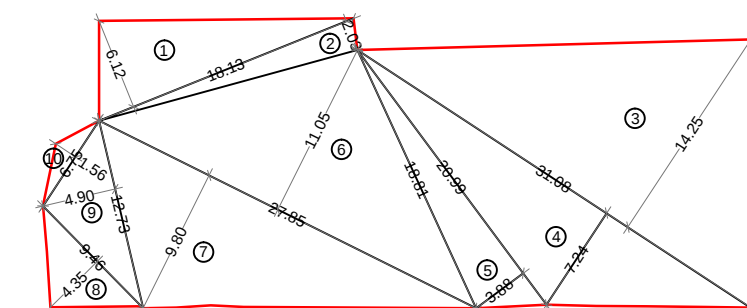
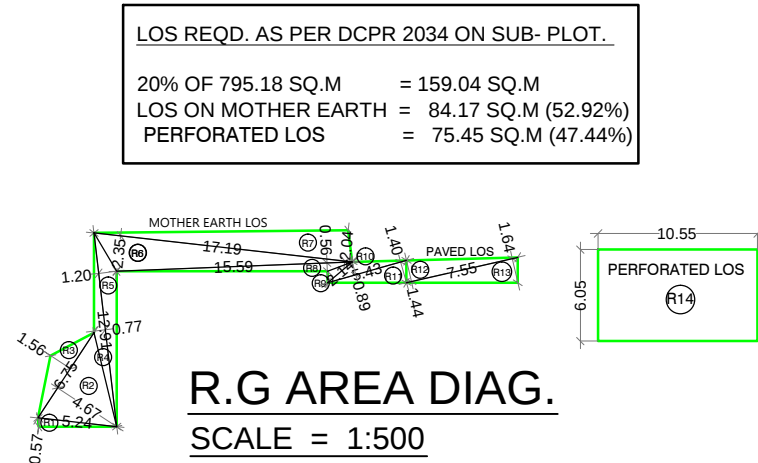


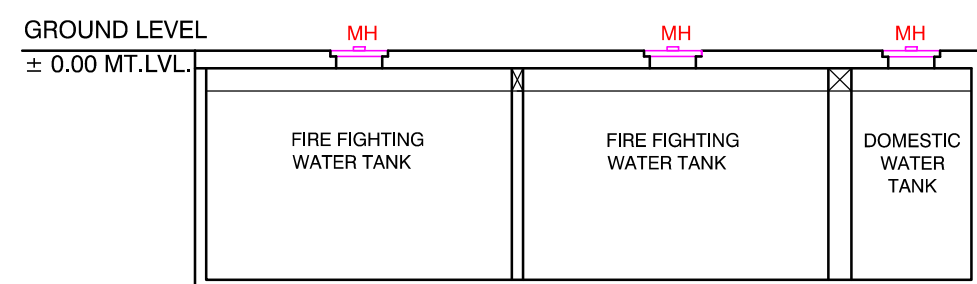


PLOT AREA CALCULATION								Sq.mt
1	6.12	X	18.13	X	0.50	=	55.48	"
2	2.03	X	18.13	X	0.50	=	18.45	"
3	14.25	X	31.08	X	0.50	=	224.01	"
4	7.24	X	31.08	X	0.50	=	112.51	"
5	3.88	X	20.99	X	0.50	=	40.72	"
6	11.05	X	27.85	X	0.50	=	153.87	"
7	9.80	X	27.85	X	0.50	=	136.47	"
8	4.35	X	9.46	X	0.50	=	20.58	"
9	4.90	X	12.73	X	0.50	=	31.19	"
10	1.56	X	6.75	X	0.50	=	5.27	"
TOTAL						=	795.92	Sq.mt



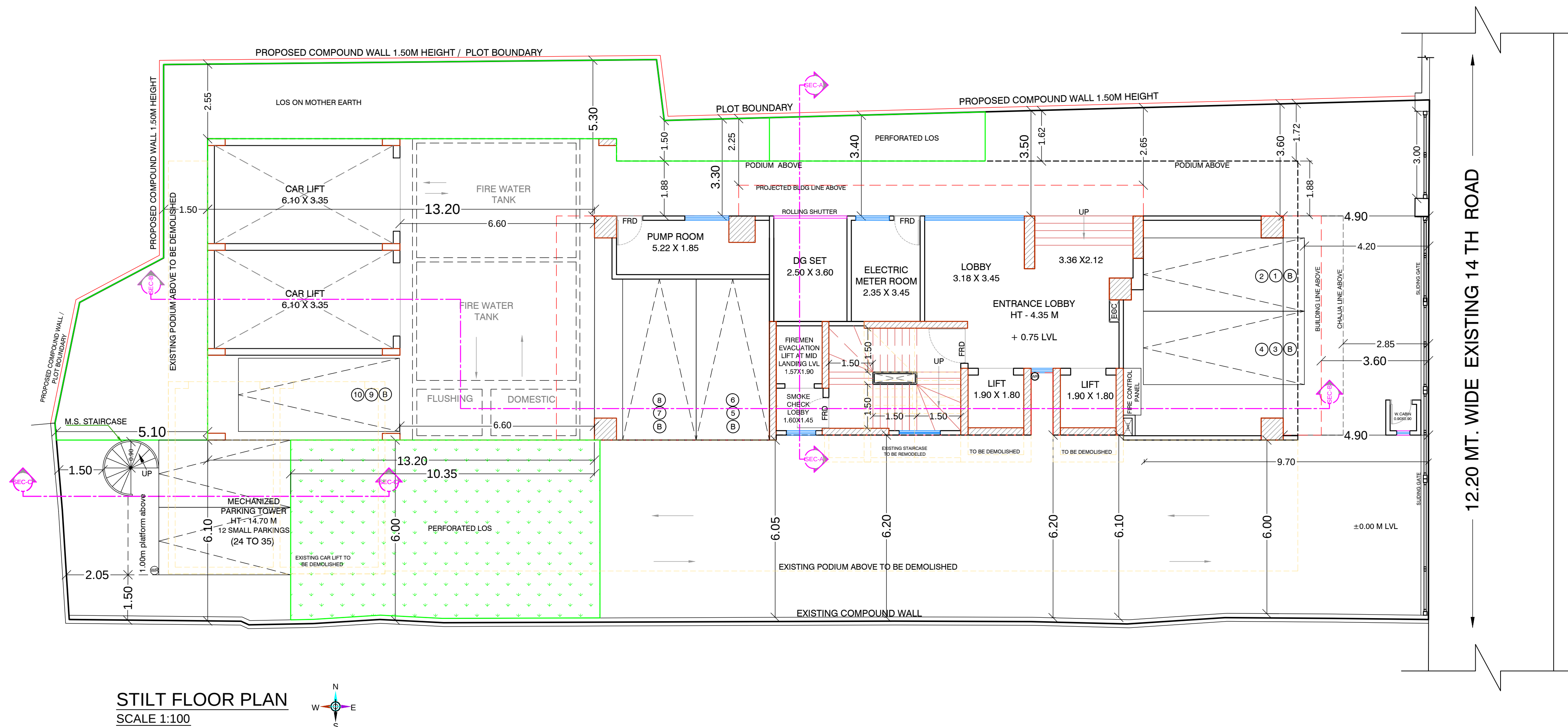
LOS ON MOTHER EARTH AREA										Sq.mt
CALCULATION										
R1	0.57	X	5.24	X	0.50	=	1.49	"		
R2	4.66	X	6.75	X	0.50	=	15.76	"		
R3	1.57	X	6.75	X	0.50	=	5.27	"		
R4	0.77	X	12.91	X	0.50	=	4.97	"		
R5	1.20	X	12.91	X	0.50	=	7.75	"		
R6	2.35	X	17.19	X	0.50	=	20.20	"		
R7	2.04	X	17.19	X	0.50	=	17.53	"		
R8	0.56	X	15.59	X	0.50	=	4.37	"		
R9	0.58	X	2.14	X	0.50	=	0.62	"		
R10	0.89	X	5.43	X	0.50	=	2.42	"		
R11	1.40	X	5.43	X	0.50	=	3.80	"		
TOTAL						=	84.17	Sq.mt		

LOS AREA CALCULATION PERFORATED								Sq.mt
R12	1.44	X	7.55	X	0.50	=	5.44	"
R13	1.64	X	7.55	X	0.50	=	6.19	"
R14	10.55	X	6.05	X	1	=	63.83	"
TOTAL						=	75.45	Sq.mt



SECTION THROUGH FIRE WATER TANK & DOMESTIC WATER TANK

SCALE = 1:100



BUILT UP AREA SUMMARY		STAIR CASE LIFT,LIFTOBBY AREA CLAIMED FREE OF FSI BY CHARGING PREMIUM
FLOOR'S	AREA IN SQ.MT	
GROUND	-	-
1ST PODIUM	-	-
2ND PODIUM	15.40	-
3RD	160.76	49.82
4TH	160.76	49.82
5TH	160.76	49.82
6TH	117.48	49.82
7TH	160.76	49.82
8TH	160.76	49.82
9TH	160.76	49.82
10TH	160.76	49.82
11TH	160.76	49.82
12TH	160.76	49.82
13TH	131.62	47.98
14TH	160.76	49.82
15TH	160.76	49.82
16TH	160.76	49.82
17TH	160.76	49.82
TOTAL	2354.38	745.46

<u>Proforma - ' B '</u>	FILE No.CE / 2739 / WS / AH
	Sheet No:- 1/4.

CONTENTS :-
BLOCK & LOCATION PLAN, PLOT AREA CAL,
U.G TANK , R.G AREA CAL,STILT FLOOR PLAN,
BUILT UP AREA SUMMARY

THIS CANCELS APPROVAL TO THE PERVIOUS PLANS U/NO.CE/ 2739 / WS/ AH
DATED 15/07/2022

THIS PLAN IS DIGITALLY SIGNED

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER
U/NO.CE/ 2739 / WS/ AH DATED 22.05.2023

**PRASHANT
PRABHAKAR LOHARE**

Digitally signed by PRASHANT PRABHAKAR LOHARE
C=IN, cn=MUNICIPAL CORPORATION OF GAZIOTER MUMBAI, o=BLS DIGV PROPOSAL 2.5.2.20-549c68765062dca3e3f35f3ff8e11305546549566da11640313469A,
serialNumber=420D9E, si=Mumbai, email=prashantlohare@BLS-CRCA2008CRCA2008-CRCA130C738C7EEAC9999F7E92F2837CB5FD412, cn=PRASHANT PRABHAKAR LOHARE
Date: 2023.05.22 19:22:46 +05'30'

**SHAIKH
ASIF
MUSA**

**Vijay
Shankarrao
Tawde**

SE(BP) H/WC

 $E(BP) H$

EE(BP) H V

A	Proforma A -1	AS PER DCR 1991 Area in Sq.mt	BALANCE POTENTIAL AS PER DCR 2034 Area in Sq.mt	TOTAL
1)	Area of Sub-divided Plot as per PRC CTS NO.E/323 A of Bandra	795.18	795.18	795.18
2)	Deductions for (a) Road set-back area (Handed over & transferred to MCGM) (b) Proposed road (c) Any reservation (sub-plot _____) (d) _____% amenity space as per DCR 56/57 (sub plot _____) Other	- - - - -	- - - - -	- - - - -
3)	Balance area of plot (1 minus 2)	795.18	795.18	795.18
4)	Deduction for 15% Recreational ground /10% Amenity space (if deductible for Ind)	119.28	-	-
5)	Net area of plot (3 minus 4)	675.90	795.18	795.18
6)	Additions for floor space index 2 (a) 100% for D.P.Road (restricted to 40% or 80% of (3) above 2 (b) 100% for set-back (restricted to 40% or 80% of (3) above	- -	- -	- -
7)	Total Area (5 plus 6)	675.90	795.18	795.18
8)	Floor Space Index permissible	1.00	1.00	1.00
9)	Additions for floor space index 9(a) FSI credit available by Development Right For proposed bldg under reference (DRC NO.SRA/1012/CONST) (Equivalent to plot area of Notional sub-division 795.18 sq.m) 9(c) 0.50 FSI as per DCR 32 (Permi. 795.18 x 0.50 = 397.59) claimed 9(c) _____% as per DCR 33 () 9(d) other	795.00 159.00 -	- - -	795.00 159.00 -
10)	Permissible Floor Area (7x 8) plus 9 above	1629.90	119.28	1749.18
11)	Total Built up area proposed	1629.90	119.28	1749.18
12)	FSI consumed on net holding = 11/3	2.04	-	2.20
B	Details of Residential / Non - Residential Areas	-	-	-
1)	Purely Residential Built up area of Bldg under reference	1629.90	119.28	1749.18
2)	Remaining Non- Residential Built up area	-	-	-
C	Details of FSI availed as per DCRP 31 (3)	-	-	-
1)	Fungible Built up Area component proposed vide DCRP 31 (3) for purely Residential = or < (B1 x 0.35) as per Proforma (A-1)	154.45	457.76	612.21
2)	Fungible Built up Area component proposed vide DCRP 31 (3) for Non-Residential = or < (B2 x 0.20)	-	-	-
3)	Total Fungible Built Up Area vide DCRP 31 (3) = (C1 + C2)	154.45	457.76	612.21
4)	Total Gross Built Up Area permissible (11 + C3) (Bldg under reference)	1784.35	577.04	2361.39
5)	Total Gross Built Up Area proposed	1745.80	608.58	2354.38
D	Tenement Statement	-	-	-
(i)	Proposed area (item A.12 above) or C-4	1745.80	608.58	2354.38
(ii)	Less deduction of Non Residential area (Shop etc)	-	-	-
(iii)	Area available for tenement [(i) minus (ii)]	1745.80	608.58	2354.38
(iv)	Tenements permissible (450 tenements / hectare	78	28	106
(v)	Tenement proposed	10	05	15
(vi)	Tenement existing	-	-	-
	Total tenement on the plot	10	05	15
E	Parking Statement	-	-	-
(i)	Parking required by Regulation for - Car Scooter / Motor Cycle Outsiders (visitors)	25	08	33
(ii)	Covered garage permissible	-	-	-
(iii)	Covered garage proposed Car Scooter / Motor Cycle Outsiders (visitors)	-	-	-
	Total parking provided	30	-	35
F	Transport Vehicles Parking	-	-	-
(i)	Space for transport vehicles parking required by Regulations	-	-	-
(ii)	Total no. of transport vehicles parking spaces provided	-	-	-

Certificate of Area

Certify that the plot under ref. was surveyed by me on 14-12-17 and the dimensions of site etc. of the plot Stated on the plans are as measured on the site and the area so working-out tallies with the area stated in the Documents of ownership.

CHARUDDATT LAXMAN PRADHAN

Description of Proposal & Property

PROPOSED RESI. BLDG. ON SUB PLOT BEARING ON C.T.S. No.E/323A OF VILLAGE BANDRA AT 14TH ROAD, KHAR (WEST), MUMBAI.

Name of Owner

M/s. JASANI REALTY PVT LTD. C.A TO OWNERS
23,MORVI HOUSE, 28/30 GOA STREET,
BALLARD ESTATE, MUMBAI - 400 038.

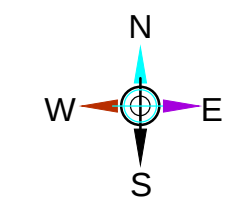
UDAY
INDUKUMAR
JASANI

Digitally signed by
UDAY INDUKUMAR
JASANI
Date: 2023.05.19
11:21:24 +05'30'

Date	Scale	Job No-	Drawn By	Checked By	Sign.
13-05-23	1: 100		BALI		

North line

Sign, Name & Address of Architect



C.L PRADHAN
Architect & Project Consultant
C/411, Siddhi Society, MHADA Colony,
Off Eastern Express Highway, Mulund(E)
Mumbai 400 081.

CHARUDAT
T LAXMAN
PRADHAN

CONTENTS :-

3RD TO 5TH,7TH TO 12TH, 14TH TO 17TH, 6TH & 13 TH FLOOR
BUA CALCULATION, TERRACE FLOOR, PARKING STATEMENT,
STAIRCASE,LIFT, LIFT LOBBY CAL.CARPET AREA STATEMENT.CARPET AREA CALCULATIONS
AS PER RERA FOR PARKING
SPACES

FLAT NO.	AREA IN SQ.MT
301 TO 501, 701 TO 1201, 1401 TO 1701	147.37
601	106.94
1301	119.68

PARKING STATEMENT AS PER DCPR-2034

NO.OF TENT.	RERA CARPET AREA IN SQ.MT	DESCRIPTION	PARKING.REQD
Nil	UP TO 45.00	One parking space Req. every four Tenement having carpet area up to.45.00 sq.mt	Nil
Nil	45.00 TO 60.00	One parking space Req. every two Tenement having carpet area above 45.00 to 60.00 sq.mt	Nil
Nil	60.00 TO 90.00	One parking space Req. every one Tenement having carpet area above 60.00 to 90.00 sq.mt	Nil
15	90.00 Above	Two parking space Req. every one Tenement having carpet area above 90.00 sq.mt	30
Total			30
10% for visitors			03
Total Parking Required			33
Total Parking Provided			35

STAIR CASE ,LIFT,LIFTLOBBY AREA CLAIMED
FREE OF FSI BY CHARGING PREMIUM
3RD TO 12TH & 14TH TO 17TH FLOOR

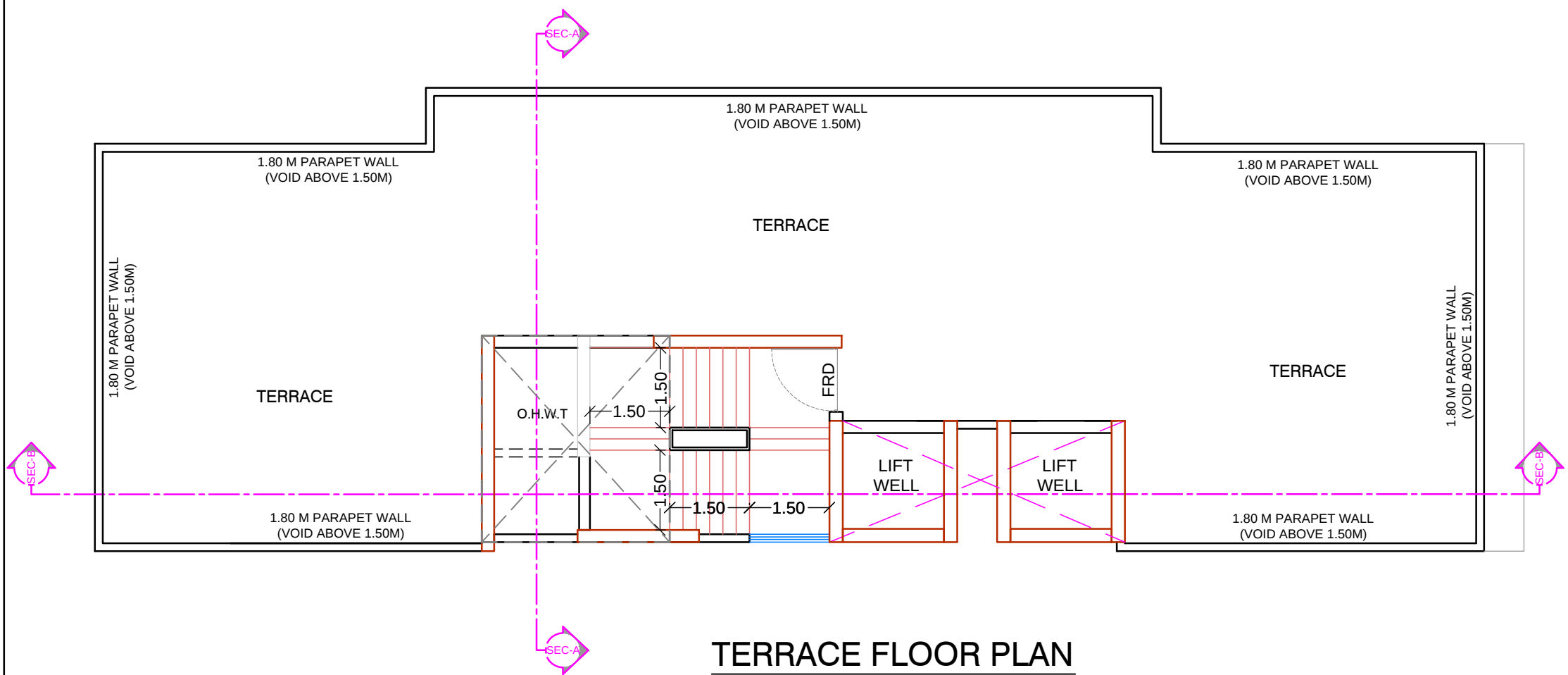
ST	4.73	X	3.65	X	1	=	17.26	Sq.mt
L1	2.17	X	2.28	X	1	=	4.95	"
L2	2.25	X	2.28	X	1	=	5.13	"
L3	1.80	X	2.05	X	1	=	3.69	"
P	5.85	X	2.70	X	1	=	15.80	"
P1	0.75	X	0.15	X	1	=	0.11	"
P2	1.80	X	1.60	X	1	=	2.88	"
TOTAL							49.82	Sq.mt
49.82 x 14 FLOORS							= 697.48 SQ.MT	

13TH FLOOR

ST	4.73	X	3.65	X	1	=	17.26	Sq.mt
L1	2.17	X	2.28	X	1	=	4.95	"
L2	2.25	X	2.28	X	1	=	5.13	"
L3	1.80	X	2.05	X	1	=	3.69	"
P	5.17	X	2.70	X	1	=	13.96	"
P1	0.75	X	0.15	X	1	=	0.11	"
P2	1.80	X	1.60	X	1	=	2.88	"
TOTAL							47.98	Sq.mt
TOTAL AREA							745.46	Sq.mt

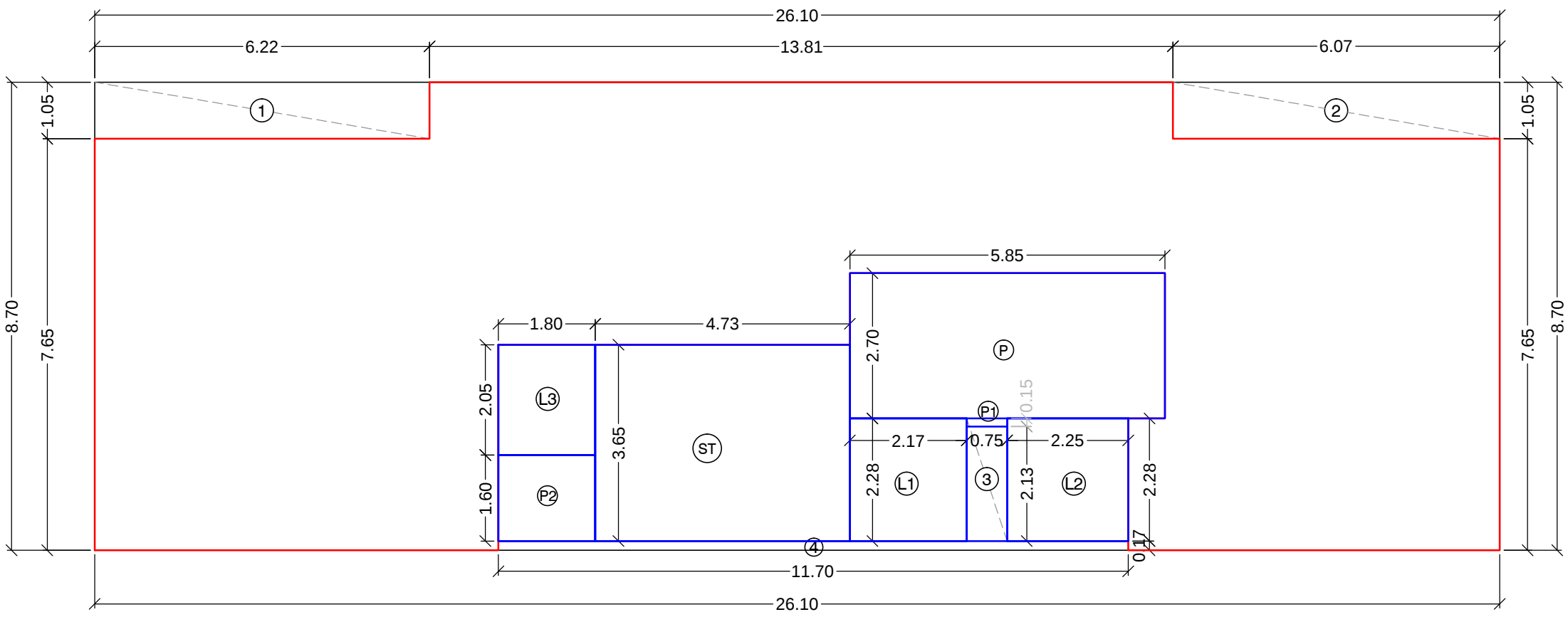
CAR PARKING STATEMENT

FLOOR	BIG PARKING	SMALL PARKING	TOTAL PARKING
STILT FLOOR	10	-	10
1st PODIUM FLR.	7	-	7
2nd PODIUM FLR.	6	-	6
MECHANIZED PARKING	-	12	12
TOTAL	23	12	35



TERRACE FLOOR PLAN

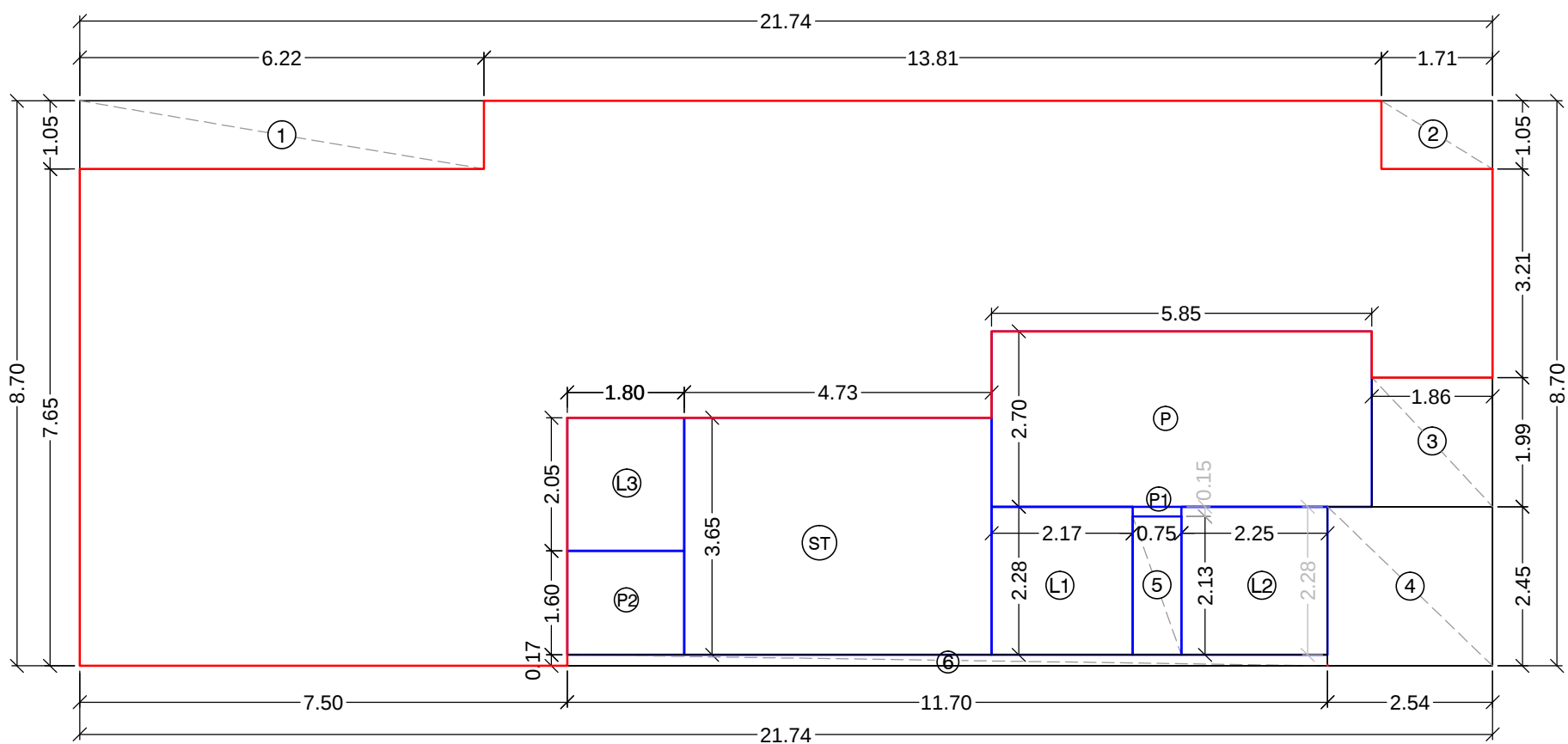
SCALE = 1 : 100

BUILT UP AREA DIAGRAM FOR
3RD TO 5TH, 7TH TO 12TH, 14TH TO 17TH FLOOR

SCALE 1:100

BUILT UP AREA CALCULATION
3RD TO 5TH, 7TH TO 12TH, 14TH TO 17TH
FLOOR

ADDITION									
A)	26.10	X	8.70	X	1	=	227.07	sq.mt	
DEDUCTION									
1	6.22	X	1.05	X	1	=	6.53	"	
2	6.07	X	1.05	X	1	=	6.37	"	
3	0.75	X	2.13	X	1	=	1.60	"	
5	11.70	X	0.17	X	1	=	1.99	"	
ST	4.73	X	3.65	X	1	=	17.26	"	
L1	2.17	X	2.28	X	1	=	4.95	"	
L2	2.25	X	2.28	X	1	=	5.13	"	
L3	1.80	X	2.05	X	1	=	3.69	"	
P	5.85	X	2.70	X	1	=	15.80	"	
P1	0.75	X	0.15	X	1	=	0.11	"	
P2	1.80	X	1.60	X	1	=	2.88	"	
TOTAL							66.31	Sq.mt	
NET BUILT UP AREA 227.07 - 66.31 = 160.76 SQ.MT									

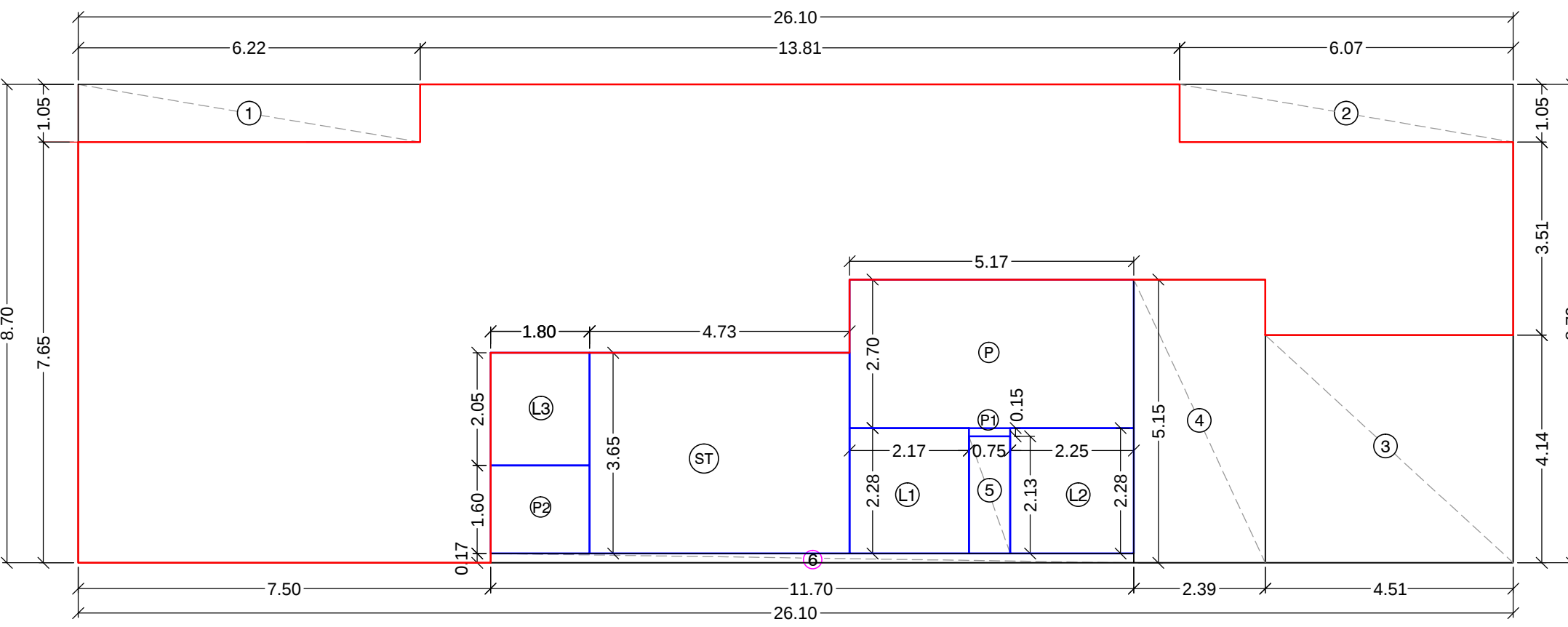


BUILT UP AREA DIAGRAM FOR 6TH FLOOR

SCALE 1:100

BUILT UP AREA CALCULATION
6TH FLOOR

ADDITION									
A)	21.74	X	8.70	X	1	=	189.14	sq.mt	
DEDUCTION									
1	6.22	X	1.05	X	1	=	6.53	"	
2	1.71	X	1.05	X	1	=	1.80	"	
3	1.86	X	1.99	X	1	=	3.70	"	
4	2.54	X	2.45	X	1	=	6.22	"	
5	0.75	X	2.13	X	1	=	1.60	"	
6	11.70	X	0.17	X	1	=	1.99	"	
ST	4.73	X	3.65	X	1	=	17.26	"	
L1	2.17	X	2.28	X	1	=	4.95	"	
L2	2.25	X	2.28	X	1	=	5.13	"	
L3	1.80	X	2.05	X	1	=	3.69	"	
P	5.85	X	2.70	X	1	=	15.80	"	
P1	0.75	X	0.15	X	1	=	0.11	"	
P2	1.80	X	1.60	X	1	=	2.88	"	
TOTAL							71.66	Sq.mt	
NET BUILT UP AREA 189.14 - 71.66 = 117.48 SQ.MT									



BUILT UP AREA DIAGRAM FOR 13TH FLOOR

SCALE 1:100

BUILT UP AREA CALCULATION
13TH FLOOR

ADDITION									
A)	26.10	X	8.70	X	1	=	227.07	sq.mt	
DEDUCTION									
1	6.22	X	1.05	X	1	=	6.53	"	
2	6.07	X	1.05	X	1	=	6.37	"	
3	4.51	X	4.14	X	1	=	18.67	"	
4	2.39	X	5.15	X	1	=	12.31	"	
5	0.75	X	2.13	X	1	=	1.60	"	
6	11.70	X	0.17	X	1	=	1.99	"	
ST	4.73	X	3.65	X	1	=	17.26	"	
L1	2.17	X	2.28	X	1	=	4.95	"	
L2	2.25	X	2.28	X	1	=	5.13	"	
L3	1.80	X	2.05	X	1	=	3.69	"	
P	5.17	X	2.70	X	1	=	13.96	"	
P1	0.75	X	0.15	X	1	=	0.11	"	
P2	1.80	X	1.60	X	1	=	2.88	"	
TOTAL							95.45	Sq.mt	
BUILT UP AREA 227.07 - 95.45 = 131.62 SQ.MT									

PRASHANT
PRABHAKA
R LOHARE

SE(BP) H/WC

SHAIKH
ASIF
MUSA

AE(BP) H

Vijay
Shankarra
o Tawde
EE(BP) H Ward

Description of Proposal & Property

PROPOSED RESI. BLDG. ON SUB PLOT BEARING ON C.T.S. No.E/323A OF VILLAGE
BANDRA AT 14TH ROAD, KHAR (WEST), MUMBAI.

Name of Owner

M/s. JASANI REALTY PVT LTD. C.A TO OWNERS
23.MORVI HOUSE, 28/30 GOA STREET,
BALLARD ESTATE, MUMBAI - 400 038.UDAY
INDUKUMAR
JASANIDigitally signed by UDAY
INDUKUMAR JASANI
Date: 2023.05.19
11:22:50 +05'30'

Date	Scale	Job No-	Drawn By	Checked By	Sign.
13-05-23	1: 100		BALI		
North line		Sign, Name & Address of Architect			
		C.L PRADHAN Architect & Project Consultant C/411, Siddhi Society, MHADA Colony, Off Eastern Express Highway, Mulund(E) Mumbai 400 081.			
		CHARUDA TT LAXMAN PRADHAN			



THIS CANCELS APPROVAL TO THE PERVIOUS PLANS U/NO.CE/ 2739 / WS/ AH DATED 15/07/2022

THIS PLAN IS DIGITALLY SIGNED

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER U/NO.CE/ 2739 / WS/ AH DATED 22.05.2023

PRASHANT PRABHAKAR LOHARE

SE(BP) H/WC

SHAIKH ASIF MUSA

AE(BP) H

Vijay Shankarrao Tawde

EE(BP) H Ward

Description of Proposal & Property

PROPOSED RESI. BLDG. ON SUB PLOT BEARING ON C.T.S. No.E/323A OF VILLAGE BANDRA AT 14TH ROAD, KHAR (WEST), MUMBAI.

Name of Owner

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23,MORVI HOUSE, 28/30 GOA STREET,
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UDAY INDUKUMAR JASANI

Digitally signed by UDAY INDUKUMAR JASANI
Date: 2023.05.19 11:23:20 +05'30'

Date	Scale	Job No-	Drawn By	Checked By	Sign.
13-05-23	1: 100		BALI		

North line

Sign, Name & Address of Architect

C.L PRADHAN

Architect & Project Consultant

C/411, Siddhi Society, MHADA Colony,
Off Eastern Express Highway, Mulund(E)
Mumbai 400 081.

CHARUDA TT LAXMAN PRADHAN

Digitally signed by CHARUDA TT LAXMAN PRADHAN
Date: 2023.05.19 11:23:20 +05'30'