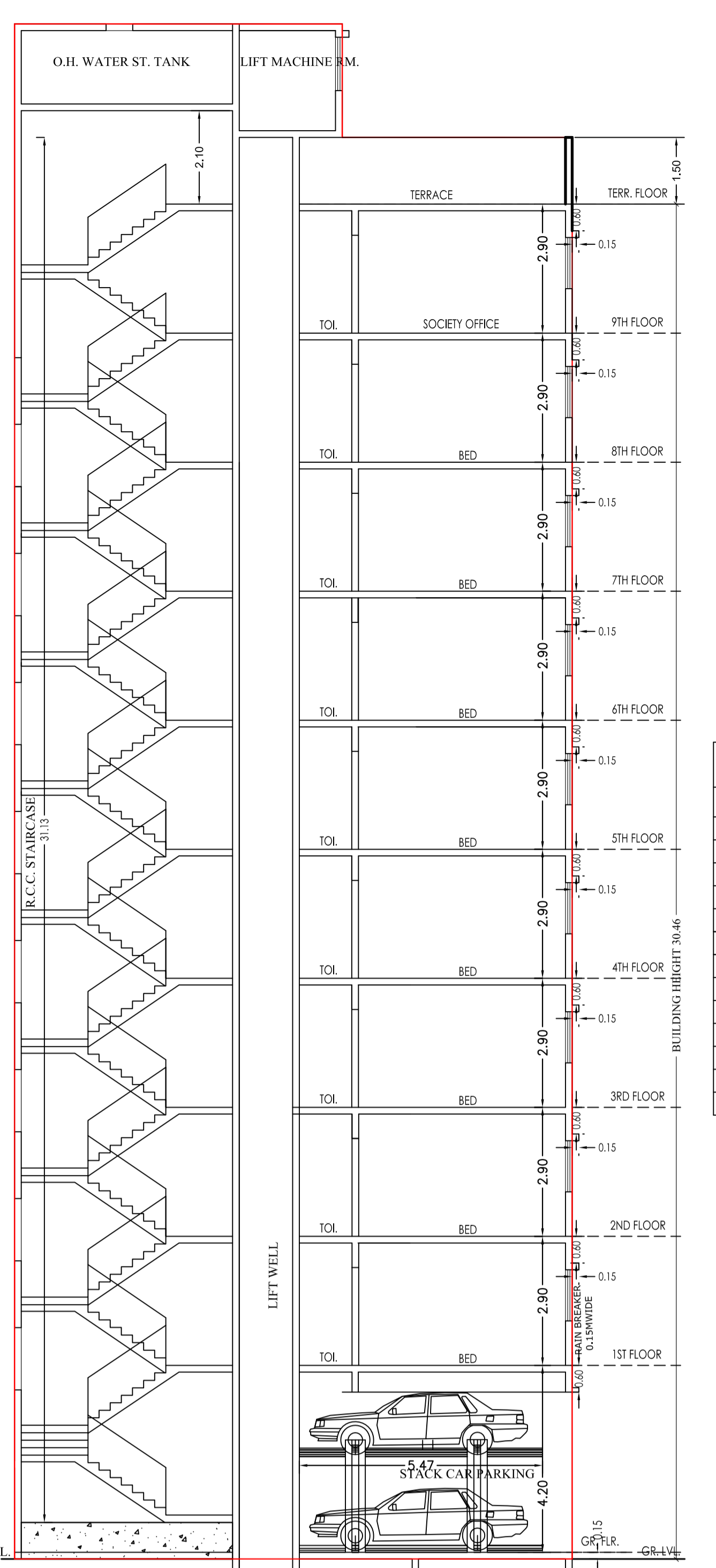


SECTION A-A
SCALE :- 1 : 100



SECTION B-B
SCALE :- 1 : 100

TABLE - III INCENTIVE FSI / FSI CALCULATIONS

Sr. No.	DESCRIPTION	AREA (IN SQ.MT.)
1.	CARPET AREA REQUIRED FOR REHAB TENEMENTS (COLUMN NO.12 OF TABLE NO.4)	202.00
2.	B.U.A. REQUIRED FOR REHAB TENEMENTS	242.40
3.	under file no. CHE/CTY/1354/D337 (New) dt. 31.08/2016	
4.	5% ADD. B.U.A. REQUIRED FOR REHAB TENEMENTS (5% OF 2. AS PER DCRP 2034)	12.12
5.	B.U.A. CONSIDERED FOR INCENTIVE FSI (4 x 35%)	254.52
6.	35% FUNGIBLE AREA FOR REHAB	689.08
7.	TOTAL REHAB AREA WITH FUNGIBLE (4 x 35%)	345.60
8.	50% INCENTIVE FSI	127.26
9.	TOTAL PERMISSIBLE BUA BY WAY OF INCENTIVE (4 + 5)	381.78
10.	SALEABLE B.U.A.	127.26
11.	ADD. 35% FUNGIBLE	44.54
12.	TOTAL SALEABLE B.U.A. WITH FUNGIBLE	171.80
13.	PROPOSED SALEABLE AREA INCLUDING FUNGIBLE	171.25
14.	BALANCE AREA	0.55

CAR PARKING STATEMENT

AREA IN SQ.MT.	FLAT Nos.	PARK. REQD. BY RULE
BELOW 45.00	00.00 Nos.	0.13 NOS
45.00 TO 60.00	00.00 Nos.	1.50 NOS
60.00 TO 90.00	00.01 Nos.	1.00 NOS
ABOVE 90.00	NIL	NIL
TOTAL	08.00 Nos.	2.50 Nos.
10% VISITORS PARKING OR MINIMUM 1		1.00 Nos.
TOTAL PARKING REQD.		3.50 Nos.
50% ADDITIONAL PARKING		1.75 Nos.
TOTAL PARKING PERMISSIBLE		5.25 Nos.
SAY		5.00 Nos.
TOTAL PARKING PROPOSED		6.00 Nos.
BIG PARKING	2.00 Nos.	
SMALL PARKING	4.00 Nos.	
TOTAL PARKING	6.00 Nos.	

REHAB BUILT UP AREA STATEMENT

FLOOR	BUA
GRD FLR.	00.00 SQ.MTS.
1ST FLR.	61.54 SQ.MTS.
2ND FLR.	61.54 SQ.MTS.
3RD FLR.	61.54 SQ.MTS.
4TH FLR.	61.54 SQ.MTS.
5TH FLR.	61.54 SQ.MTS.
TOTAL	307.70 SQ.MTS.

SALE BUILT UP AREA STATEMENT

FLOOR	BUA
4TH FLR.	61.54 SQ.MTS.
7TH FLR.	61.54 SQ.MTS.
8TH FLR.	46.00 SQ.MTS.
EXC. F.C.	02.17 SQ.MTS.
TOTAL	171.25 SQ.MTS.

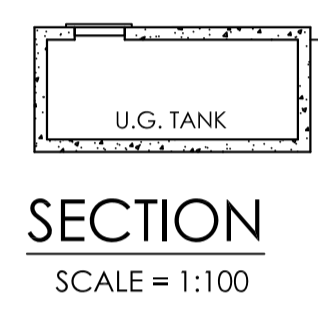
TOTAL BUA (A+B) = 476.95 SQ.MTS.

FITNESS CENTER AREA REQUIRED 8TH FLOOR

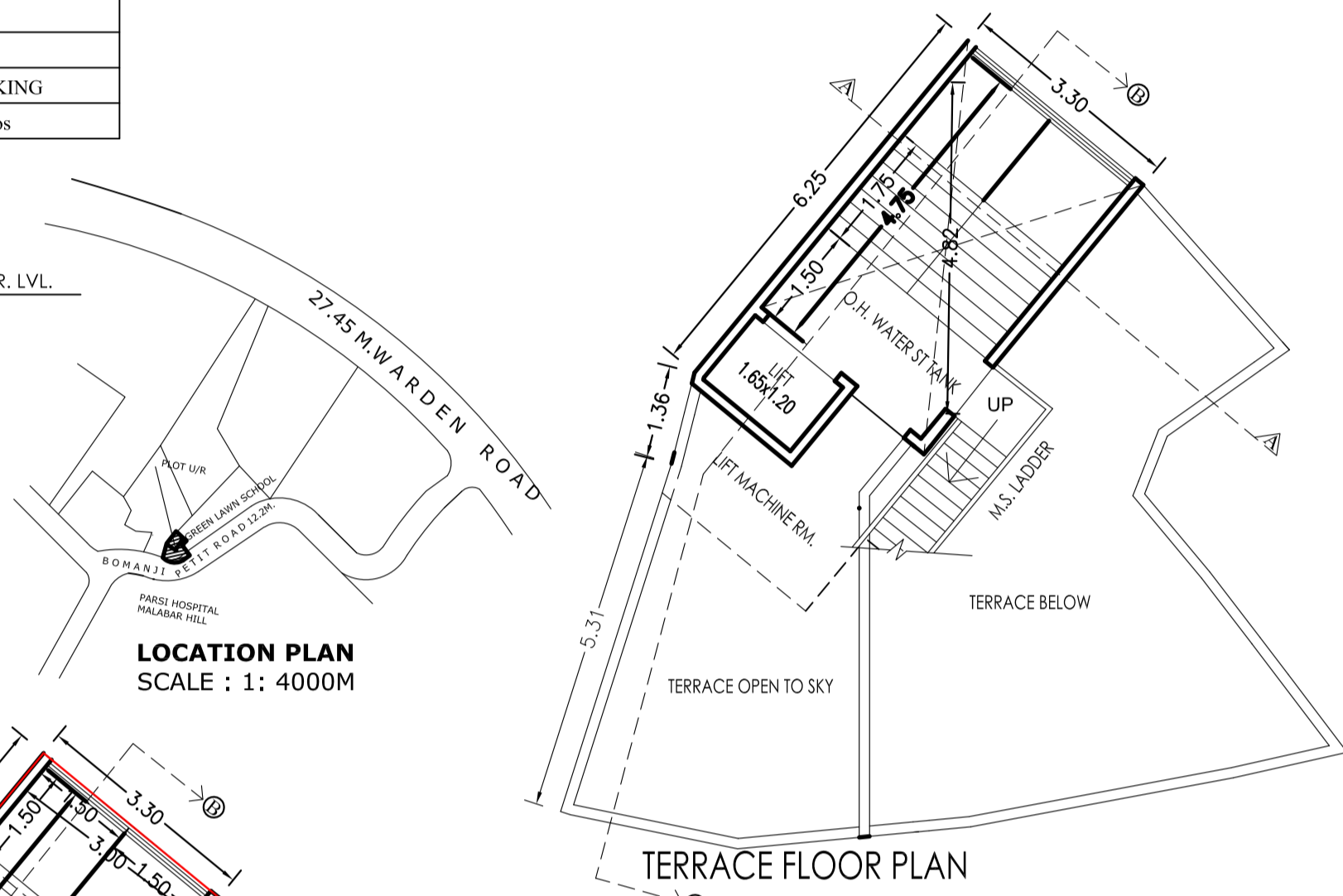
TOTAL PROPOSED AREA = 476.78 SQ.MTR.
FITNESS CENTER REQUIRED 2% ON TOTAL PROPOSED AREA 476.78 X 2% = 09.54 SQ.M.
PROPOSED FITNESS CENTER = 11.71 SQ.MTR.
EXCESS FITNESS CENTER = 2.17 SQ.MTR.

Table II - Details of Fungible B.U.A. for Rehab / Sale & Premium calculations

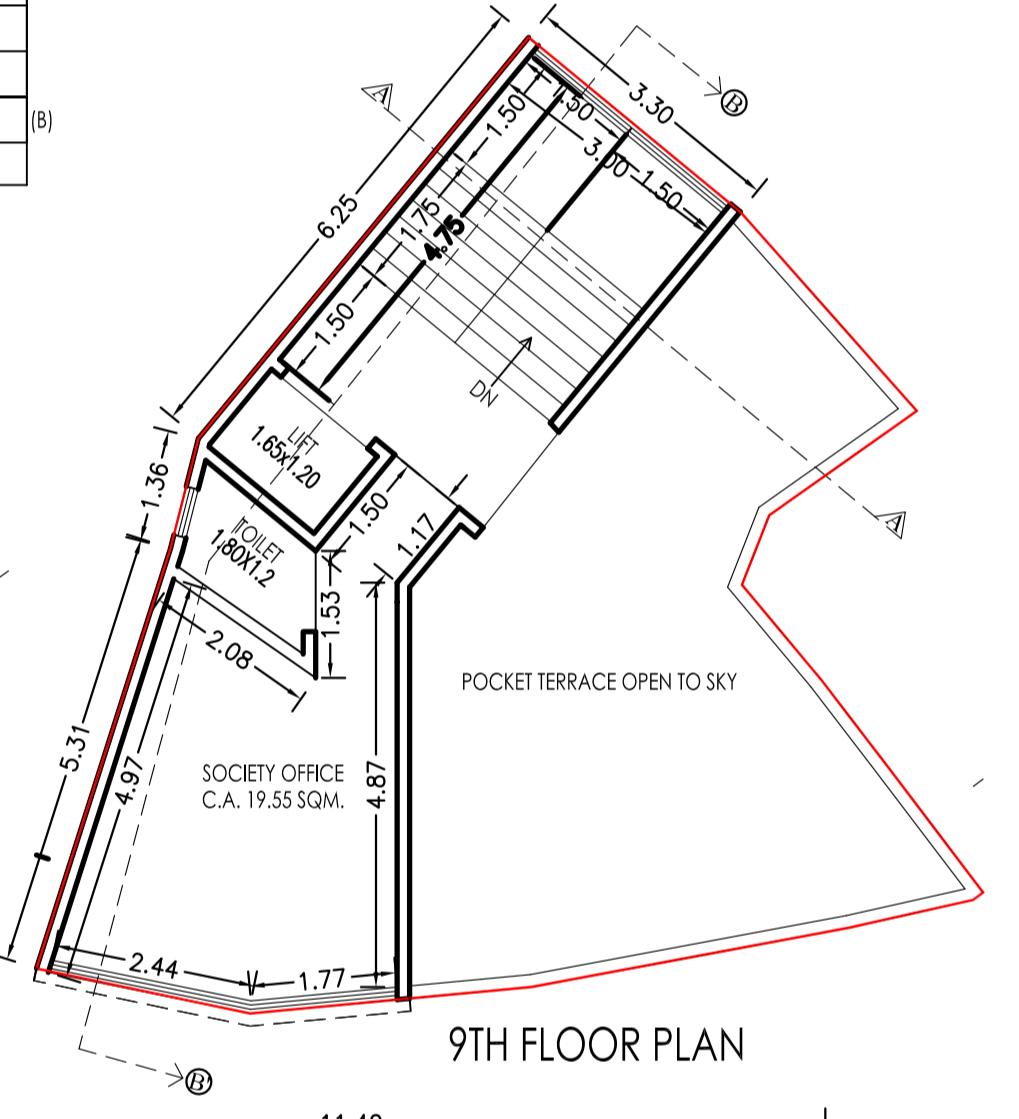
Sr. No.	Description	Residential Sq.mt	Comm. Sq.mt	Total Sq.mt
1	Permissible B.U.A. (Sr.No.14 of Proforma A)	381.78	Nil	381.78
2	Permissible fungible B.U.A. (I X 0.35)	133.62	Nil	133.62
3	Total permissible B.U.A. (I+2)	515.40	Nil	515.40
4	Total proposed B.U.A. including fungible F.S.I (I + B3 of proforma A) [check - shall not be more than 3 (total A+B of column no 21 of table no 1)]	478.95	Nil	478.95
5	Permissible B.U.A. for rehab, MHADA & MCMC component [total A+B of column no. 15 of table I]	89.08	Nil	89.08
6	Fungible B.U.A. utilised for rehab, MHADA & MCMC (col. (19-14-20) of table no 1) [Check - shall not be more than 5 above & shall be equal to 5 - col no 21 of table I]	53.18	Nil	53.18
7	Permissible fungible BUA for sale component (2-5)	44.54	Nil	44.54
8	fungible BUA utilised for sale (col. 4-1-6) above [check - shall not be more than 7 above]	43.99	Nil	43.99
9	Ready reckoner rate for the year 2020			
11	% of ready reckoner rate		50%	
12	Premium amount to be recovered			
13	Payment receipt no. & Date			
14	Deficient Fungible Area Rehab R.			35.90 SQ.M.



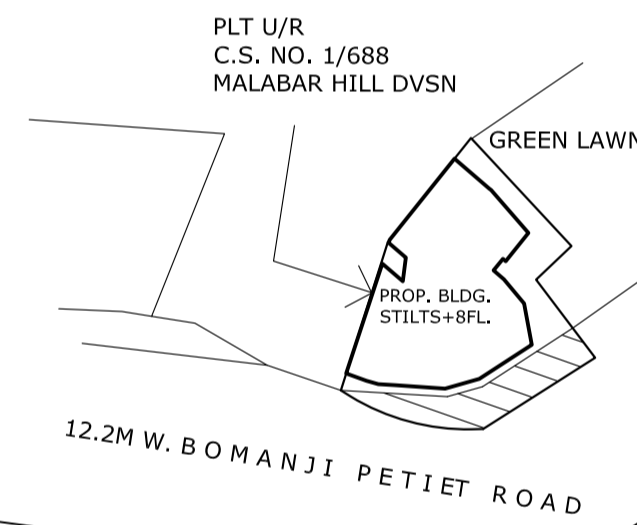
SECTION
SCALE = 1:100



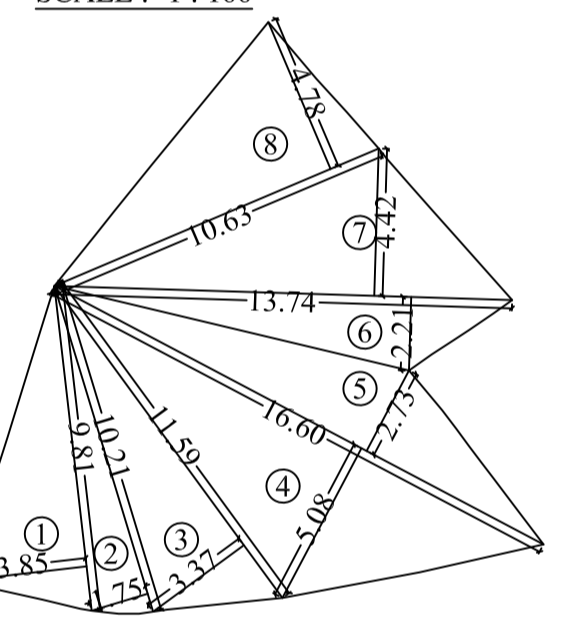
LOCATION PLAN
SCALE : 1 : 4000



9TH FLOOR PLAN



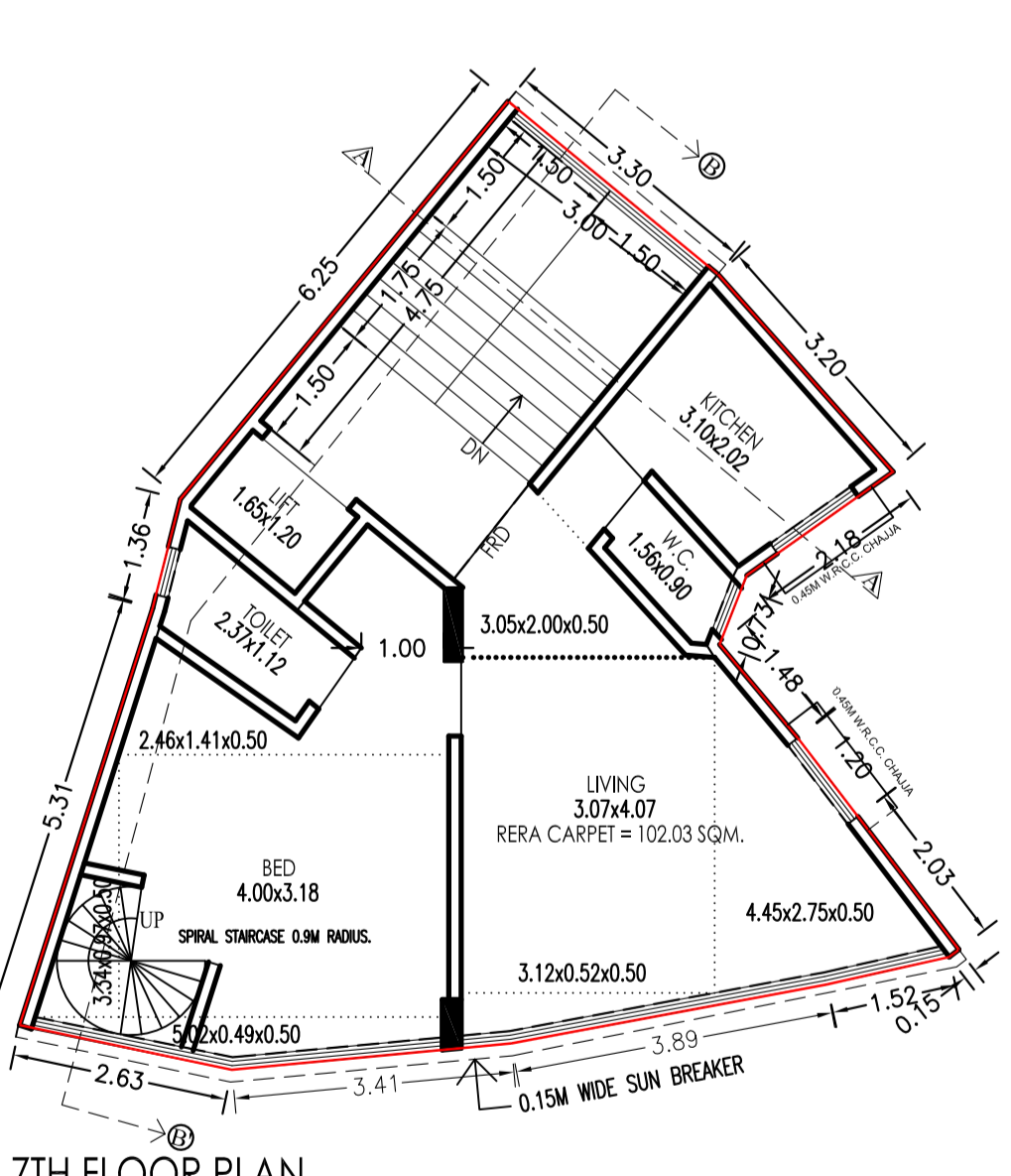
BLOCK PLAN
SCALE : 1:500M



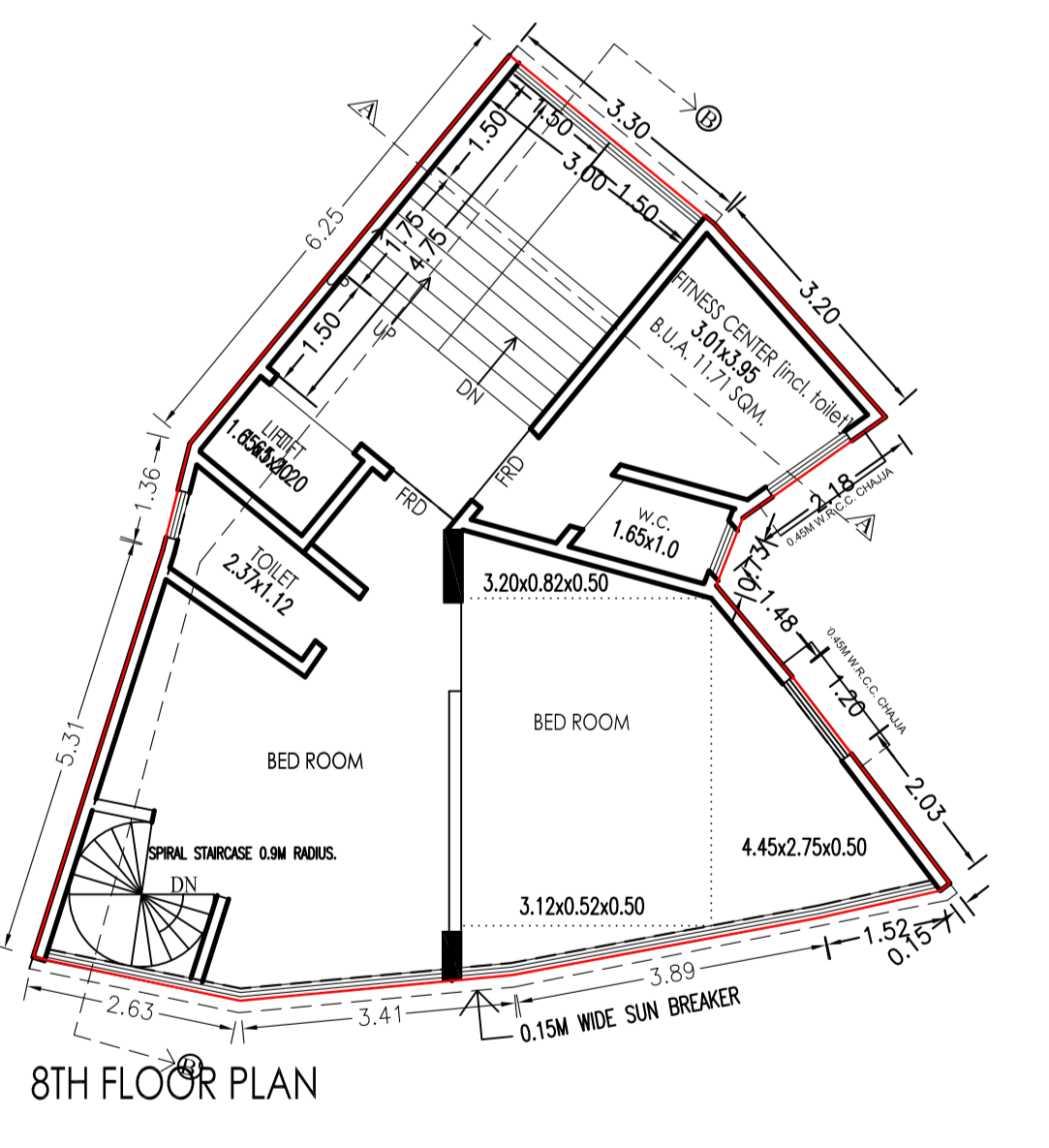
PLOT AREA DIAGRAM
SCALE :- 1 : 200

PLOT AREA CALCULATION

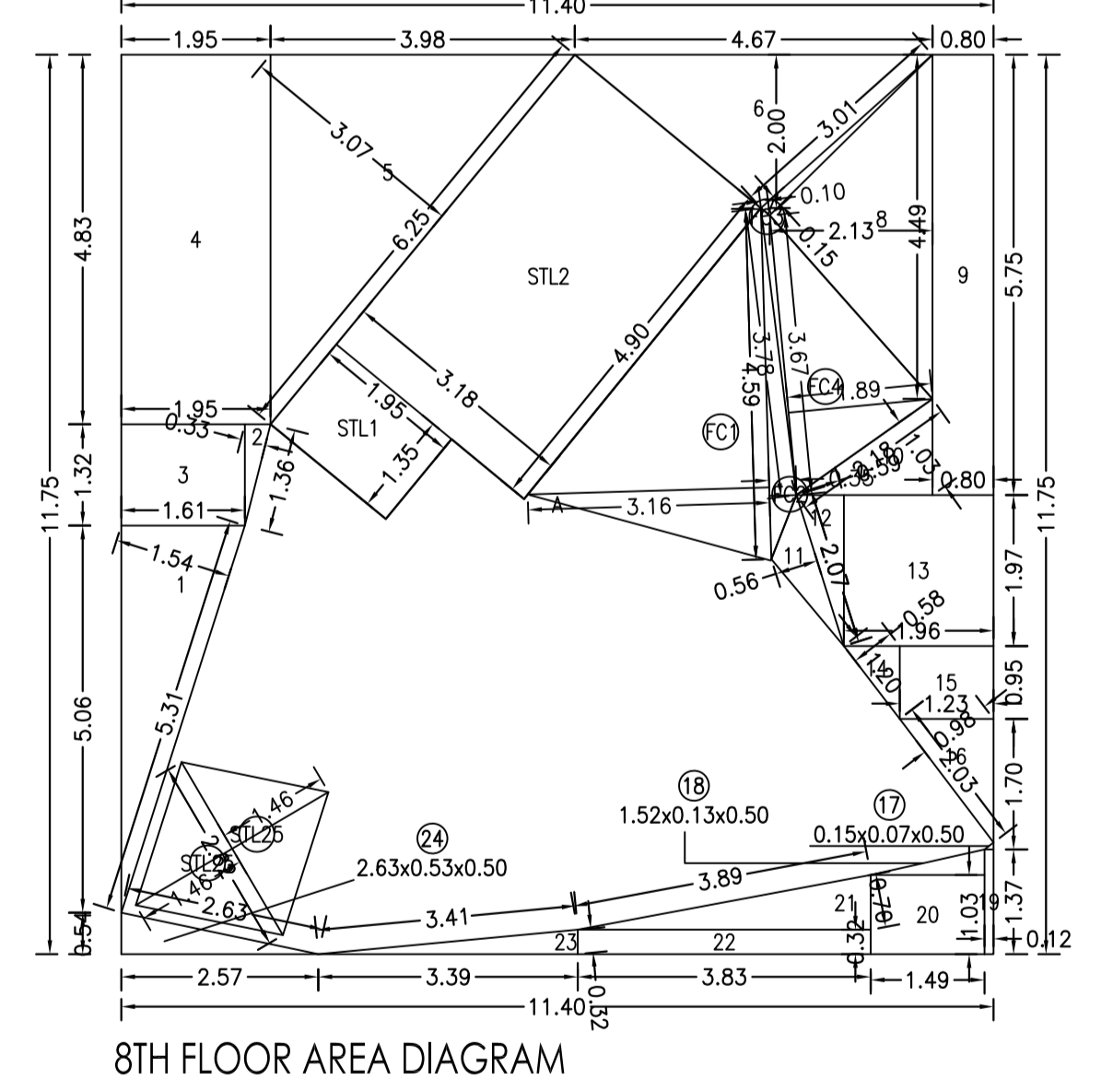
1	1/2 X 9.81 X 3.85 X 1 NO	= 18.88 SQ.MT.
2	1/2 X 10.21 X 1.75 X 1 NO	= 8.93 SQ.MT.
3	1/2 X 11.59 X 3.37 X 1 NO	= 19.53 SQ.MT.
4	1/2 X 16.60 X 5.08 X 1 NO	= 42.16 SQ.MT.
5	1/2 X 16.60 X 2.73 X 1 NO	= 22.66 SQ.MT.
6	1/2 X 13.74 X 2.21 X 1 NO	= 15.18 SQ.MT.
7	1/2 X 13.74 X 4.42 X 1 NO	= 30.37 SQ.MT.
8	1/2 X 10.63 X 4.78 X 1 NO	= 25.40 SQ.MT.
TOTAL ADDITION		= 183.11 SQ.MT.



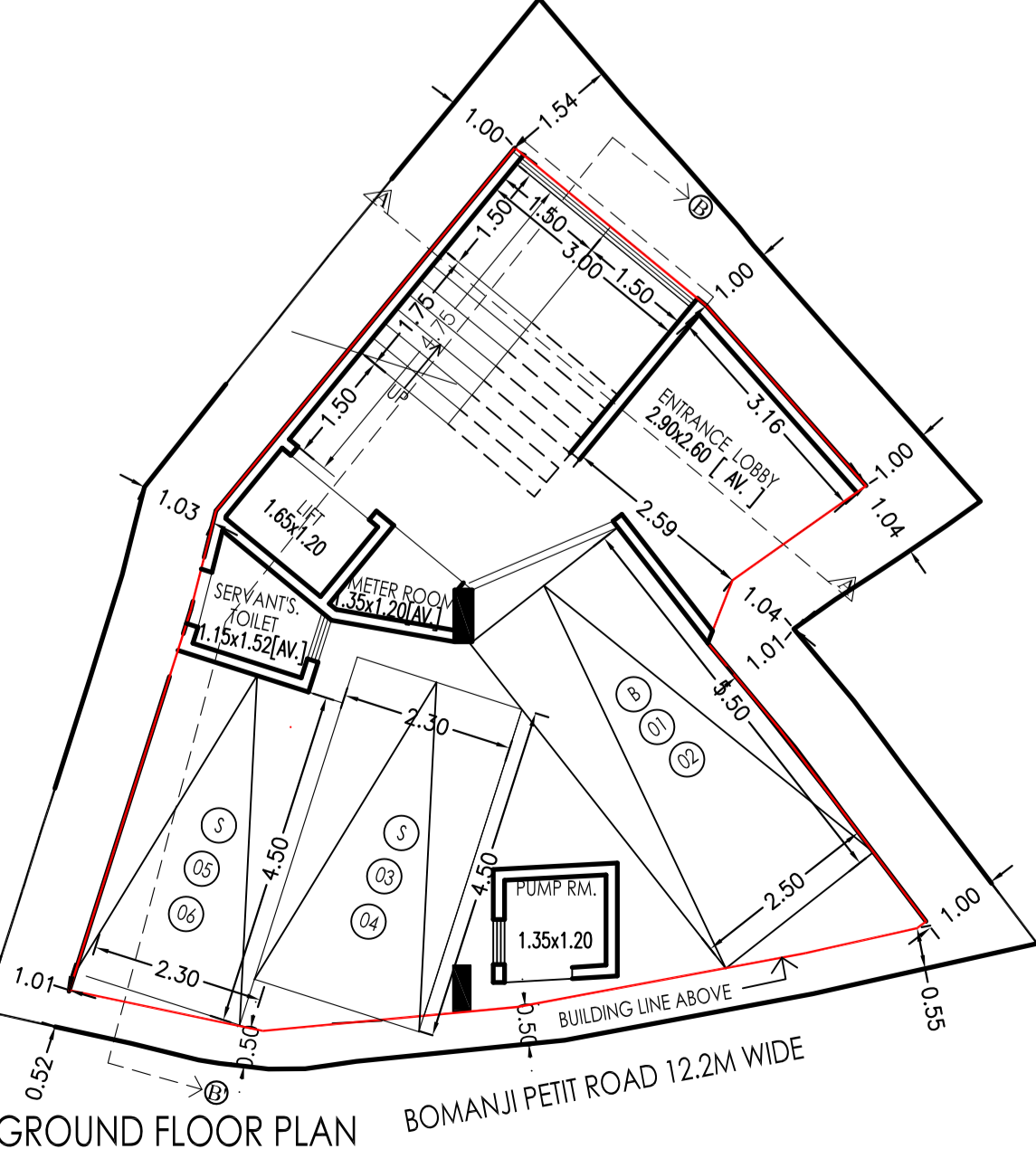
7TH FLOOR PLAN



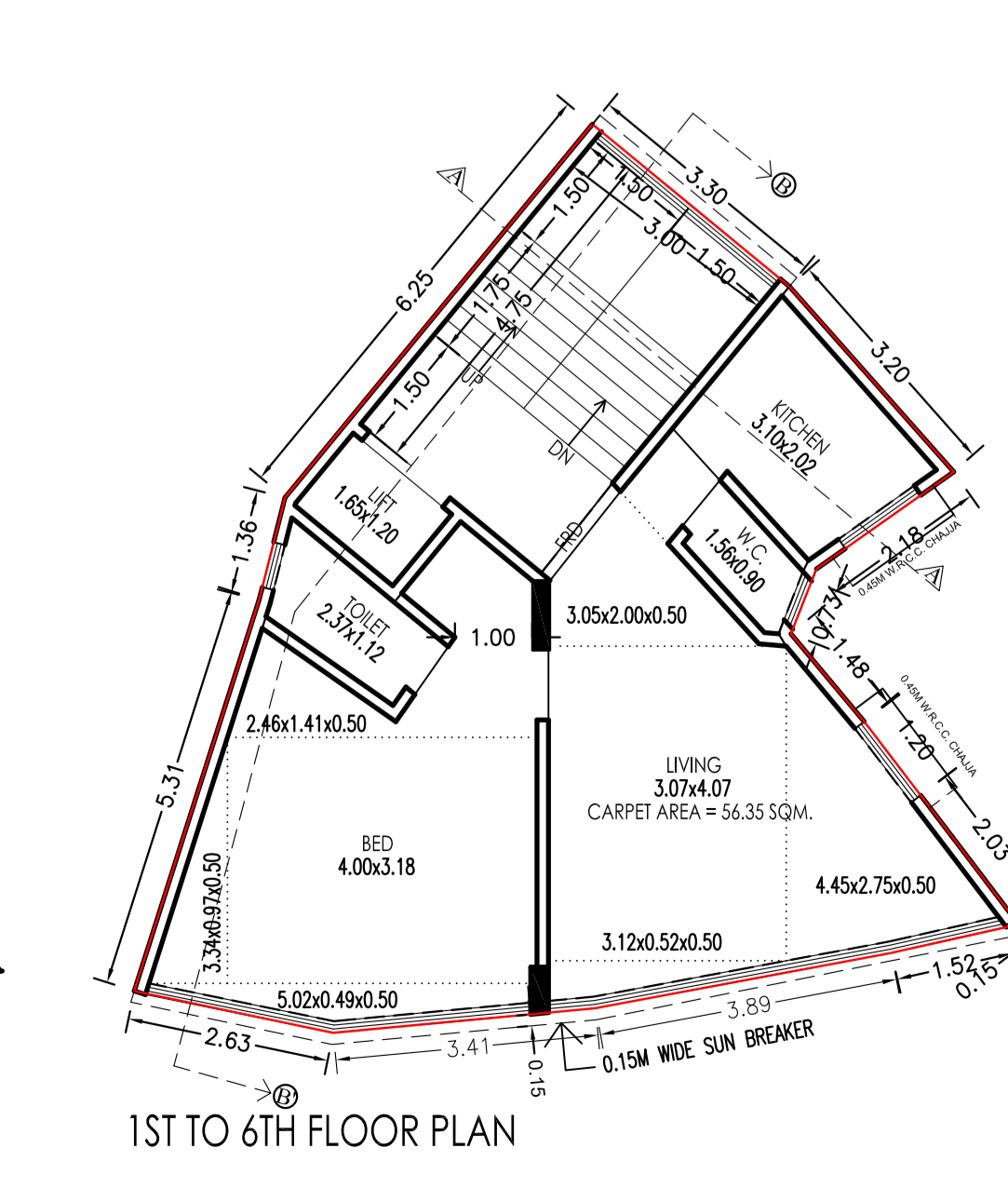
8TH FLOOR PLAN



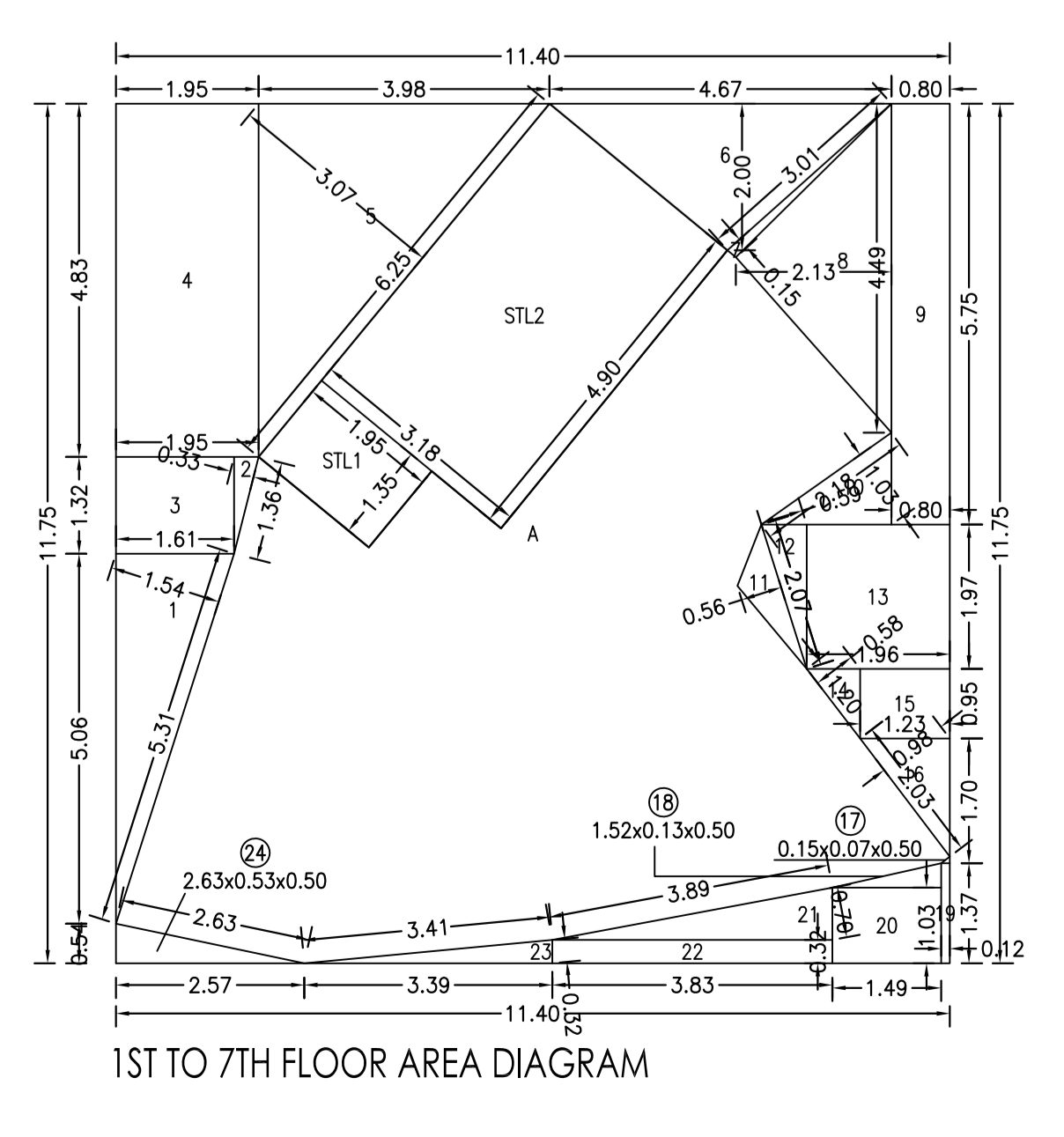
8TH FLOOR AREA DIAGRAM



GROUND FLOOR PLAN
BOMANJI PETIT ROAD 12.2M WIDE



1ST TO 6TH FLOOR PLAN



1ST TO 7TH FLOOR AREA DIAGRAM

BUILT UP AREA CALCULATION

8TH FLOOR		
A	11.40 X 11.75 X 1 NO	= 133.95 SQ.MT.
TOTAL ADDITION		= 133.95 SQ.MT. X

DEDUCTIONS

1	1/2 X 5.31 X 1.54 X 1 NO	= 4.09 SQ.MT.
2	1/2 X 1.36 X 0.33 X 1 NO	= 0.22 SQ.MT.
3	1.61 X 1.32 X 1 NO	= 2.13 SQ.MT.
4	1.95 X 4.83 X 1 NO	= 9.42 SQ.MT.
5	1/2 X 6.25 X 3.07 X 1 NO	= 9.59 SQ.MT.
6	1/2 X 4.67 X 2.00 X 1 NO	= 4.67 SQ.MT.
7	1/2 X 3.01 X 0.15 X 1 NO	= 0.23 SQ.MT.
8	1/2 X 4.49 X 2.13 X 1 NO	= 4.78 SQ.MT.
9	0.80 X 5.75 X 1 NO	= 4.60 SQ.MT.
10	1/2 X 2.18 X 1.03 X 1 NO	= 1.12 SQ.MT.
11	1/2 X 2.07 X 0.56 X 1 NO	= 0.58 SQ.MT.
12	1/2 X 2.07 X 0.59 X 1 NO	= 0.61 SQ.MT.
13	1.96 X 1.97 X 1 NO	= 3.86 SQ.MT.
14	1/2 X 1.20 X 0.58 X 1 NO	= 0.35 SQ.MT.
15	1.23 X 0.95 X 1 NO	= 1.17 SQ.MT.
16	1/2 X 2.03 X 0.98 X 1 NO	= 0.99 SQ.MT.
17	1/2 X 0.15 X 0.07 X 1 NO	= 0.01 SQ.MT.
18	1/2 X 1.52 X 0.33 X 1 NO	= 0.25 SQ.MT.
19	0.12 X 1.37 X 1 NO	= 0.16 SQ.MT.
20	1.49 X 1.03 X 1 NO	= 1.53 SQ.MT.
21	1/2 X 3.89 X 0.70 X 1 NO	= 1.36 SQ.MT.
22	3.83 X 0.32 X 1 NO	= 1.23 SQ.MT.
23	1/2 X 3.41 X 0.32 X 1 NO	= 0.55 SQ.MT.
24	1/2 X 2.63 X 0.53 X 1 NO	= 0.70 SQ.MT.
25	1/2 X 2.62 X 1.46 X 2 NOS	= 3.83 SQ.MT.
TOTAL DEDUCTION		= 68.03 SQ.MT. Y1
TOTAL BUILT UP AREA (X - Y1)		= 75.92 SQ.MT. X1

STAIRCASE LOBBY AREA CALCULATION

8TH FLOOR		
STL1	1.95 X 1.35 X 1 NO	= 2.63 SQ.MT.
STL2	3.18 X 4.90 X 1 NO	= 15.58 SQ.MT.
TOTAL STAIRCASE LOBBY AREA PER FL.		= 18.21 SQ.MT. Y2

FITNESS CENTER AREA CALCULATION

8TH FLOOR		
FC1	1/2 X 4.59 X 3.16 X 1 NO	= 7.25 SQ.MT.
FC2	1/2 X 4.59 X 0.35 X 1 NO	= 0.80 SQ.MT.
FC3	1/2 X 3.78 X 0.10 X 1 NO	= 0.19 SQ.MT.
FC4	1/2 X 3.67 X 1.89 X 1 NO	= 3.47 SQ.MT.
TOTAL WELFARE CENTER AREA PER FL.		= 11.71 SQ.MT. Y3

NET BUILT UP AREA (X1 - Y2)

		= 46.00 SQ.MT.
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BUILT UP AREA CALCULATION

1ST TO 7TH FLOOR		
A	11.40 X 11.75 X 1 NO	= 133.95 SQ.MT.
TOTAL ADDITION		= 133.95 SQ.MT. X

DEDUCTIONS

1	1/2 X 5.31 X 1.54 X 1 NO	= 4.09 SQ.MT.
2	1/2 X 1.36 X 0.33 X 1 NO	= 0.22 SQ.MT.
3	1.61 X 1.32 X 1 NO	= 2.13 SQ.MT.
4	1.95 X 4.83 X 1 NO	= 9.42 SQ.MT.
5	1/2 X 6.25 X 3.07 X 1 NO	= 9.59 SQ.MT.
6	1/2 X 4.67 X 2.00 X 1 NO	= 4.67 SQ.MT.
7	1/2 X 3.01 X 0.15 X 1 NO	= 0.23 SQ.MT.
8	1/2 X 4.49 X 2.13 X 1 NO	= 4.78 SQ.MT.
9	0.80 X 5.75 X 1 NO	= 4.60 SQ.MT.
10	1/2 X 2.18 X 1.03 X 1 NO	= 1.12 SQ.MT.
11	1/2 X 2.07 X 0.56 X 1 NO	= 0.58 SQ.MT.
12	1/2 X 2.07 X 0.59 X 1 NO	= 0.61 SQ.MT.
13	1.96 X 1.97 X 1 NO	= 3.86 SQ.MT.
14	1/2 X 1.20 X 0.58 X 1 NO	= 0.35 SQ.MT.
15	1.23 X 0.95 X 1 NO	= 1.17 SQ.MT.
16	1/2 X 2.03 X 0.98 X 1 NO	= 0.99 SQ.MT.
17	1/2 X 0.15 X 0.07 X 1 NO	= 0.01 SQ.MT.
18	1/2 X 1.52 X 0.33 X 1 NO	= 0.25 SQ.MT.
19	0.12 X 1.37 X 1 NO	= 0.16 SQ.MT.
20	1.49 X 1.03 X 1 NO	= 1.53 SQ.MT.
21	1/2 X 3.89 X 0.70 X 1 NO	= 1.36 SQ.MT.
22	3.83 X 0.32 X 1 NO	= 1.23 SQ.MT.
23	1/2 X 3.41 X 0.32 X 1 NO	= 0.55 SQ.MT.
24	1/2 X 2.63 X 0.53 X 1 NO	= 0.70 SQ.MT.
TOTAL DEDUCTION		= 54.20 SQ.MT. Y1
TOTAL BUILT UP AREA (X1 - Y1)		= 79.75 SQ.MT. X1

STAIRCASE LOBBY AREA CALCULATION

1ST TO 7TH FLOOR		
STL1	1.95 X 1.35 X 1 NO	= 2.63 SQ.MT.
STL2	3.18 X 4.90 X 1 NO	= 15.58 SQ.MT.
TOTAL STAIRCASE LOBBY AREA PER FL.		= 18.21 SQ.MT. Y2

NET BUILT UP AREA (X1 - Y2)

		= 61.54 SQ.MT.
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CONTENTS OF THE SHEET

GROUND FLOOR PLAN, LOCATION PLAN, CARPET AREA STATEMENT, BUILT UP AREA STATEMENT, BLOCK PLAN, & CALCULATION, PLOT AREA DIAGRAM & CALCULATION, CAR PARKING AREA STATEMENT.

STAMP OF DATE OF APPROVAL OF PLANS

CHE/CTY/1354/D/337/CTY(New)

S.E.(B.P.) City V A.E.(B.P.) City- III E.E.(B.P.) City-I

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON _____ AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS _____ SQ.MTS. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP AND T.P. RECORDS.

SIGNATURE OF ARCHITECT

FORM I

Sl. No.	DESCRIPTION	AS PER DCRP 2034
1	AREA STATEMENT	SQ. METRS.
1	Area of plot :	183.11
a)	Area of Reservation in plot	---
b)	Area of Road Set back	---
c)	Area of D.P. Road	---
2	Deductions for :	---
(A) For Reservation / 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)	---
c)	Area of D.P. Road	---
(i)	Reservation area to be handed over (100%) (Regulation No. 17)	---
(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 35 (abeyance)	---
(C) Deductions for Existing BUA to be retained if any/Land component of Existing BUA as per Regulation under which the development was allowed.	---	---
3	Total deductions: [(2A) + 2(B) + 2(C) as and when applicable.]	---
4	Balance area of plot (1-3)	183.11
5	Plot area under development after area to be handed over to MCMC/Appropriate Authority as per Sr. No. 4 above	183.11
6	Zonal (basic) FSI (0.50 OR 0.75 OR 1 OR 1.33)	1.33
6a	Permissible FSI for 33(7-A) (Rehab+Incentive)	3.00
7	Built up Area as per Zonal (basic) FSI (In case of Nil land Permissible BUA kept in abeyance)	---
7a	Built up Area as per 33(7A) (REHAB + 50% INCENTIVE)	381.78
33(7) Add area to tenants (5/8/15%) as per DCRP 2034	---	00
8	Built up equal to area of land handed over as per Regulation 30(A) (i) 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.)	---
(ii) In case of 2(A)(c) (ii) permissible over and above permissible BUA on remaining/balance plot.	---	---
9	Built up Area in lieu of cost of construction of built up amenity to be handed over within the limit	---
10	Built up Area due to "Additional FSI on Payment of Premium" as per table No. 12 of Regulation No. 30(A) on remaining/balance plot.	---
11	Built up Area due to admissible "TDR" as per table No. 12 Regulation No. 30(A) and 32 on remaining/balance plot.	---
12	Permissible Built up Area (as the case may be with/without BUA as per 2 (c))	381.78
13	Proposed BUA [as the case may be with/without BUA as per 2(c)]	381.78
14	TDR generated if any as per Regulation 30 (A) and 32.	---
15	Fungible Compensatory Area as per Regulation No. 31(3)	89.08
a)	i) Permissible Fungible Compensatory area for Rehab component without charging premium	---
ii) Fungible Compensatory area availed for Rehab component without charging premium	---	53.18
b)	i) Permissible Fungible Compensatory area by charging premium.	44.54
ii) Permissible Fungible Compensatory area availed on payment of premium	---	43.99
16	Total Built up Area Proposed including Fungible Compensatory Area [13+15(a)(i)+15(b)(ii)]	478.95
17	FSI consumed on Net Plot [13/4]	2.085
II	Other Requirements	---
A	Reservation/Designation	---
a)	Name of Reservation	---
b)	Area of Reservation affecting the plot	---
c)	Area of Reservation land to be handed/handed over as per Regulation No.17	---
d)	Built up Area of Amenity to be handed over as per Regulation No. 17	---
e)	Area/Built up Area of Designation	---
(A) Reservation/Designation	---	---
B	Plot area/Built up Amenity to be Handed Over as per Regulation No.	---
i)	14(A)	---
ii)	14(B)	---
iii)	15	---
C	Requirement of Recreational Open Space in Layout/Plots per Regulation No. 27	---
D	Tenement Statement	---
i)	Proposed built up area (13 above)	478.95
ii)	Less deduction of Non-residential area (Shop etc.)	00.00
iii)	Area available for tenements [(i) minus(ii).]	478.95
iv)	Tenements permissible (Density of tenements 598/hectare)	15 nos.
v)	Total number of Tenements proposed on the plot	07 nos.
E	Parking Statement	---
i)	Parking required by Regulation for -	---
Car	---	---
Scooter/Motor	---	---
Outsiders (visitors)	---	---
Additional 50% as Per DCRP 2034	---	---
ii)	Covered garage permissible	---
iii)</		

Subject: PROPOSED REDEVELOPMENT ON PLOT BEARING C.S NO. 1/688,MALBAR & CUMBALA DVSN., BOMANJI PETTIT ROAD, NEAR GREEN LAWN SCHOOL 81/A OFF BHULABHAI DESAI RD.,D WARD, MUMBAI.

REHAB

Details of Fungible FSI PERMISSIBLE / PROPOSED for Existing Occupatn/ Tenant

Sr. No.	Name of Tenement/occupant /member of soceity	R/NR	Proposed flat (Tentative Location)		details of Existing Carpet			Details of Proposed Carpet area			Carpet area consider for incentive FSI purpose	Carpet area consider for fungible FSI purpose	Permissible B.U.A.	Permissible fungible BUA in sq.mt	Fungible BUA for common Ammenities	Net permissible fungible BUA	Total permissible BUA including fungible BUA	Total proposed BUA	Fungible BUA (19-18)		
			Flat No	Floor	Existing carpet area	common carpet area	Total carpet area	Carpet area excluding balcony	Balcony area in sq.mt.	Total carpet area proposed	Min of 8 & 9 and max 120	Additional 5% area	Min of 8 & 11 (12+12A)	(13 x 1.20)	(14 x 0.35)	As per the statement/ meter room	(15-16)	(14+15)	As per plans	Excess	Deficit
1	2	3	4	5	6	7	8	9	10	11	12	12A	13	14	15	16	17	18	19	20	21
NON-CESSED TENANTS																					
1	Mr.Prafulkumar D. Savani	R	101	1st	42.00		42.00	56.35		56.35	42.00	2.10	44.10	52.92	18.52		18.52	71.44	61.54		9.90
2	Mr. Nilesh R. Shah	R	201	2nd	40.00		40.00	56.35		56.35	40.00	2.00	42.00	50.40	17.64		17.64	68.04	61.54		6.50
3	Mr. Pinal D. Shah	R	301	3rd	40.00		40.00	56.35		56.35	40.00	2.00	42.00	50.40	17.64		17.64	68.04	61.54		6.50
4	Mr. Piyush J. Shah	R	401	4th	40.00		40.00	56.35		56.35	40.00	2.00	42.00	50.40	17.64		17.64	68.04	61.54		6.50
5	Mr. Nitin J. Shah	R	501	5th	40.00		40.00	56.35		56.35	40.00	2.00	42.00	50.40	17.64		17.64	68.04	61.54		6.50
TOTAL RESI.					202.00	0.00	202.00	281.75		281.75	202.00	10.10	212.10	254.52	89.08		89.08	343.60	307.70	0.00	35.90

PROFORMA 'B'

CONTENTS OF SHEETS

TABLE 21

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 3rd NOV. 2019 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS 183.11 SQ.MTS. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP AND T.P.RECORDS.

SIGNATURE OF ARCHITECT

<p style="font-size: x-small;">DESCRIPTION OF PROPOSAL & PROPERTY</p> <p style="font-size: x-small;">PROPOSED REDEVELOPMENT ON PLOT BEARING C.S.T NO. 1/688 MALBAR & CUMBALA DVSN., BOMANJI PETTIT ROAD, NEAR GREEN LAWN SCHOOL 81/A OFF BHULABHAI DESAI RD., D WARD, MUMBAI.</p> <p style="font-size: x-small;">NAME OF OWNER</p> <p style="font-size: x-small;">Vinod J. Shah of Seena Shelter Pvt.Ltd.</p>	<p style="font-size: x-small;">SIGNATURE NAME & ADDRESS OF ARCHITECT</p> <p style="font-size: x-small;">DINESH S. PADWAL CONSULTING ARCHITECT</p> <p style="font-size: x-small;">ANUDIN, BEHIND MALVANI CHURCH MARVE RD., MALAD (W), MUMBAI. 400095. MOB.: 9821279446. WEBSITE: www.architpredesigning.com</p>
---	--

NORTH LINE	DGN. BY								
	DRAWN								
	SCALE	1:100							
	DATE	07-07-2022							