

FILE NO :- CHE/WSII/1036/R/C/337(NEW)

FORM - I

AREA STATEMENT		Proposed Plan As Per DCPR 2034 Area in sq.mt.
1	AREA OF PLOT -	765.80
(Area As Per P.P.C.)		
(Triangulation Area As Per P.P. Boundary)		
(Hence Least Area Adopted For Proposal)		
(a) Area of Reservation in Plot		NIL
(b) Area of Road Set-back		NIL
(c) Area of D.P. Road		NIL
(d) Other		NIL
2	DEDUCTIONS FOR	
(A) FOR RESERVATION / ROAD AREA		
(i) Road Set-back Area to be Handled Over (100%) (Regulation No 16)		NIL
(ii) Proposed D.P. Road to be Handled Over (100%) (Regulation No 16)		NIL
(iii) Reservation Area to be Handled Over (100%) (Regulation No 17)		NIL
(iv) Reservation Area to be Handled Over As Per AR (Regulation No 17)		NIL
(B) FOR AMENITY AREA		
(i) Area of Amenity Plot / Photos to be Handled Over As Per DCR 14 (A)		N/A
(ii) Area of Amenity Plot / Photos to be Handled Over As Per DCR 14 (B)		N/A
(iii) Area of Amenity Plot / Photos to be Handled Over As Per DCR 35 (Advance)		N/A
(C) Deductions For Existing BUA to be Retained if any Land Component of Existing BUA / Existing BUA As Per Regulation Under Which The Development Was Allowed.		NIL
3	TOTAL DEDUCTIONS (2(a) + 2(b) + 2(c) + 2(d) AS AND WHEN APPLICABLE)	765.80
4	PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDLED OVER TO MCGM / APPROPRIATE AUTHORITY AS PER SR. NO. 4 ABOVE	1.80
5	ZONAL / Basic / FSI (0.50 OR 0.75 OR 1.00)	763.60
6	BUILT UP AREA AS PER ZONAL / Basic / FSI (5 + 6)	763.60
7	BUILT UP EQUAL TO AREA OF LAND HANDLED OVER AS PER REGULATION 30(A)	
8	(i) AS PER ZONAL / Basic / FSI (5 + 6) WITH IN CAP OF ADMISSIBLE TOR	200 % For Set-back (NIL x 2)
(ii) AS COLUMN 6 OF TABLE - 12 ON REMAINING / BALANCE PLOT		
(iii) IN CASE OF 2(A)(C) (ii) PERMISSIBLE OVER AND ABOVE PERMISSIBLE BUA ON REMAINING / BALANCE PLOT		
9	a) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDLED OVER / WITHIN THE LIMIT OF PERMISSIBLE BUA ON REMAINING PLOT	NIL
b) 15% OF SR.NO. 7a above OR 10sq.mt PER REHAB TENEMENTS AS PER REG.33(7)(b)		
c) PROTECTED DEVELOPMENT FSI AS PER REG. 30(C) (AS PER DC PLAN)		
10	BUILT UP AREA DUE TO - ADDITIONAL FSI ON PAYMENT OF PREMIUM -	0.50% PERMISSIBLE ADDITIONAL FSI (763.60 x 0.50%) = 381.80 Sq.mt.
AS PER TABLE NO 12 OF REGULATION NO 30(A) ON REMAINING / BALANCE PLOT.		
11	BUILT UP AREA DUE TO ADMISSIBLE TOR -	0.90% DUE TO AVAILABLE ROAD WIDTH 18.30 MT. PERMISSIBLE T.D.R. (763.60 x 0.90%) = 687.24 Sq.mt.
AS PER TABLE NO 12 OF REGULATION NO 30(A) AND 32 ON REMAINING / BALANCE PLOT.		
Sum TOR (DCR No. 30(A) / 408 (2007))		= 138.05 Sq.mt.
Reservation TOR (DCR No. 0011(2007))		= 237.38 Sq.mt.
Reservation TOR (DCR No. 0010(12))		= 249.72 Sq.mt.
TOTAL TOR NOW PROPOSED (138.05 + 237.38 + 249.72)		= 625.15 Sq.mt.
(687.24 - (62.06 protected area))		= 625.15 Sq.mt.
12	PERMISSIBLE BUILT UP AREA = (7a + 8 + 9 + 10 + 11) (AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2 (c))	1832.64
13	EXISTING BUILT UP AREA	NIL
14	PROPOSED BUILT UP AREA (AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2 (c))	1832.64
15	FUNDIBLE COMPENSATORY AREA AS PER REGULATION NO 31 (B)	641.42
(a) (i) Permissible Fungible Compensatory Area For Rehab Component Without Charging Premium		Residential (520.47 x 0.35%) = 183.63 Sq.mt.
(ii) Fungible Compensatory Area Available For Rehab Component Without Charging Premium (Resl. + Comm.)		Commercial (49.81 x 0.35%) = 17.43 Sq.mt.
(b) (i) Permissible Fungible Compensatory Area by Charging Premium (Resl. + Comm.)		Residential (520.47 x 0.35%) = 183.63 Sq.mt.
(ii) Fungible Compensatory Area Available On Payment Of Premium (Resl. + Comm.)		Commercial (49.81 x 0.35%) = 17.43 Sq.mt.
(c) (i) Permissible Fungible Compensatory Area by Charging Premium (Resl. + Comm.)		Residential (520.47 x 0.35%) = 183.63 Sq.mt.
(ii) Fungible Compensatory Area Available On Payment Of Premium (Resl. + Comm.)		Commercial (49.81 x 0.35%) = 17.43 Sq.mt.
16	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNDIBLE COMPENSATORY AREA [13 + 15(a) (ii) + 15(b) (ii)]	2461.80
17	FSI CONSUMED ON NET PLOT [13 + 15(a) (ii) + 15(b) (ii)]	2.40
OTHER REQUIREMENTS		
RESERVATION / DESIGNATION		
(a) Name of Reservation		---
(b) Area of Reservation Affecting The Plot		---
(c) Area of Reservation Land to be Handled / Handled Over As Per Regulation No. 17		---
(d) Built up Area of Amenity to be Handled Over As Per Regulation No. 17		---
(e) Area / Built up Area of Desirability		---
18	PLOT AREA / BUILT UP AMENITY TO BE HANDLED OVER AS PER REGULATION NO	---
(i) 14 (A)		---
(ii) 14 (B)		---
(iii) 15		---
REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT / PLOT AS REGULATION NO. 27		---
TENEMENT STATEMENT		
(i) Proposed Built up Area (13 Above)		2461.80
(ii) Less: Deduction of Non-Residential Area (Shop Etc.)		60.44
(iii) Area Available For Tenements ((ii) Minus (i))		2401.36
(iv) Tenements Permissible (Density of Tenements 450 / Hectare)		108005
(v) Total Number of Tenements Proposed on The Plot		35 NOS.
PARKING STATEMENT		
(i) PARKING REQUIRED BY REGULATIONS FOR		34 NOS.
(ii) Covered Garage Permissible		
(iii) Covered Garage Proposed		
(iv) Car Scooter / Motor Cycle Outriders (Visitors)		
(v) TOTAL PARKING PROVIDED		32 NOS.
TRANSPORT VEHICLES PARKING		
(i) Space For Transport Vehicles Parking Required By Regulations		
(ii) Total No. of Transport Vehicles Parking Spaces Provided		

CERTIFICATE OF AREA

Certified That I have Surveyed the Plot Under Reference on 25/09/2021 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 763.60 Sq.mts. And Tallies With The Area Stated in the Document of Ownership / Town & Planning Scheme Records.

FORM - II

CONTENTS OF SHEET 1 GROUND FLOOR PLAN, 1ST FLOOR PLAN, PLOT AREA DIAGRAM, A CALCULATION/PARKING AREA STATEMENT, BUA SUMMARY, BLOCK PLAN, LOCATION PLAN, SECTION THRO' U.G. TANK, COMPOUND WALL & ENTRANCE GATE.				
DESCRIPTION OF PROPOSAL AND PROPERTY PROPOSED REDEVELOPMENT OF BUILDING ON PLOT BEARING F.P. NO. 37, TIPS BORIVALI III AT SHIMPOLI ROAD BORIVALI - (WEST), MUMBAI-40.				
NAME ADDRESS & SIGNATURE OF OWNER, DEVELOPER & R.C.C. CONSULTANT				
MR. MEHUL K. MEHTA PARTNER M/S. SHREE BALAJI ENTERPRISE SHREENATH HOUSE, RAMA RESIDENCY, DADARHAI CROSS ROAD No.3, VILEPARLE (WEST), MUMBAI - 400 056		MEHUL KIRIT MEHTA OWNER / DEVELOPER SIGNATURE R.C.C. CONSULTANT SIGNATURE Job no. Drawing No. Scale No. Drawn By Checked By Date No. 1:100 Nitesh Jambhale Swati Kulkarni 24-12-2021		
NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT				
MANISH KIRIT SHAH ARCHITECT & PROJECT CONSULTANT 1101, Wing - B, Western Edge - II, Western Express Highway, Borivali (East), Mumbai - 400066. Tel: 28705599 / 28706699, E-mail: anishmanish@gmail.com		Shah MANISH KIRIT MAR MANHARLA L MANISH SHAH LICENSE NO. CA / 181686		
APPROVAL OF PLANS				
1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED. 2) THIS CANCELS APPROVAL TO THE PREVIOUS PLAN SANCTIONED UNDER NO. CHE/WSII/1036/R/C/337(NEW). DATED: 03/04/2017 3) APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO. CHE/WSII/1036/R/C/337(NEW)				
MANISH KIRIT SHAH JAVANAL, TIPS BORIVALI		PARESH SURYAKA NT PANCHAL Digitally signed by PARESH SURYAKA Date: 2023.12.24 12:24:57		
S.E.B.P.		VINOD KONDIRAM KEKAN Digitally signed by VINOD KONDIRAM KEKAN Date: 2023.12.24 18:48:59		

PROPOSED BUILT UP AREA SUMMARY						
SR. No.	FLOORS NO.	PROPOSED BUILT UP AREA (In Sq.mt.)		TOTAL (3 + 4) (In Sq.mt.)	STAIRCASE / LIFT / LIFT LOBBY AREA (By Charging Premium) (In Sq.mt.)	
		COMMERCIAL	RESIDENTIAL		COMMERCIAL	RESIDENTIAL
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	GROUND FLOOR	60.44	18.49	78.93	-----	-----
	FIRST FLOOR	-----	79.08	79.08	-----	60.83
	SECOND FLOOR	-----	91.72	91.72	-----	60.83
	THIRD FLOOR	-----	91.72	91.72	-----	60.83
	FOURTH FLOOR	-----	91.72	91.72	-----	60.83
	FIFTH FLOOR	-----	91.72	91.72	-----	60.83
	SIXTH FLOOR	-----	91.72	91.72	-----	60.83
	SEVEN FLOOR	-----	92.83	92.83	-----	58.63
	EIGHT FLOOR	-----	139.89	139.89	-----	58.63
	NINE FLOOR	-----	139.89	139.89	-----	58.63
	TENTH FLOOR	-----	139.89	139.89	-----	58.63
	ELEVENTH FLOOR	-----	139.89	139.89	-----	58.63
	TWELFTH FLOOR	-----	139.89	139.89	-----	58.63
	THIRTEENTH FLOOR	-----	139.89	139.89	-----	58.63
	FOURTEENTH FLOOR	-----	139.89	139.89	-----	58.63
	FIFTEENTH FLOOR	-----	152.03	152.03	-----	58.63
	SIXTEENTH FLOOR	-----	152.03	152.03	-----	58.63
	SEVENTEENTH FLOOR	-----	152.03	152.03	-----	58.63
	EIGHTEENTH FLOOR	-----	158.29	158.29	-----	58.83
NINETEENTH FLOOR	-----	158.29	158.29	-----	58.83	
TOTAL FLOOR AREA		60.44	2400.90	2461.34	-----	1127.57
EXCESS PROVIDED COUNTED IN FSI.						
COLUMN AREA COUNTED IN FSI		-----	0.46	0.46		
TOTAL BUA PROPOSED		60.44	2401.36	2461.80		

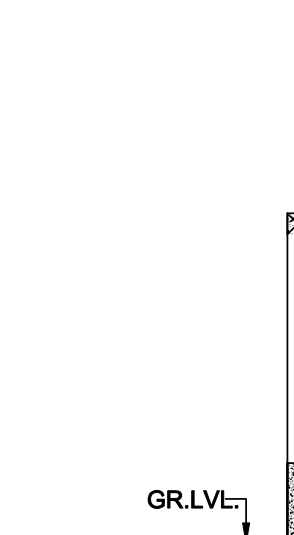
COLUMN AREA CALCULATIONS FOR 1ST FLOOR

ADDITIONS	IN SQ.MT.
1) 0.30 X 0.88 X 1 No = 0.26	
2) 0.23 X 0.88 X 1 No = 0.20	
TOTAL ADDITIONS	= 0.46

PLOT AREA CALCULATIONS

ADDITIONS	IN SQ.MT.
1) 0.50 X 44.62 X 17.65 X 1 No = 393.77	
2) 0.50 X 44.62 X 16.68 X 1 No = 372.13	
TOTAL ADDITIONS	= 765.90

PLOT LINE AREA DIAGRAM SCALE - 1:500



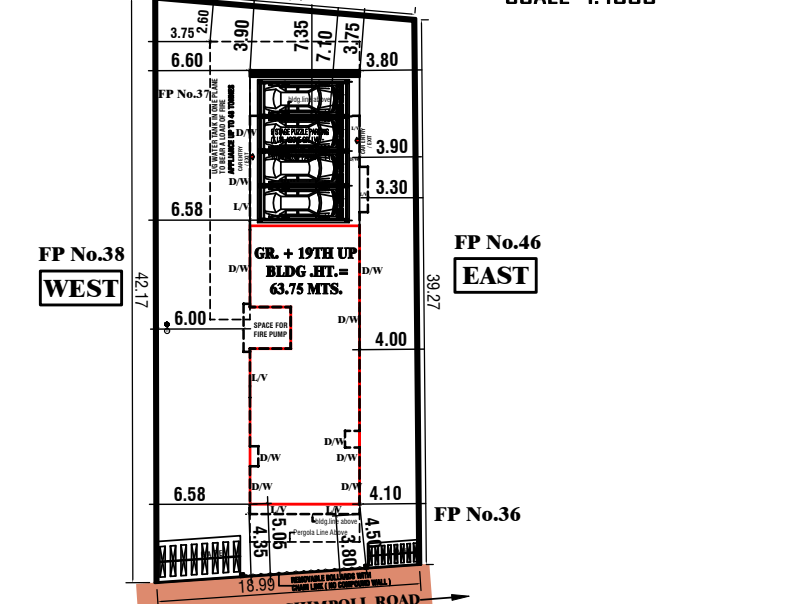
ENTRANCE GATE PORTAL ELEVATION SCALE - 1:100



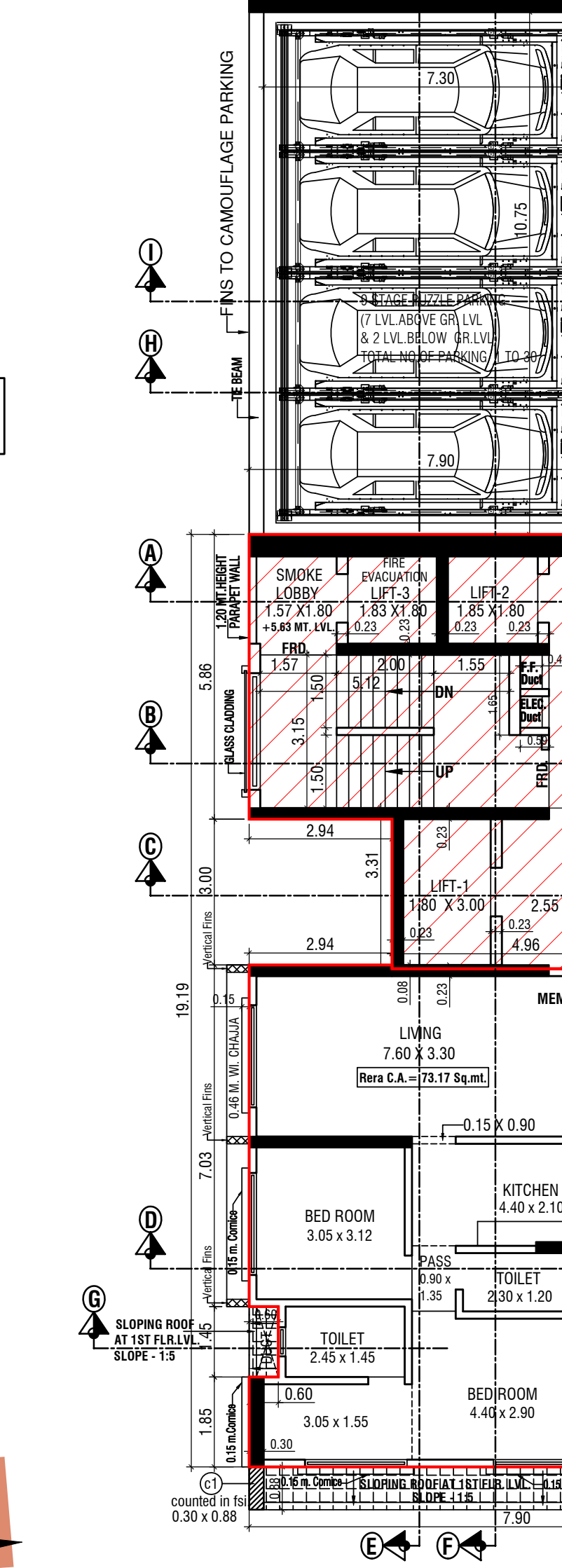
SITE U/R



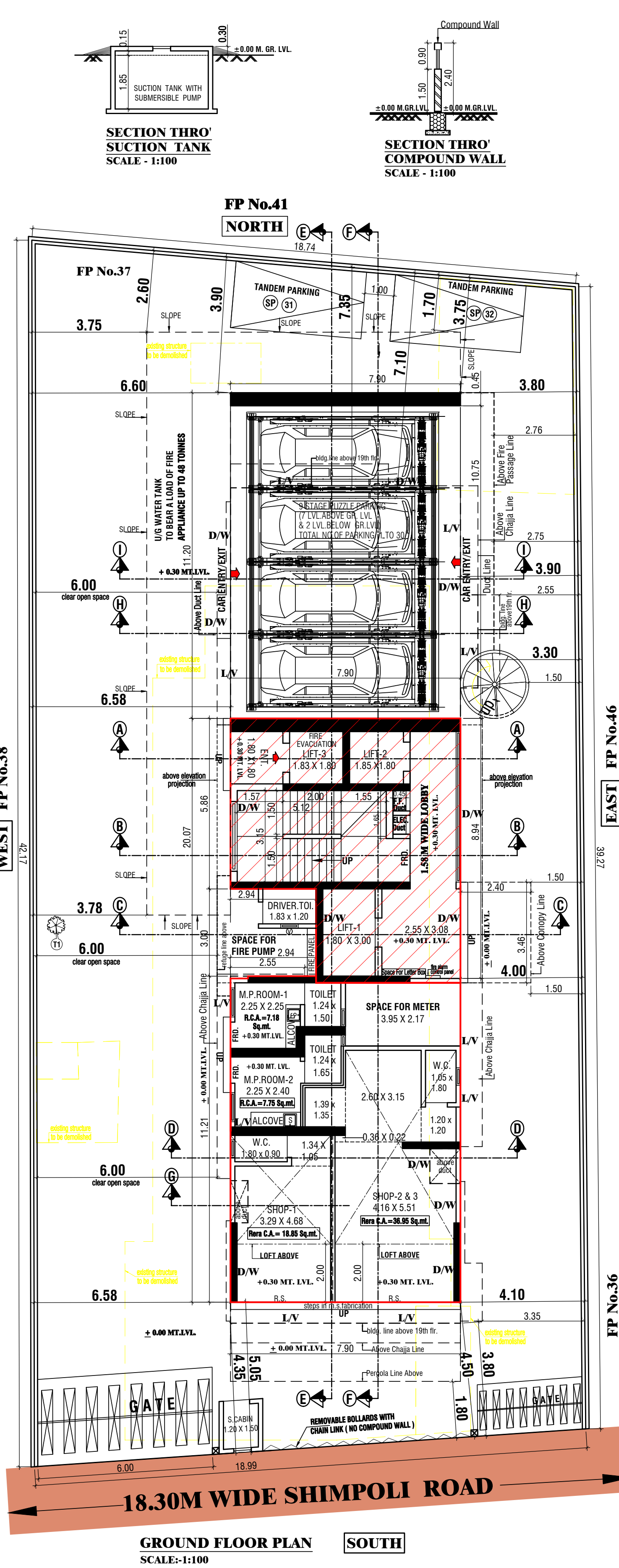
LOCATION PLAN SCALE - 1:4000



BLOCK PLAN SCALE - 1:500



1ST FLOOR PLAN SCALE - 1:100



GROUND FLOOR PLAN SCALE-1:100

SOUTH