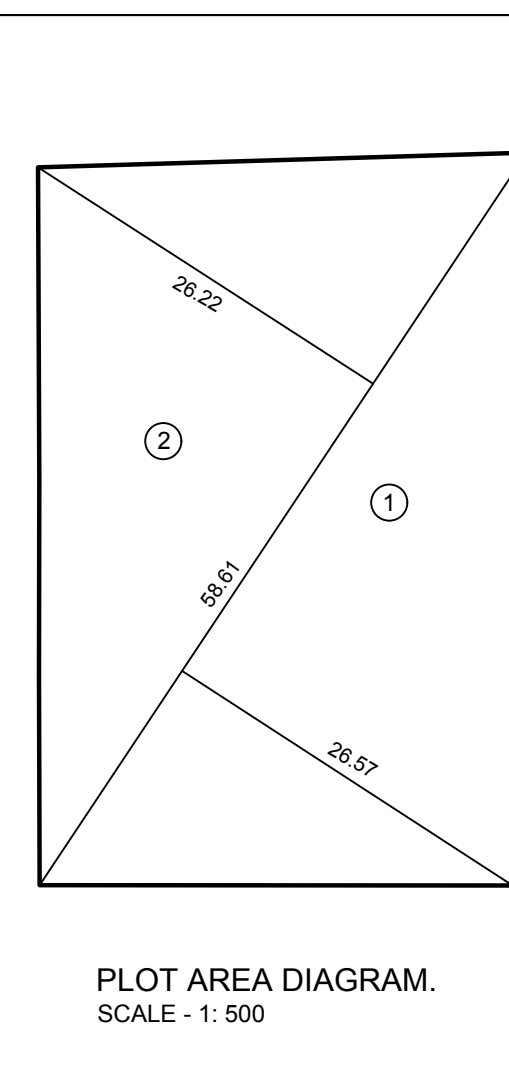
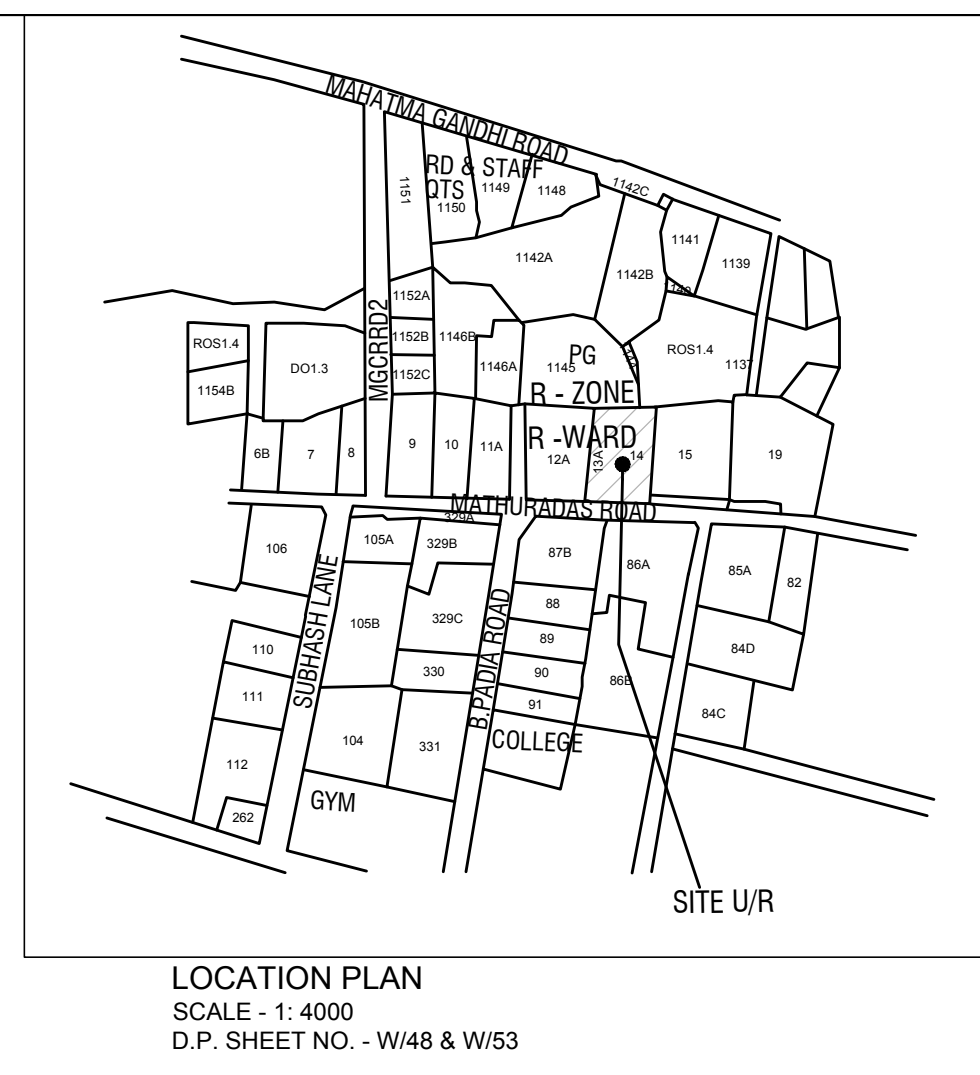
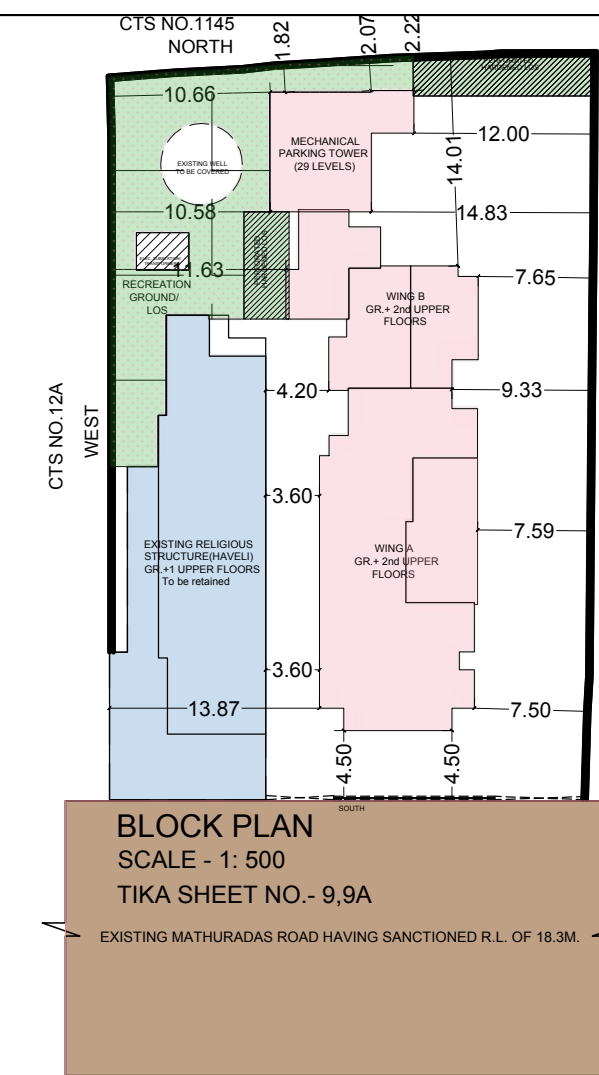
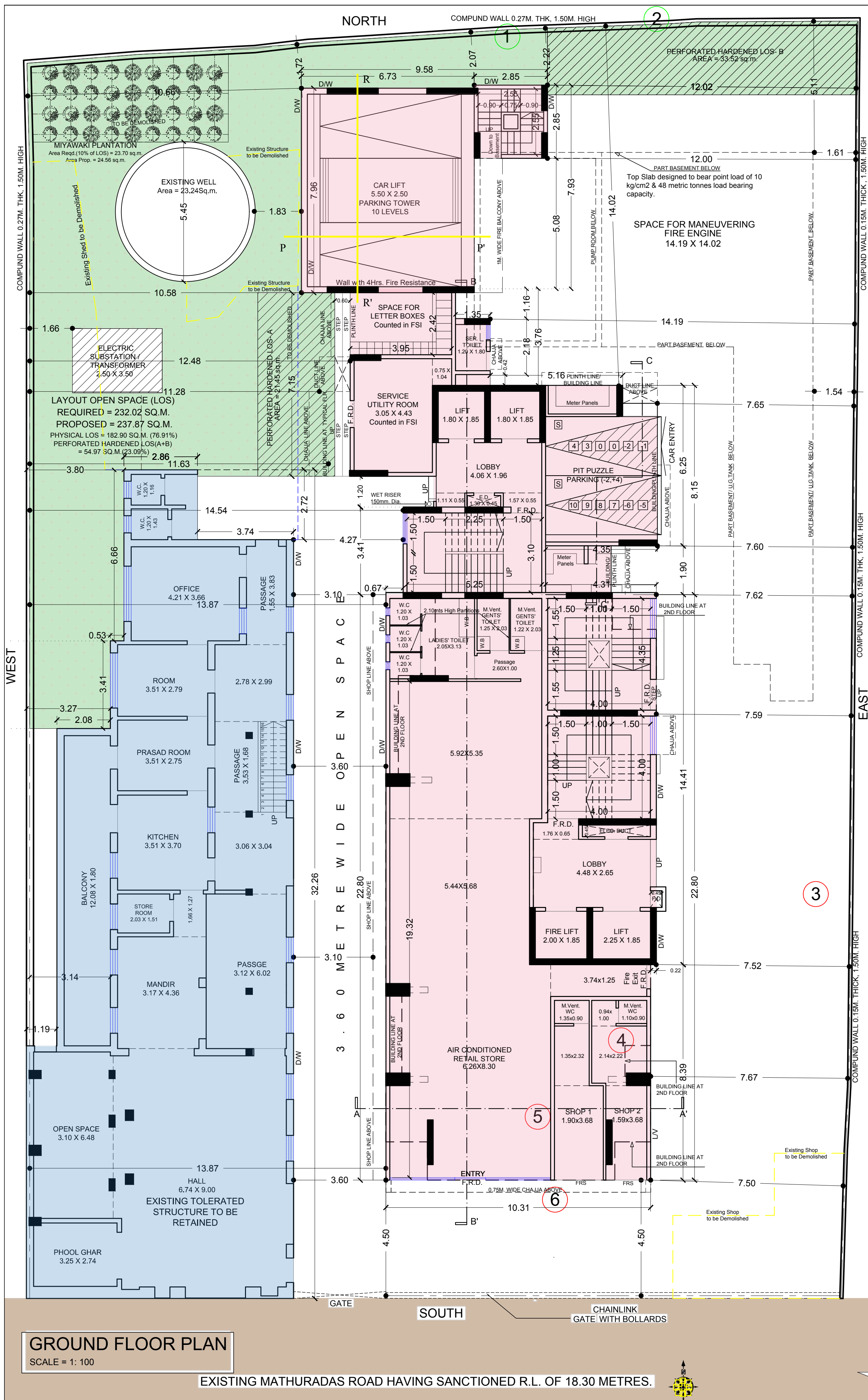




PLOT AREA CALCULATION						
NO.	LENGTH	X	WIDTH	X	NOS.	TOTAL
1	58.61	X	26.57	X	0.50	778.63
2	58.61	X	26.22	X	0.50	768.38
TOTAL						1547.01
TOTAL SAY						1546.80

LEGEND - EXISTING TREES ON SITE		
CLOUR CODE		
EXISTING TREES TO BE RETAINED -		NOS. - 1,2
EXISTING TREES TO BE CUT -		NOS. - 3,4,5,6

PARKING STATEMENT			
CARPET AREA IN SQ.MTS.	TOTAL NOS. OF FLAT	PARKING REQUIRED	PARKING REQUIRED
RESIDENTIAL			
BELOW 45 M2	02 NO.	1/4 PER T.	0.50 NO.
45 TO 60 M2	---	1/2 PER T.	0.00 NOS
60 TO 90 M2	01 NO.	1/1 PER T.	0.00 NOS
ABOVE 90 M2	01 NO.	2/1 PER T.	2.00 NOS
TOTAL REQD.	4 NOS		03.50 NOS
VISITORS PARKING		5.00%	0.17 NOS
TOTAL Reqd.(Resi.)			03.67
COMMERCIAL			
RETAIL STORE(Ground)+ SHOP(1st) SHOPS	485.83 sq.m.	485.83/40 sq.m.	12.14 NOS
EXISTING HAVELI	482.65 sq.m.	482.65/40.00 sq.m.	12.07 NOS
TOTAL	968.48 sq.m.		24.21 NOS
VISITORS (Other Vehicles)	10% OF 24.21		02.42 NOS
TOTAL Reqd. (COMMERCIAL)			26.63 NOS
TOTAL Reqd. (RESI. + COMM.)			30.30 NOS
TOTAL PARKING REQUIRED = 30.30			SAY 30.00 NOS.
TOTAL PARKING PROPOSED = 30 NOS.			
EXCESS PARKING = NIL			

BUILT UP AREA SUMMARY		
FLOOR NO.	BUILT UP AREA (Including areas of staircase, lift, lobby) (Sq.m.) WING A	BUILT UP AREA (Including areas of staircase, lift, lobby) (Sq.m.) WING B
GROUND FLOOR	236.19	---
1ST FLOOR	249.64	---
TOTAL	485.83	NIL
RESIDENTIAL		
FLOOR NO.	BUILT UP AREA (Including areas of staircase, lift, lobby) (Sq.m.) WING A	BUILT UP AREA (Including areas of staircase, lift, lobby) (Sq.m.) WING B
1ST	---	71.23
2ND	222.62	72.10
Areas of Space for letter boxes & Service Utility Room		27.39
TOTAL	222.62	170.72
TOTAL BUA For Both Wings(Resi.)		393.34
TOTAL GROSS BUILT UP AREA(Comm. +Resi.)		879.17

FORM - I	
AREA STATEMENT	Sq.Mts.
1 Area of plot	1546.80
(a) Area of Reservation in plot	NIL
(b) Area of Road Set back	NIL
(c) Area of D P Road	NIL
2 Deductions for-	
(A) For Reservation/Road Area to be handed over to MCGM (100%)	
(a) Road set-back/widening area (Regulation No 16)	NIL
(b) Proposed D P road area (Regulation No 16)	NIL
(c) (i) Reservation area (plot) to be handed over (Regulation No 17)	NIL
(ii) Reservation area to be handed over as per AR (Y%) (Regulation No 17)	NIL
(Not to be deducted for Computation of FSI i.e. sr. no. 5 below)	
Total Area under road / reservation	NIL
(B) For Amenity area to be handed over to MCGM	NIL
(a) Area of amenity plot as per DCR 14(A)	NIL
(b) Area of amenity plot as per DCR 14(B)	NIL
(d) Area of amenity plot as per DCR 35	NIL
Total Amenity Area	NIL
(C) Deductions for Encroachment	NIL
Total deductions: [2(A) + 2(B) + 2(C)]	NIL
3 Balance area of Plot (for calculating required LOS) [1 - 3]	1546.80
4 Plot area under Development [Sr. no. 4 + 2(A)(c)(ii)]	1546.80
5 Zonal (basic) FSI (1.00)	1.00
6 (a) Permissible Built up Area as per Zonal(basic) FSI (5 X 6)	1546.80
(b) Permissible Built up Area as per regulation 30(C) (Protected Development)	N.A.
7 Permissible Built up Area (6a or 6b above, whichever is more)	1546.80
8 Additional BUA as per regulation 30(A)(3)(a)	NIL
(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.	NIL
(b) Additional BUA for 2(A)(a) & 2(A)(b) above to be utilized over and above the permissible FSI as per column no. 7 of Table 12 of regulation 30(A) and to the mentioned in Table 12 A of 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
(d) Addition for old setback area (in exist. bldg.) within the cap of "admissible TDR"	NIL
Total Additional BUA	NIL
9 Additional / Incentive BUA within the cap of "admissible TDR" as per Table 12 on balance plot	NIL
(a) In lieu of cost of construction of amenity buildings as per regulation 30(A)(3)(b)	NIL
(b) 50% of rehab component as per reg. 33(7)(A)	NIL
(c) 15% of sr. no. 7b above or 10 Sqmts per rehab tenement as per reg. 33(7)(B)	NIL
Total additional BUA / Incentive area	NIL
10 BUA due to "Additional FSI on Payment of Premium" as per Table No 12 of Regulation No 30(A) [sr.no. 4 X 50%]	Not Claimed
11 BUA due to admissible "TDR" as per Table No 12 of Regulation No 30(A) & 32 (by restricting area utilised in sr. no. 8(a) & 9 above)	
(a) General TDR [(sr.no. 4 X 50% X 100%)] - (390.22 + 155.00)	Not Claimed
(b) Slum TDR [(sr.no. 4 X 50% X 100%)]	Not Claimed
Total TDR	NIL
12 Permissible Built up Area [7+8+9+10+11]	1546.80
13 Proposed Built up Area	1361.82
a. BUA of Existing Haveli (Tolerated Religious structure) to be retained	482.65
b. Remaining Proposed built-up area	879.17
14 TDR generated if any as per regulation 30 (A) and 32 for unutilized BUA on plot	NIL
15 Fungible Compensatory Area as per Regulation No 31(3)	N.A.
(a) (i) Perm. Fungible Compensatory area for Rehab comp. w/o charging premium	NIL
(ii) Fungible Compensatory area availed for Rehab comp. w/o charging premium	NIL
(b) (i) Permissible Fungible Compensatory area by charging premium.	Not claimed
(ii) Fungible Compensatory area availed on payment of premium	Not claimed
Total BUA permissible including FCA [13b +15(a)(ii) +15(b)(ii)]	1546.80
16 Total BUA proposed including FCA [13 +15(a)(ii) +15(b)(ii)]	1361.82
17 FSI consumed on Net Plot [13b/5]	0.88
II OTHER REQUIREMENTS	Sq.Mts.
A Reservation/Designation	
(a) Name of Reservation	NIL
(b) Area of Reservation land handed over as per Regulation No.17	NIL
(c) Built up area of Amenity to be handed over as per Regulation No.17	NIL
(d) Area/Built up Area of Designation	NIL
B Plot area/Built up Area to be Handed Over as per Regulation No	
(a) 14(A)	NIL
(b) 14(B)	NIL
(c) 15	NIL
C Requirement of LOS as per Regulation No.27 (15% of Net Plot Area)	232.02
D Tenement Statement	
(a) Proposed built up area [8(b) above]	879.17
(b) Less deduction of Non-residential area (Shop etc.)	485.83
(c) Area available for tenements [(a) minus (b)]	393.34
(d) Tenements permissible (450/hectare) = 17.71 nos. say.....	18 NOS.
(e) Total number of Tenements proposed on the plot	4 NOS.
E Parking Statement	
(a) Parking required by Regulations -	30 NOS.
(b) Total parking provided -	30 NOS.

FORM - II	
CONTENT OF SHEET.	
GROUND FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, PLOT AREA CALCULATION & AREA DIAGRAM & CALCULATION, BUILT-UP AREA SUMMARY, CAR PARKING STATEMENT.	
CERTIFICATE OF AREA	
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 21/04/2018 AND THE DIMENSIONS OF SIDES ETC. STATED PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1546.80 SQ MTS (ONE THOUSAND SIX HUNDRED AND EIGHTY POINT EIGHTY- SQUARE METERS ONLY) & TALLIES WITH THE AREA STATED IN PROPERTY REGISTERED CARD.	
SANJAY SHARAD NEVE SIGNATURE OF ARCHITECT	
DESCRIPTION OF PROPERTY	
PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING CTS NOS 13/A, 13A/1, 13/B, 14/A, 14/A/1 TO 14/A/8 OF VILLAGE MALAD NORTH, SITUATED AT MATHURADAS ROAD, KANDIVALI (WEST), MUMBAI - 400068.	
NAME & ADDRESS OF OWNER	DIGITAL SIGNATURE
SHRI. KALU BUDHELIA OF M.S.K.B.ASSOCIATES.	KALU KARMA N BUDHELIA
FLAT NO.101, SHANTIVIHAR APTS. S.V.ROAD, KANDIVALI(WEST), MUMBAI - 400067.	
BUILDING PROPOSAL FILE NO. CHE / WS II / 5459 / R/S / 337 (NEW)	
STAMP/SIGNATURE FOR APPROVAL OF PLANS	
NOTES.	This cancels approval of the IOD plans sanctioned under even no. CHE/WSII/5459/R/S/337(NEW)/IOD/1/New DATED 10/07/2020.
S.E.B.P. (R / S)	
SHEJWAL ANIL KARBHAREE	
A.E.B.P. (R / S)	
Abhijit Bandu Sanke	
E.E.B.P. (R)	
VINOD KONDIRAM KEKAN	
NORTH	SCALE
1:100	1:500
1:4000	CHKD BY
SUNIL JAIN	DRN BY
SAGAR	
NAME & ADDRESS OF ARCHITECT	DIGITAL SIGNATURE
302, OMKARESHWAR, LINK ROAD, KANDARPADA, DAHISAR (W), MUMBAI 68. PHONE : 022 28903656 EMAIL: s.ar302@gmail.com	SANJAY SHARAD NEVE

