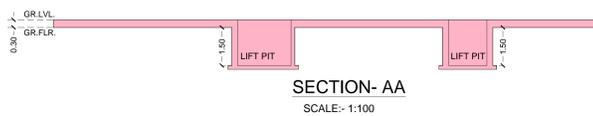




LOCATION PLAN  
SCALE: 1:4000

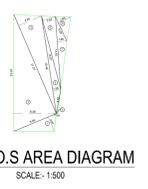


SECTION- AA  
SCALE: 1:100

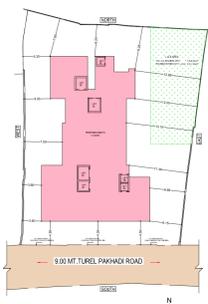
15% LOS AREA STATEMENT

TOTAL NET PLOT AREA	=	1460.50
15% L.O.S. REQUIRED AREA	=	219.08
PROVIDED MOTHER EARTH L.O.S.	=	219.97

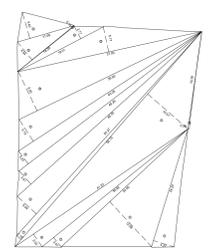
15% L.O.S ON MOTHER EARTH AREA CALCULATION		
1	12 X 3.08 X 3.07 X 1 NO	= 113.94 SQ.MT.
2	12 X 23.04 X 8.38 X 1 NO	= 96.91 SQ.MT.
3	12 X 23.07 X 4.88 X 1 NO	= 32.91 SQ.MT.
4	12 X 10.48 X 1.58 X 1 NO	= 15.39 SQ.MT.
5	12 X 4.82 X 0.34 X 1 NO	= 0.83 SQ.MT.
6	12 X 15.01 X 2.63 X 1 NO	= 18.74 SQ.MT.
7	12 X 14.40 X 1.88 X 1 NO	= 13.81 SQ.MT.
8	12 X 5.28 X 2.88 X 1 NO	= 7.32 SQ.MT.
TOTAL PROPOSED L.O.S AREA		= 219.17 SQ.MT.
REQUIRED L.O.S AREA [1460.50 X 15%]		= 219.08 SQ.MT.



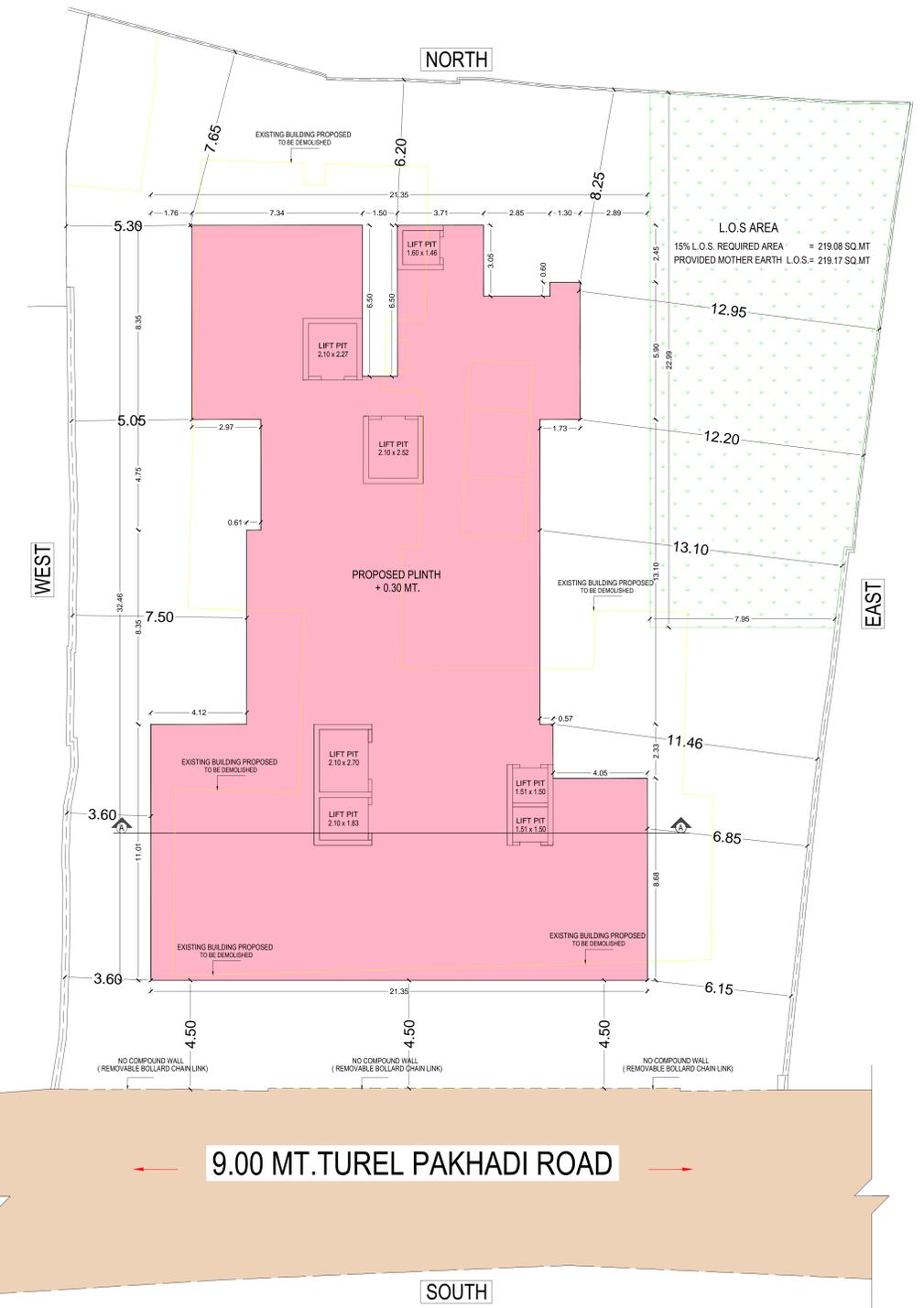
15% L.O.S AREA DIAGRAM  
SCALE: 1:500



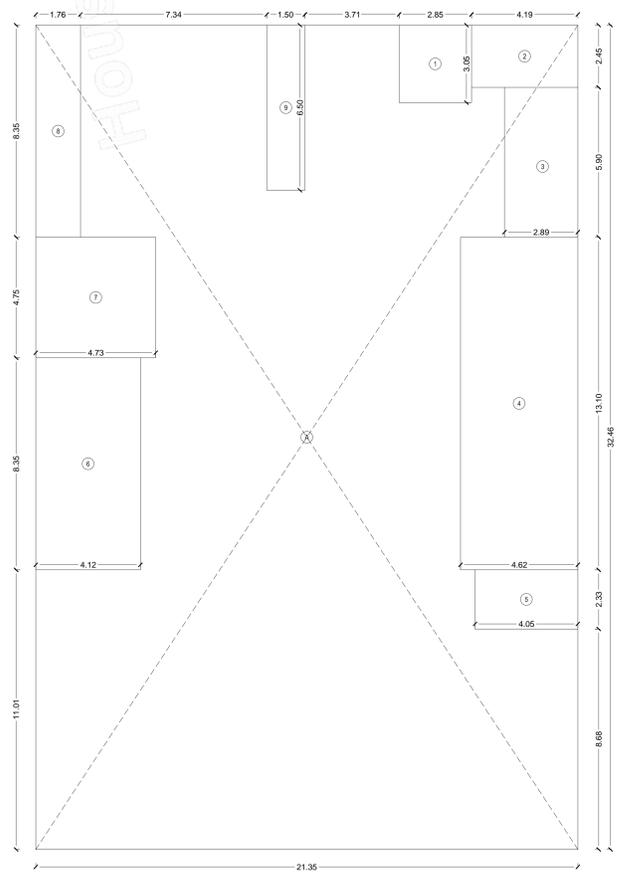
BLOCK PLAN  
SCALE: 1:500



PLOT AREA DIAGRAM  
SCALE: 1:500



PLINTH FLOOR PLAN  
SCALE: 1:100



PLINTH AREA DIAGRAM  
SCALE: 1:100

PLOT AREA CALCULATION		
1	12 X 24.25 X 4.27 X 1 NO	= 51.77 SQ.MT.
2	12 X 34.80 X 12.08 X 1 NO	= 205.36 SQ.MT.
3	12 X 36.82 X 2.47 X 1 NO	= 45.60 SQ.MT.
4	12 X 41.22 X 3.02 X 1 NO	= 62.24 SQ.MT.
5	12 X 56.15 X 10.51 X 1 NO	= 286.07 SQ.MT.
6	12 X 19.39 X 0.29 X 1 NO	= 2.81 SQ.MT.
7	12 X 56.15 X 1.18 X 1 NO	= 33.13 SQ.MT.
8	12 X 54.27 X 5.09 X 1 NO	= 138.12 SQ.MT.
9	12 X 48.76 X 3.51 X 1 NO	= 85.87 SQ.MT.
10	12 X 45.26 X 3.22 X 1 NO	= 72.87 SQ.MT.
11	12 X 43.85 X 5.12 X 1 NO	= 102.77 SQ.MT.
12	12 X 39.83 X 8.56 X 1 NO	= 107.70 SQ.MT.
13	12 X 37.50 X 5.17 X 1 NO	= 96.65 SQ.MT.
14	12 X 19.01 X 2.77 X 1 NO	= 26.32 SQ.MT.
15	12 X 14.39 X 0.10 X 1 NO	= 0.71 SQ.MT.
16	12 X 14.39 X 4.54 X 1 NO	= 32.66 SQ.MT.
17	12 X 11.68 X 5.43 X 1 NO	= 31.71 SQ.MT.
TOTAL ADDITION		= 1460.50 SQ.MT.

PLINTH AREA CALCULATION		
A	21.35 X 32.46 X 1 NO	= 693.02 SQ.MT.
TOTAL ADDITION		= 693.02 SQ.MT.

DEDUCTIONS		
1	2.85 X 3.05 X 1 NO	= 8.68 SQ.MT.
2	4.19 X 2.45 X 1 NO	= 10.27 SQ.MT.
3	2.89 X 5.90 X 1 NO	= 17.05 SQ.MT.
4	4.62 X 13.10 X 1 NO	= 60.52 SQ.MT.
5	4.05 X 2.33 X 1 NO	= 9.44 SQ.MT.
6	4.12 X 8.35 X 1 NO	= 34.40 SQ.MT.
7	4.73 X 4.75 X 1 NO	= 22.47 SQ.MT.
8	1.76 X 8.35 X 1 NO	= 14.70 SQ.MT.
9	1.50 X 6.50 X 1 NO	= 9.75 SQ.MT.
TOTAL DEDUCTION		= 187.29 SQ.MT.
TOTAL BUILT UP AREA (A - Y)		= 505.73 SQ.MT.

NORTH

FORM - I		AREA IN SQ.MT
1	Area of the plot	1460.50
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 (plot) to be handed over (Regulation No 17)	---
B	TOTAL AREA UNDER ROAD/RESERVATION	---
B	For Amenity area:	---
a)	Area of amenity plot/plots to be handed over as per DCPR 14(A)	---
b)	Area of amenity plot/plots to be handed over as per DCPR 14(B)	---
c)	Area of amenity plot/plots to be handed over as per DCPR 15	---
d)	Area of amenity plot/plots 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 BUA as per regulation under which the development was allowed.	---
3	Total Deductions : [ 2 (A) + 2 (B) + 2 (C) ]	---
4	Balance area of plot (1(b) - 3)	1460.50
5	Plot area under Development	1460.50
6	Area of plot as per Regulation No 17	1460.50
7	Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)	ONE
8	a) Permissible Built up Area as per Zonal(basic) FSI (5 X 6)	---
b)	permissible built up area as per DCPR 30(C) protected for development	---
9	Built up area equal to land handed over as per reg. 30 (A) (i)(a)	---
a)	additional Built up area for 2 (A) (c) (i) & 2B above within the cap of admissible "TDR", as per table 12 on balance plot.	---
b)	additional Built up area for 2 (A) (a) & 2 (A) above to be utilized over and above the permissible FSI as per column no. 7 table 12 of reg. 30(A) and to the mentioned in table 12A reg. 32(200% or 250%)	---
c)	additional BUA in case for 2 (A) (c) (ii) as per reg.17(i) not 20(vii) and (viii) as per AR policy on remaining Plot (Y% as per table no.6 of reg. 17(i).	---
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) (30b)	---
b)	50% of rehab component as per reg.33(7)(A)	---
c)	15% or as per reg.7 or above or 10 sqmt per rehab tenements as per reg.33(7)(B)1(15% x 00.00 = 00.00 sqmt or 10sqmt or 00.00 of tenements	---
10	Built up area due to "Additional FSI on payment of premium" as per table No 12 of regulation No 30(A) (4X50%)	---
11	Built up area due to admissible "TDR" as per Table No 12 of Regulation No 30(A) (30C) [as per no. 6, 90% or 70% or 50% or 100%]	---
a)	Stum TDR 20% =	---
b)	General TDR =	---
12	Permissible Built up Area (7(c) + 8 + 9 (c) + 10 + 11)	---
13	TOTAL PROPOSED BUILT UP AREA	---
14	TDR generated if any as per 30(A)	---
15	Fungible Compensatory Area as per Regulation No 31(B)	---
a)	(Permissible Fungible Compensatory area for Rehab component without charging premium for residential	---
b)	Permissible Fungible Compensatory area for Rehab component without charging premium for commercial	---
c)	PROPOSED Fungible Compensatory area for Rehab component without charging premium for residential	---
d)	PROPOSED Fungible Compensatory area for Rehab component without charging premium for commercial	---
e)	PROPOSED Fungible Compensatory area for Rehab component without charging premium for commercial	---
f)	PROPOSED Fungible Compensatory area for Rehab component without charging premium for commercial	---
16	Total Built Up Area proposed including Fungible Compensatory Area [ 13 + 15 (a) + 15 (b) (iv) + 15 (b) (v) ]	---
17	FSI consumed on Net Plot [ 13 / 4 ]	---
Other Requirements		
A	Reservation Designation	---
a)	Name of Reservation	---
b)	Area of Reservation land handed over as per regulation No.17	---
c)	Built up area of Amenity to be handed over as per Regulation No.17	---
d)	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 LOS as per regulation No 27(15% or 20% or 25%)	---
D	Tenement Statement	---
a)	Proposed built up area(13 above)	---
b)	Less deduction of Non-residential area (shop etc.)	---
c)	Area available for tenements [(a) minus (b).]	---
d)	Tenements permissible	---
e)	Total number of Tenements proposed on the plot	---
E	Parking Statement	---
i)	Parking required by Regulations for:-	---
Car	---	---
Motorcycle	---	---
Outside (visitors)	---	---
ii)	Covered garage permissible	---
iii)	Covered garages proposed	---
Car	---	---
Motorcycle	---	---
Outside (visitors)	---	---
iv)	Total parking provided	---
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 I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 22.02.2024 & THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1460.50 SQ.MT AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF CONVEYANCE / SUB DIVISION PLAN.

Ching  
Shahina  
at Rajesh

SIGNATURE OF L.S.

FORM - II

CONTENTS OF SHEET

PLINTH FLOOR PLAN & CALCULATION, SECTION, BLOCK PLAN, LOCATION PLAN, PLOT AREA CALCULATION & L.O.S AREA CALCULATION

DESCRIPTION OF PROPOSAL AND PROPERTY

Proposed redevelopment of building on plot bearing C.T.S. No. 173, 173/1 to 36 of Village Malad (South) Turel Pakhadi Road, Zakeria Road, Malad (West), Mumbai - 400 064.

PLAN FOR APPROVAL

1) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1988 UNDER NO. P-20982/2024(173)PN Ward/Malad South SIGNED ON EVEN DATE.

2) THIS IS DIGITALLY SIGNED & ISSUED

Ashwini  
Kishor  
Sonar

Digitally signed by Ashwini Kishor Sonar  
Date: 2024.03.11 15:07:35 +05'30'

S.I.E.B.P. R-7

Rajesh  
Shridhar More

Digitally signed by Rajesh Shridhar More  
Date: 2024.03.11 15:07:35 +05'30'

A.I.E.B.P (P)

SANTOSH  
HARISHCHANDRA  
SANKHE

Digitally signed by SANTOSH HARISHCHANDRA SANKHE  
Date: 2024.03.11 15:07:35 +05'30'

E.I.E.B.P (P)

NAME, ADDRESS OF C.A. TO OWNER

MR. RAJESHKUMAR PHOOLRAJ SINGH  
PARTNER OF M.S. RAJ CORP

RAJESH  
KUMAR  
PHOOLRAJ  
J SINGH

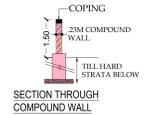
DRN. BY. CHKD. BY.

MDHJ CSR

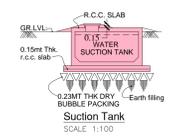
NAME, ADDRESS OF ARCHITECT / L.S.

STAMP & SIGN OF ARCHITECT / L.S.

Chirag  
Shahina  
Rajesh  
Wazani



SECTION THROUGH COMPOUND WALL



WATER SUCTION TANK