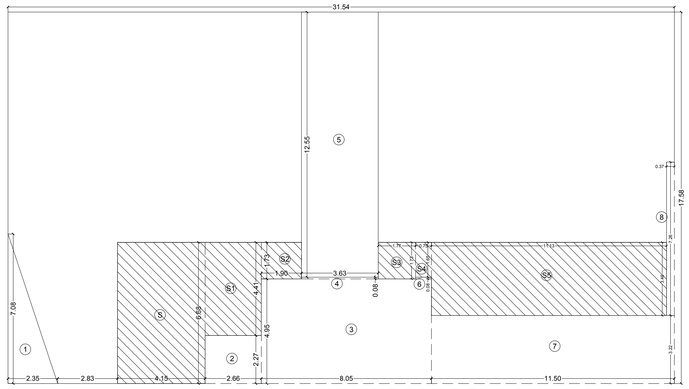
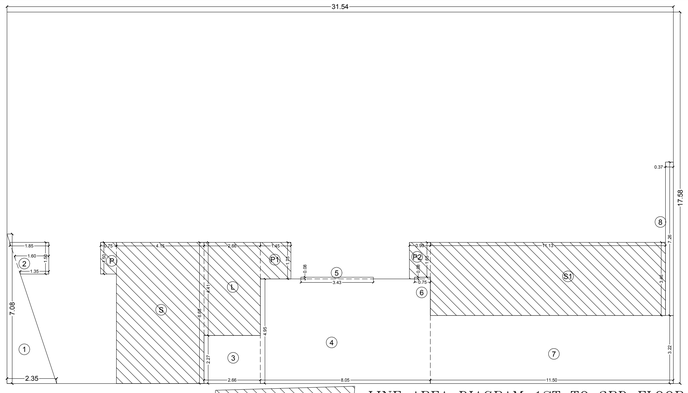
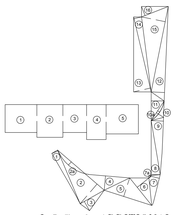


LINE AREA DIAGRAM GROUND FLOOR FOR SHOP (COM.WING-A)



LINE AREA DIAGRAM 1ST TO 3RD FLOOR FOR OFFICE (COM.WING-A)



L.O.S. & ADDITIONAL L.O.S. AREA DIAGRAM

SCALE 1:500

L.O.S. AREA CALC. (MOTHER EARTH)							Sqmt.
1	13.95	X	1.60	X	0.50	=	11.16
2	14.65	X	6.25	X	0.50	=	45.78
3	6.60	X	2.55	X	0.50	=	8.42
4	10.35	X	3.40	X	0.50	=	17.60
5	11.85	X	4.60	X	0.50	=	27.26
6	8.45	X	3.55	X	0.50	=	15.00
7	7.65	X	2.65	X	0.50	=	10.14
8	13.15	X	2.20	X	0.50	=	14.47
9	13.65	X	2.90	X	0.50	=	19.78
10	5.60	X	2.05	X	0.50	=	5.74
TOTAL L.O.S. AREA						=	175.36
LESS CURVATURE AREA							Sqmt.
2a	8.60	X	1.01	X	0.66	=	5.73
7a	0.78	X	0.14	X	0.66	=	0.07
10a	5.60	X	0.60	X	0.66	=	2.22
TOTAL CURVATURE AREA						=	8.02
TOTAL L.O.S. AREA PROP.(MOTHER EARTH)							167.34
REQD.50.00% L.O.S. AREA .(MOTHER EARTH)							166.25

L.O.S. AREA CALC. (PERFORATED PAVED)							Sqmt.
10a	5.60	X	0.60	X	0.66	=	2.22
11	6.80	X	3.08	X	0.50	=	10.47
12	22.37	X	3.17	X	0.50	=	35.46
13	18.22	X	4.02	X	0.50	=	36.63
14	18.22	X	1.80	X	0.50	=	16.40
15	20.61	X	5.72	X	0.50	=	58.94
16	6.78	X	2.29	X	0.50	=	7.76
TOTAL L.O.S. AREA PROP.(PERFORATED PAVED)							167.87
REQD.50.00% L.O.S. AREA .(PERFORATED PAVED)							166.25

ADDITIONAL L.O.S. AREA CALCULATION							Sqmt.
1	7.51	X	6.60	X	1.00	=	49.57
2	6.17	X	7.75	X	1.00	=	47.82
3	5.61	X	6.60	X	1.00	=	37.03
4	4.62	X	8.28	X	1.00	=	38.25
5	7.63	X	6.95	X	1.00	=	53.03
TOTAL ADD. L.O.S. AREA PROPOSED						=	225.70

BUILT-UP AREA CALCULATION (WING-A)						
GROUND FLOOR						Sqmt.
A	31.54	X	17.58	=		554.47
DEDUCTIONS:-						
1	2.35	X	7.08X0.50	=		8.32
2	2.66	X	2.27	=		6.04
3	8.05	X	4.95	=		39.85
4	3.63	X	0.08	=		0.29
5	3.63	X	12.55	=		45.56
6	0.75	X	0.08	=		0.06
7	11.50	X	3.22	=		37.03
8	0.37	X	7.26	=		2.69
TOTAL DEDUCTIONS:- (A)				=		139.84
S	4.15	X	6.68	=		27.72
S1	2.66	X	4.41	=		11.73
S2	1.90	X	1.73	=		3.29
S3	1.77	X	1.73	=		3.06
S4	0.75	X	1.65	=		1.24
S5	11.13	X	3.46	=		38.51
TOTAL ST. & LIFT AREA:- (B)				=		85.55
TOTAL DEDUCTIONS:- (A+B)				=		225.39
NET AREA				=		329.08

BUILT-UP AREA CALCULATION (WING-A)						
1ST TO 3RD FLOOR						Sqmt.
A	31.54	X	17.58	=		554.47
DEDUCTIONS:-						
1	2.35	X	7.08X0.50	=		8.32
2	1.60 AVG.	X	1.50	=		2.40
3	2.66	X	2.27	=		6.04
4	8.05	X	4.95	=		39.85
5	3.43	X	0.08	=		0.27
6	0.75	X	0.08	=		0.06
7	11.50	X	3.22	=		37.03
8	0.37	X	7.26	=		2.69
TOTAL DEDUCTIONS:- (A)				=		96.66
S	4.15	X	6.68	=		27.72
P	0.75	X	1.50	=		1.13
L	2.66	X	4.41	=		11.73
P1	1.45	X	1.73	=		2.51
P2	0.99	X	1.65	=		1.63
S1	11.13	X	3.46	=		38.51
TOTAL ST. & LIFT AREA:- (B)				=		83.23
TOTAL DEDUCTIONS:- (A+B)				=		179.89
NET AREA				=		374.58

STAIRCASE LIFT-LOBBY AREA CALC. (WING-A)					
GROUND FLOOR					Sqmt.
S	4.15	X	6.68	=	27.72
S1	2.66	X	4.41	=	11.73
S2	1.90	X	1.73	=	3.29
S3	1.77	X	1.73	=	3.06
S4	0.75	X	1.65	=	1.24
S5	11.13	X	3.46	=	38.51
TOTAL ST. & LIFT AREA				=	85.55

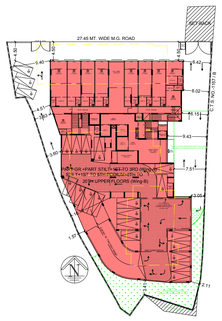
STAIRCASE LIFT-LOBBY AREA CALC. (WING-A)					
1ST TO 3RD FLOOR					Sqmt.
S	4.15	X	6.68	=	27.72
P	0.75	X	1.50	=	1.13
L	2.66	X	4.41	=	11.73
P1	1.45	X	1.73	=	2.51
P2	0.99	X	1.65	=	1.63
S1	11.13	X	3.46	=	38.51
TOTAL ST. & LIFT AREA				=	83.23

LOCATION PLAN

SCALE = 1:4000

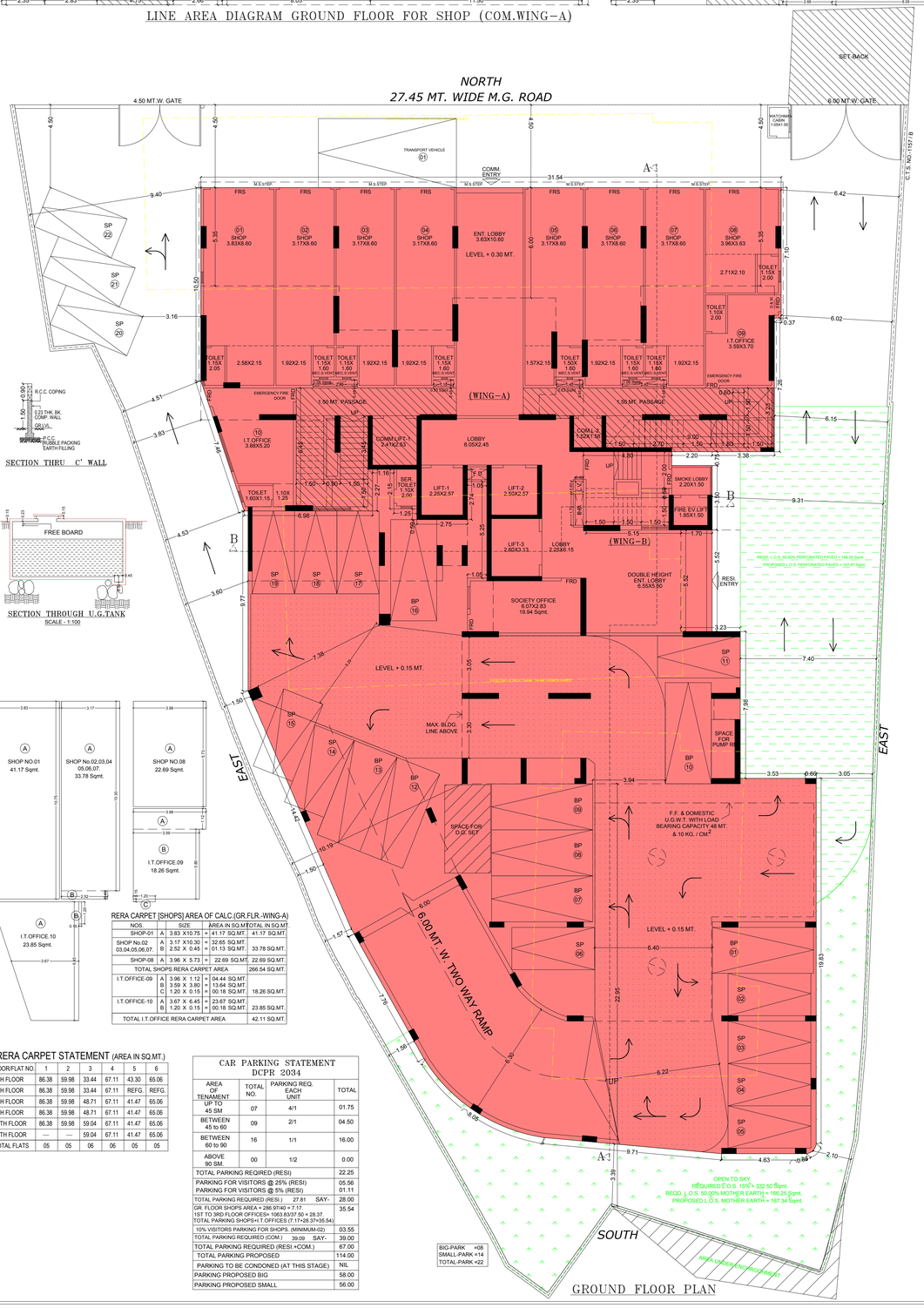
SUMMERY OF BUILT-UP AREA STATEMENT			Total Area
FLOOR	Wing-A	Wing-B	In Sqmt.
GR. FLOOR	329.08		329.08
1ST FLOOR	374.58		374.58
2ND FLOOR	374.58		374.58
3RD FLOOR	374.58		374.58
4TH FLOOR			0.00
5TH FLOOR			0.00
6TH FLOOR		395.70	395.70
7TH FLOOR		278.38	278.38
8TH FLOOR		409.34	409.34
9TH FLOOR		409.34	409.34
10TH FLOOR		419.84	419.84
11TH FLOOR		260.15	260.15
Excecss Refuge area		41.82	41.82
Excess Fitness Centre		36.59	36.59
GROSS BUILT-UP AREA	1452.82	2251.14	3703.96
Gross Commercial BUA			1452.82
Net commercial BUA			1076.16
35% Fungible on commercial BUA			376.66
Gross residential BUA			2251.14
Net residential BUA			1692.49
35% Fungible on residential BUA			558.65
Total Net area (Resi.+Com.)			2768.65
Total Fungible area (Resi.+Com.)			935.31

ST. & LIFT-LOBBY AREA STATEMENT			Total Area
FLOOR	Wing-A	Wing-B	In Sqmt.
GR. FLOOR	85.55		85.55
1ST FLOOR	83.23		83.23
2ND FLOOR	83.23		83.23
3RD FLOOR	83.23		83.23
4TH FLOOR			
5TH FLOOR			
6TH FLOOR		85.07	85.07
7TH FLOOR		85.07	85.07
8TH FLOOR		84.60	84.60
9TH FLOOR		84.60	84.60
10TH FLOOR		84.60	84.60
11TH FLOOR		84.60	84.60
TOTAL AREA	335.24	508.54	843.78

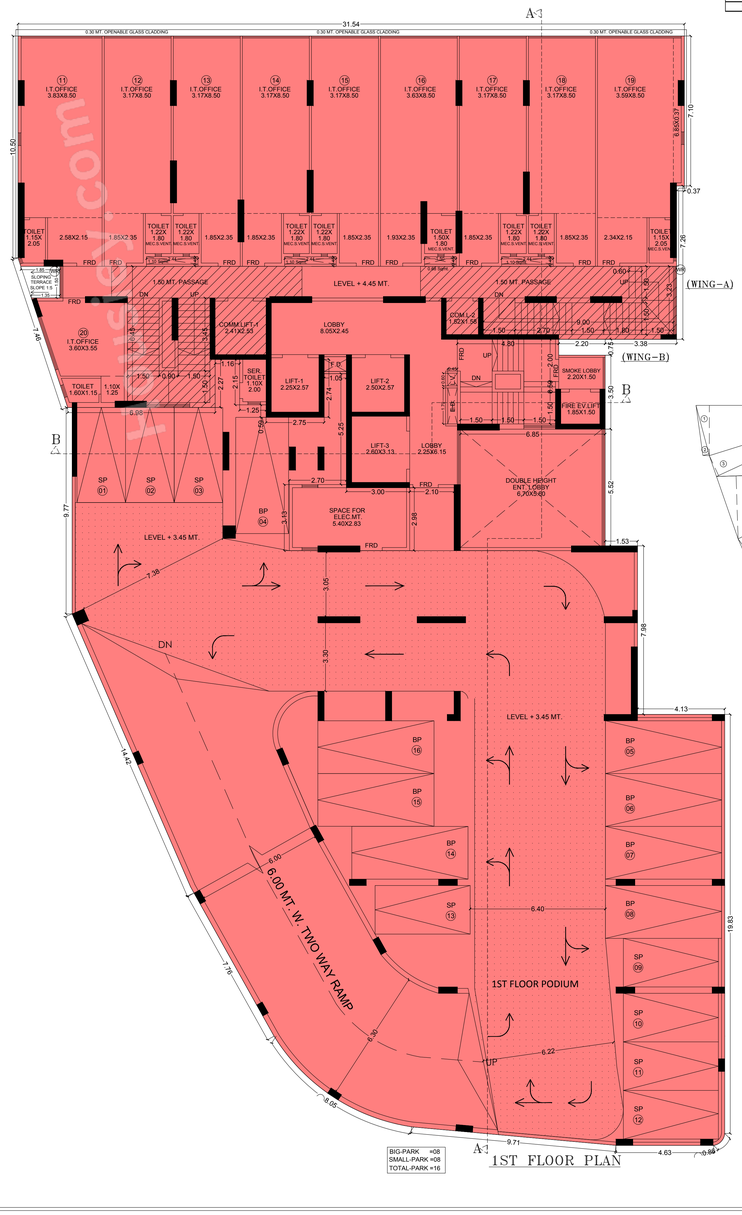


BLOCK PLAN

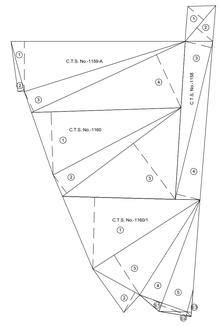
SCALE 1:500



GROUND FLOOR PLAN



1ST FLOOR PLAN



PLOT AREA DIAGRAM

SCALE 1:500

AMALGAMATED PLOT AREA CALC. (C.T.S.No.1158,1159/A,1159 1 TO 8,1160,1160/1)							
CALCULATION							Sqmt.
1a	11.053	X	4.80	X	0.50	=	26.53
1b	11.053	X	4.88	X	0.50	=	26.97
1	49.50	X	13.25	X	0.50	=	327.94
2	14.26	X	2.35	X	0.50	=	16.76
3	50.05	X	19.65	X	0.50	=	491.74
4	62.25	X	27.50	X	0.50	=	857.48
5	34.65	X	6.60	X	0.50	=	114.35
6	6.845	X	2.65	X	0.50	=	9.07
7	62.50	X	11.95	X	0.50	=	371.94
8	14.05	X	6.60	X	0.50	=	46.37
TOTAL PLOT AREA						=	2289.16
LESS SET-BACK AREA (PLOT-A)						=	Sqmt.
1a	11.053	X	4.80	X	0.50	=	26.53
1b	11.053	X	4.88	X	0.50	=	26.97
TOTAL SET-BACK AREA (C.T.S.No.1158)-A						=	53.50
TOTAL PLOT AREA (C.T.S.No.1158,1159/A,1159 1 TO 8,1160,1160/1).						=	2235.66
LESS ENCROHCUMENT AREA						=	19.01
NET PLOT AREA (C.T.S.No.1158,1159/A,1159 1 TO 8,1160,1160/1).						=	2216.65

SHOP NO.01 41.17 Sqmt.

SHOP No.02,03,04 05,06,07. 33.78 Sqmt.

SHOP NO.08 22.69 Sqmt.

I.T.OFFICE.09 18.26 Sqmt.

I.T.OFFICE.10 23.85 Sqmt.

RERA CARPET [SHOPS] AREA OF CALC.(GR.FLR.-WING-A)

NOS.		SIZE		AREA IN SQ.MT.	TOTAL IN SQ.MT.
SHOP-01	A	3.83 X10.75	=	41.17 SQ.MT.	41.17 SQ.MT.
SHOP No.02 03,04,05,06,07,	A	3.17 X10.30	=	32.65 SQ.MT.	33.78 SQ.MT.
	B	2.52 X 0.45	=	01.13 SQ.MT.	
SHOP-08	A	3.96 X 5.73	=	22.69 SQ.MT.	22.69 SQ.MT.
TOTAL SHOPS RERA CARPET AREA					266.54 SQ.MT.
I.T.OFFICE-09	A	3.96 X 1.12	=	04.44 SQ.MT.	18.26 SQ.MT.
	B	3.59 X 3.80	=	13.64 SQ.MT.	
	C	1.20 X 0.15	=	00.18 SQ.MT.	
I.T.OFFICE-10	A	3.67 X 6.45	=	23.67 SQ.MT.	23.85 SQ.MT.
	B	1.20 X 0.15	=	00.18 SQ.MT.	
TOTAL I.T.OFFICE RERA CARPET AREA					42.11 SQ.MT.

RERA CARPET STATEMENT (AREA IN SQ.MT.)

FLOOR/FLAT NO.	1	2	3	4	5	6
6TH FLOOR	86.38	59.98	33.44	67.11	43.30	65.06
7TH FLOOR	86.38	59.98	33.44	67.11	REFG.	REFG.
8TH FLOOR	86.38	59.98	48.71	67.11	41.47	65.06
9TH FLOOR	86.38	59.98	48.71	67.11	41.47	65.06
10TH FLOOR	86.38	59.98	59.04	67.11	41.47	65.06
11TH FLOOR	—	—	59.04	67.11	41.47	65.06
TOTAL FLATS	05	05	06	06	05	05

CAR PARKING STATEMENT DCPR 2034

AREA OF TENAMENT	TOTAL NO.	PARKING REQ. EACH UNIT	TOTAL
UP TO 45 SM	07	4/1	01.75
BETWEEN 45 to 60	09	2/1	04.50
BETWEEN 60 to 90	16	1/1	16.00
ABOVE 90 SM.	00	1/2	0.00
TOTAL PARKING REQIRED (RESI)			22.25
PARKING FOR VISITORS @ 25% (RESI)			05.56
PARKING FOR VISITORS @ 5% (RESI)			01.11
TOTAL PARKING REQUIRED (RESI.) 27.81 SAY-			28.00
GR. FLOOR SHOPS AREA = 286.97/40 = 7.17. 1ST TO 3RD FLOOR OFFICES= 1063.83/37.50 = 28.37. TOTAL PARKING SHOPS+I.T.OFFICES (7.17+28.37=35.54)			35.54
10% VISITORS PARKING FOR SHOPS. (MINIMUM-02)			03.55
TOTAL PARKING REQUIRED (COM.) 39.09 SAY-			39.00
TOTAL PARKING REQUIRED (RESI.+COM.)			67.00
TOTAL PARKING PROPOSED			114.00
PARKING TO BE CONDONED (AT THIS STAGE)			NIL
PARKING PROPOSED BIG			58.00
PARKING PROPOSED SMALL			56.00

SECTION THRU C' WALL

SECTION THROUGH U.G.TANK

SCALE - 1:100

PERFORMA-A

A	AREA STATEMENT		Sq.Mts.
		AREA OF PLOT (Area as per c.t.s. record)	
1	a)	C.T.S. No.1158+1159/A,1159/1 to 1159/8+950.30 Sqmt.+C.T.S. No.1160,1160/1+1416.70 Sqmt.+2367.00 Sqmt.	2367.00
	b)	Area of plot as per site survey= 967.16 Sqmt + 1302.99 Sqmt = 2270.15 Sqmt.	2270.15
	c)	Area of plot adopted lesser of above	2270.15
	d)	Area of Road Set Back	–
	e)	Area of D P Road	–
2		DEDUCTIONS FOR	–
	(A)	For Reservation/Road Area to be handed over to MCGM (100%)	–
	a)	Road Set Back/widening area (Regulation No 16)	53.50
	b)	Proposed D P road area (Regulation No 16)	–
	c)	(i) Reservation Area (plot) to be handed over to (Regulation No 17) (ii) Reservation Area to be handed over as per AR (Regulation No 17) (Not to be deducted for computation of FSI i.e. sr. no. 5 below)	–
	d)	Encroachment Area	–
		Total area under road / reservation / Encroachment	–
	(B)	For Amenity area to be handed over to MCGM	–
	a)	Area of amenity plot as per DCR 14(A)	–
	b)	Area of amenity plot as per DCR 14(B)	–
	c)	Area of amenity plot as per DCR 35	–
		Total Amenity area	–
	(C)	Deduction of existing BUA to be retained if any / land component of existing BUA/Existing BUA as per regulation under which the development was allowed	–
3		Total deductions. [2(A) + 2(B) + 2(C)]	53.50
4		Balance area of plot (for calculating required LOS) [1 - 3]	2216.65
5		Plot area under development [Sr. no. 4 + 2(A) (c)(ii)]	2216.65
6		Zonal (basic) FSI	1.00 (ONE)
7	a)	permissible built up area as per zonal (basic) FSI (5 X 6)	2216.65
	b)	permissible built up area as per regulation 30(C) (Protected development)	---
		permissible built up area (7a or 7b above, whichever is more)	2216.65
8		Additional built up area as per regulation 30(A)(3)(a)	---
	a)	Additional BUA for 2(A)(c)(i) & 2(B) above within the cap of "admissible TDR" as per Table no.12 on balance plot.	–
	b)	additional BUA for 2(A)(a) & 2(A)(b) above to be utilized with in the permissible FSI as per column no. 7 of table 12 of regulation 30(A) and to the mentioned in table 12 A of regulation 32 (200%) + C.T.S. No.1158-B	107.00 105.00
	c)	additional BUA in case of 2(A)(c)(ii) as per regulation 17(1) note 20(viii) & (viii) as per AR policy on remaining plot. [1*% as per table no. 5 of regulation 17(1)]	–
		Total Additional BUA	212.00
9		Additional / Incentive BUA within the cap of "admissible TDR" as per Table 12 on balance plot	–
	a)	in lieu of cost of construction of amenity buildings as per regulation 30(A)(3)(b)	–
	b)	50% of rehab component as per reg. 33(7)(A)	–
	c)	10 sqmts per rehab tenement as per reg. 33(7)(B) 34 X 10 = 340.00 Sqmt.	340.00
		Total Additional BUA / Incentive area	
10		BUA due to "Additional" FSI on payment of premium* as per Table No 12 of Regulation No 30(A) [sr. no. 5 X 50%] (50.00%)	
11		BUA due to admissible "TDR" as per table no. 12 of regulation no. 30(A) & 32 (by restricting area utilised beyond zonal FSI in sr. no. 7(b), 8(a) & 9 above)	–
	a)	Genenal TDR	
	b)	Slum TDR	
		Total TDR	
12		Permissible built up area [7+8+9+10+11]	2768.65
13		Proposed built up area (1076.16+1692.49)	2768.65
14		TDR generated if any as per regulation 30 (A) and 32 for unutilized BUA on plot	–
15		Fungible compensatory area as per regulation no. 31(3)	
	a)	(i) perm. fungible compensatory area for rehab comp. without charging premium (RESI.)	404.02
		(ii) prop. fungible compensatory area for rehab comp. without charging premium (RESI.)	404.02
	a1)	(i) perm. fungible compensatory area for rehab comp. without charging premium (COM.)	230.52
		(ii) prop. fungible compensatory area for rehab comp. without charging premium (COM.)	230.52
	b)	(i) perm. fungible compensatory area for sale comp. by charging premium (RESI.)	188.35
		(ii) prop.fungible compensatory area for sale comp. by charging premium (RESI.)	154.63
	b1)	(i) perm. fungible compensatory area for sale comp. by charging premium (COM.)	146.14
		(ii) prop.fungible compensatory area for sale comp. by charging premium (COM.)	146.14
16		Total built up area proposed including FCA [13+15(a)(i)+15(a-1)(i)+15(b)(i)+15(b-2) (ii)]	3703.96
17		FSI consumed on net plot [13/5] (2768.65 / 2216.65)	1.25
	(B)	TENAMENT STATEMENT	–
	i	PROPOSED AREA	3703.96
	ii	LESS DEDUCTION OF NON-RESIDENTIAL AREA [BHOP,ETC.]	1452.82
	iii	AREA AVAILABLE FOR TENAMENTS [(i) minus (ii)]	2251.14
	iv	TENAMENTS PERMISSIBLE AS PER [200 / HECTARE]	N.A.
	V	TENAMENTS PERMISSIBLE AS PER [450 / HECTARE]	101
	VI	TENAMENTS PROPOSED	32
	VII	TENAMENTS EXISTING	NIL
	VIII	TOTAL TENAMENTS PROPOSED (6 + 7)	32
	(C)	PARKING STATEMENT	–
	i	PARKING REQUIRED BY REGULATION FOR	67
	ii	OUTSIDERS [VISITORS] 25%	
	iii	TOTAL PARKING REQUIRED	67
	iv	TOTAL PARKING PROVIDED (Big parking=58 Nos.+Small parking=56 Nos.)	114
	v	PARKING TO BE CONDONED (AT THIS STAGE)	NIL
	(D)	TRANSPORT VEHICLES PARKING	–
	i	SPACE FOR TRANSPORT VEHICLES PARKING REQD.	01
	ii	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	01

FORM II (PERFORMA B)

CONTENTS OF SHEETS

GR.1ST FLOOR,LOCATION & BLOCK PLAN,PLOT ,R.G. AREA DIAGRAM & CALC.PARKING STATEMENT.
GR.& 1ST FLOOR AREA DIAGRAM & CALC.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDINGS ON PLOT BEARING C.T.S.No.1158,1159-A,1159 / 1 TO 8, 1160,1160 / 1 OF VILLAGE KANDIVALI AT M.G. ROAD,KANDIVALI (WEST) MUMBAI 40 00 67.

NAME & ADDRESS OF THE DEVELOPER	SIGNATURE
Shri Nikhil J. Mehta Partner Of M/s. Mahavir Builders C.A. to power: 22, NEW CORPORATE PLAZA, RAMCHANDRA EKTIN, ROAD, MALAD (W) MUMBAI- 400064.	MEHTA NIKHIL JITENDRA Digitally signed by MEHTA NIKHIL JITENDRA DN: c=IN, o=Personal, title=5101,2.5.4.20=f8f8a5c2c0ccc7c8d8b1c7b4d8f4c3c1c7b8d8b1c7b4d8f4c3c1c7b8d8b1c7b4d8f4c3c1c7b