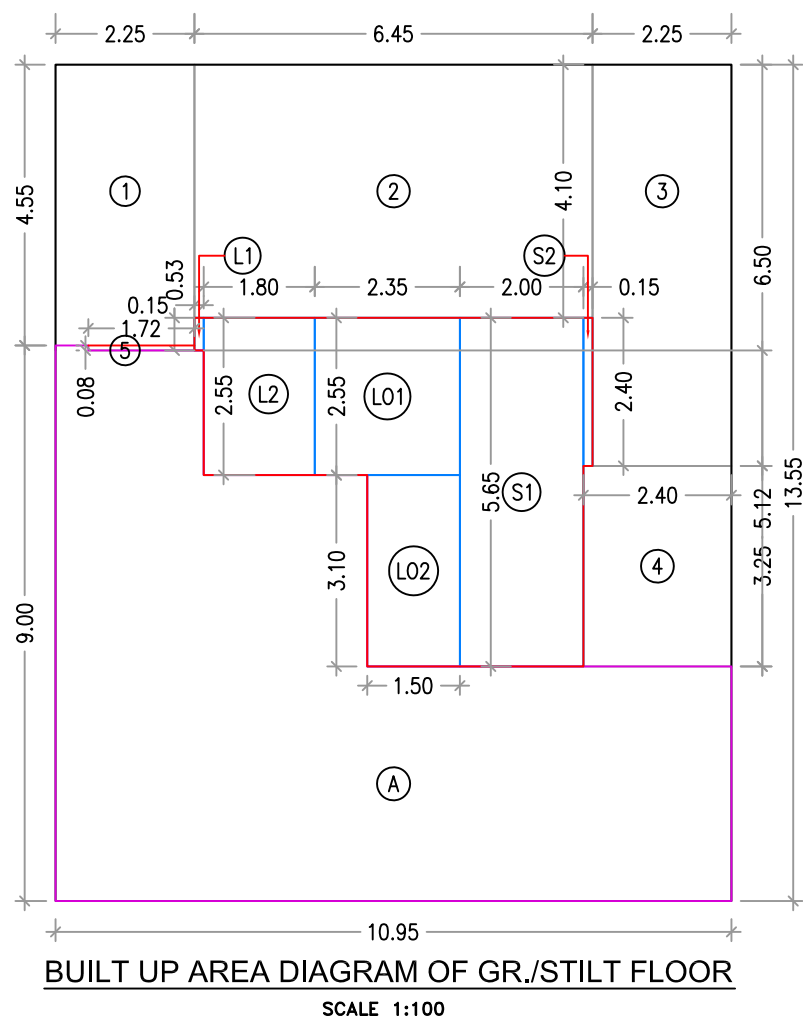
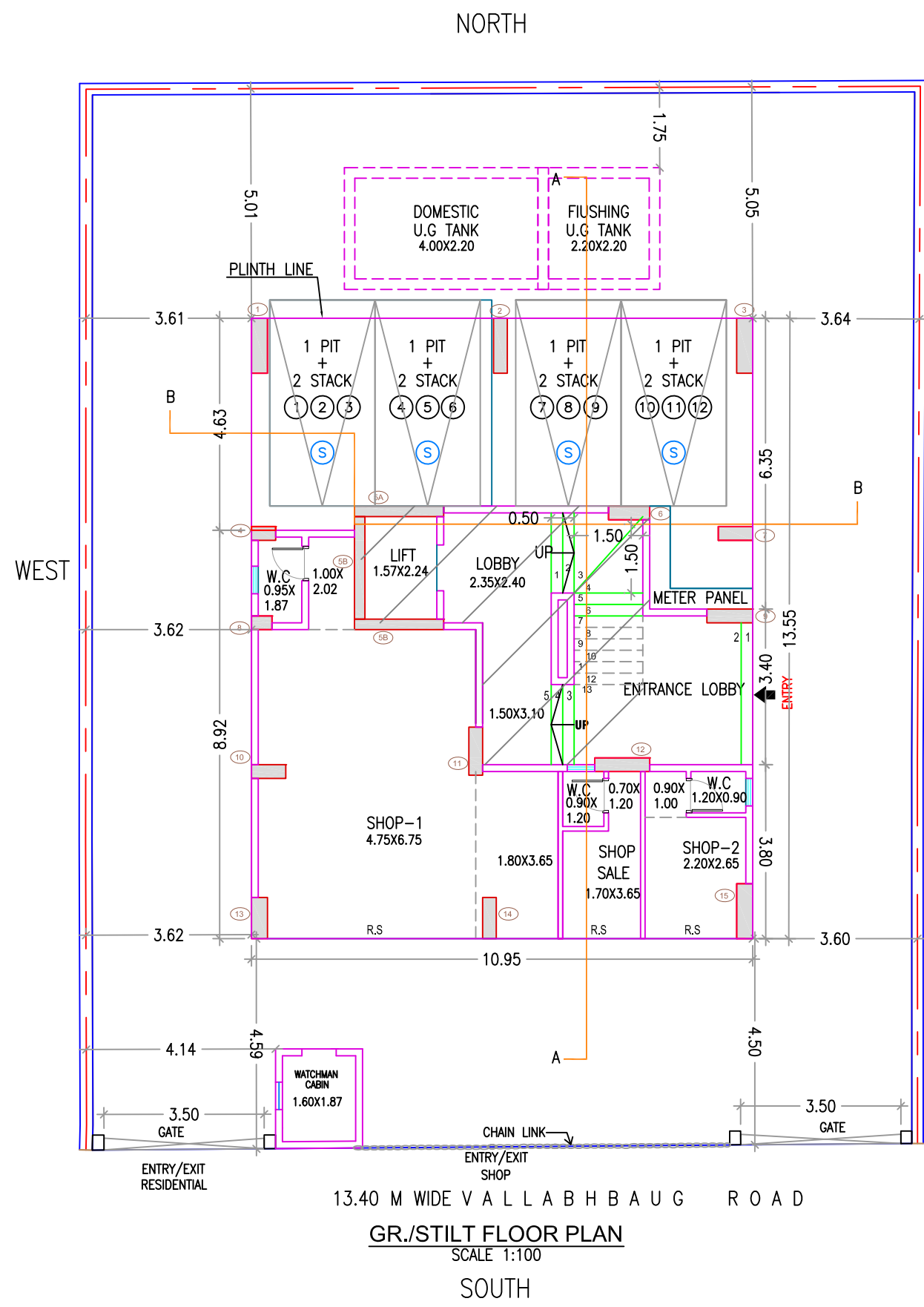




BUILT UP AREA CALCULATION						
GR./STILT FLOOR						
A	10.95	X	13.55	X	1NO	= 148.37 SQ.MT.
TOTAL ADDITION					=	148.37 SQ.MT. X

DEDUCTIONS

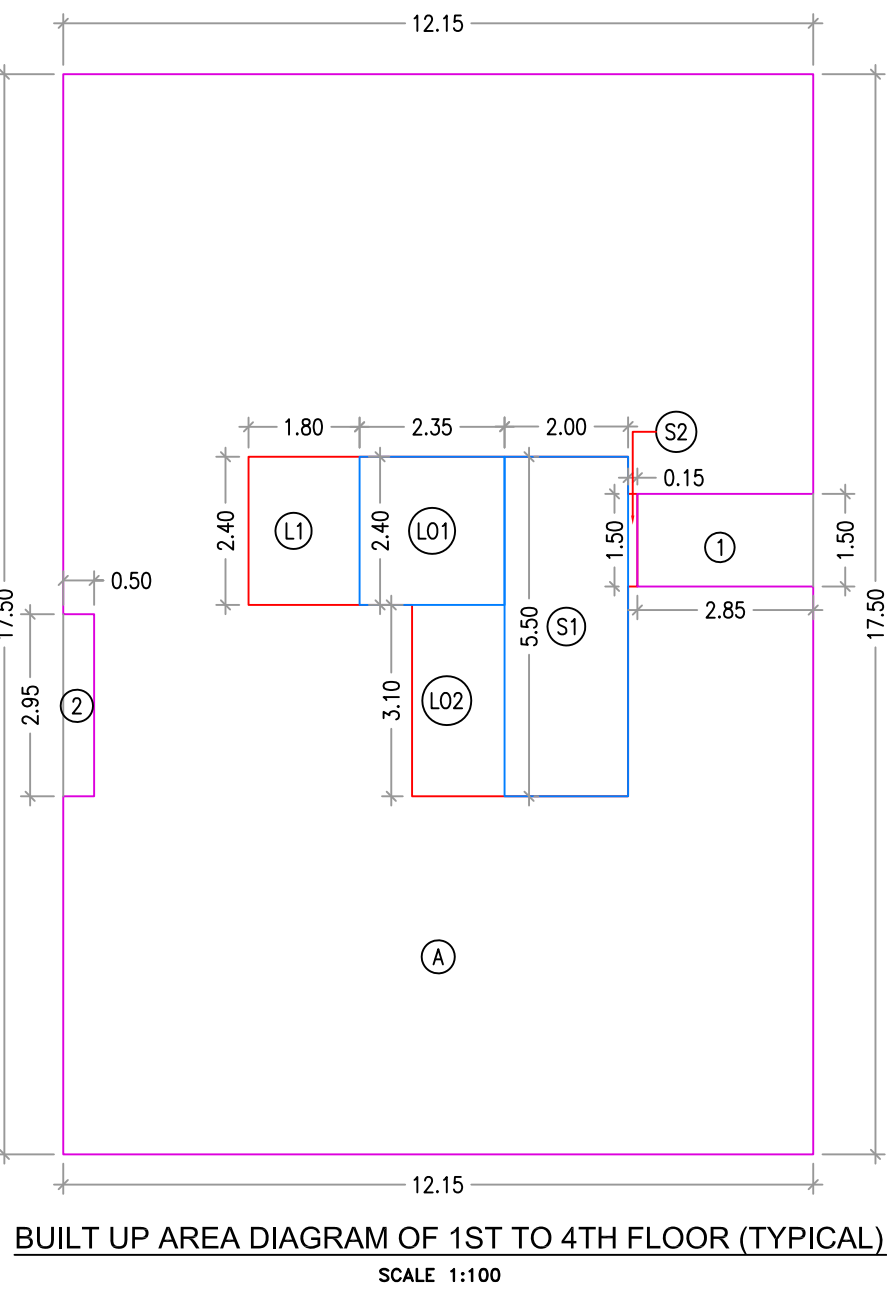
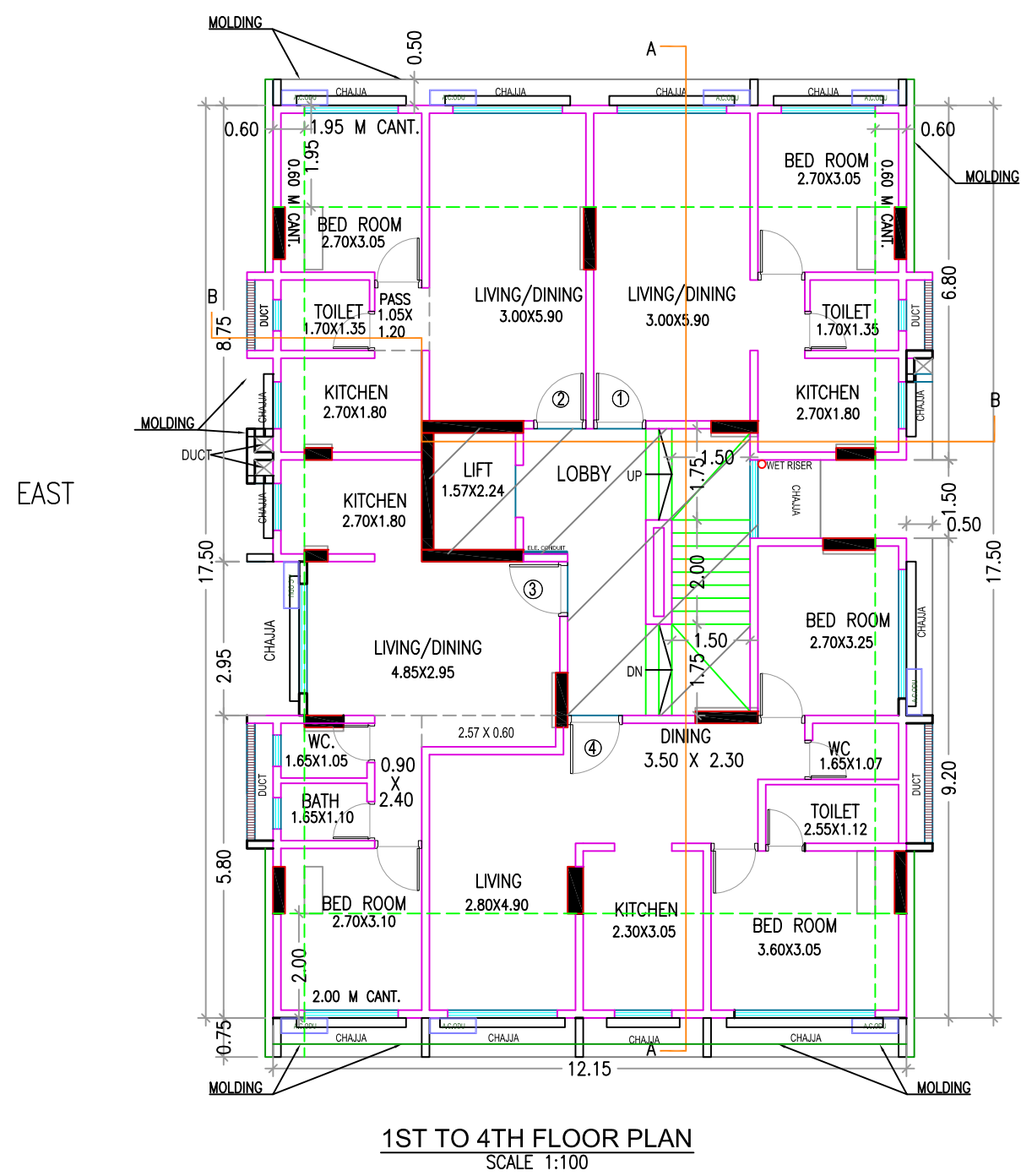
1	2.25	X	4.55	X	1NO	=	10.24 SQ.MT.
2	6.45	X	4.10	X	1NO	=	26.45 SQ.MT.
3	2.25	X	6.50	X	1NO	=	14.63 SQ.MT.
4	2.40	X	3.25	X	1NO	=	7.80 SQ.MT.
5	1.72	X	0.08	X	1NO	=	0.14 SQ.MT.
TOTAL DEDUCTION						=	59.26 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	89.11 SQ.MT. X1

STAIRCASE & LIFT AREA

L1	0.15	X	0.53	X	1NO	=	0.08 SQ.MT.
L2	1.80	X	2.55	X	1NO	=	4.59 SQ.MT.
L01	2.35	X	2.55	X	1NO	=	5.99 SQ.MT.
L02	1.50	X	3.10	X	1NO	=	4.65 SQ.MT.
S1	2.00	X	5.65	X	1NO	=	11.30 SQ.MT.
S2	0.15	X	2.40	X	1NO	=	0.36 SQ.MT.
TOTAL STAIR. & LIFT AREA						=	26.97 SQ.MT. Y2

NET BUILT UP AREA [X1 - Y2]

						=	62.14 SQ.MT.
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BUILT UP AREA CALCULATION						
1ST TO 4TH FLOOR (TYPICAL)						
A	12.15	X	17.50	X	1NO	= 212.63 SQ.MT.
TOTAL ADDITION						= 212.63 SQ.MT. X

DEDUCTIONS

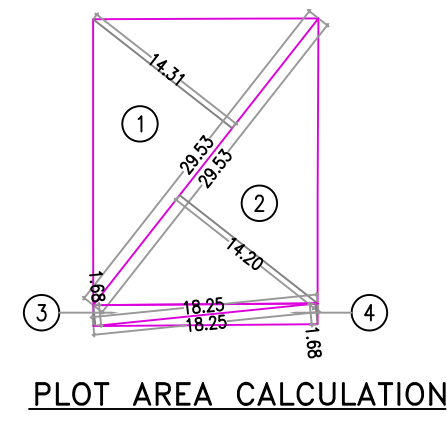
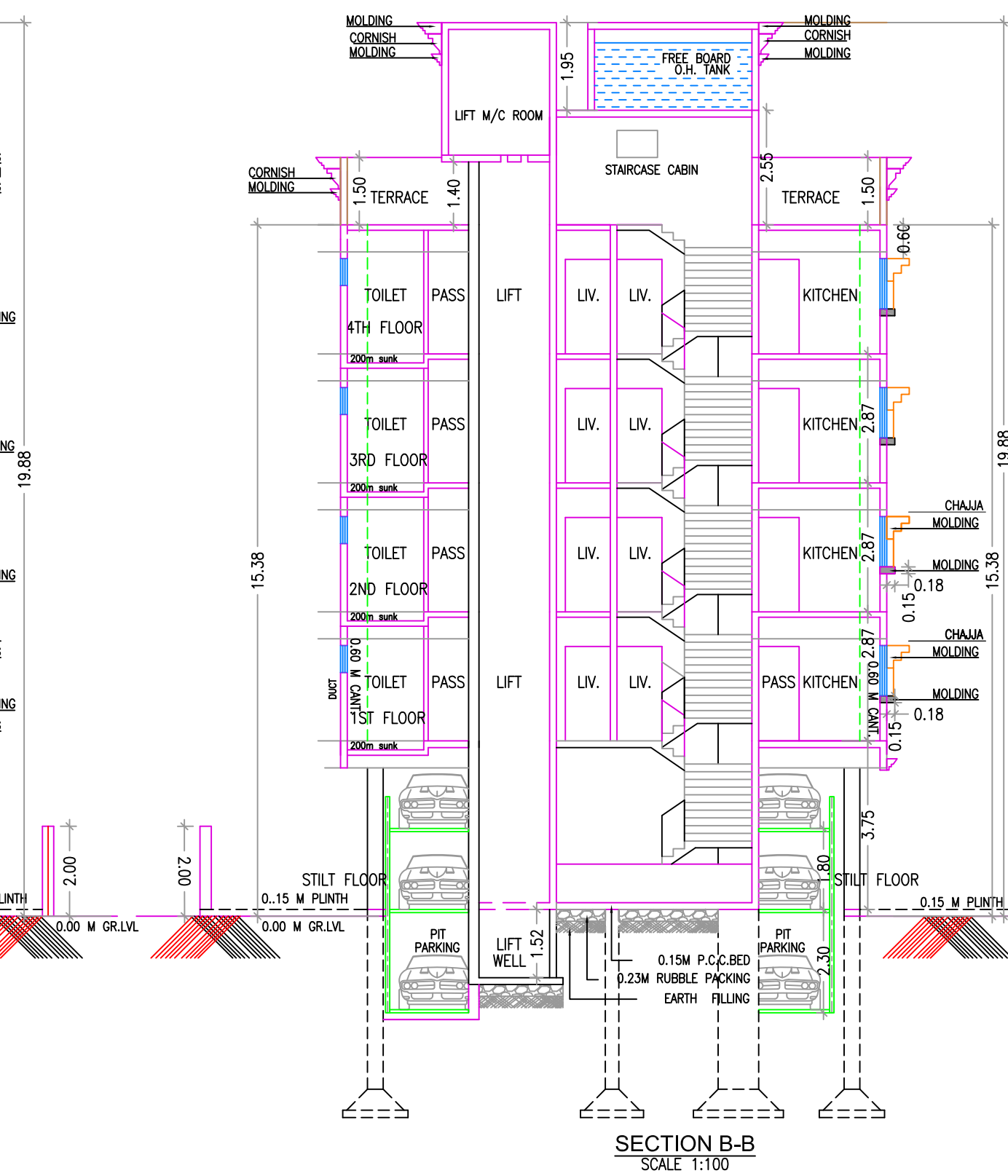
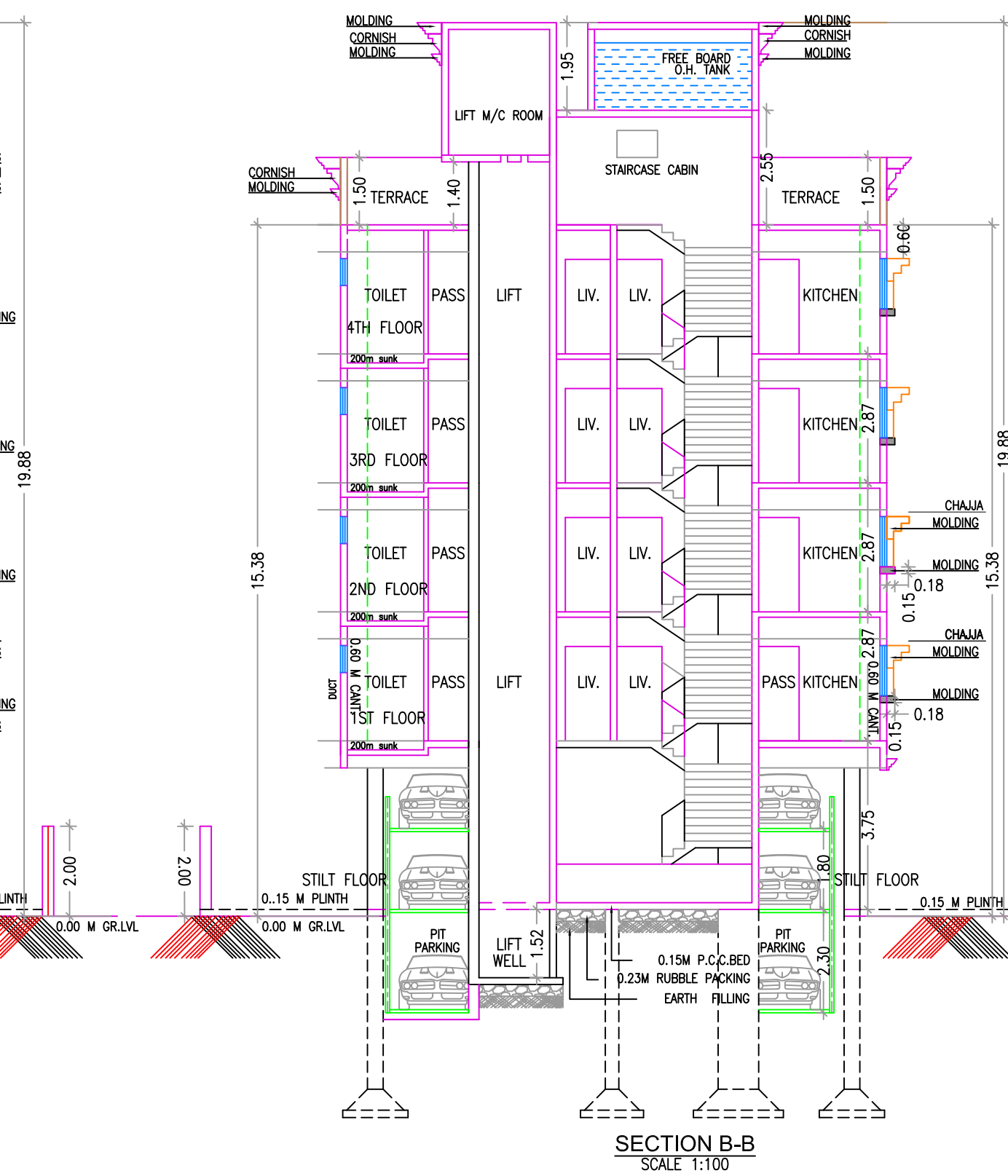
1	2.85	X	1.50	X	1NO	=	4.28 SQ.MT.
2	0.50	X	2.95	X	NO	=	1.48 SQ.MT.
TOTAL DEDUCTION						=	5.76 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	206.87 SQ.MT. X1

STAIRCASE & LIFT AREA

L1	1.80	X	2.40	X	1NO	=	4.32 SQ.MT.
L01	2.35	X	2.40	X	1NO	=	5.64 SQ.MT.
L02	1.50	X	3.10	X	1NO	=	4.65 SQ.MT.
S1	2.00	X	5.50	X	1NO	=	11.00 SQ.MT.
S2	0.15	X	1.50	X	1NO	=	0.23 SQ.MT.
TOTAL STAIR. & LIFT AREA						=	25.84 SQ.MT. Y2

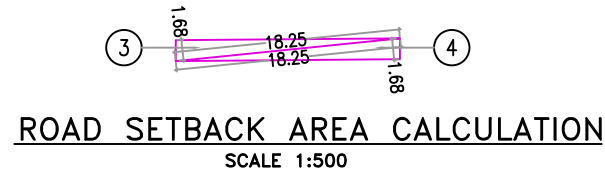
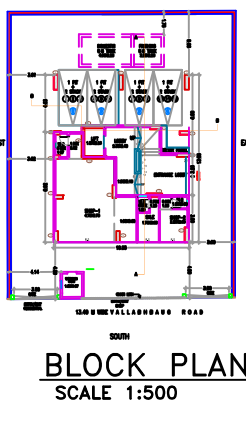
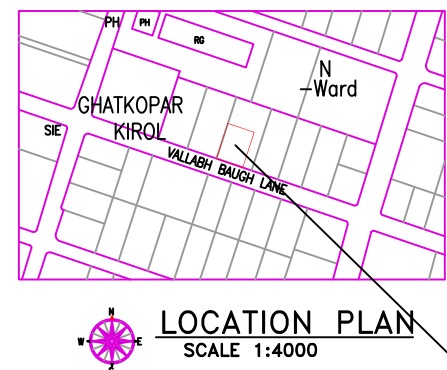
NET BUILT UP AREA [X1 - Y2]

						=	181.03 SQ.MT.
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PLOT AREA CALCULATION

1	1/2	X	29.53	X	14.31	X	1ND	=	211.29 SQ.MT.
2	1/2	X	29.53	X	14.20	X	1ND	=	209.66 SQ.MT.
3	1/2	X	18.25	X	1.68	X	1ND	=	15.33 SQ.MT.
4	1/2	X	18.25	X	1.68	X	1ND	=	15.33 SQ.MT.
TOTAL ADDITION								=	451.61 SQ.MT. X



ROAD SETBACK AREA CALCULATION

3	1/2	X	18.25	X	1.68	X	1NO	=	15.33 SQ.MT.
4	1/2	X	18.25	X	1.68	X	1NO	=	15.33 SQ.MT.
TOTAL ADDITION								=	30.66 SQ.MT. X

ADDITIONAL FSI (0.50) REG.30(A)(6)	UTILISATION OF SLUM TDR FILE NO. CE/6112/BPES/AN SAME AS APPROVED BY HON'BLE M.C's DATED.05/08/2019 TO BE ALLOWED IN THIS FILE FOR 100 SQMT.
PERMISSIBLE AREA = 420.84 X0.50 = 210.42 SQMT	PERMISSIBLE AREA = 420.84 X0.70 =294.59 SQMT
NOW CLAIMED AREA = 35.52 SQMT	PROTECTED AREA = 61.19 SQMT
PAYMENT RECEIPTS NO:-	ALREADY LOADED TDR = 100 SQMT (SLUM TDR)
MSRDC PAYMENT RECEIPT NO:-1003672921-DT.09.09.2019	PERMISSIBLE TDR AREA=294.59-100=61.19=133.40 TO BE PURCHASE
DHARAVI AUTHORITY PAYMENT RECEIPT NO:-1003672921-DT.09.09.2019	NOW CLAIMED=100(SLUMTDR)+61.19(PROTECTED AREA =161.19 SQMT
MCGM PAYMENT RECEIPT NO :- 1003672962- DT.09.09.2019	
SHARING(G) STATE GOVT.PAYMENT TOKEN NO :-06523 DT.09.09.2019	

BUILT UP AREA SUMMARY
(IN SQMT.)

FLOOR	AREA	STAIRCASE,LIFT, LOBBY AREA BY CHARGING PREMIUM (IN SQMT)
GR/STILT	62.14	26.97
1ST	181.03	25.84
2ND	181.03	25.84
3RD	181.03	25.84
4TH	181.03	25.84
TOTAL	786.26	130.33

COMMERCIAL PARKING
1 PARKING FOR 40.00 SQMTS.

62.14	=	1.55
40.00		
SAY	=	2.00
VISITORS	=	2.00
TOTAL	=	4.00

PARKING AREA STATEMENT

Type	Carpet Area/ FSI (m2)	Tenement(nos) Units	Prop.	Car (nos) Reqd.
RESIDENCE	0 TO 45	4/1	12	3.00
RESIDENCE	45.0 - 60.0	2/1	4	2.00
RESIDENCE	60.0 - 90.0	1/1	-	-
RESIDENCE	90.0 - Above	1/2	-	-
TOTAL			16	5.00
5 % VISITORS (MINIMUM 1.00)				1.00
TOTAL REQUIRED				6.00
SAY				6.00

TOTAL PARKING REQUIRED

COMMERCIAL + RESIDENTIAL	
4	+ 6
10.00	

AS PER DCPR 2034 (PROPOSED)

A	DESCRIPTION	AREA IN SQ.MTS.
1	Area of Plot	451.50
a)	Area of Reservation in plot	-
b)	Area of Road Set back	30.66
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)	30.66
(b)	Proposed D P Road to be handed over (100%) (Regulation No 16)	-
(c)	(i)Reservation area to be handed over (100%) (Regulation No 17) (ii) Reservation area to be handed over as per AR (Regulation 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 (obeyance)	-
(C)	Deduction 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) as and when applicable.]	30.66
4	Balance area of plot (1 minus 3)	420.84
5	plot area under development after areas to be handed over to MCGM/ APPROPRIATE Authority as per Sr. No. 4. above.	420.84
6	Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)	ONE
7	Built up Area as per Zonal(basic) FSI (5 * 6)	420.84
(n case of Mill land Permissible BUA kept in obeyance)		-
8	BUILT UP EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 30 (A)	-
(I) AS PER 2(A) AND 2(B) EXCEPT 2(AC) (II) ABOVE WITHIN IN CAP OF ADMISSIBLE TDR as column 6 of	420.84 X 0.70= 294.59	-
table-12 on remaining balance plot		-
(i) In case of 2(A)(c) (ii) permissible over and above permissible BUA on remaining / balance plot.		-
9	Built up equal to area of land handed over as per Regulation 30(A)	-
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 Regulation No 30(A) on remaining/ balance plot.	-
GOVT. F.S.I. 420.84 X 0.50 =210.42		35.52
11	BUILT UP AREA DUE TO ADMISSIBLE TDR AS PER TABLE NO 12 OF REGULATION NO 30(A) and 32 on remaining / balance plot.	-
TDR AREA PERMISSIBLE (slum TDR 100 sqmt).		161.19
a) (PROTECTED FSI 482.03 - 420.84 =61.19)		-
b) RESERVATION TDR AREA AVAILABLE = 100.00+61.19		-
12	PERMISSIBLE BUA [as the case may be with /without BUA as per 2(c) }	617.55
13	Proposed BUA [as the case may be with /without BUA as per 2(c) }	617.55
14	TDR generated if any as per regulation 30 (A) and 32.	-
15	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31(3)	-
a) i)Permissible Fungible Compensatory area for Rehab component without charging premium. 482.03 X 0.35 =168.71		168.71
i) Fungible Compensatory area availed for Rehab component without charging premium.		-
b) i)Permissible Fungible Compensatory area by charging premium 473.76 X 35%		-
ii) Fungible Compensatory area availed on payment premium		-
16	Total Built up Area proposed including Fungible Compensatory Area [13+15(a)(v) + 15(b)(vi)]	786.26
17	FSI consumed on Net Plot (13/ 4)	1.47
II	OTHER REQUIREMENTS	-
(A) Reservation/Designation		-
a) Name of Reservation		-
b) Area of Reservation affecting the plot		-
c) area of reservation land to be handed/handed over as per regulation no.17		-
d) Built up area of Amenity to be handed over as per Regulation No.17		-
e) Area/Built up Area of Designation		-
(B) Plot area/built up amenity to be handed over as per regulation no		-
(i) 14(A)		-
(ii) 14(B)		-
(iii) 15		-
(C) requirement of recreational open space in layout/plot as per regulation no.27		-
(D) TENEMENT STATEMENT		-
(i) Proposed built up area (16 above)		786.26
(ii) Less deduction of Non-residential area (Shop etc.)		62.14
(iii) Area available for tenements [(i) minus (ii).]		724.12
(iv) Tenements permissible (Density of tenements/hectare)		33.00
(v) Total number of Tenements proposed on the plot		16
(E) PARKING STATEMENT		-
(i) Parking required by Regulations for. - Car		-
Scooter/Motor cycle		7.00
Outsiders (visitors)		3.00
(ii) Covered garage permissible		-
(iii) Covered garages proposed		-
Car		-
Scooter/Motor cycle		-
Outsider (Visitors)		-
(iv) Total parking provided		12.00
(v) Transport Vehicles Parking		-
(i) Spaces for transport vehicles parking required by Regulations		-
(ii) Total No. of transport vehicles parking spaces provided		-

FORM-II

CONTENTS OF SHEET

GR/STILT FL., 1ST TO 4TH,TERRACE FL. BUILT UP AREA DIAGRAM & CALCULATION, BUILT UP AREA SUMMARY, PLOT AREA CALCULATION, ROAD SETBACK AREA CALCULATION, PARKING STATEMENT, BLOCK PLAN, LOCATION PLAN, SECTION A-A & B-B

DESCRIPTION OF PROPOSAL AND PROPERTY.

PROPOSED RECONSTRUCTION OF EXISTING BLDG. ON PLOT BEARING CTS NO.5859 GHATKOPAR KIROL VILLAGE, FP NO.1410 TPS III, VALLABHBAUG LANE, GHATKOPAR- EAST MUMBAI 400077.

NAME AND SIGNATURE OF OWNER.

NAME OF OWNER
SHRI:- MAHENDRA K. SHAH.
SHRI:- HEMENDRA N. SHETH
C.A TO OWNERS
SHRI:- JAGDISH.J. SANURA & OTHERS.

SIGNATURE OF OWNER

JOB NO
S-40

DRWG NO
01

DATE
15.05.2019

CHECKED BY
K.K.SHAH

DRAWN BY
MEHUL

NAME AND SIGNATURE OF ARCHITECT.

K.K.SHAH

LICENSED SURVEYOR
b.e(civil) a.m.i.e., f.i.v., registered valuer

1st Floor,Broadal Bldg,
Jn Of M.G.Road and,
Shrothanand Road,
Ghatkopar (w),Mumbai-400086.

NOTE :- ALL DIMENSIONS ARE IN METERS.

APPROVAL SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER FILE NO CHE/ES/1916/N/337(NEW)/337/2/AMEND

SEE(P)IN/E

SEE(P)IN

SEE(P)IN-E