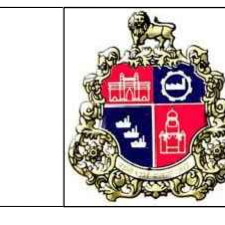
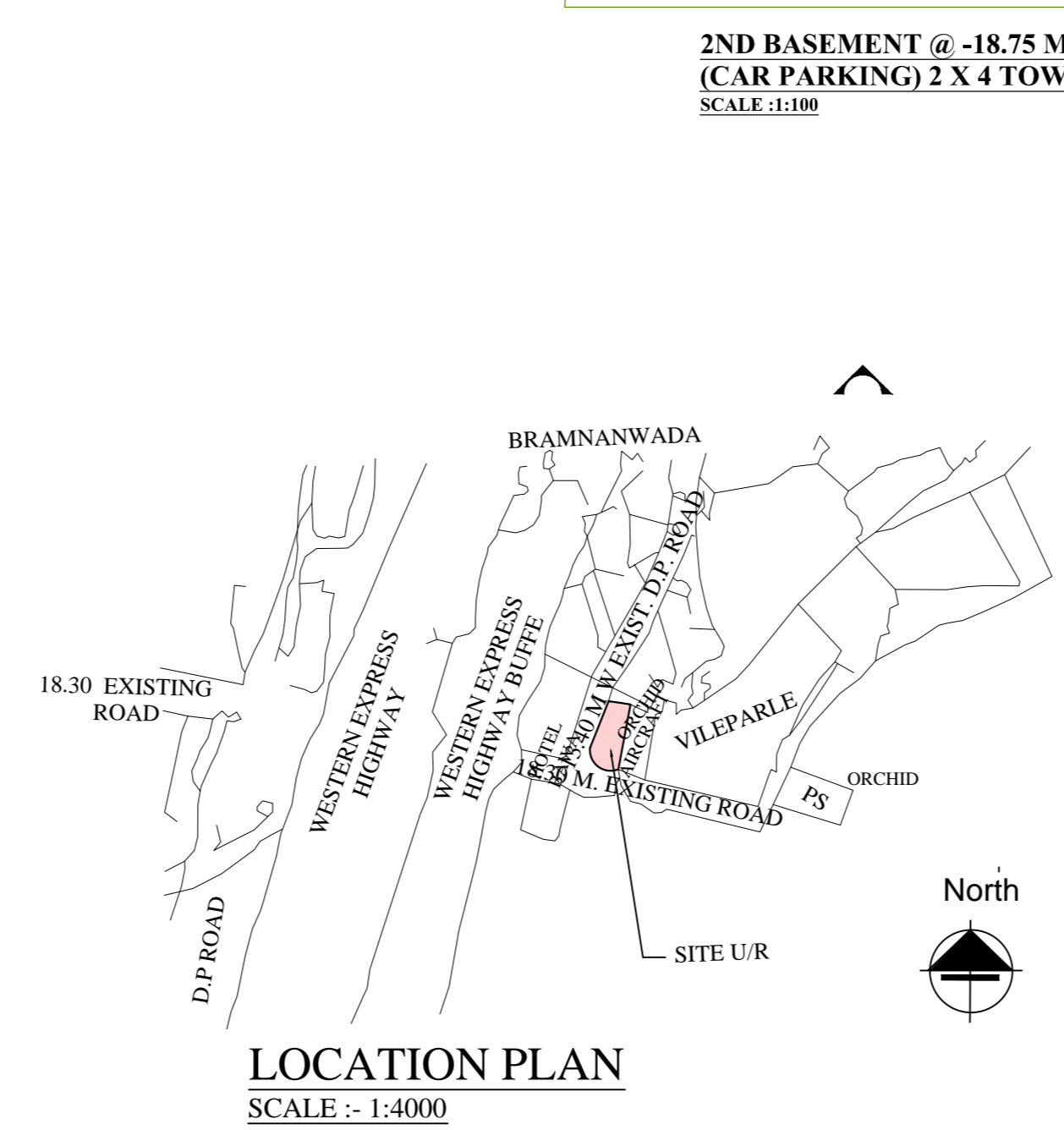
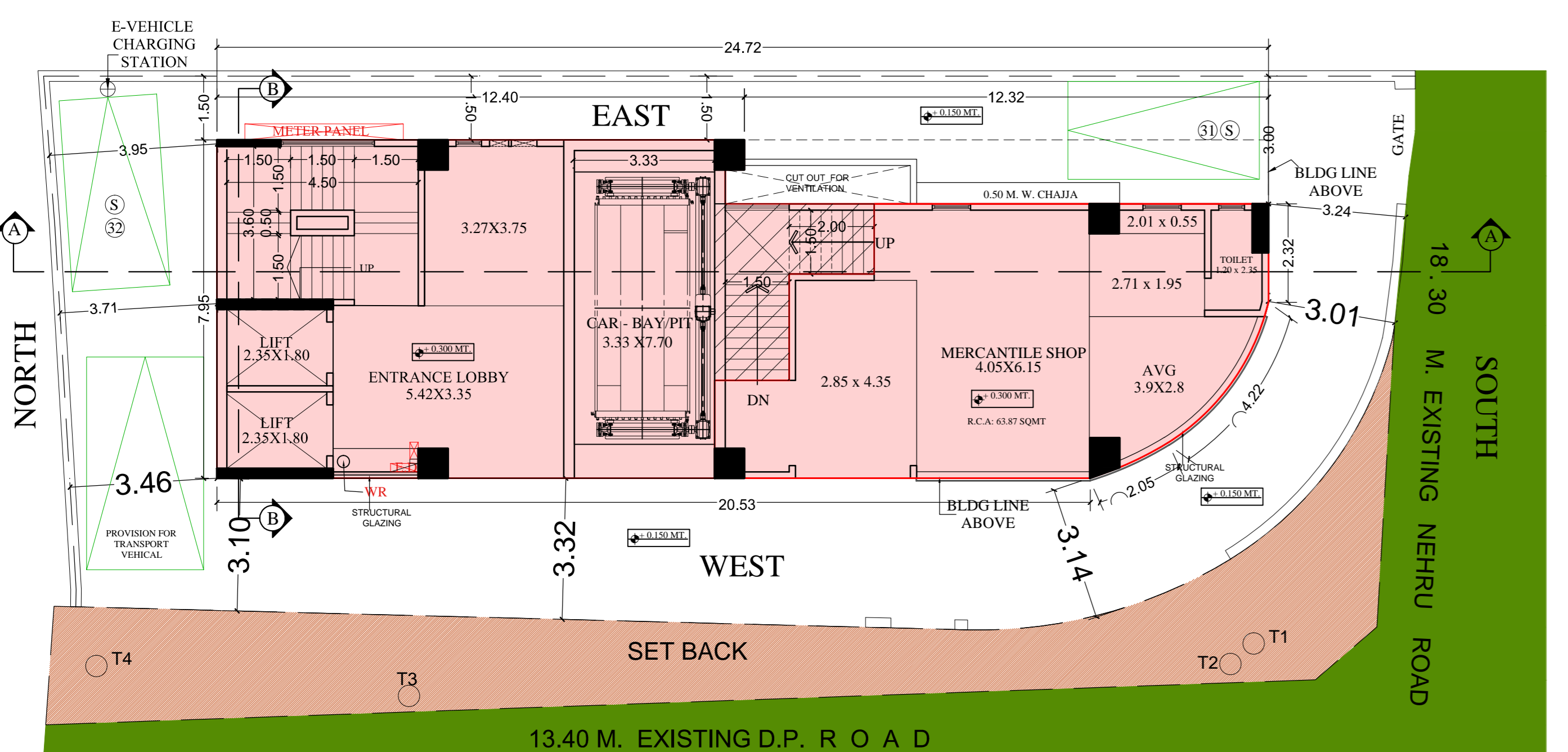
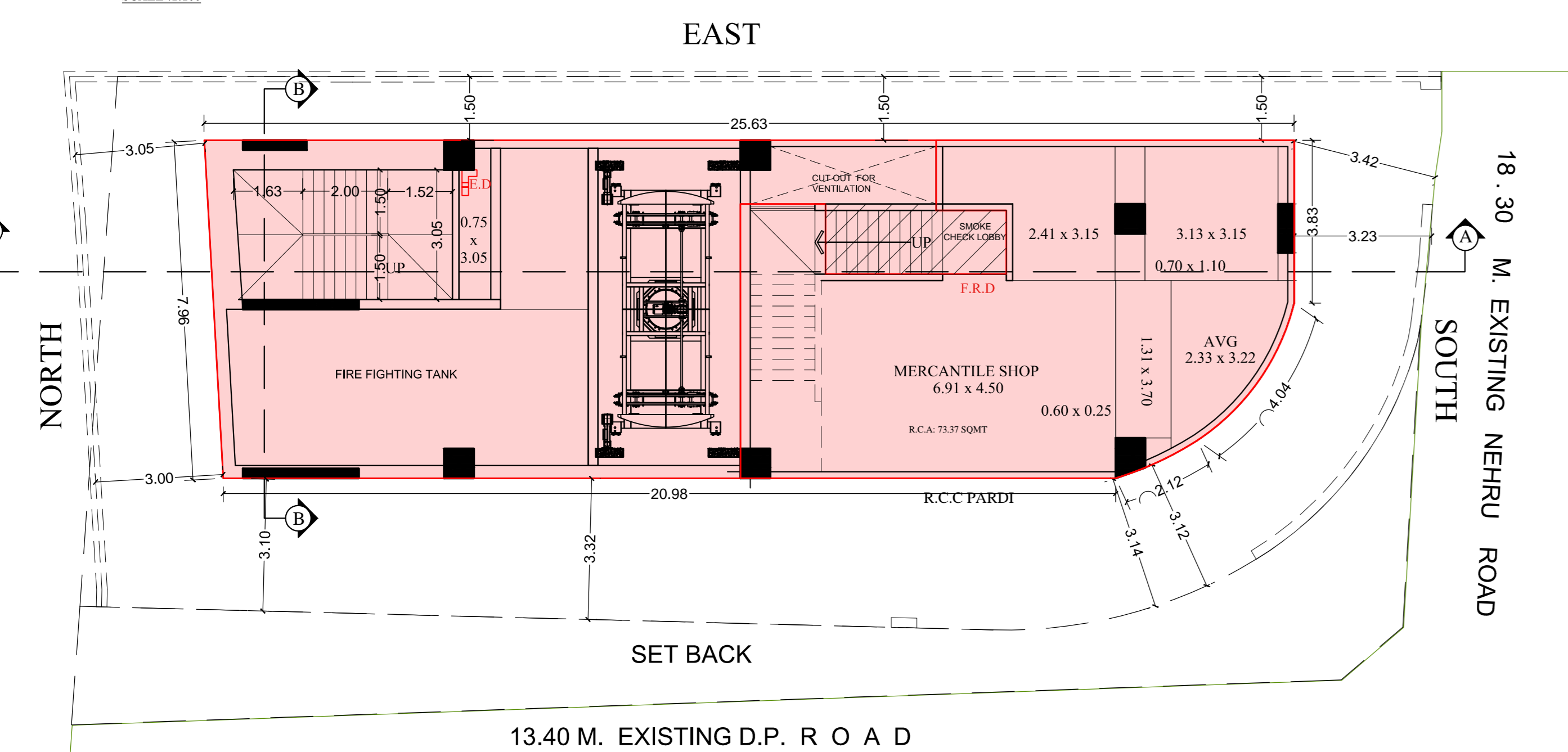
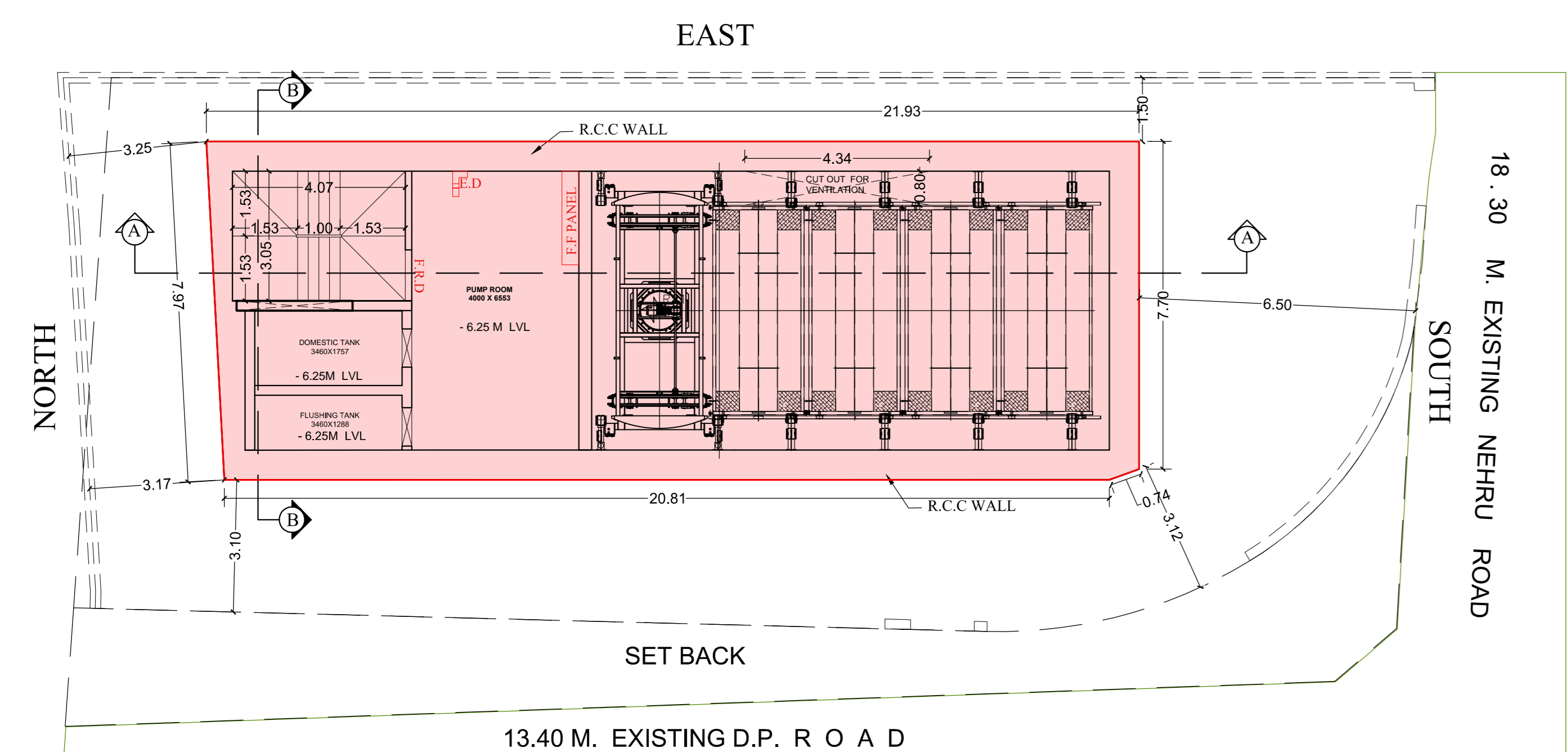
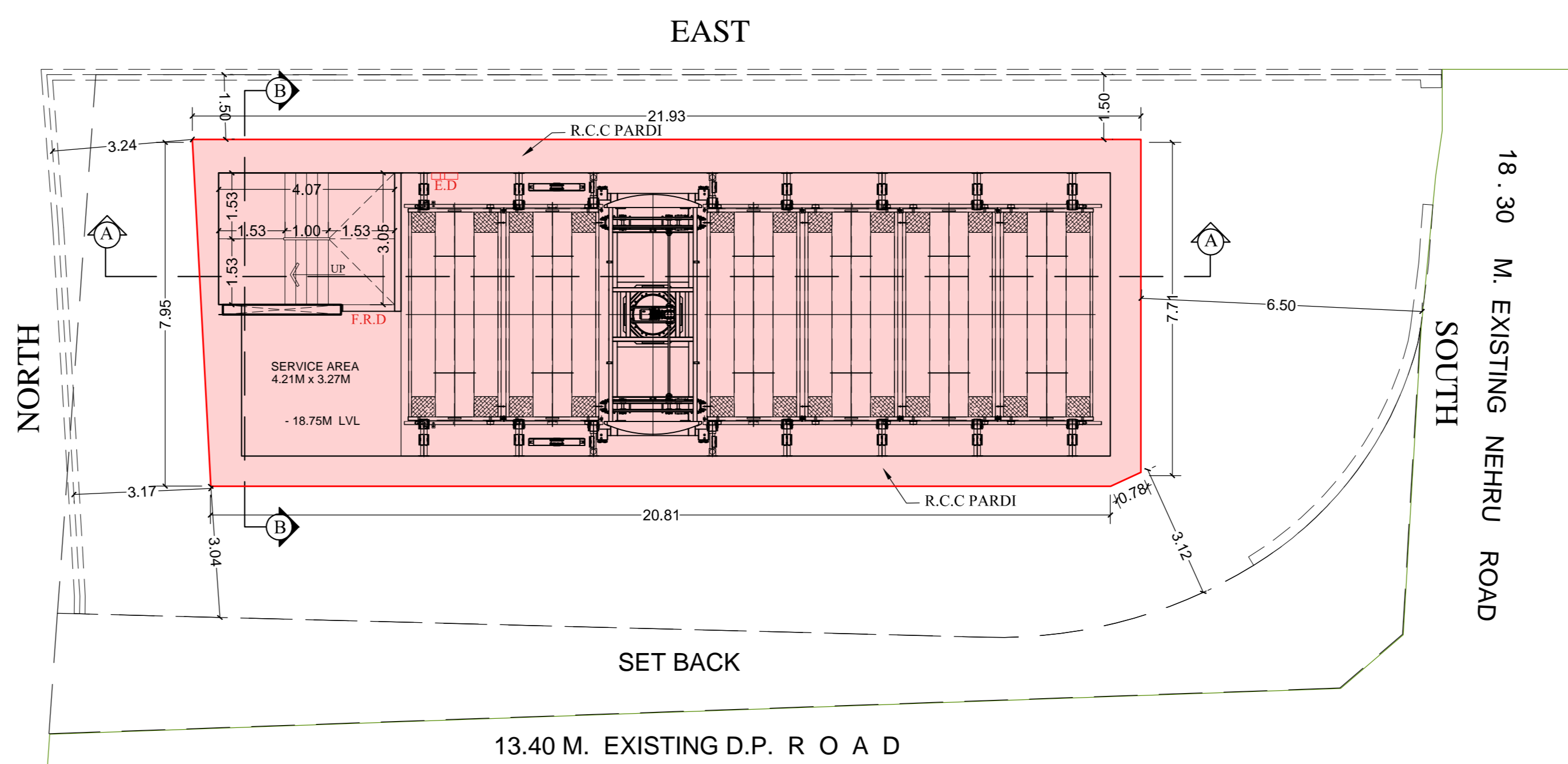
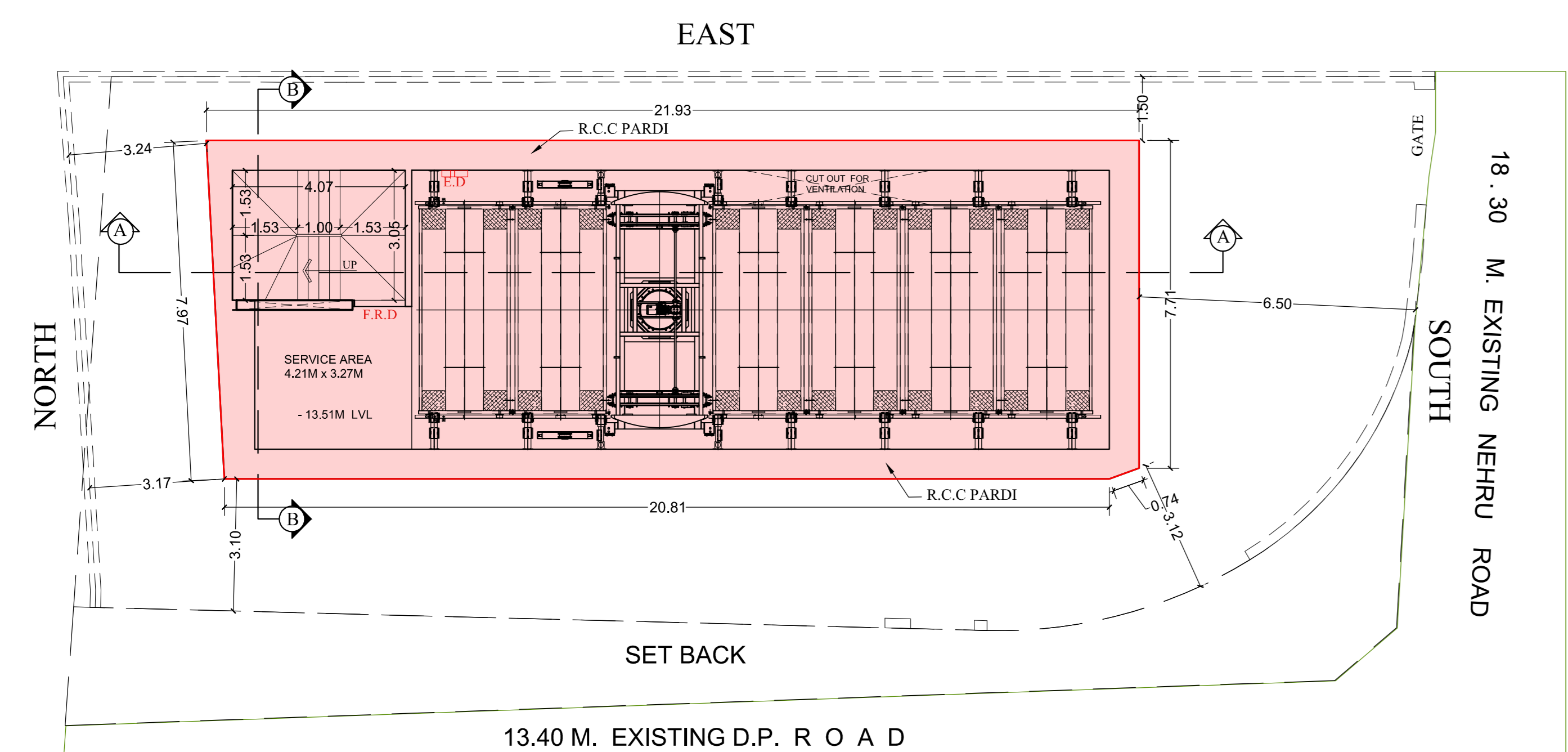


1ST BASEMENT FLOOR PLAN, 2ND BASEMENT FLOOR PLAN (CAR PARKING), GROUND FLOOR PLAN, 1ST & 2ND FLOOR PLAN BUILT UP AREA SUMMARY, CAR PARKING STATEMENT, BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION, SET BACK AREA DIAGRAM & CALCULATION, SECTION THROUGH U/G TANK, SECTION THROUGH COMPOUND WALL.

THIS PROPOSAL COMES UNDER REG 90(A) OF DCPR 2034. THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED. NOTE - THIS PLAN IS APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE LETTER AMENDED ISSUED UNDER EVEN NO. CE/8972/WS/AK SIGNED ON EVEN DATE - 07-10-2024. THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. CE/8972/WS/AK DATED 30.03.2022.



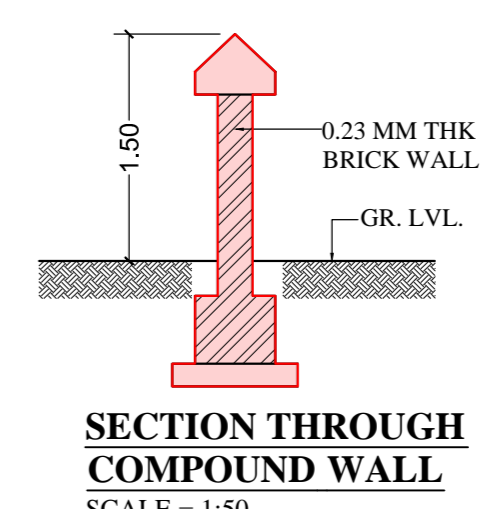
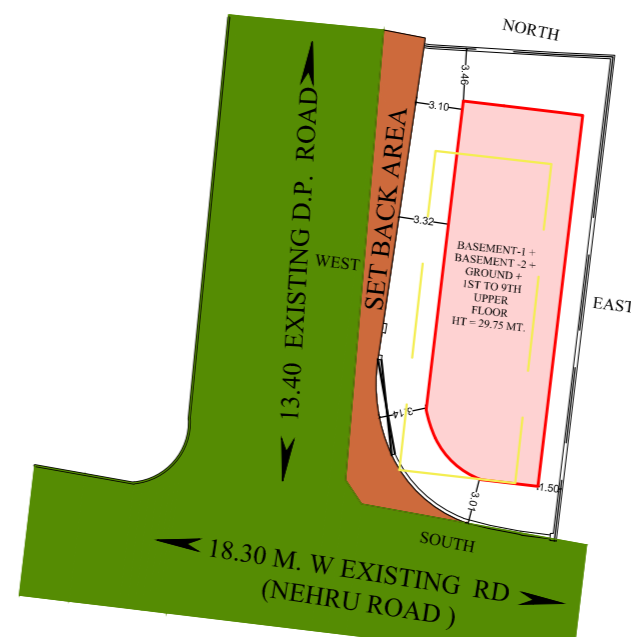
1.	AREA OF PLOT (AS PER PRC)	511.30	
2A.	AREA OF PLOT (AS PER SURVEY)	465.49	
	(A) AREA OF RESERVATION IN PLOT	00.00	
	(B) AREA OF ROAD SET BACK IN PLOT	72.92	
	(C) AREA OF D.P. ROAD IN PLOT	NIL	
2B.	DEDUCTIONS FOR RESERVATION / ROAD AREA		
	(A) ROAD SET-BACK AREA TO BE HANDED OVER TO M.C.G.M AS PER REG. NO. 16 OF D.C.P.R 2034	72.92	
	(B) PROPOSED D.P. ROAD TO BE HANDED OVER TO M.C.G.M AS PER REG. NO. 16 OF D.C.P.R 2034	NIL	
	(C) RESERVATION AREA TO BE HANDED OVER TO M.C.G.M AS PER REG. NO. 17 OF D.C.P.R 2034	NIL	
	(D) RESERVATION AREA TO BE HANDED OVER TO M.C.G.M AS PER REG. NO. 17 OF D.C.P.R 2034	NIL	
	(E) RESERVATION AREA TO BE HANDED OVER TO M.C.G.M AS PER REG. NO. 34 OF D.C.P.R 2034 FOR AMENITY AREA	NIL	
	(A) AREA OF AMENITY PLOT TO BE HANDED OVER AS PER REG. NO. 14(A) OF D.C.P.R 2034	NIL	
	(B) AREA OF AMENITY PLOT TO BE HANDED OVER AS PER REG. NO. 14(B) OF D.C.P.R 2034	NIL	
	(C) RESERVATION AREA TO BE HANDED OVER TO M.C.G.M AS PER REG. NO. 34 OF D.C.P.R 2034	NIL	
2C.	DEDUCTION FOR EXISTING BUILT-UP AREA TO BE RETAINED LAND COMPONENT OF EXISTING BUILT UP AREA	NIL	
3.	TOTAL DEDUCTIONS: [(2A) + 2(B)] + 2(C) AS AND WHEN APPLICABLE	72.92	
4.	BALANCE AREA OF PLOT (1 MINUS 3)	392.57	
5.	PLOT AREA (UNDER DEVELOPMENT) (1-5)	392.57	
6.	ZONAL BASIC FSI AS PER REG. NO. 30(A), TABLE NO. 12, OF M.C.G.M	1.00	
7.	BUILT UP AREA AS PER ZONAL BASIC FSI (4 X 6)	392.57	
8.	BUILT UP AREA EQUAL TO ROAD SETBACK TO BE HANDED OVER TO M.C.G.M AND ADVANTAGE TO GRANTED (72.92 X 2 = 145.84)	145.84	
9.	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY/ADDITIONAL F.S.I FOR REDEVELOPMENT EXISTING HOUSING SOCIETY AS PER REG. NO. 33(7A) OF D.C.P.R 2034	NIL	
10.	BUILT UP AREA DUE TO 50% ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER REG. NO. 30(A) TABLE NO. 12 OF D.C.P.R 2034 (392.57 X 0.50 = 196.29)		
	ALREADY CLAIMED	TOTAL	
	196.29	NIL	196.29
11.	TDR GENERATED AS PER REG. NO. 30(A) & REG. NO. 32 OF D.C.P.R 2034 (PERMISSIBLE 392.57 X 0.90 = 353.31) PROPOSED ALREADY CLAIMED TDR = 310.00		
	ALREADY CLAIMED	NOW CLAIMED	TOTAL
	0.00	0.00	0.00
a.	ALREADY CLAIMED	NOW CLAIMED	TOTAL
	310.00	0.00	310.00
	BUILT UP AREA DUE TO ADMISSIBLE ROAD SETBACK T.D.R AS PER REG. NO. 30(A), TABLE NO. 12 OF D.C.P.R 2034 (8)		
	ALREADY CLAIMED	NOW CLAIMED	TOTAL
	98.30	0.00	98.30
d.	TOTAL ADDITIONAL FSI/TDR = (10-11a+11b+11c) = 750.43		
12.	PERMISSIBLE BUILT UP AREA (7+11d) (392.57 + 750.43 = 1143.00)		
13.	PROPOSED BUILT UP AREA		
14.	RESERVATION TDR GENERATED IF ANY		
15.	FUNGIBLE COMPENSATORY AREA AS PER REG. NO. 31(C) OF D.C.P.R 2034 (13 x 35%)		
a.	PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM		
	ALREADY CLAIMED	NOW CLAIMED	TOTAL
	0.00	0.00	0.00
b.	FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM		
	ALREADY CLAIMED	NOW CLAIMED	TOTAL
	0.00	0.00	0.00
c.	PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR SALE COMPONENT WITH CHARGING PREMIUM		
d.	FUNGIBLE COMPENSATORY AREA FOR SALE COMPONENT WITH CHARGING PREMIUM		
	ALREADY CLAIMED	NOW CLAIMED	TOTAL
	0.00	0.00	0.00
RES	0.00	0.00	0.00
COM	0.00	0.00	0.00
TOTAL PROPOSED FUNGIBLE COMPENSATORY AREA (15b+15c)			390.39
16.	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (13+14+15a+15b+15c+16)		1533.39
17.	FSI CONSUMED ON NET PLOT (13/4)		2.91



FLOORS	BIG PARKING	SMALL PARKING	TOTAL
GROUND FLOOR	00.00	02.00	02.00
BASEMENT FLOOR	30.00	00.00	30.00
TOTAL	30.00	02.00	32.00

CATEGORY	IN NO.	NOS OF CAR PARKS REQD. as per rule	AREA-NO. OF FLATS PROPOSED	NOS. OF CAR PARKS REQD.
UPTO 800/40	1533.39 SQ.MT.-800	733.39/80 = 9.17	1533.39	29
MERCANTILE/SHOP	800/80	800/40 = 20.00 NOS.		
			1533.39 SQ.MT	29.00
			SAY = 32.00	31.90
10% VISITOR				
				1.00
TRANSPORT VEHICLE	2000/1	UPTO 2000 = 1	1533.39 SQ.MT	1.00
				1.00

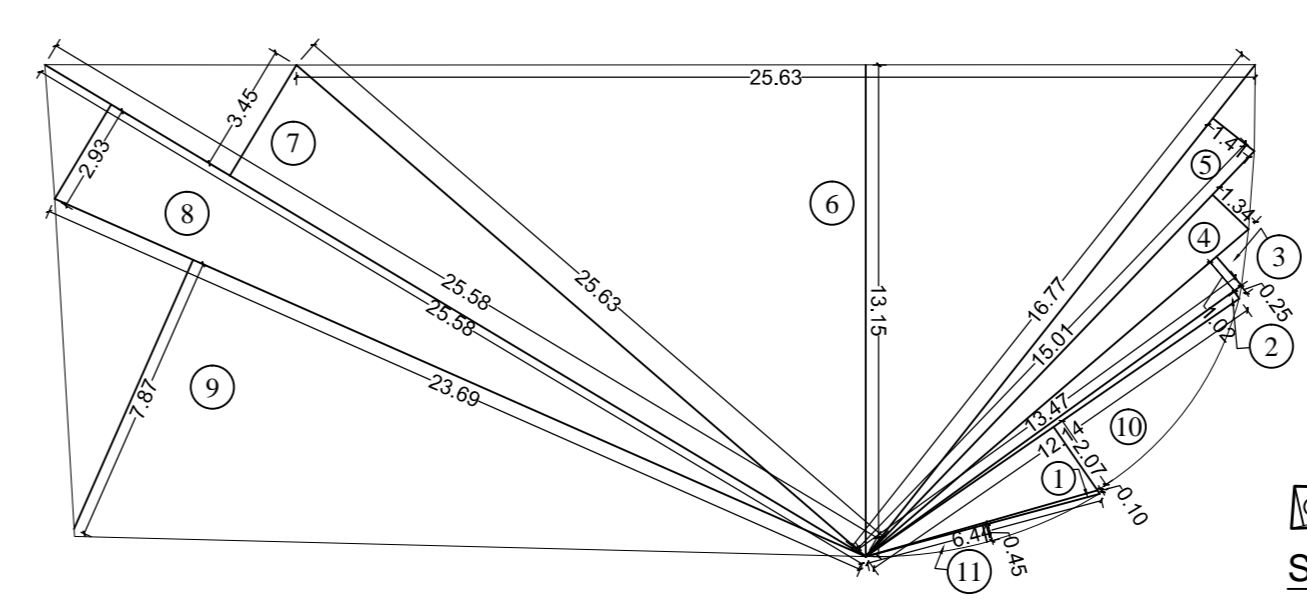
TOTAL PARKING REQD. ON PLOT = 32.00 NOS.
 TOTAL PARKING PROV. ON PLOT = 32.00 NOS.
 TOTAL BIG PARKING PROV. ON PLOT = 30.00 NOS.
 TOTAL SMALL PARKING PROV. ON PLOT = 02.00 NOS.



B.U.A. SUMMARY

FLOOR	BUILT UP AREA	STAIRCASE & LIFT LOBBY AREA
BASEMENT 1	84.38 SQ.MT.	6.77 SQ.MT.
GROUND FLOOR	67.96 SQ.MT.	10.56 SQ.MT.
1ST FLOOR	153.45 SQ.MT.	37.62 SQ.MT.
2ND FLOOR	153.45 SQ.MT.	37.62 SQ.MT.
3RD FLOOR	153.45 SQ.MT.	37.62 SQ.MT.
4TH FLOOR	153.45 SQ.MT.	37.62 SQ.MT.
5TH FLOOR	153.45 SQ.MT.	37.62 SQ.MT.
6TH FLOOR	153.45 SQ.MT.	37.62 SQ.MT.
7TH FLOOR	153.45 SQ.MT.	37.62 SQ.MT.
8TH FLOOR	153.45 SQ.MT.	37.62 SQ.MT.
9TH FLOOR	153.45 SQ.MT.	37.62 SQ.MT.
TOTAL	1533.39 SQ.MT.	355.91 SQ.MT.

NET B.U.A. PROPOSED = 1143.00 SQ.MT.
 PERMISSIBLE FUNGIBLE 35% = 400.05 SQ.MT.
 TOTAL GROSS B.U.A. PERM. = 1543.05 SQ.MT.
 PROPOSED FUNGIBLE = 390.39 SQ.MT.
 TOTAL PROPOSED AREA = 1533.39 SQ.MT.



1	1/2 x 11.22 x 2.67 x 1NO	= 14.98 SQ.MT.
2	1/2 x 11.22 x 2.07 x 1NO	= 11.60 SQ.MT.
3	1/2 x 10.88 x 2.09 x 1NO	= 11.37 SQ.MT.
4	1/2 x 10.88 x 1.45 x 1NO	= 7.89 SQ.MT.
5	1/2 x 8.27 x 1.45 x 1NO	= 5.99 SQ.MT.
6	1/2 x 9.63 x 1.23 x 1NO	= 5.92 SQ.MT.
7	1/2 x 12.34 x 5.54 x 1NO	= 34.18 SQ.MT.
	TOTAL ADDITION	= 91.93 SQ.MT.

1	1/2 x 6.44 x 0.10 x 1NO	= 0.32 SQ.MT.
2	1/2 x 12.38 x 0.25 x 1NO	= 1.54 SQ.MT.
3	1/2 x 13.47 x 1.02 x 1NO	= 6.86 SQ.MT.
4	1/2 x 16.01 x 1.34 x 1NO	= 10.05 SQ.MT.
5	1/2 x 16.77 x 1.41 x 1NO	= 11.82 SQ.MT.
6	1/2 x 25.63 x 13.15 x 1NO	= 168.51 SQ.MT.
7	1/2 x 25.58 x 3.45 x 1NO	= 44.12 SQ.MT.
8	1/2 x 25.58 x 2.93 x 1NO	= 37.47 SQ.MT.
9	1/2 x 23.89 x 7.87 x 1NO	= 93.22 SQ.MT.
10	2/3 x 12.14 x 2.07 x 1NO	= 16.75 SQ.MT.
11	2/3 x 6.45 x 0.45 x 1NO	= 1.91 SQ.MT.
	TOTAL ADDITION	= 392.57 SQ.MT.

A	2/3 x 12.34 x 2.24 x 1NO	= 18.98 SQ.MT.
	TOTAL DEDUCTION	= 18.98 SQ.MT.
	SET BACK AREA (X-Y1)	= 72.95 SQ.MT.
	SET BACK AREA SAY	= 72.92 SQ.MT.

CERTIFIED THAT I HAVE SURVEYED UNDER REFERENCE ON 07/08/2018 AND THAT THE DIMENSIONS OF SITES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 465.49 SQ. MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP/ T.P.S. RECORD.

FORM - II
 CONTENTS OF SHEET

1ST BASEMENT FLOOR PLAN, 2ND BASEMENT FLOOR PLAN (CAR PARKING), GROUND FLOOR PLAN, 1ST & 2ND FLOOR PLAN BUILT UP AREA SUMMARY, CAR PARKING STATEMENT, BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION, SET BACK AREA DIAGRAM & CALCULATION, SECTION THROUGH U/G TANK, SECTION THROUGH COMPOUND WALL.

DESCRIPTION OF PROPERTY
 PROPOSED COMMERCIAL OFFICE BLDG. ON PLOT BEARING C. T. S. NO. 2089, 2089/1 TO 4 OF VILLAGE VILE PARLE (E), MUMBAI.

PLANS FOR ISSUE

S.E.(BP) K/E/S A.E.(BP) K/E E.E.(BP) K-WARD

NAME, ADDRESS & SIGN. OF OWNER / DEVELOPER
SHRI AKSHAY R JAIN DIRECTOR OF SANYAM REALTORS PVT. LTD.

ADDRESS
B/S. PAREKH APARTMENT SARAJINI ROAD, VILE PARLE (W), MUMBAI - 400056.

NOTE :- ALL DIMENSIONS ARE IN METER

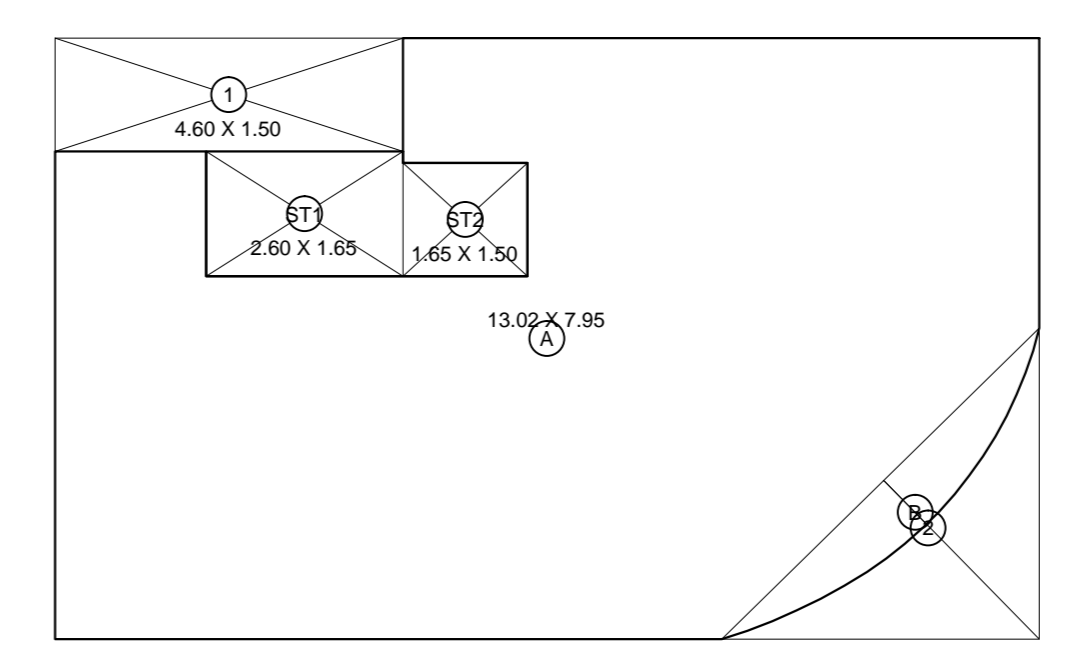
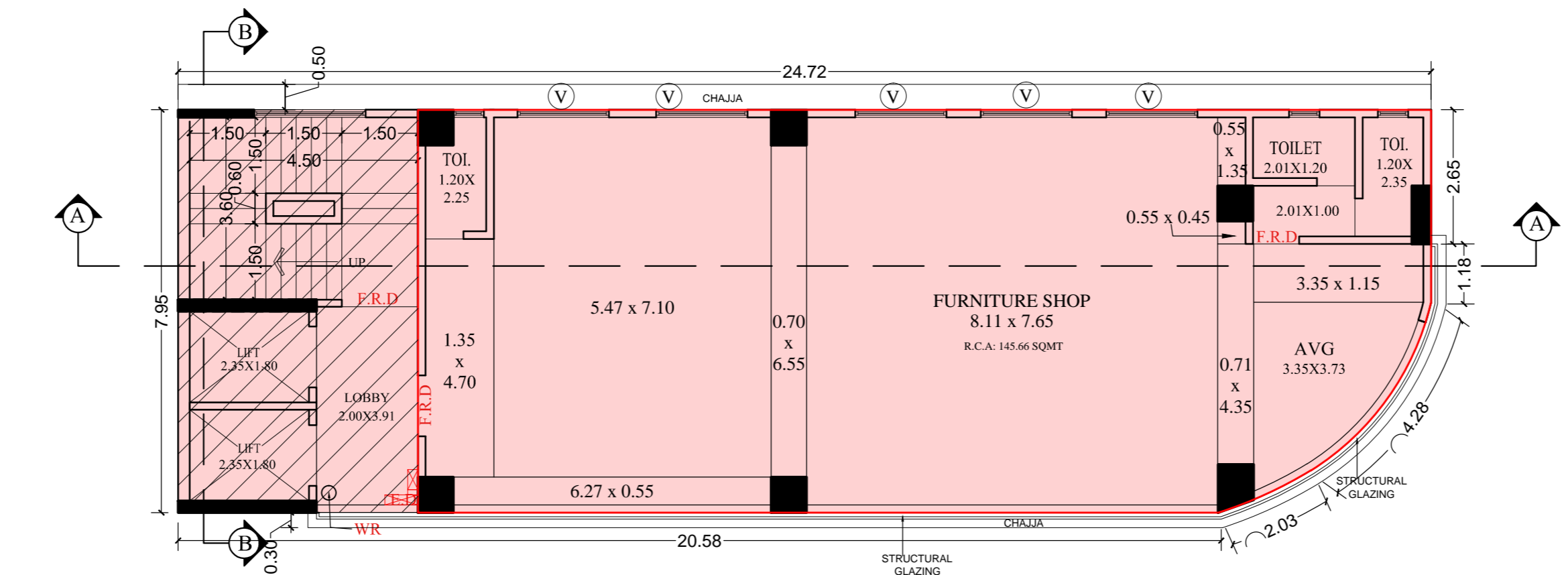
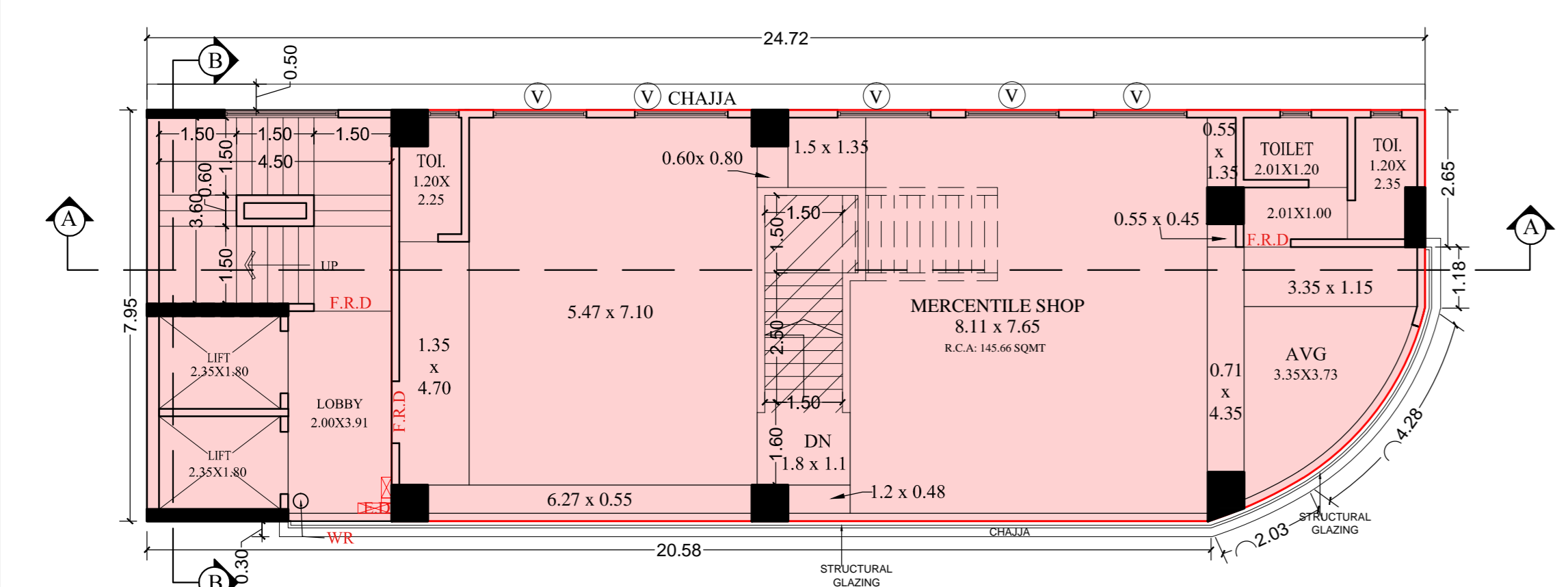
DRAWN BY: NIKSHA DATE: 09.09.2024 CHECKED BY: AR PARITA

NORTH LINE: NAME, ADDRESS & SIGNATURE OF ARCHITECT.

North

Architect & Interior Designer
UMESH BHATT
 212, 2nd floor, Shiv Plaza Shopping Centre, Kandivali Station Rd., Kandivali (W), Mumbai-400 067.

SIGN. OF ARCHITECT



BUILT UP AREA CALCULATION

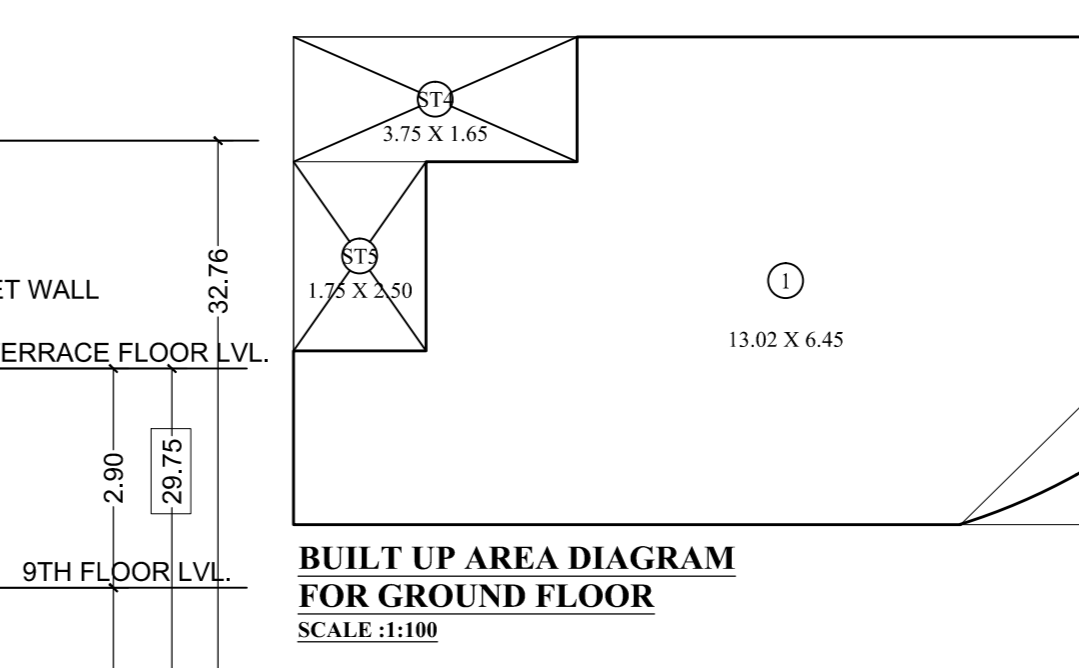
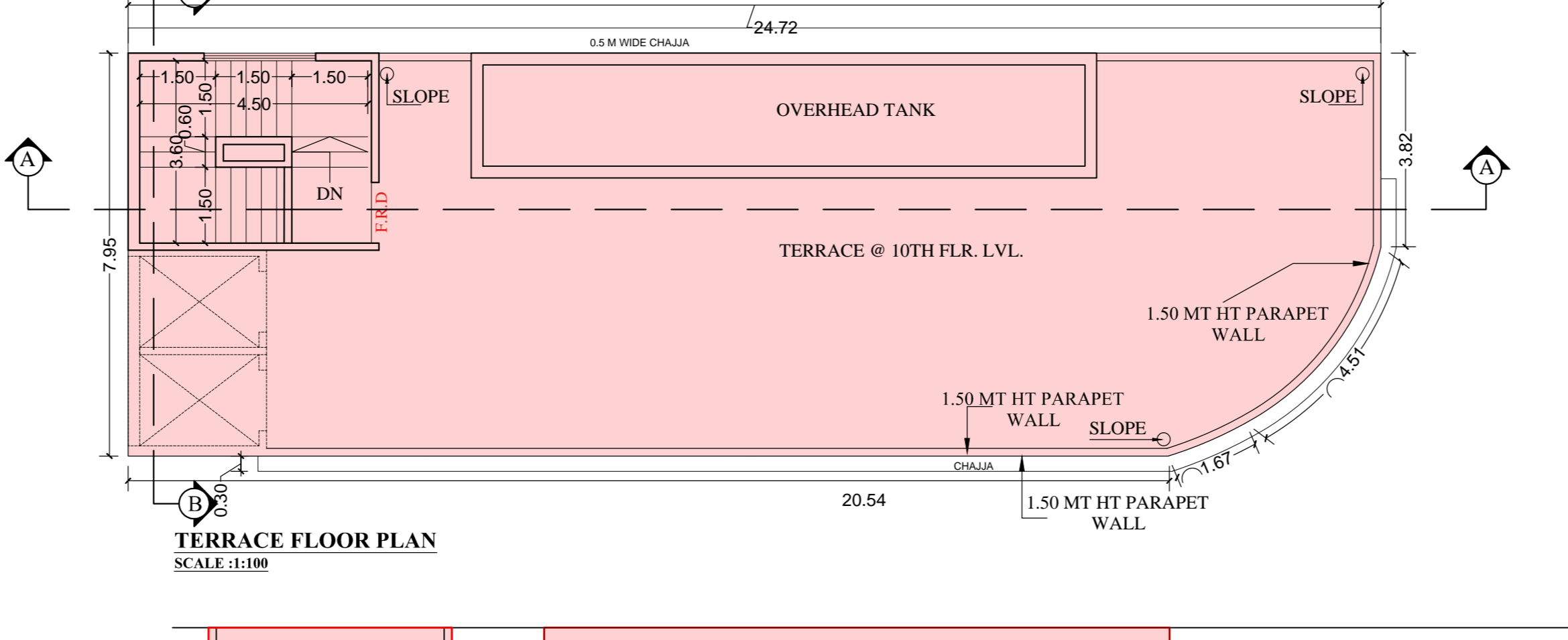
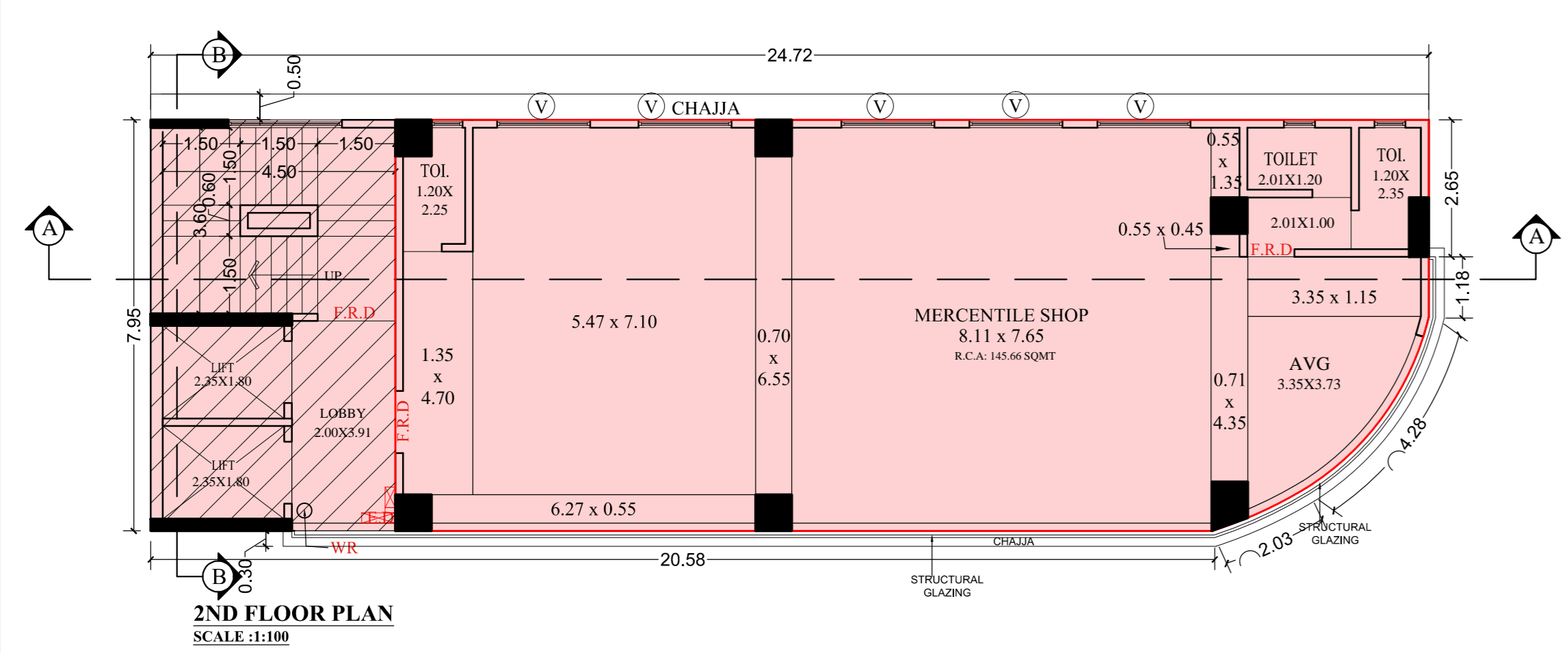
1ST BASEMENT			
A	13.02 X 7.95 X 1.00	=	103.51 SQ.MT
B	2.3 X 5.88 X 0.81 X 1.00	=	3.18 SQ.MT
TOTAL ADDITION		=	106.69 SQ.MT X

DEDUCTIONS

1	4.60 X 1.50 X 1.00	=	6.90 SQ.MT
2	1.2 X 5.88 X 2.94 X 1.00	=	8.84 SQ.MT
TOTAL DEDUCTION		=	15.54 SQ.MT Y1
TOTAL BUILT UP AREA (X - Y1)		=	91.15 SQ.MT X1

STAIRCASE AREA CALCULATION

1ST BASEMENT			
ST1	2.60 X 1.65 X 1.00	=	4.29 SQ.MT
ST2	1.65 X 1.50 X 1.00	=	2.48 SQ.MT
TOTAL STAIRCASE AREA PER FL. (1ST BASEMENT)		=	6.77 SQ.MT Y2
NET BUILT UP AREA (X1 - Y2)		=	84.38 SQ.MT



BUILT UP AREA CALCULATION

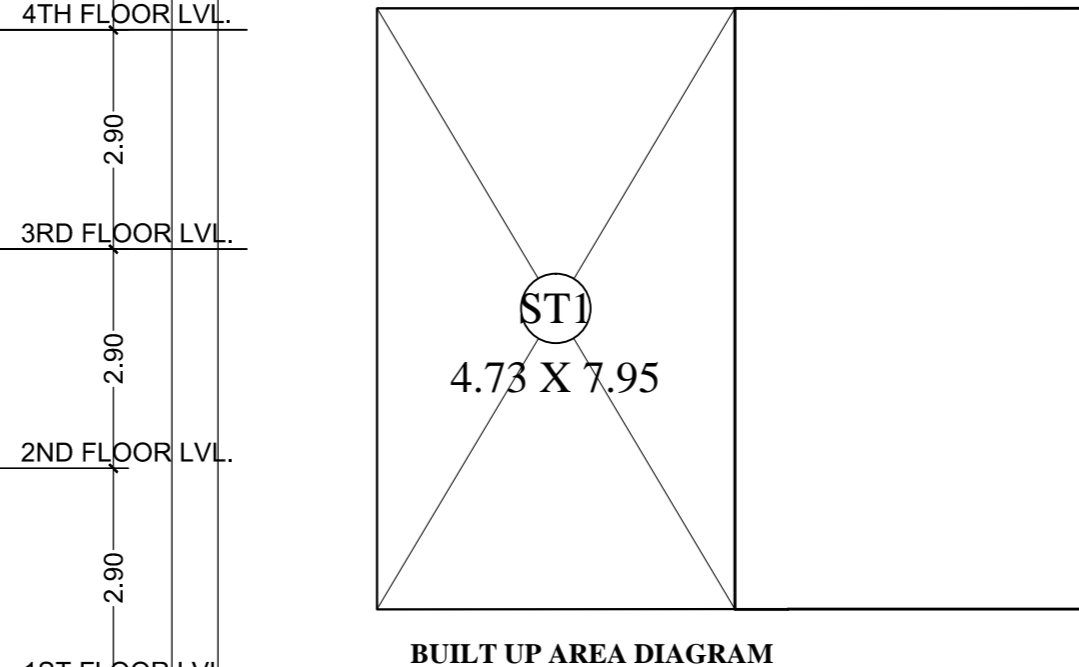
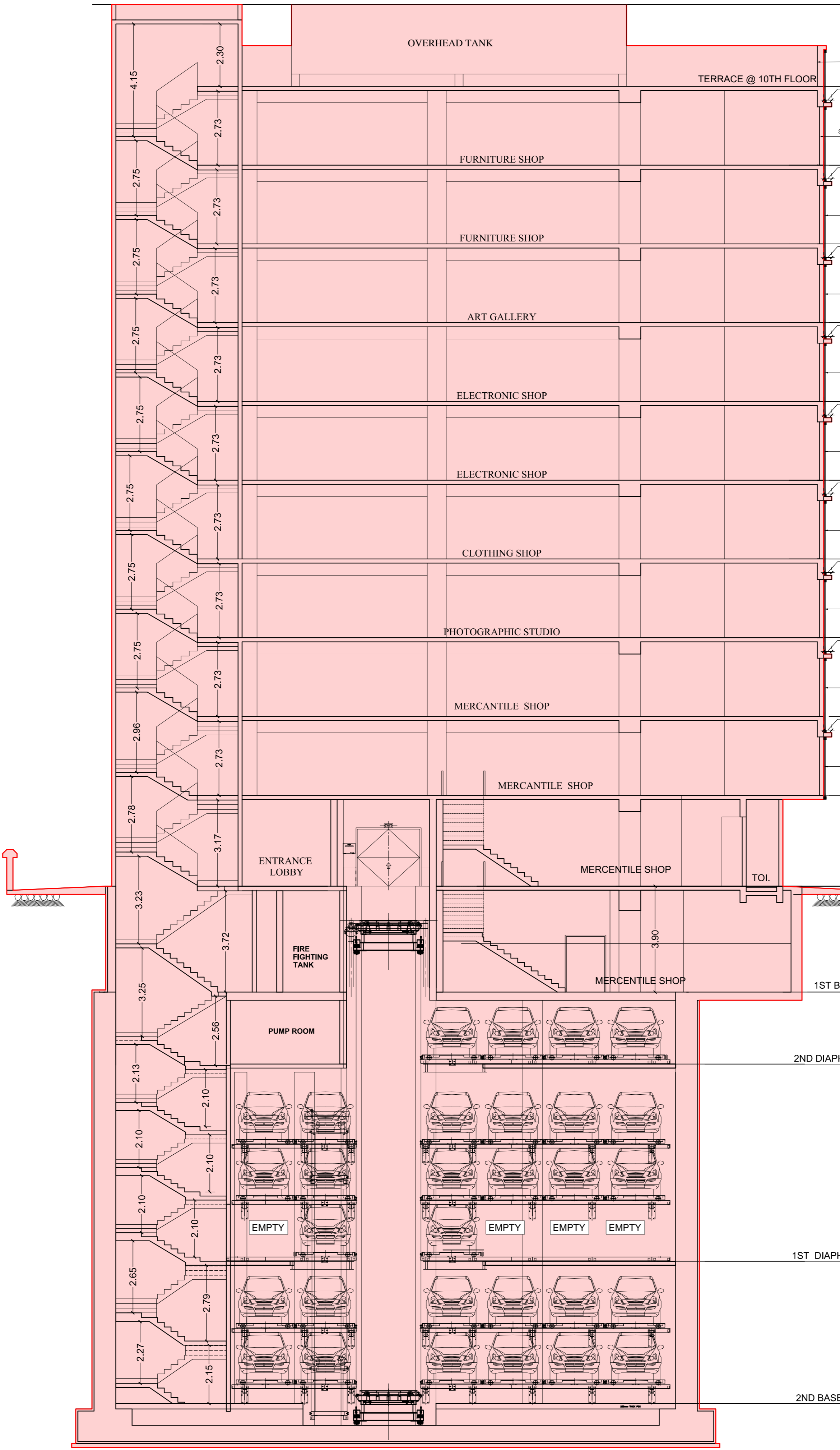
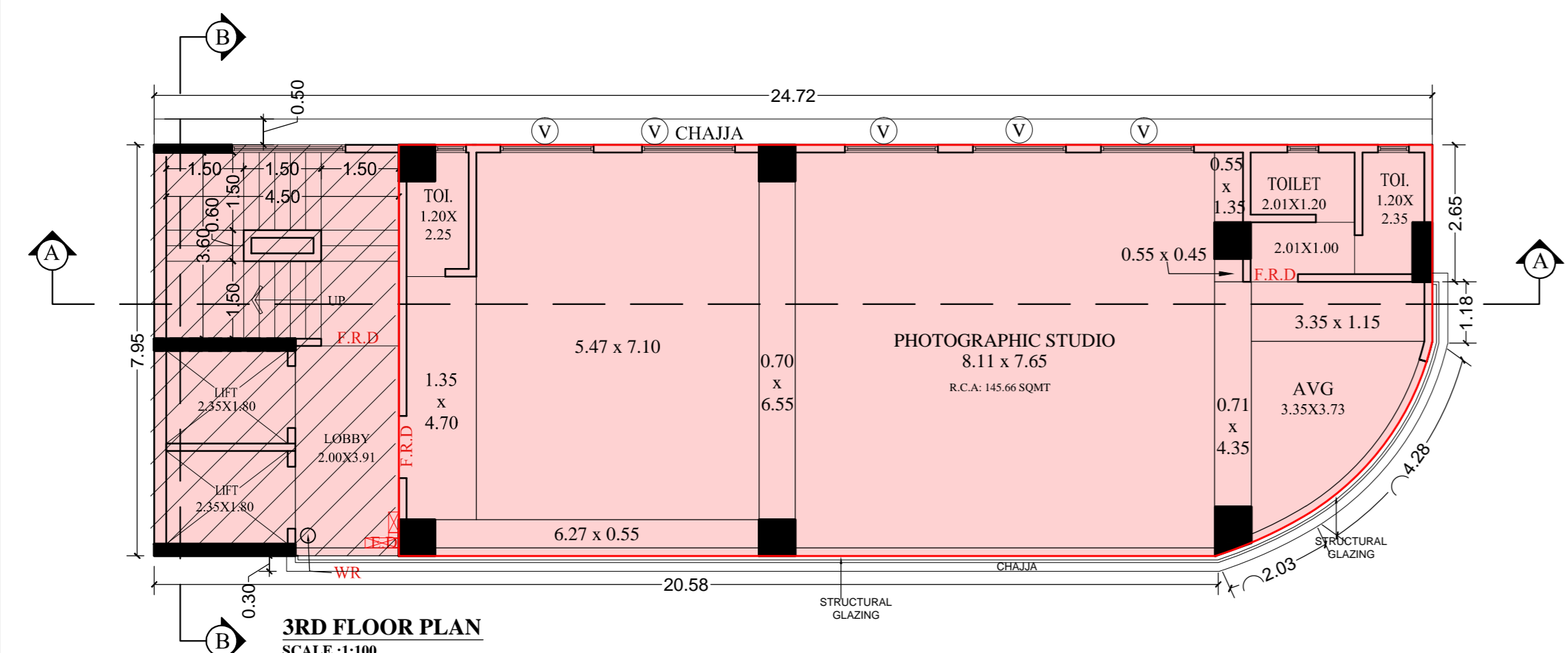
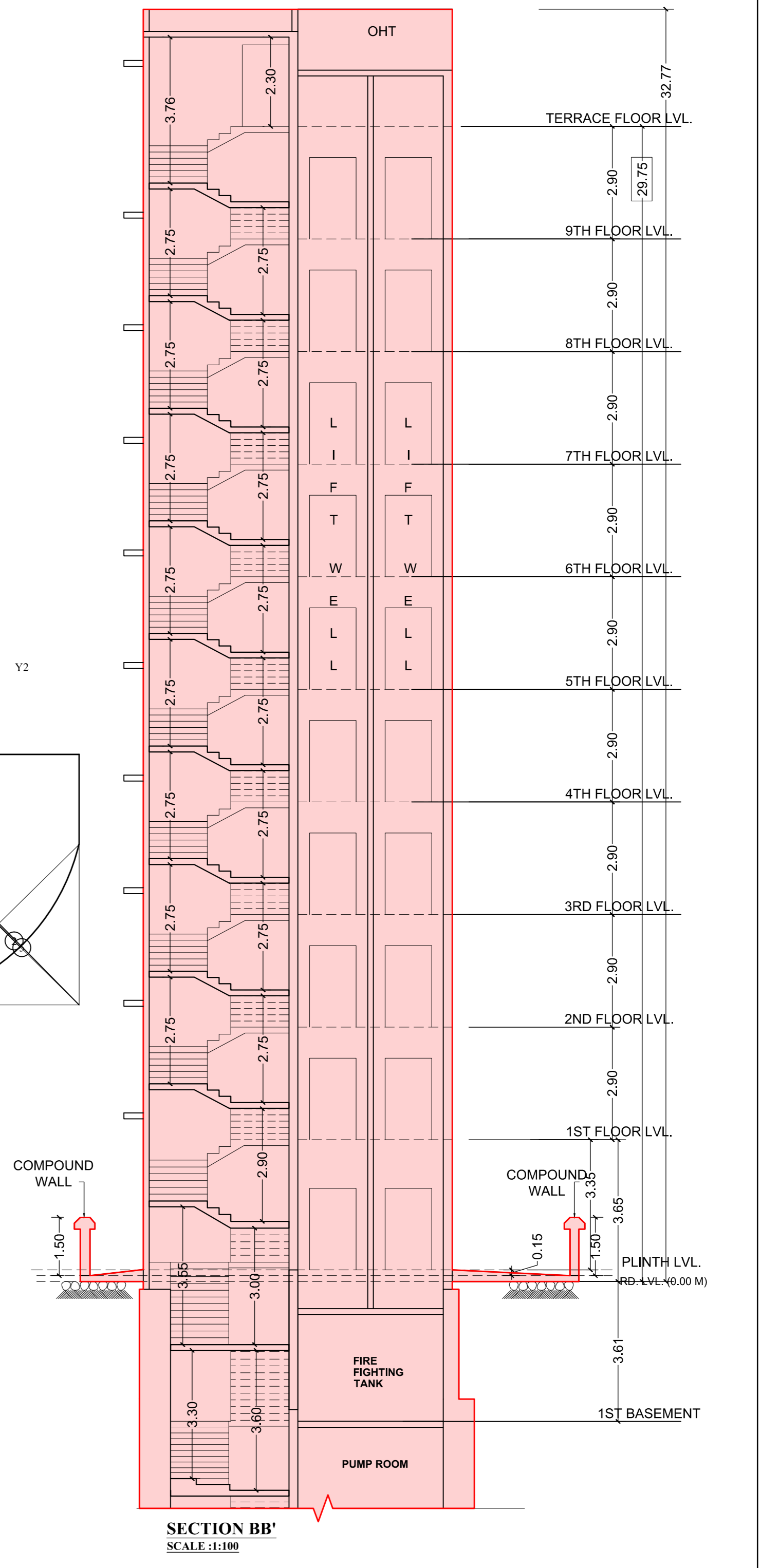
GROUND FLOOR			
1	13.02 X 6.45 X 1.00	=	83.98 SQ.MT
2	2.3 X 5.89 X 0.82 X 1.00	=	3.22 SQ.MT
TOTAL ADDITION		=	87.20 SQ.MT X

DEDUCTIONS

5	1.2 X 5.89 X 2.95 X 1.00	=	8.69 SQ.MT
TOTAL DEDUCTION		=	8.69 SQ.MT Y1
TOTAL BUILT UP AREA (X - Y1)		=	78.51 SQ.MT X1

STAIRCASE AREA CALCULATION

TYPICAL FLOOR			
ST4	3.75 X 1.65 X 1.00	=	6.19 SQ.MT
ST5	1.75 X 2.50 X 1.00	=	4.38 SQ.MT
TOTAL STAIRCASE AREA PER FL. (TYPICAL FLOOR)		=	10.57 SQ.MT Y2
NET BUILT UP AREA (X1 - Y2)		=	67.96 SQ.MT



BUILT UP AREA CALCULATION

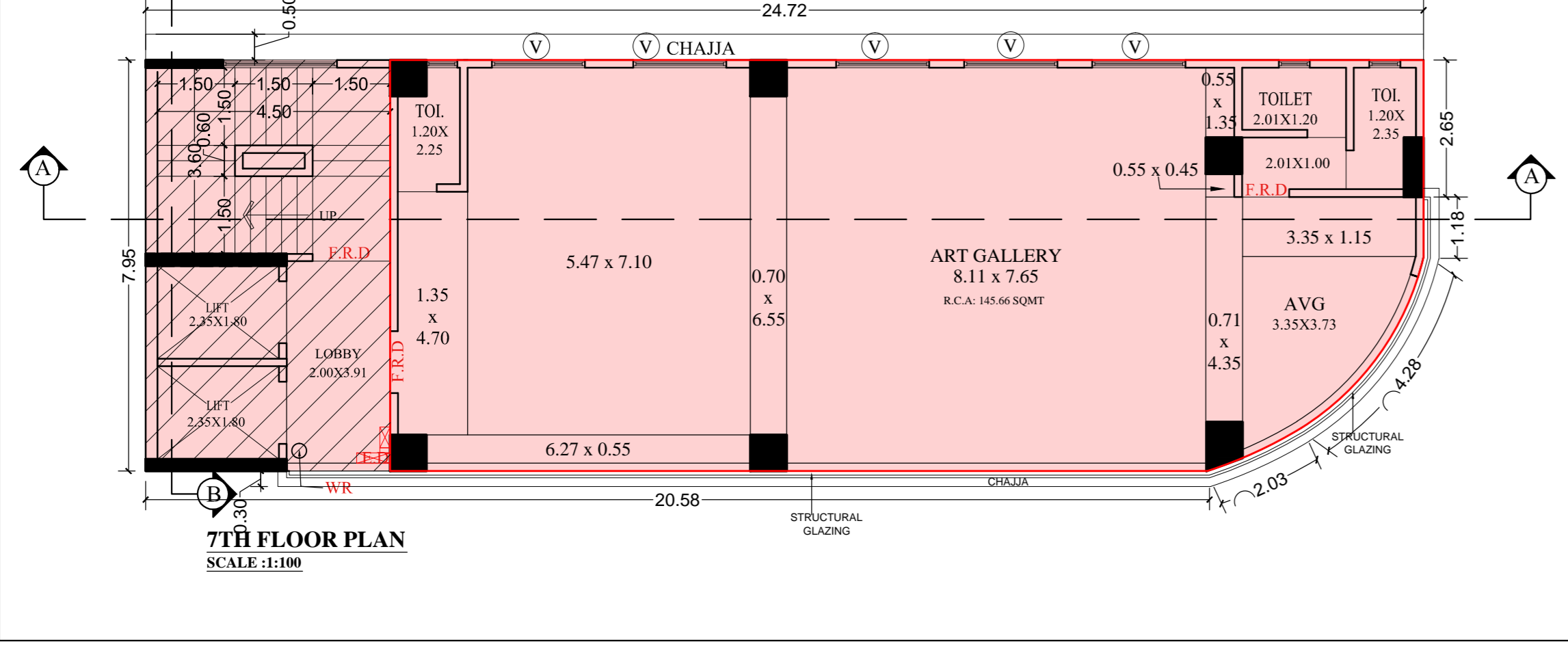
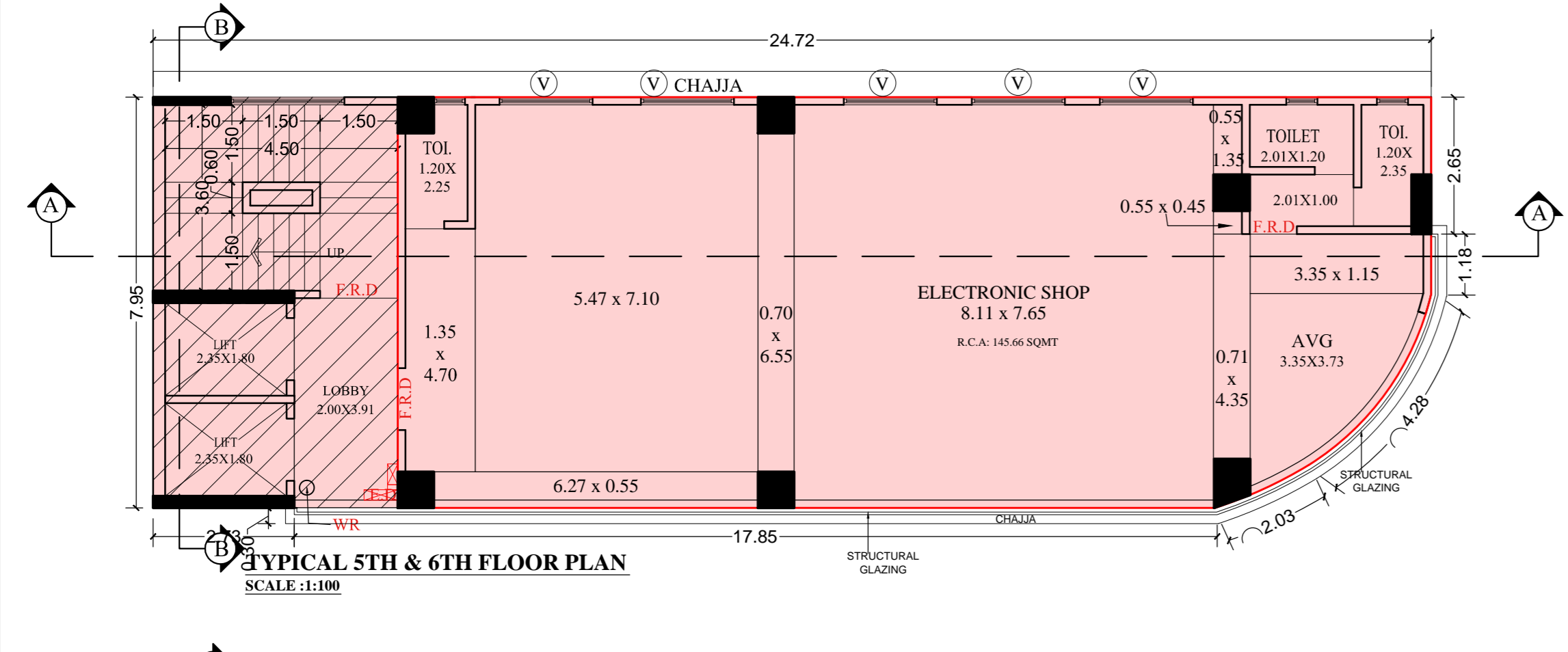
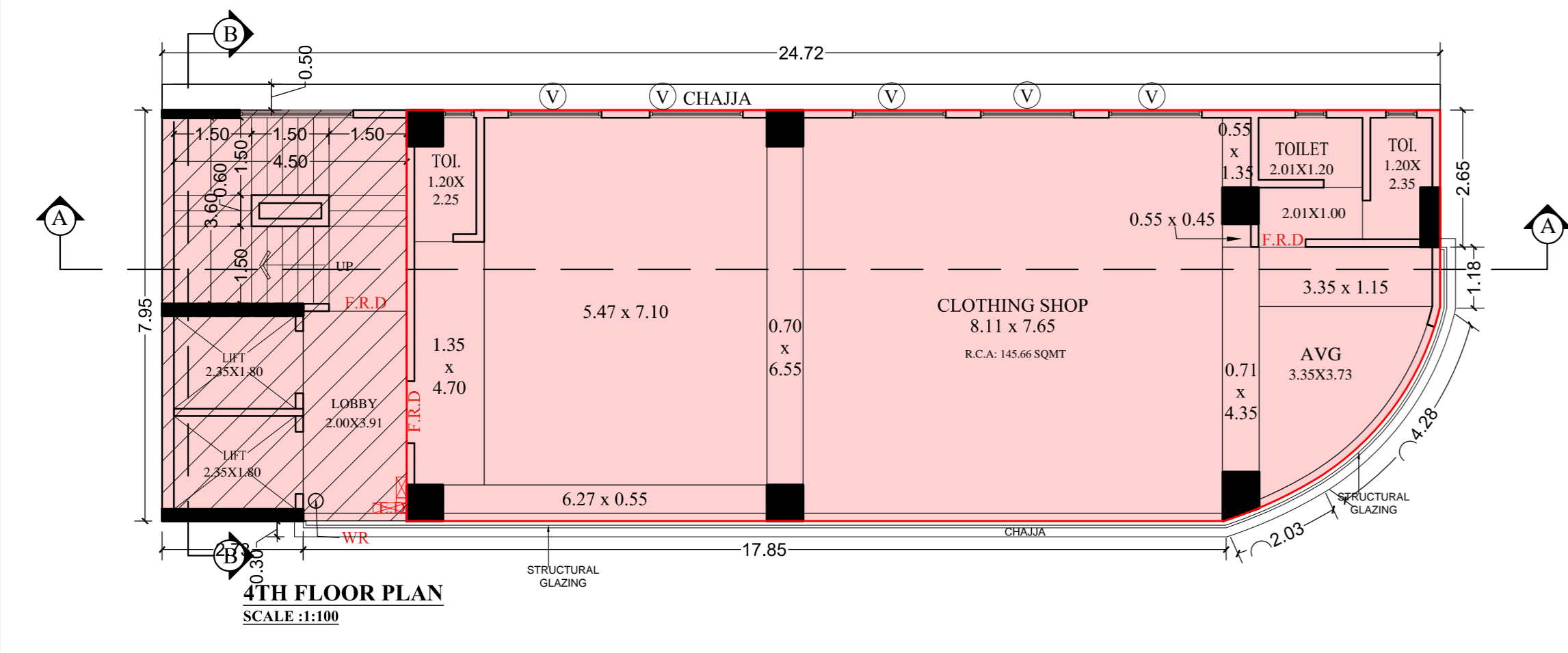
TYPICAL 1ST TO 9TH FLOOR			
A	24.72 X 7.95 X 1.00	=	196.52 SQ.MT
B	2.3 X 5.89 X 0.82 X 1.00	=	3.22 SQ.MT
TOTAL ADDITION		=	199.74 SQ.MT X

DEDUCTIONS

1	1.2 X 5.89 X 2.95 X 1.00	=	8.69 SQ.MT
TOTAL DEDUCTION		=	8.69 SQ.MT Y1
TOTAL BUILT UP AREA (X - Y1)		=	191.05 SQ.MT X1

STAIRCASE AREA CALCULATION

TYPICAL 1ST TO 9TH FLOOR			
ST1	4.73 X 7.95 X 1.00	=	37.62 SQ.MT
TOTAL STAIRCASE AREA PER FL. (TYPICAL 1ST TO 9TH FLOOR)		=	37.62 SQ.MT Y2
NET BUILT UP AREA (X1 - Y2)		=	153.43 SQ.MT



THIS PROPOSAL COMES UNDER REG 69(A) OF DCPR 2034. THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED. NOTE: THIS PLAN IS APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE LETTER AMENDED ISSUED UNDER EVEN NO. CE/8972/WS/AK SIGNED ON EVEN DATE: 07.11.2024. THIS CANCELS APPROVAL TO THE PREVIOUS PLANS. SANCTIONED UNDER NO. CE/8972/WS/AK/001/14/Amend DATED 30.03.2022

FORM - II
CONTENTS OF SHEET

3RD, 4TH, TYPICAL 5TH & 6TH, 7TH, TYPICAL 8TH & 9TH FLOOR PLAN, BUILT UP AREA DIAGRAM & CALCULATION, TERRACE FLOOR PLAN, SECTION - 'A' & 'B' AND 'C'

DESCRIPTION OF PROPERTY

PROPOSED COMMERCIAL BLDG. ON PLOT BEARING G. T. S. NO. 2089, 2089/1 TO 4 OF VILLAGE VILE PARLE (E), MUMBAI

NAME, ADDRESS & SIGN OF OWNER / DEVELOPER

SHRI AKSHAY R JAIN DIRECTOR OF SANYAM REALTORS PVT.LTD.

ADDRESS

B/S, PAREKH APARTMENT SAROJINI ROAD, VILE PARLE (W), MUMBAI - 400056.

SIGN OF OWNER

PLANS FOR ISSUE

S.E.(BP) K/E/S A.E.(BP) K/E E.E.(BP) K-WARD

NOTE :- ALL DIMENSIONS ARE IN METER

DRAWN BY: NIKSHA DATE: 09.09.2024 CHECKED BY: AR.PARITA

NORTH LINE NAME, ADDRESS & SIGNATURE OF ARCHITECT

Architect & Interior Designer
212, 2nd floor, Shiv Plaza Shopping Centre,
Kandivli Station Rd., Kandivli (W), Mumbai-400 067.

Z:\LIB-2024\ASHOK AURVA\PROPOSAL\B1 - FS\24.00 FS\2024.10.04.dwg