

18.30 M WIDE ROAD  
Block Plan  
scale :1:500

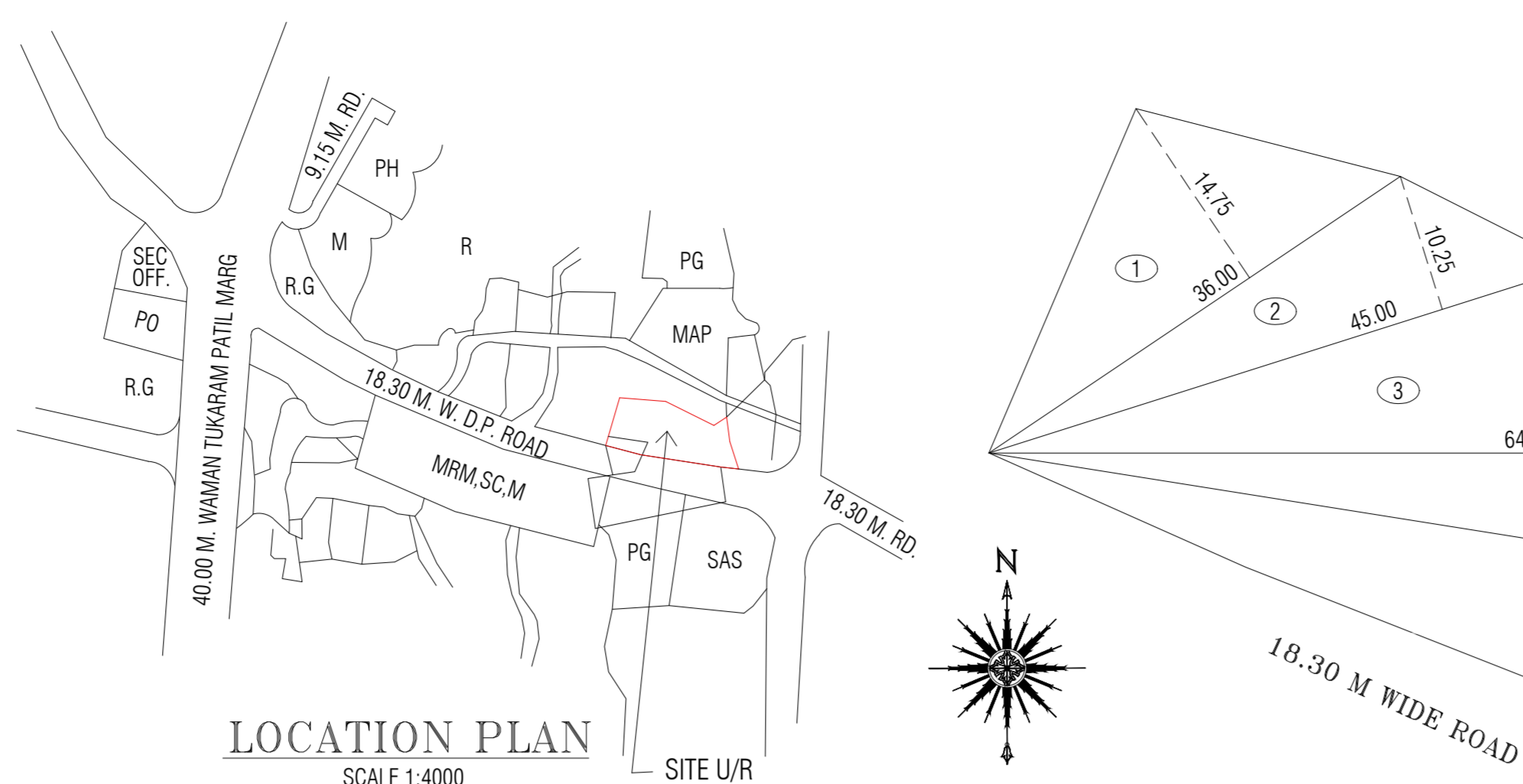
PLOT AREA  
2024.27 sq.mt. = 2.40 = 4858.75 sq.mt.  
35% = 1709.39 sq.mt.  
= 6558.63 sq.mt.  
(Permissible total built up area)

BUILT-UP AREA SUMMARY

FLOORS	B.U.AREA IN SQ.MTS
GR. FLR.	735.09
1ST PODIUM FLOOR	---
2ND PODIUM FLOOR	---
3RD PODIUM FLOOR	---
4TH FLR.	218.59
5TH FLR.	379.87
6TH FLR.	379.87
7TH FLR.	379.87
8TH FLR.	309.05
9TH FLR.	379.87
10TH FLR.	379.87
11TH FLR.	383.86
12TH FLR.	385.42
13TH FLR.	385.42
14TH FLR.	385.42
15TH FLR.	313.56
16TH FLR.	385.42
17TH FLR.	385.42
18TH FLR.	385.42
19TH FLR.	385.42
TOTAL	6557.44

CONSTRUCTION AREA STATEMENT FOR SCRUTINY FEES CALCULATION

FLOORS	B.U.AREA RAMP	B.U.AREA PODIUM	B.U.AREA STACASE/LEFT LOBBY	B.U.AREA ENTRANCE LOBBY	B.U.AREA REFUGE AREA	B.U.AREA SOCIETY OFFICE	B.U.AREA FITNESS CENTER
GR. FLR.	226.99	---	35.23	55.54	---	---	---
1ST PODIUM FLOOR	295.22	918.40	35.23	---	---	---	---
2ND PODIUM FLOOR	295.22	918.40	35.23	---	---	---	---
3RD PODIUM FLOOR	247.22	966.39	35.23	---	---	---	---
4TH FLR.	---	---	35.23	---	---	18.45	135.81
5TH FLR.	---	---	35.23	---	---	---	---
6TH FLR.	---	---	35.23	---	---	---	---
7TH FLR.	---	---	35.23	---	---	---	---
8TH FLR.	---	---	35.23	---	104.58	---	---
9TH FLR.	---	---	35.23	---	---	---	---
10TH FLR.	---	---	35.23	---	---	---	---
11TH FLR.	---	---	35.23	---	---	---	---
12TH FLR.	---	---	35.23	---	---	---	---
13TH FLR.	---	---	35.23	---	---	---	---
14TH FLR.	---	---	35.23	---	74.29	---	---
15TH FLR.	---	---	35.23	---	---	---	---
16TH FLR.	---	---	35.23	---	---	---	---
17TH FLR.	---	---	35.23	---	---	---	---
18TH FLR.	---	---	35.23	---	---	---	---
19TH FLR.	---	---	35.23	---	---	---	---
TOTAL	769.43	2803.19	704.60	55.54	178.87	18.45	135.81



PLOT AREA DIAGRAM

SCALE 1:500

BY Δ METHOD		SQ.MT.
01	1/2 X 36.00 X 14.75	= 265.50
02	1/2 X 45.00 X 10.25	= 230.63
03	1/2 X 64.52 X 13.50	= 435.51
04	1/2 X 75.00 X 10.00	= 375.00
05	1/2 X 75.00 X 14.50	= 543.75
06	1/2 X 20.00 X 11.00	= 110.00
07	1/2 X 15.50 X 08.25	= 63.93
TOTAL PLOT AREA		= 2024.32
SAY		= 2024.27

(AS PER P.R. CARD)

15% PHY. R.G. AREA CALC.  
SCALE 1:500

R.G. AREA CALCULATION

BY Δ METHOD		SQ.MT.
01	1/2 X 4.20 X 1.95	= 4.10
02	1/2 X 16.49 X 2.97	= 24.49
03	1/2 X 13.83 X 3.07	= 21.23
04	1/2 X 12.43 X 5.05	= 31.39
05	1/2 X 20.13 X 6.28	= 63.21
06	1/2 X 6.10 X 0.49	= 1.49
07	1/2 X 11.31 X 5.47	= 30.93
08	1/2 X 10.25 X 3.22	= 16.50
09	1/2 X 11.29 X 4.74	= 26.76
10	1/2 X 11.20 X 10.74	= 60.14
11	1/2 X 11.20 X 4.19	= 23.46
TOTAL PHY. R.G. AREA		= 303.70
15% PHY. R.G. AREA REQ.		= 303.64

STAMP OF RECEIPTS OF PLANS & STAMP OF APPROVAL OF PLANS

D.F.O. DY.C.F.O.

PROFORMA - A (AS PER DCR 2034)

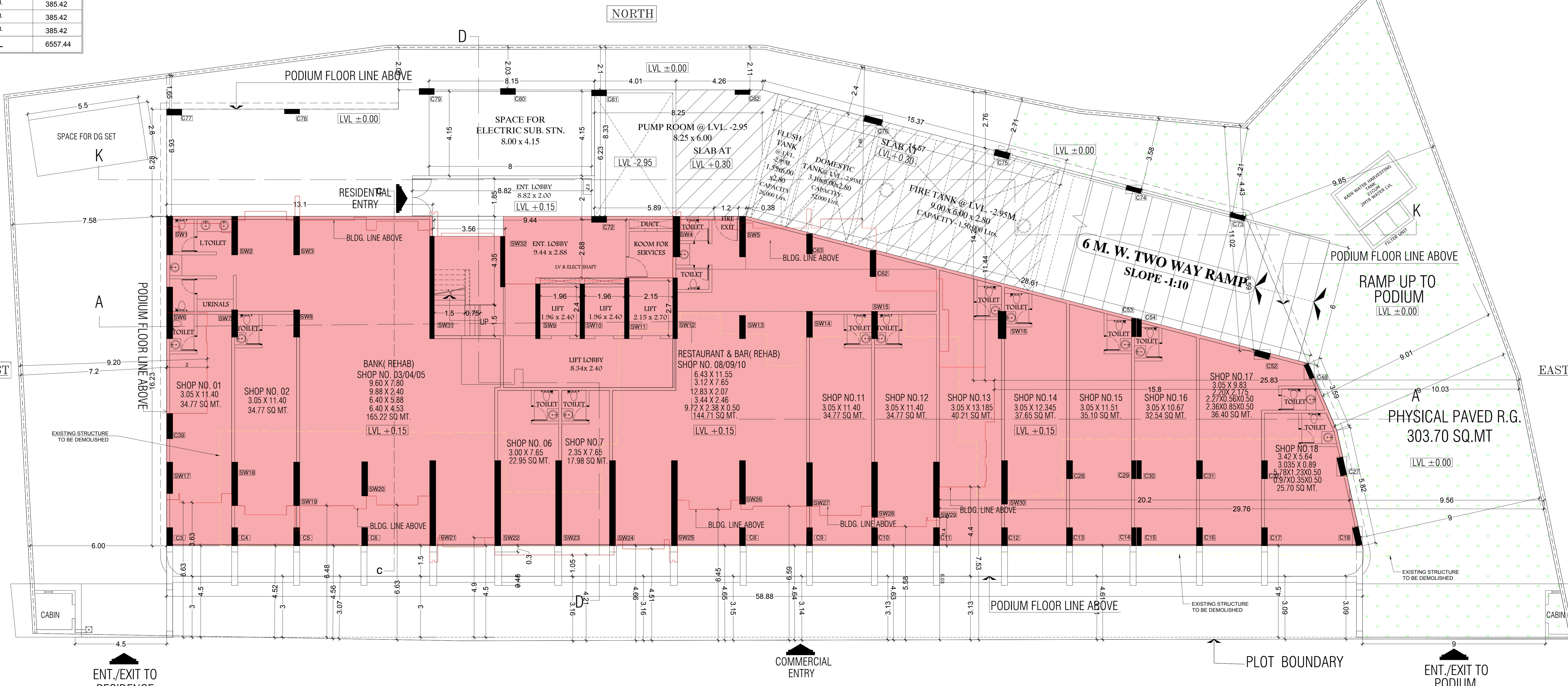
AREA OF PLOT	AS PER DCR 2034	SQ.MTS.
1 a) AREA OF RESERVATION IN PLOT	---	---
b) AREA OF ROAD SET BACK	---	---
c) AREA OF D.P. ROAD	---	---
2 DEDUCTION FOR FOR RESERVATION/ROAD AREA	---	---
a) ROAD SET-BACK AREA TO BE HANDED OVER(100%)(REGULATION NO.16)	---	---
b) PROPOSED D.P. ROAD TO BE HANDED OVER(100%)(REGULATION NO.16)	---	---
c) (RESERVATION AREA TO BE HANDED OVER(100%)(REGULATION NO.17)	---	---
(RESERVATION AREA TO BE HANDED OVER AS PER AR(100%)(REGULATION NO.17)	---	---
3 FOR AMENITY AREA	---	---
a) AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 14(A)	---	---
b) AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 14(B)	---	---
c) AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 35(A)(AMENITY)	---	---
C 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	---	---
3 TOTAL DEDUCTION: [ 2(A)+2(B) ] + 2(C) AS AND WHEN APPLICABLE ]	---	---
4 BALANCE AREA OF PLOT ( 1 - 3 )	---	2024.27
5 PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM / APPROPRIATE AUTHORITY AS PER SR. NO. 4 ABOVE	---	---
6 ZONAL (BASIC) FSI (0.50 OR 0.75 OR 1.00 OR 1.33)	---	1.00
7 BUILT UP AREA AS PER ZONAL (BASIC) FSI (4*6) (IN CASE OF MLL LAND PERMISSIBLE BUA KEPT IN ABEYANCE)	---	2024.27
8 BUILT UP EQUAL TO AREA OF LAND HANDED OVER AS PER DEVELOPMENT PERMISSION (PAP TENEMENT )	---	---
i) AS PER 2(A) AND 2(B) EXCEPT 2(A)(C) (ii) ABOVE WITH IN CAP OF 'ADMISSIBLE TDR' AS COLUMN 6 OF TABLE-12 ON REMAINING / BALANCE PLOT	---	---
ii) IN CASE OF 2(A)(C) (i) PERMISSIBLE OVER AND ABOVE PERMISSIBLE BUA ON REMAINING / BALANCE PLOT	---	---
9 BUILT UP AREA IN LIEU 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 OF REGULATION NO.30 (A) ON REMAINING / BALANCE PLOT	---	1012.13
11 BUILT UP AREA DUE TO 'ADMISSIBLE TDR' AS PER TABLE NO.12 OF REGULATION NO.30(A) AND 32 ON REMAINING / BALANCE PLOT ( 90% TDR )	---	1821.84
12 PERMISSIBLE BUILT UP AREA (AS THE CASE MAY BE WITH /WITHOUT BUA AS PER 2(c))	---	0.00
13 PROPOSED BUA (AS THE CASE MAY BE WITH /WITHOUT BUA AS PER 2(c))	---	4858.24
14 TDR GENERATED IF ANY AS PER REGULATION 30(A) AND 32 ( 0.90 )	---	---
15 FUNGIBLE COMPENSATORY AREA AS PER REGULATION 31(3)	---	1700.39
a) i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	---	---
ii) FUNGIBLE COMPENSATORY AREA AVAILABLE FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	---	---
b) i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM	---	---
ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM	---	---
16 TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (13+15)(i)+(ii)=1500(i)(ii)	---	6558.63
16a) TOTAL BUILT UP AREA PROPOSED	---	6557.44
17 FSI CONSUMED ON NET PLOT (13/4)	---	2.40
18 OTHER REQUIREMENTS	---	---
A) RESERVATION / DESIGNATION	---	---
i) NAME OF RESERVATION	---	---
ii) AREA OF RESERVATION AFFECTING THE PLOT	---	---
iii) AREA OF RESERVATION LAND TO BE HANDED/HANDED OVER AS PER REGULATION NO.17	---	---
iv) BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REGULATION NO.17	---	---
v) AREA / BUILT UP AREA OF DESIGNATION	---	---
B) PLOT AREA / BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO. 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 FOR NON-RESIDENTIAL AREA (SHOP ECT.)	---	---
iii) AREA AVAILABLE FOR TENEMENTS (i) MINUS (ii)	---	---
iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARS)	---	---
v) TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	---	76
E) PARKING STATEMENT	---	---
i) PARKING REQUIRED BY REGULATION FOR : CAR	---	80
ii) TOTAL PARKING PROVIDED	---	97
D) TRANSPORT VEHICLES PARKING	---	---
i) SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	---	---
ii) TOTAL NO OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	---	---

NOTES:-THE PROFORMA IS FOR AN ILLUSTRATIVE GUIDE LINE ONLY. THE PROFORMA MAY BE MODIFIED TO SUIT THE PROVISIONS OF DCR UNDER WHICH THE DEVELOPMENT IS PROPOSED.

CERTIFICATE OF AREA (B.H.WADHWA)

PROFORMA - B CONTENTS OF THE SHEET

DESCRIPTION OF PROPOSAL & PROPERTY	
PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING CTS. NO.265(P1) & 266 OF VILLAGE BORLA,CHEMBUR, MUMBAI	
NAME OF OWNER/APPLICANT	SIGNATURE
M/S. DINESH THAPAR, M.D. M/S. VEDHAS REALTORS PVT.LTD. C.A. TO M/S. SHILPASHREE PREMISES CO.OP.H.S.LTD	
NAME ADDRESS AND SIGNATURE OF ARCHITECT	
M/S B.H. WADHWA & CO. (ARCHITECT & ENGINEERS) A-1,SHUBASHA BHUGALOW, C.T.S. NO. 1210, OFF 10TH ROAD BEHIND JAIN TEMPLE, CHEMBUR, MUMBAI-71	
(B.H. WADHWA)	



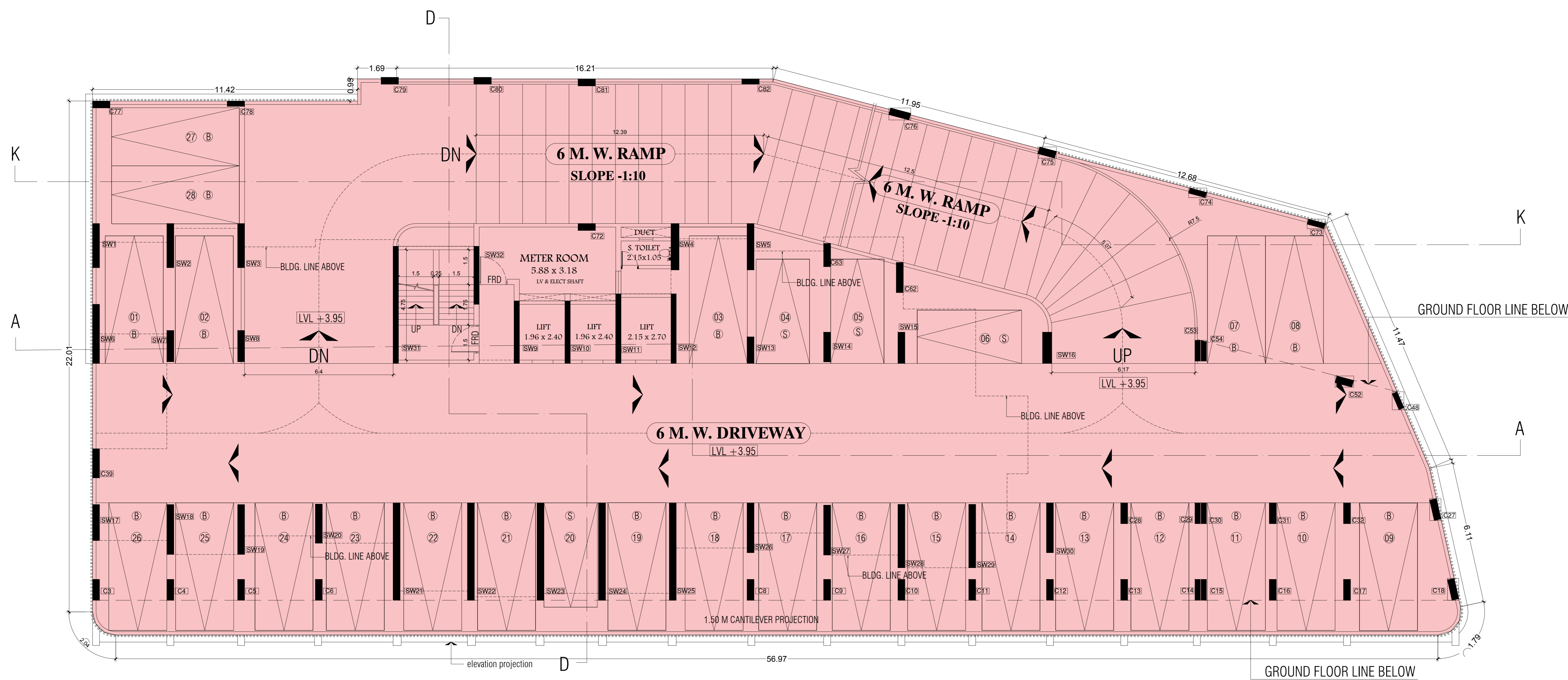
Ground Floor Plan  
scale :1:100

18.30 M WIDE ROAD



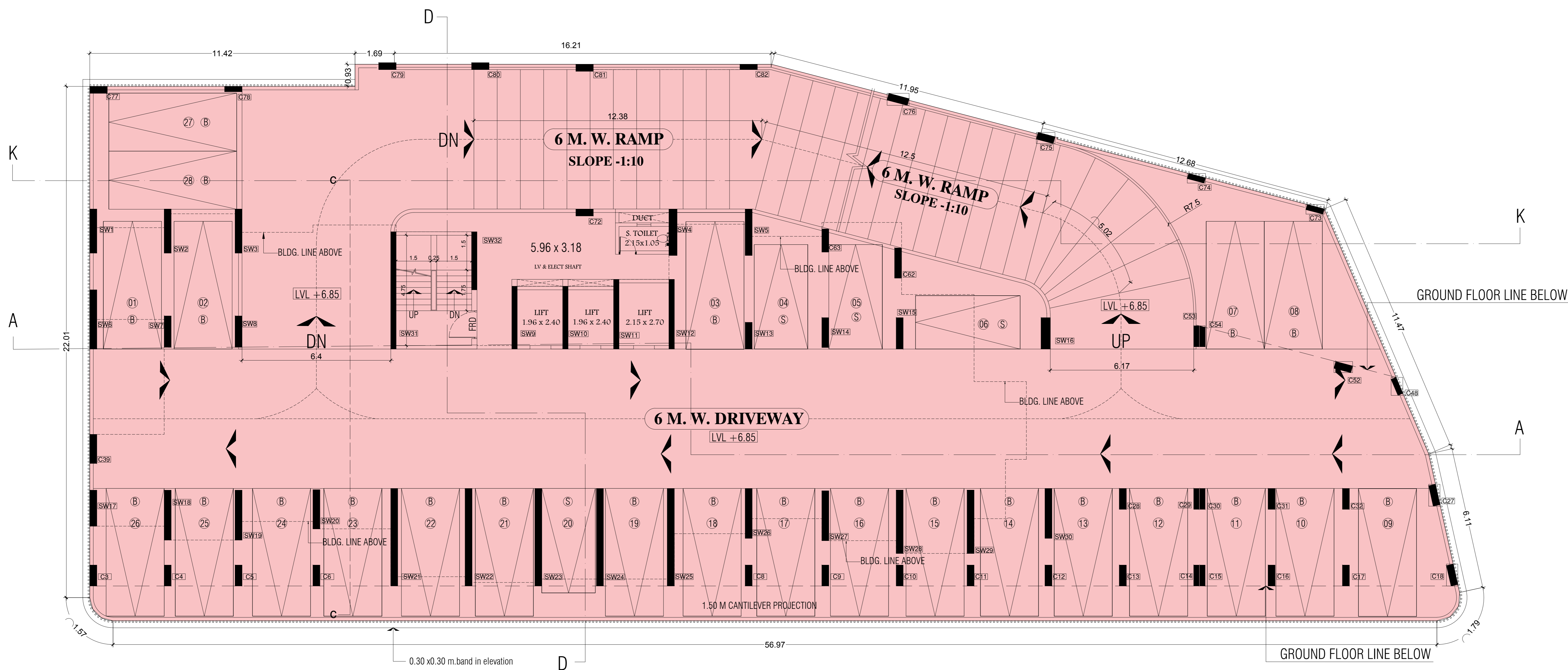
D.F.O.

DY.C.F.O.



Podium Floor Plan(1st Level)

scale :1:100



Podium Floor Plan(2ND Level)

scale :1:100

PROFORMA - B

CONTENTS OF THE SHEET

1ST & 2ND PODIUM FLOOR PLAN

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING CTS. NO.265(PT) & 266 OF VILLAGE BORLA,CHEMBUR, MUMBAI

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( B.H. WADHWA )