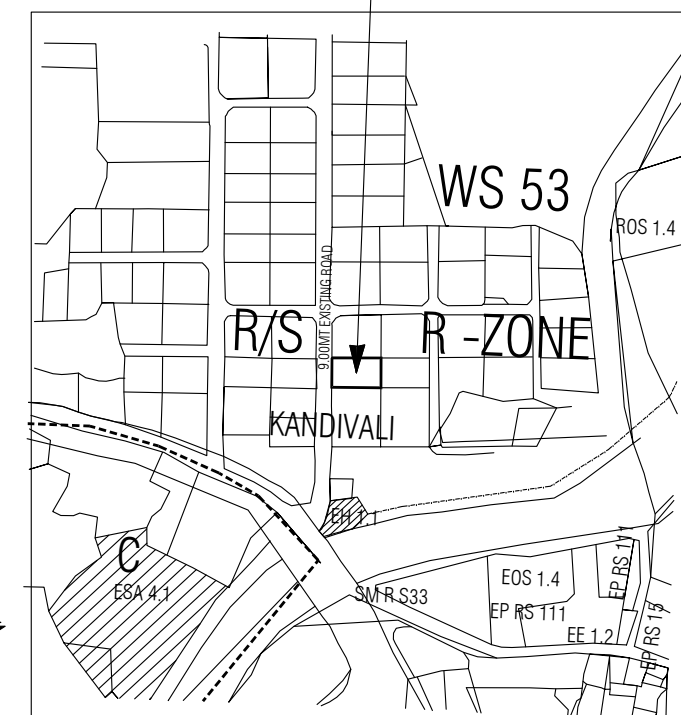
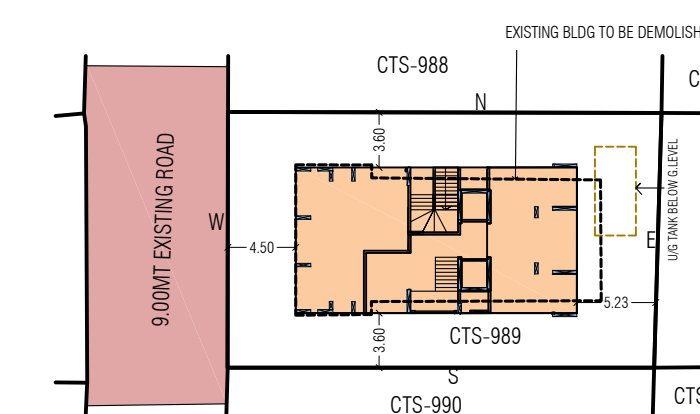


PROPOSED SITE U/R



LOCATION PLAN
SCALE : 1: 4000



BLOCK PLAN
SCALE 1:500

PROFORMA - I

A)	AREA STATEMENT	SQ. MT.
1	AREA OF PLOT	485.67
2	AREA OF RESERVATION IN PLOT	---
3	AREA OF ROAD SET BACK	---
4	AREA OF D. P. ROAD	---
5	DEDUCTIONS FOR:-	---
6	FOR ROAD SET BACK AREA TO BE HANDED OVER TO MCGM (100%)	---
7	FOR RESERVATION ROAD AREA TO BE HANDED OVER TO MCGM (100%)	---
8	FOR AMENITY AREA TO BE HANDED OVER TO MCGM	---
9	DEDUCTIONS FOR EXISTING BUA TO BE RETAINED IF ANY LAND COMPONENT OF EXISTING OVER (WITHIN THE LIMIT OF PERMISSIBLE BUA ON REMAINING PLOT)	---
10	TOTAL DEDUCTIONS: (2(A) + 2(B) + 2(C) + 2(D)) AS AND WHEN APPLICABLE	---
11	BALANCE AREA OF PLOT (1 - 3)	---
12	NET PLOT AREA	485.67
13	ZONAL (BASIC) FSI	1.00
14	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5 X 6)	485.67
15	ADDITIONAL FSI PERMISSIBLE	---
16	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER (WITHIN THE LIMIT OF PERMISSIBLE BUA ON REMAINING PLOT)	---
17	BUILT UP AREA DUE TO 'ADDITIONAL FSI ON PAYMENT OF PREMIUM' AS PER TABLE NO.12 OF REGULATION NO.30(A) AND 32 ON REMAINING / BALANCE PLOT	(0.50)
18	15% OF SR NO.76 ABOVE OR 10 SQ.MT. PER REHAB TENEMENT AS PER REG.33(7)(B)	---
19	BUILT UP AREA DUE TO ADMISSIBLE TOR AS PER TABLE NO.12 OF REGULATION 30(A) & 32 ON REMAINING / BALANCE PLOT	---
20	PERMISSIBLE TOR	---
21	PROPOSED TOR	---
22	GENERAL TOR (SR NO.5 X 50% OR 80% MAX. PERMISSIBLE)	---
23	SLUR TOR (SR NO.5 X 50% OR 20% MAX. PERMISSIBLE MIN PERM)	---
24	PERMISSIBLE BUILT UP AREA (7+8a+8b+9+10+11)	485.67
25	PROPOSED BUILT UP AREA AS PER REG. NO.31(3)	485.67
26	PROPOSED FUNGIBLE AREA AS PER REG. NO.31(3)	---
27	(i) PERM. FUNGIBLE COMPENSATORY AREA FOR REHAB COMP. W/O CHARGING PREMIUM [AS/ BCC PLAN UND. CE/5947/BS (WS-II)/ART 22, SEPT.1986]	---
28	(ii) FUNGIBLE COMPENSATORY AREA CLAIMED FOR REHAB COMP. W/O CHARGING PREMIUM	---
29	(i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM	---
30	(ii) FUNGIBLE COMPENSATORY AREA CLAIMED ON PAYMENT OF PREMIUM	---
31	TOTAL BUA PROPOSED INCLUDING FUNGIBLE FSI CONSUMED ON NET PLOT (13+35)	1.00
32	PLOT AREA/BUILT UP AMENITY TO BE HANDED OVER AS REG. NO.14(A), 14(B), 15	---
33	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REG.NO.27	---
34	TEENEMENT STATEMENT	---
35	(i) PROPOSED BUA AREA (16 ABOVE)	485.67
36	(ii) LESS DEDUCTION OF NON RESIDENTIAL AREA	---
37	(iii) AREA AVAILABLE FOR TENEMENTS (i-ii)	---
38	(iv) TENEMENTS PERMISSIBLE (QUANTITY OF TENEMENTS / HECTARE)	21
39	(v) TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	6
40	PARKING STATEMENT	---
41	(i) PARKING REQUIRED BY RULE	09
42	CAR	---
43	SCOOTER / MOTER CYCLE	---
44	OUTSIDES (VISITORS PARKING)	---
45	COVERED GARAGES PERMISSIBLE	---
46	COVERED GARAGES PROPOSED	---
47	SCOOTER / MOTER CYCLE	---
48	OUTSIDES (VISITORS PARKING)	---
49	(v) TOTAL PARKING PROVIDED (9 NOS. BIG + 4 NOS. SMALL)	13
50	TRANSPORT VEHICLES PARKING	---
51	(a) SPACES FOR TRANSPORT VEHICAL PARKING REQUIRED BY REGULATIONS	---
52	(b) TOTAL NO. OF TRANSPORT VEHICAL PARKING SPACES PROVIDED	---
53	NOTES	---
54	* BOUNDARY OF THE PLOT SHOWN THICK BLACK	---
55	* PROPOSED WORK SHOWN PINK	---
56	* EXISTING BUILDING TO BE DEMOLISHED SHOWN YELLOW DOTTED	---
57	* ALL EXT. WALLS ARE 0.15 THK. BK./C.C. BLOCK MASONRY.	---

PROFORMA - B

CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN, GROUND FLOOR PLAN, 1ST TO 3RD FLOOR PLAN,
PLOT AREA CALCULATION, BUA TABLE, GROSS BUA TABLE

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE IS SURVEYED ON DATED 06.03.2021 BY LIC SURVEYOR AND THAT THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 485.67 SQ.MT. (FOUR HUNDRED EIGHTY FIVE POINT SIX SEVEN SQ.MT.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL & PROERTY
PROPOSED REDEVELOPMENT OF BUILDING ON PLOT BEARING C.T.S. NO. 989
OF VILLAGE KANDIVALI, OF R/S WARD, AT DAHANUKARNADI, KANDIVALI(WEST), MUMBAI - 400067

NAME, ADDRESS & SIGNATURE OF OWNER

SIGN

MRS. BHARTIBEN K. SONI

NEEL KARNAL, PLOT BEARING CTS 989, DAHANUKARNADI, KANDIVALI WEST

SIGNATURE OF STRUCTURAL CONSULTANTS

SIGN

M/S. HIREN M. TANNA

C-101, Shree Krishna, Borivali-East, Mumbai - 400066

B.M.C. FILE NO. P-6896/2021/(989)/R/S Ward/KANDIVALI R/S/337/1/New

DRG. NO. JOB NO. DRWN BY SCALE DATE

NK 01 989 AR. KHUSHBU AS STATED 21.11.2021

NAME, ADDRESS & SIGNATURE OF ARCHITECT

SIGN

D | M
DILIP MEWADA ARCHITECT

MAHAVIR NAGAR, KANDIVALI-WEST, MUMBAI 400067

PLANS FOR CONSIDERATION

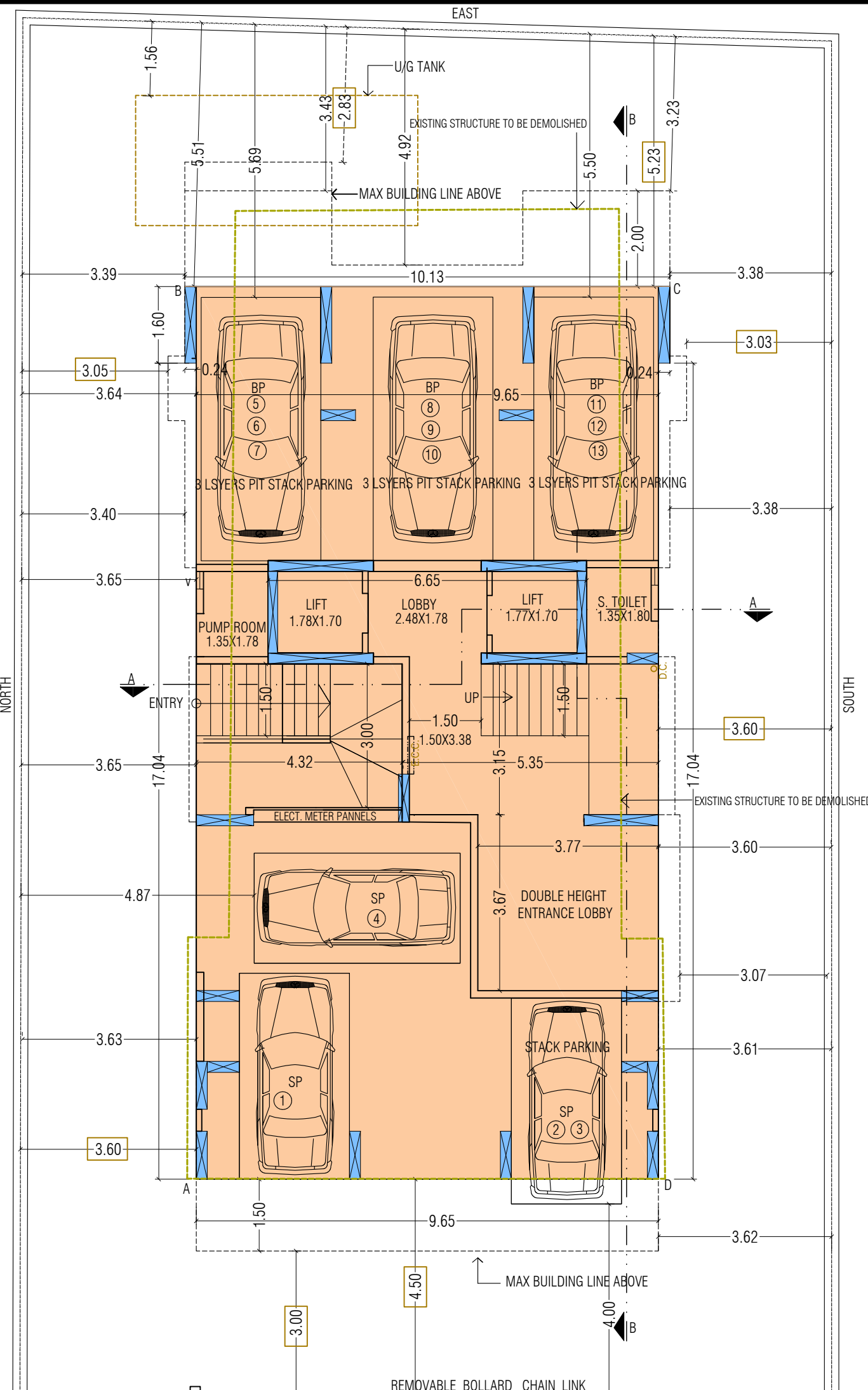


M.C.G.M.

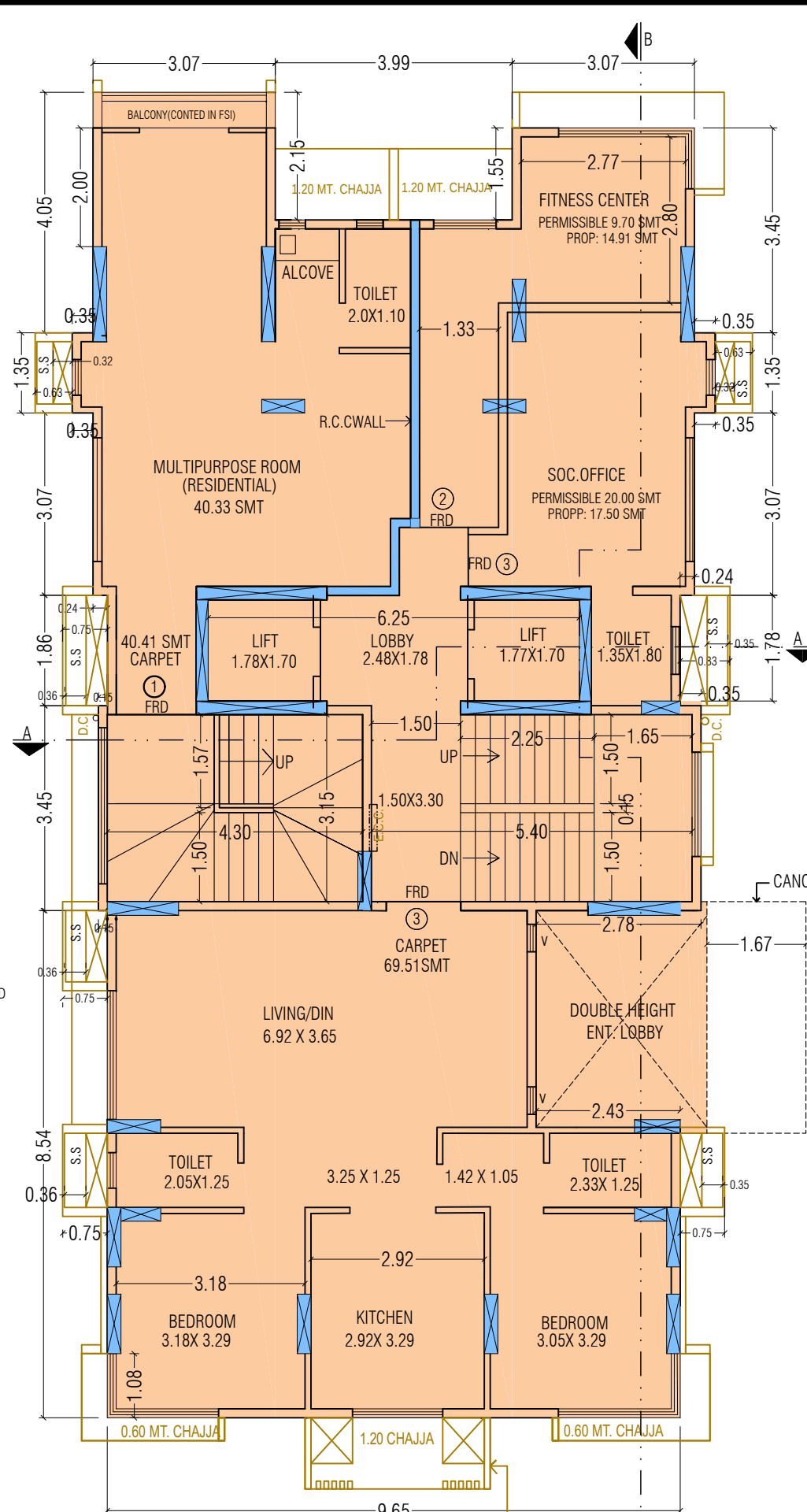
SE.(BP)R-2

AE.(BP) R/S

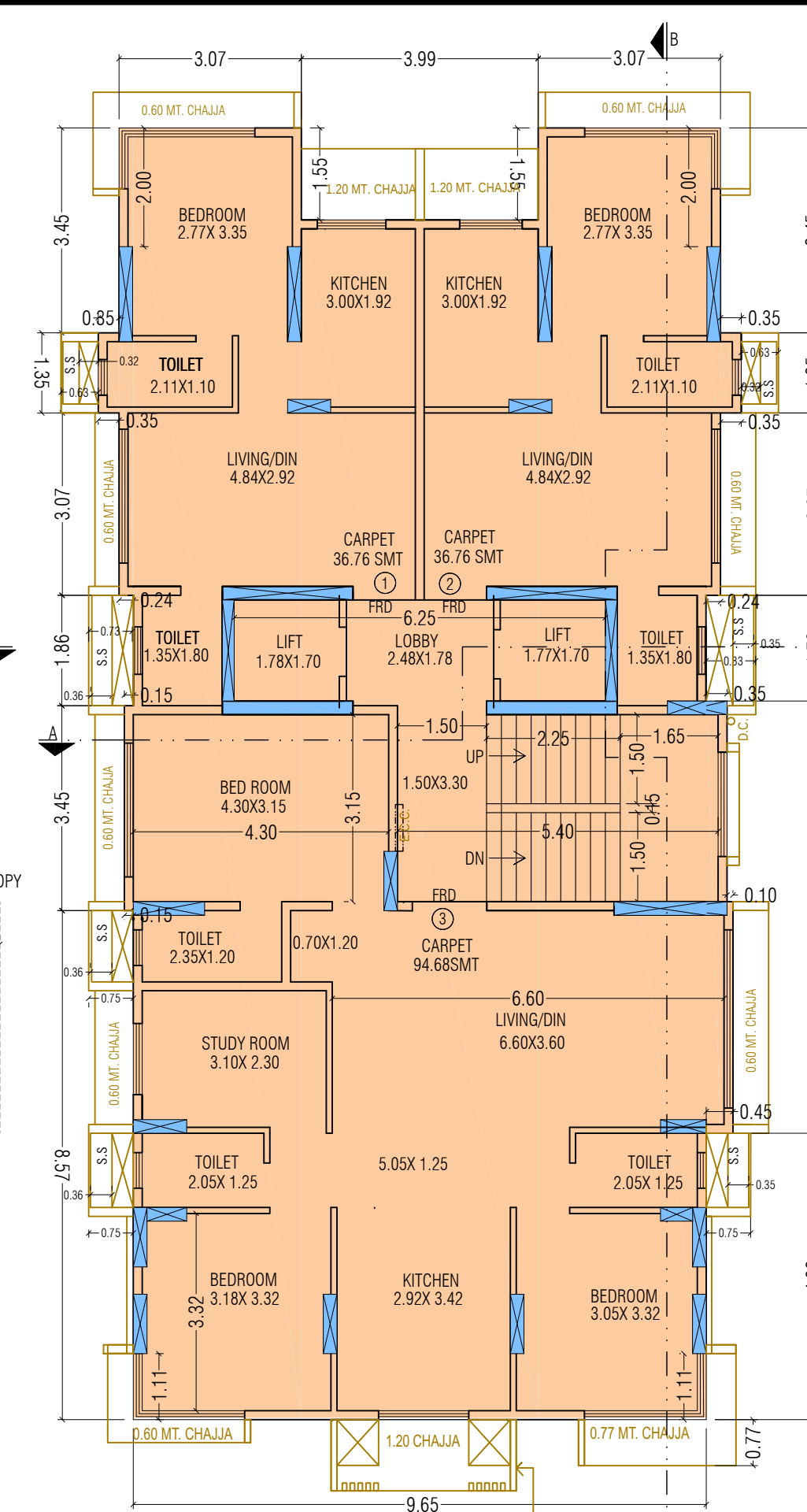
EE.(BP)R-WARD



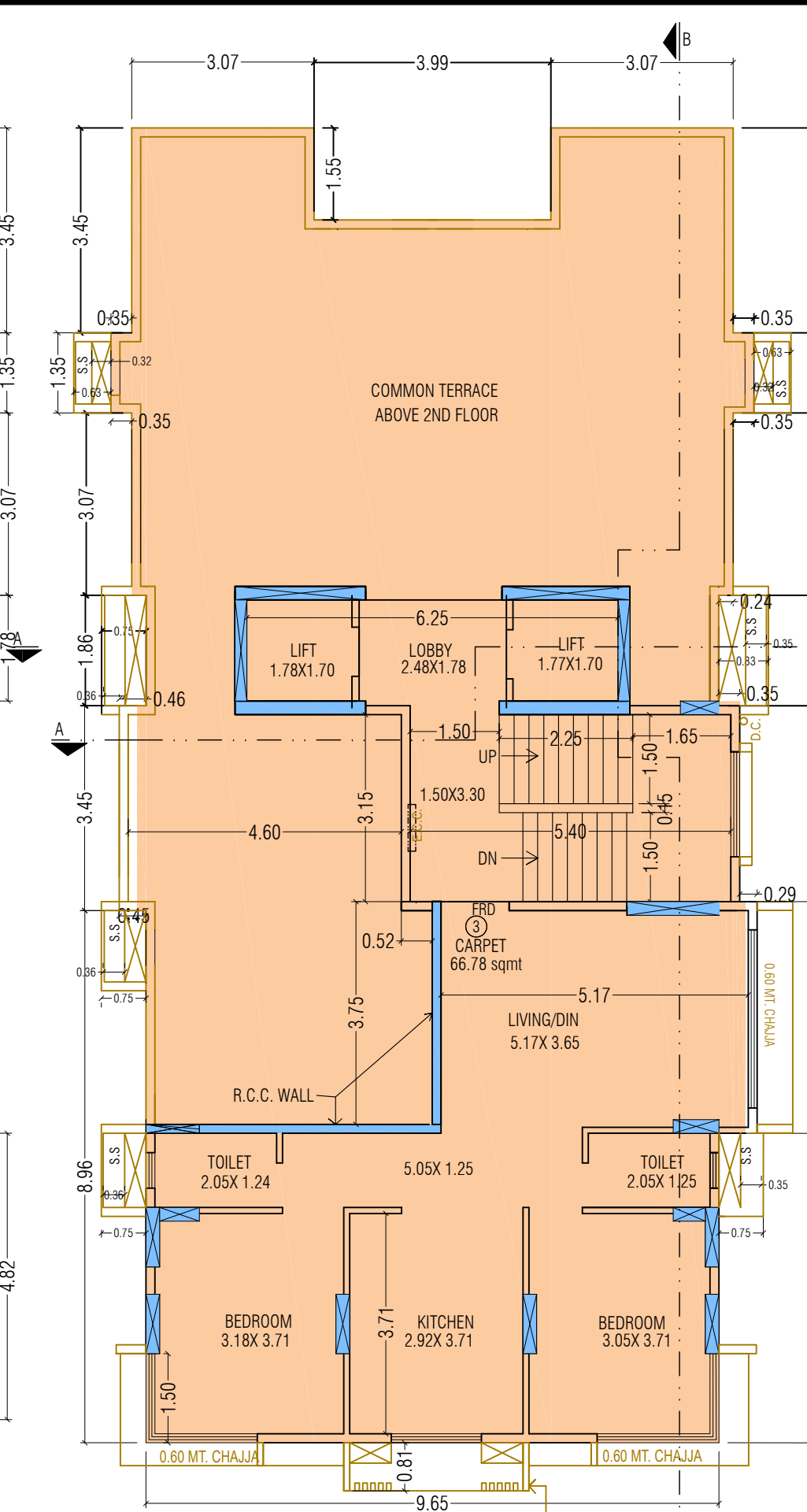
GROUND FLOOR PLAN
SCALE :- 1:100



1ST FLOOR PLAN
SCALE :- 1:100



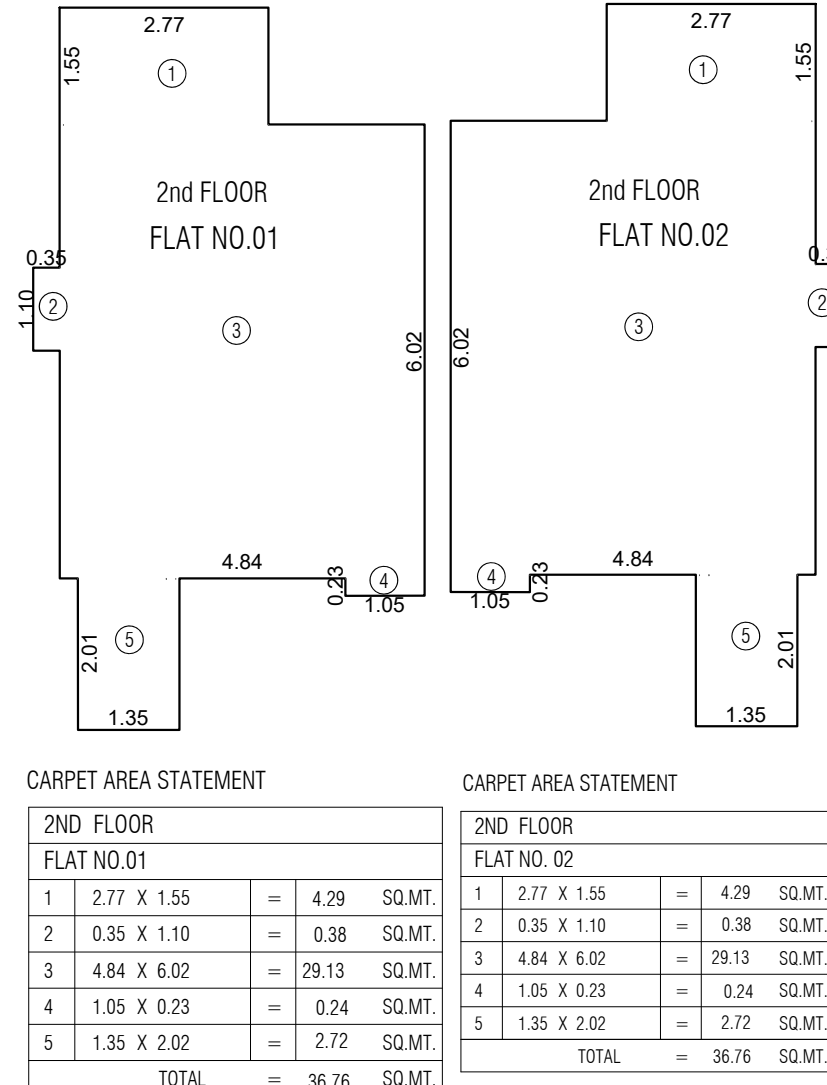
2ND FLOOR PLAN
SCALE :- 1:100



3RD FLOOR PLAN
SCALE :- 1:100

CARPET AREA STATEMENT

1ST FLOOR			
MULTI PURPOSE ROOM			
1	2.77 X 2.15	=	5.95 SQ.MT.
2	0.35 X 1.10	=	0.38 SQ.MT.
3	5.20 X 4.88	=	25.37 SQ.MT.
4	3.79 X 1.14	=	4.32 SQ.MT.
5	1.07 X 1.30	=	1.39 SQ.MT.
6	1.35 X 2.16	=	2.92 SQ.MT.
TOTAL		=	40.33 SQ.MT.



2ND FLOOR			
FLAT NO.01			
1	2.77 X 1.55	=	4.29 SQ.MT.
2	0.35 X 1.10	=	0.38 SQ.MT.
3	4.84 X 6.02	=	29.13 SQ.MT.
4	1.05 X 0.23	=	0.24 SQ.MT.
5	1.35 X 2.02	=	2.72 SQ.MT.
TOTAL		=	36.76 SQ.MT.

2ND FLOOR			
FLAT NO.02			
1	2.77 X 1.55	=	4.29 SQ.MT.
2	0.35 X 1.10	=	0.38 SQ.MT.
3	4.84 X 6.02	=	29.13 SQ.MT.
4	1.05 X 0.23	=	0.24 SQ.MT.
5	1.35 X 2.02	=	2.72 SQ.MT.
TOTAL		=	36.76 SQ.MT.

CARPET AREA STATEMENT

2nd FLOOR			
FLAT NO.03			
1	4.30 X 3.15	=	13.54 SQ.MT.
2	1.25 X 0.15	=	0.18 SQ.MT.
3	4.15 X 8.57	=	35.56 SQ.MT.
4	5.65 X 3.60	=	20.34 SQ.MT.
5	5.20 X 4.82	=	25.06 SQ.MT.
TOTAL		=	94.68 SQ.MT.

CARPET AREA STATEMENT

3RD FLOOR			
FLAT NO.03			
1	1.15 X 0.15	=	0.17 SQ.MT.
2	0.64 X 3.65	=	2.33 SQ.MT.
3	4.53 X 8.81	=	39.90 SQ.MT.
4	4.82 X 5.06	=	24.38 SQ.MT.
TOTAL		=	66.78 SQ.MT.

NO.	SIZE	AREA IN SQ.MT.
01	2.77 X 2.80 X 1.0	= 7.75 SQ.MT.
02	1.71 X 1.25 X 1.0	= 2.13 SQ.MT.
03	1.33 X 3.78 X 1.0	= 5.02 SQ.MT.
TOTAL PROP. AREA		= 14.91 SQ.MT.
PERMISSIBLE AREA 2% OF BUA		= 9.70 SQ.MT.
EXCESS AREA (COUNTED IN FSI)		= 5.21 SQ.MT.

NO.	SIZE	AREA IN SQ.MT.
04	3.00 X 3.74 X 1.0	= 11.22 SQ.MT.
05	0.35 X 1.10 X 1.0	= 0.38 SQ.MT.
06	3.66 X 0.87 X 1.0	= 3.18 SQ.MT.
07	1.35 X 2.01 X 1.0	= 2.71 SQ.MT.
TOTAL PROP. AREA		= 17.50 SQ.MT.
PERMISSIBLE AREA		= 20.00 SQ.MT.

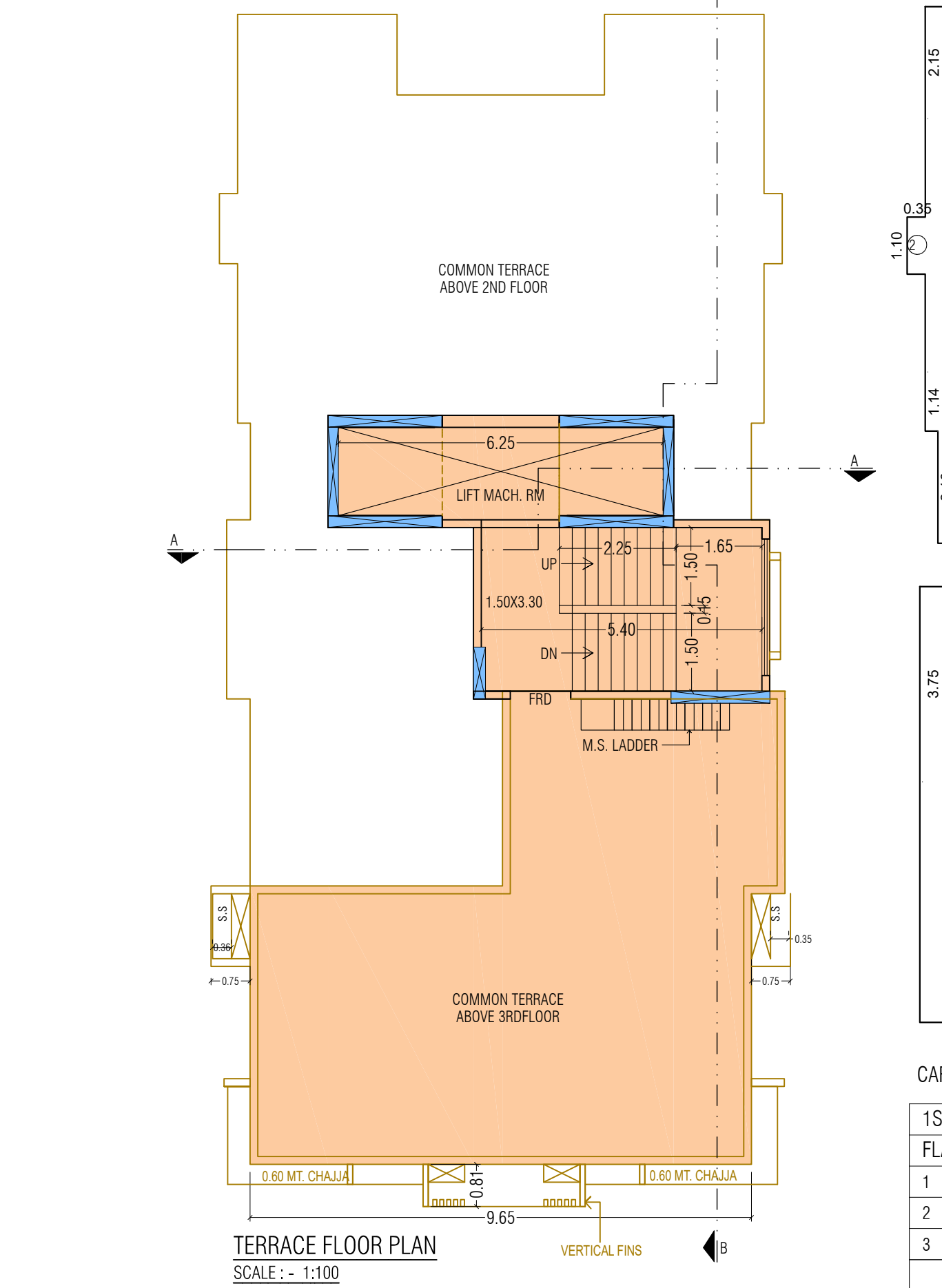
SECTION THRU C' WALL

SCALE :- 1:100

TABLE NO - I

3.65

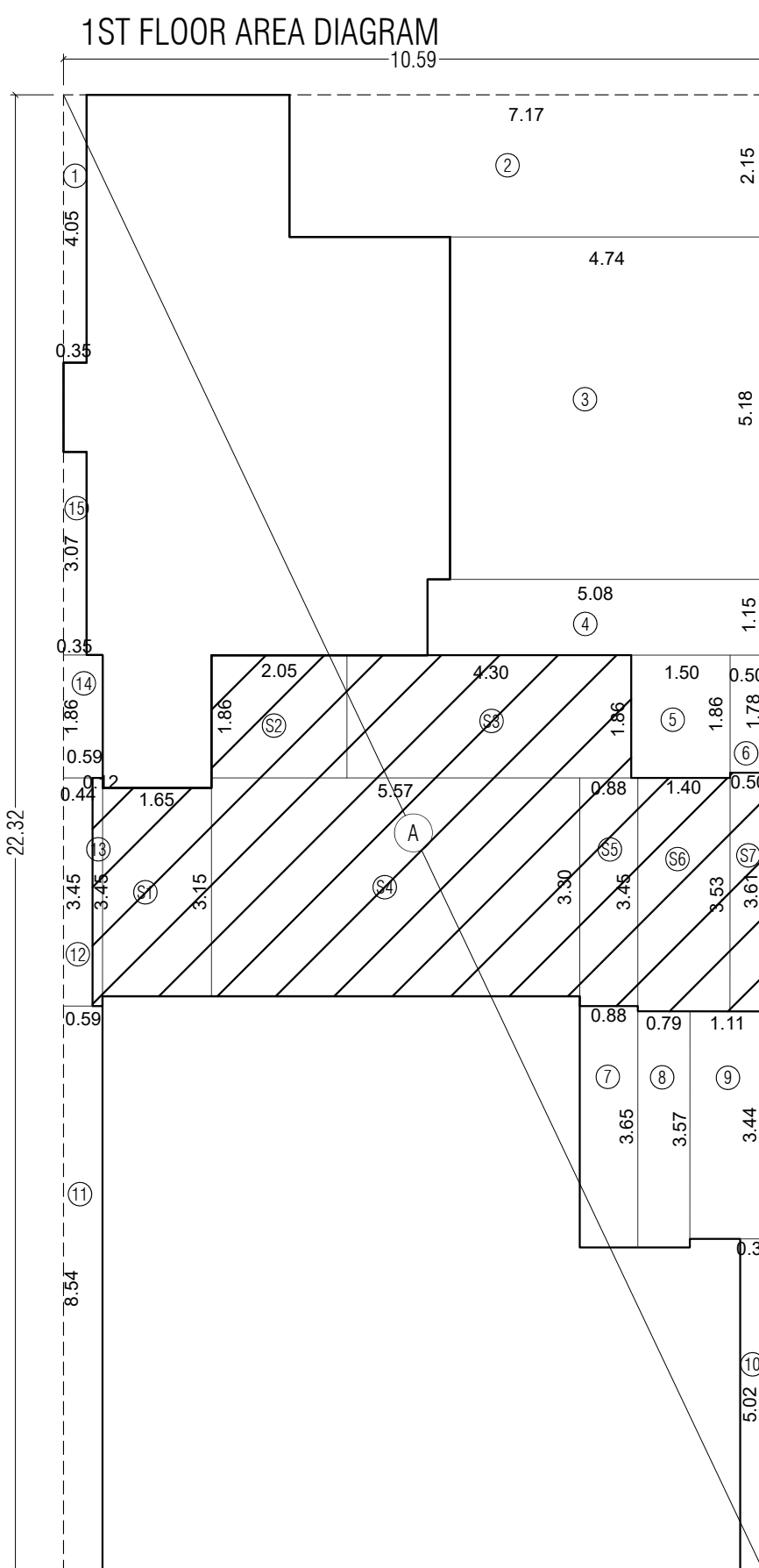
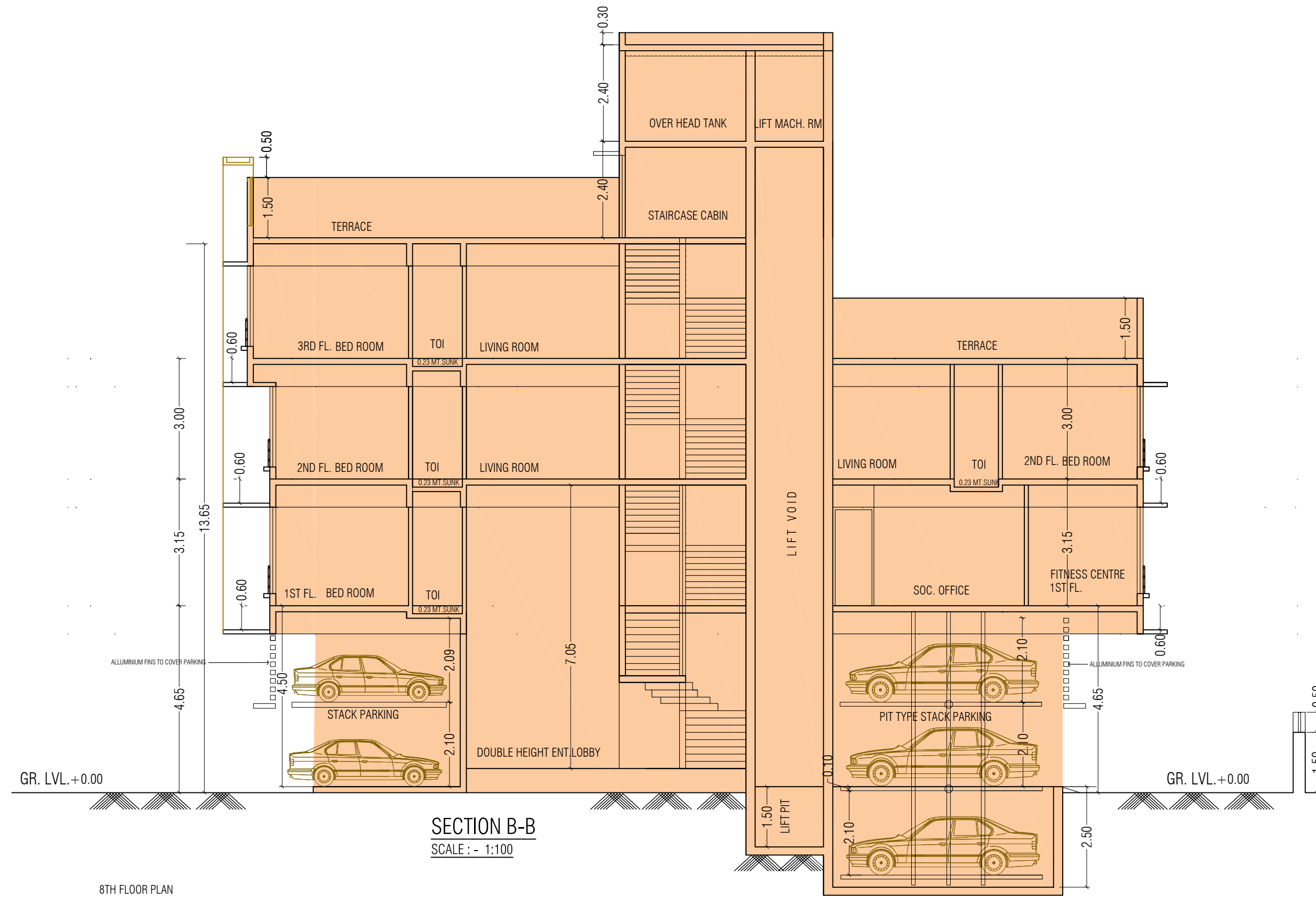
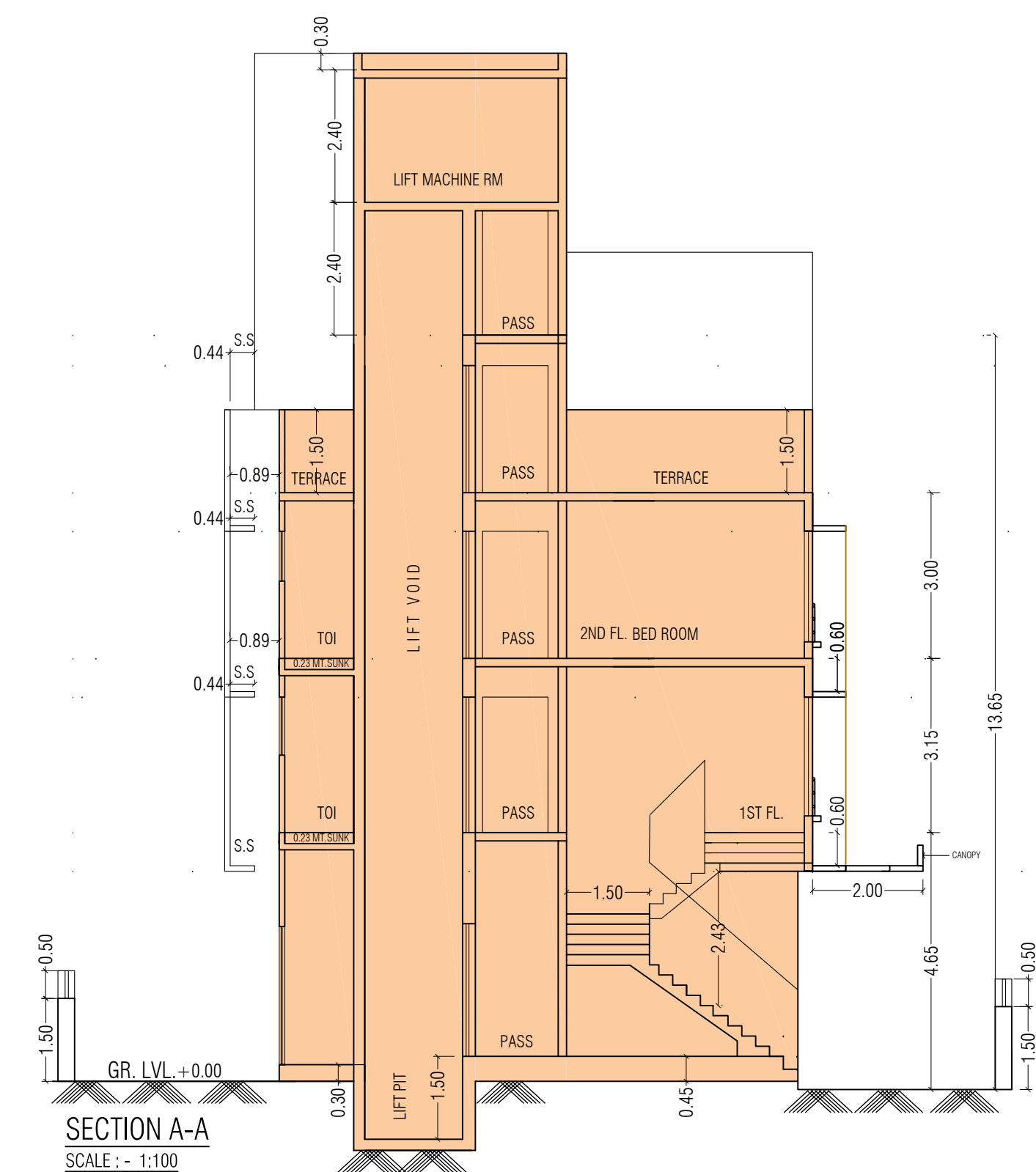
PROPOSED BUILT UP AREA STATEMENT								Flat/NR/Society Office/ Fitness Centre/Refuge area	
Sr. No.	Wing	Floor No.	Proposed Built up Area (in sqmt)		Total (4 + 5) (in sqmt)	Staircase/ lift/ lift lobby area (in sqmt)			
			Commercial	Residential		Commercial	Residential		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	
		1st		119.49	119.49		44.74	Flats	
		2nd		181.87	181.87		29.69	Flats	
		3rd		74.98	72.41		32.21	Flats	
		Total				0	106.64		
		STAIRCASE AREA (counted in FSI)			106.64				
		EXCESS AREA IN FITNESS CENTER			5.21				
2	Total BUA Proposed				485.62				
3	Fungible Compensatory Area Proposed: [Sr. no. 2 - (Sr. no. 2 / 1.35)] or As proposed)				00.00		-		
4	Net BUA Proposed (2 - 3)				485.62		-		-
5	Fitness Centre	Permissible 2 X 2%	=			9.70	sqmt	Provided at 1st floor	
		Provided	=			14.91	sqmt		
6	Society Office	Permissible	=			20	sqmt	Provided at 1st floor	
		Provided	=			17.50	sqmt		



TERRACE FLOOR PLAN
SCALE :- 1:100

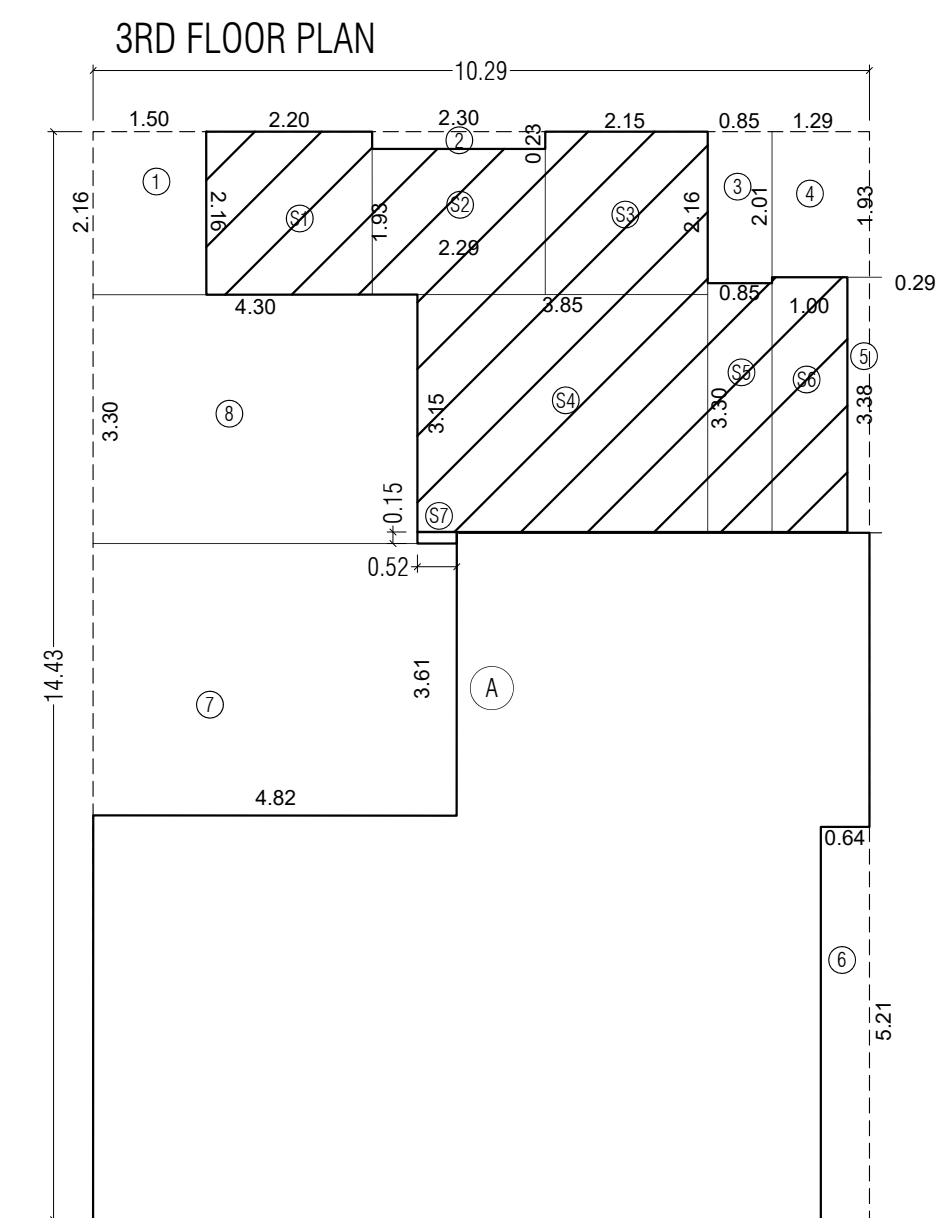
CARPET AREA STATEMENT

1ST FLOOR			
FLAT NO.03			
1	1.25 X 0.15	=	0.18 SQ.MT.
2	6.92 X 3.75	=	25.95 SQ.MT.
3	9.35 X 4.64	=	43.38 SQ.MT.
TOTAL		=	69.51 SQ.MT.



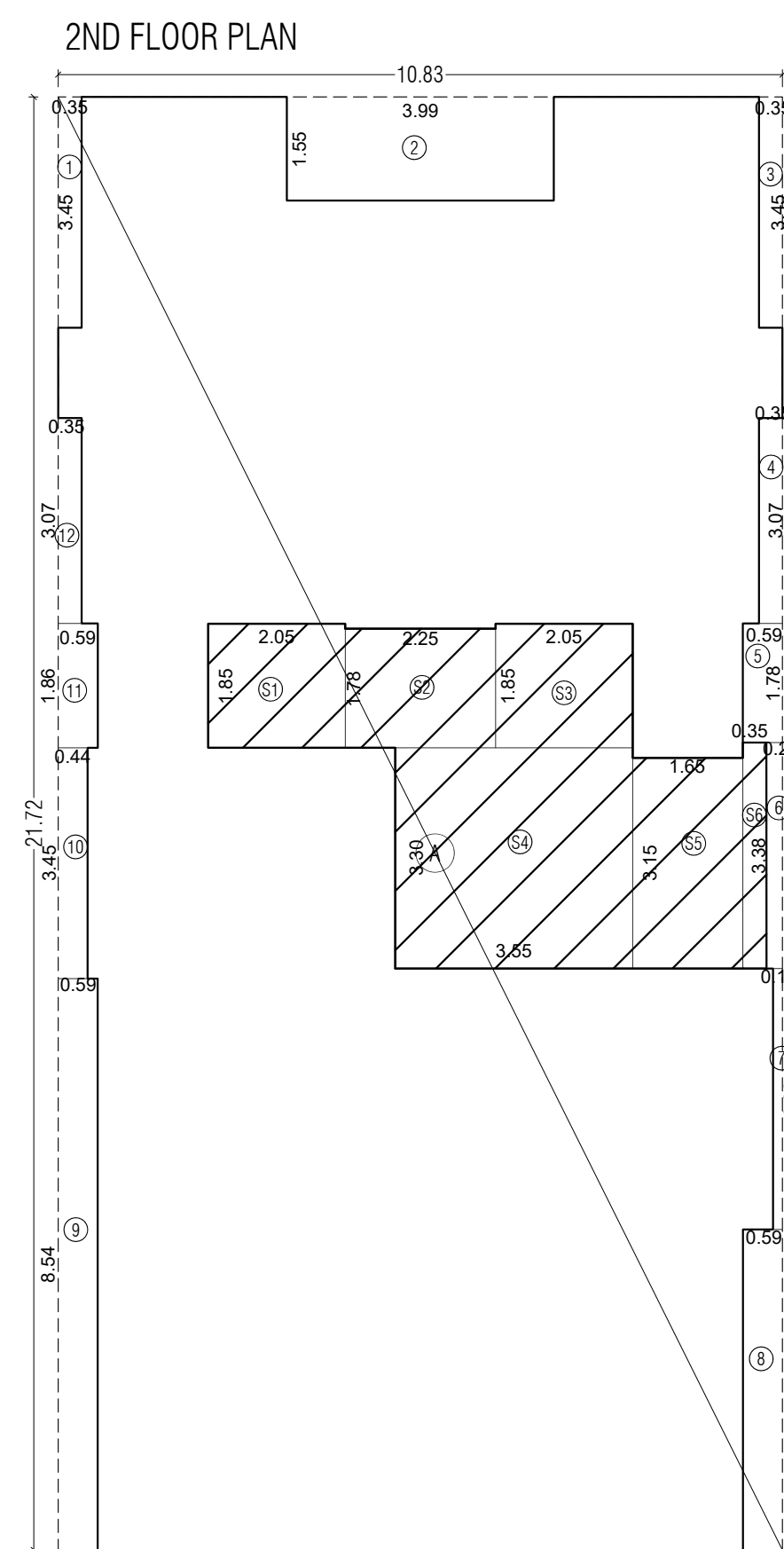
BUILT UP AREA CALCULATION

1 ST FLOOR BUA				
	10.59	22.32	=	236.37
TOTAL ADDITION - X				236.37
DEDUCTION				
1	0.35	4.05	=	1.42
2	7.17	2.15	=	15.42
3	4.74	5.15	=	24.41
4	5.09	1.22	=	6.21
5	1.55	1.78	=	2.76
6	0.50	1.78	=	0.89
7	0.88	3.64	=	3.20
8	0.82	3.58	=	2.94
9	1.12	3.44	=	3.85
10	0.35	5.03	=	1.76
11	0.59	8.57	=	5.06
12	0.44	3.45	=	1.52
13	0.15	3.45	=	0.52
14	0.59	1.89	=	1.12
15	0.35	3.07	=	1.07
		Y		72.14
X1= X-Y				164.23
ST.& LIFT LOBBY				
S1	1.65	3.15	=	5.20
S2	2.05	1.86	=	3.81
S3	4.25	1.78	=	7.57
S4	5.57	3.30	=	18.38
S5	0.88	3.45	=	3.04
S6	1.40	3.53	=	4.94
S7	0.50	3.61	=	1.81
TOTAL ST.& LIFT LOBBY Y1				44.74
TOTAL BUA X1-Y1				119.49



BUILT UP AREA CALCULATION

3RD FLOOR BUA				
	10.29	14.43	=	148.48
TOTAL ADDITION - X				148.48
DEDUCTION				
1	1.50	2.16	=	3.24
2	2.30	0.23	=	0.53
3	0.85	2.01	=	1.71
4	1.29	1.93	=	2.49
5	0.29	3.38	=	0.98
6	0.64	5.21	=	3.33
7	4.82	3.61	=	17.40
8	4.30	3.30	=	14.19
		Y		43.87
X1= X-Y				104.61
ST.& LIFT LOBBY				
S1	2.20	2.16	=	4.75
S2	2.29	1.93	=	4.42
S3	2.15	2.16	=	4.64
S4	3.85	3.15	=	12.13
S5	0.85	3.30	=	2.81
S6	1.00	3.38	=	3.38
S7	0.15	0.52	=	0.08
TOTAL ST.& LIFT LOBBY Y1				32.21
TOTAL BUA X1-Y1				72.41



BUILT UP AREA CALCULATION

2nd FLOOR BUA				
	10.83	21.72	=	235.23
TOTAL ADDITION - X				235.23
DEDUCTION				
1	0.35	3.45	=	1.21
2	3.99	1.55	=	6.18
3	0.35	3.46	=	1.21
4	0.35	3.09	=	1.08
5	0.59	1.79	=	1.06
6	0.24	3.38	=	0.81
7	0.14	3.90	=	0.55
8	0.59	4.78	=	2.82
9	0.59	8.54	=	5.04
10	0.45	3.43	=	1.54
11	0.59	1.86	=	1.10
12	0.35	3.08	=	1.08
		Y		23.68
X1= X-Y				211.55
ST.& LIFT LOBBY				
S1	2.05	1.85	=	3.79
S2	2.25	1.78	=	4.01
S3	2.05	1.85	=	3.79
S4	3.55	3.30	=	11.72
S5	1.65	3.15	=	5.20
S6	0.35	3.38	=	1.18
TOTAL ST.& LIFT LOBBY Y1				29.69
TOTAL BUA X1-Y1				181.87

PROFORMA - B				
CONTENTS OF SHEET				
SECTIONS, ELEVATION, PARKING TABLE, BUA STATEMENT				
DESCRIPTION OF PROPOSAL & PROERTY				
PROPOSED REDEVELOPMENT OF BUILDING ON PLOT BEARING C.T.S. NO. 989 OF VILLAGE KANDIVALI, OF R/S WARD, AT DAHANUKARWADI, KANDIVALI(WEST), MUMBAI - 400067				
NAME, ADDRESS & SIGNATURE OF OWNER				
SIGN				
MRS. BHARTIBEN K. SONI NEEL KAMAL, PLOT BEARING C.T.S. 898, DAHANUKARWADI, KANDIVALI(WEST)				
SIGNATURE OF STRUCTURAL CONSULTANTS				
SIGN				
M/S. HIREN M. TANNA C-101, Shree Krishna, Borivali-East, Mumbai - 400066				
B.M.C. FILE NO. P-6896/2021/(989)/R/S Ward/KANDIVALI R/S/337/1/New				
DRG. NO.	JOB NO.	DRNWN BY	SCALE	DATE
NK 02	989	AR. KHUSHBU	AS STATED	21.11.2021
NAME, ADDRESS & SIGNATURE OF ARCHITECT				
SIGN				
D M DILIP MEWADA ARCHITECT MAHAVIR NAGAR, KANDIVALI(WEST), MUMBAI 400067				
PLANS FOR CONSIDERATION				
SE.(BP)R-2				
AE.(BP) R/S				
EE.(BP)R-WARD				