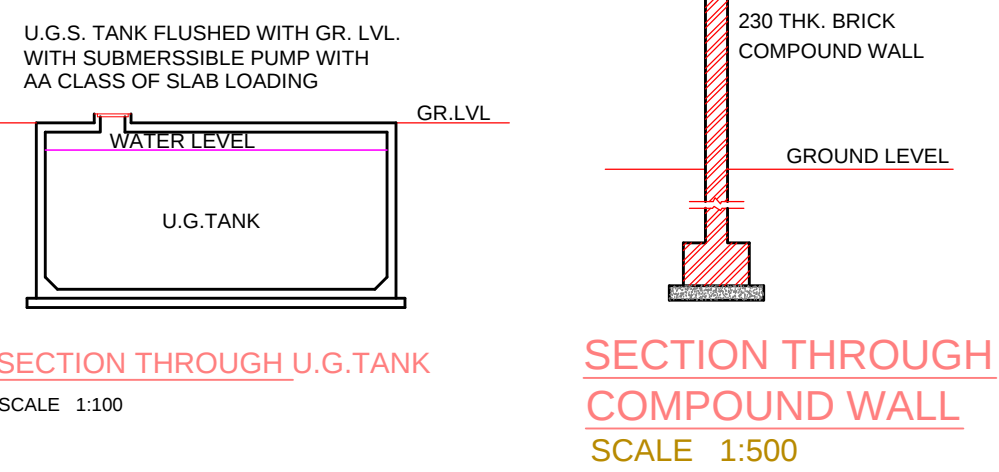




PROFORMA 'A' FOR SUB PLOT C				
A	AREA STATEMENT	AREA IN SQ.MTS. AS PER 1991	AREA IN SQ.MTS. AS PER 2034	TOTAL
			PLOT - C	
1	AREA OF PLOT AS	16882.40	16882.40	16882.40
2	SUBSEQUENT SETBACK AREA	----	458.35	458.35
3	DEDUCTION FOR			
	a) 5% ADDITIONAL AMENITY O/S AREA 5% X 22241.30 (AS PER)	1112.07	----	----
	b) AOS OF BALANCE PLOTS i.e. RELOCATED AOS OF OTHER PLOTS = 22241.30 - 16882.40 = 5358.90 i.e. 5358.90 x 5% =	----	267.95	267.95
	c) 5% ADDITIONAL AOS of I TO R	265.55	265.55	265.55
	TOTAL DEDUCTIONS	1377.62	991.85	991.85
4	a) LESS 15% R. G. AREA (16882.40 - (1112.07+265.55)) X 15%	2325.72	----	----
5	BALANCE PLOT AREA	13179.06	15890.55	15890.55
6	DEDUCTION FOR AMENITY OPEN SPACE AS PER REG. 14/A (15890.30 - 10000) X 10% + 500 = (589.06 + 500)	----	1089.06	1089.06
7	NET PLOT AREA	13179.06	14801.49	
8	ADDITIONS FOR FSI PURPOSE (AS PER LAST LAYOUT)			
	a) 100% AREA UNDER 18.30 MT. (AS PER LAST LAYOUT)	32.30	32.30	32.30
	b) BU/ AREA IN LIEU OF SET BACK AREA TO BE HANDLED OVER AS PER 30a) OF REG. 30A/2 TIMES AREA + 458.35 X 2 = 916.70 TWICE SET BACK AREA (458.35 X 2)	----	916.70	916.70
9	TOTAL AREA (7+8)	13211.86	15750.49	15750.49
10	FSI PERMISSIBLE	ONE	ONE	ONE
11	PERMISSIBLE TDR			
	FSI CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (as per REG. PERMISSIBLE (AS PER ROAD WIDTH) / Govt. FSI 10% TOR. 30A Table 12 (ii) (b) (14801.49 x 1.0) =14801.49 SQ.MT.	----	-----	-----
	(b) 50% ADDITIONAL FSI (14801.49 x 0.50) = 7400.75 SQ. MT.	----	-----	-----
12	TDR ALREADY UTILIZED			
	(a) FILE NO. CHE/A-2570 (BLDG NO 1)	7251.02	7251.02	7251.02
	(b) FILE NO. CHE/A-3688 (BLDG NO 2)	5120.00	5120.00	5120.00
13	PERMISSIBLE BUILT UP AREA	25262.88	28121.51	28121.51
14	EXISTING BUILT UP AREA BUILDING NO. 1 (18472.03 + 235.17) = 18707.20 BUILDING NO. 2 (6387.07 + 151.06) = 6538.13	25245.33	25245.33	25245.33
15	PROPOSED BUILT UP AREA BUILDING NO. 3	-----	0.00	0.00
16	TOTAL PROPOSED BUILT UP AREA	25245.33	25245.33	25245.33
C	DETAILS OF F.S.I. AVAILED AS PER D.C.P.R. 31 (3)			
1	FUNGIBLE BUILT-UP AREA COMPONENT PERMISSIBLE VIDE D.C.P.R. 31 (3) FOR PURELY RESIDENTIAL = OR + (14d X 0.35)	NIL	NIL	NIL
2	FUNGIBLE BUILT-UP AREA COMPONENT PERMISSIBLE VIDE D.C.P.R. 31 (3) FOR NON RESIDENTIAL	NIL	NIL	NIL
3	FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED VIDE D.C.P.R. 31 (3) FOR PURELY RESIDENTIAL = OR + (14d X 0.35)	NIL	NIL	NIL
4	FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED VIDE D.C.P.R. 31 (3) FOR NON RESIDENTIAL	NIL	NIL	NIL
5	TOTAL FUNGIBLE BUILT-UP AREA VIDE D.C.P.R.31(3) = (C3 +C4)	NIL	NIL	NIL
6	TOTAL GROSS BUILT-UP AREA PROPOSED (17 + C5)			
II)	OTHER REQUIREMENTS			
A	TENEMENT STATEMENT			
i	PROPOSED BUILT UP AREA (A, 17 ABOVE)			
ii	DEDUCTION FOR NON-RESI. AREAS (shops etc.) (FOR BUILDING NO. 1&2) (TEMPLE & BUA IN ABE/ANCE)			
iii	AREA AVAILABLE FOR TENEMENTS (i- ii)			
IV	TENEMENTS PERMISSIBLE (450HECT.)			
V	TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	-----	-----	
vi	TENEMENTS EXISTING			
vii	TOTAL TENEMENTS ON THE PLOT (V + vi)	-----	-----	
B	PARKING STATEMENT			
i	PARKING REQUIRED BY REGULATIONS FOR (AS STATED ABOVE) Car, Scooter/ Motor Cycle	----	----	
	OUT SIDERS (VISITORS)	-----	-----	
ii	COVERED GARAGES PERMISSIBLE	-----	-----	
iii	COVERED GARAGES PROPOSED CAR	-----	-----	
	SCOOTER/MOTORCYCLE	-----	-----	
	OUTSIDER (VISITORS)	-----	-----	
IV	TOTAL PARKING PROVIDED (AS STATED ABOVE)	-----	-----	
C	TRANSPORT VEHICLES PARKING			
i	Space for Transport Vehicles Parking Required By Regulations			
ii	Total No. of Transport vehicles Parking Spaces Provided			
D	NOTES			

25% R.G AREA CALCULATION

REQUIRED R.G AREA
(25% OF 15504.78 SQ.M.) = 3876.20 SQ.M.

1	1/2	X	20.00	X	10.00	X	1	NO	=	110.00	SQ.MT.
2	1/2	X	51.00	X	14.00	X	1	NO	=	357.00	SQ.MT.
3	1/2	X	51.00	X	19.00	X	1	NO	=	484.50	SQ.MT.
4	1/2	X	48.00	X	22.00	X	1	NO	=	528.00	SQ.MT.
5	1/2	X	63.00	X	30.00	X	1	NO	=	945.00	SQ.MT.
6	1/2	X	63.00	X	19.00	X	1	NO	=	598.50	SQ.MT.
7	1/2	X	32.00	X	15.00	X	1	NO	=	240.00	SQ.MT.
8	1/2	X	32.00	X	9.00	X	1	NO	=	144.00	SQ.MT.
9	1/2	X	32.00	X	9.50	X	1	NO	=	152.00	SQ.MT.
10	1/2	X	32.00	X	7.50	X	1	NO	=	120.00	SQ.MT.

TOTAL PROPOSED R.G.- 1 AREA = 3679.00 SQ.MT.

TOTAL PROPOSED R.G.- 2 AREA =

1	1/2	X	24.00	X	20.50	X	1	NO	=	246.00	SQ.MT.
---	-----	---	-------	---	-------	---	---	----	---	--------	--------

TOTAL PROPOSED R.G. AREA = 3925.00 SQ.MT.

(3679.00 + 246.00)

5% AMENITY OPEN SPACE

(FOR I3 TO R. SUB-PLOT E)
C.T.S. NO. 1A/4 AS RELOCATION SUBPLOT E TO C
5% AMENITY OPEN SPACE REQ.
(5% OF 5311.00 SQ.M.) = 265.55 SQ.MT.

1	2/3	x	5.50	x	1.50	x	1	NO	=	5.50	SQ.MT.	
2	1/2	x	17.06	x	3.50	x	1	NO	=	29.85	SQ.MT.	
3	1/2	x	23.00	x	8.60	x	1	NO	=	98.90	SQ.MT.	
4	1/2	x	23.00	x	11.50	x	1	NO	=	132.25	SQ.MT.	
TOTAL PROPOSED AREA										=	266.50	SQ.MT.

5% ADDITIONAL AMENITY O/S. AREA CALC.

(SUB-PLOT C, C.T.S. NO. 1A/1)
REQD. 5% ADD AMENITY OPEN SPACE AREA
(AS PER DCR 27) (5% OF 22,241.30 SQ.M.) = 1112.07 SQ.MT.

1	1/2	X	45.00	X	15.50	X	1	NO	=	348.75	SQ.MT.
2	1/2	X	45.00	X	6.50	X	1	NO	=	146.25	SQ.MT.
3	1/2	X	42.00	X	10.00	X	1	NO	=	210.00	SQ.MT.
4	1/2	X	42.00	X	20.00	X	1	NO	=	420.00	SQ.MT.

TOTAL PROPOSED 5% AMENITY OPEN SPACE AREA = 1112.07 SQ.MT.

SUB-PLOT C AREA CALCULATION

(C.T.S. NO. 1A/1)

C1	1/2	X	15.00	X	5.00	X	1	NO	=	37.50	SQ.MT.
C2	1/2	X	18.00	X	3.00	X	1	NO	=	27.00	SQ.MT.
C3	1/2	X	21.50	X	5.00	X	1	NO	=	53.75	SQ.MT.
C4	1/2	X	25.00	X	11.00	X	1	NO	=	137.50	SQ.MT.
C5	1/2	X	52.00	X	5.50	X	1	NO	=	143.00	SQ.MT.
C6	1/2	X	75.00	X	10.00	X	1	NO	=	375.00	SQ.MT.
C7	1/2	X	93.00	X	5.50	X	1	NO	=	255.75	SQ.MT.
C8	1/2	X	103.00	X	7.00	X	1	NO	=	360.50	SQ.MT.
C9	1/2	X	123.00	X	28.00	X	1	NO	=	1722.00	SQ.MT.
C10	1/2	X	183.00	X	66.00	X	1	NO	=	6039.00	SQ.MT.
C11	1/2	X	183.00	X	61.50	X	1	NO	=	5627.25	SQ.MT.
C12	1/2	X	114.00	X	11.00	X	1	NO	=	627.00	SQ.MT.
C13	2/3	X	22.00	X	3.00	X	1	NO	=	44.00	SQ.MT.
C14	1/2	X	106.00	X	7.00	X	1	NO	=	371.00	SQ.MT.
C15	1/2	X	84.00	X	16.00	X	1	NO	=	672.00	SQ.MT.
C16	1/2	X	42.00	X	18.58	X	1	NO	=	390.18	SQ.MT.

18.30M.W.DP ROAD AREA CALCULATION

(C.T.S. NO. 1A/2)

R1	1/2	X	46.00	X	16.40	X	1	NO	=	377.20	SQ.MT.
R2	1/2	X	46.00	X	9.00	X	1	NO	=	207.00	SQ.MT.
R3	1/2	X	83.00	X	12.00	X	1	NO	=	498.00	SQ.MT.
R4	1/2	X	83.00	X	12.00	X	1	NO	=	498.00	SQ.MT.
R5	1/2	X	33.00	X	5.00	X	1	NO	=	82.50	SQ.MT.
R6	1/2	X	22.00	X	10.00	X	1	NO	=	110.00	SQ.MT.
R7	1/2	X	35.00	X	12.00	X	1	NO	=	210.00	SQ.MT.
R8	1/2	X	34.00	X	12.00	X	1	NO	=	204.00	SQ.MT.
R9	1/2	X	50.00	X	11.50	X	1	NO	=	287.50	SQ.MT.
R10	1/2	X	32.00	X	13.50	X	1	NO	=	216.00	SQ.MT.
R11	1/2	X	75.00	X	13.00	X	1	NO	=	487.50	SQ.MT.
R12	1/2	X	81.00	X	18.30	X	1	NO	=	741.15	SQ.MT.

DEDUCTIONS

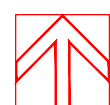
C13	2/3	X	22.00	X	3.00	X	1	NO	=	44.00	SQ.MT.
D7	2/3	X	16.00	X	4.00	X	1	NO	=	42.67	SQ.MT.
E1	2/3	X	21.00	X	4.00	X	1	NO	=	56.00	SQ.MT.

NET AREA										=	3776.18	SQ.MT.
(SAY)										=	3776.10	SQ.MT.

18.30M.W. D.P. ROAD

PLOT AREA DIAGRAM

SCALE:- 1:500



SET BACK AREA CALCULATION

(C.T.S. NO. 1A/2)

1	1/2	X	94.66	X	2.97	X	1	NO	=	140.57	SQ.MT.
2	1/2	X	94.69	X	1.52	X	1	NO	=	71.96	SQ.MT.
3	1/2	X	94.69	X	4.50	X	1	NO	=	213.05	SQ.MT.
4	1/2	X	6.63	X	3.63	X	1	NO	=	12.03	SQ.MT.
5	1/2	X	9.68	X	5.10	X	1	NO	=	24.68	SQ.MT.

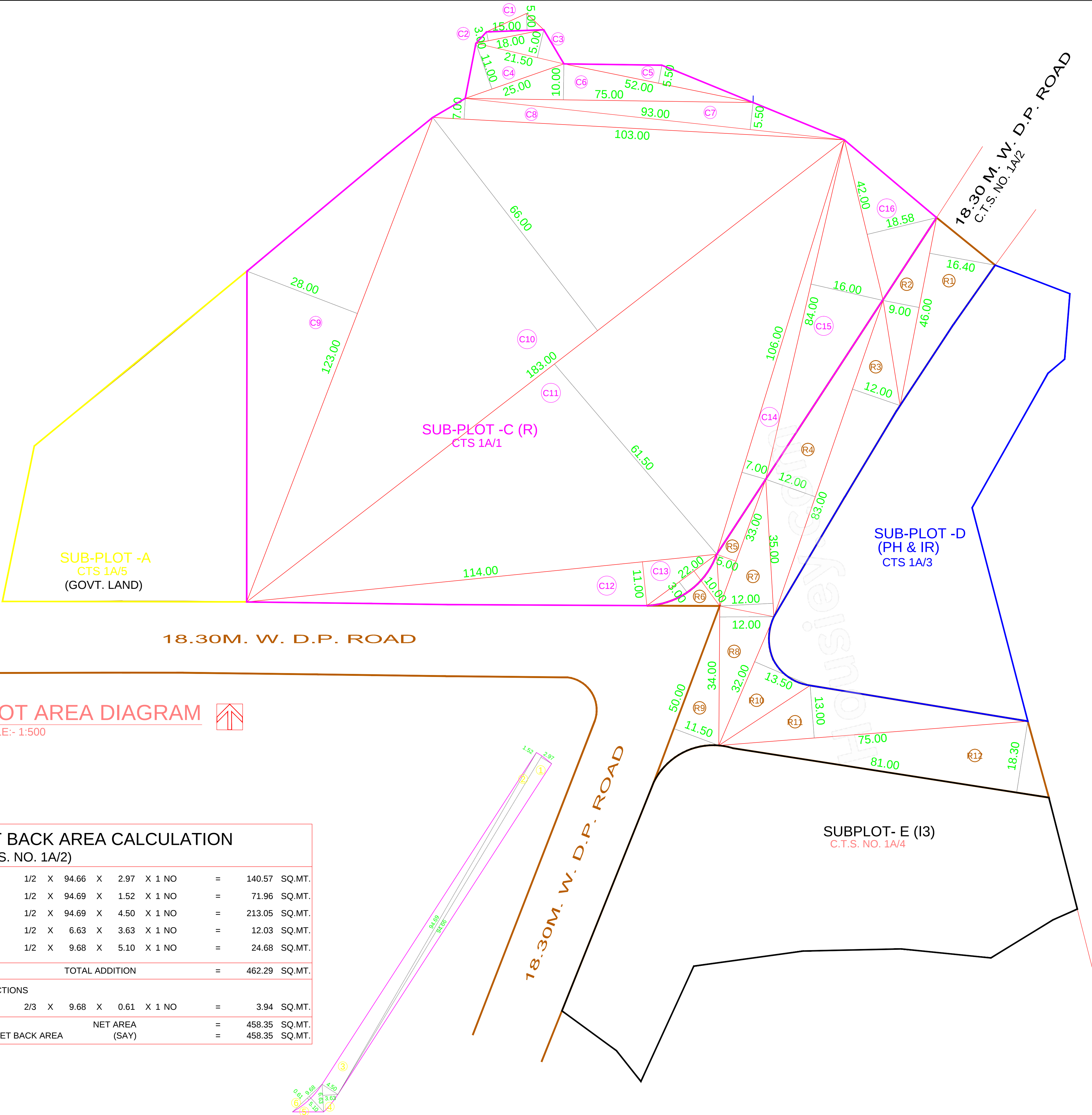
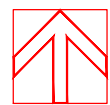
TOTAL ADDITION = 462.29 SQ.MT.

DEDUCTIONS

6	2/3	X	9.68	X	0.61	X	1	NO	=	3.94	SQ.MT.	
NET AREA										=	458.35	SQ.MT.
SET BACK AREA (SAY)										=	458.35	SQ.MT.

SET BACK AREA DIAGRAM

SCALE:- 1:500



NOTE :-

This is digitally signed plan & does not require physical signatures.

PROFORMA 'B'

CONTENTS OF SHEET

AREA DIAGRAMS AND CALCULATIONS

DESCRIPTION OF PROP./ PROPERTY

PROPOSED BUILDING NO 3 ON SUB PLOT C OF PLOT BEARING CTS NO. 1A/1 OF VILLAGE KANDIVALI, KANDIVALI (W), MUMBAI, IN R/S WARD.

NAME, ADDRESS OF R.C.C. CONSULTANT

M/S. UNISTEPS CONSULTING PVT. LTD.
MR. KAILASH ANWALA
REG NO. STR/A/99

ROW HOUSE NO 4, DHEERAJ SAVERA,
OPP SIDDHARTH NAGAR,BORIVALI (E) MUM - 66

SUB ENGINEER BUILDING PROPOSAL R/SOUTH WARD	ASSISTANT ENGINEER BUILDING PROPOSAL R/SOUTH WARD	EXECUTIVE ENGINEER BUILDING PROPOSAL R WARD
---	---	---

NAME, ADDRESS OF OWNER

SHRI. JAYESH T. SHAH CA TO OWNER

M/S. RAVI FOUNDATION

LAXMI PALACE, 76, MATHURADAS ROAD,
KANDIVALI (W), MUMBAI - 400 067

NAME, ADD. & SIGN. OF LICENSED SURVEYOR

DESIGN CONCEPTS

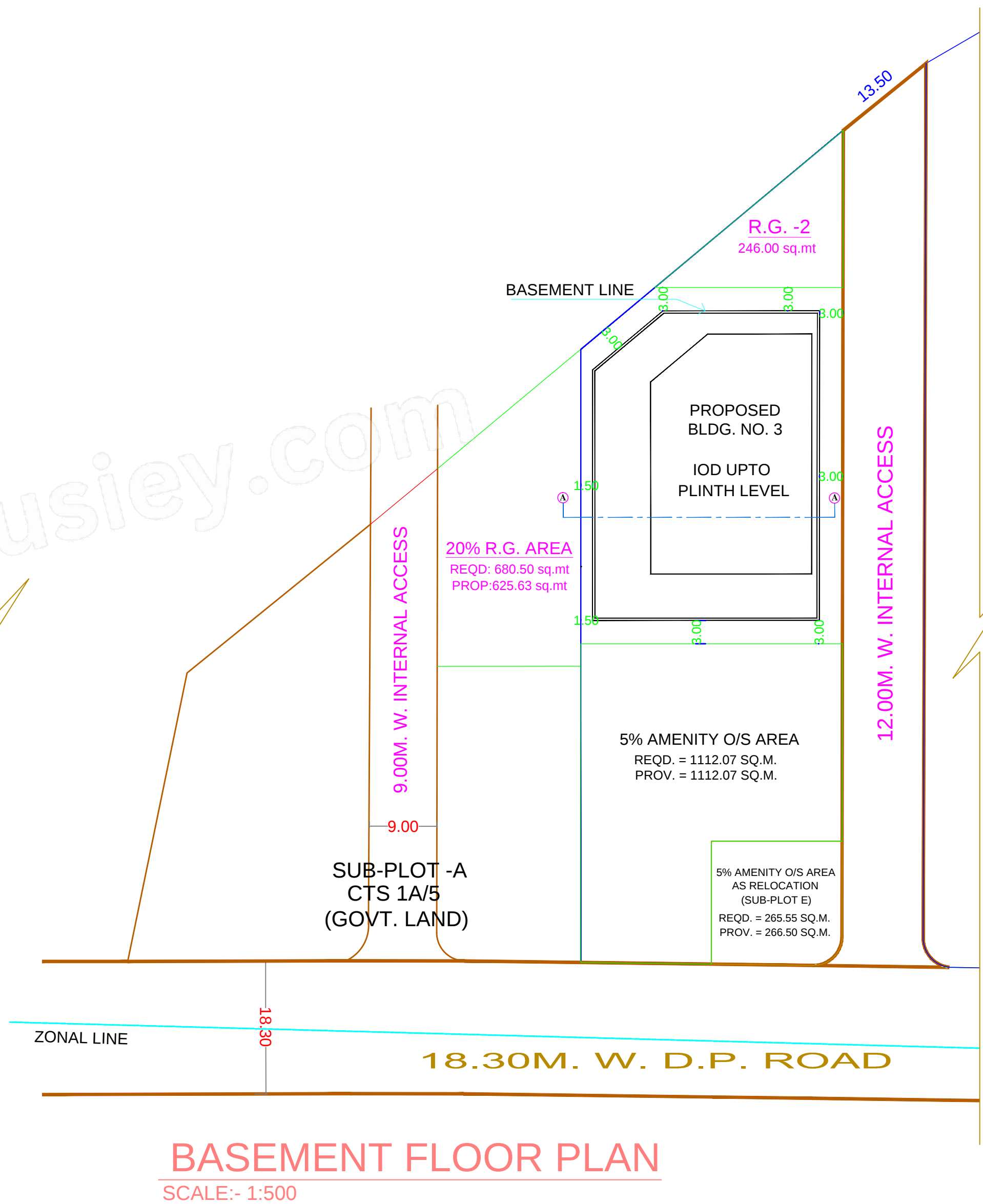
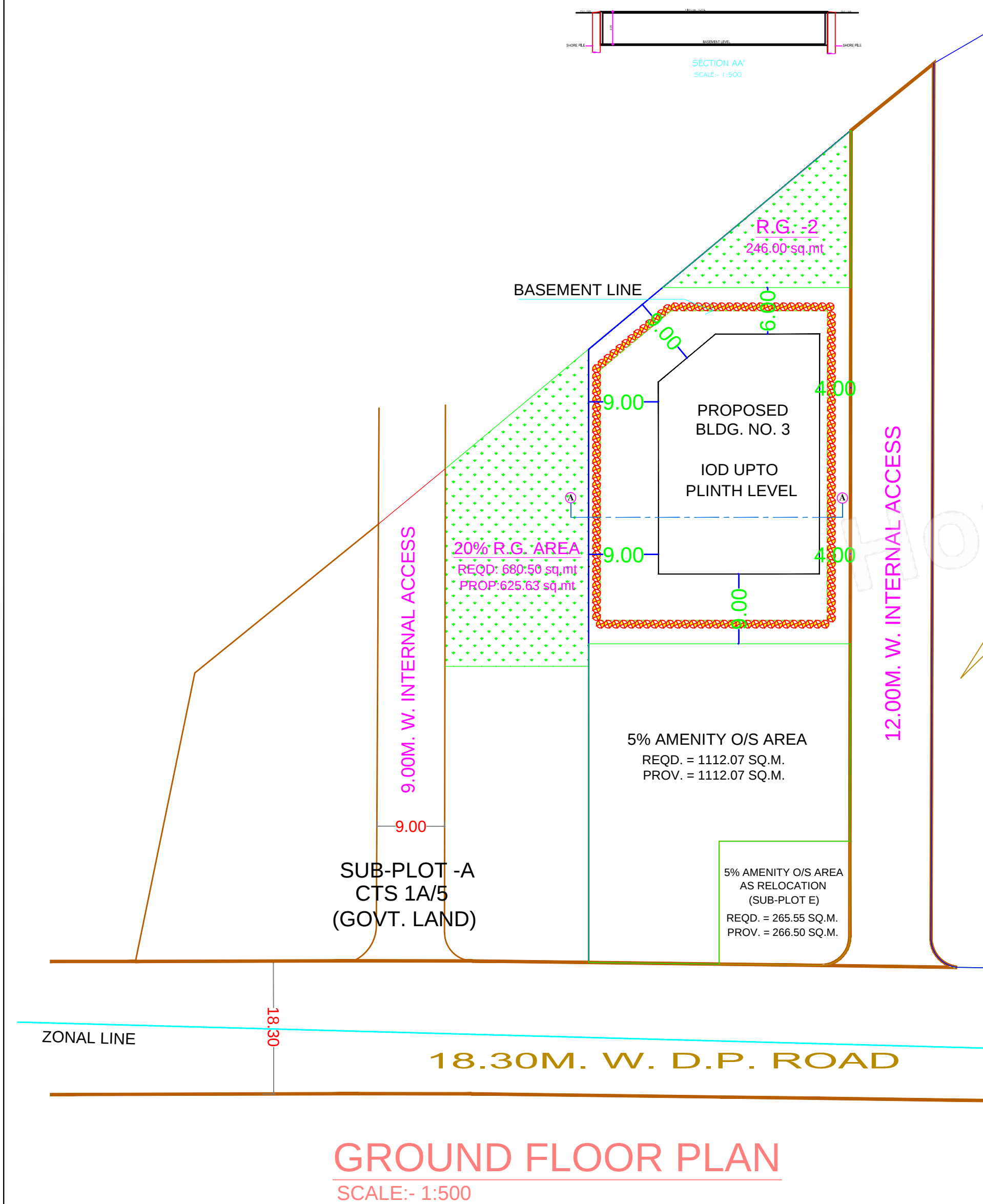
LAXMI PALACE, 76, MATHURADAS ROAD,
KANDIVALI (W), MUMBAI - 400 067

Tel : 2807 8999 / 6570 8050 / 3291 4621/22/23
Fax : 91-2202808 5300

SHRI. Z. A. KHAN
LICENSED SURVEYOR
LIC. NO. K/386/L5

B.M.C. FILE NO. P-7468/2021/R/S Ward/KANDIVALI R/S

JOB NO.	FILE NAME	DRG.No	DRAWN BY
	LAYOUT		



NOTE :-
This is digitally signed plan & does not require physical signatures.

PROFORMA 'B'		
CONTENTS OF SHEET		
GROUND FLOOR, BASEMENT FLOOR PLAN SECTION A-A'		
DESCRIPTION OF PROP./ PROPERTY		
PROPOSED BUILDING NO 3 ON SUB PLOT C OF PLOT BEARING CTS NO. 1A/1 OF VILLAGE KANDIVALI, KANDIVALI (W), MUMBAI, IN R/S WARD.		
NAME, ADDRESS OF R.C.C. CONSULTANT		
M/S. UNISTEPS CONSULTING PVT. LTD. MR. KAILASH ANWALA REG NO. STRIA/39 ROW HOUSE NO 4, DHEERAJ SAVERA, OPP SIDDHARTH NAGAR, BORIVALI (E) MUM - 66.		
SUB ENGINEER BUILDING PROPOSAL R/SOUTH WARD	ASSISTANT ENGINEER BUILDING PROPOSAL R/SOUTH WARD	EXECUTIVE ENGINEER BUILDING PROPOSAL R WARD
NAME, ADDRESS OF OWNER		
SHRI. JAYESH T. SHAMCA TO OWNER M/S. RAVI FOUNDATION		
LAXMI PALACE, 76, MATHURADAS ROAD, KANDIVALI (WEST), MUMBAI - 400 067		
NAME, ADD. & SIGN. OF LICENSED SURVEYOR		
DESIGN CONCEPTS LAXMI PALACE, 76, MATHURADAS ROAD, KANDIVALI (W), MUMBAI - 400 067 Tel : 2807 8999 / 6570 8050 / 3291 4621/22/23 Fax : 91-2202808 5300		
SHRI. Z. A. KHAN LICENSED SURVEYOR LIC. NO. K/386/LS		
B.M.C. FILE NO. P-7468/2021/R/S Ward/KANDIVALI R/S		
JOB NO.	FILE NAME	DRG.No
	LAYOUT	
DRAWN BY		