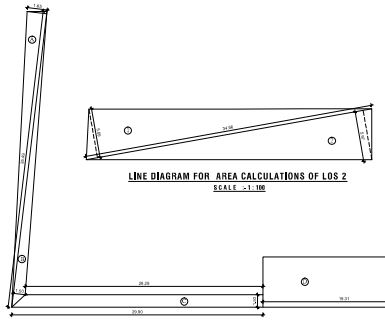
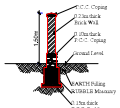
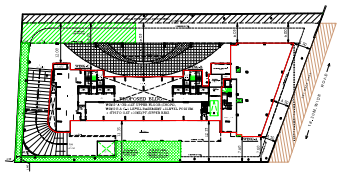
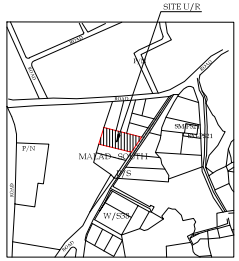


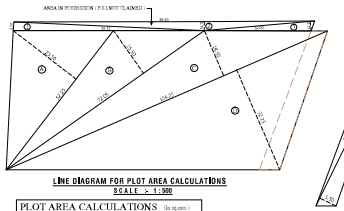
LOS 1 AREA CALC. (In sq.mts.)			
A | 1.0	X 15.40 X 1.65	=	25.28
B | 1.0	X 31.49 X 1.50	=	26.62
C | 28.28 + 29.92 @	X 1.20	=	43.66
D | 10.31	x 5.00	=	115.67
TOTAL LOS 1 AREA	=		215.21 sq.mts.

LOS 2 AREA CALC. (In sq.mts.)			
1 | 1.0	X 34.56 X 5.89	=	101.78
2 | 1.0	X 34.56 X 5.97	=	103.16
TOTAL LOS 2 AREA	=		204.94 sq.mts.





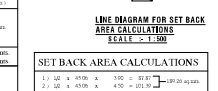




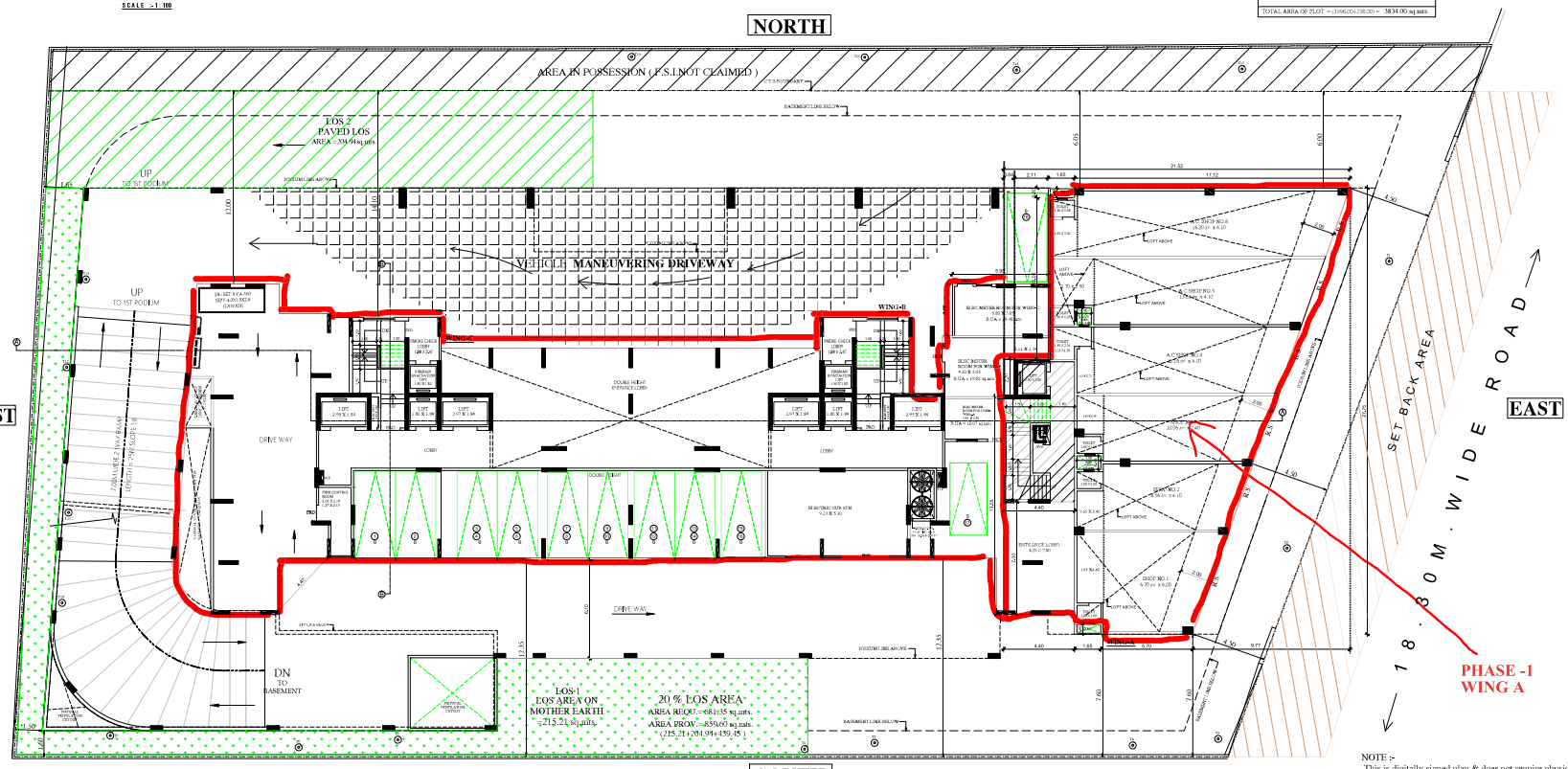
PLOT AREA CALCULATIONS (In sq.mts.)				
A | 1.0	x 52.25	x 23.50	= 613.04	3596.14 sq.mts.
B | 1.0	x 72.05	x 13.50	= 550.39	
C | 1.0	x 104.23	x 14.50	= 770.81	
D | 1.0	x 104.23	x 32.00	= 1660.00	
TOTAL AREA OF PLOT =				3596.14 sq.mts.
				SAY = 3596.00 sq.mts.

PLOT AREA IN POSSESSION (P.S.I.NOT CLAIMED)				
1 | 1.0	x 58.93	x 2.50	= 70.94	238.00 sq.mts.
2 | 1.0	x 89.50	x 2.75	= 123.06	
3 | 1.0	x 52.00	x 2.75	= 44.00	
TOTAL AREA OF PLOT =				238.00 sq.mts.

TOTAL AREA OF PLOT = (3596.00+238.00) = 3834.00 sq.mts.



SET BACK AREA CALCULATIONS				
1 | 1.0	x 45.06	x 7.00	= 87.87	189.26 sq.mts.
2 | 1.0	x 45.06	x 4.50	= 101.39	
TOTAL SET BACK AREA	=			189.26 sq.mts.
				SAY = 189.24 sq.mts.



PHASE - 2
WING B & C

GROUND FLOOR PLAN
SCALE : 1:100

BIG CARS	= 17 NOS
SMALL CARS	= 01 NOS
TOTAL CARS	= 18 NOS

Note: Total 12 Units (Shops) are in Phase - 1 Out of which 6 units are shown here and other 6 units are shown in plan no 3/6.

NOTE :-
This is digitally signed plan & does not require physical signatures.

CERTIFICATE OF PLOT AREA :-
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON ST. AND THAT THE DIMENSIONS, BOUNDARIES AND AREA OF THE PLOT SHOWN IN THE PLAN ARE AS ASCERTAINED ON SITE AND THE AREA SO WORKED OUT IS 3596.00 SQ.MTS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

Priyank Abhay Bhatt
SIGNATURE OF ARCHITECT

FILE No. :- CE/7192/BP/WS/AP

CONTENTS OF SHEET :- GROUND FLOOR PLAN, BLOCK PLAN,LOCATION PLAN, PLOT AREA CALC., & COMP. WALL SECTION

FORM - I

A.	AREA STATEMENT	
1)	1a) AREA OF THE PLOT AS SITE SURVEY	3834.00
	1b) AREA OF PLOT (RESTRICTED AS PER P.R.C.)	3596.00
	b) Area of Reservations in plot	———
	b) Area of Road set back	189.24
	c) Area of D.P Road	———
2)	DEDUCTIONS FOR	
	A) For Reservations/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)	———
	b) Reservation area(plot) to be be handed over(100%) (Regulation No 17)	———
	d) TOTAL AREA UNDER ROAD/RESERVATION	———
	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 15	———
	d) Area of amenity plot/plots to be handed over as per DCR 35	———
	e) TOTAL AMENITY AREA	———
	C) Deduction for Existing Built up area to be retained if any(2 and component of Existing BUA as per regulation under which the development was allowed	———
3)	Total deduction (2(A)+(B)+(C))	189.24
4)	Balance area of the plot(1-2)	3406.76
5)	Plot under development (1-2(A)+2(B))	3406.76
6)	Zonal factor (FSI)0.50 or 0.75 or 1 or 1.33)	1.00
7)	a)Permissible built up area as per Zonal(Basic) FSI (3X6)	3406.76
	b) Permissible Built up area as per DCR 30(C) protected for the development	———
	Permissible built up area (7a or 7b above whichever is more)	3406.76
8)	BUA eq.ual to land area handed over as per reg.30(A)(1)(a)	
	a) Additional BUA for 2(A) iv) (a) & 2B above within the cap of admissible "TDR" as per table no 12 on balance plot	
	b) Additional BUA for 2(A) (a) & 2(A) above to be utilize within the permissible FSI as per column no-" table 12 of regulation 30(A) and to be incorporated in table 12A regulation 32(200% or 250%) (189.24 x 2) = 378.48	378.48
	c) Additional BUA in exse of 2(A) iv) (a) as per regulation 17 (1) note 20(viii) &(viii) as per AR policy on remaining plot/TS as per table no-5 of regulation 17(1)	———
9)	Additional Assestive BUA within the cap of admissible TDR as per TABLE 12 on a plot	
	a) as fare rest of construction of amenity building as per regulation 30(A)10(b)	———
	b)50% of rehab component as per reg 33(7)(A)	———
	c)(i)5% on as.nal " or above or 10 sqmt per rehab tenements as per reg.33(7)(B)	———
10)	Built up area due to "Additional FSI on payment of premium" as per table No 12 of Regulation No 30(A) (1)(50%) (3406.76 x 50%) = 1703.38	3569.46
11)	Built up area due to Admissible " TDR " as per table No 12 of Regulation No 30(A) 8.80.(i) (a.ss-.x- 50% or 70% or 90% or 100%) (by amassing area utilize beyond zonal F.S.I as a.ss 7(b).B)(A) 9 above (6X100%+2(b)(i) 4B) (3406.76 x 90%) = 3066.08 sq.mts.	3100.00
	a) general TDR 50% or 80%	
	b) slum TDR 90% or 20% ALREADY CLAIMED = 3100.00 sq.mts.	
12)	Permissible Built up area (7+8+9+10+11)	8554.70
13)	TOTAL BUILT UP AREA 13(a)+13(b)	8554.70
	a)PROPOSED BUILT UP AREA	8554.70
	b)EXISTING BUILT UP AREA	———
14)	TDR generated if any as per 30(A)	———
15)	FSI consumed as net plot(13A)	2.51
B)	DETAILS OF RESIDENTIAL , NON RESIDENTIAL AREAS	
a)	RESIDENTIAL BUILT-UP AREA PERMISSIBLE	2934.32
b)	REMAINING RESIDENTIAL BUILT-UP AREA	5801.38
C)	DETAILS OF P.C. AREA AVAILED AS PER DCPR 2034 31 (3)	
	1) Perm. Pungible Compensatory area for Rehab comp wb charging premium for residential	———
	2) Pungible compensatory area availed for Rehab comp wb charging premium for residential	———
	3) Perm. Pungible Compensatory area for Rehab comp wb charging premium for commercial	———
	4) Pungible compensatory area availed for Rehab comp wb charging premium for commercial	———
	5) Permissible Pungible Compensatory area by charging premium for residential	2791.01
	6) Pungible compensatory area availed on payment of premium for residential	2790.96
	7) Permissible Pungible compensatory area on payment of premium for commercial	203.13
	8) Pungible compensatory area availed on payment of premium for commercial	203.13
	9) TOTAL GROSS BUILT-UP AREA PERMISSIBLE (A12 + 13+17+25+C7)	11548.84
	10) TOTAL GROSS BUILT-UP AREA INSTEAD (A13a +12+14+20+C8)	11548.79
D	OTHER REQUIREMENTS	
A	Reservation/ Designation	
	a) Name of reservation	———
	b) Area of reservation land handed over as per Regulation No 17	———
	c) Built up area of amenity to be handed over as per Regulation No 17	———
	d) Any Part/s of Designation	———
B	Plot area/built up amenity to be handed over as per regulation No	
	a) 14(A)	———
	b) 14(B)	———
C	Requirement of LOS as per Regulation No.27	681.35
D	TENEMENTS STATEMENT	
	a) Proposed built up area (16 above)	11548.79
	b) Less deduction of Non-Residential use(shop etc)	783.61
	c) Area available for Tenements (a) minus(b)	10765.00
	d) Tenements Permissible (430/Sector) = 484.44 SAY	484 Nos.
	e) Total Number of Tenements Proposed on Plot	185 Nos.
E	PARKING STATEMENT	
	i) PARKING REQUIRED FOR REGULATION FOR	160 Nos.
	ii) TOTAL PARKING PROVIDED	209 Nos.
F	TRANSPORT VEHICLE PARKING	
	i) TRANSPORT VEHICLE PARKING REQUIRED BY REGULATION	
	ii) TOTAL NO.OF TRANSPORT VEHICLE PARKING SPACES PROVIDED	

FORM - II

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED COMMERCIAL & RESIDENTIAL BLDG. ON PLOT BEARING CTS NO. 1406/10 OF VILLAGE MAJAS (S), OFF CHIRCHOLI BURDER ROAD AT MAJAS (W), MUMBAI. 400064

FOR NO.	DRG. No.	CHECKED BY	DRAWN BY	DATE	DATE	REV
				VILAS G		

NORTH	M/s. EMBASSY ENTERPRISES B/106,Jivaay Apartment, S.V.P.Road, Borivali (West), Mumbai-400 092	NAME OF OWNER C.A. TO OWNER / LESSEE	SANJAY DALICHAND SHAH Digitally signed by SANJAY DALICHAND SHAH Date: 2021.12.31 14:01:41 +05'30' DIGITAL SIGNATURE OF OWNER C.A. TO OWNER / LESSEE
Priyank Abhay Bhatt		PRIYANK BHATT CA/2003/[illegible]	
DIGITAL SIGNATURE OF ARCHITECT		NAME, ADDRESS OF ARCHITECT	

This plan is approved subject to conditions contained in approval letter of this office No. CE/7192/BP/WS/AP dated

DIGITAL SIGNATURE OF AUTHORITIES

S.E.B.P.	A.E.B.P.	E.E.B.P.
ANAN D DADU SALVE Digitally signed by ANAN D DADU SALVE Date: 2022.01.06 17:05:06 +05'30'	HARESH CHANDIRA M BHAGAT Digitally signed by HARESH CHANDIRA BHAGAT Date: 2022.01.04 13:14:46 +05'30'	Anil Prabhakar Dhiwar