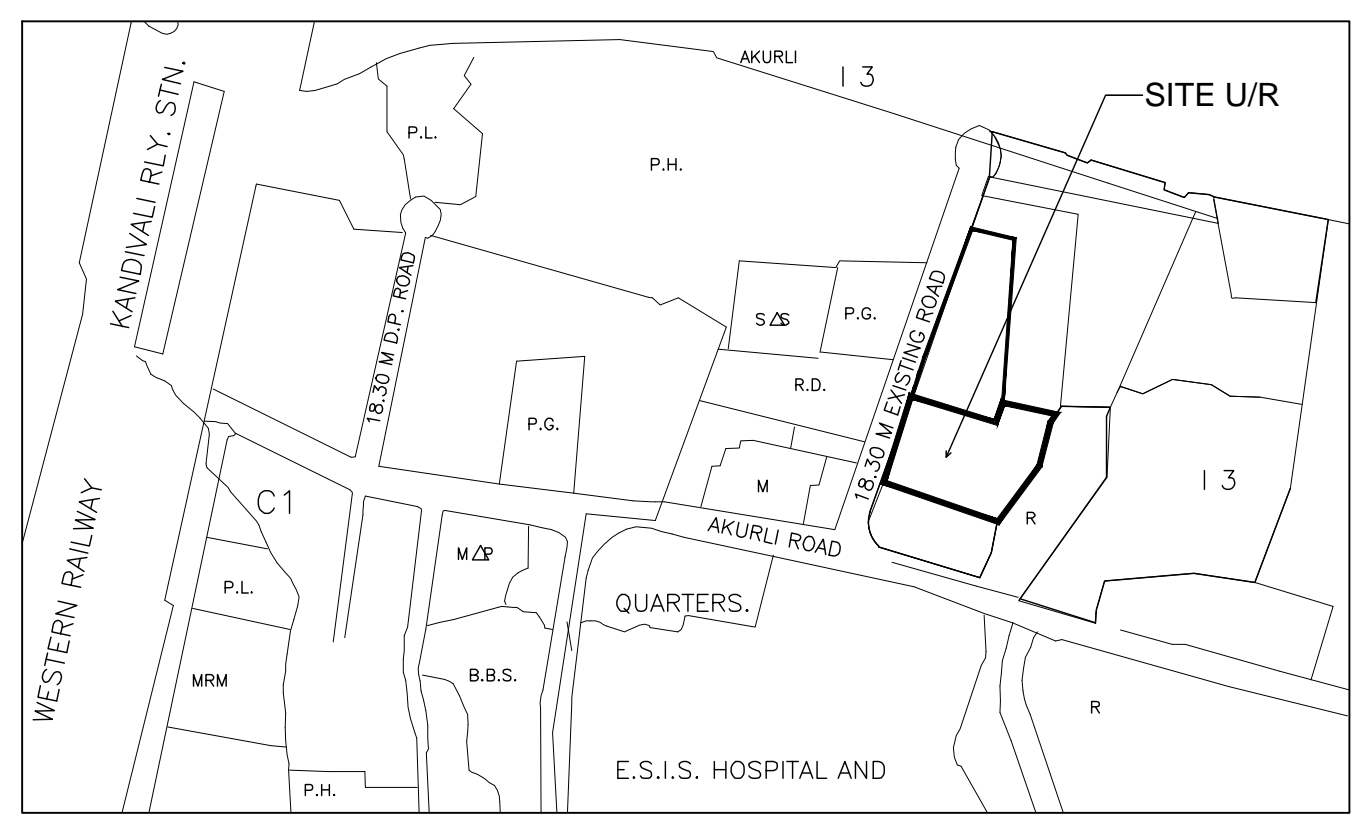


LOS AREA REQUIRED AND PROPOSED

REQUIRED LOS AREA	20% OF BALANCE PLOT AREA (3763.40) = 752.680 SQ.MT.
TOTAL LOS PROPOSED	= 753.952 SQ.MT.

LOS AREA CALCULATIONS

L.O.S. 1	Area	Total
1	1/2 X 31.212 X 11.247 X 1 NO = 175.521 SQ.MT.	
2	1/2 X 31.212 X 11.594 X 1 NO = 180.936 SQ.MT.	
3	1/2 X 13.136 X 6.329 X 1 NO = 41.569 SQ.MT.	
4	1/2 X 27.590 X 10.522 X 1 NO = 145.151 SQ.MT.	
5	1/2 X 22.399 X 7.655 X 1 NO = 85.732 SQ.MT.	
6	1/2 X 22.399 X 6.610 X 1 NO = 74.029 SQ.MT.	
7	1/2 X 18.517 X 5.510 X 1 NO = 51.014 SQ.MT.	
TOTAL ADDITION	= 753.952 SQ.MT.	



PROFORMA A

Area Statement	in Sq.M.
1 a) Area of Subplot G (Balance Plot For Residential Under 17 (1))	3763.40
b) Area of Subplot F (Part Of Reserved Plot to be Handed Over to MCGM)	3763.40
2 Zonal (basic) FSI (1 or 1.33)	1.00
3 a) Permissible Built up Area of Sub Plot G as per Zonal(basic) FSI of Subplot G (1a*2)	3763.40
b) Permissible Built up Area of Plot F as per Zonal(basic) FSI of Subplot F (1b*2)	3763.40
4 a) Built up area due to "Additional FSI on Payment of Premium" (0.5) of Subplot G	1881.70
b) Built up area due to "Additional FSI on Payment of Premium" (0.5) of Subplot F	1881.70
5 Built up area due to Permissible "TDR"	
a) For Subplot G @ 0.90 * 1a	3387.06
b) For Subplot F @ 0.90 * 1b	3387.06
6 a) Permissible Built up Area of Subplot G (3a+4a+5a)	9032.16
b) Permissible Built up Area of Subplot F (3b+4b+5b)	9032.16
7 Total Permissible Built up Area of Subplot G as per reg. 17(1) [6a + 6b]	18064.32
9 Additional potential equal to the land handed over along with constructed amenity if developed within 5 years as per reg. 17(1)	3763.40
10 Total Permissible Built up Area (7+8)	21827.72
11 Total Proposed Built up Area	0.000
12 Fungible Compensatory Area as per Regulation No 31(3)	
a) Permissible Fungible Compensatory area by charging premium.	7639.70
b) Proposed Fungible Compensatory area by charging premium.	0.00
13 Total permissible Built up Area including Fungible Compensatory Area [8+10(a)]	29467.42
14 Total Built up Area proposed including Fungible Compensatory Area [9+10(b)]	0.000
II Other Requirements	
A Reservation/Designation	
a) Name of Reservation : Student hostel RSA 2.7 AND Higher Education RE 3.1	
b) Area of Reservation affecting the plot	7526.80
c) Area of Reservation land to be handed/handed over as per Regulation No.17	3763.40
d) Built up area of Amenity to be handed over as per Regulation No.17 (including Fungible Compensatory Area)	5080.59
e) Area/Built up Area of Designation	
B Plot area/Built up Amenity to be Handed Over as per Regulation No	
(i) 14(A)	0.00
(ii) 14(B)	0.00
(iii) 15	0.00
C Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27	0.20
D Tenement Statement	
(i) Proposed built up area	0.000
(ii) Less deduction of Non-residential area (Shop etc.)	0
(iii) Area available for tenements [(i) minus (ii)]	0.000
(iv) Tenements permissible (Density of tenements/hectare)	0
(v) Total number of Tenements proposed on the plot	0
E Parking Statement	
(i) Parking required by Regulations for -	
Car	
Scoter/Motor cycle	
Outsiders (visitors)	
(ii) Covered garage permissible	
(iii) Covered garages proposed	
Car	
Scoter/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	

AREA CALCULATION OF AMALGAMATED RESERVATION PLOT TO BE HANDED OVER TO MCGM (SUB PLOT - F)

C.T.S. NO. 134A/2	Area	Total
1	1/2 X 55.681 X 21.901 X 1 NO = 609.735 SQ.MT.	
2	1/2 X 89.932 X 10.635 X 1 NO = 478.213 SQ.MT.	
3	1/2 X 89.932 X 44.070 X 1 NO = 1981.652 SQ.MT.	
TOTAL ADDITION	= 3069.600 SQ.MT.	

C.T.S. NO. 134A/3 (PT)

4	1/2 X 51.530 X 14.019 X 1 NO = 361.200 SQ.MT.
5	1/2 X 51.530 X 12.909 X 1 NO = 332.600 SQ.MT.
TOTAL ADDITION	= 693.800 SQ.MT.
TOTAL (a+b)	= 3763.400 SQ.MT.

AREA CALCULATION OF AMALGAMATED R-PLOT (SUB PLOT - G)

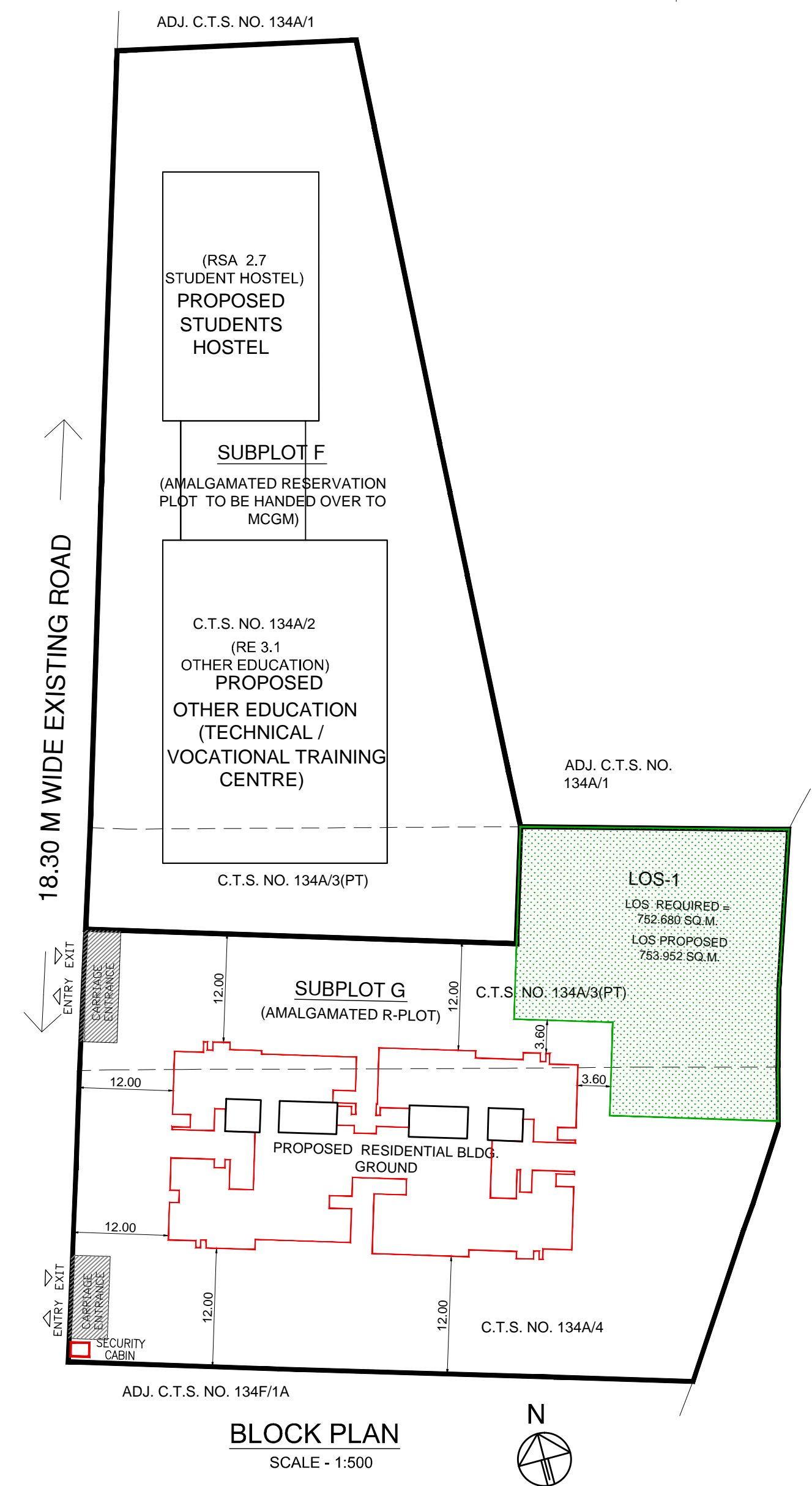
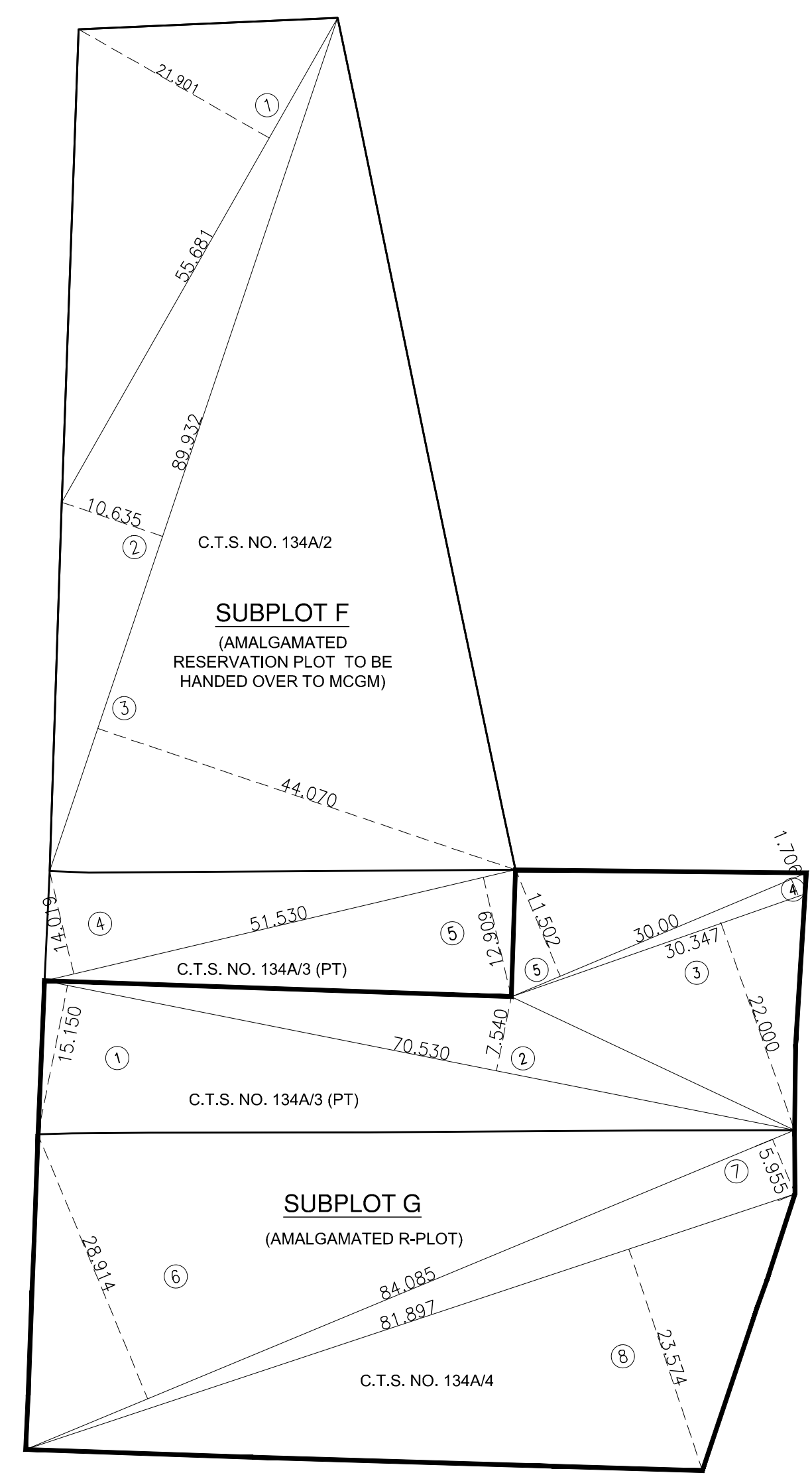
C.T.S. NO. 134A/3 (PT)	Area	Total
1	1/2 X 70.530 X 15.150 X 1 NO = 534.265 SQ.MT.	
2	1/2 X 70.530 X 7.540 X 1 NO = 265.898 SQ.MT.	
3	1/2 X 30.347 X 22.000 X 1 NO = 333.817 SQ.MT.	
4	1/2 X 30.000 X 1.706 X 1 NO = 25.590 SQ.MT.	
5	1/2 X 30.000 X 11.502 X 1 NO = 172.530 SQ.MT.	
TOTAL ADDITION	= 1332.100 SQ.MT.	

C.T.S. NO. 134A/4

6	1/2 X 84.085 X 28.914 X 1 NO = 1215.617 SQ.MT.
7	1/2 X 84.085 X 5.955 X 1 NO = 250.363 SQ.MT.
8	1/2 X 81.897 X 23.574 X 1 NO = 965.320 SQ.MT.
TOTAL ADDITION	= 2431.300 SQ.MT.
TOTAL (c+d)	= 3763.400 SQ.MT.

AREA SUMMARY OF AMALGAMATED RESERVATIONS AND R-PLOT

CTS.NO.	AMALGAMATED RESERVATION PLOT TO BE HANDED OVER(SQ.MTS.)	AMALGAMATED R-PLOT TO BE DEVELOPED (SQ.MTS.)	TOTAL AREA OF PLOT AS PER PRC (SQ.MTS.)
134A/2	3069.600	-	3069.600
134A/3	693.800	1332.100	2025.900
134A/4	-	2431.300	2431.300
TOTAL	3763.400	3763.400	7526.800



CERTIFIED THAT THE PLOT UNDER REFERENCE WAS GOT SURVEYED BY ME ON 03.02.2020 AND THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON PLAN ARE AS SHOWN. THE AREA BY DOCUMENT OF OWNERSHIP IS 7526.80 SQ.MT. AND AREA CERTIFIED BY ARCHITECT IS 7526.80 SQ.MT.

ATUL MADANLAL GULATI Digitally signed by ATUL MADANLAL GULATI
 Date: 2020.07.31 11:23:41 +05'30'

PROFORMA: B

CONTENTS OF THE SHEET
 BLOCK PLAN & LOCATION PLAN, L.O.S AREA LINE DIA. AND CALC., PLOT AREA LINE DIA. CALC.
 DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED RESIDENTIAL BUILDING ON SUBPLOT -G BEARING C.T.S. NOS. 134A/3 (PT) & 134A/4, BEING PART OF LAYOUT C.T.S. NO. 134A/2,134A/3 AND 134A/4 OF VILLAGE - AKURLI, KANDIVALI (E), MUMBAI.

NAME OF OWNER SIGNATURE OF C.A. TO OWNER
 NEOPHARMA PVT.LTD. CA TO OWNER
 Priti Kataria Digitally signed by Priti Kataria
 Date: 2020.07.31 13:16:35 +05'30'

SIGNATURE, NAME AND ADDRESS OF ARCHITECT
 ATUL MADANLAL GULATI Digitally signed by ATUL MADANLAL GULATI
 Date: 2020.07.31 11:13:48 +05'30'

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

JOB NO.	DRG. NO.	DATE	DRAWN BY	CHKD. BY	SCALE
0 F.S.I.	01/02	27.07.2020	PRACHI	NISHA	AS SHOWN