PLAN FOR APPROVALS		
Ashvini Kishor Sonar — Digitally signed by Ashvini Kishor Sonar Date: 2023.03.20 18:29:20 +05'30'	Swapnil Bhagawat Patil 2023.03.23 20:42:11 +05'30'	Mahesh Sambhu Revadekar — Digitally signed by Mahesh Sambhu Revadekar Date: 2023.03.24 13:25:52 +05'30'
S.E.(B.P.) R-7	A.E.(B.P.)RE-II WARD	E.E.(B.P.)R-II WARD

CONTENTS OF THE SHEET

GROUND FLOOR PLAN, AREA DIAGRAM & CALCULATION, BLOCK PLAN, LOCATION PLAN COMPOUND WALL SECTION, UNDER GROUND WATER TANK SECTION, PLOT AREA DIAGRAM & CALCULATION, BUILT-UP AREA STATEMENT CAR PARKING STATEMENT TABLE , FUNGIBLE AREA STATEMENT TABLE, COMPUTATION STATEMENT TABLE,

PROFORMA -A

(A)	AREA STATEMENT	SQ. METERS
1.	AREA OF PLOT (AS PER PR CARD)	681.26
	(a) AREA OF RESERVATION IN PLOT	----
	(b) AREA OF ROAD SET BACK	30.11
	(c) AREA OF D P ROAD	----
2.	DEDUCTION FOR.	----
A	FOR RESERVATION / ROAD AREA TO BE HANDED OVER TO MCGM (100%)	----
	(a) ROAD SET BACK / WIDENING AREA (REGULATION NO. 16)	----
	(c) (i) RESERVATION AREA (PLOT) TO BE HANDED OVER TO (REGULATION NO.17)	----
	(ii) RESERVATION AREA TO BE HANDED OVER AS PER AR (REGULATION NO. 17) (TO BE DEDUCTED FOR COMPULATION OF FSI I.E. SR.NO. 5 BELOW)	----
	TOTAL AREA UNDER ROAD / RESERVATION	----
B	FOR AMENITY AREA TO BE HANDED OVER TO MCGM	----
	(a) AREA OF AMENITY PLOT TAS PER DCR 14 (A)	----
	(b) AREA OF AMENITY PLOT AS PER DCR 14 (B)	----
	(c) AREA OF AMENITY PLOT AS PER DCR 35	----
	TOTAL AMENITY AREA	----
C	DEDUCTION FOR EXISITING BUA TO BE RETAINED IF ANY / LAND COMPONENT OF EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED.	----
3	TOTAL DEDUCTION [{2(A)+2(B)}+2(C)]	30.11
4	BALANCE AREA OF PLOT (FOR CALCULATING REQUIRED LOS) (1 - 3)	651.15
5	PLOT AREA UNDER DEVELOPMENT [SR.NO.4 + 2(A) (C)(ii)]	651.15
6	ZONAL (BASIC) FSI (0.50 OR 0.75 OR 1 OR 1.33)	1.00
7	(a) PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5 X 6)	651.15
	(b) PERMISSIBLE BUILT UP AREA AS PER REGULATION 30(C) (PROTECTED DEVELOPMENT)	----
	PERMISSIBLE BUILT UP AREA (7a OR 7b ABOVE, WHICHEVER IS MORE)	651.15
8	ADDITIONAL BUILT UP AREA AS PER REGULATION 30(A) (3) (A)	
	(a) ADDITIONAL BUA FOR 2(A)(C)(I) & 2(B) ABOVE WITHIN THE CAP OF "ADMISSIBLE TDR" AS PER TABLE NO.12 ON BALENCE PLOT. [10(2) BENIFIT AS PER T.P. REMARKS]	----
	(b) 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 MENTIONED IN TABLE 12 A OF REGULATION 32 [200% OR 250%]	0.00
	(c) ADDITIONAL BUA IN CASE OF 2(A)(C)(ii) AS PER REGULATION 17 (1) NOTE 20(VI) & (VIII) AS PER AR POLICY ON REMAINING PLOT.[Y% AS PER TABLE NO.5 OF REGULATION 17 (1)]	----
	TOTAL ADDITIONAL BUA.	----
9	ADDITIONAL / INCENTIVE BUA WITHIN THE CAP OF "ADMISSIBLE TDR" AS PER TABLE NO. 12 ON BAL.PLOT.	-----
	(a) IN LLUE OF COST OF CONSTRUCTION OF AMENITY BUILDINGS AS PER REGULATION 30(A)(3)(B)	----
	(b) 50% OF REHAB COMPONENT AS PER REG. 33(7)(A)	----
	(c) 15% OF SR.NO.7b ABOVE OR 10 SQMTS PER REHAB TENEMENTS AS PER REG. 33(7)(B) (15% X 659.85 = 98.97 SQ.MTS OR 10 SQ.MTS X 20 NOS. OF TENEMENTS = 200.00 SQ.MTS)	----
	TOTAL ADDITIONAL BUA / INCENTIVE AREA	----
10	BUA DUE TO "ADDITIONAL" FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO. 12 OF REGULATION NO. 30(A) [SR.NO.5 X 50%]	----
11	BUA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO. 12 OF REGULATION NO. 30 (A) & 32 (BY RESTRICTING AREA UTILISED BEYOND ZONAL FSI IN SR. NO. 7(b), 8(a) & 9 ABOVE)	-----
	(b) GENERAL TDR -	-----
	(c) SLUM TDR -	-----
	TOTAL TDR	-----
12	PERMISSIBLE BUILT UP AREA [7+8+9+10+11]	651.15
13	PROPOSED BUILT UP AREA	0.00
14	TDR GENERATED IF ANY AS PER REGULATION 30(A) AND 32 FOR UNUTILIZED BUA ON PLOT	----
15	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO. 31(3)	----
A	(i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMP. W/O CHARGING PREMIUM.	----
	(ii) FUNGIBLE COMPENSATORY AREA AVALLED FOR REHAB COMP. W/O CHARGING PREMIUM.	----
B	(i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM.	----
	(ii) FUNGIBLE COMPENSATORY AREA AVALLED ON PAYMENT OF PREMIUM. (COMMERCIAL FUNGIBLE AREA 4.52 SQ.MT. + RESIDENTIAL FUNGIBLE AREA 238.97 SQ.MT.)	----
16	TOTAL BUILT UP AREA PERMISSIBLE INCLUDING F.C.A. [12+15(a)(i)+15(b)(i)]	651.15
17	TOTAL BUILT UP AREA PROPOSED INCLUDING F.C.A. [13+15(a)(ii)+15(b)(ii)]	0.00
18	FSI CONSUMED ON NET PLOT [13/5]	0.00
(B)	TENEMENT STATEMENT	----
1	PROPOSED AREA (ITEM 16)	----
2	LESS DEDUCTION OF NON-RESIDENTIAL AREA	----
3	AREA AVAILABLE FOR TENEMENTS [(i) - (ii).]	----
4	TENEMENTS PERMISSIBLE AS PER (450 / HECTARE)	----
5	TENEMENTS PROPOSED FOR SALE	----
6	TENEMENTS EXISTING	----
7	TOTAL TENEMENTS PROPOSED (5 +6)	----
(C)	PARKING STATEMENT	----
1	TOTAL PARKING STATEMENT	----
2	TOTAL PARKING PROPOSED	----
(D)	TRANSPORT VEHICLES PARKING STATEMENT	----
1	TRANSPORT VEHICLE PARKING REQUIRED	----
2	TRANSPORT VEHICLE PARKING PROPOSED	----

CERTIFICATE OF AREA

CERTIFIED THAT, I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 19.11.2022 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS 681.26 SQ.MTS. (SIX HUNDRED EIGHTY ONE POINT TWENTY SIX ONLY), WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP.

Sandeep Namdeo Shekhar

SIGNATURE OF ARCHITECT / L.S.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING CTS NO. - 743 A OF VILLAGE DAHISAR, AT ATMARAM MHATRE ROAD, DAHISAR (WEST), MUMBAI 400 068.

Sandeep Namdeo Shekhar

SIGNATURE NAME & ADDRESS OF ARCHITECT/L.S.

NAME OF OWNER

MR. DEEPAK DODIYA
M/s. OM SAI DEVELOPERS & PROMOTER'S
CA TO OWNER

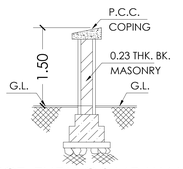
SHOP NO.1, RASIK NIWAS, LIBERTY GARDEN,CROSS ROAD. NO.3, MALAD (WEST), MUMBAI - 400 064.

DEEPAK BATUKBHAI DODIYA

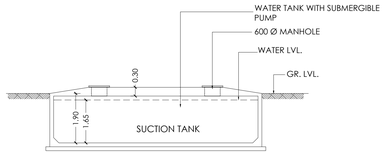
DGN. BY	SUMIT	JOB No.
DRAWN	MASSI	
CHECKED BY	SANDEEP	
DATE	17.03.2023	1/2

PROJECT CONSULTANT

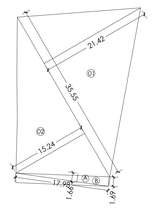
134, I WING, RAJ ARCADE, OPP. D-MART, MAHAVIR NAGAR, KANDIVLI (W), MUMBAI 400 067. PH. : 09892172734, 09820920209.



SECT. THRU.COMP.WALL
SCALE :- N.T.S.



SECTION THRO. SUCTION TANK
SCALE :- N.T.S.



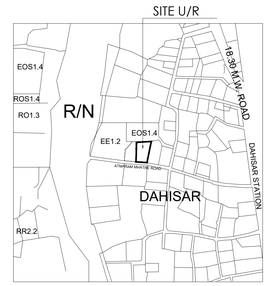
PLOT AREA DIAGRAM
SCALE - 1:500

PLOT AREA CALCULATIONS		
1.	35.55 x 21.42 x 0.50 = 380.74 SQ.MT.	
2.	35.55 x 15.24 x 0.50 = 270.89 SQ.MT.	
	TOTAL PLOT AREA = 651.63 SQ.MT.	(A)

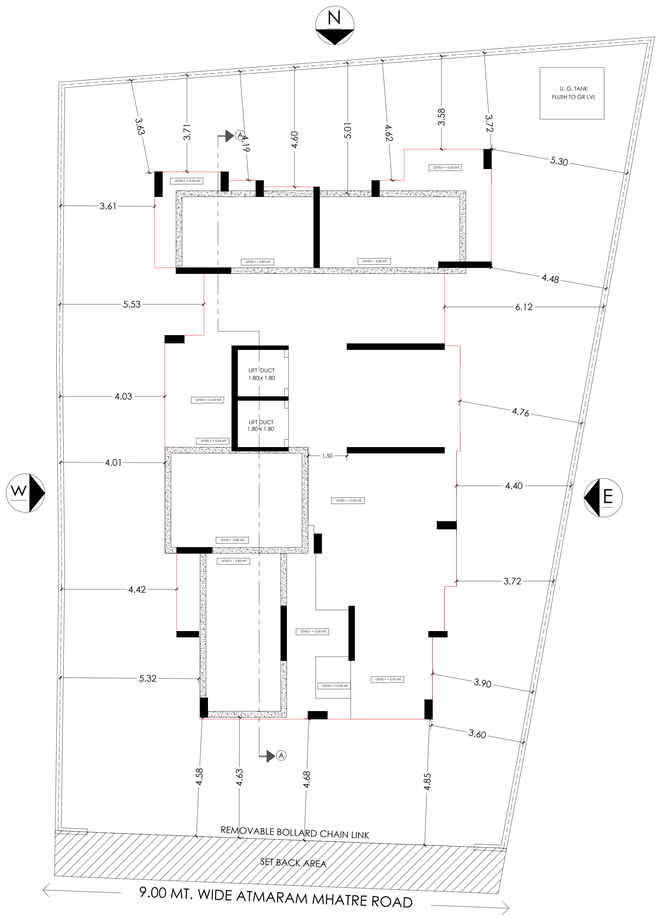
SET BACK AREA CALCULATION		
A.	17.98 x 1.66 x 0.50 = 14.92 SQ.MT.	
B.	17.98 x 1.69 x 0.50 = 15.19 SQ.MT.	
	TOTAL SET BACK AREA = 30.11 SQ.MT.	(B)
TOTAL GROSS PLOT AREA = 681.74 SQ.MT.		
PLOT AREA AS PER PR CARD = 681.26 SQ.MT.		



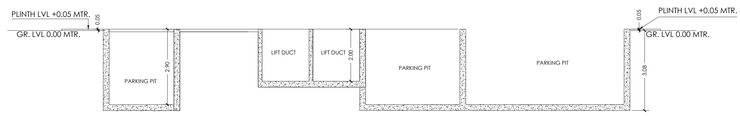
BLOCK PLAN
SCALE - 1:500



LOCATION PLAN
SCALE - 1:4000



GROUND FLOOR PLAN
SCALE : 1:100



SECTION-AA
SCALE - 1:100

NOTE:-
1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1888 UNDER NO. P - 13879/2022/(743)/R/N Ward/DAHISAR R/N / 337 SIGNED ON EVEN DATE.
2. THIS PLANS ARE DIGITALLY SIGNED, DOES NOT REQUIRE PHYSICAL SIGNATURE

PROPOSED BUA = 0.00 SQMT.