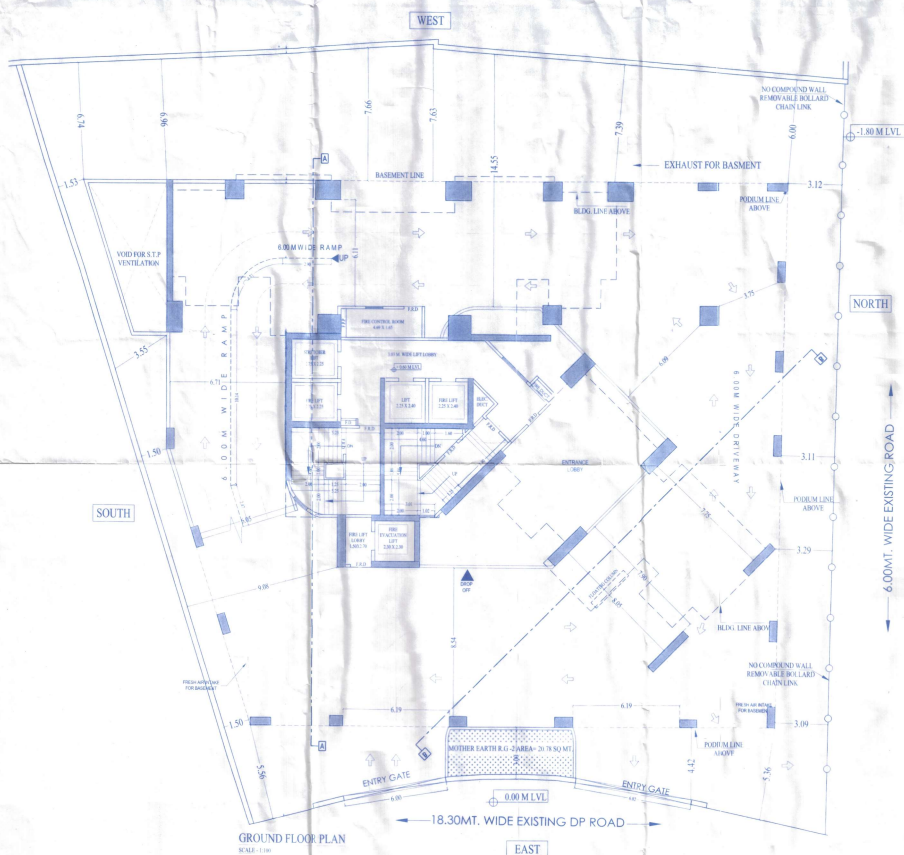


GROUND FLOOR PLAN
SCALE - 1:100

BUILT UP AREA STATEMENT

FLOOR	CONSTRUCTED AREA	STAIRCASE, LIFT & LIFT LOBBY AREA	FITNESS CENTER AREA	REFUGE AREA	PODIUM AREA	BUILT UP AREA OF SALE [A]	AREA COUNTED IN FUNGIBLE [B]	COLUMN AREA COUNTED IN FUNGIBLE [C]	PROPOSE BUILT UP AREA WITH FUNGIBLE [D] = A + B + C
BASEMENT FLOOR	356.68	162.86	0.00	0.00	193.82	0.000	0.00	0.00	0.00
LOWER GROUND	1015.37	162.86	0.00	0.00	852.51	0.00	0.00	0.00	0.00
GROUND	365.54	365.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1ST (PODIUM)	991.63	162.86	0.00	0.00	828.77	0.00	0.00	0.00	0.00
2ND (PODIUM)	991.63	162.86	0.00	0.00	828.77	0.00	0.00	0.00	0.00
3RD (PODIUM)	991.63	162.86	0.00	0.00	828.77	0.00	0.00	0.00	0.00
4TH (PODIUM)	991.63	162.86	0.00	0.00	828.77	0.00	0.00	0.00	0.00
5TH (PODIUM)	991.63	162.86	0.00	0.00	828.77	0.00	0.00	0.00	0.00
6TH (PODIUM)	991.63	162.86	0.00	0.00	828.77	0.00	0.00	0.00	0.00
7TH (AMENITIES) & (REFUGE) FLOOR	991.63	162.86	181.54	71.31	576.12	0.00	4.59	0.00	4.59
1ST FLOOR	431.59	162.86	0.00	0.00	0.00	268.73	0.00	9.43	278.16
2ND FLOOR	431.59	162.86	0.00	0.00	0.00	268.73	0.00	9.43	278.16
3RD FLOOR	437.84	162.86	0.00	0.00	0.00	274.98	0.00	8.85	283.83
4TH FLOOR	444.66	162.86	0.00	0.00	0.00	281.80	0.00	8.74	290.54
5TH FLOOR	444.66	162.86	0.00	0.00	0.00	281.80	0.00	8.74	290.54
6TH FLOOR	454.71	162.86	0.00	0.00	0.00	291.85	0.00	8.74	300.59
7TH (REFUGE) FLOOR	469.87	162.86	0.00	109.58	0.00	197.43	13.73	6.97	218.13
8TH FLOOR	479.62	162.86	0.00	0.00	0.00	316.76	0.00	6.97	323.73
9TH FLOOR	479.62	162.86	0.00	0.00	0.00	316.76	0.00	6.97	323.73
10TH FLOOR	552.16	162.86	0.00	0.00	0.00	389.30	0.00	4.40	393.70
11TH FLOOR	552.16	162.86	0.00	0.00	0.00	389.30	0.00	4.40	393.70
12TH FLOOR	552.16	162.86	0.00	0.00	0.00	389.30	0.00	4.40	393.70
13TH FLOOR	560.31	162.86	0.00	0.00	0.00	397.45	0.00	4.40	401.85
14TH (REFUGE) FLOOR	560.31	176.47	0.00	107.55	0.00	292.92	0.00	4.40	297.32
15TH FLOOR	560.31	162.86	0.00	0.00	0.00	397.45	0.00	4.40	401.85
16TH FLOOR	560.31	162.86	0.00	0.00	0.00	397.45	0.00	4.40	401.85
17TH FLOOR	560.31	162.86	0.00	0.00	0.00	397.45	0.00	4.40	401.85
18TH FLOOR	561.84	162.86	0.00	0.00	0.00	397.45	0.00	4.40	401.85
19TH FLOOR	561.84	162.86	0.00	0.00	0.00	397.45	0.00	4.40	401.85
20TH FLOOR	560.31	162.86	0.00	0.00	0.00	397.45	0.00	4.40	401.85
21TH (REFUGE) FLOOR	560.31	174.47	0.00	107.55	0.00	244.91	28.01 + 4.64	4.40	303.96
22TH FLOOR	560.31	162.86	0.00	0.00	0.00	0.00	397.45	4.40	401.85
23TH FLOOR	560.31	162.86	0.00	0.00	0.00	0.00	397.45	4.40	401.85
24TH FLOOR	560.31	162.86	0.00	0.00	0.00	0.00	397.45	4.40	401.85
25TH FLOOR	560.31	162.86	0.00	0.00	0.00	0.00	397.45	4.40	401.85
26TH FLOOR	560.31	162.86	0.00	0.00	0.00	0.00	397.45	4.40	401.85
27TH FLOOR	560.31	162.86	0.00	0.00	0.00	0.00	242.49	4.40	246.89
TOTAL	22817.35	6251.72	181.54	395.99	6595.07	7006.72	2282.71	154.04	9443.47
						7006.72		2436.75	9443.47

PERMISSIBLE BUILT UP AREA OF SALE - 7006.72 SQ.MT.
PERMISSIBLE FUNGIBLE BUILT UP AREA OF SALE - 2452.35 SQ.MT.
(7006.72 X 35%) = 2452.35 SQ.MT.
PROPOSED FUNGIBLE BUILT UP AREA OF SALE - 2436.75 SQ.MT.
PERMISSIBLE SALE AREA WITH FUNGIBLE BUILT UP AREA - 9459.47 SQ.MT.
PROPOSED SALE AREA WITH FUNGIBLE BUILT UP AREA - 9443.47 SQ.MT.
BALANCE SALE FUNGIBLE AREA - 15.80 SQ.MT.

TENEMENT STATEMENT

FLOOR	TENANT RESI.	TENANT COMM.	SALE RESI.	SALE COMM.	TOTAL
GROUND	0	0	0	0	0
1ST (PODIUM)	0	0	0	0	0
2ND (PODIUM)	0	0	0	0	0
3RD (PODIUM)	0	0	0	0	0
4TH (PODIUM)	0	0	0	0	0
5TH (PODIUM)	0	0	0	0	0
6TH (PODIUM)	0	0	0	0	0
7TH (PODIUM)	0	0	0	0	0
8TH (AMENITIES) (REFUGE) FLOOR	0	0	0	0	0
1ST	3	0	1	0	3
2ND	3	0	1	0	3
3RD	2	0	0	0	2
4TH	2	0	0	0	2
5TH	2	0	0	0	2
6TH	2	0	1	0	3
7TH (REFUGE)	2	0	1	0	3
8TH	2	0	0	0	2
9TH	2	0	0	0	2
10TH	2	0	0	0	2
11TH	2	0	0	0	2
12TH	2	0	0	0	2
13TH	0	0	2	0	2
14TH (REFUGE)	0	0	1	0	1
15TH	1	0	1	0	2
16TH	1	0	1	0	2
17TH	1	0	1	0	2
18TH	0	0	2	0	2
19TH	0	0	2	0	2
20TH	0	0	2	0	2
21TH (REFUGE)	0	0	1	0	1
22TH	0	0	2	0	2
23TH	0	0	2	0	2
24TH	0	0	2	0	2
25TH	0	0	2	0	2
26TH	0	0	2	0	2
27TH	0	0	1	0	1
TOTAL	29	0	25	0	54

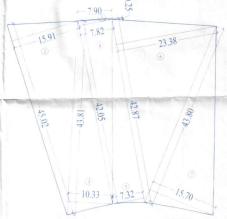
CAR PARKING STATEMENT AS PER DCPR 2034

SR. NO.	C.A. IN SQ.MTS.	PARKING PERMISSIBLE AS PER D.C. RULE	TOTAL FLATS	TOTAL PARKING REQUIRED	SAY
1	SHOP UP TO 80 SQ.MT.		0	0	0
2	SHOP 80 TO 500 SQ.MT.	1 FOR EVERY 4 T/U	0	0.00	0
3	BETWEEN 500 TO 1000 SQ.MT.	1 FOR EVERY 2 T/U	0	0.50	2.00
4	BETWEEN 1000 TO 2000 SQ.MT.	1 FOR EVERY 1 T/U	8	8.00	8.00
5	ABOVE 2000 SQ.MT.	2 FOR EVERY 1 T/U	43	86.00	86
		TOTAL	54	95.50	96.00
	ADDITIONAL PARKING REQUIRED FOR VISITORS 10% OF THE ABOVE (SUBJECT TO A MINIMUM OF 1)			9.60	10.00
	TOTAL PARKING REQUIRED FOR RESIDENTIAL			106.00	

* ADDITIONAL PARKING TO THE EXTENT OF 35% PARKING AS PER REG. 33(11)(V)B
* OF DCPR 2034
(106 X 35% = 37.10 SAY 37 NOS.)
* TOTAL PARKING REQUIRED FOR RESIDENTIAL (106 + 37) = 143 NO'S
* TOTAL REQUIRED PROPOSED = 143 NO'S

PARKING STATEMENT

NO.	CAR	BIC	SMALL CAR	TOTAL
1	BASEMENT (PHL) FLOOR	8	5	13
2	BASEMENT (LWL) FLOOR	4	5	9
3	GROUND FLOOR	0	0	0
4	1ST PODIUM	10	4	14
5	2ND PODIUM	10	4	14
6	3RD PODIUM	10	6	16
7	4TH PODIUM	10	6	16
8	5TH PODIUM	10	6	16
9	6TH PODIUM	10	6	16
10	7TH PODIUM	10	3	13
	TOTAL	82	42	124

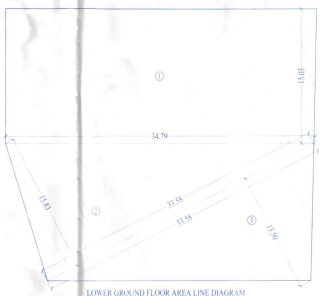


PLOT AREA TRIANGULATION
SCALE - 1:500

PLOT AREA CALCULATION

	A	B	D=A+B+C IN SQ.M
1	7.90	0.25	0.99
2	45.02	15.91	358.13
3	43.81	10.33	226.28
4	42.05	7.82	164.40
5	42.87	7.32	156.90
6	42.87	23.38	501.15
7	43.80	15.70	343.83
	TOTAL		1751.68

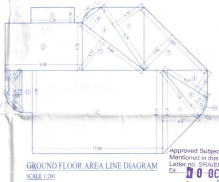
BASEMENT LEVEL -1 FLOOR PLAN
SCALE - 1:100



LOWER GROUND FLOOR AREA LINE DIAGRAM
SCALE - 1:200

CONSTRUCTED AREA CALCULATION

LOWER GROUND FLOOR							
1	34.79	X	15.03	X	1 NO	=	522.91 SQ.MT.
2	1/2 X	33.58	X	15.83	X 1 NO	=	265.79 SQ.MT.
3	1/2 X	33.58	X	13.50	X 1 NO	=	226.67 SQ.MT.
		TOTAL CONSTRUCTED AREA				=	1015.37 SQ.MT. X



GROUND FLOOR AREA LINE DIAGRAM
SCALE - 1:200

CONSTRUCTED AREA CALCULATION

GROUND FLOOR							
1	5.50	X	1.90	X	1 NO	=	10.45 SQ.MT.
2	9.58	X	5.76	X	1 NO	=	54.72 SQ.MT.
3	1/2 X	9.44	X	4.57	X 1 NO	=	21.57 SQ.MT.
4	1/2 X	9.44	X	2.88	X 1 NO	=	13.59 SQ.MT.
5	1/2 X	9.29	X	4.55	X 1 NO	=	20.31 SQ.MT.
6	2.9 X	2.06	X	0.56	X 1 NO	=	1.66 SQ.MT.
7	1/2 X	18.84	X	5.42	X 1 NO	=	25.51 SQ.MT.
8	1/2 X	9.17	X	2.87	X 1 NO	=	9.14 SQ.MT.
9	1/2 X	7.14	X	2.13	X 1 NO	=	7.57 SQ.MT.
10	2.5 X	2.41	X	0.24	X 1 NO	=	0.59 SQ.MT.
11	1/2 X	10.08	X	4.47	X 1 NO	=	22.51 SQ.MT.
12	15.84	X	10.08	X	1 NO	=	159.67 SQ.MT.
13	1.25	X	5.08	X	1 NO	=	6.36 SQ.MT.
14	1/2 X	5.13	X	2.16	X 1 NO	=	5.54 SQ.MT.
15	1/2 X	3.65	X	1.19	X 1 NO	=	3.18 SQ.MT.
16	1/2 X	3.67	X	0.45	X 1 NO	=	0.86 SQ.MT.
		TOTAL CONSTRUCTED AREA				=	367.54 SQ.MT. X

FORM - I

AREA STATEMENT

			SQ. MT.
1		AREA OF THE PLOT	1751.68
2		DEDUCTION FOR	
a		ROAD SET BACK AREA	NIL
b		PROPOSED ROAD	NIL
c		ANY RESERVATION	NIL
		TOTAL (A+B+C)	NIL
3		NET AREA OF THE PLOT (3-4)	1751.68
4		ADDITIONS FOR FLOOR SPACE INDEX	- - - -
		20(a) 100%	- - - -
		20(b) 100%	- - - -
5		TOTAL AREA (5+6)	1751.68
6		FLOOR SPACE INDEX PERMISSIBLE	4.00
7		PERMISSIBLE FLOOR AREA (7x8) = 9	7006.72
8		PROPOSED AREA	7006.72
	a	PTC AREA 2946.50 PTC TRANSFERRED TO SCHEME-II i.e.SEWREE KOLIWADA	
	b	SALE AREA TRANSFERRED 2946.50 BROUGHT FROM SCHEME-I i.e.SEWREE KOLIWADA	0.00
9		TOTAL BUA PERMISSIBLE	7006.72
10		TOTAL BUA PROPOSED	7006.72
11		SALE FUNGIBLE PERMISSIBLE (7006.72 X 35%)	2452.35
		SALE FUNGIBLE PROPOSED	2436.75
	a	FUNGIBLE COMPENSATORY FSI AVAILED WITHOUT CHARGING PREMIUM (EXISTING AREA = 2345.47 SQ.MTR) X 35%	820.91
	b	FUNGIBLE COMPENSATORY FSI BY CHARGING PREMIUM	1615.84
12		TOTAL PERMISSIBLE SALE AREA WITH FUNGIBLE	9459.47
13		TOTAL PROPOSED SALE AREA WITH FUNGIBLE	9443.67
14		BALANCE AREA	15.80

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON ..... AND THAT THE DIMENSIONS OF THE PLOT ARE AS ABOVE. THE PLAN ABE AS HEADED BELOW IS THE RESULT AND THAT THE AREA STATED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLOT AREA WITHIN THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP.

SIGNATURE OF ARCHITECT

PROFORMA - B

CONTENTS OF THE SHEET

GROUND FLOOR PLAN, LOCATION PLAN & BLOCK PLAN, BUILT UP AREA SUMMARY, PARKING STATEMENT, PLOT AREA CAL. & DIAGRAM, R.G. AREA CAL. & DIAGRAM, SECTION THROUGH U.G. TANK , COMPOUND WALL DETAILS

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL REDEVELOPMENT ON PLOT NO. 7(1), MOKILI HILL ESTATE SCHEME NO. 58 , OF R.TNAGAR MARG, MOKILI, "LIST WARD" OF THE GREATER MUMBAI MUNICIPAL CORPORATION, KNOWN AS "RAJASTHAN MAHAMANDIRA TEMPLE DAHANUKAR CHS"

NAME OF OWNER/APPLICANT

M/S. KABRA ESTATE & INVESTMENT CONSULTANT

SIGNATURE

NAME ADDRESS AND SIGNATURE OF ARCHITECT

ALL DIMENTIONS ARE IN METER	NORTH	M/S. SPECO ARCHITECT
DRAWN: M.PATEL		SPECO ARCHITECT
CHECKED: AR.NITIN GUNJAL		1/4 SHREE DATTA CHS LTD, NEAR TO SHREE DATTA MANDIR, S.V.ROAD, MALAD (W), MUMBAI - 400 064
SCALE: as drawn		AR.NITIN GUNJAL REG. NO. CA/88-30876
DATE: 18.06.2021		
DRG. NO.: 01		

M/S. SPECO ARCHITECT
AR. NITIN GUNJAL
Council of Arch. CA/88-30876

Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/WEST/MHADA/LOI/1158 Dt. 10 OCT 2023
Executive Engineer
Slum Rehabilitation Authority