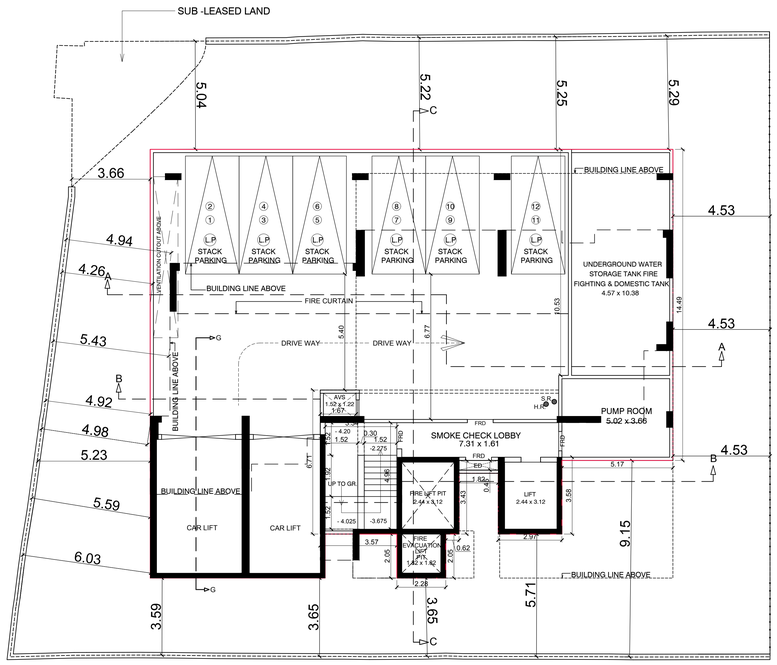
SHEET No.	01

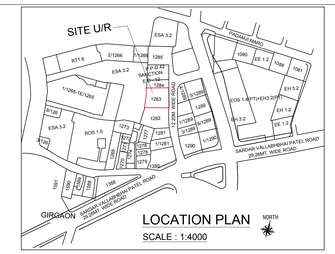


BASEMENT FLOOR PLAN

SCALE : 1:100

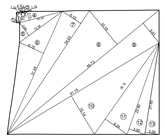
VENTILATION CUTOUT REQUIRED = 300.61 SQ.MTS x 2.5% = 7.52 SQ.MTS
VENTILATION CUTOUT PROPOSED = 7.66 SQ.MTS

TOTAL PARKING PROPOSED (BASEMENT FLOOR PLAN)	
LARGE STACK PARKING	02 x 06 = 12 nos.
TOTAL PARKING	= 12 nos.



LOCATION PLAN

SCALE : 1:4000



PLOT AREA DIAGRAM

SCALE : 1:500

PLOT AREA CALCULATION											
1	0.50	X	2.58	X	0.80	X	1 NO	=	1.03	SQ.MT.
2	0.50	X	2.52	X	1.24	X	1 NO	=	1.56	SQ.MT.
3	0.50	X	3.17	X	0.84	X	1 NO	=	1.33	SQ.MT.
3a	0.50	X	1.15	X	0.21	X	1 NO	=	0.12	SQ.MT.
4	0.50	X	10.33	X	2.13	X	1 NO	=	11.00	SQ.MT.
5	0.50	X	12.36	X	3.68	X	1 NO	=	22.74	SQ.MT.
6	0.50	X	31.45	X	6.15	X	1 NO	=	96.71	SQ.MT.
7	0.50	X	34.63	X	5.15	X	1 NO	=	89.17	SQ.MT.
8	0.50	X	45.73	X	10.19	X	1 NO	=	232.99	SQ.MT.
9	0.50	X	45.73	X	5.91	X	1 NO	=	135.13	SQ.MT.
10	0.50	X	41.15	X	10.14	X	1 NO	=	208.53	SQ.MT.
11	0.50	X	26.10	X	6.24	X	1 NO	=	81.43	SQ.MT.
12	0.50	X	22.60	X	3.92	X	1 NO	=	44.30	SQ.MT.
13	0.50	X	21.60	X	3.29	X	1 NO	=	35.53	SQ.MT.
TOTAL ADDITION								=	961.57	SQ.MT.
							SAY	=	961.54	SQ.MT.

BUILT UP AREA SUMMERY

FLOOR	NET FSI AREA
BASEMENT	
GROUND FLOOR	137.31
1ST PODIUM	--------
2ND PODIUM	--------
3RD PODIUM	--------
4TH PODIUM	--------
5TH PODIUM	--------
6TH PODIUM	--------
7TH FLOOR	207.13
8TH FLOOR (REFUGE FLR)	146.80
EXCESS AREA COUNTED IN FSI	19.75
9TH FLOOR	206.21
10TH FLOOR	206.21
11TH FLOOR	206.21
12TH FLOOR	90.47
TOTAL AREA	1220.09
EXCESS FIT, AREA COUNTED IN FSI	37.80
TOTAL BUILT AREA	1257.89

STAIRCASE, LIFT, LOBBY AREA

FLOOR	NET FSI AREA
BASEMENT	
GROUND FLOOR	83.21
1ST PODIUM	--------
2ND PODIUM	--------
3RD PODIUM	--------
4TH PODIUM	--------
5TH PODIUM	--------
6TH PODIUM	--------
7TH FLOOR	67.51
8TH FLOOR (REFUGE FLR)	67.57
9TH FLOOR	67.69
10TH FLOOR	67.69
11TH FLOOR	67.69
12TH FLOOR (PT)	68.76
TOTAL AREA	490.12

PROFORMA - A

A	AREA STATEMENT	TOTAL AREA IN SQ.MT.
1	AREA OF PLOT	961.54
	a] AREA OF RESERVATION IN PLOT	NIL
	b] AREA UNDER 36.60 M.WIDE D.P.ROAD ALREADY HANDED OVER	NIL
	c] AREA UNDER SET BACK	NIL
	d] AREA OF 13.40 M.WIDE D.P. ROAD	NIL
2	DEDUCTIONS FOR :	
B	FOR RESERVTAIONS /ROAD AREA .	
	a] ROAD SET BACK AREA TO BE HANDED OVER [100%] { REG. NO:16]	NIL
	b] PROPOSED 18.30 M.WIDE D.P ROAD TO BE HANDED OVER [100%] { REG. NO:16]	NIL
	c] RESERVATION AREA TO BE HANDED OVER [100%] { REG. NO:17]	NIL
	d] AREA UNDER 36.60 M. D.P.ROAD ALREADY HANDED OVER	NIL
C	FOR AMENITY AREA	N.A.
	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 INCLUSIVE HOUSING TO BE HANDED OVER AS PER DCR 15	-
	d] AREA OF AMENITY PLOT /PLOTS TO BE HANDED OVER AS PER DCR 35	-
D	DEDUCTIONS FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY	N.A.
	a] LAND COMPONENT OF EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED.	N.A.
3	TOTAL DEDUCTIONS : (2(A)+2(B)+2(C)	NIL
4	BALANCE AREA OF PLOT [1 MINUS 3]	961.54
5	LESS 15% L.O.S. AREA	NIL
6	NET PLOT AREA	961.54
7	ZONAL[basic] FSI [1 or 1.33]	1.33
8	PERMISSIBLE BUILT UP AREA AS PER ZONAL [basic] FSI (5 × 6) [In case of Mill land Permissible Area shall be a per 4 of Regulation 30 (A)	1278.84
9	BUILT UP AREA IN LIEU OF LAND HANDED OVER AS PER 3(a) OF REGULATION 30(A)	NIL
10	BUILT UP AREA IN LIEU OF LAND HANDED OVER AS PER Note 20[vii] of reg. 17(1).	N.A.
11	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER	NIL
12	BUILT UP AREA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO 12 OF REGULATION NO 30 (A) SUBJECT TO REGULATION NO 30(A) 3 (961.54 x 0.62)	NIL
13	BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO 12 OF REGULATION NO 30(A) (a) SLUM T.D.R. (b) RESERVATION T.D.R.	NIL NIL
14	PERMISSIBLE BUILT UP AREA (7+8+9+10+11 + 12 + 13)	1278.84
15	EXISTING AREA	NIL
16	PROP. BUILT UP AREA	1257.89
17	TDR GENERATED IF ANY AS PER REGULATION 30 (A)	N.A.
18	Fungible Compensatory Area as per regulation No 31(3)	N.A.
a)	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM. ii) FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	
b)	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA [1278.84 x 35%]	447.59
	ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM.	NIL
19	Total Built Up Area Proposed including Fungible Compensatory Area [16+18(a)(i)+18(b)(i)]	1257.89
20	FSI CONSUMED ON NET PLOT [16/ 4]	1.308
21	BALANCE AREA 14 - 16	20.95
1)	OTHER REQUIREMENTS	N.A.
E	RESERVATION/DESIGNATION.	N.A.
	a) Name of Reservation	-
	b) Area of Reservation affecting the plot	-
	c) Area of Reservation land to be handed/handed over as per regulation No. 17	-
	d) Built up Area of Amenity to be handed over as per regulation no.17	-
	e) Area /Built up Area of Designation.	-
F	PLOT AREA /BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO	N.A.
	i) 14(A)	-
	ii) 14(B)	-
	iii) 15	-
G	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REGULATION NO.27	N.A.
H	TENEMENT STATEMENT	
	i) Proposed built up area (13 above)	1257.89
	ii) Less deduction of non-residential area (shop etc.)	137.31
	iii) Area available for tenements(i) minus (ii)	1120.58
	iv) Tenements permissible (450 Density of tenements/hectare)	50 NOS.
	v) Tenements existing	--------
	vi) Tenements proposed	10 NOS.
I	PARKING STATEMENT	
	i) Parking required by Regulations for- Car scooter / motor cycle Out siders [Visitors]	22 Nos.
	ii) Covered garage permissible	
	iii) Covered garage proposed Car scooter / motor cycle Out siders [Visitors]	11 Nos.
	iv) Total parking proposed	70 Nos.
J	TRANSPORT VEHICLES PARKING	
	i) Spaces for transport vehicles parking required by Regulations ii) Total No of transport vehicles parking spaces provided	N.A.

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT : 12.10.2021 AND THAT THE DIMENSIONS OF THE SIDES, ETC OF THE PLOT STATED ON THE PLAN ARE ASMEASURED ON SITE AND THE AREA SO WORKED OUT IS 961.54 SQ. MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

MANOJKUMAR ASHWANIKUMAR DUBAL — Digitally signed by MANOJKUMAR ASHWANIKUMAR DUBAL Date: 2022.05.05 11:31:42 +05'30'
SIGNATURE OF LICENSED SURVEYOR

P R O F O R M A - II

CONTENTS OF SHEET : GROUND FLOOR PLAN, BASEMENT FLOOR PLAN,BUILTUP AREA SUMMARY AND STAIRCASE,LIFT, LOBBY AREA,FITNESS CENTRE DIAGRAM & CALCULATION, PARKING AREA STATEMENT.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING ON PLOT NO. 29. SANDHURST ROAD SCHEME, C..S. NO.(S)1283, GIRGAUM DIVISION, 'D' WARD

NAME, ADDRESS & SIGNATURE OF OWNER — KANWAL RAMESHCHAND BOHRA — Digitally signed by KANWAL RAMESHCHAND BOHRA Date: 2022.05.05 12:03:06 +05'30'
M/S. REGENT SPACES

JOB No.	DRG. No.	DATE	DRN. BY	CHK.BY	REVISION
			PRANITA		

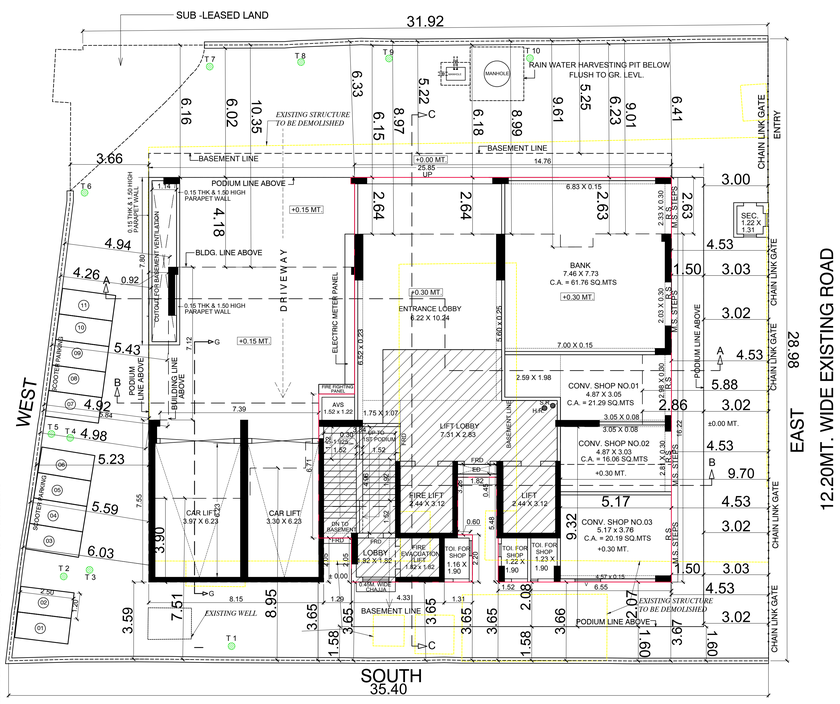
NORTH — NAME, ADD. & SIGN. OF L I C E N S E D S U R V E Y O R

MANOJKUMAR ASHWANIKUMAR DUBAL — Digitally signed by MANOJKUMAR ASHWANIKUMAR DUBAL Date: 2022.05.05 11:32:45 +05'30'

MANOJ DUBAL & ASSOCIATES
L I C E N S E D S U R V E Y O R S
309, SANGAM ARCADE, VALLABHBHAI ROAD,
OPP.- RLY.STN.VILE-PARLE (W), MUMBAI -400056

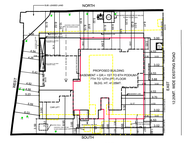
STAMP OF RECEIPT OF PLAN | STAMP OF APPROVAL OF PLAN

SUMIT SHRIDHAR PADWAL — SUB.ENG.
JAYANT VISHWANATH WALIMBEKAR — A.E.(B.P.)C-III
GANESH A HARNE — EXE.ENG.



GROUND FLOOR PLAN

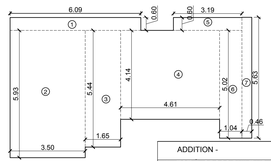
SCALE : 1:100



BLOCK PLAN

SCALE : 1:500

PARKING AREA STATEMENT -- AS PER 2034 DCPR			
CARPET AREA (IN SQ. MTS.)	TOTAL NO. OF FLATS	PARKING PERIMISSIBLE AS PER D.C. RULES	PARKING REQUIRED
UP TO 45.00	00	1 PARKING FOR 4 TENEMANT	0.00
45.00 TO 60.00	00	1 PARKING FOR 2 TENEMANT	0.00
60.00 TO 90.00	05	1 PARKING FOR 1 TENEMANT	05.00
ABOVE 90.00	05	2 PARKING FOR 1 TENEMANT	10.00
TOTAL	10	TOTAL REQUIRED	15.00 NOS.
		10% FOR VISITORS = 1.50 NOS. SAY	2.00 NOS.
		TOTAL NOS. OF PARKING REQUIRED	17 NOS.
CONV. SHOPS 1, 2 & 3 - 1PARKING/50.00 SQ.MT. = 62.10 / 50			1.24 NOS.
BANK - 1PARKING/40.00 SQ.MT. = 65.36 / 40			1.63 NOS.
TOTAL			2.87 NOS.
10 % ADDITIONAL PARKING FOR VISITORS			0.29 NOS.
MINIMUM 2 FOR VISITORS			02 NOS.
TOTAL = 4.87 NOS. SAY			5.00 NOS.
TOTAL NOS. OF PARKING REQUIRED = 17 + 5 = 22 NOS.			
TOTAL NOS. OF PARKING PROPOSED			= 70.00 NOS.



FITNESS CENTRE AREA DIAGRAM (6TH FLOOR PLAN)

SCALE - 1 : 100

ADDITION -		AREA IN SQ. MT.
A	TOTAL GROSS BUILT UP AREA 2% PERMISSIBLE FITNESS CENTREAREA (2% OF 1220.09)	24.40
B	PROP. FITNESS CENTRE AREA	62.20
C	EXCESS AREA COUNTED IN FSI	37.80

FITNESS CENTRE AREA STATEMENT

6TH FLOOR PLAN									
1	6.09	X	0.60	X	1 NO	=	3.65	SQ.MT.
2	3.50	X	5.93	X	1 NO	=	20.76	SQ.MT.
3	1.65	X	5.44	X	1 NO	=	8.98	SQ.MT.
4	4.61	X	4.14	X	1 NO	=	19.09	SQ.MT.
5	3.19	X	0.60	X	1 NO	=	1.91	SQ.MT.
6	1.04	X	5.02	X	1 NO	=	5.22	SQ.MT.
7	0.46	X	5.63	X	1 NO	=	2.59	SQ.MT.
TOTAL ADDITION						=	62.20	SQ.MT.

\Vanvar\Chandivali BMC online BMC proposal\Madhusudan Girgaum\DCP FINAL\ DCP PLAN 25.04.2022.DWG