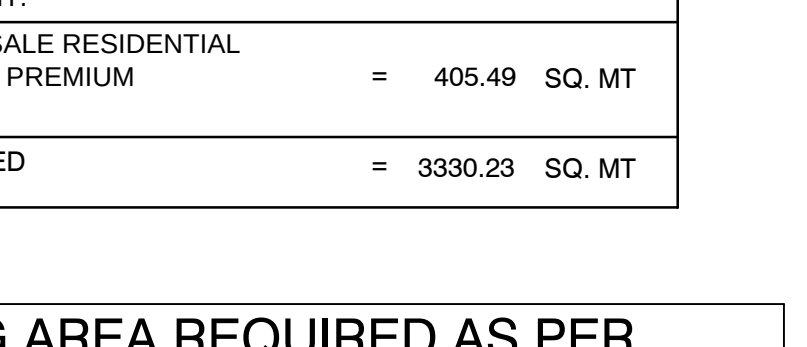
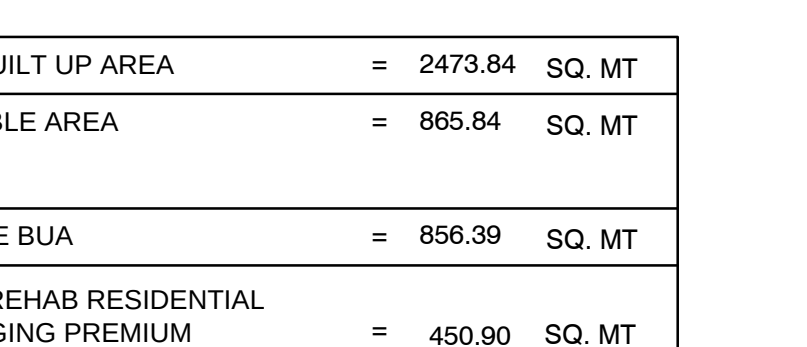
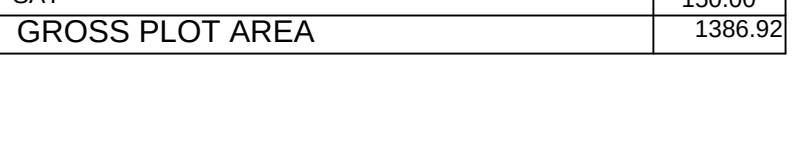
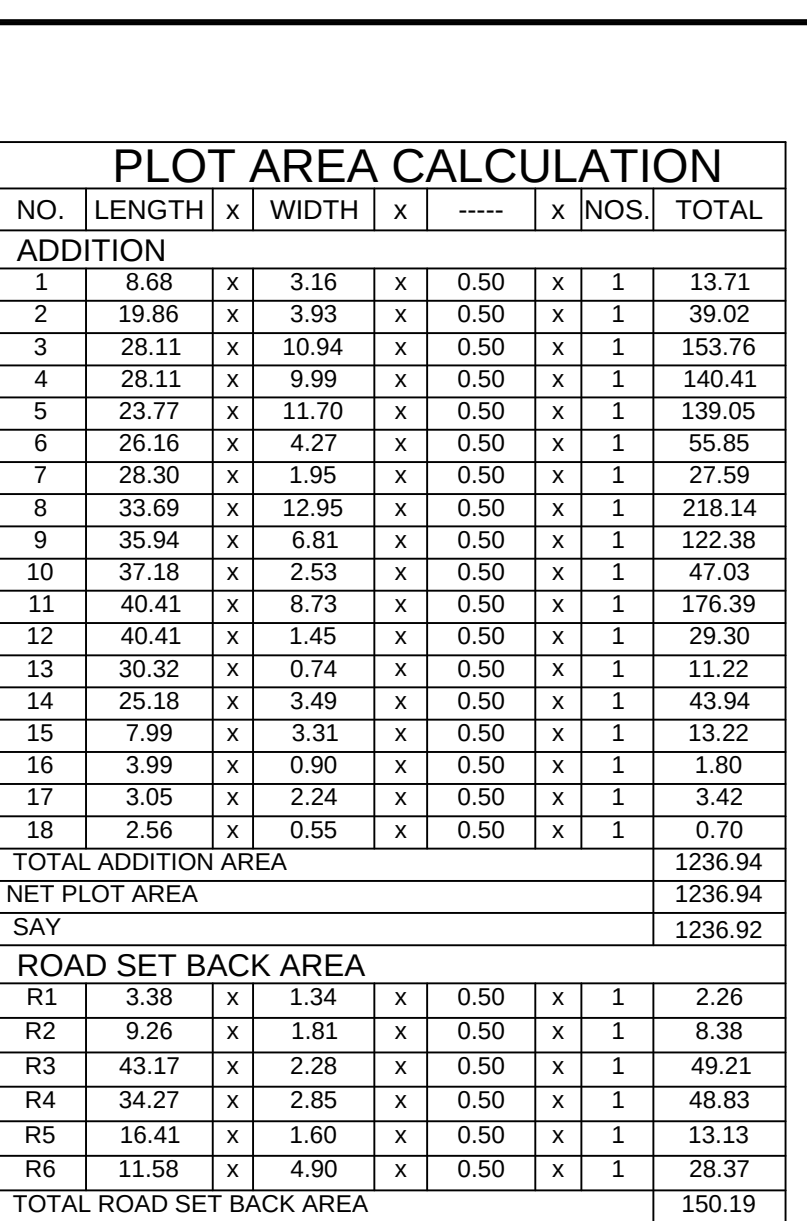
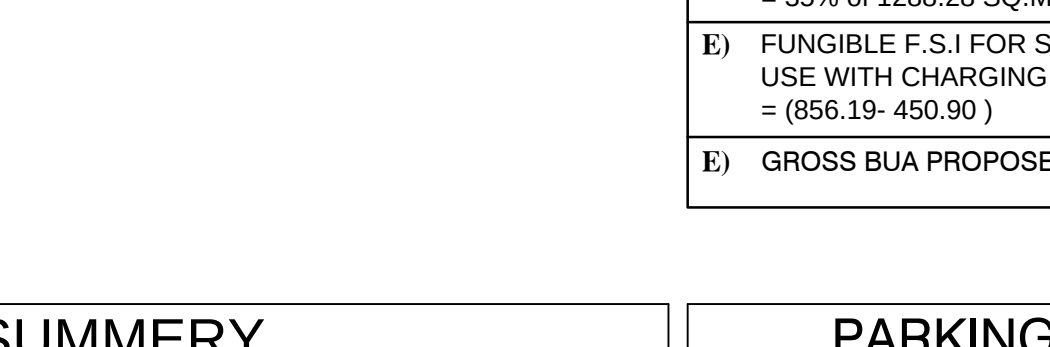
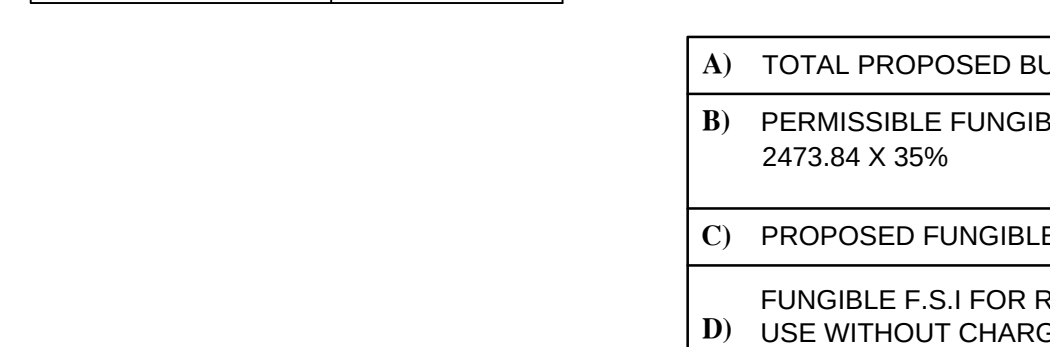
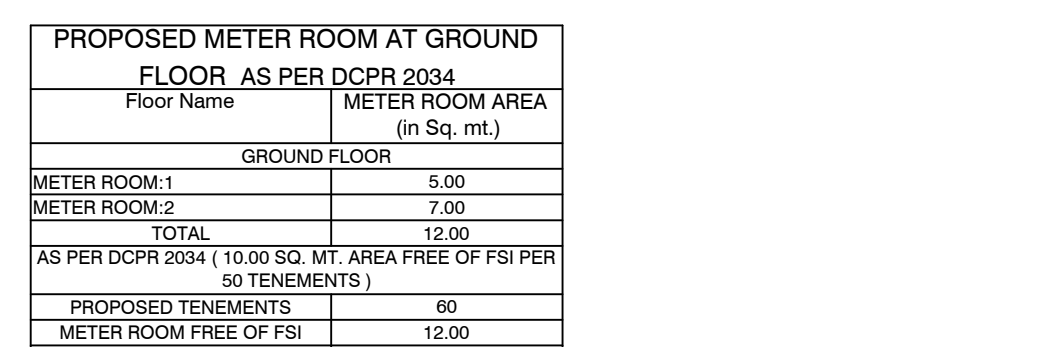
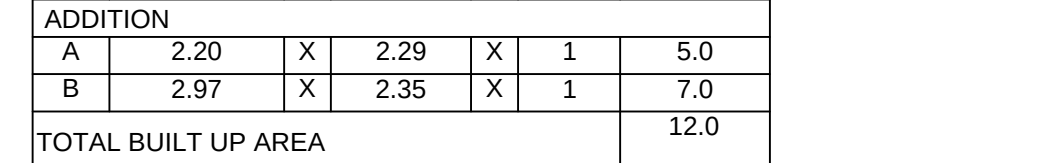
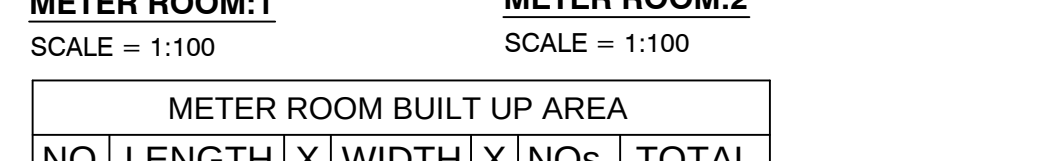
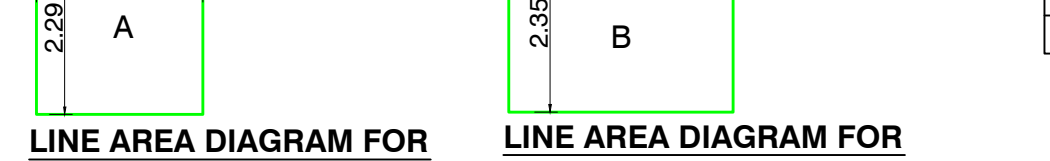
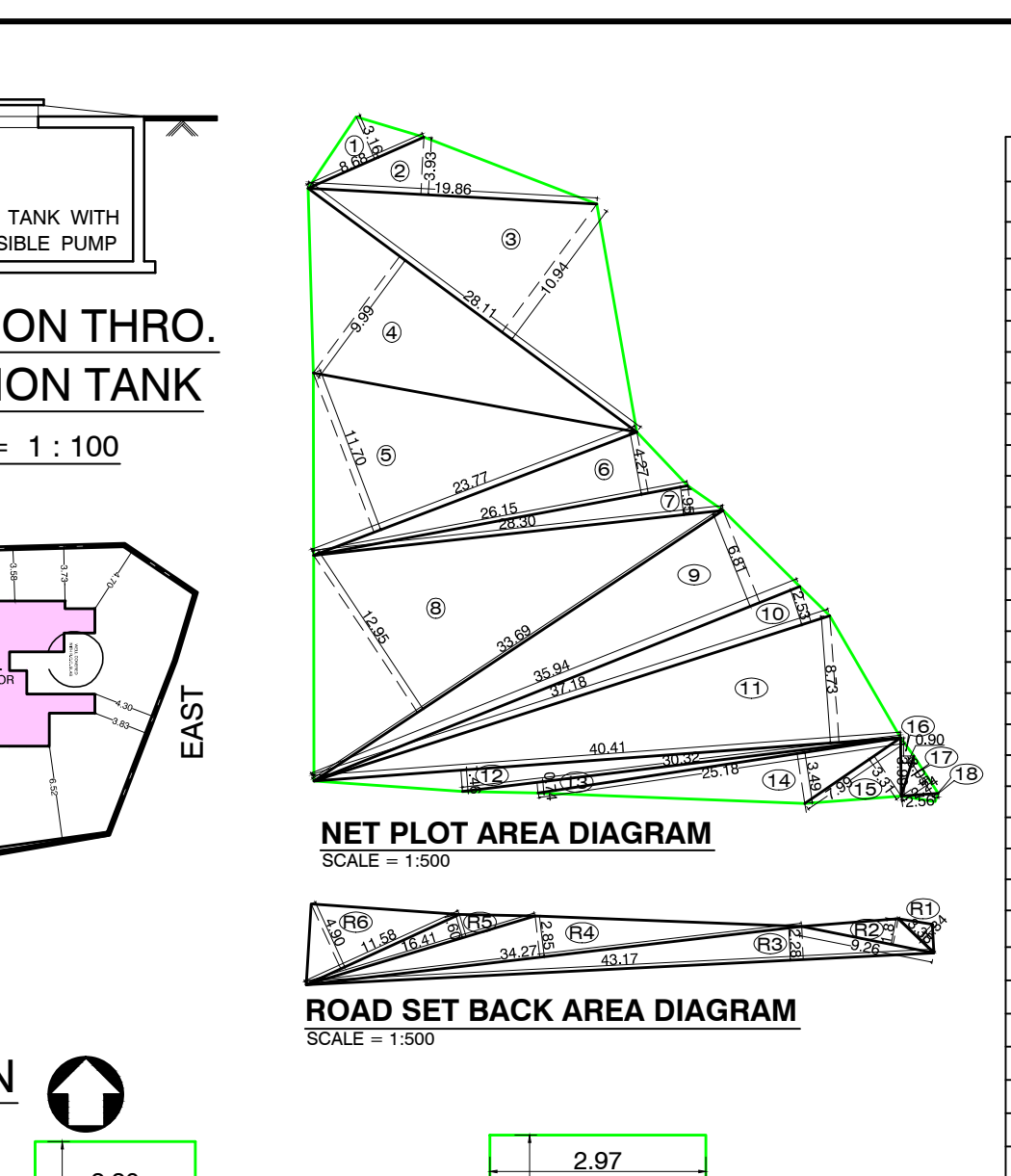
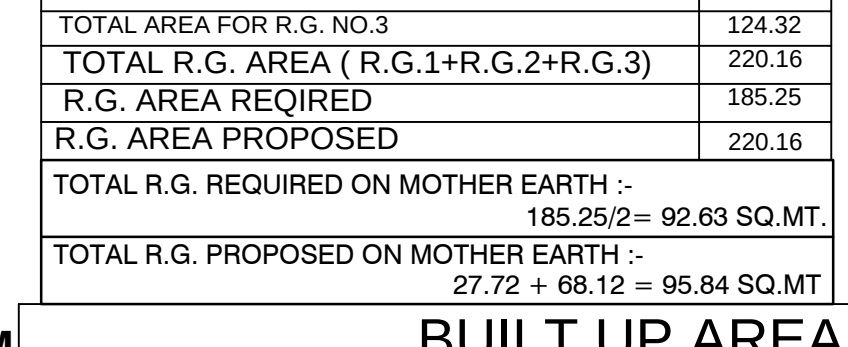
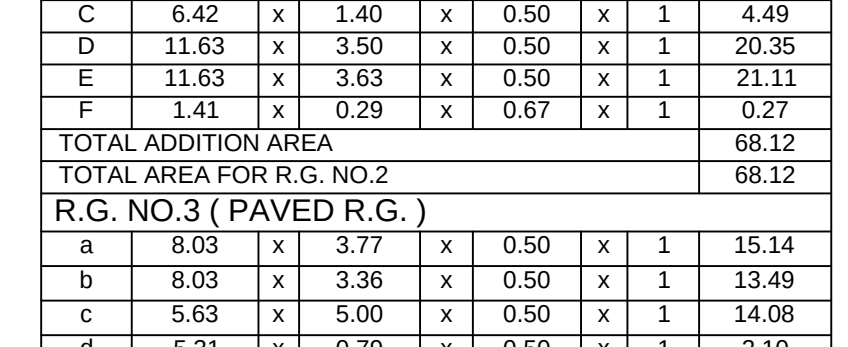
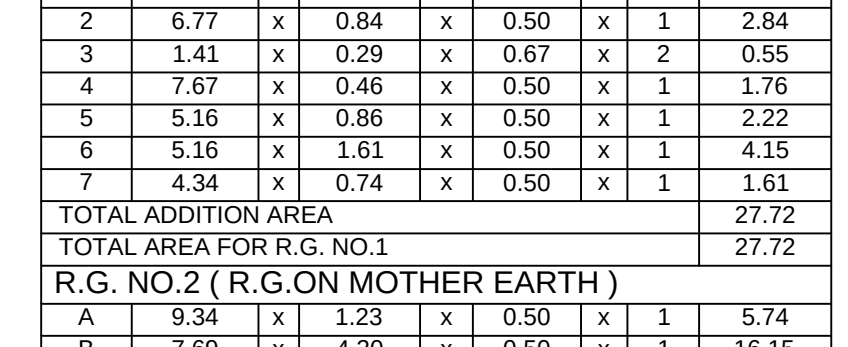
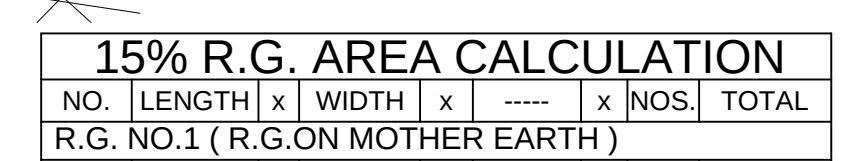
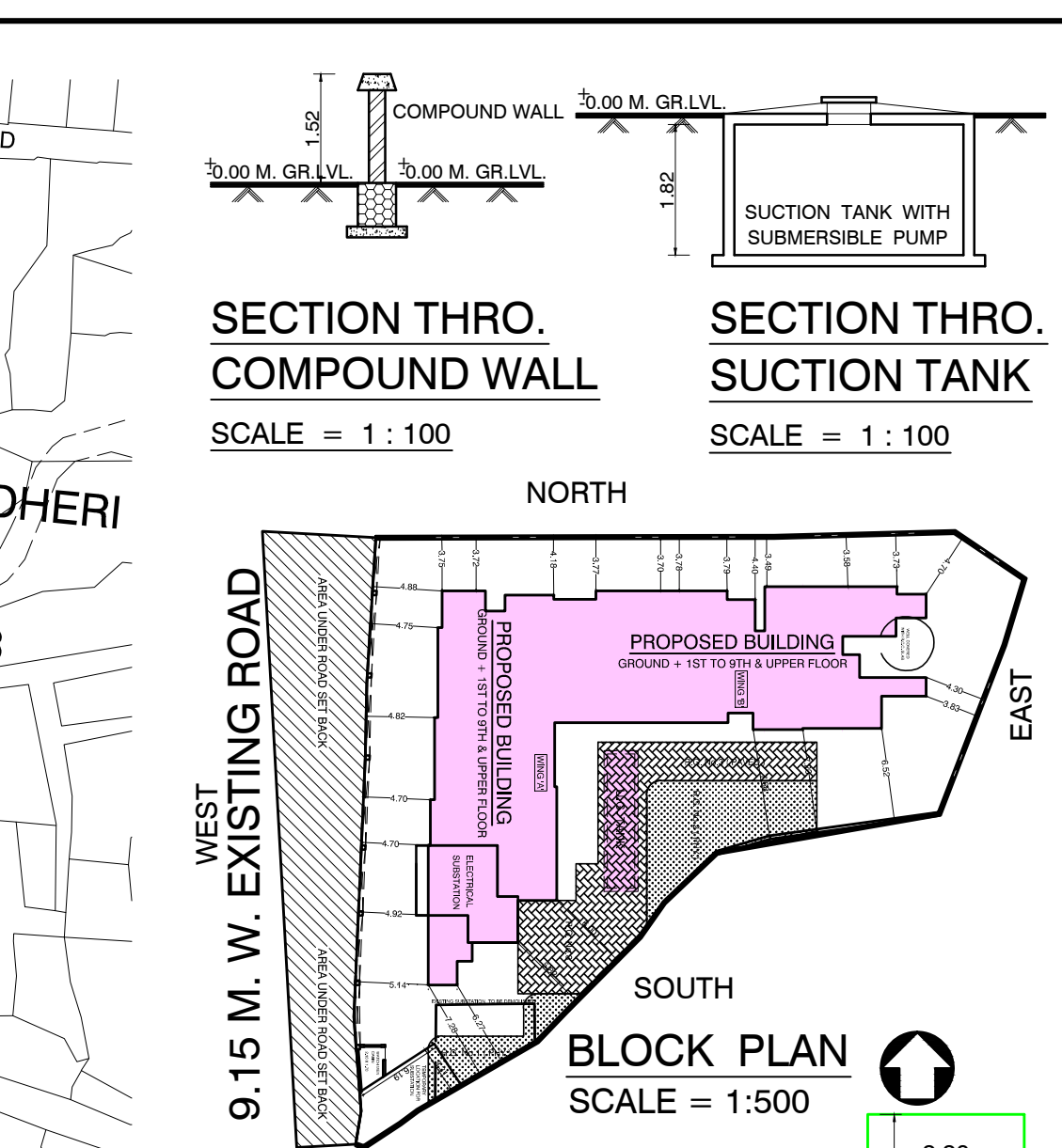




CHE / WS / 1342 / K / 337 (NEW)

1

CONTENTS OF SHEET :

GROUND FLOOR PLAN, BUILT UP AREA, CARPET & PARKING STATEMENT

BLOCK & LOCATION PLAN, PLOT & ROAD SET BACK AREA DIAG. & CALU.

THIS PLAN APPROVED SUBJECT TO CONDITIONS MENTIONED

IN THIS OFFICE LEETER U/NO. CHE/WS/1342/K/337(NEW)

DATE 02/08/2021

NOTE : THIS DOCUMENT IS DIGITALLY SIGNED

PROFORMA A-1

A AREA STATEMENT (AS PER P.R.C.)

1) AREA OF PLOT (AS PER SITE CONDITION)

2) DEDUCTIONS FOR

a) ROAD SET-BACK AREA (BENEFIT ALREADY CLAIMED)

b) SUBSEQUENT ROAD SETBACK

c) ANY RESERVATION (SUB-PLOT)

d) TOTAL DEDUCTIONS

3) NET AREA OF PLOT (1-2d)

4) DEDUCTIONS FOR

a) 15% RECREATIONAL GROUND AREA OF NET PLOT

b) 10% AMENITY SPACE

5) BALANCE AREA OF PLOT (3-4)

6) FSI PERMISSIBLE

7) TOTAL AREA (5 x 6)

8) ADDITIONAL FLOOR SPACE INDEX 0.5 FSI (AS PER SECTION 30 OF DCPR 2034)

9) TDR PERMISSIBLE (1236.92 X 0.5 = 618.46) (AS PER SECTION 30 OF DCPR 2034)

a) 200% ROAD SETBACK AREA 68.90 + 68.90 = 137.80

b) ADDITIONAL FSI AS PER SECTION 33(7)(B) = 23 X 10 = 230 =

c) PERMISSIBLE SLUM TDR 50% AS PER REG 32= 618.46 X 50% = 309.23 =

d) PERMISSIBLE GENERAL TDR 50% AS PER REG 32 = 618.46 X 50% = 309.23 =

e) TOTAL = (a+b+c+d) = 618.46

10) TOTAL AREA (8 + 9e)

11) PERMISSIBLE FLOOR AREA (7 + 10)

12) PROPOSED BUILT UP AREA

13) FSI CONSUMED ON NET HOLDING = 14 / 3

B) DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS

1) PURELY RESIDENTIAL BUILT UP AREA

2) REMAINING NON-RESIDENTIAL BUILT UP AREA

C) DETAILS OF FSI AVAILABLE AS PER DCR 31 (3)

1) FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 31 (3)

FOR PURELY RESIDENTIAL = OR < (B1 x 0.35) (2473.84 x 35% = 865.84)

2) FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 31 (3)

FOR NON RESIDENTIAL = OR < (B2 x 0.20)

3) TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 31 (3) = (C1 + C2)

4) TOTAL FUNGIBLE PROPOSED

5) TOTAL GROSS BUILT UP AREA PROPOSED (12 + C4)

D) TENEMENT STATEMENT

i) PROPOSED AREA (ITEM A, 12 ABOVE) OR C4

ii) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)

iii) AREA AVAILABLE FOR TENEMENTS (I) MINUS (II)

iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)

v) TENEMENTS PROPOSED

vi) TENEMENTS EXISTING

E) PARKING STATEMENT

i) PARKING REQUIRED BY REGULATIONS FOR CAR

SCOOTER / MOTOR / CYCLE

OUTSIDERS (VISITORS)

ii) COVERED GARAGE PERMISSIBLE

iii) COVERED GARAGES PROPOSED CAR

SCOOTER / MOTOR / CYCLE

OUTSIDERS (VISITORS)

iv) TOTAL PARKING REQUIRED

v) UPTO 50% ADDITION PARKING AS PER DCPR 2034

vi) TOTAL PARKING PROVIDED

F) TRANSPORT VEHICLES PARKING

i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS

ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DATE : 27.10.2020

AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS

MEASURED ON SITE AND THE 1386.92 SQ. MTS. AND 1688.92 SQ. MTS. IS

THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD.

Arun Vishram Gurav

PROFORMA-B

DESCRIPTION OF PROPOSAL AND PROPERTY

Proposed Redevelopment Building on plot bearing: t.s. No. 400, 400/L & 400/2, of

Village Andheri, At 9.15 m. w. Upasara lane Road, Andheri (west), Mumbai,

JOB No. DRG. No. CHECKED BY DESIGN BY DWG. BY SCALE DATE REV.

1/9 NAME OF OWNER / C.A. TO OWNER / LESSEE SHALESH 1:100

DIGITAL SIGN. NAME OF OWNER / C.A. TO OWNER / LESSEE

NAINISH MEHTA (CHAIRMAN OF SWASHRAYA (ANDHERI) CHS LTD

NAINISH RAMESH MEHTA

DIGITAL SIGN OF ARCHITECT

NAME, ADDRESS OF ARCHITECT

ARUN GURAV, G / 247 / LS

SKYLINE INFARMART CONSULTANTS LLP.

Shop No.3, sarovar, vasant complex Mahavir Nagar, Kandivali (West), Mumbai 400 067

office@skylineinfra.org

DIGITAL SIGNATURE OF AUTHORITIES Issued on 02.08.2021

SHAHBAJ ALIMODDIN PEERZADE

Amit Prakash Patil

Navnath Sopanrao Ghadge

SEBP.(WS.)K/WSH A.EBP.(WS.)K/W E.EBP.(WS.)K/WARD

BUILT UP AREA SUMMERY						
FLOOR NAME	NET CONSTR UCTION AREA	STAIR CASE AREA	METER ROOM AREA/AMENI TIES	NET BUILT UP AREA	EXCESS METER RM, REFUGE & FITNESS CENTER AREA	TOTAL B.U.A. AREA
GROUND FLOOR	00.00	00.00	12.00	0.00	0.00	0.00
1ST FLOOR	372.21	80.83	0.00	291.38	0.00	291.38
2ND FLOOR	450.51	78.92	0.00	371.59	0.00	371.59
3RD FLOOR	461.19	78.92	0.00	382.27	0.00	382.27
4TH FLOOR	461.19	78.92	0.00	382.27	0.00	382.27
5TH FLOOR	472.43	78.92	0.00	393.51	0.00	393.51
6TH FLOOR	472.43	78.92	0.00	393.51	0.00	393.51
7TH FLOOR	472.43	78.92	0.00	393.51	0.00	393.51
8TH FLOOR	482.34	78.92	0.00	403.41	0.00	403.41
9TH FLOOR	483.73	78.92	92.27	312.54	6.24	318.78
TOTAL	4128.46	712.19	104.27	3323.9900	6.24	3330.23

DETAILS OF CARPET AREA AS PER DCPR 2034						
WING -A				WING -B		
SR.NO.	FLOOR	FLAT NO.1	FLAT NO.2	FLAT NO.1	FLAT NO.2	TOTAL FLAT
1	1ST	70.76	58.32	53.40	42.67	39.52
2	2ND	77.74	58.32	53.40	42.67	39.52
3	3RD	77.74	58.32	53.40	42.67	39.52
4	4TH	77.74	58.32	53.40	42.67	39.52
5	5TH	77.74	62.28	57.79	42.67	39.52
6	6TH	77.74	62.28	57.79	42.67	39.52
7	7TH	77.74	62.28	57.79	42.67	39.52
8	8TH	87.29	62.28	57.79	42.67	39.52
9	9TH	-----	62.28	57.79	44.00	39.52
TOTAL		08	09	08	09	08

PARKING AREA REQUIRED AS PER D.C.P. R. 2034			
RESIDENTIAL PARKING STATEMENT			
Sr. No.	C.A. AREA OF FLAT (IN SQ. MT.)	TOTAL NO. OF FLAT	PARKING REQUIRED
1	BELOW 45.00 sq. mt.	34	1 PARKING FOR 4 TENEMENTS
2	45.00 TO 60.00 sq. mt.	13	1 PARKING FOR 2 TENEMENTS
3	60.00 TO 90.00 sq. mt.	13	1 PARKING FOR 1 TENEMENTS
4	ABOVE 90.00 sq. mt.	0	2 PARKING FOR 1 TENEMENTS
5	TOTAL	60	28.00
6	TOTAL		28.00
7	5% ADDITIONAL PARKING FOR VISITORS		1.40
8	TOTAL PARKING REQUIRED FOR RESIDENTIAL	(A)	30.00
9	UPTO 50% ADDITION PARKING AS PER DCPR 2034 (35 X 50% = 17.5 CARS PERMISSIBLE)(7 CARS PROVIDED)	(B)	15
11	TOTAL PARKING PROVIDED (A+B) 45 + 6 (BY CHARGING PREMIUM)		51.00

CAR PARKING (WING 'A' & 'B')			
FLOOR NAME	BIG CAR	SMALL CAR	TOTAL No. OF FLAT
GROUND	18	33	= 51
TOTAL	18	33	= 51