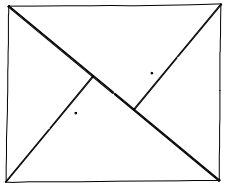
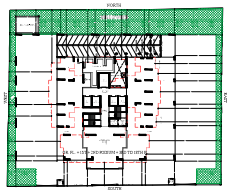


PLOT AREA DIAGRAM
SCALE 1:500



BLOCK PLAN
SCALE 1:500

SITE UNDER REFERENCE

LOCATION PLAN
SCALE 1:4000

PLOT AREA CALUTLATION					
1	102 X 37.01 X 38.95 X 1.00	=	1469.16	SQ.MT.	
2	102 X 37.01 X 38.04 X 1.00	=	1407.83	SQ.MT.	
	TOTAL AREA(1+2)	=	2877.00	SQ.MT.	
	SAY	=	2878.00	SQ.MT.	

BUILT - UP AREA SUMMARY				
FLOOR	GROSS BUA AREA	LESS STAIRCASE AREA	LESS PREMIUM AREA	TOTAL NET BUA AREA
	1	2	3	4=(1-2-3)
GROUND FLOOR	0	0		
1ST FLOOR	0	0		
2ND FLOOR	0	0		
3RD FLOOR	538.87	541.81		1338.68
4TH FLOOR	641.87	545.75		896.12
5TH FLOOR	641.87	545.75		896.12
6TH FLOOR	641.87	545.75		896.12
7TH FLOOR	699.19	549.91	169.78	979.58
8TH FLOOR	661.07	545.75		915.32
9TH FLOOR	661.07	545.75		915.32
10TH FLOOR	670.60	545.75		929.85
11TH FLOOR	688.77	545.75		943.52
12TH FLOOR	697.86	545.75		952.11
13TH FLOOR	711.93	545.75		966.18
14TH FLOOR	724.77	545.75	139.99	988.46
15TH FLOOR	738.86	545.75		973.38
16TH FLOOR	738.86	545.75		973.38
17TH FLOOR	738.86	545.75		973.38
18TH FLOOR	738.86	545.75		973.38
TOTAL	10589.68	7325.18	284.43	13819.93
TOTAL BUILT UP AREA				13819.93

STAIRCASE AREA BY CHARGING PREMIUM			
FLOOR	STAIRCASE AREA	LESS LIFT VOID	TOTAL STAIRCASE AREA BY CHARGING PREMIUM
	1	2	4=(1-2=3)
GROUND FLOOR			
1ST FLOOR			
2ND FLOOR			
3RD FLOOR	541.81	-	541.81
4TH FLOOR	545.75	38.88	507.87
5TH FLOOR	545.75	38.88	507.87
6TH FLOOR	545.75	38.88	507.87
7TH FLOOR	549.91	38.88	511.03
8TH FLOOR	545.75	38.88	507.87
9TH FLOOR	545.75	38.88	507.87
10TH FLOOR	545.75	38.88	507.87
11TH FLOOR	545.75	38.88	507.87
12TH FLOOR	545.75	38.88	507.87
13TH FLOOR	545.75	38.88	507.87
14TH FLOOR	545.75	38.88	507.87
15TH FLOOR	545.75	38.88	507.87
16TH FLOOR	545.75	38.88	507.87
17TH FLOOR	545.75	38.88	507.87
18TH FLOOR	545.75	38.88	507.87
TOTAL	7325.18	375.70	7149.48
TOTAL STAIRCASE AREA BY CHARGING PREMIUM			7149.48

CAR PARKING AREA STATEMENT			
CARPET AREA IN SQ.MT	NO OF PLATS	PARKING PRESCRIBED AS PER D.C.R	PARKING REQUIRED
50 TO 12.00 SQ.MT	0	1 PARKING / 1 TENEMENT	0.00
40 TO 60 SQ.MT	12	1 PARKING / 1 TENEMENT	6.00
60 TO 90 SQ.MT	93	1 PARKING / 1 TENEMENT	93.00
ABOVE 90 SQ.MT	19	2 PARKING / 1 TENEMENT	38.00
TOTAL	124		137.00
10% ADDITIONAL PARKING FOR VISITORS (SEE1)			10.96
TOTAL PARKING REQD			147.96
SAY			148
ADDITIONAL 15 MECH CAR PARKING PROVIDED ON THE MECH. CAR AT PER Reg. No. 31(3)(c)			22
PROPOSED PARKING			142

CAR PARKING AREA STATEMENT			
FLOORS	BIG CAR PARKING	SMALL CAR PARKING	TOTAL PARKING
GROUND FLOOR	60	4	64
1ST PODIUM FLOOR	38	18	56
2ND PODIUM FLOOR	38	18	40
TOTAL	136	38	142
TOTAL REQUIRED PARKING			120
TOTAL PROPOSED PARKING			142

RERA CARPET AREA STATEMENT			
RESIDENTIAL			
FLOOR	FLAT NO	AREA	TENEMENTS
3RD TO 7TH FLOOR	1	78.00	5 NOS.
8TH TO 10TH FLOOR	1	85.71	3 NOS.
11TH & 12TH FLOOR	1	89.40	2 NOS.
13TH TO 18TH FLOOR	1	93.18	6 NOS.
3RD TO 7TH FLOOR	2	78.00	5 NOS.
8TH TO 10TH FLOOR	2	85.71	3 NOS.
11TH & 12TH FLOOR	2	89.40	2 NOS.
13TH & 15TH TO 18TH FLOOR	2	93.18	5 NOS.
3RD TO 6TH & 8TH TO 10TH FLOOR	3	61.70	6 NOS.
11TH TO 13TH FLOOR	3	64.71	3 NOS.
14TH TO 18TH FLOOR	3	65.26	5 NOS.
7TH TO 6TH, 8TH & 9TH FLOOR	4	52.00	5 NOS.
10TH TO 13TH FLOOR	4	61.00	4 NOS.
14TH TO 18TH FLOOR	4	62.12	5 NOS.
7TH TO 10TH FLOOR	5	63.33	15 NOS.
11TH TO 13TH FLOOR	6	59.35	7 NOS.
11TH FLOOR	6	63.14	1 NO.
12TH TO 18TH FLOOR	6	63.09	7 NOS.
11TH TO 13TH FLOOR	7	61.70	7 NOS.
11TH FLOOR	7	64.71	1 NO.
12TH TO 18TH FLOOR	7	67.10	7 NOS.
			104 NOS.

FORM - I		SQ.MT.
A	AREA STATEMENT	
1	AREA OF THE PLOT AS PER P.R. CARD	2970.00
	a) AREA OF RESERVATION IN PLOT	0.00
	b) AREA OF ROAD SET BACK	0.00
	c) AREA OF D P ROAD	0.00
2	DEDUCTIONS FOR :	
	A) FOR RESERVATION/ROAD AREA	
	a) ROAD SET BACK AREA TO BE HANDED OVER (100%) (REGULATION NO 16)	
	b) PROPOSED D P ROAD TO BE HANDED OVER (100%) REGULATION NO 16)	
	c) RESERVATION AREA(PLOT) TO BE BE HANDED OVER(100%) (REGULATION NO 17)	
	TOTAL AREA UNDER ROAD/RESERVATION	
	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 15	
	d) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 35	
	TOTAL AMENITY AREA	
	C) DEDUCTION FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY/-LAND COMPONENT OF EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	
3	TOTAL DEDUCTION :(2(A)+2(B)+2(C)+2(D)	0.00
4	BALANCE AREA OF THE PLOT(1)-(3)	2970.00
5	PROPOSED AREA UNDER DEVELOPMENT AS PER SER. NO. 4 ABOVE	2970.00
6	ZONAL (BASIC) FS(0.50 OR 0.75 OR 1 OR 1.33) .	1.00
7	PERMISSIBLE BUILT UP AREA AS PER ZONAL(BASIC) FSI (5X6)	2970.00
8	BUILT UP EQUAL TO AREA OF LAND HANDED OVER AS PER REG. 30(A). PERMISSIBAL OVER AND ABOVE PERMISSIBAL BUA ON REMAINING/BALANCE PLOT ie. (50.00 SQ.MT. SET BACK x 2 TIMES CLAIMED AS PER THE UD CLARIFICATION DATED 24.11.2021 WITHIN LIMIT OF 1.25 TIMES OF TOTAL FSI(2.0)	0.00
9	INCENTIVE ADDITIONAL BUA OF 10 SQ.MTR X 50 TENENTS = 500.00 SQ.MTR.	500.00
10	PERMISSIBLE FSI AVAILABLE BY ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER TABLE NO. 12 OF REGULATION NO. 30 (A) ON BALANCE PLOT (0.50 X 2970 = 1485.00 SQ.MT.)	1485.00
11	BUA DUE TO ADMISSIBALE TDR AS PER TABLE 12 OF REGULATION NO. 30 (A) & 32 ON BALANCE PLOT	
	ADMISSIBLE TDR AS PER ROAD WIDTH OF 9.15 MTR. (0.50 X 2970.00 = 1485.00 SQ.MT.)	
	i) SLUM TDR 20% X 1485 = 297.00 SQ.MT.	985.00
	ii) GENERAL TDR 80% X 1485= 1188.00 - 500.00 = 688.00 SQ.MT.	
12	PERMISSIBLE FSI AS PER REG.30(A)(1) (1.00 PLOT POTENTIAL + 0.50 ADDITIONAL FSI + 0.50 TDR)	2.00
13	TOTAL PERMISSIBLE BUILT UP AREA (7+ 8+9+10+11) ABOVE	5940.00
14	TOTAL PROPOSED BUILT UP AREA OF BUILDING	5940.00
15	F.S.I. CONSUMED ON NET HOLDING = 14/5	2.00
B	DETAILS OF RESIDENTIAL / NON-RESIDENTIAL AREA	
1	PURELY RESIDENTIAL BUILT UP AREA	5940.00
2	REMAINING NON-RESIDENTIAL BUILT UP AREA	0.00
3	TOTAL PERMISSIBLE BUILT UP AREA	5940.00
C	DETAILS OF FSI AVAILED AS PER REG. NO. 31(3) OF DCPR 2034	
1	PERMISSIBLE FUNGIBLE BUILT UP AREA COMPONENT PROPOSED FOR PURELY RESI. = (5940.00 X 0.35)	2079.00
2	PERMISSIBLE FUNGIBLE BUILT UP AREA COMPONENT PROPOSED FOR PURELY NON RESI. = (0 X 0.35)	0.00
3	TOTAL PERMISSIBLE FUNGIBLE BUILT UP AREA (C1+C2)	2079.00
4	TOTAL PROPOSED FUNGIBLE BUILT UP AREA	2075.95
5	TOTAL FUNGIBLE BUILT UP AREA W/O CHARGING PREMIUM (Exist. RESI.) (2520.10 X 0.35)	882.04
6	TOTAL FUNGIBLE BUILT UP AREA W/O CHARGING PREMIUM (Exist. NON RESI.) (0.00 X 0.35)	0.00
7	TOTAL FUNGIBLE BUILT UP AREA BY CHARGING PREMIUM (RESI.)	1193.91
8	FUNGIBLE BUILT UP AREA BY CHARGING PREMIUM (NON RESI.)	0.00
9	TOTAL GROSS BUILT UP AREA PERMISSIBLE = (13 + C3)	8019.00
10	TOTAL GROSS BUILT UP AREA PROPOSED = (14 + C4)	8015.95
D	DETAILS OF TENAMENT STATEMENT AS PER REG. NO. 31(3) OF DCPR 2034	
1	PROP. AREA (ITEM C -9 ABOVE)	8015.95
2	LESS DEDUCTION OF NON RESI. AREA(SHOP&Etc)	0.00
3	AREA OF TENEMENTS.	8015.95
4	TENEMENTS PERMISSIBLE (450/HECTARE)	360.72
5	TENEMENTS EXISTING	50.00
6	TENEMENTS PROPOSED	54.00
7	TOTAL TENEMENTS (5+6)	104.00
E	DETAILS OFPARKING STATEMENT AS PER REG. NO. 31(3) OF DCPR 2034	
1	TOTAL PARKING REQUIRED BY REGULATIONS	
	OUTSIDERS (VISITORS)	
2	SHOPS	
3	TOTAL PARKING EXISTING	
4	TOTAL PARKING REQUIRED	120.00
5	TOTAL PARKING PROVIDED	142.00
F	LOADING & UNLOADING STATEMENT	
1	LOADING & UNLOADING REQUIRED	N/A

NORTH

REQUIRED LOS = 594.00 SQ.MT.
PROPOSED LOS = 595.52 SQ.MT.

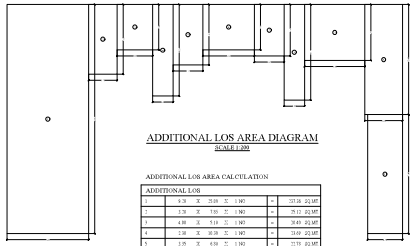
WEST

EAST

SOUTH

9.15 M. CONVENT AVE ROAD

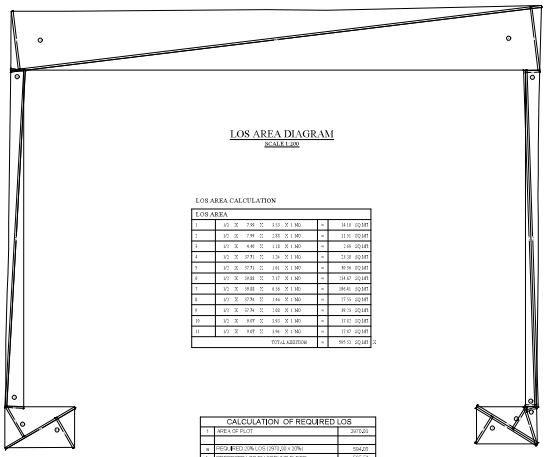
GROUND FLOOR PLAN
SCALE 1:100



ADDITIONAL LOS AREA DIAGRAM
SCALE 1:200

ADDITIONAL LOS AREA CALCULATION

ADDITIONAL LOS					
1	9.35 X 25.06 X 1.00	=	233.86	SQ.MT.	
2	3.28 X 3.00 X 1.00	=	9.83	SQ.MT.	
3	4.00 X 5.18 X 1.00	=	20.69	SQ.MT.	
4	2.00 X 10.28 X 1.00	=	20.57	SQ.MT.	
5	3.05 X 6.00 X 1.00	=	18.33	SQ.MT.	
6	3.00 X 5.18 X 1.00	=	15.54	SQ.MT.	
7	3.00 X 5.00 X 1.00	=	15.00	SQ.MT.	
8	2.38 X 10.75 X 1.00	=	25.57	SQ.MT.	
9	4.00 X 6.00 X 1.00	=	24.00	SQ.MT.	
10	4.17 X 11.40 X 1.00	=	47.53	SQ.MT.	
11	2.87 X 11.40 X 1.00	=	32.72	SQ.MT.	
	TOTAL ADDITION	=	506.79	SQ.MT.	X



LOS AREA DIAGRAM
SCALE 1:200

LOS AREA CALCULATION

LOS AREA					
1	1.72 X 7.98 X 3.13 X 1.00	=	44.14	SQ.MT.	
2	1.72 X 7.98 X 2.88 X 1.00	=	41.31	SQ.MT.	
3	1.72 X 6.48 X 1.13 X 1.00	=	12.48	SQ.MT.	
4	1.72 X 10.75 X 1.36 X 1.00	=	25.18	SQ.MT.	
5	1.72 X 10.75 X 1.41 X 1.00	=	26.06	SQ.MT.	
6	1.72 X 14.64 X 3.17 X 1.00	=	79.87	SQ.MT.	
7	1.72 X 14.64 X 4.58 X 1.00	=	115.36	SQ.MT.	
8	1.72 X 10.75 X 1.66 X 1.00	=	30.61	SQ.MT.	
9	1.72 X 10.75 X 1.68 X 1.00	=	30.97	SQ.MT.	
10	1.72 X 8.07 X 3.50 X 1.00	=	48.82	SQ.MT.	
11	1.72 X 8.07 X 1.96 X 1.00	=	27.32	SQ.MT.	
	TOTAL ADDITION	=	595.52	SQ.MT.	X

CALCULATION OF REQUIRED LOS		
1	AREA OF PLOT	2970.00
a	REQUIRED 20% LOS (2970.00 x 20%)	594.00
b	PROPOSED LOS ON GROUND FLOOR	595.52
c	ADDITIONAL LOS PROPOSED ON PODIUM FLOOR	506.79

CERTIFICATE OF PLOT AREA :

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT. AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT EXISTED ON THE PLANE AND AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 2970.00 AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD.

Jinish Narendra Soni — Digitally signed by Jinish Narendra Soni, Date: 2024.08.09 12:24:45 +05'30'

SIGNATURE OF LICENCED SURVEYOR

FORM - II

CONTENTS OF SHEET	BLOCK PLAN, LOCATION PLAN & PLOT AREA DIAGRAM & CALCULATION, LOS AREA DIAGRAM & CALCULATION, GROUND FLOOR PLAN, BUA SUMMARY, PARKING STATEMENT & RERA CARPET STATEMENT
DESCRIPTION OF PROP / PROPERTY	PROPOSED REDEVELOPMENT OF EXISTING SOCIETY BUILDERS KNOWN AS DASWANI CHS LOCATED ON PLOT BEARING CTS NO. 831/13 OF VILLAGE AMBIVALI AT CONVENT ROAD, ANDHERI (W), MUMBAI- 400053.
NAME, ADD & SIGNATURE OF OWNER / DEVELOPER	M/S. DISHA CONSTRUCTION C/o. TO DASWANI C.H.S.L. SQUARE ONE, 2ND FLOOR, NEXT TO HDFC & IDBC FIRST BANK, GULMOHAR ROAD, JUHU, MUMBAI - 400 049. Chirag Mahendra Shah — Digitally signed by Chirag Mahendra Shah, Date: 2024.08.09 13:02:31 +05'30' — OWNER/DEVELOPER
NAME, ADD & SIGNATURE OF LICENSED SURVEYOR	XDIMENSIONAL CONSULTANTS LLP, HUNTSOVN SOLABIS, 3304, 17TH FLOOR, PLOT N.5, PHASE II, GOLDEN NAGAR, ANDHERI(EAST), MUMBAI-400047. Jinish Narendra Soni — Digitally signed by Jinish Narendra Soni, Date: 2024.08.09 12:24:45 +05'30' — JINISH SONI (CA/2011/121111) — JIGAR NAGDA (CA/2010/121111)

THIS PLAN IS APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE ACCOMPANYING OFFICE LETTER UNDER FILE No. P-20848 / 2024 (831/13) / K/W Ward / AMBIVALI SIGNED ON EVEN DATE 14.08.2024

SHAILESH SHRIRAM RAHOKADE	RAMESH KALPNATH YADAV	RAJENDRA HILAL PAGAR
S.E. (B.P.) K/W-S.W.	A.E.(B.P.) K/W-WN	E.E. (B.P.) K/W-Ward

NORTH	JOB NO	SCALE	DATE
	1	1:100	09-08-2024
	DRAWN BY: VIRAJ	SHEET NO.	1/9