SHEET NO. 01 / 03

NORTH

BUILT-UP AREA SUMMARY

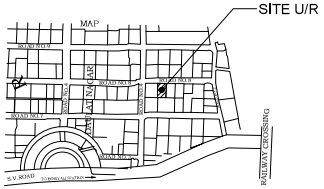
Proposed Floor's	PROPOSED BUA COMM	PROPOSED BUA RESI.	TOTAL GROSS BUILT-UP AREA	
			RESIDENTIAL COMMERCIAL	= 615.14 Sq.mts. = ---
	in sq.mt.	in sq.mt.	TOTAL NET BUILT-UP AREA	
St./Gr. floor	--	--	RESIDENTIAL COMMERCIAL	= 463.65 Sq.mts. = ---
1st floor	--	89.47		
2nd floor	--	98.79	PERMISSIBLE FUNGIBLE AREA	
3rd floor	--	106.72	RESIDENTIAL COMMERCIAL	= 162.27 Sq.mts. = ---
4th floor	--	106.72		
5th floor	--	106.72		
6th floor	--	106.72	PROPOSED FUNGIBLE AREA	
			RESIDENTIAL COMMERCIAL	= 151.49 Sq.mts. = ---
TOTAL		615.14		
	615.14			

CARPET AREA STATEMENT

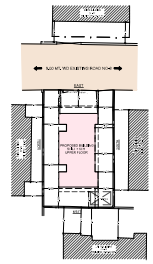
Floors	Flat Nos.	CARPET AREA BELOW 45.00 SQ.MTS 1 FOR 4 FLATS	45.00 TO 60.00 SQ.MTS 1 FOR 2 FLATS	60.00 TO 90.00 SQ.MTS 1 FOR 2 FLATS	ABOVE 90.00 SQ.MTS 2 FOR 1 FLAT
RESIDENTIAL					
1ST Floor	1.	40.59	-	-	-
	2.	40.44	-	-	-
2ND Floor	1.	22.33	-	-	-
	2.	22.57	-	-	-
	3.	43.39	-	-	-
3RD Floor	1.	-	-	-	98.53
4TH Floor	1.	-	-	-	98.53
5TH Floor	1.	-	-	-	98.53
6TH Floor	1.	-	-	-	98.53
TOTAL FLATS		06 FLATS	-	-	04 FLATS
		09 FLATS			

PARKING STATEMENT AS PER D.C.P.R. 2034

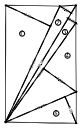
CARPET AREA	No.S OF FLATS	PARKING PERMISSIBLE	PARKING PROP.
BELOW 45.00 Sq.mts.	05.00 Nos.	1 FOR 4 FLATS	01.25 Nos.
45.00 TO 60.00 Sq.mts.	00.00 Nos.	1 FOR 2 FLATS	00.00 Nos.
60.00 TO 90.00 Sq.mts.	00.00 Nos.	1 FOR 1 FLAT	00.00 Nos.
ABOVE 90.00 Sq.mts.	04.00 Nos.	2 FOR 1 FLAT	08.00 Nos.
TOTAL	09.00 Nos.		09.25 Nos
RESI. - VISITORS 5%	REQD.PARKING (Min. 1 No.)		1.00 No.
RESI. - VISITORS 25%			2.31 No.
TOTAL PARKING REQUIRED (9.25 + 1.00)		SAY -	10.25 Nos. 10.00 Nos.
TOTAL PARKING PROVIDED			14.00 Nos.



LOCATION PLAN
SCALE - 1:4000

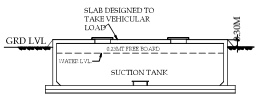


BLOCK PLAN
SCALE - 1:500

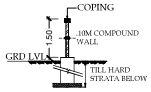


PLOT AREA CALCULATION
SCALE - 1:500

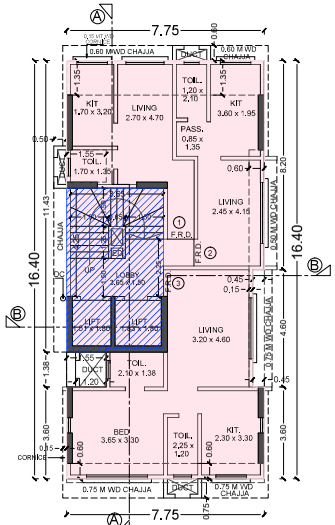
PLOT AREA CALCULATION							
PLOT AREA							
ADDITIONS							TOTAL
1	25.00	x	9.50	x	0.50	118.75	309.10
2	26.60	x	2.50	x	0.50	33.25	
3	26.60	x	2.00	x	0.50	26.60	
4	23.60	x	7.50	x	0.50	88.25	
5	15.00	x	5.50	x	0.50	41.25	



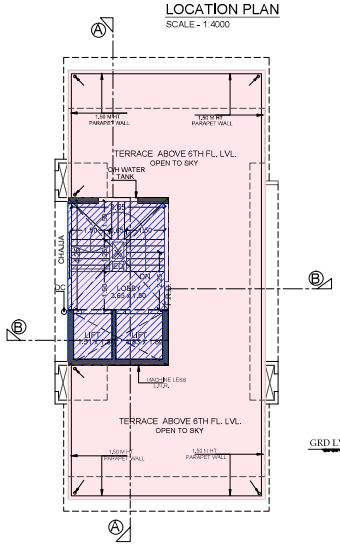
SECTION THRO U.G TANK



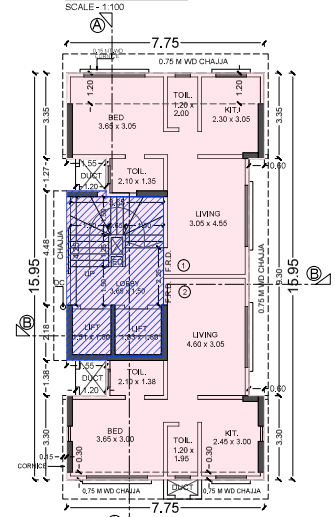
SECTION THROUGH COMPOUND WALL



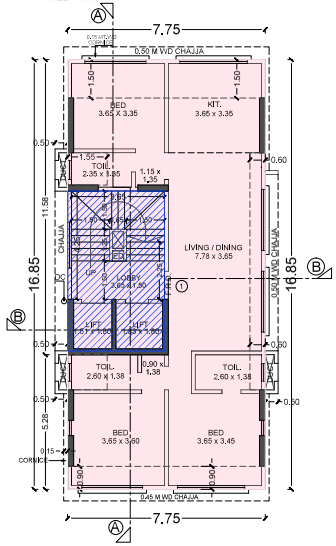
2ND FLOOR PLAN
SCALE - 1:100



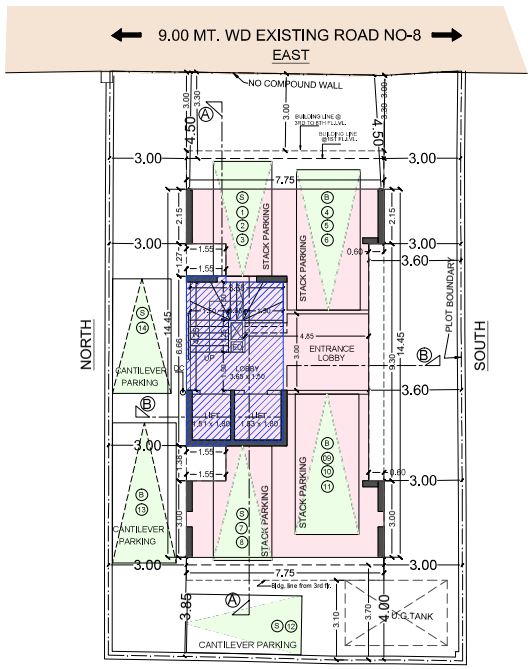
TERRACE FLOOR PLAN (AT 7TH FL.LVL.)
SCALE - 1:100



1ST FLOOR PLAN
SCALE - 1:100



TYPICAL FLOOR PLAN (3RD TO 6TH)
SCALE - 1:100



STILT FLOOR PLAN
SCALE - 1:100

PROFORMA - A

		AREA IN SQ.MT
1	**Area of the plot**	309.10
	a) Area of Reservation in plot	—
	b) Area of Road Set back	—
	c) Area of D.P Road	—
2	**Deduction for .**	
A	For Reservation /Road Area	—
	a) Road set-back area to be handed over (100%)/Regulation No 16)	0.00
	b) Proposed D.P Road to be handed over (100%)/Regulation No 16)	—
	c) Reservation area (plot) to be handed over (Regulation No 17)	—
	d) TOTAL AREA UNDER ROAD/RESERVATION	—
B	For Amenity area	
	a) Area of amenity plot/plots to be handed over as per DCR 14(A)	—
	b) Area of amenity plot/plots to be handed over as per DCR 14(B)	—
	c) Area of amenity plot/plots to be handed over as per DCR 15	—
	d) Area of amenity plot/plots to be handed over as per DCR 35	—
	e) TOTAL AMENITY AREA	
C	Deductions for Existing Built up area to be retained if any land component of Existing BUA as per regulation under which the development was allowed.	—
3	**Total Deductions : [(A) + 2 (B) + 2 (C)]**	0.00
4	**Balance area of plot (1 - 3)**	309.10
5	**Plot area under Development (1-2(A)+2(B)**	309.10
6	**Zonal (basis) FSI (0.50 or 0.75 or 1 or 1.33)**	ONE
7	**a) Permissible Built up Area as per Zonal(basic) FSI (5 X 6)**	309.10
	b) permissible built up area as per DCR 30(C) protected for development	309.10
	c) permissible built up area (7a or 7b above, wichever is more)	309.10
8	**Built up area equal to land handed over as per reg. 30 (A) (3)(a)**	-
	a) additional Built up area for 2 (A) (c) (i) & 2B above within the cap of admissible "TDR", as per table 12 on balance plot.	—
	b) additional Built up area for 2 (A) (a) & 2 (A) above to be utilized over and above the permissible FSI as per column no.7 table 12 of reg. 30(A) and to the mentioned in table 12A reg. 32(200% or 250%)	—
	c) additional BUA in case for 2 (A) (c) (iii) as per reg.17(1) not 20(vii) and (viii) as per AR policy on remining Plot (Y% as per table no.5 of reg. 17(1).	—
9	**additional Insentive BUA within the cap of admissible TDR AS PER table 12 on a plot**	—
	a) in lieu of cost of construction of amenity building as per reg. 30(A) (30(b)	—
	b) **50% of rehab component as per reg33(7)(A)**	—
	c) **15% or sr.no7 or above or 10 sqmt per rehab tenements as per reg 33(7)(B)(1)(15% x 0.00 = 0.00 sqmt or 10sqmtr x 0 nos of tenements = 0.00 sq.mtr)**	00.00
10	**Built up area due to "Additional FSI on payment of premium " as per table No 12 of regulation No 30(A) (4X50%)**	154.55
11	**Built up area due to admissible "TDR" as per Table No 12 of Regulation No 30(A) 30(2) (sr.no-5x 50% or 70% or 90% or 100% (by restricting area utilize beyond zonal F.S.I in sr.no 7(b),8(a)&above (4X50%)(7b-8) 309.10 X 50% = (154.55 SQ.MT.)**	
	a) Slum TDR 20% = 154.55 X 20% = 30.91 SQ.MT	—
	b) General TDR = 154.55 - 30.91(SLUM)	—
12	**Permissible Built up Area (7 + 8 + 9 + 10 + 11)**	463.65
13	**TOTAL BUILT UP AREA 13(a) + 13(b)**	463.65
	a) PROPOSED BUILT UP AREA	463.65
	b) EXISTING BUILT UP AREA	—
14	**TDR generated if any as per 30(A)**	—
15	**Fungible Compensatory Area as per Regulation No 31(3)**	
	a) i)Permissible Fungible Compensatory area for Rehab component without charging premium for residential	88.51
	ii) PROPOSED Fungible Compensatory area availed for Rehab component without charging premium for residential	88.51
	iii) Permissible Fungible Compensatory area availed for Rehab component without charging premium for commercial	-
	iv) PROPOSED Fungible Compensatory area availed for Rehab component without charging premium for commercial	-
	b) i) Permissible Fungible Compensatory area availed on payment of premium for Residential (463.65 X 35% = 162.27) - 88.51	73.76
	ii) PROPOSED Fungible Compensatory area availed on payment of premium for Residential (151.49 - 88.51)	62.98
	iii) Permissible Fungible Compensatory area on payment of premium for commercial	-
	iv) PROPOSED Fungible Compensatory area availed on payment of premium for Commercial	-
16	**Total Built Up Area proposed including Fungible Compensatory Area (13 + 15 (a) (ii) + 15 (a) (iv)+15(b)(i)+15(b)(iv)**	615.14
17	**FSI consumed on Net Plot [13 / 4]**	1.50
II	**Other Requirements**	-
A	Reservation /Designation	—
	a) Name of Reservation	—
	b) Area of Reservation (and handed over as per regulation No.17	—
	c)Built up area of Amenity to be handed over as per Regulation No.17	—
	d) Area / Built up area of designation	—
B	Plot area /Built up Amenity to be Handed Over as per Regulation No	—
	i) 14 (A)	—
	ii) 14 (B)	—
	iii) 15	—
C	Requirement of LOS as per regulation No.27(15% or 20% or 25%)	—
D	Tenement Statement	
	a) Proposed built up area(13 above)	615.14
	b) Less deduction of Non-residential area (shop etc.)	—
	c) Area available for tenements [(a) minus (b).]	615.14
	d) Tenements permissible (450/hectare) = 37.29 SAY -	27.88
	e) Total number of Tenements proposed on the plot	09.00
E	Parking Statement	
	i) Parking required by Regulations for.-	10.00
	Car	13.00
	Scooter/Motor cycle	
	Outside (visitors)	1.00
	ii) Covered garage permissible	
	iii) Covered garages proposed	
	Car	
	Scooter/Motor cycle	
	Outside (visitors)	
	iv) Total parking provided	14.00
	Transport Vehicles Parking	
	i) Spaces for transport vehicles parking required by Regulations	
	ii) Total No. of transport vehicles parking spaces provided	

PROFORMA - B

CONTENTS OF SHEET

ALL FLOOR PLAN, BLOCK PLAN & LOCATION PLAN, BUA SUMMARY

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF BUILDING KNOWN AS C.T.S. NO.- 2739 CHEDA BHAVAN CHS.LTD,ROAD NO-8 DAULAT NAGAR,BORIVALI EAST

PLAN FOR APPROVAL

VINOD KONDIRAM KEKAN
Digitally signed by VINOD KONDIRAM KEKAN
Date: 2022.01.10 14:03:21 +05'30'
E.E.B.P (R/C)

PARESH SURYAKANT PANCHAL
Digitally signed by PARESH SURYAKANT PANCHAL
Date: 2022.01.03 13:01:45 +05'30'
A.E.B.P (R/C)

MANISH SHASHIKANT JAVANIAL
Digitally signed by MANISH SHASHIKANT JAVANIAL
Date: 2021.12.28 22:05:12 +05'30'
S.E.B.P (R/C)

NAME, ADDRESS OF C.A. TO OWNER	STAMP & SIGN OF C.A. TO OWNER
HARISH P.CHHEDA CHHEDA BHAVAN,ROAD NO 8,DAULAT NAGAR, BORIVALI (E), MUMBAI, 400066.	Haresh Popatlal Chheda Digitally signed by Haresh Popatlal Chheda Date: 2021.12.30 12:53:30 +05'30'

BMC FILE NO.

DRG. NO.	SCALE	DATE	DRN. BY.	CHKD. BY.
100 - 01	AS STATED	28 - 12 - 2021	Madhuri	CSR

NAME, ADDRESS OF ARCHITECT / L.S.	STAMP & SIGN OF ARCHITECT / LS
CHIRAG S. RAYANI ARCHITECT / ENGINEER / PMC SHOP NO. 45, VASANT SHRUSTI SOCIETY, NEAR SHIVSENA SHAKHA, SHIVAJI NAGAR, TAGORE COMPLEX, KANDIVALI (EAST), MUMBAI- 400 101 MOB.NO. +91 - 9833033033 EMAIL - chiragsrayani@gmail.com	Chirag Shahnawaz Rayani Digitally signed by Chirag Shahnawaz Rayani Date: 2021.12.30 22:53:39 +05'30'

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 29/08/19 & THAT THE DIMENSIONS OF THE SIDES ,ETC.OF THE PLOT STATED ON THE PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 309.10 SQ.MT (THREE HUNDRED AND NINE POINT TEN SQ.MT.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF CONVEYANCE / SUB DIVISION PLAN .

Chirag Shahnawaz Rayani
Digitally signed by Chirag Shahnawaz Rayani
Date: 2021.12.30 22:53:12 +05'30'

SIGNATURE OF L.S.