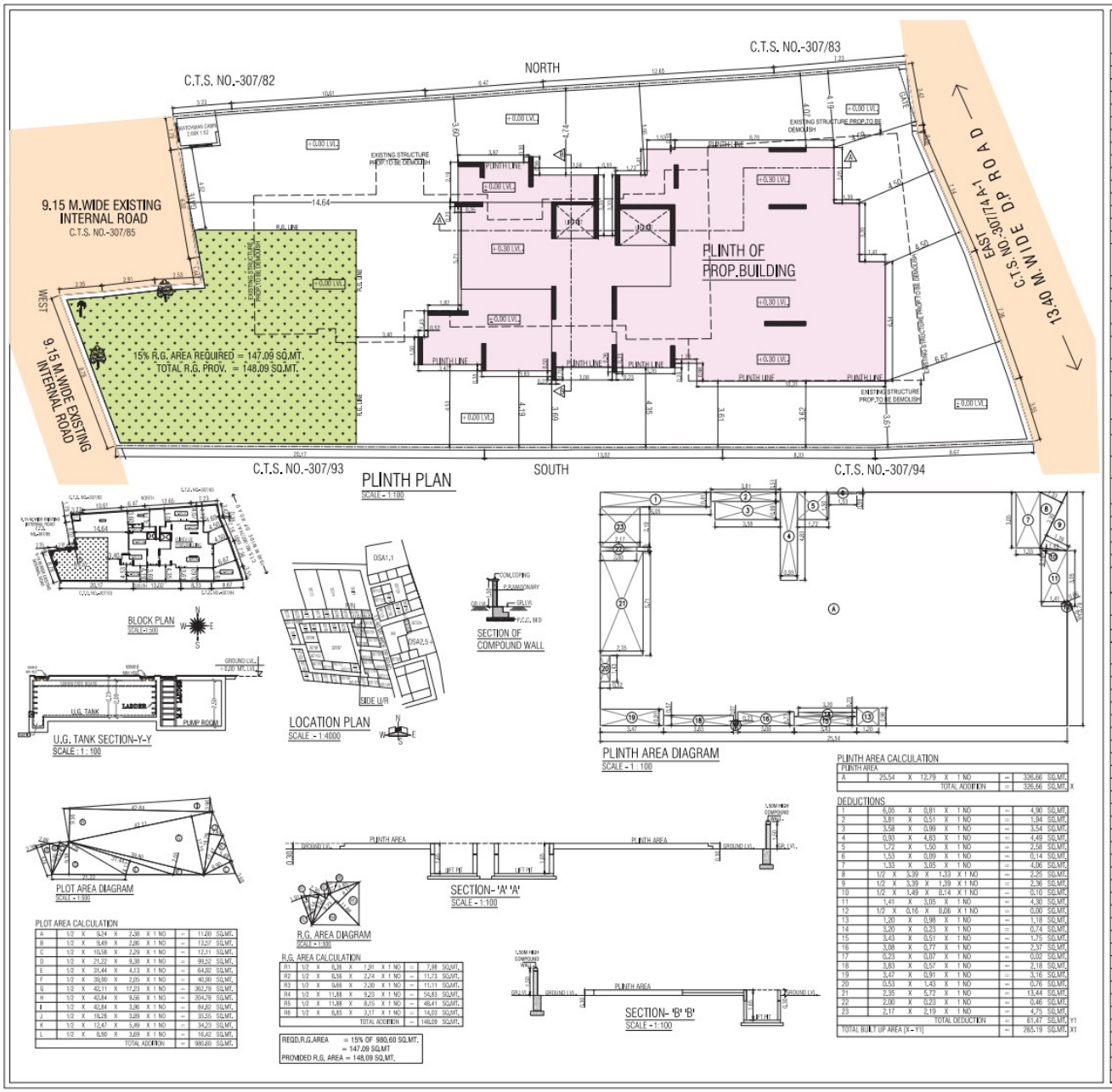

PLINTH AREA CALCULATION

PLINTH AREA							
A	25.54	X	12.79	X	1 NO	=	326.66 SQ.MT.
					TOTAL ADDITION	=	326.66 SQ.MT. X
DEDUCTIONS							
1	6.05	X	0.81	X	1 NO	=	4.90 SQ.MT.
2	3.81	X	0.51	X	1 NO	=	1.94 SQ.MT.
3	3.58	X	0.99	X	1 NO	=	3.54 SQ.MT.
4	0.93	X	4.83	X	1 NO	=	4.49 SQ.MT.
5	1.72	X	1.50	X	1 NO	=	2.58 SQ.MT.
6	1.53	X	0.09	X	1 NO	=	0.14 SQ.MT.
7	1.33	X	3.05	X	1 NO	=	4.06 SQ.MT.
8	1/2 X	3.39	X	1.33	X 1 NO	=	2.25 SQ.MT.
9	1/2 X	3.39	X	1.39	X 1 NO	=	2.36 SQ.MT.
10	1/2 X	1.49	X	0.14	X 1 NO	=	0.10 SQ.MT.
11	1.41	X	3.05	X	1 NO	=	4.30 SQ.MT.
12	1/2 X	0.16	X	0.26	X 1 NO	=	0.00 SQ.MT.
13	1.20	X	0.98	X	1 NO	=	1.18 SQ.MT.
14	3.20	X	0.23	X	1 NO	=	0.74 SQ.MT.
15	3.43	X	0.51	X	1 NO	=	1.75 SQ.MT.
16	3.08	X	0.77	X	1 NO	=	2.37 SQ.MT.
17	0.23	X	0.07	X	1 NO	=	0.02 SQ.MT.
18	3.83	X	0.57	X	1 NO	=	2.18 SQ.MT.
19	3.47	X	0.91	X	1 NO	=	3.16 SQ.MT.
20	0.53	X	1.43	X	1 NO	=	0.76 SQ.MT.
21	2.35	X	5.72	X	1 NO	=	13.44 SQ.MT.
22	2.00	X	0.23	X	1 NO	=	0.46 SQ.MT.
23	2.17	X	2.19	X	1 NO	=	4.75 SQ.MT.
					TOTAL DEDUCTION	=	61.47 SQ.MT. Y1
TOTAL BUILT UP AREA (X - Y1)						=	265.19 SQ.MT. X1

PLOT AREA CALCULATION

A	1/2	X	9.74	X	2.38	X 1 NO	= 11.20 SQ.MT.
B	1/2	X	9.49	X	2.86	X 1 NO	= 13.57 SQ.MT.
C	1/2	X	10.58	X	2.29	X 1 NO	= 12.11 SQ.MT.
D	1/2	X	21.22	X	9.38	X 1 NO	= 99.52 SQ.MT.
E	1/2	X	31.44	X	4.13	X 1 NO	= 64.92 SQ.MT.
F	1/2	X	39.90	X	1.65	X 1 NO	= 40.90 SQ.MT.
G	1/2	X	40.11	X	17.23	X 1 NO	= 362.79 SQ.MT.
H	1/2	X	40.84	X	9.56	X 1 NO	= 204.78 SQ.MT.
I	1/2	X	40.84	X	3.96	X 1 NO	= 84.82 SQ.MT.
J	1/2	X	16.28	X	3.89	X 1 NO	= 33.25 SQ.MT.
K	1/2	X	12.47	X	3.49	X 1 NO	= 34.29 SQ.MT.
L	1/2	X	8.90	X	3.89	X 1 NO	= 16.42 SQ.MT.
						TOTAL ADDITION	= 980.60 SQ.MT.

R.G. AREA CALCULATION

R1	1/2	X	6.38	X	1.91	X 1 NO	= 7.98 SQ.MT.
R2	1/2	X	8.56	X	2.74	X 1 NO	= 11.73 SQ.MT.
R3	1/2	X	9.66	X	2.30	X 1 NO	= 11.11 SQ.MT.
R4	1/2	X	11.88	X	9.23	X 1 NO	= 54.83 SQ.MT.
R5	1/2	X	11.88	X	8.15	X 1 NO	= 48.41 SQ.MT.
R6	1/2	X	8.65	X	3.17	X 1 NO	= 14.03 SQ.MT.
						TOTAL ADDITION	= 148.09 SQ.MT.

REQD.R.G.AREA = 15% OF 980.60 SQ.MT.
= 147.09 SQ.MT.
PROVIDED R.G. AREA = 148.09 SQ.MT.

I	FORM - I	TOTAL AREA (IN SQ.MT)
	Area Statement.	
1	Area Of Plot	980.60
a)	Area of Reservation in Plot	—
b)	Area of Road Set-Back	—
c)	Area of D.P. Road	—
2	Deductions For	
A	For Reservation / Road Area	
a)	Road Set-Back Area To Be Handed Over (100%) (Reg. No. 16)	—
b)	Proposed D.P. Road To Be Handed Over (100%) (Reg. No. 16)	—
c) (i)	Reservation Area To Be Handed Over (100%) (Reg. No. 17)	—
(ii)	Reservation Area To Be Handed Over As Per AR (100%) (Reg. No. 17)	—
B	For Amenity Area	
a)	Area Of Amenity Plot/Plots To Be Handed Over As Per DCR. 14 (A)	—
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 (Abeyance)	—
C	Deductions For Existing BUA To Be Retained If Any/ Land Component Of Existing BUA/ Existing BUA As Per Reg. Under Which The Development Was Allowed.	—
3	Total Deductions: - { 2(A) + 2(B) } + 2(C) As And When Applicable.	—
4	Balance Area Of Plot (1 Minus b)	980.60
5	Plot Area Under Development After Areas To Be Handed Over To MCGM/Appropriate Authority As Per Sr. No.4 Above	—
6	Zonal (Basic) FSI (0.50 Or 0.75 Or 1 Or 1.33)	1.00
7	Built Up Area As Per Zonal (Basic) FSI (4*6) (In Case Of Mill Land Permissible BUA Kept in Abeyance)	980.60
8	Built Up Equal To Area Of Land Handed Over As Per Reg. 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.)	—
(iii)	In Case Of 2(A)(c) (ii) Permissible Over And Above Permissible BUA On . Remaining / Balance Plot	—
(iii)	10 (2) Advantage Under T.P Sheme	—
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 Reg. No.30(A) On Remaining / Balance Plot,	—
11	Built Up Area Due To Admissible "TDR" As Per Table No. 12 Of Reg. No.30(A) And 32 On Remaining / Balance Plot.	—
12	Permissible Built Up Area (As The Case May Be With / Without BUA As Per 2(c)}	00.00
13	(i) Proposed BUA {As The Case May Be With / Without BUA As Per 2(c)}	00.00
(ii)	Total Proposed BUA Area (13 (i) + (ii))	00.00
14	TDR Generated If Any As Per Regulation 30(A) And 32.	—
15	Fungible Compensatory Area As Per Reg. No. 31 (3)	
a) (i)	Permissible Fungible Compensatory Area For Rehab Component Without Charging Premium	00.00
(ii)	Fungible Compensatory Area Availed For Rehab Component Without Charging Premium	00.00
b) (i)	Permissible Fungible Compensatory Area By Charging Premium(13 (ii) x 0.35%	00.00
(ii)	Propose Fungible Compensatory Area Availed On Payment Of Premium	
16	Total Built Up Area Proposed Including Fungible Compensatory Area [13 (ii)) + 15(a) (ii) + 15(b) (ii)]	00.00
17	FSI Consumed On Net Plot [13(ii) /4]	00.00
II	Other Requirements	
A)	Reservation / Designation	
a)	Name Of Reservation	NA
b)	Area Of Reservation Affecting The Plot	
c)	Area Of Reservation Land To Be Handed/Handed Over As Per Reg. No.17	
d)	Built Up Area Of Amenity To Be Handed Over As Per Reg. No.17	
e)	Area/Built Up Area Of Designation	
B)	Plot Area/Built Up Amenity To Be Handed Over As Per Reg. No.	
(i)	14(A)	NA
(ii)	14(B)	
(iii)	15	
C)	Requirement Of Recreational Open Space In Layout/Plot As Per Reg. No. 27	—
D)	Tenement Statement	
(i)	Proposed Built Up Area (13) Above)	00.00
(ii)	Less Deduction Of Non- Residential Area (Shop etc.)	—
(iii)	Area Available For Tenements ((i) minus (ii))	00.00
(iv)	Tenements Permissible (Density Of Tenements/Hectare)	00.00
(v)	Total Number Of Tenements Proposed On The Plot	00.00
E)	Parking Statement	
(i)	Parking Required By Regulations For	00.00
	Car	—
	Scooter/Motor Cycle	—
	Outsiders (Visitors)	—
(ii)	Covered Garage Permissible	—
(iii)	Covered Garage Proposed	—
	Car	—
	Scooter/Motor Cycle	—
	Outsiders (Visitors)	—
(iv)	Total Parking Provided	00.00
F)	Transport Vehicles Parking	—
(ii)	Spaces For Transport Vehicles Parking Required By Regulations	—
(iii)	Total No. Of Transport Vehicles Parking Spaces Provided	—

CERTIFICATE FOR AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 21-04-2018 AND THAT DIMENSIONS OF SIDES, ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 980.60 SQ. MT.(NINE HUNDRED EIGHT ZERO POINT SIX ZERO SQUARE METERS ONLY) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP RECORDS.

MODI BHAVIN ARVIND — Digitally signed by MODI BHAVIN ARVIND Date: 2018.12.21 15:39:37 +05'30'

SIGNATURE OF LICENCED ARCHITECT.

PROFORMA-B

CONTENT OF SHEET

PLINTH LINE PLAN, PLOT AREA DIAGRAM & CALCULATION, BLOCK & LOCATION PLAN, PLINTH AREA DIAGRAM & CALCULATION.

DESCRIPTION OF PROP./ PROPERTY.

PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING KNOWN AS SAI AMAR C.H.S.L. ON PLOT BEARING C.T.S NO 307/86 AND 307/87 OF VILLAGE VALNAI AT MALAD (WEST)MUMBAI 400 064.

NAME & ADDRESS OF OWNER

SAI AMAR C.H.S.L.

Plot Bearing C.T.S No 307/86 And 307/87 Of Village Valnai At Malad (West)Mumbai 400 064.

RICHARD MARK DSOUZA — Digitally signed by RICHARD MARK DSOUZA Date: 15:40:14 +05'30'

NAME, ADDRESS & SIGNATURE OF ARCHITECTS

space vision
Architect and Planner
Ar. Bhavin Modi
Ar. Madhusa Bhavin Modi
Office: 1004,10th floor,E-Wing,Western Edge II,
Behind Metro,Off,Western Express Highway,
Borivali (east), Mumbai-400 066.

MODI BHAVIN ARVIND — Digitally signed by MODI BHAVIN ARVIND Date: 2018.12.21 15:39:57 +05'30'

BLDG.PROPOSAL FILE NO :- CHE/WSII/4170/P/N/337(NEW)

DRG.NO:- 01	JOB.NO:- 01	FILE NAME:-
NO:-		SAI AMAR C.H.S.L.

This drawing shall be read in conjunction with Intimation of Disapproval issued under section 346 of MMC Act 1888 issued under no. **CHE/WSII/4170/P/N/337(NEW)** signed on even date.

SUB ENGINEER

JITENDRA W GHODE — Digitally signed by JITENDRA W GHODE Date: 2018.12.26 11:57:28 +05'30'

ASSISTANT ENGINEER

Sudhakar Ramkrishna Mahajan — Digitally signed by Sudhakar Ramkrishna Mahajan Date: 2018.12.27 10:56:19 +05'30'

EXECUTIVE ENGINEER

ASHOK KUMAR AGARWAL

Scanned by CamScanner