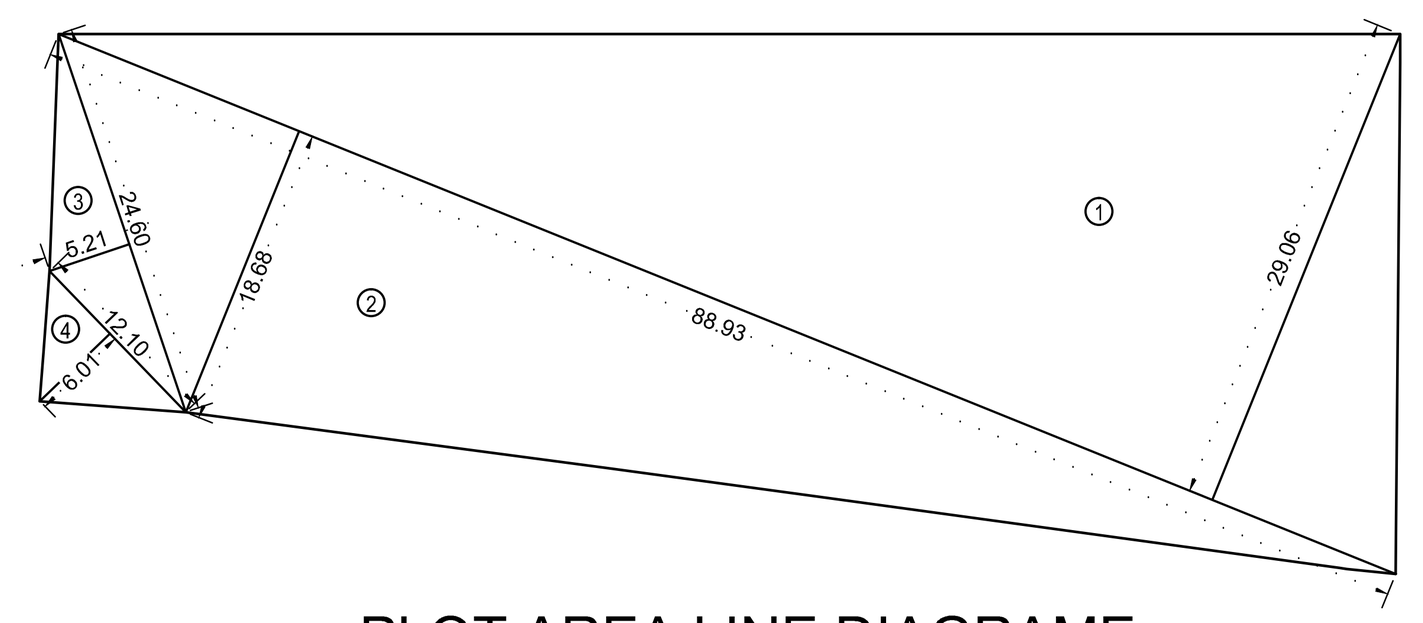
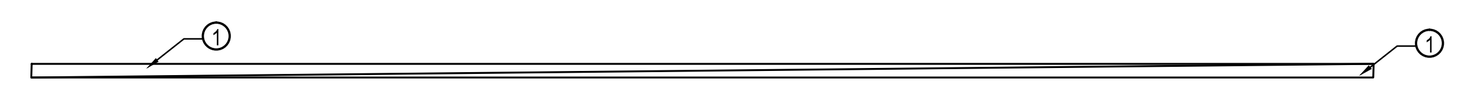


PLOT AREA LINE DIAGRAME
SCALE : - 1 : 500

PLOT AREA CALCULATION

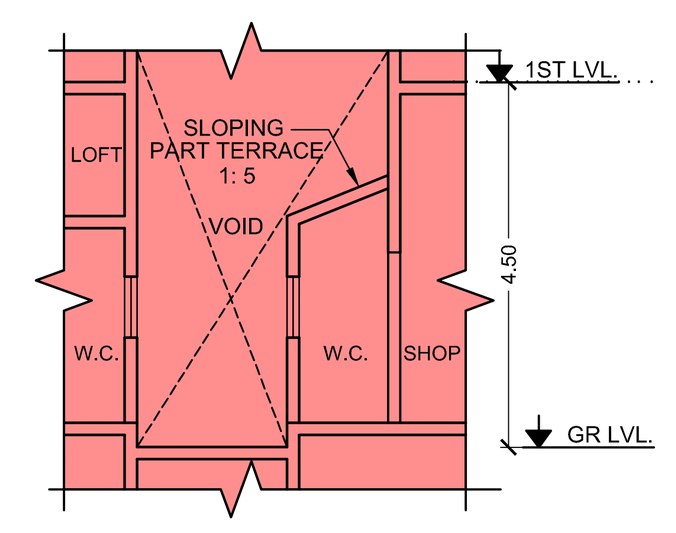
ADDITIONS							
1	88.93	X	29.06	X	0.50	=	1292.15 SQ.MT.
2	88.93	X	18.68	X	0.50	=	830.61 SQ.MT.
3	24.60	X	5.21	X	0.50	=	64.08 SQ.MT.
4	12.10	X	6.01	X	0.50	=	36.36 SQ.MT.
TOTAL PLOT AREA						=	2223.20 SQ.MT.
PLOT AREA AS PER P.R.C.						=	2223.20 SQ.MT.



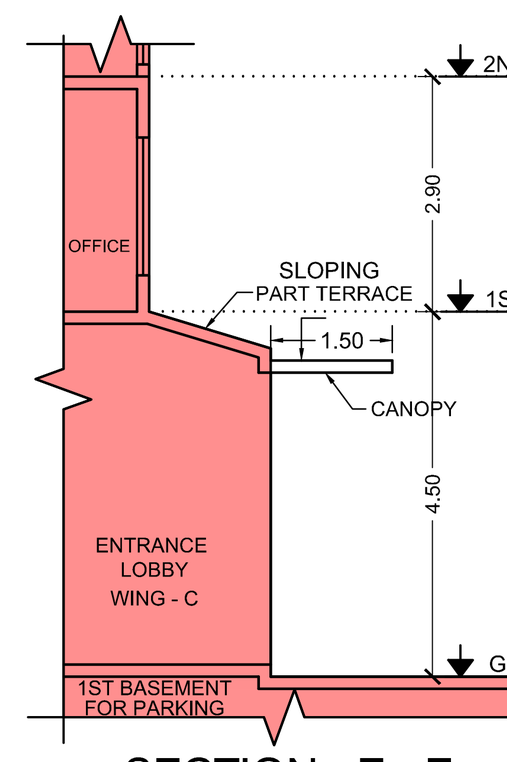
SE BACK AREA LINE DIAGRAME
SCALE : - 1 : 500

SET BACK AREA CALCULATION

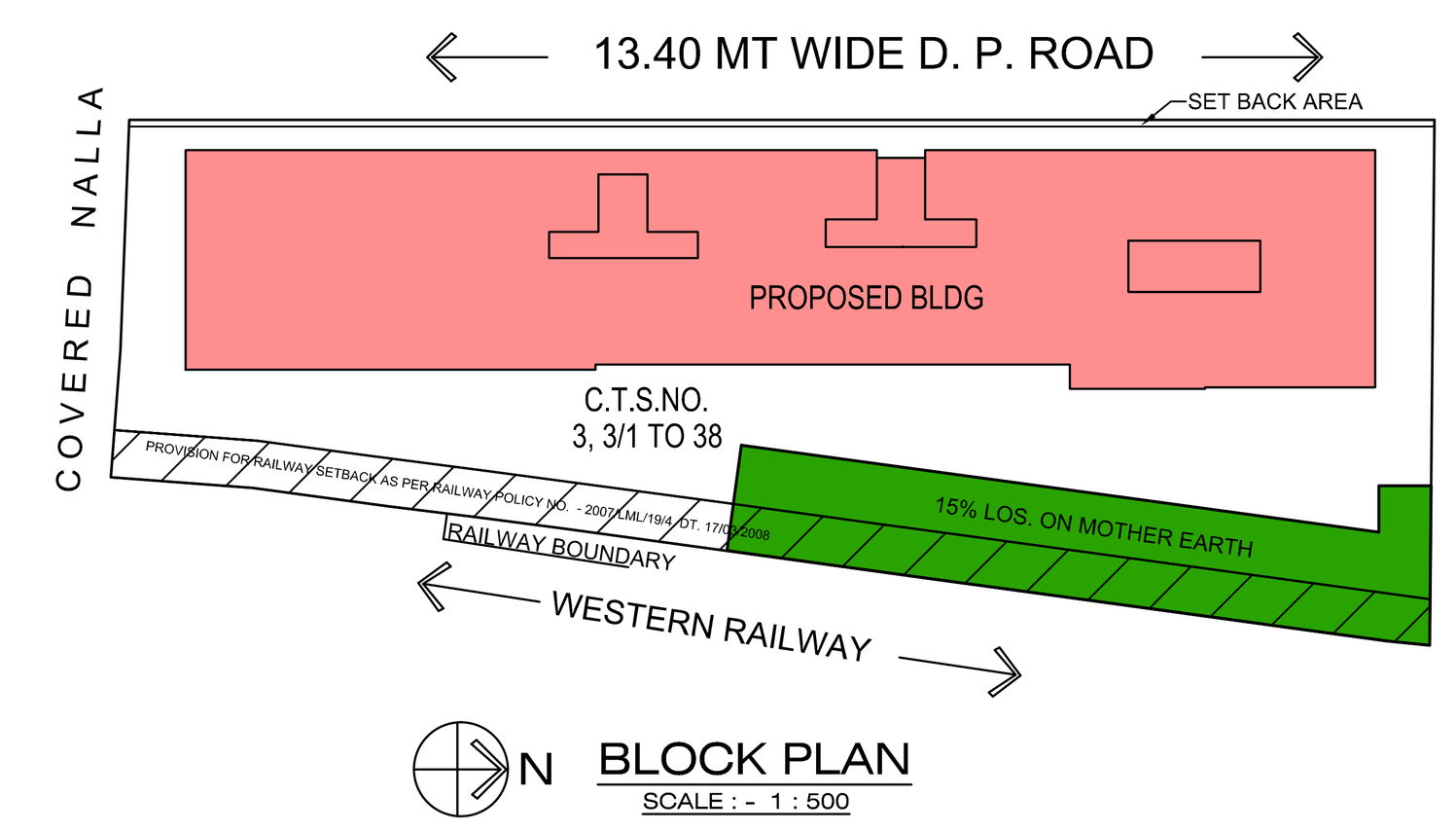
ADDITIONS		
1	1/2 X 77.65 X 0.85 X 2 NO.	= 66.00 SQ.MT.
TOTAL SET BACK AREA		= 66.00 SQ.MT.



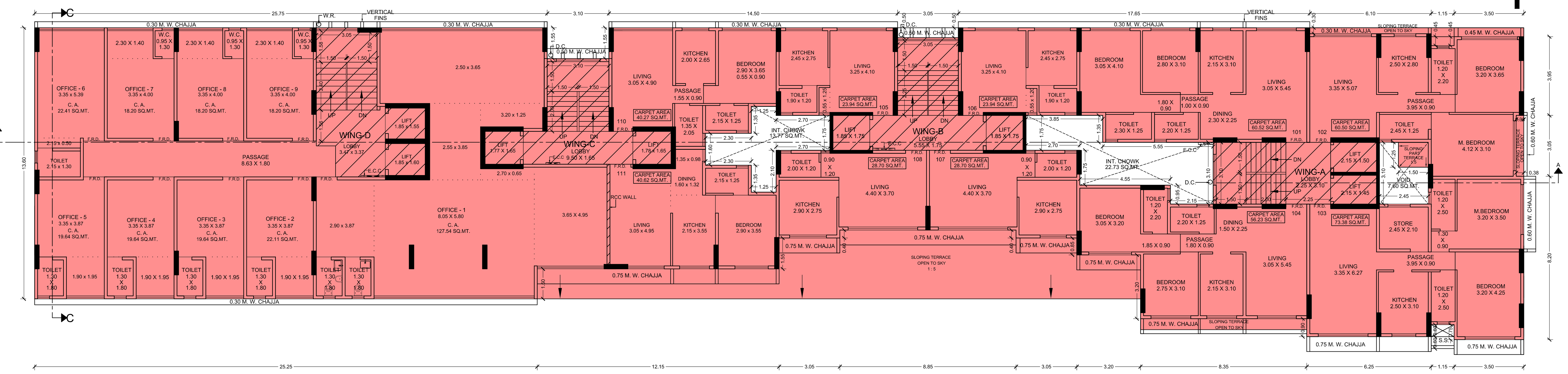
SECTION : D - D
SCALE : - 1 : 100



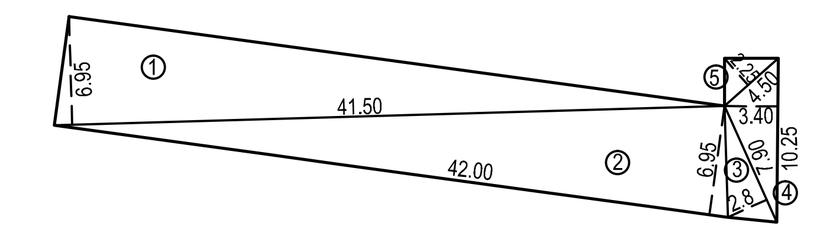
SECTION : E - E
SCALE : - 1 : 100



BLOCK PLAN
SCALE : - 1 : 500



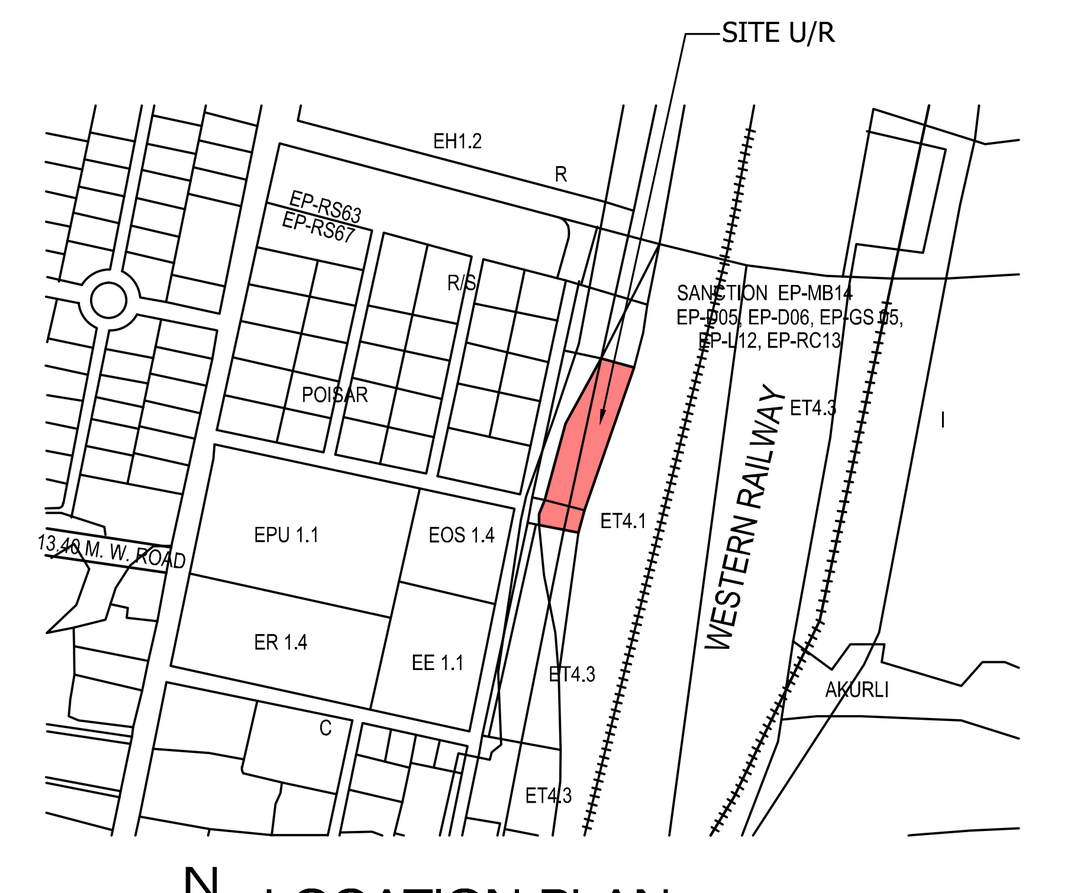
1ST FLOOR PLAN
SCALE : - 1 : 100



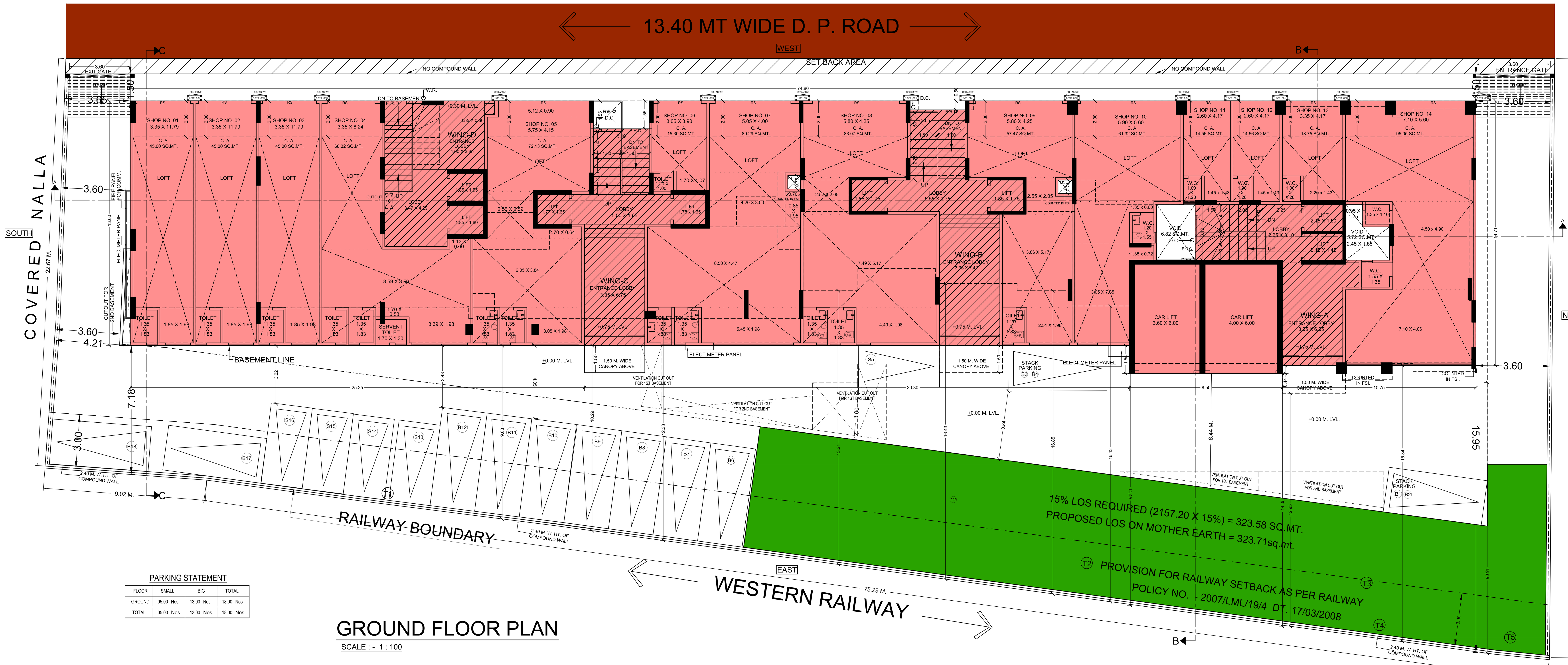
LINE AREA DIA. OF LOS.
SCALE : - 1 : 500

LOS. AREA CALCULATION

1	0.50	X	41.50	X	6.95	X 1 NO	=	144.21	SQ.MT.
2	0.50	X	42.00	X	6.95	X 1 NO	=	145.95	SQ.MT.
3	0.50	X	7.90	X	2.80	X 1 NO	=	11.06	SQ.MT.
4	0.50	X	10.25	X	3.40	X 1 NO	=	17.43	SQ.MT.
5	0.50	X	4.50	X	2.25	X 1 NO	=	5.06	SQ.MT.
	TOTAL AREA						=	323.71	SQ.MT.
1	TOTAL LOS. REQUIRED (2157.20 X 15%)						=	323.58	SQ.MT.
2	LOS. PROP. ON MOTHEREARTH						=	323.71	SQ.MT.



LOCATION PLAN
SCALE : - 1 : 4000



PARKING STATEMENT

FLOOR	SMALL	BIG	TOTAL
GROUND	05.00 Nos	13.00 Nos	18.00 Nos
TOTAL	05.00 Nos	13.00 Nos	18.00 Nos

GROUND FLOOR PLAN
SCALE : - 1 : 100

SANITATION REQUIREMENTS FOR OFFICE/SHOP

FLOOR	REQUIRED				REQUIRED	PROVIDED
GROUND FLOOR SHOP NO. 05 72.00 X 33.30 / 100 = 26.00 nos	W.C FOR MALE	=	1/25	13/25	1 Nos	1 Nos
	W.C FOR FEMALE	=	1/15	13/15	1 Nos	1 Nos
	W.B FOR MALE	=	1/25	13/25	1 Nos	1 Nos
	W.B FOR FEMALE	=	1/25	13/25	1 Nos	1 Nos
	URINAL FOR MALE	=	1/25	13/25	1 Nos	1 Nos
GROUND FLOOR SHOP NO. 07 89.00 X 33.30 / 100 = 30.00 nos	W.C FOR MALE	=	1/25	15/25	1 Nos	1 Nos
	W.C FOR FEMALE	=	1/15	15/15	1 Nos	1 Nos
	W.B FOR MALE	=	1/25	15/25	1 Nos	1 Nos
	W.B FOR FEMALE	=	1/25	15/25	1 Nos	1 Nos
	URINAL FOR MALE	=	1/25	15/25	1 Nos	1 Nos
GROUND FLOOR SHOP NO. 08 84.00 X 33.30 / 100 = 28.00 nos	W.C FOR MALE	=	1/25	14/25	1 Nos	1 Nos
	W.C FOR FEMALE	=	1/15	14/15	1 Nos	1 Nos
	W.B FOR MALE	=	1/25	14/25	1 Nos	1 Nos
	W.B FOR FEMALE	=	1/25	14/25	1 Nos	1 Nos
	URINAL FOR MALE	=	1/25	14/25	1 Nos	1 Nos
1ST FLOOR OFFICE NO. 01 127.55 X 10 / 100 = 13.00 nos	0.C FOR MALE	=	1/25	07/25	1 Nos	1 Nos
	W.C FOR FEMALE	=	1/15	07/15	1 Nos	1 Nos
	W.B FOR MALE	=	1/25	07/25	1 Nos	1 Nos
	W.B FOR FEMALE	=	1/25	07/25	1 Nos	1 Nos
	URINAL FOR MALE	=	1/25	07/25	1 Nos	1 Nos
6TH FLOOR OFFICE NO. 02 169.13 X 10 / 100 = 17.00 nos	W.C FOR MALE	=	1/25	09/25	1 Nos	1 Nos
	W.C FOR FEMALE	=	1/15	08/15	1 Nos	1 Nos
	W.B FOR MALE	=	1/25	09/25	1 Nos	1 Nos
	W.B FOR FEMALE	=	1/25	08/25	1 Nos	1 Nos
	URINAL FOR MALE	=	1/25	09/25	1 Nos	1 Nos
7TH FLOOR OFFICE NO. 01 147.28 X 10 / 100 = 15.00 nos	W.C FOR MALE	=	1/25	08/25	1 Nos	1 Nos
	W.C FOR FEMALE	=	1/15	07/15	1 Nos	1 Nos
	W.B FOR MALE	=	1/25	08/25	1 Nos	1 Nos
	W.B FOR FEMALE	=	1/25	07/25	1 Nos	1 Nos
	URINAL FOR MALE	=	1/25	08/25	1 Nos	1 Nos

	PROFORMA A FILE NO. - P-7691/2021/(3)/R/S Ward/AKURLI-R/S	2/13
A)	AREA STATEMENT	SQ.MT
1)	Area of Plot as per P.R.C	2223.20
	(a) Area in Reservation in plot	—
	(b) Area of setback	66.00
	(c) Area of dp Road	—
2)	Deductions for	—
	(A) For Reservation / Road Area	—
	(a) Road set-back area to be handed over (100%) (Regulation no.16)	—
	(b) Proposed DP road to be handed over (100%) (Regulation no.16)	—
	(c) Reservation area (plot) to be handed over (Regulation no.17)	—
	(B) Total Deductions	
	(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 15	—
	(d) Area of Amenity plot / plots to be handed over as per DCR 35	—
	Total Amenity Area	—
	(C) Deductions for existing built up area to be retained if any	
	(a) Land component of Existing BUA as per Regulations under which	—
	the development allowed.	
3)	Total Deductions: [2(A) +2(B) +2(C)]	
4)	Plot area under Development [1- {2(A)+2(B)}]	2157.20
5)	Zonal (basic) FSI	ONE
6)	(a) Permissible built up area as per Zonal (basic) FSI (4x5)	2157.20
	(b) Permissible built up area as per Reg. 30(c) (Protected Development)	
	(Existing Built up area- Plot area) (2766.22-2223.20)	0543.02
7)	BUA equal to Land area handed over as per reg. 30(A)(3) [2B above]	
	Setback added 66.00 x 2 =132.00	132.00
8)	Incentive BUA in lieu of rehab component (15% of 6b aboveor 10sq.mts	—
	per tenament as per reg. 33 (7)(B)) 78X10	780.00
9)	Built up area due to additional FSI on payment of premium as per	
	table no 12 of Regulations No. 30(A) [4x50%]	1078.60
10)	Built up area due to admissible TDR as per Table no 12 of	
	Reg. No.30(A) [{4x70%} - 8}]	187.02
11)	Permissible Built up area (6+7+8+9+10+11)	4877.84
12)	Proposed Built up area COMM. = 1639.42 RESI. = 3238.42	4877.84
13)	TDR generated if any as per regulation 30 (A)	—
14)	Fungible Compensatory area as per regulations No 31(3)	
	(a) (i) Permissible Fungible Area (RES.)=3238.43X35% = 1133.45	
	Fungible area without charging premium (917.56- 4.18) = 913.38	1125.15
	Fungible area with charging premium = 211.77	
	(ii) Permissible Fungible Area (NON.RES.)= 1639.42 X35% = 573.79	573.79
15)	Total BUA proposed including FCA [13 + 15(a)(ii)	6576.78
16)	FSI consumed on net plot (12/4)	2.26
II)	OTHER REQUIREMENTS	
A)	Reservation / Designation	
	(a) Name of Reservation	
	(b) Area of Reservation land 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 Regulations No.27 (15% or 20% or 25%)	
D)	TENEMENT STATEMEN	
	(a) Proposed built up area (13 above)	6576.78
	(b) Less of Non - Residential area (Shop etc.)	2213.21
	(c) area available for tenements [(a) minus (b)	4363.57
	(d) tenements permissible (450 / hectare)	196 NOS
	(e) tenements proposed	91 NOS
D)	PARKING STATEMENT	
	(a) car parking required.	114 NOS
	(b) scooter / motor cycle	
	(c) Outsides (visitors)	
	(d) Coverage garage permissible	
	(e) car parking provided	114 NOS

PROFORMA - B

CONTENTS OF SHEET

GROUND & 1ST FLOOR PLAN, BLOCK & LOCATION PLAN, SUMMARY OF BUILT UP AREA, PARKING AREA STATEMENT, SANITARY STATEMENT.

NOTES

ALL DIMENSION ARE IN METER

APPROVAL OF PLAN

1) This is digitally signed and issued.
2) This cancels approval to the previous plans sanctioned under no. P-7691/2021/(3)/R/S Ward/AKURLI-R/S Dated - 09.08.2023
3) Approved subject to conditions mentioned in this offer letter under Auto DCR File no. P-7691/2021/(3)/R/S Ward/AKURLI-R/S Dated

SE(BP) R/4	AE (BP) R/1	EE (BP) R/1
Rahul Babusha Pandit — Digitally signed by Rahul Babusha Pandit Date: 2024.10.30 13:56:39 +05'30'	Shivshant Sudhakar rao Doke — Digitally signed by Shivshant Sudhakarrao Doke Date: 2024.10.30 17:56:54 +05'30'	SANTOSH UTTAMRAO RAUT — Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2024.11.12 19:03:21 +05'30'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPEMENT OF EXISTING RESIDENTIAL BUILDING KNOWN AS KANDIVALI SANGHAVI CO.OP.HOUSING SOC.LTD. ON PLOT BEARING C.T.S. NO. 3, 3/1 to 38 OF VILLAGE OF AKURLI AND CTS. NO 377,377/A, 377/1 TO 20 OF VILLAGE POISAR AT KAMALA NEHRU CROSS ROAD NO. 01, KANDIWALI(WEST), MUMBAI - 400 067.

NAME, SIGNATURE OF OWNER/APPLICANT

KANDIVALI SANGHVI Co-Op. HOUSING SOCIETY LTD.
SANGHVI CHS.,
KAMALA NEHRU CROSS
ROAD NO. 01, KANDIWALI(WEST),
MUMBAI - 400 067.

DINESH NARROT TAMDAS PAREKH — SECRETARY
DEEPAK RAMNIK LAL JANI — CHAIRMEN

CERTIFICATE OF AREA

Certified that I have surveyed the plot under reference on area 2223.20 and the dimensions of the sides etc. of the plot stated on plan are as measured on site and the area so worked out is 2223.20 Sq.mts and tallies with the area stated in the documents of ownership/records.

Abhijit Arun Mehta

NAME, ADDRESS & SIGNATURE OF LIC. SURVEYOR

RAY CONSULTANTS
ABHIJIT A. MEHTA
LIC. NO. M/320/LS
PROJECT CONSULTANT & LIC. SURVEYOR
101, MATRU VATSALYA
V. P. ROAD, ANDHERI (W).
MUMBAI 400 058.

Abhijit Arun Mehta — Digitally signed by Abhijit Arun Mehta DN: cn=Abhijit Arun Mehta c=IN o=Personal Reason: I am the author of this document Location: Date: 2024-10-30 12:51+05:30