CARPET AREA STATEMENT FOR
REHAB FLAT (FOR PARKING PURPOSE ONLY)

FLOOR	FLAT NO.	CARPET AREA IN SQ.MT.
2ND FLR.	202	73.82
3RD FLR.	301	60.08
3RD FLR.	302	60.08
4TH FLR.	401	60.08
4TH FLR.	402	60.08
5TH FLR.	501	60.08
5TH FLR.	502	60.08
6TH FLR.	601	63.24
7TH FLR.	702	65.94
8TH FLR.	801	117.26
14TH FLR.	1401	77.13
14TH FLR.	1402	99.58
15TH FLR.	1501	111.28

CARPET AREA STATEMENT FOR
SALE FLAT (FOR PARKING PURPOSE ONLY)

FLOOR	FLAT NO.	CARPET AREA IN SQ.MT.
6TH FLR.	602	67.68
7TH FLR.	701	65.94
9TH FLR.	901	68.58
9TH FLR.	902	96.96
10TH FLR.	1001	68.58
10TH FLR.	1002	96.96
11TH FLR.	1101	68.58
11TH FLR.	1102	96.96
12TH FLR.	1201	68.58
12TH FLR.	1202	96.96
13TH FLR.	1301	68.58
13TH FLR.	1302	96.96

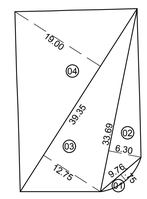
PARKING STATEMENT (REHAB)

CARPET AREA SQ.MT.	PARKING REQ. BY RULE	TENENTS NOS.	TOTAL PARKIING REQ.
UP TO 45.00 SQ.MTS.	ONE FOR EVERY 8 TENT.	NIL	NIL
45.00 TO 60.00 SQ.M.	ONE FOR EVERY 4 TENT.	NIL	NIL
60.00 TO 90.00 SQ.M.	ONE FOR EVERY 2 TENT.	10 NOS.	05 NOS.
ABOVE 90.00 SQ.M.	ONE FOR EVERY 1 TENT.	03 NOS.	03 NOS.
TOTAL		13 NOS.	08 NOS.

PARKING STATEMENT (SALE)

CARPET AREA SQ.MT.	PARKING REQ. BY RULE	TENENTS NOS.	TOTAL PARKIING REQ.
UP TO 45.00 SQ.MTS.	ONE FOR EVERY 4 TENT.	NIL	NIL
45.00 TO 60.00 SQ.M.	ONE FOR EVERY 2TENT.	NIL	NIL
60.00 TO 90.00 SQ.M.	ONE FOR EACH TENT.	07 NOS.	07 NOS.
ABOVE 90.00 SQ.M.	TWO FOR EACH TENT.	05 NOS.	10 NOS.
TOTAL		12 NOS.	17 NOS.
TOTAL PARKING (REHAB + SALE) (08+ 17)			25 NOS.
FOR VISITORS	10% ADD OF ABOVE REQD. 2.5 say		03 NOS.
TOTAL RES. PARKING REQD. (25 + 03)			28 NOS.

FOR SHOP	
BUILTUP AREA OF SHOP =198.34 SQ.MT (1 PARKING FOR 40.00 SQ. MT. UP TO 800.00 SQ. MT.)	5 NOS.
FOR COMMERCIAL (OFFICE)	
CARPET AREA OF OFFICE =135.47 SQ.MT (1 PARKING FOR 37.50 SQ. MT. UP TO 1500.00 SQ. MT.)	4 NOS.
10% OF VISITORS PARKING REQD. BY RULE	2 NOS.
TOAL PARKING REQD BY RULE FOR SHOP AND OFF. (5+4+2)	11 NOS.
TOTAL PARKING REQD. BY RULE (28 + 11)	39 NOS.
TOTAL PROVIDED PARKING	46 NOS

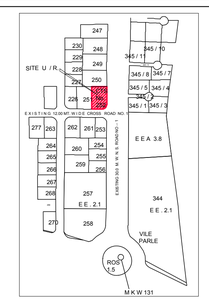


PLOT AREA DIAGRAM
SCALE-1:500

PLOT AREA CALCULATION

SR. NO.	SIZE IN METERES	AREA IN SQ.MTS.
1	9.76 X 1.75 X 2/3	11.39
2	33.69 X 6.30 X 0.5	106.12
3	39.35 X 12.75 X 0.5	250.86
4	39.35 X 19.00 X 0.5	373.83
TOTAL AREA OF PLOT		742.20

1] GROSS BUILT UP AREA PROPOSED = 2499.63 SQ.M
2] PROP.BUILT UP AREA
a) RESIDENTIAL = 1581.22
b) COMMERCIAL = 274.28 = 1855.50 SQ.M
3] PROP. FUNGIBLE AREA
a) RESIDENTIAL = 548.13
b) COMMERCIAL = 96.00 = 644.13 SQ.M

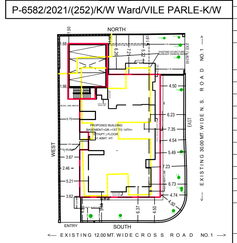


LOCATION PLAN
SCALE-1:4000

BUILT UP AREA SUMMERY

FLOOR	NET FSI AREA
GRD. FLOOR	198.34
1ST FLOOR	171.94
2ND FLOOR	86.33
3RD FLOOR	134.84
4TH FLOOR	134.84
5TH FLOOR	134.84
6TH FLOOR	145.29
7TH FLOOR	146.25
8TH FLOOR (REFUGE FLR.)	127.47
EXCESS AREA COUNTED IN FSI	0.53
9TH FLOOR	181.15
10TH FLOOR	181.15
11TH FLOOR	181.15
12TH FLOOR	181.15
13TH FLOOR	181.15
14TH FLOOR	191.30
15TH FLOOR	121.91
TOTAL AREA	2499.63

BMC	SHEET NO. 01
P-6582/2021/(252)/K/W Ward/VILE PARLE-K/W	



BLOCK PLAN
BLOCK PLAN
SCALE-1:4000

STAIR CASE AREA SUMMARY

FLOOR	STAIR CASE AREA IN SQ.MT.
GROUND FLOOR	74.27
1ST FLOOR	53.97
2ND FLOOR	51.26
3RD FLOOR	51.26
4TH FLOOR	51.26
5TH FLOOR	51.26
6TH FLOOR	51.26
7TH FLOOR	51.26
8TH (REFUGE) FLOOR	46.26
9TH FLOOR	50.66
10TH FLOOR	50.66
11TH FLOOR	50.66
12TH FLOOR	50.66
13TH FLOOR	50.66
14TH FLOOR	49.95
15TH FLOOR	47.95
TOTAL STAIR CASE AREA	833.26 SQ.MT.

PROFORMA - A

		TOTAL AREA (IN SQ.MT.)
I	Area Statement.	
1	Area Of Plot	742.20
	a) Area of Reservation in Plot	-----
	b) Area of Road Set-Back	NIL
	I) Area under d.p.road	NIL
	c) Area of D.P. Road	
2	Deductions For	
A	For Reservation / Road Area	
	a) Road Set-Back Area To Be Handed Over (100%) (Reg. No. 16)	NIL
	b) Proposed D.P. Road To Be Handed Over (100%) (Reg. No. 16)	-----
	c) (i) Reservation Area To Be Handed Over (100%) (Reg. No. 17)	-----
	(ii) Reservation Area To Be Handed Over As Per AR (100%) (Reg. 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 BUA To Be Retained If Any/ Land Component Of Existing BUA/ Existing BUA As Per Reg. Under Which The Development Was Allowed.	-------
3	Total Deductions: [(2(A)+2(B)) + 2(C) As And When Applicable.	NIL
4	Balance Area Of Plot (1 Minus 3)	742.20
5	Plot Area Under Development After Areas To Be Handed Over To MCGM/Appropriate Authority As Per Sr. No.4 Above	NIL
6	Zonal (Basic) FSI (0.50 Or 0.75 Or 1 Or 1.33)	1.00
7	Built Up Area As Per Zonal (Basic) FSI (4*6) (In Case Of Mill Land Permissible BUA Kept in Abeyance)	742.20
8	Built Up Equal To Area Of Land Handed Over As Per Reg. 30(A)	
	(i) As Per 2(A) And 2(B) Except 2(A)(c) (ii) Above With In Cap Of " Admissible TDR" As Column 6 Of Table-12 On Remaining / Balance Plot.)	NIL
	(ii) In Case Of 2(A)(c) (ii) Permissible Over And Above Permissible BUA On . Remaining / Balance Plot	-------
9	Built Up Area In Lieu Of Cost Of Construction Of Built Up Amenity To Be Handed Over (Within The Limit Of Permissible BUA On Remaining Plot.)	-------
10	Built Up Area Due To "Additional FSI On Payment Of Premium" As Per Table No.12 Of Reg. No.30(A) On Remaining / Balance Plot.(50%)	371.10
11	Built Up Area Due To Admissible "TDR" As Per Table No. 12 Of Reg. No.30(A) NOW PROPOSED SLUM TDR (742.20 X 49.85% = 370.00 SQMTS) NOW PROPOSED GEN.TDR. (742.20 X 55.15% = 372.20 SQMTS)	742.20
12	Permissible Built Up Area (As The Case May Be With / Without BUA As Per 2(c))	1855.50
13	Proposed BUA (As The Case May Be With / Without BUA As Per 2(c)) a) RESIDENTIAL = 1581.22 SQ.MT b) COMMERCIAL = 274.28 SQ.MT	1855.50
14	TDR Generated If Any As Per Regulation 30(A) And 32.	-------
15	Fungible Compensatory Area As Per Reg. No. 31 (3)	
	a) (i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT FOR RESIDENTIAL WITHOUT CHARGING PREMIUM (684.11 X 35% = 239.43)	-------
	(ii) PROPOSED FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMPONENT FOR RESIDENTIAL WITHOUT CHARGING PREMIUM	235.14
	(iii) FUNGIBLE AREA KEPT IN ABEYANCE (239.43 - 235.14) = 4.29 SQ.MT	
	b) (i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM (1855.50 X 0.35% - 235.14) = 414.28 SQ.MT	
	(ii) PROPOSED FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM (644.13 - 235.14) a) RESIDENTIAL = 312.99 SQ.MT b) COMMERCIAL = 96.00 SQ.MT	408.99
16	Total Built Up Area Proposed Including Fungible Compensatory Area [13+15(a) (ii) + 15(b) (ii)]	2499.63
17	FSI Consumed On Net Plot [13 /4]	2.50
18	BALANCE AREA (12-13)	NIL
II	Other Requirements	
A)	Reservation / Designation	
	a) Name Of Reservation	NA
	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)	NA
	(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 (16 Above)	2499.63
	(ii) Less Deduction Of Non- Residential Area (Shop & OFFICE etc.)	370.28
	(iii) Area Available For Tenements [(i) minus (ii)]	2129.35
	(iv) Tenements Permissible (Density Of Tenements/Hectare) (Maximum 450T/(H)	96 nos.
	(v) Total Number Of Tenements Proposed On The Plot	25 nos.
E)	Parking Statement	
	(i) Parking Required By Regulations For	39 nos.
	Car	-------
	Scooter/Motor Cycle	-------
	Outsiders (Visitors)	-------
	(ii) Covered Garage Permissible	-------
	(iii) Covered Garage Proposed	-------
	Car	-------
	Scooter/Motor Cycle	-------
	Outsiders (Visitors)	-------
	(iv) Total Parking Provided	46 nos.
F)	Transport Vehicles Parking	-------
	(i) Spaces For Transport Vehicles Parking Required By Regulations	-------
	(ii) Total No. Of Transport Vehicles Parking Spaces Provided	-------

CERTIFICATE FOR AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 11-11-2020 AND THAT DIMENSIONS OF SIDES, ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 742.20 SQ. MT.(SEVEN FOURTY TWO POINT TWENTY SQUARE METERS ONLY) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP RECORDS.

Akshat Jagdish Dubal
Digitally signed by Akshat Jagdish Dubal
Date: 2021.12.25 15:23:06 +05'30'
SIGNATURE OF LICENCED SURVEYOR

PROFORMA -B

CONTENT OF SHEET

GROUND FLOOR PLAN, BASEMENT FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, PLOT AREA DAIGRAM AND CALCULATIONS ,BUILT UP AREA SUMMARY AND STAIR CASE AREA SUMMARY, PARKING STATEMENT

DESCRIPTION OF PROP/ PROPERTY.

PROPOSED BUILDING ON PLOT NO.5 OF SWASTIK C.H.S.L. BEARING C.T.S. NO.252 OF VILLAGE VILE-PARLE (W), SITUATED AT N.S.ROAD NO.1,J.V.P.D ROAD SCHEME, VILE PARLE (W)

NAME, ADDRESS & SIGNATURE OF OWNER

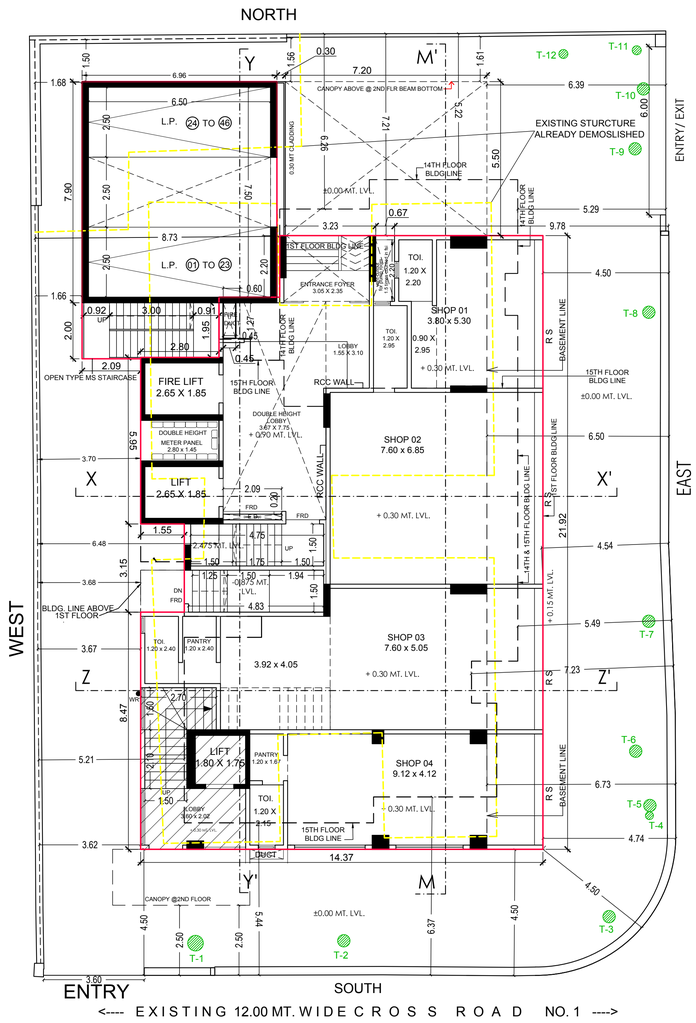
Hitendra Khimji Shah
Digitally signed by Hitendra Khimji Shah
Date: 2021.12.25 15:39:16 +05'30'
M/s.REGENT ASSOCIATES
603,6TH FLR ,INIZIO,CARDINAL GRACIOUS ROAD,CHAKALA, ANDHERI EAST, MUMBAI - 400059

NAME, ADDRESS & SIGNATURE OF LICENSED SURVEYORS

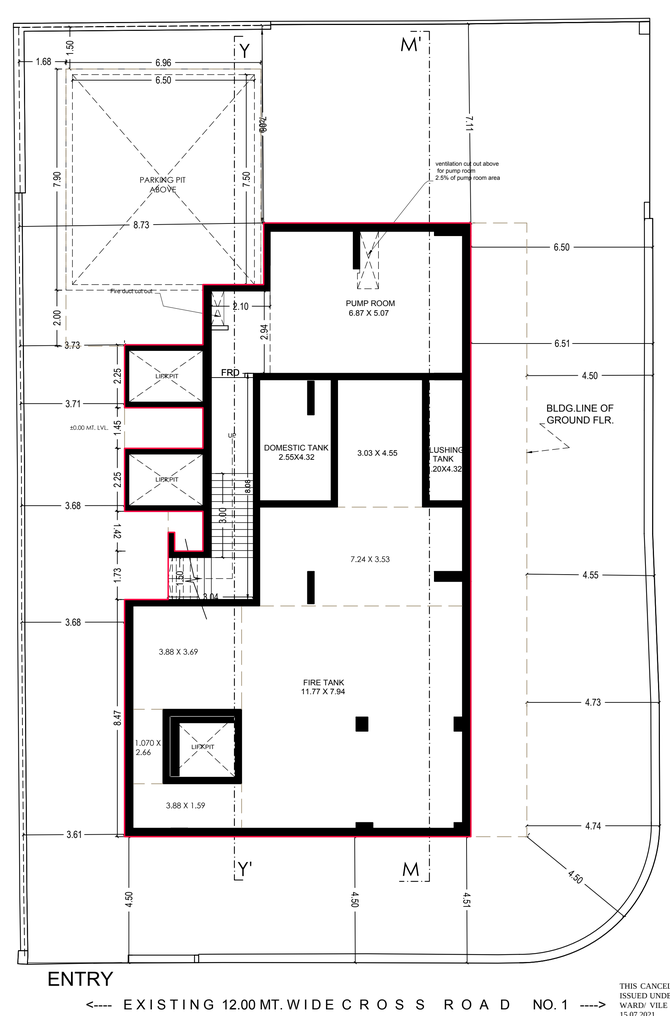
DRG.NO:- 01	JOB.NO:-	DRN. BY	CHK.BY
		PRANITA /SHRADDHA	

Akshat Jagdish Dubal
Digitally signed by Akshat Jagdish Dubal
Date: 2021.12.25 15:24:01 +05'30'
MANOJ DUBAL & ASSOCIATES
LICENSED SURVEYORS
309 , SANGAM ARCADE , VALLABH BHAI ROAD ,
OPP. RLY. STN. , VILE PARLE (W) , MUMBAI - 400056

STAMP OF RECEIPT OF PLANS	STAMP OF APPROVAL OF PLANS	
NITIN TULSHIRAM KAMBLE	AMIT PRAKASH PATIL (Digitally signed by AMIT PRAKASH PATIL) Issued on 04.01.2022	Navnath Sopanrao Ghadge
S.E.BP. H/ EN	A.E.BP. K/W WARD	E.E.BP. K WARD



GROUND FLOOR PLAN
SCALE : - 1:100



BASEMENT FLOOR PLAN
SCALE : - 1:100

THIS CANCELS THE PREVIOUS APPROVAL ISSUED UNDER NO. P - 6582/ 2021/(252)/ K/W WARD/ VILE PARLE - K/W/ 337/1/NEW. DT 15.07.2021.
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO.P - 6582/ 2021/(252)/ K/W WARD/ VILE PARLE - K/W / 337/2/AMEND TO BE READ ALONG WITH THIS PLAN.

\\SERVER\DKANDIVALI\BMC ONLINE BMC PROPOSAL\REGENT ASSOCIATES\I30 01-12-2021\DWD PLANS 25-12-2021.DWG