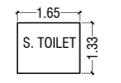


LINE AREA DIAGRAM
GROUND FLOOR
SCALE - 1:100



BUILT UP AREA CALCULATION

SERVANT TOILET			
A	1.65 X 1.33 X 1 NO	=	2.19 SQ.MT.
TOTAL ADDITION		=	2.19 SQ.MT. X

PARKING STATEMENT

PARKING SPACE FOR (RESIDENTIAL)

4 TENEMENTS HAING CARPET AREA UPTO 45 SQ. MT. EACH	0/4	0.00	
2 TENEMENTS WITH CARPET AREA BETWEEN 45 SQ. MT. TO 60 SQ. MT.	1/2	0.50	
1 TENEMENT WITH CARPET AREA BETWEEN 60 SQ. MT. TO 90 SQ. MT.	23/1	23.00	
0.5 TENEMENTS WITH CARPET AREA ABOVE 90 SQ. MT.	1/0.5	2.00	
TOTAL PARKING FOR (RESIDENTIAL)		a ---	25.50
VISITOR'S PARKING 10 %		b ---	2.55
TOTAL PARKING REQUIRED FOR RESIDENTIAL		A --- a + b	28.05

PARKING SPACE FOR (COMMERCIAL)

TOTAL COMMERCIAL AREA (141.27)		141.27	0.00
1 PARKING FOR EVERY 40.00 SQ. MT. OF FLOOR AREA UPTO 800 SQ. MT.		141.27/40	3.53
TOTAL PARKING FOR (COMMERCIAL)		c ---	3.53
VISITOR'S PARKING 10 %		d ---	0.35
TOTAL VISITOR'S PARKING REQUIRED FOR NON RESI. MIN. 2		e ---	2.00
TOTAL PARKING REQUIRED FOR COMMERCIAL		B --- c + e	5.53
TOTAL PARKING REQUIRED FOR RESIDENTIAL + NON RESIDENTIAL		A + B	33.58
		SAY	34
TOTAL PARKING PROVIDED			34

BUILT UP AREA CALCULATION

GROUND FLOOR			
A	11.32 X 12.88 X 1 NO	=	145.80 SQ.MT.
B	2/3 X 2.82 X 0.38 X 1 NO	=	0.71 SQ.MT.
TOTAL ADDITION		=	146.51 SQ.MT. X

DEDUCTIONS

1	5.56 X 0.25 X 1 NO	=	1.39 SQ.MT.
2	5.53 X 0.25 X 1 NO	=	1.38 SQ.MT.
3	1.38 X 0.52 X 1 NO	=	0.72 SQ.MT.
4	1/2 X 2.82 X 1.25 X 1 NO	=	1.76 SQ.MT.
TOTAL DEDUCTION		=	5.25 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]		=	141.27 SQ.MT. X1

RERA AREA STATEMENT

FLAT NOS.	CARPET AREA	NO. OF FLATS	BELOW				
			45	45-60	60-90	ABOVE 90	
1ST FLOOR	1	72.41	1	0	0	1	0
TYPICAL FLOOR (2ND,3RD & 5TH TO 8TH FLOOR) [6 FLOORS]	2	69.49	1	0	0	1	0
4TH FLOOR	2	91.97	1	0	0	0	1
9TH PART FLOOR	2	69.41	1	0	0	1	0
TOTAL NO. OF TENEMENTS		25	0	1	23	1	1

BUILT UP AREA STATEMENT

FLOOR	TOTAL BUA
GROUND FLOOR (Comm.)	141.27
1ST FLOOR (Resi.)	151.23
2ND FLOOR (Resi.)	225.86
3RD FLOOR (Resi.)	225.86
4TH FLOOR (Resi.)	225.86
5TH FLOOR (Resi.)	225.86
6TH FLOOR (Resi.)	225.86
7TH FLOOR (Resi.)	225.86
8TH FLOOR (Resi.)	225.86
9TH FLOOR (Resi.)	151.50
TOTAL	2025.02

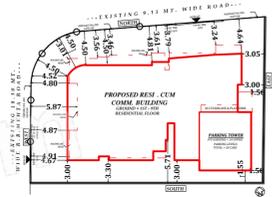
STAIRCASE AREA STATEMENT

FLOOR	STAIRCASE, LIFT, LOBBY AREA
GROUND FLOOR (Comm.)	
1ST FLOOR (Resi.)	41.65
2ND FLOOR (Resi.)	40.18
3RD FLOOR (Resi.)	40.18
4TH FLOOR (Resi.)	40.18
5TH FLOOR (Resi.)	40.18
6TH FLOOR (Resi.)	40.18
7TH FLOOR (Resi.)	40.18
8TH FLOOR (Resi.)	40.18
9TH FLOOR (Resi.)	40.92
TOTAL	363.83

Total Net Gross B.U.A = 2025.02
 Net F.S.I. Area (2025.02 - 522.17) = 1502.85
 Commercial B.U.A. (141.27 - 36.63) = 104.64
 Residential B.U.A. (1502.85 - 104.64) = 1398.21
 Total BUA = 1502.85
 Residential F.C.FSI (522.17 - 36.63) = 485.54

EXISTING BUA AS PER APPROVED PLAN & LETTER UNDER NO. CE/4321/B.P.E.S./A/N dt. 28.03.1980

COMMON STAIRCASE & TOILET AREA COUNTED IN FSI (8.00 + 2.54)	10.54
BUA OF GR. TO 2ND FLOOR	614.76
TOTAL BUA AS APPROVED PLAN	625.30



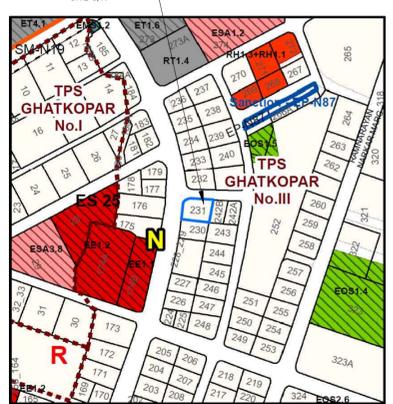
BLOCK PLAN
SCALE - 1:500

show separate sheet for free of FSI features

PLOT AREA DIAGRAM
SCALE - 1:500

PLOT AREA CALCULATION

1	0.50 X 37.94 X 17.74 X 1 NO	=	336.53 SQ.MT.
2	0.50 X 37.94 X 12.20 X 1 NO	=	231.43 SQ.MT.
3	0.68 X 10.28 X 2.11 X 1 NO	=	14.76 SQ.MT.
4	0.50 X 21.26 X 4.10 X 1 NO	=	43.58 SQ.MT.
TOTAL ADDITION		=	626.30 SQ.MT.



LOCATION PLAN
SCALE - 1:4000
SHEET NO: ES-24 (AS PER DP-2034)

PROFORMA - A

1	AREA OF PLOT (AS PER P.R.C.)	626.30
2	DEDUCTIONS FOR RESERVATION / ROAD AREA	--
3	PROPOSED D.P. ROAD TO BE HANDED OVER (100%)	--
4	RESERVATION AREA TO BE HANDED OVER (100%)	--
5	RESERVATION AREA TO BE HANDED OVER AS PER AR	--
6	FOR AMENITY AREA	--
7	AREA OF AMENITY PLOT TO BE HANDED OVER AS PER DCR 14(A)	--
8	AREA OF AMENITY PLOT TO BE HANDED OVER AS PER DCR 14(B)	--
9	AREA OF AMENITY PLOT TO BE HANDED OVER AS PER DCR 35 (ABEYANCE)	--
10	DEDUCTION FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY	--
11	TOTAL DEDUCTION [(2(A)+2(B))+2(C)]	--
12	BALANCE AREA OF PLOT (1 minus 3)	626.30
13	PLOT AREA UNDER DEVELOPMENT (4)	626.30
14	ZONAL (BASIC) FSI	1.00
15	BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6)	626.30
16	BUILT UP EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 30(A)	--
17	AS PER 2(A) AND 2(B) EXCEPT 2(A)(c) (ii) ABOVE WITH IN CAP OF "ADMISSIBLE TDR" AS COLUMN 6 OF TABLE-12 ON REMAINING / BALANCE PLOT (2 X 2 A(a))	--
18	BUILT UP AREA IN LEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER (within the limit of permissible BUA on remaining plot)	--
19	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 (626.30 X 0.50) = 313.15	313.15
20	INCENTIVE F.S.I. AS PER 33(7)B 10 SQ.MT. PER REHAB TENANT i.e. (10.00 X 10 TENEMENTS = 100.00)	100.00
21	BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO 12 OF REGULATION NO 30(A) AND 32 ON REMAINING / BALANCE PLOT (626.30 X 0.91) - 100.00 = 563.67 - 100.00 = 463.67	463.67
22	PERMISSIBLE BUA (as the case may be with/ without BUA as per 2(c)) [7 + 8 + 10 + 11 + 12]	1503.12
23	TOTAL PROPOSED BUA (COMMERCIAL + RESIDENTIAL)	1502.85
24	PROPOSED BUA (COMMERCIAL)	104.64
25	PROPOSED BUA (RESIDENTIAL)	1398.21
26	TDR GENERATED IF ANY AS PER REGULATION 30(A) AND 32	--
27	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31(3)	--
28	PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR RESIDENTIAL REHAB COMPONENT WITHOUT CHARGING PREMIUM (Residential Rehab Area as per completion plan drawings) Total BUA = 625.30 Less comm. Area = 113.62 Balance area for resi. = BUA 511.68 x 35% = 179.09	179.09
29	PROPOSED FUNGIBLE COMPENSATORY AREA AVAILABLE FOR RESIDENTIAL REHAB COMPONENT WITHOUT CHARGING PREMIUM	179.09
30	PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR COMMERCIAL REHAB COMPONENT WITHOUT CHARGING PREMIUM (Commercial Rehab Area as per approved drawings = 113.62) (Commercial Rehab Tenants BUA 113.62 x 35% = 39.77	39.77
31	PROPOSED FUNGIBLE COMPENSATORY AREA AVAILABLE FOR COMMERCIAL REHAB COMPONENT WITHOUT CHARGING PREMIUM	39.77
32	PERMISSIBLE RESIDENTIAL FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM (1502.85 X 35% = 525.99 - 179.09 - 39.77 = 307.13	307.13
33	PROPOSED RESIDENTIAL FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM (522.17 - 179.09 - 36.63 = 306.45)	306.45
34	TOTAL FUNGIBLE AREA PROPOSED	522.17
35	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [15 + 16(a) + 19(b) + 15(c)]	2025.02
36	FSI CONSUMED ON NET PLOT (13/4)	2.40
37	OTHER REQUIREMENTS	--
38	(A) RESERVATION / DESIGNATION	--
39	(B) NAME OF RESERVATION	--
40	(C) AREA OF RESERVATION AFFECTING THE PLOT	--
41	(D) AREA OF RESERVATION LAND TO BE HANDED/HANDED OVER AS PER REGULATION NO.17	--
42	(E) BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REGULATION NO.17	--
43	(F) AREA/BUILT UP AREA DESIGNATION	--
44	(G) PLOT AREA /BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO.	--
45	(H) 14(A)	--
46	(I) 14(B)	--
47	(J) 15	--
48	(K) REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REGULATION NO.27	--
49	(L) TENEMENT STATEMENT	2025.02
50	(M) PROPOSED BUILT UP AREA (18 ABOVE)	141.27
51	(N) LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC)	1883.75
52	(O) AREA AVAILABLE FOR TENEMENTS [(I) MINUS (M)]	85
53	(P) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE) [(H) X 450 / 10000]	25 NOS
54	(Q) TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	34 NOS
55	(R) PARKING STATEMENT	34 NOS
56	(S) PARKING REQUIRED BY REGULATIONS FOR- CAR, SCOOTER/MOTOR CYCLE, OUTSIDERS (VISITORS)	--
57	(T) COVERED GARAGE PERMISSIBLE	--
58	(U) COVERED GARAGE PROPOSED CAR SCOOTER/ MOTOR CYCLE OUTSIDER (VISITORS)	--
59	(V) TOTAL PARKING PROVIDED	34 NOS
60	(W) SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION	--
61	(X) SPACE FOR TRANSPORT VEHICLES PARKING SPACE PROVIDED	--

NOTES

- BOUNDARY OF THE PLOT BOUNDED THICK BLACK
- PROPOSED WORK SHOWN RED FILLED IN
- RECREATION AREA SHOWN GREEN WASH
- AREA UNDER SETBACK SHOWN DOTTED BROWN
- DRAINAGE SHOWN RED
- AREA UNDER PROPOSED ROAD SHOWN BROWN WASH
- STRUCTURES TO BE DEMOLISHED SHOW DOTTED YELLOW
- DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 21-06-2023 AND THAT THE DIMENSION OF SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT 626.30 TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD

MANOJ VALJIBHAI DAISARIA

PROFORMA - B

CONTENTS OF SHEET.

1	LOCATION PLAN, BLOCK PLAN
2	GROUND FLOOR PLAN & AREA DIAGRAM CLC.
3	PARKING STATEMENT
4	PERFORMA
5	PLOT AREA DIAGRAM

STAMP OF APPROVAL PLANS.

PLAN FOR REFERENCE

Sachin Bhaskar Walve
S.E.(B.P.)/SW

SANDEEP ATMARAJ M KOLHE
A.E.(B.P.)/L&N

STAMP OF DATE OF RECEIPT OF PLANS.

Notes:

- All chajja shall be with level difference of 0.60 m below floor level.
- The parapet wall shall be provided as per DCR Provisions.
- Service duct shall be restricted to 1.2 mt along with 50% void and with 0.60 m level difference
- Give section through service duct
- Grill for window shall be provided within building line
- RCC walls shall be provided adjoining refuge area.

REV.	DESCRIPTION.	DATE.	SIGNATURE.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING ON F.P. NO.231, TPS - III VILLAGE GHATKOPAR, R. B. MEHTA ROAD, GHATKOPAR (EAST), MUMBAI.

NAME OF OWNER

M/S. Ayaansh Buildcon LLP, C.A. to Owner of the Manju Apartment Co-Op. Housing Society Ltd.

SIGN. NAME & ADDRESS OF ARCHITECT

MANOJ VALJIBHAI DAISARIA

NORTH LINE	CONCESSION PLAN	JOB NO: 874	SCALE: AS SHOWN
		DATE: 01/09/2023	DRN BY: AM/GP
		CHKD BY: MVD	