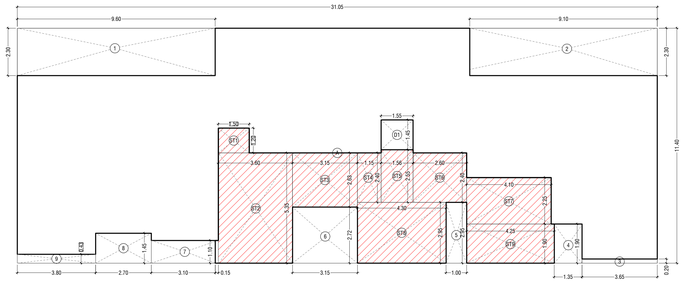
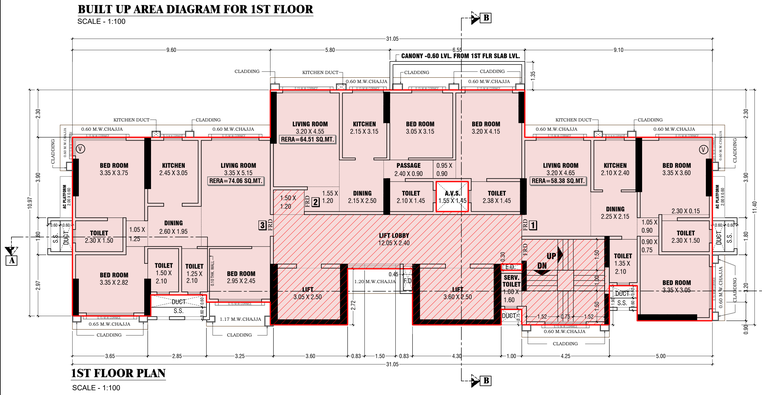


BUILT UP AREA DIAGRAM FOR 1ST FLOOR
SCALE - 1:100



1ST FLOOR PLAN
SCALE - 1:100

BUILT UP AREA CALCULATION

1ST FLOOR

A	31.05	X	11.40	X	1 NO	=	353.97 SQ.MT.
			TOTAL ADDITION			=	353.97 SQ.MT. X

DEDUCTIONS

1	9.60	X	2.30	X	1 NO	=	22.08 SQ.MT.
2	9.10	X	2.30	X	1 NO	=	20.93 SQ.MT.
3	3.65	X	0.20	X	1 NO	=	0.73 SQ.MT.
4	1.35	X	1.90	X	1 NO	=	2.57 SQ.MT.
5	1.00	X	2.95	X	1 NO	=	2.95 SQ.MT.
6	3.15	X	2.72	X	1 NO	=	8.57 SQ.MT.
7	3.10	X	1.10	X	1 NO	=	3.41 SQ.MT.
8	2.70	X	1.45	X	1 NO	=	3.92 SQ.MT.
9	3.80	X	0.43	X	1 NO	=	1.63 SQ.MT.
			TOTAL DEDUCTION			=	66.79 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	287.18 SQ.MT. X1

STAIRCASE AREA CALCULATION

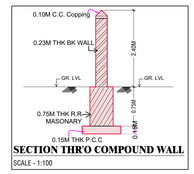
1ST FLOOR

ST1	1.50	X	1.20	X	1 NO	=	1.80 SQ.MT.
ST2	3.60	X	5.35	X	1 NO	=	19.26 SQ.MT.
ST3	3.15	X	2.63	X	1 NO	=	8.28 SQ.MT.
ST4	1.15	X	2.40	X	1 NO	=	2.75 SQ.MT.
ST5	1.56	X	2.55	X	1 NO	=	3.96 SQ.MT.
ST6	2.60	X	2.40	X	1 NO	=	6.24 SQ.MT.
ST7	4.10	X	2.25	X	1 NO	=	9.23 SQ.MT.
ST8	4.30	X	2.95	X	1 NO	=	12.69 SQ.MT.
ST9	4.25	X	1.90	X	1 NO	=	8.07 SQ.MT.
TOTAL STAIRCASE AREA PER FL. (1ST FLOOR)						=	72.45 SQ.MT. Y2

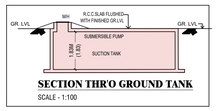
A.V.S. AREA CALCULATION

1ST FLOOR

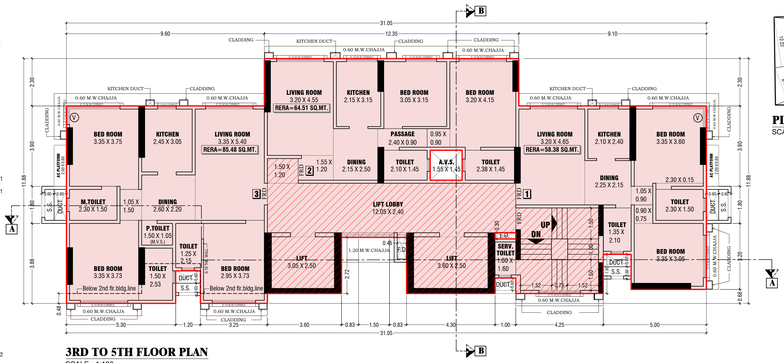
D1	1.55	X	1.45	X	1 NO	=	2.25 SQ.MT.
TOTAL A.V.S. AREA PER FL. (1ST FLOOR)						=	2.25 SQ.MT. Y3
NET BUILT UP AREA [X1 - (Y2 +Y3)]						=	212.48 SQ.MT.



SECTION THR'O COMPOUND WALL
SCALE - 1:100



SECTION THR'O GROUND TANK
SCALE - 1:100



3RD TO 5TH FLOOR PLAN
SCALE - 1:100

BUILT UP AREA CALCULATION

3RD TO 5TH FLOOR

A	31.05	X	11.40	X	1 NO	=	368.87 SQ.MT.
			TOTAL ADDITION			=	368.87 SQ.MT. X

DEDUCTIONS

1	9.60	X	2.30	X	1 NO	=	22.08 SQ.MT.
2	9.10	X	2.30	X	1 NO	=	20.93 SQ.MT.
3	3.65	X	0.68	X	1 NO	=	2.48 SQ.MT.
4	1.35	X	2.38	X	1 NO	=	3.21 SQ.MT.
5	4.25	X	0.48	X	1 NO	=	2.04 SQ.MT.
6	1.00	X	1.90	X	1 NO	=	1.90 SQ.MT.
6A	1.00	X	0.30	X	1 NO	=	0.30 SQ.MT.
6B	1.00	X	1.23	X	1 NO	=	1.23 SQ.MT.
7	4.30	X	0.48	X	1 NO	=	2.06 SQ.MT.
8	3.15	X	3.20	X	1 NO	=	10.08 SQ.MT.
9	3.60	X	0.48	X	1 NO	=	1.73 SQ.MT.
10	1.20	X	1.58	X	1 NO	=	1.90 SQ.MT.
			TOTAL DEDUCTION			=	69.94 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	298.93 SQ.MT. X1

STAIRCASE AREA CALCULATION

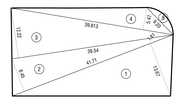
3RD TO 5TH FLOOR

ST1	1.50	X	1.20	X	1 NO	=	1.80 SQ.MT.
ST2	3.60	X	5.35	X	1 NO	=	19.26 SQ.MT.
ST3	3.15	X	2.63	X	1 NO	=	8.28 SQ.MT.
ST4	1.15	X	2.40	X	1 NO	=	2.75 SQ.MT.
ST5	1.56	X	2.55	X	1 NO	=	3.96 SQ.MT.
ST6	2.60	X	2.40	X	1 NO	=	6.24 SQ.MT.
ST7	4.10	X	2.25	X	1 NO	=	9.23 SQ.MT.
ST8	4.30	X	2.95	X	1 NO	=	12.69 SQ.MT.
ST9	4.25	X	1.90	X	1 NO	=	8.07 SQ.MT.
TOTAL STAIRCASE AREA PER FL. (3RD TO 5TH FLOOR)						=	72.28 SQ.MT. Y2

A.V.S. AREA CALCULATION

3RD TO 5TH FLOOR

D1	1.55	X	1.45	X	1 NO	=	2.25 SQ.MT.
TOTAL A.V.S. AREA PER FL. (3RD TO 5TH FLOOR)						=	2.25 SQ.MT. Y3
NET BUILT UP AREA [X1 - (Y2 +Y3)]						=	224.40 SQ.MT.

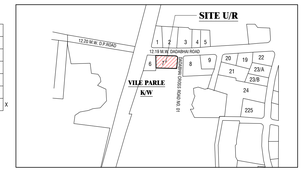


PLOT AREA DIAGRAM
SCALE - 1:100

PLOT AREA CALCULATION

PLOT

1	1/2	X	41.71	X	13.67	X 1 NO	= 285.09 SQ.MT.
2	1/2	X	41.71	X	8.45	X 1 NO	= 176.22 SQ.MT.
3	1/2	X	39.54	X	12.22	X 1 NO	= 241.59 SQ.MT.
4	1/2	X	39.813	X	5.47	X 1 NO	= 108.88 SQ.MT.
5	2/3	X	9.20	X	1.81	X 1 NO	= 10.99 SQ.MT.
			TOTAL ADDITION				= 822.77 SQ.MT. X



LOCATION PLAN
SCALE - 1:4000

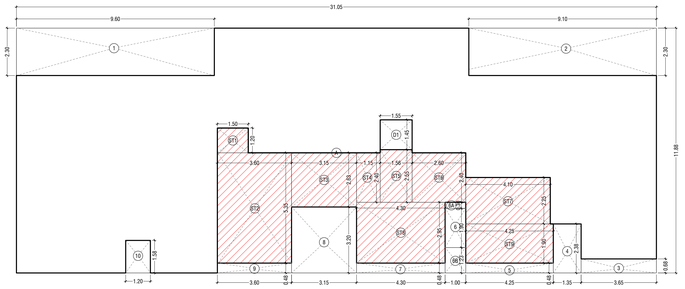
BLOCK PLAN
SCALE - 1:500

TABLE NO - IV

PARKING SPACES STATEMENT

Sr No.	Wing	Floor	Carpet Area of Tenement in sq.mt. only for parking purpose Flat No. 1	Flat No. 2	Flat No. 3	No. of Tenements proposed per floor	No of Tenements in Group of Required Parking Spaces Below 45 sqmt (1 for 4 Tnts)	Above 45 to 60 sqmt (1 for 2 Tnts)	Above 60 to 90 sqmt (1 for every 1 Tnt)	Above 90 sqmt (2 for 1 Tnt)	Total Parking
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
1	(A) Residential										
	A	GR. FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		1ST FLOOR	58.38	64.51	74.06	3.00	0.00	1.00	2.00	0.00	3.00
		2nd FLOOR	58.38	64.51	78.75	3.00	0.00	1.00	2.00	0.00	3.00
		3rd FLOOR	58.38	64.51	85.88	3.00	0.00	1.00	2.00	0.00	3.00
		4th FLOOR	58.38	64.51	85.88	3.00	0.00	1.00	2.00	0.00	3.00
		5th FLOOR	58.38	64.51	85.88	3.00	0.00	1.00	2.00	0.00	3.00
		6th FLOOR	60.50	64.51	85.88	3.00	0.00	1.00	2.00	0.00	3.00
		7th FLOOR	65.30	64.51	84.80	3.00	0.00	1.00	2.00	0.00	3.00
		8th FLOOR	70.13	64.51	99.88	3.00	0.00	1.00	2.00	0.00	3.00
		9th FLOOR	70.13	0.00	99.88	2.00	0.00	1.00	2.00	0.00	3.00
2	Total Residential Tenements (For Tenement Density)						**25.00**	**0.00**	**5.00**	**17.00**	**3.00**
3	10% Visitors parking (Add 1 Nos.)						3	0	0	2.5	3.1	6	25.50
4	10% Visitors parking (1 X 10%)												2.55
5	Total Required Parking Spaces for **Residential** Tenements (2+ 3 + 4)												**28.05**
6	Total Parking Spaces Permissible (Tenement area & Shall not be more than Nos of T/5)												
7	**(B) Commertial-**												
8	**Description**						**Parking Requirement**					**Built in sq.mt.**	**No. of Parkings Required**
9	(a) Commercial/ IT Park						(1.0) For every 40 sqmt. Up to 800 sq.mt					0	0.00
10	b) Convenience shopping						(1.0) For every 150 sq.mt. for shop upto 20 sq.mt					0	0.00
11	(c) Office						(1.0) For every 37.50 sq.mt. For office area upto 1500 sq.mt					0.00	0.00
12	(d) 10 % Visitors (Min 2 Nos.)												0.00
13	Total Required Parking Spaces for Commercial Uses												**0.00**
14	Total Parking Spaces Required for Commercial Uses (11 + 13)												**28.05**
15	Maximum Free permissible parking spaces						(Nos of Tenants having Carpet area less than 90.00 sqm + Parking spaces required for Tenements having carpet area more than 90.00 sqm + Sr No 19) or (Sr No 14 + Sr No 19) whichever is more						0
16	**Total Required Parking Spaces provided**												**44.00**
17	10% Additional Parking Spaces for Vehicle holding Area = (18) x 10%												4.4
18	Excess to required Parking Spaces Provided												15.95
19	Total Parking Spaces Provided (Maximum free of FSI/ without charging premium + 16.X 50%)												14
20	**DETAILS OF PARKING SPACES PROVIDED**												

Sr No	TYPE OF PARKING	Parking Spaces Provided Small	Big	Total
1	STACK + PIT PARKING	0.0	0.0	0.0
2	PUZZLE PARKING	7.0	37.0	44.0
	Total	7.0	37.0	44.0
	% Ratio to Total	15.91	84.09	100



BUILT UP AREA DIAGRAM FOR 3RD TO 5TH FLOOR
SCALE - 1:100

BUILT UP AREA CALCULATION

2ND FLOOR

A	31.05	X	11.40	X	1 NO	=	353.97 SQ.MT.
			TOTAL ADDITION			=	353.97 SQ.MT. X

DEDUCTIONS

1	9.60	X	2.30	X	1 NO	=	22.08 SQ.MT.
2	9.10	X	2.30	X	1 NO	=	20.93 SQ.MT.
3	3.65	X	0.20	X	1 NO	=	0.73 SQ.MT.
4	1.35	X	1.90	X	1 NO	=	2.57 SQ.MT.
5	1.00	X	1.90	X	1 NO	=	1.90 SQ.MT.
5A	1.00	X	0.30	X	1 NO	=	0.30 SQ.MT.
5B	1.00	X	0.75	X	1 NO	=	0.75 SQ.MT.
6	3.15	X	2.72	X	1 NO	=	8.57 SQ.MT.
7	2.70	X	1.45	X	1 NO	=	3.92 SQ.MT.
8	0.15	X	0.43	X	1 NO	=	0.06 SQ.MT.
			TOTAL DECUCTION			=	61.81 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	292.16 SQ.MT. X1

STAIRCASE AREA CALCULATION

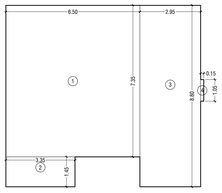
2ND FLOOR

ST1	1.50	X	1.20	X	1 NO	=	1.80 SQ.MT.
ST2	3.60	X	5.35	X	1 NO	=	19.26 SQ.MT.
ST3	3.15	X	2.63	X	1 NO	=	8.28 SQ.MT.
ST4	1.15	X	2.40	X	1 NO	=	2.75 SQ.MT.
ST5	1.56	X	2.55	X	1 NO	=	3.96 SQ.MT.
ST6	2.60	X	2.40	X	1 NO	=	6.24 SQ.MT.
ST7	4.10	X	2.25	X	1 NO	=	9.23 SQ.MT.
ST8	4.30	X	2.95	X	1 NO	=	12.69 SQ.MT.
ST9	4.25	X	1.90	X	1 NO	=	8.07 SQ.MT.
TOTAL STAIRCASE AREA PER FL. (2ND FLOOR)						=	72.28 SQ.MT. Y2

A.V.S. AREA CALCULATION

2ND FLOOR

D1	1.55	X	1.45	X	1 NO	=	2.25 SQ.MT.
TOTAL A.V.S. AREA PER FL. (2ND FLOOR)						=	2.25 SQ.MT. Y3
NET BUILT UP AREA [X1 - (Y2 +Y3)]						=	217.63 SQ.MT.

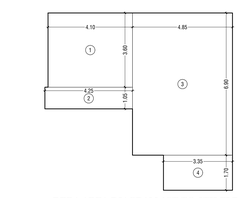


RERA AREA DIAGRAM 2ND FLR. FLAT NO.03
SCALE - 1:100

RERA AREA CALCULATION

FLAT NO.3 (2ND FLOOR)

1	6.50	X	7.35	X	1 NO	=	47.77 SQ.MT.
2	3.35	X	1.45	X	1 NO	=	4.86 SQ.MT.
3	2.95	X	8.80	X	1 NO	=	25.96 SQ.MT.
4	0.15	X	1.05	X	1 NO	=	0.16 SQ.MT.
			TOTAL ADDITION			=	78.75 SQ.MT. X

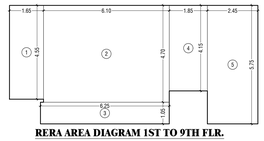


RERA AREA DIAGRAM 1ST TO 5TH FLR. FLAT NO.01
SCALE - 1:100

RERA AREA CALCULATION

FLAT NO.1 (1ST TO 5TH FLOOR)

1	4.10	X	3.60	X	1 NO	=	14.76 SQ.MT.
2	4.25	X	1.05	X	1 NO	=	4.46 SQ.MT.
3	4.85	X	6.90	X	1 NO	=	33.46 SQ.MT.
4	3.35	X	1.70	X	1 NO	=	5.70 SQ.MT.
			TOTAL ADDITION			=	58.38 SQ.MT. X

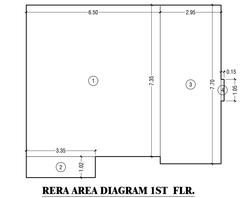


RERA AREA DIAGRAM 1ST TO 9TH FLR. FLAT NO.02
SCALE - 1:100

RERA AREA CALCULATION

FLAT NO.2 (1ST TO 9TH FLOOR)

1	1.65	X	4.55	X	1 NO	=	7.51 SQ.MT.
2	6.10	X	4.70	X	1 NO	=	28.67 SQ.MT.
3	6.25	X	1.05	X	1 NO	=	6.56 SQ.MT.
4	1.85	X	4.15	X	1 NO	=	7.68 SQ.MT.
5	2.45	X	5.75	X	1 NO	=	14.09 SQ.MT.
			TOTAL ADDITION			=	64.51 SQ.MT. X

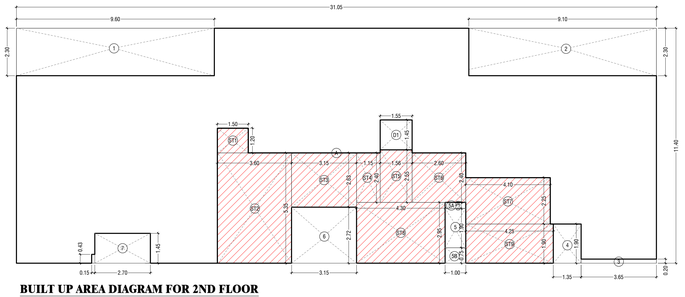


RERA AREA DIAGRAM 1ST FLR. FLAT NO.03
SCALE - 1:100

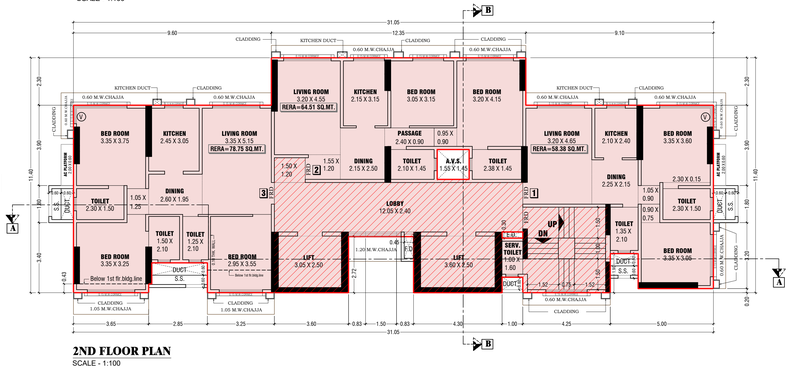
RERA AREA CALCULATION

FLAT NO.3 (1ST FLOOR)

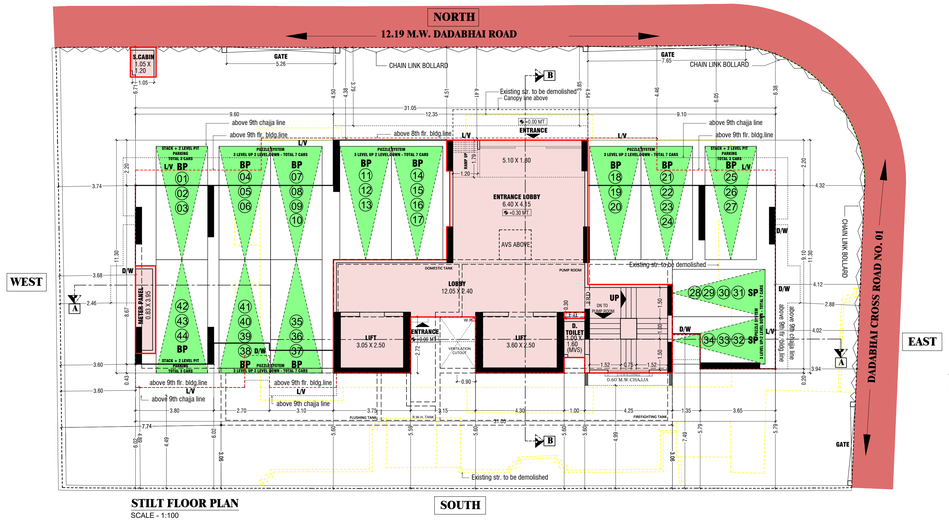
1	6.50	X	7.35	X	1 NO	=	47.77 SQ.MT.
2	3.35	X	1.02	X	1 NO	=	3.41 SQ.MT.
3	2.95	X	7.70	X	1 NO	=	22.72 SQ.MT.
4	0.15	X	1.05	X	1 NO	=	0.16 SQ.MT.
			TOTAL ADDITION			=	74.06 SQ.MT. X



BUILT UP AREA DIAGRAM FOR 2ND FLOOR
SCALE - 1:100



2ND FLOOR PLAN
SCALE - 1:100



STILT FLOOR PLAN
SCALE - 1:100

U/G TANK & PUMP ROOM LVL. PLAN
SCALE - 1:100

FILE NO. P-12110/2022/(7)/K/W Ward/FP

FORM - I

			PLAN AS PER DCPR 2034 AREA IN SQ.M
I	AREA STATEMENT		
1	AREA OF PLOT AS PER PRC		874.80
	AREA OF PLOT AS PER SURVEY		822.77
	(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		------
	(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)		------
	(d) Area Under Encroachment		------
(B)	FOR AMENITY AREA		------
	(a) Area of Amenity Plot / Plots to be Handed Over As Per DCPR 14 (A)		------
	(b) Area of Amenity Plot / Plots to be Handed Over As Per DCPR 14 (B) (10% HANDED OVER TO MCGM)		------
	(c) Area of Amenity Plot / Plots to be Handed Over As Per DCPR 15		------
	(d) Area of Amenity Plot / Plots to be Handed Over As Per DCPR 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))		
4	BALANCE AREA OF PLOT (1 Minus 3)		822.77
5	PLOT AREA UNDER DEVELOPMENT		822.77
6	ZONAL (Basic) FSI (1 or 1.33)		1.00
7 A	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5 * 6)		822.77
7 B	PERMISSIBLE BUILT UP AREA AS PER REGULATION 30(C)		939.12
7	PERMISSIBLE BUILT UP AREA (7a OR 7b ABOVE, WHICHEVER IS MORE)		939.12
8	Protected Area (7B - 7A)		116.35
9	BUILT UP AREA AN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER		------
10	15% of sr. no. 7b above or 10 sq.mt. per rehab tenements as per reg.33(7)(b) Number of tenants x 10 o.sq.mt (15 x 10 = 150 sq. mt) (TENEMENTS PROPOSED 15 - 14 X 10 = 140)		140.00
11	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 (0.50 X 822.77)		411.38
12	BUILT UP AREA DUE TO ADMISSIBLE *TDR * AS PER TABLE NO 12 OF REGULATION NO 30(A) SUBJECT TO REGULATION NO 30(A) (ROAD WIDTH 9.00MT) (0.70 X 822.77)		------
	A Slum TDR (min. 20% of total permissible TDR)		------
	B General TDR (bal. 80% of total permissible TDR)		------
	C Protected Area		116.35
	D Total TDR		116.35
13	PERMISSIBLE BUILT UP AREA (7+10+ 11 + 12)		1490.50
14	PROPOSED BUILT UP AREA		
	A Residential Built up area		1490.50
	B Commercial Built up area		0.00
	Total Proposed Built up area 13(A + B)		1490.50
15	TDR GENERATED IF ANY AS PER REGULATION 30(A)		------
16	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31 (3)		
(a)	(i) Permissible Fungible Compensatory Area For Rehab Component Without Charging Premium(Resi.)		254.41
	(ii) Proposed Fungible Compensatory Area For Rehab Component Without Charging Premium(Resi.) (Area kept in abeyance = 25.33 sq.mt.) (279.74 - 25.33 = 254.41 sq.mt.)		254.41
(b)	(i) Permissible Fungi. Compensatory Area by Charging Premium (Resi.)		245.44
	(ii) Fungible Compensatory Area Availed On Payment Of Premium (Resi.)		215.07
	TOTAL FUNGIBLE COMPENSATORY AREA PROVIDED		469.48
17	TOTAL BUILT UP AREA PROPOSED (INCLUDING FUNGIBLE COMPENSATORY AREA (14 + 15(a)(ii) + 16(b)(i))		1959.98
18	FSI CONSUMED ON NET PLOT		1.81
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 AMENITY TO BE HANDED OVER AS PER REGULATION NO		
	(i) 14 (A)		------
	(ii) 14 (B)		------
	(iii) 15		------
C	REQUIRMENT OF RECREATIONAL OPEN SPACE IN LAYOUT / PLOT AS REGULATION NO. 27		------
D	TENEMENT STATEMENT		
	(i) Proposed Built up Area (14 Above)		1490.50
	(ii) Less Deduction of Non-Residential Area (Shop Etc.)		0.00
	(iii) Area Available For Tenements [(i) Minus (ii)]		1490.54
	(iv) Tenements Permissible (Density of Tenements / Hectare)		67 NOS.
	(v) Total Number of Tenements Proposed on The Plot		25 NOS.
E	PARKING STATEMENT		
	(i) PARKING REQUIRED BY REGULATIONS FOR		------
	Car		25 Nos.
	Scooter / Motor Cycle		------
	Outsiders (Visitors)		03 Nos
	(ii) COVERED GARAGE PERMISSIBLE		------
	(iii) COVERED GARAGE PROPOSED		------
	Car		------
	Scooter / Motor Cycle		------
	Outsiders (Visitors)		------
	(iv) TOTAL PARKING PROVIDED		48.00
F	TRANSPORT VEHICLES PARKING		
	(i) Space For Transport Vehicles Parking Required By Regulations		------
	(ii) Total No. of Transport Vehicles Parking Spaces Provided		------

CERTIFICATE OF AREA

Certified That I Have Surveyed The Plot Under Reference on Dt :20/07/22 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 822.77 sq. mts. And Tallies With The Area Stated in the Document of Ownership .

ANKIT UTTAMCHAND JAIN — Digitally signed by ANKIT UTTAMCHAND JAIN Date: 2023.03.29 17:36:55 +05'30'

FORM - II

NOTES

ALL RERA CARPET AREA IS ONLY FOR PARKING PURPOSE.

CONTENTS OF SHEET :

FLOOR PLANS, BUILT UP AREA DIAGRAM AND CALCULATION,LOCATION PLAN, PLOT AREA DIAGRAM AND CALCULATION, PARKING AREA STATEMENT, BUILT UP AREA SUMMARY. SECTION THROUGH COMPOUND WALL AND U/G WATER TANK., RERA AREA DIAGRAM AND CALCULATION

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF BUILDING KNOWN AS "PARLE APARAJITA CHSL" ON PLOT BEARING C.T.S. NO. 873, F.P. NO. 7, TPS VILE PARLE-VI, OF VILLAGE VILE PARLE(W), SITUATED AT DADABHAI ROAD, VILE PARLE (WEST), MUMBAI.

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER

M/s. JPV Realtors Pvt. Ltd. C.A. TO OWNER

ADDRESS,
7th & 8th Floor, Jet Prime, Suren Road, Nea- W.E.H. Metro Station, Andheri-Kurla Road, Andheri East, Mumbai - 400 093.

HANSAL JIGAR VORA — Digitally signed by HANSAL JIGAR VORA DN: c=IN, o=Maharashtra, 2.5.4.20=c76e32d417d69c9ac3b7d9c9f17697b3e6f8e4d1e1c1f0d0d0e2f8e0d0d0d