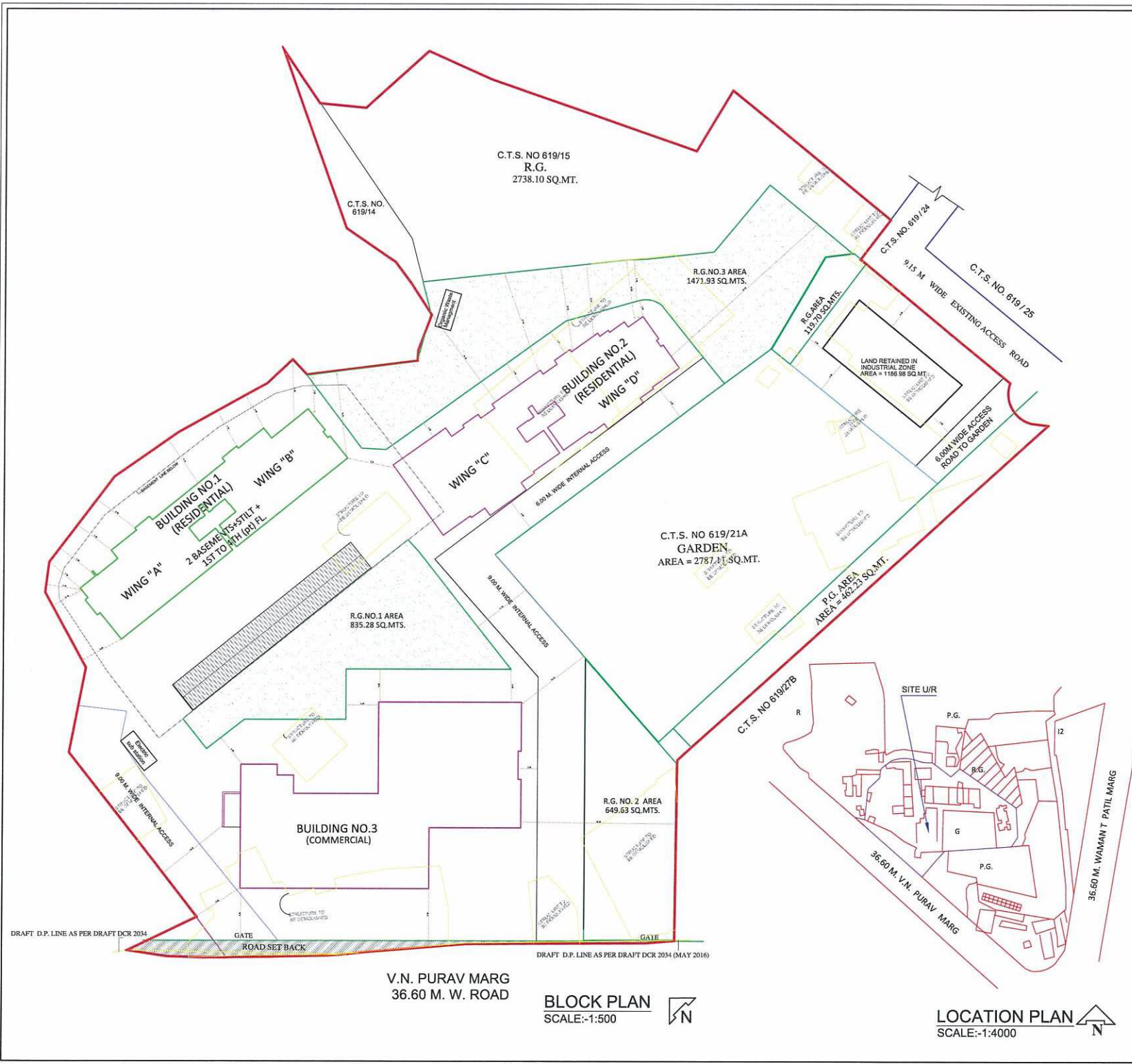




Approved subject to the conditions mentioned in this office Letter No. CHE/ES/0840/M/W/337(NEW)

Kishore Gobindram Shahdadpuri

Executive Engineer Bldg. Prop. (E/S)-I

Denzil Ignatius Fernandes S.E(B.P.) M-II

Ramesh Nagbhusan Kulkarni A.E(B.P.) M

PROFORMA 'B'

CONTENTS OF SHEET

BLOCK & LOCATION PLAN.

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL BUILDINGS No.1 ON PROPERTY BEARING C.T.S. NO.619/14,619/15,619/21A AND 619/21B OF VILLAGE BORLA, CHEMBUR, MUMBAI. (W). MUMBAI.

NAME OF OWNER

SHRI. HIREN BHARANI, PARTNER OF M/S SHIV SABARI DEVELOPERS
SHRI. NIRMAL CHHADWA, SMT. LEENA CHHADWA,

SIGNATURE

BHARANI H M

NAME, ADDRESS & SIGNATURE OF ARCHITECT

SIGNATURE

Ameet Ganpat Pawar
AMIT PAWAR CA/2004/34543

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF DATE OF APPROVAL OF PLANS

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 11/08/2015 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 18486.40 SQ.MT. (EIGHTEEN THOUSAND FOUR HUNDRED EIGHTY SIX POINT FORTY) AND TALES WITH AREA STATED IN DOCUMENT OF OWNERSHIP P.S. RECORDS.

SIGN. OF ARCHITECT

BUILDING NO.1 WING A & B			1/7
A	PROFORMA - A	SQ.MTS.	
1	AREA OF PLOT	18486.35	
2	DEDUCTIONS FOR	38.25	
	a) ROAD-SET BACK AREA		
	b) GARDEN RESERVATION (purchase notice served hence same will not be considered)	2787.11	
	c) PLAYGROUND RESERVATION (for openspace reservation)	462.23	
	d) RECREATION GROUND RESERVATION	2738.10	
	e) % Amenity Space as per DCR 56/57 (Sub-plot)	NIL	
	TOTAL (a+b+c+d)	6025.69	
3	Balance area of plot (1 Minus 2)	12460.66	
4	sub plot retained in industrial zone (i-2) portion as per DP.release	1186.98	
5	Balance area changed to residential/commercial	11273.68	
6	Deduction for 15% Recreational Ground/10% Amenity Space (if deductible for ind) (15% OF 11273.73 m2)	1691.06	
7	Net area of the plot	9582.67	
8	Additions for floor space index 2(a) 100% for D.P. Road (restricted to 40% or 80% of "3" above	-	
9	TOTAL AREA (6 plus 7)	9582.67	
10	Floor Space Index Permissible	ONE	
11	10a) Floor Space Index Credit Available by Development Rights	-	
	Additions for floor space index 10(b) 0.33 F.S.I. permissible (10630.30 x 33% = 3507.99)	2724.40	
	Rs. 2,02,91,500 Paid To MCGM Vide Receipt No.1001614317 dt. 10.12.13		
	Rs. 2,02,91,500 - Paid To GOVT. Vide Receipt No. 007576 dt. 09/12/13		
12	Fsi credit available by development rights	-	
13	Permissible Floor Area (8 x 9) + 10 above	12307.07	
14	Total Proposed Built Up Area	2617.75	
	i) building no.1 (residential)	NIL	
	ii) building no.2 (residential)	9158.39	
	iii) building no.3 (commercial)	11776.14	
15	Total Proposed Built Up Area	1.09	
16	F.S.I. Consumed on net holding = 13(iii)/5		
B	Details of Residential / Non-Residential Area		
	Purely Residential Built Up Area	NIL	
	Remaining Non-Residential Built Up Area		
C	Details of FSI availed as per DCR 35 (4)		
1	Fungible Built Up Area component proposed vide DCR 35(4) for purely Residential = or (B1 x 0.35)	NIL	
2	Fungible Built Up Area component proposed vide DCR 35(4) for Non-Residential = or (B2 x 0.20)		
3	Total Fungible Built Up Area vide DCR 35(4) = (C1 + C2)		
4	Total Fungible Built Up Area Proposed (Resi.)		
5	Total Gross Built Up Area Proposed = (11 + C4)	11776.14	
D	TENEMENT STATEMENT		
1	Prop. area (Item a -12 above)		
2	Less deduction of non resi. area(shop&etc)		
3	Area of tenements.		
4	Tenements permissible (450/hectare)	N.A.	
5	Tenements existing		
6	Tenements proposed		
	Total tenements (5+6)		
E	PARKING STATEMENT		
	Total parking required by regulations	NIL	
	Outsiders (visitors)	NIL	
	shops	NIL	
	Total parking existing	NIL	
	Total parking required	39 NOS.	
	Total parking provided	233 NOS.	
F	LOADING & UNLOADING STATEMENT		
	Loading & unloading required	N.A.	
	Total loading unloading provided	N.A.	
	CERTIFICATE OF AREA		
	CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 11/08/2015 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 18486.40 SQ.MT. (EIGHTEEN THOUSAND FOUR HUNDRED EIGHTY SIX POINT FORTY) AND TALES WITH AREA STATED IN DOCUMENT OF OWNERSHIP P.S. RECORDS.		
	SIGN. OF ARCHITECT		