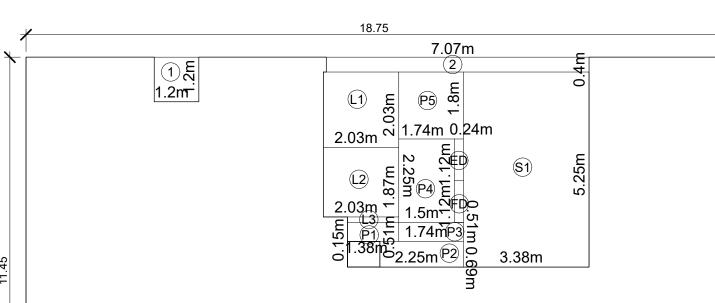
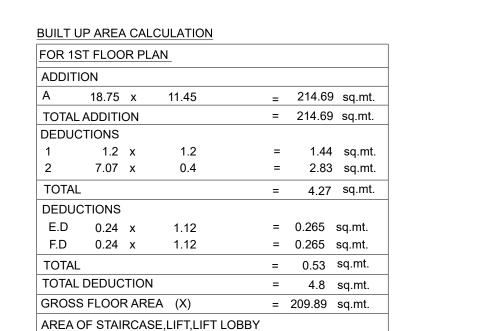
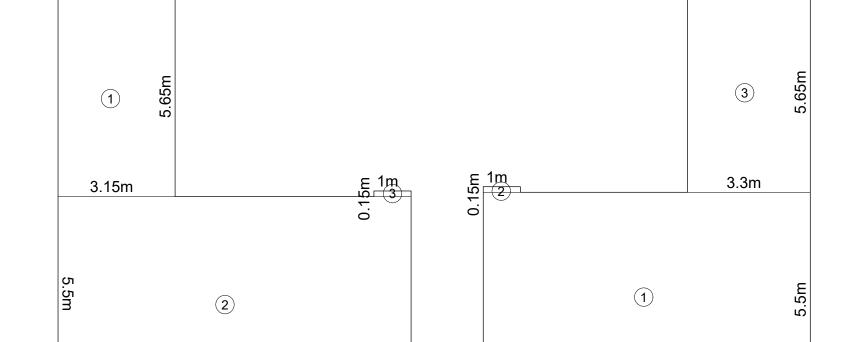
				A PROFORMA-A	
EOS14			TABLE NO IV PARKING SPACE STATEMENT	A     F N O F O N IVI A - A       i     Area Statement       1     Area of plot   568.5	FILE NO P-16851/(2023)/K/W Ward/FP/337/1/New <b>1/1</b>
		SR. WING FLOOR NAME	CARPET AREA IN SQ.MT NO. OF NO. OF TENAMENTS IN GROUP OF REQUIRED PARKING SPACE	a)Area of Reservation in plot        b)Area of Road Set Back     3.64	
	O KOAST	NO. WING FLOOR NAME	FLAT NO. 01     FLAT NO. 02     FLAT NO. 03     PROPOSED PER FLOOR.     BELOW 45 SQ.MT     ABOVE 45-60 SQ.MT     ABOVE 60-90 SQ.MT     ABOVE 90 SQ.MT     TOTAL PARKING       Image: Constraint of the second	c)Area of D P Road 2 Deductions for.	
12.2 SITE U/R 9.15 VILLE PARLE	5.39 E	(1) (2) (3)	(4)         (5)         (6)         (7)         (8)         (9)         (10)         (11)         (12)	(A)       For Reservation/Road Area         a) Road set-back area to be handed over (100%) (Regulation No 16)       NIL	CONTENTS OF SHEET :
	460 P 33 0 P	1 GROUND FLOOR 1ST FLOOR	NIL         NIL <td>b) Proposed D P road to be handed over (100%) (Regulation No 16)          (i) Reservation Area ( plot ) to be handed over to (Regulation No 17)      </td> <td>PLOT AREA DIAGRAMAND CAL., BLOCK PLAN, LOCATION PLAN, SECTION THROUGH U.G TANK &amp; COUMPOUND WALL, BUILT-UP AREA STATEMENT, PARKING STATEMENT,</td>	b) Proposed D P road to be handed over (100%) (Regulation No 16)          (i) Reservation Area ( plot ) to be handed over to (Regulation No 17)	PLOT AREA DIAGRAMAND CAL., BLOCK PLAN, LOCATION PLAN, SECTION THROUGH U.G TANK & COUMPOUND WALL, BUILT-UP AREA STATEMENT, PARKING STATEMENT,
		2 TOTAL RESIDENTIAL TENEME	ENTS (FOR TENEMENT DENSITY) 3.00 1.00 0.0 2.00 NIL	(ii) Reservation Area to be handed over as per AR (Regulation No 17) (Not to be deducted for computation of FSI i.e. sr. no. 5 below)       NIL	FUNGIBLE AREA CALC., GROUND FLOOR PLAN, 1ST FLOOR PLAN, BU/A LINE DIAGRAM, RERA CARPET CALCULATION, SECTION A-A', SECTION B-B'
BAJAJ ROAD 30 31 48-49 47	PLOT AREA DIAGRAM	3 REQUIRED PARKING SPACES 4 10% VISITORS PARKING (3X10		d) ANY(AREA OF PLOT NOT IN POSSESSION)          B       Total area under road / reservation / plot not in possession          For Amenity area to be handed over to MCGM	
	<u>SCALE - 1:500</u>	(3+4)	PACES FOR RESIDENTIAL TENEMENTS (2.25+0.225=2.475) SAY 3.00 RMISSIBLE (PER TENEMENTS WISE & SHALL NOT	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)	THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL
32/B         45         46         57         57           E081.5         33         TPS         59         0           27         VILLE PARLE NO. VI         0         0         0	PLOT AREA CALCULATION	6 TOTAL PARKING SPACES PERI BE MORE THAN NOS. OF T/S) 7 (B) COMMERCIAL		c) Area of amenity plot/plots to be handed over as per DCR 35          Total Amenity area	ISSUED UNDER SECTION 346 OF MMC ACT 1888 U/NO. :P-16851/(2023)/K/W           Ward/FP/337/1/New SIGNED ON EVEN DATE 06/02/2024
35 34 45 A 44 43 SM - KE 19	1 35.66 x 16.43 x $1/2$ = 292.94 sq.mt.	8 DESCRIPTION	PARKING REQUIREMENT BU/AREA NO.OF IN SQ.MT. PARKING	(C)       Deduction of existing BUA to be retained if any / land component of existing BUA/Existing         BUA as per regulation under which the development was allowed	
	2 $11.34 \times 35.66 \times 1/2 = 202.19$ sq.mt. 3 $5.39 \times 19.47 \times 1/2 = 52.51$ sq.mt.	9 a) COMMERCIAL/ IT PARK 10 b) CONVENINCE PARKING	i) 01 FOR EVERY 40SQ.MT. UPTO 800SQ.MT       ii) 01 FOR EVERY 80SQ.MT. EXCEEDING 800SQ.MT (NIL)       REQUIREMENT         i) 01 FOR EVERY 150 SQ.MT. FOR SHOP UPTO 20       ii) 01 FOR EVERY 50 SQ.MT. FOR SHOP OVER 20 SQ.MT       NIL	3         Total deductions: [ 2(A) + 2(B) + 2(C)]         NIL           4         Balance area of plot (1 minus 3)         564.9	
LOCATION PLAN SCALE - 1:4000	4AREA OF SEGMENT=17.29 sq.mt.TOTAL AREA=564.93 sq.mtA	11 c) OTHER	i) NA ii) NA NIL NIL	5         Plot area under development [ Sr. no. 4 + 2(A) (c)(ii)]           6         Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)           7         a)permissible built up area as per zonal (basic) FSI (5 X 6)	
	AREA OF ROAD SETBACK	12 d) 10% VISITOR (MIN 2 NOS.)	NIL	b)permissible built up area as per regulation 30(C) (Protected development) 91.0 (7100.49 sq.ft/ 10.764 = 659.65 sq.m)	8
	GRAM     5 AREA OF SEGMENT     =     3.64 sq.mt.       TOTAL AREA OF ROAD SETBACK     =     3.64 sq.mt.	13 TOTAL REQUIRED PARKING SE	SPACE FOR COMMERCIAL USE NIL SPACE FOR RESI + COMM. USE=(5+13) SAY 3.00	c) permissible built up area ( 7a or 7b above, whichever is more)656.08Built up equal to area of land handed over as per Regulation 30(A)3(a)	
0.15M SLOPE <u>SCALE - 1:500</u>		14         TOTAL RECORED FARMING SP           15         TOTAL PARKING SPACE PROV		a) 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)	
	TOTAL AREA OF PLOT (A+B) = $568.57$ sq.mt.		ACE FOR VEHICLE HOLDING AREA =(15) X10%	b) BUA for 2(A)(a) & 2(A)(b) above to be utilized over and above the permissible FSI as per column no. 7 of table 12 of regulation 30(A) and to the mentioned in table 12 A of regulation 32 (200% or 250%)	
2.4		17         EXCESS REQUIRED PARKING           18         50% REQUIRED PARKING SPACE	SPACE PROVIDE=(15-14)     NIL       ACE PERMISSIBLE FREE OF FSI WITHOUT CHARGING PREMIUMS =14X50% (33X50%)     13.00	c) In case of 2(A)(c) (ii) permissible over and above permissible BUA on remaining / balance plot. [ as per table no. 5 of regulation 17(1)]       7.2	8
		19 RESIDENTIAL VISITOR PARKIN		d) Total Additional BUA [8(b) + 8(c)]       NIL         9       Additional / Incentive BUA within the cap of "admissible TDR" as per Table 12 on balance plot	
		20         DETAIL OF PARKING SPACES F           SR.NO         FLOOR	PROVIDED     PARKING SPACES PROVIDED	9       Additional / Incentive BOA within the cap of "admissible TDR" as per Table 12 on balance plot         a) in lieu of cost of construction of amenity buildings as per regulation 30(A)(3)(b)          b) 50% of rehab component as per reg. 33(7)(A)	E.E (B.P) K\WEST WARD
SECTION THROUGH U.G. TANK	COTH COTH	GROUND FLOOR	SMALL         BIG         TOTAL           6.00         26.00         32.00	c) 15% of sr.no. 7b above or 10 sqmts per rehab tenement as per reg. 33(7)(B)(9x10)         d) Total Additional BUA / Incentive area	CERTIFICATE OF PLOT AREA CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT :
		TOTAL	6.00         26.00         32.00           6.00         26.00         32.00	10       Built up area due to Additional FSI on Payment of Premium as Regulation No 30(A) on remaining/ balance plot. per Table No 12 of (50%)	01\01\23 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED
		% RATIO TO TOTAL	.= 18.75% 81.25% 100%	11         Built up area due to admissible TDR as per Table No 12 of Regulation No 30(A) and 32 on remaining / balance plot. (90%)	ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 568.57 SQ.MTS AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF
GR LVL			TABLE NO I	a) Genenal TDR [ (50% min.& 80% max) of permissible TDR]          b) Slum TDR [(20% min. & 50% max.) of permissible TDR]	OWENERSHIP
				c) TDR lieu of sr. no. [7(a)-7(b)], 8(a),8(b) & 9 above            d) Total TDR            12         Permissible built up area [7(c)+8(d)+9(d)+10+11(d)]         663.2	
SECTION THROUGH			SR. NO.     FLOOR NAME     PROPOSED BU/AREA IN SQ.MT     TOTAL (4+5) IN SQ.MT     STAIRCASE,LIFT, LIFT LOBBY AREA     FLAT/ NR/ SOCIETY OFFICE /FITNESS CENTER/ REFUGE AREA       (1)     (2)     (3)     (4)     (5)     (6)	1213Proposed built up area209.814TDR generated if any as per regulation 30 (A) and 32	
COMPOUND WALL	SCALE - 1:500		GROUND FLOOR         NIL         NIL         NIIL         STAIRCASE LOBBY	15 Permissible Fungible Compensatory Area as per Regulation No 31(3) I.E.(209.89X35%=73.46)       73.4         a) (i) perm. fungible compensatory area for rehab comp. w/o charging premium       -	PROPOSED REDEVELOPMENT OF THE EXISTING BUILDING KNOWN AS "SHANTI SADAN
			1ST FLOOR         209.89         209.89         35.53         2 NO.s OF FLAT ON FLOOR, MULTI PURPOSE ROOM           2         TOTAL BU/AREA PROPOSED         209.89         209.89         35.53	(ii) fungible compensatory area availed for rehab comp. w/o charging premium       -         b) (i) Permissible Fungible Compensatory area by charging premium.       -	CO-OPERATIVE HOUSING SOCIETY LIMITED" ON PLOT BEARING F.P.NO. 50,TPS VILE PARLE NO.VI (1ST VARIATION) (FINAL), SITUATED AT DADABHAI RD, NAVPADA, VILE PARLE (WEST), MUMBAI-400056
			<sup>3</sup> NET BUA PROPOSED2/1.35         209.89         209.89         NIL	(ii) Fungible Compensatory area availed on payment of premium       -         16       Total BUA proposed including Fungible Compensatory Area [13 +15(a)(ii) +15(b)(ii)]       209.         17       Fold       Fold       Fold	<u>39</u>
		STACK PARKING	4     FUNGIBLE COMPENSATORY AREA PROPOSED SR. NO. 2-3     NIL	17       FSI consumed on Net Plot [13/ 4] Incuding setback over and above       0.3         ii       Other Requirements       0.3         (A)       Reservation/Designation       0.3	7     NAME & SIGNATURE OF OWNER     DIGITAL SIGN       MR. BRIJESH ITALIA PARTNER OF     Image: Constraint of the second seco
CANTILEX/EP/PARKING CP-S	CANTILEVER PARKING CP-S	CP-S	5 FITNESS CENTER PERMISSIBLE 2 X 2% = NIL PROVIDED = NIL	a)Name of Reservation     N/A       b) Area of Reservation affecting the plot     N/A	M/S_SHREEHANS REALTORS LLP
337 3.97	(31) U.G. TANKS PEUSHED TO GROUND LEVEL & THE SLAB OF TANK SHALL BE DESIGNED TO BEAR 58 METRIC TONNES OF VEHICULAR LOAD & POINT LOAD OF 10 KG/CM2.	4.18	6 SOCIETY OFFICE PERMISSIBLE = NIL PROVIDED (CA) = NIL	c) Area of Reservation land to be handed/handed over as per Regulation No.17       N/A         d) Built up area of Amenity to be handed over as per Regulation No.17       N/A	ADDRESS - A/5 MAYUR CHS., PREM NAGAR,
			7     AMINITY AREA/BU/AREA IN (REG. 14A OR 14B)     REQUIRED = NIL     NA	e) Area/Built up Area of Designation       N/A         (B)       Plot area/Built up Amenity to be Handed Over as per Regulation No	SODAWALA LANE BORIVALI (WEST), MUMBAI -400092
	LINE OF ABOVE FLOOR	4.04	8     IH/PH PROVIDED     REQ. BU/AREA = NIL SQ. M, NO.OF TENAMENT =NIL     NA       PROVIDED BU/AREA=NIL SQ.M, NO.OF TENAMENT=NIL     NA	i) 14(A) ii) 14(B)	SCALE   DRG. No.  CHECKED BY   DESIGN & DRN. BY   DATE   REV.
	0.16x1.8 m	SURFA		iii) 15          (C)       Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27         i) Requirement	NAME, ADD. & SIGNATURE OF ARCHITECT
	ETER LIFT LOBBY 1.5x4.05 DOM LIFT LOBBY 1.5x4.05 SPACE FOR TWO WHEELER PARKING	SURFACE PARKING	TABLE NO III	ii) Proposed        (D)     Tenement Statement	DIGITAL SIGN
			FUNIBLE COMPENSATROY AREA STATEMENT       SR.     BU/AREA IN SQ.MT     TOTAL       NO.     DESCRIPTION     COMMERCIAL     RESIDENTIAL	i) Proposed built up area (13 above)       209.89         ii)Less deduction of Non-residential area (Shop etc.)       NIL	HEMAL SANGHAVI
SLOPE:-1:10 SLOPE:-1:10 CP-L 5 6 - 7 SCA			(A) REHAB         (4)         (5)         (6)	iii) Area available for tenements [(i) minus (ii).]       209.85         iv) Tenements permissible (Density of tenements/hectare)       9	CA/2008/43433 39 GUNDAVI L OFF SIR M V
		STACK PARKING	1     EXISTING BU/AREA OF THE BUILDING TO BE DEMOLISED     -     -     -       a)     COMMERCIAL STRUCTURE EXISTING PRIOR TO 01-04-1962     -     -     -	v) Total number of Tenements proposed on the plot       03 No         vi) Tenements existing       NIL         Total number of Tenements on the plot       03 No	MUMBAI-400069
			b) RESIDENTIAL STRUCTURE EXISTING PRIOR TO 17-04-1964	Total number of Tenements on the plot     03 No       (E)     Parking Statement       i) Parking required by Regulations for	
		EA.	d)     AS PER APPROVED. PLAN AND CC GRANTED APPROVED     -     659.65       U/NO DATED     -     659.65	Car     3 No.s       Scooter/Motor cycle     3 No.s	
PANEL       4.57	ENTRANCE		e)         OTHER SPECIFY         _	Outsiders (visitors)       ii) Covered garages permissible	
	LOBBY 4.20x4.65		OF THE BUILDING TO BE DEMOLISHED AS PER REFERED PLAN       659.65         OUT OF (a) OR (b) OR (c) OR (d) OR (e)       659.65         g)       EXISTING BU/AREA ACCEPTED FOR ALLOWING FUNGIBLE AREA	iii) Covered garages proposed Car	
			FOR REHAB WITHOUT CHARGING PREMIUM FROM ABOVE     -     659.65     659.65       2     PERMISSIBLE FUNGIBLE AREA FOR REHAB WITHOUT CHARGING     -     220.87     220.87	Scooter/Motor cycle           Outsiders (visitors)	
	17 LINE OF PLINTH (20) (23) (17) (24) N	CP-L	3       FUNGIBLE AREA AVAILED FOR REHAB COMPONENT (TOTAL OF       -       230.87       230.87	iv) Total parking provided       32 N         (F)       Transport Vehicles Parking         i) Spaces for transport vehicles parking required by Regulations       NIL	
	CP-L CP-L CP-L PIT PUZZLE PARKING	* 3	4     FUNGIBLE AREA KEPT IN ABYENCE/UTILIZED (AS PER TOTAL OF COL. NO. 15 OF TABLE NO. II)     230.07	ii)Total No. of transport vehicles parking spaces provided NIL	
			(B) SALE COMPONENT		<u>е</u> 0.9m
3.17 5 <sup>5</sup> 11 3.17		<u>б</u> 3.49 Со	5     PERMISSIBLE BU/AREA     AREA		
HUNDER SLOPE : -1:10	SLOPE : -1:10		6         NET BU/AREA PROPOSED (SR.NO.3 OF TABLE NO. 1)         COMMERCIAL         RESIDENTIAL         TOTAL		1.5m <sup>°</sup>
ROAD SETBACK	GATE CHAIN LINK GATE	GATE 2.63	NIL         209.89         209.89	FOR 1ST FLOOR	RERA CARPET LINE DIA.
7	21.35 M WD. ROAD		7     PERMISSIBLE FUNGIBLE AREA(0.35 XSR. NO.6)     NIL     -       8     FUNGIBLE AREA AVAILED FOR SALE (7-2)     NIL     -	MULTIPURPOSE ROOM 4	0.65m FOR GROUND FLOOR
	SOUTH			$\begin{array}{rrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrr$	RERA CARPET LINE DIA. FOR METER
	GROUND FLOOR PLAN			$\begin{array}{cccccccccccccccccccccccccccccccccccc$	$1 1.5 \times 2.12 = 3.18 \text{ sq.mt.}$
	<u>SCALE - 1:100</u>			TOTAL AREA = 23.51 sq.mt. RERA CAP 1ST FLOOR: M	2         0.9         x         0.23         =         0.21         sq.mt.           ULTIPURPOSE ROOM         TOTAL AREA         =         3.39         sq.mt.











AREA OF STAIRGASE, LIFT, LIFT LODDY							
L1	2.03	х	2.03	=	4.12	sq.mt.	
L2	2.03	х	1.87	=	3.8	sq.mt.	
L3	0.15	х	1.38	=	0.21	sq.mt.	
P1	1.38	х	0.51	=	0.7	sq.mt.	
P2	2.25	х	0.69	=	1.55	sq.mt.	
P3	1.74	х	0.51	=	0.89	sq.mt.	
P4	1.5	х	2.25	=	3.38	sq.mt.	
P5	1.74	х	1.8	=	3.13	sq.mt.	
S1	3.38	х	5.25	=	17.75	sq.mt.	
TOTAL	STAIRCA	SE,	LIFT, LIFT LOBBY	=	35.53	sq.mt.	
 FLOOR AREA (X)					209.89	sq.mt.	
NET FLOOR AREA					209.89	sq.mt.	

9.5m	
RERA CARPET LINE DIA.	
1ST FLOOR: FLAT NO: 02	

		101		1110.02					
FOF	FOR 1ST FLOOR								
RERA	RERA CARPET LINE DIA. FOR FLAT NO.02								
1	3.15	х	5.65	=	17.8	sq.mt.			
2	9.5	х	5.5	=	52.25	sq.mt.			
3	1.0	х	0.15	=	0.15	sq.mt.			
TOTA	L AREA			=	70.2	sq.mt.			

RERA CARPET LINE DIA. 1ST FLOOR: FLAT NO: 01								
FOR 1ST FLOOR								
RERA CARPET LINE DIA. FOR FLAT NO.01								
1 8.8	х	5.5	=	48.4	sq.mt.			
2 0.15	х	1.0	=	0.15	sq.mt.			
3 3.3	х	5.65	=	18.65	sq.mt.			
TOTAL AREA = 67.2 sq.m								

8.8m

