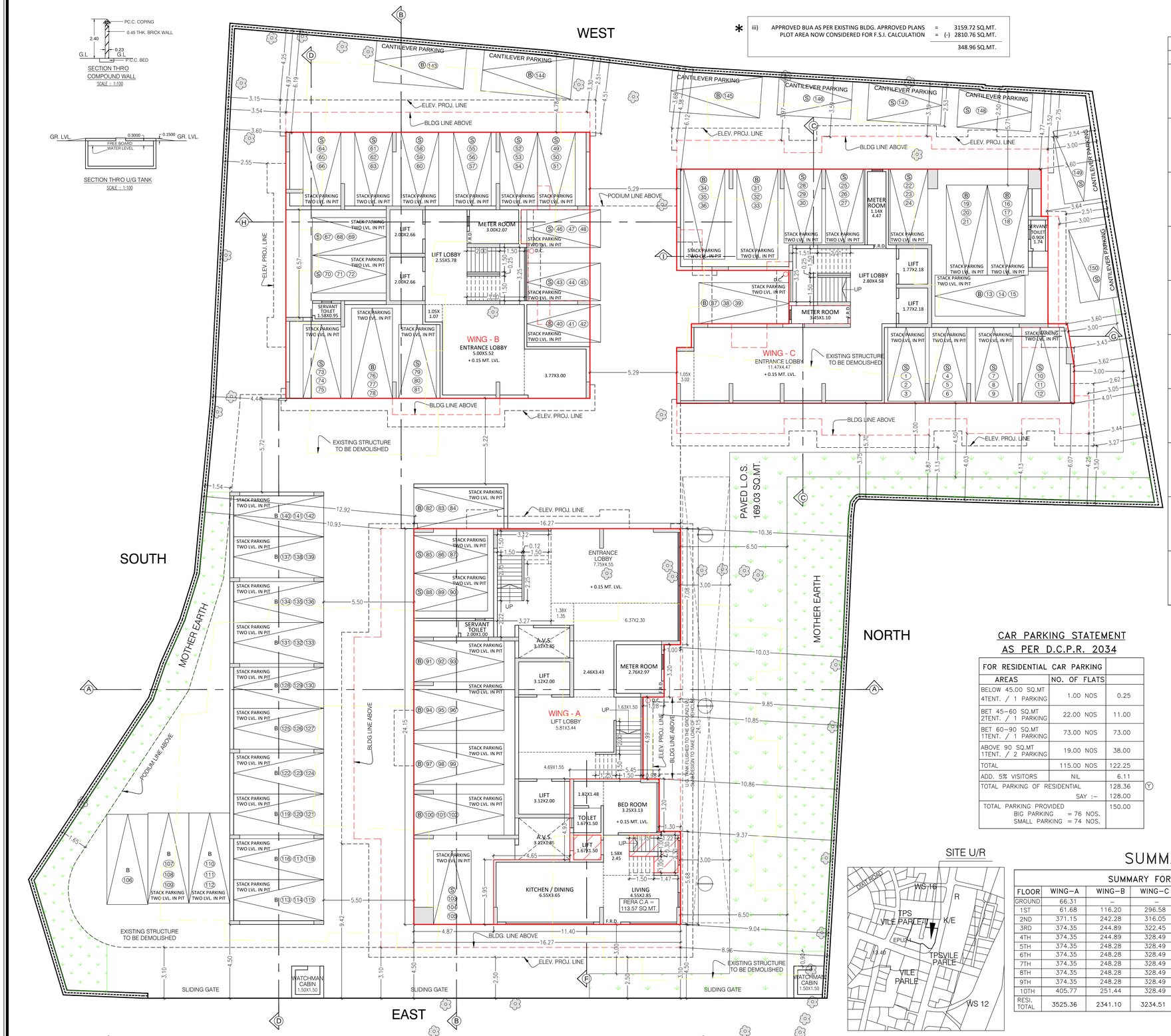


GROUND FLOOR PLAN OF WING - A, B & C

SCALE = 1 : 100

SECTION THRO COMPOUND WALL

SCALE : 1:100

SECTION THRO U/G TANK

SCALE : 1:100

* iii) APPROVED BUA AS PER EXISTING BLDG. APRROVED PLANS = 3159.72 SQ.MT.
PLOT AREA NOW CONSIDERED FOR F.S.I. CALCULATION = (-) 2810.76 SQ.MT.
348.96 SQ.MT.

CARPET AREA STATEMENT AS PER RERA

FLOOR	FLAT NO.	WING–A	WING–B	WING–C
GR. FLR.	1	113.57	–	–
1ST	1	–	–	48.01
	2	–	–	57.71
	3	–	63.23	78.17
	4	–	43.93	88.34
2ND	1	65.46	46.94	63.71
	2	97.35	63.23	63.49
	3	97.35	63.23	75.61
	4	66.92	50.58	88.84
3RD	1	66.90	46.94	63.71
	2	97.35	75.87	63.95
	3	97.35	50.34	75.61
	4	66.92	53.15	88.84
4TH	1	69.62	46.94	64.46
	2	97.35	50.34	63.95
	3	97.35	75.87	75.61
	4	66.92	53.15	88.84
5TH	1	66.90	46.94	64.46
	2	97.35	63.69	63.95
	3	97.35	63.23	75.61
	4	66.92	53.15	88.84
6TH	1	66.90	46.94	64.46
	2	97.35	63.69	63.95
	3	97.35	63.23	75.61
	4	66.92	53.15	88.84
7TH	1	66.90	46.94	64.46
	2	97.35	63.69	63.95
	3	97.35	63.23	75.61
	4	66.92	53.15	88.84
8TH	1	66.90	46.94	64.46
	2	97.35	63.69	63.95
	3	97.35	63.23	75.61
	4	66.92	53.15	88.84
9TH	1	66.90	46.94	64.46
	2	97.35	63.69	63.95
	3	97.35	63.23	75.61
	4	66.92	53.15	88.84
10TH	1	66.90	47.39	64.46
	2	96.88	63.69	63.95
	3	96.88	63.23	75.61
	4	66.92	53.15	88.84

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

FOR RESIDENTIAL CAR PARKING		
AREAS	NO. OF FLATS	
BELOW 45.00 SQ.MT 4TENT. / 1 PARKING	1.00 NOS	0.25
BET 45–60 SQ.MT 2TENT. / 1 PARKING	22.00 NOS	11.00
BET 60–90 SQ.MT 1TENT. / 1 PARKING	73.00 NOS	73.00
ABOVE 90 SQ.MT 1TENT. / 2 PARKING	19.00 NOS	38.00
TOTAL	115.00 NOS	122.25
ADD. 5% VISITORS	NIL	6.11
TOTAL PARKING OF RESIDENTIAL SAY :–		128.36 (Y) 128.00
TOTAL PARKING PROVIDED BIG PARKING = 76 NOS. SMALL PARKING = 74 NOS.		150.00

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

FOR RESIDENTIAL CAR PARKING		
AREAS	NO. OF FLATS	
BELOW 45.00 SQ.MT 4TENT. / 1 PARKING	1.00 NOS	0.25
BET 45–60 SQ.MT 2TENT. / 1 PARKING	22.00 NOS	11.00
BET 60–90 SQ.MT 1TENT. / 1 PARKING	73.00 NOS	73.00
ABOVE 90 SQ.MT 1TENT. / 2 PARKING	19.00 NOS	38.00
TOTAL	115.00 NOS	122.25
ADD. 25% VISITORS	NIL	30.56
TOTAL PARKING OF RESIDENTIAL SAY :–		152.81 (Y) 153.00
TOTAL PARKING PROVIDED BIG PARKING = 76 NOS. SMALL PARKING = 74 NOS.		150.00

P–5605/2020)/K/E WARD/FP/337/1/NEW 1/7

FORM I

I	AREA STATEMENT	SQ.MT.
1	AREA OF PLOT	2810.76
	a) AREA OF RESERVATION IN PLOT	NIL
	b) AREA OF ROAD SET BACK	NIL
	c) AREA OF D P ROAD	NIL
2	DEDUCTIONS FOR.	
(A)	FOR RESERVATION / ROAD AREA	
	a) ROAD SETBACK AREA TO BE HANDED OVER (100%) (REGULATION NO. 16)	N.A
	b) PROPOSED D.P. ROAD TO BE HANDED OVER (100%) (REGULATION NO. 16)	N.A
	c) (i) RESERVATION AREA TO BE HANDED OVER (100%) (REGULATION NO. 17)	N.A
	(ii) RESERVATION AREA TO BE HANDED OVER AS PER AR (REGULATION NO. 17)	N.A.
(B)	FOR AMENITY AREA	
	a) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(A)	N.A
	b) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(B)	N.A
	c) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 35 (ABEYANCE)	N.A
(C)	DEDUCTION FOR EXISTING BUA TO BE RETAINED IF ANY/ LAND COMPONENT OF EXISTING BUA / EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED.	N.A
3	TOTAL DEDUCTION : [{2(A) + 2(B)} + 2(C) AS AND WHEN APPLICABLE.]	NIL
4	BALANCE AREA OF PLOT (1-3)	2810.76
5	PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO BE MCGM / APPROPRIATE AUTHORITY AS PER SR. NO. 4 ABOVE	2810.76
6	ZONAL (BASIC) FSI (0.50 OR 0.75 OR 1.00 OR 1.33)	1.00
7	BUILT UP AREA AS PER ZONAL (BASIC) FSI (5 X 6) (IN CASE OF MILL LAND PERMISSIBLE BUA KEPT IN ABEYANCE)	2810.76
8	BUA EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 30(A) i) AS PER 2(A) AND 2(B) EXCEPT 2(A)(c) (ii) ABOVE WITH IN CAP OF "ADMISSIBLE TDR" AS COLUMN 6 OF TABLE - 12 ON REMAINING / BALANCE PLOT.)	-
	ii) IN CASE OF 2(A)(c) (ii) PERMISSIBLE OVER AND ABOVE PERMISSIBLE BUA ON REMAINING / BALANCE PLOT.	-
*	iii) PROTECTED BUA OF EXISTING APPROVED BLDG.	3159.72
9	BUA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER (WITHIN THE LIMIT OF PERMISSIBLE BUA ON REMAINING PLOT)	-
10	BUILT UP AREA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO. 12 OF REGULATION No. 30(A) ON REMAINING / BALANCE PLOT.	1405.38
11	a) INCENTIVE ADDITIONAL BUA AS PER 33(7) (B)1 [i.e. 15% OF TOTAL EARLIER APPROVED BUA OR 10.00 SQ.MT. PER TENEMENT WHICHEVER IS MORE] 3159.72X15% = 473.96 SQ.MT. OR 65 TENEMENT X 10 SQ.MT. = 650.00 SQ.MT.	650.00
*	b) BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE No. 12 OF REGULATION No. 30(A) & 32 ON REMAINING / BALANCE PLOT EXCLUDING INCENTIVE BUA AS PER 33(7) (B)1 TOTAL TDR AVAILED 1532.55 SQ.MT. {2810.76 X 90% = 2529.68 - 650.00 - 348.96 = 1530.72}	1530.72
12	PERMISSIBLE BUILT UP AREA {AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2(c)} [8(iii) + 10 + 11a+11b]	6745.82
13	PROPOSED BUA { AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2(c)}	6741.46
14	TDR GENERATED IF ANY AS PER REGULATION 30 (A) AND 32.	NIL
15	FUNGIBLE COMPENSATORY AREA AS PER REGULATION No. 31(3)	NIL
a)	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM {3159.72 X 35% = 1105.90 SQ.MT.}	1105.90
	ii) FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	1105.90
(b)	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM RESIDENTIAL :- (6745.82 X 0.35 = 2361.04 - 1105.90 = 1255.14)	1255.14
	ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM RESIDENTIAL :- (6741.46 X 0.35 = 2359.51 - 1105.90 = 1253.61)	1253.61
(c)	TOTAL FUNGIBLE PROPOSED	2359.51
16	TOTAL BUA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [13 + 15 (c)	9100.97
17	FSI CONSUMED ON NET PLOT [13 / 4]	2.39
II	OTHER REQUIREMENTS	
A	RESERVATION/DESIGNATION	
	a) NAME OF RESERVATION	N.A
	b) AREA OF RESERVATION AFFECTING THE PLOT	N.A
	c) AREA OF RESERVATION LAND TO BE HANDED / HANDED OVER AS PER REGULATION NO. 17	N.A
	d) BUILT UP AREA AREA OF AMENITY TO BE HANDED OVER AS PER REGULATION NO. 17	N.A
	e) AREA / BUILT UP AREA OF DESIGNATION	N.A.
B	PLOT AREA/BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO.	
	(i) 14(A)	N.A
	(ii) 14(B)	N.A
	(iii) 15	N.A.
C	REQUIREMENTS OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REGULATION NO. 27	N.A.
D	TENEMENTS STATEMENT	
	(i) PROPOSED BUILT UP AREA (16 ABOVE)	9100.97
	(ii) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	0.00
	(iii) AREA AVAILABLE FOR TENEMENTS (I)-(ii)	9100.97
	(IV) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	409.54
	(v) TOTAL NUMBER OF TENEMENTS PROPOSED ON PLOT	115 NOS
E	PARKING STATEMENT	
	i) PARKING REQUIRED BY REGULATIONS FOR	
	CAR	122.00 NOS
	SCOOTER / MOTOR CYCLE	N.A.
	OUTSIDERS / VISITORS	31.00 NOS
	ii) COVERED GARAGE PERMISSIBLE	N.A
	iii) COVERED GARAGES	N.A
	PROPOSED	
	CAR	119.00 NOS
	SCOOTER/MOTOR CYCLE	NIL
	OUTSIDERS / VISITORS	31.00 NOS
	iv) TOTAL PARKING PROVIDED	150.00 NOS
F	TRANSPORT VEHICLE PARKING	
	i) SPACE FOR TRANSPORT VEHICLE PARKING REQUIRED BY REGULATION	N.A.
	ii) TOTAL NO. OF TRANSPORT VEHICLE PARKING SPACES PROVIDED	N.A.

NOTE :- THE PROFORMA IS FOR AN ILLUSTRATIVE GUIDELINE ONLY. THE PROFORMA MAY BE MODIFIED TO SUIT PROVISIONS OF DCR UNDER WHICH THE DEVELOPEMENT IS PROPOSED

STAMP OF DATE OF APPROVAL OF PLAN

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER No. P-5605/2020)/K/E WARD/FP/337/1/NEW DATED :- 10/08/2021

APPROVED SUBJECT TO CONDITIONS MENTIONED THIS OFFICE P-5605/2020)/K/E WARD/FP/337/1/NEW Dated: 14/08/2021

THIS DOCUMENT IS DIGITALLY SIGNED, HENCE NO PHYSICAL SIGNATURE IS REQUIRED

SUSHILKUMAR RAVINDRA SAGARE	Dushyant Kumar Jitendra Ahirwar	Navnath Sopanrao Ghadge
S.E.B.P. (H / WS)	A.E.B.P. (K / E)	E.E.B.P. (K WARD)

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM–II

CONTENTS OF THE SHEET

GROUND FLOOR PLAN,
PLOT AREA LINE DIA. & CALC, SUMMARY, CARPET AREA STATEMENT, CAR PARKING STATEMENT.
BLOCK PLAN & LOCATION PLAN, SECTION THRO COMPOUND WALL & U.G TANK.,

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 10/02/2021 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 2810.76 SQ.MT AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

VIVEK DATTATRAYA JADE

LICENSE SURVEYORS SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY.

PROPOSED BUILDING 'NAVASAMAJ C.H.S. LTD.' ON PLOT BEARING F. P. NO. 297, T.P.S. II, C.T.S. NO. 1215, 1216, 1217, 1218, 1218/1, 1218/2, 1218/3 & 1220 OF VILLAGE VILEPARLE (EAST), GUJARATI SOCIETY ROAD, VILEPARLE (EAST), MUMBAI–400057.

JOB NO.	DRG.NO.	SCALE	DATE	DRN. BY
042	01	AS SHOWN		AVINASH

NORTH–LINE

NAME & ADDRESS OF LICENSE SURVEYORS

ANJ ENGINEERING CONSULTANTS LLP

LICENSE SURVEYORS CONSULTING ENGINEERS

1, NILANJANI, PRARTHANA SAMAJ ROAD, VILEPARLE (EAST), MUMBAI–57. TEL.2612 99 09, 2619 13 21.

LICENSE SURVEYORS SIGNATURE

VIVEK DATTATRAYA JADE

Digitally signed by VIVEK DATTATRAYA JADE
DN: c=IN, o=Personal, pseudonym=30fc6c39f14231b6d1fe1bfa9e08cc4289fd8a28b8235e372e7e9c08339fdb274, postalCode=400602, st=MAHARASHTRA, serialNumber=03f78b4e18ce4fdf3c4b22c2cd070b9dc771fed82acbe1696efddae0b98496760, cn=VIVEK DATTATRAYA JADE
Date: 2021.08.11 18:33:40 +05'30'

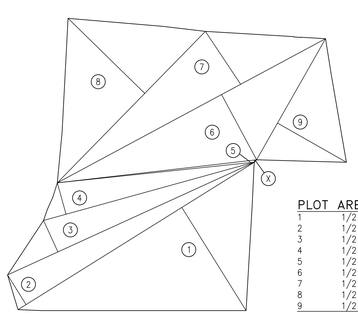
NAME & ADDRESS OF OWNER

ATHARV INFRA LLP C.A. TO NAVASAMAJ C.H.S. LTD.

OWNER SIGNATURE

SACHIN HARISHCHANDRA GUNJAL

Digitally signed by SACHIN HARISHCHANDRA GUNJAL
Date: 2021.08.11 18:14:11 +05'30'



PLOT AREA CALCULATION

SCALE = 1 : 500

PLOT AREA CALCULATION

1	1/2	X	56.62	X	24.88	X	1NO	= 704.35 SQ.MT.
2	1/2	X	56.62	X	7.20	X	1NO	= 203.83 SQ.MT.
3	1/2	X	55.18	X	7.14	X	1NO	= 196.99 SQ.MT.
4	1/2	X	44.49	X	6.75	X	1NO	= 150.15 SQ.MT.
5	1/2	X	40.72	X	0.47	X	1NO	= 9.57 SQ.MT.
6	1/2	X	61.85	X	15.11	X	1NO	= 467.28 SQ.MT.
7	1/2	X	61.85	X	12.17	X	1NO	= 376.36 SQ.MT.
8	1/2	X	43.18	X	21.87	X	1NO	= 472.17 SQ.MT.
9	1/2	X	28.32	X	16.25	X	1NO	= 230.10 SQ.MT.
							TOTAL ADDITION	= 2810.80 SQ.MT.

DEDUCTIONS

X	2/3	X	0.67	X	0.09	X	1NO	= 0.04 SQ.MT.
							TOTAL DEDUCTION	= 0.04 SQ.MT.
NET PLOT AREA								= 2810.76 SQ.MT.

BLOCK PLAN

SCALE : 1:500

L.O.S. AREA REQUIRED (2810.76 X 20%)	562.15 SQ.MT.
L.O.S. AREA PROVIDED (171.20 + 169.03 + 648.34)	988.57 SQ.MT.

BLOCK PLAN
T.P.S. No. II

SCALE : 1:500

LOCATION PLAN

SCALE : 1:4000

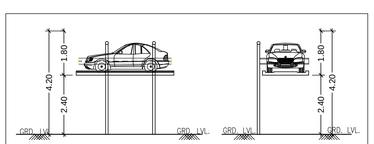
SUMMARY

SUMMARY FOR RESIDENTIAL

FLOOR	WING–A	WING–B	WING–C	B/U AREA	F.S.I. AREA	FUNGIBLE	STAIRCASE
GROUND	66.31	–	–	66.31	49.119	17.191	7.84
1ST	61.68	116.20	296.58	474.46	351.452	123.008	86.49
2ND	371.15	242.28	316.05	929.48	688.504	240.98	128.39
3RD	374.35	244.89	322.45	941.69	697.548	244.142	128.39
4TH	374.35	244.89	328.49	947.73	702.022	245.70	128.39
5TH	374.35	248.28	328.49	951.12	704.533	246.587	128.39
6TH	374.35	248.28	328.49	951.12	704.533	246.587	128.39
7TH	374.35	248.28	328.49	951.12	704.533	246.587	128.39
8TH	374.35	248.28	328.49	951.12	704.533	246.587	128.39
9TH	374.35	248.28	328.49	951.12	704.533	246.587	128.39
10TH	405.77	251.44	328.49	985.70	730.148	255.552	128.39
RESI. TOTAL	3525.36	2341.10	3234.51	9100.97	6741.46	2359.51	1249.84

**

ROAD / RESERVATION TDR			
1) DRC No. 000985/RESERVATION	=	940.90 SQ.MT.	= 1026.52 SQ.MT.
2) DRC No. 001009/RESERVATION	=	85.62 SQ.MT.	
SLUM TDR			
1) DRC No. SRA/1301/CONST.	=	126.00 SQ.MT.	= 506.03 SQ.MT.
2) DRC No. SRA/1422/CONST.	=	380.03 SQ.MT.	
TOTAL	=	1532.55 SQ.MT.	
ROAD / RESERVATION TDR AVAILED	=	1024.69 SQ.MT.	
SLUM TDR AVAILED	=	506.03 SQ.MT.	
TOTAL TDR AVAILED	=	1530.72 SQ.MT.	



SECTION THROUGH CANTILEVER PARKING

NOTE :- ALL DIMENSION ARE IN METERS