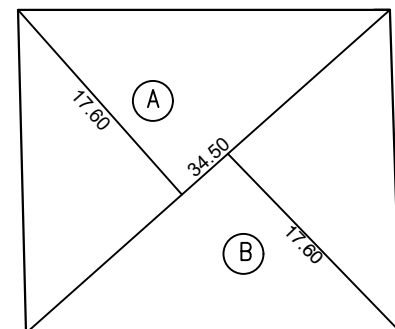
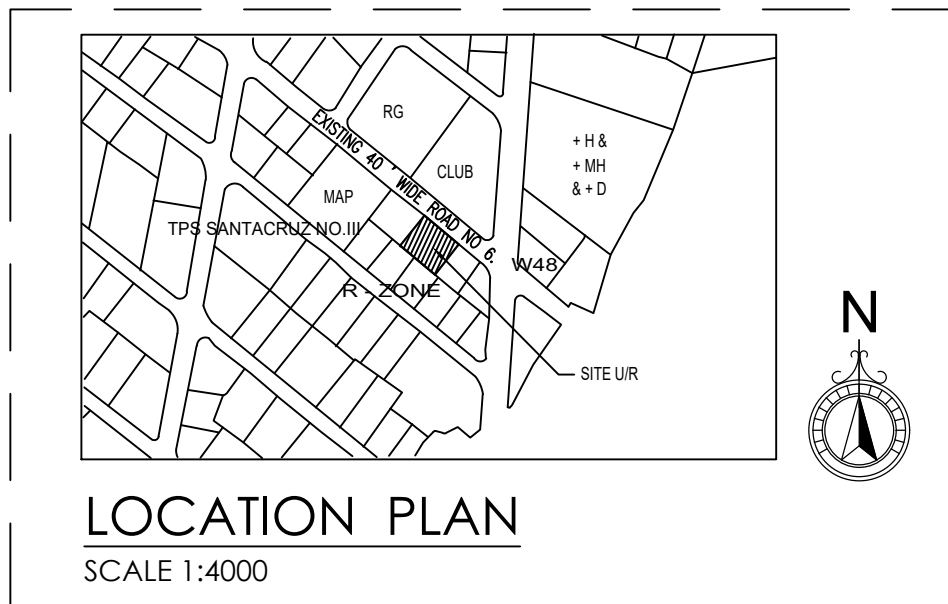
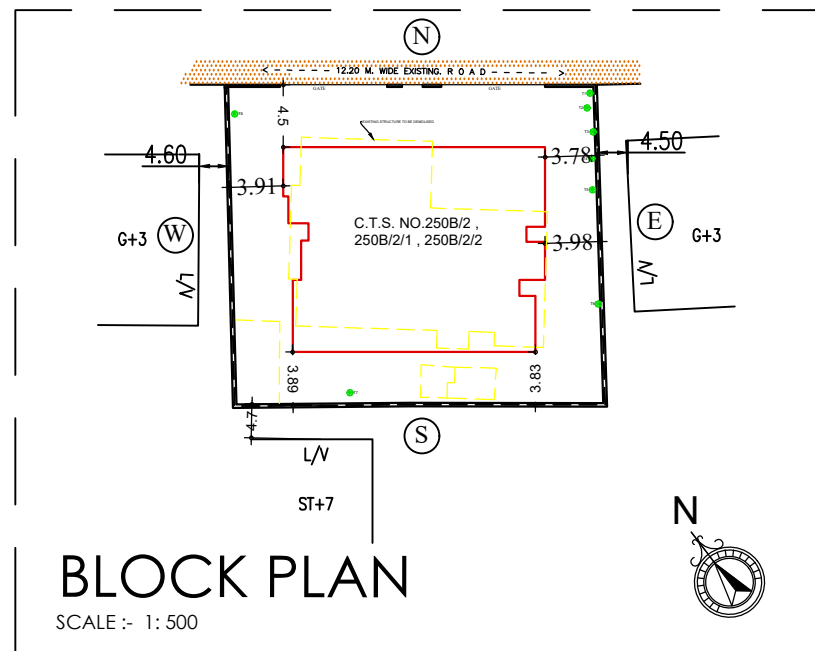
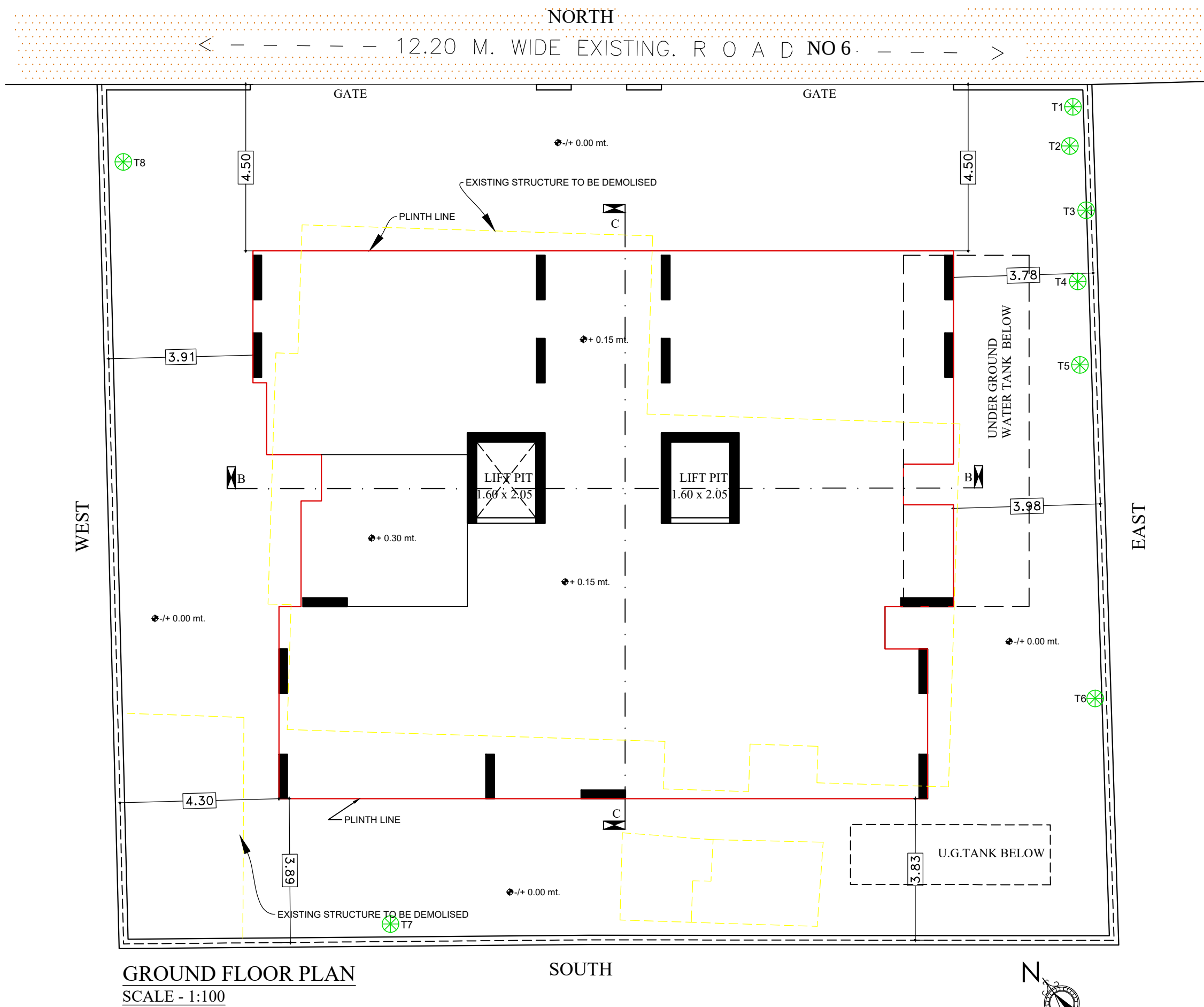
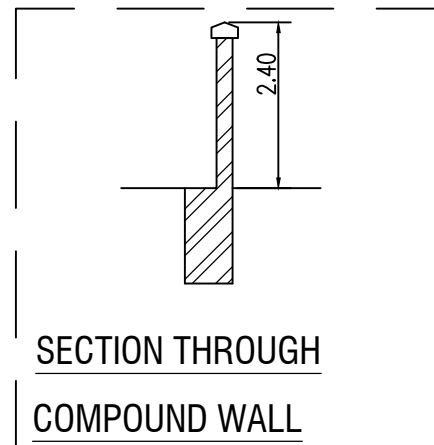
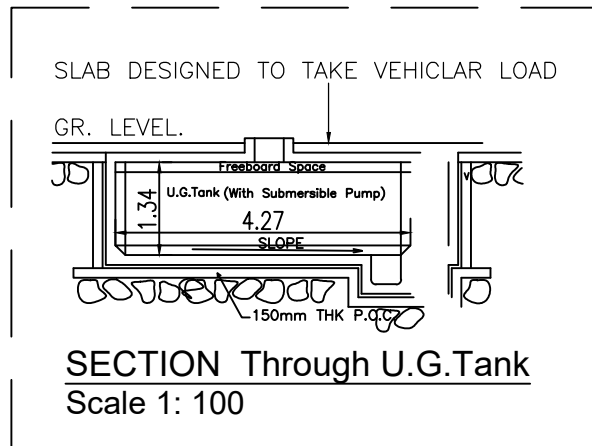
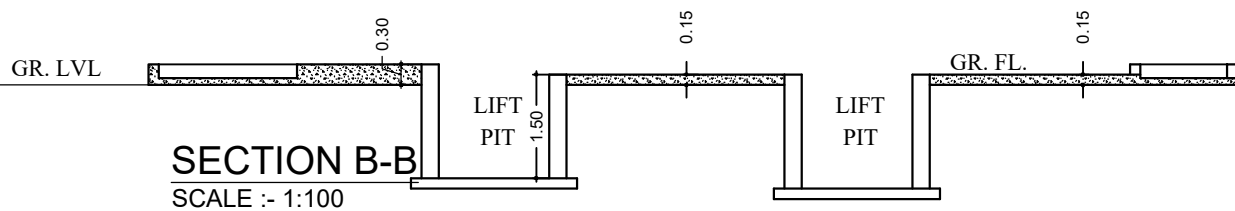




PLOT AREA CALCULATION OF CTS NO 73 .				
1	1/2 X 34.50 X 17.60 X 1NO	=	303.60	SQ.MT.
2	1/2 X 34.50 X 17.60 X 1NO	=	423.06	SQ.MT.
TOTAL ADDITION X		=	607.20	SQ.MT.
SAYS		=	606.19	SQ.MT.



CERTIFICATE OF PLOT AREA :						
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT :02.03.2014 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 606.19 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP \ PROPERTY REGISTER CARD.						
SIGNATURE OF ARCHITECT						
PROFORMA - B						
DESCRIPTION OF PROPOSAL AND PROPERTY :						
PROPOSED BUILDING ON PLOT BEARING C.T.S. NO.250B/2. 250B/2 250B/2/2 VILLAGE BANDRA (E), F.P.NO. 50/8 OF TPS SANTACRUZ No III , at SANTACRUZ (E) MUMBAI.						
JOB No.	DRG. No.	CHECKED BY	DESIGN BY	DRN. BY	DATE	REV
		NITEN		SANTOSH		
		MR. SAMIR SHETHIA OF M/s. SUNSHINE REALSPACES LLP 6/46, OLD ANAND NAGAR, NEAR RELIANCE ENERGY, SANTACRUZ (EAST), MUMBAI-400055.				
NORTH	DIGITAL SIGNATURE OF C.A. TO OWNER	NAME OF OWNER /C.A. TO OWNER / LESSEE				
PARIVARTAN ARCHITECT :- NITEN DEDHIA. B/2 ,SHREE KRISHNA COMPLEX, OPP NATIONAL PARK MAIN GATE, WESTERN EXPRESS HIGHWAY. BORIVALI (E), MUMBAI - 400 066.						
NAME, ADDRESS OF ARCHITECT		DIGITAL SIGNATURE OF ARCHITECT				
THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED						
1) This Cancels approved to the previous plans sanctioned under no.CHE/WS/1293/H/337 (NEW) Dated: 30.06.2016 2) APPROVED SUBJECT TO CONDITIONS MENTIONEDTHIS OFFICE NO.CHE/1293/H/337(NEW) Dt: 25/02/2021						
S.E.P.H/EN WARD		A.E.B.P. H WARD		E.E.B.P.H WARD		
MUNICIPAL CORPORATION OF GREATER MUMBAI						

FILE No. :-		CHE/1293/WS/H/337(NEW)	1/1
CONTENTS OF SHEET :-		GROUND FLOOR PLAN, BLOCK PLAN, LOCATION PLAN,PLOT AREA CALC., COMP. WALL	
PROFORMA - A			
A.	AREA STATEMENT		IN SQ.MTS.
1)	AREA OF THE PLOT		606.19
	a)	Area of Reservation in plot	---
	a)	Area of Road set back	---
	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)	---
	b)	Proposed D P road to be handed over (100%) Regulation No 16)	---
	b)	Reservation area(plot) to be handed over(100%) (Regulation No 17)	---
	d)	TOTAL AREA UNDER ROAD/RESERVATION	---
	B)	For Amenity area	
	a)	Area of amenity plot/plots to be handed over asper 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)	Deduction for Existing Built up area to be retained if any/-Land component of Existing BUA as per regulation under which thedevelopment was allowed	---
3)	Total deduction :2(A)+2(B)+2(C)		---
4)	Balance area of the plot(1)-(3)		606.19
5)	Plot under development:- 1-2(A)+2(B)		606.19
6)	Zonal (basic) FSI (0.50 or 0.75 or 1 or 1:33) .		1.00
7)	a)	Permissible built up area as per Zonal (Basic) FSI (5X6)	606.19
	b)	Permissible Built up area as per DCR 30(C) protected for development	NIL
	Permissible built up area (7a or 7b above, whichever is more)		NIL
8)	BUA equal to land area handed over as per reg.30(A)(3)(a)		
	a)	Additional BUA for 2(A) (c) (i) & 2B above within the cap of admissible "TDR" as per table no 12 on balance plot	NIL
	b)	Additional BUA for 2(A) (a) & 2(A) above to be utilize over and above the permissible FSI as per column no-7 table 12 of regulation 30(A) and to the mentioned in table 12A regulation 32(200% or 250%)	NIL
	c)	Additional BUA in case of 2(A) (c) (ii) as per regulation 17(1) note 20(vii) &(viii) as per AR policy on remaining plot(Y% as per table no-5 of regulation 17(1)	NIL
9)	Additional /insentive BUA within the cap of" admissible TDR as per TABLE 12 on a plot		---
	a)	in lieu cost of construction of amenity building as per regulation 30(A)(30(b)	---
	b)	50% of rehab component as per reg 33(7)(A)	---
	c)	15% or sr.no 7 or above or 10 sqmt per rehab tenements as per reg.33(7)(B) NOT CLAIMED	---
10)	Built up area due to "Additional FSI on payment of premium" as per table No 12 of Regulation No 30(A) (Already Claimed wide approved IOD plan dt.04/06/2015)		---
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) & 9 above (4X100%) (606.19 X 70%) a) general TDR 50% or 80% b) slum TDR 50% or 80%		NIL
12)	Permissible Built up area (7+8+9+10+11)		----
13)	TOTAL PROPOSED BUILT UP AREA 13(a)+ 13(b)		0.00
	a)	PROPOSED BUILT UP AREA - 0.00 SQ.MT.	
	b)	EXISTING BUILT UP AREA - NIL	
14)	TDR generated if any as per 30(A)		NIL
15)	Fungible compensatory area as per Regulation No 31(3)		----
	a)	(i) Perm. Fungible Compensatory area for Rehab comp.w/o charging premium for residential existing area (541.80 X 35% = 189.63 sq.mt.)	----
		(ii) Fungible compensatory area availed for Rehab comp.w/o charging premium for residential	----
		(iii) Perm. Fungible Compensatory area for Rehab comp.w/o charging premium for commercial existing area	NIL
		(iv) Fungible compensatory area availed for Rehab comp.w/o charging premium for commercial	NIL
	b)	(i) Permissible Fungible Compensatory area by charging premium for residential	----
		(ii) Fungible compensatory area availed on payment of premium for residential	----
		(iii) Permissible Fungible compensatory area on payment of premium for commercial	NIL
		(iv) Fungible compensatory area availed on payment of premium for commercial	NIL
16)	Total BUA Proposed including FCA (13+15(a)(ii) + 15(a) (iv)+15(b) (ii)+ 15(b)(iv)		----
17)	FSI consumed on net plot(13/4)		----
II OTHER REQUIREMENTS		SQ.MT.	
A	Reservation/Designation		----
	a)	Name of reservation	----
	b)	Area of reservation land 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		
	a)	14(A)	----
	b)	14(B)	----
	c)	15	----
C	Requirement of LOS as per Regulation No.27 (15% or 20% or 25%)		----
D TENEMENTS STATEMENT			
	a)	Proposed built up area (16 above)	----
	b)	Less deduction of Non-Residential area(shop etc)	----
	c)	Area available for Tenements (a) minus(b)	----
	d)	Tenements Permissible (450/hectare) = 81.00 SAY	----
	e)	Total Number of Tenements Proposed on Plot	----
E. PARKING STATEMENT			
	(i)PARKING REQUIRED FOR REGULATION FOR		----
	CAR SCOOTER/MOTOR CYCLE OUT SIDERS(VISITORS)		----
	(ii)COVERED GARAGE PERMISSIBLE		----
	(iii)COVERED GARAGE PPROPOSED		----
	CAR SCOOTER/MOTOR CYCLE OUT SIDERS(VISITORS)		----
	(iv)TOTAL PARKING PROVIDED		----
E. TRANSPORT VEHICLE PARKING			
	(ii)TRANSPORT VEHICLE PARKING REQUIRED BY REGULATION		----
	(iii)TOTAL NO.OF TRANSPORT VEHICLE PARKING SPACES PROVIDED		----