TABLE - II

DETAILS OF FUNGIBLE B.U.A. FOR REHAB / SALE & PREMIUM CALCULATIONS

SR. NO.	DESCRIPTION	RESIDENTIAL IN SQMT.	COMMERCIAL IN SQMT.	TOTAL IN SQMT.
1.	PERMISSIBLE B.U.A. (SR. NO. 14 NON-CESSED STR. OF PROFORMA-A)	3047.64	---	3047.64
2.	PERMISSIBLE FUNGIBLE B.U.A. (1X0.35 OR 0.20)	1066.67	---	1066.67
3.	TOTAL PERMISSIBLE B.U.A.(1+2)	4114.31		4114.31
4.	TOTAL PROPOSED B.U.A. INCLUDING FUNGIBLE F.S.I. (14+B3 OF PROFORMA-A) [CHECK:SHALL NOT BE MORE THAN 3 (TOTAL A+B OF COLUMN NO 21 OF TABLE NO-I)]	3531.24	---	3531.24
5.	PERMISSIBLE FUNGIBLE B.U.A. FOR REHAB COMPONENT (TOTAL A+B OF COLUMN NO 15 OF TABLE NO-I	497.31	---	497.31
6.	FUNGIBLE B.U.A.UTILIZED FOR REHAB (COL.19-14-20) OF TABLE NO-I [CHECK:SHALL NOT BE MORE THAN 5 ABOVE & SHALL BE EQUAL TO 5-COL.NO 21 OF TABLE NO-I	487.62	---	487.62
7.	PERMISSIBLE FUNGIBLE B.U.A. FOR SALE COMPONENT (2 - 5)	569.36	---	569.36
8.	FUNGIBLE B.U.A. UTILIZED FOR SALE (4-1-6) ABOVE [CHECK: SHALL NOT BE MORE THAN 7 ABOVE	NIL	---	NIL
9.	READY RECKNOR RATE FOR THE YEAR 2015		---	
10.	% OF READY RECKNOR RATE	60%	100%	
11.	PREMIUM AMOUNT TO RECOVERED (8x9x10) SAY			
12.	PAYMENT RECEIPT NO. & DATE			

BUILT UP AREA SUMMARY:

FLOOR	TOTAL B.U.A. (Incl. Fungible)	COLUMN AREA	TOTAL
GROUND FLOOR	10.97 SMT.		10.97 SMT.
1st PARKING FLOOR	PARKING		
2nd PARKING FLOOR	PARKING		
3rd PARKING FLOOR	PARKING		
4th FLOOR	134.46 SQ.M	2.80 SQ.M	137.26 SQ.M
5th FLOOR	166.03 SQ.M	0.62 SQ.M	166.65 SQ.M
6th FLOOR	210.02 SQ.M		210.02 SQ.M
7th FLOOR	239.70 SQ.M		239.70 SQ.M
8th FLOOR REFUGE	178.01 SQ.M		178.01 SQ.M
9th FLOOR	224.58 SQ.M		224.58 SQ.M
10th FLOOR	238.65 SQ.M		238.65 SQ.M
11th FLOOR	240.09 SQ.M		240.09 SQ.M
12th FLOOR	248.15 SQ.M		248.15 SQ.M
13th FLOOR	251.74 SQ.M		251.74 SQ.M
14th FLOOR	251.74 SQ.M		251.74 SQ.M
15th FLOOR REFUGE	129.72 SQ.M		129.72 SQ.M
16th FLOOR	254.93 SQ.M		254.93 SQ.M
17th FLOOR	275.26 SQ.M		275.26 SQ.M
18th FLOOR	277.48 SQ.M		277.48 SQ.M
19th FLOOR	159.09 SQ.M		159.09 SQ.M
EXCESS REFUGE AREA			25.38 SQ.M
ELEVATION TREATMENT			11.82 SQ.M
TOTAL			3631.24 SQ.M

PARKING AREA STATEMENT
(INCLUDING SALE FUNGIBLE)

PARKING REQUIRED FOR RESI. USER

CARPET AREA IN SQ MT	NOS. OF FLAT	PARKING REQD. AS PER D.C.RULE	
UP TO 35.00	00	ONE PARKING FOR 8FLATS	00.00
35.00 TO 45.00	04	ONE PARKING FOR 4FLATS	1.00
45.00 TO 70.00	02	ONE PARKING FOR 2FLATS	1.00
ABOVE 70.00 SQ.M	30	ONE PARKING FOR 1FLATS	30.00
TOTAL	36		30.00 NOS.
VISITORS PARKING 25% for Resi. USER			7.50 NOS.
TOTAL PARKING			37.50 NOS.
ADDITIONAL PERMISSIBLE PARKING 25%			9.50 NOS.
TOTAL NOS. OF PARKING PERMISSIBLE			47.30 NOS.
SAY-			47 NOS.
TOTAL NOS. OF PARKING PROPOSED			47 NOS.

PARKING SUMMARY

FLOOR	BIG	SMALL
GROUND FLOOR	04	02
1ST FLOOR	06	07
2ND FLOOR	06	07
3RD FLOOR	08	07
TOTAL	24	23
TOTAL NOS. OF PARKING PROP. 47		

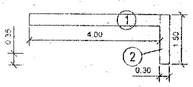
TABLE - III
INCENTIVE F.S.I / F.S.I CALCULATION

SR. NO.	DESCRIPTION	AREA IN SQ.MT.
a	CARPET AREA REQUIRED FOR REHAB TENEMENTS (COL. NO. 13 OF TABLE - I)	1184.05
b	B.U.A REQUIRED FOR REHAB TENEMENTS (a X 1.20)	1420.86
c	CARPET AREA CONSIDERED FOR INCENTIVE F.S.I (COL. NO. 12 OF TABLE - I)	1079.10
d	B.U.A CONSIDERED FOR INCENTIVE F.S.I (C X 1.20)	1294.92
e	50% INCENTIVE F.S.I (d X 50 / 100)	647.46
f	TOTAL PERMISSIBLE B.U.A (b + e)	2068.32

METER RM. AREA CALCULATION

A 5.275 X 2.08 = 10.97 SQ.MT.

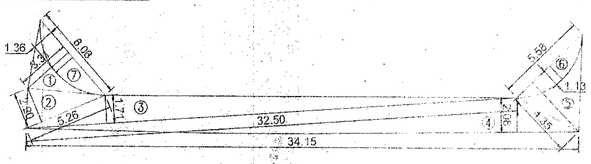
TOTAL ADDITION = 10.97 SQ.MT.



COMMOM AREA CALCULATION

1 4.00 X 0.35 = 1.40 SQ.MT.
2 0.30 X 1.50 = 0.45 SQ.MT.

TOTAL ADDITION = 1.85 SQ.MT.



R.G AREA DIAGRAM
SCALE - 1:200

R.G AREA CALCULATION

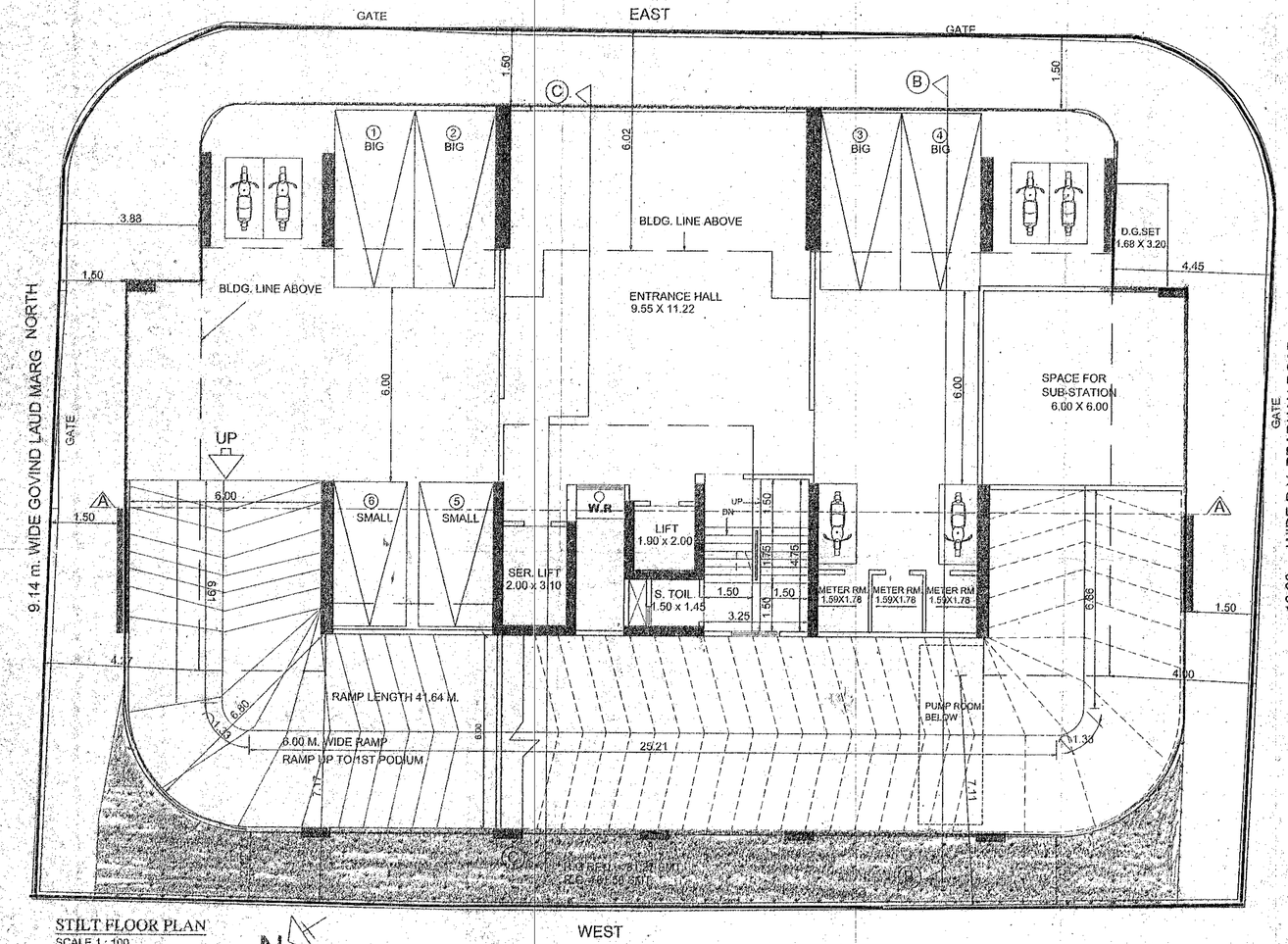
1 1/2 x 6.06 x 3.31 = 10.03 SQ.MT.
2 1/2 x 5.26 x 2.20 = 5.79 SQ.MT.
3 1/2 x 32.50 x 1.71 = 27.79 SQ.MT.
4 1/2 x 34.15 x 2.08 = 35.52 SQ.MT.
5 1/2 x 5.58 x 4.35 = 12.14 SQ.MT.

TOTAL ADDITION = 91.27 SQ.MT.

DEDUCTION

6 2/3 x 6.06 x 1.36 = 5.49 SQ.MT.
7 2/3 x 5.58 x 1.13 = 4.20 SQ.MT.

TOTAL R.G AREA = 81.58 SQ.MT.



STILT FLOOR PLAN
SCALE 1 : 100

E.T AREA 8 & 9TH FLOOR

E1 0.25 X 1.75 = 0.44 SQ.MT.
E2 0.25 X 1.45 = 0.36 SQ.MT.
E3 0.25 X 2.10 = 0.53 SQ.MT.
TOTAL AREA = 1.33 SQ.MT.
1.33 X 2 = 2.66 SQ.MT.

E.T AREA 4TH TO 7TH FL.) 10,11,14 & 15TH FL.)

E1 0.25 X 1.75 = 0.44 SQ.MT.
TOTAL AREA = 0.44 SQ.MT.
0.44 X 8 = 3.52 SQ.MT.

E.T AREA 12 & 13TH FLOOR 16TH FLOOR

E1 0.25 X 1.75 = 0.44 SQ.MT.
E2 0.25 X 1.45 = 0.36 SQ.MT.
E3 0.25 X 1.20 = 0.30 SQ.MT.
TOTAL AREA = 1.10 SQ.MT.
1.10 X 3 = 3.30 SQ.MT.

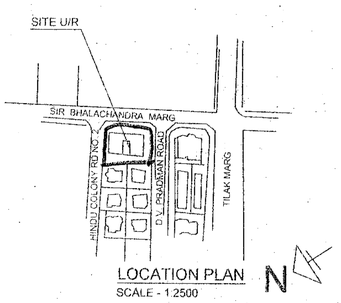
E.T AREA 17TH FL.)

E1 0.25 X 1.50 = 0.38 SQ.MT.
TOTAL AREA = 0.38 SQ.MT.

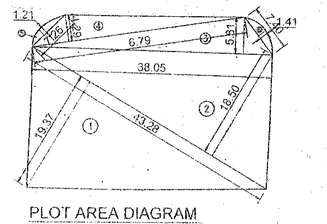
E.T AREA 18TH & 19TH FLOOR

E1 0.25 X 1.50 = 0.38 SQ.MT.
E2 0.25 X 1.20 X 2 = 0.60 SQ.MT.
TOTAL AREA = 0.98 SQ.MT.
(0.98 x 2) = 1.96 SQ.MT.

TOTAL E.T. AREA 11.82 SMT



LOCATION PLAN
SCALE - 1:2500

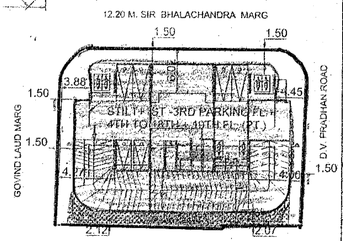


PLOT AREA DIAGRAM
SCALE - 1:500

PLOT AREA CALCULATION

1 1/2 x 43.28 x 19.40 = 419.82 SQ.MT.
2 1/2 x 43.28 x 18.52 = 400.77 SQ.MT.
3 1/2 x 38.05 x 5.81 = 110.54 SQ.MT.
4 1/2 x 33.95 x 4.29 = 72.82 SQ.MT.
5 2/3 x 7.02 x 1.17 = 5.48 SQ.MT.
6 2/3 x 7.16 x 1.37 = 6.54 SQ.MT.

TOTAL PLOT AREA AS PER △ METHOD = 1015.97 SQ.MT.
TOTAL PLOT AREA AS PER P.R. CARD = 1015.88 SQ.MT.



BLOCK PLAN
SCALE - 1:500

A PROFORMA - A

1.	Area of Plot	1015.88
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___)	--
	other	--
3.	Balance Area Of Plot (1a minus 2)	1015.88
4.	Deduction For 15% Recreation Ground / 10% amenity	--
	space (if deductible for Ind)	1015.88
5.	Net Area Of Plot (3 minus 4)	--
6.	Additions For Floor Space Index	--
	2(a) 100% for D.P.Road	--
	2(b) 100% for Set-back	--
7.	Total Area (5 plus 6)	1015.88
8.	Floor Space Index Permissible	3.00
9.	9a) Floor space index credit available by developement	---
	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 to 8) plus 9 above	3047.64
11.	Existing Floor Area	
12.	Proposed built up area	
13.	Excess Balcony Area Taken In To F.S.I.	---
14A	Purely residential built up area	
14B	remaining non-residential built up area	
14.	Total built up area proposed (11 + 12 + 13)	3043.62
	(as per old approved plan dt. ___ prior to 06-01-2012	
15.	FSI Consumed on net holding = 14/3	
B.	Details of FSI availed as per DCR 35 (4)	
1	Fungible built up area component proposed vide DCR 35(4) for purely residential = or < (14A X 0.35) 1066.67	487.62
2	Fungible built up area component proposed vide DCR for non-residential = or < (14B X 0.20)	
3	Total Fungible built up area vide DCR 35(4) = (B.1 + B.2)	487.62
4	Total Gross built up area proposed (14 + B.3)	3531.24
C.	Tenement Statement	
	(i) Proposed area (B-4) above	3531.24
	(ii) Less deduction of non-residential area (shops, etc.)	
	(iii) Area available for tenements [(i) minus (ii)]	3531.24
	(iv) Tenements permissible (density of tenements 600 /hect)	61.00
	(v) Tenements proposed	32.00
	(vi) Tenements existing	
	Total tenements on plot	
D	Parking Statement	
	(i) Parking required by Regulations for :-	
	Car	AS PER STATEMENT
	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 vehicals parking space provided	

PROFORMA B

CONTENTS OF SHEET

STILT FL. PLAN, SUMMARY, BLOCK PLAN & LOCATION PLAN.
PLOT AREA CAL. AND TABLE II & III

STAMP OF DATE OF RECEIPT OF PLAN

STAMP OF APPROVAL OF PLAN

Approved Subject to Condition Mentioned in the file No./CHE/City/1201 / FN /339/ A dt. 19/12/15

19/12/15
Asst. Engg. / Ex. Engg. Bldg. Proposal (City)
Municipal Corporation of Greater Mumbai.

CERTIFICATE OF AREA

CERTIFIED that I have surveyed the plot under reference on 15-04-2013 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 out is 1015.88 Sq.Mt. (One Thousand Fifteen point Eighty Eight sq.mt) and tallies area stated in document ownership.

Millind Samel
SIGN OF LICENSED SURVEYOR/ENGINEER

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT ON PLOT BEARING C.S NO.60/10 AT SIR BALCHANDRA ROAD, HINDU COLONY, DADAR (EAST), MATUNGA DIVISION F/N WARD MUMBAI.

NAME & SIGNATURE OF OWNER

KESAR CORPORATION For M/s. KESAR CORPORATION
PARTNER

19 DEC 2015

DRG.NO.	DRAWN BY	CHECKED BY	SCALE -	DATE
01	SUBODH	R.V.		

NORTH

NAME,ADDRESS & SIGN OF LICENSED SURVEYOR/ENGINEER

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Millind Samel
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REG.No.S/526/15