

GROUND FLOOR PLAN  
scale :- 1:100

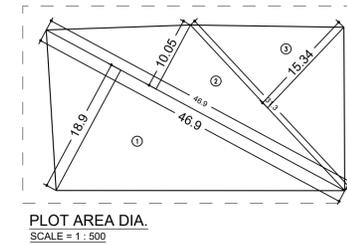
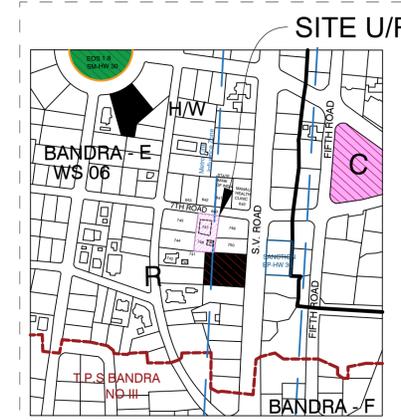
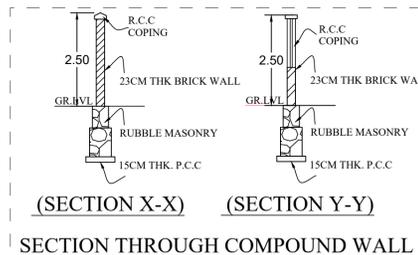
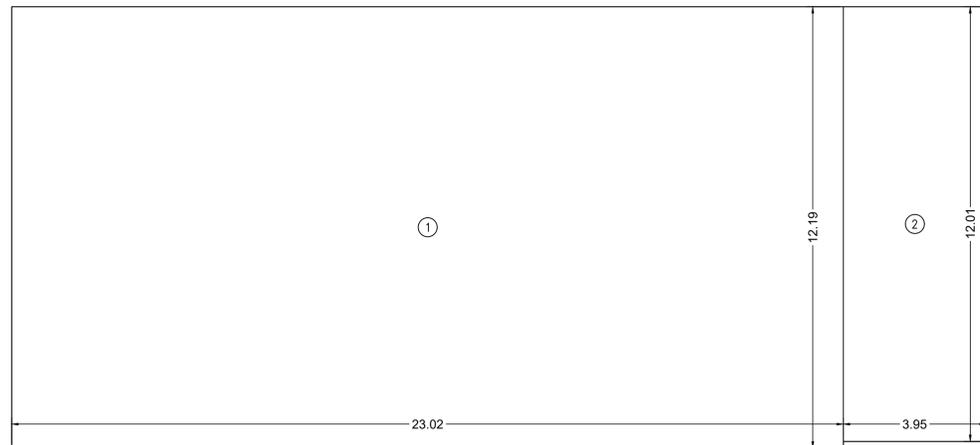


**BUILT UP SUMMARY**

FLOOR	BU. AREA	LESS STR. LI. & LO.	NET AREA
PLINTH FL.	0.00	0.00	0.00
TOTAL	0.00	0.00	0.00

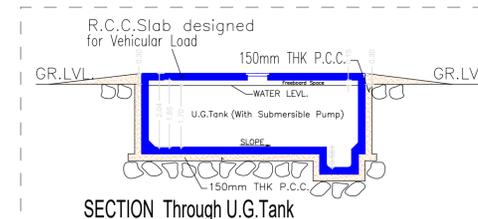
**PLINTH AREA CALCULATION**

1	23.02	X	12.19	X	1NO	=	280.61	SQ.MT.	
2	3.95	X	12.01	X	1NO	=	47.44	SQ.MT.	
TOTAL ADDITION X							=	328.05	SQ.MT.



**PLOT AREA CALCULATION**

PLOT AREA	1	2	3	TOTAL ADDITION
1	1/2 X 46.90 X 18.90 X 1NO	=	443.19	SQ.MT.
2	1/2 X 46.90 X 10.05 X 1NO	=	235.65	SQ.MT.
3	1/2 X 31.30 X 15.34 X 1NO	=	240.06	SQ.MT.
TOTAL ADDITION				= 918.90 SQ.MT.



NOTE:  
1. THIS PLAN IS APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE IOD ISSUED UNDER EVEN NO. P-17315/2023(E/746 To 748)H/W Ward/BANDRA-E. ON EVEN DATE.  
2. THIS PLAN IS DIGITALLY SIGNED AND DOES NOT REQUIRE PHYSICAL SIGNATURE.

FILE No. :- P-17315/2023(E/746 To 748)/H/W Ward/BANDRA-E.		1/1
PROFORMA - A		
A. AREA STATEMENT		IN SQ.MTS.
1) AREA OF THE PLOT	442.10 sq.mt.	918.90
a) Area of Reservation in plot		
b) Area of Road set back		
b1) Area of Road set back already merged with road		
b2) Area of Road set back proposed to be handed over		
c) Area of D.P.Road		
2) DEDUCTIONS 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)		
b2) Reservation area/plot to be handed over (100%) (Regulation No 17)		
d) TOTAL AREA UNDER ROAD/RESERVATION		
B) For Amenity area		
a) Area of amenity plot/plots to be handed over as per DCR 14(A)		
b) Area of amenity plot/plots to be handed over as per DCR 14(B)		
c) Area of amenity plot/plots to be handed over as per DCR 15		
d) Area of amenity plot/plots to be handed over as per DCR 35		
e) TOTAL AMENITY AREA		
c) Deduction 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 deduction : (a)+(b)+(c)+(d)+(e)+(f)+(g)+(h)+(i)+(j)+(k)+(l)+(m)+(n)+(o)+(p)+(q)+(r)+(s)+(t)+(u)+(v)+(w)+(x)+(y)+(z)		
4) Balance area of the plot (1)-(3)		918.90
5) Plot under development : 1-2(A)+2(B)		918.90
6) Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)		1.00
7) a) Permissible built up area as per Zonal (Basic) FSI (5X6)		918.90
b) Permissible Built up area as per DCR 30(C) protected for development		
Permissible built up area (7a or 7b above whichever is more)		NIL
BUA equal to land area handed over as per reg.30(A)(3)(a)		
8) a) Additional BUA for 2(A) (c) (i) & 2B above within the cap of admissible "TDR" as per table no 12 on balance plot		NIL
b) Addition for set back area already handed over to M.C.G.M.(100%)		
c) Additional BUA for 2(A) (a) & 2(A) above to utilize over and above the permissible FSI as per column no 7 table 12 of regulation 30(A) and to the mentioned in table 12A regulation 32(200% or 250%) As per Notification u/no. TPB-43/9C/25/2019/UD-11 Dated: 24/11/2021.		
d) Additional BUA in case of 2(A) (c) (ii) as per regulation 17(1) note 20(vii) & (viii) as per AR policy on remaining plot % as per table no-5 of regulation 17(1)		NIL
9) Additional /incentive BUA within the cap of admissible TDR as per TABLE 12 on a plot		
a) 15% of rehab. component as per reg. 33(7)(A)		
b) 50% of rehab. component as per reg. 33(7)(B)		
c) 15% or 2m <sup>2</sup> or above or 10 sqmt per rehab. tenements as per reg. 33(7)(B)		
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)&30(2) (sr.no-5x 50% or 70% or 90% or 100%)		
(By restricting area utilize beyond zonal F.S.I in sr.no-7(b),8(a) & 9 above		
12) Permissible Built up area (7+8+9+10+11)		918.90
13) TOTAL PROPOSED BUILT UP AREA 13(a)+13(b)		0.00
14) TDR generated if any as per 30(A)		NIL
15) Fungible compensatory area as per Regulation No 31(3)		
a) (i) Perm. Fungible Compensatory area for Rehab.comp.w/o charging premium for residential existing area		
(ii) Fungible compensatory area available for Rehab.comp.w/o charging premium for residential		
(iii) Perm. Fungible Compensatory area for Rehab.comp.w/o charging premium for commercial existing area		
(iv) Fungible compensatory area available for Rehab.comp.w/o charging premium for commercial		
b) (i) Permissible Fungible Compensatory area by charging premium for residential		
(ii) Fungible compensatory area available on payment of premium for residential		
(iii) Permissible Fungible compensatory area on payment of premium for commercial		
(iv) Fungible compensatory area available on payment of premium for commercial		
16) Total BUA Proposed including FCA (13+15(a)(i) + 15(a) (iv)+15(b) (ii)+ 15(b)(iv))		0.00
17) FSI consumed on net plot (13/4)		0.00
II 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		
a) 14(A)		
b) 14(B)		
c) 15		
C. Requirement of LOS as per Regulation No.27 (15% or 20% or 25% or 0%)		
D. TENEMENTS STATEMENT		
a) Proposed built up area (16 above)		
b) Less deduction of Non-Residential area(shop etc)		
c) Area available for Tenements (a) minus (b)		
d) Tenements Permissible (450/hectare) = 36.17		SAY
e) Total Number of Tenements Proposed on Plot		
E. PARKING STATEMENT		
i) PARKING REQUIRED FOR REGULATION FOR		
CAR SCOOTER/MOTOR CYCLE OUT SIDERS(VISITORS)		
ii) COVERED GARAGE PERMISSIBLE		
iii) COVERED GARAGE PROPOSED		
CAR SCOOTER/MOTOR CYCLE OUT SIDERS(VISITORS)		
iv) TOTAL PARKING PROVIDED		
E. TRANSPORT VEHICLE PARKING		
ii) TRANSPORT VEHICLE PARKING REQUIRED BY REGULATION		
iii) TOTAL NO. OF TRANSPORT VEHICLE PARKING SPACES PROVIDED		
CERTIFICATE OF PLOT AREA :		
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 918.90 SQ.MTS.		
SIGNATURE OF ARCHITECT		
STAMP OF DATE OF RECEIPT		
1. THIS PLAN IS DIGITALLY SIGNED AND DOES NOT REQUIRE PHYSICAL SIGNATURE.		
2. APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE IOD ISSUED AUTO DCR FILE NO. P-17315/2023(E/746 To 748)H/W Ward/BANDRA-E. ON EVEN DATED		
PROFORMA 'B'		
CONTENTS OF SHEET		
* PLINTH PLAN	* PLOT AREA DIA. & CALCULATIONS.	* BUA DIG & CALCULATIONS
* BLOCK & LOCATION PLAN		
DESCRIPTION OF PROP. & PROPERTY		
PROPOSED REDEVELOPMENT ON PLOT BEARING C.T.S. NO. E/746 TO 748, OF VILLAGE BANDRA - E, 7TH ROAD, AT KHAR (WEST), MUMBAI.		
NAME, ADDRESS OF OWNER	SIGNATURE OF OWNER	
SHRI. AHMED OMAR SOLANKI DIRECTOR OF M/S. AOS DEVELOPMENTS PVT.LTD. C.A. TO M/S. KING OF SUBURBS C.H.S.L. (OWNER)		
703, PIONEER HEIGHTS 3RD FLOOR, KHAR WEST MUMBAI-400 052.		
DIGITAL SIGNATURE OF AUTHORITIES		
		Dtd. : 18/01/2024
S.E.(B P) KWS 2	A.E.B.P. H-W WARD	E.E.B.P. H-W Ward
NAME, ADDRESS & SIGNATURE OF ARCHITECT.		
MEHUL KANAKIA ARCHITECTS		
ARCHITECT - MEHUL KANAKIA		
1001, BUILDING NO. 5,		
GARDNER GROOVE COMPLEX,		
CHIKUWADI, OFF. LINK ROAD,		
BORIVALI (W), MUMBAI - 400 092.		
COA. NO. : CA / 2014 / 62291	JOB NO.	FILE NAME
DRG. NO. : 1/1		
DRAWN BY : PARIN	CHECKED BY : MEHUL	