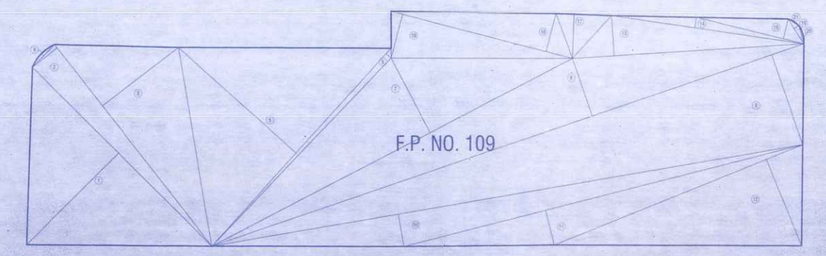
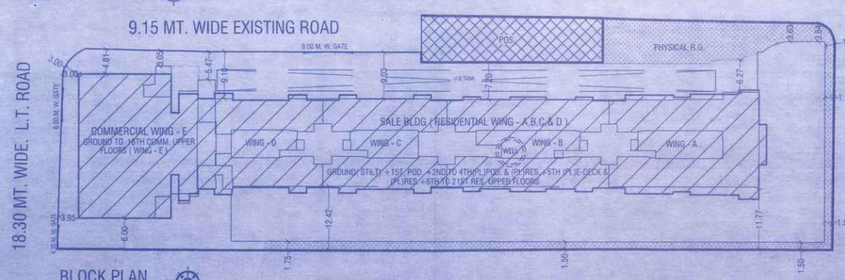


PLOT AREA DIAG.
SCALE = 1:500

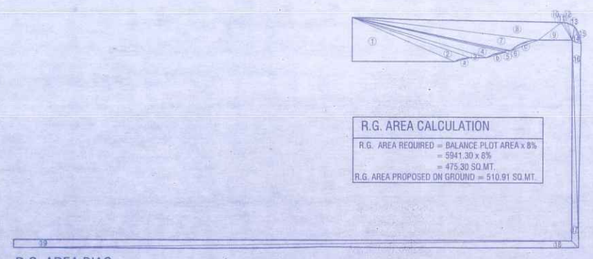


BLOCK PLAN
SCALE:- 1:500

PLOT AREA CALCULATION									
1	0.50	X	48.96	X	25.15	X 1 NO	=	615.67	SQ.MT.
2	0.50	X	49.40	X	6.19	X 1 NO	=	152.89	SQ.MT.
3	0.50	X	49.40	X	18.54	X 1 NO	=	457.94	SQ.MT.
4	2/3	X	6.14	X	0.67	X 1 NO	=	2.74	SQ.MT.
5	0.50	X	51.55	X	31.56	X 1 NO	=	813.46	SQ.MT.
6	0.50	X	51.55	X	1.35	X 1 NO	=	34.80	SQ.MT.
7	0.50	X	78.52	X	16.38	X 1 NO	=	643.08	SQ.MT.
8	0.50	X	120.73	X	11.80	X 1 NO	=	712.31	SQ.MT.
9	0.50	X	120.73	X	18.41	X 1 NO	=	1111.32	SQ.MT.
10	0.50	X	115.66	X	6.36	X 1 NO	=	367.80	SQ.MT.
11	0.50	X	79.47	X	6.94	X 1 NO	=	275.76	SQ.MT.
12	0.50	X	51.66	X	18.00	X 1 NO	=	464.94	SQ.MT.
13	0.50	X	44.69	X	7.79	X 1 NO	=	174.07	SQ.MT.
14	0.50	X	37.45	X	2.05	X 1 NO	=	38.39	SQ.MT.
15	0.50	X	21.39	X	3.94	X 1 NO	=	42.14	SQ.MT.
16	0.50	X	5.69	X	1.02	X 1 NO	=	2.90	SQ.MT.
17	0.50	X	10.75	X	8.56	X 1 NO	=	46.01	SQ.MT.
18	0.50	X	36.30	X	7.60	X 1 NO	=	137.94	SQ.MT.
19	0.50	X	36.30	X	8.75	X 1 NO	=	158.81	SQ.MT.
20	2/3	X	3.70	X	0.32	X 1 NO	=	0.79	SQ.MT.
21	2/3	X	2.41	X	0.15	X 1 NO	=	0.24	SQ.MT.
						TOTAL PLOT AREA	=	6254.00	SQ.MT. Y1

AMENITY AREA DIAG.
SCALE = 1:500

AMENITY AREA CALCULATION									
1	0.50	X	36.30	X	8.85	X 1 NO	=	160.63	SQ.MT.
2	0.50	X	36.30	X	7.65	X 1 NO	=	138.85	SQ.MT.
3	0.50	X	9.21	X	2.87	X 1 NO	=	13.22	SQ.MT.
						TOTAL AMENITY AREA	=	312.70	SQ.MT. Y1



R.G. AREA DIAG.
SCALE = 1:500

R.G. AREA CALCULATION

R.G. AREA REQUIRED = BALANCE PLOT AREA x 8%
= 5941.30 x 8%
= 475.30 SQ.MT.
R.G. AREA PROPOSED ON GROUND = 510.91 SQ.MT.

R.G. AREA CALCULATION									
1	0.50	X	21.67	X	7.85	X 1 NO	=	85.05	SQ.MT.
2	0.50	X	24.18	X	1.72	X 1 NO	=	20.79	SQ.MT.
3	0.50	X	27.22	X	0.91	X 1 NO	=	12.39	SQ.MT.
4	0.50	X	30.44	X	1.86	X 1 NO	=	28.31	SQ.MT.
5	0.50	X	30.44	X	0.29	X 1 NO	=	4.41	SQ.MT.
6	0.50	X	31.38	X	0.21	X 1 NO	=	3.29	SQ.MT.
7	0.50	X	36.26	X	2.67	X 1 NO	=	48.41	SQ.MT.
8	0.50	X	40.48	X	3.53	X 1 NO	=	71.45	SQ.MT.
9	0.50	X	6.60	X	3.44	X 1 NO	=	11.35	SQ.MT.
10	0.50	X	4.04	X	0.43	X 1 NO	=	0.87	SQ.MT.
11	0.50	X	3.75	X	0.57	X 1 NO	=	1.07	SQ.MT.
12	2/3	X	0.87	X	0.04	X 1 NO	=	0.02	SQ.MT.
13	0.50	X	3.45	X	1.09	X 1 NO	=	1.88	SQ.MT.
14	0.50	X	3.63	X	1.35	X 1 NO	=	2.45	SQ.MT.
15	2/3	X	3.63	X	0.31	X 1 NO	=	0.75	SQ.MT.
16	0.50	X	40.23	X	1.72	X 1 NO	=	34.60	SQ.MT.
17	0.50	X	40.23	X	1.32	X 1 NO	=	26.55	SQ.MT.
18	0.50	X	109.40	X	1.36	X 1 NO	=	74.39	SQ.MT.
19	0.50	X	108.04	X	1.59	X 1 NO	=	85.89	SQ.MT.
						TOTAL	=	513.92	SQ.MT. --A
DEDUCTIONS									
a	2/3	X	3.10	X	0.20	X 1 NO	=	0.41	SQ.MT.
b	2/3	X	9.77	X	0.24	X 1 NO	=	0.60	SQ.MT.
c	2/3	X	5.66	X	0.53	X 1 NO	=	2.00	SQ.MT.
						TOTAL	=	3.01	SQ.MT. --B
TOTAL R.G. AREA (A - B)							=	510.91	SQ.MT.

FORM I

I	Area Statement		
1	Area of Plot		6254.00
a)	Area of Reservation		--
b)	Area of Road Set back		--
c)	Area of D.P. Road		--
2	Deductions for		
(A)	For Reservation / Road area		
a)	Road set-back area to be handed over (100%)		--
b)	Proposed D.P. Road to be handed over (100%)		--
(B)	For Amenity area		
a)	Area of Amenity plot/plots to be handed over as per dcr 14(a) (PLOT AREA x 5%)		312.70
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		--
(C)	Deductions for existing built up area to be retained if any		--
a)	Land component of existing bua as per regulation under which the development was allowed.		--
3	Total deductions: [2(A) +2(B) +2(C)]		312.70
4	Balance area of plot (1 minus 3)		5941.30
4a	Addition For Reservation / Road Area		--
a)	Road Set-Back Area to be Handed Over (100%)		--
b)	Proposed Area to be Handed over for Telephone Housing in Slum		--
5	Plot area under development (As per Sr. No. 4 above)		5941.30
6	Zonal (basic) fsi (1 or 1.33)		--
7	Permissible built up area as per zonal(basic) fsi (5 * 6) (in case of mill land permissible built up area kept in abeyance)		--
8	Built up area equal to area of land handed over as per 3(a) of regulation 30(a)		--
9	Built up area in lieu of cost of construction of built up amenity to be handed over		--
10	Built up area due to "additional fsi on payment of premium" as per table no 12 of regulation no 30(a) subject to regulation no 30(a)3		--
11	Built up area due to admissible "tdr" as per table no 12 of regulation no 30(a) subject to regulation no 30(a)3		--
12	Built up area equal to area of land handed over as per (Regulation no 17)		--
13	Road handover to mcgm		--

		Zonal (1.00)	Free Sale (1.50)	PTC (1.50)	
14	FSI Permissible				4.00
15	Permissible built up area	5941.30	8911.95	8911.95	23765.20
16	Proposed PTC BUA	---	---	8911.95 : 7115.84 = 1795.11 TRANSFERED TO C.T.S. NO. 58, 60 & 57-D OF VILLAGE MAJAS (A/EAST) WARD AND 1795.11 - 605.11 = 1190.00 TRANSFERED TO C.T.S. NO. 156(PART), 156A(PART) & 156 (PT) OF VILLAGE MAJAS (A/EAST) WARD AND 1190.00 - 1190.00 = 00.00 TRANSFERED TO CTS NO. 29(PART), 29/1(PART), 29/2(PART), 29/3(PART), 29/4(PART) & 29/5 TO 29/49 OF VILLAGE PAHADI, GOREGAON EAST	---
17	PROPOSED SALE BUA	---	8911.95 + 7115.84 = 16028.79 RECEIVED FROM C.T.S. NO. 58, 60 & 57-D OF VILLAGE MAJAS (A/EAST) WARD AND 16028.79 + 605.11 = 16633.90 RECEIVED FROM C.T.S. NO. 156(PART), 156A(PART) & 156 (PT) OF VILLAGE MAJAS (A/EAST) WARD AND 16633.90 + 1190.00 = 17823.90 RECEIVED FROM CTS NO. 29(PART), 29/1(PART), 29/2(PART), 29/3(PART), 29/4(PART) & 29/5 TO 29/49 OF VILLAGE PAHADI, GOREGAON EAST	---	---
		5941.30	17823.90	00.00	23765.20
18	TOTAL AREA PERMISSIBLE				23765.20
19	FSI SANCTIONED				4.00
20	SALE BUA PERMISSIBLE				23765.20
21	ADDITIONAL FSI AVAILABLE AS PER OLD D.C. RULE NO. 19(2)				--
22	TOTAL SALE BUA PERMISSIBLE (20 + 21)				23765.20
23	TOTAL SALE BUA PROPOSED				23765.20
24	Fungible compensatory area as per regulation no 31 (3)				
a)	i) Total Sale Commercial Area				6262.21
	ii) Total Sale Residential Area				17502.99
b)	i) Permissible Commercial Fungible Compensatory area by charging premium				2191.78
	ii) Proposed Sale Commercial Fungible Compensatory area already paid wide Receipt no. 74226 dated - 11/03/2024				2191.78
c)	i) Permissible Residential Fungible Compensatory area by charging premium				6126.65
	ii) Permissible Residential Fungible Compensatory area for Existing tenements without charging premium (5155.38 X 35% = 1814.86 SQ.MT.)				1814.86
	iii) Residential Fungible Compensatory area availed on without payment of premium				1814.86
	iv) Lapsed Residential Fungible Compensatory area for Existing tenements				--
	v) Proposed Sale Residential Fungible Compensatory area already paid wide Receipt no. 74226 dated - 11/03/2024				4308.69
	vi) Total Proposed Residential Fungible Compensatory area				6123.82
d)	i) Total Proposed Fungible Compensatory area by charging premium [24(b)(i) + 24(c)(vi)]				8315.60
25	Total Sale BUA proposed including Fungible Compensatory Area [23 +24(d)(i)]				32080.80
1	Other Requirements				
(A)	Reservation/Designation				
a)	Name of Reservation if Any				
b)	Area of Reservation affecting the plot				
c)	Area of Reservation land to be handed/handed over as per Regulation No.12				
d)	Built up area of Amenity to be handed over as per Regulation No.17				
e)	Area/Built up Area of Designation				
(B)	Plot area/Built up Amenity to be Handed Over as per Regulation No				
	(i) 14(a)				
	(ii) 14(b)				
	(iii) 15				
(C)	Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27				
(D)	Tenement Statement				
	(i) Proposed built up area (13 above)				
	(ii) Less deduction of Non-residential area (Shop etc.)				
	(iii) Area available for tenements [(i) minus (ii)]				
	(iv) Tenements permissible (Density of tenements/hectare)				
	(v) Total number of Tenements proposed on the plot				
(E)	Parking Statement				
(F)	Transport Vehicles Parking				

REFFER ABOVE STATEMENTS
REFFER ABOVE STATEMENTS
REFFER ABOVE STATEMENTS

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 09/9/2023 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED IN PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT 6254.00 SQ. MTRS. TALLIES WITH THE AREA STATED IN THE DOCUMENTS OWNERSHIP / T.P. RECORD.

ARCHITECT

BUILT-UP AREA STATEMENT FOR SALE RESI. (WING A, B, C & D)

FLOOR	GROSS AREA	STAIR,LIFT & LIFT LOBBY AREA	REFUGE AREA	U.G. TANK AREA	ENTR. LOBBY AREA	OWC AREA	METER ROOM AREA	PUMP ROOM AREA	STP AREA	SERVANT TOILET AREA	ELECT. DUCT AREA	PASSAGE AREA	TERRACE AREA	SUB-STATION AREA	STILT/ PODIUM/ GARDEN/ AREA	FITNESS CENTRE AREA	SOCIETY OFFICE AREA	LMR, OHT & ST. CABIN AREA	SALE RESI. BUA	BASIC SALE RESI. BUA	FUNGI. SALE RESI. BUA
U.G. TANK	394.22	---	---	394.22	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
GR. FLOOR	3285.16	303.51	---	---	135.71	45.45	58.62	22.33	57.99	6.02	---	---	---	---	2655.53	---	---	---	---	---	---
1ST FLOOR	2481.48	191.92	---	---	---	---	---	---	---	6.60	4.86	9.34	85.49	64.79	2118.48	---	---	---	---	---	---
2ND FLOOR	3034.19	288.98	---	---	---	---	---	---	---	8.80	5.88	58.43	---	---	2168.69	---	---	---	503.41	503.41	---
3RD FLOOR	3034.19	288.98	---	---	---	---	---	---	---	8.80	5.88	58.43	---	---	2168.69	---	---	---	503.41	503.41	---
4TH FLOOR	2775.19	288.98	---	---	---	---	---	---	---	8.80	5.88	58.43	---	---	1902.01	---	---	---	511.09	511.09	---
5TH FLOOR	3042.84	282.55	---	---	---	---	---	---	---	8.80	5.88	53.17	---	---	1705.18	468.83	---	---	518.43	518.43	---
6TH FLOOR	1565.87	280.44	---	---	---	---	---	---	---	8.80	5.88	---	---	---	---	---	---	---	1270.55	1270.55	---
7TH(REF) FLR.	1636.44	284.10	390.48	---	---	---	---	---	---	8.80	5.82	---	---	---	---	---	19.85	---	927.39	927.39	---
8TH FLOOR	1637.63	279.43	---	---	---	---	---	---	---	8.80	5.82	---	---	---	---	---	---	---	1343.58	1343.58	---
9TH FLOOR	1637.63	279.43	---	---	---	---	---	---	---	8.80	5.82	---	---	---	---	---	---	---	1343.58	1343.58	---
10TH FLOOR	1637.63	279.43	---	---	---	---	---	---	---	8.80	5.82	---	---	---	---	---	---	---	1343.58	1343.58	---
11TH FLOOR	1709.63	278.52	---	---	---	---	---	---	---	8.80	5.82	---	---	---	---	---	---	---	1416.49	1416.49	---
12TH FLOOR	1709.63	278.52	---	---	---	---	---	---	---	8.80	5.82	---	---	---	---	---	---	---	1416.49	1416.49	---
13TH FLOOR	1709.63	278.52	---	---	---	---	---	---	---	8.80	5.82	---	---	---	---	---	---	---	1416.49	1416.49	---
14TH(REF) FLR.	1709.63	279.27	481.05	---	---	---	---	---	---	8.80	5.82	---	---	---	---	---	---	---	954.59	954.59	---
15TH FLOOR	1716.20	278.50	---	---	---	---	---	---	---	8.80	5.82	---	---	---	---	---	---	---	1423.08	1423.08	---
16TH FLOOR	1735.93	278.50	---	---	---	---	---	---	---	8.80	5.82	---	---	---	---	---	---	---	1442.81	1442.81	---
17TH FLOOR	1737.88	278.50	---	---	---	---	---	---	---	8.80	5.82	---	---	---	---	---	---	---	1444.76	1167.92	276.84
18TH FLOOR	1737.88	278.50	---	---	---	---	---	---	---	8.80	5.82	---	---	---	---	---	---	---	1444.76	---	1444.76
19TH FLOOR	1737.88	278.50	---	---	---	---	---	---	---	8.80	5.82	---	---	---	---	---	---	---	1444.76	---	1444.76
20TH FLOOR	1769.53	276.99	---	---	---	---	---	---	---	8.80	5.82	---	---	---	---	---	---	---	1476.21	---	1476.21
21ST FLOOR	1774.37	278.50	---	---	---	---	---	---	---	8.80	5.82	---	---	---	---	---	---	---	1481.25	---	1481.25
TERRACE FLOOR	513.52	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	513.52	---	---	---
TOTAL	45723.78	6112.08	851.53	394.22	135.71	45.45	58.62	22.33	57.99	188.62	121.56	237.80	85.49	64.79	12718.58	468.83	19.85	513.52	23626.81	17502.99	6123.82

NON-FSI AREA = 22099.99 — FSI AREA = 23626.81

TENEMENT STATEMENT FOR SALE RESI. (WING A, B, C & D)

FLOOR	WING - A	WING - B	WING - C		WING - D
	SALE RESI.	SALE RESI.	SALE OFFICE	SALE RESI.	
GR. FLR.	---	---	---	---	---
1ST FLR.	---	---	---	---	---
2ND FLR.	02	02	---	02	---
3RD FLR.	02	02	---	02	---
4TH FLR.	02	02	---	02	---
5TH FLR.	02	02	---	02	---
6TH FLR.	04	04	---	04	02
7TH FL. (REF.)	04	02	01	03	02
8TH FLR.	04	04	---	04	03
9TH FLR.	04	04	---	04	03
10TH FLR.	04	04	---	04	03
11TH FLR.	04	04	---	04	04
12TH FLR.	04	04	---	04	04
13TH FLR.	04	04	---	04	04
14TH FL. (REF)	04	02	---	02	03
15TH FLR.	04	04	---	04	04
16TH FLR.	04	04	---	04	04
17TH FLR.	04	04	---	04	04
18TH FLR.	04	04	---	04	04
19TH FLR.	04	04	---	04	04
20TH FLR.	04	04	---	04	04
21ST FLR.	04	04	---	04	04
TOTAL	72	68	01	60	56
	266				

BUILT-UP AREA STATEMENT FOR SALE COMMERCIAL (WING E)

FLOOR	GROSS BUILT UP AREA	STAIR/ LIFT AREA	REFUGE AREA	SERVANT TOILET	ED/FD AREA	ENTRANCE LOBBY AREA	LMR, OHT & ST. CABIN AREA	SALE COMM. SHOP	SALE COMM. RESTAURANT	SALE COMM. OFFICE	TOTAL SALE BUA	BASIC SALE COMM. BUA	FUNGI. SALE COMM. BUA
GR. FLOOR	747.83	183.42	--	2.19	--	102.20	--	459.82	--	--	459.82	459.82	--
1ST FLR.	885.22	209.50	--	2.19	2.59	--	--	205.02	269.92	--	474.94	474.94	--
2ND FLR.	568.00	180.24	--	2.19	2.59	--	--	483.98	--	--	483.98	483.98	--
3RD FLR.	669.00	171.19	--	2.19	2.59	--	--	493.03	--	--	493.03	493.03	--
4TH FLR.	669.00	171.19	--	2.19	2.59	--	--	493.03	--	--	493.03	493.03	--
5TH FLR.	669.00	171.19	--	2.19	2.59	--	--	493.03	--	--	493.03	493.03	--
6TH FLR. (REF.)	669.00	171.19	122.90	2.19	2.59	--	--	--	370.13	--	370.13	370.13	--
7TH FLR.	565.50	123.70	--	2.19	3.28	--	--	--	--	436.33	436.33	436.33	--
8TH FLR.	565.50	123.70	--	2.19	3.28	--	--	--	--	436.33	436.33	436.33	--
9TH FLR.	565.50	123.70	--	2.19	3.28	--	--	--	--	436.33	436.33	436.33	--
10TH FLR.	565.50	123.70	--	2.19	3.28	--	--	--	--	436.33	436.33	436.33	--
11TH FLR.	565.50	123.70	--	2.19	3.28	--	--	--	--	436.33	436.33	436.33	--
12TH FLR.	565.50	123.70	--	2.19	3.28	--	--	--	--	436.33	436.33	436.33	--
13TH FLR.(REF)	565.50	123.70	105.69	2.19	3.28	--	--	--	--	330.64	330.64	330.64	--
14TH FLR.	565.50	123.70	--	2.19	3.28	--	--	--	--	436.33	436.33	45.63	390.70
15TH FLR.	565.50	123.70	--	2.19	3.28	--	--	--	--	436.33	436.33	--	436.33
16TH FLR.	565.50	123.70	--	2.19	3.28	--	--	--	--	436.33	436.33	--	436.33
17TH FLR.	565.50	123.70	--	2.19	3.28	--	--	--	--	436.33	436.33	--	436.33
18TH FLR.	621.25	123.70	--	2.19	3.28	--	--	--	--	492.09	492.09	--	492.09
TERRACE FLR.	168.16	--	--	--	--	--	168.16	--	--	--	--	--	--
TOTAL	11791.77	2742.32	228.59	41.61	54.90	102.20	168.16	2627.91	640.05	5186.03	8453.99	6262.21	2191.78

NON-FSI AREA = 3337.78 — FSI AREA = 8453.99 — 8453.99

TENEMENT STATEMENT FOR SALE COMMERCIAL (WING E)

FLOOR	SALE COMM. SHOPPING COMPLEX		
	SHOP	RESTAURANT	OFFICE
GR. FLR.	05	---	---
1ST FLR.	---	01	---
2ND FLR.	01	---	---
3RD FLR.	04	---	---
4TH FLR.	04	---	---
5TH FLR.	04	---	---
6TH FLR. (REF.)	---	01	---
7TH FLR.	---	---	04
8TH FLR.	---	---	04
9TH FLR.	---	---	04
10TH FLR.	---	---	04
11TH FLR.	---	---	04
12TH FLR.	---	---	04
13TH FLR.(REF.)	---	---	03
14TH FLR.	---	---	04
15TH FLR.	---	---	04
16TH FLR.	---	---	04
17TH FLR.	---	---	04
18TH FLR.	---	---	04
TOTAL	18	02	47
	67		

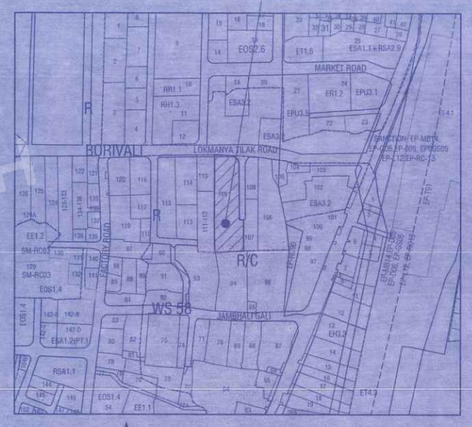
TENEMENT STATEMENT BUILDING WISE

BLDG.	SALE RESI.	SALE SOCIETY OFFICE	SALE SHOP	SALE RESTAURANT	SALE OFFICE	TOTAL
SALE RESI. (WING A)	72	---	---	---	---	72
SALE RESI. (WING B)	68	---	---	---	---	68
SALE RESI. (WING C)	69	01	---	---	---	70
SALE RESI. (WING D)	56	---	---	---	---	56
SALE COMM. (WING E)	---	---	18	02	47	67
TOTAL	265	01	18	02	47	333
	266		67			

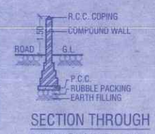
COMBINED BUILT-UP AREA STATEMENT

BLDGS	BASIC SALE COMM. AREA	FUNGI. SALE COMM. AREA	TOTAL SALE COM. AREA	BASIC SALE RESI. AREA	FUNGI. SALE RESI. AREA	TOTAL SALE RESI. AREA	TOTAL SALE BUA	TOTAL FSI AREA	TOTAL NON-FSI AREA	TOTAL GROSS CONSTRUCTION AREA
SALE RESI. (WING A, B, C & D)	---	---	---	17502.99	6123.82	23626.81	23626.81	23626.81	22099.99	45726.80
SALE COMM. (WING E)	6262.21	2191.78	8453.99	---	---	---	8453.99	8453.99	3337.78	11791.77
TOTAL AREA	6262.21	2191.78	8453.99	17502.99	6123.82	23626.81	32080.80	32080.80	25437.77	57518.57
	23765.20			8315.60						

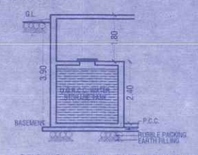
SITE U /R



LOCATION PLAN
SCALE - 1:500



SECTION THROUGH COMPOUND WALL
SCALE = 1:100



SECTION THRU SUCTION TANK
SCALE:- 1:100

PARKING AREA STATE.

RESIDENTIAL CARPET AREA	NO. OF FLAT	PARKING RATIO	PARKING PROVIDED
BELOW 45.0	1.00	1/4 T	0.25
45.0 TO 60.0	1.00	1/2T	0.50
60.0 TO 90.0	232.00	1/1T	232.00
ABOVE 90.0	32.00	1.0 S T	64.00
TOTAL	266.00		296.75
ADD. 10% VISITORS			29.68
TOTAL RESIDENTIAL PARKING REQUIRED (326.43 Say)			326.00 --(a)

COMMERCIAL		
COMMERCIAL SHOP AREA = 2627.91 SQ.MT.		NOS.
1 PARKING SPACE FOR EVERY 40.00 SQ.M. UPTO 800 SQ.M AND FOR EVERY 80.00 SQ.M OF ADDITIONAL SPACE FOR AREAS EXCEEDING 800 SQ.M IN OTHER AREAS.	(800.00 / 40.00) (1827.91 / 80.00)	20.00 22.85
COMMERCIAL RESTAURANT AREA = 640.05 SQ.MT.		
1 PARKING SPACE. FOR EVERY 25 SQ.M OF TOTAL FLOOR AREA	(640.05 / 25.00)	25.60
COMMERCIAL OFFICE AREA = 5186.03 SQ.MT.		
ONE PARKING SPACE FOR EVERY 37.50 SQ.M UPTO 1500 SQ.M AND FOR EVERY 75.00 SQ.M OF ADDITIONAL SPACE FOR AREAS EXCEEDING 1500 SQ.M IN OTHER AREAS.	(1500.00 / 37.50) (3686.03 / 75.00)	40.00 49.15
TOTAL COMMERCIAL PARKING		157.60
ADD. 10% VISITORS = 10% x 157.60 = 15.76 NOS. SAY 0.00 NOS. / MIN. 2 NOS		15.76
TOTAL COMMERCIAL PARKING (173.36 SAY)		173.00 --(b)
TOTAL RESI. & COMM. REQUIRED PARKING (a + b)		499.00 --(c)
ADD. 50% PERMISSIBLE PARKING FOR SALE WING 499.00 x 50% = 249.50 NOS		250.00 --(d)
TOTAL PERMISSIBLE PARKING (499.00 + 250.00) = 749.00		749.00 --(e)
TOTAL PROPOSED PARKING		617.00

NO. OF PARKING PROVIDE

FLOOR	BIG	SMALL	NO. OF TWO WHEELER	TOTAL
GROUND	119	110	---	229
1ST PODIUM	26	47	---	73
2ND PODIUM	25	53	16/4= 4 NOS.	82
3RD PODIUM	25	50	16/4= 4 NOS.	79
4TH PODIUM	52	98	16/4= 4 NOS.	154
TOTAL	247	358	12	617

FORM - II

CONTENTS OF SHEET
BUILT UP AREA & TENEMENT STATEMENT, CAR PARKING AREA STATEMENT, BLOCK & LOCATION PLAN, PLOT AREA DIAG. & CALC.

DESCRIPTION OF PROPOSAL
PROPOSED S. R. SCHEME U/REGULATION 33(11) OF DCPR 2034 ON PROPERTY BEARING F.P. NO. 109 OF TPS BORIVALI NO. III TPS SCHEME IN R/CENTRAL WARD, VILLAGE BORIVALI AT L.T. ROAD, BORIVALI WEST, MUMBAI 400092.

NAME OF OWNER	SIGNATURE
M/S NEW INDIA CONSTRUCTION COMPANY G-B, SHIV CHHAYA CHS LTD., SIR M.V. ROAD, ANDHERI (EAST), MUMBAI- 400 069.	
NAME AND ADDRESS OF ARCHITECT	SIGNATURE
JIYANI CONSULTANCY LLP 802, 8TH FLOOR, SHIV MUDRA CHSL, NANDA PATKAR ROAD, VILE PARLE EAST, MUMBAI 400 057.	MANISHKUMAR V. BAGRARIYA ARCHITECT (Reg. No. CA/2020/120522)
STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF DATE OF APPROVAL OF PLANS
	Approved Subject to the condition Mentioned in this office permisson Letter no: R-C/PVT/0061/20231207/AR/S Dt