

CONTENTS :- GROUND FLOOR PLAN, 1ST FLOOR PLAN, TERRACE FLOOR PLAN, BLOCK & LOCATION OF SHEET :- PLAN, PLOT AREA CALC., COMP. WALL

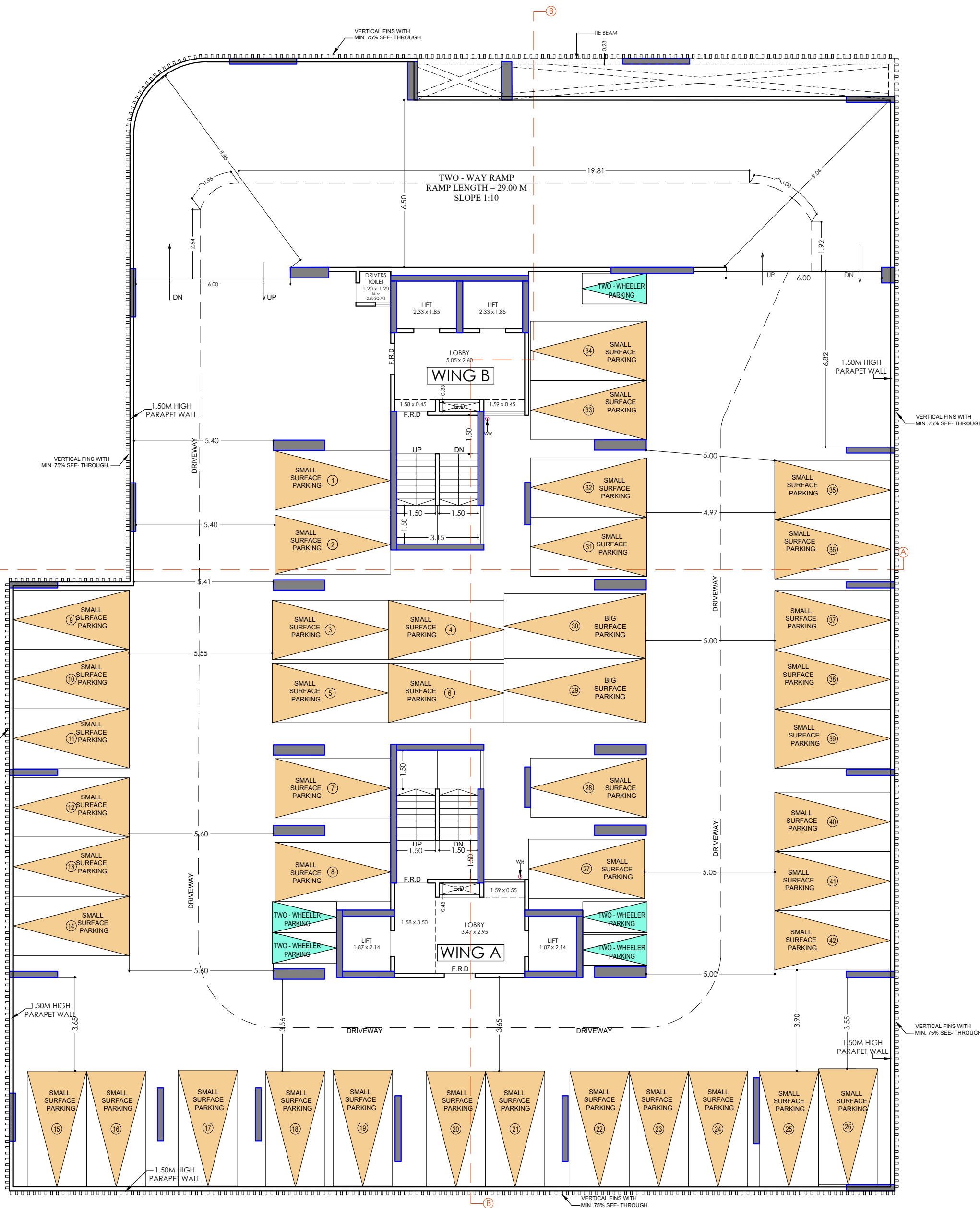
FORM-I

A. AREA STATEMENT		IN SQ.MTS.
1)	AREA OF THE PLOT (AS PER PRC)	2394.50
	AREA OF THE PLOT (AS PER DEED OF CONVEYANCE)	2201.80
	AREA OF THE PLOT TAKEN INTO CONSIDERATION CONSIDERING STRINGENT	2201.80
a)	Area of Reservation in plot	NIL
b)	Area of Road set back	NIL
c)	Area of D P Road	NIL
2)	DEDUCTIONS FOR :	
A)	For Reservation/Road area	
a)	Road set back area to be handed over (100%) (Regulation No 16)	NIL
b)	Proposed D P road to be handed over (100%) Regulation No 16)	NIL
b)	Reservation area(plot) to be handed over(100%) (Regulation No 17)	----
d)	TOTAL AREA UNDER ROAD/RESERVATION	NIL
B)	For Amenity area	NIL
3)	BALANCE NET PLOT AREA	2201.80
A)	For Amenity area	
a)	Area of amenity plot/plots to be handed over asper 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	----
e)	TOTAL AMENITY AREA	----
B)	Deduction for Existing Built up area to be retained if any/-Land component of Existing BUA as per regulation under which thedevelopment was allowed	----
4)	Total ADDITION 3-A(e)	----
5)	Balance area of the plot(1)-(4)	2201.80
6)	Plot under development:- 1-2(A)+2(B)	2201.80
7)	Zonal (basic) FSI (0.50 or 0.75 or 1 or 1:33) .	1.00
8)	a) Permissible built up area as per Zonal (Basic) FSI (5X6)	2201.80
	b) Permissible Built up area as per DCR 30(C) protected for development	NIL
	Permissible built up area (7a or 7b above, whichever is more)	NIL
9)	BUA equal to land area handed over as per reg.30(A)(3)(a)	NIL
	a) Additional BUA for 2(A) (c) (i) & 2B above within the cap of admissible "TDR" as per table no 12 on balance plot	NIL
	b) Additional BUA for 2(A) (a) & 2(A) above to be utilize over and above the permissible FSI as per column no-7 table 12 of regulation 30(A) and to the mentioned in table 12A regulation 32(200% or 250%)	NIL
	c) Additional BUA in case of 2(A) (c) (ii) as per regulation 17(1) note 20(vii) & (viii) as per AR policy on remaining plot(Y% as per table no-5 of regulation 17(1))	NIL
10)	Additional /insentive BUA within the cap of" admissible TDR as per TABLE 12 on a plot	NIL
	a)in lieu cost of construction of amenity building as per regulation 30(A)(30(b)	----
	b)50% of rehab. component as per reg 33(7)(A)	----
	c)15% or sr.no 7 or above or 10 sqmt per rehab tenements as per reg.33(7)(B)	----
11)	Built up area due to "Additional FSI on payment of premium" as per table No 12 of Regulation No 30(A) (5X50%) 2201.80 x 0.50 = 1100.90 SQ.MT.	1100.90
12)	Built up area due to Admissible "TDR" " as per table No 12 of Regulation No 30(A)&30(2) (sr.no-5x 50% or 70% or 90% or 100%) (by restricting area utilize beyond zonal F.S.I in sr.no 7(b),8(a) & 9 above	----
a)	2201.80 X 70% = 1541.26 Sq.Mt.	
	20% Slum TDR = 308.25 Sq.Mt.	
	80% general TDR = 1233.01 Sq.Mt.	
12)	Permissible Built up area (8+9+10+11+12)	3302.70
13)	TOTAL PROPOSED BUILT UP AREA	3302.47
14)	Fungible compensatory area as per Regulation No 31(3)	
a)	(i) Perm. Fungible Compensatory area for Rehab comp.without charging premium for residential	544.34
	(ii) Fungible compensatory area availed for Rehab comp.without charging premium for residential	544.34
	(iii) Perm. Fungible Compensatory area for Rehab comp.w/o charging premium for commercial	----
	(iv) Fungible compensatory area availed for Rehab comp.w/o charging premium for commercial	----
b)	(i) Permissible Fungible Compensatory area by charging premium for residential	611.52
	(ii) Fungible compensatory area availed on payment of premium for residential	611.52
	(iii) Permissible Fungible compensatory area on payment of premium for commercial	----
	(iv) Fungible compensatory area availed on payment of premium for commercial	----
16)	Total BUA Proposed including FCA (13+15(a)(ii) + 15(a) (iv)+15(b) (ii)+ 15(b)(iv)	4458.33
17)	FSI consumed on net plot(13/4)	1.50
II	OTHER REQUIREMENTS	SQ.MT.
A	Reservation/ Designation	
a)	Name of reservation	----
b)	Area of reservation land handed over as per Regulation No.17	----
c)	Built up area of amenity to be handed over as per Regulation No.17	----
d)	Area/Built up area of Designation	----
B	Plot area/built up amenity to be handed over as per regulation No	
a)	14(A)	----
b)	14(B)	----
c)	15	----
C	Requirement of LOS as per Regulation No.27 (15% or 20% or 25%)	----
D	TENEMENTS STATEMENT	
a)	Proposed built up area (16 above)	4458.33
b)	Less deduction of Non-Residential area(shop etc)	----
c)	Area available for Tenements (a) minus(b)	4458.33
d)	Tenements Permissible (450/hectare) = 4458.33 X 0.045 =200.62	201.00 Nos.
e)	Total Number of Tenements Proposed on Plot	57.00 Nos.
E.	PARKING STATEMENT	
(i)	PARKING REQUIRED FOR REGULATION FOR	64.00
	CAR SCOOTER/MOTOR CYCLE OUT SIDERS(VISITORS)	
(ii)	COVERED GARAGE PERMISSIBLE	
(iii)	COVERED GARAGE PPROPOSED	
	CAR SCOOTER/MOTOR CYCLE OUT SIDERS(VISITORS)	
(iv)	TOTAL PARKING PROVIDED	102.00
	TRANSPORT VEHICLE PARKING	
(ii)	TRANSPORT VEHICLE PARKING REQUIRED BY REGULATION	
(ii)	TOTAL NO.OF TRANSPORT VEHICLE PARKING SPACES PROVIDED	

TABLE NO - I										
PROPOSED BUILT UP AREA STATEMENT										
Sr. No.	Wing	Floor No.	Proposed Built up Area (in sq.mt.)		Total (4 + 5) (in sqmt)	Staircase/ lift/ lift lobby area (in sq.mt.)			Flat/NR/Society Office/ Fitness Centre/Refuge area	
			Commercial	Residential		Internal staircase from podium to fitness center	Residential			
							WING A	WING B		
(1)	(2)	(3)	(4)	(5)	(6)	(7)		(8)	(9)	
1	A	GR. FLOOR			0.00					
		1ST FLOOR			0.00					
		2ND PODIUM								
		3RD FLOOR		442.66	442.66	12.82	44.46	45.21	FLAT / FITNESS CENTER / SOCIETY OFFICE	
		4TH FLOOR		611.87	611.87		36.46	35.73	FLAT	
		5TH FLOOR		611.87	611.87		36.46	35.73	FLAT	
		6TH FLOOR		611.87	611.87		36.46	35.73	FLAT	
		7TH FLOOR		611.87	611.87		36.46	35.73	FLAT	
		8TH FLOOR		480.36	480.36		36.46	35.73	FLAT/ REFUGE	
		9TH FLOOR		611.87	611.87		36.46	35.73	FLAT	
		10TH FLOOR		342.75	342.75		36.46	37.64	FLAT	
		excess fitness		41.51	41.51					
	excess refuge		91.70	91.70						
2	Total BUA Proposed		0.00	4458.33	4458.33	12.82	299.68	297.23		
3	Net BUA Proposed (2 – 3)		0.00	3302.47	3302.47					
4	Fungible Compensatory Area Proposed: Sr. no. 2 / 1.35 OR As proposed		0.00	1155.86	1155.86					
7	Fitness Centre		Permissible 2 X 2% =		89.17		Provided at 3RD floor			
			Provided =		130.68					
8	Society Office		Permissible =		20.00		Provided at 3RD floor			
			Provided =		18.13					
9	Refuge Area		FLOOR	REQUIRED		PROPOSED		excess	BUA AREA	
			4%	4.25%						
	8TH FLOOR		57.40	60.99	152.69	91.70	1434.98	8TH TO 13FLOOR		

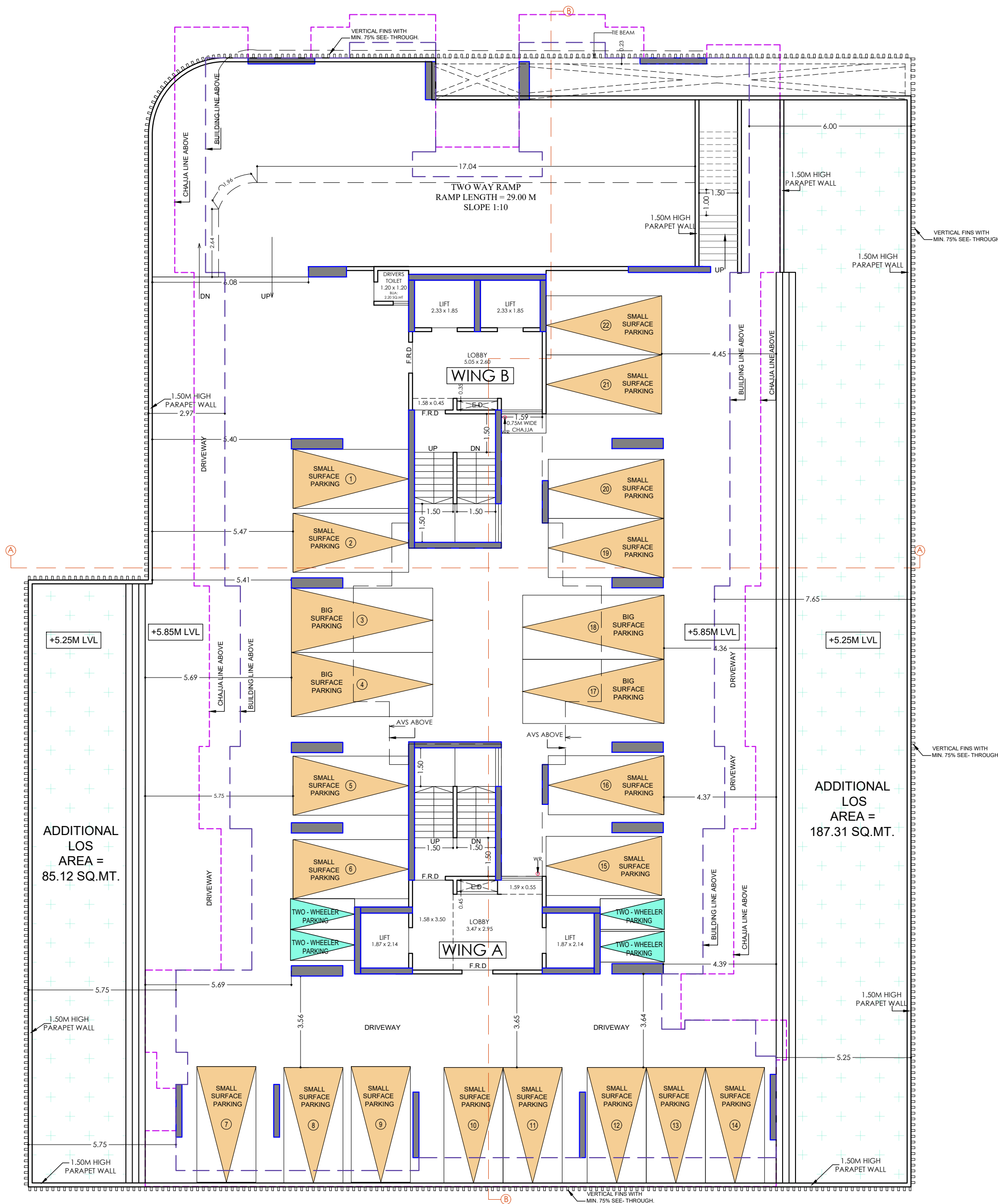
TABLE NO - IV																
PARKING SPACES STATEMENT																
Sr No.	Floor	Carpet Area of Tenement in sq.mt.								No. of Tenements proposed per floor	No of Tenements in Group of Required Parking Spaces				Total Parking	
		WING A				WING B					Below 45 sqmt (1 for 4 T/s)	Above 45 to 60 sqmt (1 for 2 T/s)	Above 60 to 90 sqmt (1 for every 13 T/s)	Above 90 (2 for 1 T/s)		
		Flat No. 1	Flat No. 2	Flat No. 3	Flat No. 4	Flat No. 1	Flat No. 2	Flat No. 3	Flat No. 4							
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	(A) Residential:-															
	3rd FLOOR	57.87	76.77	57.47	57.47	65.08	93.95	SOCIETY AND FITNESS			6	0	3	2	1	
	4th FLOOR	57.87	76.77	57.47	57.47	65.08	93.95	65.08			8	0	3	3	2	
	5th FLOOR	57.87	76.77	57.47	57.47	65.08	93.95	93.95			65.08	8	0	3	3	2
	6th FLOOR	57.87	76.77	57.47	57.47	65.08	93.95	93.95			65.08	8	0	3	3	2
	7th FLOOR	57.87	76.77	57.47	57.47	65.08	93.95	93.95			65.08	8	0	3	3	2
	8th FLOOR	57.87	76.77	57.47	REFUGES	65.08	93.95	93.95			REFUGES	6	0	2	2	2
	9th FLOOR	57.87	76.77	57.47	57.47	65.08	93.95	93.95			65.08	8	0	3	3	2
	10th FLOOR	57.87	76.77	57.47	57.47	65.08	93.95	93.95			65.08	8	0	3	2	0
2	Total Residential Tenements (For Tenement Density)										57	0	23	21	13	57
3	Required Parking Spaces (From 2 Above)											0	11.5	21	26	58.5
4	10 % Visitors parking (3 X 10%)															5.85
5	Total Required Parking Spaces for Residential Tenements (3 + 4)															64.35
6	Total Parking Spaces Permissible (Tenement wise & Shall not be more than Nos of T/s)															57
7	(B) Commercial:-															
8	Description	Parking Requirement									BUA in sq.mt.		No. of Parkings Required			
9	a) Mercantile (market, departmental stores & other commercial uses)	i) 01 for every 40 sqmt. Up to 800 sq.mt (0 / 40.00 =)														
10	b) Government or public or private office building	i) 01 for every 37.50 sq.mt. upto 1500 sq.mt.														
11	c) Others	i)									ii)					
12	d) 10 % Visitors (Min 2 Nos.)														0.00	
13	Total Required Parking Spaces for Commercial User														0.00	
14	Total Parking Spaces Required for Res + Comm. = (5 + 13)														64.35	SAY 64.00
15	Maximum free permissible parking spaces	[No of Tenants having Carpet area less than 90.00 sqm + Parking spaces required for Tenements having carpet area more than 90.00 sqm + Sr No 13] or [Sr No 14 + Sr No 15] whichever is more													96.00	
16	Total Parking Spaces provided														102	
17	10% Additional Parking Spaces for Vehicle holding Area in case of mechanised parking														-	
18	Excess to required Parking Spaces Provided (16- 14)														-6.00	
19	50% of Required Parking Spaces Permissible free of FSI/ without charging premium = 14 X 50%														32.00	
20	Excess parking provided with charging premium															
21	DETAILS OF PARKING SPACES PROVIDED															
Sr No	Floor	Nos of Parking Spaces Provided														
		Small				Big								Total		
1	Ground Floor	19				19								38		
2	1st podium	40				2								42		
3	2nd podium	18				4								22		
	Total	77				25								102		
	% Ratio to Total	75%				25%								100%		

TABLE NO - III				
FUNGIBLE COMPENSATORY AREA STATEMENT				
Sr. No.	Description	BUA In Sq. mt.		
		Commercial	Residential	Total
(A) REHAB COMPONENT				
1	Existing BUA of the building to be demolished:	-	-	-
a	Commercial structure existing prior to 01-04-1962	-	-	-
b	Residential structure existing prior to 17-04-1964	-	-	-
c	As per Approved OC Plan Approved w/no. C/6758(B/S)/A/R dtd. 04.07.1994	0	1863.08	1863.08
d	As per Approved IOD Plan Approved w/no. C/3600(B/P/WS)AR	0	1863.08	1863.08
e	Others Specify	-	-	-
f	Existing BUA excluding staircase / lift / lift lobby / otta of the building to be demolished as per redrafted plan out of (a) or (b) or (c) or (d) or (e)	0	1555.26	1555.26
	(Check: (f) shall not be more than (a) or (b) or (c) or (e)			
g	Existing BUA accepted for allowing fungible area for Rehab without charging premium from above	0	1555.26	1555.26
2	Permissible Fungible Area for rehab without charging premium (35% of 1 g) above) = (3 x 4)	0	544.34	544.34
3	Fungible Area avalied for Rehab Component = Col. No 14 – Col. No 15 - Col. No 7 of Table No - II)	0	544.34	544.34
4	Fungible Area kept in abeyance / unutilized (Total of Col. No. 16 of Table No. II)		0	0
(B) SALE COMPONENT				
5	Permissible BUA	Net Plot Area	50% Add FSI	TDR including Setback + Protected BUA above Zonal Basic FSI 0.5 or 0.7 or 0.9 or 1.0 + 33 (12)
		2201	1100.50	1540.7
6	Net Built up area proposed (Sr. No.4 of Table No. -1)	Commercial	Residential	Total
		0	3302.47	3302.47
7	Proposed Fungible Area (0.35 x Sr. No.6)	0.00	1155.86	1155.86
9	Fungible Area available for Sale component (7 - 2)	0.00	611.52	611.52



1ST PODIUM FLOOR PLAN
SCALE - 1:100

BIG = 02 NOS.
SMALL = 40 NOS.
TOTAL = 42 NOS.



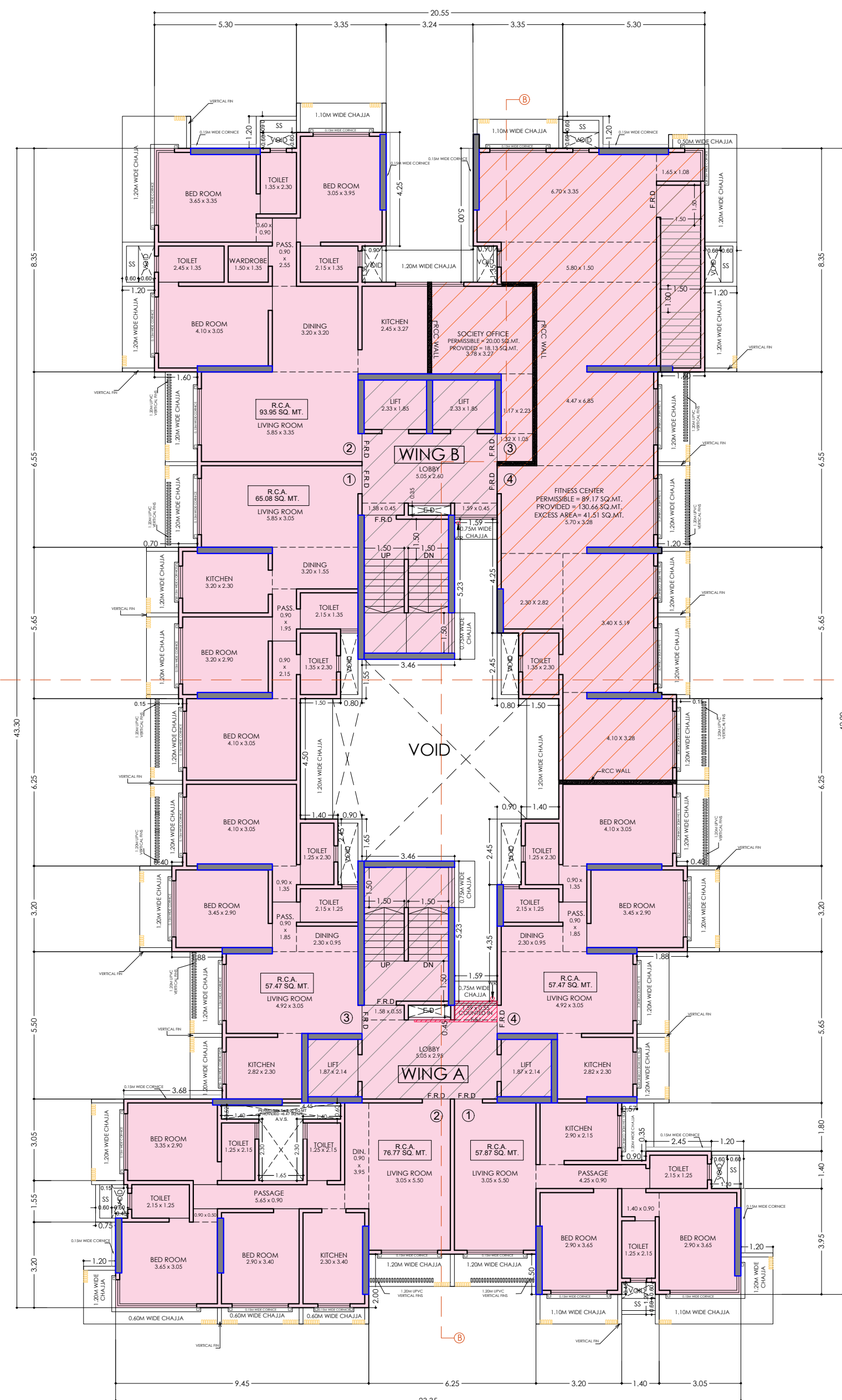
2ND PODIUM FLOOR PLAN
SCALE - 1:100

BIG = 04 NOS.
SMALL = 18 NOS.
TOTAL = 22 NOS.

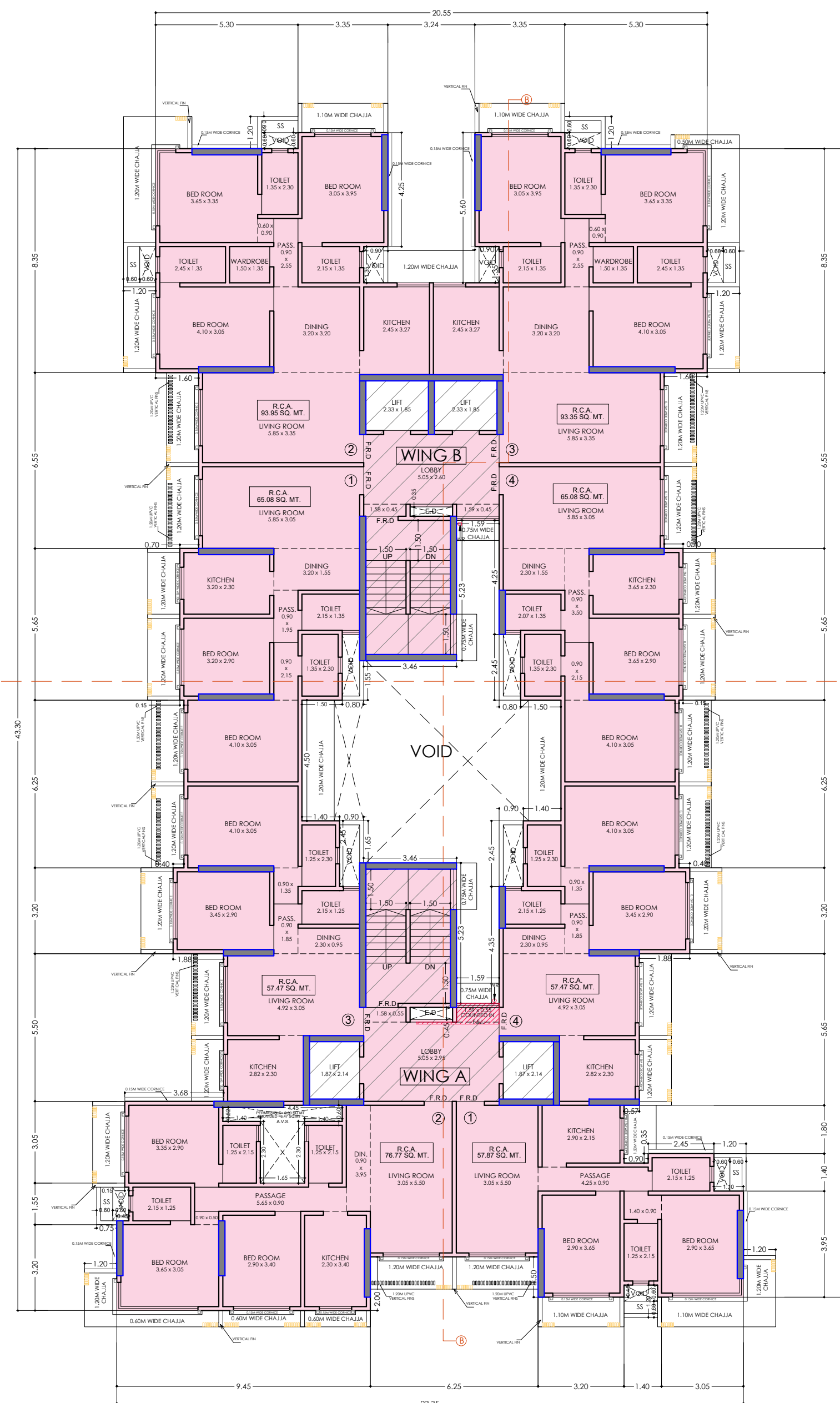
ADDITIONAL LOS AREA CALCULATION							
2ND PODIUM FLOOR PLAN							
1	3.65	X	23.32	X	1 NO	=	85.12 SQ.MT
2	4.95	X	6.72	X	1 NO	=	33.26 SQ.MT
3	4.35	X	35.44	X	1 NO	=	154.05 SQ.MT
TOTAL ADDITION X						=	272.43 SQ.MT

FORM - II				
CONTENTS OF SHEET:				
1ST TO 2ND PODIUM FLOOR PLAN				
DESCRIPTION OF PROPOSAL AND PROPERTY				
Proposed Redevelopment of building known as Akshay CHSL on plot bearing C.T.S. No. 1399A/1 of Village Dahisar, situated in R/N Ward, Chhatrapati Shivaji Road No.3 Dahisar (E), Mumbai - 400068.				
NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER			SIGNATURE	
Mr. Dharmen Jagde Partner of M/S. KS GROUP OF COMPRIES CA to Akshay C.H.S.L. (owner).			DHARAM HASMUKHB HAI JAGDA	
GP No 19, 2nd Floor, Raghuleela Mega Mall, Kandivali West, Mumbai - 400097			Digitally signed by DHARAM HASMUKHBHAI JAGDA Date: 2024.11.22 12:55:09 +05'30'	
NORTH		NAME, ADDRESS & SIGNATURE OF ARCHITECT		
		MEHUL J. KANAKIA LICENSE NO. CA/2014/62291		
		Digitally signed by Mehul Jitendra Kanakia Date: 2024.11.22 12:38:08 +05'30'		
THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED				
Nilesh Karbhari Shingare		Swapnil Bhagawat Patil		MAHESH SAMBHU REVADEKAR DIGI SIGN 12.30 18:42:46 +05'30'
S.E. (B.P) 9*4		A.E. (B.P) 9*4		E.E. (B.P) 9*4

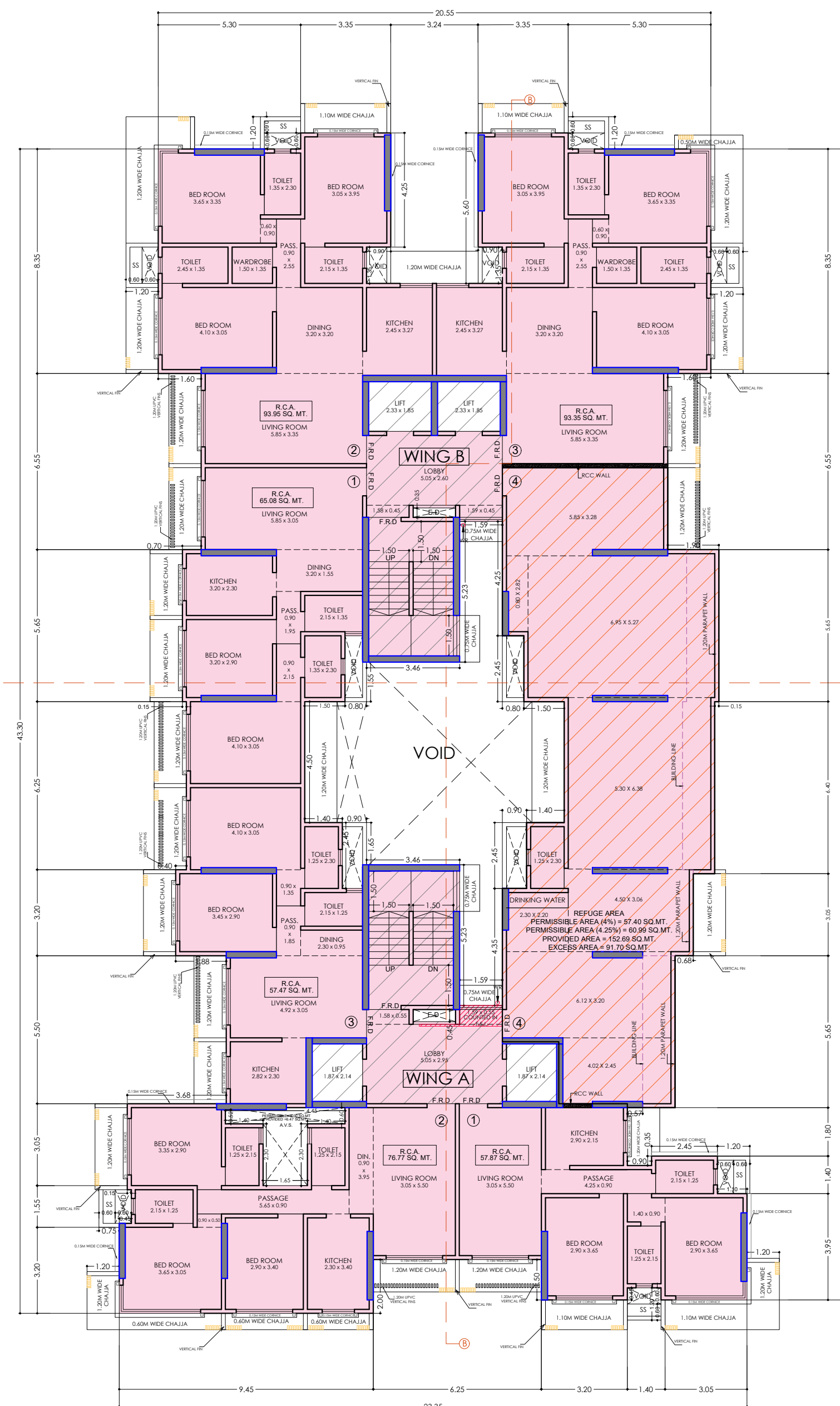
IOD PLAN NOTE
I. THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE IOD ISSUED UNDER EVEN NO. P-21572/2024(1399A/1)URAN Ward(DARBAR R/N ON EVEN DATE.



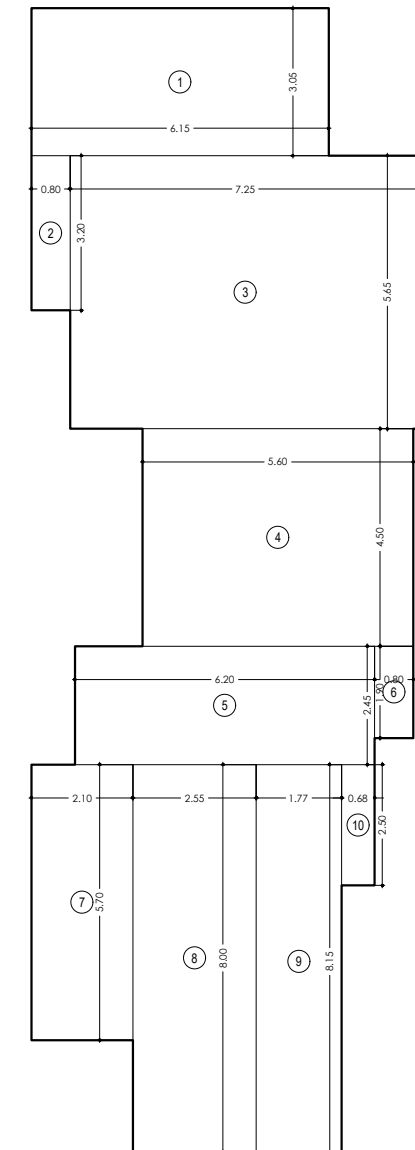
3RD FLOOR PLAN
SCALE - 1:100



4TH TO 7TH, 9TH FLOOR PLAN
SCALE - 1:100



8TH FLOOR PLAN
SCALE - 1:100

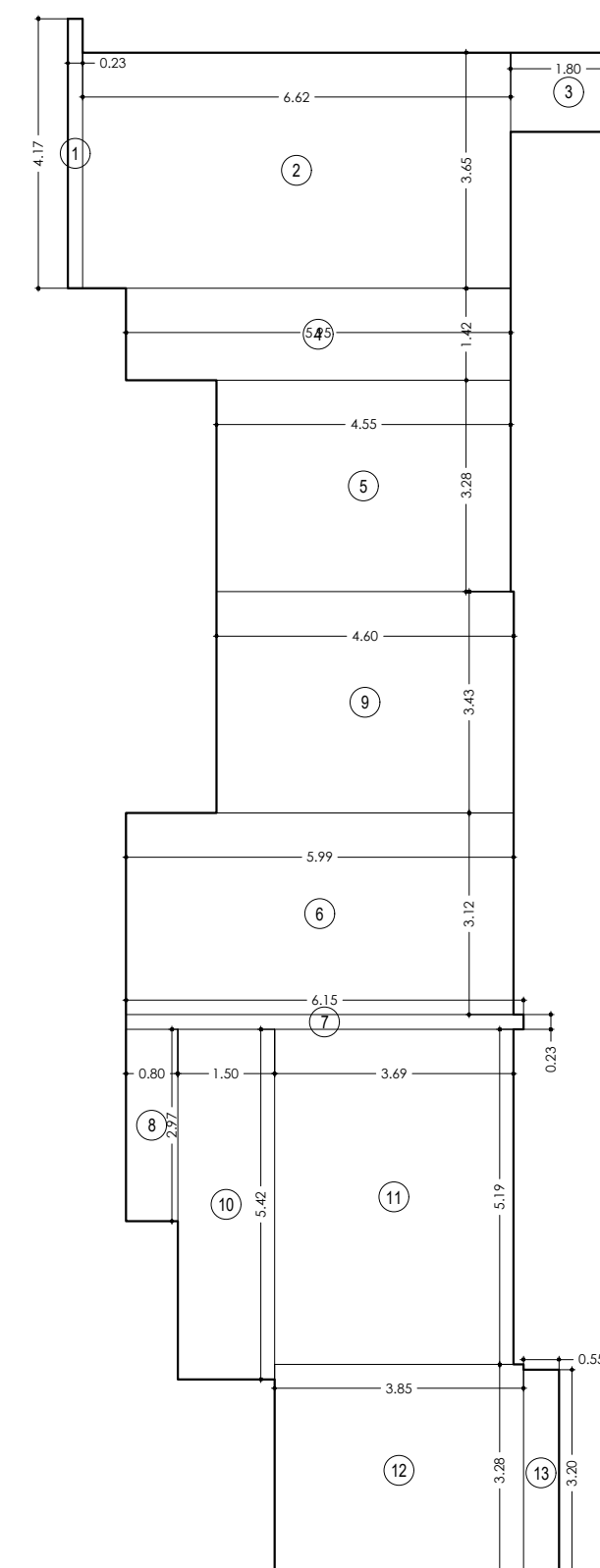
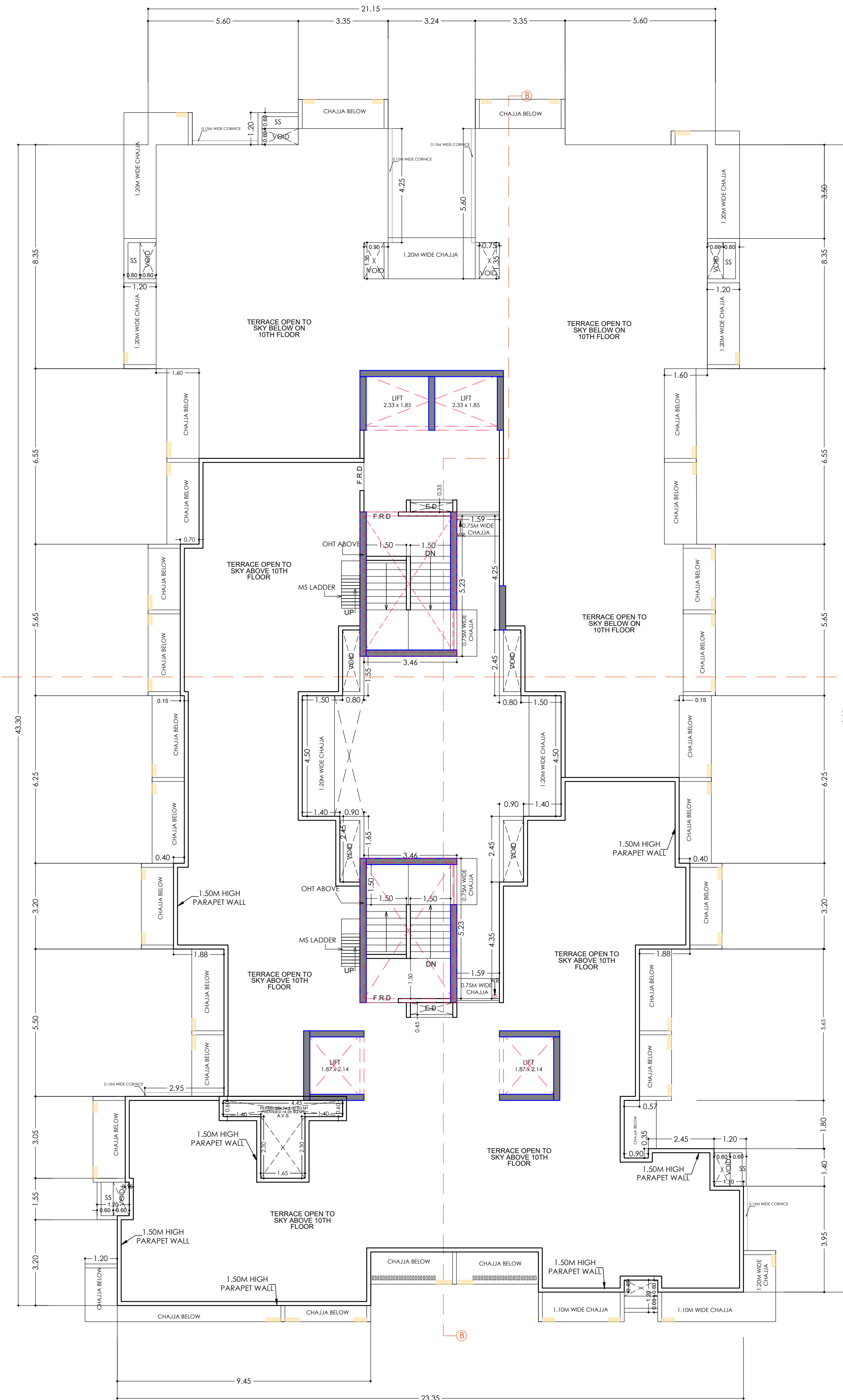
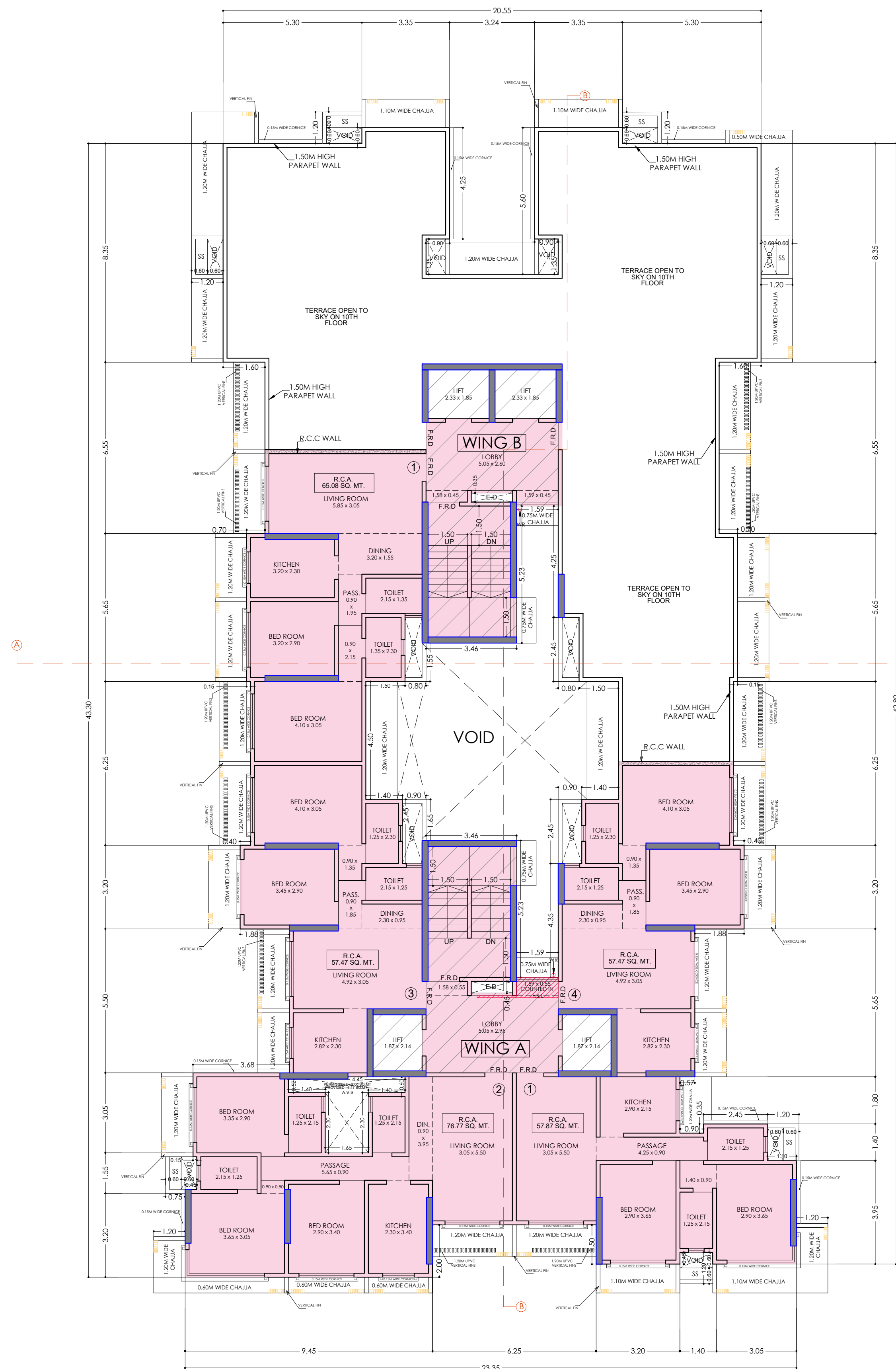


8TH FLOOR REFUGEE AREA B.U.A DIAG. & CALC.
SCALE: 1:100

REFUGEE BUILT UP AREA CALCULATION			
Sl. No.	Dimensions	Area	Total
1	6.15 X 3.05 X 1 NO	= 18.76 SQ.MT	
2	0.80 X 3.20 X 1 NO	= 2.56 SQ.MT	
3	7.25 X 5.65 X 1 NO	= 40.96 SQ.MT	
4	5.40 X 4.50 X 1 NO	= 24.30 SQ.MT	
5	6.20 X 2.45 X 1 NO	= 15.19 SQ.MT	
6	0.80 X 1.90 X 1 NO	= 1.52 SQ.MT	
7	2.10 X 5.70 X 1 NO	= 11.97 SQ.MT	
8	2.55 X 8.00 X 1 NO	= 20.40 SQ.MT	
9	1.77 X 8.15 X 1 NO	= 14.43 SQ.MT	
10	0.48 X 2.90 X 1 NO	= 1.40 SQ.MT	
TOTAL ADDITION X		=	132.69 SQ.MT
REFUGEE AREA BUILT UP AREA OF 8TH TO 11TH FLOOR (8TH-11TH) = 342.71			
TOTAL BUILT UP AREA PROPOSED = 1434.98 SQ.MT			
REFUGEE AREA BUILT UP AREA OF 8TH TO 11TH FLOOR (8TH-11TH) = 342.71			
TOTAL BUILT UP AREA PROPOSED = 1434.98 SQ.MT			
TOTAL BUILT UP AREA PROPOSED = 1434.98 SQ.MT			
TOTAL BUILT UP AREA PROPOSED = 1434.98 SQ.MT			

FORM - II			
CONTENTS OF SHEET:			
3RD TO 11TH FLOOR PLAN & 8TH FLOOR REFUGEE AREA DIAGRAM & CALCULATION			
DESCRIPTION OF PROPOSAL AND PROPERTY			
Proposed Redevelopment of building known as Ashray CHSE, on plot bearing C.T. No. 1399A/1 of Village Dahanu, situated in 87th Ward, Chhatrapati Shivaji Maharaj Road No. 3 Dahanu RD, Mumbai - 400006.			
NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER			SIGNATURE
Mr. Dharam Hasmukh HAJ JAGDA GP No 10, 2nd Floor, Rajeshwari Mega Mall, Kandivali West, Mumbai - 400087			DHARAM HASMUKH HAJ JAGDA
NAME ADDRESS & SIGNATURE OF ARCHITECT			SIGNATURE
MEHUL J. KANAKIA LICENSE NO. CA2014/62291			Mehul Jindani a Kanakia
1001, BLDG NO 5 GARDEN, GROVE COMPLEX, CHIKUWADI, BORIVALI(W),MUMBAI-400092.			
THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED			
Nilesh Karbhari Shingare		Swarnil Bhagwat Patil	MAHESH SAMBHU REVADE KAR
SE (B/P)/M		AE (B/P)/M	EE (B/P)/M

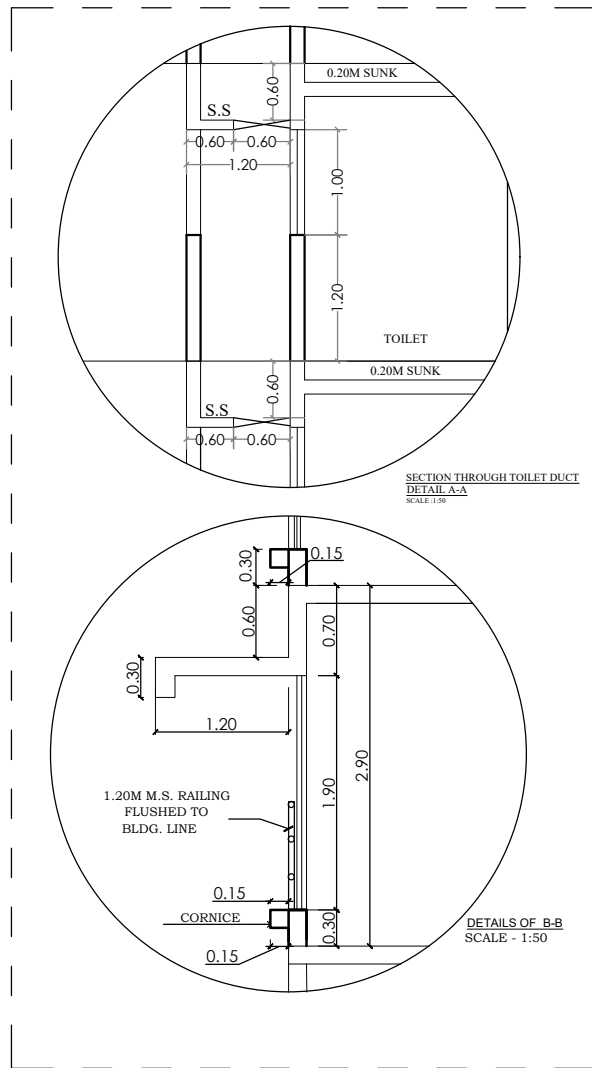
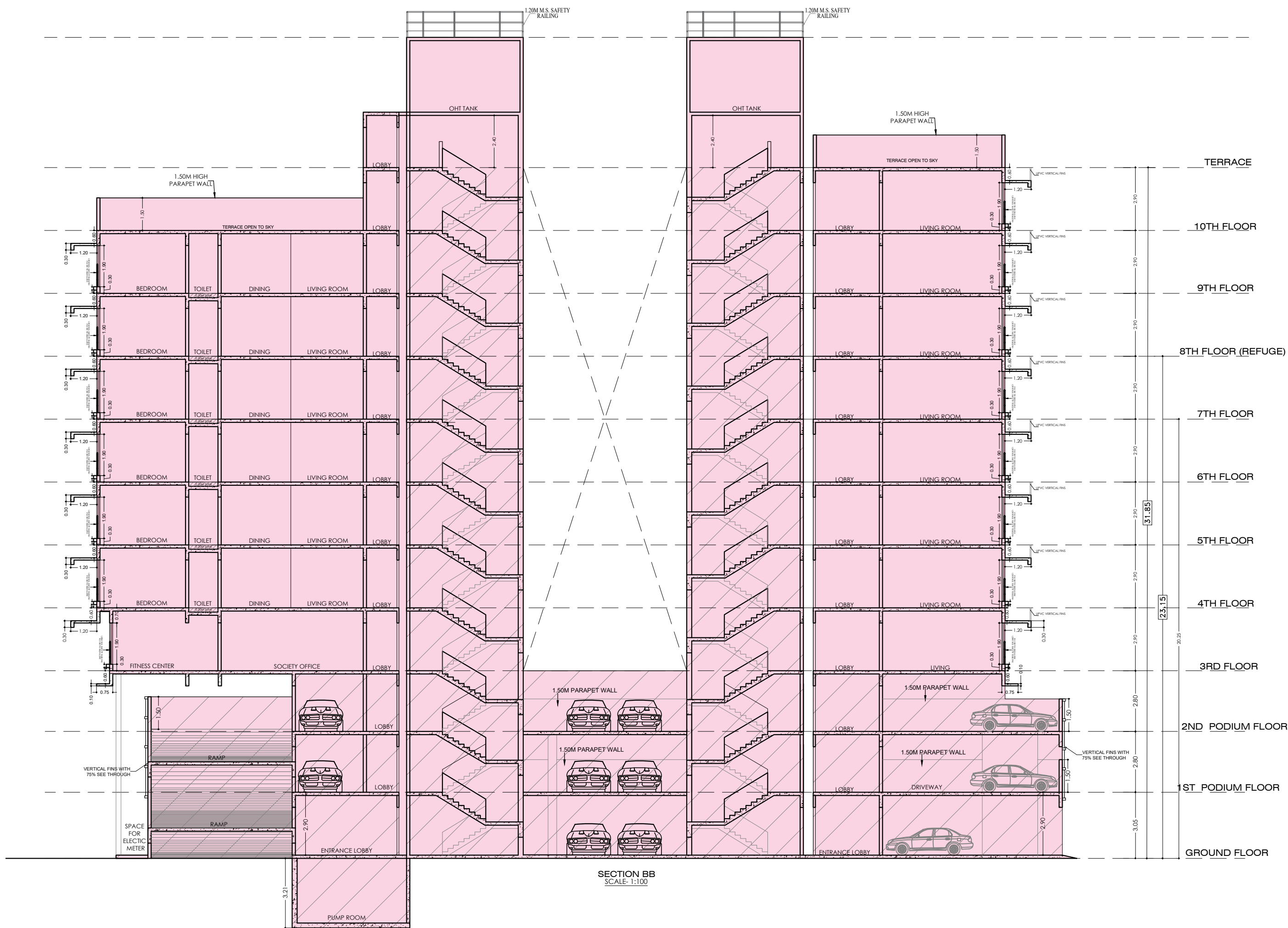
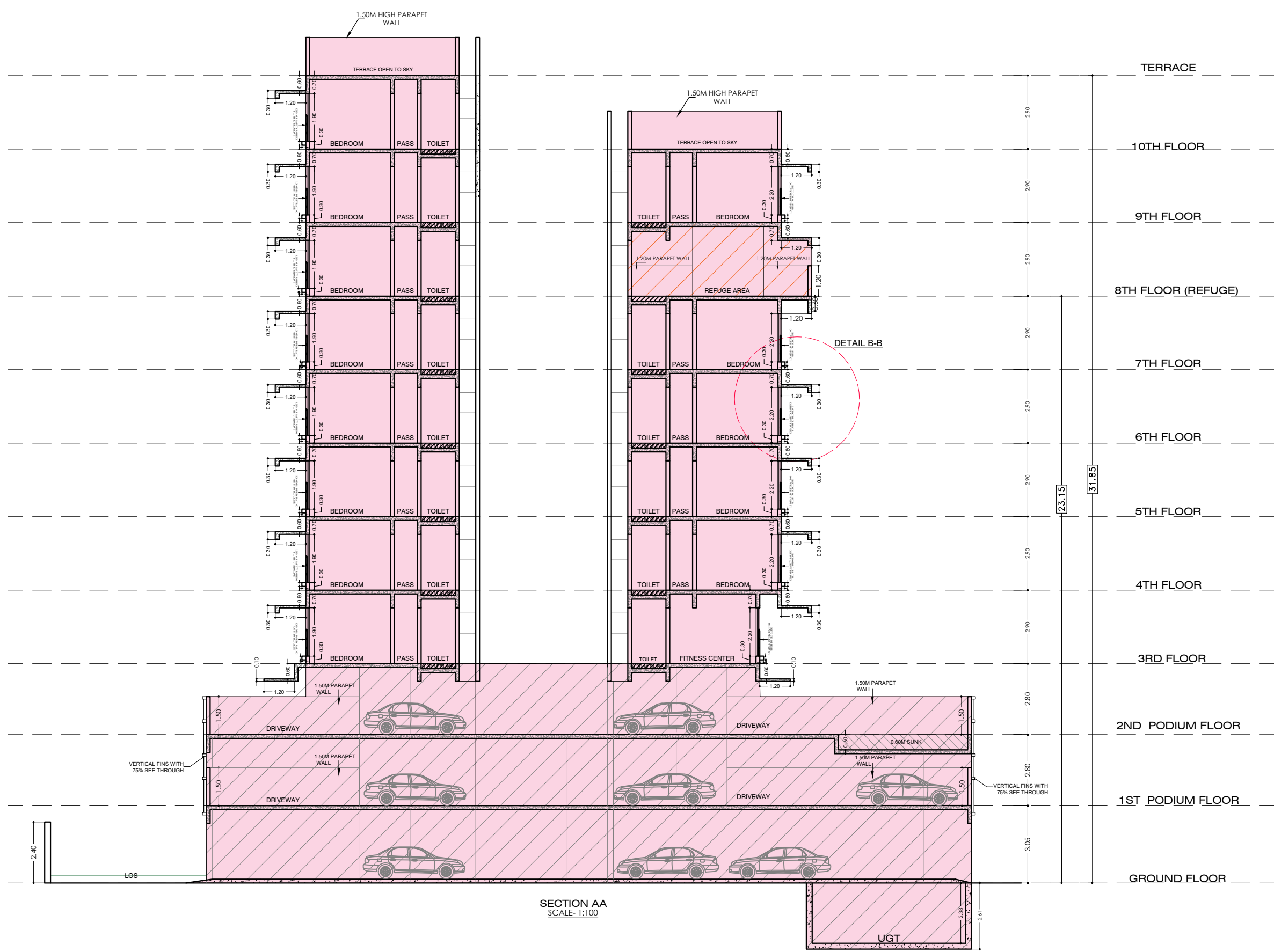
IOD PLAN NOTE
1. THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE IOD ISSUED UNDER EVEN NO. P-21572/2024(1399A)/JRM W&D/DAHSAR/RN ON EVEN DATE.



FORM - II				
CONTENTS OF SHEET :				
12 & 13TH FLOOR PLAN, TERRACE FLOOR PLAN & FITNESS CENTER B.U.A. DIAGRAM & CALCULATION.				
DESCRIPTION OF PROPOSAL AND PROPERTY				
Proposed Redevelopment of building known as Alshay CHSL on plot bearing C.T.S. No. 1399A/1 of Village Dahisar, situated in R/N Ward, Chhatrapati Shivaji Road No.3 Dahisar (E), Mumbai - 400068.				
NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER		SIGNATURE		
Mr. Dharam Jagda Partner of M/S. KS GROUP OF COMPNIES CA to Akshay C.H.S.L. (owner).		DHARAM HASMUKHBHAI JAGDA Digitally signed by DHARAM HASMUKHBHAI JAGDA Date: 2024.11.22 12:56:26 +05'30'		
GP No 19, 2nd Floor, Raghuleela Mega Mall, Kandivli West, Mumbai - 400067				
NORTH				
NAME, ADDRESS & SIGNATURE OF ARCHITECT		SIGNATURE		
MEHUL J. KANAKIA LICENSE NO. CA/2014/62291 1001, BLDG NO.5 GARDEN, GROVE COMPLEX, CHIKUWADI, BORIVALI(W),MUMBAI-400092.		Mehul Jitendra Kanakia Digitally signed by Mehul Jitendra Kanakia Date: 2024.11.22 12:38:31 +05'30'		
THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED				
Nilesh Karbhari Shingare		Swapnil Bhagawat Patil		MAHESH SAMBHU REVADEKAR
Digitally signed by Nilesh Karbhari Shingare Date: 2024.12.27 18:43:13 +05'30'		Digitally signed by Swapnil Bhagawat Patil Date: 2024.12.27 20:26:23 +05'30'		Digitally signed by MAHESH SAMBHU REVADEKAR Date: 2024.12.30 18:43:13 +05'30'
S.E. (B.P) 'R'		A.E. (B.P) 'R'		E.E. (B.P) 'R'

IOD PLAN NOTE

1. THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE IOD ISSUED UNDER EVEN NO. P-21572/2024(1399A/1) R/N Ward/DAHISAR R/N ON EN DATE.

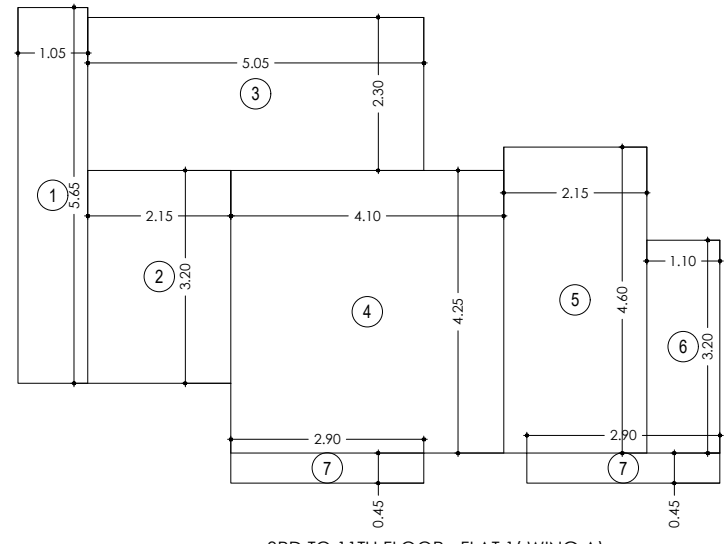


ROD PLAN NOTE
1. THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE ROD ISSUED UNDER EVEN NO. P-21572520241/PPA/1/URN Ward/DATASAR/IN ON EVEN DATE.

FORM - II				
CONTENTS OF SHEET :				
SECTION - AA & BB				
DESCRIPTION OF PROPOSAL AND PROPERTY				
Proposed Redevelopment of Building known as Akshay CHS, on plot bearing C.T.S. No. 1399A/1 of Village Dahanu, situated in R/19 Ward, Chhatrapati Shivaji Road No.2 Dahanu (B), Mumbai - 400068.				
M. Dhanraj, Digital Partner of M/S. S&S GROUP OF COMPRESSES CA to Akshay C.H.S.L. (owner).				
GP No 19, 2nd Floor, Raghunatha Mega Mall, Kandivali West, Mumbai - 400067				
NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER			SIGNATURE	
DHARAM HASAMUKHB HAJ JAGDA			Digitally signed by DHARAM HASAMUKHB HAJ JAGDA Date: 2024.11.22 12:57:08 +05'30'	
NAME ADDRESS & SIGNATURE OF ARCHITECT			SIGNATURE	
MEHUL J. KANAKIA LICENSE NO. CA/2014/62291			Digitally signed by MEHUL J. KANAKIA Date: 2024.12.27 20:24:42 +05'30'	
1001, BLDG NO.5 GARDEN, GROVE COMPLEX, CHIKUWADI, BORIVALI(W),MUMBAI-400092			Digitally signed by MAHESH SAMBHU REVADE KAR Date: 2024.12.30 18:43:24 +05'30'	
THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED				
Nilesh Karbhari Shingare		Swapnil Bhagwat Patil	MAHESH SAMBHU REVADE KAR	

WING A

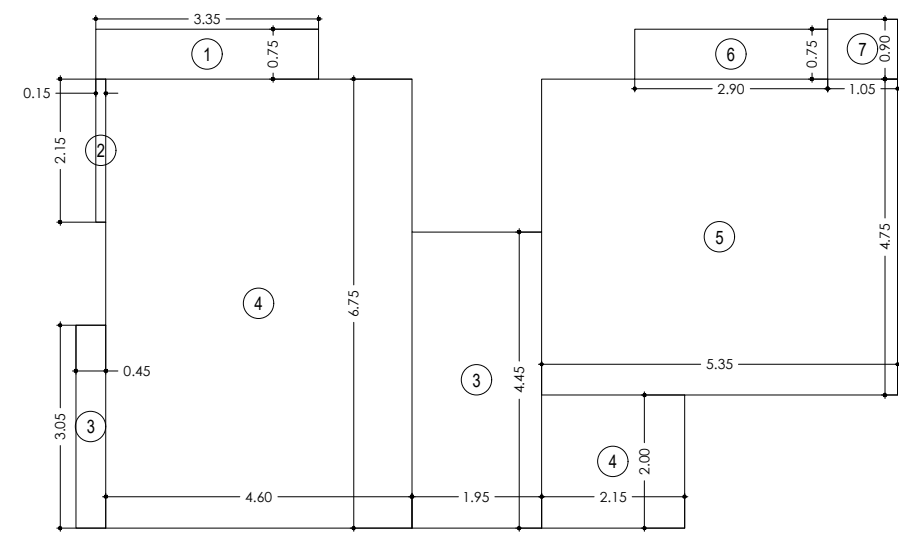
FLAT 1



3RD TO 11TH FLOOR - FLAT 1(WING A)
SCALE - 1:100

PERA AREA CALCULATION										
3RD TO 11TH FLOOR - FLAT 1 (1 WING A)										
1	1.05	X	5.65	X	1	NO	=	5.93	SQ.MT	
2	2.15	X	3.20	X	1	NO	=	6.88	SQ.MT	
3	5.05	X	2.30	X	1	NO	=	11.62	SQ.MT	
4	4.10	X	4.25	X	1	NO	=	17.43	SQ.MT	
5	2.15	X	4.60	X	1	NO	=	9.89	SQ.MT	
6	1.10	X	3.20	X	1	NO	=	3.52	SQ.MT	
7	2.90	X	0.45	X	2	NOS	=	2.60	SQ.MT	
TOTAL ADDITION							X	=	57.87	SQ.MT

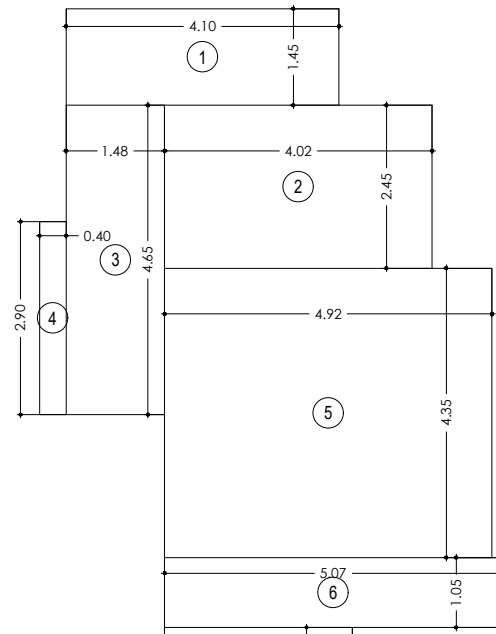
FLAT 2



3RD TO 11TH FLOOR - FLAT 2(WING A)
SCALE - 1:100

3RD AREA CALCULATION						
3RD TO 11TH FLOOR - FLAT 3 [2 WING A]						
1	3.35	X	0.75	X	1 NO	= 2.51 SQ.MT
2	0.15	X	2.15	X	1 NO	= 0.32 SQ.MT
3	1.95	X	4.45	X	1 NO	= 8.68 SQ.MT
3	0.45	X	3.05	X	1 NO	= 1.37 SQ.MT
4	2.15	X	2.00	X	1 NO	= 4.30 SQ.MT
4	4.60	X	6.75	X	1 NO	= 31.05 SQ.MT
5	5.35	X	4.75	X	1 NO	= 25.41 SQ.MT
6	2.90	X	0.75	X	1 NO	= 2.18 SQ.MT
7	1.05	X	0.90	X	1 NO	= 0.95 SQ.MT
TOTAL ADDITION					X	= 76.77 SQ.MT

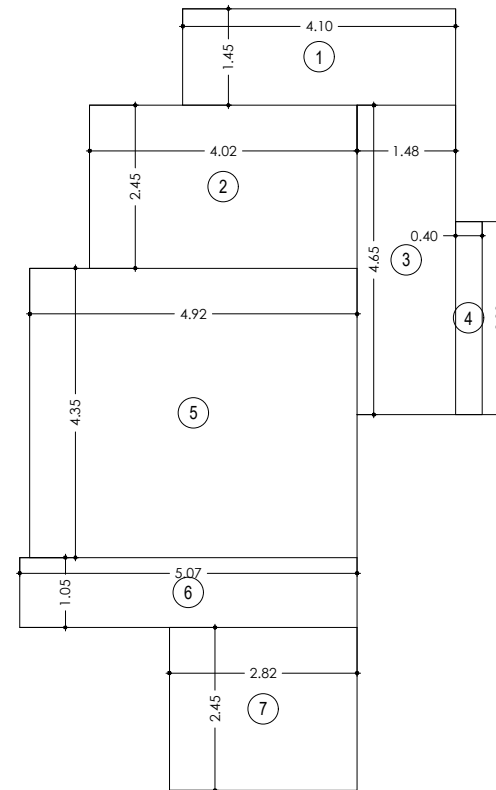
FLAT 3



3RD TO 11TH FLOOR - FLAT 3(WING A)
SCALE - 1:100

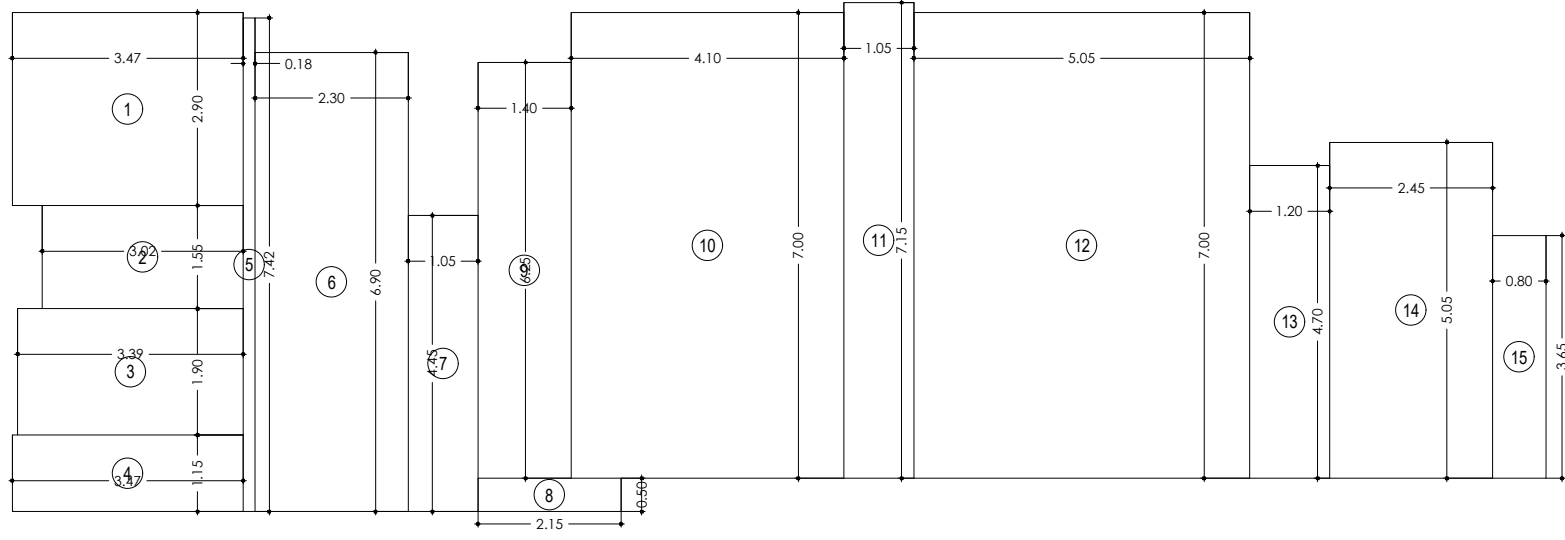
RERA AREA CALCULATION									
3RD TO 11TH FLOOR - FLAT 3 (3 WING A)									
1	4.10	X	1.45	X	1 NO	=	5.95	SQ.MT	
2	4.02	X	2.45	X	1 NO	=	9.85	SQ.MT	
3	1.48	X	4.65	X	1 NO	=	6.88	SQ.MT	
4	0.40	X	2.90	X	1 NO	=	1.16	SQ.MT	
5	4.92	X	4.35	X	1 NO	=	21.40	SQ.MT	
6	5.07	X	1.05	X	1 NO	=	5.32	SQ.MT	
7	2.82	X	2.45	X	1 NO	=	6.91	SQ.MT	
TOTAL ADDITION						X	57.47	SQ.MT	

FLAT 4



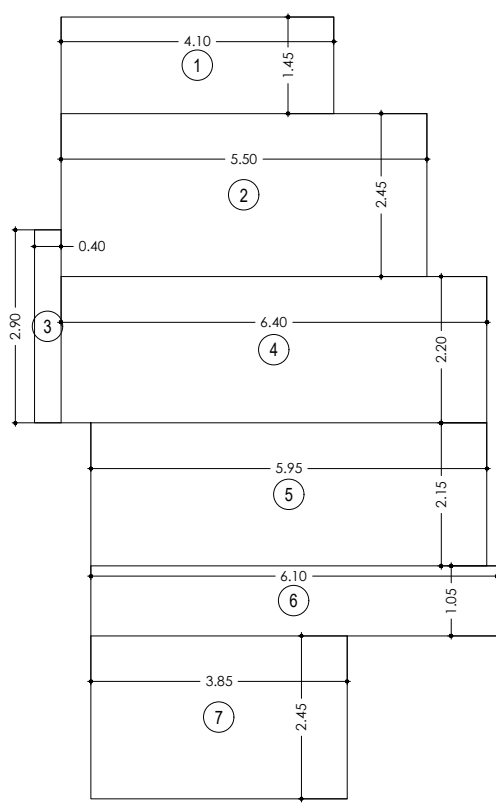
3rd to 7th, 9th to 11th - FLAT 4 (WING A) FLOOR PLAN
SCALE - 1:100

PERA AREA CALCULATION									
3rd to 7th,9th to 11th - FLAT 4 (WING A) FLOOR PLAN									
1	4.10	X	1.45	X	1 NO	=	5.95	SQ.MT	
2	4.02	X	2.45	X	1 NO	=	9.85	SQ.MT	
3	1.48	X	4.65	X	1 NO	=	6.88	SQ.MT	
4	0.40	X	2.90	X	1 NO	=	1.16	SQ.MT	
5	4.92	X	4.35	X	1 NO	=	21.40	SQ.MT	
6	5.07	X	1.05	X	1 NO	=	5.32	SQ.MT	
7	2.82	X	2.45	X	1 NO	=	6.91	SQ.MT	
TOTAL ADDITION						X	57.47	SQ.MT	

[illegible]

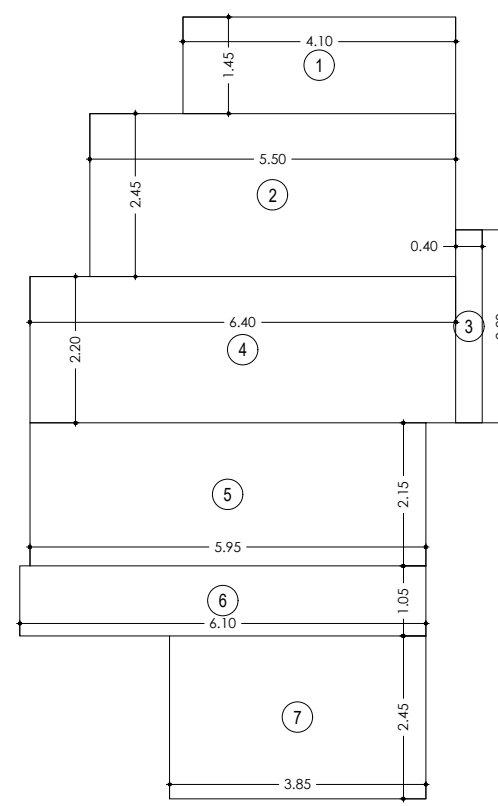
12th & 13th FLOOR PLAN - FLAT 1 & 2 (WING A)
SCALE - 1:100

RERA AREA CALCULATION						
1	22th & 13th FLOOR PLAN - FLAT 1 & 2 (WING A)					
2	3.47	X	2.90	X	1 NO	= 10.08 SQ.MT
3	3.02	X	1.55	X	1 NO	= 4.68 SQ.MT
4	3.39	X	1.90	X	1 NO	= 6.44 SQ.MT
5	3.47	X	1.15	X	1 NO	= 3.99 SQ.MT
6	0.18	X	7.42	X	1 NO	= 1.34 SQ.MT
7	2.30	X	6.90	X	1 NO	= 15.87 SQ.MT
8	1.05	X	4.45	X	1 NO	= 4.67 SQ.MT
9	2.15	X	0.50	X	1 NO	= 1.08 SQ.MT
10	1.40	X	6.25	X	1 NO	= 8.75 SQ.MT
11	4.10	X	7.00	X	1 NO	= 28.70 SQ.MT
12	1.05	X	7.15	X	1 NO	= 7.51 SQ.MT
13	5.05	X	7.00	X	1 NO	= 35.35 SQ.MT
14	1.20	X	4.70	X	1 NO	= 5.64 SQ.MT
15	2.45	X	5.05	X	1 NO	= 12.37 SQ.MT
16	0.80	X	3.65	X	1 NO	= 2.92 SQ.MT
TOTAL ADDITION X						= 149.37 SQ.MT



12th & 13th FLOOR PLAN - FLAT 3 (WING A)
SCALE - 1:100

RERA AREA CALCULATION						
12th & 13th FLOOR PLAN - FLAT 3 (WING A)						
1	4.10	X	1.45	X	1 NO	= 5.95 SQ.MT
2	5.50	X	2.45	X	1 NO	= 13.48 SQ.MT
3	0.40	X	2.90	X	1 NO	= 1.16 SQ.MT
4	6.40	X	2.20	X	1 NO	= 14.08 SQ.MT
5	5.95	X	2.15	X	1 NO	= 12.79 SQ.MT
6	6.10	X	1.05	X	1 NO	= 6.41 SQ.MT
7	3.85	X	2.45	X	1 NO	= 9.42 SQ.MT
					TOTAL ADDITION X	= 63.29 SQ.MT

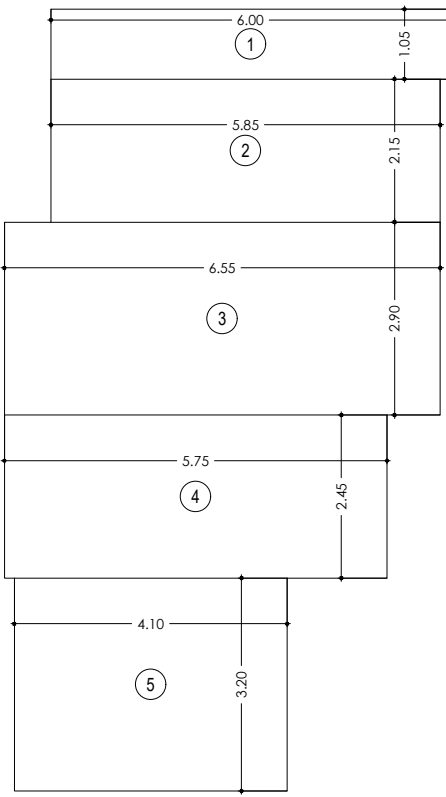


12th & 13th FLOOR PLAN - FLAT 4 (WING A)
SCALE - 1:100

RERA AREA CALCULATION									
12th & 13th FLOOR PLAN - FLAT 4 (WING A)									
1	4.10	X	1.45	X	1 NO	=	5.95	SQ.MT	
2	5.50	X	2.45	X	1 NO	=	13.48	SQ.MT	
3	0.40	X	2.90	X	1 NO	=	1.16	SQ.MT	
4	6.40	X	2.20	X	1 NO	=	14.08	SQ.MT	
5	5.95	X	2.15	X	1 NO	=	12.79	SQ.MT	
6	6.10	X	1.05	X	1 NO	=	6.41	SQ.MT	
7	3.85	X	2.45	X	1 NO	=	9.42	SQ.MT	
TOTAL ADDITION						X	=	63.29	SQ.MT

WING B

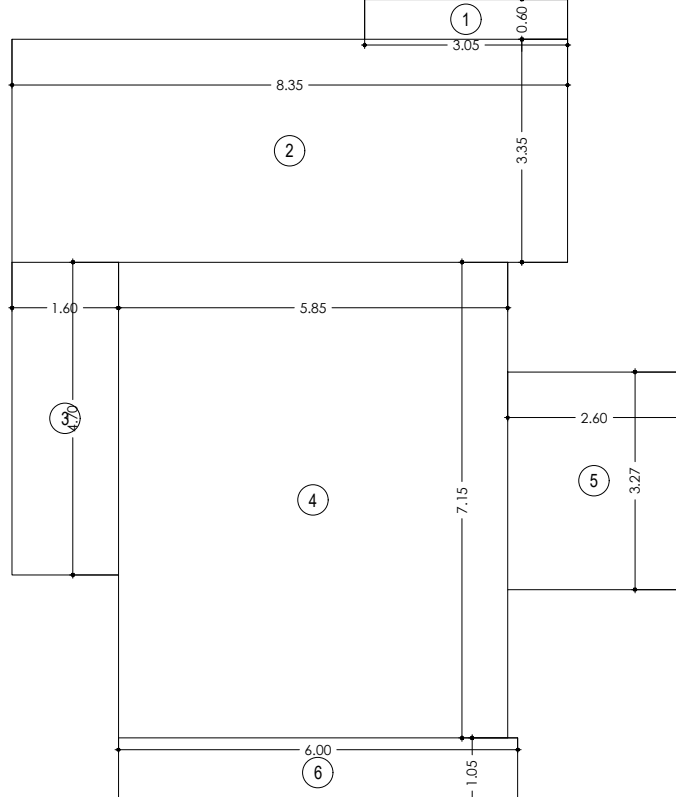
FLAT 1



3RD TO 11TH FLOOR (WING B)
SCALE - 1:100

RERA AREA CALCULATION										
3RD TO 10TH FLOOR - FLAT 1 (WING B)										
2	6.00	X	1.05	X	1	NO	=	6.30	SQ.MT.	
1	5.85	X	2.15	X	1	NO	=	12.58	SQ.MT.	
3	6.55	X	2.90	X	1	NO	=	19.00	SQ.MT.	
4	5.75	X	2.45	X	1	NO	=	14.09	SQ.MT.	
5	4.10	X	3.20	X	1	NO	=	13.11	SQ.MT.	
TOTAL ADDITION							X	=	65.08	SQ.MT.

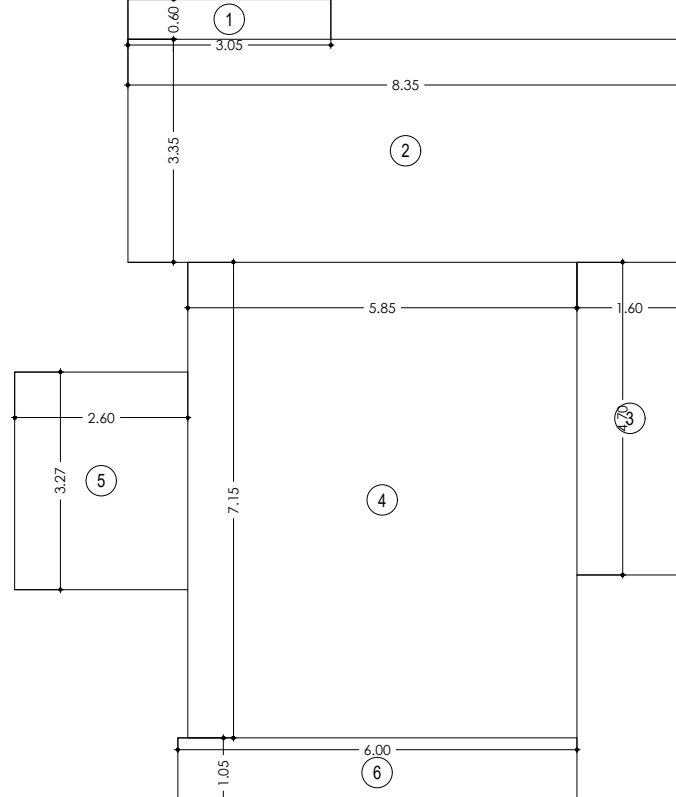
FLAT 2



4TH TO 11TH FLOOR - FL
SCALE - 1:100

HERA AREA CALCULATION						
4TH TO 9TH FLOOR - FLAT 2 (1 WING B)						
1	3.05	X	0.60	X	1 NO	= 1.83 SQ.MT.
2	8.35	X	3.35	X	1 NO	= 27.97 SQ.MT.
3	1.60	X	4.70	X	1 NO	= 7.52 SQ.MT.
4	5.85	X	7.15	X	1 NO	= 41.83 SQ.MT.
5	2.60	X	3.27	X	1 NO	= 8.50 SQ.MT.
6	6.00	X	1.05	X	1 NO	= 6.30 SQ.MT.
TOTAL ADDITION					=	93.95 SQ.MT. X

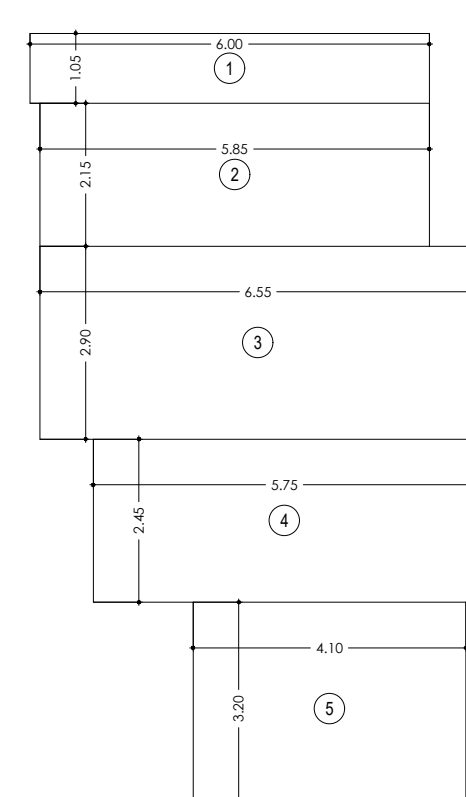
FLAT 3



4TH TO 11TH FLOOR - FLAT 3 (WING B)
SCALE - 1:100

RERA AREA CALCULATION									
4TH TO 9TH FLOOR - FLAT 3 (WING B)									
1	3.05	X	0.60	X	1 NO	=	1.83	SQ.MT.	
2	8.35	X	3.35	X	1 NO	=	27.97	SQ.MT.	
3	1.60	X	4.70	X	1 NO	=	7.52	SQ.MT.	
4	5.85	X	7.15	X	1 NO	=	41.83	SQ.MT.	
5	2.60	X	3.27	X	1 NO	=	8.50	SQ.MT.	
6	6.00	X	1.05	X	1 NO	=	6.30	SQ.MT.	
TOTAL ADDITION							=	93.95	SQ.MT. X

FLAT 4



3RD TO 11TH FLOOR / WING B)

RERA AREA CALCULATION						
4TH to 7th,9th FLOOR PLAN - FLAT 4 (WING B)						
1	6.00	X	1.05	X	1 NO	= 6.30 SQ.MT.
2	5.85	X	2.15	X	1 NO	= 12.58 SQ.MT.
3	6.55	X	2.90	X	1 NO	= 19.00 SQ.MT.
4	5.75	X	2.45	X	1 NO	= 14.09 SQ.MT.
5	4.10	X	3.20	X	1 NO	= 13.11 SQ.MT.
TOTAL ADDITION					X	= 65.08 SQ.MT.

IOD PLAN NOTE

1. THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE IOD ISSUED UNDER EVEN NO. P-21572/2024/(1399A/1)/R/N Ward/DAHISAR R/N ON EVEN DATE.

FORM - H																			
CONTENTS OF SHEET :																			
REBAR CALCULATION AND DIAGRAM																			
DESCRIPTION OF PROPOSAL AND PROPERTY																			
Proposed Development of Building Structure on: Subbar, CHS, on plot bearing C.T. No. 139/P/1 of Village: Dharwad, situated in R/W Road, Chikmagalur Taluk Road No 3 Dharwad (U. Mumbai) -400004.																			
NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER		SIGNATURE																	
Mr. Dharam Jangla Partner of M/S. KR GROUP OF COMPANIES CA No. 148/2013, Jiwarsi,		DHARAM HASMUKH JANGLA BHAI Digitally signed by DHARAM HASMUKH JANGLA Date: 2024.11.22 12:08:18 +05'30'																	
GP No 15, 2nd Floor, Rajghatnaka Mega Mall, Kandharvi Vasti, Mumbai -400040.																			
NORTH	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Job No.</th> <th style="width: 25%;">Drawing No.</th> <th style="width: 25%;">Scale</th> <th style="width: 25%;">Drawn By</th> <th style="width: 25%;">Date</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">200</td> <td style="text-align: center;">1100</td> <td style="text-align: center;">1:100</td> <td style="text-align: center;">SHEKHAR</td> <td style="text-align: center;">16.07.2024</td> </tr> </tbody> </table>	Job No.	Drawing No.	Scale	Drawn By	Date	200	1100	1:100	SHEKHAR	16.07.2024	SIGNATURE							
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