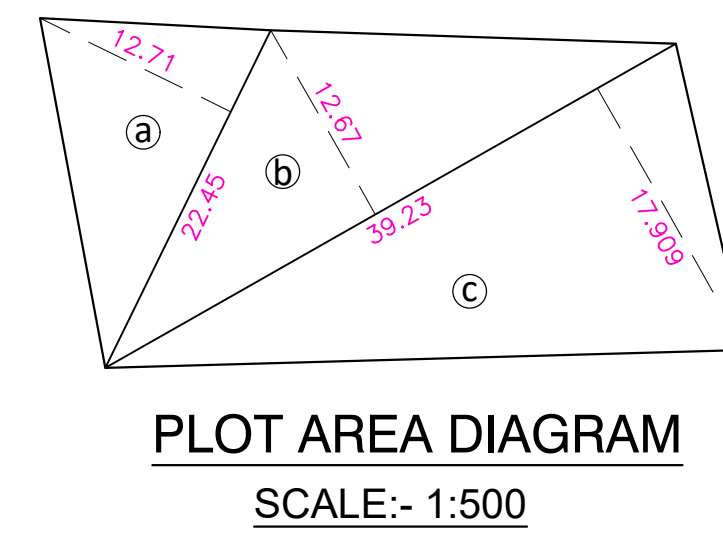
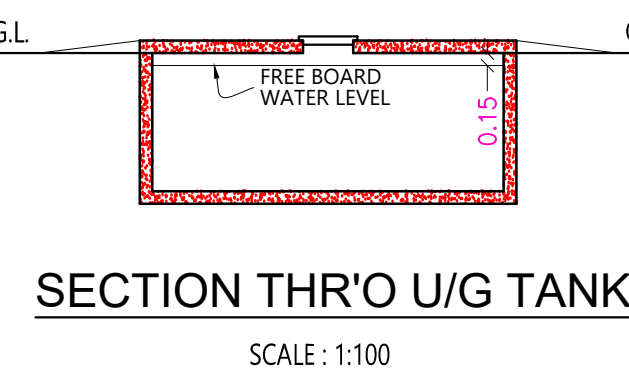
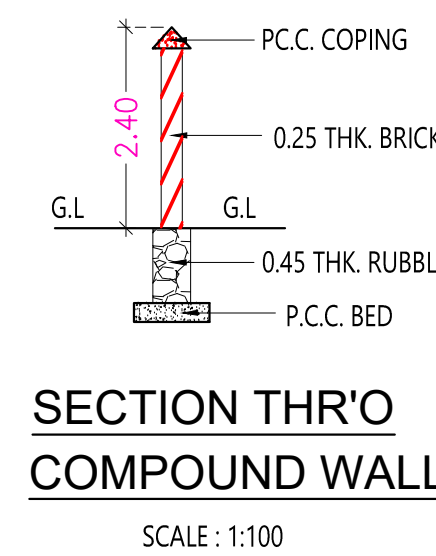
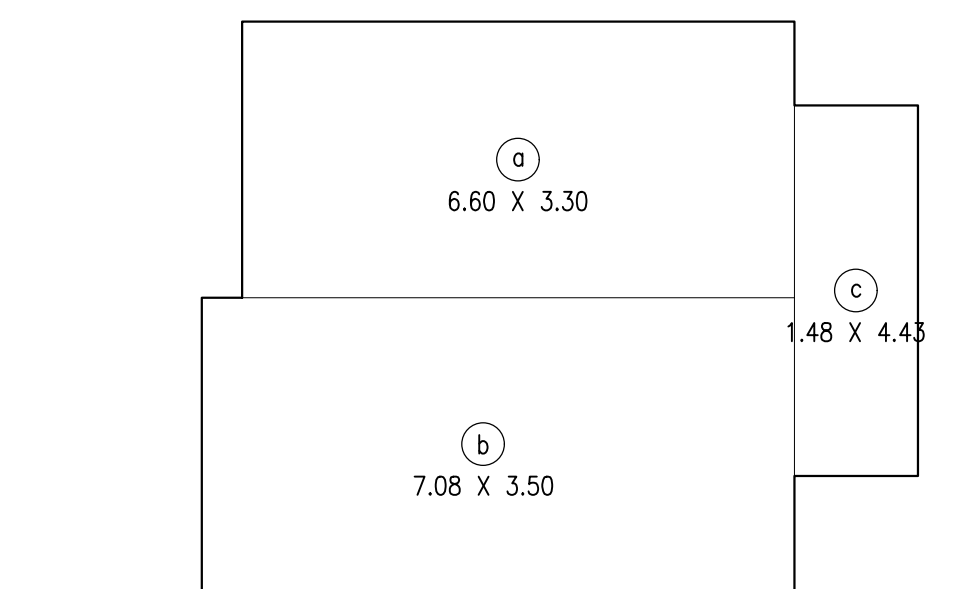
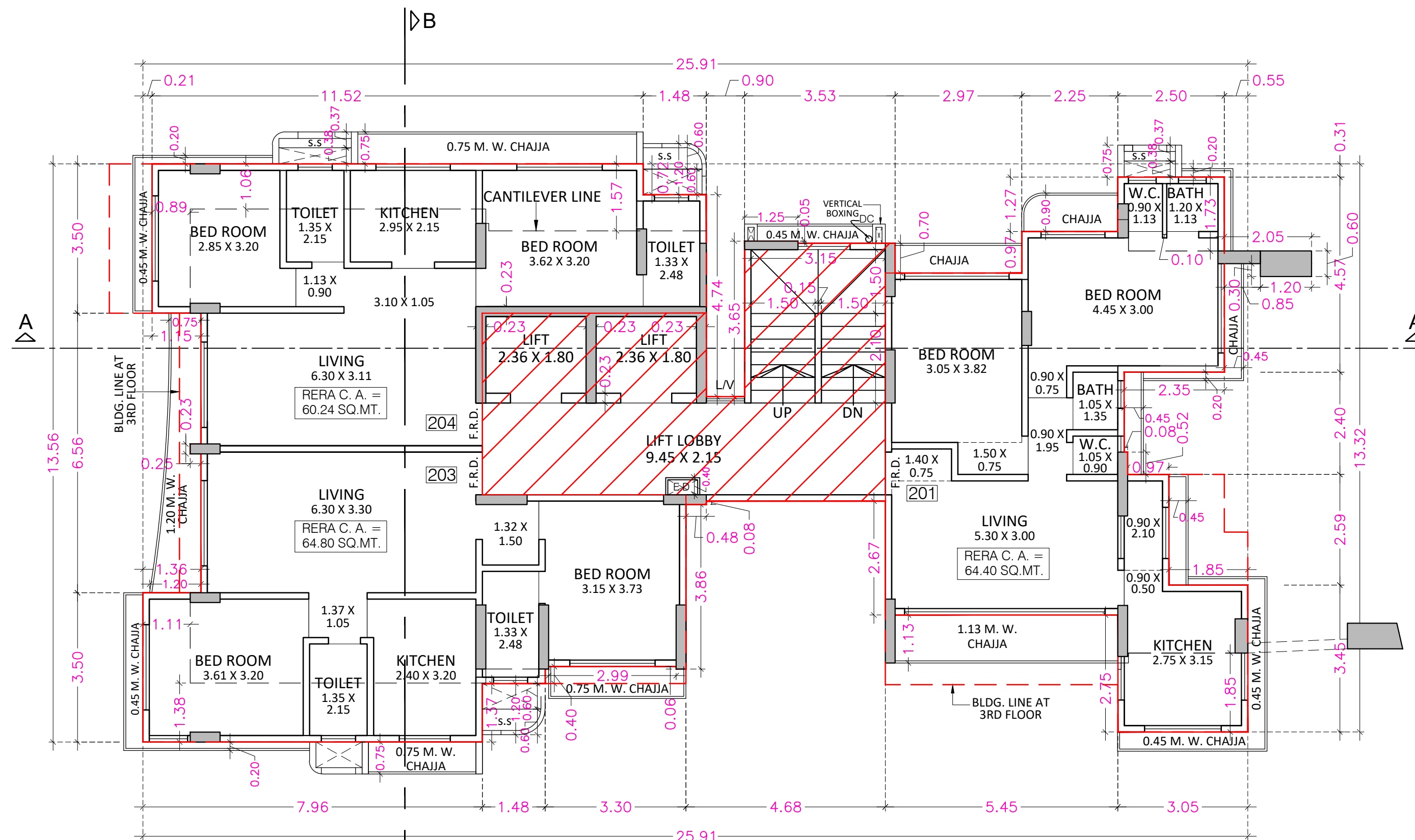
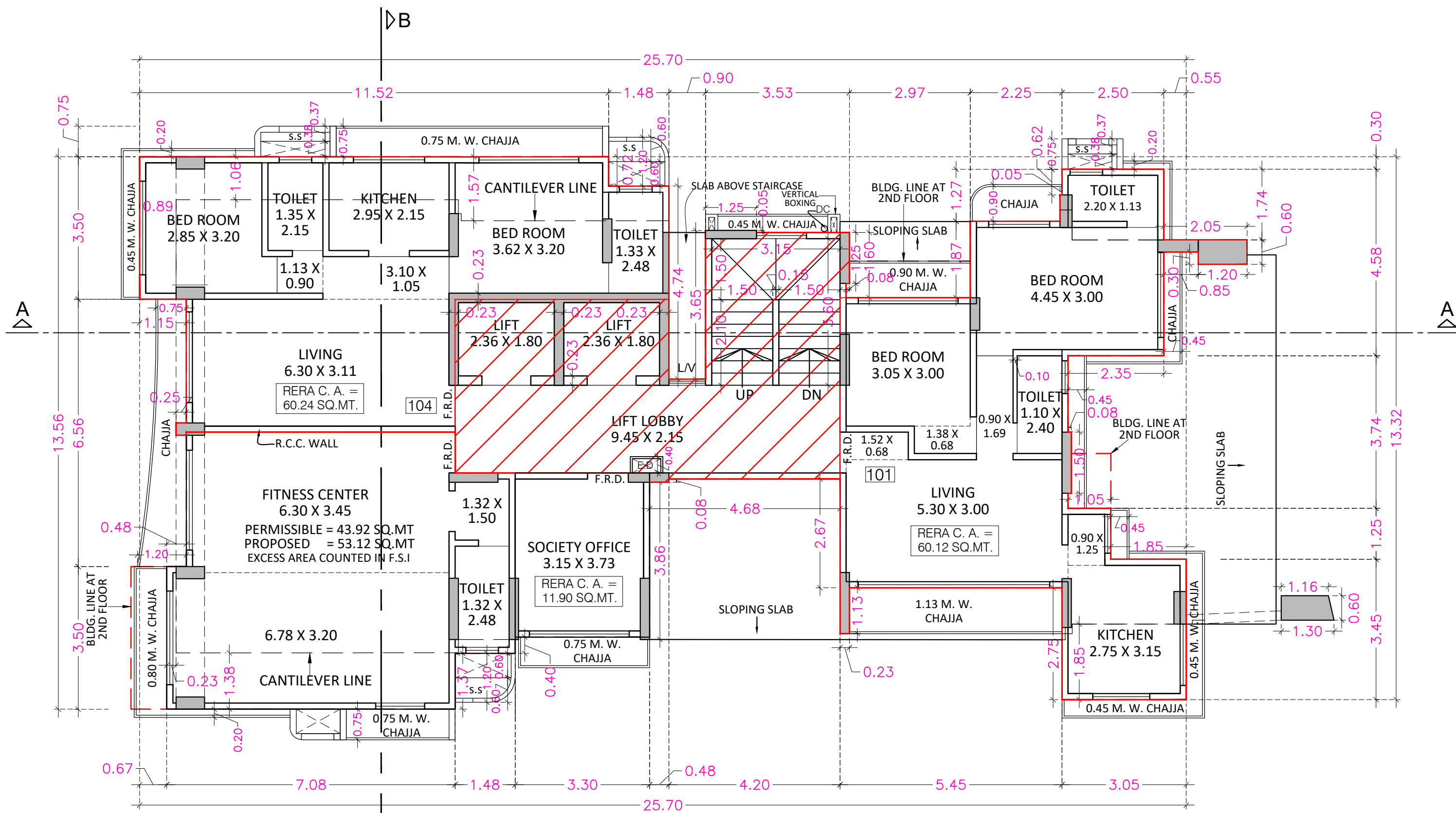
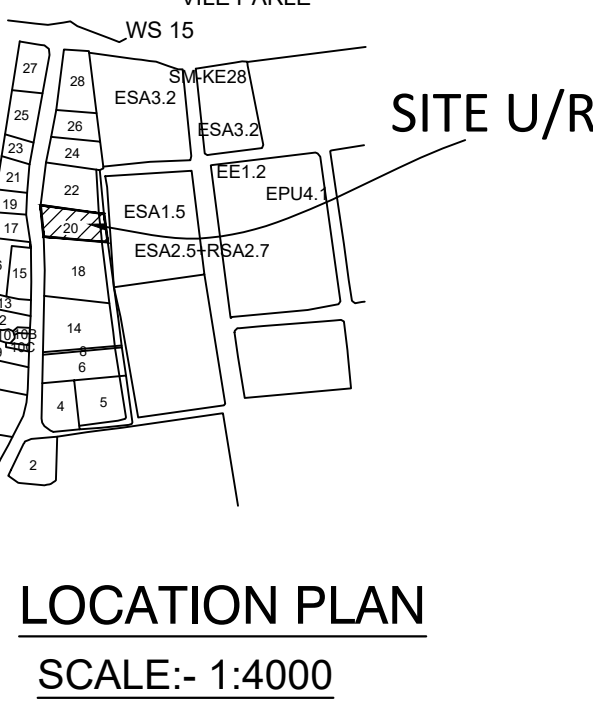
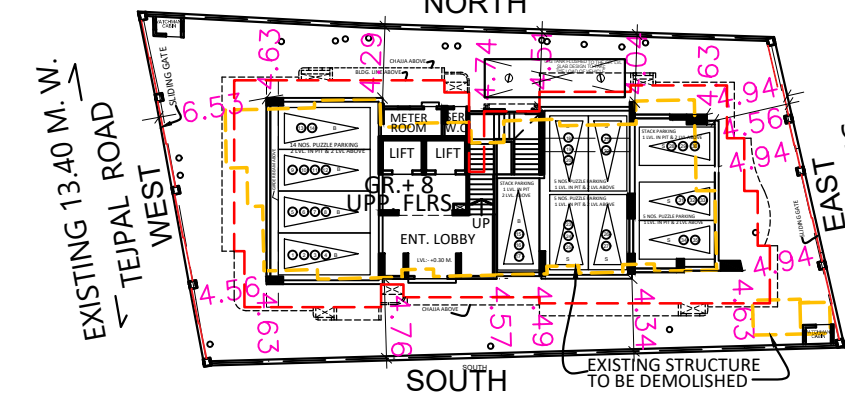
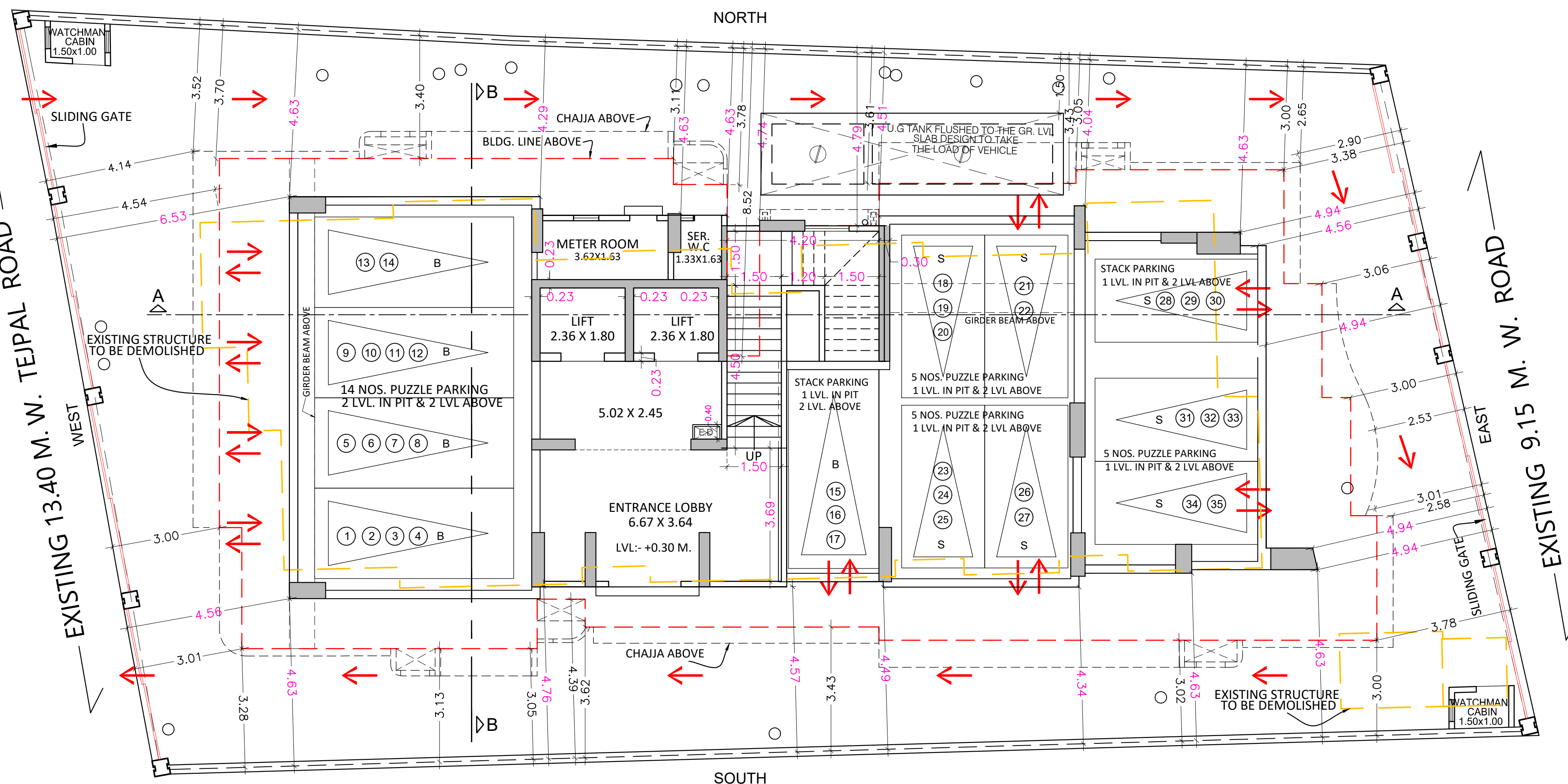




PLOT AREA CALCULATION						
a	1/2	X	22.45	X	12.71	X 1 NO = 142.67 SQ.MT.
b	1/2	X	39.23	X	12.67	X 1 NO = 248.52 SQ.MT.
c	1/2	X	39.23	X	17.909	X 1 NO = 351.29 SQ.MT.
TOTAL ADDITION						= 742.48 SQ.MT.



BUILT UP AREA CALCULATION						
FOR FITNESS CENTER						
a	6.60	X	3.30	X	1 NO	= 21.78 SQ.M
b	7.08	X	3.50	X	1 NO	= 24.78 SQ.M
c	1.48	X	4.43	X	1 NO	= 6.56 SQ.M
TOTAL PROPOSED AREA						= 53.12 SQ.M
PERMISSIBLE FITNESS CENTER AREA (2195.29 X 2%)						= 43.91 SQ.M
EXCESS AREA COUNTED IN F.S.I. (53.12 - 43.91)						= 9.21 SQ.M



BUA SUMMARY

FLOOR	BUA	STAIRCASE & LIFT & LOB AREA
GR. FLOOR	-	-
1ST. FLOOR	134.89	45.09
2ND. FLOOR	207.31	36.41
3RD. FLOOR	227.84	36.41
4TH. FLOOR	321.42	35.51
5TH. FLOOR	327.37	35.51
6TH. FLOOR	335.01	35.51
7TH. FLOOR	344.78	35.51
8TH. FLOOR	296.67	35.51
EXCESS FITNESS CENTER	9.21	-
TOTAL	2204.50	295.46

COMMERCIAL	BUA	F.S.I. AREA	FUNGIBLE
RESIDENTIAL	2204.50	1632.96	571.54
TOTAL	2204.50	1632.96	571.54

AS PER D.C.P.R. 2034

PARKING AREA STATEMENT

RESID.	CARPET AREAS	NO. OF FLATS	PARKINGS REQD.	PROVD.
BELOW 45 SQ.MT	4FLATS / 1 PARKING	1 NO	0.25 NO	
BETWEEN 45-60 SQ.MT	2FLATS / 1 PARKING	1 NO	0.50 NO	
BETWEEN 60-90 SQ.MT	1FLAT / 1 PARKING	23 NOS	23.00 NOS	35 NOS
ABOVE 90 SQ.MT	1FLAT / 2 PARKINGS	3 NOS	06.00 NOS	
TOTAL		28 NOS	29.75 NOS	
ADD:- 10% VISITORS			2.98 NOS	
TOTAL PARKING REQUIRED			32.73 NOS	
SAY:-			33 NOS	

BIG PARKING REQUIRED	= 17 NOS	BIG (B)	= 17 NOS
BIG PARKING PROPOSED	= 17 NOS	SMALL (S)	= 18 NOS
SMALL PARKING REQUIRED	= 17 NOS	TOTAL	= 35 NOS
SMALL PARKING PROPOSED	= 18 NOS		

CARPET AREA STATEMENT AS PER RERA

FLOOR	FLAT NO	AREA
GR. FLOOR	-	-
1ST. FLOOR	101	60.12
	104	60.24
2ND. FLOOR	201	64.40
	203	64.80
	204	60.24
	301	77.37
3RD. FLOOR	303	67.84
	304	65.07
	401	43.85
	402	101.52
	403	88.71
	404	65.07
5TH. FLOOR	501	66.58
	502	82.52
	503	88.71
	504	67.73
	601	66.58
	602	82.52
6TH. FLOOR	603	96.31
	604	67.73
	701	66.58
	702	82.52
7TH. FLOOR	703	101.24
	704	72.51
	801	66.58
	802	82.52
	803	55.45
8TH. FLOOR	804	72.51

FORM I

I	AREA STATEMENT	SQ.MT.
1	AREA OF PLOT	742.48
	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	
	a) ROAD SETBACK AREA TO BE HANDED OVER (100%) (REGULATION NO. 16)	N.A
	b) PROPOSED D.P. ROAD TO BE HANDED OVER (100%) (REGULATION NO. 16)	N.A
	c) (i) RESERVATION AREA TO BE HANDED OVER (100%) (REGULATION NO. 17)	N.A
	(ii) RESERVATION AREA TO BE HANDED OVER AS PER AR (REGULATION NO. 17)	N.A
	d) AREA OUT OF POSSESSION	N.A
(B)	FOR AMENITY AREA	
	a) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(A)	N.A
	b) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(B)	N.A
	c) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 35 (ABEYANCE)	N.A
(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 DEDUCTION : [2(A) + 2(B)] + 2(C) AS AND WHEN APPLICABLE]	0.00
4	BALANCE AREA OF PLOT (1-3)	742.48
5	PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO BE MCGM / APPROPRIATE AUTHORITY AS PER SR. NO. 4 ABOVE	742.48
6	ZONAL (BASIC) FSI (0.50 OR 0.75 OR 1.00 OR 1.33)	1.00
7	BUILT UP AREA AS PER ZONAL (BASIC) FSI (5 X 6)	742.48
	(IN CASE OF MILL LAND PERMISSIBLE BUA KEPT IN ABEYANCE)	
8	BUA EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 30(A)	
	i) AS PER GOM NOTIFICATION U/NO. TPB-4319/CR-25/2019/UD-11 DATED 24/11/2021 & BMC CIRCULAR U/NO. CHE/1705/DP/NO. DATED 13/05/2022 ROAD SETBACK AREA BENEFIT TWICE, OVER AND ABOVE FSI AREA = 842.57 SQ.MT. - 742.48 = 200.09 SQ.MT.	
	ii) IN CASE OF 2(A)(c) (ii) PERMISSIBLE OVER AND ABOVE PERMISSIBLE BUA ON REMAINING / BALANCE PLOT	
9	BUA 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 REGULATION NO. 30(A) ON REMAINING / BALANCE PLOT.	371.24
11	a) INCENTIVE ADDITIONAL BUA AS PER 33(7) (B1) [i.e. 15% OF TOTAL EARLIER APPROVED BUA OR 10.00 SQ.MT. PER TENEMENT WHICHEVER IS MORE]	140.00
	(AS PER OC PLAN DTD. 30/05/1972 U/NO. CE/2097/BSU/AK)	
	b) EARLIER APPROVED BUA = 842.57 SQ.MT. - 742.48 = 200.09 SQ.MT.	
	(AS PER OC PLAN DTD. 29/04/1995 U/NO. CE/1278/WS/AK)	
	EARLIER PROTECTED BUA = 200.09 SQ.MT.	200.09
	c) BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO. 12 OF REGULATION NO. 30(A) & 32 ON REMAINING / BALANCE PLOT EXCLUDING INCENTIVE BUA AS PER 33(7) (B1)	179.64
	"TDR" PERMISSIBLE = [742.48 X 0.70 + 519.73 SQ.MT. - (140.00 + 200.09) - 179.64 SQ.MT.] NOW CLAIMED	
	APPROVED TDR UTILIZATION UNDER DRG NO. SRA/0034/CONSTRUCTION/2024 = 104.00 SQ.MT.	
12	PERMISSIBLE BUA UNDER AREA (AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2(c))	1633.45
13	PROPOSED BUA (AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2(c))	1632.96
14	TDR GENERATED IF ANY AS PER REGULATION 30 (A) AND 32.	NIL
15	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO. 31(3)	NIL
a)	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM [AS PER FUNGIBLE TABLE (940.40 X 35% = 329.14 SQ.MT.)]	329.14
	ii) FUNGIBLE COMPENSATORY AREA AVAILABLE FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM [AS PER FUNGIBLE TABLE (940.40 X 35% = 329.14 SQ.MT.)]	329.14
(b)	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM (1632.96 X 35% = 571.54 - 329.14 = 242.57)	242.57
	ii) FUNGIBLE COMPENSATORY AREA AVAILABLE ON PAYMENT OF PREMIUM (1632.96 X 35% = 571.54 - 329.14 = 242.40)	242.40
(c)	TOTAL FUNGIBLE PROPOSED [a(i) + b(ii)]	571.54
16	TOTAL BUA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [13 + 15 (c)]	2204.50
17	FSI CONSUMED ON NET PLOT [13 / 4]	2.20
II	OTHER REQUIREMENTS	
A	RESERVATION/DESIGNATION	
	a) NAME OF RESERVATION	N.A
	b) AREA OF RESERVATION AFFECTING THE PLOT	N.A
	c) AREA OF RESERVATION LAND TO BE HANDED / HANDED OVER AS PER REGULATION NO. 17	N.A
	d) BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REGULATION NO. 17	N.A
	e) AREA / BUILT UP AREA OF DESIGNATION	N.A
B	PLOT AREA/BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO.	
	(i) 14(A)	N.A
	(ii) 14(B)	N.A
	(iii) 15	N.A
C	REQUIREMENTS OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REGULATION NO. 27	
D	TENEMENTS STATEMENT	
	(i) PROPOSED BUILT UP AREA (16 ABOVE)	2204.50
	(ii) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	-
	(iii) AREA AVAILABLE FOR TENEMENTS (I)-(II)	2204.50
	(IV) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	99 NOS
	(V) TOTAL NUMBER OF TENEMENTS PROPOSED ON PLOT	28 NOS
E	PARKING STATEMENT	
	i) PARKING REQUIRED BY REGULATIONS FOR	
	CAR	30 NOS
	SCOOTER / MOTOR CYCLE	N.A
	OUTSIDERS / VISITORS	03 NOS
	TOTAL PARKING REQUIRED	33 NOS
	ii) COVERED GARAGE PERMISSIBLE	N.A
	iii) COVERED GARAGES	N.A
	iv) PARKING PROPOSED	
	CAR	30 NOS
	SCOOTER/MOTOR CYCLE	NIL
	OUTSIDERS / VISITORS	05 NOS
	TOTAL PARKING PROVIDED	35 NOS
F	TRANSPORT VEHICLE PARKING	
	i) SPACE FOR TRANSPORT VEHICLE PARKING REQUIRED BY REGULATION	N.A
	ii) TOTAL NO. OF TRANSPORT VEHICLE PARKING SPACES PROVIDED	N.A
NOTE :- THE PROFORMA IS FOR AN ILLUSTRATIVE GUIDELINE ONLY. THE PROFORMA MAY BE MODIFIED TO SUIT PROVISIONS OF DCR UNDER WHICH THE DEVELOPMENT IS PROPOSED		
STAMP OF DATE OF APPROVAL OF PLAN		
APPROVED SUBJECT TO CONDITIONS MENTIONED THIS OFFICE P-21966/2024/K/E WARD/FP/337/IOD DATED :- 22-01-2025		
THIS DOCUMENT IS DIGITALLY SIGNED, HENCE NO PHYSICAL SIGNATURE IS REQUIRED		
Nikhil Suresh Parbat	SHAHK ASIF MUSA	JAYESH CHHAGAN DUSANE
S.E.(BP)/K/W-N-II	A.E.(BP)/K/E	E.E.(BP)/K/E
BRIHANMUMBAI MUNICIPAL CORPORATION		
FORM-II		
CONTENTS OF THE SHEET		
GROUND FLOOR PLAN, 1ST FLOOR PLAN, 2ND FLOOR PLAN, AREA LINE DIAG. & CALC. FOR FITNESS CENTER, PLOT AREA LINE DIA. & CALC. SUMMARY, CARPET AREA STATEMENT, BUILT-UP AREA STATEMENT, CAR PARKING STATEMENT, BLOCK PLAN & LOCATION PLAN, SECTION THRO COMPOUND WALL & U.G TANK.		
CERTIFICATE OF AREA		
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 29/04/2024 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 742.48 SQ.MT (SEVEN HUNDRED FORTY TWO POINT FORTY EIGHT SQ.MT)		
VIVEK DATTATRAYA JADE	ANJ ENGINEERING CONSULTANTS LLP	VIVEK DATTATRAYA JADE
LICENSE SURVEYORS SIGNATURE		

NOTE :- ALL DIMENSION ARE IN METERS