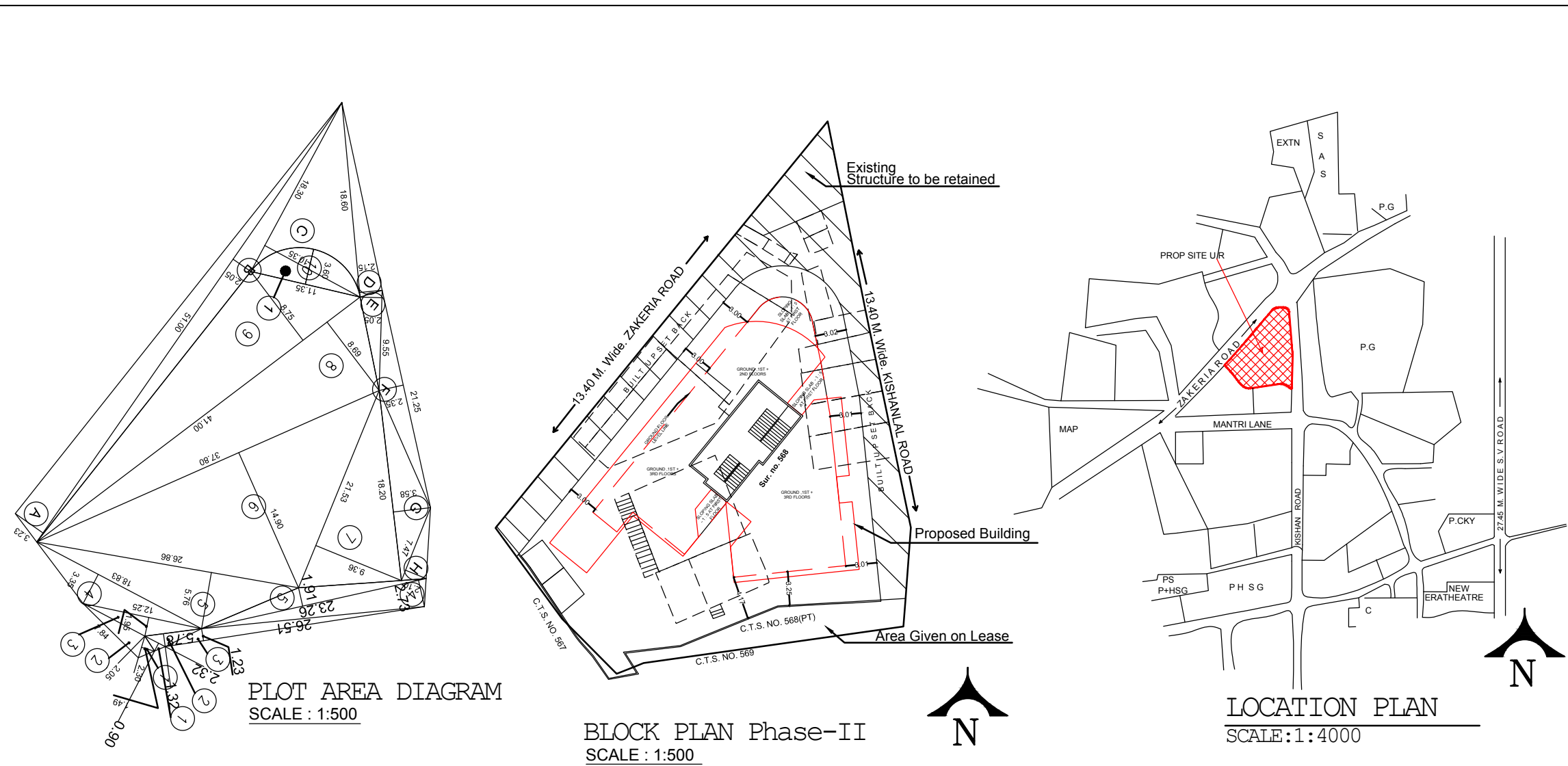




BUILT UP AREA CALCULATION

GR. FLOOR					
1	2.35	X	4.20	X	1 NO
2	1/2	X	12.12	X	5.09 X 1 NO
3	1/2	X	20.55	X	3.03 X 1 NO
4	1/2	X	21.41	X	5.03 X 1 NO
5	1/2	X	21.41	X	10.70 X 1 NO
6	2/3	X	5.24	X	1.50 X 1 NO
7	8.00	X	9.45	X	1 NO
8	2.30	X	3.15	X	1 NO
K	0.25	X	0.75	X	1 NO
TOTAL ADDITION					= 328.52 SQ.MT. X

DEDUCTIONS

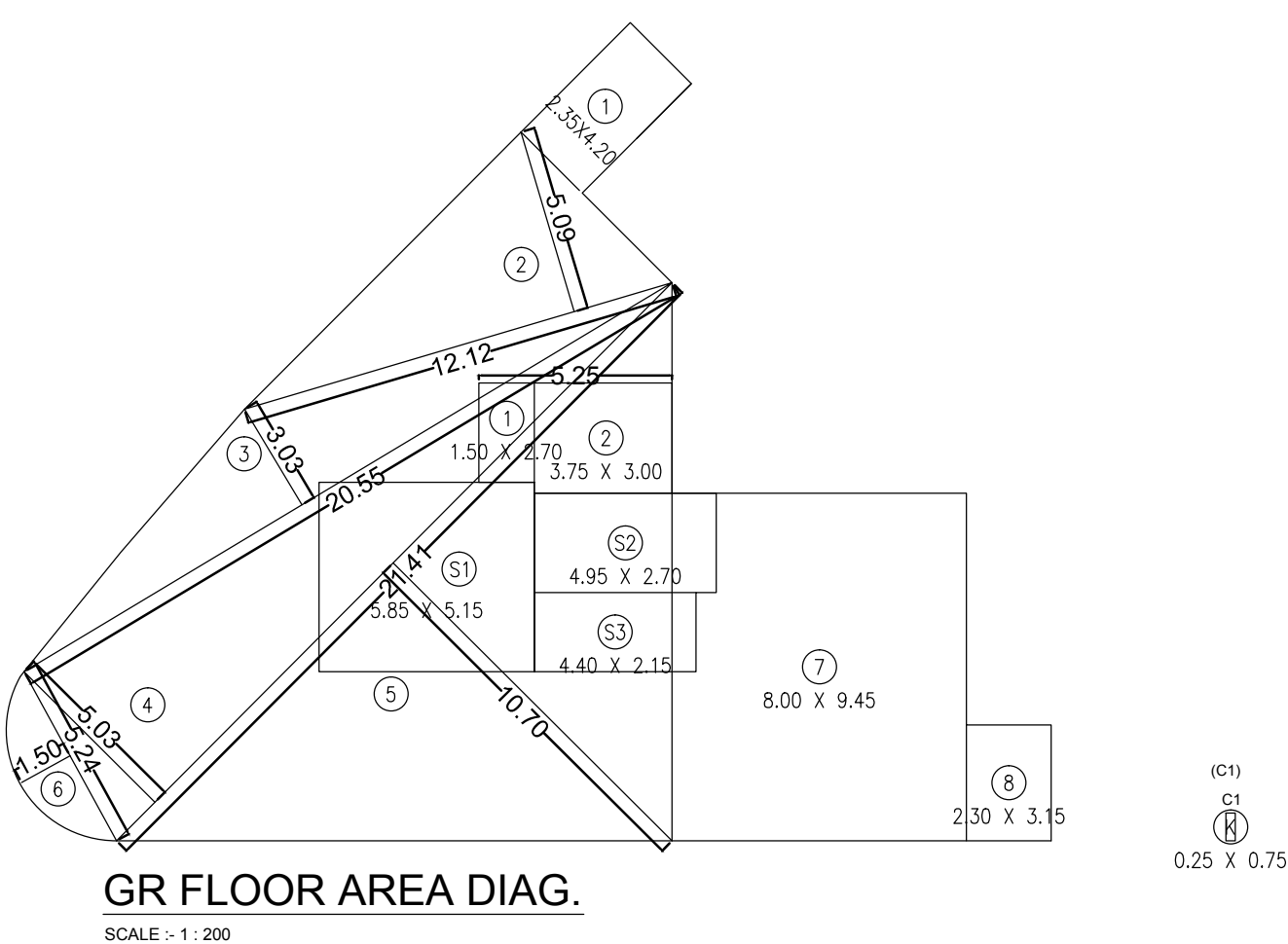
1	1.50	X	2.70	X	1 NO
2	3.75	X	3.00	X	1 NO
TOTAL DEDUCTION					= 15.30 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]					= 313.22 SQ.MT. X1

STAIRCASE & LIFT AREA

GR. FLOOR					
S1	5.85	X	5.15	X	1 NO
S2	4.95	X	2.70	X	1 NO
S3	4.40	X	2.15	X	1 NO
TOTAL STAIR. & LIFT AREA PER FLR. (GR. FLOOR)					= 52.96 SQ.MT. Y2

NET BUILT UP AREA
[X1 - Y2]

	=	260.26 SQ.MT.
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CAR PARKING STATEMENT FOR IT / CONVEINANT SHOP

CAR PARKING FOR IT & CONVEINANT SHOP		
PROPOSED AREA	=	1612.21 SQ. MT.
UPTO 800 SQ. MT.	=	1/FOR 40 SQ. MT. = 20.00 NOS.
BAL. 822.18 SQ. MT.	=	1/FOR 80 SQ. MT. = 10.15 NOS.
TOTAL	=	30.15 NOS.
TOTAL PARKING REQUIRED	=	30.00 NOS.
ADD 10% VISITORS PARKING	=	3.00 NOS.
TOTAL PARKING REQUIRED	=	33.00 NOS.
TOTAL PARKING PROVIDED	=	36.00 NOS.

SANITARY STATEMENT :- FOR N.R USERS (GR. FLOOR)

OCCUPANCY LOAD	=	33.3 PERSON / 100.00 SQ.MT.
BUILT-UP AREA	=	260.26 SQ.MT.
TOTAL OCCUPANTS	=	86.67 NOS.

50% MALE	=	43.33 NO	50% FEMALE	=	43.33 NO.
WC. REQUIRED @ 1/25 PRESON			WC. REQUIRED @ 1/15 PRESON		
	=	1.73NOS		=	2.88 NOS
WC. PROPOSED	=	2.00 NOS	WC. PROPOSED	=	3.00 NOS

FLOOR	BU AREA WITH FUNGIBLE (SQ.MT.)	ACTUAL BUA FOR FSI CAL (SQ.MT.)	FUNGIBLE FSI 35% FOR RES. (SQ.MT.)	FUNGIBLE FSI 20% FOR COMM. (SQ.MT.)	ST/LT/O. (SQ.MT.)	COMM. RESI.
GROUND	260.26	216.88	-	43.38	30.13	
1ST	317.59	264.66	-	52.93	30.18	
2ND	371.10	309.25	-	61.85	30.18	
3RD	371.10	309.25	-	61.85	30.18	
4TH (PT)	292.16	243.47	-	48.69	32.04	
TOTAL	1612.21	1343.51	-	268.70	152.71	

PLOT AREA

1	1/2	X	2.30	X	1.49 X 1 NO
2	1/2	X	6.65	X	2.05 X 1 NO
3	1/2	X	12.25	X	1.95 X 1 NO
4	1/2	X	18.83	X	3.35 X 1 NO
5	1/2	X	26.86	X	5.76 X 1 NO
6	1/2	X	37.80	X	14.90 X 1 NO
7	1/2	X	21.50	X	9.36 X 1 NO
8	1/2	X	41.00	X	8.70 X 1 NO
9	1/2	X	41.00	X	8.75 X 1 NO
10	2/3	X	11.35	X	3.60 X 1 NO
TOTAL ADDITION					= 896.57 SQ.MT. X

LEASED AREA

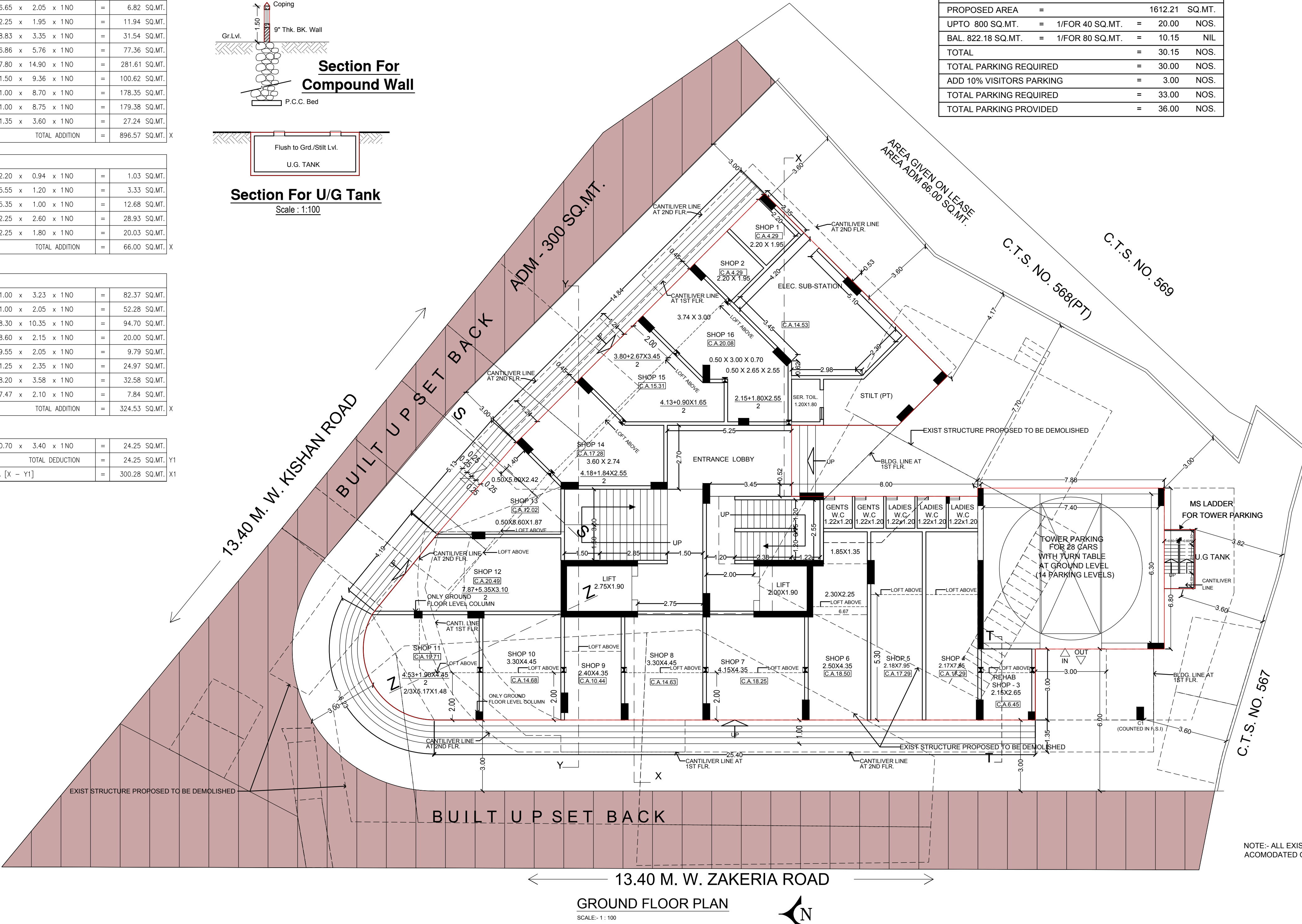
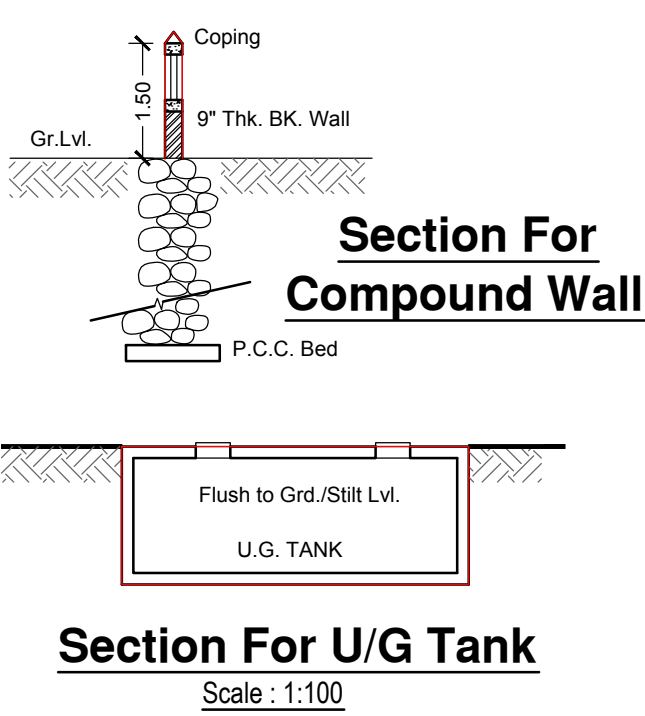
1	1/2	X	2.20	X	0.94 X 1 NO
2	1/2	X	5.55	X	1.20 X 1 NO
3	1/2	X	25.35	X	1.00 X 1 NO
4	1/2	X	22.25	X	2.60 X 1 NO
5	1/2	X	22.25	X	1.80 X 1 NO
TOTAL ADDITION					= 66.00 SQ.MT. X

SET BACK AREA

A	1/2	X	51.00	X	3.23 X 1 NO
B	1/2	X	51.00	X	2.05 X 1 NO
C	1/2	X	18.30	X	10.35 X 1 NO
D	1/2	X	18.60	X	2.15 X 1 NO
E	1/2	X	9.55	X	2.05 X 1 NO
F	1/2	X	21.25	X	2.35 X 1 NO
G	1/2	X	18.20	X	3.58 X 1 NO
H	1/2	X	7.47	X	2.10 X 1 NO
TOTAL ADDITION					= 324.53 SQ.MT. X

DEDUCTIONS

1	2/3	X	10.70	X	3.40 X 1 NO
TOTAL DEDUCTION					= 24.25 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]					= 300.28 SQ.MT. X1



CARPET AREA CALCULATION

SHOP 1 & 2					
SH 1&2	2.20	X	1.95	X	1 NO
TOTAL ADDITION					= 4.29 SQ.MT. X

SHOP 3					
SHOP	2.15	X	3.00	X	1 NO
TOTAL ADDITION					= 6.45 SQ.MT. X

SHOP 4					
SHOP	2.17	X	7.95	X	1 NO
TOTAL ADDITION					= 17.25 SQ.MT. X

SHOP 5					
SHOP	2.18	X	7.95	X	1 NO
TOTAL ADDITION					= 17.33 SQ.MT. X

SHOP 6					
SHOP	1.85	X	1.35	X	1 NO
	2.30	X	2.25	X	1 NO
	2.50	X	4.35	X	1 NO
TOTAL ADDITION					= 18.56 SQ.MT. X

SHOP 7					
SHOP	4.15	X	4.35	X	1 NO
TOTAL ADDITION					= 18.05 SQ.MT. X

SHOP 8					
SHOP	3.30	X	4.45	X	1 NO
TOTAL ADDITION					= 14.69 SQ.MT. X

SHOP 9					
SHOP	2.40	X	4.35	X	1 NO
TOTAL ADDITION					= 10.44 SQ.MT. X

SHOP 10					
SHOP	3.30	X	4.45	X	1 NO
TOTAL ADDITION					= 14.69 SQ.MT. X

SHOP 11					
SHOP	4.53 + 1.80	/2	X	4.45	X 1 NO
	2/3	X	5.17	X	1.48 X 1 NO
TOTAL ADDITION					= 19.41 SQ.MT. X

SHOP 12					
SHOP	7.87 + 5.35	/2	X	3.10	X 1 NO
TOTAL ADDITION					= 20.49 SQ.MT. X

SHOP 13					
SHOP	1/2	X	5.60	X	1.87 X 1 NO
	1/2	X	5.60	X	2.42 X 1 NO
TOTAL ADDITION					= 12.02 SQ.MT. X

SHOP 14					
SHOP	3.60	X	2.74	X	1 NO
	4.18 + 1.64	/2	X	2.55	X 1 NO
TOTAL ADDITION					= 7.42 SQ.MT. X

SHOP 15					
SHOP	3.80 + 2.67	/2	X	3.45	X 1 NO
	4.13 + 0.90	/2	X	1.65	X 1 NO
TOTAL ADDITION					= 15.31 SQ.MT. X

SHOP 16					
SHOP	3.74	X	3.00	X	1 NO
	1/2	X	3.00	X	0.70 X 1 NO
	1/2	X	2.65	X	1.74 X 1 NO
	2.51 + 1.80	/2	X	2.55	X 1 NO
TOTAL ADDITION					= 20.08 SQ.MT. X

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. CHE/8725/BP(WS)/AP DATED - 10/06/2015

THIS PLAN IS DIGITALLY SINGED AND PHYSICAL SING NOT REQUIRED
APPROVED SUBJECT TO CONDITIONS MENTIONED
THIS OFFICE LETTER UNDER NO. CHE/8725/BP(WS)/AP

S.E.B.P.(P/N) A.E.B.P. (P) EXECUTIVE ENGINEER, BUILDING PROPOSAL (W.S.)-II 'P'

CHE/8725/BP(WS)/AP TDR PROP FSI 1/4

PROFORMA 'A'

AREA STATEMENT

AREA OF PLOT (AS PER PRO) 1199.20

LESS AREA GIVEN ON LEASE 66.00

PLOT AREA FOR PROPOSAL 1133.20

DEDUCTION FOR

(a) ROAD SET BACK AREA (BUILT UP SET BACK) 300.28

(b) PROPOSED ROAD -

(c) ANY RESERVATION (SUB PLOT) -

(d) % AMENITY SPACE AS PER DCR 56/57 (SUB PLOT) -

(e) OTHER -

TOTAL (a+b+c+d+e) 300.28

BALANCE AREA OF PLOT (2-3A) 832.92

DEDUCTION FOR 15% RECREATIONAL GROUND 10% AMENITY SPACE (IF DEDUCTIBLE FOR IND) -

NET AREA OF PLOT (4-5) 832.92

ADDITIONS FOR F.S.I PURPOSE

2(a) 100% FOR D.P. ROAD -

2(b) 100% FOR SET-BACK 300.28

2(c) TOTAL AREAS [7(2a) + 7(2b)] 300.28

8 TOTAL AREAS [6 + 7(2c)] 1133.20

9 F.S.I. PERMISSIBLE ONE

10 PERMISSIBLE B.U.A. AREA 1133.20

11 (a) F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHT AS PER 2 ABOVE -

(b) 33% AS PER DCR 32 274.86

(c) EXTERNAL TDR (AS PER APP.) -

(d) OTHER -

TOTAL AREAS [11 (a+b+c)] 274.86

PERMISSIBLE FLOOR AREA 10 + 11 (a) ABOVE 1408.06

13 AREA OF EXISTING STRUCTURE TO BE RETAINED AS PER PHASE 64.50

14 PROPOSED RESIDENTIAL / NON RESIDENTIAL B.U.A. N.A.

(A) RESIDENTIAL BUILT UP AREA

(B) NON - RESIDENTIAL BUILT UP AREA (GR+1ST+2ND+3RD+4TH) 1343.51

15 TOTAL BUILT UP AREA [13+14(B)] 1408.01

16 BALANCE BUILT UP AREA (12 - 15) 0.05

17 FSI CONSUMED 154 -

B DETAILS OF FSI AVAILD AS PER DCR 35 (4)

1 PERMISSIBLE FUNGIBLE AREA 35 (4) FOR PURELY RESIDENTIAL = OR < (14A X 0.35) -

1A FUNGIBLE BUILT - UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR PURELY RESIDENTIAL = OR < (14A X 0.35) -

2 PERMISSIBLE FUNGIBLE AREA 35 (4) FOR NON- RESIDENTIAL = OR < (14B X 0.20) 268.70

2A PROPOSED FUNGIBLE AREA 35 (4) FOR NON- RESIDENTIAL = OR < (14B X 0.20) 268.70

(A) FUNGIBLE FSI AREA ON REHAB (FREE OF PREMIUM) 114.14

(B) FUNGIBLE FSI (CHARGING PREMIUM AREA) 154.56

TOTAL GROSS BUILT-UP AREA PROPOSED (1343.51+64.50+268.70) = 1676.71

C TENEMENT STATEMENT

(i) PROPOSED AREA (ITEM A-12 ABOVE) -

(ii) LESS DEDUCTION FOR NON-RESI. AREA (shops etc.) -

(iii) AREA AVAILABLE FOR TENEMENTS (i - ii) -

(iv) TENEMENTS PERMISSIBLE (450 / HECTOR) -

(v) TENEMENTS PROPOSED -

(vi) TENEMENTS EXISTING -

TOTAL TENEMENTS ON THE PLOT -

D PARKING STATEMENT

(i) PARKING REQUIRED BY REGULATIONS FOR

CAR

SCOOTER / MOTOR CYCLE

OUTSIDERS (VISITORS)

(ii) COVERED GARAGES PERMISSIBLE

(iii) COVERED GARAGES PROVIDED CAR

SCOOTER / MOTOR CYCLE

OUTSIDERS (VISITORS)

(iv) TOTAL PARKING REQUIRED 33

(v) TOTAL PARKING PROVIDED 36

E TRANSPORT VEHICLES PARKING

(i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS

(ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED

F CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT. 17/10/2013 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 1199.20 SQ. MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP \ PROPERTY REGISTER CARD.

SIGNATURE OF LICENSED SURVEYOR

NOTES

BOUNDARY OF PLOT SHOWN THICK BLACK

PROPOSED WORK SHOWN RED WASH

DRAINAGE LINE SHOWN RED DOTTED

RECREATION GROUND SHOWN GREEN WASH

EX. STRUCTURES TO BE RETAINED SHOWN HATCHED BLACK

EX. STRUCTURES TO BE DEMOLISHED SHOWN HATCHED YELLOW

SETBACK AREA SHOWN BURNT SIENNA

PROFORMA 'B'

CONTENTS OF SHEET

AREA DIAGRAM & CALCULATION, BUILT UP AREA STATEMENT.

DESCRIPTION OF PROPOSAL & PROPERTY:

PROPOSED REDEVELOPMENT OF EXISTING BLDG. ON PLOT BEARING C.T.S. NO. 568, 568-1 TO 15 OF VILLAGE MALAD (S), AT THE JUNCTION OF 13.40 M. W. ZAKARIA & KISHAN ROAD, MALAD (W), MUMBAI.

NAME OF OWNER SIGNATURE OF OWNER

SHRIBHURAL JAIN (I.F.F.)
11, JAIN ESTATE, ZAKARIA ROAD, MALAD (W), MUMBAI

C.A. TO OWNER

M/S KARVIR INTELLIGENT HSG. PVT. LTD.
UNIT NO. 8, SWASTIK ESTATE, 178, CST ROAD, OPP. VIVEK APT, KALINA, SANTACRUZ (E), MUMBAI - 400 086.
TEL. NO. 26151547

KARVIR SINGH RAJPUROHIT

DRAWING No. SCALE JOB No. DATE DRAWN BY CHECK BY

1/4 AS SHOWN 1046 18-05-2015 KARMIR SINGH RAJPUROHIT RAJU

NAME OF ADDRESS & SIGNATURE ARCHITECT / LICENSED SURVEYOR:-

Yomesh Narayan Rao

YOMESH RAO
LSR-151
BC-CIVIL

202, Shree-Prasad House, Plot No 517, 35th Road TPS III, Off Link Road, Bandra (W), Mumbai - 400 050.