

FORM I

1	AREA STATEMENT	SQ.MT.
1	AREA OF PLOT	AS PER P.R.C
a)	AREA OF RESERVATION IN PLOT	1216.50
b)	AREA OF ROAD SET BACK (114.47 SQ.MT. ALREADY MERGED IN TO ROAD)	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
(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.	N.A
3	TOTAL DEDUCTION : [2(A) + 2(B) + 2(C) AS AND WHEN APPLICABLE]	
4	BALANCE AREA OF PLOT (1-3)	1216.50
5	PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO BE MCGM / APPROPRIATE AUTHORITY AS PER SR. NO. 4 ABOVE	1216.50
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)	1216.50
(i)	(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 2(A) AND 2(B) EXCEPT 2(A)(c) (ii) ABOVE WITH IN CAP OF "ADMISSIBLE TDR" AS COLUMN 6 OF TABLE - 12 ON REMAINING / BALANCE PLOT.	NIL
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.	608.25
11	a) PROTECTED DEVELOPMENT AS PER REG. 30 (C) EARLIER APPROVED BUA = 1238.70 SQ.MT (APPROVED U.NO. CE/3945/BSII/AK) PLOT AREA CONSIDERED FOR F.S.I AFTER SETBACK = 1216.50 SQ.MT. EARLIER PROTECTED BUA = 22.20 SQ.MT.	22.20
b)	INCENTIVE ADDITIONAL BUA AS PER 33(7) (B)1 (i.e. 15% OF TOTAL EARLIER APPROVED BUA OR 10.00 SQ.MT. PER TENEMENT WHICHEVER IS MORE)(25 TENEMENTS x 10 SQ.MT = 250.00)	250.00
c)	BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO. 12 OF REGULATION NO. 30(A) & 32 ON REMAINING / BALANCE PLOT EXCLUDING PROTECTED DEVELOPMENT/BUA "TDR" PERMISSIBLE =	-
12	PERMISSIBLE BUILT UP AREA (AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2(c))	2096.95
13	PROPOSED BUA (AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2(c))	2086.53
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 SUBMITTED)	429.36
ii)	FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM. (AS PER FUNGIBLE TABLE SUBMITTED)	429.36
b)	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM (2086.53 X 0.35 = 730.29 - 429.36 = 300.93)	300.93
ii)	FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM	300.93
(C)	TOTAL FUNGIBLE PROPOSED [a(ii) + b(ii)]	730.29
16	TOTAL BUA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (13 + 15 (C))	2816.82
17	FSI CONSUMED ON NET PLOT (13 / 4)	1.72
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 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)	2816.82
(ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	-
(iii)	AREA AVAILABLE FOR TENEMENTS (II)-(II)	2816.82
(iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	127 NOS
(v)	TOTAL NUMBER OF TENEMENTS PROPOSED ON PLOT	35 NOS
E	PARKING STATEMENT	
i)	PARKING REQUIRED BY REGULATIONS FOR CAR	45.00 NOS
ii)	SCOOTER / MOTOR CYCLE OUTSIDERS / VISITORS	N.A
iii)	COVERED GARAGE PERMISSIBLE	N.A
iv)	TOTAL PARKING REQUIRED	45.00 NOS
v)	PROPOSED CAR SCOOTER/MOTOR CYCLE OUTSIDERS / VISITORS	67 NOS
vi)	TOTAL PARKING PROVIDED	67.00 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

THIS DOCUMENT IS DIGITALLY SIGNED.
HENCE NO PHYSICAL SIGNATURE IS REQUIREDAPPROVED SUBJECT TO CONDITIONS
MENTIONED THIS OFFICE
P-15873/2023/K/E WARD/FP/IOD/1/NEW
DATED:- 02/08/2023

AVINASH CHANDRANA NT PANDGE	SHAIKH ASIF MUSA	UDAY MANOHARRAO MAHAJAN
S.E.B.P. (K/E-S)	A.E.B.P. (K / E WARD)	E.E.B.P.(K' WARD)

BRIHANMUMBAI MUNICIPAL CORPORATION

FORM-II

CONTENTS OF THE SHEET

GROUND & 1ST FLOOR PLAN, LINE DIAGRAM & AREA CALCULATION OF GROUND, FIRST & FITNESS CENTER AREA.
PLOT AREA DIAGRAM & CALCULATION, SUMMARY, CARPET AREA STATEMENT, CAR PARKING STATEMENT.
BLOCK PLAN & LOCATION PLAN, SECTION THRO COMPUND WALL & U.G. TANK.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 20/09/2022 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 1216.50 SQ.MT AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

VIVEK DATATRAYA JADE

LICENSE SURVEYORS SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY.

REDEVELOPMENT ON PROPERTY BEARING C.T.S. No. 1258, 1258/1 TO 7, OF VILLAGE VILE PARLE (E), F.P. No. 240 OF VILE PARLE T.P.S. II AT PHEROZESHAH MEHTA ROAD, VILE PARLE (EAST), MUMBAI.

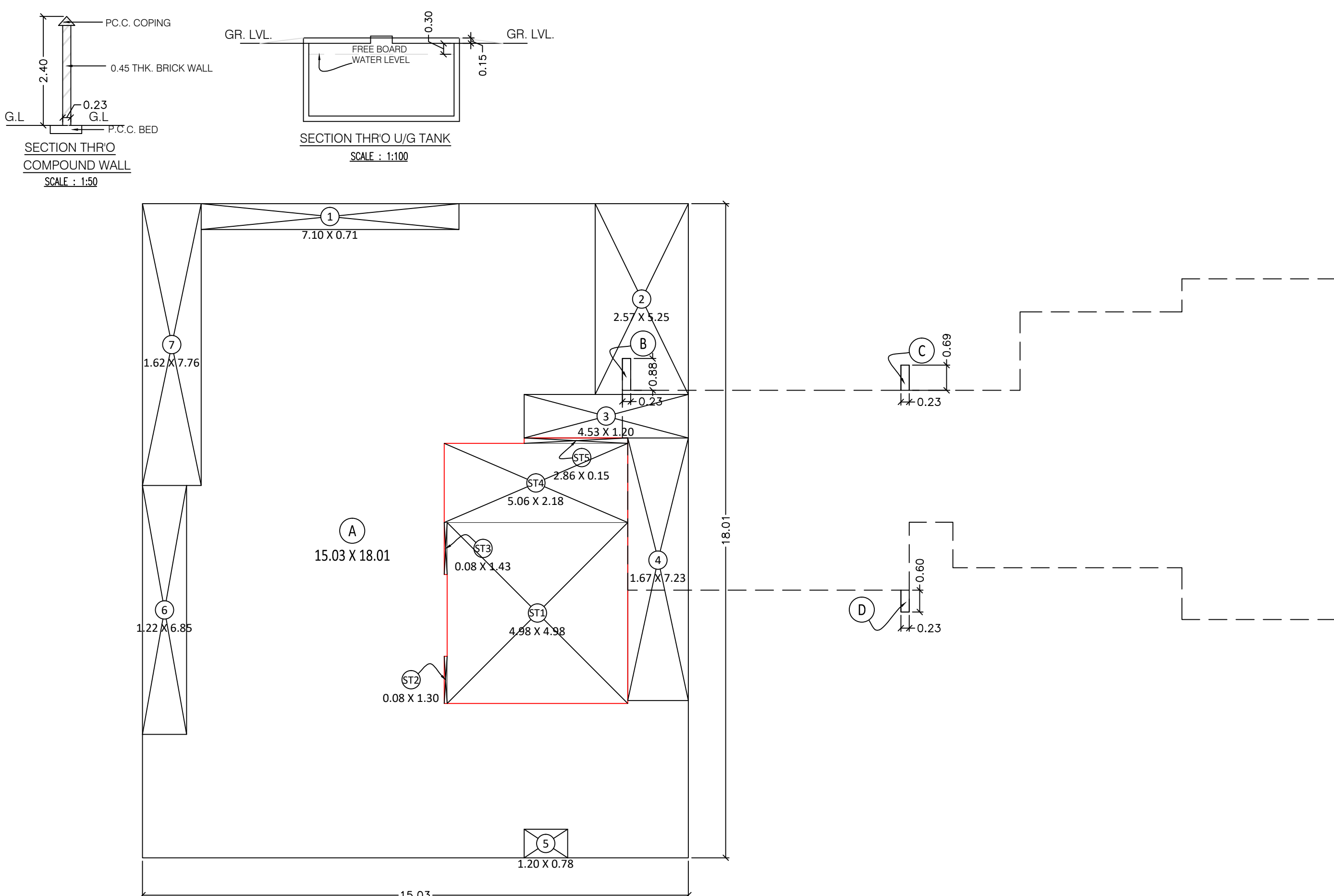
NAME, ADDRESS & SIGNATURE OF OWNER

MR. JITENDRA M. PARMAR PARTNER OF M/S. KONARK INFRA C.A. TO GANGA NIWAS C. H. S. LTD.	Jitendra Madhavi Parmar
102, KONARK ROYALE, RAMABAI CHEMBURKAR MARG VILE PARLE (E), MUMBAI - 400057	

JOB NO.	DRG.NO.	SCALE	DATE	DRN. BY
57	01	AS SHOWN		T.D.C

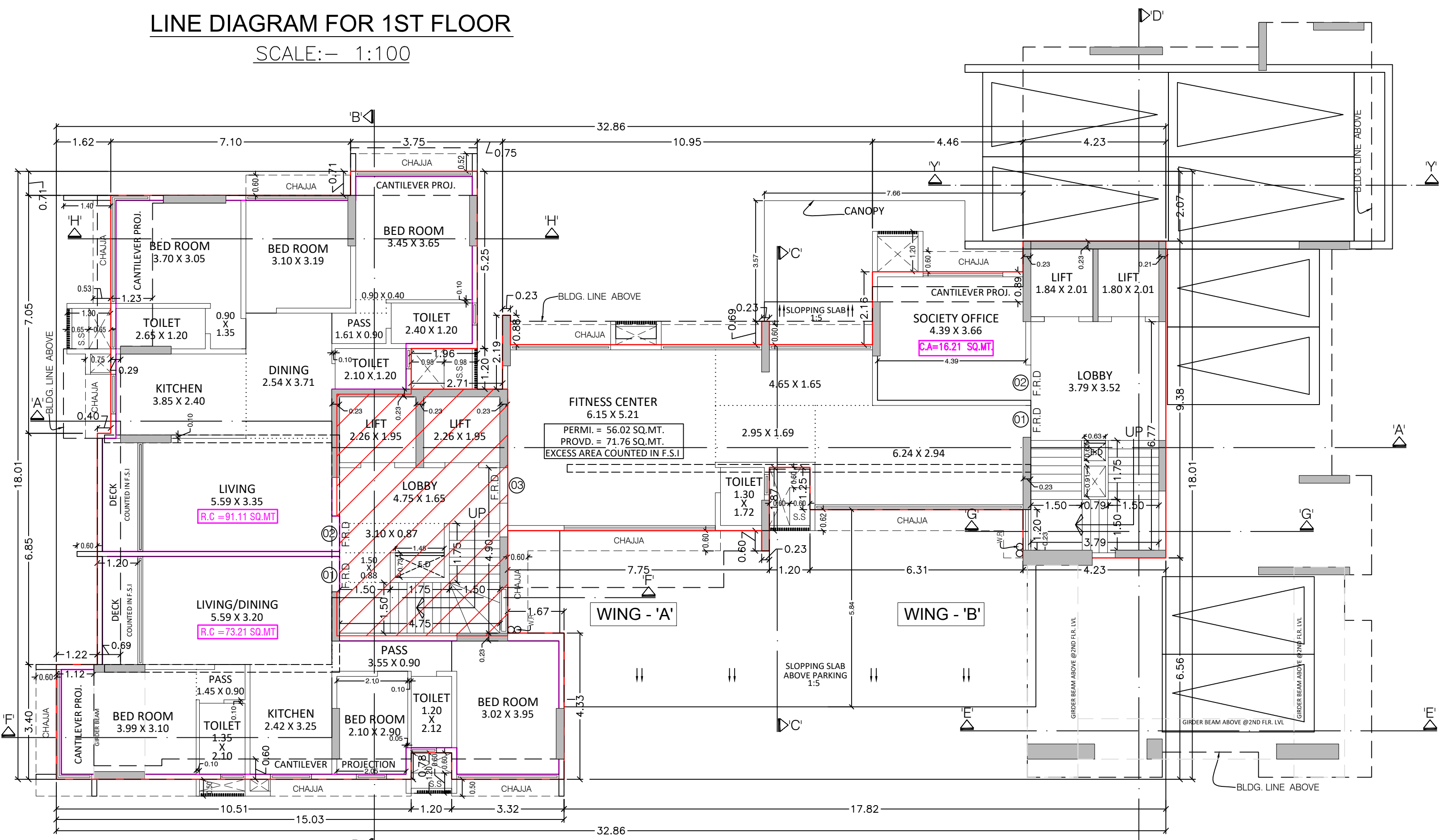
NORTH-LINE	NAME, ADDRESS & SIGNATURE OF LICENSE SURVEYORS	LICENSE SURVEYORS CONSULTING ENGINEERS
VIVEK DATATRAYA JADE		

ANJ ENGINEERING CONSULTANTS LLP

1, NEELANJANI,
PRARTHANA SAMAJ ROAD,
VILEPARLE (EAST), MUMBAI-57.
TEL. 02235634193

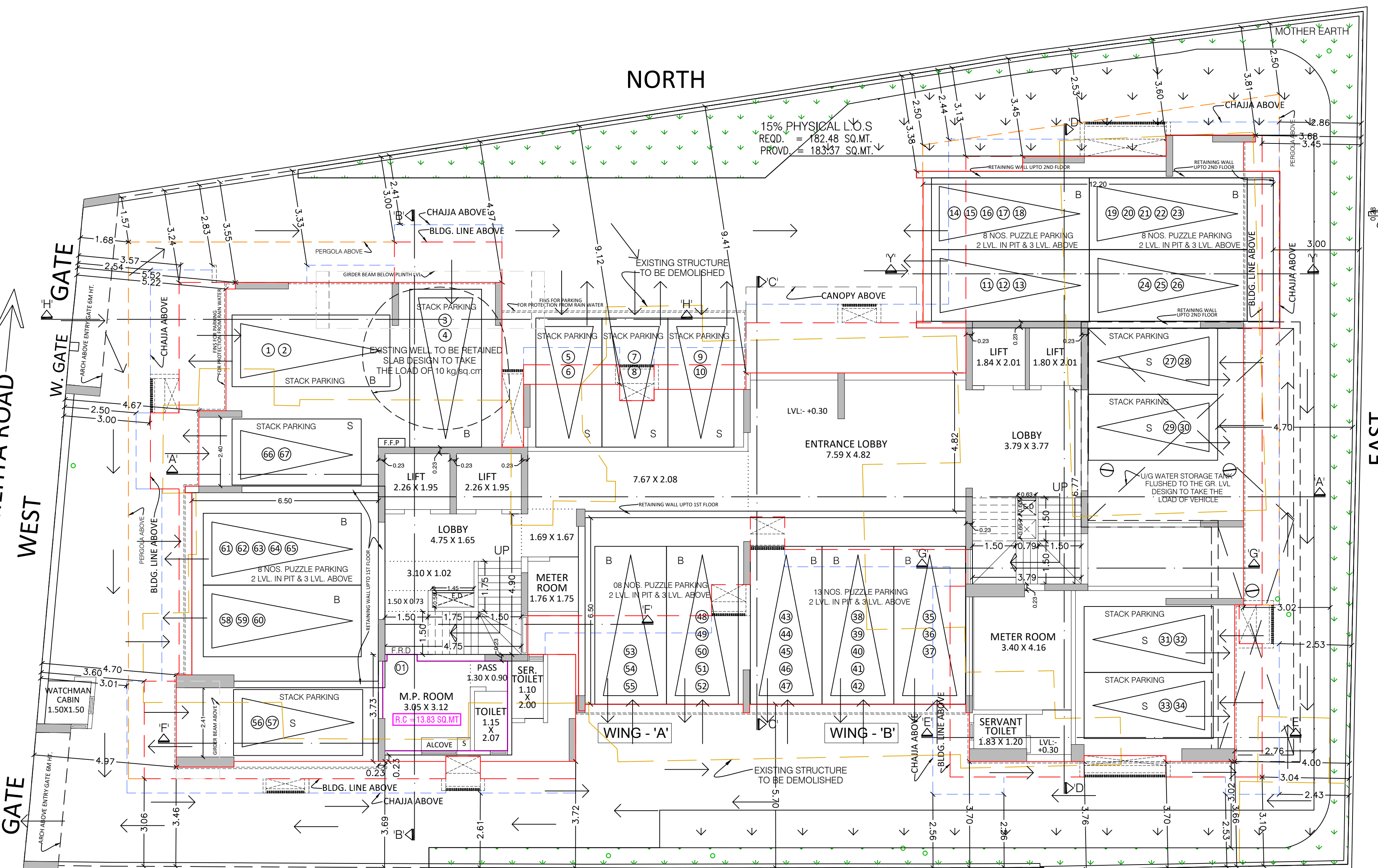
LINE DIAGRAM FOR 1ST FLOOR

SCALE:- 1:100



1ST FLOOR PLAN

SCALE:- 1:100



GROUND FLOOR PLAN

SCALE:- 1:100

BUILT UP AREA CALCULATION

1ST FLOOR

A	15.03	X	18.01	X	1 NO	=	270.69	SQ.MT.	
B	0.23	X	0.88	X	1 NO	=	0.20	SQ.MT.	
C	0.23	X	0.69	X	1 NO	=	0.16	SQ.MT.	
D	0.23	X	0.60	X	1 NO	=	0.14	SQ.MT.	
TOTAL ADDITION							=	271.19	SQ.MT.

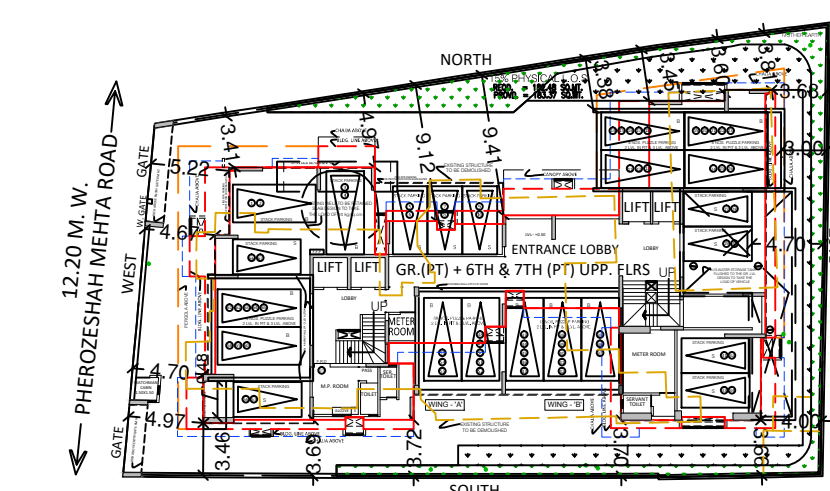
DEDUCTIONS									
1	7.10	X	0.71	X	1 NO	=	5.04	SQ.MT.	
2	2.57	X	5.25	X	1 NO	=	13.49	SQ.MT.	
3	4.53	X	1.20	X	1 NO	=	5.44	SQ.MT.	
4	1.67	X	7.23	X	1 NO	=	12.07	SQ.MT.	
5	1.20	X	0.78	X	1 NO	=	0.94	SQ.MT.	
6	1.22	X	6.85	X	1 NO	=	8.36	SQ.MT.	
7	1.62	X	7.76	X	1 NO	=	12.57	SQ.MT.	
TOTAL DEDUCTION						=	57.91	SQ.MT.	

STAIRCASE AREA CALCULATION

1ST FLOOR

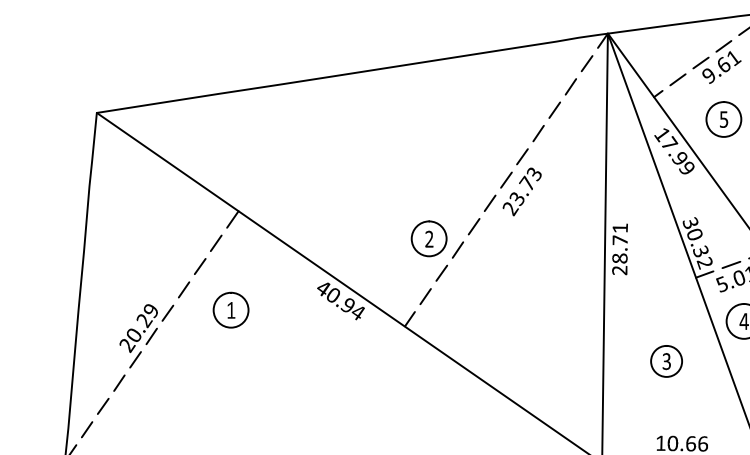
ST1	4.98	X	4.98	X	1 NO	=	24.80	SQ.MT.	
ST2	0.08	X	1.30	X	1 NO	=	0.10	SQ.MT.	
ST3	0.08	X	1.43	X	1 NO	=	0.11	SQ.MT.	
ST4	5.06	X	2.18	X	1 NO	=	11.03	SQ.MT.	
ST5	2.86	X	0.15	X	1 NO	=	0.43	SQ.MT.	
TOTAL STAIRCASE AREA OF FLOOR							=	36.47	SQ.MT.Y2

NET BUILT UP AREA [X1 - Y2] = 176.81 SQ.MT.



BLOCK PLAN

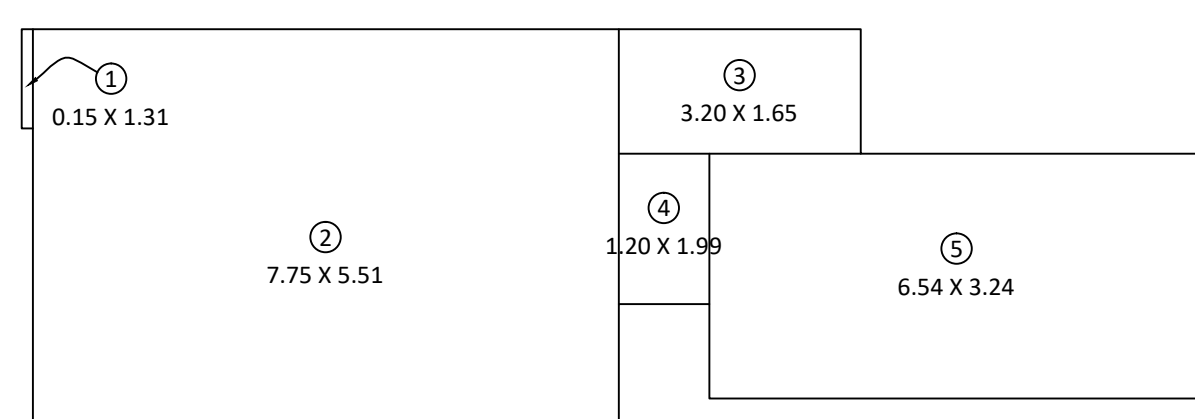
SCALE:- 1:500



PLOT AREA DIAGRAM

SCALE:- 1:500

PLOT AREA CALCULATION									
1	1/2	X	40.94	X	20.29	X	1 NO	=	415.34 SQ.M
2	1/2	X	40.94	X	23.73	X	1 NO	=	485.75 SQ.M
3	1/2	X	28.71	X	10.66	X	1 NO	=	153.02 SQ.M
4	1/2	X	30.32	X	5.01	X	1 NO	=	75.95 SQ.M
5	1/2	X	17.99	X	9.61	X	1 NO	=	86.44 SQ.M
TOTAL ADDITION								=	1216.50 SQ.M



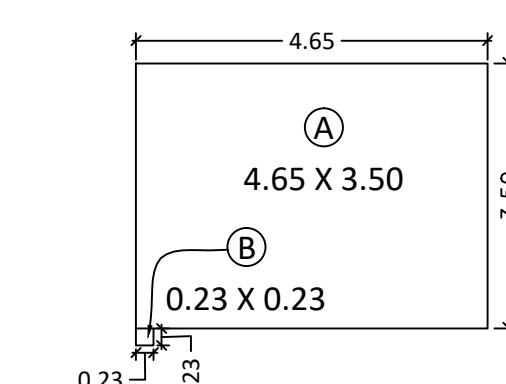
LINE DIAGRAM FOR FITNESS CENTER

SCALE:- 1:100

BUILT UP AREA CALCULATION

FOR FITNESS CENTER

1	0.15	X	1.31	X	1 NO	=	0.20	SQ.MT.	
2	7.75	X	5.51	X	1 NO	=	42.70	SQ.MT.	
3	3.20	X	1.65	X	1 NO	=	5.28	SQ.MT.	
4	1.20	X	1.99	X	1 NO	=	2.39	SQ.MT.	
5	6.54	X	3.24	X	1 NO	=	21.19	SQ.MT.	
TOTAL ADDITION							=	71.76	SQ.MT.
PERMISSIBLE AREA (2816.82 - 15.74 = 2801.08 X 2%)							=	56.02	SQ.MT.
PROPOSED AREA							=	71.76	SQ.MT.
EXCESS AREA COUNTED IN F.S.I							=	15.74	SQ.MT.



LINE DIAGRAM FOR GROUND FLOOR

SCALE:- 1:100

BUILT UP AREA CALCULATION

GROUND FLOOR

A	4.65	X	3.50	X	1 NO	=	16.28	SQ.MT.
B	0.23	X	0.23	X	1 NO	=	0.05	SQ.MT.
TOTAL ADDITION						=	16.33	SQ.MT. X

50% MOTHER EARTH AREA CALCULATION

a	1/2	X	16.27	X	0.28	X	1 NO	=	2.28	SQ.MT.	
b	1/2	X	16.27	X	0.28	X	1 NO	=	2.28	SQ.MT.	
c	1/2	X	14.69	X	2.09	X	1 NO	=	15.35	SQ.MT.	
d	1/2	X	4.89	X	0.98	X	1 NO	=	2.40	SQ.MT.	
e	1/2	X	7.74	X	2.17	X	1 NO	=	8.40	SQ.MT.	
f	1/2	X	5.42	X	0.67	X	1 NO	=	1.82	SQ.MT.	
g	1/2	X	8.06	X	0.59	X	1 NO	=	2.38	SQ.MT.	
h	1/2	X	6.24	X	0.59	X	1 NO	=	1.84	SQ.MT.	
i	1/2	X	9.10	X	0.59	X	1 NO	=	2.68	SQ.MT.	
j	1/2	X	5.95	X	0.65	X	1 NO	=	1.93	SQ.MT.	
k	1/2	X	3.23	X	2.23	X	1 NO	=	3.60	SQ.MT.	
l	1/2	X	27.64	X	1.04	X	1 NO	=	14.37	SQ.MT.	
m	1/2	X	29.75	X	0.65	X	1 NO	=	9.67	SQ.MT.	
n	1/2	X	2.22	X	1.93	X	1 NO	=	2.14	SQ.MT.	
o	1/2	X	10.59	X	0.60	X	1 NO	=	3.18	SQ.MT.	
p	1/2	X	10.59	X	0.10	X	1 NO	=	0.53	SQ.MT.	
q	1/2	X	29.84	X	0.69	X	1 NO	=	10.29	SQ.MT.	
r	1/2	X	21.43	X	0.70	X	1 NO	=	7.50	SQ.MT.	
TOTAL ADDITION									=	92.64	SQ.MT. X

DEDUCTIONS										
x	2/3	X	2.44	X	0.49	X	1 NO	=	0.80	SQ.MT.
y	2/3	X	2.20	X	0.40	X	1 NO	=	0.59	SQ.MT.
TOTAL DEDUCTION								=	1.39	SQ.MT. Y
TOTAL BUILT UP AREA [X - Y1]								=	91.25	SQ.MT. X

LINE DIAGRAM FOR PHYSICAL L.O.S

SCALE:- 1:200

15% PHYSICAL L.O.S AREA CALCULATION

1	1/2	X	16.27	X	0.28	X	1 NO	=	2.28	SQ.MT.	
2	1/2	X	16.27	X	0.28	X	1 NO	=	18.14	SQ.MT.	
3	1/2	X	4.89	X	0.98	X	1 NO	=	2.40	SQ.MT.	
4	1/2	X	17.79	X	1.27	X	1 NO	=	11.30	SQ.MT.	
5	1/2	X	13.14	X	0.73	X	1 NO	=	4.80	SQ.MT.	
6	1/2	X	17.79	X	2.37	X	1 NO	=	21.08	SQ.MT.	
7	1/2	X	11.30	X	1.19	X	1 NO	=	6.72	SQ.MT.	
8	1/2	X	12.81	X	4.05	X	1 NO	=	25.94	SQ.MT.	
9	1/2	X	27.90	X	1.44	X	1 NO	=	20.09	SQ.MT.	
10	1/2	X	29.74	X	1.21	X	1 NO	=	17.99	SQ.MT.	
11	1/2	X	10.60	X	1.91	X	1 NO	=	10.40	SQ.MT.	
12	1/2	X	9.85	X	9.94	X	1 NO	=	9.34	SQ.MT.	
13	1/2	X	13.53	X	1.99	X	1 NO	=	13.46	SQ.MT.	
14	1/2	X	13.53	X	2.00	X	1 NO	=	13.53	SQ.MT.	
15	1/2	X	8.07	X	0.71	X	1 NO	=	2.86	SQ.MT.	
16	1/2	X	8.07	X	0.70	X	1 NO	=	2.82	SQ.MT.	
TOTAL ADDITION									=	183.37	SQ.MT.
REQUIRED LO 5 (216.50 X 1.5%)									=	182.48	SQ.MT.
PROVIDED LO 5									=	183.37	SQ.MT.