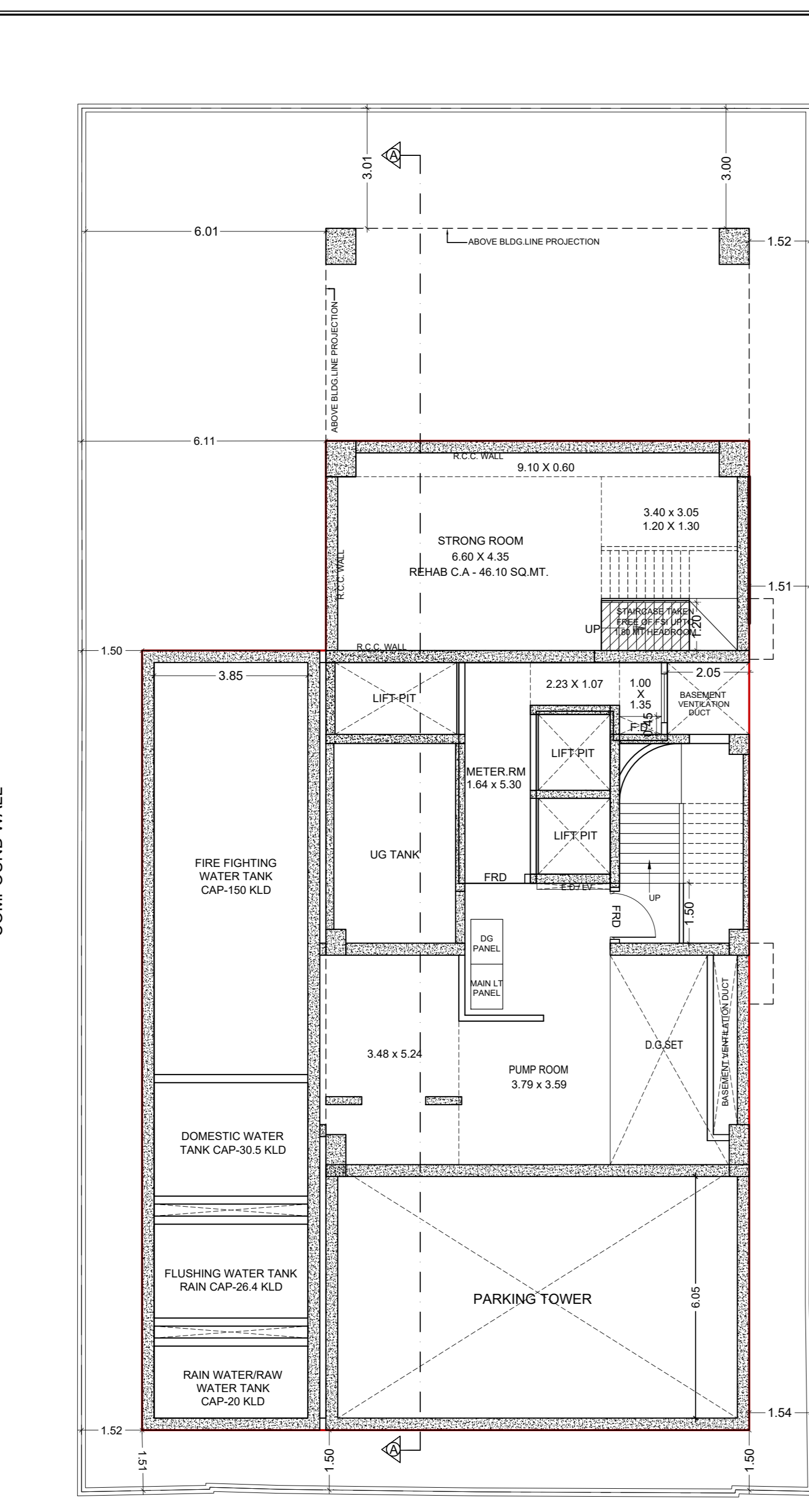


CARPET AREA CALCULATION

FLOOR	UNIT	AREA (SQ.MT)
GROUND FLOOR	1	10.30 X 4.42 X 1 NO = 45.53 SQ.MT.
	2	9.10 X 0.75 X 1 NO = 6.83 SQ.MT.
	3	9.10 X 0.86 X 1 NO = 7.83 SQ.MT.
	4	6.97 X 3.05 X 1 NO = 21.26 SQ.MT.
	5	3.33 X 1.75 X 1 NO = 5.83 SQ.MT.
	6	4.15 X 1.30 X 1 NO = 5.40 SQ.MT.
	7	3.25 X 0.07 X 1 NO = 0.23 SQ.MT.
	8	0.10 X 0.76 X 1 NO = 0.08 SQ.MT.
TOTAL ADDITION		96.76 SQ.MT.

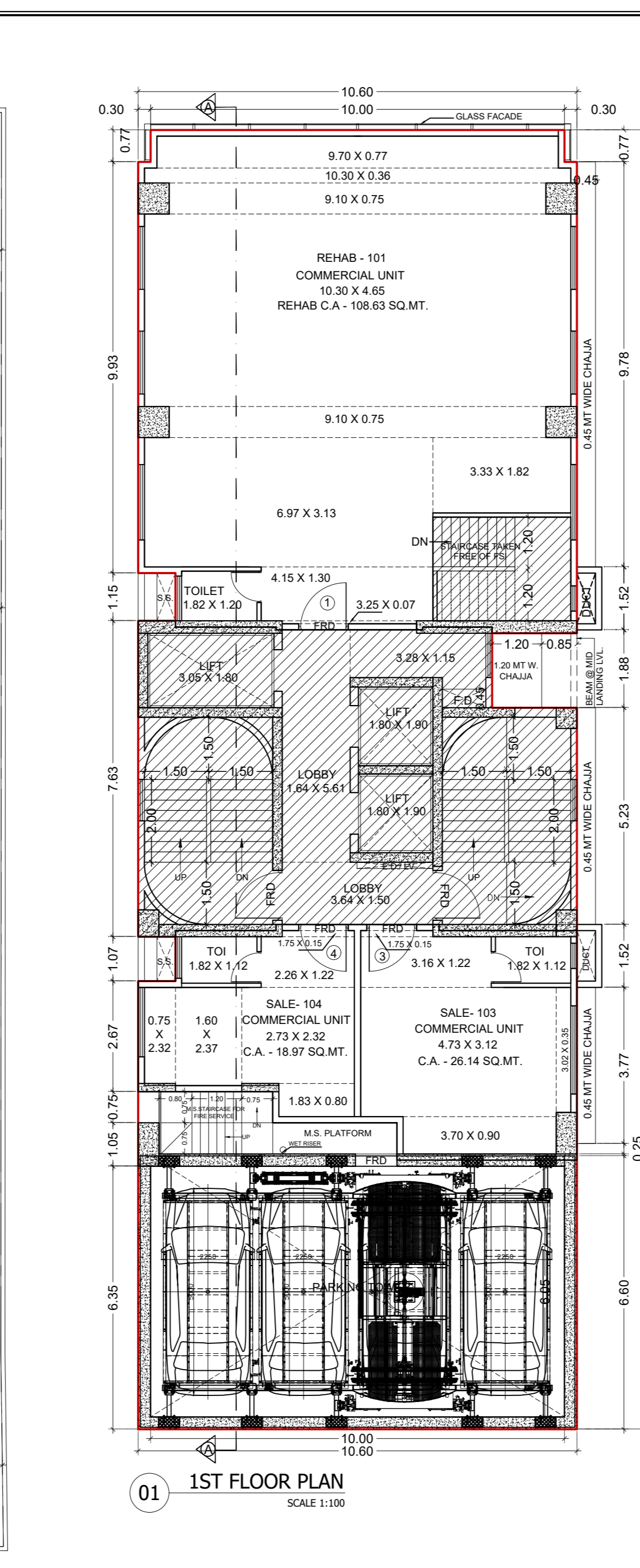
BASEMENT FLOOR AREA CALCULATION

FLOOR	UNIT	AREA (SQ.MT)
BASEMENT FLOOR	1	9.10 X 0.60 X 1 NO = 5.46 SQ.MT.
	2	3.40 X 3.05 X 1 NO = 10.37 SQ.MT.
	3	1.20 X 1.30 X 1 NO = 1.56 SQ.MT.
	4	9.10 X 0.75 X 1 NO = 6.83 SQ.MT.
TOTAL ADDITION		46.10 SQ.MT.



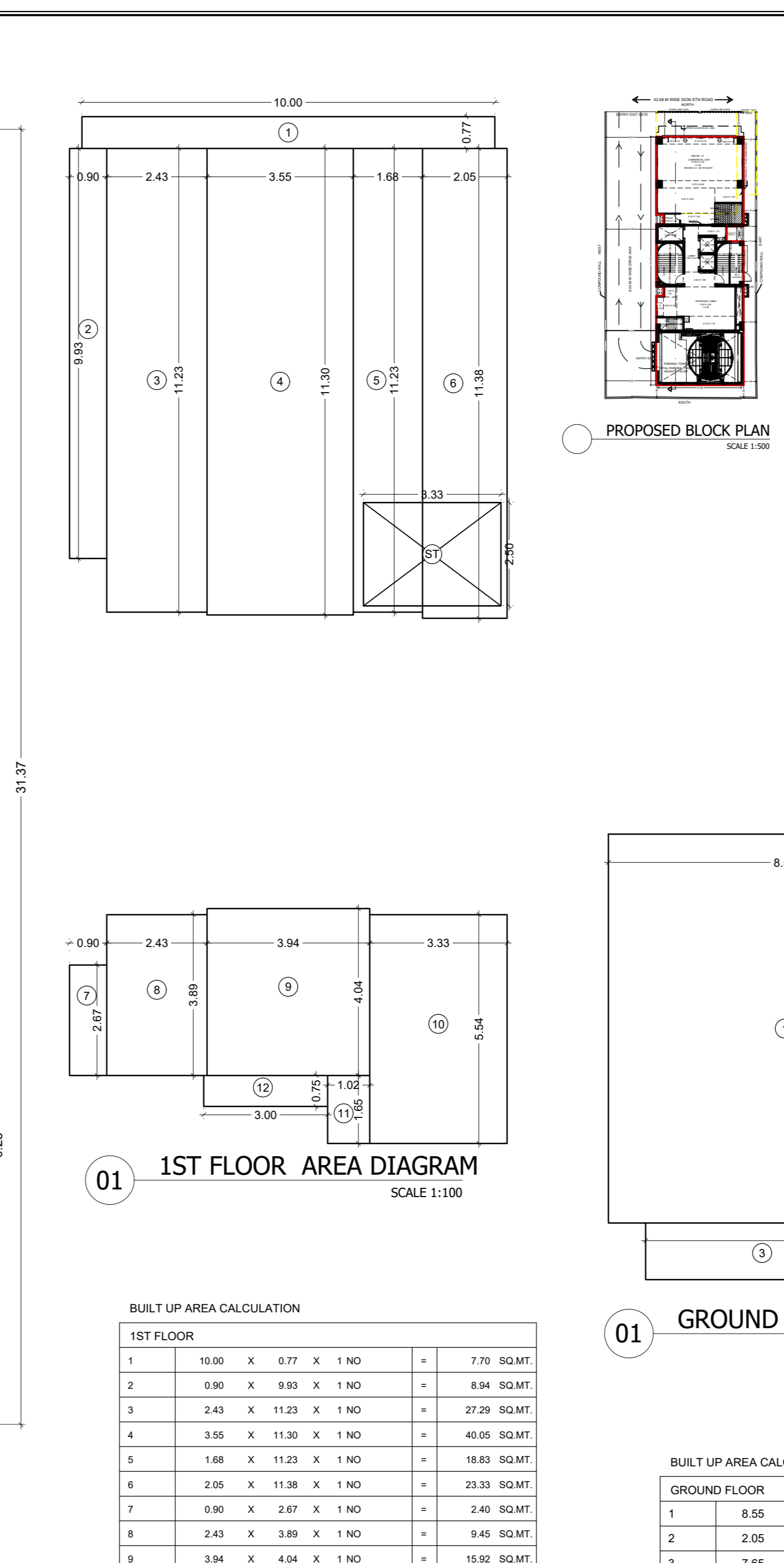
CARPET AREA CALCULATION

FLOOR	UNIT	AREA (SQ.MT)
BASEMENT FLOOR	1	10.60 X 5.55 X 1 NO = 58.83 SQ.MT.
	2	2.20 X 1.25 X 1 NO = 2.75 SQ.MT.
	3	2.20 X 1.25 X 1 NO = 2.75 SQ.MT.
	4	2.20 X 1.25 X 1 NO = 2.75 SQ.MT.
TOTAL ADDITION		56.08 SQ.MT.



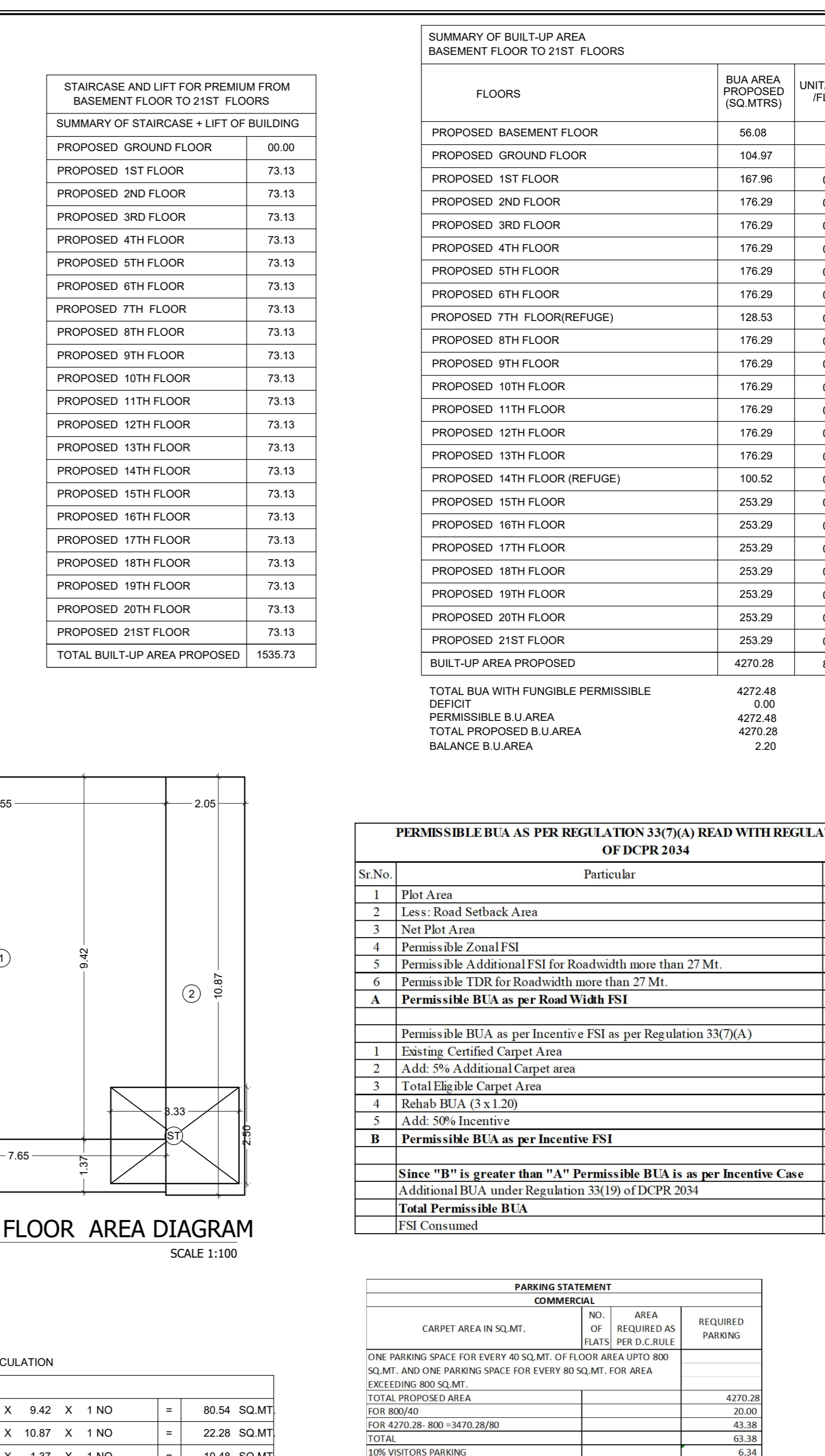
CARPET AREA CALCULATION

FLOOR	UNIT	AREA (SQ.MT)
1ST, 2ND, 6TH, 7TH, 12TH & 13TH	1	1.20 X 0.15 X 1 NO = 0.18 SQ.MT.
	2	1.75 X 1.37 X 1 NO = 2.37 SQ.MT.
	3	2.43 X 1.22 X 1 NO = 2.95 SQ.MT.
	4	5.08 X 2.37 X 1 NO = 12.03 SQ.MT.
	5	1.60 X 0.05 X 1 NO = 0.08 SQ.MT.
TOTAL ADDITION		26.14 SQ.MT.



BUILT UP AREA CALCULATION

FLOOR	UNIT	AREA (SQ.MT)
1ST FLOOR	1	10.00 X 0.77 X 1 NO = 7.70 SQ.MT.
	2	0.90 X 9.93 X 1 NO = 8.94 SQ.MT.
	3	2.43 X 11.23 X 1 NO = 27.29 SQ.MT.
	4	3.55 X 11.30 X 1 NO = 40.15 SQ.MT.
	5	1.68 X 11.23 X 1 NO = 18.83 SQ.MT.
	6	2.05 X 11.38 X 1 NO = 23.33 SQ.MT.
	7	0.90 X 2.87 X 1 NO = 2.60 SQ.MT.
	8	2.43 X 3.89 X 1 NO = 9.45 SQ.MT.
	9	3.94 X 4.04 X 1 NO = 15.92 SQ.MT.
	10	3.33 X 5.54 X 1 NO = 18.45 SQ.MT.
	11	1.02 X 1.65 X 1 NO = 1.68 SQ.MT.
	12	3.00 X 0.75 X 1 NO = 2.25 SQ.MT.
TOTAL ADDITION		178.29 SQ.MT.



BUILT UP AREA CALCULATION

FLOOR	UNIT	AREA (SQ.MT)
GROUND FLOOR	1	8.55 X 9.42 X 1 NO = 80.54 SQ.MT.
	2	2.05 X 10.87 X 1 NO = 22.28 SQ.MT.
	3	7.65 X 1.37 X 1 NO = 10.48 SQ.MT.
TOTAL ADDITION		113.30 SQ.MT.

PERMISSIBLE BUA AS PER REGULATION 33(19) OF DCPR 2034

Sr No.	Particular	Total
1	Plot Area	632.96
2	Levy Road Serback Area	632.96
3	Net Plot Area	1,331.84
4	Permissible Zonal FSI	1.33
5	Permissible Additional FSI for Roadwidth more than 27 Mt.	0.84
6	Permissible TDR for Roadwidth more than 27 Mt.	0.83
A	Permissible BUA as per Road Width FSI	1,898.88
PERMISSIBLE BUA as per Incentive FSI as per Regulation 33(7A)		
1	Existing Certified Carpet Area	1,395.08
2	Add: 5% Additional Carpet Area	69.75
3	Total Eligible Carpet Area	1,464.83
4	Rehab BUA (3 x 120)	1,572.80
5	Add: 5% Incentive	878.90
B	Permissible BUA as per Incentive FSI	2,636.70
Since "B" is greater than "A" Permissible BUA is as per Incentive Case		
Total Permissible BUA		2,636.70
Additional BUA under Regulation 33(19) of DCPR 2034		528.10
Total Permissible BUA		3,164.80
FSI Consumed		5.00

Table II

Sr No.	Particular	Total	Total
1	Permissible BUA	3,164.80	3,164.80
2	Permissible Fungible	1,107.68	1,107.68
3	Total Permissible BUA	4,272.48	4,272.48
4	Proposed BUA	4,270.28	4,270.28
5	Permissible Fungible on Rehab	615.23	615.23
6	Rehab Fungible Proposed	615.23	615.23
7	Scale Fungible	492.45	492.45
8	Scale Fungible utilized	490.25	490.25

NOTE:-
 BOUNDARY OF THE PLOT BOUNDED BLACK
 PROPOSED WORK SHOWN PINK
 'B' DENOTES BALCONY
 AREA UNDER SET BACK SHOWN IN YELLOW
 STRUCTURES TO BE DEMOLISHED SHOWN IN DOTTED YELLOW
 RECREATION SHOWN IN GREEN
 AREA UNDER PROPOSED ROAD SHOWN IN BROWN
 DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS
 DRAINAGE SHOWN IN YELLOW LINES.

PERFORMA - B

CONTENT OF SHEET
 BASEMENT FLOOR, GROUND FLOOR & 1ST FLOOR PLAN, BUA & CARPET AREA, DIAGRAM, CALCULATION, METER ROOM AREA DIAGRAM, PARKING STATEMENT, BLOCK LOCATION PLAN & CALCULATION, BUA & STAIRCASE AREA SUMMARY

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED REDEVELOPMENT ON PLOT BEARING C.S. NO. 30/6, SITUATED IN SION DIVISION FM WARD, AT SION STATION ROAD, SION (WEST), MUMBAI - 400022

NAME OF OWNER M/s. H.MEHTA REALTORS LLP. **SIGNATURE**

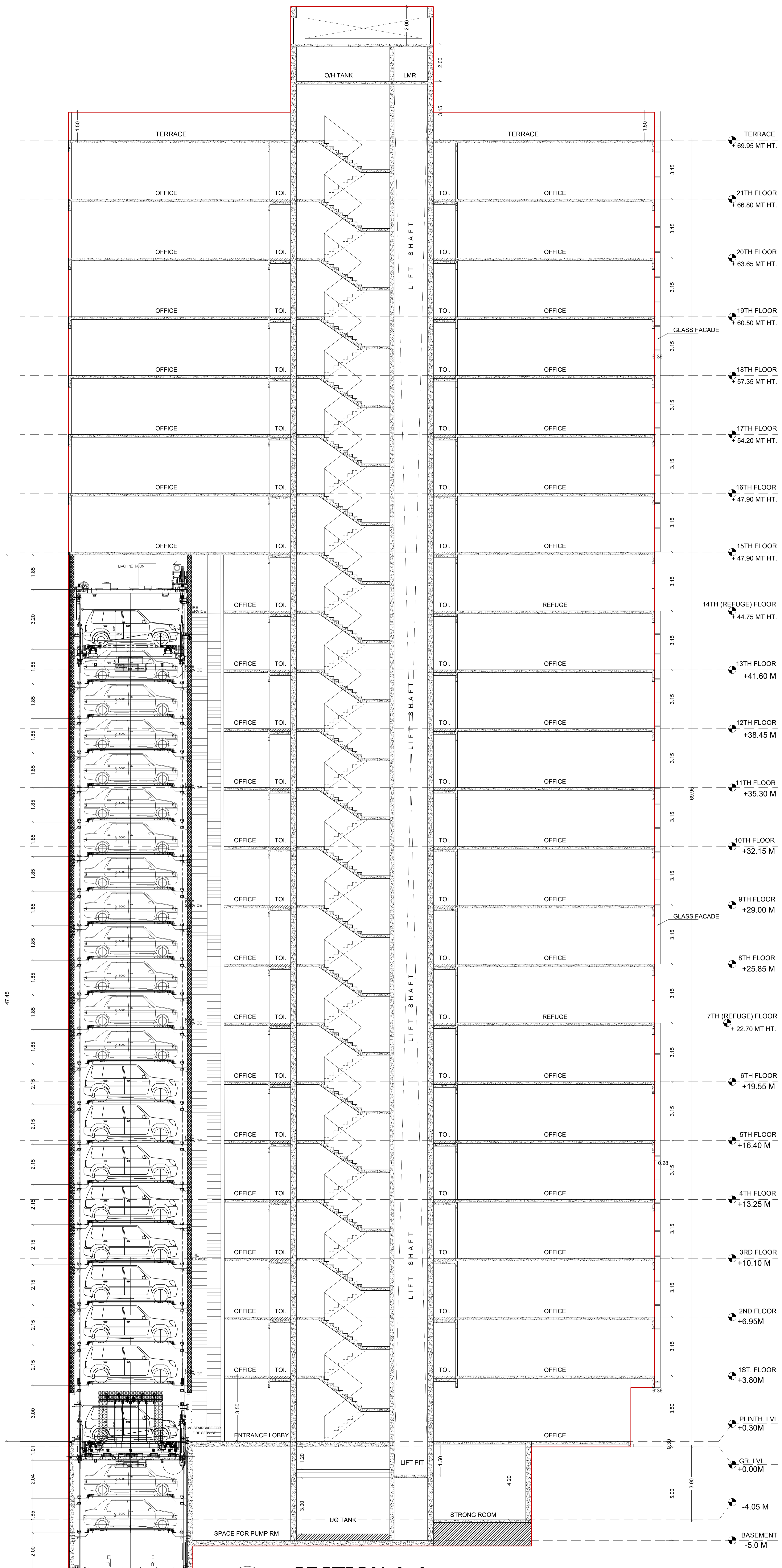
NAME, ADDRESS OF ARCHITECT MR. GURUNATH VISHNU DIVATE OF D. G. D. CONSULTANT KNOW NO. 25, PLOT NO. 104, ANANDWADI C.H.D. SECTOR - 1, CHANDRANANDWALI WEST, MUMBAI - 400087. **SIGNATURE**

JOB NO. 0000 **DWG NO.** 0000 **SCALE** 1:100 **DATE** 13.08.2022 **DRAWN BY** DIPALI **CHKD BY** AR.MLIND

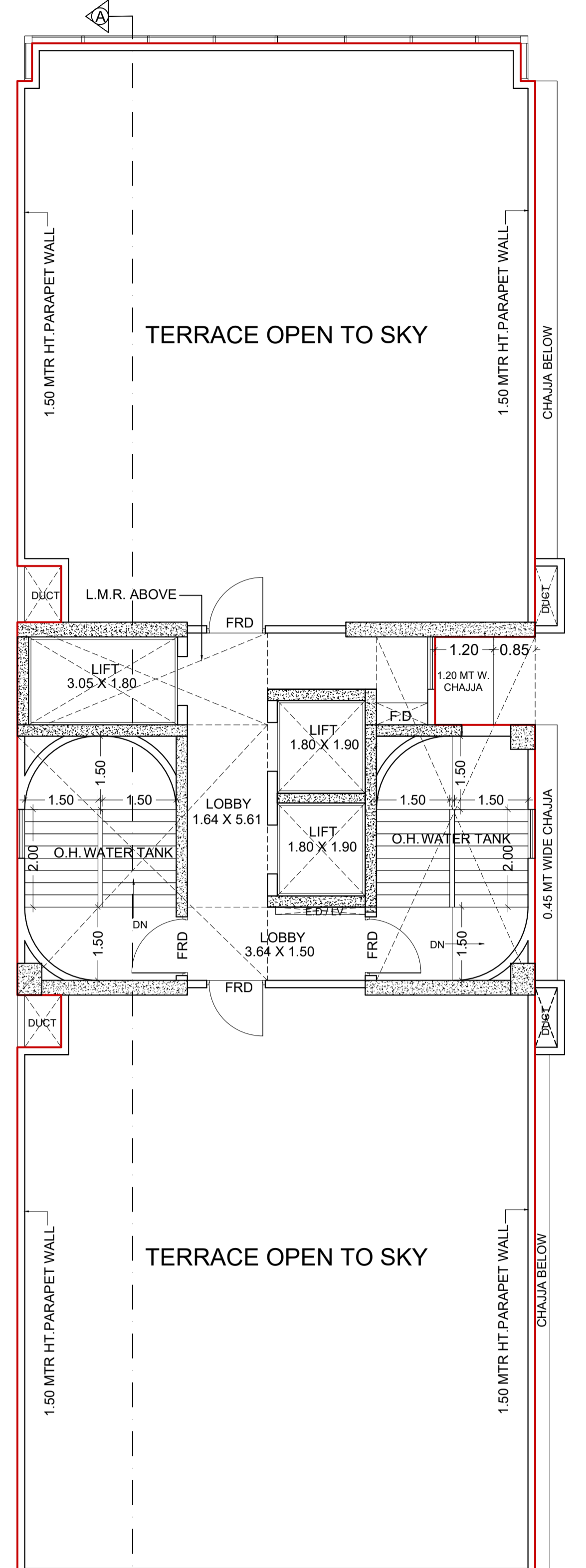
CERTIFICATE OF AREA
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS GOT SURVEYED BY ME OR AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP. P. REC. 030



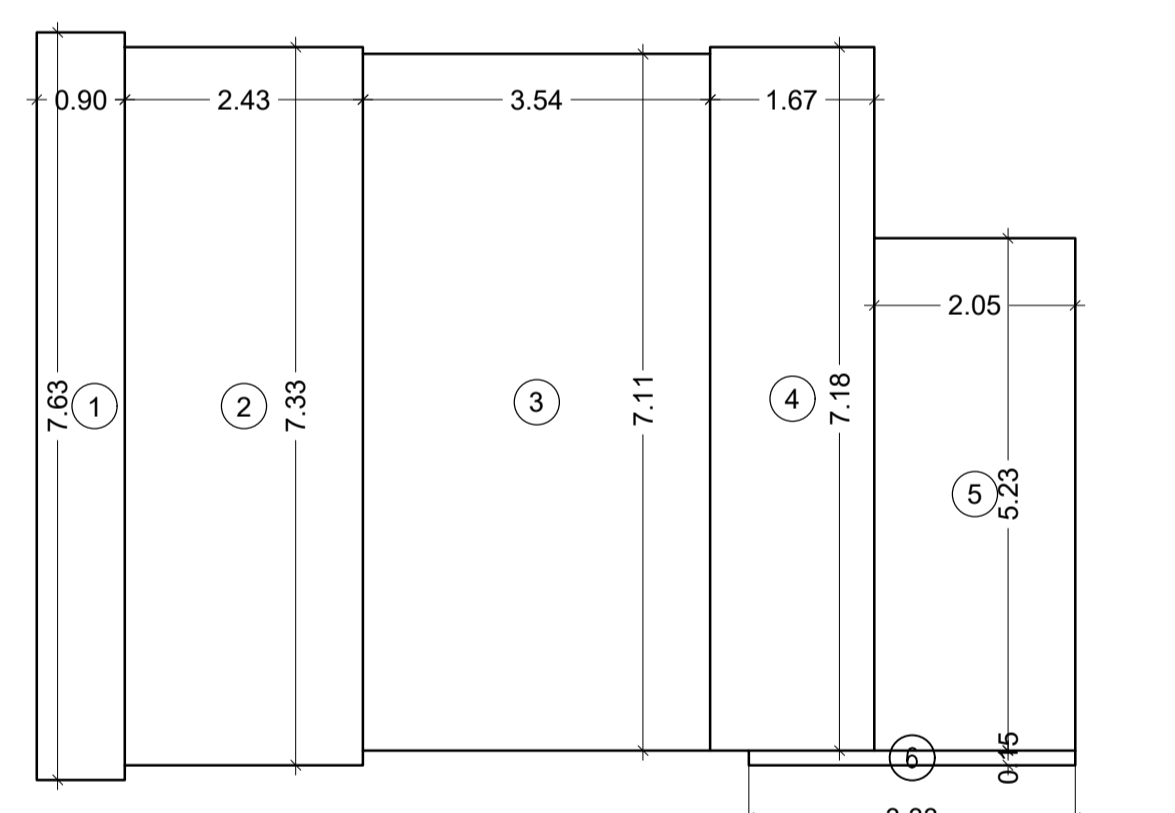
DIGITAL SIGN FOR DRAFT APPROVAL OF PLANS		
SUB. - ENG. (B.P.)CITY	ASST. - ENG. (B.P.)CITY	EXE. - ENG. (B.P.)CITY



01 SECTION A-A
SCALE 1:100



01 TERRACE FLOOR PLAN
SCALE 1:100



01 STAIRCASE, LIFT & LIFT LOBBY AREA DIAGRAM
(1ST TO 21ST FLOOR)
SCALE 1:100

BUILT UP AREA CALCULATION

STAIRCASE, LIFT & LIFT LOBBY FOR TYPICAL FLOOR (1ST TO 21ST)	AREA	TOTAL
1 0.90 X 7.63 X 1 NO	= 6.86 SQ.MT.	
2 2.43 X 7.33 X 1 NO	= 17.81 SQ.MT.	
3 3.55 X 7.11 X 1 NO	= 25.21 SQ.MT.	
4 1.68 X 7.18 X 1 NO	= 12.03 SQ.MT.	
5 2.05 X 5.23 X 1 NO	= 10.72 SQ.MT.	
6 3.33 X 0.15 X 1 NO	= 0.50 SQ.MT.	
TOTAL ADDITION	= 73.13 SQ.MT. X	

NOTE :-
BOUNDARY OF THE PLOT BOUNDED BLACK
PROPOSED WORK SHOWN PINK
'B' DENOTES BALCONY
AREA UNDER SET BACK SHOWN IN YELLOW.
STRUCTURES TO BE DEMOLISHED SHOWN IN DOTTED YELLOW
RECREATION SHOWN IN GREEN
AREA UNDER PROPOSED ROAD SHOWN IN BROWN
DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS
DRAINAGE SHOWN IN YELLOW LINES.

PERFORMA - B
CONTENT OF SHEET
SECTION A-A

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED REDEVELOPMENT ON PLOT BEARING C.S. NO. 38/6, SITUATED IN SION DIVISION FIN WARD, AT SION STATION ROAD, SION(WEST), MUMBAI - 400022

NAME OF OWNER SIGNATURE
M/s. H. MEHTA REALTORS LLP.

NAME, ADDRESS OF ARCHITECT SIGNATURE
MR. GURUNATH VISHNU DIVATE
OF D. G. D. CONSULTANT
ROOM NO. 25, PLOT NO. 124, AASHIRWAD
C.H.S. SECTOR - 1, CHARKOP, KANDIVALI
WEST, MUMBAI - 40007


JOB NO.	DWG. NO.	SCALE	DATE	DRAWN BY	CHKD BY
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CERTIFICATE OF AREA
NORTH
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS GOT SURVEYED BY ME ON AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/T.P. RECORD.

PROPOSED REDEVELOPMENT ON PLOT BEARING C.S. NO. 36/6, SITUATED IN SION DIVISION F/N WARD, AT SION STATION ROAD, SION(WEST), MUMBAI - 400022

Details of Fungible FSI PERMISSIBLE / PROPOSED for Existing Occupant/ Tenant

Sr. No.	Name of Tenement/occupant /member of soceity	R/NR	Proposed flat (Tentative Location)		Details of Existing Carpet				Details of Proposed Carpet area			CARPET AREA CONSIDERED FOR INCENTIVE OR F.S.I. PURPOSE	CARPET AREA CONSIDERED FOR INCENTIVE OR F.S.I. PURPOSE	CARPET AREA CONSIDERED FOR INCENTIVE OR F.S.I. PURPOSE and ADD 5% AS PER 33(7)(5)(a) MAX 120.00	CARPET AREA CONSIDERED FOR INCENTIVE OR F.S.I. PURPOSE	Permissible B.U.A.	Permissible fungible BUA in sq.mt	Fungible BUA for common Ammenities	Net permissible fungible BUA	Total permissible BUA including fungible BUA	Total proposed BUA	Fungible BUA (19-18)	
			Flat No	Floor	Existing carpet area	common carpet area	Balcony area in sq.mt.	Total carpet area	Carpet area excluding balcony	Balcony area in sq.mt.	Total carpet area proposed	MIN OF 8 & 9 / MAX 120.00	ADD 5% AS PER 33(7)(5)(a) {12(A) X 5%}	(12A+12B)	MIN OF 11 & 12	(13 x 1.20)	(14 x 0.35)	As per the statement	(15-16)	(14+15)	As per plans	Excess	Deficit
1	Hukumraj Mehta	NR	BASEMENT,01,101,303,304,401 To 404,501 To 504	BASE,GR,1ST, 3RD TO 5TH	356.99	34.82	0.00	391.81	615.05	0.00	615.05	391.81	19.59	411.40	411.40	493.68	172.79	0.00	172.79	666.47	681.61	15.14	0.00
2	Mysha carporation	NR	801 To 804,901 To 904,1001 To 1004,1101 To 1104,1202,1203	8TH TO 12TH	422.64	37.43	0.00	460.07	722.60	0.00	722.60	460.07	23.00	483.07	483.07	579.69	202.89	0.00	202.89	782.58	797.80	15.22	0.00
3	Krishna Organization	NR	1403 & 1404,1501 To 1504,1601 To 1604, 1701 To 1704, 1801 & 1802	14TH TO 18TH	509.15	34.05	0.00	543.20	858.11	0.00	858.11	543.20	27.16	570.36	570.36	684.43	239.55	0.00	239.55	923.98	936.11	12.13	0.00
TOTAL NR REHAB AREA					1288.78	106.30	0.00	1395.08	2195.76	0.00	2195.76	1395.08	69.75	1464.83	1464.83	1757.80	615.23	0.00	615.23	2373.03	2415.52	42.49	0.00

FILE NO: - P-6576/2021/(36/6)/F/NORTH/SION/337/1/Amend			NOTE :-		
DIGITAL SIGN FOR DRAFT APPROVAL OF PLANS			BOUNDARY OF THE PLOT BOUNDED BLACK PROPOSED WORK SHOWN PINK. 'B' DENOTES BALCONY AREA UNDER SET BACK SHOWN IN YELLOW. STRUCTURES TO BE DEMOLISHED SHOWN IN DOTTED YELLOW RECREATION SHOWN IN GREEN AREA UNDER PROPOSED ROAD SHOWN IN BROWN DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS DRAINAGE SHOWN IN YELLOW LINES.		
			PERFORMA - B		
SUB. - ENG. (B.P.)CITY			ASST. - ENG. (B.P.)CITY		
EXE. - ENG. (B.P.)CITY			CONTENT OF SHEET		
			TABLE - 21		
DESCRIPTION OF PROPOSAL & PROPERTY					
PROPOSED REDEVELOPMENT ON PLOT BEARING C.S. NO. 36/6, SITUATED IN SION DIVISION F/N WARD, AT SION STATION ROAD, SION(WEST), MUMBAI - 400022					
NAME OF OWNER			SIGNATURE		
M/s. H.MEHTA REALTORS LLP.					
NAME, ADDRESS OF ARCHITECT			SIGNATURE		
 MR. GURUNATH VISHNU DIVATE OF D. G. D. CONSULTANT ROOM NO. 25, PLOT NO. 124, AASHIRWAD C.H.S. SECTOR - 1, CHARKOP, KANDIVALI WEST, MUMBAI - 400067					
JOB NO.	DWG.NO	SCALE	DATE	DRAWN BY	CHKD BY
0000	0000	1:100	13.08.2022	DIPALI	AR.MILIND
NORTH					
CERTIFICATE OF AREA					
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS GOT SURVEYED BY ME ON AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/T.P. RECORD.					