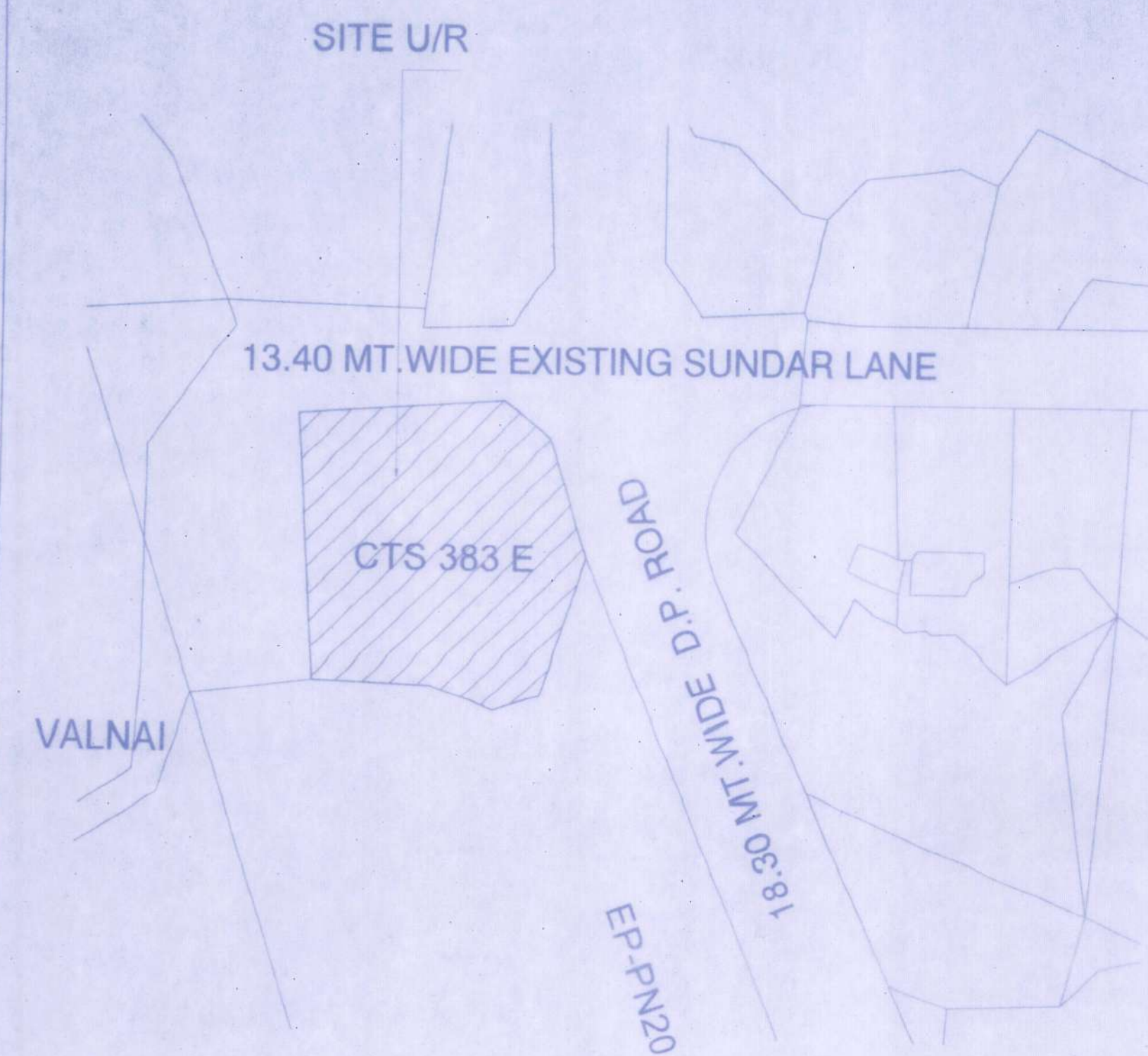
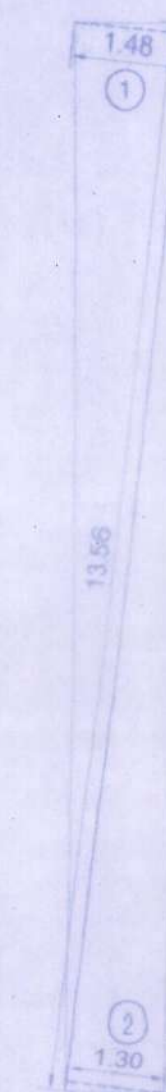


FILE NO.:

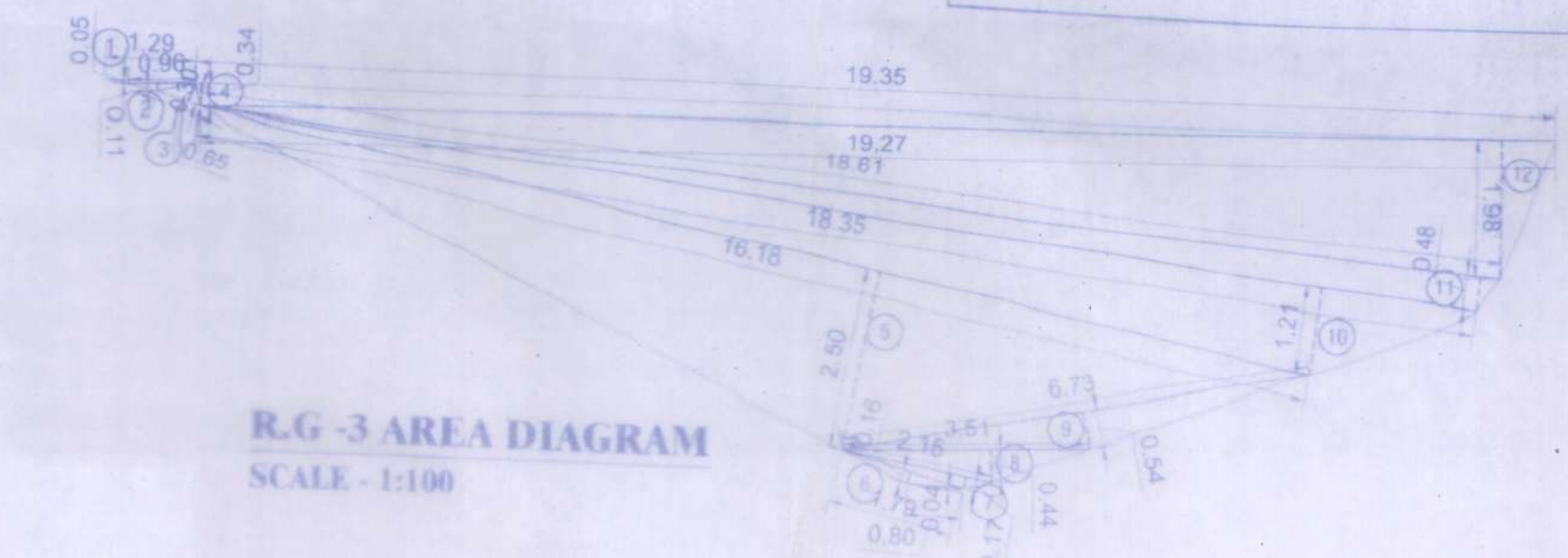
LOCATION PLAN
SCALE - 1:4000R.G-1 AREA DIAGRAM
SCALE - 1:100

	a	b	c	e=	a x b x c
	MT.	MT.			SQ.MT.
1	1.48	13.56	0.50		10.03
2	1.30	13.56	0.50		8.81
TOTAL AREA FOR LOS-1					18.85

R.G-2 AREA DIAGRAM
SCALE - 1:100

	a	b	c	e=	a x b x c
	MT.	MT.			SQ.MT.
1	1.39	4.21	0.50		2.93
2	0.45	4.36	0.50		0.98
3	1.74	4.36	0.50		3.79
4	3.80	1.17	0.50		2.22
5	3.80	1.14	0.50		2.17
6	9.74	3.50	0.50		17.05
7	9.74	2.84	0.50		13.83
8	6.32	2.65	0.50		8.37
9	6.28	1.28	0.50		4.01
10	3.32	0.42	0.50		0.70
11	2.79	0.28	0.50		0.39
12	2.14	0.14	0.50		0.15
13	1.46	0.06	0.50		0.04
14	6.32	0.16	0.50		0.51
TOTAL AREA FOR LOS-2					57.13

REQUIRED R.G. AREA ON PLOT (1698 TO X 9%)	135.90	SQ.MT.
PROPOSED R.G. AREA	197.24	SQ.MT.

R.G-3 AREA DIAGRAM
SCALE - 1:100

	a	b	c	e=	a x b x c
	MT.	MT.			SQ.MT.
1	1.29	0.05	0.50		0.03
2	0.96	0.11	0.50		0.05
3	0.65	0.30	0.50		0.10
4	0.34	19.35	0.50		3.29
5	2.50	16.18	0.50		20.23
6	1.70	0.16	0.50		0.14
7	2.15	0.17	0.50		0.18
8	3.51	0.44	0.50		0.77
9	6.73	0.54	0.50		1.82
10	18.35	1.21	0.50		11.10
11	19.61	0.48	0.50		4.47
12	19.27	1.98	0.50		19.08
TOTAL AREA FOR LOS-2					61.26

	a	b	c	e=	a x b x c
	MT.	MT.			SQ.MT.
1	0.73	31.82	0.50		11.61
2	5.95	41.07	0.50		122.18
3	2.06	34.97	0.50		36.02
4	2.50	37.98	0.50		47.48
5	3.30	41.07	0.50		67.77
6	3.64	41.51	0.50		75.55
7	7.97	45.94	0.50		183.07
8	10.45	45.94	0.50		240.04
9	6.60	43.65	0.50		144.05
10	0.14	2.07	0.57		0.19
11	2.06	43.65	0.50		44.96
12	5.56	43.05	0.50		119.68
13	8.67	44.43	0.50		192.60
14	3.68	44.43	0.50		81.75
15	3.36	0.34	0.50		0.57
16	2.87	0.31	0.66		0.59
17	3.71	0.29	0.50		0.54
18	0.78	5.49	0.50		2.14
19	3.86	40.52	0.50		78.20
20	1.48	28.12	0.50		20.81
21	2.71	16.10	0.50		21.82
22	0.10	1.19	0.50		0.06
23	0.29	5.84	0.50		0.85
24	10.11	26.01	0.50		131.48
25	1.36	16.84	0.50		11.45
26	0.48	15.57	0.50		3.74
27	0.15	15.04	0.50		1.13
28	3.64	32.08	0.50		58.39
TOTAL PLOT AREA					1698.70

FLOORS	NET CONSTRUCTION AREA	PROPOSED REFUGE AREA	FREE OF FSI AREA (E.D. F.D. METER RM. ENTRANCE LOBBY, SLOPING TERRACE ETC.)	STAIRCASE AREA (FREE OF FSI)	LIFT WELL AREA	SOCIETY OFFICE/FITNESS CENTER	BUILT-UP AREA PROPOSED	EXCESS METER ROOM/COLUMN REFUGE AREA	NET BUILT-UP AREA PROPOSED
GROUND	548.05	0.00	0.00	12.56	0.00	0.00	535.49	0.00	535.49
1st	713.07	0.00	0.00	0.00	0.00	0.00	713.07	0.00	713.07
COMMERCIAL AREA	1261.12	0.00	0.00	12.56	0.00	0.00	1248.56	0.00	1248.56
2nd podium	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3rd podium	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4th podium	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5th	646.85	0.00	0.00	170.35	0.00	23.02	23.02	0.00	23.02
6th (Refuge)	646.85	150.89	0.00	122.92	47.43	0.00	476.50	0.00	476.50
7th	646.85	0.00	0.00	122.92	47.43	0.00	325.61	21.99	347.60
8th	648.07	0.00	0.00	122.92	47.43	0.00	476.50	0.00	476.50
9th	648.07	0.00	0.00	122.92	47.43	0.00	477.72	0.00	477.72
10th	658.69	0.00	0.00	122.92	47.43	0.00	477.72	0.00	477.72
11th	658.69	0.00	0.00	122.92	47.43	0.00	488.34	0.00	488.34
12th	658.69	0.00	0.00	122.92	47.43	0.00	488.34	0.00	488.34
13th (Refuge)	658.69	151.91	0.00	122.92	47.43	0.00	488.34	0.00	488.34
14th	658.69	0.00	0.00	122.92	47.43	0.00	336.43	45.47	381.90
15th	678.97	0.00	0.00	122.92	47.43	0.00	488.34	0.00	488.34
16th	678.97	0.00	0.00	122.92	47.43	0.00	508.62	0.00	508.62
17th	678.97	0.00	0.00	122.92	47.43	0.00	508.62	0.00	508.62
18th	482.55	0.00	0.00	124.78	47.43	0.00	310.34	0.00	310.34
RESIDUAL AREA	9049.60	302.80	0.00	1770.17	616.59	23.02	6337.02	67.46	6450.52
TOTAL AREA	10310.72	302.80	0.00	1782.73	616.59	0.00	7585.58	67.46	7699.08

FLOOR	FLAT No. 1 BELOW 45 SQ.MT.	FLAT No. 2 BELOW 45 SQ.MT.	FLAT No. 3 BELOW 45 SQ.MT.	FLAT No. 4 BELOW 45 SQ.MT.	FLAT No. 5 BELOW 45 SQ.MT.	FLAT No. 6 BELOW 45 SQ.MT.	TOTAL NO. OF TENANT	SOCIETY OFFICE
5th	1	1	1	1	1	1	6.00	---
6th (Refuge)	1	1	1	1	1	1	4.00	---
7th	1	1	1	1	1	1	6.00	---
8th	1	1	1	1	1	1	6.00	---
9th	1	1	1	1	1	1	6.00	---
10th	1	1	1	1	1	1	6.00	---
11th	1	1	1	1	1	1	6.00	---
12th	1	1	1	1	1	1	6.00	---
13th (Refuge)	1	1	1	1	1	1	4.00	---
14th	1	1	1	1	1	1	6.00	---
15th	1	1	1	1	1	1	6.00	---
16th	1	1	1	1	1	1	6.00	---
17th	1	1	1	1	1	1	6.00	---
18th	1	1	1	1	1	1	6.00	---
TOTAL	14.00	14.00	14.00	14.00	12.00	12.00	80.00	0

FLOOR	FLAT No. 1 BELOW 45 SQ.MT.	FLAT No. 2 BELOW 45 SQ.MT.	FLAT No. 3 BELOW 45 SQ.MT.	FLAT No. 4 BELOW 45 SQ.MT.	FLAT No. 5 BELOW 45 SQ.MT.	FLAT No. 6 BELOW 45 SQ.MT.	TOTAL NO. OF TENANT	SOCIETY OFFICE
5th	1	1	1	1	1	1	6.00	---
6th (Refuge)	1	1	1	1	1	1	4.00	---
7th	1	1	1	1	1	1	6.00	---
8th	1	1	1	1	1	1	6.00	---
9th	1	1	1	1	1	1	6.00	---
10th	1	1	1	1	1	1	6.00	---
11th	1	1	1	1	1	1	6.00	---
12th	1	1	1	1	1	1	6.00	---
13th (Refuge)	1	1	1	1	1	1	4.00	---
14th	1	1	1	1	1	1	6.00	---
15th	1	1	1	1	1	1	6.00	---
16th	1	1	1	1	1	1	6.00	---
17th	1	1	1	1	1	1	6.00	---
18th	1	1	1	1	1	1	6.00	---
TOTAL	12.00	12.00	12.00	12.00	12.00	12.00	72.00	0

PLOT AREA DIAGRAM
SCALE - 1:200

Sr. No.	Description	Area in sq.mt.
1.	Plot area	1698.70
2.	Deduction for	
i.	Less DP/Set back area	0.00
ii.	Any reservation	---
iii.	Total deduction (i+ii)	0.00
3.	Balance plot area	1698.70
4.	Abutting road width	18.30
5.	Protected FSI	2594.19
6.	BUILT UP AREA PERMISSIBLE	6794.80
7.	Max. FSI permissible on plot:	
	ZOLAN FSI	1.00
	PTC BUA	1.50
	INCENTIVE SALE BUA	1.50
	Total	4.00
8.	Max. FSI permissible on plot:	
	1698.70	2548.05
	2548.05	2548.05
9.	Total Built up Area Proposed	
	2594.19	2100.31
	(-2100.31)	(-2100.31)
	2594.19	0.00
	4200.62	6794.81
10.	Sale Component Permissible	6794.81
11.	Existing tenants free Fungibility 35%	907.97
12.	Sale BUA Permissible including Fungible	7702.78
13.	Sale BUA Proposed including fungible	7699.08
14.	No. of PTC Tenements (including amenities)	NIL.

PROFORMA - B

CONTENTS OF SHEET

BUILT UP AREA SUMMARY, TENEMENTS STATEMENT, PLOT AREA DIAGRAM & CALCULATION LOCATION PLAN.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED LOI FOR S.R. SCHEME ON PLOT BEARING CTS NO. 383/E UNDER REGULATION 33(1) OF DCPR 2034 ON VALNAI VILAGE, TALUKA BORIVALI IN P/N WARD AT SUNDAR LANE, MALAD (WEST), MUMBAI.

JOB No. DRG. No. SCALE DATE REV. DRAWING BY CHECKED BY

NORTH NAME, ADDRESS OF OWNER / C.A. TO OWNER/LESSEE SIGN, NAME OF OWNER / C.A. TO OWNER / LESSEE

M/S. SHREEJI CONSTRUCTION For Shreeji Construction Partner

NAME, ADDRESS OF ARCHITECT SIGN OF ARCHITECT

BHAGYARATNA PAWAR, AR. NO. - CA/2021/151881

RUDRA REALTY

1st Floor, Office No. 46/2247 Suprabhat CHS. MIG Road, Gandhi Nagar, Bandra (E) Mumbai - 400051

STAMP OF APPROVAL PLAN

Approved Subject to the condition

Mentioned in this office permission

Letter No. SBA/ENG/INT/10234/20240805/AP

Dt. 12.12.2024