

**PLOT AREA DIAGRAM**  
SCALE - 1:500

**BUILT UP AREA CALCULATION**

GROUND FLOOR	
A	15.44 X 18.15 X 1 NO = 280.24 SQ.MT.
B	2/3 X 3.50 X 0.39 X 1 NO = 0.91 SQ.MT.
TOTAL ADDITION = 281.15 SQ.MT.	

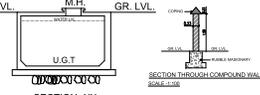
**DEDUCTIONS**

1	2.00 X 2.60 X 1 NO = 5.20 SQ.MT.
2	1.86 X 2.60 X 1 NO = 4.84 SQ.MT.
3	3.54 X 7.85 X 1 NO = 27.79 SQ.MT.
4	2.20 X 3.11 X 1 NO = 6.84 SQ.MT.
5	1.55 X 1.64 X 1 NO = 2.54 SQ.MT.
6	1.55 X 5.25 X 1 NO = 8.14 SQ.MT.
7	0.50 X 2.78 X 7.48 X 1 NO = 10.40 SQ.MT.
8	0.50 X 3.50 X 1.52 X 1 NO = 2.31 SQ.MT.
9	0.50 X 9.36 X 1.28 X 1 NO = 6.00 SQ.MT.
10	0.50 X 9.36 X 1.28 X 1 NO = 6.00 SQ.MT.
TOTAL DEDUCTION = 74.06 SQ.MT.	
TOTAL BUILT UP AREA (X - Y1) = 207.09 SQ.MT.	

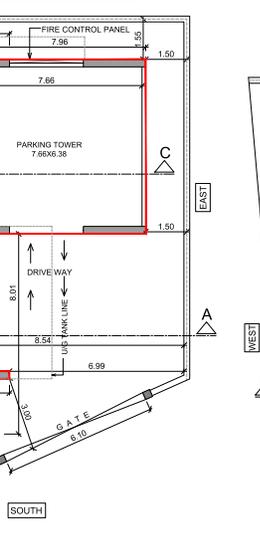
**STAIRCASE AREA CALCULATION**

GROUND FLOOR	
S1	4.35 X 2.35 X 1 NO = 10.22 SQ.MT.
S2	3.00 X 2.15 X 1 NO = 6.45 SQ.MT.
S3	2.10 X 2.30 X 1 NO = 4.83 SQ.MT.
S4	1.88 X 2.40 X 1 NO = 4.51 SQ.MT.
S5	3.46 X 2.45 X 1 NO = 8.48 SQ.MT.
S6	3.38 X 2.80 X 1 NO = 9.46 SQ.MT.
TOTAL STAIRCASE AREA PER FLR = 43.95 SQ.MT.	
NET BUILT UP AREA (X1 - Y2) = 163.14 SQ.MT.	

**AREA LINE DIAGRAM FOR GROUND FLOOR**  
SCALE - 1:100



**SECTION - XX**  
SECTION THROUGH U.G. TANK  
SCALE - 1:100



**GROUND FLOOR PLAN (REHAB)**  
SCALE - 1:100

**AREA LINE DIAGRAM FOR METER ROOM**  
SCALE - 1:100

METER ROOM AREA CALCULATIONS

1	1.04 X 4.50 X 1 NO = 4.68 SQ.MT.
TOTAL PROPOSED AREA (FREE OF FSI) = 4.68 SQ.MT.	
PERMISSIBLE AREA = 10.00 SQ.MT.	

**PLOT AREA CALCULATIONS**

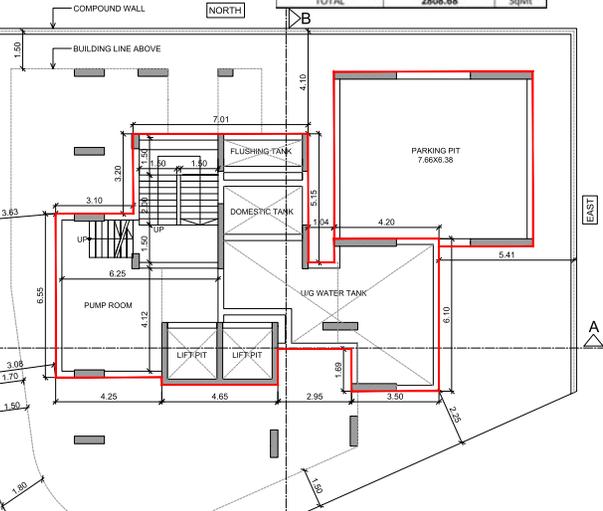
1	1/2 X 29.01 X 12.55 X 1 NO = 182.04 SQ.MT.
2	1/2 X 29.01 X 14.36 X 1 NO = 208.29 SQ.MT.
3	1/2 X 23.48 X 4.01 X 1 NO = 47.08 SQ.MT.
4	1/2 X 15.30 X 0.65 X 1 NO = 4.97 SQ.MT.
5	2/3 X 9.60 X 2.60 X 1 NO = 16.64 SQ.MT.
PLOT AREA AS PER CALCULATION = 459.02 SQ.MT.	
PLOT AREA AS PER PROPERTY CARD = 459.03 SQ.MT.	

**STAIRCASE AREA SUMMARY**

FLOORS	AREA IN SQ.MT.	FLOORS	NR	RESI
GR FLOOR	43.95	GR FLOOR	5.00	3.00
1st FLOOR	44.96	1st FLOOR	1.00	0.00
2nd FLOOR	43.35	2nd FLOOR	—	—
3rd FLOOR	42.44	3rd FLOOR	—	—
4th FLOOR	42.44	4th FLOOR	—	—
5th FLOOR	42.44	5th FLOOR	—	—
6th FLOOR	42.44	6th FLOOR	—	—
7th FLOOR	42.44	7th FLOOR	—	—
8th FLOOR (Refuge)	43.13	8th FLOOR	—	—
9th FLOOR	42.44	9th FLOOR	—	—
10th FLOOR	42.44	10th FLOOR	—	—
11th FLOOR	42.44	11th FLOOR	—	—
12th FLOOR	42.44	12th FLOOR	—	—
13th FLOOR	42.44	13th FLOOR	—	—
14th FLOOR	42.44	14th FLOOR	—	—
15th FLOOR (Refuge)	42.80	15th FLOOR	—	—
16th FLOOR	42.44	16th FLOOR	—	—
17th FLOOR	42.44	17th FLOOR	—	—
18th FLOOR	42.44	18th FLOOR	—	—
19th FLOOR	42.44	19th FLOOR	—	—
20th FLOOR	42.44	20th FLOOR	—	—
21st FLOOR	42.44	21st FLOOR	—	—
TOTAL AREA		939.67	6.00	54.00

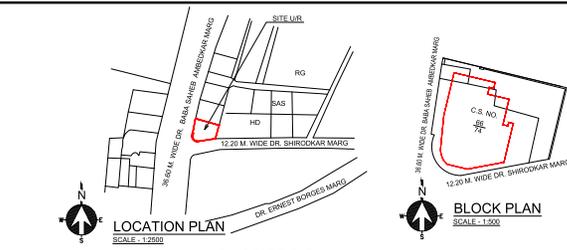
**TEENEMENTS STATEMENT**

FLOORS	NR	RESI
GR FLOOR	5.00	3.00
1st FLOOR	1.00	0.00
2nd FLOOR	—	—
3rd FLOOR	—	—
4th FLOOR	—	—
5th FLOOR	—	—
6th FLOOR	—	—
7th FLOOR	—	—
8th FLOOR	—	—
9th FLOOR	—	—
10th FLOOR	—	—
11th FLOOR	—	—
12th FLOOR	—	—
13th FLOOR	—	—
14th FLOOR	—	—
15th FLOOR	—	—
16th FLOOR	—	—
17th FLOOR	—	—
18th FLOOR	—	—
19th FLOOR	—	—
20th FLOOR	—	—
21st FLOOR	—	—
TOTAL AREA		6.00



**BASEMENT FLOOR PLAN**  
SCALE - 1:100

12.20 M. WIDE DR. SHIRODKAR MARG



**LOCATION PLAN**  
SCALE - 1:2500

**BLOCK PLAN**  
SCALE - 1:500

**FUNGIBLE TABLE**

	PERMISSIBLE BASIC BUA IN SQ.MT.	PROPOSED BASIC BUA IN SQ.MT.	PROPOSED FUNGIBLE IN SQ.MT.	PROPOSED BUA INCLUDING FUNGIBLE IN SQ.MT.	DEFICIENT FUNGIBLE IN SQ.MT.	BALANCE FUNGIBLE AREA IN SQ.MT.
REHAB RESI	968.60	339.01	968.60	148.28	1116.88	190.73
REHAB NON RESI	295.32	103.36	295.32	31.48	326.80	71.88
SALE	1011.14	353.80	1011.14	353.86	1365.00	0.04
TOTAL	2275.06	796.27	2275.06	533.62	2898.68	282.61

**BUILT UP AREA SUMMARY**

FLOOR	BUILT UP AREA	Unit
GR FLOOR	163.14	Sq.Mt.
1st FLOOR	163.66	Sq.Mt.
2nd FLOOR	53.58	Sq.Mt.
3rd FLOOR	134.24	Sq.Mt.
4th FLOOR	134.24	Sq.Mt.
5th FLOOR	134.24	Sq.Mt.
6th FLOOR	134.24	Sq.Mt.
7th FLOOR	134.24	Sq.Mt.
8th FLOOR (Refuge)	95.84	Sq.Mt.
9th FLOOR	134.24	Sq.Mt.
10th FLOOR	134.24	Sq.Mt.
11th FLOOR	134.24	Sq.Mt.
12th FLOOR	132.10	Sq.Mt.
13th FLOOR	132.10	Sq.Mt.
14th FLOOR	132.10	Sq.Mt.
15th FLOOR (Refuge)	96.85	Sq.Mt.
16th FLOOR	132.10	Sq.Mt.
17th FLOOR	132.10	Sq.Mt.
18th FLOOR	132.10	Sq.Mt.
19th FLOOR	132.10	Sq.Mt.
20th FLOOR	132.10	Sq.Mt.
21st FLOOR	114.14	Sq.Mt.
TOTAL	2808.68	Sq.Mt.

**PERMISSIBLE BUILT UP AREA STATEMENT**

CERTIFIED CARPET AREA FOR INCENTIVE FSI	AREA IN SQ.MT.
RESIDENTIAL REHAB CARPET AREA	768.73
NON RESIDENTIAL REHAB CARPET AREA	234.38
TOTAL REHAB CARPET AREA	1003.11
ADDITIONAL 5% ON REHAB CARPET AREA	50.16
TOTAL CARPET AREA REQUIRED FOR REHAB	1053.27
REHAB BUILT UP AREA (1053.27 X 1.20)	1263.92
80% INCENTIVE	1011.14
TOTAL PERMISSIBLE BUILT UP AREA	2275.06
TOTAL PERMISSIBLE BUILT UP AREA INCLUDING 35% FUNGIBLE	3071.33

**CARPET AREA STATEMENT**

FLOOR	SHOP/FLAT NO.	AREA IN SQ.MT. (AS PER MOFA)
GROUND	1 (REHAB - NR)	17.83
	2 (REHAB - NR)	53.33
	3 (REHAB - NR)	23.18
G + 1st	4 (REHAB - NR)	34.66
	5 (REHAB - NR)	30.40
1st	6 (REHAB - NR)	92.86
2nd	1 (REHAB - RESI)	44.39
3rd	2 (REHAB - RESI)	61.58
4th	1 (REHAB - RESI)	44.39
	2 (REHAB - RESI)	32.31
	3 (REHAB - RESI)	37.24
5th	1 (REHAB - RESI)	44.39
	2 (REHAB - RESI)	69.85
6th, 7th, 9th & 10th	1 (REHAB - RESI)	39.45
	2 (REHAB - RESI)	37.02
8th	1 (REHAB - RESI)	37.24
	2 (REHAB - RESI)	37.24
11th	3 (REHAB - RESI)	37.24
(AS PER RERA)		
	1 (SALE - RESI)	39.36
	2 (SALE - RESI)	39.82
12th to 14th, 16th to 19th	1 (SALE - RESI)	39.36
	2 (SALE - RESI)	39.82
	3 (SALE - RESI)	39.02
15th	1 (SALE - RESI)	46.23
	2 (SALE - RESI)	39.02
21st	1 (SALE - RESI)	22.83
	2 (SALE - RESI)	38.73
	3 (SALE - RESI)	39.02
TOTAL NO OF SHOPS		6
TOTAL NO. OF FLATS		54

SUB. ENG. (B.P.) CITY - VIII	ASST. ENG. (B.P.) CITY - V	EX. ENG. (B.P.) CITY - III

**PROFORMA A-1**

I. AREA STATEMENT	SQ. MT.
1) AREA OF PLOT AS PER P.R. CARD	459.03
a) AREA OF RESERVATION IN PLOT	NIL
b) AREA OF ROAD SET BACK	NIL
c) AREA OF D.P. ROAD	NIL
2) DEDUCTION FOR	
a) FOR RESERVATION / ROAD AREA	
a) ROAD SET BACK AREA TO BE HANDED OVER (100%)	N.A.
b) PROPOSED D.P. ROAD TO BE HANDED OVER (100%)	N.A.
c) (i) RESERVATION AREA TO BE HANDED OVER (100%)	N.A.
(ii) RESERVATION AREA TO BE HANDED OVER AS PER AR	N.A.
b) FOR AMENITY AREA	
a) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(A)	N.A.
b) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(B)	N.A.
c) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 35	N.A.
c) DEDUCTION FOR EXISTING BUA TO BE RETAINED IF ANY/LAND COMPONENT OF EXISTING BUA / EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	N.A.
3) TOTAL DEDUCTION (2A+2B+C)	NIL
4) BALANCE AREA OF PLOT (1 - 3)	459.03
5) PLOT AREA UNDER DEVELOPMENT	459.03
6) ZONAL (BASIC) FSI 100% INCENTIVE FSI AS PER REGN. 33(7)	
7) BUILT UP AREA AS PER ZONAL(BASIC) FSI 50%	
8) BUILT UP EQUAL TO AREA OF LAND HANDED OVER AS PER REGU.30 (A)	N.A.
9) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER (WITHIN THE LIMIT)	N.A.
10) BUILT UP AREA DUE TO ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER TABLE NO. 12 OF REGULATION NO.30(A) ON BALANCE PLOT	N.A.
11) BUILT UP AREA DUE TO ADDITIONAL "TDR" AS PER TABLE NO. 12 OF REGULATION NO.30(A) AND 32 ON REMAINING BALANCE PLOT	
12) PERMISSIBLE BUILT UP AREA (AS PER REGN. 33/7 OF DCR 2034)	2275.06
13) PROPOSED BUILT UP AREA	2275.06
14) TDR GENERATED IF ANY AS PER REGULATION NO. 30 (A) AND 32	N.A.
15) FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO. 31(3)	
A) 35% FUNGIBLE BUILT UP AREA FOR REHAB RESIDENTIAL	339.01
B) 35% FUNGIBLE BUILT UP AREA FOR REHAB NR	103.36
C) 35% FUNGIBLE BUILT UP AREA FOR SALE RESI	353.90
D) TOTAL FUNGIBLE BUILT UP AREA (15A+15B)	796.27
E) TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE (13 + 15A + 15B)	3808.68
F) FSI CONSUMED ON NET PLOT 13/4	
II. OTHER REQUIREMENTS	
REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT	
A) TENEMENT STATEMENT	
(i) PROPOSED AREA (ITEM 8A ABOVE)	
(ii) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	
(iii) AREA AVAILABLE FOR TENEMENTS (I) (MINUS (II))	
(iv) TENEMENTS PERMISSIBLE /450 /HECTARE	
(v) TENEMENTS PROPOSED	
(vi) TENEMENTS EXISTING	
B) PARKING STATEMENT	
(i) PARKING REQUIRED BY REGULATIONS FOR SCOOTER / MOTOR / CYCLE OUTSIDERS (VISITORS)	
(ii) COVERED GARAGE PERMISSIBLE	
CAR SCOOTER / MOTOR / CYCLE OUTSIDERS (VISITORS)	
(iii) TOTAL PARKING PROVIDED	
TRANSPORT VEHICLES PARKING	
(i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REG.	
(ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

**PROFORMA 'B'**

CONTENTS OF SHEET

GROUND FLOOR PLAN, AREA LINE DIAGRAM, BUILT UP AREA CALCULATION, BUILT UP AREA STATEMENT, PLOT AREA CALCULATIONS, LOCATION AND BLOCK PLAN, SECTION OF U.G. TANK & COMPOUND WALL, CAR PARKING STATEMENT, CARPET AREA STATEMENT

CERTIFICATE OF AREA

I HAVE CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON C.S. NO. 68/74 DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN AREA AS MEASURED ON SITE AND THE AREA 459.03 SQ.MTS. SO WORKED OUT IS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP OF THE TOWN PLANNING SCHEME RECORDS.

DESCRIPTION OF PROJECT AND PROPERTY

PROPOSED REDEVELOPMENT OF PROPERTY ON PLOT BEARING C.S. NO. 68/74 OF PAREL - SEWRI DIVISION, SUPARBAUG ESTATE - PLOT NO. 127, AT DR. BABASAHEB AMBEDKAR ROAD, MUMBAI FOR BUILDING KNOWN AS 'HABIB MANSION'

NAME, ADDRESS & SIGNATURE OF THE OWNER

M/S. R. K. CONSTRUCTIONS  
UNIT NO. 2, NEW UDYOG MANDIR NO. 2,  
MOGUL LANE, MAHIM (WEST), MUMBAI - 400018

KIRAN NAREND RA PATKAR  
Digitally signed by KIRAN NARENDRA PATKAR  
Date: 2022.10.07 14:51:29 +05'30'

JOB NO. DATE DRAWING NO. SCALE AS SHOWN CHECKED BY

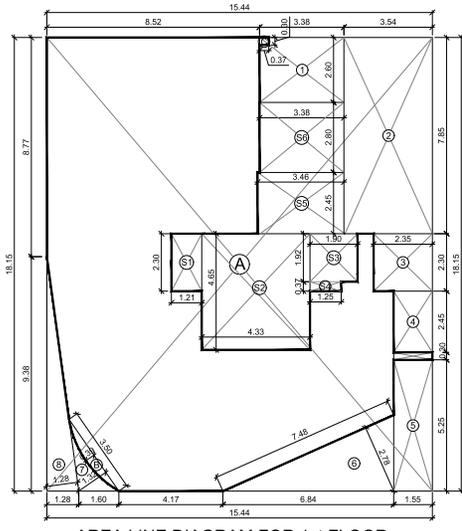
06/10/2022 AS SHOWN SANDEEP C.S.K.

NORTH LINE

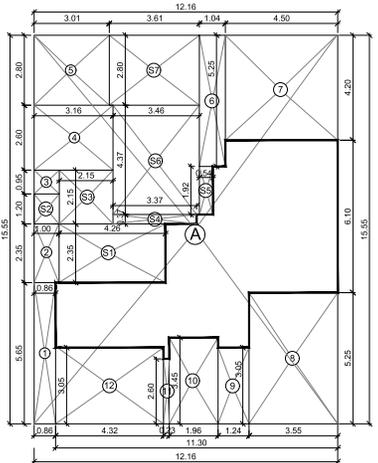
Vision Architectural Consultant

C' WING, UNIT NO. 335, 3rd FLOOR, ANTOP HILL WAREHOUSES, VIDYALANKAR COLLEGE MARG, ANTOP HILL, WADALA (EAST), MUMBAI - 400037  
TELEPHONE - 2416003/738  
Email - info@visionarchitects.co.in

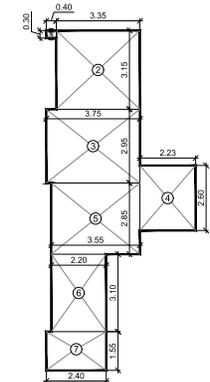
CHETAN SUBHASH KHATKOR  
DIGITAL SIGN OF ARCHITECTS



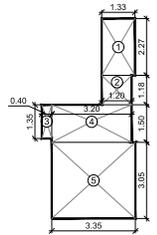
AREA LINE DIAGRAM FOR 1st FLOOR



AREA LINE DIAGRAM FOR 2nd FLOOR



AREA LINE DIAGRAM FOR FITNESS CENTER



AREA LINE DIAGRAM FOR SOCIETY OFFICE

**BUILT UP AREA CALCULATION**

1st FLOOR			
A	15.44	X 18.15	X 1 NO = 280.24 SQ.MT
B	2/3	X 3.50 X 0.39	X 1 NO = 0.91 SQ.MT
C	0.37	X 0.30	X 1 NO = 0.11 SQ.MT
TOTAL ADDITION = 281.26 SQ.MT			

**DEDUCTIONS**

1	3.38	X 2.60	X 1 NO = 8.79 SQ.MT
2	3.54	X 7.85	X 1 NO = 27.79 SQ.MT
3	2.35	X 2.30	X 1 NO = 5.41 SQ.MT
4	1.55	X 2.45	X 1 NO = 3.80 SQ.MT
5	1.55	X 5.25	X 1 NO = 8.14 SQ.MT
6	0.50	X 2.78 X 7.48	X 1 NO = 10.40 SQ.MT
7	0.50	X 3.50 X 1.32	X 1 NO = 2.31 SQ.MT
8	0.50	X 9.38 X 1.28	X 1 NO = 6.00 SQ.MT
TOTAL DEDUCTION = 72.64 SQ.MT			
TOTAL BUILT UP AREA [X - Y1] = 208.62 SQ.MT			

**STAIRCASE AREA CALCULATION**

1st FLOOR			
S1	1.21	X 2.30	X 1 NO = 2.78 SQ.MT
S2	4.33	X 4.65	X 1 NO = 20.13 SQ.MT
S3	1.90	X 1.92	X 1 NO = 3.65 SQ.MT
S4	1.25	X 0.37	X 1 NO = 0.46 SQ.MT
S5	3.46	X 2.45	X 1 NO = 8.48 SQ.MT
S6	3.38	X 2.80	X 1 NO = 9.46 SQ.MT
TOTAL STAIRCASE AREA PER FLR = 44.96 SQ.MT			
NET BUILT UP AREA [X1 - Y2] = 163.66 SQ.MT			

**FITNESS CENTER AREA CALCULATION**

1	0.40	X 0.30	X 1 NO = 0.12 SQ.MT
2	3.35	X 3.15	X 1 NO = 10.55 SQ.MT
3	3.75	X 2.95	X 1 NO = 11.08 SQ.MT
4	2.23	X 2.60	X 1 NO = 5.80 SQ.MT
5	3.55	X 2.85	X 1 NO = 10.12 SQ.MT
6	2.20	X 3.10	X 1 NO = 6.82 SQ.MT
7	2.40	X 1.55	X 1 NO = 3.72 SQ.MT
TOTAL BUILT UP AREA PROPOSED = 48.19 SQ.MT			
PERMISSIBLE AREA 2% OF TOTAL B.U.A. 2908.68 SQ.MT. = 56.17 SQ.MT			

**BUILT UP AREA CALCULATION**

2nd FLOOR			
A	12.16	X 15.55	X 1 NO = 189.09 SQ.MT
TOTAL ADDITION = 189.09 SQ.MT			

**DEDUCTIONS**

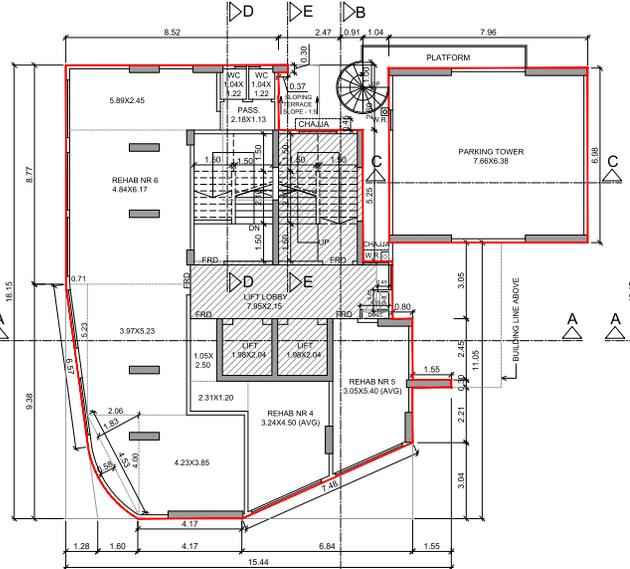
1	0.86	X 5.65	X 1 NO = 4.86 SQ.MT
2	1.00	X 2.35	X 1 NO = 2.35 SQ.MT
3	1.00	X 0.95	X 1 NO = 0.95 SQ.MT
4	3.16	X 2.60	X 1 NO = 8.22 SQ.MT
5	3.01	X 2.80	X 1 NO = 8.43 SQ.MT
6	1.04	X 5.25	X 1 NO = 5.46 SQ.MT
7	4.50	X 4.20	X 1 NO = 18.90 SQ.MT
8	3.55	X 5.25	X 1 NO = 18.64 SQ.MT
9	1.25	X 3.05	X 1 NO = 3.81 SQ.MT
10	1.96	X 3.45	X 1 NO = 6.76 SQ.MT
11	0.23	X 2.50	X 1 NO = 0.58 SQ.MT
12	4.32	X 3.05	X 1 NO = 13.18 SQ.MT
TOTAL DEDUCTION = 92.16 SQ.MT			
TOTAL BUILT UP AREA [X - Y1] = 96.93 SQ.MT			

**STAIRCASE AREA CALCULATION**

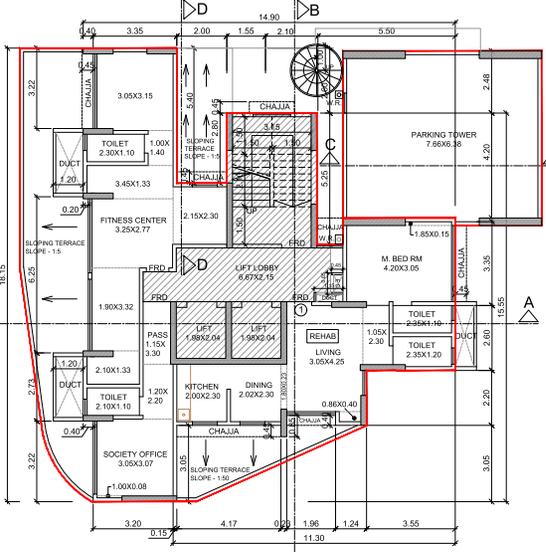
2nd FLOOR			
S1	4.26	X 2.35	X 1 NO = 10.01 SQ.MT
S2	1.00	X 1.20	X 1 NO = 1.20 SQ.MT
S3	2.15	X 2.15	X 1 NO = 4.62 SQ.MT
S4	3.37	X 0.37	X 1 NO = 1.25 SQ.MT
S5	0.54	X 1.92	X 1 NO = 1.04 SQ.MT
S6	3.46	X 4.37	X 1 NO = 15.12 SQ.MT
S7	3.61	X 2.80	X 1 NO = 10.11 SQ.MT
TOTAL STAIRCASE AREA PER FLR = 43.35 SQ.MT			
NET BUILT UP AREA = 53.58 SQ.MT			

**SOCIETY OFFICE AREA CALCULATION**

1	1.33	X 2.27	X 1 NO = 3.02 SQ.MT
2	1.20	X 1.18	X 1 NO = 1.42 SQ.MT
3	0.40	X 1.35	X 1 NO = 0.54 SQ.MT
4	3.20	X 1.50	X 1 NO = 4.80 SQ.MT
5	3.35	X 3.05	X 1 NO = 10.22 SQ.MT
TOTAL BUILT UP AREA PROPOSED = 20.00 SQ.MT			
PERMISSIBLE AREA = 20.00 SQ.MT			



1st FLOOR PLAN (REHAB)



2nd FLOOR PLAN

**CAR PARKING STATEMENT FOR REHAB RESI.**

SR NO.	CARPET AREA IN SQ.MTS.	PARKING PERMISSIBLE AS PER D.C. RULE	TOTAL FLATS	TOTAL PARKING REQUIRED
1	UP TO 45.00	1 FOR EVERY 4 T/S	21.00	5.25
2	ABOVE 45 TO 60 SQ.MT.	1 FOR EVERY 2 T/S	NIL	NIL
3	BETWEEN 60 TO 90 SQ.MT	1 FOR EVERY 1 T/S	2.00	2.00
4	ABOVE 90.00 SQ.MT.	1/2 FOR EVERY 1 T/S	NIL	NIL
TOTAL				7.25 Nos.

**CAR PARKING STATEMENT FOR SALE RESI.**

SR NO.	CARPET AREA IN SQ.MTS.	PARKING PERMISSIBLE AS PER D.C. RULE	TOTAL FLATS	TOTAL PARKING REQUIRED
1	UP TO 45.00	1 FOR EVERY 4 T/S	31.00	7.75
2	ABOVE 45 TO 60 SQ.MT.	1 FOR EVERY 2 T/S	NIL	NIL
3	BETWEEN 60 TO 90 SQ.MT.	1 FOR EVERY 1 T/S	NIL	NIL
4	ABOVE 90.00 SQ.MT.	1/2 FOR EVERY 1 T/S	NIL	NIL
TOTAL				31.00 7.75 Nos.

TOTAL REQUIRED PARKING (A + B)	15.00 Nos.
10% VISITORS PARKING REQUIRED	1.50 Nos.
TOTAL PARKING REQUIRED	16.50 Nos.
50% ADDITIONAL PARKING PERMISSIBLE	8.25 Nos.
REQUIRED PARKING	24.75 Nos.
SAY	25.00 Nos.

**Car Parking Space Requirements (Rehab NR)**

- Parking required for shop as per Regulation 44 Table -21 of DCPR 2034. One parking for every 40 sq.mt. of floor area upto 800.00 sq.mt and one parking space for every 80 sq.mt. of space for areas exceeding 800 sq.mt. area = 254.33 sq.mt. (Gr. Flr. + 1st Floor)
  - No. of parking required = 254.33/40 = 6.36 Nos.
  - Car Parking Spaces required for Commercial areas = 6.36 Nos.
  - Visitors Parking required 10% = 0.64 Nos.
  - Minimum Visitors Parking required = 2.00 Nos.
  - Total Parking required (6.36 + 2.00) = 8.36 Nos.
  - 20% Additional Parking Permissible = 1.67 Nos.
  - Required Parking = 10.03 Nos.
  - Say = 10.00 Nos.

TOTAL REQUIRED PARKING REQUIRED RESI. + NR (C + D)	35.00 Nos.
TOTAL PARKING PROVIDED RESI = 25.00 Nos. + NR = 10.00 Nos.	35.00 Nos.

**PLAN FOR APPROVAL, CHE/CTY/3322F/S/337 (NEW)**

JIBHAKAT EROSHAN NARESH	
SUB. ENG.(B.P.) CITY - VIII	ASST. ENG.(B.P.) CITY - V
EX. ENG.(B.P.) CITY - III	

**PROFORMA 'B'**

CONTENTS OF SHEET

1st FLOOR PLAN, 2nd FLOOR PLAN, AREA LINE DIAGRAM, CARPET AREA CALCULATION BUILT UP AREA CALCULATION, GYMNASIUM AND SOCIETY OFFICE AREA CALCULATION

DESCRIPTION OF PROJECT AND PROPERTY

PROPOSED REDEVELOPMENT OF PROPERTY ON PLOT BEARING C.S. NO. 86/74 OF PAREL - SEWRI DIVISION, SUPARBAUG ESTATE - PLOT NO. 127, AT DR. BABASAHEB AMBEKAR ROAD, MUMBAI FOR BUILDING KNOWN AS 'HABIB MANSON'

NAME, ADDRESS & SIGNATURE OF THE OWNER

**M/S. R. K. CONSTRUCTIONS**  
 UNIT NO. 2, NEW UDYOG MANDIR NO. 2, MOGUL LANE, MAHIM (WEST), MUMBAI, 400016

**KIRAN NAREND PATKAR**  
 Digitally signed by KIRAN NAREND PATKAR  
 Date: 2022.10.07 14:52:13 +05'30'

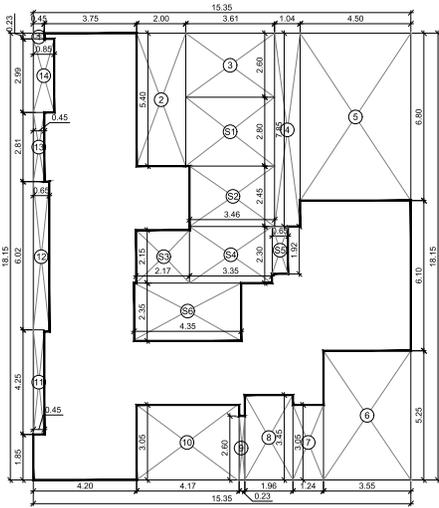
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	06/10/2022		1:100	SANDEEP	C.S.K.

NORTH LINE

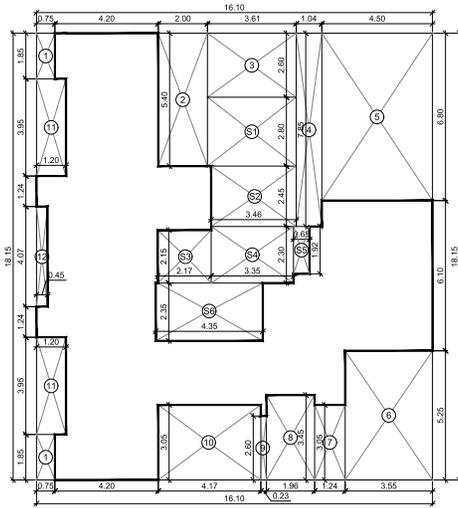
**Vision Architectural Consultant**

C/ WING, UNIT NO. 335, 3rd FLOOR, ANTOP HILL, WAREHOUSING, VIDYALANKAR COLLEGE MARG, ANTOP HILL, WADALA (EAST), MUMBAI - 400037  
 TELEPHONE - 24160037/38  
 Email - info@visionarchitects.co.in

**CHETAN SUBHAS H KHATOK AR**



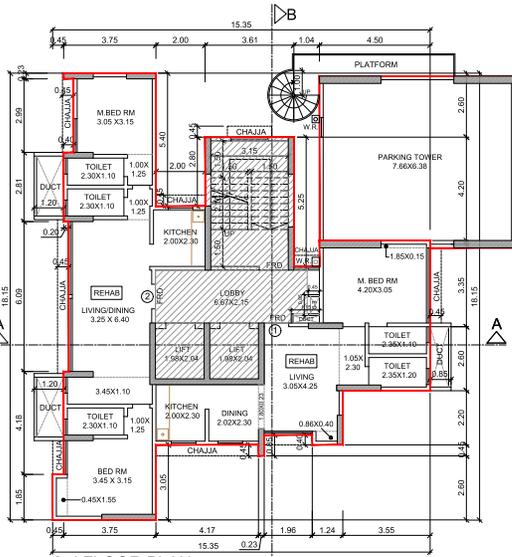
AREA LINE DIAGRAM FOR 3rd FLOOR



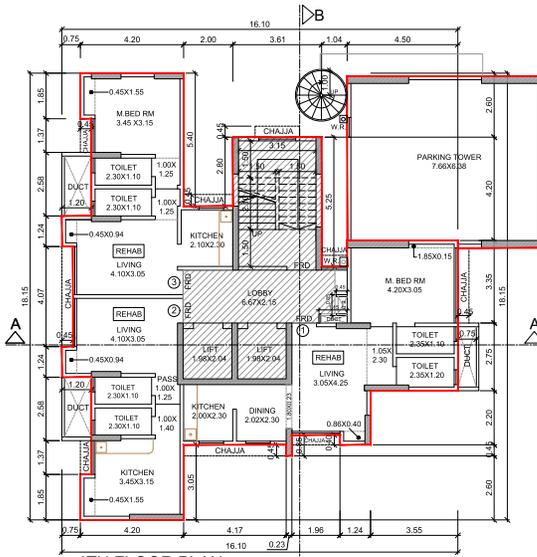
AREA LINE DIAGRAM FOR 4th TO 7th & 9th TO 11th FLOOR

BUILT UP AREA CALCULATION						
3rd FLOOR						
A	15.35	X 18.15	X 1 NO	=	278.60	SQ.MT.
			TOTAL ADDITION	=	278.60	SQ.MT.
DEDUCTIONS						
1	0.45	X 0.23	X 1 NO	=	0.10	SQ.MT.
2	2.00	X 5.40	X 1 NO	=	10.80	SQ.MT.
3	3.61	X 2.60	X 1 NO	=	9.39	SQ.MT.
4	1.04	X 7.85	X 1 NO	=	8.16	SQ.MT.
5	4.50	X 6.80	X 1 NO	=	30.60	SQ.MT.
6	3.55	X 5.25	X 1 NO	=	18.64	SQ.MT.
7	1.24	X 3.05	X 1 NO	=	3.78	SQ.MT.
8	1.96	X 3.45	X 1 NO	=	6.76	SQ.MT.
9	0.23	X 2.60	X 1 NO	=	0.60	SQ.MT.
10	4.17	X 3.05	X 1 NO	=	12.72	SQ.MT.
11	0.45	X 4.25	X 1 NO	=	1.91	SQ.MT.
12	0.65	X 6.02	X 1 NO	=	3.91	SQ.MT.
13	0.45	X 2.81	X 1 NO	=	1.26	SQ.MT.
14	0.85	X 2.99	X 1 NO	=	2.54	SQ.MT.
			TOTAL DEDUCTION	=	111.17	SQ.MT.
			TOTAL BUILT UP AREA (X - Y1)	=	167.43	SQ.MT.
STAIRCASE AREA CALCULATION						
3rd FLOOR						
S1	3.61	X 2.80	X 1 NO	=	10.11	SQ.MT.
S2	3.46	X 2.45	X 1 NO	=	8.48	SQ.MT.
S3	2.17	X 2.15	X 1 NO	=	4.67	SQ.MT.
S4	3.35	X 2.30	X 1 NO	=	7.71	SQ.MT.
S5	0.65	X 1.92	X 1 NO	=	1.25	SQ.MT.
S6	4.35	X 2.35	X 1 NO	=	10.22	SQ.MT.
			TOTAL STAIRCASE AREA PER FLR	=	42.44	SQ.MT.
			NET BUILT UP AREA (X1 - Y2)	=	124.99	SQ.MT.

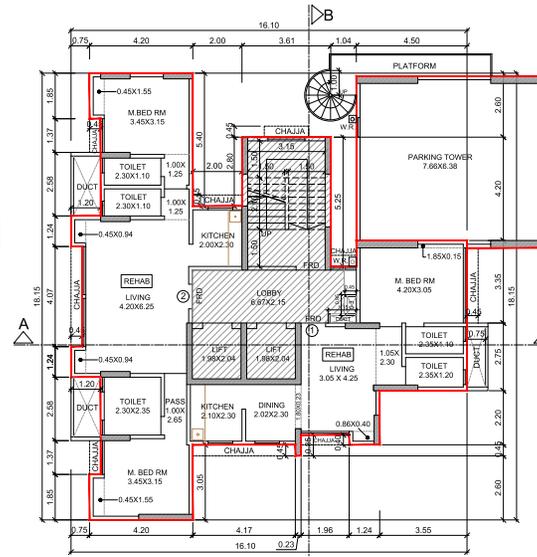
BUILT UP AREA CALCULATION						
4th TO 7th & 9th TO 11th FLOOR						
A	16.10	X 18.15	X 1 NO	=	292.22	SQ.MT.
			TOTAL ADDITION	=	292.22	SQ.MT.
DEDUCTIONS						
1	0.75	X 1.85	X 2 NO	=	2.78	SQ.MT.
2	2.00	X 5.40	X 1 NO	=	10.80	SQ.MT.
3	3.61	X 2.60	X 1 NO	=	9.39	SQ.MT.
4	1.04	X 7.85	X 1 NO	=	8.16	SQ.MT.
5	4.50	X 6.80	X 1 NO	=	30.60	SQ.MT.
6	3.55	X 5.25	X 1 NO	=	18.64	SQ.MT.
7	1.24	X 3.05	X 1 NO	=	3.78	SQ.MT.
8	1.96	X 3.45	X 1 NO	=	6.76	SQ.MT.
9	0.23	X 2.60	X 1 NO	=	0.60	SQ.MT.
10	4.17	X 3.05	X 1 NO	=	12.72	SQ.MT.
11	1.20	X 3.95	X 2 NO	=	9.48	SQ.MT.
12	0.45	X 4.07	X 1 NO	=	1.83	SQ.MT.
			TOTAL DEDUCTION	=	115.54	SQ.MT.
			TOTAL BUILT UP AREA (X1 - Y1)	=	176.68	SQ.MT.
STAIRCASE AREA CALCULATION						
4th TO 7th & 9th TO 11th FLOOR						
S1	3.61	X 2.80	X 1 NO	=	10.11	SQ.MT.
S2	3.46	X 2.45	X 1 NO	=	8.48	SQ.MT.
S3	2.17	X 2.15	X 1 NO	=	4.67	SQ.MT.
S4	3.35	X 2.30	X 1 NO	=	7.71	SQ.MT.
S5	0.65	X 1.92	X 1 NO	=	1.25	SQ.MT.
S6	4.35	X 2.35	X 1 NO	=	10.22	SQ.MT.
			TOTAL STAIRCASE AREA PER FLR	=	42.44	SQ.MT.
			NET BUILT UP AREA (X1 - Y2)	=	134.24	SQ.MT.



3rd FLOOR PLAN (REHAB)



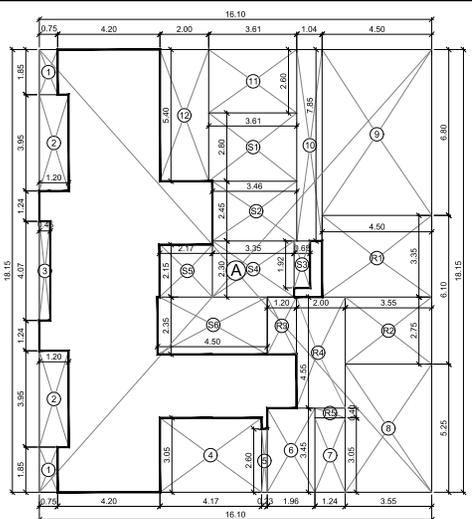
4th FLOOR PLAN (REHAB)



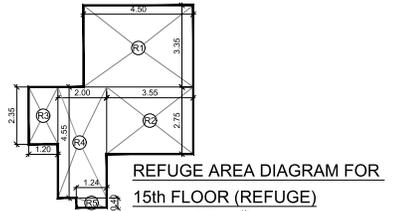
5th FLOOR PLAN (REHAB)

PLAN FOR APPROVAL CHE/CTY/3322F/S/337 (NEW)		
JIBHAKAT E ROSHAN NARESH	ASST. ENG.(B.P.) CITY - V	EX ENG.(B.P.) CITY - III
<b>PROFORMA 'B'</b>		
CONTENTS OF SHEET		
3rd FLOOR PLAN, 4th FLOOR PLAN & 5th FLOOR PLAN, AREA LINE DIAGRAM, BUILT UP AREA CALCULATION, CARPET AREA CALCULATION		
DESCRIPTION OF PROJECT AND PROPERTY		
PROPOSED REDEVELOPMENT OF PROPERTY ON PLOT BEARING C.S. NO. 66/74 OF PARCEL - SEWRH DIVISION, SUPARBAUD ESTATE - PLOT NO. 127, AT DR. BABASAHEB AMBekar ROAD, MUMBAI FOR BUILDING KNOWN AS HABIB MANSION		
NAME, ADDRESS & SIGNATURE OF THE OWNER		SIGNATURE
M/S. R. K. CONSTRUCTIONS UNIT NO. 2, NEW UDYOOG MANDIR NO. 2, MOGUL LANE, MAHIM (WEST), MUMBAI 400016		<b>KIRAN NARENDRA PATKAR</b> Digitally signed by KIRAN NARENDRA PATKAR Date: 2022.10.07 14:52:49 +05'30'
JOB NO.	DATE	DRAWING NO.
	06/10/2022	
		SCALE
		1:100
		DRAWN BY
		SANDEEP
		CHECKED BY
		C.S.K.
NORTH LINE		SIGNATURE
		<b>CHETAN SUBHAS H KHATO KAR</b>
Vision Architectural Consultant C/1 WING, UNIT NO. 335, 3RD FLOOR, ANTOP HILL WAREHOUSING, VIDYALANKAR COLLEGE MARG, ANTOP HILL, WADALA (EAST), MUMBAI - 400037 TELEPHONE - 24160037/38 Email - info@visionarchitects.co.in		





AREA LINE DIAGRAM FOR 15th FLOOR (REFUGE)



REFUGE AREA DIAGRAM FOR 15th FLOOR (REFUGE)

**BUILT UP AREA CALCULATION**

15th FLOOR (REFUGE)									
1	16.10	X	18.15	X	1 NO	=	292.22	SQ.MT.	
						TOTAL ADDITION	=	292.22	SQ.MT.

**DEDUCTIONS**

1	0.75	X	1.85	X	2 NOS	=	2.78	SQ.MT.	
2	1.20	X	3.95	X	2 NOS	=	9.48	SQ.MT.	
3	0.45	X	4.07	X	1 NO	=	1.83	SQ.MT.	
4	4.17	X	3.05	X	1 NO	=	12.72	SQ.MT.	
5	0.23	X	2.60	X	1 NO	=	0.60	SQ.MT.	
6	1.96	X	3.45	X	1 NO	=	6.76	SQ.MT.	
7	1.24	X	3.05	X	1 NO	=	3.78	SQ.MT.	
8	3.55	X	5.25	X	1 NO	=	18.64	SQ.MT.	
9	4.50	X	6.80	X	1 NO	=	30.60	SQ.MT.	
10	1.04	X	7.85	X	1 NO	=	8.16	SQ.MT.	
11	3.61	X	2.60	X	1 NO	=	9.39	SQ.MT.	
12	2.00	X	5.40	X	1 NO	=	10.80	SQ.MT.	
						TOTAL DEDUCTION	=	115.54	SQ.MT.
						TOTAL BUILT UP AREA (X - Y1)	=	176.68	SQ.MT.

**STAIRCASE AREA CALCULATION**

15th FLOOR									
S1	3.61	X	2.80	X	1 NO	=	10.11	SQ.MT.	
S2	3.46	X	2.45	X	1 NO	=	8.48	SQ.MT.	
S3	0.65	X	1.92	X	1 NO	=	1.25	SQ.MT.	
S4	3.35	X	2.30	X	1 NO	=	7.71	SQ.MT.	
S5	2.17	X	2.15	X	1 NO	=	4.67	SQ.MT.	
S6	4.50	X	2.35	X	1 NO	=	10.58	SQ.MT.	
						TOTAL STAIRCASE AREA PER FLR	=	42.80	SQ.MT.

**REFUGE AREA CALCULATION**

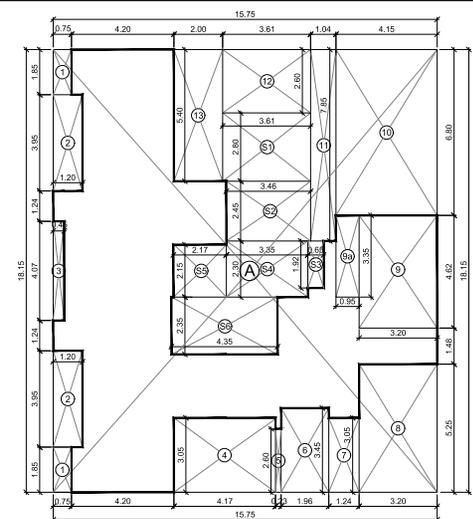
15th FLOOR REFUGE									
R1	4.50	X	3.35	X	1 NO	=	15.08	SQ.MT.	
R2	3.55	X	2.75	X	1 NO	=	9.76	SQ.MT.	
R3	1.20	X	2.35	X	1 NO	=	2.82	SQ.MT.	
R4	2.00	X	4.55	X	1 NO	=	9.10	SQ.MT.	
R5	1.24	X	0.40	X	1 NO	=	0.50	SQ.MT.	
						TOTAL REFUGE AREA	=	37.26	SQ.MT.

**NET BUILT UP AREA (X1 - Y2 - Y3)**

NET BUILT UP AREA (X1 - Y2 - Y3)	=	96.62	SQ.MT.
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**REFUGE AREA REQUIRED AT 15th FLOOR**

15th FLOOR (REFUGE)				
B.U.A.	96.62 + 132.10 + 132.10 + 132.10 + 132.10 + 132.10 + 132.10 + 132.10 + 132.10 + 132.10	=	871.26	SQ.MT.
REFUGE AREA REQUIRED 4.00%	=	34.85	SQ.MT.	
ADDITIONAL AREA PERMISSIBLE 0.25%	=	2.18	SQ.MT.	
TOTAL REFUGE AREA PROVIDED	=	37.26	SQ.MT.	
EXCESS REFUGE AREA COUNTED IN FSI	=	0.23	SQ.MT.	
NET BUILT UP AREA (96.62 + 0.23)	=	96.85	SQ.MT.	



AREA LINE DIAGRAM FOR 12th to 14th & 16th to 21st FLOOR

**BUILT UP AREA CALCULATION**

12th to 14th & 16th to 20th FLOOR									
1	15.75	X	18.15	X	1 NO	=	285.86	SQ.MT.	
						TOTAL ADDITION	=	285.86	SQ.MT.

**DEDUCTIONS**

1	0.75	X	1.85	X	2 NOS	=	2.78	SQ.MT.	
2	1.20	X	3.95	X	2 NOS	=	9.48	SQ.MT.	
3	0.45	X	4.07	X	1 NO	=	1.83	SQ.MT.	
4	4.17	X	3.05	X	1 NO	=	12.72	SQ.MT.	
5	0.23	X	2.60	X	1 NO	=	0.60	SQ.MT.	
6	1.96	X	3.45	X	1 NO	=	6.76	SQ.MT.	
7	1.24	X	3.05	X	1 NO	=	3.78	SQ.MT.	
8	3.55	X	5.25	X	1 NO	=	18.64	SQ.MT.	
9	4.50	X	6.80	X	1 NO	=	30.60	SQ.MT.	
10	1.04	X	7.85	X	1 NO	=	8.16	SQ.MT.	
11	3.61	X	2.60	X	1 NO	=	9.39	SQ.MT.	
12	2.00	X	5.40	X	1 NO	=	10.80	SQ.MT.	
						TOTAL DEDUCTION	=	111.32	SQ.MT.
						TOTAL BUILT UP AREA (X - Y1)	=	174.54	SQ.MT.

**STAIRCASE AREA CALCULATION**

12th to 14th & 16th to 20th FLOOR									
S1	3.61	X	2.80	X	1 NO	=	10.11	SQ.MT.	
S2	3.46	X	2.45	X	1 NO	=	8.48	SQ.MT.	
S3	0.65	X	1.92	X	1 NO	=	1.25	SQ.MT.	
S4	3.35	X	2.30	X	1 NO	=	7.71	SQ.MT.	
S5	2.17	X	2.15	X	1 NO	=	4.67	SQ.MT.	
S6	4.35	X	2.35	X	1 NO	=	10.22	SQ.MT.	
						TOTAL STAIRCASE AREA PER FLR	=	42.44	SQ.MT.

**NET BUILT UP AREA (X1 - Y2)**

NET BUILT UP AREA (X1 - Y2)	=	132.10	SQ.MT.
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**BUILT UP AREA CALCULATION**

21st FLOOR									
1	15.75	X	18.15	X	1 NO	=	285.86	SQ.MT.	
						TOTAL ADDITION	=	285.86	SQ.MT.

**DEDUCTIONS**

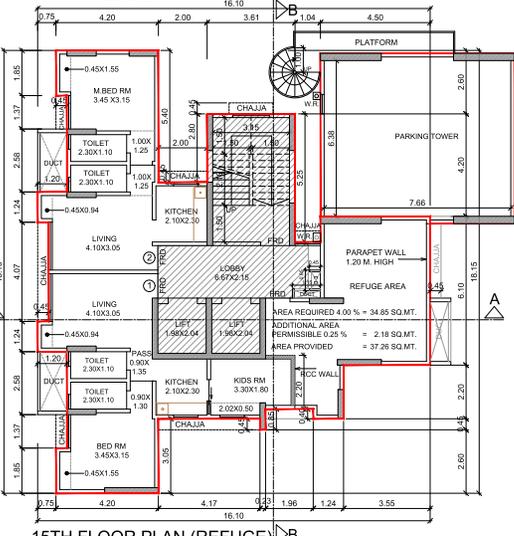
1	0.75	X	1.85	X	2 NOS	=	2.78	SQ.MT.	
2	1.20	X	3.95	X	2 NOS	=	9.48	SQ.MT.	
3	0.45	X	4.07	X	1 NO	=	1.83	SQ.MT.	
4	4.17	X	3.05	X	1 NO	=	12.72	SQ.MT.	
5	0.23	X	2.60	X	1 NO	=	0.60	SQ.MT.	
6	1.96	X	3.45	X	1 NO	=	6.76	SQ.MT.	
7	1.24	X	3.05	X	1 NO	=	3.78	SQ.MT.	
8	3.20	X	5.25	X	1 NO	=	16.80	SQ.MT.	
9	3.20	X	4.62	X	1 NO	=	14.78	SQ.MT.	
9a	0.95	X	3.35	X	1 NO	=	3.18	SQ.MT.	
10	4.15	X	6.80	X	1 NO	=	28.22	SQ.MT.	
11	1.04	X	7.85	X	1 NO	=	8.16	SQ.MT.	
12	3.61	X	2.60	X	1 NO	=	9.39	SQ.MT.	
13	2.00	X	5.40	X	1 NO	=	10.80	SQ.MT.	
						TOTAL DEDUCTION	=	128.28	SQ.MT.
						TOTAL BUILT UP AREA (X - Y1)	=	156.58	SQ.MT.

**STAIRCASE AREA CALCULATION**

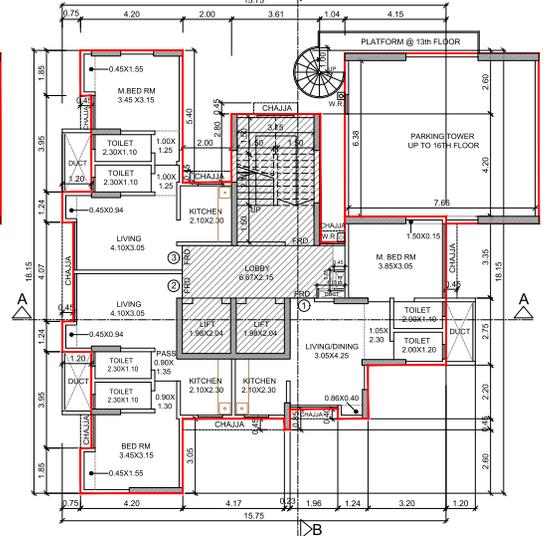
21st FLOOR									
S1	3.61	X	2.80	X	1 NO	=	10.11	SQ.MT.	
S2	3.46	X	2.45	X	1 NO	=	8.48	SQ.MT.	
S3	0.65	X	1.92	X	1 NO	=	1.25	SQ.MT.	
S4	3.35	X	2.30	X	1 NO	=	7.71	SQ.MT.	
S5	2.17	X	2.15	X	1 NO	=	4.67	SQ.MT.	
S6	4.35	X	2.35	X	1 NO	=	10.22	SQ.MT.	
						TOTAL STAIRCASE AREA PER FLR	=	42.44	SQ.MT.

**NET BUILT UP AREA (X1 - Y2)**

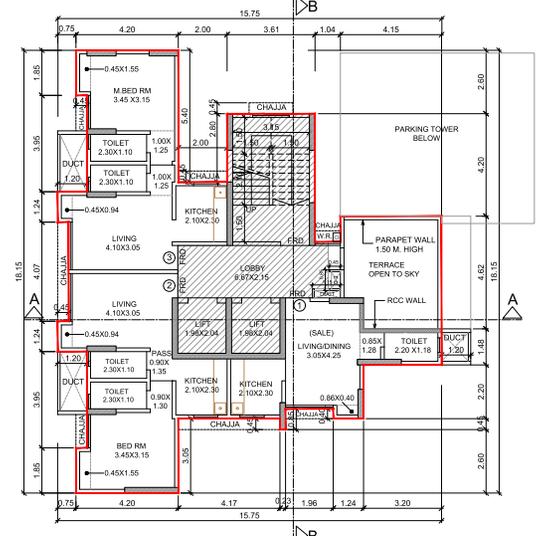
NET BUILT UP AREA (X1 - Y2)	=	114.14	SQ.MT.
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15th FLOOR PLAN (REFUGE)



12th to 14th & 16th to 20th FLOOR PLAN



21st FLOOR PLAN (PART)

PLAN FOR APPROVAL CHE/CTY/322/F/S/337 (NEW)

JSHANKAT EROSHAN NARESH		
SUB. ENG.(B.P.) CITY - VIII	ASST. ENG.(B.P.) CITY - V	EX. ENG.(B.P.) CITY-III

**PROFORMA 'B'**

CONTENTS OF SHEET

12th to 15th FLOOR PLAN, TERRACE FLOOR  
AREA LINE DIAGRAM, BUILT UP AREA CALCULATION

DESCRIPTION OF PROJECT AND PROPERTY

PROPOSED REDEVELOPMENT OF PROPERTY ON PLOT BEARING C.S. NO. 68/74 OF PAREL - SEWRI DIVISION, SUPARBAUG ESTATE - PLOT NO. 127, AT DR. BABASAHEB AMBEDKAR ROAD, MUMBAI FOR BUILDING KNOWN AS 'HABIT MANSION'

NAME, ADDRESS & SIGNATURE OF THE OWNER	SIGNATURE
M/S. R. K. CONSTRUCTIONS UNIT NO. 2, NEW UDYOG MANDIR NO. 2, MOGUL LANE, MAHIM (WEST), MUMBAI- 400016	KIRAN NARENDRA PATKAR Digitally signed by KIRAN NARENDRA PATKAR Date: 2022.10.07 14:54:03 +05'30'

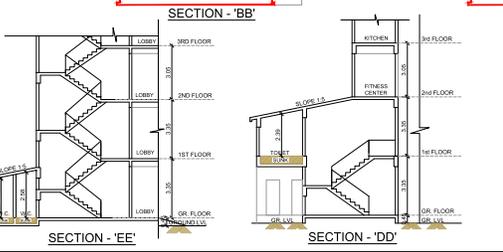
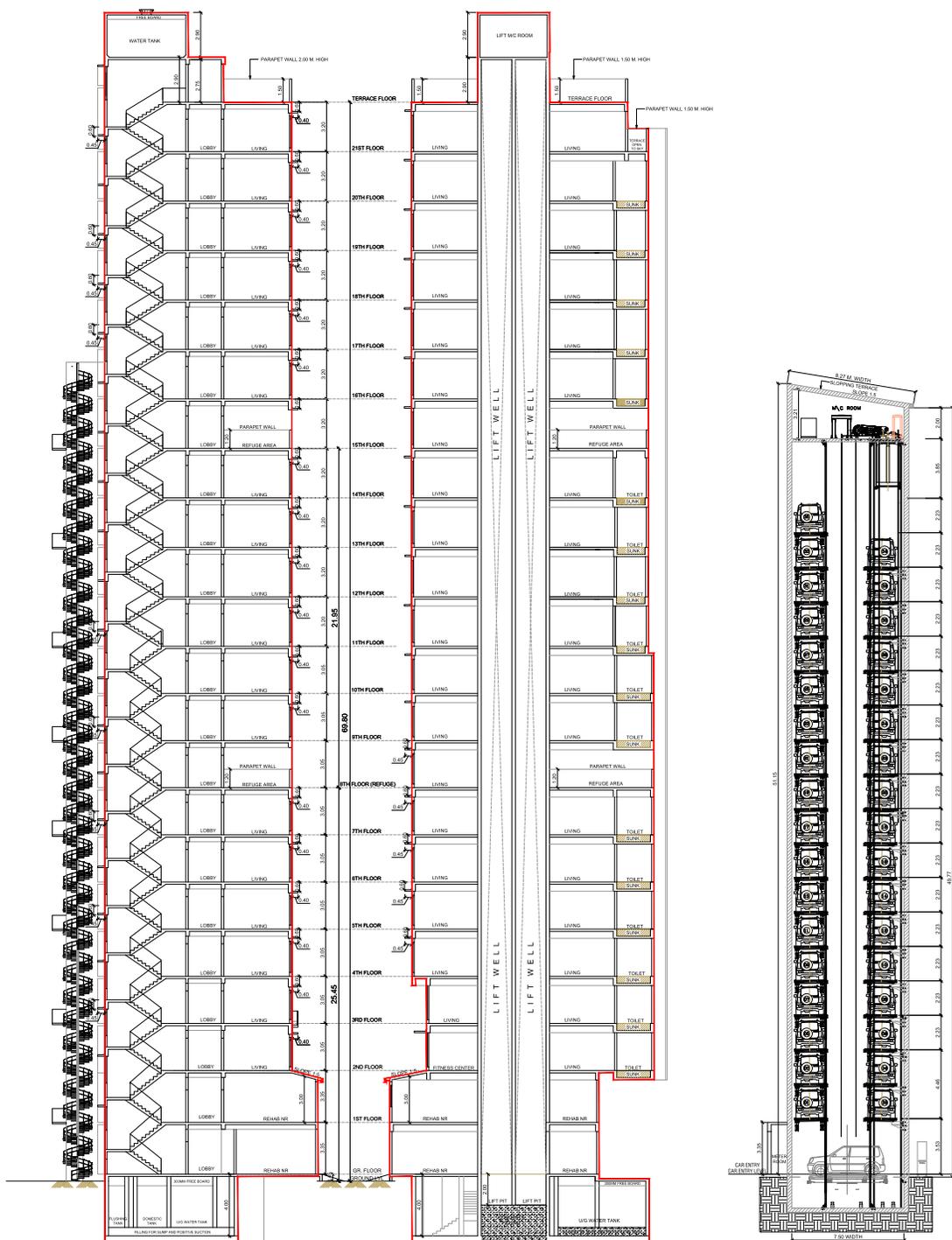
JOB NO.	DATE	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY
	06/10/2022		1:100	SANDEEP	C.S.K

NORTH LINE

**Vision Architectural Consultant**

'C' WING, UNIT NO. 335, 3rd FLOOR, ANTOP HILL WAREHOUSES, VIDYALANKAR COLLEGE MARG, ANTOP HILL, WADALA (EAST), MUMBAI - 400037  
TELEPHONE - 24160037/38  
Email - info@visionarchitects.co.in

CHETAN SUBHAS H KHATKAR



PROFORMA 'B'				NAME, ADDRESS & SIGNATURE OF THE OWNER			
CONTENTS OF SHEET				M/S. R. K. CONSTRUCTIONS			
SECTION A-A, SECTION B-B, SECTION C-C, SECTION D-D, SECTION E-E				UNIT NO. 2, NEW DEVIS WARDER NO. 2			
DESCRIPTION OF PROJECT AND PROPERTY				MOGUL LANE, MAHAR (WEST), MUMBAI, 400016			
PROPOSED REDEVELOPMENT OF PROPERTY ON PLOT BEARING C.S. NO. 8674 OF				KIRAN NAREN DRA PATKAR Date- 2023/10/07 145616 145330			
PANEL - SEVEN (DURGA), SUBURBAN LOCALITY - PLOT NO. 12, AT GR. SHAWAR							
AMBEDKAR ROAD, MUMBAI FOR BUILDING KNOWN AS 'NARBH WARDEN'				JOB NO. DATE DRAWING NO. SCALE DRAWN BY CHECKED BY 96102022 1-100 SANDEEP C.S.K.			
PLAN FOR APPROVAL - DWG/PROFORMA/B/23/ NEW				NORTH LINE Vision Architectural Consultant 'C' WING, UNIT NO. 335, 3rd FLOOR, ANTOP HILL, WAREHOUSES, VETALANKAR COLLEGE MARG, ANTOP HILL, WADALA (EAST), MUMBAI - 400037 TELEPHONE: 919000709 Email: info@visionarchitects.com			
JENAK ATE ROSHA N NARESH		ASST. ENG./P/1/CITY-V EX. ENG./P/1/CITY-V		SIGNATURE CHETAN SUBHAS H KHATKAR AR		Digitally signed by KIRAN NAREN PATKAR Date- 2023/10/07 145616 145330	

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