

CAR PARKING STATEMENT AS PER D.C.R. 1991 APPROVED AMENDED PLAN DT. 20.02.20218

SER. NO.	C.A. IN SQ.MTS.	PARKING PERMISSIBLE AS PER SCHEDULE.	TOTAL PLATS	TOTAL PARKING REQUIRED
1	SHOP UP TO 80 SQ.MT	NIL	0	0
2	UP TO 35.00 SQ.MT	1 FOR EVERY 4 7/8	0	0.00
3	BETWEEN 35 TO 45.00 SQ.MT	1 FOR EVERY 2 7/8	3	1.00
4	BETWEEN 45 TO 70 SQ.MT	1 FOR EVERY 1 7/8	29	20.00
5	ABOVE 70 SQ.MT	2 FOR EVERY 1 7/8	0	0
	TOTAL		32	30.50
	ADDITIONAL PARKING REQUIRED FOR VISITORS - 20% OF THE ABOVE (SUBJECT TO A MINIMUM OF 1)			7.62
	TOTAL PARKING REQUIRED			38.00
	TOTAL PARKING PROVIDED	Yes		38.00

CAR PARKING STATEMENT AS PER D.C.R. 2034

SER. NO.	C.A. IN SQ.MTS.	PARKING PERMISSIBLE AS PER SCHEDULE.	TOTAL PLATS	TOTAL PARKING REQUIRED
1	SHOP UP TO 80 SQ.MT	NIL	0	0.00
2	UP TO 45.00 SQ.MT	1 FOR EVERY 4 7/8	8	2.00
3	BETWEEN 45 TO 60 SQ.MT	1 FOR EVERY 2 7/8	18	9.00
4	BETWEEN 60 TO 90 SQ.MT	1 FOR EVERY 1 7/8	1	1
5	ABOVE 90 SQ.MT	2 FOR EVERY 1 7/8	0	0
	TOTAL		27	12.00
	ADDITIONAL VISITORS PARKING			1.20
	TOTAL PARKING REQUIRED			13.20
	TOTAL PARKING PROVIDED	Yes		13.00

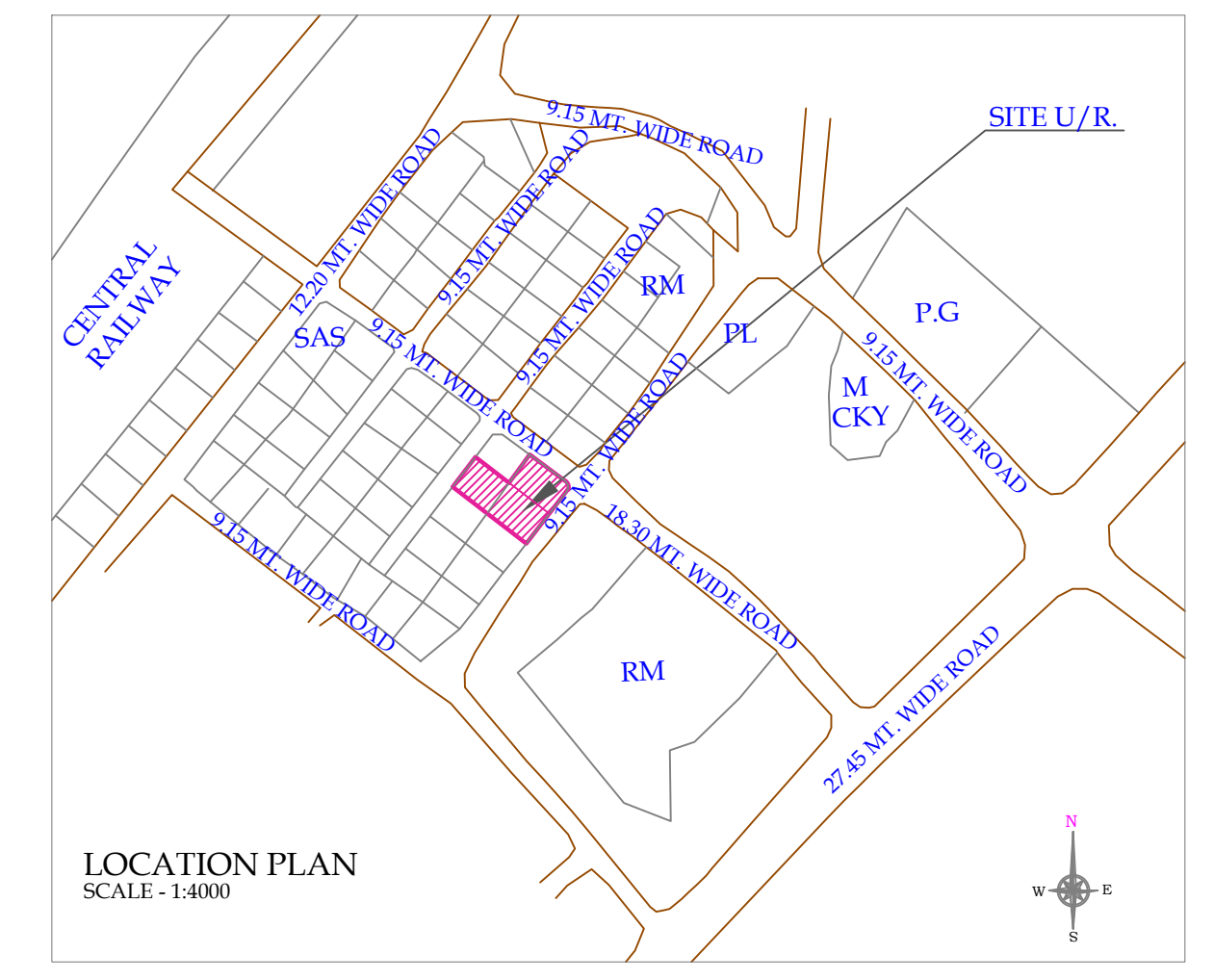
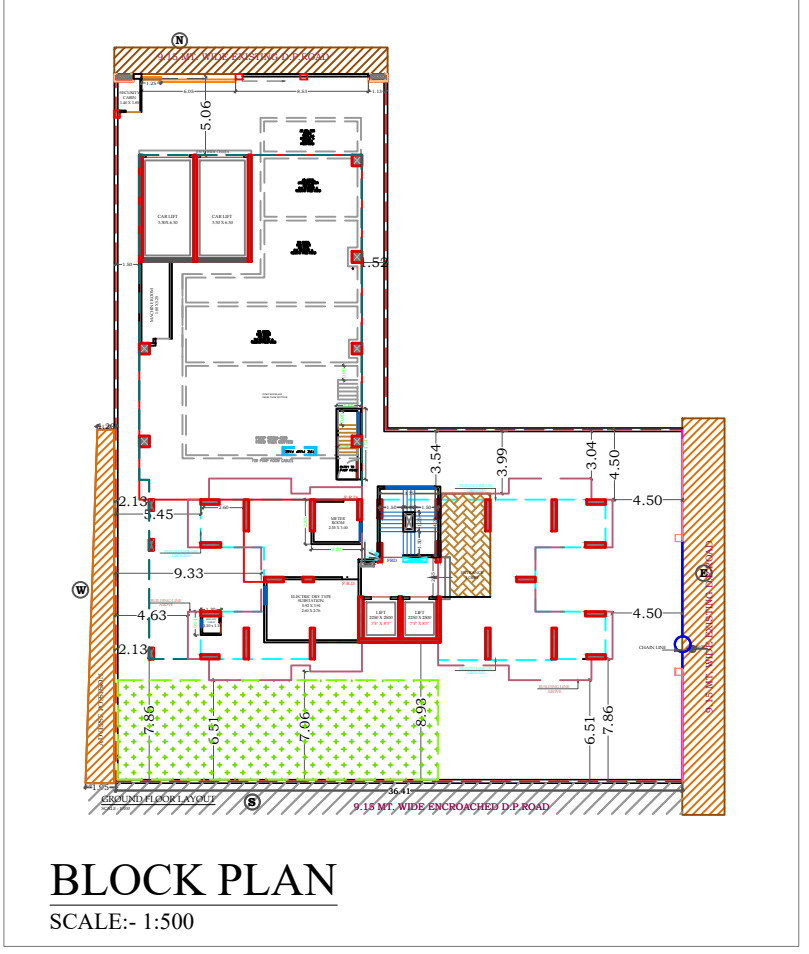
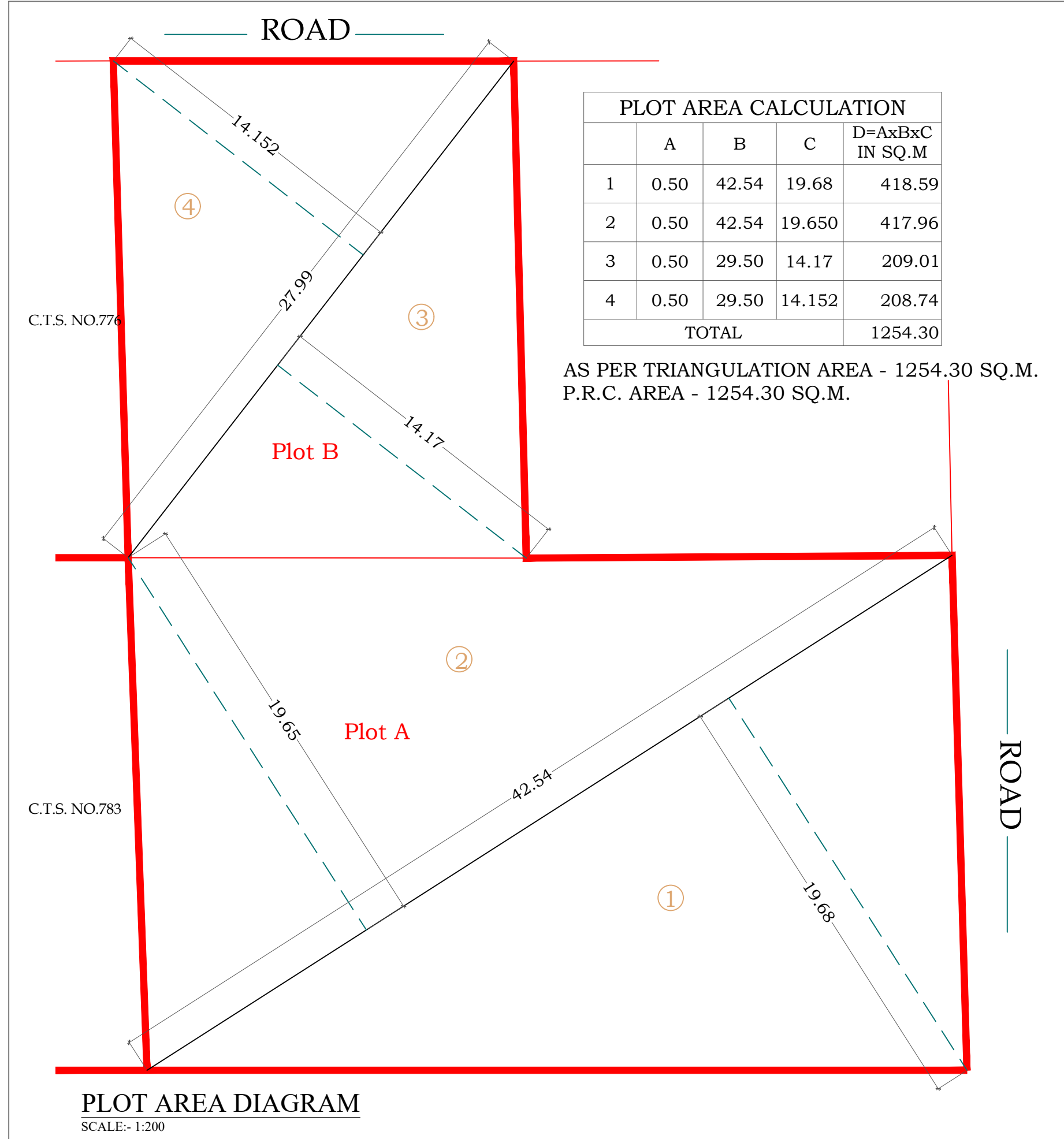
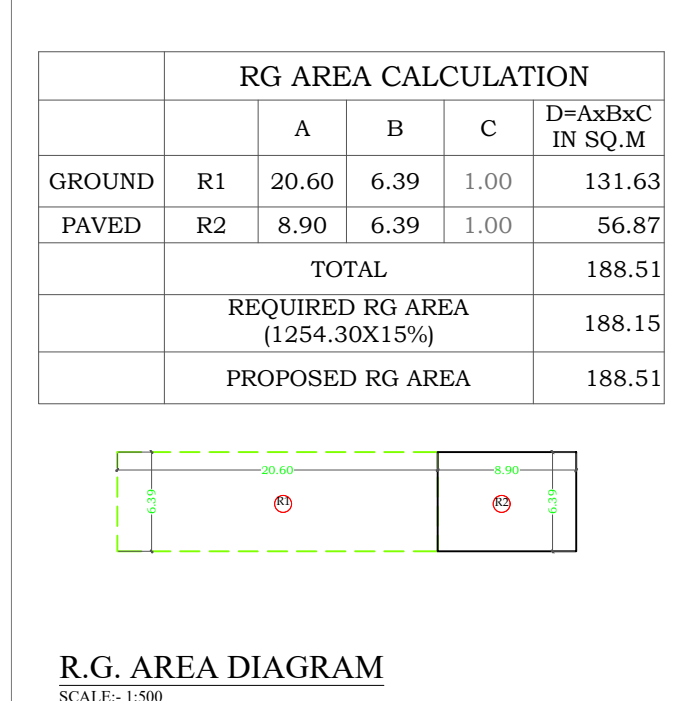
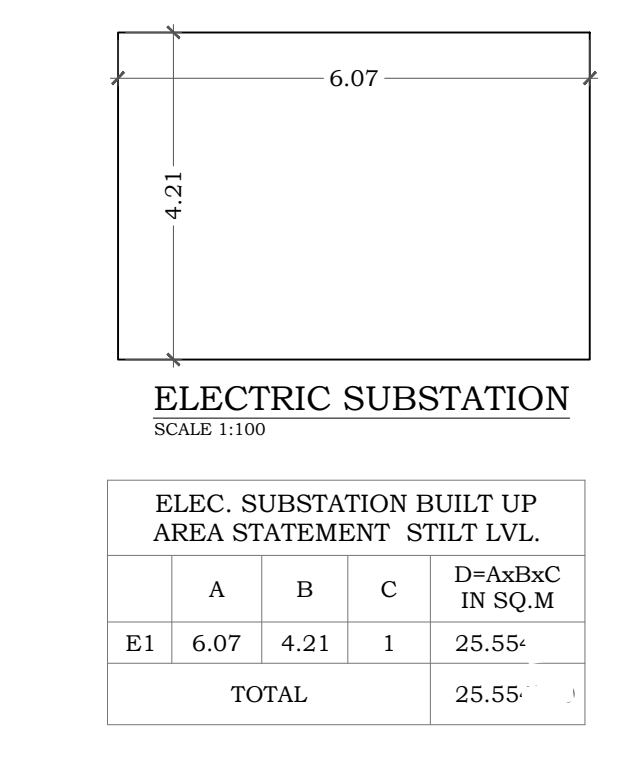
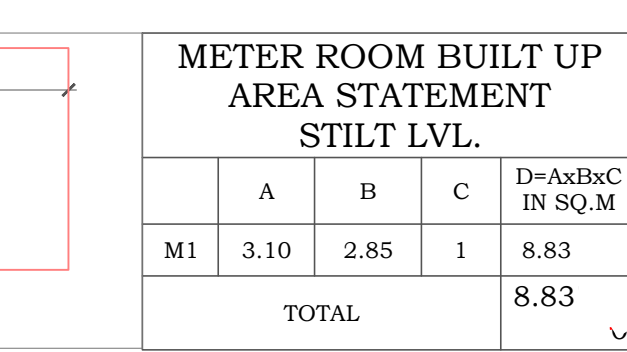
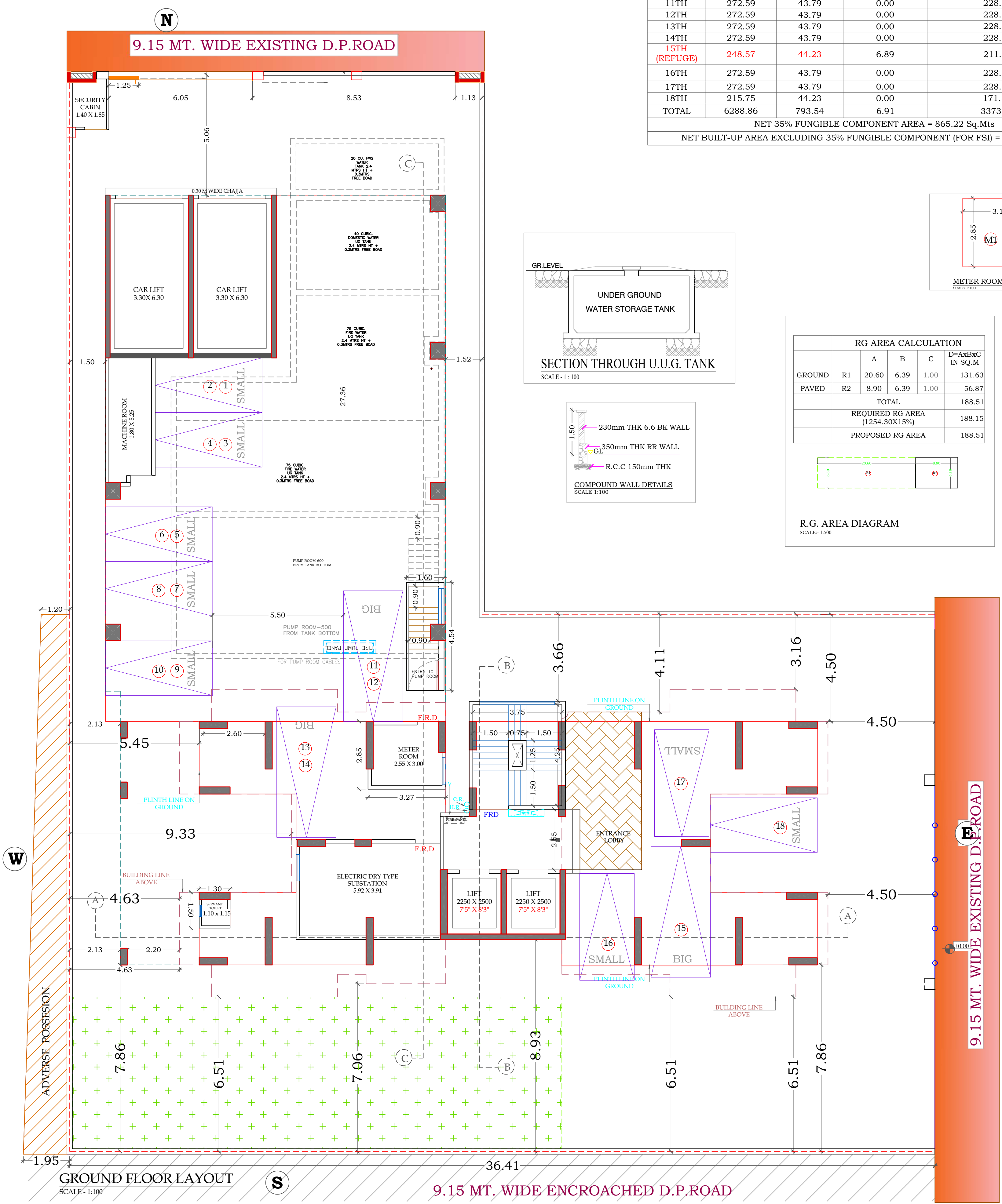
CAR PARKING STATEMENT

FLOOR	BIG CAR	SMALL CAR	TOTAL PARKING
STILT	5	13	18.00
1ST PODIUM	5	4	9.00
2ND PODIUM	5	4	9.00
3RD PODIUM	5	4	9.00
4TH PODIUM	7	0	7.00
TOTAL	27.00	25.00	52.00

SUMMARY

FLOOR	CONSTRUCTED AREA	STAIR CASE AREA	EXCESS BUILT UP AREA COUNTED IN FSI	GROSS BUILT UP AREA AS PER CALCULATION (INCL. FUNGIBLE COMPONENT)	NO. OF PLATS
STILT	219.09	0.00	0.00	0.00	0
1ST	583.06	44.59	0.00	113.05	2
2ND	583.06	44.59	0.00	113.05	2
3TH	583.06	44.59	0.00	113.05	2
4TH	494.02	44.59	0.00	113.05	2
5TH	460.48	44.59	0.00	119.21	2
6TH	254.69	43.79	0.00	210.90	4
7TH	260.71	43.79	0.00	216.92	4
8TH (REFUGE)	205.65	44.23	0.02	161.44	3
9TH	272.59	43.79	0.00	228.80	4
10TH	272.59	43.79	0.00	228.80	4
11TH	272.59	43.79	0.00	228.80	4
12TH	272.59	43.79	0.00	228.80	4
13TH	272.59	43.79	0.00	228.80	4
14TH	272.59	43.79	0.00	228.80	4
15TH (REFUGE)	248.57	44.23	6.89	211.23	3
16TH	272.59	43.79	0.00	228.80	4
17TH	272.59	43.79	0.00	228.80	4
18TH	215.75	44.23	0.00	171.52	3
TOTAL	6288.86	793.54	6.91	3373.82	59

NET 35% FUNGIBLE COMPONENT AREA = 865.22 Sq.Mts
NET BUILT-UP AREA EXCLUDING 35% FUNGIBLE COMPONENT (FOR FSI) = 2508.60 Sq.Mts



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Approved subject to the conditions mentioned in this office letter Auto DCR No. CHE/ES/1964/S/337[NEW]

Hemant Shrivani
Nitin Vasant
ao Patil

Pankaj Shridhar
Bhoir

S.E.(B.P.)S/E&T/E A.E.(B.P.)S&T E.E.(B.P.)S-II

PROFORMA - A F.S.I.-2.70

AREA STATEMENT	AREA IN SQMT AS PER DCR 1991 APPROVED DT.02.02.2018	AREA IN SQMT AS PER DCR 2034	TOTAL
1. GROSS AREA OF PLOT AS PER PRC	1254.30	1254.30	1254.30
2. GROSS AREA OF PLOT AS PER CONVEYANCE DEED	1254.30	1254.30	1254.30
(a) Area of Reservation in 1991	N I L	N I L	N I L
(b) Area of Road Set back	0.00	0.00	0.00
(c) ROAD UNDER AREA AS PER SURVEY R.L.	0.00	0.00	0.00
2. DEDUCTIONS FOR:			
(A) For Reservation/Road Area			
(a) Road set back area to be handed over (100%) (Regulation No.16)	-	-	-
(b) Proposed D.F. road to be handed over (100%) (Regulation No.16)	-	-	-
(c) Reservation area (plot) to be handed over (Regulation No.17)	-	-	-
(B) For Amenity Area			
(a) Area of amenity plot/plots to be handed over as per DCR 14(A)	N I L	N I L	N I L
(b) Area of amenity plot/plots to be handed over as per DCR 14(B)	N I L	N I L	N I L
(c) Area of amenity plot/plots to be handed over as per DCR 15	N I L	N I L	N I L
(d) Area of amenity plot/plots to be handed over as per DCR 35	N I L	N I L	N I L
(e) Deductions for Existing Built up area to be retained if any	N I L	N I L	N I L
(f) Land component of Existing BUA as per regulation	0.00	0.00	0.00
3. TOTAL DEDUCTIONS (2(A)+2(B)+2(C))	1254.30	1254.30	1254.30
4. BALANCE AREA OF PLOT AS PER REGULATION	1254.30	1254.30	1254.30
5. PLOT AREA UNDER DEVELOPMENT	0.00	0.00	0.00
6. ZONAL (BASIC) FSI (1 or 1.33)	0.00	0.00	0.00
7. PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6)	1254.30	1254.30	1254.30
(In case of full land permissible Built up Area shall be as per 4 of Regulation 30(A))			
8. BUILT UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER 3(a)	N I L	N I L	N I L
9. BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER	N I L	N I L	N I L
10. BUILT UP AREA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO. 12 OF REGULATION NO. 30(A) SUBJECT TO REGULATION NO. 30(A)	627.15	627.15	627.15
11. BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO. 12 PROJECTED + 187.15) - SLUM TOR - 187.15 + 360.00 = 80.00	-	627.15	627.15
REGULATION NO. 30 (C) SUBJECT TO REGULATION NO. 30(C)3 APPROVED AREA	-	187.15	187.15
b)15% OF SR.NO.76 ABOVE OR 10 SQ.M. PER TENEMENT AS PER REG. NO.33(7)(B) 36 NOS X 10 SQ.MT=360	-	360.00	360.00
c)50 TOR PERMISSIBLE= 421.15 - 187.15 - 360 = 80 sq.mt.	-	80.00	80.00
12. PERMISSIBLE BUILT UP AREA (7+8+9+10+11)	1881.45	2508.60	2508.60
13. PROPOSED BUILT UP AREA FOR RESIDENTIAL	1839.96	668.64	2508.60
PROPOSED BUILT UP AREA NON-RESIDENTIAL	0.00	0.00	0.00
TOTAL PROPOSED BUILT UP AREA	1839.96	668.64	2508.60
14. TDR GENERATED IF ANY AS PER REGULATION 30 (A)	N I L	N I L	N I L
15. FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO.31(3)			
A) a) i) Permissible Fungible Compensatory area (2508.60 - 1839.96) x 100% = 768.64	0.00	878.01	878.01
ii) Proposed compensatory area	865.22	865.22	865.22
iii) Fungible Compensatory area - available for Rehab Component	0.00	501.13	501.13
without charging premium	0.00	376.88	376.88
b) i) Permissible Fungible Compensatory area by charging premium	0.00	364.09	364.09
ii) Fungible Compensatory area available on payment of premium	0.00	364.09	364.09
16. TOTAL BUILT UP AREA PERMISSIBLE INCLUDING FUNGIBLE COMPENSATORY	1839.96	1505.16	3386.61
TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY	1839.96	1533.86	3373.82
17. FSI CONSUMED ON NET PLOT (13+4)	1.47	0.53	2.00

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 23.02.2015 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT AS STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA WORKED OUT IS 1254.30 SQ.MT. ONE THOUSAND TWO HUNDRED FIFTY FOUR POINT THIRTY SQ.MT.) WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP.

PROFORMA - B

CONTENTS OF THE SHEET

GROUND FLOOR PLAN, LOCATION PLAN & BLOCK PLAN, BUILT UP AREA SUMMARY, PARKING STATEMENT, PLOT AREA CAL. & DIAGRAM, R.G. AREA DIAGRAM & CALCULATION, SECTION THROUGH U.G. TANK, COMPOUND WALL DETAILS.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RE-DEVELOPMENT ON THE PROPERTY KNOWN AS 'ASHWAGHOSH CHS.LTD & MILAN CHS' BEARING CTS NO. 784, 785 & 775 OF REVENUE KANJUR - E VILLAGE IN S WARD, DATAR COLONY, BHANDUP (E), MUMBAI-400 042.

NAME OF OWNER/APPLICANT M/s. PRATIK DEVELOPERS. K-49,APMC Market, Narayal Bazar, Sector-19,Nav Mumbai-400 705.

SIGNATURE VASANT MANU BHADRA

NAME ADDRESS AND SIGNATURE OF ARCHITECT NITIN DATATRA Y GUNJAL

ALL DIMENSIONS ARE IN METERS

DRAWN NIKITA
CHECKED ARJUN GUNJAL
SCALE AS SHOWN
DATE 07.06.2022
DRG. NO. 01/07

NORTH

M/s.TRYFOUR ARCHITECTS
210, BUILDING NO. 6, VITTHAL RAJHUMAI CHS, BALARAM KHEDEKAR MARG, BEHIND RAM MANOHAR WADALA, MUMBAI - 400 031 INDIA
TEL : +91-9020997878, +91-9819907599
Email : tryfourarchitects@hotmail.com
tryfourarchitects@gmail.com

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Hemant Shiram Madhavi	Nitin Vasanth ao Patil	Pankaj Shridhar Bhoir
S.E.(B.P.)S/E&T/E	A.E.(B.P.)S&T	E.E.(B.P.)ES-II

BUILT UP AREA CALCULATION OF 1ST - 4TH FLOOR

AREA OF BLOCK (ABCD)

A	B	C	D=Ab+C	A
1	1.14	5.20	1	5.93
2	4.05	0.50	1	2.03
3	4.40	0.95	1	4.18
4	1.35	1.35	2	3.65
5	4.95	4.14	1	20.49
6	4.63	0.95	1	4.40
7	4.96	2.42	1	12.90
TOTAL				52.67

NET CONSTRUCTED AREA

A	B
210.31	52.67
157.64	

STAIRCASE & LIFT AREA CALCULATION

LI	STI	STL	LLI	LL2	TOTAL
5.04	2.93	1	14.77		
3.90	4.55	1	17.75		
0.15	0.45	1	0.07		
1.65	0.30	1	0.49		
5.04	2.25	1	11.34		
1.14	0.15	1	0.17		
TOTAL			44.59		

BUILT UP AREA (B+LI)

157.64	44.59
113.05	

PROFORMA - B

CONTENTS OF THE SHEET
1ST- 3RD FLOOR PLAN (PODIUM), 5TH FLOOR PLAN | AMENITIES | BUILT UP AREA CALCULATION SOCIETY OFFICE AND FITNESS CENTRE CALCULATION

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RE-DEVELOPMENT ON THE PROPERTY KNOWN AS 'ASHWAGHOSH CHS.LTD & MILAN CHS' BEARING CTS NO 784, 785 & 775 OF REVENUE KANJUR - E VILLAGE IN S WARD, DATAR COLONY, BHANDUP (E), - MUMBAI-400 042.

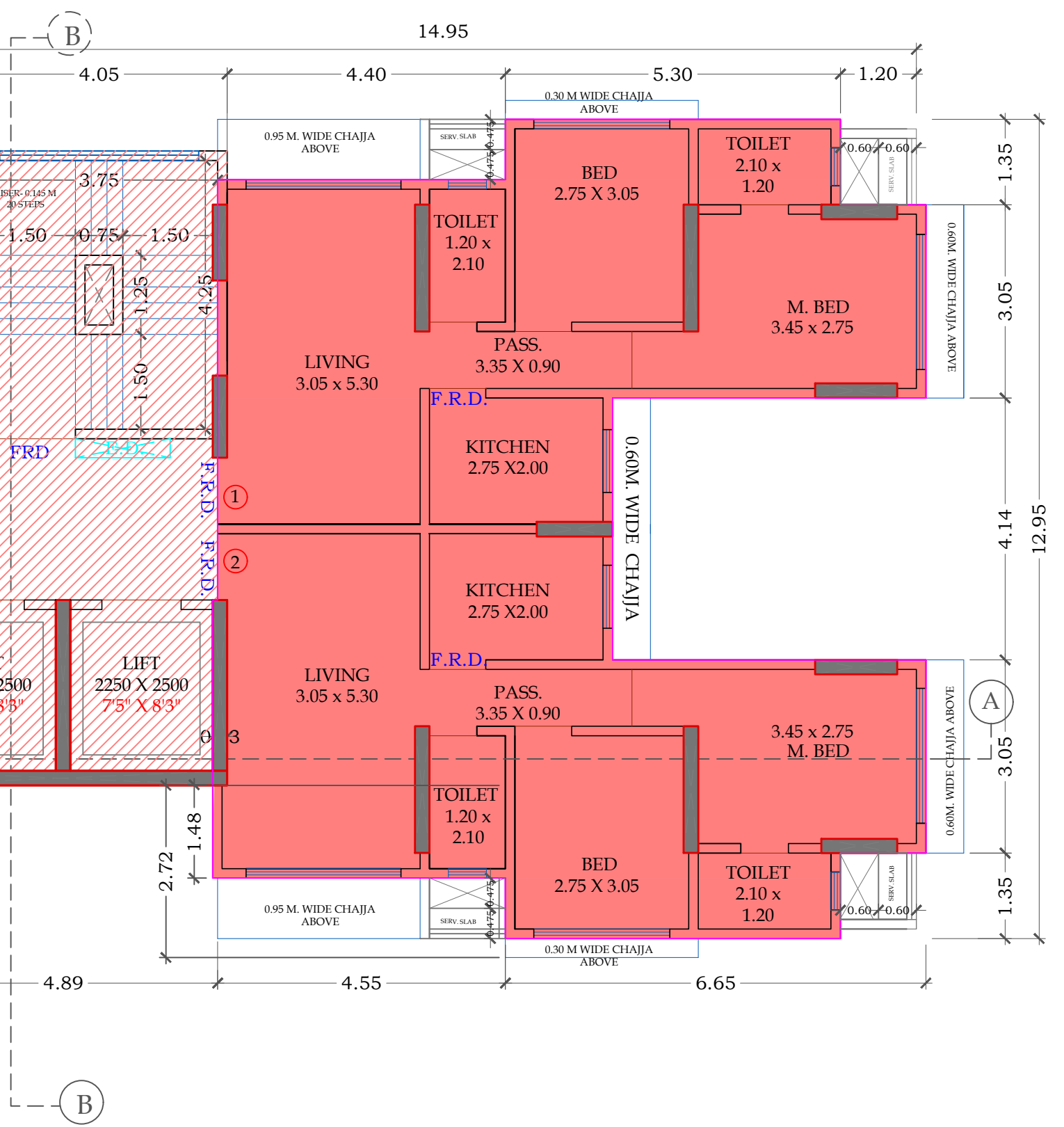
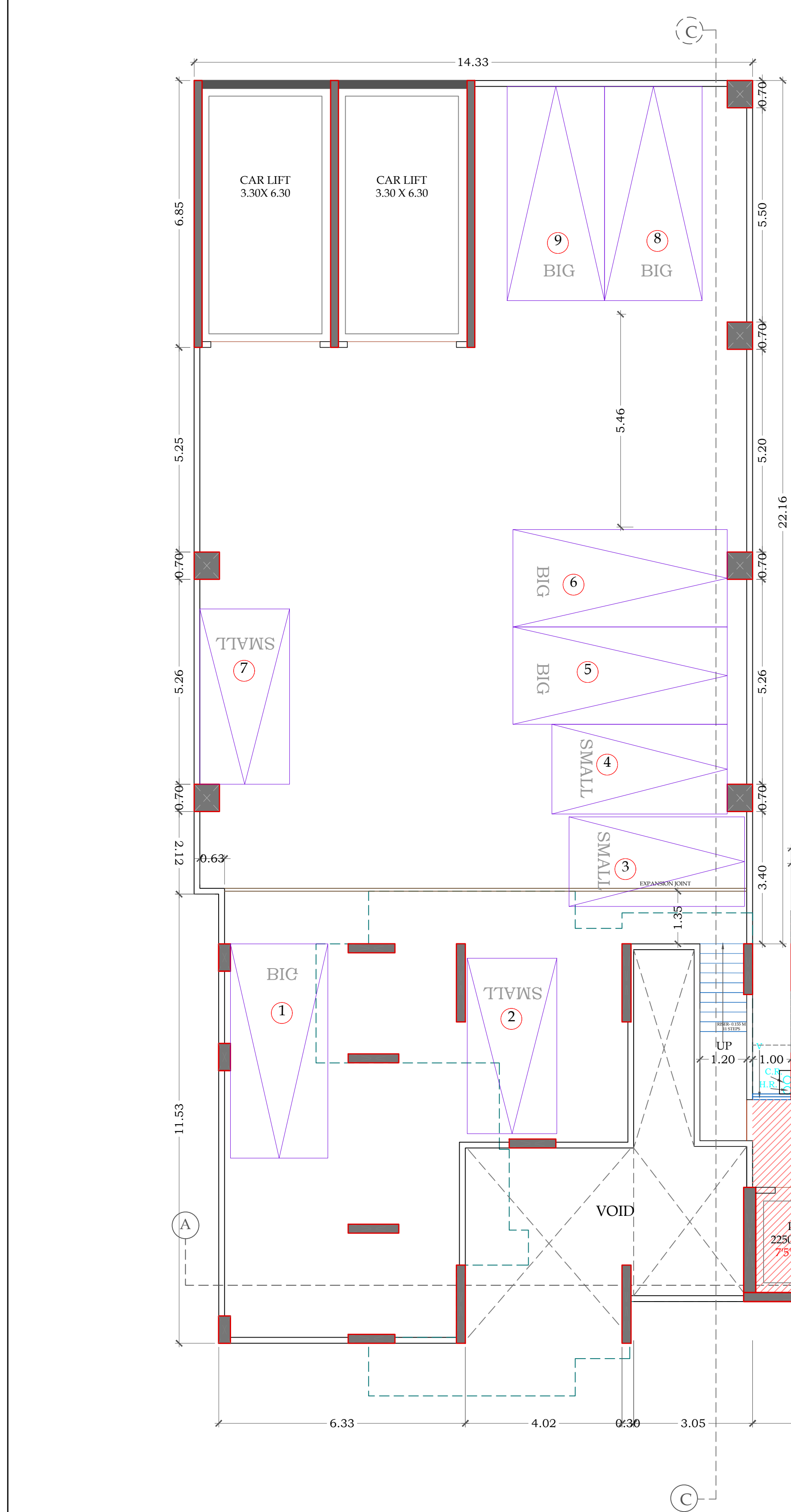
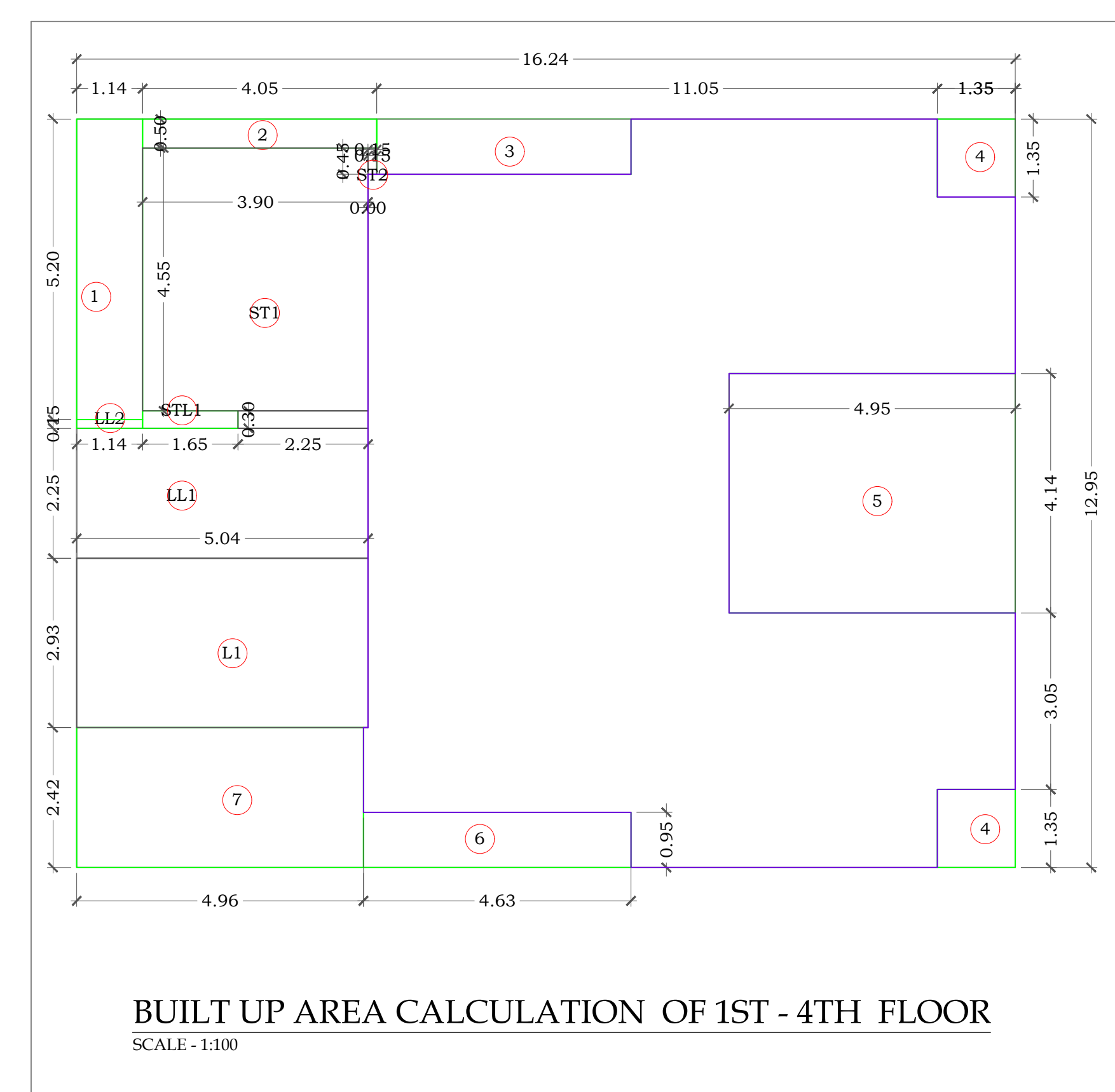
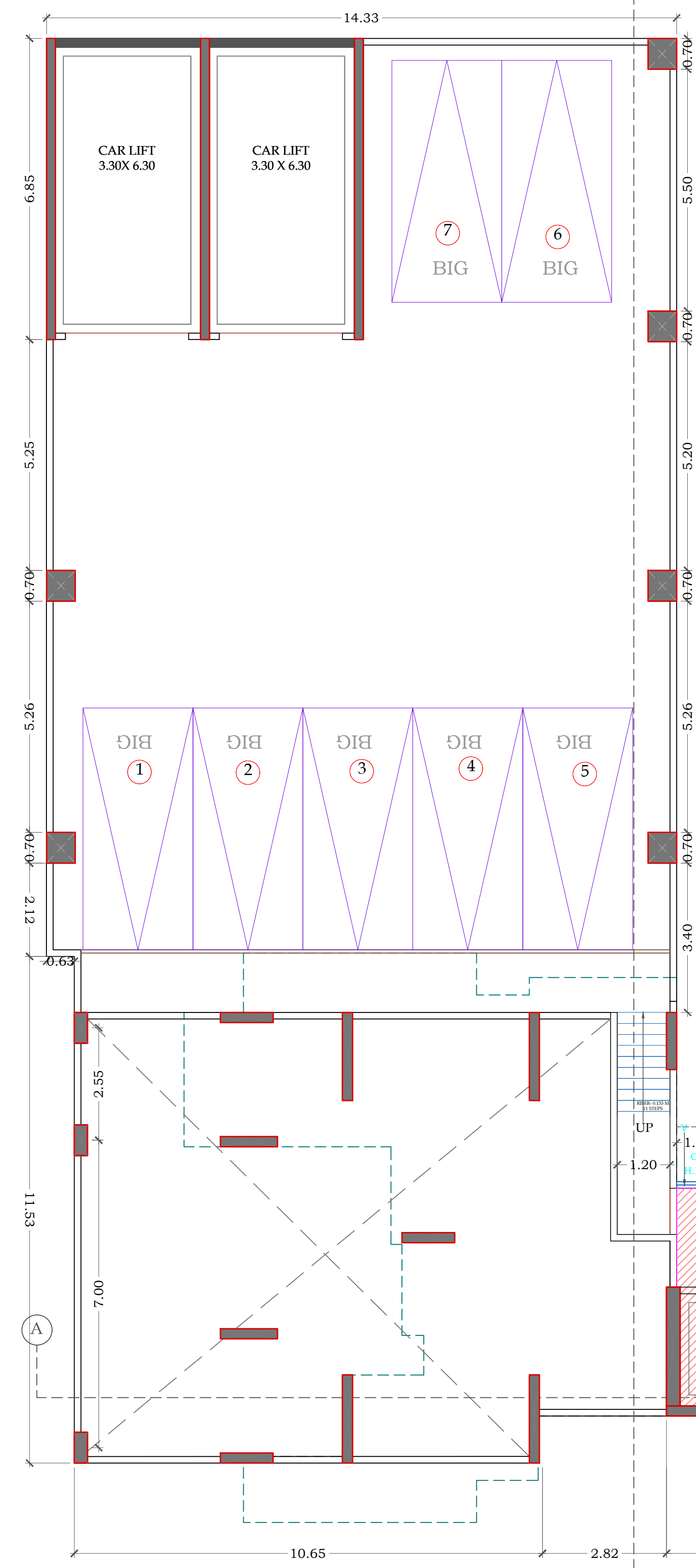
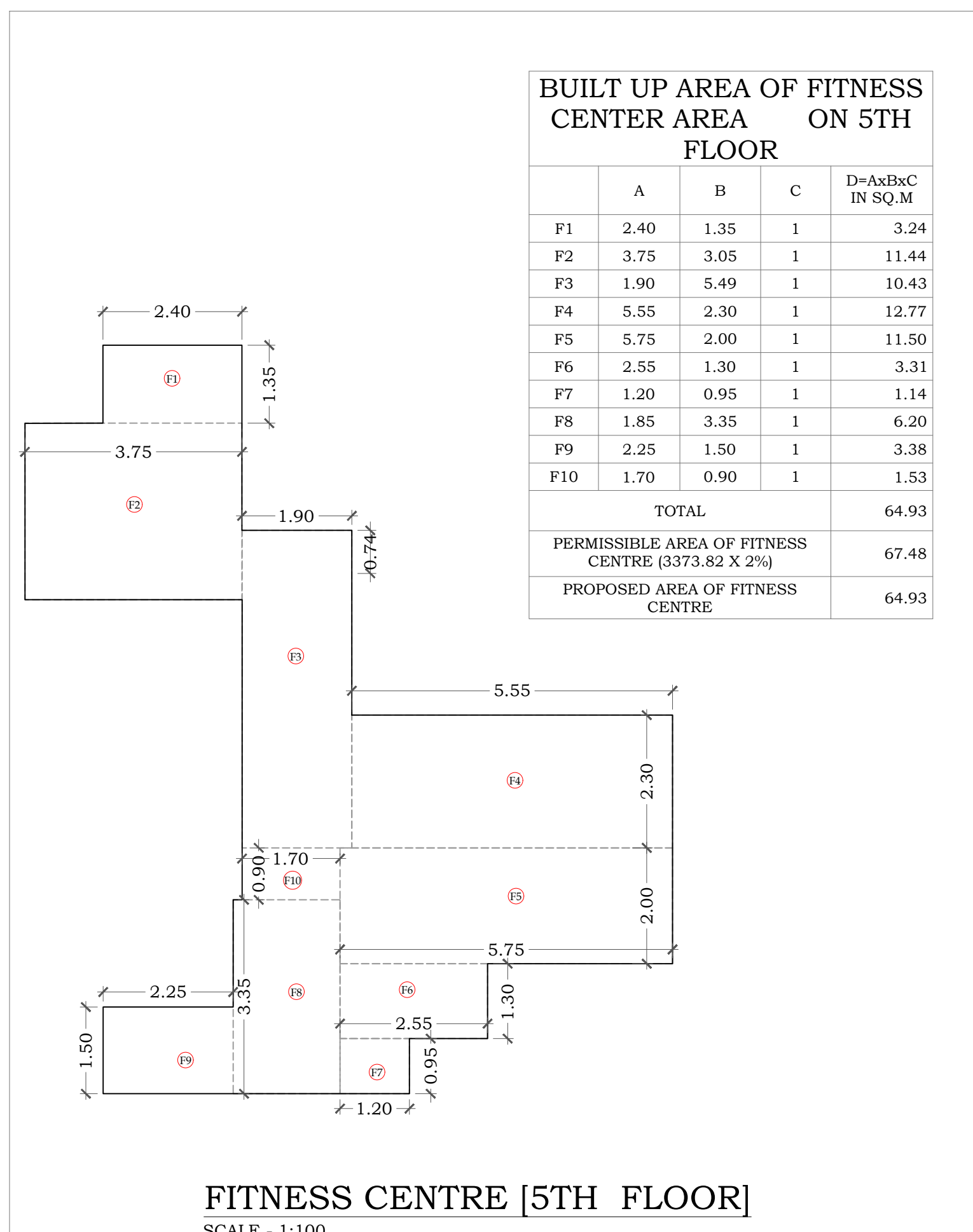
STAMP OF DATE OF RECEIPT OF PLAN **STAMP OF APPROVAL OF PLAN**

NAME OF OWNER/APPLICANT	SIGNATURE
M/s. PRATIK DEVELOPERS, K-49,APMC Market, Narayal Bazar, Sector-19, Navi Mumbai-400 705.	VASANT MANJI BHADRA
NAME ADDRESS AND SIGNATURE OF ARCHITECT	NITIN DATTATRA AY GUNJAL

ALL DIMENSIONS ARE IN METER	NORTH	M/s TRYFOUR ARCHITECTS
DRAWN: NIKITA		210, BUILDING NO. 6, VITHAL RAKHUMAI CHS, BALARAM KHEDEKAR MARG, BEHIND RAM MANDIR, WADALA, MUMBAI - 400 031, INDIA
CHECKED: ARNITIN GUNJAL		TEL: +91-9820 998758, +91-9819907599
SCALE: AS SHOWN		Email: tryfourarchitects@hotmail.com
DATE: 07.09.2022		ar.sitlingunjal@gmail.com
DRG. NO: 02 / 07		

BUILT UP AREA OF FITNESS CENTER AREA ON 5TH FLOOR

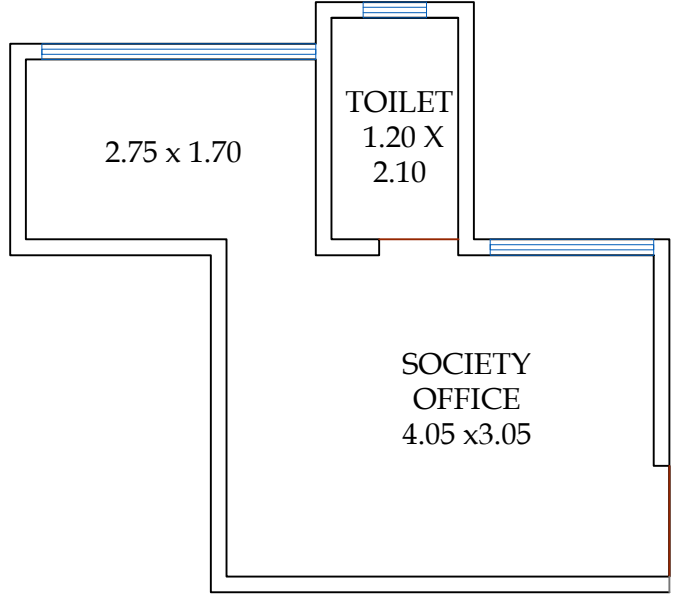
	A	B	C	D=Ab+C	IN SQ.M
F1	2.40	1.35	1		3.24
F2	3.75	3.05	1		11.44
F3	1.90	5.49	1		10.43
F4	5.55	2.30	1		12.77
F5	5.75	2.00	1		11.50
F6	2.55	1.30	1		3.31
F7	1.20	0.95	1		1.14
F8	1.85	3.35	1		6.20
F9	2.25	1.50	1		3.38
F10	1.70	0.90	1		1.53
TOTAL					64.93
PERMISSIBLE AREA OF FITNESS CENTRE (3373.82 X 2%)					67.48
PROPOSED AREA OF FITNESS CENTRE					64.93



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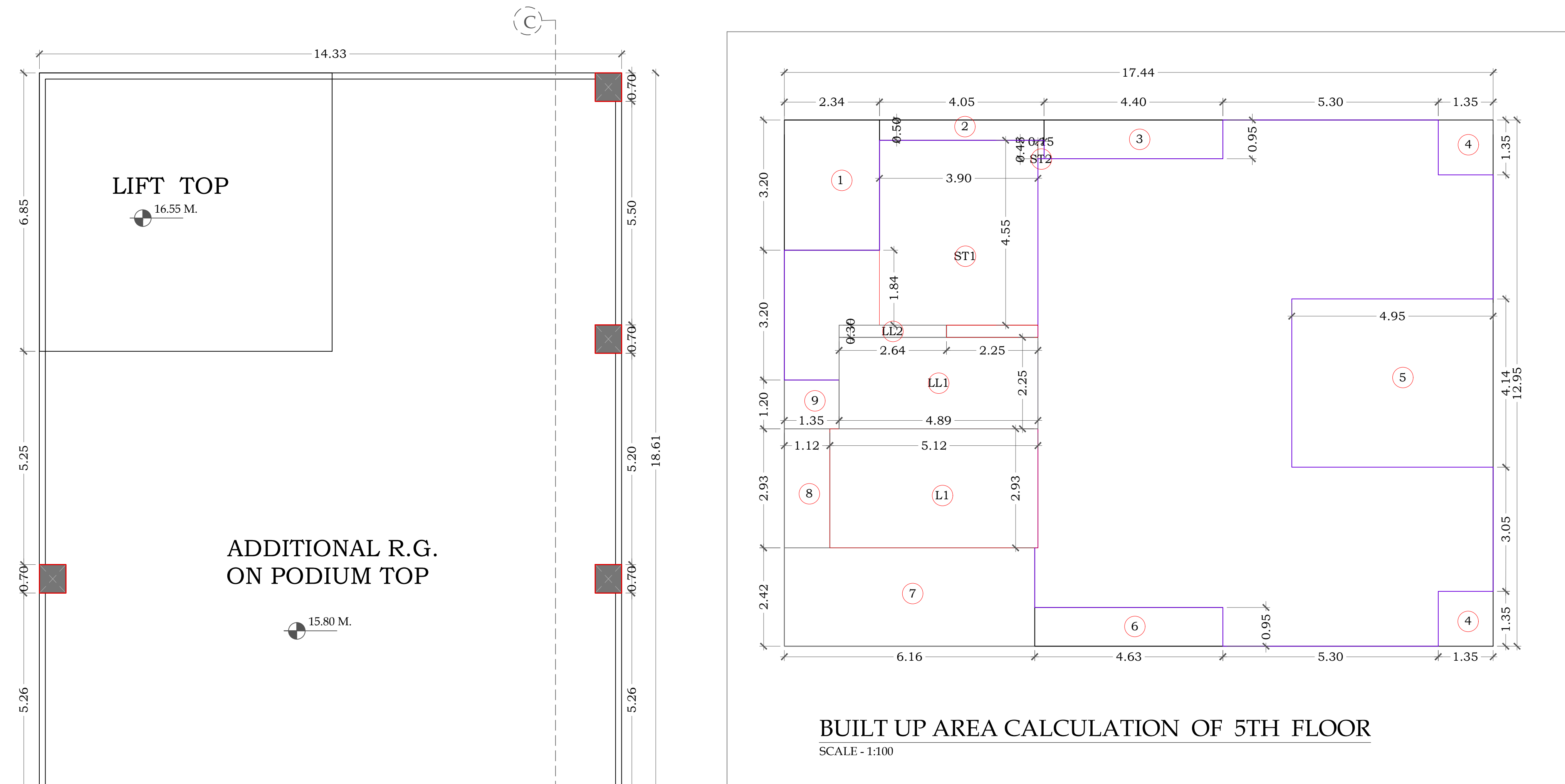
Hemant Shirram Madhavi	Nitin Vasantrao Patil	Pankaj Shridhar Bhoir
S.E.(B.P.)S/E&T/E	A.E.(B.P)S&T	E.E.(B.P)ES-II



CARPET AREA OF SOCIETY OFFICE ON 6TH FLOOR

	A	B	C	D=AxBxC IN SQ.M
S1	3.05	4.05	1	12.352500
S2	2.75	1.70	1	4.675000
S2	1.20	2.10	1	2.520000
D1	1.05	0.15	1	0.157500
D2	0.75	0.15	1	0.112500
TOTAL				19.817500

SOCIETY OFFICE [5TH FLOOR]
SCALE - 1:100



BUILT UP AREA CALCULATION OF 5TH FLOOR
SCALE - 1:100

	A	B	C	D=AxBxC IN SQ.M
TOTAL				225.85
1	2.34	3.20	1	7.49
2	4.05	0.50	1	2.03
3	4.40	0.95	1	4.18
4	1.35	1.35	2	3.65
5	4.95	4.14	1	20.49
6	4.63	0.95	1	4.40
7	6.16	2.42	1	14.91
8	1.12	2.93	1	3.28
9	1.35	1.20	1	1.62
TOTAL				62.04

BUILT UP AREA CALCULATION OF 5TH FLOOR

AREA OF BLOCK (ABCD)				
17.44 X 12.95				225.85
TOTAL				
A	B	C	D=AxBxC IN SQ.M	A
1	2.34	3.20	1	7.49
2	4.05	0.50	1	2.03
3	4.40	0.95	1	4.18
4	1.35	1.35	2	3.65
5	4.95	4.14	1	20.49
6	4.63	0.95	1	4.40
7	6.16	2.42	1	14.91
8	1.12	2.93	1	3.28
9	1.35	1.20	1	1.62
TOTAL				62.04
NET CONSTRUCTED AREA				
A - I				163.80
225.84 - 62.04				163.80
STAIRCASE & LIFT AREA CALCULATION				
LI	5.12	2.93	1	15.00
ST1	3.90	4.55	1	17.75
ST2	0.15	0.45	1	0.07
LL1	4.89	2.25	1	11.00
LL2	2.64	0.30	1	0.78
TOTAL				44.59
BUILT UP AREA (B- II)				
163.80 - 44.59				119.21
119.21				119.21

PROFORMA - B

CONTENTS OF THE SHEET
4TH FLOOR PLAN (PODIUM)

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RE-DEVELOPMENT ON THE PROPERTY KNOWN AS "ASHWAGHOSH CHS.LTD & MILAN CHS" BEARING CTS NO. 784, 785 & 775 OF REVENUE KANJUR - E VILLAGE IN S WARD, DATAR COLONY, BHANDUP (E) , MUMBAI-400 042.

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M/s. PRATIK DEVELOPERS, K-49,APMC Market, Nariyal Bazar, Sector-19, Navi Mumbai-400 705.	VASANT MANJI BHADRA
NAME ADDRESS AND SIGNATURE OF ARCHITECT	SIGNATURE
	NITIN DATTATRA Y GUNJAL

ALL DIMENSIONS ARE IN METER

DRAWN	NIKITA
CHECKED	AR.NITIN GUNJAL
SCALE	AS SHOWN
DATE	07.09.2022
DRG. NO.	03/07

NORTH

M/s.TRYFOUR ARCHITECTS
210, BUILDING NO. 6, VITHAL RAKHUMAI CHS,
BALARAM KHEDEKAR MARG, BEHIND RAM MANDIR,
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TEL : +91-9820 998758, +91-9819907599 .
Email : tryfourarchitects@hotmail.com
: ar.nitingunj@gmail.com

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Hemant Shriram Madhavi

Nitin Vasantarao Patil

Pankaj Shridhar Bhoir

S.E.(B.P.)S/E&T/E

A.E.(B.P)S&T

E.E.(B.P)ES-II

BUILT UP AREA CALCULATION OF 8TH FLOOR

AREA OF BLOCK (ABCD)				353.41
A	B	C	D=Ab+Bc	IN SQ.M
1	1.35	1.35	2	1.65
2	1.20	0.95	1	1.14
3	3.35	0.55	1	1.84
4	0.99	5.20	1	5.15
5	4.05	0.50	1	2.03
6	4.40	0.95	1	4.18
7	4.95	8.55	1	42.32
8	6.10	5.35	1	32.64
9	5.04	2.42	1	12.20
10	4.55	0.95	1	4.32
11	3.60	2.90	1	10.44
12	4.80	2.00	1	9.60
13	4.70	2.15	1	10.11
14	6.25	1.05	1	6.56
15	1.35	1.50	1	2.03
TOTAL				148.19

NET CONSTRUCTED AREA
A - I 353.41-148.19 205.22 B

STAIRCASE & LIFT AREA CALCULATION

STAIRCASE	LIFT	AREA	IN SQ.M
L1	5.01	2.93	14.77
ST1	3.90	4.55	17.75
ST2	0.15	0.45	0.07
STL1	1.65	0.30	0.49
LL1	4.89	2.25	11.00
LL2	0.99	0.15	0.15
TOTAL			44.23

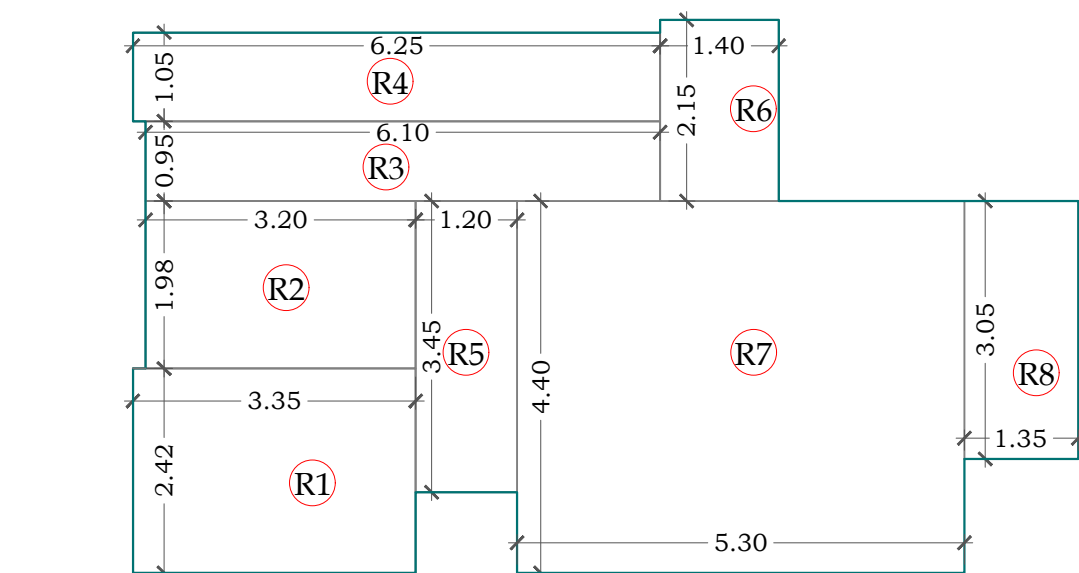
COLUMN COUNTED IN F.S.I 0.43 III

EXCESS REFUGEE AREA 0.00

205.22 + 0.43 + 0.00 = 205.67 C

BUILT UP AREA (C- II) 205.67 - 44.23 161.44

161.44 SQ.MT.



REFUGEE AREA CALCULATION ON 8TH FLOOR

BUILT UP AREA CALCULATION OF REFUGEE AREA ON 8TH FLOOR

REFUGEE AREA	A	B	C	D=Ab+Bc	IN SQ.M
R1	3.35	2.42	1	8.11	
R2	3.20	1.98	1	6.34	
R3	6.10	0.95	1	5.79	
R4	6.25	1.05	1	6.56	
R5	1.20	3.45	1	4.14	
R6	1.40	2.15	1	3.01	
R7	5.30	4.40	1	23.32	
R8	1.35	3.05	1	4.12	
TOTAL				61.39	

REFUGEE AREA STATEMENT: 8TH FLOOR

AS PER RULE
REFUGEE AREA REQUIRED
4% OF THE NET AREAS OF ABOVE 24 mts
i.e (8th to 14th FL.)
4% x [161.42 + (228.80 x 6)] = 1534.22 SQ.MT.
TOTAL AREA = 1534.22 X 0.4%
REFUGEE AREA REQUIRED = 61.37 SQ.MT.
REFUGEE AREA PROPOSED = 61.39 SQ.MT.
EXCESS REFUGEE AREA COUNTED IN F.S.I = 0.02 SQ.MT.

BUILT UP AREA OF EXTERNAL COLUMN ON 6TH, 7TH AND 8TH FLOOR

EXTERNAL COLUMN	A	B	C	D=Ab+Bc	IN SQ.M
C1	1.50	0.23	1	0.35	
C2	1.05	0.07	1	0.07	
TOTAL				0.42	

BUILT UP AREA CALCULATION OF 7TH FLOOR

AREA OF BLOCK (ABCD)				353.41
A	B	C	D=Ab+Bc	IN SQ.M
1	1.35	1.35	3	5.47
2	1.20	0.95	1	1.14
3	3.35	0.55	1	1.84
4	0.99	8.20	1	5.15
5	4.05	0.50	1	2.03
6	4.40	0.95	1	4.18
7	4.95	4.14	1	20.49
8	4.81	2.42	1	11.64
9	4.95	2.00	1	9.90
10	4.70	2.15	1	10.11
11	4.63	0.95	1	4.40
12	3.60	2.90	1	10.44
13	1.35	1.50	1	2.03
14	4.55	0.95	1	4.32
TOTAL				93.13

NET CONSTRUCTED AREA
A - I 353.41-93.13 260.28 B

STAIRCASE & LIFT AREA CALCULATION

STAIRCASE	LIFT	AREA	IN SQ.M
L1	4.89	2.93	14.33
ST1	3.90	4.55	17.75
ST2	0.15	0.45	0.07
STL1	1.65	0.30	0.49
LL1	4.89	2.25	11.00
LL2	0.99	0.15	0.15
TOTAL			43.79

COLUMN COUNTED IN F.S.I 0.43 III

260.28 + 0.43 = 260.71 C

BUILT UP AREA (C- II) 260.71 - 43.79 216.92

216.92 SQ.M.

BUILT UP AREA CALCULATION OF 6TH FLOOR

AREA OF BLOCK (ABCD)				353.41
A	B	C	D=Ab+Bc	IN SQ.M
1	1.35	1.35	3	5.47
2	1.20	0.95	1	1.14
3	3.35	0.55	1	1.84
4	0.99	5.20	1	5.15
5	4.05	0.50	1	2.03
6	4.40	0.95	1	4.18
7	4.95	4.14	1	20.49
8	13.99	0.95	1	13.29
9	4.81	1.47	1	6.66
10	3.60	1.85	1	6.66
11	3.45	0.90	1	4.91
12	4.95	2.15	1	10.64
13	4.70	2.15	1	10.11
14	3.20	1.30	1	4.16
15	1.35	1.50	1	2.03
TOTAL				99.15

NET CONSTRUCTED AREA
A - I 353.41-99.15 254.26 B

STAIRCASE & LIFT AREA CALCULATION

STAIRCASE	LIFT	AREA	IN SQ.M
L1	4.89	2.93	14.33
ST1	3.90	4.55	17.75
ST2	0.15	0.45	0.07
STL1	1.65	0.30	0.49
LL1	4.89	2.25	11.00
LL2	0.99	0.15	0.15
TOTAL			43.79

COLUMN COUNTED IN F.S.I 0.43 III

254.26 + 0.43 = 254.69 C

BUILT UP AREA (C- II) 254.69 - 43.79 210.90

210.90 SQ.MT.

PROFORMA - B

CONTENTS OF THE SHEET

6TH, 7TH AND 8TH FLOOR PLAN AND BUILT UP AREA CALCULATION, REFUGEE AREA CALCULATION

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RE-DEVELOPMENT ON THE PROPERTY KNOWN AS 'ASHWAGHOSH CHSLTD & MILAN CHS' BEARING CTS NO. 784, 785 & 775 OF REVENUE KANJUR - E VILLAGE IN S WARD, DATTAR COLONY, BHANDUP (E), MUMBAI-400 042.

STAMP OF DATE OF RECEIPT OF PLAN STAMP OF APPROVAL OF PLAN

NAME OF OWNER/APPLICANT
M/s. PRATIK DEVELOPERS,
K-49,APMC Market, Narayani Bazar,
Sector-19, Navi Mumbai-400 705.

SIGNATURE
VASANT MANJI BHADRA

NAME ADDRESS AND SIGNATURE OF ARCHITECT

NITIN DATTA TRAY GUNJAL

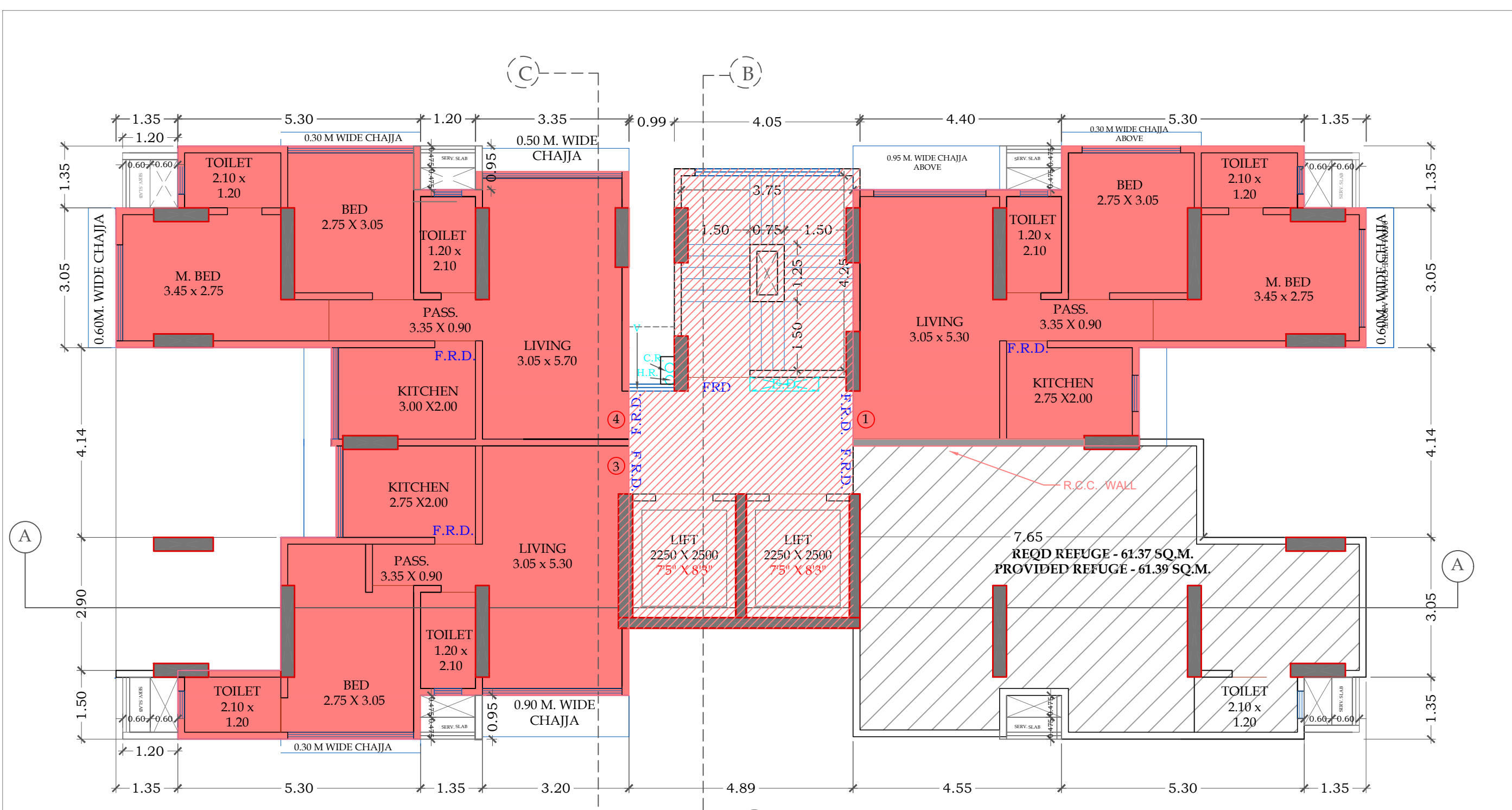
ALL DIMENSIONS ARE IN METER

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CHECKED: ARNITIN GUNJAL
SCALE: AS SHOWN
DATE: 07.09.2022
DRG. NO: 04/07

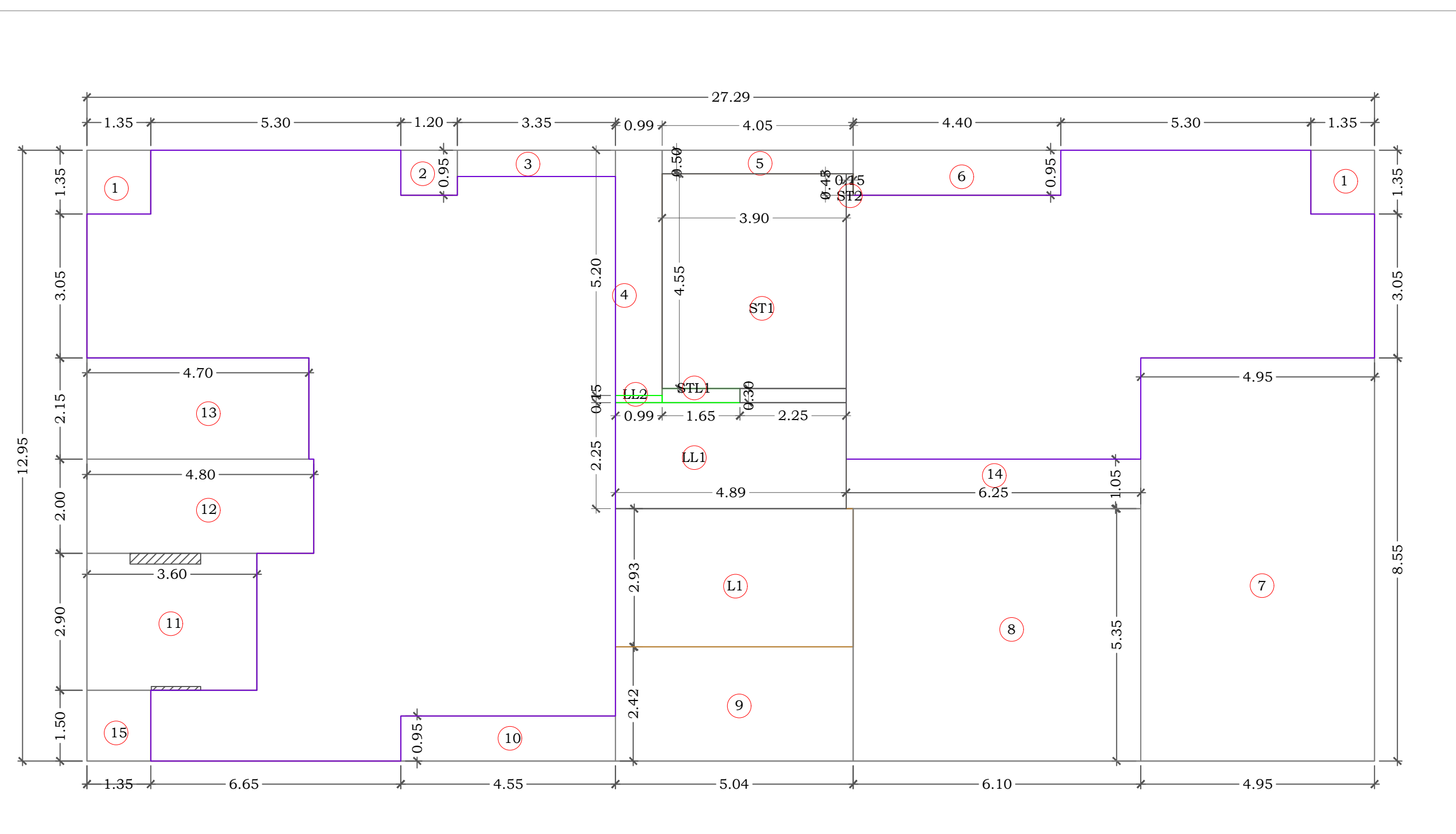
NORTH

M/s. TRYFOUR ARCHITECTS

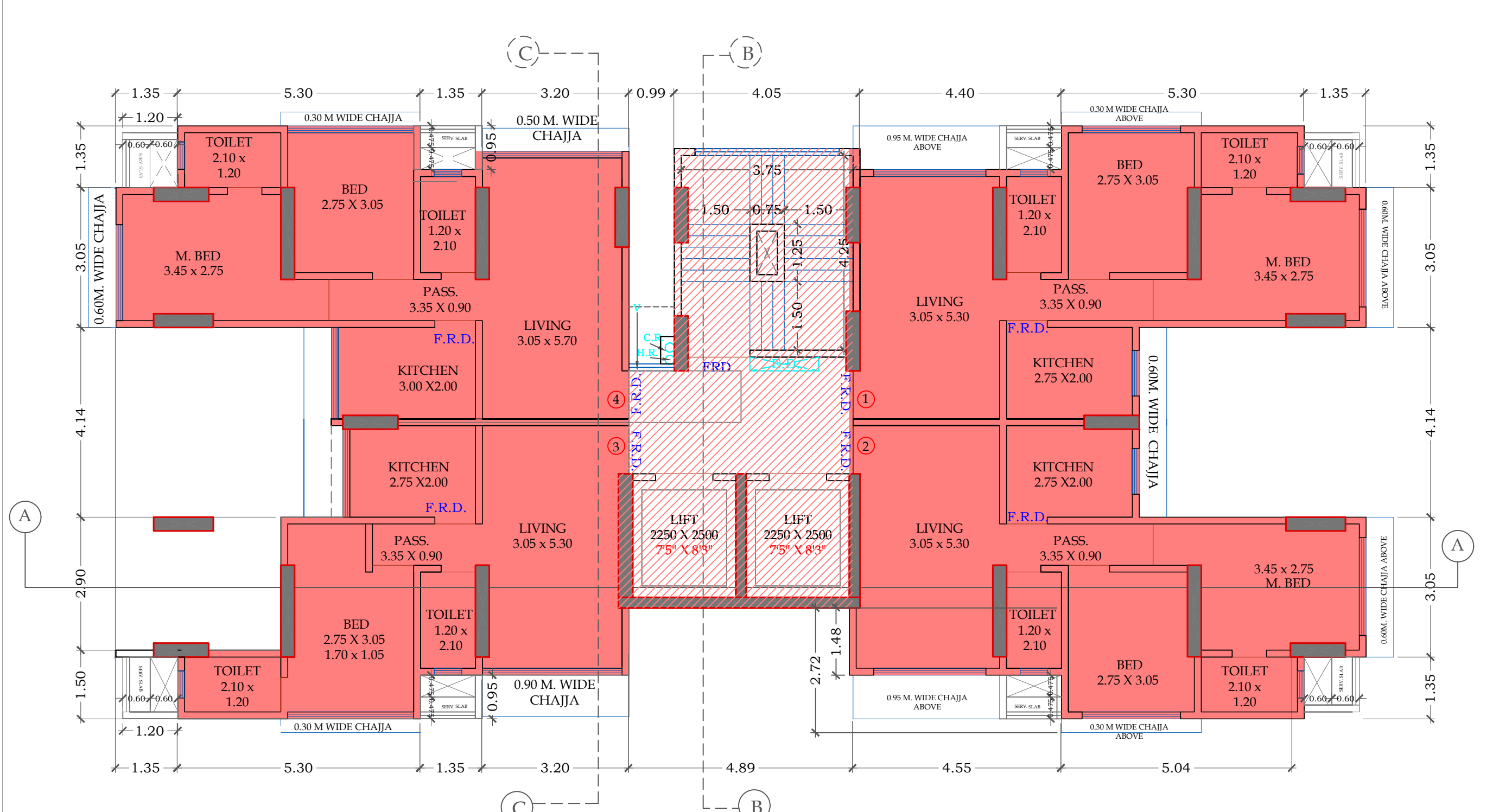
210, BUILDING NO. 6, VITHAL RAKHUMAI CHS, BALARAM KHEDEDEKAR MARG, BEHIND RAM MANDIR, WADALA, MUMBAI - 400 031, INDIA.
TEL : +91-9820 998758, +91-9819907599.
Email : tryfourarchitects@gmail.com
or arnitin@tryfour.com



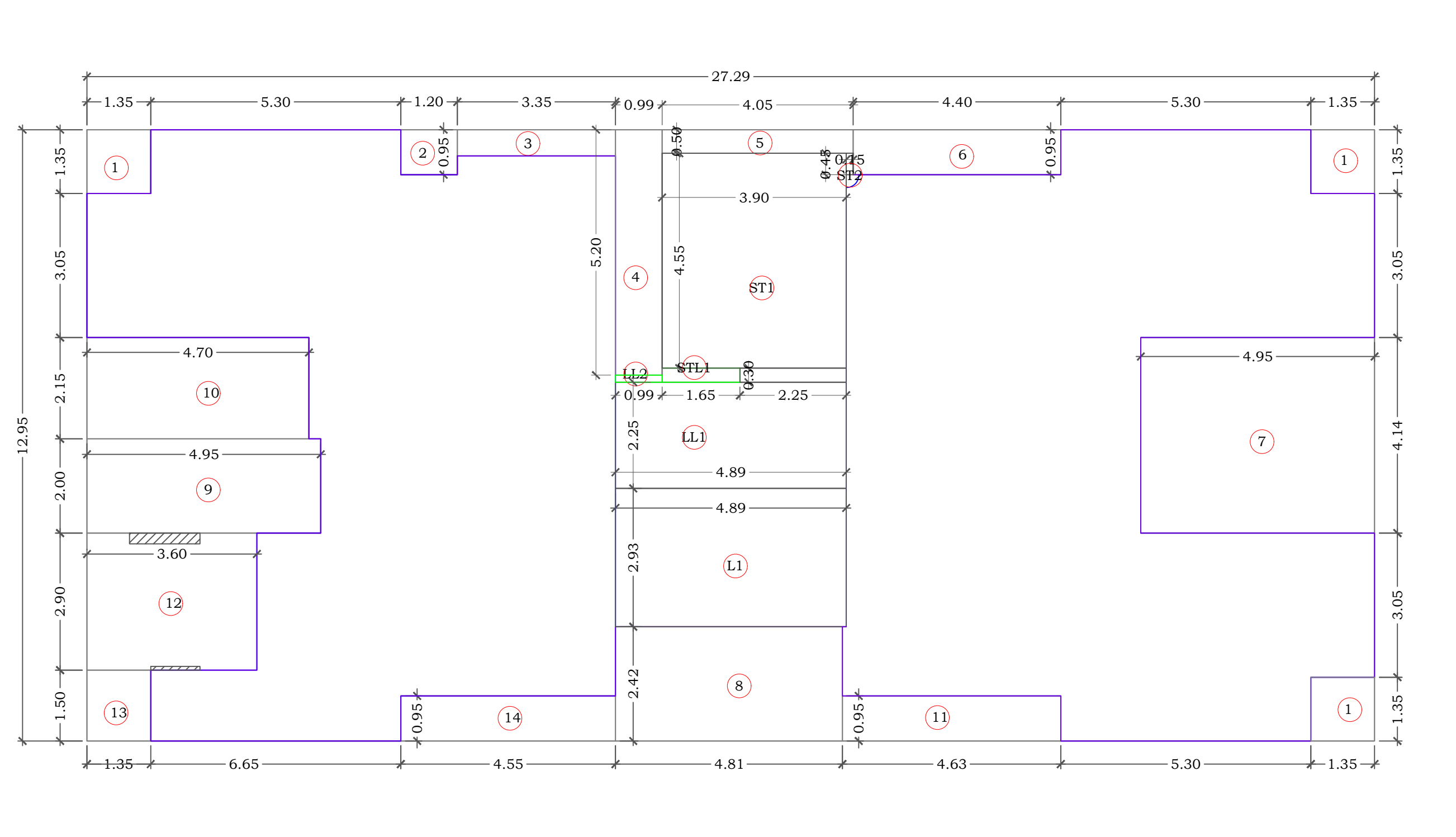
8TH FLOOR PLAN (REFUGEE)
SCALE - 1:100



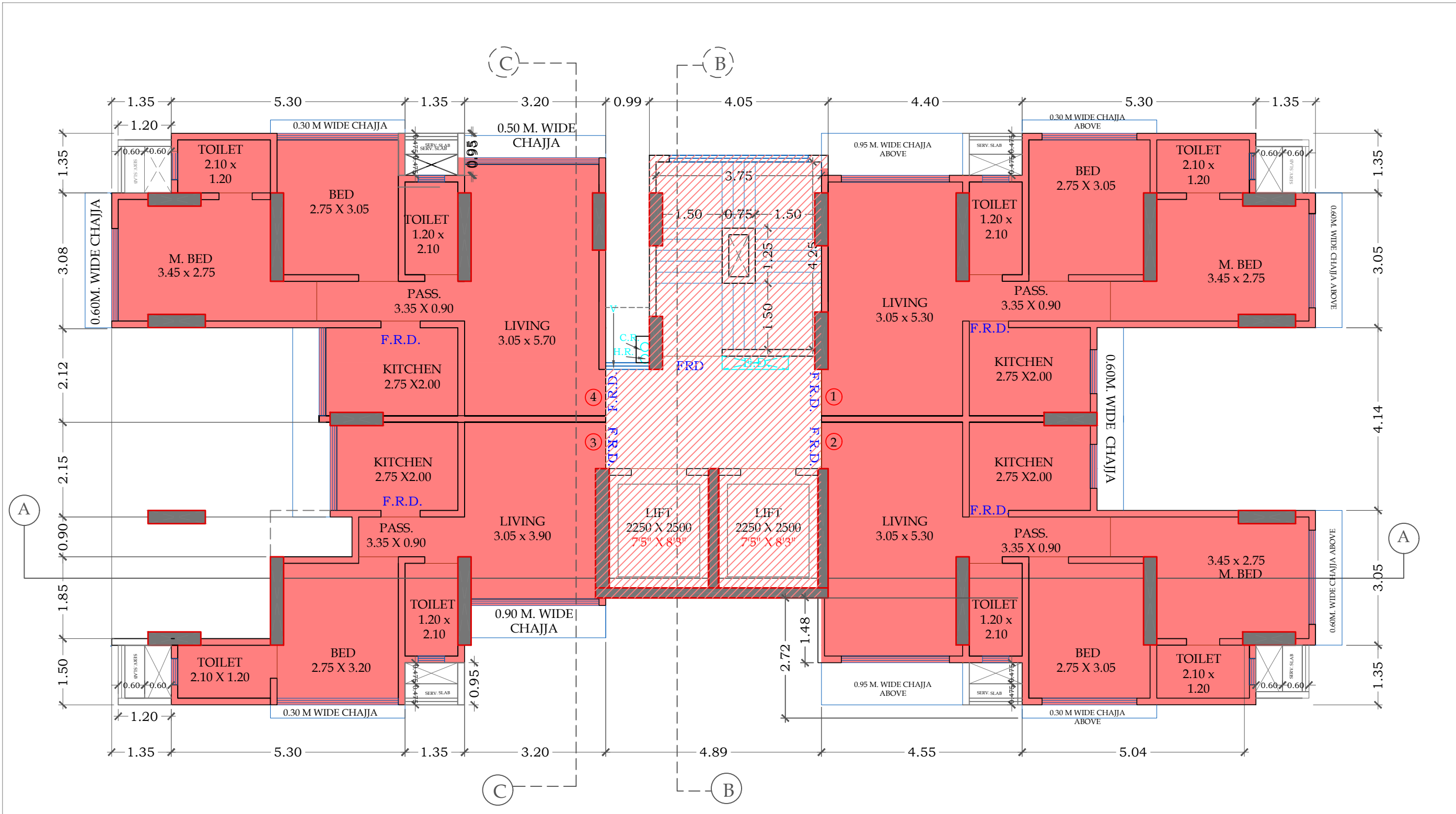
BUILT UP AREA DIAGRAM OF 8TH FLOOR
SCALE - 1:100



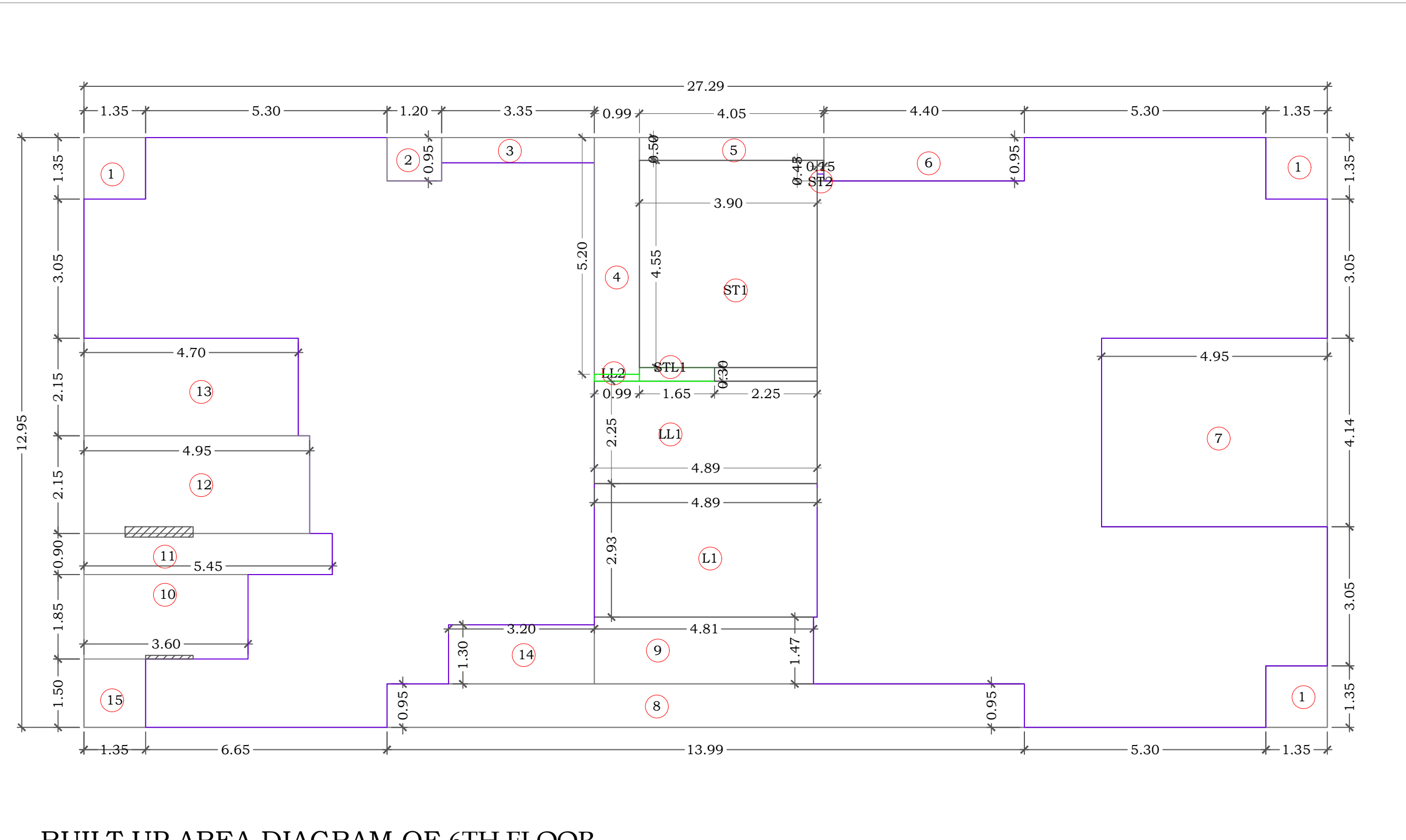
7TH FLOOR PLAN
SCALE - 1:100



BUILT UP AREA DIAGRAM OF 7TH FLOOR
SCALE - 1:100



6TH FLOOR PLAN
SCALE - 1:100

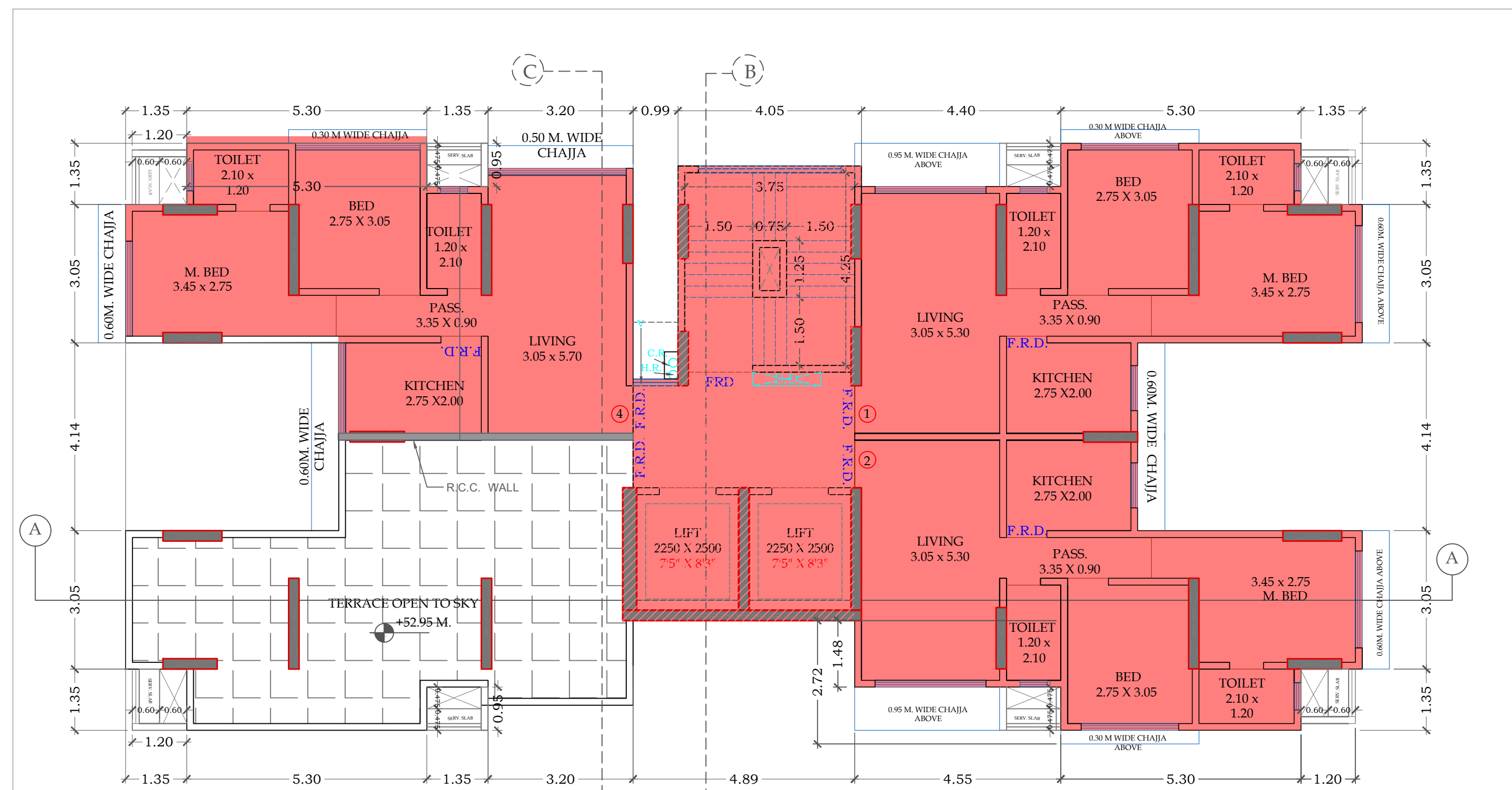


BUILT UP AREA DIAGRAM OF 6TH FLOOR
SCALE - 1:100

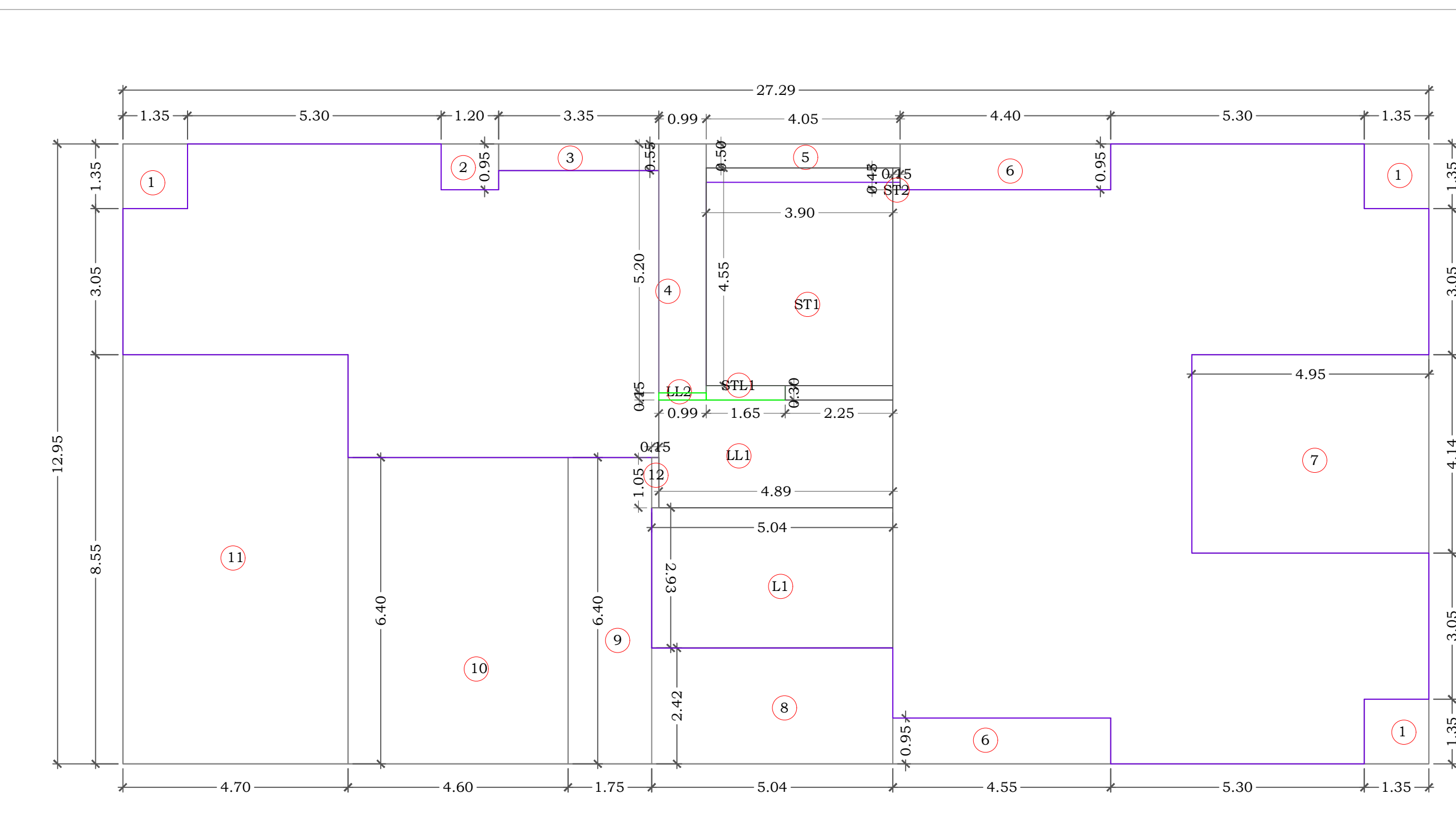
STAMP OF DATE OF APPROVAL OF PLANS

This cancels approval of the previous plans sanctioned under Auto DCR no. CHE/ES/1964/S/337[NEW] Dated 14.01.2022 Approved subject to the conditions mentioned in this office letter Auto DCR No. CHE/ES/1964/S/337[NEW]

Hemant Shriram Madhavi	Nitin Vasanthrao Patil	Pankaj Shindhar Bhor
S.E.(B.P.)S/E&T/E	A.E.(B.P)S&T	E.E.(B.P)ES-II

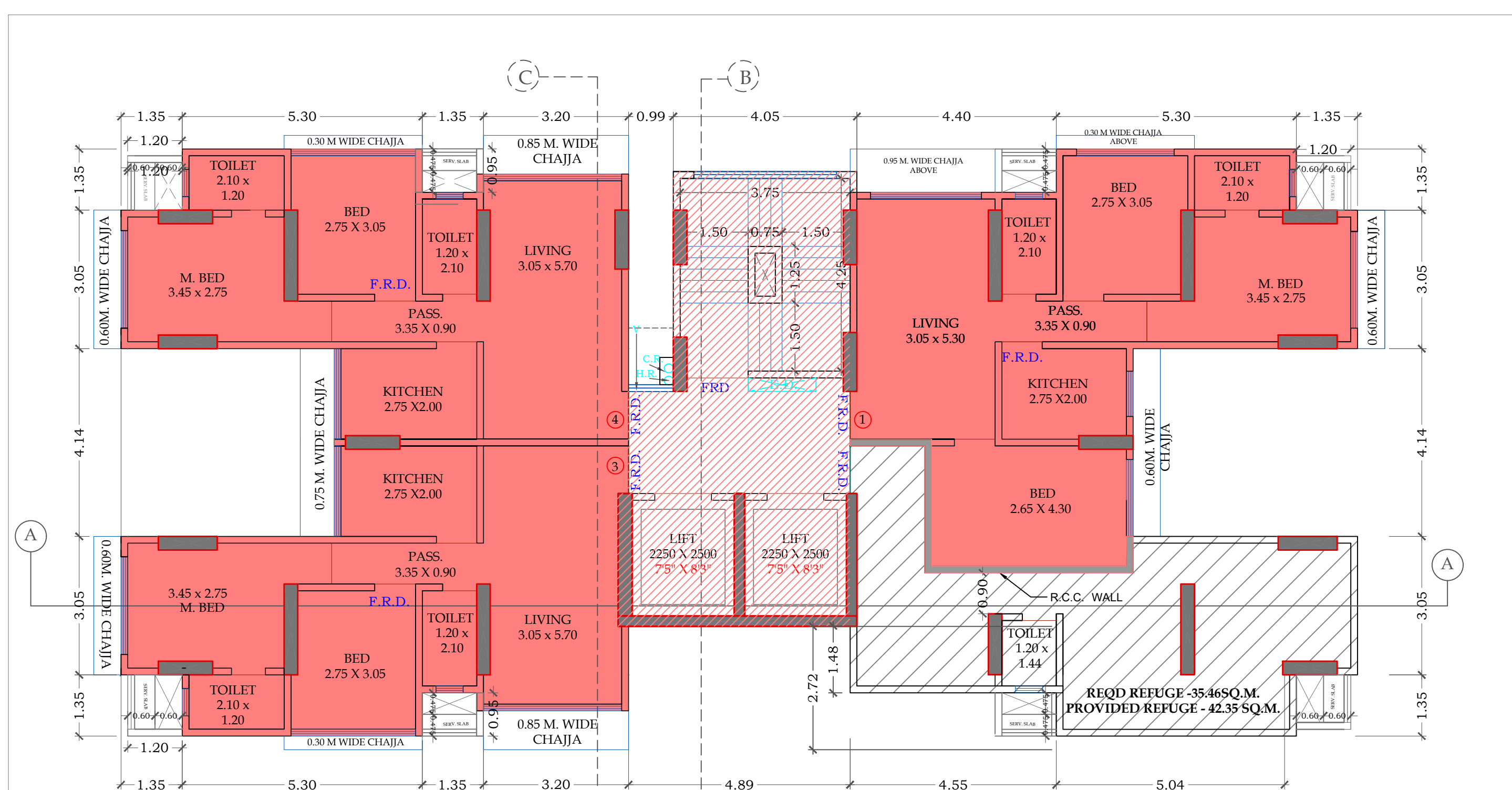


18TH FLOOR PLAN [PART]

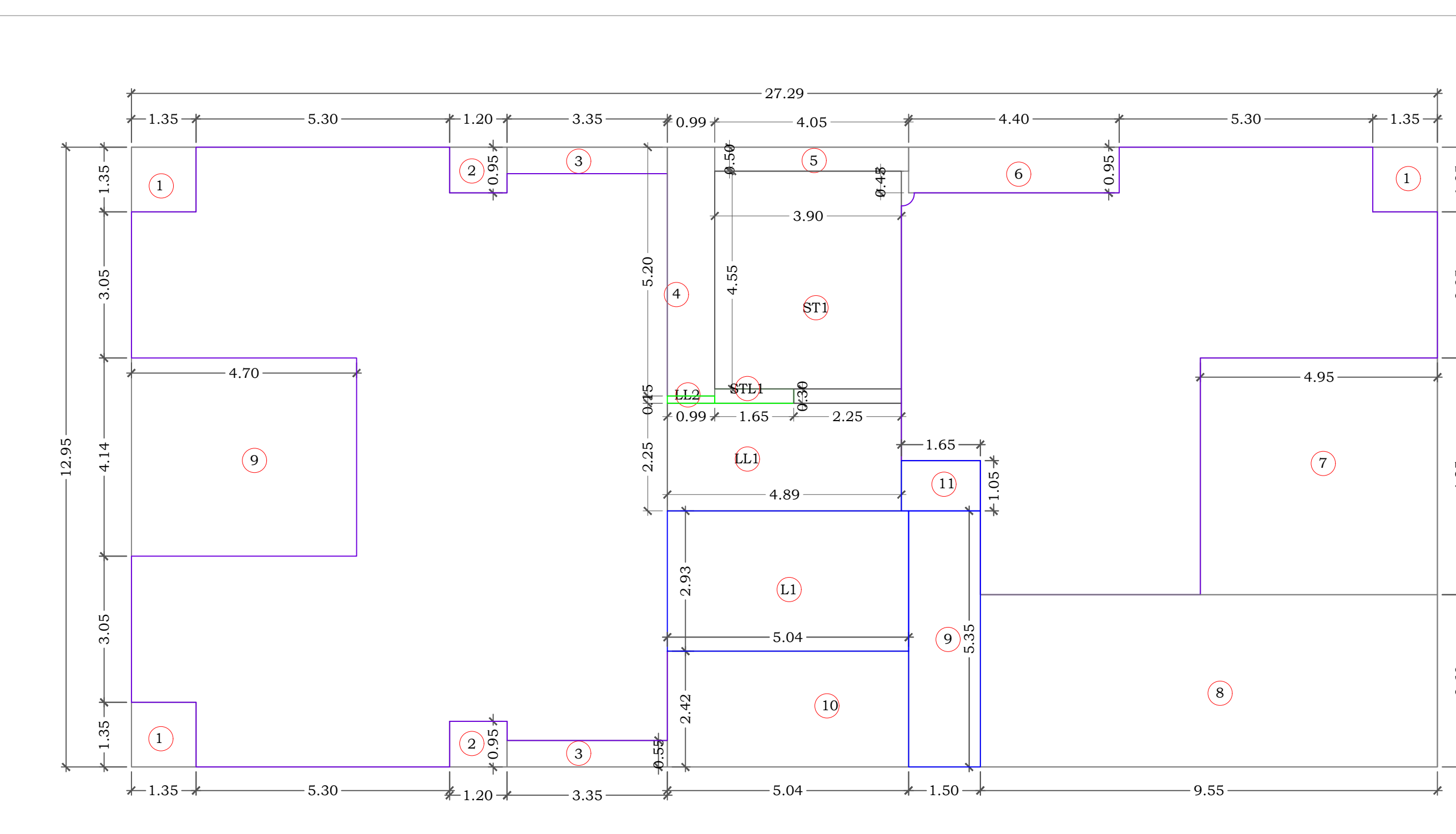


BUILT UP AREA DIAGRAM OF 18TH FLOOR [PART]
SCALE - 1:100

BUILT UP AREA CALCULATION OF 18TH FLOOR				
AREA OF BLOCK (ABCD)				
27.29 X 12.95		353.41 A		
TOTAL				
1	1.35	1.35	3	1.47
2	1.20	0.95	1	1.14
3	3.35	0.55	1	1.84
4	0.99	5.20	1	5.15
5	4.05	0.50	1	2.03
6	4.40	0.95	2	8.36
7	4.95	4.14	1	20.49
8	5.04	2.42	1	12.20
9	1.75	6.40	1	11.20
10	4.60	6.40	1	29.44
11	4.70	8.55	1	40.19
12	0.15	1.05	1	0.16
TOTAL				
NET CONSTRUCTED AREA				
A - I		137.66		
STAIRCASE & LIFT AREA CALCULATION				
A - I		215.75		
LI	5.04	2.93	1	14.77
ST1	3.90	4.55	1	17.75
ST2	0.15	0.45	1	0.07
STL1	1.65	0.30	1	0.49
LL1	4.89	2.25	1	11.00
LL2	0.99	0.15	1	0.15
TOTAL				
BUILT UP AREA (B+II)		44.23		
215.75+44.23		171.52		
171.52 SQ.MT.				

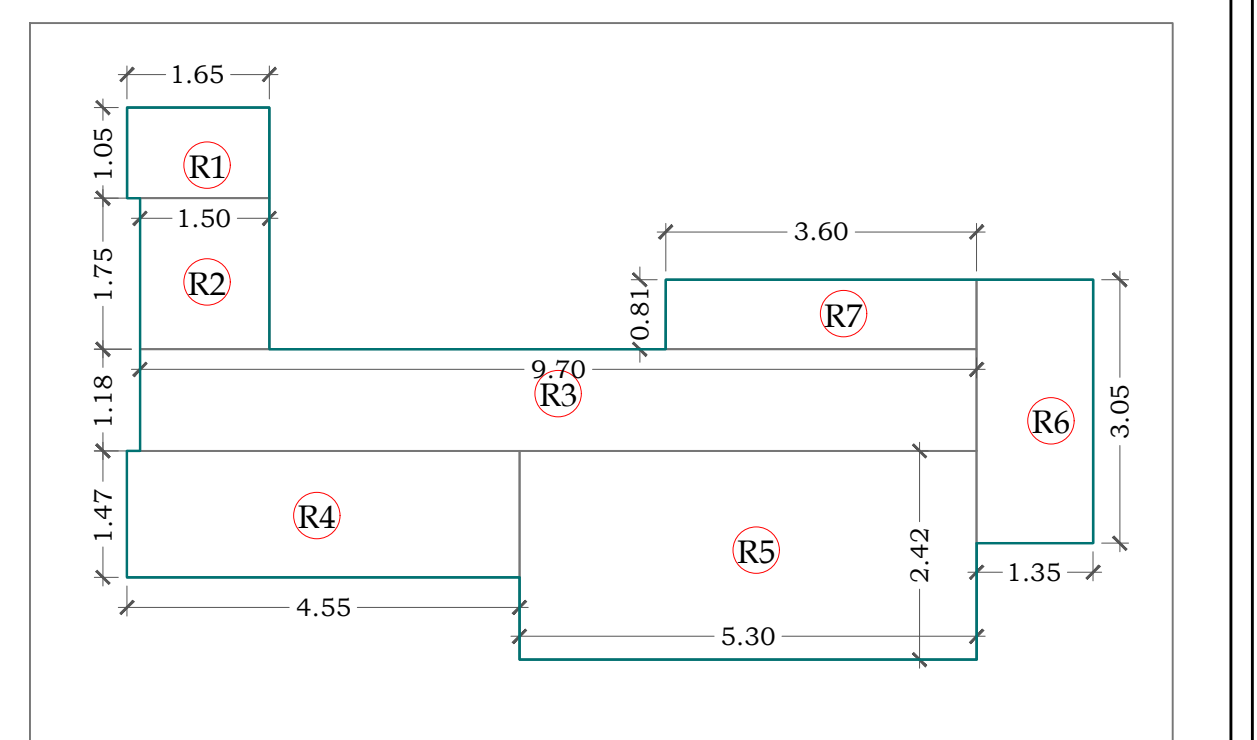


15TH FLOOR PLAN [REFUGE]



BUILT UP AREA DIAGRAM OF 15TH FLOOR
SCALE - 1:100

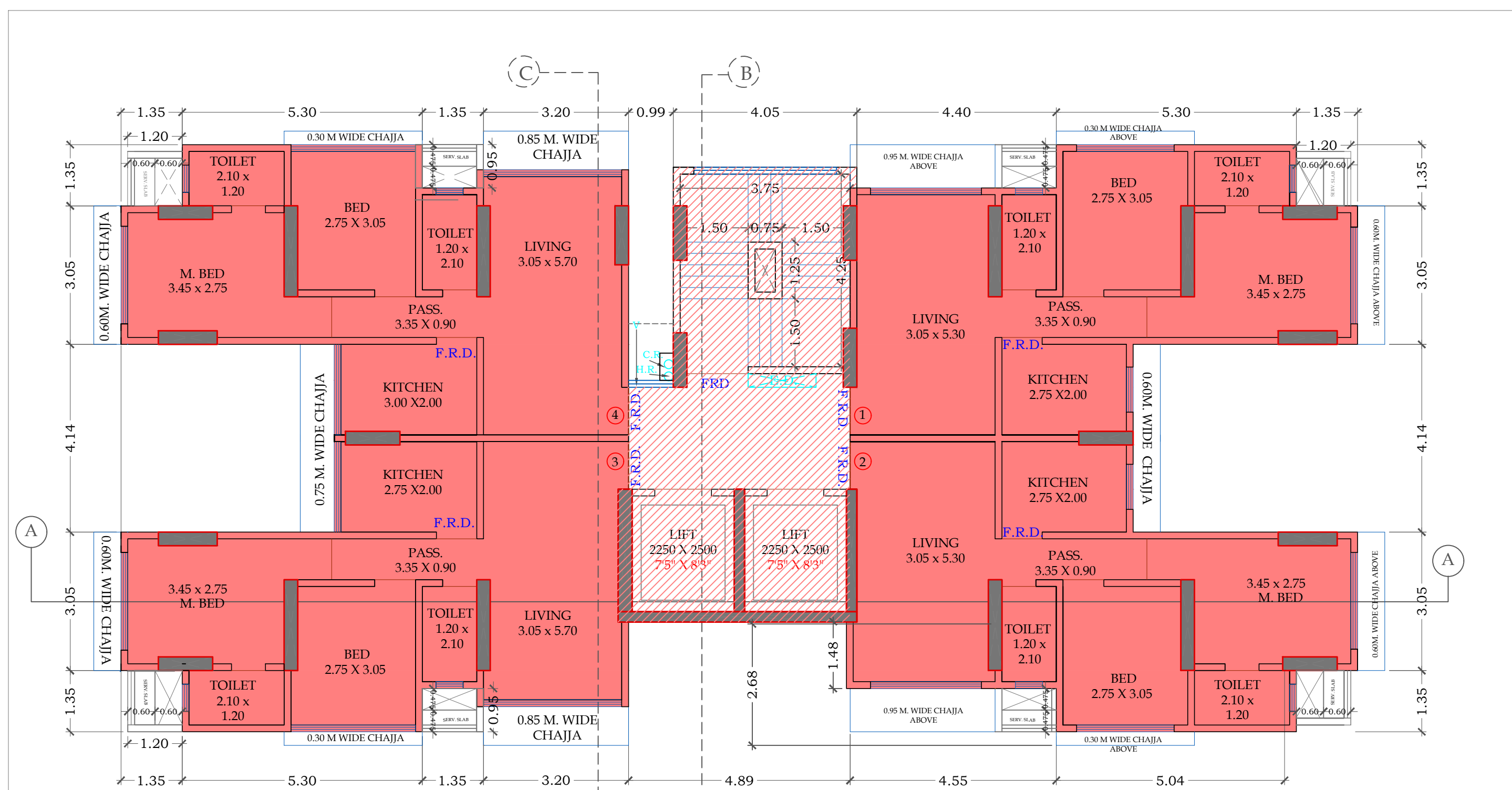
BUILT UP AREA CALCULATION OF 15TH FLOOR [REFUGE]				
AREA OF BLOCK (ABCD)				
27.29 X 12.95		353.41 A		
TOTAL				
1	1.35	1.35	3	5.47
2	1.20	0.95	2	2.28
3	3.35	0.55	2	3.69
4	0.99	5.20	1	5.15
5	4.05	0.50	1	2.03
6	4.40	0.95	1	4.18
7	4.95	4.95	1	24.50
8	9.35	3.60	1	34.38
9	1.50	5.35	1	8.02
10	5.04	2.42	1	12.20
11	1.65	1.75	1	1.73
TOTAL				
NET CONSTRUCTED AREA				
A - I		104.84		
STAIRCASE & LIFT AREA CALCULATION				
A - I		248.57		
LI	5.04	2.93	1	14.77
ST1	3.90	4.55	1	17.75
ST2	0.15	0.45	1	0.07
STL1	1.65	0.30	1	0.49
LL1	4.89	2.25	1	11.00
LL2	0.99	0.15	1	0.15
TOTAL				
BUILT UP AREA (B+II)		44.23		
248.57+44.23		205.33		
205.33 SQ.MT.				



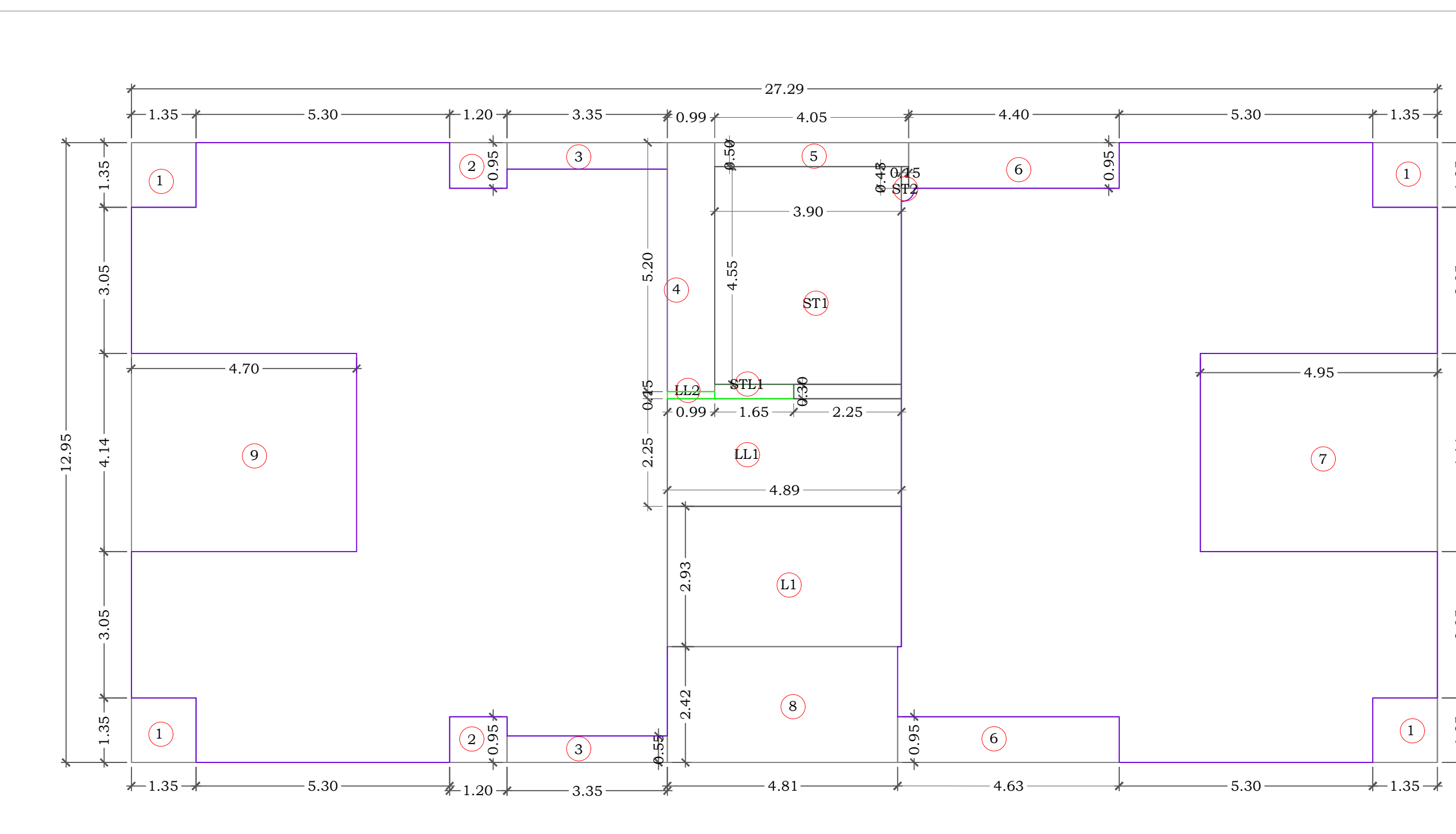
REFUGE AREA CALCULATION ON 15TH FLOOR

REFUGE AREA STATEMENT: 15TH FLOOR
AS PER RULE:
REFUGE AREA REQUIRED
4% OF THE NET AREAS OF ABOVE 24 mts
i.e. (150+180 FT.)
4% X [205.33 + (228.80 x 2)] = 834.45 SQ.MT.
TOTAL AREA = 834.45 X 4%
REFUGE AREA REQUIRED 4% = 33.38 SQ.MT.
REFUGE AREA PERMISSIBLE 4.25% = 35.46 SQ.MT.
REFUGE AREA PROVIDED = 42.35 SQ.MT.
EXCESS REFUGE AREA COUNTED IN FSI = 6.89 SQ.MT.

BUILT UP AREA CALCULATION OF REFUGE AREA ON 15TH FLOOR				
AREA OF BLOCK (ABCD)				
A		B		
C		D		
R1	1.65	1.05	1	1.73
R2	1.50	1.75	1	2.63
R3	9.70	1.18	1	11.45
R4	4.55	1.47	1	6.69
R5	5.30	2.42	1	12.83
R6	1.35	3.05	1	4.12
R7	3.60	0.81	1	2.92
TOTAL				
42.35 SQ.MT.				



9TH TO 14TH, 16TH, 17TH FLOOR PLAN
SCALE - 1:100



BUILT UP AREA DIAGRAM OF 9TH TO 14TH, 16TH, 17TH FLOOR
SCALE - 1:100

BUILT UP AREA CALCULATION OF 9TH TO 14TH, 16TH, 17TH FLOOR				
AREA OF BLOCK (ABCD)				
27.29 X 12.95		353.41 A		
TOTAL				
1	1.35	1.35	4	7.29
2	1.20	0.95	2	2.28
3	3.35	0.55	2	3.69
4	0.99	5.20	1	5.15
5	4.05	0.50	1	2.03
6	4.63	0.95	2	8.80
7	4.95	4.14	1	20.49
8	4.81	2.42	1	11.64
9	4.70	4.14	1	19.46
TOTAL				
NET CONSTRUCTED AREA				
A - I		272.99		
STAIRCASE & LIFT AREA CALCULATION				
A - I		228.80		
LI	4.89	2.93	1	14.33
ST1	3.90	4.55	1	17.75
ST2	0.15	0.45	1	0.07
STL1	1.65	0.30	1	0.49
LL1	4.89	2.25	1	11.00
LL2	0.99	0.15	1	0.15
TOTAL				
BUILT UP AREA (B+II)		43.79		
272.99+43.79		228.80		
228.80 SQ.MT.				

PROFORMA - B
CONTENTS OF THE SHEET
14TH FLOOR PLAN [REFUGE] AND BUILT UP AREA CALCULATION, 9TH - 13TH, 15TH - 18TH FLOOR PLAN AND BUILT UP AREA CALCULATION.

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RE-DEVELOPMENT ON THE PROPERTY KNOWN AS 'ASHIWAUGHOSHI CHS LTD & MILAN CHS' BEARING CTS NO. 784, 785 & 775 OF REVENUE, KANJUR - E VILLAGE IN S. WARD, DATAR COLONY, BHANDUP (E), MUMBAI-400 042.

STAMP OF DATE OF RECEIPT OF PLAN **STAMP OF APPROVAL OF PLAN**

NAME OF OWNER/APPLICANT M/s. PRATIK DEVELOPERS, K-49,APMC Market, Naraiyal Bazar, Sector-19, Navi Mumbai-400 705.	SIGNATURE VASANT MANJU BHADRA
NAME ADDRESS AND SIGNATURE OF ARCHITECT	SIGNATURE NITIN DATTATRA Y GUNJAL

ALL DIMENSIONS ARE IN METERS NORTH

CHECKED BY: NIKITA DRAWN BY: NIKITA

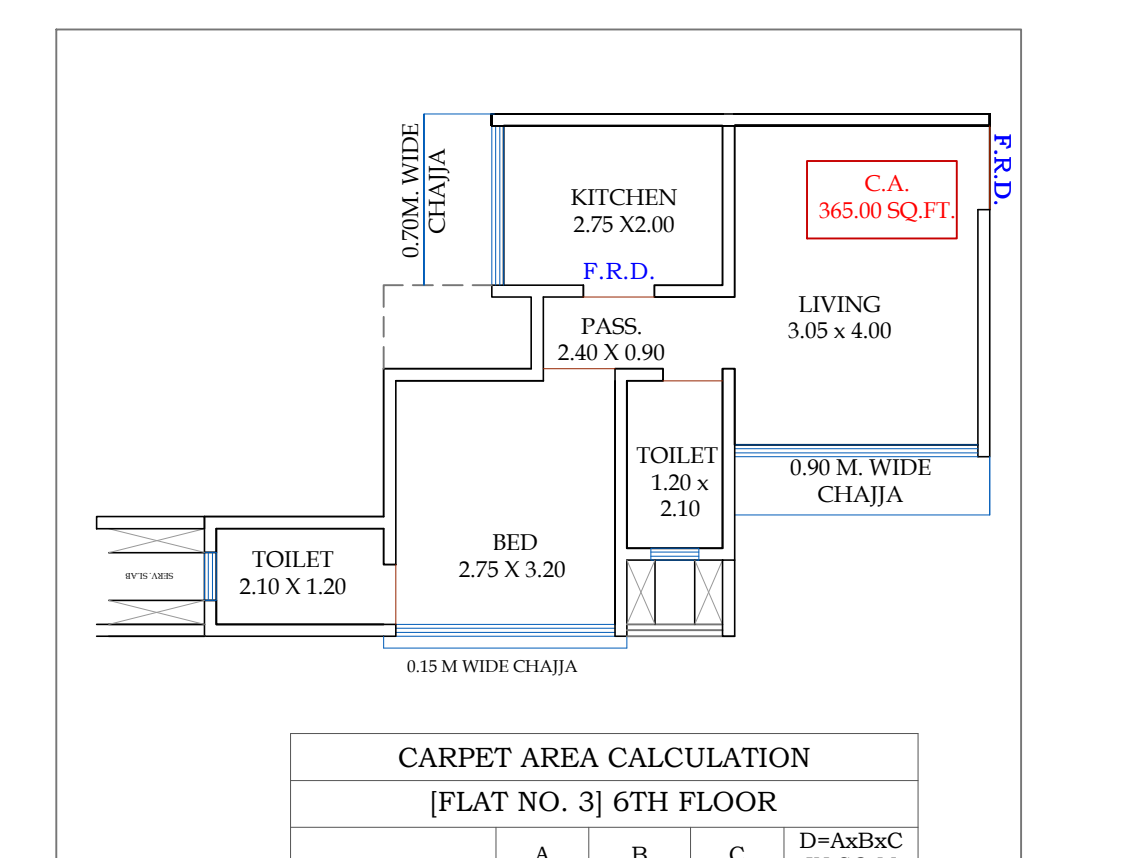
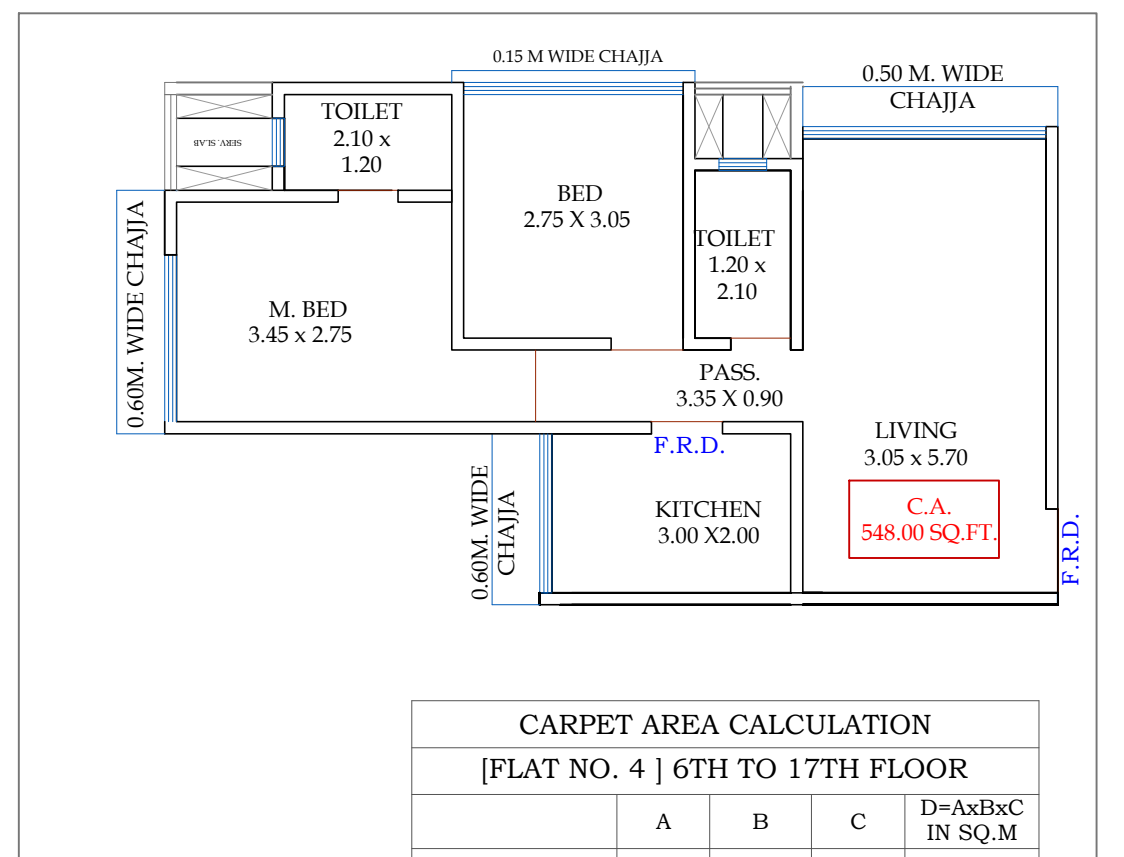
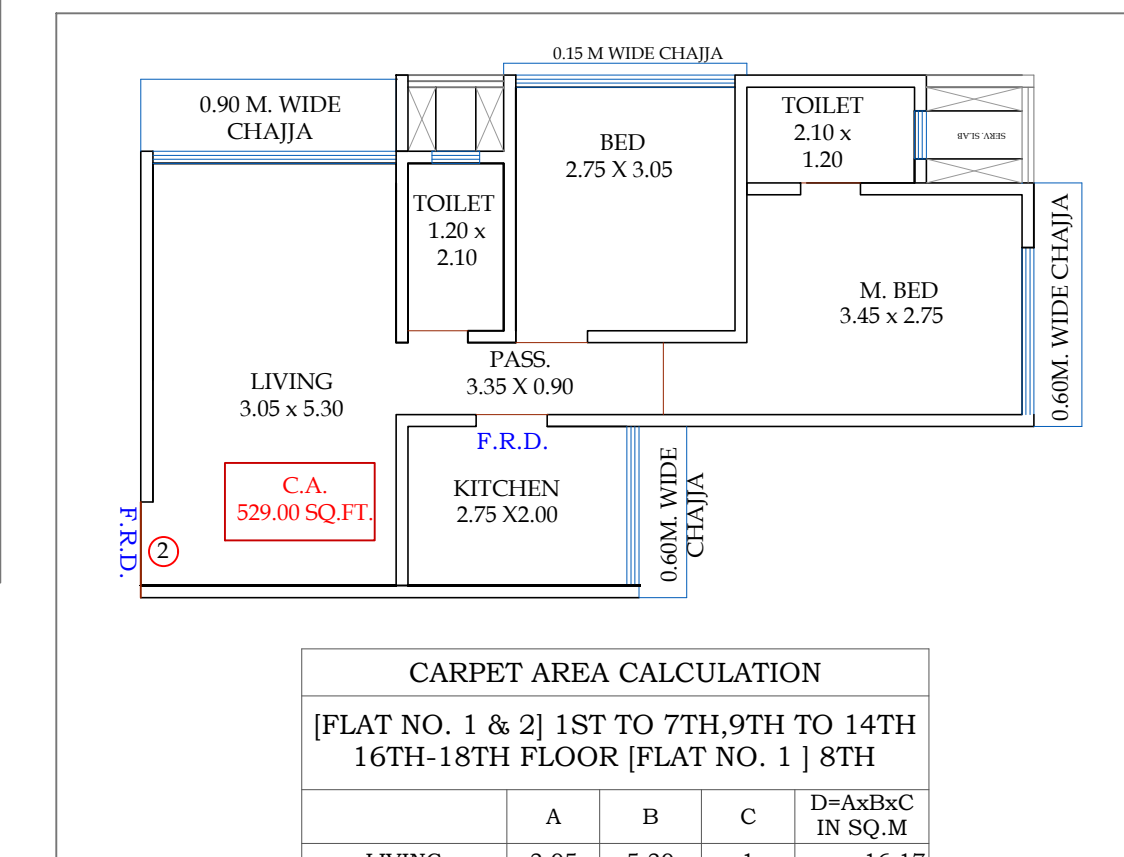
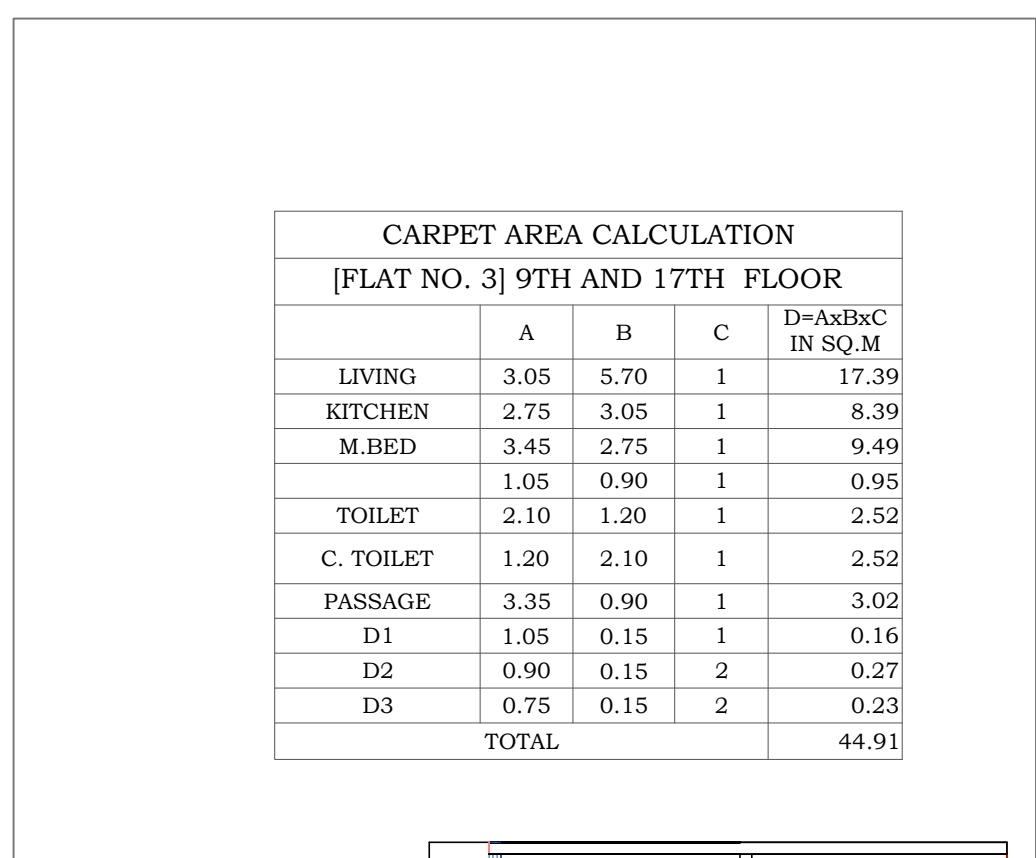
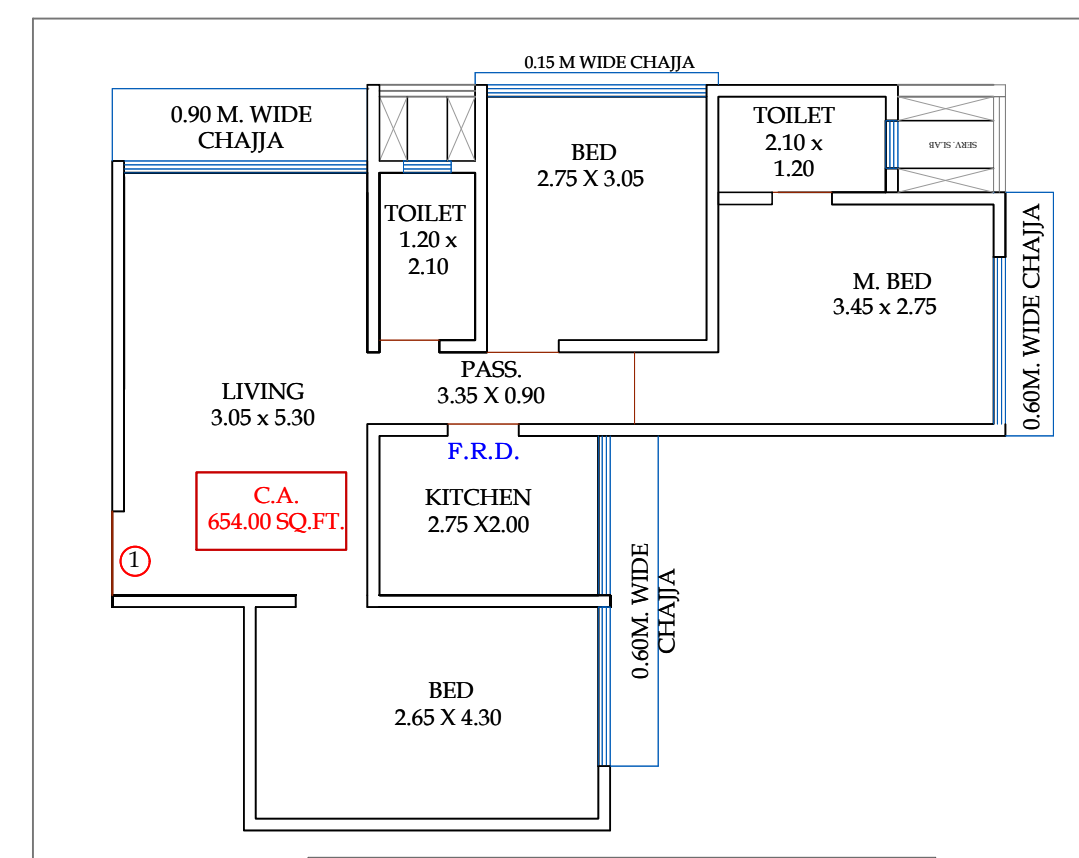
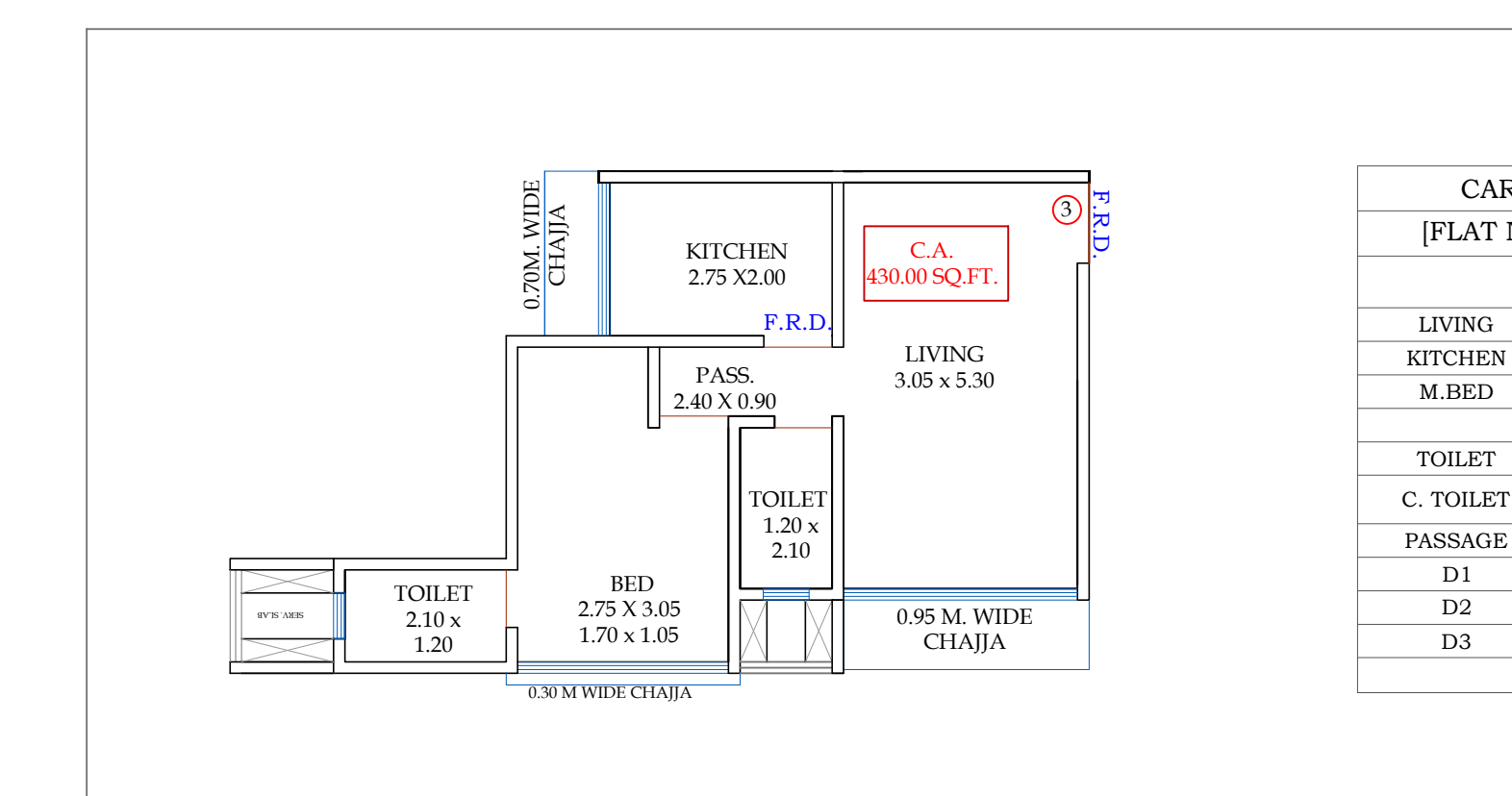
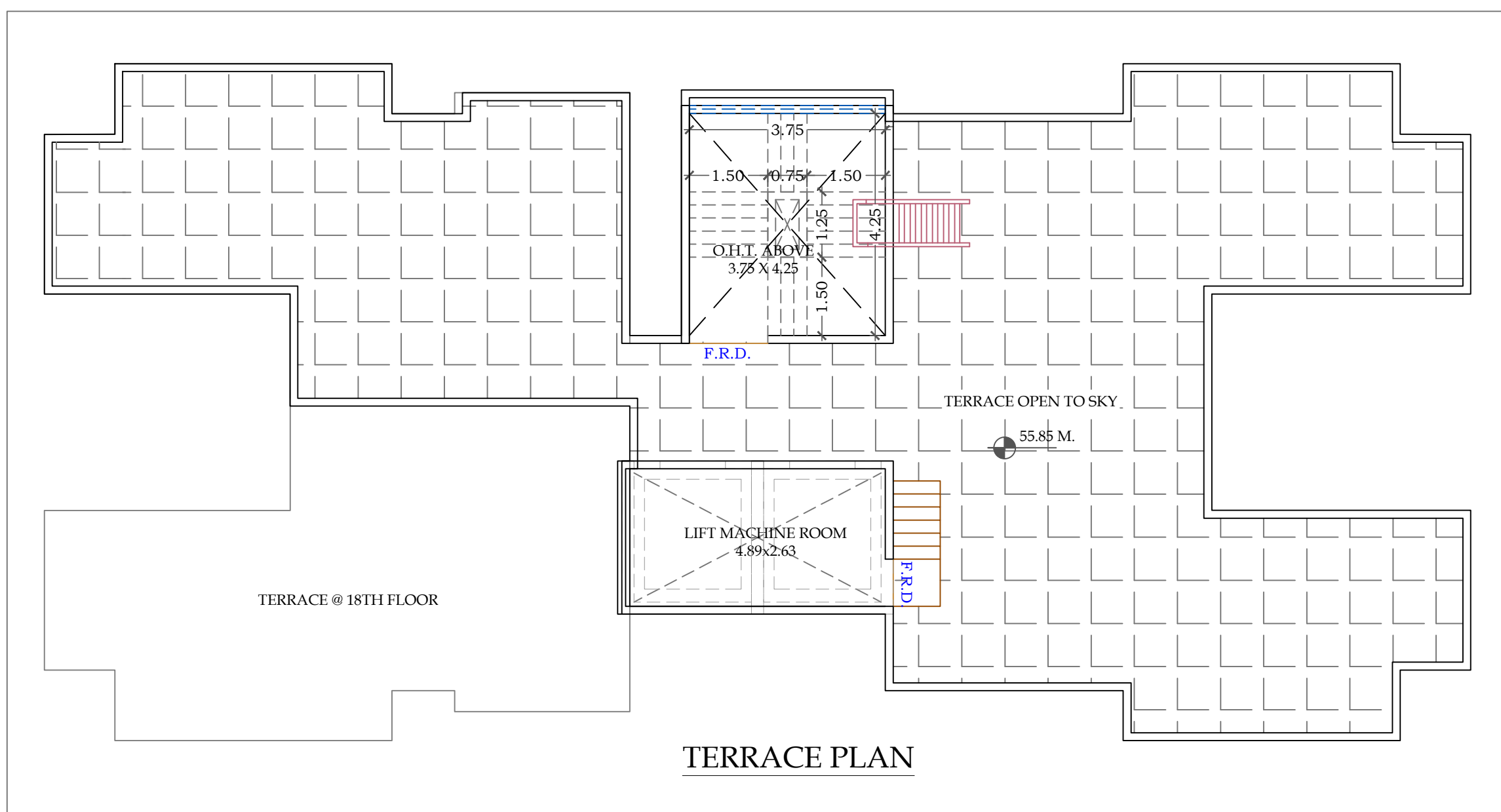
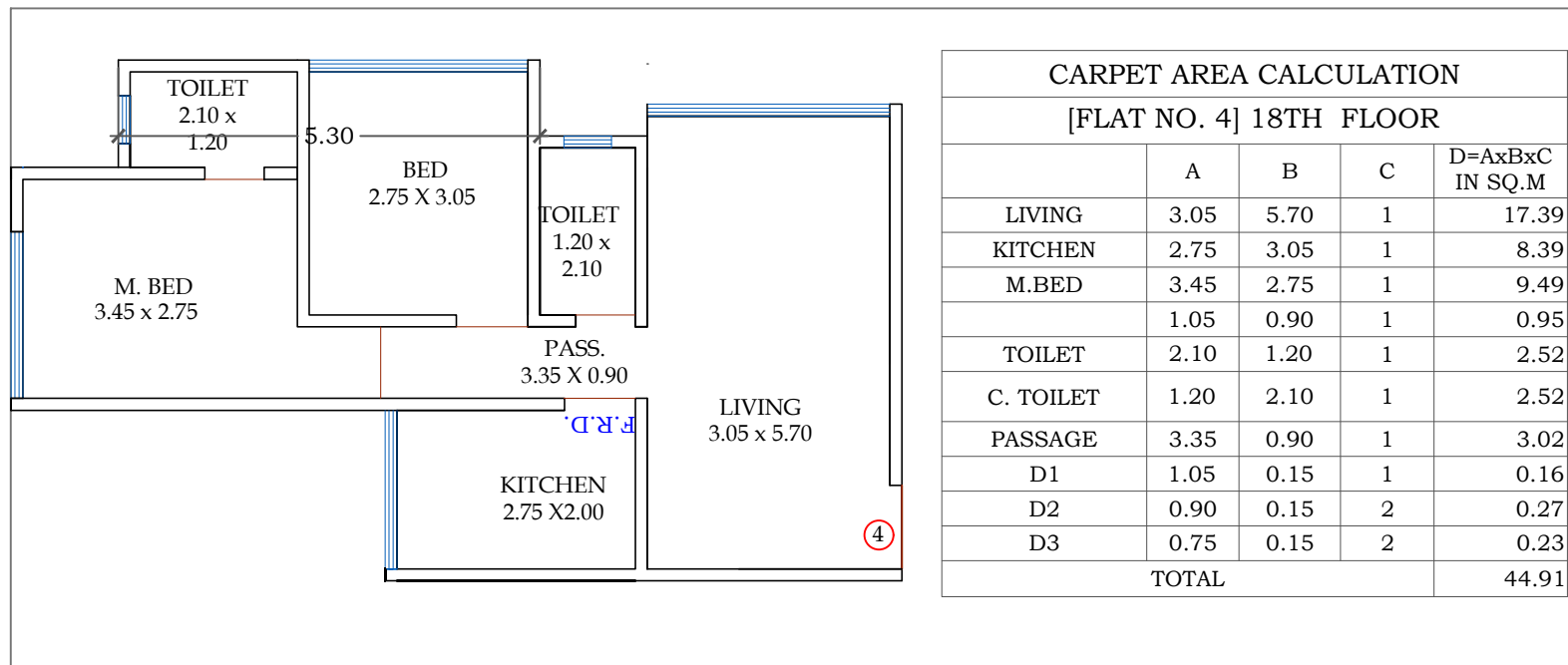
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M/s. TRYFOUR ARCHITECTS
210, BUILDING NO. 6, VITRAL, RAKHUMAI CHS,
BADLARA, MUMBAI - 400 031 INDIA
TEL. : +91-9820-998758, +91-9819907599.
Email : tryfourarchitects@hotmail.com
: arnatingunjalg@gmail.com

DRG. NO. 05/07



SECTION C-C
SCALE: 1:100



PROFORMA - B
CONTENTS OF THE SHEET

SECTION C-C: UNIT PLANS, REFUGE AREA CALCULATION, TERRACE PLAN
DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RE-DEVELOPMENT ON THE PROPERTY KNOWN AS 'ASHWAGHOSHI CHS LTD & MILAN CHS' BEARING CTS NO. 794, 795 & 797 OF REVENUE KANUR & VILLAGES IN S WARD, DATAR COLONY, BHANDUP (E), MUMBAI-400 042.

STAMP OF DATE OF RECEIPT OF PLAN STAMP OF APPROVAL OF PLAN

NAME OF OWNER/APPLICANT
M/s. PRATIK DEVELOPERS,
K-49,APMC Market, Nariyal Bazar,
Sector-19,Nav Mumbai-400 705.

SIGNATURE
VASANT MANJI BHADRA

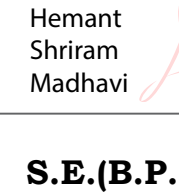
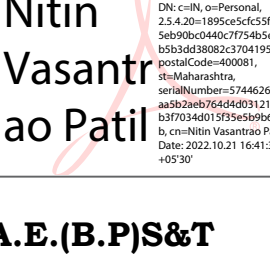
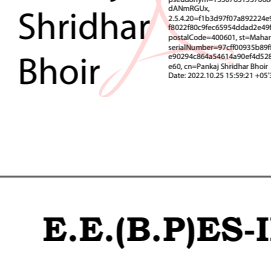
NAME ADDRESS AND SIGNATURE OF ARCHITECT
NITIN DATTATRAYA GUNJAL

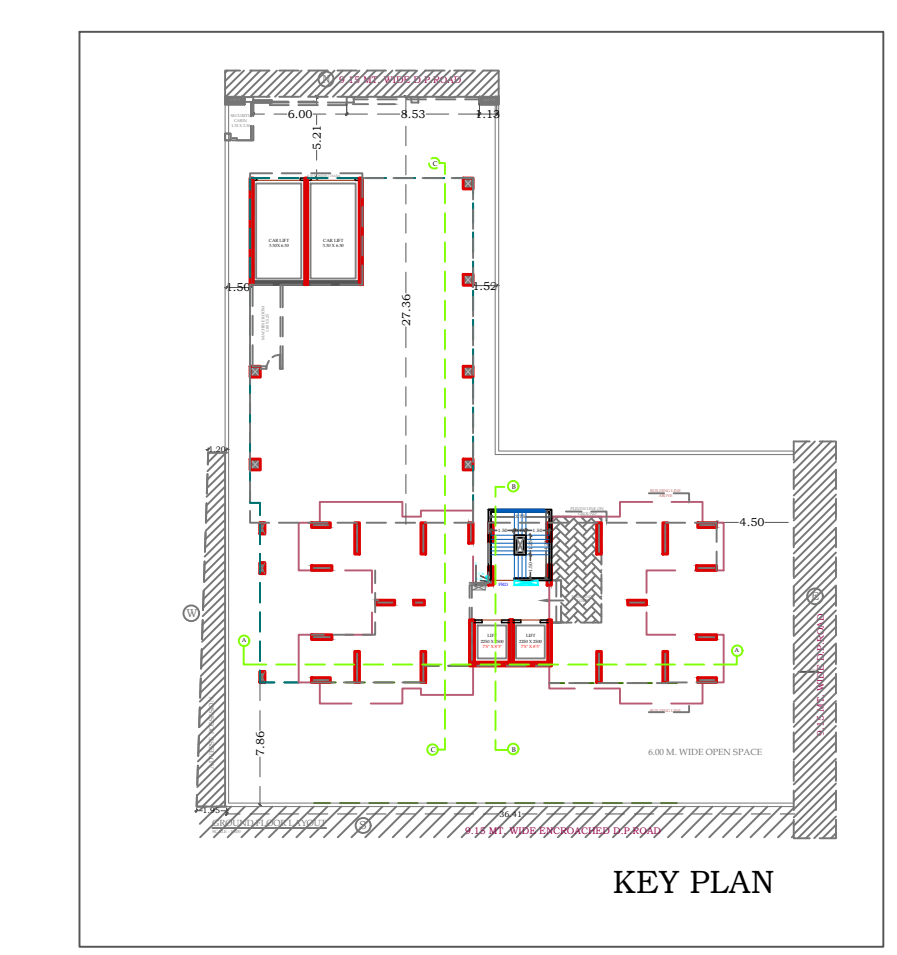
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DATE: 07.09.2022
DRG. NO.: 06 / 07

M/s. TRYFOUR ARCHITECTS
210, BUILDING NO. 6, VITHAL RAKHUMAI CHS, BALARAM KHEDEBARKAR MARG, BEHIND RAM MANDIR, WADALA, MUMBAI - 400 031, INDIA.
TEL: +91-9820 998758, +91-9819907599
Email: tryfourarchitects@gmail.com
ar.alltingunjal@gmail.com

STAMP OF DATE OF APPROVAL OF PLANS

This cancels approval to the previous plans sanctioned under Auto DCR no. CHE/ES/1964/S/337[NEW] Dated 14.01.2022 Approved subject to the conditions mentioned in this office letter Auto DCR No. CHE/ES/1964/S/337[NEW]

 Hemant Shriram Madhavi	 Nitin Vasant Rao Patil	 Pankaj Shridhar Bhoir



NOTE- ALL HEIGHTS ARE GIVEN FROM GROUND LEVEL .

PROFORMA - B

CONTENTS OF THE SHEET
SECTION A-A, SECTION B-B.

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RE-DEVELOPMENT ON THE PROPERTY KNOWN AS 'ASHWAGHOSH CHS LTD & MILAN CHS' BEARING CTS NO. 784, 785 & 775 OF REVENUE. KANJUR - E VILLAGE IN S WARD, DATTAR COLONY, BHANDUP (E), MUMBAI-400 042.

STAMP OF DATE OF RECEIPT OF PLAN STAMP OF APPROVAL OF PLAN

NAME OF OWNER/APPLICANT SIGNATURE
M/s. PRATIK DEVELOPERS,
 K-49,APMC Market, Narval Bazar,
 Sector-19,Navi Mumbai-400 705. **VASANT MANJI BHADRA**

NAME ADDRESS AND SIGNATURE OF ARCHITECT SIGNATURE
NITIN DATTATRAYA GUNJAL

ALL DIMENSIONS ARE IN METERS
 DRAWN BY: NITIN GUNJAL
 CHECKED BY: NITIN GUNJAL
 SCALE: AS SHOWN
 DATE: 07.09.2022
 DRG. NO: 07 / 07

NORTH

M/s. TRYFOUR ARCHITECTS
 210, BUILDING NO. 4, VESHA BHAKSHAN CHS,
 WADALA, BOMBAY - 400 011, INDIA
 TEL: +91 22 2554 9075, 2554 9076
 Email: info@tryfourarchitects.com
 www.tryfourarchitects.com

