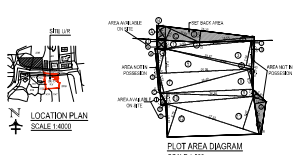
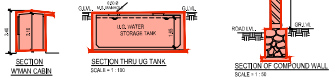
FILE NO.:- P-7742/2021/(3048 And Other)/H/E Ward/KOLEKALYAN-H/E/337/1/New | DRG NO. 01/02









PLOT AREA CALCULATION

NO						AREA (SQ.MT.)	
A	4.45	X	1.98	X	0.50	4.41	A
B	4.45	X	1.95	X	0.50	4.34	77.16 SQ.MT.
C	10.55	X	3.37	X	0.50	18.83	
D	23.20	X	3.30	X	0.50	41.58	
E	15.55	X	1.03	X	0.50	8.01	
1	9.80	X	2.32	X	0.50	11.37	
2	24.83	X	0.93	X	0.50	11.55	
3	24.87	X	7.08	X	0.50	88.04	
4	7.13	X	2.18	X	0.50	7.77	
5	25.95	X	6.87	X	0.50	89.14	
6	24.97	X	0.75	X	0.50	9.36	
7	26.49	X	5.53	X	0.50	73.24	
8	26.49	X	5.58	X	0.50	73.91	
9	26.36	X	2.07	X	0.50	27.28	
10	26.36	X	2.91	X	0.50	38.35	
11	27.52	X	9.67	X	0.50	133.06	
12	27.52	X	8.79	X	0.50	120.95	
a	7.03	X	0.30	X	0.50	1.05	B
b	10.50	X	0.20	X	0.50	1.05	24.76 SQ.MT.
c	5.63	X	0.30	X	1.50	2.53	
d	9.79	X	0.58	X	0.50	2.84	
e	9.79	X	2.00	X	0.50	9.79	
f	5.10	X	1.20	X	0.50	3.06	
g	10.26	X	0.43	X	0.50	2.21	
h	7.22	X	0.45	X	0.50	1.62	
	2.47	X	0.49	X	0.50	0.61	
PLOT AREA (X)						785.95	
ADDITION AREA AVAILABLE ON SITE							
j	3.47	X	1.66	X	0.50	2.88	
k	3.47	X	1.56	X	0.50	2.71	
l	3.62	X	1.34	X	0.50	2.43	
m	3.62	X	0.25	X	0.50	0.45	
n	8.51	X	0.15	X	0.50	0.64	
TOTAL (C)						9.10	
GROSS PLOT AREA - (Y)						795.06	
PLOT AREA CONSIDERED							
TOTAL GROSS PLOT AREA						795.06	
LESS AREA NOT IN POSSESION (B + C) = (24.76 + 9.10)						33.86	
PLOT AREA CONSIDERED						761.20	
DEDUCTION OF SET BACK AREA - (A)						77.16	
NET PLOT AREA CONSIDERED						684.04	

CARPET AREA STATEMENT
FOR COMPUTATION OF CAR PARKING ONLY

FLOOR	FLAT NO.				TENAMENTS
	1	2	3	4	
1ST FLOOR	61.32 SQ.MT.	75.76 SQ.MT.	83.73 SQ.MT.	----	3 Nos.
2ND FLOOR	61.32 SQ.MT.	75.76 SQ.MT.	83.73 SQ.MT.	70.03 SQ.MT.	4 Nos.
3RD FLOOR	61.32 SQ.MT.	86.39 SQ.MT.	83.73 SQ.MT.	----	3 Nos.
4TH FLOOR	----	86.39 SQ.MT.	81.21 SQ.MT.	42.26 SQ.MT.	3 Nos.
TOTAL	03 Nos.	04 Nos.	04 Nos.	02 Nos.	13 Nos.
TOTAL TENAMENTS PROPOSED					13 Nos.

PARKING STATEMENT AS PER (DCPR - 44 TABLE - 21)

UP TO 45	1 PARKING FOR 4 TENENTS	2 NOS.	1.25	NOS.
45 TO 60	1 PARKING FOR 2 TENENTS	0 NOS.	0.00	NOS.
60 TO 90	1 PARKING FOR 1 TENENTS	8 NOS.	8.00	NOS.
ABOVE 90	2 PARKING FOR 1 TENENTS	3 NOS.	3.00	NOS.
TOTAL		13 NOS.	12.25	NOS.
ADD 10% VISITORS PARKING (17.25 X 10% = 1.25)		SAY	2.00	NOS.
TOTAL PARKING REQUIRED (12.25+2 = 14.25)		SAY	15.00	NOS.
TOTAL PARKING PROVIDED			33.00	NOS.

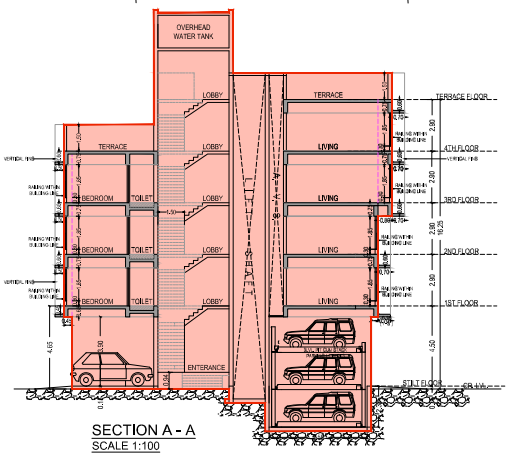
NO. OF PARKING

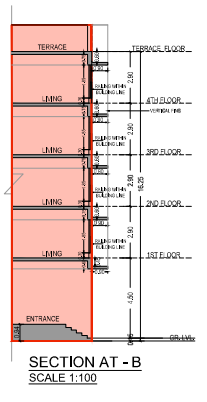
CARS	SURFACE PARKING	S.LVL. PIT CUM STACK PARKING (IN PIT)	CANTILEVER PARKING	TOTAL
SMALL	01 Nos	5 X 3 = 15 Nos	00 Nos	16 Nos
BIG	00 Nos	5 X 3 = 15 Nos	02 Nos	17 Nos
TOTAL				33 Nos

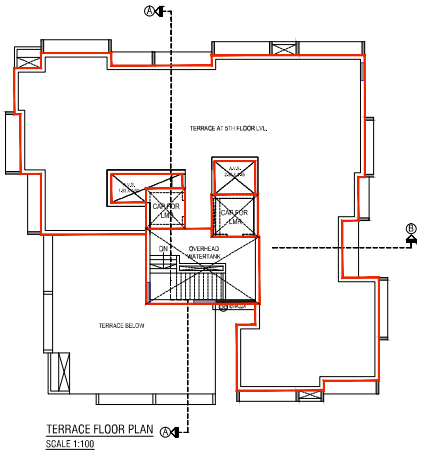
BUILT UP AREA STATEMENT

FLOORS	GROSS BUILT UP AREA (SQ.MT.)
STILT	0.00
1st FLOOR	287.93
2nd FLOOR	309.77
3rd FLOOR	292.44
4th FLOOR	257.15
TOTAL	1147.29

NOTE :- STAIRCASE AREA COUNTED IN FS







STATEMENT OF FUNGIBLE FSI ON EXISTING B/UP AREA WITH OUT CHARGING IN PREMIUM

1) EXISTING B/UP AREA AS PER LAST APPROVED PLAN
FILE NO. CE/1610/BS II /AH DATED - 12 APRIL 1982
PROPOSED BUILT UP AREA WITH STAIRCASE PER FLOOR - 2046.75 SQ.FT.
LESS STAIRCASE AREA - 14.50 X 7 = 101.50 SQ.FT.
NET BUILT UP AREA PER FLOOR = 2046.75 - 101.50 = 1945.25 SQ.FT.
GR.FLOOR - 1945.25 SQ.FT.
1ST FLOOR - 1945.25 SQ.FT.
2ND FLOOR - 1945.25 SQ.FT. = 6241.50 SQ.FT. i.e. 765.65 SQ.MT.
3RD FLOOR - 1945.25 SQ.FT.
TERRACE FLOOR - 489.58 SQ.FT.

PERMISSIBLE FUNGIBLE = 765.65 X 35% = 267.98 SQ.MT.
CONSUMED ONLY = 148.77 SQ.MT. (FOR 7 TENEMENTS ONLY)

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 761.20 SQ. MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP, TOWN PLANNING SCHEME, RECORDS.

VISHWAS ANANT JOSHI — Signature of Architect

SR.NO.	DESCRIPTION	DATE	SIGNATURE

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING CTS NO. 3044, 3045, 3050 & 3051 OF VILLAGE KOLEKALYAN, VAKOLA, SANTACRUZ (EAST) , IN H/E WARD, MUMBAI - 400055

NAME OF OWNER AND ADDRESS

M/S DEVAKSHEE DEVELOPERS PRIVATE LIMITED
C.A. TO M/S VAKOLAVALA CHS LTD
(SILVER ARK BUILDING)
PURNIMA DARSHAN
103, 1ST FLOOR , 99 FT. ROAD
MULUND (EAST)

Nitin Dinanath Vichare — Digitally signed by Nitin Dinanath Vichare Date: 2022.10.04 19:24:00 +05'30'

NORTH LINE	JOB NO.	DRG. NO.	DATE	SCALE	CHECKED BY	DRAWN BY
	649	01/02	12.09.2022	1:100		VINOD

SIGNATURE, NAME AND ADDRESS OF ARCHITECT.

V V & ASSOCIATES
AND REGD. INTERIOR DESIGNERS
RESHMIT, GROUND FLOOR, JUNCTION OF NEHRU ROAD, & AJAY ROAD, VILE PARLE (EAST), BOMBAY - 400 057.

VISHWAS A JOSHI
CA / 76 / 3078

VISHWAS ANANT JOSHI — Digitally signed by VISHWAS ANANT JOSHI Date: 2022.10.01 20:01:01 +05'30'

PROFORMA - 'A'

CONTENT OF SHEET
STILT FLOOR PLAN, TERRACE FLOOR PLAN, BLOCK & LOCATION PLAN ,
PLOT AREA DIAGRAM & CALCULATION , PARKING & BUILT UP AREA STATEMENT SECTION- A,B & C

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED

PLAN FOR APPROVAL

AVINASH CHANDRAKANT PANDGE	SANJIV MANOHARRAO A PANCHARE	Vijay Shankarrao Tawde
S.E.B.P. / E-5	A.E.B.P. / H / E WARD	E.E.B.P. (WS) / H-WARD

BRIHANMUMBAI MUNICIPAL CORPORATION (B.M.C.)

THIS PLAN IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN APPROVAL LETTER OF THIS OFFICE UNDER NO.7-7742/2021/(3048 And Other)/H/E Ward/KOLEKALYAN-H/E/337/1/New DATED- 12.10.2022

FORM - I

A.	AREA STATEMENT		TOTAL (SQ.MT.)
1	AREA OF PLOT AS PER PR. CARD / AREA OF PLOT (AS PER CONVEYANCE)	- 792.40 SQ.MT. / - 785.94 SQ.MT.	761.20 (AS PER CALCULATION)
	(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%) (Regulation No 16)		77.16
	(b) Proposed D P road to be handed over (100%) (Regulation No 16)		---
	(c) (i) Reservation area (plot) to be handed over (Regulation No 17)		---
	(i) Reservation area to be handed over as per AR (Regulation 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 29(conveyance)		---
	C) Deductions for Existing Built up area to be retained if any/ Land component of existing BUA / Existing BUA as per Regulation under which the development was allowed.		---
3	Total deductions (2(A) +2(B) +2(C) as and when applicable)		77.16
4	Balance area of plot (1 minus 3)		684.04
5	Plot areas under Development		684.04
6	Zonal (basic) FSI (1.00 or 0.75 or 1 or 1.33)		1.00
7	Permissible Built up Area as per Zonal basic) FSI (5.)(6) (In case of Mill land Permissible Built up Area BUA kept in abeyance)		684.04
8	Addition BUA area as per Regulation 30(A)		---
	a) 2(a) 100% for set-back (restricted to 40% or 60% of (3) above Set back advantage= 77.16X 0 time = 154.32 SQ.MTR		154.32
9	Incentive BUA in lieu of rehab component (15% on existing BUA or 10 sq.mt., per tenement whichever is higher) 13 Nos x 10 sq.mt. = 130.00 sq.mt.,as per DCPR 33(7)(B)		130.00
10	BUA due to "Additional FSI on Payment of Premium" as per Table No 12 of Regulation No 30(A)) and 32 on remaining (balance plot (684.04 X 50% =342.02)		---
10a	PROTECTED AREAS PER Reg No.30(C)(ii) (785.95 SQ.MT. - 701.20 SQ.MT. = 84.45 SQ.MT.)		84.45
11	Built up area due to admissible "TDR" as per Table No 12 of Regulation No 30(A) and 32 on remaining / balance plot (684.04 X 70% = 478.83 SQ.MT.)		-----
12	Permissible BUA (as the case may be with /without BUA as per 2(c))		992.81
13	Proposed BUA (as the case may be with /without BUA as per 2(c))		992.81
14	FOR generated if any as per regulation 30 (A) and 32		---
15	Fungible Compensatory Area as per Regulation No 31(3)		
a)	i) Permissible Fungible Compensatory area for Rehab component without charging premium		267.98
	ii) Fungible Compensatory area availed for Rehab component without charging premium		148.77
b)	i) Permissible Fungible Compensatory area by charging premium,		---
	ii) Fungible Compensatory area availed on payment of premium		5.71
16	Total Built up Area proposed including Fungible Compensatory Area (13 +15(a)(ii) +15(b)(ii))		1147.29
17	FSI consumed on Net Plot (12/4)		1.45
(I)	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 of Designation		---
	(B) Plot area/Built up Amenity to be Handed Over as per Regulation No		
	i) 14(A)		---
	ii) 14(B)		---
	iii) 15		---
	(C) Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27		---
	(D) Tenement Statement		
	(i) Proposed built up area (13 above)		1147.29
	(ii) Less deduction of Non-residential area (Shop etc.)		---
	(iii) Area available for tenements (ii) minus (iii),		1147.29
	(iv) Tenements permissible (Density of tenements/hectare) 442		52 Nos
	(v) Total number of Tenements proposed on the plot		13 Nos
	(E) Parking Statement		
	(i) Parking required by Regulations for; -		15 Nos
	Car		13 Nos
	Scooter/Motor cycle		
	Outsiders (visitors)		2 Nos
	(ii) Covered garage permissible		
	(iii) Covered garages proposed		
	Car		30 Nos
	Scooter/Motor cycle		
	Outsiders (visitors)		3 Nos
	(iv) Total parking provided		33 Nos
	(F) Transport Vehicles Parking		
	(i) Spaces for transport vehicles parking required by Regulations		
	(ii) Total No. of transport vehicles parking spaces provided		
	Condoned Parking		----