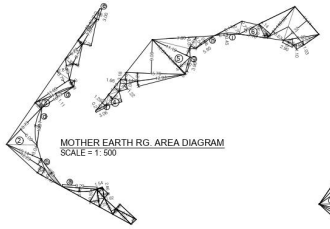
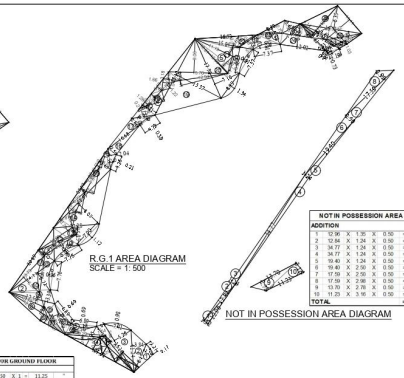


MOTHER EARTH RG. AREA DIAGRAM
SCALE = 1: 500



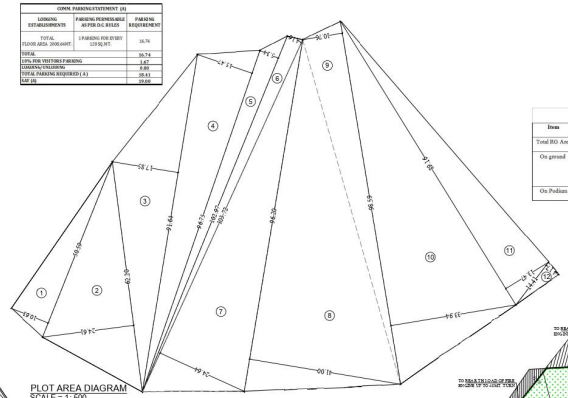
R.G.1 AREA DIAGRAM
SCALE = 1: 500

NOT IN POSSESSION AREA DIAGRAM

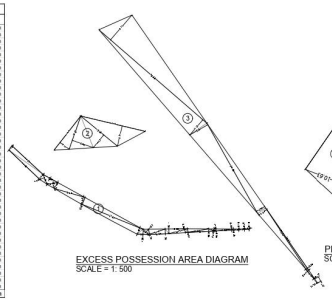
NOT IN POSSESSION AREA CALCULATION								
ADDITION								
1	12.99	X	1.35	X	0.50	=	8.77	sq.m
2	12.84	X	1.24	X	0.50	=	7.96	sq.m
3	34.77	X	1.24	X	0.50	=	21.56	sq.m
4	34.77	X	1.24	X	0.50	=	21.56	sq.m
5	19.40	X	1.24	X	0.50	=	12.03	sq.m
6	19.40	X	2.50	X	0.50	=	24.25	sq.m
7	17.59	X	2.50	X	0.50	=	21.99	sq.m
8	17.59	X	2.50	X	0.50	=	21.99	sq.m
9	12.30	X	2.78	X	0.50	=	19.04	sq.m
10	11.23	X	3.10	X	0.50	=	17.74	sq.m
TOTAL						=	181.11	sq.m

Total Commercial BUA		
Zonal Basic FSI		7,544.54
REQ. Commercial BUA	20%	1508.91
Total proposed		2,008.64
I T O R STATEMENT		
REQUIRED 20% BUA OF Flat Having Carpet < 50 sqm		
Zonal Basic FSI		7,544.54
Reqd BUA	20%	1508.908
Proposed BUA		1520.01

COMM. PARKING STATEMENT (A)		
LODGING ESTABLISHMENTS	PARKING PERMISSIBLE AS PER DCR. RULES	PARKING REQUIREMENT
TOTAL FLOOR AREA 2000.66MT.	1 PARKING FOR EVERY 120 SQ.MT.	16.74
TOTAL		16.74
10% FOR VISITORS PARKING		1.67
LOADING/UNLOADING		8.00
TOTAL PARKING REQUIRED (A)		18.41
SAY (A)		19.00



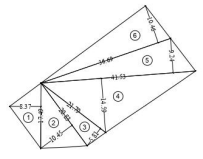
PLOT AREA DIAGRAM
SCALE = 1: 500



EXCESS POSSESSION AREA DIAGRAM
SCALE = 1: 500

SITE U/R

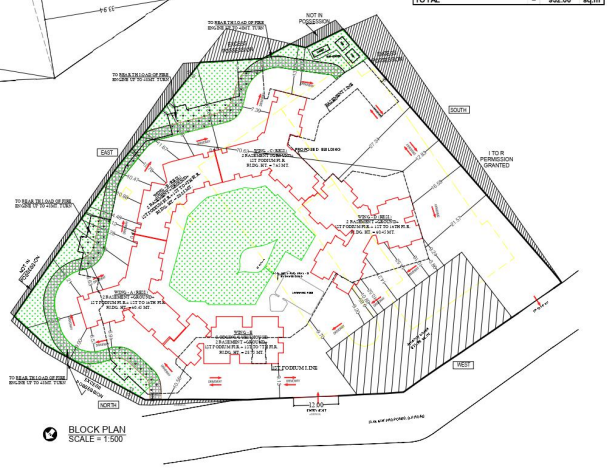
N LOCATION PLAN
(SCALE 1:4000)



AMENITY AREA DIAGRAM
SCALE = 1: 500

AMENITY AREA CALCULATION								
ADDITION								
1	17.49	X	8.37	X	0.50	=	73.20	sq.m
2	20.83	X	10.45	X	0.50	=	108.84	sq.m
3	21.79	X	5.81	X	0.50	=	63.30	sq.m
4	41.53	X	14.59	X	0.50	=	302.96	sq.m
5	41.53	X	9.24	X	0.50	=	191.87	sq.m
6	36.69	X	10.46	X	0.50	=	191.89	sq.m
TOTAL						=	932.00	sq.m

LOS - RG REQUIREMENT			
Item	RG requirement as per DCR 2034	Required RG (Sq. mt.)	Proposed RG (Sq. mt.)
Total BG Area	20 % of Net Plot Area	1508.91	1921.81
On ground	60 % of required BG area	905.35	1138.48
	BG required on mother earth (50% x 905.35)	452.67	467.12
On Podium	40% of required BG	603.57	783.32



BLOCK PLAN
SCALE = 1:500

SUB STATION AREA DIAGRAM
SCALE = 1: 500

SUB STATION AREA DEDUCTION AREA								
1	4.25	X	0.57	X	0.50	X	1 =	1.22
*	7.95	X	3.05	X	0.50	X	1 =	12.12
*	10.75	X	4.15	X	0.50	X	1 =	22.31
*	10.59	X	2.95	X	0.50	X	1 =	15.62
*	10.59	X	4.61	X	0.50	X	1 =	24.41
TOTAL							=	75.68 SQ.MT

PLOT AREA CALCULATION								
1	50.69	X	10.63	X	0.50	=	268.89	sq.m
2	62.20	X	24.61	X	0.50	=	765.37	sq.m
3	91.64	X	17.85	X	0.50	=	817.89	sq.m
4	96.75	X	15.47	X	0.50	=	748.38	sq.m
5	102.87	X	5.34	X	0.50	=	274.93	sq.m
6	103.72	X	4.16	X	0.50	=	215.74	sq.m
7	103.72	X	24.64	X	0.50	=	1277.83	sq.m
8	96.20	X	41.00	X	0.50	=	1972.05	sq.m
9	98.59	X	10.76	X	0.50	=	530.41	sq.m
10	98.59	X	33.94	X	0.50	=	1673.07	sq.m
11	89.16	X	13.47	X	0.50	=	600.49	sq.m
12	14.41	X	4.17	X	0.50	=	30.04	sq.m
TOTAL						=	9175.07	sq.m

R.G. AREA CALCULATION FOR GROUND FLOOR MOTHER EARTH RG.									
ADDITION (X)									
1	6.17	X	1.55	X	0.50	X	1 =	4.78	*
*	6.17	X	1.79	X	0.50	X	1 =	5.52	*
*	5.82	X	1.62	X	0.50	X	1 =	4.71	*
*	4.90	X	1.41	X	0.50	X	1 =	3.45	*
*	4.90	X	2.25	X	0.50	X	1 =	5.51	*
*	4.80	X	1.62	X	0.50	X	1 =	3.89	*
*	4.80	X	2.30	X	0.50	X	1 =	5.52	*
*	2.66	X	1.28	X	0.50	X	1 =	1.70	*
*	3.10	X	1.34	X	0.50	X	1 =	2.08	*
*	1.54	X	0.20	X	0.50	X	1 =	0.15	*
*	9.29	X	3.50	X	0.50	X	1 =	16.26	*
2	7.49	X	1.90	X	0.50	X	1 =	7.12	*
*	12.23	X	1.98	X	0.50	X	1 =	12.11	*
*	12.23	X	1.69	X	0.50	X	1 =	10.33	*
*	10.14	X	3.04	X	0.50	X	1 =	15.41	*
*	13.73	X	6.09	X	0.50	X	1 =	41.81	*
*	13.73	X	2.20	X	0.50	X	1 =	15.10	*
3	11.21	X	1.87	X	0.50	X	1 =	10.48	*
*	11.21	X	2.17	X	0.50	X	1 =	12.16	*
*	2.19	X	1.10	X	0.50	X	1 =	1.20	*
*	11.09	X	3.79	X	0.50	X	1 =	21.02	*
*	5.63	X	2.81	X	0.50	X	1 =	7.91	*
*	5.63	X	1.69	X	0.50	X	1 =	4.76	*
*	6.10	X	1.45	X	0.50	X	1 =	4.42	*
*	7.81	X	2.32	X	0.50	X	1 =	9.06	*
*	7.81	X	1.48	X	0.50	X	1 =	5.78	*
*	7.57	X	2.25	X	0.50	X	1 =	8.52	*
*	7.57	X	1.48	X	0.50	X	1 =	5.60	*
*	10.40	X	0.91	X	0.50	X	1 =	4.73	*
*	3.00	X	0.08	X	0.50	X	1 =	0.12	*
*	5.63	X	1.28	X	0.50	X	1 =	3.60	*
*	5.31	X	2.45	X	0.50	X	1 =	6.50	*
*	5.31	X	1.46	X	0.50	X	1 =	3.88	*
*	5.19	X	1.62	X	0.50	X	1 =	4.20	*
*	2.75	X	1.22	X	0.50	X	1 =	1.68	*
*	3.18	X	1.66	X	0.50	X	1 =	2.64	*
*	4.44	X	1.04	X	0.50	X	1 =	2.31	*
*	4.44	X	2.01	X	0.50	X	1 =	4.46	*
*	15.76	X	2.24	X	0.50	X	1 =	17.65	*
*	12.94	X	1.41	X	0.50	X	1 =	9.12	*
*	15.76	X	9.06	X	0.50	X	1 =	71.39	*
*	12.81	X	0.21	X	0.50	X	1 =	1.35	*
5	12.69	X	4.00	X	0.50	X	1 =	25.38	*
*	11.19	X	1.98	X	0.50	X	1 =	11.08	*
*	7.80	X	3.07	X	0.50	X	1 =	11.97	*
*	3.61	X	1.48	X	0.50	X	1 =	2.67	*
*	5.95	X	2.54	X	0.50	X	1 =	7.56	*
*	8.14	X	2.70	X	0.50	X	1 =	10.99	*
*	5.50	X	2.73	X	0.50	X	1 =	7.51	*
6	7.18	X	3.36	X	0.50	X	1 =	12.06	*
*	4.25	X	0.78	X	0.50	X	1 =	1.66	*
*	1.16	X	0.52	X	0.50	X	1 =	0.30	*
*	0.96	X	0.25	X	0.50	X	1 =	0.12	*
*	10.63	X	4.14	X	0.50	X	1 =	22.00	*
*	11.11	X	3.67	X	0.50	X	1 =	20.39	*
*	11.11	X	8.42	X	0.50	X	1 =	46.78	*
*	10.22	X	1.73	X	0.50	X	1 =	8.84	*
*	7.53	X	1.03	X	0.50	X	1 =	3.88	*
*	2.92	X	1.10	X	0.50	X	1 =	1.61	*
TOTAL							=	574.00	SQ.MT
DEDUCTION AREA (Y3)									
a	9.29	X	0.99	X	(2 / 3)	X	1 =	6.13	*
b	9.13	X	0.95	X	(2 / 3)	X	1 =	5.78	*
c	10.17	X	1.11	X	(2 / 3)	X	2 =	15.05	*
d	3.00	X	0.08	X	(2 / 3)	X	1 =	0.16	*
e	3.06	X	0.21	X	(2 / 3)	X	1 =	0.43	*
f	3.96	X	0.21	X	(2 / 3)	X	1 =	0.55	*
g	5.95	X	0.38	X	(2 / 3)	X	1 =	1.51	*
h	6.43	X	0.45	X	(2 / 3)	X	1 =	1.93	*
i	2.90	X	0.24	X	(2 / 3)	X	1 =	0.46	*
TOTAL							=	32.00	SQ.MT
TOTAL DEDUCTION (Y3) (Y1-Y2)							=	542.00	SQ.MT
SUBSTATION AREA (Y4)								75.68	
TOTAL MOTHER EARTH RG.AREA							=	467.12	SQ.MT

RG.-1 AREA CALCULATION FOR GROUND FLOOR									
ADDITION (X)									
1	8.15	X	2.76	X	0.50	X	1 =	11.25	*
*	3.21	X	0.17	X	(2 / 3)	X	1 =	0.36	*
2	11.24	X	3.84	X	0.50	X	1 =	21.58	*
3	15.16	X	3.26	X	0.50	X	1 =	24.67	*
*	7.41	X	0.98	X	(2 / 3)	X	1 =	4.84	*
4	11.84	X	1.93	X	0.50	X	1 =	11.29	*
4	21.02	X	5.95	X	0.50	X	1 =	62.53	*
5	8.70	X	2.38	X	0.50	X	1 =	10.35	*
6	8.66	X	2.41	X	0.50	X	1 =	10.44	*
7	8.66	X	5.16	X	0.50	X	1 =	22.34	*
8	12.59	X	5.36	X	0.50	X	1 =	33.74	*
9	12.59	X	3.39	X	0.50	X	1 =	21.24	*
10	14.71	X	5.72	X	0.50	X	1 =	42.07	*
11	20.89	X	5.23	X	0.50	X	1 =	54.63	*
12	8.85	X	6.66	X	0.50	X	1 =	29.47	*
13	12.28	X	5.25	X	0.50	X	1 =	32.24	*
*	7.90	X	1.12	X	(2 / 3)	X	1 =	5.90	*
14	21.93	X	8.05	X	0.50	X	1 =	88.27	*
15	25.77	X	3.67	X	0.50	X	1 =	47.29	*
*	3.34	X	2.04	X	0.50	X	1 =	3.40	*
16	10.68	X	2.59	X	0.50	X	1 =	13.83	*
17	10.68	X	2.66	X	0.50	X	1 =	14.20	*
*	6.24	X	2.00	X	0.50	X	1 =	6.24	*
*	6.24	X	3.12	X	0.50	X	1 =	9.73	*
18	23.10	X	4.21	X	0.50	X	1 =	48.65	*
19	23.10	X	13.57	X	0.50	X	1 =	156.73	*
20	17.28	X	7.18	X	0.50	X	1 =	62.39	*
*	8.29	X	1.34	X	(2 / 3)	X	1 =	7.41	*
21	15.84	X	6.95	X	0.50	X	1 =	55.04	*
22	16.72	X	3.83	X	0.50	X	1 =	32.02	*
*	7.37	X	3.62	X	0.50	X	1 =	13.34	*
23	8.38	X	5.12	X	0.50	X	1 =	21.25	*
*	7.63	X	3.63	X	0.50	X	1 =	13.85	*
24	12.02	X	6.16	X	0.50	X	1 =	37.02	*
*	10.63	X	0.31	X	0.50	X	1 =	1.65	*
*	3.19	X	0.73	X	0.50	X	1 =	1.16	*
*	12.34	X	2.48	X	0.50	X	1 =	15.30	*
*	13.61	X	1.89	X	0.50	X	1 =	12.86	*
25	16.71	X	3.40	X	0.50	X	1 =	28.41	*
*	16.71	X	4.01	X	0.50	X	1 =	33.55	*
TOTAL							=	1163.57	SQ.MT
DEDUCTION AREA (Y1)									
a	6.89	X	0.69	X	(2 / 3)	X	2 =	6.34	*
b	7.76	X	0.86	X	(2 / 3)	X	2 =	8.90	*
c	4.26	X	0.21	X	(2 / 3)	X	1 =	0.60	*
d	4.79	X	0.39	X	(2 / 3)	X	1 =	1.25	*
e	7.37	X	0.81	X	(2 / 3)	X	2 =	7.96	*
f	8.79	X	0.08	X	(2 / 3)	X	1 =	0.04	*
TOTAL							=	25.08	SQ.MT
TOTAL DEDUCTION (Y3) (Y1-Y2)							=	1138.49	SQ.MT

EXCESS POSSESSION AREA CALCULATION									
ADDITION									
1	11.59	X	1.40	X	0.50	=	7.97	sq.m	
*	11.40	X	1.58	X	0.50	=	9.01	sq.m	
*	2.92	X	1.34	X	0.50	=	1.89	sq.m	
*	4.40	X	1.79	X	0.50	=	3.96	sq.m	
*	2.89	X	1.42	X	0.50	=	2.05	sq.m	
*	8.98	X	1.79	X	0.50	=	7.98	sq.m	
*	8.90	X	1.90	X	0.50	=	8.39	sq.m	
*	17.84	X	2.04	X	0.50	=	18.20	sq.m	
*	17.64	X	1.90	X	0.50	=	16.96	sq.m	
*	3.01	X	1.30	X	0.50	=	2.05	sq.m	
*	4.74	X	1.34	X	0.50	=	3.18	sq.m	
*	4.74	X	1.34	X	0.50	=	3.18	sq.m	
*	5.52	X	1.26	X	0.50	=	3.50	sq.m	
*	5.08	X	1.25	X	0.50	=	3.34	sq.m	
*	5.14	X	0.84	X	0.50	=	2.16	sq.m	
*	6.33	X	0.69	X	0.50	=	2.88	sq.m	
*	7.01	X	0.65	X	0.50	=	2.47	sq.m	
*	1.79	X	0.53	X	0.50	=	0.47	sq.m	
*	1.79	X	0.13	X	0.50	=	0.12	sq.m	
*	4.83	X	0.55	X	0.50	=	1.30	sq.m	
*	4.83	X	0.26	X	0.50	=	0.64	sq.m	
*	2.52	X	0.25	X	0.50	=	0.27	sq.m	
*	2.52	X	0.19	X	0.50	=	0.20	sq.m	
*	1.41	X	0.19	X	0.50	=	0.13	sq.m	
*	1.41	X	0.10	X	0.50	=	0.07	sq.m	
*	1.41	X	0.10	X	0.50	=	0.07	sq.m	
2	11.07	X	3.05	X	0.50	=	17.04	sq.m	
*	9.40	X	2.90	X	0.50	=	20.57	sq.m	
*	7.79	X	4.42	X	0.50	=	28.07	sq.m	
*	12.77	X	3.42	X	0.50	=	27.18	sq.m	
3	38.00	X	8.75	X	0.50	=	166.25	sq.m	
*	38.00	X	5.38	X	0.50	=	102.22	sq.m	
*	27.79	X	5.54	X	0.50	=	76.98	sq.m	
*	27.79	X	2.58	X	0.50	=	35.85	sq.m	
*	20.63	X	2.59	X	0.50	=	26.94	sq.m	
*	19.61	X	0.44	X	0.50	=	4.31	sq.m	
*	13.90	X	0.48	X	0.50	=	3.34	sq.m	
*	3.70	X	0.42	X	0.50	=	0.65	sq.m	
*	1.35	X	0.17	X	0.50	=	0.11	sq.m	
*	1.35	X	0.22	X	0.50	=	0.15	sq.m	
TOTAL						=	638.71	sq.m	

BUILT UP AREA SUMMARY TOWER- (A TO E)					
FLOOR	TOWER A	TOWER B	TOWER C	TOWER D	TOWER E
2ND BASEMENT					
1ST BASEMENT					
STILT FLR. COUNTED IN FSI	52.23				
1ST PODIUM FLOOR	304.31	198.80	305.28	348.46	251.08
1ST FLOOR	304.42	198.80		347.65	251.08
2ND FLOOR	304.42	198.80		347.65	251.08
3RD FLOOR	304.42	198.80		347.65	251.08
4TH FLOOR	304.42	198.80		365.92	251.08
5TH FLOOR	304.42			386.14	251.08
6TH REFUGE FLOOR	215.72			266.45	251.08
7TH FLOOR	304.42			386.14	251.08
8TH FLOOR	304.42			386.14	-
9TH FLOOR	304.42			386.14	-
10TH FLOOR	304.42			386.14	-
11TH FLOOR	304.42			386.14	-
12TH FLOOR	301.96			386.14	-
13TH REFUGE FLOOR	252.01			322.93	-
14TH FLOOR	304.42			386.14	-
15TH FLOOR	304.42			386.14	-
16th FLOOR	304.42			386.14	-
17th FLOOR				0.00	-
18th FLOOR					
TOTAL	5083.69	994.00	305.28	6208.11	2008.64

STAIRCASE LIFT LOBBY AREA SUMMARY WING- (A TO E)					
FLOOR	WING A	WING B	WING C	WING D	WING E
2ND BASEMENT					
1ST BASEMENT					
GROUND FLOOR	0	0	0	0	0
1ST PODIUM FLOOR	53.84	49.21	55.37	67.34	63.63
1ST FLOOR	53.74	49.21		67.04	63.63
2ND FLOOR	53.74	49.21		67.04	63.63
3RD FLOOR	53.74	49.21		67.04	63.63
4TH FLOOR	53.74	49.21		67.04	63.63
5TH FLOOR	53.74			67.04	63.63
6TH REFUGE FLOOR	53.74			64.98	63.63
7TH FLOOR	53.74			65.26	63.63
8TH FLOOR	53.74			65.26	-
9TH FLOOR	53.74			65.26	-
10TH FLOOR	53.74			65.26	-
11TH FLOOR	53.74			65.26	-
12TH FLOOR	55.96			65.26	-
13TH REFUGE FLOOR	56.89			64.89	-
14TH FLOOR	53.74			65.26	-
15TH FLOOR	53.74			65.26	-
16th FLOOR	53.74			65.26	-
TOTAL	919.05	246.05	55.37	1119.75	509.04

PROFORMA -A	1/19
BLOCK PLAN, LOCATION PLAN, PARKING STATEMENT, R.G. AREA STATEMENT, BUILT-UP AREA SUMMARY.	
Approved subject to the conditions mentioned in this office Letter No. P-2373/2019(386 And Other)/M/E Ward/DEONAR-E	

UGALE TUSHAR VITTHA LRAO	MAHESH B SINKAR	DEELIP PARASHARAM PATIL
S.E./B.P./M-III	A.E./B.P./ M WARD	EX.ENG./B.P./ES-1

PROFORMA - A (As per DCPR 2034)

				DCPR 2034
				Sq.Mt.
1	Gross plot area as per PR card = 9970.60 as per Title Certificate = 8476.50			8,476.50
	a	Area of reservation		-
	b	Area of Road setback		-
	c	Area of DP road		-
2	Deductions for			
	A			
		For Reservation road area		-
		a Setback area as per DCR 16		-
		b DP road area as per DCR 16		-
		c Reservation area as per DCR 17		-
		Total of 2A		-
	B	For Amenity area		
		a Area of amenity as per DCR 14(a)		-
		b Area of 5% amenity	10%	935.06
		c Area of amenity as per DCR 15		-
		d Area of amenity as per DCR 35		-
		Total of 2B		935.06
	C	Deduction for existing BUA to be retained		
		a Land component of the same		-
		Total of 2C		-
3	Total Deductions [Total of 2A+2B+2C]			935.06
4	Balance area of plot [1-3]			7,544.54
5	Deduction for 10% BG		(0%)	-
6	Net plot area for development [4]			7,544.54
7	Zonal Basic FSI		1.00	7,544.54
8	Additional Premium FSI		0.50	3,772.27
9	Permissible TDR including fipad setack X 2 + ACD x 2		-	-
10	Permissible BUA [7+8+9]			11,316.81
11	Proposed RESIDENTIAL BUA			9,328.72
12	Proposed COMM. BUA			1,990.08
	a	i Permissible fungible BUA without premium		
		ii Availed fungible BUA without premium		
	b	i Proposed fungible BUA with premium Resi.	35%	3,264.25
		ii Proposed fungible BUA with premium Comm.	35%	19.56
13	Total Gross BUA 13 = 10[iii]+11			14,599.72
14	FSI CONSUMED			1.90
C	TENEMENT STATEMENT			
1	PROPOSED AREA			14,599.72
2	DEDUCT NON-RESI. AREA			
3	AREA AVAILABLE FOR TENEMENTS			
4	TENEMENT PERMA. (AS25/HECTARE)			656.99
5	TENEMENTS PROPOSED			163.00
6	TENEMENTS EXISTING			-
7	TOTAL TENEMENT			-
D	TENEMENT STATEMENT			
1	PARK. REQD. BY PLOT			-
2	COVERED GARAGE PERMISSIBLE			218
3	COVERED GARAGE PROPOSED			-
4	TOTAL PARK. PROVIDED			424

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED DEVELOPMENT ON PLOT BEARING C.T.S. NO 395,395/1 TO 395/10 OF VILLAGE DEONAR M/E WARD,MUMBAI- 400088.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
		1/19	
	SCALE	DATE	CHECKED BY
	1:500		
REVISIONS	DESCRIPTION :		
R-0			

NAME AND ADDRESS OF DESIGN ARCHITECT

Ingrain
5th FL, ITTS House, Kala Ghoda, Fort Mumbai.400001
Email ID:ingrain@ingrainarchitects.com
Website:www.ingrain.co

NAME OF THE OWNER	SIGNATURE
M/s.PURAVANKARA Ltd. 130/1 ,ULSOOR ROAD, BENGALURU- 560042.	SUJIT DATTATRAY MORE

NAME ADDRESS AND SIGNATURE OF LICENSED SURVEYER — SIGNATURE

SPACE ARCHITECTS
B-106, Nahoj Building,
Mulund Goregaon Link Road
Mulund (w), Mumbai : 4000 80
SHASHIKAN T LAXMAN JADHAV