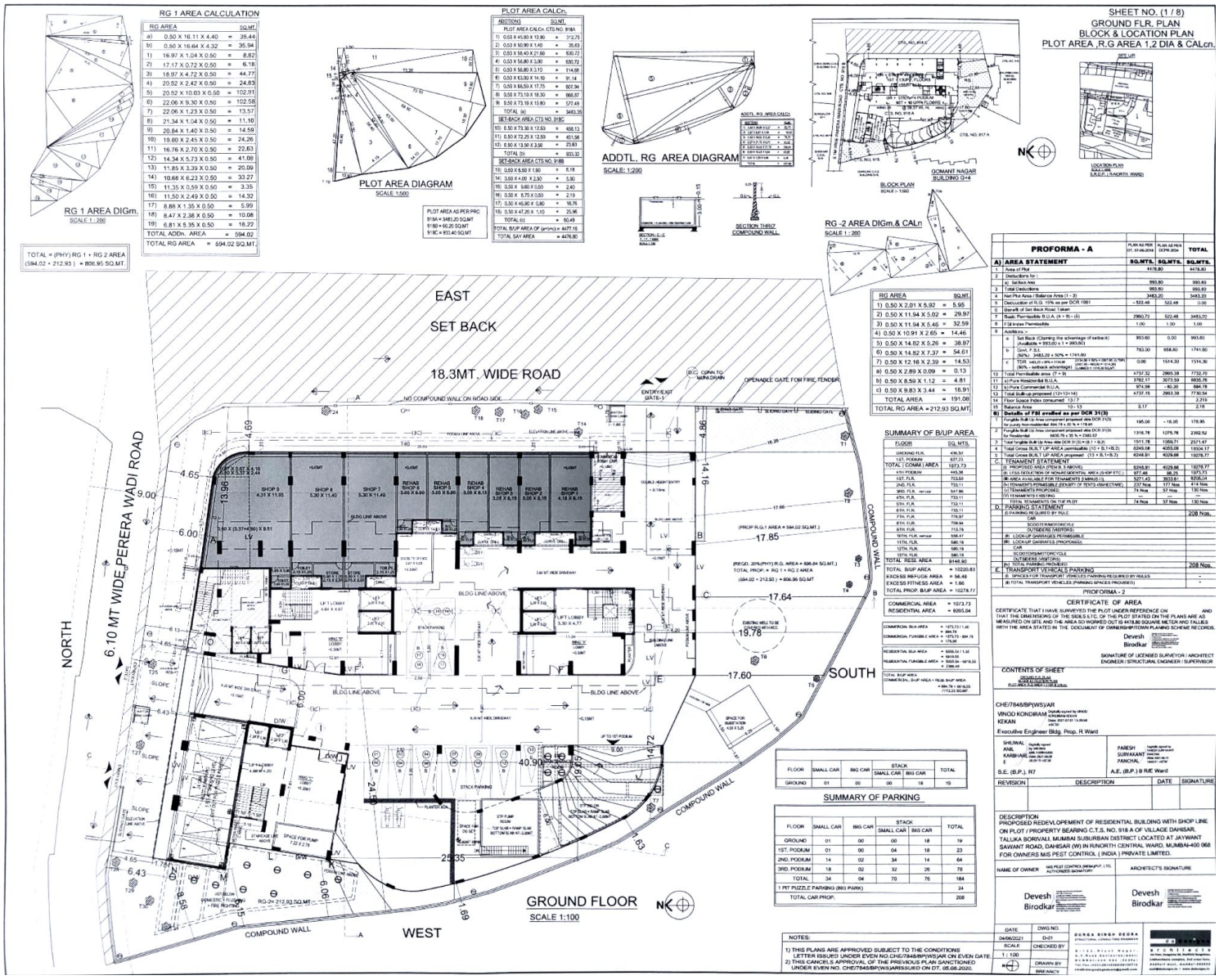
SHEET NO. (1 / 8)
GROUND FLR. PLAN
BLOCK & LOCATION PLAN
PLOT AREA ,R.G AREA 1,2 DIA & CALcn.




## RG 1 AREA CALCULATION

| RG AREA | | | SQ.MT. |
|---|---|---|---|
| a) | 0.50 X 16.11 X 4.40 | = | 35.44 |
| b) | 0.50 X 16.64 X 4.32 | = | 35.94 |
| 1) | 16.97 X 1.04 X 0.50 | = | 8.82 |
| 2) | 17.17 X 0.72 X 0.50 | = | 6.18 |
| 3) | 18.97 X 4.72 X 0.50 | = | 44.77 |
| 4) | 20.52 X 2.42 X 0.50 | = | 24.83 |
| 5) | 20.52 X 10.03 X 0.50 | = | 102.81 |
| 6) | 22.06 X 9.30 X 0.50 | = | 102.58 |
| 7) | 22.06 X 1.23 X 0.50 | = | 13.57 |
| 8) | 21.34 X 1.04 X 0.50 | = | 11.10 |
| 9) | 20.84 X 1.40 X 0.50 | = | 14.58 |
| 10) | 19.80 X 2.45 X 0.50 | = | 24.26 |
| 11) | 16.76 X 2.70 X 0.50 | = | 22.63 |
| 12) | 14.34 X 5.73 X 0.50 | = | 41.08 |
| 13) | 11.85 X 3.39 X 0.50 | = | 20.09 |
| 14) | 10.68 X 6.23 X 0.50 | = | 33.27 |
| 15) | 11.35 X 0.59 X 0.50 | = | 3.35 |
| 16) | 11.50 X 2.49 X 0.50 | = | 14.32 |
| 17) | 8.88 X 1.35 X 0.50 | = | 5.99 |
| 18) | 8.47 X 2.38 X 0.50 | = | 10.08 |
| 19) | 6.81 X 5.35 X 0.50 | = | 18.22 |
| TOTAL ADDn. AREA | | = | 594.02 |
| TOTAL RG AREA | | = | 594.02 SQ.MT. |

TOTAL = (PHY) RG 1 + RG 2 AREA
(594.02 + 212.93 ) = 806.95 SQ.MT.

## PLOT AREA CALcn.

| ADDITIONS | | | SQ.MT. |
|---|---|---|---|
| PLOT AREA CALc. CTS NO. 918A | | | |
| 1) | 0.50 X 45.00 X 13.90 | = | 312.75 |
| 2) | 0.50 X 50.90 X 1.40 | = | 35.63 |
| 3) | 0.50 X 58.40 X 21.60 | = | 630.72 |
| 4) | 0.50 X 56.80 X 3.00 | = | 85.20 |
| 5) | 0.50 X 56.80 X 3.10 | = | 114.68 |
| 6) | 0.50 X 63.90 X 14.10 | = | 91.14 |
| 7) | 0.50 X 65.50 X 17.75 | = | 581.94 |
| 8) | 0.50 X 73.10 X 18.30 | = | 668.87 |
| 9) | 0.50 X 73.10 X 15.80 | = | 577.49 |
| TOTAL (a) | | = | 3483.35 |
| SET-BACK AREA CTS NO. 918C | | | |
| 10) | 0.50 X 73.30 X 12.50 | = | 458.13 |
| 11) | 0.50 X 72.25 X 12.50 | = | 451.56 |
| 12) | 0.50 X 13.90 X 3.50 | = | 23.63 |
| TOTAL (b) | | = | 933.32 |
| SET-BACK AREA CTS NO. 918B | | | |
| 13) | 0.50 X 5.50 X 1.50 | = | 4.13 |
| 14) | 0.50 X 4.00 X 2.50 | = | 5.00 |
| 15) | 0.50 X 9.60 X 0.50 | = | 2.40 |
| 16) | 0.50 X 5.75 X 0.50 | = | 2.19 |
| 17) | 0.50 X 45.90 X 0.80 | = | 18.36 |
| 18) | 0.50 X 47.25 X 1.10 | = | 25.96 |
| TOTAL (c) | | = | 60.48 |
| TOTAL B/UP AREA OF (a+b+c) = 4477.15 | | | |
| TOTAL SAY AREA | | = | 4476.80 |

PLOT AREA AS PER PRC
918A = 3483.20 SQ.MT
918B = 60.20 SQ.MT
918C = 933.40 SQ.MT

## ADDTL. RG AREA CALCn

| SECTION | | | SQ.MT. |
|---|---|---|---|
| A | 1.50 X 0.50 X 1.12 | = | 0.84 |
| B | 1.50 X 1.12 X 1.50 | = | 2.52 |
| C | 1.50 X 1.50 X 0.50 | = | 1.13 |
| D | 1.50 X 0.50 X 0.50 | = | 0.38 |
| E | 1.50 X 0.50 X 0.50 | = | 0.38 |
| F | 1.50 X 0.50 X 0.50 | = | 0.38 |
| G | 1.50 X 1.50 X 0.50 | = | 1.13 |
| H | 1.50 X 0.50 X 0.50 | = | 0.38 |
| TOTAL | | = | 6.98 |

## RG 2 AREA

| RG AREA | | | SQ.MT. |
|---|---|---|---|
| 1) | 0.50 X 2.01 X 5.92 | = | 5.95 |
| 2) | 0.50 X 11.94 X 5.02 | = | 29.97 |
| 3) | 0.50 X 11.94 X 5.46 | = | 32.59 |
| 4) | 0.50 X 10.91 X 2.65 | = | 14.46 |
| 5) | 0.50 X 14.82 X 5.26 | = | 38.97 |
| 6) | 0.50 X 14.82 X 7.37 | = | 54.61 |
| 7) | 0.50 X 12.16 X 2.39 | = | 14.53 |
| a) | 0.50 X 2.89 X 0.09 | = | 0.13 |
| b) | 0.50 X 8.59 X 1.12 | = | 4.81 |
| c) | 0.50 X 9.83 X 3.44 | = | 16.91 |
| TOTAL AREA | | = | 191.08 |
| TOTAL RG AREA = 212.93 SQ.MT. | | | |

## SUMMARY OF B/UP AREA

| FLOOR | SQ. MTS. |
|---|---|
| GROUND FLR. | 436.50 |
| 1ST. PODIUM | 637.23 |
| TOTAL ( COMM ) AREA | 1073.73 |
| 4TH PODIUM | 445.38 |
| 1ST. FLR. | 723.50 |
| 2ND. FLR. | 733.11 |
| 3RD. FLR. service | 547.96 |
| 4TH. FLR. | 733.11 |
| 5TH. FLR. | 733.11 |
| 6TH. FLR. | 733.11 |
| 7TH. FLR. | 776.87 |
| 8TH. FLR. | 706.94 |
| 9TH. FLR. | 713.76 |
| 10TH. FLR. service | 556.47 |
| 11TH. FLR. | 580.18 |
| 12TH. FLR. | 580.18 |
| 13TH. FLR. | 580.18 |
| TOTAL RESI. AREA | 8146.90 |
| TOTAL B/UP AREA | = 10220.63 |
| EXCESS PREPLUGS AREA | = 56.48 |
| EXCESS FITNESS AREA | = 1.66 |
| TOTAL PROP. B/UP AREA | = 10278.77 |
| COMMERCIAL AREA | = 1073.73 |
| RESIDENTIAL AREA | = 9205.04 |

| | | |
|---|---|---|
| COMMERCIAL BLK AREA | = 1073.73 / 1.40 | = 884.79 |
| COMMERCIAL FUNGIBLE AREA | = 1073.73 - 884.79 | = 176.95 |
| RESIDENTIAL BLK AREA | = 9205.04 / 1.35 | = 6818.55 |
| RESIDENTIAL FUNGIBLE AREA | = 9205.04 - 6818.55 | = 2386.49 |
| TOTAL B/UP AREA COMMERCIAL, B/UP AREA + RESI. B/UP AREA | = 884.79 + 6818.55 | = 7703.33 SQ.MT |

(REQD. 20%(PHY) R.G. AREA = 806.94 SQ.MT.)
TOTAL PROP. = RG 1 + RG 2 AREA
(594.02 + 212.93 ) = 806.95 SQ.MT

## SUMMARY OF PARKING

| FLOOR | SMALL CAR | BIG CAR | STACK SMALL CAR | STACK BIG CAR | TOTAL |
|---|---|---|---|---|---|
| GROUND | 01 | 00 | 00 | 19 | 19 |
| 1ST. PODIUM | 01 | 00 | 04 | 18 | 23 |
| 2ND. PODIUM | 14 | 02 | 34 | 14 | 64 |
| 3RD. PODIUM | 18 | 02 | 32 | 25 | 78 |
| TOTAL | 34 | 04 | 70 | 76 | 184 |
| 1 PIT PUZZLE PARKING (BIG PARK) | | | | | 24 |
| TOTAL CAR PROP. | | | | | 208 |

## PROFORMA - A

| | | PLAN AS PER DT. 07-06-2016 | PLAN AS PER DCPR 2034 | TOTAL |
|---|---|---|---|---|
| A) | AREA STATEMENT | SQ.MTS. | SQ.MTS. | SQ.MTS. |
| 1 | Area of Plot | 4476.80 | | 4476.80 |
| 2 | Deductions for : | | | |
| | a) Set Back Area | 993.60 | | 993.60 |
| 3 | Total Deductions | 993.60 | | 993.60 |
| 4 | Net Plot Area / Balance Area (1 – 3) | 3483.20 | | 3483.20 |
| 5 | Deduction of R.G. 10% as per DCR 1991 | - 522.48 | 522.48 | 0.00 |
| 6 | Benefit of Set Back Road Taken | | | |
| 7 | Basic Permissible B.U.A. (4 + 6) - (5) | 2960.72 | 522.48 | 3483.20 |
| 8 | FSI Index Permissible | 1.00 | 1.00 | 1.00 |
| 9 | Additions :- | | | |
| | a Set Back (Claiming the advantage of setback) (Available = 993.60 x 1 = 993.60) | 993.60 | 0.00 | 993.60 |
| | b Road, P.S.I. (M.N.) 3483.20 x 50% = 1741.60 | 783.00 | 958.60 | 1741.60 |
| | c TDR 3483.20 x 4% = 139.34 (M.N. - setback advantage) | 0.00 | 1514.30 | 1514.30 |
| 10 | Total Permissible area (7 + 9) | 4737.32 | 2995.38 | 7732.70 |
| 11 | a) Pure Residential B.U.A. | 3782.17 | 3073.58 | 6855.75 |
| 12 | b) Pure Commercial B.U.A. | 974.98 | - 80.20 | 894.78 |
| 13 | Total Built-up proposed ( 11+12+14) | 4737.15 | 2993.38 | 7730.54 |
| 14 | Floor Space Index consumed 13 / 7 | | | 2.210 |
| 15 | Balance Area 10 - 13 | 0.17 | | 2.18 |
| B) | **Details of FSI availed as per DCR 31(3)** | | | |
| 1 | Fungible Built Up Area component proposed (40% DCR 31(3) for purely non-residential (M.N. 19 x 20 % = 176.95) | 195.00 | - 18.05 | 176.95 |
| 2 | Fungible Built Up Area component proposed (40% DCR 31(3) for Residential 6205.76 x 35 % = 2382.52 | 1316.76 | 1075.76 | 2392.52 |
| 3 | Total fungible Built Up Area (40% DCR 31(3) = (B 1 + B 2) | 1511.76 | 1057.71 | 2571.47 |
| 4 | Total Gross BUILT UP AREA permissible (10 + B 3+B 3.2) | 6248.08 | 4053.08 | 10301.17 |
| 5 | Total Gross BUILT UP AREA proposed (13 + B.1+B.2) | 6248.91 | 4029.86 | 10278.77 |
| C | TENAMENT STATEMENT | | | |
| | (i) PROPOSED AREA (ITEM 9, 5 ABOVE) | 6248.91 | 4029.86 | 10278.77 |
| | (ii) LESS DEDUCTION OF NON-RESIDENTIAL AREA (S-SHOP ETC.) | 977.48 | 96.25 | 1073.73 |
| | (iii) AREA AVAILABLE FOR TENAMENTS (I-MINUS-II) | 5271.43 | 3933.61 | 9205.04 |
| | (iv) TENAMENTS PERMISSIBLE (DENSITY OF TENTS 40NET/TAME) | 237 Nos | 177 Nos | 414 Nos |
| | (v) TENAMENTS PROPOSED | 74 Nos | 56 Nos | 130 Nos |
| | (vi) TENAMENTS EXISTING | — | — | — |
| | TOTAL TENAMENTS ON THE PLOT | 74 Nos | 56 Nos | 130 Nos |
| D | PARKING STATEMENT | | | |
| | (i) PARKING REQUIRED BY RULE | | | 208 Nos. |
| | CAR | | | |
| | SCOOTER/MOTORCYCLE | | | |
| | OUTSIDERS (VISITORS) | | | |
| | (ii) LOCK-UP GARAGES PERMISSIBLE | | | |
| | (iii) LOCK-UP GARAGES PROPOSED | | | |
| | CAR | | | |
| | SCOOTERS/MOTORCYCLE | | | |
| | OUTSIDERS (VISITORS) | | | |
| | (iv) TOTAL PARKING PROVIDED | | | 208 Nos. |
| E | TRANSPORT VEHICLES PARKING | | | |
| | (i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY RULES | | | - |
| | (ii) TOTAL TRANSPORT VEHICLES (PARKING SPACES PROVIDED) | | | - |

PROFORMA - 2

### CERTIFICATE OF AREA

CERTIFICATE THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDE'S ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS INTO SQUARE METER AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIPTOWN PLANING SCHEME RECORDS.

Devesh Birodkar

SIGNATURE OF LICENSED SURVEYOR / ARCHITECT
ENGINEER / STRUCTURAL ENGINEER / SUPERVISOR

CONTENTS OF SHEET
GROUND FLR. PLAN
BLOCK & LOCATION PLAN
PLOT AREA ,R.G AREA 1,2 DIA & CALcn.

CHE/7848/BP(WS)/AR
VINOD KONDIBAIRAM KEKAN
Digitally signed by VINOD KONDIBAIRAM KEKAN
Date: 2021.07.01 11:39:08 +05'30'
Executive Engineer Bldg. Prop. R Ward

SHEWAL ANIL KARBHARI E
Digitally signed by shewal anil karbhari e
DN: c=IN, o=Personal, cn=SHEWAL ANIL KARBHARI E, 2.5.4.20=1b0f1f1d0f3f
S.E. (B.P.) R7

PARESH SURYAKANT PANCHAL
Digitally signed by paresh suryakant panchal
DN: c=IN, o=Personal, cn=PARESH SURYAKANT PANCHAL, 2.5.4.20=1b0f1f1d0f3f
A.E. (B.P.) 8 R/E Ward

| REVISION | DESCRIPTION | DATE | SIGNATURE |
|---|---|---|---|
| | | | |

DESCRIPTION
PROPOSED REDEVLOPEMENT OF RESIDENTIAL BUILDING WITH SHOP LINE ON PLOT / PROPERTY BEARING C.T.S. NO. 918 A OF VILLAGE DAHISAR, TALUKA BORIVALI, MUMBAI SUBURBAN DISTRICT LOCATED AT JAYWANT SAWANT ROAD, DAHISAR (W) IN R/NORTH CENTRAL WARD, MUMBAI-400 068 FOR OWNERS M/S PEST CONTROL ( INDIA ) PRIVATE LIMITED.

| NAME OF OWNER | M/S PEST CONTROL (INDIA)PVT. LTD. AUTHORIZED SIGNATORY | ARCHITECT'S SIGNATURE |
|---|---|---|
| Devesh Birodkar | | Devesh Birodkar |

NOTES:
1) THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS LETTER ISSUED UNDER EVEN NO. CHE/7848/BP(WS)/AR ON EVEN DATE.
2) THIS CANCELS APPROVAL OF THE PREVIOUS PLAN SANCTIONED UNDER EVEN NO. CHE/7845/BP(WS)/ARS ISSUED ON DT. 05.08.2020.

| DATE | DWG NO. |
|---|---|
| 04/06/2021 | D-01 |
| SCALE | CHECKED BY |
| 1 : 100 | |
| | DRAWN BY |
| | BREANCY |

DURGA SINGH DEORA
STRUCTURAL CONSULTING ENGINEER
D. S. D. Work Shop, S.V. Road Borivali (West), MUMBAI-400 092 (INDIA).
Tel. No.: (022) 28914509/28917715
mail:durgasingh@gmail.com

architects
Shop No. 3, Ground Floor, Sudhir Bungalow, Ambedkar Complex, 2nd cross lane, Borivali West, Mumbai-400092
mail@devkarch.in | www.devkarch.in