

S/N	PARTICULARS	SQ.MT.
1	B.U.A. PERMISSIBLE	1982.80
2	B.U.A. PROPOSED	1982.80
3	(A) RESIDENTIAL	1982.80
4	(B) COMMERCIAL	553.00
5	PERMISSIBLE FUNGBLE FSI	553.00
6	(A) RESIDENTIAL (2x 30%)	553.00
7	(B) COMMERCIAL (2x 30%)	553.00
8	EXISTING BUILT UP AREA	
9	(I) RESIDENTIAL	
10	(II) COMMERCIAL	
11	FUNGBLE FSI	
12	(I) WITHOUT CHARGING PREMIUM RESIDENTIAL (3x 30%)	
13	(II) WITHOUT CHARGING PREMIUM COMMERCIAL (3x 30%)	
14	(I) BY CHARGING PREMIUM RESIDENTIAL (4x 6A I)	
15	(II) BY CHARGING PREMIUM COMMERCIAL (4x 6A II)	

SECTION	WIDTH (M)	DEPTH (M)	AREA (SQ.M)
PASS-1	1.00	1.95	1.95
SOCKET	4.00	3.13	12.60
DOOR	1.05	0.15	0.16
TOTAL ADDITION			15.69

FLOOR	WIDTH (M)	DEPTH (M)	AREA (SQ.M)
1ST FLOOR	18.23	11.01	200.71
TOTAL ADDITION			200.71

SECTION	WIDTH (M)	DEPTH (M)	AREA (SQ.M)
1	2.75	0.50	0.88
2	1.05	2.30	2.42
3	1.35	1.50	2.03
4	4.00	0.32	1.28
5	1.23	1.80	2.21
6	1.23	1.75	2.15
7	4.00	1.81	7.24
8	3.50	0.58	2.03
9	3.50	1.18	4.13
10	3.00	0.58	1.74
TOTAL ADDITION			49.21
TOTAL BUILT UP AREA (X+Y)			192.92

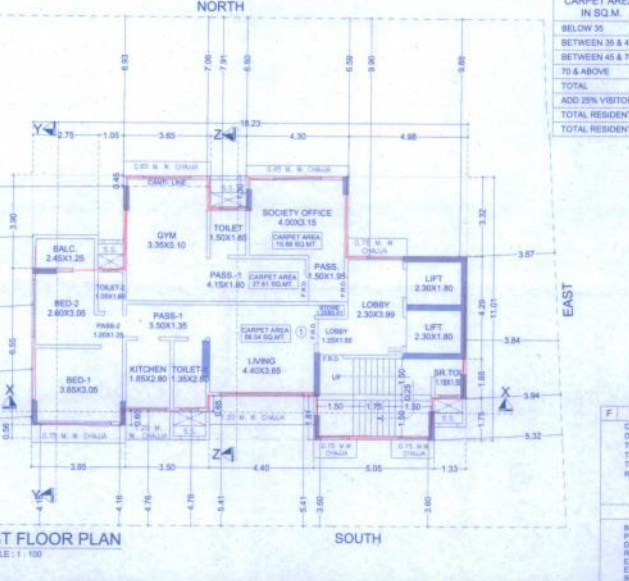
SECTION	WIDTH (M)	DEPTH (M)	AREA (SQ.M)
51	3.85	0.24	0.92
52	1.53	4.28	6.53
53	4.80	0.28	1.34
54	0.15	1.81	0.27
TOTAL ADDITION			8.07
TOTAL BUILT UP AREA (X+Y)			112.73

NO.	DESCRIPTION	AREA (SQ.M)	PERCENTAGE
1	PERMISSIBLE B.U.A. (AS PER P.R.C.A.)	1982.80	100.00%
2	B.U.A. PROPOSED	1982.80	100.00%
3	(A) RESIDENTIAL	1982.80	100.00%
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FLOOR	FLAT NO.	CARPET AREA (SQ.M)	TENEMENT (NO.)
1ST	1	56.54	1
2ND	1	48.48	1
	2	45.98	2
3RD TO 7TH	9TH & 10TH	101.87	7
6TH	1	38.74	1
	2	40.09	3
11TH TO 15TH	1	120.40	5
16TH & 17th	1	110.92	2
18TH	1	107.13	1
19TH	1	107.13	1
TOTAL			21

CERTIFICATE OF AREA
 I, THE SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT. 1/1/2024 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 527.85 SQ. MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD.

NOTES
 BOUNDARY OF PLOT SHOWN THICK BLACK
 PROPOSED WORK SHOWN RED MARK
 DRAINAGE LINE SHOWN DOTTED
 PROTECTION BOUNDARY SHOWN GREEN MARK
 EX. STRUCTURES TO BE RETAINED SHOWN HATCHED BLACK
 EX. STRUCTURES TO BE DEMOLISHED SHOWN HATCHED YELLOW
 RETRACK AREA SHOWN BURNED GREEN

FILE NO. EB / 6766/ F-N/A FSI-3 / 1/6

CONTENTS OF SHEET
 BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION,
 STILT FLOOR PLAN, 1ST FLOOR PLAN & AREA DIAGRAM,
 & CALCULATION, BUILT UP AREA CALCULATION, GAP PARKING,
 COMPOUND WALL SECTION

STAMP OF APPROVAL OF PLAN **STAMP OF RECEIPT OF PLAN**

PROFORMA 'A'
 1. AREA OF THE PLOT (AS PER P.R.C.A.) 1982.80 SQ.M.
 2. DEDUCTION FOR:
 (A) ROAD SET BACK AREA 1982.80
 (B) PROPOSED AREA 1982.80
 (C) ANY RESERVATION (BUILT UP) 0.00
 (D) % AMENITY SPACE AS PER DCR 1982.80
 (E) OTHER 0.00
TOTAL (A+B+C+D+E) 1982.80
 3. BALANCE AREA OF PLOT (1-2) 0.00
 4. DEDUCTION FOR VIB RECREATIONAL, OPEN SPACE, 10% AMENITY SPACE OF DEDUCTIBLE FOR (ND) 0.00
 5. NET AREA OF PLOT (3-4) 0.00
 6. ADDITIONS FOR F & I PURPOSE:
 (A) 30% FOR E.P. ROAD 0.00
 (B) 30% FOR SET-BACK 0.00
TOTAL (6A+6B) 0.00
 7. TOTAL AREA (5-6) 0.00
 8. F & I PERMISSIBLE (RESTRICTED TO 30% OF THE BALANCE AREA ABOVE) 0.00
 9. (A) F & I CREDIT AVAILABLE BY DEVELOPMENT RIGHT (RESTRICTED TO 30% OF THE BALANCE AREA ABOVE) 0.00
 (B) 30% AS PER DCR 32 0.00
 (C) 30% AS PER DCR 33 () 0.00
 (D) OTHER 0.00
TOTAL 0.00
 10. PERMISSIBLE FLOOR AREA (7-8) N/A
 11. EXISTING FLOOR AREA N/A
 12. PROPOSED BUILT UP AREA 1982.80
 13. EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX N/A
 14. (A) PURELY RESIDENTIAL BUILT UP AREA 1982.80
 (B) REMAINING NON-RESIDENTIAL BUILT UP AREA 0.00
TOTAL BUILT UP PROPOSED (14+15) 1982.80
 AS PER APPROVED PLAN DT. 28-01-2024
 15. F & I COMPANDED ON NET HOLDING (14/5) 3.00
 16. DETAILS OF FSI AVAILED AS PER DCR 35 (4)
 (A) FUNGBLE BUILT UP AREA COMPONENT PROPOSED VIBE DCR 553.00
 (B) FSI FOR PURELY RESIDENTIAL = 0.81 x 1.64 x 3.20% 1982.80
 (C) FSI FOR NON-RESIDENTIAL = 0.81 x 1.64 x 3.20% 553.00
 (D) TOTAL FUNGBLE BUILT UP AREA VIBE DCR (B+C) (1+2) 1982.80
 (E) TOTAL GROSS BUILT UP AREA PROPOSED (14 + B+C) 2138.80
TENEMENT STATEMENT
 (A) PROPOSED AREA (ITEM A-C) ABOVE 1982.80
 (B) LESS DEDUCTION FOR NON-RES. AREA (B+C) 0.00
 (C) AREA AVAILABLE FOR TENEMENTS (A) 1982.80
 (D) TENEMENTS PERMISSIBLE (400 / HECTOR) 71.21 Nos.
 (E) TENEMENTS PROPOSED 21 Nos.
 (F) TENEMENTS EXISTING 0
TOTAL TENEMENTS ON THE PLOT 21 Nos.
PARKING STATEMENT
 (A) PARKING REQUIRED BY REGULATIONS FOR:
 CAR 0
 SCOOTER / MOTOR CYCLE 21
 OUTSIDERS (VISITORS) 0
 (B) COVERED GARAGES PERMISSIBLE 21
 (C) COVERED GARAGES PROVIDED 21
 CAR 0
 SCOOTER / MOTOR CYCLE 21
 OUTSIDERS (VISITORS) 0
 (D) TOTAL PARKING PROVIDED 21
 (E) TRANSPORT VEHICLES PARKING 0
 (F) SPACES FOR TRANSPORT VEHICLES REQUIRED BY REGULATION 0
 (G) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED 21
PROFORMA 'B'
 DESCRIPTION OF PROPOSAL & PROPERTY:
 PROPOSED RESIDENTIAL BUILDING ON PLOT NO. 129 BEARING C.S. NO. 335/10 OF VILLAGE DADAR MATUNGA, MUMBAI - 400 018.
 NAME OF OWNER, ADDRESS & SIGNATURE:
 M/S. YAMESH RAO INFRASTRUCTURE DEVELOPERS LLP
 PARTNER
 DRAWING NO. / SCALE / DATE / DRAWN BY / CHECK BY:
 1 / 1:100 / 08-07-2024 / SACHIN K. YAMESH / YAMESH RAO
 NAME OF ADDRESS & SIGNATURE ARCHITECT / LICENSED SURVEYOR:
 YAMESH RAO
 159/151
 BE-CIVIL
 203, Sheela Prasad House, Plot No. 517, 35th Road, 7th Fl., Off Link Road, Bandra (W), Mumbai - 400 050. (TEL : 022 8472 7480)