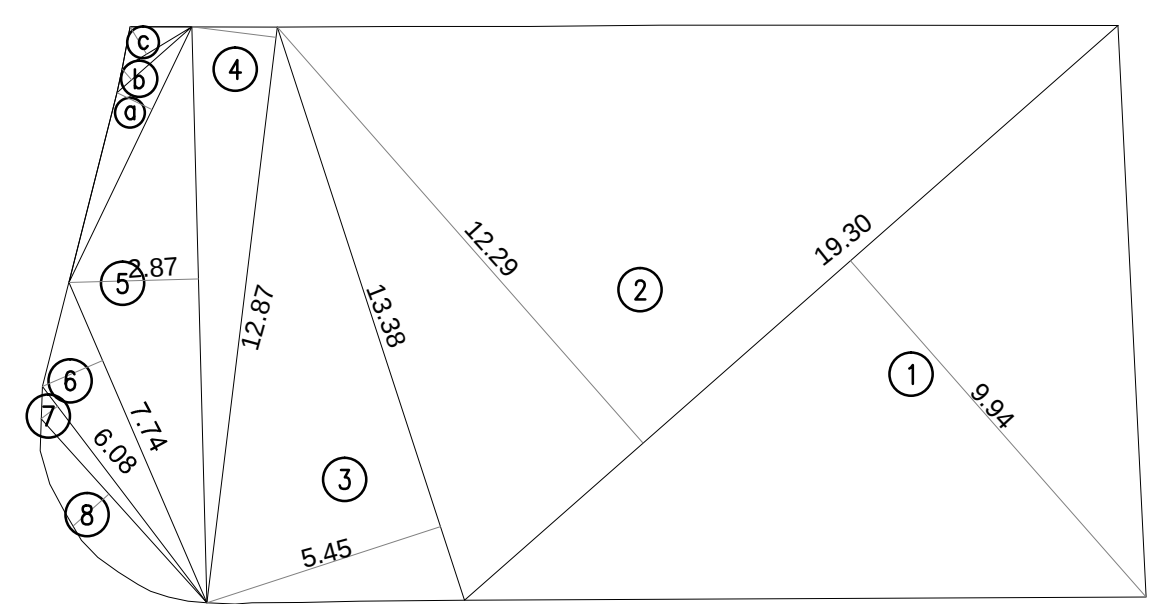
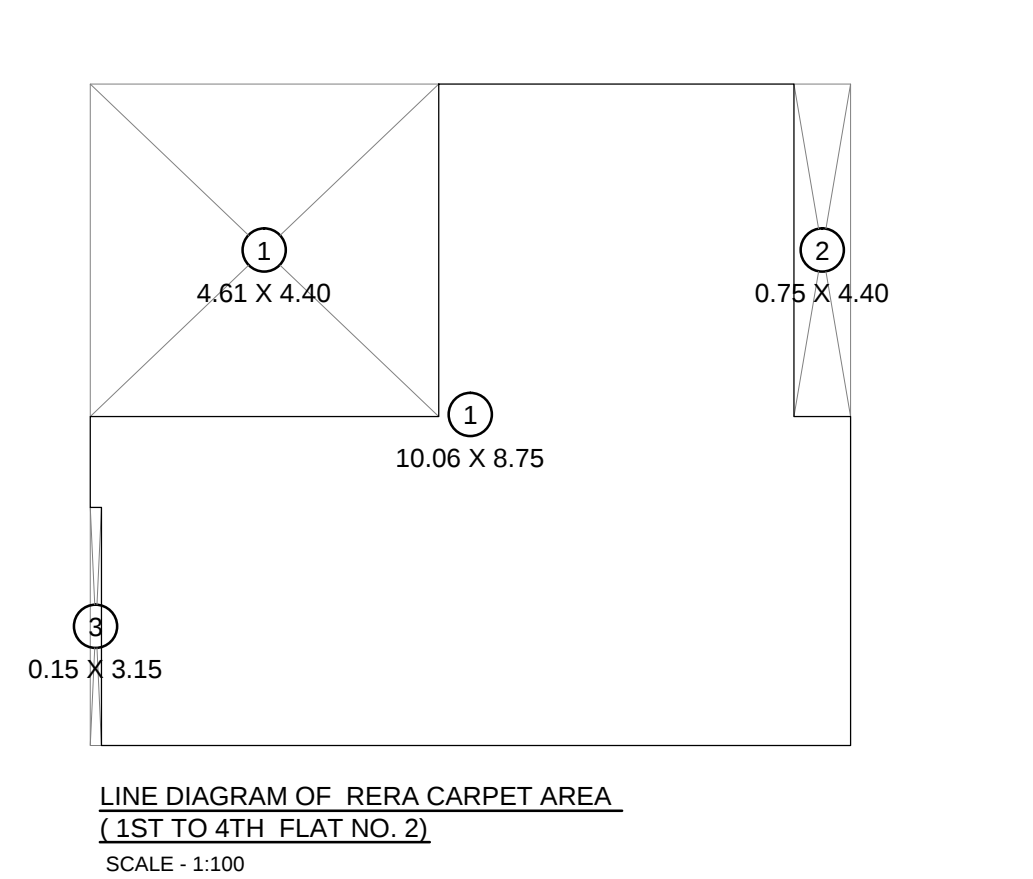
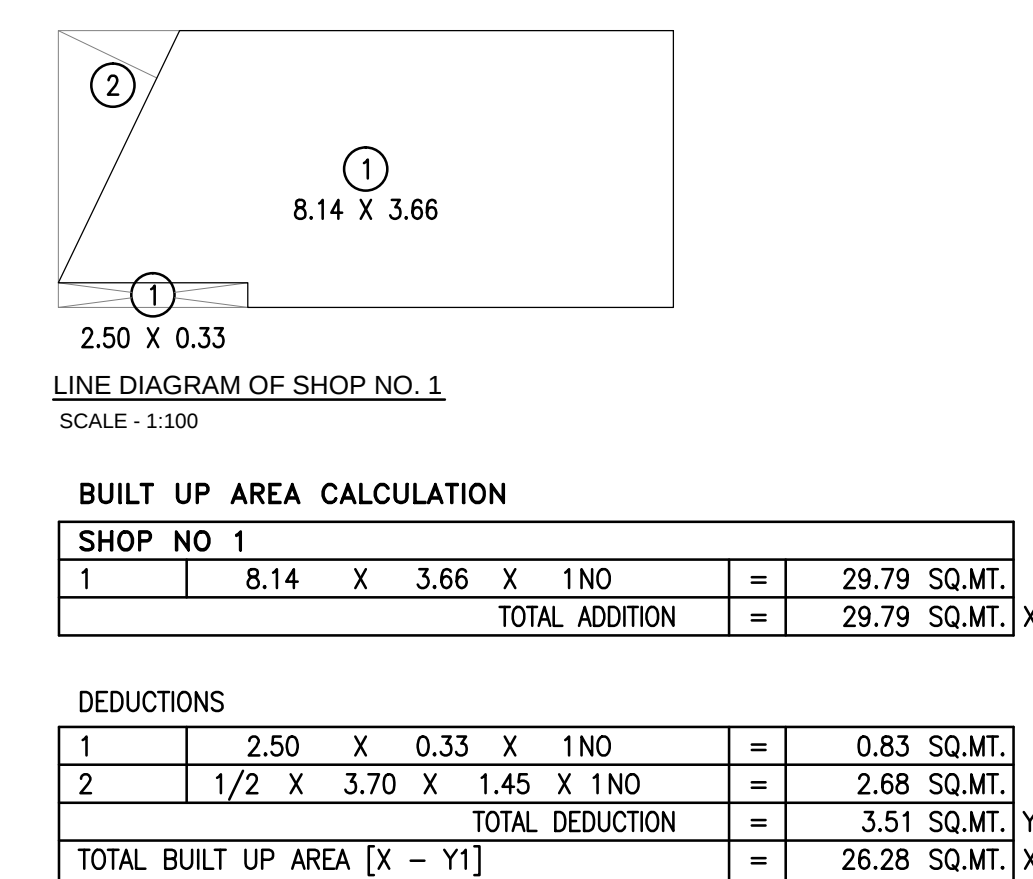
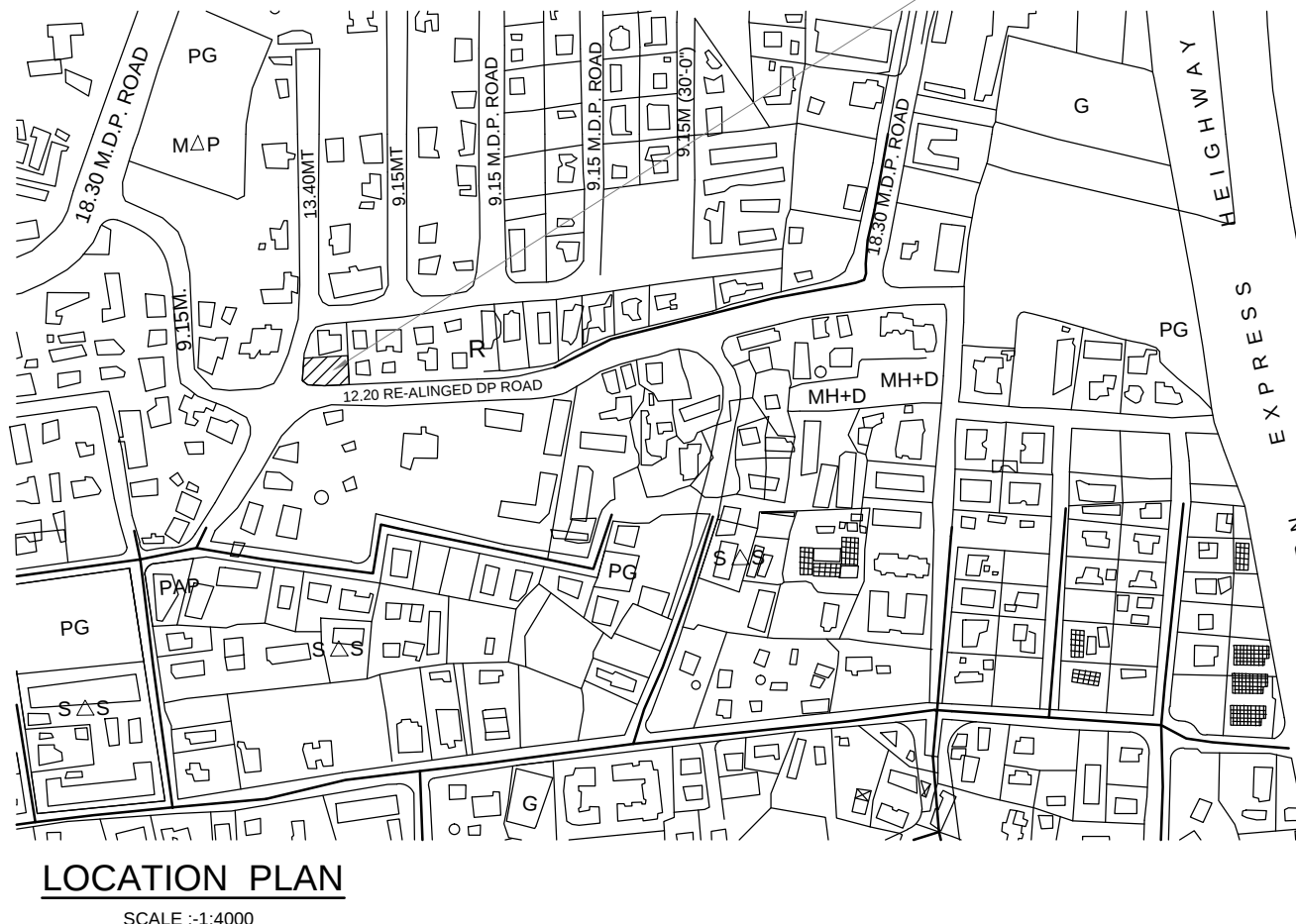
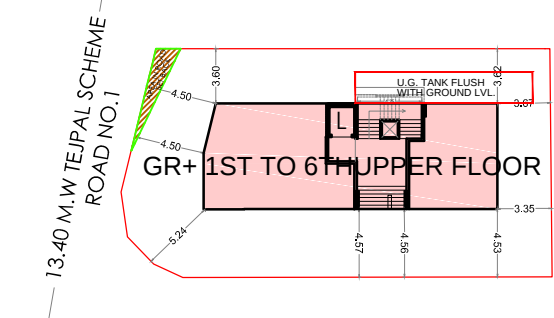


SUMMARY

FLOOR	NET	FUNGIBLE	TOTAL B.U.A	ST.CASE AREA
GROUND (COMM.)	26.67	9.34	36.01	
GROUND (RESI.)	9.20	3.25	12.45	22.97
1ST FLOOR	120.36	42.12	162.48	27.65
2ND FLOOR	120.36	42.12	162.48	27.65
3RD FLOOR	120.36	42.12	162.48	27.65
4TH FLOOR	120.36	42.12	162.48	27.65
5TH FLOOR	120.36	42.12	162.48	27.65
6TH FLOOR	120.36	42.12	162.48	27.65
TOTAL	758.03	265.31	1023.34	188.87

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

USER	CATEGORY SQ. MT.	NO OF FLATS	CAR PAR REQUIRED
SHOP	1 PARKING FOR 40 SQ.MT 36.25 SQ.MT (40)		0.91
	VISITORS (10%)		2.00(MIN.)
	TOTAL		2.91
RESID.	BELOW 45	1	0.25
	B/W 45 & 60	-	--
	B/W 60 & 90	12	12.00
	ABOVE 90	-	-
	TOTAL	13	12.25
	VISITORS (10%) OF RESI	---	1.23
	TOTAL		13.48
	TOTAL PARKING REQUIRED (A+B) 16.39		16.00Nos.
	TOTAL PARKING PROVIDED		16 Nos.
	BIG PARKING		07 Nos.
	SMALL PARKING		09 Nos.



LINE DIAGRAM OF PLOT AREA CALCULATION

SCALE: 1:200

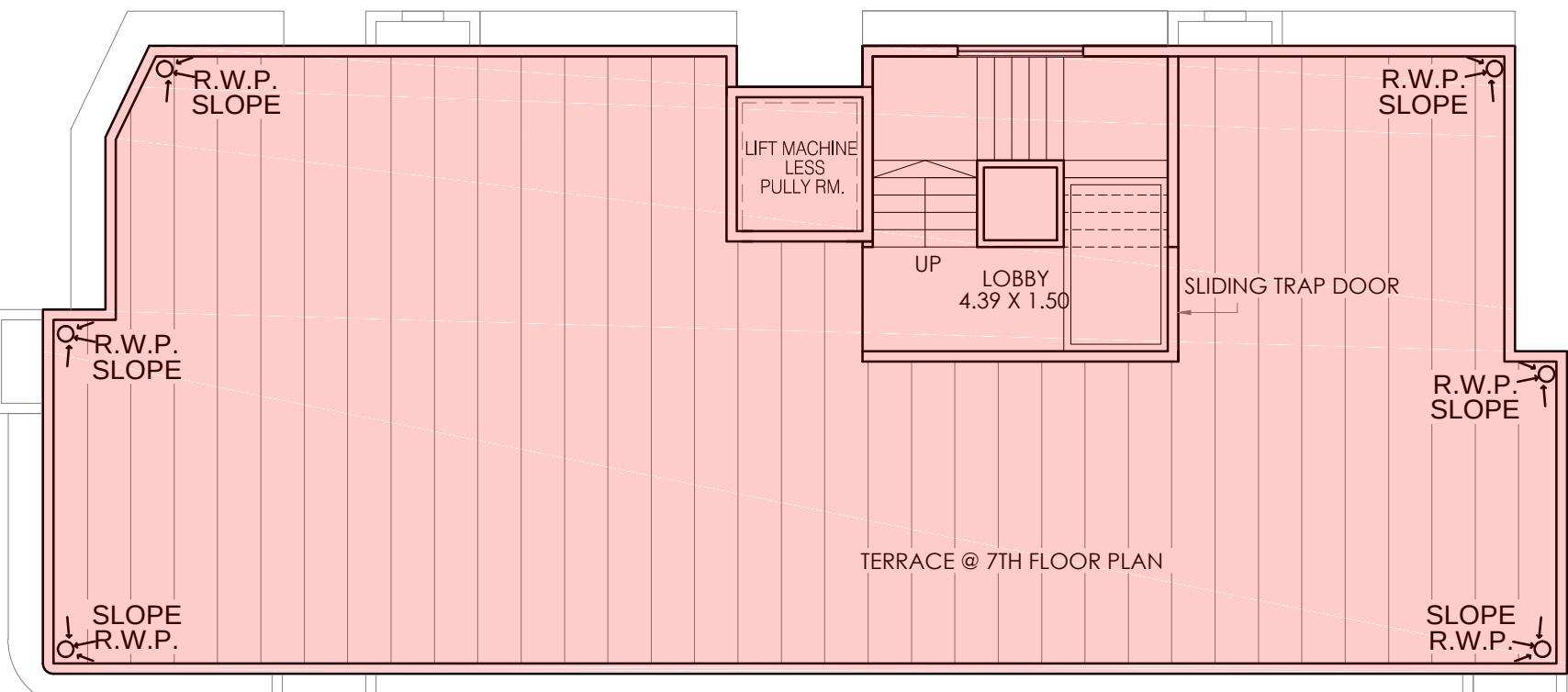
PLOT AREA CALCULATION

PLOT AREA									
1	1/2 X	19.30	X	9.94	X	1 NO	=	95.92	SQ.MT.
2	1/2 X	19.30	X	12.29	X	1 NO	=	118.60	SQ.MT.
3	1/2 X	13.38	X	5.45	X	1 NO	=	36.46	SQ.MT.
4	1/2 X	44.18	X	1.88	X	1 NO	=	41.54	SQ.MT.
5	1/2 X	44.15	X	2.87	X	1 NO	=	63.37	SQ.MT.
6	1/2 X	42.96	X	1.45	X	1 NO	=	31.15	SQ.MT.
7	1/2 X	6.08	X	0.48	X	1 NO	=	1.46	SQ.MT.
8	2/3 X	5.50	X	1.07	X	1 NO	=	3.93	SQ.MT.
TOTAL ADDITION							=	392.43	SQ.MT.

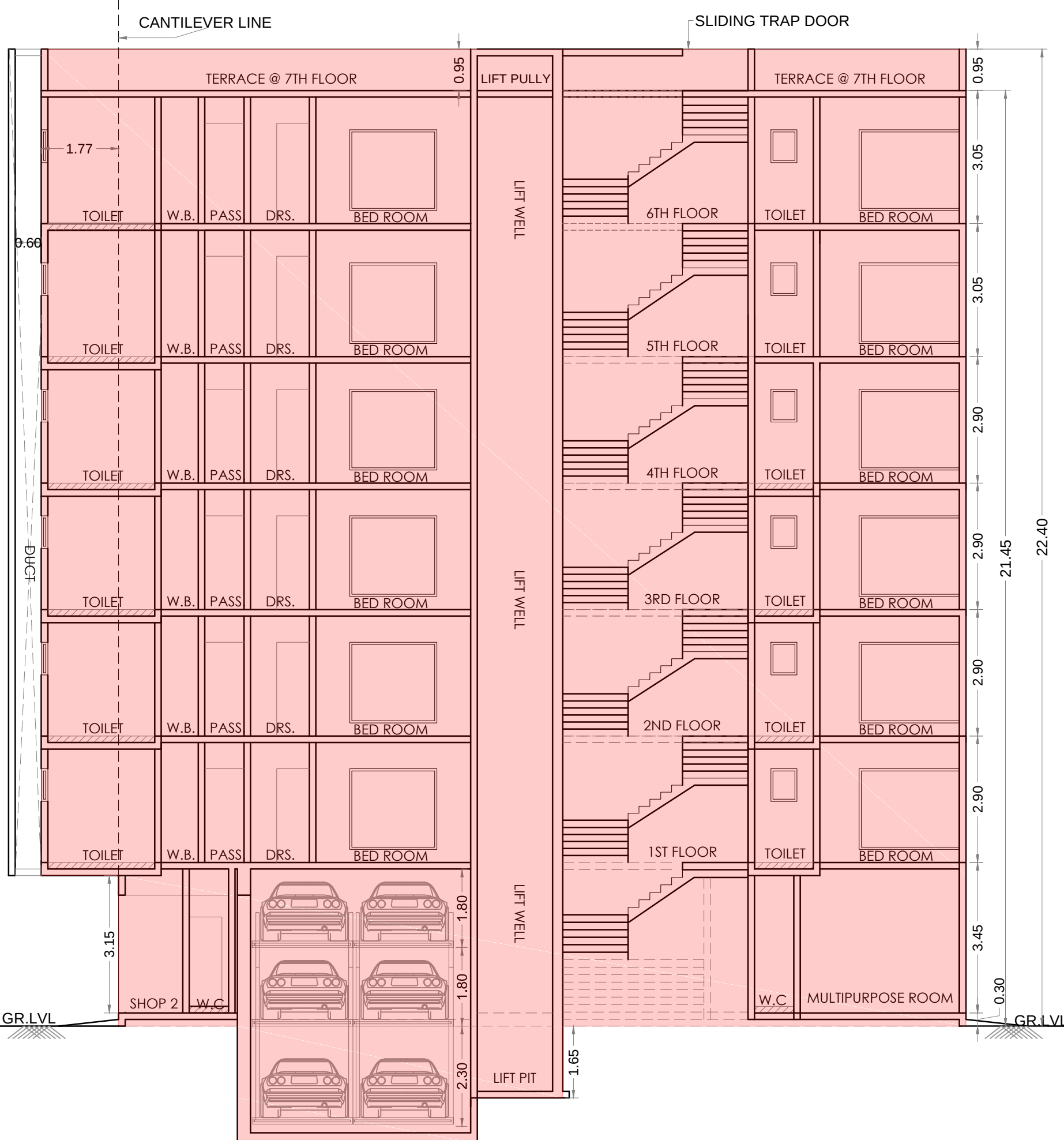
SET BACK AREA CALCULATION

SET BACK AREA

a	1/2 X	7.50	X	1.03	X	1 NO	=	3.86	SQ.MT.
b	1/2 X	2.64	X	0.38	X	1 NO	=	0.50	SQ.MT.
c	1/2 X	2.15	X	0.85	X	1 NO	=	0.91	SQ.MT.
TOTAL ADDITION							=	5.27	SQ.MT.

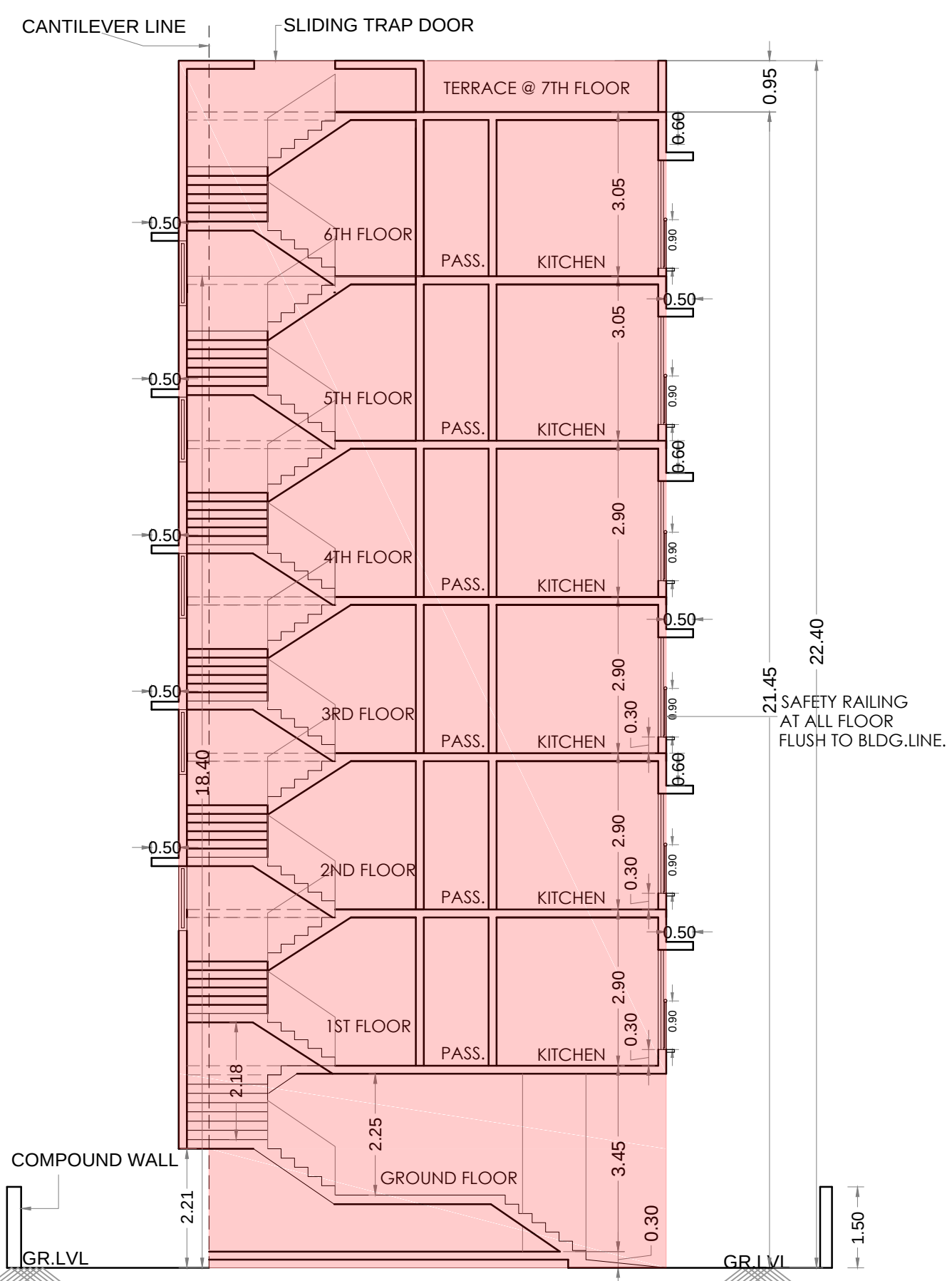


TERRACE FLOOR PLAN
SCALE - 1:100



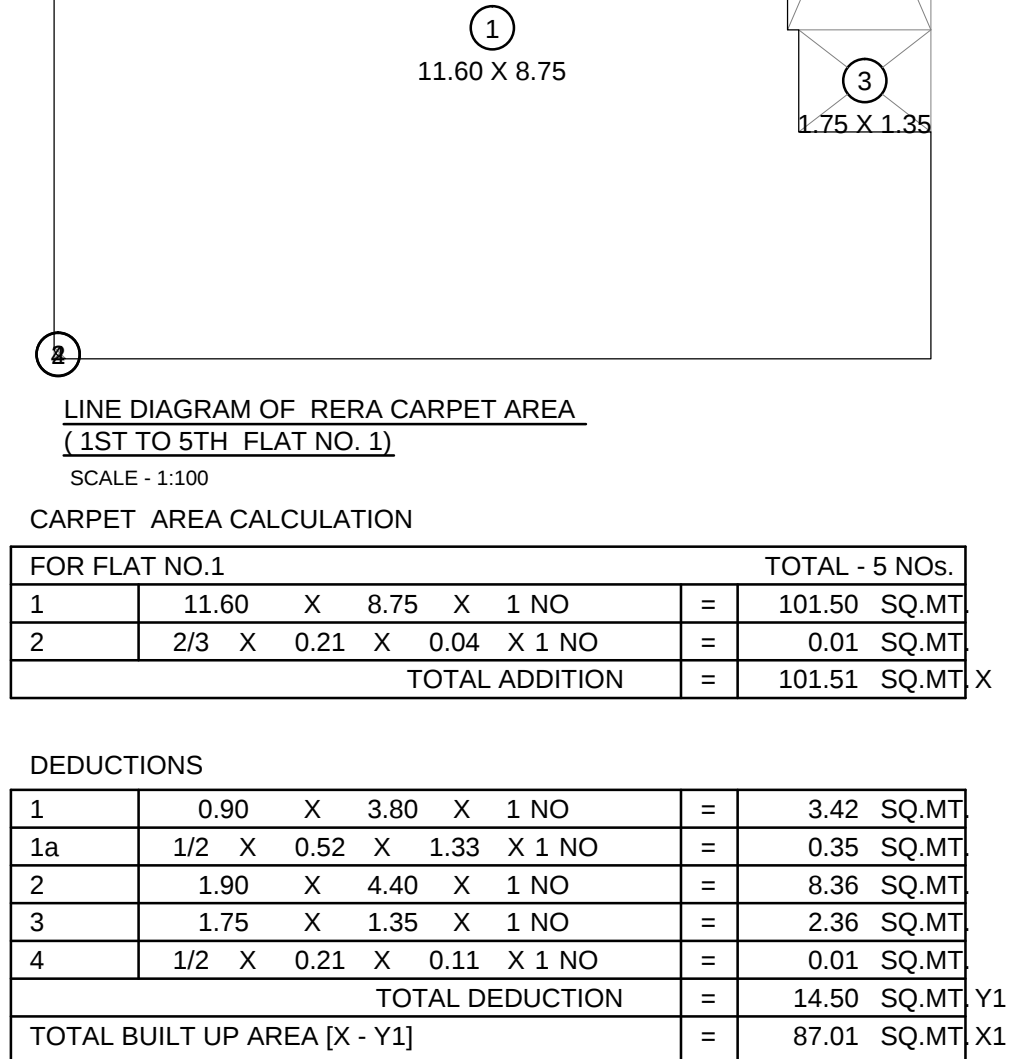
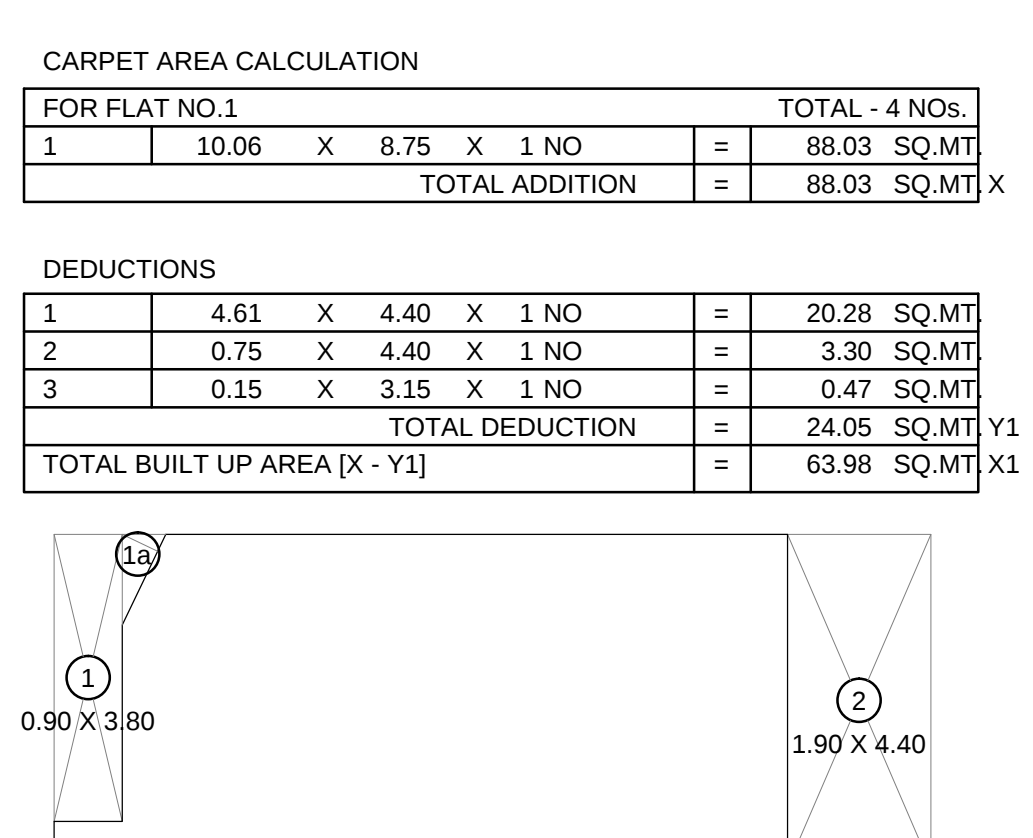
SECTION A-A

SCALE - 1:100



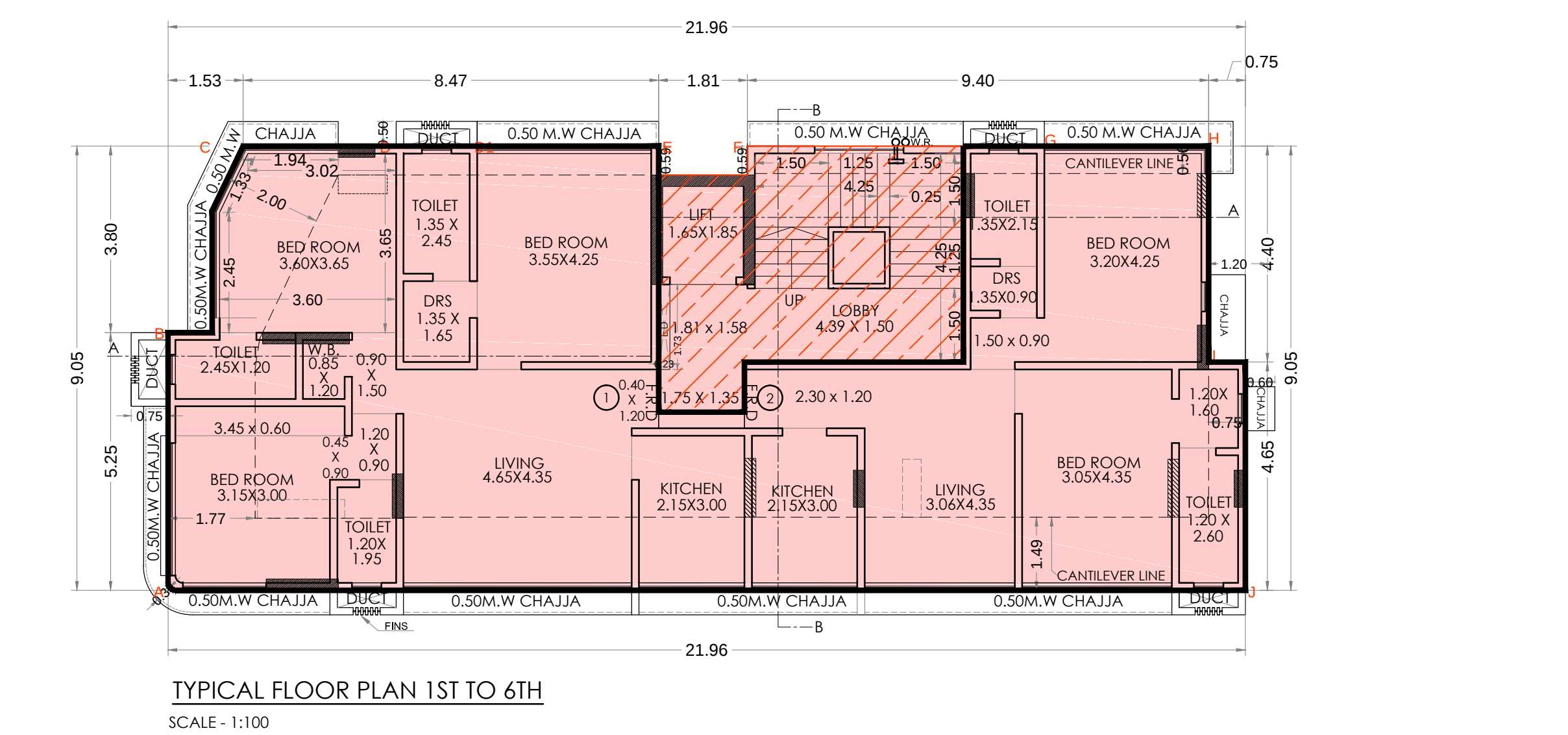
SECTION B-B

SCALE - 1:100

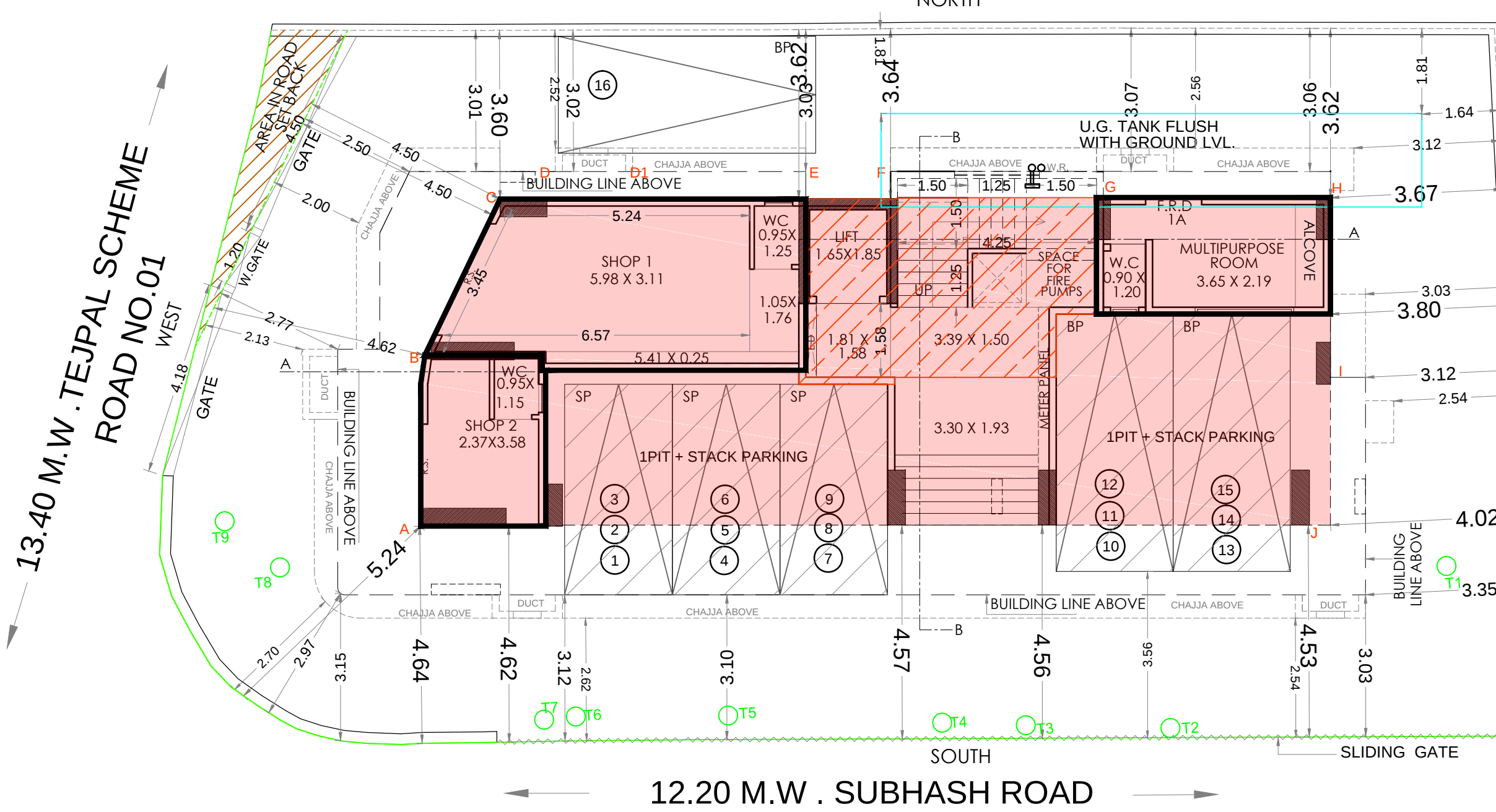


CARPET AREA SUMMARY

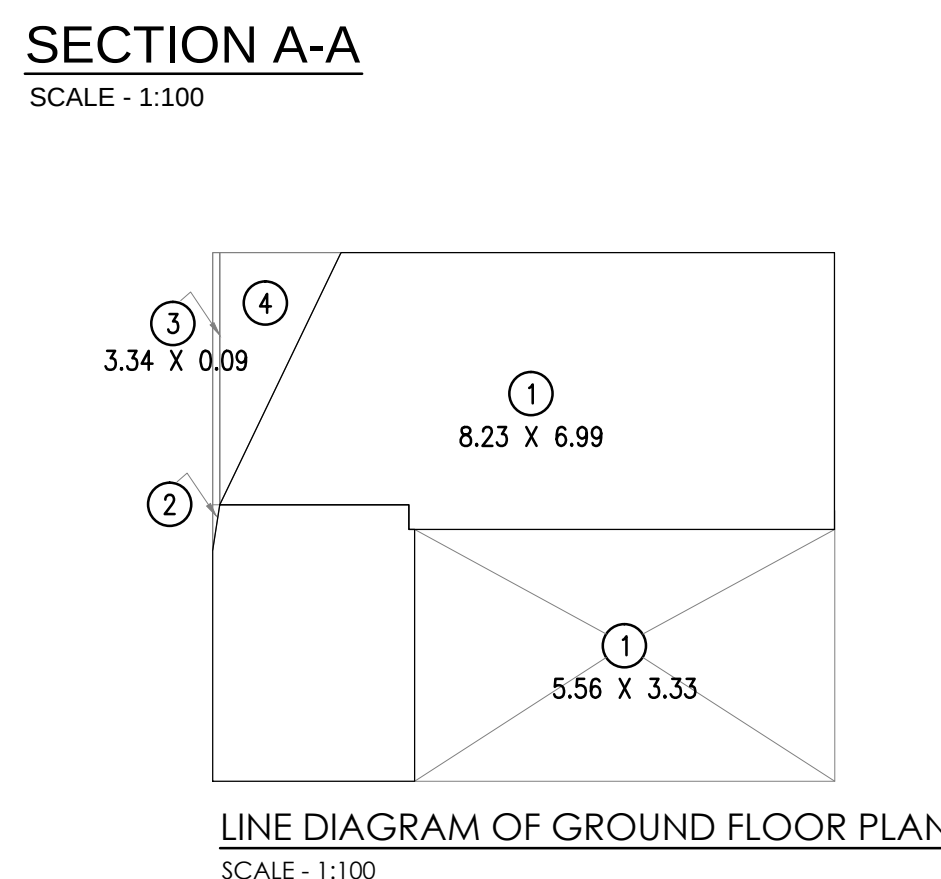
FLOORS	FLAT NO.	CARPET AREA AS PER MAHARERA	TOTAL NO.
GROUND FLOOR	1A	10.29	1
1ST TO 6TH FLOOR	1	87.01	6
	2	63.88	6
TOTAL		13	



TYPICAL FLOOR PLAN 1ST TO 6TH
SCALE - 1:100



GROUND FLOOR PLAN
SCALE - 1:100



BUILT UP AREA CALCULATION

GROUND FLOOR PLAN (COMM.)

1	8.23	X	0.99	X	1 NO	=	57.53	SQ.MT
TOTAL ADDITION							=	57.53 SQ.MT X

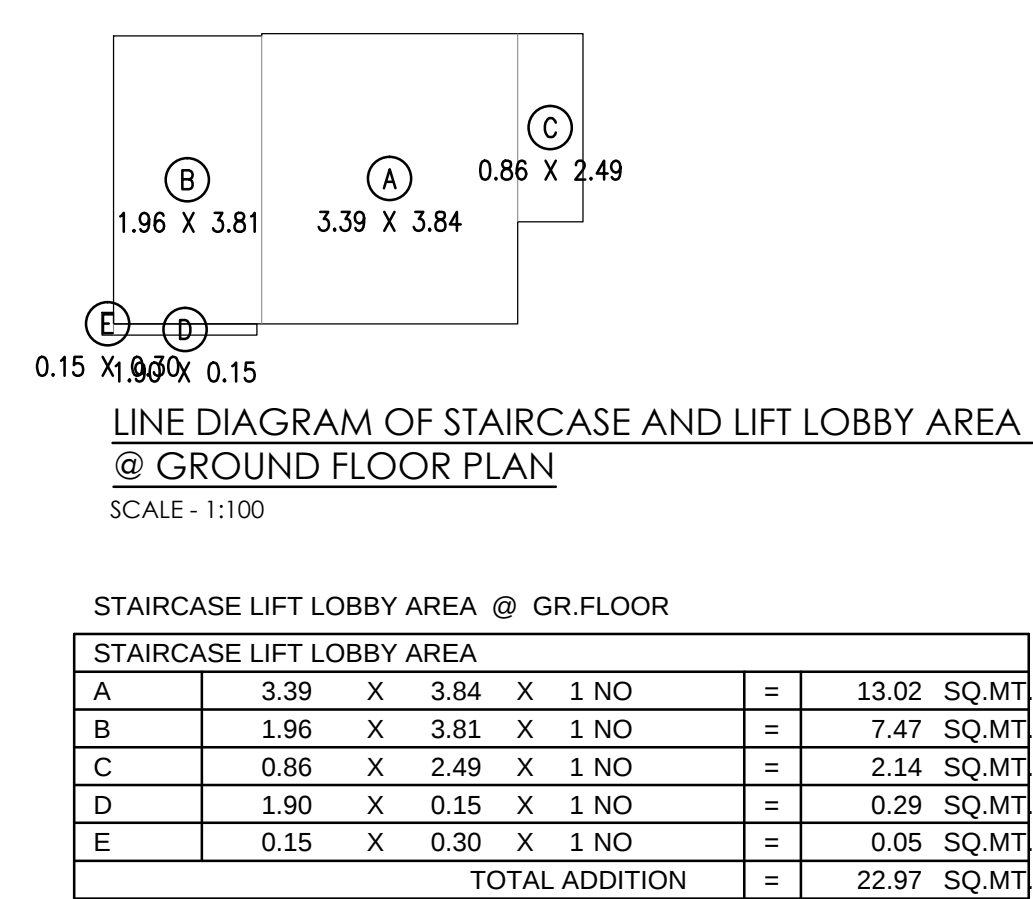
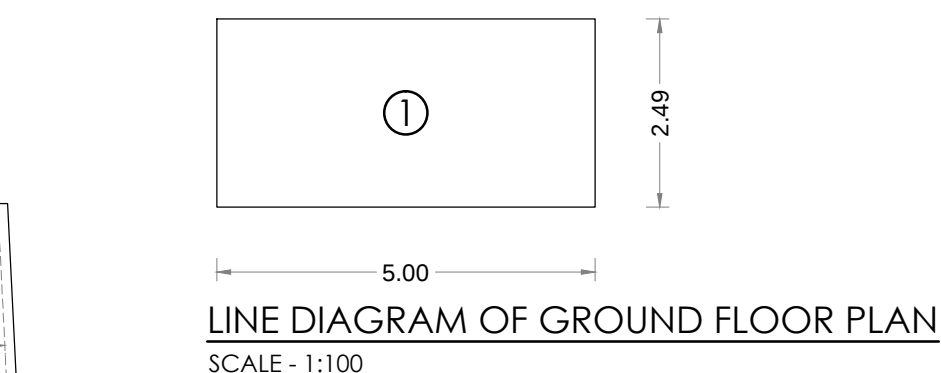
DEDUCTIONS

1	5.56	X	3.33	X	1 NO	=	18.81	SQ.MT	
2	1/2 X	0.61	X	0.09	X	1 NO	=	0.03	SQ.MT
3	0.09	X	3.34	X	1 NO	=	0.30	SQ.MT	
4	1/2 X	3.70	X	1.45	X	1 NO	=	2.68	SQ.MT
TOTAL DEDUCTION							=	21.82	SQ.MT Y
TOTAL BUILT UP AREA [X - Y]							=	36.01	SQ.MT X

BUILT UP AREA CALCULATION

GROUND FLOOR PLAN (RESI.)

1	5.00	X	2.49	X	1 NO	=	12.45	SQ.MT.
TOTAL ADDITION						=	12.45	SQ.MT.



BUILT UP AREA CALCULATION									
TYPICAL FLOOR (1ST TO 6TH)									
1	21.96	X	9.06	X	1 NO	=	198.74	SQ.MT	
2	2/3 X	0.21	X	0.04	X	1 NO	=	0.01	SQ.MT
TOTAL ADDITION							=	198.75	SQ.MT

DEDUCTIONS

1	0.90	X	3.80	X	1 NO	=	3.42	SQ.MT	
1a	1/2 X	0.57	X	1.46	X	1 NO	=	0.42	SQ.MT
2	1.81	X	0.59	X	1 NO	=	1.07	SQ.MT	
3	0.75	X	4.40	X	1 NO	=	3.30	SQ.MT	
4	1/2 X	0.21	X	0.11	X	1 NO	=	0.01	SQ.MT
TOTAL DEDUCTION							=	8.22	SQ.MT
TOTAL BUILT UP AREA [X - Y]							=	190.53	SQ.MT

STAIRCASE LOBBY AREA CALCULATION

TYPICAL FLOOR (1ST TO 6TH)

STL1	1.81	X	3.81	X	1 NO	=	6.90	SQ.MT.
STL2	4.40	X	4.40	X	1 NO	=	19.36	SQ.MT.
STL3	1.75	X	1.02	X	1 NO	=	1.79	SQ.MT.
TOTAL STAIRCASE LOBBY AREA PER FL.						=	28.05	SQ.MT.

NET BUILT UP AREA
[X - Y]

E.D	0.23	X	1.73	X	1 NO	=	0.40	SQ.MT.
STAIRCASE LOBBY AREA (28.05 - 0.40)						=	27.65	SQ.MT.

FUNGIBLE PAYMENT DETAIL :-

PREMIUM TO BE PAID FOR FUNGIBLE COMPENSATORY AREA = (265.31 - 159.99 - 32.88) = 72.43 SQ.MT

* RESIDENTIAL FUNGIBLE COMPENSATORY AREA - 72.43 SQ.MT.

SQ.MT.	LAND RATE X 50%	AMOUNT
72.43	1,08,770/- X 50% =	Rs.39,39,105.55
	SAY	Rs.39,39,200/-

50% TO M.C.M. Rs.19,69,600/- PAID VIDE RECEIPT NO.CHE/BP/9511222 DATE: 06/06/2022

30% TO GOVT. Rs.11,81,760/- PAID VIDE RECEIPT NO.MH/LS/068890322P DATE: 06/06/2022

20% TO MSROD. Rs.7,97,540/- PAID VIDE RECEIPT NO.CHE/BP/9511222 DATE: 06/06/2022

FUNGIBLE PAYMENT DETAIL :-

PREMIUM TO BE PAID FOR FUNGIBLE COMPENSATORY AREA = (132.88 - 159.99) = 32.89 SQ.MT

* RESIDENTIAL FUNGIBLE COMPENSATORY AREA = 32.89 SQ.MT.

SQ.MT.	LAND RATE X 50%	AMOUNT
32.89	1,08,300/- X 50% =	Rs.8,90,496.75
	SAY	Rs.8,90,500/-

50% TO M.C.M. Rs.4,45,250/- PAID VIDE RECEIPT NO.CHE/BP/7331721 DATE: 30/12/2021

30% TO GOVT. Rs.2,67,150/- PAID VIDE RECEIPT NO.MH/LS/068890322P DATE: 11/01/2022

20% TO MSROD. Rs.1,78,100/- PAID VIDE RECEIPT NO.CHE/BP/7331721 DATE: 30/12/2021

FUNGIBLE PAYMENT DETAIL :-

PREMIUM TO BE PAID FOR FUNGIBLE COMPENSATORY AREA = 159.99 SQ.MT

* NON - RESIDENTIAL FUNGIBLE COMPENSATORY AREA = 159.99 SQ.MT.

SQ.MT.	LAND RATE X 50%	AMOUNT
159.99	1,08,300/- X 50% =	Rs.8,90,496.75
	SAY	Rs.8,90,500/-

50% TO M.C.M. Rs.4,45,250/- PAID VIDE RECEIPT NO.MH/LS/068890322P DATE: 13/08/2021

30% TO GOVT. Rs.9,17,250/- PAID VIDE RECEIPT NO.TOKEN NO. 9381 DATE: 13/08/2021

20% TO MSROD. Rs.6,11,000/- PAID VIDE RECEIPT NO.1004125673 DATE: 13/08/2021

ADDITIONAL FSI PAYMENT TABLE

*ADDITIONAL FSI AREA (TOTAL CLAIMED) = 196.22 SQ.MT

196.22sq. Mts. X Rs.1,08,300/- X 35% = Rs.7,43,771.91 X 50% Rebate = Rs.37,18,859.55

Say = Rs. 37,18,900/-

50% TO M.C.M.	50% TO GOVT.	50% TO MSROD.	50% TO FSI
Rs.3,71,890/-	Rs.9,29,750/-	Rs.9,29,750/-	Rs.9,29,750/-
PAID VIDE RECEIPT NO.1004125673	PAID VIDE RECEIPT NO.1004125673	PAID VIDE RECEIPT NO.1004125673	PAID VIDE RECEIPT NO.1004125673
DATE: 13/08/2021	DATE: 13/08/2021	DATE: 13/08/2021	DATE: 13/08/2021

P-6485/2021/(640)/K/E WARD/VILE PARLE/337/1/New/K/E Ward			(1/1)
I.	AREA STATEMENT		SQ MTR.
1	Area of plot (As per P. R. Card)		397.70
2	a) Area of Reservation in plot		
	b) Area of Road Set back		
	c) Area of D P Road		
	Deduction for:		
	A) For Reservation/Road Area		
	a) Road set-back area to be handed over (100%) (Regulation No 16)		
	b) Proposed D P Road area to be handed over (100%) (Regulation No 16)		5.27
	c) (i) Reservation area to be handed over (100%) (Regulation No 17)		
	(ii) Reservation area to be handed over as per AR (Regulation No 17)		
	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 35 (abeyance)		
	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.		
	Total deductions: [2(A) + 2(B) + 2(C) as and when applicable.]		5.27
3	Balance area of plot (1 minus 3)		392.43
5	Plot area under Development		
6	Zonal (basic) FSI		1
7	Built up Area as per Zonal (basic) FSI (5 X 6)		
8	(In case of Mill land permissible BUA kept in abeyance)		
	BUA equal to area of land handed over as per reg. 30(A)		
	i) As per 2(A) and 2(B) except 2(A)(c) (i) above within in cap of "Admissible TDR" as column 6 of Table -12 on remaining/balance plot. (5.27 X 2)		10.54
	ii) In case of 2(A)(c) (ii) permissible over and above permissible BUA on remaining/balance plot.		
9	Incentive BUA in lieu of Rehab Component (15% of existing BUA) or 10 Sqmts per tenement whichever is higher, as per Reg.no.337/(B)		--
10	Built up area due to "Additional FSI on Payment of Premium" as per Table No 12 of Regulation No 30(A) on remaining / balance plot.		196.22
11	Built up area due to admissible "TDR" as per Table No 12 of Regulation NO 30(A) and 32 on remaining/ balance plot. Permissible = (392.43 x 0.70) = 274.70 - 10.54 = 264.16sq.mt. Proposed = 194.84sq.mt. (BRC No. ROAD/2020/2022)		158.84
12	Permissible Built up Area (as the case may be with / without BUA as per 2(c))		758.03
13	Proposed Built up Area		758.03
14	TDR generated if any as per Regulation No 30(A)		
15	Fungible Compensatory Area as per Regulation No 31(3)		
	a) i) Perm. Fungible Compensatory area for Rehab Comp.w/o charging premium.		--
	ii)Fungible Compensatory area availed for Rehab comp.w/o charging premium.		--
	b) i) Permissible Fungible Compensatory area by charging premium. (35%)		265.31
	ii)Fungible Compensatory area availed on payment of premium.		265.31
	Total Built up Area proposed including FCA (13+15(a)(i) + 15(b)(ii))		1023.34
17	FSI consumed on Net Plot [13/4]		1.93
II.	OTHER REQUIREMENTS		
(A) Reservation/ Designation	(a) Name of Reservation		Nil.
	(b) Area of Reservation land to be handed/ handed over as per Regulation No.17		Nil.
	(c) Built up area of Amenity to be handed over as per Regulation No. 17		Nil.
	(d) Area/Built up Area of Designation		Nil.
	(B) Plot area/Built up Amenity to be Handed Over as per Regulation No.		
	(a) 14(A)		Nil.
	(a) 14(B)		Nil.
	(c) 15		Nil.
	(C) Requirement of LOS as per Regulation No.27(15)(a) or 20% or 25%)		
	(D) Tenement Statement		
	(a) Proposed built up area (13 above)		1023.34
	(b) Less deduction of Non-residential Area (Shop etc.)		36.01
	(c) Area available for tenements (0) minus (b).		987.33
	(d) Tenements permissible (450/hectare) = 44.43 SAY		44 Nos.
	(e) Total number of Tenements proposed on the plot		13 Nos.
(E) Parking Statement			
(f)	(i) Parking required by Regulations for - Car		16.00
	Scoter/Motor cycle		
	Outsiders (visitors)		
	(ii) Covered garage permissible		
	(iii) Covered garages proposed		
	Car		
	Scoter/Motor cycle		
	Outsiders (visitors)		
	(iv) Total parking provided		16.00
	(F) Transport Vehicles Parking		
(g)	(a) Spaces for transport vehicles parking required by Regulations		
	(b) Total No. of Transport vehicles parking spaces provided		