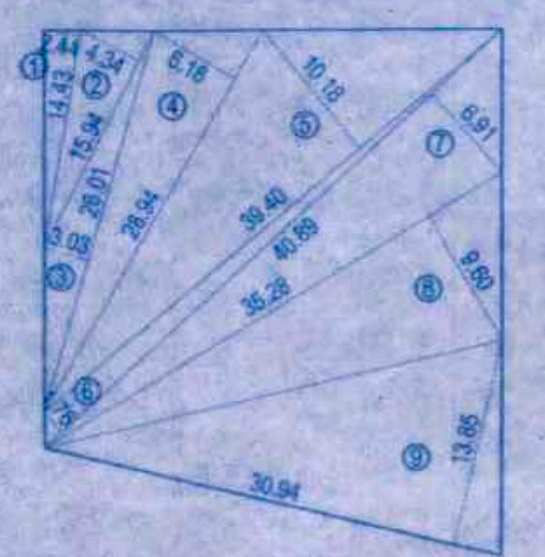
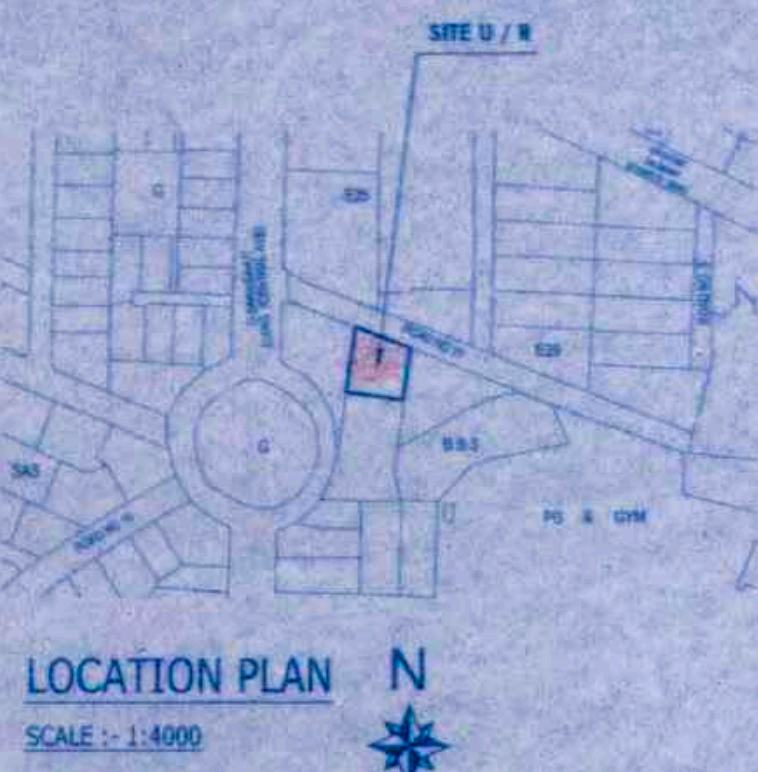
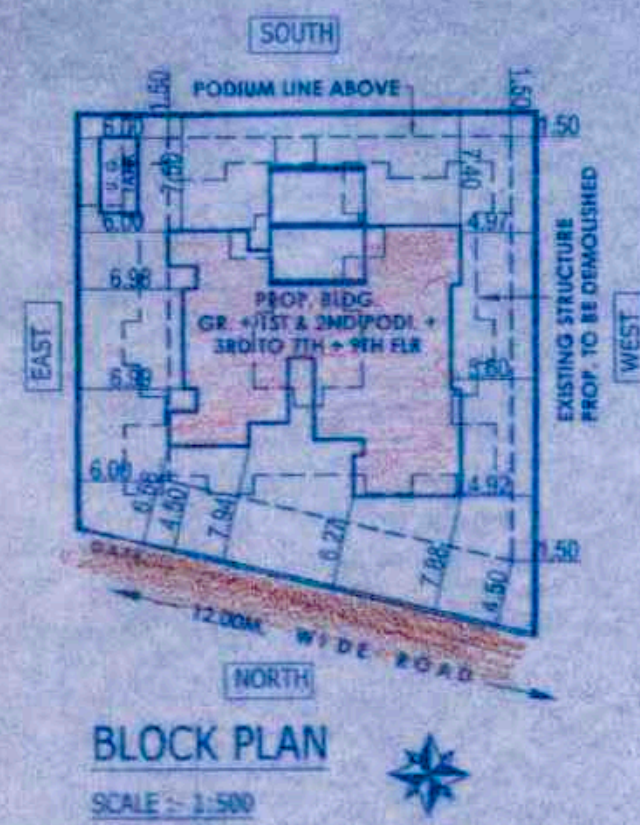




PLOT AREA CALCULATION

ADDITION	1	2	3	4	5	6	7	8	9	TOTAL PLOT AREA
1	34.43	X 2.44	X 0.50 NOS.	=	17.50	SQ.MT.				
2	15.94	X 4.34	X 0.50 NOS.	=	34.59	SQ.MT.				
3	26.01	X 3.03	X 0.50 NOS.	=	39.41	SQ.MT.				
4	28.94	X 6.18	X 0.50 NOS.	=	89.42	SQ.MT.				
5	39.40	X 10.18	X 0.50 NOS.	=	200.55	SQ.MT.				
6	40.89	X 1.76	X 0.50 NOS.	=	35.98	SQ.MT.				
7	40.89	X 6.91	X 0.50 NOS.	=	141.27	SQ.MT.				
8	35.28	X 9.60	X 0.50 NOS.	=	169.34	SQ.MT.				
9	30.94	X 13.85	X 0.50 NOS.	=	214.26	SQ.MT.				
					942.42	SQ.MT.				

STAIRCASE AREA STATEMENT

FLOORS	TOTAL B.U. AREA SQ.MTS
GR. FLR.	---
1ST FLR.	---
2ND FLR.	---
3RD FLR.	42.78
4TH FLR.	40.65
5TH FLR.	40.65
6TH FLR.	40.65
7TH FLR.	40.65
8TH FLR.	40.65
9TH FLR.	40.65
TOTAL	296.88

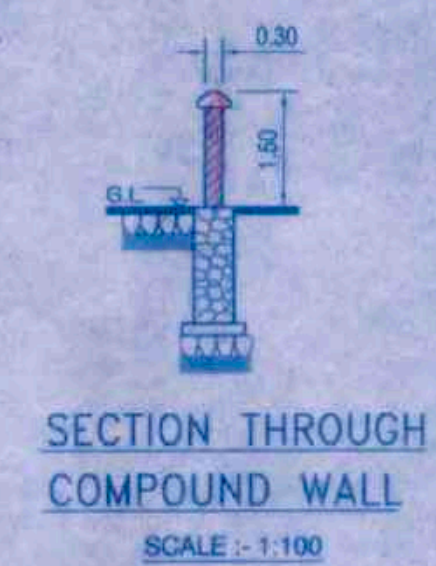
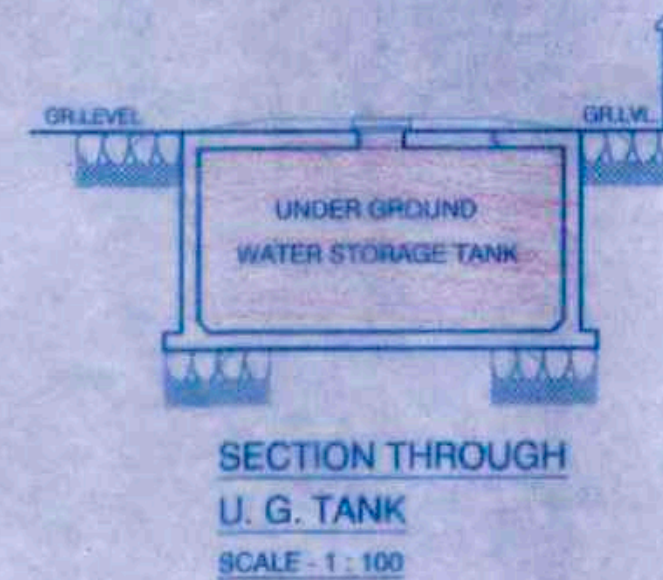
BUILT-UP AREA SUMMARY

FLOORS	TOTAL B.U. AREA SQ.MTS
GR. FLR.	---
1ST FLR.	---
2ND FLR.	---
3RD FLR.	164.25
4TH FLR.	234.17
5TH FLR.	234.17
6TH FLR.	234.17
7TH FLR.	234.17
8TH FLR.	234.17
9TH FLR.	257.02
EXCESS FITNESS CENTER AREA	17.51
TOTAL	1609.63
TOTAL GROSS BUILT-UP AREA	= 1609.63 SQ. MT.

CAR PARKING STATEMENT

CARPET AREA SQ.MT.	REQD. PARKING AS PER D.E. RULE	NO. OF FLATS	REQ. PARKING
BELOW 35.00	1 PARK / 4 TEN.	---	NIL
35.00 TO 45.00	1 PARK / 2 TEN.	72 NOS.	06.00 NOS.
45.00 TO 70.00	1 PARK / 1 TEN.	13 NOS.	13.00 NOS.
ABOVE 70.00	1 PARK / 1.50 TEN.	91 NOS.	02.00 NOS.
TOTAL		26 NOS.	21.00 NOS.
25% ADDITIONAL PARKING FOR VISITORS			05.25 NOS.
TOTAL			26.25 NOS.
PARKING REQUIRED			26.00 NOS.
TOTAL PARKING PROVIDED			26.00 NOS.

S.No	DESCRIPTION	Sq.Mt.	Land SRR	Receipt No.	Amount
A)	F.S.I. OF BUILT-UP AREA OF REHABILITATION COMPONENT FOR PURELY RESIDENTIAL IN EXISTING STRUCTURES	727.74	---	---	---
B)	F.S.I. OF BUILT-UP AREA OF REHABILITATION COMPONENT FOR NON-RESIDENTIAL IN EXISTING STRUCTURES	NIL	---	---	---
C)	TOTAL BUILT-UP AREA OF EXISTING STRUCTURES PROPOSED TO BE RE-ACCOMMODATED (A+B)	727.74	---	---	---
D)	MAXIMUM FUNGIBLE BUILT-UP AREA COMPONENT REHABILITATION BUILT-UP AREA COMPONENT = (A x 0.35 + B x 0.20)	254.70	---	---	---
E)	FUNGIBLE BUILT-UP AREA CONSUMED FOR REHABILITATION COMPONENT OF PURELY RESIDENTIAL USE	254.70	---	---	---
F)	FUNGIBLE BUILT-UP AREA CONSUMED FOR REHABILITATION COMPONENT OF PURELY NON-RESIDENTIAL USE	NIL	---	---	---
G)	FUNGIBLE BUILT-UP AREA CONSUMED FOR REHABILITATION COMPONENT	254.70	---	---	---
H)	(G) / (C) < 0.35	0.35	---	---	---
I)	PREMIUM TO BE PAID FOR FUNGIBLE BUILT-UP AREA FOR PURELY RESIDENTIAL EXCLUDING REHAB = 0.60 x SDR RATE ON DATE OF PAYMENT	105.30	Rs. 82,500/-	1002138196 Dt. 14/05/2015	Rs. 52,12,400/-
J)	PREMIUM TO BE PAID FOR FUNGIBLE BUILT-UP AREA FOR COMMERCIAL EXCLUDING REHAB AREA = 1.00 x SDR RATE ON DATE OF PAYMENT X C-2	NIL	---	---	---



PROFORMA - A

A) AREA STATEMENT	SQ.MTS.
1 Area of Plot as per P.R. Card	942.40
2 Deductions for:	
a) Road Setback Area	---
b) Proposed Road	---
c) Any Reservation	---
d) ---% amenity space as per DCR 56/57 (sub-plot)	---
Total Deductions (a+b+c)	942.40
3 Balance Area of Plot (1-2)	---
4 Deduction for Recreation Ground (if Deductible) 15%	---
5 Net Plot Area (3-4)	---
6 Additions for Floor Space Index	
2(a) 100% Set Back Area	---
2(b) 100% D.P. Road	---
7 Total Area (5+6)	942.40
8 Floor Space Index Permissible	ONE
9a) Floor Space Index Credit available by Development Rights	---
Additions for floor space index	
9(b) Additional F.S.I. 0.33 as per Notification No. TPB - 4308 / 776 / CR - 127 / 2008 / UD - 11 DT. 24/10/2011 Premium amount of Rs. 18,62,850/- paid to M. C. G. M. under receipt No. 1001837308 dt. 16/08/2014 and Rs. 18,62,850/- paid to State Government (R.B.I.) under receipt No. 017227 dt. 21/08/2014	310.39
9(c) ---% as per DCR 33 ()	---
9(d) Other	---
10 Permissible Floor Area (7 x 8) + 9 above	1253.39
11 Existing Floor Area	---
12 Proposed Built-up Area	1253.39
13 Excess Balcony area taken in Floor Space Index	---
14a) Purely Residential Built-up area	1253.39
14b) Remaining Non-Residential Built-up area	---
14) TOTAL Built-up proposed (11+12+13) (as per old approved plan dt. --- prior to 06/01/12)	1253.39
15 Floor Space Index consumed	14 / 3
B) Details of FSI availed as per DCR 35(4)	
1 Fungible Built-up Area component proposed vide DCR 35(4) for purely residential = 1253.39 x 0.35 = 438.69	360.00
2 Fungible Built-up Area component proposed vide DCR 35(4) for Non-residential = 148 x 0.20 =	---
3 Total fungible Built-up Area vide DCR 35(4) = (B.1 + B.2)	360.00
4 Total Gross BUILT-UP AREA permissible (14 + B.3)	1613.39
4 Total Gross BUILT-UP AREA proposed	1609.63
C) Tenement Statement	
i) Proposed Area (from A, 12 above)	1609.63
ii) Less Non-Residential Area (Balk)	---
iii) Area Available for Tenements (1-i)	1609.63
iv) Tenements Permissible (Density of Tenements 450/Hac)	72 Nos.
v) Tenements Proposed	26 Nos.
vi) Tenements Existing	---
vii) Total Tenements on the Plot	26 Nos.
D) PARKING AREA STATEMENT	
i) Parking Required by Regulations for	26 Nos.
ii) Covered Garages Permissible	---
iii) Covered Garages Proposed	---
iv) Total Parking Provided	26 Nos.
E) Transport Vehicles Parking	
i) Space for transport vehicles parking required by Regulations	---
ii) Total no. of transport vehicles parking spaces provided	---

PROFORMA-B

CONTENT OF SHEET

GROUND FLOOR PLAN, 1ST & 2ND PODIUM FLOOR PLAN, BUILT-UP AREA SUMMARY, FUNGIBLE STATEMENT, PARKING AREA STATEMENT, BLOCK & LOCATION PLAN

STAMP OF DATE OF RECEIPT OF PLAN	STAMP OF APPROVAL OF PLAN
This Cancels Approval of the Previous Plans mentioned under no. CE/6754BPES/AM Dated 27/10/2014	20 MAY 2015 Approved subject to the conditions mentioned in this office Letter No. CE/ 6754-BPES/AM S.E.(B.F.)

CERTIFICATE OF AREA

CERTIFIED THAT THE I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 01/01/2014 AND THAT THE DIMENSION OF THE SIDE ETC OF PLOT STATED ON THE PLOT ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 942.40 SQ.MT AND TALLIES WITH IS MORE THAN THE AREA STATED IN THE DOCUMENT OF OWNERSHIP, TOWN PLANNING SCHEME RECORD.

SIGNATURE OF L.S.

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT OF PLOT NO. 117 OF S.S.-III, ON PLOT BEARING C.T.S. NO. 973, 973/1 TO 9 OF VILLAGE CHEMBUR, 21ST ROAD, CHEMBUR, MUMBAI - 400 071

NAME AND SIGNATURE OF OWNER

SHRI GIRISH P. GANGWANI

M/s. HERITAGE LIFESTYLES & DEVELOPERS PVT. C.A. TO OWNER M/s. APSARA C.H.S. LTD.

JOB No.	DRG. No.	DATE	DRN. BY	CHK. BY	REVISION
1/3			SHASHI	ASHISH	

NAME SIGNATURE & ADDRESS OF LICENSED SURVEYOR

ASHISH BHATT

SHOP NO. 13 & 14, LOWER GROUND FLOOR, RINWAL COMMERCIAL COMPLEX, NEXT TO SANTOSH MATA TEMPLE, MULLUND (WEST), MUMBAI - 400060.

