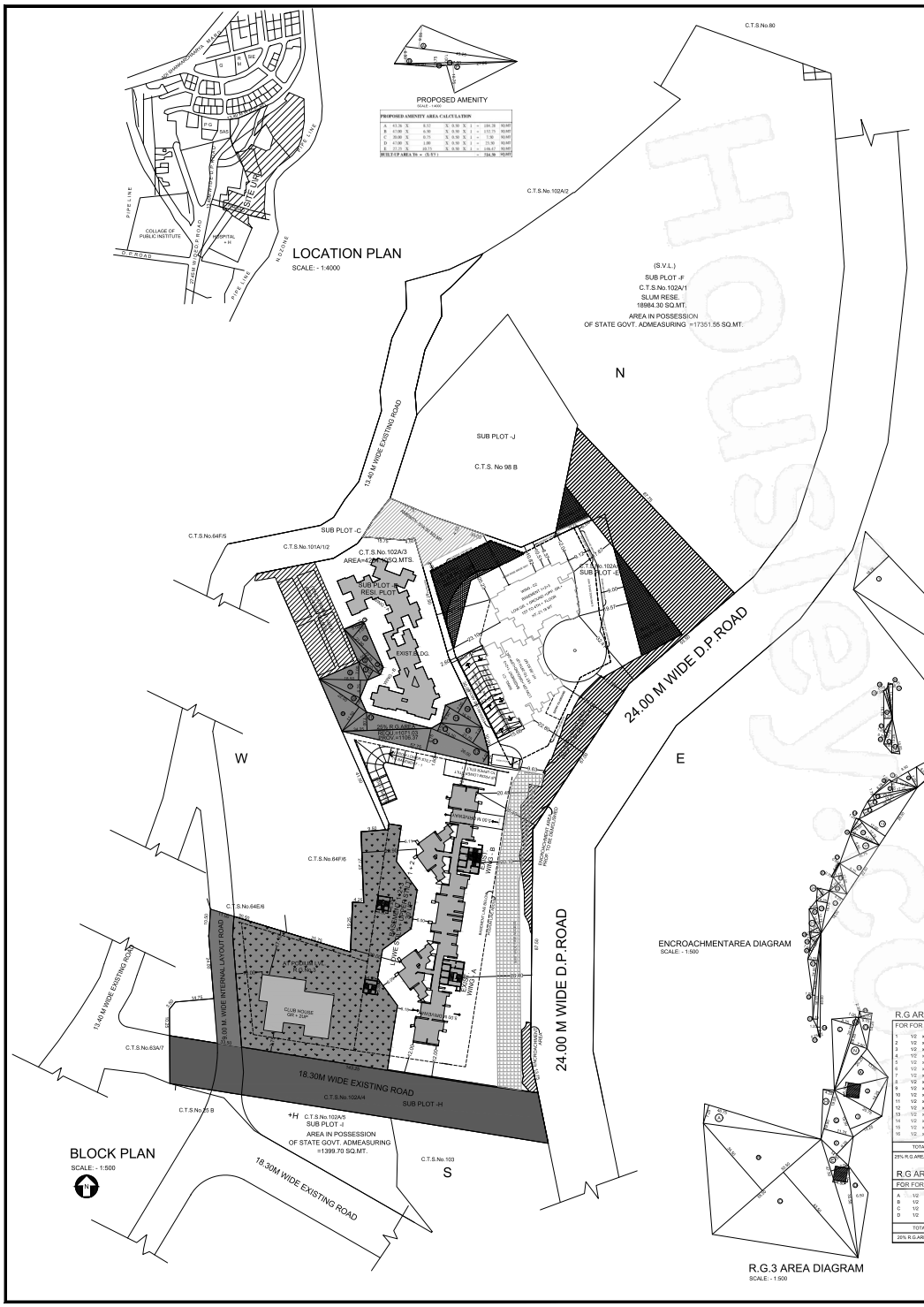

PROPOSED AMENITY AREA CALCULATION							
A	43.36	X	8.12	X	0.90	X 1 =	184.28 SQ.MT
B	41.00	X	6.50	X	0.90	X 1 =	133.73 SQ.MT
C	20.00	X	3.00	X	0.90	X 1 =	54.00 SQ.MT
D	41.00	X	3.00	X	0.90	X 1 =	110.70 SQ.MT
E	20.00	X	3.00	X	0.90	X 1 =	54.00 SQ.MT
BUILT UP AREA Tot = (A+B+C)						=	736.70 SQ.MT

BUILT UP AREA SUMMARY		
FLOOR	WING -C1 (SQ.MTS.)	WING -C2 (SQ.MTS.)
1ST BASEMENT	--	--
2ND BASEMENT	--	--
3RD BASEMENT	--	--
LOW GROUND FLOOR	--	--
GROUND FLOOR	8.91	28.22
UPPER GROUND FLOOR		
1ST FLOOR	424.65	447.21
2ND FLOOR	424.65	447.21
3rd FLOOR	424.65	447.21
4th FLOOR	424.65	447.21
5th FLOOR	424.65	
6th FLOOR	424.65	
7th FLOOR	320.26	
8th FLOOR	424.65	
9th FLOOR	424.65	
10th FLOOR	424.65	
11th FLOOR	424.65	
12th FLOOR	424.65	
13th FLOOR	320.26	
14th FLOOR	424.65	
15th FLOOR	424.65	
16th FLOOR	424.65	
17th FLOOR	424.65	
18th FLOOR	424.65	
19th FLOOR	424.65	
20th FLOOR	424.65	
21st FLOOR	424.65	
22nd FLOOR	424.65	
23rd FLOOR	424.65	
24th FLOOR	424.65	
25th FLOOR	424.65	
26th FLOOR	424.65	
27th FLOOR	424.65	
28th FLOOR	388.96	
29th FLOOR	424.65	
30th FLOOR	424.65	
BUILT UP AREA	11974.20	10916.66
TOTAL BUILT UP AREA (WING C1+ C2) (T1)		22787.96
EXCESS METER ROOM CONVERTED IN PH OF WING C-1 ONLY		26.00
Total BUA of Wing A + B		33372.66
EXCESS SOCIETY OFFICE COUNTED IN FSI (SA)		6.75
TOTAL BUA (T1+T2+T3+T4+T5)		35393.87
TOTAL BUA PROPOSED		35393.87

STAIRCASE LIFT LOBBY AREA		
FLOOR	WING -C1 (SQ.MTS.)	WING -C2 (SQ.MTS.)
GROUND FLOOR	127.28	124.98
UPPER GROUND FLOOR	127.28	124.98
1ST FLOOR	127.28	124.98
2ND FLOOR	127.28	124.98
3rd FLOOR	127.28	124.98
4th FLOOR	127.28	124.98
5th FLOOR	127.28	
6th FLOOR	123.81	
7th FLOOR	127.28	
8th FLOOR	127.28	
9th FLOOR	127.28	
10th FLOOR	127.28	
11th FLOOR	127.28	
12th FLOOR	127.28	
13th FLOOR	123.81	
14th FLOOR	127.28	
15th FLOOR	127.28	
16th FLOOR	127.28	
17th FLOOR	127.28	
18th FLOOR	127.28	
19th FLOOR	127.28	
20th FLOOR	123.81	
21st FLOOR	127.28	
22nd FLOOR	127.28	
23rd FLOOR	127.28	
24th FLOOR	127.28	
25th FLOOR	127.28	
26th FLOOR	127.28	
27th FLOOR	123.81	
28th FLOOR	127.28	
29th FLOOR	127.28	
TOTAL AREA	3804.52	749.88
TOTAL AREA (WING C1+C2) (T3)		4554.40

PARKING STATEMENT WING C1 & C2 AS PER DCPR 2034			
FLOOR	PARK AREQD	NO OF FLATS	PERM PARK
BELOW 60.00 SQ.MT	1FOR 4 FLATS	0	0.00
45.00 TO 60.00 SQ.MT	1 PER 2 FLATS	6	2.00
60.00 TO 90.00 SQ.MT	1 PER 1 FLATS	54	54.00
ABOVE 90.00 SQ.MT	2 PER 1 FLATS	68	136.00
TOTAL		128	196.00
10% FOR VISITORS PARKING			19.60
PARKING REQUIRED REM. (A)		=	204.60
SAY			205
TOTAL PROPOSED PARKING		=	316

PROPOSED PARKING STATEMENT WING C1 & C2			
FLOOR	BIG CAR	SMALL CAR	TOTAL
3+BASEMENT	44	63	107
2+BASEMENT	44	63	107
1+1+BASEMENT	44	63	107
LOWER GROUND	46	68	114
UPPER GROUND	7	10	17
GROUND FLOOR	44	14	58
TOTAL PROPOSED PARKING	228	281	509

ADS HANDOVER	
ADS	1,238.18
TOTAL FSI	35,171.69
APPROVED	25,703.75
BALANCE	25,467.23
% BALANCE	0.23
ADS PROVIDED	514.35

R.G.No.1 & 1A AREA CALCULATION								
AT GROUND LVL.								
A	0.50	X	18.02	X	11.54	X 1 NO	=	103.93 SQ.MT
B	0.50	X	43.50	X	16.00	X 1 NO	=	348.00 SQ.MT
R.G.No. 1 & 1A AREA							=	451.93 SQ.MT

R.G.No.2 AREA CALCULATION								
FOR AT PODIUM LEVEL								
a	0.60	x	17.26	x	20.38	x 1NO	=	175.62 SQ.MT
b	0.90	x	25.49	x	7.97	x 1NO	=	181.58 SQ.MT
c	0.90	x	12.32	x	8.61	x 1NO	=	95.20 SQ.MT
d	0.50	x	13.05	x	4.55	x 1NO	=	31.05 SQ.MT
e	0.866	x	12.63	x	0.57	x 1NO	=	4.78 SQ.MT
TOTAL ADDITION							=	372.24 SQ.MT
LESS ST.CASE AREA - 1 23.12 x 3.24 x 0.666							=	50.20 SQ.MT
NET R.G. - 2 AREA (372.24 - 50.20)							=	322.04 SQ.MT

PAVED RG .2a AREA CALCULATION								
FOR AT PODIUM LEVEL								
1	0.00	x	26.03	x	3.27	x 1NO	=	79.43 SQ.MT
2	0.50	x	23.12	x	3.25	x 1NO	=	37.57 SQ.MT
3	0.50	x	12.62	x	2.03	x 1NO	=	12.81 SQ.MT
TOTAL ADDITION							=	130.81 SQ.MT
LESS ST.CASE AREA - a 1.88 x 0.39 x 0.50							=	0.37 SQ.MT
LESS ST.CASE AREA - b 8.51 x 0.37 x 0.666							=	1.71 SQ.MT
TOTAL ADDITION							=	2.08 SQ.MT
NET PAVED RG .2a AREA (130.81 - 2.08)							=	128.73 SQ.MT

R.G.No.3 AREA CALCULATION								
AT GROUND (PT.) & PODIUM (PT.)								
A	0.50	x	46.75	x	7.25	x 1NO	=	169.47 SQ.MT
B	0.50	x	55.50	x	34.50	x 1NO	=	957.38 SQ.MT
C	0.50	x	55.50	x	43.50	x 1NO	=	1207.13 SQ.MT
D	0.50	x	35.50	x	6.50	x 1NO	=	115.38 SQ.MT
E	0.50	x	47.50	x	7.50	x 1NO	=	186.25 SQ.MT
F	0.50	x	14.50	x	9.25	x 1NO	=	67.00 SQ.MT
G	0.50	x	19.00	x	11.75	x 1NO	=	114.56 SQ.MT
H	0.50	x	19.50	x	4.25	x 1NO	=	41.44 SQ.MT
I	0.50	x	19.00	x	13.25	x 1NO	=	125.19 SQ.MT
J	0.50	x	20.75	x	14.25	x 1NO	=	147.84 SQ.MT
K	0.50	x	20.25	x	13.00	x 1NO	=	131.63 SQ.MT
L	0.50	x	25.25	x	8.75	x 1NO	=	127.97 SQ.MT
M	0.50	x	29.50	x	1.00	x 1NO	=	14.75 SQ.MT
N	0.50	x	29.50	x	7.00	x 1NO	=	103.25 SQ.MT
O	0.50	x	14.25	x	5.75	x 1NO	=	40.97 SQ.MT
P	0.50	x	6.00	x	2.30	x 1NO	=	6.70 SQ.MT
TOTAL ADDITION							=	3540.02 SQ.MT
LESS ST.CASE AREA 4.80 x 5.30 x 2NOS							=	50.88 SQ.MT
NET R.G. - 3 AREA							=	3489.14 SQ.MT
TOTAL R.G. AREA (R.G.No.1+2+2a+3)							=	4381.89 SQ.MT
25% R.G.AREA REQUIRED (16917.93 X 25%)							=	4219.45 SQ.MT

ENCROACHMENT AREA CALCULATION								
1	0.58	X	87.76	X	16.76	X 1 NO	=	822.86 SQ.MT
2	0.58	X	77.80	X	24.80	X 1 NO	=	834.60 SQ.MT
3	0.58	X	29.76	X	1.26	X 1 NO	=	19.89 SQ.MT
4	0.58	X	27.75	X	1.25	X 1 NO	=	17.34 SQ.MT
5	0.58	X	27.75	X	0.80	X 1 NO	=	93.25 SQ.MT
6	0.58	X	8.80	X	7.80	X 1 NO	=	39.79 SQ.MT
7	0.58	X	10.25	X	2.80	X 1 NO	=	10.25 SQ.MT
8	0.58	X	8.75	X	1.80	X 1 NO	=	9.45 SQ.MT
9	0.58	X	17.26	X	4.80	X 1 NO	=	34.80 SQ.MT
10	0.58	X	10.75	X	1.75	X 1 NO	=	17.20 SQ.MT
11	0.58	X	22.75	X	2.80	X 1 NO	=	36.44 SQ.MT
12	0.58	X	25.25	X	2.25	X 1 NO	=	26.41 SQ.MT
13	0.58	X	30.50	X	12.00	X 1 NO	=	159.00 SQ.MT
14	0.58	X	8.75	X	1.25	X 1 NO	=	3.98 SQ.MT
15	0.58	X	12.75	X	5.00	X 1 NO	=	39.88 SQ.MT
16	0.58	X	12.00	X	1.80	X 1 NO	=	12.528 SQ.MT
17	0.58	X	16.76	X	8.80	X 1 NO	=	71.18 SQ.MT
18	0.58	X	22.80	X	6.75	X 1 NO	=	95.44 SQ.MT
19	0.58	X	12.80	X	3.75	X 1 NO	=	22.80 SQ.MT
20	0.58	X	6.80	X	0.75	X 1 NO	=	2.85 SQ.MT
21	0.58	X	6.80	X	0.25	X 1 NO	=	1.00 SQ.MT
22	0.58	X	8.25	X	4.25	X 1 NO	=	17.83 SQ.MT
23	0.58	X	19.80	X	4.25	X 1 NO	=	50.25 SQ.MT
24	0.58	X	5.50	X	3.50	X 1 NO	=	11.35 SQ.MT
25	0.58	X	16.75	X	3.25	X 1 NO	=	39.89 SQ.MT
26	0.58	X	12.75	X	3.25	X 1 NO	=	30.72 SQ.MT
27	0.58	X	10.25	X	3.75	X 1 NO	=	22.22 SQ.MT
28	0.58	X	8.80	X	2.80	X 1 NO	=	14.43 SQ.MT
29	0.58	X	7.75	X	2.25	X 1 NO	=	9.72 SQ.MT
30	0.58	X	11.25	X	1.80	X 1 NO	=	11.61 SQ.MT
31	0.58	X	24.80	X	3.75	X 1 NO	=	45.80 SQ.MT
32	0.58	X	33.80	X	1.80	X 1 NO	=	35.50 SQ.MT
33	0.58	X	36.80	X	1.75	X 1 NO	=	37.90 SQ.MT
34	0.58	X	40.80	X	1.25	X 1 NO	=	29.60 SQ.MT
35	0.58	X	4.25	X	0.25	X 1 NO	=	0.53 SQ.MT
36	0.58	X	13.75	X	1.75	X 1 NO	=	12.81 SQ.MT
37	0.58	X	13.75	X	0.90	X 1 NO	=	3.44 SQ.MT
38	0.58	X	12.25	X	0.75	X 1 NO	=	4.60 SQ.MT
39	0.58	X	11.50	X	1.80	X 1 NO	=	5.70 SQ.MT
40	0.58	X	19.75	X	3.25	X 1 NO	=	39.88 SQ.MT
41	0.58	X	7.75	X	1.25	X 1 NO	=	4.84 SQ.MT
42	0.58	X	10.25	X	0.25	X 1 NO	=	1.48 SQ.MT
43	0.58	X	13.25	X	3.80	X 1 NO	=	19.86 SQ.MT
44	0.58	X	14.00	X	2.80	X 1 NO	=	21.80 SQ.MT
TOTAL ENCROACHMENT AREA							=	2813.46 SQMT

R.G AREA CALCULATION								
FOR FOR SUB PLOT-D								
1	1/2	x	8.00	x	1.00	x 1NO	=	4.00 SQ.MT
2	1/2	x	21.00	x	7.00	x 1NO	=	73.50 SQ.MT
3	1/2	x	22.25	x	2.50	x 1NO	=	27.81 SQ.MT
4	1/2	x	22.25	x	3.50	x 1NO	=	38.94 SQ.MT
5	1/2	x	9.50	x	4.50	x 1NO	=	21.38 SQ.MT
6	1/2	x	18.50	x	7.00	x 1NO	=	64.75 SQ.MT
7	1/2	x	18.50	x	6.75	x 1NO	=	62.44 SQ.MT
8	1/2	x	22.00	x	3.00	x 1NO	=	33.00 SQ.MT
9	1/2	x	22.00	x	11.50	x 1NO	=	126.50 SQ.MT
10	1/2	x	34.25	x	7.00	x 1NO	=	119.88 SQ.MT
11	1/2	x	37.75	x	6.75	x 1NO	=	252.66 SQ.MT
12	1/2	x	26.00	x	4.00	x 1NO	=	52.00 SQ.MT
13	1/2	x	24.00	x	3.50	x 1NO	=	42.00 SQ.MT
14	1/2	x	21.75	x	7.00	x 1NO	=	76.13 SQ.MT
15	1/2	x	16.50	x	6.50	x 1NO	=	53.63 SQ.MT
16	1/2	x	16.50	x	7.00	x 1NO	=	57.75 SQ.MT
TOTAL R.G.AREA PROVIDED							=	1106.37 SQ.MT
25% R.G.AREA REQU (A)Sq.10 X 25%)							=	1071.03

R.G AREA CALCULATION								
FOR FOR SUB PLOT - J								
A	1/2	x	28.75	x	8.50	x 1NO	=	122.19 SQ.MT
B	1/2	x	33.50	x	26.00	x 1NO	=	435.50 SQ.MT
C	1/2	x	33.50	x	11.75	x 1NO	=	196.81 SQ.MT
D	1/2	x	27.25	x	8.25	x 1NO	=	112.41 SQ.MT
TOTAL R.G.AREA PROVIDED							=	866.91 SQ.MT
25% R.G.AREA REQUIRED (3605.66 X 25%)							=	785.12 SQ.MT

PLOT AREA STATEMENT										
C.T.S No	SUB PLOT-A	SUB PLOT-B	SUB PLOT-C	SUB PLOT-D	SUB PLOT-E	SUB PLOT-F	SUB PLOT-G	SUB PLOT-H	SUB PLOT-J	TOTAL
102A/1(pt)	2198.30									2198.30
78B/4(1)pt		3014.50								3014.50
98A/1(f)			2928.80							2928.80
98 B									3025.00	3025.00
102A/1 SLUM RESE.						18904.30				18904.30
102A/2 SLUM RESE.					2320.40					2320.40
64F/5 (pt)				4284.10						4284.10
101A/1/2							2591.30			2591.30
64F/6 (pt)								1447.20		1447.20
TOTAL	2198.30	3014.50	2928.80	4284.10	2320.40	18904.30	2591.30	1447.20	3025.00	38693.80

COMPARITIVE STATEMENT							
SR. No.	C.T.S.No	DEP.P.R.C	AS PER LL.C	POSSE.OF ATTO	FOR PROPOSAL	REMARKS	
1	102A/1	18984.30	18984.30	18984.30	18904.30	SLUM RESE.	
2	102A/2	20205.40	20205.40	20205.40	20205.40	R-ZONE	
3	103A/3	4284.10	4284.10	4284.10	4284.10	R-ZONE	
4	102 A/4	2591.30	2591.30	2591.30	2591.30	D.P.ROAD	
5	102 A/5	1447.20	1447.20	1447.20	1447.20	-	
	TOTAL	47502.30	47502.30	47502.30	47502.30		

PROFORMA -A

01/10

PROFORMA				
S. No.		Particulars		Sqm
1		Gross Plot Area at plane (C+D+F+H+I)		47,502.30
	a	Road setback of Plot H		2,581.30
	b	DP Road Setback		-
	c	Widening Road		-
	d	Reserve Plot		1,447.20
	e	SUB PLOT C		4,284.10
	f	Area Encroached developer will not come forward for future development on this encroached plot		2,813.46
	g	J-J Area under SUB PLOT F		18,984.30
				-
				30,110.36
		Net Plot Area		17,391.93
		Deduction For		
2	A	Road Setback Road Area		-
	a	Road Setback handed Over		-
	b	Proposed Road to be handed over		-
	c	Reservation to be handed over		-
			Total	-
	B	For Amenity area		
	a	ADS to be handed Over as per 14(A)		1,229.10
	b	ADS to be handed Over as per 14(B)		-
	c	ADS to be handed Over as per 14(C)		-
	d	ADS to be handed Over as per 35		-
			Total	1,229.10
3		Total Deduction		31,340.57
4		Net Plot Area		16,162.73
5		Tot. Area Under Development	NET PLOT AREA	16,162.73
6		Permissible Area		
	a	Zone Basic	1.00	16,162.73
	b	Premium FSI	0.50	8,076.36
	c	GEN TOR	0.90	14,546.46
		SLUM TOR	0.90	2,093.31
		AMENITY TOR	-	1,020.00
	d	Over and above Road FSI	2.00	3,162.80
	e	Over and above Land FSI 2 B	-	-
	f	TDR	-	-
7		Permissible Built up area		35,171.80
8		Proposed FSI (Consumed)	DCR 1991 / DCPR 2034	TOTAL
		Wing A + B	20,172.48	20,172.48
		EXCESS CLUB HOUSE AREA	131.29	131.29
		Wing C1 & C2	15,236.00	15,236.00
				-
		TOTAL	35,703.75	35,540.35
9				-
		FUNGIBLE FSI		-
	A	RESIDENTIAL C+A+D		-
	B	EXCESS CLUB HOUSE AREA	30% 3,582.81	3,582.81
		TDR FUNGIBLE FSI		-
		TOTAL FUNGIBLE PROPOSED (A+B+C)	3,582.81	3,582.81
10	TOTAL PROPOSED GROSS BUA AREA		25,703.75 13,619.41	39,523.16
11		Tenement statistics		
		Proposed BUA (10) above		39,523.16
12		Less deduction of Non - Res. Sue		-
13		Area available for tenements (9- 9))		39,523.16
14		Tenement permissible (density of tenement) Hectared		1,778.04
		Total no.of Tenements Proposed on net plot	344.00 324.00	288.00
15		Parking Required	160.00 205	364.00
		Parking Proposed	429.00 510.00	510.00

Note- 1)AREA ENCROACHED - DEVELOPER WILL NOT COME FORWARD FOR FUTURE DEVELOPMENT ON THIS ENCROACHED PLOT.
2)NO FURTHER PLANS SHALL BE APPROVED WITH BALANCE BUA AVAILABLE DUE TO REMOVAL OF PARTLY OR FULLY ENCROACHED AREA UNLESS ENHANCED AMENITY IS PROVIDED'.

CONTENTS OF SHEET

Block & location plan & other cal.

STAMP AND DATE OF APPROVAL OF PLAN

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTION UNDER NO.CE/1090/BPES/AS DATE : 31/12/2021

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO.CE/1090/BPES/AS

Sachin Bhaskar Walve	Nitin Vasant rao Patil	Lotan Sukade o Ahire
S.E.(B.P.)S/W	A.E.(B.P.)S&T	E.E.(B.P.)E.S.- II

DESCRIPTION OF PROPOSAL & PROPERTY

PROP. BLDG. NO. 1 ON SUB PLOT BEARING C.T.S. NO. 102 A / 1 TO 102 A / 5 OF VILLAGE - TIRANDAZ, POWAI, KURLA (WEST).

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	SCALE	DATE	CHECKED BY
	1:100		-

NAME OF THE OWNER

CHITRANJAN C. SHARMA.

265\267, KUMUD HOUSE,
DR. D.N.ROAD, FORT,
MUMBAI - 400 001.

NAME, ADDRESS OF C.A — **SIGNATURE**

RAJESH ESTATE & NIRMAN LTD

REGD. OFFICE: 139 , SEKSARIA CHAMBERS , 2ND FLOOR, NAGINDAS MASTER ROAD, FORT, MUMBAI - 400023
C.A TO OWNER.

Sonar Chapal Digitally signed by Sonar Chapal Date: 2022.02.14 12:02:02 +05'30'

NAME & ADDRESS OF DESIGN ARCHITECT

HAFEEZ CONTRACTOR
29 Bank Street
Mumbai - 400 023.

NAME AND ADDRESS OF LICENSED SURVEYOR (L.S.) — **SIGNATURE**

SPACEAGE UTILITIES CONSULTANTS
B-106, Natraj Building,
Mulund Goregaon Link Road
Mulund (w), Mumbai - 4000 080

Shashikant Laxman jadhav