

**R.G.2 AREA CALCULATION**

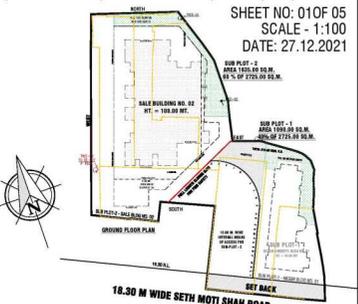
REQD. 20% R.G. = 327.00 sq.m.  
TOTAL R.G. PROVIDED = 380.55 SQM  
215.37 SQM. PROVIDED AT 7TH PODIUM TERRACE LVL  
+ 165.18 SQM. PROVIDED AT GROUND LVL

R.G.2 AREA TRANSLATIONS

REG-21	0.51	8.41	2.05	8.4950 SQ.M
REG-22	0.51	8.41	2.05	8.4950 SQ.M
REG-23	0.51	8.41	2.05	8.4950 SQ.M
REG-24	0.51	7.89	2.45	9.9750 SQ.M
REG-25	0.51	7.89	0.78	2.8850 SQ.M
REG-26	0.51	11.50	3.58	22.6250 SQ.M
REG-27	0.51	8.66	1.33	6.8350 SQ.M
REG-28	0.51	9.48	1.96	9.7950 SQ.M
REG-29	0.51	8.66	1.33	6.8350 SQ.M
REG-30	0.51	1.82	0.81	0.7450 SQ.M
REG-31	0.51	9.48	1.78	8.8350 SQ.M
REG-32	0.51	13.74	2.00	32.8650 SQ.M
REG-33	0.51	17.54	3.84	38.8850 SQ.M
REG-34	0.51	17.54	3.84	38.8850 SQ.M
REG-35	0.51	17.54	3.84	38.8850 SQ.M
REG-36	0.51	17.54	3.84	38.8850 SQ.M
REG-37	0.51	17.54	3.84	38.8850 SQ.M
REG-38	0.51	17.54	3.84	38.8850 SQ.M
REG-39	0.51	17.54	3.84	38.8850 SQ.M
REG-40	0.51	17.54	3.84	38.8850 SQ.M
REG-41	0.51	17.54	3.84	38.8850 SQ.M
REG-42	0.51	17.54	3.84	38.8850 SQ.M
REG-43	0.51	17.54	3.84	38.8850 SQ.M
REG-44	0.51	17.54	3.84	38.8850 SQ.M
REG-45	0.51	17.54	3.84	38.8850 SQ.M
REG-46	0.51	17.54	3.84	38.8850 SQ.M
REG-47	0.51	17.54	3.84	38.8850 SQ.M
REG-48	0.51	17.54	3.84	38.8850 SQ.M
REG-49	0.51	17.54	3.84	38.8850 SQ.M
REG-50	0.51	17.54	3.84	38.8850 SQ.M
REG-51	0.51	17.54	3.84	38.8850 SQ.M
REG-52	0.51	17.54	3.84	38.8850 SQ.M
REG-53	0.51	17.54	3.84	38.8850 SQ.M
REG-54	0.51	17.54	3.84	38.8850 SQ.M
REG-55	0.51	17.54	3.84	38.8850 SQ.M
REG-56	0.51	17.54	3.84	38.8850 SQ.M
REG-57	0.51	17.54	3.84	38.8850 SQ.M
REG-58	0.51	17.54	3.84	38.8850 SQ.M
REG-59	0.51	17.54	3.84	38.8850 SQ.M
REG-60	0.51	17.54	3.84	38.8850 SQ.M
REG-61	0.51	17.54	3.84	38.8850 SQ.M
REG-62	0.51	17.54	3.84	38.8850 SQ.M
REG-63	0.51	17.54	3.84	38.8850 SQ.M
REG-64	0.51	17.54	3.84	38.8850 SQ.M
REG-65	0.51	17.54	3.84	38.8850 SQ.M
REG-66	0.51	17.54	3.84	38.8850 SQ.M
REG-67	0.51	17.54	3.84	38.8850 SQ.M
REG-68	0.51	17.54	3.84	38.8850 SQ.M
REG-69	0.51	17.54	3.84	38.8850 SQ.M
REG-70	0.51	17.54	3.84	38.8850 SQ.M
REG-71	0.51	17.54	3.84	38.8850 SQ.M
REG-72	0.51	17.54	3.84	38.8850 SQ.M
REG-73	0.51	17.54	3.84	38.8850 SQ.M
REG-74	0.51	17.54	3.84	38.8850 SQ.M
REG-75	0.51	17.54	3.84	38.8850 SQ.M
REG-76	0.51	17.54	3.84	38.8850 SQ.M
REG-77	0.51	17.54	3.84	38.8850 SQ.M
REG-78	0.51	17.54	3.84	38.8850 SQ.M
REG-79	0.51	17.54	3.84	38.8850 SQ.M
REG-80	0.51	17.54	3.84	38.8850 SQ.M
REG-81	0.51	17.54	3.84	38.8850 SQ.M
REG-82	0.51	17.54	3.84	38.8850 SQ.M
REG-83	0.51	17.54	3.84	38.8850 SQ.M
REG-84	0.51	17.54	3.84	38.8850 SQ.M
REG-85	0.51	17.54	3.84	38.8850 SQ.M
REG-86	0.51	17.54	3.84	38.8850 SQ.M
REG-87	0.51	17.54	3.84	38.8850 SQ.M
REG-88	0.51	17.54	3.84	38.8850 SQ.M
REG-89	0.51	17.54	3.84	38.8850 SQ.M
REG-90	0.51	17.54	3.84	38.8850 SQ.M
REG-91	0.51	17.54	3.84	38.8850 SQ.M
REG-92	0.51	17.54	3.84	38.8850 SQ.M
REG-93	0.51	17.54	3.84	38.8850 SQ.M
REG-94	0.51	17.54	3.84	38.8850 SQ.M
REG-95	0.51	17.54	3.84	38.8850 SQ.M
REG-96	0.51	17.54	3.84	38.8850 SQ.M
REG-97	0.51	17.54	3.84	38.8850 SQ.M
REG-98	0.51	17.54	3.84	38.8850 SQ.M
REG-99	0.51	17.54	3.84	38.8850 SQ.M
REG-100	0.51	17.54	3.84	38.8850 SQ.M



**LOCATION PLAN**  
SCALE : 1:4000



**BLOCK PLAN**  
SCALE : 1:500

**PROJECT UNDER REG.17 (TABLE-5) OF D.C.P.R 2034**  
I.e. DEVELOPEMENT OF RESERVATION RR 2.1 UNDER ARR

**PROFORMA - A**

A AREA STATEMENT	TOTAL (SQ.M)
1 AREA OF PLOT (AS PER SITE SURVEY)	2857.89
2 DEDUCTIONS FOR	
2.1 ROAD SET-BACK AREA OF 18.30M, SETH MOTI SHAH ROAD	132.89
2.2 BALANCE PLOT UNDER REG. -17, (TABLE-5)	2725.00
3 SET BACKS AS PER P.P.	
3.1 ANY RESERVATION (SUB-PLT-1) RR 2.1 SUB PLOT FOR M.C.G.M. 40% OF PLOT FOR M.C.G.M.	1090.00
3.2 % Amenity space as per DCR 56/57 (sub-plot) other	NIL
3.3 BALANCE AREA OF PLOT (1 MINUS 2) i.e. SUB PLOT-2 (60%)	1635.00
4 Deduction for 15% Recreation ground	
4.1 5% Amenity Open Space as per Reg. 14(A) as per DCRP 2034	PLOT -2
4.2 Net area of plot (3 minus 4)	1635.00
5 Additional floor space index	
5.1 (a) 100% of D.P. Road (restricted to 40% or 80% of "3" above)	
5.2 (b) 100% for set-back (restricted to 40% or 80% of "3" above)	
5.3 (c) 200% for set-back (restricted to 40% or 80% of "3" above)	
6 Total Area (5 plus 6)	
7 Floor Space Index permissible UNDER REG. -17, (TABLE-5) 2725 x 1.33	3624.25
8 Floor Space Index credit available by Development Right	
8.1 0.50 F.S.I. AS PER DCR 56/57 (sub-plot) 2725 x 0.73	1989.25
8.2 % AS PER REG.17, (TABLE-5), NOTE 2(b) (ii)	
8.3 PERMISSIBLE FLOOR AREA (8 + 9)	5613.50
9 Total Permissible Floor Area (7/8) plus 8 above	
11 Existing floor area	
11A Total Proposed built up area	5550.92
Total built up area	
F.S.I. considered on net holding = 11/6	
B. DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS	
1 Purely residential built up area	5613.50
2 Non Residential Built up area	nil
C. DETAILS OF FSI AVAILED AS PER DCR 35 (4)	
1 FURNISHABLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 31(3) FOR RESIDENTIAL = 1984.72 (OR = 80% OF 3)	
2 FURNISHABLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 31(3) FOR NON-RESIDENTIAL = OR = 8200.20	NIL
3 Total Furnishable Built Up Area vide DCR 35 (4) = (C1 + C2)	1984.72
4a Total Furnishable Built Up Area Proposed	1942.82
4b TOTAL PERMISSIBLE BUA (5613.50 + 1984.72)	7578.22
5 Total Gross Built Up Area proposed (11A + C3)	7493.75
D. TENEMENT STATEMENT	
(i) PROPOSED AREA (Ann A, 12 above) or C4	
(ii) LESS DEDUCTIONS OF NON RES. AREA	
(iii) AREA AVAILABLE FOR TENEMENTS (10 - (ii))	
(iv) TENEMENTS PERMISSIBLE AS PER 200 (HECTARE)	
(v) TENEMENTS PERMISSIBLE AS PER 1450 (HECTARE)	
TENEMENTS PROPOSED	
TENEMENTS EXISTING	
TOTAL TENEMENTS PROPOSED	
E. PARKING STATEMENT	
(i) TOTAL PARKING REQUIRED	97 NOS.
(ii) TOTAL PARKING PROVIDED	146 NOS.
F. TRANSPORT VEHICLE PARKING	
(a) TRANSPORT VEHICLE PARKING REQUIRED	
(b) TRANSPORT VEHICLE PARKING PROVIDED	

**SUMMARY OF BUILT UP AREA**

FLOOR	BASE AREA	FUNGIBLE	AREA IN SQ.M.
27TH	264.48	92.57	357.05 SQ.M.
26TH	264.48	92.57	357.05 SQ.M.
25TH	264.48	92.57	357.05 SQ.M.
24TH	264.48	92.57	357.05 SQ.M.
23RD	264.48	92.57	357.05 SQ.M.
22ND	264.48	92.57	357.05 SQ.M.
21ST (REFUGE)	196.21	68.68	264.89 SQ.M.
20TH	264.48	92.57	357.05 SQ.M.
19TH	264.48	92.57	357.05 SQ.M.
18TH	264.48	92.57	357.05 SQ.M.
17TH	264.48	92.57	357.05 SQ.M.
16TH	264.48	92.57	357.05 SQ.M.
15TH	264.48	92.57	357.05 SQ.M.
14TH (REFUGE)	196.21	68.68	264.89 SQ.M.
13TH	264.48	92.57	357.05 SQ.M.
12TH	264.48	92.57	357.05 SQ.M.
11TH	264.48	92.57	357.05 SQ.M.
10TH	264.48	92.57	357.05 SQ.M.
9TH	264.48	92.57	357.05 SQ.M.
8TH	330.63	115.74	446.43 SQ.M.
7TH	331.62	116.00	447.78 SQ.M.
6TH (PODIUM)	0	0	0 SQ.M.
5TH (PODIUM)	0	0	0 SQ.M.
4TH (PODIUM)	0	0	0 SQ.M.
3RD (PODIUM)	0	0	0 SQ.M.
2ND (PODIUM)	0	0	0 SQ.M.
1ST (PODIUM)	0	0	0 SQ.M.
GROUND	0	0	0 SQ.M.
BASEMENT	0	0	0 SQ.M.
<b>TOTAL B.U.A.</b>	<b>5550.92</b>	<b>1942.82</b>	<b>7493.75 SQ.M.</b>
<b>PROPOSED</b>			<b>11404.12 SQ.M.</b>
<b>PERMISSIBLE</b>			<b>3910.37 SQ.M.</b>

**STATEMENT OF PERMISSIBLE F.S.I. DEVELOPEMENT UNDER REG. 17 TABLE (B) OF SUB PLOTS 1 & 2 OF DCRP 2034 OF RESERVATION RR 2.1**

AREA OF PLOT = 2857.89 SQ.M. - 132.89 SET BACK = 2725.00	SUB PLOT-1 MCGM AMENITY	SUB PLOT-2 SALE
40% 1090.00	60% 1635.00	
PERMISSIBLE B.U. AREA (F.S.I) AS PER REG.30(TABLE 12) BEFORE HANDINGS OVER OF AMENITY BUILDING	AS PER REG.30(TABLE 12) BEFORE HANDINGS OVER OF AMENITY BUILDING	
REG 17 TABLE (B)	ON 100% BASIC F.S.I. 1.33-2725(1.33-3624.25)	F.S.I. ON PAYMENT - 0.73-2725(0.73-1892.25)
2725.00 x 0.5 x 1.33 = 0.665	TOTAL=5613.50	TOTAL=5613.50
+ 35 % FUNGIBLE AREA	+ 35 % FUNGIBLE F.S.I.	
= 1812.12 x 1.35= 2446.36	5613.50 x 1.35= 7578.22	TOTAL=7578.22

**SALE BLDG PARKING STATEMENT AS PER DCRP 2034**

	PARKING	NO OF TENEMENTS	PARKING REQD	PARKING PROVIDED
LUPTO 00-45 SQ.M. (1 P FOR 4 T)	1	0	0	
LUPTO 45-60 SQ.M. (1 P FOR 2 T)	1	20	10	
LUPTO 60-90 SQ.M. (1 P FOR 1 T)	1	38	38	
ABOVE 90 SQ.M. (2 P FOR 1 T)	2	20	40	
<b>TOTAL</b>		<b>78</b>	<b>88</b>	
<b>10% VISITORS PARKING REQD.</b>			<b>8.8</b>	
<b>TOTAL NOS OF PARKING REQD.</b>			<b>96.8</b>	
<b>ADDITIONAL PERMISSIBLE @ 50% OF 88 PARKINGS IS</b>			<b>48.4</b>	
<b>TOTAL</b>			<b>145.2</b>	
<b>SAY</b>			<b>146</b>	

**NOS OF PARKING PROVIDED FOR SALE BLDG**

PODIUM 6	SINGLE PARKING	11
PODIUM 5	SINGLE PARKING	11
PODIUM 4	SINGLE PARKING	11
PODIUM 3	STACK PARKING	22
PODIUM 2	STACK PARKING	22
PODIUM 1	STACK PARKING	22
BSMNT 2	STACK PARKING	23
BSMNT 3	STACK PARKING	24
<b>TOTAL PARKING PROVIDED</b>		<b>146</b>
<b>TOTAL NOS OF PARKING REQD.</b>		<b>97</b>
<b>SCOOTER PARKING PROVIDED</b> in Basement 2 & 3 (6 x 2) =		<b>12</b>

**PROFORMA - B**

**DESCRIPTION OF PROPOSAL AND PROPERTY**  
PROPOSED SALE BUILDING ON LAND BEARING C.S.NO. 11404 (PT), SETH MOTI SHAH ROAD, OF MAZGAON DIV. IN E-WARD, BYCULLA, MUMBAI

**CONTENTS OF SHEET**  
GROUND FLOOR PLAN, LOCATION AND BLOCK PLAN WITH CALCULATION SUMMARY AND PARKING STATEMENT

**NAME AND SIGNATURE OF THE OWNER / DEVELOPER**  
**AZARA REDSTONE LLP**  
901, EVEREST CHS, HILL ROAD, BANOR (WEST), MUMBAI - 400 050  
**Shakeel Afzal Ladak**  
Digitally signed by Shakeel Afzal Ladak Date: 2021.12.27 15:10:07 +05'30'

**SIGNATURE OF OWNER / DEVELOPER**  
**CERTIFICATE OF AREA**  
CERTIFIED THAT THE LAND UNDER REFERENCE WAS SURVEYED BY ME AND THE DIMENSIONS OF SITES OF THE PLOT AS STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA WORKED OUT DOES NOT TALLIES WITH THE AREA STATED ON DOCUMENTS OF OWNERSHIP T.P. SCHEME RECORDS/ LAND RECORDS DEPT / CITY SURVEY RECORDS.  
**Ratan Bahubali Bhalwankar**  
Digitally signed by Ratan Bahubali Bhalwankar Date: 2021.12.27 14:53:51 +05'30'

**NAME, ADDRESS AND SIGNATURE OF THE REGISTERED ARCHITECT**  
**Ar. B. B. BHAWANKAR**  
Ratan Bahubali Bhalwankar  
145, S. V. ROAD, BANOR (WEST), MUMBAI - 400 050  
**Dinesh Shivram Naik**  
Digitally signed by Dinesh Shivram Naik Date: 2021.12.27 15:10:07 +05'30'

**SIGNATURE OF ARCHITECT**  
**S.E.B.P. CITY VII**      **A.E.B.P. CITY VIII**      **E.E.B.P. CITY II**

**SUMIT SHRIDHAR PADWAL**      **Amul manindrao chaurpue**      **Dinesh Shivram Naik**