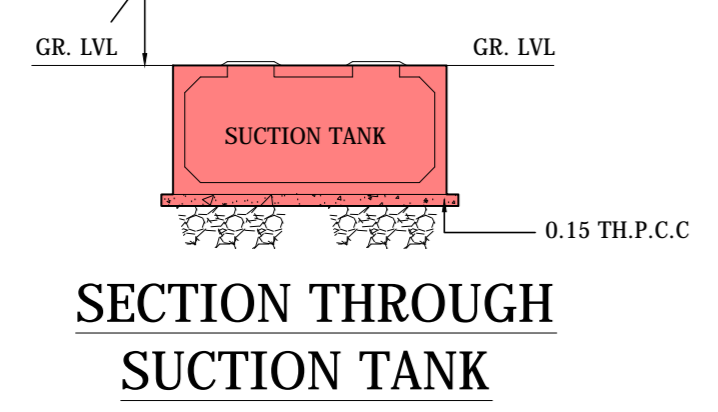
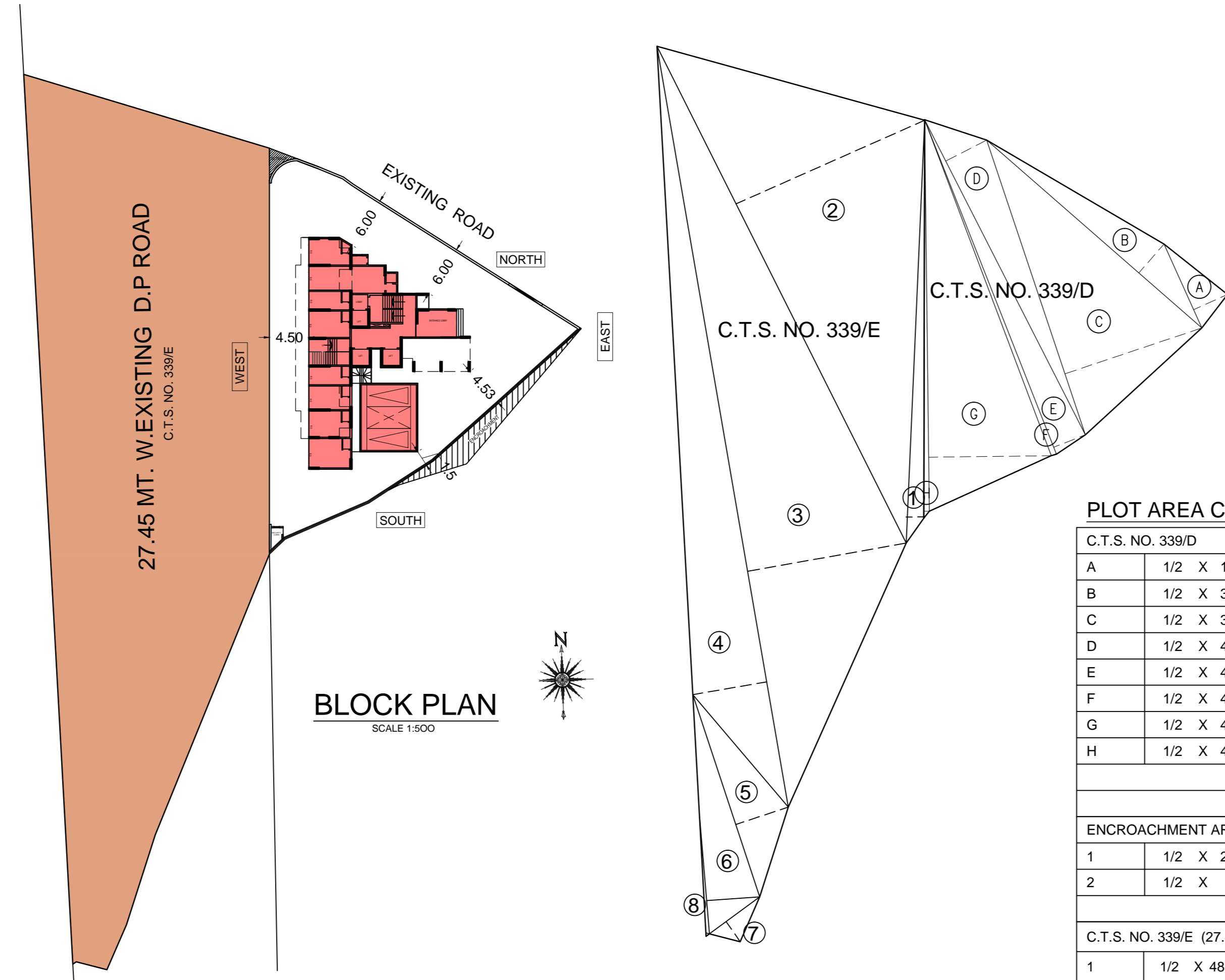




LOCATION PLAN  
SCALE: 1:1000



SECTION THROUGH SUCTION TANK



BLOCK PLAN  
SCALE 1:500

PLOT AREA DIAGRAM  
SCALE 1:500

**PLOT AREA CALCULATION**

C.T.S. NO. 339/D								
A	1/2	X	10.60	X 4.32	X 1 NO	=	22.90	SQ.MT.
B	1/2	X	32.67	X 4.43	X 1 NO	=	72.36	SQ.MT.
C	1/2	X	35.58	X 16.46	X 1 NO	=	292.82	SQ.MT.
D	1/2	X	40.54	X 5.33	X 1 NO	=	108.04	SQ.MT.
E	1/2	X	41.22	X 3.45	X 1 NO	=	71.10	SQ.MT.
F	1/2	X	41.22	X 0.62	X 1 NO	=	12.36	SQ.MT.
G	1/2	X	44.82	X 14.00	X 1 NO	=	313.74	SQ.MT.
H	1/2	X	45.77	X 0.73	X 1 NO	=	16.70	SQ.MT.
TOTAL ADDITION						=	910.02	SQ.MT.
SAY						=	910.00	SQ.MT.

ENCROACHMENT AREA								
1	1/2	X	20.00	X 3.05	X 1 NO	=	30.50	SQ.MT.
2	1/2	X	8.39	X 1.55	X 1 NO	=	6.50	SQ.MT.
TOTAL ADDITION						=	37.00	SQ.MT.

C.T.S. NO. 339/E (27.45 mt wide D.P. ROAD)								
1	1/2	X	48.50	X 2.10	X 1 NO	=	50.93	SQ.MT.
2	1/2	X	63.50	X 21.25	X 1 NO	=	674.69	SQ.MT.
3	1/2	X	88.30	X 18.75	X 1 NO	=	827.81	SQ.MT.
4	1/2	X	88.30	X 8.60	X 1 NO	=	379.69	SQ.MT.
5	1/2	X	24.40	X 6.30	X 1 NO	=	76.66	SQ.MT.
6	1/2	X	27.40	X 6.20	X 1 NO	=	84.94	SQ.MT.
7	1/2	X	7.20	X 2.85	X 1 NO	=	10.26	SQ.MT.
8	1/2	X	28.00	X 0.40	X 1 NO	=	5.60	SQ.MT.
TOTAL ADDITION						=	2110.75	SQ.MT.
SAY						=	2110.75	SQ.MT.

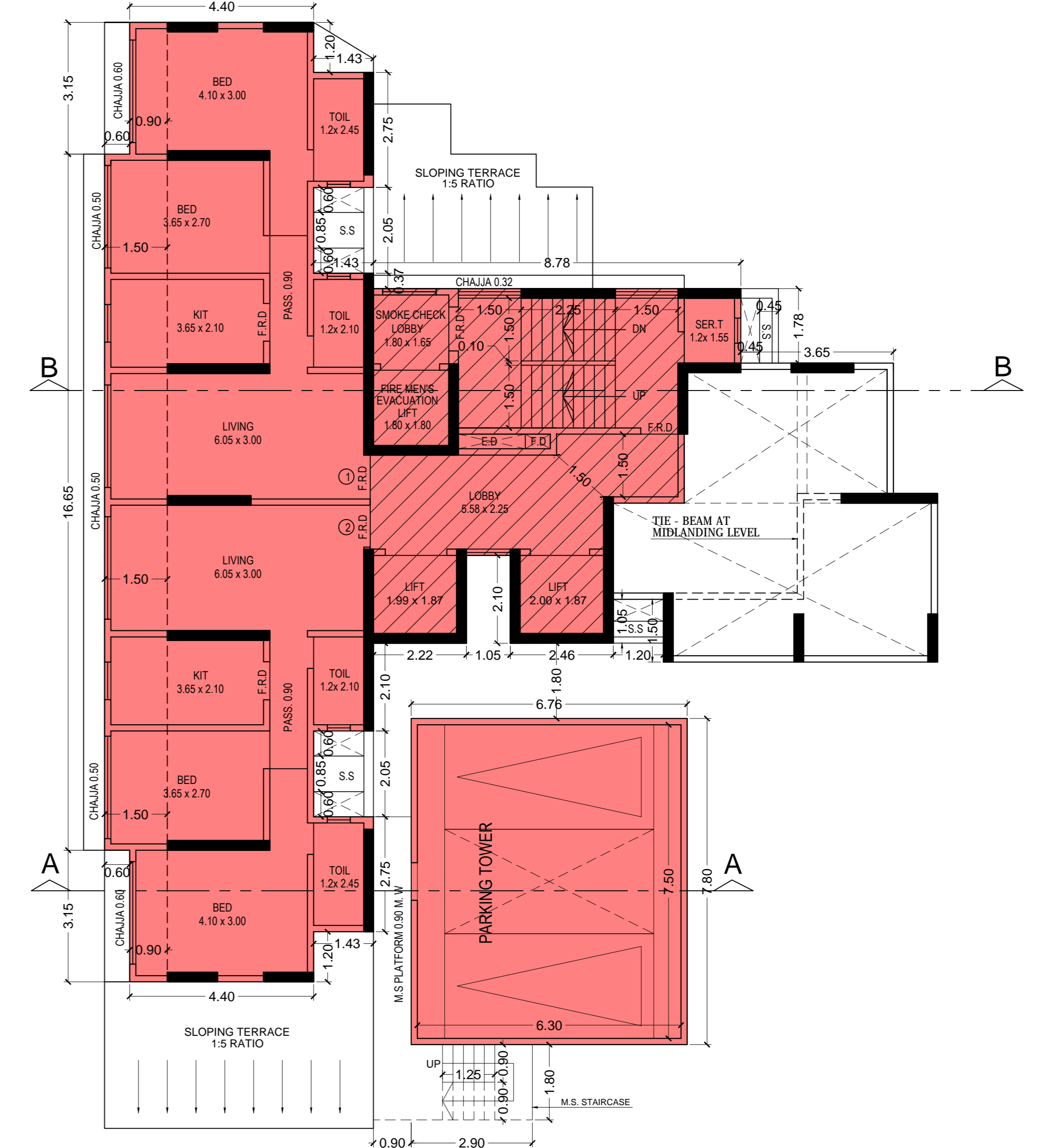
SETBACK AREA DIAGRAM  
SCALE 1:100

**SETBACK AREA CALCULATION**

SETBACK AREA								
A	1/2	X	3.43	X 3.48	X 1 NO	=	5.96	SQ.MT.
TOTAL ADDITION						=	5.96	SQ.MT.

DEDUCTIONS								
X	2/3	X	4.08	X 0.72	X 1 NO	=	1.96	SQ.MT.
TOTAL DEDUCTION						=	1.96	SQ.MT.
TOTAL BUILT UP AREA [5.96 - 1.96]						=	4.00	SQ.MT.

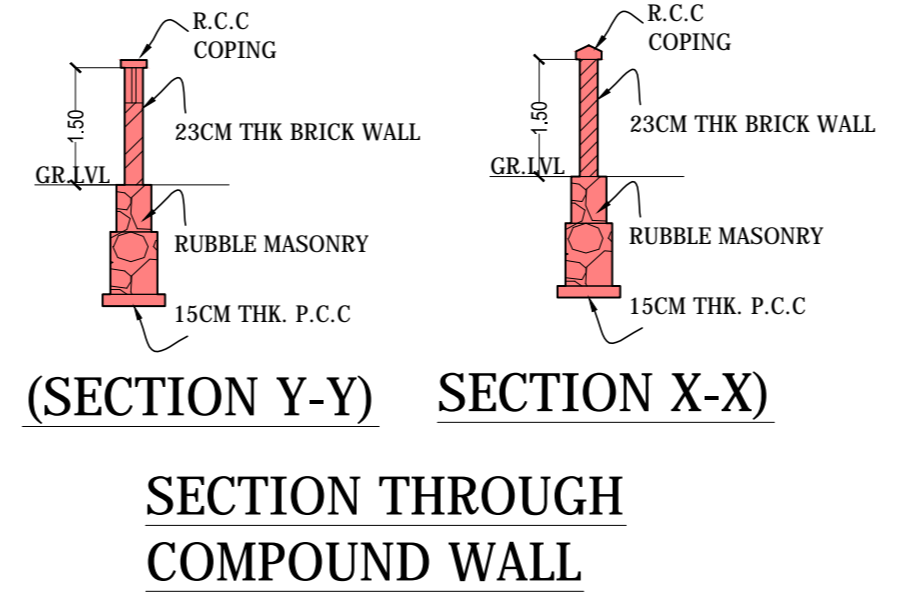


2ND FLOOR PLAN  
SCALE - 1:100

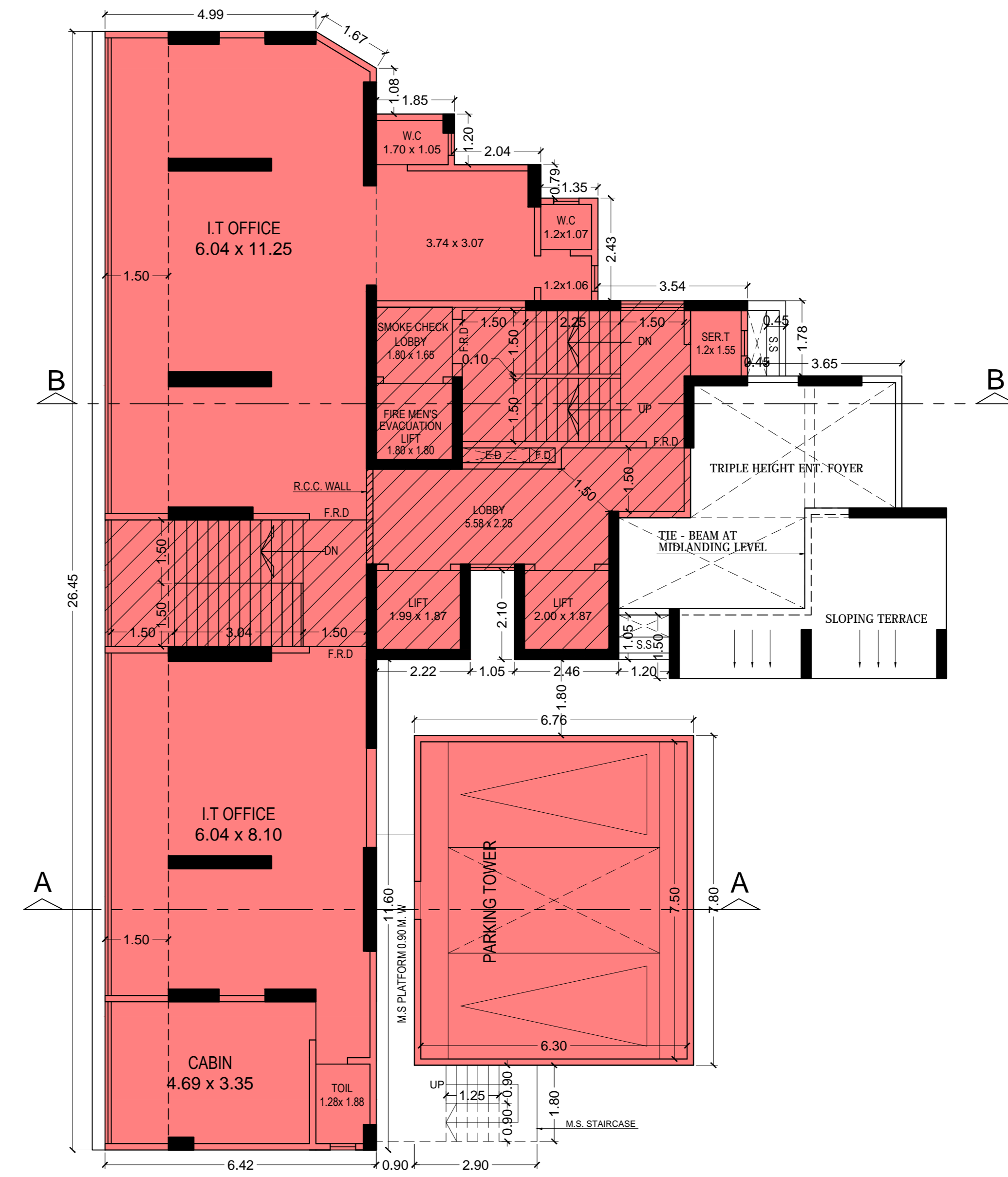
ENCROACHMENT AREA DIAGRAM  
SCALE 1:500

**PLOT AREA SUMMARY**

PLOT AREA	=	910.00	SQ.MT.
ENCROACHMENT AREA	=	37.00	SQ.MT.
27.45 MT WIDE D.P. ROAD AREA	=	2110.75	SQ.MT.
GROSS PLOT AREA	=	3057.75	SQ.MT.



SECTION THROUGH COMPOUND WALL



1ST FLOOR PLAN  
SCALE - 1:100

27.45 MT. W. EXISTING D.P. ROAD  
C.T.S. NO. 339/E



GROUND FLOOR PLAN  
SCALE - 1:100

PROFORMA A	CHE/WSII/0372/P/337(NEW)	SQ.MT
A) AREA STATEMENT		
1) Gross Area of plot		3067.55
Area considered as per architect calculation		3057.75
(a) Area in Reservation in plot		---
(b) Area of setback		4.00
(c) Area of dp Road		---
(d) Encroachment area		37.00
2) Deductions for		
(A) For Reservation / Road Area		---
(a) Road set-back area to be handed over (100%) (Regulation no.16)		2110.75
(b) Proposed DP road to be handed over (100%) (Regulation no.16)		---
(c) Reservation area (plot) to be handed over (Regulation no.17)		---
(B) Total Deductions		---
(a) Area of Amenity plot / plots to be handed over as per DCPR 14(A)		---
(b) Area of Amenity plot / plots to be handed over as per DCPR 14(B)		---
(c) Area of Amenity plot / plots to be handed over as per DCPR 15		---
(d) Area of Amenity plot / plots to be handed over as per DCPR 35		---
Total Amenity Area		---
(C) Deductions for existing built up area to be retained if any		---
(a) Land component of Existing BUA as per Regulations under which the development allowed.		---
3) Total Deductions: [ 2(A) +2(B) +2(C) ]		2151.75
4) Plot area under Development [ 1 - (2(A)+2(B))] ]		906.00
5) Zonal (basic) FSI		ONE
6) (a) Permissible built up area as per Zonal (basic) FSI (4x5)		906.00
(b) Permissible built up area as per Reg. 30(c) (Protected Development)		---
Permissible Built up Area (6a or 6b above, whichever is more)		---
7) BUA equal to Land area handed over as per reg. 30(A)(3) [2B above]		---
Setback added (2110.75+4 x 2) = 4229.50		Claimed
8) Incentive BUA in lieu of rehab component (15% of 6b above 10sq.mts per tenement as per reg. 33 (7)(B))		---
9) Built up area due to additional FSI on payment of premium as per table no 12 of Regulations No. 30(A) [4x50%]		453.00
10) Built up area due to admissible TDR as per Table no 12 of Reg. No.30(A) [(4x100%) - 7]		---
11) Permissible Built up area (6+7+8+9+10)		2831.25
12) Proposed Built up area		Residential 2598.86
commercial 232.39		Total 2831.25
13) TDR generated if any as per regulation 30 (A)		---
14) Fungible Compensatory area as per regulations No 31(3)		---
(a) (i) Permissible Fungible Area (RES.) = 2598.86x35% = 909.60		909.15
(ii) Permissible Fungible Area (NON-RES.) = 232.39x35% = 81.33 sq.mt		81.33
15) Total BUA proposed including FCA [12 + 14a)(ii)]		3821.73
16) FSI consumed on net plot (12/4)		3.125
I) 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) Area / Built up area of Designation		
B) Plot area / built up area to be handed over as per regulation No.		
(a) 14 (A)		
(b) 14 (b)		
(c) 15		
C) Requirement of LOS as per Regulations No.27 ( 15% or 20% or 25% )		
D) TENEMENT STATEMENT		
(a) Proposed built up area ( 13 above )		3821.73
(b) Less of Non - Residential area ( Shop etc. )		313.72
(c) area available for tenements (a) minus (b)		3508.01
(d) tenements permissible (450 / hectare )		158 NOS
(e) tenements proposed		58 NOS
D) PARKING STATEMENT		
(a) car parking required.		59 NOS
(b) car parking provided		62 NOS

**PROFORMA - B**

**CONTENTS OF SHEET**

BLOCK PLAN, LOCATION PLAN, GROUND FLOOR PLAN, 1ST & 2ND FLOOR PLAN, PLOT AREA DIAGRAM & CALCULATION

NOTES  
ALL DIMENSION ARE IN METER  
PLAN FOR APPROVAL

1) This is digitally signed and issued.  
2) This cancels approval to the previous plans sanctioned under file no. CHE/WSII/0372/P/337(NEW) Date - 24 Dec 2021  
3) Approved subject to condition mentioned in this office letter under auto dcr file no. CHE/WSII/0372/P/337(NEW) Date :-

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

DESCRIPTION OF PROPOSAL & PROPERTY  
PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO. 339/D & 339-E OF VILLAGE MALVANI AT MALAD (WEST), MUMBAI.

NAME, SIGNATURE OF OWNER/APPLICANT  
M/s. ABROL FOUNDATION

CERTIFICATE OF AREA  
Certified that I have surveyed the plot under reference on ..... and the dimensions of the sides etc. of the plot stated on plan are as measured on site and the area so worked out is 956.80 Sq.mts and tallies with the area stated in the documents of ownership/records.

NAME, ADDRESS & SIGNATURE OF LIC. SURVEYOR  
**ABHIJIT A. MEHTA.**  
RAY CONSULTANTS  
LIC. NO. M/320/L/S  
PROJECT CONSULTANT & LIC. SURVEYOR  
101, MATRU VATSALYA  
V.P. ROAD, ANDHERI (W).  
MUMBAI 400 058.