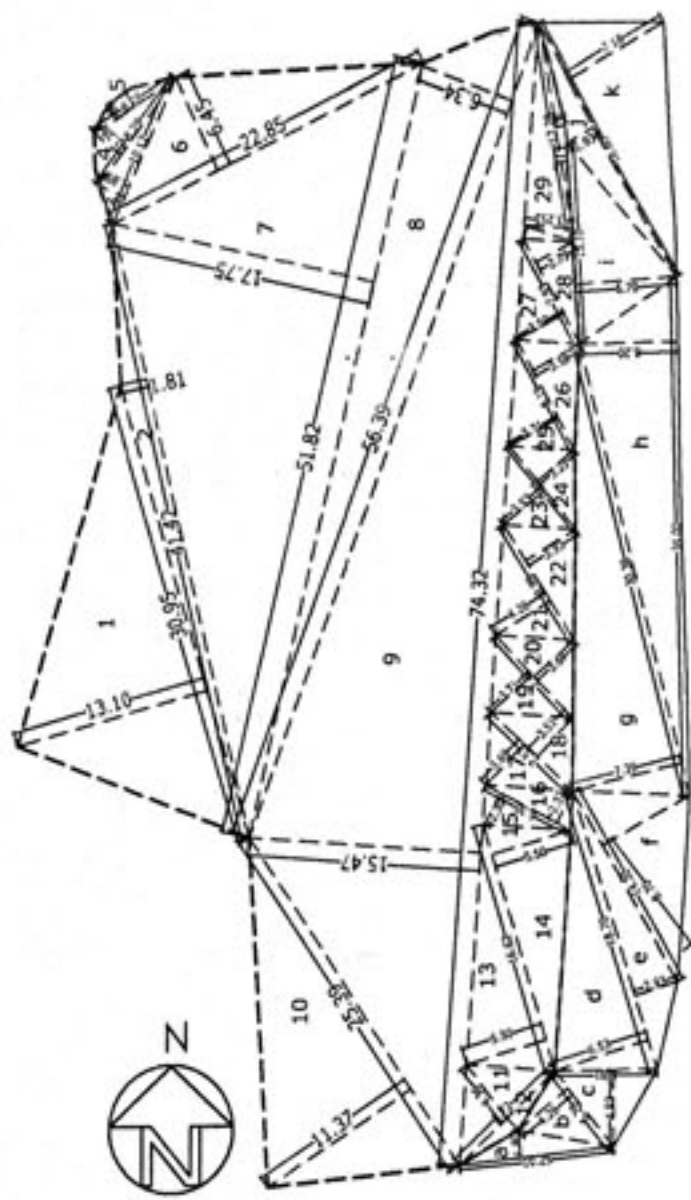
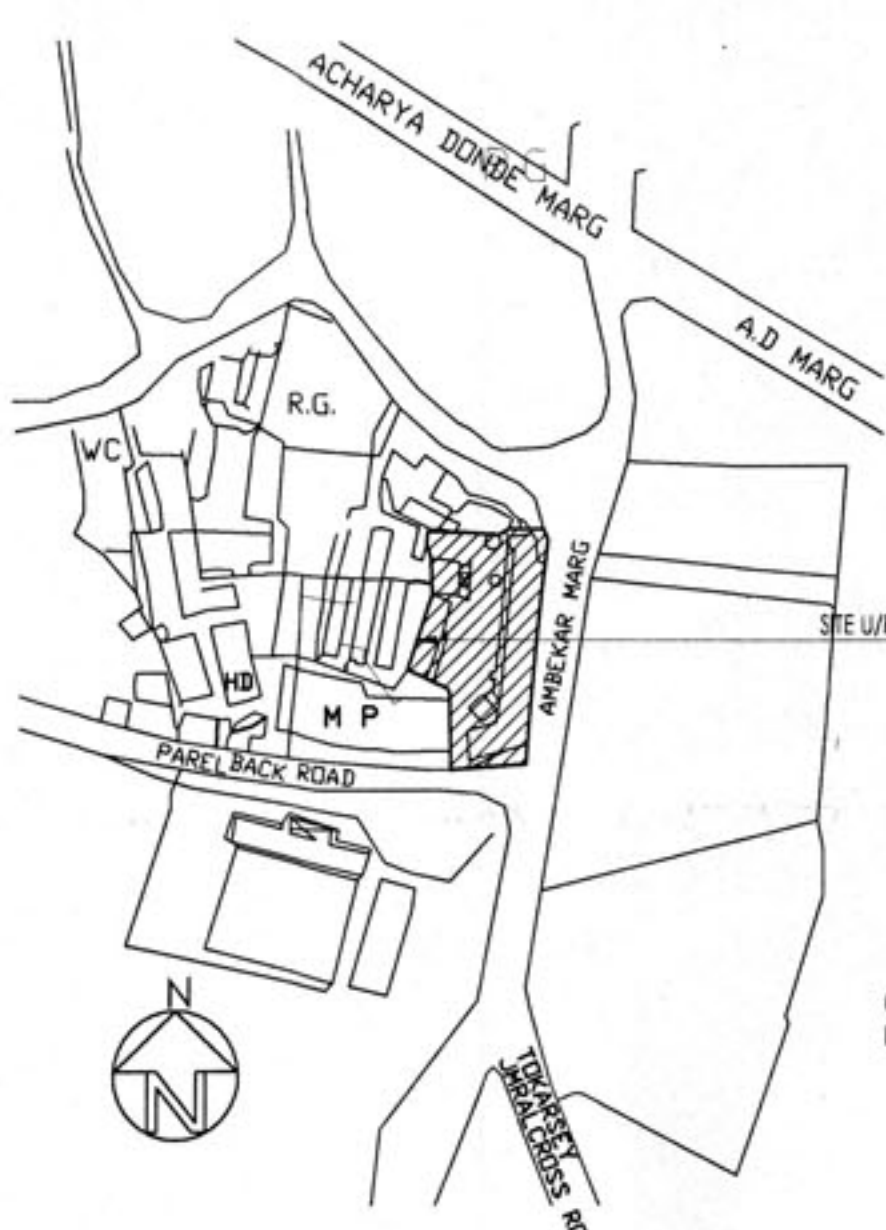




PLOT AREA TRIANGULATION

C.S.NO.242
SCALE 1:500
PAREL - SEWREE DIVISION

PLOT AREA TRIANGULATION CALCULATION									
PART A									
1	0.60	X	13.10	X	30.95	=	202.72	SQ.MT	
2	0.60	X	41.42	X	1.81	=	37.38	SQ.MT	
3	0.60	X	10.12	X	1.89	=	9.64	SQ.MT	
4	0.60	X	8.29	X	2.28	=	9.42	SQ.MT	
5	0.67	X	6.28	X	1.08	=	4.62	SQ.MT	
6	0.60	X	22.85	X	6.45	=	73.69	SQ.MT	
7	0.60	X	51.82	X	17.75	=	459.86	SQ.MT	
8	0.60	X	56.39	X	6.34	=	178.60	SQ.MT	
9	0.60	X	74.32	X	15.47	=	574.68	SQ.MT	
10	0.60	X	25.39	X	11.37	=	144.31	SQ.MT	
11	0.60	X	8.72	X	4.36	=	19.00	SQ.MT	
12	0.60	X	8.72	X	1.07	=	4.66	SQ.MT	
13	0.60	X	16.62	X	5.50	=	45.71	SQ.MT	
14	0.60	X	16.62	X	5.50	=	45.71	SQ.MT	
15	0.60	X	6.30	X	2.30	=	7.25	SQ.MT	
16	0.60	X	6.30	X	2.37	=	7.45	SQ.MT	
17	0.60	X	7.53	X	3.69	=	13.88	SQ.MT	
18	0.60	X	7.53	X	3.51	=	13.19	SQ.MT	
19	0.60	X	7.42	X	3.71	=	13.74	SQ.MT	
20	0.60	X	7.42	X	3.64	=	13.48	SQ.MT	
21	0.60	X	8.99	X	4.26	=	19.12	SQ.MT	
22	0.60	X	8.99	X	3.93	=	17.63	SQ.MT	
23	0.60	X	7.08	X	3.53	=	12.47	SQ.MT	
24	0.60	X	7.08	X	3.21	=	11.34	SQ.MT	
25	0.60	X	8.19	X	3.71	=	15.16	SQ.MT	
26	0.60	X	8.91	X	3.59	=	15.96	SQ.MT	
27	0.60	X	7.93	X	3.56	=	14.09	SQ.MT	
28	0.60	X	7.93	X	2.79	=	11.04	SQ.MT	
29	0.60	X	13.28	X	3.263	=	21.59	SQ.MT	
30	0.60	X	13.28	X	0.72	=	4.78	SQ.MT	
TOTAL								2021.95	SQ.MT
SET BACK AREA									
PART B									
a	0.5	X	1.80	X	10.25	=	9.23	SQ.MT	
b	0.5	X	6.29	X	4.26	=	13.37	SQ.MT	
c	0.5	X	6.81	X	4.93	=	16.77	SQ.MT	
d	0.5	X	18.70	X	6.53	=	61.01	SQ.MT	
e	0.5	X	18.70	X	2.93	=	27.35	SQ.MT	
f	0.5	X	14.20	X	6.59	=	46.75	SQ.MT	
g	0.5	X	30.38	X	7.39	=	112.27	SQ.MT	
h	0.5	X	34.00	X	6.20	=	105.40	SQ.MT	
i	0.5	X	13.10	X	6.70	=	43.89	SQ.MT	
j	0.5	X	18.60	X	1.93	=	17.90	SQ.MT	
k	0.5	X	18.60	X	7.18	=	66.77	SQ.MT	
TOTAL								520.71	SQ.MT
TOTAL PLOT AREA PART A + B								2542.66	SQ.MT

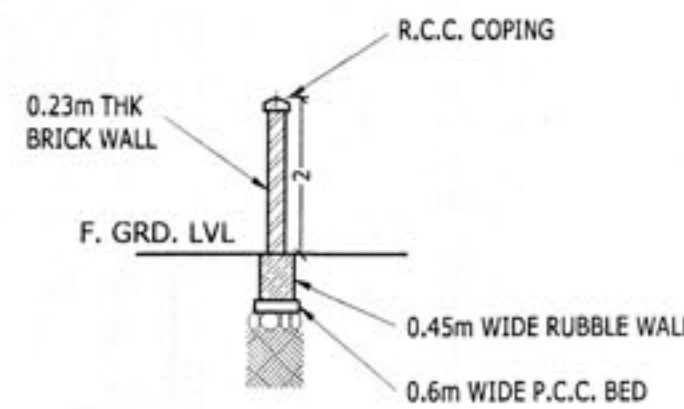


LOCATION PLAN

SCALE 1:2500
F/SOUTH WARD

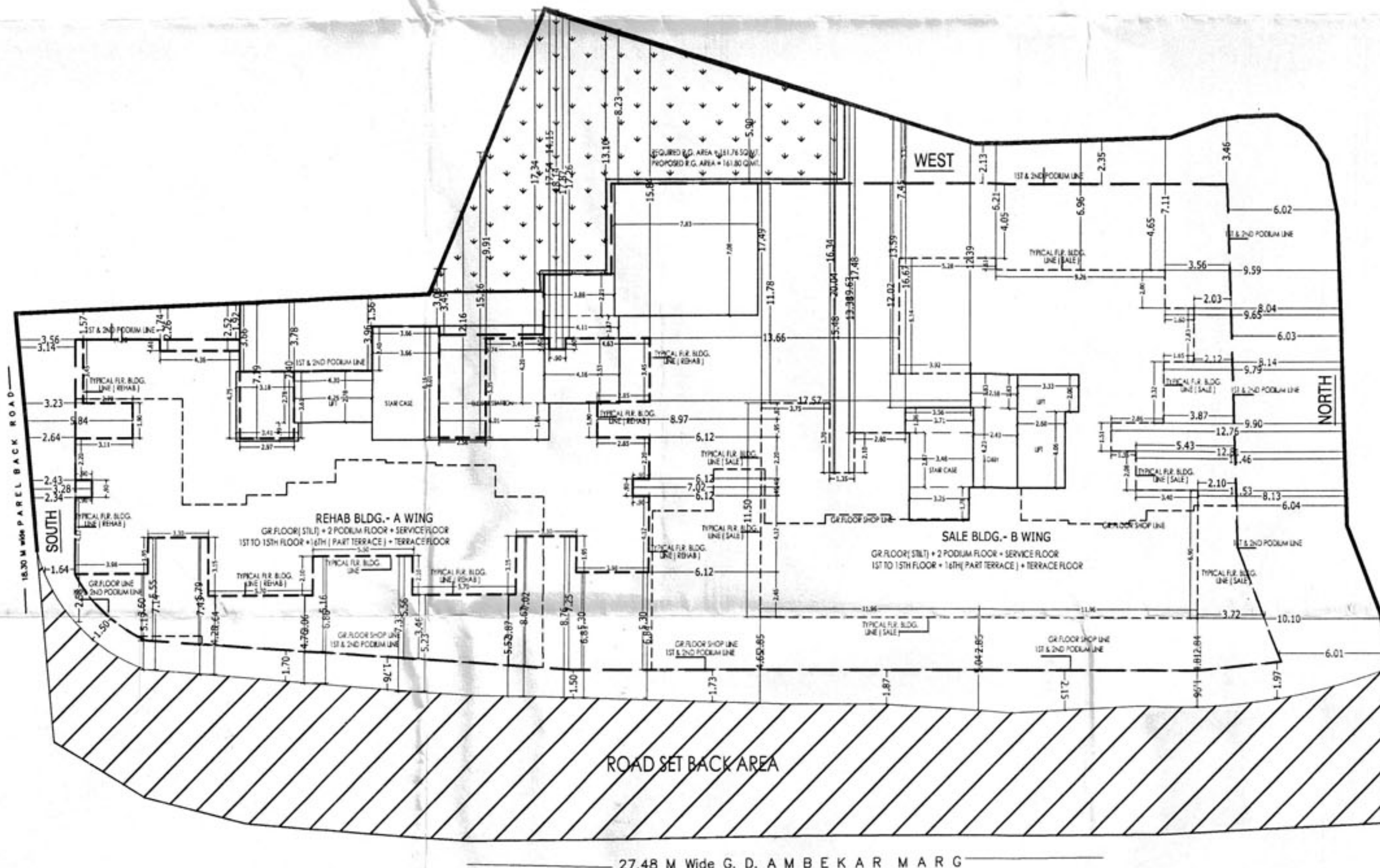
B.U.A SUMMARY OF MHADA SURPLUS AREA		
Sr.No.	FLAT B.U.A IN SQ.MT.	FUNGIBLE B.U.A IN SQ.MT.
1	15TH FLOOR OF REHAB WING 38.81 SQ.MT.	3.02 SQ.MT.
2	16TH FLOOR OF REHAB WING 152.46 SQ.MT.	14.22 SQ.MT.
TOTAL	191.27 SQ.MT. - A	17.24 SQ.MT. - B
TOTAL (A+B)		208.51 SQ.MT.

- 1) MHADA PROPOSED AREA = 208.51 SQ.MT.
- 2) MHADA HANDOVER TO BE AREA REQUIRED = 201.93 SQ.MT.
- 3) MHADA EXCESS AREA (1-2) = 6.58 SQ.MT.



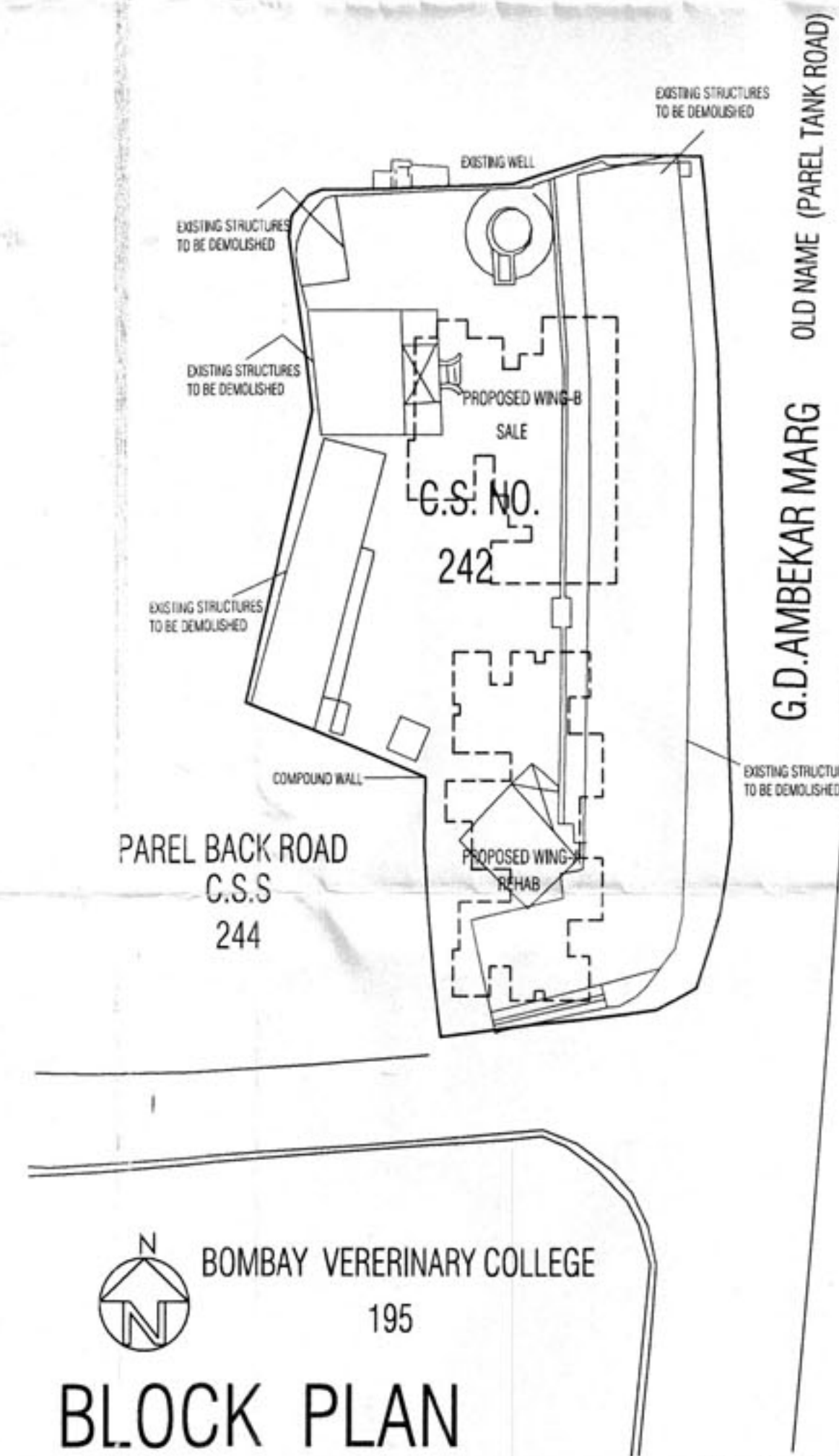
SECTION THRU' COMMON COMPOUND WALL

SCALE : 1 : 100



LAYOUT PLAN

SCALE = 1:200



BLOCK PLAN

SCALE 1:500

AMENDED PLANS APPROVED
SUBJECTED TO CONDITIONS
MENTIONED IN THE AMENDED LETTER
UN/CHE/CTY/0444/FS/337

TABEL II			
Sl.No.	Residential Area in Sq.Mt. (Including Rehab & Sale)	Commercial Area in Sq.Mt. (Including Rehab & Sale)	Total Area in Sq.Mt.
1	6876.74	731.24	7607.98
2	2182.70	147.33	2330.03
3	9123.53	898.57	10022.10
4	8731.59	874.85	9606.45
5	1064.98	147.33	1212.31
6	739.99	123.42	863.41
7	1177.81	0.00	1177.81
8	1114.86	0.00	1114.86
9	7930.00		
10	40%	100%	
11	5533513.80	0.00	5533513.80
12	Payment receipt No. & Date		

FILE NO. EB/6210/FS/A
 CHE/CTY/0444/FS/337

1/11

	Proforma A	Old Approved Plan Dt.	Plan As per Amended after 6/1/2012		
1	Area of Plot	2542.66	2542.66		
2	Deduction for,				
	a) Road Setback Area	520.71	520.71		
	b) Proposed Road	NIL	NIL		
	c) Any Reservation	NIL	NIL		
	d) % amenity space as per DCR..... (Sub Plot)				
	e) Others				
	Total (a+b+c)				
3	Balance Area of Plot (1-2)	2021.95	2021.95		
4	Deduction for Recreation Ground (if deductible)	NIL	NIL		
5	Net Area of Plot (3-4)	2021.95	2021.95		
6	Additions for Floor Space Index	520.71	520.71		
	a) 100% for set back				
	b) 100% for DP Road				
	Total (a+b)	520.71	520.71		
7	Total Area (5+6)	2542.66	2542.66		
8	Floor Space Index Permissible	3.00	3.00		
9	Additional Built up Areas				
	a) 0.33 on payment of premium (Suburbs & Ext. Sub)				
	b) Built up Area Credit available by Development Rights				
	c) Additional Built up area as DCR 33()				
	d) Others				
	Total (a+b+c+d)				
10	Permissible BUA [(7 X 8) +9]	7627.98	7627.98		
11	Existing Built up Area (To be retained)	NIL	NIL		
12	Proposed Built up Area	7627.98	7627.98		
13	Excess Balcony area taken in FSI	NIL	NIL		
14A	Purly Residential Built up Area	PERMISSIBLE 6883.54	PROPOSED 6731.51	PERMISSIBLE 6876.74	PROPOSED 6876.74
14B	Remaining Non Residential Built up Area	736.63	736.63	736.63	736.63
14C	Excess area given to N.R.	7.81	7.81	14.61	14.61
14D	Total Built up Area proposed (11+12+13)	7627.98	7475.95	7627.98	7627.98
15	FSI Consumed (14/7)	3.00	2.94	3.00	3.00
B	Details of FSI availed as per DCR 35(4)	Permissible	Proposed	Permissible	Proposed
1	1 Fungible BUA component proposed vide DCR 35(4) for Purly Residential - or <(14A X 0.35) (for Rehab)			2182.70	1854.85
2	2 Fungible BUA component proposed vide DCR 35(4) for Non Residential - or <(14B X 0.20) (for Rehab)			147.33	123.62
4	4 Total Fungible Built up Area vide DCR 35(4) = (B1+B2)			2330.03	1978.47
5	5 Total gross BUA proposed (14+B3)			10022.10	9606.45
C	Tenement Statement				
i	i Plot Area (Item 9-4 above)				
ii	ii Tenement Density Permissible per Hectare				
iii	iii Tenements Permissible on the Plot				
iv	iv Tenements Proposed				
v	v Tenements Existing				
vi	vi Less Non Residential tenements (Shops etc.)				
vii	vii Total Tenements on the Plot (iv +v-vi)				
D	Parking Statement				
i	i Parking Required by Regulation for				
a)	a) Car	70 NO'S		83.13 NO'S	
b)	b) Scooter/Motor Cycle	---		---	
c)	c) Visitors	17 NO'S		17.78 NO'S	
d)	d) 25% Additional Parking	06 NO'S		9.09 NO'S	
ii	ii Total Parking Provided	93 NO'S		110.00 NO'S	
E	Transport Vehicles Parking				
i	i Space for Transport Vehicles Parking Required By Regulation				
ii	ii Total No. of Transport Vehicles Parking Spaces Provided				

PROFORMA 'B'

STAMP OF APPROVAL PLANS

Bharat Ramdas Saindane
Dnyanesh Chavhan
Vivek Tukaram Khot

SUB.ENG. (B.P.) CITY- VIII
ASST.ENG. (B.P.) CITY- V
EXE.ENG. (B.P.) CITY-III

CONTENT OF SHEET

LAYOUT PLAN, BLOCK PLAN, LOCATION PLAN, AMENITY OPEN SPACE CALCULATION
PLOT AREA DIAGRAM & CALCULATION, MHADA SURPLUS AREA STATEMENT & TABEL - II
Name, Address & Signature of the Developer

Shishir Mangesh Shivapurkar
CRYSTAL BUILDERS & DEVELOPERS
106, First Floor, Hanuman Industrial Estate, G.D. Ambekar Road, Wadala, Mumbai - 400 031.

DESCRIPTION OF PROPOSAL & PROPERTY.
REDEVELOPMENT UNDER D.C. REGULATION 33(7)/1991 UNDER MHADA, PROPERTY KNOWN AS "PATEL WADI" ON LAND BEARING C.S.NO. 242 OF PAREL SEWREE DIVISION, SITUATED AT G.D. AMBEKAR MARG, MUMBAI

AREA CERTIFICATE
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY OUR OFFICE STAFF ON 2542.66 SQ.MT. & THE DIMENSIONS OF SIDES ETC. OF PLOT ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT IS TWO THOUSAND FIVE HUNDRED FORTY TWO POINT SIXTY SIX SQUARE METERS. IN THE DOCUMENT OF OWNERSHIP.

05 MAY 2017
S.G. DALVI & ASSOCIATES
ARCHITECT
S.G. DALVI
CA/77/4132

DRG.NO. 1
DATE 18-04-2017
DRAWN BY YOGESH
CHKD BY S.G.DALVI

S.G. DALVI & ASSOCIATES
GRD. FLOOR ABHYASIK BLDG
SNEHADEEP CO-OP HSG. SOC
VITHAL CHAVAN MARG
PAREL, MUMBAI - 400 012
sg_dalvi@yahoo.com