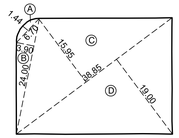
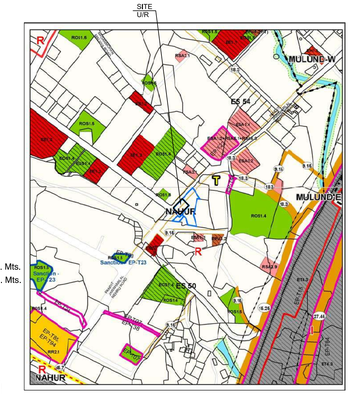


PLOT AREA DIAGRAM

SCALE 1: 500

PLOT AREA CALCULATIONS								
A	6.70	X	1.44	X	0.50	=	6.43	SQ.MT
B	24.00	X	3.90	X	0.50	=	46.80	"
C	38.85	X	15.95	X	0.50	=	309.83	"
D	38.85	X	19.00	X	0.50	=	369.08	"
TOTAL AREA						=	732.14	SQ.MT

AREA OF PLOT AS PER TRIANGULATION = 732.14 Sq. Mts.
AREA OF PLOT AS PER P.R CARD = 731.50 Sq. Mts.



LOCATION PLAN

SCALE : 1:4000
SHEET NO. : ES / 54
DP 2034

CARPET AREA STATEMENT IN SQ.MTS. FOR PARKING PURPOSE AS PER RERA			
FLOOR	FLAT NO.1	FLAT NO.2	FLAT.NO.3
1ST FLR.	55.96	43.74	62.68
2ND FLR.	55.96	43.74	62.68
3RD FLR.	55.96	43.74	62.68
4TH FLR.	55.96	43.74	62.68
5TH FLR.	---	100.26	62.68
6TH FLR.	---	100.26	62.68
7TH FLR.	55.96	REFUGE	71.60
8TH FLR.	55.96	43.74	71.60
9TH FLR.	55.96	43.74	71.60
10TH FLR.	55.96	43.74	71.60
11TH FLR.	55.96	43.74	71.60
12TH FLR.	55.96	43.74	75.70
13TH FLR.	55.96	43.74	75.70
14TH FLR.	55.96	REFUGE	81.32
15TH FLR.		100.26	81.32
16TH FLR.	55.96	43.74	81.32
17TH FLR.	55.96	43.74	81.32
18TH FLR.		100.26	81.32
19TH FLR.	55.96	43.74	81.32
20TH FLR.	55.96	43.74	

PARKING STATEMENT AS PER DCPR 2034

	CARPET AREA	NOS. OF FLATS	PARKING REQUIRED
A	FOR SHOP FOR AREA UP TO 800.00 SQ.MT 1 PARKING / 40.00 SQ. MTS.	45.78 SQ.MTS.	1.14 / 1.79
B	FOR CLINIC 1 PARKING / 150.00 SQ. MTS.	97.70 SQ.MTS.	0.65
C	LESS THAN 45 SMT. 1 PARKING / 4 TENEMENTS.	14	3.50
	45 TO 60 SMT. 1 PARKING / 2 TENEMENTS.	16	8.00
	60 TO 90 SMT. 1 PARKING / 1 TENEMENTS.	19	19.00
	ABOVE 90 SMT. 2 PARKING / 1 TENEMENTS.	4	8.00
	TOTAL	53 NOS.	38.50 NOS.
	VISITORS PARKING 10 % OF REQD. PARKING FOR RESI 10 % OF REQD. PARKING FOR COMM.		3.85 NOS. 2.00 NOS. 5.85 NOS.
	TOTAL PARKING REQUIRED		46.14 NOS. SAY 46.00 NOS.
	AS PER DCPR 2034 (REG. 31 (1)(vi)) 50% ADD. PARKING 46 X 50% = 23.00 NOS. (PERMISSIBLE) PROPOSED = 14.00 NOS.		14.00 NOS.
	TOTAL PARKING PROVIDED (46.00+14.00)= 60.00 NOS.)		60.00 NOS.

PARKING PROPOSED		
BIG	SMALL	TOTAL
60	00	60

BUILT UP AREA SUMMARY FOR COMMERCIAL & RESIDENTIAL				
FLOOR	GROSS B.U.AREA IN SQ.MT.(A)	STAIR CASE, LIFT& LOBBY IN SQ.MT FOR RES.(B)	BALANCE AREA (A- B = C)	TEN. PROP.
GR. (COMM.) FLR.	143.48	0.00	143.48	0.00
1ST FLR.	238.95	60.09	178.86	3.00
2ND FLR.	238.95	60.09	178.86	3.00
3RD FLR.	238.95	60.09	178.86	3.00
4TH FLR.	238.95	60.09	178.86	3.00
5TH FLR.	238.95	60.09	178.86	2.00
6TH FLR.	238.95	60.09	178.86	2.00
7TH (REFUGE) FLR.	200.43	60.23	140.20	2.00
8TH FLR.	247.01	59.50	187.51	3.00
9TH FLR.	247.01	59.50	187.51	3.00
10TH FLR.	247.01	59.50	187.51	3.00
11TH FLR.	247.01	59.50	187.51	3.00
12TH FLR.	251.21	59.50	191.71	3.00
13TH FLR.	251.21	59.50	191.71	3.00
14TH (REFUGE) FLR.	210.52	60.23	150.29	2.00
15TH FLR.	257.11	59.50	197.61	2.00
16TH FLR.	257.11	59.50	197.61	3.00
17TH FLR.	257.11	59.50	197.61	3.00
18TH FLR.	257.11	59.50	197.61	2.00
19TH FLR.	257.11	59.50	197.61	3.00
20TH FLR.	169.29	59.84	109.45	2.00
TOTAL	4933.43	1195.34	3738.09	53.00

TOTAL GROSS B.U.A : 3738.09 SQ.MT.
TOTAL PROPOSED F.C AREA : 816.49 SQ.MT.
TOTAL NET AREA : 2921.60 SQ.MT.

DETAIL OF FUNGIBLE COMPENSATORY AREA

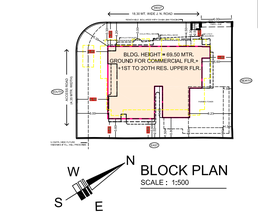
S.No	DESCRIPTION		Sq.Mt.	Land SDRRR	Receipt No.	Amount Rs.
A)	CONSUMED BUILT UP AREA OF REHABILITATION COMPONENT FOR PURELY RESIDENTIAL IN EXISTING STRUCTURE/S		950.92	-	-	-
B)	CONSUMED BUILT UP AREA OF REHABILITATION COMPONENT FOR NON- RESIDENTIAL IN EXISTING STRUCTURE/S		"	-	-	-
C)	TOTAL BUILT UP AREA OF EXISTING STRUCTURE/S PROPOSED TO BE RE-ACCOMODATED (A+B)		950.92	-	-	-
	TOTAL EXISTING B.U.A. AS PER APPROVED PLAN	= 1004.05 SQ.MT.				
	LESS					
	EXCESS BALCONY COUNTED IN F.S.I	= 44.66 SQ.MT.				
	BALANCE RESIDENTIAL AREA AS PER PLAN (A-B) (1004.05 - 44.66)	= 959.39 SQ.MT.				
	TOTAL RESIDENTIAL AREA AS PER INDIVIDUAL FLAT CALCULATION (CONSIDERED FOR F.C AREA CALCULATION)	= 950.92 SQ.MT.				
D)	MAXIMUM FUNGIBLE BUILT UP AREA COMPONENT REHABILITATION BUILT UP AREA COMPONENT = (A x 0.35 + B x 0.35)		332.82	-	-	-
E)	FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT OF PURELY RESIDENTIAL USE (332.82 - 01.42 UNCONSUMED F.C. AREA)		332.82	-	-	-
F)	FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT OF PURELY NON-RESIDENTIAL USE		----	-	-	-
G)	FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT (E + F)		332.82	-	-	-
H)	ADMISSIBLE BUILT UP AREA		2926.00	-	-	-
H1)	PROPOSED BUILT UP AREA		2921.60	-	-	-
I)	COMM. AREA PROPOSED		106.28			
J)	RESI AREA PROPOSED		2815.32			
K)	FUNGIBLE BUILT UP AREA PROPOSED FOR SALE NON RESIDENT COMPONENT. (106.28 X 0.35%)		37.20	-	-	-
L)	FUNGIBLE BUILTUP AREA PROPOSED FOR SALE RESIDENTIAL COMPONENT (2815.32 - 950.92 - 588.78) X .35		446.47	-	-	-
M)	PREMIUM ALREADY PAID FOR FUNGIBLE BUILT UP AREA FOR PURELY RESIDENTIAL EXCLUDING REHAB =0.35xSDR RATE ON DATE OF PAYMENT					
N)	PREMIUM ALREADY PAID FOR FUNGIBLE BUILT UP AREA FOR NON RESIDENTIAL EXCLUDING REHAB AREA = 0.40 xSDR RATE ON DATE OF PAYMENT X K					
O)	GROSS BUILT UP AREA CONSUMED		3738.09	-	-	-
P)	NET BUILTUP AREA CONSUMED		2921.60	-	-	-

STAMP & DATE OF APPROVAL OF PLAN

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. P-19076/2023/(551/70)/T WARD/NAHUR - T

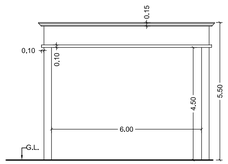
Hemant Shreeram Madhavi — S.E.(B.P.) T/W
Nitin Vasantrao Patil — A.E.(B.P.) S & T
Suhas Vasant Nemane — E.E.(B.P.) E.S.-II

I.	AREA STATEMENT		AREA IN SQMT
1.	AREA OF PLOT AS PER P.R. CARD		7 3 1 . 5 0
		a) Area of Reservation in plot	N I L
		b) Area of Road Set back	N I L
		c) Area of D.P. Road	N I L
		d) Area not in possession	N I L
2.	DEDUCTIONS FOR.		
	(A) For Reservation/Road Area		
		(a) Road set-back area to be handed over (100%) (Regulation No.16)	- - - -
		(b) Proposed D.P. road to be handed over (100%) (Regulation No.16)	- - - -
		(c) Reservation area (plot) to be handed over (Regulation No.17)	- - - -
	(B) For Amenity Area		
		(a) Area of amenity plot/plots to be handed over as per DCR 14(A)	N I L
		(b) Area of amenity plot/plots to be handed over as per DCR 14(B)	N I L
		(c) Area of amenity plot/plots to be handed over as per DCR 15	N I L
		(d) Area of amenity plot/plots to be handed over as per DCR 35	N I L
	(C) Deductions for Existing Built up area to be retained if any		
		(a) Land component of Existing BUA as per regulation	N I L
3.	TOTAL DEDUCTIONS:1(d)-[2(A)+2(B)+2(C)]		N I L
4.	BALANCE AREA OF PLOT (1 MINUS 3)		7 3 1 . 5 0
5.	PLOT AREA UNDER DEVELOPMENT		7 3 1 . 5 0
6.	ZONAL (BASIC) FSI (1 or 1.33)		O N E
7.	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6) (in case of mill land permissible Built up Area shall be as per 4 of Regulation 30(A)		7 3 1 . 5 0
8.	BUILT UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER 3(a) OF REGULATION30(A)		N I L
9.	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER		N I L
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		3 6 5 . 7 5
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		
	a) PROTECTED AREA AS PER APPROVED PLAN U/NO. CE/1218/BPES/AT DATED 01-04-1974 (EXISTING BUA) = 1004.05 - 731.50(PLOT AREA) = 272.55 SQ.MT		2 7 2 . 5 5
	b) INCENTIVE F.S.I AS PER REG. 33(7)(B) - 15% OF EXISTING B.U.A OR 10 SQ.MT. PER TENEMENT (17 X 10 = 170.00 SQ.MT.)		1 7 0 . 0 0
	c)0.90 TDR (PERMISSIBLE=731.50 X 90% = 658.35 - 170.00 - 272.55 = 215.80 SQ.MT.) T.D.R PERMISSIBLE = 215.80 SQ.MT. CLAIMED = 208.64 SQ.MT. (658.35 - 170.00 - 272.55 - 7.16 = 208.64 SQ.MT.) (SLUM TDR = 131.67 SQ.MT. + GENERAL TDR = 76.97 SQ.MT.= 208.64 SQ.MT)		2 0 8 . 6 4
12.	PERMISSIBLE BUILT UP AREA (7+10+11)		1 7 4 8 . 4 4
13.	PERMISSIBLE F.S.I AS PER 33(20)(B) (731.50 X 4.00 = 2926.00 SQ.MT.) (2926.00 - 1748.44 = 1177.56 SQ.MT.) PROPOSED NO.OF PAP'S = 9 NOS. F.S.I CLAIMED AS PER 33(20)(B)= 1177.56 SQ.MT. a)50% B.U.A TO BE HANDED OVER TO M.C.G.M 1177.56 X 50% = 588.78 SQ.MT. b)INCENTIVE F.S.I AS PER 33(20)(B)		5 8 8 . 7 8 5 8 8 . 7 8
14.	PERMISSIBLE BUILT UP AREA (12+13)		2 9 2 6 . 0 0
15.	PROPOSED BUILT UP AREA		2 9 2 1 . 6 0
16.	TDR GENERATED IF ANY AS PER REGULATION 30 (A)		N I L
17.	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO.31(3)		
	a) i) Permissible Fungible Compensatory area for rehab component without charging premium(RES)		3 3 2 . 8 2
	ii) Fungible Compensatory area for availed for Rehab Component without charging premium(RES)		3 3 2 . 8 2
	iii) Rehab FCA for 33(20)(B) not claimed		
	b) i) Permissible Fungible Compensatory area by charging premium(comm)		3 7 . 2 0
	ii) Fungible Compensatory area availed on payment of premium (comm)		3 7 . 2 0
	c) i) Permissible Fungible Compensatory area by charging premium (RES)		4 4 8 . 0 1
	ii) Fungible Compensatory area availed on payment of premium (RES)		4 4 6 . 4 7
18.	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA(15+17(a)(b) & (C))		3 7 3 8 . 0 9
19.	FSI CONSUMED ON NET PLOT [15/4]		3 . 9 9
(ii)	OTHER REQUIREMENTS		
	(A) RESERVATION/DESIGNATION		
	a) Name of Reservation		N I L
	b) Area of Reservation affecting the plot		N I L
	c) Area of Reservation land to be handed/handed over as per regulation No.17		N I L
	d) Built up area of Amenity to be handed over as per regulation No.17		N I L
	e) Area/Built up Area of Designation		N I L
	(B) RESERVATION/DESIGNATION		
	(i) 14(A)		N I L
	(ii) 14(B)		N I L
	(iii) 15		N I L
	(C) Requirement of Recreational Open Space In Layout/Plot as per Regulation No.27		- - - -
	(D) Tenement Statement		
	(i) Proposed Built up Area (13above)		2 9 2 1 . 6 0
	(ii) Less deduction of Non-residential area (Shop etc)		1 0 6 . 2 8
	(iii) Area available for tenements[(i) minus (ii)]		2 8 1 5 . 3 2
	(iv) Tenement permissible (Density of tenenment/hectare)		1 2 7 . 0 0
	(v) Total No of Tenement Proposed on the plot		5 3 . 0 0
	(E) Parking Statement		
	(i) Parking Required by regulations for,-		
	Car		4 6 . 0 0
	Scooter/Motor cycle		- - - -
	Outsider (visitors)		- - - -
	(ii) Covered garage permissible		- - - -
	(iii) Covered garage proposed		- - - -
	(iv) 50% ADD. CAR PARKING AS PER DCPR 2034 (REG. 31 (1)(vi)		1 4 . 0 0
	Scooter/Motor cycle		- - - -
	Outsider (visitors)		- - - -
	(i) Total parking provided		6 0 . 0 0
	(D) Transport Vehicles Parking		
	(i) Space for transport vehicles parking required by Regulations		- - - -
	(ii) Total No. of transport vehicles parking spaces provided		- - - -



BLOCK PLAN

SCALE : 1:500

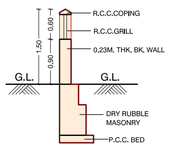


SECTION 'X'-'X'

SCALE : 1 : 100

5% PROPORTIONATE L.O.S. AREA DIAGRAM ON GROUND FLR. (MOTHER EARTH)

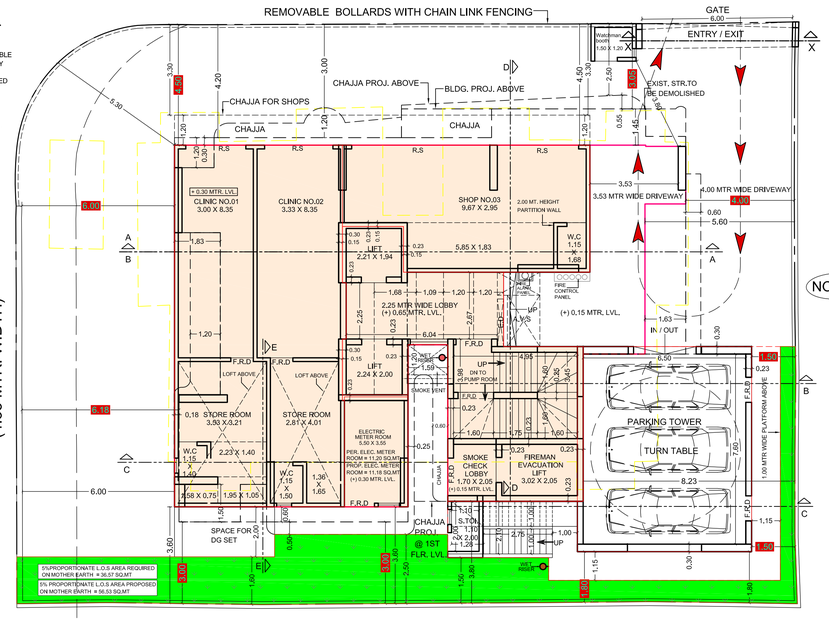
SCALE 1: 500



SECTION THROUGH COMPOUND WALL

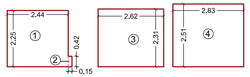
SCALE : 1: 50

5% PROPORTIONATE L.O.S AREA (ON MOTHER EARTH) CALCULATION							
ADDITIONS							
a	7.66	X	0.60	X	0.50	=	2.30 SQ.MT
b	9.35	X	0.58	X	0.50	=	2.71 "
c	2.64	X	0.64	X	0.50	=	0.84 "
d	9.98	X	0.86	X	0.50	=	4.29 "
e	31.19	X	0.88	X	0.50	=	13.72 "
f	21.33	X	0.91	X	0.50	=	9.71 "
g	6.92	X	0.90	X	0.50	=	3.11 "
h	21.33	X	1.86	X	0.50	=	19.84 "
TOTAL AREA						=	56.53 SQ.MT
TOTAL 5% PROPORTIONATE L.O.S AREA REQUIRED ON (MOTHER EARTH) GROUND 731.50 X 5% = 36.57						=	36.57 SQ.MT
TOTAL 5% PROPORTIONATE L.O.S AREA PROPOSED ON (MOTHER EARTH) GROUND						=	56.53 SQ.MT



GROUND FLOOR PLAN

SCALE : 1:100



LINE DIA. LIFT SHAFT AREA

SCALE : 1:100

LIFT SHAFT AREA								
1	2.44	X	2.25	X	1	=	5.49	SQ.MT.
2	0.15	X	0.42	X	1	=	0.06	"
3	2.62	X	2.31	X	1	=	6.05	"
4	2.83	X	2.51	X	1	=	7.10	"
TOTAL AREA						=	18.71	SQ.MT.

SUMMARY FOR LIFT,LIFT LOBBY & STAIRCASE PREMIUM			
FLOOR	STAIR CASE, LIFT& LBBY IN SQ.MT(A)	LESS LIFT SHAFT AREA(B)	TOTAL AREA (A-B)
GR. (COMM.) FLR.	0.00	0.00	0.00
1ST FLR.	60.09	0.00	60.09
2ND FLR.	60.09	18.71	41.38
3RD FLR.	60.09	18.71	41.38
4TH FLR.	60.09	18.71	41.38
5TH FLR.	60.09	18.71	41.38
6TH FLR.	60.09	18.71	41.38
7TH (REFUGE) FLR.	60.23	18.71	41.52
8TH FLR.	59.50	18.71	40.79
9TH FLR.	59.50	18.71	40.79
10TH FLR.	59.50	18.71	40.79
11TH FLR.	59.50	18.71	40.79
12TH FLR.	59.50	18.71	40.79
13TH FLR.	59.50	18.71	40.79
14TH (REFUGE) FLR.	60.23	18.71	41.52
15TH FLR.	59.50	18.71	40.79
16TH FLR.	59.50	18.71	40.79
17TH FLR.	59.50	18.71	40.79
18TH FLR.	59.50	18.71	40.79