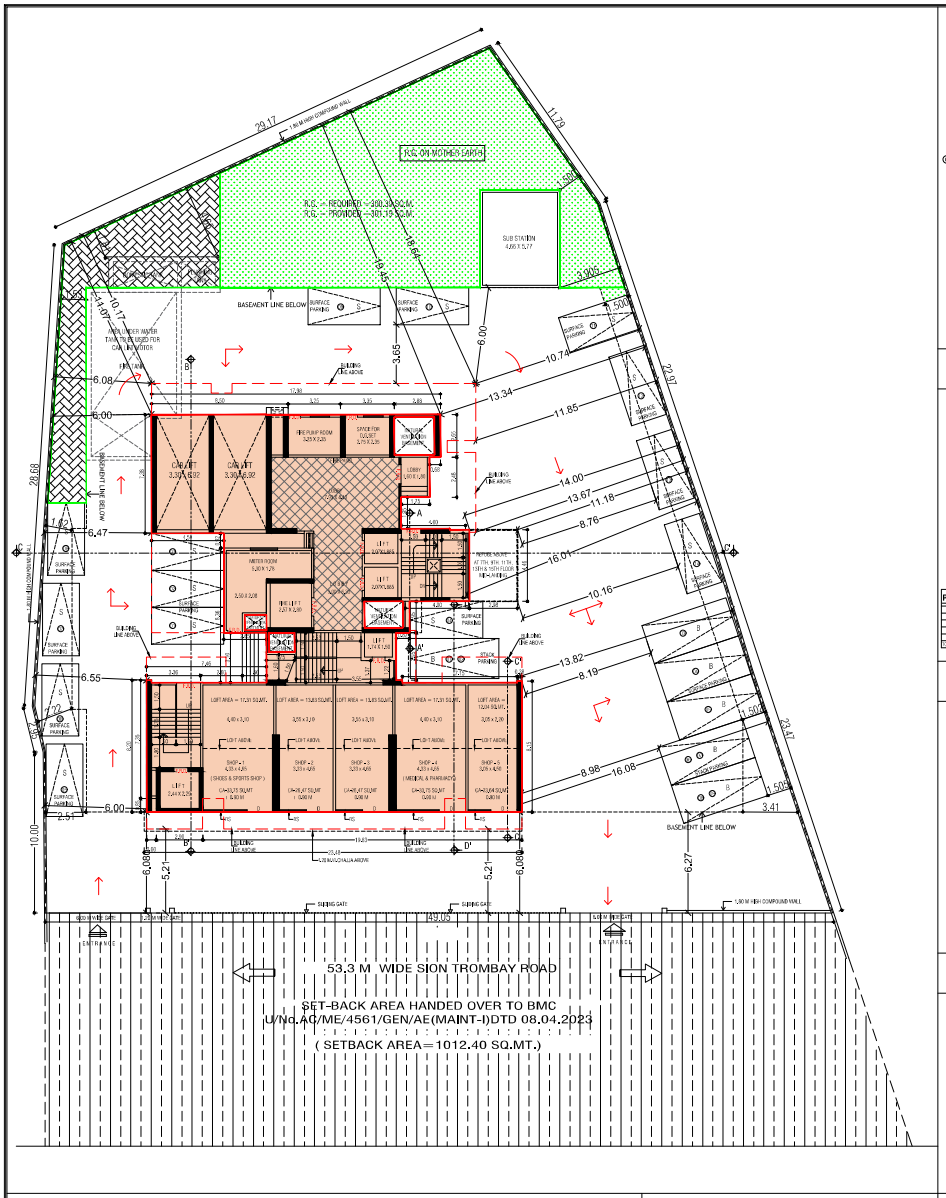
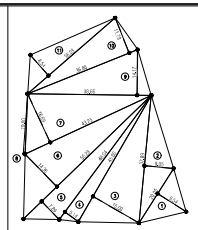


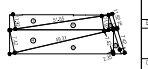
GROUND FLOOR PLAN
SCALE - 1:100



PLOT AREA CALCULATION

1	0.00	0.1	0.00	0.1	0.00	00.00 SQ.MT.
2	0.00	0.1	0.00	0.1	0.00	00.00 SQ.MT.
3	0.00	0.1	0.00	0.1	0.00	00.00 SQ.MT.
4	0.00	0.1	0.00	0.1	0.00	00.00 SQ.MT.
5	0.00	0.1	0.00	0.1	0.00	00.00 SQ.MT.
6	0.00	0.1	0.00	0.1	0.00	00.00 SQ.MT.
7	0.00	0.1	0.00	0.1	0.00	00.00 SQ.MT.
8	0.00	0.1	0.00	0.1	0.00	00.00 SQ.MT.
9	0.00	0.1	0.00	0.1	0.00	00.00 SQ.MT.
10	0.00	0.1	0.00	0.1	0.00	00.00 SQ.MT.
11	0.00	0.1	0.00	0.1	0.00	00.00 SQ.MT.
TOTAL PLOT AREA						00.00 SQ.MT.

PLOT AREA DIAGRAM & CALCULATION
SCALE - 1:500



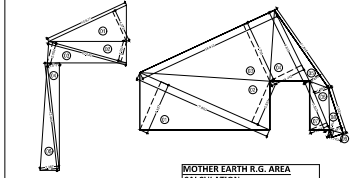
SET -BACK AREA CALCULATION(120'0"R.L.)

1	1.20	0.1	0.00	0.1	0.00	00.00 SQ.MT.
2	0.00	0.1	0.00	0.1	0.00	00.00 SQ.MT.
3	0.00	0.1	0.00	0.1	0.00	00.00 SQ.MT.
4	0.00	0.1	0.00	0.1	0.00	00.00 SQ.MT.
TOTAL AREA						00.00 SQ.MT.

SET-BACK AREA CALCULATION(175'0"R.L.)

		HANDED OVER TO BMC				
1	0.00	0.1	0.00	0.1	0.00	00.00 SQ.MT.
2	0.00	0.1	0.00	0.1	0.00	00.00 SQ.MT.
3	0.00	0.1	0.00	0.1	0.00	00.00 SQ.MT.
4	0.00	0.1	0.00	0.1	0.00	00.00 SQ.MT.
TOTAL AREA						00.00 SQ.MT.
OPEN SPACE AREA			0.15			00.00 SQ.MT.

SET-BACK AREA DIAGRAM & CALCULATION
SCALE - 1:500



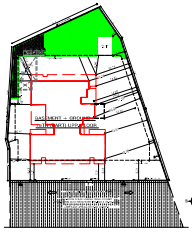
PAVED R.G. AREA CALCULATION

1	0.00	0.1	0.00	0.1		00.00 SQ.MT.
2	0.00	0.1	0.00	0.1		00.00 SQ.MT.
3	0.00	0.1	0.00	0.1		00.00 SQ.MT.
4	0.00	0.1	0.00	0.1		00.00 SQ.MT.
5	0.00	0.1	0.00	0.1		00.00 SQ.MT.
OPEN PARKING AREA						00.00 SQ.MT.

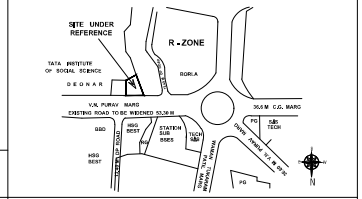
MOTHER EARTH R.G. AREA CALCULATION

1	0.00	0.1	0.00	0.1		00.00 SQ.MT.
2	0.00	0.1	0.00	0.1		00.00 SQ.MT.
3	0.00	0.1	0.00	0.1		00.00 SQ.MT.
4	0.00	0.1	0.00	0.1		00.00 SQ.MT.
5	0.00	0.1	0.00	0.1		00.00 SQ.MT.
6	0.00	0.1	0.00	0.1		00.00 SQ.MT.
7	0.00	0.1	0.00	0.1		00.00 SQ.MT.
8	0.00	0.1	0.00	0.1		00.00 SQ.MT.
9	0.00	0.1	0.00	0.1		00.00 SQ.MT.
10	0.00	0.1	0.00	0.1		00.00 SQ.MT.
11	0.00	0.1	0.00	0.1		00.00 SQ.MT.
TOTAL R.G. AREA						00.00 SQ.MT.

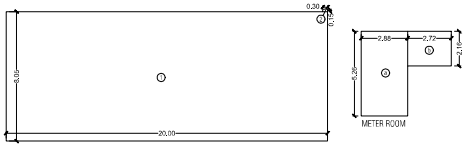
R.G. AREA DIAGRAM & CALCULATION
SCALE - 1:500



BLOCK PLAN
SCALE - 1:500



LOCATION PLAN
SCALE - 1:4000

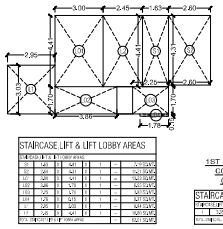


BUILT UP AREA CALCULATION

GROUND FLOOR

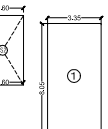
SHOPS AREA						
1	0.00	0.1	0.00	0.1	1	00.00 SQ.MT.
2	0.00	0.1	0.00	0.1	1	00.00 SQ.MT.
TOTAL AREA						00.00 SQ.MT.
METER ROOM AREA						
1	0.00	0.1	0.00	0.1	1	00.00 SQ.MT.
2	0.00	0.1	0.00	0.1	1	00.00 SQ.MT.
TOTAL AREA						00.00 SQ.MT.
TOTAL BUILT UP AREA (EXCLUDING PARKING AREA)						00.00 SQ.MT.
FSI ACHIEVED						0.00
TOTAL BUILT UP AREA (FSI)						00.00 SQ.MT.

GROUND FLOOR BUILT UP AREA DIAGRAM & CALCULATION
SCALE - 1:100



STAIRCASE LIFT & LIFT LOBBY AREAS

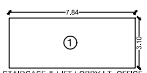
TOTAL BUILT UP AREA (EXCLUDING PARKING AREA)						
B1	0.00	0.1	0.00	0.1		00.00 SQ.MT.
B2	0.00	0.1	0.00	0.1		00.00 SQ.MT.
B3	0.00	0.1	0.00	0.1		00.00 SQ.MT.
B4	0.00	0.1	0.00	0.1		00.00 SQ.MT.
B5	0.00	0.1	0.00	0.1		00.00 SQ.MT.
B6	0.00	0.1	0.00	0.1		00.00 SQ.MT.
B7	0.00	0.1	0.00	0.1		00.00 SQ.MT.
1	0.00	0.1	0.00	0.1		00.00 SQ.MT.
2	0.00	0.1	0.00	0.1		00.00 SQ.MT.
3	0.00	0.1	0.00	0.1		00.00 SQ.MT.
4	0.00	0.1	0.00	0.1		00.00 SQ.MT.
5	0.00	0.1	0.00	0.1		00.00 SQ.MT.
6	0.00	0.1	0.00	0.1		00.00 SQ.MT.
7	0.00	0.1	0.00	0.1		00.00 SQ.MT.
8	0.00	0.1	0.00	0.1		00.00 SQ.MT.
9	0.00	0.1	0.00	0.1		00.00 SQ.MT.
10	0.00	0.1	0.00	0.1		00.00 SQ.MT.
11	0.00	0.1	0.00	0.1		00.00 SQ.MT.
TOTAL BUILT UP AREA						00.00 SQ.MT.



1ST STAIRCASE & LIFT LOBBY CONSULTING EYE CLINIC (GROUND,1ST & 2ND)

STAIRCASE LIFT & LIFT LOBBY AREAS

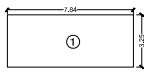
TOTAL BUILT UP AREA (EXCLUDING PARKING AREA)						
1	0.00	0.1	0.00	0.1		00.00 SQ.MT.
TOTAL BUILT UP AREA (EXCLUDING PARKING AREA)						00.00 SQ.MT.



STAIRCASE & LIFT LOBBY L.T. OFFICE (GROUND & 1ST FLOOR)

STAIRCASE LIFT & LIFT LOBBY AREAS

TOTAL BUILT UP AREA (EXCLUDING PARKING AREA)						
1	0.00	0.1	0.00	0.1		00.00 SQ.MT.
TOTAL BUILT UP AREA (EXCLUDING PARKING AREA)						00.00 SQ.MT.



STAIRCASE & LIFT LOBBY L.T. OFFICE 2ND FLOOR

STAIRCASE LIFT & LIFT LOBBY AREAS

TOTAL BUILT UP AREA (EXCLUDING PARKING AREA)						
1	0.00	0.1	0.00	0.1		00.00 SQ.MT.
TOTAL BUILT UP AREA (EXCLUDING PARKING AREA)						00.00 SQ.MT.

STAIRCASE LIFT & LIFT LOBBY AREAS FOR COMMERCIAL

1	0.00	0.1	0.00	0.1		00.00 SQ.MT.
2	0.00	0.1	0.00	0.1		00.00 SQ.MT.
3	0.00	0.1	0.00	0.1		00.00 SQ.MT.
4	0.00	0.1	0.00	0.1		00.00 SQ.MT.
TOTAL BUILT UP AREA (EXCLUDING PARKING AREA)						00.00 SQ.MT.

I	FROM-I		
1			SQ.MTS.
1	AREA OF PLOT		
	#I AREA AS PER PTC		00.00
	##I AREA AS PER PROVISIONAL SURVEY		00.00
2	DEDUCTION FOR		
A	FOR RESERVATION/ROAD AREA		
	i) ROAD SETBACK OR AREA HANDED OVER TO BMC U/No.AC/ME/4561/GEN/AE(MAINT-I)DTD 08.04.2023	1012.40	
	ii) PROPOSED D.P.ROAD TO BE HANDED OVER(TOTAL)(REGULATION NO.14)		-
	iii) RESERVATION AREA TO BE HANDED OVER(REGULATION NO.17)		-
	iv) RESERVATION AREA TO BE HANDED OVER AS PER ANNEXTURE(REGULATION NO.17)		-
B	FOR AMENITY AREA		
	i) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(A)		-
	ii) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(B)		-
	iii) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 30(A)(BONUS)		-
C	COMPUTATION OF AREA TO BE HANDED OVER AS PER DCR 30(A) (TENEMENT OF HOUSING SCHEME / SLUM SLA AS PER REGULATION NO.17 OR DEVELOPMENT AREA SQUARED)		-
3	TOTAL DEDUCTION - (2(A)+2(B)) - 2(C) AS AND WHEN APPLICABLE		-
4	BALANCE AREA OF PLOT - (1-3)		00.00
5	ADD FSI AVAILABLE ON PLOT AREA AS PER DCR 30(A) AND AREA TO BE HANDED OVER TO MCGM / APPROPRIATE AUTHORITY AS PER SR. NO. 4 ABOVE		
6	TOTAL PROPOSED FLOOR AREA ON PLOT (BALANCE + 5)		1.20
7	BUILT UP AREA OF FSI PROPOSED ON PLOT (6 X 1.0)		
8	IN CASE OF TDR ON PLOT AREA AS PER DCR 30(A) (TDR PERMISSIBLE ON REMAINING BALANCE PLOT)		00.00
9	BUILT UP FSI AS PER REG. 30(A)(B) VALUE SQ.MT. PER TENEMENT		
10	BUILT UP AREA OF FSI PROPOSED ON PAYMENT OF PREMIUM AS PER REGULATION NO.30(A)(B) OF DCPR 2034(AND/OR ON REMAINING BALANCE PLOT)		00.00
11	BUILT UP AREA OF FSI PROPOSED ON PAYMENT OF PREMIUM AS PER DCR 30(A) AND 30(B) (REMAINING BALANCE PLOT)		
12	TOTAL BUILT UP AREA PERMISSIBLE UNDER THE RULE OF REGULATION NO.30(A) AND 30(B) (REMAINING BALANCE PLOT) TOTAL FOR PERMISSIBLE (2002.38 X 1 = 2002.38 SQ.MT.) PROPOSED SET BACK AREA ADMISSIBLE IN FORM OF GENERAL TDR = 2012.40 SQ.MT. (1012.40 X 2 = 2024.80 SQ.MT.)		00.00
13	PERMISSIBLE BUILT UP AREA (AS THE CASE MAY BE WITH/WITHOUT TDR AS PER 21)		00.00
14	PROPOSED BUA (AS THE CASE MAY BE WITH/WITHOUT BUA AS PER 21)		00.00
a)	PROPOSED BUA FOR RESIDENTIAL		00.00
b)	PROPOSED BUA FOR COMMERCIAL		00.00
15	TDR GENERATED AMT AS PER 18(5), 18(4A) and 32		-
16	EXCLUDE COMPENSATORY AREA AS PER REGULATION 31(3)		00.00
a)	PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR RESIDENTIAL COMPONENT WITHOUT CHARGING PREMIUM		00.00
	iii) FUNGIBLE COMPENSATORY AREA AVAILED ON RESIDENTIAL COMPONENT WITHOUT CHARGING PREMIUM		00.00
b)	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM FOR RESIDENTIAL		00.00
	ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM FOR RESIDENTIAL		00.00
	iii) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM FOR COMMERCIAL		-
	iv) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM FOR COMMERCIAL		-
17	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (14+15(a)(iii)+15(b)(iii))		00.00
18	FSI CONSUMED ON THE PLOT (17/4)		0.00
19	ADMISSIBLE DWELLINGS		-
A)	RESERVATION / DEMARCATION		-
	i) NATURE OF RESERVATION		-
	ii) AREA OF RESERVATION AFFECTING THE PLOT		-
	iii) AREA OF RESERVATION LAND TO BE TAKEN/HANDED OVER AS PER REGULATION NO. 17		-
	iv) BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REGULATION NO 17		-
	v) AREA OF BUILT UP AREA OF RESERVATION		-
20	FOR AREA WITH BUILT UP AREA OF 500 SQ.M. OR MORE OVER AS PER REGULATION NO. 16		
	i) NALA		
	ii) NULLA		
21	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REGULATION NO.31		
22	TENEMENT STATEMENT		
	i) PROPOSED BUILT UP AREA	1020.20	
	ii) LESS DEDUCTION OF ANY EXISTING AREA (SHOP EC-2	146.61	
	iii) AREA AVAILABLE FOR TENEMENTS (17-21(a)-22(i))	873.71	
	iv) TENEMENTS PERMISSIBLE (EXCEPT OF TENEMENTS HOUSING)	291.24	
	v) TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	10.00	
23	PARKING STATEMENT		
	i) PARKING REQUIRED BY REGULATION FOR - CAR	310.00	
	SCOOTER		
	MOTOR		
	CYCLE		
	OFFICERS		
	VISITORS		
	ii) CONTROLLED CHANGE PERMISSIBLE		
	VISITORS		
	iii) PROVIDED		
	CAR	1020.00	
	SCOOTER		
	MOTOR		
	CYCLE		
	OFFICERS		
	VISITORS		
	iv) TOTAL PARKING PROVIDED	1020.00	
24	TRANSPORT VEHICLES PARKING		
	i) SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	-	
	ii) TOTAL NO.OF TRANSPORT VEHICLES PARKING SPACES PROVIDED		

NOTES:-
THE PROFORMA IS FOR AN ILLUSTRATIVE GUIDE LINE ONLY, THE PROFORMA MAY BE MODIFIED TO SUIT THE PROVISIONS OF DCR UNDER WHICH THE DEVELOPMENT IS PROPOSED

P R O F O R M A 'B'

1/9

CONTENTS OF SHEET

BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATIONS, STILT FLOOR PLAN , RERA AREA STATEMENT, BUA AREA STATEMENT & PARKING STATEMENT

STAMP & DATE OF APPROVAL OF PLANS

THIS CANCELS APPROVAL TO PREVIOUS PLANS SANICTIONED U.NO.CHE/ES/1772/M/E/337(NEW) DTD 17/01/2022
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER ISSUED U.NO.CHE/ES/1772/M/E/337(NEW)

Bajirao Lahu Patil
E.E.(B.P.) E.S.-I

Tushar Vitthal Jagtap
S.E.(B.P.)M-III

Nanasaheb Ramsing Kenjale
A.E.(B.P.)M

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSION OF THE BOUNDARIES ON THE PLOT SATISFIES ON THE PLAN AREA AS MEASURED ON SITE AND THE AREA SO PROVED OUT IS 3014.38 SQ.MT. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP.

SIGNATURE OF ARCHITECT

DESCRIPTIONS OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING CTS NO 411, 411/4 TO 411/15, OF VILLAGE DEONAR, AT SION- TROMBAY ROAD V.N.PURAV MARG, CHEMBUR , MUMBAI-4000 088

NAME OF OWNER	SIGNATURE OF OWNER
M/S. AKSHAR PROPERTIES C.A. TO M/S GURURAMDAS CO.OP.HSG.SOC.LTD.	HARI BHACHUB HAI MUJAT Digitally signed by HARI BHACHUB HAI MUJAT Date: 2023.04.19 16:52:36 +07'00'

DATE	SCRUTINY BY	CHECKED BY	DRAWN BY
TPBO NO. 28.03.2023	TEJAS	AJIT	RUSHABH

NAME ADDRESS AND SIGNATURE OF ARCHITECT

B. H. WADHWA & CHHADVA ASSOCIATES
ARCHITECT I ENGINEERS I PLANNERS
A-1, WADHWA BUNGALOW,
C.P.S. NO. 1210, OFF 10TH ROAD
BEHIND JAIN TEMPLE,
CHEMBUR, MUMBAI-71
(I.E.NO.-CA/92/7288)

(B.H.WADHWA)

RERA AREA STATEMENT

FOR PARKING PURPOSE ONLY

FLOOR	RERA AREA			
	FLAT -1	FLAT -2	FLAT -3	FLAT -4
1ST	----	----	----	----
2ND	128.05	----	----	----
3RD	76.99	75.37	46.83	136.36
4TH	76.99	75.37	46.83	136.36
5TH	78.75	83.09	46.83	136.36
6TH	77.82	91.67	46.83	136.36
7TH	69.00	76.99	46.83	136.36
8TH	91.30	90.93	46.83	136.36
9TH	66.79	76.99	46.83	136.36
10TH	75.28	80.32	46.83	136.36
11TH	89.45	91.30	78.78	120.85
12TH	103.92	105.31	78.78	120.85
13TH	109.50	108.06	78.78	120.85
14TH	109.50	108.06	78.78	120.85
15TH	109.50	105.54	78.78	----

BUILT UP AREA STATEMENT

FLOOR	PROPOSED BUILT UP AREA COMMERCIAL	PROPOSED BUILT UP AREA RESIDENTIAL	TOTAL PROPOSED BUILT UP AREA	STAIRCASE LIFT & LIFT LOBBY AREAS BY CHARGING PREMIUM	STAIRCASE LIFT & LIFT LOBBY AREAS BY CHARGING PREMIUM	NON - F.S.I. AREA
UPPER BASEMENT	-----	-----	-----	-----	-----	1234.64
LOWER BASEMENT	-----	-----	-----	-----	-----	1234.64
GROUND	177.07	-----	177.07	75.58	-----	112.21
1ST	362.19	-----	362.19	75.58	62.01	-----
2ND	209.35	189.15	398.50	50.96	62.01	-----
3RD	-----	432.77	432.77	-----	62.01	-----
4TH	-----	382.09	382.09	-----	62.01	-----
5TH	-----	391.21	391.21	-----	62.01	-----
6TH	-----	398.80	398.80	-----	62.01	-----
7TH	-----	397.95	397.95	-----	62.01	13.38
8TH	-----	408.86	408.86	-----	62.01	-----
9TH	-----	409.75	409.75	-----	62.01	13.38
10TH	-----	386.91	386.91	-----	62.01	-----
11TH	-----	428.93	428.93	-----	62.01	13.38
12TH	-----	458.87	458.87	-----	62.01	-----
13TH	-----	467.89	467.89	-----	62.01	13.38
14TH	-----	467.89	467.89	-----	62.01	-----
15TH	-----	352.64	352.64	-----	62.01	147.61
DECK	-----	-----	-----	-----	-----	80.77
TOTAL AREA	748.61	5573.71	6322.32	202.12	930.15	2862.89
GROSS TOTAL AREA			10317.48 SQ.MT.			

PARKING STATEMENT

AS PER DCPR 2034

CARPET AREA OF FLAT IN SQ.MT.	AS PER RULE FOR NEW BLDG.	PROPOSED IN NOS.	PARKING REQUIRED
BELOW 40.00	1 FOR 1 FLATS	5.00	5.00
40.00 TO 60.00	1 FOR 1 FLATS	5.00	5.00
60.00 TO 80.00	1 FOR 1 FLATS	25.00	25.00
ABOVE 80.00	2 FOR 1 FLATS	15.00	30.00
TOTAL		50.00	67.00
10% VISITOR PARKING (SUBJECT TO MAX.)			6.70
TOTAL PARKING REQUIRED			73.70 A

CAR PARKING STATEMENT AS PER DCPR 2034

FOR COMMERCIAL (SHOPS,IT & I.T.E.S. UNIT) AREA

1 FOR EVERY 40.00 SQ.MT. OF OFFICE SPACE AREA UP TO 800 SQ.MT. AND 1 FOR EVERY 60.00 SQ.MT. OF ADDITIONAL SPACE FOR AREAS EXCEEDING 800 SQ.MT. BUILTUP AREA. 1.2008

PROPOSED AREA	177.24
PARKING REQUIRED	1.20
TOTAL PARKING REQUIRED	1.20 X

CAR PARKING STATEMENT AS PER DCPR 2034

FOR CONVENIENCE SHOPS AREA

1 FOR EVERY 100.00 SQ.MT. OF TOTAL FLOOR AREA IN THE CASE OF SHOPPING USER WITH EACH SHOP UP TO 250.00 SQ.MT. IN AREA AND ONE PARKING SPACE FOR EVERY 150.00 SQ.MT. OF TOTAL FLOOR AREA FOR SHOPS EACH OVER 250.00 SQ.MT. AREA. 1.2008

PROPOSED AREA OF GROUND FLOOR	177.07
PARKING REQUIRED	1.78 Y
TOTAL PARKING REQUIRED (X+Y) (1.20+1.78) = 1.78	1.77
10% VISITOR PARKING (SUBJECT TO MAX.)	2.00
TOTAL PARKING REQUIRED	11.47 B
TOTAL PARKING REQUIRED (A+B) (73.70+11.47)	11.77
SAY	11.77
TOTAL PARKING PROPOSED	10.00

	CAR	SMALL	TOTAL
UPPER BASEMENT	0	0	0
LOWER BASEMENT	42	31	73
GROUND FLOOR	9	14	23
TOTAL	51	51	102