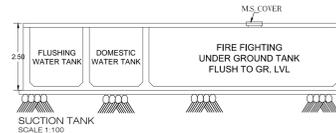
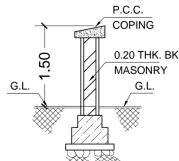
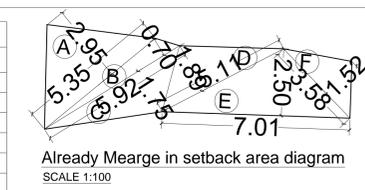


R.G AREA CALCULATION				
PLOT AREA (AS PER PRC)	1191.00Sq.mtr			
(-)SET-BACK	121.52 Sq.mtr			
NET PLOT AREA	1069.48Sq.mtr			
R.G REQUIRED (15%) ON NET PLOT	160.42Sq.mtr			
TOTAL R.G PROVIDED	160.66Sq.mtr			
R.G ON MOTHER EARTH	160.66Sq.mtr			

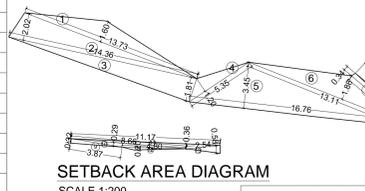


FLOOR	BIG	SMALL	TOTAL
GROUND FLOOR	19 Nos.	12Nos	31 Nos.
1st PODIUM FLOOR	03 Nos.	07Nos	10 Nos.
2nd PODIUM FLOOR	03 Nos.	07Nos	10 Nos.
3rd PODIUM FLOOR	01Nos	01 Nos.	01 Nos.
TOTAL PARKING PROVIDED	25 Nos.	27 Nos.	52 Nos.
TOTAL PARKING PROPOSED			52 Nos.

PLOT AREA CALCULATION					
ADDITION					
1	4.87	X	11.63	0.50	28.32
2	5.96	X	11.38	0.50	33.91
3	7.19	X	12.28	0.50	44.15
4	7.27	X	26.41	0.50	96.00
5	10.97	X	36.59	0.50	200.70
6	3.82	X	37.84	0.50	72.27
7	7.88	X	38.32	0.50	150.98
8	4.97	X	38.32	0.50	95.23
9	5.47	X	36.41	0.50	99.58
10	4.51	X	26.85	0.50	60.55
11	9.50	X	21.18	0.50	100.61
12	12.55	X	24.49	0.50	153.67
13	6.76	X	22.92	0.50	77.47
14	2.42	X	12.02	0.50	14.54
15	3.59	X	6.09	0.50	10.93
TOTAL PLOT AREA (A)					1238.91
Area Not in Possession					
B1	0.98	X	7.44	0.50	3.65
B2	1.05	X	31.77	0.50	16.68
B3	0.42	X	15.09	0.50	3.19
B4	1.12	X	16.70	0.50	9.35
B5	0.50	X	12.38	0.50	3.10
TOTAL AREA (B)					35.96
Plot Area (A - B)					1202.94
Plot Area as per PRC					1191.00
Area in possession					
A1	6.83	X	1.24	0.50	4.23
A2	2.26	X	4.44	0.50	5.02
A3	1.95	X	8.62	0.50	8.40
A4	0.76	X	14.29	0.50	5.43
A5	2.10	X	7.72	0.50	8.11
Access Area not in possession					31.19
Already Merged in Setback (Existing Road 27.45mtr)					-
A	2.95	X	5.35	0.50	7.89
B	0.70	X	5.92	0.50	2.07
C	1.75	X	5.92	0.50	5.18
D	1.89	X	5.11	0.50	4.83
E	2.50	X	7.01	0.50	8.76
F	1.52	X	3.58	0.50	2.72
Total Area					31.46



SETBACK AREA CALCULATION					
ADDITION					
1	1.60	X	13.73	0.50	10.98
2	2.02	X	14.36	0.50	14.50
3	1.81	X	14.36	0.50	13.00
4	1.20	X	5.35	0.50	3.21
5	3.45	X	16.76	0.50	28.91
6	1.88	X	13.11	0.50	12.32
7	0.34	X	5.93	0.50	1.01
8	0.35	X	5.84	0.50	1.02
setback as per DP					84.96
9	0.32	X	3.87	0.50	0.62
10	0.29	X	8.66	0.50	1.26
11	0.36	X	11.17	0.50	2.01
12	0.20	X	4.80	0.50	0.48
13	0.58	X	2.54	0.50	0.74
SETBACK AREA AS PER EXISTING ROAD					5.10



CONTENTS OF SHEET :
GROUND FLOOR PLAN, BLOCK PLAN, R.G AREA CALCULATION, TENEMENT & RERA STATEMENT, LOCATION PLAN, PLOT AREA CALCULATION, SECTION THROUGH U.G TANK, SETBACK AREA CALCULATION, PARKING STATEMENT, REFUGE AREA STATEMENT

FORM - I

A	AREA STATEMENT	AS PER DCPR 2024
1	Gross Area of plot (AREA AS PER PRC)	1191.00
	(a) Area in Reservation in plot	-
	(b) Area of setback	36.56
	(c) Area of Sp Road	84.96
2	Deductions for	
	(A) For Reservation / Road Area	-
	(a) Road set-back area to be handed over (100%) (Regulation no.16)	121.52
	(b) Proposed DP road to be handed over (100%) (Regulation no.16)	-
	(c) Reservation area (plot) to be handed over (Regulation no.17)	-
	(B) Total Deductions	-
	(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 plot / plots to be handed over as per DCR 15	-
	(d) Area of Amenity plot / plots to be handed over as per DCR 35	-
	Total Amenity Area	-
	(C) Deductions for existing built up area to be retained if any	-
	(a) Land component of Existing BUA as per Regulations under which the development allowed.	-
3	Total Deductions: [2(A) +2(B) +2(C)]	-
4	Plot area under Development [1 - (2(A)+2(B))]	1069.48
5	Zonal (basic) FSI	1.00
6	(a) Permissible built up area as per Zonal (basic) FSI (4x5)	1069.48
	(b) Permissible built up area as per Reg. 30(c) (Protected Development)	-
	Permissible Built up Area (6a or 6b above, whichever is more)	1069.48
7	BUA equal to Land area handed over as per reg. 30(A)(3) (2B above)	-
	Setback added Over & Above 121.52 X 2 = 243.04	-
8	Incentive BUA in lieu of rehab component (15% of 6b above) 10sq.mts per Tenement as per reg. 33 (7)(B))	-
	Built up area due to additional FSI on payment of premium as per table no 12 of Regulations No. 30(A) (4)(50%)	-
9		-
10	Built up area due to admissible TDR as per Table no 12 of Reg. No.30(A)	-
	b) Built up area Permissible (7 +10a)	-
11	Permissible Built up area (6a+7+8+9+10+11)	1069.48
13	Proposed Built up area	948.22
14	TDR generated if any as per regulation 30 (A)	-
15	Fungible Compensatory area as per regulations No 31(3)	-
	(a) (i) Permissible Commercial Fungible Area	-
	(ii) Proposed Commercial Fungible Area	-
	(b) (i) Permissible Residential Fungible Area	-
	(ii) Proposed Residential Fungible Area	-
16	Total BUA proposed including FCA (13 + 15(a)(ii))	948.22
17	FSI consumed on net plot (13/4)	0.88
OTHER REQUIREMENTS		
RESERVATION / DESIGNATION		
A	(a) Name of Reservation	-
	(b) Area of Reservation land handed over as per Regulation No.17	-
	(c) Built up area of amenity to be handed over as per Regulation No.17	-
	(d) Area / Built up area of Designation	-
B	Plot area / Built up Amenity to be handed over as per regulation No.	-
	(a) 14 (A)	-
	(b) 14 (B)	-
C	TENEMENT STATEMENT	
	(a) Proposed built up area (13 above)	948.22
	(b) Less of Non - Residential area (Shop etc.)	-----
	(c) area available for tenements (a) minus (b)	948.22
	(d) Tenements permissible (450 / hectare) = 43 permissible)	16 Nos
D	PARKING STATEMENT	
	(a) car	-
	(b) scooter / motor cycle	-
	(c) Outsides (visitors)	-
	(d) Coverage garage permissible	-
	(e) Transport vehicles parking	-

CERTIFICATE OF PLOT AREA
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT. 20/10/2017 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 1191.00 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP \ TOWN PLANNING SCHEME RECORDS.

FORM - II
DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF RESIDENTIAL BUILDING ON PLOT BEARING C.T.S NO.238 OF VILLAGE VALNAI MALAD (W)

NOTE - THIS PLAN ARE APPROVAL, SUBJECT TO THE CONDITION MENTION IN THE IOD ISSUE UNDER EVEN NO. P-19942/2022(238) / IOD/1/NEW UNDER EVEN DATE.

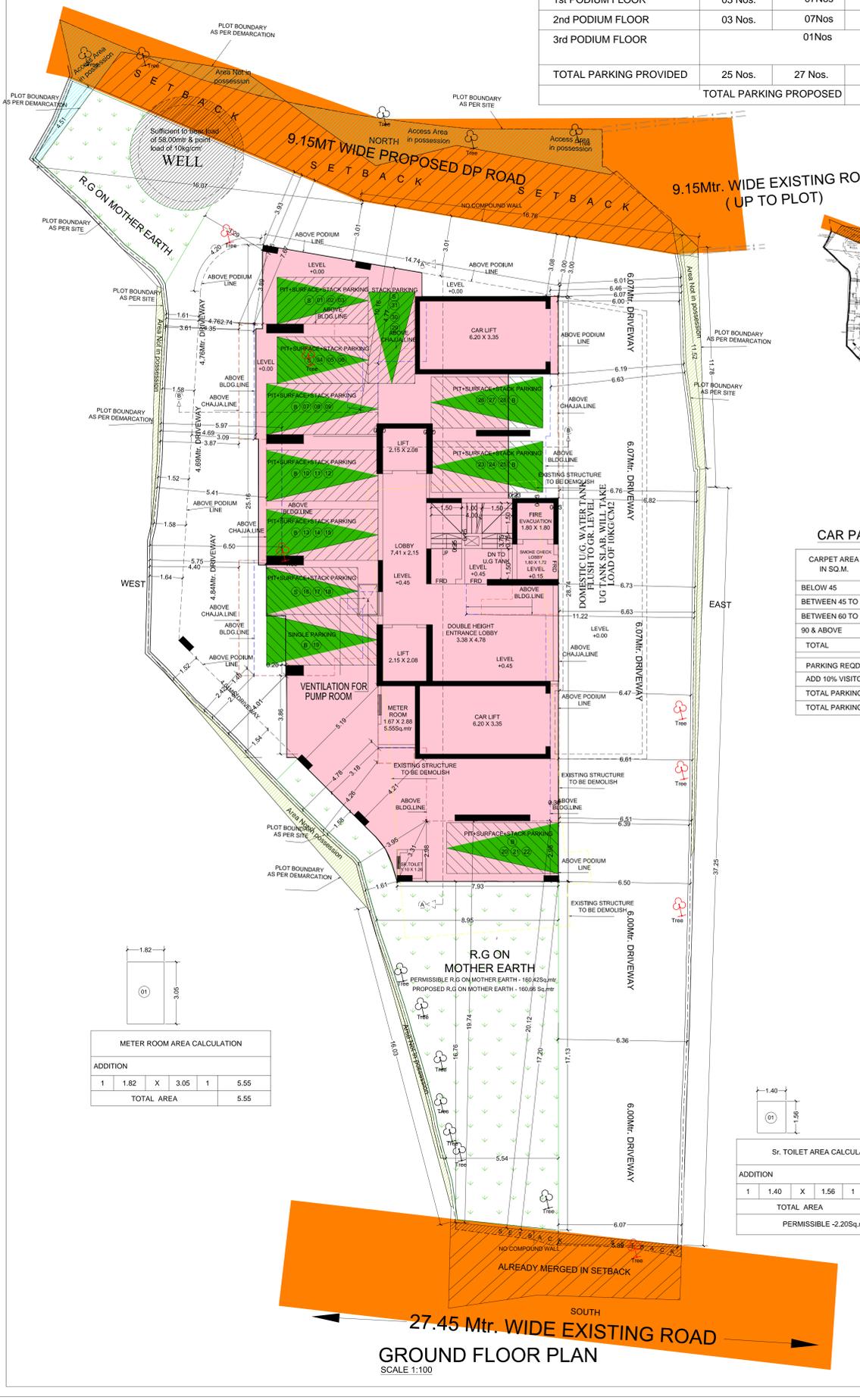
S.E.B.P.R/7	A.E.B.P.P WARD	E.E.B.P.P WARD
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NAME & SIGNATURE OF OWNER
BARSSES J.A. D'SOUZA

JOB No.	DRG. No.	DATE	DRN. BY	CHK. BY	REVISION
			JAY	M.A.K	

NORTH
NAME, ADDRESS & OF ARCHITECT
SIGNATURE

MANISH KARNIK & ASSOCIATES
ARCHITECTS & INT. DESIGNER
4, SHIV PRAKASH, OPP CANARA BANK, JAIPRAKASH NAGAR, GOREGAON (EAST), MUMBAI-400063



BLOCK PLAN SCALE 1:500
PLOT AREA DIAGRAM SCALE 1:200

CAR PARKING STATEMENT AS PER DCPR 2024

CARPET AREA IN SQ.M.	NOS. OF TENEMENTS	PARKING REQD. BY RULE	NOS. OF PARKING REQUIRED
BELOW 45	08 NOS.	1 PARKING / 4 TENENTS	2.00
BETWEEN 45 TO 60		1 PARKING / 2 TENENTS	---
BETWEEN 60 TO 90	08 NOS.	1 PARKING / 1 TENENTS	8.00
90 & ABOVE	---	2 PARKING / 1 TENENTS	---
TOTAL	16NOS.		10.00

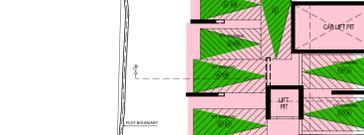
PARKING REQD.	ADD 10% VISITORS PARKING	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED
	1.00	1.00 NOS.	1.00 NOS.
		11 NOS.	52 NOS.

METER ROOM AREA CALCULATION

ADDITION					
1	1.82	X	3.05	1	5.55
TOTAL AREA					5.55

Sr. TOILET AREA CALCULATION

ADDITION					
1	1.40	X	1.56	1	2.18
TOTAL AREA					2.18
PERMISSIBLE -2.20Sq.mtr					



100% R.G ON MOTHER EARTH CALCULATION

ADDITION					
1	1.42	X	5.68	0.50	4.03
2	1.45	X	5.68	0.50	4.12
3	0.71	X	1.45	0.50	0.51
4	1.13	X	2.02	0.50	1.14
5	1.52	X	16.27	0.50	12.37
6	7.48	X	15.61	0.50	58.38
7	0.80	X	17.34	0.50	6.94
8	4.90	X	17.34	0.50	42.48
9	2.03	X	4.72	0.50	4.79
10	3.78	X	4.72	0.50	8.92
11	2.55	X	8.62	0.50	10.99
12	3.40	X	3.52	0.50	5.98
TOTAL AREA					160.66



100% R.G ON MOTHER EARTH CALCULATION

ADDITION					
1	1.42	X	5.68	0.50	4.03
2	1.45	X	5.68	0.50	4.12
3	0.71	X	1.45	0.50	0.51
4	1.13	X	2.02	0.50	1.14
5	1.52	X	16.27	0.50	12.37
6	7.48	X	15.61	0.50	58.38
7	0.80	X	17.34	0.50	6.94
8	4.90	X	17.34	0.50	42.48
9	2.03	X	4.72	0.50	4.79
10	3.78	X	4.72	0.50	8.92
11	2.55	X	8.62	0.50	10.99
12	3.40	X	3.52	0.50	5.98
TOTAL AREA					160.66



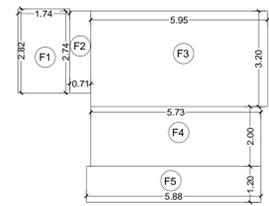
100% R.G ON MOTHER EARTH CALCULATION

ADDITION					
1	1.42	X	5.68	0.50	4.03
2	1.45	X	5.68	0.50	4.12
3	0.71	X	1.45	0.50	0.51
4	1.13	X	2.02	0.50	1.14
5	1.52	X	16.27	0.50	12.37
6	7.48	X	15.61	0.50	58.38
7	0.80	X	17.34	0.50	6.94
8	4.90	X	17.34	0.50	42.48
9	2.03	X	4.72	0.50	4.79
10	3.78	X	4.72	0.50	8.92
11	2.55	X	8.62	0.50	10.99
12	3.40	X	3.52	0.50	5.98
TOTAL AREA					160.66





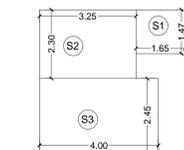
FITNESS CENTER AREA CALCULATION					
ADDITION					
F1	1.74	X	2.82	1	4.91
2	0.71	X	2.74	1	1.95
3	5.95	X	3.20	1	19.04
4	5.73	X	2.00	1	11.46
5	5.88	X	1.20	1	7.06
6	5.73	X	0.50	1	2.87
7	5.73	X	2.93	1	16.79
TOTAL AREA					64.06



FITNESS CENTER AREA DIAGRAM
3rd PODIUM
SCALE 1:100



SOCIETY OFFICE AREA CALCULATION					
ADDITION					
S1	1.65	X	1.47	1	2.43
2	3.25	X	2.30	1	7.47
3	4.00	X	2.45	1	9.80
TOTAL AREA					19.70



SOCIETY OFFICE AREA DIAGRAM
3rd PODIUM
SCALE 1:100

B.U.A STATEMENT										
Sl. No.	Wing	FLOORS	Proposed Built up Area (in sq.m)		Total (4 + 5)	Staircase/Lift/Lobby Area (in sq.m)		Society Office	Fitness Center	Refuge Area
			Commercial	Residential		Commercial	Residential			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)		
		4th podium						19.70	64.06	
		1st FLOOR		225.78	225.78		58.12			
		2nd FLOOR		225.78	225.78		58.12			
		3rd FLOOR		225.78	225.78		58.12			
		4th FLOOR		225.78	225.78		58.12			
		EXCESS AREA FOR fitness center		45.10	45.10					
2		TOTAL		948.22	948.22		232.48	19.70	64.06	
3		Fungible Compensatory Area Proposed Sl.no.2/ 1.35 or as Proposed Office								
		Net BUA (2 - 3)		948.22	948.22					
		Fitness Center		Permissible 2 x 2% = 18.96					Provided at 4th Podium	
				Provided = 64.06						
		Society Office		Permissible = 20.00sq.m					Provided at 4th Podium	
				Provided = 19.92						

27.45 MTR WIDE ROAD
1st & 2nd PODIUM FLOOR PLAN
SCALE 1:100

27.45 MTR WIDE ROAD
3rd PODIUM FLOOR PLAN
SCALE 1:100

CONTENTS OF SHEET

RERA AREA DIAGRAM, 1st & 2nd Podium plan , 3rd Podium Plan , Fitness Center Society Office area diagram

FORM -II

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF RESIDENTIAL BUILDING ON PLOT BEARING C.T.S NO 238 OF VILLAGE VALNAI MALAD (W)

NOTE -THIS PLAN ARE APPROVAL SUBJECT TO THE CONDITION MENTION IN THE IOD ISSUE UNDER EVEN NO. P-1394/2022(238/ IOD)/NEW UNDER EVEN DATE.

S.E.B.P R/7	A.E.B.P P WARD	E.E.B.P P WARD
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NAME & SIGNATURE OF OWNER

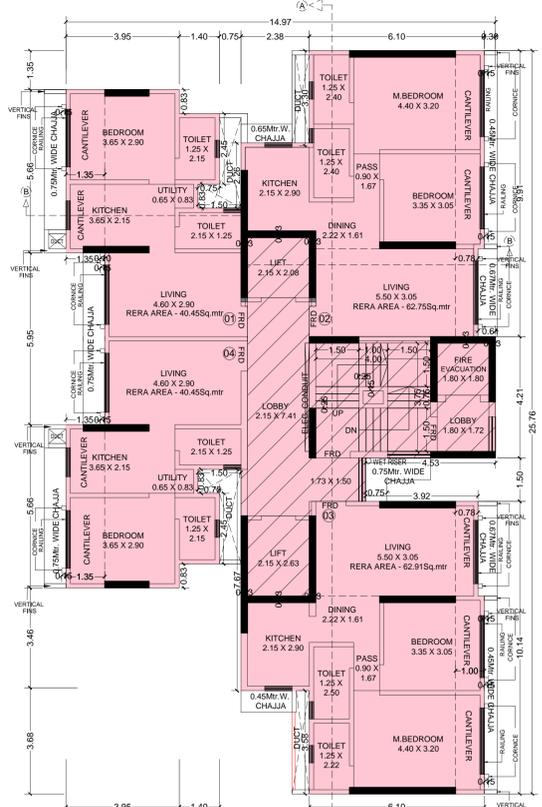
BARSES J.A. D'SOUZA

JOB No.	DRG. No.	DATE	DRN. BY	CHK. BY	REVISION
			JAY	M.A.K	

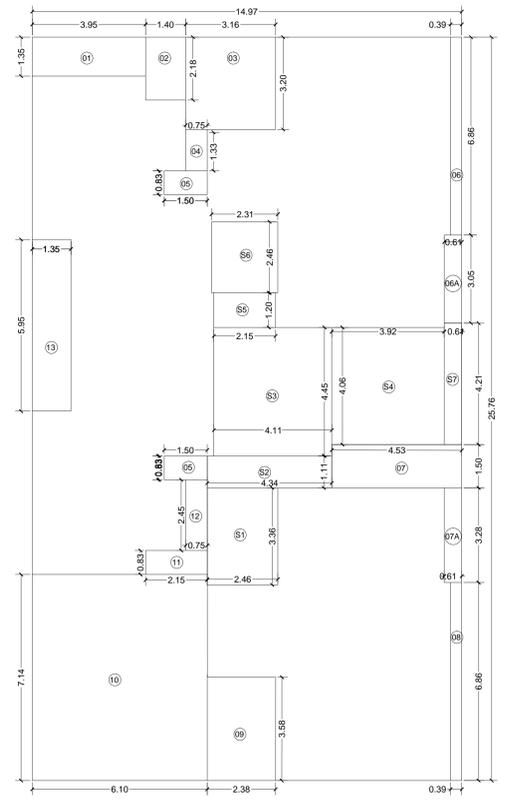
NORTH

NAME, ADDRESS & OF ARCHITECT

MANISH KARNIK & ASSOCIATES
ARCHITECTS & INT. DESIGNER
4, SHIV PRAKASH, OPP CANARA BANK, JAIPRAKASH NAGAR, GOREGAON (EAST), MUMBAI-400063

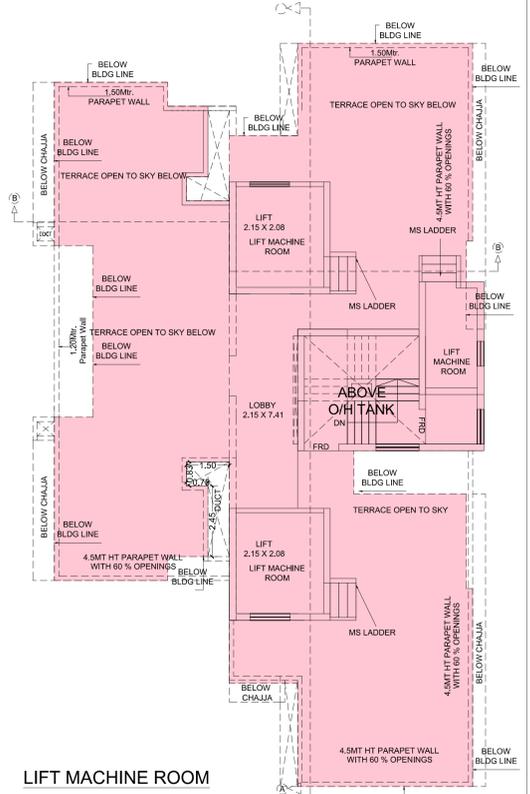


TYPICAL FLOOR PLAN
1st to 4th Floor
SCALE 1:100

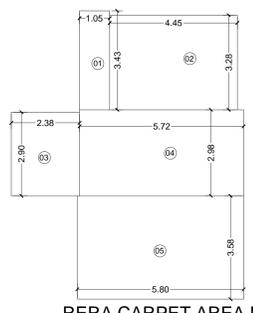


TYPICAL FLOOR AREA DIAGRAM
1st to 4th Floor
SCALE 1:100

TYPICAL FLOOR B.U.A CALCULATION					
ADDITION					
A	14.97	X	25.76	1	385.63
DEDUCTIONS					
1	3.95	X	1.35	1	5.33
2	1.40	X	2.18	1	3.05
3	3.16	X	3.20	1	10.12
4	0.75	X	1.33	1	1.00
5	1.50	X	0.83	2	2.49
6	0.39	X	6.86	1	2.68
6A	0.61	X	3.05	1	1.86
7	4.53	X	1.50	1	6.80
7A	0.61	X	3.28	1	2.00
8	0.39	X	6.86	1	2.68
9	2.38	X	3.58	1	8.52
10	6.10	X	7.14	1	43.55
11	2.15	X	0.83	1	1.78
12	0.75	X	2.45	1	1.84
13	1.35	X	5.95	1	8.03
TOTAL DEDUCTION					101.73
STAIR & LIFT AREA CALCULATION					
S1	2.46	X	3.36	1	8.27
S2	4.34	X	1.11	1	4.82
S3	4.11	X	4.45	1	18.29
S4	3.92	X	4.06	1	15.92
S5	2.15	X	1.20	1	2.58
S6	2.31	X	2.46	1	5.68
S7	0.61	X	4.21	1	2.57
TOTAL STAIR & LIFT AREA					58.12
NET BUILT-UP AREA					225.78

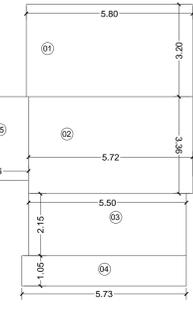


LIFT MACHINE ROOM



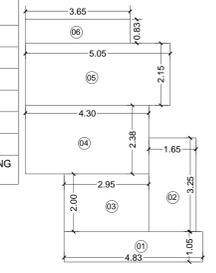
RERA CARPET AREA DIAGRAM
FLAT NO. 03
SCALE 1:100

TYPICAL RERA CARPET AREA CALCULATION (FLAT NO.03)					
ADDITION					
1	1.05	X	3.43	1	3.60
2	4.45	X	3.28	1	14.60
3	2.38	X	2.90	1	6.90
4	5.72	X	2.98	1	17.05
5	5.80	X	3.58	1	20.76
TOTAL CARPET AREA					62.91
NOTE - RERA CARPET AREA ONLY FOR PARKING PURPOSE					



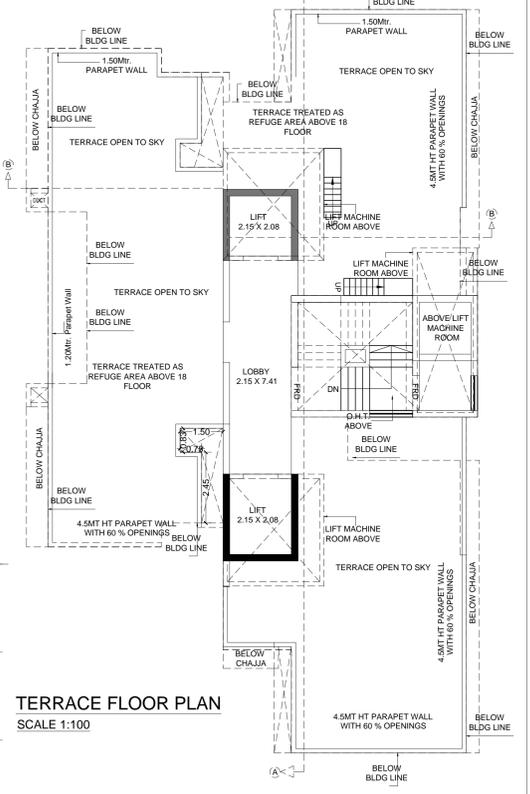
RERA CARPET AREA DIAGRAM
FLAT NO. 02
SCALE 1:100

TYPICAL RERA CARPET AREA CALCULATION (FLAT NO.02)					
ADDITION					
1	5.80	X	3.20	1	18.56
2	5.72	X	3.36	1	19.22
3	5.50	X	2.15	1	11.83
4	1.05	X	5.73	1	6.02
5	2.46	X	2.90	1	7.13
TOTAL CARPET AREA					62.75
NOTE - RERA CARPET AREA ONLY FOR PARKING PURPOSE					

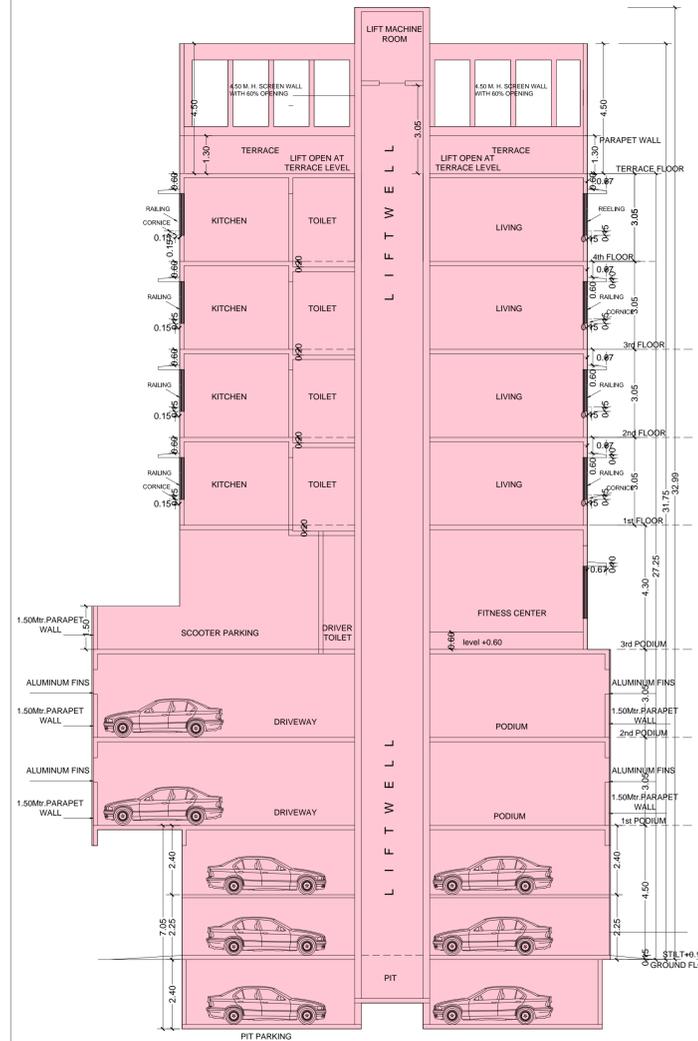


RERA CARPET AREA DIAGRAM
FLAT NO. 01 & 04
SCALE 1:100

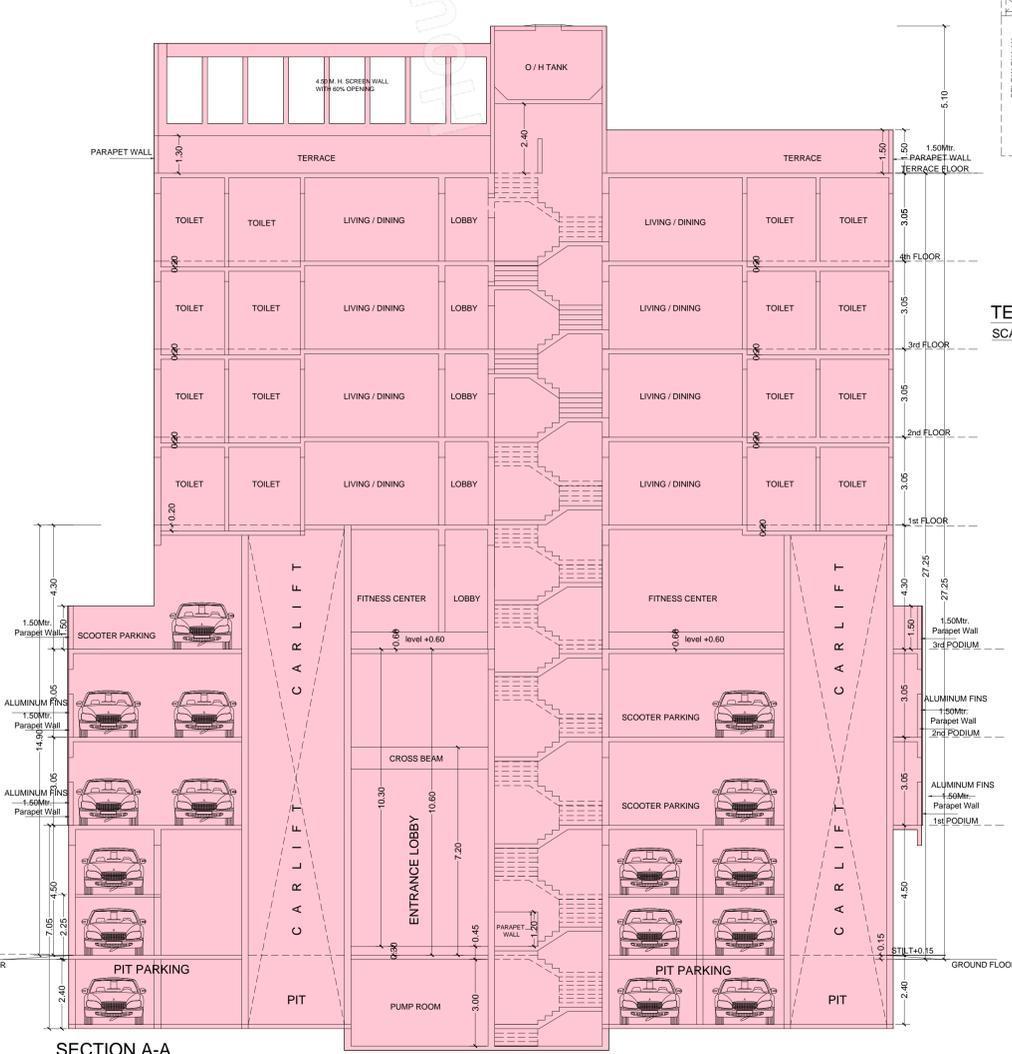
TYPICAL RERA CARPET AREA CALCULATION (FLAT NO.01 & 04)					
ADDITION					
1	4.83	X	1.05	1	5.07
2	1.65	X	3.25	1	5.36
3	2.95	X	2.00	1	5.90
4	4.30	X	2.38	1	10.23
5	5.05	X	2.15	1	10.86
6	3.65	X	0.83	1	3.03
TOTAL CARPET AREA					40.45
NOTE - RERA CARPET AREA ONLY FOR PARKING PURPOSE					



TERRACE FLOOR PLAN
SCALE 1:100



SECTION B-B
SCALE 1:100



SECTION A-A
SCALE 1:100

CONTENTS OF SHEET		
TYPICAL FLOOR PLAN , & REFUGE FLOOR PLAN & AREA RERA AREA DIAGRAM , TERRACE FLOOR PLAN		
FORM -II		
DESCRIPTION OF PROPOSAL AND PROPERTY		
PROPOSED DEVELOPMENT OF RESIDENTIAL BUILDING ON PLOT BEARING C.T.S NO.238 OF VILLAGE VALNAI MALD (W)		
NOTE -THIS PLAN ARE APPROVAL SUBJECT TO THE CONDITION MENTION IN THE IOD ISSUE UNDER EVEN NO. P-13942/2022/238/ IOD/1/NEW UNDER EVEN DATE.		
S.E.B.P/R7	A.E.B.P P WARD	E.E.B.P P WARD
NAME & SIGNATURE OF OWNER		
BARSÉS J.A. D'SOUZA		
JOB No.	DRG. No.	DATE
	JAY	M.A.K.
DRN. BY		CHK.BY
JAY		M.A.K.
REVISION		SIGNATURE
NORTH		NAME, ADDRESS & OF ARCHITECT
N		MANISH KARNIK & ASSOCIATES
		ARCHITECTS & INT. DESIGNER
		4, SHIV PRAKASH, OPP CANARA BANK, JAIPRAKASH NAGAR, GOREGAON (EAST), MUMBAI-400063