

PARKING AREA STATEMENT. (AS PER DCR)

B.U.A. SUMMARY

AREA IN SQM	NO OF FLAT	PARKING REQUIRED BY RULE	PARKING REQUIRED
FOR RESIDENTIAL			
UP TO 35	00 NOS	1 PARKING FOR 4 TENIS	00.00
35 TO 45	00 NOS	1 PARKING FOR 2 TENIS	00.00
45 TO 70	06 NOS	1 PARKING FOR 1 TENIS	06.00
ABOVE 70	09 NOS	2 PARKING FOR 1 TENIS	18.00
TOTAL	18 NOS		27.00
PARK REQ. FOR GR. FLR SHOP	109.04	1 parking for every 150 sqm of total floor area in the case of shopping user with each shop 20 sqm, and one parking space for 50 sqm of total flr. area for shops each over 20/30 sqm	2.16
BANK	330.69	1 parking for every 37.50 sqm of floor area upto 1500 sqm and 1 PARKING space for every 75 sqm of space for areas exceeding 1500 SQM	8.82
TOTAL PARKING			11.30
25% VISITOR PARKING		PARKING SPACE FOR DOM. VISITOR (2 MIN) (6.75 + 2.75)	9.50
TOTAL PARKING REQUIRED			47.80
SAY			48 NOS
TOTAL PARKING PROVIDED			58 NOS

FLOOR	CONCR. BUA IN SQ. MT.	RESI. BUA IN SQ. MT.	CONCR. PASE IN SQ. MT.	NET FLOOR AREA IN SQ. MT.	STAIRCASE AREA IN SQ. MT. (PREMIUM ALREADY PAID IN SQ. MT.)	STAIRCASE AREA COUNTED IN SQ. MT.
GROUND FLOOR	439.73	---	---	439.73	40.03	---
1ST PODIUM FLOOR	---	---	---	---	---	---
2ND PODIUM FLOOR	---	---	---	---	---	---
1ST FLOOR	---	317.48	3.04	320.52	41.16	---
2ND FLOOR	---	317.48	3.04	320.52	41.16	---
3RD FLOOR	---	297.90	3.04	240.34	40.95	0.21
4TH FLOOR	---	317.48	3.04	320.52	---	43.16
5TH FLOOR	---	239.84	3.44	243.28	---	42.16
TOTAL	439.73	1429.58	15.60	1064.91	165.30	85.58
ADD REFUGE AREA TAKEN IN FSI				75.47		
RESID. STAIRCASE COUNTED IN FSI				83.66		
TOTAL FSI PROPOSED				$439.73 + 1429.58 + 15.60 + 75.47 + 83.66$	2044.03	
PROPOSED AREA COMM.				439.73		
FUNGIBLE AREA FOR COMM. WITHOUT CHARGING PREMIUM				61.33		
PROPOSED COMM. BUILT UP AREA				$439.73 + 61.33$	501.06	
TOTAL PROPOSED RESID. AREA				$1429.58 + 15.60 + 75.47 + 83.66$	1604.21	
FUNGIBLE AREA FOR RESI. WITHOUT CHARGING PREMIUM				260.16		
PROPOSED RESI. BUILT UP AREA				$1604.21 + 260.16$	1864.37	
PROPOSED BUILT UP AREA				$501.06 + 1864.37$	2365.43	

50% ADDITIONAL F.S.I.
AS PER NOTIFICATION
LAND (P.W. 4008/776/CH-122/2008/AB-1)
DATED 24-10-2011
AREA = 333.70 SQ.MT
AMT. Rs.7936/-
CHALLAN NO.8547
REGISTER NO.040956 DATED : 28-08-11
AMT. Rs. 13,23,200/- (IN R.S.)
RECEIPT/VAR HOC NO:1007523762
DATED : 26-08-13
AMT. Rs.13,23,200/- (IN R.S.)

FORMULA - A		AREA IN SQ.MT.
1)	a) AREA OF THE PLOT AS PER F.F.C	1405.62
	a) AREA OF THE PLOT AS PER TRIANGULATION	1405.62
2)	b) DEDUCTIONS FOR	
	i) ROAD SET BACK AREA	
	ii) PROPOSED ROAD	
	c) ANY RESERVATION (SUB-PLOT)	
	d) % AMENITY SPACE AS PER DCR 38/1 (SUB-PLOT)	
	e) OTHER	
	f) TOTAL	
3)	g) BALANCE AREA OF PLOT (1-2)	1405.62
	h) DEDUCTIONS FOR 15% RECREATIONAL GROUND, 10% AMENITY SPACE (IF DEDUCTIBLE FOR IND.)	
5)	i) NET AREA OF THE PLOT (3-4)	1405.62
6)	j) ADDITION FOR FLOOR SPACE INDEX	
	a) 100 % FOR D.P. ROAD	
	b) 100% FOR SET-BACK	
7)	k) TOTAL AREA (5 + 6)	1405.62
8)	l) FLOOR SPACE INDEX PERMISSIBLE	1.00
9a)	m) F.S.I CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (PROP. SLUM TDR), RESTRICTED TO % OF THE BALANCE AREA VIDE 3 ABOVE	
	n) ADDITIONAL FOR FLOOR SPACE INDEX	
9b)	o) 0.50 F.S.I AS PER DCR 32 (1405.62 x 0.50 = 702.81 permissible)	702.81
9c)	p) % AS PER DCR 33 ()	
9d)	q) OTHER	
10)	r) PERMISSIBLE FLOOR AREA (7-8) + 4 ABOVE	1738.43
11)	s) EXISTING FLOOR AREA	
12)	t) PROPOSED BUILT UP AREA	1720.41
13)	u) EXCESS BALCONY AREA TAKEN IN F.S.I	
14A)	v) PURELY RESIDENTIAL BUILT UP AREA	1342.85
14B)	w) REMAINING NON - RESIDENTIAL BUILT UP AREA	378.40
14)	x) TOTAL BUILT UP AREA PROPOSED ((1) + (12) + (13))	1720.41

B. DETAILS OF FSI AVAILABLE AS PER DCR 38 (4)		
i)	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR38(4) FOR PURELY RESIDENTIAL - $DN = (114 \times 0.35) = 40.87 \text{ SQ.MT}$	258.16
ii)	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR35(4) FOR NONRESIDENTIAL - $DN = (48 \times 0.20) = 9.60 \text{ SQ.MT}$	61.33
iii)	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR35(4) (B.1 + B.2)	321.49
iv)	TOTAL GROSS BUILT UP AREA PROPOSED (14 + B.3)	204.93
C. TENEMENT STATEMENT		
i)	PROPOSED AREA	204.93
ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOR. G.A.)	493.73
iii)	AREA AVAILABLE FOR TENEMENTS (a) - (b) ()	1602.20
iv)	TENEMENTS PERMISSIBLE (density of tenements/450/hectare)	72 NOS
v)	TENEMENTS PROPOSED	18 NOS
vi)	TENEMENTS EXISTING	18 NOS
TOTAL TENEMENTS ON THE PLOT		18 NOS

D.	PARKING STATEMENT	
1)	PARKING REQUIRED BY REGULATIONS FOR CAR	48 NOS
	SCOOTER / MOTORCYCLE OUTSIDER (VISITORS)	
	TOTAL PARKING PROVIDED	56 NOS
E.	TRANSPORT VEHICLES PARKING	
1)	SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
	TOTAL NOS. OF TRANSPORT VEHICLED PARK SPACES PROV	

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT 2006/04 AND THAT THE DIMENSIONS OF THE PLOTS OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA CALCULATED ON THE BASIS OF THE MEASUREMENTS AND FOUR HUNDRED AND FIVE POINT EIGHT TWO TWO ONE (404.5221) SQ.M. AND AREA OF PLOT AS PER P.H.C. IS 1404.30 SQ.M. AND TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP. TOWN PLANNING SCHEME RECORDS.

	
PROFORMA-B	
CONTENTS OF SHEET:	
DESIGN ROAD PLAN, PARKING AREA STATEMENT, BLOCK PLAN, LOCATION PLAN, BUA SUMMARY, PLOT AREA DIAGRAM AND CALCULATION, SECTION THROUGH PAVING WALL, U-STRAK & STRAK PARKING.	
DESCRIPTION OF PROPOSAL AND PROPERTY	
PROPOSED COMMERCIAL 3 RESIDENTIAL BLDG ON PLOT BEARING C.T.S. NO. 763 OF M.L.R. NO. 14100	

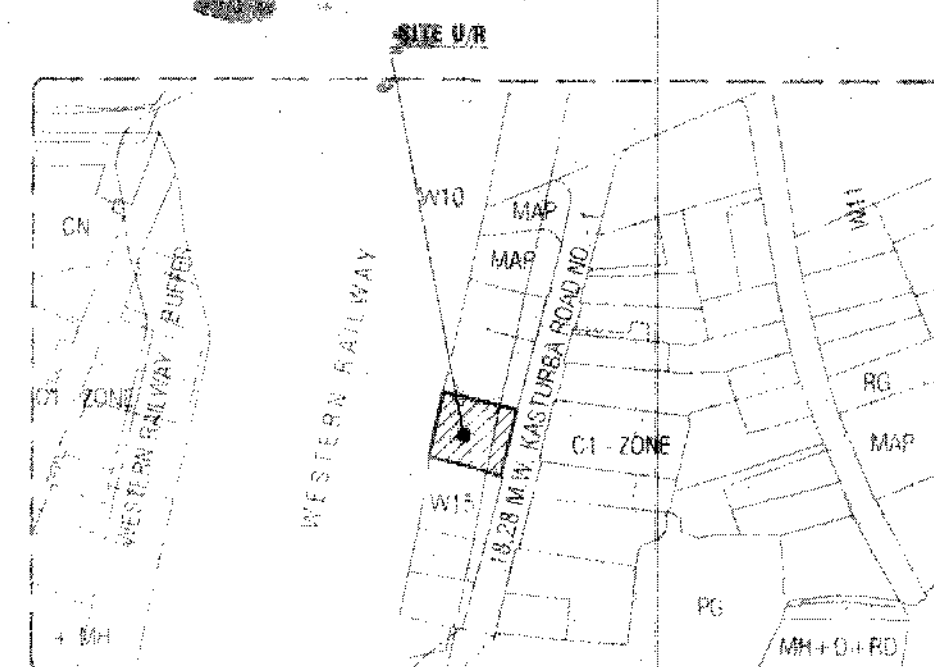
				SHRI. SANJAY VIJAY SHAH PARTNER OF ATHARVA DEVELOPERS, C.A TO OWNER 60/60/1, PLOT SATYANAGAR, TOWNS 1ST KASTURBA ROAD, BORIVALI(EAST)			
NAME & SIGNATURE OF OWNER							
SCALE	DRG. NO.	ORN BY	CHK BY	DATE			
1:100		WJSSN	SHWZ	29-05-18			

THIS CANCELS APPROVAL OF THE PREVIOUS PLANS
SANCTIONED UNDER NOS
CHEA/13/12/16/WS/1/AR
DATE 01/01/2013

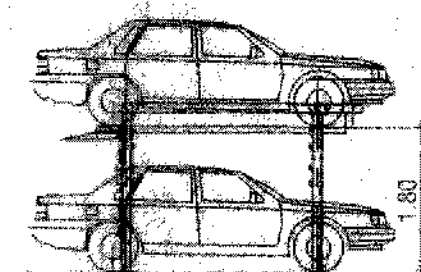
	आर्य समाज (Hindu)		
	10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807,		

STAMP OF RECEIPT OF PLAN	STAMP OF APPROVAL OF PLAN
12.0 JUN 2016	CHE A W T W B P W S T A R APPROVED SUBJECT TO THE CONDITION MENTIONED IN THE ACCOMPANY OFFICE LETTER # 100 HUTCHINSON

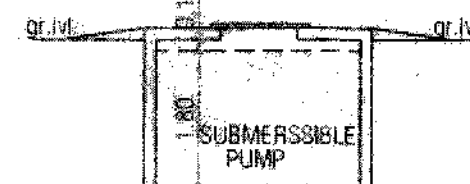
EXECUTIVE ENGINEER BLDG. PROPOS.
(W.S.) R
BRIHAN MUMBAI MAHANAGAR PALIK



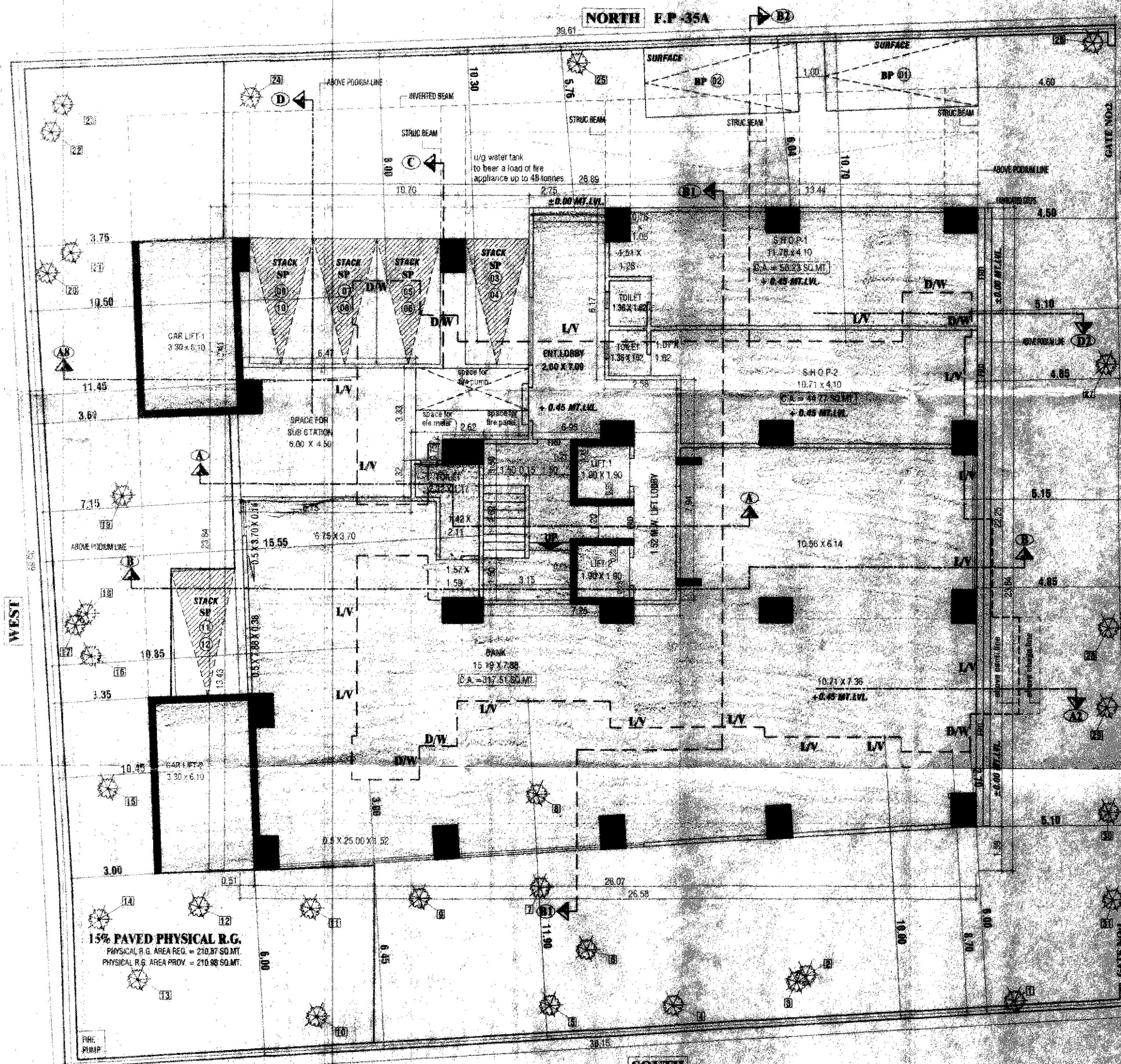
LOCATION PLAN
SCALE 1:4000



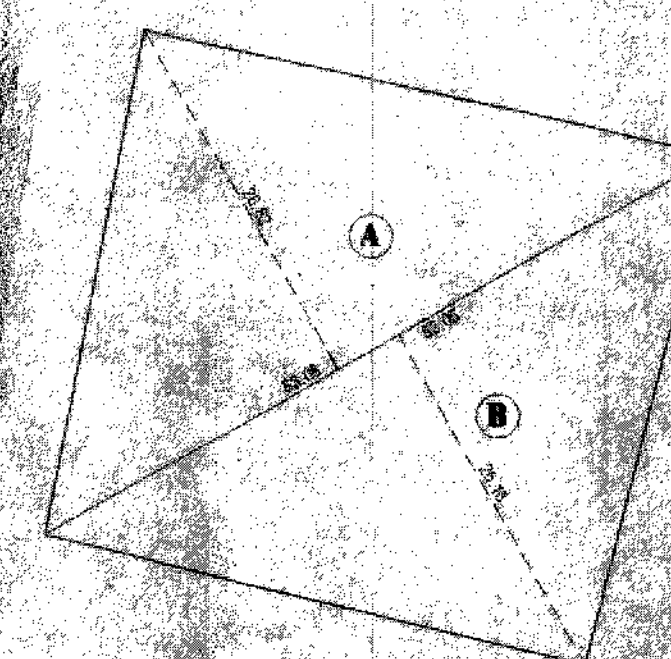
SECTION THRO.
STACK PARKING
SCALE - MOD



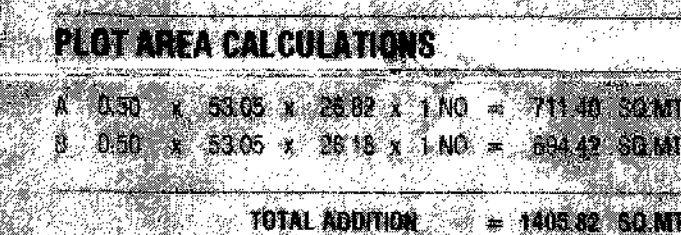
SECTION THRO.
U.G TANK
SCALE - 1:100

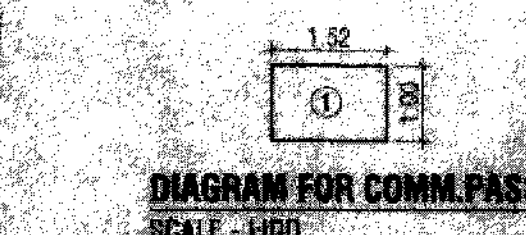


GROUND FLOOR PLAN
SCALE-1/8"=1'-0"

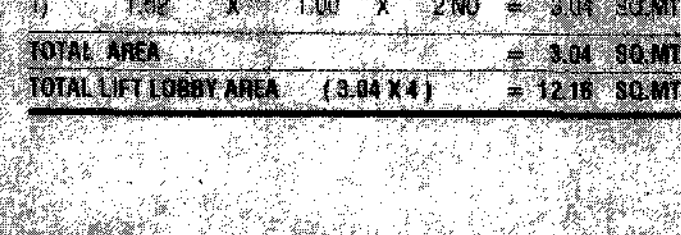


PLOT AREA DIAGRAM
SCALE: 1/500

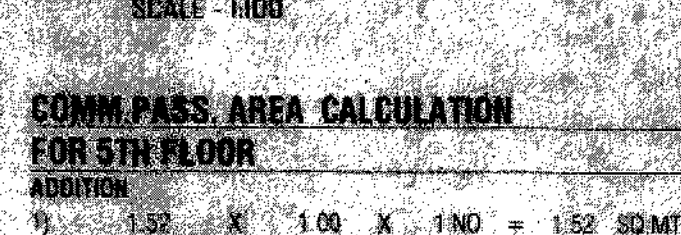




COMM PASS AREA CALCULATION

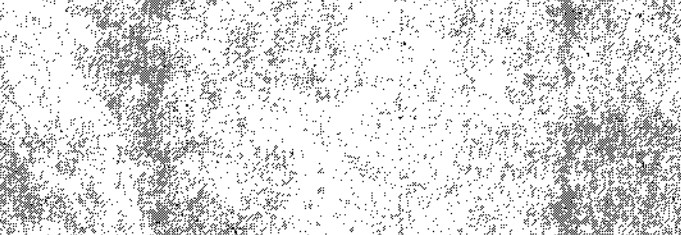


132	137
1	2

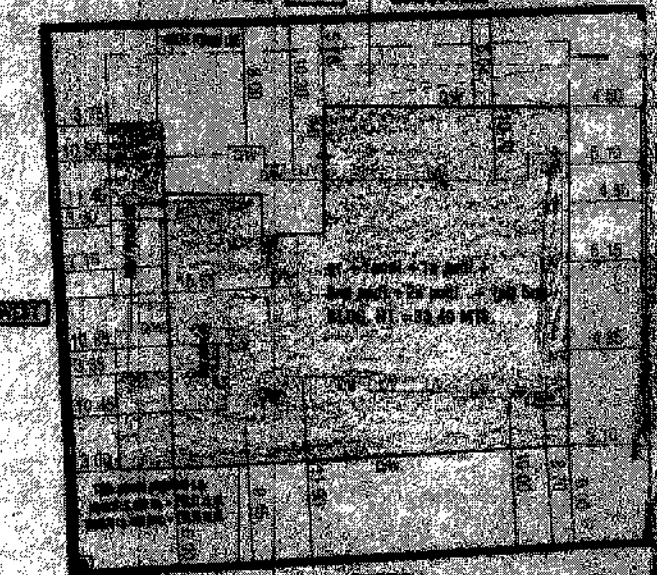


2) $1.57 \times 1.15 \times 1.00 = 1.92 \text{ SQ MT}$

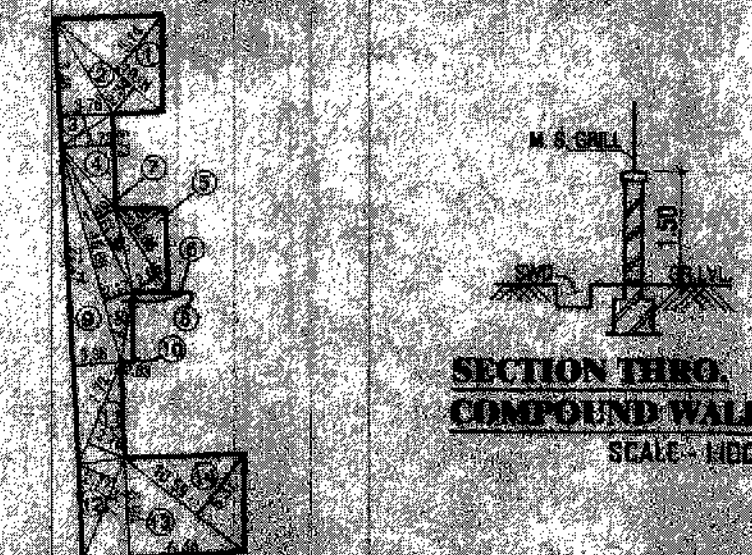
TOTAL LIFT LOBBY AREA = **3.44 SQ MT**



100



BLOCK PLAN
SCALE: 1/500



15% PAVED PHYSICAL R.G.

