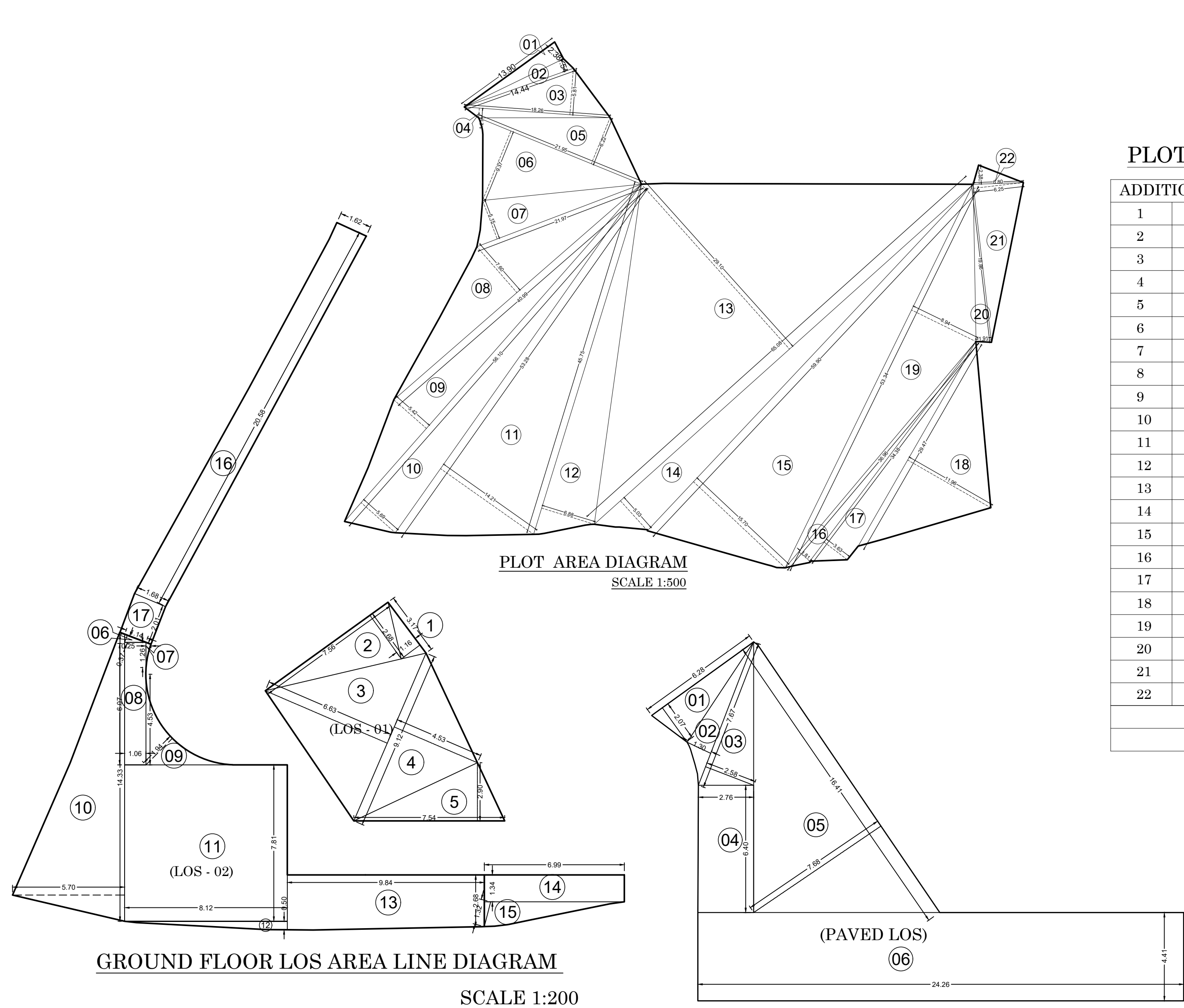




LOS AREA CALCULATION

GROUND FLOOR						
1	3.17	X	1.16	X	0.50	= 1.84 SQ.MT.
2	7.56	X	2.68	X	0.50	= 10.13 SQ.MT.
3	6.63	X	9.12	X	0.50	= 30.23 SQ.MT.
4	4.53	X	9.12	X	0.50	= 20.65 SQ.MT.
5	7.54	X	2.90	X	0.50	= 10.93 SQ.MT.
6	1.14	X	0.37	X	0.50	= 0.21 SQ.MT.
7	0.25	X	1.26	X	0.50	= 0.15 SQ.MT.
8	1.06	X	6.07	X	1NO	= 6.43 SQ.MT.
9	1.94	X	4.53	X	0.50	= 4.39 SQ.MT.
10	14.33	X	5.70	X	0.50	= 40.84 SQ.MT.
11	8.12	X	7.81	X	1 NO	= 63.47 SQ.MT.
12	8.12	X	0.50	X	0.50	= 2.03 SQ.MT.
13	9.84	X	2.68	X	1 NO	= 26.37 SQ.MT.
14	6.99	X	1.34	X	1NO	= 9.36 SQ.MT.
15	6.99	X	1.32	X	0.50	= 4.61 SQ.MT.
16	1.62	X	20.58	X	1NO	= 33.33 SQ.MT.
17	1.68	X	2.01	X	1NO	= 3.37 SQ.MT.
TOTAL AREA						268.34 SQ.MT.

BUILT UP AREA SUMMARY (WING - B)

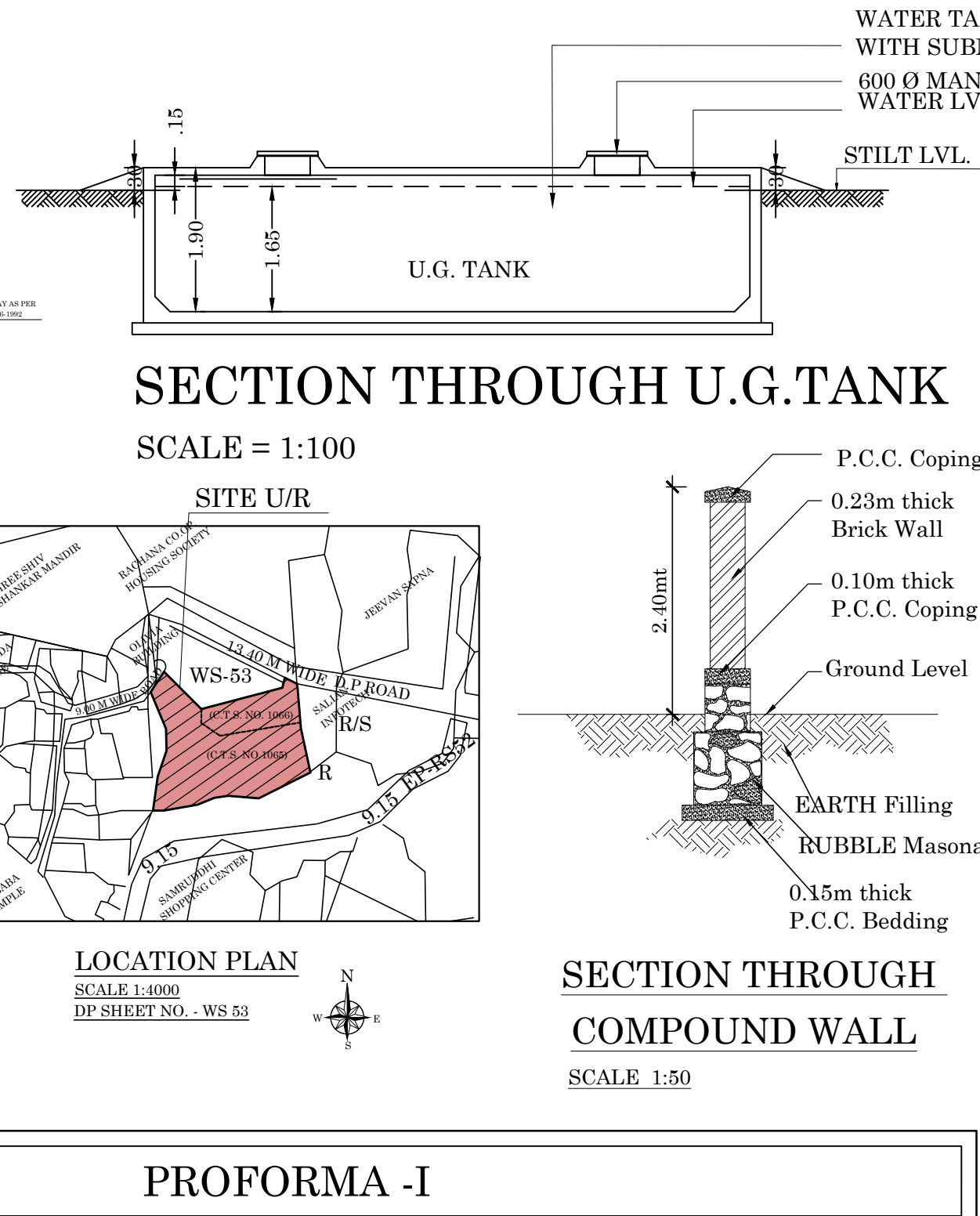
FLOOR	PROPOSED GROSS BUILT-UP AREA RESIDENTIAL	STAIRCASE LIFT & PASS AREA
3RD FLOOR	240.39 SQ.MT.	63.53 SQ.MT.
4TH FLOOR	241.54 SQ.MT.	63.48 SQ.MT.
5TH FLOOR	248.62 SQ.MT.	63.16 SQ.MT.
6TH FLOOR	257.51 SQ.MT.	63.16 SQ.MT.
7TH FLOOR	257.51 SQ.MT.	63.16 SQ.MT.
8TH FLOOR	259.54 SQ.MT.	63.16 SQ.MT.
9TH FLOOR	260.46 SQ.MT.	63.16 SQ.MT.
10TH FLOOR	260.46 SQ.MT.	63.16 SQ.MT.
11TH FLOOR	260.46 SQ.MT.	63.16 SQ.MT.
12TH FLOOR	260.46 SQ.MT.	63.16 SQ.MT.
13TH FLOOR	264.16 SQ.MT.	63.13 SQ.MT.
14TH FLOOR	266.49 SQ.MT.	63.13 SQ.MT.
15TH FLOOR	271.35 SQ.MT.	63.13 SQ.MT.
16TH FLOOR	280.89 SQ.MT.	63.13 SQ.MT.
17TH FLOOR	280.89 SQ.MT.	63.13 SQ.MT.
18TH FLOOR	280.89 SQ.MT.	63.13 SQ.MT.
19TH FLOOR	280.89 SQ.MT.	63.13 SQ.MT.
20TH FLOOR	251.94 SQ.MT.	63.13 SQ.MT.
TOTAL	4724.45 SQ.MT.	1137.33 SQ.MT.

COLUMN OFFSET COUNTED IN F.S.I. - 0.47 X 20 = 9.40 SQ.M
COLUMN X AND Y COUNTED IN F.S.I. UP TO 11TH FLOOR - 0.62 X 11 = 6.82 SQ.MT.
TOTAL F.S.I. (COUNTED IN F.S.I.) = 9.40 + 6.82 = 16.22 SQ.MT.
F.S.I. CALCULATION = (4724.45 + 5611.36 + 16.22 = 10352.03 SQ.MT.)

TOTAL BUILT UP AREA = 10352.03 SQ.MT.

PLOT AREA CALCULATIONS

ADDITIONS:-						
1	13.90	X	2.38	X	1 NO	X 0.50 = 16.54 SQ.MT.
2	14.44	X	1.54	X	1 NO	X 0.50 = 11.12 SQ.MT.
3	18.26	X	5.81	X	1 NO	X 0.50 = 53.04 SQ.MT.
4	18.26	X	1.21	X	1 NO	X 0.50 = 11.05 SQ.MT.
5	21.95	X	6.22	X	1 NO	X 0.50 = 68.27 SQ.MT.
6	21.95	X	9.37	X	1 NO	X 0.50 = 102.83 SQ.MT.
7	21.97	X	5.15	X	1 NO	X 0.50 = 56.57 SQ.MT.
8	40.99	X	7.60	X	1 NO	X 0.50 = 155.76 SQ.MT.
9	56.10	X	5.42	X	1 NO	X 0.50 = 152.03 SQ.MT.
10	56.10	X	5.69	X	1 NO	X 0.50 = 159.60 SQ.MT.
11	53.28	X	14.21	X	1 NO	X 0.50 = 378.55 SQ.MT.
12	45.75	X	6.88	X	1 NO	X 0.50 = 157.38 SQ.MT.
13	65.08	X	29.10	X	1 NO	X 0.50 = 946.91 SQ.MT.
14	63.56	X	5.03	X	1 NO	X 0.50 = 159.85 SQ.MT.
15	59.90	X	15.70	X	1 NO	X 0.50 = 470.21 SQ.MT.
16	36.96	X	1.81	X	1 NO	X 0.50 = 33.45 SQ.MT.
17	34.38	X	3.63	X	1 NO	X 0.50 = 62.40 SQ.MT.
18	29.47	X	11.96	X	1 NO	X 0.50 = 176.23 SQ.MT.
19	53.34	X	8.94	X	1 NO	X 0.50 = 238.43 SQ.MT.
20	19.86	X	1.91	X	1 NO	X 0.50 = 18.97 SQ.MT.
21	19.86	X	6.25	X	1 NO	X 0.50 = 62.06 SQ.MT.
22	6.80	X	2.38	X	1 NO	X 0.50 = 8.09 SQ.MT.
TOTAL						3499.34 SQ.MT.
SAY						3498.10 SQ.MT.



PROFORMA - I

1	AREA STATEMENT	SQ.MT.
1	AREA OF PLOT (AS PER P.R.C.) (C.T.S. NO. 1065 = 2625.50 SQ.MT.) (C.T.S. NO. 1066 = 872.69 SQ.MT.)	3498.10
	AREA OF PLOT AS PER CONVEYANCE DEED (C.T.S. NO. 1065 = 2613.80 SQ.MT.) (C.T.S. NO. 1066 = 871.85 SQ.MT.)	3485.65
	AREA CONSIDERED FOR PROPOSED DEVELOPMENT	3485.65
	(a) AREA OF RESERVATION IN PLOT	.....
	(b) AREA OF ROAD SET BACK	.....
	(c) AREA OF D.P. ROAD	.....
2	DEDUCTIONS FOR -	
	(A) FOR RESERVATION/ROAD AREA TO BE HANDED OVER TO MCGM (100%)	.....
	(a) ROAD SET BACK/WIDENING AREA (REGULATION NO. 16)	.....
	(b) PROPOSED D.P. ROAD AREA (REGULATION NO. 16)	.....
	(c) RESERVATION AREA (PLOT TO BE HANDED OVER (REGULATION NO. 17)	.....
	(d) RESERVATION AREA TO BE HANDED OVER AS PER AR (REGULATION NO. 17) (NOT TO BE DEDUCTED FOR COMPUTATION 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 AS 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) 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	.....
3	TOTAL DEDUCTIONS: (2(A) + 2(B) + (C))	.....
4	BALANCE AREA OF PLOT (FOR CALCULATING REQUIRED LOS) [1-3]	3485.65
5	PLOT AREA UNDER DEVELOPMENT [SR. NO. 4 + 2 (A) (C) (D)]	3485.65
6	ZONAL (BASIC) FSI (6.50 OR 6.75 OR 1 OR 1.33)	1.00
7	(a) PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (6 X 6)	3485.65
	(b) PERMISSIBLE BUILT UP AREA AS PER REGULATION 30 (C) (PROTECTED DEVELOPMENT)	NIL
	PERMISSIBLE BUILT UP AREA (7A OR 7B ABOVE, WHICHEVER IS MORE)	3485.65
8	ADDITIONAL BUA AS PER REGULATION 30(A)(G)(a)	.....
	(a) ADDITIONAL BUA FOR 2 (A)(C) & 2(B) ABOVE WITHIN THE CAP OF "ADMISSIBLE TDR" AS PER TABLE NO. 12 ON BALANCE PLOT.	.....
	(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%)	.....
	(c) ADDITIONAL BUA IN CASE OF 2A(C)(D) AS PER REGULATION 17 (i) NOTE 20 (VII) & (VIII) AS PER AR POLICY ON REMAINING PLOT.	.....
	TOTAL ADDITIONAL BUA	.....
9	ADDITIONAL / INCENTIVE BUA WITHIN THE CAP OF "ADMISSIBLE TDR" AS PER TABLE 12 ON BALANCE PLOT	.....
	(a) IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDINGS AS PER REGULATION 30(A)(C)(D)	.....
	(b) 15% OF SR. NO. 7B ABOVE OR 10 SQMTS PER REHAB TENEMENT AS PER REG. 33(7A)	.....
	(c) 50% OF OF REHAB COMPONENT AS PER REG. 33 (7)(B) 65 MEMBERS x 10.00 SQ.MT. = 650.00 SQ.MT.	650.00
	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) [3485.65 X 50%]	1742.82
11	BUA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO 12 OF REGULATION NO 30(A) & 32 (BY RESTRICTING AREA UTILISED IN SR. NO. 8(A) & 9 ABOVE) [3485.65 X 0.70% = 2439.95 (2439.95 - 630.00 = 1809.95)]	.....
	(a) GENERAL TDR [SR.NO. 5 X 50% OR 70% OR 90% OR 100%] x 50% OR 80% MAX.] (1809.95 - 488.28 = 1321.67) i) GEN. T.D.R. : RES00013/2021 = 1321.51 SQ.MT.	1321.51
	(b) SLUM TDR [SR.NO. 5 X 50% OR 70% OR 90% OR 100%] x 50% OR 20% MIN.] (2439.95 X 20% = 487.99) i) SLUM T.D.R. : SR01439/LAND = 488.28 SQ.MT.	488.28
12	PERMISSIBLE BUILT UP AREA [7+8+9+10+11]	7668.42
13	PROPOSED BUILT UP AREA	7668.26
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(B)	.....
	(a) (i) PERM. FUNGIBLE COMPENSATORY AREA FOR REHAB COMP. W/O CHARGING PREMIUM (RES.)	1071.04
	(ii) FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMP. W/O CHARGING PREMIUM (RES.)	1071.04
	(b) (i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM. (7668.26 X 35% = 2683.89 (2683.89 - 1071.04 = 1612.85)	1612.85
	(ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM	1612.73
16	TOTAL BUA PROPOSED INCLUDING FCA [13 + 15(A)(D) + 15(B)+(D)]	10352.03
17	FSI CONSUMED ON NET PLOT [13/5]	2.20
(D)	OTHER REQUIREMENTS	.....
	REQUIREMENT OF RECREATIONAL O.S. IN LAYOUT/ PLOT AS PER REG. 27	.....
	TENEMENT STATEMENT	.....
	(i) PROPOSED BUA (13 (a) ABOVE)	10352.03
	(ii) LESS DEDUCTION OF NON - RESIDENTIAL AREA (SHOP ETC.)	NIL
	(iii) AREA AVAILABLE FOR TENEMENTS [(i) minus (ii)]	10352.03
	(iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	466.00 NOS.
	(v) TOTAL NO. OF TENEMENTS PROPOSED ON THE PLOT	161.00 NOS.
	PARKING STATEMENT	.....
	(i) PARKING REQUIRED BY REGULATION FOR:	.....
	CAR	.....
	SCOOTER/MOTOR CYCLE	.....
	OUTSIDERS (VISITORS)	.....
	(ii) COVERED GARAGE PERMISSIBLE	.....
	(iii) COVERED GARAGE PROPOSED	.....
	CAR	.....
	SCOOTER/MOTOR CYCLE	.....
	OUTSIDERS (VISITORS)	.....
	(iv) TOTAL PARKING PROVIDED	173.00 NOS.
	TRANSPORT VEHICLES PARKING	.....
	(i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION	.....
	(ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	.....

PARKING STATEMENT

FLOORS	BIG CARS	SMALL CARS	TOTAL
GR/ STILT	26.00	58.00	84.00
1ST PODIUM	15.00	27.00	42.00
2ND PODIUM	23.00	24.00	47.00
TOTAL	64.00	109.00	173.00
TOTAL PARKING REQUIRED BY RULE			141.00 NOS.
TOTAL PARKING PROVIDED			173.00 NOS

CAR PARKING STATEMENT

AS PER DCPR - 2034 (WING -A)

CARPET AREA IN SQ.MT.	NOS. OF FLATS	CARS PER FLATS	PARKING REQD.
UPTO TO 45.00 SQ.MT.	NIL	1/4	NIL
45.00 SQ.MT. TO 60.00 SQ.MT.	NIL	1/2	NIL
60.00 SQ.MT. TO 90.00 SQ.MT.	72.00	1/1	72.00
90.00 SQ.MT. ABOVE	NIL	2/1	NIL
TOTAL	72.00		72.00
25% FOR VISITORS RESI.			18.00
TOTAL PARKING REQD.			90.00
			SAY- 90.00 NOS.

CAR PARKING STATEMENT

AS PER DCPR - 2034 (WING - B)

CARPET AREA IN SQ.MT.	NOS. OF FLATS	CARS PER FLATS	PARKING REQD.
UPTO TO 45.00 SQ.MT.	48.00	1/4	12.00
45.00 SQ.MT. TO 60.00 SQ.MT.	25.00	1/2	12.50
60.00 SQ.MT. TO 90.00 SQ.MT.	16.00	1/1	16.00
90.00 SQ.MT. ABOVE	NIL	2/1	NIL
TOTAL	89.00		40.50
25% FOR VISITORS RESI.			10.12
TOTAL PARKING REQD.			50.62
			SAY- 51.00 NOS.

CAR PARKING STATEMENT

AS PER DCPR - 2034 (WING -A & B)

CARPET AREA IN SQ.MT.	NOS. OF FLATS	CARS PER FLATS	PARKING REQD.
UPTO TO 45.00 SQ.MT.	48.00	1/4	12.00
45.00 SQ.MT. TO 60.00 SQ.MT.	25.00	1/2	12.50
60.00 SQ.MT. TO 90.00 SQ.MT.	88.00	1/1	88.00
90.00 SQ.MT. ABOVE	NIL	2/1	NIL
TOTAL	161.00		112.50
25% FOR VISITORS RESI.			28.12
TOTAL PARKING REQD.			140.62
TOTAL PARKING PROP.			SAY- 141.00 NOS.

CONTENTS OF THE SHEET

LOCATION PLAN, BLOCK PLAN, R.G. & PLOT AREA DIA. & CALC., BUILT UP AREA SUMMARY, CAR PARING STATEMENT & WALL DETAILS SECTION

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT ON PLOT BEARING C.T.S. NO. 1065 AND 1066 OF VILLAGE KANDIVALI AT M.G. CROSS ROAD, KANDIVALI (W), MUMBAI IN R/S WARD

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 01-08-2021 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 948.10 SQ.MTS. (THREE THOUSAND, FOUR HUNDRED NINETY EIGHT POINT TEN SQ.MT. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP AND T.P.RECORDS.

DIVYESH HARESH PAREKH
2022.06.07 16:41:07 +05'30'
SIGNATURE OF ARCHITECT / I.S.

NAME OF OWNER

SHRI. AJAY VASWANI, DIRECTOR OF M/S. VASWANI PROJECT PVT.LTD. CA TO RAJ KISHORE CHSL AND NEBULA CHSL 60/602, SANT NIKAS, PLOT NO.384, 11TH ROAD, LENDING ROAD, KIHAR (W), MUMBAI - 400 052.

Ajay Ramesh Vaswani
2022.06.07 17:00:14 +05'30'

NAME OF R.C.C. CONSULTANT

M/s PARAS CONSULTANTS 105, PRINCE PALACE, J.Y. ROAD, GHATKOPAR (W), MUMBAI - 400 086.

parasconsultants@yahoo.com.

DGN. BY	PRINSHY	JOB No.	
DRAWN	PRINSHY	OFFICE FILE NO.	32
CHECKED BY	DIVYESH	SHEET NO.	0012
DATE	07-06-2022	SCALE	1:300

KALPES H KISHOR MHASKAR	Digitally signed by KALPES H KISHOR MHASKAR DN: cn=KALPESH KISHOR MHASKAR, o=KALPES H KISHOR MHASKAR, email=kishor.mhaskar@gmail.com, c=IN, Date: 2022.09.07 18:30:25+05'30'	Shivshan t Sudhakar rao Doke	Digitally signed by Shivshan t Sudhakar rao Doke DN: cn=SHIVSHAN T SUDHAKAR RAO, o=SHIVSHAN T SUDHAKAR RAO, email=shivshan.t.sudhakar.rao@gmail.com, c=IN, Date: 2022.09.07 18:30:25+05'30'	Digitally signed by SHIVSHAN T SUDHAKAR RAO DN: cn=SHIVSHAN T SUDHAKAR RAO, o=SHIVSHAN T SUDHAKAR RAO, email=shivshan.t.sudhakar.rao@gmail.com, c=IN, Date: 2022.09.07 18:30:25+05'30'
S.E.B.P. (R/S)		A.E.B.P. (R/S)		E.E.B.P.(R)

SIGNATURE NAME & ADDRESS OF ARCHITECT/I.S.

 Divyesh Parekh PRACTICE LICENSED SURVEYOR 25, Nandji, Sodewala Lane, Borivali (W), Mumbai - 42 divyeshparekh@gmail.com	DIVYESH HARESH PAREKH 2022.06.07 16:38:38 +05'30'
--	--