SHEET NO = 1/26

BUILT UP AREA & TENNEMENT STATEMENT (SALE BUILDING)

Bldg. Nos		SALE B.U.AREA: Res. BUA (Smt.)	Com. BUA (Smt.)	Existing Tenement Built Up Area (Smt.)	TEMPLE Built Up Area (Smt.)	Grand Total (Smt.)	P.T.C B U A (Smt.)	WITHOUT CHARGING PREMIUM FUNGIBLE AREA: EXISTING TNT FUNGIBLE (Smt.)	BY CHARGING PREMIUM FUNGIBLE AREA: SALE RESSI FUNGIBLE (Smt.)	SALE COMM FUNGIBLE (Smt.)
						(1+2+3+3a)				
TYPE OF BLDG	WING	(01)	(02)	(03)	(03a)	(04)	(05)	(06)	(07)	(08)
	A , B & C	-	3694.72	-	130.82	3825.54	-	-	-	-
	WING - A	2658.74	-	4756.74	-	7415.48	-	1536.81	-	-
SALE BLDG	WING - B	552.65	-	429.36	-	982.01	-	127.66	-	-
	WING - C	1135.98	-	915.46	-	2051.44	6963.00	316.16	-	-
TOTAL		4347.37	3694.72	6101.56	130.82	14274.47	6963.00	1980.63	-	-

Bldg. Nos		TENEMENTS STATEMENT: SALE. T/S: Res.	Com.	Office	Amenity	Temple	Existing: Res. Tenement	PTC. T/S: Res.	Balwadi	Welfare Center	Society Office	Additional Amenity.1	Additional Amenity.2	Total
		(Nos)	(Nos)	(Nos)	(Nos)	(Nos)	(Nos)	(Nos)	(Nos)	(Nos)	(Nos)	(Nos)	(NOS)	(NOS)
														(9 to 19)
TYPE OF BLDG	WING	(09)	(10)	(11)	(12)	(12a)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)
	A , B & C	-	40	07	-	01	-	-	-	-	-	-	-	48
	WING - A	36	-	-	1	-	140	-	-	-	-	-	-	177
SALE BLDG	WING - B	01	-	-	1	-	14	-	-	-	-	-	-	16
	WING - C	12	-	-	1	-	26	190	01	01	02	01	01	235
TOTAL		49	40	07	03	01	180	190	01	01	02	01	01	476

BUILT UP AREA STATEMENT (SALE BLDG (WING - A TO C))

	FLOORS	CONSTRUCTION: AREA (1) sq.mt	STAIRCASE: ENTRANCE AREA (2) sq.mt	LIFT: AREA (3) sq.mt	ED / FC: AREA (4) sq.mt	TERRACE M-ROOM: M-ROOM STAIRCASE AREA (5) sq.mt	PODIUMN: AREA (6) sq.mt	FITNESS CENTER: AREA (7) sq.mt	RESI BUILT-UP: AREA (8) sq.mt	COMM BUILT-UP: AREA (9) sq.mt	COMMUNITY PASSAGE: B.U.A AREA (10) sq.mt	TEMPLE BUILT-UP: B.U.A (10A) sq.mt	TOICESS REFUGE: AREA (11) sq.mt	TOTAL BUILT UP AREA (12) sq.mt	30% FUNGIBLE AREA (13) sq.mt	TOTAL PTC BUILT-UP AREA (14) sq.mt
									SALE B.U.AREA							
									11+2 to 11					18 to 11		
SALE WING A+B+C	GROUND COMM.	2599.04	-	-	-	1114.09	-	-	-	1454.13	-	130.82	-	1584.95	-	-
	1ST COMM.	3482.20	-	-	-	-	1241.81	-	-	2240.59	-	-	-	2240.59	-	-
	2ND PODIUM	3478.77	-	-	-	-	3478.77	-	-	-	-	-	-	-	-	-
	3RD PODIUM	3478.77	-	-	-	-	3478.77	-	-	-	-	-	-	-	-	-
	4TH PODIUM	3478.77	-	-	-	-	3478.77	-	-	-	-	-	-	-	-	-
	5TH PODIUM	3478.77	-	-	-	-	3478.77	-	-	-	-	-	-	-	-	-
	6TH PODIUM	3478.77	-	-	-	-	3478.77	-	-	-	-	-	-	-	-	-
	7TH AMENITY FLR.	3001.26	-	-	-	-	2487.47	563.79	-	-	-	-	-	-	-	-
SALE WING - A	1ST TO 27TH FL	13268.41	3803.83	397.46	83.15	-	-	-	8911.28	-	-	-	41.01	8952.29	-	-
SALE WING - B	AME+1ST TO 9TH FL	1750.02	514.99	38.70	8.55	-	-	-	1097.78	-	-	-	11.89	1109.67	-	-
SALE WING - C	1ST TO 20TH FL	12152.99	3480.80	371.90	-	-	-	-	2178.84	-	168.59	-	30.11	2387.65	-	-
		54842.77	7799.11	808.12	99.70	1114.09	21122.80	563.79	12187.90	3694.72	168.59	130.82	73.07	16255.10	-	6963.00

	FLOORS	PTC BUA: PASSAGE AREA (15) sq.mt	BALWADI AREA (16) sq.mt	WELFARE AREA (17) sq.mt	SOCIETY OFFICE AREA (18) sq.mt	AMENITY 01 AREA (19) sq.mt	AMENITY 02 AREA (20) sq.mt	NET BUILT UP AREA (21) sq.mt
SALE WING A+B+C	GROUND COMM.	-	-	-	-	-	-	-
	1ST COMM.	-	-	-	-	-	-	-
	2ND PODIUM	-	-	-	-	-	-	-
	3RD PODIUM	-	-	-	-	-	-	-
	4TH PODIUM	-	-	-	-	-	-	-
	5TH PODIUM	-	-	-	-	-	-	-
	6TH PODIUM	-	-	-	-	-	-	-
	7TH AMENITY FLR.	-	-	-	-	-	-	-
SALE WING - A	1ST TO 27TH FL	-	-	-	-	-	-	-
SALE WING - B	AME+1ST TO 9TH FL	-	-	-	-	-	-	-
SALE WING - C	1ST TO 20TH FL	-	-	-	-	-	-	-
		387.10	33.66	33.93	46.89	34.56	33.97	6392.67

PARKING STATEMENT

SALE WING :- " A " TO " C " [COMPOSITE BLDG NO.1]

AREA OF FLATS	NO.OF FLATS	REQUIRED AS PER DCR	REQUIRED PARKING / FLAT	PARKING PROPOSED
BELOW 45.00 sq.mt	190	0 T/S 1 PARKING	190 / 0	23.75
BELOW 45.00 sq.mt	156	4 T/S 1 PARKING	156 / 4	39.75
45.00 TO 60.00 sq.mt	44	2 T/S 1 PARKING	44 / 2	22.00
60.00 TO 90.00 sq.mt	30	1 T/S 1 PARKING	30 / 1	30.00
ABOVE 90.00 sq.mt	NIL	0.50 T/S 1 PARKING	NIL	NIL
TOTAL	419			114.50 — A
10% PARKING FOR VISITORS				11.45 — B
TOTAL (A + B)				125.95 — C
TOTAL B.U.AREA = 3694.72 SQ.MT				
ONE PARKING FOR EVERY 40 SQ.MT B.U.AREA UPTO 800 SQ.MT				56.18
600 / 40 = 20.00 NOS				
UP TO 800 SQ.M & 1 PARKING SPACE FOR EVERY 100 SQ.M EXCEEDING 800 SQ.M				
2894.72 / 80 = 36.18 NOS				
10% PARKING OR MINIMUM 2 FOR VISITORS (56.18 X 10% = 5.61)				5.61
TOTAL COMMERCIAL PARKING				61.79 — D
TOTAL PARKING REQUIRED (C + D)				187.74 — E
50% ADDITION PARKING (187.74 X0.50)				93.87 — F
TOTAL (E + F)				281.61 NO'S
				282.00 SAY
TOTAL PROPOSED PARKING				282.00 NO'S

NUMBER OF FLATE AREA STATEMENT

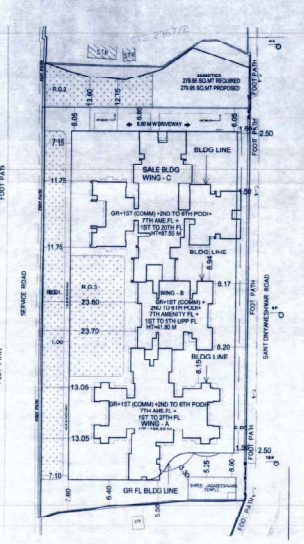
SR.NO	TYPE OF WING	NUMBER OF FLAT: BELOW 45 (NOS)	45 - 60 (NOS)	60 - 90 (NOS)	ABOVE 90 (NOS)
01	SALE WING - A	140	06	30	-
02	SALE WING - B	11	04	-	-
03	SALE WING - C	194	34	-	-
TOTAL FLAT		345	44	30	-

PROPOSED PARKING STATEMENT FOR (WING = " A " TO " C")

SR.NO	FLOOR	NUMBER OF FLAT: BIG CAR NOS	SMALL CAR NOS	TOTAL NOS
01	2ND PODIUM FLOOR	47	18	65
02	3RD PODIUM FLOOR	47	18	65
03	4TH PODIUM FLOOR	47	18	65
04	5TH PODIUM FLOOR	39	11	50
05	6TH PODIUM FLOOR	37	-	37
TOTAL PARKING		217	65	282

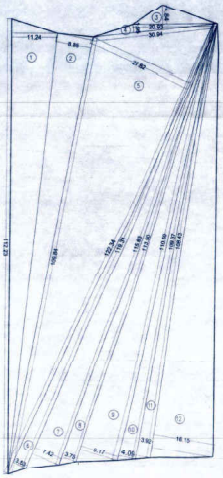
LOCATION PLAN

SCALE = 1:4000



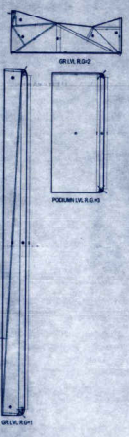
PROPOSED BLOCK PLAN

SCALE = 1:500



PLOT AREA DIAGRAM

SCALE = 1:500



R.G. AREA CALCULATION

GROUND LEVEL R.G 1 AREA CALCULATION

1	1/2	X	85.90	X	4.18	X 1 NO	=	179.53	SQ.MT
2	1/2	X	85.90	X	4.10	X 1 NO	=	176.10	SQ.MT
3	1/2	X	2.12	X	1.06	X 2 NOS	=	2.25	SQ.MT
4	2/3	X	2.12	X	0.44	X 2 NOS	=	1.24	SQ.MT
5	1.50	X	82.80	X	1 NO		=	124.20	SQ.MT
						TOTAL	=	483.32	SQ.MT A

GROUND LVL R.G 2 AREA CALCULATION

6	1/2	X	3.89	X	0.70	X 1 NO	=	1.36	SQ.MT
7	1/2	X	11.12	X	3.75	X 1 NO	=	20.85	SQ.MT
8	1/2	X	13.63	X	5.59	X 1 NO	=	37.92	SQ.MT
9	1/2	X	26.99	X	7.54	X 1 NO	=	101.75	SQ.MT
10	1/2	X	17.47	X	3.04	X 1 NO	=	26.56	SQ.MT
11	1/2	A	8.81	X	7.02	X 1 NO	=	30.98	SQ.MT
						TOTAL	=	219.31	SQ.MT B
						TOTAL (A + B)	=	702.63	SQ.MT C

PODIUM LEVEL R.G AREA CALCULATION

1	11.91	X	29.58	X	1 NO		=	352.30	SQ.MT
2	1.00	X	27.58	X	1 NO		=	27.58	SQ.MT
3	0.50	X	1.41	X	0.67	X 2 NOS	=	0.94	SQ.MT
4	2/3	X	1.41	X	0.29	X 2 NOS	=	0.53	SQ.MT — D
						TOTAL ADDITION	=	381.37	SQ.MT — b
						TOTAL R.G AREA (C + D)	=	1084.00	SQ.MT

AMENITY PLOT AREA DIAGRAM

SCALE = 1:500

AMENITY PLOT AREA CALCULATION

A	1/2	X	10.14	X	2.54	X 1 NO	=	12.86	SQ.MT
B	1/2	X	23.30	X	10.05	X 1 NO	=	117.06	SQ.MT
C	1/2	X	23.30	X	2.44	X 1 NO	=	28.43	SQ.MT
D	1/2	X	22.41	X	6.319	X 1 NO	=	70.80	SQ.MT
E	1/2	X	20.95	X	1.85	X 1 NO	=	19.18	SQ.MT
						TOTAL ADDITION	=	279.95	SQ.MT

PLOT AREA CALCULATION

1	1/2	X	112.23	X	11.24	X 1 NO	=	630.73	SQ.MT
2	1/2	X	169.54	X	8.85	X 1 NO	=	486.04	SQ.MT
3	1/2	X	20.93	X	4.84	X 1 NO	=	50.65	SQ.MT
4	1/3	X	30.94	X	1.96	X 1 NO	=	20.17	SQ.MT
5	1/2	X	122.34	X	27.62	X 1 NO	=	1688.52	SQ.MT
6	1/2	X	122.34	X	3.53	X 1 NO	=	215.65	SQ.MT
7	0.50	X	119.31	X	7.42	X 1 NO	=	442.64	SQ.MT
8	1/2	X	115.63	X	3.75	X 1 NO	=	216.61	SQ.MT
9	1/2	X	113.50	X	8.17	X 1 NO	=	520.40	SQ.MT
10	1/2	X	110.59	X	4.09	X 1 NO	=	226.16	SQ.MT
11	1/2	X	109.27	X	3.92	X 1 NO	=	214.37	SQ.MT
12	1/2	X	108.43	X	16.15	X 1 NO	=	875.67	SQ.MT
						TOTAL ADDITION	=	5599.00	SQ.MT A

Approved subject to the conditions Mentioned in this office permission Letter no. SRA/ENG/..... DL..... 19 SEP 2022

Executive Engineer Slum Rehabilitation Authority

PERFORMA

A	AREA STATEMENT					SQ.MT
1	Area of plot					5590.00
2	Deduction for					
a	Road Set Back Area					NIL
b	RG Amenity Plot					279.95
c	Total (a+b)					279.95
3	Balance Area plot (1-2c)					5310.05
5	NET Area plot For FSI Purpose					5310.05
6	MAXIMUM PERMISSIBLE FSI ON PLOT					4.00
7	MAXIMUM PERMISSIBLE BUA ON PLOT					21276.20
8	BASIC ZONAL FSI/BUA					5310.05
9	PERMISSIBLE BUILT UP AREA AS PER REGULATION 30(C) (PROTECTED DEVELOPMENT) EXISTING BLDG (K) = 3360.04 SQ.MT (as per approved plan unno. CE/1537/BS/AR dtd. 05.08.1974) EXISTING BLDG (L) = 4027.87 SQ.MT (as per approved plan unno. CE/1436/BS/AR OCC granted dtd. 31.08.1976) TOTAL BUA (BLDG - K + L) = 7387.91 SQ.MT (7387.91 - 5310.05 = 2068.86 SQ.MT)					2068.86
10	BALANCE FSI POTENTIAL (=7-8-9)					13888.29
11	BUA FOR PTC T/s UNDER REG. 33(11) =110 ABOVE X 80%)					6944.145
12	SALE INCENTIVE BUA UNDER REG. 33(11) =110 ABOVE X 50%)					6944.145
13	DETAILS OF FSI AVAILED AS PER Reg. 33 (11) OF DCPR 2034	PTC	INCENTIVE	ZONAL	TOTAL	
a	Permissible BUA U/REG. 33(11)	6944.145	6944.145	5310.05	19207.34	
				12263.195		
b	PERMISSIBLE BUILT UP AREA AS PER REGULATION 30(C) (PROTECTED DEVELOPMENT)			2068.860	2068.86	
c	TOTAL PERMISSIBLE BUA (13a + 13b)	6944.145		14332.055	21276.20	
14	TOTAL BUA (REPORTED)					
a	PTC BUILT UP AREA = 6963.00				21297.47	
b	EXISTING TNT BUILT UP AREA = 6101.56					
c	SALE BUILT UP AREA = 8172.04					
15	PERMISSIBLE 35% FUNGIBLE B.U.AREA (14b+c x 35%)				4996.06	
16	PROPOSED FUNGIBLE B.U.AREA					
a	PROPOSED EXISTING TNT FUNGIBLE B.U.AREA = 1980.63				1980.63	
b	PROPOSED SALE FUNGIBLE B.U.AREA = NIL					
17	GROSS B.U.AREA (14 + 16)				23216.10	

FORM II

CONTENTS OF SHEET

PROPOSED BLOCK PLAN, PLOT AREA DIAGRAM, LOCATION PLAN

BUILT UP AREA & TENNEMENT STATEMENT, PARKING STATEMENT

LAYOUT

STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF APPROVAL OF PLANS

REVISION	DESCRIPTION	DATE	SIGNATURE

NORTH LINE

DESCRIPTION OF PROPOSAL AND PROPERTY

NORTH

PROPOSED SR SCHEME PLOT UNDER C.T.S NO. 33(11) of dcpr - 2034 ON PLOT BEARING CTS NO. 2293/5 OF VILLAGE - DAHISAR A1 RENST COMPLEX , SANT DNANESHWAR ROAD , BORIVALI (EAST) MUMBAI 400 066 IN R/N WARD

NAME OF OWNER :-

M/s D.G.S TOWNSHIP PVT.LTD

JOB NO.	DWG.NO.	DATE	SCALE	CHECKED BY	DRAWN BY
	1 / 26	08-09-2022	AS SHOWN	SANTOSH	PRASHANT

SIGNATURE, NAME & ADDRESS OF LICENCED ARCHITECTS

HINGOO/

RAJU P. HINGOO ASSOCIATES

ARCHITECTS - INTERIOR DESIGN - INTERIOR DESIGN - LANDSCAPE DESIGN

OFFICE NO. 2, PLOT NO. 1, SHREE SAI CHAMBER, SAI CHAMBER CO. OPERATIVE HOUSING SOCIETY LTD., SHREE SAI NAGAR, BORIVALI (W), MUMBAI - 400 092.