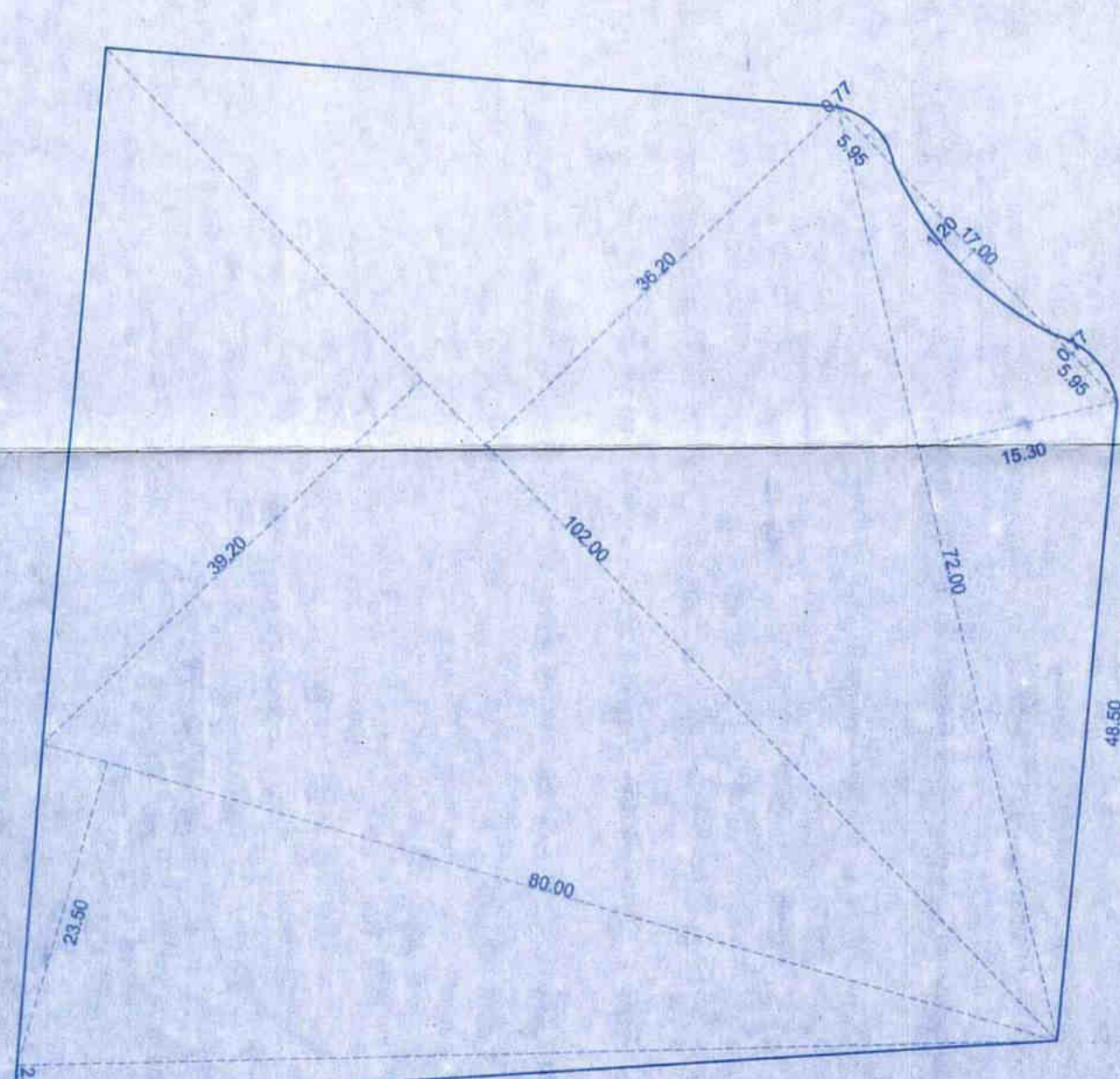


ground floor plan
scale 1:200



F.P. NO. 06 PLOT AREA CALCULATION BY TRIANGULATION METHOD
SCALE = 1:500

1	0.5 x	78.00 x	2.90	113.10 SQM
2	0.5 x	80.00 x	23.50	940.00 SQM
3	0.5 x	102.00 x	39.20	1399.20 SQM
4	0.5 x	102.00 x	36.20	1846.20 SQM
5	0.5 x	72.00 x	15.30	550.80 SQM
6	0.67 x	5.95 x	0.77	3.07 SQM
7	0.67 x	17.00 x	1.20	13.67 SQM
8	0.67 x	5.95 x	0.77	3.07 SQM
TOTAL PLOT AREA OF F.P. NO. 06				5469.11 SQM
SAY				5469.11 SQM

parking area statement

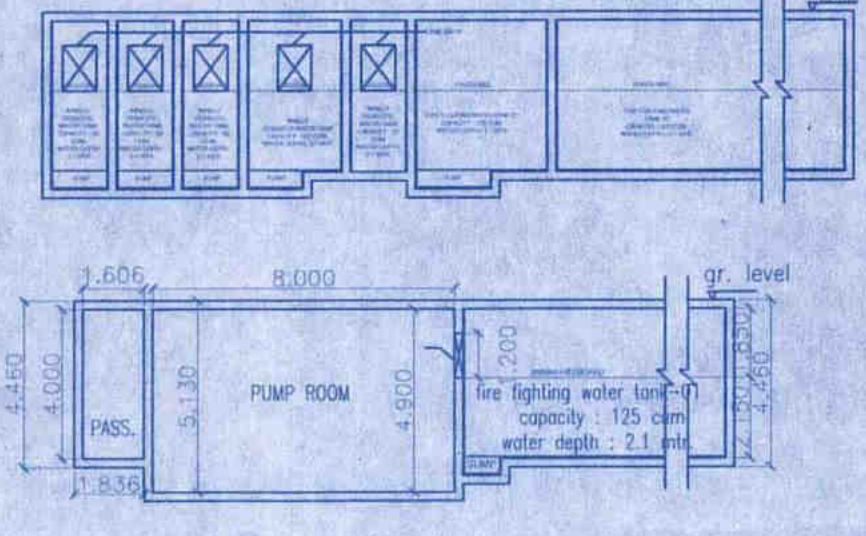
carpet area	no. of park. req. by rule	no. of flat prop.	no. of park. req.
up to 45.00 sqmt.	1 parking for 4 flats	00	00
45.00 sqmt. to 60.00 sqmt.	1 parking for 2 flats	15	7.50
60.00 sqmt. to 90.00 sqmt.	1 parking for 1 flats	32	32
above 90.00 sqmt.	2 parking for 1 flats	140	280
total		185	318
SAY			318
10% visitors 318 x 10% = 31.80 nos			32
total no. of parking required residential			350 nos.
3122.84 sqmt.	1 parking for every 40 sqmt. of floor area upto 800 sqmt. (800/40)		20 nos.
	1 parking space for every 80 sqmt. exceeding 800 sqmt. (3122.84-800=2322.84)		29 nos.
10% visitors parking (49x10% = 4.90) say			5.00
total			54
SAY			54 nos.
total parking required residential + commercial (shop) [1+2]			404 nos.
50% additional parking as per Regn. No. 31(1)(v)			202 nos.
total permissible parking without charging premium (3+4)			606 nos.
total parking proposed			408 nos.
two wheeler parking proposed			170 nos.

commercial area statement

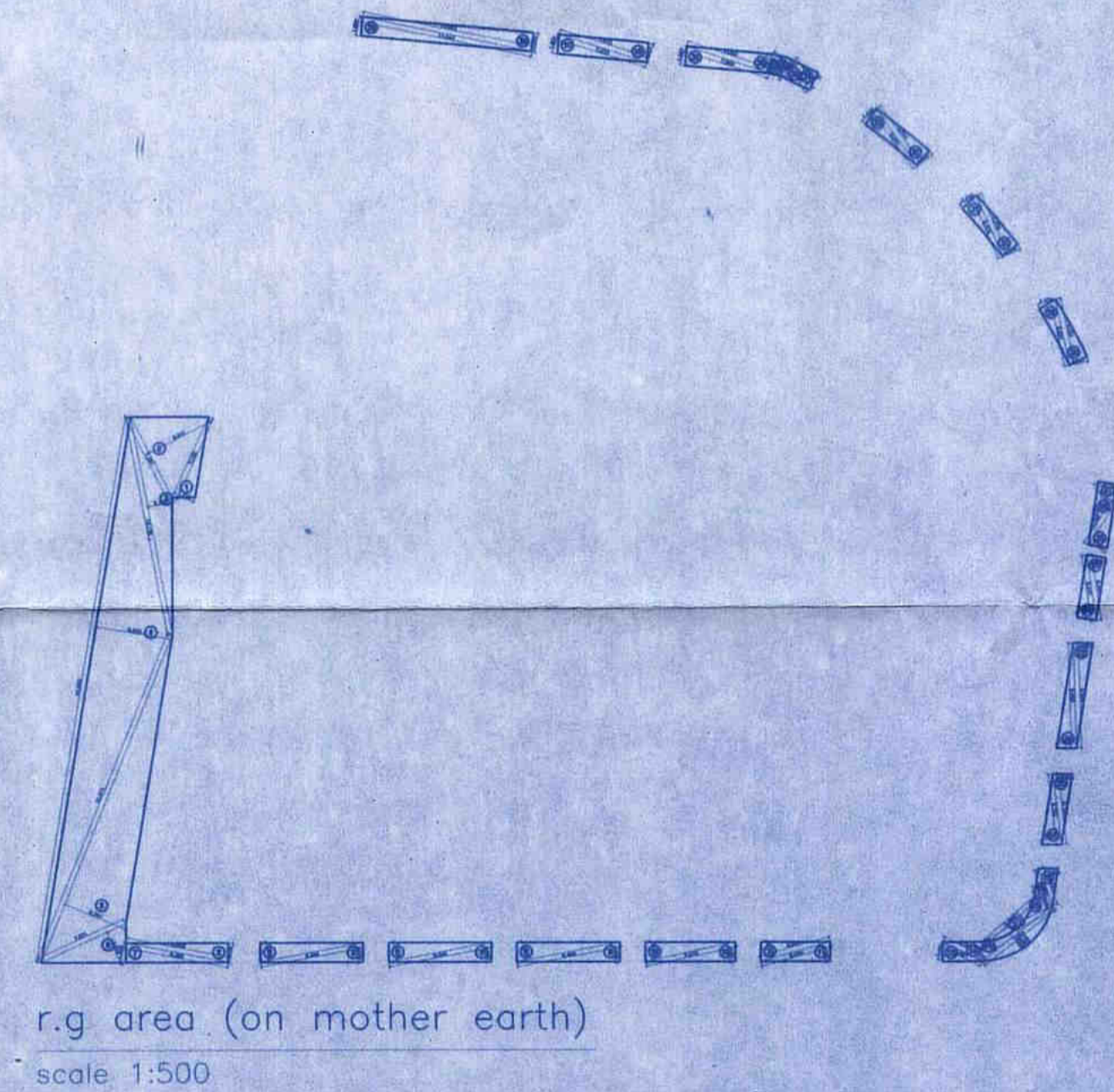
FLOOR	NET BUILT UP AREA
GROUND FLR.	1478.66
1ST FLR.	879.95
2ND FLR.	499.70
3RD FLR.	264.53
4TH FLR.	0.00
TOTAL	3122.84

area statement

WING	NET BUILT UP AREA
WING - A	6527.42
WING - B	5065.04
WING - C	4551.86
WING - D	3943.37
WING - E	6322.19
TOTAL AREA	26409.88
TOTAL AREA (COMM + RESL.)	29532.72 sq mt



section through tank/pump rm
scale 1:200



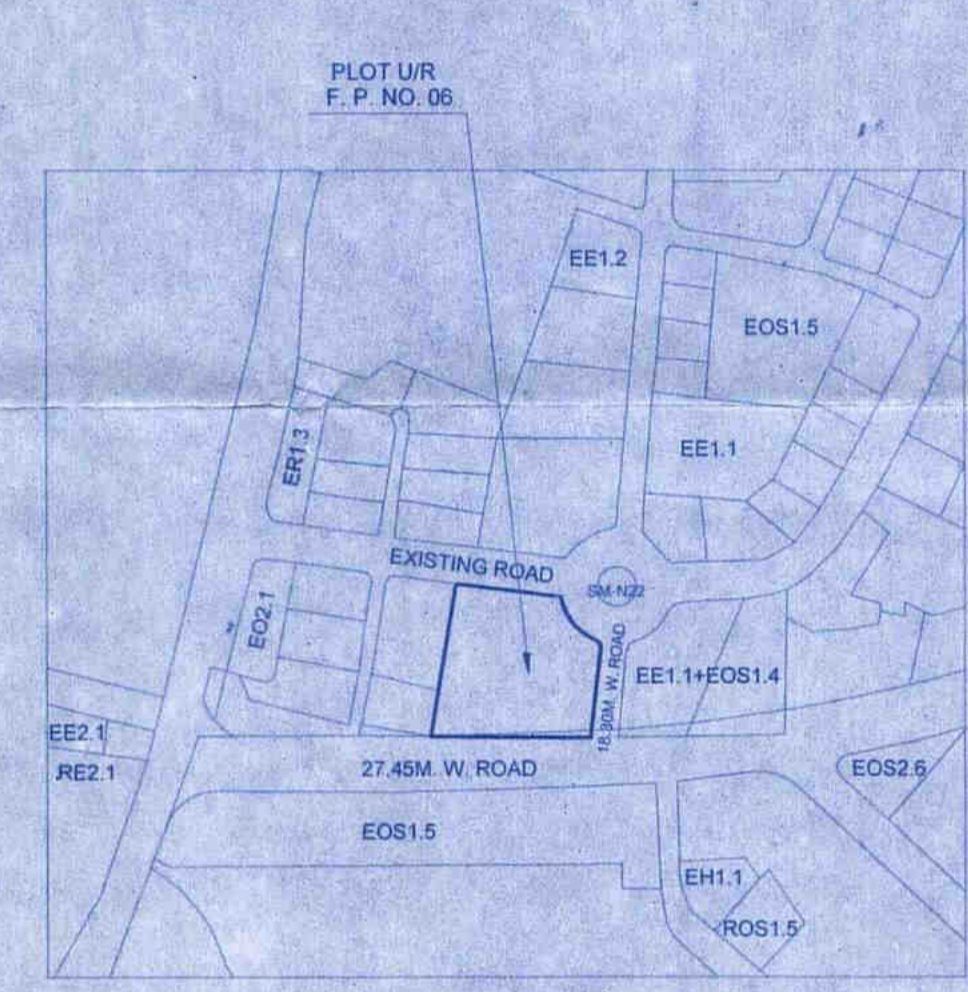
r.g. area (on mother earth)
scale 1:500

setback area statement

setback area	area	area	area
s1	3.538 x 0.885	x 0.50	= 1.53 SQ.MT.
s2	38.109 x 0.895	x 0.50	= 17.05 SQ.MT.
s3	34.897 x 1.007	x 0.50	= 17.47 SQ.MT.
s4	3.819 x 0.194	x 0.50	= 0.35 SQ.MT.
TOTAL ADDITION			36.40 SQ.MT.
setback area	area	area	area
s5	21.124 x 2.621	x 0.50	= 27.68 SQ.MT.
s6	14.975 x 3.814	x 0.50	= 28.50 SQ.MT.
s7	6.113 x 0.422	x 0.50	= 1.28 SQ.MT.
s8	20.382 x 4.898	x 0.50	= 49.89 SQ.MT.
TOTAL ADDITION			107.40 SQ.MT.
deduction	area	area	area
x	21.124 x 1.410	x 2/3	= 19.85 SQ.MT.
y	20.382 x 1.100	x 2/3	= 14.95 SQ.MT.
TOTAL DEDUCTION			34.80 SQ.MT.
TOTAL AREA			72.80 SQ.MT.
TOTAL SETBACK AREA			109.00 SQ.MT.

setback area diagram
scale 1:500

BLOCK PLAN
SCALE = 1:500
SCHEME - TPS GHATKOPER III
VILLAGE - GHATKOPER KIROL
WARD - N WARD
SCALE = 1:500



LOCATION PLAN
SCALE = 1:4000
SCHEME - TPS GHATKOPER III
VILLAGE - GHATKOPER KIROL
WARD - N WARD
DP PLAN - DP 2034 ES25
SCALE = 1:4000

r.g. area statement

r.g. area (on mother earth)	area	area	area
1	1/2 x 7.182 x 1.712	x 1.00	= 6.15 SQ.MT.
2	1/2 x 7.361 x 5.641	x 1.00	= 20.76 SQ.MT.
3	1/2 x 18.129 x 2.101	x 1.00	= 19.04 SQ.MT.
4	1/2 x 44.992 x 6.263	x 1.00	= 140.89 SQ.MT.
5	1/2 x 28.671 x 5.191	x 1.00	= 74.42 SQ.MT.
6	1/2 x 7.551 x 2.849	x 1.00	= 10.76 SQ.MT.
7	1/2 x 8.488 x 1.538	x 1.00	= 6.53 SQ.MT.
8	1/2 x 8.488 x 1.538	x 1.00	= 6.53 SQ.MT.
9	1/2 x 8.496 x 1.539	x 1.00	= 6.53 SQ.MT.
10	1/2 x 7.473 x 1.531	x 1.00	= 5.78 SQ.MT.
11	1/2 x 5.880 x 1.509	x 2.00	= 8.87 SQ.MT.
12	1/2 x 3.557 x 1.406	x 1.00	= 2.49 SQ.MT.
13	1/2 x 3.557 x 1.401	x 1.00	= 2.49 SQ.MT.
14	1/2 x 7.324 x 1.244	x 1.00	= 4.56 SQ.MT.
15	1/2 x 6.495 x 1.360	x 1.00	= 4.42 SQ.MT.
16	2/3 x 7.324 x 1.238	x 1.00	= 6.04 SQ.MT.
17	1/2 x 3.201 x 1.105	x 1.00	= 1.77 SQ.MT.
18	1/2 x 3.201 x 1.105	x 1.00	= 1.77 SQ.MT.
19	1/2 x 5.763 x 1.573	x 1.00	= 4.53 SQ.MT.
20	1/2 x 5.763 x 1.558	x 1.00	= 4.49 SQ.MT.
21	1/2 x 8.560 x 1.385	x 1.00	= 5.93 SQ.MT.
22	1/2 x 8.560 x 1.385	x 1.00	= 5.93 SQ.MT.
23	1/2 x 5.447 x 1.496	x 1.00	= 4.07 SQ.MT.
24	1/2 x 5.447 x 1.495	x 1.00	= 4.07 SQ.MT.
25	1/2 x 3.722 x 1.421	x 2.00	= 5.28 SQ.MT.
26	1/2 x 5.219 x 1.560	x 1.00	= 4.07 SQ.MT.
27	1/2 x 2.370 x 1.049	x 1.00	= 1.24 SQ.MT.
28	1/2 x 5.431 x 1.921	x 1.00	= 4.13 SQ.MT.
29	1/2 x 5.431 x 1.474	x 1.00	= 4.00 SQ.MT.
30	1/2 x 5.378 x 1.519	x 1.00	= 4.08 SQ.MT.
31	1/2 x 5.378 x 1.473	x 1.00	= 3.96 SQ.MT.
32	1/2 x 5.541 x 1.523	x 1.00	= 4.22 SQ.MT.
33	1/2 x 5.541 x 1.471	x 1.00	= 4.09 SQ.MT.
34	1/2 x 2.761 x 1.309	x 1.00	= 1.81 SQ.MT.
35	1/2 x 2.761 x 1.269	x 1.00	= 1.75 SQ.MT.
36	1/2 x 2.200 x 1.294	x 1.00	= 1.42 SQ.MT.
37	1/2 x 2.200 x 0.968	x 1.00	= 1.00 SQ.MT.
38	1/2 x 7.050 x 1.527	x 2.00	= 10.77 SQ.MT.
39	1/2 x 14.043 x 1.556	x 2.00	= 21.84 SQ.MT.
TOTAL ADDITION			482.02 SQ.MT.
DEDUCTIONS	area	area	area
x	2/3 x 5.695 x 1.048	x 1.00	= 3.98 SQ.MT.
TOTAL DEDUCTION			3.98 SQ.MT.
TOTAL AREA	[482.02 - 3.98]		478.04 SQ.MT.

PROFORMA - A

Sr.No.	DESCRIPTION	AREA IN sqm.
1.	AREA OF PLOT	5469.10
2.	AREA OF PLOT TRIANGULAR METHOD	5469.10
3.	DEDUCTIONS FOR	
a.	ROAD SETBACK	109.00
b.	PROPOSED D.P. ROAD	nil
c.	ANY RESERVATION	nil
TOTAL (a+b+c)		109.00
4.	BALANCE AREA OF PLOT (484.90-36.07)	5360.10
5.	DEDUCTIONS FOR R.G. (15%)	nil
6.	NET AREA OF PLOT	5360.10
7.	ADDITIONS FOR F.S.I. PURPOSE	
setback area (0.00x2.00)		109.00
3b 100%		nil
8.	TOTAL AREA (6+7 above)	5469.10
9.	F.S.I. PERMISSIBLE (road more than 18.00 mtr.)	4.00
10.	a. F.S.I. CLAIMED IN LEU OF RESERV. FOR RESTRICTING TO 40% OF NET AREA	
b. F.S.I. CLAIMED IN LEU OF D.P. ROAD FOR RESTRICTING TO 40% OF NET AREA		
c. F.S.I. CLAIMED IN LEU OF SLUM TDR RESTRICTING TO 20% OF NET AREA		
TOTAL T.D.R. CLAIMED (a+b+c)		21876.40
11.	PERMISSIBLE FLOOR AREA	21876.40
12.	PTC BUILT UP AREA 7931.15 SQ.M. TRANSFER TO SCHEME NO. 11 & EQUIVALENT SALE BUA TRANSFER IN SCHEME NO. 11	7931.15
13.	PROPOSED RESIDENTIAL AREA	19563.19
14.	PROPOSED COMMERCIAL AREA	2313.21
15.	EXCESS BALCONY AREA TAKEN IN F.S.I. [as per B(c) below]	
16.	TOTAL BUILT-UP AREA PROPOSED (12+13+15 above)	21876.40
17.	F.S.I. CONSUMED (16/1 above)	4.00

B. DETAILS OF FSI AVAILED AS PER DCPR 31(3)

	permissible	proposed
1. fungible built up area component wide dcr 31(3) for purely residential	6847.11	6846.69
2. fungible built up area component wide dcr 31(3) for purely non residential	809.63	809.63
3. total fungible built up area wide dcr 31(3) (b1+b3)	7656.74	7656.32
4. total gross built-up area permissible (16+b3)	29533.14	29532.72
5. balance built-up area		0.42

C. TENEMENT STATEMENT

TOTAL PLOT AREA	
b. LESS DEDUCTIONS OF NON-RESIDENTIAL AREA (SHOPS etc.)	
c. AREA OF TENEMENTS (a-b) ABOVE	
TENEMENTS PERMISSIBLE	
TENEMENTS PROVIDED	

D. PARKING STATEMENT

a. PARKING REQUIRED (including 50% add. parking)	606
b. GARAGES PERMISSIBLE	
c. GARAGES PROPOSED	
d. TOTAL PARKING PROVIDED	408

E. LOADING/UNLOADING STATEMENT

LOADING/UNLOADING REQUIRED	nil
TOTAL LOADING/UNLOADING PROVIDED	nil

F. NOTES :

- BOUNDARY OF PLOT BOUNDED BLACK.....
- PROPOSED WORK SHOWN IN RED.....
- AREA UNDER SETBACK IF SHOWN DOTTED GREEN.....
- STRUCTURES TO BE DEMOLISHED SHOWN IN YELLOW DOTTED.....
- RECREATION SHOWN IN GREEN.....
- AREA UNDER PROPOSED ROAD SHOWN IN BROWN.....
- DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS.....

PROFORMA - B

CONTENTS OF SHEET

ground floor, floor plan, block plan & location plan

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

This cancels Approval to the previous Plan Sanctioned under no. N/TP/104/25/2022 dated 09.02.2023

Approved Subject to the condition Mentioned in this office permission Letter No. S/TP/104/25/2022 dated 09.02.2023

Executive Engineer
Slum Rehabilitation Authority

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF THE SIDES etc. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIED WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P. RECORD.

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

proposed redevelopment on plot bearing F.P. No. 6, C.T.S. No. 5987(pt) of village ghatkoper mumbai.

NAME OF OWNER

M/s. Tanishka Reality LLP For TANISHKA REALITY LLP

PARTNER

ASPIRE ARCHITECTS & CONSULTANTS ARCHITECTS
C/604, MANAVSTHAL HEIGHTS, OFF. MILITARY ROAD, NEAR ASHOK NAGAR, MAROL, ANDHERI (EAST)
PIN-400 023, TEL NO. 22024892, 22822067 / 2084