

SUMMARY OF THE SCHEME / BUA SUMMARY

FLOOR	BUA PER FLOOR	STAIRCASE / LIFT LOBBY AREA	TENEMENT
STILT FLOOR	NIL	NIL	NIL
1ST P2 FLOOR	NIL	NIL	NIL
2ND P2 FLOOR	NIL	NIL	NIL
3RD FLOOR	166.67 SQ.MT.	45.20 SQ.MT.	02 NOS.
4TH FLOOR	241.22 SQ.MT.	44.52 SQ.MT.	03 NOS.
5TH FLOOR	262.43 SQ.MT.	44.33 SQ.MT.	03 NOS.
6TH FLOOR	263.85 SQ.MT.	44.33 SQ.MT.	03 NOS.
7TH FLOOR	263.85 SQ.MT.	44.33 SQ.MT.	03 NOS.
SERVICE FLOOR			
8TH FLOOR	245.48 SQ.MT.	47.14 SQ.MT.	02 NOS.
9TH FLOOR	245.48 SQ.MT.	47.14 SQ.MT.	02 NOS.
10TH FLOOR	116.61 SQ.MT.	48.06 SQ.MT.	01 NOS.
TOTAL	1805.59 SQ.MT.	365.05 SQ.MT.	19 NOS.

GROSS BUA FOR SCRUTINY FEES = 3,915.00 SQ.MT.

CAR PARKING STATEMENT (VISITORS PARKING @ 5%)

CARPET AREA IN SQ.M.	NOS. OF TENEMENTS	PARKING PERMISSIBLE AS PER D.C.R.	PARKING REQUIRED
BELOW 45	NIL	1 PARKING / 4 TENEMENTS	NIL
BETWEEN 45 & 60	NIL	1 PARKING / 2 TENEMENTS	NIL
BETWEEN 60 & 90	14 NOS.	1 PARKING / 1 TENEMENTS	14 NOS.
90 & ABOVE	05 NOS.	1 PARKING / 1/2 TENEMENTS	10 NOS.
TOTAL	19 NOS.		24 NOS.

ADD 5% VISITORS PARKING 1.20 TO SAY 21 NOS.

TOTAL RESIDENTIAL PARKING REQUIRED 25 NOS.

TOTAL RESIDENTIAL PARKING PROVIDED 42 NOS.

CAR PARKING STATEMENT (VISITORS PARKING @ 25%)

CARPET AREA IN SQ.M.	NOS. OF TENEMENTS	PARKING PERMISSIBLE AS PER D.C.R.	PARKING REQUIRED
BELOW 45	NIL	1 PARKING / 4 TENEMENTS	NIL
BETWEEN 45 & 60	NIL	1 PARKING / 2 TENEMENTS	NIL
BETWEEN 60 & 90	14 NOS.	1 PARKING / 1 TENEMENTS	14 NOS.
90 & ABOVE	05 NOS.	1 PARKING / 1/2 TENEMENTS	10 NOS.
TOTAL	19 NOS.		24 NOS.

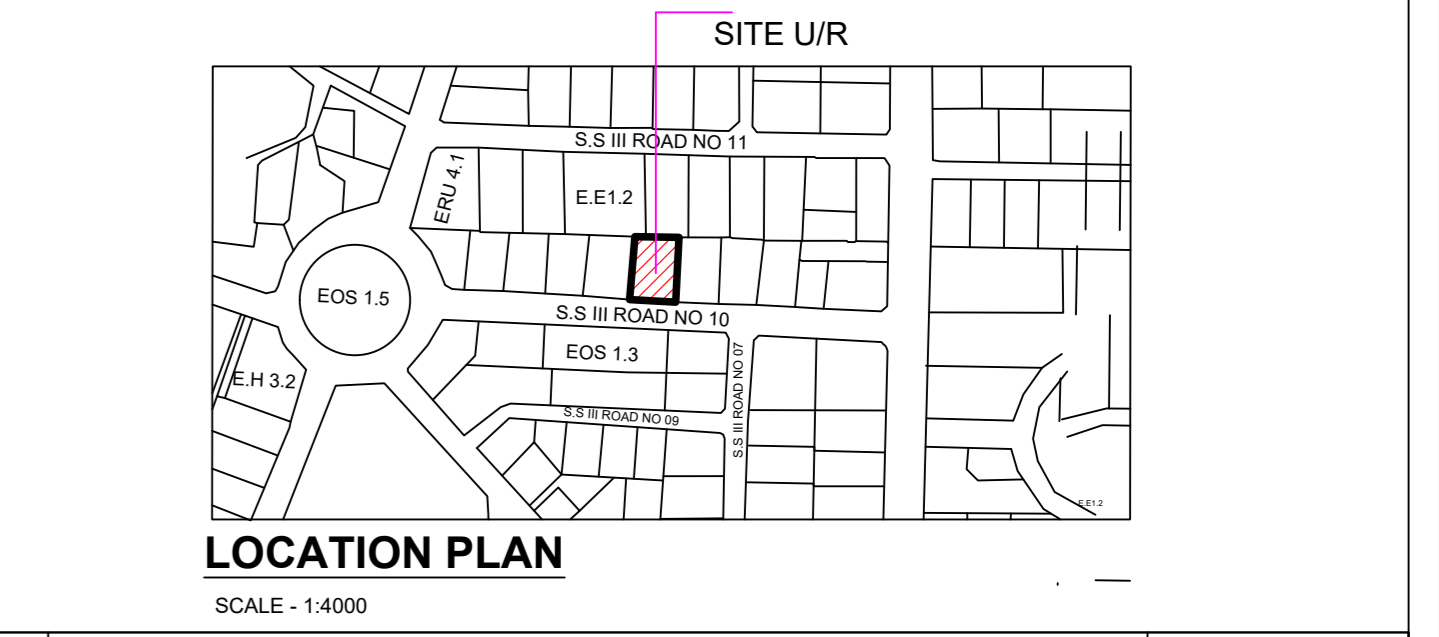
ADD 25% VISITORS PARKING 6.00 TO SAY 30 NOS.

TOTAL RESIDENTIAL PARKING REQUIRED 30 NOS.

TOTAL RESIDENTIAL PARKING PROVIDED 42 NOS.

RERA CARPET AREA SUMMARY FOR CALCULATING PARKING REQUIREMENT ONLY

FLOOR	FLAT NO. 01	FLAT NO. 02	FLAT NO. 03
STILT FLOOR	NIL	NIL	NIL
3RD FLOOR	NIL	63.62 SQ.MT.	87.95 SQ.MT.
4TH FLOOR	66.31 SQ.MT.	67.82 SQ.MT.	87.95 SQ.MT.
5TH FLOOR	87.77 SQ.MT.	67.82 SQ.MT.	87.95 SQ.MT.
6TH FLOOR	87.77 SQ.MT.	67.82 SQ.MT.	89.51 SQ.MT.
7TH FLOOR	87.77 SQ.MT.	67.82 SQ.MT.	89.51 SQ.MT.
8TH FLOOR	109.18 SQ.MT.	121.27 SQ.MT.	NIL
9TH FLOOR	109.18 SQ.MT.	121.27 SQ.MT.	NIL
10TH FLOOR	109.18 SQ.MT.	NIL	NIL



PROFORMA 'A'

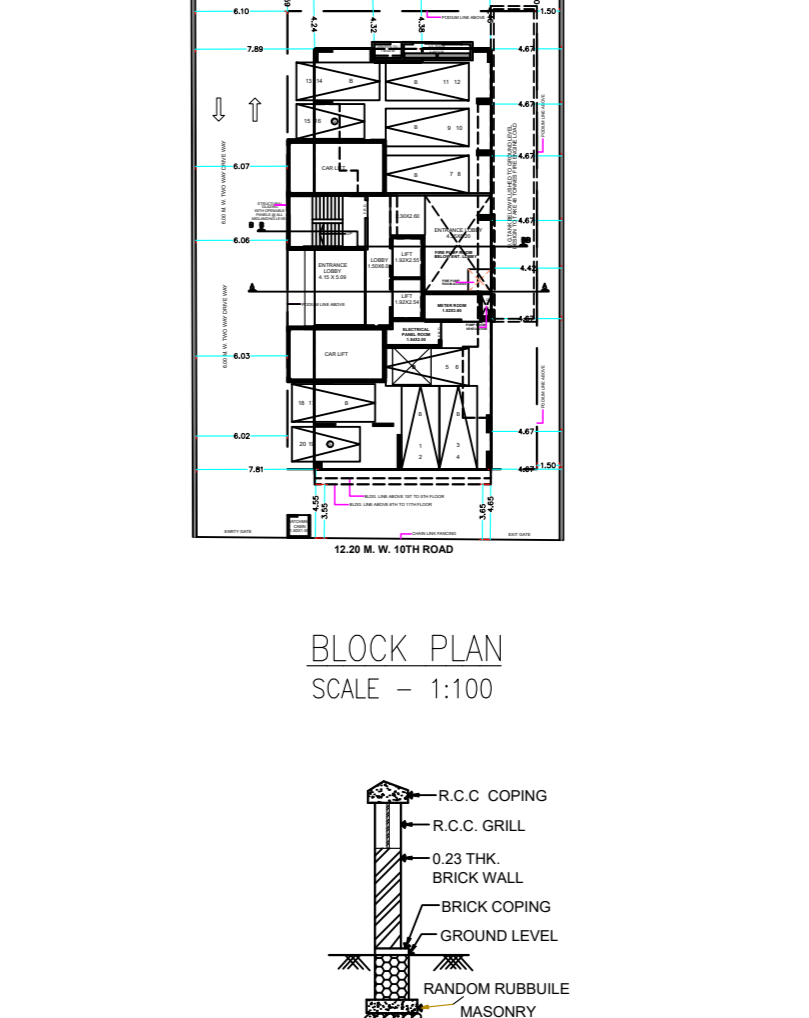
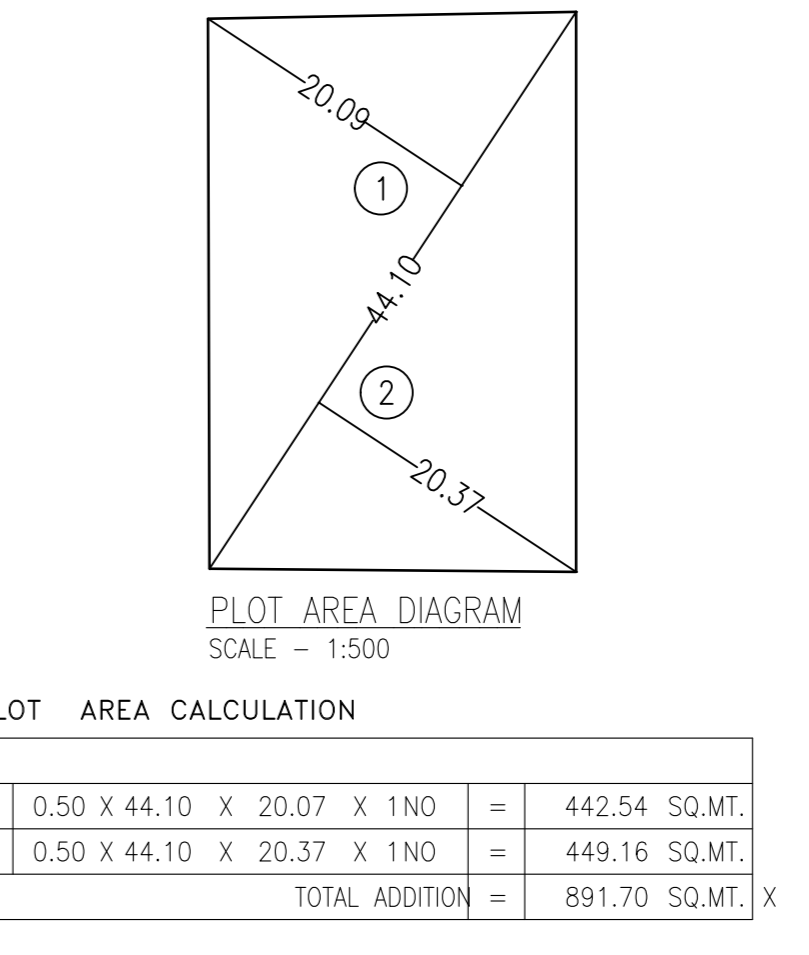
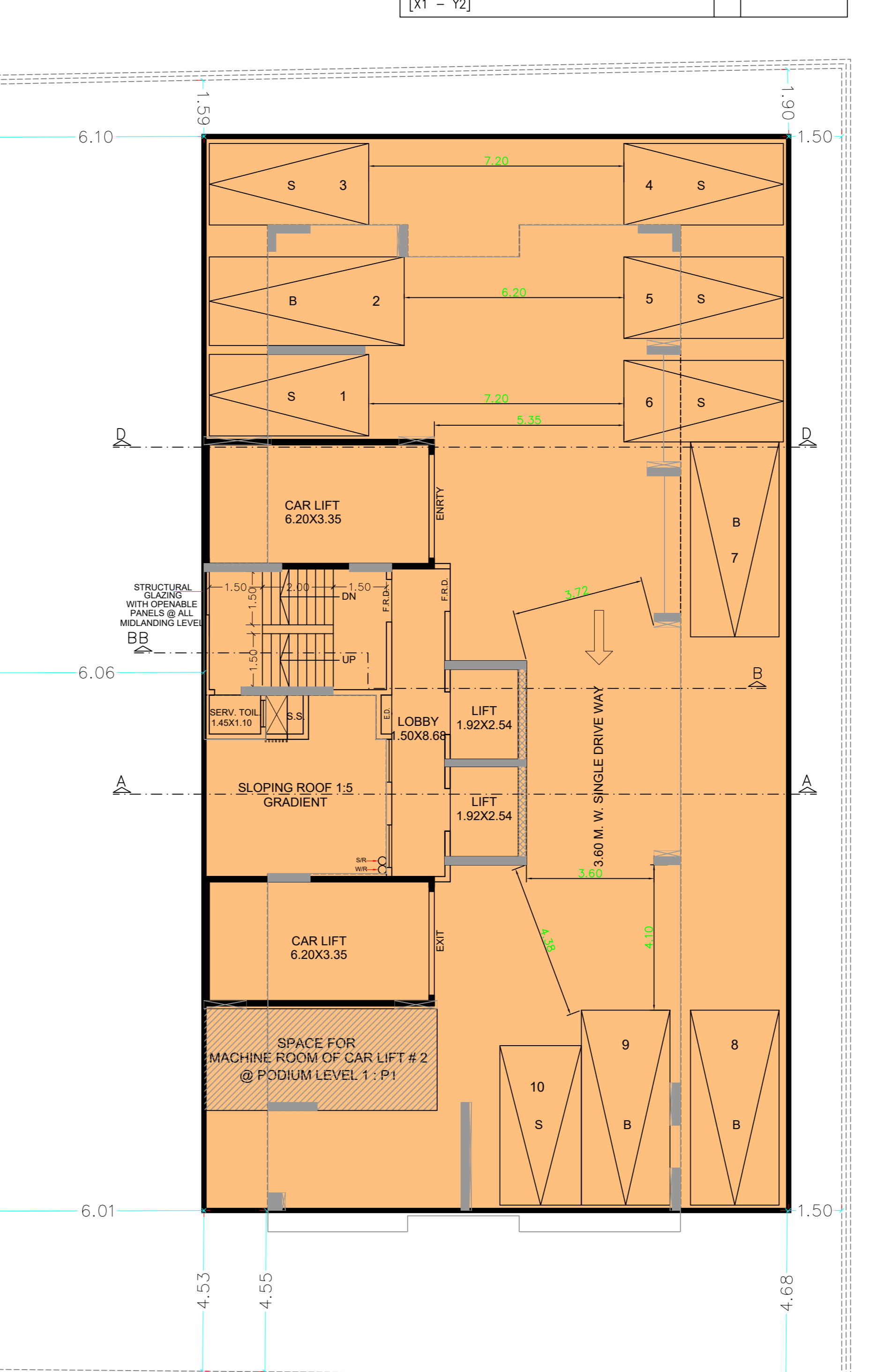
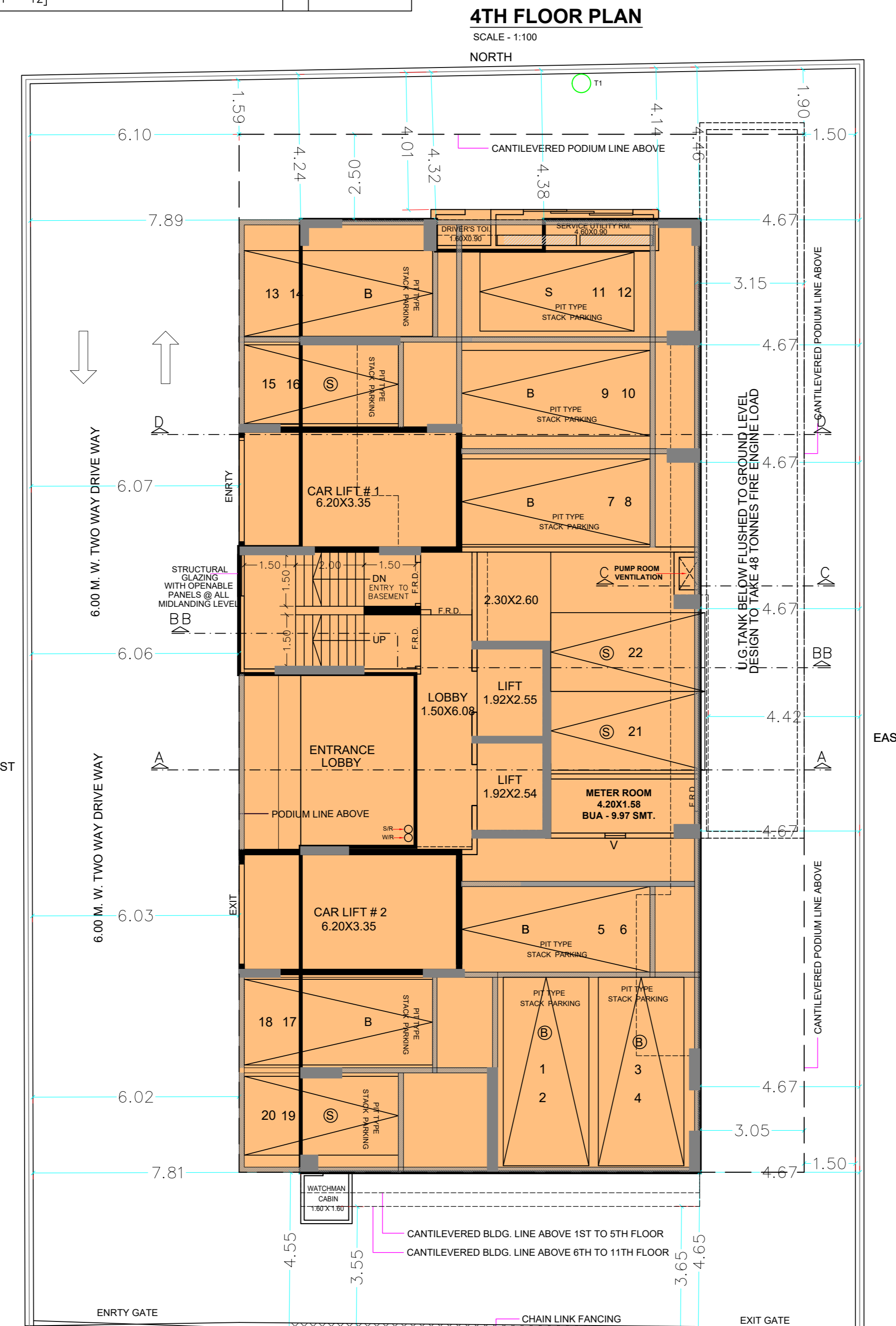
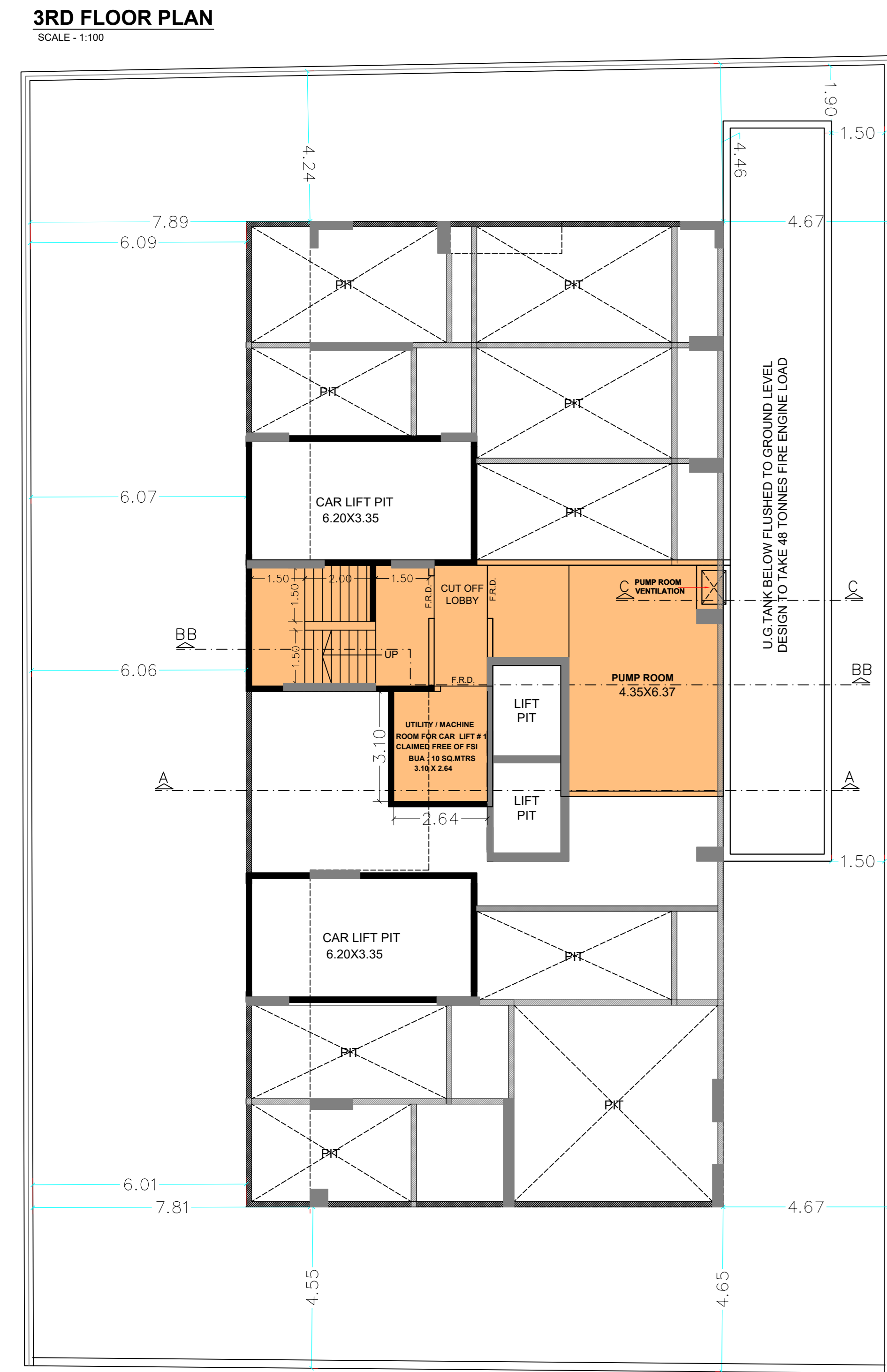
Area of Plot	Area of Reservation in plot	Area of Road Set back	Area of D.P. Road
891.70 sqmt.	NIL	NIL	NIL

DEDUCTIONS FOR

Area	For Reservation/Road Area	Road set-back area to be handed over (100%) (Regulation No 16)	Proposed D.P. road to be handed over (100%) (Regulation No 16)	Reservation area to be handed over (100%) (Regulation No 17)	For Amenity area	Area of amenity plot/plots to be handed over as per DCR 14(A)	Area of amenity plot/plots to be handed over as per DCR 14(B)	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
NIL	NIL	NIL	NA	NA	NIL	NIL	NIL	NIL

Additional/Incentive BUA within the cap of 'ADMISSIBLE TDR' As per table 12 on Balance sheet

Area	Additional/Incentive BUA	Additional FSI on Payment of Premium as per Table No 12 of Regulation No 30(A) on remaining balance plot.	Additional BUA as per Table No 12 of Regulation No 30(A) and 32 on remaining balance plot.	Permissible BUA as per Regulation 30(A) as the case may be with/without BUA as per 2(c)	Proposed BUA (as the case may be with/without BUA as per 2(c))	TDR generated if any as per regulation 30 (A) and 32	Fungible Compensatory Area as per Regulation No 31(3)	Permissible Fungible Compensatory area for purely residential	Permissible Fungible Compensatory area for non - residential	Proposed Fungible Compensatory area for Rehab purely residential component	Proposed Fungible Compensatory area for Rehab non - residential component	Proposed Fungible Compensatory area for Sale purely residential component (By Charging Premium)	Proposed Fungible Compensatory area for Sale non - residential component (By Charging Premium)	Total Built up Area proposed including Fungible Compensatory Area [13 +15(a)(i) +15(b)(ii)]	FSI consumed on Net Plot [13/4]
445.85 sqmt.	445.85 sqmt.	445.85 sqmt.	1337.55 sqmt.	1337.55 sqmt.	NIL	NIL	468.14 sqmt.	468.14 sqmt.	311.77 sqmt.	311.77 sqmt.	156.27 sqmt.	156.27 sqmt.	1805.59 sqmt.	---	



STAMP AND DATE OF APPROVAL OF PLAN

Approved subject to the conditions mentioned in this office letter No. P-4177/19/(1060)MMW Ward/CHEMBUR-W/3371/New

Executive Engineer Bldg.Prop.(E/S) - I

PROFORMA B

STILT FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, PARKING STATEMENT, CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 09-03-2020 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 IS 891.70 SQ. MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

DESCRIPTION OF PROPOSAL AND PROPERTY: Proposed redevelopment on plot bearing C.T.S. No. 1060, 1060/1 to 5 of village Chembur, Plot. No. 233 at 10th Road, S.S.-III, Chembur, Mumbai - 400071

NAME OF OWNER: M/s. Balan Realty LLP CA to Owner.

DATE: 09-01-2021, JOB NO.: 01, DRG. NO.: AS SHOWN, SCALE: AS SHOWN, DRAWN BY: KRISHNA, CHECKED BY: SWAPNIL SAWANT

SETSQUARES ARCHITECTS, 202 VEENA EASTATE NEXT TO HOMETOWN, L.B.S.MARG, VIKHROLI (W) MUMBAI-400083.