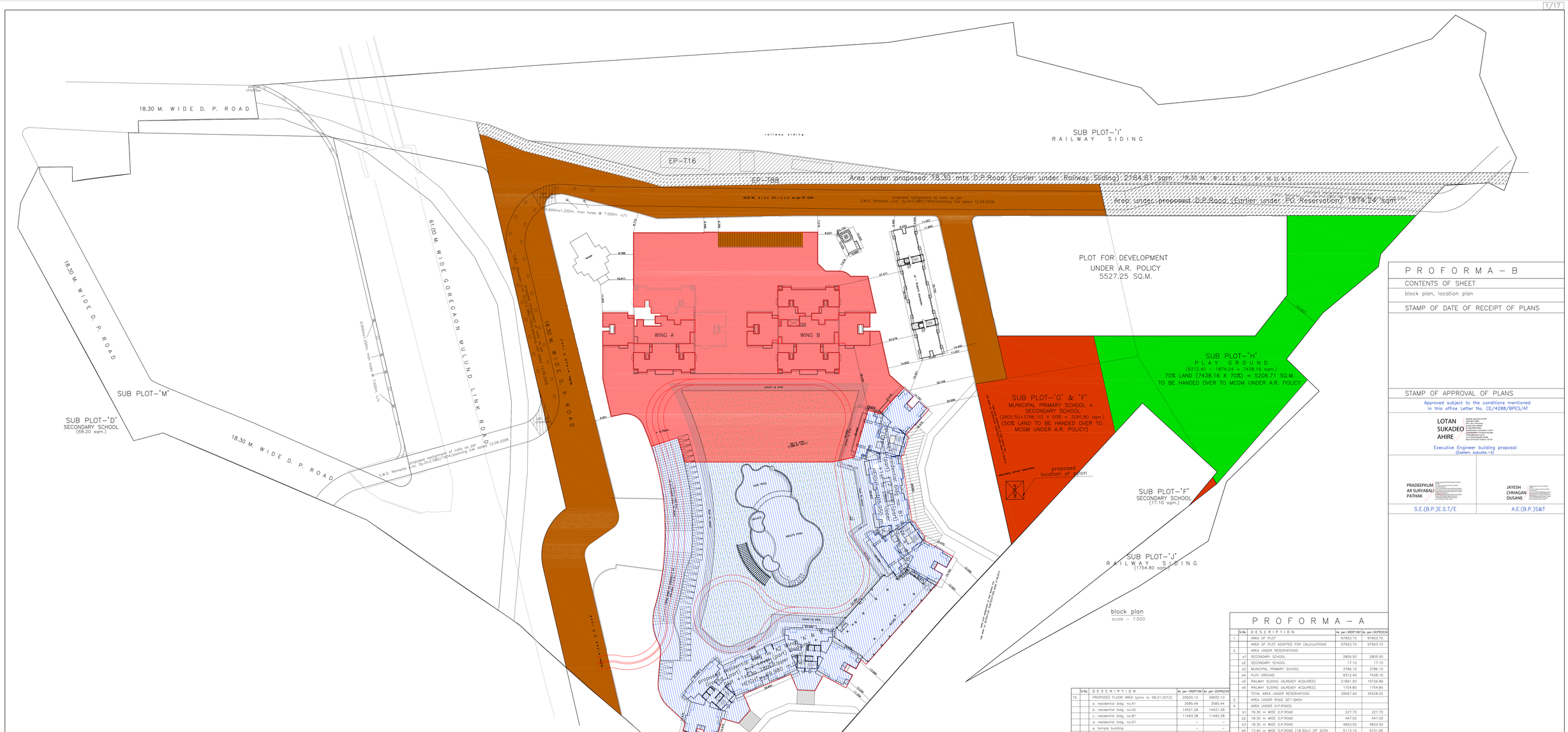

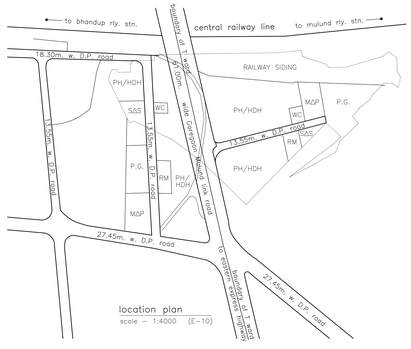

Sr.No.	DESCRIPTION	As per-SRDP1991	As per-DCPR2034
15.	PROPOSED FLOOR AREA (prior to 06.01.2012)	29500.10	29500.10
	a. residential bldg. no.A1	3585.44	3585.44
	b. residential bldg. no.A2	14421.28	14421.28
	c. residential bldg. no.B1	11493.38	11493.38
	d. residential bldg. no.D1	–	–
	e. temple building	–	–
	f. shiva temple building	–	–
16.	PROPOSED FLOOR AREA (post 06.01.2012)	16371.00	41067.49
	a. residential bldg. no.A1	–	–
	b. residential bldg. no.A2	295.74	295.74
	c. residential bldg. no.B1	10334.77	10334.77
	d. residential bldg. no.D1 (under reference)	5113.34	29809.83
	e. temple building	550.35	550.35
	f. shiva temple building	76.80	76.80
17.	a. PURELY RESIDENTIAL BUILT–UP AREA	45243.95	69051.39
	b. REMAINING NON–RESIDENTIAL BUILT–UP AREA	627.15	1516.20
18.	TOTAL BUILT–UP AREA PROPOSED (17a+17b above)	45871.10	70567.59
19.	FSI Consumed (18/B above)	1.305	2.01
20.	BALANCE BUILT–UP AREA (14–18 above)	12113.53	186.35
B.	**DETAILS OF FSI AVAILED AS PER D.C.R. 35(4)**		
1.	FUNGIBLE BUA COMPONENT PROPOSED FOR PURELY RES. AREA (SAME OR <35% OF 16c+16d ABOVE)	3617.17	3617.17
2.	FUNGIBLE BUA COMPONENT PROPOSED FOR NON–RES. AREA (SAME OR <35% OF 17b ABOVE)	to be claimed later	to be claimed later
3.	TOTAL FUNGIBLE BUA PROPOSED (1+2 above)	3617.17	3617.17
4.	GROSS BUA PERMISSIBLE INCLUDING FNGIBLE FSI (14+B2)	61601.80	74371.11
5.	TOTAL GROSS BUA PROPOSED (18+B3 ABOVE)	49488.27	74184.76
6.	BALANCE BUILT–UP AREA (B4 – B5)	12113.53	186.35
C.	**TENEMENT STATEMENT**		
	a. NET AREA OF ITEM (R) ABOVE		
	b. LESS DEDUCTIONS OF NON–RESIDENTIAL AREA		
	c. AREA OF TENEMENTS (a–b) ABOVE		
	TENEMENTS PERMISSIBLE		
	TENEMENTS PROPOSED		
D.	**PARKING STATEMENT**		
	a. PARKING REQUIRED BY RULE	Bldg–A1 = 40cars, bldg–D1 = 33cars, Bldg–A2 = 260cars, temple = 18cars, bldg–B1 = 51cars, Bus bays = 5cars.	1195
	b. GARAGES PERMISSIBLE		
	c. GARAGES PROPOSED		
	d. TOTAL PARKING PROVIDED		1690
E.	**LOADING/UNLOADING STATEMENT**		
	LOADING/UNLOADING REQUIRED		
	TOTAL LOADING/UNLOADING PROVIDED		

F. N O T E S :

1. BOUNDARY OF PLOT BOUNDED BLACK.....
2. PROPOSED WORK SHOWN IN RED.....
3. AREA UNDER SETBACK (IF SHOWN DOTTED GREEN).....
4. STRUCTURES TO BE DEMOLISHED SHOWN IN YELLOW DOTTED.....
5. RECREATION SHOWN IN GREEN.....
6. AREA UNDER PROPOSED ROAD SHOWN IN BROWN.....
7. DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS.....

P R O F O R M A – A

Sr.No.	DESCRIPTION	As per-SRDP1991	As per-DCPR2034
1.	AREA OF PLOT	97953.70	97953.70
	AREA OF PLOT ADOPTED FOR CALCULATIONS	97953.70	97953.70
2.	AREA UNDER RESERVATIONS		
a1	SECONDARY SCHOOL	2805.50	2805.50
a2	SECONDARY SCHOOL	17.10	17.10
a3	MUNICIPAL PRIMARY SCHOOL	3786.10	3786.10
a4	PLAY GROUND	9312.40	7438.16
a5	RAILWAY SLIDING (ALREADY ACQUIRED)	21891.50	19726.89
a6	RAILWAY SLIDING (ALREADY ACQUIRED)	1754.80	1754.80
	TOTAL AREA UNDER RESERVATIONS	39567.40	35528.55
3.	AREA UNDER ROAD SET–BACK		
4.	AREA UNDER D.P.ROADS		
b1	18.30 m WIDE D.P.ROAD	227.70	227.70
b2	18.30 m WIDE D.P.ROAD	447.00	447.00
b3	18.30 m WIDE D.P.ROAD	4820.50	4820.50
b4	13.40 m WIDE D.P.ROAD (18.30m) DP 2034	5113.10	9151.95
b5	61.00 m WIDE D.P.ROAD (ALREADY ACQUIRED)	12635.80	12635.80
	TOTAL AREA UNDER D.P.ROADS	23244.10	27282.95
5.	DEDUCTIONS FOR D.P.ROAD & RESERVATIONS		
c1	ROAD SET–BACK AREA		
c2	D.P.ROAD AREA	23244.10	27282.95
c3	RESERVATIONS TO BE HANDED OVER @ 100%		
	SECONDARY SCHOOL	17.10	17.10
i	RAILWAY SLIDING	21891.50	19726.89
ii	RAILWAY SLIDING	1754.80	1754.80
v	TOTAL RESERVATION AREA TO BE HANDEDOVER @ 100%	23663.40	21498.79
c4	RESERVATIONS PERMISSIBLE UNDER A.R.POLICY CURRENTLY TO BE HANDEDOVER @ 100%		
i	SECONDARY SCHOOL	nil	2805.50
ii	MUNIPRIMARY SCHOOL	nil	3786.10
iii	PLAY GROUND	nil	7438.16
iv	TOTAL RESERVATION PERM. UNDER A.R.POLICY CURRENTLY TO BE HANDEDOVER @ 100%	nil	14029.76
6.	DEDUCTION FOR AMENITY AREA REGN.14(A)(ii)(b) [500.00 + {(1)–(4)–10000.00 X 10%] TO BE ADJUSTED AGAINST RESERVATIONS	nil	N.A.
7.	TOTAL AREA UNDER DEDUCTION (c1+c2+c3+c4)	62811.50	62811.50
8.	NET PLOT AREA [(1)–(7)]	35142.20	35142.20
9.	PERMISSIBLE BUA as per ZONAL FSI 1.00 (0.85 for SRDP 1991 @ 15% RG deduction)	29870.87	35142.20
10.	BUA AGAINST HANDING OVER OF LAND AS PER REGN. NO 30(A) & 32		
d1	BUA AGAINST AMENITY PLOT (WITHIN CAP OF ADMISSIBLE FSI) adjusted against Reservations		
d2	BUA AGAINST RESERVATIONS TO BE HANDEDOVER @ 100% (WITHIN CAP OF ADMISSIBLE FSI) [(5)(c5)(v) x 2.00]	nil	nil
d3	BUA AGAINST RESERVATIONS TO BE HANDEDOVER AS PER A.R.POLICY (OVER & ABOVE ADM. FSI) [(5)(c4)(v) x 2.00]	nil	nil
d4	BUA AGAINST D.P.ROADS TO BE HANDEDOVER @ 100% [(5)(c2)–(4)(b5)x2.00]–(13)(f2) already acquired not considered	21796.32	1180.54
11.	BUA in lieu of Cost of Construction		
e1	SECONDARY SCHOOL (a1x50%)x1.5x27500/RRR	nil	nil
e2	MUNIPRIMARY SCHOOL (a3x50%)x1.5x27500/RRR	nil	nil
e3	TOTAL BUA IN LIEU OF COST OF CONSTRUCTION	nil	nil
12.	ADDITIONAL FSI ON PAYMENT OF PREMIUM TABLE.12 REGN.30(A) [(8)x0.50]	6317.44	6317.44
13.	BUA as per ADMISSIBLE TDR TABLE.12 REGN.30(A) [(8)x1.00]	nil	35142.20
f1	PERM. SLUM TDR @ COMPULSORY MIN. 20% TO BE CLAIMED @ LATER STAGE (7028.44 SQM)	nil	nil
f2	PERM. RESERVATION TDR @ 80%	nil	28113.76
14.	TOTAL PERMISSIBLE BUILT–UP AREA [(9)+(10)(e3)+(11)(e4)+(12)+(13)+(f2)]	57984.63	70753.94

P R O F O R M A – B

CONTENTS OF SHEET

block plan, location plan

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

Approved subject to the conditions mentioned in this office Letter No. CE/4288/BPES/AT

LOTAN SUKADEO AHIRE
Digitally signed by LOTAN SUKADEO AHIRE
DN: c=IN, o=Personal, ou=Executive Engineer building proposal (Eastern suburbs.–I), cn=LOTAN SUKADEO AHIRE, email=ee.bp.eastern-suburbs-i@mcgm.gov.in
Executive Engineer building proposal
(Eastern suburbs.–I)

PRADEEPKUMAR SURYABALI PATHAK
S.E.(B.P.)E.S.T/E

JAYESH CHMAGAN DUSANE
A.E.(B.P.)S&T

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF THE SIDE'S ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIED WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P. RECORD.

SUNIL GAJANAN AMBRE
SUNIL GAJANAN AMBRE
Digitally signed by SUNIL GAJANAN AMBRE
DN: c=IN, o=BHATNAGAR AMBRE KOTHARI ARCHITECTS, ou=Architect, cn=SUNIL GAJANAN AMBRE, email=bhatnagarambrekothari@gmail.com
Reason: I am the author of this document
Location: Mumbai
Date: 2022.08.31 15:08:40 +05'30'

SIGNATURE OF ARCHITECT

REV.	DESCRIPTION	DATE	SIGN

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED DEVELOPMENT OF HIGH RISE RESIDENTIAL BUILDING NO. D1, ON SUB PLOT 'A' OF PLOT BEARING C.T.S. NO. 795/A, 795A/1 to 15 OF VILL. NAHUR, TAL. KURLA, SITUATED AT GOREGAON MULUND LINK ROAD, MUMBAI.

NAME & SIGNATURE OF OWNER

CHAMPALAL KISHORECHANDRA VARDHAN
Digitally signed by CHAMPALAL KISHORECHANDRA VARDHAN
DN: c=IN, o=Personal, ou=Director, cn=CHAMPALAL KISHORECHANDRA VARDHAN, email=info@ambrekothari.com
Reason: I am the author of this document
Location: Mumbai
Date: 2022.08.31 15:09:00 +05'30'

MR. CHAMPALAL K. VARDHAN, C.A. TO
MR. JANARDAN ATMARAM PATIL & OTHERS

JOB NO.	DATE	DWG NO.	SCALE	DRN BY	CHKD BY
		M–01			

NORTH

SUNIL GAJANAN AMBRE
Digitally signed by SUNIL GAJANAN AMBRE
DN: c=IN, o=BHATNAGAR AMBRE KOTHARI ARCHITECTS, ou=Architect, cn=SUNIL GAJANAN AMBRE, email=bhatnagarambrekothari@gmail.com
Reason: I am the author of this document
Location: Mumbai
Date: 2022.08.31 15:09:20 +05'30'

BHATNAGAR AMBRE KOTHARI
A R C H I T E C T S
GND FLR, ABAN HOUSE, 25/31,SHREE SAIBABA MARG, BEHIND RHYTHM HOUSE, KALA GHODA, FORT, MUMBAI.
PIN–400 023, TEL NO. 22024892, 22822067 / 2084

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