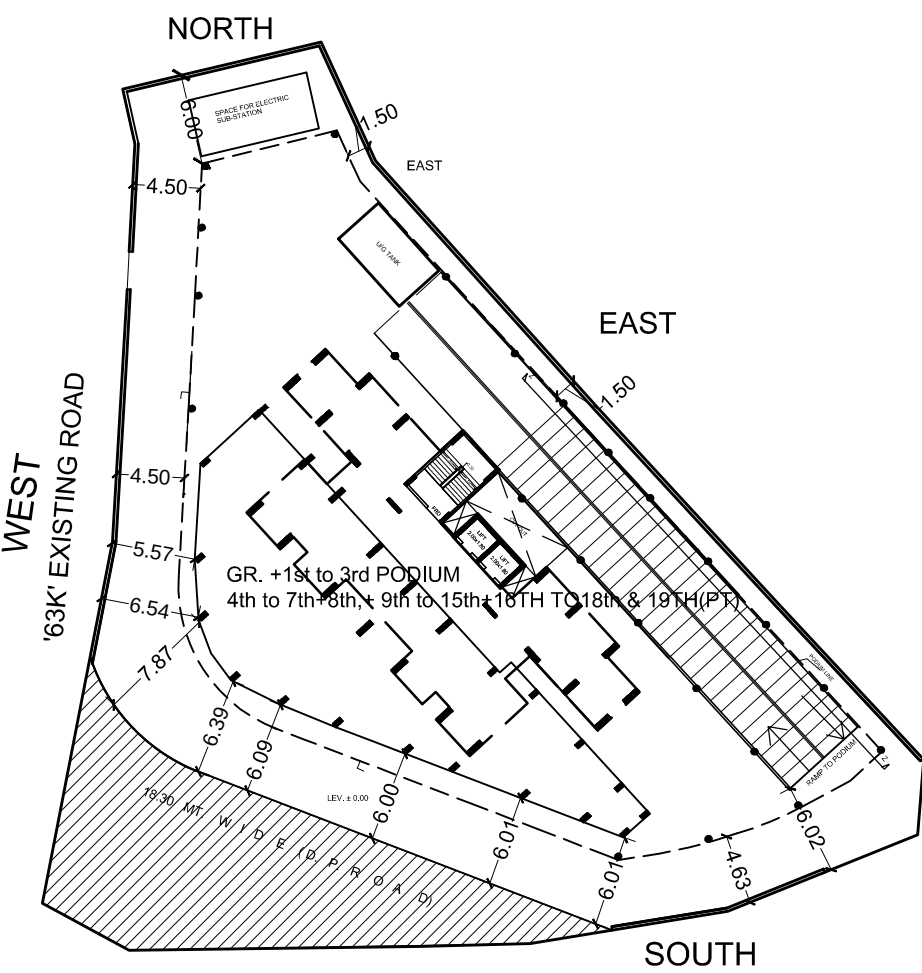




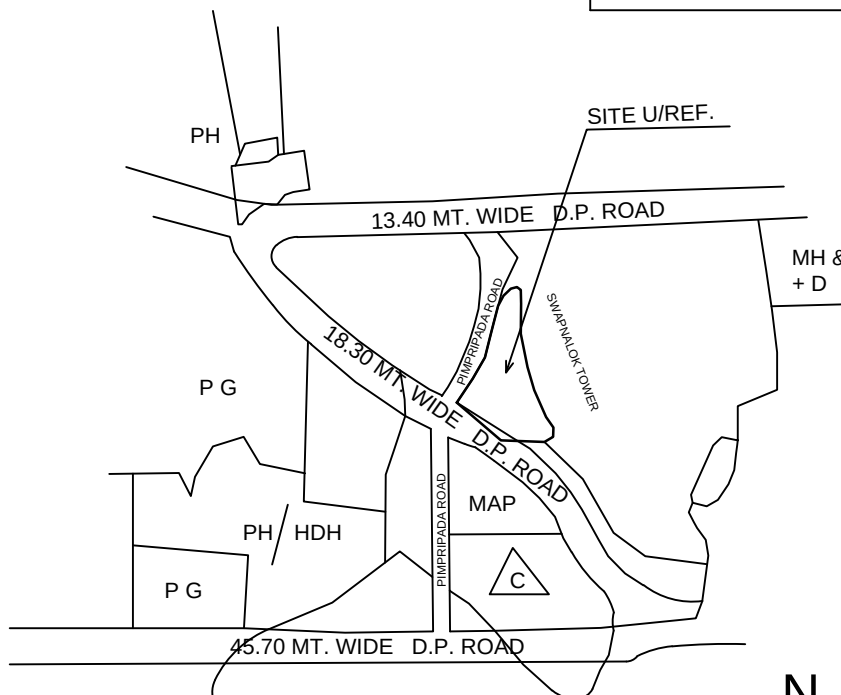
BLOCK PLAN

SCALE - 1:500

OLD 33% ADDITIONAL FSI PREMIUM				
NET AREA OF PLOT	33% ADDITIONAL AREA	AMOUNT PAID	RECEIPT /SAP NO.	DATE OF AMOUNT PAID
1928.18	636.30	31.46,800/-	1001746678 (MCGM)	07-05-2014
		31.46,800/-	034520 (RBI)	08-05-2014
NEW 50% ADDITIONAL FSI PREMIUM				
NET AREA OF PLOT	50% ADDITIONAL AREA	AMOUNT PAID	RECEIPT /SAP NO.	DATE OF AMOUNT PAID
1907.20	953.60 - 636.30 = 317.30 SQ.MTS.			
B FUNGIBLE AREA TABLE				
	Sq. mt.	Land SDRRR	Receipt No.	Amount
18A Built-up Area Rehabilitation component for purely Residential in existing structure/s	----	----	----	----
18B Built-up Area Rehabilitation component for Non-Residential in existing structure/s	----	----	----	----
18 Total Built-up Area existing structure/s proposed to be re-accommodated (=18A +18B)	----	----	----	----
19 Maximum Fungible Built-up area component Rehabilitation built-up area component (= 18A X 0.35 + 18B X 0.20)	----	----	----	----
20A Fungible Built-up Area Consumed for Rehabilitation component of purely Residential use	----	----	----	----
20B Fungible Built-up Area Consumed for Rehabilitation component of Non-Residential use	----	----	----	----
21 Fungible Built-up Area Consumed for Rehabilitation Without Charging premium	----	----	----	----
22 Fungible Built-up Area Consumed for Rehabilitation by Charging premium	----	----	----	----
20B Fungible Built-up Area Consumed for Non-Reb. by Charging premium	752.61	57,900	1002494800	2,74,16,710
Fungible Built-up Area Consumed for Non-Reb. by Charging premium	231.77	66,900	1002704342	93,03,250

BUILT UP AREA STATEMENT					
FLOOR	TOTAL PROP. BUILT-UP AREA PLOT + 0.33	REHAB COMPONENT FUNGIBLE.	SALE COMPONENT FUNGIBLE.	TOTAL GROSS B.U.A (IN SQ.MT)	TENEMENTS STATEMENT
(1)	(2)	(3)	(4)	(5)	(6)
GR. FLR. Meter Rm + Toilet Block (20.62*21.88)	274.38 + 42.50	NIL	54.88	329.26 + 42.50	12Nos.SHOPS
1ST FLR.					
2ND FLR.					
3RD FLR.					
4TH FLR.	241.92	NIL	NIL	241.92	4.00 No.
5TH FLR.	241.92	NIL	NIL	241.92	4.00 No.
6TH FLR.	241.92	NIL	NIL	241.92	4.00 No.
7TH FLR.	241.92	NIL	NIL	241.92	4.00 No.
8TH FLR.	173.62	NIL	NIL	173.62	3.00 Nos.
9TH FLR.	241.92	NIL	NIL	241.92	4.00 No.
10TH FLR.	241.92	NIL	NIL	241.92	4.00 No.
11TH FLR.	241.92	NIL	NIL	241.92	4.00 No.
12TH FLR.	241.92	NIL	NIL	241.92	4.00 No.
13TH FLR.	241.92	NIL	NIL	241.92	4.00 No.
14TH FLR.	241.92	NIL	NIL	241.92	4.00 No.
15TH FLR.	64.77	NIL	177.15	241.92	4.00 No.
16TH FLR.		NIL	213.32	213.32	3.00 Nos.
17TH FLR.			241.92	241.92	4.00 No.
18TH FLR.			241.92	241.92	4.00 No.
19TH FLR.(PT)			55.19	55.19	1.00 No.
TOTAL	2974.47	NIL	984.38	3958.85	71.00 No.

Note: Meter rm. & toilet block area added in purely residential area
Excess area of refuge is counted in fsi. in 8th & 16th flr. built up area.



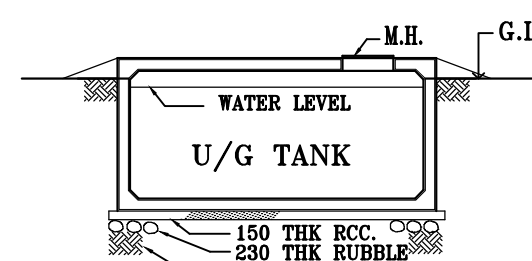
LOCATION PLAN

SCALE - 1:4000

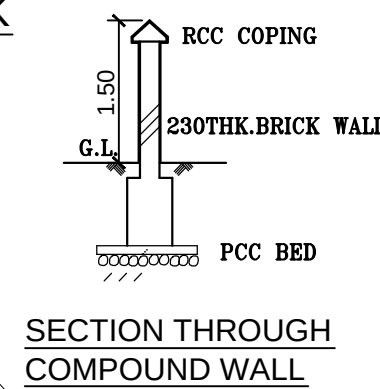
PARKING AREA STATEMENT

CARPET AREA	NO. OF FLATS	PARKING REQD.
UP TO 35 SQMT. (1 PARK FOR 4 FLATS)	NIL	NIL
35 TO 45 SQMT. (1 PARK FOR 2 FLATS)	31 NOS.	15.50 NOS.
45 TO 70 SQ.MT. (1 PARK FOR 1 FLATS)	28 NOS.	28.00 NOS.
ABOVE 70 SQ.MT. (2 CAR FOR 1 FLATS)	NIL	NIL
REQUIRED PARKING = 43.50 NOS.		
VISITORS PARKING (25% OF 43.50) = 10.88 NOS.		
PARKING REQD. FOR SHOPS AT ONE FOR EVERY 40.00 SQ.MT. UPTO 800 SQMTS. AND ABOVE 80.00 SQMTS.		
TOTAL SHOPS B.U.A. = 329.26 SQ.MT. / 40 = 8.23 NOS.		
VISITORS PARKING (10% OF 8.23) = 0.82 NOS. min.		
TOTAL (A+B) 64.61 NOS.		
REQUIRED PARKING SAY = 65.00 NOS. CAR		
PROVIDED CAR PARKING		
GROUND FLOOR = 10.00		
1ST & 2ND. PODIUM FLOOR = 20 x 2 NOS.= 40.00 Nos.		
3RD. PODIUM FLOOR = 30 X1NOS. = 30.00 Nos.		
PROVIDED CARS = 80.00 NOS.		

EAST



SECTION THROUGH SUCTION TANK



SECTION THROUGH COMPOUND WALL

PROFORMA - A		1/8
AREA STATEMENT		SQ. MTS.
1 AREA OF PLOT		2227.00 SQ.MTS.
2 DEDUCTIONS FOR:		
(a) Road set-back area		319.80
(b) Proposed road		--NIL--
(c) Any reservation (sub plot)		--NIL--
(d) % amenity space as per DCR 56/57 (sub plot) other.		--NIL--
3 Balance area of plot (1 - 2)		1907.20 SQ.MTS.
4 Deduction for 15% Recreation ground / 10% amenity space (if deductible for Ind.)		286.08 SQ.MTS.
5 Net area of plot (3 - 4)		1621.12 SQ.MTS.
6 Addition for floor space Index		
2(a) 125% for D.P. Road (Restricted to 40% OR 80% OF '3' above)		399.75 SQ.MTS.
2(b) 100 % for set-back (Restricted to 40% OR 80% OF '3' above)		--NIL--
7 Total area (5 + 6)		2020.87 SQ.MTS.
8 Floor Space Index permissible.		1.00
9 (a) F.S.I. Credit available by Development Right.		--NIL--
9(b) F.S.I. Credit available by Development Right.		--NIL--
Addition for floor space index		
9 (b) 0.50 FSI as per DCR 32 (1907.20 sq.mts.)		953.60 SQ.MTS.
9 (c) % as per DCR 33 ()		--NIL--
10 Permissible Floor Area (7 x 8) + 9 above		2974.47 SQ.MTS.
11 Total Proposed Built-up area		2974.47 SQ.MTS.
12 FSI Consumed on net holding = 11/3		1.56
B. Detail Residential / non Residential Area		
1 Purely residential built-up area		2700.09 SQ.MTS.
2 Remaining non residential built-up area		274.38 SQ.MTS.
C Detail of FSI availed as per DCR 35(4)		
1 Fungible built-up area component proposed vide DCR 35(4) for purely residential = OR < (B1 X 0.35) = 945.03 sq.mt(Permissible)		929.50 SQ.MTS.
2 Fungible built-up area component proposed vide DCR 35(4) for non residential = OR < (B2 X 0.20) = 54.88 sq.mt (permissible)		54.88 SQ.MTS.
3 Total Fungible built-up area vide DCR 35(4) = (C1 + C2)		984.38 SQ.MTS.
4 Total Gross built-up area Proposed = (11 + C3)		3958.85 SQ.MTS.
D Tenement Statement		
(i) Proposed area (Item A.11 above)		3958.85 SQ.MTS.
(ii) Less deduction for non residential area (shop etc.)		329.26 SQ.MTS.
(iii) Area available for tenements (i) - (ii)		3629.59 SQ.MTS.
(iv) Tenement permissible (Density of tenements / hectre)		163.33 NOS
(v) Tenement proposed.		71.00 NOS
(vi) Tenement existing		--NIL--
(vii) Total Tenement on the plot		71.00 NOS
E Parking Statement		REQUIRED PROP.
(i) Parking required by regulation for CAR		AS PER STATEMENT
SCOOTER / MOTOR CYCLE		
OUTSIDER (VISITOR)		
TOTAL PARKING		

PROFORMA - B

CONTENTS OF SHEET

GRD. FLR. PLAN, BUILT UP AREA SUMMARY, PARKING STATEMENT, SECTION THROUGH COMP. WALL & SUCTION TANK, LOCATION & BLOCK PLAN

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS (DIGITAL SIGNATURES)

CERTIFICATE OF AREA :

CERTIFIED THAT I HAVE SURVEYED THE PLOT AND THAT THE DIMENSION OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 2227.00 SQMTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/ TOWN PLANNING SCHEME RECORDS.

ARCHITECT

DESCRIPTION OF PROPOSAL :

PROPOSED COMMERCIAL & RESIDENTIAL BUILDING PROPERTY BEARING S.NO. 267, H.NO.-1/1 (PT) AND C.T.S. NO.-610A1/A1/C (PART) OF VILLAGE MALAD (E), TALUKA BORIVALI, MUMBAI.

OWNER :
MS GSA CONSTRUCTIONS

SIGN.

JOB NO.	DRG. NO.	SCALE	DATE	CHD. BY	DRAWN BY
873/AP	01	AS GIVEN	23.09.2016	NISAR	MOHSIN

SUFYAN DUBERIA
B.E. CIVIL.

TEL : 66770330 (3 LINES)

DUBERIA & ASSOCIATES

A-101, RIZVI PALACE, HILL ROAD, BANDRA (W), MUMBAI - 400 050.

GRD. FLR. PARKING

SMALL PARKING	03 NOS.
BIG PARKING	07 NOS.
TOTAL PARKING = 10.00 NOS.	

SOUTH

GROUND FLOOR PLAN

SCALE - 1:100