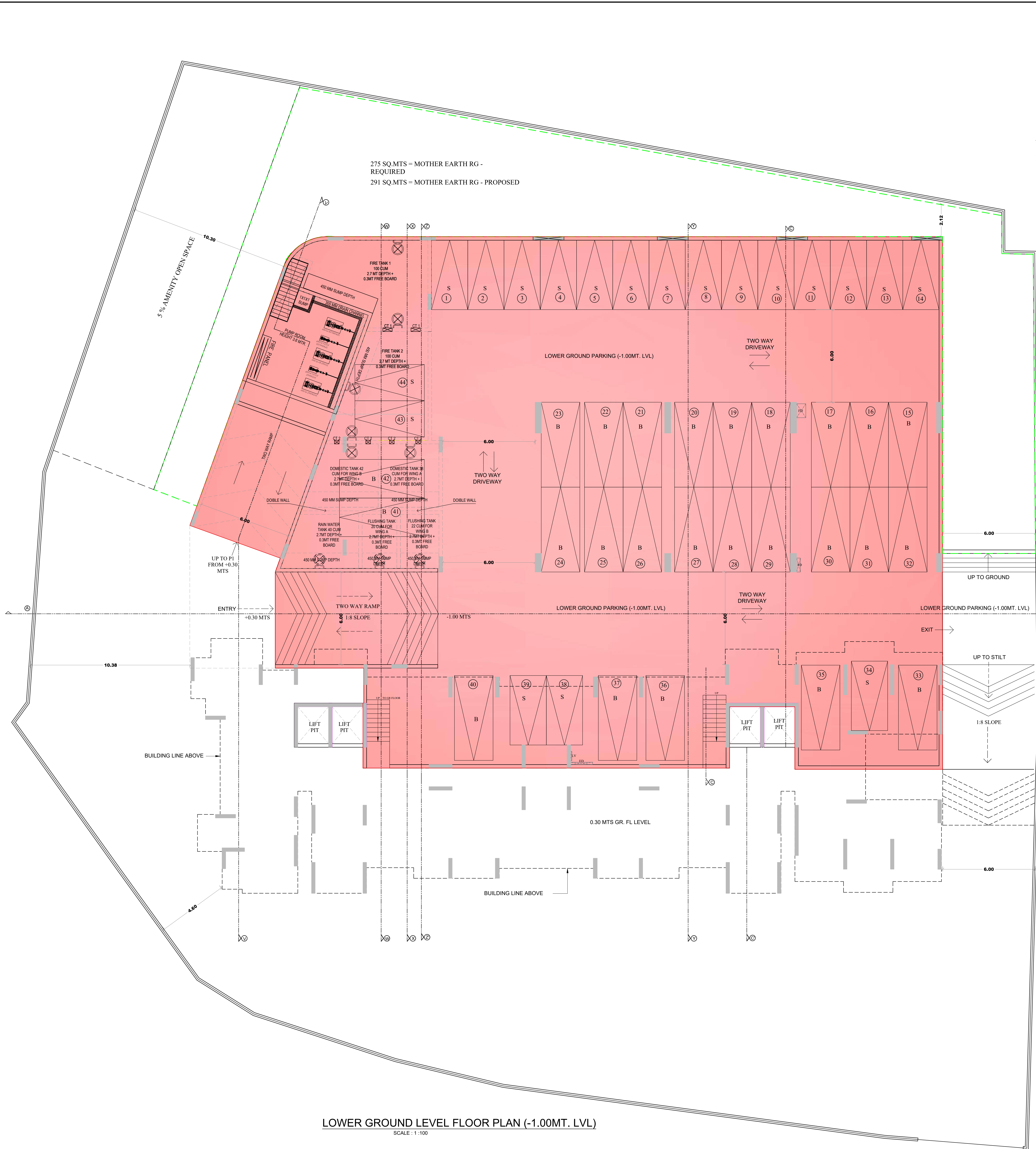
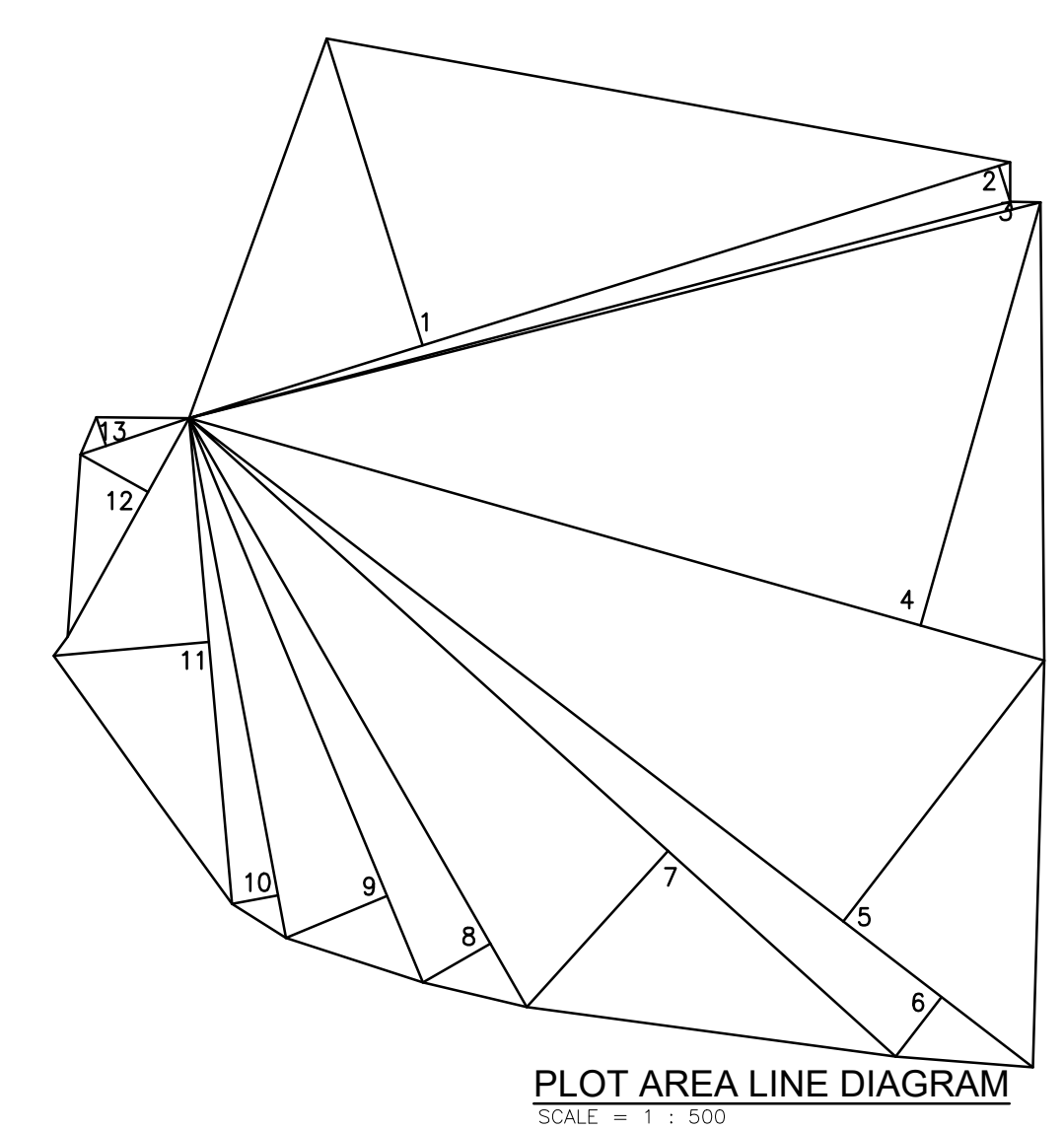




5 % AMENITY OPEN SPACE
ADDITIONS :
1 = 27.50 x 6.80 x 0.50 = 93.50
2 = 27.50 x 6.85 x 0.50 = 94.19
TOTAL AMENITY OPEN SPACE = 187.69



PLOT AREA CALCULATIONS

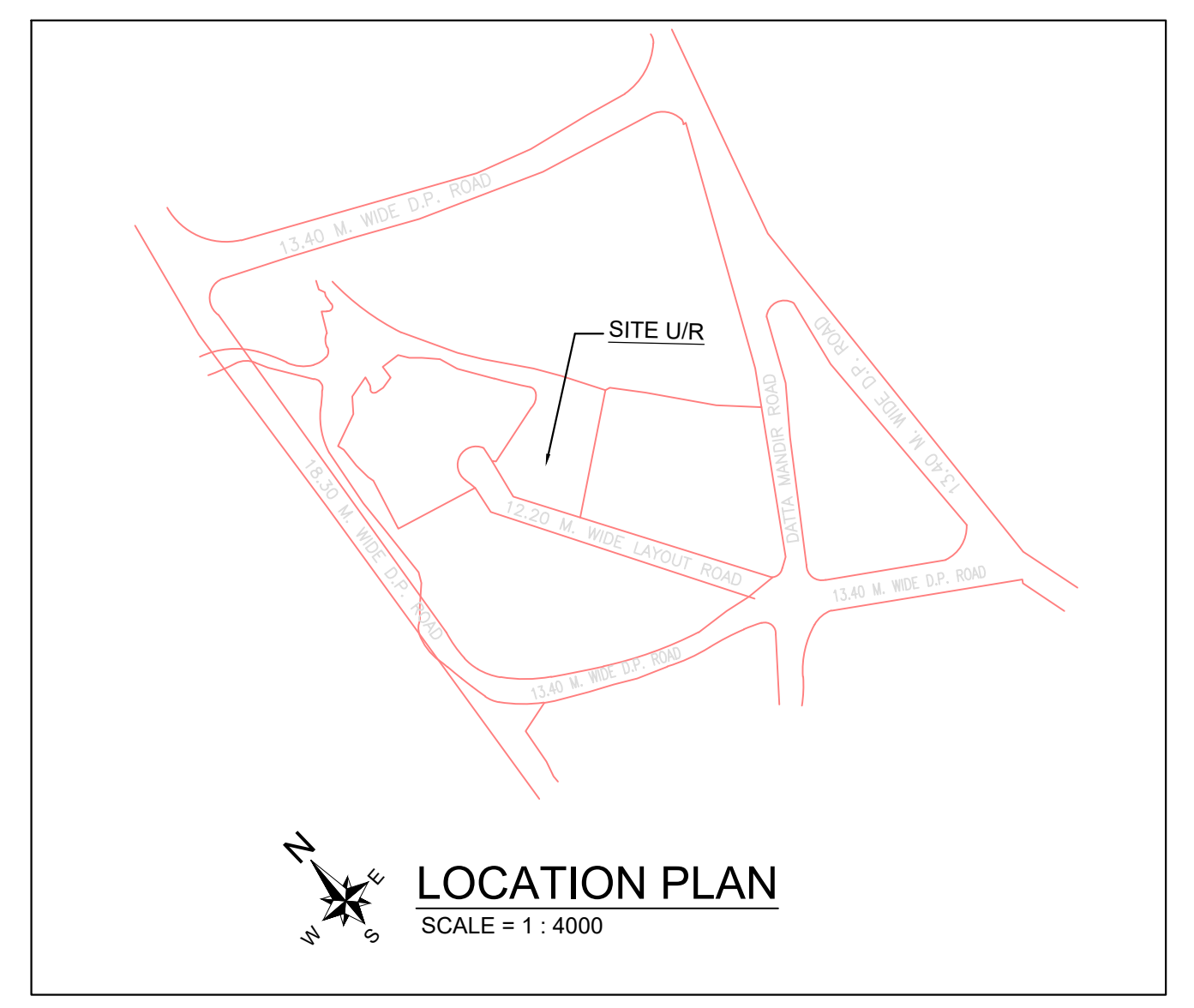
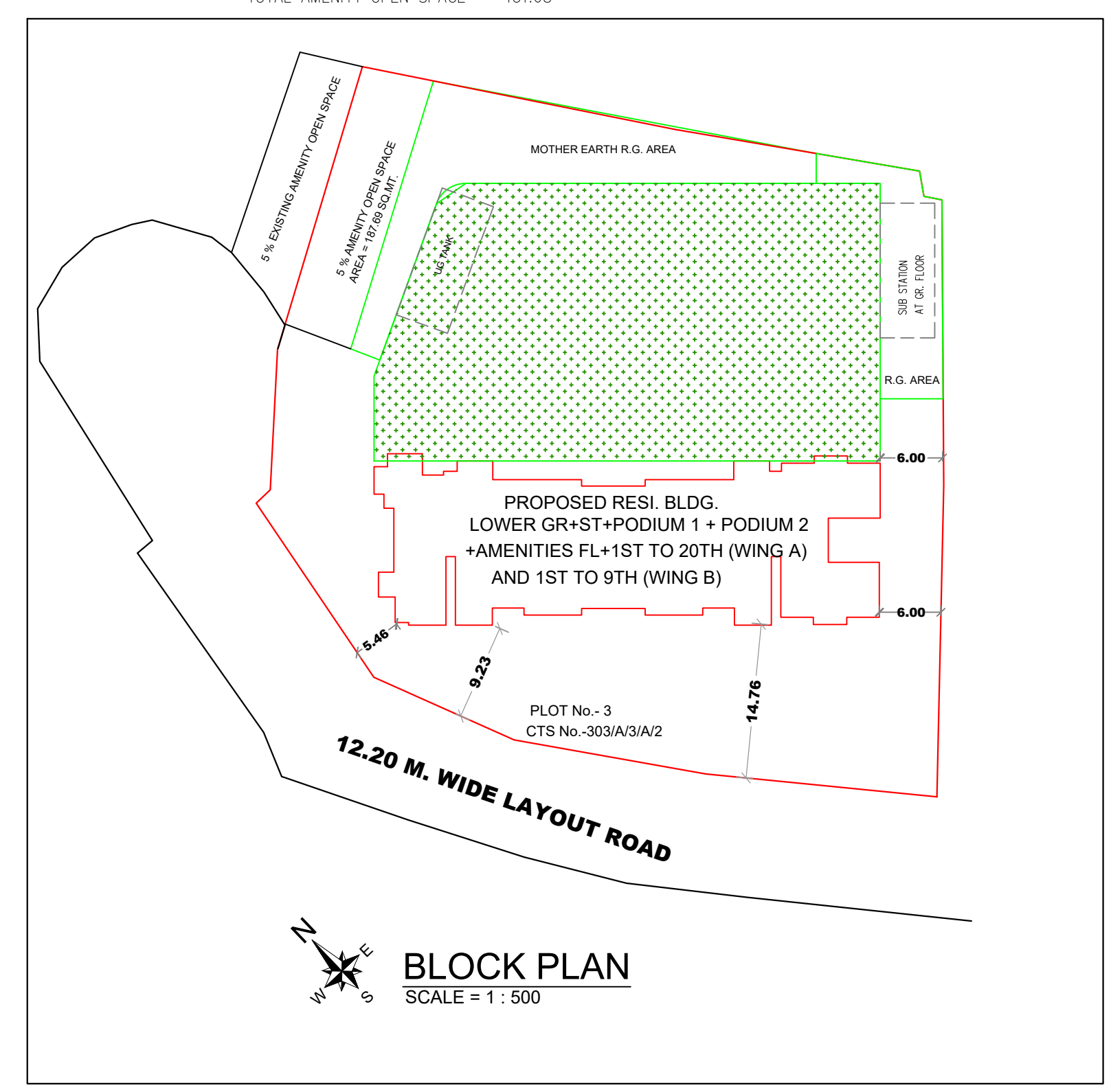
1	57.68	X	21.56	X	0.50	=	621.79	SQ.MT.
2	57.68	X	2.54	X	0.50	=	73.26	SQ.MT.
3	58.92	X	0.54	X	0.50	=	15.91	SQ.MT.
4	58.92	X	28.51	X	0.50	=	839.69	SQ.MT.
5	71.41	X	22.09	X	0.50	=	788.72	SQ.MT.
6	72.00	X	6.00	X	0.50	=	179.24	SQ.MT.
7	64.00	X	15.00	X	0.50	=	481.31	SQ.MT.
8	46.00	X	6.00	X	0.50	=	138.88	SQ.MT.
9	42.00	X	7.50	X	0.50	=	157.50	SQ.MT.
10	36.00	X	5.50	X	0.50	=	99.00	SQ.MT.
11	33.41	X	11.00	X	0.50	=	185.75	SQ.MT.
12	17.00	X	6.00	X	0.50	=	51.00	SQ.MT.
13	8.00	X	2.00	X	0.50	=	8.00	SQ.MT.
TOTAL PLOT AREA						=	3556.70	SQ.MT.
SAY						=	3556.20	SQ.MT.

PAVED RG CALCULATIONS

1	9.97	X	3.05	X	0.50	=	14.984	SQ.MT.
2	9.97	X	0.81	X	0.50	=	3.875	SQ.MT.
3	3.83	X	2.46	X	0.50	=	4.71	SQ.MT.
4	20.53	X	3.83	X	0.50	=	39.315	SQ.MT.
5	19.55	X	2.02	X	0.50	=	19.745	SQ.MT.
6	19.81	X	5.90	X	0.50	=	58.439	SQ.MT.
TOTAL						=	140.68	SQ.MT.

MOTHER EARTH RG CALCULATION
ADDITIONS :
1 = 21.00 x 3.00 x 0.50 = 31.50 SQ.MTRS.
2 = 29.00 x 3.00 x 0.50 = 43.50 SQ.MTRS.
3 = 36.00 x 10.00 x 0.50 = 180.00 SQ.MTRS.
4 = 36.00 x 2.00 x 0.50 = 36.00 SQ.MTRS.
TOTAL AMENITY OPEN SPACE = 291.00 SQ.MTRS.

TOTAL RG CALCULATION (GROUND FLOOR)
ADDITIONS :
1) MOTHER EARTH RG AREA = 291.00
2) PAVED RG AREA = 140.68
TOTAL AMENITY OPEN SPACE = 431.68



Proforma - 'B'

CONTENTS -

LOWER GROUND FLOOR PLAN
LOCATION PLAN
PLOT AREA DIAGRAM
RG AREA CALCULATION
BLOCK PLAN

STAMP OF RECEIPT OF PLANS

APPROVED SUBJECT TO CONDITIONS MENTIONED IN LETTER UNDER
FILE NO. CHE / ES / 0951 / S / 337(NEW)

UMESH SURESH CHAWAN
JAYESH CHHAGAN DUSANE
Lotan Sukadeo Ahire

S.E.(B.P.)S&T / E
AE.(B.P.)S&T
E.E.(B.P.)E.S. - II

STAMP OF APPROVAL OF PLAN

JOB NO.	DRG NO.	SCALE	CHK. BY	DRN. BY	DATE	SIGN.
	01					

Description of Proposal & Property

PROPOSED RESIDENTIAL BLDG. "SAMARTH AURA" ON PLOT No. - 3 OF PLOT BEARING C.T.S. No. - 303/A/3/A/2 OF VILLAGE BHADUP AT DATTA MANDIR ROAD, BHANDUP (W), MUMBAI - 400078

Name of Owner

M/s. SHREE ASHAPURA COMBINE

Dhansukh Haridas Nanda
SIGNATURE OF OWNER

DATE

DRG NO.

01

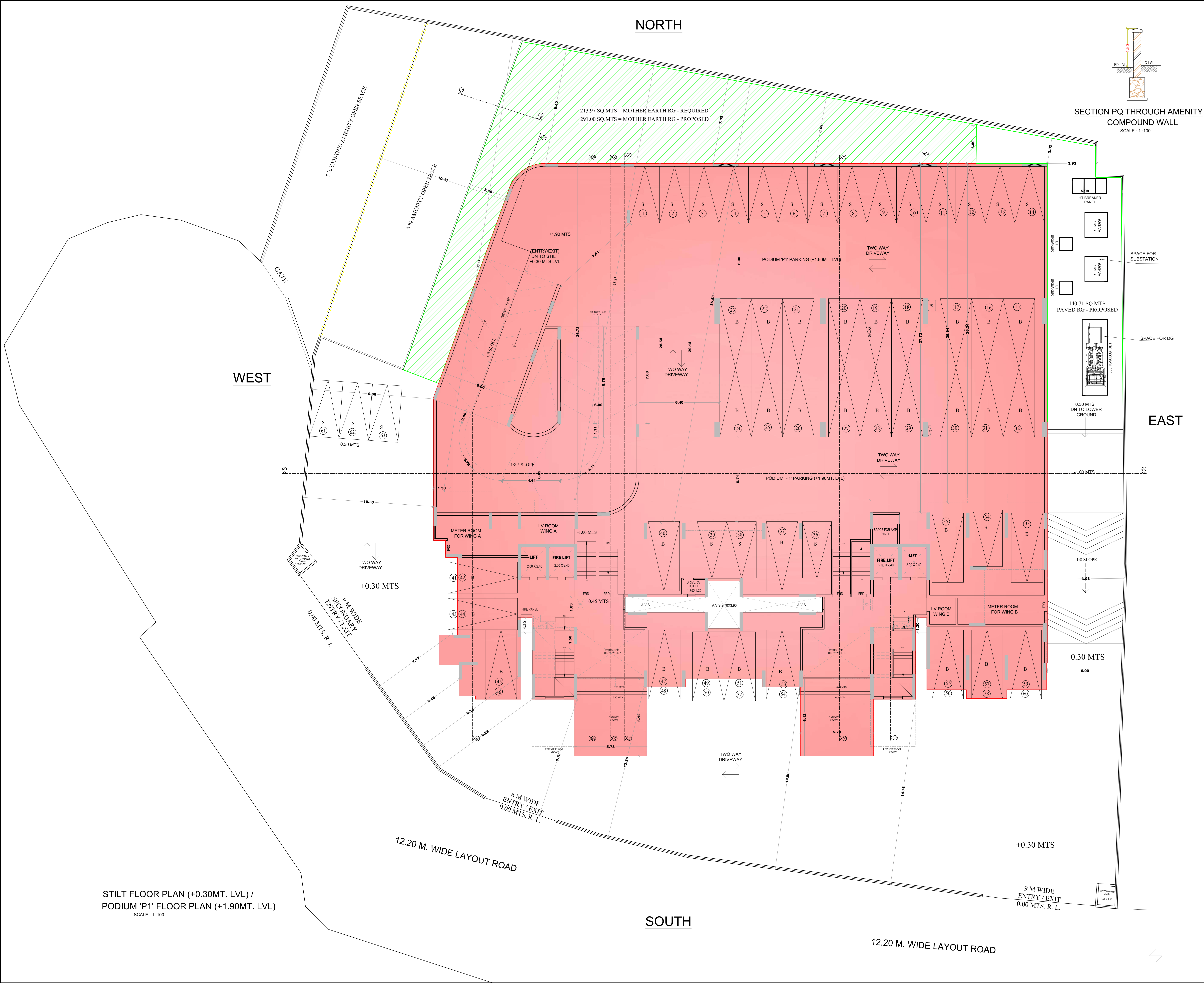
RAMESH PANDURANG DALVI

North Line

DRN. BY

-

RAMESH DALVI & ASSOCIATES
ARCHITECT
002, GROUND FLOOR, 'A' - WING,
SHREE SWAMI SAMARTH NAGAR,
OPP. SHANGRILA BISCUIT CO.,
NEAR PRINT HOUSE, BHADUP (W),
MUMBAI - 400 078
PHONE NO. 2565 73 44 / 45



Proforma - 'B'		
CONTENTS -		
PODIUM 'P1' FLOOR PLAN PROFORMA - A & PROFORMA - B AMENITY COMPOUND WALL SECTION		
STAMP OF RECEIPT OF PLANS		
APPROVED SUBJECT TO CONDITIONS MENTIONED IN LETTER UNDER FILE NO. CHE / ES / 0951 / S / 337(NEW)		
UMESH SURESH CHAWAN JAYESH CHHAGAN DUSANE Lotan Sukade o Ahire S.E.(B.P.)S&T / E AE.(B.P.)S&T E.E.(B.P.)E.S. - II		
STAMP OF APPROVAL OF PLAN		
DPR 2034		
A Proforma A -1		Area in Sq.mt
1) Area of Plot as per PRC		3753.89
2) Deductions for		-
(a) Road set-back area		-
(b) Proposed road		-
(c) Any reservation (sub-plot)		-
(d) 5 % amenity space as per DCR 56/57 (sub plot)		187.69
Other		-
3) Balance area of plot (1 minus 2)		3566.20
4) Deduction for 15% Recreational ground Area (Physical garden non deductible)		NIL
5) Net area of plot (3 minus 4)		3566.20
6) Additions for floor space index		-
2 (a) 100% for D.P.Road (restricted to 40% or 80% of (3) above		-
2 (b) 100% for set-back (restricted to 40% or 80% of (3) above		-
7) Total Area (5 plus 6)		3566.20
8) Floor Space Index permissible		1.00
9) Additions for floor space index		-
9(a) 10 % Amenity open space		375.38
9(b) SLUM TDR		-
9(c) TDR area		-
9(d) 0.50 F.S.I.as per DCR 32		1783.10
10) Permissible Floor Area (7x 8) plus 9 above		5724.68
11) Total Proposed built up area		5626.67
12) FSI consumed on net holding = 11/3		1.575
B Details of Residential / Non - Residential Areas		-
1) Purely Residential Built up area		5626.67
2) Remaining Non- Residential Built up area		-
C Details of FSI availed as per DCR 35 (4)		-
1) Fungible Built up Area component proposed vide DCR 35 (4) for purely Residential = or < (B1 x 0.35)		1969.33
2) Fungible Built up Area component proposed vide DCR 35 (4) for Non-Residential = or < (B2 x 0.35)		-
3) Total Fungible Built Up Area vide DCR 35 (4) = (C1 + C2)		1969.33
4) Total Gross Built Up Area permissible		7728.28
5) Total Gross Built Up Area proposed (10 + C3)		7596.00
D Tenement Statement		-
(i) Proposed area (Item A,11 above) or C-4		7596.00
(ii) Less deduction of Non Residential area (Shop etc)		-
(iii) Area available for tenement (10 minus (ii))		7596.00
(iv) Tenements permissible (450 tenements / hectare		323.00 NOS
(v) Tenement proposed		124 NOS
(vi) Tenement existing		-
Total tenement on the plot		124 NOS
E Parking Statement		-
(i) Parking required by Regulation for -		69 Nos
Car		-
Scooter / Motor Cycle		-
Outsiders (visitors)		-
(ii) Covered garage permissible		-
(iii) Covered garage proposed		-
Car		-
Scooter / Motor Cycle		-
Outsiders (visitors)		-
Total parking provided		149 nos.
Parking Spaces condoned		-
F Transport Vehicles Parking		-
(i) Space for transport vehicles parking required by Regulations		-
(ii) Total no.of transport vehicles parking spaces provided		-
Certificate of Area		
Certificate that the plot under reference on 30.06.2021 and that the dimensions of the site etc. of the plot Stated on the plans as measured on the site and the area so working-out is 3566.20 sq.mt.(Three Thousand Five Hundred Sixty six point Twenty) and bates with the area stated in the Documents of ownership Town Planning Scheme Records.		
RAMESH PANDURANG DALVI		
Description of Proposal & Property		
PROPOSED RESIDENTIAL BLDG "SAMARTH AURA" ON PLOT No.- 3 OF PLOT BEARING C.T.S. No.- 303/A/3/A/2 OF VILLAGE BHADUP AT DATTI MANDIR ROAD,BHANDUP(W), MUMBAI - 400078		
Name of Owner		
M/s. SHREE ASHAPURA COMBINE		Dhansukh Haridas Nanda SIGNATURE OF OWNER
DATE	DRG NO.	RAMESH PANDURANG DALVI
North Line	02	SIGNATURE OF ARCHITECT
	DRN. BY	RAMESH DALVI & ASSOCIATES ARCHITECT 002, GROUND FLOOR, 'A' - WING, SHREE SWAMI SAMARTH NAGAR, OPP. SHANGRILA BISCUIT CO., NEAR PRINT HOUSE, BHADUP (W), MUMBAI - 400 078 PHONE NO. 2566 73 44 / 45