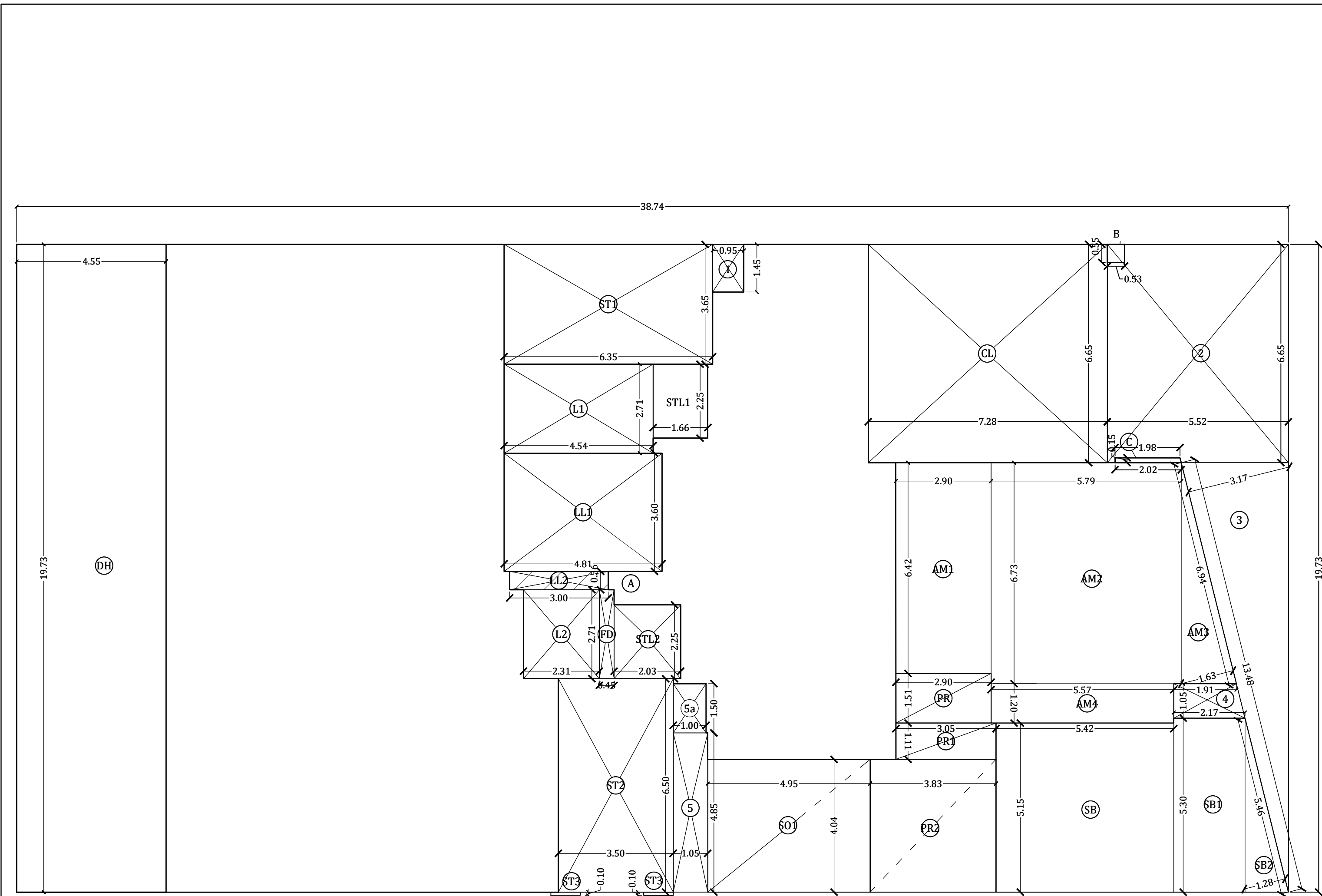




AREA LINE DIAGRAM OF GROUND FLOOR
SCALE 1:100

REQUIRED AMENITY AREA = 5% OF NET PLOT AREA = 5% OF 1395.96 SQ.MTS. = 69.80 SQ.MTS.
PROPOSED AMENITY AREA = 69.90 SQ.MTS.

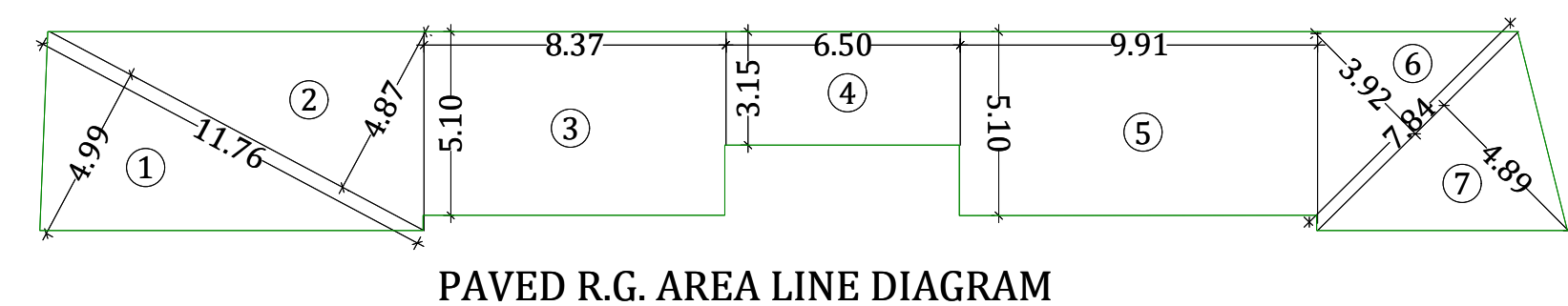
BUILT UP AREA OF GROUND FLOOR										
A	38.74	X	19.73	X	1	NO	=	764.34	SQ.MT.	
B	0.53	X	0.55	X	1	NO	=	0.29	SQ.MT.	
C	(1.98+2.02)/2	X	0.15	X	1	NO	=	0.30	SQ.MT.	
ST3	0.90	X	0.10	X	2	NOS	=	0.18	SQ.MT.	
TOTAL ADDITION								= 765.11	SQ.MT. X	
DEDUCTIONS										
1	0.95	X	1.45	X	1	NO	=	1.38	SQ.MT.	
2	5.52	X	6.65	X	1	NO	=	36.71	SQ.MT.	
3	0.50	X	13.48	X	1	NO	=	21.37	SQ.MT.	
4	(1.91+2.17)/2	X	1.05	X	1	NO	=	2.14	SQ.MT.	
5	1.05	X	4.85	X	1	NO	=	5.09	SQ.MT.	
5a	1.00	X	1.50	X	1	NO	=	1.50	SQ.MT.	
TOTAL DEDUCTION								= 68.19	SQ.MT. Y1	
GROSS BUILT UP AREA (X-Y1)								= 696.92	SQ.MT. X1	
GROUND FLOOR STAIRCASE, LIFT AREA CALCULATION										
ST1	6.35	X	3.65	X	1	NO	=	23.18	SQ.MT.	
L1	4.54	X	2.71	X	1	NO	=	12.30	SQ.MT.	
L2	2.31	X	2.71	X	1	NO	=	6.26	SQ.MT.	
ST2	3.50	X	6.50	X	1	NO	=	22.75	SQ.MT.	
ST3	0.90	X	0.10	X	2	NOS	=	0.18	SQ.MT.	
CL	7.28	X	6.65	X	1	NO	=	48.41	SQ.MT.	
STL1	1.66	X	2.25	X	1	NO	=	3.74	SQ.MT.	
STL2	2.03	X	2.25	X	1	NO	=	4.57	SQ.MT.	
LL1	4.81	X	3.60	X	1	NO	=	17.32	SQ.MT.	
LL2	3.00	X	0.56	X	1	NO	=	1.68	SQ.MT.	
TOTAL STAIRCASE, LIFT AREA								= 140.39	SQ.MT. Y2	
AMENITY AREA CALCULATION (FREE OF FS)										
AM1	2.90	X	6.42	X	1	NO	=	18.62	SQ.MT.	
AM2	5.79	X	6.73	X	1	NO	=	38.97	SQ.MT.	
AM3	0.50	X	6.94	X	1	NO	=	5.66	SQ.MT.	
AM4	5.57	X	1.20	X	1	NO	=	6.68	SQ.MT.	
TOTAL AMENITY AREA								= 69.93	SQ.MT. Y3	
SOCIETY OFFICE AREA CALCULATION										
SO1	4.95	X	4.04	X	1	NO	=	20.00	SQ.MT.	
TOTAL SOCIETY OFFICE AREA								= 20.00	SQ.MT. Y4	
DUCT AREA CALCULATION										
FD	0.45	X	2.71	X	1	NO	=	1.22	SQ.MT.	
TOTAL DUCT AREA								= 1.22	SQ.MT. Y5	
PUMP ROOM AREA CALCULATION										
PR	2.90	X	1.51	X	1	NO	=	4.38	SQ.MT.	
PR1	3.05	X	1.11	X	1	NO	=	3.39	SQ.MT.	
PR2	3.83	X	4.04	X	1	NO	=	15.47	SQ.MT.	
TOTAL PUMP ROOM AREA								= 23.24	SQ.MT. Y6	
SUBSTATION AREA CALCULATION										
SR	5.42	X	5.15	X	1	NO	=	27.91	SQ.MT.	
SR1	2.17	X	5.30	X	1	NO	=	11.50	SQ.MT.	
SR2	0.50	X	5.46	X	1	NO	=	3.49	SQ.MT.	
TOTAL SUBSTATION AREA								= 42.90	SQ.MT. Y7	
DOUBLE HEIGHT SHOP AREA CALCULATION (1.50 TIMES COUNTED IN FS)										
DH	4.55	X	19.73	X	0.50	X	1	NO	= 44.89	SQ.MT.
								= 44.89	SQ.MT. Y8	
NET BUILT UP AREA OF GROUND FLOOR (X1 - (Y2+Y3+Y4+Y5+Y6+Y7+Y8))										
								= 444.13	SQ.MT.	

BUILT UP AREA STATEMENT											
FLOOR	GROSS BUA	STAIRCASE, LIFT, LOBBY AREA	ED & FD	AMENITY AREA	SOCIETY OFFICE	PUMP ROOM	SUB STATION	DOUBLE HT SHOP ADD	TOTAL BUA	FUNGIBLE	NET BUA
1ST BASEMENT	-	-	-	-	-	-	-	-	-	-	-
2ND BASEMENT	-	-	-	-	-	-	-	-	-	-	-
GROUND	696.92	140.39	1.22	69.93	20.00	23.24	42.90	44.89	444.13	115.14	328.99
1ST	609.21	140.62	1.22	-	-	-	-	-	467.37	121.17	346.20
2ND	698.98	139.22	1.22	-	-	-	-	-	558.54	144.81	413.73
3RD PARKING FLR	-	-	-	-	-	-	-	-	-	-	-
4TH PARKING FLR	-	-	-	-	-	-	-	-	-	-	-
5TH	815.55	92.12	1.22	-	-	-	-	-	722.21	187.24	534.97
6TH	815.55	92.12	1.22	-	-	-	-	-	722.21	187.24	534.97
7TH	815.55	92.12	1.22	-	-	-	-	-	722.21	187.24	534.97
8TH	815.55	92.12	1.22	-	-	-	-	-	722.21	187.24	534.97
9TH	815.55	92.12	1.22	-	-	-	-	-	722.21	187.24	534.97
10TH	815.55	92.12	1.22	-	-	-	-	-	722.21	187.24	534.97
11TH	815.55	92.12	1.22	-	-	-	-	-	722.21	187.24	534.97
12TH	815.55	92.12	1.22	-	-	-	-	-	722.21	187.24	534.97
13TH	815.55	92.12	1.22	-	-	-	-	-	722.21	187.24	534.97
14TH	815.55	92.12	1.22	-	-	-	-	-	722.21	187.24	534.97
15TH	815.55	92.12	1.22	-	-	-	-	-	722.21	186.32	535.89
TOTAL	10976.16	1433.55	17.08	69.93	20.00	23.24	42.90	44.89	9414.35	2439.84	6974.51

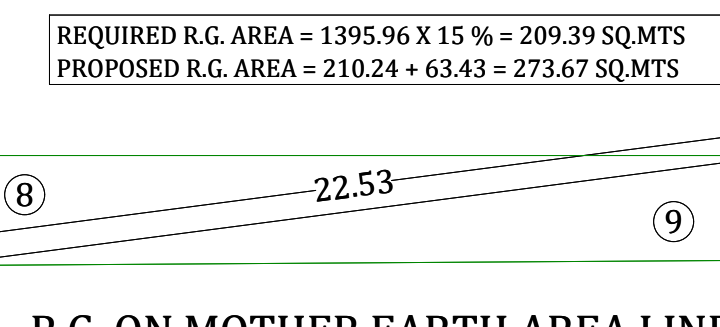
OFFICE / SHOPS STATEMENT	
FLOOR	OFFICE NO. PER FLOOR
GROUND	3
1ST	3 SHOP + Restaurant
2ND	0
3RD	0
4TH	0
5TH	13
6TH	13
7TH	12
8TH	14
9TH	12
10TH	12
11TH	12
12TH	12
13TH	12
14TH	12
15TH	12
TOTAL	142

TDR UTILISATION TABLE

Sr. No.	D.R.C. CERTIFICATE No.	FOLIO No.	RESERVATION FROM	UTILISATION FORM No.	AREA IN Sqmts	DETAILS OF LAND SURRENDERED
1	000996	TDR/WS/ES/CITY/WARD/	HOSPITAL RESIDENTIAL	48875	10000.00	C.T.S. No.114/4 OF VILLAGE CHANDIVALI
2	SRA/1364/CONST.	TDR/SPP/CITY/ES/WS/N-27 WARD PHASE -IV/CONST./I	SLUM	48895	2900.00	C.T.S. No.195(P) OF VILLAGE GHATKOPAR CORRESPONDING S.NO. 249(P)



PAVED R.G. AREA CALCULATION											
1	0.50	X	11.76	X	4.99	X	1	NO	=	29.34	SQ.MT.
2	0.50	X	11.76	X	4.87	X	1	NO	=	28.64	SQ.MT.
3	8.37	X	5.10	X	1	NO	=	42.69	SQ.MT.		
4	6.50	X	3.15	X	1	NO	=	20.47	SQ.MT.		
5	9.91	X	5.10	X	1	NO	=	50.54	SQ.MT.		
6	0.50	X	7.84	X	3.92	X	1	NO	=	15.37	SQ.MT.
7	0.50	X	7.84	X	4.89	X	1	NO	=	19.17	SQ.MT.
TOTAL ADDITION									=	206.22	SQ.MT. X
R.G. REQUIRED ON GR.FLR = 125.63+62.82									=	188.45	SQ.MT. X



R.G. ON MOTHER EARTH AREA LINE

DIAGRAM

SCALE 1:200

G. ON MOTHER EARTH AREA CALCULATION										
1	0.50	X	22.53	X	2.89	X	1 NO	=	32.56	SQ.MT.
2	0.50	X	22.53	X	2.74	X	1 NO	=	30.87	SQ.MT.
TOTAL ADDITION								=	63.43	SQ.MT. X

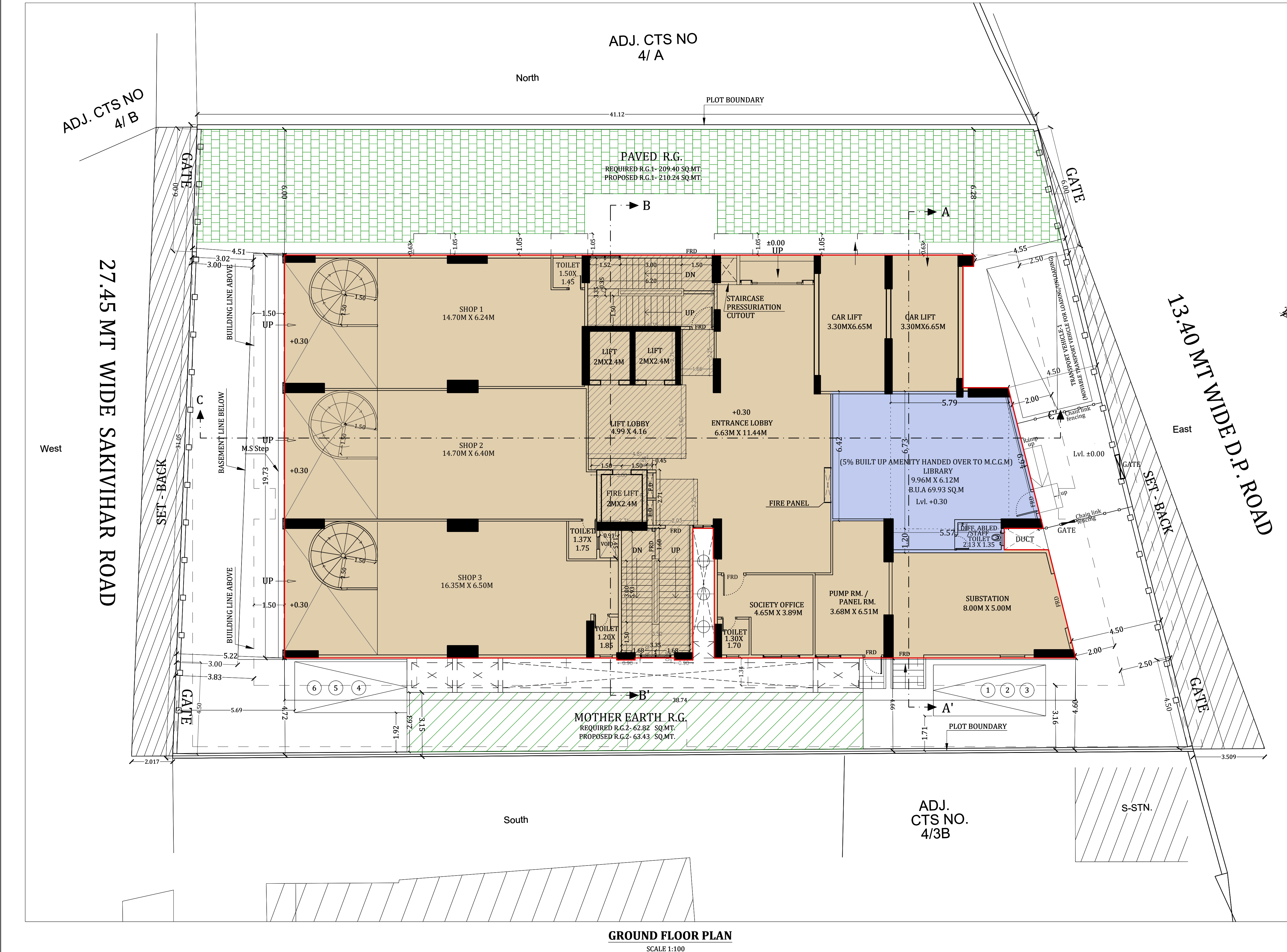
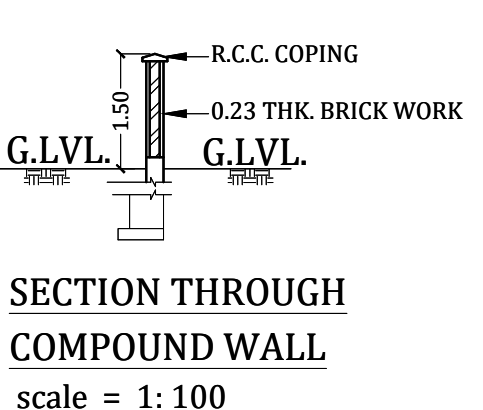
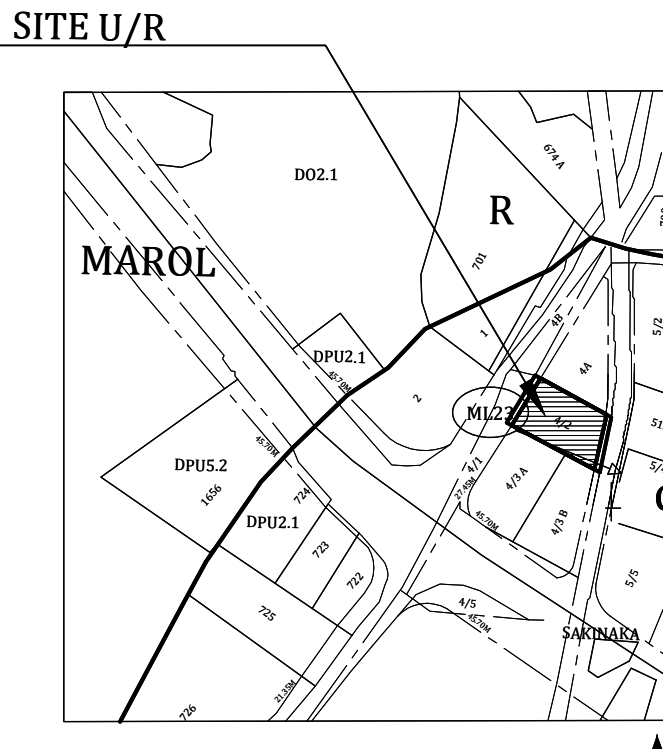
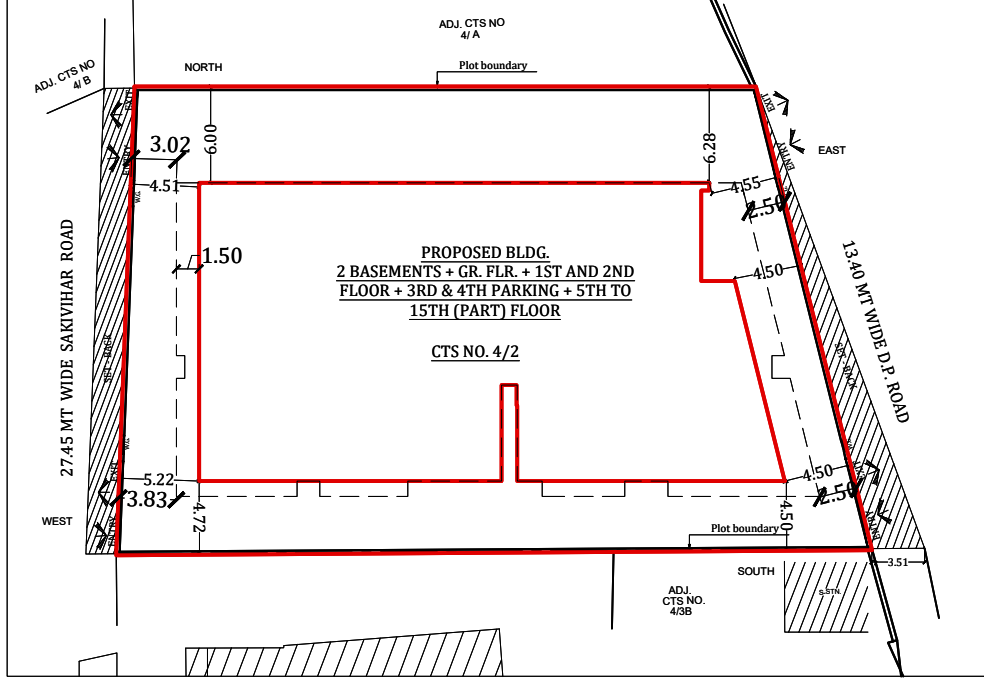
TOTAL PLOT AREA STATEMENT	
NET PLOT AREA	= 1392.00 SQ.MT.
TOTAL SET-BACK AREA	= 127.00 SQ.MT.
TOTAL PLOT AREA	= 1519.00 SQ.MT.

PLOT AREA CALCULATION									
	1/2	X	51.75	X	22.87 X 1 NO	=	591.76	SQ.MT	
	1/2	X	51.75	X	31.08 X 1 NO	=	804.20	SQ.MT	
TOTAL ADDITION							=	1395.96	SQ.MT.
ETBACK AREA CALCULATION									
ETBACK - 1									
T-1	1/2	X	30.91	X	0.41 X 1 NO	=	6.34	SQ.MT.	
T-2	1/2	X	30.91	X	2.39 X 1 NO	=	36.94	SQ.MT.	
TOTAL ADDITION							=	43.28	SQ.MT.

SET BACK 1 AREA AS PER PRC		=	43.00	SQ.MT
ETBACK AREA CALCULATION				
ETBACK - 2				
T-3	1/2 X 31.05 X 3.24 X 1 NO	=	50.30	SQ.MT
T-4	1/2 X 31.05 X 2.22 X 1 NO	=	34.47	SQ.MT
TOTAL ADDITION		=	84.77	SQ.MT
SET BACK 1 AREA AS PER PRC		=	84.00	SQ.MT
TOTAL SETBACK AREA				
+ R	43.00 + 84.00	=	127.00	SQ.MT

SETBACK - 1		1/2 X 31.05 X 2.24 X 1 NO = 50.30 SQ.MT.
SETBACK - 2		1/2 X 31.05 X 2.22 X 1 NO = 34.47 SQ.MT.
TOTAL ADDITION		= 84.77 SQ.MT.
SETBACK AREA AS PER PRC		= 84.77 SQ.MT. B

TOTAL SETBACK AREA	
A + B	43.32 + 84.77 = 128.09 SQ.MT.



PROFORMA - A			
1	i)	AREA OF PLOT (AS PER P.R.C.)	1519.00
ii)	AREA OF PLOT (AS PER CONVEYANCE DEED)	1516.50	
	AREA OF PLOT CONSIDERED	1516.50	
a)	AREA OF RESERVATION IN PLOT	--	
b)	AREA OF ROAD SET BACK	127.00	
c)	AREA OF D.P. ROAD	--	
2	DEDUCTIONS FOR		--
(A)	a)	FOR RESERVATION / ROAD AREA	--
	b)	ROAD SET-BACK AREA TO BE HANDED OVER(100%)	127.00
	c)	PROPOSED D.P. ROAD TO BE HANDED OVER (100%)	--
	d)	i) RESERVATION AREA TO BE HANDED OVER (100%)	--
		ii)RESERVATION AREA TO BE HANDED OVER AS PER AR	--
(B)	FOR AMENITY AREA		--
	a)	AREA OF AMENITY PLOT TO BE HANDED OVER AS PER DCR 14(A)	--
	b)	AREA OF AMENITY PLOT TO BE HANDED OVER AS PER DCR 14(B)	--
	c)	AREA OF AMENITY PLOT TO BE HANDED OVER AS PER DCR 35 (ABEYANCE)	--
(C)	DEDUCTION FOR EXISTING BUILT-UP AREA TO BE RETAINED IF ANY		--
	a)	LAND COMPONENT OF EXISTING BUA / EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	--
3	TOTAL DEDUCTION (2(A)+2(B))+2(C))		127.00
4	BALANCE AREA OF PLOT		1389.50
5	PLOT AREA UNDER DEVELOPMENT (4)		1389.50
6	ZONAL (BASIC) FSI		1.00
7	BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6)		1516.50
8	BUILT UP EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 30(A)		--
	(i)	AS PER 2(A) AND 2(B) EXCEPT 2(A)(i) ABOVE WITH IN CAP OF "ADMISSIBLE TDR" AS COLUMN 6 OF TABLE-12 ON REMAINING / BALANCE PLOT (2 X 2 A(a)) [127.00 X 1]	127.00
	(ii)	IN CASE OF 2(A) (c) (i) PERMISSIBLE OVER AND ABOVE PERMISSIBLE BUA ON REMAINING /BALANCE PLOT	--
9	BUILT UP AREA 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 [1516.50 x 0.50] = 758.25 (697.98 area already purchased)		697.98
11	BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO 12 OF REGULATION NO 30(A) AND 32 ON REMAINING / BALANCE PLOT [1516.50 x 1] - 254.00 = 1262.50 (1154.88 area already purchased)		1154.88
12	ADDITIONAL F.S.I. AS PER DCRP- 33(19) [1516.50 X 5] - (1389.50 X 2.5)] [7582.50 - 3473.75 = 4108.75] (CLAIMING 3485.00)		3485.00
13	PERMISSIBLE BUA (as the case may be with/ without BUA as per 2(c)) [7+8+10+11+12]		6981.36
14	PROPOSED BUA (as the case may be with/ without BUA as per 2(c))		6974.51
15	BUILT UP AREA OF AMENITY TO BE H/O TO MCGM FREE OF COST IN LIEU OF DEVELOPMENT PERMISSION GRANTED AS PER CHANGE OF USER FROM INDUSTRIAL TO COMMERCIAL U/N- Ch. E/B/P./12977 DT. 16TH FEB 2019		--
16	TDR GENERATED IF ANY AS PER REGULATION 30(A) AND 32		--
17	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31(3)		--
i)	PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM		--
ii)	FUNGIBLE COMPENSATORY AREA AVAILABLE FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM		--
b)			--
i)	PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM (13 X 35%)		2443.47
ii)	FUNGIBLE COMPENSATORY AREA AVAILD ON PAYMENT OF PREMIUM (14 X 35%)		2439.84
18	TOTAL BUILT UP AREA PERMISSIBLE INCLUDING FUNGIBLE COMPENSATORY AREA (13+17(a)(i)+17(b)(ii))		9424.84
19	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (13+17(a)(i)+17(b)(ii))		9414.35
20	FSI CONSUMED ON NET PLOT (14 / 1.00)		4.60
II)	OTHER REQUIREMENTS		--
(A)	RESERVATION / DESIGNATION		--
a)	NAME OF RESERVATION		--
b)	AREA OF RESERVATION AFFECTING THE PLOT		--
c)	AREA OF RESERVATION LAND TO BE HANDED/HANDED OVER AS PER REGULATION NO.17		--
d)	BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REGULATION NO.17		--
e)	AREA/BUILT UP AREA AREA DESIGNATION		--
(B)	PLOT AREA /BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO.		--
i)	14(A)		--
ii)	14(B)		69.93
(C)	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REGULATION NO.27		--
(D)	TENEMENT STATEMENT		--
i)	PROPOSED BUILT UP AREA (13 ABOVE)		--
ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC)		--
iii)	AREA AVAILABLE FOR TENEMENTS ([i] MINUS [ii])		--
iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)		--
(v)	TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT		--
(E)	PARKING STATEMENT		--
i)	PARKING REQUIRED BY REGULATIONS FOR- CAR,SCOOTER/MOTOR CYCLE, OUTSIDERS (VISITORS)		155 NOS
ii)	COVERED GARAGE PERMISSIBLE		--
iii)	COVERED GARAGE PROPOSED CAR SCOOTER/ MOTOR CYCLE OUTSIDER (VISITORS)		--
iv)	TOTAL PARKING PROVIDED		155 NOS
(F)	TRANSPORT VEHICLES PARKING		--
i)	SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION		1 NO
ii)	SPACE FOR TRANSPORT VEHICLES PARKING SPACE PROVIDED		1 NO
G	NOTES		
BOUNDARY OF THE PLOT BOUNDED THICK BLACK PROPOSED WORK SHOWN RED FILLED IN RECREATION AREA SHOWN GREEN WASH AREA UNDER SETBACK SHOWN DOTTED BROWN DRAINAGE SHOWN RED AREA UNDER PROPOSED ROAD SHOWN BROWN WASH STRUCTURES TO BE DEMOLISHED SHOWN DOTTED YELLOW DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS			
CERTIFICATE OF AREA			
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 10.08.2018 AND THAT THE DIMENSION OF SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT 1519.00 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD			
MANOJ VALJIBHAI DALISAIRA		Digitally signed by MANOJ VALJIBHAI DALISAIRA DN: cn=MANOJ VALJIBHAI DALISAIRA, o=MANOJ VALJIBHAI DALISAIRA, email=MANOJ VALJIBHAI DALISAIRA@GMAIL.COM, c=IN Date: 2023.08.24 11:00:17 +05'30'	
SIGNATURE OF ARCHITECT MANOJ YAMABARA (C.A. No. 72594-A)			