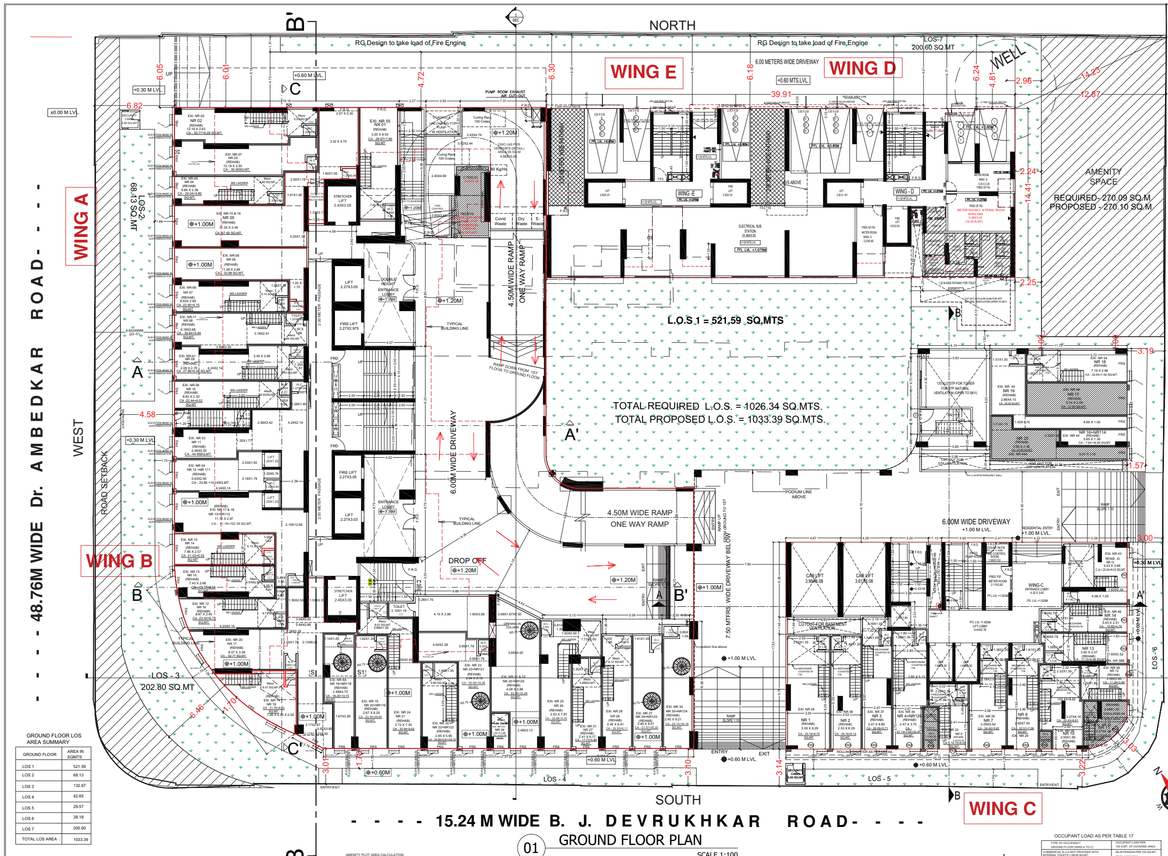
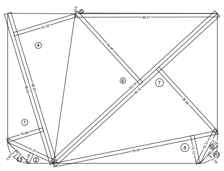


01 GROUND FLOOR PLAN

SCALE 1:100

GROUND FLOOR LOS AREA SUMMARY

GROUND FLOOR	AREA IN SQMTS
LOS 1	521.59
LOS 2	68.13
LOS 3	132.67
LOS 4	42.65
LOS 5	29.57
LOS 6	38.18
LOS 7	200.60
TOTAL LOS AREA :	1033.39



01 PLOT AREA DIAGRAM

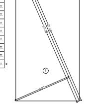
SCALE 1:500

PLOT AREA CALCULATION

PLOT										
1	0.50	X	66.20	X	15.88	X 1 NO	=	525.63	SQ.MT.	
2	0.50	X	21.31	X	4.28	X 1 NO	=	45.60	SQ.MT.	
4	0.50	X	66.20	X	27.22	X 1 NO	=	900.98	SQ.MT.	
5	0.50	X	60.01	X	0.29	X 1 NO	=	8.70	SQ.MT.	
6	0.50	X	93.74	X	40.44	X 1 NO	=	1895.42	SQ.MT.	
7	0.50	X	93.74	X	36.46	X 1 NO	=	1708.88	SQ.MT.	
8	0.50	X	70.54	X	12.12	X 1 NO	=	427.46	SQ.MT.	
9	0.50	X	15.72	X	3.04	X 1 NO	=	23.89	SQ.MT.	
10	0.67	X	10.50	X	2.18	X 1 NO	=	15.26	SQ.MT.	
11	0.67	X	12.72	X	2.67	X 1 NO	=	22.64	SQ.MT.	
						TOTAL ADDITION	=	5574.46	SQ.MT.	X

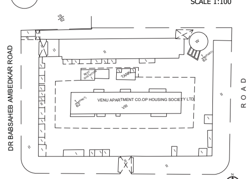
AMENITY PLOT AREA CALCULATION

AMENITY PLOT										
1	0.50	X	27.09	X	9.97	X 2 NOS	=	270.09	SQ.MT	
						TOTAL ADDITION	=	270.09	SQ.MT	



01 AMENITY PLOT AREA DIAGRAM

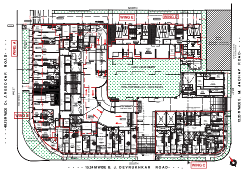
SCALE 1:200



B . J. DEORUKHKAR ROAD

01 EXISTING BLOCK PLAN

SCALE 1:500



01 PROPOSED BLOCK PLAN

SCALE 1:500

OCCUPANT LOAD AS PER TABLE 17

TYPE OF OCCUPANCY GROUND FLOOR (WING A TO C)	OCCUPANT LOAD PER 100 S.MT. OF COVERED AREA
COMMERCIAL B.U.A.NOT PROVIDED WITH INTERNAL TOILETS = 68.09 SQ.MT. FOR THE SANITARY CALCULATIONS	68.09 PERSON PER 100 SQ.MT. 68.09 /100 X 33.3 22.67 PERSONS

TOTAL OCCUPANCY IS 22.67 (SAY 23) PERSONS 11.5 GENTS AND 11.5 LADIES

MALE	FEMALE
a) 1 W.C. FOR EACH 25 MALE = 0.46 nos b) 1 URINALS FOR 20 MALE = 0.57 nos c) 1 W.B. FOR EACH 25 PERSONS = 0.46 nos	a) 1 W.C. FOR EACH 15 FEMALE = 0.77 nos b) 1 W.B. FOR EACH 25 PERSONS = 0.46 nos

PROPOSED

MALE	FEMALE
a) 1 W.C. FOR EACH 25 MALE = 2 nos b) 1 URINALS FOR 20 MALE = 2 nos c) 1 W.B. FOR EACH 25 PERSONS = 1 nos	a) 1 W.C. FOR EACH 15 FEMALE = 2 nos b) 1 W.B. FOR EACH 25 PERSONS = 1 nos

OCCUPANT LOAD AS PER TABLE 17

TYPE OF OCCUPANCY 1ST FLOOR (WING A & B)	OCCUPANT LOAD PER 100 S.MT. OF COVERED AREA
COMMERCIAL B.U.A.NOT PROVIDED WITH INTERNAL TOILETS = 505.99 SQ.MT. FOR THE SANITARY CALCULATIONS	505.99 PERSON PER 100 SQ.MT. 505.99/100 X 33.3 168.49 PERSONS

TOTAL OCCUPANCY IS 168.49 (SAY 168) PERSONS 84 GENTS AND 84 LADIES

MALE	FEMALE
a) 1 W.C. FOR EACH 25 MALE = 3.00 nos b) 1 URINALS FOR 20 MALE = 3.00 nos c) 1 W.B. FOR EACH 25 PERSONS = 3.00 nos	a) 1 W.C. FOR EACH 15 FEMALE = 3.00 nos b) 1 W.B. FOR EACH 25 PERSONS = 3.00 nos

GR FLOOR - WING D&E

BIG CAR	09
SMALL CAR	06
TOTAL CAR	15

BUILT UP AREA CALCULATION

SET BACK AREA

1	1/2	X	57.46	X	2.07	X 1 NO	=	59.47	SQ.MT	
2	1/2	X	57.46	X	2.04	X 1 NO	=	58.61	SQ.MT	
3	1/2	X	10.00	X	4.72	X 1 NO	=	23.77	SQ.MT	
4	1/2	X	16.58	X	3.13	X 1 NO	=	25.95	SQ.MT	
5	1/2	X	9.76	X	1.69	X 1 NO	=	8.25	SQ.MT	
6	1/2	X	7.55	X	1.17	X 1 NO	=	4.42	SQ.MT	
7	2/3	X	3.90	X	0.26	X 1 NO	=	0.68	SQ.MT	
8	2/3	X	4.00	X	0.35	X 1 NO	=	0.93	SQ.MT	
						TOTAL ADDITION	=	182.08	SQ.MT	X

DEDUCTIONS

A	2/3	X	10.00	X	0.86	X 1 NO	=	5.73	SQ.MT	
B	2/3	X	8.62	X	0.64	X 1 NO	=	3.68	SQ.MT	
						TOTAL DEDUCTION	=	9.41	SQ.MT	Y1
TOTAL BUILT UP AREA (X - Y1)							=	172.67	SQ.MT	X1

SALE APARTMENT (WING A & B)

REHAB PARKING IS AS PER CARPET & SALE AS PER RERA (DCPR 2034) As per DC Regn 44 TABLE 21, SR. NO. 1

S.NO	DESCRIPTION	NO.S	PARKING REQUIRED
1	CARPET AREA UPTO 45.00 SQ.MT	0/8	0.00 NOS
2	CARPET AREA UP TO 60.00 SQ.MT	62/4	15.5 NOS
3	CARPET AREA UP TO 90.00 SQ.MT	180/2	90.0 NOS
4	CARPET AREA MORE THAN 90.00 SQ.MT	0/1	0 NOS
5	TOTAL	242	105.50 NOS
6	ADD 10 % MIN VISITOR PARKING		10.55 NOS
7	TOTAL PARKING REQUIRED		116.05 NOS
8	COMMERCIAL 1 FOR 40 SQ.MT UP TO 800 SQ.MT & MORE THAN 800 SQ.MT. PARKING 1 FOR 80 SQ.MT.	800/40 1097.55/80	20.00 NOS 13.72 NOS
9	TOTAL COMMERCIAL PARKING		33.72 NOS
10	ADD 10 % MIN VISITOR PARKING DC Regn 44 (3) MINIMUM 2 NOS OF PARKING		3.37 NOS
11	TOTAL PARKING REQUIRED FOR NR		37.09 NOS
12	TOTAL PARKING REQUIRED FOR TENANTS (7+11)		153.14 NOS
13	50 % EXTRA		76.57 NOS
12	TOTAL REQUIRED (12+13)		229.71 NOS 230 SAY

PARKING STATEMENT -REHAB (WING-C)

REHAB PARKING IS AS PER CARPET & SALE AS PER RERA (DCPR 2034) As per DC Regn 44 TABLE 21, SR. NO. 1

S.NO	DESCRIPTION	NO.S	PARKING REQUIRED
1	CARPET AREA UPTO 45.00 SQ.MT	1/8	0.13 NOS
2	CARPET AREA UP TO 60.00 SQ.MT	0/4	0.00 NOS
3	CARPET AREA UP TO 90.00 SQ.MT	64/2	32.00 NOS
4	CARPET AREA MORE THAN 90.00 SQ.MT	3/1	3.00 NOS
5	TOTAL	68	35.13 NOS
6	ADD 10 % MIN VISITOR PARKING		3.51 NOS
7	TOTAL PARKING REQUIRED		38.64 NOS
8	COMMERCIAL 1 FOR 40 SQ.MT UP TO 800 SQ.MT & MORE THAN 800 SQ.MT. PARKING 1 FOR 80 SQ.MT.	800/40 54.28/80	20.00 NOS 0.68 NOS
9	TOTAL COMMERCIAL PARKING		20.68 NOS
10	ADD 10 % MIN VISITOR PARKING DC Regn 44 (3) MINIMUM 2 NOS OF PARKING		2.07 NOS
11	TOTAL PARKING REQUIRED FOR NR		22.75 NOS
12	TOTAL PARKING REQUIRED FOR TENANTS (7+11)		61.39 NOS
13	50 % EXTRA		30.70 NOS
12	TOTAL REQUIRED (12+13)		92.09 NOS 93 SAY

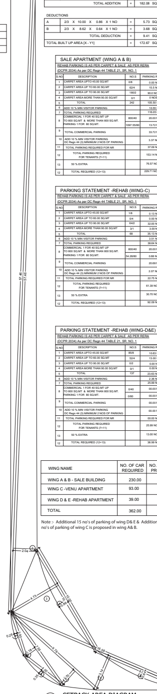
PARKING STATEMENT -REHAB (WING-D&E)

REHAB PARKING IS AS PER CARPET & SALE AS PER RERA (DCPR 2034) As per DC Regn 44 TABLE 21, SR. NO. 1

S.NO	DESCRIPTION	NO.S	PARKING REQUIRED
1	CARPET AREA UPTO 45.00 SQ.MT	85/8	10.63 NOS
2	CARPET AREA UP TO 60.00 SQ.MT	52/4	13.00 NOS
3	CARPET AREA UP TO 90.00 SQ.MT	0/2	0.00 NOS
4	CARPET AREA MORE THAN 90.00 SQ.MT	0/1	0.00 NOS
5	TOTAL	137	23.63 NOS
6	ADD 10 % MIN VISITOR PARKING		2.36 NOS
7	TOTAL PARKING REQUIRED		25.99 NOS
8	COMMERCIAL 1 FOR 40 SQ.MT UP TO 800 SQ.MT & MORE THAN 800 SQ.MT. PARKING 1 FOR 80 SQ.MT.	0/40 0/80	00.00 NOS 00.00 NOS
9	TOTAL COMMERCIAL PARKING		00.00 NOS
10	ADD 10 % MIN VISITOR PARKING DC Regn 44 (3) MINIMUM 2 NOS OF PARKING		00.00 NOS
11	TOTAL PARKING REQUIRED FOR NR		00.00 NOS
12	TOTAL PARKING REQUIRED FOR TENANTS (7+11)		25.99 NOS
13	50 % EXTRA		13.00 NOS
12	TOTAL REQUIRED (12+13)		38.99 NOS 39 SAY

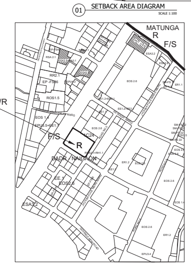
WING NAME	NO. OF CAR REQUIRED	NO. OF CAR PROPOSED
WING A & B - SALE BUILDING	230.00	296.00
WING C -VENU APARTMENT	93.00	72.00
WING D & E -REHAB APARTMENT	39.00	24.00
TOTAL	362.00	392.00

Note :- Additional 15 no's of parking of wing D& E & Additional 21 no's of parking of wing C is proposed in wing A& B.



01 SETBACK AREA DIAGRAM

SCALE 1:100



01 LOCATION PLAN

SCALE 1:4000

FILE NO :- P-6841/2021/(1/62)/F/South/DADAR-NAIGAON-F/S-DRAFT / 1 / New

KESHAR BHAG - WING A OR B

FLOORS	BUILT UP AREA	COMMON AREA	TOTAL BUILT UP AREA	STAIRCASE AND LIFT AREA	REFUGE AREA	METER RM	FITNESS CENTER	SOCIETY OFFICE	OTHER FREE FSI AREA	TOTAL CONSTRUCTION AREA	NO OF FLAT NR OR R
BASEMENT FLOOR	0	5.7	5.7	217.67	0	0	0	0	132.87	356.24	0
GROUND FLOOR	1000.85	0	1000.85	194.42	0	0	0	0	199.87	1395.14	30
MEZZANINE FLOOR	104.19	0	104.19	0	0	0	0	0	1.01	105.2	0
1ST FLOOR	784.72	3.37	788.09	194.42	0	0	0	0	976.13	1958.64	22
TOTAL COMMERCIAL AREA	**1889.76**	**9.07**	**1898.83**	**606.51**	**0**	**0**	**0**	**0**	**1309.88**	**3815.22**	**52**
2nd FLOOR PODIUM	0	0.7	0.7	217.67	0	0	0	0	1720.93	1939.3	0
3rd FLOOR PODIUM	0	0.7	0.7	217.67	0	0	0	0	1720.93	1939.3	0
4th FLOOR PODIUM	0	0.7	0.7	217.67	0	0	0	0	1720.93	1939.3	0
5th FLOOR PODIUM	0	0.7	0.7	217.67	0	0	0	0	1720.93	1939.3	0
6th FLOOR PODIUM	0	0.7	0.7	217.67	0	0	0	0	1720.93	1939.3	0
7th FLOOR PODIUM	0	0.7	0.7	217.67	0	0	0	0	1720.93	1939.3	0
8th FLOOR PODIUM	0	0.7	0.7	217.67	0	0	0	0	1720.93	1939.3	0
9th FLOOR PODIUM	0	0.7	0.7	217.67	0	0	0	0	1720.93	1939.3	0
10th FLOOR AMENITY	0	0	0	217.67	0	0	0	20	1714.91	1952.58	0
11th FLOOR (REFUGE)	427.7	0	427.7	217.67	161.21	0	0	0	0.1	806.68	6
12th FLOOR	588.82	0	588.82	215.83	0	0	0	0	0.1	804.75	8
13th FLOOR	588.82	0	588.82	215.83	0	0	0	0	0.1	804.75	8
14th FLOOR	588.82	0	588.82	215.83	0	0	0	0	0.1	804.75	8
15th FLOOR	588.82	0	588.82	215.83	0	0	0	0	0.1	804.75	8
16th FLOOR	588.82	0	588.82	215.83	0	0	0	0	0.1	804.75	8
17th FLOOR	588.82	0	588.82	215.83	0	0	0	0	0.1	804.75	8
18th FLOOR (REFUGE)	427.7	0	427.7	217.67	161.21	0	0	0	0.1	806.68	6
19th FLOOR	588.82	0	588.82	215.83	0	0	0	0	0.1	804.75	8
20th FLOOR	588.82	0	588.82	215.83	0	0	0	0	0.1	804.75	8
21st FLOOR	588.82	0	588.82	215.83	0	0	0	0	0.1	804.75	8
22nd FLOOR	588.82	0	588.82	215.83	0	0	0	0	0.1	804.75	8
23rd FLOOR	588.82	0	588.82	215.83	0	0	0	0	0.1	804.75	8
24th FLOOR	588.82	0	588.82	215.83	0	0	0	0	0.1	804.75	8
SERVICE -1 FLOOR				0					0	0	
25th FLOOR (REFUGE)	427.7	0	427.7	217.67	161.21	0	0	0	0.1	806.68	6
26th FLOOR	588.82	0	588.82	215.83	0	0	0	0	0.1	804.75	8
27th FLOOR	588.82	0	588.82	215.83	0	0	0	0	0.1	804.75	8
28th FLOOR	588.82	0	588.82	215.83	0	0	0	0	0.1	804.75	8
29th FLOOR	588.82	0	588.82	215.83	0	0	0	0	0.1	804.75	8
30th FLOOR	588.82	0	588.82	215.83	0	0	0	0	0.1	804.75	8
31st FLOOR	588.82	0	588.82	215.83	0	0	0	0	0.1	804.75	8
32nd FLOOR (REFUGE)	427.7	0	427.7	217.67	161.21	0	0	0	0.1	806.68	6
33rd FLOOR	588.82	0	588.82	215.83	0	0	0	0	0.1	804.75	8
34th FLOOR	588.82	0	588.82	215.83	0	0	0	0	0.1	804.75	8
35th FLOOR	588.82	0	588.82	215.83	0	0	0	0	0.1	804.75	8
36th FLOOR	588.82	0	588.82	215.83	0	0	0	0	0.1	804.75	8
37th FLOOR	588.82	0	588.82	215.83	0	0	0	0	0.1	804.75	8
38th FLOOR	588.82	0	588.82	215.83	0	0	0	0	0.1	804.75	8
39th FLOOR (REFUGE)	508.53	26.96	535.49	215.83	56.97	0	0	0	0.1	808.39	7
40th FLOOR	588.82	0	588.82	215.83	0	0	0	0	0.1	804.75	8
41st FLOOR	243.03	0	243.03	215.83	0	0	0	0	345.89	804.75	3
TERRACE FLOOR		0	0	0	0	0	0	0	652.04	652.04	0
LMR & OHT		0	0	0	0	0	0	0	164.65	164.65	0
TOTAL AREA	**17182.86**	**32.56**	**17215.42**	**8657.12**	**701.81**	**0**	**0**	**20**	**16647.93**	**43242.28**	**234**
TOTAL NR OR R AREA	**19072.62**	**41.63**	**19114.25**	**9263.63**	**701.81**	**0**	**0**	**20**	**17957.81**	**47057.5**	**286**

FILE NO :- P-6841/2021/(1/62)/F/South/DADAR-NAIGAON-F/S-DRAFT / 1 / New

KESHAR BHAG - WING C (VENU)

FLOORS	BUILT UP AREA	COMMON AREA	TOTAL BUILT UP AREA	STAIRCASE AND LIFT AREA	REFUGE AREA	METER RM	FITNESS CENTER	SOCIETY OFFICE	OTHER FREE FSI AREA	TOTAL CONSTRUCTION AREA	NO OF FLAT NR OR R
BASEMENT FLOOR	0	0	0	0	0	0	0	0	662.28	662.28	0
GROUND FLOOR	426.15	4.41	430.56	41.78	0	9.57	0	0	134.37	616.28	20
MEZZANINE FLOOR	90.35	0	90.35	0	0	0	0	0	1.75	92.1	0
1ST FLOOR	346.91	1.29	348.2	41.78	0	0	32.7	0	88.04	510.72	4
TOTAL COMMERCIAL AREA	**863.41**	**5.7**	**869.11**	**83.56**	**0**	**9.57**	**32.7**	**0**	**886.44**	**1881.38**	**24**
2nd FLOOR PODIUM	0	0	0	47.27	0	0	0	0	1014.09	1061.36	
3rd FLOOR PODIUM	0	0	0	47.27	0	0	0	0	1014.09	1061.36	
4th FLOOR PODIUM	0	0	0	47.27	0	0	0	0	1014.09	1061.36	
SERVICE FLOOR 1	0	0	0	47.27	0	0	0	0	1061.36	1061.36	
5th FLOOR	345.48	0	345.48	47.27	0	0	0	0	0	392.75	4
6th FLOOR	351.02	0	351.02	47.27	0	0	0	0	8.74	407.03	4
7th FLOOR	262.69	0	262.69	47.27	97.07	0	0	0	0	407.03	3
8th FLOOR	351.02	0	351.02	47.27	0	0	0	0	0	398.29	4
9th FLOOR	351.02	0	351.02	47.27	0	0	0	0	0	398.29	4
10th FLOOR	351.02	0	351.02	47.27	0	0	0	0	0	398.29	4
11th FLOOR	351.02	0	351.02	47.27	0	0	0	0	0	398.29	4
12th FLOOR	351.02	0	351.02	47.27	0	0	0	0	0	398.29	4
13th FLOOR	351.02	0	351.02	47.27	0	0	0	0	0	398.29	4
14th FLOOR	262.69	0	262.69	47.27	95.84	0	0	0	0	405.8	3
15th FLOOR	351.02	0	351.02	47.27	0	0	0	0	0	398.29	4
16th FLOOR	351.02	0	351.02	47.27	0	0	0	0	0	398.29	4
17th FLOOR	351.02	0	351.02	47.27	0	0	0	0	0	398.29	4
18th FLOOR	237.4	9.7	247.1	47.27	0	0	0	17.08	86.84	398.29	2
19th FLOOR	351.02	0	351.02	47.27	0	0	0	0	0	398.29	4
20th FLOOR	351.02	0	351.02	47.27	0	0	0	0	0	398.29	4
21st FLOOR	351.02	0	351.02	47.27	0	0	0	0	0	398.29	4
22nd FLOOR	302.33	8.85	311.18	56.12	0	0	0	0	30.99	398.29	4
TERRACE FLOOR		0	0	0	0	0	0	0	356.28	356.28	0
LMR & OHT		0	0	0	0	0	0	0	44.26	44.26	0
TOTAL AREA	**5973.85**	**18.55**	**5992.4**	**1048.79**	**192.91**	**0**	**0**	**17.08**	**4630.74**	**11834.65**	**68**
TOTAL NR OR R AREA	**6837.26**	**24.25**	**6861.51**	**1132.35**	**192.91**	**9.57**	**32.7**	**17.08**	**5517.18**	**13716.03**	**92**

BUILDING NAME	BUILT UP AREA	TOTAL CONSTRUCTION AREA
WING A OR B	19114.25	47057.5
WING C (VENU)	6861.51	13716.03
WING D & E	7050.64	11042.66
TOTAL AREA	**33026.4**	**71816.19**

FILE NO :- P-6841/2021/(1/62)/F/South/DADAR-NAIGAON-F/S-DRAFT / 1 / New

KESHAR BHAG - WING D & E (VENU)

FLOORS	BUILT UP AREA D	BUILT UP AREA E	TOTAL BUILT UP AREA	STAIRCASE AND LIFT AREA D-WING	STAIRCASE AND LIFT AREA D-WING	REFUGE AREA	METER RM	FITNESS CENTER	SOCIETY OFFICE	OTHER FREE FSI AREA	TOTAL CONSTRUCTION AREA	NO OF FLAT NR OR R
BASEMENT FLOOR	0	0	0	0	0	0	0	0	0	493.55	493.55	0
GROUND FLOOR	0	34.4	34.4	0	0	0	9.57	0	0	510.58	554.55	0
MEZZANINE FLOOR				0	0	0	0	0	0	446.58	446.58	0
1ST FLOOR	201.74	102.41	304.15	42.28	46.89	0	0	53.79	16.49	287.13	446.58	6
2nd FLOOR	198.22	209.71	407.93	42.28	46.89	0	0	0	0	1.21	498.31	8
3rd FLOOR	198.22	209.71	407.93	42.28	46.89	0	0	0	0	1.21	498.31	8
4th FLOOR	198.22	209.71	407.93	42.28	46.89	0	0	0	0	1.21	498.31	8
5th FLOOR	198.22	209.71	407.93	42.28	46.89	0	0	0	0	1.21	498.31	8
6th FLOOR	198.22	209.71	407.93	42.28	46.89	0	0	0	0	1.21	498.31	8
7th FLOOR	149.1	160.54	309.64	42.28	46.89	97.07		0	0	17.8	513.68	6
8th FLOOR	198.22	209.71	407.93	42.28	46.89		0	0	0	1.21	498.31	8
9th FLOOR	198.22	209.71	407.93	42.28	46.89	0	0	0	0	1.21	498.31	8
10th FLOOR	198.22	209.71	407.93	42.28	46.89	0	0	0	0	1.21	498.31	8
11th FLOOR	198.22	209.71	407.93	42.28	46.89	0	0	0	0	1.21	498.31	8
12th FLOOR	198.22	209.71	407.93	42.28	46.89	0	0	0	0	1.21	498.31	8
13th FLOOR	198.22	209.71	407.93	42.28	46.89	0	0	0	0	1.21	498.31	8
14th FLOOR	150.73	160.47	311.2	42.28	46.89	95.84	0	0	19.17	0	515.38	6
15th FLOOR	198.22	209.71	407.93	42.28	46.89	0	0	0	0	1.21	498.31	8
16th FLOOR	198.22	209.71	407.93	42.28	46.89	0	0	0	0	1.21	498.31	8
17th FLOOR	198.22	211.51	409.73	42.28	46.89	0	0	0	0	0.61	499.51	8
18th FLOOR	149.04	229.39	378.43	42.28	46.89	0	0	35.85	0	0.5	503.95	7
TERRACE FLOOR		0	0	0	0	0	0	0	0	500.13	500.13	0
LMR & OHT		0	0	0	0	0	0	0	0	90.72	90.72	0
TOTAL AREA	**3425.69**	**3624.95**	**7050.64**	**761.04**	**844.02**	**192.91**	**9.57**	**89.64**	**35.66**	**2363.33**	**11042.66**	**137**

FILE NO :- P-6841/2021/(1/62)/F/South/DADAR-NAIGAON-F/S-DRAFT / 1 / New

SHEET NO. - 01/19

DIGITAL SIGN FOR IOD APPROVAL OF PLANS

SWAPNIL V PATIL	JIBHAKATE ROSHAN NARESH	
SUB. - ENG (B.P.) CITY -	ASST. - ENG (B.P.) CITY - V	EXE. - ENG (B.P.) CITY - III

STAMP OF APPROVAL OF PLANS

PROFORMA - A

Sr.no	PROFORMA A - DESCRIPTION	AS PER DCPR 33(9)	
A		5574.46	
1	AREA OF PLOT		
2	DEDUCTION a) road set back b) any other reservation c) amenity as per DCPR 14 - 2034 (Not Applicable As Independent CS NO Less Than 4000 Sqmt.) (5401.79 x 5%) as per 14A for 33(9) TOTAL	 172.67 270.09 442.76	
3	BALANCE AREA OF PLOT	5131.70	
4	DEDUCT FOR LOS AS PER DCPR 27 (ONLY PHYSICAL) 10% as per 33(9) 10% Additional	1026.34	
5	ADD FOR PLOT AREA IN CASE OF 33(7) AS FSI ON GROSS PLOT a) road set back b) any other reservation c) amenity as per DCPR 14 - 2034		
6	TOTAL AREA OF PLOT FOR FSI 33(9) FSI 4.00 Or Incentive	5574.46	
7	PERMISSIBLE BASE FSI 4.00 Or Incentive (rehab table A)	table A Incentive > FSI 4.00	
8	TOTAL PERMISSIBLE FSI AS PER 33(9) (Rehab +103% Incentive)(12933.87 + 13580.57)	26423.00	
9	PERMISSIBLE FLOOR AREA As Per Plot Area x 4 FSI	22297.84	
10	ADD FSI PERMISSIBLE UNDER REG 30 , DISTRIBUTION a) add government FSI on net plot - 0.73 b) add TDR permissible - slum 20% of 0.64 c) TDR from plot reservation /set back - 250% of Area under reservation /set back d) Balance - TDR general - 0.64 x net plot - less (b) - less (c)	 N.A N.A N.A Nil	
11	DEDUCT EXISTING FLOOR AREA - RETAINED	N.A	
12	PERMISSIBLE BUA Residential Non-Residential	26423.00 24167.35 2255.65	
13	PROPOSED BUA Residential Non Residential	26423.00 24167.35 2255.65	
B	DETAIL OF FUNGIBLE AREA REG 31(3) - DCPR 2034	Fungible	
		PERMISSIBLE	PROPOSED
1	PERMISSIBLE FUNGIBLE AREA 35% A) RESIDENTIAL B) NON RESIDENTIAL	 8458.57 789.48	 6091.11 512.29
2	TOTAL FUNGIBLE AREA PROPOSED 31(1)	9248.05	6603.40
3	TOTAL BUA INCLUDING FUNGIBLE (permissible /Proposed)	35671.05	33026.40
4	Deficit	2460.96	0.00
5	TOTAL BUA INCLUDING FUNGIBLE (permissible /Proposed) after deducting deficit to rehab	33210.09	33026.40
	BALANCE		183.69
C	TENEMENT STATEMENT i. TENEMENT PERMISSIBLE ii. TENEMENT PROPOSED iii. TENEMENT EXISTING iv. TOTAL NO OF TENEMENT (EXISTING + PROPOSED)		
D	PARKING STATEMENT i. Parking required ii. 50% additioanl Reg 33(1)vi-50% iii. 5% visitor Parking iv. Total Parking Permissible v. 4 wheeler Car parking proposed vi. 2 wheeler scooter Parking proposed vii. Total Parking proposed viii. Excess parking proposed	AS PER STATEMENT	
E	TRANSPORT VEHICLES PARKING i. Spaces for Transport vehicles required under regualtion ii. Spaces for Transport vehicles Proposed under regualtion		

Revised Permissible Builtup Area

Table II

DETAILS OF FUNGIBLE B.U.A. FOR REHAB/SALE & PREMIUM CALCULATIONS

Sr.no	Description	RESIDENTIAL	NR	TOTAL AREA IN SQ.MT.
1	Permissible B.U.A.(Sr.No.14 of Proforma-A)	24167.35	2255.65	26423.00
2	Permissible fungible B.U.A. (1X0.35)	8458.57	789.48	9248.05
3	Total Permissible B.U.A. (1+2)	32625.93	3045.12	35671.05
4	Total Proposed B.U.A. Including Fungible	30258.46	2767.94	33026.40
5	Permissible Fungible B.U.A. For Rehab, Estate Column No.15 Table -I	3946.13	758.50	4704.63
6	Fungible B.U.A. utilized For Rehab, Estate (Column No.19-14-20)(Table -I)	1762.35	481.32	2243.67
7	Permissible fungible B.U.A. for Sale (2-5)	4512.44	30.97	4543.42
8	Fungible B.U.A. used For Sale (4-1-6)	4328.75	30.97	4359.73
9	Deficit fungible area (5-6)	2183.78	277.18	2460.96

NOTE -

BOUNDARY OF THE PLOT BOUNDED BLACK
PROPOSED WORK SHOWN PINK.
`B` DENOTES BALCONY
AREA UNDER SET BACK SHOWN IN YELLOW.
STRUCTURES TO BE DEMOLISHED SHOWN IN DOTTED YELLOW
RECREATION SHOWN IN GREEN
AREA UNDER PROPOSED ROAD SHOWN IN BROWN
DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS
DRAINAGE SHOWN IN YELLOW LINES.

PROFORMA - B

CONTENT OF SHEET

GROUND FLOOR PLAN,BUILT UP AREA DIAGRAM &CALCULATION ,PLOT AREA DIAGRAM & CALCULATION , BUILT UP AREA STATEMENT, PARKING AREA STATEMENT,BLOCK & LOCATION PLAN

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED OF CLUSTER DEVELOPMENT SCHEME UNDER REG. 33(9) OF DCPR 2034 FOR THE PLOT BEARING C.S. NO. 1/62 OF DADAR NAIGAONDIV, SITUATED AT B.T. DEORUKHKAR MARG AND DR. B. A. ROAD, PAREL, MUMBAI.

NAME OF OWNER	SIGNATURE
M/S. MATHURESH INFRAPRO PVT.LTD. DIRECTOR SHRI ANIL MUTHA	ANIL NAGRAJ MUTHA (Digitally signed by ANIL NAGRAJ MUTHA Date: 2024.06.05)

NAME, ADDRESS OF ARCHITECT	SIGNATURE
M.D.CHANGANI OF B.N.SHAH & ASSOCIATES 301, 3RD FLOOR SATYA HOUSE, SRIRAM TEKRI RD, SEWRI(W), MUMBAI 400015 +9122 47780562/35752885 info@studioc.in bnsa.sc@cycorp.in	Milind D. Changani

JOB.NO	DWG.NO	SCALE	DATE	DRAWN BY	CHKD BY
0000	0000	1:100	03.06.2024	PURUSHOTTAM	AR. MILIND

NORTH

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS GOT SURVEYED BY ME ON AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN,DOCUMENT OF OWNERSHIP/T.P.RECORD.