



MUNICIPAL CORPORATION OF GREATER MUMBAI

Notesheet

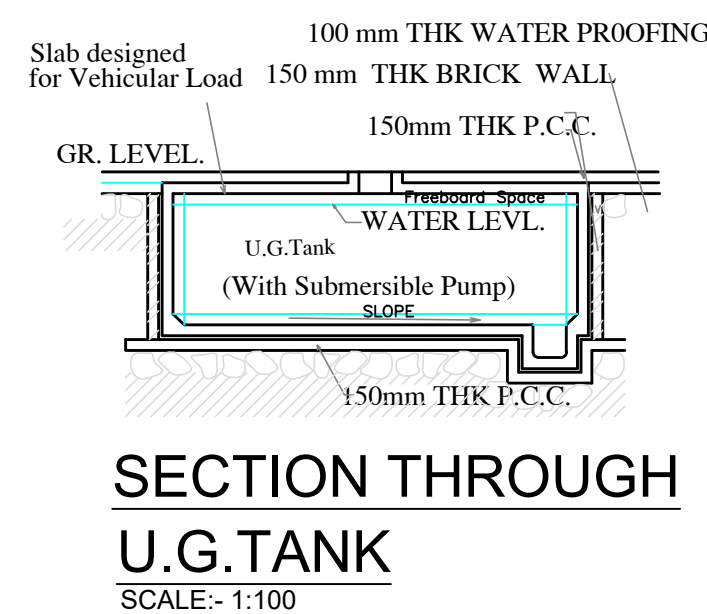
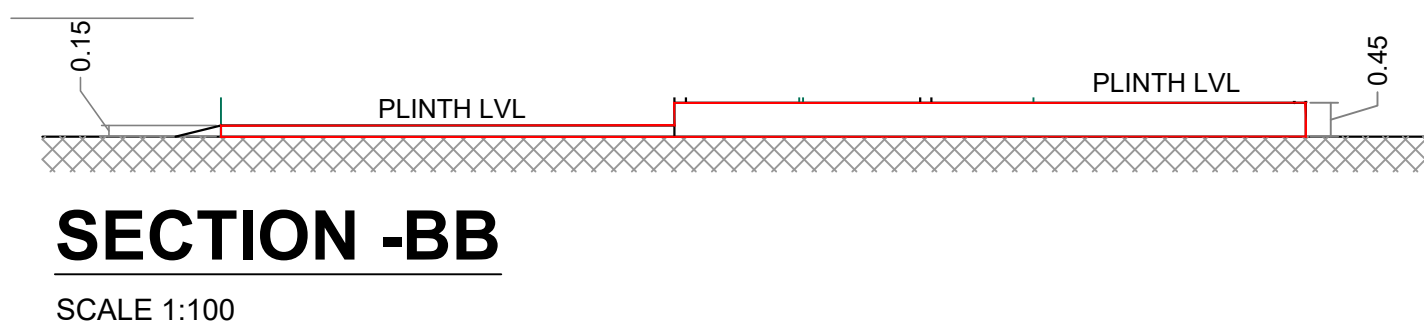
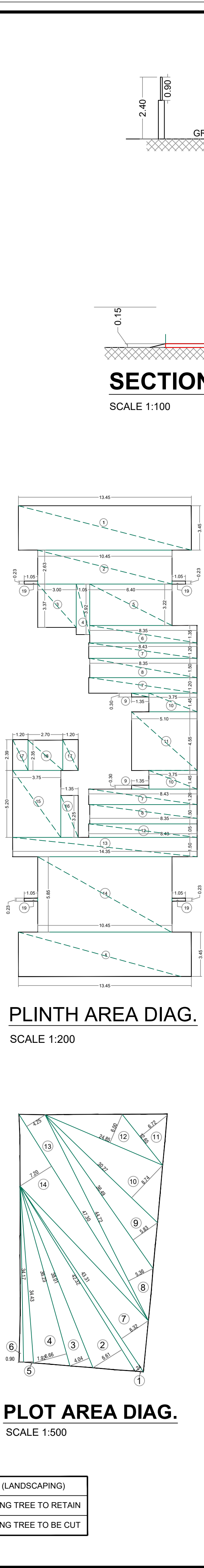
Application Number :	P-15114/2023/(9/5)/P/N Ward/MALVANI/337/1/New	Ward Name :	P/N Ward
Zone Name :	Western Suburb II	Inward Date :	09 Feb 2023
Architect/LE/SE Name :	OMKAR SURYAKANT BHAT	Issued On :	25 Apr 2023

Authority Remark:

Approved as prop used by CE(DP).

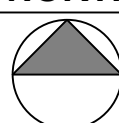
Digitally signed by IQBAL SINGH CHAHAL
Date: 25 Apr 2023 19:03:21
Organization : Brihanmumbai Municipal Corporation
Designation : Municipal Commissioner

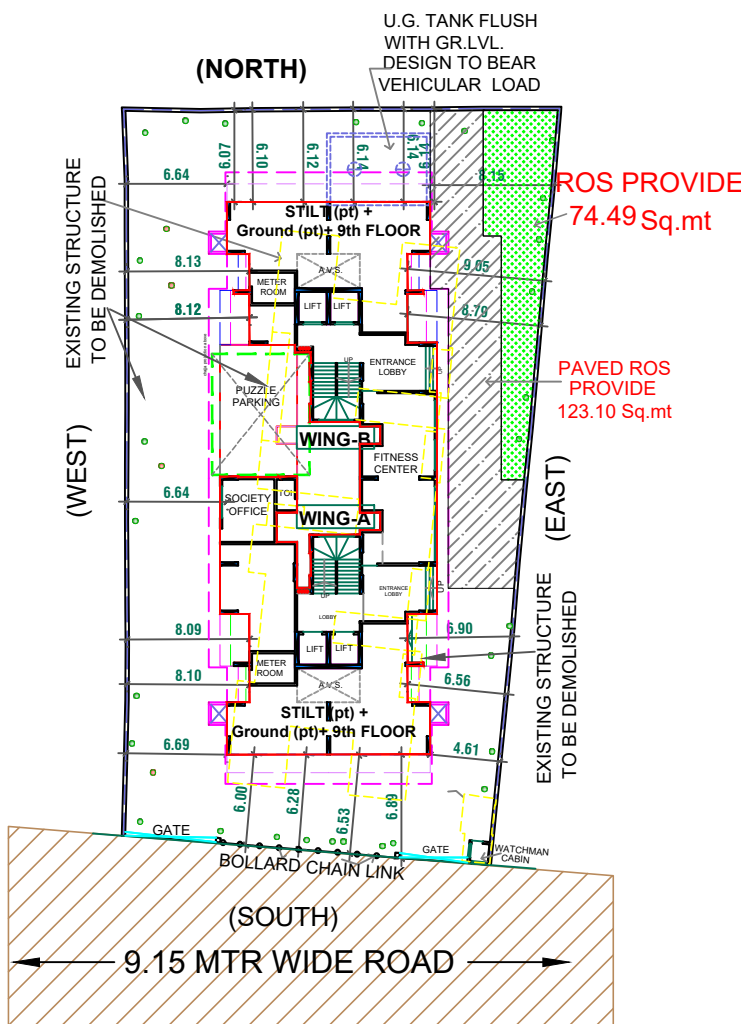
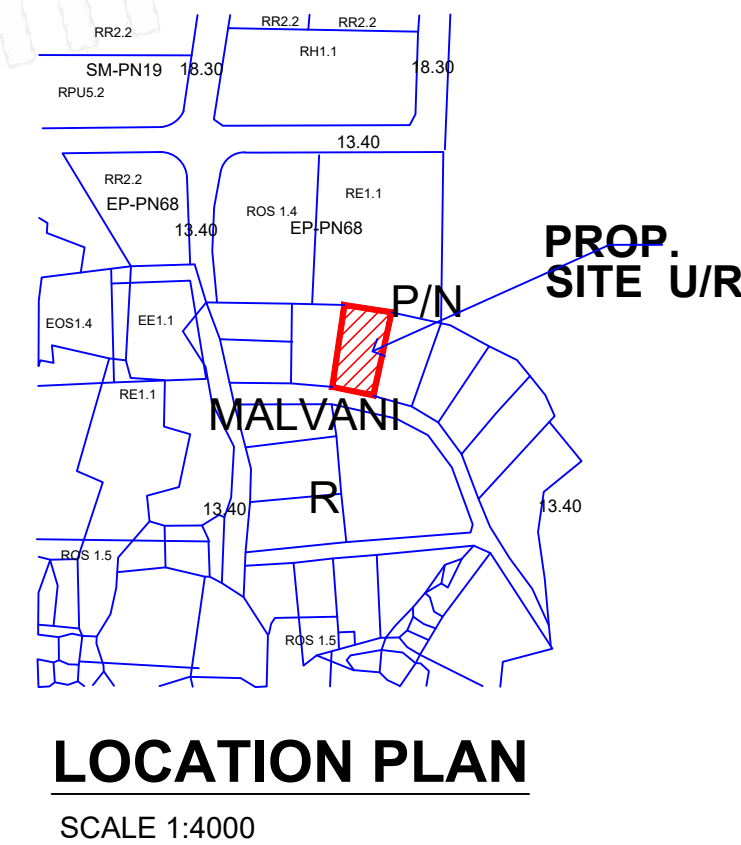
**Shri. I. S. Chahal (Municipal
Commissioner)**



FORM - I		
(I)	AREA STATEMENT	SQ.MTS
	GROSS AREA OF PLOT (AS PER PRC)	1295.00
2.	DEDUCTIONS	
(A)	FOR ROAD AREA/RESERVATION TO BE HANDED OVER TO MCGM	---
	TOTAL AREA UNDER ROAD/RESERVATION	NIL
(B)	FOR AMENITY AREA TO BE HANDED OVER TO MCGM	---
	TOTAL AMENITY AREA	NIL
(C)	EXISTING BUA TO BE RETAINED IF ANY	NIL
3.	TOTAL DEDUCTIONS (2A + 2B + 2C)	0.00
4.	NET PLOT AREA FOR DEVELOPMENT (1 - 3)	1295.00
5.	ZONAL BASIC FSI (1.00)	1.00
6.	PERMISSIBLE BUA AS PER ZONAL BASIC FSI (4 x 5)	1295.00
7.	ADDITIONAL BUA AS PER DCRP REG 30(A)(3)(a)	
8.	ADDITIONAL BUA DUE TO PAYMENT OF PREMIUMS PER COL 5 OF TABLE NO 12 OF DCRP REG 30(A) (SR. NO. 5: 0.50) (1295 X 0.50 = 647.50 Sq.mts)	
9.	ADDITIONAL BUA WITHIN CAP OF PERMISSIBLE TDR	
	(a) BUA IN LIEU OF BUILT-UP AMENITY AS PER 30(A)(3)(b)	
	(b) BUA IN LIEU OF REHAB COMPONENT AS PER REG NO 33(7)(A)	
	(c) BUA IN LIEU OF DCRP REG NO 33(7)(B) [REFER TABLE NO. V]	
10.	BUA DUE TO PERMISSIBLE TDR AS PER COL. 6 OF TABLE NO 12 OF REG NO. 30(A) (SR. NO. 6 x 0.50) & REG NO 32 (BY LIMITING AREA UNDER 9(c) ABV) (1295 X 0.5 = 647.50 - 320 = 327.50 Sq.mts)	
	SLUM TDR (MIN 20% X 647.50) = 129.50 SAY 130.00 Sq.mts	N.A.
	GENERAL/RESERVATION TDR (327.50 - 130.00 = 197.50 Sq.mts)	
11.	PERMISSIBLE BUILT-UP AREA AS PER 2.00 FSI (7+8+9+10)	
12.	PROPOSED BUILT-UP AREA	
13.	TDR GENERATED IF ANY DUE TO UNUTILIZED BUA (REF 30(A), 32)	
14.	FUNGIBLE COMPENSATORY AREA AS PER DCRP REF NO. 31 (3)	
	(a) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB WITHOUT CHARGING PREMIUM	
	(a.1) FUNGIBLE COMPENSATORY AREA FOR REHAB CLAIMED WITHOUT CHARGING PREMIUM (70.92 SOMT KEPT IN AMBEYANCE)	
	(b) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM	
	(b.1) PERMISSIBLE FUNGIBLE AREA AVAILD BY CHARGING PREMIUM	
15.	TOTAL BUA PROPOSED INC. FUNGIBLE AREA [(11+14(a.1)+14(b.1))]	
16.	FSI CONSUMED ON NET PLOT AREA [12/4]	
(II)		
A	RESERVATION / DESIGNATION	
B	PLOT AREA/ BUILT-UP AMENITY TO BE HANDED OVER	
C	REQUIREMENT OF L.O.S AS PER REG 27 (15%, 20%, 25%)	
D	TENEMENT STATEMENT	
	(i) TOTAL BUA (15 ABOVE)	
	(ii) DEDUCTION FOR NON-RESIDENTIAL AREA (SHOP. ETC)	
	(iii) AREA FOR TENEMENTS (i - ii abv)	
	(iv) TENEMENT PERMISSIBLE/DENISITY (450 / HECTOR)	
	(v) TOTAL NO. OF TENEMENTS PROPOSED	
	OTHER REQUIREMENTS	
E	PARKING STATEMENT	N.A.
	(a) PARKING REQUIRED BY REGULATION FOR	
	(i) CAR: AS PER PARKING STATEMENT	
	(ii) SCOTERS/MOTORCYCLE	
	(iii) VISITORS 5% OF REQUIRED PARKING	
	TOTAL PARKING REQUIRED	
	(b) TOTAL PARKING PROVIDED FOR	
	(i) CAR	
	(ii) SCOTERS/MOTORCYCLE	
	(iii) VISITORS PARKING	
	(c) TOTAL PARKING PROVIDED	
F	TRANSPORT VEHICLE PARKING	
	(a) NOS OF TRANSPORT VEHICLE PARKING REQUIRED AS PER REG.	
	(B) NOS OF TRANSPORT VEHICLE PARKING PROVIDED	

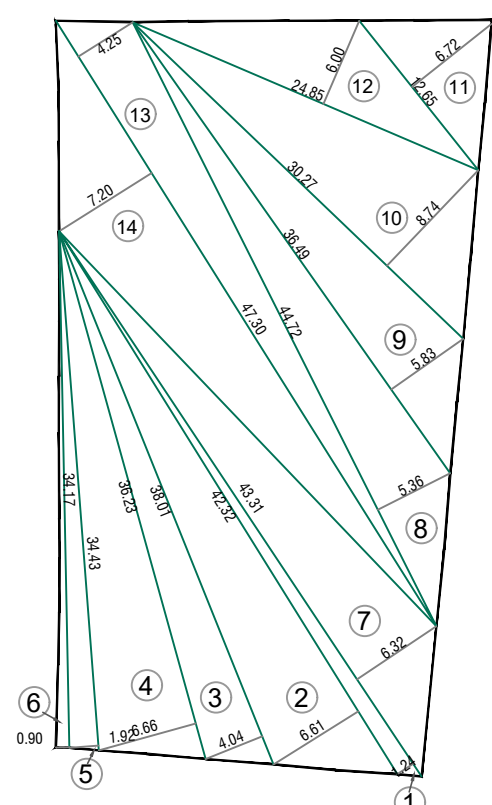
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH LETTER /IOD ISSUED
UNDER NO. P-15114/2023/(9/5)/P/N Ward/MALVANI P/N SIGNED EVEN DATE

FORM - II				
CONTENTS OF SHEET				
BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAG., PLINTH PLAN, PLINTH PLAN CAL., SECTIONS, U.G. SECTION, COMPOUND WALL SECTION				
DESCRIPTION OF PROPOSAL				
PROPOSED REDEVELOPMENT OF BUILDING ON PROPERTY BEARING C.T.S. NO. 9/5 OF VILLAGE MALVANI AT JANKALYAN NAGAR AT MALAD WEST				
CERTIFICATE FOR AREA				
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS GOT SURVEYED BY ME ON DEC 2023 AND THE DIMENSIONS OF THE SIDES ETC STATED ON PLAN ARE AS PER MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE DOCUMENT OF OWNERSHIP / TITLE RECORDS				
OMKAR SURYAKANT BHAT		Digitally signed by OMKAR SURYAKANT BHAT Date: 2023.03.27 20:31:46 +05'30' O.S.BHAT ARCHITECT (CA/2010/48265)		
NAME, SIGNATURE & ADDRESS OF OWNER/C.A. TO OWNER				
MRS. KUSUM M. GOWDA For, M/s. Chamundeswari Infrastructure Pvt Ltd. C.A. to Owner (Samrat Chs Ltd) 25/702 SNEHDEEP, PLOT NO 289, RESERVILLA CHS, PAHADRI SCHOOL ROAD NO 02, GOREGOAN EAST, MUMBAI 400 063				
Kusum Manjunath h Gowda		Digitally signed by Kusum Manjunath Gowda Date: 2023.03.22 08:50 +05'30'		
NAME, SIGNATURE & ADDRESS OF ARCHITECT				
OMKAR SURYAKANT BHAT (CA/2010/48265) B/301 GREEN VIEW APTS. BDG NO 1, RAM MANDIR ROAD, BABHAI, BORIVALI WEST, MUMBAI 400 092				
OMKAR SURYAKANT BHAT		Digitally signed by OMKAR SURYAKANT BHAT Date: 2023.03.27 20:31:46 +05'30'		
NORTH	SCALE	DRAWN BY.	CHKD. BY.	DRG NO.
	AS SHOWN	D. VANGAD	O. S. BHAT	1 / 7
FILE NO: P-15114/2023/(9/5)/P/N WARD/MALVANI/337/1/NEW				
PLAN FOR CONSIDERATION				
Dhiraj Narayan Ghorpade	Digitally signed by Dhiraj Narayan Ghorpade Date: 2023.03.28 11:08:51 +05'30'	HARESH CHANDIRA M BHAGAT	Digitally signed by HARESH CHANDIRA M BHAGAT Date: 2023.03.28 18:44:08 +05'30'	SANTOSH HARISHC HANDE SANKHE
S.E.B.P.		A.E.B.P.		E.E.B.



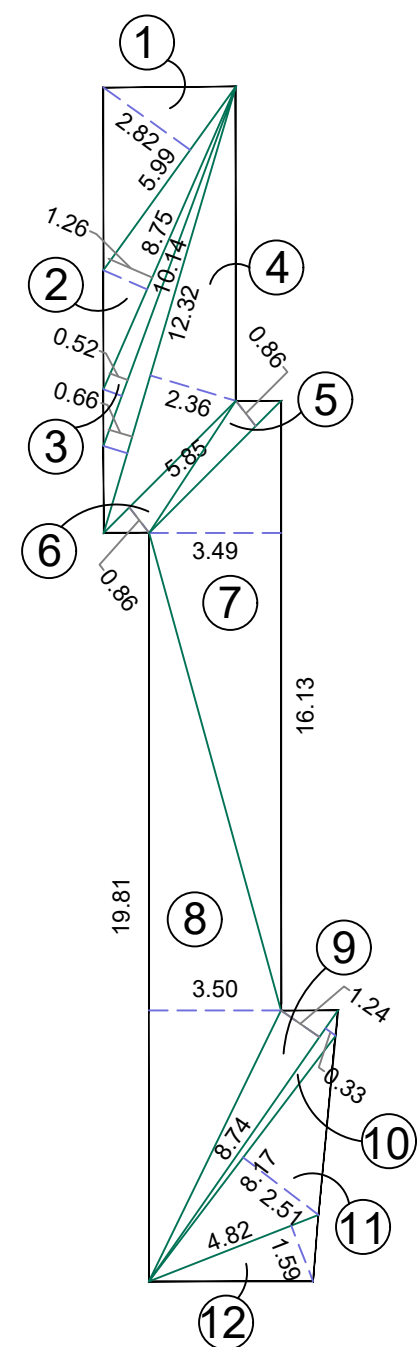
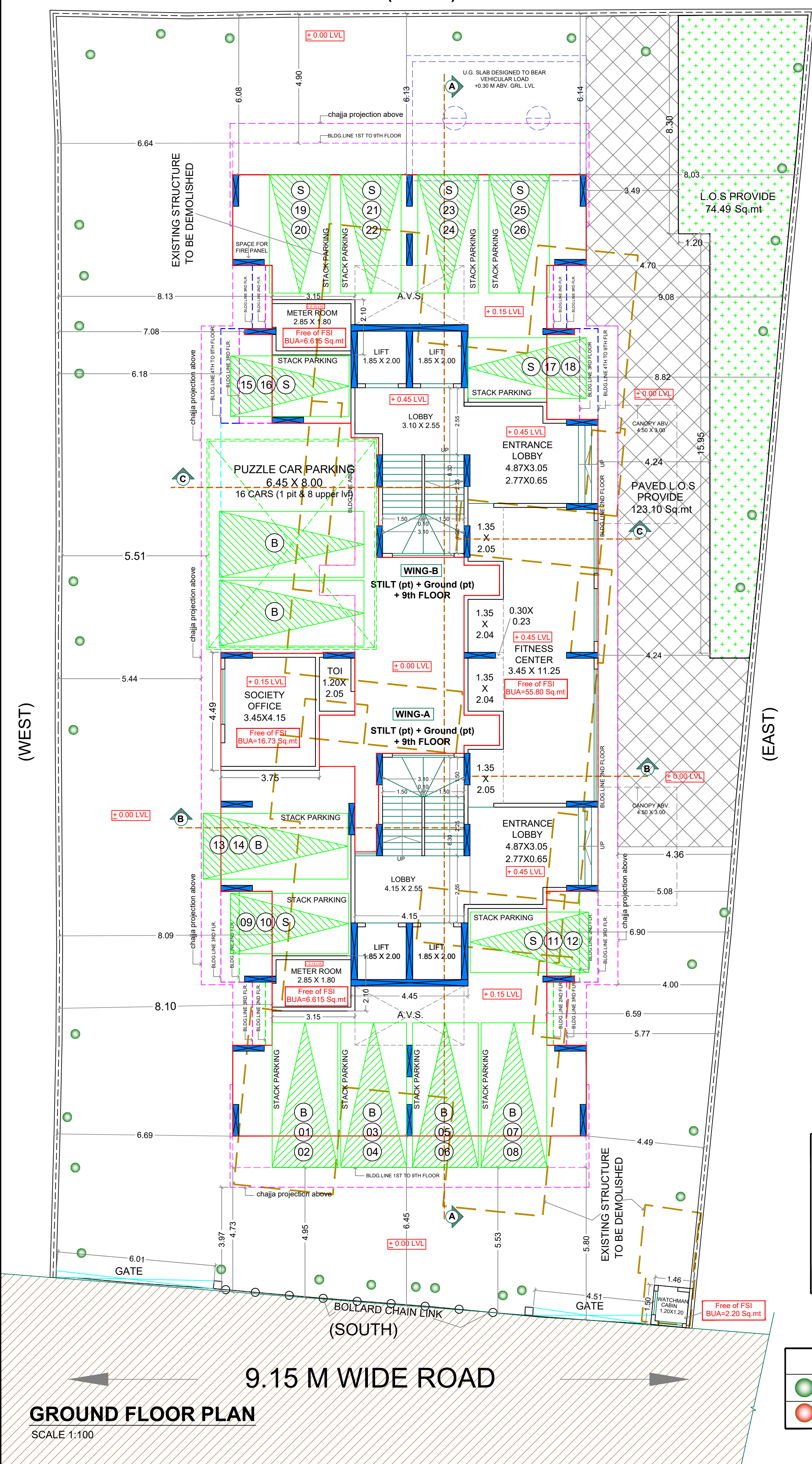
PLINTH AREA DIAG. CAL.						
ADD						
1	13.45	X	2.63	X	2 =	92.81
2	10.45	X	3.45	X	1 =	27.48
3	3.00	X	3.37	X	1 =	10.11
4	1.05	X	3.92	X	1 =	4.12
5	6.40	X	3.22	X	1 =	20.61
6	8.35	X	1.25	X	1 =	11.27
7	8.43	X	1.30	X	3 =	30.35
8	8.35	X	1.50	X	2 =	25.05
9	1.35	X	0.30	X	2 =	0.81
10	3.75	X	1.45	X	2 =	10.88
11	5.10	X	4.55	X	1 =	23.21
12	8.43	X	1.05	X	1 =	8.85
13	14.35	X	1.50	X	1 =	21.53
14	10.45	X	5.85	X	1 =	61.13
15	3.75	X	5.20	X	1 =	19.50
16	1.35	X	3.25	X	1 =	4.39
17	1.20	X	2.39	X	2 =	5.74
18	2.70	X	2.35	X	1 =	6.35
19	1.05	X	0.23	X	4 =	0.97
NET BUILT-UP AREA (PLINTH)						385.13

PLOT AREA CALC.					
1	43.31	X 1.24	X 0.5 =	26.85	
2	42.32	X 6.61	X 0.5 =	139.87	
3	38.01	X 4.04	X 0.5 =	76.78	
4	36.23	X 6.66	X 0.5 =	120.64	
5	34.43	X 1.92	X 0.5 =	33.05	
6	34.77	X 0.90	X 0.5 =	15.65	
7	43.31	X 6.32	X 0.5 =	136.86	
8	44.72	X 5.36	X 0.5 =	119.85	
9	36.49	X 5.83	X 0.5 =	106.37	
10	30.27	X 8.74	X 0.5 =	131.98	
11	12.65	X 6.72	X 0.5 =	42.50	
12	24.85	X 6.00	X 0.5 =	74.55	
13	47.30	X 4.25	X 0.5 =	100.51	
14	47.30	X 7.20	X 0.5 =	170.28	
TOTAL				= 1295.74	Sq.mt
SAY				= 1295.00	Sq.mt



LEGEND (LANDSCAPING)	
	EXISTING TREE TO RETAIN
	EXISTING TREE TO BE CUT

(NORTH)



PAVED L.O.S. AREA DIAG.

SCALE 1:200

L.O.S. AREA DIAG.

SCALE 1:200

L.O.S ON MOTHER EARTH AREA CAL.					
1	9.10	X	4.50	X	0.5 = 20.48
2	24.55	X	3.00	X	0.5 = 36.83
3	8.40	X	1.20	X	0.5 = 5.04
4	16.20	X	1.50	X	0.5 = 12.15
TOTAL L.O.S. (on earth)					74.49

PAVED L.O.S. AREA CAL.					
1	5.98	X	2.82	X	0.5 = 8.43
2	10.15	X	1.65	X	0.5 = 8.37
3	12.31	X	0.66	X	0.5 = 4.06
4	12.31	X	2.35	X	0.5 = 14.46
5	4.94	X	0.85	X	0.5 = 2.10
6	4.94	X	0.85	X	0.5 = 2.10
7	16.13	X	3.49	X	0.5 = 28.15
8	19.81	X	3.50	X	0.5 = 34.67
9	8.74	X	1.24	X	0.5 = 5.42
10	8.74	X	0.23	X	0.5 = 1.01
11	8.20	X	2.55	X	0.5 = 10.46
12	4.85	X	1.60	X	0.5 = 3.88
TOTAL PAVED L.O.S.					123.1

LOS SUMMARY

PAVED LOS AREA	= 123.10 Sq.mt
LOS AREA	= 74.49 Sq.mt
TOTAL LOS AREA	= 197.59 Sq.mt

L.O.S. SUMMARY

PAVED L.O.S.	= 123.10 SQ.MTR
LOS ON EARTH	= 74.49 SQ.MTR
TOTAL L.O.S. PROVIDED	= 197.59 SQ.MTR
L.O.S. REQUIRED (1295 X 15%)	= 194.25 SQ.MTR

B.U.A. SUMMARY

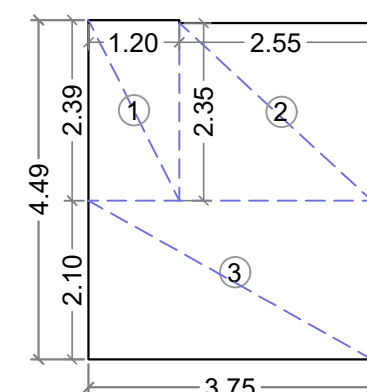
FLOOR	AREA (SQ.MTR)
FIRST	333.76
SECOND	343.09
THIRD	359.85
FOURTH	367.18
FIFTH	367.18
SIXTH	410.15
SEVENTH	410.15
EIGHTH	410.15
NINTH	410.15
ELE.FINS	13.22
TOTAL	3424.88

STRI/LIFT LOBBY AREA SUMMARY

FLOOR	STRI/LIFT LOBBY AREA
STILT	0.00
1ST	66.43
2ND	66.43
3RD	66.43
4TH	66.43
5TH	66.43
6TH	67.07
7TH	67.07
8TH	67.07
9TH	67.07
TOTAL	600.43

B.U.A. & FUNGIBLE CLAIMED SUMMARY

	GROSS BUILT-UP AREA (B.U.A.)	3424.88
A	TOTAL FUNGIBLE AREA CLAIMED	834.88
C	NET B.U.A. (A - B)	2590.00



SOCIETY OFFICE

GROUND FLOOR PLAN (WING-A)
SCALE 1:100SOCIETY OFFICE
(GROUND FLOOR) (FREE OF FSI)

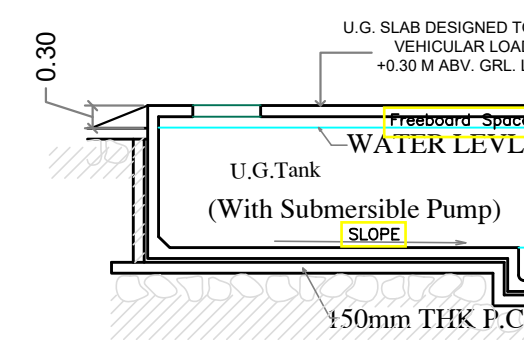
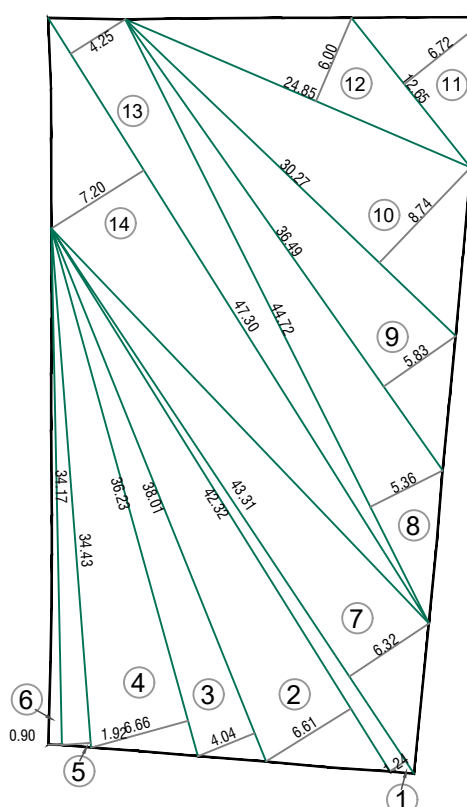
1	1.20	X	2.39	X	1 = 2.87
2	2.55	X	2.35	X	1 = 5.99
3	3.75	X	2.10	X	1 = 7.87
PROPOSED SOCIETY OFFICE TOTAL					16.73
PERMISSIBLE 20.00 SQ.MT					

FITNESS CENTER

GROUND FLOOR PLAN SCALE 1:100

FITNESS CENTER
(GROUND FLOOR) (FREE OF FSI)

1	3.75	X	11.55	X	1 = 43.31
2	1.35	X	2.35	X	2 = 6.35
3	1.35	X	4.55	X	1 = 6.14
PROPOSED FITNESS CENTER TOTAL					55.80
PERMISSIBLE (2% OF 3424.88) = 68.50 S.MTR					

TYP. SECTION
THROUGH U.G. TANKSECT-THROUGH
COMPOUND WALL
SCALE: 1:100

PLOT AREA DIAG.

SCALE 1:500

PLOT AREA CALC.

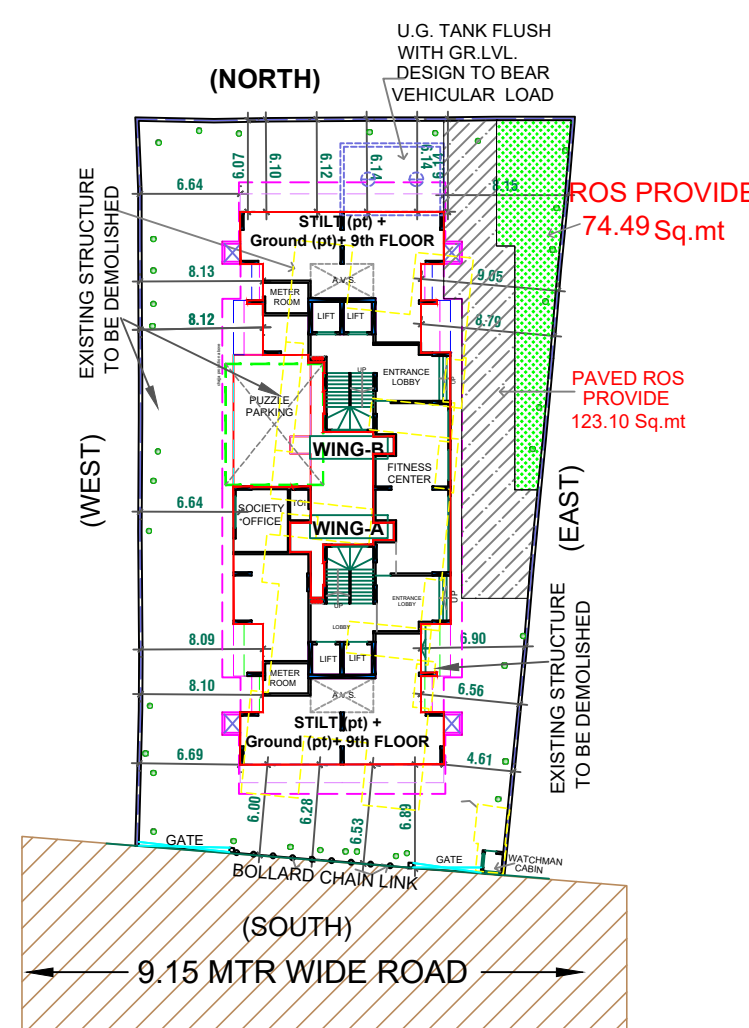
1	43.31	X	1.24	X	0.5 = 26.85
2	42.32	X	6.61	X	0.5 = 139.87
3	38.01	X	4.04	X	0.5 = 76.78
4	36.23	X	6.66	X	0.5 = 120.64
5	34.43	X	1.92	X	0.5 = 33.05
6	34.77	X	0.90	X	0.5 = 15.65
7	43.31	X	6.32	X	0.5 = 136.86
8	44.72	X	5.36	X	0.5 = 119.85
9	36.49	X	5.83	X	0.5 = 106.37
10	30.27	X	8.74	X	0.5 = 131.98
11	12.65	X	6.72	X	0.5 = 42.50
12	24.85	X	6.00	X	0.5 = 74.55
13	47.30	X	4.25	X	0.5 = 100.51
14	47.30	X	7.20	X	0.5 = 170.28
TOTAL					1295.74 Sq.mt
SAY					1295.00 Sq.mt

FORM - I

AREA STATEMENT	SQ.MTS
(I) GROSS AREA OF PLOT (AS PER PRC)	1295.00
2. DEDUCTIONS	
(A) FOR ROAD AREA/RESERVATION TO BE HANDED OVER TO MCGM	---
TOTAL AREA UNDER ROAD/RESERVATION	NIL
(B) FOR AMENITY AREA TO BE HANDED OVER TO MCGM	---
TOTAL AMENITY AREA	NIL
(C) EXISTING BUA TO BE RETAINED IF ANY	NIL
3. TOTAL DEDUCTIONS (2A + 2B + 2C)	0.00
4. NET PLOT AREA FOR DEVELOPMENT (1 - 3)	1295.00
5. ZONAL BASIC FSI (1.00)	1.00
6. PERMISSIBLE BUA AS PER ZONAL BASIC FSI (4 x 5)	1295.00
7. ADDITIONAL BUA AS PER DCRP REG 30(A)(3)(a)	
8. ADDITIONAL BUA DUE TO PAYMENT OF PREMIUMS PER COL 5 OF TABLE NO 12 OF DCRP REG 30(A) (SR. NO. 5: 0.50)	647.50
(1295 X 0.50 = 647.50 Sq.mts)	
9. ADDITIONAL BUA WITHIN CAP OF PERMISSIBLE TDR	
(a) BUA IN LIEU OF BUILT-UP AMENITY AS PER 30(A)(3)(b)	---
(b) BUA IN LIEU OF REHAB COMPONENT AS PER REG NO 33(7)(A)	---
(c) BUA IN LIEU OF DCRP REG NO 33(7)(B) [REFER TABLE NO. V]	320.00
10. BUA DUE TO PERMISSIBLE TDR AS PER COL 6 OF TABLE NO 12 OF REG NO. 30(A) (SR. NO. 6 x 0.50) & REG NO 32 (BY LIMITING AREA UNDER 9(c) ABV)	
(1295 X 0.5 = 647.50 - 320 = 327.50 Sq.mts)	
SLUM TDR (MIN 20% X 647.50) = 129.50 SAY 130.00 Sq.mts	130.00
GENERAL/RESERVATION TDR (327.50 - 130.00 = 197.50 Sq.mts)	197.50
11. PERMISSIBLE BUILT-UP AREA AS PER 2.00 FSI (7+8+9+10)	2590.00
12. PROPOSED BUILT-UP AREA	2590.00
13. TDR GENERATED IF ANY DUE TO UNUTILIZED BUA (REF 30(A), 32)	
14. FUNGIBLE COMPENSATORY AREA AS PER DCRP REF NO. 31 (3)	906.50
(a) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB WITHOUT CHARGING PREMIUM	452.70
(a.1) FUNGIBLE COMPENSATORY AREA FOR REHAB CLAIMED WITHOUT CHARGING PREMIUM (70.92 SQMT KEPT IN AMBANCE)	381.78
(b) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM	453.25
(b.1) PERMISSIBLE FUNGIBLE AREA. AVAILED BY CHARGING PREMIUM	453.10
15. TOTAL BUA PROPOSED INC. FUNGIBLE AREA [11+14(a.1)+14(b.1)]	3424.88
16. FSI CONSUMED ON NET PLOT AREA [12/4]	2.00

LOCATION PLAN

SCALE 1:4000



BLOCK PLAN

SCALE 1:500

FORM - II

CONTENTS OF SHEET

PLOT AREA DIAG., L.O.S. DIAG., SOC. OFFICE & FITNESS
CENTER CALCULATIONS, GROUND FLOOR PLAN, BLOCK PLAN,
LOCATION PLAN

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT OF BUILDING ON PROPERTY
BEARING C.T.S. NO. 9/5 OF VILLAGE MALVANI AT JANKALYAN
NAGAR AT MALAD WEST

CERTIFICATE FOR AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS GOT SURVEYED BY ME ON -----
AND THE DIMENSIONS OF THE SIDES ETC STATED ON PLAN ARE AS PER MEASURED ON
SITE AND THE AREA SO WORKED OUT TALLIES WITH THE DOCUMENT OF OWNERSHIP/
T. P RECORDSOMKAR SURYAKANT BHAT
O S.BHAT
ARCHITECT
(CA/2010/48265)

NAME, SIGNATURE & ADDRESS OF OWNER/C.A. TO OWNER

MRS. KUSUM M. GOWDA

For,
M/s. Chamundeswari Infrastructure Pvt Ltd.
C.A. to Owner (Samrat Chs Ltd)
25/702 SNEHDEEP, PLOT NO 289,
RESERVILLA CHS, PAHADI SCHOOL ROAD
NO 02, GOREGOAN EAST, MUMBAI 400 063
Date: 2023.03.27
17:33:58 +05'30"Kusum Manjunath Gowda
h Gowda

NAME, SIGNATURE & ADDRESS OF ARCHITECT

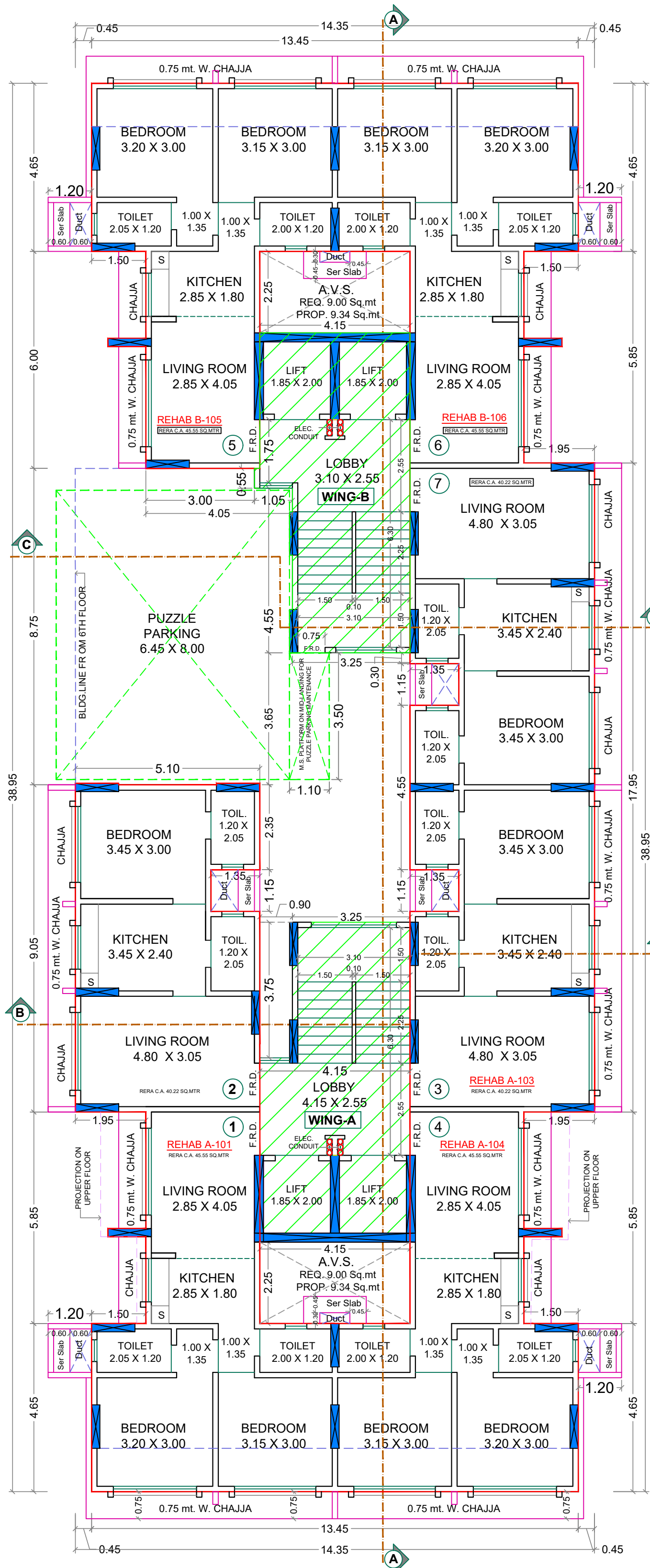
OMKAR SURYAKANT BHAT
(CA/2010/48265)B/301 GREEN VIEW APTS, BDG NO 1,
RAM MANDIR ROAD, BABHAI,
BORIVALI WEST, MUMBAI 400 092OMKAR SURYAKANT BHAT
Date: 2023.03.27 17:45:26
+05'30"

NORTH	SCALE	DRAWN BY.	CHKD. BY.	DRG NO.
	AS SHOWN	D. VANGAD	O. S. BHAT	1 / 7

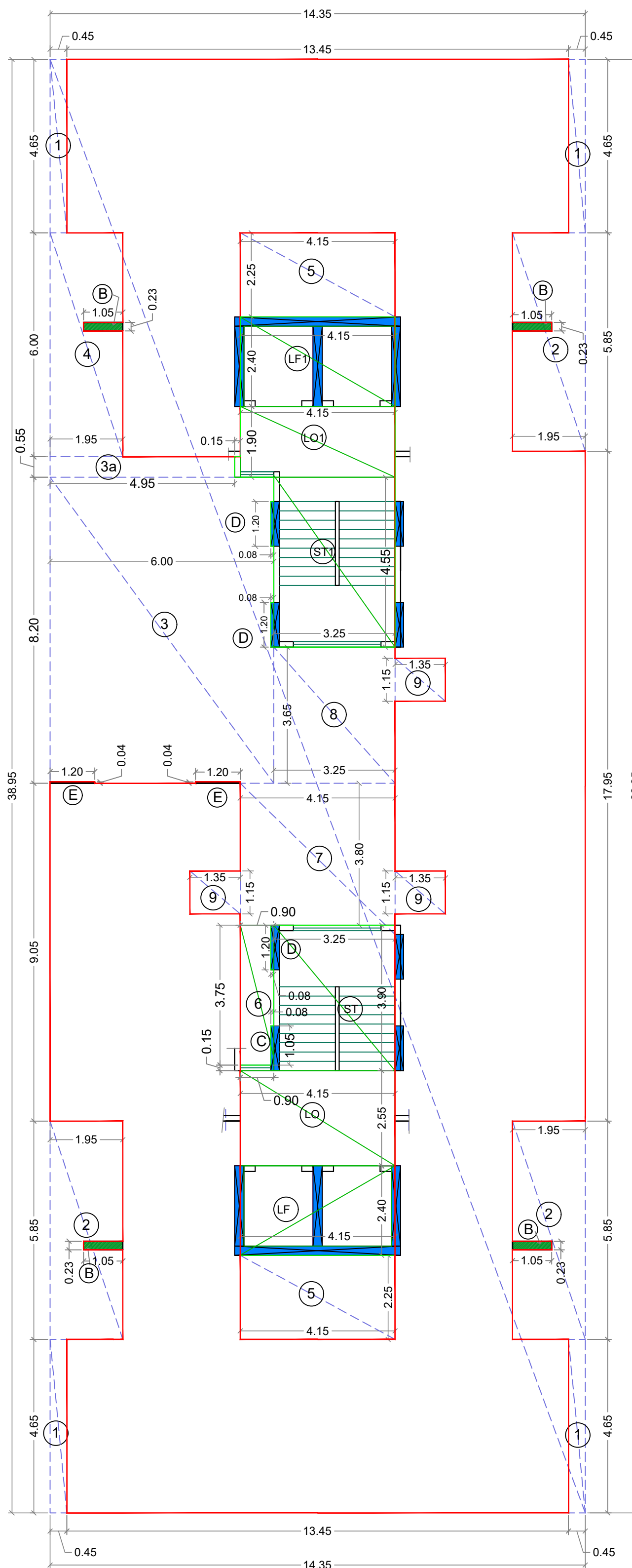
FILE NO: P-15114/2023/(9/5)/P/N WARD/MALVANI/337/1/NEW

PLAN FOR CONSIDERATION

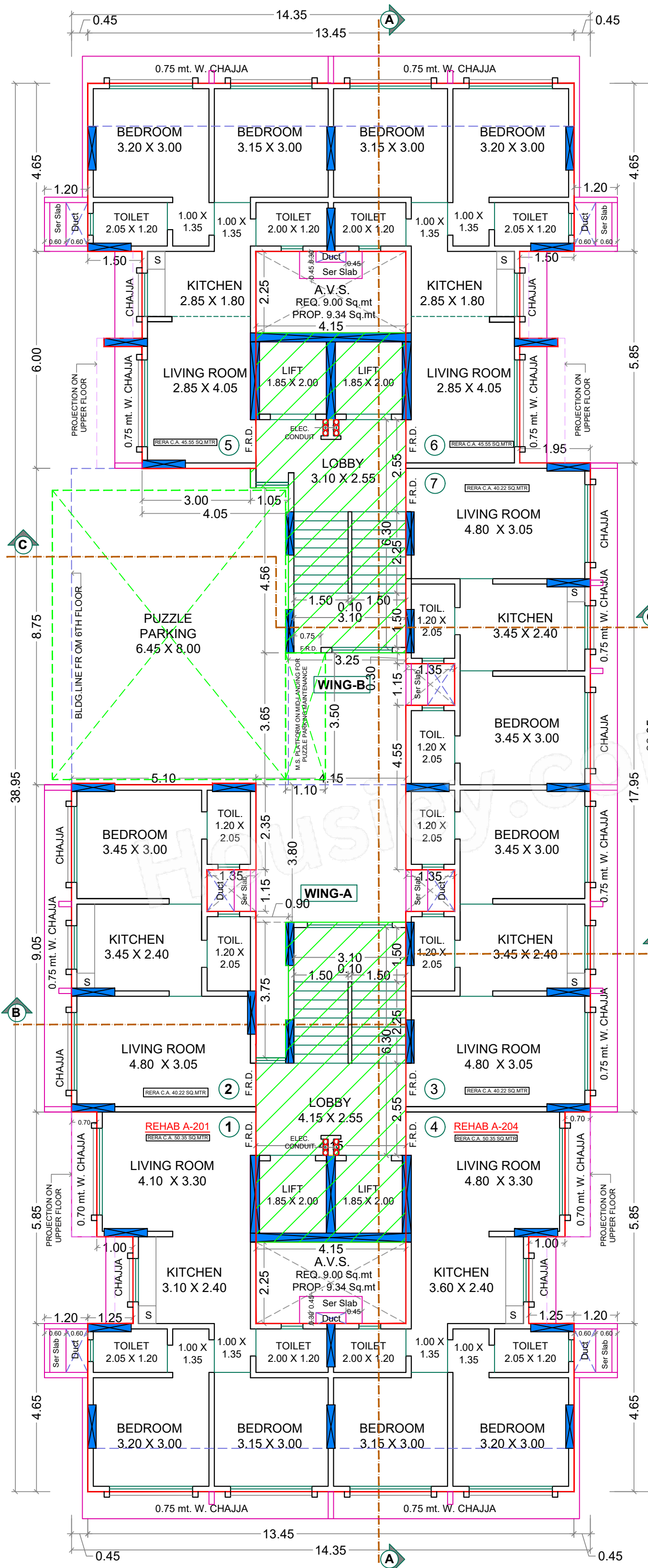
Dhiraj Narayan Ghorpade	HARESH CHANDIRAM BHAGAT	E.E.B.P.
Digitally signed by Dhiraj Narayan Ghorpade Date: 2023.03.27 18:01:11 +05'30'	Digitally signed by HARESH CHANDIRAM BHAGAT Date: 2023.03.27 19:08:08 +05'30'	
S.E.B.P.	A.E.B.P.	E.E.B.P.



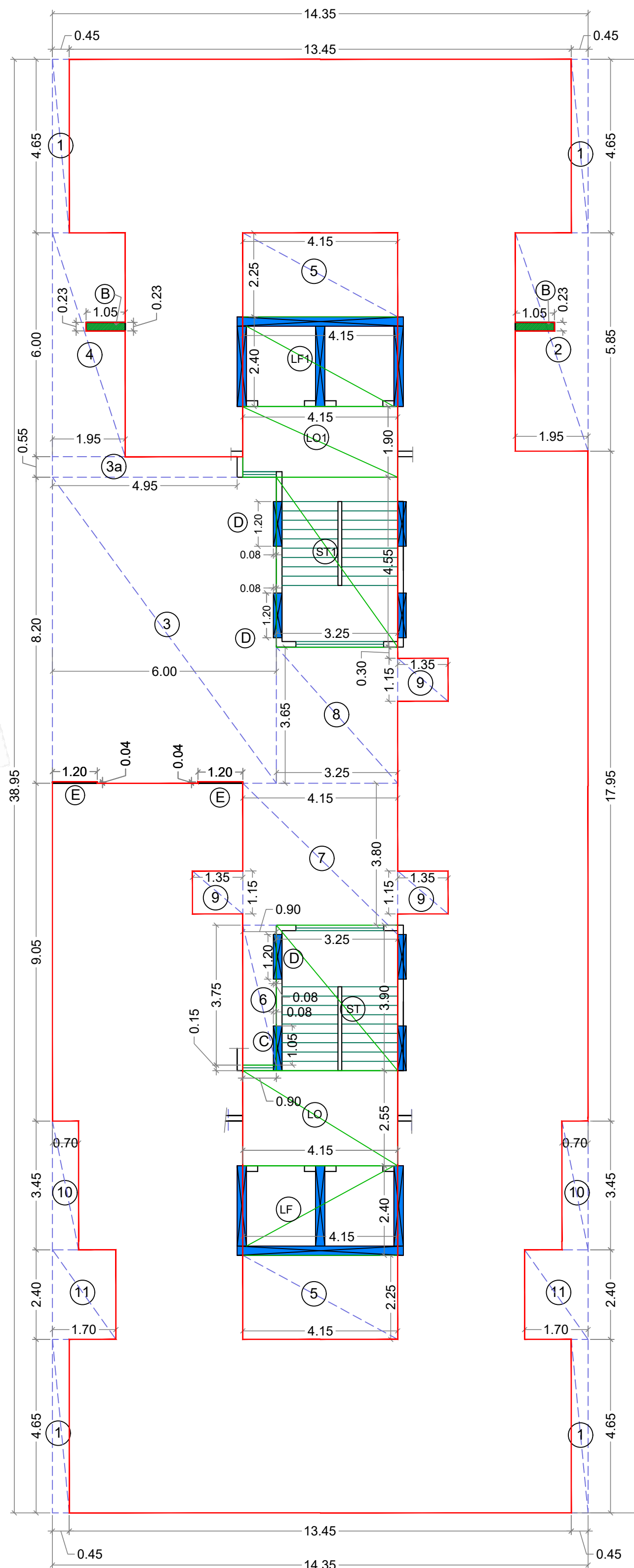
FIRST FLOOR PLAN
SCALE 1:100



FIRST FLOOR B.U.A. DIAG
SCALE 1:100



SECOND FLOOR PLAN
SCALE 1:100



SECOND FLOOR B.U.A. DIAG
SCALE 1:100

BUILT-UP AREA DIAG.
(FIRST FLOOR)

A	14.35 X	38.95	=	558.93
B	1.05 X	0.23 X 4	=	0.97
C	1.05 X	0.08 X 1	=	0.08
D	1.20 X	0.08 X 3	=	0.29
E	1.20 X	0.04 X 2	=	0.10
TOTAL				= 560.37 (A)

DEDUCTIONS				
1	0.45 X	4.65 X 4	=	8.37
2	1.95 X	5.85 X 3	=	34.22
3	6.00 X	8.20 X 1	=	49.20
3a	4.95 X	0.55 X 1	=	2.72
4	1.95 X	6.00 X 1	=	11.70
5	4.15 X	2.25 X 2	=	18.67
6	0.90 X	3.75 X 1	=	3.37
7	4.15 X	3.80 X 1	=	15.77
8	3.25 X	3.65 X 1	=	11.86
9	1.35 X	1.15 X 3	=	4.66
TOTAL				= 160.54 (B)

ST	3.25 X	3.90 X 1	=	12.67
LO	4.15 X	2.55 X 1	=	10.58
	0.90 X	0.15 X 1	=	00.14
LF	4.15 X	2.40 X 1	=	09.96
ST1	3.25 X	4.55 X 1	=	14.79
LO1	4.15 X	1.90 X 1	=	07.89
	0.55 X	0.15 X 1	=	00.08
LF1	4.15 X	2.40 X 1	=	09.96
TOTAL				= 66.07 (C)

(B) 160.54 + (C) 66.07				= 226.61 (D)
NET B.U.A OF FLOOR				
(A) 560.37	-	(D) 226.61	=	333.76 SQ.MTR

BUILT-UP AREA DIAG.
(SECOND FLOOR)

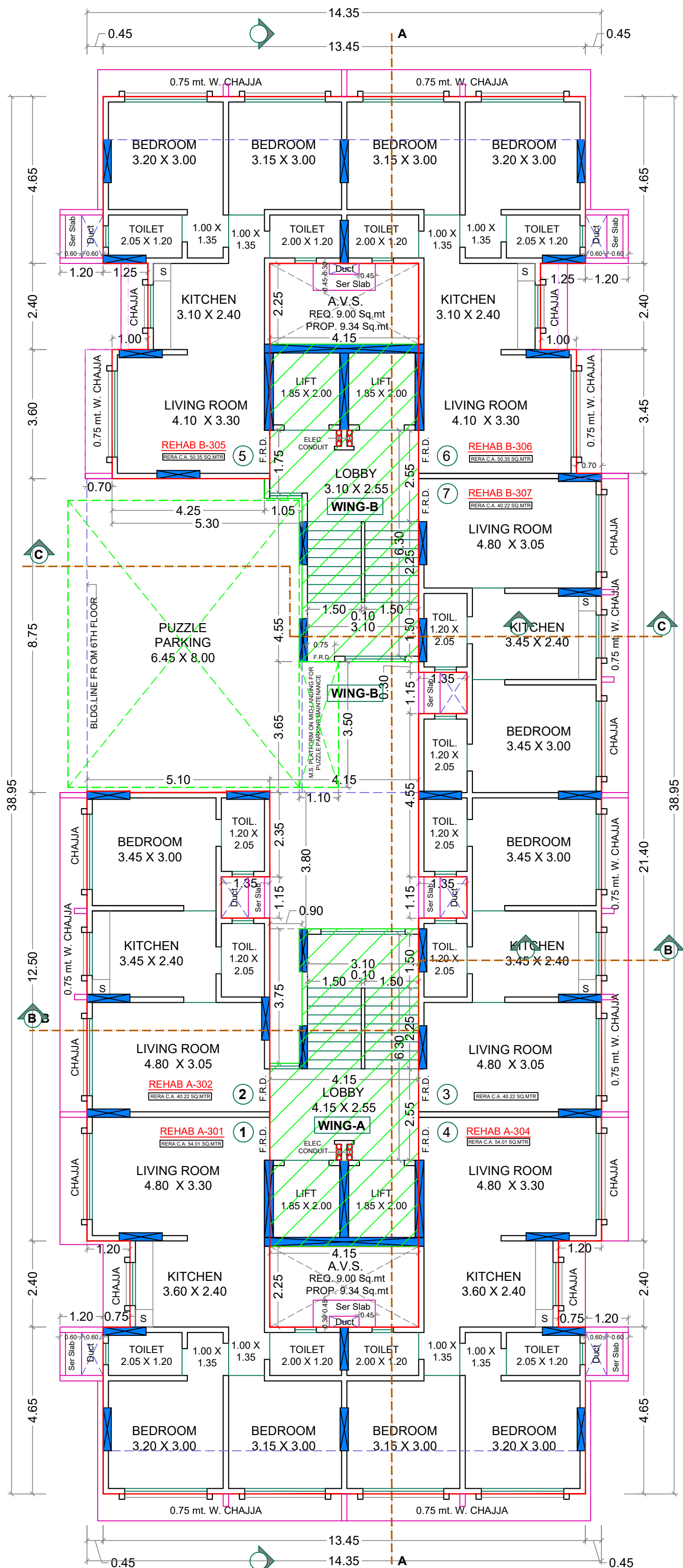
A	14.35 X	38.95	=	558.93
B	1.05 X	0.23 X 2	=	0.48
C	1.05 X	0.08 X 1	=	0.08
D	1.20 X	0.08 X 3	=	0.29
E	1.20 X	0.04 X 2	=	0.10
TOTAL				= 559.88 (A)

DEDUCTIONS				
1	0.45 X	4.65 X 4	=	8.37
2	1.95 X	5.85 X 1	=	11.41
3	6.00 X	8.20 X 1	=	49.20
3a	4.95 X	0.55 X 1	=	2.72
4	1.95 X	6.00 X 1	=	11.70
5	4.15 X	2.25 X 2	=	18.67
6	0.90 X	3.75 X 1	=	3.37
7	4.15 X	3.80 X 1	=	15.77
8	3.25 X	3.65 X 1	=	11.86
9	1.35 X	1.15 X 3	=	4.66
10	0.70 X	3.45 X 2	=	4.83
11	1.70 X	2.40 X 2	=	8.16
TOTAL				= 150.72 (B)

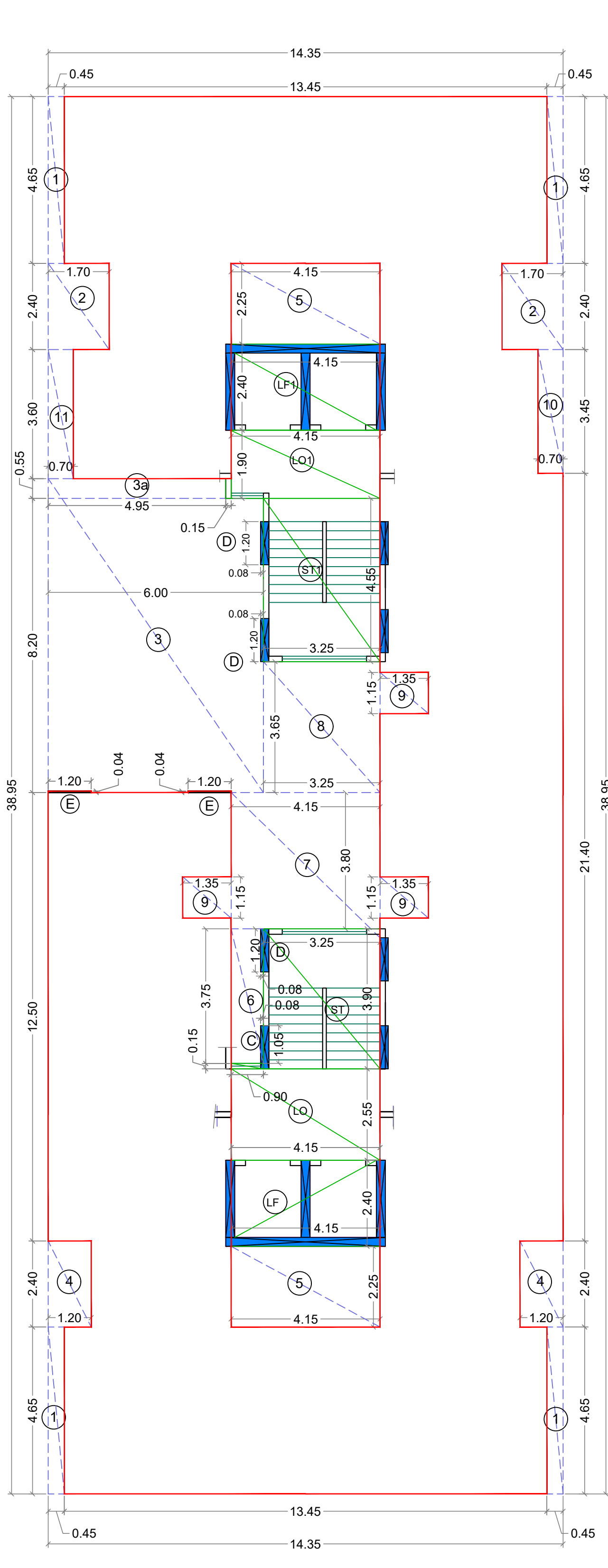
ST	3.25 X	3.90 X 1	=	12.67
LO	4.15 X	2.55 X 1	=	10.58
	0.90 X	0.15 X 1	=	00.14
LF	4.15 X	2.40 X 1	=	09.96
ST1	3.25 X	4.55 X 1	=	14.79
LO1	4.15 X	1.90 X 1	=	07.89
	0.55 X	0.15 X 1	=	00.08
LF1	4.15 X	2.40 X 1	=	09.96
TOTAL				= 66.07 (C)

(B) 150.72 + (C) 66.07				= 216.79 (D)
NET B.U.A OF FLOOR				
(A) 559.88	-	(D) 216.79	=	343.09 SQ.MTR

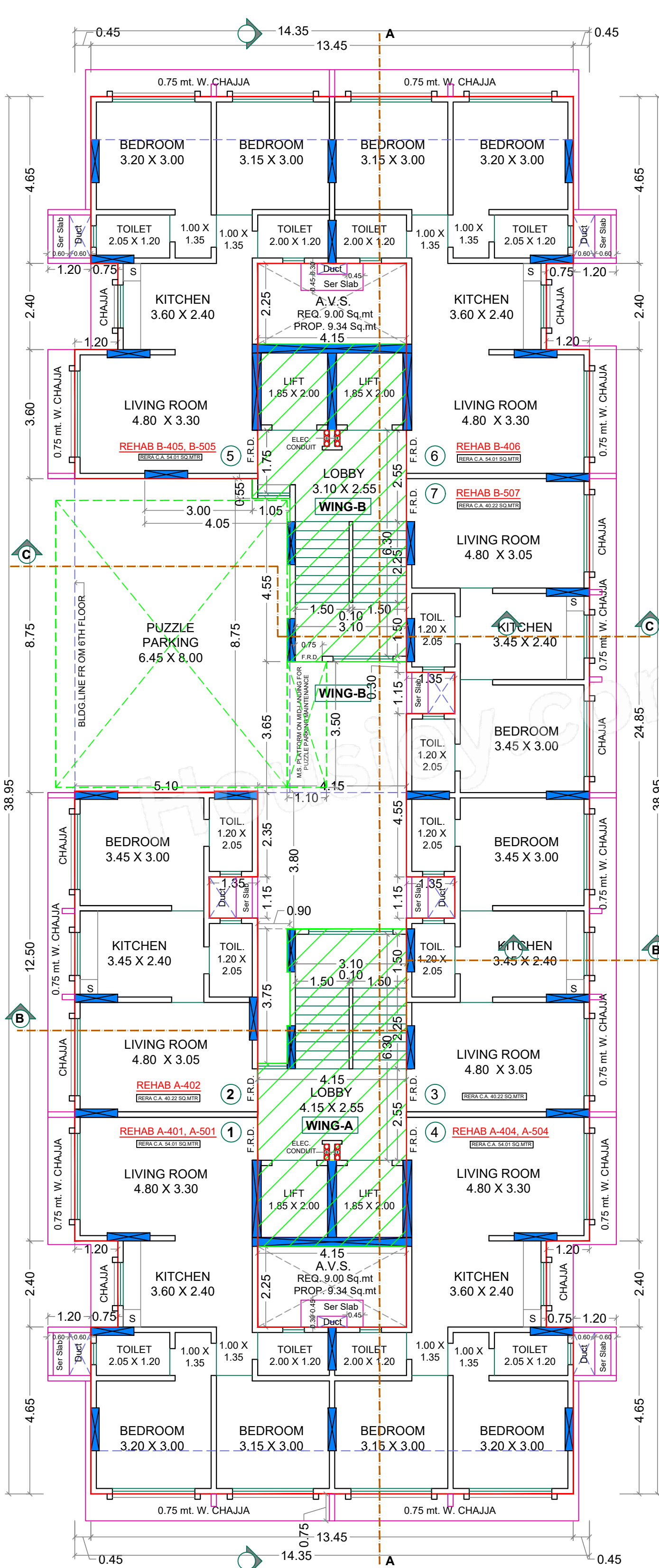
FORM - II				
CONTENTS OF SHEET				
FIRST & SECOND FLOOR BUILT-UP AREA DIAGRAM				
DESCRIPTION OF PROPOSAL				
PROPOSED REDEVELOPMENT OF BUILDING ON PROPERTY BEARING C.T.S. NO. 9/5 OF VILLAGE MALVANI AT JANKALYAN NAGAR AT MALAD WEST				
NAME, SIGNATURE & ADDRESS OF OWNER/C.A. TO OWNER				
MRS. KUSUM M. GOWDA For, M/s. Chamundeswari Infrastructure Pvt Ltd. C.A. to Owner (Samrat Chs Ltd) 25/702 SNEHDEEP, PLOT NO 289, RESERVILLA CHS, PAHADI SCHOOL ROAD NO 02, GOREGOAN EAST, MUMBAI 400 083				
NAME, SIGNATURE & ADDRESS OF ARCHTIECT				
OMKAR SURYAKANT BHAT (CA/2010/48265) B/301 GREEN VIEW APTS, BDG NO 1, RAM MANDIR ROAD, BABHAI, BORIVALI WEST, MUMBAI 400 092				
NORTH	SCALE	DRAWN BY.	CHKD. BY.	DRG NO.
	AS SHOWN	D. VANGAD	O. S. BHAT	2 / 7
FILE NO: P-15114/2023/(9/5)/P/N WARD/MALVANI/3371/1/NEW				
PLAN FOR CONSIDERATION				
Dhiraj Narayan Ghorpade	HARESH CHANDIRAM BHAGAT			
S.E.B.P.	A.E.B.P.			E.E.B.P.



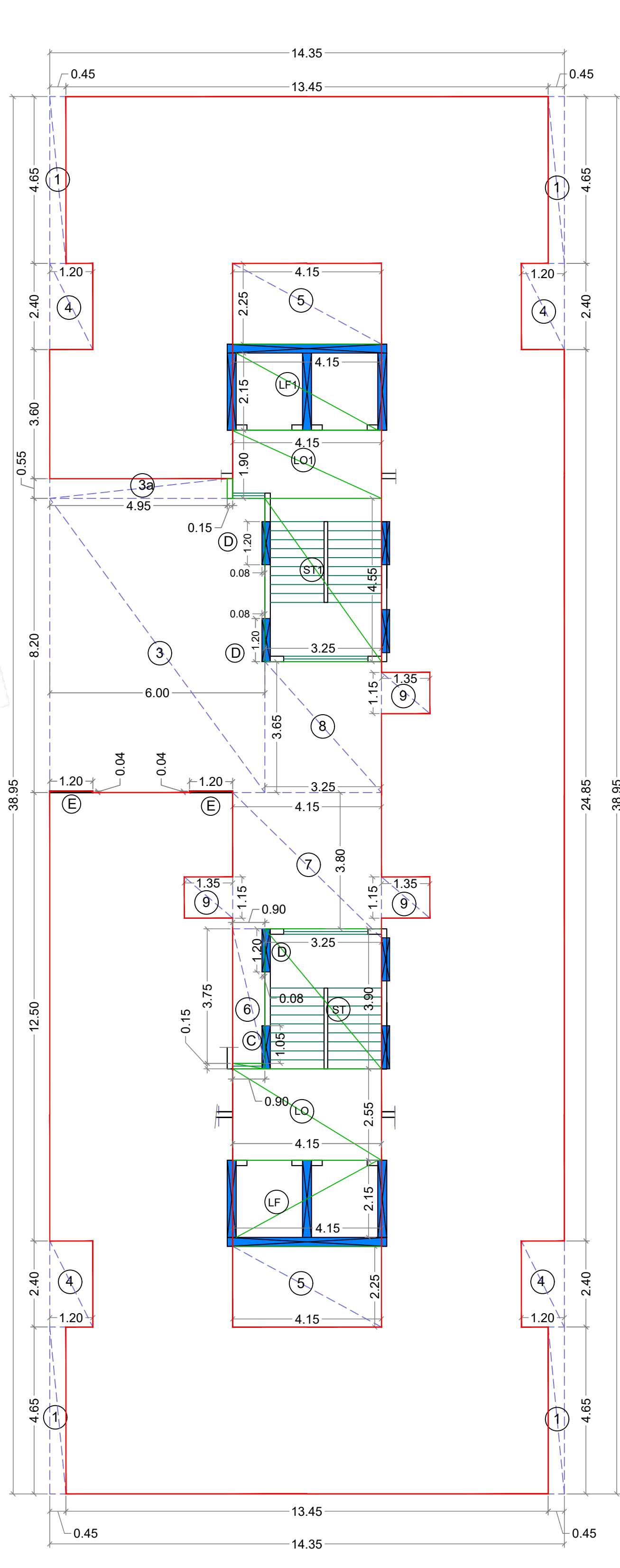
THIRD FLOOR PLAN
SCALE 1:100



THIRD FLOOR B.U.A. DIAG
SCALE 1:100



TYPICAL FLOOR PLAN (4TH & 5TH)
SCALE 1:100



TYPICAL FLOOR B.U.A. DIAG (4TH & 5TH)
SCALE 1:100

BUILT-UP AREA DIAG.
(THIRD FLOOR)

A	14.35 X	38.95	=	558.93
C	1.05 X	0.08 X	1	= 0.08
D	1.20 X	0.08 X	3	= 0.29
E	1.20 X	0.04 X	2	= 0.10
TOTAL				= 559.40 (A)

DEDUCTIONS

1	0.45 X	4.65 X	4	= 8.37
2	1.70 X	2.40 X	2	= 8.16
3	6.00 X	8.20 X	1	= 49.20
3a	4.95 X	0.55 X	1	= 2.72
4	1.20 X	2.40 X	2	= 5.76
5	4.15 X	2.25 X	2	= 18.67
6	0.90 X	3.75 X	1	= 3.37
7	4.15 X	3.80 X	1	= 15.77
8	3.25 X	3.65 X	1	= 11.86
9	1.35 X	1.15 X	3	= 4.66
10	0.70 X	3.45 X	1	= 2.42
11	0.70 X	3.60 X	1	= 2.52
TOTAL				= 133.49 (B)

ST	3.25	X	3.90	X	1	= 12.67
LO	4.15	X	2.55	X	1	= 10.58
	0.90	X	0.15	X	1	= 00.14
LF	4.15	X	2.40	X	1	= 09.96
ST1	3.25	X	4.55	X	1	= 14.79
LO1	4.15	X	1.90	X	1	= 07.89
	0.55	X	0.15	X	1	= 00.08
LF1	4.15	X	2.40	X	1	= 09.96
TOTAL						= 66.07

(B) 133.49 + (C) 66.07 = 199.56 (D)

NET B.U.A OF FLOOR

(A) 559.40 - (D) 199.56 = 359.85 SQ.MTR

BUILT-UP AREA DIAG.
(FOURTH & FIFTH FLOOR)

A	14.35 X	38.95	=	558.93
C	1.05 X	0.08 X	1	= 0.08
D	1.20 X	0.08 X	3	= 0.29
E	1.20 X	0.04 X	2	= 0.10
TOTAL				= 559.40 (A)

DEDUCTIONS

1	0.45 X	4.65 X	4	= 8.37
3	6.00 X	8.20 X	1	= 49.50
3a	4.95 X	0.55 X	1	= 2.72
4	1.20 X	2.40 X	4	= 11.52
5	4.15 X	2.25 X	2	= 18.67
6	0.90 X	3.75 X	1	= 3.38
7	4.15 X	3.80 X	1	= 15.77
8	3.25 X	3.65 X	1	= 11.86
9	1.35 X	1.15 X	3	= 4.66
TOTAL				= 126.14 (B)

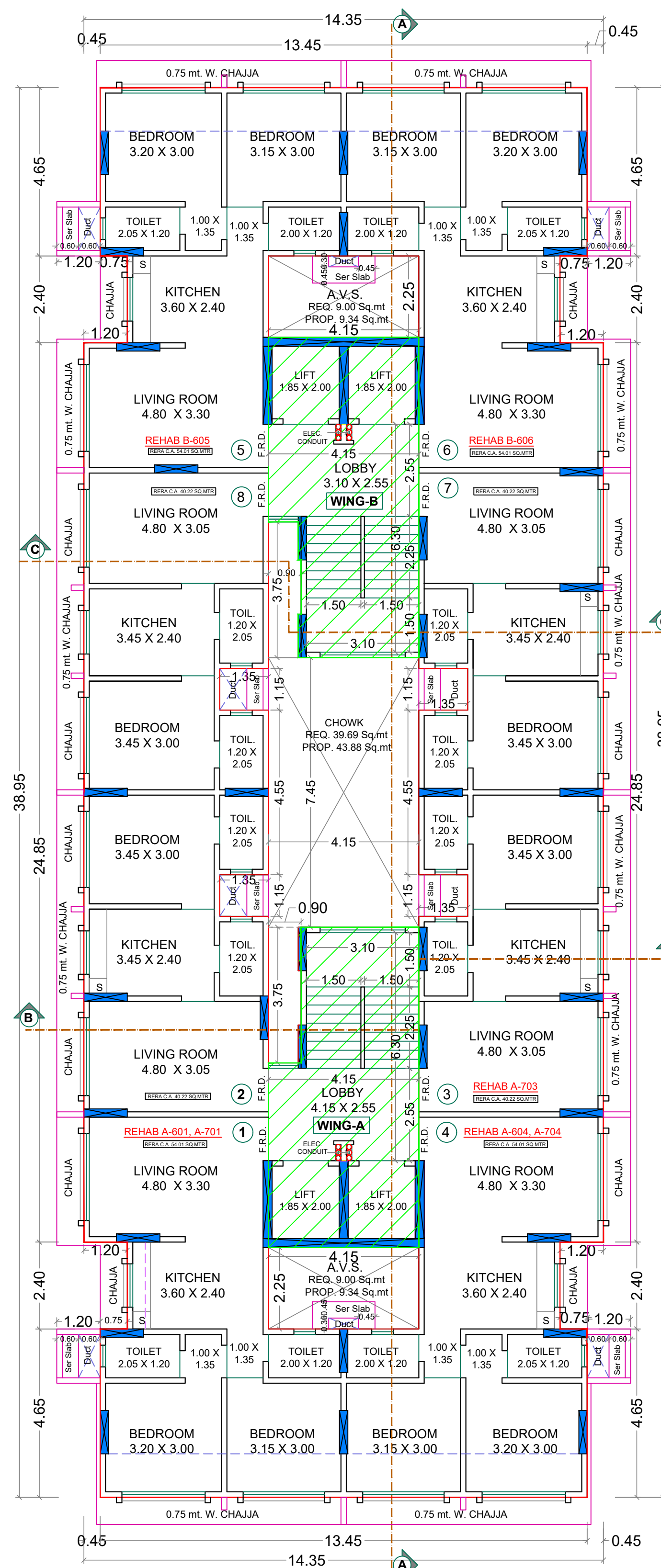
TOTAL					= 126.14
ST	3.25	X	3.90	X	1 = 12.67
LO	4.15	X	2.55	X	1 = 10.58
	0.90	X	0.15	X	1 = 00.14
LF	4.15	X	2.40	X	1 = 09.96
ST1	3.25	X	4.55	X	1 = 14.79
LO1	4.15	X	1.90	X	1 = 07.89
	0.55	X	0.15	X	1 = 00.08
LF1	4.15	X	2.40	X	1 = 09.96
TOTAL					= 66.07 (C)

(B) 126.14 + (C) 66.07 = 192.22 (D)

NET B.U.A OF FLOOR

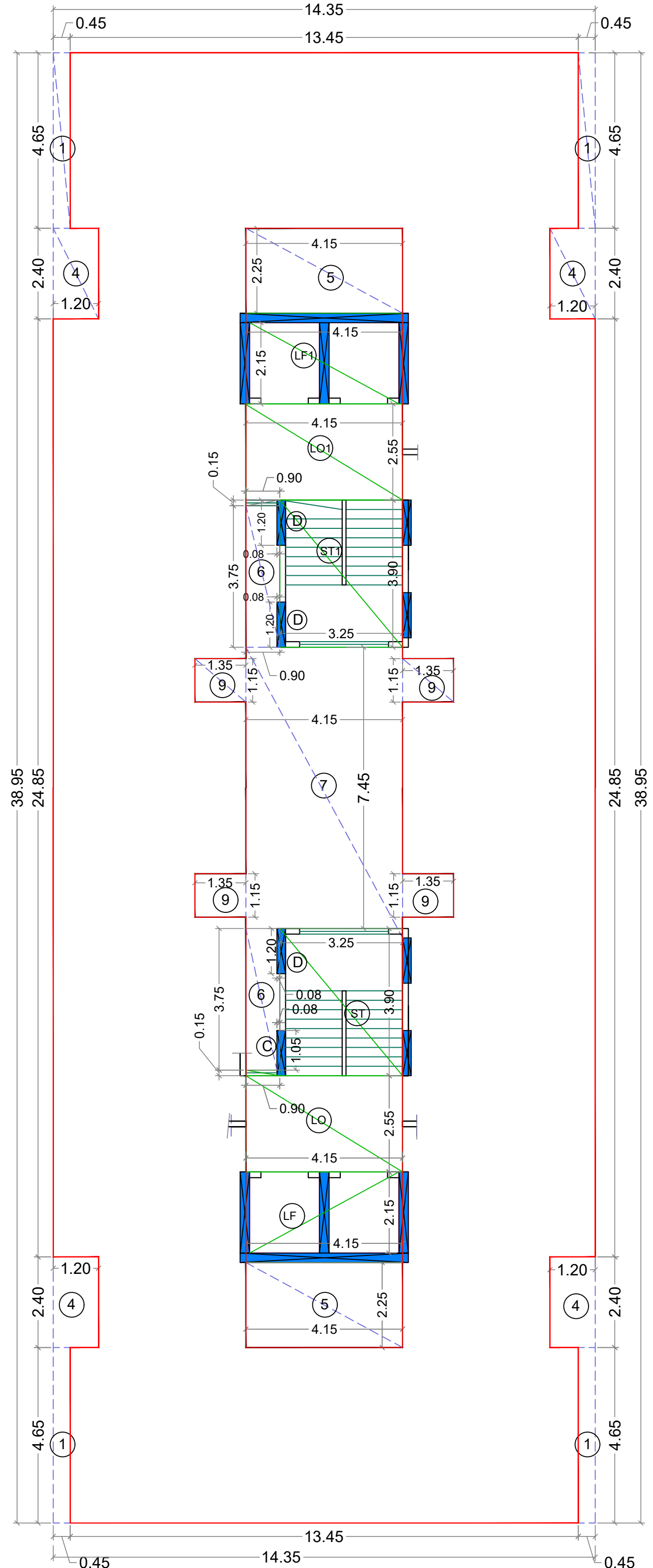
(A) 559.40 - (D) 192.22 = 367.18 SQ.MTR

FORM - II				
CONTENTS OF SHEET				
THIRD, FOURTH & FIFTH FLOOR BUILT-UP AREA DIAGRAM				
DESCRIPTION OF PROPOSAL				
PROPOSED REDEVELOPMENT OF BUILDING ON PROPERTY BEARING C.T.S. NO. 9/5 OF VILLAGE MALVANI AT JANKALYAN NAGAR AT MALAD WEST				
NAME, SIGNATURE & ADDRESS OF OWNER/C.A. TO OWNER				
MRS. KUSUM M. GOWDA				
For, M/s. Chamundeswari Infrastructure Pvt Ltd. Kusum Manjunath h Gowda				
C.A. to Owner (Samrat Chs Ltd)				
25/702 SNEHDEEP, PLOT NO 289, RESERVILLA CHS, PAHADI SCHOOL ROAD NO 02, GOREGOAN EAST, MUMBAI 400 083				
NAME, SIGNATURE & ADDRESS OF ARCHITECT				
OMKAR SURYAKANT BHAT				
(CA/2010/48265)				
B/301 GREEN VIEW APTS, BDG NO 1, RAM MANDIR ROAD, BABHAI, BORIVALI WEST, MUMBAI 400 092				
NORTH	SCALE	DRAWN BY.	CHKD. BY.	DRG NO.
	AS SHOWN	D. VANGAD	O. S. BHAT	3 / 7
FILE NO: P-15114/2023/(9/5)/P/N WARD/MALVANI/337/1/NEW				
PLAN FOR CONSIDERATION				
Dhiraj Narayan Ghorpade	HARESH CHANDIRAM BHAGAT			
S.E.B.P.	A.E.B.P.			E.E.B.P.



TYPICAL FLOOR PLAN (6TH TO 9TH)

SCALE 1:100



TYPICAL FLOOR B.U.A. DIAG (6TH TO 9TH)

SCALE 1:100

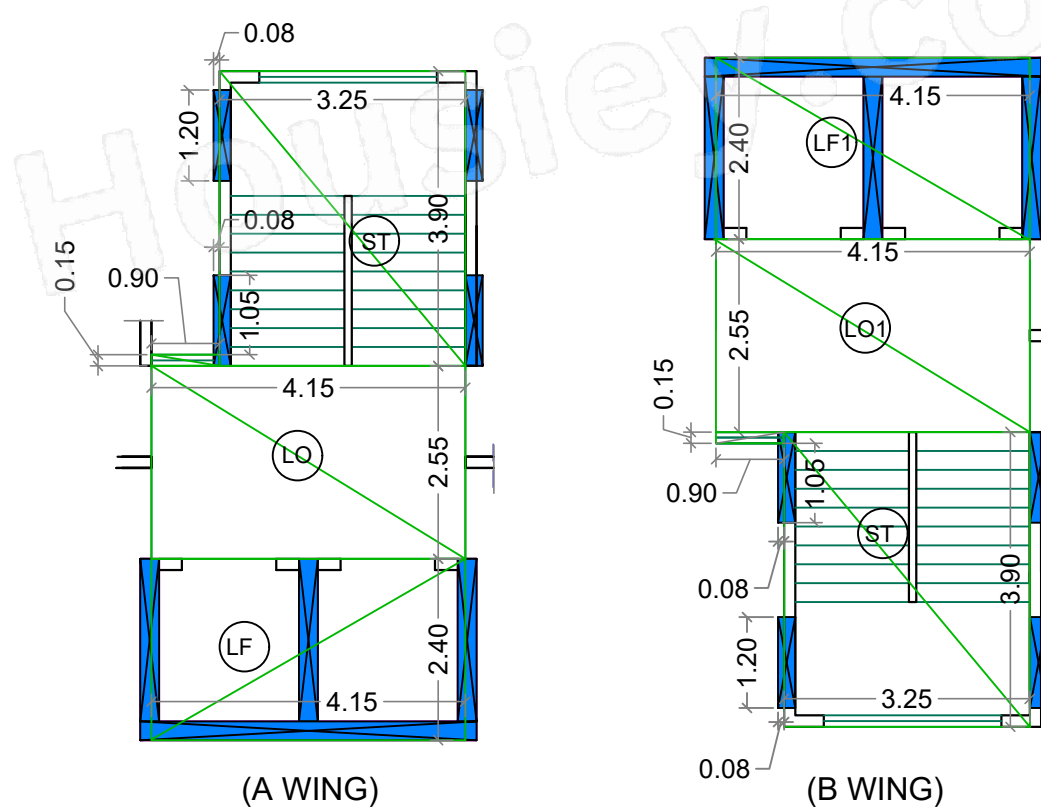
BUILT-UP AREA DIAG. (SIXTH TO NINTH TYP. FLOOR)

A	14.35	X	38.95		= 558.93
C	1.05	X	0.08	X 1	= 0.08
D	1.20	X	0.08	X 3	= 0.29
TOTAL					= 559.30 (A)

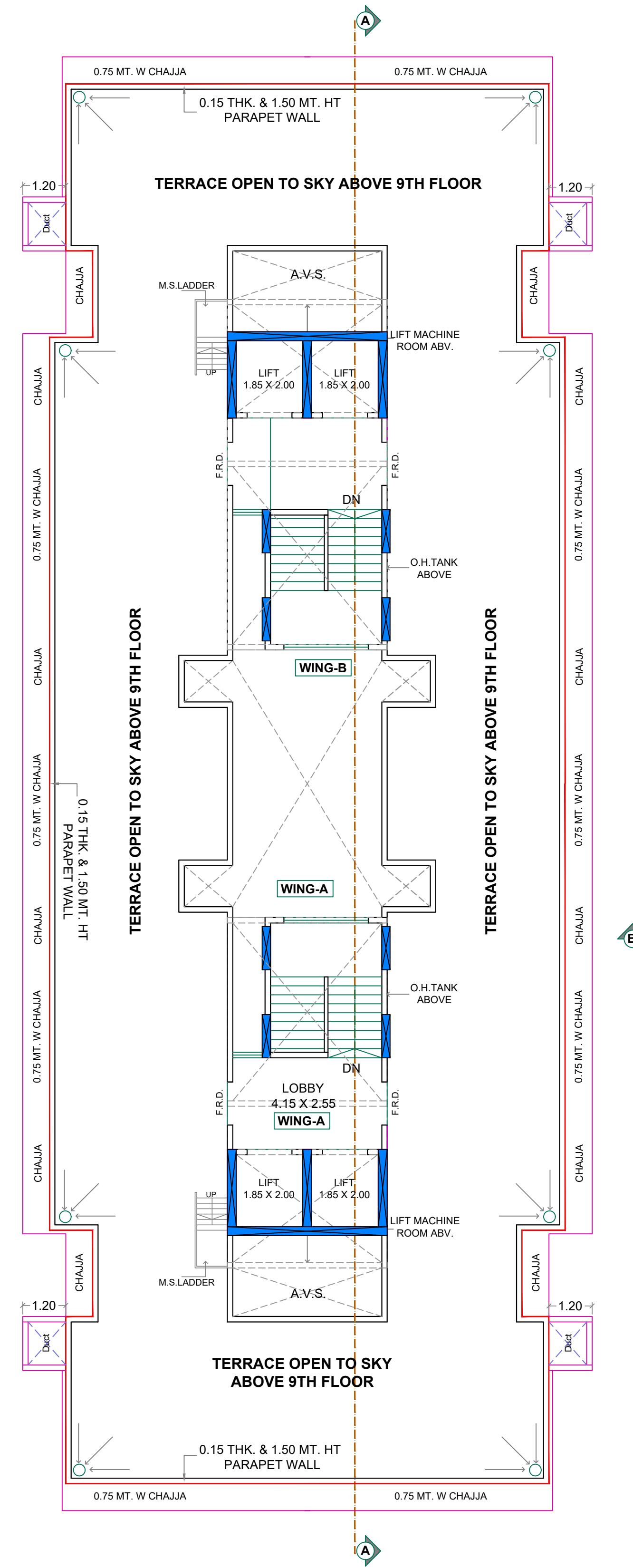
DEDUCTIONS							
1	0.45	X	4.65	X	4	=	8.37
4	1.20	X	2.40	X	4	=	11.52
5	4.15	X	2.25	X	2	=	18.68
6	0.90	X	3.75	X	2	=	6.75
7	4.15	X	7.45	X	1	=	30.92
9	1.35	X	1.15	X	4	=	6.21
TOTAL						=	82.44 (B)
ST	3.25	X	3.90	X	2	=	25.35
LO	4.15	X	2.55	X	2	=	21.17
LF	4.15	X	2.40	X	2	=	19.92
TOTAL						=	66.71

(B) 82.44	+	(C) 66.71	=	149.15 (D)
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NET B.U.A. OF FLOOR					
(A) 559.30	-	(D) 149.15	=	410.15	SQ.MTR

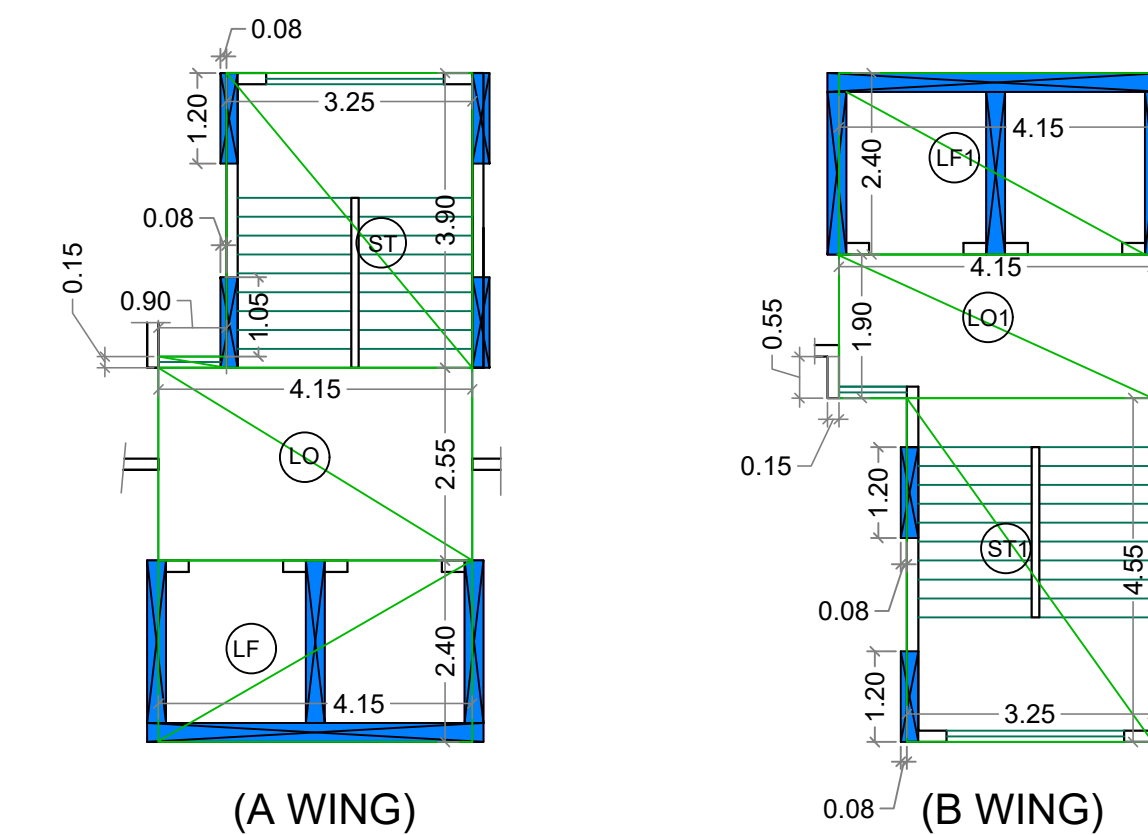
ST.CASE / LIFT / LOBBY
AREA CALC.
(6TH TO 9TH FLOOR)

STAIRCASE/LIFT/LIFT LOBBY AREA CALCULATION							
6th to 9th Floor (A & B Wing)							
ST	3.25	X	3.90	X	2	=	25.35
	1.20	X	0.08	X	2	=	00.19
	1.05	X	0.08	X	2	=	00.17
LO	4.15	X	2.55	X	2	=	21.16
	0.90	X	0.15	X	2	=	00.27
LF	4.15	X	2.40	X	2	=	19.92
TOTAL						=	67.07



TERRACE FLOOR PLAN

SCALE 1:100



ST.CASE / LIFT / LOBBY AREA CALC.

(1ST TO 5TH FLOOR) (SCALE 1:100)

STAIRCASE/LIFT/LIFT LOBBY AREA CALCULATION							
1st to 5th Floor (A & B Wing)							
ST	3.25	X	3.90	X	1	=	12.67
	1.20	X	0.08	X	3	=	00.29
	1.05	X	0.08	X	1	=	00.08
LO	4.15	X	2.55	X	1	=	10.58
	0.90	X	0.15	X	1	=	00.14
LF	4.15	X	2.40	X	1	=	09.96
ST1	3.25	X	4.55	X	1	=	14.79
LO1	4.15	X	1.90	X	1	=	07.89
	0.50	X	0.15	X	1	=	00.08
LF1	4.15	X	2.40	X	1	=	09.96
TOTAL						=	66.43

FORM - II

CONTENTS OF SHEET

SIXTH TO NINTH FLOOR BUILT-UP PLAN, TERRACE FLOOR
PLAN, STAIRCASE AND LIFT LOBBY CALCULATION DIAG.

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT OF BUILDING ON PROPERTY
BEARING C.T.S. NO. 9/5 OF VILLAGE MALVANI AT JANKALYAN
NAGAR AT MALAD WEST

NAME, SIGNATURE & ADDRESS OF OWNER/C.A. TO OWNER

MRS. KUSUM M. GOWDA
For,
M/s. Chamundeswari Infrastructure Pvt Ltd.
C.A. to Owner (Samrat Chs Ltd)
25/702 SNEHDEEP. PLOT NO 289,
RESERVILLA CHS, PAHADI SCHOOL ROAD
NO 02, GOREGOAN EAST, MUMBAI 400 063

Kusum
Manjunath
h Gowda
Digitally signed
by Kusum
Manjunath
Gowda
Date: 2023.03.27
17:37:29 +05'30'

NAME, SIGNATURE & ADDRESS OF ARCHTIECT

OMKAR SURYAKANT BHAT
(CA/2010/48265)
B/301 GREEN VIEW APTS, BDG NO 1,
RAM MANDIR ROAD, BABHAI,
BORIVALI WEST, MUMBAI 400 092

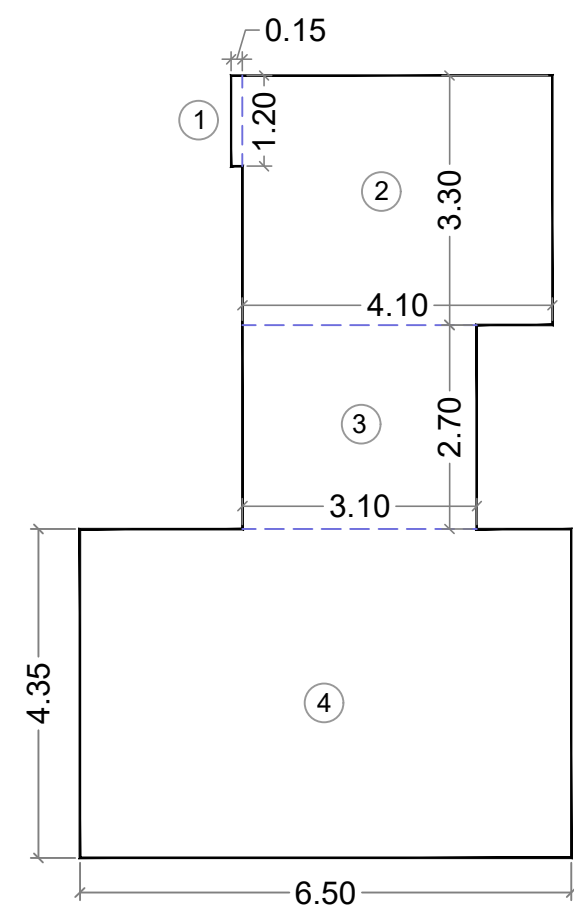
OMKAR
SURYAKANT
BHAT
Digitally signed by
OMKAR SURYAKANT
BHAT
Date: 2023.03.27
17:47:39 +05'30'

NORTH	SCALE	DRAWN BY.	CHKD. BY.	DRG NO.
	AS SHOWN	D. VANGAD	O. S. BHAT	4 / 7

FILE NO: P-15114/2023/(9/5/P/N WARD/MALVANI/337/1/NEW)

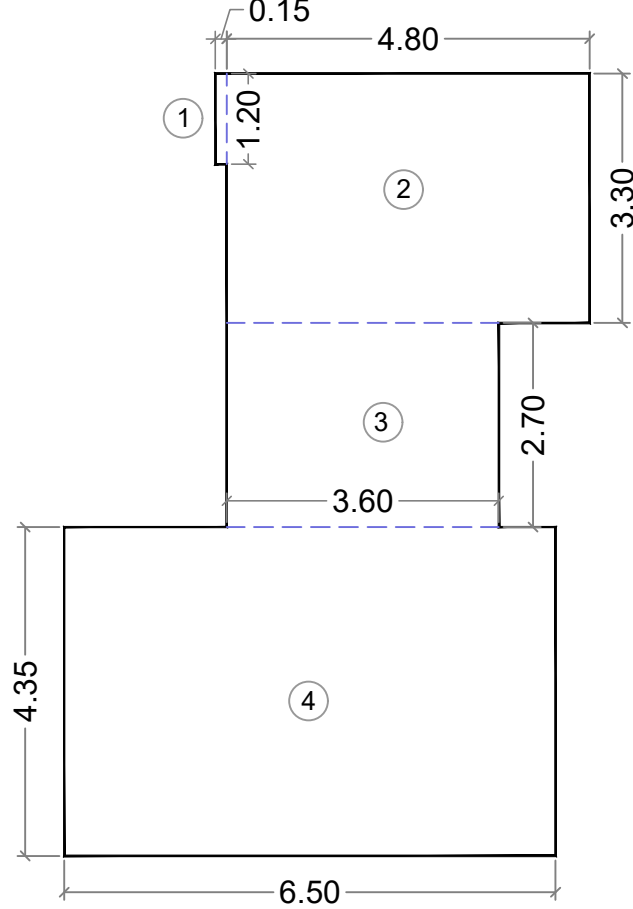
PLAN FOR CONSIDERATION

Dhiraj Narayan Ghorpade Digitally signed by Dhiraj Narayan Ghorpade Date: 2023.03.27 18:02:29 +05'30'	HARESH CHANDIRAM BHAGAT Digitally signed by HARESH CHANDIRAM BHAGAT Date: 2023.03.27 19:09:28 +05'30'	S.E.B.P.	A.E.B.P.	E.E.B.P.
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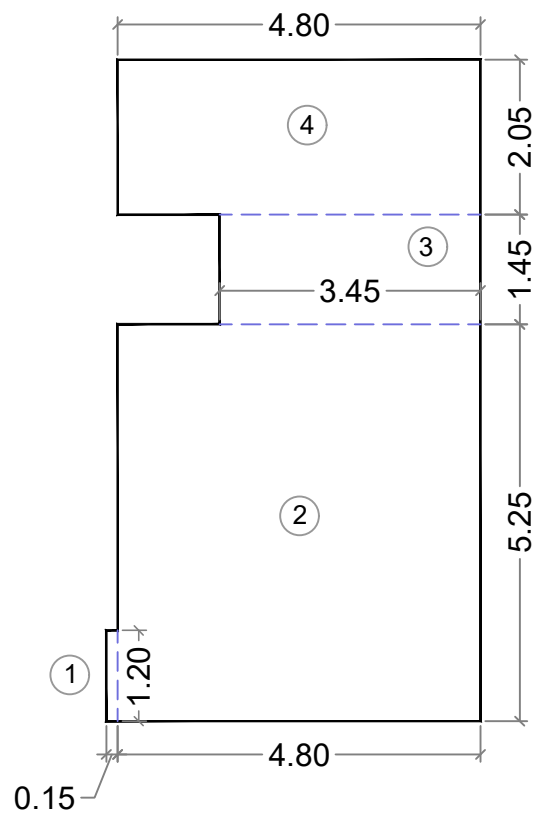
RERA CARPET AREA
2ND FLOOR FLAT NO 1 & 4 (A -WING) &
3RD FLOOR FLAT NO 5 & 6 (B -WING)
(SCALE 1:100)

RERA CARPET AREA									
FLAT NO 1 & 4 (A -WING) [2ND FLR] FLAT NO 5 & 6 (B -WING) [3RD FLR]									
1	0.15	X	1.20	X	1	=	0.18		
2	4.10	X	3.30	X	1	=	13.53		
3	3.10	X	2.70	X	1	=	8.37		
4	6.50	X	4.35	X	1	=	28.27		
TOTAL							50.35		
TOTAL NOS OF FLATS					04 NOS				



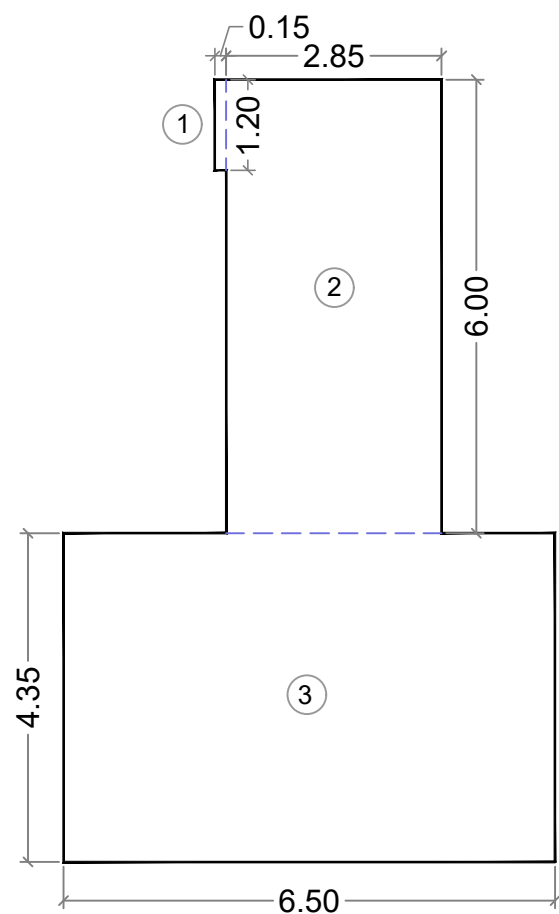
RERA CARPET AREA
3RD TO 9TH FLOOR, FLAT NO 1 & 4 (A -WING) &
4TH TO 9TH FLOOR, FLAT NO 5 & 6 (B -WING)
(SCALE 1:100)

RERA CARPET AREA									
FLAT NO 1 & 4 (A -WING) [3RD TO 9TH FLR] FLAT NO 5 & 6 (B -WING) [4TH TO 9TH FLR]									
1	0.15	X	1.20	X	1	=	0.18		
2	4.80	X	3.30	X	1	=	15.84		
3	3.60	X	2.70	X	1	=	9.72		
4	6.50	X	4.35	X	1	=	28.27		
TOTAL							54.01		
TOTAL NOS OF FLATS					26 NOS				



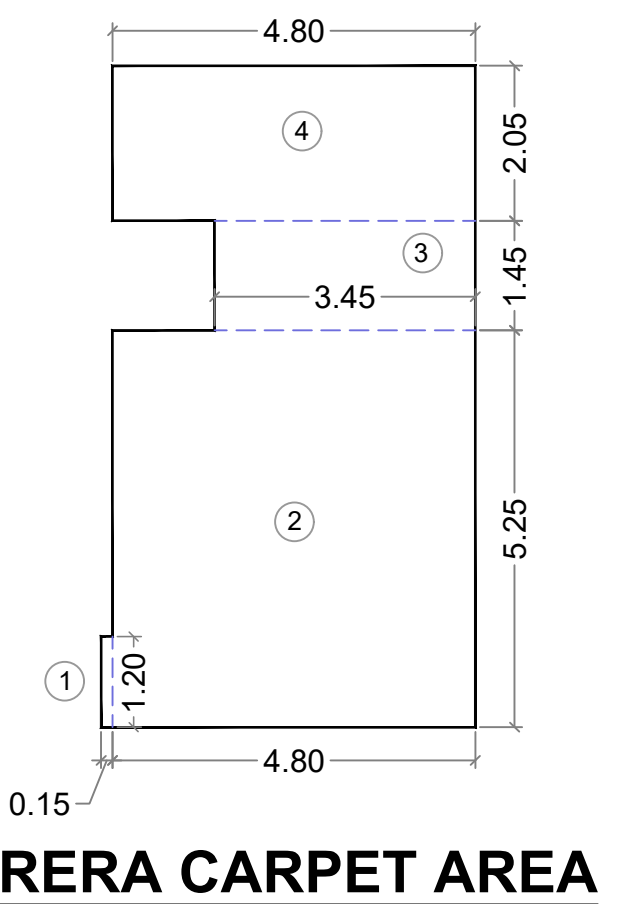
RERA CARPET AREA
6TH TO 9TH FLOOR (SCALE 1:100)
FLAT NO 7 & 8 (B -WING)

RERA CARPET AREA									
FLAT NO 7 & 8 (B -WING) [6TH TO 9TH FLR]									
1	0.15	X	1.20	X	1	=	0.18		
2	4.80	X	5.25	X	1	=	25.20		
3	3.45	X	1.45	X	1	=	5.00		
4	4.80	X	2.05	X	1	=	9.84		
TOTAL							40.22		
TOTAL NOS OF FLATS					08 NOS				



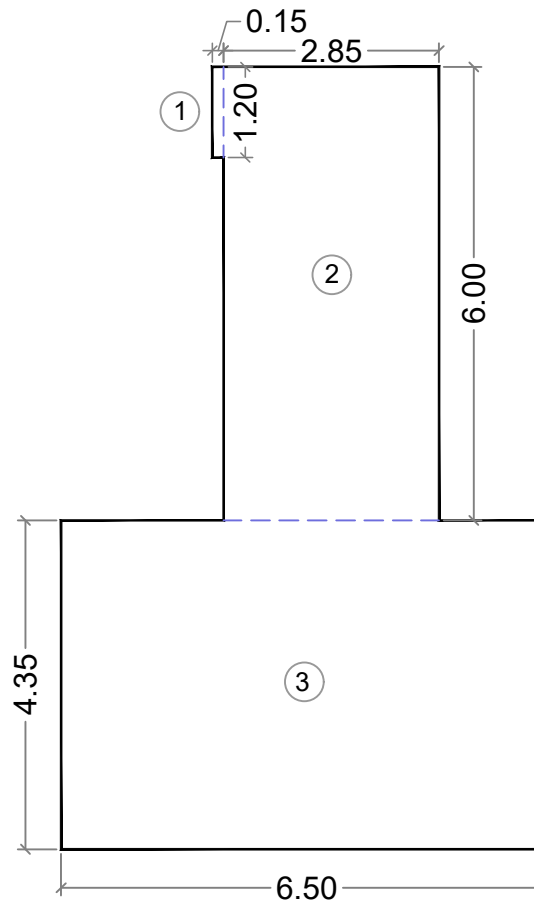
RERA CARPET AREA
1ST FLOOR (SCALE 1:100)
FLAT NO 1 & 4 (A -WING)

RERA CARPET AREA									
FLAT NO 1 & 4 (A -WING) [1ST FLR]									
1	0.15	X	1.20	X	1	=	0.18		
2	2.85	X	6.00	X	1	=	17.10		
3	6.50	X	4.35	X	1	=	28.27		
TOTAL							45.55		
TOTAL NOS OF FLATS					02 NOS				



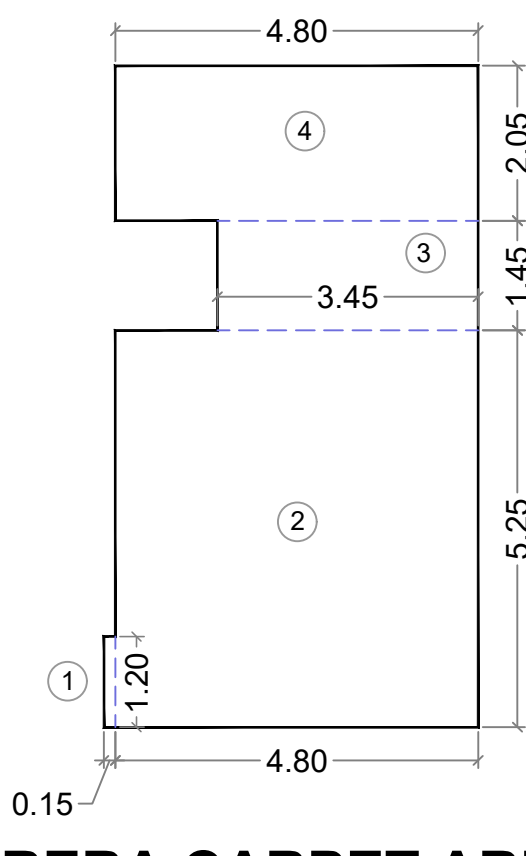
RERA CARPET AREA
1ST TO 9TH FLOOR (SCALE 1:100)
FLAT NO 2 & 3 (A -WING)

RERA CARPET AREA									
FLAT NO 2 & 3 (A -WING) [1ST TO 9TH FLR]									
1	0.15	X	1.20	X	1	=	0.18		
2	4.80	X	5.25	X	1	=	25.20		
3	3.45	X	1.45	X	1	=	5.00		
4	4.80	X	2.05	X	1	=	9.84		
TOTAL							40.22		
TOTAL NOS OF FLATS					18 NOS				



RERA CARPET AREA
1ST & 2ND (SCALE 1:100)
FLAT NO 5 & 6 (B -WING)

RERA CARPET AREA									
FLAT NO 5 & 6 (B -WING) [1ST & 2ND FLR]									
1	0.15	X	1.20	X	1	=	0.18		
2	2.85	X	6.00	X	1	=	17.10		
3	6.50	X	4.35	X	1	=	28.27		
TOTAL							45.55		
TOTAL NOS OF FLATS					04 NOS				



RERA CARPET AREA
1ST TO 5TH FLOOR (SCALE 1:100)
FLAT NO 7 (B -WING)

RERA CARPET AREA									
FLAT NO 7 (B -WING) [1ST TO 5TH FLR]									
1	0.15	X	1.20	X	1	=	0.18		
2	4.80	X	5.25	X	1	=	25.20		
3	3.45	X	1.45	X	1	=	5.00		
4	4.80	X	2.05	X	1	=	9.84		
TOTAL							40.22		
TOTAL NOS OF FLATS					05 NOS				

RERA CARPET AREA IN SQMT									
FLOOR	A WING				B WING			NOS. OF UNITS PER FLOOR	
	FLAT NO 01	FLAT NO 02	FLAT NO 03	FLAT NO 04	FLAT NO 05	FLAT NO 06	FLAT NO 07	FLAT NO 08	
GR.	-								
1ST	45.55	40.22	40.22	45.55	45.55	45.55	40.22	--	07 NOS
2ND	50.35	40.22	40.22	50.35	45.55	45.55	40.22	--	07 NOS
3RD	54.01	40.22	40.22	54.01	50.35	50.35	40.22	--	07 NOS
4TH	54.01	40.22	40.22	54.01	54.01	54.01	40.22	--	07 NOS
5TH	54.01	40.22	40.22	54.01	54.01	54.01	40.22	--	07 NOS
6TH	54.01	40.22	40.22	54.01	54.01	40.22	40.22	08 NOS	
7TH	54.01	40.22	40.22	54.01	54.01	40.22	40.22	08 NOS	
8TH	54.01	40.22	40.22	54.01	54.01	40.22	40.22	08 NOS	
9TH	54.01	40.22	40.22	54.01	54.01	40.22	40.22	08 NOS	
TOTAL NUMBER OF UNITS								67 NOS	

FINS COUNTED IN FSI

(1st to 5th floor)

F1 0.15 X 0.75 X 8 = 0.90

F2 0.15 X 0.35 X 10 = 0.52

TOTAL (0.90 + 0.52) X 5 FLRS = 7.10 SQMT - (A)

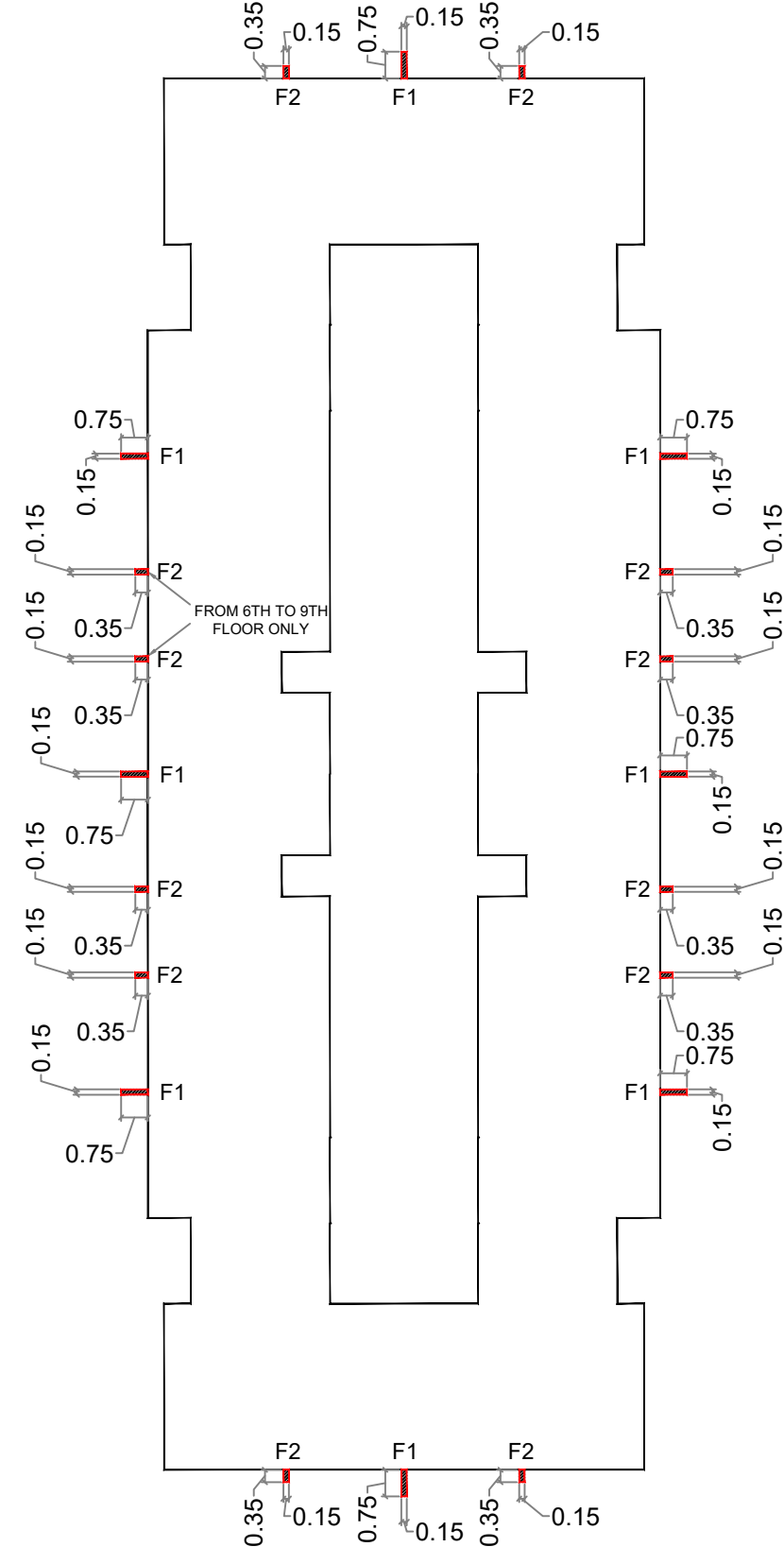
(6th to 9th floor)

F1 0.15 X 0.75 X 8 = 0.90

F2 0.15 X 0.35 X 12 = 0.63

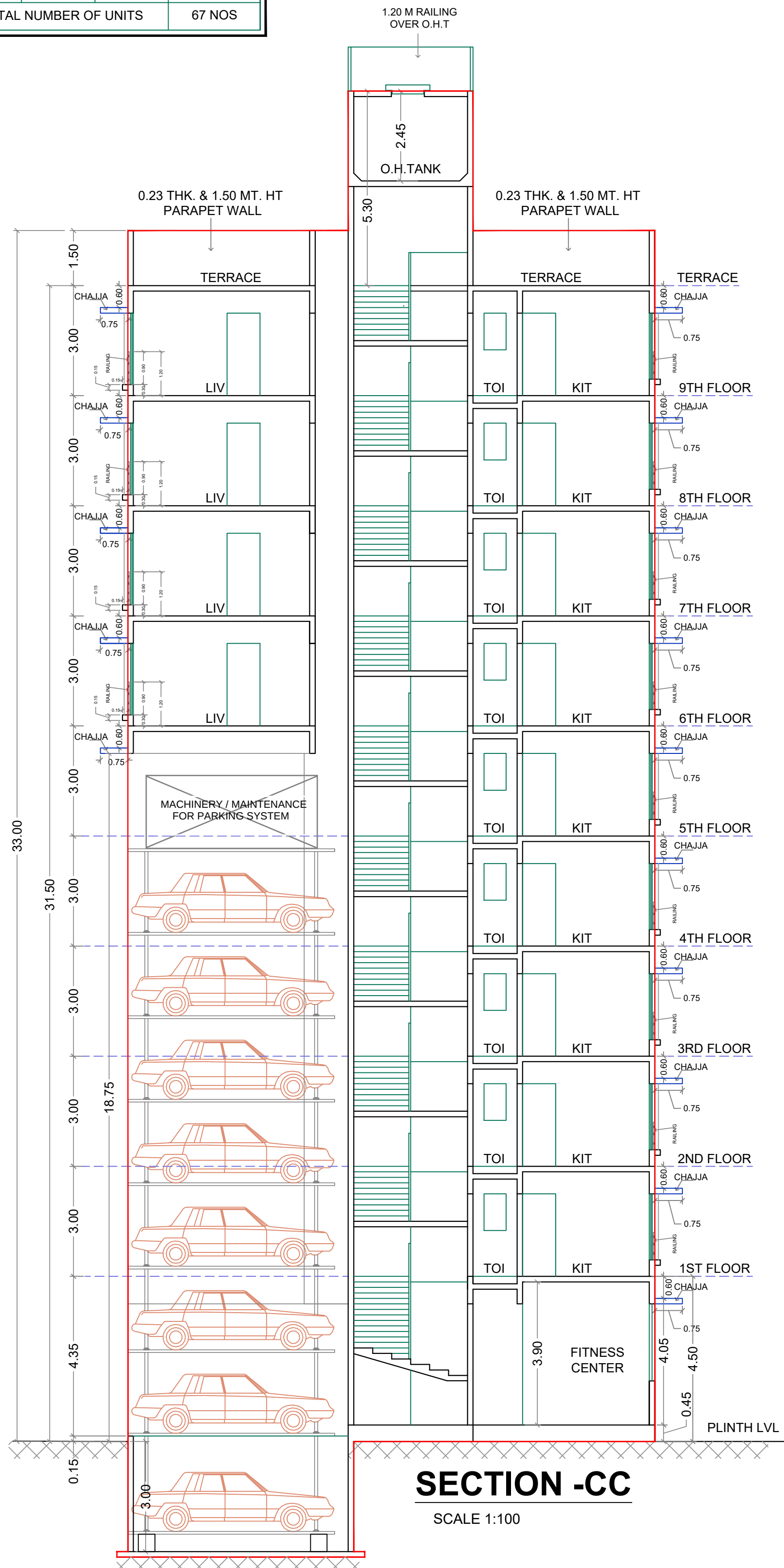
TOTAL (0.90 + 0.63) X 4 FLRS = 6.12 SQMT - (B)

TOTAL FINS (A + B) = 13.22 SQMT



ELEVATION FINS PLAN/DIAG

SCALE 1:1200



SECTION -CC

SCALE 1:100

FORM - II

CONTENTS OF SHEET

RERA CARPET AREA CALCULATIONS, SECTION, FIN AREA B.U.A
CALCUATION

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT OF BUILDING ON PROPERTY
BEARING C.T.S. NO. 9/5 OF VILLAGE MALVANI AT JANKALYAN
NAGAR AT MALAD WEST

NAME, SIGNATURE & ADDRESS OF OWNER/C.A. TO OWNER

MRS. KUSUM M. GOWDA
For,
M/s. Chamundeswari Infrastructure Pvt Ltd.
C.A. to Owner (Samrat Chs Ltd)
25/702 SNEHDEEP, PLOT NO 289,
RESERVILLA CHS, PAHADI SCHOOL ROAD
NO 02, GOREGOAN EAST, MUMBAI 400 083

Kusum
Manjunath
h Gowda
Digitally signed by
Kusum Manjunath
Gowda
Date: 2023.03.27
17:38:40 +05'30'

NAME, SIGNATURE & ADDRESS OF ARCHTIECT

OMKAR SURYAKANT BHAT
(CA/2010/48265)

B/301 GREEN VIEW APTS, BDG NO 1,
RAM MANDIR ROAD, BABHAI,
BORIVALI WEST, MUMBAI 400 092

OMKAR
SURYAKANT
BHAT
Digitally signed by
OMKAR SURYAKANT
BHAT
Date: 2023.03.27 17:48:04
+05'30'

NORTH	SCALE	DRAWN BY.	CHKD. BY.	DRG NO.
	AS SHOWN	D. VANGAD	O. S. BHAT	5 / 7

FILE NO: P-15114/2023/(9/5)/P/N WARD/MALVANI/337/1/NEW

PLAN FOR CONSIDERATION

Dhiraj
Narayan
Ghorpade

Digitally signed by
Dhiraj Narayan
Ghorpade
Date: 2023.03.27
18:02:49 +05'30'

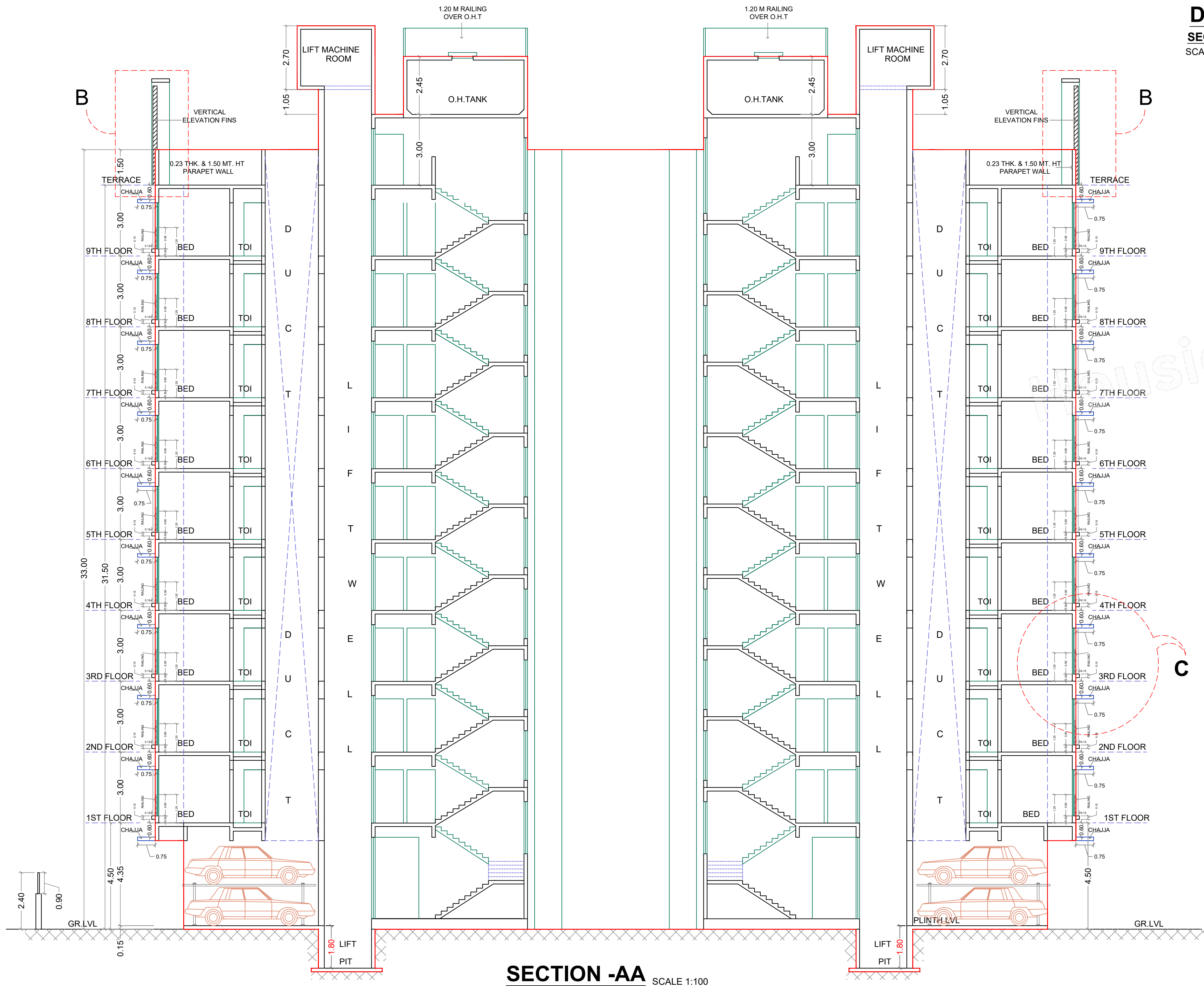
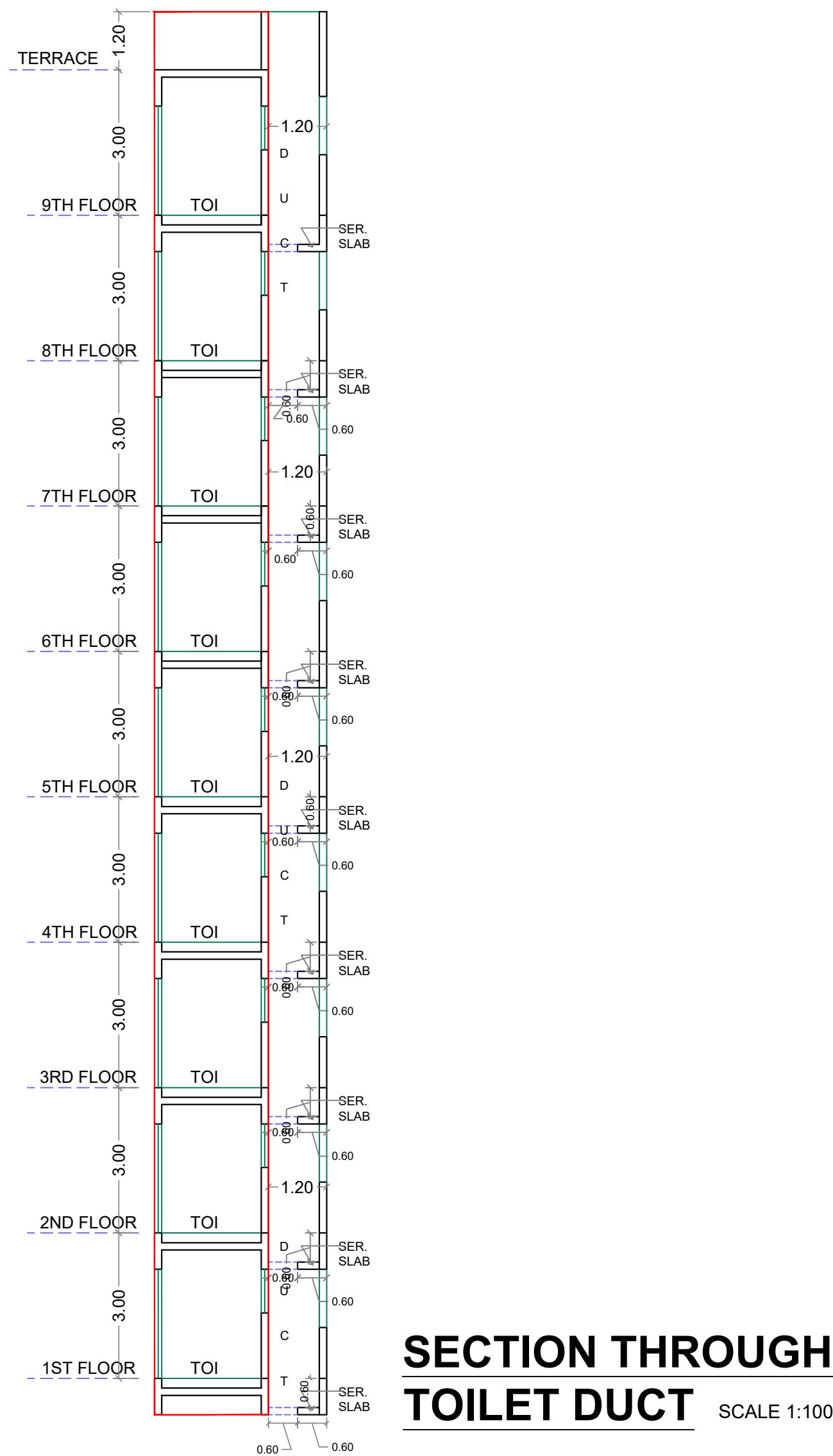
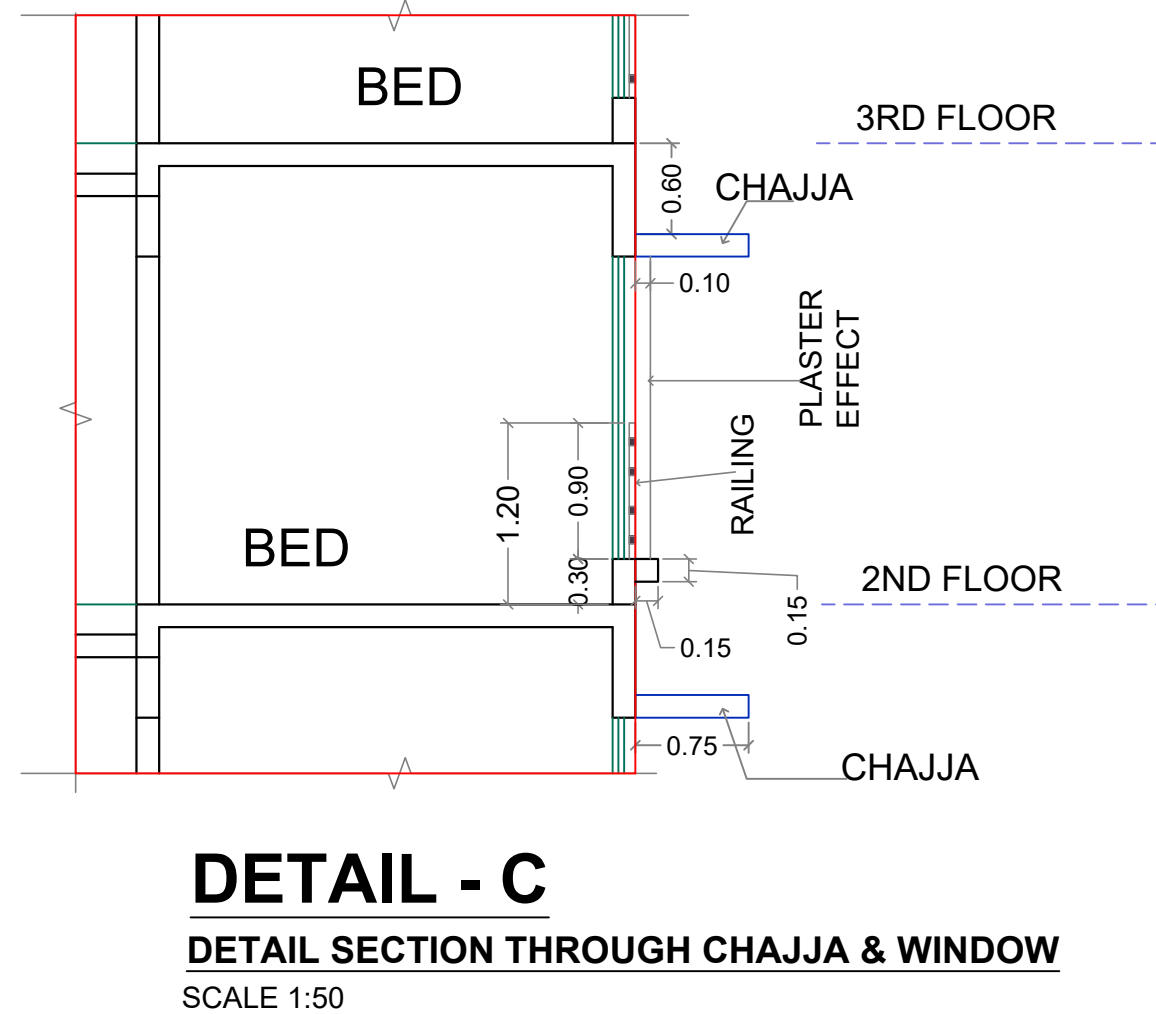
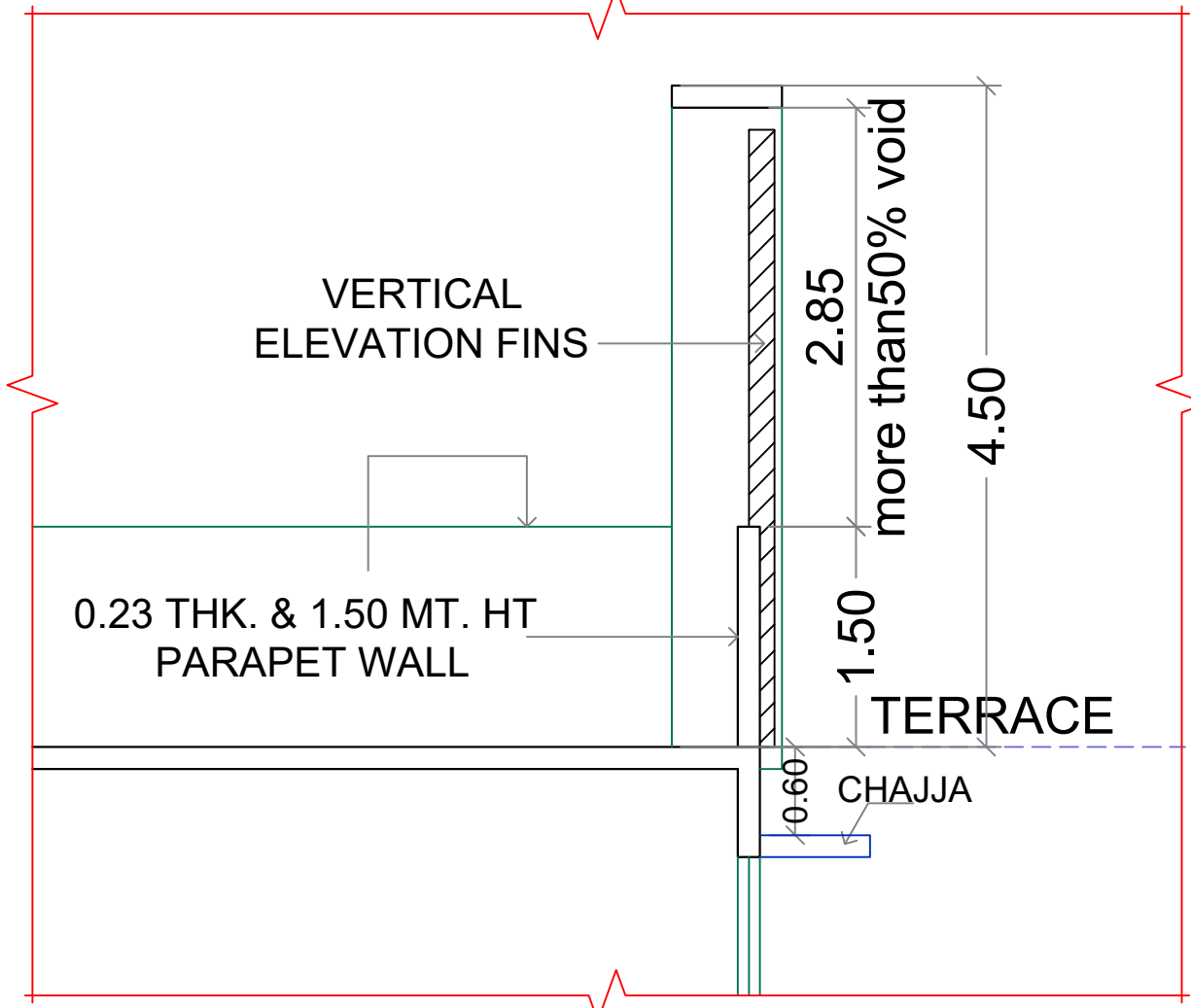
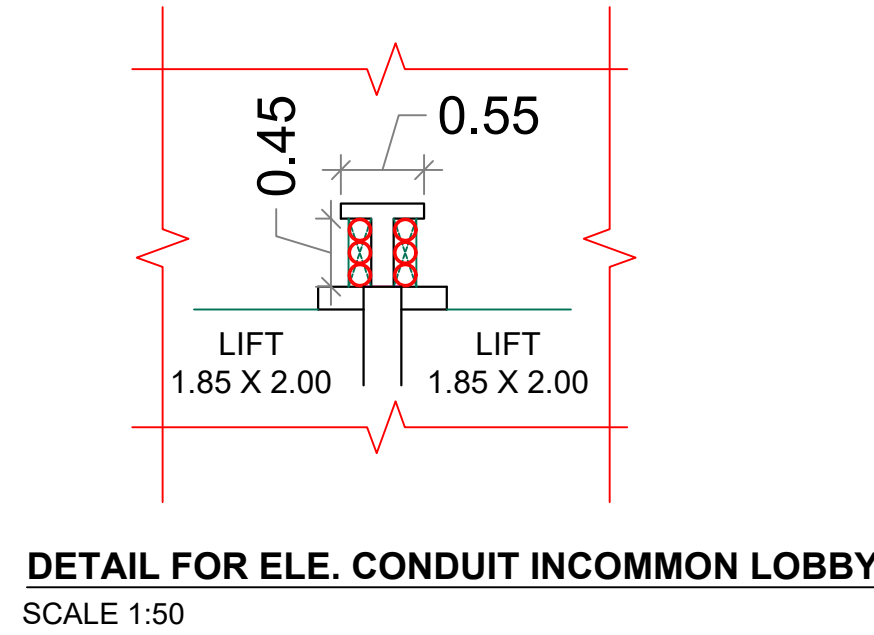
HARESH
CHANDIRAM
BHAGAT

Digitally signed by
HARESH CHANDIRAM
BHAGAT
Date: 2023.03.27
19:09:52 +05'30'

S.E.B.P.

A.E.B.P.

E.E.B.P.



FORM - II				
CONTENTS OF SHEET				
SECTIONS				
DESCRIPTION OF PROPOSAL				
PROPOSED REDEVELOPMENT OF BUILDING ON PROPERTY BEARING C.T.S. NO. 9/5 OF VILLAGE MALVANI AT JANKALYAN NAGAR AT MALAD WEST				
NAME, SIGNATURE & ADDRESS OF OWNER/C.A. TO OWNER				
MRS. KUSUM M. GOWDA		Kusum Manjunath h Gowda	Digitally signed by Kusum Manjunath Gowda	
For,			Date: 2023.03.27 17:40:18 +05'30'	
M/s. Chamundeswari Infrastructure Pvt Ltd.				
C.A. to Owner (Samrat Chs Ltd)				
25/702 SNEHDEEP, PLOT NO 289, RESERVILLA CHS, PAHADI SCHOOL ROAD NO 02, GOREGOAN EAST, MUMBAI 400 063				
NAME, SIGNATURE & ADDRESS OF ARCHTIECT				
OMKAR SURYAKANT BHAT		OMKAR SURYAKANT BHAT	Digitally signed by OMKAR SURYAKANT BHAT	
(CA/2010/48265)			Date: 2023.03.27 17:48:30 +05'30'	
B/301 GREEN VIEW APTS, BDG NO 1, RAM MANDIR ROAD, BABHAI, BORIVALI WEST, MUMBAI 400 092				
NORTH	SCALE	DRAWN BY.	CHKD. BY.	DRG NO.
	AS SHOWN	D. VANGAD	O. S. BHAT	6 / 7
FILE NO: P-15114/2023/(9/5)/P/N WARD/MALVANI/337/1/NEW				
PLAN FOR CONSIDERATION				
Dhiraj Narayan Ghorpade	Digitally signed by Dhiraj Narayan Ghorpade Date: 2023.03.27 18:03:09 +05'30'	HARESH CHANDIRAM BHAGAT	Digitally signed by HARESH CHANDIRAM BHAGAT Date: 2023.03.27 19:10:17 +05'30'	
S.E.B.P.		A.E.B.P.		E.E.B.P.

TABLE NO. I								
PROPOSED BUILT-UP AREA STATEMENT								
SR.NO.	WING	FLOOR	PROPOSED BUILT-UP AREA (IN SQMT)		TOTAL(4 + 5) (IN SQMT)	ST.CASE/LIFT/LIFT LOBBY (IN SQMT)		FLAT / SOC. OFF / FITNESS CENTER / REFUGE AREA
			COMM.	RESI.		COMM.	RESI.	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1		GR.	-	-		-	-	STILT/ PARKING / SOC. OFF. / FITNESS CENTER
		1ST	-	333.76	333.76	-	66.43	FLATS
		2ND	-	343.09	343.09	-	66.43	FLATS
		3RD	-	359.85	359.85	-	66.43	FLATS
		4TH	-	367.18	367.18	-	66.43	FLATS
		5TH	-	367.18	367.18	-	66.43	FLATS
		6TH	-	410.15	410.15	-	67.07	FLATS
		7TH	-	410.15	410.15	-	67.07	FLATS
		8TH	-	410.15	410.15	-	67.07	FLATS
		9TH	-	410.15	410.15	-	67.07	FLATS
			-	13.22	13.22	-		
2	TOTAL BUILT-UP AREA PROPOSED				3424.88	600.43		
3	FUNGIBLE COMPENSATORY AREA PROPOSED (SR.NO. 2/1.35) OR AS PROPOSED				COMM.		NIL	
					RESI.			
4	NET BUA PROPOSED (2 - 3)				2590.00			
5	FITNESS CENTER			PERMISSIBLE 2% OF SR.NO. 2 = 68.50				STILT LEVEL
				PROVIDED = 55.80 SQMT				
6	SOCIETY OFFICE			PERMISSIBLE = 20.00 SQMT				STILT LEVEL
				PROVIDED = 19.96 SQMT				
7	AMENITY AREA / BUA IN SQMT (REG 14A OR 14B)			PERMISSIBLE = N.A.				
				PROVIDED = N.A.				
8	I.H / P.H PROVIDED			REQUIRED = N.A.				
				PROVIDED = N.A.				
9	REFUGE AREA	REQUIRED SQMT	PROVIDED SQMT	EXCESS SQMT				TERRACE TO BE TREATED AS REFUGE AREA

TABLE NO. III						
FUNGIBLE COMPENSATORY AREA STATEMENT						
SR.NO.	DESCRIPTION		BUILT-UP AREA IN SQMTR			
			COMM.	RESI.	TOTAL	
(A) REHAB COMPONENT						
1		EXISTING BUA OF BLDG TO BE DEMOLISHED	-			
	a	COMMERCIAL STRUCTURE EXISTING PRIOR TO 01/04/1962	--	--	--	
	b	RESI. STRUCTURE EXISTING PRIOR TO 17/04/1964	--	--	--	
	c	AS PER OC PLAN /BCC PLAN APPROVED U/NO. _____	--	1293.44	1293.44	
	d	AS PER APPROVED PLAN AND CC / FULL CC DATED _____				
	e	OTHERS SPECIFY _____				
	f	EXISTING BUA EXCLUDING STAIRCASE / LIFT/ LIFT LOBBY /OTLA OF HTE BLDG. TO BE DEMOLISHED AS PER REDRAFTED PLAN OUT OF (a) or (b) or (c) or (d) or (e)		1293.44	1293.44	
	g	EXISTING BUA ACCEPTED FOR ALLOWING FUNGIBLE AREA FOR REHAB WITHOUT CHARGING PREMIUM FROM ABOVE		1293.44	1293.44	
2	PERMISSIBLE FUNGIBLE AREA FOR REHAB WITHOUT CHARGING PREMIUM (35%)			452.70	452.70	
3	FUNGIBLE AREA AVAILED FOR REHAB COMPONENT			381.78	381.78	
4	FUNGIBLE AREA KEPT IN ABEYANCE / UN-UTILIZED			70.92	70.92	
(B) SALE COMPONENT						
5	PERMISSIBLE BUA		Net Plot Area	50% Add F.S.I.	TDR including Set-Back + Protected BUA Above Zonal Basic FSI 0.5	TOTAL
			1295.00	647.50	647.50	2590.00
6	NET BUILT-UP AREA PROPOSED (SR. NO. 4 OF TABLE NO. I)		COMM.	RESI.	TOTAL	
			---	2590.00	2590.00	
7	PERMISSIBLE FUNGIBLE AREA (0.35 X SR. NO. 6)		---	906.50	906.50	
8	FUNGIBLE AREA AVAILED FOR SALE COMPONENT (7 - 2)		---	453.80	453.80	
9	FUNGIBLE AREA CLAIMED (PREMIUM BASED)		---	453.10	453.10	

TABLE NO. IV																		
PARKING SPACES STATEMENT																		
SR.NO.	WING	FLOOR	CARPET AREA IN SQMTR								NOS. OF TENEMENTS PROP. PER FLOOR	NOS. OF TENEMENTS IN GROUP OF REQUIRED PARKING SPACES						
			A WING				B WING					BELOW 45 SQMT (1 FOR 4T/s)	ABV. 45 TO 60 SQMT (1 FOR 2T/s)	ABV. 60 TO 90 SQMT (1 FOR EVERY T/s)	ABV. 90 SQMT (2 FOR 1T/s)	TOTAL PARKING		
			FLAT NO 01	FLAT NO 02	FLAT NO 03	FLAT NO 04	FLAT NO 05	FLAT NO 06	FLAT NO 07	FLAT NO 08								
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)		
1	(A) RESIDENTIAL																	
		GR.	-															
		1ST	45.55	40.22	40.22	45.55	45.55	45.55	40.22	--	07 NOS	03	04	--	--			
		2ND	50.35	40.22	40.22	50.35	45.55	45.55	40.22	--	07 NOS	03	04	--	--			
		3RD	54.01	40.22	40.22	54.01	50.35	50.35	40.22	--	07 NOS	03	04	--	--			
		4TH	54.01	40.22	40.22	54.01	54.01	54.01	40.22	--	07 NOS	03	04	--	--			
		5TH	54.01	40.22	40.22	54.01	54.01	54.01	40.22	--	07 NOS	03	04	--	--			
		6TH	54.01	40.22	40.22	54.01	54.01	54.01	40.22	40.22	08 NOS	04	04	--	--			
		7TH	54.01	40.22	40.22	54.01	54.01	54.01	40.22	40.22	08 NOS	04	04	--	--			
		8TH	54.01	40.22	40.22	54.01	54.01	54.01	40.22	40.22	08 NOS	04	04	--	--			
		9TH	54.01	40.22	40.22	54.01	54.01	54.01	40.22	40.22	08 NOS	04	04	--	--			
2	TOTAL RESIDENTIAL TENEMENTS (FOR TENEMENT DENSITY)										67 NOS	31 / 4	36 / 2					
3	REQUIRED PARKING SPACES FROM 2 ABOVE											7.75	18			25.75		
4	10% VISITORS PARKING (3 X 10%)														(25.75 X 0.10)	2.57		
5	TOTAL REQUIRED PARKING SPACES (3 + 4 ABV)															28.32		
6	TOTAL PARKING SPACES PERMISSIBLE (Per Tenements wise & Shall not be more than nos. of T/s))															67		
7	(B) COMMERCIAL																	
8	DESCRIPTION				PARKING REQUIREMENT						B.U.A IN SQMTR		NOS. OF PARKING REQUIRED					
9	a) COMMERCIAL / IT PARK				i) 01 for every 40 sqmtr upto 800 sqmtr				ii) 01 for every 80 sqmtr exceeding 800 sqmt				--		--			
10	b) CONVENIENCE SHOPPING				i) 01 for every 150 sqmtr for Shops upto 20 sqmtr				ii) 01 for every 50 sqmtr for shop over 20 sqmt				--		--			
11	c) OTHERS				i) 01 for every 40 sqmtr upto 800 sqmtr				ii) 01 for every 80 sqmtr exceeding 800 sqmt				--		--			
12	d) 10% Visitors (Min 2 Nos.)															--		
13	TOTAL REQUIRED PARKING SPACES FOR COMMERCIAL USERS															--		
14	TOTAL REQUIRED PARKING SPACES FOR RESI. + COMM. USERS (5 +13)															28.32 SAY 28 NOS		
15	MAX. FREE PERMISSIBLE PARKING SPACES			(NO. OF TENANTS HAVING CARPET AREA LESS THAN 90.00 SQMT + PARKING SPACES REQUIRED FOR TENANTS HAVING CARPET AREA MORE THAN 90.00 SQMT + SR. NO. 14 OR SR. NO. 14 + SR. NO. 19) WHICHEVER IS MORE														
16	TOTAL REQUIRED PARKING SPACES PROVIDED														28.00			
17	10% ADDITIONAL PARKING SPACES FOR VEHICLE HOLDING AREA (16 X 10%)														--			
18	EXCESS TO REQUIRED PARKING SPACES PROVIDED (16 - 14)														--			
19	50% OF REQUIRED PARKING SPACES PERMISSIBLE FREE OF FSI/ WITHOUT CHARGING PREMIUM (28 X 50%)														14.00			
20	DETAILS OF PARKING SPACES PROVIDED																	
	SR.NO.	FLOOR		PARKING SPACES PROVIDED														
				SMALL		BIG		TOTAL										
	1	GROUND LVL (+/- 0.00 M)																
	2	STILT LVL (+0.15 M)		16 NOS.		10 NOS		26 NOS										
	3	MECHANIZED PUZZLE PARKING				16 NOS		16 NOS										
			TOTAL PARKING PROVIDED		16 NOS.		26 NOS		42 NOS									
			% RATIO TO TOTAL		38%		62%		100%									

TABLE NO. V		
COMPUTATION OF INCENTIVE B.U.A FOR PROPOSAL UNDER REG. NO. 33 (7) (B)		
SR.NO.	DESCRIPTION	AREA IN SQMT
1	EXISTING BUA INC. NR USER AREA (TOTAL OF COL. 1g OF TABLE II)	1293.44
2	15% INCENTIVE BUA ON 1 ABV.	194.07
3	NO. OF RESI. TENANTS AS PER APPROVED PLAN (RESI TENANTS AS PER SR.NO. 11 OF TABLE NO. II)	32 NOS.
4	INCENTIVE BUA BASED ON NOS. OF RESI. TENANTS (SR. NO. 2 X 10)	320.00
5	NO. OF RESI. TENANTS AS PER APPROVED PLAN (RESI TENANTS AS PER SR.NO. 11 OF TABLE NO. II)	320.00

FORM - II				
CONTENTS OF SHEET				
TABLE I, TABLE III, TABLE IV, TABLE V				
DESCRIPTION OF PROPOSAL				
PROPOSED REDEVELOPMENT OF BUILDING ON PROPERTY BEARING C.T.S. NO. 9/5 OF VILLAGE MALVANI AT JANKALYAN NAGAR AT MALAD WEST				
NAME, SIGNATURE & ADDRESS OF OWNER/C.A. TO OWNER				
MRS. KUSUM M. GOWDA For, M/s. Chamundeswari Infrastructure Pvt Ltd. C.A. to Owner (Samrat Chs Ltd) 25/702 SNEHDEEP, PLOT NO 289, RESERVILLA CHS, PAHADI SCHOOL ROAD NO 02, GOREGOAN EAST, MUMBAI 400 063			Kusum Manjunath Gowda Digitally signed by Kusum Manjunath Gowda Date: 2023.03.27 17:40:33 +05'30'	
NAME, SIGNATURE & ADDRESS OF ARCHTIECT				
OMKAR SURYAKANT BHAT (CA/2010/48265) B/301 GREEN VIEW APTS, BDG NO 1, RAM MANDIR ROAD, BABHAI, BORIVALI WEST, MUMBAI 400 092			OMKAR SURYAKANT BHAT Digitally signed by OMKAR SURYAKANT BHAT Date: 2023.03.27 17:40:48 +05'30'	
NORTH	SCALE	DRAWN BY.	CHKD. BY.	DRG NO.
	AS SHOWN	D. VANGAD	O. S. BHAT	7 / 7
FILE NO: P-15114/2023/(9/5)/P/N WARD/MALVANI/337/1/NEW				
PLAN FOR CONSIDERATION				
Dhiraj Narayan Ghorpade Digitally signed by Dhiraj Narayan Ghorpade Date: 2023.03.27 18:03:32 +05'30'	HARESH CHANDIRAM BHAGAT Digitally signed by HARESH CHANDIRAM BHAGAT Date: 2023.03.27 19:10:48 +05'30'			
S.E.B.P.	A.E.B.P.		E.E.B.P.	