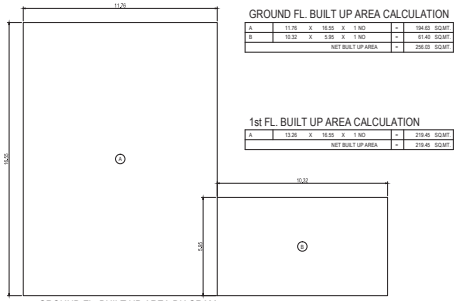
GROUND FL. BUILT UP AREA CALCULATION

A	11.76	X	16.55	X	1 NO	=	194.65 SQ.MT.
B	10.32	X	5.95	X	1 NO	=	61.40 SQ.MT.
NET BUILT UP AREA						=	256.05 SQ.MT.

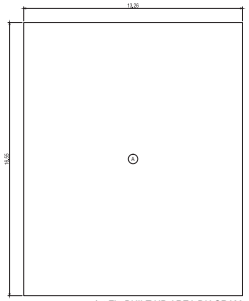
1st FL. BUILT UP AREA CALCULATION

A	13.26	X	16.55	X	1 NO	=	219.45 SQ.MT.
NET BUILT UP AREA						=	219.45 SQ.MT.



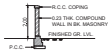
GROUND FL. BUILT UP AREA DIAGRAM

SCALE - 1 : 100

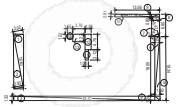


1st FL. BUILT UP AREA DIAGRAM

SCALE - 1 : 100



SEC. THRO. COMPOUND WALL

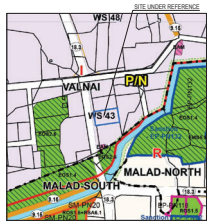


L.O.S. AREA DIAGRAM

SCALE - 1 : 500

L.O.S. AREA CALCULATION

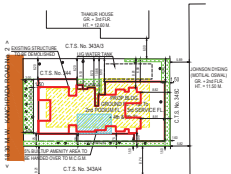
REQUIRED L.O.S. AREA = (1215.00 X 15%)						=	182.25 SQ.MT.
1	1/2	X	16.83	X	3.02 X 1 NO	=	25.41 SQ.MT.
2	1/2	X	16.83	X	2.92 X 1 NO	=	24.57 SQ.MT.
TOTAL AREA						=	49.98 SQ.MT. (A)
3	1/2	X	44.41	X	1.32 X 1 NO	=	29.31 SQ.MT.
4	1/2	X	44.41	X	1.24 X 1 NO	=	27.53 SQ.MT.
5	1/2	X	19.34	X	1.60 X 1 NO	=	15.47 SQ.MT.
6	1/2	X	18.05	X	1.40 X 1 NO	=	12.91 SQ.MT.
7	1/2	X	6.47	X	2.24 X 1 NO	=	7.25 SQ.MT.
8	1/2	X	6.80	X	2.40 X 1 NO	=	8.26 SQ.MT.
9	1/2	X	13.56	X	0.80 X 1 NO	=	5.42 SQ.MT.
10	1/2	X	11.18	X	0.81 X 1 NO	=	4.52 SQ.MT.
TOTAL AREA						=	110.67 SQ.MT. (B)
11	1.00	X	3.12	X	1 NO	=	3.12 SQ.MT.
12	1.83	X	4.70	X	1 NO	=	8.60 SQ.MT.
13	3.76	X	2.27	X	1 NO	=	8.54 SQ.MT.
14	1.65	X	1.22	X	1 NO	=	2.01 SQ.MT.
TOTAL AREA						=	22.27 SQ.MT. (C)
TOTAL L.O.S. PROPOSED (49.98 + 110.67 + 22.27)						=	182.92 SQ.MT.



LOCATION PLAN

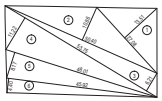
PLOT AREA CALCULATION

1	1/2	X	27.00	X	13.47 X 1 NO	=	181.85 SQ.MT.
2	1/2	X	55.25	X	10.83 X 1 NO	=	272.10 SQ.MT.
3	1/2	X	53.58	X	6.20 X 1 NO	=	166.10 SQ.MT.
4	1/2	X	53.58	X	11.19 X 1 NO	=	299.76 SQ.MT.
5	1/2	X	47.86	X	8.14 X 1 NO	=	194.79 SQ.MT.
6	1/2	X	45.78	X	4.39 X 1 NO	=	100.46 SQ.MT.
TOTAL ADDITION						=	1215.11 SQ.MT.
SAY TOTAL PLOT AREA (AS PER P. R. CARD)						=	1215.00 SQ.MT.



BLOCK PLAN

SCALE - 1 : 500



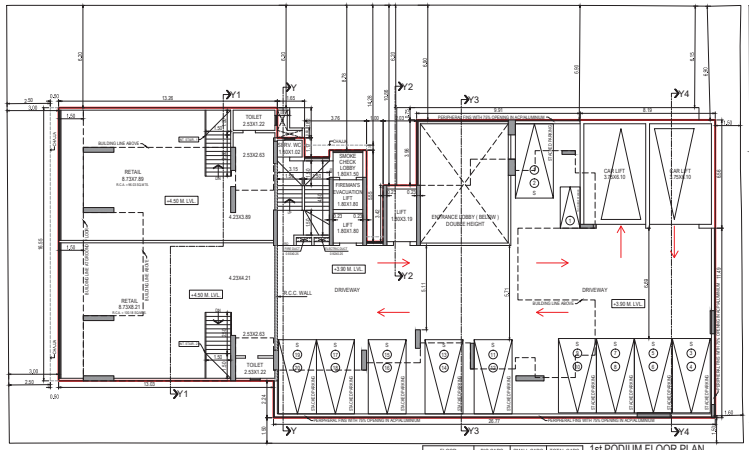
PLOT AREA DIAGRAM

SCALE - 1 : 500

BUILT UP AREA STATEMENT

FLOOR	BUILT UP AREA	STAIR & LIFT FOR EXEMPTION	INTERNAL STAIR FOR EXEMPTION		CONSTRUCTION AREA
GROUND FL.	256.03	-	-		675.61
1st FL.	219.45	-	-		674.30
TOTAL	475.48	-	-		
NON-RESIDENTIAL BUILT UP AREA		=	475.48	SQ.MTS. (A)	
NON-RESIDENTIAL FUNGIBLE COMPENSATORY AREA		=	-	SQ.MTS. (F1)	
2nd PODIUM FL.	-	-	-		703.49
3rd SERVICE FL.	-	-	-		339.75
4th FL.	336.43	-	-		339.75
5th FL.	336.43	-	-		339.75
LIFT ROOM + MOTOR VAN	-	-	-		61.02
TOTAL	672.86				3133.67
RESIDENTIAL BUILT UP AREA		=	672.86	SQ.MTS. (B)	
RESIDENTIAL FUNGIBLE COMPENSATORY AREA		=	-	SQ.MTS. (F2)	

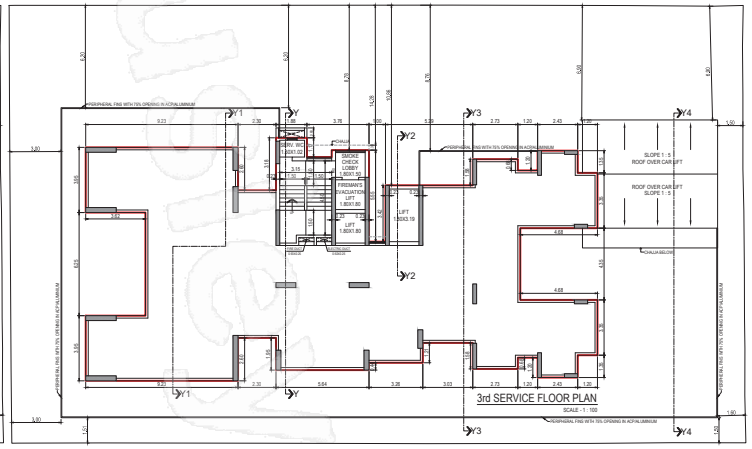
PROPOSED BUILT UP AREA (A + B)	=	1148.34	SQ.MTS.
FUNGIBLE COMPENSATORY AREA (F1+F2)	=	-	SQ.MTS.
TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY	=	1148.34	SQ.MTS.



FLOOR	BIG CARS	SMALL CARS	TOTAL CARS
1st PODIUM FL.	9.00	20.00	29.00

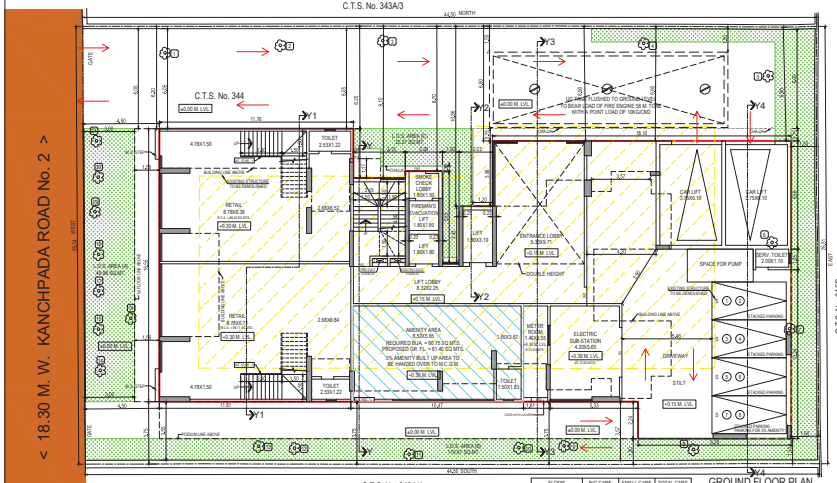
1st PODIUM FLOOR PLAN

SCALE - 1 : 100



3rd SERVICE FLOOR PLAN

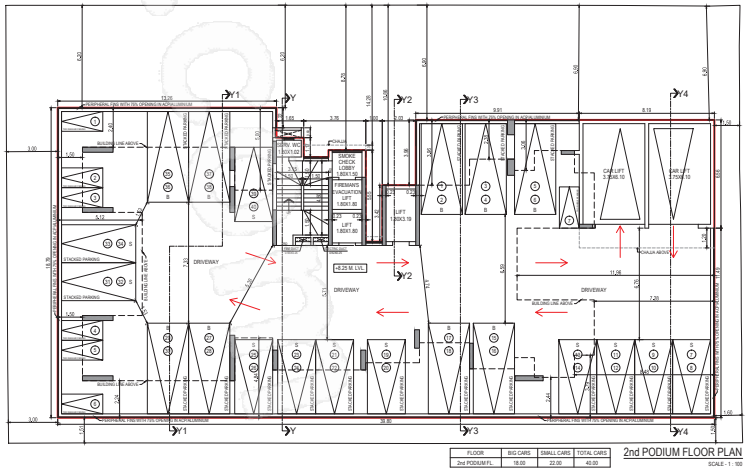
SCALE - 1 : 100



FLOOR	BIG CARS	SMALL CARS	TOTAL CARS
GROUND FL.	8.00	8.00	8.00

GROUND FLOOR PLAN

SCALE - 1 : 100



FLOOR	BIG CARS	SMALL CARS	TOTAL CARS
2nd PODIUM FL.	18.00	22.00	40.00

2nd PODIUM FLOOR PLAN

SCALE - 1 : 100

AS PER REG. 14 (B) NOTE (V)
REQUIRED 35% 20% COMMERCIAL
1215.00 X 20% = 243.00 SQ.MTS.
PROPOSED COMMERCIAL BUILT UP AREA
= 475.48 - 61.40 (AMENITY) =414.08 SQ.MTS.

< 18.30 M. W. KANCHPADA ROAD No. 2 >

FILE No. :- P-14938/2023/(344)/P/N WARD/VALNAI | 1/2

FORM II

CONTENTS OF SHEET

FLOOR PLANS, BLOCK & LOCATION PLAN, PLOT AREA & BUILT UP AREA DIAGRAM & CALCULATION
CAR PARKING STATEMENT, BUILT UP AREA STATEMENT.

STAMP OF DATE OF RECEIPT OF PLANS

1) THIS DOCUMENT IS DIGITALLY SIGNED AND PHYSICAL SIGN IS NOT REQUIRED.
2) APPROVAL SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER
UNDER AUTO DCR FILE No. :- P-14938/2023/(344)/P/N WARD/VALNAI, DATED :-

SANTOSH HARISHCHANDRA SANKHE
Digitally signed by SANTOSH HARISHCHANDRA SANKHE
Date: 2023.09.27 20:14:28 +05'30'

SEBP (WS) II (P2) | SEBP (WS) II (P) | SEBP (WS) II (P)

BRIHANMUMBAI MUNICIPAL CORPORATION

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 05/12/2022 AND THAT THE DIMENSIONS OF THE LEVEL ETC.,OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS " 1215.00 (ONE THOUSAND TWO HUNDRED FIFTEEN ROUND) " AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

PUSHKAR BHANUPRASAD SUTHAR
Digitally signed by PUSHKAR BHANUPRASAD SUTHAR
DN: c=IN, o=Personal, title=7201, pseudonym=f7e01c6dc1cadc8b1f21f67f8ef3bc, serialNumber=f8f2b2231f08d9ffaa5d0f8f9f4e4b1b6e4a1a0d9f8f2f8ec, 2.5.4.20=7f8fc1d1c1f5f9f17d21a2d7d9247e453cd523232fa5009feed5b0c5f1fa3c2dbadde4c, postalCode=400104, st=Maharashtra, 2.5.4.42=f8f2b2231f08d9ffaa5d0f8f9f4e4b1dbef0ba34ab6e4a9f8f2f8f8f2 +62a0e6d54d8cf501b4d, cn=DINESH CHHABILDAS AGARWAL
Date: 2023.07.01 11:14:01 +05'30'

SIGNATURE OF ARCHITECTS, S.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING ON PLOT BEARING CTS NO. 344 OF VILLAGE VALNAI, AT KANCHPADA ROAD No. 2 MALAD (W), MUMBAI.

NAME OF OWNER

M/S. ADITYA ARAYN DEVELOPERS LLP. C.A. to OWNER
SHOP NO. 7, AVIRISH TOWER, CHINCHOLI, MALAD (W), MUMBAI - 400 064.

DINESH CHHABILDAS AGARWAL
Digitally signed by DINESH CHHABILDAS AGARWAL
DN: c=IN, o=PERSONAL, title=1777, pseudonym=f8f2b2231f08d9ffaa5d0f8f9f4e4b1b6e4a1a0d9f8f2f8ec, 2.5.4.20=7f8fc1d1c1f5f9f17d21a2d7d9247e453cd523232fa5009feed5b0c5f1fa3c2dbadde4c, postalCode=400104, st=Maharashtra, 2.5.4.42=f8f2b2231f08d9ffaa5d0f8f9f4e4b1dbef0ba34ab6e4a9f8f2f8f8f2 +62a0e6d54d8cf501b4d, cn=DINESH CHHABILDAS AGARWAL
Date: 2023.07.01 11:14:01 +05'30'

SIGNATURE OF OWNER

L.S. / ARCHITECTS' NAME, ADDRESS & SIGNATURE

Pushkar Consultants
Architects Engineers Project Management Consultants Interior Designers
1st Floor, Aditya Kute, 4th Road, Khar (West), Mumbai - 400 052

PUSHKAR BHANUPRASAD SUTHAR
Digitally signed by PUSHKAR BHANUPRASAD SUTHAR
DN: c=IN, o=Personal, title=f7a8d7f9a8d9f8a9b8d8a8c2a8e8f8d8f8f8f8f8f2f8f8 7f8fc1d1c1f5f9f17d21a2d7d9247e453cd523232fa5009feed5b0c5f1fa3c2dbadde4c, postalCode=400104, st=Maharashtra, 2.5.4.42=f8f2b2231f21d1f2d8f8f8f8, emailAddress=PUSHKARCONSULTANTS@GMAIL.COM
Date: 2023.07.01 11:18:00 +05'30'

SIGNATURE OF ARCHITECTS, S.

NORTH LINE	REMARKS	JOB NO	DATE
N		911	24/06/2023

FORM - I

I	AREA STATEMENT		SQ.MTS.
1	AREA OF PLOT (AS PER P. R. CARD)		1215.00
2	DEDUCTION FOR		-
	(a) FOR RESERVATION / ROAD AREA		-
	(a) ROAD SET BACK AREA TO BE HANDED OVER (100%) REGULATION No.16		-
	(b) PROPOSED D. P. ROAD AREA TO BE HANDED OVER (100%) REGULATION No.16		-
	(c) (i) RESERVATION AREA TO BE HANDED OVER (100%) REGULATION No.17		-
	(ii) RESERVATION AREA HANDED OVER AS PER AR REGULATION No.17		-
	(iii) DEDUCTION FOR AREA NOT IN POSSESSION		-
	(B) FOR AMENITY AREA		-
	(a) AREA OF AMENITY PLOT / PLOTS TO BE HANDED OVER AS PER DCR 14(A)		-
	(b) AREA OF AMENITY PLOT / PLOTS TO BE HANDED OVER AS PER DCR 14(B)		-
	(c) AREA OF AMENITY PLOTS TO BE HANDED OVER AS PER DCR 35 (ABEYANCE)		-
	(C) DEDUCTION FOR EXISTING BUA TO BE 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)] AS AND WHEN APPLICABLE)		-
4	BALANCE AREA OF PLOT (1 MINUS 3)		1215.00
5	PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM / APPROPRIATE AUTHORITY AS PER SR. NO. 4 ABOVE		1215.00
6	ZONAL (BASIC) FSI (E.GE OR G.TO OR 1.TO 1.3)		1.00
7	BUILT UP AREA AS PER ZONAL (BASIC) FSI (5*6) (IN CASE OF MILL LAND PERMISSIBLE BUA KEPT IN ABEYANCE)		1215.00
8	BUILT UP EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 30(A)		-
	(i) AS PER 2(A) AND 2 (B) EXCEPT 2(A)(C) , (ii) ABOVE WITH IN CAP OF "ADMISSIBLE TDR" AS COLUMN 5 OF TABLE-12 ON REMAINING / BALANCE PLOT		-
	(iii) IN CASE OF 30A(2) , (iii) PERMISSIBLE OVER AND ABOVE PERMISSIBLE BUA ON REMAINING / BALANCE PLOT		-
9	(A) PERMISSIBLE BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY = 1.5 X 3225(7625X 0.41)= 38.53 [AS PER REG. 17(1) NOTE 1(d) DCPR 2034]		-
	(B) INCENTIVE ADDITIONAL B.U.A. AS PER REG. 33(7)(B) OF DCPR 2034		-
10	PERMISSIBLE BUILT UP AREA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO.12 OF REGULATION NO.30(A) ON REMAINING / BALANCE PLOT (1215.00 x 0.8) = 607.50		-
11	PERMISSIBLE BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO. 12 OF REG. NO. 30(A) AND 33 ON REMAINING/BALANCE PLOT (1215.00 x 0.80) = 972.00	20% SLUM = 218.70 80% GEN. = 838.27	-
12	PERMISSIBLE BUILT UP AREA (AS THE CASE MAY BE WITH WITHOUT BUA AS PER 2(c))		1215.00
13	PROPOSED BUILT UP AREA (AS THE CASE MAY BE WITH WITHOUT BUA AS PER 2(c))	NON-RESIDENTIAL = 475.48 RESIDENTIAL = 672.86	1148.34
14	TDR GENERATED IF ANY AS PER REGULATION NO. 30(A) AND 33		-
15	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO. 31(3)		-
	(a) (i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM		-
	(ii) FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM		-
	(b) (i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM		-
	(ii) PERMISSIBLE FUNGIBLE COMPENSATORY AREA ON PAYMENT OF PREMIUM	NON-RESIDENTIAL = - RESIDENTIAL = -	-
	(c) BALANCE FUNGIBLE COMPENSATORY AREA		-
16	PERMISSIBLE TOTAL BUILT UP AREA INCLUDING FUNGIBLE COMPENSATORY AREA [13 +15 (a)(i) + 15(b)(i)]	NON-RESIDENTIAL = - RESIDENTIAL = -	1148.34
17	FSI CONSUMED ON NET PLOT [13 / 4]		0.95
II	OTHER REQUIREMENTS		
(A)	RESERVATION / DESIGNATION		
	(a) NAME OF RESERVATION		
	(b) AREA OF RESERVATION AFFECTING THE PLOT		
	(c) AREA OF RESERVATION LAND TO BE HANDED/HANDED OVER AS PER REGULATION No.17		
	(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 AREAS TO BE HANDED OVER AS PER REGULATION NO.		
	(i) 14(A)		
	(ii) 14(B)		
	(iii) 15		
(C)	(C) REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT / PLOT AS PER REGULATION NO. 27		
(D)	TENEMENT STATEMENT		
	(i) PROPOSED BUILT UP AREA (13 ABOVE)		1148.34
	(ii) LESS DEDUCTION NON- RESIDENTIAL AREA (SHOP ETC.)		475.48
	(iii) AREA AVAILABLE FOR TENEMENTS ((i) MINUS (ii))		672.86
	(iv) TENEMENTS PERMISSIBLE (45D / HECTARE)		30.00
	(v) TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT		10.00
(E)	PARKING STATEMENT		
	(i) PARKING REQUIRED BY REGULATIONS FOR CAR SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS)		23.00
	(ii) COVERED GARAGE PERMISSIBLE		-
	(iii) COVERED GARAGES PROVIDED CAR SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS)		68.00
	(iv) TOTAL PARKING PROVIDED		68.00
(F)	TRANSPORT VEHICLES PARKING		
	(i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS		-
	(ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED		-

NOTES :-
WORK PROPOSED TO BE DESIGNED BLACK SHOWN YELLOW HATCHED
PROPOSED WORK SHOWN RED
RECREATION GROUND SHOWN GREEN
ROADS AND SET BACKS SHOWN BLUE
EXTERNAL WALLS ARE 0.15 TK. CEM CONC. BLOCK WALLS
INTERNAL WALLS ARE 0.15 TK. BRICK WALLS
R.C.A. = REBA CARPET AREA