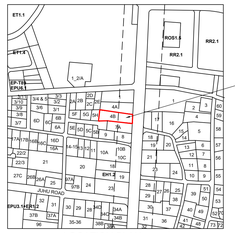
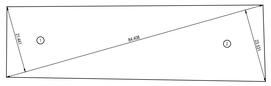
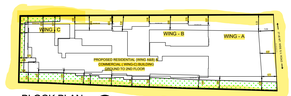


LOCATION PLAN
SCALE : 1 :4000

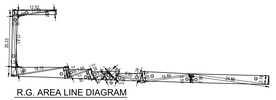


PLOT AREA DIAGRAM
SCALE = 1:500

PLOT AREA CALCULATION					
AS PER CTS PLAN					
P1	1/2	X 84.408	X 21.441	=	904.90 Sq.Mt.
P2	1/2	X 84.408	X 23.531	=	993.10 Sq.Mt.
TOTAL ADDITION				=	1898.00 Sq.Mt.



BLOCK PLAN
SCALE : 1:500



R.G. AREA LINE DIAGRAM
SCALE = 1:500

R.G. AREA CALCULATION								
1	11.23	X	1.37	X	1 NO	1/2	=	7.70 Sq.Mt.
2	12.52	X	1.38	X	1 NO	1/2	=	8.64 Sq.Mt.
3	17.41	X	1.39	X	1 NO	1/2	=	12.10 Sq.Mt.
4	20.33	X	1.34	X	1 NO	1/2	=	13.62 Sq.Mt.
5	18.15	X	2.58	X	1 NO	1/2	=	23.42 Sq.Mt.
6	18.15	X	3.36	X	1 NO	1/2	=	30.49 Sq.Mt.
7	7.99	X	2.50	X	1 NO	1/2	=	9.99 Sq.Mt.
8	7.99	X	2.80	X	1 NO	1/2	=	11.19 Sq.Mt.
9	5.62	X	2.05	X	1 NO	1/2	=	5.76 Sq.Mt.
10	5.62	X	2.24	X	1 NO	1/2	=	6.30 Sq.Mt.
11	3.91	X	1.88	X	1 NO	1/2	=	3.68 Sq.Mt.
12	3.91	X	1.98	X	1 NO	1/2	=	3.87 Sq.Mt.
13	8.60	X	2.06	X	1 NO	1/2	=	8.86 Sq.Mt.
14	8.60	X	2.34	X	1 NO	1/2	=	10.06 Sq.Mt.
15	15.89	X	3.00	X	1 NO	1/2	=	23.84 Sq.Mt.
16	15.89	X	2.85	X	1 NO	1/2	=	22.65 Sq.Mt.
17	24.88	X	2.93	X	1 NO	1/2	=	36.45 Sq.Mt.
18	24.88	X	2.97	X	1 NO	1/2	=	37.04 Sq.Mt.
			TOTAL DEDUCTION				=	275.66 Sq.Mt.

SUMMARY (COMMERCIAL)	
FLOOR	TOTAL BUILT AREA PROP
GROUND	411.84
1st.	263.02
2nd	268.49
TOTAL	963.35

TOTAL BUILT UP AREA PROPOSED = 963.35 Sq.Mt.

SUMMARY (RESIDENTIAL)	
FLOOR	TOTAL BUILT AREA PROP
GROUND	114.73
1st.	720.62
2nd.	734.63
TOTAL	1570.18

TOTAL BUILT UP AREA PROPOSED = 1570.18 Sq.Mt.

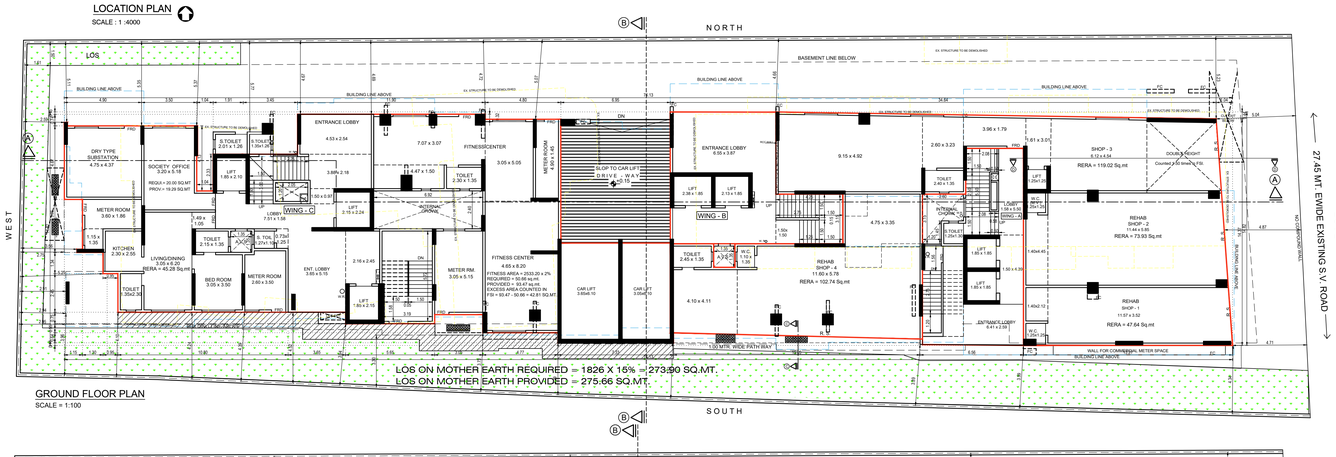
COMMERCIAL BUILT UP AREA PROPOSED	963.35
RESIDENTIAL BUILT UP AREA PROPOSED	1570.18
EXCESS FITNESS AREA COUNTED IN FSI	42.81
GROSS BUILT UP AREA PROPOSED	2576.34

GROSS BUA - EXISTING FUNGIBLE = NET BUA
2576.34 - 583.22 = 1993.12 SQ. MT.

RERA CARPET AREA STATEMENT (WING-B)					
FLOOR	FLAT NO. 1	FLAT NO. 2	FLAT NO. 3	FLAT NO. 4	TOTAL FLAT
1ST FLOOR	87.19 Sq.mt	87.18 Sq.mt	87.18 Sq.mt	72.54 Sq.mt	4 Nos
2ND FLOOR	87.19 Sq.mt	87.18 Sq.mt	87.18 Sq.mt	87.15 Sq.mt	4 Nos
TOTAL					08 Nos

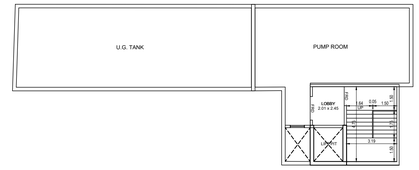
RERA CARPET AREA STATEMENT (WING-C)					
FLOOR	FLAT NO. 1	FLAT NO. 2	FLAT NO. 3	FLAT NO. 4	TOTAL FLAT
GR. FLOOR	41.78 Sq.mt	----------	----------	----------	1 Nos
1ST FLOOR	59.96 Sq.mt	59.84 Sq.mt	57.92 Sq.mt	80.81 Sq.mt	4 Nos
2ND FLOOR	59.96 Sq.mt	59.84 Sq.mt	57.92 Sq.mt	80.81 Sq.mt	4 Nos
TOTAL					09 Nos

CAR PARKING STATEMENT			(NEW)
CARPET AREA IN SQ. MT.S	TOTAL NO. OF FLATS	PARKING PERMISSIBLE AS PER D.C. RULES	PARKING REQUIRED
SHOP RERA AREA GROUND 349.33 1ST FLOOR 206.71 TOTAL = 549.04		1 PARKING FOR 40.00 SQ.MTS FOR 800.00 SQ. MT. THERE AFTER 1 PARKING FOR 60.00 SQ.	13.73
OFFICE RERA AREA 2ND FLOOR = 235.58 SQ. MT.		1 PARKING FOR 37.50 SQ.MTS FOR 1500.00 SQ. MT. THERE AFTER 1 PARKING FOR 75.00 SQ.	6.28
TOTAL PARKING			20.01
10 % ADDITIONAL PARKING FOR VISITORS			2.01
TOTAL PARKING			22.02
BELOW 45.00 45.00 TO 60.00 60.00 TO 90.00 90.00 ABOVE	01.00 Nos. 08.00 Nos. 11.00 Nos. 18.00 Nos.	1 PARKING FOR 1 TENEMENTS 1 PARKING FOR 2 TENEMENTS 1 PARKING FOR 1 TENEMENTS 2 PARKING FOR 1 TENEMENTS	0.25 3.00 11.00 ----------
TOTAL PARKING			14.25
10 % ADDITIONAL PARKING FOR VISITORS (MIN - 2.00)		1.42	2.00
TOTAL PARKING			16.25
TOTAL PARKING REQUIRED			38.27
TOTAL PARKING REQUIRED		= 38.00 NO.S	
TOTAL PARKING PROVIDED		= 48.00 NO.S	

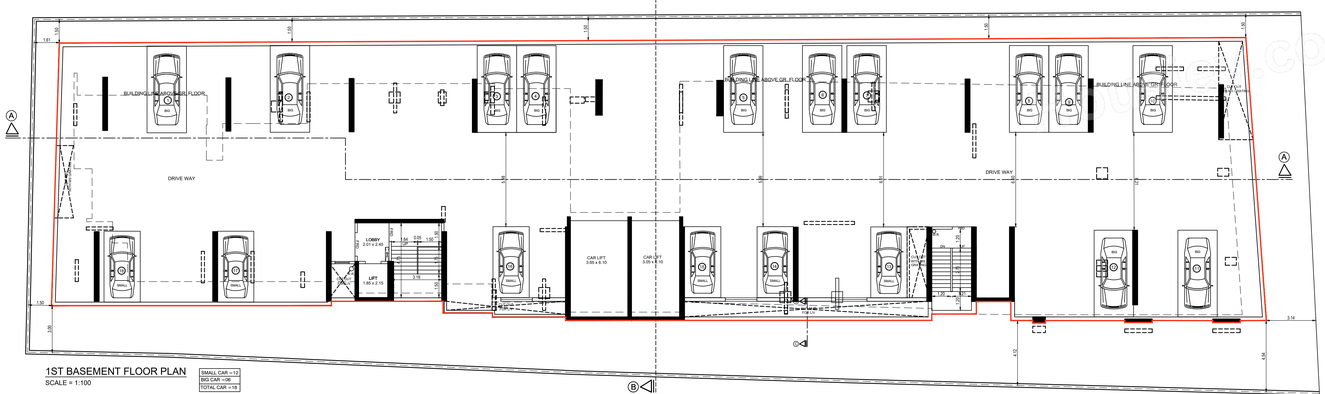


GROUND FLOOR PLAN
SCALE = 1:100

SECTION THRO. COMPOUND WALL
SCALE = 1 : 100

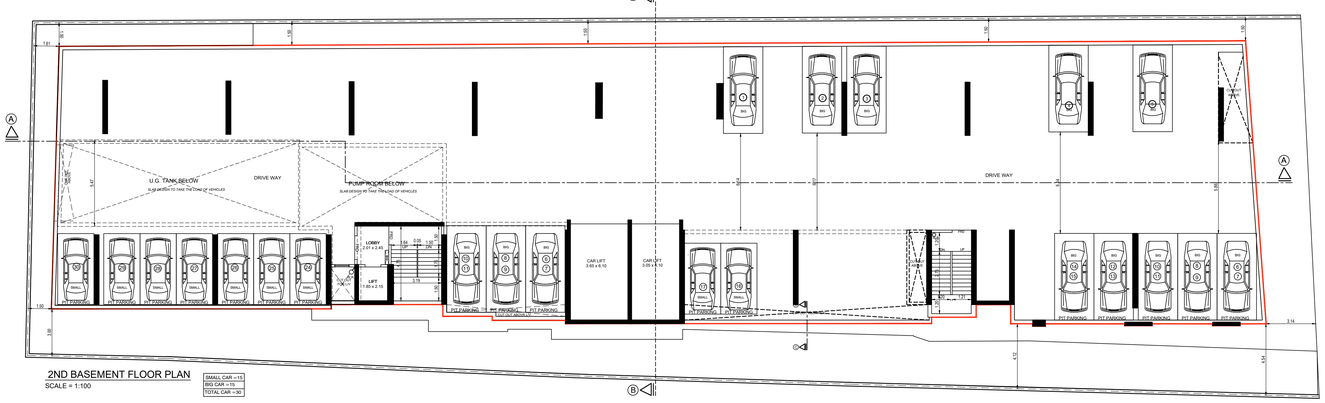


PUMP ROOM & U.G.TANK PLAN
SCALE = 1:100



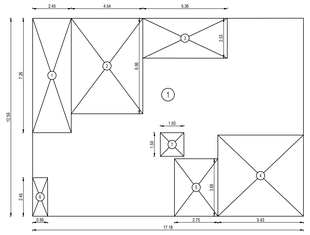
1ST BASEMENT FLOOR PLAN
SCALE = 1:100

SMALL CAR =12	
BIG CAR =06	
TOTAL CAR =18	



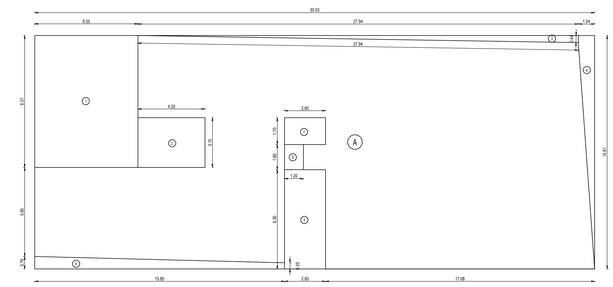
2ND BASEMENT FLOOR PLAN
SCALE = 1:100

SMALL CAR =15	
BIG CAR =15	
TOTAL CAR =30	



LINE AREA DIAGRAM GROUND FLOOR
SCALE = 1:100 (RESIDENTIAL)

BUILT UP AREA CALCULATION								
GROUND FLOOR (RESIDENTIAL)								
1	17.18	X	12.92	X	1 NO		=	215.76 SQ.MT.
C1	0.25	X	0.22	X	1 NO		=	0.04 SQ.MT.
C2	0.35	X	0.20	X	1 NO		=	0.07 SQ.MT.
C3	0.20	X	1.40	X	1 NO		=	0.28 SQ.MT.
			TOTAL ADDITION				=	216.17 SQ.MT. X
DEDUCTION								
1	3.45	X	7.25	X	1 NO		=	17.79 SQ.MT.
2	4.54	X	6.06	X	1 NO		=	27.51 SQ.MT.
3	5.36	X	2.53	X	1 NO		=	13.56 SQ.MT.
4	5.43	X	5.15	X	1 NO		=	27.96 SQ.MT.
5	2.75	X	3.65	X	1 NO		=	10.04 SQ.MT.
6	0.95	X	2.45	X	1 NO		=	2.33 SQ.MT.
7	1.60	X	1.50	X	1 NO		=	2.25 SQ.MT.
			TOTAL DEDUCTION				=	101.44 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]							=	114.73 SQ.MT. X1



LINE AREA DIAGRAM GROUND FLOOR
SCALE = 1:100 (COMMERCIAL)

BUILT UP AREA CALCULATION GROUND FLOOR COMMERCIAL								
A	35.53	X	14.81	X	1 NO		=	526.20 Sq.Mt.
			TOTAL ADDITION				=	526.20 Sq.Mt. X
DEDUCTIONS								
1	6.55	X	8.37	X	1 NO		=	54.82 Sq.Mt.
2	4.25	X	3.15	X	1 NO		=	13.39 Sq.Mt.
3	27.94	X	0.44	X	0.50		=	6.15 Sq.Mt.
4	(0.44+14.81)	X	1.04	X	0.50		=	7.93 Sq.Mt.
5	2.60	X	6.30	X	1 NO		=	16.38 Sq.Mt.
6	1.20	X	1.60	X	1 NO		=	1.92 Sq.Mt.
7	2.60	X	1.70	X	1 NO		=	4.42 Sq.Mt.
8	(0.75+0.39)	X	15.85	X	0.50		=	9.35 Sq.Mt.
			TOTAL DEDUCTION				=	114.36 Sq.Mt. Y1
NET BUILT UP AREA [X - Y1]							=	411.84 Sq.Mt.

APPROVED SUBJECT TO THE CONDITION MENTIONED IN THE ACCOMPANY OFFICE LETTER ISSUE U/NO. P - 18462/ 2023 /H/W WARD/FP UNDER EVEN DATE : 29.12.2023

FILE No.:- P-18462/2023/H/W WARD/FP (1 / 4)

CONTENTS OF SHEET :- 1ST TO 2ND BASEMENT, GROUND FLOOR PLAN
PLOT, R.G. AREA DIAGRAMS WITH CALCULATION, BLOCK & LOCATION PLAN WITH SUMMARY
GROUND FLOOR BUILT UP AREA DIAGRAM WITH CALCULATION

IN CASE OF PLOTS / LAYOUT WHERE EARLIER B.U.A. APPROVED
AS PER I.O.D. ISSUSED IS PROPOSED TO BE RETAINED
AND FOR BALANCE POTENTIAL IN THE PLOT / LAYOUT IS PROPOSED
AS PER THE D.C. REGULATION AMENDED ON 6.01.212

P R O F O R M A A - 1

			PLAN AS PER DCR AMENDED DCPR 2034
I	AREA STATEMENT		SQ. MTS.
1)	AREA OF PLOT (AS PER T. P. REMARK) CONSIDER FOR FSI CALCULATION		1826.00
	AREA OF PLOT (AS PER P.R.C)		1898.00
	a) Area of Reservation in plot		------
	b) Area of Road Set back		------
	c) 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) (State Transport)		------
	b) Proposed D.P. Road area (Regulation No. 16)		------
	c) (i) Reservation area (Plot) to be handed over (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)		------
	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		------
	C) deduction for existing bua to 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)]		------
4)	Balance area of Plot (for calculating required LOS [1-3]		1826.00
5)	Plot area under Development [Sr. No. 4 + 2(A)(i)(ii)]		1826.00
6)	Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)		1.00
7)	a) Permissible BUA as per Zonal (basic) FSI (5 X 6)		1826.00
	b) Permissible BUA as per regulation 30(C) (Protected Development)		------
8)	Additional BUA as per regulation 30(A) (3) (a)		
	a) Road set - back / widening area (Regulation No. 16) - (State Transport) 110.00 sq.mt.		------
	c) Additional BUA for 2(A)(a) & 2(A) (b) above to be utilized over and above 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% or 250%)		------
	d) Additional BUA in case of 2(A)(c)(i) as per regulation 17(1) note 20(viii) & (viii) as per AR policy in remaining plot. [Y% as per table no. 5 of regulation 17(1)]		
	Total Additional BUA		------
	Additional / Incentive BUA within the cap of " admissible TDR2 as per table 12 on balance plot		------
9)	a) In lieu of cost of construction of amenity building as per regulation 30(A)(3)(b)		------
	b) 50% of rehab component as per reg. 33(7)(A)		
	c) 15% of Existing BUA or 10 sqmts .per rehab resi. (27) tenement as per reg. 33(7)(B) (TOTAL PERMISSIBLE) 10 x 27 TENEMENTS = 270 (PROPOSED) 10 x 17 TENEMENTS = 170		170.00
10)	BUA due to " Additional FSI on payment of premium " as per table no. 12 of Regulation no. 30(A) [Sr. No. 4 x 50%]		------
11)	BUA due to admissible " TDR" as per table no. 12 of regulation no. 30 (A) & 32 (by restricting area utilized beyond zone FSI in sr. no.7(b), 8(a) and 9 above)		------
	a) General TDR [(sr. no. 5 x 50 % or 70% or 90% or 100%) x 50% or 80% max]		------
	b) Slum TDR [(sr. no. 5 x 50 % or 70% or 90% or 100%) x 50% or 20% min]		------
	Total TDR		
12)	Permissible Built up area [4+8+9d+10+11]		1996.00
13)	Proposed Built up area		1993.18
14)	TDR generated if any as per regulation 30(A) and 32 for utilized BUA on plot		
15)	Fungible Compensatory Area as per Regulation No. 31(3)		
	Permissible Fungible Compensatory FSI (1996.00 x 35%)		698.60
	a) i) Fungible Compensatory area for Rehab comp. w/o charging premium (1666.34 x 35%)		583.22
	ii) Fungible Compensatory area by charging premium (RES.)		
	b) i) Fungible Compensatory area by charging premium (COM.)		------
16)	Total BUA proposed including FCA [13 + 15(a)(ii) + 15(b)(i)]		2576.01
17)	FSI consumed on Net plot [13 / 4]		------
II	TENEMENT STATEMENT		
	i) PROPOSED AREA (ITEM A. 15 ABOVE) OR C4		2576.01
	ii) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC)		963.35
	iii) AREA AVAILABLE FOR TENEMENTS [(i) MINUS (ii)]		1612.66
	iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)		72.57
	v) TENEMENTS PROPOSED		17.00
	vi) TENEMENTS EXISTING		
III	PARKING STATEMENT		
	i) PARKING REQUIRED BY REGULATIONS FOR CAR 34.26, SCOOETR / MOTOR / CYCLE 4.01		38.27
	ii) COVERED GARAGE PERMISSIBLE		
	iii) COVERED GARAGES PROPOSED CAR, SCOOETR / MOTOR / CYCLE, OUTSIDERS (VISITORS)		
	iv) TOTAL PARKING REQUIRED		38.00
	v) TOTAL PARKING PROVIDED		48.00
IV	TRANSPORT VEHICLES PARKING		
	i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS		
	ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED		

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT. - 20 / 10 / 2023 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 1898.00 SQ. MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP \ PROPERTY REGISTER CARD.

Dilip Bhalchandra Kadam
SIGNATURE OF ARCHITECTS

P R O F O R M A - II

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL & COMMERCIAL BUILDING ON PLOT BEARING CTS NOS. G/57 , G/58 & G/59 OF VILLAGE BANDRA G, F.P. NO. 4B OF TPS SANTACRUZ - II AT S.V. ROAD SANTACRUZ (WEST) , MUMBAI

OWNER NAME , ADDRESS & SIGNATURE

MR. SHASHIKUMAR B. NAMBIAR
DIRECTOR OF M/S. PENTAGON PREMISES PVT. LTD.

SHASHIKUMAR BALAKRISHNAN NAMBIAR
OWNER SIGNATURE

JOB No.	DRG. No.	CHECKED BY	DRN. BY	DATE	REV.

NORTH

NAME, ADD. & SIGNATURE OF ARCHITECT

RADIUS
architects & associates
103, SHYAM KAMAL , C- BUILDING , AGRAWAL MARKET ,VILE PARLE (E) , Mumbai - 400057

Dilip Bhalchandra Kadam
DILIP KADAM
CA/2000/26196

STAMP & DATE OF APPROVAL

AVINASH CHANDRAKANT PANDGE	SURESH MOHAN DAS AHUJA	SHIVADAS KRISHNA GURAV
S.E.B.K.E.S	A.E.B.P.H.W	E.E.B.P.H.