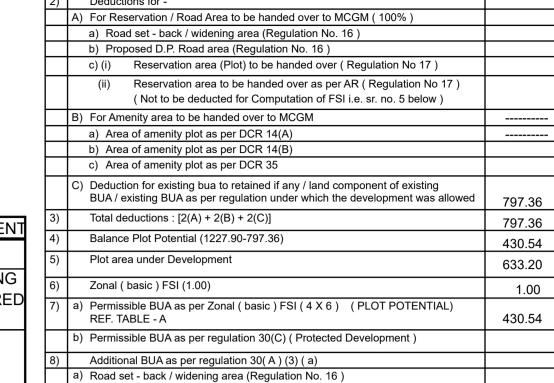
i) Area of Reservation in plot

ii) Area of Road Set back iii) Area of D. P. Road

on balance plot



as per AR policy in remaining plot. [Y% as per table no. 5 of regulation 17(1)]

Additional / Incentive BUA within the cap of " admissible TDR2 as per table 13

In lieu of cost of construction of amenity building as per regulation 30(A)(3)(

c) 15% of sr. no. 7b above or 10 sqmts. per rehab tenement as per reg. 33(7)(B)

BUA due to " Additional FSI on payment of premium " as per table no. 12 of

b) Slum TDR [( sr. no. 1a x 50 % or 70% or 90% or 100%) x 50% or 20% min ]

a) i) Prop. Fungible Compansatory area for Rehab comp. w/o charging premium
 ii) Proposed Fungible Compansatory area by charging premium Residential

iii) Proposed Fungible Compansatory area with charging premium Non Residential

7) Total BUA Permissible lincluding FCA [ 12 + 16(a)(ii) ]

iv) TENEMENTS PERMISSIBLE ( DENSITY OF TENEMENTS / HECTARE )
v) TENEMENTS PROPOSED

473.81

SIGNATURE OF ARCHITECT

STAMP OF APPROVAL OF PLAN

Shivshant

BUA due to admissible " TDR" as per table no. 12 of regulation no. 30 (A) & 32 ( by restricting area utilized beyond zonal FSI in sr. no. 7(b), 8(a) and 9 above )

d) Addition of Road set - back / widening area (Regulation No. 16)

b) 50% of rehab component as per reg. 33(7)(A)

Regulation no. 30(A) [ Sr. No. 1a x 50% ]

a) General TDR [( sr. no. 1a x 50 % ) restricted

14) Fungible Compensatory Area as per Regulation No. 31(3)
15) Permissible Fungible Compensatory Area (12 x 35%)
16) Less Fungible In Abeyance of Tenants

ii) LESS DEDUCTION OF NON RESIDENTIAL AREA ( SHOP ETC. ) iii) AREA AVAILABLE FOR TENEMENTS [ (i) MINUS (ii) ]

i) PARKING REQUIRED BY REGULATIONS FOR CAR

Permissible Built up area (Sr. NO. 7)
Proposed Built up area

Total BUA proposed including FCA FSI consumed on Net plot [ 13 / 4 ] TENEMENT STATEMENT

vi) TENEMENTS EXISTING

PARKING STATEMENT

SCOOETR / MOTOR / CYCLE OUTSIDERS ( VISITORS ) TOTAL PARKING REQUIRED ii) COVERED GARAGE PERMISSIBLE

iii) COVERED GARAGES PROPOSED

V TRANSPORT VEHICLES PARKING

STAMP OF RECEIPT OF PLAN

i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT: 03-07-2019
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 1227.90 SQ. MTS. AND TALLIES WITH
THE AREA STATED IN THE DOCUMENT OF OWNERSHIP \ PROPERTY REGISTER CARD.

FORM - 2

CERTIFICATE OF PLOT AREA

SCOOTER / MOTOR / CYCLE

OUTSIDERS ( VISITORS ) iv) TOTAL PARKING REQUIRED
v) TOTAL PARKING PROVIDED

							(B) For Amenity area to be nanded over to MCGM
TOTAL	ADDITION	=	94.98 SQ.MT.		ŀ		a) Area of amenity plot as per DCR 14(A)
R.G. 633.20 X 15% = 94.98 SQ.MT.					Ī		b) Area of amenity plot as per DCR 14(B)
PROVIDED RG = 94.98 SQ.MT.							c) Area of amenity plot as per DCR 35
- ROV	IDED NG	_	94.90 OQ.IVIT.				C) Deduction for existing bua to retained if any / land component of existing BUA / existing BUA as per regulation under which the development was allowed
R. RULES PROPOSED PARKING STATEMENT							Total deductions : [2(A) + 2(B) + 2(C)]
						4)	Balance Plot Potential (1227.90-797.36)
PAR	KING	<u>5 I</u>	<u>ATEMEN</u>	l		5)	Plot area under Development
TAL	TAL PARKING PARKING					6)	Zonal ( basic ) FSI (1.00)
). OF ATS	PERMIS PER D.		BLE AS RULES	REQUIRED		7)	a) Permissible BUA as per Zonal ( basic ) FSI ( 4 X 6 ) ( PLOT POTENTIAL) REF. TABLE - A
10.00	1 PARKING	3/4	TENEMENTS	03.00			b) Permissible BUA as per regulation 30(C) ( Protected Development )
۱IL			TENEMENTS	NIL		8)	Additional BUA as per regulation 30( A ) (3) ( a)
NIL NIL			TENEMENTS TENEMENTS	NIL NIL			a) Road set - back / widening area (Regulation No. 16)
10.00				03.00			b) Additional BUA for 2(A)(a) & 2(A) (b) above to be utilized over and above the
RVISIT	ORS		(3X10%)	00.30			permissible fsi as per column no. 7 of table 12 of regulation 30(A) and to the
(SAY) 03.00						-	mentioned in table 12 A of regulation 32 ( 200% or 250%)  c) Additional BUA in case of 2(A)(c)(ii) as per regulation 17(1) note 20(vii) & (viii)
(OAT) 00.00							c) Additional BUA in case of 2(A)(c)(ii) as per regulation 17(1) note 20(vii) & (viii)

AS PER NEW DCR CARPET AREA IN NO. SQ. MT.S FLA BELOW 45.00 45.00 TO 60.00 N ABOVE 90.00 N 10 % PARKING FOR PERMISSIBLE 50 % PARKING FOR VISITORS (3X50%)

NOTE: ALL DIMENSION ARE IN METER

SCALE = 1:200 R.G. AREA CALCULATION 4.88 X 2.35 X 1 NO = 11.47 SQ.MT REQUIRED R.G

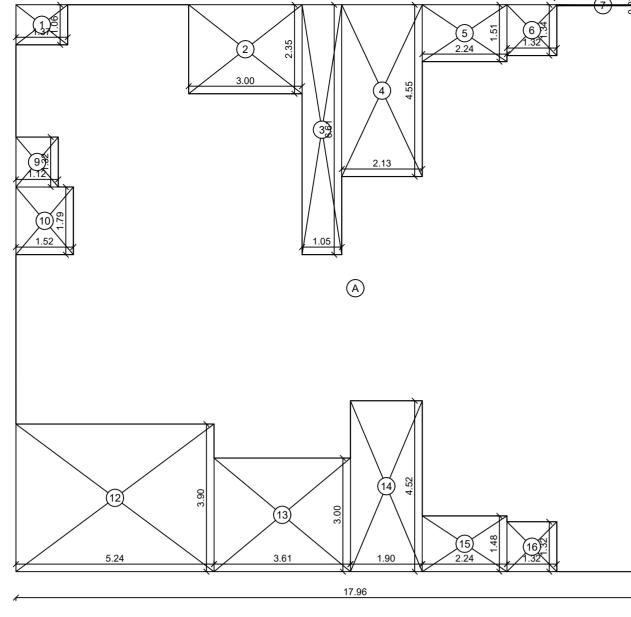
= 430.54 SQ. MT. = 150.69 SQ. MT. = 70.19 SQ. MT. = 80.50 SQ. MT. = 43.27 SQ. MT.

1.37 3.20 3.00 1.05 2.13 3.56 2.44 1.21

TOTAL PARKING REQUIRED = 05.00 NO.S TOTAL PARKING PROVIDED = 20.00 NO.S

PAVED R.G. LINE AREA DIAGRAM

4.71 X 17.73 X 1 NO = 83.51 SQ.MT.



AREA LINE DIAGRAM FOR 2ND FLOOR

BEDROOM

BEDROOM

BEDROOM

3.35 x 3.05

CHAJJA

		SR. NO.	FLOOR NO.
	<u> </u>	1)	2)
			GR.FLOOR
			1ST FLOOR
			2ND FLOOR
			3RD FLOOR
BUILT UP AREA CALCULATION		2)	TOTAL PROPOSED
	ı [	3)	FUNGIBLE
1 1ST FLOOR	ı [		NET BUILD DEODOCE

6.63 SQ.MT.

5.97 SQ.MT.

2.89 SQ.MT.

32.25 SQ.MT.

3.31 SQ.MT.

1.75 SQ.MT

1.60 SQ.MT.

94.28 SQ.MT Y

174.58 SQ.MT X1

= 269.40 SQ.MT

= 269.40 SQ.MT X

7.08 SQ.MT.

6.94 SQ.MT.

9.69 SQ.MT.

3.38 SQ.MT.

1.78 SQ.MT.

0.07 SQ.MT.

1.64 SQ.MT.

1.48 SQ.MT.

2.72 SQ.MT.

5.97 SQ.MT.

20.44 SQ.MT.

10.87 SQ.MT.

8.59 SQ.MT.

3.32 SQ.MT.

1.75 SQ.MT.

1.60 SQ.MT.

88.77 SQ.MT. Y1

180.63 SQ.MT X1

BUILT UP AREA CALCULATION

17.96 X 15.00 X 1 NO

1.37 X 1.06 X 1 NO

3.00 X 2.36 X 1 NO

1.05 X 6.61 X 1 NO

2.13 X 4.55 X 1 NO

2.24 X 1.51 X 1 NO

1.32 X 1.35 X 1 NO

2.44 X 0.03 X 1 NO

1.21 X 1.35 X 1 NO

1.12 X 1.32 X 1 NO

1.52 X 1.79 X 1 NO

1.06 X 5.63 X 1 NO

5.24 X 3.90 X 1 NO

3.61 X 3.01 X 1 NO

1.90 X 4.52 X 1 NO

2.24 X 1.48 X 1 NO

1.32 X 1.32 X 1 NO

1.21 X 1.32 X 1 NO

TOTAL BUILT UP AREA [X - Y1]

TOTAL DEDUCTION

1.21 X 1.32 X 1 NO

2.13 X 3.11 X 1 NO

1.06 X 5.63 X 1 NO

1.90 X 1.52 X 1 NO

10.75 X 3.00 X 1 NO

2.24 X 1.48 X 1 NO

1.32 X 1.32 X 1 NO

1.21 X 1.32 X 1 NO

TOTAL BUILT UP AREA [X - Y1]

TOTAL ADDITION

2ND & 3RD FLOOR

									1	GR.FLOOR						
										1ST FLOOR	174	4.58			FL	ATS
					2ND FLOOR	180	0.63			FL	ATS					
										3RD FLOOR	118	3.60			FLATS	
СДІ	CUI	ATION							2)	TOTAL PROPOSED	473	3.81				
	-001	Allon						1	3)	FUNGIBLE	43.	27				
96		11.07		1 NO		260.06	SO MT	-	4)	NET BUA PROPOSED (2-3)	430	0.54				
90		14.97		TNO	=	268.86 SQ.MT. 5) FITNE		FITNESS CENTER	PERMIS	PERMISSIBLE = 09.48 SQ.MT				NIL		
		TC	DTAL A	ADDITION	=	268.86	SQ.MT	]×	′		PROVID	PROVIDED = 09.48 SQ.MT				
				6)	SOCIETY OFFICE	PROVIDED = 07.35 SQ.MT			NIL		NIL					
					PERMISSIBLE = 20.00 SQ.MT			NIL								
37	Х	1.33	Х	1 NO	=	1.82	SQ.MT		ı	AMENITY AREA / BUA						
20	X	0.38	X	1 NO	=	1.22	SQ.MT	7	7)	IN SQMT(REG.14A	PROVID	PROVIDED =		NIL		NIL
00	Х	2.98	Х	1 NO	=	8.94	SQ.MT			OR 14B)						
								-	8)	IH/PH PROVIDED	REQUIR	ED BUA	= SQ.MT	NO. OF TEN	NEMENT	NIL
)5	Х	6.59	Х	1 NO	=	6.92	SQ.MT	4		DEFLICE	DEOLUDED	חחטעוחבה	FVCFCC	DDODOSED	BLIA COI	NEIDEDED FOR DEFINEE ADEA
13	Х	4.52	Х	1 NO	=	9.63	SQ.MT		9)	REFUGE AREA		PROVIDED IN SQ.MT.)		AT FLOOR	BUA COI	NSIDERED FOR REFUSE AREA
24	Х	1.48	Х	1 NO	=	3.31	SQ.MT			•	•		NIL			
32	Х	1.32	Х	1 NO	=	1.75	SQ.MT									
								1								

LOCATION PLAN

COMPOUND WALL

PROPOSED BUILT UP AREA STATEMENT

PROPOSED BUILT | STAIRCASE/LIFT | FLAT/NR/SOCIETY OFFICE/

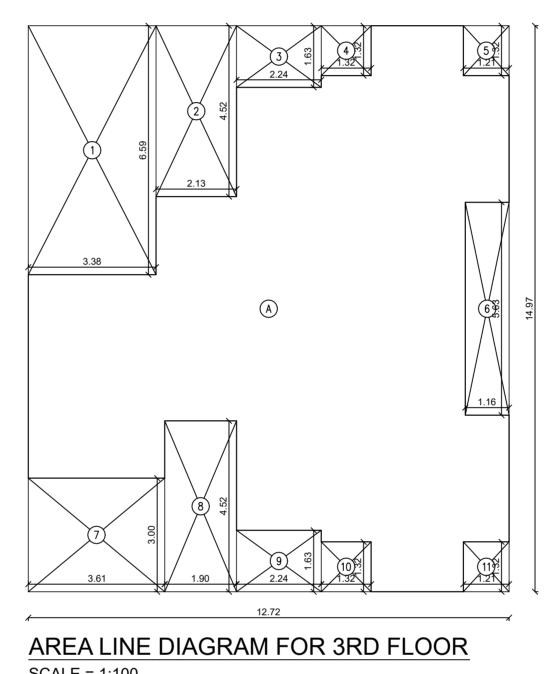
UP AREA (IN SQMT) LIFT LOBBY AREA CENTER / REFUGE AREA

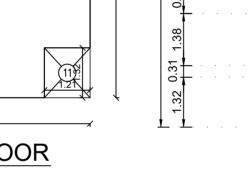
(IN SQMT)

SECTION THRO.

SCALE = 1:100

SCALE = 1:4000





PLOT AREA DIAGRAM

A) 55.63 x 22.20 x 0.50 x 1NO. = 617.49 sq.mt.

B) 55.63 x 21.95 x 0.50 x 1NO. = 610.54 sq.mt.s

FUNGIBLE AREA CALCULATION

PERMISSIBLE BUILT UP AREA

PROPOSED FUNGIBLE AREA

BALANCE FUNGIBLE AREA (B-C)

PERMISSIBLE FUNGIBLE AREA (AX 35%)

LESS FUNGILBE IN ABEYANCE OF TENANTS

SCALE = 1:500

PLOT AREA CALCULATIONS

3.35 x 3.05 SLOPE 1/100 🔲 | BEDROOM 2.14 x 2.74 17.96

1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	3 00 SG 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	8 97
2.13	1.05 (A)	14.97
	13	1.06

AREA LINE DIAGRAM FOR 1ST FLOOR

SCALE = 1:100

TENEMENT STATEMENT										
FLOOR	OFFICE /SHOP	RESIDENTIAL	SOC. OFFICE	FITNESS CENTER						
GROUND	-	-	01	01						
1ST FLOOR	-	04	-	-						
2ND FLOOR	-	04	-	-						
3RD FLOOR	-	02	-	-						
TOTAL	-	10	01	01						

	SUMMARY										
	FLOORS	TOTAL BUILT AREA PROP.									
	1ST FLOOR 2ND FLOOR 3RD FLOOR	174.58 180.63 118.60									
	TOTAL	473.81									

BUILT UP AREA CALCULATION

14.46 X 13.53 X 1 NO

1.37 X 0.65 X 1 NO

4.57 X 3.11 X 1 NO

4.05 X 5.90 X 1 NO

2.13 X 2.34 X 1 NO

2.24 X 0.79 X 1 NO

1.47 X 0.63 X 1 NO

1.32 X 0.57 X 1 NO

3.46 X 2.25 X 1 NO

5.23 X 7.63 X 1 NO

TOTAL BUILT UP AREA [X - Y1]

TOTAL WC AREA PER FL. (3RD FLOOR)

TOTAL DEDUCTION

**TOTAL ADDITION** 

GROUND FLOOR

BLOCK PLAN
SCALE = 1:500

CARPET AREA STATEMENT

FLOOR | FLAT NO. | FLAT NO. | FLAT NO. | TOTAL FLAT

1ST FLOOR 37.95 Sq.mt 37.95 Sq.mt 26.82 Sq.mt 20.64 Sq.mt 4 Nos

2ND FLOOR 37.95 Sq.mt 37.95 Sq.mt 32.59 Sq.mt 20.64 Sq.mt 4 Nos

3RD FLOOR 37.35 Sq.mt 37.35 Sq.mt -----

| = | 195.64 SQ.M|T.

= 0.89 SQ.MT.

= 14.21 SQ.MT.

| = | 23.90 SQ.MT. |

= 4.98 SQ.MT.

= 1.77 SQ.MT.

= 0.93 SQ.MT.

= 0.75 SQ.MT.

= 7.79 SQ.MT.

= 39.90 SQ.MT.

= 95.12 SQ.MT. Y1

= 100.52 SQ.MT.X1

= 3.68 SQ.MT. Y5

= 195.64 SQ.MTX

12.72	
AREA LINE DIAGRAM FOR 3RD FLOOR SCALE = 1:100	

BUILT UP AREA CALCULATION

12.72 X 14.97 X 1 NO = 190.42 SQ.MT

3.38 X 6.59 X 1 NO

2.13 X 4.52 X 1 NO

2.24 X 1.63 X 1 NO

1.32 X 1.32 X 1 NO

1.21 X 1.32 X 1 NO

1.16 X 5.63 X 1 NO

3.61 X 3.00 X 1 NO

2.24 X 1.63 X 1 NO

1.32 X 1.32 X 1 NO

1.21 X 1.32 X 1 NO

TOTAL BUILT UP AREA [X - Y1]

TOTAL DEDUCTION

1.90 X 4.52 X 1 NO

TOTAL ADDITION = 190.42 SQ.MT X

= 22.27 SQ.MT

9.62 SQ.MT.

3.65 SQ.MT.

1.60 SQ.MT.

6.53 SQ.MT.

10.83 SQ.MT.

8.59 SQ.MT.

3.65 SQ.MT.

= 1.74 SQ.MT

3RD FLOOR	118.60	AREA LINE DIAGRAM FOR 3RD FLOOR	<b> </b>
TOTAL	473.81	SCALE = 1:100	ļ <del>.</del>
			3RI
			SCAL

3RD FLOOR

<del>&lt;</del>	
3RD(PT) FLOOR PLAN	
SCALE = 1:100	

							KALPESH KISHOR MISHARA KISHOR MHASKAR MHASKAR MHASKAR MHASKAR S.E.(B.P.) R-3	Sudhakarrao Doke  Doke  Doke  A.E.(B.P.) R / S WARD
							HANUMANT SADASHIVRAO BURE Date: 2023.12.01 21:54:52 +05'30'  E.E.(B.P.) R-1	RAMESH RANCHHOD RANCHHOD RANCHHODDAS PAREKH DAS PAREKH Date: 2023.11.23 11:00:16 +05'30'  OWNER SIGNATURE
TABL	_	CONTENTS OF SHEETS						
BALANCING OF FSI IN CTS NO 96, 96 1 TO 8 OF VILLAGE MALAD NORTH, TALUK	: BORIVALI ,	, MUMBAI SU	JBURBAN				CONTENTS	OF SHEETS
Serial No Building / Plot	PART AREA OF PLOT	Permissible	Permissibl e 0.5 FSI	Permissible TDR 0.5	Remarks		GROUND FLOOR PLAN, 1ST TO 4TH DIAGRAM, BLOCK PLAN, LOCATION AREA STATEMENT.	
Serial No Siddartha Apartment PVT LTD Building NO 1	594.70	594.70	297.35	297.35		<b>」</b>		

id of 15th claire 30, 301 to 00t Viebace Malab North, Talona.	DOMIVAL	,	DONDAN			l .	
							CROLIND ELOOD DI ANI 1CE EO ATH ELOOD DI ANI A ADEA I DIE
Building / Plot	PART	Permissible	Permissibl	Permissible	Remarks		GROUND FLOOR PLAN, 1ST TO 4TH FLOOR PLAN & AREA LINE
	AREA OF		e 0.5 FSI	TDR 0.5			DIAGRAM, BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGR. AREA STATEMENT.
	PLOT						AREA STATEMENT.
Siddartha Apartment PVT LTD Building NO 1	594.70	594.70	297.35	297.35			
Proposed Building No 2 (Lease Plot alongwith Development Rights	633.20	633.20-	633.20 x	316.60	Since Existing BUA of		
		202.66=	0.5=		Siddartha Apartments PVT		PLAN FOR CONSIDERATION
		430.54	316.60		LTD Building as per OC		
	Building / Plot Siddartha Apartment PVT LTD Building NO 1	Building / Plot PART AREA OF PLOT Siddartha Apartment PVT LTD Building NO 1 594.70	Building / Plot  PART AREA OF PLOT  Siddartha Apartment PVT LTD Building NO 1  Proposed Building No 2 (Lease Plot alongwith Development Rights  633.20 633.20-202.66=	Building / Plot  PART AREA OF PLOT  Siddartha Apartment PVT LTD Building NO 1  Proposed Building No 2 (Lease Plot alongwith Development Rights  Part AREA OF PLOT  594.70  594.70  297.35  633.20  633.20  202.66=  0.5 =	Building / Plot  PART AREA OF PLOT  Siddartha Apartment PVT LTD Building NO 1  Proposed Building No 2 (Lease Plot alongwith Development Rights  Permissible e 0.5 FSI TDR 0.5  297.35  297.35  297.35  316.60 202.66= 0.5 =	Building / Plot  PART AREA OF PLOT  Siddartha Apartment PVT LTD Building NO 1  Proposed Building No 2 (Lease Plot alongwith Development Rights  PART AREA OF PLOT  Siddartha Apartment PVT LTD Building NO 1  Siddartha Apartment PVT LTD Building NO 1  Siddartha Apartment Rights  Siddartha Apartment PVT LTD Building NO 2 (Lease Plot alongwith Development Rights)  Siddartha Apartment Rights  Siddartha Apartment PVT	AREA OF PLOT  Siddartha Apartment PVT LTD Building NO 1  Proposed Building No 2 (Lease Plot alongwith Development Rights  633.20  633.20- 202.66=  0.5 FSI  TDR 0.5  TDR 0.5  Since Existing BUA of Siddartha Apartments PVT

Plan (File No

CE/3570/BP(WS)A/R) is

is to be restricted by 797.36 -594.70 = 202.66 sq.mt. Hence plot potential for lease hold plot will be 633.20 - 202.66

= 430.54 sq.mt

797.36 and hence base FSI

of proposed Building No 2

STAMP OF DATE OF RECEIPT OF PLANS	_

DESCRIPTION OF PROPOSAL & PROPERTY

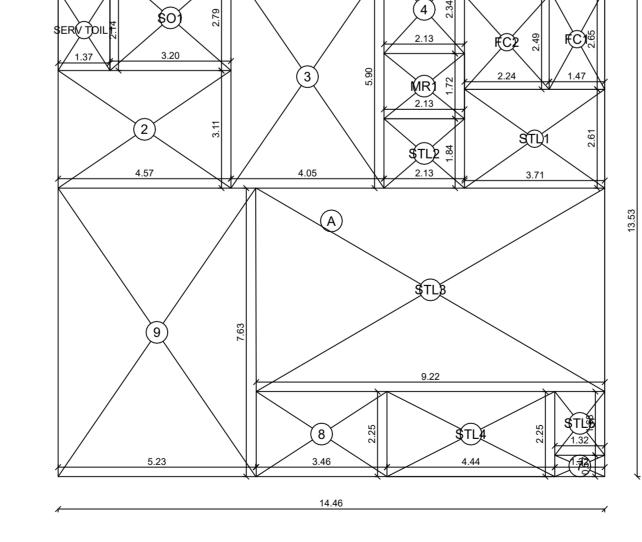
PROPOSED RESIDENTIAL BUILDING NO 2 ON PLOT BEARING O
NO. 96 PART, 96 / 1TO 8 PART OF VILLAGE MALAD NORTH A
PAREKH LANE KANDIVALI (WEST), MUMBAI.

	NORTH	NAME OF OWNER											
(			RAMESH I	PAREKH (H	HUF)								
			RAMESH RANCHHODDAS	Digitally signed by RAMESH RANCHHODDAS PAREKH Date: 2023.11.23 11:01:45 +05'30'									
	JOB NO		DRG NO	SCALE	DATE	DRN							
			01	AS SHOWN	27-09-2023	AR. DIV							
			NAME & AD	DRESS OF A	ARCHITECT	<u> </u>							

AMINIE & MI	טטווטט	o or Artor
	Ketan	Digitally signed by

203 / B, RAJKAMAL C.H.S., SUBHASH ROAD, VILE-PARLE (E), MUMBAI-400 057. PH.-26346482,65818030.

EXISTING STRUCTURE TO BE DEMOLISHED	EXISTING STRUCTURE TO BE DEMOLISHED	+ + + + + + + + + + + + + + + + + + +	MOTHER EARTH R.G. + 1.37-100 + 3.20 - CHAJJA AB	17.96  LINE OVE 3.00  1.05  2.1  OLD BLDG. PROPOSED  TO BE DEMOLISH	3.03	† †	
	S1	8 S2 + + + + + + + + + + + + + + + + + +		BUILDING NE ABOVE CHAJJA LINE ABOVE UP 5	CENTER 1.08 x 1.38 3.41 X 2.19	PIT + 1 GRD +1 STACK PARKING  OR (12) (13) (13) (19)	7.97 7.97
EXISTING STRUCTURE TO BE DEMOLISHE	D. W. Rottak	15% MOTHER EARTH R.G. 4633.20 X 15% = 94.98 SQ.MT PROVIDED RG = 94.98 SQ.MT 10.52 + 4 + 4 + 4 + 4 + 4 + 4 + 4 + 4 + 4 +	BUILDING LINE ABOVE	1.98 x 1.34  LIFT 1.83 x 1.83		PIT + 1 GRD +1 STACK PARKING 07 08 09 BP	7.96 -7.97 
		- + + + + + + + + + + + + + + + + + + +		1.50 W. LOBBY	1 F	PIT + 1 GRD +1 STACK PARKING  Q4 05 06 BP	9,03 9,03 9,03 OLD BLDG. PROPOSED TO BE DEMOLISH NO BE DEMOLISH
21)	GROUND + 1ST TO 5TH + 6TH (PT) UPPER FLOORS	+ + + + + + + + + + + + + + + + + + +	(B) (20) (C) (C) (C) (C) (C) (C) (C) (C) (C) (C	1.50 0.15 1.50	RANCE FOYER 5.46 x 3.05	PIT + 1 GRD +1 STACK PARKING  01 02 03 BP	7.96 T2 NHO
	EXISTING BLOG. 01  SIDDHARTH APARTMENT PVT. LTD.		CHAJJA LINE TO THE TO T	(T16)	+ 0.60 M × 0.57	N2  BUILDING  4.8 INE ABOVE	7.97  LEASE PLOT LINE
T19	O.C. UINO CE/3570/BP(WS)AIR		3.66 MTR. WIDE ACCESS ROAD	96.10	3.66 MTR. WIDE 1	000 000 000 000 000 000 000 000 000 00	GATE
		PARKING SHOWN	PARKING:		NG SHOWN OCRIAN	PARKING SHOWN	

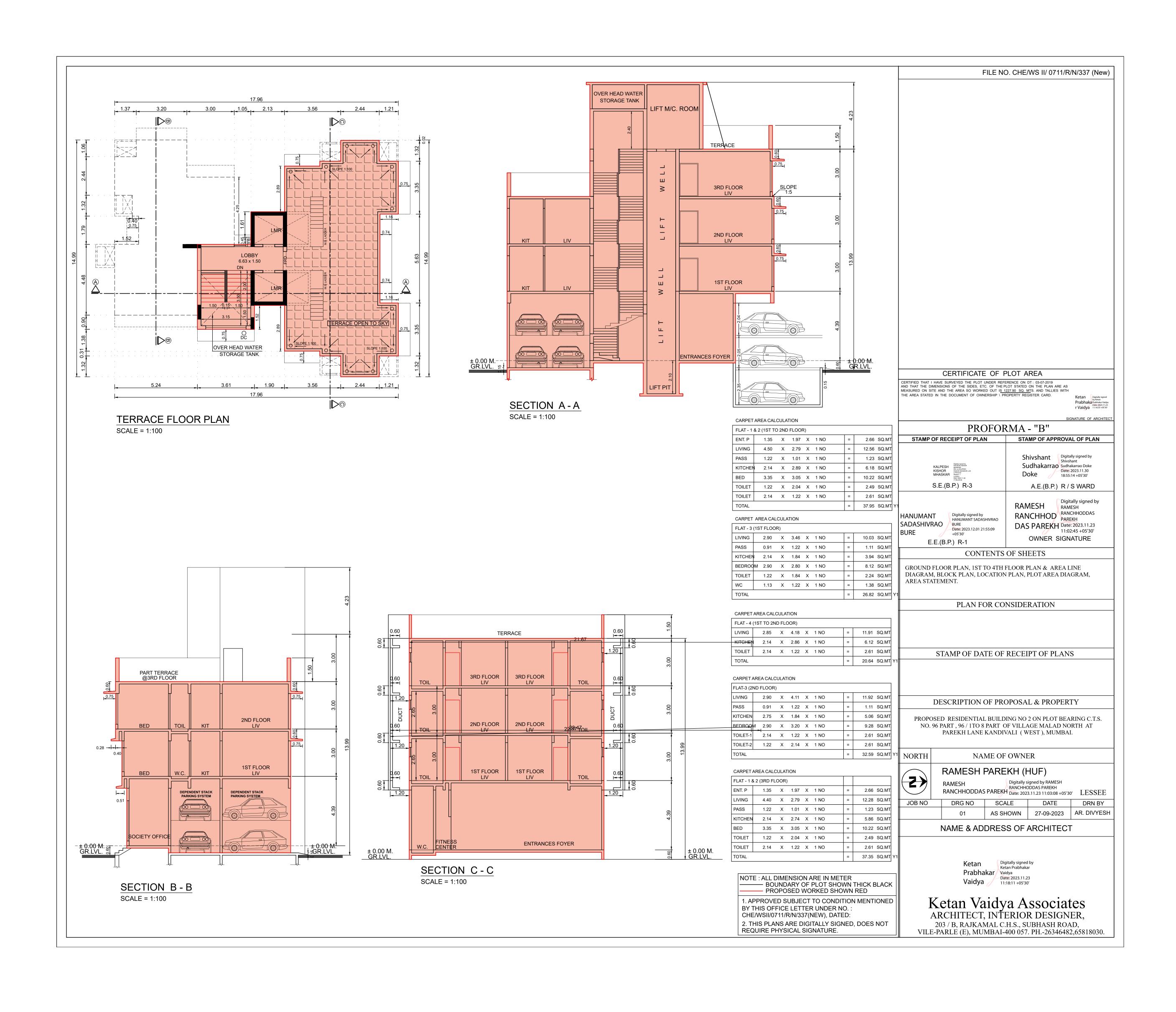


**GROUND FLOOR AREA LINE DIAGRAM** SCALE - 1:100

	ND FLOO							
STL1	3.71	Χ	2.61	Χ	1 NO	=	9.68	SQ.MT.
STL2	2.13	Χ	1.84	Χ	1 NO	=	3.92	SQ.MT.
STL3	9.22	Χ	5.38	Χ	1 NO	=	49.60	SQ.MT.
STL4	4.44	Χ	2.25	Χ	1 NO	=	9.99	SQ.MT.
STL5	1.32	Χ	1.69	Χ	1 NO	=	2.23	SQ.MT.
TOTAL	STAIRCA	SE	LOBB	/ AF	REA (GROUND FLOOR)	=	75.42	SQ.MT.
	ND FLOO		2.65		1 NO	Ι_	3 00	SO MT
FC1			2.65	X	1 NO	=	3.90	SQ.MT.
FC2	2.24	Х	2.49	Χ	1 NO	=	5.58	SQ.MT.
	FUNCIFI		DEV D	FR	FL. (GROUND FLOOR)	╘	0.48	SQ.MT.
TOTAL	FUNGIBL	_E A			I L. (GINGOIND I LOON)	-	3.40	SQ.IVI I.
					CULATION		9.40	SQ.WIT.
SOCIE		E A					3.40	SQ.IVIT.
SOCIE	TY OFFIC	E A	REA C	AL(		=		SQ.MT.
SOCIE GROU	TY OFFIC ND FLOO 3.20	R X	2.79	AL(	CULATION		8.93	
SOCIE GROU SO1 TOTAL	TY OFFIC ND FLOO 3.20 ATRIUM	R X ARE	REA C 2.79 A PER	X FL	CULATION  1 NO	=	8.93	SQ.MT.
SOCIE GROU SO1 TOTAL SERVA	TY OFFICE ND FLOO  3.20 ATRIUM ANT'S TOI  ND FLOO	R X ARE	2.79 A PER	X FL CA	1 NO . (GROUND FLOOR)	=	8.93 8.93	SQ.MT.
SOCIE GROUI SO1 TOTAL SERVA GROUI	TY OFFICE ND FLOOD ATRIUM ANT'S TOIL ND FLOOD TOIL 1	E A R X ARE LET R 1.37	2.79 A PER AREA	X FL CA	1 NO . (GROUND FLOOR)  LCULATION	= =	8.93 8.93 2.93	SQ.MT.

STL3	9.22	Х	5.38	Х	1 NO	=	49.60 SQ.MT.
STL4	4.44	X	2.25	Χ	1 NO	=	9.99 SQ.MT.
STL5	1.32	X	1.69	Χ	1 NO	=	2.23 SQ.MT.
TOTAL	STAIRCA	SE	LOBB,	Y AF	REA (GROUND FLOOR)	=	75.42 SQ.MT. Y2
FITNES	SS CENTI	ER A	REA C	CAL	CULATION		
GROU	ND FLOO	R					
FC1	1.47	Χ	2.65	Χ	1 NO	=	3.90 SQ.MT.
FC2	2.24	X	2.49	X	1 NO	=	5.58 SQ.MT.
TOTAL	FUNGIBI	ΕA	REA P	ER	FL. (GROUND FLOOR)	=	9.48 SQ.MT. Y6
	ND FLOO		NEA C	ALC	CULATION		
SO1	3.20	Х	2.79	Х	1 NO	=	8.93 SQ.MT.
TOTAL	ATRIUM	ARE	A PER	R FL	. (GROUND FLOOR)	=	8.93 SQ.MT.
	NT'S TOI ND FLOO		AREA	CA	LCULATION		
SERV	ΓΟΙL1	1.37	X	2.1	14 X 1 NO	=	2.93 SQ.MT.
TOTAL	SER TOI	LET	AREA	(GF	ROUND FLOOR)	=	2.93 SQ.MT. Y
	RROOM	\RE	A CAL	CUL	ATION		
3RD FL	1				4110		
MR1	2.13	Х	1.73	X	1 NO	=	3.68 SQ.MT.

+						430.54	316.
	1.74 S	SQ.MT.				430.34	310.
	1.60 S	SQ.MT.					
	71.82 S	SQ.MT.	Y1				
	118.60 S	SQ.MT.	X1				
_							
				Total	1227.90		



		BUILT UP AF	REA & FUNGIBLE	COMPENSATORY	AREA SUMMURY	FOR EXISTING	MEMBERS AS P	ER APPROVED D	RAWING						
TENEMEN	TS STATEMENT											ice in Area			
	Tenement de	tails in exist	ing building					Proposed B	provided as per approved plan sq.m			Fungible area Consumed on			
			Residential/	lon Residential	Fyicting RIIA	ı	Total	BUA for Existin	ng T/s in redevel	ŀ			Fungible FSI	Existing BUA	
SR. No.	Name of the tenants	Floor	Shop/Office	as		Premium Compensatory		Proposed Floor NO as per approved Plan	Proposed Proposed BUA AS PER NO as per APPROVED approved Plan PLAN SQ.MT		Excess Deficie		kept in Abeyance	without Charging Premium as per approved plans	Remark
	A	B	C	D	F	(Max 35%)	Area	К		0	1				
1	A	В	- C	U	L	'	,	K							
_	Mr. Yash Ramesh Parekh	GROUND	Residential	1	31.85	11.15	43.00	1st Floor	2	43.01	0.01	-			
2	Mr. Shailesh Amrutlal Domadia Legal Heir of Late Vijaylaxmi Amrutlal Domadia	GROUND	Residential	2	23.47	8.21	31.68	2nd Floor	4	24.23	-	7.45	7.45		
3	Mr. Anantlal Chunilal Hakani(Occupant) Legal Heir of Late Chotalal Hakani	GROUND	Residential	3	25.76	9.02	34.77	6th Floor	4	25.92	-	8.85	8.85		
4	Mrs. Varsha Udeshi	GROUND	Residential	4	25.76	9.02	34.77	5th Floor	4	25.92	-	8.85	8.85		
5	Mr.Laxmidas Sunderdas	GROUND	Residential	5	23.47	8.21	31.68	3rd Floor	4	24.23	-	7.45	7.45		
6	Mrs.Jalpa Ketul Soni	GROUND	Residential	6	31.85	11.15	43.00	1st Floor	3	31.86	-	11.14	11.14		
7	Mr. Kirti Bhagwandas Soni Legal Heir of Late Bhagwandas Ranchhoddas Soni	FIRST	Residential	7	31.85	11.15	43.00	2nd Floor	3	37.96	-	5.04	5.04		
8	Mr. Ramesh Parekh	FIRST	Residential	8	23.47	8.21	31.68	4th Floor	3	41.25	9.57	-	-		
9	Mr. Ramesh Parekh	FIRST	Residential	9	25.76	9.02	34.77	5th Floor	3	41.25	6.48	-	-		
10	Mrs. Heena Pankaj Sarvaiya Legal Heir of Late Mr Ramniklal P Sarvaiya	FIRST	Residential	10	25.76	9.02	34.77	7th Floor	4	25.92	-	8.85	8.85		
11	Mr. Amish R. Mathuria Legal Heir of Late Mr. Ramniklal Shambulal Mathuria	FIRST	Residential	11	23.47	8.21	31.68	4th Floor	4	24.19	-	7.49	7.49		
12	Mr. Gaurang Vasantlal Kapadia Legal Heir of Late Vasantlal Babulal Kapadia	FIRST	Residential	12	31.85	11.15	43.00	3rd Floor	3	37.96	-	5.04	5.04		
													70.19	43.32	2
13	Mr. Dattaram Gunaji Jathar	GROUND FLOOR BELOW STAIRCASE	Residential	13	5.50	-	5.50	1st Floor	4	24.27			-		As per Ward List

FILE NO. CHE/WS II/ 0711/R/N/337 (New)

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT: 03-07-2019
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 1227.90 SQ. MTS. AND TALLIES WITH
THE AREA STATED IN THE DOCUMENT OF OWNERSHIP \ PROPERTY REGISTER CARD. Ket

Ketan Digitally signed by Ketan
Prabhakar Prabhakar Vaidya
Vaidya Date: 2023.11.23
11:15:56 +05'30'

PROFORMA - "B"

Digitally signed by RAMESH **RAMESH** RANCHHOD RANCHHODDAS

DAS PAREKH Date: 2023.11.23 11:03:40 +05'30'

OWNER SIGNATURE

CONTENTS OF SHEETS

Fungible Compensatory area apportionment statement for Rehab

PLAN FOR CONSIDERATION

STAMP OF DATE OF RECEIPT OF PLANS

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING NO 2 ON PLOT BEARING C.T.S. NO. 96 PART, 96 / 1TO 8 PART OF VILLAGE MALAD NORTH AT PAREKH LANE KANDIVALI (WEST), MUMBAI.

NORTH

NAME OF OWNER



RAMESH PAREKH (HUF)

RAMESH
RANCHHODDAS PAREKH
Date: 2023.11.23 11:04:02 +05'30'

LESSEE

JOB NO DRG NO SCALE DATE DRN BY AR. DIVYESH 01 AS SHOWN 27-09-2023

NAME & ADDRESS OF ARCHITECT

Digitally signed by Ketan Prabhakar Ketan Prabhakar Vaidya Date: 2023.11.23 Vaidya Date: 2023.11.23 11:15:19 +05'30'

Ketan Vaidya Associates ARCHITECT, INTERIOR DESIGNER, 203 / B, RAJKAMAL C.H.S., SUBHASH ROAD, VILE-PARLE (E), MUMBAI-400 057. PH.-26346482,65818030.