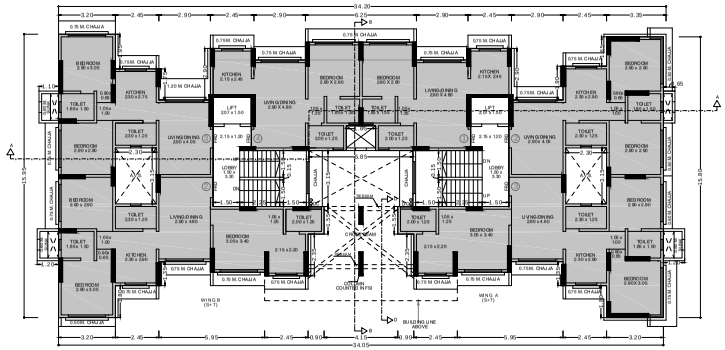
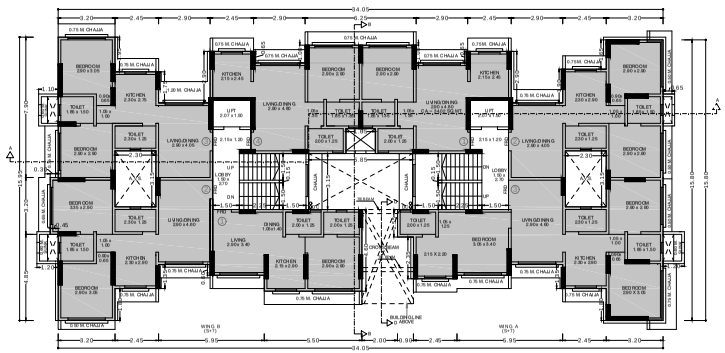
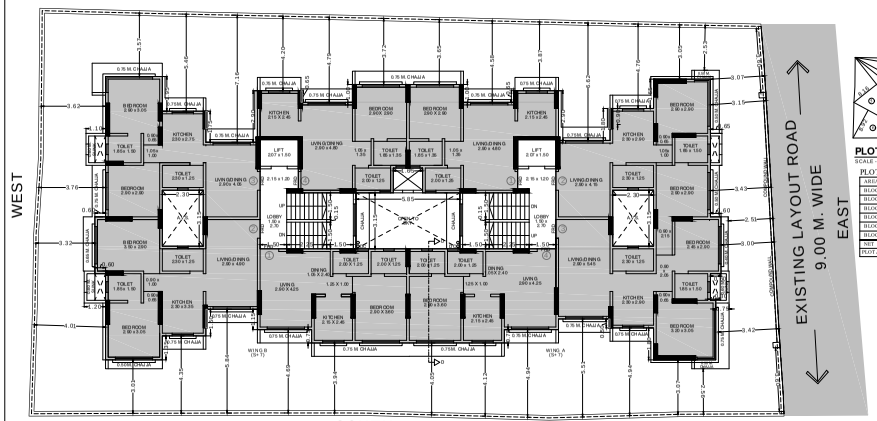
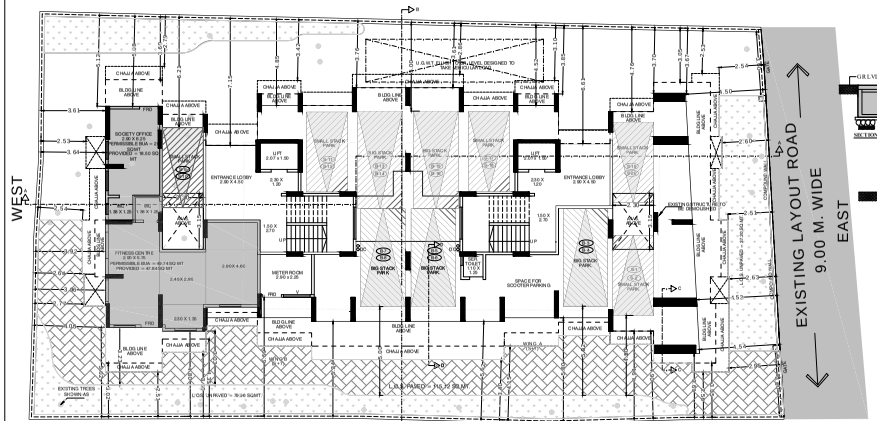
CHE/WSII/2461/P/S/337(NEW) | SHEET NO. 1/4



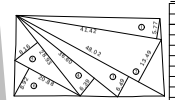






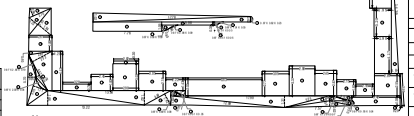
BUILT-UP AREA STATEMENT

FLOOR	TOTAL B.U.A.	B.U.A. OF STAIRCASE LIFT & LIFT LOBBY
	RESIDENTIAL	
GR. FLOOR		
1ST FLOOR	326.25 SQ.MT.	46.92 SQ.MT.
2ND FLOOR	341.79 SQ.MT.	46.92 SQ.MT.
3RD FLOOR	341.79 SQ.MT.	46.92 SQ.MT.
4TH FLOOR	350.81 SQ.MT.	46.92 SQ.MT.
5TH FLOOR	372.09 SQ.MT.	46.92 SQ.MT.
6TH FLOOR	374.89 SQ.MT.	46.92 SQ.MT.
7TH FLOOR	376.76 SQ.MT.	46.92 SQ.MT.
COLUMN	02.44 SQ.MT.	———
TOTAL BUA	2486.82SQ.MT.	328.44 SQ.MT.
BUILT-UP AREA	1854.40SQ.MT.	
FUNGIBLE BUA	632.42SQ.MT.	



PLOT AREA CALCULATION

AREA CAL. BY TRIANGULATION METHOD	
BLOCK-1 0.5 X 31.75 X 65.71	1042.40
BLOCK-2 0.5 X 49.23 X 11.49	283.06
BLOCK-3 0.5 X 49.23 X 06.47	159.34
BLOCK-4 0.5 X 36.60 X 06.37	116.57
BLOCK-5 0.5 X 29.93 X 08.30	116.58
BLOCK-6 0.5 X 30.93 X 06.69	99.23
NET PLOT AREA	1817.18
PLOT AREA AS PER 7/12	



UNPAVED L.O.S. AREA CALCULATION (A)

SR. NO.	LENGTH		BREADTH	NO.	AREA IN SQM.
A	17.78	X	0.50	0.50	4.45
B	17.78	X	0.62	0.50	5.51
C	7.76	X	1.00	1.00	8.13
D	5.66	X	0.35	1.00	2.00
E	1.96	X	0.48	0.50	0.68
F	0.58	X	0.48	0.50	0.14
G	1.01	X	0.35	0.67	0.22
H	0.58	X	0.48	0.50	0.02
I	0.62	X	0.25	0.67	0.10
J	2.04	X	0.39	0.67	0.54
K	5.70	X	0.48	0.50	0.68
L	5.26	X	1.73	0.50	2.46
M	13.22	X	1.66	0.50	10.97
N	13.04	X	1.62	0.50	11.21
O	3.39	X	1.42	0.50	2.41
P	0.69	X	0.48	0.67	0.18
Q	1.17	X	0.96	0.50	0.50
R	0.69	X	1.03	0.50	0.04
S	17.90	X	1.18	0.50	11.72
T	5.33	X	0.54	0.50	1.41
U	1.59	X	0.07	0.67	0.06
V	2.57	X	0.54	0.50	0.69
W	7.57	X	0.21	0.50	0.55
X	2.58	X	0.58	0.50	0.69
Y	0.55	X	0.24	0.67	0.09
			TOTAL (I)		81.49
	DEDUCTIONS				
X	2.00	X	0.34	0.67	0.46
Y	0.31	X	0.08	0.67	0.02
24	0.30	X	0.07	0.67	0.06
	TOTAL DEDUCTIONS (II)				0.53
	NET L.O.S. AREA (I-II)				79.96

UN PAVED L.O.S. AREA CALCULATION (B)

SR. NO.	LENGTH		BREADTH	NO.	AREA IN SQM.
I	2.47	X	2.30	1.00	5.68
II	2.51	X	1.18	1.00	6.18
III	2.95	X	2.90	1.00	9.13
IV	1.95	X	3.20	1.00	6.24
V	1.90	X	6.17	1.00	7.92
VI	16.09	X	0.68	0.50	6.08
	TOTAL				37.20

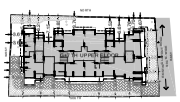
PAVED L.O.S. AREA CALCULATION (C)

SR. NO.	LENGTH		BREADTH	NO.	AREA IN SQM.
01	2.50	X	1.20	0.50	1.50
02	3.05	X	1.23	0.50	2.43
03	3.05	X	1.94	0.50	3.32
04	3.41	X	1.20	1.00	4.70
05	2.67	X	0.40	0.50	0.75
06	4.57	X	2.52	0.50	5.54
07	4.57	X	0.44	0.50	1.01
08	3.00	X	0.74	0.67	1.50
09	1.20	X	4.45	1.00	5.32
10	3.30	X	0.73	1.00	2.38
11	2.45	X	1.90	1.00	4.48
12	2.82	X	0.30	1.00	0.85
13	2.90	X	3.05	1.00	8.79
14	3.05	X	2.18	1.00	6.65
15	2.22	X	1.45	1.00	3.17
16	1.77	X	0.56	0.50	0.50
17	0.51	X	0.05	0.67	0.02
18	3.63	X	2.02	1.00	7.63
19	3.05	X	2.77	1.00	8.49
20	3.00	X	2.77	1.00	8.37
21	2.45	X	2.97	1.00	7.63
22	2.15	X	1.82	1.00	3.91
23	2.57	X	0.54	0.50	0.69
24	1.29	X	0.67	0.50	0.86
25	2.10	X	1.32	1.00	2.77
26	2.47	X	2.30	1.00	5.68
27	5.45	X	1.38	1.00	7.52
28	3.59	X	0.20	0.50	0.36
			TOTAL (I)		115.04
	DEDUCTIONS				
I	2.56	X	0.19	0.67	0.34
O	0.59	X	0.08	0.67	0.05
P	1.20	X	0.07	0.67	0.06
X	0.55	X	0.24	0.67	0.09
	TOTAL DEDUCTIONS (II)				0.54
	NET L.O.S. AREA (I-II)				115.0

L.O.S. AREA CALCULATION

TITLE	REQUIRED (SQ.MT.)	PROPOSED (SQ.MT.)
15% UNPAVED L.O.S. (A+B)	69.54	117.16 (8.16%)
5% PAVED L.O.S. (C)	162.26	115.12 (8.08%)
TOTAL	231.80	232.28

PERMISSIBLE L.O.S. AREA = 927.20 X 25% = 231.80 SQ.MT.

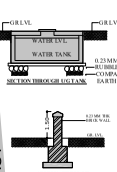




PARKING AREA STATEMENT.

AS PER NEW DCPR 2034

AREA IN SQM	NO OF FLAT	PARKING REQUIRED BY RULE.	PARKING REQUIRED
UP TO 45	37 NO	1 PARKING FOR 4 TENTS.	9.25
45 TO 60	09 NO	1 PARKING FOR 2 TENTS.	6.00
60 TO 90	06 NO	1 PARKING FOR 1 TENTS.	6.00
ABOVE 90	NIL	2 PARKING FOR 1 TENTS.	00.00
TOTAL	51 NOS		19.25
5% VISITOR PARKING			1.00
SAY			20.25
TOTAL PARKING REQUIRED			20 NOS
TOTAL PARKING PROVIDED (BIG CARS=10 NOS. + SMALL CARS =10 NOS.			20 NOS



RERA CARPET AREA WING-A

(FOR PARKING PURPOSE ONLY)

FLOOR	FLAT-1	FLAT-2	FLAT-3	FLAT-4
1ST FLOOR	35.73	44.68	66.45	0.00
2ND FLOOR	35.73	44.68	66.45	0.00
3RD FLOOR	35.73	44.68	66.45	0.00
4TH FLOOR	35.73	44.68	66.45	0.00
5 TH FLOOR	35.73	35.62	56.80	38.96
6TH FLOOR	35.73	44.68	50.67	38.96
7TH FLOOR	35.73	32.6.3	63.94	38.96
TOTAL	7 FLATS	7 FLATS	7 FLATS	3 FLATS
		24 FLATS		

RERA CARPET AREA WING-B

(FOR PARKING PURPOSE ONLY)

FLOOR	FLAT-1	FLAT-2	FLAT-3	FLAT-4
1ST FLOOR	0.00	56.44	44.74	35.73
2ND FLOOR	32.73	48.10	44.74	35.73
3RD FLOOR	32.73	56.94	35.69	35.73
4TH FLOOR	38.96	50.55	44.74	35.73
5 TH FLOOR	38.96	50.55	44.74	35.73
6TH FLOOR	38.96	50.55	44.74	35.73
7TH FLOOR	38.96	50.55	44.74	35.73
TOTAL	6 FLATS	7 FLATS	7 FLATS	7 FLATS
		27 FLATS		

FORM- I

		SQ. MT.
	AREA STATEMENT	
1	AREA OF PLOT	927.20
a)	AREA OF RESERVATION IN PLOT	---
b)	AREA OF ROAD SETBACK	---
c)	AREA OF D.P. ROAD	---
2	DEDUCTIONS FOR	---
(A)	FOR RESERVATION / ROAD AREA	---
a)	ROAD SET-BACK AREA TO BE HANDED OVER (100%) (REGULATION NO. 16)	---
b)	PROPOSED D.P.ROAD TO BE HANDED OVER (100%) (REGULATION NO. 16)	---
c)	RESERVATION AREA (PLOT) TO BE HANDED OVER (REGULATION NO.17)	---
(B)	FOR AMENITY AREA	---
a)	AREA OF AMENITY PLOT./PLOTS TO BE HANDED OVER AS PER OCR 14 (A)	---
b)	AREA OF AMENITY PLOT./PLOTS TO BE HANDED OVER AS PER OCR 14 (B)	---
c)	AREA OF AMENITY PLOT./PLOTS TO BE HANDED OVER AS PER OCR 15	---
d)	AREA OF AMENITY PLOT./PLOTS TO BE HANDED OVER AS PER OCR 35	---
(C)	DEDUCTIONS FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY	---
a)	LAND COMPONENT OF EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	---
3	TOTAL DEDUCTIONS : [2(A) + 2 (B) + 2 (C)]	---
4	BALANCE AREA OF PLOT (1 MINUS 3)	927.20
5	PLOT AREA UNDER DEVELOPMENT (4 - 2(A) + 2(B))	927.20
6	ZONAL (BASIC) F.S.I. (1 OR 1.33)	1.00
7	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5 * 6)	927.20
8	BUILT UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER 3 (a) OF REGULATION 30 (A)	---
9	Additional / Incentive BUA of admissible TDR* as per Table 12 on balance plot	---
a)	As per regulation 33 (7) (B) (940.50 X 15% = 141.07 OR 20 X 10 = 200)	200.00
b)	ADDITIONAL FSI AS PER REGULATION 33 (12) (B) -	---
	Total Additional BUA / Incentive area	NIL
10	BUILT UP AREA DUE TO *ADDITIONAL FSI ON PAYMENT OF PREMIUM* AS PER TABLE NO. 12 OF REGULATION NO. 30 (A) SUBJECT TO REGULATION NO. 30 (A)3	463.60
11	BUILT UP AREA DUE TO ADMISSIBLE *TDR* AS PER TABLE NO. 12 OF REGULATION NO. 30 (A) SUBJECT TO REGULATION NO. 30 (A) & 32 ON REMAINING BALANCE PLOT	
a)	SLUM TDR } 927.20 X 0.50 = 463.60 - 200 = 263.60)	
b)	GENERAL TDR	263.60
c)	TOTAL TDR	263.60
12	PERMISSIBLE BUILT UP AREA (7+8 +9 +10 +11)	1854.40
13	PROPOSED BUILT UP AREA	1854.40
14	TDR GENERATED IF ANY AS PER REGULATION 30 (A)	---
15	FUNGIBLE COMPENSATORY AREA AS PER REGULATIONS NO. 31 (3)	
a)	i) prmi. fungible compensatory area for rehab comp. w/o charging premium (960.50 X 0.35)	329.18
	ii) fungible compensatory area availed for rehab comp. w/o charging premium	329.18
b)	i) permissible fungible compensatory area by charging premium	319.86
	ii) fungible compensatory area availed on payment of premium	303.24
16	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (13 + 15(ii) + 15(ii))	2486.82
17	FSI CONSUMED ON NET PLOT [13 / 4]	2.00
	OTHER REQUIREMENTS	---
A)	RESERVATIONS / DESIGNATION	---
a)	NAME OF RESERVATION	---
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)	---
ii)	14(B)	---
iii)	15	---
C)	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REG. NO. 23	---
D)	TENEMENT STATEMENT	---
i)	PROPOSED BUILT UP AREA (13 ABOVE)	2486.82
ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	---
iii)	AREA AVAILABLE FOR TENEMENTS (i) MINUS (ii.)	2486.82
iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)	112.00
v)	TOTAL NUMBERS OF TENEMENTS PROPOSED ON THE PLOT.	51.00
E)	**PARKING STATEMENT**	REFER STATEMENT
i	PARKING REQ. BY REGULATIONS FOR	
	CAR	
	SCOOTER / MOTOR CYCLE	
	OUTSIDERS (VISITORS)	
ii	COVERED GARAGE PERMISSIBLE	
iii	COVERED GARAGES PROPOSED	
	CAR	
	SCOOTER / MOTOR CYCLE	
	OUTSIDERS (VISITORS)	
iv)	TOTAL PARKING PROVIDED	
F)	**TRANSPORT VEHICLE PARKING**	
	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
	TOTAL NO. TRANSPORT VEHICLES PARKING SPACES PROPOSED.	

FORM- II

CONTENTS OF SHEET

GROUND FLOOR PLAN, 1ST -2ND FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, PLOT AREA CALC, CARPET AREA AS PER RERA, BUILT-UP AREA STATEMENT, PARKING STATEMENT,

DESCRIPTION OF PROPERTY

PROPOSED REDEVELOPMENT OF BUILDING KNOWN AS "STANDARD BATTERIES CHSL" ON PLOT BEARING CTS NO. 97A/26 OF VILLAGE CHINCHOLI AT UPPER GOVIND NAGAR, MALAD (EAST), MUMBAI.

NAME & ADDRESS OF OWNER	SIGNATURE
MR. B. D. SHUKLA OF M/S SHEETAL DEVELOPERS	BRAHMDEV SHUKLA
NAME, ADDRESS & SIGNATURE OF L.S.	**SIGNATURE**
ABHIJIT J. UDANI LICENSE NO. U/29/LS 25, DINANATH APTS., M.G. ROAD, KANDIVALI (W), MUMBAI-400 067.	Abhijit Jitendra Udani
NAME & ADDRESS OF STR. ENGINEER	**SIGNATURE**
SHRI. HIREN TANNA	Hiren M. Tanna

NORTH LINE	DATE	SCALE	DRAWN BY	CHECKED BY
N	20/08/2019	1:100	NIKESH	VIKRANT

CERTIFICATE OF AREA	SIGNATURE
CERTIFIED THAT I HAVE SURVEYED PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF SIDES ETC., OF THE PLOT STATED ON PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 927.20 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP/ T.P.S./C.T.S. RECORD.	Abhijit Jitendra Udani

STAMP OF APPROVAL

PLANS FOR CONSIDERATION

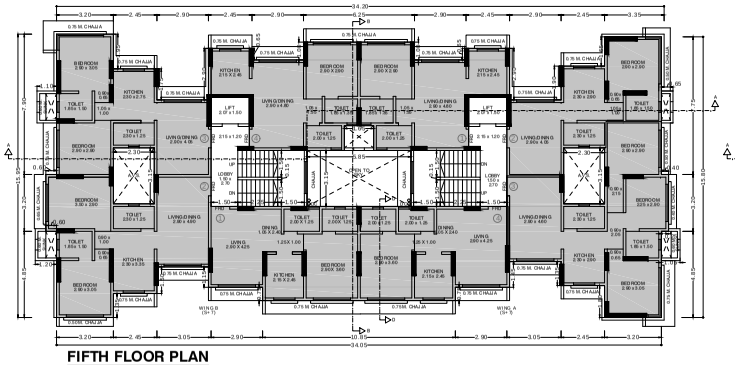
DATTA RAM R GOSAVI — Digitally signed by DATTA RAM R GOSAVI Date: 2019.08.29 17:57:34 +05'30'

SUDHAKAR RAMKRISHNA MAHAJAN — Digitally signed by SUDHAKAR RAMKRISHNA MAHAJAN Date: 2019.08.29 13:57:34 +05'30'

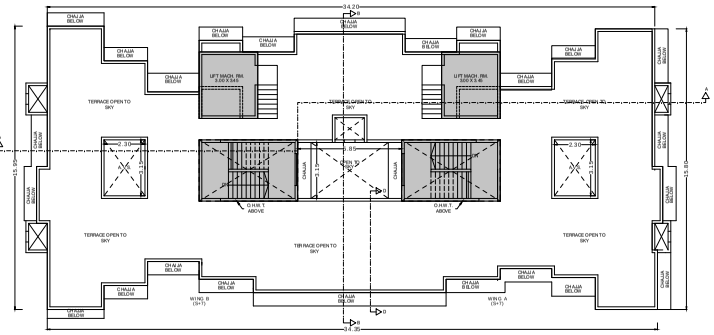
S.E.B.P. (P/S) | A.E.B.P. (P)

NOTE:- ALL MAIN DOORS WILL BE F.R.D

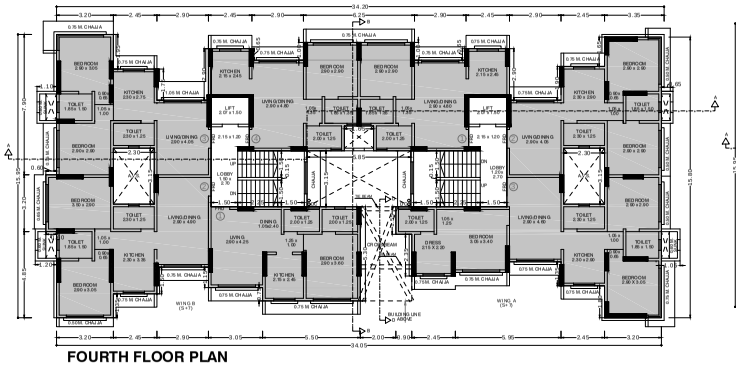
CHE/WSII/2461/P/S/337(NEW) | SHEET NO. 2/4



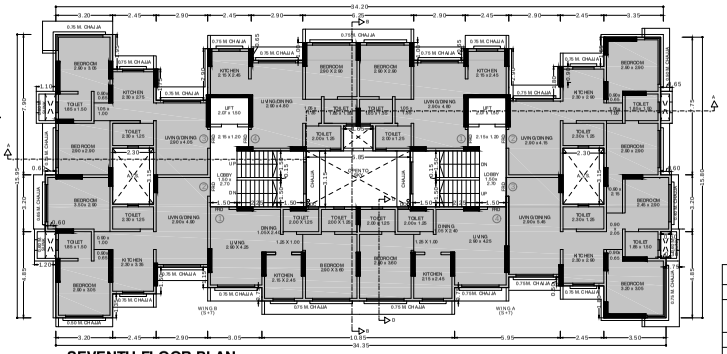
FIFTH FLOOR PLAN
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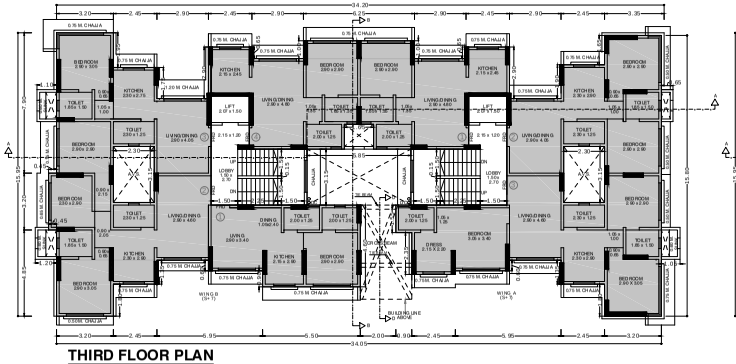
TERRACE FLOOR PLAN
SCALE - 1:100



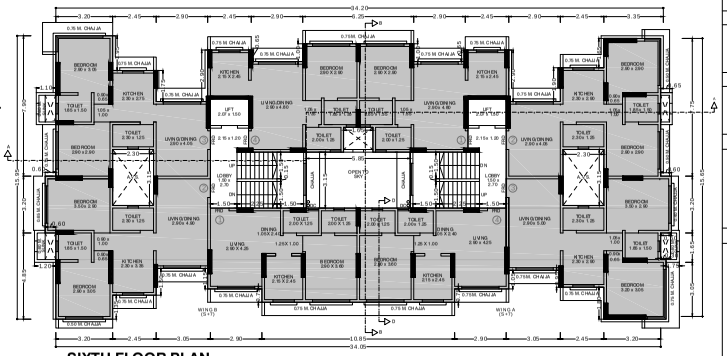
FOURTH FLOOR PLAN
SCALE - 1:100



SEVENTH FLOOR PLAN
SCALE - 1:100



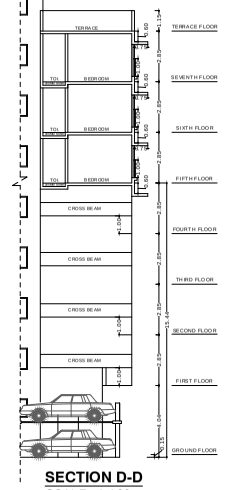
THIRD FLOOR PLAN
SCALE - 1:100



SIXTH FLOOR PLAN
SCALE - 1:100

COLUMN AREA BUA CALCULATION					
SR. NO.	LENGTH		BREADTH	NO.	AREA IN SQM.
1	0.08	X	1.00	1.00	0.08
2	0.08	X	0.65	1.00	0.05
3	0.08	X	1.15	1.00	0.09
4	0.08	X	0.50	1.00	0.04
5	0.08	X	1.05	1.00	0.08
			ADDITION - A		0.33
			TOTAL AREA (A ? –		2.44

COLUMN BUA DIAGRAM
SCALE - 1:100



SECTION D-D
SCALE - 1:100

PROFORMA - B

CONTENTS OF SHEET

3RD-7TH FLOOR PLAN, TERRACE FLOOR PLAN, SECTION D-D

DESCRIPTION OF PROPERTY

PROPOSED REDEVELOPMENT OF BUILDING KNOWN AS "STANDARD BATTERIES CHSL" ON PLOT BEARING CTS NO. 97A/26 OF VILLAGE CHINCHOLI AT UPPER GOVIND NAGAR, MALAD (EAST), MUMBAI.

NAME & ADDRESS OF OWNER	SIGNATURE
MR. B. D. SHUKLA OF MS SHEETAL DEVELOPERS	BRAHMDE V SHUKLA

NAME, ADDRESS & SIGNATURE OF L.S.	SIGNATURE
ABHIJIT J. UDANI LICENSE NO. LI/29/LS 25, DINANATH APTS., M.G. ROAD, KANDIVALI (W), MUMBAI-400 067.	Abhijit Jitendra Udani

NAME & ADDRESS OF STR. ENGINEER	
SHRI. HIREN TANNA	Hiren M Tanna — Digitally signed by Hiren M. Tanna Date: 2019.08.20 17:13:52 +05'30'

NORTH LINE	DATE	SCALE	DRAWN BY	CHECKED BY
N	20/08/2019	1:100	NIKESH	VIKRANT

STAMP OF APPROVAL

PLANS FOR CONSIDERATION

DATTA RAM R GOSAVI — Digitally signed by DATTARAM R. GOSAVI DN: cn=DATTARAM R. GOSAVI, o=Greater Mumbai Municipal Corporation of Greater Mumbai, ou=Building Proposal Division, email=I am the author of this document Location: Date: 2019-08-23 15:50:49+05'30'

S.E.B.P. (P/S)

SUDHAKAR RAMKRISHNA MAHAJAN — Digitally signed by SUDHAKAR RAMKRISHNA MAHAJAN Date: 2019.08.29 13:58:13 +05'30'

A.E.B.P. (P)