

FORM - I

AS PER DCPR 2034 (IN SQ.MT.)

1	Area Statement	
1	Area Of Plot	1091.20
a)	Area of Reservation in Plot	-----
b)	Area of Road Set-Back	24.20
c)	Area of D.P. Road	-----
2	Deductions For	
A	For Reservation / Road Area	
a)	Road Set-Back Area To Be Handled Over (100%) (Reg. No. 16)	24.20
b)	Proposed D.P. Road To Be Handled Over (100%) (Reg. No. 16)	-----
c)	Area of D.P. Road	-----
(i)	Reservation Area To Be Handled Over (100%) (Reg. No. 17)	-----
(ii)	Reservation Area To Be Handled Over As Per AR (100%) (Reg. No. 17)	-----
B	For Amenity Area	
a)	Area Of Amenity Plot/Plots To Be Handled Over As Per DGR. 14 (A)	-----
b)	Area Of Amenity Plot/Plots To Be Handled Over As Per DGR. 14 (B)	-----
c)	Area Of Amenity Plot/Plots To Be Handled Over As Per DGR. 35 (A) (Abeyance)	-----
C	Deductions For Existing BUA To Be Retained If Any / Land Component Of Existing BUA / Existing BUA As Per Reg. Under Which The Development Was Allowed.	-----
3	Total Deductions [(2(A)+(2(B)) + 2(C) As And When Applicable	24.20
4	Balance Area Of Plot (1 Minus 3)	1067.00
5	Plot Area Under Development After Areas To Be Handled Over To MCGM/ Appropriate Authority As Per Sr. No.4 Above	1067.00
6	Zonal (Basic) FSI (1.00 On Gross Plot Area Under 33(7)(A) Point No 24) OF DCPR 2034	1.00
7	Built Up Area As Per Zonal (Basic) FSI (4*6) (In Case Of MII) Land Permissible BUA Kept In Abeyance	1067.00
8	Built Up Equal To Area Of Land Handled Over As Per Reg. 30(A)	-----
(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. (Set Back Advantage = 24.20 x 1.00)	24.20
(ii)	In Case Of 2(A)(c) (ii) Permissible Over And Above Permissible BUA On Remaining / Balance Plot	-----
(iii)	Protected Built Up Area As Per Existing Bldg O.C. Plans U/NO. CE/1503/BS/II/ On Dated 27-02-1973. (1117.39 - 1067.00)	50.39
9	Built Up Area In Lieu Of Cost Of Construction Of Built Up Amenity To Be Handled 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 Reg. No.30(A) On Remaining / Balance Plot. (As Per Road Width Policy)	-----
11	(i) Built Up Area Permissible Under Reg. No. 33(7) (B) OF DCPR 2034	-----
(ii)	Built Up Area Due To Admissible "TDR" As Per Table No. 12 Of Reg. No. 30(A) And 32 On Remaining Balance Plot.	-----
12	Permissible Built Up Area (As The Case May Be With / Without BUA As Per 2(c))	1141.59
a)	Permissible Built Up Area Restricted As Per With Society Registered Development Agreement	-----
13	Proposed BUA (As The Case May Be With / Without BUA As Per 2(c))	1098.08
14	TDR Generated If Any As Per Regulation 30(A) And 32.	-----
15	Fungible Compensatory Area As Per Reg. No. 31 (3)	-----
a)	Permissible Fungible Compensatory Area For Rehab. Component Without Charging Premium Commercial 43.08 - (17.23 Kept In Abeyance) = 25.85 Residential 312.35 - (3.84 Kept In Abeyance) = 308.52	334.38
(ii)	Proposed Fungible Compensatory Area Available For Rehab. Component Without Charging Premium Commercial 43.08 - (17.23 Kept In Abeyance) = 25.85 Residential 122.16 - (3.84 Kept In Abeyance) = 118.32	144.17
b)	Permissible Fungible Compensatory Area By Charging Premium	-----
(i)	Proposed Commercial 35%	-----
(ii)	Proposed Residential 35%	-----
16	Total Built Up Area Proposed Including Fungible Compensatory Area [13 + 15(a) (ii) + 15(b) (ii)]	1226.71
17	FSI Consumed On Net Plot [13 / 4]	1.14
II	Other Requirements	
A)	Reservation / Designation	
a)	Name Of Reservation	NA
b)	Area Of Reservation Affecting The Plot	-----
c)	Area Of Reservation Land To Be Handled/Handed Over As Per Reg. No.17	-----
d)	Built Up Area Of Amenity To Be Handled Over As Per Reg. No.17	-----
e)	Area/Built Up Area Of Designation	-----
B)	Plot Area/Built Up Amenity To Be Handled Over As Per Reg. No.	
(i)	14(A)	-----
(ii)	14(B)	NA
(iii)	15	-----
C)	Requirement Of Recreational / Open Space In Layout/Plot As Per Reg. No. 27	-----
D)	Tenement Statement	
(i)	Proposed Built Up Area (16 Above) (1211.17 - 23.60 EXCESS FITNESS CENTER AREA) = 1187.67	1187.67
(ii)	Gross Deduction Of Non- Residential Area (Shop etc.)	227.03
(iii)	Area Available For Tenements [(i) minus (ii)]	960.64
(iv)	Tenements Permissible (Density Of Tenements/Hectare) (Maximum 4507(H)	43.23 nos.
(v)	Total Number Of Tenements Proposed On The Plot	10.00 nos.
E)	Parking Statement	
(i)	Parking Required By Regulations For	14.00 nos.
Car	-----	-----
Scooter/Motor Cycle	-----	-----
Outsiders (Visitors)	-----	-----
(ii)	Covered Garage Permissible	-----
(iii)	Covered Garage Proposed	-----
Car	-----	-----
Scooter/Motor Cycle	-----	-----
Outsiders (Visitors)	-----	-----
(iv)	Total Parking Provided	48.00 nos.
F)	Transport Vehicles Parking	-----
(ii)	Spaces For Transport Vehicles Parking Required By Regulations	-----
(iii)	Total No. Of Transport Vehicles Parking Spaces Provided	-----

CERTIFICATE FOR AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 09-10-2019 AND THAT DIMENSIONS OF SIDES, ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1091.20 SQ. MT. (ONE THOUSAND NINETY ONE POINT TWO ZERO SQ.MT.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP RECORDS:

BHAVIN ARVIND MODI
 Digitally signed by BHAVIN ARVIND MODI
 Date: 2021.10.28 20:58:42 +05'30'
 SIGNATURE OF LICENCED ARCHITECT.

FORM - II

CONTENT OF SHEET

GROUND FLOOR PLAN, PLOT AREA CALCULATION, PARKING AREA STATEMENT, BLOCK PLAN & LOCATION PLAN, BUILT UP AREA SUMMARY, COMPOUND WALL & U.G. TANK SECTION. SECTION - 'Y'-'Y'.

DESCRIPTION OF PROP/ PROPERTY.

PROPOSED REDEVELOPMENT OF BUILDINGS KNOWN AS PLOT BEARING C.T.S. NO.1763 & 1764 OF JVDAYA CO-OP HOUSING SOCIETY AT JVDAYA LANE, VILLAGH KIROL - KURLA, GHATKOPAR (WEST), MUMBAI -400086

NAME & ADDRESS OF DEVELOPERS

SHRI. RAMESH S. SANGHVI
 PARTNER OF M. S. SANGHVI CONSTRUCTION & CO. OWNER JVDAYA CHS LTD.
 Building No. 22, Office No. 17-24, 1st Floor, Rajabhadur Marston, Ambalad Desai Marg, Opp. BSE, Fort, Mumbai 400 023

RAMESH SANKALCH AND SANGHVI
 Digitally signed by RAMESH SANKALCH AND SANGHVI
 Date: 2021.10.28 18:56:16 +05'30'

NAME, ADDRESS & SIGNATURE OF ARCHITECTS

space vision
 Architect and Planner
 A/ Bhavin Modi
 A/ Madhus Shrivastava
 Office: 100/10th floor, B-Wing, Western Edge II, Behind Hiran Off Western Express Highway, Borivali (east), Mumbai -400 086.

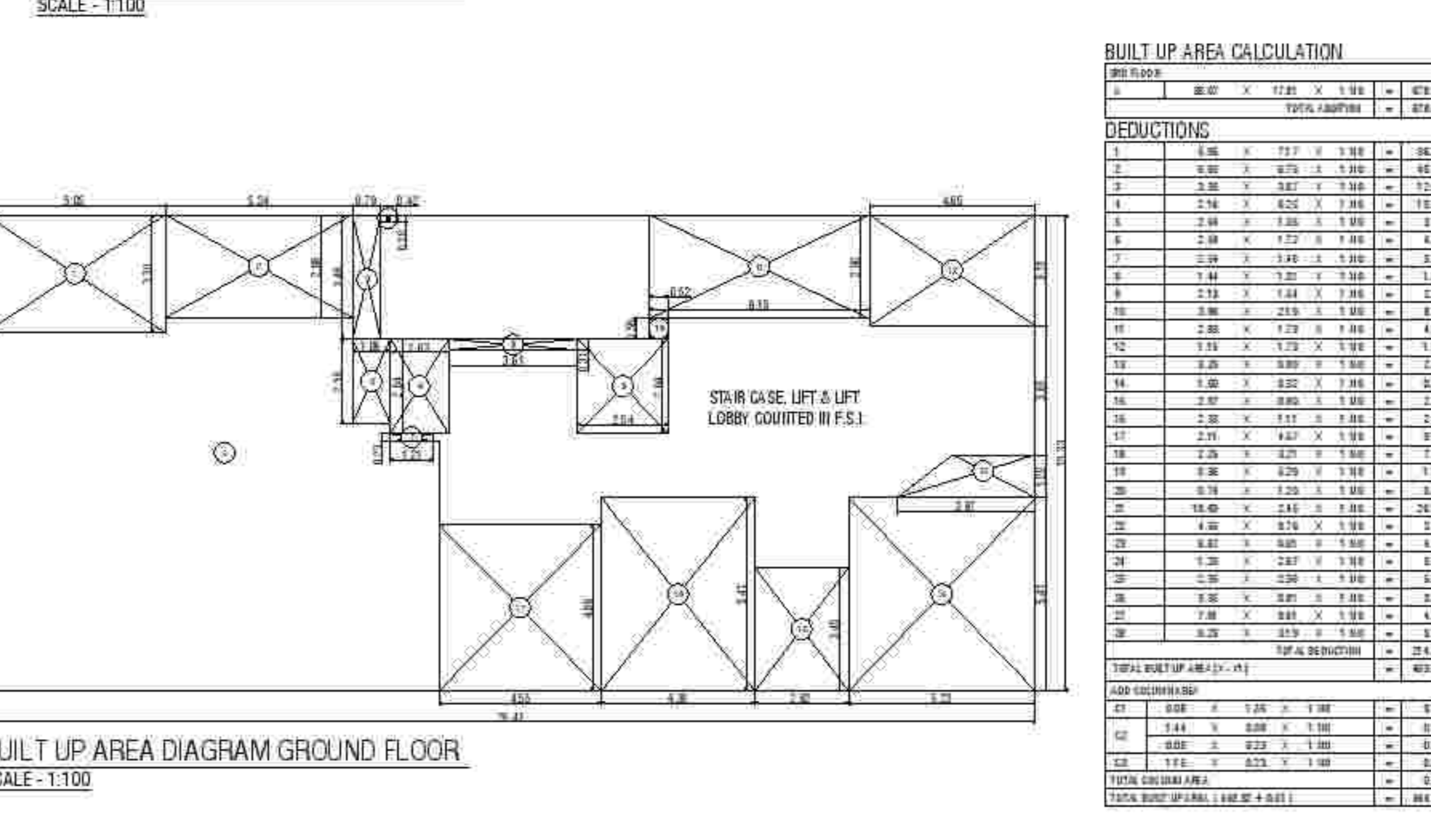
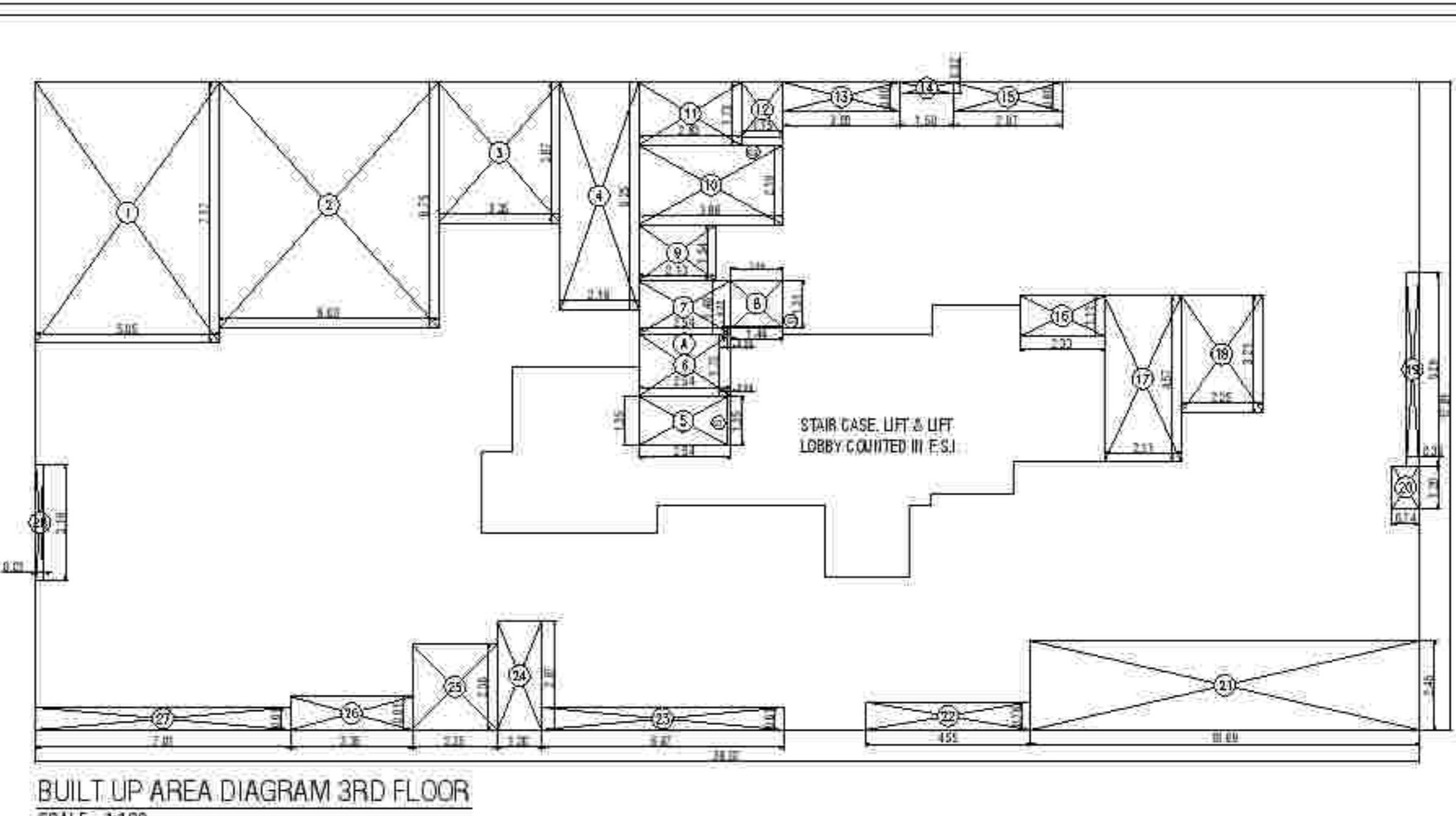
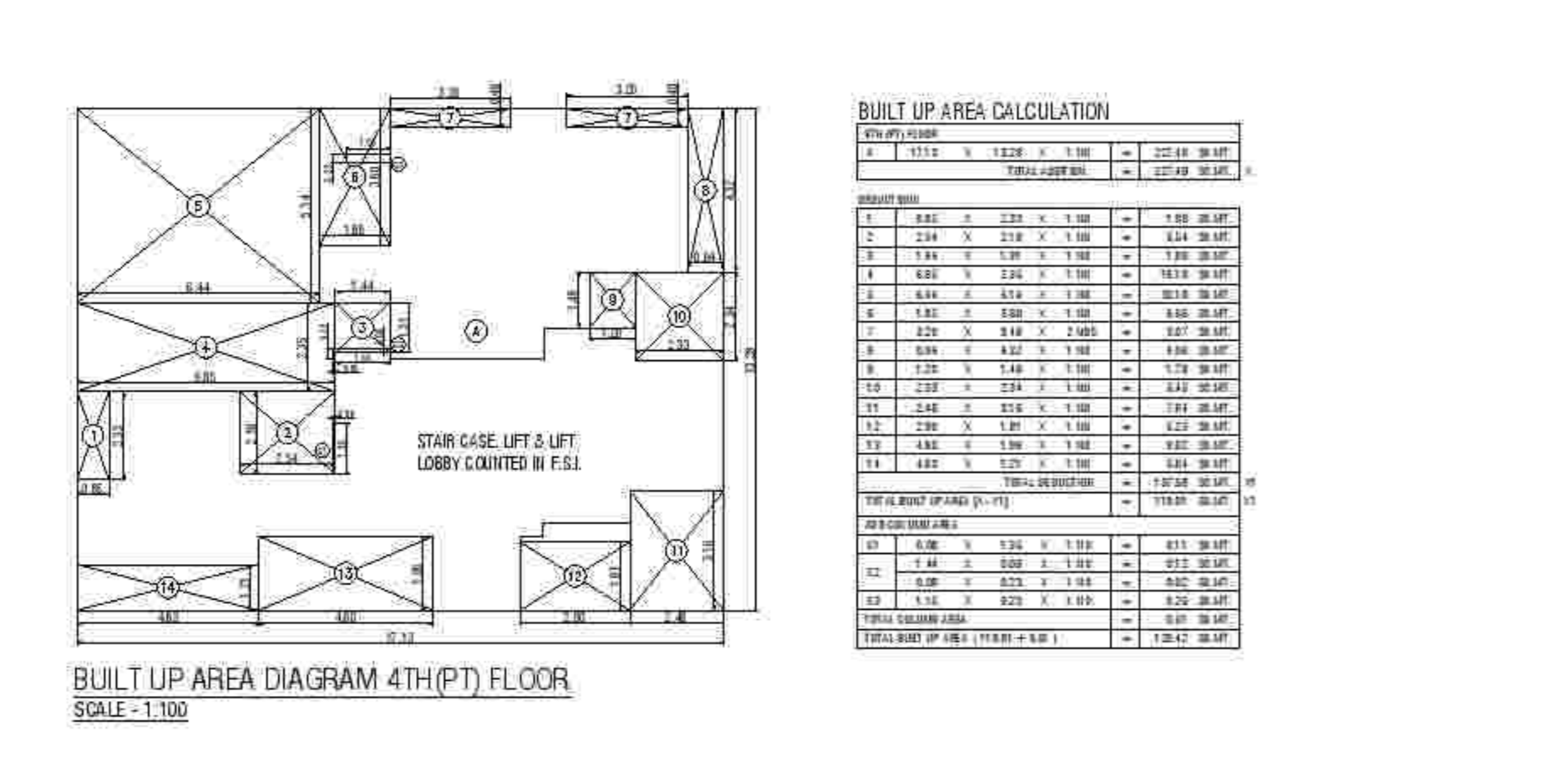
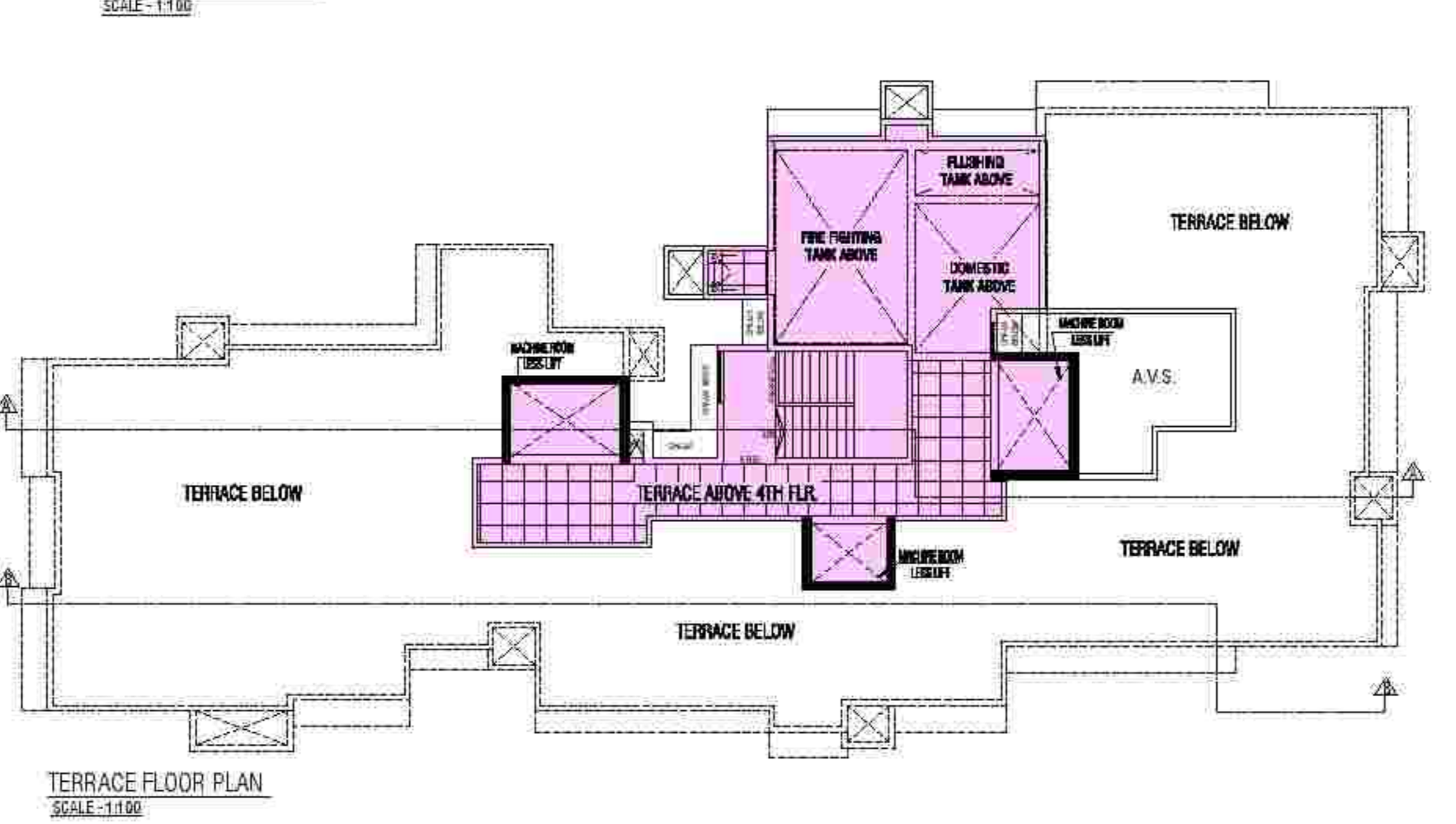
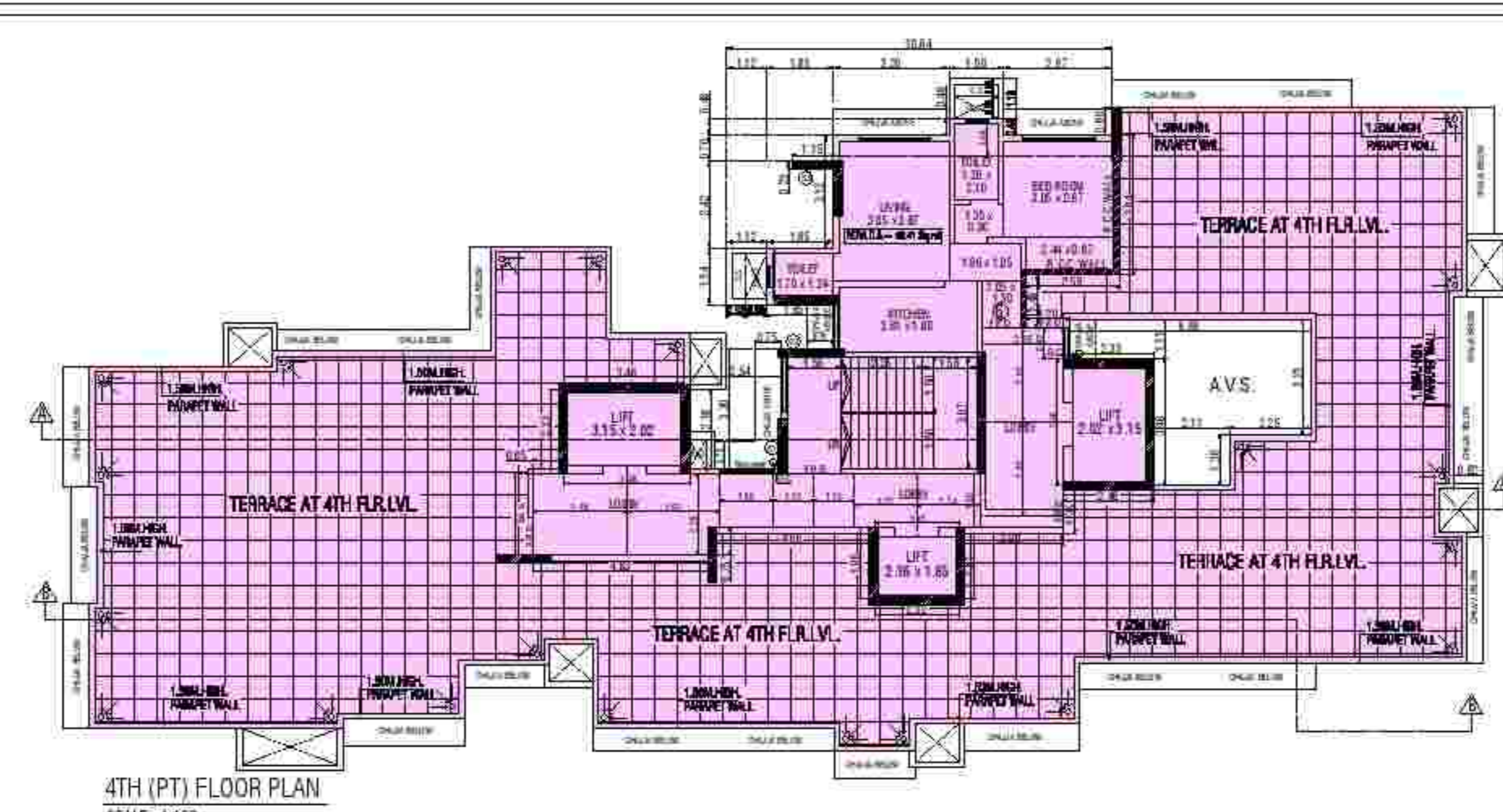
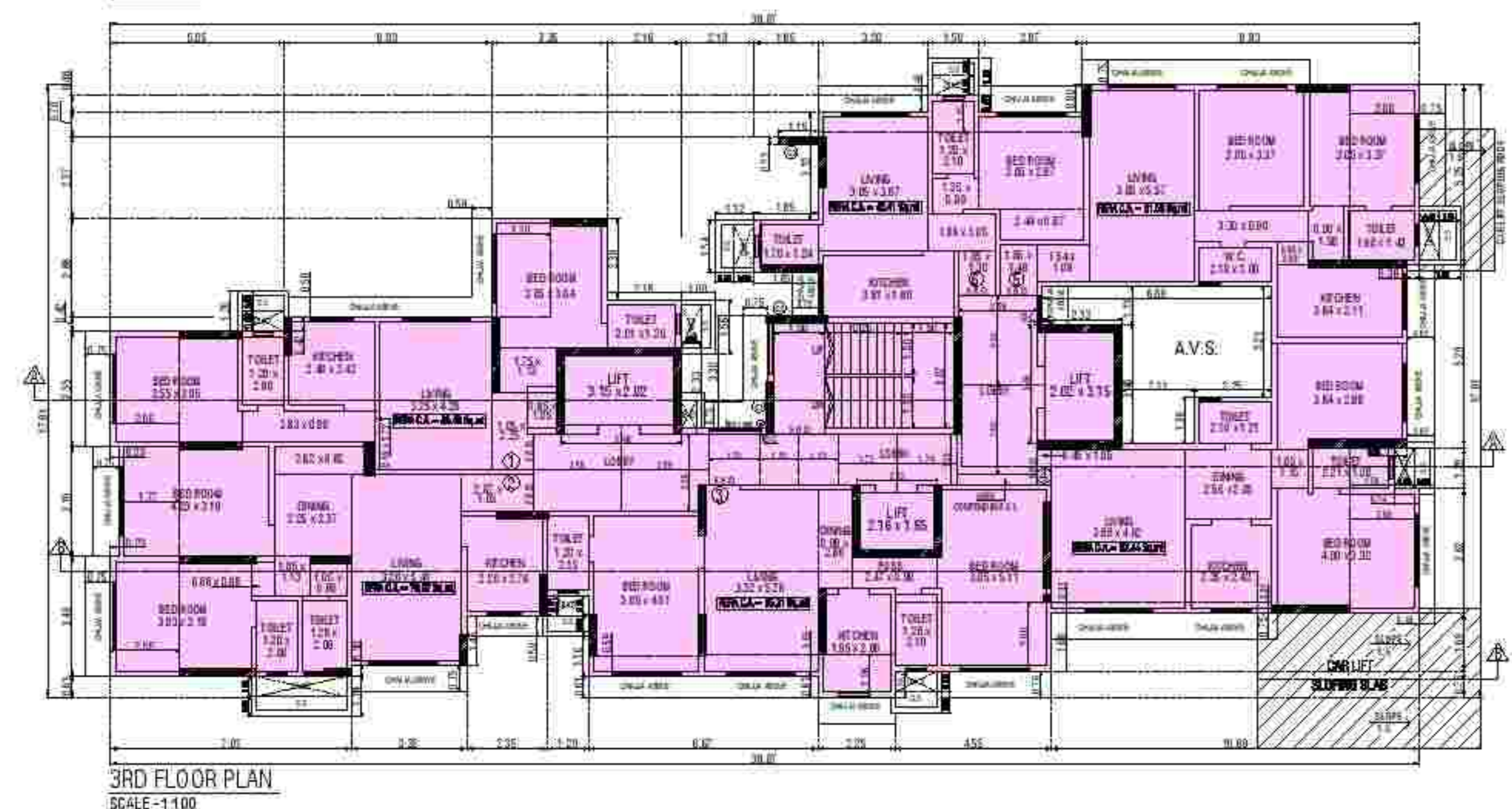
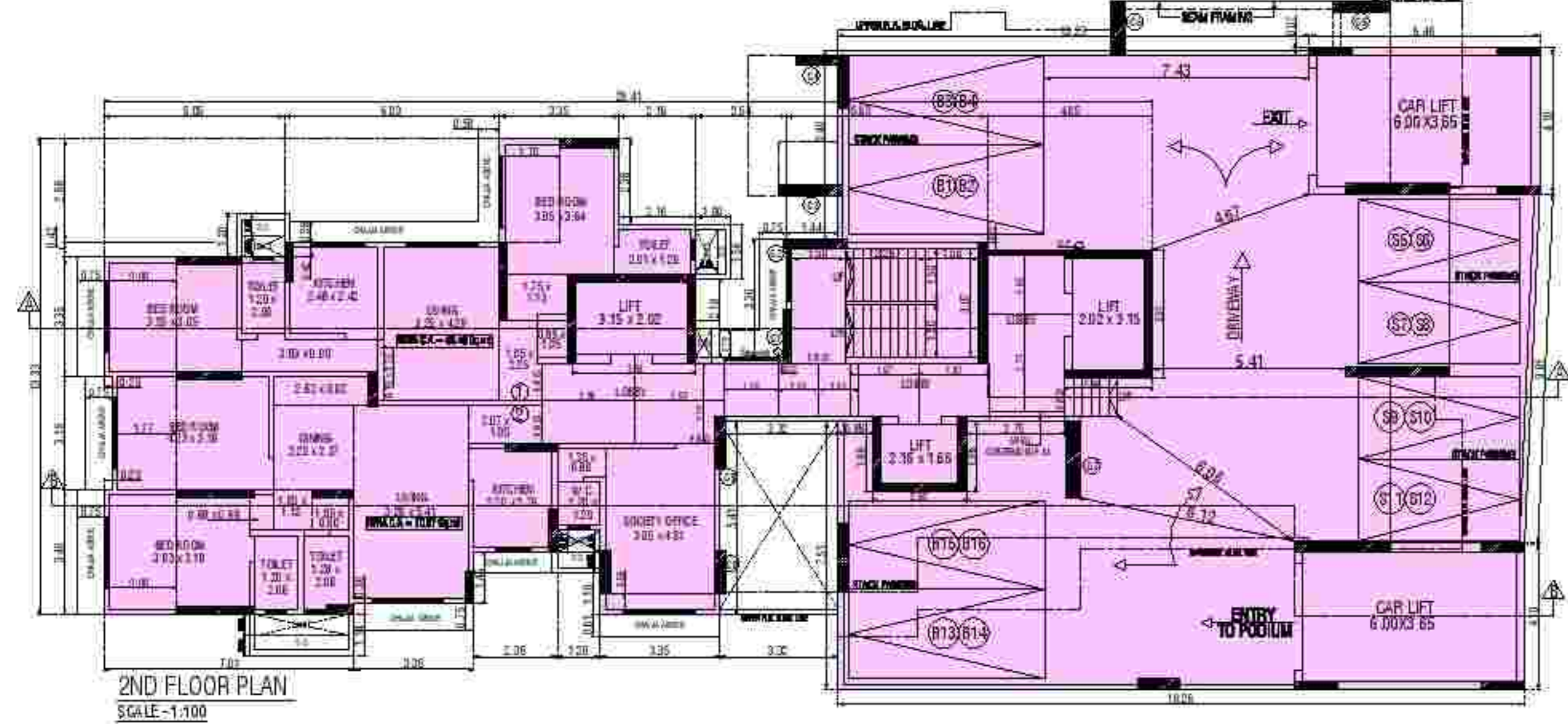
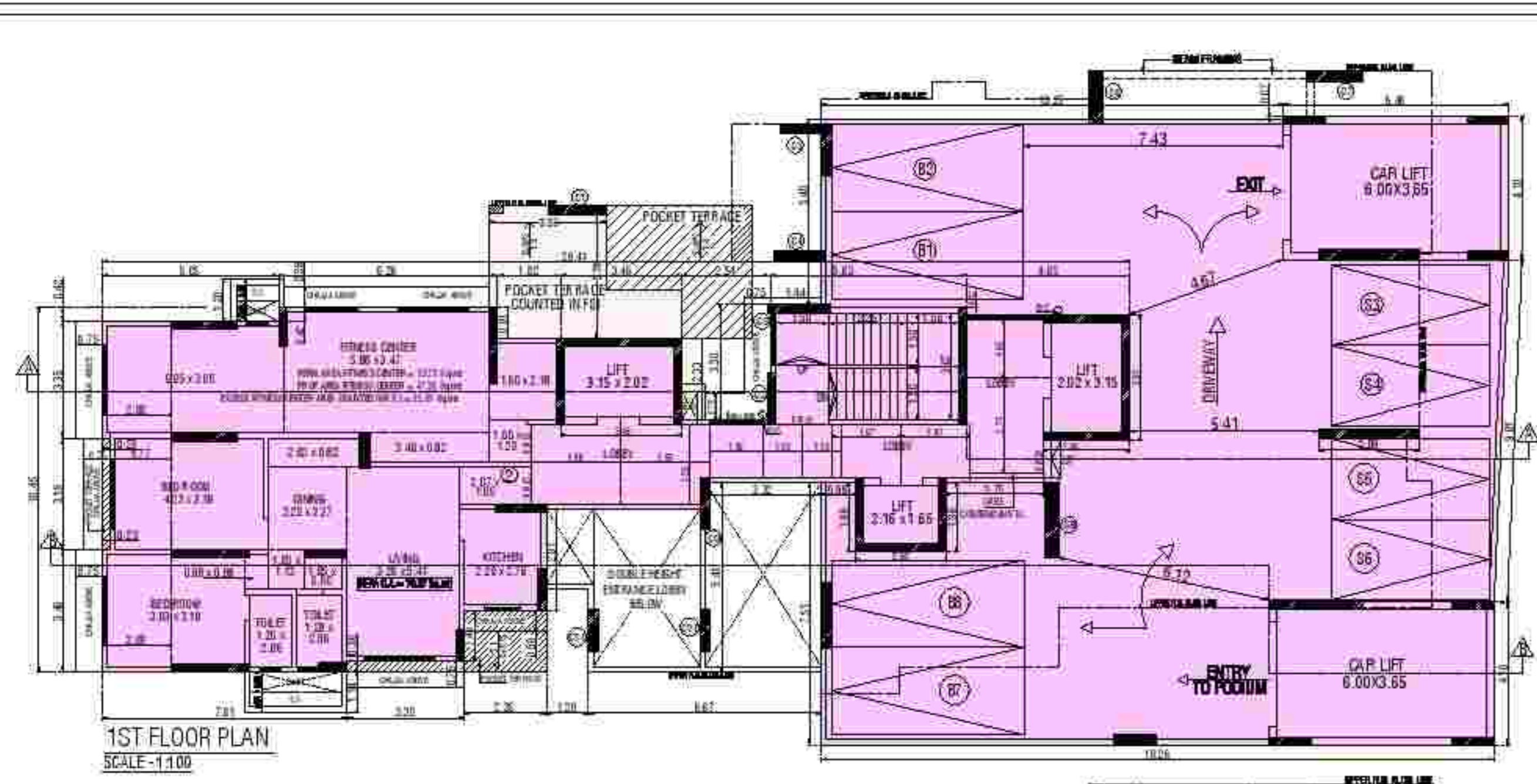
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BLDG. PROPOSAL FILE NO: **P-3945/2019/(1763 AND 1764) N WARD/GHATKOPAR KIROL/337/1/NEW**

DRG. NO.:- 01	JOB. NO.:- 01	FILE NAME:-
NO:-		JVDAYA SOCIETY

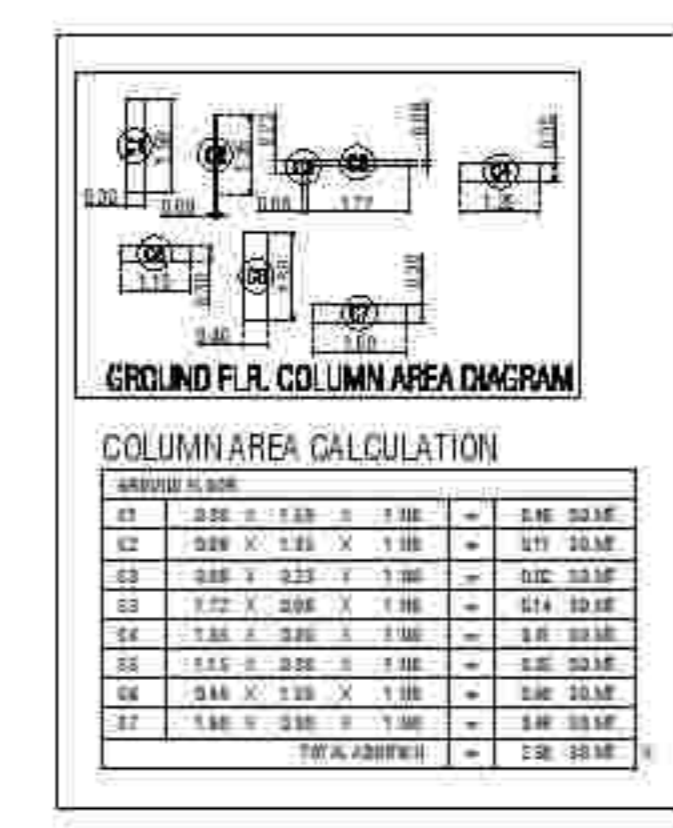
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE/LETTER U/NO. P-3945/2019/(1763 & 1764) N WARD/GHATKOPAR-KIROL/337/1/NEW

Latai Sukadeo Ahire
EXECUTIVE ENGINEER (B.P.) EASTERN SUBURB - II
 Jagdish Prakash Sarang
 S.E.(B.P.)/E./N/W
 suyash chandrakar nt baipr
 A.E.(B.P.)/E./N



BUILT UP AREA CALCULATION

Sl. No.	Room	Area (sq. m)	Total
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BUILT UP AREA CALCULATION

Sl. No.	Room	Area (sq. m)	Total
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FORM - II

CONTENT OF SHEET
1ST TO 3RD & 4TH (PT) FLOOR PLAN TERRACE FLOOR PLAN, GROUND & 3RD FLOOR BUILT UP AREA DIAGRAM & CALCULATION GROUND FLOOR COLUMN AREA DIAGRAM & CALCULATION

DESCRIPTION OF PROP/ PROPERTY
PROPOSED REDEVELOPMENT OF BUILDING W/WHICH AS PLOT BEARING C.T. D. NO. 1763 & 1764 OF JVDAYA CO-OP HOUSING SOCIETY AT JVDAYA LAKE, VILLAGE W/RLD-KURLA, GHATKOPAR (WEST), MUMBAI - 400086.

NAME & ADDRESS OF DEVELOPERS
RAMESH SANKALCH AND SANGHVI Digitally signed by RAMESH SANKALCH AND SANGHVI Date: 2021.10.28 18:57:00 +05'30'

NAME, ADDRESS & SIGNATURE OF ARCHITECTS
space vision Digitally signed by BHAVIN ARVIND MODI Date: 2021.10.28 20:58:54 +05'30'

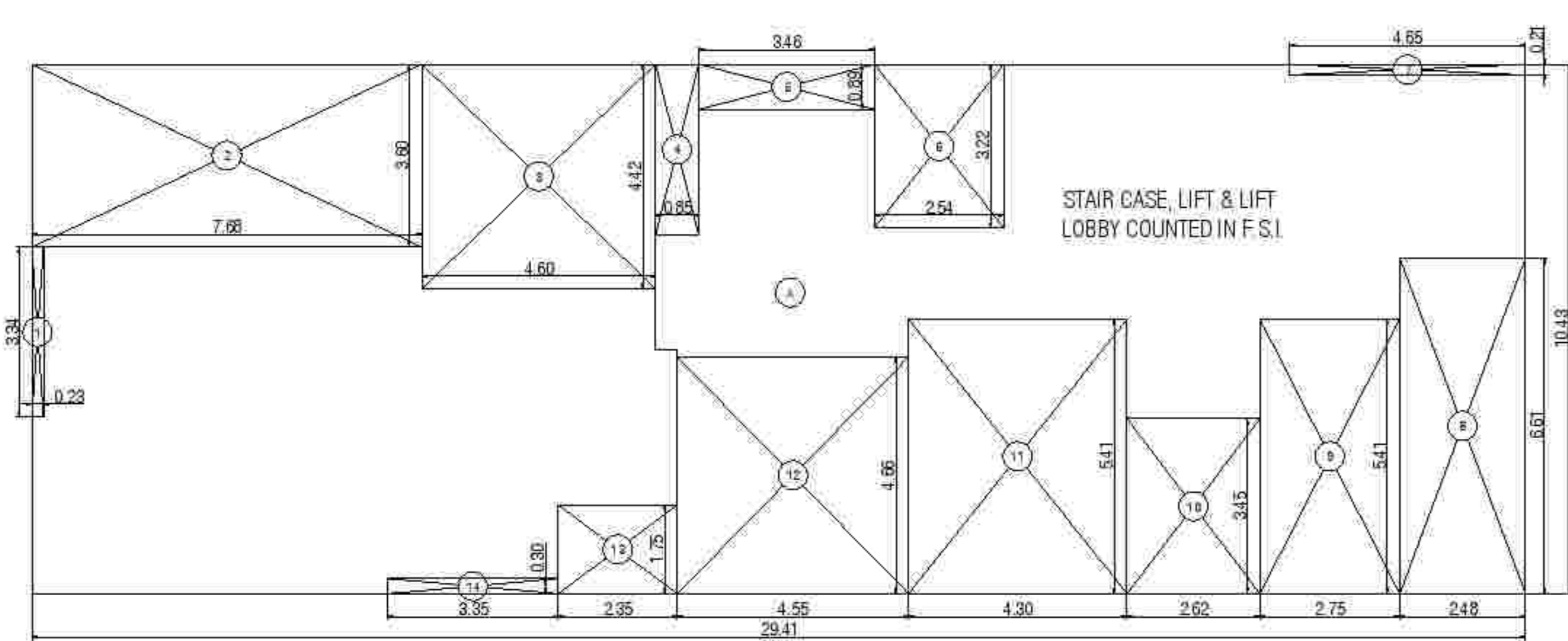
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DRG NO. - 02 JOB NO. - 01 FILE NAME - JVDAYA SOCIETY

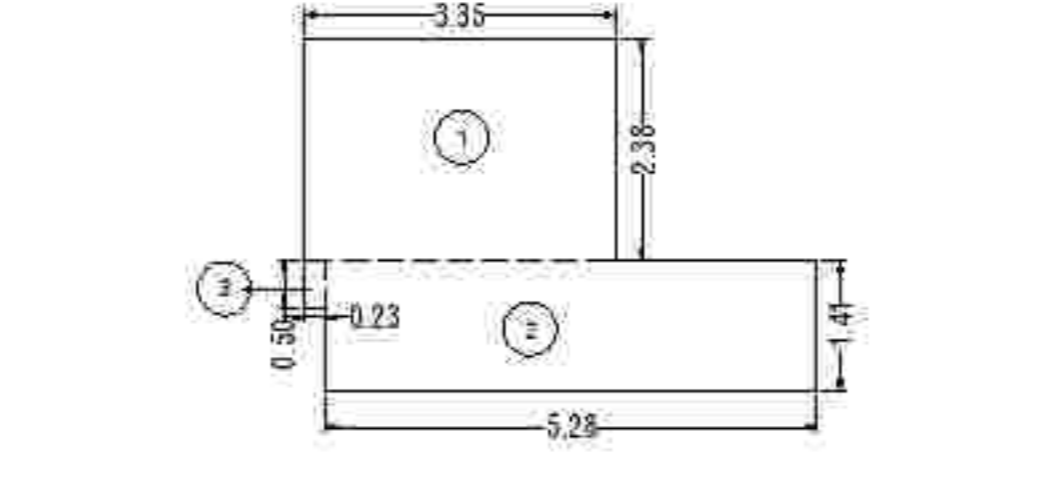
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER U/NO. P-3945/2019 (1763 & 1764) N WARD, GHATKOPAR-KURLA/337/1/NEW

Lotan Sukdeo Ahire
EXECUTIVE ENGINEER (S.P.) EASTERN SUBURBS - II

Jagdish Prakash Sarang S.E.(B.P.)E.N.W
A.E.(B.P.)E.N.W



BUILT UP AREA DIAGRAM 1ST FLOOR
SCALE - 1:100



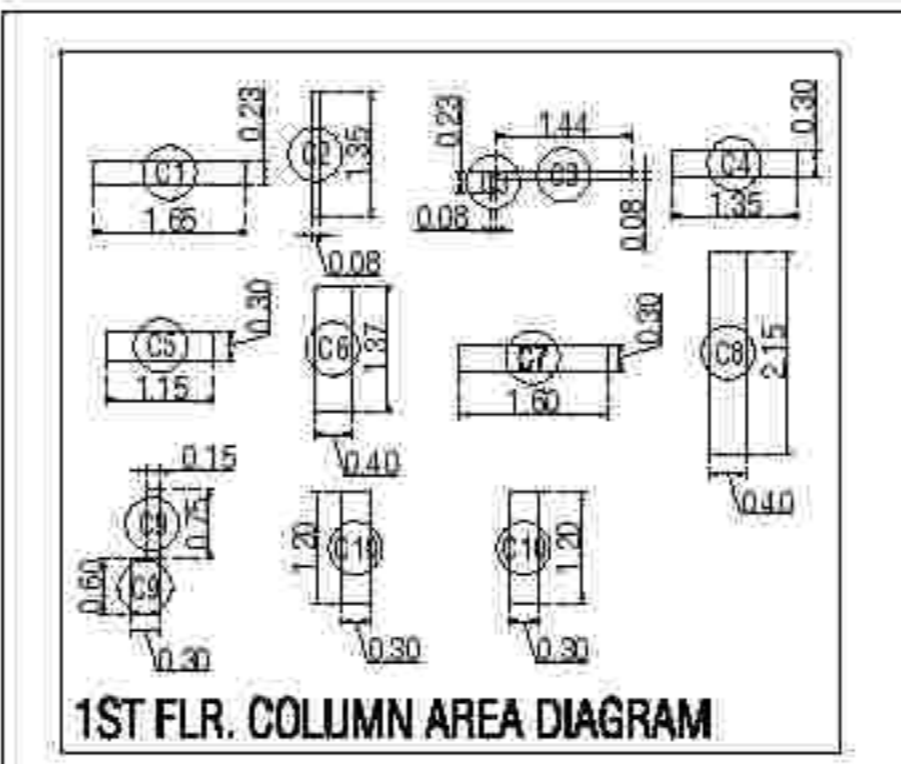
BUILT UP AREA DIAGRAM 1ST FLOOR PART TERRACE
SCALE - 1:100

NO.	ADDITIONS	AREA (SQ.MT.)
1	3.35 X 2.38 X 1 NO.	7.87
2	3.28 X 1.41 X 1 NO.	4.63
3	0.23 X 0.30 X 1 NO.	0.07
TOTAL ADDITIONS		12.57

BUILT UP AREA CALCULATION

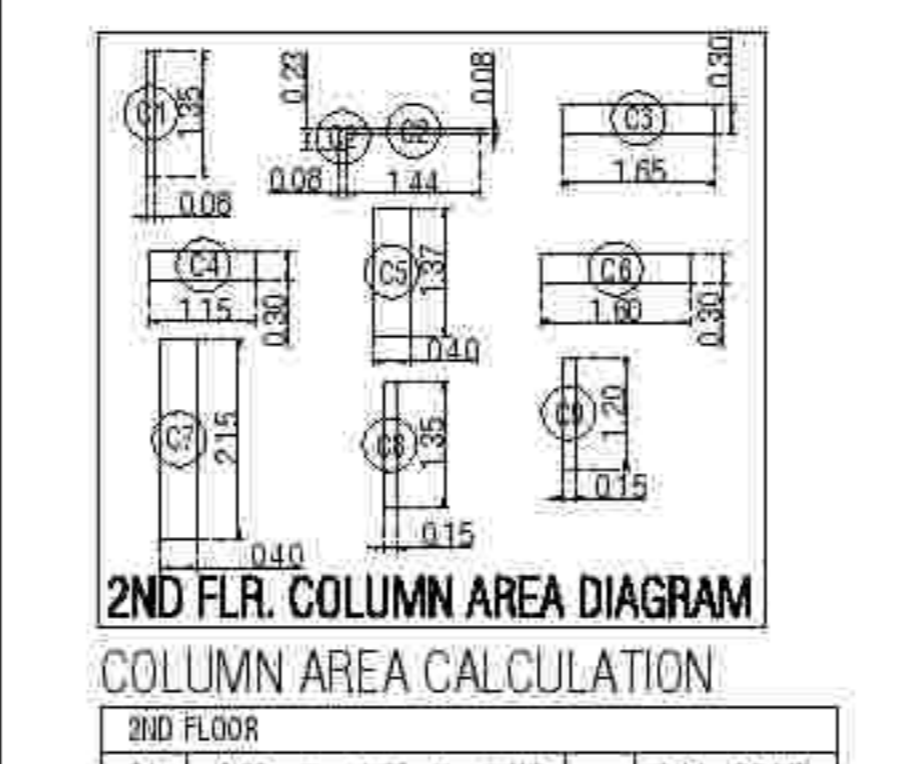
1ST FLOOR		
A	29.41 X 10.43 X 1 NO.	306.75
TOTAL ADDITION		12.57
TOTAL BUILT UP AREA (X-Y1)		319.32

DEDUCTIONS		
1	0.23 X 3.34 X 1 NO.	0.77
2	7.88 X 3.60 X 1 NO.	28.55
3	4.60 X 4.42 X 1 NO.	20.33
4	0.85 X 3.37 X 1 NO.	2.86
5	3.46 X 0.89 X 1 NO.	3.08
6	2.54 X 3.22 X 1 NO.	8.18
7	4.65 X 0.21 X 1 NO.	0.98
8	2.48 X 6.61 X 1 NO.	16.39
9	2.75 X 5.41 X 1 NO.	14.88
10	2.62 X 3.45 X 1 NO.	9.04
11	4.30 X 5.41 X 1 NO.	23.26
12	4.55 X 4.60 X 1 NO.	21.00
13	2.35 X 1.75 X 1 NO.	4.11
14	3.35 X 0.30 X 1 NO.	1.01
TOTAL DEDUCTION		153.74
TOTAL BUILT UP AREA (X-Y1)		165.58
ADD COLUMN AREA (1ST FLOOR)		4.29
ADD POCKET TERRACE AREA (1ST FLOOR)		15.54
TOTAL BUILT UP AREA (155.01 + 4.29 + 15.54)		174.84



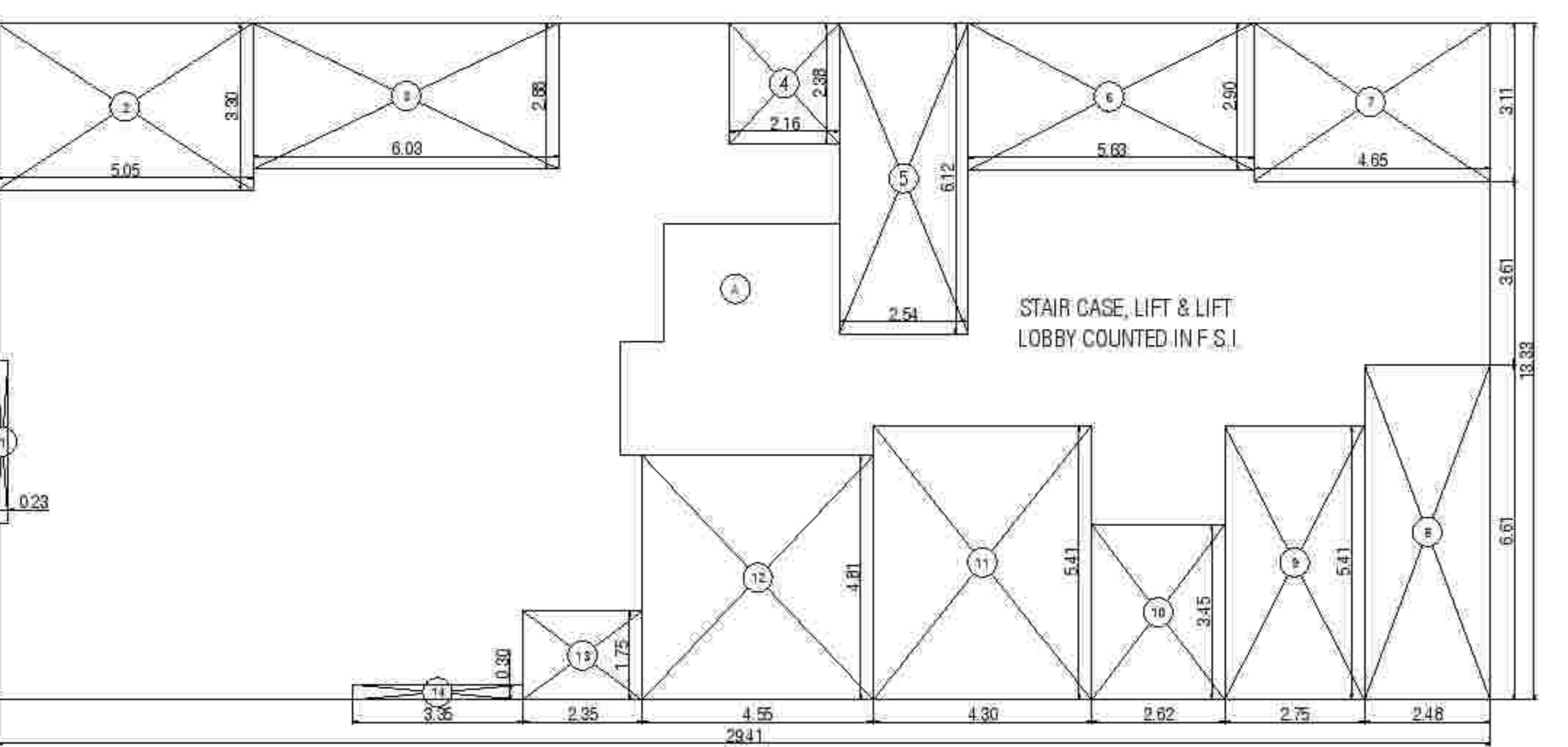
1ST FLOOR COLUMN AREA CALCULATION

NO.	AREA (SQ.MT.)
C1	1.66 X 0.23 X 1 NO. = 0.38
C2	0.08 X 1.35 X 1 NO. = 0.11
C3	1.44 X 0.08 X 1 NO. = 0.12
C4	0.08 X 0.23 X 1 NO. = 0.02
C5	1.35 X 0.30 X 1 NO. = 0.41
C6	0.40 X 1.37 X 1 NO. = 0.55
C7	1.60 X 0.30 X 1 NO. = 0.48
C8	0.40 X 2.15 X 1 NO. = 0.86
C9	0.30 X 0.60 X 1 NO. = 0.18
C10	0.15 X 0.75 X 1 NO. = 0.11
C10	0.30 X 1.20 X 2 NOS. = 0.72
TOTAL ADDITION	4.29



2ND FLOOR COLUMN AREA CALCULATION

NO.	AREA (SQ.MT.)
C1	0.08 X 1.35 X 1 NO. = 0.11
C2	1.44 X 0.08 X 1 NO. = 0.12
C3	0.08 X 0.23 X 1 NO. = 0.02
C4	1.35 X 0.30 X 1 NO. = 0.41
C5	0.40 X 1.37 X 1 NO. = 0.55
C6	1.60 X 0.30 X 1 NO. = 0.48
C7	0.40 X 2.15 X 1 NO. = 0.86
C8	0.15 X 1.35 X 1 NO. = 0.20
C9	0.15 X 1.20 X 1 NO. = 0.18
TOTAL ADDITION	3.37

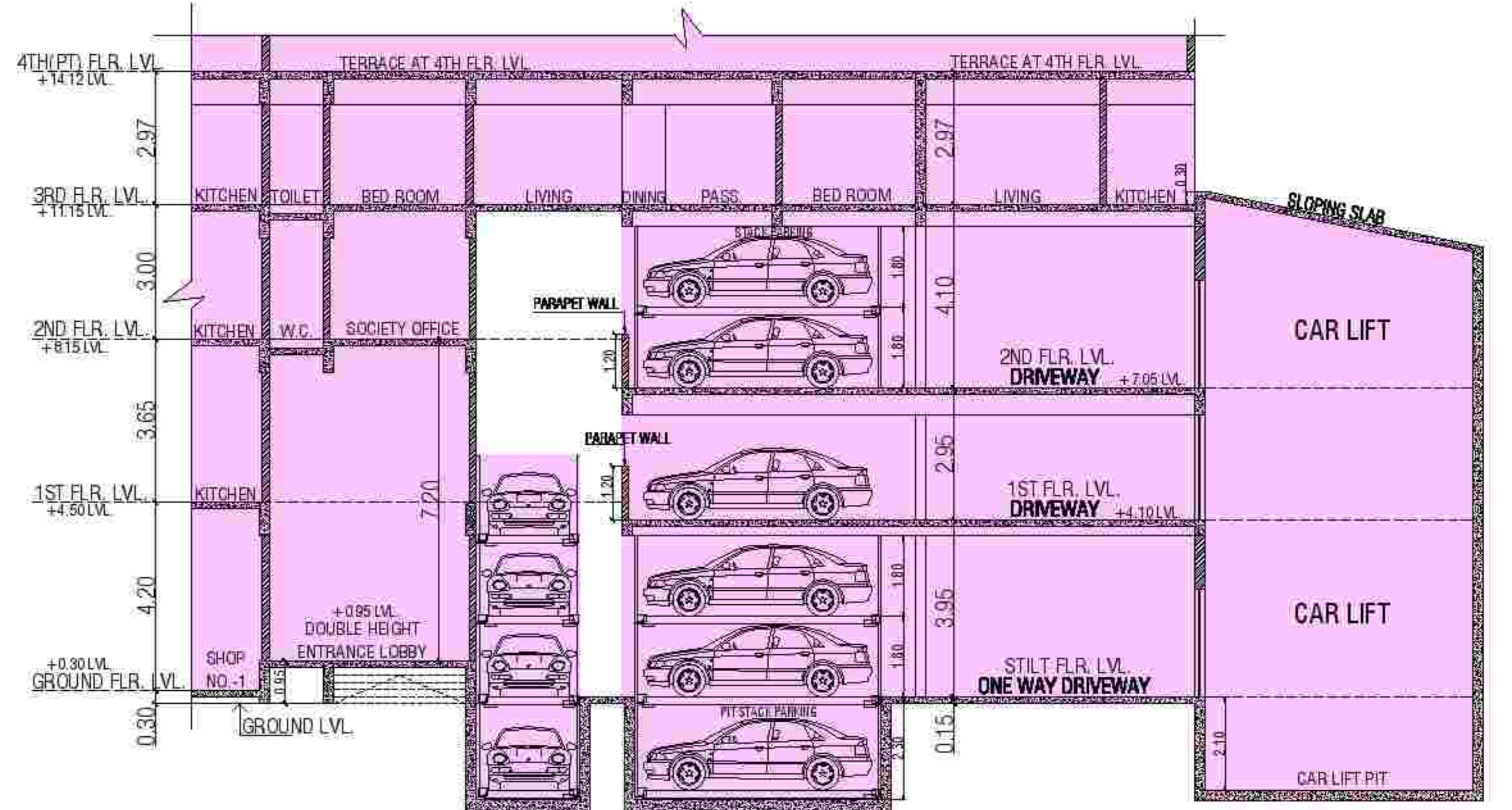


BUILT UP AREA DIAGRAM 2ND FLOOR
SCALE - 1:100

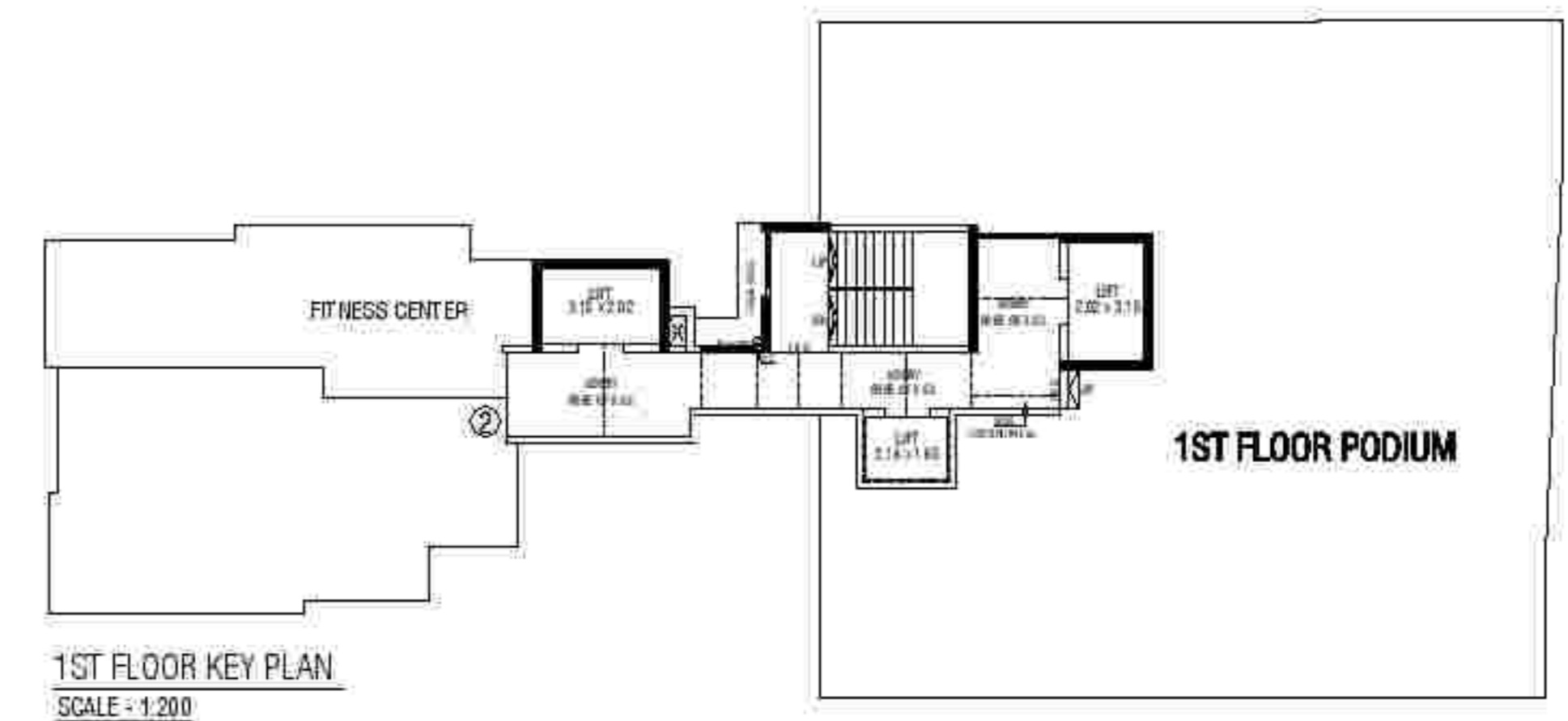
BUILT UP AREA CALCULATION

2ND FLOOR		
A	29.41 X 13.33 X 1 NO.	392.04
TOTAL ADDITION		392.04
TOTAL BUILT UP AREA (X-Y1)		711.36

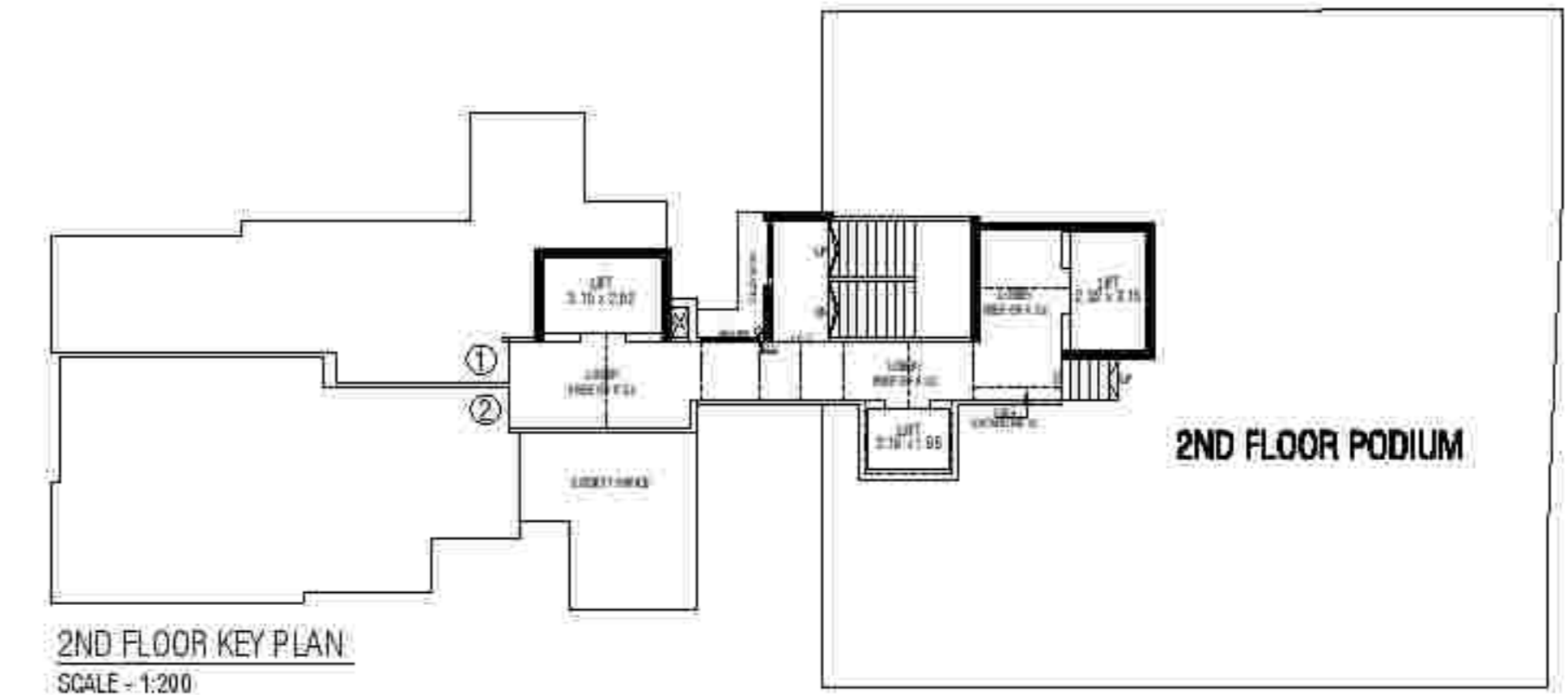
DEDUCTIONS		
1	0.23 X 3.19 X 1 NO.	0.73
2	5.05 X 3.30 X 1 NO.	16.67
3	6.03 X 2.88 X 1 NO.	17.37
4	2.16 X 2.38 X 1 NO.	5.14
5	2.64 X 6.12 X 1 NO.	16.33
6	5.63 X 2.90 X 1 NO.	16.33
7	4.65 X 3.11 X 1 NO.	14.48
8	2.48 X 6.61 X 1 NO.	16.39
9	2.75 X 5.41 X 1 NO.	14.88
10	2.62 X 3.45 X 1 NO.	9.04
11	4.30 X 5.41 X 1 NO.	23.26
12	4.55 X 4.61 X 1 NO.	21.00
13	2.35 X 1.75 X 1 NO.	4.11
14	3.35 X 0.30 X 1 NO.	1.01
TOTAL DEDUCTION		176.92
TOTAL BUILT UP AREA (X-Y1)		534.44
ADD COLUMN AREA (2ND FLOOR)		3.37
TOTAL BUILT UP AREA (215.22 + 3.37)		218.59



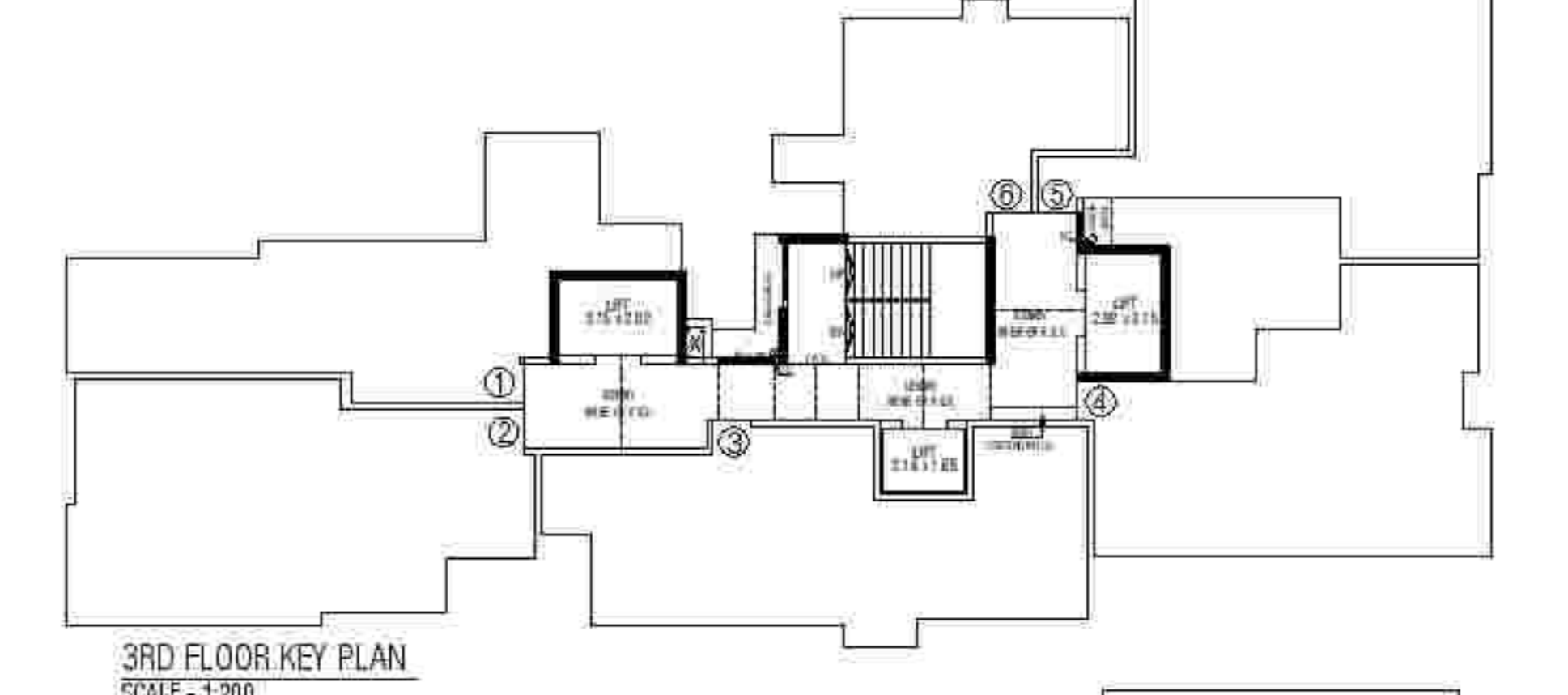
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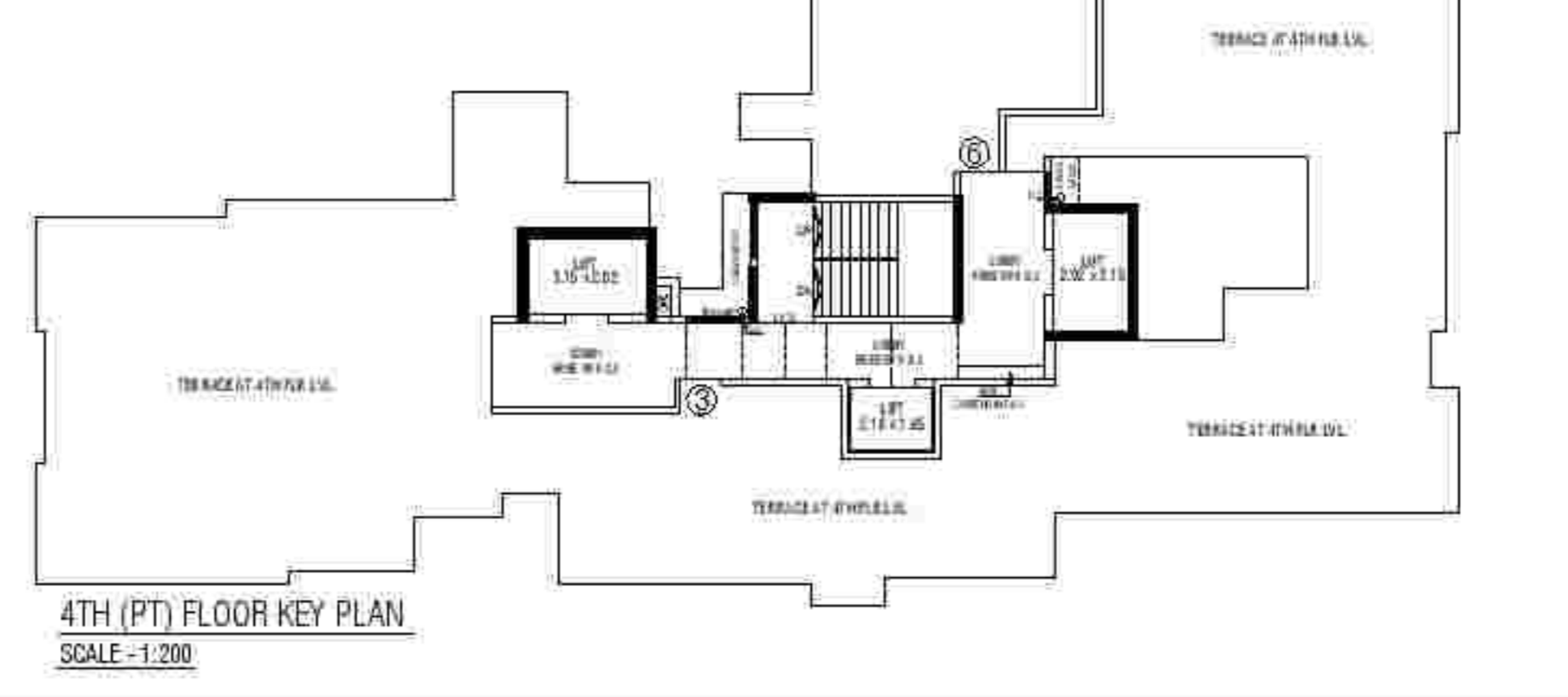
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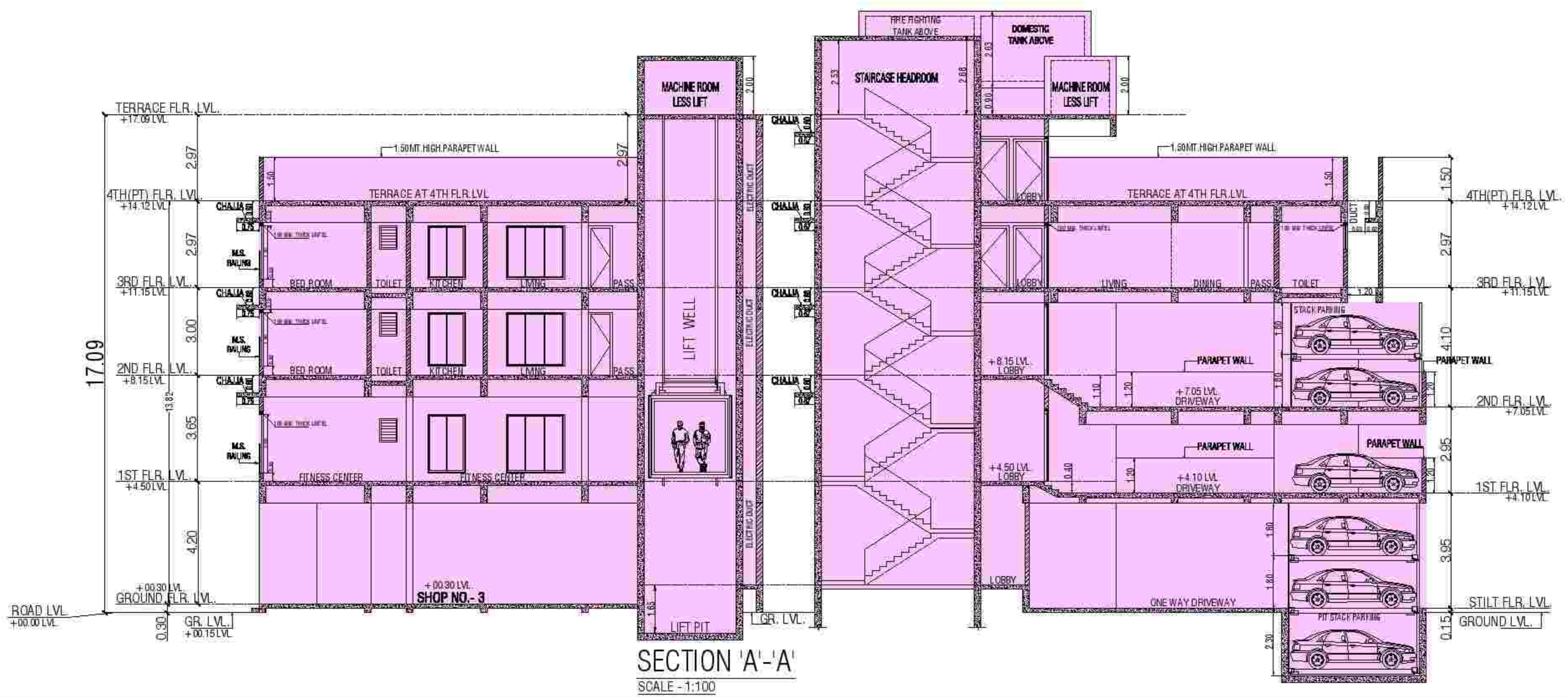
2ND FLOOR KEY PLAN
SCALE - 1:200



3RD FLOOR KEY PLAN
SCALE - 1:200



4TH (PT) FLOOR KEY PLAN
SCALE - 1:200



SECTION 'A'-A'
SCALE - 1:100

FORM - II

CONTENT OF SHEET

1ST 2ND & 4TH FLOOR BUILT UP AREA DIAGRAM & CALCULATION, SECTION - 'A'-A' & 'B'-B'; RERA CARPET AREA STATEMENT, 1ST & 2ND FLOOR COLUMN AREA DIAGRAM & CALCULATION.

DESCRIPTION OF PROP/ PROPERTY.

PROPOSED REDEVELOPMENT OF BUILDINGS KNOWN AS PLOT BEARING C.T.S NO. 1763 & 1764 OF JIVDAYA CO-OP HOUSING SOCIETY AT JIVDAYA LANE, VILLAGE KIROL - KURLA, GHATKOPAR (WEST), MUMBAI - 400086.

NAME & ADDRESS OF DEVELOPERS

SHR. RAMESH S. SANGHVI PARTNER OF M.S. SANGHVI CONSTRUCTIONS CO TO OWNER, JIV DAYA CHS LTD.	RAMESH SANKALCHA ND SANGHVI	Digitally signed by RAMESH SANKALCHA SANGHVI Date: 2021.10.28 18:57:45 +05'30'
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NAME, ADDRESS & SIGNATURE OF ARCHITECTS

space vision Architect and Planner	BHAVIN ARVIND MODI	Digitally signed by BHAVIN ARVIND MODI Date: 2021.10.28 20:59:54 +05'30'
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Ar. Bhavin Modi
At: Madhura Bhavan Road
Office: 1004, 10th floor B-Wing, Western Edge II,
Behind Metro Station, Western Express Highway,
Borivali (east), Mumbai-400 686.

BLDG. PROPOSAL FILE NO :- P-3945/2019/(1763 AND 1764) N WARD/GHATKOPAR KIROL/337/1/NEW

DRG. NO. :- 03	JOB. NO. :- 01	FILE NAME :-
NO. :-		JIVDAYA SOCIETY

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER U/NO. P-3945/2019/(1763 & 1764) N WARD/GHATKOPAR-KIROL/337/1/NEW

Lotan Sukadeo
Ahire

EXECUTIVE ENGINEER (B.P.)
EASTERN SUBURB - II

Jagdish Prakash Sarung S.E. (B.P.)/E/NW	suaysh chandrakant balp A.E. (B.P.)/N
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