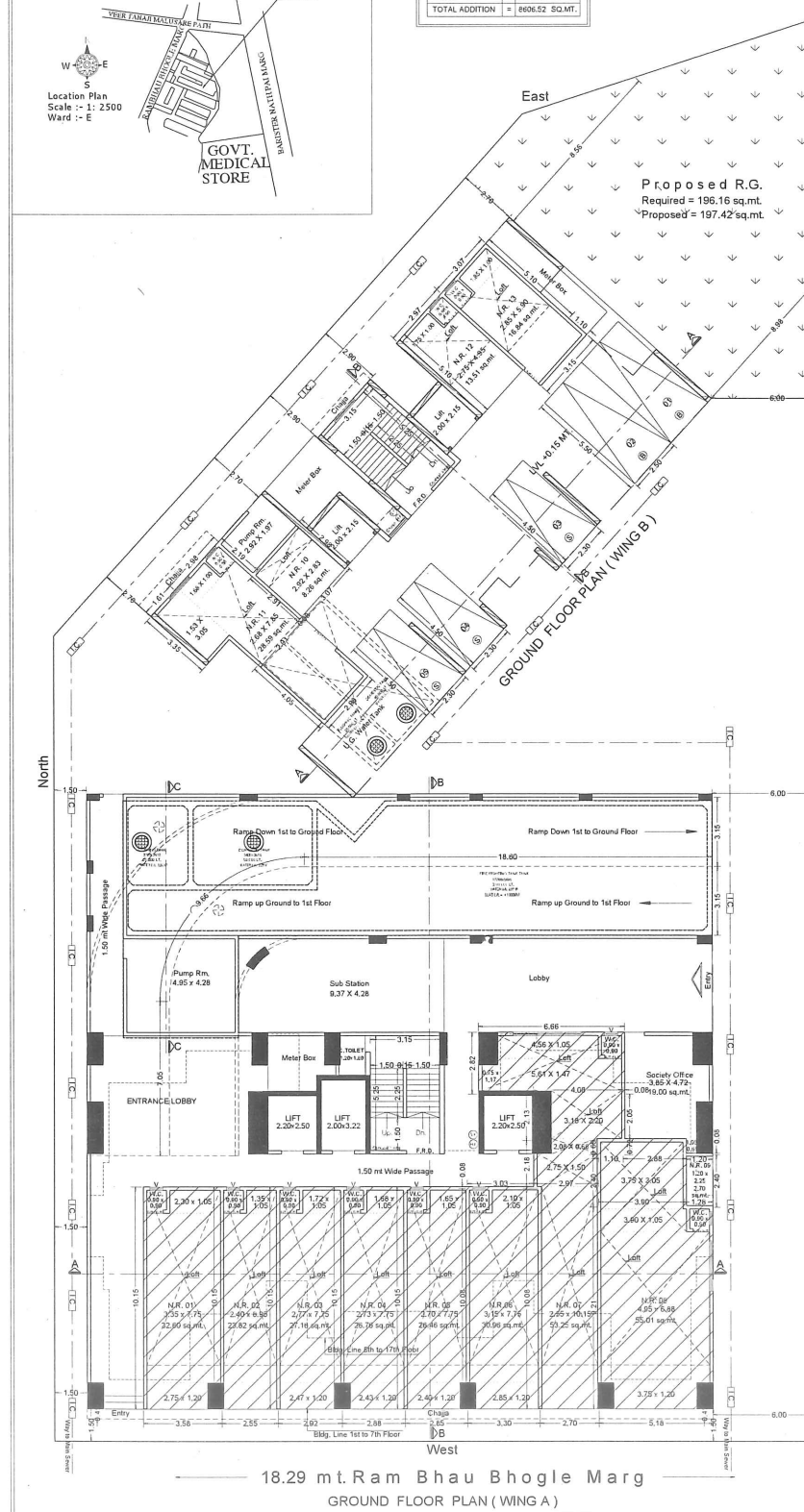
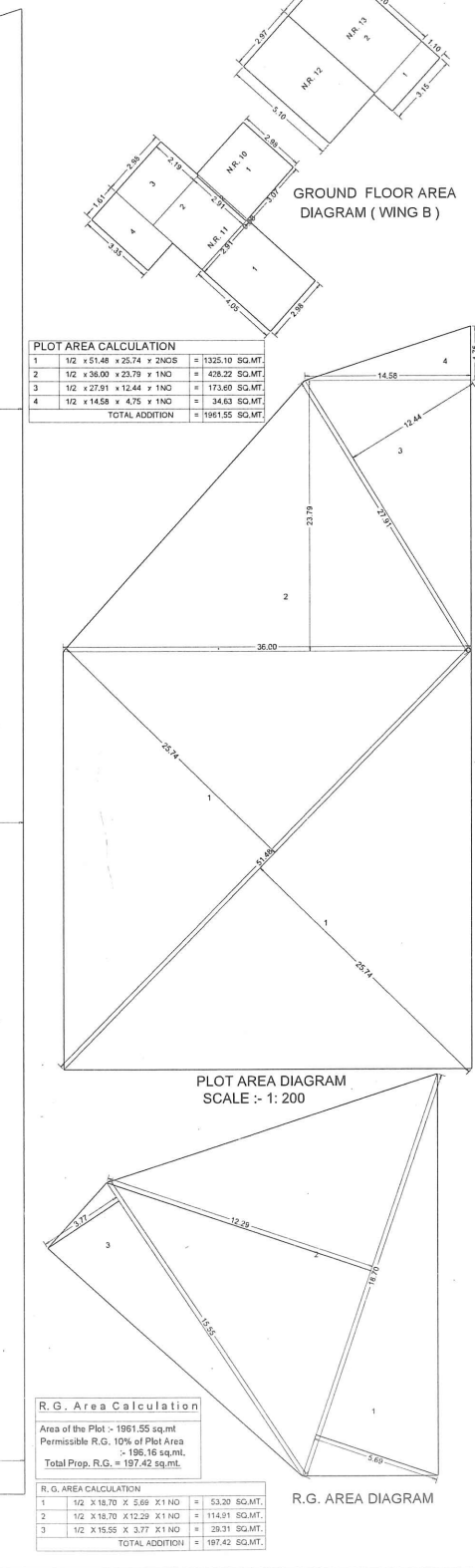
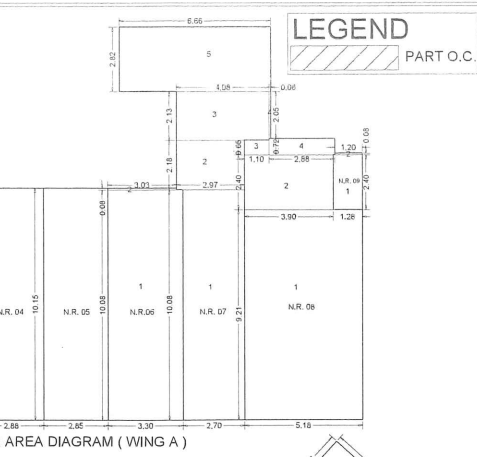
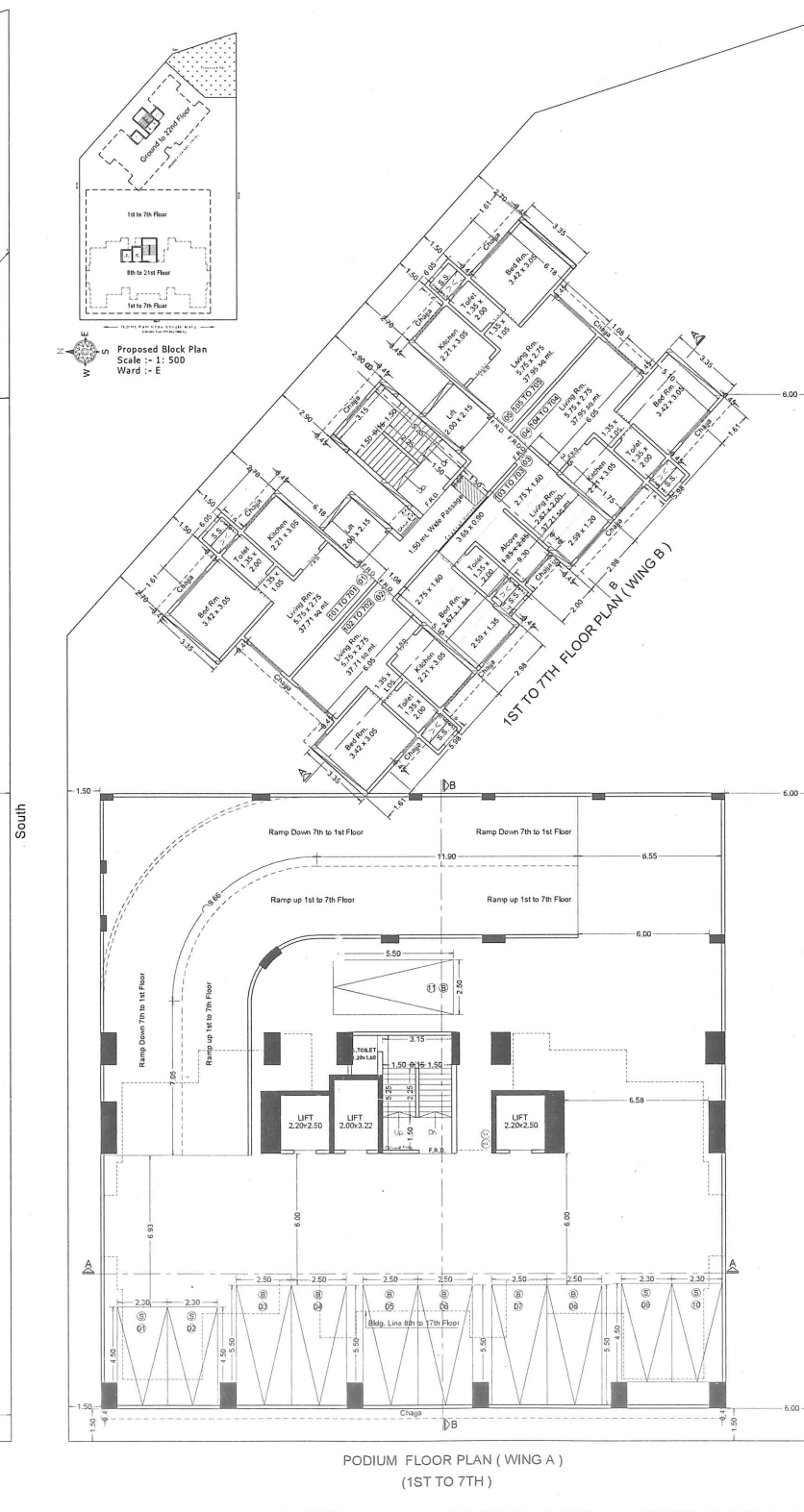


Permissible Area Statement	BUILT UP AREA SUMMARY (Including Fungible Area & Common Area)	BUILT UP AREA SUMMARY (Including Fungible Area & Common Area)
CARPET AREA OF REHAB (N.R. - 238.06) = 48.39 x 4.83 = 234.36 SQ.MT.	NO. OF FLOORS	NO. OF FLOORS
ADD. 5% CARPET AREA OF REHAB (2752.75 X 5%) = 137.64 SQ.MT.	GROUND FLOOR	GROUND FLOOR
BUILT UP AREA OF REHAB (2380.61 + 137.64 X 1.05) = 2752.75 SQ.MT. (A)	1ST FLOOR	1ST FLOOR
3754.11 SQ.MT. X 0.60 (INCENTIVE) = 2252.47 SQ.MT. (B)	2ND FLOOR	2ND FLOOR
B.U.A. Of Non-Cess Structure = 2.78 SQ.MT. (C)	3RD FLOOR	3RD FLOOR
TOTAL PERMISSIBLE B.U.A. (A+B+C) = 6760.23 SQ.MT. (D)	4TH FLOOR	4TH FLOOR
Permissible B.U.A. Statement With Fungible Tenant	5TH FLOOR	5TH FLOOR
CARPET AREA OF REHAB (N.R. - 238.06) = 238.06 SQ.MT.	6TH FLOOR	6TH FLOOR
B.U. AREA OF REHAB (N.R.-238.06 X 1.05) = 249.96 SQ.MT.	7TH FLOOR	7TH FLOOR
25% FUNG. F.S.I ON REHAB N.R. = 57.13 SQ.MT.	8TH FLOOR	8TH FLOOR
CARPET AREA OF REHAB (N.R.-48.39) = 48.39 SQ.MT.	9TH FLOOR	9TH FLOOR
ADD. 5% CARPET AREA OF REHAB (N.R.-48.39 X 1.05) = 50.81 SQ.MT.	10TH FLOOR	10TH FLOOR
B.U. AREA OF REHAB (N.R.-50.81 X 1.05) = 53.35 SQ.MT.	11TH FLOOR	11TH FLOOR
35% FUNG. F.S.I ON REHAB N.R. = 21.34 SQ.MT.	12TH FLOOR	12TH FLOOR
TOTAL B.U.A. (INCL.) FUNGIBLE AREA = 425.11 SQ.MT. (E)	13TH FLOOR	13TH FLOOR
CARPET AREA OF REHAB (Res. 2754.36) = 2754.36 SQ.MT.	14TH FLOOR	14TH FLOOR
ADD. 5% CARPET AREA OF REHAB (R.-2754.36 X 1.05) = 2892.58 SQ.MT.	15TH FLOOR	15TH FLOOR
B.U. AREA OF REHAB (Res. 2892.58 X 1.05) = 3037.21 SQ.MT.	16TH FLOOR	16TH FLOOR
35% FUNG. F.S.I ON REHAB (Res.) = 1192.63 SQ.MT.	17TH FLOOR	17TH FLOOR
TOTAL B.U.A. (INCL.) FUNGIBLE AREA = 4850.13 SQ.MT. (F)	18TH FLOOR	18TH FLOOR
B.U.A. Of Non-Cess Structure = 2.78 SQ.MT.	19TH FLOOR	19TH FLOOR
35% FUNG. F.S.I ON Non-Cess Structure = 0.97 SQ.MT.	20TH FLOOR	20TH FLOOR
TOTAL B.U.A. (INCL.) FUNGIBLE AREA = 3.75 SQ.MT. (G)	21ST FLOOR	21ST FLOOR
TOTAL PERMISSIBLE B.U.A. (F+G) = 5028.89 SQ.MT. (H)	22ND FLOOR	22ND FLOOR
INCENTIVE AREA (5% OF 3754.11 SQ.MT.) = 187.71 SQ.MT.	23RD FLOOR	23RD FLOOR
25% OF FUNGIBLE SALE RES. = 125.30 SQ.MT.	24TH FLOOR	24TH FLOOR
TOTAL PERMISSIBLE AREA WITH FUNGIBLE SALE = 4926.47 SQ.MT. (I)	25TH FLOOR	25TH FLOOR
TOTAL PERMISSIBLE B.U.A. With Fungible (I+V) = 9083.46 sq.mt.	26TH FLOOR	26TH FLOOR



GROUND FLOOR AREA CALCULATION	GROUND FLOOR AREA CALCULATION
1. 3.58 X 10.15 X 1.00 = 36.34 SQ.MT.	1. 3.58 X 10.15 X 1.00 = 36.34 SQ.MT.
2. 2.55 X 10.15 X 1.00 = 25.88 SQ.MT.	2. 2.55 X 10.15 X 1.00 = 25.88 SQ.MT.
3. 2.82 X 10.15 X 1.00 = 28.64 SQ.MT.	3. 2.82 X 10.15 X 1.00 = 28.64 SQ.MT.
4. 2.88 X 10.15 X 1.00 = 29.30 SQ.MT.	4. 2.88 X 10.15 X 1.00 = 29.30 SQ.MT.
5. 3.30 X 10.08 X 1.00 = 33.26 SQ.MT.	5. 3.30 X 10.08 X 1.00 = 33.26 SQ.MT.
6. 3.03 X 10.08 X 1.00 = 30.54 SQ.MT.	6. 3.03 X 10.08 X 1.00 = 30.54 SQ.MT.
7. 2.70 X 10.08 X 1.00 = 27.22 SQ.MT.	7. 2.70 X 10.08 X 1.00 = 27.22 SQ.MT.
8. 2.87 X 2.18 X 1.00 = 6.27 SQ.MT.	8. 2.87 X 2.18 X 1.00 = 6.27 SQ.MT.
9. 4.08 X 2.13 X 1.00 = 8.69 SQ.MT.	9. 4.08 X 2.13 X 1.00 = 8.69 SQ.MT.
10. 0.08 X 2.05 X 1.00 = 0.16 SQ.MT.	10. 0.08 X 2.05 X 1.00 = 0.16 SQ.MT.
11. 6.66 X 2.82 X 1.00 = 18.78 SQ.MT.	11. 6.66 X 2.82 X 1.00 = 18.78 SQ.MT.
12. 5.16 X 9.21 X 1.00 = 47.51 SQ.MT.	12. 5.16 X 9.21 X 1.00 = 47.51 SQ.MT.
13. 3.80 X 2.40 X 1.00 = 9.12 SQ.MT.	13. 3.80 X 2.40 X 1.00 = 9.12 SQ.MT.
14. 1.10 X 6.65 X 1.00 = 7.32 SQ.MT.	14. 1.10 X 6.65 X 1.00 = 7.32 SQ.MT.
15. 2.28 X 9.72 X 1.00 = 22.17 SQ.MT.	15. 2.28 X 9.72 X 1.00 = 22.17 SQ.MT.
16. 1.28 X 2.40 X 1.00 = 3.07 SQ.MT.	16. 1.28 X 2.40 X 1.00 = 3.07 SQ.MT.
17. 1.20 X 0.08 X 1.00 = 0.10 SQ.MT.	17. 1.20 X 0.08 X 1.00 = 0.10 SQ.MT.
TOTAL ADDITION = 307.87 SQ.MT.	TOTAL ADDITION = 307.87 SQ.MT.



PROFORMA 'A'	SO. MTS.
1. Area Statement	
(a) Area of plot	196.55
(b) Area of reservation plot	-
(c) Area of road setback	-
(d) Area of DP road	-
(e) Deductions for:	
(i) For Reservation Road Area	-
(ii) Road sub-area to be handed over (100%)(Regulation No. 16)	-
(iii) Proposed DP road to be handed over (100%)(Regulation No. 16)	-
(iv) Reservation area to be handed over (100%)(Regulation No. 17)	-
(v) Reservation area to be handed over per AR (100%)(Regulation No. 17)	-
(vi) For Amenity area	-
(vii) Area of amenity plots to be handed over As per DCR. 14(A)	-
(viii) Area of amenity plots to be handed over As per DCR. 14(B)	-
(ix) Area of amenity plots to be handed over As per DCR. 35(a)(b)(c)	-
(x) 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.	-
2. Total deductions: (2)(a) + 2)(b) + 2)(c) as when applicable.	-
3. Balance area of plot (1 - 2)	196.55
4. Plot area under Development after areas to be handed over to LCC/AR Appropriate Authority as per S.No. 4 above.	196.55
5A. Permissible Floor area	6760.23
5B. Zonal (Basic) FSI (0.50 or 0.75 or 1.00 or 1.33 or as per DCR 337 of 2034 = 3.00)	3.00
7. Built up area as per Zonal (Basic) FSI (5A * 5B)	-
TOTAL	6760.23
(In case of M&B land Permissible BUA kept in reserve)	-
8. Built up Area equal to area of land handed over as per Regulation 30(A)	-
(i) As per 2(A) and 2(B) except 2(A) (ii) (i) above with in cap of 'Admissible TDR' as column 6 of Table - 12 on remaining balance plot.	-
(ii) In case of 2(A)(iii) 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 of permissible BUA on remaining plot)	-
10. Built up area due to 'Additional FSI on Payment of Premium' as per Table No. 12 Regulation No.20(A) on remaining balance plot.	-
11. Built up area due to admissible 'TDR' as per Table No. 12 of 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))	6760.23
13. Proposed BUA (as the case may be with 'without BUA as per 2(c))	6760.23
14. TDR generated if any as per regulation 30 (A) and 32.	-
15. Fungible Compensatory Area as per Regulation No. 31(3)	2323.23
(i) Fungible Compensatory Area for Rehabilitation component without charging premium	1272.08
(ii) Fungible Compensatory Area for Rehabilitation component without charging premium	766.24
(iii) Fungible Compensatory Area by charging premium.	1051.17
(iv) Fungible Compensatory Area proposed on payment of premium.	1050.05
16. Total Built up Area including Fungible Compensatory Area (12 + 15 (a)(i)+(b)(ii)+(c))	8654.52
17. FSI consumed on Net Plot (13/1)	3.446
(i) Other Requirements	-
(a) Reservation/Designation	-
(b) Area of Reservation affecting the plot	-
(c) Area of Reservation land to be 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 Designation	-
(f) Plot area/Built up Amenity to be Handed Over as per Regulation No. 17	-
(i) 14(A)	-
(ii) 14(B)	-
(iii) 15	-
(C) Requirement of Recreational Open space in Layout/Plot as per Regulation No. 27	-
(D) Tenement Statement	-
(i) Proposed built up area (13 above)	-
(ii) Less deduction of Non-residential area (Shop etc.)	-
(iii) Area available for tenements: (i) minus (ii)	-
(iv) Tenements Permissible (Density of tenements/structure) 216.28 * 450 PER HECTOR / 15.080 = 9.73	-
(v) Total number of Tenements proposed on the plot	-
(E) Parking statement	-
(i) Parking required by Regulation for - Car	-
Scooter	-
Motor	-
Cycle	-
Outsider	-
(visitors)	-
(ii) Covered garage permissible	-
(iii) Covered	-
Garages	-
Proposed	-
Car	-
Scooter	-
Motor	-
Cycle	-
Outsider	-
(visitors)	-
(iv) Total parking provided	-
(F) Transport Vehicles Parking	-
(i) Spaces for transport vehicles parking required by Regulations	-
(ii) Total No. of transport vehicles parking spaces provided	-

PROFORMA - B

CONTENTS OF SHEET

GROUND FLOOR PLAN, 1ST TO 7TH FLOOR PLAN, PERMISSIBLE AREA STATEMENT, R.G. AREA DIAGRAM & CALCULATION, PLOT AREA DIAGRAM & CALCULATION, BLOCK & LOCATION PLAN, PROPOSED BLOCK PLAN, AREA DIAGRAM & CALCULATION, PROFORMA A & B

THIS PLAN IS DIGITALLY SIGNED & ISSUED
Approved Subject To Condition Mentioned in The File No. EB-7201/E/A.
CHB/CTY 0795/E/337 (NEW)

SWAPNIL V. PATIL **RAHUL NAMDEV LANGE** **Pankaj Shridhar Bhoir**
S.E.B.P.(C) A.E.B.P.(C) E.E.B.P.(C)

GHEWARC HAND LALCHAND JOGANI **Ankit Prakash Dharia**
OWNER SIGN ARCH./L.S. SIGN

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME AND THE DIMENSIONS OF THE PLOT STATED IN THE PLANS ARE AS MEASURED ON SITE. THE AREA SO MEASURED IS 196.55 SQ.MT. WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP. I, PANKAJ SHRIDHAR BHOR, BEING A REGISTERED SURVEYOR.

DESCRIPTION OF PROPOSAL & PROPERTY:

PLAN SHOWING PROPOSED REDEVELOPMENT OF EXISTING BUILDING'S NO. 354 OF MAZGAON (UNDER SEVERAL) AT RAMBAU BHOGLE MARG, MAZGAON

NAME OF THE OWNER:
PANKAJ SHRIDHAR BHOR

APDA **A.P. Dharia & Associates.**
Office No. 182, Dr. Patel Bldg. No. 146, Patel Bldg. N.M. Joshi Marg Opp. Fish Market Lower Panel (W) Mumbai-400 013
TEL: 24919666, 9322130068

REG. NO. 1 **DRAWN BY** **SCALE** **DATE**