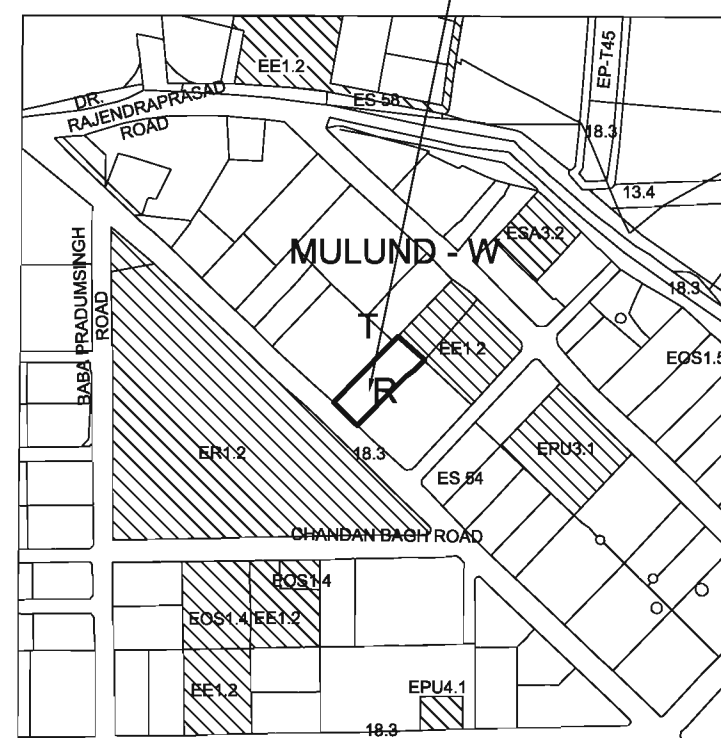


SCALE 1: 500

A - BALANCE PLOT							
1	44.65	X	17.12	X	0.50	=	382.20 SQ.MT
2	44.65	X	18.56	X	0.50	=	414.35 SQ.MT
2	18.66	X	4.24	X	0.50	=	39.56 SQ.MT
TOTAL						=	836.12 "

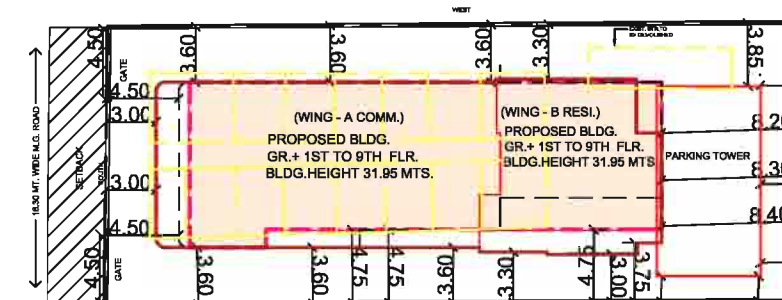
B - AREA UNDER ROAD SETBACK								
D	18.80	X	3.64	X	0.50	=	34.22	SQ.MT
E	18.80	X	3.80	X	0.50	=	35.72	SQ.MT
TOTAL AREA						=	69.94	SQ.MT

TOTAL AREA OF PLOT (A + B) = 906.06
AREA OF PLOT AS PER P.R CARD = 905.90



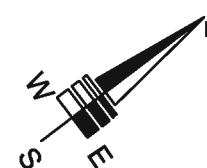
LOCATION PLAN

SCALE 1 : 4000



BLOCK PLAN

SCALE : 1:500



GROUND FLOOR PLAN

SCALE : 1:100

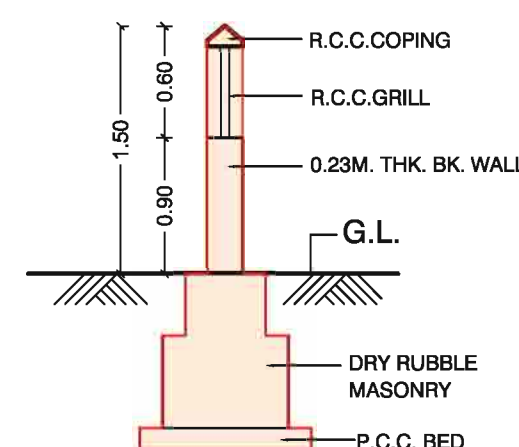
BUILT UP AREA SUMMARY - COMM.(COMPENSATORY F.S.I.) (WING - A)						
FLOOR	GROSS B.U.AREA IN SQ.MT.(A)	STAIR CASE, LIFT& LOBBY IN SQ.MT(B)	BUILT-UP AREA (A- B = C)	NET BUILT-UP AREA (C/1.35 = D)	COMPENSATORY F.S.I. (C - D = E)	TEN. PROP.
GROUND	215.32	42.99	172.33	127.65	44.68	4.00
1ST FLR.	241.27	39.98	201.29	149.10	52.19	2.00
2ND FLR.	241.27	39.98	201.29	149.10	52.19	6.00
3RD FLR.	241.27	39.98	201.29	149.10	52.19	6.00
4TH FLR.	241.27	39.98	201.29	149.10	52.19	6.00
5TH FLR.	241.27	39.98	201.29	149.10	52.19	6.00
6TH FLR.	241.27	39.98	201.29	149.10	52.19	6.00
7TH FLR.	241.27	39.98	201.29	149.10	52.19	6.00
8TH FLR.	241.27	39.98	201.29	149.10	52.19	6.00
9TH FLR.	241.27	39.98	201.29	149.10	52.19	6.00
TOTAL	2386.75	402.81	1983.94	1469.59	514.35	54.00
BUILT UP AREA SUMMARY - RESI.(COMPENSATORY F.S.I.) (WING - B)						
FLOOR	GROSS B.U.AREA IN SQ.MT.(A)	STAIR CASE, LIFT& LOBBY IN SQ.MT(B)	BUILT-UP AREA (A- B = C)	NET BUILT-UP AREA (C/1.35 = D)	COMPENSATORY F.S.I. (C - D = E)	TEN. PROP.
GROUND	0.00	00.00	0.00	0.00	0.00	0.00
1ST FLR.	124.86	40.36	84.50	62.59	21.91	4.00
2ND FLR.	119.33	40.74	78.59	58.21	20.38	4.00
3RD FLR.	119.33	40.74	78.59	58.21	20.38	4.00
4TH FLR.	119.33	40.74	78.59	58.21	20.38	4.00
5TH FLR.	119.33	40.74	78.59	58.21	20.38	4.00
6TH FLR.	119.33	40.74	78.59	58.21	20.38	4.00
7TH FLR.	119.33	40.74	78.59	58.21	20.38	4.00
8TH FLR.	120.45	40.74	79.71	59.04	20.67	4.00
9TH FLR.	120.45	40.74	79.71	59.04	20.67	4.00
TOTAL	1081.74	366.28	715.46	529.97	185.49	36.00
BUILT UP AREA SUMMARY (WING A-COMMERCIAL + WING B-RESIDENTIAL)						
FLOOR	GROSS B.U.AREA IN SQ.MT.(A)	STAIR CASE, LIFT& LOBBY IN SQ.MT(B)	BALANCE AREA (A- B = C)	NET BUILT-UP AREA (C/1.35 = D)	COMPENSATORY F.S.I. (C - D = E)	TEN. PROP.
COMM	2386.75	402.81	1983.94	1469.59	514.35	54.00
RESI.	1081.74	366.28	715.46	529.97	185.49	36.00
TOTAL	3468.49	769.09	2699.40	1999.56	699.84	90.00

PARKING STATEMENT AS PER DCPR 2034

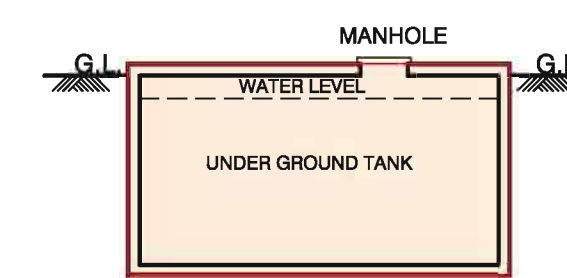
CARPET AREA	NOS. OF FLATS	PARKING REQUIRED
CONVENIENT SHOP ONE PARKING SPACE FOR EVERY 150.00 SQ.MT. OF TOTAL FLR. AREA IN THE CASE OF SHOPPING USER WITH EACH SHOP UPTO 20 SQ.MT. IN AREA 1 PARKING / 150.00 SQ. MTS.	17.24 SQ.MTS.	0.11
ONE PARKING SPACE FOR EVERY 50.00 SQ.MT. OF TOTAL FLR. AREA FOR SHOP EACH OVER 20 SQ.MT. 1 PARKING / 40.00 SQ. MTS.	253.85 SQ.MTS.	6.34
OFFICE ONE PARKING SPACE FOR EVERY 37.50 SQ.MT. OF UPTO 1500 SQ.MT. 1 PARKING / 37.50 SQ. MTS.	1500.00 SQ.MTS.	40.00
OFFICE ONE PARKING SPACE FOR EVERY 75.00 SQ.MT. OF ADDITIONAL SPACE FOR AREAS EXCEEDING 1500 SQ.MT. IN OTHER AREA 1 PARKING / 75.00 SQ. MTS.	190.87 SQ.MTS.	02.54
LESS THAN 45 SMT. 1 PARKING / 4 TENEMENTS.	36.00	9.00
45 TO 60 SMT. 1 PARKING / 2 TENEMENTS.	00.00	00.00
60 TO 90 SMT. 1 PARKING / 1 TENEMENTS.	00.00	00.00
ABOVE 90 SMT. 2 PARKING / 1 TENEMENTS.	00.00	00.00
TOTAL	36.00	9.00
VISITORS PARKING 05 % OF REQD. PARKING FOR RESI 10 % OF REQD. PARKING FOR COMM.		00.45 NOS. 04.90NOS. 05.35 NOS.
TOTAL PARKING REQUIRED		63.34 NOS. SAY 63.00 NOS.
TOTAL PARKING PROVIDED	TOTAL	63.00 NOS.

PARKING STATEMENT

TOTAL PARKING REQUIRED AS NEW DCPR 2034		63.00 NOS.	
TOTAL PARKING PROVIDED		63.00 NOS.	
	BIG CARS	SMALL CARS	TOTAL
TOTAL	62	01	63

SECTION THROUGH
COMPOUND WALL

CTS NO.	AREA IN SQ.MTS.	CARPET AREA STATEMENT IN SQ.MTS.				
		FLOOR	FLAT NO.1	FLAT NO.2	FLAT.NO.3	FLAT NO.4
932	674.50	GR. FLR.				
932/1	15.70	1ST FLR.	14.86	14.86	14.86	23.29
932/2	15.70	2ND FLR.	14.86	14.86	14.86	23.29
932/3	13.50	3RD FLR.	14.86	14.86	14.86	23.29
932/4	15.70	4TH FLR.	14.86	14.86	14.86	23.29
932/5	15.70	5TH FLR.	14.86	14.86	14.86	23.29
932/6	15.70	6TH FLR.	14.86	14.86	14.86	23.29
932/7	25.90	7TH FLR.	14.86	14.86	14.86	23.29
932/8	14.60	8TH FLR.	14.86	14.86	14.86	24.36
932/9	14.60	9TH FLR.	14.86	14.86	14.86	24.36
932/10	13.50					
932/11	13.50					
932/12	13.50					
932/13	14.60					
932/14	14.60					
932/15	14.60					
TOTAL	905.90					



SECTION THROUGH

SCALE : 1: 10

CONTENTS OF SHEET	CERTIFICATE OF AREA
• GR. FLOOR PLAN • PLOT & SET BACK AREA DIA. AND CALCULATION • SECT. THRO COMP. WALL & U.G. TANK • BLOCK & LOCATION PLAN • BUILT UP AREA SUMMARY • PARKING STATEMENT • CARPET AREA STATEMENT • F.C. FSI DETAILS.	Certified that I have surveyed the plot under reference on 03/06/2019 and that the dimensions of the sides, etc. of the plot stated on the plan are as measured on site and the area so worked out and tallies with the area stated in the document of ownership / town planning scheme record. architect.
NAME & SIGN. OF THE OWNER	DESCRIPTION OF PROPOSAL
SHRI. HARSHAD M. SHAH SHRI. KAUSHIK SHAH & B-1903, VIKAS PARADISE TOWER NO.3 L.B.S. MARG, MULUND(WEST), MUMBAI-80.	PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 932, 932/1 TO 15 OF VILLAGE MULUND (W), AT M.G. ROAD,

STAMP & DATE OF APPROVAL OF PLAN

PLAN FOR REFERENCE

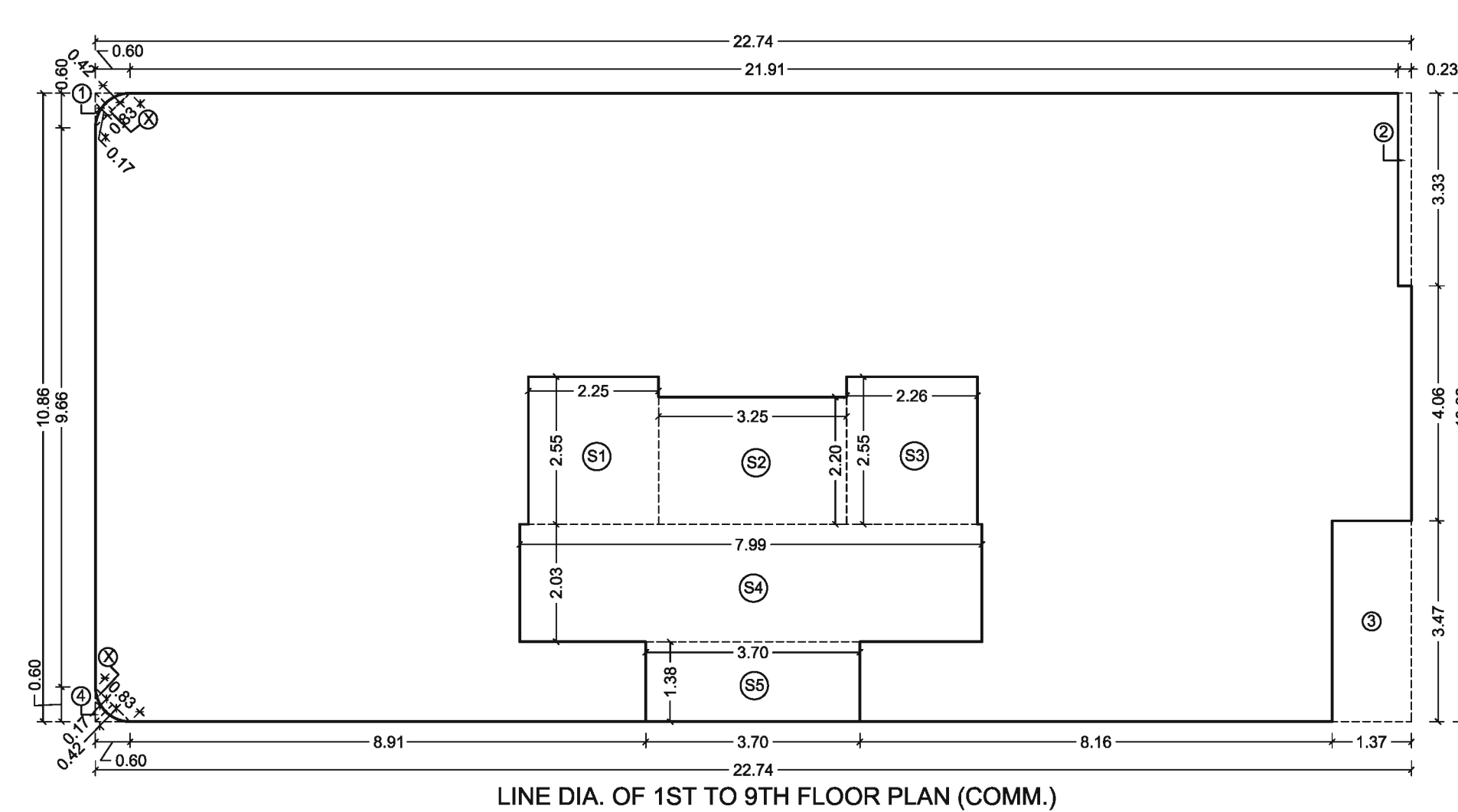
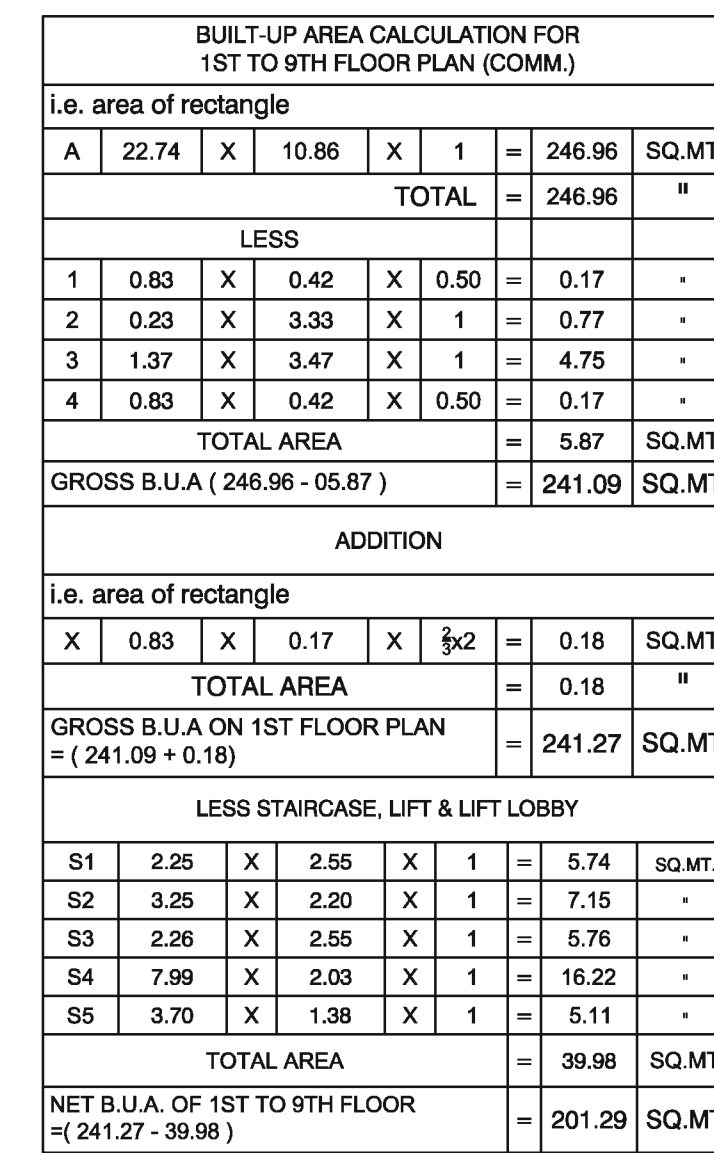
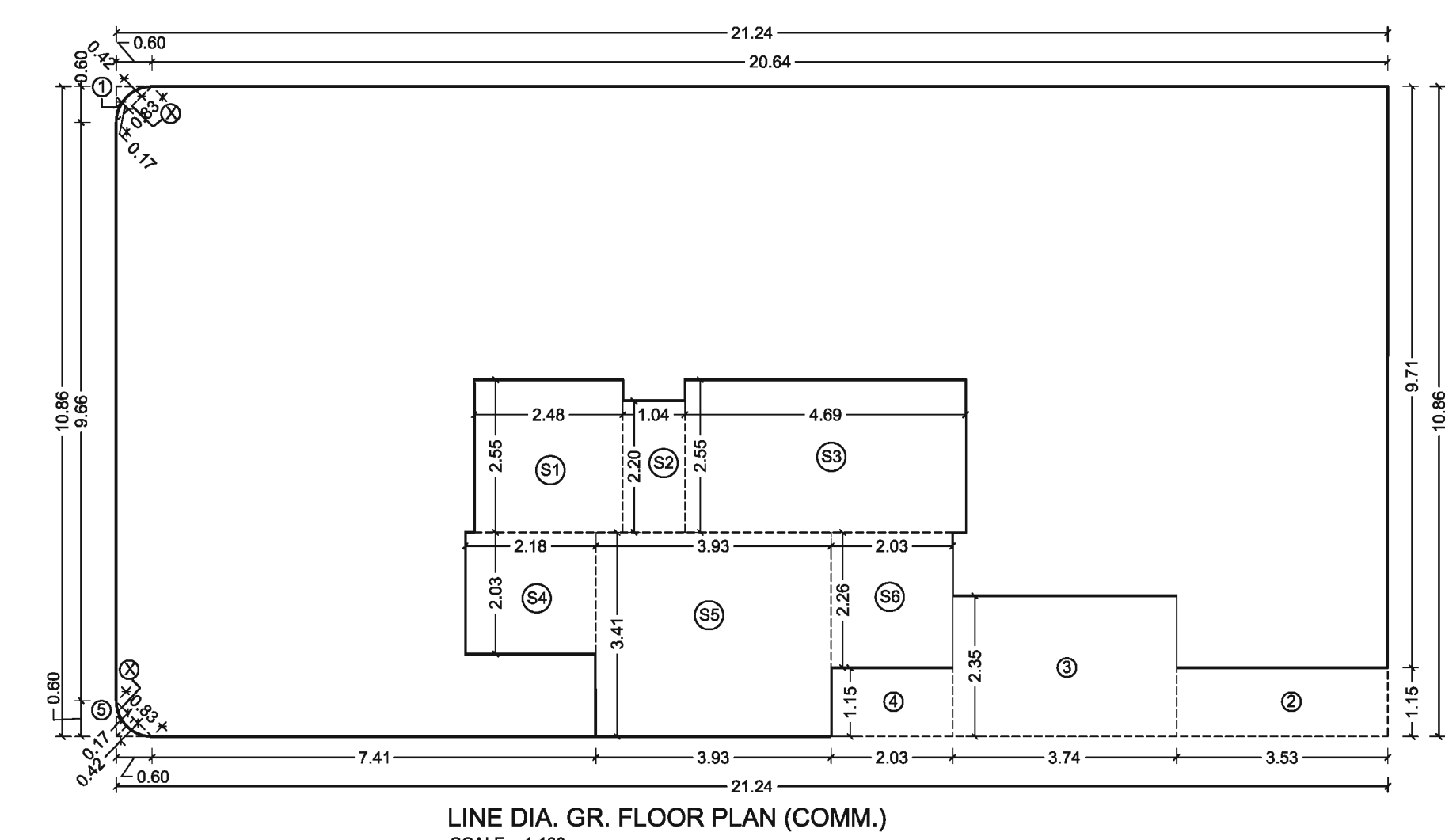
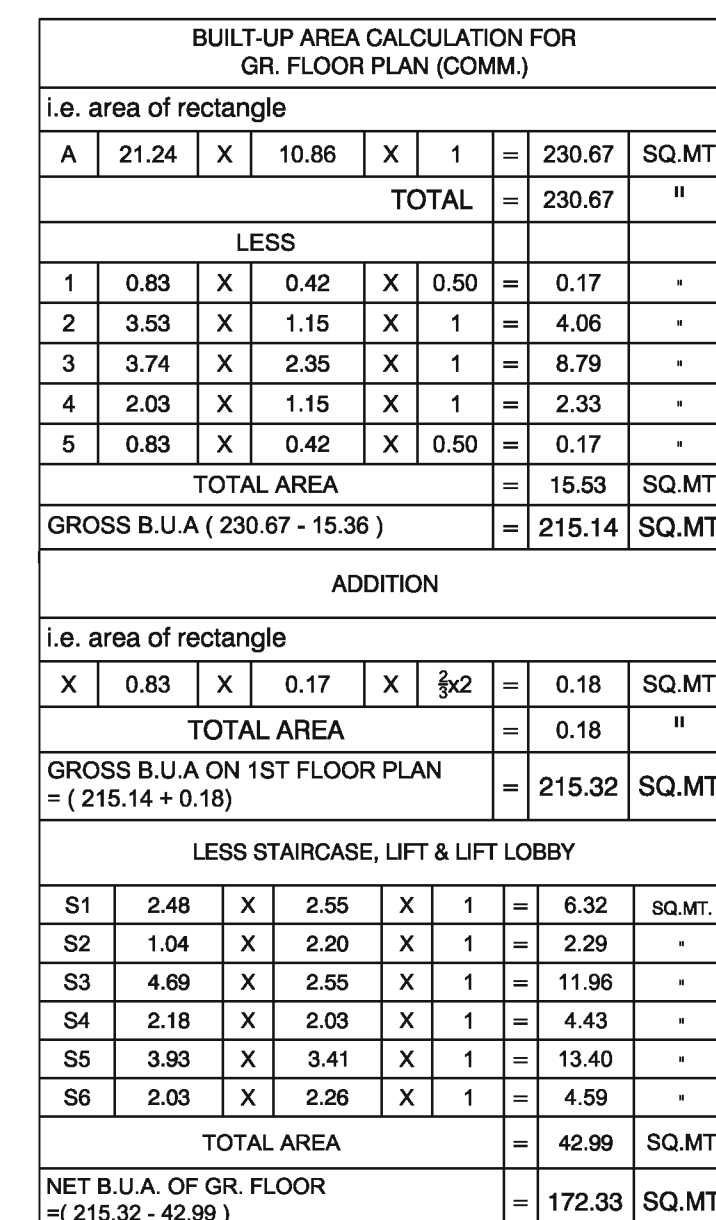
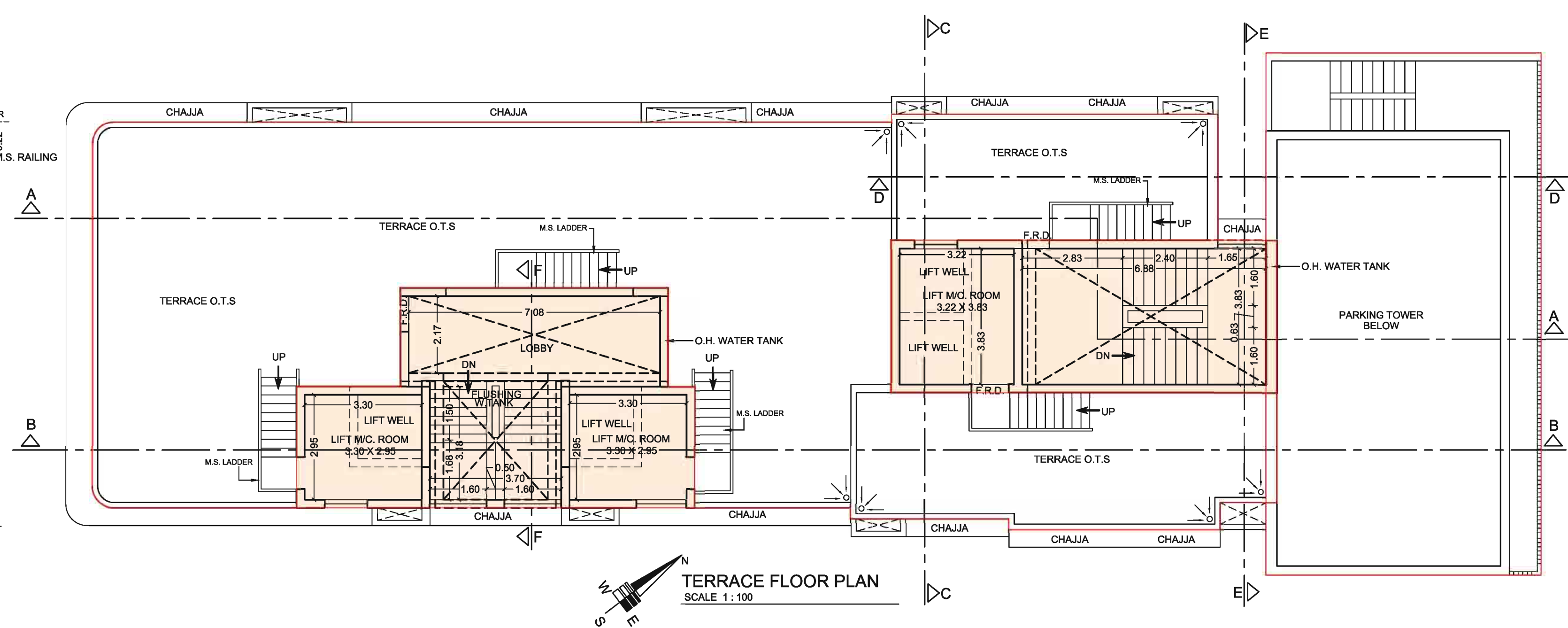
S.E.(B.P.) T/W

A.E.(B.P.) S & T

I.	AREA STATEMENT	AREA IN SQMT
1.	GROSS AREA OF PLOT	9 0 5 9 0
	a) Area of Reservation in plot	N I L
	b) Area of Road Set back	6 9 9 4
	c) Area of D.P. Road	N I L
2.	DEDUCTIONS FOR.	
	(A) For Reservation/Road Area	
	(a) Road set-back area to be handed over (100%) (Regulation No.16)	6 9 9 4
	(b) Proposed D.P. road to be handed over (100%) (Regulation No.16)	- - -
	(c) Reservation area (plot) to be handed over (Regulation No.17)	- - -
	(B) For Amenity Area	
	(a) Area of amenity plot/plots to be handed over as per DCR 14(A)	N I L
	(b) Area of amenity plot/plots to be handed over as per DCR 14(B)	N I L
	(c) Area of amenity plot/plots to be handed over as per DCR 15	N I L
	(d) Area of amenity plot/plots to be handed over as per DCR 35	N I L
	(C) Deductions for Existing Built up area to be retained if any	
	(a) Land component of Existing BUA as per regulation	N I L
3.	TOTAL DEDUCTIONS: [2(A)+2(B)+2(C)]	6 9 9 4
4.	BALANCE AREA OF PLOT (1 minus 3)	8 3 5 9 6
5.	PLOT AREA UNDER DEVELOPMENT	8 3 5 9 6
6.	ZONAL (BASIC) FSI (1 or 1.33)	O N E
7.	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6) (in case of mill land permissible Built up Area shall be as per 4 of Regulation 30(A))	8 3 5 9 6
8.	BUILT UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER 3(a) OF REGULATION 30(A)	N I L
9.	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER	N I L
10.	BUILT UP AREA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM " AS PER TABLE NO.12 OF REGULATION NO.30(A) SUBJECT TO REGULATION NO.30(A)3	4 1 7 9 8
11.	BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO. 12 OF REGULATION NO.30 (A) SUBJECT TO REGULATION NO. 30(A)3	
	a) SET-BACK 69.94	6 9 9 4
	b) 0.90 TDR (PERMISSIBLE=752.36-69.94 = 682.42)	6 8 2 4 2
12.	PERMISSIBLE BUILT UP AREA (7+8+9+10+11)	2 0 0 6 3 0 0
13.	PROPOSED BUILT UP AREA	2 0 0 4 2 5
14.	TDR GENERATED IF ANY AS PER REGULATION 30 (A)	N I L
15.	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO.31)3)	
	a) i) Permissible Fungible Compensatory area for rehab component without charging premium (Commercial)	0 8 5 5 2
	ii) Fungible Compensatory area for availed for Rehab Component without charging premium (Commercial)	0 8 5 5 2
	b) i) Permissible Fungible Compensatory area for rehab component without charging premium (Residential.)	1 7 3 0 0
	ii) Fungible Compensatory area for availed for Rehab Component without charging premium (Residential.)	1 7 3 0 0
	c) i) Permissible Fungible Compensatory area by charging premium(comm)	5 0 5 8 4
	ii) Fungible Compensatory area availed on payment of premium (comm)	5 0 5 8 4
	d) i) Permissible Fungible Compensatory area by charging premium (RES)	1 4 8 4
	ii) Fungible Compensatory area availed on payment of premium (RES)	0 7 7 9
16.	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [13+15(a)(ii)+15(b)(ii)]	2 0 6 9 4 0
17.	FSI CONSUMED ON NET PLOT [13/4]	2 3 9
(II)	OTHER REQUIREMENTS	
	(A) RESERVATION/DESIGNATION	
	a) Name of Reservation	N I L
	b) Area of Reservation affecting the plot	N I L
	c) Area of Reservation land to be handed/handed over as per regulation No.17	N I L
	d) Built up area of Amenity to be handed over as per regulation No.17	N I L
	e) Area/Built up Area of Designation	N I L
	(B) RESERVATION/DESIGNATION	
	(i) 14(A)	N I L
	(ii) 14(B)	N I L
	(iii) 15	N I L
	(C) Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27	- - -
	(D) Tenement Statement	
	(i) Proposed Built up Area (13above)	1 9 9 9 5 6
	(ii) Less deduction of Non-residential area (Shop etc)	1 4 6 9 5 6
	(iii) Area available for tenements[(i) minus (ii)]	5 3 0 0 0
	(iv) Tenement permissible (Density of tenement/hectare)	2 4 0 0 0
	(v) Total No of Tenement Proposed on the plot	3 6 0 0 0
	(E) Parking Statement	
	(i) Parking Required by regulations for:-	
	Car	6 3 0 0 0
	Scooter/Motor cycle	- - -
	Outsider (visitors)	- - -
	(ii) Covered garage permissible	- - -
	(iii) Covered garage proposed	- - -
	Car	- - -
	Scooter/Motor cycle	- - -
	Outsider (visitors)	- - -
	(iv) Total parking provided	6 3 0 0 0
	(D) Transport Spaces Parking	
	(i) Space for transport vehicles parking required by Regulations	- - -
	(ii) Total No. of transport vehicles parking spaces provided	- - -

SCALE	NAME & SIGN OF ARCHITECT
AS SPECIFIED	
NORTH	
R. P. ASUNDARIA ARCHITECT 236, 2ND FLOOR, AVIOR, NIRMAL GALAXY, NEAR DEEP MANDIR CINEMA, L.B.S. MARG, MULUND (WEST), MUMBAI - 400 080 Tel : 25679979	

SHEET : 1 / 1



A.E.(B.P.) S & T

236, 2ND FLOOR, AVIOR, NIRMAL GALAXY,
NEAR DEEP MANDIR CINEMA, L.B.S. MARG,
MULUND (WEST), MUMBAI - 400 080
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