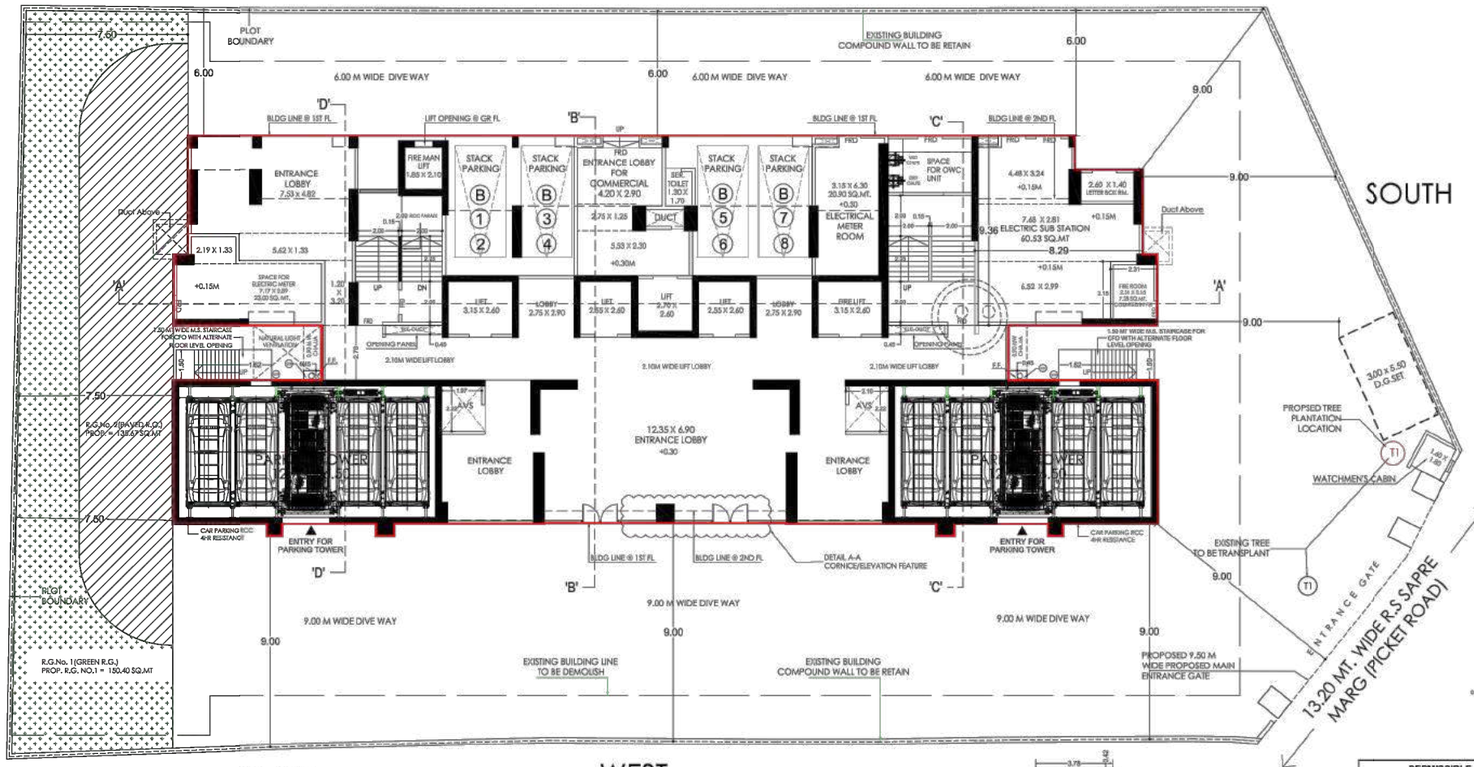
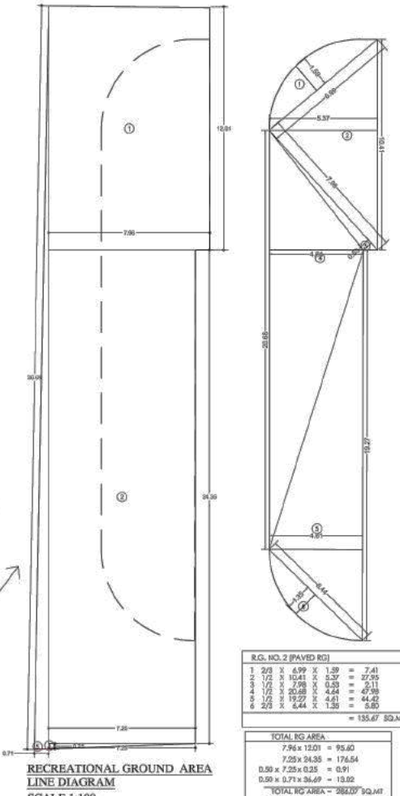


STILT FLOOR PLAN



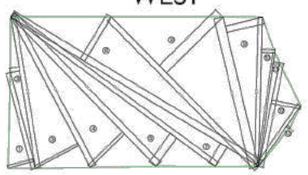
RECREATIONAL GROUND AREA LINE DIAGRAM
SCALE 1:100

R.G. NO. 2 (PAVED RG)					
1	2/3	X	6.99	X	1.39 = 7.41
2	1/2	X	10.61	X	5.37 = 27.95
3	1/2	X	7.96	X	0.53 = 2.11
4	1/2	X	20.68	X	4.44 = 45.88
5	1/2	X	19.27	X	4.61 = 44.42
6	2/3	X	6.44	X	1.35 = 5.80
					= 135.67 SQ.MT.

TOTAL RG AREA
7.96 x 12.01 = 95.60
7.25 x 24.35 = 176.54
0.50 x 7.25 x 0.25 = 0.91
0.50 x 0.71 x 36.69 = 13.02
TOTAL RG AREA = 286.07 SQ.MT
LESS RG NO.2 AREA = 135.67 SQ.MT
BAL R.G. NO.1 AREA = 150.40 SQ.MT

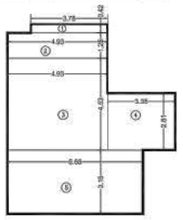
PERMISSIBLE RECREATIONAL AREA CALCULATION
10% OF PLOT AREA AS PER REGULATION 27(1) & 33(7)(8) OF DCPR 2034
2473.26 X 10 % = 247.32 SQ.MT.
PROPOSED R.G.NO.1 = 150.40 SQ.MT.
PROPOSED R.G.NO.2 = 135.67 SQ.MT.
TOTAL PROPOSED R.G. = 286.07 SQ.MT. I.E. MORE THAN PERMISSIBLE AREA

WEST

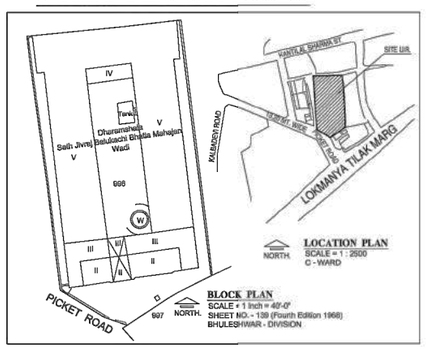


PLOT AREA LINE DIAGRAM
SCALE 1:500

FIRE ROOM CALCULATION					
1	2.31	X	3.15	=	7.28
				=	7.28 SQ.MT.

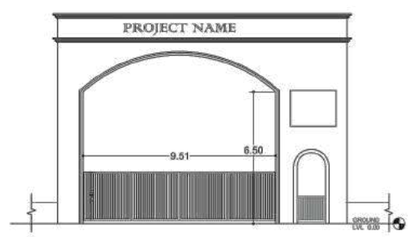


SUBSTATION AREA CALCULATION					
1	3.78	X	0.42	=	1.59
2	4.93	X	1.25	=	6.16
3	4.93	X	4.53	=	22.33
4	3.35	X	2.81	=	9.41
5	6.68	X	3.15	=	21.04
				=	60.53 SQ.MT.

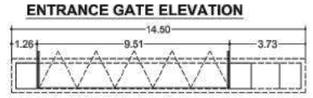


PROPOSED BLOCK PLAN

PLOT AREA STATEMENT				
SR. NO.	L	W		TOTAL
1	24.40	6.50	0.50	79.30
2	37.83	2.29	0.50	43.31
3	41.99	12.06	0.50	253.20
4	51.41	11.79	0.50	303.06
5	62.51	8.63	0.50	269.73
6	71.42	5.54	0.50	197.83
7	71.42	12.80	0.50	457.08
8	51.76	19.63	0.50	508.02
9	37.88	9.40	0.50	178.03
10	36.77	3.32	0.50	61.03
11	28.32	1.42	0.50	20.10
12	26.09	7.27	0.50	94.83
13	18.19	0.85	0.50	7.73
	TOTAL AREA			2473.26

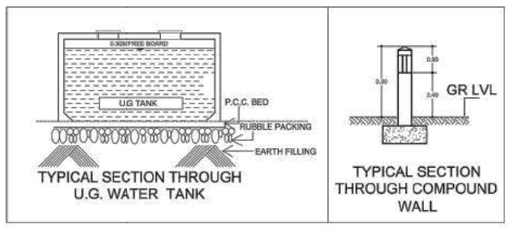


ENTRANCE GATE ELEVATION



ENTRANCE GATE PLAN

Table II								
Sr.No	Particular	RESI			NR			Total
		Rehab	Sale	Total	Rehab	Sale	Total	
1	Permissible BUA	5,043.61	3,981.61	9,025.22	2,923.77	2.09	2,925.86	11,951.07
2	Permissible Fungible	1,765.26	1,593.56	3,358.83	1,023.32	0.73	1,024.05	4,382.88
3	Total Permissible BUA	6,808.87	5,575.17	12,384.04	3,947.09	2.82	3,949.91	16,333.95
4	Proposed BUA	5,043.61	3,776.05	8,819.66	2,923.77	2.09	2,925.86	11,745.51
5	Permissible Fungible on Rehab			1,765.26			1,023.32	2,788.58
6	Rehab Fungible Proposed			1,701.94			954.96	2,656.90
7	Sale Fungible Permissible			1,593.56			0.73	1,594.29
8	Sale Fungible utilized			-				-



TYPICAL SECTION THROUGH U.G. WATER TANK

TYPICAL SECTION THROUGH COMPOUND WALL

Parking Required As per Reg. No. 44 & 33(1)(VII) of DCPR 2034					
RESIDENTIAL					
Sr. No.	Description	Built UP Area Proposed In Sq.mt.	No. of Unit Proposed	No. of Parking Required	
1	2 Tenements having carpet area upto 45.00 Sq.Mt.	39.59	48	17.00	
2	2 Tenements with carpet area exceeding 45.00 Sq.Mt. but not exceeding 60.00 Sq.mt. each	48.84	40	33.00	
3	2 Tenements with carpet area exceeding 60.00 Sq.Mt. but not exceeding 80.00 Sq.mt. each	54.45	93	23.00	
4	2 Tenements with carpet area exceeding 80.00 Sq.Mt.	78.01	35	36.00	
5		0	0	0.00	
Parking Required			216	113.00	
25% Visitor Parking				6.75	
Total: Parking Required				120.75	
Total: Parking Provided			197	121.00	A
Parking Required As per Reg. No. 44 & 33(1)(VI) of DCPR 2034 - For Commercial					
Sr. No.	Description	BuiltUP Area Proposed In Sq.mt.	No. of Unit Proposed	No. of Parking Required	
1	One Parking for every 40.00 Sq.Mt. of Floor area upto 800 Sq.Mt. and one parking space for every 80.00 Sq.mt of space areas exceeding 800.00 Sq.mt.	419.03		31.77	
2	Above 800.00 Sq.Mt.	0.00		0	
Parking Required				31.77	
				12.00	
10% Visitor Parking		-		2.68	
Total: Parking Required				16.00	B
Total: Parking Required For Resi + Comm (A + B)				136.40	C
50% Additional Parking without payment of premium				67.00	D
Sum (C + D)				203.40	E
TOTAL PARKING REQUIRED				203.40	

PROPOSED CAR PARKING TABLE		
1	CAR PARKING PROPOSED IN TOWER	196
2	CAR PARKING PROPOSED IN STILT	8
3	TOTAL CAR PARKING PROPOSED	204

BUILT UP AREA SUMMARY				
FOORS	BUILT UP AREA (SQ.MT.)	STAIRCASE, LIFT & LIFT LOBBY AREA (SQ.MT.)	NOS. OF TENANTS	PROPOSED REFUGE/SOCIETY OFFICE/AMENITY AREA (SQ.MT.)
UG	0.00	0.00	0	0.00
1ST	469.58	195.24	12	0.00
SERVICE	0.00	0.00	0	0.00
2ND	336.24	193.32	6	0.00
3RD	336.24	193.32	6	0.00
4TH	336.24	193.32	6	0.00
5TH	336.24	193.32	6	0.00
6TH (REFUGE)	209.74	226.01	4	93.79
7TH	336.24	193.32	6	0.00
8TH	336.24	193.32	6	0.00
9TH	336.24	193.32	6	0.00
10TH	336.24	193.32	6	0.00
11TH	336.24	193.32	6	0.00
12TH FLOOR	336.24	193.32	6	0.00
13TH (REFUGE)	209.77	226.01	4	118.99
14TH	336.24	193.32	6	0.00
15TH	336.24	193.32	6	0.00
16TH	336.24	193.32	6	0.00
17TH	512.53	193.25	8	0.00
18TH	512.53	193.25	8	0.00
19TH	512.53	193.25	8	0.00
20TH (REFUGE)	387.62	193.25	6	140.44
21ST	512.53	193.25	8	0.00
22ND	512.53	193.25	8	0.00
23RD	512.53	193.25	8	0.00
24TH	512.53	193.25	8	0.00
25TH	512.53	193.25	8	0.00
26TH	512.53	193.25	8	0.00
27TH (REFUGE)	387.62	193.25	6	140.44
28TH	512.53	193.25	8	0.00
29TH	512.53	193.25	8	0.00
30TH	512.53	193.25	8	0.00
31ST	512.53	193.25	8	0.00
32ND	512.53	193.25	8	0.00
33RD	512.53	193.25	8	0.00
34TH (REFUGE)	387.62	193.25	6	46.02
35TH (PART)	218.86	178.00	4	0.00
AMENITY	0.00	0.00	0	266.39
REFUGE(COUNTE D IN FSI)	60.24	0.00	0	0.00
(OR) FIRE ROOM	7.28	0.00	0	0.00
(OR) SOCIETY OFFICE	5.32	0.00	0	0.00
NET TOTAL	14402.41	6818.96	240	840.97

PERMISSIBLE FSI STATEMENT		
SR.NO.	DECRIBTION	AREA IN SQ.MT.
1	2	3
1	REHAB CARPET AREA AS PER DCPR 2034 (COLUMN NO. 12B AS PER 21 COLUMN LIST)	6639.49
	BUA CALCULATION FOR REHAB	
2	6639.49 X 1.20 (BUA)	7967.39
	TOTAL	7967.39
	BUA CALCULATION FOR SALE	
3	50% INCENTIVE BUA (REHAB BUA X 50%) (7967.39 x 50%)	3983.69
	TOTAL	3983.69
	TOTAL PERMISSIBLE BUA CALCULATION	
	TOTAL (REHAB + SALE)	11951.08

PLANS FOR APPROVAL	01
IOD PLANS	
FILE No.P - 0188/2019/(996)/C Ward/BHULESHWAR/337/1/New	

Rajesh Santoshkumar Dholay

S.E.(B.P.) CITY -III | A.E.(B.P.) CITY -II | E.E.(B.P.) CITY -Spl (B & C)

	PROFORMA - A (AS PER REGULATION 33(7) DCPR 2034)	TOTAL AREA IN SQ.MT
1	AREA OF PLOT (AS PER P.R. CARD - C.S. No. 996)	2473.26
2	DEDUCTION FOR	--
	a) ROAD SET BACK AREA	--
	b) PROPOSED ROAD	--
	c) ANY RESERVATION - (L.O.S. / A.G.S.)	--
	d) OTHER	--
3	BALANCE AREA OF PLOT (1 - 2)	2473.26
4	10% LAYOUT OPEN SPACE (E.G.) - PHYSICAL PROVISION ONLY (AS PER REGN. No. (33)(7)(8) (2473.26 X 10% = 247.33 SQ.MT.)	--
5	NET AREA OF PLOT (3 - 4)	2473.26
6	ADDITION FOR FLOOR SPACE INDEX	--
	(a) FOR D.P. ROAD	--
	(b) FOR SET BACK	--
7	TOATAL AREA (5 + 6)	2473.26
8	FLOOR SPACE INDEX PERMISSIBLE (AS PER REGN. (33)(7)(b)(a))	AS PER STATEMENT
9	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (Restricted to ____ % of the balance area vide 3 above AS PER REGN. NO. 30 TABLE 12	---
10	ADDITION FOR FLOOR SPACE INDEX AS PER REGN. NO. 30 TABLE 12	---
11	PERMISSIBLE FLOOR AREA (REHAB + 50% INCENTIVE) AS PER REGN NO. (33)(7)(1) & (3)(a) (7930.99 + 3956.46)	11951.08
12	EXISTING FLOOR AREA (CERTIFIED BY MHADA)	7385.10
13	PROPOSED BUILT UP AREA	11745.51
14	PURELY RESIDENTIAL BUILT UP AREA PROPOSED	8819.66
15	REMAINING N.R. BUILT UP AREA PROPOSED	2925.32
16	TOTAL BUILT UP AREA PROPOSED (14 + 15)	11745.51
17	FSI CONSUMED ON GROSS HOLDING 13/1	4.75
18	DETAILS OF FSI AVAILED AS PER REGN NO. 31(3) FUNGIBLE COMPENSATORY AREA — PERMISSIBLE: REHAB, SALE; PROPOSED: REHAB, SALE	
19	FUNGIBLE BUA COMPONENT VIDE DCR 31(3) FOR RESIDENTIAL = cr x (14 x 0.35) — PERMISSIBLE: 1765.26, 1593.75; PROPOSED: 1701.94, 0.00	
20	FUNGIBLE BUA COMPONENT VIDE DCR 31(3) FOR NON RESIDENTIAL = cr x (15 x 0.35) — PERMISSIBLE: 1023.32, 0.04; PROPOSED: 954.96, 0.00	
21	TOTAL FUNGIBLE BUA VIDE DCR 31(3) = (19 + 20) — PERMISSIBLE: 2788.58, 1594.29; PROPOSED: 2656.90, 0.00	
22	TOTAL GROSS PROP. BUILT UP AREA (16 + 21) — 11745.51 + 2656.90 = 14402.41	
B.	TENAMENT STATEMENT	
1	TENAMENTS PROPOSED	
2	TENEMENTS EXISTING (RESI. - 100 Nos + NON RESI. - 21 = TOTAL 121 Nos.)	121 Nos.
C	PARKING STATEMENT	
3	PARKING REQUIRED AS PER REGN. NO. 44 & 33(1)(VII) Car, Scooter / Motor Cycle, Outsider (visitors)	203 Nos
4	Covered garages permissible.	---
	Covered garages proposed: Car, Scooter / Motor Cycle, Outsider (visitors)	
	Total parking provided	204 Nos.
65	Transport vehicles parking	---
65	Spaces For transport vehicles parking required by regulations	---
66	Total no. of transport vehicles parking provided	---

P R O F O R M A – B

CONTENT OF SHEETS

STILT FLOOR PLAN , BUILT AREA SUMMARY, ENTRANCE GATE, PERMISSIBLE FSI STATEMENT, TABLE - II, PROPOSED BLOCK PLAN PLOT AREA LINE DIAGRAM AND STATEMENT, PERMISSIBLE AND PROPOSED RECREATIONAL AREA STATEMENT BLOCK & LOCATION PLAN , COMPOUND WALL, U.G. TANK SECTION

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSION OF THE SIDES, ETC. OF THE WORKED OUT IS 2473.26 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ARCHITECT

CLIENTS NAME & SIGNATURE

M/S ASHJIT REALTIES PVT.LTD.

DESCRIPTION OF PROPOSAL :

PROPOSED REDEVELOPMENT OF PROPERTY BEARING C. S. NO. 996 OF BHULESHWAR DIVISION, SITUATED AT R.S. SAPRE MARG (4 PICKET ROAD), C - WARD, MUMBAI - 400 002. UNDER 33(7)

A R C H I T E C T

AR - N. V. PATIDAR

PATIDAR ALLIANCE

CONSULTING ARCHITECTS & ENGINEERS
OFFICE NO. 11, FIRST FLOOR, TARDEO A/C MARKET BUILDING, TARDEO, MUMBAI - 400 034.
Email: patidaralliance@gmail.com Mob.: 9820039020

SHEET NO.	DRAWN BY	SCALE	CHECKED BY	DATE
01		1:100		28-05-2020