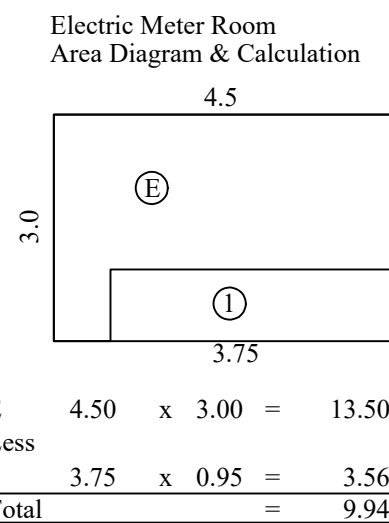


BUA Statement					
Floor	Resi.	Comm.	Passage	Total (1 to 3)	Staircase Lift & Lift Lobby free of FSI
	Sq.mtr.	Sq.mtr.	Sq.mtr.	Sq.mtr.	Sq.mtr.
1	2	3	4	5	
G	-	15.39	-	15.39	24.50
1	96.90	-	2.16	99.06	26.64
2	130.48	-	1.74	132.22	26.09
3	130.48	-	1.74	132.22	26.09
4	130.48	-	1.74	132.22	26.09
5	57.28	-	1.74	59.02	26.09
6	-	-	-	-	26.09
7	-	-	-	-	-
8	-	-	-	-	-
9	-	-	-	-	-
Total	545.62	15.39	9.12	570.13	181.59

Tenement Statement			
Floor	Comm (Nos.)	Resi. (Nos.)	
G	1	-	
1	-	3	
2	-	4	
3	-	4	
4	-	4	
5	-	4	
6	-	3	
7	-	-	
8	-	-	
9	-	-	
Total	1	22	

RERA Carpet Area			
Floor	Office/ Flat Nos.	Carpet Area	
G	1	29.22	
1	101	28.42	
2	102	28.26	
3	103	28.26	
2 to 5	201, 301, 401, 501	29.22	
	202, 302, 402, 502	28.42	
	203, 303, 403, 503	28.26	
	204, 304, 404, 504	30.29	
6	601	29.22	
	603	28.26	
	604	30.29	

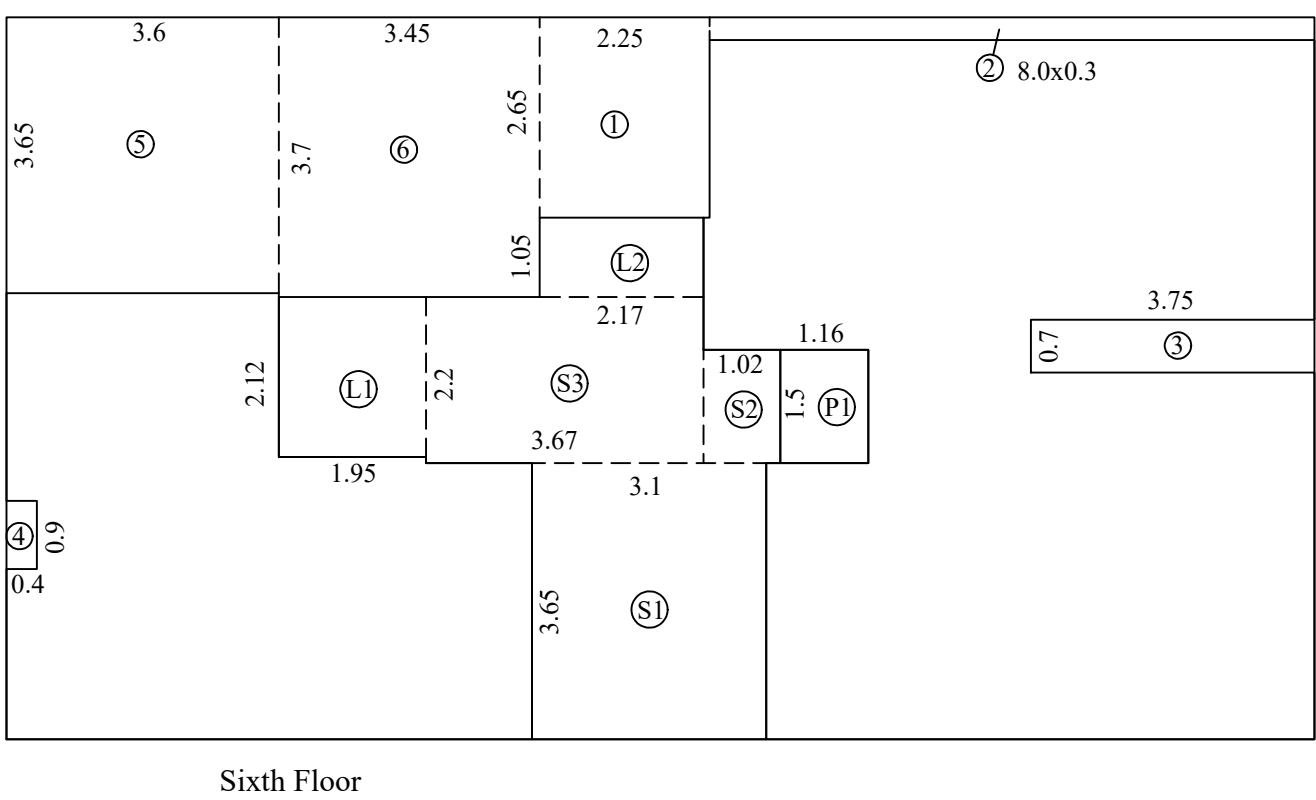
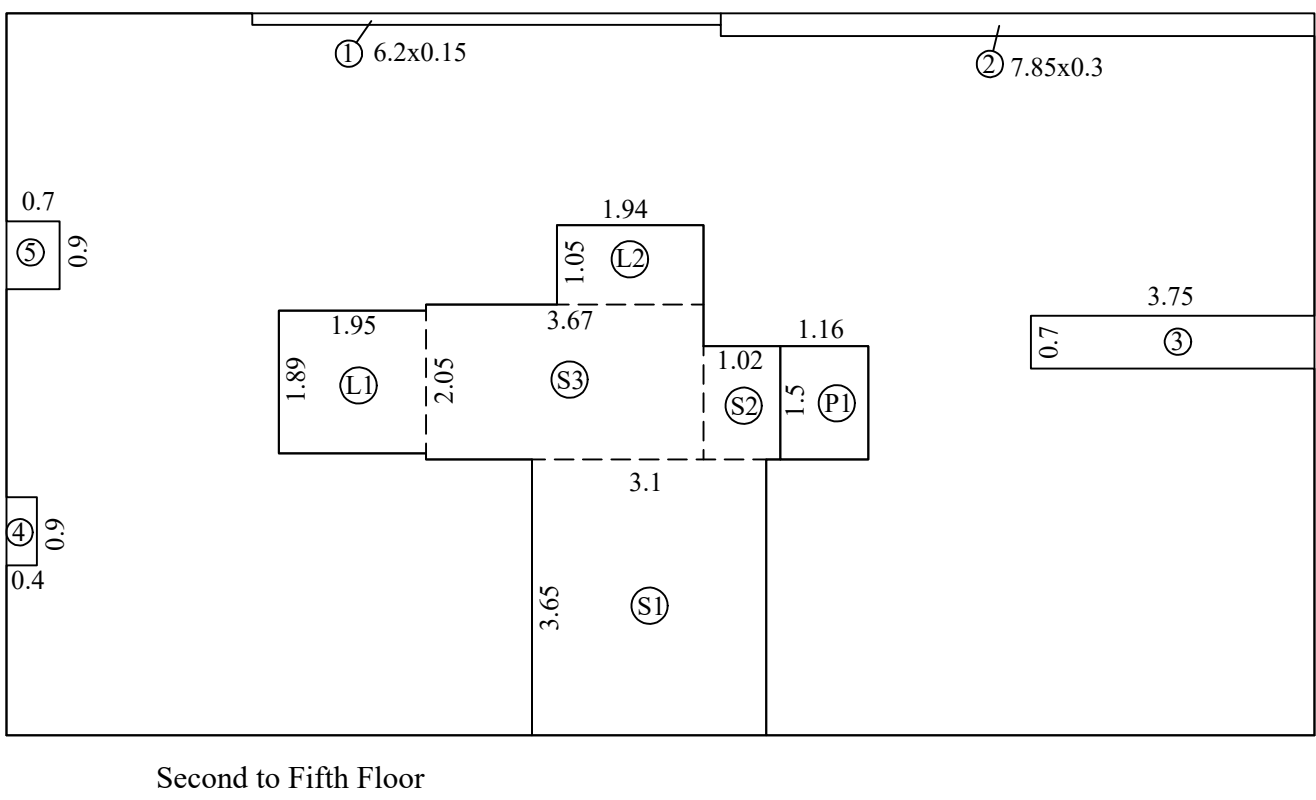
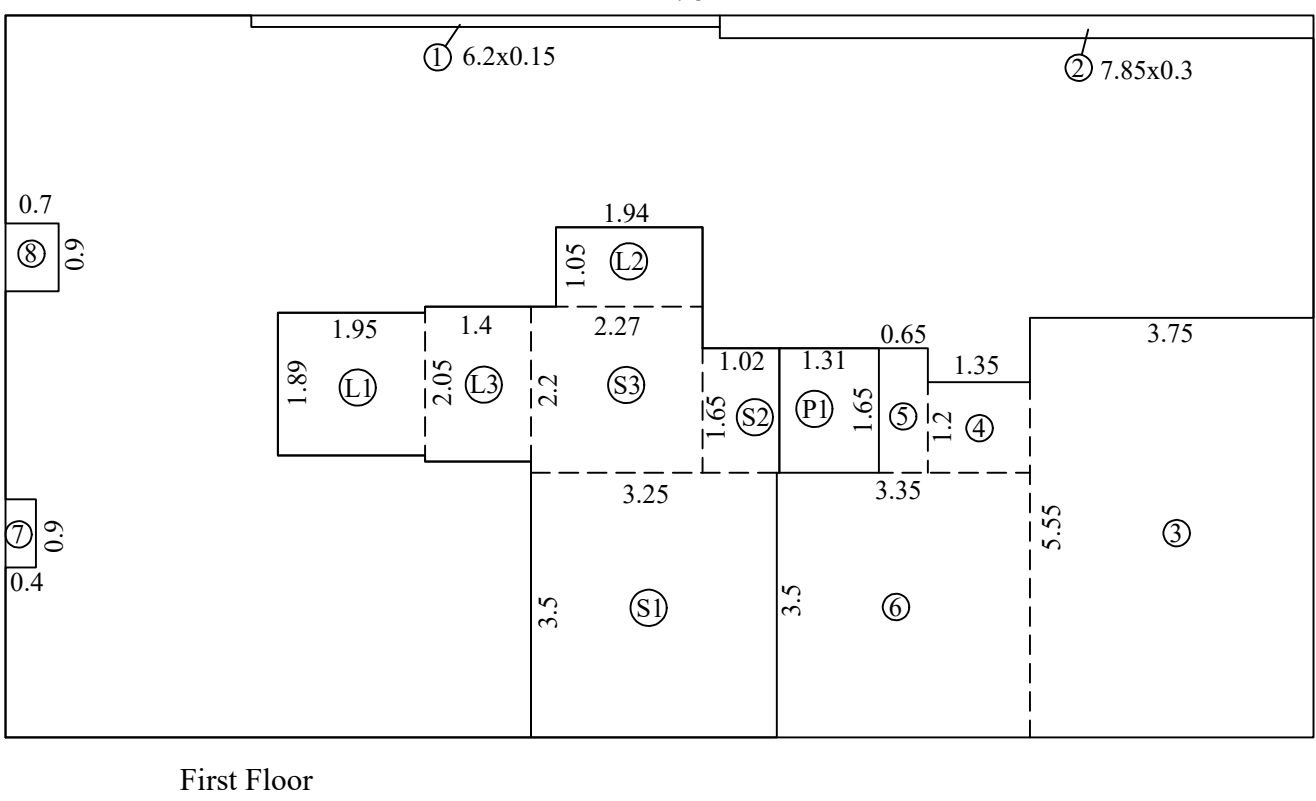
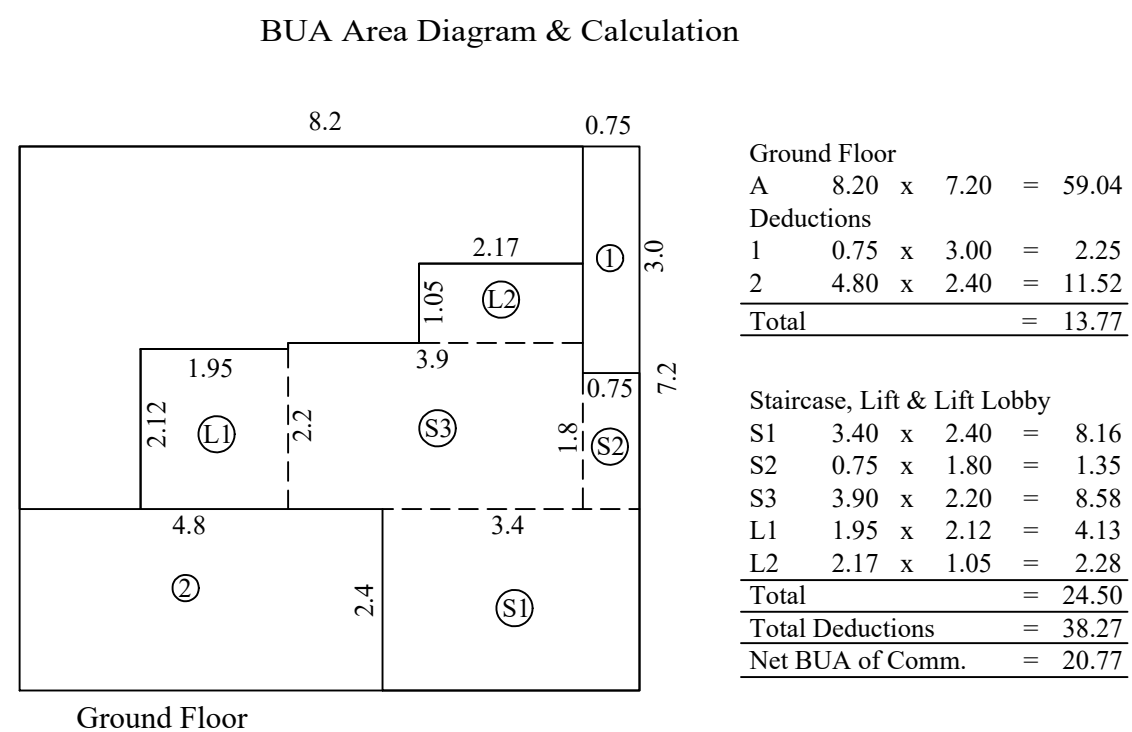
Carpet Area Statement			
Ground Floor Office	4.90 x 2.30	=	11.27
Toilet	1.95 x 1.25	=	2.43
Total		=	16.56
First to Ninth Floor			
Flat No. 1			
Living	2.75 x 3.35	=	9.21
Kitchen	2.60 x 1.95	=	5.07
Bed	3.30 x 2.45	=	8.09
Bath	1.10 x 1.95	=	2.15
WC	1.20 x 1.00	=	1.20
Passage	0.50 x 1.30	=	0.65
Passage	1.70 x 1.00	=	1.70
Total		=	28.06
Flat No. 2			
Living	2.75 x 3.40	=	9.35
Kitchen	2.15 x 2.35	=	5.05
Bed	2.95 x 2.45	=	7.23
Bath	2.00 x 1.00	=	2.00
WC	1.00 x 1.30	=	1.30
Passage	1.00 x 1.00	=	1.00
Passage	1.25 x 1.00	=	1.25
Total		=	27.18
Flat No. 3			
Living	2.75 x 3.80	=	10.45
Kitchen	2.25 x 2.25	=	5.06
Bed	2.50 x 3.40	=	8.50
Bath	1.10 x 1.90	=	2.09
WC	1.05 x 1.05	=	1.10
Total		=	27.21
Flat No. 4			
Living	2.85 x 3.35	=	9.55
Kitchen	2.70 x 1.95	=	5.27
Bed	2.75 x 2.50	=	6.88
Toilet	1.20 x 1.95	=	2.34
Toilet	2.10 x 1.10	=	2.31
Passage	0.65 x 1.55	=	1.01
Passage	1.15 x 1.30	=	1.50
Total		=	28.84



The Carpet Area Calculations are as certified by the L.S. and are for evaluating the Car Parking Requirements.

Fungible BUA Statement				
Floor	Resi.	Comm.	Passage	Total (1 to 3)
	Sq.mtr.	Sq.mtr.	Sq.mtr.	Sq.mtr.
G	1	2	3	4
1	-	-	-	-
2	-	-	-	-
3	-	-	-	-
4	-	-	-	-
5	73.20	-	-	73.20
6	98.89	-	1.74	100.63
7	-	-	-	-
8	-	-	-	-
9	-	-	-	-
Total	172.09	5.38	1.74	179.21

Fungible Area Statement Summary		Sq.mtr.
1	BUA proposed	570.13
2	Fungible BUA permissible	199.54
3	Fungible BUA proposed	
a	On Residential Component	173.83
b	On Commercial Component	5.38
c	Total (a + b)	179.21
4	BUA of rehabilitation component of existing tenants	-
5	Fungible BUA permissible for existing tenants without charging premium (35% of '4' above)	-
6	Fungible BUA for Residential Component with charing premium [3(a) - 5]	173.83
7	Fungible BUA for Commercial Component with charing premium	5.38
8	Total Fungible BUA with charing premium (6 + 7)	179.21



Carpet Area for Parking Purpose			
Floor	Flat Nos.	Area	Upto 45
1	101	28.06	1
	102	27.18	1
	103	27.21	1
2 to 5	201,301,401,501	28.06	4
	202,302,402,502	27.18	4
	203,303,403,503	27.21	4
	204,304,404,504	28.44	4
6	601	28.06	1
	603	27.21	1
	604	28.44	1
Total			22
Parking Statement			
I Residential			
A	Nos. of flats up to 45 Sq.mt.	: 22	
	Parking requirement (22 / 4)	: 5.50	
B	Nos. of flats between 45 to 60 Sq.mt.	: -	
	Parking requirement - (- / 2)	: -	
C	Total (A + B)	: 5.50	
D	Visitor's Parking 10% of 'C' above	: 0.55	
E	Total (C + D)	: 6.05 (i)	
II Non-Residential (Office)			
A	One parking space for every 37.50 sq.mt. of floor area upto 1500 sq.mt. (20.77 / 37.50)	: 0.55	
B	Visitor's Parking 10% of 'A' above or minimum of 02 parking space	: 0.05 Say 02	
C	Total (A + B)	: 2.55 (ii)	
	Total Parking required (i + ii)	: 8.60 Say 09	
	Parking Proposed	: 09 Nos.	

First Floor	A	17.30 x 9.55	=	165.22
Deductions	1	6.20 x 0.15	=	0.93
	2	7.85 x 0.30	=	2.36
	3	3.75 x 5.55	=	20.81
	4	1.35 x 1.20	=	1.62
	5	0.65 x 1.65	=	1.07
	6	3.35 x 3.50	=	11.73
	7	0.40 x 0.90	=	0.36
	8	0.70 x 0.90	=	0.63
Total			=	39.51
Passage	P1	1.31 x 1.65	=	2.16
Staircase, Lift & Lift Lobby	S1	3.25 x 3.50	=	11.38
	S2	1.02 x 1.65	=	1.68
	S3	2.27 x 2.20	=	4.99
	L1	1.95 x 1.89	=	3.69
	L2	1.94 x 1.05	=	2.04
	L3	1.40 x 2.05	=	2.87
Total			=	26.64
Total Deductions			=	68.31
Net BUA			=	96.90

Second to Eighth Floor	A	17.30 x 9.55	=	165.22
Deductions	1	6.20 x 0.15	=	0.93
	2	7.85 x 0.30	=	2.36
	3	3.75 x 0.70	=	2.63
	4	0.40 x 0.90	=	0.36
	5	0.70 x 0.90	=	0.63
Total			=	6.90
Passage	P1	1.16 x 1.50	=	1.74
Staircase, Lift & Lift Lobby	S1	3.10 x 3.65	=	11.32
	S2	1.02 x 1.50	=	1.53
	S3	3.67 x 2.05	=	7.52
	L1	1.95 x 1.89	=	3.69
	L2	1.94 x 1.05	=	2.04
Total			=	26.09
Total Deductions			=	34.73
Net BUA			=	130.48

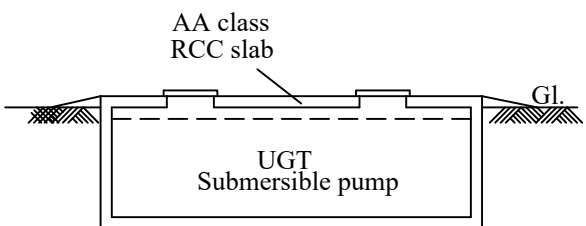
Sixth Floor	A	17.30 x 9.55	=	165.22
Deductions	1	2.25 x 2.65	=	5.96
	2	8.00 x 0.30	=	2.40
	3	3.75 x 0.70	=	2.63
	4	0.40 x 0.90	=	0.36
	5	3.60 x 3.65	=	13.14
	6	3.45 x 3.70	=	12.77
Total			=	37.26
Passage	P1	1.16 x 1.50	=	1.74
Staircase, Lift & Lift Lobby	S1	3.10 x 3.65	=	11.32
	S2	1.02 x 1.50	=	1.53
	S3	3.67 x 2.20	=	8.07
	L1	1.95 x 2.12	=	4.13
	L2	2.17 x 1.05	=	2.28
Total			=	27.33
Total Deductions			=	66.33
Net BUA			=	98.89

Stamp & Date of Approval of Plans			01 of 02
This cancels approval to the previous plans sanctioned u/no. CHE/ES/3439/L/337 (NEW) dtd. 27.12.2022		Approved subject to the conditions mentioned in this office letter u/no. CHE/ES/3439/L/337(NEW)/337/2/Amend	
S.E.(B.P.)- LE / NW		A.E.(B.P.)-L&N	E.E.(B.P.)E.S.-I
Form I			
I	Area Statement		Sq.mtr.
1	Area of the plot		412.50
(a)	Area of Reservation in plot		-
(b)	Area of Road Setback		32.41
(c)	Area of DP Road		-
2	Deductions for		
A	For Reservation/ Road Area		-
(a)	Road setback area to be handed over (100%) (Regulation No. 16)		32.41
(b)	Proposed D P road to be handed over (100%) (Regulation No. 16)		-
(c)	(i) Reservation area to be handed over (100%) (Regulation No. 17)		-
	(ii) Reservation area to be handed over as per AR (Regulation No. 17)		-
B	For Amenity area		-
	Area of amenity plot/plots to be handed over as per DCPR 14(A)		-
	Area of amenity plot/plots to be handed over as per DCPR 14(B)		-
C	Deductions 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 deductions: [(2(A)+2(B))+2(C)]		32.41
4	Balance area of plot (1 - 3)		380.09
5	Plot area under Development after areas to be handed over to MCGM/ Appropriate Authority as per Sr. No. 4 above		380.09
6	Zonal (basic) FSI		1.00
7	BUA as per Zonal (basic) FSI (5 x 6)		380.09
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 per column 6 of Table 12 on remaining /balance plot.)		-
(iii)	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	BUA due to "Additional FSI on payment of Premium" as per Table No. 12 of Regulation No 30(A) on remaining/ balance plot. (380.09 x 0.5)		190.04
11	BUA due to admissible "TDR" as per Table No. 12 of Regulation No. 30 (A) and 32 on remaining / balance plot. Permissible : 380.09 x 0.5 = 190.045		-
	FSI credit by Reservation TDR		-
	FSI credit by Slum TDR		-
12	BUA for road setback area (0 x 2)		-
13	Permissible BUA (7 + 10 + 11 + 12)		570.13
14	Proposed BUA		570.13
15	TDR generated if any as per regulation 30(A) and 32		-
16	Fungible Compensatory Area as per Regulation No. 31(3)		-
(a)	i) Permissible Fungible compensatory area for rehab component without charing premium		-
	ii) Fungible compensatory area availed for rehab component without charging premium		-
(b)	i) Permi. Fungible Compensatory residential area availed by charging premium		194.16
	ii) Fungible Compensatory residential area availed on payment of premium		173.83
(c)	i) Permi. Fungible Compensatory commercial area availed by charging premium		5.38
	ii) Fungible Compensatory commercial area availed on payment of premium		5.38
17	Total BUA proposed including Fungible Compensatory Area [(13+16(a)(ii) +16(b)(ii)+16(c)(ii)]		749.34
18	FSI consumed on Net Plot (1/4 / 4)		1.50
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)		-
	ii) 14 (B)		-
	iii) 15		-
C	Requirement of Recreational Open Space in Layout/Plot as per Reg. No. 27		-
D	Tenement Statement		
	i) Proposed built up area (17 above)		749.34
	ii) Less deduction of non-residential area		20.77
	iii) Area available for tenements [i - ii]		728.57
	iv) Tenements permissible (450/10000) [728.57 x (450/10000)] = 32.78		Say 33
	v) Total number of Tenements proposed on the plot		22
E	Parking Statement		
	Parking required by Regulations for		
	i) Car, Scooter/Motor cycle, Outsiders (visitors)		09
	ii) Covered garage permissible		-
	iii) Covered garages proposed		-
	Car, Scooter/Motor cycle, Outsiders (visitors)		-
	iv) Total parking provided		09
F	Transport Vehicles Parking		
	(i) Spaces for transport vehicles parking required by Regulations		-
	(ii) Total No. of transport vehicles parking spaces provided		-
CERTIFICATE OF AREA			
Certified that surveyed of the plot under reference was carried out and that the dimension of the sides etc of the plot stated on the plan are measured on site and the area so workout is 412.50 Sq.mtr.			
M/s. Allied Associates			
Content of Sheet			
Ground Floor Plan, First to Sixth Floor Plan, BUA & Fungible Area Statement Tenement Statement & Parking Area Statement			
Name & Signature of owner		Name & Signature of Lic. Surveyor	
Mohammed Ibrahim Memon M/s. N.I. Enterprises C.A. to owner		Digitally signed by Mohammed Ibrahim Memon Date: 2025.02.14 12:09:15 +05'30' M/s. Allied Associates	
Description of Proposal			
Proposed re-development on plot bearing CTS No. 942, 942/1 to 3, village Kurla-II, 9.15 mtr. wide Brahmanwadi Road, Kurla (W), Mumbai - 400 070			
M/s. Allied Associates License Surveyor D/401, 4th Floor, Baitunnor CHS Ltd, CST Road, Kurla (W) Mumbai 400 070.			
Dwg. No.	Drawn By	Checked By	Scale
001	Shaikh	Shaikh	1:100
			Date
			14.02.2025

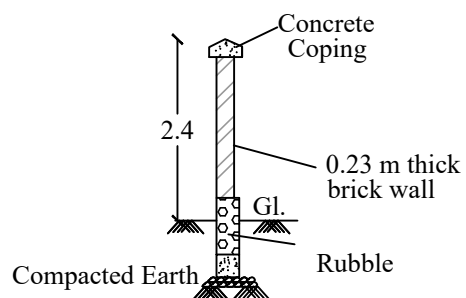
This cancels approval to the previous plans sanctioned u/no. CHE/ES/3439/L/337 (NEW) dtd. 27.12.2022

Approved subject to the conditions mentioned in this office letter u/no. CHE/ES/3439/L/337(NEW)/337/2/Amend

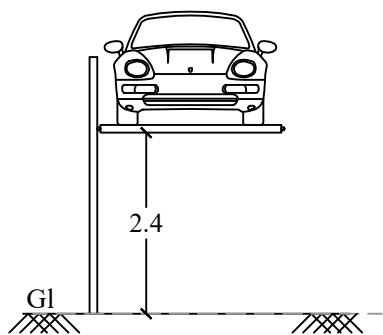
S.E.(B.P.)- LE / NW A.E.(B.P.)-L&N E. E. (B.P.)E.S.-1



Section Through Under Ground Tank



Section Through Compound Wall



Section 5-5

Content of Sheet

Terrace Floor Plan, Sections, Block Plan, Location Plan, Plot Area Calculation

Name & Signature of Owner

Name & Signature of Lic. Surveyor

Mohammed Ibrahim Memon

Digitally signed by Mohammed Ibrahim Memon
Date: 2025.02.14 12:08:19 +05'30'

M/s. N.I. Enterprises C.A. to owner

M/s. Allied Associates

Description of Proposal

Proposed re-development on plot bearing CTS No. 942, 942/1 to 3, village Kurla-II, 9.15 mtr. wide Brahmanwadi Road, Kurla (W), Mumbai - 400 070



M/s. Allied Associates
License Surveyor
D/401, 4th Floor, Baitunnoor CHS Ltd,
CST Road, Kurla (W) Mumbai 400 070.

Dwg. No.

002

Drawn By

Shaikh

Checked By

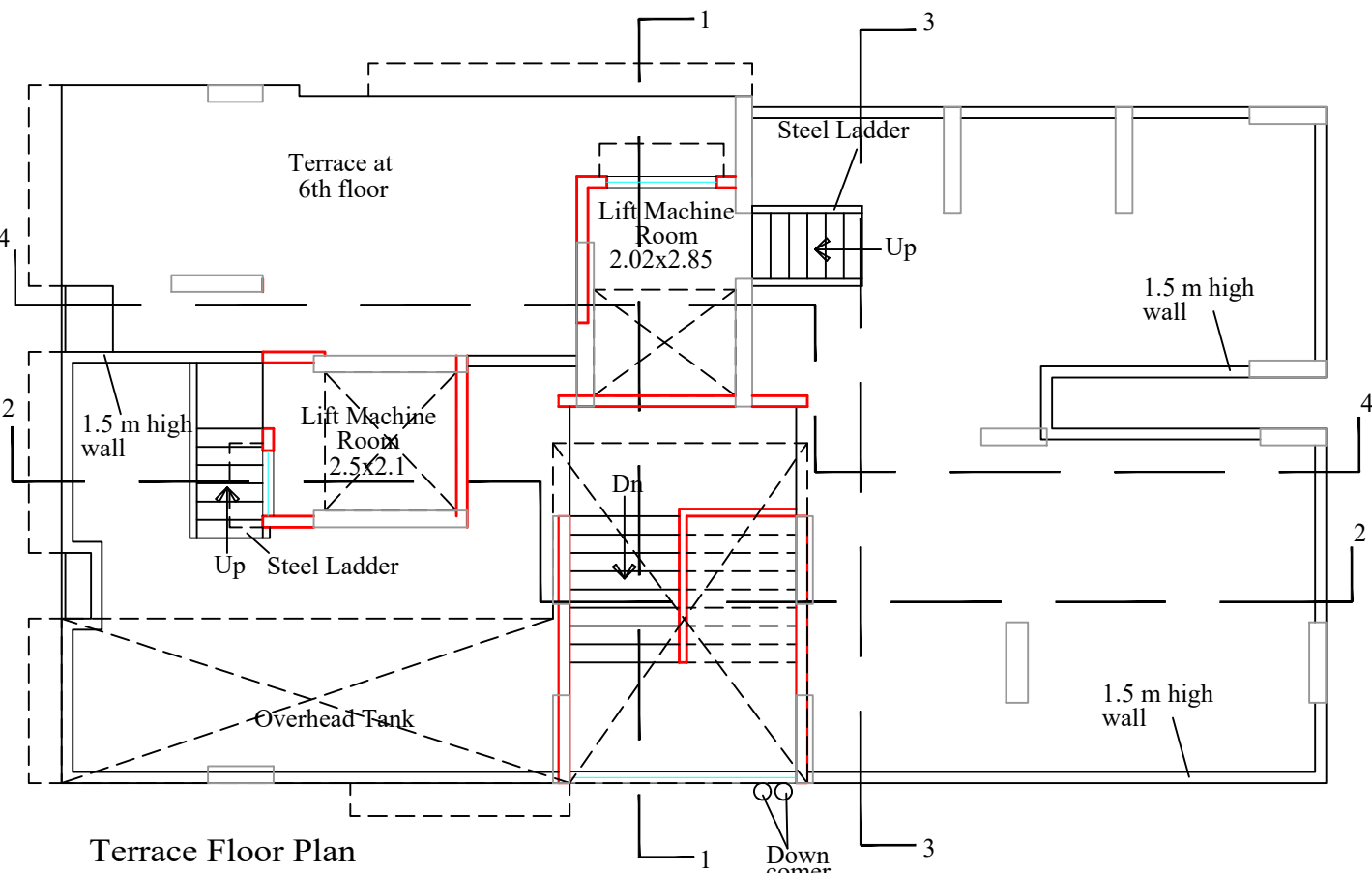
Shaikh

Scale

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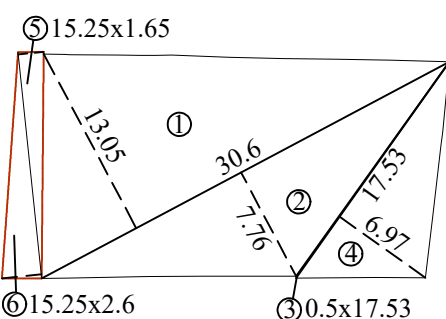
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14.02.2025



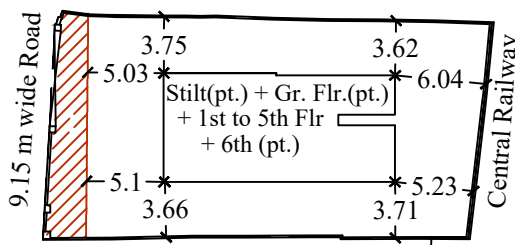
Terrace Floor Plan

Plot Area Diagram & Calculation

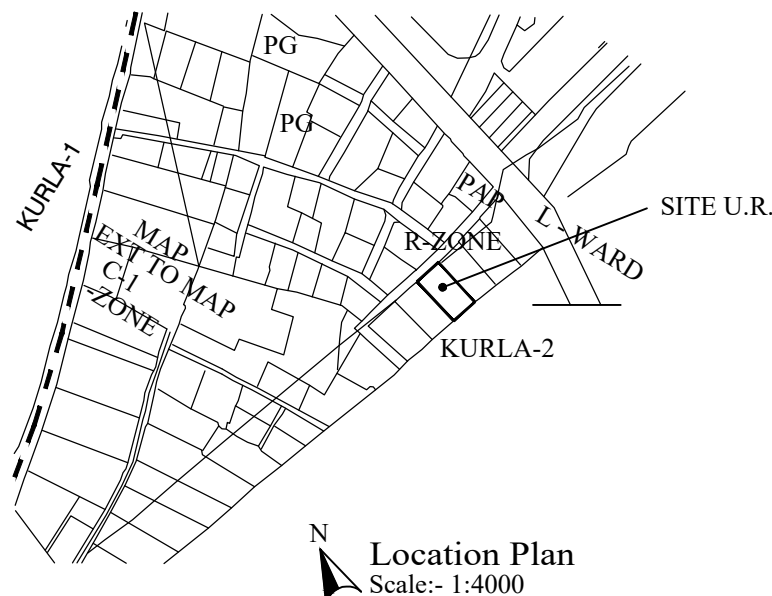


Plot Area Calculation

1	30.60	x	13.05	x	0.50	=	199.66
2	30.60	x	7.76	x	0.50	=	118.73
3	17.53	x	0.07	x	0.50	=	0.61
4	17.53	x	6.97	x	0.50	=	61.09
Total						=	380.09
Road Setback							
5	15.25	x	1.65	x	0.50	=	12.58
6	15.25	x	2.60	x	0.50	=	19.83
Total						=	32.41
Plot Area (380.09+32.41)						=	412.50



Block Plan
Scale :- 1:500



Location Plan
Scale:- 1:4000

