

[As per Approved Layout U/No -CHE/1914/BP(W/S)/LOR dt:-13-02-2019]

Sl. No.	Area Statement	In Sq.M.
1	Gross Area of plot	12285.00
a)	Area of Reservation in plot (Municipal Office R01.3)	5459.40
b)	Area of Road Set back	573.30
c)	Area of D P Road	0.00
2	Deductions for:	
(A) For Reservation/Road Area		
(a)	Road set-back area to be handed over (100%) (Reg No 16)	573.30
(b)	Proposed D P Road to be handed over (100%) (Reg No 16)	0.00
(c)	Reservation area (plot) to be handed over (Reg No 17) (40% x 1a)	2183.76
(B) For Amenity area		
(a)	Area of amenity plot/plots to be handed over as per DCR 14(A)	0.00
(b)	Area of amenity plot/plots to be handed over as per DCR 14(B)	0.00
(c)	Area of amenity plot/plots to be handed over as per DCR 15	0.00
(d)	Area of amenity plot/plots to be handed over as per DCR 35	0.00
(C) Deductions for Existing Built up area to be retained if any		
(a)	Land component of Existing BUA as per regulation under which the development was allowed.	2757.06
3	Total deductions: 1/2(A) + 2(B) + 2(C)	2757.06
4	Net plot area (1 minus 3)	9527.94
5	Subplot A - 40% of Reservation plot (Municipal Office R01.3)	2183.76
6	Subplot B - (Balance 60% reservation plot + Residential Plot)	9527.94

PROFORMA A

Sl. No.	Area Statement	In Sq.M.
1	Area of Subplot B	9527.94
a)	Area of Subplot A	2183.76
2	Zonal (basic) FSI (1 or 1.33)	1.00
3	Permissible Built up Area as per Zonal(basic) FSI of Subplot B (1a*2)	9527.94
b)	Permissible Built up Area as per Zonal(basic) FSI of Subplot A (1b*2)	0.00
4	Built up area due to "Additional FSI on Payment of Premium" (0.5) of Subplot B	0.00
b)	Built up area due to "Additional FSI on Payment of Premium" (0.5) of Subplot A	0.00
5	Built up area due to Permissible "TDR"	
a)	For Subplot B @ 0.90* 1a	0.00
b)	For Subplot A @ 0.70* 1b	0.00
6	Permissible Built up Area of Subplot B (3a+4a+5a)	9527.94
b)	Permissible Built up Area of Subplot A (3b+4b+5b)	0.00
7	Total Permissible Built up Area of Subplot B as per reg. 17(1) (6a + 6b)	9527.94
8	Additional potential equal to the land handed over along with constructed amenity if developed within 5 years as per reg. 17(1)	0.00
9	Total Permissible Built up Area (7+8)	9527.94
10	Total Proposed Built up Area	9527.94
11	Fungible Compensatory Area as per Regulation No 31(3)	
a)	Permissible Fungible Compensatory area by charging premium.	0.00
Total permissible Built up Area including Fungible Compensatory Area (10+11a)	9527.94	
12	Total Built up Area Proposed	0.00
13	F.S.I. Consumed on Net Plot	0.00

II Other Requirements

A Reservations/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

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/Plot as per Regulation No.27

D Tenement Statement

(i) Proposed built up area

(ii) Less deduction of Non-residential area (Shop etc.)

(iii) Area available for tenements (ii) minus (iii)

(iv) Tenements permissible (Density of tenements/hectare)

(v) Total number of Tenements proposed on the plot

E Parking Statement

(i) Parking required by Regulations for -

Car

Scooter/Motor cycle

Outsiders (visitors)

(ii) Covered garage permissible

(iii) Covered garages proposed

Car

Scooter/Motor cycle

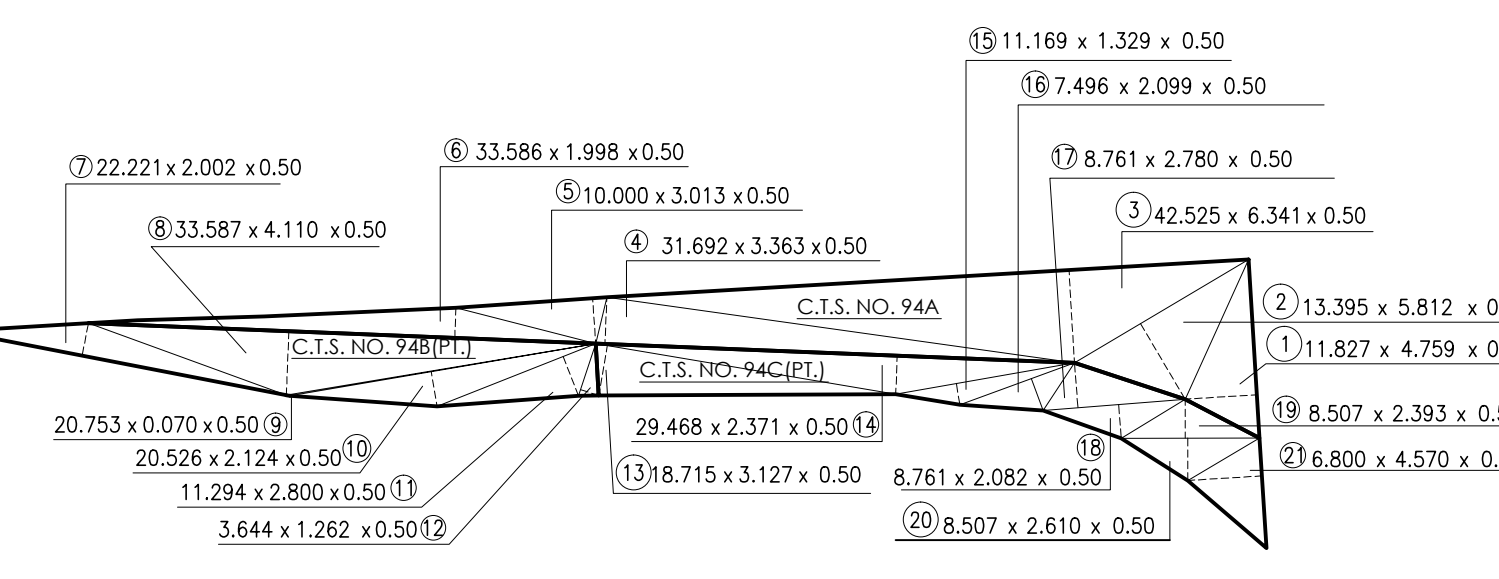
Outsider (Visitors)

(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



CONSTRUCTION AREA SUMMARY

FLOOR	AREA
BASEMENT-2	5475.315
BASEMENT-1	5552.054
TOTAL	11027.369

AREA CALCULATION FOR ROAD SETBACK

C.T.S. NO. 94A

1	1/2 X 11.827 X 4.759 X 1NO	= 28.142 SQ.MT.
2	1/2 X 13.395 X 5.812 X 1NO	= 38.926 SQ.MT.
3	1/2 X 42.525 X 6.341 X 1NO	= 134.826 SQ.MT.
4	1/2 X 31.692 X 3.363 X 1NO	= 53.290 SQ.MT.
5	1/2 X 10.000 X 3.013 X 1NO	= 15.065 SQ.MT.
6	1/2 X 33.586 X 1.998 X 1NO	= 33.552 SQ.MT.
TOTAL ADDITION		= 303.801 SQ.MT.

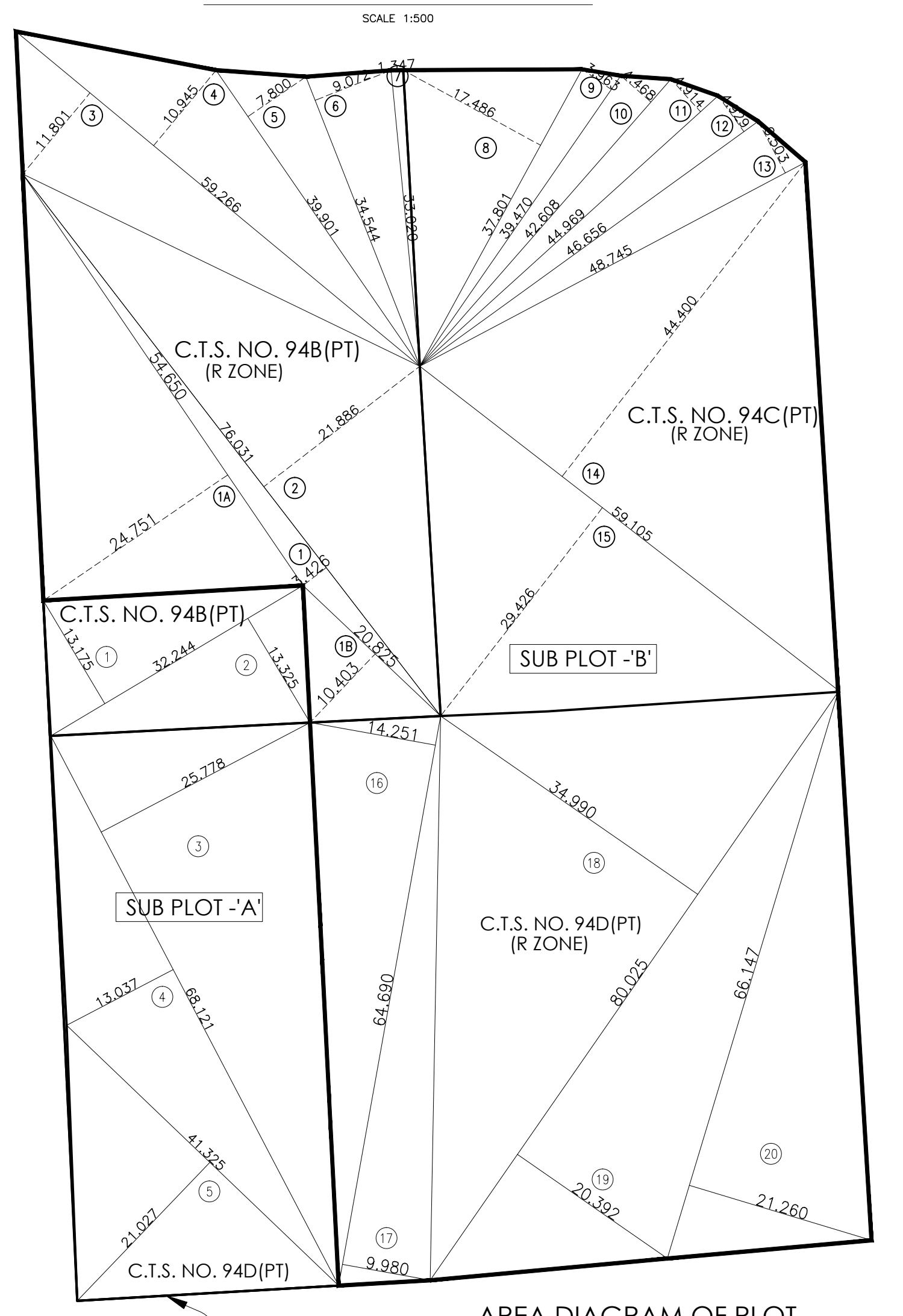
C.T.S. NO. 94B(PT.)

7	1/2 X 22.221 X 2.002 X 1NO	= 22.243 SQ.MT.
8	1/2 X 33.587 X 4.110 X 1NO	= 69.021 SQ.MT.
9	1/2 X 20.753 X 0.070 X 1NO	= 0.726 SQ.MT.
10	1/2 X 20.526 X 2.124 X 1NO	= 21.799 SQ.MT.
11	1/2 X 11.294 X 2.800 X 1NO	= 15.812 SQ.MT.
12	1/2 X 3.644 X 1.262 X 1NO	= 2.299 SQ.MT.
TOTAL ADDITION		= 131.900 SQ.MT.

FOR C.T.S. NO. 94C(PT.)

13	1/2 X 18.715 X 3.127 X 1NO	= 29.261 SQ.MT.
14	1/2 X 29.468 X 2.371 X 1NO	= 34.934 SQ.MT.
15	1/2 X 11.169 X 1.329 X 1NO	= 7.422 SQ.MT.
16	1/2 X 7.496 X 2.099 X 1NO	= 7.867 SQ.MT.
17	1/2 X 8.761 X 2.780 X 1NO	= 12.178 SQ.MT.
18	1/2 X 8.761 X 2.082 X 1NO	= 9.120 SQ.MT.
19	1/2 X 8.507 X 2.393 X 1NO	= 10.179 SQ.MT.
20	1/2 X 8.507 X 2.610 X 1NO	= 11.102 SQ.MT.
21	1/2 X 6.800 X 4.570 X 1NO	= 15.538 SQ.MT.
TOTAL ADDITION		= 137.601 SQ.MT.

TOTAL ROAD SETBACK (303.801+131.900+137.601) = 573.302 SQ.MT.



AREA CALCULATION FOR R - ZONE

C.T.S. NO. 94B (PT.) - 'R' - ZONE

1	1/2 X 76.031 X 3.426 X 1NO	= 130.241 SQ.MT.
1A	1/2 X 54.650 X 24.751 X 1NO	= 676.321 SQ.MT.
1B	1/2 X 30.825 X 10.403 X 1NO	= 108.321 SQ.MT.
2	1/2 X 76.031 X 21.886 X 1NO	= 832.007 SQ.MT.
3	1/2 X 59.266 X 11.801 X 1NO	= 349.699 SQ.MT.
4	1/2 X 59.266 X 10.945 X 1NO	= 324.333 SQ.MT.
5	1/2 X 39.901 X 7.800 X 1NO	= 155.614 SQ.MT.
6	1/2 X 34.544 X 9.072 X 1NO	= 156.692 SQ.MT.
7	1/2 X 33.020 X 1.347 X 1NO	= 22.239 SQ.MT.
TOTAL ADDITION - 'C'		= 2755.467 SQ.MT.

C.T.S. NO. 94C(PT.) - 'R' - ZONE

8	1/2 X 37.801 X 17.486 X 1NO	= 330.494 SQ.MT.
9	1/2 X 39.470 X 3.963 X 1NO	= 78.210 SQ.MT.
10	1/2 X 42.608 X 4.468 X 1NO	= 95.186 SQ.MT.
11	1/2 X 44.969 X 4.914 X 1NO	= 110.489 SQ.MT.
12	1/2 X 46.656 X 4.929 X 1NO	= 114.984 SQ.MT.
13	1/2 X 48.745 X 6.503 X 1NO	= 158.494 SQ.MT.
14	1/2 X 59.105 X 44.400 X 1NO	= 1312.131 SQ.MT.
15	1/2 X 59.105 X 29.426 X 1NO	= 869.612 SQ.MT.
TOTAL ADDITION - 'D'		= 3089.600 SQ.MT.

FOR C.T.S. NO. 94D (PT.) - 'R' - ZONE

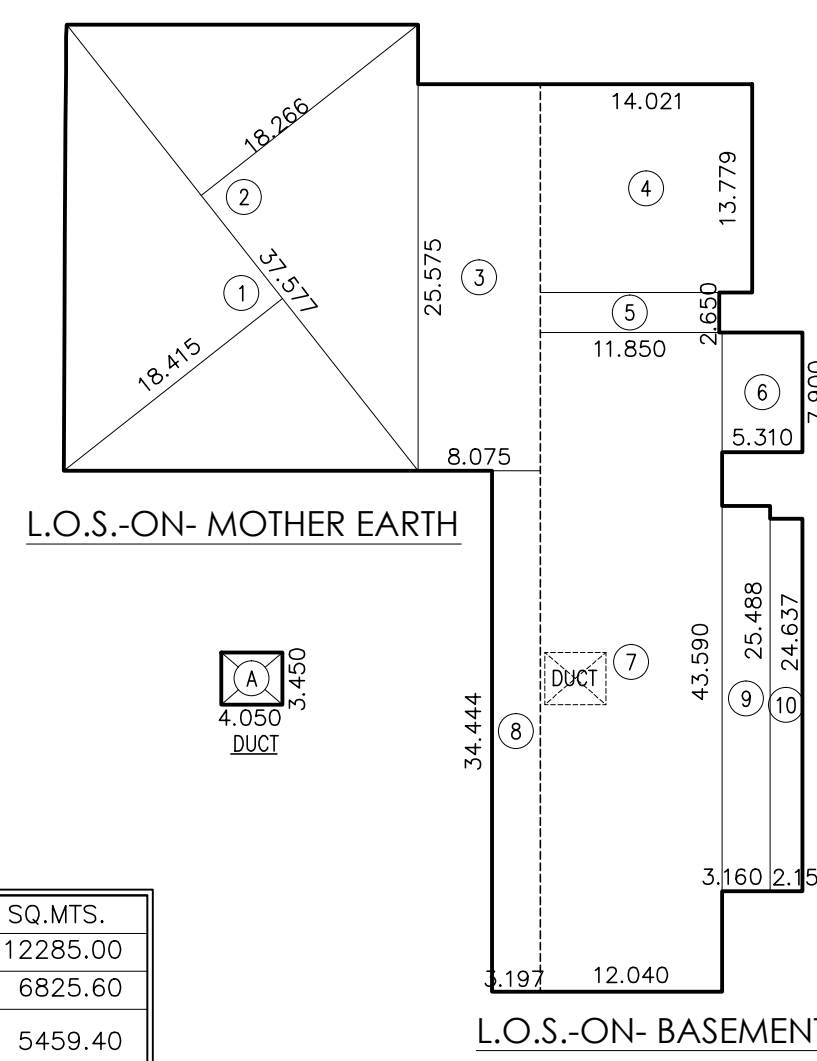
16	1/2 X 64.690 X 14.251 X 1NO	= 460.950 SQ.MT.
17	1/2 X 64.690 X 9.980 X 1NO	= 322.803 SQ.MT.
18	1/2 X 80.025 X 34.990 X 1NO	= 1400.037 SQ.MT.
19	1/2 X 80.025 X 20.392 X 1NO	= 815.935 SQ.MT.
20	1/2 X 66.147 X 21.260 X 1NO	= 703.143 SQ.MT.
TOTAL ADDITION - 'E'		= 3702.868 SQ.MT.

TOTAL AREA FOR 'R' ZONE-(C+D+E) = 9527.935 SQ.MT.  
 SAY 9527.940 SQ.MT.

C.T.S. NO.	ROAD SETBACK (SQ.MTS.)	MUNICIPAL OFFICE (SQ.MTS.)	BALANCE PLOT (SQ.MTS.)	TOTAL AREA OF PLOT AS PER PRC (SQ.MTS.)
94A	303.80	-	-	303.800
94B	131.90	427.23	2755.47	3314.600
94C	137.60	-	3069.60	3207.200
94D	-	1756.53	3702.87	5459.400
TOTAL	573.30	2183.76	9527.94	12285.000

AREA STATEMENT

Sl. No.	ROAD SETBACK AREA AS PER PRC	SQ.MTS.
1	GROSS PLOT AREA AS PER PRC	12285.00
2	RESIDENTIAL PLOT	6825.60
3	AREA OF RESERVATION PLOT MUNICIPAL OFFICE (R01.3)	5459.40
4	40% OF RESERVATION (R01.3) PLOT TO BE HANDED OVER=40%*5459.40	2183.76
5	BALANCE PLOT FOR DEVELOPMENT (5459.40 - 2183.76)	3275.64
6	TOTAL PLOT FOR DEVELOPMENT (6825.60 + 3275.64)	10101.24
7	AREA UNDER ROAD SET-BACK	573.30
8	NET PLOT FOR DEVELOPMENT	9527.94



AREA CALCULATION FOR L.O.S. ON MOTHER EARTH

1	1/2 X 37.577 X 18.415 X 1NO	= 345.990 SQ.MT.
2	1/2 X 37.577 X 18.266 X 1NO	= 343.191 SQ.MT.
3	6.075 X 25.575 X 1NO	= 206.518 SQ.MT.
TOTAL ADDITION		= 895.699 SQ.MT.

AREA CALCULATION FOR L.O.S. ON BASEMENT

4	14.021 X 13.779 X 1NO	= 193.195 SQ.MT.
5	11.850 X 2.650 X 1NO	= 31.403 SQ.MT.
6	5.310 X 7.900 X 1NO	= 41.949 SQ.MT.
7	12.040 X 43.590 X 1NO	= 524.824 SQ.MT.
8	3.197 X 34.444 X 1NO	= 110.117 SQ.MT.
9	3.160 X 25.488 X 1NO	= 80.542 SQ.MT.
10	2.150 X 24.637 X 1NO	= 52.970 SQ.MT.
TOTAL ADDITION		= 1035.000 SQ.MT.

DEDUCTIONS (DUCT)

A	4.050 X 3.450 X 1NO	= 13.973 SQ.MT.
TOTAL DEDUCTION		= 13.973 SQ.MT.
TOTAL LOS AREA [X - Y]		= 1021.027 SQ.MT.
TOTAL GROUND L.O.S. AREA [X' + Y']		= 1916.726 SQ.MT.

L.O.S. AREA STATEMENT --

REQUIRED L.O.S. AREA (20% OF 9527.94 sqm.)	= 1905.588 SQ.MT.
REQ. GROUND L.O.S. AREA (60% OF 1905.588 sqm.)	= 1143.353 SQ.MT.
PROPOSED GROUND L.O.S. AREA	= 1916.726 SQ.MT.
REQ. MOTHER EARTH L.O.S.(30% OF 1905.588 sqm.)	= 571.676 SQ.MT.
PROPOSED MOTHER EARTH L.O.S. AREA	= 895.699 SQ.MT.

PROFORMA : B  
 CONTENTS OF THE SHEET  
 BLOCK PLAN, LOCATION PLAN  
 PLOT, RESERVATION AREA DIAGRAM & CALCULATION  
 DESCRIPTION OF PROPOSAL & PROPERTY  
 PROPOSED RESIDENTIAL BUILDING NO. 1 ON SUBPLOT 'B' ON PLOT BEARING C.T.S. NOS 94B (pt), 94C (pt) & 94D (pt) BEING PART OF LAYOUT BEARING C.T.S. NO.94-A, 94-B, 94-C, 94-D AT VILLAGE-WADHVAN, KANDIVILI (E), MUMBAI.

NAME OF OWNER: M/S KALPATARU RETAIL VENTURES PVT.LTD. SIGNATURE OF C.A. TO OWNER: PRITI KATARIA IA Digitally signed by: PRITI KATARIA IA DN: CN = PRITI KATARIA C = IN O = Personal Date: 2019.12.06 16:55:44 +06'30'

101, KALPATARU SYNERGY, OPP. GRAND HYATT, SANTACRUZ (E) MUMBAI-400055

NAME, SIGN & ADDRESS OF ARCHITECT: ATUL GULATI Digitally signed by: ATUL MADAN AL GULATI DN: CN = ATUL MADAN AL GULATI C = IN O = Personal Date: 2019.12.06 16:10:55 +06'30'

ATUL GULATI (CA/84/10204)  
 UNIT NO. 6F, SHANTI NAGAR CO-OPERATIVE INDUSTRIAL ESTATE LIMITED, VAKOLA, SANTACRUZ (EAST) MUMBAI -400055.

DWG. NO.	SCALE	JOB NO.	DATE	DRN. BY
01/32	AS SHOWN	IOD	24.09.2019	RAVI

CERTIFICATE FOR AREA  
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS GOT SURVEYED BY ME ON 16/07/2018 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS SHOWN AND AREA AS PER DOCUMENT OF OWNERSHIP IS 12285.00 SQ.MT. (i.e. SUB DIV. PLOT A & B) & THE AREA CERTIFIED BY ARCHITECT IS 12285.00 SQ.MTS (i.e. SUB DIV. PLOT A & B)

ATUL GULATI (CA/84/10204)