

STAMP OF DATE OF APPROVAL OF PLANS
 This cancels approval to the previous plans sanctioned under Auto DCR No. CHE/ES/1964/S/337[NEW] Dated 14.01.2022
 Approved subject to the conditions mentioned in this office letter Auto DCR No. CHE/ES/1964/S/337[NEW]

CAR PARKING STATEMENT AS PER D.C.R. 1991 APPROVED AMENDED PLAN DT. 20.02.20218

| SR. NO. | C.A. IN SQ.MTS. | PARKING PERMISSIBLE AS PER SCHEDULE. | TOTAL PLATS | TOTAL PARKING REQUIRED |
|---------|---|--------------------------------------|-------------|------------------------|
| 1 | SHOP UP TO 80 SQ.MT | NIL | 0 | 0 |
| 2 | UP TO 35.00 SQ.MT | 1 FOR EVERY 4 7/4 | 0 | 0.00 |
| 3 | BETWEEN 35 TO 45.00 SQ.MT | 1 FOR EVERY 2 7/4 | 3 | 1.00 |
| 4 | BETWEEN 45 TO 70 SQ.MT | 1 FOR EVERY 1 7/4 | 29 | 20.00 |
| 5 | ABOVE 70 SQ.MT | 2 FOR EVERY 1 7/4 | 0 | 0 |
| | TOTAL | | 32 | 30.50 |
| | ADDITIONAL PARKING REQUIRED FOR VISITORS - 20% OF THE ABOVE (SUBJECT TO A MINIMUM OF 1) | | | 7.62 |
| | TOTAL PARKING REQUIRED | | 32 | 38.00 |
| | TOTAL PARKING PROVIDED | 32 | 32 | 38.00 |

CAR PARKING STATEMENT AS PER D.C.R. 2034

| SR. NO. | C.A. IN SQ.MTS. | PARKING PERMISSIBLE AS PER SCHEDULE. | TOTAL PLATS | TOTAL PARKING REQUIRED |
|---------|-----------------------------|--------------------------------------|-------------|------------------------|
| 1 | SHOP UP TO 80 SQ.MT | NIL | 0 | 0.00 |
| 2 | UP TO 45.00 SQ.MT | 1 FOR EVERY 4 7/4 | 8 | 2.00 |
| 3 | BETWEEN 45 TO 60 SQ.MT | 1 FOR EVERY 2 7/4 | 18 | 9.00 |
| 4 | BETWEEN 60 TO 90 SQ.MT | 1 FOR EVERY 1 7/4 | 1 | 1 |
| 5 | ABOVE 90 SQ.MT | 2 FOR EVERY 1 7/4 | 0 | 0 |
| | TOTAL | | 27 | 12.00 |
| | ADDITIONAL VISITORS PARKING | | | 1.20 |
| | TOTAL PARKING REQUIRED | | 27 | 13.20 |
| | TOTAL PARKING PROVIDED | 32 | 32 | 14.00 NOS. |

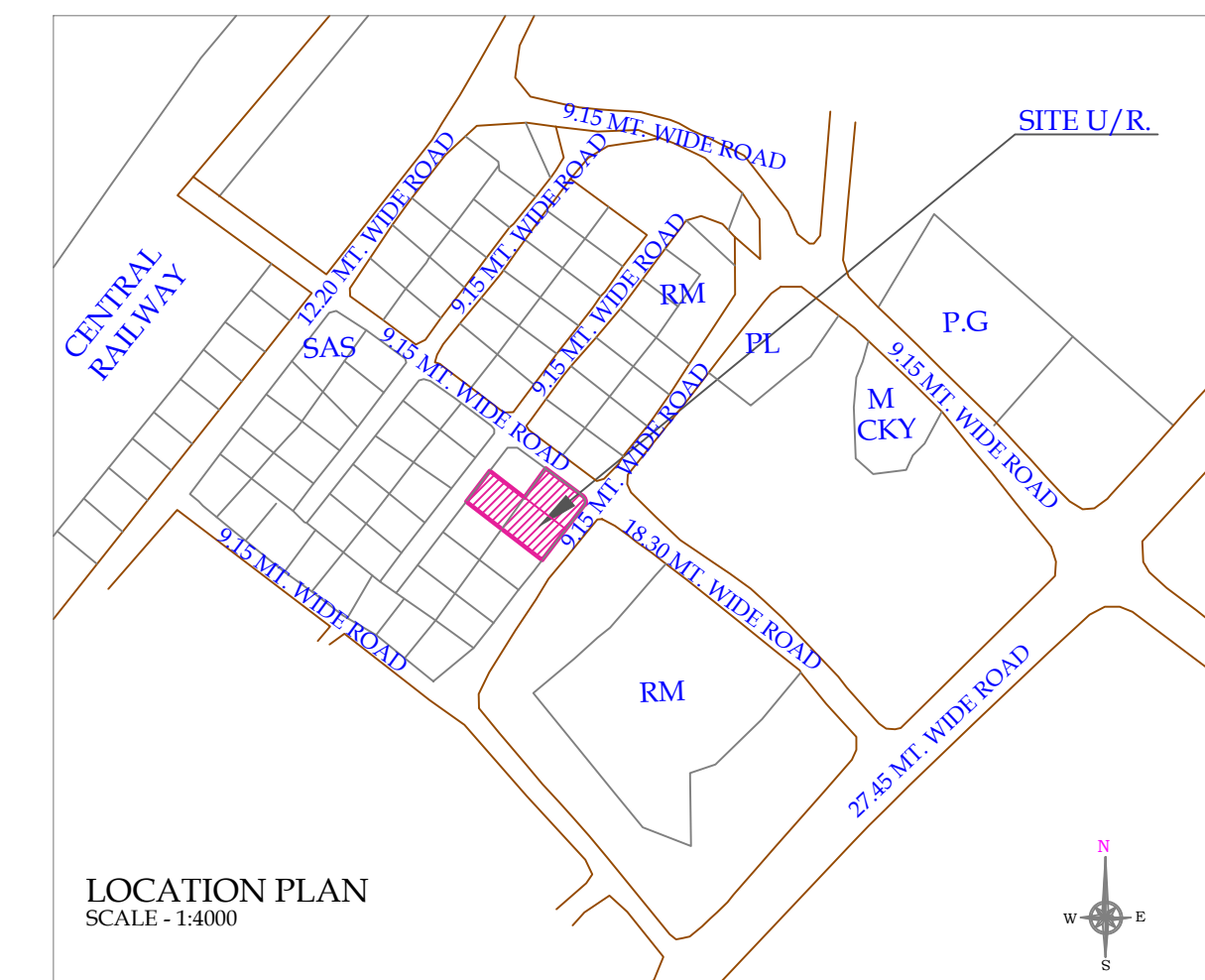
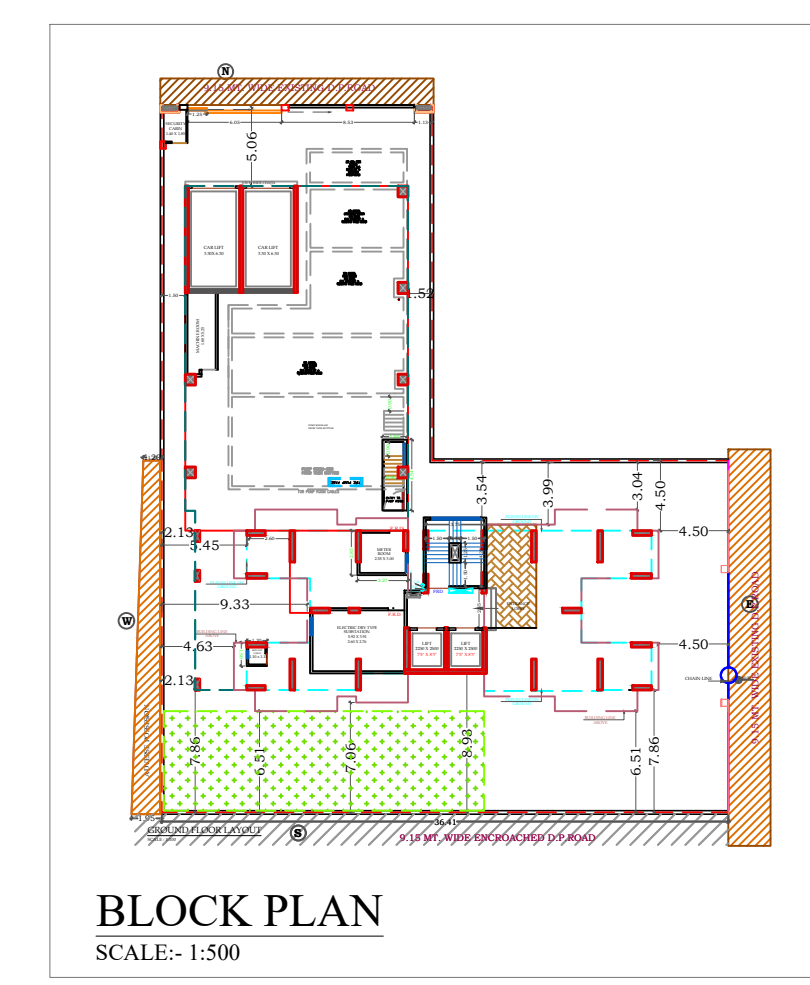
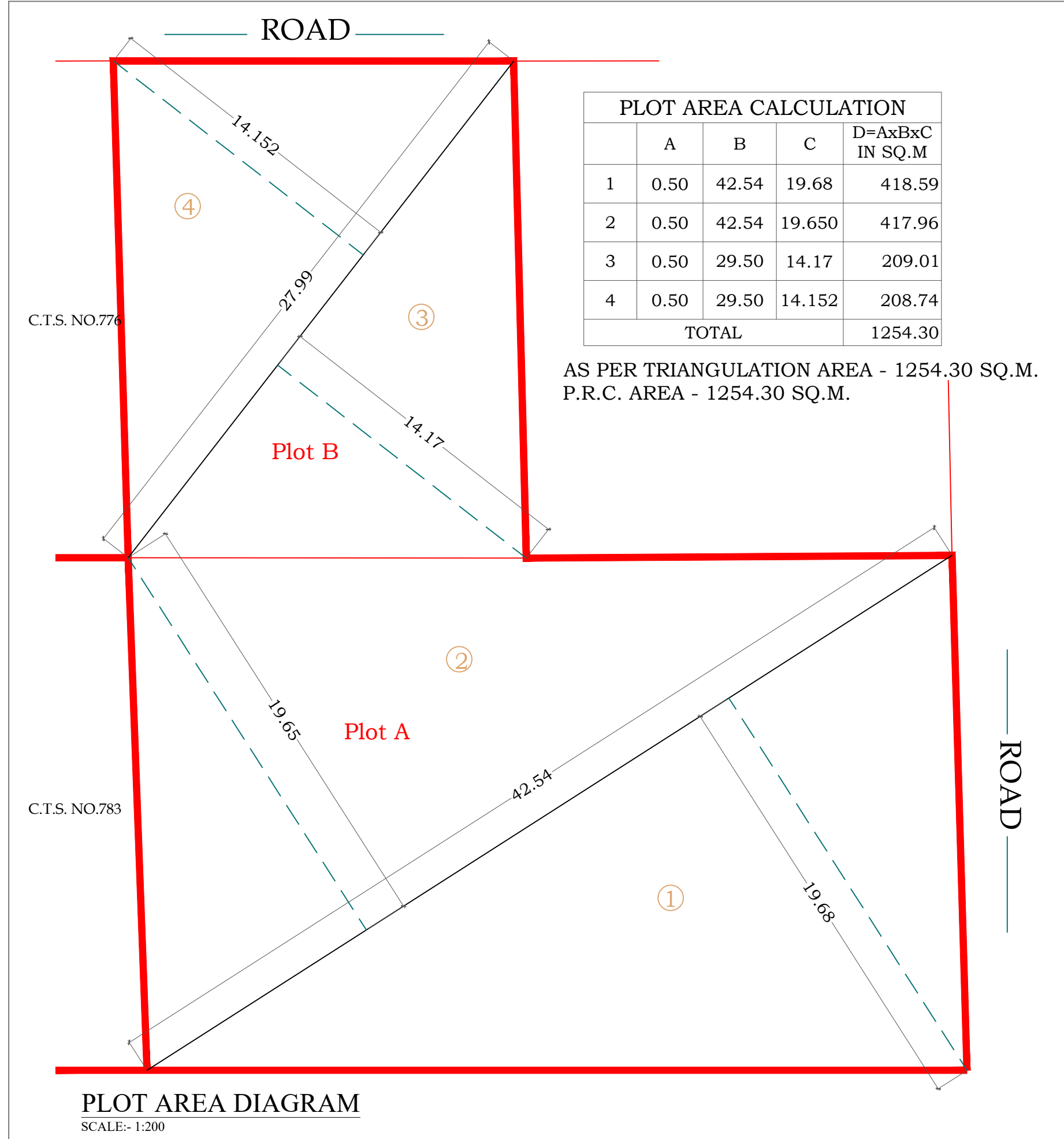
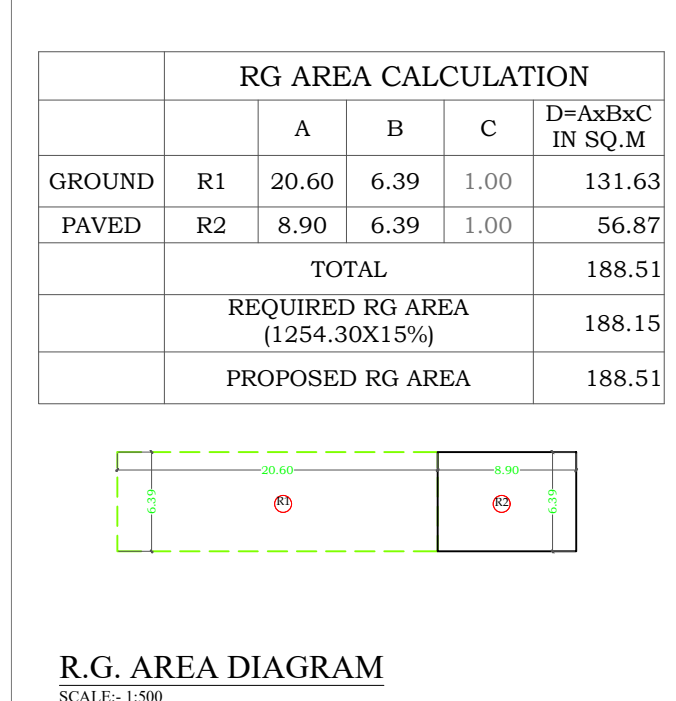
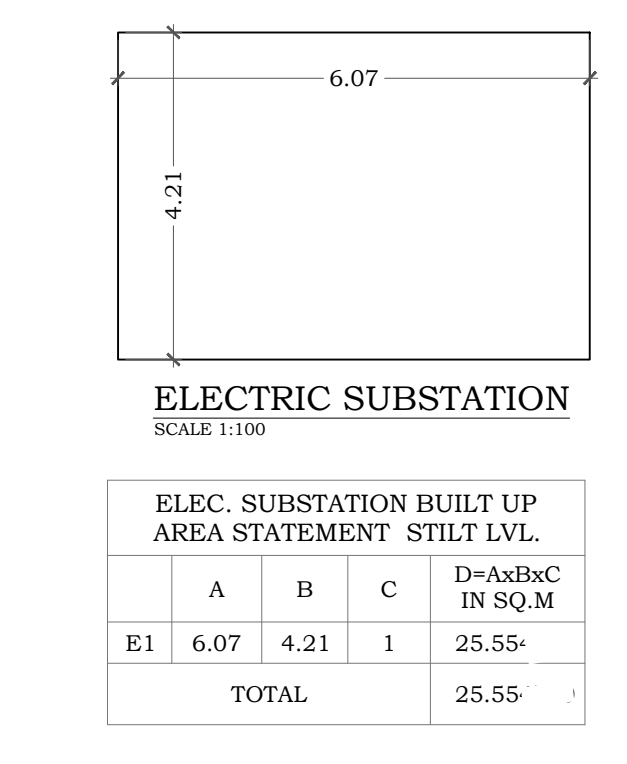
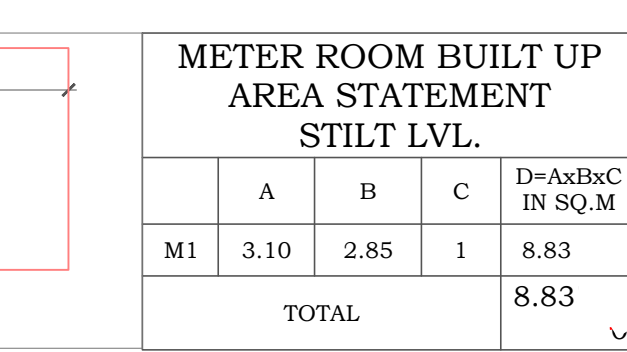
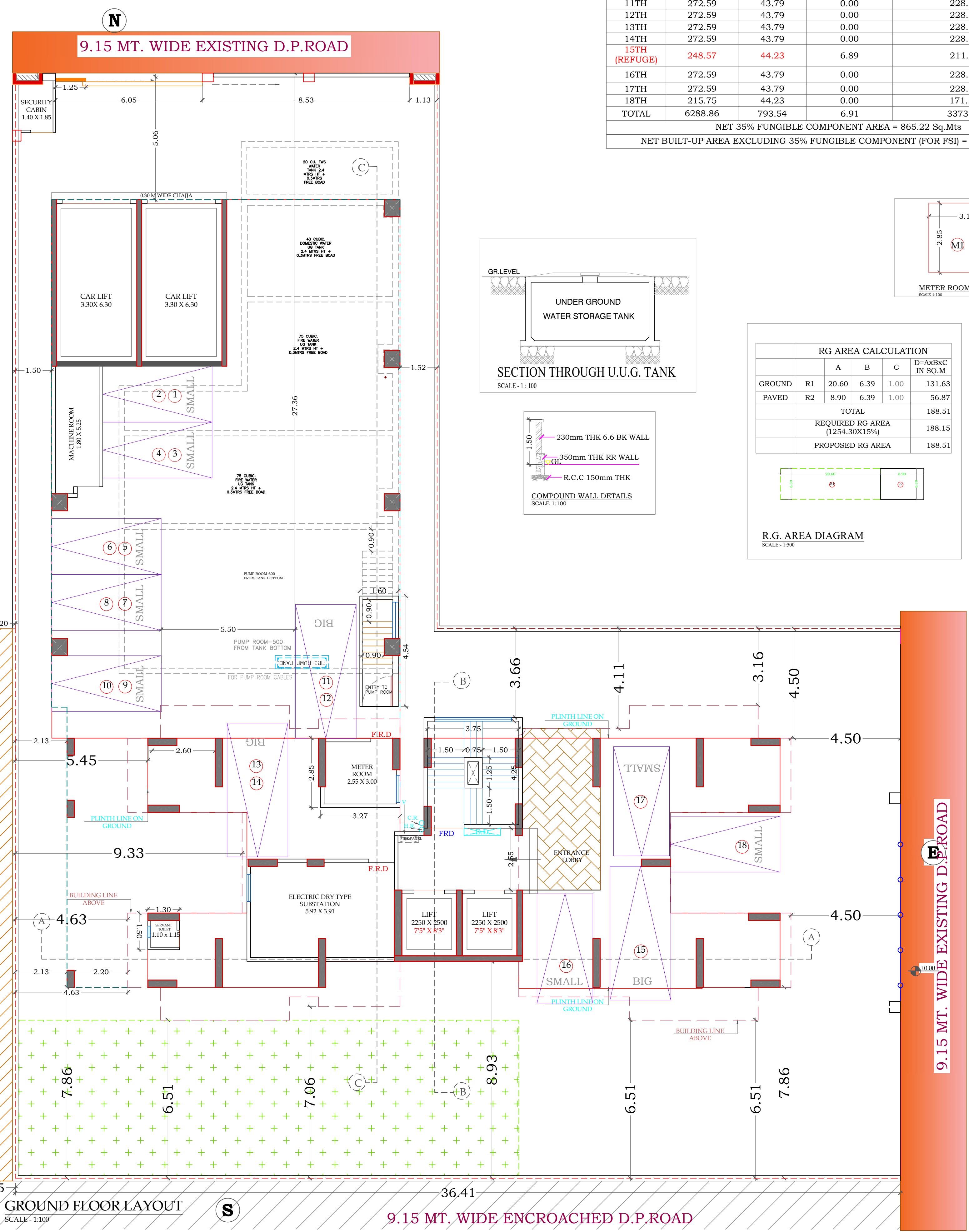
CAR PARKING STATEMENT

| FLOOR | BIG CAR | SMALL CAR | TOTAL PARKING |
|------------|---------|-----------|---------------|
| STILT | 5 | 13 | 18.00 |
| 1ST PODIUM | 5 | 4 | 9.00 |
| 2ND PODIUM | 5 | 4 | 9.00 |
| 3RD PODIUM | 5 | 4 | 9.00 |
| 4TH PODIUM | 7 | 0 | 7.00 |
| TOTAL | 27.00 | 25.00 | 52.00 |

SUMMARY

| FLOOR | CONSTRUCTED AREA | STAIR CASE AREA | EXCESS BUILT UP AREA COUNTED IN FSI | GROSS BUILT UP AREA AS PER CALCULATION (INCL. FUNGIBLE COMPONENT) | NO. OF FLATS |
|---------------|------------------|-----------------|-------------------------------------|---|--------------|
| STILT | 219.09 | 0.00 | 0.00 | 219.09 | 0 |
| 1ST | 583.06 | 44.59 | 0.00 | 627.65 | 2 |
| 2ND | 583.06 | 44.59 | 0.00 | 627.65 | 2 |
| 3TH | 583.06 | 44.59 | 0.00 | 627.65 | 2 |
| 4TH | 494.02 | 44.59 | 0.00 | 538.61 | 2 |
| 5TH | 460.48 | 44.59 | 0.00 | 505.07 | 2 |
| 6TH | 254.69 | 43.79 | 0.00 | 298.48 | 4 |
| 7TH | 260.71 | 43.79 | 0.00 | 304.50 | 4 |
| 8TH (REFUGE) | 205.65 | 44.23 | 0.02 | 250.00 | 3 |
| 9TH | 272.59 | 43.79 | 0.00 | 316.38 | 4 |
| 10TH | 272.59 | 43.79 | 0.00 | 316.38 | 4 |
| 11TH | 272.59 | 43.79 | 0.00 | 316.38 | 4 |
| 12TH | 272.59 | 43.79 | 0.00 | 316.38 | 4 |
| 13TH | 272.59 | 43.79 | 0.00 | 316.38 | 4 |
| 14TH | 272.59 | 43.79 | 0.00 | 316.38 | 4 |
| 15TH (REFUGE) | 248.57 | 44.23 | 6.89 | 300.00 | 3 |
| 16TH | 272.59 | 43.79 | 0.00 | 316.38 | 4 |
| 17TH | 272.59 | 43.79 | 0.00 | 316.38 | 4 |
| 18TH | 215.75 | 44.23 | 0.00 | 260.00 | 3 |
| TOTAL | 6288.86 | 793.54 | 6.91 | 7089.31 | 59 |

NET 35% FUNGIBLE COMPONENT AREA = 865.22 Sq.Mts
 NET BUILT-UP AREA EXCLUDING 35% FUNGIBLE COMPONENT (FOR FSI) = 2508.60 Sq.Mts



PROFORMA - A F.S.I.-2.70

| AREA STATEMENT | AREA IN SQMT AS PER DPCR 1991 APPROVED 20.02.2018 | AREA IN SQMT AS PER DPCR 2034 | TOTAL |
|---|---|-------------------------------|---------|
| 1. GROSS AREA OF PLOT AS PER CONC. | 1254.30 | 1254.30 | 1254.30 |
| 2. GROSS AREA OF PLOT AS PER CONVEYANCE DEED | 1254.30 | 1254.30 | 1254.30 |
| 3. DEDUCTIONS FOR: | | | |
| (A) For Reservation/Road Area | 0.00 | 0.00 | 0.00 |
| (B) For Amenity Area | 0.00 | 0.00 | 0.00 |
| (C) Deductions for Existing Built up Area to be retained if any | 0.00 | 0.00 | 0.00 |
| (D) Road set back area to be handed over (100%) (Regulation No.16) | 0.00 | 0.00 | 0.00 |
| (E) Proposed D.P. road to be handed over (100%) (Regulation No.16) | 0.00 | 0.00 | 0.00 |
| (F) Reservation area (plot) to be handed over (Regulation No.17) | 0.00 | 0.00 | 0.00 |
| (G) Area of amenity plot/plots to be handed over as per DCR 14(A) | 0.00 | 0.00 | 0.00 |
| (H) Area of amenity plot/plots to be handed over as per DCR 14(B) | 0.00 | 0.00 | 0.00 |
| (I) Area of amenity plot/plots to be handed over as per DCR 15 | 0.00 | 0.00 | 0.00 |
| (J) Area of amenity plot/plots to be handed over as per DCR 35 | 0.00 | 0.00 | 0.00 |
| (K) Land component of Existing BUA as per regulation | 0.00 | 0.00 | 0.00 |
| (L) Balance Area of Plot (L minus 3) | 1254.30 | 1254.30 | 1254.30 |
| 4. BALANCE AREA OF PLOT (L minus 3) | 1254.30 | 1254.30 | 1254.30 |
| 5. PLOT AREA UNDER DEVELOPMENT | 0.00 | 0.00 | 0.00 |
| 6. ZONAL (BASIC) FSI (1 or 1.33) | 0.00 | 0.00 | 0.00 |
| 7. PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6) | 1254.30 | 1254.30 | 1254.30 |
| 8. BUILT UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER 3(A) | 1254.30 | 1254.30 | 1254.30 |
| 9. BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER | 0.00 | 0.00 | 0.00 |
| 10. 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) | 627.15 | 627.15 | 627.15 |
| 11. BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO. 12 PROTECTED + 187.15 + 187.15 + 360.00 = 627.15 | 627.15 | 627.15 | 627.15 |
| REGULATION NO. 30 (C) SUBJECT TO REGULATION NO. 30(C) 3) PROTECTED Area | 187.15 | 187.15 | 187.15 |
| b) 15% OF SR. NO. 76 ABOVE OR 10 SQ. M. PER TENEMENT AS PER REG. NO. 33(7)(B) 36 NOS X 10 SQ.MT = 360.00 | 360.00 | 360.00 | 360.00 |
| c) 50 TOR PERMISSIBLE = 627.15 - 187.15 - 360 = 90 sq.mt. | 90.00 | 90.00 | 90.00 |
| 12. PERMISSIBLE BUILT UP AREA (7+8+9+10+11) | 1881.45 | 2508.60 | 2508.60 |
| 13. PROPOSED BUILT UP AREA FOR RESIDENTIAL | 1839.96 | 668.64 | 2508.60 |
| PROPOSED BUILT UP AREA NON-RESIDENTIAL | 0.00 | 0.00 | 0.00 |
| TOTAL PROPOSED BUILT UP AREA | 1839.96 | 668.64 | 2508.60 |
| 14. TDR GENERATED IF ANY AS PER REGULATION 30 (A) | 0.00 | 0.00 | 0.00 |
| 15. FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO. 31(3) | 0.00 | 878.01 | 878.01 |
| A) a) i) Permissible Fungible Compensatory area (2508.60 - 1839.96) x 1.1 = 865.22 | 865.22 | 865.22 | 865.22 |
| ii) Fungible Compensatory area - available for Rehab Component without charging premium | 0.00 | 501.13 | 501.13 |
| b) i) Permissible Fungible Compensatory area by charging premium | 0.00 | 376.88 | 376.88 |
| ii) Fungible Compensatory area available on payment of premium | 0.00 | 364.09 | 364.09 |
| 16. TOTAL BUILT UP AREA PERMISSIBLE INCLUDING FUNGIBLE COMPENSATORY | 1839.96 | 1505.16 | 3345.12 |
| TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY | 1839.96 | 1533.86 | 3373.82 |
| 17. FSI CONSUMED ON NET PLOT (13+14) | 1.47 | 0.53 | 2.00 |

CERTIFICATE OF AREA
 CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 23.02.2015 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT AS STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS 1254.30 SQ. MT. ONE THOUSAND TWO HUNDRED FIFTY FOUR POINT THIRTY SQ. MT. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP.

PROFORMA - B
CONTENTS OF THE SHEET
 GROUND FLOOR PLAN, LOCATION PLAN & BLOCK PLAN, BUILT UP AREA SUMMARY, PARKING STATEMENT, PLOT AREA CAL. & DIAGRAM, R.G. AREA DIAGRAM & CALCULATION, SECTION THROUGH U.G. TANK, COMPOUND WALL DETAILS.

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED RE-DEVELOPMENT ON THE PROPERTY KNOWN AS 'ASHWAGHOSH CHS. LTD. & MILAN CHS' BEARING CTS NO. 784, 785 & 775 OF REVENUE KANJUR - E VILLAGE IN S WARD, DATAR COLONY, BHANDUP (E), MUMBAI-400 042.

NAME OF OWNER/APPLICANT SIGNATURE
 M/s. PRATIK DEVELOPERS.
 K-49, APMC Market, Narayal Bazar,
 Sector-19, Navi Mumbai-400 705.

NAME ADDRESS AND SIGNATURE OF ARCHITECT
 M/s. TRYFOUR ARCHITECTS
 210, BUILDING NO. 6, VITTHAL RAJHUMAI CHS,
 BALARAM KHEDEKAR MARG, BEHIND RAM MANJUR,
 WADALA, MUMBAI - 400 031 INDIA
 TEL : +91-22-998758, +91-98219907599
 Email : tryfourarchitects@hotmail.com
 tryfourarchitects@gmail.com

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S.E.(B.P.)S/E&T/E A.E.(B.P.)S&T E.E.(B.P.)ES-II

| BUILT UP AREA CALCULATION OF 1ST - 4TH FLOOR | | | | | |
|--|-------|------|--------|----------------|--------|
| AREA OF BLOCK (ABCD) | | | | | |
| A | B | C | D=ABxC | IN SQ.M | |
| 16.24 | 12.95 | | | 210.31 | A |
| TOTAL | | | | | |
| 1 | 1.14 | 5.20 | 1 | 5.93 | |
| 2 | 4.05 | 0.50 | 1 | 2.03 | |
| 3 | 4.40 | 0.95 | 1 | 4.18 | |
| 4 | 1.35 | 1.35 | 2 | 3.65 | |
| 5 | 4.95 | 4.14 | 1 | 20.49 | |
| 6 | 4.63 | 0.95 | 1 | 4.40 | |
| 7 | 4.96 | 2.42 | 1 | 12.00 | |
| TOTAL | | | | | |
| NET CONSTRUCTED AREA | | | | | |
| A | 1 | | | 157.64 | B |
| STAIRCASE & LIFT AREA CALCULATION | | | | | |
| L1 | 5.04 | 2.93 | 1 | 14.77 | |
| ST1 | 3.90 | 4.55 | 1 | 17.75 | |
| ST2 | 0.15 | 0.45 | 1 | 0.07 | |
| STL1 | 1.65 | 0.30 | 1 | 0.49 | |
| LL1 | 5.04 | 2.25 | 1 | 11.34 | |
| LL2 | 1.14 | 0.15 | 1 | 0.17 | |
| TOTAL | | | | | |
| BUILT UP AREA (B+C) | | | | | |
| | | | | 157.64 + 44.59 | 113.05 |
| | | | | 113.05 SQ.MT. | |

PROFORMA - B

CONTENTS OF THE SHEET
1ST- 3RD FLOOR PLAN (PODIUM), 5TH FLOOR PLAN | AMENITIES | BUILT UP AREA CALCULATION | SOCIETY OFFICE AND FITNESS CENTRE CALCULATION

DESCRIPTION OF PROPOSAL & PROPERTY
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NAME OF OWNER/APPLICANT SIGNATURE

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K-49,APMC Market, Narayal Bazar,
Sector-19, Navi Mumbai-400 705.

NAME ADDRESS AND SIGNATURE OF ARCHITECT

ALL DIMENSIONS ARE IN METER NORTH

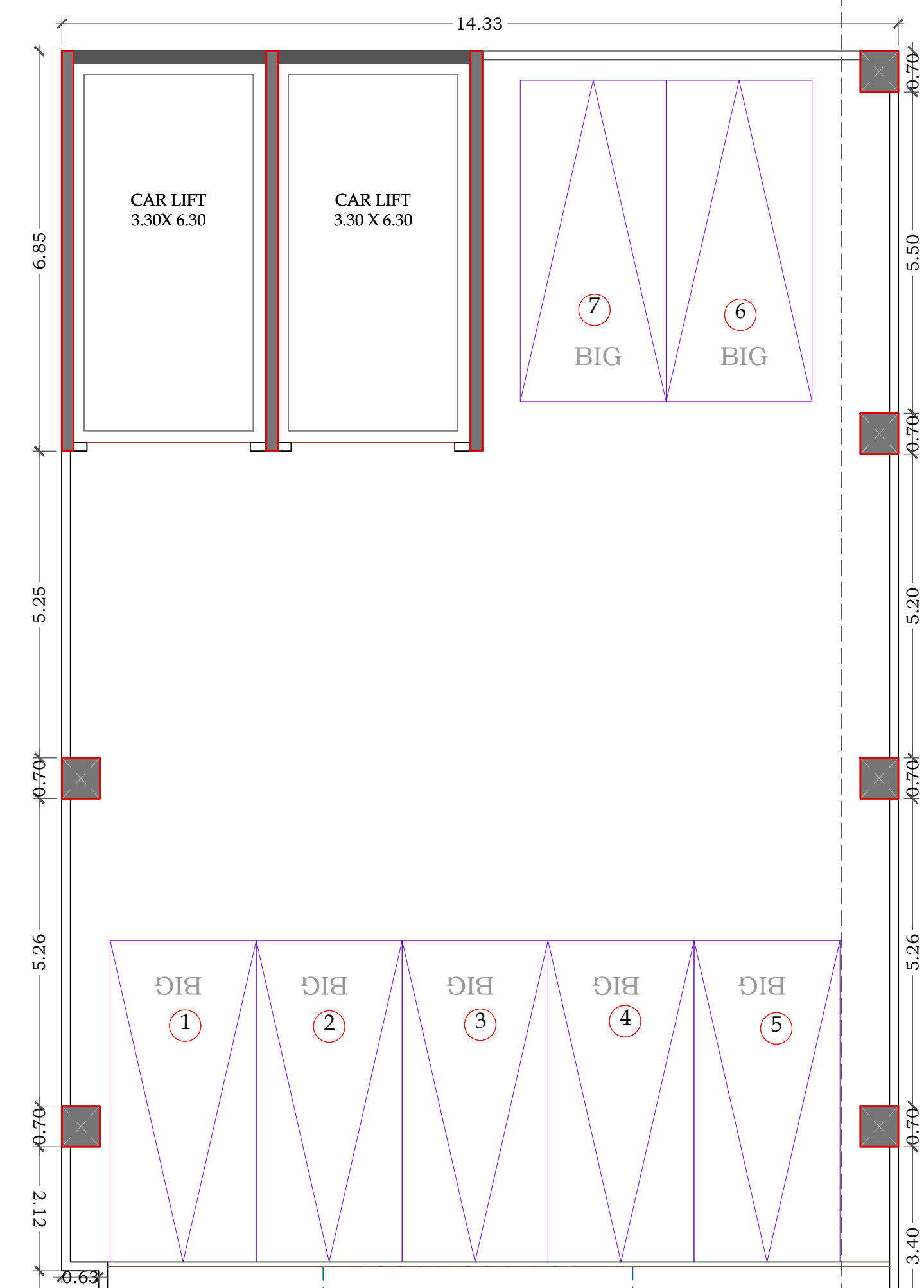
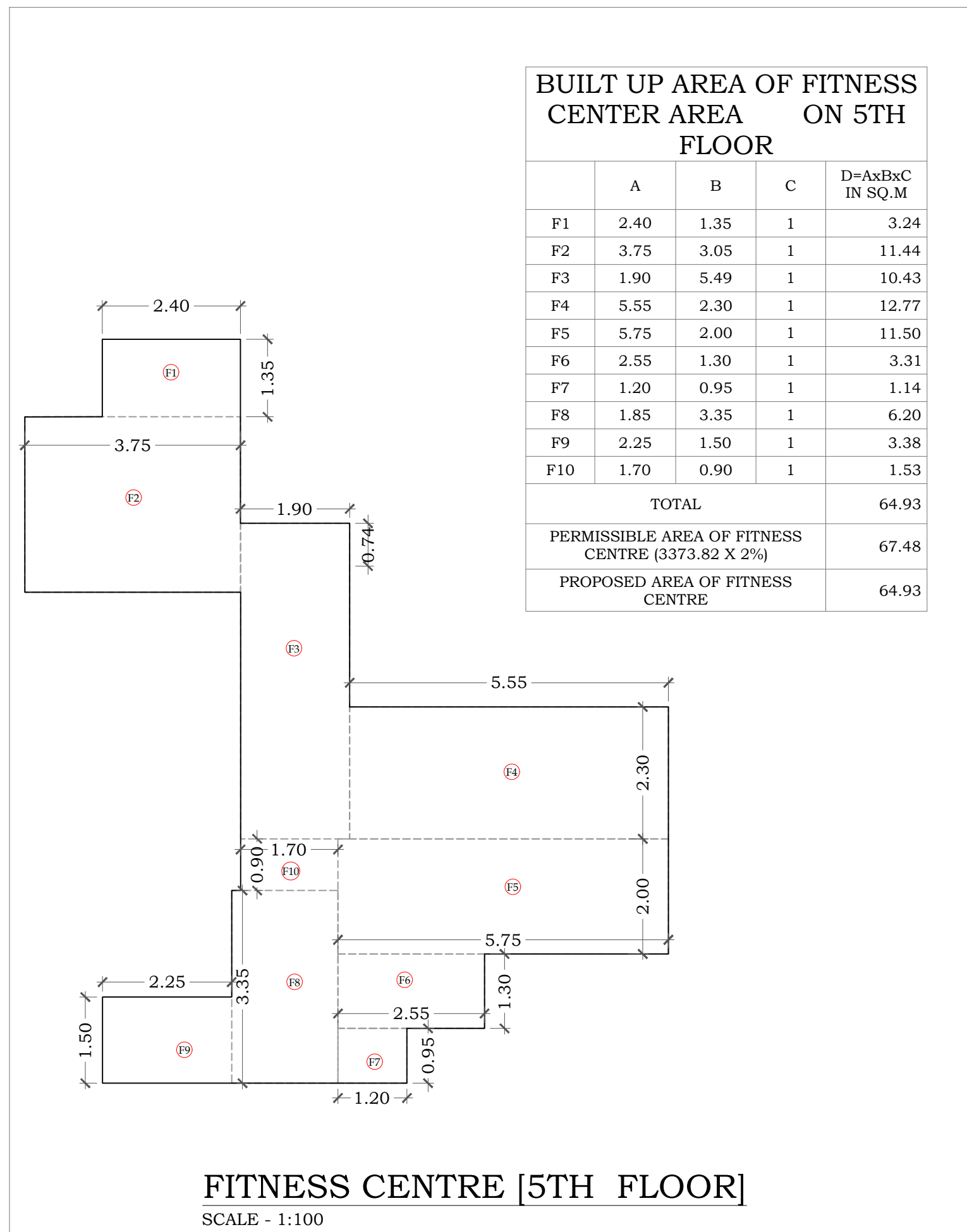
M/s TRYFOUR ARCHITECTS
210, BUILDING NO. 6, VITHAL RAKHUMAI CHS, BALARAM KHEDEKAR MARG, BEHIND RAM MANDIR, WADALA, MUMBAI - 400 031, INDIA
TEL : +91-9820 998758, +91-9819907599
Email : tryfourarchitects@hotmail.com ; ar.sitlinganjale@gmail.com

DRAWN : NIKITA
CHECKED : ARNITIN GUJRAL
SCALE : AS SHOWN
DATE : 07.09.2022
DRG. NO. : 02 / 07

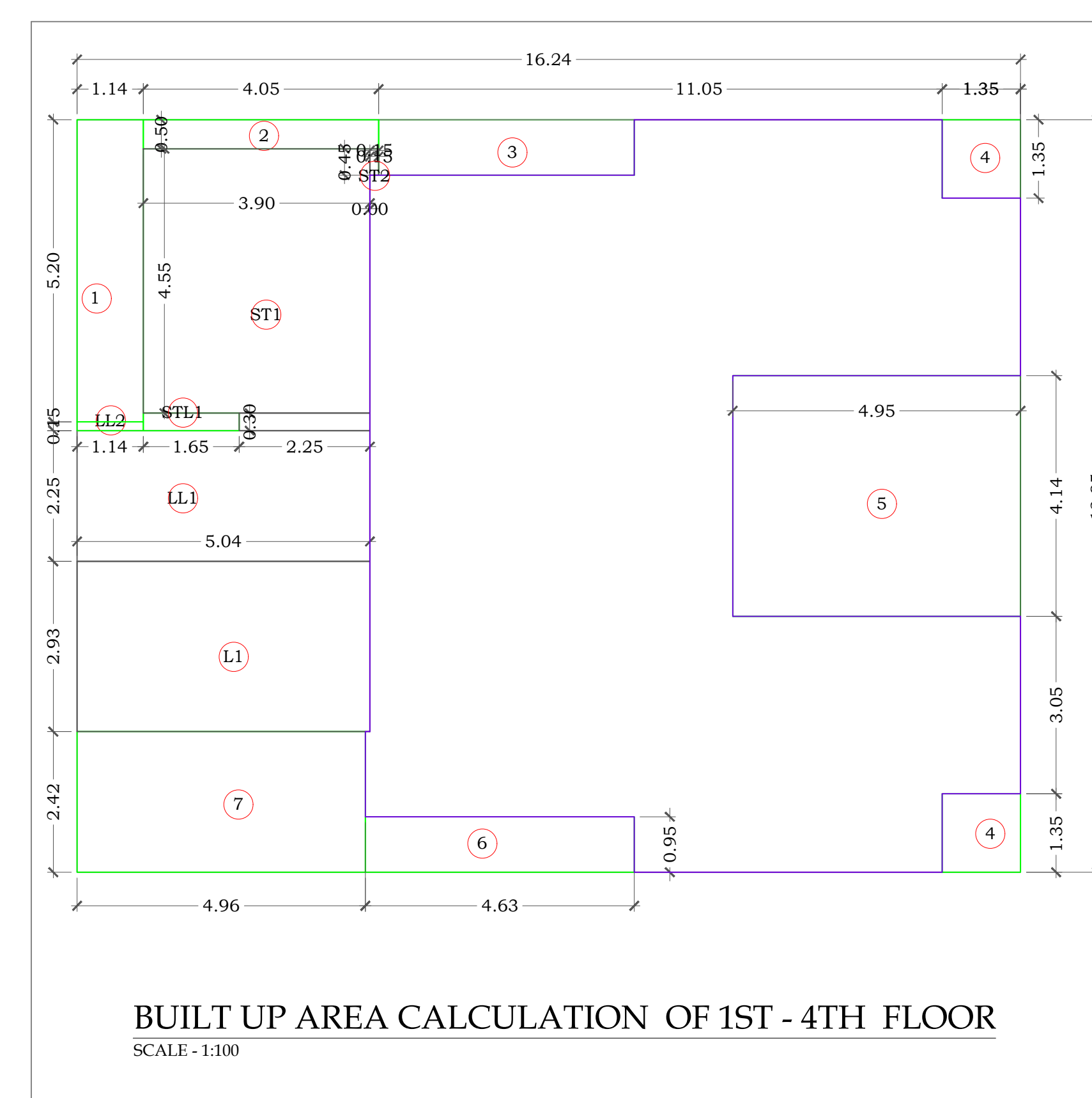
BUILT UP AREA OF FITNESS CENTER AREA ON 5TH FLOOR

| | A | B | C | D=ABxC | IN SQ.M | |
|---|------|------|---|--------|---------|--|
| F1 | 2.40 | 1.35 | 1 | 3.24 | | |
| F2 | 3.75 | 3.05 | 1 | 11.44 | | |
| F3 | 1.90 | 5.49 | 1 | 10.43 | | |
| F4 | 5.55 | 2.30 | 1 | 12.77 | | |
| F5 | 5.75 | 2.00 | 1 | 11.50 | | |
| F6 | 2.55 | 1.30 | 1 | 3.31 | | |
| F7 | 1.20 | 0.95 | 1 | 1.14 | | |
| F8 | 1.85 | 3.35 | 1 | 6.20 | | |
| F9 | 2.25 | 1.50 | 1 | 3.38 | | |
| F10 | 1.70 | 0.90 | 1 | 1.53 | | |
| TOTAL | | | | | | |
| PERMISSIBLE AREA OF FITNESS CENTRE (3373.82 X 2%) | | | | 67.48 | | |
| PROPOSED AREA OF FITNESS CENTRE | | | | 64.93 | | |

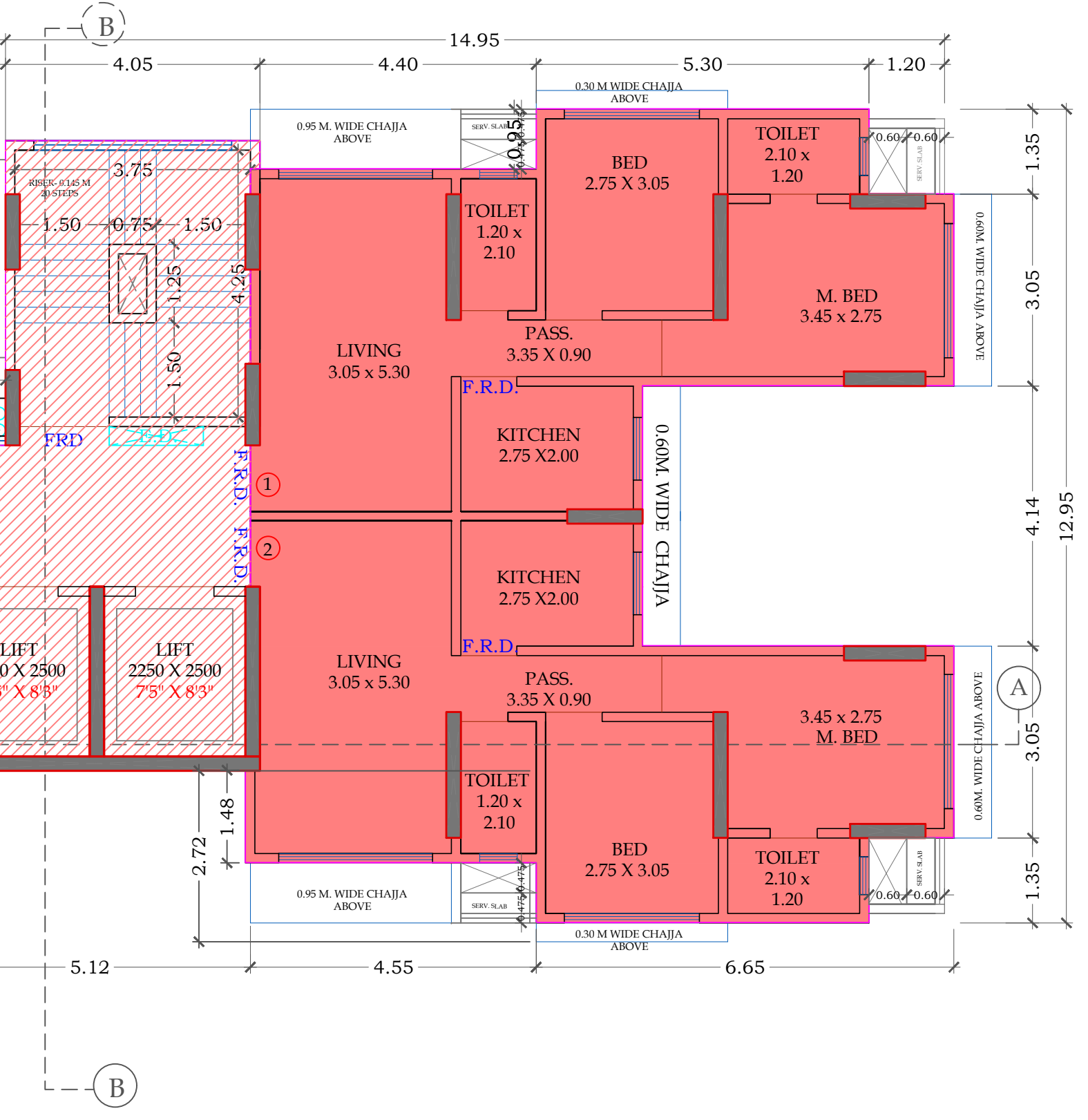
FITNESS CENTRE [5TH FLOOR]
SCALE - 1:100



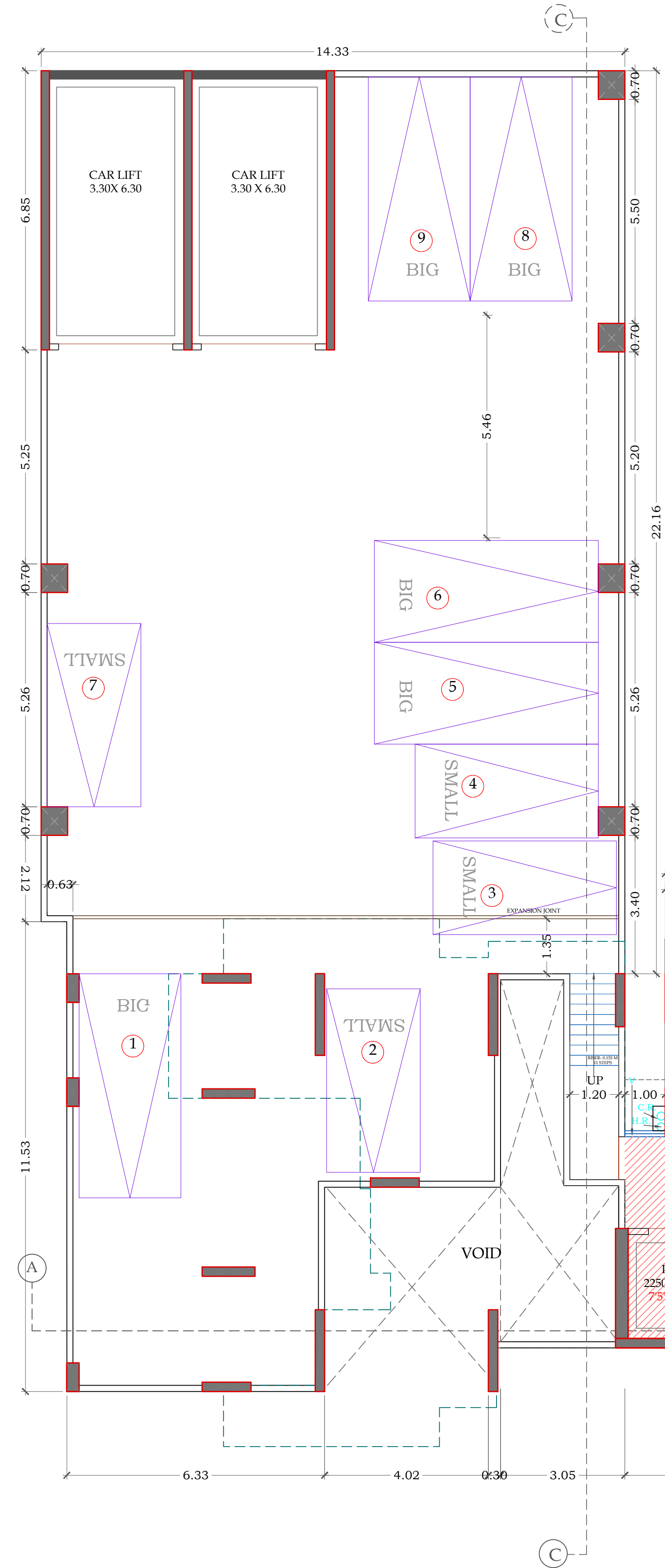
4TH PODIUM FLOOR PLAN
SCALE - 1:100



BUILT UP AREA CALCULATION OF 1ST - 4TH FLOOR
SCALE - 1:100



1ST, 2ND AND 3RD PODIUM FLOOR PLAN
SCALE - 1:100



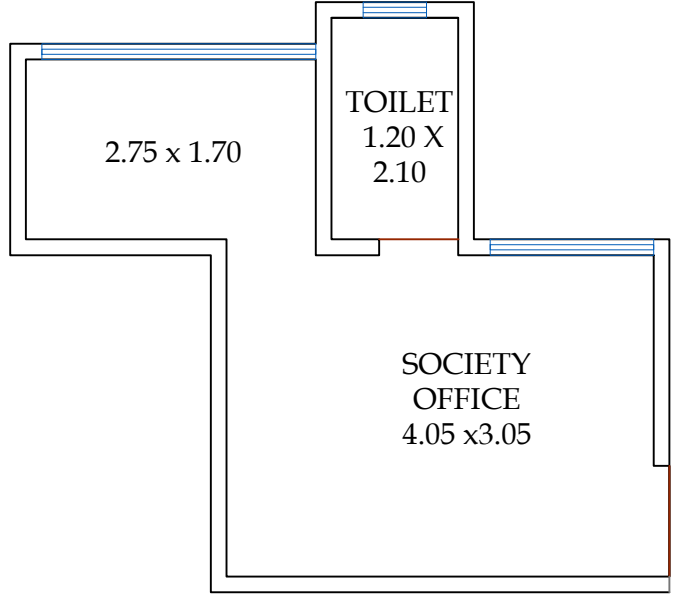
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S.E.(B.P.)S/E&T/E

A.E.(B.P)S&T

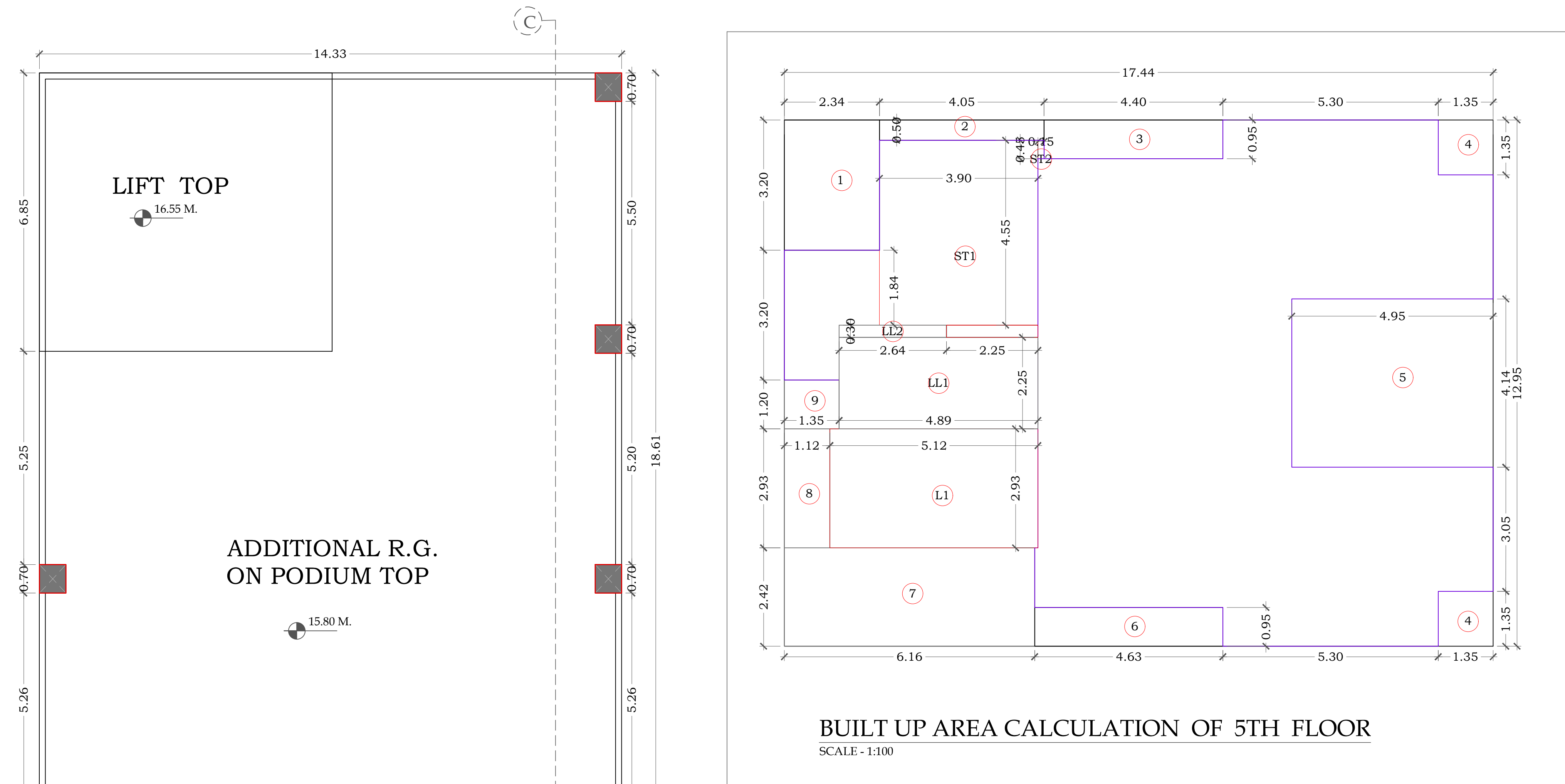
E.E.(B.P)ES-II



CARPET AREA OF SOCIETY OFFICE ON 6TH FLOOR

| | A | B | C | D=AxBxC IN SQ.M |
|--------------|------|------|---|------------------|
| S1 | 3.05 | 4.05 | 1 | 12.352500 |
| S2 | 2.75 | 1.70 | 1 | 4.675000 |
| S2 | 1.20 | 2.10 | 1 | 2.520000 |
| D1 | 1.05 | 0.15 | 1 | 0.157500 |
| D2 | 0.75 | 0.15 | 1 | 0.112500 |
| TOTAL | | | | 19.817500 |

SOCIETY OFFICE [5TH FLOOR]
SCALE - 1:100



BUILT UP AREA CALCULATION OF 5TH FLOOR
SCALE - 1:100

BUILT UP AREA CALCULATION OF 5TH FLOOR

| AREA OF BLOCK (ABCD) | | | | |
|-----------------------------------|------|------|-----------------|---------------|
| 17.44 X 12.95 | | | | 225.85 |
| TOTAL | | | | 225.85 |
| A | B | C | D=AxBxC IN SQ.M | A |
| 1 | 2.34 | 3.20 | 1 | 7.49 |
| 2 | 4.05 | 0.50 | 1 | 2.03 |
| 3 | 4.40 | 0.95 | 1 | 4.18 |
| 4 | 1.35 | 1.35 | 2 | 3.65 |
| 5 | 4.95 | 4.14 | 1 | 20.49 |
| 6 | 4.63 | 0.95 | 1 | 4.40 |
| 7 | 6.16 | 2.42 | 1 | 14.91 |
| 8 | 1.12 | 2.93 | 1 | 3.28 |
| 9 | 1.35 | 1.20 | 1 | 1.62 |
| TOTAL | | | | 62.04 |
| NET CONSTRUCTED AREA | | | | |
| A - I | | | | 163.80 |
| 225.84 - 62.04 | | | | 163.80 |
| STAIRCASE & LIFT AREA CALCULATION | | | | |
| LI | 5.12 | 2.93 | 1 | 15.00 |
| ST1 | 3.90 | 4.55 | 1 | 17.75 |
| ST2 | 0.15 | 0.45 | 1 | 0.07 |
| LL1 | 4.89 | 2.25 | 1 | 11.00 |
| LL2 | 2.64 | 0.30 | 1 | 0.78 |
| TOTAL | | | | 44.59 |
| BUILT UP AREA (B- II) | | | | |
| 163.80 - 44.59 | | | | 119.21 |
| | | | | 119.21 SQ.MT. |

PROFORMA - B

CONTENTS OF THE SHEET

4TH FLOOR PLAN (PODIUM)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RE-DEVELOPMENT ON THE PROPERTY KNOWN AS "ASHWAGHOSH CHS.LTD & MILAN CHS" BEARING CTS NO. 784, 785 & 775 OF REVENUE KANJUR - E VILLAGE IN S WARD, DATAR COLONY, BHANDUP (E), MUMBAI-400 042.

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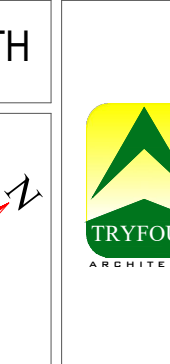
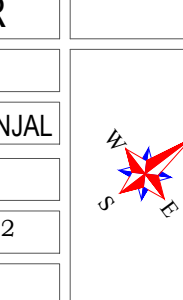
SIGNATURE

NAME ADDRESS AND SIGNATURE OF ARCHITECT

ALL DIMENSIONS ARE IN METER

DRAWN | NIKITA
CHECKED | AR.NITIN GUNJAL
SCALE | AS SHOWN
DATE | 07.09.2022
DRG. NO. | 03/07

NORTH



M/s. TRYFOUR ARCHITECTS
210, BUILDING NO. 6, VITHAL RAKHUMAI CHS,
BALARAM KHEDEKAR MARG, BEHIND RAM MANDIR,
WADALA, MUMBAI - 400 031, INDIA
TEL : +91-9820 998758, +91-9819907599 .
Email : tryfourarchitects@hotmail.com
: ar.nitiningunal@gmail.com

5TH PODIUM FLOOR PLAN
SCALE - 1:100

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S.E.(B.P.)S/E&T/E A.E.(B.P.)S&T E.E.(B.P.)ES-II

BUILT UP AREA CALCULATION OF 8TH FLOOR

| AREA OF BLOCK (ABCD) | | | | 353.41 |
|----------------------|------|------|---------|---------------|
| A | B | C | D=Ab+Bc | IN SQ.M |
| 1 | 1.35 | 1.35 | 2 | 1.65 |
| 2 | 1.20 | 0.95 | 1 | 1.14 |
| 3 | 3.35 | 0.55 | 1 | 1.84 |
| 4 | 0.99 | 5.20 | 1 | 5.15 |
| 5 | 4.05 | 0.50 | 1 | 2.03 |
| 6 | 4.40 | 0.95 | 1 | 4.18 |
| 7 | 4.95 | 8.55 | 1 | 42.32 |
| 8 | 6.10 | 5.35 | 1 | 32.64 |
| 9 | 5.04 | 2.42 | 1 | 12.20 |
| 10 | 4.55 | 0.95 | 1 | 4.32 |
| 11 | 3.60 | 2.90 | 1 | 10.44 |
| 12 | 4.80 | 2.00 | 1 | 9.60 |
| 13 | 4.70 | 2.15 | 1 | 10.11 |
| 14 | 6.25 | 1.05 | 1 | 6.56 |
| 15 | 1.35 | 1.50 | 1 | 2.03 |
| TOTAL | | | | 148.19 |

NET CONSTRUCTED AREA
A - I 353.41-148.19 205.22 B

STAIRCASE & LIFT AREA CALCULATION

| | | | | |
|--------------|------|------|---|--------------|
| L1 | 5.01 | 2.93 | 1 | 14.77 |
| ST1 | 3.90 | 4.55 | 1 | 17.75 |
| ST2 | 0.15 | 0.45 | 1 | 0.07 |
| STL1 | 1.65 | 0.30 | 1 | 0.49 |
| LL1 | 4.89 | 2.25 | 1 | 11.00 |
| LL2 | 0.99 | 0.15 | 1 | 0.15 |
| TOTAL | | | | 44.23 |

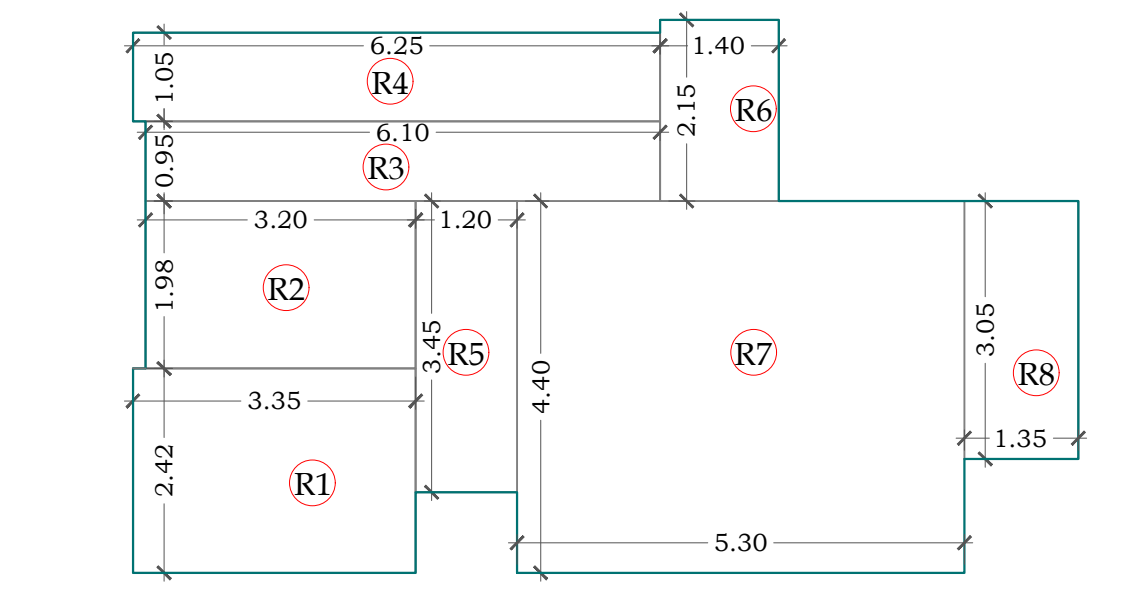
COLUMN COUNTED IN F.S.I 0.43 III

EXCESS REFUGEE AREA 0.00

205.22 + 0.43 + 0.00 205.67 C

BUILT UP AREA (C-I) 205.67 - 44.23 161.44

161.44 SQ.MT.



REFUGEE AREA CALCULATION ON 8TH FLOOR

BUILT UP AREA CALCULATION OF REFUGEE AREA ON 8TH FLOOR

| A | B | C | D=Ab+Bc | IN SQ.M |
|--------------|------|------|---------|--------------|
| R1 | 3.35 | 2.42 | 1 | 8.11 |
| R2 | 3.20 | 1.98 | 1 | 6.34 |
| R3 | 6.10 | 0.95 | 1 | 5.79 |
| R4 | 6.25 | 1.05 | 1 | 6.56 |
| R5 | 1.20 | 3.45 | 1 | 4.14 |
| R6 | 1.40 | 2.15 | 1 | 3.01 |
| R7 | 5.30 | 4.40 | 1 | 23.32 |
| R8 | 1.35 | 3.05 | 1 | 4.12 |
| TOTAL | | | | 61.39 |

REFUGEE AREA STATEMENT: 8TH FLOOR

AS PER RULE
REFUGEE AREA REQUIRED
4% OF THE NET AREAS OF ABOVE 24 mts
i.e (8th to 14th FL.)
4% x [161.42 + (228.80 X 6)] = 1534.22 SQ.MT.
TOTAL AREA = 1534.22 X 0.4%
REFUGEE AREA REQUIRED = 61.37 SQ.MT.
REFUGEE AREA PROPOSED = 61.39 SQ.MT.
EXCESS REFUGEE AREA COUNTED IN FSI = 0.02 SQ.MT.

BUILT UP AREA OF EXTERNAL COLUMN ON 6TH, 7TH AND 8TH FLOOR

| A | B | C | D=Ab+Bc | IN SQ.M |
|--------------|------|------|---------|-------------|
| C1 | 1.50 | 0.23 | 1 | 0.35 |
| C2 | 1.05 | 0.07 | 1 | 0.07 |
| TOTAL | | | | 0.42 |

BUILT UP AREA CALCULATION OF 7TH FLOOR

| AREA OF BLOCK (ABCD) | | | | 353.41 |
|----------------------|------|------|---------|--------------|
| A | B | C | D=Ab+Bc | IN SQ.M |
| 1 | 1.35 | 1.35 | 3 | 5.47 |
| 2 | 1.20 | 0.95 | 1 | 1.14 |
| 3 | 3.35 | 0.55 | 1 | 1.84 |
| 4 | 0.99 | 5.20 | 1 | 5.15 |
| 5 | 4.05 | 0.50 | 1 | 2.03 |
| 6 | 4.40 | 0.95 | 1 | 4.18 |
| 7 | 4.95 | 4.14 | 1 | 20.49 |
| 8 | 4.81 | 2.42 | 1 | 11.64 |
| 9 | 4.95 | 2.00 | 1 | 9.90 |
| 10 | 4.70 | 2.15 | 1 | 10.11 |
| 11 | 4.63 | 0.95 | 1 | 4.40 |
| 12 | 3.60 | 2.90 | 1 | 10.44 |
| 13 | 1.35 | 1.50 | 1 | 2.03 |
| 14 | 4.55 | 0.95 | 1 | 4.32 |
| TOTAL | | | | 93.13 |

NET CONSTRUCTED AREA
A - I 353.41-93.13 260.28 B

STAIRCASE & LIFT AREA CALCULATION

| | | | | |
|--------------|------|------|---|--------------|
| L1 | 4.89 | 2.93 | 1 | 14.33 |
| ST1 | 3.90 | 4.55 | 1 | 17.75 |
| ST2 | 0.15 | 0.45 | 1 | 0.07 |
| STL1 | 1.65 | 0.30 | 1 | 0.49 |
| LL1 | 4.89 | 2.25 | 1 | 11.00 |
| LL2 | 0.99 | 0.15 | 1 | 0.15 |
| TOTAL | | | | 43.79 |

COLUMN COUNTED IN F.S.I 0.43 III

260.28 + 0.43 260.71 C

BUILT UP AREA (C-I) 260.71 - 43.79 216.92

216.92 SQ.MT.

BUILT UP AREA CALCULATION OF 6TH FLOOR

| AREA OF BLOCK (ABCD) | | | | 353.41 |
|----------------------|-------|------|---------|--------------|
| A | B | C | D=Ab+Bc | IN SQ.M |
| 1 | 1.35 | 1.35 | 3 | 5.47 |
| 2 | 1.20 | 0.95 | 1 | 1.14 |
| 3 | 3.35 | 0.55 | 1 | 1.84 |
| 4 | 0.99 | 5.20 | 1 | 5.15 |
| 5 | 4.05 | 0.50 | 1 | 2.03 |
| 6 | 4.40 | 0.95 | 1 | 4.18 |
| 7 | 4.95 | 4.14 | 1 | 20.49 |
| 8 | 13.99 | 0.95 | 1 | 13.29 |
| 9 | 4.81 | 1.47 | 1 | 6.66 |
| 10 | 3.60 | 1.85 | 1 | 6.66 |
| 11 | 3.45 | 0.90 | 1 | 4.91 |
| 12 | 4.95 | 2.15 | 1 | 10.64 |
| 13 | 4.70 | 2.15 | 1 | 10.11 |
| 14 | 3.20 | 1.30 | 1 | 4.16 |
| 15 | 1.35 | 1.50 | 1 | 2.03 |
| TOTAL | | | | 43.79 |

NET CONSTRUCTED AREA
A - I 353.41-93.13 260.28 B

STAIRCASE & LIFT AREA CALCULATION

| | | | | |
|--------------|------|------|---|--------------|
| L1 | 4.89 | 2.93 | 1 | 14.33 |
| ST1 | 3.90 | 4.55 | 1 | 17.75 |
| ST2 | 0.15 | 0.45 | 1 | 0.07 |
| STL1 | 1.65 | 0.30 | 1 | 0.49 |
| LL1 | 4.89 | 2.25 | 1 | 11.00 |
| LL2 | 0.99 | 0.15 | 1 | 0.15 |
| TOTAL | | | | 43.79 |

COLUMN COUNTED IN F.S.I 0.43 III

254.26 + 0.43 254.69 C

BUILT UP AREA (C-I) 254.69 - 43.79 210.90

210.90 SQ.MT.

PROFORMA - B

CONTENTS OF THE SHEET
6TH, 7TH AND 8TH FLOOR PLAN AND BUILT UP AREA CALCULATION, REFUGEE AREA CALCULATION

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RE-DEVELOPMENT ON THE PROPERTY KNOWN AS 'ASHWAGHOSH CHSLTD & MILAN CHS' BEARING CTS NO. 784, 785 & 775 OF REVENUE KANJUR - E VILLAGE IN S WARD, DATAR COLONY, BHANDUP (E), MUMBAI-400 042.

STAMP OF DATE OF RECEIPT OF PLAN **STAMP OF APPROVAL OF PLAN**

NAME OF OWNER/APPLICANT **SIGNATURE**

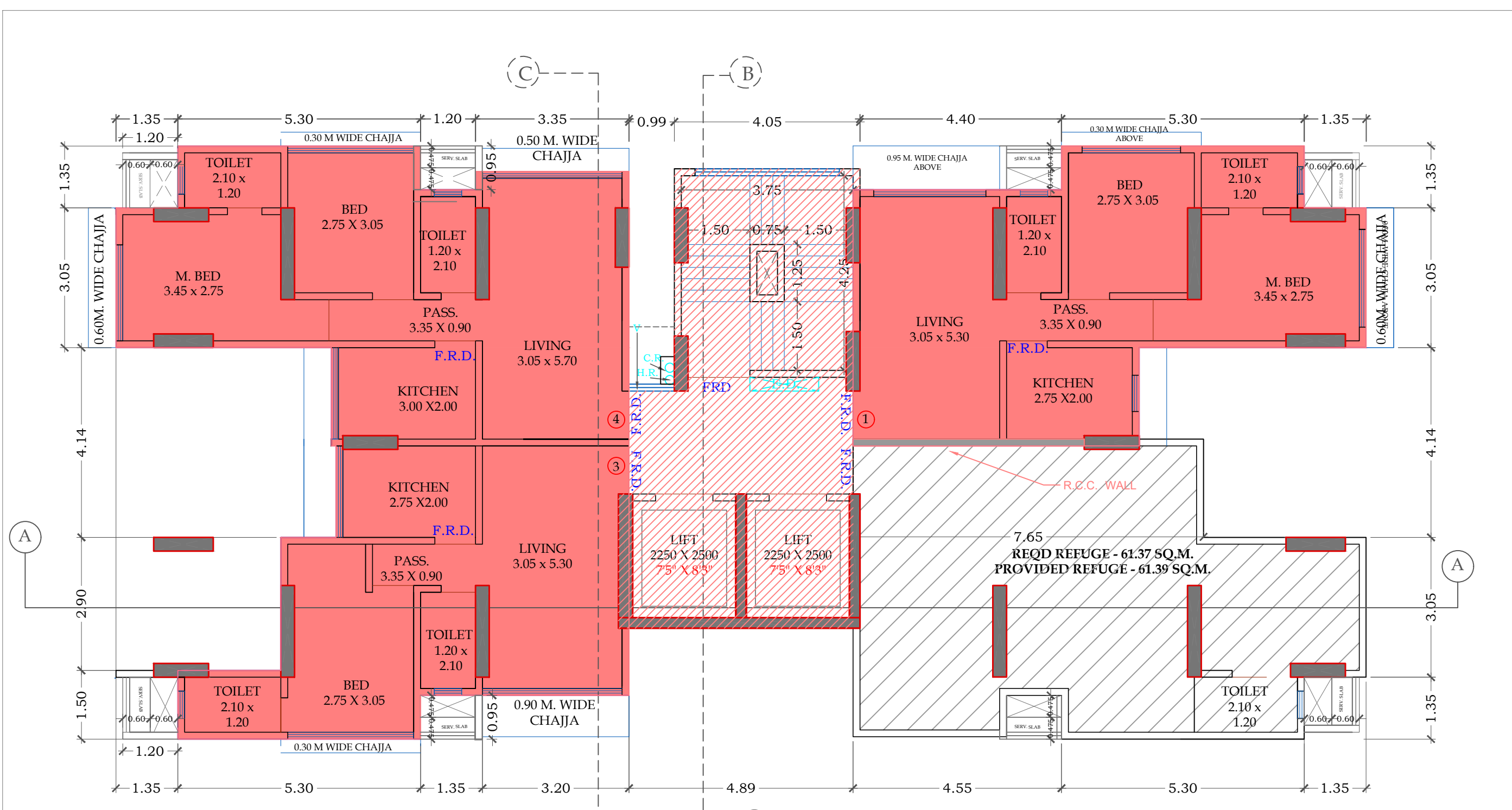
M/s. PRATIK DEVELOPERS.
K-49,APMC Market, Narayani Bazar,
Sector-19, Navi Mumbai-400 705.

NAME ADDRESS AND SIGNATURE OF ARCHITECT

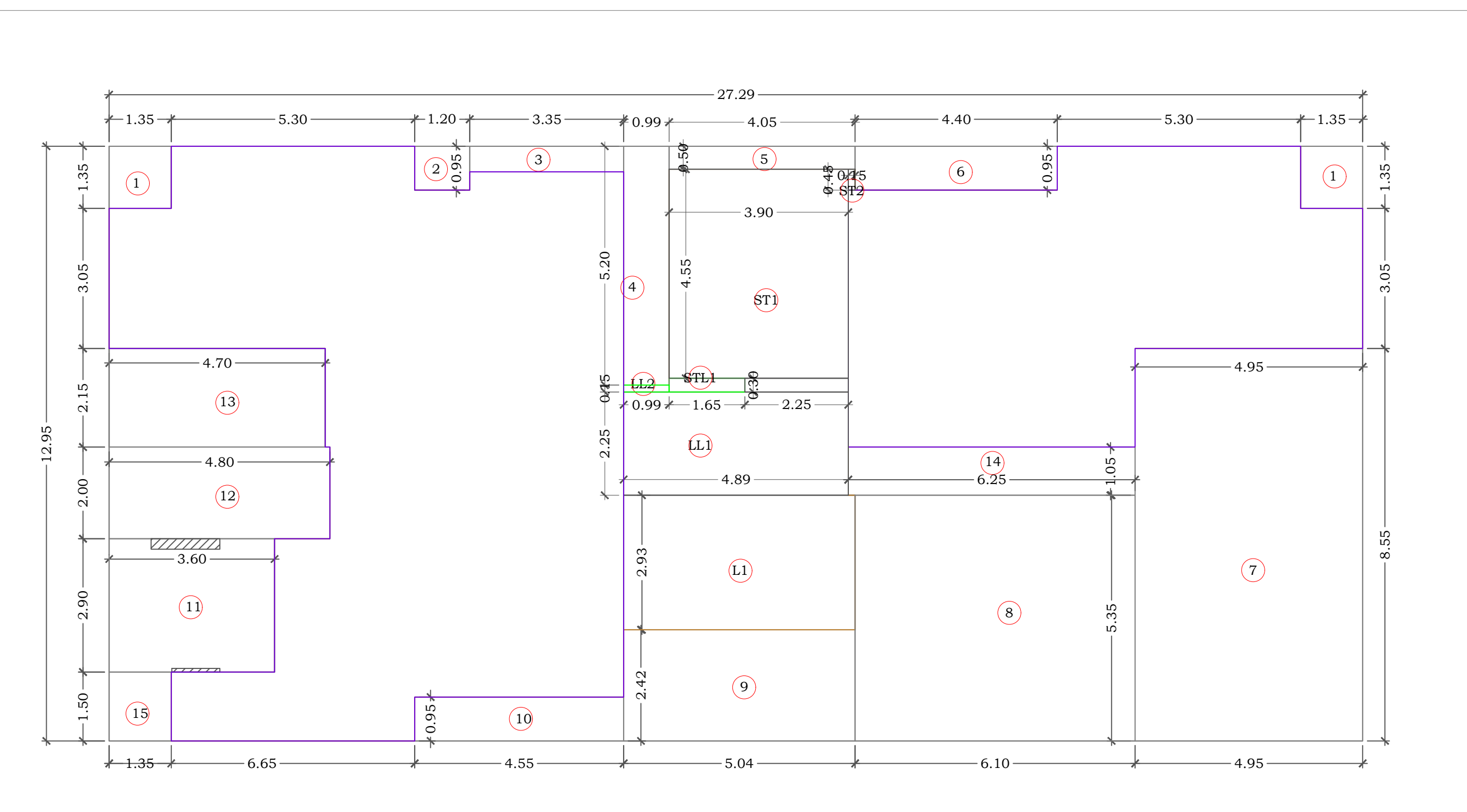
ALL DIMENSIONS ARE IN METER **NORTH**

M/s. TRYFOUR ARCHITECTS
210, BUILDING NO. 6, VITHAL RAKHUMAI CHS, BALARAM KHEDEKAR MARG, BEHIND RAM MANDIR, WADALA, MUMBAI - 400 031, INDIA.
TEL : +91-9820 998758, +91-9819907599.
Email : tryfourarchitects@gmail.com
or : tryfourarchitects@gmail.com

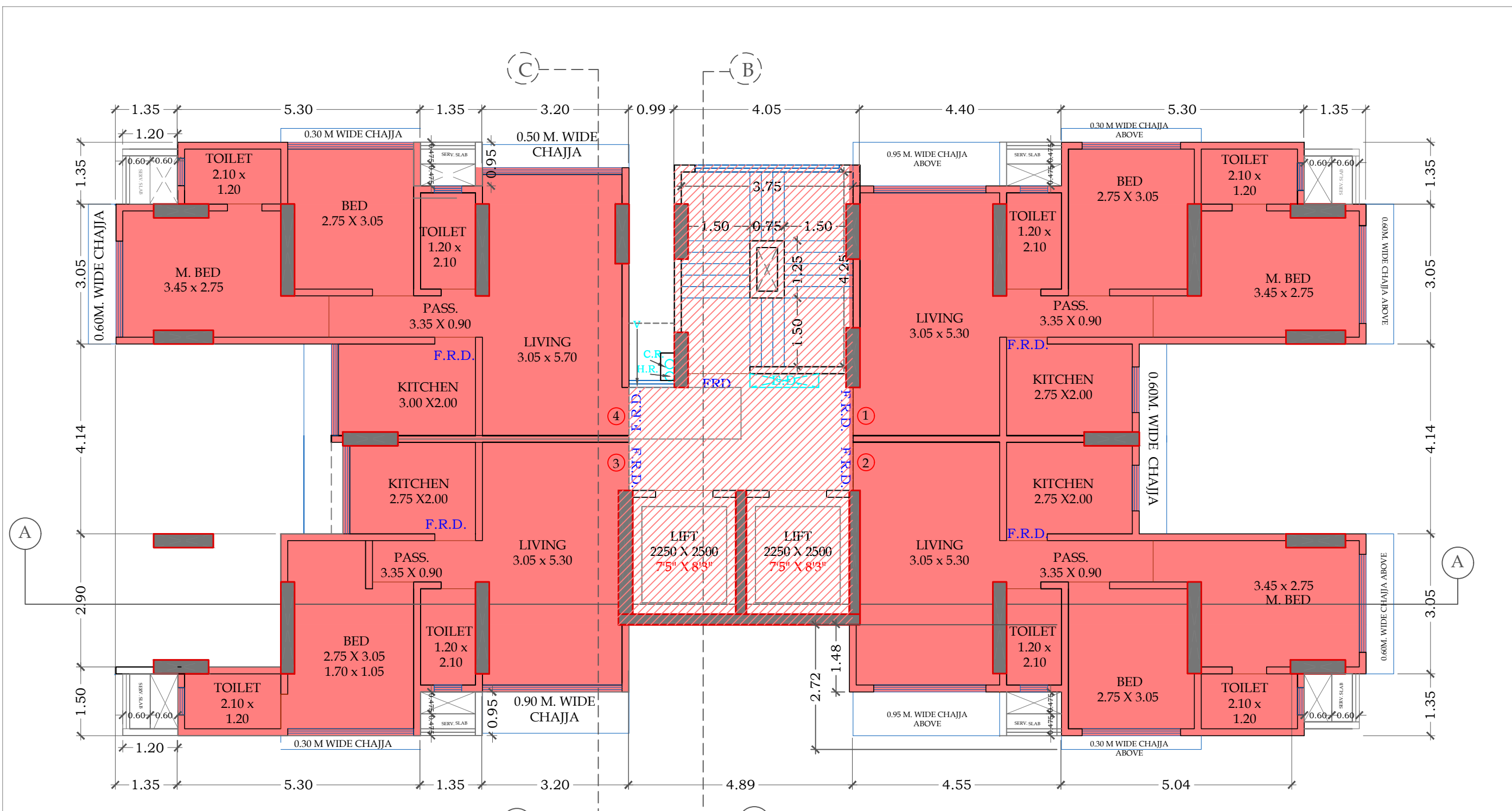
DRWN NIKITA
CHECKED ARNTIN GUJRAL
SCALE AS SHOWN
DATE 07.09.2022
DRG. NO. 04/07



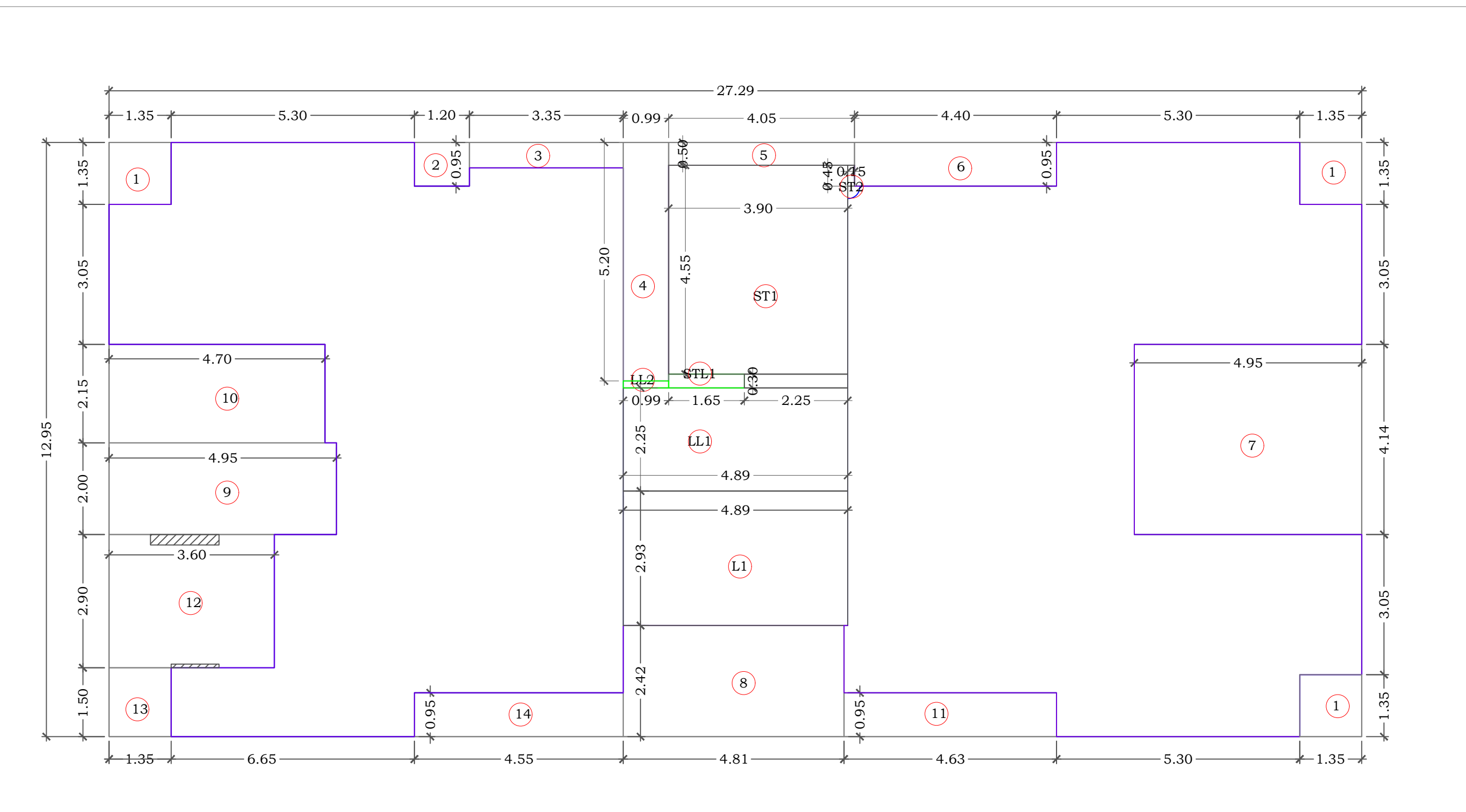
8TH FLOOR PLAN (REFUGEE)
SCALE - 1:100



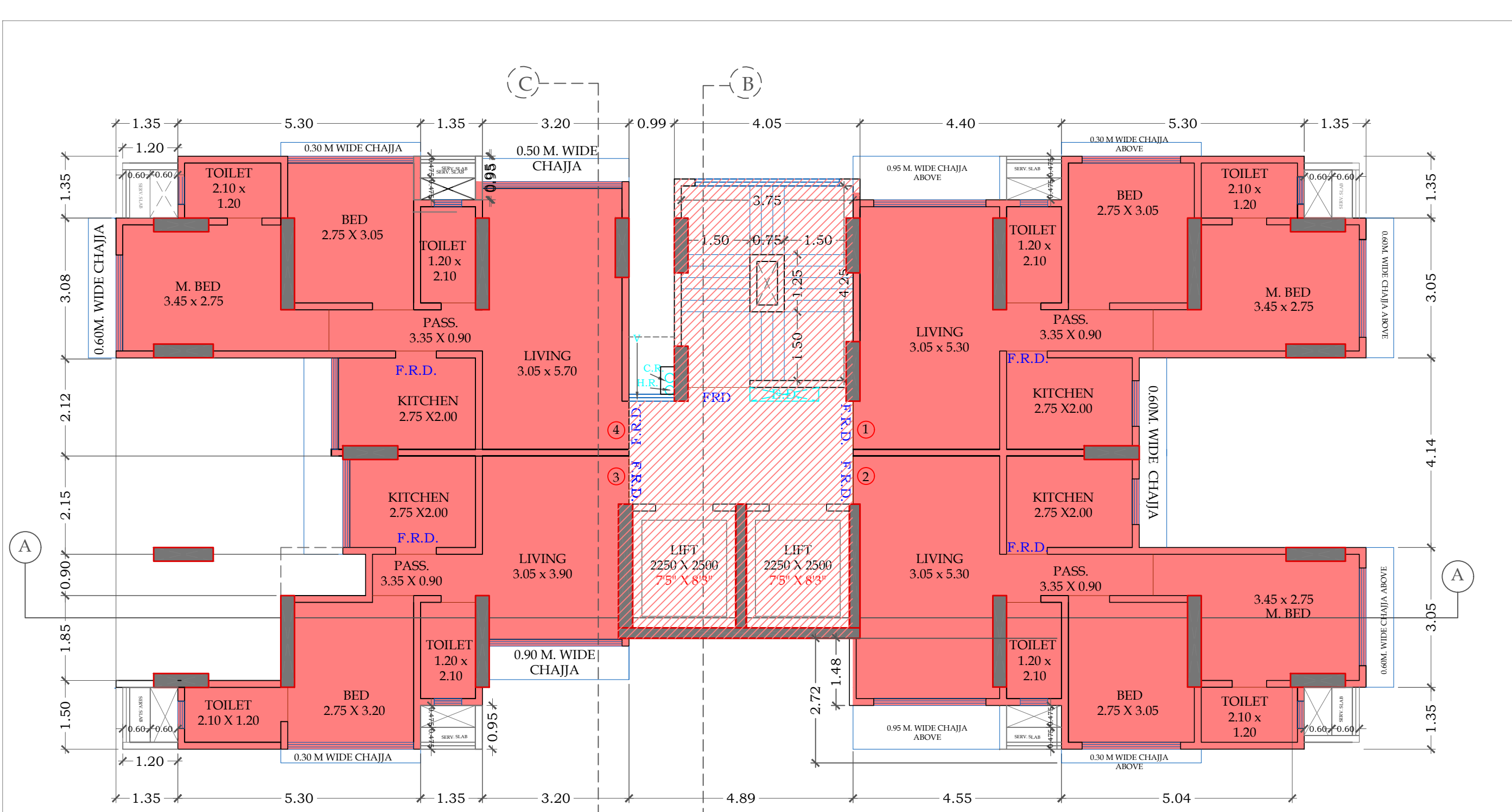
BUILT UP AREA DIAGRAM OF 8TH FLOOR
SCALE - 1:100



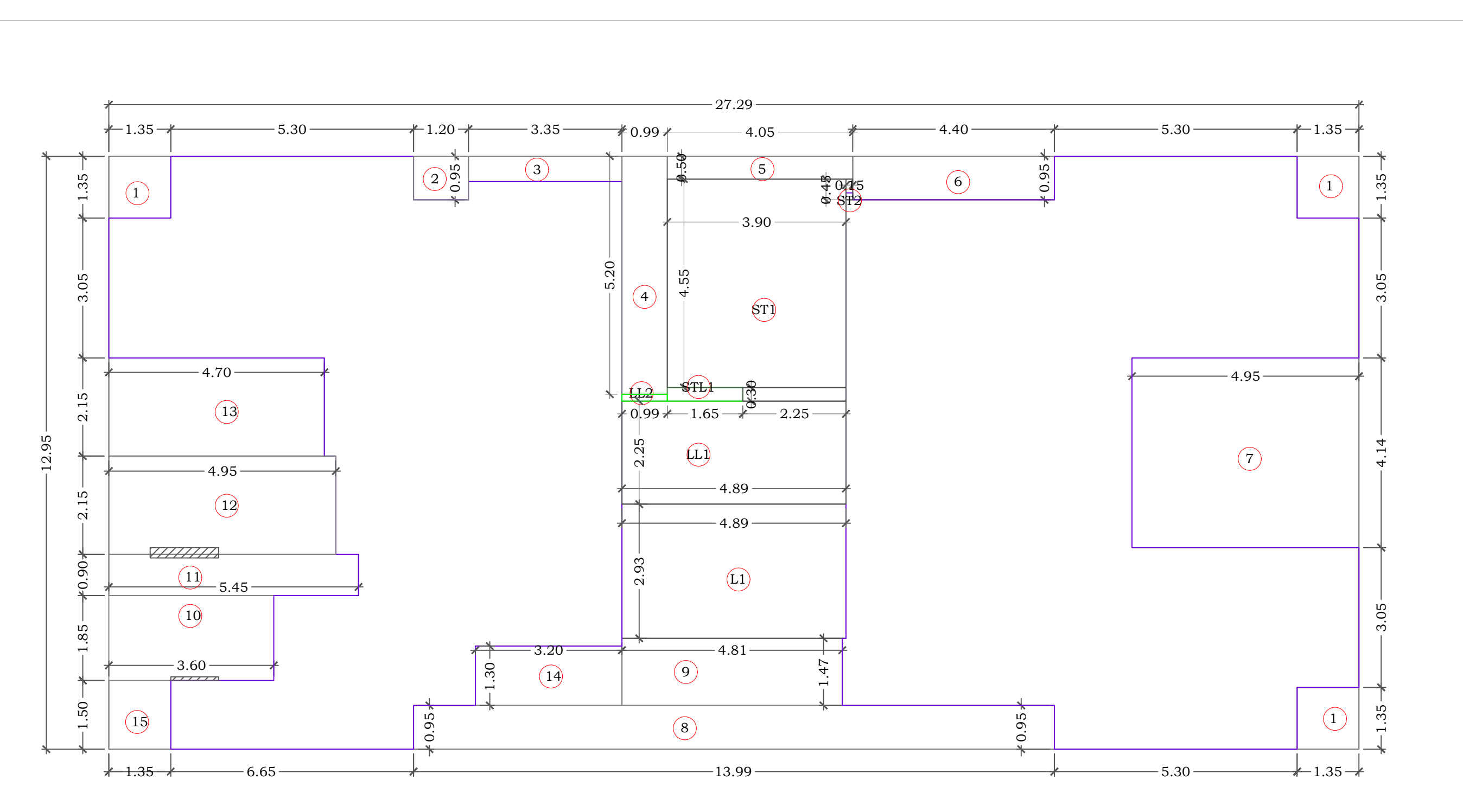
7TH FLOOR PLAN
SCALE - 1:100



BUILT UP AREA DIAGRAM OF 7TH FLOOR
SCALE - 1:100



6TH FLOOR PLAN
SCALE - 1:100

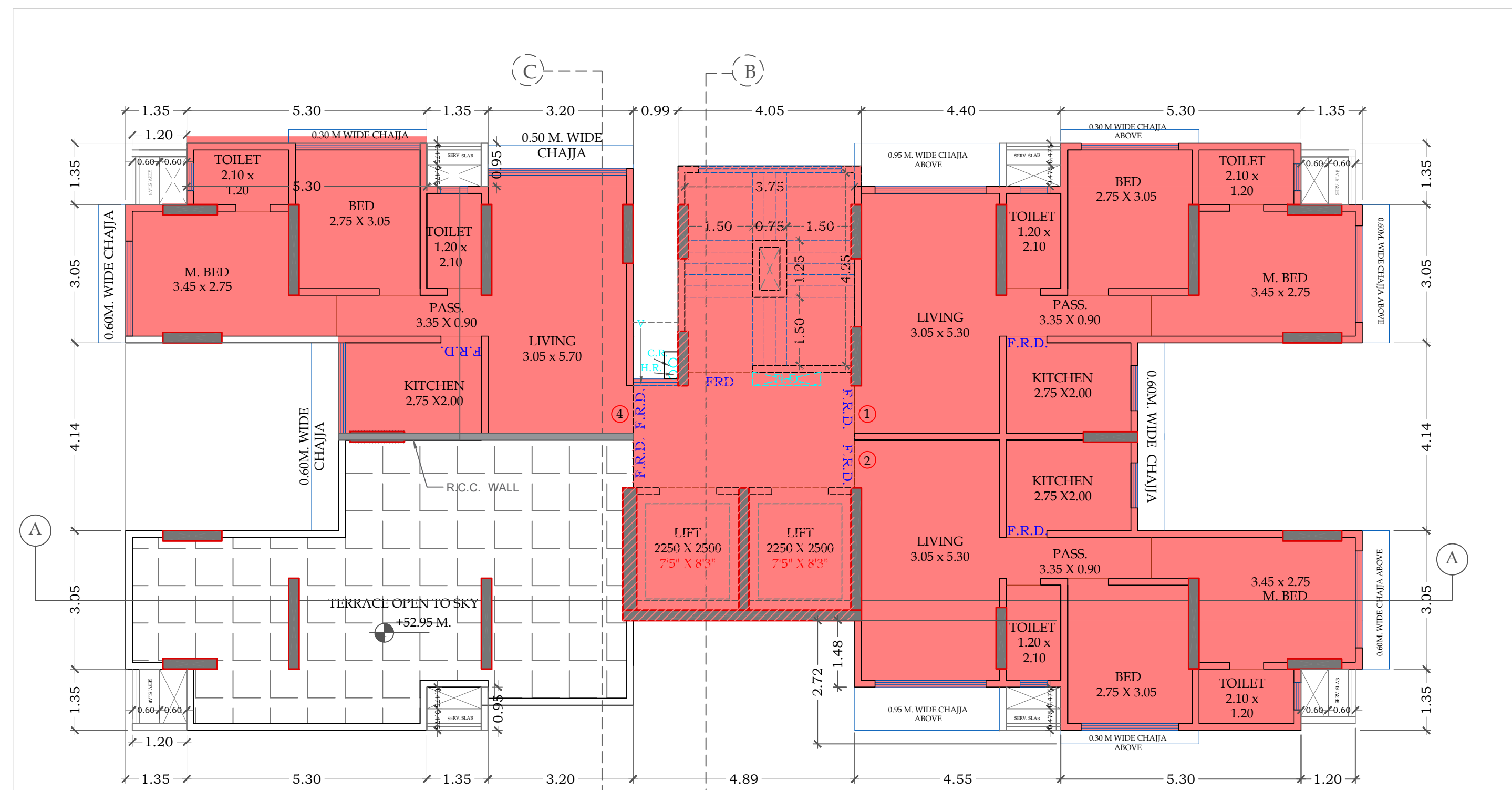


BUILT UP AREA DIAGRAM OF 6TH FLOOR
SCALE - 1:100

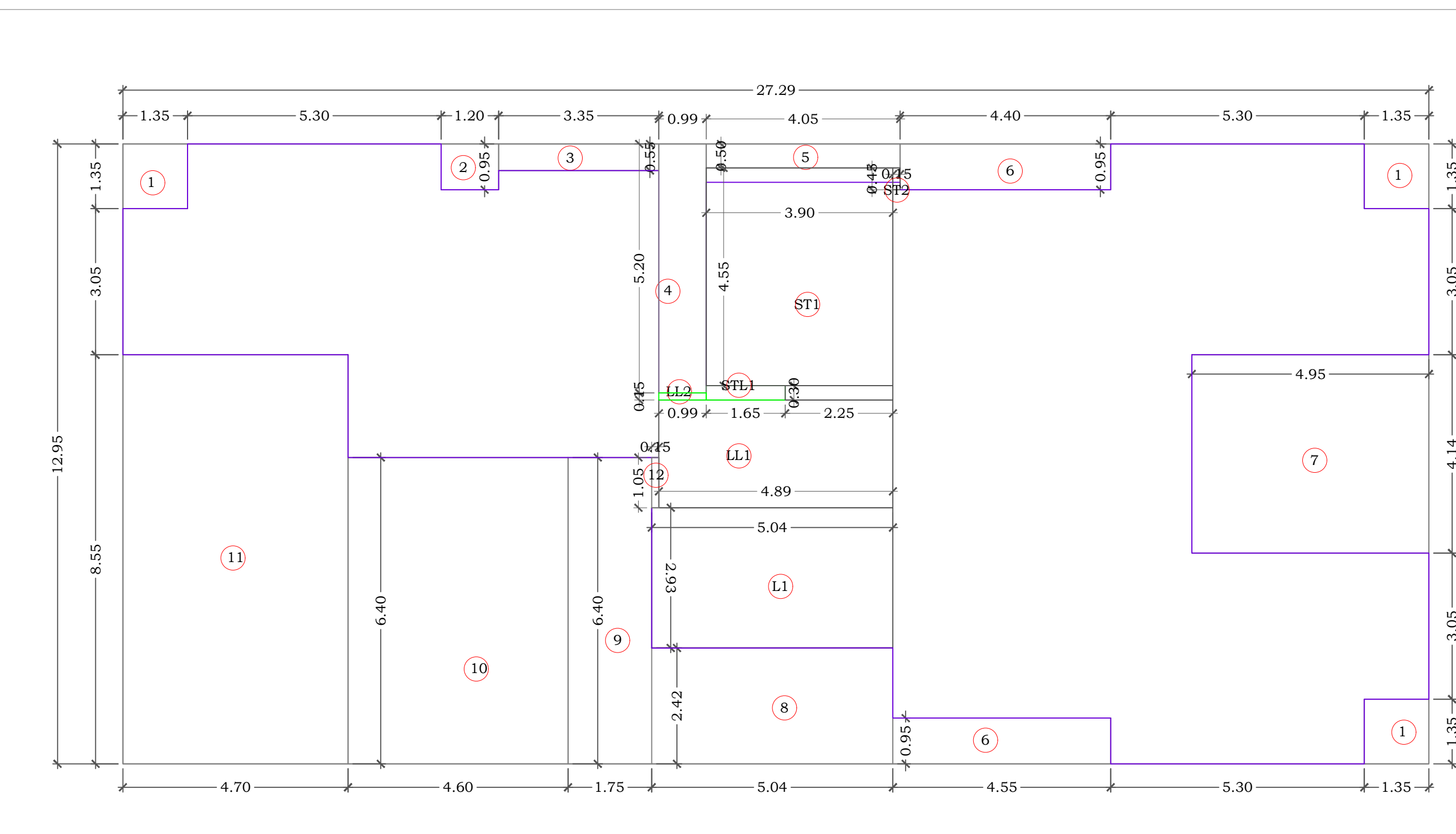
STAMP OF DATE OF APPROVAL OF PLANS

This cancels approval of the previous plans sanctioned under Auto DCR no. CHE/ES/1964/S/337[NEW] Dated 14.01.2022
Approved subject to the conditions mentioned in this office letter Auto DCR No. CHE/ES/1964/S/337[NEW]

S.E.(B.P.)S/E&T/E A.E.(B.P)S&T E.E.(B.P)ES-II

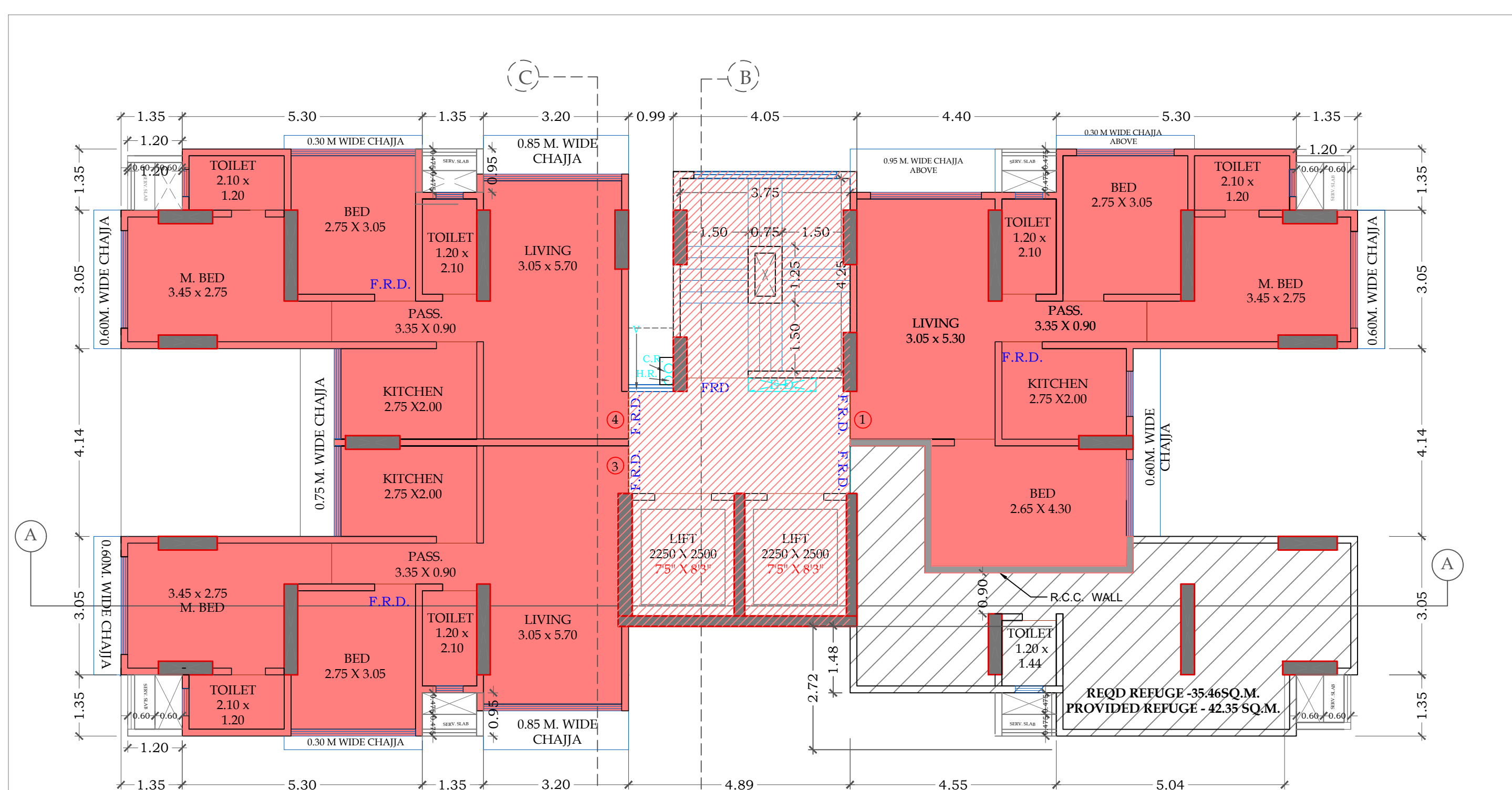


18TH FLOOR PLAN [PART]

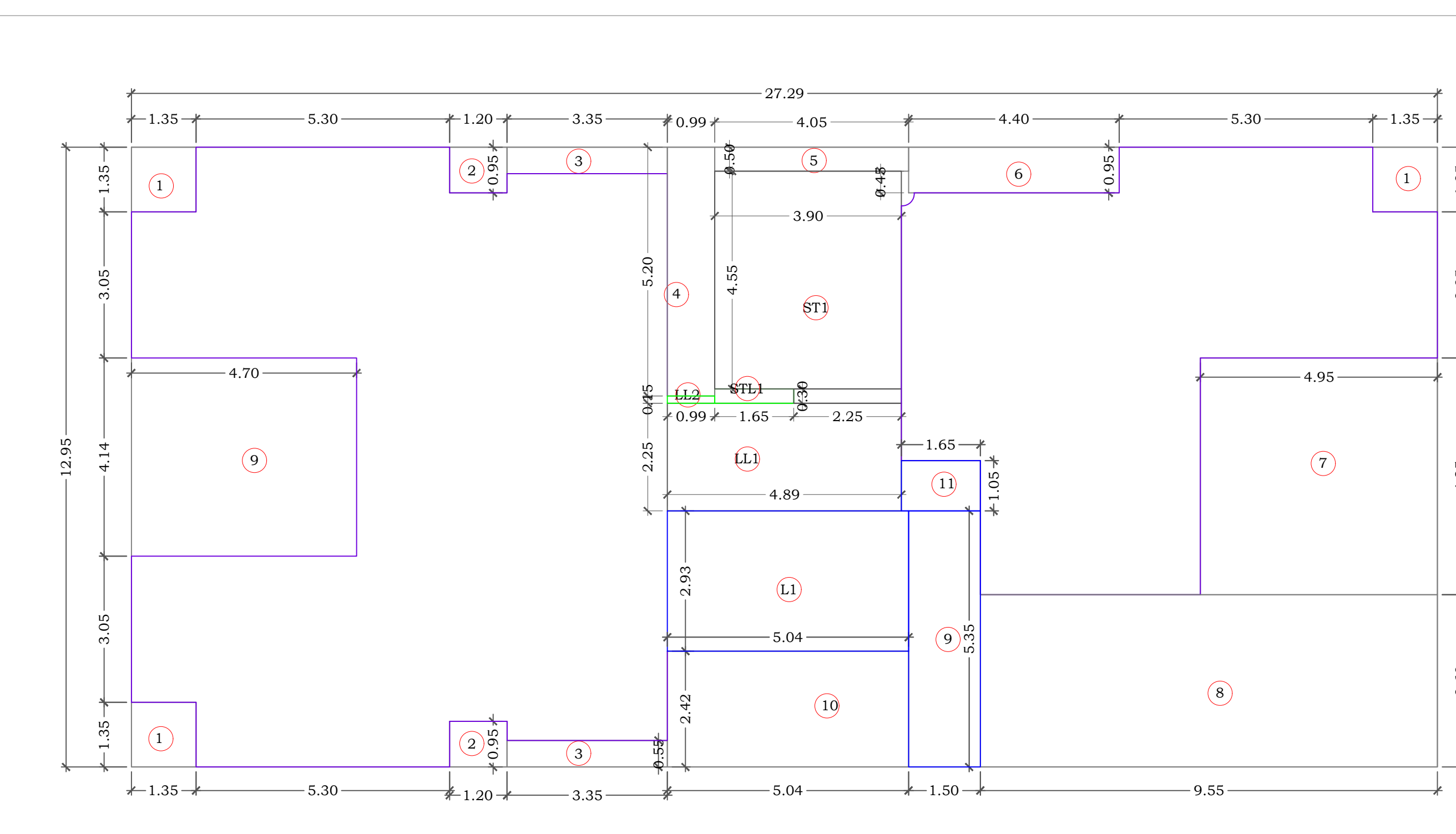


BUILT UP AREA DIAGRAM OF 18TH FLOOR [PART]
SCALE - 1:100

| BUILT UP AREA CALCULATION OF 18TH FLOOR | | | | |
|---|---------|---------|---------|---------|
| AREA OF BLOCK (ABCD) | | | | |
| 27.29 X 12.95 | | | | |
| TOTAL 353.41 A | | | | |
| A | B | C | D=AB+BC | A |
| IN SQ.M | IN SQ.M | IN SQ.M | IN SQ.M | IN SQ.M |
| 1 | 1.35 | 1.35 | 3 | 1.47 |
| 2 | 1.20 | 0.95 | 1 | 1.14 |
| 3 | 3.35 | 0.55 | 1 | 1.84 |
| 4 | 0.99 | 5.20 | 1 | 5.15 |
| 5 | 4.05 | 0.50 | 1 | 2.03 |
| 6 | 4.40 | 0.95 | 2 | 8.36 |
| 7 | 4.95 | 4.14 | 1 | 20.49 |
| 8 | 5.04 | 2.42 | 1 | 12.20 |
| 9 | 1.75 | 6.40 | 1 | 11.20 |
| 10 | 4.60 | 6.40 | 1 | 29.44 |
| 11 | 4.70 | 8.55 | 1 | 40.19 |
| 12 | 0.15 | 1.05 | 1 | 0.16 |
| TOTAL 137.66 I | | | | |
| NET CONSTRUCTED AREA | | | | |
| A - I | | | | |
| 353.41 - 137.66 | | | | |
| 215.75 B | | | | |
| STAIRCASE & LIFT AREA CALCULATION | | | | |
| A - I | | | | |
| LI | 5.04 | 2.93 | 1 | 14.77 |
| ST1 | 3.90 | 4.55 | 1 | 17.75 |
| ST2 | 0.15 | 0.45 | 1 | 0.07 |
| STL1 | 1.65 | 0.30 | 1 | 0.49 |
| LL1 | 4.89 | 2.25 | 1 | 11.00 |
| LL2 | 0.99 | 0.15 | 1 | 0.15 |
| TOTAL 44.23 II | | | | |
| BUILT UP AREA (B+II) | | | | |
| 215.75 + 44.23 | | | | |
| 171.52 SQ.MT. | | | | |



15TH FLOOR PLAN [REFUGE]

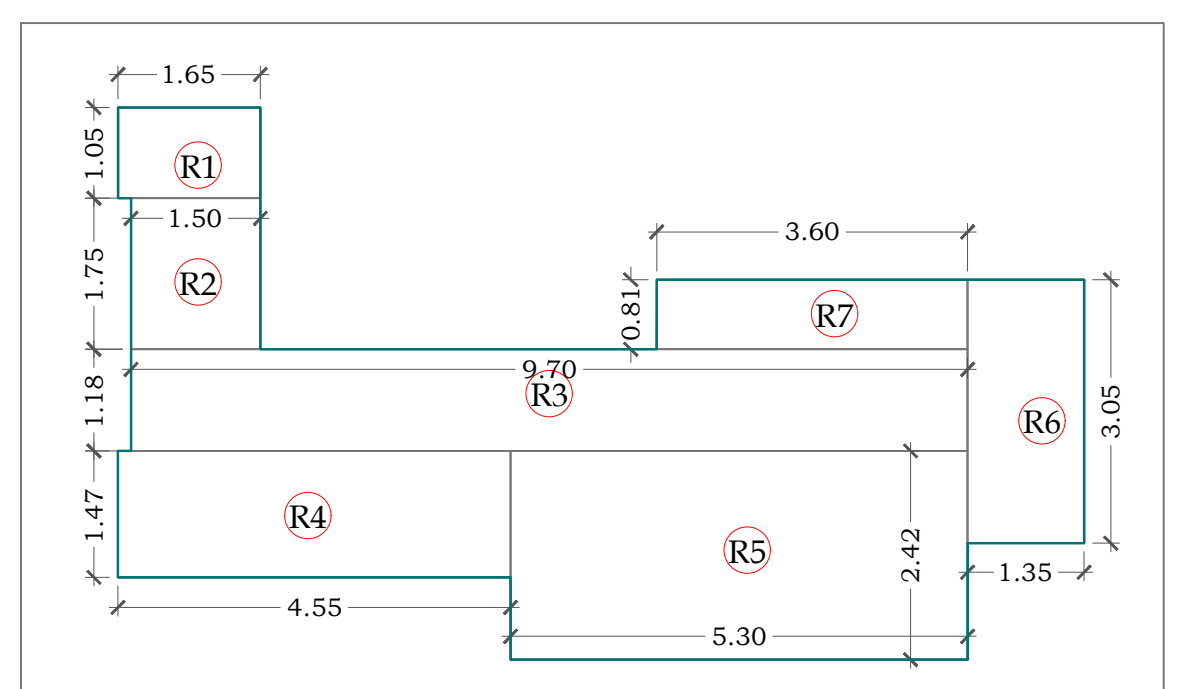


BUILT UP AREA DIAGRAM OF 15TH FLOOR
SCALE - 1:100

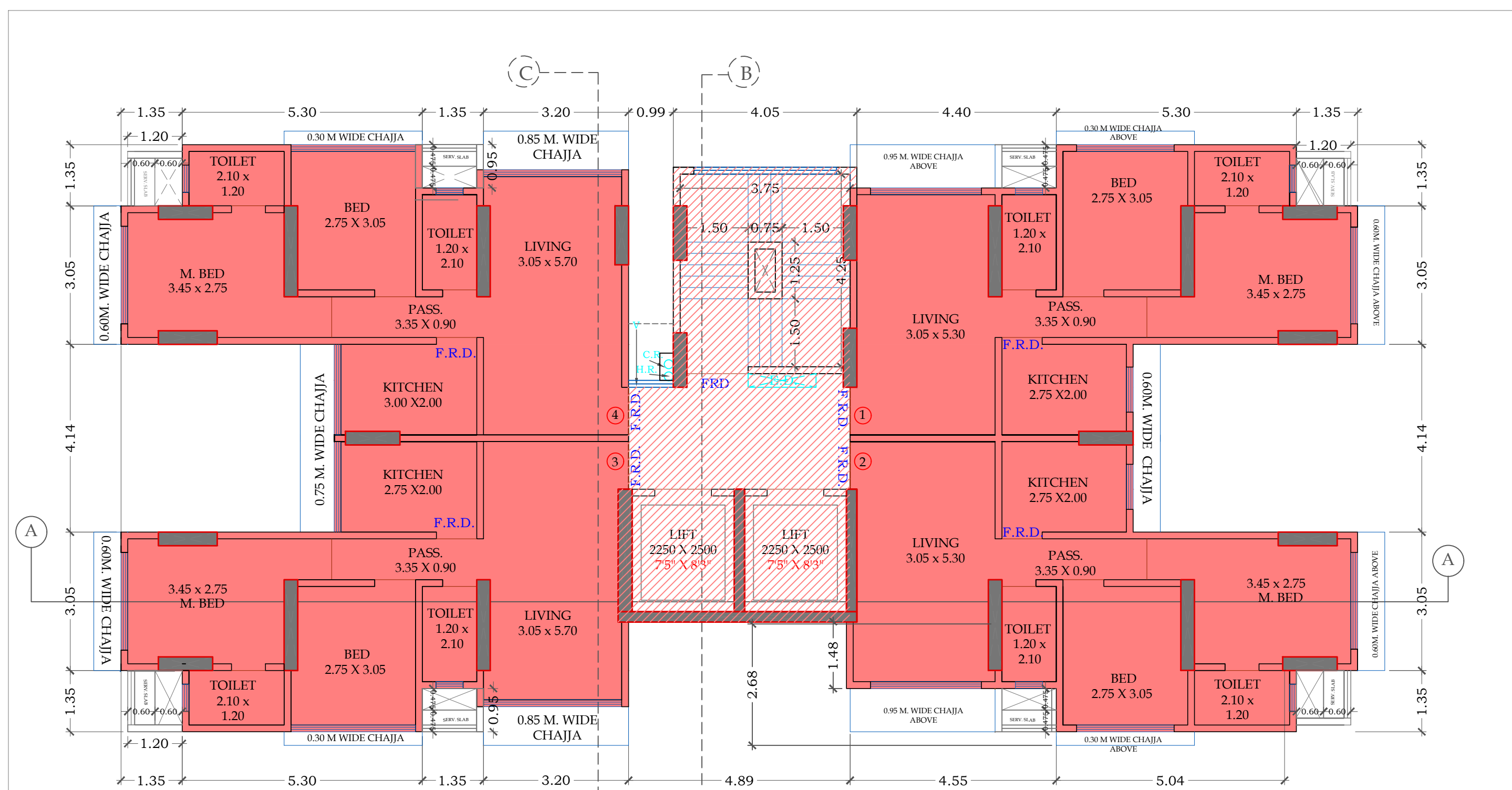
| BUILT UP AREA CALCULATION OF 15TH FLOOR [REFUGE] | | | | |
|--|---------|---------|---------|---------|
| AREA OF BLOCK (ABCD) | | | | |
| 27.29 X 12.95 | | | | |
| TOTAL 353.41 A | | | | |
| A | B | C | D=AB+BC | A |
| IN SQ.M | IN SQ.M | IN SQ.M | IN SQ.M | IN SQ.M |
| 1 | 1.35 | 1.35 | 3 | 5.47 |
| 2 | 1.20 | 0.95 | 2 | 2.28 |
| 3 | 3.35 | 0.55 | 2 | 3.69 |
| 4 | 0.99 | 5.20 | 1 | 5.15 |
| 5 | 4.05 | 0.50 | 1 | 3.24 |
| 6 | 4.40 | 0.95 | 1 | 4.18 |
| 7 | 4.95 | 4.95 | 1 | 24.50 |
| 8 | 9.35 | 3.60 | 1 | 34.38 |
| 9 | 1.50 | 5.35 | 1 | 8.02 |
| 10 | 5.04 | 2.42 | 1 | 12.20 |
| 11 | 1.65 | 1.75 | 1 | 1.73 |
| TOTAL 104.84 I | | | | |
| NET CONSTRUCTED AREA | | | | |
| A - I | | | | |
| 353.41 - 104.84 | | | | |
| 248.57 B | | | | |
| STAIRCASE & LIFT AREA CALCULATION | | | | |
| A - I | | | | |
| LI | 5.04 | 2.93 | 1 | 14.77 |
| ST1 | 3.90 | 4.55 | 1 | 17.75 |
| ST2 | 0.15 | 0.45 | 1 | 0.07 |
| STL1 | 1.65 | 0.30 | 1 | 0.49 |
| LL1 | 4.89 | 2.25 | 1 | 11.00 |
| LL2 | 0.99 | 0.15 | 1 | 0.15 |
| TOTAL 44.23 II | | | | |
| BUILT UP AREA (B+II) | | | | |
| 248.57 + 44.23 | | | | |
| 205.33 SQ.MT. | | | | |

REFUGE AREA STATEMENT: 15TH FLOOR
AS PER RULE:
REFUGE AREA REQUIRED
4% OF THE NET AREAS OF ABOVE 24 mts
i.e. (1506 + 180 F.F.)
4% x [205.33 + (228.80 x 2)] = 834.45 SQ.MT.
TOTAL AREA = 834.45 X 4%
REFUGE AREA REQUIRED 4% = 33.38 SQ.MT.
REFUGE AREA PERMISSIBLE 4.25% = 35.46 SQ.MT.
REFUGE AREA PROVIDED = 42.35 SQ.MT.
EXCESS REFUGE AREA COUNTED IN FSI = 6.89 SQ.MT.

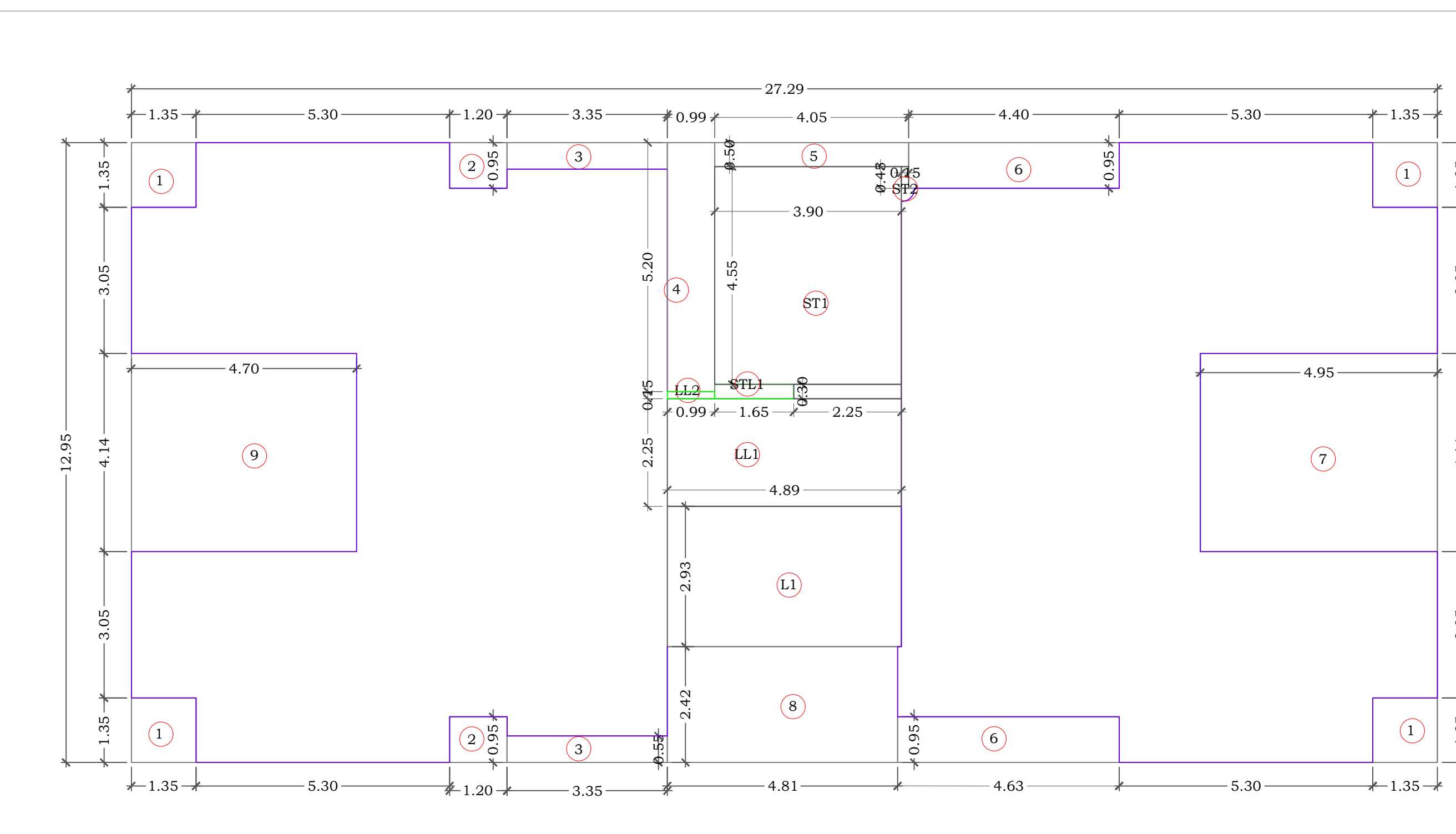
| BUILT UP AREA CALCULATION OF REFUGE AREA ON 15TH FLOOR | | | | |
|--|---------|---------|---------|---------|
| A | B | C | D=AB+BC | A |
| IN SQ.M | IN SQ.M | IN SQ.M | IN SQ.M | IN SQ.M |
| R1 | 1.65 | 1.05 | 1 | 1.73 |
| R2 | 1.50 | 1.75 | 1 | 2.63 |
| R3 | 9.70 | 1.18 | 1 | 11.45 |
| R4 | 4.55 | 1.47 | 1 | 6.69 |
| R5 | 5.30 | 2.42 | 1 | 12.83 |
| R6 | 1.35 | 3.05 | 1 | 4.12 |
| R7 | 3.60 | 0.81 | 1 | 2.92 |
| TOTAL 42.35 II | | | | |



REFUGE AREA CALCULATION ON 15TH FLOOR



9TH TO 14TH, 16TH, 17TH FLOOR PLAN
SCALE - 1:100



BUILT UP AREA DIAGRAM OF 9TH TO 14TH, 16TH, 17TH FLOOR
SCALE - 1:100

| BUILT UP AREA CALCULATION OF 9TH TO 14TH, 16TH, 17TH FLOOR | | | | |
|--|---------|---------|---------|---------|
| AREA OF BLOCK (ABCD) | | | | |
| 27.29 X 12.95 | | | | |
| TOTAL 353.41 A | | | | |
| A | B | C | D=AB+BC | A |
| IN SQ.M | IN SQ.M | IN SQ.M | IN SQ.M | IN SQ.M |
| 1 | 1.35 | 1.35 | 4 | 7.29 |
| 2 | 1.20 | 0.95 | 2 | 2.28 |
| 3 | 3.35 | 0.55 | 2 | 3.69 |
| 4 | 0.99 | 5.20 | 1 | 5.15 |
| 5 | 4.05 | 0.50 | 1 | 2.03 |
| 6 | 4.63 | 0.95 | 2 | 8.80 |
| 7 | 4.95 | 4.14 | 1 | 20.49 |
| 8 | 4.81 | 2.42 | 1 | 11.64 |
| 9 | 4.70 | 4.14 | 1 | 19.46 |
| TOTAL 80.82 I | | | | |
| NET CONSTRUCTED AREA | | | | |
| A - I | | | | |
| 353.41 - 80.82 | | | | |
| 272.59 B | | | | |
| STAIRCASE & LIFT AREA CALCULATION | | | | |
| A - I | | | | |
| LI | 4.89 | 2.93 | 1 | 14.33 |
| ST1 | 3.90 | 4.55 | 1 | 17.75 |
| ST2 | 0.15 | 0.45 | 1 | 0.07 |
| STL1 | 1.65 | 0.30 | 1 | 0.49 |
| LL1 | 4.89 | 2.25 | 1 | 11.00 |
| LL2 | 0.99 | 0.15 | 1 | 0.15 |
| TOTAL 43.79 II | | | | |
| BUILT UP AREA (B+II) | | | | |
| 272.59 + 43.79 | | | | |
| 228.80 SQ.MT. | | | | |

PROFORMA - B
CONTENTS OF THE SHEET
14TH FLOOR PLAN [REFUGE] AND BUILT UP AREA CALCULATION, 9TH - 13TH, 15TH - 18TH FLOOR PLAN AND BUILT UP AREA CALCULATION.

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RE-DEVELOPMENT ON THE PROPERTY KNOWN AS 'ASHIWAAGHSHI CHS LTD & MILAN CHS' BEARING CTS NO. 784, 785 & 775 OF REVENUE, KANJUR - E VILLAGE IN S. WARD, DATAR COLONY, BHANDUP (E), MUMBAI-400 042.

STAMP OF DATE OF RECEIPT OF PLAN STAMP OF APPROVAL OF PLAN

NAME OF OWNER/APPLICANT **SIGNATURE**
M/s. PRATIK DEVELOPERS,
K-49,APMC Market, Naraiyal Bazar,
Sector-19, Navi Mumbai-400 705.

NAME ADDRESS AND SIGNATURE OF ARCHITECT

ALL DIMENSIONS ARE IN METERS **NORTH**

M/s. TRYFOUR ARCHITECTS
210, BUILDING NO. 6, VITRAL, RANSHIWAJI CHS, BALARAM KHEDKAR MARG, BEHIND RAM MANDIR, WADALA, MUMBAI - 400 031 INDIA
TEL. : +91-9820 998758, +91-981 9907599.
Email : tryfourarchitects@hotmail.com
: arnatingunjali@gmail.com

DRG. NO. 05/07

STAMP OF DATE OF APPROVAL OF PLANS

This cancels approval to the previous plans sanctioned under Auto DCR no. CHE/ES/1964/S/337[NEW] Dated 14.01.2022 Approved subject to the conditions mentioned in this office letter Auto DCR No. CHE/ES/1964/S/337[NEW]

S.E.(B.P.)S/E&T/E

A.E.(B.P.)S&T

E.E.(B.P.)S-II



SECTION C-C SCALE: 1:100

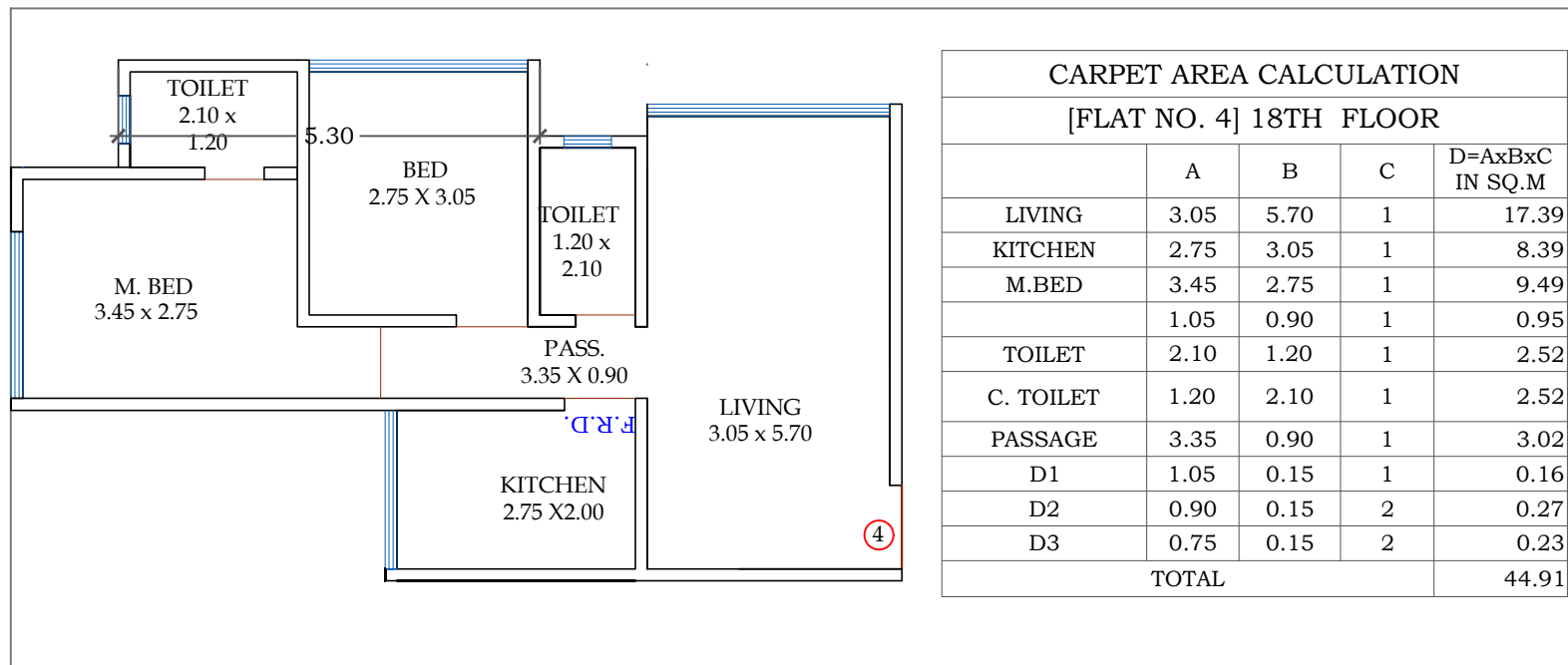
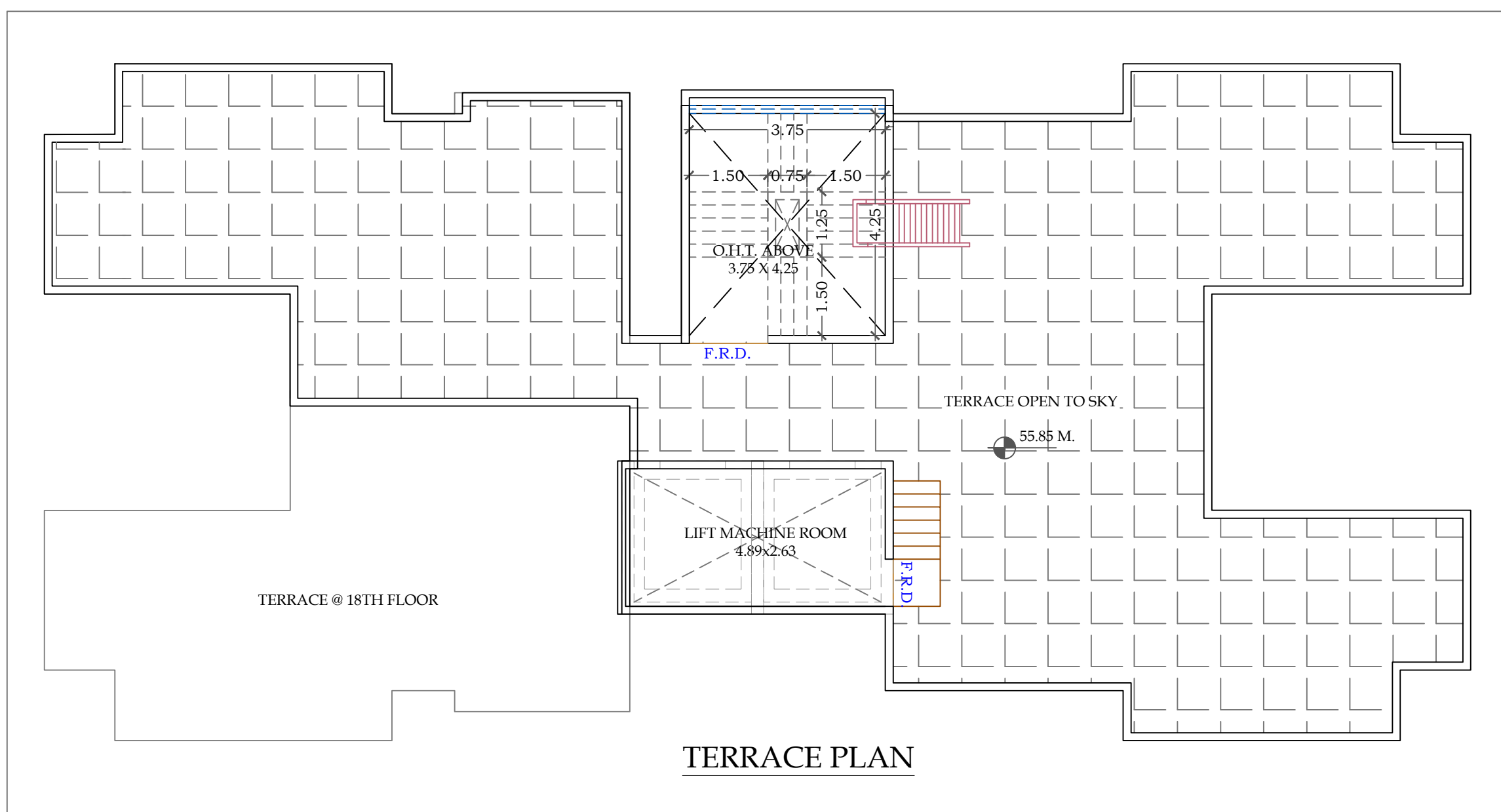


Table with 5 columns: Room, A, B, C, D=Area/In Sq.M. Rows include Living, Kitchen, M.Bed, Toilet, C.Toilet, Passage, D1, D2, D3, and Total.



TERRACE PLAN

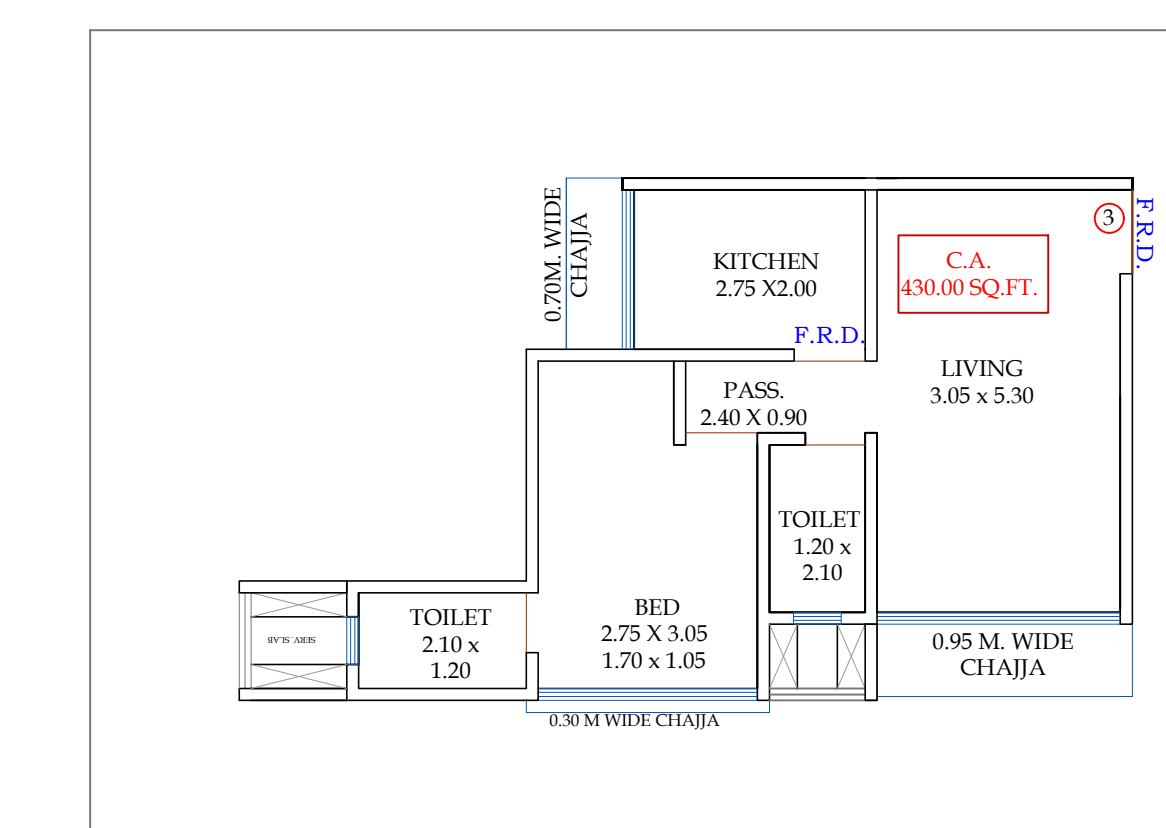


Table with 5 columns: Room, A, B, C, D=Area/In Sq.M. Rows include Living, Kitchen, M.Bed, Toilet, C.Toilet, Passage, D1, D2, D3, and Total.

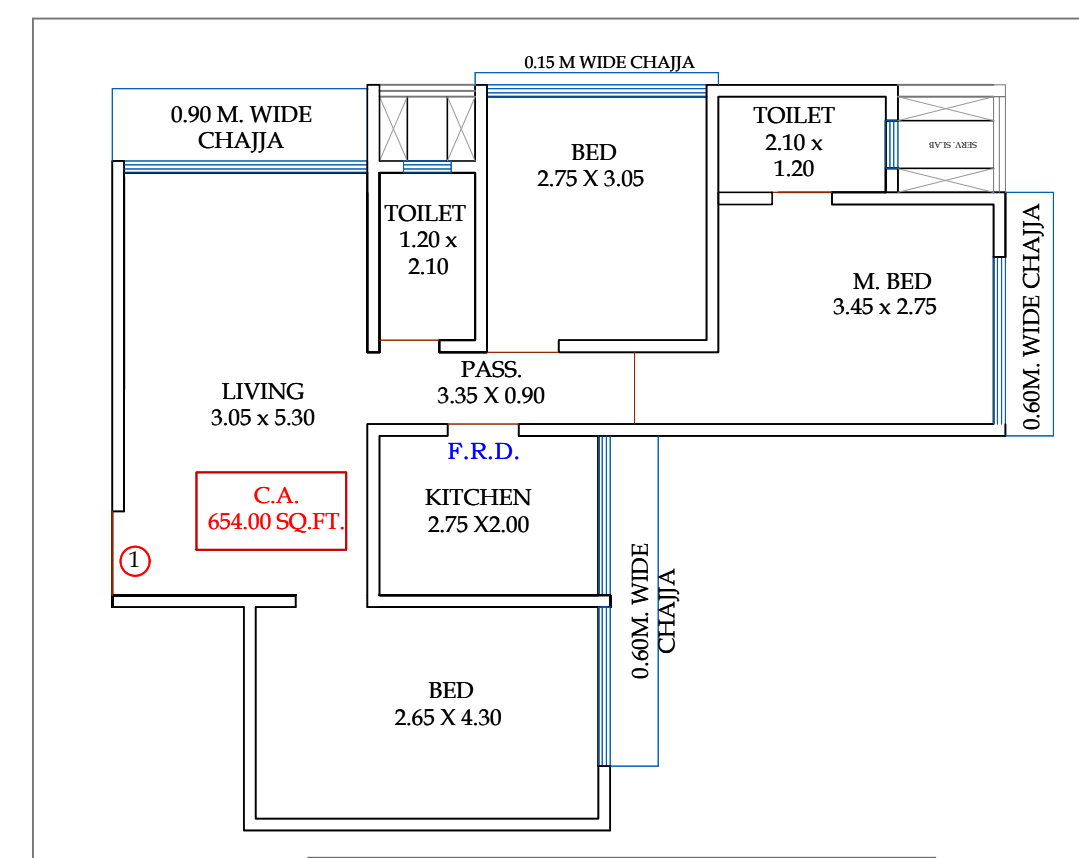


Table with 5 columns: Room, A, B, C, D=Area/In Sq.M. Rows include Living, Kitchen, M.Bed, Toilet, C.Toilet, Passage, D1, D2, D3, and Total.

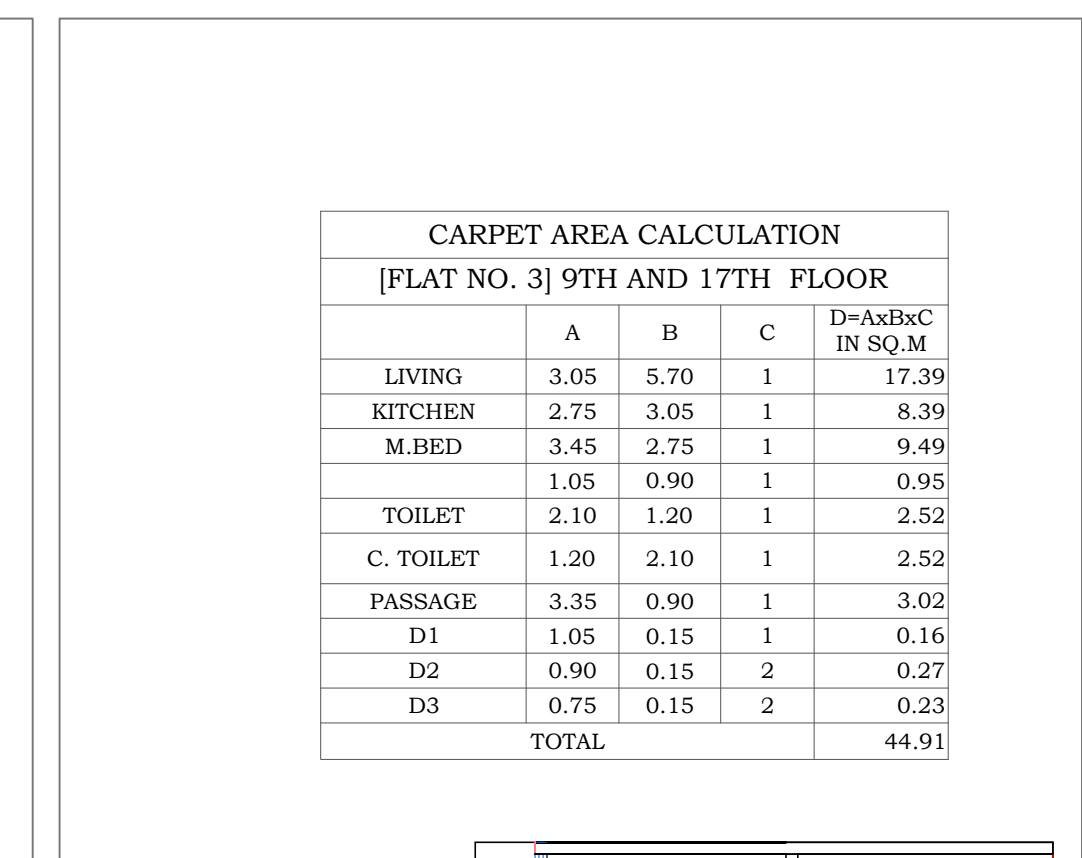


Table with 5 columns: Room, A, B, C, D=Area/In Sq.M. Rows include Living, Kitchen, M.Bed, Toilet, C.Toilet, Passage, D1, D2, D3, and Total.

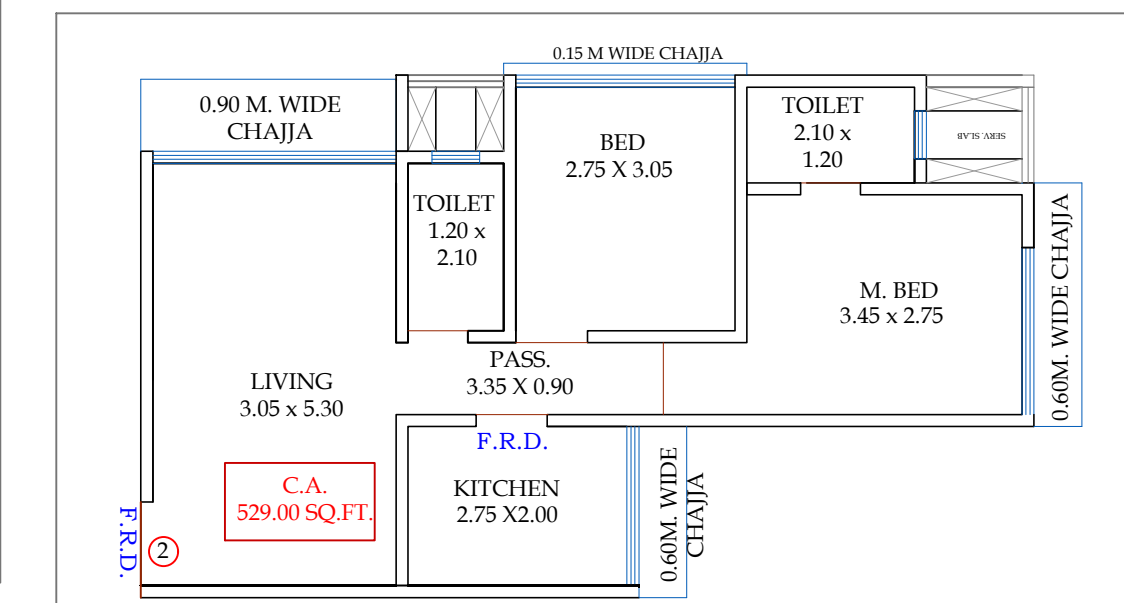


Table with 5 columns: Room, A, B, C, D=Area/In Sq.M. Rows include Living, Kitchen, M.Bed, Toilet, C.Toilet, Passage, D1, D2, D3, and Total.

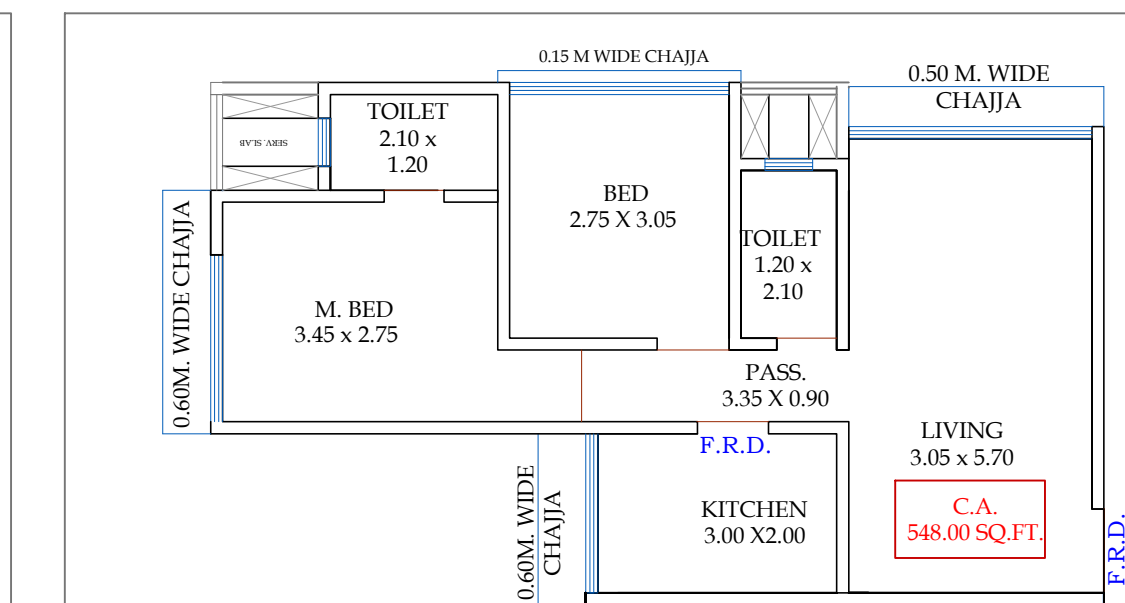


Table with 5 columns: Room, A, B, C, D=Area/In Sq.M. Rows include Living, Kitchen, M.Bed, Toilet, C.Toilet, Passage, D1, D2, D3, and Total.

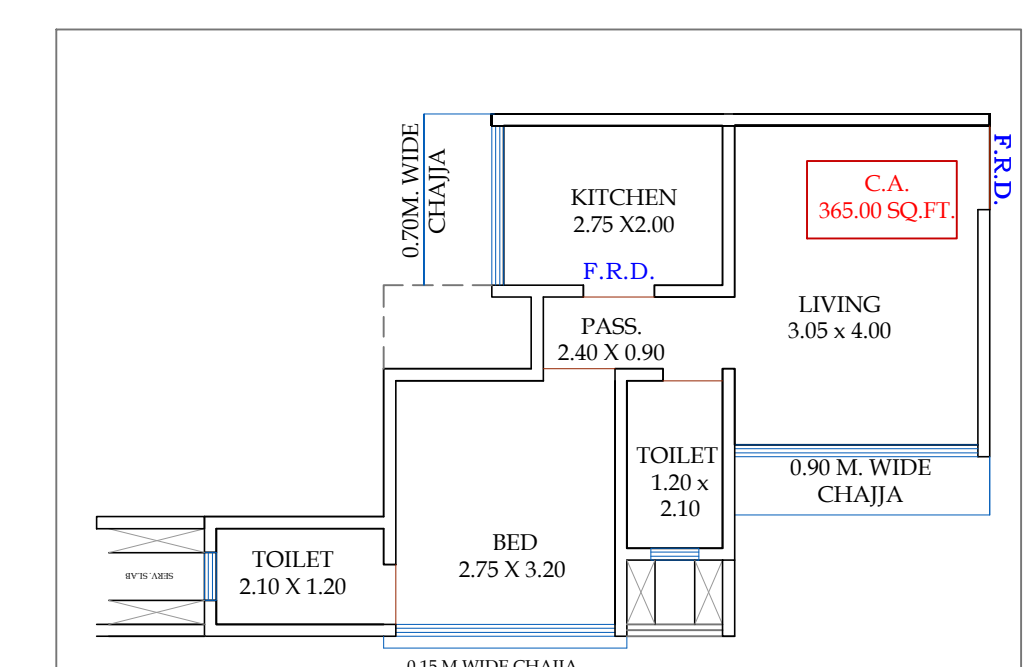
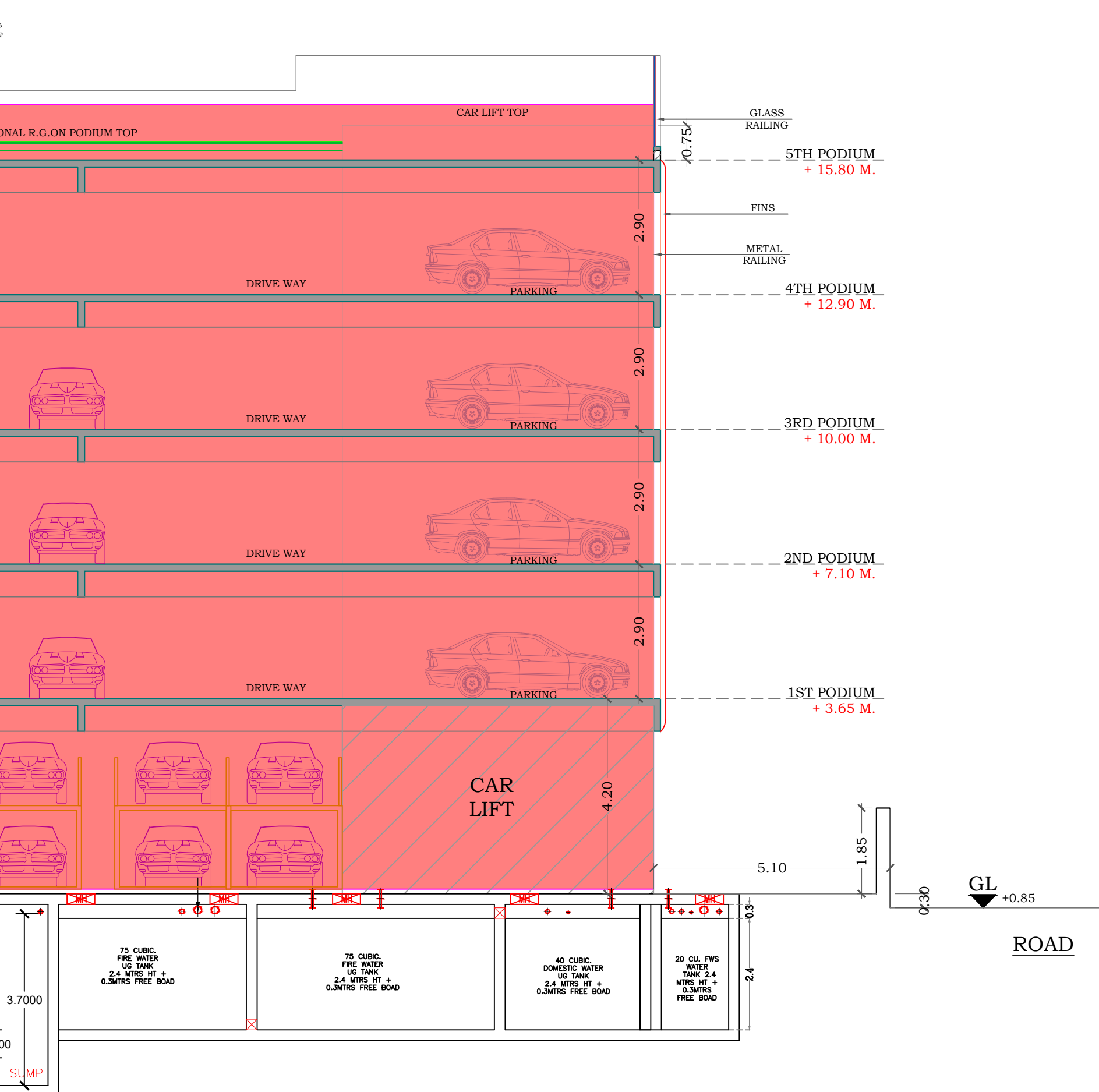


Table with 5 columns: Room, A, B, C, D=Area/In Sq.M. Rows include Living, Kitchen, M.Bed, Toilet, C.Toilet, Passage, D1, D2, D3, and Total.

PROFORMA - B CONTENTS OF THE SHEET

SECTION C-C: UNIT PLANS, REFUGEE AREA CALCULATION, TERRACE PLAN DESCRIPTION OF PROPOSAL & PROPERTY

STAMP OF DATE OF RECEIPT OF PLAN STAMP OF APPROVAL OF PLAN

NAME OF OWNER/APPLICANT M/s. PRATIK DEVELOPERS, K-49,APMC Market, Nariyal Bazar, Sector-19,Nav Mumbai-400 705.

SIGNATURE

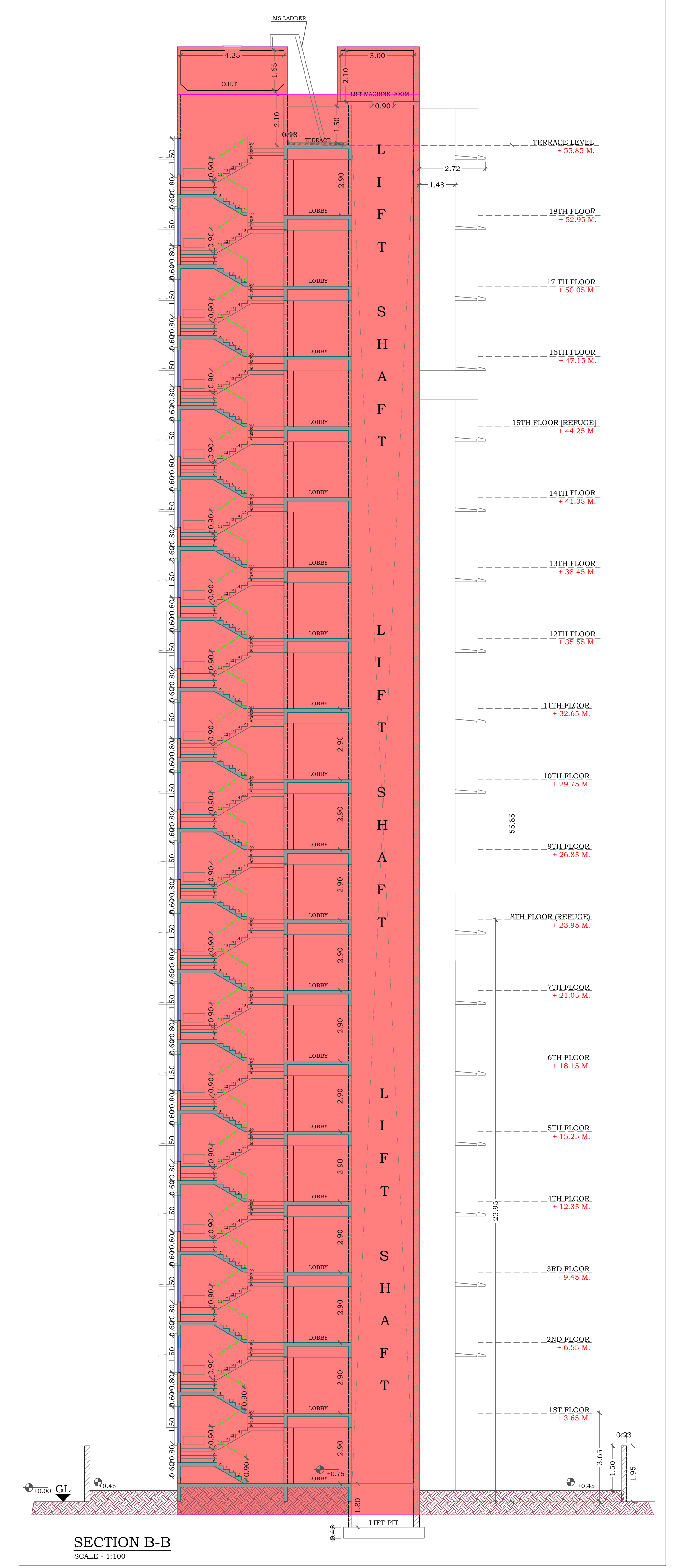
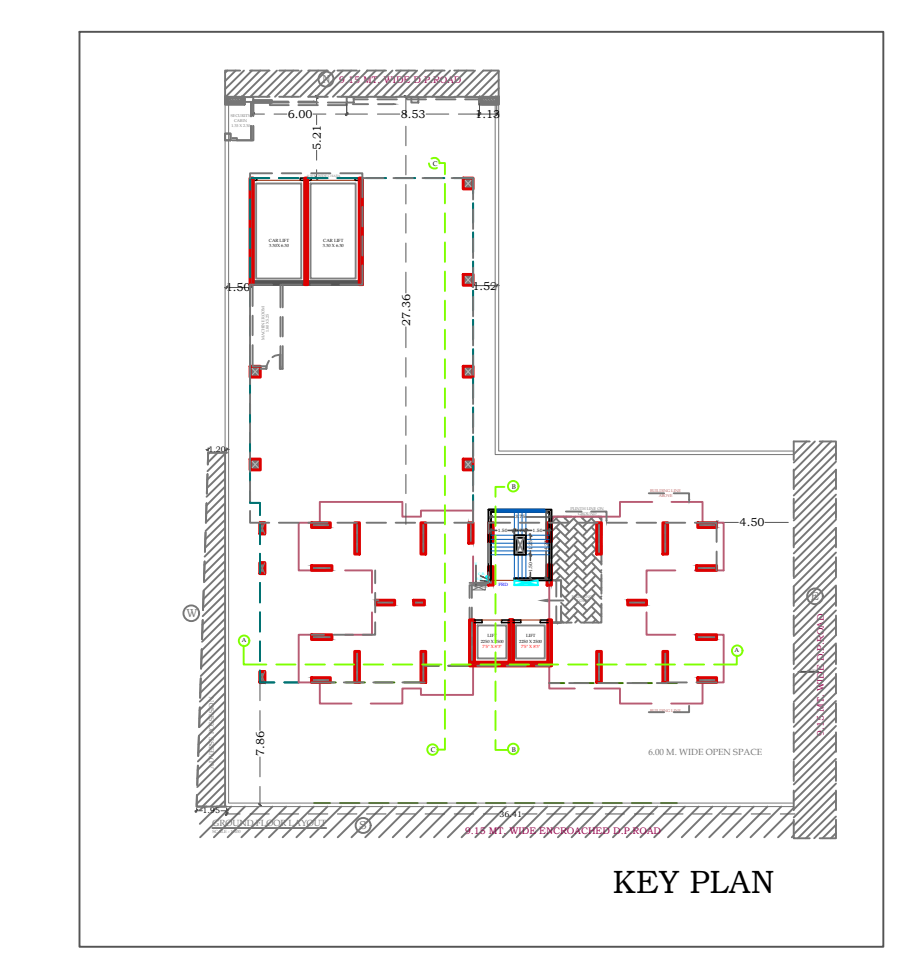
NAME ADDRESS AND SIGNATURE OF ARCHITECT

ALL DIMENSIONS ARE IN METER NORTH M/s.TRYFOUR ARCHITECTS 210, BUILDING NO. 6, VITHAL RAKHUMAI CHS, BALARAM KHEDEBARKAR MARG, BEHIND RAM MANDIR, WADALA, MUMBAI - 400 631, INDIA. TEL : +91-9820 998758, +91-9819907599. Email : tryfourarchitects@gmail.com ; ar.allthings@gmail.com

STAMP OF DATE OF APPROVAL OF PLANS

This cancels approval to the previous plans sanctioned under Auto DCR No. CHE/ES/1964/S/337[NEW] Dated 14.01.2022 Approved subject to the conditions mentioned in this office letter Auto DCR No. CHE/ES/1964/S/337[NEW]

S.E.(B.P.)S/E&T/E A.E.(B.P.)S&T E.E.(B.P.)ES-II



NOTE - ALL HEIGHTS ARE GIVEN FROM GROUND LEVEL .

PROFORMA - B

CONTENTS OF THE SHEET
SECTION A-A, SECTION B-B.

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RE-DEVELOPMENT ON THE PROPERTY KNOWN AS 'ASHWAGHOSH CHS LTD & MILAN CHS' BEARING CTS NO. 784, 785 & 775 OF REVENUE KANLUR - E VILLAGE IN S WARD, DATTAR COLONY, BHANDUP (E), MUMBAI-400 042.

STAMP OF DATE OF RECEIPT OF PLAN STAMP OF APPROVAL OF PLAN

NAME OF OWNER/APPLICANT SIGNATURE
M/s. PRATIK DEVELOPERS.
K-49,APMC Market, Narval Bazar,
Sector-19,Navi Mumbai-400 705.

NAME ADDRESS AND SIGNATURE OF ARCHITECT

ALL DIMENSIONS ARE IN METERS
DRAWN BY: SURESH
CHECKED BY: ARVIND GUNAL
SCALE: AS SHOWN
DATE: 07.09.2022
DRG. NO: 07 / 07

NORTH

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