## TABLE SHOWING TOTAL SALE + PTC BUILT UP AREA STATEMENT

| FLOOR NO'S | RESIDENTIAL BUA | COMM. BUA | PARKING BUA | PTC BUA |
|---|---|---|---|---|
| GR FLOOR | — | 63.48 | — | — |
| 1ST FLOOR | — | — | — | 63.58 |
| 2ND FLOOR | 43.89 | — | — | 53.58 |
| 3RD FLOOR | 157.61 | — | — | — |
| 4TH FLOOR | 157.61 | — | — | — |
| 5TH FLOOR | 157.61 | — | — | — |
| 6TH FLOOR | 157.61 | — | — | 63.58 |
| 7TH FLOOR | 157.61 | — | — | 63.58 |
| 8TH FLOOR | 157.61 | — | — | 63.58 |
| 9TH FLOOR | 43.90 | — | — | 63.58 |
| 10TH FLOOR | 43.90 | — | — | 63.58 |
| 11TH FLOOR | 43.90 | — | — | 63.58 |
| 12TH FLOOR | 43.90 | — | — | 63.58 |
| 13TH FLOOR | 43.90 | — | — | 63.58 |
| 14TH FLOOR | 43.90 | — | — | 63.58 |
| 15TH FLOOR | 43.90 +43.90 | — | — | 36.41 |
| 16TH FLOOR | 101.27 | — | — | — |
| 17TH FLOOR | 29.55 | — | 76.48 | — |
| 18TH FLOOR | — | — | 157.51 | — |
| 19TH FLOOR | — | — | 157.51 | — |
| 20TH FLOOR | — | — | 76.48 | — |
| TOTAL | 1896.38 | 63.48 | 372.14 | 943.58 |
| GRAND TOTAL | 1571.04 | | 372.19 | |
| | 1443.48 | | | |

SALE BUILDING FUNGIBLE AREA

PERMISSIBLE SALE AREA:- 1071.84 SQ.MT. (426.80 + 643.04 FSI)

PERMISSIBLE SALE FUNGIBLE AREA:- 375.14 SQ. MT. (107.5.84 X 35%)

PROPOSED SALE FUNGIBLE AREA:-373.18 SQ.MT.

PERMISSIBLE P.T.C. AREA :-643.20 SQ.MT.
PROPOSED P.T.C. AREA :- 643.04 SQ.MT.

## TABLE SHOWING TOTAL TENAMENT STATEMENT

| FLOOR NO'S | EXISTING TENANT | | P.T.C. UNITS | | | | SALE UNITS | |
|---|---|---|---|---|---|---|---|---|
| | RESIDENTIAL | COMMERCIAL | BALWADI | WELFARE CENTER | SOCIETY OFFICE | P.T.C. UNITS | RESIDENTIAL | COMMERCIAL |
| GR FLOOR | — | 02 | — | — | — | — | — | 01 |
| 1ST FLOOR | — | — | — | — | 01 | — | — | — |
| 2ND FLOOR | — | — | — | 01 | — | 01 | 01 | — |
| 3RD FLOOR | 02 | — | — | — | — | — | — | — |
| 4TH FLOOR | 02 | — | — | — | — | — | — | — |
| 5TH FLOOR | 02 | — | — | — | — | — | — | — |
| 6TH FLOOR | — | — | — | — | — | 02 | 01 | — |
| 7TH FLOOR | — | — | — | — | — | 02 | 01 | — |
| 8TH FLOOR | — | — | — | — | — | 02 | 01 | — |
| 9TH FLOOR | — | — | — | — | — | 02 | 01 | — |
| 10TH FLOOR | — | — | — | — | — | 02 | 01 | — |
| 11TH FLOOR | — | — | — | — | — | 02 | 01 | — |
| 12TH FLOOR | — | — | — | — | — | 02 | 01 | — |
| 13TH FLOOR | — | — | — | — | — | 02 | 01 | — |
| 14TH FLOOR | — | — | — | — | — | 02 | 01 | — |
| 15TH FLOOR | — | — | — | — | — | 02 | 01 | — |
| 16TH FLOOR | — | — | — | — | — | 01 | 01 | — |
| 17TH FLOOR | — | — | — | — | — | — | 02 | — |
| 18TH FLOOR | — | — | — | — | — | — | 02 | — |
| 19TH FLOOR | — | — | — | — | — | — | 02 | — |
| 20TH FLOOR | — | — | — | — | — | — | 02 | — |
| TOTAL | 08 | 02 | 01 | 01 | 01 | 17 | 20 | 01 |
| | 10 | | | | | | | |

PARKING STATEMENT

| FLOOR | C. A BELOW 45 SQ.MT | C. A BETWEEN 45 TO 60 SQ.MT. |
|---|---|---|
| REQUIRED | 1 Parking = 4 FLAT | 1 Parking = 4 FLAT |
| GROUND | — | — |
| 1ST TO 20TH | 20×17 | 08 |
| TOTAL | 37 | 08 |
| PARKING REQD. | 37 / 5 = 4.63 | 08 / 4= 02 |

TOTAL = 4.63 + 02 =6.63 NO'S SAY 7.00 NO'S
VISITORS PARKING 10%
7.00 X 10% = 0.70 NO'S (MINIMUM 1.00 NO'S)
TOTAL =7 + 01 = 08 NO'S

TOTAL COMMERCIAL AREA IN SALE BUILDING = 63.45 SQ. MT
COMMERCIAL ( SHOP ) 1 PARKING FOR 150 SQ. MT.
FOR SHOP EACH BELOW 20.00 SQ.MT. AREA.
COMMERCIAL ( SHOP ) 1 PARKING FOR 50 SQ. MT.
FOR SHOP EACH OVER 20.00 SQ.MT. AREA.

COMMERCIAL AREA = 30.84 / 150 = 0.21 SAY 1.00 NO'S
COMMERCIAL AREA = 32.61 /50 = 0.65 SAY 1.00 NO'S

( 1 + 1 ) = 2.00 NO'S.

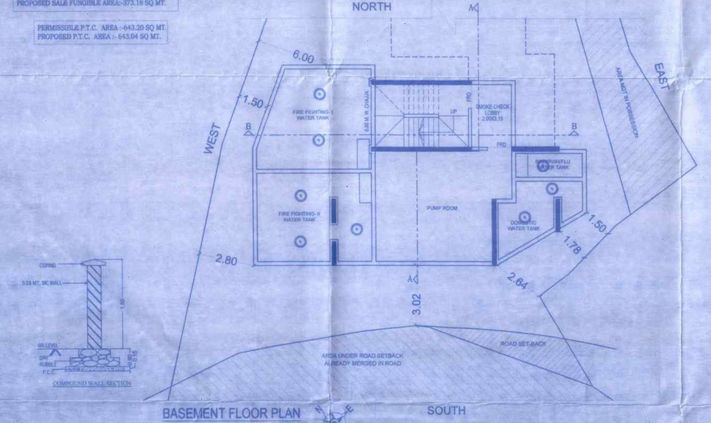
VISITORS PARKING 10%
2.00 X 10% = 0.20 ( 2 NO'S. MINIMUM )
(2.00 + 2.00) = 4.00 NO'S

TOTAL PARKING REQUIRED FOR SALE
TOTAL =4 GR + 04 + 12 NOS

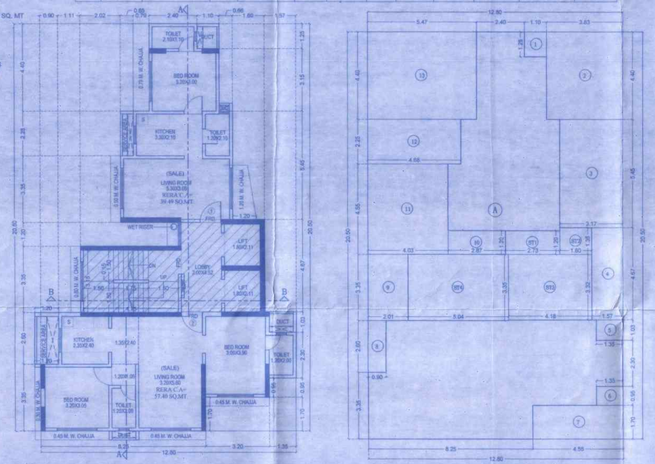
TOTAL PARKING REQUIRED = 12 NOS.
TOTAL PARKING PROVIDED =12 NOS

## DETAILS OF FUNGIBLE FSI PERMISSIBLE / PROPOSED FOR EXISTING OCCUPANTS / TENENTS

| S.R. NO. | USER | NAME OF TENANT | EXISTING FLAT NO. | DETAILS OF EXISTING CARPET AREA | PROPOSED FLAT NO. | DETAILS OF PROPOSED CARPET | | | PERMISSIBLE EXISTING BUILT UP AREA OF REHAB | | PROPOSED BUILT UP AREA | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | RESIDENTIAL / COMMERCIAL | | | | | PROPOSED CARPET AREA | FUNGIBLE AREA | TOTAL CARPET AREA | REHAB B.U.A (R X 1.50) | PERMISSIBLE FUNGIBLE B.U.A (R X 0.35) | REHAB B.U.A (R X 1.500) | PROPOSED FUNGIBLE BALC |
| | (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) | (9) | (9) | (1) | (2) |
| 1 | COMMERCIAL | MR.V.E. SINGH | SHOP-2 | 23.00 | SHOP-2 | 31.51 | 00.00 | 31.51 | 27.60 | 9.66 | 37.81 + 3.57 | 9.66 |
| 2 | COMMERCIAL | MR.R.Y. SINGH | SHOP-2A | 10.60 | SHOP-3 | 14.95 | 00.00 | 14.95 | 12.72 | 4.45 | 17.94 + 1.83 | 4.45 |
| 3 | RESIDENTIAL | MR.R.S. SURYAVANSHI | 5 | 29.30 | 301 | 39.49 | 00.00 | 39.49 | 35.16 | 12.31 | 47.39 + 4.38 | 12.31 |
| 4 | RESIDENTIAL | MR.S.R. RAJPUT | 8 | 42.35 | 302 | 57.40 | 00.00 | 57.40 | 50.82 | 17.79 | 68.88 + 6.32 | 12.79 |
| 5 | RESIDENTIAL | MR.P.R. VENGURLEKAR | 7 | 27.50 | 401 | 39.49 | 00.00 | 39.49 | 33.00 | 11.55 | 47.39 + 5.04 | 11.55 |
| 6 | RESIDENTIAL | MR.V.V. PANCHAL | 6 | 38.25 | 402 | 57.40 | 00.00 | 57.40 | 45.90 | 16.07 | 68.88 + 8.04 | 16.07 |
| 7 | RESIDENTIAL | MR.C.R. RANE | 9 | 26.90 | 501 | 39.49 | 00.00 | 39.49 | 32.28 | 11.30 | 47.39 + 5.29 | 11.30 |
| 8 | RESIDENTIAL | MR.P.N. SARDESAI | 4 | 43.50 | 502 | 57.40 | 00.00 | 57.40 | 52.20 | 18.27 | 68.88 + 5.94 | 18.27 |
| 9 | RESIDENTIAL | MRS.R.N. GANGAWANE | 3 | 29.30 | 601 | 39.49 | 00.00 | 39.49 | 35.16 | 12.31 | 47.39 + 4.28 | 12.31 |
| 10 | RESIDENTIAL | MR.P.R. SALVI | 6 | 43.40 | 602 | 57.40 | 00.00 | 57.40 | 52.20 | 18.27 | 68.88 + 5.94 | 18.27 |
| TOTAL | | | — | 314.31 | — | 434.02 | 00.00 | 434.02 | 377.04 | 131.96 | 571.16 | 131.96 |



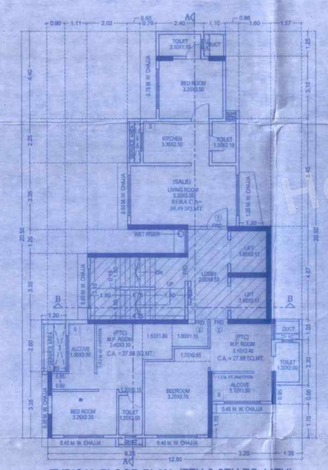

BASEMENT FLOOR PLAN
SCALE= 1:100



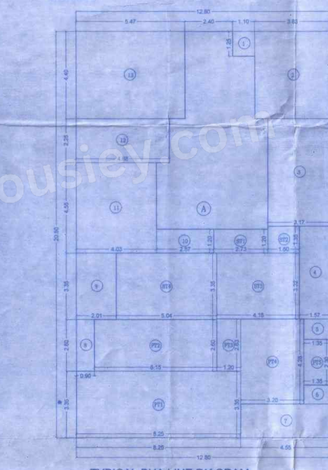

TYPICAL FLOOR PLAN (16TH TO 19TH )
SCALE= 1:100



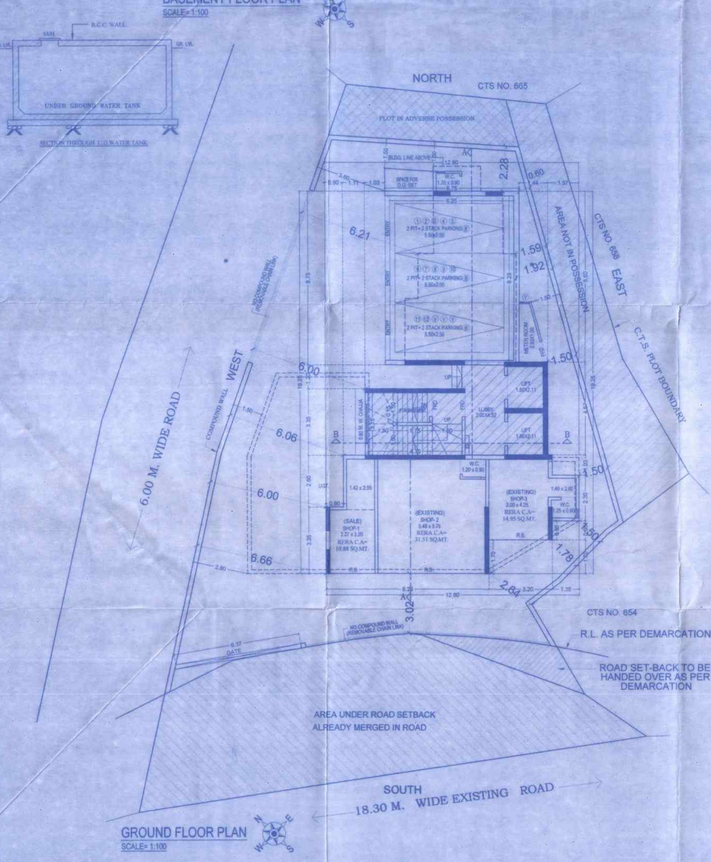
TYPICAL BUA LINE DIAGRAM (3RD TO 6TH & 16TH TO 19TH)
SCALE= 1:100



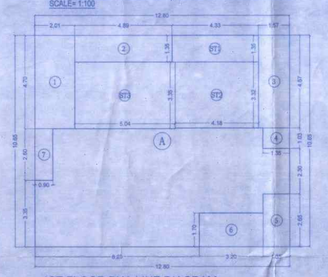

TYPICAL FLOOR PLAN (7TH & 9TH TO 14TH)
SCALE= 1:100



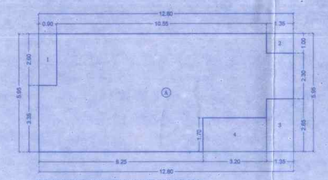
TYPICAL BUA LINE DIAGRAM (2ND, 7TH & 9TH TO 14TH FLOOR)
SCALE= 1:100




GROUND FLOOR PLAN
SCALE= 1:100



1ST FLOOR BUA LINE DIAGRAM
SCALE= 1:100



GROUND FLOOR BUA LINE DIAGRAM
SCALE= 1:100

BUILT UP AREA CALCULATION

TYPICAL FLOOR (3RD TO 6TH & 16TH TO 19TH )

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| A | 12.80 | X | 20.50 | X | 1.NO | = | 262.40 SQ.MT |
| | | | | | TOTAL ADDITION | = | 262.40 SQ.MT X |

DEDUCTIONS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | 1.10 | X | 1.25 | X | 1.NO | = | 1.38 SQ.MT |
| 2 | 5.43 | X | 4.40 | X | 1.NO | = | 23.89 SQ.MT |
| 3 | 3.17 | X | 5.45 | X | 1.NO | = | 17.28 SQ.MT |
| 4 | 1.37 | X | 4.67 | X | 1.NO | = | 7.33 SQ.MT |
| 5 | 1.05 | X | 1.05 | X | 1.NO | = | 1.20 SQ.MT |
| 6 | 1.35 | X | 0.95 | X | 1.NO | = | 1.28 SQ.MT |
| 7 | 4.85 | X | 1.70 | X | 1.NO | = | 7.74 SQ.MT |
| 8 | 0.90 | X | 2.60 | X | 1.NO | = | 2.34 SQ.MT |
| 9 | 2.01 | X | 3.25 | X | 1.NO | = | 6.72 SQ.MT |
| 10 | 2.37 | X | 1.20 | X | 1.NO | = | 3.44 SQ.MT |
| 11 | 4.03 | X | 4.35 | X | 1.NO | = | 18.34 SQ.MT |
| 12 | 4.68 | X | 2.25 | X | 1.NO | = | 10.53 SQ.MT |
| 13 | 5.47 | X | 4.40 | X | 1.NO | = | 24.07 SQ.MT |
| | | | | | TOTAL DEDUCTION | = | 135.70 SQ.MT T1 |
| TOTAL BUILT UP AREA [X - Y1] | | | | | | = | 145.70 SQ.MT X1 |

STAIRCASE AREA CALCULATION

TYPICAL FLOOR

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| ST1 | 2.73 | X | 1.30 | X | 1.NO | = | 3.28 SQ.MT |
| ST2 | 1.60 | X | 1.35 | X | 1.NO | = | 2.16 SQ.MT |
| ST3 | 4.18 | X | 3.32 | X | 1.NO | = | 13.88 SQ.MT |
| ST4 | 5.04 | X | 3.35 | X | 1.NO | = | 16.88 SQ.MT |
| TOTAL STAIRCASE AREA PER FL. (TYPICAL FLOOR) | | | | | | = | 36.20 SQ.MT Y2 |

| | | |
|---|---|---|
| NET BUILT UP AREA [X1 - Y2] | = | 107.51 SQ.MT |

METER ROOM AREA STATEMENT

TOTAL METER ROOM AREA = 3.55 SQ.MT
METER ROOM AREA OF 10 SQ.MT PER 50 TENEMENTS
TOTAL NO'S OF TENEMENTS = 51 NO'S
PERMISSIBLE METER ROOM AREA = 10.20 SQ.MT
(51 / 50 =1.02 X 10 = 10.20 )
PROPOSED METER ROOM AREA = 3.55 SQ.MT
METER ROOM AREA COUNTED IN SALE FSI =NILL

METER RM. LINE DIAGRAM
SCALE= 1:100

METER ROOM AREA CALCULATION

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 2 | 1.99 + 0.75 / 2 | X | 3.00 | X | 1.NO | = | 3.55 SQ.MT |
| | | | | | TOTAL ADDITION | = | 3.55 SQ.MT |

BUILT UP AREA CALCULATION

TYPICAL FLOOR (2ND, 7TH & 9TH TO 14TH FLOOR)

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| A | 12.80 | X | 20.50 | X | 1.NO | = | 262.40 SQ.MT |
| | | | | | TOTAL ADDITION | = | 262.40 SQ.MT X |

DEDUCTIONS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | 1.10 | X | 1.25 | X | 1.NO | = | 1.38 SQ.MT |
| 2 | 5.43 | X | 4.40 | X | 1.NO | = | 23.89 SQ.MT |
| 3 | 3.17 | X | 5.45 | X | 1.NO | = | 17.28 SQ.MT |
| 4 | 1.37 | X | 4.67 | X | 1.NO | = | 7.33 SQ.MT |
| 5 | 1.05 | X | 1.05 | X | 1.NO | = | 1.20 SQ.MT |
| 6 | 1.35 | X | 0.95 | X | 1.NO | = | 1.28 SQ.MT |
| 7 | 4.85 | X | 1.70 | X | 1.NO | = | 7.74 SQ.MT |
| 8 | 0.90 | X | 2.60 | X | 1.NO | = | 2.34 SQ.MT |
| 9 | 2.01 | X | 3.25 | X | 1.NO | = | 6.72 SQ.MT |
| 10 | 2.37 | X | 1.20 | X | 1.NO | = | 3.44 SQ.MT |
| 11 | 4.03 | X | 4.35 | X | 1.NO | = | 18.34 SQ.MT |
| 12 | 4.68 | X | 2.25 | X | 1.NO | = | 10.53 SQ.MT |
| 13 | 5.47 | X | 4.40 | X | 1.NO | = | 24.07 SQ.MT |
| | | | | | TOTAL DEDUCTION | = | 135.69 SQ.MT T1 |
| TOTAL BUILT UP AREA [X - Y1] | | | | | | = | 145.71 SQ.MT X1 |

STAIRCASE AREA CALCULATION

TYPICAL FLOOR

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| ST1 | 2.73 | X | 1.30 | X | 1.NO | = | 3.28 SQ.MT |
| ST2 | 1.60 | X | 1.35 | X | 1.NO | = | 2.16 SQ.MT |
| ST3 | 4.18 | X | 3.32 | X | 1.NO | = | 13.88 SQ.MT |
| ST4 | 5.04 | X | 3.35 | X | 1.NO | = | 16.88 SQ.MT |
| TOTAL STAIRCASE AREA PER FL. (TYPICAL FLOOR) | | | | | | = | 36.20 SQ.MT Y2 |

PTC AREA CALCULATION

TYPICAL FLOOR

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| PT1 | 6.25 | X | 3.55 | X | 1.NO | = | 22.64 SQ.MT |
| PT2 | 6.15 | X | 2.60 | X | 1.NO | = | 15.99 SQ.MT |
| PT3 | 1.20 | X | 2.63 | X | 1.NO | = | 3.16 SQ.MT |
| PT4 | 3.20 | X | 4.28 | X | 1.NO | = | 13.70 SQ.MT |
| PT5 | 1.35 | X | 2.35 | X | 1.NO | = | 3.11 SQ.MT |
| TOTAL PTC AREA PER FL. (TYPICAL FLOOR) | | | | | | = | 63.58 SQ.MT Y3 |

| | | |
|---|---|---|
| NET BUILT UP AREA [X1 - (Y2+Y3)] | = | 43.93 SQ.MT |

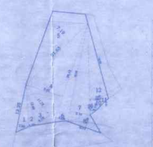
BUILT UP AREA CALCULATION

GROUND FLOOR

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| A | 12.60 | X | 3.95 | X | 1.NO | = | 75.16 SQ.MT |
| | | | | | TOTAL ADDITION | = | 75.16 SQ.MT X |

DEDUCTIONS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | 0.90 | X | 2.60 | X | 1.NO | = | 2.34 SQ.MT |
| 2 | 1.35 | X | 1.05 | X | 1.NO | = | 1.38 SQ.MT |
| 3 | 1.35 | X | 2.65 | X | 1.NO | = | 3.58 SQ.MT |
| 4 | 3.20 | X | 1.70 | X | 1.NO | = | 5.44 SQ.MT |
| | | | | | TOTAL DEDUCTION | = | 12.71 SQ.MT T1 |
| TOTAL BUILT UP AREA [X - Y1] | | | | | | = | 63.45 SQ.MT X1 |



PLOT AREA DIAGRAM
SCALE 1:500

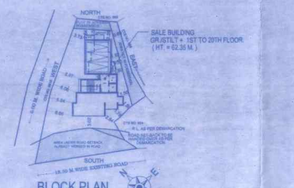
SET BACK AREA DIAGRAM
SCALE 1:500

PLOT AREA CALCULATION

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | 1/2 X | 12.25 | X | 2.06 | X 1.NO | = | 18.12 SQ.MT. |
| 2 | 1/2 X | 10.48 | X | 1.76 | X 1.NO | = | 9.22 SQ.MT. |
| 3 | 1/2 X | 11.75 | X | 4.10 | X 1.NO | = | 24.09 SQ.MT. |
| 4 | 1/2 X | 26.19 | X | 9.61 | X 1.NO | = | 125.83 SQ.MT. |
| 5 | 1/2 X | 21.63 | X | 7.19 | X 1.NO | = | 77.76 SQ.MT. |
| 6 | 1/2 X | 26.13 | X | 3.09 | X 1.NO | = | 40.27 SQ.MT. |
| 7 | 1/2 X | 25.08 | X | 5.04 | X 1.NO | = | 64.48 SQ.MT. |
| 8 | 1/2 X | 8.73 | X | 3.38 | X 1.NO | = | 14.79 SQ.MT. |
| 9 | 1/2 X | 3.67 | X | 1.48 | X 1.NO | = | 2.86 SQ.MT. |
| 10 | 1/2 X | 3.97 | X | 2.64 | X 1.NO | = | 5.24 SQ.MT. |
| 11 | 1/2 X | 4.71 | X | 0.61 | X 1.NO | = | 1.00 SQ.MT. |
| 12 | 1/2 X | 19.65 | X | 4.92 | X 1.NO | = | 48.13 SQ.MT. |
| | | | | | TOTAL ADDITION | = | 408.80 SQ.MT. |

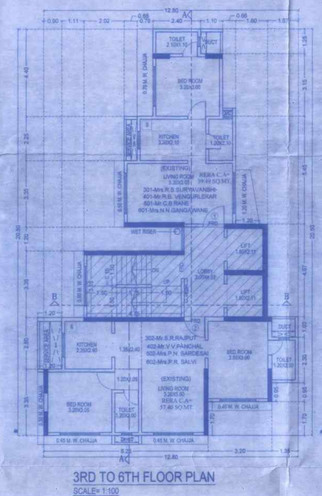
ROAD SET-BACK AREA CALCULATION

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | 2/3 X | 8.84 | X | 0.16 | X 1.NO | = | 0.73 SQ.MT. |
| 2 | 1/2 X | 8.73 | X | 1.19 | X 1.NO | = | 5.21 SQ.MT. |
| | | | | | TOTAL ADDITION | = | 8.50 SQ.MT. |

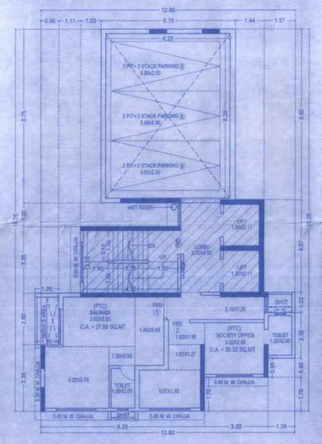



BLOCK PLAN
SCALE= 1:500

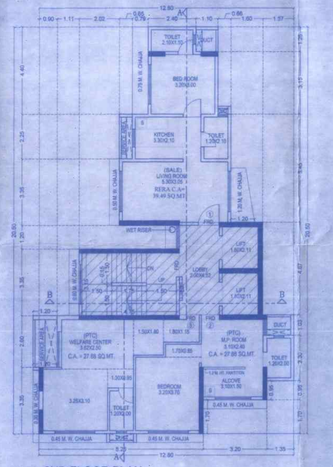
LOCATION PLAN
SCALE= 1:4000




3RD TO 6TH FLOOR PLAN
SCALE= 1:100



1ST FLOOR PLAN
SCALE= 1:100



2ND FLOOR PLAN
SCALE= 1:100

## FORM - I

01 / 03

SRL # 1
NON BUILDING BUILDING

| | | |
|---|---|---|
| | | AREA STATEMENT |
| 1 | | AREA OF PLOT — 439.60 |
| | a | AREA OF RESERVATION IN PLOT — — |
| | b | AREA OF ROAD SET BACK — 8.50 |
| | c | AREA OF DP ROAD — — |
| 2 | | DEDUCTIONS FOR — — |
| A | | FOR RESERVATION/ROAD AREA — — |
| | a | ROAD SET-BACK AREA TO BE HANDED OVER (100%) (REGULATION NO 16) — — |
| | b | PROPOSED D. P. ROAD TO BE HANDED OVER (100%) (REGULATION NO 16) — — |
| | c | RESERVATION AREA TO BE HANDED OVER (100%) (REGULATION NO 17) — — |
| | d | RESERVATION AREA TO BE HANDED OVER AS PER AR (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 35(ABEYANCE) — — |
| 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. — — |
| 3 | | TOTAL DEDUCTIONS ( (3)(A) + (3)(B) +(3)(C) AS AND WHEN APPLICABLE ) — 8.50 |
| 4 | | BALANCE AREA OF PLOT (1 MINUS 3) — 430.10 |
| 5 | | PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM/ APPROPRIATE AUTHORITY AS PER SR NO. 4 ABOVE — — |
| 6 | | ROAD SET BACK AREA FOR ADDITIONAL FSI FOR FLOOR SPACE INDEX — 8.50 |
| SR1.1 | | MINIMUM FSI TO BE ATTAINED AS PER CLAUSE 3.8 OF 33 (10) OF DCPR 2034 — 430.60 |
| SR2.1 | | PERMISSIBLE FSI AS PER 33(11) A — 4.00 |
| 7 | | BUILT UP AREA AS PER ZONAL (BASIC) FSI (3X8) — 1719.20 |
| | | (IN CASE OF MILL LAND PERMISSIBLE BUA KEPT IN ABEYANCE) — — |
| 8 | | BUILT UP EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 30(A) — — |
| | | i) AS PER (3)(A) AND 2(B) EXCEPT 2(A)(C) ii) ABOVE WITH IN CAP OF ADMISSIBLE TDR AS COLUMN 4 OF TABLE - 12 ON REMAINING / BALANCE PLOT ) — — |
| | | ii) IN CASE OF 2(A)(C) i) PERMISSIBLE OVER AND ABOVE PERMISSIBLE BUA ON REMAINING / BALANCE PLOT. — — |
| 9 | | BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUA TOP AMENITY TO BE HANDED OVER (WITHIN THE LIMIT OF PERMISSIBLE BUA ON REMAINING PLOT) — — |
| 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 (AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2(C)) (4 + 9 + 11) — 1719.20 |
| SR2.1 | | PROPOSED BUILT-UP AREA OF REHAB — — |
| | | REHAB COMPONENT — — |
| | | PERMISSIBLE SALE COMPONENT ( INCENTIVE X REHAB COMPONENT) — — |
| SR2.2 | | PERMISSIBLE BUA FOR TRANSIT TENEMENTS FOR BRA / OF TOTAL ADDITIONAL BUA — 643.20 |
| | | PERMISSIBLE BUA FOR SALE COMPONENT OF TOTAL ADDITIONAL BUA ( 426.80(ZONAL) + 643.20 (FSI)) — 1072.00 |
| SR3 | | TOTAL BUA SANCTIONED FOR THE PROJECT — 1072.00 |
| 13 | | PROPOSED BUA (AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2(C)) — — |
| SR4.1 | | TOTAL BUA PROPOSED TO BE CONSUMED IN SITU — 1719.20 |
| SR4.2 | | PROPOSED BUA FOR TRANSIT TENEMENTS FOR BRA / OF TOTAL ADDITIONAL BUA — 643.04 |
| | | PROPOSED BUA FOR SALE COMPONENT OF TOTAL ADDITIONAL BUA — 1071.84 |
| SR5 | | TDR GENERATED IF ANY AS PER REGULATION 30 (A) AND 32 — — |
| SR6 | | TDR GENERATED IN SCHEME — — |
| 15 | | FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31(3) — — |
| | a | i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM — 225.08 |
| | | ii) FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM — — |
| | b | i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM FOR SALE — 375.14 |
| | | ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM FOR SALE (373.18 - 131.96) — 241.20 |
| 16 | SR6 | i) TOTAL BUA INCLUDING FUNGIBLE FOR REHAB COMPONENT — 643.04 |
| | | ii) TOTAL BUA INCLUDING FUNGIBLE FOR SALE COMPONENT — 1443.02 |
| | | TOTAL BUILT UP AREA PROPOSED INCLUDING REHAB AND SALE COMPENSATORY AREA (SR5(i) + SR6(i)) — 2086.06 |
| 17 | | FSI CONSUMED ON NET PLOT -13 (SR4.1 / 4 — 4.08 |
| | a | FUNGIBLE PAID UNDER RECEIPT NO. 78427 DATED: 22-12-2023 ( 241.20 SQ.MT. ) — — |
| 18 | | OTHER REQUIREMENTS — — |
| A) | | RESERVATION DESIGNATION — — |
| | a | NAME OF RESERVATION — — |
| | b | AREA OF RESERVATION AFFECTING THE PLOT — — |
| | c | AREA OF RESERVATION LAND TO BE HANDED/PAHNDED OVER AS PER REGULATION NO. 17 — — |
| | d | BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REGULATION NO. 17 — — |
| | e | AREA/BUILT UP AREA OF DESIGNATION — — |
| B) | | PLOT AREA/BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO. — — |
| | | NULL — — |
| | | NULL — — |
| | | 15 — — |
| C) | | REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REGULATION NO. 27 — — |
| D) | | TENEMENT STATEMENT — — |
| | | PROPOSED BUILT UP AREA (TO ABOVE) — — |
| | | LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.) — — |
| | | AREA AVAILABLE FOR TENEMENTS (II MINUS III) — — |
| | | TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE) — — |
| | | TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT ( PTC ) — — |
| E) | | PARKING STATEMENT — — |
| | | PARKING REQUIRED BY REGULATIONS FOR:- CAR/SCOOTER/ MOTOR CYCLE OUTSIDERS (VISITORS) — 12 NOS |
| | | COVERED GARAGE PERMISSIBLE — — |
| | | COVERED GARAGES PROPOSED CAR/SCOOTER/ MOTOR CYCLE OUTSIDERS (VISITORS) — — |
| | | TOTAL PARKING PROVIDED — 12 NOS |
| G) | | TRANSPORT VEHICLES PARKING — — |
| | | SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS — — |
| | | TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED — — |

NOTE: THE PROFORMA IS FOR AN ILLUSTRATIVE GUIDELINE ONLY. THE PROFORMA MAY BE MODIFIED TO SUIT THE PROVISIONS OF COD UNDER WHICH THE DEVELOPMENT IS PROPOSED

## FORM - II

CONTENT OF SHEET

* GROUND, BASEMENT, 1ST, 2ND, 3RD TO 6TH , 7TH, 9TH TO 14TH & 16TH TO 19TH FLOOR PLAN & BUA LINE DIAGRAM & CALCULATION.
* PARKING AREA STATEMENT.
* BLOCK & LOCATION PLAN.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS ..... SQUAREMETERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF LICENSED SURVEYOR/ARCHITECT/ ENGINEER/ STRUCTURAL ENGINEER/ SUPERVISOR

ARCHITECT DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RE-DEVELOPMENT OF EXISTING RESIDENTIAL BUILDING ON LAND BEARING C.T.S. NO. 660(PT.) OF VILLAGE MULUND (E), AT G. K. GOKHALE ROAD , MULUND (EAST) , MUMBAI - 400 081.

NAME & SIGN. OF OWNER

MR. RAMCHANDRA SATRE
OF R.V. CONSTRUCTION
C.A. TO OWNER
THE JAY-BHAVANI CO.OP.HSG.SOC.LTD.

R.V. Construction
MR. RAMCHANDRA SATRE

| STAMP OF DATE OF RECEIPT OF PLANS | STAMP OF APPROVAL OF PLANS |
|---|---|
| | Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/ 411/MW/01155/ Dt. 10 JAN 2024 2023-24 / 1/89 Executive Engineer Slum Rehabilitation Authority |

| REVISION | DATE | DESCRIPTION | SIGNATURE |
|---|---|---|---|
| | | | |

DRG.NO.
DRN.BY
CHK.BY
SCALE AS SHOWN
NORTH

ASSOCIATES
ARCHITECT AND INT. DESIGNER
1103, 11TH FLOOR, OPAL SQUARE, NEAR MIDC , WAGLE ESTATE, THANE (W). 022 20813369

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