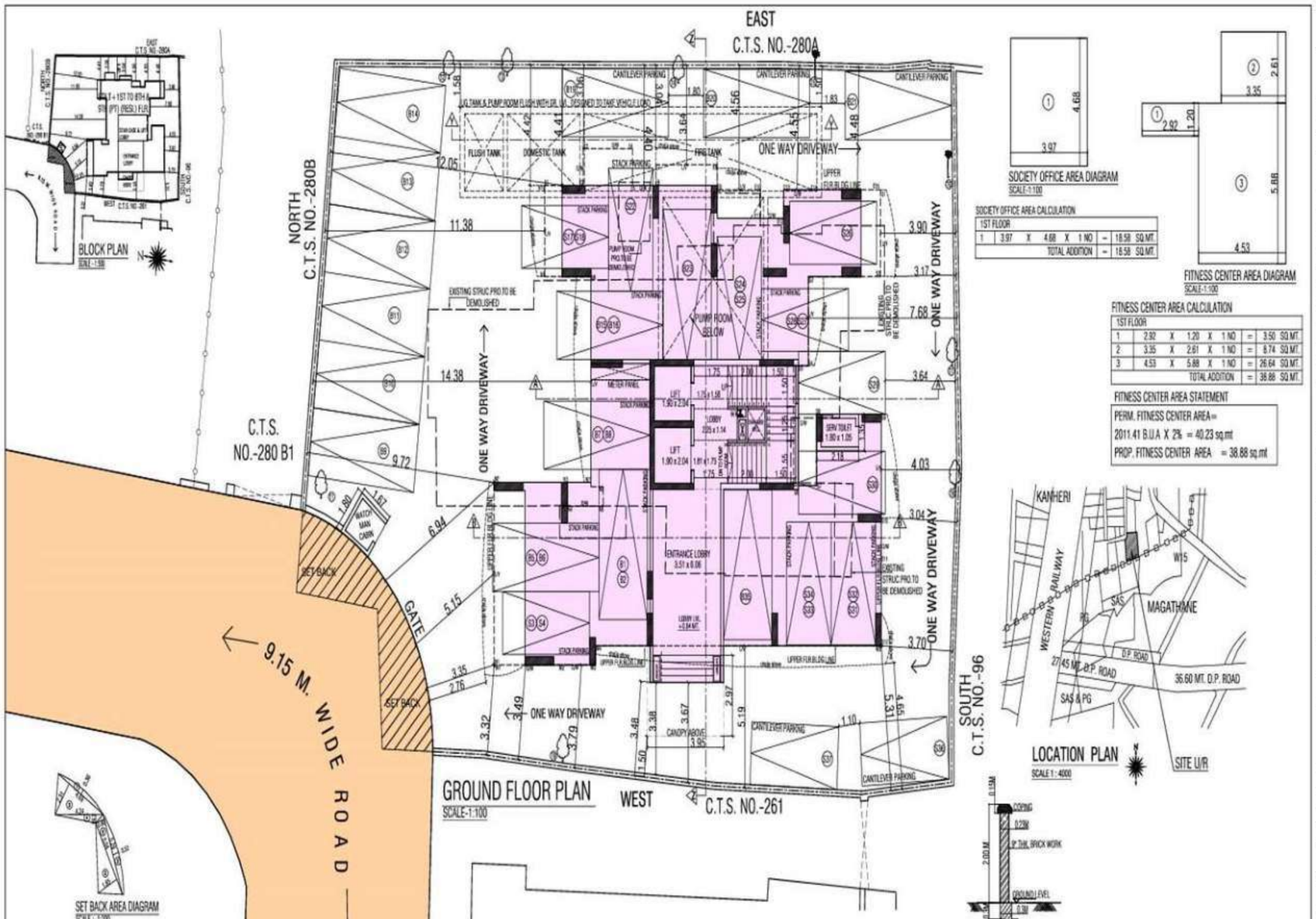






SOCIETY OFFICE AREA CALCULATION

| 1ST FLOOR | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 3.97 | X | 4.68 | X | 1 NO | = | 18.58 | SQ.MT. |
| | | | | | TOTAL ADDITION | = | 18.58 | SQ.MT. |

FITNESS CENTER AREA CALCULATION

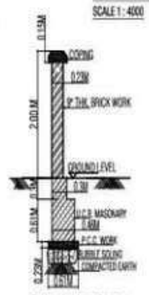
| 1ST FLOOR | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 2.92 | X | 1.20 | X | 1 NO | = | 3.50 | SQ.MT. |
| 2 | 3.35 | X | 2.61 | X | 1 NO | = | 8.74 | SQ.MT. |
| 3 | 4.53 | X | 5.88 | X | 1 NO | = | 26.64 | SQ.MT. |
| | | | | | TOTAL ADDITION | = | 38.88 | SQ.MT. |

FITNESS CENTER AREA STATEMENT

PERM. FITNESS CENTER AREA=
2011.41 B.U.A X 2% = 40.23 sq.mt
PROP. FITNESS CENTER AREA = 38.88 sq.mt




LOCATION PLAN
SCALE 1 : 4000



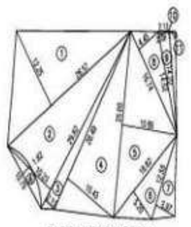

SECTION THROUGH
COMPOUND WALL
SCALE 1 :50



SET BACK AREA DIAGRAM
SCALE - 1:200

SET BACK AREA CALCULATION

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 2/3 | X | 4.69 | X | 0.36 | X 1 NO | = | 1.13 | SQ.MT. |
| 2 | 2/3 | X | 5.29 | X | 0.52 | X 1 NO | = | 1.83 | SQ.MT. |
| 3 | 1/2 | X | 4.69 | X | 2.31 | X 1 NO | = | 5.41 | SQ.MT. |
| 4 | 1/2 | X | 4.24 | X | 0.55 | X 1 NO | = | 1.16 | SQ.MT. |
| 5 | 1/2 | X | 5.04 | X | 1.85 | X 1 NO | = | 4.65 | SQ.MT. |
| 6 | 1/2 | X | 5.29 | X | 0.80 | X 1 NO | = | 2.12 | SQ.MT. |
| | | | | | TOTAL ADDITION | | = | 16.30 | SQ.MT. |



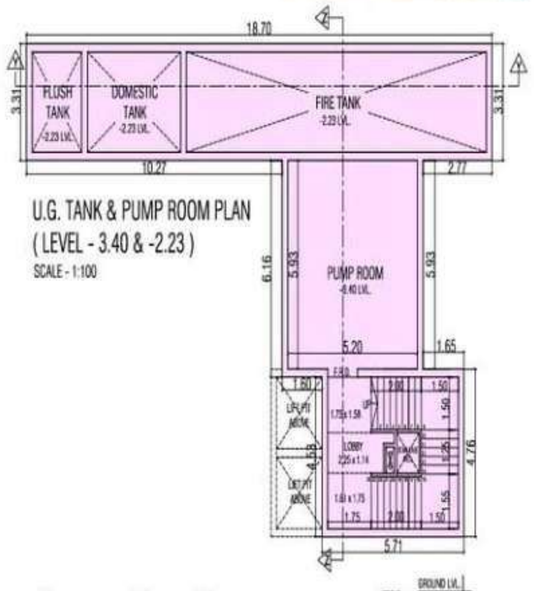
PLOT AREA DIAGRAM
SCALE - 1:500

PLOT AREA CALCULATION

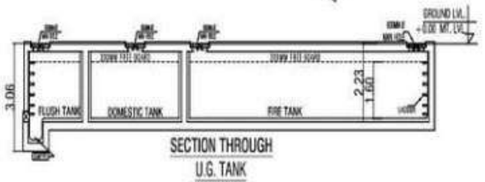
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 1/2 | X | 28.57 | X | 12.25 | X 1 NO | = | 174.99 | SQ.MT. |
| 2 | 1/2 | X | 29.82 | X | 10.23 | X 1 NO | = | 152.52 | SQ.MT. |
| 3 | 1/2 | X | 29.82 | X | 2.13 | X 1 NO | = | 31.76 | SQ.MT. |
| 4 | 1/2 | X | 28.49 | X | 10.43 | X 1 NO | = | 148.57 | SQ.MT. |
| 5 | 1/2 | X | 25.65 | X | 10.66 | X 1 NO | = | 136.71 | SQ.MT. |
| 6 | 1/2 | X | 15.62 | X | 5.23 | X 1 NO | = | 43.21 | SQ.MT. |
| 7 | 1/2 | X | 12.55 | X | 3.97 | X 1 NO | = | 24.91 | SQ.MT. |
| 8 | 1/2 | X | 16.74 | X | 4.45 | X 1 NO | = | 37.24 | SQ.MT. |
| 9 | 1/2 | X | 14.52 | X | 2.08 | X 1 NO | = | 15.10 | SQ.MT. |
| 10 | 1/2 | X | 2.12 | X | 0.07 | X 1 NO | = | 0.07 | SQ.MT. |
| 11 | 1/2 | X | 14.22 | X | 1.14 | X 1 NO | = | 8.10 | SQ.MT. |
| | | | | | TOTAL ADDITION | | = | 773.18 | SQ.MT. X |

DEDUCTIONS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| A | 2/3 | X | 10.70 | X | 1.80 | X 1 NO | = | 12.98 | SQ.MT. |
| | | | | | TOTAL DEDUCTION | | = | 12.98 | SQ.MT. Y1 |
| TOTAL PLOT AREA [X - Y1] | | | | | | | = | 760.20 | SQ.MT. X1 |




U.G. TANK & PUMP ROOM PLAN
( LEVEL - 3.40 & -2.23 )
SCALE - 1:100




SECTION THROUGH
U.G. TANK
SCALE : 1 : 100

TABLE NO-I

PROPOSED BUILT UP AREA STATEMENT

| SR. NO. | WING | FLOOR NO. | PROPOSED BUILT UP AREA (IN SQ.MT.) COMMERCIAL | RESIDENTIAL | TOTAL (4+5) (IN SQ.MT.) | STAIR CASE / LIFT/ LIFT LOBBY AREA (IN SQ.MT.) STAIR CASE / LIFT / LIFT LOBBY AREA (WITHOUT CHARGING PREMIUM) | STAIR CASE / LIFT / LIFT LOBBY AREA (WITH CHARGING PREMIUM) | TOTAL STAIR CASE / LIFT / LIFT LOBBY AREA | FLAT/ NR / SOCIETY OFFICE/ FITNESS CENTER/ REFUGE AREA |
|---|---|---|---|---|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5) | (6) | (7) | | | (8) |
| 1 | | GROUND FLOOR | — | — | — | — | — | — | PARKING |
| | | FIRST FLOOR | — | 159.49 | 159.49 | — | 31.05 | 31.05 | 3 FLAT X 1 FLR. = 3 NOS+ FITNESS CENTER + SOCIETY OFF. |
| | | SECOND FLOOR | — | 217.78 | 217.78 | — | 31.15 | 31.15 | 4 FLAT X 1 FLR. = 4 NOS |
| | | THIRD FLOOR | — | 225.52 | 225.52 | — | 31.15 | 31.15 | 4 FLAT X 1 FLR. = 4 NOS |
| | | FOURTH FLOOR | — | 235.83 | 235.83 | — | 31.15 | 31.15 | 4 FLAT X 1 FLR. = 4 NOS |
| | | FIFTH FLOOR | — | 242.05 | 242.05 | — | 31.15 | 31.15 | 4 FLAT X 1 FLR. = 4 NOS |
| | | SIXTH FLOOR | — | 242.05 | 242.05 | — | 31.15 | 31.15 | 4 FLAT X 1 FLR. = 4 NOS |
| | | SEVENTH FLOOR | — | 242.05 | 242.05 | — | 31.15 | 31.15 | 4 FLAT X 1 FLR. = 4 NOS |
| | | EIGHTH FLOOR | — | 242.05 | 242.05 | — | 31.15 | 31.15 | 4 FLAT X 1 FLR. = 4 NOS |
| | | NINTH FLOOR | — | 254.79 | 254.79 | — | 32.29 | 32.29 | 4 FLAT X 1 FLR. = 4 NOS |
| 2 | TOTAL BUA PROPOSED | | — | 2011.41 | 2011.41 | — | 282.29 | 282.29 | 35 NOS |
| 3 | FUNGIBLE COMPENSATORY AREA PROPOSED ( SR. NO. 2/ 1.35 OR AS PROPOSED ) | | — | — | 521.48 | — | | | — |
| 4 | NET BUA PROPOSED ( 2-3 ) | | — | — | 1489.93 | — | | | — |
| 5 | FITNESS CENTER PROVIDED IF ANY | | | | | PERMISSIBLE = 2011.41 X 2% = 40.23 SQ.MT. PROVIDED = 38.88 SQ.MT. | | | PROVIDED AT 1ST FLOOR |
| 6 | SOCIETY OFFICE | | | | | PERMISSIBLE = 20.00 SQ.MT. PROVIDED = 18.58 SQ.MT. | | | PROVIDED AT 1ST FLOOR |
| 7 | AMENITY AREA IN SQ.MT. ( REG. 14A OR 14B ) | | | | | REQUIRED = NIL PROVIDED = NIL | | | NA |
| 8 | IH / FH PROVIDED | | | | | REQUIRED = 00.00 PROVIDED = 00.00 | | | NA |

TABLE NO-IV

PARKING SPACES STATEMENT

| SR. NO. | WING | FLOOR | CARPET AREA OF TENEMENT IN SQ.MT. FLAT No. 1 | FLAT No. 2 | FLAT No. 3 | FLAT No. 4 | NO. OF TENEMENTS PROPOSED PER FLOOR | NO OF TENEMENTS IN GROUP OF REQUIRED PARKING SPACES BELOW 45 SQ.MT. ( 1 FOR EVERY 7.5 ) | ABOVE 45 TO 60 SQ.MT. ( 1 FOR EVERY 5 ) | ABOVE 60 TO 90 SQ.MT. ( 1 FOR EVERY 3.5 ) | ABOVE 90 SQ.MT. ( 2 FOR 1.5 ) | TOTAL PARKING |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| 1 | ( A ) RESIDENTIAL | | | | | | | | | | | |
| | | GR. FLOOR | — | — | — | — | — | — | — | — | — | |
| | | 1ST FLOOR | Society Office Fitness Center | 71.62 | 48.57 | 23.31 | 3 Nos | 01.00 | 01.00 | 01.00 | — | |
| | | 2ND FLOOR | 54.71 | 71.62 | 48.57 | 23.31 | 4 Nos | 01.00 | 02.00 | 01.00 | — | |
| | | 3RD FLOOR | 54.71 | 71.62 | 48.57 | 30.84 | 4 Nos | 01.00 | 02.00 | 01.00 | — | |
| | | 4TH FLOOR | 54.71 | 71.62 | 57.99 | 30.84 | 4 Nos | 01.00 | 02.00 | 01.00 | — | |
| | | 5TH FLOOR | 54.71 | 71.62 | 57.99 | 37.15 | 4 Nos | 01.00 | 02.00 | 01.00 | — | |
| | | 6TH FLOOR | 54.71 | 71.62 | 57.99 | 37.15 | 4 Nos | 01.00 | 02.00 | 01.00 | — | |
| | | 7TH FLOOR | 54.71 | 71.62 | 57.99 | 37.15 | 4 Nos | 01.00 | 02.00 | 01.00 | — | |
| | | 8TH FLOOR | 54.71 | 71.62 | 57.99 | 37.15 | 4 Nos | 01.00 | 02.00 | 01.00 | — | |
| | | 9TH FLOOR | 18.36 | 71.62 | 57.99 | 37.15 | 4 Nos | 00.00 | 01.00 | 01.00 | — | |
| 2 | TOTAL RESIDENTIAL TENEMENTS (FOR TENEMENT 35NOS) | | | | | | 35 Nos | 10.00 Nos | 16.00 Nos | 09.00 Nos | — | |
| 3 | REQUIRED PARKING SPACES (FROM 7.1 ABOVE) | | | | | | | 10.00 Nos | 16.00 Nos | 09.00 Nos | — | 35.00 Nos. |
| 4 | 25 % VISITORS PARKING (3.4 25%) | | | | | | | | | | | 08.75 Nos. |
| | 5 % VISITORS PARKING (3.4 5%) | | | | | | | | | | | 01.75 Nos. |
| 5 | TOTAL REQUIRED PARKING SPACES FOR RESIDENTIAL TENEMENTS (3 + 4 ( AS PER 25 % VISITORS PARKING ) | | | | | | | | | | | 43.75 Nos. |
| | TOTAL REQUIRED PARKING SPACES FOR RESIDENTIAL TENEMENTS (3 + 4 ( AS PER 5 % VISITORS PARKING ) | | | | | | | | | | | 36.75 Nos. |
| 6 | TOTAL PARKING SPACES PERMISSIBLE (PER TENEMENT WEE & SHALL NOT BE MORE THAN NOS OF 1.5S) (NO OF FLATS BELOW 60 SQ.MT. CARPET AREA + REQUIRED PARKING SPACES FOR TENEMENTS HAVING CARPET AREA MORE THAN 60 SQ.MT ) | | | | | | | | | | | ----- |
| 7 | ( B ) COMMERCIAL | | | | | | | | | | | |

| 8 | DESCRIPTION | PARKING REQUIREMENT | | BUILT UP AREA IN SQ.MT. | NO. OF PARKING'S REQUIRED |
|---|---|---|---|---|---|
| 9 | a) COMMERCIAL / IT PARK | i) 01 FOR EVERY 40 SQ.MT. UP TO 800 SQ.MT | ii) 01 FOR EVERY 60 SQ.MT. EXCEEDING 800 SQ.MT | — | — |
| 10 | b) CONVENIENCE SHOPPING | i) 01 FOR EVERY 150 SQ.MT. FOR SHOP UP TO 30 SQ.MT. | ii) 1 FOR EVERY 30 SQ.MT. FOR SHOP OVER 30 SQ.MT | — | — |
| 11 | c) OTHERS | i) | ii) | — | — |
| 12 | d) 10 % VISITORS ( MIN. 2 NOS. ) | | | | — |
| 13 | TOTAL REQUIRED PARKING SPACES FOR COMMERCIAL USER | | | | — |
| 14 | TOTAL PARKING SPACES REQUIRED FOR RES + COMM = (NO + 91.3) ( 43.75 + 00.00 ) = 43.75 Nos. SAY | | | | 44.00 Nos. |
| 15 | TOTAL PARKING SPACES PROVIDED | | | | 37.00 Nos. |
| 15a | TOTAL NO. OF PARKING CONSIDRE ( 44.00 - 37.00 ) | | | | 07.00 Nos. |
| 16 | 10% ADDITIONAL PARKING SPACES FOR VEHICLE HOLDING AREA= (15) X 10% | | | | 04.00 Nos. |
| 17 | EXCESS TO REQUIRED PARKING SPACES PROVIDED = (15 - 14) | | | | -07.00 Nos. |
| 18 | 50% OF REQUIRED PARKING SPACES PERMISSIBLE FREE OF F.S.I. / WITHOUT CHARGING PREMIUM = 14 X 50% | | | | 22.00 Nos. |
| 19 | DETAILS OF PARKING SPACES PROVIDED | | | | |

| SR. NO. | FLOOR | PARKING SPACES PROVIDED SMALL | BIG | TOTAL |
|---|---|---|---|---|
| 1 | GROUND | 18 | 19 | 37 |
| | TOTAL | 18 | 19 | 37 |
| | % WRT TO TOTAL | 48.65% | 51.35% | |

1.96 FSI IOD DWG. ( 19-04-2021 ) 1

P-4423/2020/(262)/R/CWard/KANHERI R/C/337/1/New

| | FORM -I PROPOSED SUBMITTED UNDER REG. 33(7) (B) OF DCPR 2034 | TOTAL AREA ( IN SQ.MT. ) |
|---|---|---|
| I | Area Statement. Area in possession 842.09 sq. mtr | |
| 1 | Area Of Plot | 776.50 |
| a) | Area of Reservation in Plot | ------ |
| b) | Area of Road Set-Back | 16.30 |
| c) | Area of D.P. Road | ------ |
| 2 | Deductions For | |
| A | For Reservation / Road Area | |
| a) | Road Set-Back Area To Be Handed Over ( 100% ) ( Reg. No. 16 ) | 16.30 |
| b) | Proposed D.P. Road To Be Handed Over ( 100% ) ( Reg. No. 16 ) | ------ |
| c) (i) | Reservation Area To Be Handed Over ( 100% ) ( Reg. No. 17 ) | ------ |
| (ii) | Reservation Area To Be Handed Over As Per AR ( 100% ) ( Reg. No. 17 ) | ------ |
| B | For Amenity Area | |
| a) | Area Of Amenity Plot/Plots To Be Handed Over As Per DCR. 14 (A) | ------ |
| b) | Area Of Amenity Plot/Plots To Be Handed Over As Per DCR. 14 (B) | ------ |
| c) | Area Of Amenity Plot/Plots To Be Handed Over As Per DCR. 35 ( Abeyance ) | ------ |
| C | Deductions For Existing BUA To Be Retained If Any/ Land Component Of Existing BUA/ Existing BUA As Per Reg. Under Which The Development Was Allowed. | ------ |
| 3 | Total Deductions: [ (2(A) + 2(B)) + 2(C) As And When Applicable. | 16.30 |
| 4 | Balance Area Of Plot ( 1 Minus 3 ) | 760.20 |
| 5 | Plot Area Under Development After Areas To Be Handed Over To MCGM/Appropriate Authority As Per Sr. No.4 Above | 760.20 |
| 6 | Zonal ( Basic ) FSI ( 0.50 Or 0.75 Or 1 Or 1.33 ) | 1.00 |
| 7 | Built Up Area As Per Zonal ( Basic ) FSI ( 4*6 ) ( In Case Of Mill Land Permissible BUA Kept in Abeyance ) | 760.20 |
| 8 | Built Up Equal To Area Of Land Handed Over As Per Reg. 30(A) | |
| | (i) As Per 2(A) And 2(B) Except 2(A)(c) (ii) Above With In Cap Of " Admissible TDR" As Column 6 Of Table-12 On Remaining / Balance Plot.) ( Set-Back adhantage - 16.30 X 1.00 ) | 16.30 |
| | (ii) In Case Of 2(A)(c) (ii) Permissible Over And Above Permissible BUA On . Remaining / Balance Plot | ------ |
| 9 | Built Up Area In Lieu Of Cost Of Construction Of Built Up Amenity To Be Handed Over ( Within The Limit Of Permissible BUA On Remaining Plot.) | ------ |
| 10 | Built Up Area Due To "Additional FSI On Payment Of Premium" As Per Table No.12 Of Reg. No.30(A) On Remaining / Balance Plot. ( 760.20 X 0.50 ) | 380.10 |
| 11 | (i) FSI Incentive Under 33(7) (B) ( 19 Member X 10 Sq.mt Per Member = 190.00 maximum Permissible ) | 190.00 |
| | (ii) Built Up Area Due To Admissible "TDR" As Per Table No. 12 Of Reg. No.30(A) And 32 On Remaining / Balance Plot. | 143.45 |
| 12 | Permissible Built Up Area { As The Case May Be With / Without BUA As Per 2(c)} | |
| 13 | Proposed BUA {As The Case May Be With / Without BUA As Per 2(c)} | 1489.93 |
| 14 | TDR Generated If Any As Per Regulation 30(A) And 32. | ------ |
| 15 | Fungible Compensatory Area As Per Reg. No. 31 (3) | |
| | a) (i) Permissible Fungible Compensatory Area For Rehab Component Without Charging Premium ( 775.71 x 0.35= 271.50 ) | 271.50 |
| | (ii) Proposed Fungible Compensatory Area Availed For Rehab Component Without Charging Premium ( 775.71 x 0.35= 271.50 - 5.93 Fungible Area Kept In Abeyance ) | 265.57 |
| | b) Permissible Fungible Compensatory Area By Charging Premium | |
| | (i) Permissible Commercial 20% | ------ |
| | Permissible Residential 35% ( 1489.93 X 0.35 ) = 521.48 - 271.50 | 249.98 |
| | (ii) Proposed Commercial 20% | ------ |
| | Proposed Residential 35% ( 1489.93 X 0.35 ) = 521.48 - 265.57 | 255.91 |
| | (iii) Total Proposed Fungible Area ( 15a (ii) + 15b(ii) ) | 521.48 |
| 16 | Total Built Up Area Permissible Including Fungible Compensatory Area [ 12 + 15b(iii) | 2011.53 |
| | Total Built Up Area Proposed Including Fungible Compensatory Area [ 13 + 15(b) (iii) | 2011.41 |
| 17 | FSI Consumed On Net Plot [ 13 /4 ] | 1.96 |
| II | Other Requirements | |
| A) | Reservation / Designation | |
| | a) Name Of Reservation | |
| | b) Area Of Reservation Affecting The Plot | |
| | c) Area Of Reservation Land To Be Handed/Handed Over As Per Reg. No.17 | NA |
| | d) Built Up Area Of Amenity To Be Handed Over As Per Reg. No.17 | |
| | e) Area/Built Up Area Of Designation | |
| B) | Plot Area/Built Up Amenity To Be Handed Over As Per Reg. No. | |
| | (i) 14(A) | |
| | (ii) 14(B) | NA |
| | (iii) 15 | |
| C) | Requirement Of Recreational Open Space In Layout/Plot As Per Reg. No. 27 | ----- |
| D) | Tenement Statement | |
| | (i) Proposed Built Up Area ( 16 Above ) | 2011.41 |
| | (ii) Less Deduction Of Non- Residential Area ( Shop etc.) | ------ |
| | (iii) Area Available For Tenements [ (i) minus (ii) ] | 2011.41 |
| | (iv) Tenements Permissible ( Density Of Tenements/Hectare ) ( Maximum ) | 90.51 nos. |
| | (v) Total Number Of Tenements Proposed On The Plot | 35.00 nos. |
| E) | Parking Statement | |
| | (i) Parking Required By Regulations For | 44.00 nos. |
| | Car | ------ |
| | Scooter/Motor Cycle | ------ |
| | Outsiders ( Visitors ) | ------ |
| | (ii) Covered Garage Permissible | ------ |
| | (iii) Covered Garage Proposed | ------ |
| | Car | ------ |
| | Scooter/Motor Cycle | ------ |
| | Outsiders ( Visitors ) | ------ |
| | (iv) Total Parking Provided | 37.00 nos. |
| F) | Transport Vehicles Parking | ------ |
| | (ii) Spaces For Transport Vehicles Parking Required By Regulations | ------ |
| | (iii) Total No. Of Transport Vehicles Parking Spaces Provided | ------ |

CERTIFICATE FOR AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 14-05-2018 AND THAT DIMENSIONS OF SIDES, ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 776.50 SQ. MT.(SEVEN HUNDRED SEVENTY SIX POINT FIVE ZERO SQUARE METERS ONLY ) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP RECORDS.

MODI BHAVIN ARVIND — Digitally signed by MODI BHAVIN ARVIND Date: 2021.04.19 14:30:55 +05'30'

SIGNATURE OF LICENCED ARCHITECT.

# FORM -II

CONTENT OF SHEET

GROUND FLOOR PLAN, PLOT AREA & SET BACK DIAGRAM CALCULATION, BLOCK & LOCATION PLAN ,BUILT-UP AREA SUMMARY,PARKING AREA STATEMENT, FITNESS CENTER AREA DIAGRAM & CALCULATION,STAIR CASE AREA SUMMARY,SOCIETY OFFICE AREA DIAGRAM & CALCULATION,METER ROOM AREA DIAGRAM & CALCULATION,

DESCRIPTION OF PROP/ PROPERTY.

PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING KNOWN AS GIRI VILLA C.H.S.L. ON PLOT BEARING C.T.S NO 262, 262/ 1 TO 9 OF VILLAGE KANHERI SITUATED AT DATTAPADA CROSS ROAD NO.2 BORIVALI (EAST)MUMBAI.

NAME & ADDRESS OF OWNER

GIRI VILLA C.H.S.L.

Plot Bearing C.T.S No 262 OF Village Kanheri Situated At Dattapada Cross Road No.2 Borivali (East)Mumbai.

NAME & ADDRESS OF C.A TO OWNER

M/S. AAFCON DEVELOPERS PVT. LTD.

C-104,Ambica Darshan, C.P.Road, Ashok Nagar, Kandivali (East),Mumbai.

MAYUR ISHWAR BHAI MEHTA — Digitally signed by MAYUR ISHWARBHAI MEHTA Date: 2021.04.19 15:09:51 +05'30'

NAME, ADDRESS & SIGNATURE OF ARCHITECTS

space vision
Architect and Planner
Ar. Bhavin Modi
Ar. Madhura Bhavin Modi
Office: 1004,10th floor,B-Wing,Western Edge II, Behind Metro,Off.Western Express Highway, Borivali (east), Mumbai -400 066.

MODI BHAVIN ARVIND — Digitally signed by MODI BHAVIN ARVIND Date: 2021.04.19 14:31:13 +05'30'

| BLDG.PROPOSAL FILE NO :- | P-4423/2020/(262)/R/CWard/ KANHERI R/C/337/1/New |
|---|---|
| DRG.NO:- 01 / JOB.NO:- 01 | FILE NAME:- GIRI VILLA C.H.S.L. |
| NO:- | |

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1888 ISSUED UNDER NO. P-4423/2020/(262)/R/CWARD/KANHERI R/C/337/1/NEW SIGNED ON EVEN DATE.

SUB ENGINEER

KALPESH KISHOR MHASKAR — Digitally signed by KALPESH KISHOR MHASKAR DN: c=IN,KALPESH KISHOR MHASKAR c=IN o=Personal Reason: I am the author of this document Location: Date: 2021-04-23 18:58+05:30

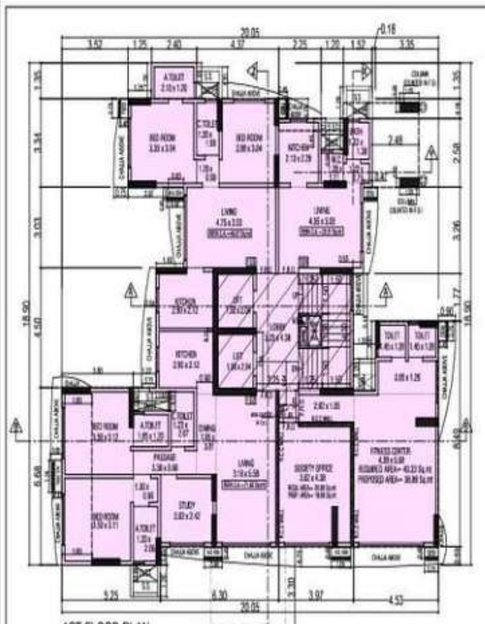
ASSISTANT ENGINEER

PARESH SURYAKANT PANCHAL — Digitally signed by PARESH SURYAKANT PANCHAL Date: 2021.04.30 00:03:59 +05'30'

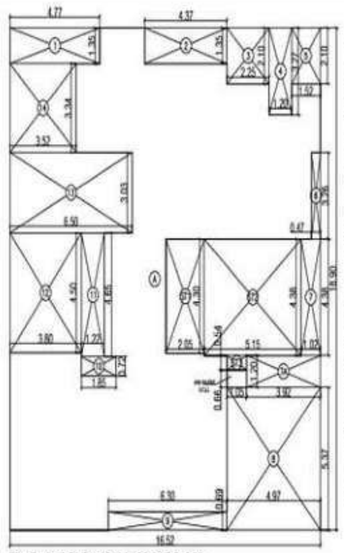
EXECUTIVE ENGINEER

VINOD KONDIRAM KEKAN — Digitally signed by VINOD KONDIRAM KEKAN Date: 2021.05.21 12:32:07 +05'30'

P-4423/2020/(262)/R/CWard/KANHERI R/C/337/1/New



1ST FLOOR PLAN
SCALE-1:100



BUILT UP AREA DIAGRAM FOR 1ST FLOOR
SCALE - 1:100

BUILT UP AREA CALCULATION

| 1ST FLOOR | | | | | | | |
|---|---|---|---|---|---|---|---|
| A | 16.52 | X | 19.00 | X | 1.NO | = | 313.23 SQ.MT. |
| | | | | | TOTAL ADDITION | = | 313.23 SQ.MT. A |

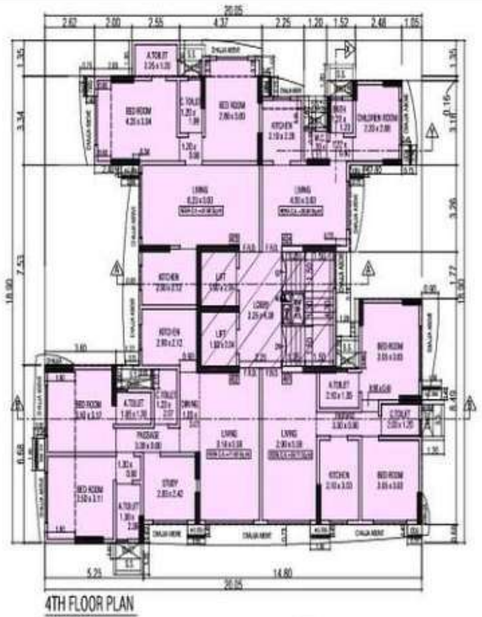
DEDUCTIONS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | 4.77 | X | 1.35 | X | 1.NO | = | 6.44 SQ.MT. |
| 2 | 4.38 | X | 1.35 | X | 1.NO | = | 5.91 SQ.MT. |
| 3 | 2.25 | X | 2.10 | X | 1.NO | = | 4.73 SQ.MT. |
| 4 | 1.35 | X | 2.77 | X | 1.NO | = | 3.82 SQ.MT. |
| 5 | 1.52 | X | 2.10 | X | 1.NO | = | 3.19 SQ.MT. |
| 6 | 0.47 | X | 3.35 | X | 1.NO | = | 1.58 SQ.MT. |
| 7 | 1.07 | X | 4.16 | X | 1.NO | = | 4.47 SQ.MT. |
| 7A | 3.62 | X | 1.30 | X | 1.NO | = | 4.70 SQ.MT. |
| 8 | 4.97 | X | 3.57 | X | 1.NO | = | 17.68 SQ.MT. |
| 9 | 6.23 | X | 0.95 | X | 1.NO | = | 5.91 SQ.MT. |
| 10 | 1.85 | X | 0.72 | X | 1.NO | = | 1.33 SQ.MT. |
| 11 | 1.22 | X | 4.65 | X | 1.NO | = | 5.67 SQ.MT. |
| 12 | 3.60 | X | 4.30 | X | 1.NO | = | 15.48 SQ.MT. |
| 13 | 3.50 | X | 3.05 | X | 1.NO | = | 10.68 SQ.MT. |
| 14 | 3.02 | X | 3.34 | X | 1.NO | = | 10.08 SQ.MT. |
| | | | | | TOTAL DEDUCTION | = | 121.49 SQ.MT. (1) |
| TOTAL BUILT UP AREA (II - 1T) | | | | | | = | 192.74 SQ.MT. (II) |

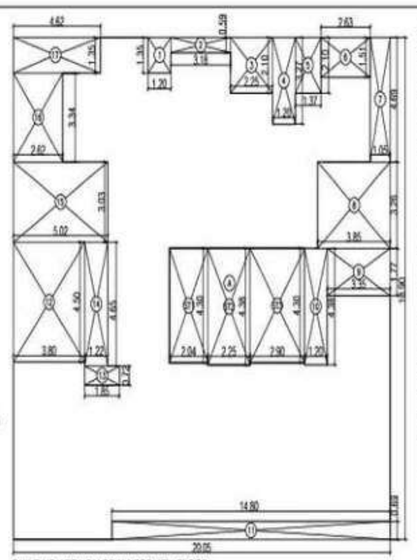
STAIRCASE AREA CALCULATION

| 1ST FLOOR | | | | | | | |
|---|---|---|---|---|---|---|---|
| ST1 | 2.05 | X | 4.30 | X | 1.NO | = | 8.82 SQ.MT. |
| ST2 | 2.15 | X | 4.30 | X | 1.NO | = | 9.24 SQ.MT. |
| ST3 | 1.05 | X | 3.54 | X | 1.NO | = | 3.72 SQ.MT. |
| TOTAL STAIRCASE AREA PER FL. | | | | | | = | 21.78 SQ.MT. (1) |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1ST FLOOR BUILT UP AREA (II - 1T) | | | | | | | 192.74 SQ.MT. |
| ADD COLUMN AREA | | | | | | | |
| C1 & C2 | 1.00 | X | 0.35 | X | 2.NO | = | 0.70 SQ.MT. |
| TOTAL AREA | | | | | | = | 0.70 SQ.MT. |
| NET BUILT UP AREA | (192.74 + 0.70) | | | | | = | 193.45 SQ.MT. |



4TH FLOOR PLAN
SCALE-1:100



BUILT UP AREA DIAGRAM FOR 4TH FLOOR
SCALE - 1:100

BUILT UP AREA CALCULATION

| 4TH FLOOR | | | | | | | |
|---|---|---|---|---|---|---|---|
| A | 20.05 | X | 19.00 | X | 1.NO | = | 379.95 SQ.MT. |
| | | | | | TOTAL ADDITION | = | 379.95 SQ.MT. A |

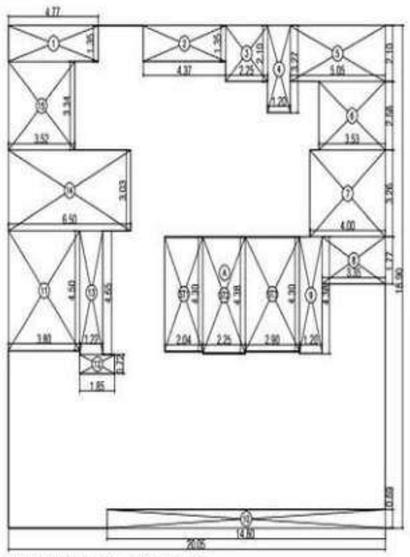
DEDUCTIONS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | 1.35 | X | 1.35 | X | 1.NO | = | 1.82 SQ.MT. |
| 2 | 3.18 | X | 0.59 | X | 1.NO | = | 1.88 SQ.MT. |
| 3 | 2.25 | X | 2.10 | X | 1.NO | = | 4.73 SQ.MT. |
| 4 | 1.35 | X | 2.77 | X | 1.NO | = | 3.82 SQ.MT. |
| 5 | 1.52 | X | 2.10 | X | 1.NO | = | 3.19 SQ.MT. |
| 6 | 2.62 | X | 1.51 | X | 1.NO | = | 3.97 SQ.MT. |
| 7 | 1.05 | X | 4.66 | X | 1.NO | = | 4.92 SQ.MT. |
| 8 | 3.85 | X | 3.35 | X | 1.NO | = | 12.93 SQ.MT. |
| 9 | 3.35 | X | 1.77 | X | 1.NO | = | 5.93 SQ.MT. |
| 10 | 1.35 | X | 4.30 | X | 1.NO | = | 5.81 SQ.MT. |
| 11 | 14.80 | X | 0.69 | X | 1.NO | = | 10.21 SQ.MT. |
| 12 | 1.85 | X | 0.72 | X | 1.NO | = | 1.33 SQ.MT. |
| 13 | 1.22 | X | 1.69 | X | 1.NO | = | 9.37 SQ.MT. |
| 14 | 3.60 | X | 7.53 | X | 1.NO | = | 26.91 SQ.MT. |
| 15 | 3.02 | X | 3.34 | X | 1.NO | = | 8.75 SQ.MT. |
| | | | | | TOTAL DEDUCTION | = | 112.17 SQ.MT. (1) |
| TOTAL BUILT UP AREA (II - 1T) | | | | | | = | 266.78 SQ.MT. (II) |

STAIRCASE AREA CALCULATION

| 4TH FLOOR | | | | | | | |
|---|---|---|---|---|---|---|---|
| ST1 | 2.05 | X | 4.30 | X | 1.NO | = | 8.82 SQ.MT. |
| ST2 | 2.15 | X | 4.30 | X | 1.NO | = | 9.24 SQ.MT. |
| ST3 | 2.90 | X | 4.30 | X | 1.NO | = | 12.47 SQ.MT. |
| TOTAL STAIRCASE AREA PER FL. | | | | | | = | 31.13 SQ.MT. (1) |
| NET BUILT UP AREA (II - 1T) | | | | | | = | 235.65 SQ.MT. |

2ND FLOOR PLAN
SCALE-1:100



BUILT UP AREA DIAGRAM FOR 2ND FLOOR
SCALE - 1:100

BUILT UP AREA CALCULATION

| 2ND FLOOR | | | | | | | |
|---|---|---|---|---|---|---|---|
| A | 20.05 | X | 19.00 | X | 1.NO | = | 379.95 SQ.MT. |
| | | | | | TOTAL ADDITION | = | 379.95 SQ.MT. A |

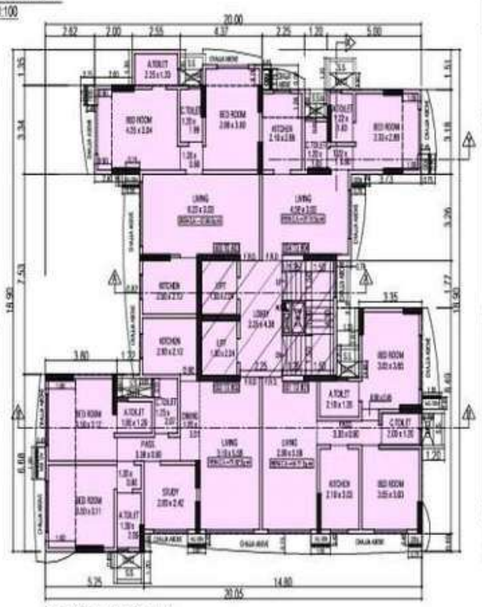
DEDUCTIONS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | 4.77 | X | 1.35 | X | 1.NO | = | 6.44 SQ.MT. |
| 2 | 4.38 | X | 1.35 | X | 1.NO | = | 5.91 SQ.MT. |
| 3 | 2.25 | X | 2.10 | X | 1.NO | = | 4.73 SQ.MT. |
| 4 | 1.35 | X | 2.77 | X | 1.NO | = | 3.82 SQ.MT. |
| 5 | 1.52 | X | 2.10 | X | 1.NO | = | 3.19 SQ.MT. |
| 6 | 3.53 | X | 2.59 | X | 1.NO | = | 9.11 SQ.MT. |
| 7 | 4.00 | X | 3.35 | X | 1.NO | = | 13.39 SQ.MT. |
| 8 | 3.35 | X | 1.77 | X | 1.NO | = | 5.93 SQ.MT. |
| 9 | 1.35 | X | 4.30 | X | 1.NO | = | 5.81 SQ.MT. |
| 10 | 14.80 | X | 0.69 | X | 1.NO | = | 10.21 SQ.MT. |
| 11 | 3.60 | X | 4.30 | X | 1.NO | = | 17.18 SQ.MT. |
| 12 | 1.85 | X | 0.72 | X | 1.NO | = | 1.33 SQ.MT. |
| 13 | 1.22 | X | 4.65 | X | 1.NO | = | 5.67 SQ.MT. |
| 14 | 6.60 | X | 3.05 | X | 1.NO | = | 19.78 SQ.MT. |
| 15 | 3.02 | X | 3.34 | X | 1.NO | = | 11.78 SQ.MT. |
| | | | | | TOTAL DEDUCTION | = | 130.72 SQ.MT. (1) |
| TOTAL BUILT UP AREA (II - 1T) | | | | | | = | 248.23 SQ.MT. (II) |

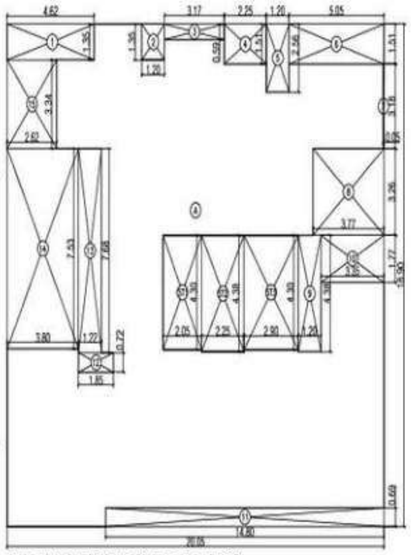
STAIRCASE AREA CALCULATION

| 2ND FLOOR | | | | | | | |
|---|---|---|---|---|---|---|---|
| ST1 | 2.05 | X | 4.30 | X | 1.NO | = | 8.82 SQ.MT. |
| ST2 | 2.15 | X | 4.30 | X | 1.NO | = | 9.24 SQ.MT. |
| ST3 | 2.90 | X | 4.30 | X | 1.NO | = | 12.47 SQ.MT. |
| TOTAL STAIRCASE AREA PER FL. | | | | | | = | 31.13 SQ.MT. (1) |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 2ND FLOOR BUILT UP AREA (II - 1T) | | | | | | | 217.36 SQ.MT. |
| ADD COLUMN AREA | | | | | | | |
| C1 & C2 | 1.00 | X | 0.35 | X | 2.NO | = | 0.70 SQ.MT. |
| TOTAL AREA | | | | | | = | 0.70 SQ.MT. |
| NET BUILT UP AREA | (217.36 + 0.70) | | | | | = | 217.06 SQ.MT. |



5TH TO 8TH FLOOR PLAN
SCALE-1:100



BUILT UP AREA DIAGRAM FOR 5TH TO 8TH FLOOR
SCALE - 1:100

BUILT UP AREA CALCULATION

| 5TH TO 8TH FLOOR | | | | | | | |
|---|---|---|---|---|---|---|---|
| A | 20.05 | X | 19.00 | X | 1.NO | = | 379.95 SQ.MT. |
| | | | | | TOTAL ADDITION | = | 379.95 SQ.MT. A |

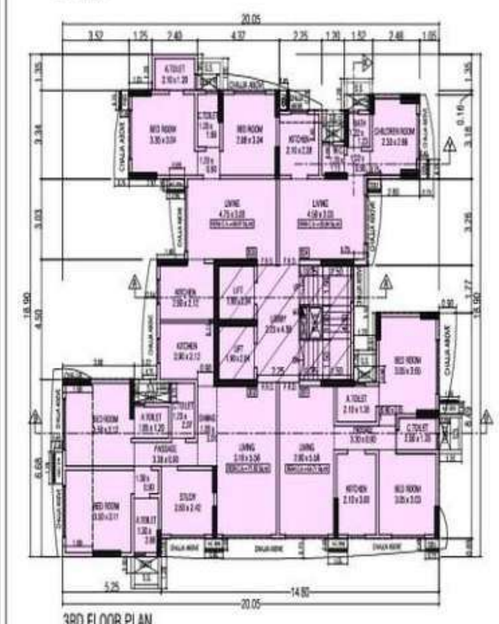
DEDUCTIONS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | 4.62 | X | 1.35 | X | 1.NO | = | 6.24 SQ.MT. |
| 2 | 1.35 | X | 1.35 | X | 1.NO | = | 1.82 SQ.MT. |
| 3 | 3.18 | X | 0.59 | X | 1.NO | = | 1.88 SQ.MT. |
| 4 | 2.25 | X | 2.10 | X | 1.NO | = | 4.73 SQ.MT. |
| 5 | 1.35 | X | 2.77 | X | 1.NO | = | 3.82 SQ.MT. |
| 6 | 3.85 | X | 1.51 | X | 1.NO | = | 5.81 SQ.MT. |
| 7 | 3.60 | X | 3.35 | X | 1.NO | = | 12.06 SQ.MT. |
| 8 | 3.77 | X | 1.77 | X | 1.NO | = | 6.67 SQ.MT. |
| 9 | 4.53 | X | 4.53 | X | 1.NO | = | 20.51 SQ.MT. |
| 10 | 5.10 | X | 2.03 | X | 1.NO | = | 10.35 SQ.MT. |
| 10A | 3.25 | X | 1.15 | X | 1.NO | = | 3.74 SQ.MT. |
| 11 | 3.20 | X | 3.73 | X | 1.NO | = | 11.94 SQ.MT. |
| 12 | 14.80 | X | 0.69 | X | 1.NO | = | 10.21 SQ.MT. |
| 13 | 1.85 | X | 0.72 | X | 1.NO | = | 1.33 SQ.MT. |
| 14 | 1.22 | X | 7.69 | X | 1.NO | = | 9.37 SQ.MT. |
| 15 | 3.60 | X | 7.53 | X | 1.NO | = | 26.91 SQ.MT. |
| 16 | 3.02 | X | 3.34 | X | 1.NO | = | 8.75 SQ.MT. |
| | | | | | TOTAL DEDUCTION | = | 141.87 SQ.MT. (1) |
| TOTAL BUILT UP AREA (II - 1T) | | | | | | = | 237.08 SQ.MT. (II) |

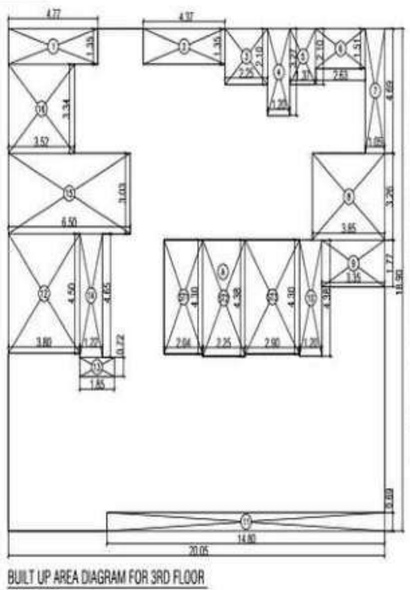
STAIRCASE AREA CALCULATION

| 5TH TO 8TH FLOOR | | | | | | | |
|---|---|---|---|---|---|---|---|
| ST1 | 2.05 | X | 4.30 | X | 1.NO | = | 8.82 SQ.MT. |
| ST2 | 2.15 | X | 4.30 | X | 1.NO | = | 9.24 SQ.MT. |
| ST3 | 2.90 | X | 4.30 | X | 1.NO | = | 12.47 SQ.MT. |
| TOTAL STAIRCASE AREA PER FL. | | | | | | = | 31.13 SQ.MT. (1) |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 5TH TO 8TH FLOOR BUILT UP AREA (II - 1T) | | | | | | | 237.08 SQ.MT. |
| NET BUILT UP AREA (II - 1T) | | | | | | = | 242.85 SQ.MT. |



3RD FLOOR PLAN
SCALE-1:100



BUILT UP AREA DIAGRAM FOR 3RD FLOOR
SCALE - 1:100

BUILT UP AREA CALCULATION

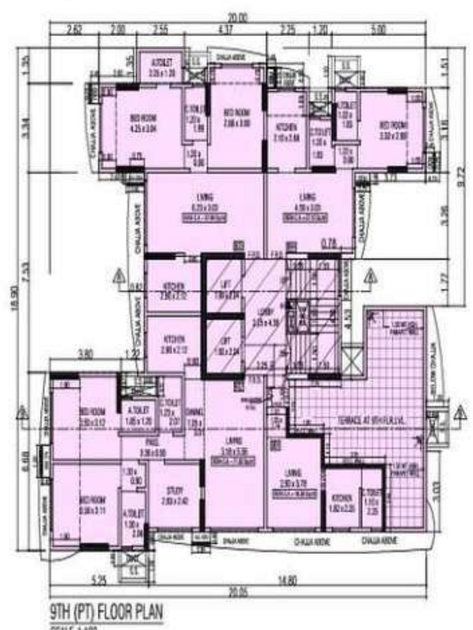
| 3RD FLOOR | | | | | | | |
|---|---|---|---|---|---|---|---|
| A | 20.05 | X | 19.00 | X | 1.NO | = | 379.95 SQ.MT. |
| | | | | | TOTAL ADDITION | = | 379.95 SQ.MT. A |

DEDUCTIONS

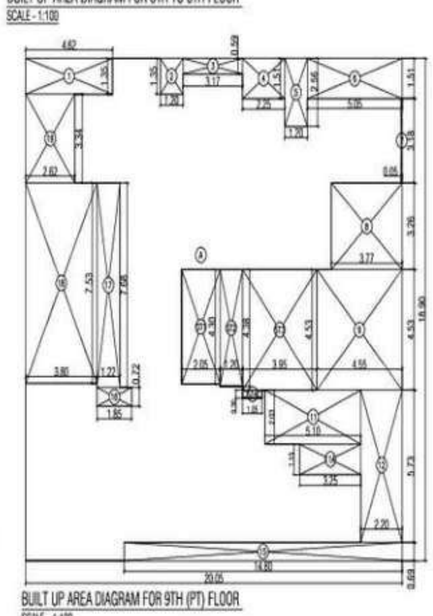
| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | 4.77 | X | 1.35 | X | 1.NO | = | 6.44 SQ.MT. |
| 2 | 4.38 | X | 1.35 | X | 1.NO | = | 5.91 SQ.MT. |
| 3 | 2.25 | X | 2.10 | X | 1.NO | = | 4.73 SQ.MT. |
| 4 | 1.35 | X | 2.77 | X | 1.NO | = | 3.82 SQ.MT. |
| 5 | 1.52 | X | 2.10 | X | 1.NO | = | 3.19 SQ.MT. |
| 6 | 2.61 | X | 1.51 | X | 1.NO | = | 3.97 SQ.MT. |
| 7 | 1.05 | X | 4.66 | X | 1.NO | = | 4.92 SQ.MT. |
| 8 | 3.85 | X | 3.35 | X | 1.NO | = | 12.93 SQ.MT. |
| 9 | 3.35 | X | 1.77 | X | 1.NO | = | 5.93 SQ.MT. |
| 10 | 1.35 | X | 4.30 | X | 1.NO | = | 5.81 SQ.MT. |
| 11 | 14.80 | X | 0.69 | X | 1.NO | = | 10.21 SQ.MT. |
| 12 | 3.60 | X | 4.30 | X | 1.NO | = | 17.18 SQ.MT. |
| 13 | 1.85 | X | 0.72 | X | 1.NO | = | 1.33 SQ.MT. |
| 14 | 1.22 | X | 4.65 | X | 1.NO | = | 5.67 SQ.MT. |
| 15 | 6.60 | X | 3.05 | X | 1.NO | = | 19.78 SQ.MT. |
| 16 | 3.02 | X | 3.34 | X | 1.NO | = | 11.78 SQ.MT. |
| | | | | | TOTAL DEDUCTION | = | 122.28 SQ.MT. (1) |
| TOTAL BUILT UP AREA (II - 1T) | | | | | | = | 256.67 SQ.MT. (II) |

STAIRCASE AREA CALCULATION

| 3RD FLOOR | | | | | | | |
|---|---|---|---|---|---|---|---|
| ST1 | 2.05 | X | 4.30 | X | 1.NO | = | 8.82 SQ.MT. |
| ST2 | 2.15 | X | 4.30 | X | 1.NO | = | 9.24 SQ.MT. |
| ST3 | 2.90 | X | 4.30 | X | 1.NO | = | 12.47 SQ.MT. |
| TOTAL STAIRCASE AREA PER FL. | | | | | | = | 31.13 SQ.MT. (1) |
| NET BUILT UP AREA (II - 1T) | | | | | | = | 225.52 SQ.MT. |



9TH (PT) FLOOR PLAN
SCALE-1:100



BUILT UP AREA DIAGRAM FOR 9TH (PT) FLOOR
SCALE - 1:100

BUILT UP AREA CALCULATION

| 9TH (PT) FLOOR | | | | | | | |
|---|---|---|---|---|---|---|---|
| A | 20.05 | X | 19.00 | X | 1.NO | = | 379.95 SQ.MT. |
| | | | | | TOTAL ADDITION | = | 379.95 SQ.MT. A |

DEDUCTIONS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | 4.62 | X | 1.35 | X | 1.NO | = | 6.24 SQ.MT. |
| 2 | 1.35 | X | 1.35 | X | 1.NO | = | 1.82 SQ.MT. |
| 3 | 3.18 | X | 0.59 | X | 1.NO | = | 1.88 SQ.MT. |
| 4 | 2.25 | X | 1.51 | X | 1.NO | = | 3.40 SQ.MT. |
| 5 | 1.35 | X | 2.56 | X | 1.NO | = | 3.37 SQ.MT. |
| 6 | 3.85 | X | 1.51 | X | 1.NO | = | 5.81 SQ.MT. |
| 7 | 3.60 | X | 3.18 | X | 1.NO | = | 11.45 SQ.MT. |
| 8 | 3.77 | X | 1.26 | X | 1.NO | = | 4.75 SQ.MT. |
| 9 | 4.53 | X | 4.53 | X | 1.NO | = | 20.51 SQ.MT. |
| 10 | 5.10 | X | 2.03 | X | 1.NO | = | 10.35 SQ.MT. |
| 10A | 3.25 | X | 1.15 | X | 1.NO | = | 3.74 SQ.MT. |
| 11 | 3.20 | X | 3.73 | X | 1.NO | = | 11.94 SQ.MT. |
| 12 | 14.80 | X | 0.69 | X | 1.NO | = | 10.21 SQ.MT. |
| 13 | 1.85 | X | 0.72 | X | 1.NO | = | 1.33 SQ.MT. |
| 14 | 1.22 | X | 7.69 | X | 1.NO | = | 9.37 SQ.MT. |
| 15 | 3.60 | X | 7.53 | X | 1.NO | = | 26.91 SQ.MT. |
| 16 | 2.62 | X | 3.34 | X | 1.NO | = | 8.75 SQ.MT. |
| | | | | | TOTAL DEDUCTION | = | 141.87 SQ.MT. (1) |
| TOTAL BUILT UP AREA (II - 1T) | | | | | | = | 237.08 SQ.MT. (II) |

STAIRCASE AREA CALCULATION

| 9TH (PT) FLOOR | | | | | | | |
|---|---|---|---|---|---|---|---|
| ST1 | 2.05 | X | 4.30 | X | 1.NO | = | 8.82 SQ.MT. |
| ST2 | 1.30 | X | 4.08 | X | 1.NO | = | 5.30 SQ.MT. |
| ST3 | 3.90 | X | 4.53 | X | 1.NO | = | 17.68 SQ.MT. |
| ST4 | 1.05 | X | 0.30 | X | 1.NO | = | 0.32 SQ.MT. |
| TOTAL STAIRCASE AREA PER FL. | | | | | | = | 32.09 SQ.MT. (1) |
| NET BUILT UP AREA (II - 1T) | | | | | | = | 204.79 SQ.MT. |

# FORM -II

CONTENT OF SHEET

1ST TO 8TH & 9TH (PT) FLOOR PLAN. 1ST TO 9TH FLOOR BUILT UP AREA DIAGRAM CALCULATION.

DESCRIPTION OF PROP/ PROPERTY.

PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING KNOWN AS GIRI VILLA C.H.S.L. ON PLOT BEARING C.T.S NO 262, 262/ 1 TO 9 OF VILLAGE KANHERI SITUATED AT DATTAPADA CROSS ROAD NO.2 BORIVALI (EAST)MUMBAI

NAME & ADDRESS OF OWNER

GIRI VILLA C.H.S.L.

Plot Bearing C.T.S No.262 OF Village Kanheri Situated At Dattapada Cross Road No.2 Borivali (East)Mumbai.

NAME & ADDRESS OF C.A TO OWNER

M/S. AARCON DEVELOPERS PVT. LTD.
C-104,Ambica Darshan, C.P.Road, Ashok Nagar, Kandivali (East),Mumbai.

MAYUR ISHWAR BHAI MEHTA — Digitally signed by MAYUR ISHWARBHAI MEHTA Date: 2021.04.19 15:10:12 +05'30'

NAME, ADDRESS & SIGNATURE OF ARCHITECTS

space vision Architect and Planner
Ar. Bhavin Modi
Ar. Vandana Bhavin Modi
Office : 101A 10th floor,B Wing,Western Edge II, Kalpataru Plaza,Off Western Express Highway, Kanheri (east), Mumbai-400 066.

MODI BHAVIN ARVIND — Digitally signed by MODI BHAVIN ARVIND Date: 2021.04.19 14:11:26 +05'30'

| | | |
|---|---|---|
| BLDG.PROPOSAL FILE NO :- | | P-4423/2020/(262)/R/CWard/ KANHERI R/C/337/1/New |
| DRG.NO:- 02 | JOB.NO:- 01 | FILE NAME:- |
| NO:- | | GIRI VILLA C.H.S.L. |

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1888 ISSUED UNDER NO. P-4423/2020/(262)/R/CWARD/KANHERI R/C/337/1/NEW SIGNED ON EVEN DATE.

SUB ENGINEER

KALPESH KISHOR MHASKAR — Digitally signed by KALPESH KISHOR MHASKAR Date: 2021.04.20 10:04:03 +05'30'

ASSISTANT ENGINEER

PARESH SURYAKANT PANCHAL — Digitally signed by PARESH SURYAKANT PANCHAL Date: 2021.04.20 00:04:36 +05'30'

EXECUTIVE ENGINEER

VINOD KONDIRAM KEKAN — Digitally signed by VINOD KONDIRAM KEKAN Date: 2021.05.21 12:35:07 +05'30'