

PROFORMA - A

A	AREA STATEMENT	SQ. METRES
1	AREA OF PLOT (a) AS PER P.R.C. C.T.S. NO. 1102 (b) AS PER P.R.C. C.T.S. NO. 1103 (c) AS PER P.R.C. C.T.S. NO. 1104 (d) AS PER P.R.C. C.T.S. NO. 1054 (pt A) as per subdivision TOTAL PLOT AREA - (a+b)	1672.20 1672.20 1560.00 1590.60 6495.00
2	Deductions for	
A	For reservation/road area	
(a)	Road set-back area to be handed over (100%) Regulation no 16)	
	C.T.S. NO. 1102 = 135.93	
	C.T.S. NO. 1104 = 147.61	428.42
	C.T.S. NO. 1054 = ----	
(b)	Proposed DP road to be handed over (100%) (Regulation 16)	-
(c)	(i) Reservation area to be handed over (100%) (Regulation 17)	-
(d)	(ii) Reservation area to be handed over as per AR (Regulation 17)	-
B	For amenity area	-
a)	Area of amenity plot/plots to be handed over as per der 14 (A)	-
b)	Area of amenity plot/plots to be handed over as per der 14 (B)	-
c)	Area of amenity plot/plots to be handed over as per der 35 (abeyance)	-
C	Deduction for existing built up area to be retained (if any / land component of existing BUA / Existing BUA as per regulation under which the development was allowed	-
3	Total deductions: [(2A) + 2(B) + 2(C) as and when applicable]	428.42
4	Balance area of plot (1 minus 3)	6066.58
5	Plot area under Development after areas to be handed over to MCGM / appropriate Authority as per Sr. No. 4 above.	6066.58
6	Zonal (base) FSI (0.50 or 0.75 or 1 or 1.33)	1.00
7	Built up area as per zonal (base) FSI (5 x 6) (In case of nil land permissible built up area kept in abeyance)	6066.58
8	Built up area equal to area of land handed over as per of regulation 30(A) (i) As per 2(A) and 2(B) except 2(A)(c)(ii) above with in case of "Admissible TDR" as column 6 of Table-12 on remaining / balance plot.) (ii) In case of 2(A) (c) (ii) permissible over and above permissible BUA remaining / balance plot.)	-
9	Built up area in lieu of cost of construction of built amenity to be handed over	-
10	Built up area due to "Additional FSI on payment" as per table no 12 of regulation no 30(A) on (6066.58 x 0.50)	3033.29
11	Built up area due to admissible "TDR" as per table no 12 of regulation no 30(A) and 32 remaining / balance plot (6066.58 x 0.50 + 5459.92 as per plot fronting 18.3m w-road) Slum TDR wide Certificate No. = SRA/1052/CONST. = 1700.00 sq.mt. Additional FSI with DCPH 33(7) (B) = 530.00 sq.mt. (c) Set back area 428.42 less protected area 159.05 = 269.37 x 2 = 538.74 sq.mt. as per regulation 30 (3) (a). (Restricted To Net Plot Area). (d) General TDR Purchased wide Certificate No. = ----- = ----- sq.mt.	2868.74
12	Additional FSI available after road hand over to MCGM	159.05
12a	Protected area of set back handed over	12127.66
13	Permissible built up area (as the case may be with/without BUA as per 2(c))	12127.66
14	Proposed built up area (as the case may be with/without BUA as per 2(c))	12127.66
15	TDR generated if any as per regulation 30 (A) and 32	-
15	Fungible compensatory area as per regulation on 31 (3)	-
a)	i) Permissible Fungible Compensatory area	-
	ii) Proposed Fungible Compensatory area	919.89
	iii) Less Area of Fungible Compensatory Area Already Purchase	1070.42
	iv) Less Area of Fungible BUA for Retab Component	235.80
	v) Less Excess area of Fungible BUA in Bldg no.3 under File No. CHE/ES/1143/T/337(NEW)	1942.97
16	Total Built up area proposed including fungible compensatory Area [14+15]	16296.74
17	FSI consumed on Net Plot [14+16]	2.00
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)		
(i) 14 (B)		
C	Requirement of Recreation Open Space in Layout / Plot as per Regulation No. 27	
D	Tenement Statement	
(i) Proposed built up area (13 a+b+c)	16296.74	
(ii) Less deduction of Non- residential area (Shop etc.)	-----	
(iii) Area available for tenements [(i) minus (ii)]	16296.74	
(iv) Tenements permissible (density of tenements/hectare)	-----	
(v) Total number of tenements proposed on the plot.	153 NOS.	
E	Parking Statement	
(i) Parking required by regulation for :-		
Car		
Motorcycle		
Outside (visitors)		
(ii) Covered garage permissible		
(iii) Covered garage Proposed		
Car		
Motorcycle		
Outside (visitors)		
(iv) Total Parking Provided		
(i) Spaces for transport vehicles parking required by regulations		
(ii) Total No. of transport vehicles parking spaces provided		

PROFORMA - B

CONTENTS OF SHEET		
Block Plan, Location Plan, Plot Area Diagram & Calculation, Resa Carpet Area Calculation, Built-up area statement		
APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. CHE/ES/1144/T/337(NEW)		
DIGITAL SIGN OF APPROVAL OF PLANS		

Jagdish Prakash Sarang	JAYESH CHHAGAN DUVANE	Hardeep Singh Balwantsinh Sachdeo
Sub-Eng. B.P. (L-E&N-W)	ASST-ENG. B.P. (S&T)	EXE-ENG. B.P. (E/S-III)

DESCRIPTION OF PROPOSAL & PROPERTY		
PROPOSED REDEVELOPMENT BUILDING ON PLOT BEARING C.T.S. NO. 1102, 1103, 1104 & 1050 (PT) / A WILL BE ACCOMMODATED ALONG WITH OCCUPANTS OF C.T.S. NO. 1105 & 1106 BELONGING TO SAME SOCIETY.		

NAME OF OWNER		
HARESH PRATAP CHANDAN		

DIPIL RAMANAL SANGHAVI		
Dilip Sanghavi & Associates		

DRAWING NO. 1/17		
NORTH LINE		

DATE 05/08/2021		
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ARCHITECTS ENGINEERS & SURVEYORS		
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ANUPAM 10 ANSARI ROAD VILE PARLE (WEST) MUMBAI - 400 058		
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PHONE: 871 5224 PHONE/FAX: 871 0977 REG. EIT 2021		
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STATEMENT FOR SET-BACK AREA ADVANTAGE AS PER APPROVED PLAN

FILE NO	PLOT NO.	CTS NO	SET BACK AREA	SET BACK AREA CLAIMED
CE/136/B S./T	1099	1102	104.98 SQ.MT	52.48 SQ.MT
CE/135/B S./T	1098	1103	104.98 SQ.MT	52.48 SQ.MT
CE/134/B S./T	1097	1104	102.19 SQ.MT	51.09 SQ.MT
CE/466/BPES/LOT (AS PER APPROVED) (SUB - DIVISION)		1050(P.T)	211.00 SQ.MT	3.00 SQ.MT
TOTAL			523.15 SQ.MT	159.05 SQ.MT

NOTE :- EXISTING SET-BACK AREA 159.05 SQ.MT. IS PROTECTED AS PER HONORABLE M.C.S APPROVAL DATED 05/05/2014

FUNGIBLE AREA	READY RECKONER RATE	AMOUNT PAID (TO M.C.G.M.)	RECEIPT SAP NO.	DATE OF AMOUNT PAID
Already Purchase = 919.89 Sq.Mt.	2,37,88,500/-	1001930760	100127313	26.11.2014
1942.97 SQ.MT.	64.240/-	1,09,21,434/-	1004127313	17.08.2021
		(TO M.C.G.M.)		
		65,52,861/-	GRN MH005057727202122P	17.08.2021
		(TO GOVT.)		
		43,68,574/-	1004127313	17.08.2021
		(TO MSRD)		

50% ADDITIONAL AREA	AMOUNT PAID (TO M.C.G.M.)	RECEIPT SAP NO.	DATE OF AMOUNT PAID
2037.61 SQ.MT.	1,03,40,950/-	1001825914	05.08.2014
	(TO GOVT.)	015155	07.08.2014
995.68 SQ.MT.	27,98,375/-	1004127313	17.08.2021
	(TO GOVT.)	GRN 500505963202122P	17.08.2021
	(TO MSRD)	1004127313	17.08.2021
	(TO DHARAVI)	1004127313	17.08.2021

DETAIL OF DRC
(A) Slum TDR wide Certificate No. = SRA/1062/CONST. & Area = 1700sq.mt

SUMMARY OF BUILT UP AREA

BLDG. TYPE	NO. OF FLOORS	TOTAL PROPOSED AREA (SQ.M.)
WING - A	1st To 29th Floor	6822.42
WING - B	1st To 31st Floor	9474.32
TOTAL		16296.74

PODIUM AREA STATEMENT

FLOOR	TOTAL BUILT-UP AREA
GROUND FLOOR	4042.88 SQ.MT.
1st TO 3rd LVL. PODIUM FLOOR	9046.29 SQ.MT.
TOTAL	13089.17 SQ.MT.

GROSS BUILT UP AREA STATEMENT

Description	Total
F.S.I. Built up Area	12127.66 SQ.MT.
Fungible Built up Area	4169.08 SQ.MT.
Staircase, Lift & Lift Lobby Area (Wing-A) = (141.21 x 29)	4095.09 SQ.MT.
Staircase, Lift & Lift Lobby Area (Wing-B) = (113.43 x 31)	3516.33 SQ.MT.
Servant Toilet Area (Wing-A) = (2.46 x 20)	71.34 SQ.MT.
Ground / Still Floor	4042.88 SQ.MT.
1st To 3rd Podium Area	9046.29 SQ.MT.
Staircase Cabin Area (Wing-A)	81.48 SQ.MT.
Staircase Cabin Area (Wing-B)	68.25 SQ.MT.
O/H Water Tank Area (Wing-A)	149.48 SQ.MT.
O/H Water Tank Area (Wing-B)	119.93 SQ.MT.
TOTAL GROSS BUILT-UP AREA	37487.81 SQ.MT.

NOTE: ALL THE EXISTING OCCUPANT ON PLOT BEARING C.T.S. NO. 1100 AND C.T.S. NO. 1102, 1103, 1104 & 1050 (PT) / A WILL BE ACCOMMODATED ALONG WITH OCCUPANTS OF C.T.S. NO. 1105 & 1106 BELONGING TO SAME SOCIETY.

AREA CERTIFICATE

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 21/11/2016 & THE DIMENSIONS OF SITES ETC. OF PLOT STATED ON PLAN ARE MEASURED ON SITE AND THE AREA SO WORKED OUT TO SIX THOUSAND

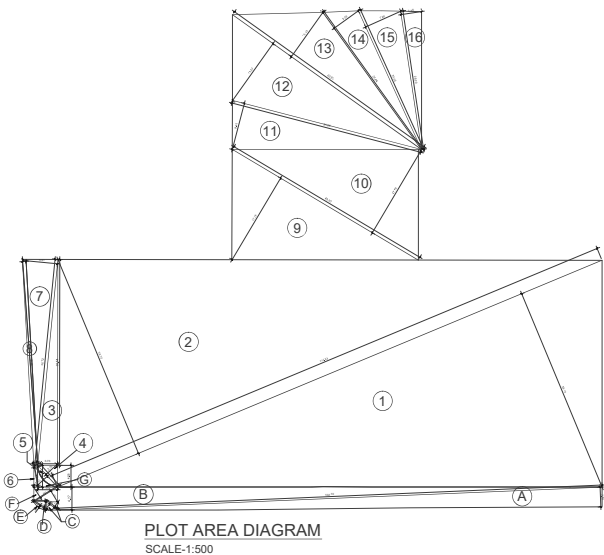
FOUR HUNDRED & NINETY FIVE ONLY (6495.00 SQ.MT.) AND TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. RECORD / POSSESSION.

DILIP RAMANAL SANGHAVI

SIGNATURE OF ARCHITECT

DILIP RAMANAL SANGHAVI

SIGNATURE OF ARCHITECT



PLOT AREA DIAGRAM SCALE:1:500

PLOT AREA CALCULATION									
1	100.22	x	5.12	x	0.50	x	1.00	=	255.56
2	100.22	x	5.12	x	0.50	x	1.00	=	255.56
3	5.12	x	36.54	x	0.50	x	1.00	=	93.85
4	5.12	x	4.88	x	0.50	x	1.00	=	12.50
5	5.12	x	1.00	x	0.50	x	1.00	=	2.56
6	5.12	x	1.00	x	0.50	x	1.00	=	2.56
7	5.12	x	1.00	x	0.50	x	1.00	=	2.56
8	5.12	x	1.00	x	0.50	x	1.00	=	2.56
9	5.12	x	1.00	x	0.50	x	1.00	=	2.56
10	5.12	x	1.00	x	0.50	x	1.00	=	2.56
11	5.12	x	1.00	x	0.50	x	1.00	=	2.56
12	5.12	x	1.00	x	0.50	x	1.00	=	2.56
13	5.12	x	1.00	x	0.50	x	1.00	=	2.56
14	5.12	x	1.00	x	0.50	x	1.00	=	2.56
15	5.12	x	1.00	x	0.50	x	1.00	=	2.56
16	5.12	x	1.00	x	0.50	x	1.00	=	2.56
TOTAL								=	6066.61

SET BACK AREA CALCULATION									
A	100.22	x	5.12	x	0.50	x	1.00	=	128.78
B	100.22	x	5.12	x	0.50	x	1.00	=	128.78
C	5.12	x	1.00	x	0.50	x	1.00	=	1.28
D	5.12	x	1.00	x	0.50	x	1.00	=	1.28
E	5.12	x	1.00	x	0.50	x	1.00	=	1.28
F	5.12	x	1.00	x	0.50	x	1.00	=	1.28
G	5.12	x	1.00	x	0.50	x	1.00	=	1.28
TOTAL								=	432.21

LOCATION PLAN

SCALE: 1:4000

MDH QTRS

STAIRCASE, LIFT & LIFT LOBBY

ADD:

S1	4.98	X
S2	1.79	X
S3	1.96	X
S4	1.83	X
L	2.13	X
L1	2.27	X
L2	8.59	X
L3	11.49	X
TOTAL		

Staircase, Lift & Lift Lobby

STAIRCASE, LIFT & LIFT LOBBY

ADD:

S1	0.15	X
S2	8.88	X
S3	1.44	X
L1	2.94	X
L2	10.12	X
L3	2.29	X
L4	4.33	X
TOTAL		

Total Staircase, Lift & Lift Lobby

115.48

REFUGEE AREA STAIRS			
FLOOR	TOTAL BALLET	UP AREA	REFUGEE AREA
4TH FLOOR	275.00		
5TH FLOOR	372.35		TOTAL
6TH FLOOR	372.35		25
7TH FLOOR	372.35		
8TH FLOOR	372.35		4% OF 2130.88
9TH FLOOR	372.35		6.25% OF 2538.
10TH FLOOR	372.35		
11TH FLOOR	275.00		
12TH FLOOR	372.35		TOTAL
13TH FLOOR	171.40		13
14TH FLOOR	171.40		
15TH FLOOR	171.40		4% OF 1307.23
16TH FLOOR	171.40		6.25% OF 1807.
17TH FLOOR	171.40		
18TH FLOOR			

WING - B		TOTAL STAIRCASE, LIFT & LIFT LOBBY AREA	
LAT NO. 3	FLAT NO. 4	FLOOR	TOTAL BUILT UP AREA
41.61	85.79	1st FLOOR	171.40
41.61	85.79	2nd FLOOR	171.40
48.82	85.79	3rd FLOOR	171.40
48.82	85.79	4th FLOOR	171.40
48.82	85.79	5th FLOOR	171.40
48.82	85.79	6th FLOOR	171.40
48.82	85.79	7th FLOOR	171.40
48.82	85.79	8th FLOOR	171.40
48.82	85.79	9th FLOOR	171.40
48.82	85.79	10th FLOOR	171.40
48.82	85.79	11th FLOOR	171.40
48.82	85.79	12th FLOOR	171.40
48.82	85.79	13th FLOOR	171.40
48.82	85.79	14th FLOOR	171.40
48.82	85.79	15th FLOOR	171.40
48.82	85.79	16th FLOOR	171.40
48.82	85.79	17th FLOOR	171.40
48.82	85.79	18th FLOOR	171.40
48.82	85.79	19th FLOOR	171.40
48.82	85.79	20th FLOOR	171.40
48.82	85.79	21st FLOOR	171.40
48.82	85.79	22nd FLOOR	171.40
48.82	85.79	23rd FLOOR	171.40
48.82	85.79	24th FLOOR	171.40
48.82	85.79	25th FLOOR	171.40
48.82	85.79	26th FLOOR	171.40
48.82	85.79	27th FLOOR	171.40
48.82	85.79	28th FLOOR	171.40
48.82	85.79	29th FLOOR	171.40
48.82	85.79	30th FLOOR	171.40
48.82	85.79	31st FLOOR	171.40
48.82	85.79	32nd FLOOR	171.40
48.82	85.79	33rd FLOOR	171.40
48.82	85.79	34th FLOOR	171.40
48.82	85.79	35th FLOOR	171.40
48.82	85.79	36th FLOOR	171.40
48.82	85.79	37th FLOOR	171.40
48.82	85.79	38th FLOOR	171.40
48.82	85.79	39th FLOOR	171.40
48.82	85.79	40th FLOOR	171.40
48.82	85.79	41st FLOOR	171.40
48.82	85.79	42nd FLOOR	171.40
48.82	85.79	43rd FLOOR	171.40
48.82	85.79	44th FLOOR	171.40
48.82	85.79	45th FLOOR	171.40
48.82	85.79	46th FLOOR	171.40
48.82	85.79	47th FLOOR	171.40
48.82	85.79	48th FLOOR	171.40
48.82	85.79	49th FLOOR	171.40
48.82	85.79	50th FLOOR	171.40
48.82	85.79	51st FLOOR	171.40
48.82	85.79	52nd FLOOR	171.40
48.82	85.79	53rd FLOOR	171.40
48.82	85.79	54th FLOOR	171.40
48.82	85.79	55th FLOOR	171.40
48.82	85.79	56th FLOOR	171.40
48.82	85.79	57th FLOOR	171.40
48.82	85.79	58th FLOOR	171.40
48.82	85.79	59th FLOOR	171.40
48.82	85.79	60th FLOOR	171.40
48.82	85.79	61st FLOOR	171.40
48.82	85.79	62nd FLOOR	171.40
48.82	85.79	63rd FLOOR	171.40
48.82	85.79	64th FLOOR	171.40
48.82	85.79	65th FLOOR	171.40
48.82	85.79	66th FLOOR	171.40
48.82	85.79	67th FLOOR	171.40
48.82	85.79	68th FLOOR	171.40
48.82	85.79	69th FLOOR	171.40
48.82	85.79	70th FLOOR	171.40
48.82	85.79	71st FLOOR	171.40
48.82	85.79	72nd FLOOR	171.40
48.82	85.79	73rd FLOOR	171.40
48.82	85.79	74th FLOOR	171.40
48.82	85.79	75th FLOOR	171.40
48.82	85.79	76th FLOOR	171.40
48.82	85.79	77th FLOOR	171.40
48.82	85.79	78th FLOOR	171.40
48.82	85.79	79th FLOOR	171.40
48.82	85.79	80th FLOOR	171.40
48.82	85.79	81st FLOOR	171.40
48.82	85.79	82nd FLOOR	171.40
48.82	85.79	83rd FLOOR	171.40
48.82	85.79	84th FLOOR	171.40
48.82	85.79	85th FLOOR	171.40
48.82	85.79	86th FLOOR	171.40
48.82	85.79	87th FLOOR	171.40
48.82	85.79	88th FLOOR	171.40
48.82	85.79	89th FLOOR	171.40
48.82	85.79	90th FLOOR	171.40
48.82	85.79	91st FLOOR	171.40
48.82	85.79	92nd FLOOR	171.40
48.82	85.79	93rd FLOOR	171.40
48.82	85.79	94th FLOOR	171.40
48.82	85.79	95th FLOOR	171.40
48.82	85.79	96th FLOOR	171.40
48.82	85.79	97th FLOOR	171.40
48.82	85.79	98th FLOOR	171.40
48.82	85.79	99th FLOOR	171.40
48.82	85.79	100th FLOOR	171.40