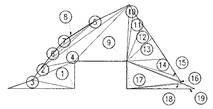
Sureukrishna

P-9375/2021(267)/K/E WARD | 1/10



LINE DIAGRAM OF 15% L.O.S.

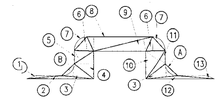
SCALE- 1:100

15% L.O.S. AREA CALCULATION.

1	1/2	X 11.25	X 5.98	X 1NO	=	33.64 SQ.MT.
2	1/2	X 11.25	X 1.81	X 1NO	=	10.18 SQ.MT.
3	1/2	X 15.85	X 2.06	X 1NO	=	16.33 SQ.MT.
4	1/2	X 25.75	X 3.32	X 1NO	=	42.75 SQ.MT.
5	1/2	X 25.75	X 1.60	X 1NO	=	20.60 SQ.MT.
6	1/2	X 16.79	X 0.80	X 1NO	=	6.72 SQ.MT.
7	1/2	X 12.63	X 0.70	X 1NO	=	4.42 SQ.MT.
8	1/2	X 8.74	X 0.09	X 1NO	=	0.39 SQ.MT.
9	1/2	X 18.75	X 8.91	X 1NO	=	83.53 SQ.MT.
10	1/2	X 13.44	X 1.01	X 1NO	=	6.79 SQ.MT.
11	1/2	X 11.90	X 2.55	X 1NO	=	15.17 SQ.MT.
12	1/2	X 9.50	X 3.44	X 1NO	=	16.34 SQ.MT.
13	1/2	X 8.19	X 5.86	X 1NO	=	24.00 SQ.MT.
14	1/2	X 12.63	X 3.26	X 1NO	=	20.59 SQ.MT.
15	1/2	X 13.76	X 0.86	X 1NO	=	5.92 SQ.MT.
16	1/2	X 13.99	X 0.18	X 1NO	=	1.26 SQ.MT.
17	1/2	X 13.12	X 6.51	X 1NO	=	42.71 SQ.MT.
18	1/2	X 13.52	X 0.28	X 1NO	=	1.89 SQ.MT.
19	1/2	X 16.20	X 1.24	X 1NO	=	10.04 SQ.MT.
				TOTAL AREA	=	363.27 SQ.MT.

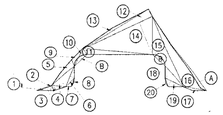
AREA CALCULATION

FOR PAVED L.O.S.						
1	1/2	X 8.33	X 0.58	X 1NO	=	2.42 SQ.MT.
2	1/2	X 15.90	X 0.80	X 1NO	=	6.36 SQ.MT.
3	1/2	X 7.64	X 3.30	X 2 NOS	=	25.21 SQ.MT.
4	1/2	X 6.55	X 4.60	X 1NO	=	15.07 SQ.MT.
5	1/2	X 5.36	X 2.47	X 1NO	=	6.62 SQ.MT.
6	1/2	X 4.60	X 3.08	X 2 NOS	=	14.17 SQ.MT.
7	2/3	X 4.24	X 0.88	X 2 NOS	=	4.97 SQ.MT.
8	1/2	X 15.65	X 3.12	X 1NO	=	24.41 SQ.MT.
9	1/2	X 14.39	X 2.70	X 1NO	=	19.43 SQ.MT.
10	1/2	X 8.10	X 3.72	X 1NO	=	15.07 SQ.MT.
11	1/2	X 8.10	X 1.63	X 1NO	=	6.60 SQ.MT.
12	1/2	X 16.30	X 0.80	X 1NO	=	6.52 SQ.MT.
13	1/2	X 8.74	X 0.63	X 1NO	=	2.75 SQ.MT.
				TOTAL ADDITION	=	149.60 SQ.MT. X
DEDUCTIONS						
A	2/3	X 4.24	X 0.88	X 1NO	=	2.49 SQ.MT.
B	2/3	X 4.24	X 0.87	X 1NO	=	2.46 SQ.MT.
				TOTAL DEDUCTION	=	4.95 SQ.MT. Y1
TOTAL AREA [X – Y1]					=	144.65 SQ.MT. X1



LINE DIAGRAM OF PAVED L.O.S.

SCALE- 1:100

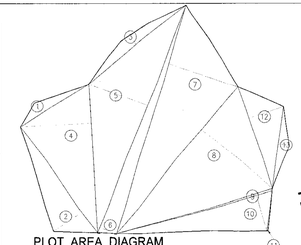


LINE DIAGRAM OF L.O.S. ON MOTHER-EARTH

SCALE- 1:100

AREA CALCULATION

FOR L.O.S. ON MOTHER-EARTH						
1	1/2	X 4.15	X 1.17	X 1NO	=	2.43 SQ.MT.
2	1/2	X 1.49	X 0.34	X 1NO	=	0.25 SQ.MT.
3	1/2	X 3.36	X 1.32	X 1NO	=	2.22 SQ.MT.
4	1/2	X 7.02	X 2.42	X 1NO	=	8.49 SQ.MT.
5	1/2	X 7.80	X 1.54	X 1NO	=	6.01 SQ.MT.
6	1/2	X 5.27	X 1.12	X 1NO	=	2.95 SQ.MT.
7	1/2	X 2.85	X 0.91	X 1NO	=	1.30 SQ.MT.
8	2/3	X 2.12	X 0.19	X 1NO	=	0.27 SQ.MT.
9	1/2	X 5.07	X 1.27	X 1NO	=	3.22 SQ.MT.
10	1/2	X 5.07	X 1.52	X 1NO	=	3.85 SQ.MT.
11	1/2	X 16.67	X 1.53	X 1NO	=	12.75 SQ.MT.
12	1/2	X 18.00	X 1.86	X 1NO	=	16.74 SQ.MT.
13	1/2	X 17.88	X 0.60	X 1NO	=	5.36 SQ.MT.
14	1/2	X 18.00	X 8.00	X 1NO	=	72.00 SQ.MT.
15	1/2	X 18.10	X 3.51	X 1NO	=	31.77 SQ.MT.
16	1/2	X 21.78	X 3.83	X 1NO	=	41.71 SQ.MT.
17	1/2	X 5.60	X 0.61	X 1NO	=	1.71 SQ.MT.
18	1/2	X 6.52	X 1.92	X 1NO	=	6.26 SQ.MT.
19	1/2	X 4.78	X 1.49	X 1NO	=	3.56 SQ.MT.
20	2/3	X 2.12	X 0.19	X 1NO	=	0.27 SQ.MT.
				TOTAL ADDITION	=	223.12 SQ.MT. X
DEDUCTIONS						
A	1/2	X 21.78	X 0.73	X 1NO	=	7.95 SQ.MT.
B	2/3	X 4.24	X 0.88	X 2 NOS	=	4.97 SQ.MT.
				TOTAL DEDUCTION	=	12.92 SQ.MT. Y1
TOTAL AREA [X – Y1]					=	210.20 SQ.MT. X1

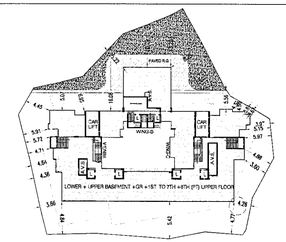


PLOT AREA DIAGRAM

SCALE- 1:100

PLOT AREA CALCULATION

1	1/2	X 19.51	X 3.00	X 1NO	=	29.27 SQ.MT.
2	1/2	X 31.23	X 8.29	X 1NO	=	129.45 SQ.MT.
3	1/2	X 29.27	X 2.54	X 1NO	=	37.17 SQ.MT.
4	1/2	X 35.95	X 16.93	X 1NO	=	304.32 SQ.MT.
5	1/2	X 57.73	X 15.07	X 1NO	=	435.00 SQ.MT.
6	1/2	X 57.73	X 4.31	X 1NO	=	124.41 SQ.MT.
7	1/2	X 56.50	X 17.31	X 1NO	=	489.01 SQ.MT.
8	1/2	X 45.82	X 21.97	X 1NO	=	503.33 SQ.MT.
9	1/2	X 38.74	X 0.451	X 1NO	=	8.73 SQ.MT.
10	1/2	X 38.52	X 8.97	X 1NO	=	172.76 SQ.MT.
11	1/2	X 9.75	X 0.30	X 1NO	=	1.46 SQ.MT.
12	1/2	X 25.98	X 8.66	X 1NO	=	112.49 SQ.MT.
13	1/2	X 19.70	X 2.65	X 1NO	=	26.10 SQ.MT.
				TOTAL ADDITION	=	2373.50 SQ.MT. X



18.30m. WIDE EXISTING SHAHAJI RAJE MARG

BLOCK PLAN

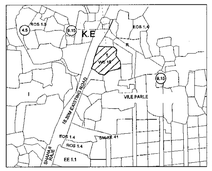
SCALE- 1:500

SUMMARY

FLOORS	NET B.U.A.	FLNG.COMP. AREA	TOTAL AREA	ST/CASE, LIFT & LIFT LOB. AREA. (FREE OF F.S.I)
GROUND (COMM.)	231.68	81.09	312.77	-
GROUND (RESI.)	49.73	17.40	67.13	58.97
1ST	570.21	199.58	769.79	138.30
2ND	685.81	240.03	925.84	138.30
3RD	702.33	245.81	948.14	137.65
4TH	702.33	245.81	948.14	137.65
5TH	702.33	245.81	948.14	137.65
6TH	702.33	245.81	948.14	137.65
7TH	702.33	245.81	948.14	137.65
8TH	642.92	225.02	867.94	137.65
TOTAL	5692.00	1992.17	7684.17	1161.47

FLOORS	WING - A					WING - B		WING - C					
	1	2	3	4	5	1	2	1	2	3	4	5	6
IGRD.	---	---	---	---	---	---	---	61.81	---	---	---	---	---
1ST	75.58	80.89	52.44	64.67	62.27	---	---	62.27	66.40	48.17	82.57	75.58	42.90
2ND	75.58	80.89	52.44	66.40	62.27	71.93	71.93	62.27	66.40	48.17	82.57	75.58	42.90
3RD	75.58	80.89	61.90	66.40	62.27	71.93	71.93	62.27	66.40	61.68	82.57	75.58	42.90
4TH	75.58	80.89	61.90	66.40	62.27	71.93	71.93	62.27	66.40	61.68	82.57	75.58	42.90
5TH	75.58	80.89	61.90	66.40	62.27	71.93	71.93	62.27	66.40	61.68	82.57	75.58	42.90
6TH	75.58	80.89	61.90	66.40	62.27	71.93	71.93	62.27	66.40	61.68	82.57	75.58	42.90
7TH	75.58	80.89	61.90	66.40	62.27	71.93	71.93	62.27	66.40	61.68	82.57	75.58	42.90
8TH	75.58	80.89	61.90	66.40	62.27	62.12	71.93	62.27	---	61.68	82.57	75.58	42.90
TOTAL No. OF FLATS	8	8	8	8	8	7	7	9	7	8	8	8	8

SITE U/R



LOCATION PLAN

SCALE- 1:4000

PARKING STATEMENT (AS PER DCPR-2034)				
USER	CATAGORY SQ. MT.	NO.OF FLATS	CAR PARKING REQUIRED	
COM.	312.77 / 40		7.82	
	VISITORS(10 %) (MIN.)		2.00	
		SAY	9.82	
FLAT 68.00	BELOW 45	8.00	2.00	
	45 TO 60	4.00	2.00	
	60 TO 90	90.00	90.00	
	90 ABOVE	- -	- -	
	TOTAL	102.00	94.00	
	10% VISITORS		9.40	
	TOTAL	...	103.40	
			9.82 + 103.40	113.22
TOTAL CAR PARKING REQUIRED				113 Nos.
TOTAL CAR PARKING PROVIDED				= 122 Nos.

FLOOR	PARKING NOs.		
	BIG	SMALL	TOTAL
GROUND FLOOR	04	14	18
UPPER BASEMENT FLOOR	23	11	34
LOWER BASEMENT FLOOR	50	20	70
TOTAL	77	45	122

LINE DIAGRAM OF L.O.S. OVER BASEMENT

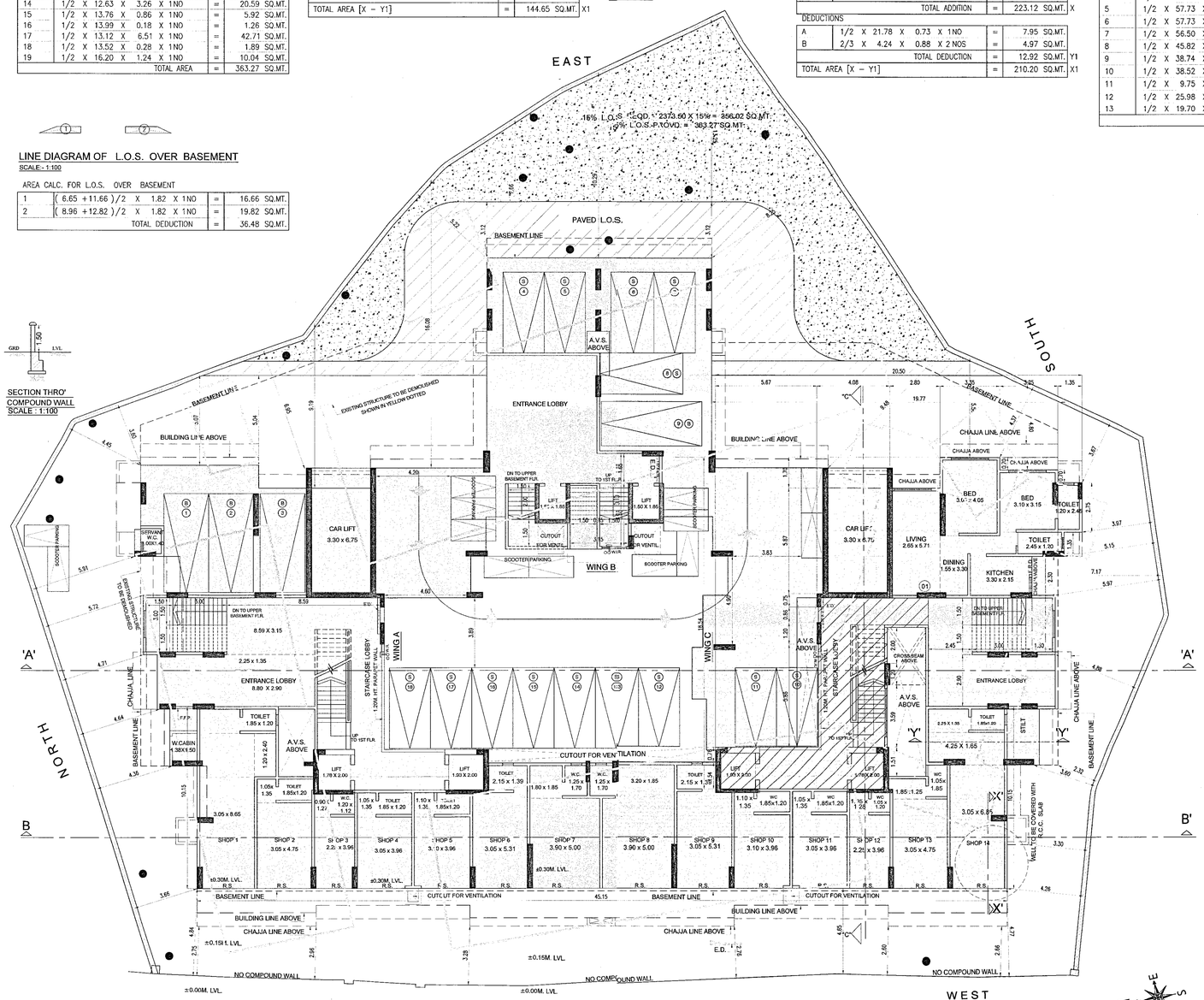
SCALE- 1:100

AREA CALC. FOR L.O.S. OVER BASEMENT

1	(6.65 +11.66)/2	X 1.82	X 1NO	=	16.66 SQ.MT.
2	(8.96 +12.82)/2	X 1.82	X 1NO	=	19.82 SQ.MT.
			TOTAL DEDUCTION	=	36.48 SQ.MT.

SECTION THRO' COMPOUND WALL

SCALE : 1:100



GROUND FLOOR PLAN

SCALE:- 1:100

BIG PARK - 04
SMALL PARK - 14
TOTAL = 18

PROFORMA A

		AS PER DCPR' 2034 SQ.MT.
	AREA STATEMENT	
1	Area of plot (As per P.R.C.)	2373.50
	a) Area of Reservation in plot	
	b) Area of Road Setback	- - -
	c) Area of D P Road	
2	Deduction for.	
	A) For Reservation/Road Area	
	a) Road set-back area to be handed over (100%) (Regulation No 16)	
	b) Proposed D P road area to be handed over (100%) (Regulation No 16)	
	c) (i) Reservation area to be handed over (100%)(Regulation No 17)	
	(ii)Reservation area to be handed over as per AR(Regulation No 17)	
	d) (i) Reservation off MAP	
	d) (ii) Reservation off MAP under ENCROACHMENT	
	d) (iii) ENCROACHMENT	
	NETT PLOT AREA	2373.50
	B) For Amenity Area	
	a) Area of amenity plot/plots to be handed over as per DCR 14(A)	
	b) Area of amenity plot/plots to be handed over as per DCR 14(B)	
	c) Area of amenity plot/plots to be handed over as per DCR 35 (abeyance)	
	C) Deductions for Existing Built up area to be retained if any /Land component of Existing BUA as per regulation under which the development was allowed.	
	D) Deduction For 15% R.G. Reg. 23 of DCR - 91	
3	Total deductions: [2(A)) + 2(B) + 2(C) as and when applicable.]	- - -
4	Balance area of plot (1 minus 3)	2373.50
5	Plot area under Development	2373.50
6	Zonal (basic) FSI	1.00
7	Built up Area as per Zonal (basic) FSI (5 X 6)	2373.50
	(In case of Mill land permissible BUA kept in abeyance)	
8	BUA equal to area of land handed over as per reg. 30(A)	
	i) As per 2(A) and 2(B) except 2(A)(c) (ii) above with in cap of "Admissible TDR" as column 6 of Table -12 on remaining/balance plot.)	
	iii)in case of 2(A)(c) (ii) permissible over and above permissible BUA on remaining/balance plot.	
9	BUA in lieu of cost of construction of built up amenity to be handed over (within the limit of permiissible BUA on remaining/ balance plot.)(39 x 10 = 390.00)	390.00
10	Built up area due to "Additional FSI on Payment of Premium" as per Table No 12 of Regulation NO 30(A) on remaining / balance plot.	1186.75
11	Built up area due to admissible "TDR" as per Table No 12 of Regulation NO 30(A) and 32 on remaining/ balance plot. 2373.50 x 0.9 = 2136.15 - 390.00 = 1746.15 sq.mt. RESERVATION — [DRC NO. ROAD/0027/2022 - RESERVATION] = 678.72 SLUM. T.D.R. — [DRC NO. SRA/1447/Const.] = 1067.43	1746.15
11A	Built up area due to Additional FSI on payment of Premium as per Reg. No. 33(19) upto max. 4.00	- - -
12	Permissible Built up Area {as the case may be with / without BUA as per 2(c)}	5696.40
13	Proposed Built up Area	5692.00
14	TDR generated if any as per Regulation No 30(A)	
15	Fungible Compensatory Area as per Regulation No 31(3)	
a)	i) Perm. Fungible Compensatory area for Rehab Comp.w/o charging premium. 1991.03 - 499.23 =1491.80	499.23
	ii)Fungible Compensatory area availed for Rehab comp.w/o charging premium.	499.23
b)	i) Permissible Fungible Compensatory area by charging premium. [[5695.45 x 35% = 1993.40 - 499.23 (Rehab) = 1494.18]]	1494.17
	ii)Fungible Compensatory area availed on payment of premium for residential.	1411.85
	iii)Fungible Compensattory area availed on payment of premium for commercial.	81.09
16	Total Built up Area proposed including FCA [13+15(a)(ii) + 15(b)(i)]	7684.17
17	FSI consumed on Net Plot [13/4]	2.39
II.	OTHER REQUIREMENTS	
	(A) Reservation/ Designation	
	(a) Name of Reservation	
	(b) Area of Reservation land to be handed/ handed over as per Regulation No.17	
	(c) Built up area of Amenity to be handed over as per Regulation no. 17	
	(d) Area/Built up Area of Designation	
	(B) Plot area/Built up Amenity to be Handed Over as per Regulation No.	
	(C)Requirement of LOS as per Regulation No.27(15% or 20% or 25%)	
	(D)Tenement Statement	
	(a) Proposed built up area (13 above)	7684.17
	(b) Less deduction of Non-residential area (Shop etc.)	312.77
	(c)Area available for tenements [(i) minus (ii).]	7371.40
	(d)Tenements permissible (450/hectare) 7371.40x450/10,000 = 331.71	332.00
	(e) Total number of Tenements proposed on the plot	102.00
	(E)Parking Statement	
	(i) Parking required by Regulations for -	113
	(ii) Covered garage permissible	
	(iv) Total parking provided	122
	(F)Transport Vehicles Parking	
	(i) Spaces for transport vehicles parking required by Regulations	
	(ii) Total No. of transport vehicles parking spaces provided	

PROFORMA B

CONTENTS OF SHEET

GROUND FLOOR PLAN, CALC. , BLOCK PLAN & LOCATION PLAN

NOTES :-

ALL DIMENSIONS ARE IN METERS

PLANS FOR APPROVAL

- THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED.
- THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. P-9375/2021/(267)/K/E WARD DATED:25.02.2022
- APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER AUTODCR FILE NO. P-9375/2021/(267)/K/E WARD DATED :-06.07.2022

Santosh Nathu Bhilare	SHAIKH ASIF MUSA	Navnath Sopanrao Ghadge
S.E.(B.P.) K/E-C	A.E.(B.P.) K/E	E.E.(B.P.) 'K' Ward

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVERYED BY ME ON 09-11-2021 AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT 2373.50 TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP/T.P. RECORD/CITY SURVEY RECORD.

SIGN. OF ARCHITECT

Saumil Ashwin Jhaveri — Digitally signed by Saumil Ashwin Jhaveri Date: 2022.07.05 11:48:45 +05'30'

DESCRIPTION OF THE PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 267, 267/1 TO 30 OF VILLAGE VILE PARLE, SITUATED AT SHAHAJI RAJE MARG, VILE PARLE (E.). MUMBAI- 400 057.

NAME & SIGNATURE OF OWNER / APPLICANT

Mr. MITARAM R JANGID.
DIRECTOR of M/s. SUMIT WOODS LTD.

ADDRESS:-
B-1101, EXPRESS ZONE, DIAGONALLY OPPOSITE TO OBEROI MALL, W.E. HIGHWAY, MALAD (E). MUMBAI-400097.

MITARAM RAMLAL JANGID

NAME, ADD. & SIGNATURE OF ARCHITECT.

Ar. Saumil A. Jhaveri (CA/2000/26353)

H. M. JHAVERI & SONS
ARCHITECTS
3RD FLOOR ,SATYANARAYANPRASAD COMMERCIAL CENTRE, DAYALDAS ROAD,OFF. NEHRU ROAD, VILE PARLE(E). MUMBAI-400057.

Saumil Ashwin Jhaveri — Digitally signed by Saumil Ashwin Jhaveri Date: 2022.07.05 11:39:39 +05'30'

N

SCALE: AS MENTIONED