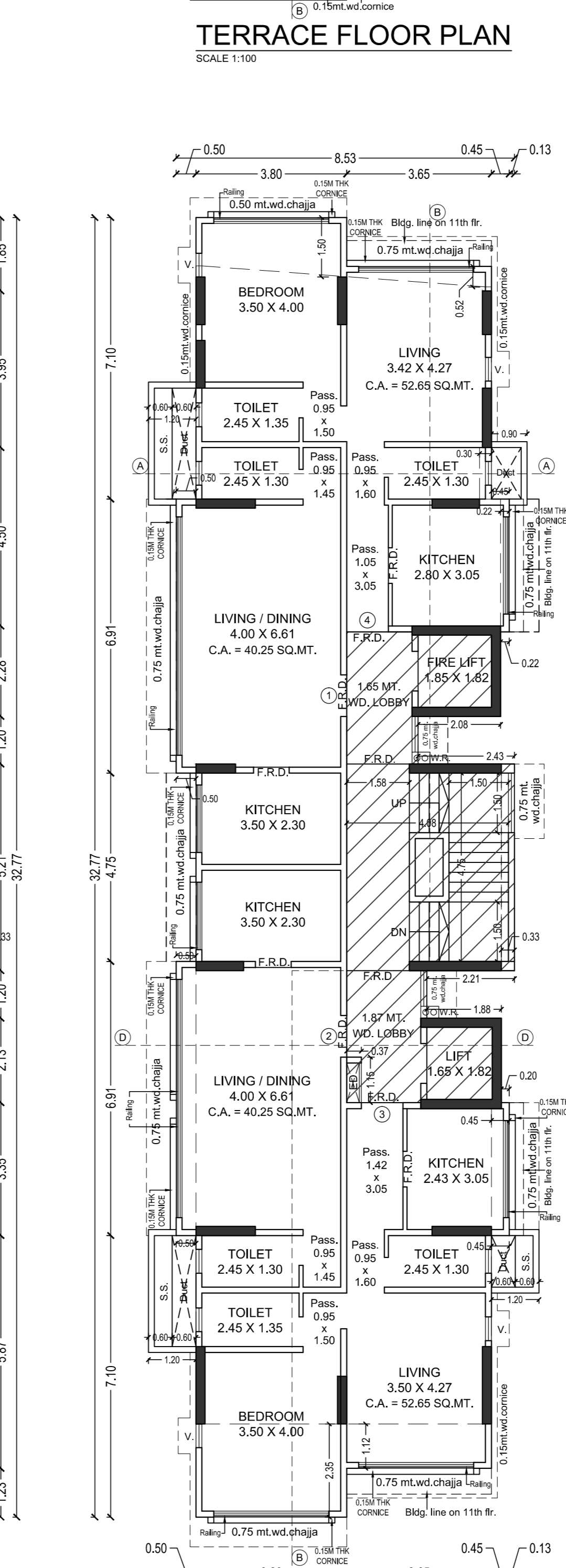
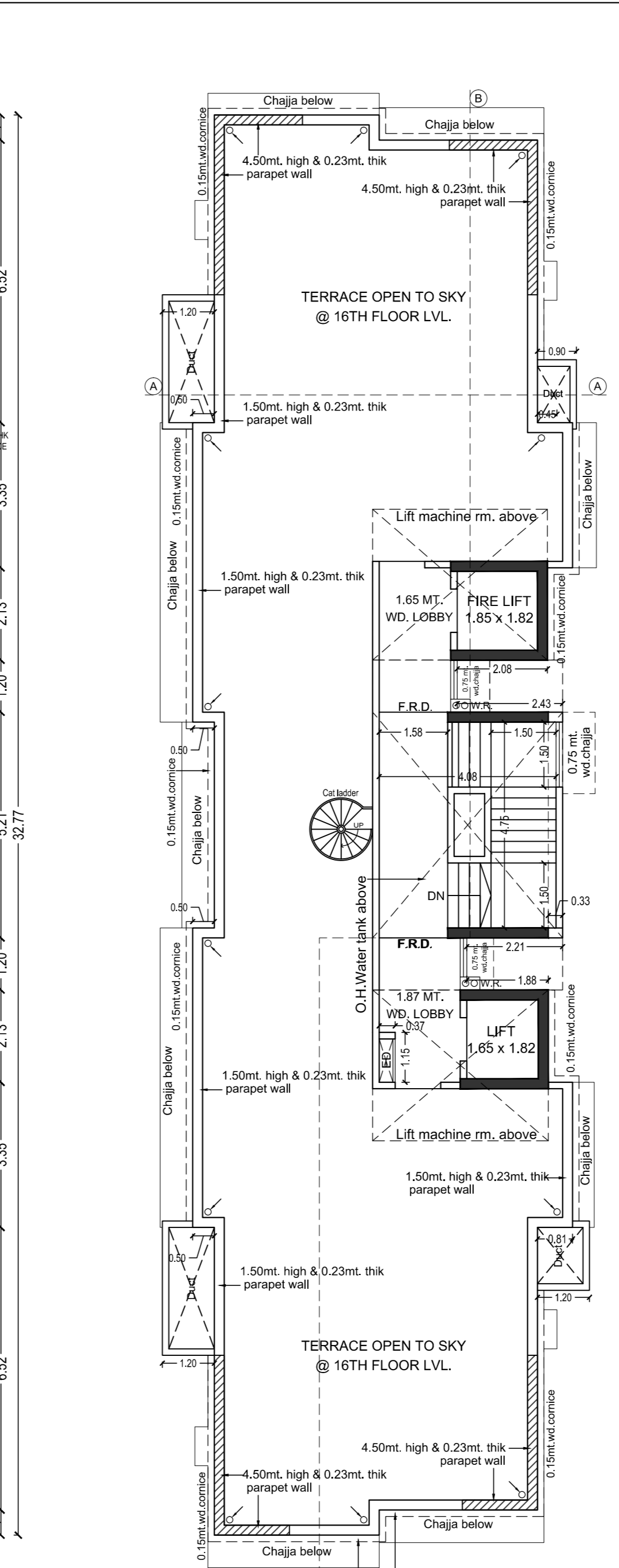
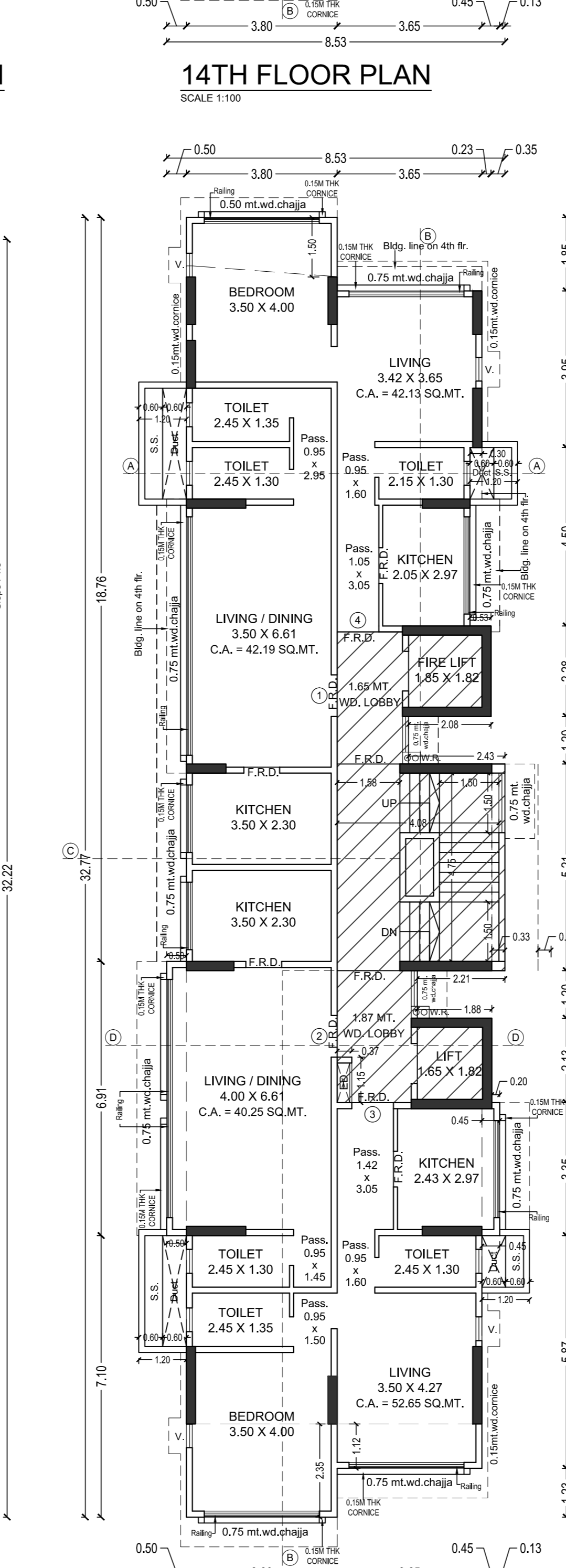
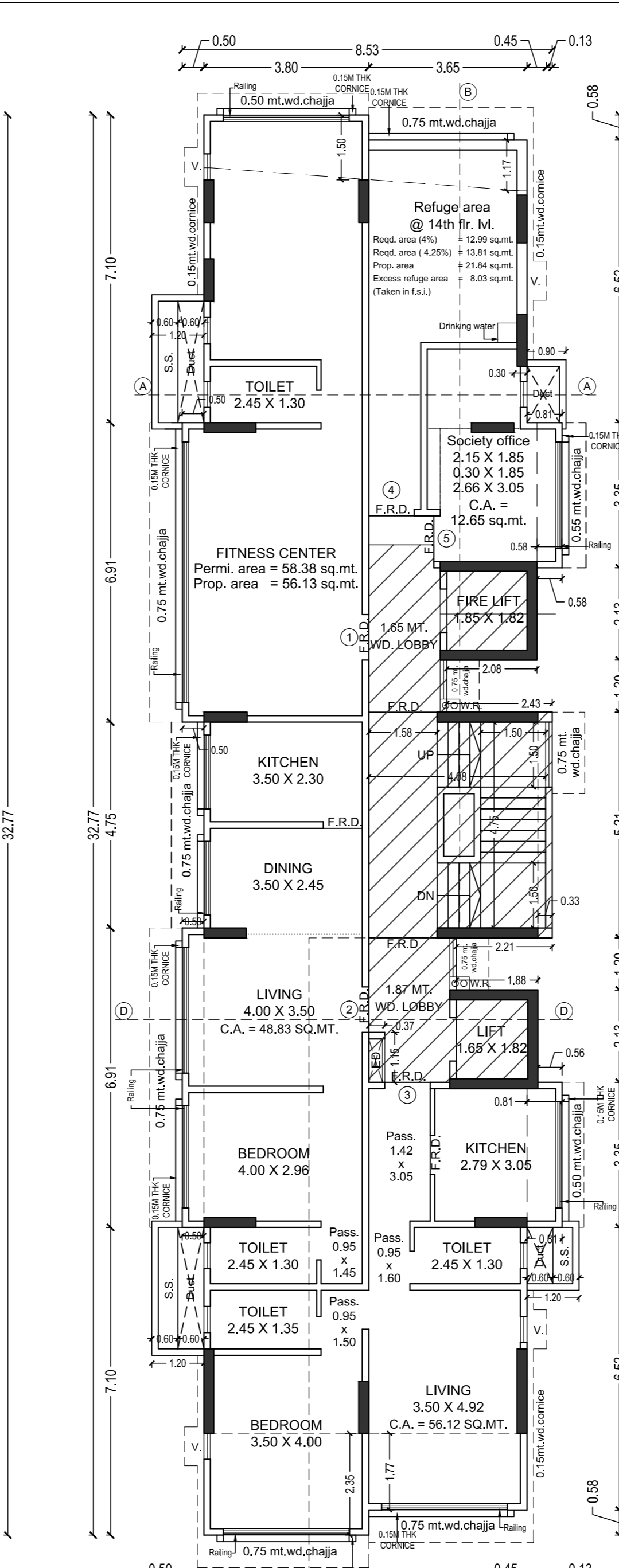
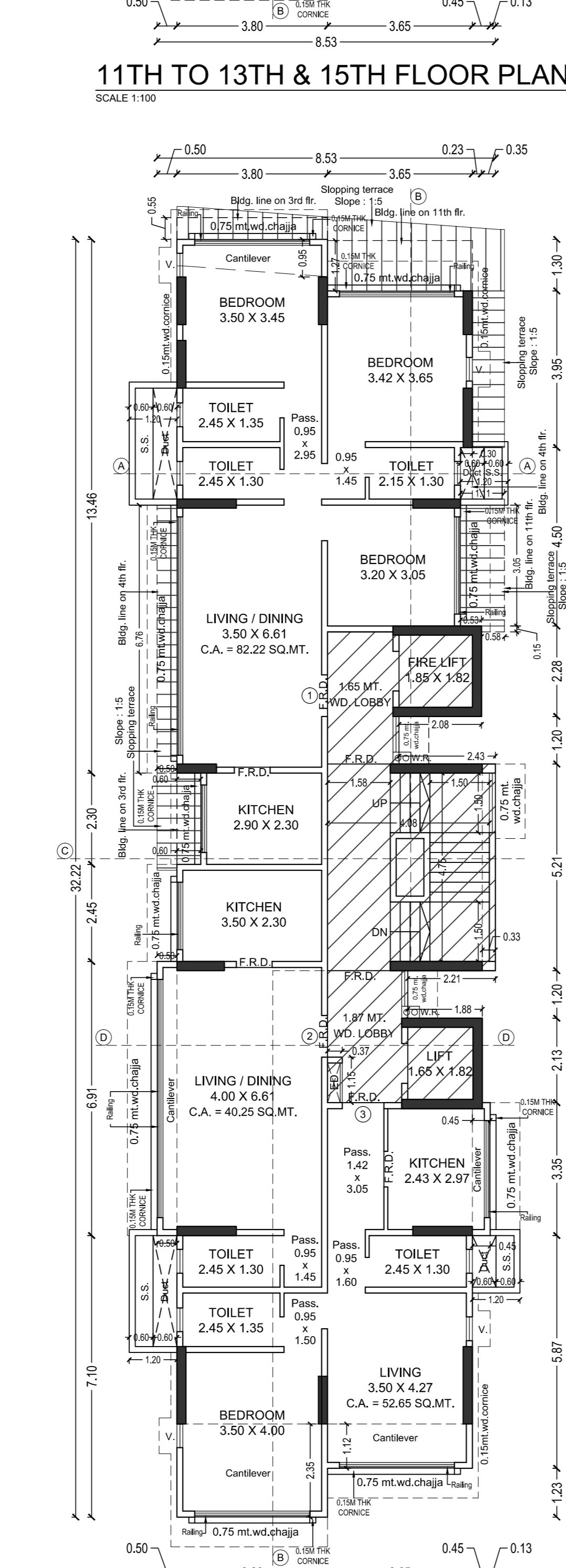
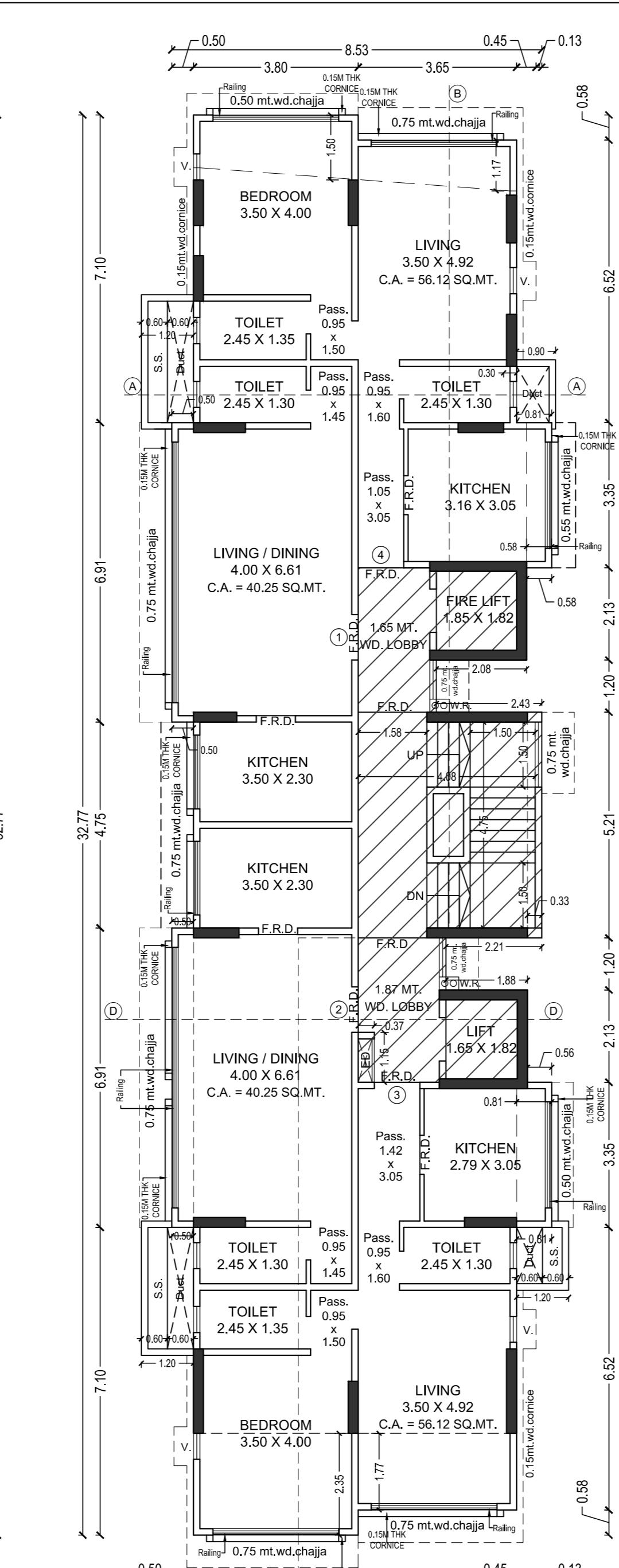
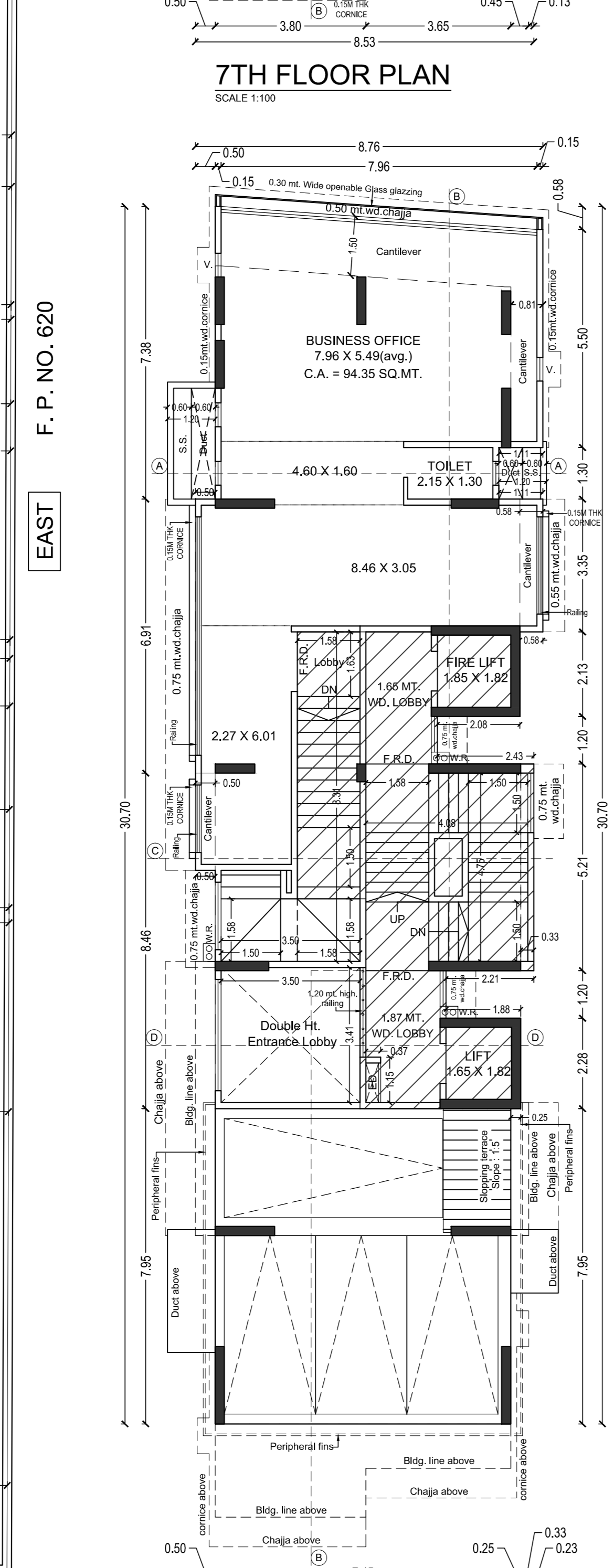
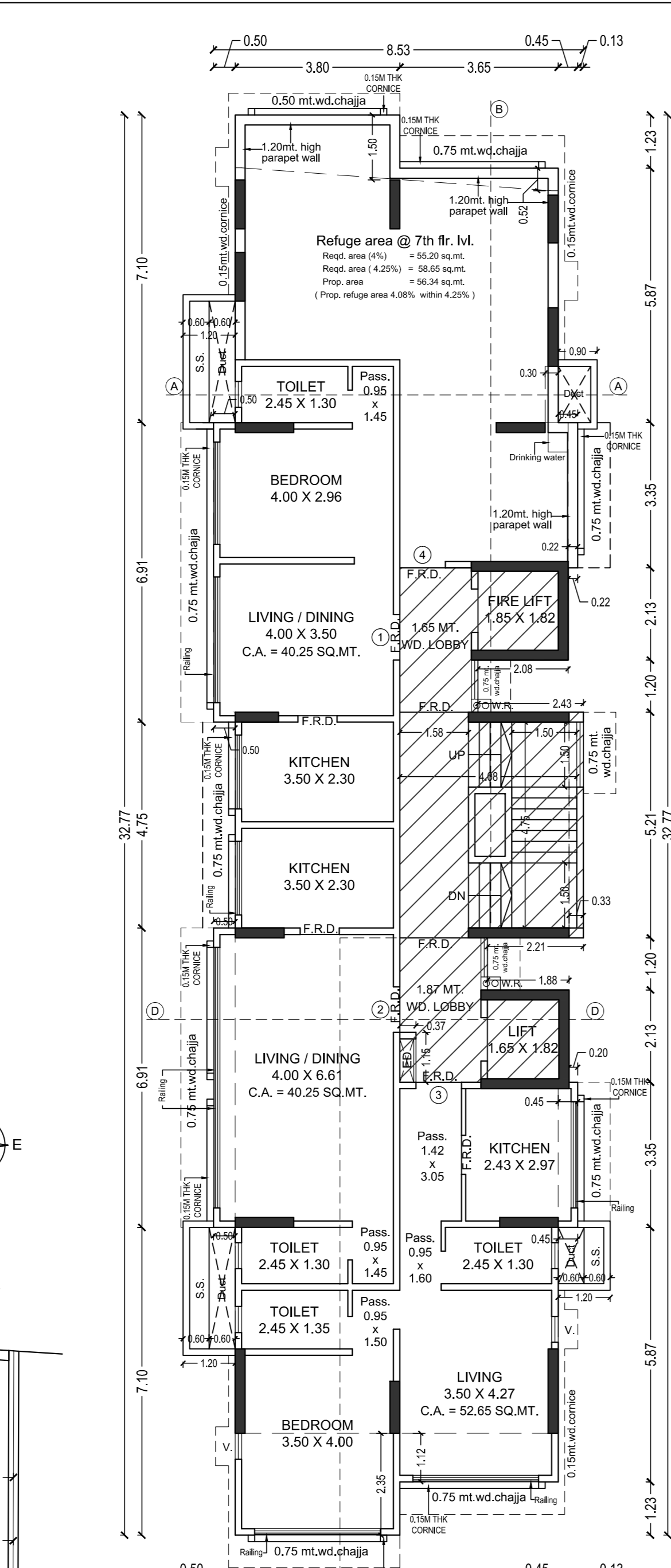
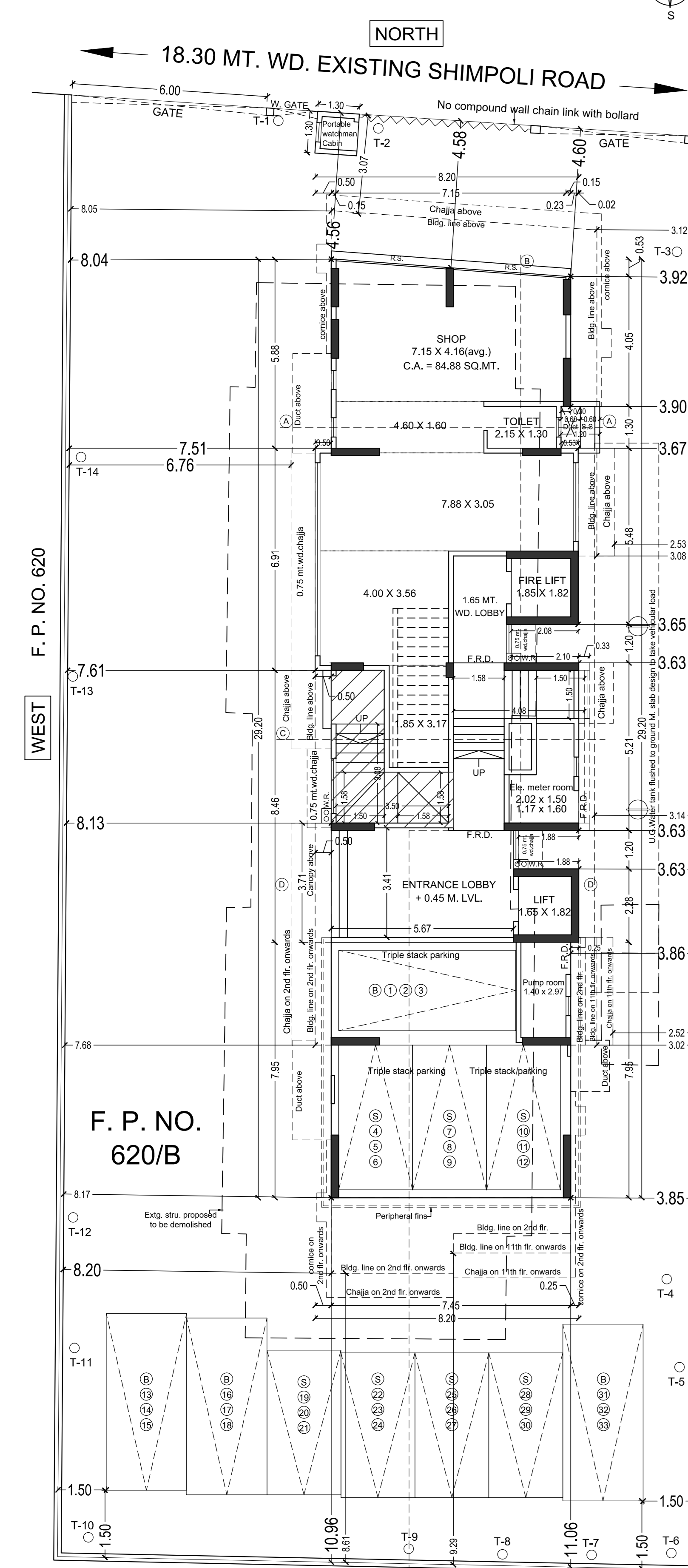
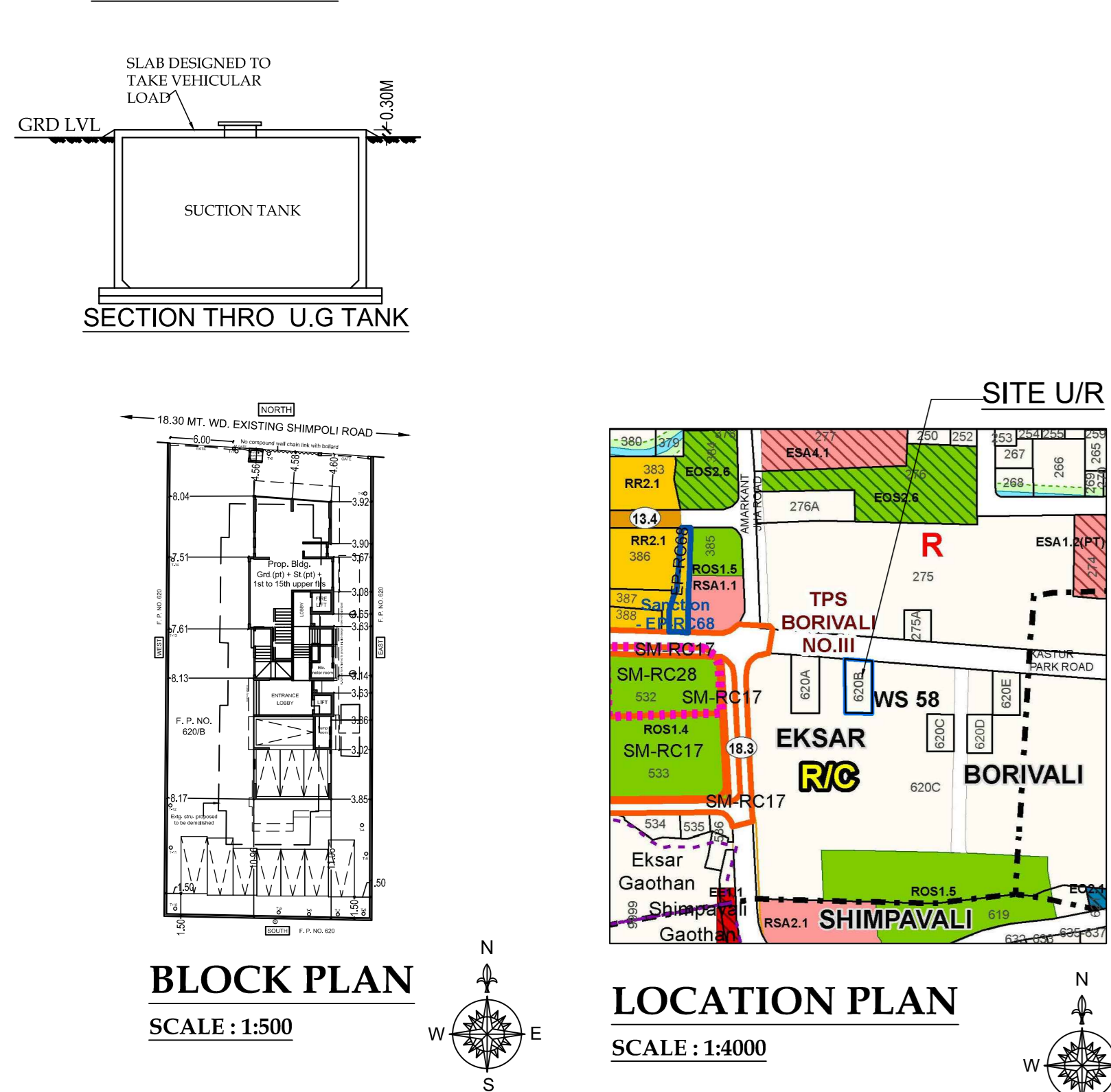


FLOOR	Small car		Big car		Total
	Single	Stack	Single	Stack	
GR. FLOOR	--	21	--	12	33
TOTAL CAR	--	21	--	12	33



AREA STATEMENT		Sq.Mts.
I		
1 Area of plot as per PRC		903.00
(a) Area of Reservation in plot		NIL
(b) Area of Road Set back		NIL
(c) Area of D P Road		NIL
2 Deductions for-		
(A) For Reservation/Road Area to be handed over to MCGM (100%)		
(a) Road set-back/widening area (Regulation No 16)		NIL
(b) Proposed D P road area (Regulation No 16)		NIL
(c) Reservation area (plot) to be handed over (Regulation No 17)		NIL
(i) Reservation area to be handed over as per AR (Y%) (Regulation No 17)		
(Not to be deducted for Computation of FSI i.e. sr. no. 5 below)		
Total Area under road / reservation		903.00
Net area of Plot		903.00
(B) For Amenity area to be handed over to MCGM		
(a) Area of amenity plot as per DCR 14(A)		NIL
(b) Area of amenity plot as per DCR 14(B)		NIL
(c) Area of amenity plot as per DCR 35		NIL
Total Amenity Area		NIL
(C) Deductions for Existing BUA to be retained if any / Land component of existing BUA/Existing BUA as per regulation under which the development was allowed		NIL
3 Total deductions: [2(A) + 2(B) + 2(C)]		NIL
4 Balance area of Plot [1 - 3]		903.00
5 Plot area under Development [Sr. no. 4 + 2(A)(c)(ii)]		903.00
6 Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)		1.00
7 (a) Permissible Built up Area as per regulation 30(C) (Protected Development)		903.00
Permissible Built up Area (7a or 7b above, whichever is more)		
8 Additional BUA as per regulation 30(A)(3)(a)		
(a) Additional BUA for 2(A)(a) above within the cap of "admissible TDR"		NIL
(b) 50% of rehab component as per reg. 33(7)(A)		NIL
(c) 15% of sr. no. 7b above or 10 Spts per rehab tenement as per reg. 33(7)(B)		164.99
(d) Permissible Built up Area as per regulation 30(C) (Protected Development)		270.90
As per approved layout/U.N.O. EC/29/LOR DT. 8.10.1975		(33.39%)
Total additional BUA		435.89
9 Additional / Incentive BUA 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)		NIL
(b) 50% of rehab component as per reg. 33(7)(A)		NIL
(c) 15% of sr. no. 7b above or 10 Spts per rehab tenement as per reg. 33(7)(B)		164.99
(d) Permissible Built up Area as per regulation 30(C) (Protected Development)		270.90
As per approved layout/U.N.O. EC/29/LOR DT. 8.10.1975		(33.39%)
Total additional BUA		435.89
10 BUA due to "Additional FSI on Payment of Premium" as per Table No 12 of Regulation No 30(A) [sr.no. 5 X 50%]		451.50
11 BUA due to admissible "TDR" as per Table No 12 of Regulation No 30(A) & 32 (by restricting area utilised beyond zonal FSI in sr. no. 7(b), 8(a) & 9 above)		NIL
(a) General TDR [(sr.no.5 x 90%) x 20% min. or 80% max.]		
(812.70 - 164.99 (9c) - 270.90 (9d) = 376.81 sq.mts.)		
To be utilised = 214.27 (26.37%)		
(b) Slum TDR [(sr.no.5 x 90%) x 20% min. or 80% max.]		
(812.70 - 164.99 (9c) - 270.90 (9d) = 376.81 sq.mts.)		
To be utilised = 162.54 (20%)		
Total TDR		376.81
12 Permissible Built up Area [7(a)+9+10+11]		2167.20
13 Proposed Built up Area		2167.20
a. COMMERCIAL BUILT UP AREA = 148.82 sqm		
b. RESIDENTIAL BUILT UP AREA = 2018.38 sqm		
14 TDR generated if any as per regulation 30 (A) and 32 for unutilized BUA on plot		NIL
15 Fungible Compensatory Area as per Regulation No 31(3)		758.52
(i) Perm. Fungible Compensatory area for Rehab comp. w/o charging premium		380.36
(ii) Fungible Compensatory area availed for Rehab comp. w/o charging premium		378.16
(b) (i) Permissible Comm Fungible Compensatory area by charging premium...		52.09
(ii) Proposed Comm Fungible Compensatory area by charging premium...		52.09
(iii) Permissible Res Fungible area by charging premium...		321.46
(iv) Proposed Res Fungible area by charging premium...		319.40
16 Total BUA proposed including FCA [13 + 15(a)(i)+(b)(ii) + 15(b)(iv)]		2919.05
17 FSI consumed on Net Plot [13/5]		2.40
II		
A Reservation/Designation		
(a) Name of Reservation		NIL
(b) Area of Reservation land handed over as per Regulation No.17		NIL
(c) Built up area of Amenity to be handed over as per Regulation No.17		NIL
(d) Area/Built up Area of Designation		NIL
B Plot area/Built up Amenity to be Handled Over as per Regulation No		
(a) 14(A)		NIL
(b) 14(B)		NIL
(c) 15		NIL
C Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27		NIL
D Tenement Statement		
(a) Proposed built up area (16 above)		2919.05
(b) Less deduction of Non-residential area (Shop etc.)		200.91
(c) Area available for tenements (a) minus (b)]		2718.14
(d) Tenements permissible (450/hectare)		122 NOS
(e) Total number of Tenements proposed on the plot		52 NOS
E Parking Statement		
(a) Parking required by Regulations for -		
(i) Car		25 NOS
(ii) Scooter/Motor cycle		NIL
(iii) Outsiders (visitors)		04 NOS.
(b) Total parking provided for -		
(i) Car		29 NOS.
(ii) Scooter/Motor cycle		NIL
(iii) Outsiders (visitors)		04 NOS.
(c) Parking Condoned		--
(d) Covered garage permissible		N.A.
(e) Covered garages proposed		N.A.
F Transport Vehicles Parking		
(a) Spaces for transport vehicles parking required by Regulations		N.A.
(b) Total No. of transport vehicles parking spaces provided		N.A.
OTHER REQUIREMENTS		
18 Reservation/Designation		
(a) Name of Reservation		NIL
(b) Area of Reservation land handed over as per Regulation No.17		NIL
(c) Built up area of Amenity to be handed over as per Regulation No.17		NIL
(d) Area/Built up Area of Designation		NIL
B Plot area/Built up Amenity to be Handled Over as per Regulation No		
(a) 14(A)		NIL
(b) 14(B)		NIL
(c) 15		NIL
C Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27		NIL
D Tenement Statement		
(a) Proposed built up area (16 above)		2919.05
(b) Less deduction of Non-residential area (Shop etc.)		200.91
(c) Area available for tenements (a) minus (b)]		2718.14
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(a) Parking required by Regulations for -		
(i) Car		25 NOS
(ii) Scooter/Motor cycle		NIL
(iii) Outsiders (visitors)		04 NOS.
(b) Total parking provided for -		
(i) Car		29 NOS.
(ii) Scooter/Motor cycle		NIL
(iii) Outsiders (visitors)		04 NOS.
(c) Parking Condoned		--
(d) Covered garage permissible		N.A.
(e) Covered garages proposed		N.A.
F Transport Vehicles Parking		
(a) Spaces for transport vehicles parking required by Regulations		N.A.
(b) Total No. of transport vehicles parking spaces provided		N.A.

PLOT AREA CALCULATION		
NOS.	LENGTH X WIDTH	IN SQMTRS
1	18.28 x 17.88	326.52
	TOTAL ADDITION	903.00
	NET AREA OF PLOT	903.00

PROFORMA - B 1/2

CONTENT OF SHEET.

GROUND TO 15TH FLOOR PLAN, TERRACE FLOOR PLAN, PLOT AREA DIAGRAM & CALCULATION, BLOCK & LOCATION PLAN, COMPOUND WALL & SUNCTION TANK SECTION.

CERTIFICATE OF AREA

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE NO 28/05/2022 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED AND THE AREA SO WORKED OUT IS 903.00 SQ.MT. THE AREA OF PLOT AS PER PRC IS 903.00 SQ.MT. (NINE HUNDRED THREE POINT ZERO SQUARE METERS ONLY) AND TALLIES WITH THE AREA IN G.S. RECORD.

MISS VINITA NANDAKUMAR CHOGLÉ ARCHITECT

DESCRIPTION OF PROPERTY

PROPOSED REDEVELOPMENT ON PLOT BEARING SUB PLOT NO. 5 OF OLD F.P.NO. 624 (5/624) AND NEW F.P. NO. 620B OF TPS BORIVALI III, AT SHIMPOLI ROAD KNASTUR PARK, BORIVALI (W), MUMBAI 400092. BUILT UP AS "SYNDICATE BANK EMPLOYEES ADARSH CHSL."

NAME & ADDRESS OF OWNER OF THE PROPERTY

SYNDICATE BANK EMPLOYEES ADARSH CHSL. SUB PLOT NO. 5 OF OLD F.P.NO. 624 (5/624) AND NEW F.P. NO. 620B OF TPS BORIVALI III, AT SHIMPOLI ROAD KNASTUR PARK, BORIVALI (W), MUMBAI 400092.

NAME & ADDRESS OF C.A. TO OWNER

MR. MADHAV V. PRABHU SECRETARY OF ADARSH CHSL. 162.54

DIGITAL SIGNATURE

MR. ARVIND T. KAMATH PRESIDENT OF ADARSH CHSL. 162.54

NAME & ADDRESS OF STRUCTURAL ENGINEER

MR. P. K. SURA SURA & ASSOCIATES

BUILDING PROPOSAL FILE NO. P-19832/2023/620B/R/C WARD / FP

DRG. NO. JOB. NO. DATE

CA - 302 / C.F.O. 3

DEPUTY FIRE OFFICER DIVISIONAL FIRE OFFICER

NORTH SCALE CHKD BY DRN BY

HRISHI

NAME & ADDRESS OF ARCHITECT DIGITAL SIGNATURE

MISS VINITA NANDAKUMAR CHOGLÉ ARCHITECT

CHOGLÉ & ASSOCIATES 8, SACHETA ENCLAVE, MAHARASHTRA NAGAR, OFFICE: 1, ROAD BORIVALI (W), MUMBAI - 400092. CHOGLENANDASOCIATES@GMAIL.COM

CONTENT OF SHEET.

LIFT MACHINE ROOM FLOOR PLAN, SECTION A-A, SECTION B-B, SECTION C-C, SECTION D-D, PROPOSED B.U.A. STATEMENT TABLE NO. I, FUNGIBLE COMPENSATORY AREA STATEMENT TABLE NO. III, PARKING SPACES STATEMENT TABLE NO. IV.

DESCRIPTION OF PROPERTY

PROPOSED REDEVELOPMENT ON PLOT BEARING SUB PLOT NO. 5 OF OLD F.P.NO. 624 (5/624) AND NEW F.P. NO. 620B OF TPS BORIVALI III, AT SHIMPOLI ROAD KASTUR PARK, BORIVALI (W), MUMBAI 400092. KNOWN AS "SYNDICATE BANK EMPLOYEES ADARSH CHSL."

NAME & ADDRESS OF OWNER OF THE PROPERTY

SYNDICATE BANK EMPLOYEES ADARSH CHSL, SUB PLOT NO. 5 OF OLD F.P.NO. 624 (5/624) AND NEW F.P. NO. 620B OF TPS BORIVALI III, AT SHIMPOLI ROAD KASTUR PARK, BORIVALI (W), MUMBAI 400092.

NAME & ADDRESS OF C.A. TO OWNER

MR. MADHAV V. PRABHU, SECRETARY OF ADARSH CHSL, A-11/101, ADARSH CO-OP. HOUS. SOC. LTD., 80B HBT R.C. BUILDING BEM 77, NO. 839 (OLD F.P. NO. 624) OF TPS BORIVALI III, AT KASTUR PARK, BORIVALI (W), MUMBAI.

MR. SANTOSH G. WAINGANKAR, CHAIRMAN OF ADARSH CHSL, A-2/ GROUND FLOOR ADARSH CO-OP. HOUS. SOC. LTD., 80B HBT R.C. BUILDING BEM 77, NO. 839 (OLD F.P. NO. 624) OF TPS BORIVALI III, AT KASTUR PARK, BORIVALI (W), MUMBAI.

MR. ARVIND T. KAMATH, PRESIDENT OF ADARSH CHSL, B-3/1ST FLOOR ADARSH CO-OP. HOUS. SOC. LTD. SUB PLOT NO. 5 BEARING F.P. NO. 620B (OLD F.P. NO. 624) OF TPS BORIVALI III, AT KASTUR PARK, BORIVALI (W), MUMBAI.

MR. P. K. SURIA, SURIA & ASSOCIATES, Shubham Flors, 3rd Floor, Chakabai, Andheri(E), Mumbai.

NAME, ADDRESS OF STRUCTURAL ENGINEER

MR. P. K. SURIA, SURIA & ASSOCIATES, Shubham Flors, 3rd Floor, Chakabai, Andheri(E), Mumbai.

BUILDING PROPOSAL FILE NO. P-19832/2023/(620B)/R/C WARD / FP

DRG. NO. CA-302 / C.F.O., JOB. NO. 3, DATE

DEPUTY FIRE OFFICER

NORTH SCALE, DIVISIONAL FIRE OFFICER, CHKD BY, DRN BY, HRISHI

NAME & ADDRESS OF ARCHITECT

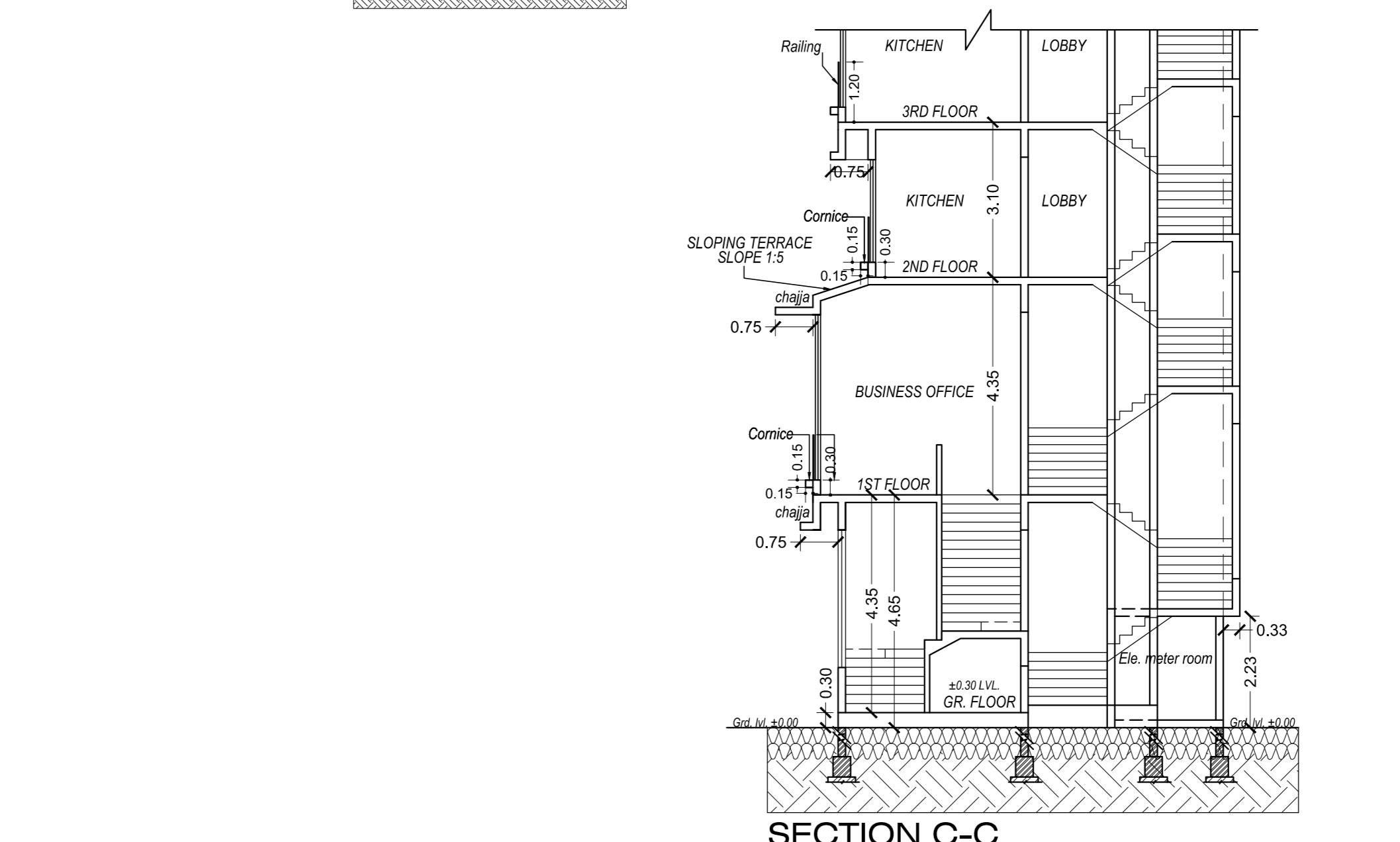
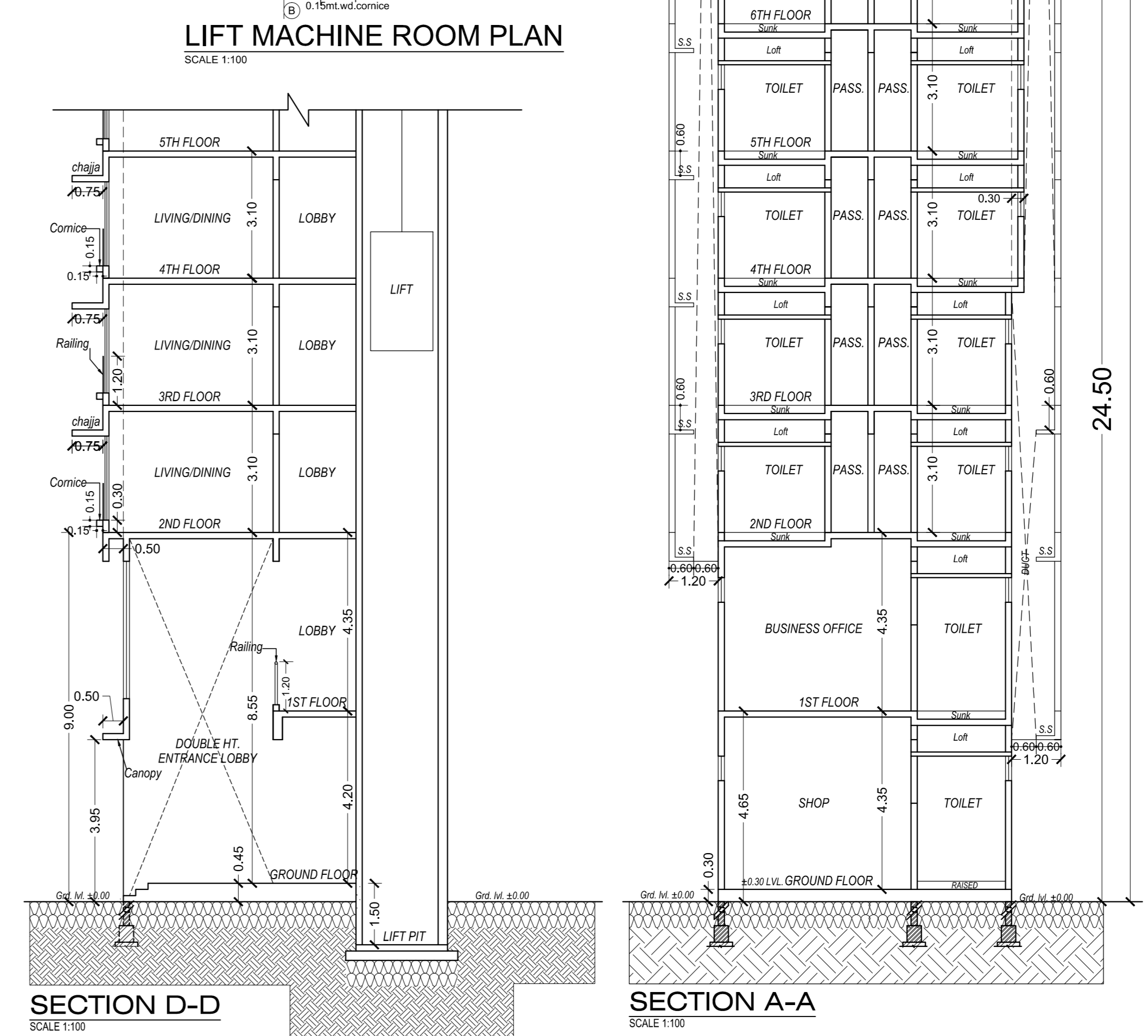
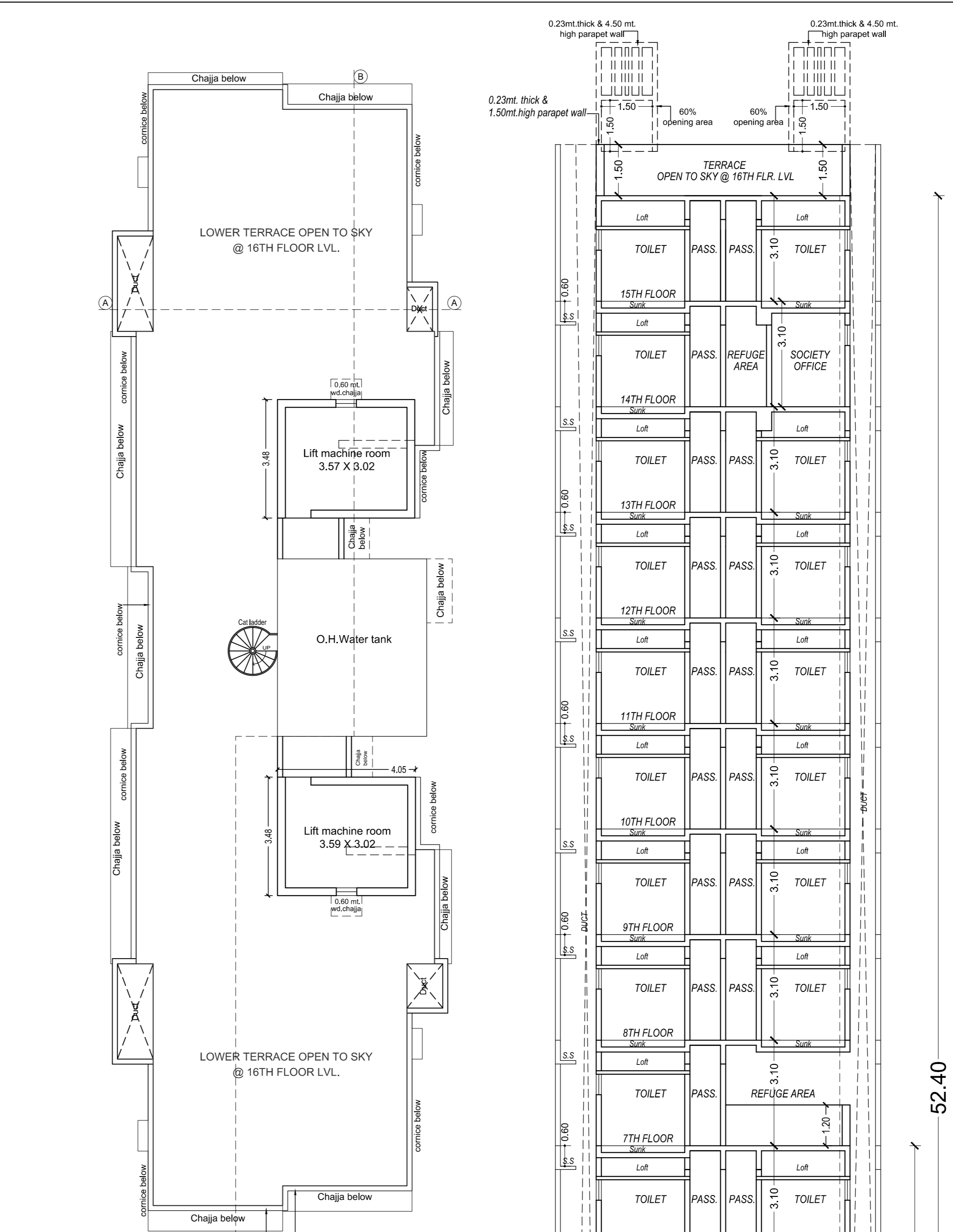
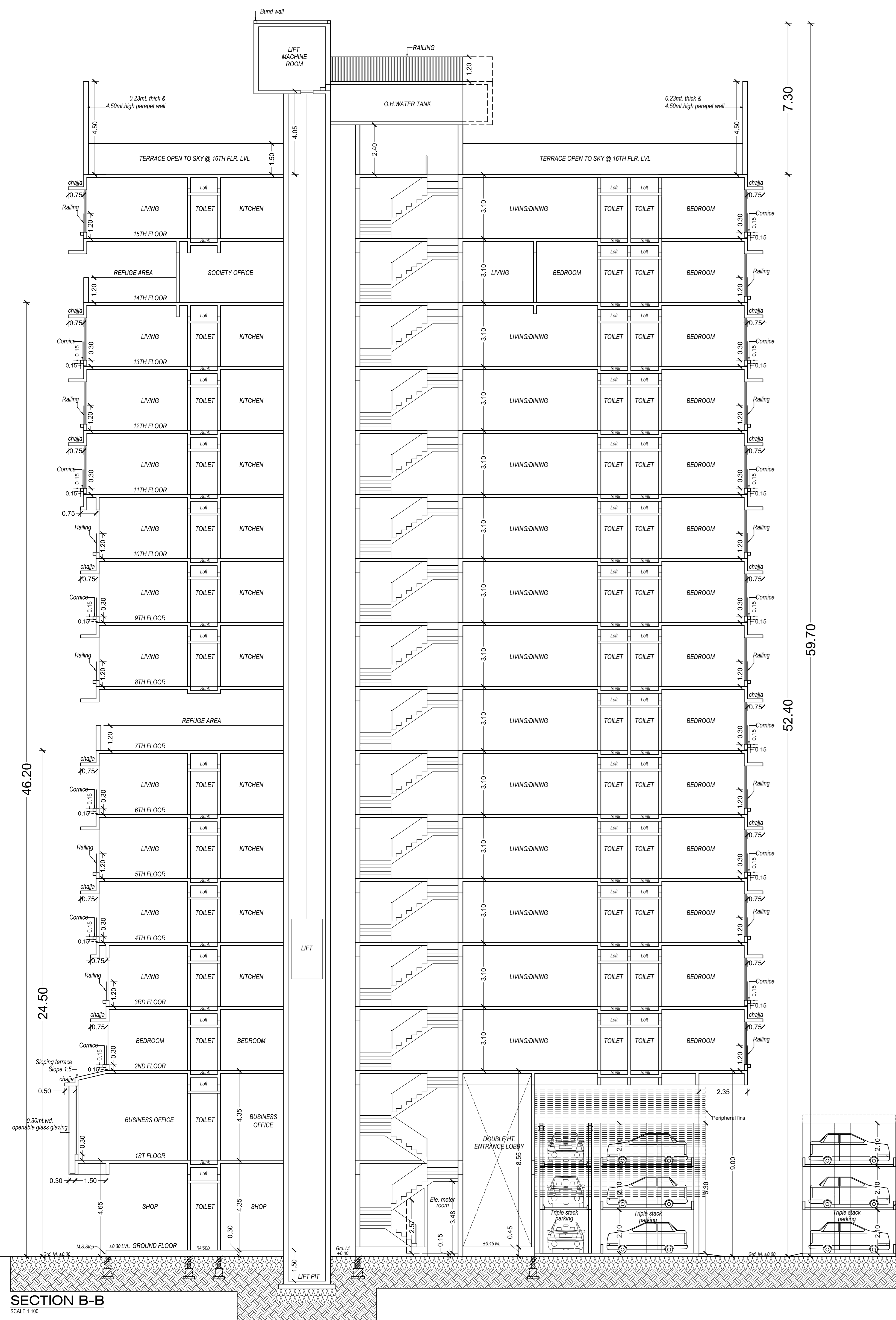
MISS. VINITA NANDAKUMAR CHOGLA ARCHITECT, CHOGLA & ASSOCIATES, 8, SUCHITRA ENCLAVE, MAHARASHTRA NAGAR, OFF: T. L. ROAD, BORIVALI (W), MUMBAI-400092, CHOGLANANDASOCIATES@GMAIL.COM

NOTES: This drawing is digitally signed, hence no physical signature is required.

Table No. I: PROPOSED BUILD UP AREA STATEMENT. Columns: Sr. No., Wing, Floor No., Proposed Build up area (sq.mts) (Commercial, Residential), Total (4+5), Staircase / Lift / LIFT lobby area (sq.mts), Flat / Office / Shop / Fitness Centre / Refurb. area. Rows include Commercial, Residential, and various utility areas like Gym, Nursery, etc.

Table No. III: FUNGIBLE COMPENSATORY AREA STATEMENT (Building proposal file no. P-19832/2023/(620B)/R/C WARD / FP). Columns: Sr. No., Description, Commercial, Residential, Total. Rows include (A) REHAB, (B) F.A. COMPONENT, (C) F.A. COMPONENT, (D) F.A. COMPONENT, (E) F.A. COMPONENT, (F) F.A. COMPONENT, (G) F.A. COMPONENT, (H) F.A. COMPONENT, (I) F.A. COMPONENT, (J) F.A. COMPONENT, (K) F.A. COMPONENT, (L) F.A. COMPONENT, (M) F.A. COMPONENT, (N) F.A. COMPONENT, (O) F.A. COMPONENT, (P) F.A. COMPONENT, (Q) F.A. COMPONENT, (R) F.A. COMPONENT, (S) F.A. COMPONENT, (T) F.A. COMPONENT, (U) F.A. COMPONENT, (V) F.A. COMPONENT, (W) F.A. COMPONENT, (X) F.A. COMPONENT, (Y) F.A. COMPONENT, (Z) F.A. COMPONENT, (AA) F.A. COMPONENT, (AB) F.A. COMPONENT, (AC) F.A. COMPONENT, (AD) F.A. COMPONENT, (AE) F.A. COMPONENT, (AF) F.A. COMPONENT, (AG) F.A. COMPONENT, (AH) F.A. COMPONENT, (AI) F.A. COMPONENT, (AJ) F.A. COMPONENT, (AK) F.A. COMPONENT, (AL) F.A. COMPONENT, (AM) F.A. COMPONENT, (AN) F.A. COMPONENT, (AO) F.A. COMPONENT, (AP) F.A. COMPONENT, (AQ) F.A. COMPONENT, (AR) F.A. COMPONENT, (AS) F.A. COMPONENT, (AT) F.A. COMPONENT, (AU) F.A. COMPONENT, (AV) F.A. COMPONENT, (AW) F.A. COMPONENT, (AX) F.A. COMPONENT, (AY) F.A. COMPONENT, (AZ) F.A. COMPONENT, (BA) F.A. COMPONENT, (BB) F.A. COMPONENT, (BC) F.A. COMPONENT, (BD) F.A. COMPONENT, (BE) F.A. COMPONENT, (BF) F.A. COMPONENT, (BG) F.A. COMPONENT, (BH) F.A. COMPONENT, (BI) F.A. COMPONENT, (BJ) F.A. COMPONENT, (BK) F.A. COMPONENT, (BL) F.A. COMPONENT, (BM) F.A. COMPONENT, (BN) F.A. COMPONENT, (BO) F.A. COMPONENT, (BP) F.A. COMPONENT, (BQ) F.A. COMPONENT, (BR) F.A. COMPONENT, (BS) F.A. COMPONENT, (BT) F.A. COMPONENT, (BU) F.A. COMPONENT, (BV) F.A. COMPONENT, (BW) F.A. COMPONENT, (BX) F.A. COMPONENT, (BY) F.A. COMPONENT, (BZ) F.A. COMPONENT, (CA) F.A. COMPONENT, (CB) F.A. COMPONENT, (CC) F.A. COMPONENT, (CD) F.A. COMPONENT, (CE) F.A. COMPONENT, (CF) F.A. COMPONENT, (CG) F.A. COMPONENT, (CH) F.A. COMPONENT, (CI) F.A. COMPONENT, (CJ) F.A. COMPONENT, (CK) F.A. COMPONENT, (CL) F.A. COMPONENT, (CM) F.A. COMPONENT, (CN) F.A. COMPONENT, (CO) F.A. COMPONENT, (CP) F.A. COMPONENT, (CQ) F.A. COMPONENT, (CR) F.A. COMPONENT, (CS) F.A. COMPONENT, (CT) F.A. COMPONENT, (CU) F.A. COMPONENT, (CV) F.A. COMPONENT, (CW) F.A. COMPONENT, (CX) F.A. COMPONENT, (CY) F.A. COMPONENT, (CZ) F.A. COMPONENT, (DA) F.A. COMPONENT, (DB) F.A. COMPONENT, (DC) F.A. COMPONENT, (DD) F.A. COMPONENT, (DE) F.A. COMPONENT, (DF) F.A. COMPONENT, (DG) F.A. COMPONENT, (DH) F.A. COMPONENT, (DI) F.A. COMPONENT, (DJ) F.A. COMPONENT, (DK) F.A. COMPONENT, (DL) F.A. COMPONENT, (DM) F.A. COMPONENT, (DN) F.A. COMPONENT, (DO) F.A. COMPONENT, (DP) F.A. COMPONENT, (DQ) F.A. COMPONENT, (DR) F.A. COMPONENT, (DS) F.A. COMPONENT, (DT) F.A. COMPONENT, (DU) F.A. COMPONENT, (DV) F.A. COMPONENT, (DW) F.A. COMPONENT, (DX) F.A. COMPONENT, (DY) F.A. COMPONENT, (DZ) F.A. COMPONENT, (EA) F.A. COMPONENT, (EB) F.A. COMPONENT, (EC) F.A. COMPONENT, (ED) F.A. COMPONENT, (EE) F.A. COMPONENT, (EF) F.A. COMPONENT, (EG) F.A. COMPONENT, (EH) F.A. COMPONENT, (EI) F.A. COMPONENT, (EJ) F.A. COMPONENT, (EK) F.A. COMPONENT, (EL) F.A. COMPONENT, (EM) F.A. COMPONENT, (EN) F.A. COMPONENT, (EO) F.A. COMPONENT, (EP) F.A. COMPONENT, (EQ) F.A. COMPONENT, (ER) F.A. COMPONENT, (ES) F.A. COMPONENT, (ET) F.A. COMPONENT, (EU) F.A. COMPONENT, (EV) F.A. COMPONENT, (EW) F.A. COMPONENT, (EX) F.A. COMPONENT, (EY) F.A. COMPONENT, (EZ) F.A. COMPONENT, (FA) F.A. COMPONENT, (FB) F.A. COMPONENT, (FC) F.A. COMPONENT, (FD) F.A. COMPONENT, (FE) F.A. COMPONENT, (FF) F.A. COMPONENT, (FG) F.A. COMPONENT, (FH) F.A. COMPONENT, (FI) F.A. COMPONENT, (FJ) F.A. COMPONENT, (FK) F.A. COMPONENT, (FL) F.A. COMPONENT, (FM) F.A. COMPONENT, (FN) F.A. COMPONENT, (FO) F.A. COMPONENT, (FP) F.A. COMPONENT, (FQ) F.A. COMPONENT, (FR) F.A. COMPONENT, (FS) F.A. COMPONENT, (FT) F.A. COMPONENT, (FU) F.A. COMPONENT, (FV) F.A. COMPONENT, (FW) F.A. COMPONENT, (FX) F.A. COMPONENT, (FY) F.A. 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Table No. IV: PARKING SPACES STATEMENT. Includes sub-tables for CARPET AREA OF TENEMENT IN SQ.MTS, NO. OF TENEMENTS IN GROUP OF REQUIRED PARKING SPACES, and DETAILS OF PARKING SPACES PROVIDED. Columns: Sr. No., Wing, Floor, Flat No., Carpet Area, No. of Tenement, No. of Parking Spaces (Below 45, Above 45, Above 60, Above 90 sq.mts), Total Parking.



DRG. NO. CA-302 / C.F.O., JOB. NO. 3, DATE. Architect and Engineer details including Miss. Vinita Nandakumar Chogle and Mr. P. K. Suria. Includes professional stamps and notes regarding digital signatures.