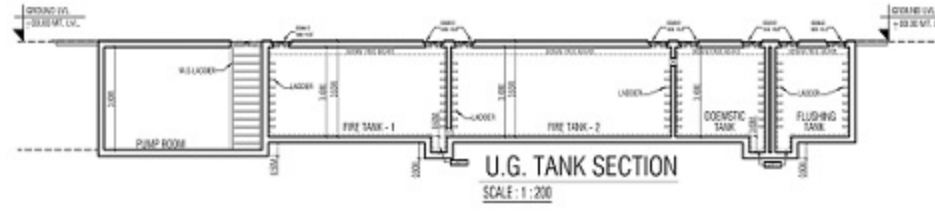


BUILT - UP AREA SUMMARY (WING - 'A1', 'A2', 'B', 'C' & 'D')

FLOOR	WING-A1	WING-A2	WING-B	WING-C	WING-D
STILT FLOOR	NIL	NIL	NIL	NIL	NIL
1ST (PODIUM) FLOOR	NIL	NIL	NIL	NIL	NIL
2ND FLOOR	289.91	228.44	165.92	259.18	248.67
3RD FLOOR	289.91	228.16	165.92	259.18	248.67
4TH FLOOR	289.91	228.16	165.92	259.18	248.67
5TH FLOOR	289.91	228.16	165.92	259.18	248.67
6TH FLOOR	289.91	228.16	165.92	259.18	248.67
7TH FLOOR	289.91	228.16	165.92	259.18	248.67
8TH (REFUGE) FLOOR	188.42	158.41	118.87	191.88	181.88
9TH FLOOR	218.92	178.31	133.93	218.92	218.92
10TH FLOOR	223.93	171.76	133.93	223.93	223.93
11TH FLOOR	223.93	171.76	133.93	223.93	223.93
12TH FLOOR	223.93	171.76	133.93	223.93	223.93
13TH FLOOR	223.93	171.76	133.93	223.93	223.93
14TH FLOOR	223.93	171.76	133.93	223.93	223.93
COLUMN & BEAM AREA	8.52	8.52	8.52	8.52	8.52
TOTAL BUILT UP AREA	3167.88	2547.93	1718.05	2548.31	2115.59
TOTAL PROP. BUILT UP AREA (35% WITH FUNGIBLE)					11515.76 SQ.MT
(3167.88 + 2547.93) + (1718.05 + 2548.31 + 2115.59)					
TOTAL PROP. BUILT UP AREA (35% LESS FUNGIBLE AREA)					8530.19 SQ.MT
8TH FLOOR EXCESS REFUGED AREA CONTD IN F.S.I. (WING-A1 & A2)					5.90 SQ.MT
8TH FLOOR EXCESS REFUGED AREA CONTD IN F.S.I. (WING-C & D = 32.47)					32.47 SQ.MT
TOTAL PROP. BUILT UP AREA (8530.19 + 5.90 + 32.47)					8568.56 SQ.MT



Annexure II (Circular T-3)
Sample Calculation (Suburbs)
As Per DCRP 2034

Sl. No.	Description	Area (sq.mt)	Area (sq.ft)
1	Plot Area	5075.30	54753.00
2	Deductions As Per Regulation 14(A) i.e. 5%	253.77	2734.65
3	Net Plot Area (1-2)	4821.53	51987.35
4	Additional F.S.I. On Payment Of Premium TDR As Per Table 12 Of Regulation 30(A)	1.00	10000.00
5	Permissible Built Up Area (3*4=12) @ 2.2 F.S.I.	10607.37	114684.91
6	Consumed Built Up Area	8888.91	95753.41
7	Built Up Area Proposed To Be Retained As Per Regulation 9(6)(b) Of DCRP 2034	6841.87	73440.47
8	Balance Built Up Area To Be Constructed As Per DCRP 2034 (7-6)	2947.84	31681.94
9	Proportionate Plot Area Of Balance Development (2947.84 x 5075.30) = 979.83 sq.mt.	979.83	10588.91
10	Regulation 14(A) & 15 Will Be Applicable To 979.83 sq.mt.	979.83	10588.91
11	(i) Annexure As Per 14 (A) - 5% Of 979.83 sq.mt.	48.99	526.88



PARKING AREA STATEMENT (AS PER LAST APPROVED PLAN)

WING - 'A1', 'A2', 'B', 'C' & 'D'	CARPET AREA SQ.M	PARKING BY RULE	TENANTS NOS.	TOTAL PARKING NOS.
BELOW 20.00 SQ.M.	ONE FOR EVERY 4 NOS.	01 NOS.	08.25 NOS.	08.25 NOS.
20.00 TO 40.00 SQ.M.	ONE FOR EVERY 2 NOS.	40 NOS.	28.00 NOS.	28.00 NOS.
40.00 TO 70.00 SQ.M.	ONE FOR EACH TENT	71 NOS.	71.00 NOS.	71.00 NOS.
ABOVE 70.00 SQ.M.	TWO FOR EACH TENT	21 NOS.	42.00 NOS.	42.00 NOS.
TOTAL	124 NOS.	134.25 NOS.	134.25 NOS.	134.25 NOS.
FOR VISITORS	25% OF ABOVE NOS.	33.56 NOS.	33.56 NOS.	33.56 NOS.

PARKING AREA STATEMENT (AS PER DCRP 2034)

WING - 'A1', 'A2', 'B', 'C' & 'D'	CARPET AREA SQ.M	PARKING BY RULE	TENANTS NOS.	TOTAL PARKING NOS.
BELOW 40.00 SQ.M.	ONE FOR EVERY 4 NOS.	01 NOS.	08.25 NOS.	08.25 NOS.
40.00 TO 60.00 SQ.M.	ONE FOR EVERY 2 NOS.	30 NOS.	20.00 NOS.	20.00 NOS.
60.00 TO 70.00 SQ.M.	ONE FOR EACH TENT	19 NOS.	19.00 NOS.	19.00 NOS.
ABOVE 70.00 SQ.M.	TWO FOR EACH TENT	02 NOS.	04.00 NOS.	04.00 NOS.
TOTAL	52 NOS.	59.25 NOS.	59.25 NOS.	59.25 NOS.
FOR VISITORS	5% OF ABOVE NOS.	09.14 NOS.	09.14 NOS.	09.14 NOS.

SCOOTER PARKING STATEMENT

WING - 'A1', 'A2', 'B', 'C' & 'D'	CARPET AREA SQ.M	PARKING BY RULE	TENANTS NOS.	TOTAL PARKING NOS.
BELOW 40.00 SQ.M.	ONE FOR EVERY 4 NOS.	01 NOS.	08.25 NOS.	08.25 NOS.
40.00 TO 60.00 SQ.M.	ONE FOR EVERY 2 NOS.	30 NOS.	20.00 NOS.	20.00 NOS.
60.00 TO 70.00 SQ.M.	ONE FOR EACH TENT	19 NOS.	19.00 NOS.	19.00 NOS.
ABOVE 70.00 SQ.M.	TWO FOR EACH TENT	02 NOS.	04.00 NOS.	04.00 NOS.
TOTAL	52 NOS.	59.25 NOS.	59.25 NOS.	59.25 NOS.
FOR VISITORS	5% OF ABOVE NOS.	09.14 NOS.	09.14 NOS.	09.14 NOS.

PARKING PROVIDED (WING - 'A1', 'A2', 'B', 'C' & 'D')

FLOOR	STILT	B1	B2	TOTAL
STILT FLOOR	51	80	160	291
1ST FLOOR	27	50	100	177
TOTAL PROVIDED PARKING	78	130	260	468

STAIRCASE AREA SUMMARY (WING - 'A1', 'A2', 'B', 'C' & 'D')

FLOOR	WING-A1	WING-A2	WING-B	WING-C	WING-D
STILT FLOOR					
1ST (PODIUM) FLOOR					
2ND FLOOR	47.34	43.52	35.84	44.21	44.11
3RD FLOOR	47.34	43.52	35.84	44.21	44.11
4TH FLOOR	47.34	43.52	35.84	44.21	44.11
5TH FLOOR	47.34	43.52	35.84	44.21	44.11
6TH FLOOR	47.34	43.52	35.84	44.21	44.11
7TH FLOOR	47.34	43.52	35.84	44.21	44.11
8TH (REFUGE) FLOOR	48.65	45.32	36.60	43.78	44.11
9TH FLOOR	47.33	44.42	36.60	43.78	44.11
10TH FLOOR	47.34	44.42	36.60	43.78	44.11
11TH FLOOR	47.34	44.42	36.60	43.78	44.11
12TH FLOOR	47.34	44.42	36.60	43.78	44.11
13TH FLOOR	47.34	44.42	36.60	43.78	44.11
14TH FLOOR	47.34	44.42	36.60	43.78	44.11
TOTAL AREA	616.72	573.85	479.96	571.46	598.02
TOTAL STAIRCASE AREA (WING-A1, 'A2', 'B', 'C' & 'D')					2340.01 SQ.MT
(616.72 + 573.85 + 479.96 + 571.46 + 598.02)					



0.35% F.S.I. PAYMENT DETAILS
AREA: 1674.85 SQ.MT.

RECEIPT NO: 471007009 OF 05 DATED: 08/04/2014
SAP No: No-100212202-DATED: 08/04/2014
SAP No: No-100216770-DATED: 10/12/2015
TOTAL: 1674.85 OF 05 DATED: 10/12/2015

FUNGIBLE PREMIUM DETAILS
SAP No: No-100021210-DATED: 27/07/2015

CERTIFICATE FOR AREA

I CERTIFY THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 06-12-2016 AND THAT DIMENSIONS OF SIDES, ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 5075.30 SQ.M. (FIVE THOUSAND SEVENTY FIVE POINT THREE ZERO SQ.MT.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP RECORDS.

MODI BHAVIN ARVIND

THIS CANCEL'S APPROVAL TO THE PREVIOUS PLANS
SANCTIONED UNDER NO.
CH/MS/0032/2037 (NEW) DATED: 03-07-2018

NOTES: - ALL DIMENSION AREA IN METERS
CARPET AREA STATEMENT IS FOR CALCULATION OF
REQUIREMENT OF PARKING AS PER DCR 1901

DIGITALLY SIGNATURE OF AUTHORITIES

PLANS FOR APPROVAL

Satpute
Nitin
Ambadas

S.E. (B.P.), KVN-2

A.E. (B.P.), KVN

EXECUTIVE ENGINEER
BUILDING PROPOSAL, (W.S.)-K

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM - I

1	Area Statement	AS PER 1991	AS PER DCRP 2034	TOTAL AREA (IN SQ.MT)
1	Area Of Plot	5075.30	5075.30	5075.30
2	Area Of Reservation In Plot	-Nil-	-Nil-	-Nil-
3	Area Of Road Set Back	-Nil-	-Nil-	-Nil-
4	Area Of D.P. Road	-Nil-	-Nil-	-Nil-
5	Deductions For			
6	For Reservation / Road Area	-Nil-	-Nil-	-Nil-
7	For Road Set Back Area To Be Handled Over (100%) (Reg. No. 10)	-Nil-	-Nil-	-Nil-
8	Proposed D.P. Road To Be Handled Over (100%) (Reg. No. 16)	-Nil-	-Nil-	-Nil-
9	Area Of Reservation Plots To Be Handled Over As Per DCR 35 (A) (Reserve)	-Nil-	-Nil-	-Nil-
10	Deductions For 15% F.S.I. Under DCR 1991	791.30	-Nil-	-Nil-
11	Total Deductions (253.77 + 539.1) + 202 (As And When Applicable, 5% Annexure)	253.77	253.77	253.77
12	Balance Area Of Plot (1 Minus 5)	4321.53	4321.53	4321.53
13	Plot Area Under Development After Areas To Be Handled Over To MCD/AM/Approved Authority As Per DCR, No. 4 Above	-Nil-	-Nil-	-Nil-
14	Zone / Basic F.S.I. (E.S.I. 0.75 Or 1 Or 1.33)	-Nil-	1.00	1.00
15	Built Up Area As Per Zone / Basic F.S.I. (4*5) (In Case Of MCD/AM/Approved Authority As Per DCR, No. 4 Above)	-Nil-	4321.53	4321.53
16	Built Up Area To Be Handled Over (100%) (Reg. No. 17)	-Nil-	-Nil-	-Nil-
17	Area Of Reservation Plots To Be Handled Over As Per DCR 35 (A) (Reserve)	-Nil-	-Nil-	-Nil-
18	Deductions For 15% F.S.I. Under DCR 1991	791.30	-Nil-	-Nil-
19	Total Deductions (253.77 + 539.1) + 202 (As And When Applicable, 5% Annexure)	253.77	253.77	253.77
20	Balance Area Of Plot (1 Minus 5)	4321.53	4321.53	4321.53
21	Plot Area Under Development After Areas To Be Handled Over To MCD/AM/Approved Authority As Per DCR, No. 4 Above	-Nil-	-Nil-	-Nil-
22	Zone / Basic F.S.I. (E.S.I. 0.75 Or 1 Or 1.33)	-Nil-	1.00	1.00
23	Built Up Area As Per Zone / Basic F.S.I. (4*5) (In Case Of MCD/AM/Approved Authority As Per DCR, No. 4 Above)	-Nil-	4321.53	4321.53
24	Built Up Area To Be Handled Over (100%) (Reg. No. 17)	-Nil-	-Nil-	-Nil-
25	Area Of Reservation Plots To Be Handled Over As Per DCR 35 (A) (Reserve)	-Nil-	-Nil-	-Nil-
26	Deductions For 15% F.S.I. Under DCR 1991	791.30	-Nil-	-Nil-
27	Total Deductions (253.77 + 539.1) + 202 (As And When Applicable, 5% Annexure)	253.77	253.77	253.77
28	Balance Area Of Plot (1 Minus 5)	4321.53	4321.53	4321.53
29	Plot Area Under Development After Areas To Be Handled Over To MCD/AM/Approved Authority As Per DCR, No. 4 Above	-Nil-	-Nil-	-Nil-
30	Zone / Basic F.S.I. (E.S.I. 0.75 Or 1 Or 1.33)	-Nil-	1.00	1.00
31	Built Up Area As Per Zone / Basic F.S.I. (4*5) (In Case Of MCD/AM/Approved Authority As Per DCR, No. 4 Above)	-Nil-	4321.53	4321.53
32	Built Up Area To Be Handled Over (100%) (Reg. No. 17)	-Nil-	-Nil-	-Nil-
33	Area Of Reservation Plots To Be Handled Over As Per DCR 35 (A) (Reserve)	-Nil-	-Nil-	-Nil-
34	Deductions For 15% F.S.I. Under DCR 1991	791.30	-Nil-	-Nil-
35	Total Deductions (253.77 + 539.1) + 202 (As And When Applicable, 5% Annexure)	253.77	253.77	253.77
36	Balance Area Of Plot (1 Minus 5)	4321.53	4321.53	4321.53
37	Plot Area Under Development After Areas To Be Handled Over To MCD/AM/Approved Authority As Per DCR, No. 4 Above	-Nil-	-Nil-	-Nil-
38	Zone / Basic F.S.I. (E.S.I. 0.75 Or 1 Or 1.33)	-Nil-	1.00	1.00
39	Built Up Area As Per Zone / Basic F.S.I. (4*5) (In Case Of MCD/AM/Approved Authority As Per DCR, No. 4 Above)	-Nil-	4321.53	4321.53
40	Built Up Area To Be Handled Over (100%) (Reg. No. 17)	-Nil-	-Nil-	-Nil-
41	Area Of Reservation Plots To Be Handled Over As Per DCR 35 (A) (Reserve)	-Nil-	-Nil-	-Nil-
42	Deductions For 15% F.S.I. Under DCR 1991	791.30	-Nil-	-Nil-
43	Total Deductions (253.77 + 539.1) + 202 (As And When Applicable, 5% Annexure)	253.77	253.77	253.77
44	Balance Area Of Plot (1 Minus 5)	4321.53	4321.53	4321.53
45	Plot Area Under Development After Areas To Be Handled Over To MCD/AM/Approved Authority As Per DCR, No. 4 Above	-Nil-	-Nil-	-Nil-
46	Zone / Basic F.S.I. (E.S.I. 0.75 Or 1 Or 1.33)	-Nil-	1.00	1.00
47	Built Up Area As Per Zone / Basic F.S.I. (4*5) (In Case Of MCD/AM/Approved Authority As Per DCR, No. 4 Above)	-Nil-	4321.53	4321.53
48	Built Up Area To Be Handled Over (100%) (Reg. No. 17)	-Nil-	-Nil-	-Nil-
49	Area Of Reservation Plots To Be Handled Over As Per DCR 35 (A) (Reserve)	-Nil-	-Nil-	-Nil-
50	Deductions For 15% F.S.I. Under DCR 1991	791.30	-Nil-	-Nil-
51	Total Deductions (253.77 + 539.1) + 202 (As And When Applicable, 5% Annexure)	253.77	253.77	253.77
52	Balance Area Of Plot (1 Minus 5)	4321.53	4321.53	4321.53
53	Plot Area Under Development After Areas To Be Handled Over To MCD/AM/Approved Authority As Per DCR, No. 4 Above	-Nil-	-Nil-	-Nil-
54	Zone / Basic F.S.I. (E.S.I. 0.75 Or 1 Or 1.33)	-Nil-	1.00	1.00
55	Built Up Area As Per Zone / Basic F.S.I. (4*5) (In Case Of MCD/AM/Approved Authority As Per DCR, No. 4 Above)	-Nil-	4321.53	4321.53
56	Built Up Area To Be Handled Over (100%) (Reg. No. 17)	-Nil-	-Nil-	-Nil-
57	Area Of Reservation Plots To Be Handled Over As Per DCR 35 (A) (Reserve)	-Nil-	-Nil-	-Nil-
58	Deductions For 15% F.S.I. Under DCR 1991	791.30	-Nil-	-Nil-
59	Total Deductions (253.77 + 539.1) + 202 (As And When Applicable, 5% Annexure)	253.77	253.77	253.77
60	Balance Area Of Plot (1 Minus 5)	4321.53	4321.53	4321.53
61	Plot Area Under Development After Areas To Be Handled Over To MCD/AM/Approved Authority As Per DCR, No. 4 Above	-Nil-	-Nil-	-Nil-
62	Zone / Basic F.S.I. (E.S.I. 0.75 Or 1 Or 1.33)	-Nil-	1.00	1.00
63	Built Up Area As Per Zone / Basic F.S.I. (4*5) (In Case Of MCD/AM/Approved Authority As Per DCR, No. 4 Above)	-Nil-	4321.53	4321.53
64	Built Up Area To Be Handled Over (100%) (Reg. No. 17)	-Nil-	-Nil-	-Nil-
65	Area Of Reservation Plots To Be Handled Over As Per DCR 35 (A) (Reserve)	-Nil-	-Nil-	-Nil-
66	Deductions For 15% F.S.I. Under DCR 1991	791.30	-Nil-	-Nil-
67	Total Deductions (253.77 + 539.1) + 202 (As And When Applicable, 5% Annexure)	253.77	253.77	253.77
68	Balance Area Of Plot (1 Minus 5)	4321.53	4321.53	4321.53
69	Plot Area Under Development After Areas To Be Handled Over To MCD/AM/Approved Authority As Per DCR, No. 4 Above	-Nil-	-Nil-	-Nil-
70	Zone / Basic F.S.I. (E.S.I. 0.75 Or 1 Or 1.33)	-Nil-	1.00	1.00
71	Built Up Area As Per Zone / Basic F.S.I. (4*5) (In Case Of MCD/AM/Approved Authority As Per DCR, No. 4 Above)	-Nil-	4321.53	4321.53
72	Built Up Area To Be Handled Over (100%) (Reg. No. 17)	-Nil-	-Nil-	-Nil-
73	Area Of Reservation Plots To Be Handled Over As Per DCR 35 (A) (Reserve)	-Nil-	-Nil-	-Nil-
74	Deductions For 15% F.S.I. Under DCR 1991	791.30	-Nil-	-Nil-
75	Total Deductions (253.77 + 539.1) + 202 (As And When Applicable, 5% Annexure)	253.77	253.77	253.77
76	Balance Area Of Plot (1 Minus 5)	4321.53	4321.53	4321.53
77	Plot Area Under Development After Areas To Be Handled Over To MCD/AM/Approved Authority As Per DCR, No. 4 Above	-Nil-	-Nil-	-Nil-
78	Zone / Basic F.S.I. (E.S.I. 0.75 Or 1 Or 1.33)	-Nil-	1.00	1.00
79	Built Up Area As Per Zone / Basic F.S.I. (4*5) (In Case Of MCD/AM/Approved Authority As Per DCR, No. 4 Above)	-Nil-	4321.53	4321.53
80	Built Up Area To Be Handled Over (100%) (Reg. No. 17)	-Nil-	-Nil-	-Nil-
81	Area Of Reservation Plots To Be Handled Over As Per Reg. No. 17	NA	NA	NA
82	Built Up Area Of Assembly To Be Handled Over As Per Reg. No. 17	NA	NA	NA
83	Area/Built Up Area Of Designation			
84	Plot Area/Built Up Area To Be Handled Over As Per Reg. No. 17			
85	(a) 14(b)			
86	(a) 14(d)	NA	NA	NA
87	(a) 15			
88	Requirement Of Recreational Open Space In Layout/Plot As Per Reg. No. 17	723.23	723.23	723.23
89	Requirement Of Recreational Open Space In Layout/Plot As Per Reg. No. 17	723.23	723.23	723.23
90	(a) Proposed Built Up Area (13 Above) (Minus)	8530.99	8530.99	8530.99
91	(a) Less Deduction Of Non- Residential Area (Shop etc)			
92	(a) Area Available For Tenements (a) minus (a))	8530.99	8530.99	8530.99
93	(a) Tenements Permissible / Density (a) Tenements/Hectare)	384.00 nos.	384.00 nos.	384.00 nos.
94	(a) Total Number of Tenements Proposed On The Plot	134.00 nos.	38.00 nos.	173.00 nos.
95	(a) Parking Required By Regulations For	163.60 nos.	27.00 nos.	190.60 nos.
96	Car			
97	Motorcycle/Auto Cycle			
98	Outsiders / Visitors			
99	(a) Covered Garage Permissible			
100	(a) Covered Garage Proposed			
101	Car			
102	Motorcycle/Auto Cycle			
103	Outsiders / Visitors			
104	(a) Total Parking Proposed			250.00 nos.
105	(a) Spaces For Transport Vehicles/Parking Required By Regulations			
106	(a) Total No. Of Transport Vehicles Parking Spaces Proposed			