

PREMIUM FOR FUNGIBLE FSI PAID EARLIER
RESIDENTIAL = 3.79 SQMTS.
PREMIUM = ( 3.79 X 41,700/- X 60% )
= RS. 94,825.80/- SAY RS. 95,000/-
PAID VIDE RECEIPT /SAP/NO. 1002354922 DTD. 02/12/2015

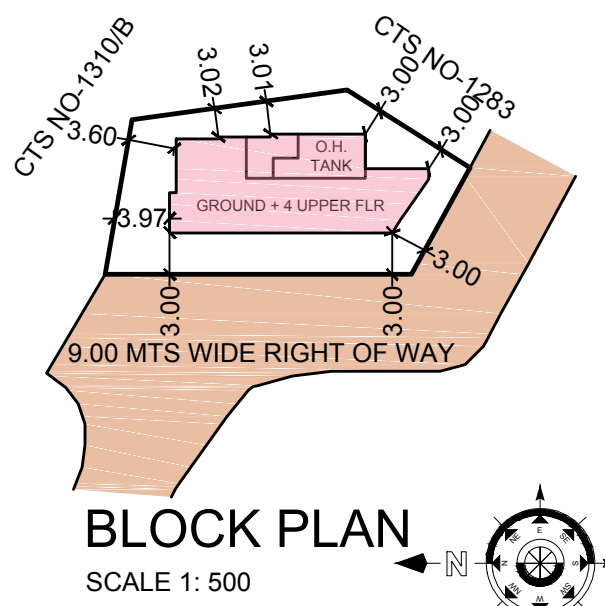
PREMIUM FOR 33% ADD FSI PAID EARLIER
R.R. OF 2008 = RS. 13,600/-
PREMIUM RATE = RS. 6,880/- AREA = 52.22 SQMTS.
PREMIUM = RS. 6,880 X 52.22 SQMTS. = RS. 3,59,273.60 /-
50% EACH = RS. 1,79,636.80/- SAY RS. 1,79,700/-
PAID TO MCGM VIDE RECEIPT / /SAP NO.1002354875 DT.02/12/2015
PAID TO GOVT. VIDE RECEIPT NO.034080 DT. 05/08/2015

PREMIUM FOR FUNGIBLE FSI (PAID NOW)
AREA = 56.52-3.79 (LESS EARLIER) = 52.73 SQMTS.
PREMIUM = ( 52.73 X 43,200/- X 60% )
= RS. 13,66,761.60/- SAY RS. 13,66,800/-
PAID VIDE RECEIPT /SAP/NO. 1002892136 DTD. 07/03/17

PREMIUM FOR 50% ADD FSI (PAID NOW)
AREA = 124.00 -52.22 (LESS EARLIER) = 71.78 SQMTS.
LAND RATE = RS. 43200/-
PREMIUM = RS. 71.78 X 43200 X 60 % = RS. 1,860,537.60 /-
50% EACH = RS. 9,30,268.80/- SAY = RS. 9,30,300.00/-
PAID TO MCGM VIDE RECEIPT / /SAP NO.1002892136 DT.07/03/2017
PAID TO GOVT. VIDE RECEIPT NO.0010602 DT. 06/12/2016

BUILT UP AREA CALC.  
TYPICAL FLOOR (1ST TO 4TH)

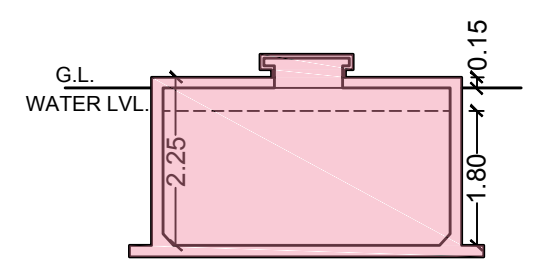
NOS.	LENGHT X WIDTH	SQ.MTS
A	17.95 X 7.70	138.22
TOTAL		138.22
(a) DEDUCTION		
1	3.45 X 0.35	1.21
2	3.50 X 0.20	0.70
3	2.90 X 1.60	4.64
4	1.35 X 2.35	3.17
5	0.75 X 2.75	2.06
6	0.60 X 1.10	0.66
7	3.90 X 0.45	1.76
TOTAL		14.20
(b) STAIRCASE /LIFE/LOBBY		
ST	6.00 X 2.80	16.80
1	0.15 X 0.20	0.03
2	0.15 X 1.60	0.24
TOTAL		17.07
TOTAL DEDNS.(a+b)		31.27
B	NET AREA PER FLOOR A - (a+b)	106.95 SQ.MTS



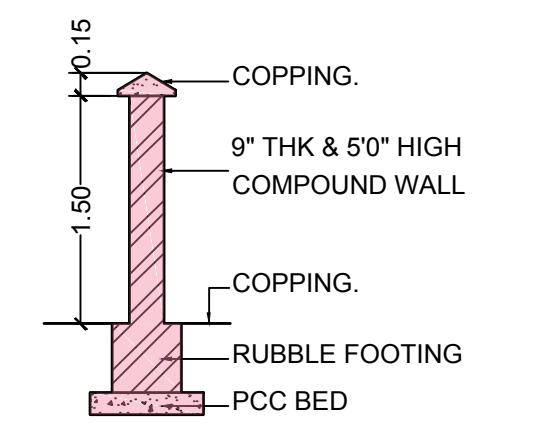
PLOT AREA DIAGRAM  
SCALE 1: 500

GROSS BUILT UP AREA SUMMARY		STAIRCASE LIFT & LOBBY AREA
FLOOR	SQ.MTS	SQ.MTS
GROUND	NIL	NIL
1ST	106.95	17.07
2ND	106.95	17.07
3RD	106.95	17.07
4TH	106.95	17.07
TOTAL	427.80	68.28

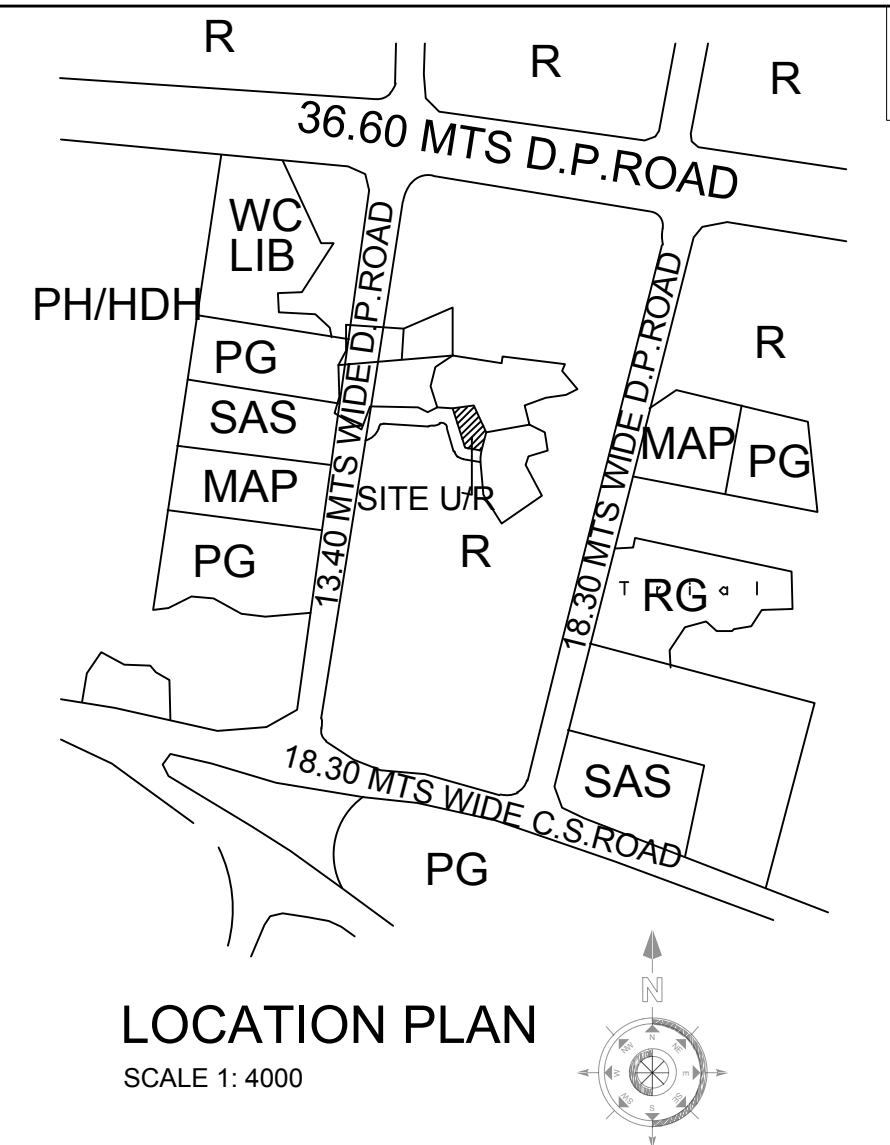
PLOT AREA CALCULATION	
	SQMTS.
1	25.37 X 7.11 X 0.50 = 90.19
2	29.15 X 7.28 X 0.50 = 106.10
3	29.15 X 5.75 X 0.50 = 83.80
4	TOTAL = 280.09
	SAY = 280.00
	AS PER PRC = 248.00



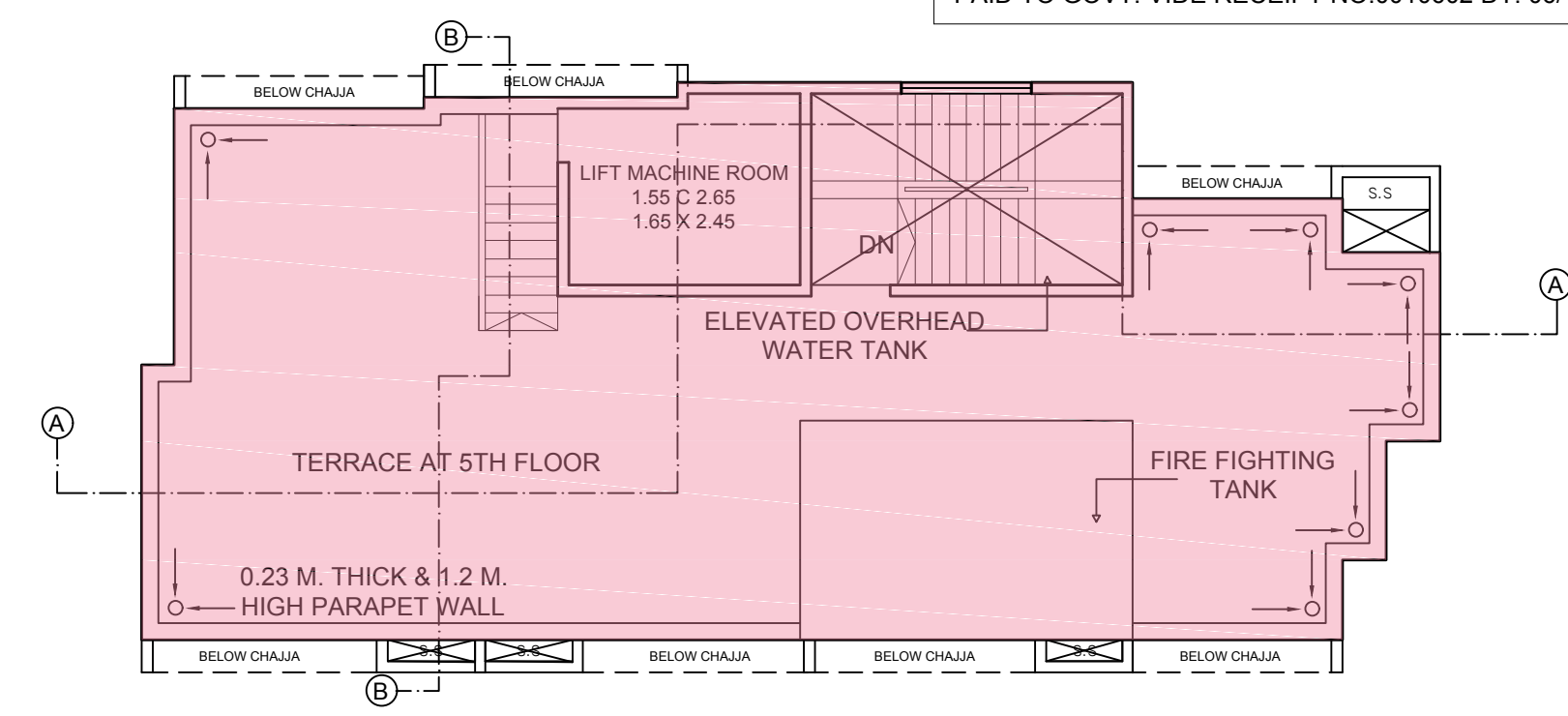
SECTION THROUGH U.G.TANK  
SCALE 1: 100



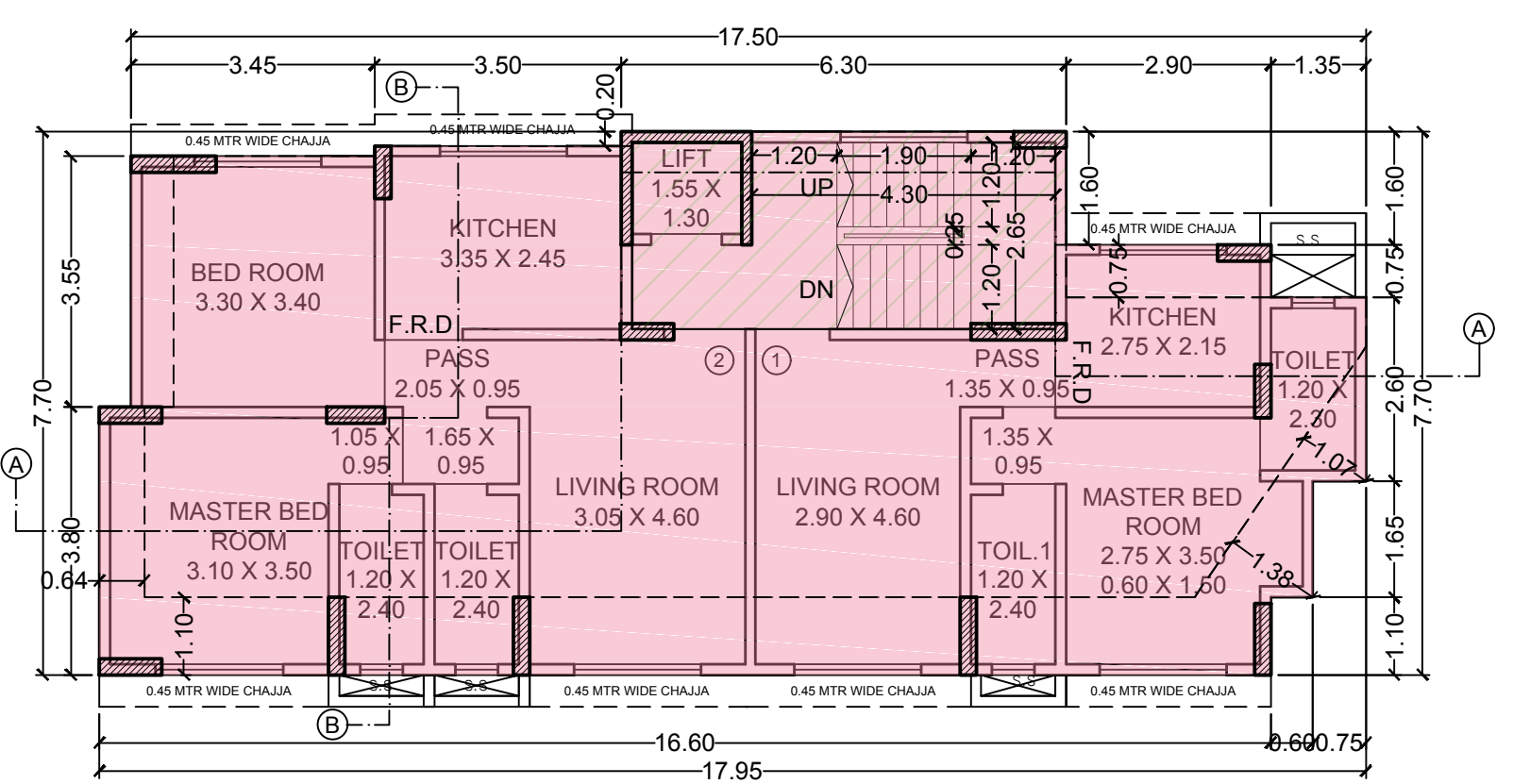
COMPOUND WALL  
SCALE 1: 100



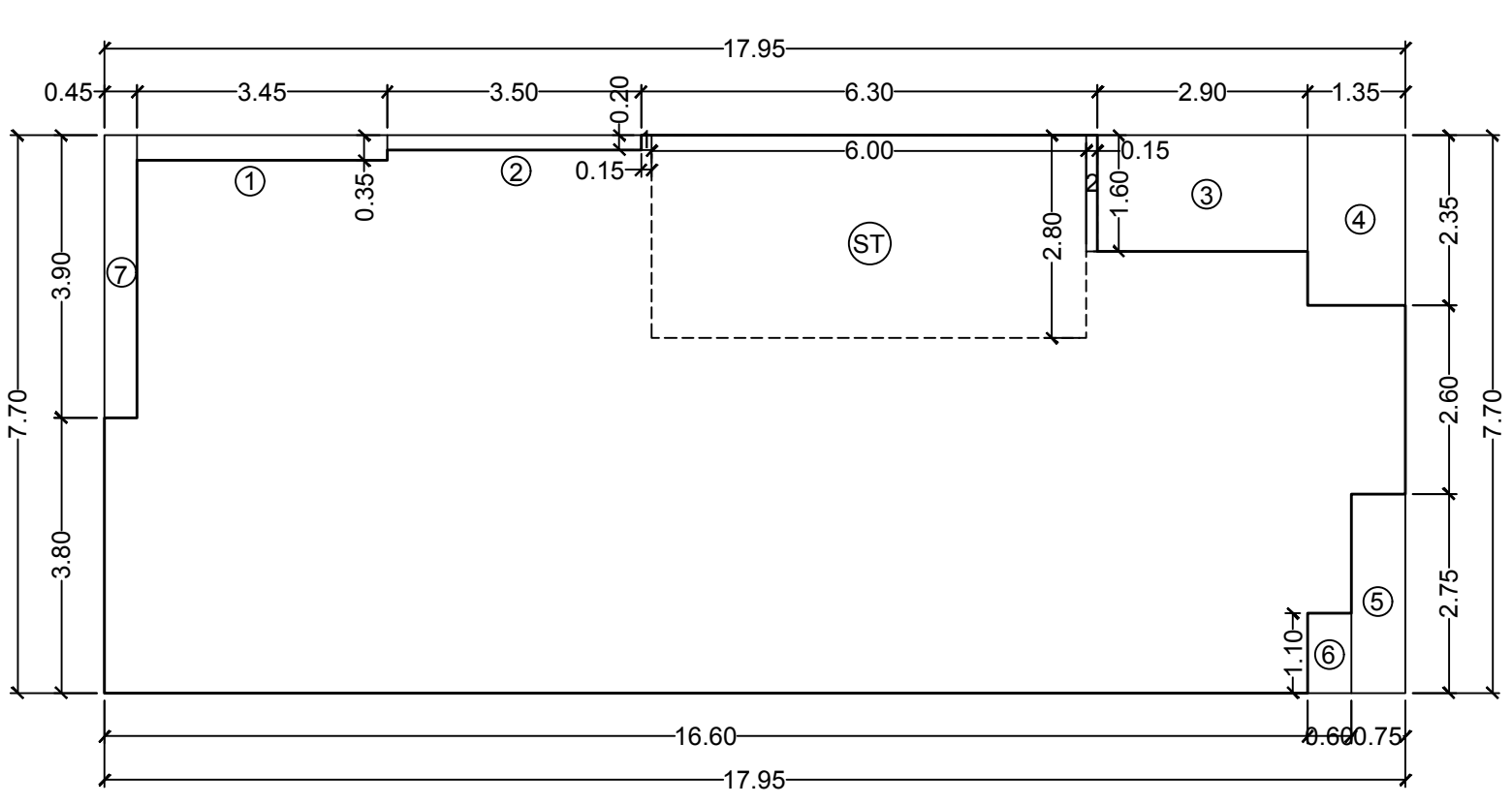
LOCATION PLAN  
SCALE 1: 4000



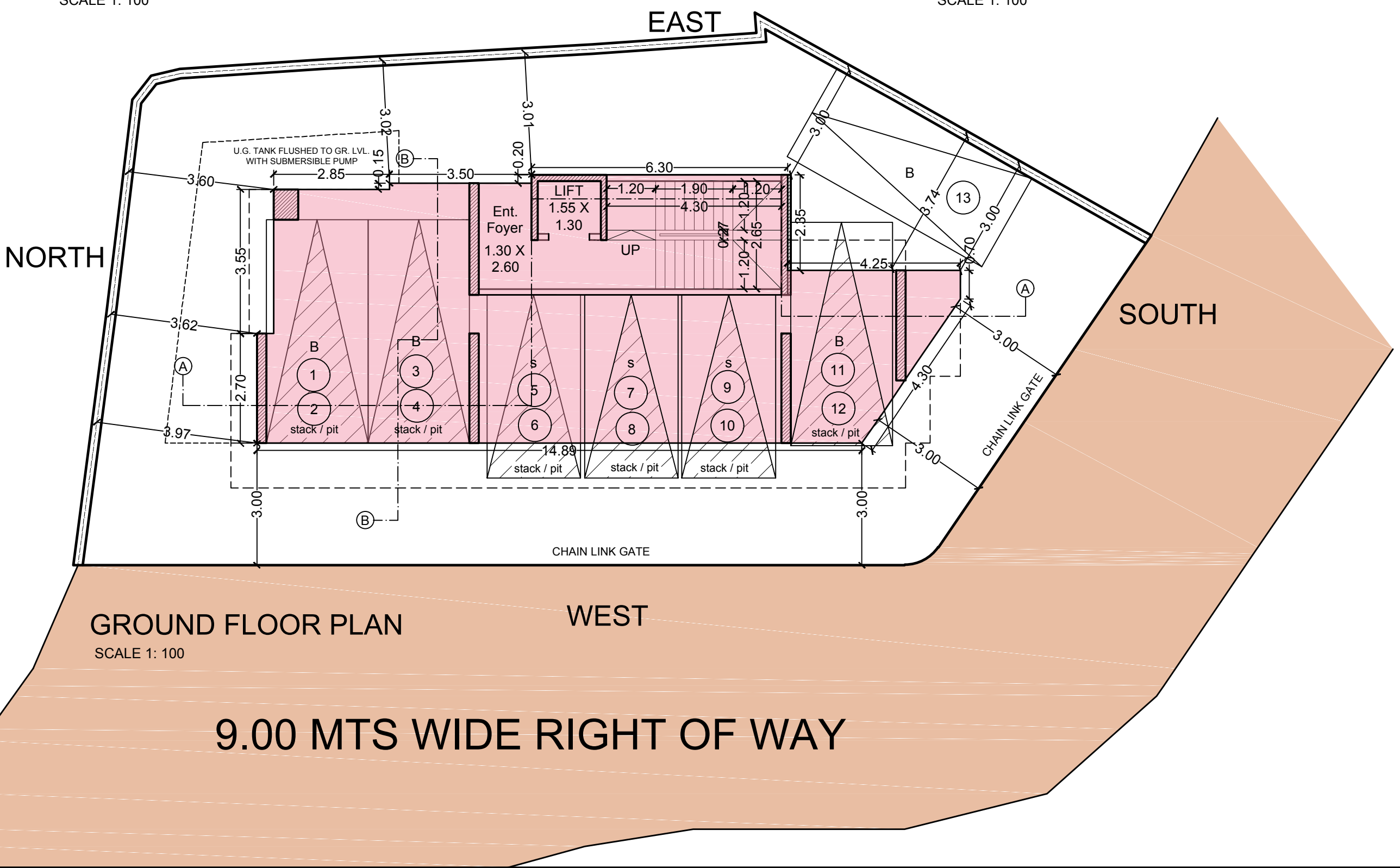
TERRACE FLOOR PLAN  
SCALE 1: 100



TYPICAL FLOOR PLAN (1ST TO 4TH)  
SCALE 1: 100



AREA DIAGRAM OF TYPICAL FLOOR (1ST TO 4TH)  
SCALE 1: 100



GROUND FLOOR PLAN  
SCALE 1: 100

9.00 MTS WIDE RIGHT OF WAY

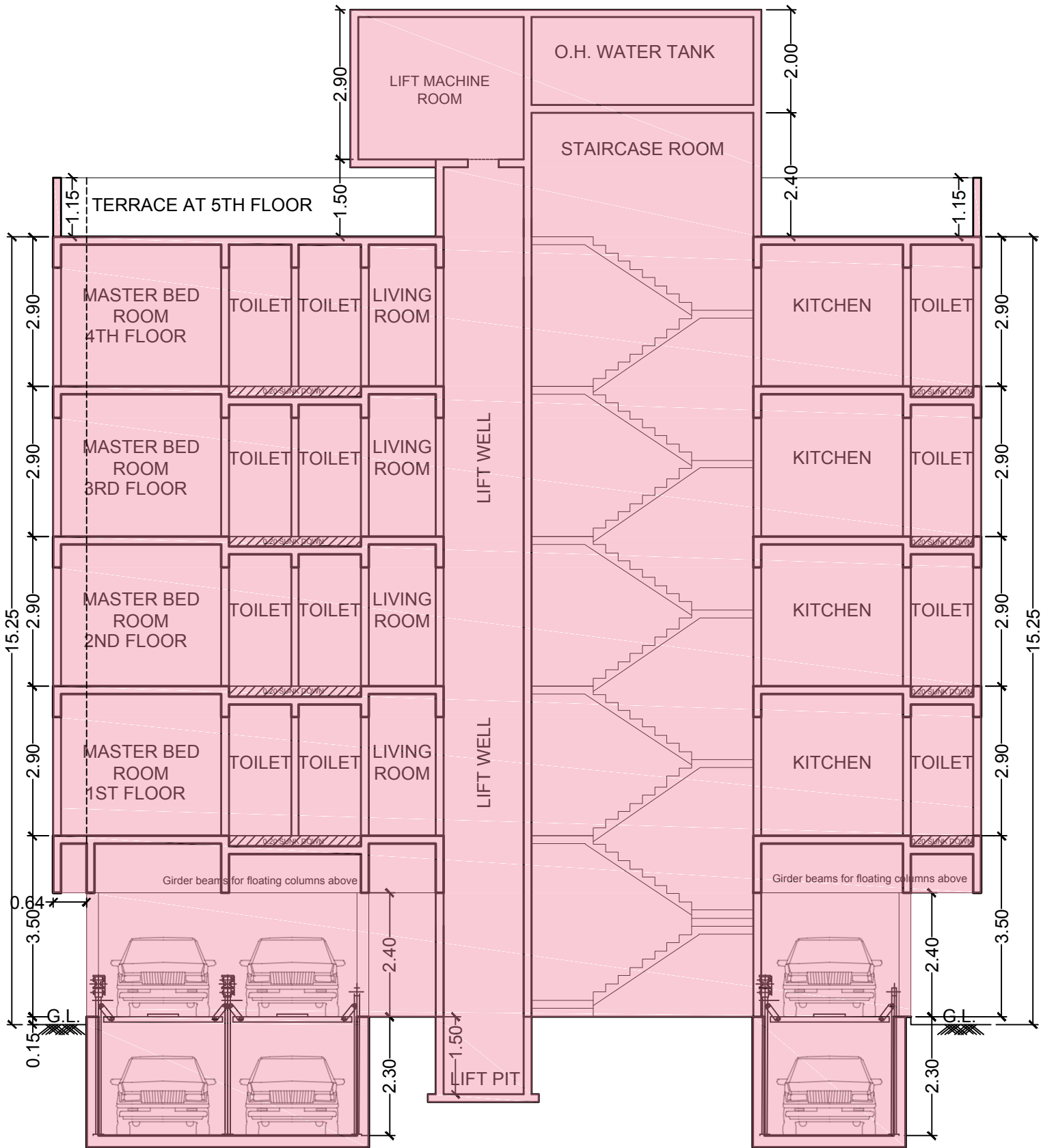
PARKING STATEMENT			
CARPET AREA IN SQ.MTS	TOTAL NOS. OF FLATS	PARKING REQUIRED	PARKING REQUIRED
BELOW 35 M <sup>2</sup>	0 NOS	1/4 PER T.	0 NOS
35 TO 45 M <sup>2</sup>	4 NOS	1/2 PER T.	2 NOS
45 TO 70 M <sup>2</sup>	4 NOS	1/1 PER T.	4 NOS
ABOVE 70 M <sup>2</sup>	0 NOS	2/1 PER T.	0 NOS
VISITORS.	25%		1.50 NOS
TOTAL PARKING REQUIRED =		7.50 NOS	
TOTAL PARKING REQUIRED = SAY =		8.00	
TOTAL PARKING PROPOSED		13.00	
BIG PARKING		7.00	
SMALL PARKING		6.00	

PROFORMA - A		PROFORMA - B	
A	SQ.MTS	CONTENT OF SHEET.	
1	Area of Plot	248.00	GROUND FLOOR PLAN,TYPICAL FLOOR PLAN,TERRACE FLOOR PLAN,AREA CALCULATIONS,PLOT AREA DIAGRAM,BLOCK PLAN,LOCATION PLAN.
2	Deductions for		
(a)	Area under D. P. road	NIL	CERTIFICATE OF AREA
(b)	Area under Road Setback	NIL	CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 27/07/2014 AND THE DIMENSIONS OF SIDES ETC. STATED PLAN ARE AS MEASURED ON SITE AND THE DIMENSIONS OF SIDES ETC. STATED PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 248.00 SQ MTS & IT IS MORE THAN THE AREA STATED IN PROPERTY REGISTERED CARD I.E. 248.00 SQMTS.(TWO HUNDRED AND FORTY EIGHT SQUARE METERS ONLY)
(c)	Any Reservation	NIL	
Total Deductions		NIL	
3	Balance area of plot ( 1 minus 2 )	248.00	
4	Deduction for 15% Recreational ground	N.A.	
5	Net area of plot ( 3 minus 4 )	248.00	
6	Addition for floor space index		
2(a)	100% (Restricted to 80% of "3" above)	NIL	
2(b)	100% (Restricted to 80% of "3" above)	NIL	
Total Addition		NIL	
7	Total Areas ( 5 plus 6 )	248.00	
8	Floor Space Index Permissible	1.00	
9	Floor Space Index credit available by Development Rights		
Additions for floor space index			
9a	Road / Reservation TDR ( Restricted to 80% of "3" above )	Nil	
9b	Slum TDR ( Min. 20% of "3" above )	Nil	
9c	0.50 F.S.I. as per DCR 32	124.00	
Total		124.00	
10	Permissible Floor Area ( 7 X 8 ) plus 9 above	372.00	
11	Proposed built up area	372.00	
12	FSI Consumed on net holding = 11 / 3	1.50	
B Details of Residential/Non Residential Areas			
1	Purely Residential Built up area	372.00	
2	Remaining Non Residential Built up area	NIL	
C Details of FSI availed as per DCR 35(4)			
1	Fungible Compensatory FSI permissible as per DCR 35(4) against Residential area = or < (B1x0.35)	130.20	
2	Fungible Compensatory FSI permissible as per DCR 35(4) against Non Residential area = or < (B2x0.20)	NIL	
3	Total Fungible FSI permi. as per DCR 35(4) = (C1 + C2)	130.20	
4	Total Gross Built up area Proposed	427.80	
5	Fungible FSI utilized in building (C4 - A11)	55.80	
6	Percentage of Fungible FSI utilized in building [(C5/A11)X100]	15.00%	
D Tenement Statement			
i	Proposed area	427.80	428.52
ii	Less deduction of Non Residential area ( Shop etc. )		--
iii	Area available for tenements [ (i) minus (ii) ]	427.80	428.52
iv	Tenement Permissible ( Density of tenements / hectare )		--
v	Total Tenement Permissible	19 NOS	
vi	Tenement Proposed.	8 NOS	
D Parking Statement for Sale Building			
i	Parking required by Regulation	8.00	
ii	Total parking provided	13.00	
ii	Deficient Parking Space	0.00	
E Transport Vehicales Parking			
i	Spaces for transport vehicles parking required by Regulations.	Nil	
ii	Total no. of transport vehicles parking spaces provided	Nil	
NAME, ADDRESS OF OWNER		DIGITAL SIGN.	
SHRI. L. A. BELLUR			
FLAT NO. 101,102, SUHAS CO OP.HSG. SOC. DAULAT NAGAR, ROAD NO. 9 BORIWALI (E), MUMBAI 400066			
B.M.C. FILE NO.		CHE/WSII/0474/R1/337(NEW)	
STAMP OF APPROVAL OF PLAN.			
• THIS CANCELS APPROVAL OF THE PREVIOUS PLANS SANCTIONED UNDER EVEN NO ISSUED ON DT. 09/12/2015			• THIS PLAN IS APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE LETTER ISSUED UNDER EVEN NO. ON EVEN DATE.
Sub. Engg. B.P. (R/N)			
Ass. Engg. B.P. (R/N)			
Exe. Engg. B.P. (R ward)			
NORTH		SCALE	CHKD BY
1:100		----	DRN BY
MANOJ			
NAME, ADDRESS & SIGN. OF ARCHITECT		DIGITAL SIGN.	
SANJAY NEVE & ASSOCIATES			
302, OOMKARESHWAR, LINKING ROAD, DAHISAR (WEST), MUMBAI 400 068			
PHONE : 28903656			
EMAIL : arch.neve@gmail.com			

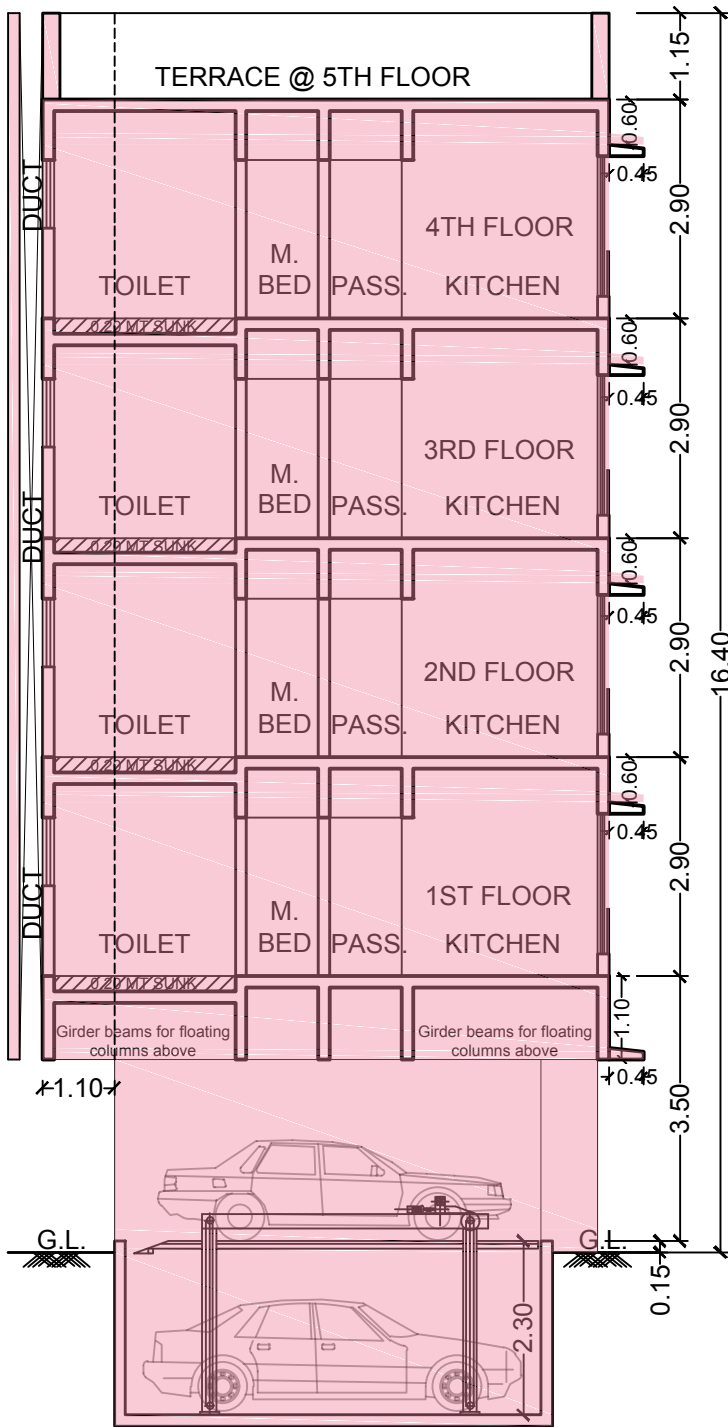


CARPET AREA STATEMENT(1ST TO 4TH)		
FLAT NO.1		
ROOM	LENGTH X WIDTH	TOTAL
LIVING	2.90 X 4.60	13.34
M.BED	2.75 X 3.50	9.63
	0.60 X 1.50	0.90
TOIL.1	1.20 X 2.40	2.88
	1.35 X 0.95	1.28
KITCHEN	2.75 X 2.15	5.91
TOILET	1.20 X 2.30	2.76
PASSAGE	1.35 X 0.95	1.28
	TOTAL	37.98
NUMBER OF FLATS		4

CARPET AREA STATEMENT (1ST TO 4TH)		
FLAT NO.2		
ROOM	LENGTH X WIDTH	TOTAL
LIVING	3.05 x 4.60	14.03
M.BED	3.10 X 3.50	10.85
	1.05 X 0.95	1.00
BED	3.30 X 3.40	11.22
KITCHEN	3.35 X 2.45	8.21
TOILET	1.20 X 2.40 X 2	5.76
	1.65 X 0.95	1.57
PASSAGE	2.05 X 0.95	1.95
	TOTAL	54.59
NUMBER OF FLATS		4



SECTION A-A  
SCALE 1: 100



SECTION B-B  
SCALE 1: 100

PROFORMA - B

CONTENT OF SHEET.

SECTION A-A, CARPET AREA CALCULATION.

DESCRIPTION OF PROP. PROPERTY.

PROPOSED BUILDING ON PLOT BEARING C.T.S. NO.1279 OF VILLAGE DAHISAR AT JAYA NAGAR,C.S.ROAD NO.2,DAHISAR (E),TALUKA BORIVALI,MUMBAI S.D. IN R/NORTH OF M.C.G.M.

NAME, ADDRESS OF OWNER

SHRI. L. A. BELLUR

DIGITAL SIGN.

FLAT NO. 101,102, SUHAS CO.OP.HSG. SOC.  
DAULAT NAGAR, ROAD NO. 9  
BORIWALI (E), MUMBAI.400066

B.M.C. FILE NO. CHE/WSII/0474/R1/337(NEW)

STAMP OF APPROVAL OF PLAN.

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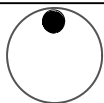
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Sub. Engg. B.P. (R/N)

Ass. Engg. B.P. (R/N)

Exe. Engg. B.P. (R ward)

NORTH



SCALE

1:100

CHKD BY

----

DRN BY

MANOJ

NAME, ADDRESS & SIGN. OF ARCHITECT

  
**SANJAY NEVE & ASSOCIATES** ARCHITECT  
302, OOMKARESHWAR, LINKING ROAD,  
DAHISAR (WEST), MUMBAI 400 068  
PHONE : 28903656  
EMAIL : arch.neve@gmail.com

DIGITAL SIGN.