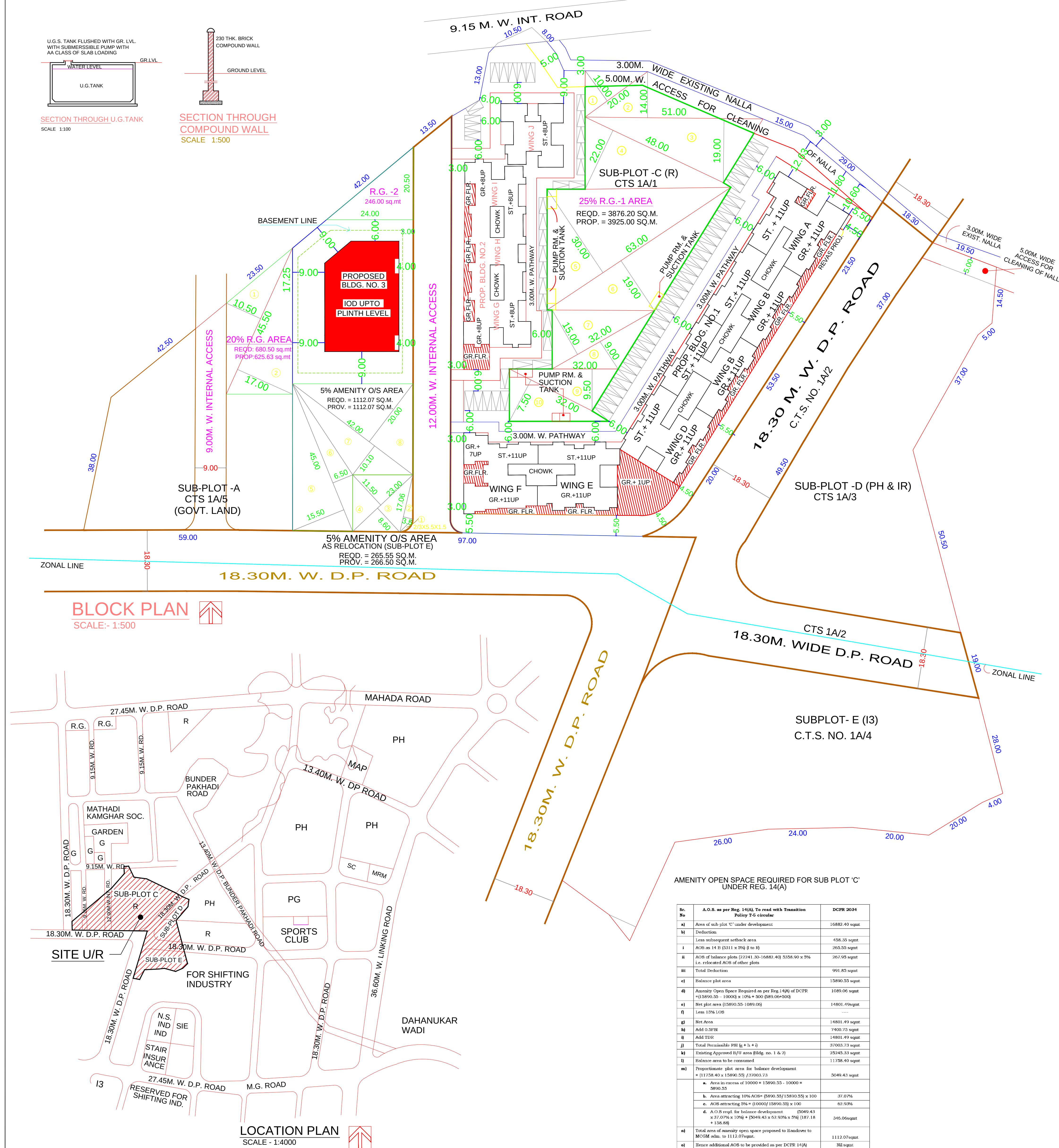




PROFORMA 'A' FOR SUB PLOT C				
A	AREA STATEMENT	AREA IN SQ.MTS. AS PER 1991	AREA IN SQ.MTS. AS PER 2034	TOTAL
			PLOT - C	
1	AREA OF PLOT AS	16882.40	16882.40	16882.40
2	SUBSEQUENT SETBACK AREA	----	458.35	458.35
3	DEDUCTION FOR			
	a) 5% ADDITIONAL AMENITY O/S AREA 5% X 22241.30 (AS PER)	1112.07	----	----
	b) AOS OF BALANCE PLOTS I.E. RELOCATED AOS OF OTHER PLOTS = 22241.30 - 16882.40 = \$358.90 I.E. \$358.90 X 5% =	----	267.95	267.95
	c) 5% ADDITIONAL AOS OF I TO R	265.55	265.55	265.55
	TOTAL DEDUCTIONS	1377.62	991.85	991.85
4	a) LESS 15% R. G. AREA (16882.40 - (1112.07+265.55)) X 15%	2325.72	----	----
5	BALANCE PLOT AREA	13179.06	15890.55	15890.55
6	DEDUCTION FOR AMENITY OPEN SPACE AS PER REG. 14/A (15890.30 - 10000) X 10% + 500 = (\$89.06 + 500)	----	1089.06	1089.06
7	NET PLOT AREA	13179.06	14801.49	
8	ADDITIONS FOR FSI PURPOSE (AS PER LAST LAYOUT)			
	a) 100% AREA UNDER 18.30 MT. (AS PER LAST LAYOUT)	32.30	32.30	32.30
	b) BU AREA IN LIEU OF SET BACK AREA TO BE HANDED OVER AS PER 3(a) OF REG 30(A) 2 TIMES AREA = 458.35 X 2 = 916.70 TWICE SET BACK AREA (458.35 X 2)	----	916.70	916.70
9	TOTAL AREA (7+8)	13211.86	15750.49	15750.49
10	FSI PERMISSIBLE	ONE	ONE	ONE
11	PERMISSIBLE TDR			
	FSI CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (a) TDR PERMISSIBLE (AS PER ROAD WIDTH) / Govt. FSI as per reg. 30A Table 12 (ii) (iii) (14801.49 x 1.0) =14801.49 SQ.MT. (b) 50% ADDITIONAL FSI (14801.49 x 0.50) = 7400.75 SQ.MT.	----	----	----
12	TDR ALREADY UTILIZED			
	(a) FILE NO. CHE/A-2570 (BLDG NO 1)	7251.02	7251.02	7251.02
	(b) FILE NO. CHE/A-3688 (BLDG NO 2)	5120.00	5120.00	5120.00
13	PERMISSIBLE BUILT UP AREA	25582.88	28121.51	28121.51
14	EXISTING BUILT UP AREA BUILDING NO. 1 (18472.03 + 235.17) = 18707.20 BUILDING NO. 2 (6387.07 + 151.06) = 6538.13	25245.33	25245.33	25245.33
15	PROPOSED BUILT UP AREA BUILDING NO. 3	-----	0.00	0.00
16	TOTAL PROPOSED BUILT UP AREA	25245.33	25245.33	25245.33
C DETAILS OF F.S.I. AVAILED AS PER D.C.P.R. 31 (3)				
1	FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE VIDE D.C.P.R. 31 (3) FOR PURELY RESIDENTIAL = OR < (14d X 0.35)	NIL	NIL	NIL
2	FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE VIDE D.C.P.R. 31 (3) FOR NON RESIDENTIAL	NIL	NIL	NIL
3	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE D.C.P.R. 31 (3) FOR NON RESIDENTIAL = OR < (14d X 0.35)	NIL	NIL	NIL
4	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE D.C.P.R. 31 (3) FOR NON RESIDENTIAL	NIL	NIL	NIL
5	TOTAL FUNGIBLE BUILT UP AREA VIDE D.C.P.R.31(3) = (C3 + C4)	NIL	NIL	NIL
6	TOTAL GROSS BUILT UP AREA PROPOSED (17 + C5)			
II) OTHER REQUIREMENTS				
A TENEMENT STATEMENT				
i	PROPOSED BUILT UP AREA (A, 17 ABOVE)			
ii	DEDUCTION FOR NON-RESI. AREAS (shops etc.) (FOR BUILDING NO. 1&2) (TEMPLE & BUA IN ABEYANCE)			
iii	AREA AVAILABLE FOR TENEMENTS (i - ii)			
iv	TENEMENTS PERMISSIBLE (450)HECT.	----		
v	TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT		----	
vi	TENEMENTS EXISTING			
vii	TOTAL TENEMENTS ON THE PLOT (v + vi)	----	----	
B PARKING STATEMENT				
i	PARKING REQUIRED BY REGULATIONS FOR (AS STATED ABOVE) Car, Scooter/ Motor Cycle	----	----	
	OUT SIDERS (VISITORS)	-----	----	
ii	COVERED GARAGES PERMISSIBLE	-----		
iii	COVERED GARAGES PROPOSED	-----	----	
	CAR	-----	----	
	SCOOTER/MOTORCYCLE	-----	----	
	OUTSIDER (VISITORS)	-----	----	
iv	TOTAL PARKING PROVIDED (AS STATED ABOVE)	-----	----	
C TRANSPORT VEHICLES PARKING				
i	Space for Transport Vehicles Parking Required By Regulations			
ii	Total No. of Transport vehicles Parking Spaces Provided			
D NOTES				
BOUNDARY OF PLOT SHOWN THICK BLACK PROPOSED WORK SHOWN RED WASH DRAINAGE LINE SHOWN RED DOTTED RELOCATION GROUND SHOWN GREEN WASH EX. STRUCTURES TO BE RETAINED SHOWN HATCHED BLACK ISO. STRUCTURES TO BE DEMO SHOWN HATCHED YELLOW SETBACK AREA SHOWN BURNIT SIENNA				
CERTIFICATE OF AREA				
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 12-02-1986 AND THE DIMENSIONS OF SIZES ETC. OF THE PLOT AS STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 16882.40 SQ.MTS. (SIXTEEN THOUSAND EIGHT HUNDRED AND EIGHTY TWO POINT FOUR ZERO) AND TALLESS WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP T.P. RECORDS				
SIGNATURE OF LICENSED SURVEYOR				

25% R.G AREA CALCULATION

REQUIRED R.G AREA
(25% OF 15504.78 SQ.M.) = 3876.20 SQ.M.

1	1/2	X	20.00	X	10.00	X	1	NO	=	110.00	SQ.MT.
2	1/2	X	51.00	X	14.00	X	1	NO	=	357.00	SQ.MT.
3	1/2	X	51.00	X	19.00	X	1	NO	=	484.50	SQ.MT.
4	1/2	X	48.00	X	22.00	X	1	NO	=	528.00	SQ.MT.
5	1/2	X	63.00	X	30.00	X	1	NO	=	945.00	SQ.MT.
6	1/2	X	63.00	X	19.00	X	1	NO	=	598.50	SQ.MT.
7	1/2	X	32.00	X	15.00	X	1	NO	=	240.00	SQ.MT.
8	1/2	X	32.00	X	9.00	X	1	NO	=	144.00	SQ.MT.
9	1/2	X	32.00	X	9.50	X	1	NO	=	152.00	SQ.MT.
10	1/2	X	32.00	X	7.50	X	1	NO	=	120.00	SQ.MT.

TOTAL PROPOSED R.G.- 1 AREA = 3679.00 SQ.MT.

TOTAL PROPOSED R.G.- 2 AREA =

1	1/2	X	24.00	X	20.50	X	1	NO	=	246.00	SQ.MT.
---	-----	---	-------	---	-------	---	---	----	---	--------	--------

TOTAL PROPOSED R.G. AREA = 3925.00 SQ.MT.

(3679.00 + 246.00)

5% AMENITY OPEN SPACE

(FOR I3 TO R, SUB-PLOT E)
C.T.S. NO. 1A/4 AS RELOCATION SUBPLOT E TO C
5% AMENITY OPEN SPACE REQ.
(5% OF 5311.00 SQ.M.) = 265.55 SQ.MT.

1	2/3	X	5.50	X	1.50	X	1	NO	=	5.50	SQ.MT.
2	1/2	X	17.06	X	3.50	X	1	NO	=	29.85	SQ.MT.
3	1/2	X	23.00	X	8.60	X	1	NO	=	98.90	SQ.MT.
4	1/2	X	23.00	X	11.50	X	1	NO	=	132.25	SQ.MT.
TOTAL PROPOSED AREA										=	266.50 SQ.MT.

5% ADDITIONAL AMENITY O/S. AREA CALC.

(SUB-PLOT C, C.T.S. NO. 1A/1)
REQD. 5% ADD AMENITY OPEN SPACE AREA
(AS PER DCR 27) (5% OF 22,241.30 SQ.M.) = 1112.07 SQ.MT.

1	1/2	X	45.00	X	15.50	X	1	NO	=	348.75	SQ.MT.
2	1/2	X	45.00	X	6.50	X	1	NO	=	146.25	SQ.MT.
3	1/2	X	42.00	X	10.00	X	1	NO	=	210.00	SQ.MT.
4	1/2	X	42.00	X	20.00	X	1	NO	=	420.00	SQ.MT.

TOTAL PROPOSED 5% AMENITY OPEN SPACE AREA = 1112.07 SQ.MT.

SUB-PLOT C AREA CALCULATION

(C.T.S. NO. 1A/1)

C1	1/2	X	15.00	X	5.00	X	1	NO	=	37.50	SQ.MT.
C2	1/2	X	18.00	X	3.00	X	1	NO	=	27.00	SQ.MT.
C3	1/2	X	21.50	X	5.00	X	1	NO	=	53.75	SQ.MT.
C4	1/2	X	25.00	X	11.00	X	1	NO	=	137.50	SQ.MT.
C5	1/2	X	52.00	X	5.50	X	1	NO	=	143.00	SQ.MT.
C6	1/2	X	75.00	X	10.00	X	1	NO	=	375.00	SQ.MT.
C7	1/2	X	93.00	X	5.50	X	1	NO	=	255.75	SQ.MT.
C8	1/2	X	103.00	X	7.00	X	1	NO	=	360.50	SQ.MT.
C9	1/2	X	123.00	X	28.00	X	1	NO	=	1722.00	SQ.MT.
C10	1/2	X	183.00	X	66.00	X	1	NO	=	6039.00	SQ.MT.
C11	1/2	X	183.00	X	61.50	X	1	NO	=	5627.25	SQ.MT.
C12	1/2	X	114.00	X	11.00	X	1	NO	=	627.00	SQ.MT.
C13	2/3	X	22.00	X	3.00	X	1	NO	=	44.00	SQ.MT.
C14	1/2	X	106.00	X	7.00	X	1	NO	=	371.00	SQ.MT.
C15	1/2	X	84.00	X	16.00	X	1	NO	=	672.00	SQ.MT.
C16	1/2	X	42.00	X	18.58	X	1	NO	=	390.18	SQ.MT.
TOTAL ADDITION										=	16882.43 SQ.MT.
(SAY)										=	16882.40 SQ.MT.

18.30M.W.DP ROAD AREA CALCULATION

(C.T.S. NO. 1A/2)

R1	1/2	X	46.00	X	16.40	X	1	NO	=	377.20	SQ.MT.
R2	1/2	X	46.00	X	9.00	X	1	NO	=	207.00	SQ.MT.
R3	1/2	X	83.00	X	12.00	X	1	NO	=	498.00	SQ.MT.
R4	1/2	X	83.00	X	12.00	X	1	NO	=	498.00	SQ.MT.
R5	1/2	X	33.00	X	5.00	X	1	NO	=	82.50	SQ.MT.
R6	1/2	X	22.00	X	10.00	X	1	NO	=	110.00	SQ.MT.
R7	1/2	X	35.00	X	12.00	X	1	NO	=	210.00	SQ.MT.
R8	1/2	X	34.00	X	12.00	X	1	NO	=	204.00	SQ.MT.
R9	1/2	X	50.00	X	11.50	X	1	NO	=	287.50	SQ.MT.
R10	1/2	X	32.00	X	13.50	X	1	NO	=	216.00	SQ.MT.
R11	1/2	X	75.00	X	13.00	X	1	NO	=	487.50	SQ.MT.
R12	1/2	X	81.00	X	18.30	X	1	NO	=	741.15	SQ.MT.
TOTAL ADDITION										=	3918.85 SQ.MT.

DEDUCTIONS

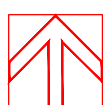
C13	2/3	X	22.00	X	3.00	X	1	NO	=	44.00	SQ.MT.
D7	2/3	X	16.00	X	4.00	X	1	NO	=	42.67	SQ.MT.
E1	2/3	X	21.00	X	4.00	X	1	NO	=	56.00	SQ.MT.

NET AREA										=	3776.18 SQ.MT.
(SAY)										=	3776.10 SQ.MT.

18.30M.W. D.P. ROAD

PLOT AREA DIAGRAM

SCALE:- 1:500



SET BACK AREA CALCULATION

(C.T.S. NO. 1A/2)

1	1/2	X	94.66	X	2.97	X	1	NO	=	140.57	SQ.MT.
2	1/2	X	94.69	X	1.52	X	1	NO	=	71.96	SQ.MT.
3	1/2	X	94.69	X	4.50	X	1	NO	=	213.05	SQ.MT.
4	1/2	X	6.63	X	3.63	X	1	NO	=	12.03	SQ.MT.
5	1/2	X	9.68	X	5.10	X	1	NO	=	24.68	SQ.MT.

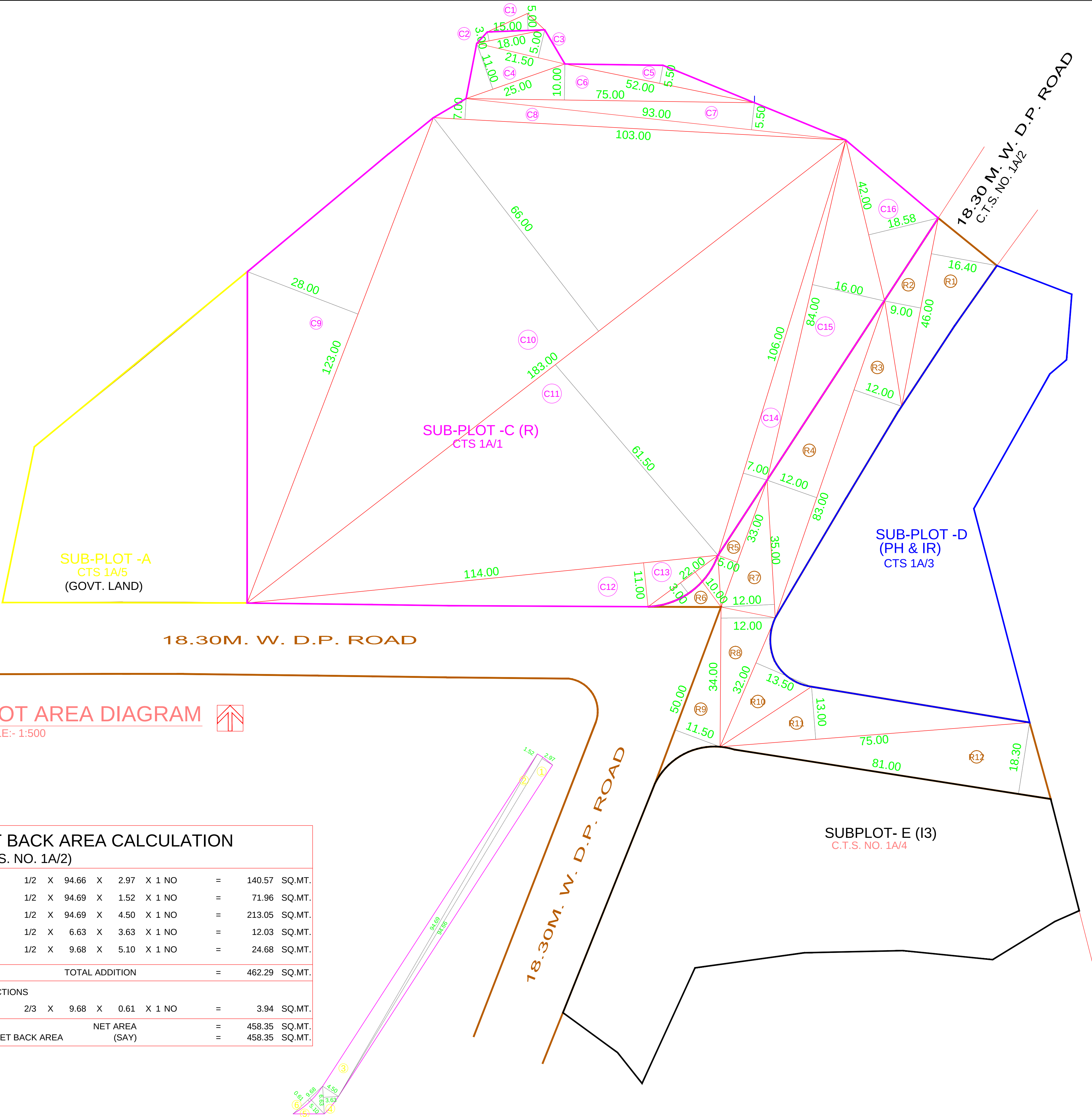
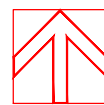
TOTAL ADDITION = 462.29 SQ.MT.

DEDUCTIONS

6	2/3	X	9.68	X	0.61	X	1	NO	=	3.94	SQ.MT.
NET AREA										=	458.35 SQ.MT.
SET BACK AREA (SAY)										=	458.35 SQ.MT.

SET BACK AREA DIAGRAM

SCALE:- 1:500



NOTE :-

This is digitally signed plan & does not require physical signatures.

PROFORMA 'B'

CONTENTS OF SHEET

AREA DIAGRAMS AND CALCULATIONS

DESCRIPTION OF PROP./ PROPERTY

PROPOSED BUILDING NO 3 ON SUB PLOT C OF PLOT BEARING CTS NO. 1A/1 OF VILLAGE KANDIVALI, KANDIVALI (W), MUMBAI, IN R/S WARD.

NAME, ADDRESS OF R.C.C. CONSULTANT

M/S. UNISTEPS CONSULTING PVT. LTD.
MR. KAILASH ANWALA
REG NO. STR/A/99

ROW HOUSE NO 4, DHEERAJ SAVERA,
OPP SIDDHARTH NAGAR,BORIVALI (E) MUM - 66

SUB ENGINEER BUILDING PROPOSAL R/SOUTH WARD	ASSISTANT ENGINEER BUILDING PROPOSAL R/SOUTH WARD	EXECUTIVE ENGINEER BUILDING PROPOSAL R WARD
---	---	---

NAME, ADDRESS OF OWNER

SHRI. JAYESH T. SHAH CA TO OWNER

M/S. RAVI FOUNDATION

LAXMI PALACE, 76, MATHURADAS ROAD,
KANDIVALI (W), MUMBAI - 400 067

NAME, ADD. & SIGN. OF LICENSED SURVEYOR

DESIGN CONCEPTS

LAXMI PALACE, 76, MATHURADAS ROAD,
KANDIVALI (W), MUMBAI - 400 067

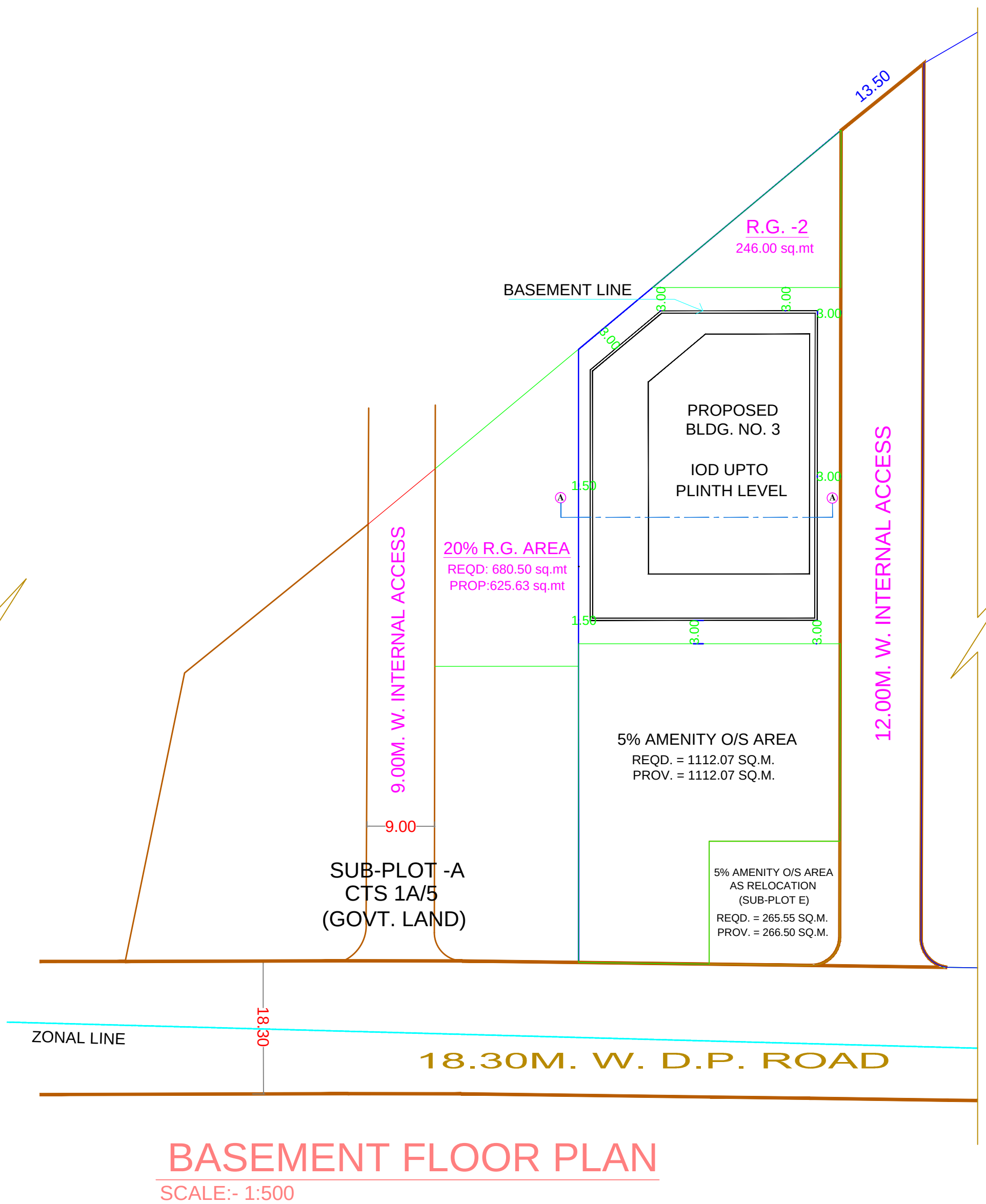
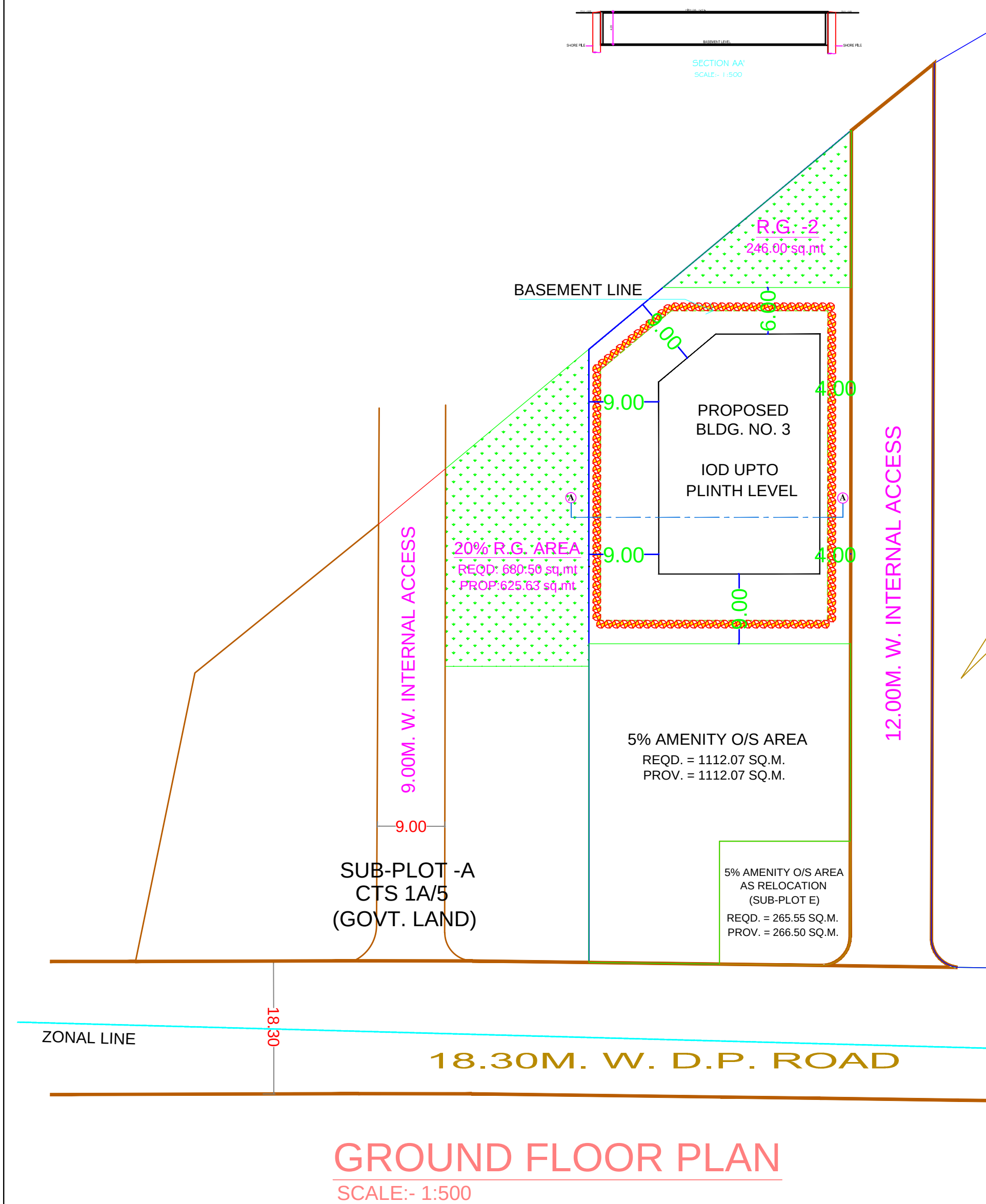
Tel : 2807 8999 / 6570 8050 / 3291 4621/22/23

Fax : 91-2202808 5300

SHRI. Z. A. KHAN
LICENSED SURVEYOR
LIC. NO. K/386/LS

B.M.C. FILE NO. P-7468/2021/R/S Ward/KANDIVALI R/S

JOB NO.	FILE NAME	DRG.No	DRAWN BY
	LAYOUT		



NOTE :-
This is digitally signed plan & does not require physical signatures.

PROFORMA 'B'			
CONTENTS OF SHEET			
GROUND FLOOR, BASEMENT FLOOR PLAN SECTION A-A'			
DESCRIPTION OF PROP./ PROPERTY			
PROPOSED BUILDING NO 3 ON SUB PLOT C OF PLOT BEARING CTS NO. 1A/1 OF VILLAGE KANDIVALI, KANDIVALI (W), MUMBAI, IN R/S WARD.			
NAME, ADDRESS OF R.C.C. CONSULTANT			
M/S. UNISTEPS CONSULTING PVT. LTD. MR. KAILASH ANWALA REG NO. STRIA/39 ROW HOUSE NO 4, DHEERAJ SAVERA, OPP SIDDHARTH NAGAR, BORIVALI (E) MUM - 66.			
SUB ENGINEER BUILDING PROPOSAL R/SOUTH WARD	ASSISTANT ENGINEER BUILDING PROPOSAL R/SOUTH WARD	EXECUTIVE ENGINEER BUILDING PROPOSAL R WARD	
NAME, ADDRESS OF OWNER			
SHRI. JAYESH T. SHAM CA TO OWNER M/S. RAVI FOUNDATION LAXMI PALACE, 76, MATHURADAS ROAD, KANDIVALI (WEST), MUMBAI - 400 067			
NAME, ADD. & SIGN. OF LICENSED SURVEYOR			
DESIGN CONCEPTS			
LAXMI PALACE, 76, MATHURADAS ROAD, KANDIVALI (W), MUMBAI - 400 067 Tel : 2807 8999 / 6570 8050 / 3291 4621/22/23 Fax : 91-2202808 5300			
SHRI. Z. A. KHAN LICENSED SURVEYOR LIC. NO. K/386/LS			
B.M.C. FILE NO. P-7468/2021/R/S Ward/KANDIVALI R/S			
JOB NO.	FILE NAME	DRG.No	DRAWN BY
	LAYOUT		