

R.G.-1, AREA CALCULATIONS.

r1. 1/2 X	29.634 X 12.883	= 190.89 sqm.
r2. 1/2 X	30.485 X 2.833	= 43.18 sqm.
r3. 1/2 X	31.756 X 10.025	= 159.18 sqm.
r4. 1/2 X	18.175 X 6.253	= 56.82 sqm.
r5. 1/2 X	18.175 X 14.489	= 131.67 sqm.
r6. 1/2 X	21.062 X 7.853	= 82.70 sqm.

TOTAL AREA OF R.G.-1 = 664.44 sqm.

R.G.-2, AREA CALCULATIONS.

r7. 1/2 X	53.938 + 52.801 X 8.587	= 458.28 sqm.
r8. 1/2 X	53.304 X 7.234	= 192.80 sqm.
r9. 1/2 X	59.588 X 30.916	= 921.11 sqm.

TOTAL AREA OF R.G.-2 = 1572.19 sqm.

DEDUCTIONS:

AT1	4.781 X 5.531	= 26.44 sqm.
AT2	10.150 X 10.350	= 105.05 sqm.
ST3	3.270 X 6.150	= 20.11 sqm.
rd1. 2/3 X	8.761 X 0.565	= 35.92 sqm.

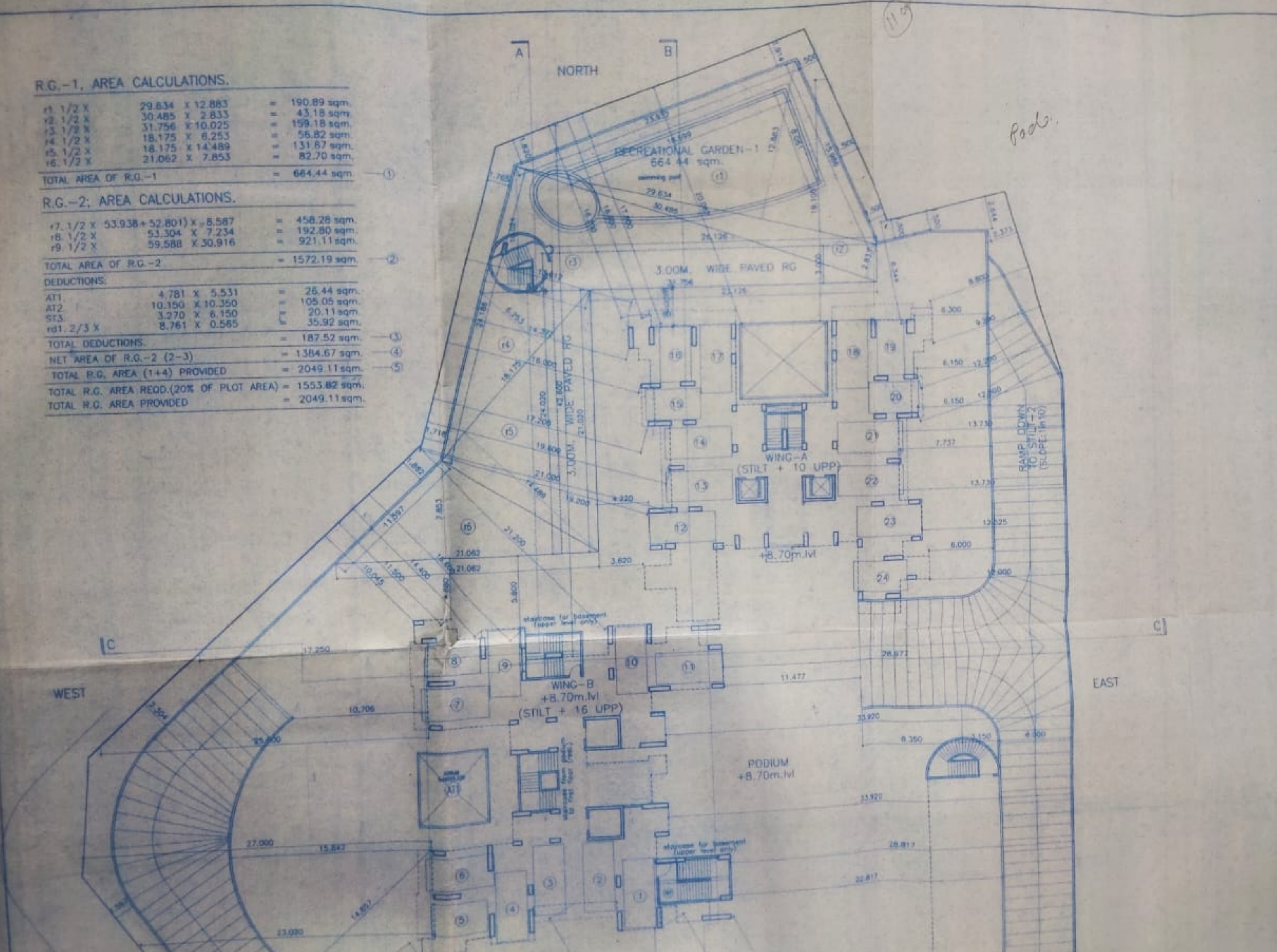
TOTAL DEDUCTIONS = 187.52 sqm.

NET AREA OF R.G.-2 (2-3) = 1384.67 sqm.

TOTAL R.G. AREA (1+4) PROVIDED = 2049.11 sqm.

TOTAL R.G. AREA REQD. (20% OF PLOT AREA) = 1553.82 sqm.

TOTAL R.G. AREA PROVIDED = 2049.11 sqm.



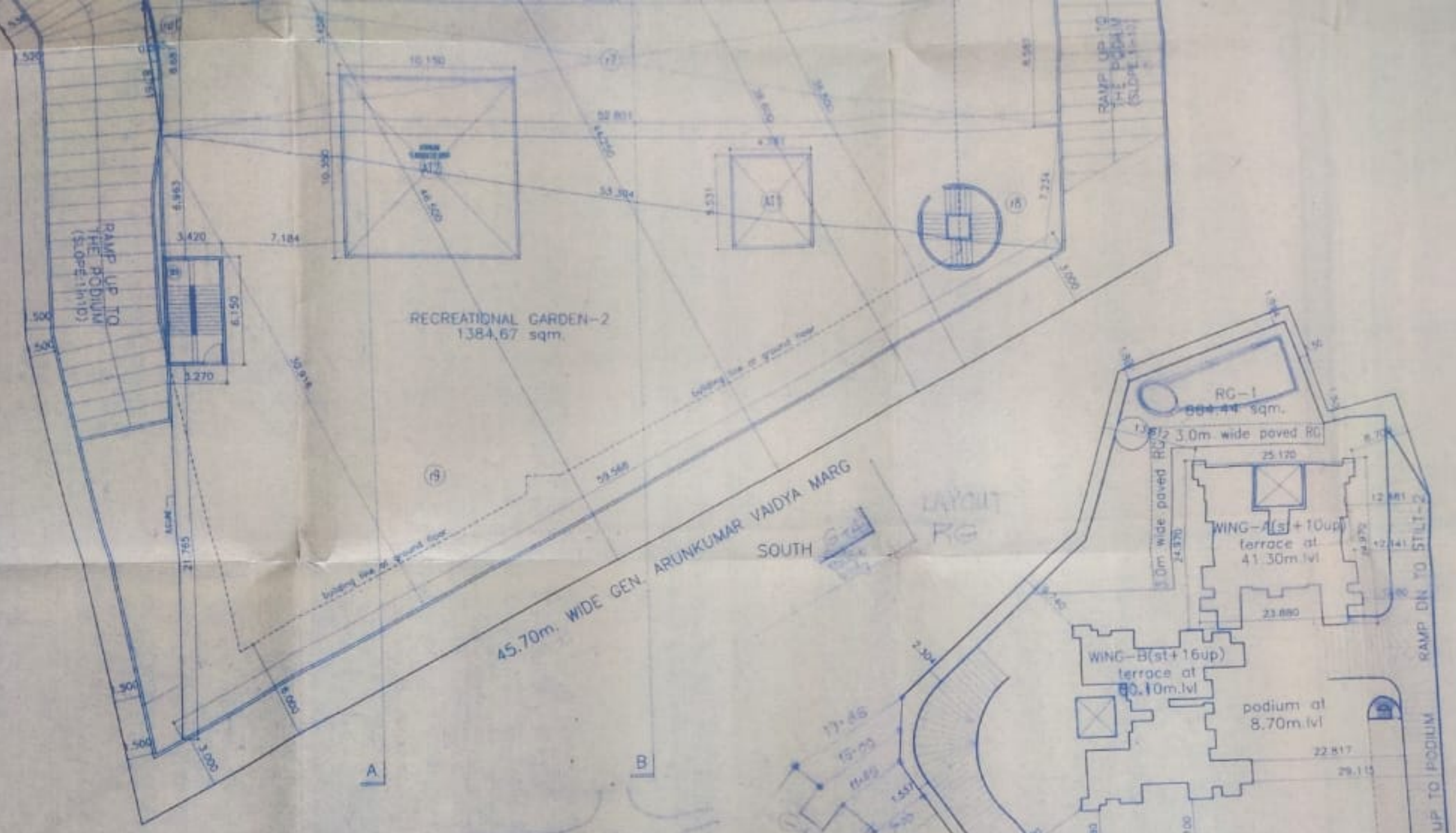
*Pool.*

119

EAST

WEST

NORTH



PODIUM LEVEL PLAN  
SCALE - 1:200

PARKING AREA STATEMENT

PARKING	NO. OF FLATS	PARKING REQUIRED BY RULE	TOTAL PARKING REQUIRED
ABOVE 35 SQ.MT.	2	1 FOR EVERY 4 TENEMENTS.	0.50
BETWEEN 45 SQ.MT TO 70 SQ.MT.	26	1 FOR EVERY 2 TENEMENTS.	13
ABOVE 70 SQ.MT.	9	1 FOR EVERY 1 TENEMENT.	9
TOTAL			22.50
ADD 10% VISITORS PARKING			2.25
FOR SHOPPING UP TO 800 SQ.MTS		1 FOR EVERY 80 SQ.MTS.	10
FOR SHOPPING ABOVE 800 SQ.MTS.		1 FOR EVERY 160 SQ.MTS.	31.25
PARKING REQUIRED FOR SHOPPING			41.25 SAY 42
TOTAL PARKING REQD.			115 nos.
TOTAL PARKING PROVIDED			163 nos



BLOCK PLAN  
SCALE - 1:500

P R O F O R M A - B

CONTENTS OF SHEET

RESIDENTIAL - WING - B:  
FLOOR PLANS

STAMP OF DATE OF RECEIPT OF PLANS

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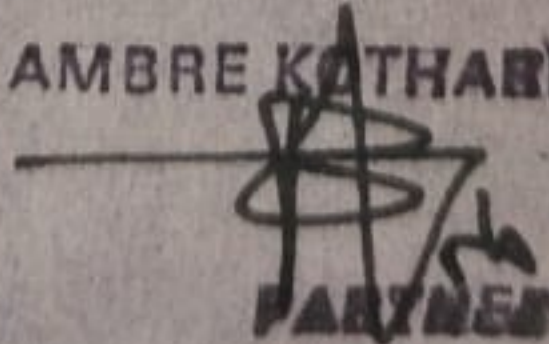
mentioned in the office No. **CHB/6400/BPDS/AP**  
of **31.5/2008**

Sd/.

Engineer

**BMC**

**FOR BHATNAGAR AMBRE KATHARI**

  
**PARTNER**

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Sd/

Engineer  
BMO

FOR BHATNAGAR AMBRE KOTHARI

REV.

DESCRIPTION

DATE

SIGNATURE

## CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIED WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P. RECORD.

## DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING & DEPARTMENTAL STORE ON SUB-DIVIDED PLOT A OF C.T.S. No. 103 OF VILLAGE DINDOSHI AT GEN. A.K. VAIDYA MARG GOREGAON (E), MUMBAI.

Certificate No. **43**

Member's Register No. **43**

**SHAGUN TOWER**  
**CO-OPERATIVE HOUSING SOCIETY LIMITED**

(REGN. NO. MUM / WP / HSG / [TC] / 14338 / 2008-2009 DATED 15-11-2008)  
NEAR DINDOSHI BUS DEPOT, GEN. A. K. VAIDYA MARG, MALAD [EAST], MUMBAI - 400 097.

AUTHORISED SHARE CAPITAL Rs.1,00,000/- DIVIDED INTO 2000 SHARES OF Rs. 50/- EACH

**SHARE CERTIFICATE**

This is to Certify that Shri / ~~Smt.~~ Baslesh Parmani

is/are the registered holder of FIVE fully paid - up shares Numbered 211 to 215 . (both inclusive)  
Rs. 50/- each of this Society.

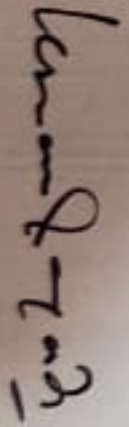
**Rs.250/-**

Given under the Common Seal of  
**SHAGUN TOWER Co-op. Hsg. Sty. Ltd.**

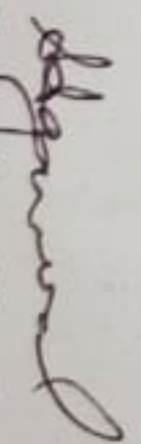
This 14<sup>th</sup> day of June 2009



Hon. Secretary  
**Mr. RAKESH SHARMA**



Chairman  
**Mr. K. K. JAGATI**



Committee Member  
**Mr. SANDEEP AGARWAL**

NOTE: NO TRANSFER OF SHARES WILL BE REGISTERED WITHOUT PRODUCTION OF THIS CERTIFICATE



PROFORMA - B

CONTENTS OF SHEET

REGISTER - REG-B  
FLOOR PLANS

STAMP OF DATE OF RECEIPT OF PLANS

TRUE COPY

APPROVED BY: *[Signature]*

DATE: 21/8/2008

FOR ARCHITECTURE JUDGES

FOR ARCHITECTURE JUDGES

FOR ARCHITECTURE JUDGES

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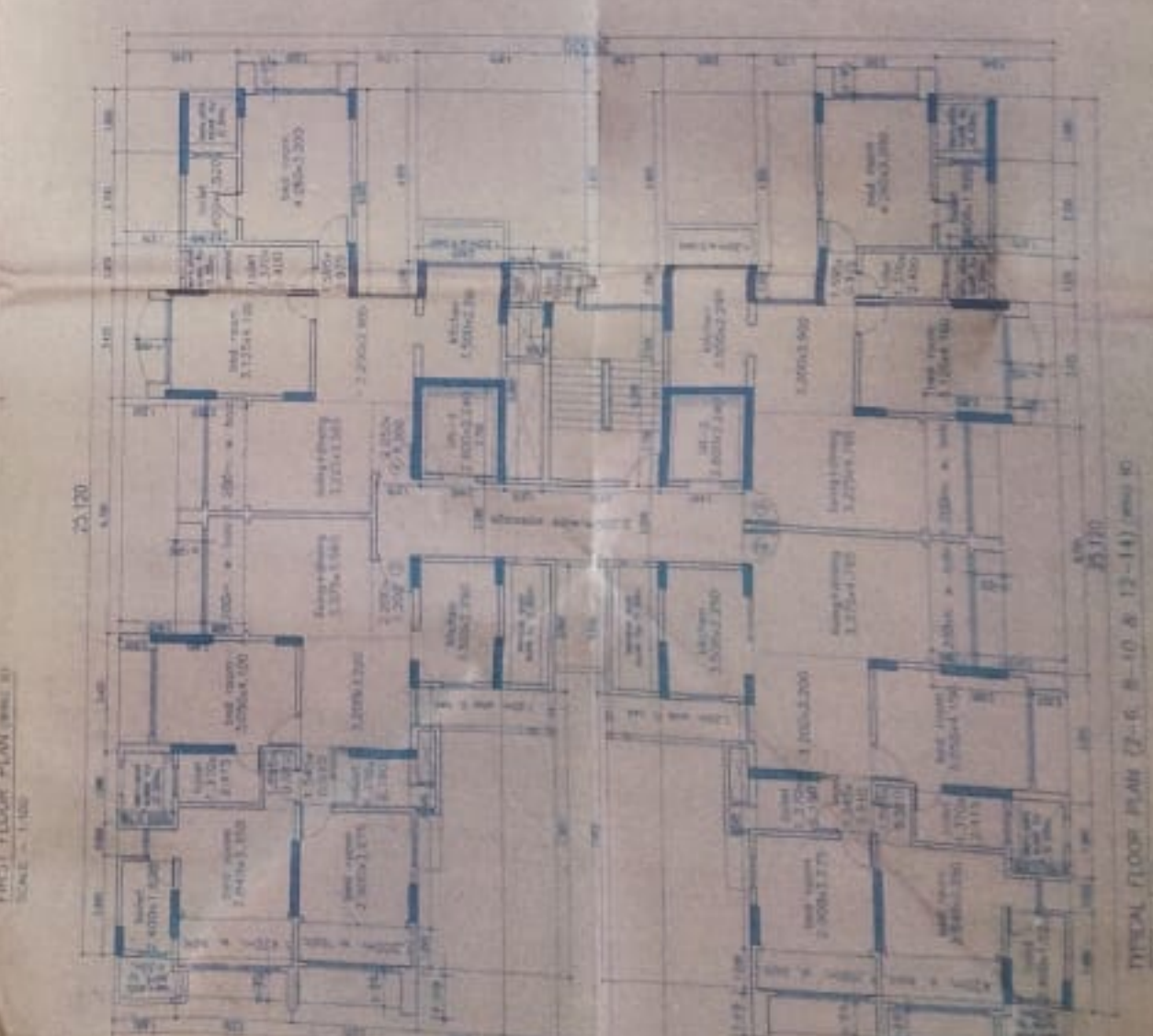
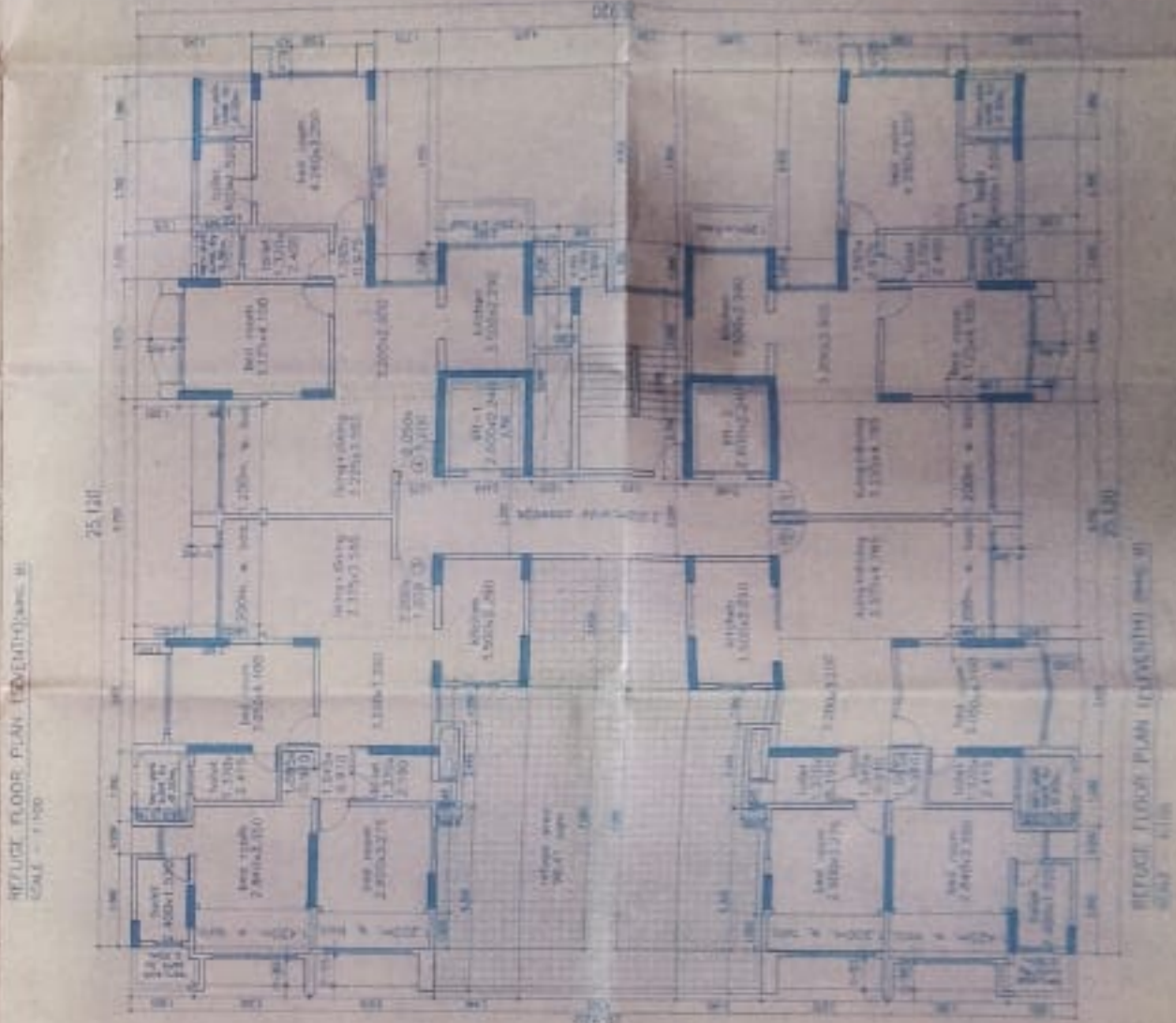
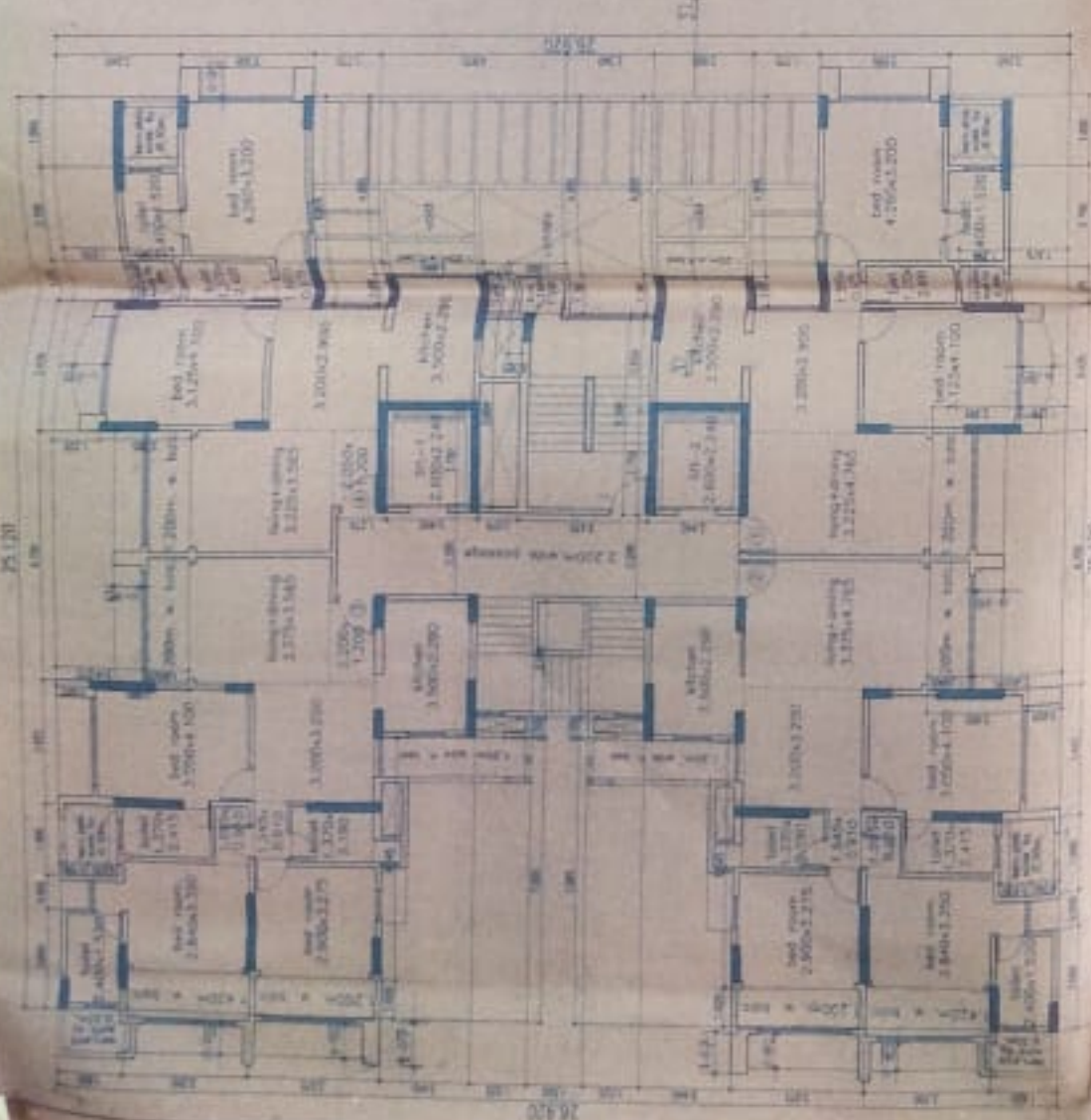
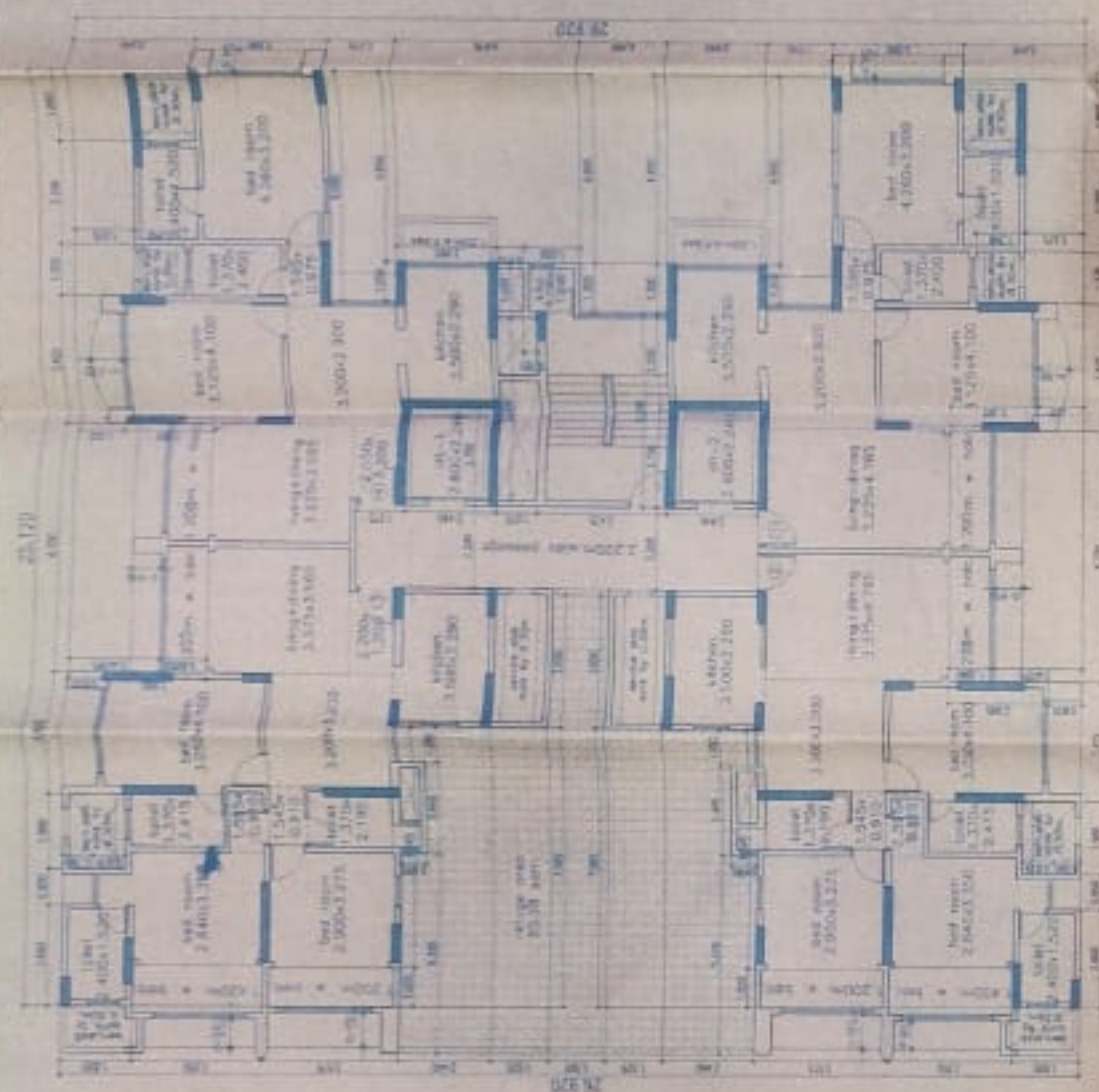
FOR ARCHITECTURE JUDGES

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FOR ARCHITECTURE JUDGES



SECTION AT (A-A) (CONT'D)

SCALE: 1/4" = 1'-0"



SECTION AT (B-B) (CONT'D)

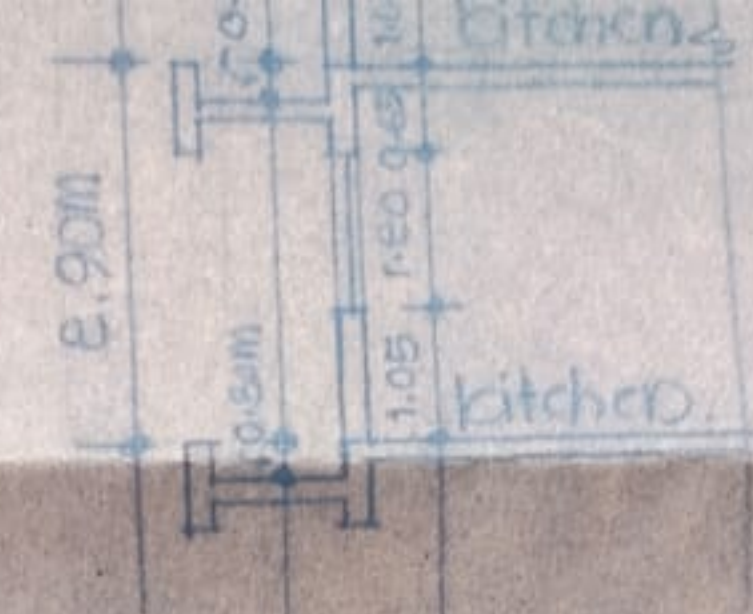
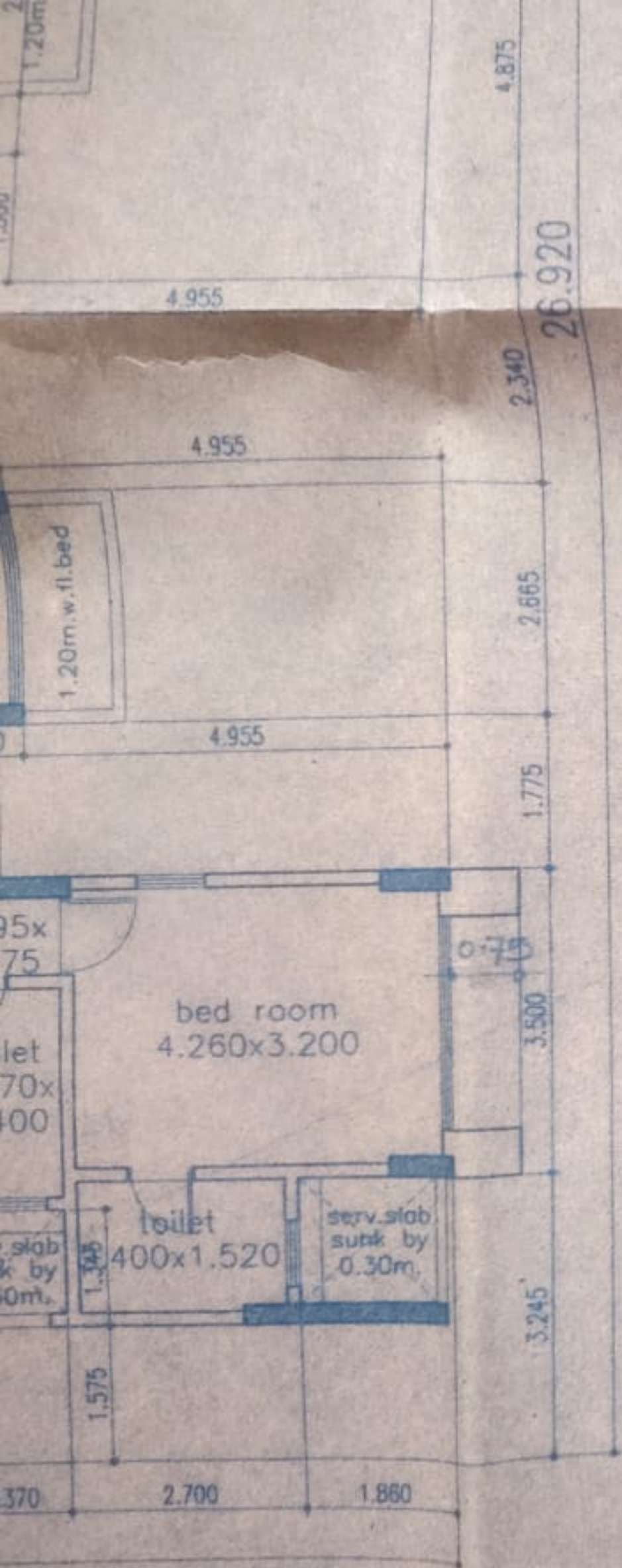
SCALE: 1/4" = 1'-0"



DESCRIPTION OF PROPOSAL & PROPERTY  
NAME OF OWNER  
DATE OF ISSUE OF APPROVAL

DATE OF ISSUE OF APPROVAL

DATE OF ISSUE OF APPROVAL



section thro. flower bed  
SCALE = 1:100.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING & DEPARTMENTAL STORE ON SUB-DIVIDED PLOT - A OF C.T.S. No. 103 OF VILLAGE DINDOSHI AT GEN. A.K. VAIDYA MARG, GOREGAON (E), MUMBAI.

NAME OF OWNER

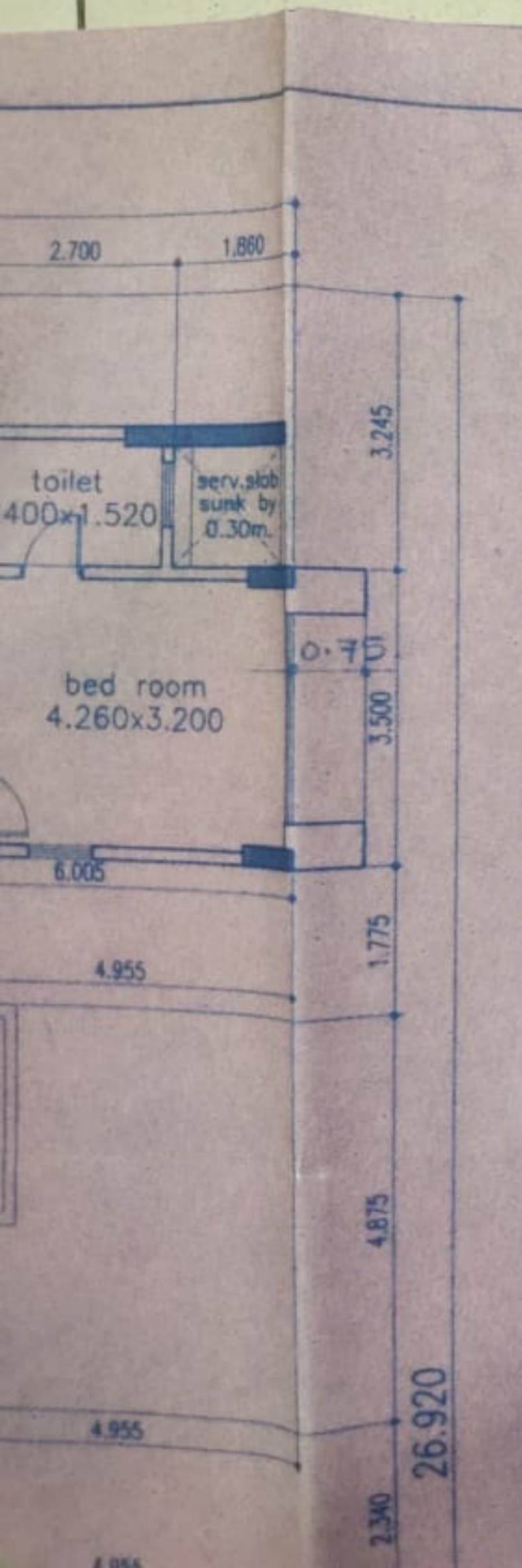
SHRI. V.K. GOENKA OF ADITYA CONSTRUCTION AND DEVELOPERS PVT. LTD. C.A. TO SHRI. R.G. KARMARKAR

JOB NO.	DATE	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY
			1:100		



BHATNAGAR AMBRE KOTHARI  
ARCHITECTS-INTERIOR-DESIGNERS

17/19, WADIA BLDG. 4TH FL., DALAL ST.,  
FORT, MUMBAI-23. TEL: 2672409/3150



**P R O F O R M A - B**

CONTENTS OF SHEET

RESIDENTIAL - WING - B:  
FLOOR PLANS

STAMP OF DATE OF RECEIPT OF PLANS

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Approved Subject to the condition  
mentioned in the office No. **CHB/6400/BPDS/AP**  
of.. **31/5/2008**

Sd/  
Engineer  
**BMO**

FOR BHATNAGAR AMBRE KATHARI

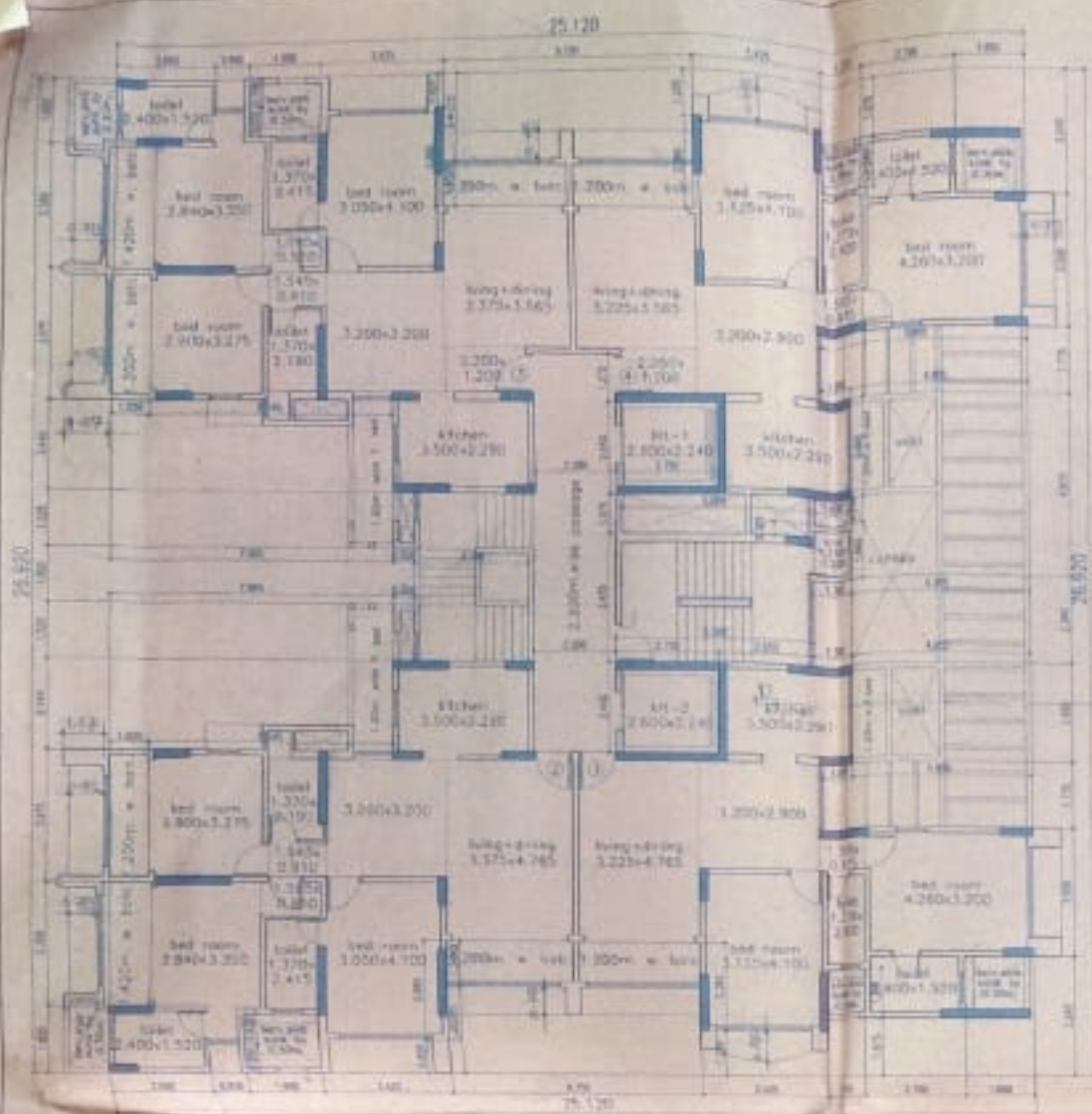


STAMP OF APPROVAL OF PLANS

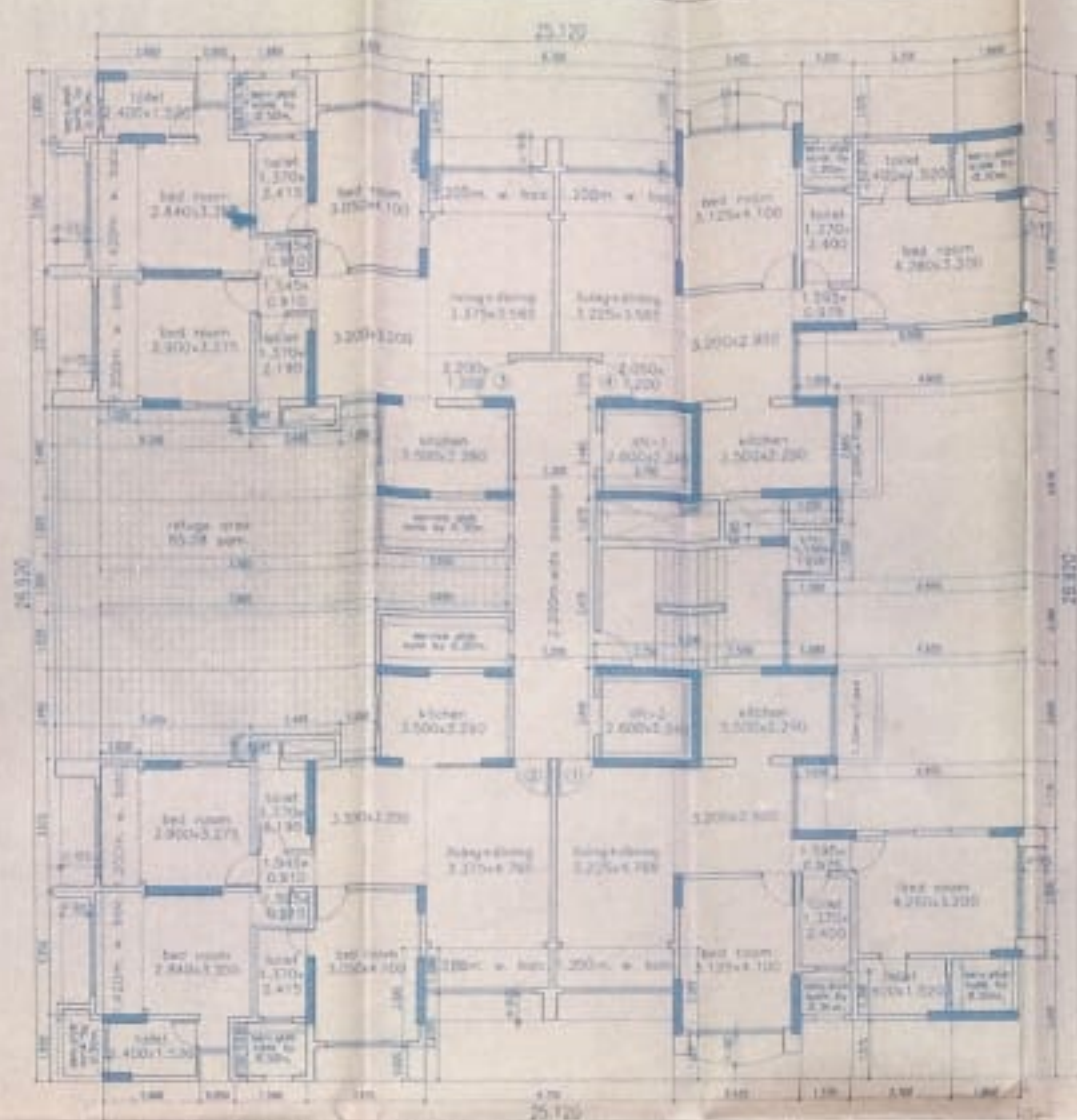




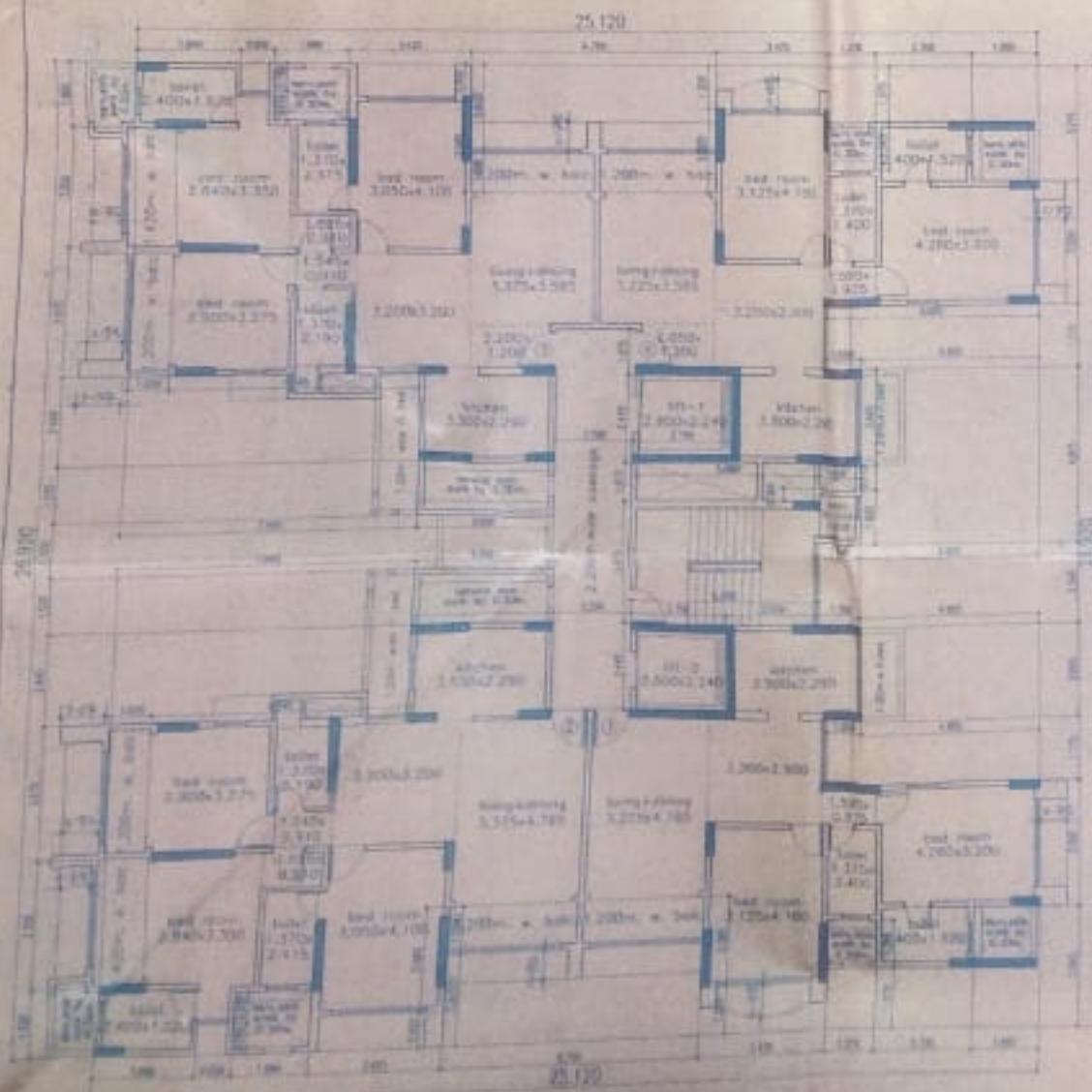




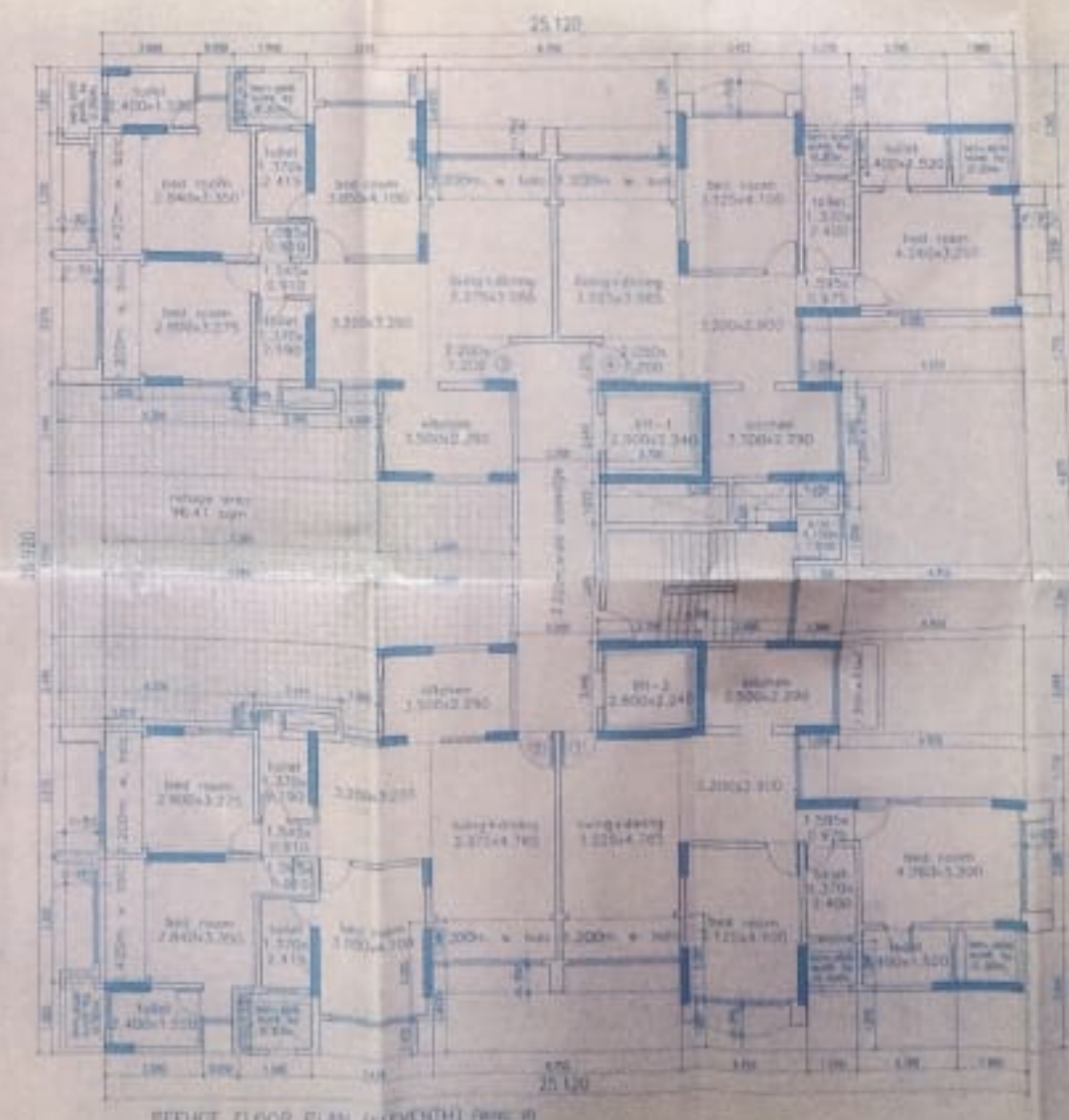
FIRST FLOOR PLAN (Wing B)  
SCALE - 1:100



REFUGE FLOOR PLAN (SEVENTH) (Wing B)  
SCALE - 1:100



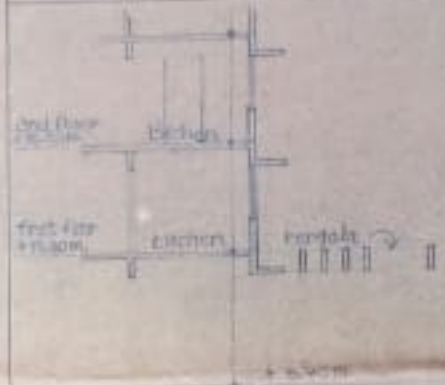
TYPICAL FLOOR PLAN (2-6, 8-10 & 12-14) (Wing B)  
SCALE - 1:100



REFUGE FLOOR PLAN (ELEVENTH) (Wing B)  
SCALE - 1:100

PROFORMA - B  
CONTENTS OF SHEET  
RESIDENTIAL-WING-B  
FLOOR PLANS  
STAMP OF DATE OF RECEIPT OF PLANS  
TRUE COPY  
DATE: 4-01-2008  
BY: GMB/600/OPD/AR  
DESIGNER: RAO  
JOB BHATNAGAR AMBRE KOTHAR ARCHITECTS

STAMP OF APPROVAL OF PLANS



Section at no (imag-e)  
SCALE - 1:100



Section through lower part  
SCALE - 1:100

DESCRIPTION OF PROPOSAL & PROPERTY  
PROPOSED RESIDENTIAL BUILDING & DEPARTMENT STORE ON  
SUB-CARVED PLOT - A OF D.C. NO. 102 OF RELEASE PROVISION  
AT TEN, RA. VIDYA BHAG. COMPLEX, 102, BANGALORE.

NAME OF OWNER  
SRI. RA. VIDYA BHAG. COMPLEX CONSTRUCTION AND DEVELOPMENT  
PVT. LTD. C.A. TO SRI. P.D. BANGALORE

DATE OF ISSUE: 01.04.2008  
SCALE: 1:100  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

BHATNAGAR AMBRE KOTHAR  
ARCHITECTS-INTERIORS-DESIGNERS  
17-18, VIDYA BHAG. COMPLEX, 102, BANGALORE.  
PHONE: 23-23-2578405/23-23-2578406

(Kodum)

# PROFORMA - A

II

	AREA IN sqm.
1. AREA OF PLOT	8012.30
2. AREA OF PLOT ADOPTED (AS PER P.R.C.)	-
3. DEDUCTIONS FOR	-
a. ROAD SETBACK	247.10
b. PROPOSED D.P. ROAD	-
c. ANY RESERVATION	-
TOTAL (a+b+c)	247.10
4. BALANCE AREA OF PLOT	7765.20
5. DEDUCTIONS FOR R.G.(15% OF BALANCE AREA OF PLOT)	1164.78
6. NET AREA OF PLOT	6600.42
7. ADDITIONS FOR F.S.I. PURPOSE	-
3a 100%	-
3b 100%	-
8. TOTAL AREA (6+7 above)	6600.42
9. F.S.I. PERMISSIBLE	ONE+TDR
10. a. F.S.I. CLAIMED IN LIEU OF RESERVATION T.D.R. RESTRICTING TO 40% OF NET AREA	247.10
b. F.S.I. CLAIMED IN LIEU OF D.P.ROAD T.D.R. RESTRICTING TO 40% OF NET AREA	-
c. F.S.I. CLAIMED IN LIEU OF SUM T.D.R. (2000.00+5525.00) RESTRICTED TO 7518.10	7518.10
10a. TOTAL T.D.R. CLAIMED (a+b+c)	7758.10
11. PERMISSIBLE FLOOR AREA (7758.10+6600.42)	14358.52
12. EXISTING FLOOR AREA	-
13. PROPOSED FLOOR AREA	14343.03
14. EXCESS BALCONY AREA TAKEN IN F.S.I. [as per B(c) below]	14.49
15. TOTAL BUILT-UP AREA PROPOSED (12+13+14 above)	14357.76
16. F.S.I. CONSUMED (15/4 above)	1.85

B. BALCONY AREA STATEMENT	
a. PERMISSIBLE BALCONY AREA PER FLOOR	-
b. PROPOSED BALCONY AREA PER FLOOR	-
c. EXCESS BALCONY AREA (TOTAL)	-

C. TENEMENT STATEMENT	
a. NET AREA OF ITEM A(7) ABOVE	14307.72
b. LESS DEDUCTIONS OF NON-RESIDENTIAL AREA (SHOPS etc.)	5764.27
c. AREA OF TENEMENTS (a-b) ABOVE	8543.45
TENEMENTS PERMISSIBLE @ 450 TENM.PER FACTOR	18.98
TENEMENTS PROPOSED	100

D. PARKING STATEMENT	
a. PARKING REQUIRED BY RULE	115
b. GARAGES PERMISSIBLE	-
c. GARAGES PROPOSED	-
d. TOTAL PARKING PROVIDED	183

E. LOADING/UNLOADING STATEMENT	
LOADING/UNLOADING REQUIRED	-
TOTAL LOADING/UNLOADING PROVIDED	-

F. NOTES :	
1. BOUNDARY OF PLOT BOUNDED RED	
2. PROPOSED WORK SHOWN IN PINK	
3. AREA UNDER SETBACK IF SHOWN DOTTED GREEN	
4. STRUCTURES TO BE DEMOLISHED SHOWN IN YELLOW DOTTED	
5. RECREATION SHOWN IN GREEN	
6. AREA UNDER PROPOSED ROAD SHOWN IN BROWN	
7. DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS	
8. BOUNDARY OF PLOT BOUNDED RED	

# PROFORMA - B

CONTENTS OF SHEET

LOCATION PLAN, BLOCK PLAN,  
PODIUM LEVEL PLAN  
FIRST FLOOR PLAN

STAMP OF DATE OF RECEIPT OF PLANS

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SUBIL R. ADSUL  
ARCHITECT  
CA/6711007

C/