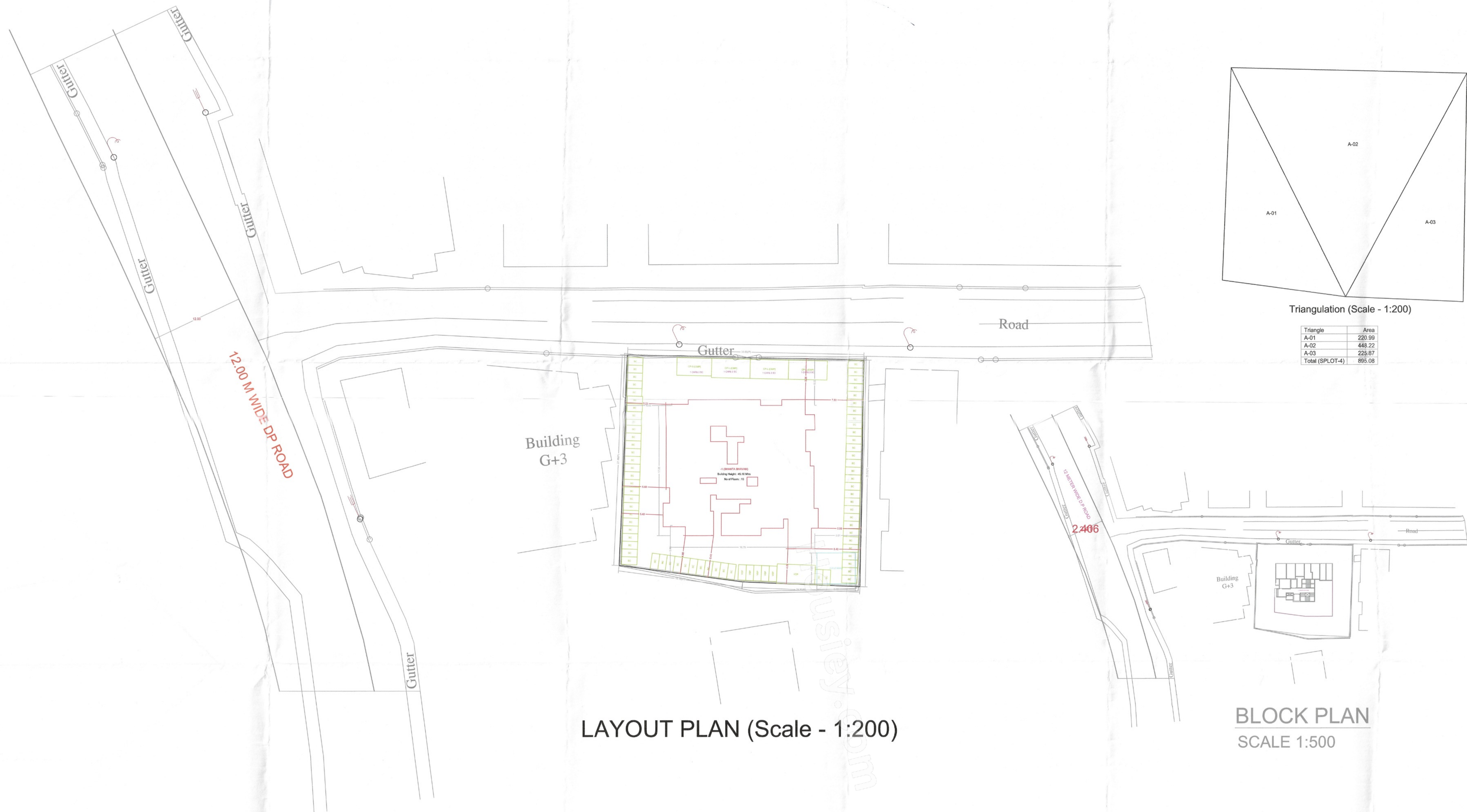
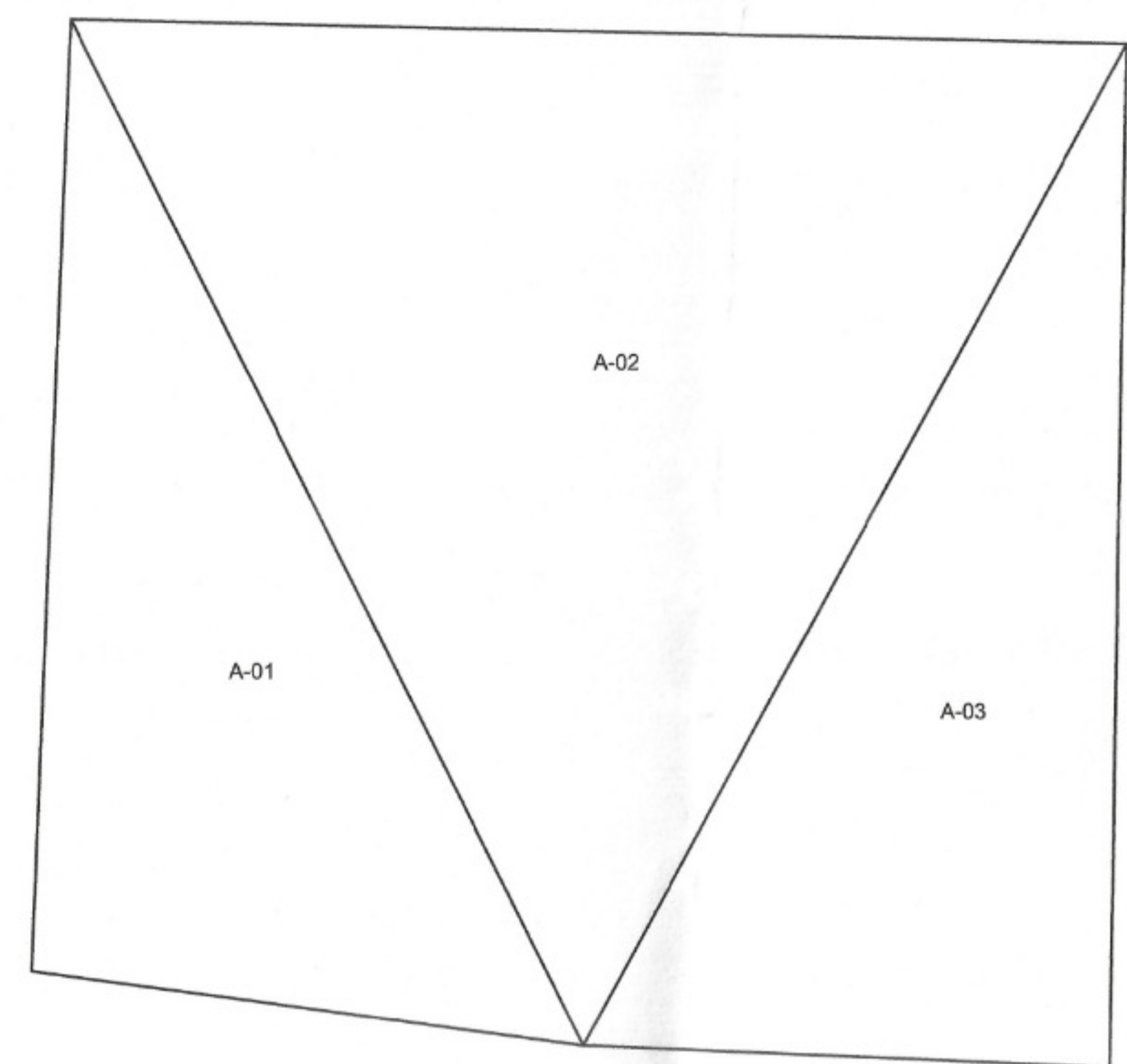




LAYOUT PLAN (Scale - 1:200)



Triangulation (Scale - 1:200)

| Triangle       | Area   |
|----------------|--------|
| A-01           | 229.99 |
| A-02           | 448.22 |
| A-03           | 225.87 |
| Total (PLOT-4) | 895.08 |

BLOCK PLAN

SCALE 1:500

| REFUGUE AREA DETAILS |                   |          |          |
|----------------------|-------------------|----------|----------|
| FLOOR NAME           | REFUGUE AREA NAME | REQUIRED | PROPOSED |
| EIGHTH FLOOR         | -                 | 15.00    | 0.00     |
| SEVENTH FLOOR        | Refuge Area       | 0.00     | 25.67    |
| THIRTEENTH FLOOR     | -                 | 15.00    | 0.00     |
| TWELFTH FLOOR        | Refuge Area       | 0.00     | 25.67    |

| ANCILLARY AREA DETAILS TABLE:  |                                |                                    |                                    |  |
|--------------------------------|--------------------------------|------------------------------------|------------------------------------|--|
| PERM. RESIDENTIAL<br>ANCILLARY | PROP. RESIDENTIAL<br>ANCILLARY | PERM. NON-RESIDENTIAL<br>ANCILLARY | PROP. NON-RESIDENTIAL<br>ANCILLARY |  |
| 1562.23                        | 1562.23                        | 42.82                              | 42.82                              |  |

| TANK CALCULATION DETAILS |                                                    |                                           |                              |                            |                            |
|--------------------------|----------------------------------------------------|-------------------------------------------|------------------------------|----------------------------|----------------------------|
| TANK                     | REQUIREMENT                                        | OCCUPANT LOAD (NOS.)<br>THN/MSAREA*FACTOR | CONSUMPTION<br>PER DAY (LIT) | REQUIRED<br>CAPACITY (LIT) | PROPOSED<br>CAPACITY (LIT) |
| CHWT                     | Residential cum Commercial Building (TENEMENT)     | 30.00                                     | 1.50                         | 80.00                      |                            |
| LIFT                     | Residential cum Commercial Building (COMM/PROFFAR) | 96.35                                     | 525.185                      | 32.00                      | 45.00                      |
| FIRE                     |                                                    |                                           |                              | 02.00                      |                            |
| UWWT                     | TOTAL                                              |                                           |                              | 86483.00                   | 104527.54                  |

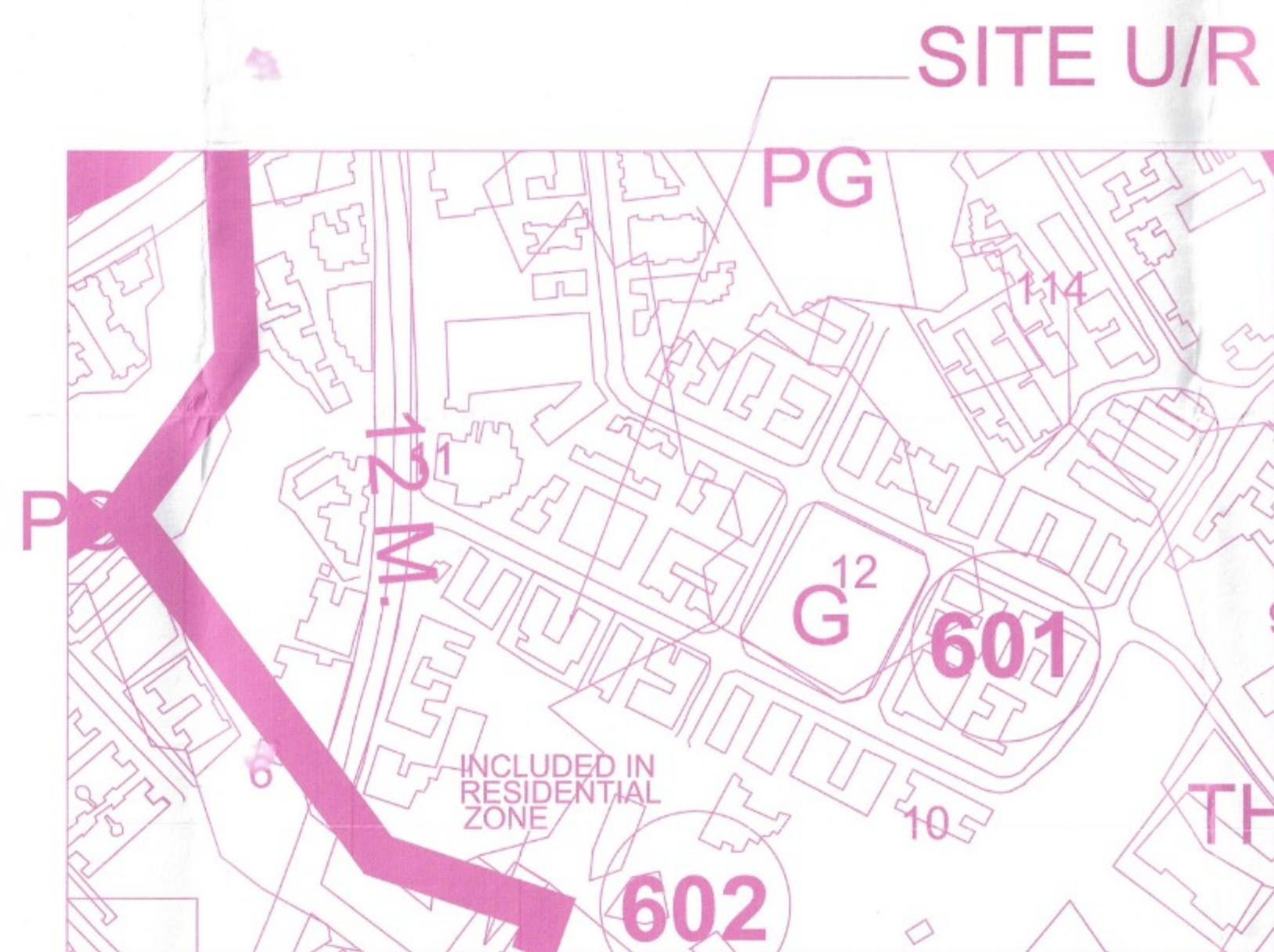
| PARKING CALCULATION |              |                         |                         |       |            |                  |  |  |  |
|---------------------|--------------|-------------------------|-------------------------|-------|------------|------------------|--|--|--|
| TYPE                | VEHICLE NAME | CARPET AREA<br>FSI (M2) | TENEMENT (NOS.)<br>UNIT | PROP. | REQD. UNIT | VEHICLE<br>REQD. |  |  |  |
| Residential         | Car          | 0 - 29.99               | 2                       | 39    | 0          | 0                |  |  |  |
| Residential         | Car          | 30.00 - 39.99           | 2                       | 3     | 1          | 1                |  |  |  |
| Residential         | Car          | 40.00 - 79.99           | 2                       | 38    | 1          | 19               |  |  |  |
| Residential         | Car          | 80.00 - 149.99          | 1                       | 0     | 1          | 0                |  |  |  |
| Residential         | Car          | 150.00 - ...            | 1                       | 0     | 2          | 0                |  |  |  |
| Residential         | Scoter       | 0 - 29.99               | 2                       | 39    | 2          | 39               |  |  |  |
| Residential         | Scoter       | 30.00 - 39.99           | 2                       | 3     | 2          | 3                |  |  |  |
| Residential         | Scoter       | 40.00 - 79.99           | 2                       | 38    | 2          | 38               |  |  |  |
| Residential         | Scoter       | 80.00 - 149.99          | 1                       | 0     | 1          | 0                |  |  |  |
| Residential         | Scoter       | 150.00 - ...            | 1                       | 0     | 1          | 0                |  |  |  |
| Commercial          | Car          | 84.92 (Shops)           | 100                     | 1     | 2          | 2                |  |  |  |
| Commercial          | Scoter       | 84.92 (Shops)           | 100                     | 1     | 6          | 6                |  |  |  |

| PARKING SIZE/AREA |     |                  |                 |        |                         |
|-------------------|-----|------------------|-----------------|--------|-------------------------|
| NAME              | NOS | REQUIRED<br>AREA | PROPOSED<br>NOS | AREA   | ADJUSTED PARKING<br>NOS |
| Car               | 18  | 205.65           | 18              | 205.65 | 0                       |
| Car-L             | 9   | 112.50           | 9               | 112.50 | 0                       |
| Car-S             | 9   | 93.15            | 9               | 93.15  | 0                       |
| Scoter            | 85  | 170.00           | 85              | 170.00 | 0                       |
| Cycle             | 0   | 0.00             | 0               | 0.00   | 0                       |
| Visitors Car      | 1   | 12.50            | 1               | 12.50  | 0                       |
| Visitors Scooter  | 4   | 8.00             | 5               | 10.00  | 0                       |
| Loading/Unloading | 0   | 0.00             | 0               | 0.00   | 0                       |
| Mini Bus          | 0   | 0.00             | 0               | 0.00   | 0                       |

MULTIPLYING FACTOR = 0.80

| BUILDING WISE FSI STATEMENT |                  |       |      |        |        |        |
|-----------------------------|------------------|-------|------|--------|--------|--------|
| BUILDING                    | FSI AREA<br>RESI | BALC  | PASS | STAIR  | LIFT   | TNE    |
| (SHANTA BHAVAN)             | 4158.75          | 96.35 | 0.00 | 269.32 | 417.87 | 140.16 |
| Total                       | 4158.75          | 96.35 | 0.00 | 269.32 | 417.87 | 140.16 |

| TDR AREA STATEMENT: |           |           |             |
|---------------------|-----------|-----------|-------------|
| PERM. TDR           | PROP. TDR | D.R.C. NO | D.R.C. TYPE |
| 559.65              | 557.00    |           |             |

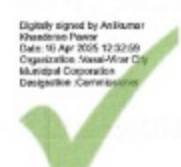


LOCATION PLAN

SCALE : NTS

PROJECT TYPE - Building Development

SEAL OF APPROVAL



PROJECT INFORMATION

CASE TYPE NEW

LOCATION Non-Congested Area

AREA STATEMENT SQ. M.

1. AREA OF PLOT (Minimum area of a, b, c to be considered)

(a) As per ownership document (1712, CTS extract)

(b) as per measurement sheet

(c) as per site

2. DEDUCTIONS FOR

(a) Proposed D.P./D.P. RW Area/Service Road Highway

(b) Any D.P. Reservation area

(c) Area not included in proposal

(d) Area not in possession

(Total a-b+c+d)

3. BALANCE PLOT AREA (1 - 2)

4. AMENITY SPACE (if applicable)

(a) Required -

(b) Adjustment of 20% if any -

(c) Balance Proposed -

5. NET PLOT AREA (3-4c)

6. RECREATIONAL OPEN SPACE (if applicable)

(a) Required -

(b) Proposed -

7. INTERNAL ROAD AREA

8. PLOT AREA (if applicable)

9. BUILT UP AREA WITH REF. TO BASE F.S.I. AS PER FRONT ROAD WIDTH (Sr.no.5 x Base FSI)

10. ADDITION OF FSI ON PAYMENT OF PREMIUM

(a) Minimum permissible premium FSI - based on road width / TOD Zone

(b) Proposed FSI on payment of premium

11. IN-SITU AND TOR LOADING

(a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a) if any 2.00 or 85 x Sr. No. 4 (b) (b) (c)]

(b) In-situ area against Amenity Space if handed over 2.00 or 85 x Sr. No. 4 (b) (b) (c)

(c) TDR area (Permissible TDR - 556.65)

(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))

12. ADDITIONAL FSI AREA UNDER CHAPTER No. 7

13. TOTAL ENTITLEMENT OF FSI

(a) [9 + 100/(11d)] or 12 whichever is applicable

(b) Ancillary FSI (upon 80% of TDR with payment of charges) (Res ancillary - 1562.23/Non-Res ancillary - 42.82)

(c) Total entitlement (a+b)

14. MAXIMUM UTILIZATION LIMIT OF F.S.I. (Building Potential) Permissible As Per Road Width (Reg. No. 5 or 6.2 or 6.3 or 6.4 as applicable) 1.8 or 1.8

15. TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at sr.no. 17 b)

(a) Existing Built-up Area

(b) Proposed Built-up Area (as per "Plan")

(Residential BUA - 4162.13/Non-Res BUA - 96.35)

(c) Total (a+b)

16. F.S.I. CONSUMED (15/13) should not be more than serial No. 14 above.)

17. AREA FOR INCLUSIVE HOUSING, if any

(a) Required (20% of Sr.No.5)

(b) Proposed

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on ... and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so measured tallies with the area stated in document of ownership/ T.P. scheme records/ land records department/ city survey records.

OWNERS DECLARATION

I/We undersigned hereby confirm that I/We would abide by plans approved by authority / collector. I/We would execute the structure as per approved plans, also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

LEGEND

PLOT BOUNDARY SHOWN THICK BLACK

PROPOSED WORK SHOWN RED FILLED IN

DRAINAGE LINE SHOWN RED DOTTED

WATERLINE SHOWN BLUE DOTTED

EXISTING TO BE RETAINED HATCHED

DEMOLITION SHOWN HATCHED YELLOW

OWNERS NAME & SIGN :

M/S Sanjay Properties LLP through partner Irfan Dayal

ARCH NAME SIGN & ADD

Megha Barry Fernandes

PROJECT INFORMATION

PLOT NO. : S. NO. 69 PLOT NO. 3 & S. NO. 6 PLOT NO. 4

USE : Mix Use

SUBUSE : Residential cum Commercial Building

NODE/SURVEY :

SECTOR NO :

PLOT ADDRESS : NAVGHAR NEAR SAI NAGAR GROUND

PERMIT NO. :

INWARD NO. : VVCMCB/7004/20

KEY NO. : 0316

DATE : 09-04-2025

SHEET NO. 1 / 2