

JIBHAKAT
EROSHAN
NARESH

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+2C)	NIL
4) BALANCE AREA OF PLOT (1 - 3)	459.03
5) PLOT AREA UNDER DEVELOPMENT	459.03
6) ZONAL (BASIC) FSI (50% INCENTIVE FSI AS PER REGN. 33(7))	
7) BUILT UP AREA AS PER ZONAL(BASIC) FSI 5X6	
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 ADMISSIBLE "TDR" AS PER TABLE NO 12 OF REGULATION NO 30(A) AND 32 ON REMAINING/BALANCE PLOT.	
TOTAL PERMISSIBLE BUILT UP AREA	2275.06
12) PERMISSIBLE BUILT UP AREA (AS PER REGN. 33/7 OF DCPR 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	
PERMISSIBLE	339.01
PROPOSED	148.28
35% FUNGIBLE BUILT UP AREA FOR REHAB NR	
PERMISSIBLE	103.36
PROPOSED	31.48
B) 35% FUNGIBLE BUILT UP AREA FOR SALE RESI	
PERMISSIBLE	353.90
PROPOSED	353.86
TOTAL FUNGIBLE BUILT UP AREA (15A + 15B)	796.27
TOTAL FUNGIBLE BUILT UP AREA (15A + 15B)	533.62
16) TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE (13 + 15A + 15B)	2808.68
17) FSI CONSUMED ON NET PLOT 13/4	

PROFORMA B'

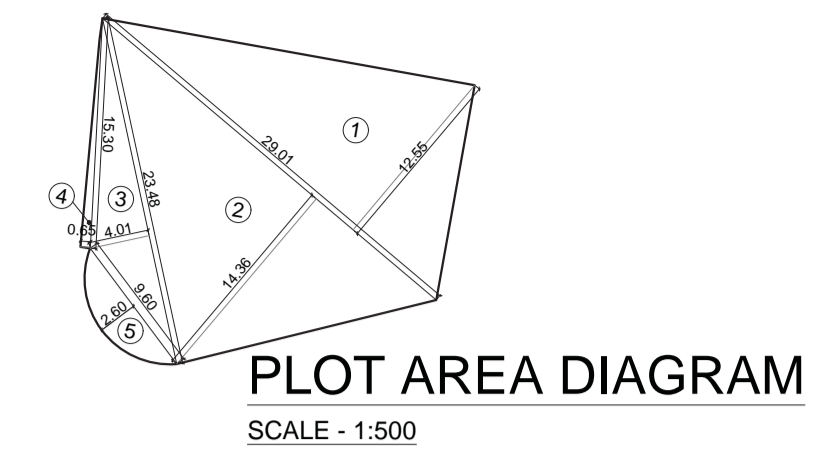
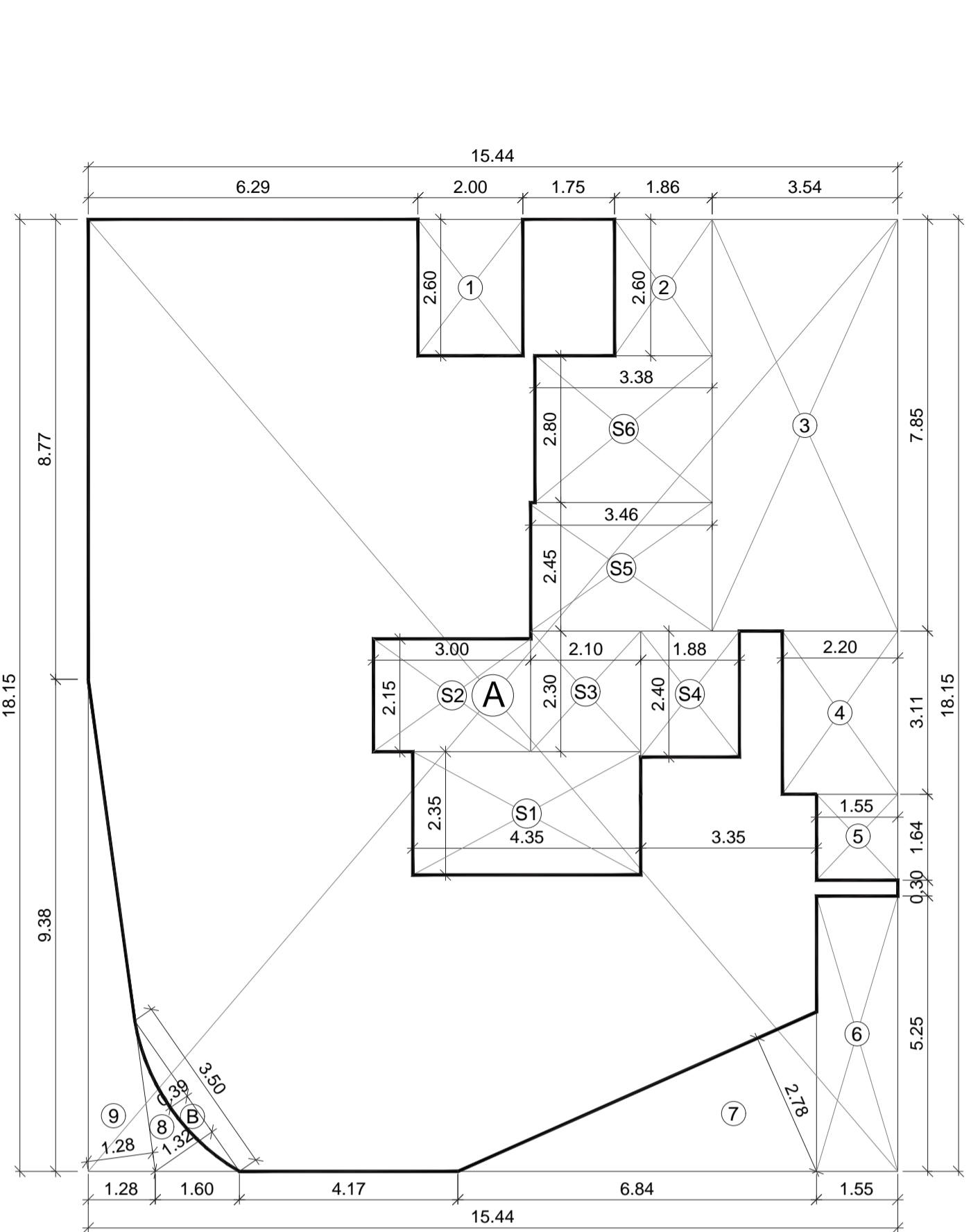
CONTENTS OF SHEET
GROUND FLOOR PLAN, AREA LINE DIAGRAM, BUILT UP AREA CALCULATION, BUILT-UP AREA STATEMENT, PLOT AREA CALCULATIONS, LOCATION AND BLOCK PLAN, SECTION OF U.G. TANK & COMPOUND WALL, CAR PARKING STATEMENT, CARPET AREA STATEMENT

CERTIFICATE OF AREA
I HAVE CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON C.S. NO.66/74 DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE 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 TOWN PLANNING SCHEME RECORDS.

DESCRIPTION OF PROJECT AND PROPERTY
PROPOSED REDEVELOPMENT OF PROPERTY ON PLOT BEARING C.S. NO. 66/74 OF PAREL - SEWRI DIVISION, SUPARIBAUG ESTATE - PLOT NO. 127, AT DR. BABASAHEB AMBEDKAR ROAD, MUMBAI FOR BUILDING KNOWN AS 'HABIB 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 NARENDR PATKAR Digitally signed by KIRAN NARENDR PATKAR Date: 2022.10.07 14:51:29 +05'30'

JOB NO.	DATE	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY
	06/10/2022		AS SHOWN	SANDEEP	C.S.K.



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 1.32 X 1 NO	=	2.31	SQ.MT.
9	0.50 X 9.38 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.

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

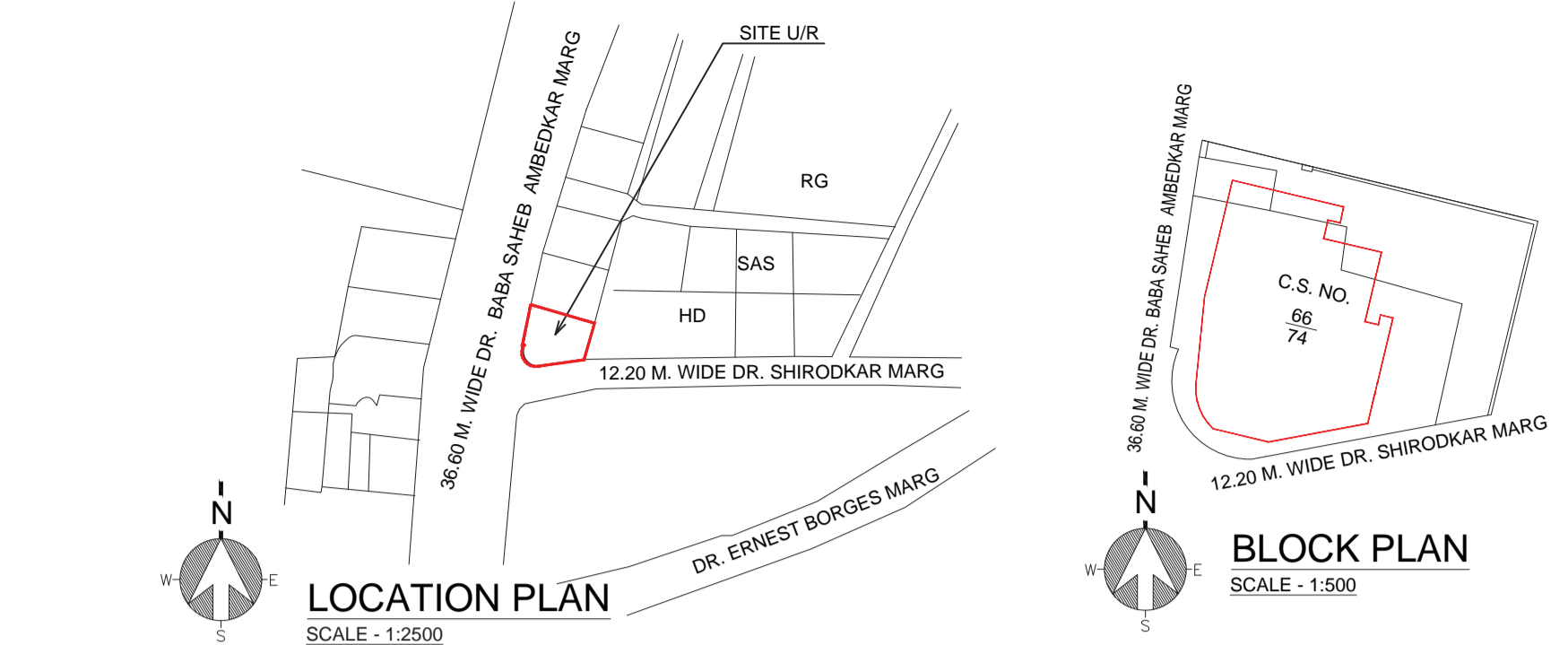
1	1/2 X 29.01 X 12.55 X 1 NO	=	182.04	SQ.MT.
2	1/2 X 29.01 X 14.36 X 1 NO	=	208.29	SQ.MT.
3	1/2 X 23.48 X 4.01 X 1 NO	=	47.08	SQ.MT.
4	1/2 X 15.30 X 0.65 X 1 NO	=	4.97	SQ.MT.
5	2/3 X 9.60 X 2.60 X 1 NO	=	16.64	SQ.MT.
	PLOT AREA AS PER CALCULATION	=	459.02	SQ.MT.
	PLOT AREA AS PER PROPERTY CARD	=	459.03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

STAIRCASE AREA SUMMARY

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

TENEMENTS STATEMENT

FLOORS	NR	RESI
GR. FLOOR	5.00	0.00
1st FLOOR	1.00	0.00
2nd FLOOR	—	1.00
3rd FLOOR	—	2.00
4th FLOOR	—	3.00
5th FLOOR	—	2.00
6th FLOOR	—	3.00
7th FLOOR	—	3.00
8th FLOOR	—	2.00
9th FLOOR	—	3.00
10th FLOOR	—	3.00
11th FLOOR	—	3.00
12th FLOOR	—	3.00
13th FLOOR	—	3.00
14th FLOOR	—	3.00
15th FLOOR	—	2.00
16th FLOOR	—	3.00
17th FLOOR	—	3.00
18th FLOOR	—	3.00
19th FLOOR	—	3.00
20th FLOOR	—	3.00
21st FLOOR	—	3.00
TOTAL AREA	6.00	54.00



FUNGIBLE TABLE

	PERMISSIBLE BASIC BUA IN SQ.MT.	PERMISSIBLE FUNGIBLE 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	353.90	1011.14	353.86	1365.00	—	0.04
TOTAL	2275.06	796.27	2275.06	533.62	2808.68	262.61	0.04

BUILT UP AREA SUMMARY

FLOOR	BUILT UP AREA	Unit
GR.FLOOR	163.14	SqMt
1st FLOOR	163.66	SqMt
2nd FLOOR	53.58	SqMt
3rd FLOOR	124.99	SqMt
4th FLOOR	134.24	SqMt
5th FLOOR	134.24	SqMt
6th FLOOR	134.24	SqMt
7th FLOOR	134.24	SqMt
8th FLOOR(Refuge)	95.84	SqMt
9th FLOOR	134.24	SqMt
10th FLOOR	134.24	SqMt
11th FLOOR	134.24	SqMt
12th FLOOR	132.10	SqMt
13th FLOOR	132.10	SqMt
14th FLOOR	132.10	SqMt
15th FLOOR(Refuge)	96.85	SqMt
16th FLOOR	132.10	SqMt
17th FLOOR	132.10	SqMt
18th FLOOR	132.10	SqMt
19th FLOOR	132.10	SqMt
20th FLOOR	132.10	SqMt
21st FLOOR	114.14	SqMt
TOTAL	2808.68	SqMt

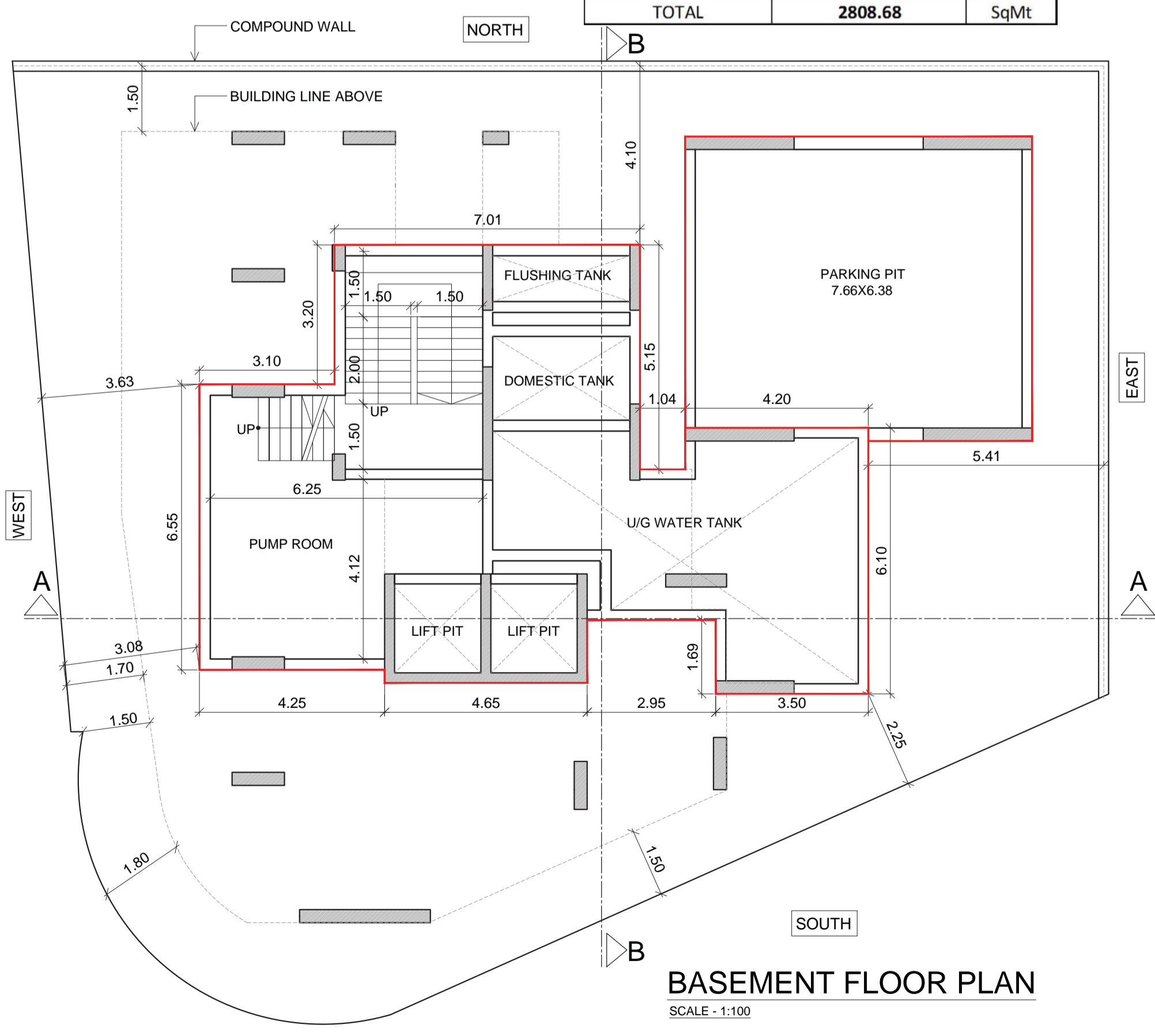
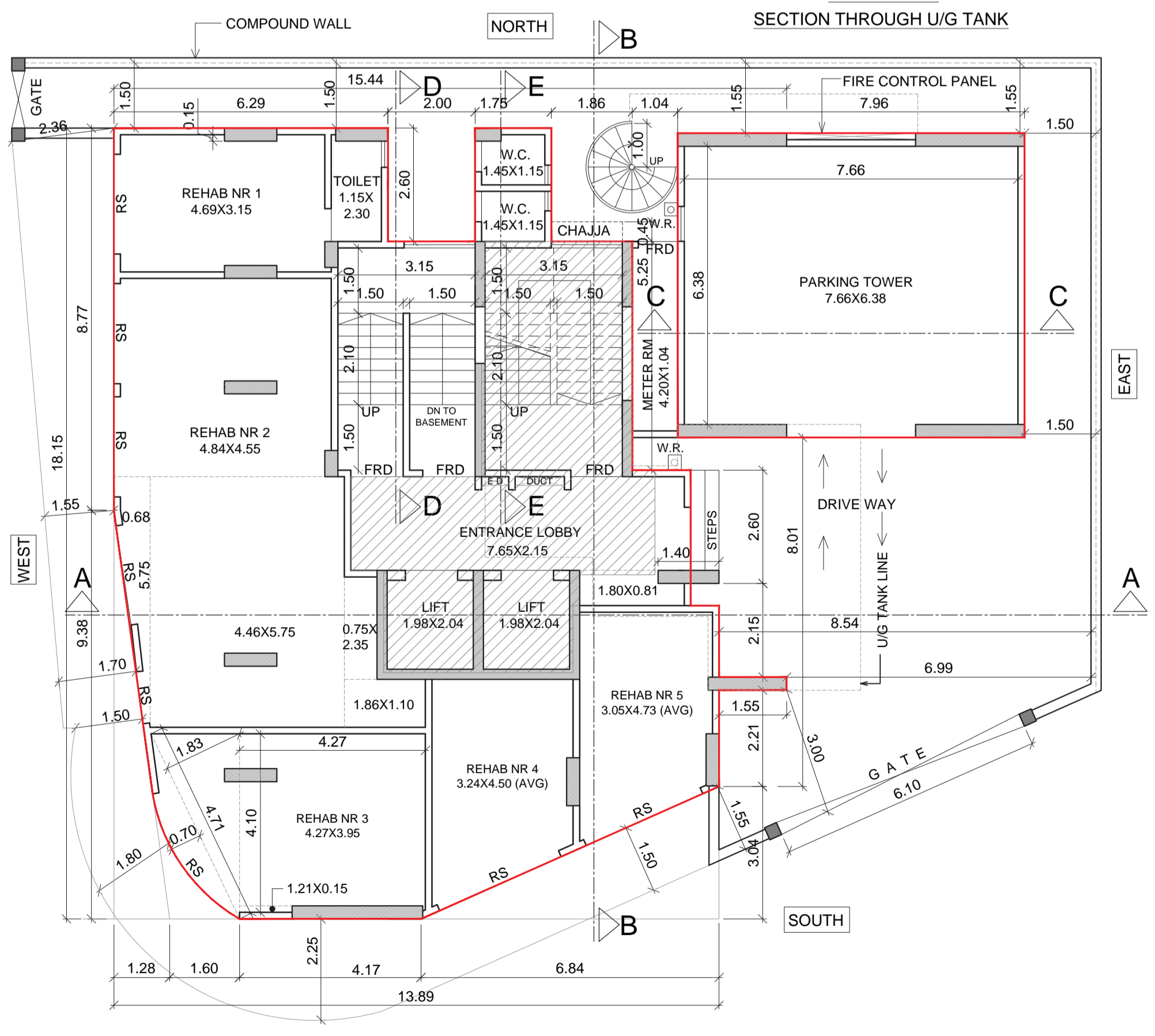
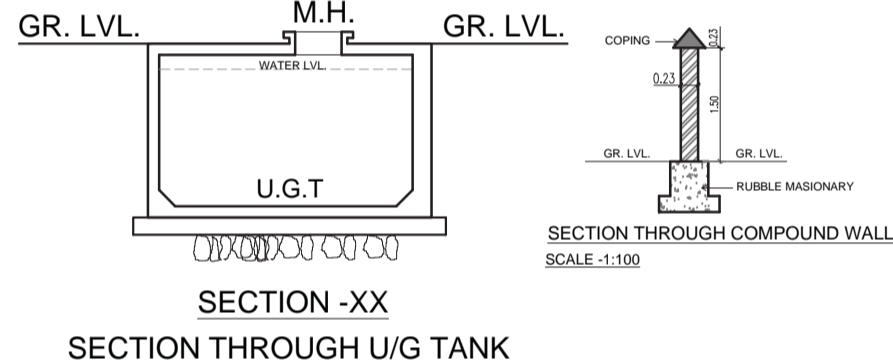
PERMISSIBLE BUILT UP AREA STATEMENT

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)	17.63
	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
	2 (REHAB - RESI)	61.58
3rd	1 (REHAB - RESI)	44.39
	2 (REHAB - RESI)	32.31
	3 (REHAB - RESI)	37.24
4th	1 (REHAB - RESI)	44.39
	2 (REHAB - RESI)	32.31
5th	1 (REHAB - RESI)	44.39
	2 (REHAB - RESI)	69.95
6th, 7th, 9th & 10th	1 (REHAB - RESI)	39.45
	2 (REHAB - RESI)	37.02
	3 (REHAB - RESI)	37.24
8th	1 (REHAB - RESI)	37.02
	2 (REHAB - RESI)	37.24
11th	3 (REHAB - RESI)	37.24
	(AS PER RERA)	
	1 (SALE - RESI.)	39.36
	2 (SALE - RESI.)	38.82
12th to 14th, 16th to 20th	1 (SALE - RESI.)	39.36
	2 (SALE - RESI.)	38.82
	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

AREA LINE DIAGRAM FOR GROUND FLOOR
SCALE - 1:100

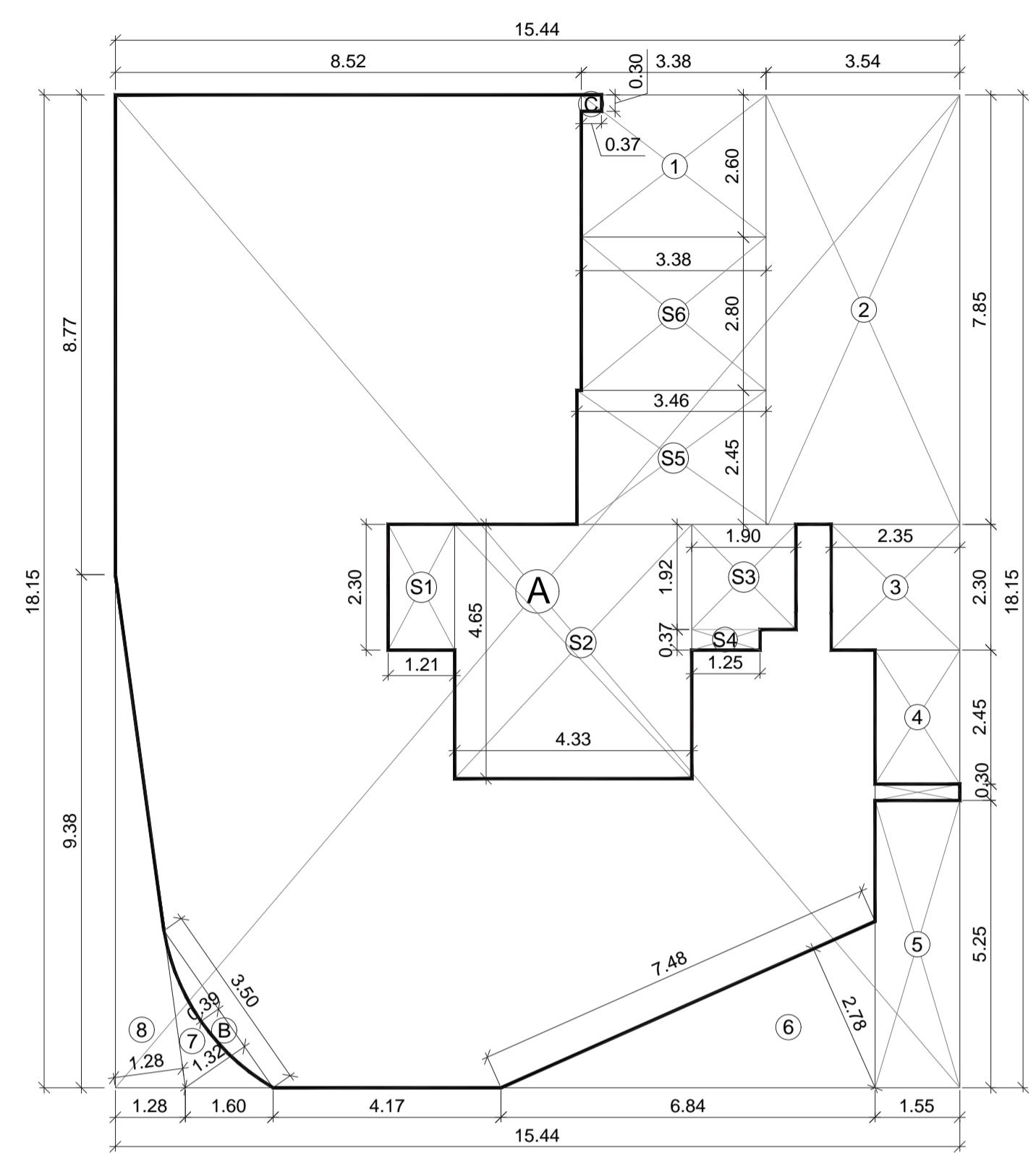


12.20 M. WIDE DR. SHIRODKAR MARG

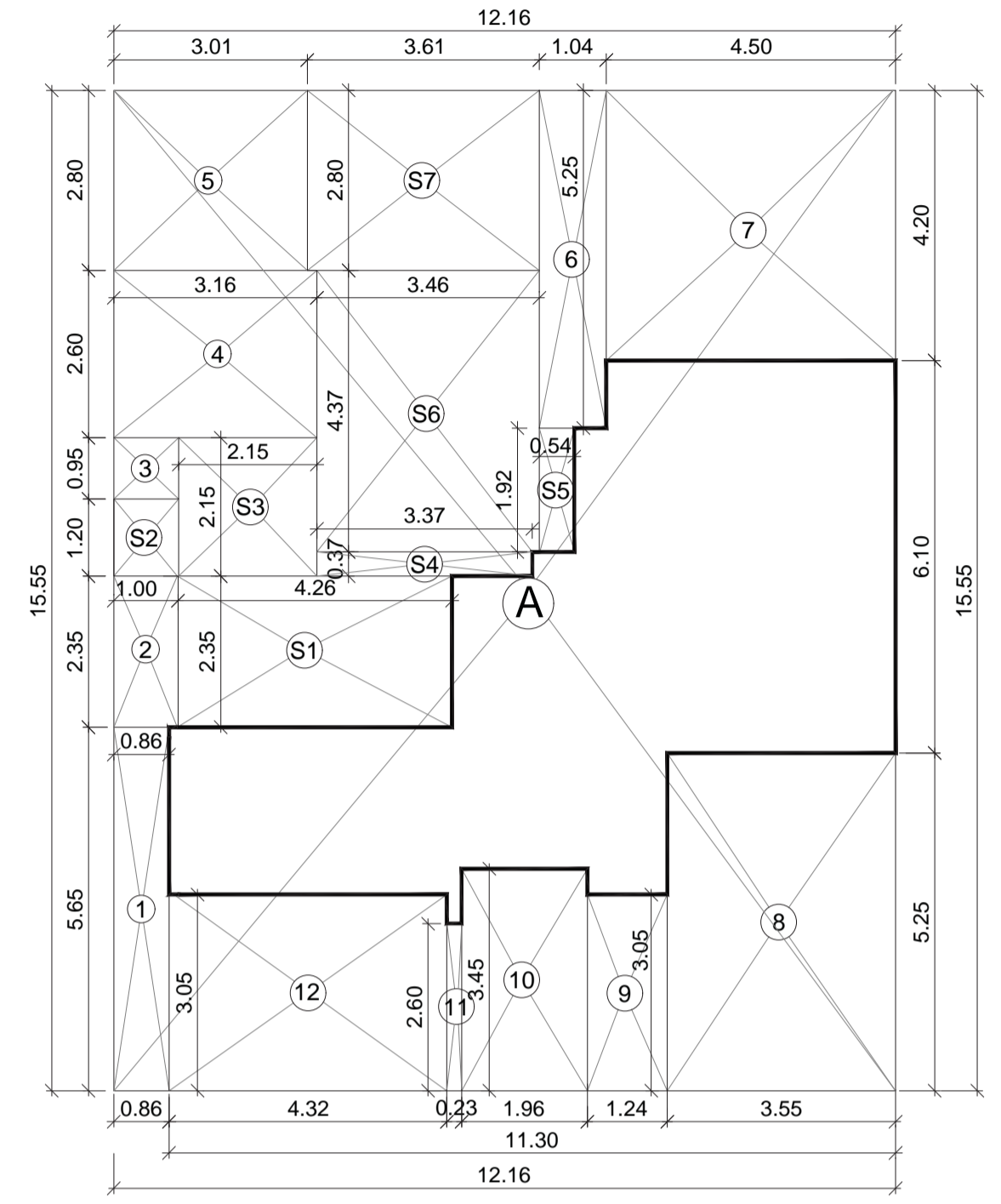
12.20 M. WIDE DR. SHIRODKAR MARG

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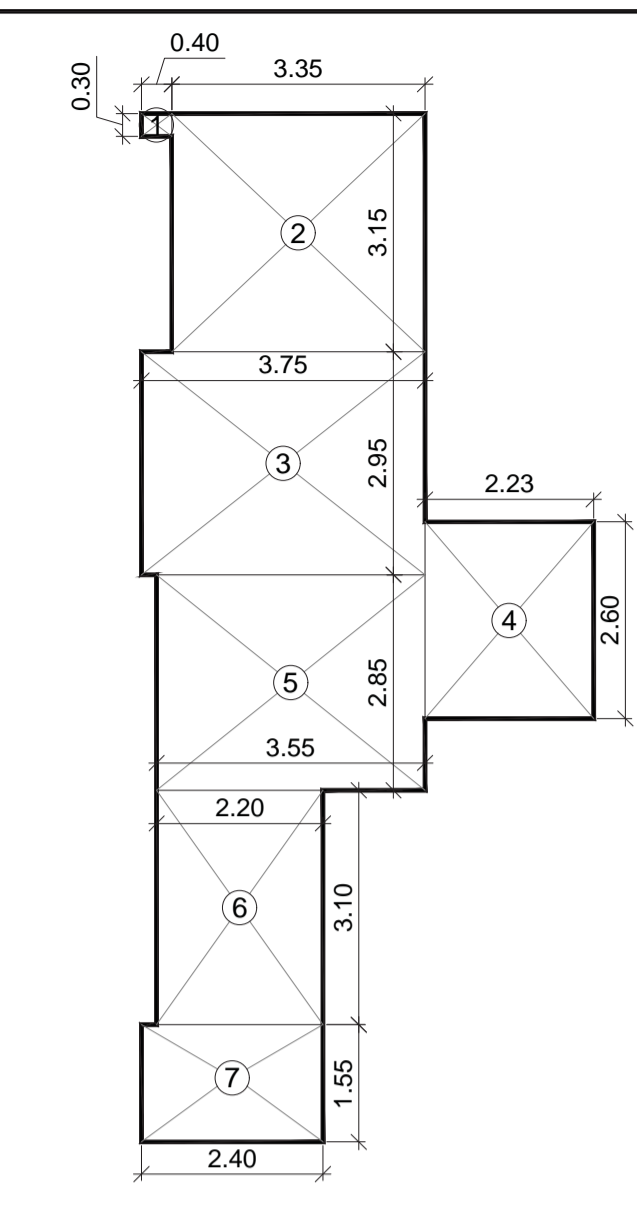
CHETAN SUBHASH KHATOKAR
DIGITAL SIGN OF ARCHITECTS



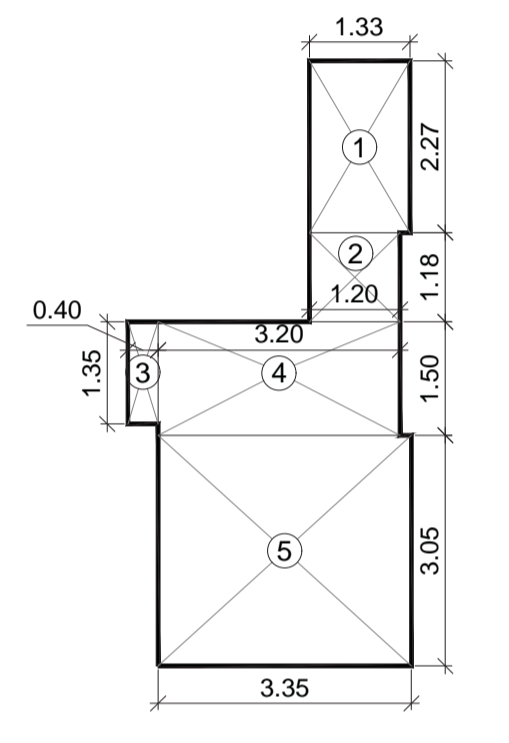
AREA LINE DIAGRAM FOR 1st FLOOR



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. X

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. Y1
TOTAL BUILT UP AREA [X - Y1]				= 208.62 SQ.MT. X1

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. Y2
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 = 11.06 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. 2808.68 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. X

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	2.60	X 1 NO = 0.60 SQ.MT.
12	4.32	X	3.05	X 1 NO = 13.18 SQ.MT.
TOTAL DEDUCTION				= 92.16 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]				= 96.93 SQ.MT. X1

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. Y2
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.

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			23.00	7.25 Nos. (A)

CAR PARKING STATEMENT FOR SALE RESI.

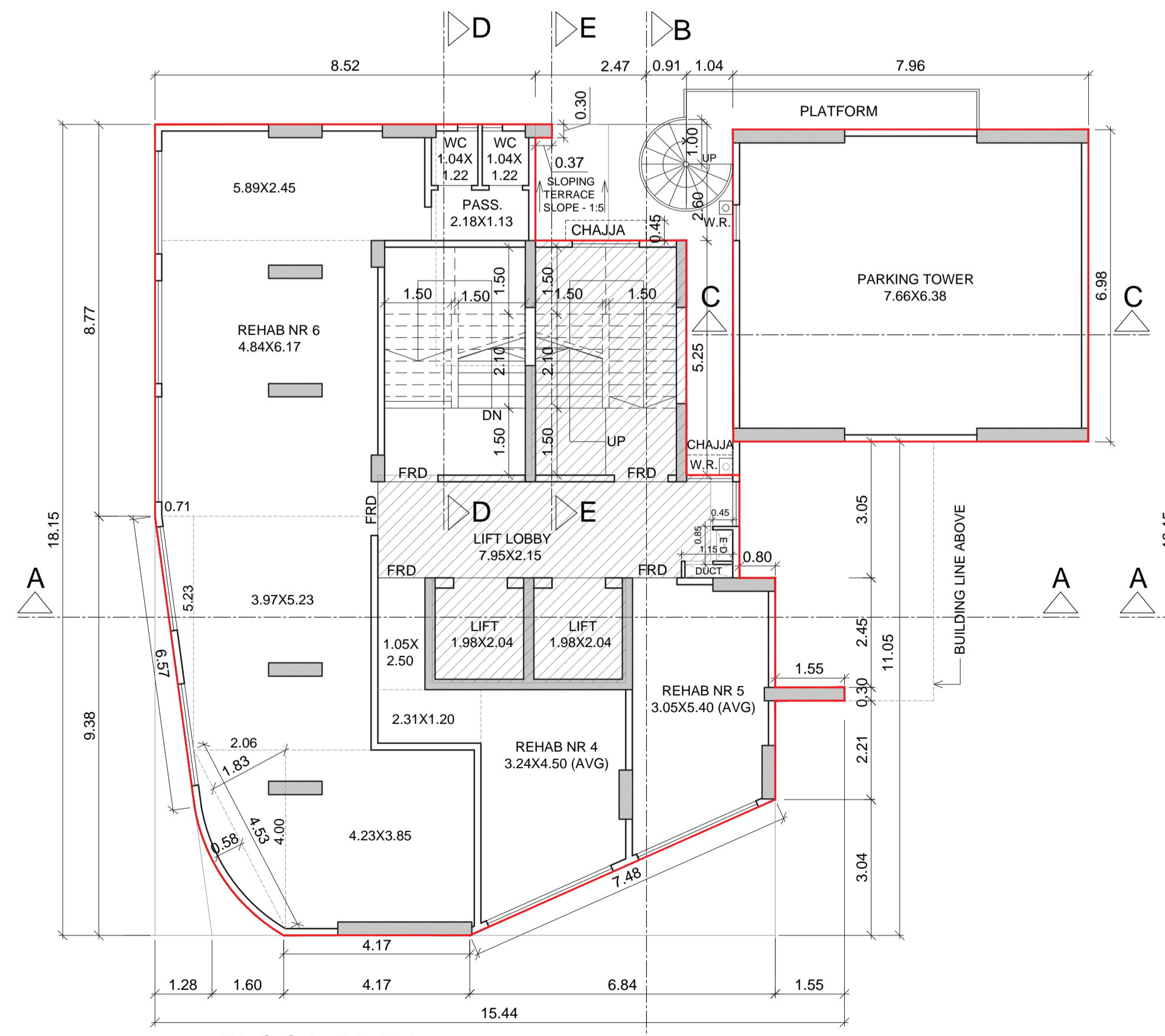
SR. NO.	CARPET AREA IN SQ.MTS.	PARKING PERMISSIBLE AS PER D.C. RULE	TOTAL FLATS	TOTAL PARKING REQUIRED
1	UP TO 45.00	1 FOR EVERY 4 T/S	31.00	7.75
2	ABOVE 45 TO 60 SQ.MT.	1 FOR EVERY 2 T/S	NIL	NIL
3	BETWEEN 60 TO 90 SQ.MT.	1 FOR EVERY 1 T/S	NIL	NIL
4	ABOVE 90.00 SQ.MT.	1/2 FOR EVERY 1 T/S	NIL	NIL
TOTAL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

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. (C)
REQUIRED PARKING	24.75 Nos.
SAY	25.00 Nos. (D)

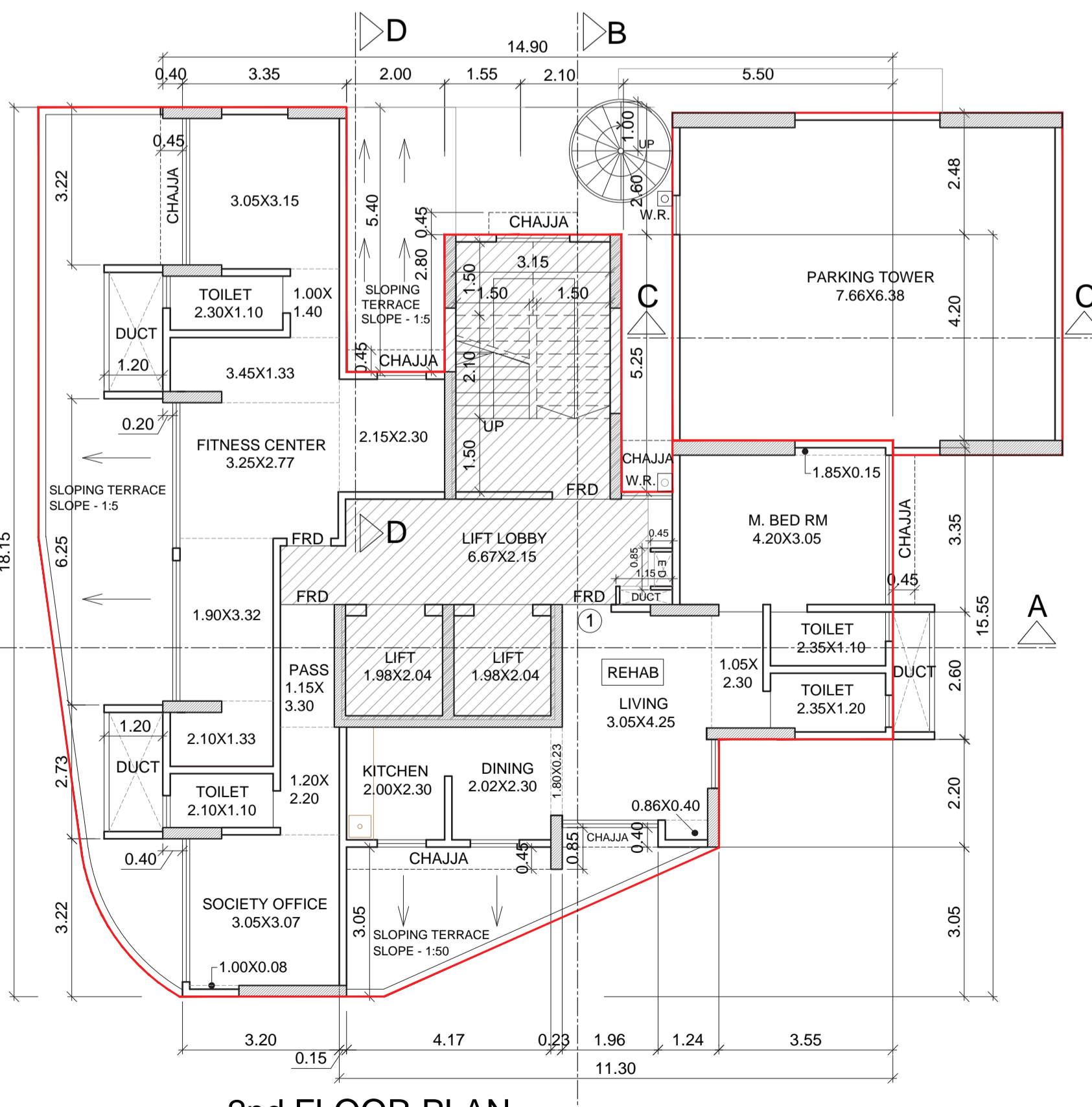
Car Parking Space Requirements (Rehab NR)

- 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. Fir. + 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. (D)

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.



1st FLOOR PLAN (REHAB)



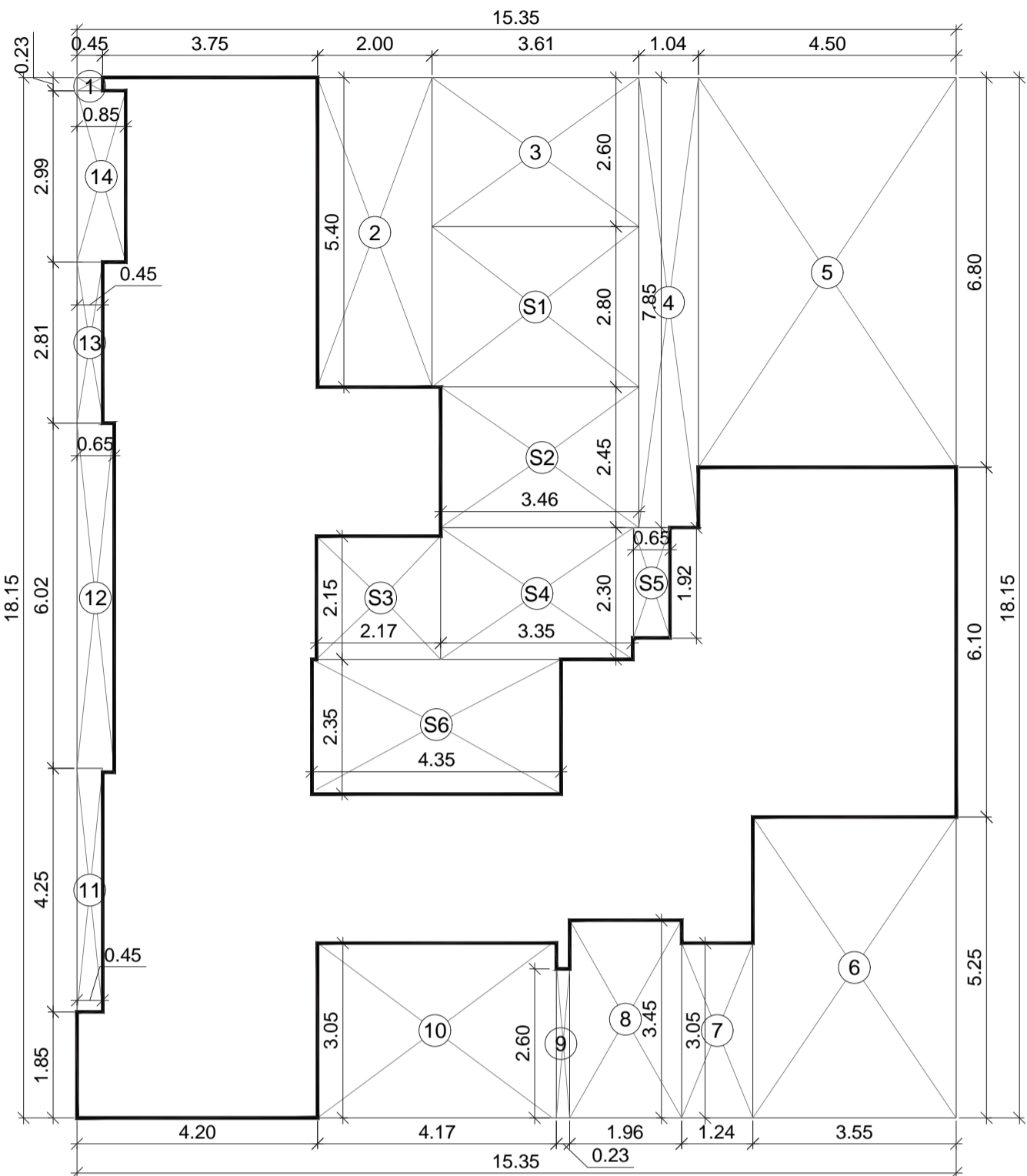
2nd FLOOR PLAN

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

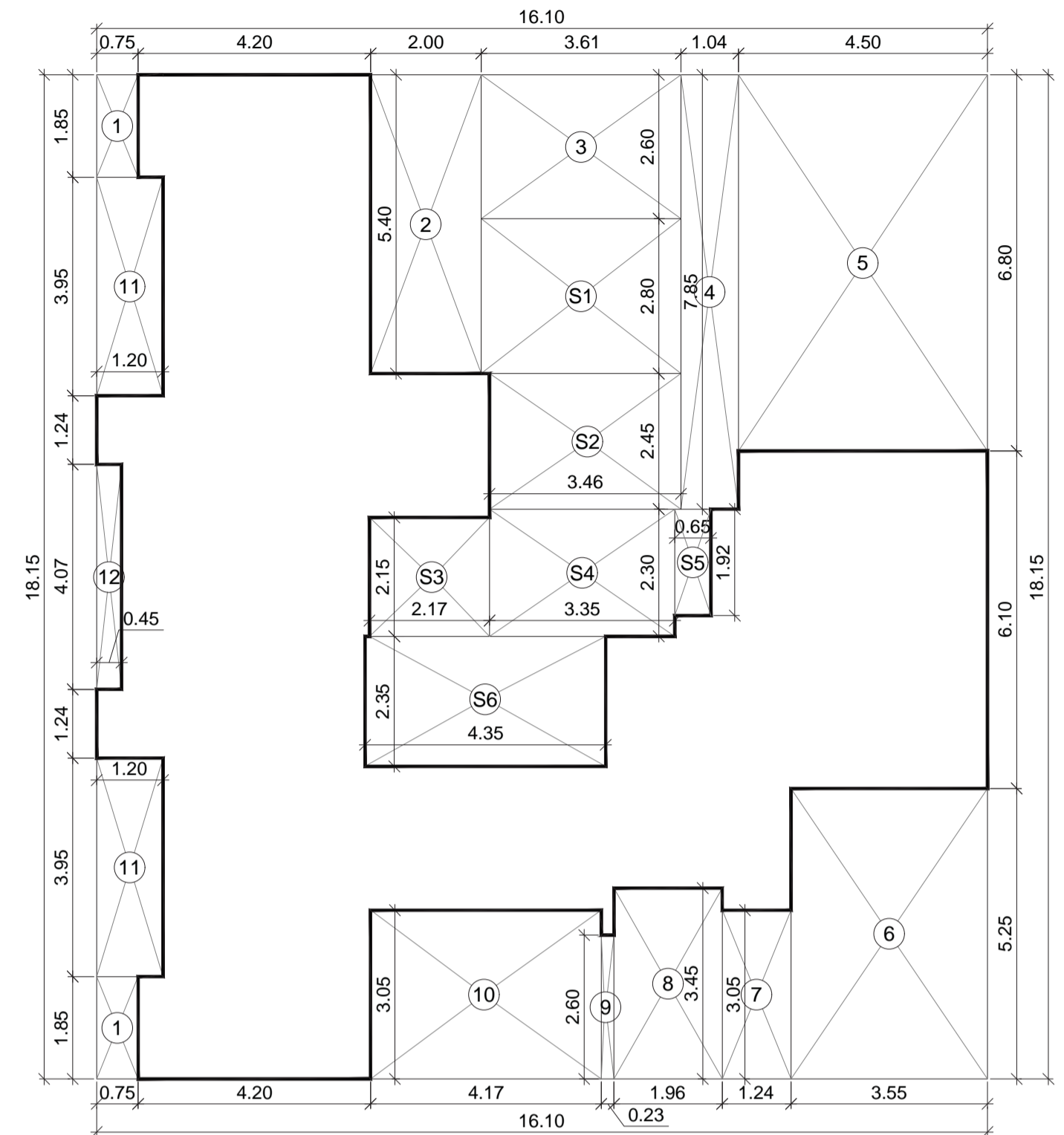
SUB. ENG.(B.P.) CITY - VIII		ASST. ENG.(B.P.) CITY - V	EX. ENG.(B.P.) CITY - III
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PROFORMA 'B'

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. 66/74 OF PAREL - SEWRI DIVISION, SUPARIBAUG ESTATE - PLOT NO. 127, AT DR. BABASAHEB AMBEDKAR ROAD, MUMBAI FOR BUILDING KNOWN AS HABIB 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 14:52:13 +05'30'		
JOB NO.	DATE	DRAWING NO.	SCALE	DRAWN BY
	06/10/2022		1:100	SANDEEP C.S.K.
NORTH LINE		SIGNATURE		
		CHETAN SUBHAS KHATOKAR Digitally signed by CHETAN SUBHAS KHATOKAR Date: 2022.10.07 14:52:13 +05'30'		
'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				



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.
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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

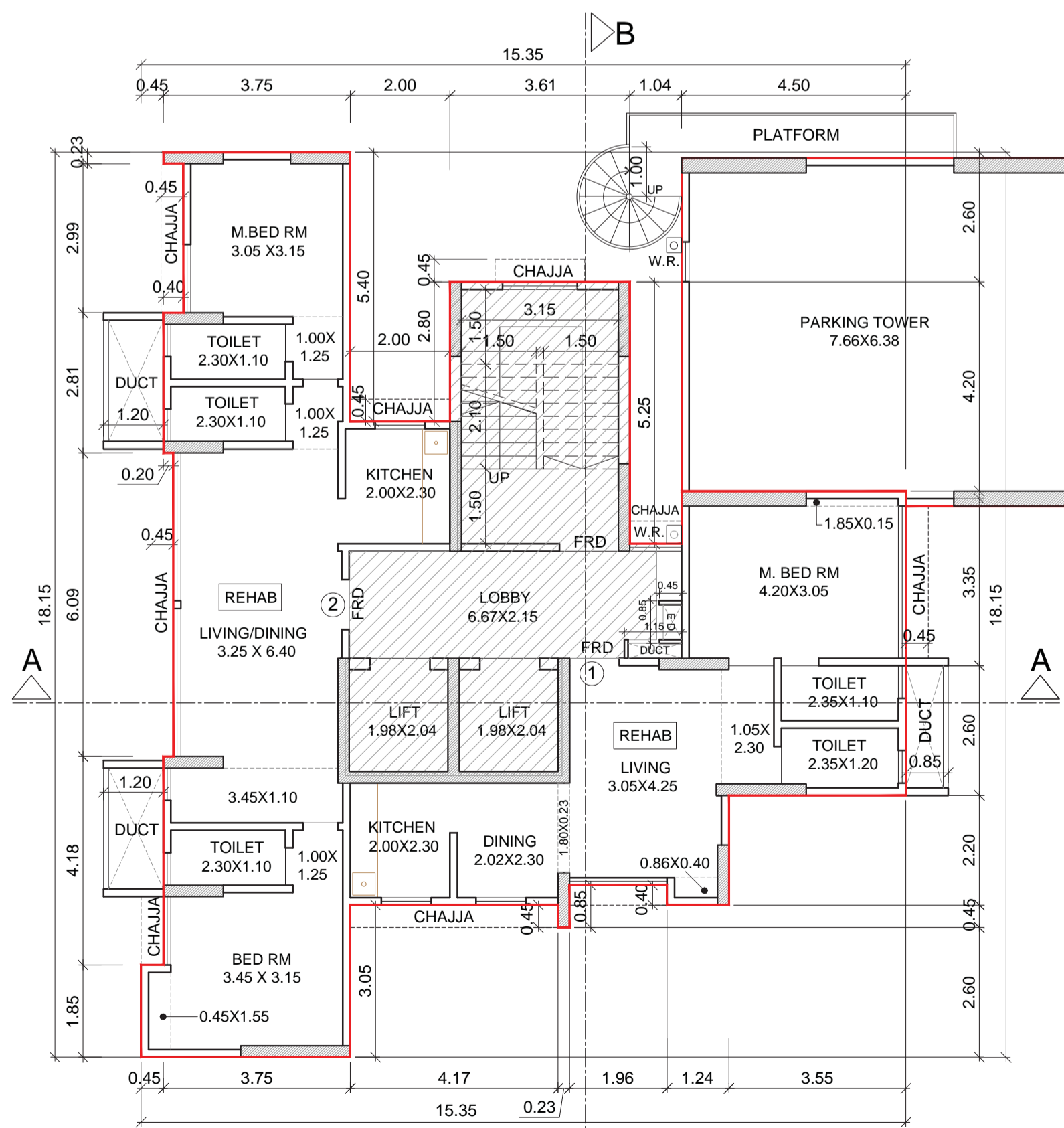
1	0.75	X	1.85	X	2	NO	=	2.78	SQ.MT.	
2	2.00	X	5.40	X	1	NO	=	10.80	SQ.MT.	
3	3.61	X	2.60	X	1	NO	=	9.39	SQ.MT.	
4	1.04	X	7.85	X	1	NO	=	8.16	SQ.MT.	
5	4.50	X	6.80	X	1	NO	=	30.60	SQ.MT.	
6	3.55	X	5.25	X	1	NO	=	18.64	SQ.MT.	
7	1.24	X	3.05	X	1	NO	=	3.78	SQ.MT.	
8	1.96	X	3.45	X	1	NO	=	6.76	SQ.MT.	
9	0.23	X	2.60	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 [X - Y1]	=	176.68	SQ.MT.

STAIRCASE AREA CALCULATION

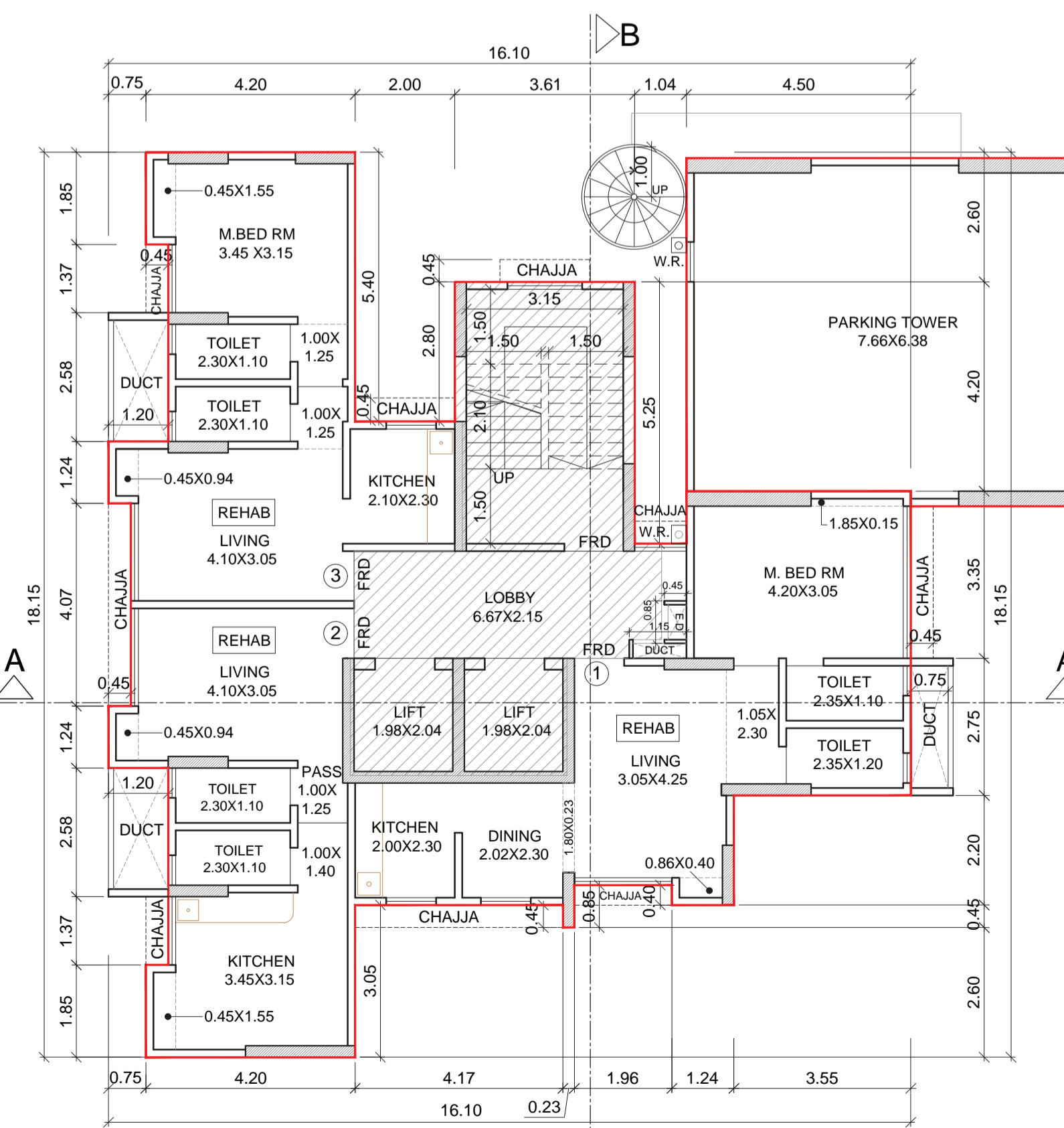
4th TO 7th & 9th TO 11th FLOOR										
S1	3.61	X	2.80	X	1	NO	=	10.11	SQ.MT.	
S2	3.46	X	2.45	X	1	NO	=	8.48	SQ.MT.	
S3	2.17	X	2.15	X	1	NO	=	4.67	SQ.MT.	
S4	3.35	X	2.30	X	1	NO	=	7.71	SQ.MT.	
S5	0.65	X	1.92	X	1	NO	=	1.25	SQ.MT.	
S6	4.35	X	2.35	X	1	NO	=	10.22	SQ.MT.	
							TOTAL STAIRCASE AREA PER FLR	=	42.44	SQ.MT.

NET BUILT UP AREA

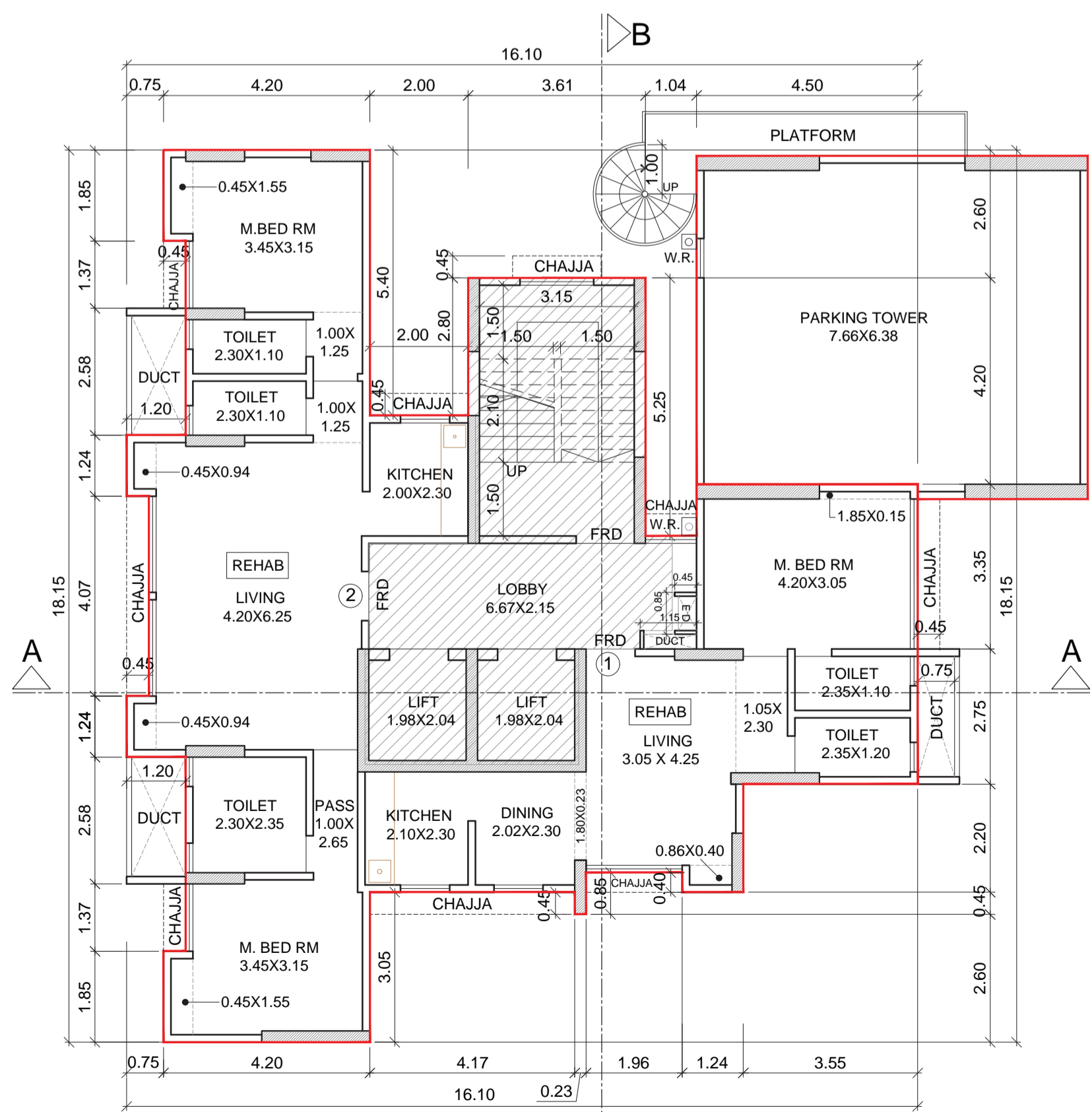
		[X1 - Y2]	=	134.24	SQ.MT.
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3rd FLOOR PLAN (REHAB)



4TH FLOOR PLAN (REHAB)



5TH FLOOR PLAN (REHAB)

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

JIBHAKAT
E
ROSHAN
NARESH

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

PROFORMA '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
PAREL - SEWRI DIVISION, SUPARIBAUG 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. 400016

SIGNATURE
KIRAN NARENDRA PATKAR
Date: 2022.10.07
14:52:49 +05'30"

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

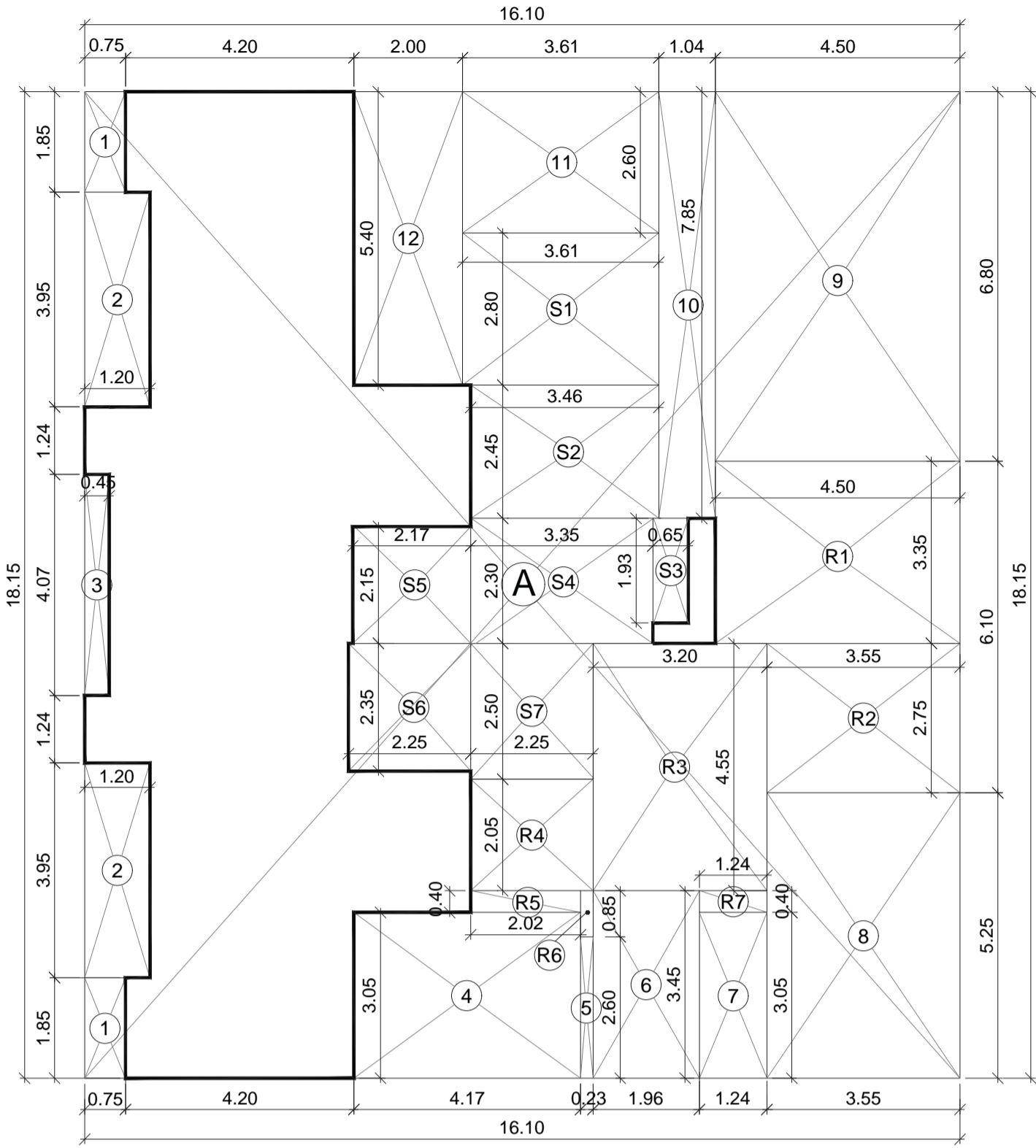
NORTH LINE

Vision Architectural Consultant

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

SIGNATURE
CHETAN SUBHAS KHATOKAR

\\Vision-IND\2.Current Projects\Habib Mansion - Kiron Group\Liasoning Drawings\Drawing\R 21 Amend 06.10.2022.dwg



AREA LINE DIAGRAM FOR 8th FLOOR (REFUGE)

BUILT UP AREA CALCULATION

8th 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

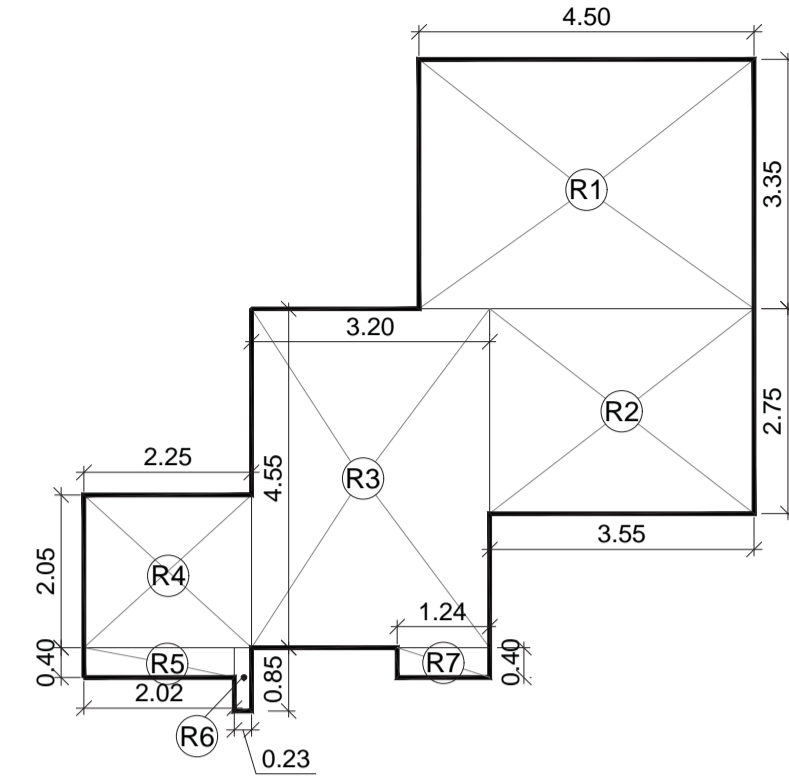
8th FLOOR							
S1	3.61	X	2.80	X 1 NO	=	10.11	SQ.MT.
S2	3.46	X	2.45	X 1 NO	=	8.48	SQ.MT.
S3	0.65	X	1.93	X 1 NO	=	1.24	SQ.MT.
S4	3.35	X	2.30	X 1 NO	=	7.71	SQ.MT.
S5	2.17	X	2.15	X 1 NO	=	4.67	SQ.MT.
S6	2.25	X	2.35	X 1 NO	=	5.29	SQ.MT.
S7	2.25	X	2.50	X 1 NO	=	5.63	SQ.MT.
TOTAL STAIRCASE AREA PER FLR					=	43.13	SQ.MT.

REFUGE AREA CALCULATION

8th 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	3.20	X	4.55	X 1 NO	=	14.56	SQ.MT.
R4	2.25	X	2.05	X 1 NO	=	4.61	SQ.MT.
R5	2.02	X	0.40	X 1 NO	=	0.81	SQ.MT.
R6	0.23	X	0.85	X 1 NO	=	0.20	SQ.MT.
R7	1.24	X	0.40	X 1 NO	=	0.50	SQ.MT.
TOTAL REFUGE AREA					=	45.52	SQ.MT.

NET BUILT UP AREA

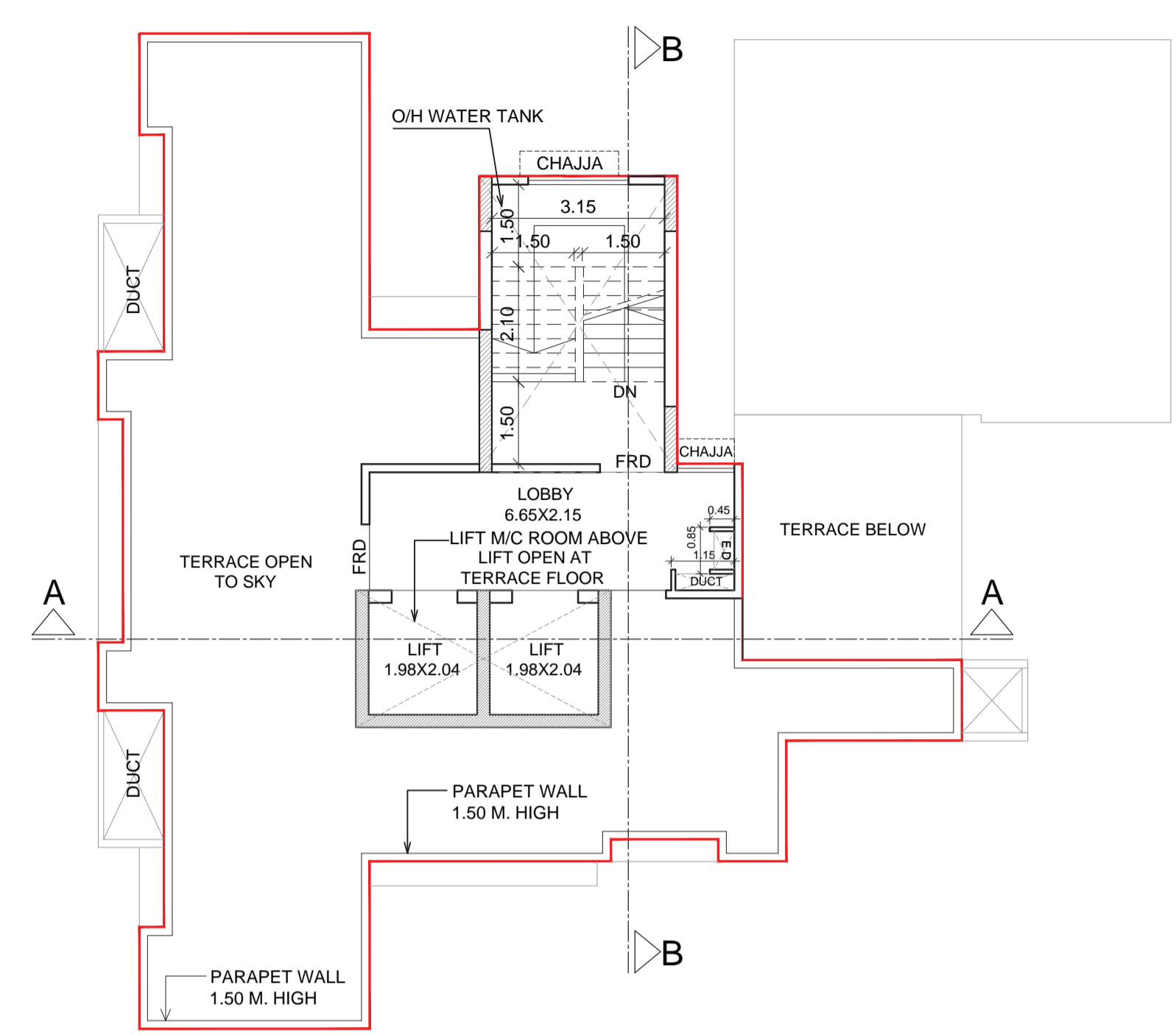
[X1 - Y2 - Y3]	=	88.03	SQ.MT.
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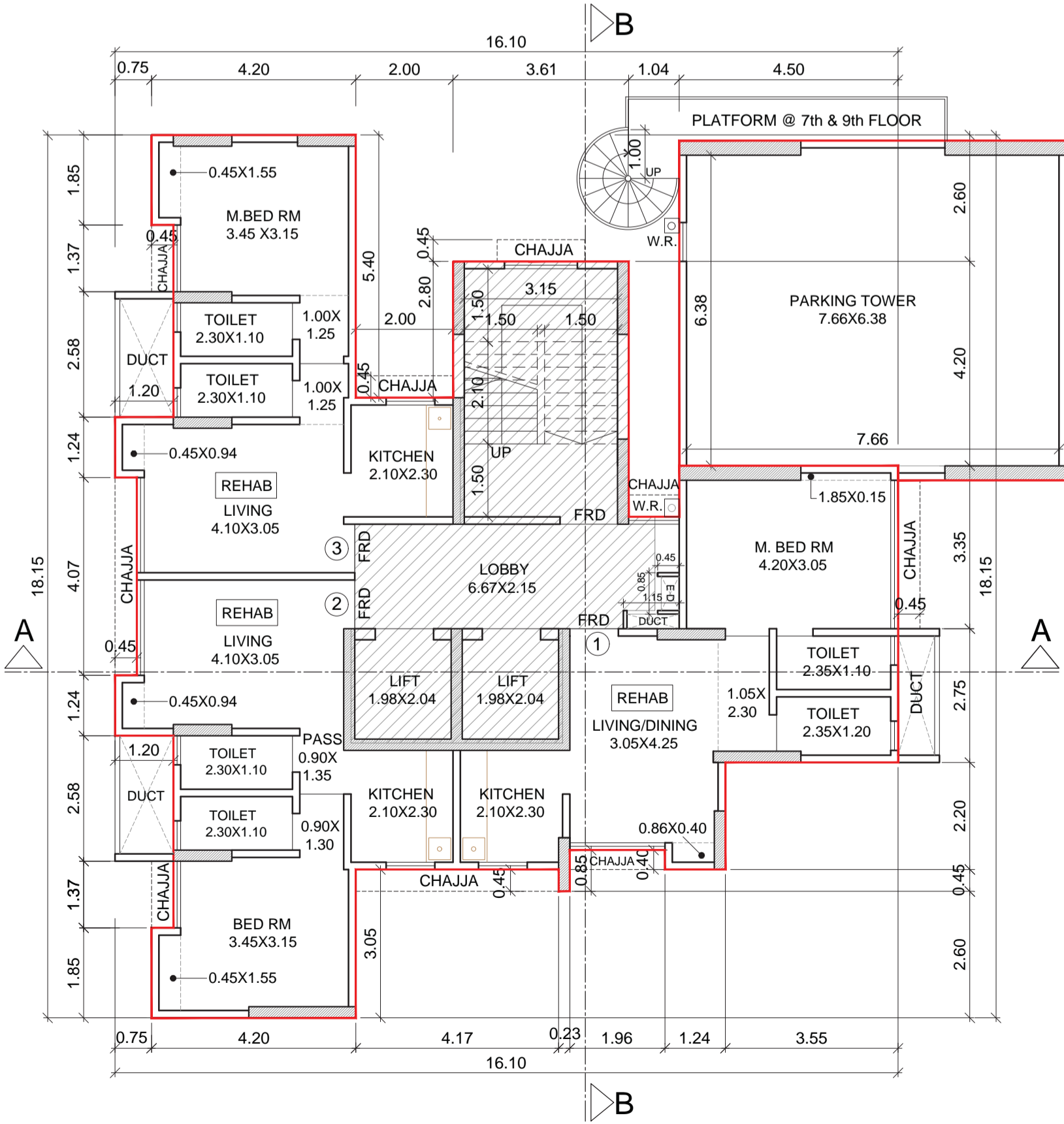
REFUGE AREA DIAGRAM FOR 8th FLOOR (REFUGE)

REFUGE AREA REQUIRED AT 8th FLOOR

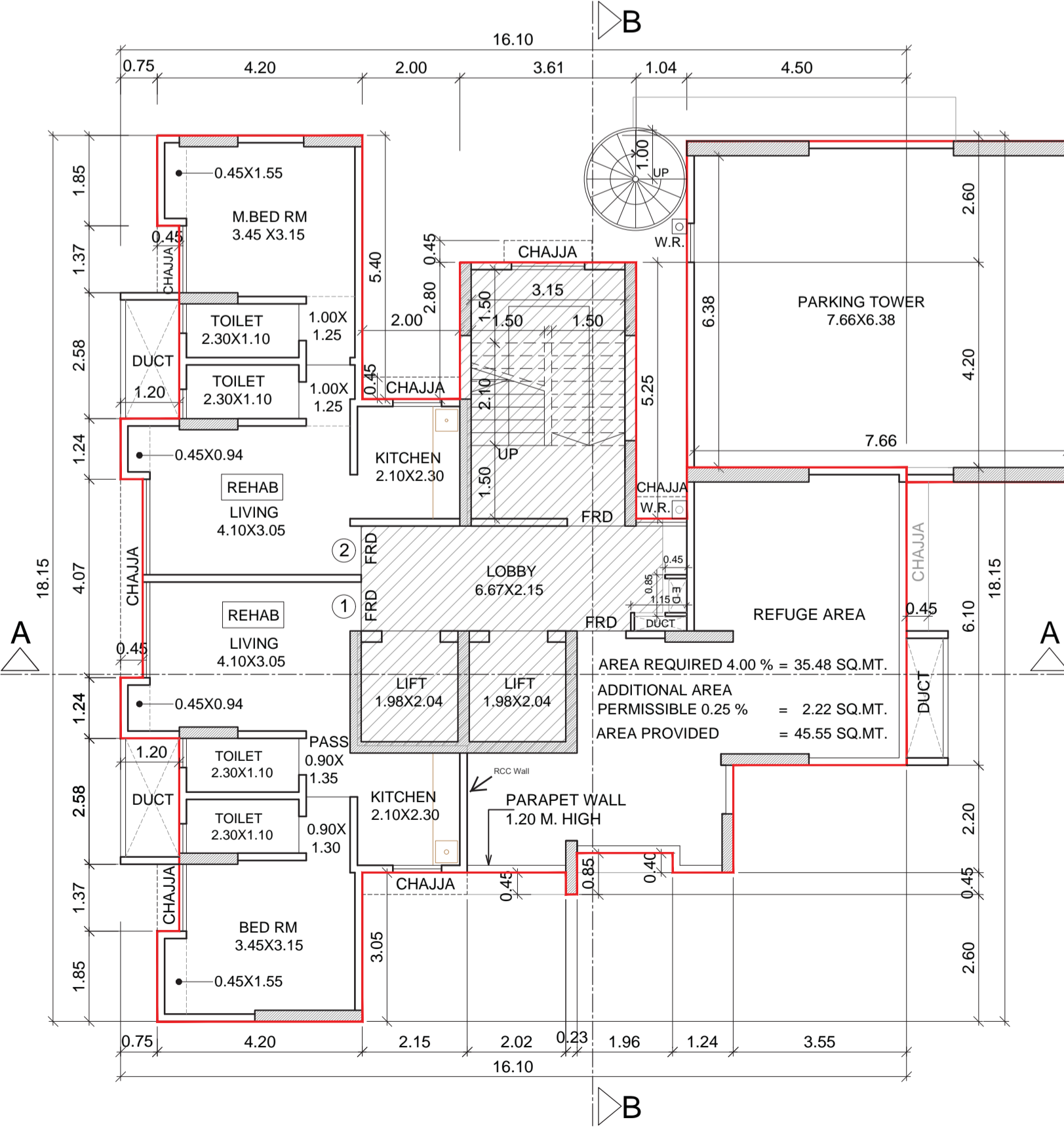
8th FLOOR (REFUGE)		887.01	SQ.MT.
B.U.A.	87.99 + 134.24 + 134.24 + 132.10 + 132.10 + 132.10		
REFUGE AREA REQUIRED 4.00 %		35.48	SQ.MT.
ADDITIONAL AREA PERMISSIBLE 0.25 %		2.22	SQ.MT.
TOTAL REFUGE AREA PROVIDED		45.55	SQ.MT.
EXCESS REFUGE AREA COUNTED IN FSI		7.85	SQ.MT.
NET BUILT UP AREA (87.99 + 7.85)		95.84	SQ.MT.



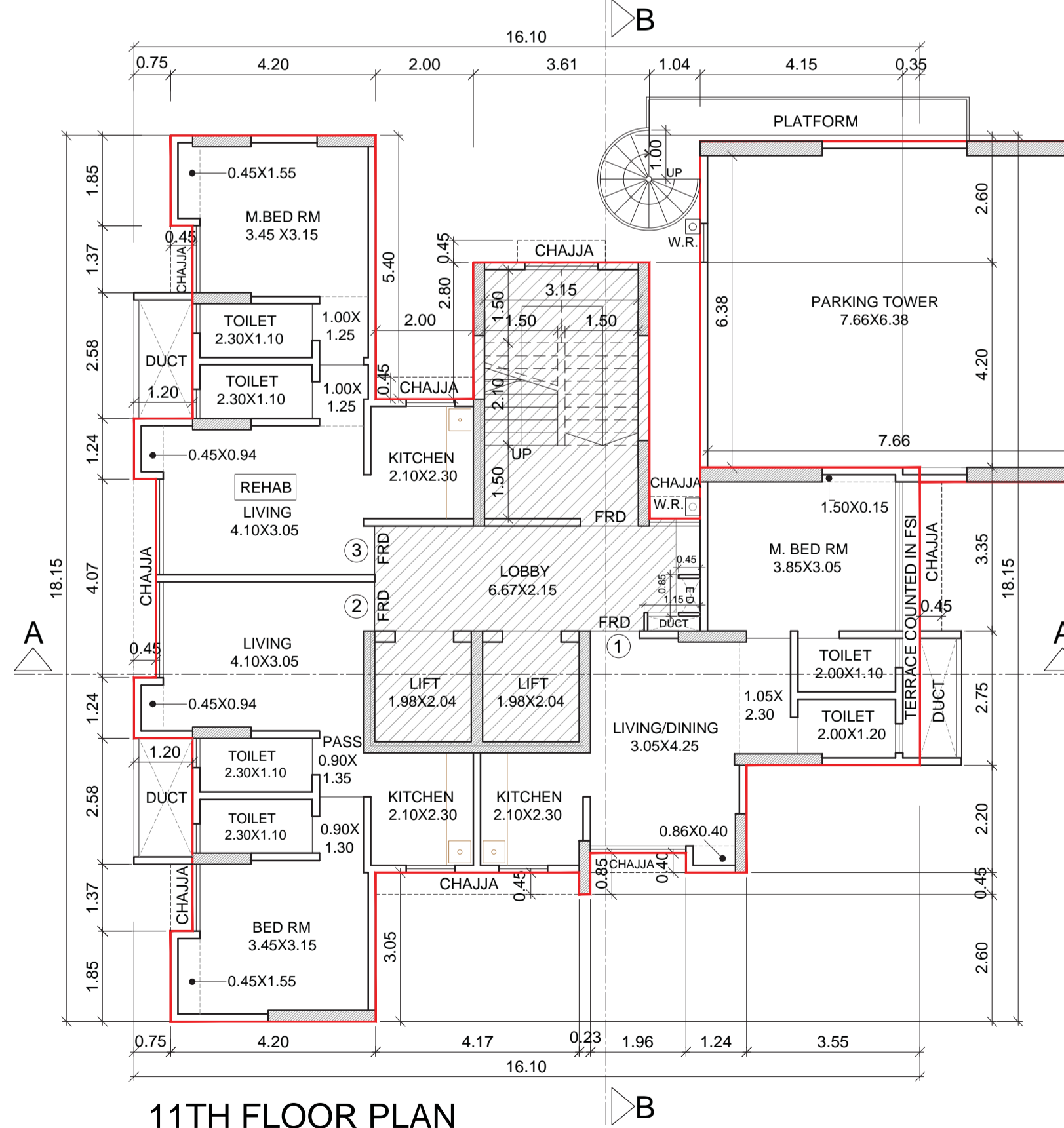
TERRACE FLOOR



6TH, 7TH, 9TH, 10TH FLOOR PLAN (REHAB)



8TH FLOOR PLAN (REFUGE)



11TH FLOOR PLAN

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

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

PROFORMA 'B'

CONTENTS OF SHEET
6th,7th,9th & 10th FLOOR PLAN, 8th FLOOR PLAN (REFUGE), 11th FLOOR PLAN AREA LINE DIAGRAM, BUILT UP AREA CALCULATION

DESCRIPTION OF PROJECT AND PROPERTY
PROPOSED REDEVELOPMENT OF PROPERTY ON PLOT BEARING C.S. NO. 66/74 OF PAREL - SEWRI DIVISION, SUPARIBAUG ESTATE - PLOT NO. 127, AT DR. BABASAHEB AMBEDKAR ROAD, MUMBAI FOR BUILDING KNOWN AS 'HABIB 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 NAREN PATKAR Digitally signed by KIRAN NAREN PATKAR Date: 2022.10.07 14:53:29 +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 WAREHOUSING, VIDYALANKAR COLLEGE MARG, ANTOP HILL, WADALA (EAST), MUMBAI - 400037
TELEPHONE - 24160037/38
Email - info@visionarchitects.co.in

CHETAN SUBHAS H KHATOK AR
Digitally signed by CHETAN SUBHAS H KHATOK AR
Date: 2022.10.07 14:53:29 +05'30'

\\Vision-1\1\2\Current Projects\Habib Mansion - Kiran Group\Liasoning Drawings\Drawing\8 21 A.mend 06 10 2022.dwg