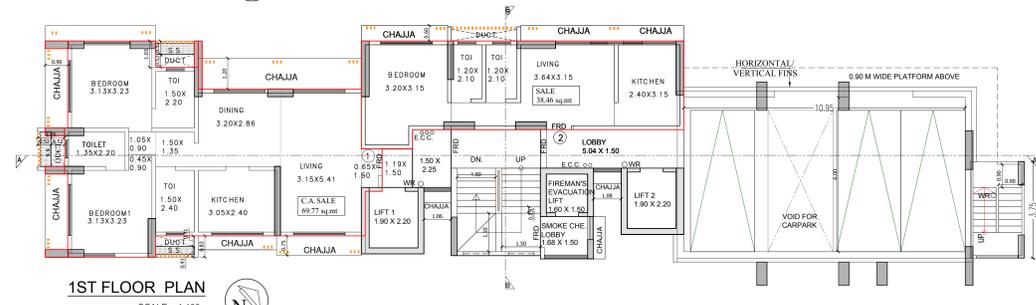
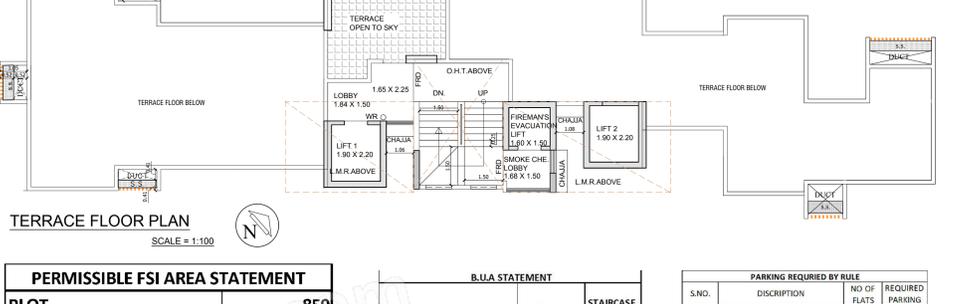
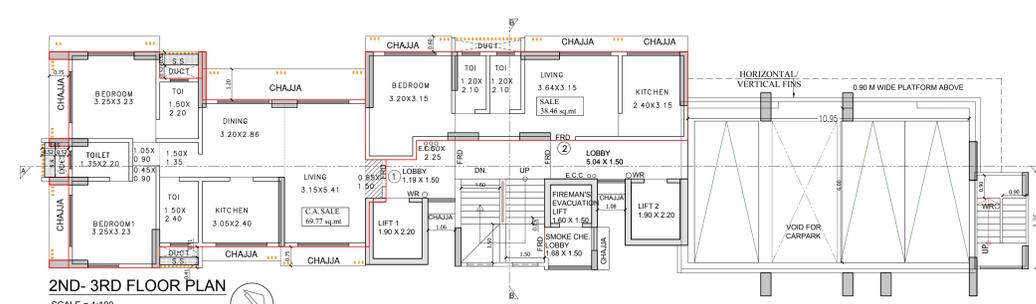
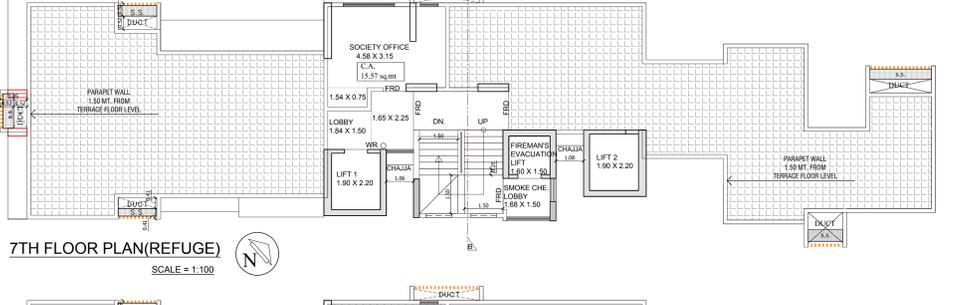
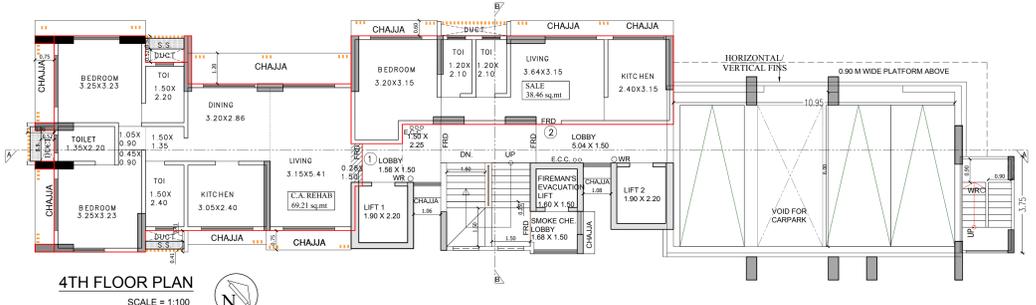
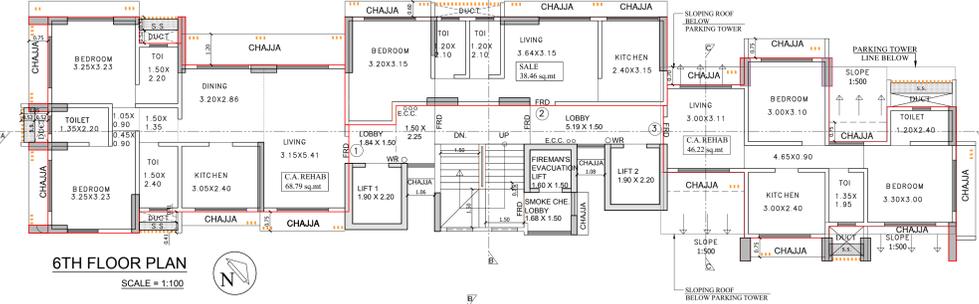
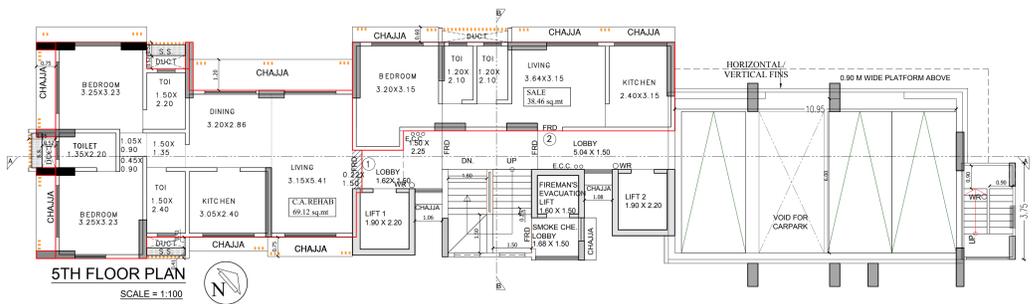


SHAILESH RAKHONDE
 Nitin Vasantrao Patil
 SUHAS VASANT NEMANE
 S.E.(B.P.)L/E & N/W A.E.(B.P.)S&T EX.E.(B.P.)E.S.-II

FORM 'I'		
1	AREA STATEMENT:	
	AREA OF PLOT	850.00
	a) AREA OF RESERVATION	-
	b) AREA OF ROAD SET BACK	-
	c) AREA OF DP ROAD	-
2	DEDUCTIONS FOR:	
	(A) FOR RESERVATION / ROAD AREA	-
	a) ROAD SET BACK AREA 'A' TO BE HANDED OVER (100%) (REGULATION NO. 16)	-
	b) PROPOSED DP ROAD TO BE HANDED OVER (100%) (REGULATION NO. 16)	-
	c) RESERVATION AREA (PLOT) TO BE HANDED OVER (100%) (REGULATION NO. 17)	-
	(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	-
	(C) DEDUCTIONS FOR EXISTING BUA TO BE RETAINED IF ANY	-
	a) LAND COMPONENT OF EXISTING BUA AS PER REG. UNDER WHICH IT WAS ALLOWED	-
3	TOTAL DEDUCTIONS : 2(A) + 2(B) + 2(C) (I)	850.00
4	BALANCE AREA OF PLOT (1 minus 3)	850.00
5	PLOT UNDER DEVELOPMENT	850.00
6	ZONAL (BASIC) FSI (1 or 1.33)	1.00
7	PERMISSIBLE BUA AS PER ZONAL (BASIC) FSI (6*5)	850.00
	ADDITIONAL BUA AS PER REGULATION 30(A)(3)(a)	
	a) ADDITIONAL BUA FOR 2(A)(c) & 2(B) ABOVE WITHIN THE CAP OF "ADMISSIBLE TDR" AS PER TABLE NO. 12 OF BALANCE PLOT.	
	b) ADDITIONAL BUA FOR 2(A)(a) & 2(A)(b) ABOVE TO BE UTILIZED OVER AND ABOVE THE PERMISSIBLE FSI AS PER COLUMN NO. 7 OF TABLE 12 OF REGULATION 30(A) AND AS MENTIONED IN TABLE 12 A OF REGULATION 32	
8	ADDITIONAL INCENTIVE FSI RIGHTS FOR SET-BACK AREA @10% OF ROAD AREA WITHIN 24 MONTHS	
	(c) ADDITIONAL BUA IN CASE OF 2(A)(c)(i) AS PER REGULATION 17(1) NOTE 20 (vi) & (vii) AS PER AB POLICY ON REMAINING PLOT	
	TOTAL ADDITIONAL BUA	
9	ADDITIONAL INCENTIVE BUA WITHIN THE CAP OF "ADMISSIBLE TDR" AS PER TABLE 12 ON BALANCE PLOT	
	(a) IN LIEU OF COST CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(A)(3)(b)	
	(b) 15% OF SR. NO. 7b ABOVE OR 10 SQ.MTS PER REHAB TENEMENT AS PER REG. 33(7)(B)	0.00
	TOTAL ADDITIONAL BUA / INCENTIVE AREA	0.00
10	BUA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO. 12 OF REGULATION 30(A)	
11	BUA DUE TO "ADMISSIBLE TDR" AS PER TABLE NO. 12 OF REGULATION 30(A) & 32 (BY RESTRICTING AREA UTILISED IN SR. NO. 9 ABOVE) (595.42-140.00)	
12	PERMISSIBLE BUA FOR REHAB COMPONENT UNDER REGN. 33(12) (A) (X 1.20 X 9 NOS.)	(27.88
13	PERMISSIBLE BUA FOR SALE COMPONENT UNDER REGN. 33(12) (A) (50% INCENTIVE ON REHAB CONTRA.)	
14	PERMISSIBLE BUILT UP AREA (2+8+10+11)	850.00
15	PROPOSED BUILT UP AREA	850.00
16	FSI CONSUMED ON NET PLOT (13/5)	1.00
17	TDR GENERATED IF ANY AS PER REGULATION 30 (A) AND 32 FOR UNUTILIZED BUA ON PLOT	
18	FUNGIBLE COMPENSATORY AREA AS PER REG. NO. 31(3)	PERMISSIBLE PROPOSED
	RESIDENTIAL FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	
A)(i)	NR FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM UNDER REG. 33(7)(B)	
	RESIDENTIAL FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITH CHARGING PREMIUM UNDER REG. 33(7)(B)	
C)(i)	NR FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITH CHARGING PREMIUM UNDER REG. 33(7)(B)	
(u)	TOTAL FUNGIBLE COMPENSATORY AREA 15(A) (I) + B)(I) + C)(I)	297.50
19	DECT BUILT UP AREA	
20	TOTAL BUA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA	1147.50
21	PERMISSIBLE BUA INCLUDING FUNGIBLE	1147.50
22	BALANCE AREA FOR SALE COMPONENT (REFER TABLE I)	
23	PARKING STATEMENT	
	(i) PARKING REQUIRED BY REGULATION FOR:	
	CAR	9.00
	SCOOTER / MOTOR CYCLE	
	OUTSIDERS (VISITORS)	
	(ii) COVERED GARAGE PERMISSIBLE	
	(iii) COVERED GARAGE PROPOSED	
	CAR	
	SCOOTER / MOTOR CYCLE	
	OUTSIDERS (VISITORS)	
	(iv) TOTAL PARKING PROVIDED	34.00
	(v) TRANSPORT VEHICLES PARKING	
	(i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION	NIL
	(ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	NIL

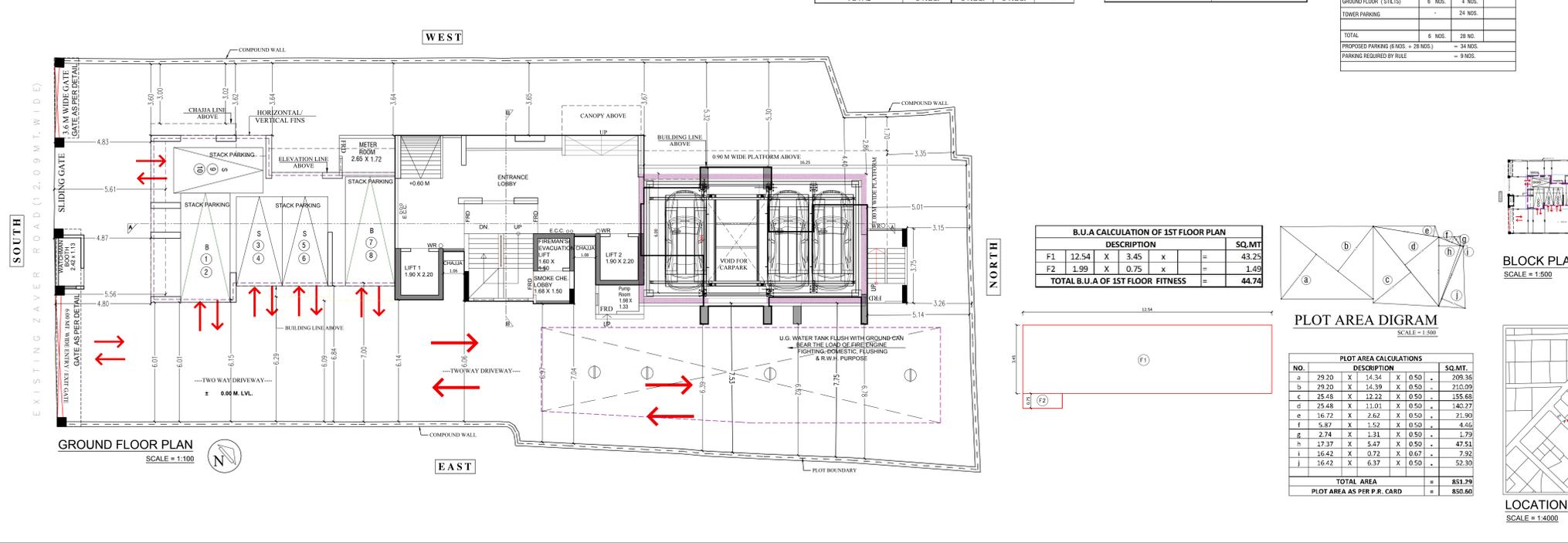


PERMISSIBLE FSI AREA STATEMENT	
PLOT	850
ZONAL BASIC - 1.00	850
FSI-1.00	1
PERMISSIBLE BUA	850
35% FUNGIBLE	297.5
TOTAL BUA	1147.5

PARKING SPACE REQUIRED	
FLOORS	UP TO 45 SQ.MT. 45 TO 60 SQ.MT. 60 TO 90 SQ.MT. ABOVE 90 SQ.MT.
GROUND FLOOR	1 NO. - - - 1 NO. - - -
1ST FLOOR	1 NO. - - - 1 NO. - - -
2ND FLOOR	1 NO. - - - 1 NO. - - -
3RD FLOOR	1 NO. - - - 1 NO. - - -
4TH FLOOR	1 NO. - - - 1 NO. - - -
5TH FLOOR	1 NO. - - - 1 NO. - - -
6TH FLOOR	1 NO. - 1 NO. - 1 NO. -
7TH FLOOR	- - - - -
TOTAL	6 NOS. 1 NOS. 6 NOS. -

B.U.A STATEMENT	
FLOORS	TOTAL WITH FUNGIBLE PROPOSED (SQ.MT) STAIRCASE, LIFT AND LOBBY AREA (SQ.MT)
GROUND (SHH) FLOOR	- - -
1st FLOOR	123.86 50.48
2nd FLOOR	124.45 50.48
3rd FLOOR	124.45 50.48
4TH FLOOR	123.96 51.1
5TH FLOOR	123.86 51.19
6TH FLOOR	178.99 50.87
7TH FLOOR	0.00 42.32
TOTAL	799.57 347.93
TOTAL PROPOSED B.U.A. INCLUDING FUNGIBLE, STAIRCASE, LIFT AND LOBBY AREA	1147.50
PERMISSIBLE B.U.A. INCLUDING FUNGIBLE	1147.5
BALANCE B.U.A. INCLUDING FUNGIBLE (1148.31 - 1148.09)	0.00

PARKING REQUIRED BY RULE	
S.NO.	DISCUSSION NO OF FLATS REQUIRED PARKING
TOTAL - A	
RESIDENTIAL	
a	4 tenements having carpet area up to 45 sq.mts. 6 Nos. 1.50
b	2 tenements with carpet area exceeding 45 sq.mts. but not exceeding 60 sq.mts. 1 Nos. 0.50
c	1 tenements with carpet area exceeding 60 sq.mts. but not exceeding 90 sq.mts. 6 Nos. 6.00
d	1/2 tenements with carpet area exceeding 90 sq.mts. 0 Nos. 0.00
TOTAL - A	
TOTAL - B	
TOTAL PARKING (A+B)	
10% VISITORS PARKING	
TOTAL PARKING	
TOTAL PARKING REQUIRED BY RULE	
SAY	
TOTAL PARKING PROPOSED	



FROM - II
 BLOCK PLAN, LOCATION PLAN, PLOT AREA CALCULATION AND CALCULATION, BUA SUMMARY, STAIRCASE, LIFT AND LOBBY AREA SUMMARY, GROUND FLOOR PLAN, GARAGE AREA SUMMARY, PERMISSIBLE FSI AREA STATEMENT, REFUGES AREA CALCULATION, PARKING STATEMENT, SECTION THROUGH U.G. TANK AND COMPOUND WALL, 1st TO 8th FLOOR PLANS, REFUGES AREA DIAGRAM AND CALCULATION, SOCIETY AND OVA AREA DIAGRAM AND CALCULATIONS.

STAMP OF APPROVAL OF PLANS

AREA CERTIFICATE
 CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE NO. --- AND THAT THE DIMENSIONS OF THE SITES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 850.00 SQ.MT. AND TALKED WITH DOCUMENTS OF OWNERSHIP / TOWN PLANNING / SCHEME RECORDS.

SIGNATURE OF ARCHITECT
 Ajit Pandharinath Redkar

SIGNATURE OF POWER OF ATTORNEY HOLDER
 BHALCHANDRA VINAYAK WADNENKAR

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED DEVELOPMENT ON PLOT BEARING CTN. NO. 1201st OF VILLAGE MULUND (W) SITUATED AT ZAVER ROAD, MULUND (W), MUMBAI.

SIGNATURE OF ARCHITECT
 Ajit Pandharinath Redkar

NAME & ADDRESS OF ARCHITECT
 REDKAR & REDKAR
 ARCHITECTS & PLANNERS
 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

