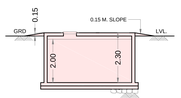
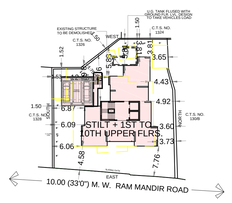


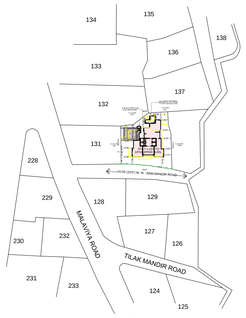
SECTION THRO' COMPOUND WALL
SCALE : 1:100



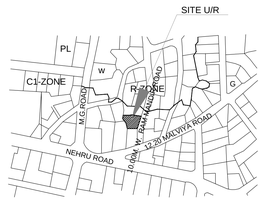
SECTION THRO' SUCTION TANK
SCALE : 1:100



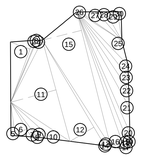
BLOCK PLAN
SCALE :- 1:500
AS PER C.T.S.



BLOCK PLAN
SCALE :- 1:1200
AS PER T.P.



LOCATION PLAN
SCALE-1:4000



LINE DIA. OF PLOT
SCALE - 1:500

PLOT AREA CALCULATION								
1	1/2	X	15.21	X	4.81	X 1 NO	=	36.58 SQ.MT.
2	1/2	X	15.49	X	0.59	X 1 NO	=	4.57 SQ.MT.
3	1/2	X	15.59	X	0.22	X 1 NO	=	1.71 SQ.MT.
4	1/2	X	16.09	X	1.08	X 1 NO	=	8.69 SQ.MT.
5	1/2	X	7.78	X	0.95	X 1 NO	=	3.70 SQ.MT.
6	1/2	X	9.26	X	3.06	X 1 NO	=	14.17 SQ.MT.
7	1/2	X	10.16	X	1.09	X 1 NO	=	5.54 SQ.MT.
8	1/2	X	1.45	X	0.07	X 1 NO	=	0.05 SQ.MT.
9	1/2	X	12.84	X	1.97	X 1 NO	=	12.65 SQ.MT.
10	1/2	X	16.39	X	1.82	X 1 NO	=	14.91 SQ.MT.
11	1/2	X	24.20	X	10.83	X 1 NO	=	131.04 SQ.MT.
12	1/2	X	28.30	X	6.39	X 1 NO	=	90.42 SQ.MT.
13	1/2	X	29.24	X	1.02	X 1 NO	=	14.91 SQ.MT.
14	1/2	X	1.40	X	0.08	X 1 NO	=	0.06 SQ.MT.
15	1/2	X	32.12	X	9.31	X 1 NO	=	149.52 SQ.MT.
16	1/2	X	33.41	X	2.83	X 1 NO	=	47.28 SQ.MT.
17	1/2	X	1.60	X	0.58	X 1 NO	=	0.46 SQ.MT.
18	1/2	X	33.41	X	1.25	X 1 NO	=	20.88 SQ.MT.
19	1/2	X	2.32	X	0.47	X 1 NO	=	0.55 SQ.MT.
20	1/2	X	32.44	X	1.23	X 1 NO	=	19.95 SQ.MT.
21	1/2	X	30.49	X	2.23	X 1 NO	=	34.00 SQ.MT.
22	1/2	X	25.11	X	1.79	X 1 NO	=	22.47 SQ.MT.
23	1/2	X	21.66	X	1.63	X 1 NO	=	17.65 SQ.MT.
24	1/2	X	19.12	X	1.59	X 1 NO	=	15.29 SQ.MT.
25	1/2	X	17.07	X	2.89	X 1 NO	=	24.67 SQ.MT.
26	1/2	X	12.37	X	0.36	X 1 NO	=	2.23 SQ.MT.
27	1/2	X	11.82	X	2.22	X 1 NO	=	13.12 SQ.MT.
28	1/2	X	8.85	X	1.56	X 1 NO	=	6.90 SQ.MT.
29	1/2	X	7.65	X	2.38	X 1 NO	=	9.10 SQ.MT.
30	1/2	X	6.75	X	0.84	X 1 NO	=	2.84 SQ.MT.
					TOTAL ADDITION		=	725.82 SQ.MT. X

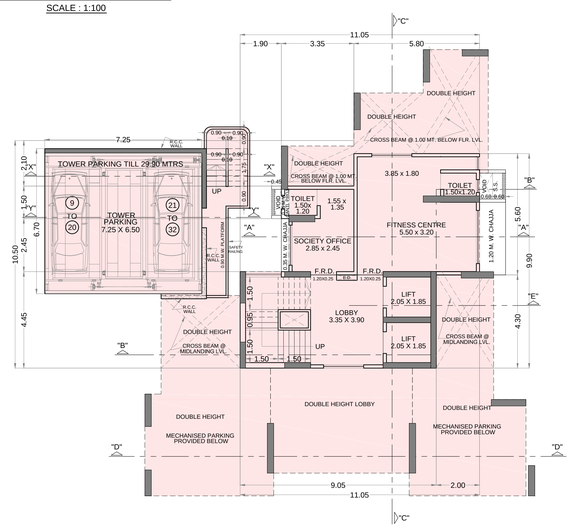
SUMMARY

FLOORS	NET B.U.A.	FUNG.COMP F.S.I. FOR REHAB WITHOUT CHARGING PREMIUM	FUNG.COMP F.S.I. FOR SALE BY CHARGING PREMIUM	TOTAL AREA	ST/CASE, LIFT & LOBBY AREA
STILT.FLR	-	-	-	-	-
1ST FLR.	-	-	-	-	-
2ND FLR.	141.64	44.87	4.70	191.21	37.20
3RD FLR.	157.20	41.24	13.78	212.22	37.04
4TH FLR.	157.20	44.87	10.15	212.22	37.04
5TH FLR.	171.37	52.02	7.96	231.35	36.58
6TH FLR.	171.37	52.03	7.95	231.35	36.58
7TH FLR.	176.53	23.30	38.48	238.31	36.58
8TH FLR.	170.54	-	59.69	230.23	36.58
9TH FLR.	60.35	-	8.66	69.01	36.58
10TH FLR.	2.53	-	-	2.53	37.74
TOTAL	1208.73	258.33	151.37	1618.43	331.92

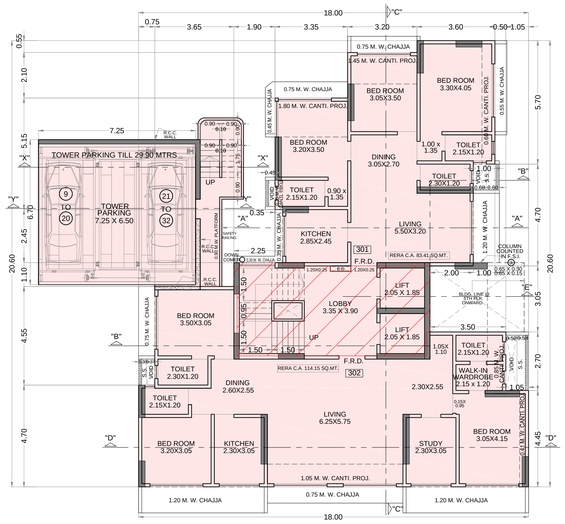
409.70

PARKING STATEMENT

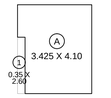
USER	CATAGORY SQ. MT.	NO. OF FLATS	CAR PARKING REQUIRED	CAR PARKING REQUIRED (AS PER REG. PROVISION)	TOTAL CAR PARKING PROVIDED
RESID. PROPOSED BUILDING 18 FLAT	BELOW 45	-	-		
	B/W 45 TO 60	1.00	0.50	1.00	
	B/W 60 TO 90	11.00	11.00	11.00	
	90 ABOVE	6.00	12.00	12.00	
TOTAL		18.00	23.50	24.00	
VISITORS (10%)			2.35	2.40	
TOTAL PARKING REQUIRED			25.85	26.40	
SAY			26.00	26.00	32.00 NOS.



1ST FLOOR PLAN
SCALE :- 1:100

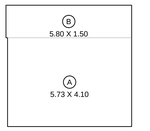


3RD FLOOR PLAN
SCALE :- 1:100



LINE DIAG. OF SOCIETY OFFICE
SCALE :- 1:100

BUILT UP AREA CALCULATION								
FOR SOCIETY OFFICE								
A	3.425	X	4.10	X	1 NO	=	14.04	SQ.MT.
					TOTAL ADDITION	=	14.04	SQ.MT. X
DEDUCTIONS								
1	0.35	X	2.60	X	1 NO	=	0.91	SQ.MT.
					TOTAL DEDUCTION	=	0.91	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	13.13	SQ.MT. X1

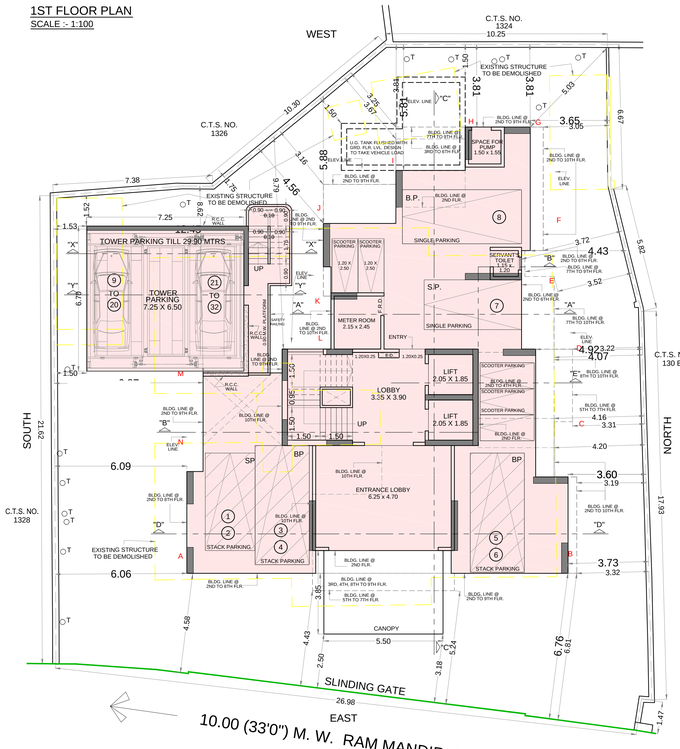


LINE DIAG. OF FITNESS CENTRE
SCALE :- 1:100

BUILT UP AREA CALCULATION								
FOR FITNESS CENTRE								
A	5.73	X	4.10	X	1 NO	=	23.49	SQ.MT.
B	5.80	X	1.50	X	1 NO	=	8.70	SQ.MT.
					TOTAL ADDITION	=	32.19	SQ.MT. X
FITNESS CENTER AREA REQD. (1618.43 X 2%)						=	32.37	SQ.MT.

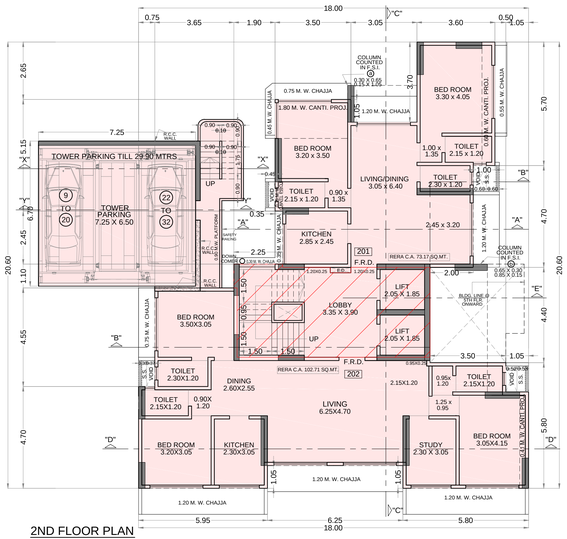
RERA CARPET AREA SUMMARY

FLOORS	FLAT NO.	CARPET AREA AS PER MAHARERA	TOTAL NO.
1ST FLR.	-	-	-
2ND FLR.	201	73.17	1
-"-	202	102.71	1
3RD FLR.	301	83.41	1
	302	114.15	1
4TH FLR.	401	83.41	1
-"-	402	52.21	1
-"-	403	61.26	1
5TH FLR.	501	83.41	1
-"-	502	132.46	1
6TH FLR.	601	83.41	1
-"-	602	132.46	1
7TH FLR.	701	90.20	1
-"-	702	63.84	1
-"-	703	61.72	1
8TH FLR.	801	90.20	1
-"-	802	62.93	1
-"-	803	61.26	1
9TH FLR.	903	61.26	1
		TOTAL	18

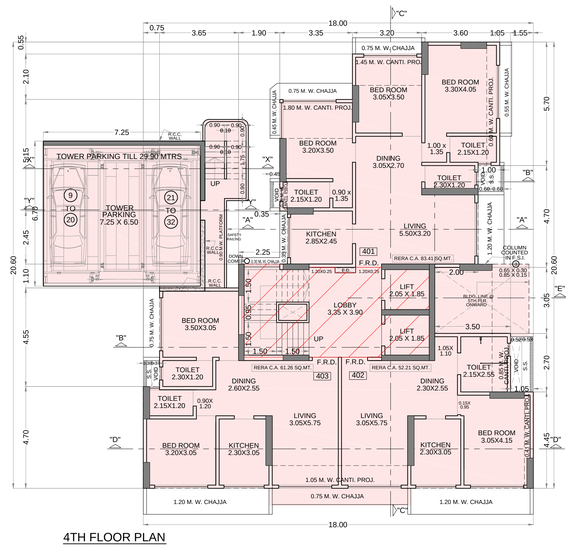


STILT FLOOR PLAN
SCALE :- 1:100

BIG PARKING = 29.00 NOs.
SMALL PARKING = 3.00 NOs.
TOTAL = 32.00 NOs.



2ND FLOOR PLAN
SCALE :- 1:100



4TH FLOOR PLAN
SCALE :- 1:100

50% ADDITIONAL FSI PAYMENT TABLE (50% Rebate)			
ADDITIONAL FSI CLAIMED = 362.91 SQ.MT 362.91 Sq. Mts. X Rs. 1,08,300/- X 50% X 50% Benefit* = Rs. 98,25,788.25 SAY = Rs. 98,26,000/-			
25% TO M.C.G.M.	Rs. 24,56,500	PAID VIDE RECEIPT /SAP DOC. No. 1004256250	DATE:31/01/2022
25% TO GOVT.	Rs. 24,56,500	PAID VIDE RECEIPT NO.GRN MH012413954203122E	DATE:31/01/2022
25% TO MSRDC	Rs. 24,56,500	PAID VIDE RECEIPT /SAP DOC. No. 1004256250	DATE:31/01/2022
25% TO DRP	Rs. 24,56,500	PAID VIDE RECEIPT /SAP DOC. No. 1004256250	DATE:31/01/2022

II.FUNGIBLE PAYMENT DETAIL :- (50% Rebate)				
RESIDENTIAL FUNGIBLE COMPENSATORY AREA = 151.37 SQ.MT				
	SQ.MT	LAND RATE X SDRR	AMOUNT	
TOTAL	151.37	1,08,300/- X 50% X 50% Benefit*	Rs.40,98,342.75/-	
		SAY	Rs.40,98,500/-	
50%	TO M.C.G.M. Rs.20,49,500/-	PAID VIDE RECEIPT /SAP DOC. No. 1004256250		DATE:31/01/2022
30%	TO GOVT. Rs.12,30,000/-	PAID VIDE RECEIPT NO.GRN MH012403274203122E		DATE:31/01/2022
20%	TO MSRDC Rs.8,20,000/-	PAID VIDE RECEIPT /SAP DOC. No. 1004256250		DATE:31/01/2022

PLAN FOR I.O.D. | FILE NAME :- P-9246/2021/(130)/K/E WARD/FP/337/1/NEW | SHEET NO. 1 of 5

PROFORMA A

				SQ.MTR.
I.		AREA STATEMENT		
	1	Area of plot		725.82
		a) Area of Reservation in plot		--
		b) Area of Road Set back		--
		c) Area of D P. Road		--
	2	Deduction for.		
		A) For Reservation/Road Area		
		a) Road set-back area to be handed over (100%) (Regulation No 16)		--
		b) Proposed D P road area to be handed over (100%) (Regulation No 16)		--
		c) (i) Reservation area to be handed over (100%)(Regulation No 17)		--
		(ii)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 35 (abeyance)		--
		C) Deductions for Existing Built up area to be retained if any /Land component of Existing BUA as per regulation 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 3)		725.82
	5	Plot area under Development		725.82
	6	Zonal (basic) FSI		1.00
	7	Built up Area as per Zonal (basic) FSI (5 X 6)		725.82
		(In case of Mill land permissible BUA kept in abeyance)		--
	8	BUA 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.)		--
		ii)in case of 2(A)(c) (ii) permissible over and above permissible BUA on remaining/ balance plot.		--
	9	Incentive bua in lieu of rehab component 33(7)(B) (15% of 738.06 = 110.71 or 12nos. of 10 sq.mts. = 120.00 sq.mt.)		120.00
		sr-case area of existing bldg. claimed free of f.s.i. by paying premium 33 (7)(b)		--
	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.		362.91
	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 (as the case may be with / without BUA as per 2(c))		1208.73
	13	Proposed Built up Area		1208.73
	14	TDR generated if any as per Regulation No 30(A)		--
	15	Fungible Compensatory Area as per Regulation No 31(3)		
		a) i) Perm. Fungible Compensatory area for Rehab Comp.w/o charging premium.		258.33
		ii)Fungible Compensatory area availed for Rehab comp.w/o charging premium.		258.33
		b) i) Permissible Fungible Compensatory area by charging premium. ([1208.73 x 35% = 423.05 - 258.33 (Rehab) = 164.73)]		164.73
		ii)Fungible Compensatory area availed on payment of premium.		151.37
	16	Total Built up area proposed including FCA [13+15a)(ii) + 15(b)(ii)]		1618.43
	17	FSI consumed on Net Plot [13/4]		1.67
II.		OTHER REQUIREMENTS		
		(A) Reservation/ Designation		
		(a) Name of Reservation		
		(b) Area of Reservation land to be handed/ handed over as per Regulation No.17		
		(c) Built up area of Amenity to be handed over as per Regulation no. 17		
		(d) Area/Built up Area of Designation		
		(B) Plot area/Built up Amenity to be Handed Over as per Regulation No.		
		(a) 14(A)		
		(b) 14(B)		
		(c) 15		
		(C)Requirement of LOS as per Regulation No.27(15% or 20% or 25%)		
		(D)Tenement Statement		
		(a) Proposed built up area (13 above)		
		(b) Less deduction of Non-residential area (Shop etc.)		
		(c)Area available for tenements [(i) minus (ii).]		
		(d)Tenements permissible (450/hectare) = 72.83 SAY = 73.00		73.00
		(e) Total number of Tenements proposed on the plot		18.00
		(E)Parkign Statement		
		(i) ___Parking required by Regulations for -		26.00
		Car		24.00
		Scooter/Motor cycle		
		Outsiders (visitors)		2.40
		(ii) Covered garage permissible		
		(iii) Covered garages proposed		
		Car		
		Scooter/Motor cycle		
		Outsiders (visitors)		
		(iv) Total parking provided		32.00
		(F)Transport Vehicles Parking		
		(i) Spaces for transport vehicles parking required by Regulations		
		(ii) Total No. of transport vehicles parking spaces provided		

PROFORMA B

CONTENTS OF SHEET

STILT FLR. PLAN, 1ST TO 4TH FLR. PLANS, AREA CALC., BLOCK PLAN & LOCATION PLAN

NOTES :-

ALL DIMENSIONS ARE IN METERS

PLANS FOR APPROVAL

- THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED.
- APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER AUTODCR FILE NO. P-9246/2021/(130)/K/E WARD/FP/337/1/NEW DATED :- 23.02.2022

NITIN TULSHIRAM KAMBLE	Dushyant Kumar Jitendra Ahirwar	Navnath Sopanrao Ghadge
S.E. (B.P.) HEN	A.E. (B.P.) K/E	E.E. (B.P.) K

FILE PATH :- hmjnew / desai residency / vidyalankar chsl / proposal / IOD plan / 18-2-2022

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVERYED BY ME ON 02-11-2021 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 725.82 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP/ T. P. S. RECORD/CITY SURVEY RECORD.

Saumil Ashwin Jhaveri — Digitally signed by Saumil Ashwin Jhaveri Date: 2022.02.18 16:03:36 +05'30'

DESCRIPTION OF THE PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON PROPERTY BEARING F.P. NO. 130/A OF T.P.S. VILE PARLE II AT RAM MANDIR ROAD, NEAR MALVIYA POST OFFICE, VILE PARLE (EAST), IN K/EAST WARD, MUMBAI.

NAME & SIGNATURE OF OWNER / APPLICANT

MR. AJAY D. DESAI DIRECTOR OF M/S. DESAI RESIDENCY PVT. LTD., C.A. TO VIDYALANKAR CO-OPERATIVE HOUSING SOCIETY.

ADDRESS:-

601, 6TH FLOOR, A-WING, NAMAN MIDTOWN, BESIDES INDIA BULLS FINANCE CENTRE, SENAPATI BAPAT MARG, PRABHADEVI (WEST), MUMBAI - 400 013.

AJAY DATTAJI RAO DESAI — Digitally signed by AJAY DATTAJIRAO DESAI DN: c=IN, o=Personal, 2.5.4.20=07f233e6b79c90ceab0ae7ef7e4f5f7f1f0e87c4a0e4a2ed2ecf4f42fd0d1e99f5c1, postalCode=400013, st=Maharashtra, serialNumber=05e98cdf33873316fcf67bc2b67b71b1d912f3f21d3df72f48d55b68a7f74, cn=AJAY DATTAJIRAO DESAI Date: 2022.02.18 16:29:05 +05'30'

NAME, ADD. & SIGNATURE OF ARCHITECT.

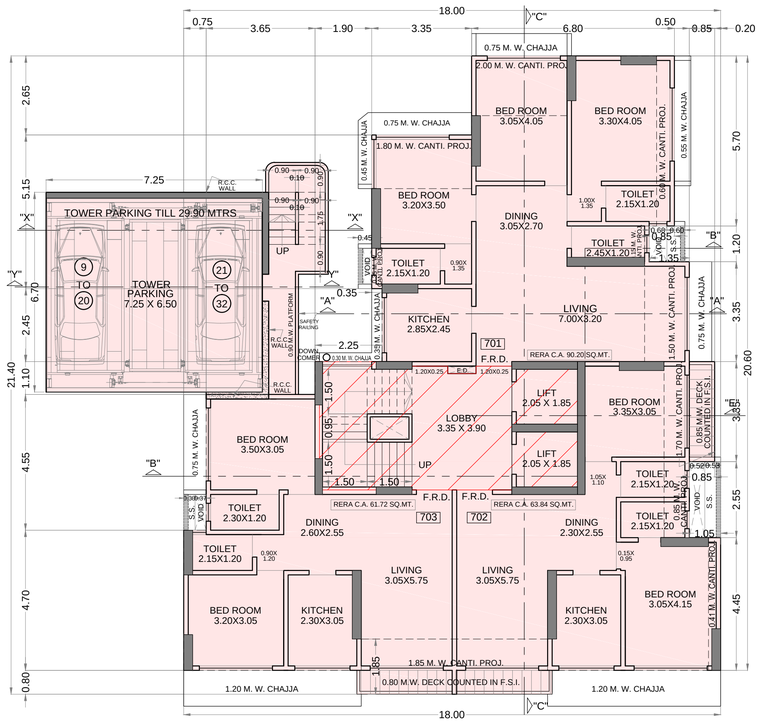
H. M. JHAVERI & SONS
ARCHITECTS
3RD FLR, SATYANARAYANPRASAD COMMERCIAL CENTRE, DAYALDAS ROAD, OFF, NEHRU ROAD, VILE PARLE(E). MUMBAI - 400 057.

Ar.Saumil A. Jhaveri (CA/2000/26353)

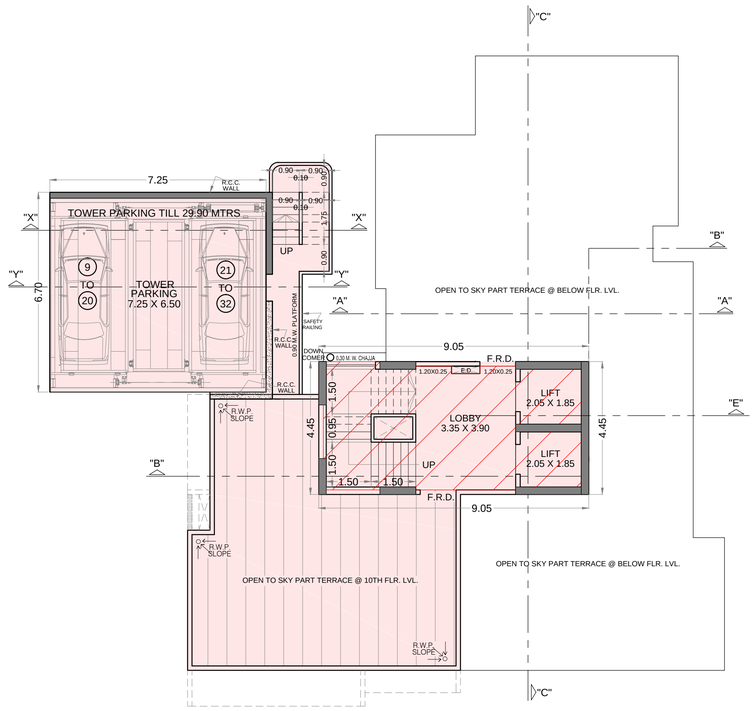
Saumil Ashwin Jhaveri — Digitally signed by Saumil Ashwin Jhaveri Date: 2022.02.18 16:03:06 +05'30'

W S N E — SCALE: AS MENTIONED

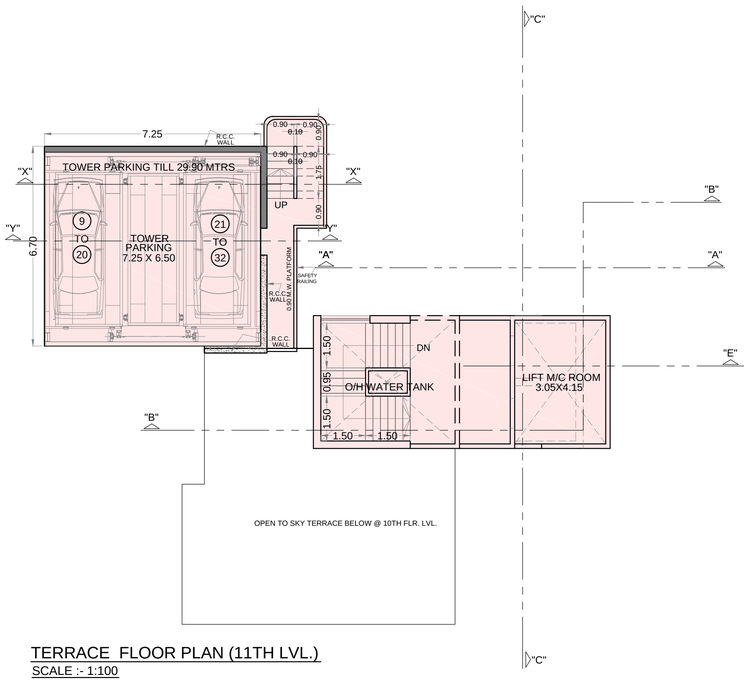
PLAN FOR I.O.D.	FILE NAME :- P-9246/2021/(130)/K/E WARD/FP/337/1/NEW	SHEET NO. 2 of 5



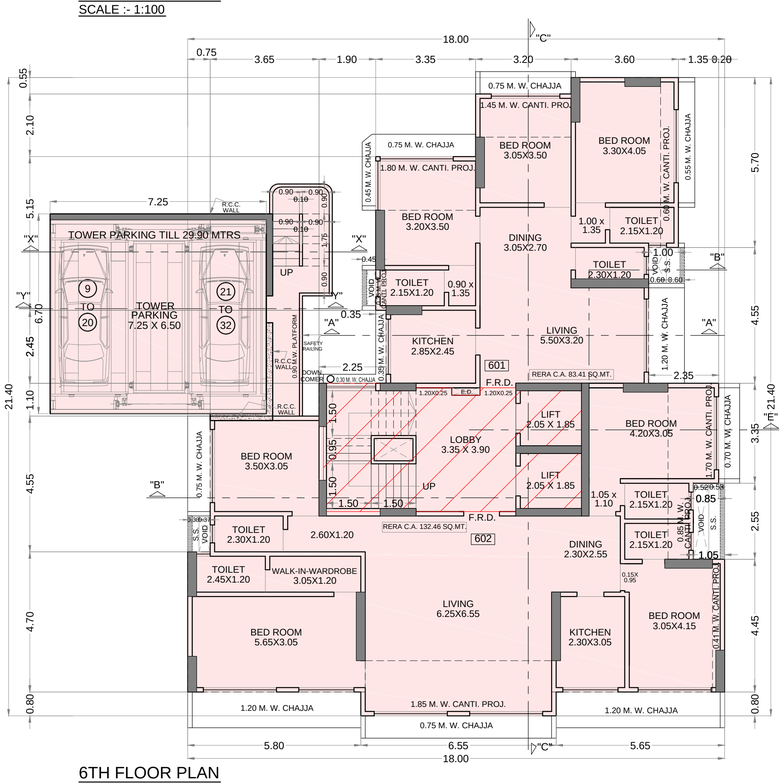
7TH FLOOR PLAN
SCALE :- 1:100



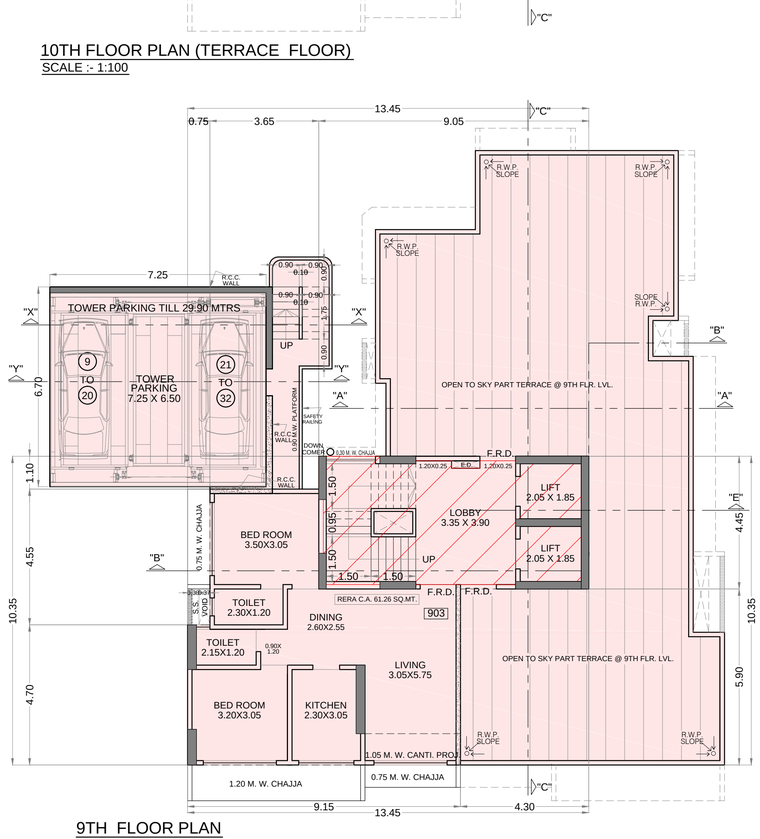
10TH FLOOR PLAN (TERRACE FLOOR)
SCALE :- 1:100



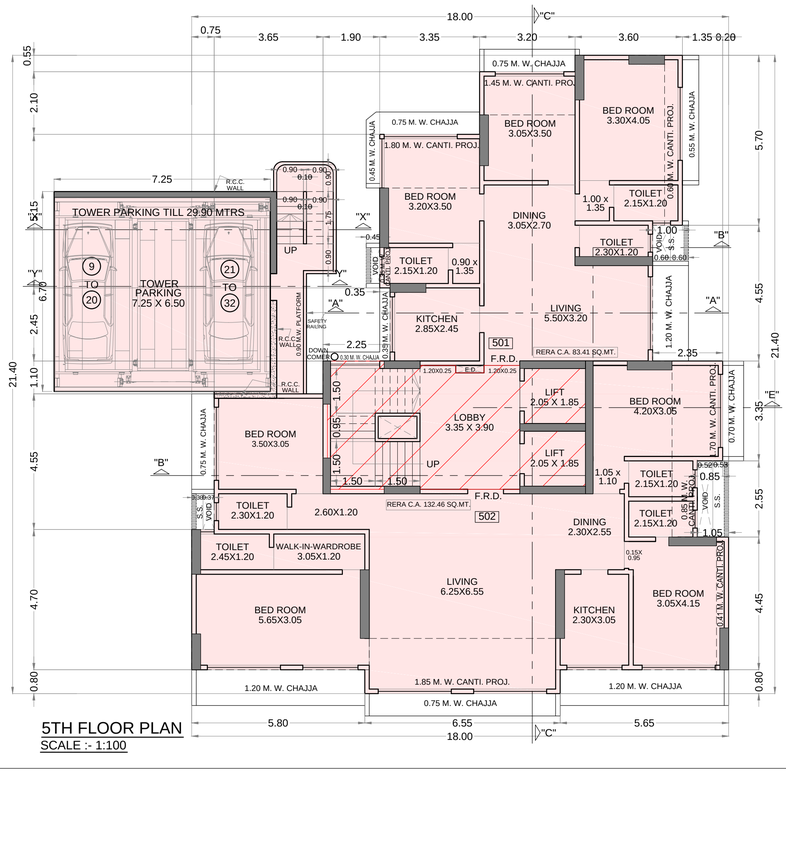
TERRACE FLOOR PLAN (11TH LVL.)
SCALE :- 1:100



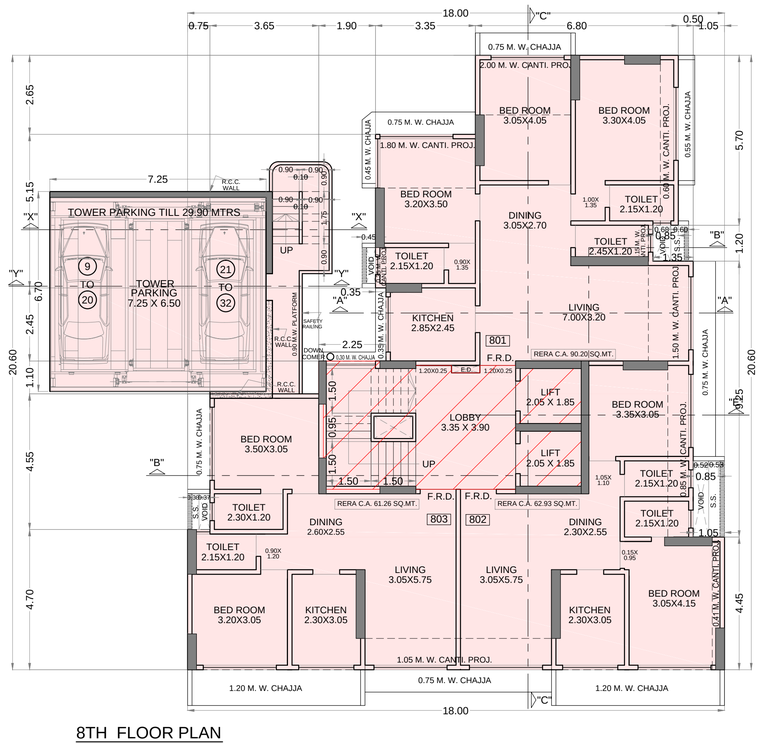
6TH FLOOR PLAN
SCALE :- 1:100



9TH FLOOR PLAN
SCALE :- 1:100



5TH FLOOR PLAN
SCALE :- 1:100



8TH FLOOR PLAN
SCALE :- 1:100

PROFORMA B

CONTENTS OF SHEET

5TH,6TH,7TH,8TH,9TH & TERRACE FLOOR PLANS

NOTES :-

ALL DIMENSIONS ARE IN METERS

PLANS FOR APPROVAL

- THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED.
- APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER AUTODCR FILE NO. P-9246/2021/(130)/K/E WARD/FP/337/1/NEW DATED :- 23.02.2022

NITIN TULSHIRAM KAMBLE	Dushyant Kumar Jitendra Ahirwar	Navnath Sopanrao Ghadge
S.E. (B.P.) HEN	A.E. (B.P.) K/E	E.E. (B.P.) K

FILE PATH :- hmjnew / desai residency / vidyalankar chsl / proposal / IOD plan / 18-2-2022

DESCRIPTION OF THE PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON PROPERTY BEARING F.P. NO. 130/A OF T.P.S. VILE PARLE II AT RAM MANDIR ROAD, NEAR MALVIYA POST OFFICE, VILE PARLE (EAST), IN K/EAST WARD, MUMBAI.

NAME & SIGNATURE OF OWNER / APPLICANT

MR. AJAY D. DESAI DIRECTOR OF M/S. DESAI RESIDENCY PVT. LTD., C.A. TO VIDYALANKAR CO-OPERATIVE HOUSING SOCIETY.

ADDRESS:-

601, 6TH FLOOR, A-WING, NAMAN MIDTOWN,
BESIDES INDIA BULLS FINANCE CENTRE,
SENAPATI BAPAT MARG, PRABHADEVI (WEST), MUMBAI - 400 013.

AJAY DATTA JIRAO DESAI

NAME, ADD. & SIGNATURE OF ARCHITECT.

H. M. JHAVERI & SONS
ARCHITECTS
3RD FLR, SATYANARAYANPRASAD COMMERCIAL CENTRE,
DAYALDAS ROAD, OFF. NEHRU ROAD, VILE PARLE (E).
MUMBAI - 400 057.

Ar.Saumil A. Jhaveri
(CA/2000/26353)

Saumil Ashwin Jhaveri