

## MUNICIPAL CORPORATION OF GREATER MUMBAI



## FORM - I

| AREA STATEMENT |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | AREA AS PER DCR/2034 Sq.Mts. |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| 1              | Area of Plot as per P.R. Cards                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 605.30                       |
| 2              | a) Area of Reservation in Plot As Per PRG<br>b) Area of Reservation in Plot As Per Site<br>c) Area of Road Setback<br>d) Area of D.P. Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | —                            |
| 3              | Area of Plot to be Handled Over As per DCR 14A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | —                            |
| 4              | Area of Amenity of Plot / Plots to be Handled Over As per DCR 14B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | —                            |
| 5              | Area of Amenity of Plot / Plots to be Handled Over As per DCR 15                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | —                            |
| 6              | Area of Amenity of Plot / Plots to be Handled Over As per DCR 35                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | —                            |
| 7              | Total Deduction = [2(A) + 2(B) + 2(C) + 2(D) + 2(E) + 2(F) + 2(G) + 2(H) + 2(I) + 2(J) + 2(K) + 2(L) + 2(M) + 2(N) + 2(O) + 2(P) + 2(Q) + 2(R) + 2(S) + 2(T) + 2(U) + 2(V) + 2(W) + 2(X) + 2(Y) + 2(Z)]                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | —                            |
| 8              | Balance Area of Plot (1-3)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 605.30                       |
| 9              | Plot Area under Development after areas to be handed over to MCGM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1.00                         |
| 10             | Permissible Built up Area As per Zonal (Basic) FSI (5 x 6)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 605.30                       |
| 11             | FSI equal to area of land handed over as per Reg. 30(A) - 30(B)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | —                            |
| 12             | a) Additional Built up Area for 2(A)(C)(D) & 2(B) Above within the Cap Of Admissible "FSI" As per Table 12 on balance Plot<br>b) Additional Built up Area for 2(A)(C) & 2(A) Above to be utilized over and above the permissible FSI as per Column No. 7 Table 12 of Regulation 30(A) and to be mentioned in Table 12A Regulation 32 (200% of 250%)<br>c) Additional B.U.A. in case for 2(A)(C) as per regulation 17(1) 2016 and (W) (u) as per Act/Pubty on Remaining Plot (10% as per Table No. 3 of regulation 17(1) as column 6 of Table 12 on remaining balance plot.)<br>In case of 2(A)(C) (b) permissible over and above permissible BUA on remaining balance plot | N.A.                         |
| 13             | Built up area in lieu of cost of construction of built up amenity to be handed over                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | —                            |
| 14             | Built up Area due to "Additional FSI on Payment of Premium" as per Table No. 12 of Regulation No. 30(A) (4 x 50%)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 302.65                       |
| 15             | Built up Area due to Admissible "FSI" As per Table No. 12 of 192(Reg. No. 30(A) & 30(B) (Sir No. 4 x 50% by Restricting Area utilized beyond Zonal FSI in Sir. No. 7(b), 8(a) & Above)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 302.65                       |
| 16             | a) B.U.A. - DCR No. 89/147/Land dt. 14/05/2021 = 60.56 Sq.mts. Total<br>b) General T.D.R. - DCR No. 0008/19 dt. 13/01/2012 = 73.96 Sq.mts. = 302.77 Sq.mts.<br>c) Road / Road Setback T.D.R. - DCR No. 0008/19 dt. 13/01/2012 = 188.26 Sq.mts. T.D.R. New Claimed = 302.65 Sq.mts.                                                                                                                                                                                                                                                                                                                                                                                         | 302.65                       |
| 17             | Permissible Built up Area (7 + 8 + 9 + 10 + 11)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1210.60                      |
| 18             | Proposed Built up Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1210.50                      |
| 19             | FSI Generated if any As per 30(A)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | —                            |
| 20             | Fungible Compensatory Area as per Regulation No. 31(3)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | —                            |
| 21             | a) i) Permissible Fungible Compensatory Area for Sale Component<br>By Charging Premium for RESIDENTIAL (1210.50 x 35%)<br>ii) Proposed Fungible Compensatory Area for Sale Component By Charging Premium for RESIDENTIAL (1210.50 x 35%)<br>iii) Permissible Fungible Compensatory Area for Sale Component By Charging Premium for COMMERCIAL<br>iv) Proposed Fungible Compensatory Area for Sale Component By Charging Premium for COMMERCIAL                                                                                                                                                                                                                             | 423.71                       |
| 22             | a) Total Gross Built up Area Permissible including Fungible Compensatory FSI<br>b) Total Gross Built up Area Proposed including Fungible Compensatory FSI                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1634.31                      |
| 23             | FSI Consumed on Net Plot (13 / 4)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1.99                         |

## FORM - II

## CONTENTS OF THE SHEET

GROUND FLOOR PLAN, 1ST FLOOR PLAN, TYPICAL FLOOR PLAN (2ND TO 12TH), TERRACE FLOOR PLAN, SUMMARY & C/O STATEMENT, BLOCK & LOCATION PLAN, PLOT AREA DIAG. WITH CALCUL. SECTION XI, Y-Y & Z-Z SECTION THROUGH WATCHMAN CABIN, U/G. TANK & COMPOUND WALL.

THIS PLAN IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN APPROVAL LETTER OF THIS OFFICE NO: P-7034/2021/292 And Other/K/E Ward/Kondivita/3371/New Dated: 17/08/2021

THIS CANCELS APPROVAL TO THE PREVIOUS PLAN SANCTIONED U/R NO. P-7034/2021/292 And Other/K/E Ward/Kondivita/3371/New Dated: 24/06/2021

## DIGITAL SIGNATURE OF AUTHORITIES

| PLAN FOR APPROVAL             |                         |
|-------------------------------|-------------------------|
| SHAHBAJ ALIMODDIN PEERZADE    | Navnath Sopanrao Ghadge |
| Dushyant Kumar Ahirwar        | Sushant Shidhar Varak   |
| S.E.P. K/W-SB                 | A.E.P. K/E              |
| THIS PLAN IS DIGITALLY SIGNED |                         |

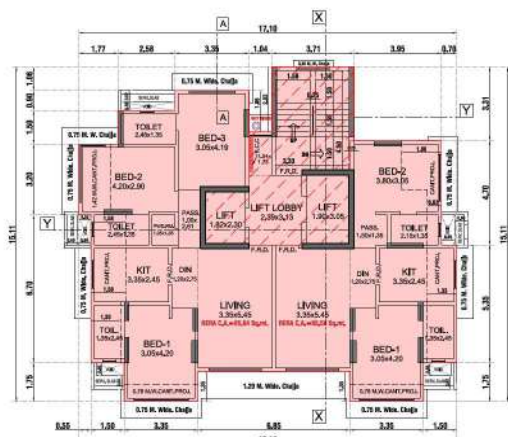
Certified that I have surveyed the Plot Under Reference on dated 27/01/2021 and the Dimensions of the Sites etc. of the Plot stated on the Plan are as Measured on the Area so worked out to be 605.30 Sq.mts. SIX HUNDRED ZERO FIVE POINT THIRTY SQ. MTS. and Tables with the Area shown in the Document of the Ownership Town Planning Scheme Records.

Sushant Shidhar Varak  
Signature of Licensed Surveyor

Description of Proposal and Property

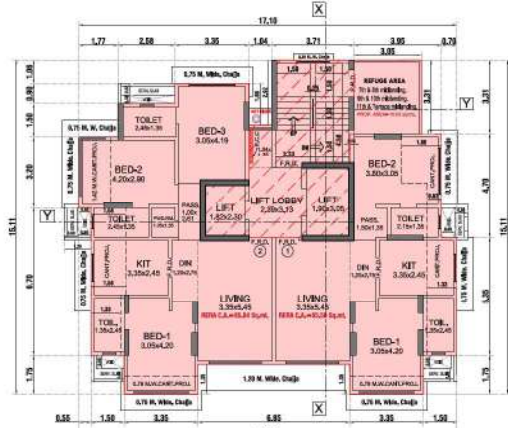
PROPOSED BUILDING ON PLOT BEARING INTERNAL LAYOUT PLOT NO.29, C.T.S. NO. 292, 292/1 TO 3, OF VILLAGE KONDIVITA, (SHRI RAJASTHAN CO-OP HSG. SOCIETY LTD.) J.B.NAGAR, ANDHERI (E), IN K/E Ward, MUMBAI.

| NAME AND SIGNATURE OF LIC. SURVEYOR                                              |                                                                                                                                          | NAME AND SIGNATURE OF THE OWNER                                                                                          |                                                                                 |
|----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| Sushant Shidhar Varak                                                            | Digitally signed by Sushant Shidhar Varak<br>DN: cn=Sushant Shidhar Varak, o=Surveyor, ou=Surveyor, email=sushantshidhar@gmail.com, c=IN | VIJAY KUMAR MAHESHWARI                                                                                                   | Digitally signed by VIJAY KUMAR MAHESHWARI<br>Date: 2021.08.13 18:30:55 +05'30' |
| CS Associates<br>Architects, Engineers & L.C. Surveyors                          |                                                                                                                                          | MIL. Vijay Kumar Maheshwari & OTHERS<br>28, Mahalaxmi, Near Phoenix Garden, J. B. Nagar, Andheri (East), Mumbai-400 059. |                                                                                 |
| SIR. ANITA, NEHRU ROAD, JUNCTION, VILEPARA (EAST) GONDAR 400 041, PHONE: 8758971 |                                                                                                                                          | NORTH                                                                                                                    |                                                                                 |



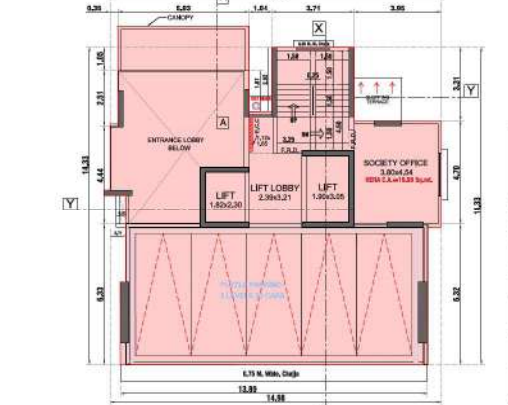
TYPICAL FLOOR PLAN (2ND TO 6TH)

SCALE: 1:1100



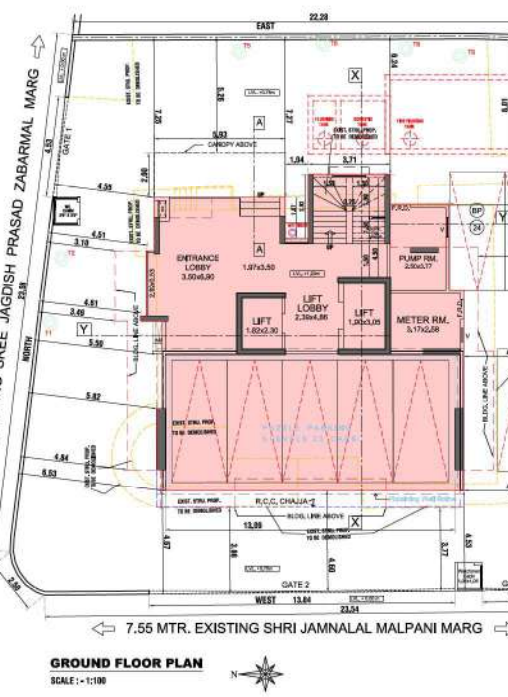
TYPICAL FLOOR PLAN (7TH TO 11TH)

SCALE: 1:1100



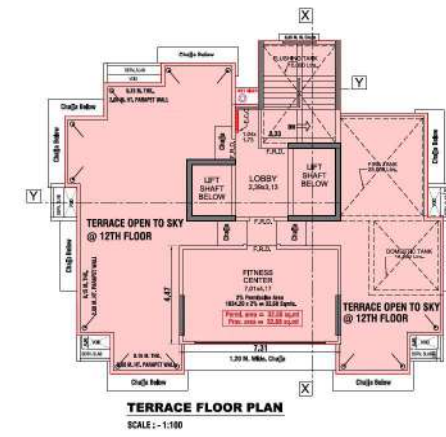
1ST FLOOR PLAN

SCALE: 1:1100



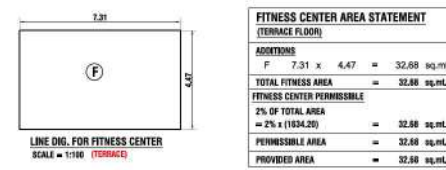
GROUND FLOOR PLAN

SCALE: 1:1100



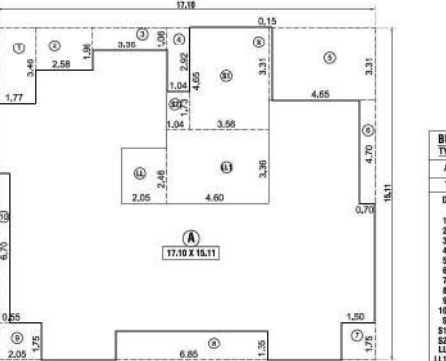
TERRACE FLOOR PLAN

SCALE: 1:1100



FITNESS CENTER AREA STATEMENT

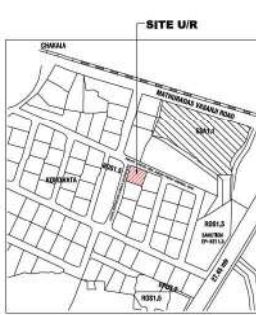
TERRACE FLOOR



PLOT AREA DIAGRAM

SCALE: 1:1500

| BUILT UP AREA CALCULATION                        |                |
|--------------------------------------------------|----------------|
| TYPICAL FLOOR (2ND TO 11TH FLOOR)                |                |
| A 17.18 x 15.11                                  | = 259.38 sq.m. |
| TOTAL AREA                                       | = 259.38 sq.m. |
| DEDUCTION                                        |                |
| 1 1.77 x 3.46                                    | = 6.12 sq.m.   |
| 2 2.58 x 1.58                                    | = 4.08 sq.m.   |
| 3 3.26 x 1.98                                    | = 6.45 sq.m.   |
| 4 1.04 x 2.82                                    | = 2.93 sq.m.   |
| 5 4.85 x 3.31                                    | = 16.08 sq.m.  |
| 6 6.79 x 4.70                                    | = 31.92 sq.m.  |
| 7 1.80 x 1.75                                    | = 3.15 sq.m.   |
| 8 6.85 x 1.35                                    | = 9.25 sq.m.   |
| 9 2.89 x 1.79                                    | = 5.16 sq.m.   |
| 10 0.55 x 6.70                                   | = 3.68 sq.m.   |
| 11 6.15 x 3.31                                   | = 20.36 sq.m.  |
| 12 1.56 x 4.85                                   | = 7.57 sq.m.   |
| 13 1.04 x 1.73                                   | = 1.80 sq.m.   |
| 14 2.05 x 2.46                                   | = 5.04 sq.m.   |
| 15 4.80 x 3.36                                   | = 16.13 sq.m.  |
| TOTAL DEDUCTION AREA                             | = 94.98 sq.m.  |
| NET BUILT UP AREA OF TYPICAL FLOOR (2ND TO 11TH) | = 163.42 sq.m. |



LOCATION PLAN

SCALE: 1:4000



BLOCK PLAN

SCALE: 1:1500



Section thro' U.G. Tank

SCALE: 1:100



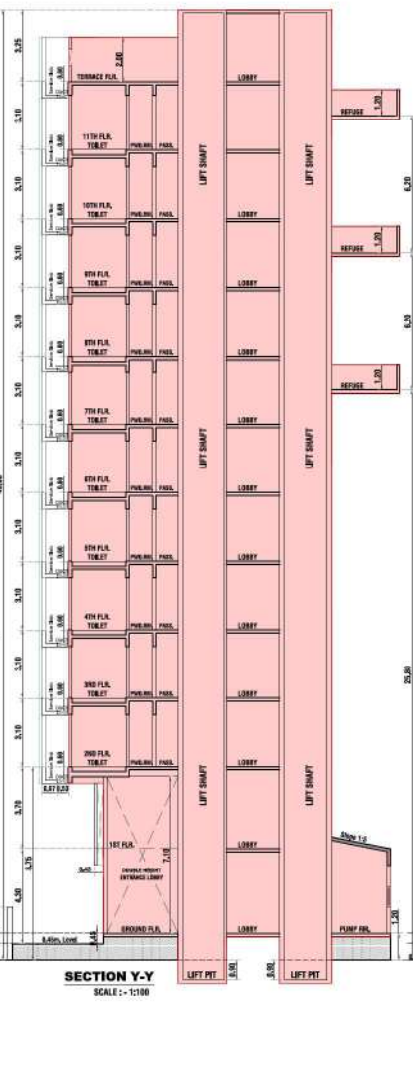
Section through Compound Wall

SCALE: 1:100



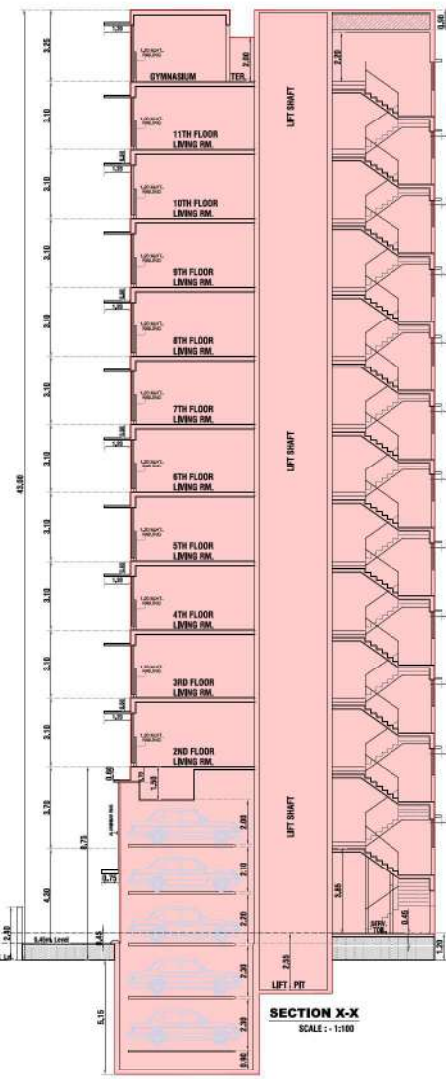
Section thro' Watchman Cabin

SCALE: 1:100



SECTION Y-Y

SCALE: 1:1100



SECTION X-X

SCALE: 1:1100

| SUMMARY                                        |          |                                  |                  |
|------------------------------------------------|----------|----------------------------------|------------------|
| FLOOR                                          | NET AREA | Additional 30% Fungible FSI Area | Total Floor Area |
| GROUND FLR                                     | NIL      | NIL                              | NIL              |
| 1ST FLR                                        | 121.85   | 42.37                            | 164.22           |
| 2ND FLR                                        | 121.85   | 42.37                            | 164.22           |
| 3RD FLR                                        | 121.85   | 42.37                            | 164.22           |
| 4TH FLR                                        | 121.85   | 42.37                            | 164.22           |
| 5TH FLR                                        | 121.85   | 42.37                            | 164.22           |
| 6TH FLR                                        | 121.85   | 42.37                            | 164.22           |
| 7TH FLR                                        | 121.85   | 42.37                            | 164.22           |
| 8TH FLR                                        | 121.85   | 42.37                            | 164.22           |
| 9TH FLR                                        | 121.85   | 42.37                            | 164.22           |
| 10TH FLR                                       | 121.85   | 42.37                            | 164.22           |
| 11TH FLR                                       | 121.85   | 42.37                            | 164.22           |
| TOTAL                                          | 1218.50  | 423.70                           | 1642.20          |
| TOTAL BUILT UP AREA PROPOSED = 1634.20 SQ.MTS. |          |                                  |                  |

## CAR PARKING STATEMENT

| RESIDENTIAL PARKING                   |                        |             |                        |
|---------------------------------------|------------------------|-------------|------------------------|
| CARPET AREA IN SQ.MT.                 | TOTAL PARKING REQUIRED | NO. OF FLAT | TOTAL PARKING PROVIDED |
| BELOW 45.00                           | 1NO./4 FLATS           | NIL         | NIL                    |
| 45.00 TO 60.00                        | 1NO./2 FLATS           | NIL         | NIL                    |
| 60.00 TO 90.00                        | 1NO./1 FLAT            | 20 NOS.     | 20.00 Nos.             |
| 90.00 ABOVE                           | 2NOS./1 FLAT           | NIL         | NIL                    |
| TOTAL                                 |                        | 20 NOS.     | 20.00 Nos.             |
| VISITORS PARKING REQD. @ 25% OF ABOVE |                        |             | 05.00 Nos.             |
| TOTAL PARKING REQUIRED                |                        |             | 25.00 Nos.             |
| TOTAL PARKING PROVIDED                |                        |             | 25.00 Nos.             |

| PLOT AREA CALC. (By Triangulation) |                |
|------------------------------------|----------------|
| ADDITIONS                          |                |
| a 33.58 x 16.70 x 0.5              | = 280.40 sq.m. |
| b 33.58 x 17.40 x 0.5              | = 292.19 sq.m. |
| c 20.18 x 2.20 x 0.5               | = 22.19 sq.m.  |
| d 2/3 x 3.08 x 0.55                | = 1.21 sq.m.   |
| TOTAL ADDITIONS                    | = 605.98 sq.m. |
| AS PER P.R.C.                      | = 605.30 sq.m. |

## PREMIUM AREA CALCULATION

| TYPICAL FLOOR (2ND TO 11TH)      |                |
|----------------------------------|----------------|
| ADDITIONS                        |                |
| a 6.15 x 3.31                    | = 20.36 sq.m.  |
| b 3.26 x 4.85                    | = 15.82 sq.m.  |
| c 1.94 x 1.73                    | = 3.36 sq.m.   |
| d 2.85 x 2.46                    | = 7.03 sq.m.   |
| e 4.80 x 3.36                    | = 16.13 sq.m.  |
| TOTAL ADDITION                   | = 52.69 sq.m.  |
| TOTAL PREMIUM AREA (20.36 x 110) | = 223.96 sq.m. |