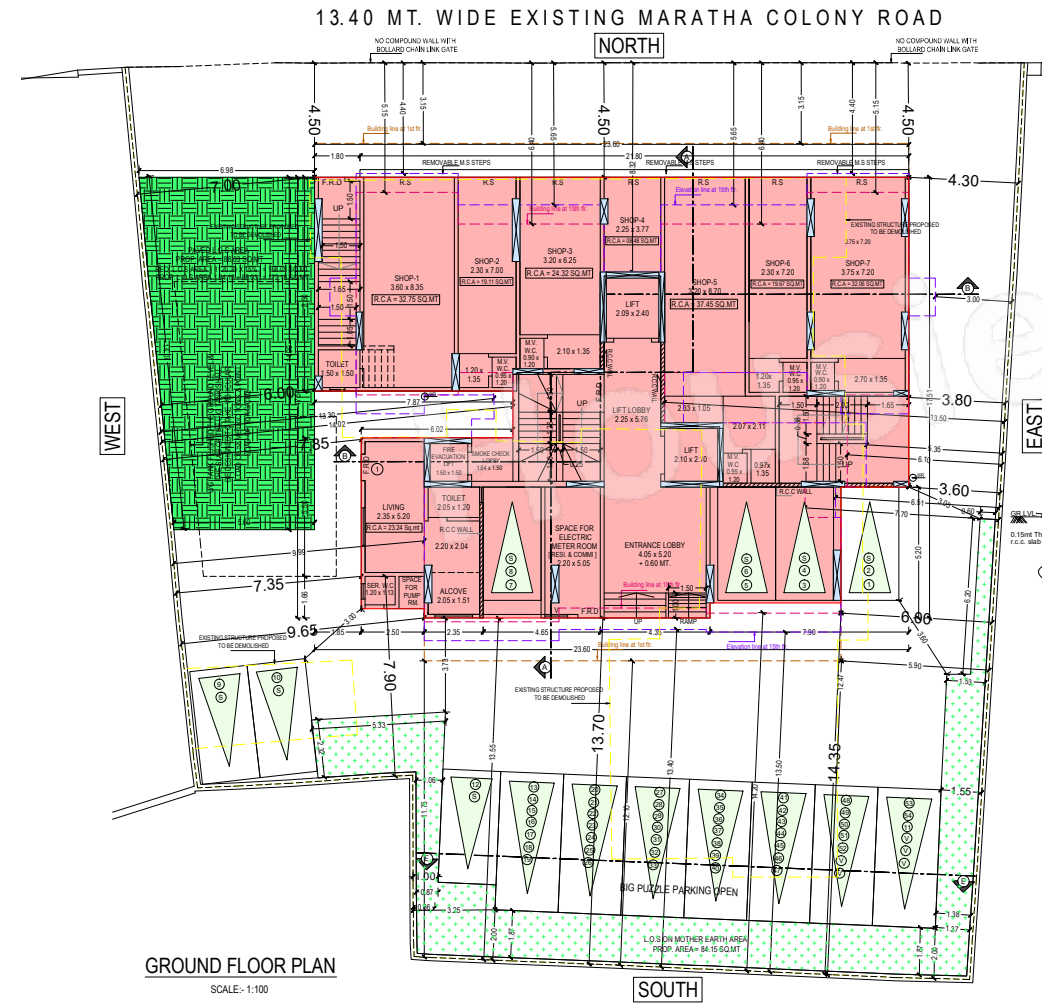
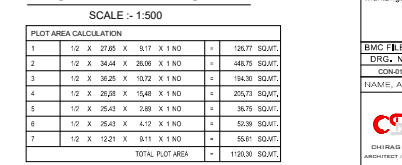
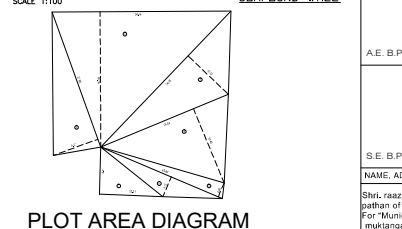
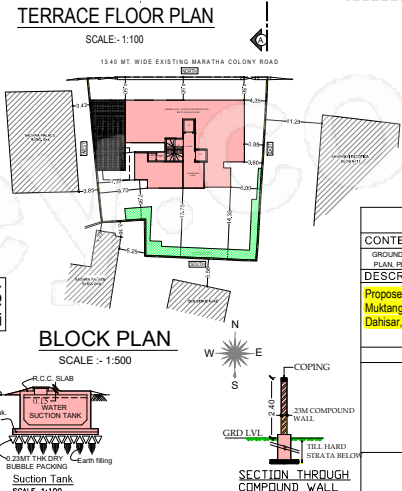
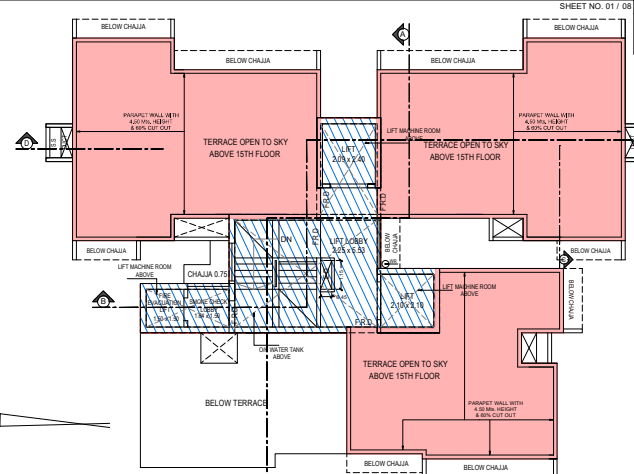


BUILT UP AREA SUMMARY			
PROPOSED FLOOR	PROPOSED GROSS COMPOSITE B.U.A.		
	COMM. (IN SQ.M)	RES. (IN SQ.M)	
GROUND FLOOR	195.33 SQ.MT	26.80 SQ.MT	
1ST FLOOR	341.14 SQ.MT	---	
2ND SERVICE FLOOR	---	---	
3RD FLOOR	211.82 SQ.MT	42.84 SQ.MT	
4TH FLOOR	211.82 SQ.MT	42.84 SQ.MT	
5TH FLOOR	225.71 SQ.MT	42.84 SQ.MT	
6TH FLOOR	225.71 SQ.MT	42.84 SQ.MT	
7TH FLOOR	225.71 SQ.MT	42.84 SQ.MT	
8TH FLOOR	225.71 SQ.MT	42.84 SQ.MT	
9TH FLOOR	225.71 SQ.MT	42.84 SQ.MT	
10TH FLOOR	225.71 SQ.MT	42.84 SQ.MT	
11TH FLOOR	225.71 SQ.MT	42.84 SQ.MT	
12TH FLOOR	225.71 SQ.MT	42.84 SQ.MT	
13TH FLOOR	225.71 SQ.MT	42.84 SQ.MT	
14TH FLOOR	225.71 SQ.MT	42.84 SQ.MT	
15TH FLOOR	225.71 SQ.MT	42.84 SQ.MT	
TOTAL AREA	5847.57 SQ.MT	2792.27 SQ.MT	
TOTAL BUILT UP AREA	3326.74 SQ.MT	---	

STAIRCASE, LIFT LOBBY AREA SUMMARY			
PROPOSED FLOOR	COMM. (IN SQ.M)	RES. (IN SQ.M)	
GROUND FLOOR	7.47 SQ.MT	---	
1ST FLOOR	28.27 SQ.MT	---	
2ND SERVICE FLOOR	---	---	
3RD FLOOR	---	---	
4TH FLOOR	---	---	
5TH FLOOR	---	---	
6TH FLOOR	---	---	
7TH FLOOR	---	---	
8TH FLOOR	---	---	
9TH FLOOR	---	---	
10TH FLOOR	---	---	
11TH FLOOR	---	---	
12TH FLOOR	---	---	
13TH FLOOR	---	---	
14TH FLOOR	---	---	
15TH FLOOR	---	---	
TOTAL AREA	33.74 SQ.MT	613.81 SQ.MT	
TOTAL BUILT UP AREA	647.55 SQ.MT	---	



PROFORMA - A			AREA IN SQ.MT
1	Area of the plot		1120.30
a)	Area of Reservation in plot		---
b)	Area of Road Set back		---
c)	Area of D.P. Road		---
2	Deduction for		---
A)	For Reservation (Road Area)		---
a)	Road set back area to be handed over (100%)(Regulation No 16)		---
b)	Proposed D.P. Road to be handed over (100%)(Regulation No 16)		---
c)	Reservation area (200) to be handed over (Regulation No 17)		---
d)	TOTAL AREA UNDER ROAD/RESERVATION		---
B)	For Amenity area		---
a)	Area of amenity plot(s) to be handed over as per DCPR 14(A)		---
b)	Area of amenity plot(s) to be handed over as per DCPR 14(B)		---
c)	Area of amenity plot(s) to be handed over as per DCPR 15		---
d)	Area of amenity plot(s) to be handed over as per DCPR 35		---
e)	TOTAL AMENITY AREA		---
C)	Deductions for Existing Built up area to be retained if any land component of Existing Built up area as per regulation under which the development was allowed		---
3	Total Deductions: (2(A) + 2(B) + 2(C))		---
4	Balance area of plot (1 - 3)		1120.30
5	Plot area under Development		1120.30
6	Zonal (Basic) FSI (0.50 or 0.75 or 1 or 1.50)		0.75
7	a) Permissible Built up Area as per (Zonal/Basic) FSI (5 X 6)		1120.30
b)	permissible built up area as per DCPR 30(C) protected for development		1349.05
c)	permissible built up area (7x or 7b above, whichever is more)		1349.05
8	Built up area equal to land handed over as per reg. 30 (A) (3)(a)		---
a)	additional Built up area for 2 (A) (i) (1) & 2 (b) above within the cap of admissible "TDR" as per table 12 on balance plot.		---
b)	additional Built up area for 2 (A) (i) & 2 (b) above to be utilized over and above the permissible FSI as per column no.7 table 12 of reg. 30(A) and to be mentioned in table 12A reg. 30(2)(b) or 25(b).		---
c)	additional Built up area in case for 2 (A) (i) (b) as per reg. 17(1) (not 20(b)) and (viii) as per AR policy on remaining Plot (% as per table no.5 of reg. 17(1)).		---
9	additional Incentive BUA within the cap of admissible TDR AS PER table 12 on a plot		---
a)	In lieu of cost of construction of amenity building as per reg. 30(A) (3)(b).		---
b)	80% of rehab component as per reg.33(7)(A)		---
c)	15% or as not or above or 10 sqmt per rehab tenements as per reg. 33(7)(B)(1) 15% +1349.05 +202.45 sqmt or 10sqmt +320.00sq of tenements = 320.00 sq.mt		320.00
10	Built up area due to "Additional FSI on payment of premium" as per table no. 12 of regulation No 30(A) (4)(b)(i) 120.00sqmt		560.15
11	Built up area due to admissible "TDR" as per Table No. 12 of Regulation No 30(A) 30(2) (a) or as not or 70% or 80% or 100% of 120.00sq 70% = 174.21 sq.mt		156.84
a)	Main TDR 20% = 174.21 sq.mt @ 15% = 156.84 sq.mt.		156.84
b)	General TDR = 784.21 + 156.84 + 209.35 (30) (3) 200.00 (33(7)(B))		78.02
12	Permissible Built up Area (7(c) + 8 + 9 + 10 + 11)		2464.66
13	TOTAL PROPOSED BUILT UP AREA		2464.66
14	TDR generated if any as per 30(A)		---
15	Fungible Compensatory Area as per Regulation No 31(C)		---
a)	(Permissible Fungible Compensatory area for Rehab component without charging premium for residential		415.36
b)	(Permissible Fungible Compensatory area for Rehab component without charging premium for commercial		---
c)	(Permissible Fungible Compensatory area for Rehab component without charging premium for commercial		---
d)	(Permissible Fungible Compensatory area for Rehab component without charging premium for commercial		---
e)	(Permissible Fungible Compensatory area for Rehab component without charging premium for commercial		---
f)	(Permissible Fungible Compensatory area for Rehab component without charging premium for commercial		---
16	Total Built Up Area proposed including Fungible Compensatory Area (13 + 14 + 15) (a) + 15 (a) (b) (i) (ii) (iii)		3326.74
17	FSI consumed on Net Plot (13 + 14)		2.20
18	Other Requirements		---
a)	Name of Reservation		---
b)	Area of Reservation land handed over as per regulation No.17		---
c)	Area of Amenity to be handed over as per regulation No.17		---
d)	Area of Built up area of designation		---
e)	Area of Built up area of designation		---
f)	Area of Built up area of designation		---
19	Requirement of LOS as per regulation No.27(1)(b) or 20% or 25%		---
20	Tenement Statement		---
a)	Proposed built up area (13 above)		3326.74
b)	Less deduction of Non-residential area (shop etc.)		534.87
c)	Area available for tenements (a) minus (b.)		2792.07
d)	Tenements permissible		128.00
e)	Total number of Tenements proposed on the plot		50.00
21	Parking Statement		---
a)	Parking required by Regulations for --		46.00
b)	Car		---
c)	Motorcycle		---
d)	Outside (visitors)		---
e)	Covered garage permissible		---
f)	Covered garages proposed		---
22	Transport Vehicles Parking		---
a)	Scoter/Motor cycle		---
b)	Outside (visitors)		---
c)	Transport Vehicles Parking		---
d)	Scoter/Motor cycle		---
e)	Outside (visitors)		---
f)	Transport Vehicles Parking		---
23	Requirement of LOS as per regulation No.27(1)(b) or 20% or 25%		---
24	Tenement Statement		---
a)	Proposed built up area (13 above)		3326.74
b)	Less deduction of Non-residential area (shop etc.)		534.87
c)	Area available for tenements (a) minus (b.)		2792.07
d)	Tenements permissible		128.00
e)	Total number of Tenements proposed on the plot		50.00
25	Parking Statement		---
a)	Parking required by Regulations for --		46.00
b)	Car		---
c)	Motorcycle		---
d)	Outside (visitors)		---
e)	Covered garage permissible		---
f)	Covered garages proposed		---
26	Transport Vehicles Parking		---
a)	Scoter/Motor cycle		---
b)	Outside (visitors)		---
c)	Transport Vehicles Parking		---
d)	Scoter/Motor cycle		---
e)	Outside (visitors)		---
f)	Transport Vehicles Parking		---

PROFORMA - B

CONTENTS OF SHEET

GROUND FLOOR PLAN, TERRACE FLOOR PLAN, AREA SUMMARY, BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION

DESCRIPTION OF PROPOSAL AND PROPERTY

Proposed redevelopment of building known as Municipal Employees Mutangan CHSL on plot bearing GTS No. 1061 and 1062 of Village Dahisar, at Maratha Colony Road, Dahisar (East), Mumbai 400068

PLAN FOR CONSIDERATION

Swapanil Bhagawat Patil
2023.04.19 14:24:28 +05'30'

Digitally signed by
Bhushan Omprakash Malu
Date: 2023.04.19 13:58:55 +05'30'

Digitally signed by
RAAZ MOHAMMED ARJUN SAMAD PATHAN
Date: 2023.03.25 15:20:28 +05'30'

NAME, ADDRESS OF C.A. TO OWNER
STAMP & SIGN OF C.A. TO OWNER

NAME, ADDRESS OF ARCHITECT / I.S.
STAMP & SIGN OF ARCHITECT / I.S.

CHIRAG SHAHNAWAZ RAYANI
Architect

CHIRAG SHAHNAWAZ RAYANI
Architect