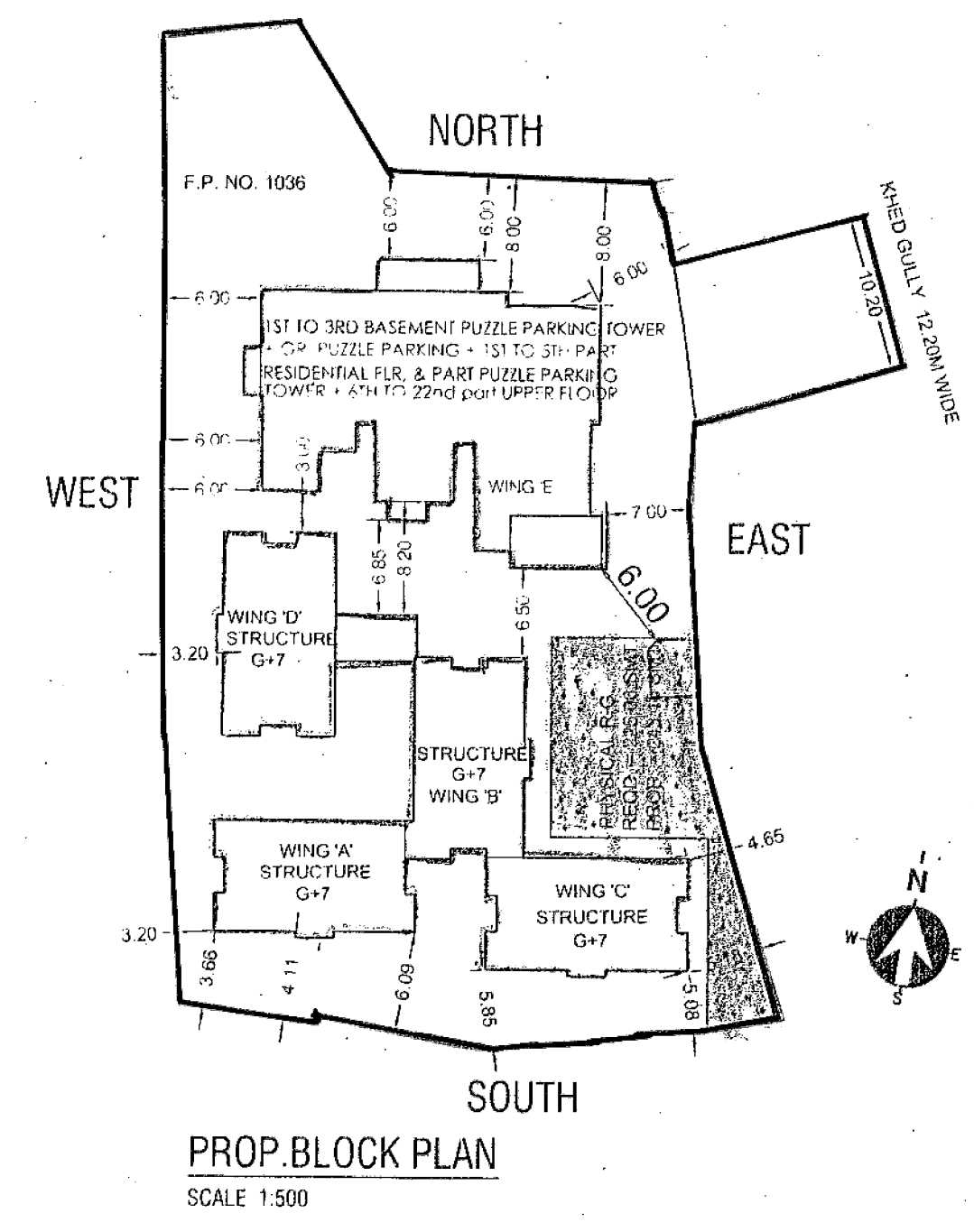
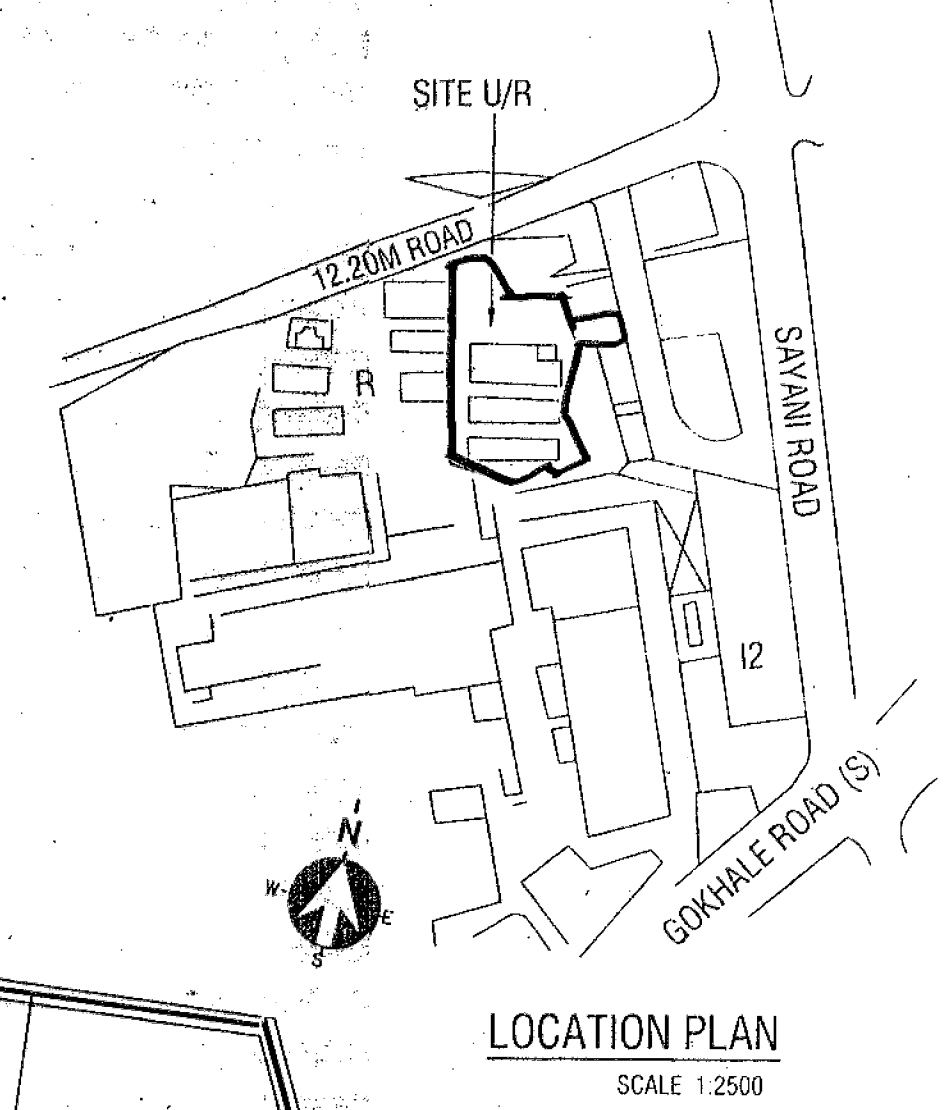
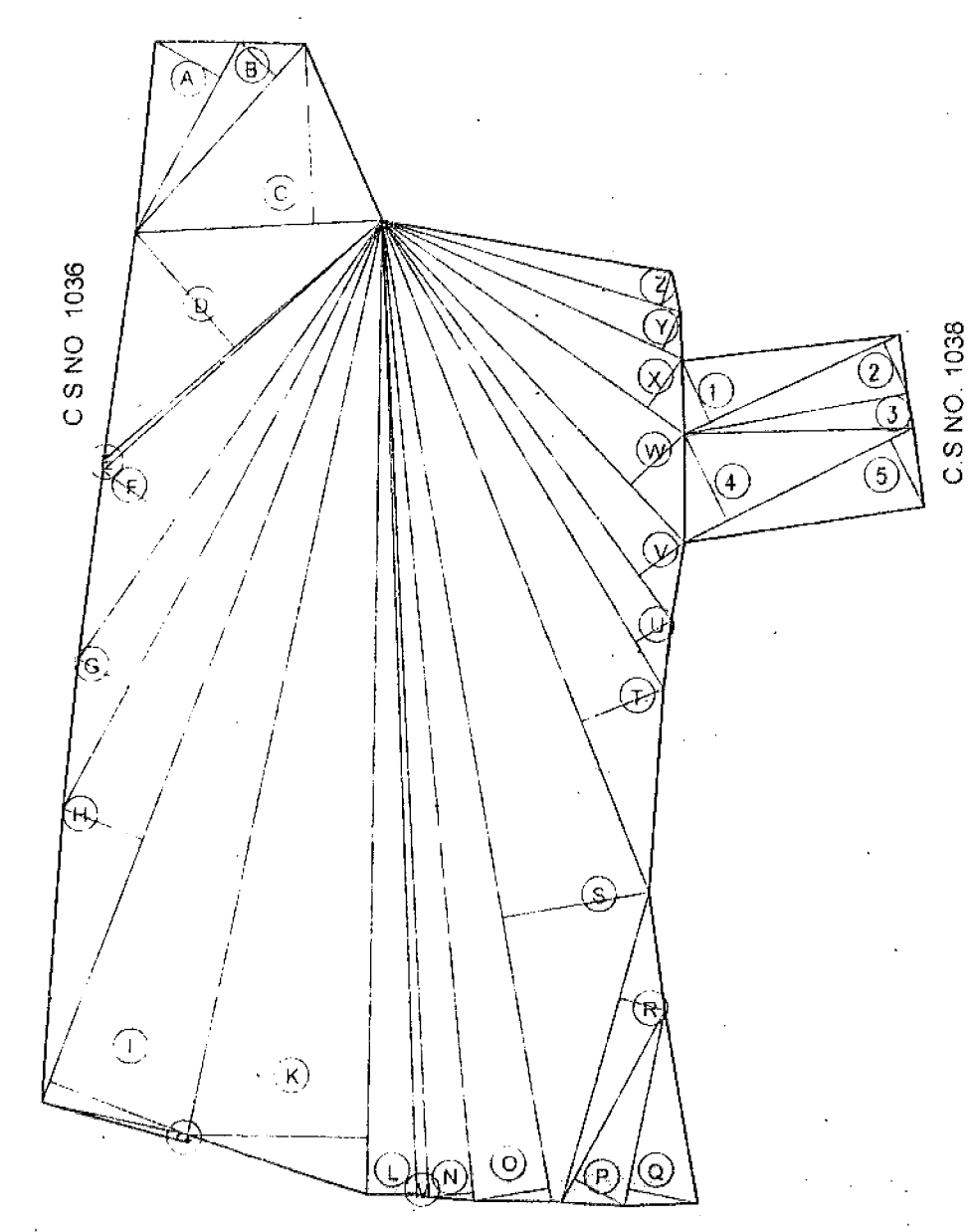
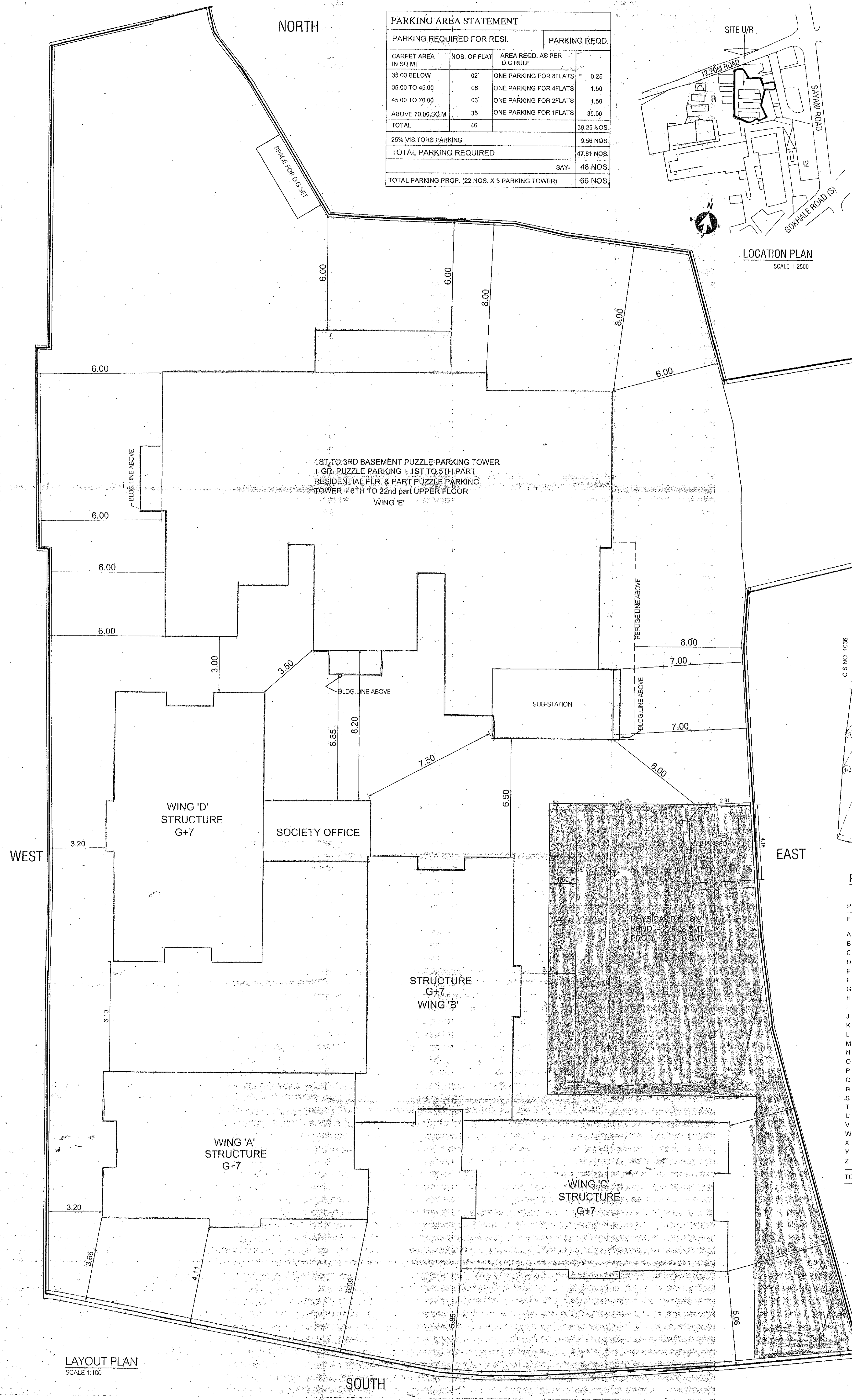


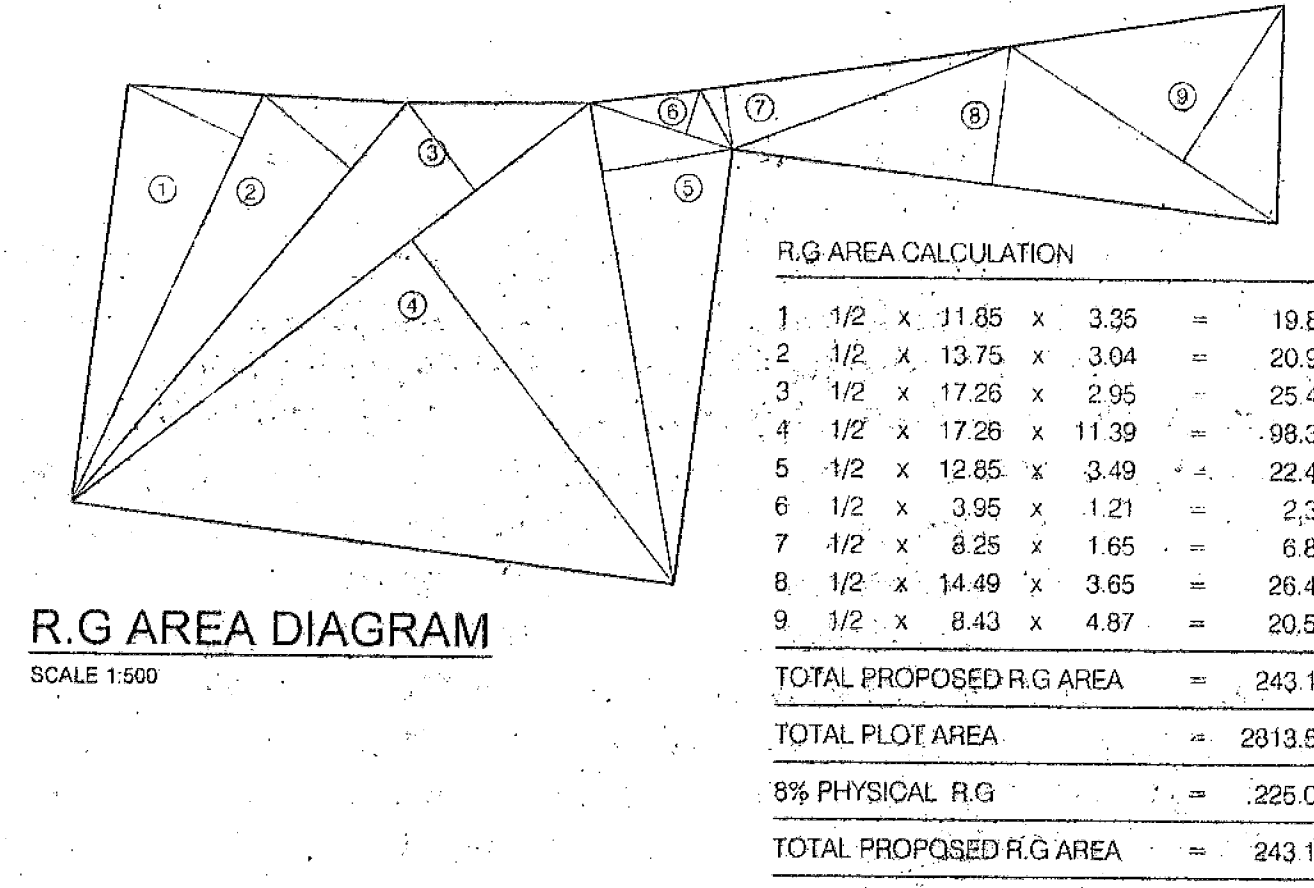
PARKING AREA STATEMENT			
PARKING REQUIRED FOR RESI.		PARKING REQD.	
CARPET AREA IN SQ.MT	NOS. OF FLAT	AREA REQD. AS PER D.C.RULE	
35.00 BELOW	02	ONE PARKING FOR 4FLATS	0.25
35.00 TO 45.00	06	ONE PARKING FOR 4FLATS	1.50
45.00 TO 70.00	03	ONE PARKING FOR 2FLATS	1.50
ABOVE 70.00 SQ.M	35	ONE PARKING FOR 1FLATS	35.00
TOTAL			38.25 NOS.
25% VISITORS PARKING			9.56 NOS.
TOTAL PARKING REQUIRED		SAY-	47.81 NOS.
TOTAL PARKING PROP. (22 NOS. X 3 PARKING TOWER)			66 NOS.



PERMISSIBLE BUILT UP AREA ON PLOT BASIS			
F.P. NO.	AREA OF PLOT	PERM. F.S.I	PERMISSIBLE BUILT UP AREA
1036	2645.50	2.50	6613.75 SMT.
1038	168.06	3.00	504.18 SMT.
TOTAL PERMISSIBLE BUILT UP AREA ON PLOT BASIS			= 7117.93 SMT.* (F)
SINCE F > THAN E, THIS IS PLOT AREA BASIS PROPOSAL HENCE PERMI. B.U.A =			7117.93 SMT.
LESS: AREA OF EXISTING WING A + B + C + D (O.C GRANTED)			= 2896.18 SMT.
BALANCE AREA			= 4231.75 SMT.



PLOT AREA CALCULATION		PLOT AREA CALCULATION	
F.P. NO. 1036		F.P. NO. 1038	
A	1/2 x 14.47 x 4.97 = 35.96 SQ.MT.	1	1/2 x 15.23 x 4.32 = 32.90 SQ.MT.
B	1/2 x 16.95 x 3.38 = 28.65 SQ.MT.	2	1/2 x 15.23 x 3.62 = 27.57 SQ.MT.
C	1/2 x 16.59 x 11.98 = 99.21 SQ.MT.	3	1/2 x 14.75 x 2.21 = 16.30 SQ.MT.
D	1/2 x 24.68 x 10.17 = 125.50 SQ.MT.	4	1/2 x 16.48 x 6.24 = 51.42 SQ.MT.
E	1/2 x 25.17 x 0.46 = 5.79 SQ.MT.	5	1/2 x 16.44 x 4.85 = 39.87 SQ.MT.
F	1/2 x 35.74 x 5.83 = 104.18 SQ.MT.	TOTAL ADDITION = 168.06 SQ.MT.	
G	1/2 x 44.79 x 3.87 = 86.67 SQ.MT.	TOTAL PLOT AREA AS PER Δ METHOD	
H	1/2 x 63.19 x 5.73 = 181.04 SQ.MT.	F.P. NO. 1036 + F.P. NO. 1038 = 2813.56 SQ.MT.	
I	1/2 x 63.19 x 9.91 = 313.11 SQ.MT.	= 2645.50 + 168.06	
J	1/2 x 10.21 x 0.53 = 2.71 SQ.MT.	AREA AS PER PRC	
K	1/2 x 65.12 x 12.15 = 395.60 SQ.MT.	F.P. NO. 1036 = 2645.50 SMT.	
L	1/2 x 65.14 x 3.34 = 108.78 SQ.MT.	F.P. NO. 1038 = 168.06 SMT.	
M	1/2 x 65.38 x 0.78 = 25.50 SQ.MT.	TOTAL AREA = 2813.56 SMT.	
N	1/2 x 65.84 x 2.93 = 96.43 SQ.MT.		
O	1/2 x 66.55 x 5.16 = 171.70 SQ.MT.		
P	1/2 x 14.66 x 3.85 = 28.22 SQ.MT.		
Q	1/2 x 13.42 x 4.75 = 31.67 SQ.MT.		
R	1/2 x 21.62 x 3.14 = 33.94 SQ.MT.		
S	1/2 x 66.55 x 9.97 = 331.75 SQ.MT.		
T	1/2 x 48.28 x -5.94 = -143.39 SQ.MT.		
U	1/2 x 36.54 x 2.81 = 51.34 SQ.MT.		
V	1/2 x 33.02 x 3.78 = 62.41 SQ.MT.		
W	1/2 x 29.56 x 4.97 = 73.48 SQ.MT.		
X	1/2 x 24.78 x 4.00 = 49.56 SQ.MT.		
Y	1/2 x 22.13 x 2.84 = 31.42 SQ.MT.		
Z	1/2 x 20.92 x 2.42 = 25.31 SQ.MT.		
TOTAL ADDITION		= 2645.50 SQ.MT.	



R.G AREA CALCULATION	
1	1/2 x 11.85 x 3.35 = 19.85 SQ.MT.
2	1/2 x 13.75 x 3.04 = 20.90 SQ.MT.
3	1/2 x 17.26 x 2.95 = 25.46 SQ.MT.
4	1/2 x 17.26 x 11.39 = 98.30 SQ.MT.
5	1/2 x 12.65 x 3.49 = 22.42 SQ.MT.
6	1/2 x 3.95 x 1.21 = 2.39 SQ.MT.
7	1/2 x 8.25 x 1.65 = 6.81 SQ.MT.
8	1/2 x 14.49 x 3.65 = 26.44 SQ.MT.
9	1/2 x 8.43 x 4.87 = 20.53 SQ.MT.
TOTAL PROPOSED R.G AREA = 243.10 SQ.MT.	
TOTAL PLOT AREA = 2813.56 SQ.MT.	
8% PHYSICAL R.G = 225.08 SQ.MT.	
TOTAL PROPOSED R.G AREA = 243.10 SQ.MT.	

A PROFORMA - A		Area in SQ.MT.
1	Area of Plot	2813.56
2	Deductions For	
(a)	Road setback area	
(b)	Proposed road	
(c)	Any reservations (sub-plot)	
(d)	% amenity space as per DCR 56/57 (sub-plot)	
3	Balance Area Of Plot (1a minus 2)	2813.56
4	Deduction For 15% Recreation Ground / 10% amenity space (if deductible for Ind)	
5	Net Area Of Plot (3 minus 4)	2813.56
6	Additions For Floor Space Index	
2(a)	100% for D.P. Road	
2(b)	100% for Setback	
7	Total Area (5 plus 6)	2813.56
8	Floor Space Index Permissible	2.50 & 3.00
9	Floor space index credit available by development rights (restricted to % of the balance area vide 3 above)	
DCR no.		
Additions for floor space index		
9(b)	33 % as per DCR 32	
9(c)	% as per DCR 33 ( )	
9(d)	other	
10	Permissible Floor Area (7 in 8) plus 9 above	7117.93 *
11	Existing Floor Area	2896.18
12	Proposed built up area	4231.75
13	Excess Balcony Area Taken In To F.S.I.	
14A	Purely residential built up area	7112.53
14B	remaining non-residential built up area	
14	Total built up area proposed (11 + 12 + 13)	7112.53
(as per approved plan or prior to 06-01-2012)		
15	F.S.I Consumed on net holding = 14/3	2.529
B	Details of FSI availed as per DCR 35 (4)	
1	Fungible built up area component proposed vide DCR 35(4) for purely residential = < (14A X 0.35)	1481.11
2	Fungible built up area component proposed vide DCR for non-residential = < (14B X 0.20)	92.12
3	Total Fungible built up area vide DCR 35(4) = (B.1 + B.2)	92.12
4	Total Gross built up area proposed (14 + B.3)	7191.00
C	Tenement Statement	
(i)	Proposed area (B-4) above	
(ii)	Less deduction of non-residential area (shops, etc.)	
(iii)	Area available for tenements (i) minus (ii)	
(iv)	Tenements permissible (density of tenements 450 /hect)	
(v)	Tenements proposed	
(vi)	Tenements existing	
Total tenements on plot		
D	Parking Statement	
(i)	Parking required by Regulations for -	
Car		
Scooter / Motor cycle		
Outsiders (Visitors)		
(ii)	Covered garages permissible	
(iii)	Covered garages proposed	
Car		
Scooter / Motor cycle		
Outsiders (Visitors)		
Total parking provided		
E	Transport Vehicles Parking	
(i)	Space for transport vehicles parking required by regulations	
(ii)	Total no of transport vehicles parking space provided	

**PROFORMA B**

**CONTENTS OF SHEET**

LAYOUT PLAN, PLOT AREA DIAGRAM & CALCULATION, BLOCK PLAN, LOCATION PLAN, R.G AREA DIAGRAM & CALCULATION.

**STAMP OF DATE OF RECEIPT OF PLAN**

**STAMP OF APPROVAL OF PLAN**

Approved/Amended Subject to Condition Mentioned in the file No. EEP/233/15/11/15

**CERTIFICATE OF AREA**

CERTIFIED that I have surveyed the plot under reference on 10-10-2011 and that the dimensions of the sides etc. of the plot stated on the plan are as measured on site and the area calculated and filled area stated in document ownership.

**DESCRIPTION OF PROPOSAL & PROPERTY**

PROPOSED REDEVELOPMENT OF PLOT BEARING F.P. NO. 1036 & 1038 OF 15.15 HECTARE MAHINI DIVISION SITUATED AT KHED GULLY, SAVANI ROAD, PROHIBITION MARG, MUMBAI.

**SIGNATURE & NAME OF OWNER**

M/S SONA DEVELOPERS

**DATE**

27 OCT 2015

**DRG. NO.**

01

**DRAWN BY**

RAKEB

**CHECKED BY**

AS SHOWN

**DATE**

23-09-2015

**NAME ADDRESS & SIGN OF LICENSED SURVEYOR/ENGINEER**

**1 ARCHITECTURAL CONSULTANT**

402, CIVIC CENTRE, OPP. SUNSHINE PLAZA, NEAR SANJESH MATA MANDIR, MANG. MARG, DADAR (E), MUMBAI - 400 014.

TEL. - 2411 9137, TELE FAX. - 2411 0209

Email - 1architecturalconsultant@gmail.com

website - www.1architecturalconsultant.in

MILIND SAMEL

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

No. EB/6233/GS/AL dt. 05/11/15

निर्गमित

To,  
1 Architectural Consultant,  
Licensed Surveyor,  
402, Civic Center  
Opp. Sunshine Plaza, Near Santoshi Mata Mandir,  
M.M.G.S. Marg, Dadar (East)  
Mumbai 400 014

Sub : Proposed layout plan on plot bearing F.P.No.1036 & 1038  
of T.P.S.IV, Mahim at Khed Gully, Sayani Road, Dadar,  
Mumbai.

Ref : Your letter dated 28.9.2015.

Sir,


With reference to above subject matter, this is to inform you that the amended layout plan for the above mentioned proposal is hereby approved subject to the following conditions.

- 1) That the conditions of earlier amalgamation approved & registered under no.BBE-1/5063/2012 dated 25.5.2012. shall be complied with.

A set of plan is returned herewith as a token of approval

Yours faithfully,

  
Executive Engineer 20/10/15  
(Building Proposal)City-I

  
23/10/15  
SE-XII(9/5)

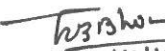
No. EB/6233/GS/AL dt. 05/11/15


निर्गमित

Copy to :

1. Sona Developers.  
212, Jogani Industrial Estate  
Senapati Bapat Marg  
Dadar (West),  
Mumbai 400 028
2. The Collector of Mumbai,  
Old Custom House,  
Mumbai-400 001.
3. Asst. Commissioner 'G/South' Ward,
4. Dy. A. & C. (City)
5. E.E.(D.P.).
6. H. E.
7. Ch.Eng.(S.P.)
8. Dy.Ch.Eng.(D.P.)
9. E.E.(T. & C.)
10. A.E.(Survey)

  
Executive Engineer 20/10/15  
(Building Proposal)City-I

  
23/10/15  
SE-XII(9/5)

  
28/10/15  
AE-VI

सॅप द्वारे निर्गमित

प्रशासकिय अधिकारी(इप्र)शहर

BPC1/GS-6233

Rec-2-copy  
Amit  
5-11-2015