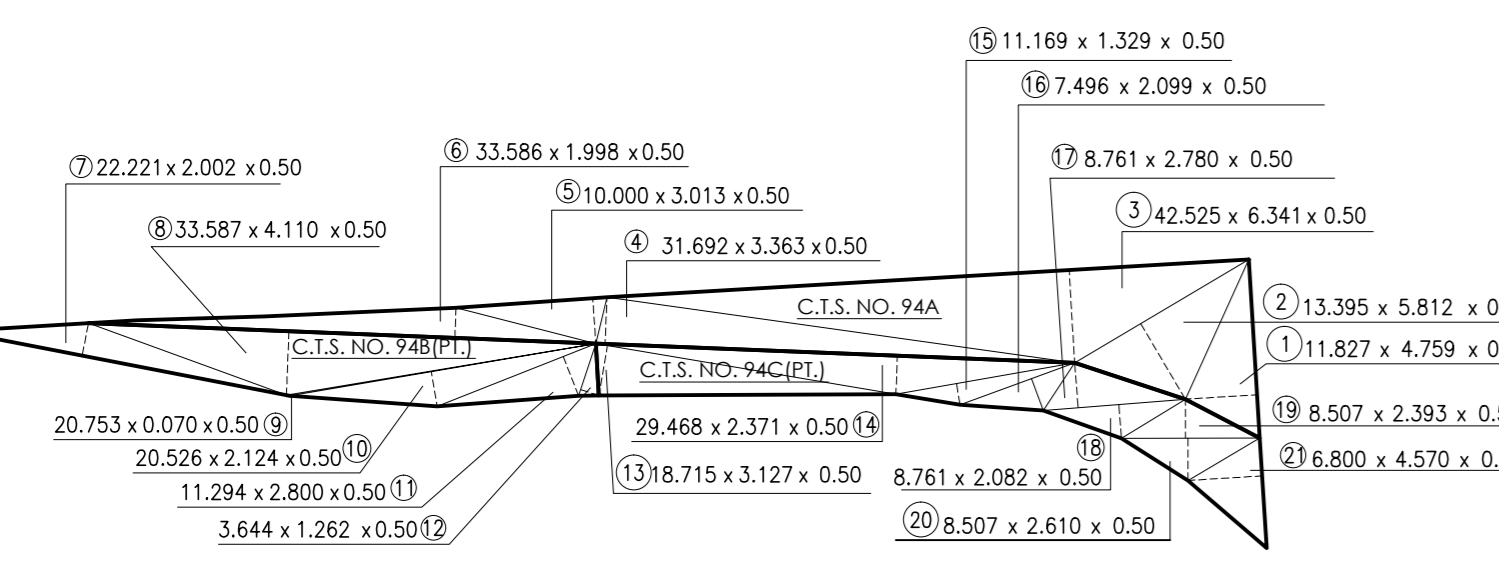


(As per Approved Layout U/No-CHE/1914/BP(W/S)/LOR dt:-13-02-2019)

Sl. No.	Description	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(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.	Description	In Sq.M.
1	Area Statement	
1	a) Area of Subplot B	9527.94
	b) 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	a) 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	a) 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	0.00
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	9527.94
12	Area [10+11(a)]	
13	Total Built up Area Proposed	0.00
14	F.S.I. Consumed on Net Plot	0.00
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	
B 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 [(i) minus (ii)]	
	(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)	
	(iii) Covered garage permissible	
	(iii) Covered garages proposed	
	Car	
	Scooter/Motor cycle	
	Outsider (Visitors)	
	(iv) Total parking provided	
	Transport Vehicles Parking	
	(i) Spaces for transport vehicles parking required by Regulations	
	(ii) Total No. of transport vehicles parking spaces provided	

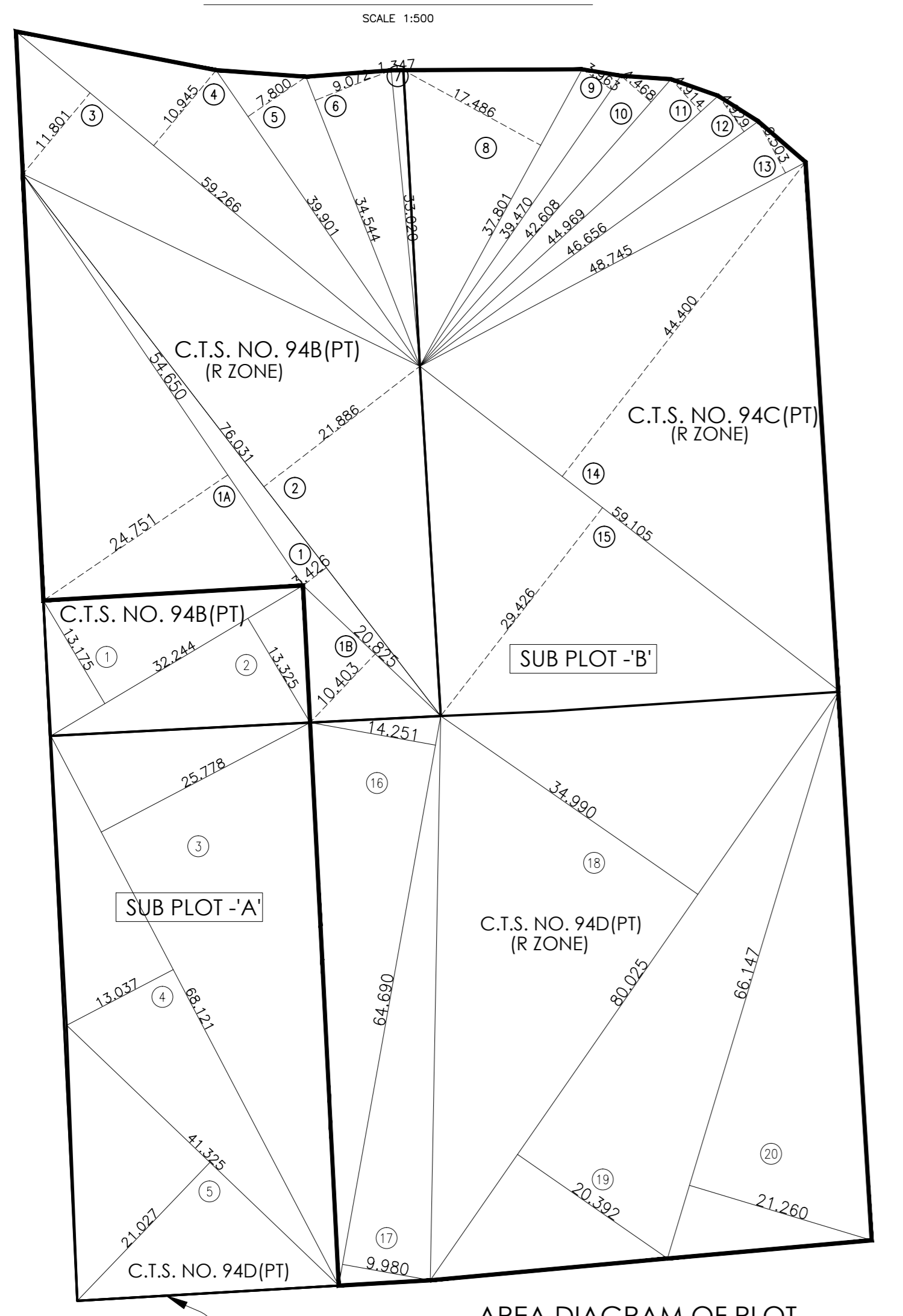


CONSTRUCTION AREA SUMMARY

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

AREA CALCULATION FOR ROAD SETBACK

C.T.S. NO.	Description	Area
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.
94B(P.T.)	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.
94C(P.T.)	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

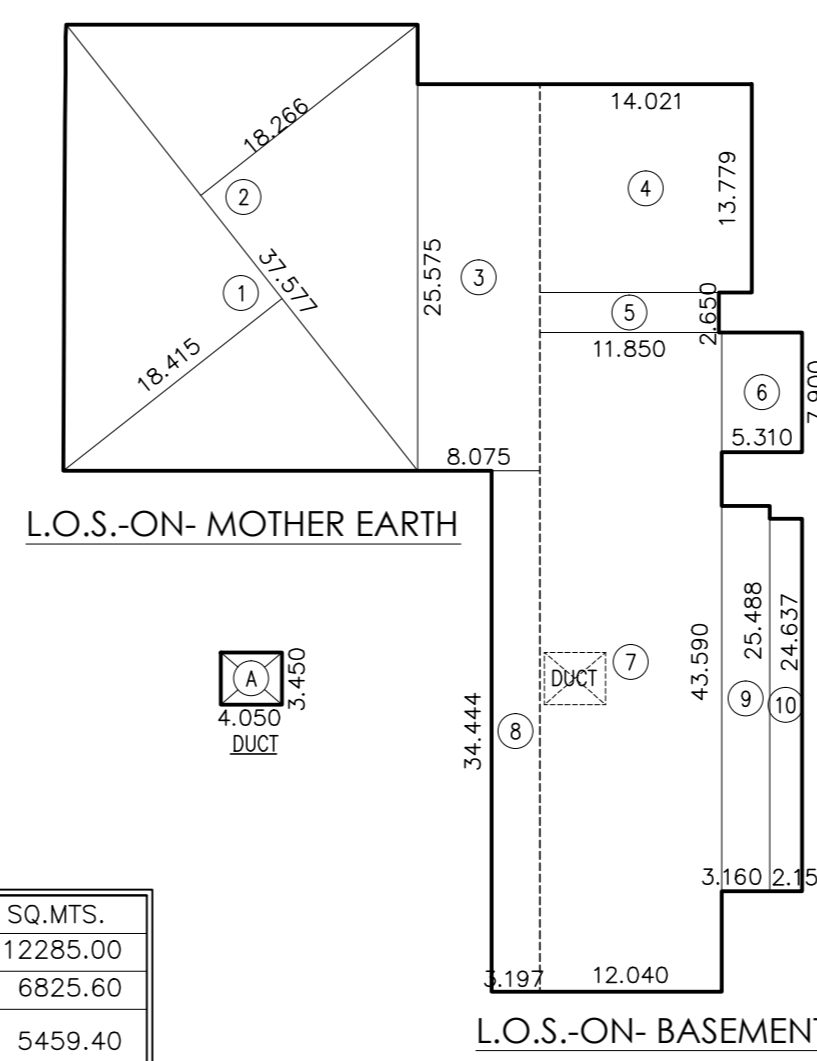
C.T.S. NO.	Description	Area
94B(P.T.) - R-ZONE	1 1/2 X 76.031 X 3.426 X 1NO	130.241 SQ.MT.
	18 1/2 X 54.650 X 24.751 X 1NO	476.321 SQ.MT.
	19 1/2 X 30.825 X 10.403 X 1NO	108.321 SQ.MT.
	2 1/2 X 76.031 X 21.886 X 1NO	832.007 SQ.MT.
	3 1/2 X 59.266 X 11.801 X 1NO	349.699 SQ.MT.
	4 1/2 X 59.266 X 10.945 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.
94C(P.T.) - 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.
94D(P.T.) - 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.

AREA CALCULATION MUNICIPAL OFFICE PLOT TO BE HANDED OVER TO MCGM

C.T.S. NO.	Description	Area
94B(P.T.) - MUNICIPAL OFFICE PLOT	1 1/2 X 32.244 X 13.175 X 1NO	212.407 SQ.MT.
	2 1/2 X 32.244 X 13.325 X 1NO	214.826 SQ.MT.
	TOTAL ADDITION - 'A'	427.233 SQ.MT.
94D(P.T.) - MUNICIPAL OFFICE PLOT	3 1/2 X 68.121 X 25.778 X 1NO	878.012 SQ.MT.
	4 1/2 X 68.121 X 13.037 X 1NO	444.047 SQ.MT.
	5 1/2 X 41.325 X 21.027 X 1NO	434.470 SQ.MT.
	TOTAL ADDITION - 'B'	1756.529 SQ.MT.
	TOTAL AREA FOR MUNICIPAL OFFICE PLOT ('A' + 'B')	2183.762 SQ.MT.

AREA STATEMENT

Sl. No.	Description	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

Sl. No.	Description	Area
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

Sl. No.	Description	Area
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)

Sl. No.	Description	Area
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' + B']	1916.726 SQ.MT.

L.O.S. AREA STATEMENT --

Sl. No.	Description	Area
1	REQUIRED L.O.S. AREA (20% OF 9527.94 sqm.)	1905.588 SQ.MT.
2	REQ. GROUND L.O.S. AREA (60% OF 1905.588 sqm.)	1143.353 SQ.MT.
3	PROPOSED GROUND L.O.S. AREA	1916.726 SQ.MT.
4	REQ. MOTHER EARTH L.O.S.(30% OF 1905.588 sqm.)	571.676 SQ.MT.
5	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

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 = PRITI KATARIA C = IN O = Personal Date: 2019.12.06 16:55:44 +06'30'

ATUL GULATI (CA/86/10206)  
 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 GOTT 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/86/10206)