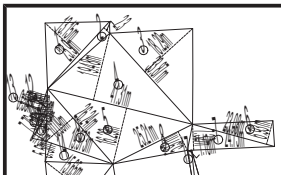

PLOT AREA LINE DIA.
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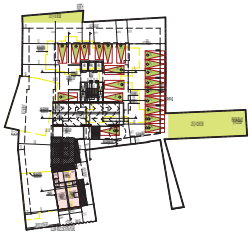

BLOCK PLAN
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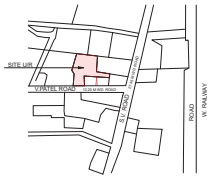

LOCATION PLAN
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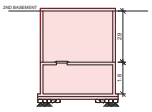
SECTION THROUGH BOUNDARY WALL



SECTION THROUGH U.G. TANK

PLOT AREA CALCULATION

AREA CALCULATION

1	13.15	x	25.9	x	0.50	=	170.29	sq.mt.
2	2.3	x	25.9	x	0.50	=	29.79	sq.mt.
3	33.87	x	18.29	x	0.50	=	309.74	sq.mt.
4	41.31	x	19.48	x	0.50	=	402.36	sq.mt.
5	41.31	x	16.29	x	0.50	=	336.47	sq.mt.
6	23.08	x	6.93	x	0.50	=	79.97	sq.mt.
7	24.73	x	7.32	x	0.50	=	90.51	sq.mt.
8	25.21	x	5.97	x	0.50	=	75.25	sq.mt.
9	26.24	x	10.09	x	0.50	=	132.38	sq.mt.
10	7.76	x	3.79	x	0.50	=	14.71	sq.mt.
11	7.76	x	1.82	x	0.50	=	7.06	sq.mt.
12	7.46	x	1.28	x	0.50	=	4.77	sq.mt.
13	7.53	x	0.58	x	0.50	=	2.19	sq.mt.
14	5.55	x	19.973	x	0.50	=	55.43	sq.mt.
15	27.05	x	15.65	x	0.50	=	211.67	sq.mt.
16	27.05	x	13.91	x	0.50	=	188.14	sq.mt.
17	19.99	x	1.18	x	0.50	=	11.79	sq.mt.
18	19.99	x	3.42	x	0.50	=	34.18	sq.mt.
					TOTAL AREA	=	2156.7	sq.mt.

TABLE NO. - I

PROPOSED BUILT UP AREA STATEMENT

SR. NO.	WING	FLOOR NAME	PROPOSED BUIARIEA IN SQ.MT		TOTAL (4+5) IN SQ.MT	STAIRCASE,LIFT,LIFT LOBBY AREA (IN SQ.MT)		FLATAREA(SOCITY OFFICE/ FITNESS CENTER/SUPER/FUSE AREA
			COMMERCIAL	RESIDENTIAL		COMMERCIAL	RESIDENTIAL	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1							NIL	
	A	GROUND FLOOR	71.60	NIL	71.60	10.69	NIL	CONVENIENCE SHOP/ PARKING
		1ST FLOOR	69.44	NIL	69.44	13.03	NIL	IT OFFICE
	B	2ND~4TH FLOOR	NIL	114.40 X3 = 343.2	343.2	NIL	48.98 X3 =146.94	FLAT
		5TH~7TH FLOOR	NIL	114.40 X3 = 343.2	343.2	NIL	48.98 X3 =146.94	FLAT
		8TH FLOOR	NIL	66.84	66.84	NIL	48.98	FLAT, REFUGE
		9TH FLOOR	NIL	114.40	114.40	NIL	48.98	FLAT
		10TH ~15 TH FLOOR	NIL	127.37 X6 = 764.42	764.42	NIL	48.98 X6 = 293.88	FLAT
	C	1ST FLOOR	NIL	170.13	170.13	NIL	58.97	FLAT/ FITNESS CENTRE/ SOC. OFFICE
		2ND ~ 4TH FLOOR	NIL	318.63X3 = 955.89	955.89	NIL	58.97 X 3 = 176.91	FLAT
		5TH FLOOR	NIL	319.93	319.93	NIL	58.97	FLAT
		6TH~7TH FLOOR	NIL	314.31 X2 = 628.62	628.62	NIL	58.97 X 2 = 117.94	FLAT
		8TH FLOOR	NIL	238.79	238.79	NIL	58.97	FLAT/ REFUGE
		9TH FLOOR	NIL	331.12	331.12	NIL	58.97	FLAT
		10TH~15TH FLOOR	NIL	331.12 X5 = 1986.72	1986.72	NIL	58.97 X 6 = 353.82	FLAT
2	TOTAL BUIARIEA PROPOSED		141.04	6264.34	6405.40	23.94	1570.27	
3	NET BUA PROPOSED(31.35		104.47	4640.27	4744.74			
4	FUNGIBLE COMPENSATORY AREA PROPOSED (SR. NO. 2-3)		36.57	1624.09	1660.66			
5	FITNESS CENTER		PERMISSIBLE(2%) = 6405.40 X2% = 128.11 SQMT PROVIDED = 128.11 SQM					PROVIDED AT 1ST FLOOR
6	SOCIETY OFFICE		PERMISSIBLE = 200.00 MT PROVIDED = 20.00 SQ.MT					PROVIDED AT 1ST FLOOR
7	AMINITY AREA(BUIARIEA IN (REQ. 1HA OR 14B)		REQUIRED = NIL PROVIDED = NIL					NA
8	IHSP(1 PROVIDED		REQUIRED BUIARIEA = NIL SQMT, NO.OF TENAMENT =NIL PROVIDED BUIARIEA =NIL SQMT, NO.OF TENAMENT =NIL					NA

TABLE NO. - III

FUNGIBLE COMPENSATORY AREA STATEMENT

SR. NO.	DESCRIPTION	BUIARIEA IN SQ.MT		TOTAL	
		COMMERCIAL	RESIDENTIAL		
	(A) REHAB	(4)	(5)	(6)	
1	EXISTING BUIARIEA OF THE BUILDING TO BE DEMOLISED	25.80	1817.86	1843.66	
2(i)	COMMERCIAL STRUCTURE EXISTING PRIOR TO 01-04-1962		—		
2(ii)	RESIDENTIAL STRUCTURE EXISTING PRIOR TO 17-09-1964	—			
2(iii)	AS PER D.C. PLAN / BCC PLAN APPROVED U/NO.	25.80	1817.86	1843.66	
2(iv)	AS PER APPROVED PLAN AND CC GRANTED APPROVED U/NO. CE/2169/BS/AKM Dtd. 28.04.73	25.80	1817.86	1843.66	
2(v)	OTHER SPECIFY				
2(vi)	EXISTING BUA EXCLUDING SAFTY/CASLTY LIFT LOBBY/OTTLA OF THE BUILDING TO BE DEMOLISHED (2(i) OR (2(ii) OR (2(iii) OR (2(iv) OR (2(v) OR (2(vi) OR (2(vii)	25.80	1817.86	1843.66	
2(vii)	ADDITIONAL BUIARIEA ACCEPTED FOR ALLOWING FUNGIBLE AREA FOR REHAB WITHOUT CHARGING PREMIUME FROM ABOVE	25.80	1817.86	1843.66	
3	PERMISSIBLE FUNGIBLE AREA FOR REHAB WITHOUT CHARGING PREMIUM (35% OF 1(g) ABOVE+1(j)+4)	9.03	636.25	645.28	
3	FUNGIBLE AREA ASKED FOR REHAB COMPONENT (TOTAL OF (2)(i), 1A COL.NO.15)-COL.NO.8 OF TABLE NO. II				
4	FUNGIBLE AREA ASPT IN ABYANCE/UTILIZED (AS PER TOTAL OF COL. NO. 15 OF TABLE NO. II)	N/A	NIL	NIL	
	(B) SALE COMPONENT				
5	PERMISSIBLE BUIARIEA	NET PLOT/ AREA = 2156.70	30% ADD. FSI 1079.35	TDR 0.7 1509.69	TOTAL 4744.74
6	NET BUIARIEA PROPOSED (SR.NO.3 OF TABLE NO. 1)	COMMERCIAL 104.47	RESIDENTIAL 4640.27	TOTAL 4744.74	
7	PERMISSIBLE FUNGIBLE AREA(0.35 X(SR. NO.6)	36.57	1624.09	1660.66	
8	FUNGIBLE AREA AVAILED FOR SALE (7-3)	27.54	987.84	1015.38	

PROFORMA-A

		TOTAL
1	Area Statement	
1	Area of plot	2156.70
	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)	—
	(i) Reservation Area (plot) to be handed over to (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)	—
	d) ANY(AREA OF PLOT NOT IN POSSESSION)	—
	Total area under road / reservation / plot not in possession	—
(B)	For Amenity area to be handed over to MCGM	
	a) Area of amenity plot/plots to be handed over as per DCR 16(A)	—
	b) Area of amenity plot/plots to be handed over as per DCR 16(B)	—
	c) Area of amenity plot/plots to be handed over as per DCR 35	—
	Total Amenity area	—
(C)	Deduction of 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)]	—
4	Balance area of plot (1 minus 3)	2156.70
5	Plot area under development [Sr. no. 4 + 2(A) (c)(ii)]	2156.70
6	Zonal (basic) FSI (0.5(or 0.75 or 1 or 1.33)	1.00
7	a)permissible built up area as per zonal (basic) FSI (0.5 6)	2156.70
	b)permissible built up area as per regulation 30(C) (Protected development)	—
	c) permissible built up area (7a or 7b above, whichever is more)	2156.70
8	Built up equal to area of land handed over as per Regulation 30(A) 3(a)	—
	a) As per 2(A) and 2(B) except 2(A)(c) (i)above with in cap of Admissible TDR as column 6 of Table -12 on remaining Balance plot)	—
	b) 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 (ii)(iii) or 20(iii)	—
	c) In case of 2(A)(b) (ii) permissible over and above permissible BUA on remaining (balance plot) as per table no. 5 of regulation 17(1)	—
	d) Total Additional BUA [8(b) + 8(c)]	—
9	Additional (Incentive BUA within the cap of "admissible TDR" as per Table 12 on balance plot	
	a) in lieu of cost of construction of amenity buildings as per regulation 30(A)(2)(b)	—
	b) 50% of retail component per reg. 33(7)(A)	—
	c) 13% of sr no. 7b above or 10 ajamts per rehab tenement as per reg. 33(7)(B)	320.00
	d) Total Additional BUA (Incentive area	320.00
10	Built up area due to Additional FSI on Payment of Premium as Regulation No 30(A) on remaining balance plot per Table No 12 of (35%)	1076.35
11	Built up area due to admissible TDR as per Table No 12 of Regulation No 30(A) and 32 on remaining (balance plot. (75%)	1509.69
	a) Generated TDR [(0% & 80% max) of permissible TDR] (DRC NO.- 33(9)(10) (1992-2012)(97) (DRC NO.- 33(9)(10) (2012-2034)	887.69
	b) Which TDR [(40% min. & 80% max) of permissible TDR] (DRC NO.- 33(9)(10) (1992-2012)(97) (DRC NO.- 33(9)(10) (2012-2034)	302.00
	c) TDR lieu of sr. no. [7(a)+7(b)], 8(a),8(b) & 8 above	320.00
	d) Total TDR	1509.69
12	Permissible built up area [7(c)+8(d)+9(d)+10+11(d)]	4744.74
13	Proposed built up area	4744.74
14	TDR generated if any as per regulation 30 (A) and 32	
15	Fungible Compensatory Area as per Regulation No 31(2)	1660.66
	a) (i) perm. fungible compensatory area for rehab comp. w/o charging premium	645.28
	(ii) fungible compensatory area availed for rehab comp. w/o charging premium	645.28
	b) (i) Permissible Fungible Compensatory area by charging premium.	1015.38
	(ii) Fungible Compensatory area availed on payment of premium	1015.38
16	Total BUA proposed including Fungible Compensatory Area [13 + 15(a)(ii) +15(b)(ii)]	6405.40
17	FSI consumed on Net Plot (13/ 6) including setback over and above	2.20
18	Other Requirements	
(A)	Reservation/Designation	
	a) Name of Reservation	N/A
	b) Area of Reservation affecting the plot	N/A
	c) Area of Reservation land to be handed/handed over as per Regulation No. 17	N/A
	d) Built up area of Amenity to be handed over as per Regulation No.17	N/A
(B)	a) Area/Built up Area of Designation Plot area/Built up Amenity to be Handed Over as per Regulation No.	—
	b) NIDA	—
	c) 14(B)	—
	d) 16	—
	e) 15	—
	Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27	—
	i) Requirement	323.51
	ii) Proposed	441.41
	Tenement Statement	
	i) Proposed built up area (13 above)	6405.40
	iii)Less deduction of Non-residential area (Shop etc.)	141.04
	iv) Area available for tenements [(i) minus (ii)]	6264.36
	v) Tenements permissible (Density of tenements/hectare)	262 Nos
	vi) Total number of Tenements proposed on the plot	88 No.s
	vii) Tenements existing	—
	viii) Total number of Tenements on the plot	88 No.s
	Parking Statement	
	i) Parking required by Regulations for :-	107.00 No.s
	Car	
	Scooter/Motor cycle	
	Outsiders (visitors)	
	ii) Covered garage proposed	
	Car	
	Scooter/Motor cycle	
	Outsiders (visitors)	
	iii) Total parking provided	91.00 No.s
	Transport Vehicles Parking	
	i) Spaces for transport vehicles parking required by Regulations	
	ii)Total No. of transport vehicles parking spaces provided	

FILE NO. :CHE / WS / 3466 / K / W / 337 (NEW) 1/8

PROFORMA- II

CONTENTS OF SHEET

PARKING AREA STATEMENT,BLOCK PLAN , LOCATION PLAN, PLOT AREA DIA & CAL., SECTION THROUGH BOUNDARY WALL & U.G TANK, BUILT UP AREA SUMMARY, GROUND FLOOR PLAN , LINE DIA. OF GROUND FLOOR AND BUA CAL. LOS CALCULATION.

THIS PLAN IS DIGITALLY SIGNED AND ISSUED

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1888 U/NO. :CHE / WS / 3466 / K / W / 337 (NEW) SIGNED ON EVEN DATE :24/04/2024

Sangramsingh Krishnaji Patil	OMKAR DATTATRAY GIRKAR
S.E.(B.P)K/W-S-II	A.E.(B.P) K/W WARD
RAJENDRA HILAL PAGAR	
E.E.(B.P) K WARD	

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT : 21\ 06 \ 2021 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 2156.70 SQ.MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP \ PROPERTY REGISTER CARD.

HEMAL UMESH SANGHAVI

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING CTS NO. 432/A/B SITUATED AT VITTHALBHAI PATEL ROAD, VILLAGE ANDHERI,ANDHERI (EAST) MUMBAI - 400058.

SCALE	DRG. NO.	CHECKED BY	DESIGN & DRN. BY	DATE	REV.
1:100			MEENAKSHI		

NAME & SIGNATURE OF OWNER

KEYUR HEMANT SHAH PARTNER OF M/S. JET BUILDERS LLP C.A. TO COMMONWEALTH CHS LTD.
Add. - 1232-A, HUBTOWN SOLARIES, N.S.Phadke Marg, Opp Taiti Galli, Andheri (East) MUMBAI 400069

DIGITAL SIGN

NAME OF STRUCTURAL ENG.

Hiren M. Tanna B.E. (CIVIL) AMIE REG.NO. STR/T/35
Add. C-101/102, SHREE KRISHNA COMPLEX, OPP. NATIONAL PARK, W.E. HIGHWAY, BORIVALI (EAST), MUMBAI-400066.
+91 8828125555, +91 8828125556

DIGITAL SIGN

NAME & ADDRESS OF ARCHITECT

IND+ARCHITECTS
Hemal Sanghavi
ARCHITECT
39, Gundivali, Off Sir M. V. Road, Andheri (E) MUMBAI-400069.

DIGITAL SIGN

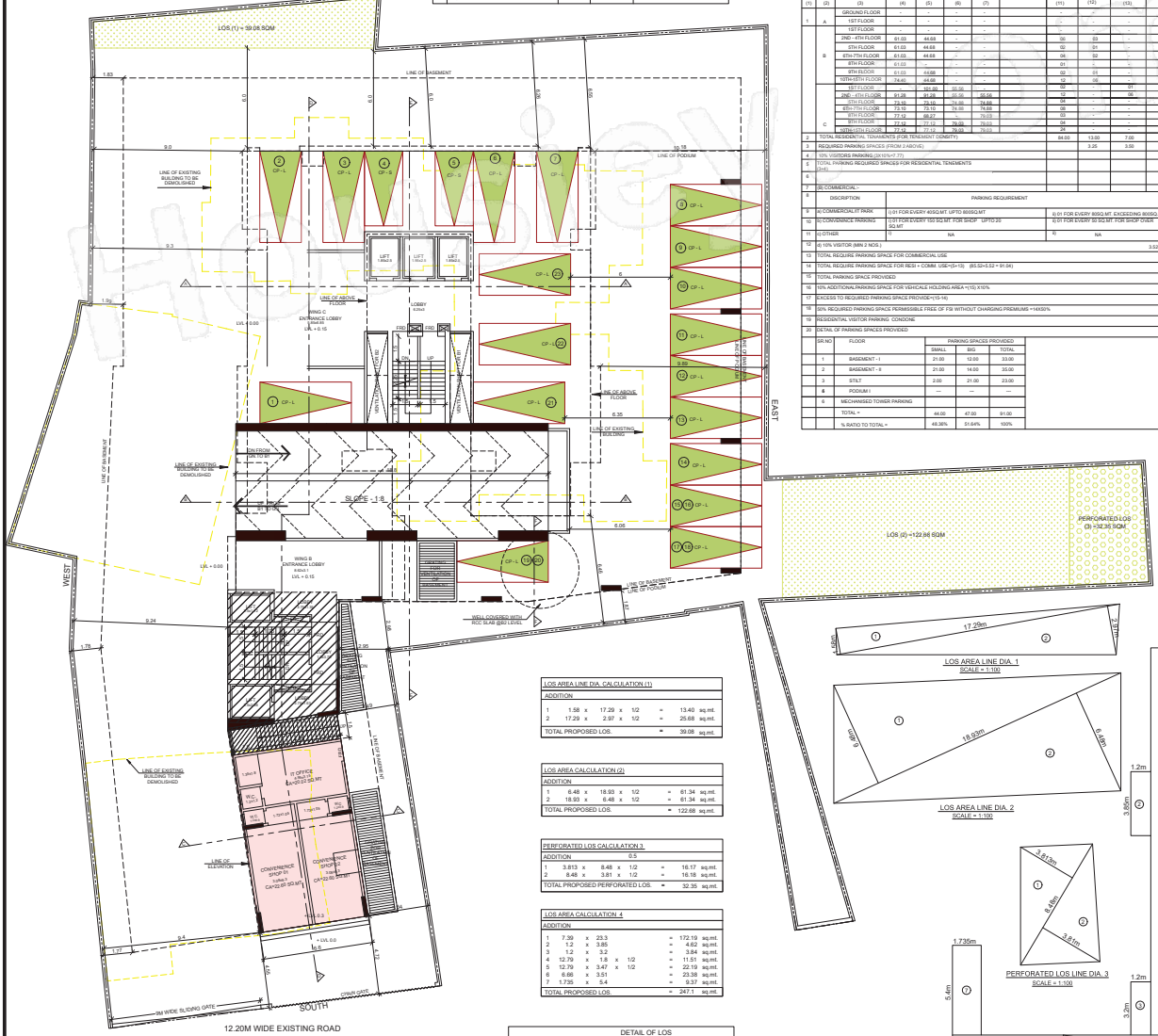
TABLE NO. - IV

PARKING SPACE STATEMENT

SR. NO.	WING	FLOOR NAME	CARPET AREA IN SQ.MT				NO. OF TENAMENTS	NO. OF TENAMENTS IN GROUP OF REQUIRED PARKING SPACE				
			FLAT NO. 01	FLAT NO. 02	FLAT NO. 03	FLAT NO. 04	PROPOSED PER FLOOR	VEICLOR NO. SQ.MT (1FOR 47S)	VEICLOR NO. SQ.MT (1FOR 217S)	VEICLOR NO. SQ.MT (1FOR 5YEARYTS)	VEICTLE NO. SQ.MT (1FOR 17S)	TOTAL PARKING
(1)	(2)	(3)	(4)	(5)	(6)	(7)		(11)	(12)	(13)	(14)	(15)	(16)
1	A	GROUND FLOOR	-	-	-	-	-	-	-	-	-	-	-
		1ST FLOOR	-	-	-	-	-	-	-	-	-	-	-
	B	2ND ~ 4TH FLOOR	61.03	44.68	-	-	06	03	-	-	03	-	-
		5TH FLOOR	61.03	44.68	-	-	02	01	-	-	01	-	-
		6TH~7TH FLOOR	61.03	44.68	-	-	04	02	-	-	02	-	-
		8TH FLOOR	61.03	-	-	-	01	-	-	-	01	-	-
		9TH FLOOR	61.03	44.68	-	-	02	01	-	-	01	-	-
		10TH~15TH FLOOR	74.40	44.68	-	-	12	05	-	-	05	-	-
	C	1ST FLOOR	-	101.00	55.56	-	02	-	-	01	-	01	-
		2ND ~ 4TH FLOOR	81.28	81.28	55.56	55.56	12	-	-	06	-	06	-
		5TH FLOOR	73.16	73.16	74.88	74.88	04	-	-	-	04	-	-
		6TH~7TH FLOOR	73.10	73.10	74.88	74.88	08	-	-	-	08	-	-
		8TH FLOOR	77.12	68.27	-	70.03	03	-	-	-	03	-	-
		9TH FLOOR	77.12	77.12	70.03	70.03	04	-	-	-	04	-	-
		10TH~15TH FLOOR	77.12	77.12	70.03	70.03	24	-	-	-	24	-	-
2	TOTAL RESIDENTIAL TENAMENTS (FOR TENEMENT DENSITY)						84.00	13.00	7.00	07.00	7.00	
3	REQUIRED PARKING SPACES (FROM 2 ABOVE)							3.25	3.50	07.00	14.00	77.75
4	10% VISITORS PARKING (3X10%=7.77)											7.77
5	TOTAL PARKING REQUIRED SPACES FOR RESIDENTIAL TENEMENTS (3+4)											85.52
6												
7	(B) COMMERCIAL :-											

8	DISCRIPTION	PARKING REQUIREMENT	BUIARIEA IN SQ.MT	NO.OF PARKING REQUIREMENT
9	a) COMMERCIAL/IT PARK	i) 01 FOR EVERY 80SQ.MT. UPTO 800SQ.MT	ii) 01 FOR EVERY 80SQ.MT. EXCEEDING 800SQ.MT	141.04 / 0.52
10	b) CONVIENINCE PARKING	i) 01 FOR EVERY 150 SQ.MT. FOR SHOP UPTO 20 SQ.MT	ii) 01 FOR EVERY 50 SQ.MT. FOR SHOP OVER 20 SQ.MT	- / -
11	c) OTHER	i) NA	ii) NA	NIL
12	d) 10% VISITOR (MIN 2 NOS.)		3.52 X 10% = 0.35 SAY 2.00 MIN	2.00
13	TOTAL REQUIRE PARKING SPACE FOR COMMERCIAL USE			0.52
14	TOTAL REQUIRE PARKING SPACE FOR RESI + COMM USE=(5+13) (85.52+0.52 = 91.04)		SAY	91.00
15	TOTAL PARKING SPACE PROVIDED			91.00
16	10% ADDITIONAL PARKING SPACE FOR VEHICALE HOLDING AREA =(15) X10%			NIL
17	EXCESS TO REQUIRED PARKING SPACE PROVIDED=(15-14)			
18	50% REQUIRED PARKING SPACE PERMISSIBLE FREE OF FSI WITHOUT CHARGING PREMIUMS =14X50%			
19	RESIDENTIAL VISITOR PARKING CONDONE			
20	DETAIL OF PARKING SPACES PROVIDED			91.00

SR.NO	FLOOR	PARKING SPACES PROVIDED		
		SMALL	BIG	TOTAL
1	BASEMENT - I	21.00	12.00	33.00
2	BASEMENT - II	21.00	14.00	35.00
3	STILT	2.00	21.00	23.00
4	PODIUM I	—	—	—
5	MECHANISED TOWER PARKING			
	TOTAL =	44.00	47.00	91.00
	% RATIO TO TOTAL =	48.36%	51.64%	100%



GROUND FLOOR PLAN
SCALE = 1:100

LOS AREA LINE DIA. CALCULATION (1)

ADDITION

1	1.58	x	17.29	x	1/2	=	13.40 sq.mt.
2	17.29	x	2.97	x	1/2	=	25.68 sq.mt.
TOTAL PROPOSED LOS.						=	39.08 sq.mt.

LOS AREA CALCULATION (2)

ADDITION

1	6.48	x	18.93	x	1/2	=	61.34 sq.mt.
2	18.93	x	6.48	x	1/2	=	61.34 sq.mt.
TOTAL PROPOSED LOS.						=	122.68 sq.mt.

PERFORATED LOS CALCULATION 3

ADDITION 0.5

1	3.813	x	8.48	x	1/2	=	16.17 sq.mt.
2	8.48	x	3.81	x	1/2	=	16.18 sq.mt.
TOTAL PROPOSED PERFORATED LOS.						=	32.35 sq.mt.

LOS AREA CALCULATION 4

ADDITION

1	7.39	x	23.3			=	172.19 sq.mt.
2	1.2	x	3.85			=	4.62 sq.mt.
3	1.2	x	3.2			=	3.84 sq.mt.
4	12.79	x	1.8	x	1/2	=	11.51 sq.mt.
5	12.79	x	3.47	x	1/2	=	22.19 sq.mt.
6	6.66	x	3.51			=	23.38 sq.mt.
7	1.735	x	5.4			=	9.37 sq.mt.
TOTAL PROPOSED LOS.						=	247.1 sq.mt.

LOS AREA LINE DIA. 1
SCALE = 1:100

LOS AREA LINE DIA. 2
SCALE = 1:100

PERFORATED LOS LINE DIA. 3
SCALE = 1:100

LOS AREA LINE DIA. 4
SCALE = 1:100

DETAIL OF LOS

SR.NO.	DESCRIPTION	REQUIRED	PROPOSED
1	REQD. LOS AREA (15%)	323.51	441.21
2	REQD. LOS AREA ON GN.	161.76	161.76
3	PERFORATED LOS AREA ON GN.	32.35	32.35
4	LOS AREA ON PODIUM	129.40	247.10
	TOTAL LOS	323.51	441.21