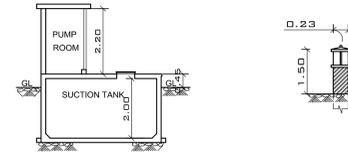


MH+D PLOT AREA CALCULATION

C.T.S. NO.167/3	
A	0.5 X 29.15 X 10.33 = 150.56 SQ.MT.
B	0.5 X 29.15 X 19.15 = 279.11 SQ.MT.
TOTAL	429.67 SQ.MT.
TOTAL MH+D PLOT AREA (SAY)	429.63 SQ.MT.

AS PER PRD AREA = 1074.08 SQ.MT.
49% REQUIRED LAND FOR MHD = 429.63 SQ.MT.
PROPOSED LAND FOR MHD 429.63 SQ.MT.



AREA STATEMENT AS PER AR POLICY OF DCPR 2034

1 Area of Plot as per P. R. Cards	1398.38
2 Area of plot to be handed over to MCGM as per Reg. 17(table 5) (10) @ 40%	429.63
3 Area of built up amenity to be handed over to MCGM as per Reg. 17(table 5) (10) @ 50%	2009.57
4 Permissible built up area after handing over of constructed amenity	968.75
5 Permissible B.U.A. area of as per of 17(1) 20(vii) and (viii)(a)	----
6 a) Permissible TDR @ 70% As per Reg. 30 (table 12)	978.87
b) Now TDR Claimed	----
7 Permissible additional FSI @ 50% on payment of premium As per Reg. 30 (table 12)	699.19
8 a) Built up area in lieu of cost of construction of built up amenity to be handed over as per Reg. 17 Note 1(d) (1.50 x 68480 x 2009.57) = 1331.55 Sq.mt.	NOT CLAIMED
b) TDR Claimed in lieu of Built up Amenity	----
9 Total permissible B.U.A. (1 + 7 + 8b)	2097.57
10 Permissible fungible compensatory area @ 35% as per Reg. 31(3)	734.15
11 Total permissible B.U.A. (9+10 above)	2831.72

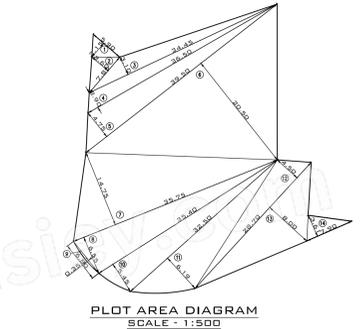
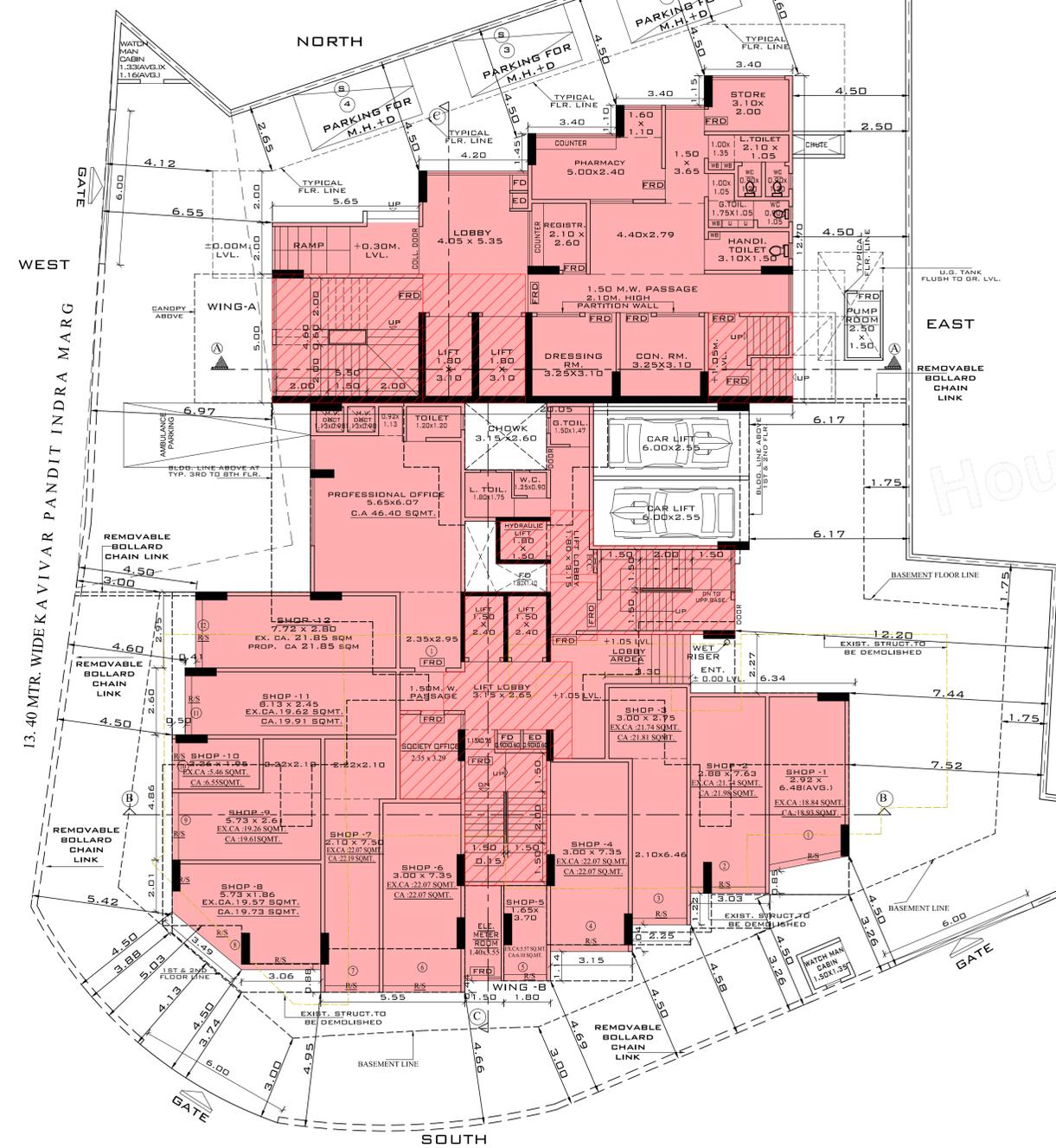
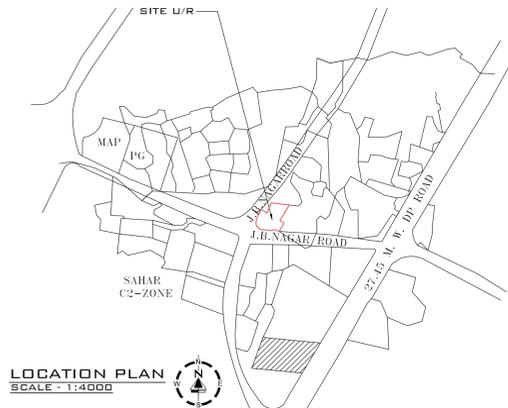
Note: - Built up area adm. 2831.72 Sq.mt. is permissible on the reminder plot subject to handover of built up Amenity adm. 2009.57 Sq.mt. on plot adm. 429.63 Sq.mt. area to MCGM.

FUNGIBLE STATEMENT

FUNGIBLE PERMISSIBLE	734.15 SQ.MT.
FUNGIBLE CLAIMED	731.91 SQ.MT.
FUNGIBLE AVAILABLE FOR EXIS. TENANT FREE OF PREMIUM	65.22 SQ.MT.
FUNGIBLE PERMISSIBLE AGAINST PREMIUM	668.93 SQ.MT.
FUNGIBLE PROPOSED FOR RESI. SALE AREA	439.79 SQ.MT.
FUNGIBLE PROPOSED FOR COMM. SALE AREA	292.12 SQ.MT.

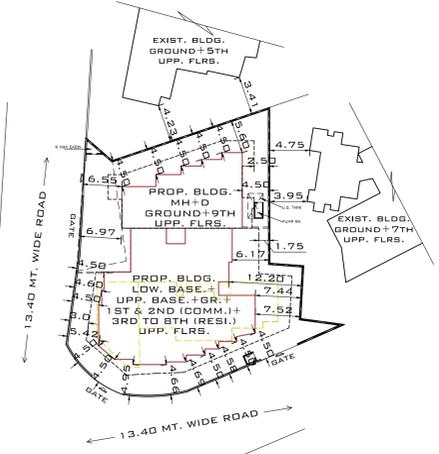
SUMMARY OF B.U.A.

TOTAL PROPOSED AREA	2823.08 SQ.MT.
TOTAL FUNGIBLE AREA / 1.35	2091.17 SQ.MT.
NET COMPENSATORY FSI	731.91 SQ.MT.



PLOT AREA CALCULATIONS

1	0.5 X 5.90 X 2.15	=	6.34 SQ.MT.
2	0.5 X 7.85 X 3.60	=	14.13 SQ.MT.
3	0.5 X 34.45 X 3.10	=	53.40 SQ.MT.
4	0.5 X 36.50 X 2.90	=	52.93 SQ.MT.
5	0.5 X 39.50 X 4.75	=	93.81 SQ.MT.
6	0.5 X 39.50 X 20.50	=	404.88 SQ.MT.
7	0.5 X 35.75 X 14.75	=	263.66 SQ.MT.
8	0.5 X 35.75 X 6.55	=	117.08 SQ.MT.
9	0.67 X 6.80 X 0.35	=	1.59 SQ.MT.
10	0.5 X 35.40 X 5.45	=	96.47 SQ.MT.
11	0.5 X 32.50 X 6.19	=	100.59 SQ.MT.
TOTAL PLOT AREA AS PER TRIANGULATION		=	1398.52 SQ.MT.
SAY		=	1398.38 SQ.MT.
PLOT AREA AS PER P.R.C		=	1398.38 SQ.MT.



PROFORMA - A

1 Area of Plot as per P. R. Cards	1398.38
a) Area of Reservation in Plot as per P.R.C.	----
b) Area of Reservation in Plot as per Site	----
c) Area of Road Setback	----
d) 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 DP road area to be handed over (100%) (Regulation No. 16)	----
c) Area of Amenity of Plot / Plots to be Handled Over As Per DCR 14B	----
d) Reservation area to be handed over as per AR (Regulation No. 17)	429.63
B) For Amenity Area	
a) Area of Amenity of Plot / Plots to be Handled Over As Per DCR 14A	----
b) Area of Amenity of Plot / Plots to be Handled Over As Per DCR 15	----
c) Area of Amenity of Plot / Plots to be Handled Over As Per DCR 35	----
3 Total Deduction :- [2(A) + 2(B)]	429.63
4 Balance Area of Plot (1 - 3)	968.75
5 Plot Area under Development	1398.38
6 Zonal (basic) FSI (0.50 OR 0.75 OR 1.00 or 1.35)	1.00
7 Permissible Built up Area As per Zonal (Basic) FSI (5 x 6)	1398.38
8 Built up Area due to Additional FSI on Payment of Premium * as per Table No. 12 of Regulation No. 30(A) (5 x 50%) 50% Now Claimed	699.19
9 Built up Area due to Admissible TDR As per Table No. 12 of Reg. No. 30(A) & 30(2) (Sr. No. ii) x 70% by Restraining Area utilisa beyond Zonal FSI 1485.58 x 70% = 1039.91	----
10 BUA equal to area of land handed over as per reg. 30(A) 3(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 Regulation, 30(A) and to be mentioned in table 12A Regulation 32 (200% or 250%)	----
c) Additional B.U.A. in case for 2(A)(C)(ii) as per regulation 17(1) 20(vii) and (viii) (as per AR Policy on Remaining Plot (40% as per Table No. 5 of regulation 17(1)) as column 6 of table-12 on remaining / balance plot	----
ii) in case of 2(A)(C) (ii) permissible over and above permissible B.U.A. on remaining plot	----
11 a) Built up area in lieu of cost of construction of built up amenity to be handed over as per Reg. 17 Note 1 (d) (1.50 x 68480 x 2009.57) = 1331.55 Sq.mts.	NOT CLAIMED
b) TDR Claimed in lieu of Built up Amenity	----
12 FSI Permissible (7 + 8 + 11 b) Excluding Fungible	2097.57
13 FSI Permissible (12 X 1.35) Including Fungible	2831.72
14 Proposed Built up Area	2091.17
15 TDR Generated if any as per 30(A)	1331.55
16 Fungible Compensatory Area as per Regulation No. 31 (3)	
b) i) Permissible Fungible Compensatory Area for Sale Component By Charging Premium for RESIDENTIAL @ 35%	442.03
ii) Proposed Fungible Compensatory Area for Sale Component By Charging Premium for RESIDENTIAL	439.79
iii) Permissible Fungible Compensatory Area for Sale Component By Charging Premium for COMMERCIAL	292.12
iv) Proposed Fungible Compensatory Area for Sale Component By Charging Premium for COMMERCIAL (226.50 + 65.22)	292.12
17 Total Built up Area Proposed Including Fungible Compensatory	2823.08
18 FSI Consumed on New Plot (17)	1.495

OTHER REQUIREMENTS

A) Reservation / Designation	----
(a) Name of Reservation Municipal Designation (RH1.1)	429.63
(b) Area of Reservation land to be handed / handed over as per Regulation No.17	2009.57
(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 Handled Over as per Regulation No.	
(a) 14 (A)	N.A.
(b) 14 (B)	----
(c) 15	----
C) Requirement of LOS as per Regulation No. 27 (15% or 20% or 25%)	----
D) Tenement Statement	
(a) Proposed built up area (17 above)	2823.08
(b) Less deduction of Non-residential area (Commercial)	1126.73
(c) Area available for tenements [(i) minus (ii)]	1696.35
(d) Tenements permissible (450/hectare) = 13.38 SAY = 13.00	76 Nos.
(e) Total number of Tenements proposed on the plot	23 Nos.
E) Parking Statement	
i) Parking required by Regulation for --	
Cars	43 Nos.
Scooter / Motor Cycle	----
Outsiders (visitors)	04 Nos.
ii) Covered garage permissible	----
iii) Covered garage proposed	----
Cars	----
Scooter / Motor Cycle	----
Total Parking Required	47 Nos.
Total Parking Provided	61 Nos.
F) Transport Vehicle Parking	
i) Spaces for transport vehicles parking required by Regulations	NIL
ii) Total no. of transport vehicles parking spaces provided	NIL

PROFORMA - B

CONTENT OF SHEET- GROUND FLOOR PLAN, BLOCK & LOCATION PLAN, PLOT & R.G. AREA DAI. & CALC.
NOTE: - 1) ALL DIMENSIONS ARE IN METERS, UNLESS & UNTIL IT IS SPECIALLY MENTION.

APPROVAL OF PLAN: - 1) THIS DOCUMENT IS DIGITALLY SIGNED 2) APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER AUTO DCR FILE NO. :- P-3782/2019/ (167/3 AND OTHER) / K/E WARD/SAHAR/337/1/NEW DATED:-19/08/2021

SUSHILKU MAR RAVINDRA SAGARE	Dushyant Kumar Jitendra Athirwar	Navnath Sopanrao Ghadge
S.E.(B.P.)/HWS	A.E.(B.P.)/K/E-WARD	E.E.(B.P.)/K-WARD

MUNICIPAL CORPORATION OF GREATER MUMBAI

JOB NO. 221	DRAWN BY SANDEEP	CHECKED BY AR. YOGESH
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DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 167/3 & 184/B (PART) OF VILLAGE-SAHAR, ANDHERI (EAST), MUMBAI.

NAME & SIGNATURE OF OWNER / APPLICANT

M/S GANESH VISHAL INFRA ENGINEERING PVT. LTD. Dina Building, 1st Floor, 53 Maharashtra Karve Road, Marine Lines, Mumbai - 400 002.	BINODKU MAR GARODIA AUTHORIZED SIGNATORY OF GANESH VISHAL INFRA ENGG. PVT. LTD.
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NORTH	AR. YOGESH SHELKE REG. NO. :- CA/2002/29609	YOGESH TULSHIRA M SHELKE SIGNATURE OF ARCHITECT
	M/S ICON GROUPS MONARCH PARK, OFFICE NO. 1, GROUND FLOOR, J.B. NAGAR, CHAKALA, ANDHERI (E). TEL. :- 022 (28200308)	YOGESH TULSHIRA M SHELKE SIGNATURE OF ARCHITECT

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE HAS BEEN SURVEYED BY ME ON 1398.38 SQ.MT. & THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT AS STATED ON THE PLANS ARE AS MEASURED ON THE SITE AND AREA SO WORKED OUT TALLIES WITH THE TOTAL AS STATED IN THE DOCUMENT OF OWNERSHIP

YOGESH TULSHIRA M SHELKE
SIGNATURE OF ARCHITECT