

FORM- I

I.	AREA STATEMENT	SQ. MT.
1	AREA OF PLOT	1245.20
a)	AREA OF RESERVATION IN PLOT	----
b)	AREA OF ROAD SETBACK	----
c)	AREA OF D.P. ROAD	----
2	DEDUCTIONS FOR	
(A)	FOR RESERVATION / ROAD AREA	
a)	ROAD SET-BACK AREA TO BE HANDED OVER (100%)(REGULATION NO. 16)	37.00
b)	PROPOSED D.P. ROAD TO BE HANDED OVER (100%)(REGULATION NO. 16)	----
c)	RESERVATION AREA (PLOT) TO BE HANDED OVER (REGULATION NO.17)	----
(B)	TOTAL AREA UNDER ROAD/ RESERVATION	----
(B)	FOR AMENITY AREA TO BE HANDED OVER TO MCGM	
a)	AREA OF AMENITY PLOT/LOTS AS PER DCR 14(A)	----
b)	AREA OF AMENITY PLOT/LOTS AS PER DCR 14(B)	----
c)	AREA OF AMENITY PLOT/LOTS AS PER DCR 15	----
d)	AREA OF AMENITY PLOT/LOTS AS PER DCR 35	----
(C)	DEDUCTIONS FOR EXISTING BUA TO BE RETAINED IF ANY/LAND COMPONENT OF EXISTING BUA/ EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	
3	TOTAL DEDUCTIONS : [2(A) + 2 (B) + 2 (C)]	37.00
4	BALANCE AREA OF PLOT (1 MINUS 3)	1208.20
5	PLOT AREA UNDER DEVELOPMENT { 4 + (2(A) + 2(B)) }	1208.20
6	ZONAL (BASIC) F.S.I (1 OR 1.33)	1.00
7	a) PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5 * 6)	1208.20
b)	PERMISSIBLE BUILT UP AREA AS PER REGULATION 30(C)	----
c)	PERMISSIBLE BUILT UP AREA (7A OR 7B ABOVE, WHICHEVER IS MORE)	----
8	ADDITIONAL BUA AS PER REGULATION 30(A)(3)(a)	----
a)	ADDITIONAL BUA FOR 2(A)(C)(i) & 2(B) ABOVE WITHIN THE CAP OF 'ADMISSIBLE TDR' AS PER TABLE NO. 12 ON BALANCE PLOT	----
b)	ADDITIONAL BUA FOR 2(A)(C)(ii) & 2(B) ABOVE THE PERMISSIBLE FSI AS PER COLUMN NO. 7 OF TABLE NO.12 OF REGULATION 30(A) AND AS MENTIONED IN TABLE 12 A OF REGULATION 32 (200%) (37.00 X 5)	74.00
c)	ADDITIONAL INCENTIVE FSI HEIGHTS FOR SET BACK AREA @ 10% OF ROAD AREA WITHIN 24 MONTHS (POWER CLIP IN THE CAP OF 2 FSI)	----
(C)	ADDITIONAL BUA IN CASE OF 2(A)(C)(i) AS PER REGULATION 17(i) NOTE 20(A) & (ii) AS PER AR POLICY ON REMAINING PLOT	----
	TOTAL ADDITIONAL BUA	----
9	ADDITIONAL/ INCENTIVE BUA WITHIN THE CAP OF 'ADMISSIBLE TDR' AS PER TABLE 12 ON BALANCE PLOT	----
a)	IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(A)(3)(b)	----
b)	15% OF SR. NO. 7B ABOVE OR 10 SQ. MT. PER REHAB. TENEMENTS AS PER REG.33(7)(B)	----
c)	50% OF REHAB. COMPONENT AS PER REGULATION 33(7)(A)	----
d)	ADD 5% ADD. REHAB AREA AS PER 33(7)(A)(a) 580.70 X 5% = 29.04	----
	TOTAL ADDITIONAL BUA/ INCENTIVE AREA	----
10	BUILT UP AREA DUE TO 'ADDITIONAL FSI ON PAYMENT OF PREMIUM' AS PER TABLE NO. 12 OF REGULATION NO. 30(A) (SR. NO. 5 X 50%)	----
11	BUILT UP AREA DUE TO 'ADMISSIBLE TDR' AS PER TABLE NO. 12 OF REGULATION NO. 30(A) SUBJECT TO REGULATION NO. 30(A) & 32 ON REMAINING/ BALANCE PLOT	----
a)	SUM TDR	----
b)	GENERAL TDR	----
c)	TOTAL TDR	1282.20
12	PERMISSIBLE BUILT UP AREA (7+8+9+10+11)	1228.81
13	PROPOSED BUILT UP AREA	1228.81
14	TDR GENERATED IF ANY AS PER REGULATION 30 (A) & 32 TO UTILIZED BUA ON PLOT	----
15	FUNGIBLE COMPENSATORY AREA AS PER REGULATIONS NO. 31(3)	----
a)	i) perm. fungible compensatory area for rehab. comp. w/o charging premium	----
b)	ii) fungible compensatory area available for rehab. comp. w/o charging premium	----
c)	iii) perm. fungible compensatory area by charging premium	----
d)	iv) fungible compensatory area available on payment of premium (Resi= + Comm =)	----
16	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (13 + 15(a) + 15(b))	1228.81
17	FSI CONSUMED ON NET PLOT (13 / 4)	1.02

II. OTHER REQUIREMENTS

A)	RESERVATIONS / DESIGNATION	
a)	NAME OF RESERVATION	----
b)	AREA OF RESERVATION AFFECTING THE PLOT	----
c)	AREA OF RESERVATION LAND TO BE HANDED/HANDED OVER AS PER REG.NO.17	----
d)	BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REG. NO.17	----
e)	AREA / BUILT UP AREA OF DESIGNATION	----
B)	PLOT AREA / BUILT UP AMENITY TO BE HANDED OVER AS PER REG. NO.	
i)	14(A)	----
ii)	14(B)	----
iii)	15	----
C)	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REG. NO. 27	
D)	TENEMENT STATEMENT	
i)	PROPOSED BUILT UP AREA (13 ABOVE)	1228.81
ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	----
iii)	AREA AVAILABLE FOR TENEMENTS (ii) MINUS (i)	1228.81
iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)	----
v)	TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT.	----
E)	PARKING STATEMENT	
i)	PARKING REQ. BY REGULATIONS FOR	
ii)	CAR	
iii)	SCOOTER/ MOTOR CYCLE	
iv)	OUTSIDERS (VISITORS)	
v)	COVERED GARAGE PERMISSIBLE	
vi)	COVERED GARAGES PROPOSED	
vii)	CAR	
viii)	SCOOTER/ MOTOR CYCLE	
ix)	OUTSIDERS (VISITORS)	
x)	TOTAL PARKING PROVIDED	
F)	TRANSPORT VEHICLE PARKING	
i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
ii)	TOTAL NO. TRANSPORT VEHICLES PARKING SPACES PROPOSED	

FORM- II

CONTENTS OF SHEET

GROUND FLOOR PLAN, PLOT AREA DIAGRAM & CALCULATION, BUA SUMMARY, PARKING AREA STATEMENT, CARPET AREA STATEMENT AS PER RERA, BLOCK & LOCATION PLAN.

DESCRIPTION OF PROPERTY

PROPOSED REDEVELOPMENT OF PROPERTY BEARING C.T.S. NO. - 693, 695/1, 695/2, 696, 697, 697/1, 698, 698/1, 698/2, & 699, 699/1 SITUATED AT RADHABAI MHATRE ROAD, R/NORTH WARD, DAHISAR VILLAGE, MUMBAI.

NORTH	CERTIFICATE OF AREA	SIGNATURE
	CERTIFIED THAT I HAVE SURVEYED UNDER REFERENCE ON 01/11/2018 AND THAT THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 1245.20 SQ. MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P.S. RECORD.	ABHIJIT JENDRA UDANI
SCALE	NAME & ADDRESS OF L.S.	SIGNATURE
AS NOTED	ABHIJIT J. UDANI	ABHIJIT JENDRA UDANI
DRAWN BY	25, DINANATH APTS. M.G. ROAD, KANDIVALI (W), MUMBAI-400 067.	KIRAN RATANCH AND JAIN
SONALI	NAME & ADDRESS OF THE DEVELOPER	
DATE	SHRI. KIRAN R. JAIN OF M/s. KRKUMAR INDUSTRIES LTD Add:- 323, 3rd floor, Hari om Plaza, M.G. Road, Opp. National Park, Borivali (East), Mumbai- 400066	
07-08-2020	NOTE: 1) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1888 UNDER NO. CHE/WSH/5295/R/N/337(NEW) SIGNED ON EVEN DATE. 2) THIS IS DIGITALLY SIGNED & ISSUED.	

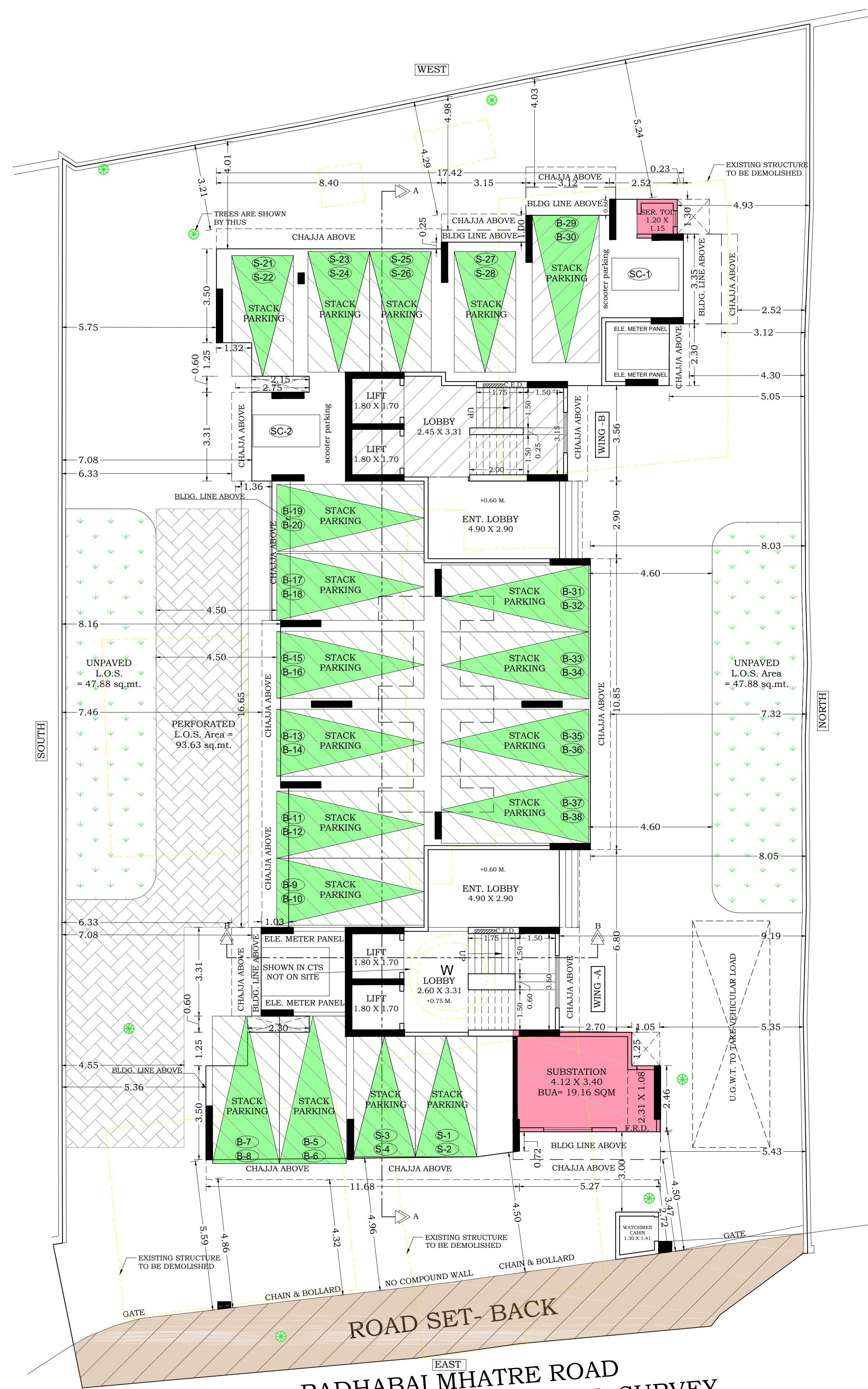
STAMP OF APPROVAL OF PLAN

SUHAS BHAGWAN AN GOTHA NKAR	Digitally signed by SUHAS BHAGWAN AN GOTHA NKAR Date: 2020.08.20 14:03:15 +05'30'	PARESH SURYAK ANT PANCHAL	Digitally signed by PARESH SURYAK ANT PANCHAL Date: 2020.08.20 14:03:15 +05'30'	VINOD KONDIRAM KEKAN	Digitally signed by VINOD KONDIRAM KEKAN Date: 2020.08.21 17:01:58 +05'30'
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S.E.B.P.

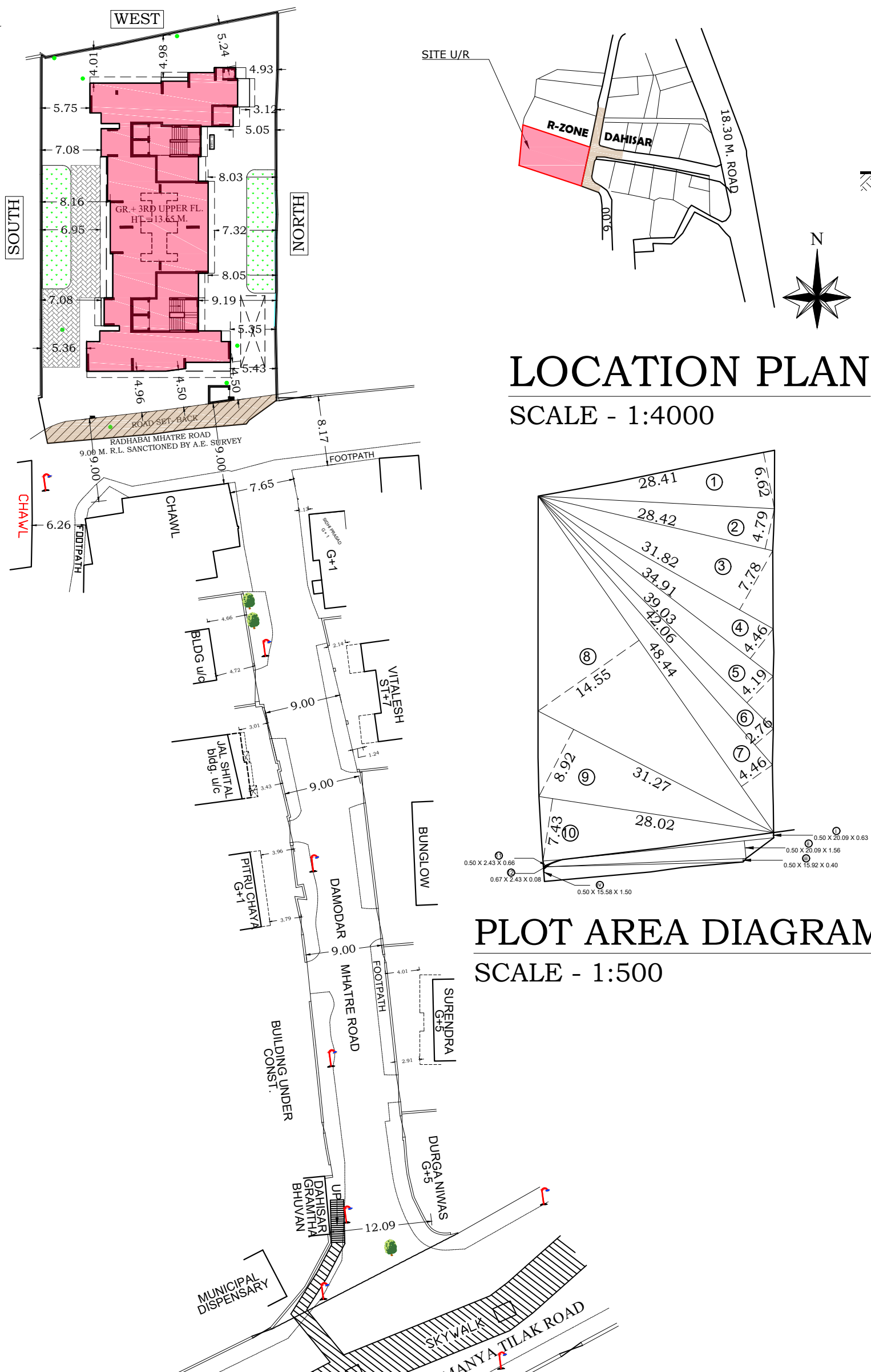
A.E.B.P.

E.E.B.P.



GROUND FLOOR PLAN

SCALE 1 : 100



LOCATION PLAN

SCALE - 1:4000

PLOT AREA DIAGRAM

SCALE - 1:500

BLOCK PLAN

SCALE - 1:500

CARPET AREA AS PER RERA

(FOR PARKING PURPOSE ONLY)

FLOOR	WING - A				WING - B			
	FLAT-1	FLAT-2	FLAT-3	FLAT-4	FLAT-1	FLAT-2	FLAT-3	FLAT-4
1ST FLOOR	35.55	35.80	38.53	35.48	35.48	45.28	---	64.68
2ND FLOOR	35.55	35.80	47.87	35.48	35.48	46.38	36.11	58.78
3RD FLOOR	35.55	35.80	48.91	35.48	35.48	48.63	36.11	58.78
	3 Nos	3 Nos	3 Nos	3 Nos	3 Nos	3 Nos	2 Nos	3 Nos
Total			12 Nos			11 Nos		
								23 FLATS

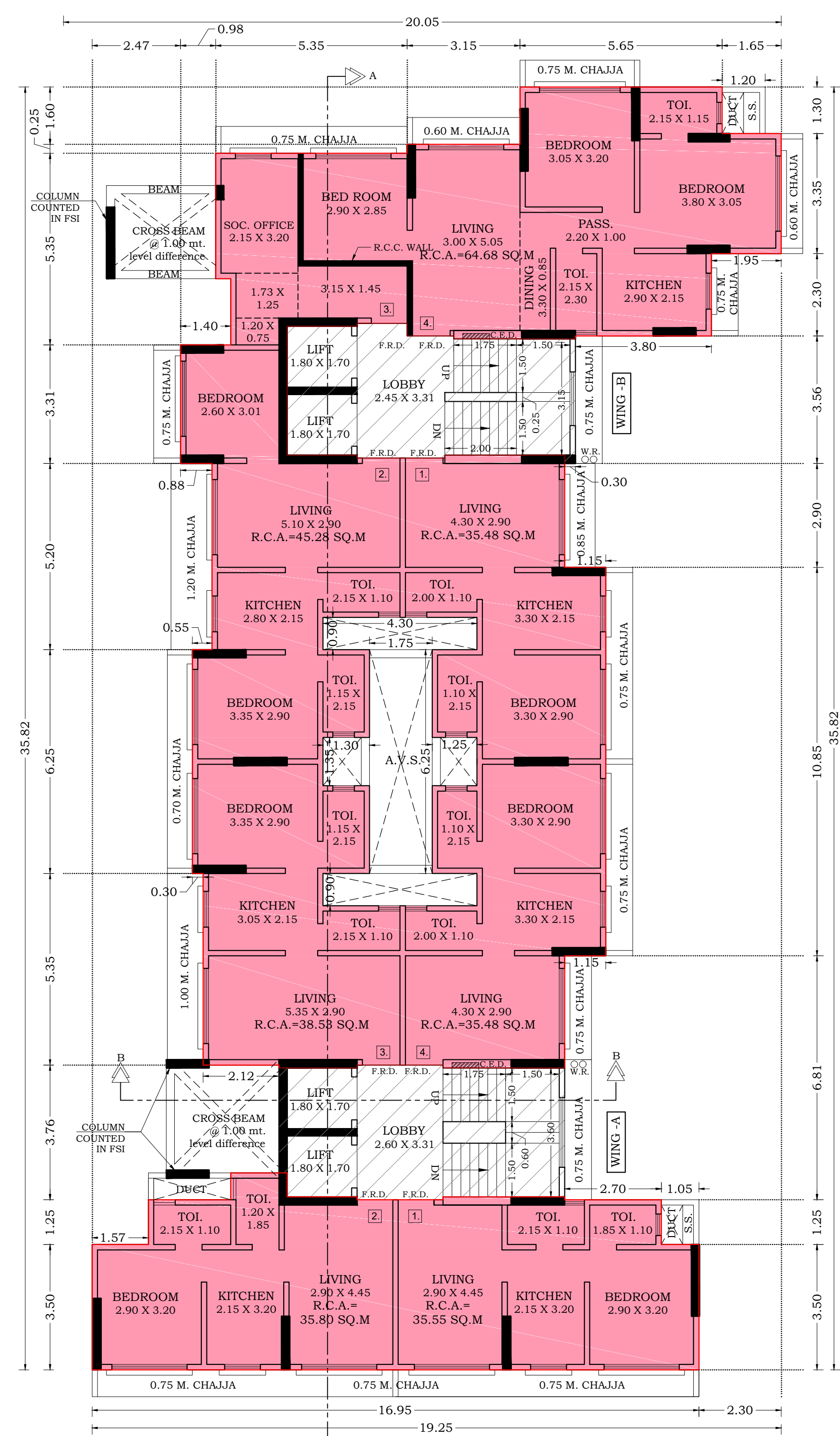
FLAT STATEMENT

FLOOR	0-45	45-60	60-90	ABOVE 90
1ST FLOOR.	5.00	1.00	1.00	
2ND FLOOR	5.00	3.00	0.00	
3RD FLOOR	5.00	3.00	0.00	
TOTAL	15.00	7.00	1.00	0
				23 Nos

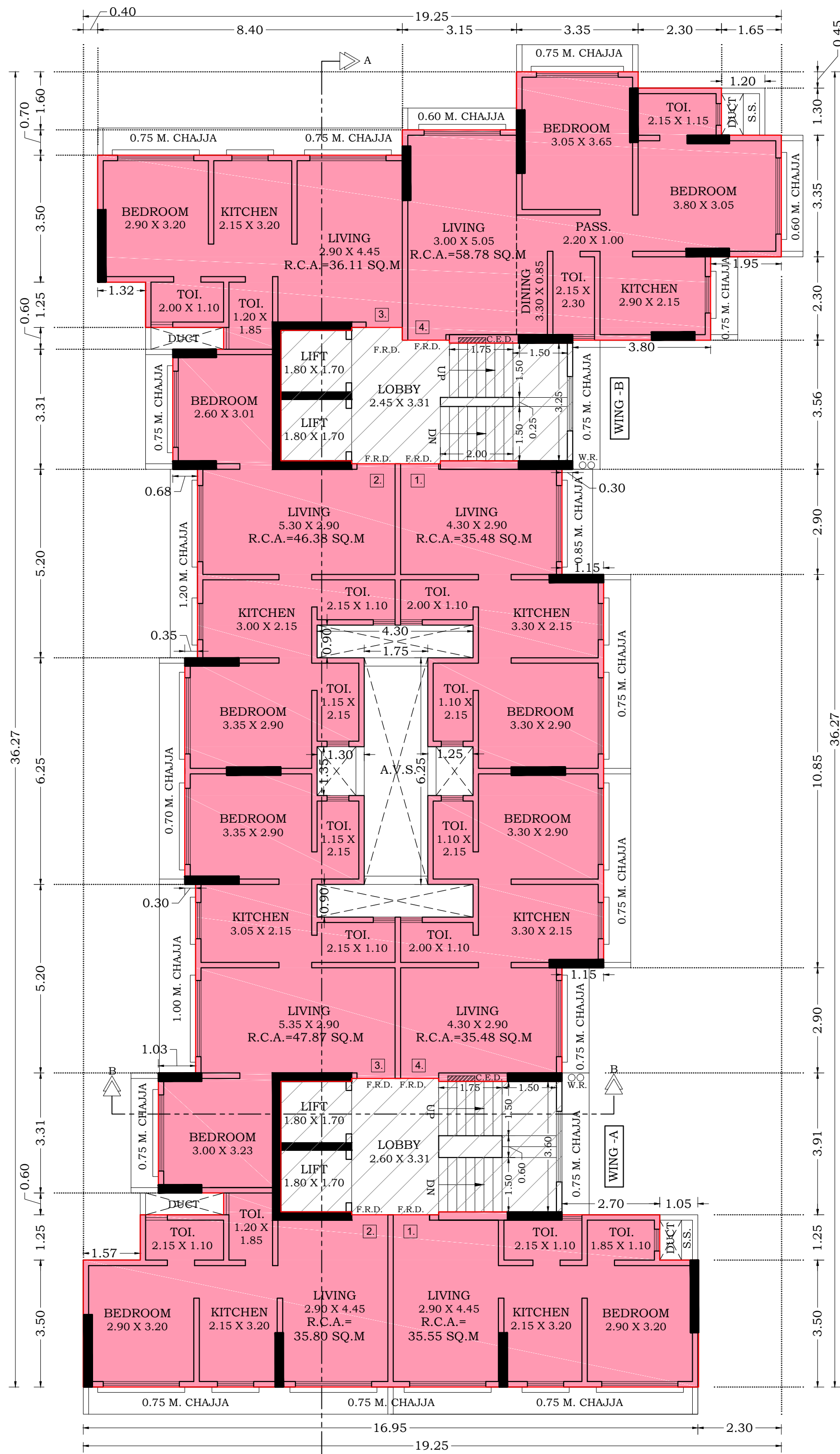
PARKING AREA STATEMENT

AS PER NEW DCPR 2034

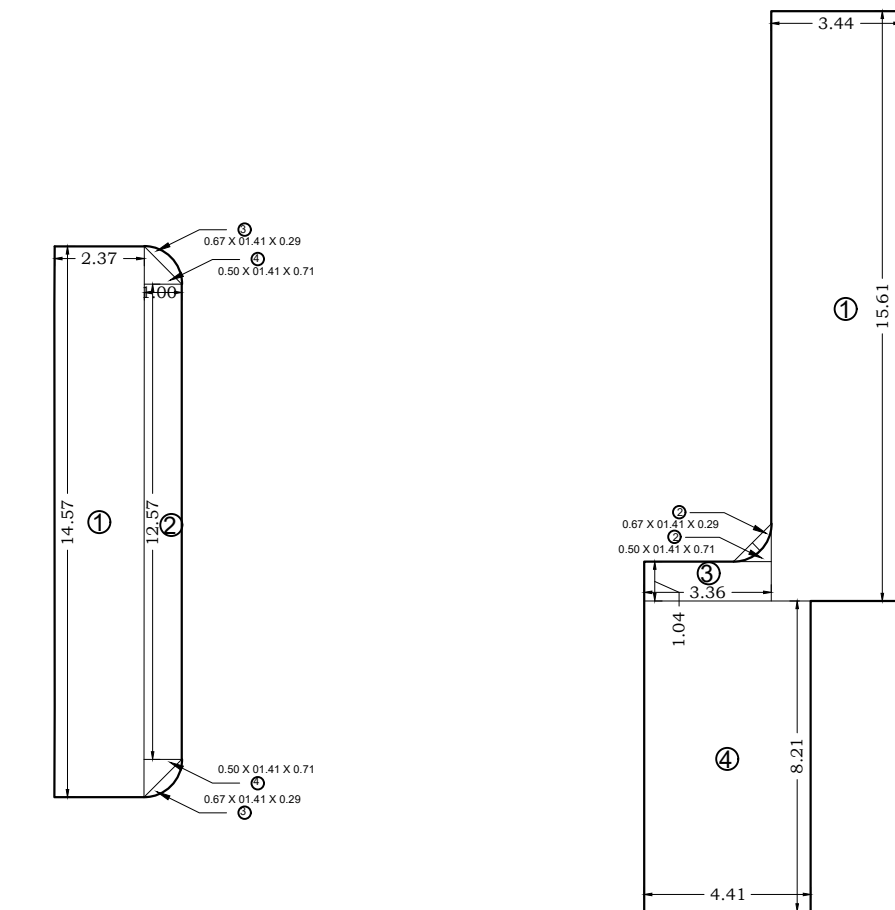
AREA IN SQ.MT	NO. OF FLAT	PARKING REQUIRED BY RULE	PARKING REQUIRED
COMMERCIAL (INCLUDED UNDER MERCANTILE OCCUPANCY)	0.00	1 PARKING PER 40 SQ.MT.	0.00
UPTO 45	15.00	1 PARKING FOR 4 TENANTS	3.75
45 TO 60	7.00	1 PARKING FOR 2 TENANTS	3.50
60 TO 90	1.00	1 PARKING FOR 1 TENANTS	1.00
ABOVE 90	0.00	2 PARKING FOR 1 TENANTS	0.00
TOTAL	23.00	-	8.25
		25% Visitors Parking	2.00
		TOTAL PARKING REQUIRED	10.25
		Say	10.00
		TOTAL PARKING PROVIDED	38.00
		BIG PARKING PROVIDED	26.00
		SMALL PARKING PROVIDED	12.00



1ST FLOOR PLAN
SCALE 1 : 100



2ND FLOOR PLAN
SCALE 1 : 100



UNPAVED L.O.S. AREA DIAGRAM
SCALE-1:200

PERFORATED L.O.S. AREA DIAGRAM
SCALE-1:200

UNPAVED LOS AREA CALCULATION					
SR. NO.	LENGTH	BREADTH	NO.	AREA IN SQ.M.	
1	2.37	X	14.57	1.00	34.53
2	1.00	X	12.57	1.00	12.57
3	1.41	X	0.29	0.67	0.27
4	1.41	X	0.71	0.50	0.50
TOTAL				47.88	
NET UNPAVED LOS AREA = TOTAL X 2				95.76	

PERFORATED LOS AREA CALCULATION					
SR. NO.	LENGTH	BREADTH	NO.	AREA IN SQ.M.	
1	3.44	X	15.61	1.00	53.70
2	1.41	X	0.71	0.50	0.50
3	3.36	X	1.04	1.00	3.49
4	4.41	X	8.21	1.00	36.21
TOTAL (i)				93.90	
DEDUCTIONS					
2	1.41	X	0.29	0.67	0.27
TOTAL DEDUCTIONS (ii)				0.27	
TOTAL PERFORATED AREA (i-ii)				93.63	

L.O.S. AREA CALCULATION		
TITLE	REQUIRED (SQ.MT.)	PROPOSED (SQ.MT.)
50% UNPAVED L.O.S.	90.62	95.76 (50.56%)
50% PERFORATED L.O.S.	90.62	93.63 (49.44%)
TOTAL	181.23	189.39

PERMISSIBLE L.O.S. AREA = 1208.20 X 15%
= 181.23 SQ.MT.

FORM- II

CONTENTS OF SHEET

1ST & 2ND FLOOR PLAN, LOS AREA DIAGRAM & CALCULATION

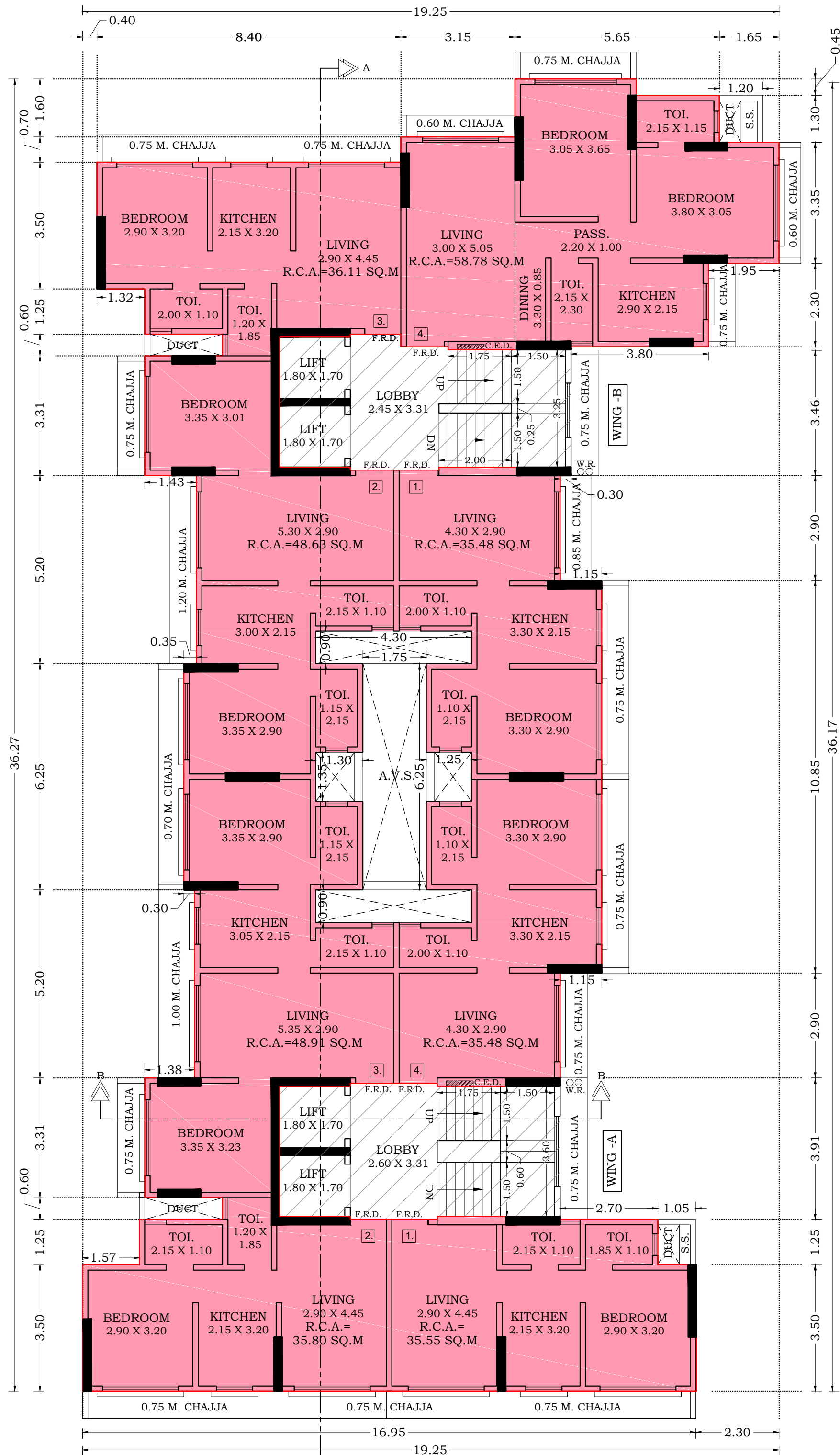
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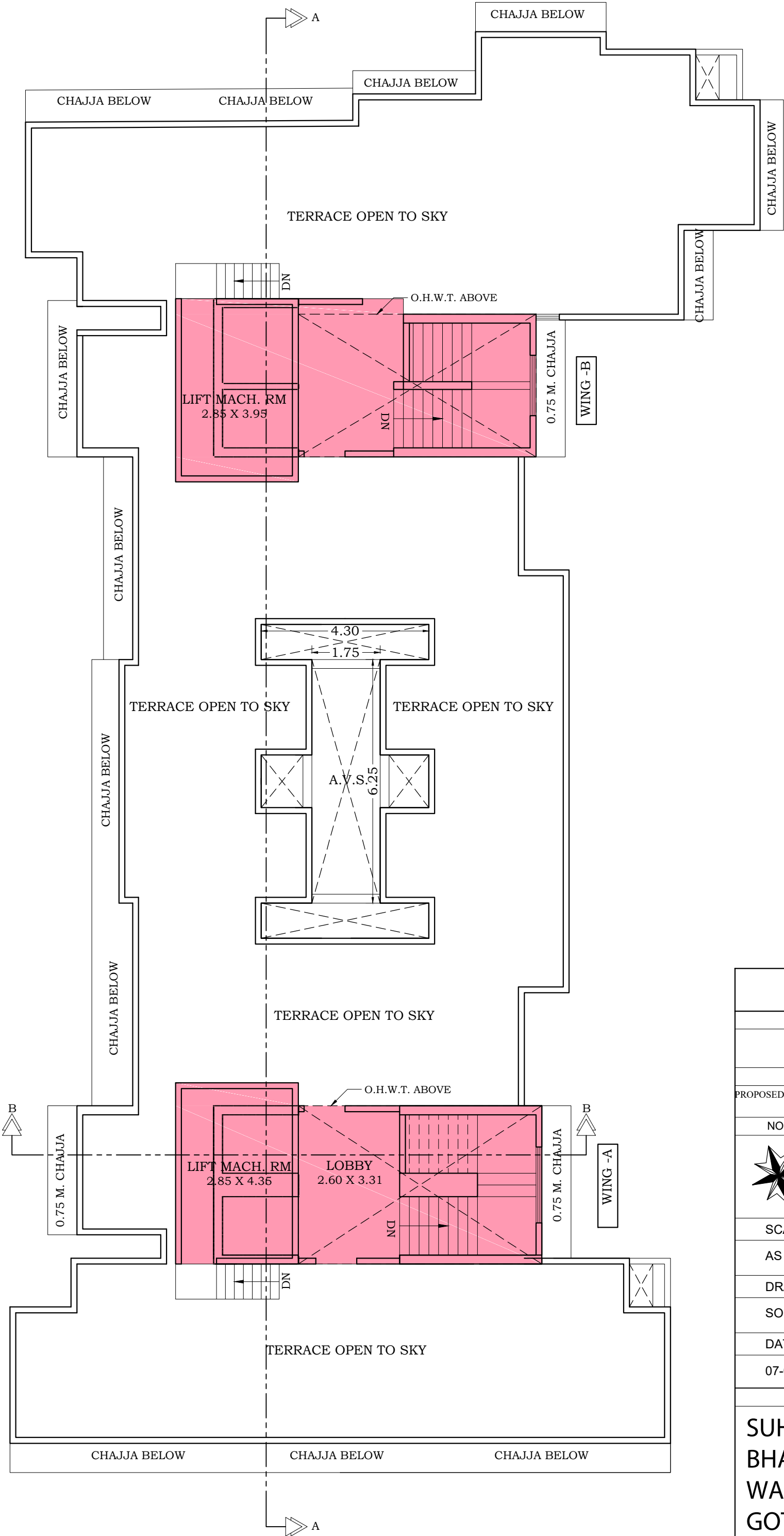
NORTH		NAME & ADDRESS OF L.S.	SIGNATURE
		ABHIJIT J. UDANI	ABHIJIT JITENDR A UDANI
		LICENSE NO. U/29/LS 25, DINANATH APTS., M.G. ROAD, KANDIVALI (W), MUMBAI-400 067.	
SCALE		NAME & ADDRESS OF THE DEVELOPER	SIGNATURE
AS NOTED		SHRI. KIRAN R. JAIN OF M/S. KRUMAR INDUSTRIES LTD. Add:- 323, 3rd floor, Hari om Plaza, M.G. Road, Opp. National Park, Borivali (East), Mumbai- 400066	KIRAN RATANCHAND JAIN
DRAWN BY		NOTE:- 1) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1988 UNDER NO. CHE/WSII/5295/R/N/337(NEW) SIGNED ON EVEN DATE. 2) THIS IS DIGITALLY SIGNED & ISSUED.	
SONALI			
DATE			
07-08-2020			

STAMP OF APPROVAL OF PLAN

SUHAS BHAGWAN GOHA NKAR	Digitally signed by SUHAS BHAGWAN GOHANKAR Date: 2020.08.20 14:03:43 +05'30'	PARESH SURYAKANT ANTPANCHAL	Digitally signed by PARESH SURYAKANT ANTPANCHAL Date: 2020.08.21 15:45:52 +05'30'	VINOD KONDIRAM KEKAN	Digitally signed by VINOD KONDIRAM KEKAN Date: 2020.08.21 17:02:38 +05'30'
S.E.B.P.		A.E.B.P.		E.E.B.P.	



3RD FLOOR PLAN
SCALE 1 : 100



TERRACE FLOOR PLAN
SCALE 1 : 100

FORM- II		
CONTENTS OF SHEET		
3RD FLOOR PLAN, TERRACE FLOOR PLAN		
DESCRIPTION OF PROPERTY		
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NORTH	NAME & ADDRESS OF L.S.	SIGNATURE
	ABHIJIT J. UDANI LICENSE NO. U/29/LS 25, DINANATH APTS., M.G. ROAD, KANDIVALI (W), MUMBAI-400 067.	 ABHIJIT JITENDR A UDANI
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 SUHAS BHAG WAN GOTHA NKAR S.E.B.P.	 PARESH SURYAK ANT PANCH AL A.E.B.P.	 VINOD KONDIRAM KEKAN E.E.B.P.