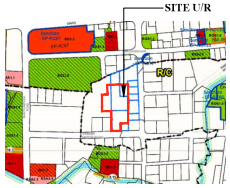
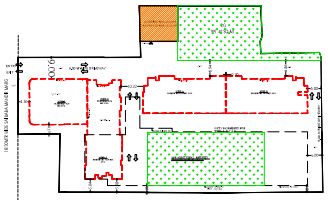
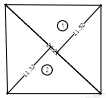


LOCATION PLAN -DCPR-2034
SCALE - 1:4000



BLOCK PLAN
SCALE - 1:500



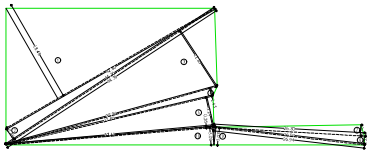
AOS AREA DIAGRAM
SCALE - 1:200

AMENITY AREA STATEMENT			
REQUIRED AOS as per Reg. 14(A) of DCPR 2034	=	264.53	SQ.MT.
PROPOSED AMENITY AREA	=	265.06	SQ.MT.

AOS AREA CALCULATION						
1	1/2 X 23.21 X 11.32	X 1 NO	=	131.29	SQ.MT.
2	1/2 X 23.21 X 11.32	X 1 NO	=	131.27	SQ.MT.
		TOTAL AOS	=	265.06	SQ.MT.

10% Additional Amenity [Reg. 33(9)(13.11)]	
	Reg. 33(9) plot
Net Plot Area	6860.77
Required %	10%
Required Area	686.08
Proposed on Podium Top	1240.62

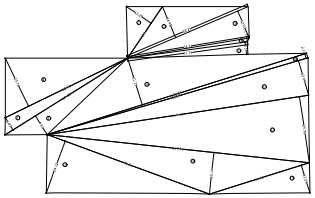
LOS/RG Required			
	Reg. 33(9) plot	Reg. 30 plot	Total
Net Plot Area	6860.77	1508.18	8368.95
LOS/RG required	10%	20%	
Required	686.08	301.636	987.72
Proposed			991.40



RG AREA DIAGRAM
SCALE - 1:200

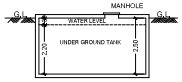
RG AREA CALCULATIONS									
1	4280	X	18.48	X	0.50	X	1	=	395.58 SQ.MT
2	4498	X	2.46	X	0.50	X	1	=	55.61 SQ.MT
3	4498	X	11.86	X	0.50	X	1	=	266.05 SQ.MT
4	3110	X	6.94	X	0.50	X	1	=	107.83 SQ.MT
5	3180	X	6.24	X	0.50	X	1	=	99.04 SQ.MT
6	3111	X	0.20	X	0.50	X	1	=	4.82 SQ.MT
7	2050	X	1.96	X	0.50	X	1	=	20.28 SQ.MT
8	2894	X	1.50	X	0.50	X	1	=	20.88 SQ.MT
9	2094	X	3.07	X	0.50	X	1	=	41.35 SQ.MT
10	3112	X	3.05	X	0.50	X	1	=	57.15 SQ.MT
TOTAL RG AREA								=	991.40 SQ.MT

CONSTRUCTION AREA FOR MOEF PURPOSE AS PER IOD APPROVAL		
	AREA	sqm
(i)	BUILT UP AREA (FSI)	0.00
(ii)	Non FSI Area	9164.64
	Total Construction Area [(i) + (ii)]	9164.64

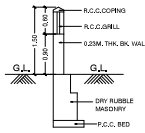


PLOT AREA DIAGRAM
SCALE - 1:500

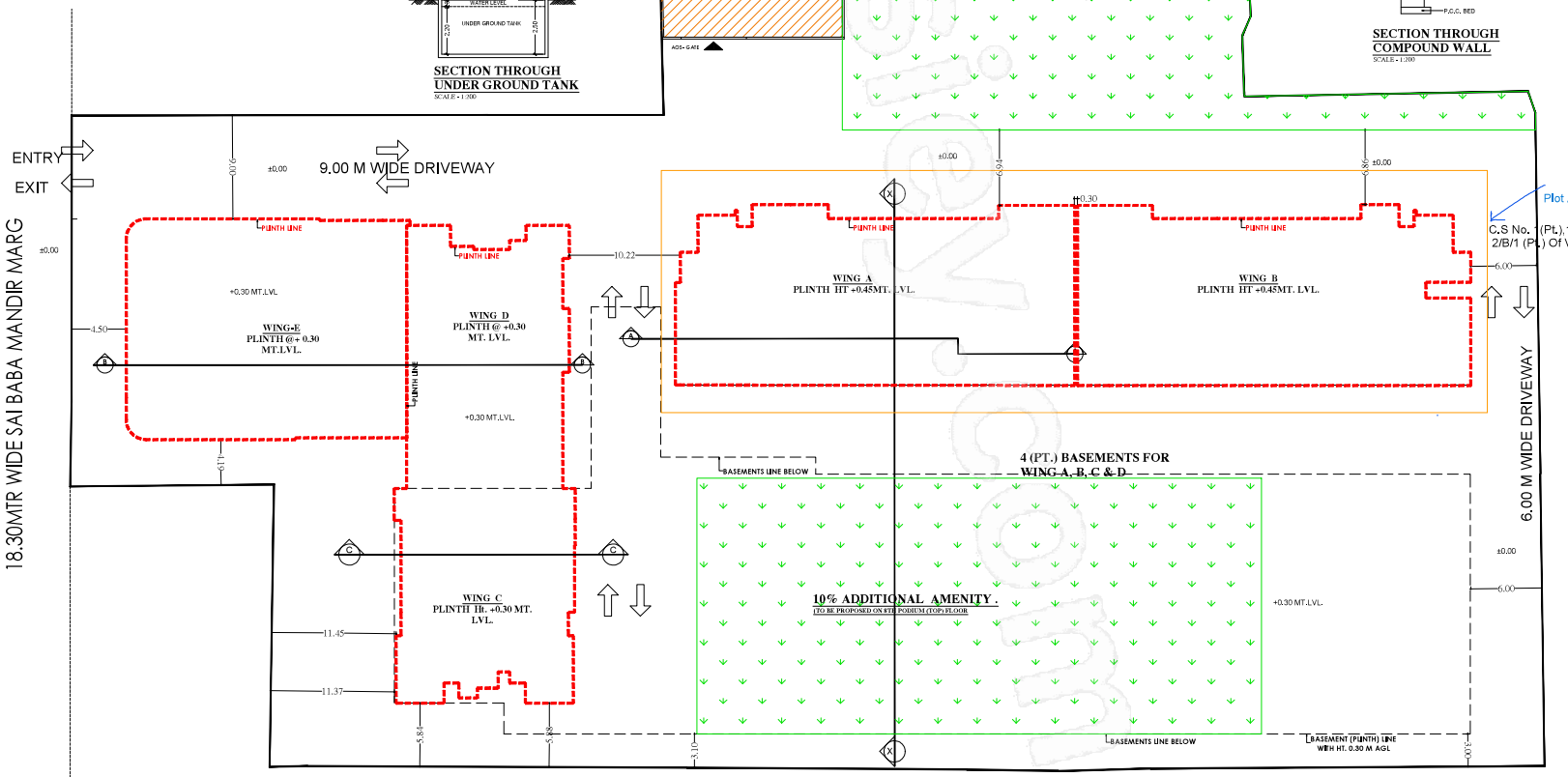
PLOT AREA CALCULATIONS									
1	27.61	X	13.28	X	0.50	X	1	=	183.47 SQ.MT
2	58.25	X	14.98	X	0.50	X	1	=	436.29 SQ.MT
3	58.25	X	12.95	X	0.50	X	1	=	377.17 SQ.MT
4	54.74	X	1.57	X	0.50	X	1	=	42.97 SQ.MT
5	53.74	X	5.58	X	0.50	X	1	=	149.93 SQ.MT
6	60.53	X	23.74	X	0.50	X	1	=	718.49 SQ.MT
7	64.40	X	6.47	X	0.50	X	1	=	208.33 SQ.MT
8	64.40	X	9.83	X	0.50	X	1	=	316.53 SQ.MT
9	120.89	X	21.73	X	0.50	X	1	=	1313.47 SQ.MT
10	120.94	X	2.11	X	0.50	X	1	=	127.59 SQ.MT
11	120.94	X	15.99	X	0.50	X	1	=	966.92 SQ.MT
12	117.55	X	29.76	X	0.50	X	1	=	1746.14 SQ.MT
13	117.31	X	18.54	X	0.50	X	1	=	1087.46 SQ.MT
14	76.81	X	24.52	X	0.50	X	1	=	941.69 SQ.MT
15	46.62	X	12.89	X	0.50	X	1	=	300.47 SQ.MT
TOTAL PLOT AREA TRANGULATION								=	8919.83 SQ.MT
PLOT AREA CONSIDERED AS PER PRC								=	8833.47 SQ.MT



SECTION THROUGH UNDER GROUND TANK
SCALE - 1:200



SECTION THROUGH COMPOUND WALL
SCALE - 1:200



PLINTH FLOOR PLAN.
SCALE - 1:100

Orange Highlighted area denotes land area for this particular RERA Project

PROFORMA -A					1/2
	PROFORMA - A	Reg. 30(A)(1)-Plot (non-33(9))		13(9) Plot	Total
	AREA STATEMENT		SQ.MT		SQ.MT
1	AREA OF ILOT		1508.1'		7125.30	8,633.47
2	DEDUCTION FOR				
a	ROAD ACQUISITION AREA (SIT BACK AREA)		0.00	0.00	-
b	PROPOSED ROAD		0.00	0.00	-
c	ANY RESERVATION		0.00	0.00	-
d	NOT IN POSSESION AREA		0.00	0.00	-
	TOTAL (a+b+c+d)		0.00	0.00	-
3	NET AREA OF PLOT (1 - 2)		1508.1'	7125.30	8,633.47
4	DEDUCTION FOR				-
A	RESERVATION / ROAD AREA				-
a	ROAD SET BACK HANDED OVER		0.00	0.00	-
b	PROPOSED ROAD TO BE HANDED OVER		0.00	0.00	-
c	RESERVATION TO BE HANDO OVER		0.00	0.00	-
	TOTAL (a+b+c)		0.00	0.00	-
B	POS AMENITY AREA				-
a	AOS TO BE KANDED OVER ASPER 14(A)- Amenity applicable only on plot for building (25% x 5290.65)	0%	0.00	264.53	264.53
b	AOS TO BE KANDED OVER ASPER 14(B)		0.00	0.00	-
c	AOS TO BE KANDED OVER ASPER 14(C)		0.00	0.00	-
d	AOS TO BE KANDED OVER ASPER 35		0.00	0.00	-
	TOTAL (a+b+c+d)		0.00	264.53	264.53
5	TOTAL DEDUCTION		0.00	264.53	264.53
6	BALANCE AREA OF PLOT (1-5)		1508.1'	6860.77	8,368.94
7A	PLOT AREA UNDER DEVELOPMENT		1508.1'	6860.77	8,368.94
	ADD AOS for FSI purpose		0.00	264.53	264.53
	Plot Area for FSI purpose		1508.1'	7125.30	8,633.47
7B	Plot for FSI as per 33(9)			7125.30	7,125.30
7C	Plot for FSI as per Reg. 30		1508.1'	0.00	1,508.17
8	PERMISSIBLE AREA				-
a	4.00 FSI or ERMS + INCENTIVE whichever is more [33(9) cluster plot]	4.00		28501.20	28,501.20
b	ZONAL BASE OF REG. 30 PLOT	1	1508.1'	0.00	1,508.17
c	PREMIUM FS	0	0.00	0.00	-
d	TDR	0	0.00	0.00	-
e	Road FSI over and above	2	0.00	0.00	-
9	PERMISSIBLE BUILT UP AREA excluding Fungible (8+a+b+c+d)		1508.1'	28501.20	30,009.37
	Proposed BUA				Total
12A	Residential(33(9) Rehab Built up area				-
12B	NON Residential 33(9) Rehab Built up area				-
12C	MHADA BLU				-
12D	Residential Rehab (1.33) BLu				-
12E	GIMH. Rehab (1.33) Built up area				-
12F	Residential SALE				-
12G	Non-Residential Sale				
13	Total built up area Proposed (12A+13B+12C+12D+12E)				0.00
14	F.S.I. consumed [(13/8)/(13)]				-
15	Details of F.S.I. Availed asper DCPR 31(3)				
15a	Fungible built up area component proposed vide DCPR 31(3) for Residential 33(9) Rehab + or -(124 X0.35)				-
15b	Fungible built up area component proposed vide DCPR 31(3) for NON Residential 33(9) Rehab+ or -(124 X0.35)				-
15c	Fungible BIA for MHADA				(0.00)
15d	Fungible BIA for Rehab (1.3) R				-
15e	Fungible BIA for Rehab (1.3) N/R				-
15f	Fungible built up area component proposed vide DCPR31(3) for residential SALE) + or -(124 X0.35)				-
15	Total fungible built up (15a+15c+15e+15f)				0.00
16a	Total Built UP Area Permissible				30,009.37
16a	Total Built UP Area Proposed (12 + 15)				-
17	BUILT UP AREA EXISTING AREA TO BE RETAINED				
18	TOTAL GROSS PROPOSED BUILT UP AREA (16a +17)				0.00
C	TENEMEPT STATEMENT				
1	PROPOSED AREA				0.00
2	DEDUCT NON-RESI. AREA				
3	AREA AVAIBLE FOR TENEMENTS				
4	TENEMENT PERM. (450/HECTARE)				
5	TENEMENT PROPOSED				
6	TENEMENT EXISTING				
7	TOTAL TENEMENT				
D	PARKING STATEMENT		SEPARATELY REFLECTED		

PROFORMA -B

CONTENTS OF SHEET

PLINTH PLAN, BLOCK & LOCATION PLAN , PLOT AREA CALCULATION

STAMP AND DATE OF APPROVAL OF PLAN

MAHESH SHASHIKANT PAWAR	Shivshankar Sudhakar rao Doke	SANTOSH UTTAMRAO RAUT
S.E.(B.P.) R3	A.E.(B.P.) R-I	EX. ENG.(B.P.)WS-II R-I

STAMP AND DATE OF RECEIPT OF PLAN

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RE-DEVELOPMENT OF PLOT BEARING CTS NO. 1(PT.), 1/A/1(PT.), 1/B/1/A/1 (PT.) & 2/B/1 (PT.) OF VILLAGE MAGATHANE AT SAI BABA NAGAR MANDIR MARG, NEAR SAI BABA TEMPLE, OFF. SV ROAD, BORIVALI (W), MUMBAI-400092 (R/C WARD).

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	594	1/2	PRACHI
	SCALE	DATE	CHECKED BY
	1:200	-	NINAD
REVISIONS	DESCRIPTION :		
(-)			

NAME AND ADDRESS OF DESIGN ARCHITECT

NAME OF THE OWNER	SIGNATURE
M/S. MACROTECH DEVELOPERS.LTD.	

NAME AND ADDRESS OF LICENSED SURVEYOR (L.S)	SIGNATURE
SPACEAGE CONSULTANTS B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai - 4000 080	Shashikant Laxman Jadhav