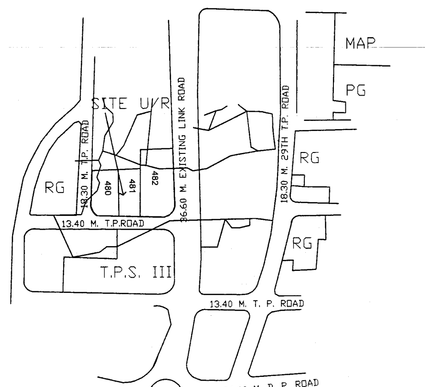
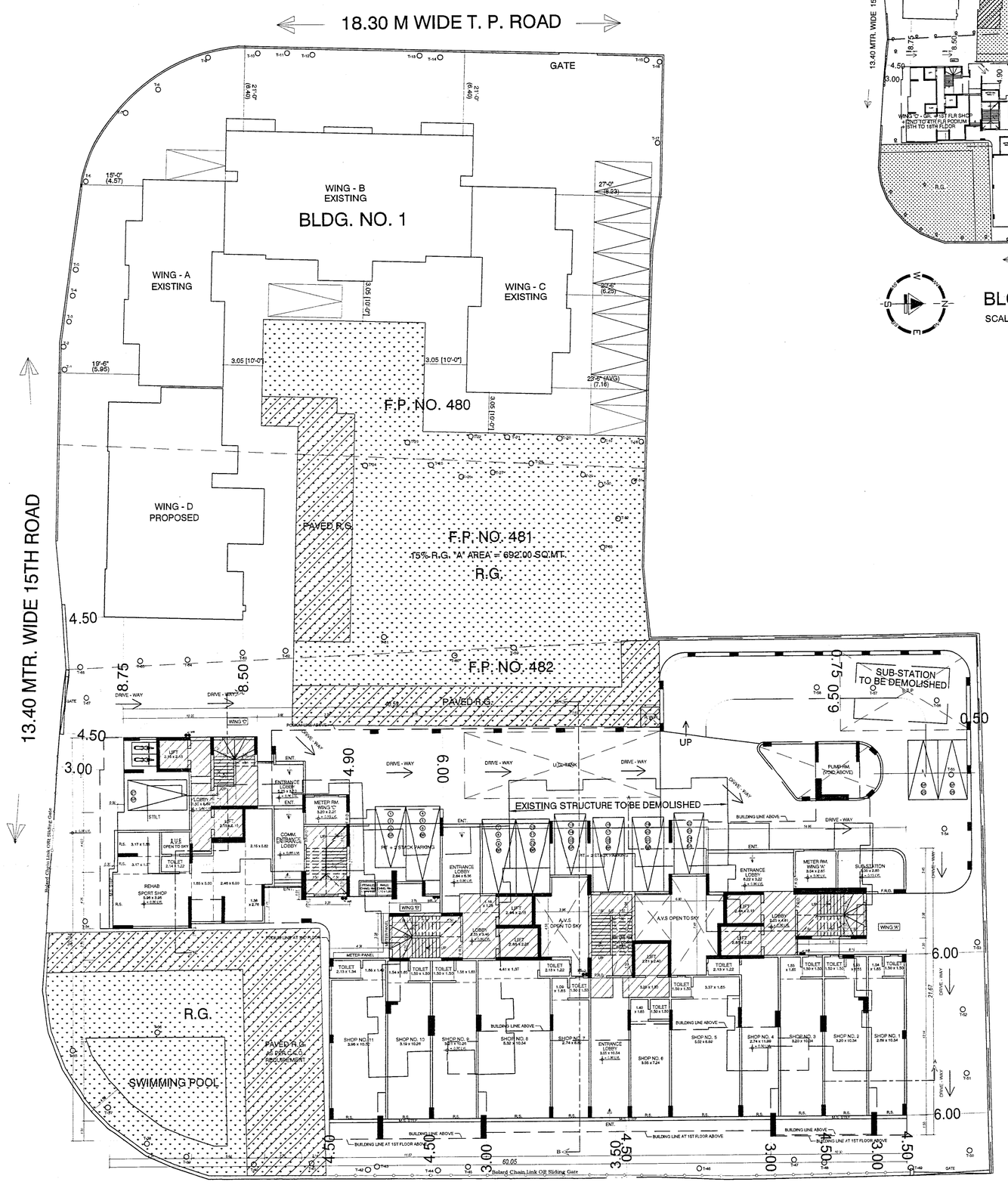
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT, 1888 UNDER NO. CHE / 7677 / B.P. (WS) / AR

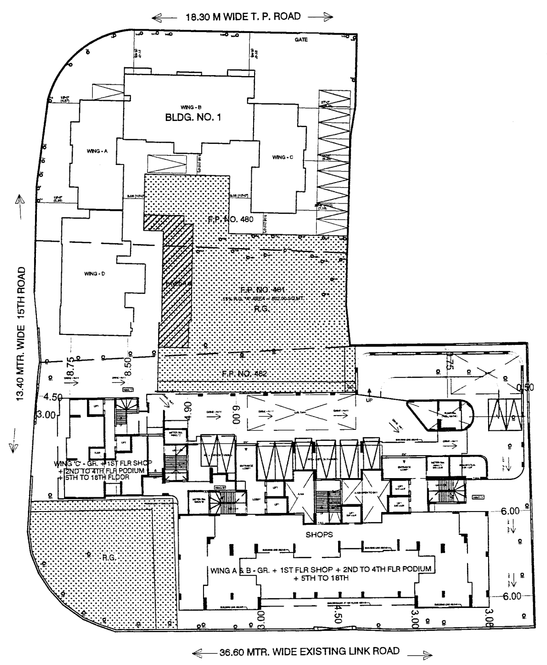
THE OWNER / DEVELOPER / PROJECT PROPONENT HAS AVAILED THE FACILITY OF PAYMENT AT 50% PREMIUM AS PER THE GOVT. DIRECTIVES U/S 154 OF MRTP ACT 1966 ISSUED UINO. TPS 1820/ AN.27/C.N.80 / 20/UD-13 DTD. 14-01-2021 AS PER DIRECTIVES, THE APPLICABLE STAMP DUTY PAYABLE BY THE UNIT PURCHASING CUSTOMER ON THE SALE OF FLATS/ SHOP FROM WINGS - A , B & C COMPRISING OF GROUND PART + STILT PART + 1ST TO 18TH UPPER FLOORS UNDER THIS SCHEME OF 50% PREMIUM SHALL BE PAID BY THE OWNER / DEVELOPER / PROJECT PROPONENT ON BEHALF OF CUSTOMER PURCHASING THE UNIT UNDER THIS PROJECT TILL ALL THE UNITS APPROVED UNDER THE SCHEME ARE SOLD OUT.



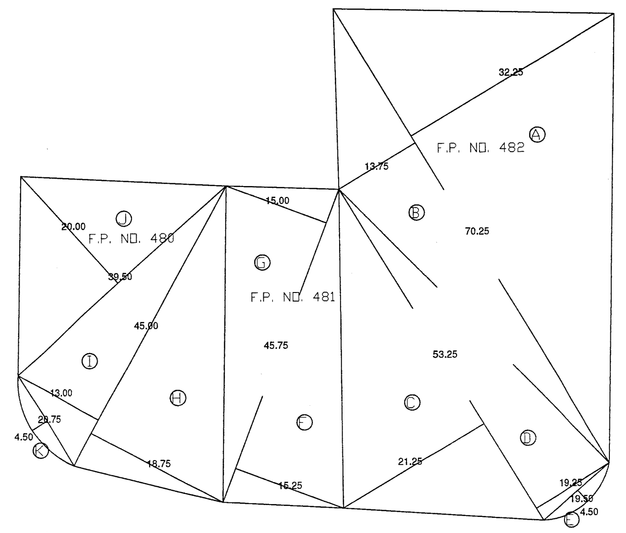
LOCATION PLAN
SCALE 1:4000



GROUND FLOOR PLAN
SCALE 1:200



BLOCK PLAN
SCALE 1:500



PLOT AREA CALCULATION
SCALE 1:500

PLOT AREA CALC.

F.P. NO. 482

A1/2	x 70.25	x 32.25	x 1NO =	1132.78	SQ.MT.
B1/2	x 70.25	x 13.75	x 1NO =	482.97	SQ.MT.
C1/2	x 53.25	x 21.25	x 1NO =	565.78	SQ.MT.
D1/2	x 53.25	x 19.25	x 1NO =	512.53	SQ.MT.
E2/3	x 19.50	x 4.50	x 1NO =	58.50	SQ.MT.
TOTAL ADDITION			=	2752.56	SQ.MT.
SAY			=	2752.50	SQ.MT.

PLOT AREA CALC.

F.P. NO. 481

F1/2	x 45.75	x 15.25	x 1NO =	348.84	SQ.MT.
G1/2	x 45.75	x 15.00	x 1NO =	343.13	SQ.MT.
TOTAL ADDITION			=	691.97	SQ.MT.
SAY			=	691.00	SQ.MT.

PLOT AREA CALC.

F.P. NO. 480

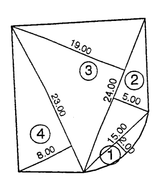
H1/2	x 45.00	x 13.00	x 1NO =	292.50	SQ.MT.
I1/2	x 45.00	x 18.75	x 1NO =	421.88	SQ.MT.
J1/2	x 39.50	x 20.00	x 1NO =	395.00	SQ.MT.
K2/3	x 20.75	x 4.50	x 1NO =	62.25	SQ.MT.
TOTAL ADDITION			=	1171.63	SQ.MT.
SAY			=	1171.60	SQ.MT.

20% R.G. PROVIDED A+B (692.00 + 400.00) = 1092.00 SQ.M.

R.G. REQUIRED 20% OF 4615.10 SQ.MT. = 923.02 SQ.M.

TOTAL PLOT AREA

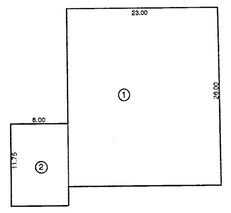
F.P. NO. 480	=	1171.60	SQ. MT.
F.P. NO. 481	=	691.00	SQ. MT.
F.P. NO. 482	=	2752.50	SQ. MT.
TOTAL	=	4615.10	SQ.MT.



1. 2/3 x 2.00 x 15.00 = 20.00 SQ.M.
2. 0.50 x 5.00 x 24.00 = 60.00 SQ.M.
3. 0.50 x 19.00 x 24.00 = 228.00 SQ.M.
4. 0.50 x 8.00 x 23.00 = 92.00 SQ.M.

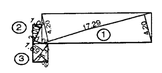
R.G. B - TOTAL = 400.00 SQ.M.

5% R.G. 'B' PROVIDED ON F.P. No. 482
SCALE 1:500



15% R.G. "A" (REVISED BOUNDRY) CALCULATION
SCALE 1:500

	R.G. - A	
1	23.00 X 26.00	598.00
2	8.00 X 11.75	94.00
A	TOTAL	692.00
	R.G. - 2	692.00



PAVED R.G. "A" (REVISED BOUNDRY) CALCULATION
SCALE 1:500

	PAVED R.G.	
1	17.29 X 4.20 X 0.50 X 2	72.62
2	1.07 X 3.00 X 0.50 X 2	3.21
3	3.47 X 1.69 X 0.50 X 2	5.86
II	TOTAL	81.69
	SAY PAVED R.G.	82.00

NOTE : Trees numbered T-54 to T-58 and T-67 are proposed to be cut.

TABLE NO. 1 (AS PER DCR 1991, APPROVED)

P.F. NOS.	PLOT AREA (1)	PERMS. F.S.I. 1.00 (2)	PROP. BASIC FSI (POTENTIAL) (3)	REMARKS (4)	% WITH RESPECT TO TOTAL AREA (3) / (2) = %
	SQ.MTR.	SQ.MTR.	SQ.MTR.		
480 (BLDG. NO.1)	1171.60	1171.60	1171.60	AS PER O.C. FOR WING A & C (1.02.2001)	29.86%
481 15% R.G.	691.00	-	-	-	DEDUCTIBLE R.G.
482 (BLDG. NO.2)	2752.50	2752.50	2752.50	AS PER APPROVED PLANS DATED 17.06.1990	70.14%
TOTAL	4615.10	3924.10	3924.10		100%

TABLE NO. 2 (AS PER DCPR 2034, PROPOSED)

TOTAL PERMS. AREA AS PER DCPR 2034	TOTAL PERMIS. AREA FOR BLDG. NO. 1	TOTAL PERMIS. AREA FOR BLDG. NO.2	EXIST. BUA BLDG. NO. 1 UNDER REP.	BUA BLDG. NO. 2 IN LAYOUT	BALANCE BUA OF BLDG. NO.1	BALANCE BUA OF BLDG. NO.2
SQ.MTR.	SQ.MTR.	SQ.MTR.	SQ.MTR.	SQ.MTR.	SQ.MTR.	SQ.MTR.
11537.75	3445.17 (29.86%)	8092.58 (70.14%)	3061.27 WING A,B & C	4048.21	383.90 FOR WING D	4044.37

TABLE NO. 3 : STATEMENT FOR FUNGIBLE AREA:- BUILDING NO. 1

WING	BUILT UP AREA	PERM. FUNGIBLE AREA	PROP. FUNGIBLE AREA	REMARKS
A & C	1175.44	NIL	NIL	O.C. GRANTED ON 15/02/2001 HENCE NOT CLAIMED
B	1885.83	777.59	777.20	
D	335.87			
TOTAL	3397.14	777.59	777.20	

BUILDING NO. 2 AS PER DETAIL STATEMENT GIVEN IN PROFORMA -A

PROFORMA - I

		SQ.MT.
A	AREA STATEMENT	
1	AREA OF PLOT	4615.10
	(a) AREA OF SET BACK	—
	(b) AREA OF D.P. ROAD	—
	(c) 7.5% AMENITY SPACE	—
	TOTAL DEDUCTIONS (a+b+c)	—
	NET PLOT AREA	4615.10
2	DEDUCTIONS FOR	
	A FOR RESERVATION /ROAD AREA	—
	(a) ROAD SET-BACK AREA TO BE HANDED OVER(100%) REG.NO 16	—
	(b)PROP.D.P ROAD AREA TO BE HANDED OVER (100%) REG.NO 16	—
	(c) i RESERVATION AREA TO BE HANDED OVER(100%) REG.NO 17	—
	ii RESERVATION AREA TO BE HANDED OVER(100%) AS PER AR REG.NO 17	—
	B FOR AMENITY AREA	
	(a) AREA OF AMENITY PLOT TO BE HANDED OVER AS PER REG.NO.14(A) (5% of 4615.10)	—
	(b) AREA OF AMENITY PLOT TO BE HANDED OVER AS PER REG.NO.14(B)	—
	(c) AREA OF AMENITY PLOT TO BE HANDED OVER AS PER REG.NO.35 (ABEYANCE)	—
	C DEDUCTION FOR EXISTING BUILT-UP AREA TO BE RETAINED IF ANY/LAND COMPONENT OF	—
	EXISTING BUA AS PER REG. UNDER WHICH THE DEVELOPMENT WAS ALLOWED	—
3	TOTAL DEDUCTIONS [2(A)+2(B)+2(C)]	—
4	BALANCE AREA OF PLOT(1 MINUS 3)	4615.10
4(a)	DEDUCTION FOR RECRETION GROUND (15%) DCR 1991	—
5	PLOT AREA UNDER DEVELOPMENT {(-2(A)+2(B)]	4615.10
6	ZONAL (BASIC) F.S.I (1 OR 1.33)	1.00
7	(A) PERMISSIBLE BUILT-UP AREA AS PER ZONAL(BASIC) F.S.I(5X6)	4615.10
	(B) PERMISSIBLE BUILT UP AREA AS PER REGULATION 30(C) (PROTECTED DEVELOPMENT) AS PER APPROVED PLAN U/R NO. CE/7677/B.P.(WS)/AR DT. 13/06/1990	3849.37
	PERMISSIBLE BUILT UP AREA (7A OR 7B ABOVE, WHICHEVER IS MORE)	4615.10
8	B.U.A EQUAL TO LAND AREA HANDED OVER AS PER 3(a) REG.NO 30(A)	
	(a) ADDITIONAL BUA FOR 2(A)(o)(i) & 2(B) ABOVE WITH IN CAP OF ADMISSIBLE "TDR" AS PER TABLE NO.12 ON BALANCE PLOT.	—
	(b) ADDITIONAL BUA FOR 2(A)(a) & 2(B) ABOVE TO BE UTILIZED OVER AND ABOVE THE PERMISSIBLE F.S.I AS PER COLUMN NO.7 TABLE- 12 OF REG.NO 30(A) AND TO THE MENTIONED IN TABLE 12A REG.32(200% OR 250%)	—
	(c) ADDITIONAL BUA IN CASE OF 2(A)(c)(ii) AS PER REG.NO 17(1) NOTE 20 (vii) & (viii) AS PER AR POLICY ON REMAINING PLOT(1% AS PER TABLE NO.5 OF REG.17(1)	—
9	ADDITIONAL/ INCENTIVE BUA WITHIN CAP OF "ADDMISSIBLE TDR" AS PER TABLE NO.12 ON A PLOT	—
	(a) IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILD. AS PER REG.NO 30(A)9(d)	—
	(b) 50% OF REHABE COMPONENT AS PER REG.33(7)(A)	—
	(c) 15% FOR SR NO.7 OR ABOVE OR 10SQ.MT PER REHAB TENEMENTS AS PER REG. 33(7)(B)	—
	i.e (15% X = SQ.MT OR 10 SQ.MT X NO OF TENEMENTS= SQ.MT.)	—
10	BUA DUE TO "ADDITIONAL F.S.I ON PAYMENT OF PREMIUM AS PER TABLE NO.12 OF REG.NO 30(A)(4 X 50%)(Permissible : 4615.10 X 50%= 2307.55) ALREADY CLAIMED BLDG. NO.1 = 395.11 SQ.MT. NOW CLAIMED BLDG. NO.2 = 1912.44 SQ.MT.	2307.55
11	B.U.A DUE TO ADMISSIBLE TDR AS PER TABLE NO.12 OF REG NO. 30(A) & 30(2)	
	SR NO. 5 X 50% OR 70% OR 90% OR 100%	
	(a) 100% TDR (Permissible : 4615.10X100% = 4615.10 SQ.MT) RESERVATION TDR ALREADY CLAIMED IN BLD. NO. 1 = 1203.35 SQ.MTR. RESERVATION TDR ALREADY CLAIMED IN BLD. NO. 2 U/R = 150.00 SQ.MTR. RESERVATION TDR NOW CLAIMED IN BLD. NO. 2 U/R = 0.00 SQ.MTR. — 1353.35 — 2922.99
	(b) F.S.I. ADVANTAGE AS PER DC (10)(2) ALREADY CLAIMED FOR BLDG. NO. 1:- 468.64 SQ.MT. FOR BLDG. NO. 2 UR :- 1101.00 SQ.MT. — 1569.64
	(c) SLUM T.D.R. NOW CLAIMED FOR BLDG. NO. 2 U/R : 20% OF 4615.10 SQ.MT. — 0.00
12	PERMISSIBLE BUILT-UP AREA (7+ 8 +9 +10 +11) — 9845.64
13	TOTAL BUILT-UP AREA
	(a) RETAINED BUILT-UP AREA BUILDING NO.1 (WING-A+B+C) PART OCCUPATION BLD. NO.1 OF WING-A & C dt. 15.02.2001 = 1175.44 SQ.MTR. — 1175.44 PART OCCUPATION BLD. NO.1 OF WING- B dt. 26.09.2016 = 1885.83 SQ.MTR. — 1885.83 — 3061.27
	(b) PROPOSED BUILT-UP AREA BUILDING NO. 1 (WING D) FILE NO. CHE/7706/BP(WS)/AR — 335.87
	(c) PROPOSED BUILT-UP AREA BUILDING NO.2 U/R. FILE NO. CHE/7677/B.P.(WS)/AR — 6400.00 — 6735.87
	TOTAL — 9797.14
14	TDR GENERATED IF ANY AS PER 30(A) —
15	FUNGIBLE COMPENSATORY AREA AS PER REG NO.31(3) —
	(a) (i) PERMISSIBLE FUNG. COMPENSATORY AREA FOR REHAB. COMPONENT WITHOUT CHARGING PREMIUM 35% FOR RESI. (3739.43 - 60.20 = 3679.23 X 35% = 1287.73) — 1287.73
	(a) (ii) PERMISSIBLE FUNG. COMPENSATORY AREA FOR REHAB. COMPONENT WITHOUT CHARGING PREMIUM 35% FOR COMM. (60.20 X 35% = 21.07 SQ.MT.) — 21.07 — 1308.80
	(a) (iii) FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB. COMPONENT WITHOUT CHARGING PREMIUM RESI. (KEPT IN ABEYANCE 5.76 SQ.MT.)(1287.73 - 5.76) — 1281.97
	(a) (iv) FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB. COMPONENT WITHOUT CHARGING PREMIUM COMM. KEPT IN ABEYANCE — 21.07 — 1303.04
	(b) (i) PERMISSIBLE FUNG. COMPENSATORY AREA BY CHARGING PREMIUM FOR RESIDENTIAL BLDG. NO.1 RESI. WING -B + WING-D (1885.83 + 335.87 = 2221.70 X 35% = 777.59 SQ.MT.) BLDG. NO. 2 U/R RESI. BUA (5473.16 X 35% = 1915.61 - 1287.73 = 627.88 SQ.MT.) BLDG. NO. 2 U/R COMM. BUA (926.84 X 35% = 324.39 - 21.07 = 303.32 SQ.MT.) — 1405.18 — 303.32 — 1708.50
	(b) (ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT FOR PREMIUM FOR RESIDENTIAL (ALREADY CLAIMED IN BLDG. NO. 1 FOR WING B & D = 225.16+552.04 = 777.20 SQ.MT. (NOW CLAIMED IN BLDG. NO. 2 U/R = (1909.70 - 1281.97) = 627.73 SQ.MT. — 1404.93
	(b) (iv) PROPOSED FUNG. COMPENSATORY AREA BY CHARGING PREMIUM FOR COMMERCIAL (NOW CLAIMED IN BLDG. NO. 2 U/R 926.84 X 35% = 324.39 - 21.07 = 303.32 SQ.MT. — 303.32 — 1708.25
16	TOTAL BUA PROPOSED INCLUDING FCA [13+15(a)(ii)+15(b)(ii)+15(b)(iv)] (BLDG. NO. 1 + BLDG. NO. 2 U/R = (3397.14 + 777.20) + (6400.00 + 2234.0)) = 12808.43 SQ.MT. — 12808.43
17	F.S.I CONSUMED ON NET PLOT(13/4) — 2.12
	OTHER REQUIREMENTS —
A	RESERVATION / DESIGNATION
	(a) NAME OF RESERVATION —
	(b) AREA OF RESERVATION LAND HANDED OVER AS PER REG.NO 17 —
	(c) B.U.A OF AMENITY TO BE HANDED OVER AS PER REG.NO 17 —
	(d) AREA / BUILT-UP AREA OF DESIGNATION —
B	PLOT AREA / BUILT-UP AMENITY TO BE HANDED OVER AS PER REG NO.
	(a) 14(A) —
	(b) 14(B) —
	(c) 15 —

CHE/7677/B.P.(WS)/AR (1 / 25)

D	TENEMENT STATEMENT		
	i GROSS BUILT UP AREA (16 ABOVE)		8634.09
	ii DEDUCTION FOR NON-RESI. AREAS (shops etc.)		1251.23
	iii AREA FOR TENEMENTS (i - ii)		7382.86
	iv TENEMENTS PERMISSIBLE (450 T /hectare)		332
	v TENEMENTS PROPOSED	(BLDG. NO 2)	105.00
	vi TENEMENTS EXISTING		0.00
	TOTAL TENEMENTS		105.00
E	PARKING STATEMENT	(BLDG. NO 2 UR)	
	i PARKING REQUIRED BY REGULATIONS FOR		—
	REQUIRED PARKING		122.00
	ii COVERED GARAGES PERMISSIBLE		—
	iii COVERED GARAGES PROPOSED		—
	CAR		—
	SCOOTER/MOTORCYCLE		—
	OUTSIDER (VISITORS)		—
	iv TOTAL PARKING PROVIDED		177.00
F	LOADING & UNLOADING STATEMENT		
	1 LOADING & UNLOADING REQUIRED		—
	2 LOADING & UNLOADING PROPOSED		—

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 18.11.2021 AND THAT THE DIMENSIONS OF THE SIDES,ETC.,OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 4615.10 (FOUR THOUSAND SIX HUNDRED FIFTEEN POINT TEN SQ.MTR.) AND TALLIES WITH THE AREA STATED IN THE TOWN PLANNING RECORDS UNDER NO. ARB/BVL-III/CP-292,293/3122/TPS DATED : 07-03-88.

Siddharth Sadanand Nadkarni
Digitally signed by Siddharth Sadanand Nadkarni 2021.12.28 20:53:54 +05'30'
SIGNATURE OF ARCHITECT

PROFORMA-II

CONTENTS OF SHEET

STILT FLOOR PLAN, BLOCK & LOCATION PLAN PLOT AREA CALCULATION
R.G. CALCULATION

DESCRIPTION OF PROP. & PROPERTY
PROPOSED REDEVELOPMENT OF BUILDING NO. 2 ON PLOT BEARING F.P. No. 480,481 & 482 OF T.P.S. - III BORIVALI SITUATED AT JUNCTION OF 13.40 MT. WIDE 15TH ROAD & 18.30 MT. WIDE 16TH ROAD AND 36.60 MT. WIDE 2ND T.P. ROAD, BORIVALI (WEST) MUMBAI

NAME & ADDRESS OF OWNER	DIGITAL SIGNATURE
MR. SYED GHAZALI NASAR - PARTNER OF M/S. SUN SUMIT VENTURE C.A. TO OWNERS 302, SUN SUMIT ENCLAV, OPP. ICICI BANK, LINK ROAD, CHIKUWADI, BORIVALI (WEST), MUMBAI 400 092.	Syed Ghazali Nasar Digitally signed by Syed Ghazali Nasar 2021.12.28 22:36:53 +05'30'

VIJAY MACHINDRA BADADE Digitally signed by VIJAY MACHINDRA BADADE 2021.12.28 02:00:12 +05'30'	PARESH SURYAKANT PANCHAL Digitally signed by PARESH SURYAKANT PANCHAL 2021.12.28 18:24:43 +05'30'	VINOD KONDIRAM KEKAN Digitally signed by VINOD KONDIRAM KEKAN 2021.12.22 01:04 19:28:18 +05'30'
S.E.B.P.	A.E.B.P. (R)	E.E.B.P. - R.WARD

JOB NO.	DATE	DRG. NO.	REVISION
J - 172	26.12.2021	IOD	

NAME & ADDRESS OF ARCHITECT	DIGITAL SIGNATURE
S.S. Nadkarni & Associates ARCHITECTS & INTERIOR DESIGNERS A–204, SHREE MANGAL, NEAR HARIDAS NAGAR, JAIN DERASAR LANE, BORIVALI (W.), MUMBAI–92.	Siddharth Sadanand Nadkarni Digitally signed by Siddharth Sadanand Nadkarni 2021.12.28 20:53:13 +05'30'