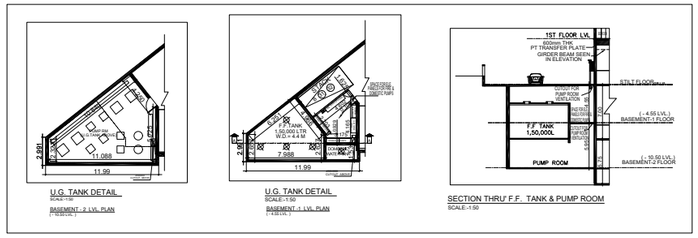
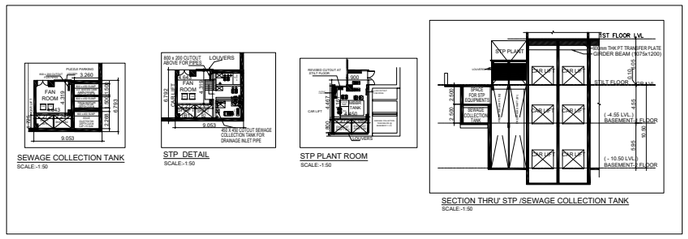
SECTOR - VI-A FUNGIBLE AREA STATEMENT

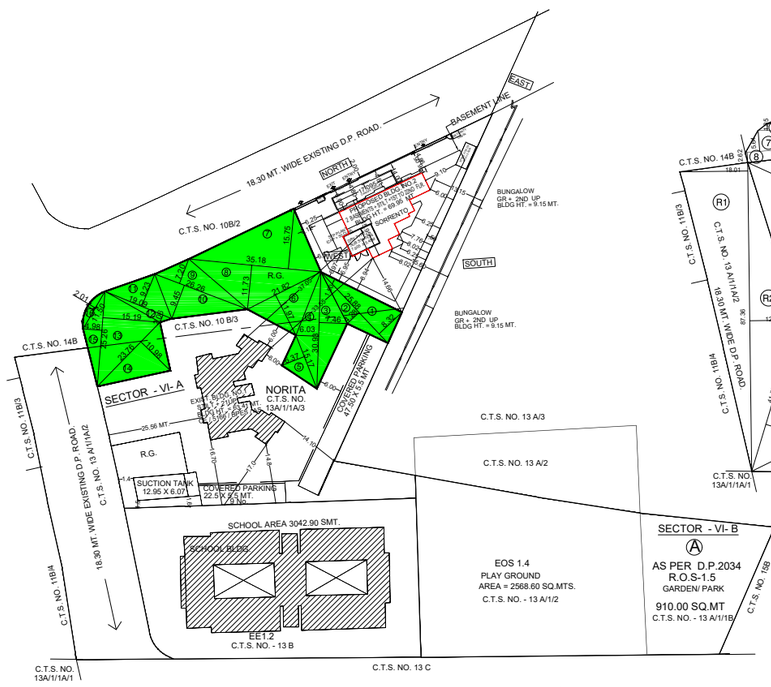
SECTOR	BLDG.NO./ BLDG. NAME/ FILE No.	APPROVAL DATE	TOTAL FUNGIBLE AREA IN SQ.MT.	PAYMENT RECEIPT No.	AMOUNT PAID IN Rs.	DATE OF PAYMENT	PAID TO
VI-A	2 SORRENTO CE / 2929 / BPES / AS	27/08/2019	11.04	2308411 CKK 1708334	2,72,136.00 1,63282.00	01/08/2019 01/08/2019	MCGM GOVT.

TDR UTILISED IN SECTOR-VI-A

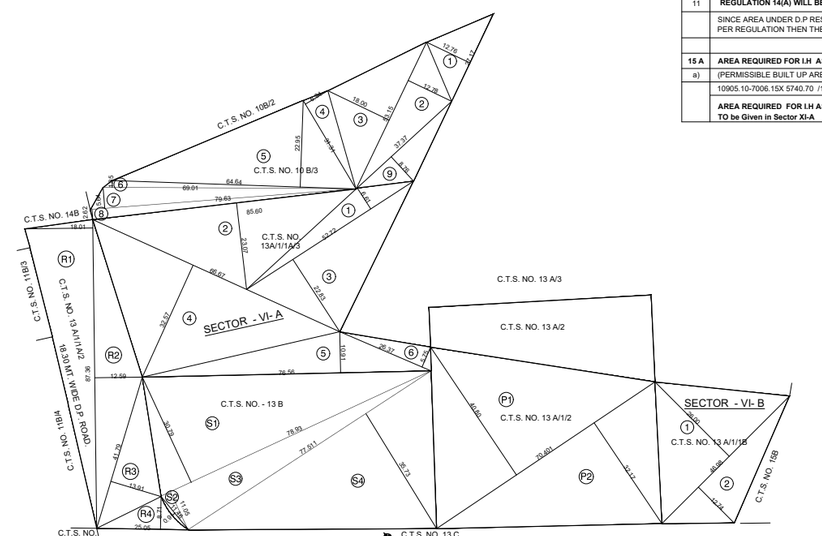
SECTOR	BLDG.NO./ BLDG. NAME/ FILE No.	APPROVAL DATE	Addition for FSI 100% D.P. Road Area (DCR 1991) in sq. mt.	50% F.S.I. as per DCR 32	70% as per DCR 33 in sq. mt.	20% as per DCR 33 SLUM T.D.R in sq. mt.
VI-A	1 NORITA CE/5166 / BPES / AS	OC -29/08/1992	1926.00	-		
	2 SORRENTO CHE/ES/2929/S/337 (NEW)	IOD - 26/6/2018 AMEND-1- 27/08/2019	-	-	2654.40	2510.00







BLOCK PLAN
SCALE : 1:500 N



PLOT AREA DIAGRAM
SCALE = 1:500

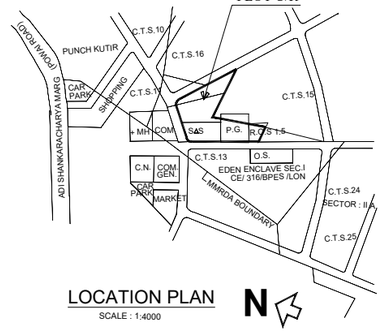
AREA STATEMENT

	SECTOR-VI-A	SECTOR-VI-B
NET PLOT AREA(2398.10+3342.60)	5740.70 SQ.MT.	
D.P . ROAD AREA	1729.40 SQ.MT.	
SCHOOL AREA (EE 1.2)	3042.90 SQ.MT.	
PLAY GROUND AREA (E.O.S 1.4)	2568.60 SQ.MT.	
GARDEN /PARK (R.O.S-1.5)		910.00 SQ.MT.
TOTAL	13081.60 SQ.MT.	910.00 SQ.MT.
TOTAL PLOT AREA	13991.60 SQ.MT.	

BUILT UP AREA AND TENEMENT STATEMENT

BLDG. NO.	No. OF FLOORS & HEIGHT	BUILT UP AREA (SQ.M.) EXIST. AREA	PROP. AREA	FUNGIBLE AREA	FILE No.	TENEMENT 40 SQ.MT	80 SQ.MT	TOTAL
1.	STILT + 21 UPPER FLR. (63.41 M)	6826.80			CE /5166/BPES/AS	82	42	124
2.	2 BASEMENTS+ STILT + +1ST TO 22ND FLR. (69.95 M)		3950.92	-	CHE/ ES/2929/S/337	88	-	88
	TOTAL	6826.80	3950.92			170	42	212

AREA CALCULATION OF 20% R.G. FOR SECTOR VI-A							
01.	25.88	X	8.32	X	0.5	=	107.66 SQ.MT.
02.	25.88	X	4.28	X	0.5	=	55.38 SQ.MT.
03.	30.93	X	7.46	X	0.5	=	115.37 SQ.MT.
04.	30.93	X	6.03	X	0.5	=	93.25 SQ.MT.
05.	15.17	X	6.37	X	0.5	=	48.32 SQ.MT.
06.	21.82	X	11.97	X	0.5	=	130.59 SQ.MT.
07.	35.18	X	15.75	X	0.5	=	277.04 SQ.MT.
08.	35.18	X	11.73	X	0.5	=	206.33 SQ.MT.
09.	26.26	X	7.20	X	0.5	=	94.54 SQ.MT.
10.	26.26	X	9.45	X	0.5	=	124.08 SQ.MT.
11.	19.09	X	9.23	X	0.5	=	88.10 SQ.MT.
12.	19.09	X	2.06	X	0.5	=	19.66 SQ.MT.
13.	25.26	X	15.19	X	0.5	=	191.85 SQ.MT.
14.	23.76	X	10.98	X	0.5	=	130.44 SQ.MT.
15.	25.26	X	4.98	X	0.5	=	62.90 SQ.MT.
16.	11.50	X	2.01	X	2/3	=	15.41 SQ.MT.
					TOTAL	=	1760.92 SQ.MT.
NET AREA OF PLOT						=	5740.70 SQ.MT.
PROPOSED R.G.						=	1760.92 SQ.MT.
REQUIRED R.G. (20 % OF 5740.70 NET PLOT AREA)						=	1148.14 SQ.MT.



LOCATION PLAN
SCALE : 1:4000 N

AREA AS PER P.R. CARDS
SECTOR - VI -A

SR NO.	C.T.S NO	AREA AS PER P.R. CARD	
I.	C.T.S NO -10B/3 (PLOT AREA)	2398.10	
II.	C.T.S NO - 13 A/1/1A/3 (PLOT AREA)	3342.60	
III.	C.T.S NO - 13 A/1/1A/2 (D.P. ROAD AREA)	1729.40	
IV.	C.T.S NO - 13B (SCHOOL AREA)	3042.90	
V.	C.T.S NO - 13/A/1/2 (PLAY GR. AREA)	2568.60	
	TOTAL PLOT AREA	13081.60	A

SECTOR - VI -B

	C.T.S NO - 13 A/1/1B GARDEN/ PARK	910.00	B
TOTAL PLOT AREA (A+B)		13991.60	

II - OTHER REQUIREMENTS		AREA IN SQ.MT
(A)	a) NEAME OF RESERVATION	SCHOOL - (E.E 1.2) , P.G.(EOS 1.4) , GARDEN/PARK (ROS1.5)
	b) AREA OF RESERVATION AFFECTING TO THE PLOT SCHOOL -(E.E 1.2)= 3042.90 SQ.MT , P.G.(EOS 1.4) = 2568.60 , GARDEN/PARK (ROS1.5)=910	6521.50
	C) AREA OF RESERVATION LAND TO BE HANDED OVER AS PER REGULATION NO-17	6521.50
(B)	PLOT AREA / BUILT-UP AREA AMENITY TO BE HANDED OVER AS PER REGULATION NO 14A	
1	PLOT AREA	13991.60
2	D.P RAOD AREA	1729.40
2A	TOTAL NET PLOT	12262.20
3	DEDUCTION AS PER REGULATION14(A) {500+[12262.20-10000]*10%} = 726.22 sq m However reservation area to be handed over to MCGM is 910 sq m for ROS 1.5 Other reservations are already developed for its intended purpose by the Developer.	6521.50
4	TOTAL AREA(2A-3)	5740.70
5	ZONAL BASIC FSI	1.000
6	ADDITIONAL FSI ON PAYMENT OF PREMIUM /TDR AS PER TABLE NO 12 OF REGULATION Permissible 50 % F.S.I. as per DCR 32 (2870.35) Permissible 0.90 as per DCR 33 (min 20% slum TDR) (5166.63)	8036.980
7	PERMISSIBLE BUA (4 x 5+6)	13777.680
	WE ARE NOT ABLE TO CONSUMED THIS FSI HOWEVER NO FURTHER PLANS SHALL BE APPROVED WITH BALANCE BUA UNLESS REQUIRED ENHANCED AMENITY IS PROVIDED	
8	PERMISSIBLE CONSUMED BUA	10905.10
9	BUILT-UP PROPOSED TO BE RATAINED AS PER REGULATION 9(6)(B) OF DCR- 91 (6826.80+179.35)	7006.150
10	AREA REQUIRED FOR AMENITY AS PER DCPR 2034 REG NO-14A	
	10905.10-7006.15X12262.20/10905.10 (8-9x2a/8)	4384.16
	5% OF 4384.16	219.21
11	REGULATION 14(A) WILL BE APPLICABLE TO AS PER 14(A)	NIL
	SINCE AREA UNDER D.P RESERVATION TO BE HANDE OVER TO MCGM IS MORE THEN REQUIRED AREA OF AMENITY AS PER REGULATION THEN THE PROVISIONS FOR AMENITY SHALL NOT BE NECESSARY	
15 A	AREA REQUIRED FOR I.H AS PER DCPR 2034 REG NO-15	
a)	(PERMISSIBLE BUILT UP AREA - UTILIZED BUA X NET PLOT / PERMISSIBLE BUA)	
	10905.10-7006.15X 5740.70 /10905.10	2052.50
	AREA REQUIED FOR I.H AS PER DCPR 2034 REG NO-15 (20% OF 2052.50) TO be Given in Sector XI-A	410.50

SECTOR - VI-A

C.T.S NO -10B/3 - PLOT AREA CALCULATIONS								
1	27.17	X	12.76	X	0.5	=	173.34	SQ.MT.
2	53.15	X	12.78	X	0.5	=	339.63	SQ.MT.
3	53.15	X	18.00	X	0.5	=	478.35	SQ.MT.
4	31.31	X	6.94	X	0.5	=	108.65	SQ.MT.
5	64.64	X	22.95	X	0.5	=	741.74	SQ.MT.
6	69.01	X	1.85	X	0.5	=	63.83	SQ.MT.
7	79.63	X	5.64	X	0.5	=	224.56	SQ.MT.
8	79.63	X	2.62	X	0.5	=	104.32	SQ.MT.
9	37.37	X	8.76	X	0.5	=	163.68	SQ.MT.
TOTAL						=	2398.10	SQ.MT. (I)

C.T.S NO - 13 A/1/1A/3 - PLOT AREA CALCULATIONS								
1	52.72	X	6.61	X	0.5	=	174.24	SQ.MT.
2	85.60	X	23.07	X	0.5	=	987.40	SQ.MT.
3	52.72	X	22.83	X	0.5	=	601.80	SQ.MT.
4	66.67	X	32.57	X	0.5	=	1085.72	SQ.MT.
5	76.56	X	10.91	X	0.5	=	417.63	SQ.MT.
6	26.37	X	5.75	X	0.5	=	75.81	SQ.MT.
TOTAL						=	3342.60	SQ.MT. (II)

C.T.S NO - 13 A/1/1A/2 -D.P. ROAD AREA CALC.								
R1	87.36	X	18.01	X	0.5	=	786.68	SQ.MT.
R2	87.36	X	12.59	X	0.5	=	549.93	SQ.MT.
R3	41.79	X	13.91	X	0.5	=	290.65	SQ.MT.
R4	25.05	X	8.71	X	0.5	=	109.09	SQ.MT.
TOTAL							1736.35	SQ.MT.
S2	11.46	X	0.91	X	2/3	=	6.95	SQ.MT.
TOTAL							6.95	SQ.MT.
D.P ROAD AREA (1736.35 - 6.95)							1729.40	SQ.MT. (III)

SCHOOL AREA (C.T.S NO -13/B)								
S1	78.93	X	30.79	X	0.5	=	1215.13	SQ.MT.
S2	11.46	X	0.91	X	2/3	=	6.95	SQ.MT.
S3	78.93	X	11.05	X	0.5	=	436.09	SQ.MT.
S4	77.511	X	35.73	X	0.5	=	1384.73	SQ.MT.
TOTAL							3042.90	SQ.MT. (IV)

PLAY GROUND AREA (C.T.S.NO - 13A/ 1 / 2)								
P1	70.401	X	40.80	X	0.5	=	1436.18	SQ.MT.
P2	70.401	X	32.17	X	0.5	=	1132.40	SQ.MT.
TOTAL							2568.58	SQ.MT.
SAY							2568.60	SQ.MT. (V)
TOTAL PLOT AREA OF SECTOR-VI-A	= I+II++III+IV+V =2398.10 +3342.60+1729.40+3042.90+2568.60 = 13081.60 SQ.MT.							(A)

SECTOR - VI-B

SECTOR-VI-B (C.T.S. NO. 13 A/1/1B) AREA CALCULATION OF R.O.S-1.5 AS PER DP 2034								
1.	46.98	X	26.00	X	0.5	=	610.74	
2.	46.98	X	12.74	X	0.5	=	299.26	
TOTAL						=	910.00	SQ.MTS.
AREA OF R.O.S-1.5						=	910.00	SQ.MTS. (B)

PROFORMA- ' B ' | I

STAMP OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. CHE/ES/2929/S/337/2/AMEND DATED 14/01/2020

APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER NO. CHE/ES/2929/S/337/3/AMEND.

VIJAY SOPAN PAWAR — S.E. (B.P.) S / W
JAYESH CHHAGAN DUSANE — A.E. (B.P.) S & T
LOTAN SUKADEO AHIRE — E.E. (B.P.) E.S.- II

A.	PROFORM A - 1	AMENDED PLAN AS PER DCPR -2034 REG.No. 9(6) (b) SECTOR-VI-A Sq.Mts.	SECTOR-VI-B Sq.Mts.	TOTAL Sq.Mts.
1.	TOTAL AREA OF PLOT	13081.60	910.00	13991.60
	DEDUCTION FOR			
	a. AREA OF RESERVATION IN PLOT i) SCHOOL (E.E 1.2) = 3042.90 ii) P.G. (E.O.S 1.4) = 2568.60 iii) GARDEN/PARK (R.O.S 1.5) = 910.00	5611.50	910.00	5611.50 910.00
	b.AREA OF ROAD SET BACK	-	-	-
	c. AREA OF D.P. ROAD	1729.40	-	1729.40
2.	(A) FOR RESERVATION /ROAD AREA	-	-	-
	(a) ROAD SET BACK AREA TO BE HANDED OVER (100%) (Regulation No-16)	-	-	-
	(b) PROPOSED D.P.ROAD TO BR HANDED OVER (100%) (Regulation No-16)	1729.40	-	1729.40
	(C)(i) RESERVATION AREA TO BE HANDED OVER (100%) (Regulation No-17)	5611.50	-	5611.50
	(C)(ii)RESERVATION AREA TO BE HANDED OVER AS PER AR (100%) (Regulation No-17)	-	910.00	910.00
B.	FOR AMENITY AREA	-	-	-
	(a)AREA OF AMENITY PLOT/ PLOTS TO BE HANDED OVER AS PER DCR 14 (A) (AS PER TABLE - II :- OTHER REQUIREMENTS SHOWN ON PLAN)	NIL	-	-
	(b)AREA OF AMENITY PLOT/ PLOTS TO BE HANDED OVER AS PER DCR 14 (b)	-	-	-
	(c)AREA OF AMENITY PLOT/ PLOTS TO BE HANDED OVER AS PER DCR 35 (Obeyance)	-	-	-
C	DEDUCTION FOR EXISTING BUA TO BE RETAINED IF ANY LAND COMPONENT OF EXISTING BUA EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPEMENT WAS ALLOWED	-	-	-
3.	TOTAL DEDUCTION (2(A) +2(B) +2(C) as and when applicable)	7340.90	-	7340.90
4.	BALANCE AREA OF THE PLOT (1 - 3)	5740.70	-	5740.70
5.	PLOT AREA UNDER DEVELOPMENT AFTER AREA TO BE HANDED OVER TO MCGM/ APPROPRIATE AUTHORITY As per Sr . no 6 above	5740.70	-	5740.70
6.	ZONAL (BASIC) F.S.I	1.00	-	1.00
7.	BUILT-UP AREA AS PER ZONAL FSI	5740.70	-	5740.70
8.	BUILT-UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATON 30(A) 8 (b) 50 % F.S.I. as per DCR 32 8 (c) 0.90 as per DCR 33 (min 20% slum TDR)(D.P.ROAD AREA 1729.40 + 925.00 TDR/ES/I-139 DT 16/08/2013 (Play Ground)+ SLUM TDR 2510 SQ.MT)	- 5164.40	-	- 5164.40
09.	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	-	-	-
11.	BUILT-UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO -12 OF REGULATION NO 30(A) AND 32 ON REMAINING / BALANCE PLOT	-	-	-
12.	PERMISSIBLE BUILT -UP AREA (7 + 8) (Max as per DCPR- 2034 = 5740.70 X 2.4=13777.68 sq. m. HOWEVER no further plans shall be approved with balance BUA unless required enhanced amenity is provided.)	10905.10	-	10905.10
13.	a) EXISTING BUILT UP AREA (BLDG No. 1)	6826.80	-	6826.80
	b) PROPOSED BUILT-UP AREA (BLDG. No.2) U/R	3950.92	-	3950.92
	c) TOTAL BUILT-UP AREA (EXIST + PROP.)	10777.72	-	10777.72
14	TDR GENERATED IF ANY AS PER REGULATION 30(A) AND 32	-	-	-
15	FUNGIBLE COMPENSAORY AREA AS PER REGULATION NO 31(3)	-	-	-
	a) i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	-	-	-
	ii) FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	-	-	-
	b) i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM	-	-	-
	ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM	-	-	-
16	TOTAL BUILT-UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (13(c) +15(b) (ii)	10777.72	-	10777.72
17	F.S.I CONSUMED ON NET PLOT (13 /4)	1.877	-	1.877
C.	TENEMENT STATEMENT			
(i)	PROPOSED AREA (Item A,12 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)	258 Nos.		
(v)	TENEMENTS PROPOSED.(BLDG. NO. 2) U/R	88 Nos.		
(vi)	TENEMENTS EXISTING.	124 Nos.		
D.	PARKING STATEMENT			
(i)	PARKING REQUIRED BY REGULATIONS FOR BLDG NO. 2	28 Nos.		
(ii)	PARKING PROPOSED FOR BLDG NO. 2	68 Nos.		

AREA CERTIFICATE

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON ---------- AND THAT THE DOCUMENT OF THE SIDES ETC., OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 13991.60 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP T.P.RECORDS.

Suhas Purushottam Joshi Digitally signed by Suhas Purushottam Joshi Date: 2020.07.02 11:38:43 +05'30'

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL BUILDING NO.2 (SORRENTO) IN SECTOR -VI- A ,ON LAND BEARING C.T.S. Nos. 10B/3 (PT.) & 13A/1/1A/3 (PT.) OF VILLAGE POWAI, MUMBAI - 400 076.

CONTENTS OF SHEET

BLOCK PLAN , LOCATION PLAN , PLOT AREA CALCULATIONS

NAME & SIGNATURE OF OWNER

Surendra Lakhumal Hiranandani — Digitally signed by Surendra Lakhumal Hiranandani Date: 2020.07.02 10:43:36 +05'30'

SHRI. SURENDRA HIRANANDANI C.A. TO OWNERS

JOB NO.	DATE	NAME, ADDRESS & SIGN OF THE ARCHITECT
DRG.NO.	SCALE 1:500 1:4000	Suhas Purushottam Joshi — Digitally signed by Suhas Purushottam Joshi Date: 2020.07.02 11:38:13 +05'30'
NORTH	DRAWN BY AMOL	**ARCHITECT SUHAS JOSHI**
	CHK. BY.	' OLYMPIA' CENTRAL AVENUE, HIRANANDANI BUSINESS PARK, POWAI, MUMBAI - 400 076