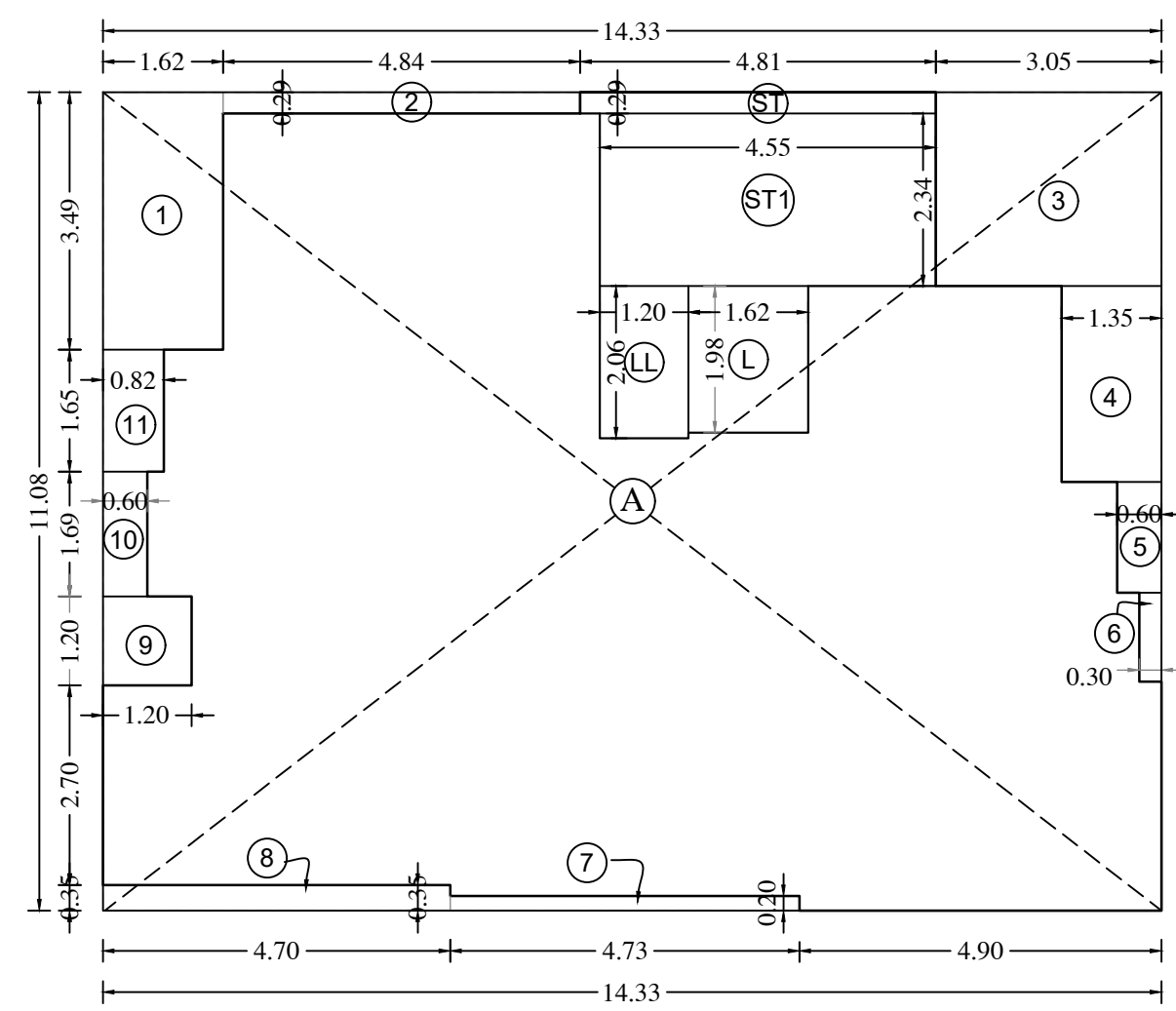




BUILT UP AREA CALCULATION

(1ST TO 7TH FLOOR)

NO.	AREA	UNIT	NO.	AREA	UNIT
1	1.62	X	3.49	X	1 NO.
2	4.84	X	0.29	X	1 NO.
3	3.05	X	2.62	X	1 NO.
4	1.35	X	2.65	X	1 NO.
5	0.60	X	1.50	X	1 NO.
6	0.30	X	1.20	X	1 NO.
7	4.75	X	0.20	X	1 NO.
8	4.70	X	0.35	X	1 NO.
9	1.20	X	1.20	X	1 NO.
10	0.60	X	1.69	X	1 NO.
11	0.82	X	1.65	X	1 NO.
ST	4.81	X	0.29	X	1 NO.
STI	4.55	X	2.34	X	1 NO.
LL	1.20	X	2.06	X	1 NO.
L	1.62	X	1.98	X	1 NO.
TOTAL DEDUCTION					
TOTAL BUILT UP AREA					

BUILT UP AREA SUMMARY

FLOOR	TOTAL B.U.A. COMMERCIAL (A)	B.U.A. OF STAIRCASE, LIFT & LIFT LOBBY COMMERCIAL (B)	TOTAL B.U.A. RESIDENTIAL (C)	B.U.A. OF STAIRCASE, LIFT & LIFT LOBBY RESIDENTIAL (D)
BASEMENT FLOOR	40.43 SQ.MT	7.46 SQ.MT	NIL	NIL
GROUND FLOOR	53.46 SQ.MT	17.64 SQ.MT	NIL	NIL
1ST FLOOR	NIL	NIL	114.78 SQ.MT	17.69 SQ.MT
2ND FLOOR	NIL	NIL	114.78 SQ.MT	17.69 SQ.MT
3RD FLOOR	NIL	NIL	114.78 SQ.MT	17.69 SQ.MT
4TH FLOOR	NIL	NIL	114.78 SQ.MT	17.69 SQ.MT
5TH FLOOR	NIL	NIL	114.78 SQ.MT	17.69 SQ.MT
6TH FLOOR	NIL	NIL	114.78 SQ.MT	17.69 SQ.MT
7TH FLOOR	NIL	NIL	114.78 SQ.MT	17.69 SQ.MT
TOTAL	93.89 SQ.MT	25.10 SQ.MT	803.46 SQ.MT	123.83 SQ.MT
TOTAL BUILT UP AREA	(93.89 + 25.10)		897.35 SQ.MT	
TOTAL AREA OF STAIRCASE & LIFT LOBBY		(25.10 + 123.83)		148.93 SQ.MT

CAR PARKING STATEMENT AS PER DCR - 1991 FOR GROUND TO 4TH FLOOR

CARPET AREA IN SQ.MT.	NOS. OF FLATS	CARS PER FLAT	PARKING REQD.
UP TO 45.00 SQ.MT.	NIL	1/4	NIL
45.00 SQ.MT. TO 60.00 SQ.MT.	6.00	1/2	3.00
60.00 SQ.MT. TO 90.00 SQ.MT.	NIL	1/1	NIL
90.00 SQ.MT. ABOVE	6.00	2/1	12.00
TOTAL			15.00
05% FOR VISITORS RESID. (MIN-1.00)			1.00
TOTAL PARKING REQD.			16.00
TOTAL PARKING PROVIDED			16.00
TOTAL CAR PARKING PROVIDED			16.00
TOTAL CAR PARKING REQD.			16.00
TOTAL CAR PARKING PROVIDED			16.00
TOTAL CAR PARKING REQD.			16.00
TOTAL CAR PARKING PROVIDED			16.00

CAR PARKING STATEMENT AS PER DCR - 2034 5TH TO 7TH FLOOR

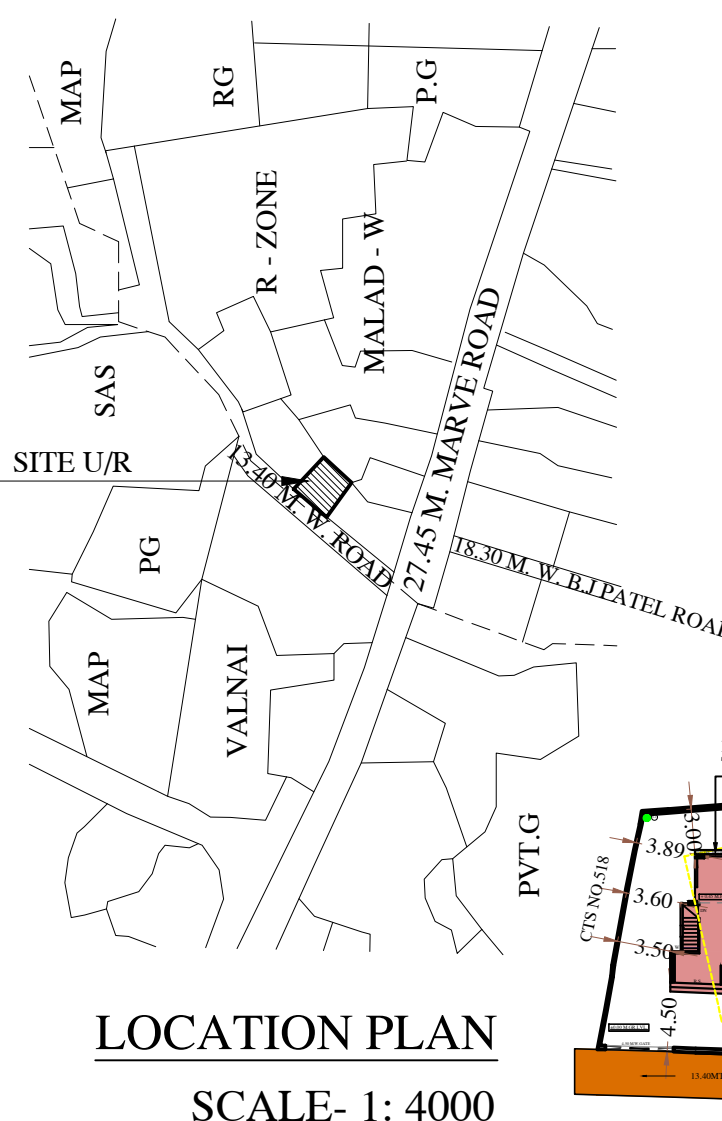
CARPET AREA IN SQ.MT.	NOS. OF FLATS	CARS PER FLAT	PARKING REQD.
UP TO 45.00 SQ.MT.	NIL	1/4	NIL
45.00 SQ.MT. TO 60.00 SQ.MT.	6.00	1/2	3.00
60.00 SQ.MT. TO 90.00 SQ.MT.	NIL	1/1	NIL
90.00 SQ.MT. ABOVE	6.00	2/1	12.00
TOTAL			15.00
05% FOR VISITORS RESID. (MIN-1.00)			1.00
TOTAL PARKING REQD.			16.00
TOTAL PARKING PROVIDED			16.00
TOTAL CAR PARKING PROVIDED			16.00
TOTAL CAR PARKING REQD.			16.00
TOTAL CAR PARKING PROVIDED			16.00
TOTAL CAR PARKING REQD.			16.00
TOTAL CAR PARKING PROVIDED			16.00

CARPET AREA STATEMENT COMMERCIAL (SHOP)

FLOOR	SHOP NOS.	CARPET AREA IN SQ. MTS.	TOTAL NO. OF FLATS
BASEMENT FLOOR (SHOP)	1	47.44 SQ.MT.	01 NOS.
GROUND FLOOR (SHOP)	1	45.35 SQ.MT.	01 NOS.
TOTAL NOS. OF SHOP			02 NOS.

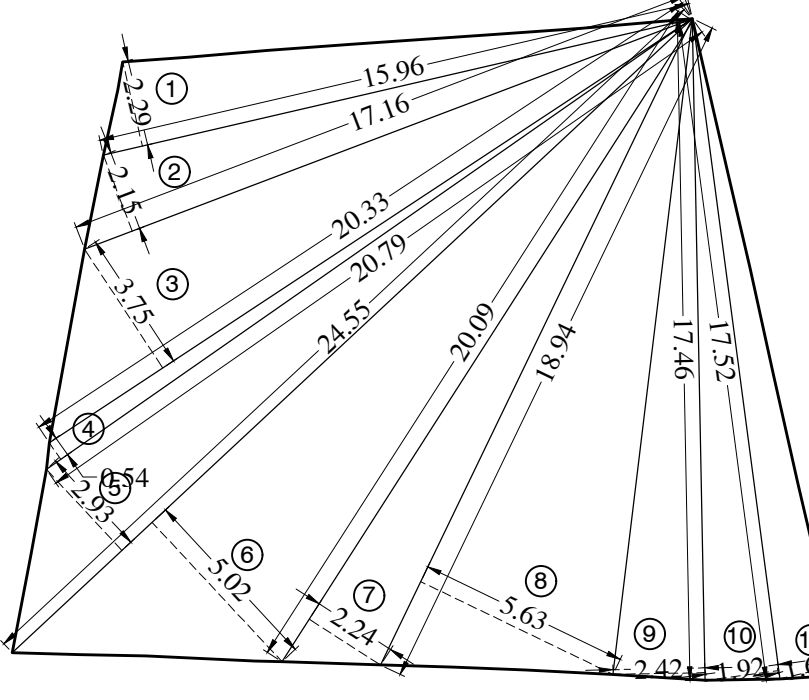
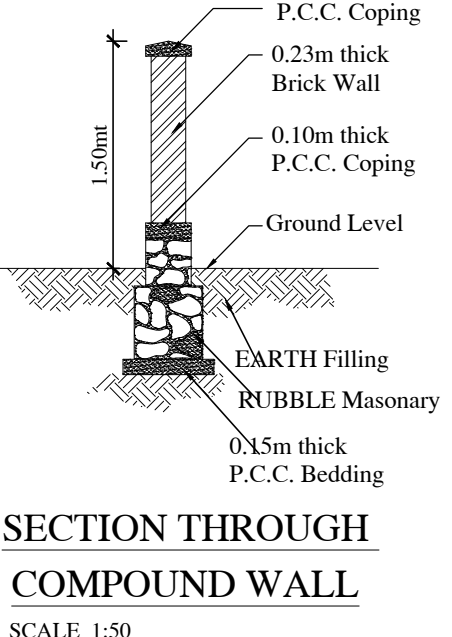
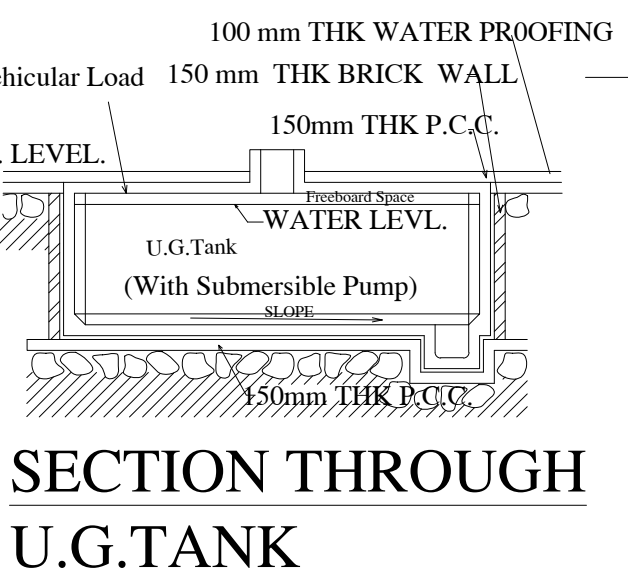
CARPET AREA STATEMENT (FOR PARKING PURPOSE ONLY)

FLOOR	FLAT NOS.	CARPET AREA IN SQ. MTS.	TOTAL NO. OF FLATS
1ST FLOOR	1	48.77 SQ.MT.	01 NOS.
2ND FLOOR	2	52.71 SQ.MT.	01 NOS.
3RD & 4TH FLOOR	1	56.77 SQ.MT.	02 NOS.
5TH TO 7TH FLOOR	1	59.31 SQ.MT.	03 NOS.
TOTAL NOS. OF FLATS			15 NOS.



PLOT AREA AS PER IRC

C.T.S. NO.	AREA IN SQ.MT.
519	161.50
5191	54.50
5192	90.20
TOTAL PLOT AREA	306.20

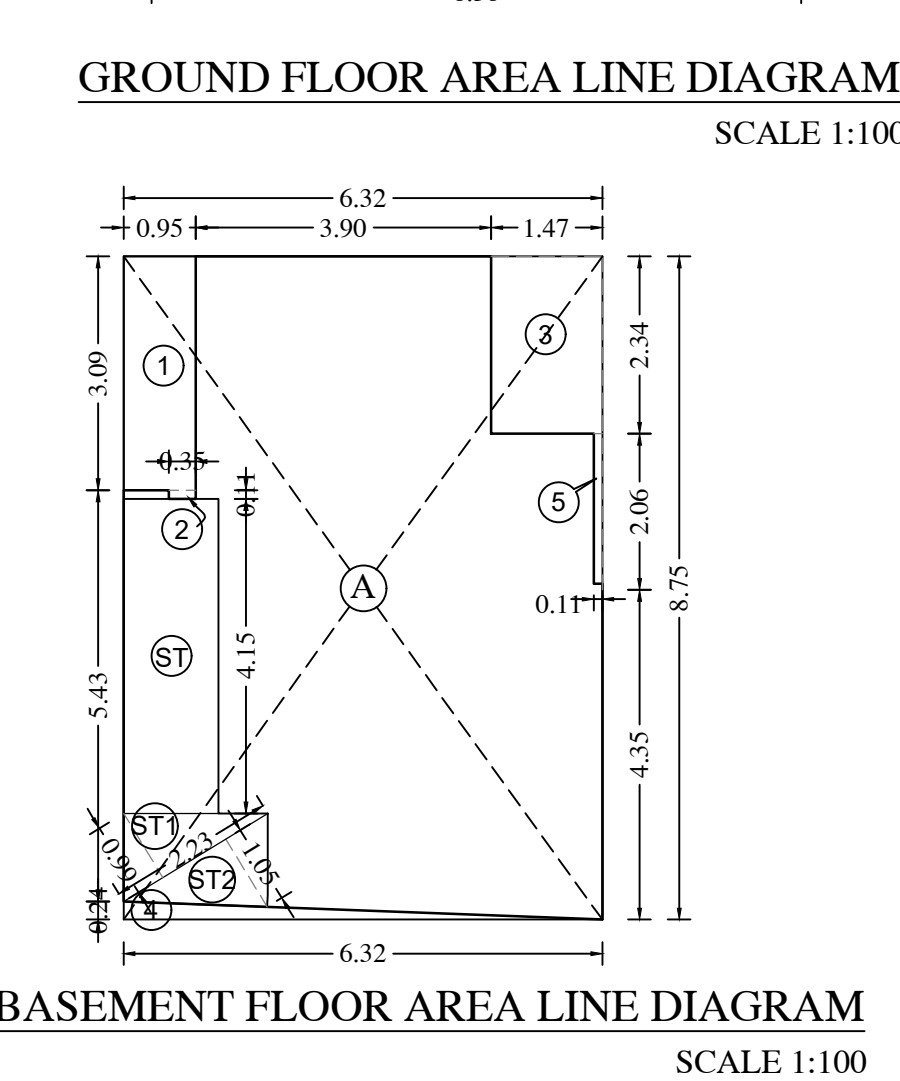
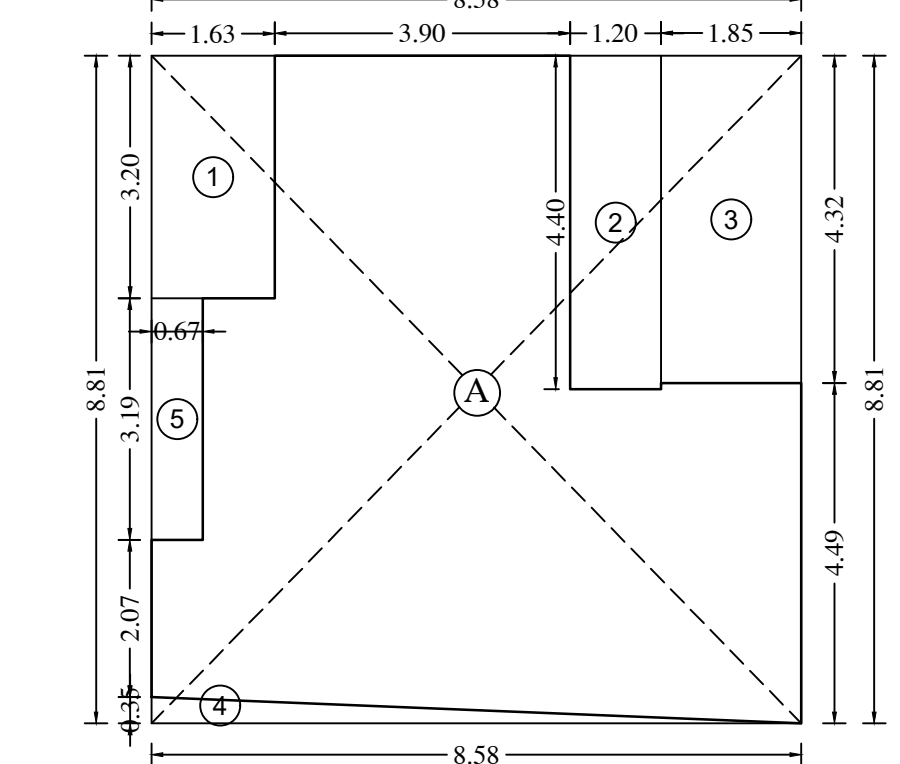
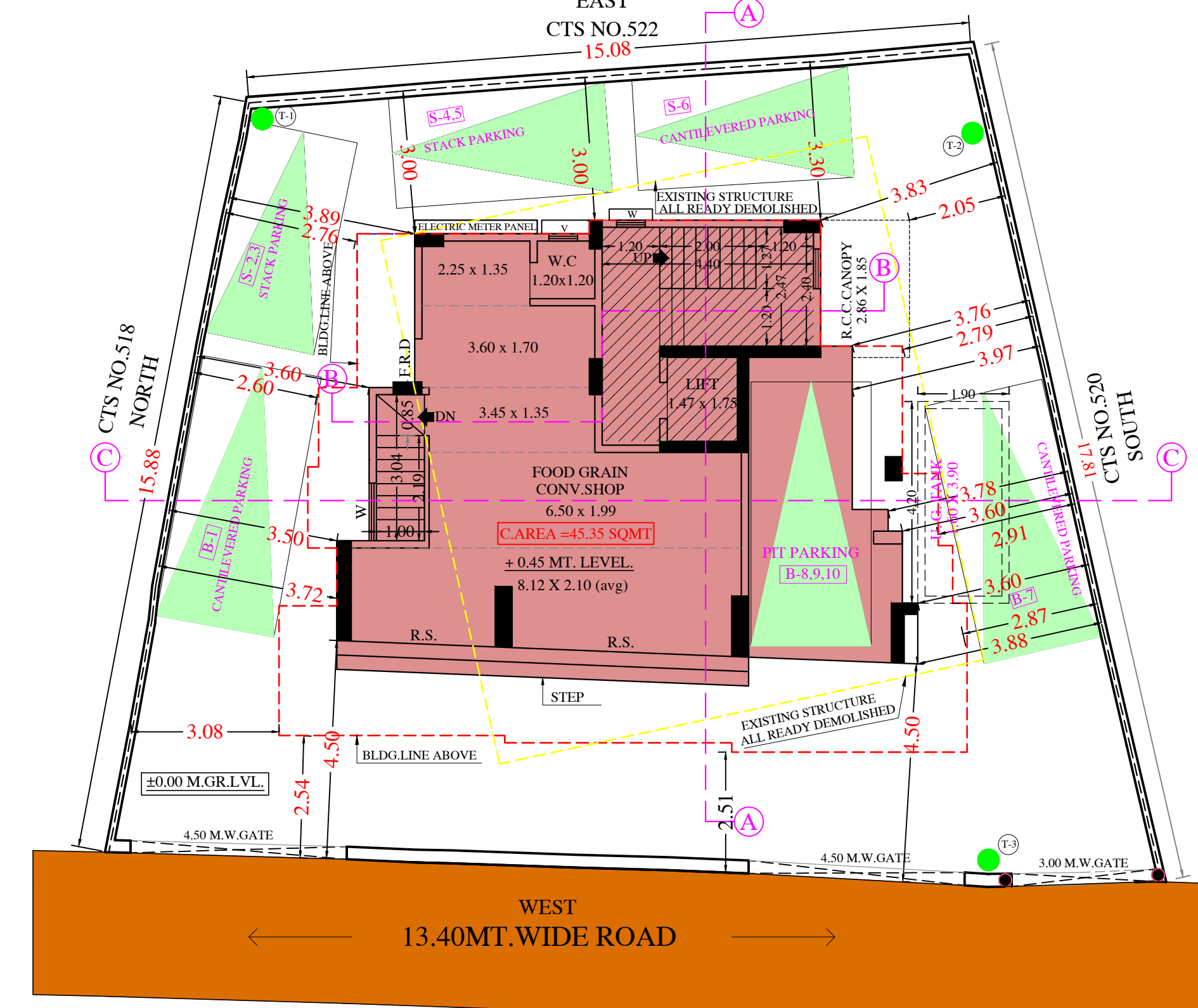
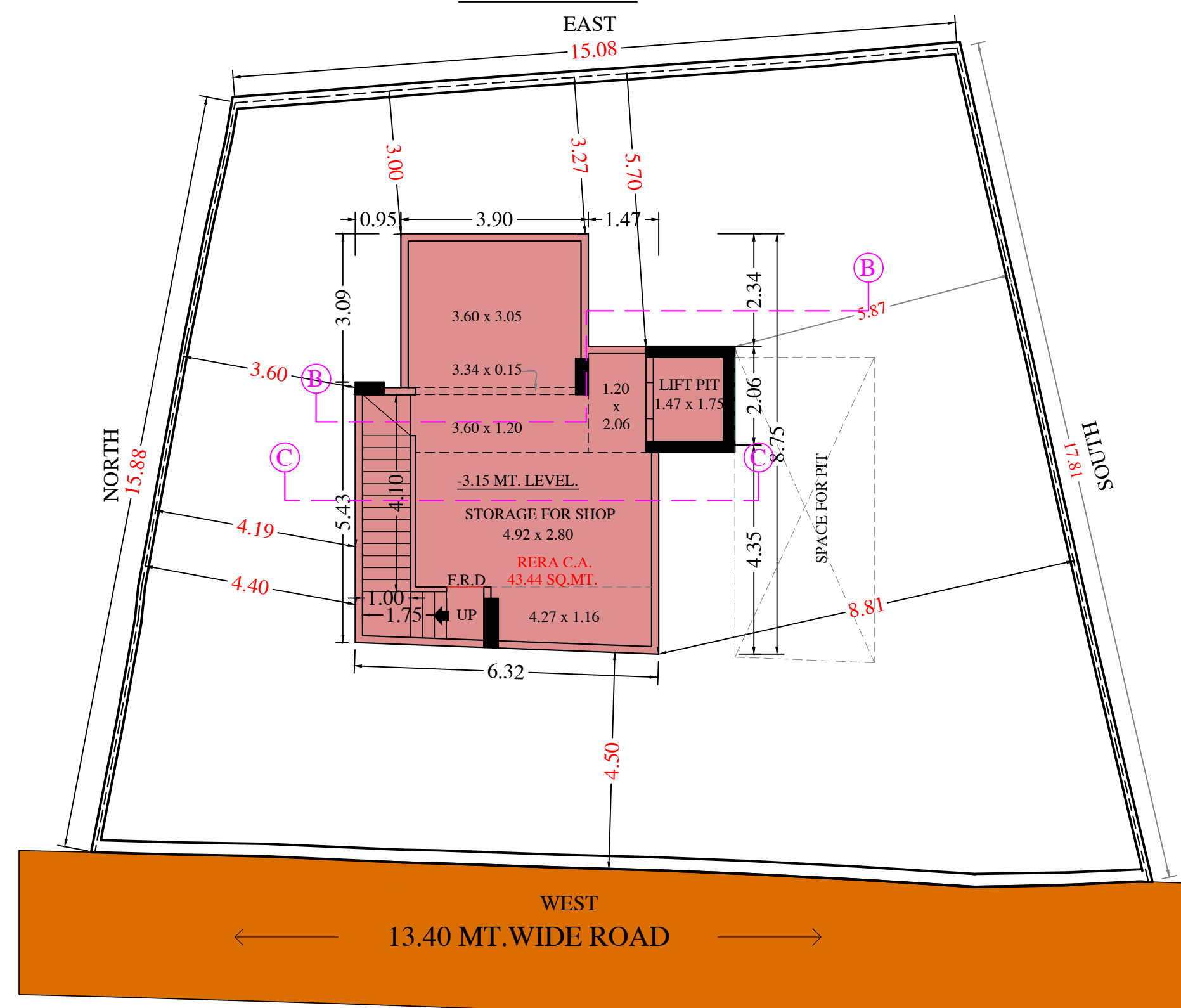


PLOT AREA CALCULATIONS

NO.	AREA	UNIT	NO.	AREA	UNIT
1	0.50	X	15.96	X	2.29
2	0.50	X	17.16	X	2.15
3	0.50	X	20.33	X	3.75
4	0.50	X	20.79	X	0.54
5	0.50	X	24.55	X	2.93
6	0.50	X	24.55	X	5.02
7	0.50	X	20.09	X	2.24
8	0.50	X	18.94	X	5.63
9	0.50	X	17.46	X	2.42
10	0.50	X	17.46	X	1.92
11	0.50	X	17.52	X	1.65
TOTAL PLOT AREA					306.20 SQ.MT.

PROFORMA - I

NO.	AREA STATEMENT	AS PER DCR 1991	AS PER DCR 2034
1	AREA OF PLOT (AS PER P.C.)	306.20	306.20
2	DEDUCTIONS FOR:		
(a)	AREA OF RESERVATION IN PLOT		
(b)	AREA OF ROAD SET BACK		
(c)	AREA OF D.P. ROAD		
(d)	RESERVATION AREA TO BE HANDLED OVER TO MCGM (10%)		
(e)	PROPOSED D.P. ROAD AREA (REGULATION NO. 16)		
(f)	RESERVATION AREA (PLOT) TO BE HANDLED OVER (REGULATION NO. 17)		
(g)	RESERVATION AREA TO BE HANDLED OVER AS PER REGULATION NO. 17 (NOT TO BE DEDUCTED FOR COMPUTATION OF FSI I.E. SR. NO. 5 BELOW)		
(h)	TOTAL AREA UNDER ROAD RESERVATION		
(i)	FOR AMENITY AREA TO BE HANDLED OVER TO MCGM		
(j)	AREA OF AMENITY PLOT AS PER DCR 14(a)		
(k)	AREA OF AMENITY PLOT AS PER DCR 14(b)		
(l)	AREA OF AMENITY PLOT AS PER DCR 35		
(m)	TOTAL AMENITY AREA		
(n)	DEDUCTIONS FOR EXISTING BUA TO BE RETAINED IF ANY (LAND COMPONENT OF EXISTING BUA EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED)		
(o)	TOTAL DEDUCTIONS (2A + 2B + 2C)		
(p)	BALANCE AREA OF PLOT (FOR CALCULATING REQUIRED LOS) (1-3)	306.20	306.20
(q)	PLOT AREA UNDER DEVELOPMENT (SR. NO. 4 + 2 (a) (C) (ii))	306.20	306.20
(r)	ZONAL BASIC FSI (0.50 OR 0.75 OR 1 OR 1.3)	ONE	ONE
(s)	PERMISSIBLE BUILT UP AREA AS PER ZONAL BASIC FSI (15.6)	306.20	306.20
(t)	PERMISSIBLE BUILT UP AREA AS PER REGULATION 30 (C) (PROTECTED DEVELOPMENT)	NIL	NIL
(u)	PERMISSIBLE BUILT UP AREA (7A OR 7B ABOVE, WHICHEVER IS MORE)	306.20	306.20
(v)	ADDITIONAL BUA AS PER REGULATION 30(A)(A)		
(w)	ADDITIONAL BUA FOR 2(A)(A) & 2(A)(B) ABOVE TO BE UTILIZED OVER AND ABOVE THE PERMISSIBLE FSI AS PER COLUMN NO. 7 OF TABLE 12 OF REGULATION 30(A) AND TO THE EXTENT NOTED IN TABLE 12 A OR REGULATION 32 (2006 OR 2006)		
(x)	ADDITIONAL BUA IN CASE OF 2A(C)(II) AS PER REGULATION 30 (C) (PROTECTED DEVELOPMENT) AS PER AR POLICY ON REMAINING PLOT.		
(y)	TOTAL ADDITIONAL BUILT UP AREA		
(z)	ADDITIONAL INCENTIVE BUA WITHIN THE CAP OF "ADMISSIBLE TDR" AS PER TABLE 12 ON BALANCE PLOT		
(aa)	IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDINGS AS PER REGULATION 30(A)(C)(b)		
(ab)	15% OF SR. NO. 7B ABOVE OR 10 SQ.MTS PER REHAB TENEMENT AS PER REG. 30(A)(A)		
(ac)	50% OF REHAB COMPONENT AS PER REG. 32 (7A)		
(ad)	TOTAL ADDITIONAL BUA (INCENTIVE AREA)	153.10	153.10
(ae)	BUA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO. 12 OF REGULATION NO 30(A) (SR. NO. 5.3.309) (306.20 SQ.MT. X 50%)		
(af)	BUA DUE TO "ADMISSIBLE TDR" AS PER TABLE NO. 12 OF REGULATION NO 30(A) & 32 (BY RESTRICTING AREA UTILISED IN SR. NO. 8(A) & 9 ABOVE) (306.20 X 0.70 = 214.34)		
(ag)	GENERAL TDR 000798 / ROAD	109.97	109.97
(ah)	SUM TDR 58A / 175 / CONST.	214.34	214.34
(ai)	TOTAL TDR	673.64	673.64
(aj)	PERMISSIBLE BUILT UP AREA (7A & 7B ABOVE 10+11)	459.30	673.64
(ak)	PROPOSED BUILT UP AREA		
(al)	PROPOSED REHAB. AREA = 79.24		
(am)	FUNGIBLE COMPENSATORY AREA AS PER REGULATION 30 (A) AND 32 FOR UNUTILIZED BUA ON PLOT	101.03	101.03
(an)	PERM. FUNGIBLE COMPENSATORY AREA FOR REHAB COMP. W/O CHARGING PREMIUM (RES.)		
(ao)	REHAB. COMPONENT = 101.03		
(ap)	COMM. REHAB. COMPONENT = NIL		
(aq)	FUNGIBLE COMPENSATORY AREA AVAILABLE FOR REHAB COMP. W/O CHARGING PREMIUM (RES.)		
(ar)	REHAB. COMPONENT = 101.03		
(as)	COMM. REHAB. COMPONENT = NIL		
(at)	FUNGIBLE COMPENSATORY AREA AVAILABLE ON PAYMENT OF PREMIUM	1	1
(au)	REHAB. COMPONENT = 107.50		
(av)	COMM. COMPONENT = 15.65		
(aw)	FUNGIBLE COMPENSATORY AREA AVAILABLE ON PAYMENT OF PREMIUM		
(ax)	REHAB. COMPONENT = 107.50		
(ay)	COMM. COMPONENT = 15.65		
(az)	TOTAL BUA PROPOSED INCLUDING FCA (13 + 15A)(B) + 15B(B)(B)	553.01	897.35
(ba)	FSI CONSUMED ON NET PLOT (135)	1.50	2.20
(bb)	OTHER REQUIREMENTS		
(bc)	REQUIREMENT OF RECREATIONAL O.S. IN LAYOUT/LOT AS PER REG. 27		
(bd)	TENEMENT STATEMENT		
(be)	PROPOSED BUA (13 (a) ABOVE)	553.01	897.35
(bf)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	93.89	93.89
(bg)	AREA AVAILABLE FOR TENEMENTS (i) (ii) (iii) (iv)	459.12	803.46
(bh)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS (SHECTARE))	21.00 Nos.	36.00 Nos.
(bi)	TOTAL NO. OF TENEMENTS PROPOSED ON THE PLOT	09.00 Nos.	15.00 Nos.
(bj)	PARKING STATEMENT		
(bk)	PARKING REQUIRED BY REGULATION FOR:		
(bl)	CAR	09 Nos.	14.00 Nos.
(bm)	SCOOTER/MOTOR CYCLE		
(bn)	COVERED GARAGE PERMISSIBLE		
(bo)	COVERED GARAGE PROPOSED		
(bp)	CAR		
(bq)	SCOOTER/MOTOR CYCLE		
(br)	OUTSIDERS (VISITORS)		
(bs)	TOTAL PARKING PROVIDED	08 Nos.	10.00 Nos.
(bt)	PARKING TO BE CONDONED (HONBLE M.C. HAS ALREADY CONDONED 7.00 NOS. PARKING)	01 Nos.	4.00 NOS.
(bu)	TRANSPORT VEHICLES PARKING		
(bv)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION		
(bw)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED		



BUILT UP AREA CALCULATION (GROUND FLOOR)

NO.	AREA	UNIT	NO.	AREA	UNIT
1	1.63	X	3.20	X	1 NO.
2	1.20	X	4.40	X	1 NO.
3	1.85	X	4.32	X	1 NO.
4	4.58	X	0.35	X	0.50
5	0.67	X	3.19	X	1 NO.
TOTAL DEDUCTION					
TOTAL BUILT UP AREA					

BUILT UP AREA CALCULATION (BASEMENT FLOOR)

NO.	AREA	UNIT	NO.	AREA	UNIT
1	0.95	X	3.09	X	1 NO.
2	0.35	X	0.11	X	1 NO.
3	1.47	X	2.34	X	1 NO.
4	6.32	X	0.24	X	0.50
5	0.11	X	2.06	X	1 NO.
ST	1.25	X	4.15	X	1 NO.
STI	2.23	X	0.99	X	1 NO.
ST2	2.23	X	1.05	X	1 NO.
TOTAL DEDUCTION					
TOTAL BUILT UP AREA					

CONTENTS OF THE SHEET

LOCATION PLAN, BLOCK PLAN, PLOT AREA, AREA & CALC. BASEMENT TO 7TH & TERRACE FLOOR PLANS, BUILT UP AREA SUMMARY, CAR PARKING STATEMENT, CARPET AREA STATEMENT, U.G. TANK DETAILS, COMPOUND WALL DETAILS, SECTION & PLOT AREA STATEMENT.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 12-12-2019 AND THAT THE DIMENSIONS OF THE AREA ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS 306.20 SQ.MTS. (THREE HUNDRED AND SIXTY TWO ONLY) WHICH TALLIES WITH THE AREA STATIONED IN THE DOCUMENTS OF OWNERSHIP AND T.P. RECORDS.

DIVYESH PAREKH
Date: 2021.03.13
Signature of Architect / L.S.

NAME OF R.C.C. CONSULTANT

Shri. Mukesh Kumar, STRM/03
Gr.Floor, Shantimith Apt., S.V. Road,
Borivali(W), Mumbai - 92.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BLDG. ON PLOT BEARING C.T.S. NO. 519, 5191 & 2 OF VILLAGE MALAD(W), MUMBAI.

NAME OF OWNER

SAMIR N. BHALANI
10 PARKVATI KUNJ, DALPAT NAGAR ROAD NO 3, BORIVALI(E), MUMBAI 400066.

SAMIR N. BHALANI
Date: 2021.03.13
Signature of Architect / L.S.

DIVYESH PAREKH
Date: 2021.03.13
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DIVYESH PAREKH
Date: 2021.03.1