

L.O.S ON MOTHER EARTH AREA

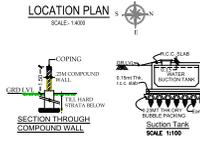
1	10 X 100 X 100 X 100 X 100	+	100 SQ.MT.
2	10 X 100 X 100 X 100 X 100	+	100 SQ.MT.
3	10 X 100 X 100 X 100 X 100	+	100 SQ.MT.
4	10 X 100 X 100 X 100 X 100	+	100 SQ.MT.
5	10 X 100 X 100 X 100 X 100	+	100 SQ.MT.
6	10 X 100 X 100 X 100 X 100	+	100 SQ.MT.
7	10 X 100 X 100 X 100 X 100	+	100 SQ.MT.
8	10 X 100 X 100 X 100 X 100	+	100 SQ.MT.
9	10 X 100 X 100 X 100 X 100	+	100 SQ.MT.
10	10 X 100 X 100 X 100 X 100	+	100 SQ.MT.
11	10 X 100 X 100 X 100 X 100	+	100 SQ.MT.
12	10 X 100 X 100 X 100 X 100	+	100 SQ.MT.
TOTAL MOTHER EARTH AREA			1200 SQ.MT.

BUILT UP AREA SUMMARY

FLOOR	PROPOSED FLOOR	COMB (IN SQ.MT.)	AREA (IN SQ.MT.)	REMARKS
1ST FLOOR	PROPOSED FLOOR	1000	1000	RENTABLE
2ND FLOOR	PROPOSED FLOOR	1000	1000	RENTABLE
3RD FLOOR	PROPOSED FLOOR	1000	1000	RENTABLE
4TH FLOOR	PROPOSED FLOOR	1000	1000	RENTABLE
5TH FLOOR	PROPOSED FLOOR	1000	1000	RENTABLE
6TH FLOOR	PROPOSED FLOOR	1000	1000	RENTABLE
7TH FLOOR	PROPOSED FLOOR	1000	1000	RENTABLE
8TH FLOOR	PROPOSED FLOOR	1000	1000	RENTABLE
9TH FLOOR	PROPOSED FLOOR	1000	1000	RENTABLE
10TH FLOOR	PROPOSED FLOOR	1000	1000	RENTABLE
11TH FLOOR	PROPOSED FLOOR	1000	1000	RENTABLE
12TH FLOOR	PROPOSED FLOOR	1000	1000	RENTABLE
TOTAL BUILT UP AREA			12000 SQ.MT.	

STAIRCASE, LIFT & LOBBY AREA SUMMARY

FLOOR	PROPOSED FLOOR	COMB (IN SQ.MT.)	AREA (IN SQ.MT.)	REMARKS
1ST FLOOR	PROPOSED FLOOR	100	100	RENTABLE
2ND FLOOR	PROPOSED FLOOR	100	100	RENTABLE
3RD FLOOR	PROPOSED FLOOR	100	100	RENTABLE
4TH FLOOR	PROPOSED FLOOR	100	100	RENTABLE
5TH FLOOR	PROPOSED FLOOR	100	100	RENTABLE
6TH FLOOR	PROPOSED FLOOR	100	100	RENTABLE
7TH FLOOR	PROPOSED FLOOR	100	100	RENTABLE
8TH FLOOR	PROPOSED FLOOR	100	100	RENTABLE
9TH FLOOR	PROPOSED FLOOR	100	100	RENTABLE
10TH FLOOR	PROPOSED FLOOR	100	100	RENTABLE
11TH FLOOR	PROPOSED FLOOR	100	100	RENTABLE
12TH FLOOR	PROPOSED FLOOR	100	100	RENTABLE
TOTAL STAIRCASE, LIFT & LOBBY AREA			1200 SQ.MT.	

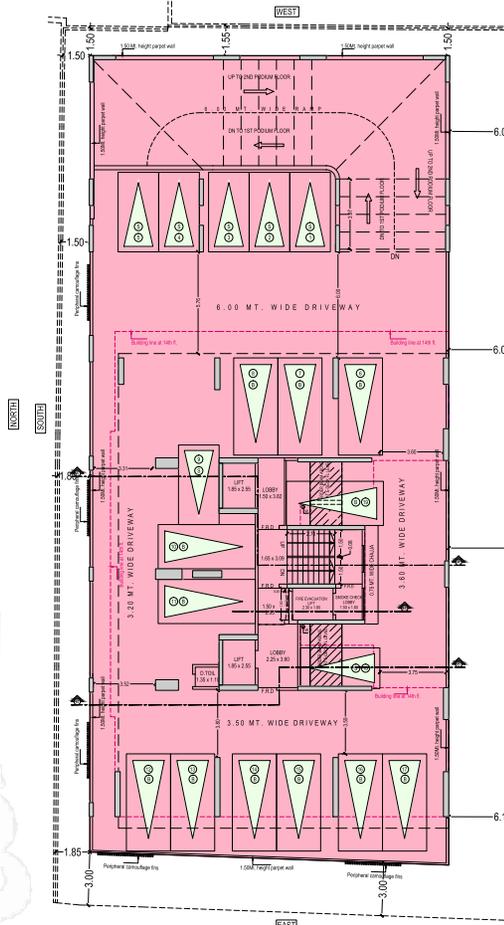
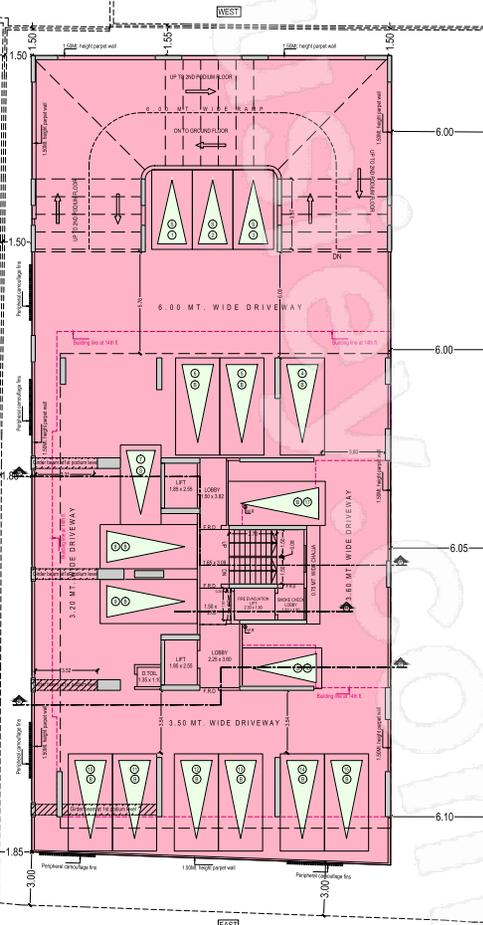
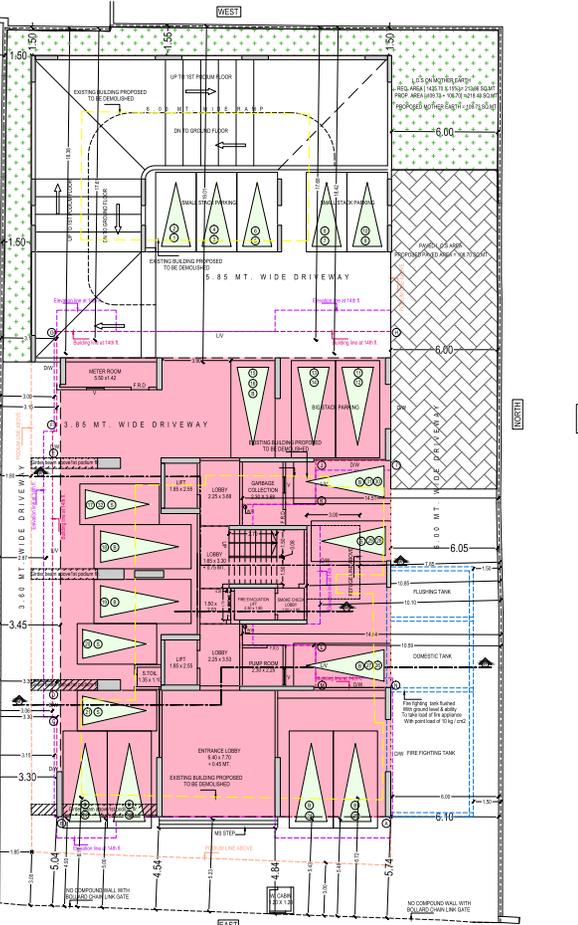


15% LOS AREA STATEMENT

TOTAL NET PLOT AREA	= 1425.70
15% L.O.S. REQUIRED AREA	= 213.86
5% L.O.S. REQUIRED AREA ON MOTHER EARTH	= 60.92
PROVIDED MOTHER EARTH L.O.S.	= 109.23
PAVED L.O.S. PROVIDED AREA	= 188.70
TOTAL 15% L.O.S. PROVIDED AREA	= 297.93
MOTHER EARTH + PAVED	= 218.15
(109.23 + 108.92)	= 218.15

PARKING STATEMENT AS PER D.C.P.R. 2034

CARPET AREA	Nos OF FLATS	PARKING REQUIREMENTS	PARKING PROP.
BELOW 45 SQ.MT.	100 Nos.	1 PARK PLACE	00.25 Nos.
45 TO 90 SQ.MT.	200 Nos.	1 PARK PLACE	00.25 Nos.
90 TO 135 SQ.MT.	300 Nos.	1 PARK PLACE	00.25 Nos.
135 TO 180 SQ.MT.	400 Nos.	1 PARK PLACE	00.25 Nos.
180 TO 225 SQ.MT.	500 Nos.	1 PARK PLACE	00.25 Nos.
225 TO 270 SQ.MT.	600 Nos.	1 PARK PLACE	00.25 Nos.
270 TO 315 SQ.MT.	700 Nos.	1 PARK PLACE	00.25 Nos.
315 TO 360 SQ.MT.	800 Nos.	1 PARK PLACE	00.25 Nos.
360 TO 405 SQ.MT.	900 Nos.	1 PARK PLACE	00.25 Nos.
405 TO 450 SQ.MT.	1000 Nos.	1 PARK PLACE	00.25 Nos.
TOTAL	4900 Nos.	4900 Nos.	1225 Nos.
NEED - EXISTING TOTAL	4900 Nos.	4900 Nos.	1225 Nos.
NEED - PROPOSED TOTAL	4900 Nos.	4900 Nos.	1225 Nos.
TOTAL NO. OF PARKING			640 Nos.
TOTAL PARKING PROVIDED			640 Nos.



AREAS SUMMARY

1	Area of the plot	1425.70
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100	Area of the plot reserved for road	1425.70

PROFORMA - B

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1. AREA SUMMARY, PARKING STATEMENT, PLOT AREA AND LOS CALCULATION

2. SITE PLAN WITH PROPOSED BUILT UP AREA

3. PROPOSED REDEVELOPMENT OF BUILDING KNOWN AS VIVEK MANGAL VARSHI CHAI ON PLOT BEARING P/NO. 102 OF THE SANITATION NO. 10, WEST FACED, SANTAPUR VEST, MUMBAI W.M. WARD.

PLAN FOR APPROVAL

1. THE DETAILED APPROVAL OF THE PROPOSED PLAN SHOULD BE IN ACCORDANCE WITH THE PROVISIONS OF THE MUMBAI BUILDING REGULATIONS, 1960 AND THE MUMBAI BUILDING REGULATIONS (AMENDMENT) ACT, 1978.

2. THE PLAN IS APPROVED SUBJECT TO THE CONDITIONS AND NOTICES ON THE LETTERS ISSUED TO THE APPLICANT AND TO THE APPLICANT'S COMPLIANCE WITH THE SAME.

3. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY SERVICES AND UTILITIES.

4. ALL SERVICES SHALL BE PROVIDED AS PER THE REQUIREMENTS OF THE MUMBAI BUILDING REGULATIONS, 1960 AND THE MUMBAI BUILDING REGULATIONS (AMENDMENT) ACT, 1978.

SHIVADAS KRISHNA GURAV

E.E. S.P. (H.W.)

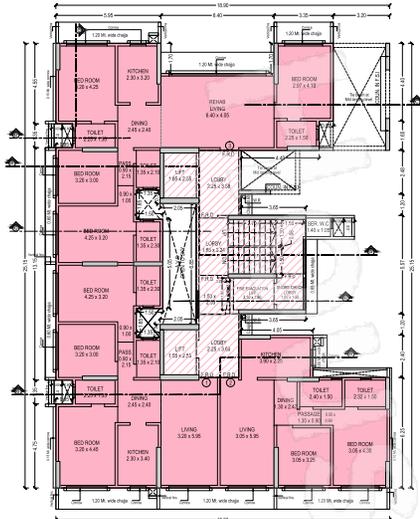
HARISH RANJAN AND JAIN

Stamp and Sign of CA, TO OWNER

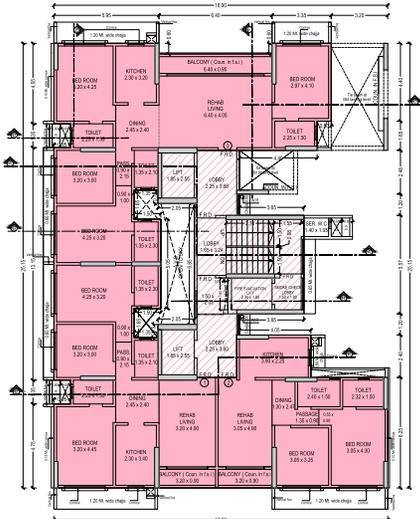
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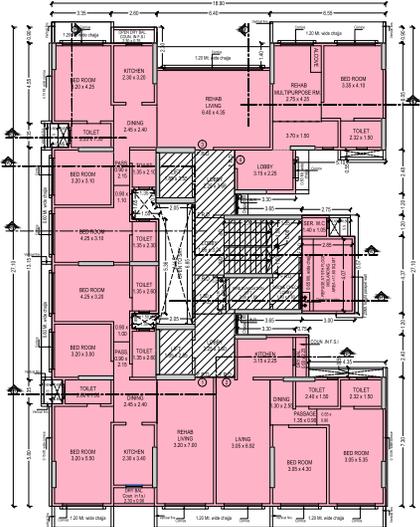
RERA CARPET AREA STATEMENT				
CARPET AREA				
Floor No.	Area as per Building Plan (sq. m)	Area as per Approved Plan (sq. m)	Area as per Approved Plan (sq. m)	Area as per Approved Plan (sq. m)
1	2	3	4	5
4th Floor	108.83	108.83	108.83	108.83
5th Floor	108.83	108.83	108.83	108.83
6th Floor	108.83	108.83	108.83	108.83
7th Floor	108.83	108.83	108.83	108.83
8th Floor	108.83	108.83	108.83	108.83
9th Floor	108.83	108.83	108.83	108.83
10th Floor	108.83	108.83	108.83	108.83
11th Floor	108.83	108.83	108.83	108.83
12th Floor	108.83	108.83	108.83	108.83
13th Floor	108.83	108.83	108.83	108.83
14th Floor	108.83	108.83	108.83	108.83
15th Floor	108.83	108.83	108.83	108.83
16th Floor	108.83	108.83	108.83	108.83
17th Floor	108.83	108.83	108.83	108.83
18th Floor	108.83	108.83	108.83	108.83
19th Floor	108.83	108.83	108.83	108.83
20th Floor	108.83	108.83	108.83	108.83
21st Floor	108.83	108.83	108.83	108.83
22nd Floor	108.83	108.83	108.83	108.83
23rd Floor	108.83	108.83	108.83	108.83
24th Floor	108.83	108.83	108.83	108.83
25th Floor	108.83	108.83	108.83	108.83
26th Floor	108.83	108.83	108.83	108.83
27th Floor	108.83	108.83	108.83	108.83
28th Floor	108.83	108.83	108.83	108.83
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30th Floor	108.83	108.83	108.83	108.83
31st Floor	108.83	108.83	108.83	108.83
32nd Floor	108.83	108.83	108.83	108.83
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34th Floor	108.83	108.83	108.83	108.83
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42nd Floor	108.83	108.83	108.83	108.83
43rd Floor	108.83	108.83	108.83	108.83
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45th Floor	108.83	108.83	108.83	108.83
46th Floor	108.83	108.83	108.83	108.83
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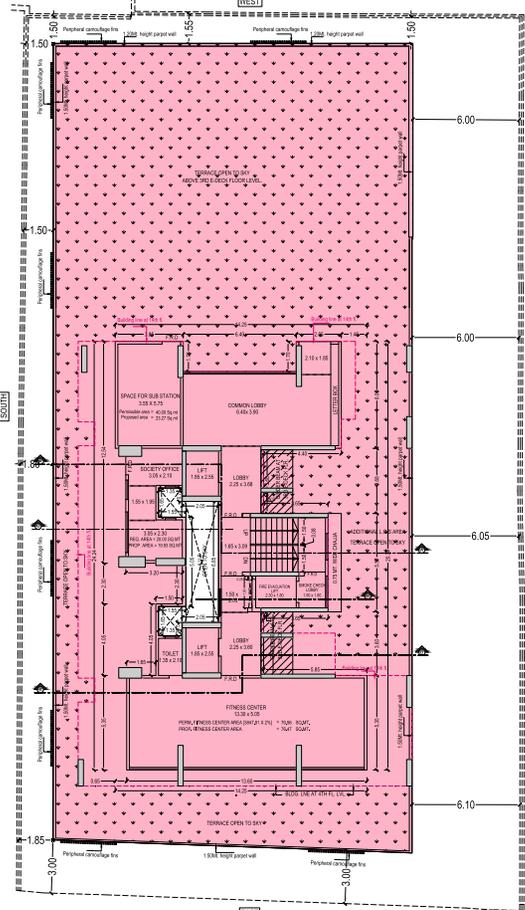
6TH FLOOR PLAN
SCALE: 1:100



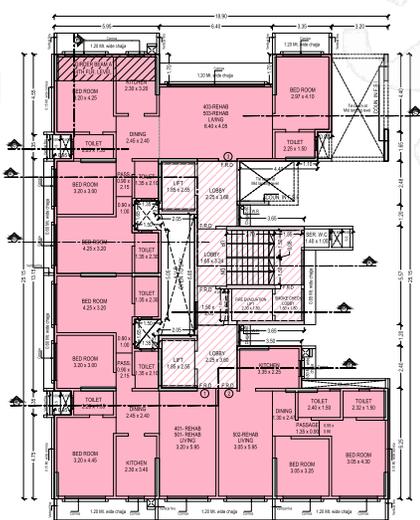
8TH FLOOR PLAN
SCALE: 1:100



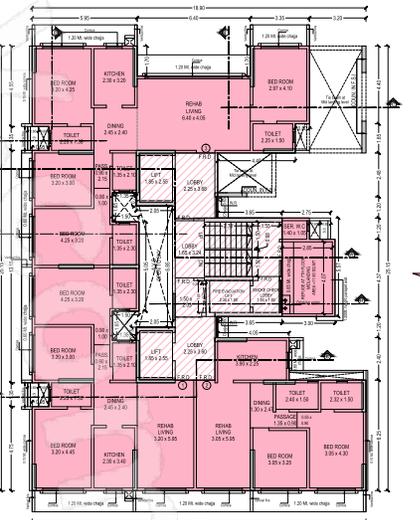
9TH FLOOR PLAN
SCALE: 1:100



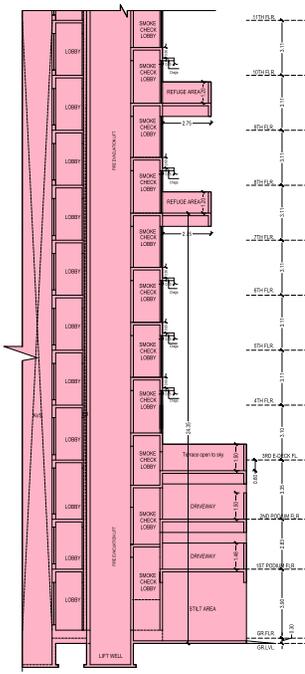
9.15 MT. WIDE EXISTING TP ROAD
3RD E-DECK FLOOR PLAN
SCALE: 1:100



4TH & 5TH FLOOR PLAN
SCALE: 1:100



7TH FLOOR PLAN
SCALE: 1:100



SECTION H-H
THROUGH FIRE EVACUATION LIFT
SCALE: 1:50

FUNGIBLE COMPENSATORY PREMIUM STATEMENT	
SR NO	PARTICULARS
1	BUILDING RESPONSIBLE
2	REASONABLE PREMIUM
3	REASONABLE PREMIUM
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PROFORMA-B

CONTENTS OF SHEET

FLOOR PLAN

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF BUILDING KNOWN AS VIVEK MANGAL WARDHA CHSL ON PLOT BEARING P/N NO. 120 OF T/S SANTRACIZ NO. IV, WEST AVENUE, SANTRACIZ WEST, MUMBAI IN H/W. WARD.

PLAN FOR APPROVAL

- THIS CANCELS APPROVAL OF THE PREVIOUS PLANS SANCTIONED UNDER NO. P-1401/2023/1201HW RW&PP DATED: 01/03/2023
- THE PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE LETTER REFERRED UNDER ENCL-NO. P-1401/2023/1201HW RW&PP (DATE: 12/03/2023)
- THIS PLANS ARE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:
 - ALL DIMENSION AREA INFERIOR

SHIVADAS KRISHNA GURAV
E.E. P (H/W)

SURESH MOHANDAS ARJIA
A.E. P (H/W)

PRASHANT PRASHANKAR LONHAR
S.E. P (H/W)

NAME OF REGISTERED C.A. TO OWNER **STAMP & SIGN OF C.A. TO OWNER**

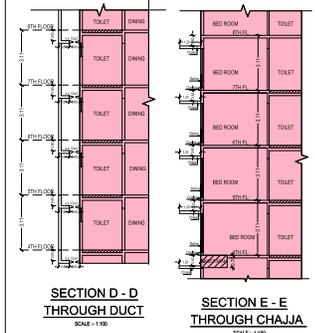
Mr. Harish R. Jain Partner of M/s. Ratanraj Enterprise LLP

HARISH RATANRAJ AND JAIN Digitally signed by HARISH RATANRAJ AND JAIN Date: 2023.03.05 12:51:14 +05:30

DRG. NO. SCALE DATE DRN. BY. CHGD. BY.
AREA: AS STARTED 05.03.2023 Ratanraj CSE

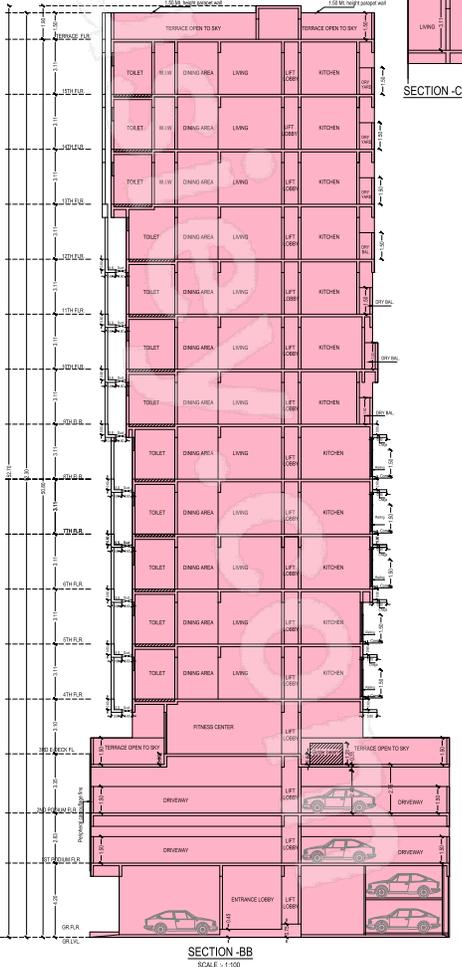
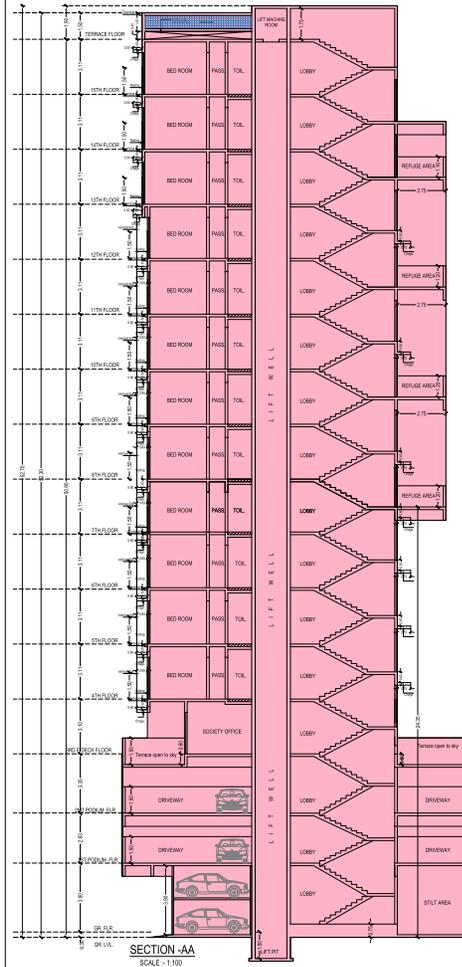
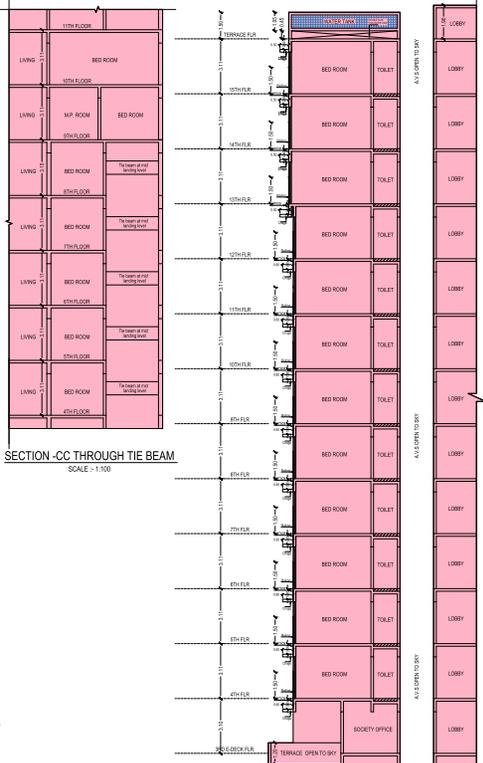
NAME, ADDRESS OF ARCHITECT / L.S. **SEMP & SON OF HORRETT / L/S**

Chirag Shahawaz Rayani



EXISTING BUILT-UP AREA SUMMARY - VIVEK MANGAL, WARSHA

Item No. (Shop No., Bldg., STRUCTURE)	EXISTING BUILT-UP AREA				Proposed Floor	Proposed Floor	Proposed Covered Area (A+B+C+D+E)	Difference (G-H)	Difference (G-H)
	AREA	AREA	AREA	AREA					
1	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
2	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
3	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
4	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
5	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
6	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
7	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
8	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
9	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
10	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
11	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
12	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
13	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
14	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
15	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
16	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
17	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
18	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
19	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
20	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
21	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
22	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
23	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
24	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
25	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
26	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
27	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
28	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
29	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
30	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
31	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
32	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
33	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
34	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
35	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
36	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
37	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
38	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
39	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
40	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
41	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
42	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
43	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
44	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
45	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
46	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
47	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
48	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
49	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
50	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
51	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
52	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
53	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
54	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
55	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
56	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
57	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
58	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
59	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
60	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
61	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
62	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
63	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
64	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
65	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
66	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
67	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
68	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
69	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
70	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
71	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
72	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
73	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
74	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
75	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
76	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
77	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
78	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
79	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
80	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
81	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
82	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
83	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
84	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
85	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
86	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
87	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
88	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
89	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
90	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
91	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
92	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
93	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
94	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
95	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
96	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
97	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
98	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
99	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	
100	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	



PROFORMA - B

CONTENTS OF SHEET

FLOOR PLAN & SECTION

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF BUILDING KNOWN AS VIVEK MANGAL WARSHA CHSL ON PLOT BEARING FP NO. 120 OF TPS SANTAPURZ NO. IV, WEST AVENUE, SANTAPURZ WEST, MADHAI IN HW, WARD.

PLAN FOR APPROVAL

- THIS CANCELS APPROVAL OF THE PREVIOUS PLANS SANCTIONED UNDER NO. P-14407020312024HW DATED 18.06.2024
- THIS PLAN HAS APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE LETTER BEHED UNDER EEN NO. P-14407020312024HW DATED 12.07.2024
- THIS PLAN HAS BEEN APPROVED UNDER THE PROVISIONS OF THE BUILDING ACT, 1956 AND THE BUILDING REGULATIONS, 1960.
- ALL DIMENSION AREA IN METERS

SHIVADAS KRISHNA GURAV
E.E. B.P. (H-WARD)

SURESH MOHANDAS AHUJA
A.E. B.P. (H/W)

PRASHANT PRASHANKAR LONKAR
S.E. B.P. (H/W) - C

NAME, ADDRESS OF C.A. TO OWNER **STAMP & SIGN OF C.A. TO OWNER**

Mr. Harish R. Jain Partner of M/s. Rishabh Nano Enterprise LLP

HARISH RATANCH AND JAIN
Digitally signed by HARISH RATANCH JAIN Date: 2024.08.05 12:51:06 +05'30'

DRG. NO. **SCALE** **DATE** **DRN. BY** **CHKD. BY**

AMEN-11 AS STATED 05.08.2024 Suresh CSR

NAME, ADDRESS OF ARCHITECT / L.S. **STAMP & SIGN OF ARCHITECT / L.S.**

Chirag Shahnav az Rayani
Digitally signed by Chirag Shahnav az Rayani Date: 2024.08.05 12:51:06 +05'30'