

**PLOT AREA CALCULATIONS** IN SQ.MT.

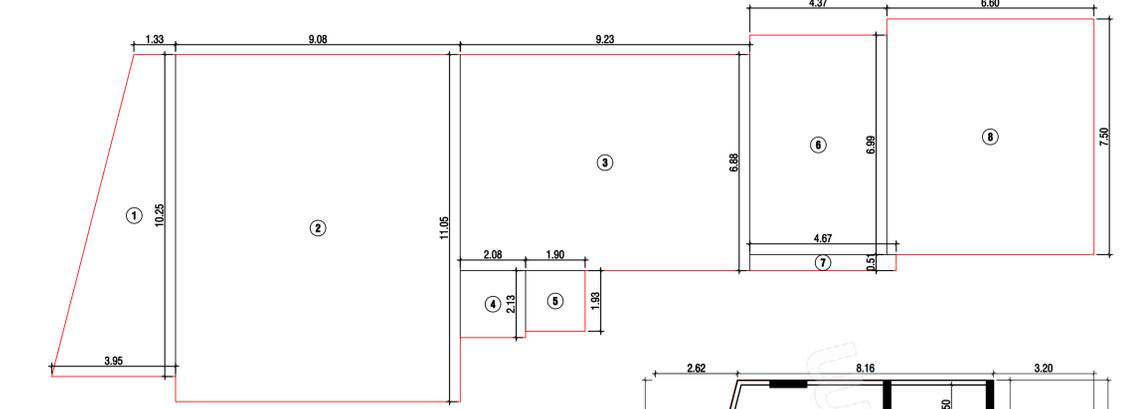
ADDITIONS

1)	0.50 X 2.50 X 6.85 X 1	No	=	8.56
2)	0.50 X 25.74 X 4.56 X 1	No	=	58.69
3)	0.50 X 24.18 X 18.71 X 1	No	=	226.20
4)	0.50 X 24.18 X 4.26 X 1	No	=	51.50
5)	0.50 X 52.35 X 16.11 X 1	No	=	421.68
6)	0.50 X 39.10 X 12.30 X 1	No	=	240.47
<b>TOTAL ADDITIONS</b>			=	<b>1007.10</b>

**SETBACK AREA CALCULATIONS** IN SQ.MT.

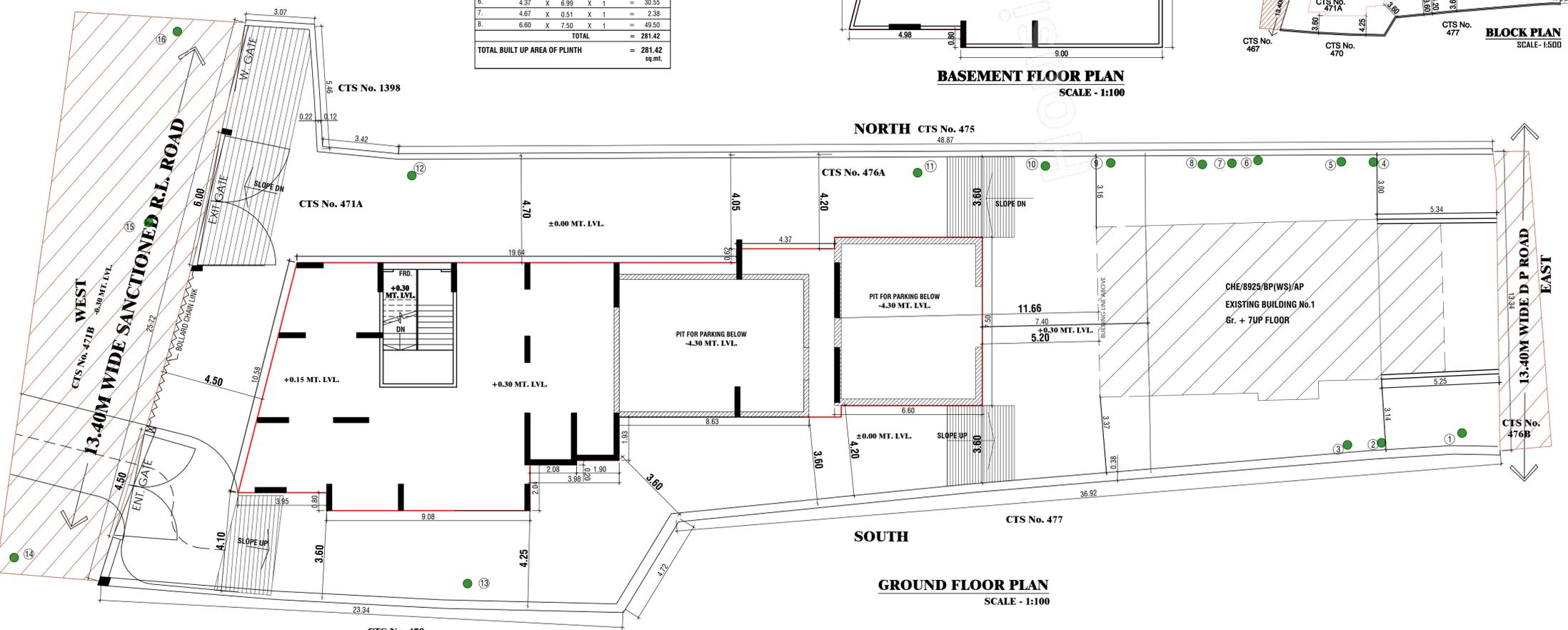
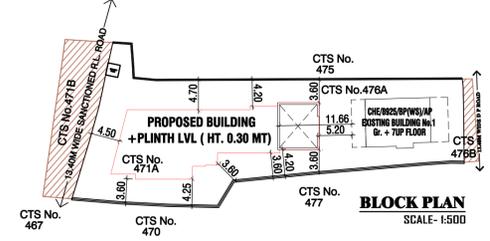
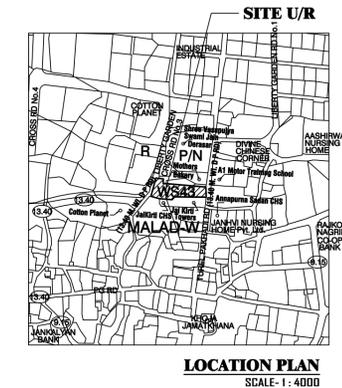
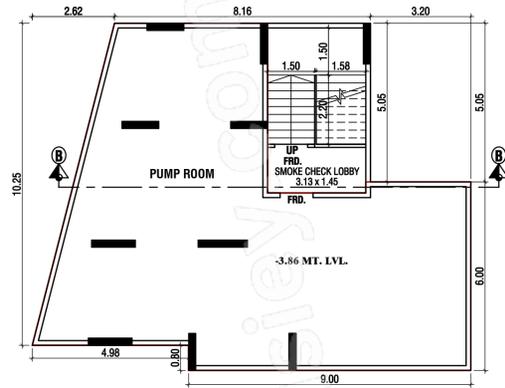
ADDITIONS

8)	0.50 X 12.10 X 2.31 X 1	No	=	13.98
9)	0.50 X 13.41 X 1.65 X 1	No	=	11.06
10)	0.50 X 26.93 X 4.81 X 1	No	=	64.77
11)	0.50 X 26.93 X 7.13 X 1	No	=	96.00
<b>TOTAL ADDITIONS</b>			=	<b>185.81</b>
<b>TOTAL PLOT AREA</b>	(1007.10 + 185.81)		=	<b>1192.91 SQ.MT.</b>



**PLINTH AREA CALCULATIONS**

ADDITION				
1.	(1.33+3.95) X 10.25 X 0.50	=	27.06	
2.	9.08 X 11.05 X 1	=	100.33	
3.	9.23 X 6.88 X 1	=	63.50	
4.	2.08 X 2.13 X 1	=	4.43	
5.	1.90 X 1.93 X 1	=	3.67	
6.	4.37 X 6.99 X 1	=	30.55	
7.	4.67 X 0.51 X 1	=	2.38	
8.	6.60 X 7.50 X 1	=	49.50	
<b>TOTAL</b>		=	<b>281.42</b>	
<b>TOTAL BUILT UP AREA OF PLINTH</b>		=	<b>281.42</b>	sq.mt.



**AS PER 9 (6) b FORM - I**

AREA STATEMENT

1	AREA OF PLOT - AS PER P.R.C. = 1192.80 sq.mt	TOTAL AREA Area in sq.mt.	1192.80
	AS PER TRIANGULATION = 1192.91 sq.mt		
	LEAST AREA ADOPTED FOR PROPOSAL = 1192.80 sq.mt		
(a)	Area of Reservation in Plot		NIL
(b)	Area of Road Set-back		185.10
(c)	Area of D.P. Road		NIL
(d)	Other		NIL
2	DEDUCTIONS FOR		
(A)	FOR RESERVATION / ROAD AREA		185.10
(a)	Road Set-back Area to be Handled Over ( 100% ) ( Regulation No 16 )		NIL
(b)	Proposed D.P. Road to be Handled Over ( 100% ) ( Regulation No 16 )		NIL
(c)	Reservation Area to be Handled Over ( 100% ) ( Regulation No 17 )		NIL
(d)	Reservation Area to be Handled Over As Per AR ( Regulation No 17 )		NIL
(B)	FOR AMENITY AREA		N.A.
(a)	Area of Amenity Plot / Plots to be Handled Over As Per DCR 14 ( A )		N.A.
(b)	Area of Amenity Plot / Plots to be Handled Over As Per DCR 14 ( B )		N.A.
(c)	Area of Amenity Plot / Plots to be Handled Over As Per DCR 35 ( A )		N.A.
(d)	Area of Amenity Plot / Plots to be Handled Over As Per DCR 35 ( B )		N.A.
(C)	Deductions For Existing BUA to be Retained if any Land Component of Existing BUA / Existing BUA As Per Regulation Under Which The Development Was Allowed.		NIL
3	TOTAL DEDUCTIONS : 2(A) + 2(B) + 2(C) AS AND WHEN APPLICABLE )		185.10
4	BALANCE AREA OF PLOT ( 1 Minus 3 )		999.70
5	PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDLED OVER TO MCGM / APPROPRIATE AUTHORITY AS PER SR. NO. 4 ABOVE		999.70
6	ZONAL ( Basic ) FSI ( 0.50 OR 0.75 OR 1 OR 1.33 )		NIL
7	BUILT UP AREA AS PER ZONAL ( Basic ) FSI ( 5 & 6 ) In Case of Mini Land Permissible BUA Kept In Abeyance )		NIL
8	BUILT UP EQUAL TO AREA OF LAND HANDLED OVER AS PER REGULATION 30(A)		---
(i)	AS PER 2(A) AND 2(B) EXCEPT 2(A)(C) ( ABOVE WITH IN CAP OF 'ADMISSIBLE TDR' AS COLUMN 6 OF TABLE - 12 ON REMAINING / BALANCE PLOT )	100 % For Set-back	---
(ii)	IN CASE OF 2(A)(C) (ii) PERMISSIBLE OVER AND ABOVE PERMISSIBLE BUA ON REMAINING / BALANCE PLOT		N.A.
9	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDLED OVER		N.A.
a)	PROTECTED DEVELOPMENT FSI AS PER REG. 30(C)		NIL
b)	SPONGING/NETIVE FSI AS PER REG. 30(C)		---
10	BUILT UP AREA DUE TO 'ADDITIONAL FSI ON PAYMENT OF PREMIUM' AS PER TABLE NO 12 OF REGULATION NO 30(A) ON REMAINING / BALANCE PLOT.		---
11	BUILT UP AREA DUE TO 'ADMISSIBLE TDR' AS PER TABLE NO 12 OF REGULATION NO 30(A) AND 32 ON REMAINING / BALANCE PLOT.		---
12	PERMISSIBLE BUILT UP AREA = ( 7 + 8 + 9 + 10 + 11 ) ( AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2 ( C ) )		---
13	EXISTING BUILT UP AREA OF BLDG. No. 1		---
14	PROPOSED BUILT UP AREA OF BLDG. No. 2 ( AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2 ( C ) )	Purely Res. Built Up Area	---
15	TDR GENERATED IF ANY AS PER REGULATION 30(A) AND 32	Non-Res. Built Up Area	---
16	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31 (A)	Residential	---
		Commercial	---
(a)	Permissible Fungible Compensatory Area For Rehab Component Without Charging Premium	Residential	---
(b)	Fungible Compensatory Area Available For Rehab Component Without Charging Premium ( Res. + Comm. )	Residential	---
(c)	Permissible Fungible Compensatory Area by Charging Premium ( Res. 0.35% ) + ( Comm. 0.35% )	Permit. Res. Perm. Comm.	---
(d)	Fungible Compensatory Area Available On Payment Of Premium ( Res. + Comm. )	Prop. Res. Prop. Comm.	---
17	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA ( 13 + 15(a) (ii) + 15(b) (ii) )		---
18	FSI CONSUMED ON NET PLOT ( 13 & 14 )		---

**OTHER REQUIREMENTS**

A RESERVATION / DESIGNATION

(a)	Name of Reservation	---
(b)	Area of Reservation Affecting Entire Plot	---
(c)	Area of Reservation Land to be Handled / Handed Over As Per Regulation No. 17	---
(d)	Build up Area of Amenity to be Handled Over As Per Regulation No. 17	---
(e)	Area Built up Area of Description	---

B PLOT AREA / BUILT UP AMENITY TO BE HANDLED OVER AS PER REGULATION NO

(a)	14 (A)	---
(b)	14 (B)	---
(c)	14 (C)	---

C REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT / PLOT AS REGULATION NO. 27

D TENEMENT STATEMENT

(a)	Proposed Built up Area ( 13 Above )	---
(b)	Less Deduction of Non-Residential Area ( Shop Etc. )	---
(c)	Area Available For Tenements ( 13 ) Minus (b) )	---
(d)	Tenements Permissible ( Density of Tenements 450 / Hectare )	---
(e)	Total Number of Tenements Proposed on The	---

E PARKING STATEMENT

(a)	PARKING REQUIRED BY REGULATIONS FOR	---
(i)	Car Scooter / Motor Cycle Outside ( Visitors )	---
(ii)	COVERED GARAGE PERMISSIBLE	---
(iii)	COVERED GARAGE PROPOSED	---
(iv)	Car Scooter / Motor Cycle Outside ( Visitors )	---
(v)	TOTAL PARKING PROVIDED	---

F TRANSPORT VEHICLES PARKING

(a)	Space For Transport Vehicles Parking Required By Regulations	---
(b)	Total No. of Transport Vehicles Parking Spaces Provided	---

Signature of Architect

**FORM - II**

CONTENTS OF SHEET :

GROUND FLOOR PLAN, BASEMENT FLOOR PLAN, BLOCK AND LOCATION PLAN, SECTION A-A PLINTH LINE AREA DIAGRAM & CALCULATION, PLOT LINE AREA DIAGRAM & CALCULATION.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF BLDG. NO. 2 ON PLOT BEARING CTS No. 471A, 471B, 476A & 476B OF VILLAGE MALAD (SOUTH), MALAD (W), MUMBAI

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER & RCC CONSULTANT

**Mr. HARISH M. VISHARIA**  
Partner of  
**SADGURE R KREPPA**  
B-501, SHIMONI BLDG, MALAVIYA ROAD  
OPP. EYE HOSPITAL, VILEPARLE-E, MUM-400057

Job no.	Drawing No.	Scale No.	Drawn By	Checked By	Date No.
		1:100	SACHIN		21/12/2023

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

**MANISH SHAH**  
ARCHITECT & PROJECT CONSULTANT  
B. ARCH  
REG. NO. CA / 93/16486

OFFICE ADDRESS :- 1101, Wing - B, Western Edge - II, Western Express Highway, Borivali ( East ), Mumbai - 400068, Tel : 28705599 / 28706699, E-mail: arashahmanish@gmail.com

MUNICIPAL CORPORATION OF GREATER MUMBAI

APPROVAL OF PLANS

1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED  
2) ALL DIMENSION / DIMTS. THIS PLANS FOR APPROVAL

S.E.B.P. A.E.B.P. (P) Ward E.E.B.P. (P) Ward