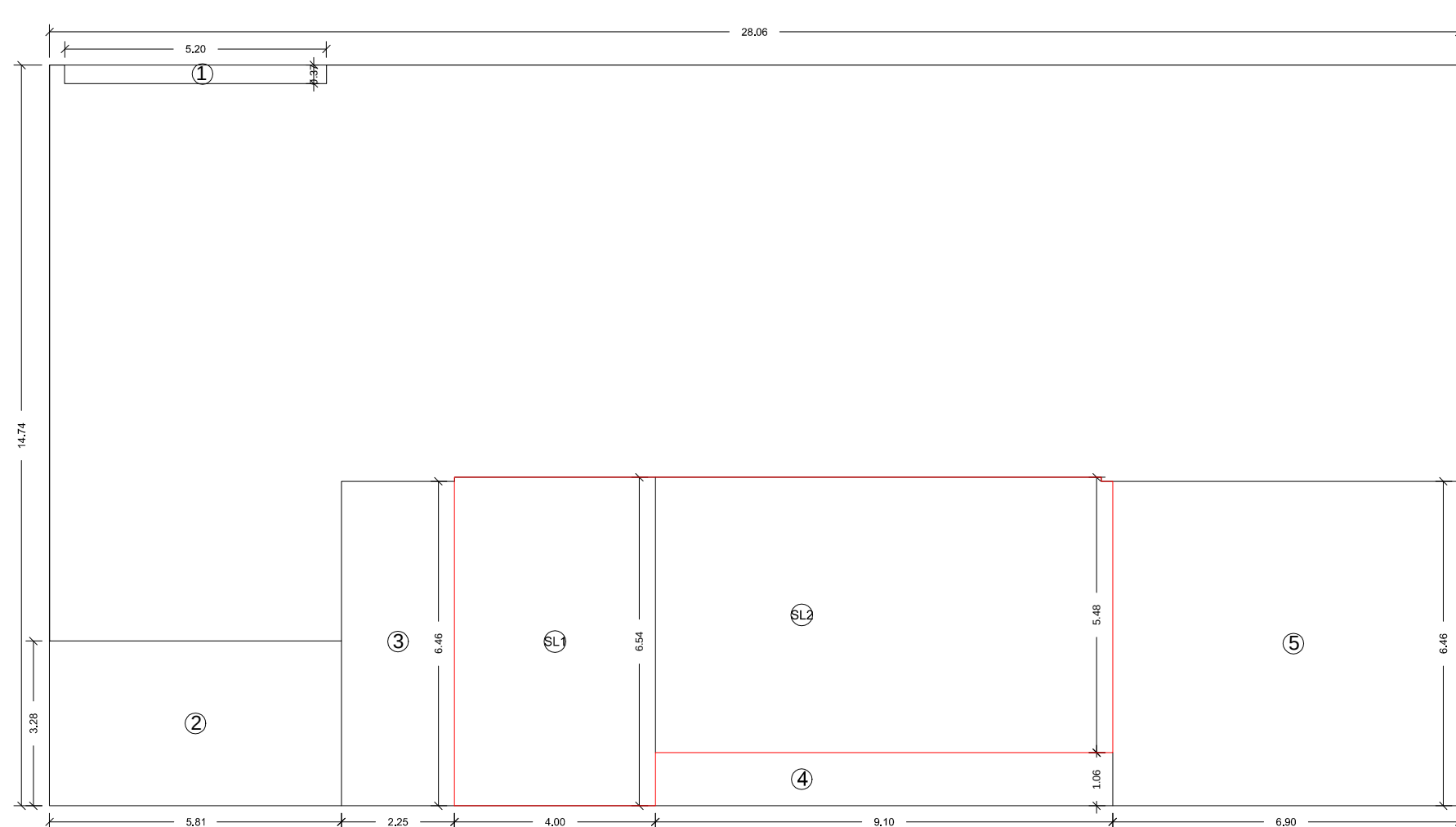
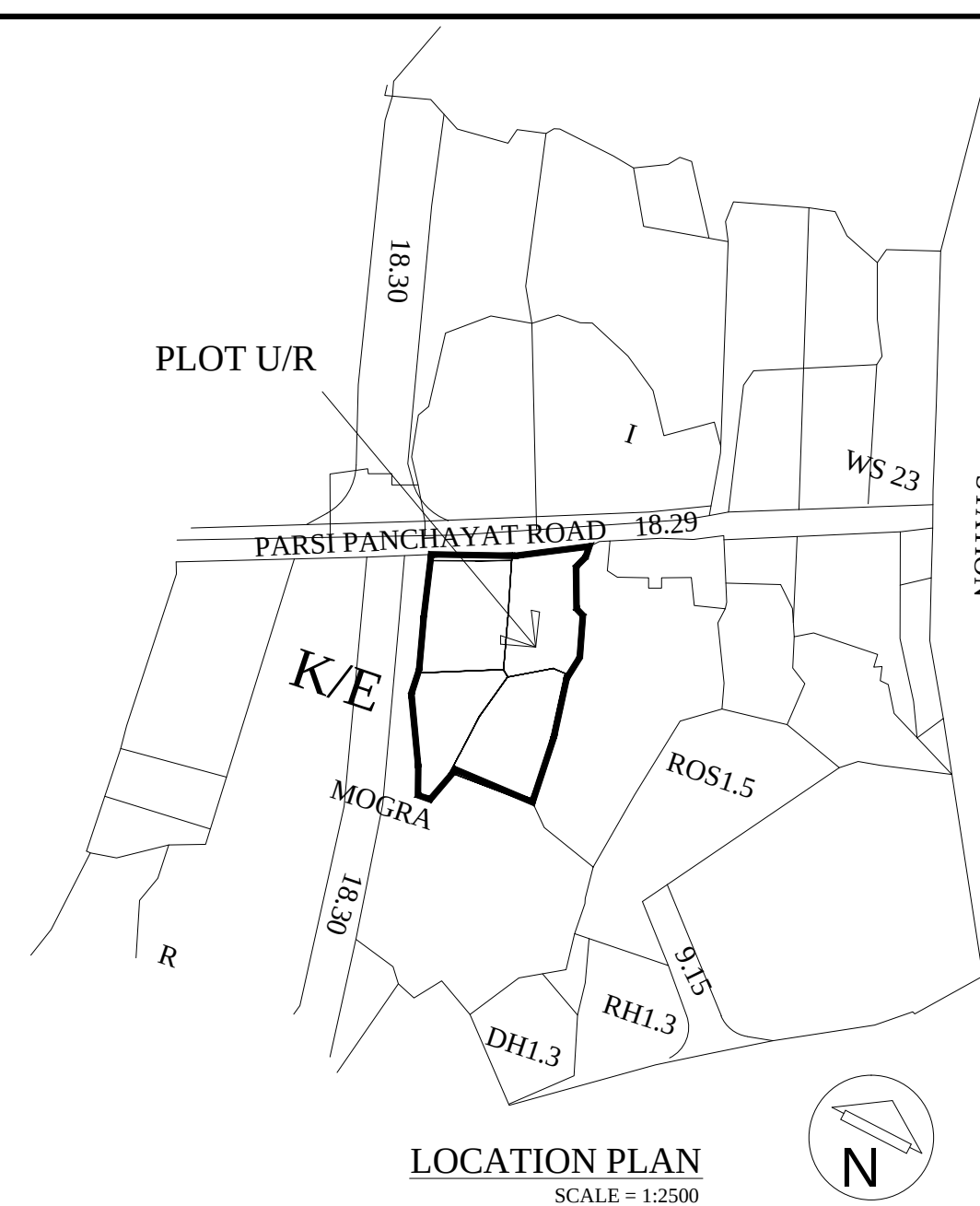




R.G. AREA LINE AREA DIAGRAM & CALC.

20% R.G. AREA CALCULATIONS PROPOSED ON

GROUND LVL. & 3RD. LVL. PODIUM FOR R.G.

S.NO.	DISCUSSION	SQ. MTS.
1	6.02 X 9.67 X 1.00 =	58.21
2	2.38 X 10.57 X 1.00 =	25.16
3	4.27 X 12.30 X 1.00 =	52.52
4	14.09 X 11.07 X 1.00 =	155.98
5	2.88 X 6.59 X 1.00 =	18.98
6	13.77 X 1.15 X 0.50 =	7.92
7	14.09 X 1.15 X 0.50 =	8.10
TOTAL R.G. ON PODIUM LVL. OPEN TO SKY		327.00

TOTAL R.G. ON GROUND LVL. ON STREET AREA

1	4.70 X 7.42 X 1.00 =	34.87
2	0.76 X 10.42 X 0.50 =	3.96
3	10.43 X 3.53 X 0.50 =	18.41
4	10.43 X 9.49 X 0.50 =	49.49
5	12.68 X 3.59 X 0.50 =	22.55
6	3.72 X 0.35 X 0.50 =	0.65
7	13.34 X 1.91 X 1.00 =	25.48
8	14.84 X 1.82 X 1.00 =	27.01
9	29.63 X 11.10 X 0.50 =	164.45
10	10.29 X 1.91 X 1.00 =	19.65
11	1.67 X 0.83 X 0.50 =	0.69
TOTAL R.G. ON GROUND LVL.		370.00

PROPOSED R.G. AREA = 697.00

REQUIRED R.G. AREA 20% OF NET PLOT AREA = 615.62

GROUND FLOOR LINE AREA DIAGRAM & CALC.

SR. NO.	DISCUSSION	AREA (SQ.MTS.)
ADDITION		
1	28.06 X 14.74 X 1.00 =	413.66
TOTAL		413.66
STAIRCASE, LIFT & LOBBY		
S1	6.54 X 4.00 X 1.00 =	26.16
S2	9.10 X 5.48 X 1.00 =	49.87
TOTAL		76.03
DEDUCTIONS		
1	5.20 X 0.37 X 1.00 =	1.92
2	5.81 X 3.28 X 1.00 =	19.06
3	6.46 X 2.25 X 1.00 =	14.47
4	9.10 X 1.06 X 1.00 =	9.65
5	6.50 X 6.46 X 1.00 =	44.57
TOTAL		89.67
TOTAL BUA = A - B - C		247.96

AS PER (b)(v) condition under 14(B) minimum 20% BUA of BUA proposed for residential purpose as per zonal basic FSI shall be used for commercial purpose.

Req. comm. BUA = 3078.08 sq. mts. x 20% = 615.62 sq.mts.

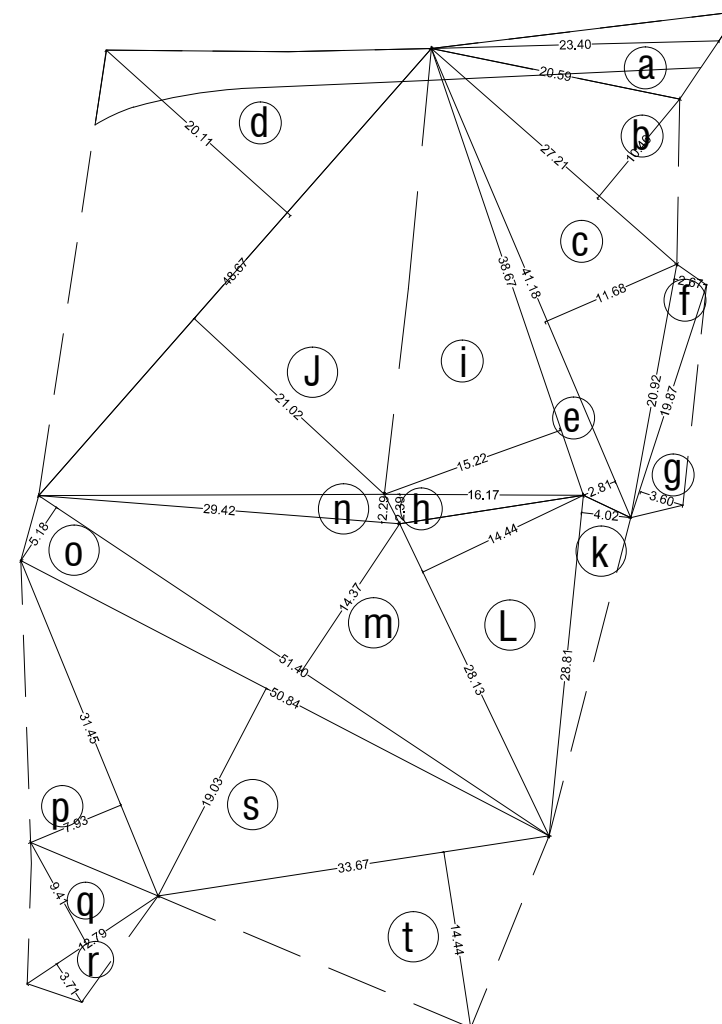
Prop. comm. BUA = 247.96 (Gr. flr.) + 371.93 (1st flr.) = 619.89 sq.mts.

WEST

SETBACK AREA DIAGRAM AND CALCULATION

SR.NO.	DESCRIPTION	SQ.MT.
1	0.50 X 8.37 X 5.67 =	23.18
2	0.50 X 8.38 X 3.87 =	49.06
3	0.50 X 18.81 X 2.67 =	25.11
4	0.50 X 25.82 X 2.67 =	31.74
5	0.50 X 25.82 X 3.76 =	39.83
TOTAL		168.92

PLOT AREA DIAGRAM AND CALCULATION



SR.NO.	DESCRIPTION	SQ.MT.
a	0.50 X 23.50 X 4.52 =	53.11
b	0.50 X 27.21 X 10.46 =	142.30
c	0.50 X 41.18 X 11.68 =	240.50
d	0.50 X 47.81 X 20.11 =	478.71
e	0.50 X 40.58 X 2.81 =	57.01
f	0.50 X 20.92 X 2.67 =	27.92
g	0.50 X 19.87 X 3.80 =	38.55
h	0.50 X 16.71 X 2.39 =	19.96
i	0.50 X 38.67 X 15.22 =	294.27
j	0.50 X 48.87 X 20.79 =	505.92
k	0.50 X 28.81 X 11.02 =	157.90
l	0.50 X 28.13 X 14.44 =	203.09
m	0.50 X 51.40 X 14.37 =	369.30
n	0.50 X 29.42 X 2.29 =	33.68
o	0.50 X 51.40 X 5.18 =	133.12
p	0.50 X 31.45 X 7.83 =	124.79
q	0.50 X 12.79 X 9.41 =	60.17
r	0.50 X 12.79 X 3.89 =	23.72
s	0.50 X 50.84 X 19.03 =	483.74
t	0.50 X 33.67 X 14.44 =	243.08
TOTAL PLOT AREA		3088.60
TOTAL PLOT AREA AS PER P.R.C.		3088.60

CAR PARKING STATEMENT COMMERCIAL PARKING

1 PARKING SPACE FOR EVERY 40.00 SQ.MTS. UPTO AREA 800.00 SQ.MTS.	247.96/40	6.20
(Shops)		
1 PARKING SPACE FOR EVERY 37.50 SQ.MTS. UPTO 1500.00 SQ.MTS. (Office)	371.93/37.50	9.92
VISITOR'S PARKING 10%	16.12 x 10% = 1.61	2.00
TOTAL =		18.12
SAY		18.00

RESIDENTIAL PARKING

AREA OF FLATS IN SQ.MTS.	NO. OF FLATS	PARKING REQ.	TOTAL
0 TO 45.00	48.00	1/4	12.00
45.00 TO 60.00	34.00	1/2	17.00
60.00 TO 90.00	33.00	1	33.00
90.00 AND ABOVE	0.00	2	0.00
TOTAL =			62.00
VISITORS PARKING 10%			6.20
TOTAL =			68.20
SAY			68.00

TOTAL PARKING REQ. FOR COMMERCIAL & RESIDENTIAL

SMALL PARKING PROPOSED =	75.00
BIG PARKING PROPOSED =	92.00
TOTAL PARKING PROPOSED	167.00

PARKING PROPOSED IS AS PER THE REQUIREMENT OF CONSUMING FULL POTENTIAL OF THE PROPOSAL.

	Floor.	Small Cars	Big Cars	Total
Ground		21.00	32.00	53.00 NOS
1st Podium		26.00	28.00	54.00 NOS
2nd Podium		28.00	32.00	60.00 NOS
TOTAL		75.00	92.00	167.00 NOS

BUA SUMMARY

FLOORS	WING A	WING B	TOTAL (SQ.MTS.)
GROUND	247.96	76.03	323.99
1st PODIUM	0.00	0.00	0.00
2nd PODIUM	0.00	0.00	0.00
1st	371.93	75.98	447.91
2nd	416.40	71.47	487.87
3rd	416.40	71.47	487.87
4th	416.40	71.47	487.87
5th (REFUGE)	309.81	71.47	381.28
6th	416.40	71.47	487.87
7th	416.40	71.47	487.87
8th	416.40	71.47	487.87
9th	416.40	71.47	487.87
10th	416.40	71.47	487.87
11th (REFUGE)	344.78	71.47	416.25
12th	416.40	71.47	487.87
13th	416.40	71.47	487.87
TOTAL	5438.48	1009.65	6448.13
EXCESS REFUGEE AREA			66.56
TOTAL BUA			7612.17

5TH FLOOR REFUGEE AREA CALC.

FLOOR	WING A	WING B
5th	309.81	342.56
6th	416.40	173.70
7th	416.40	
8th	416.40	
9th	416.40	
10th	416.40	
TOTAL	2391.81	516.26

11TH FLOOR REFUGEE AREA CALC.

FLOOR	WING A	WING B
11th	344.78	0.00
12th	416.40	0.00
13th	416.40	0.00
TOTAL	1177.58	0.00
REQ. 4%	47.10	0.00
REQ. 4.25%	50.05	0.00
PROPOSED	67.49	0.00
EXCESS	20.39	0.00

COMM. BUA.
619.89 SQ.MTS.
COMM.
STAIRCASE AREA
152.01 SQ.MTS.



SOUTH

GROUND FLOOR PLAN SCALE: 1:100

BLOCK PLAN SCALE: 1:500

FORM 'I'					
1	AREA STATEMENT :				
a)	GROSS AREA OF PLOT				
b)	AREA OF RESERVATION				
c)	AREA OF ROAD SET BACK				
d)	AREA OF DP ROAD				
2	DEDUCTIONS FOR :				
(A)	FOR RESERVATION / ROAD AREA				
a)	ROAD SET BACK AREA TO BE HANDED OVER (100%) (REGULATION NO. 16)				
b)	PROPOSED DP ROAD TO BE HANDED OVER (100%) (REGULATION NO. 16)				
c)	RESERVATION AREA (PLOT) TO BE HANDED OVER (100%) (REGULATION NO. 17)				
(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)	DEDUCTIONS FOR EXISTING BUA TO BE RETAINED IF ANY				
a)	LAND COMPONENT OF EXISTING BUA AS PER REG. UNDER WHICH IT WAS ALLOWD				
3	TOTAL DEDUCTIONS : [2(A) + 2(B) + 2(C)]				
4	BALANCE AREA OF PLOT (1 minus 3)				
5	PLOT UNDER DEVELOPMENT				
6	ZONAL (BASIC) FSI (1 or 1.33)				
7	PERMISSIBLE BUA AS PER ZONAL (BASIC) FSI (6*5)				
8	ADDITIONAL BUA AS PER REGULATION 30(A)(3)(a)				
a)	ADDITIONAL BUA FOR 2(A)(c) & 2(B) ABOVE WITHIN THE CAP OF "ADMISSIBLE TDR" AS PER TABLE NO. 12 OF BALANCE PLOT				
b)	ADDITIONAL BUA FOR 2(A)(a) & 2(A)(b) ABOVE TO BE UTILIZED OVER AND ABOVE THE PERMISSIBLE FSI AS PER COLUMN NO. 7 OF TABLE 12 OF REGULATION 30(A) AND AS MENTIONED IN TABLE 12 A OF REGULATION 32				
c)	ADDITIONAL BUA IN CASE OF 2(A)(c) (ii) AS PER REGULATION 17(1) NOTE 20 (vi) & (viii) AS PER AR POLICY ON REMAINING PLOT				
9	ADDITIONAL INCENTIVE BUA WITHIN THE CAP OF "ADMISSIBLE TDR" AS PER TABLE 12 ON BALANCE PLOT				
a)	IN LIEU OF COST CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(A)(ii)				
b)	25% OF SR. NO. 7b ABOVE OR 10 SQ.MTS PER REHAB TENEMENT AS PER REG. 33(7)(B)				
c)	60% OF REHAB COMPONENT AS PER REGULATION 33(7)(A)				
10	BUA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO. 12 OF REGULATION NO. 30(A)				
11	BUA DUE TO "ADMISSIBLE "TDR" AS PER TABLE NO. 12 OF REGULATION NO. 30(A) & 32 (BY RESTRICTING AREA UTILISED IN SR. NO. 9 ABOVE)				
12	PERMISSIBLE BUILT UP AREA (748.00+11)				
13	PROPOSED BUILT UP AREA (RES) = 5180.98 SQ.MTS. & COMM. = 459.18 SQ.MTS.				
14	FSI CONSUMED ON NET PLOT [13/5]				
15	TDR GENERATED IF ANY AS PER REGULATION 30(A) AND 32 FOR UNUTILIZED BUA ON PLOT				
16	FUNGIBLE COMPENSATORY AREA AS PER REG. NO. 31(3)				
a)	(i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR SALE (RESIDENTIAL) BY CHARGING PREMIUM				
(ii)	PROPOSED FUNGIBLE COMPENSATORY AREA FOR SALE (RESIDENTIAL) BY CHARGING PREMIUM				
(iii)	PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR SALE (COMMERCIAL) BY CHARGING PREMIUM				
(iv)	PROPOSED FUNGIBLE COMPENSATORY AREA FOR SALE (COMMERCIAL) BY CHARGING PREMIUM				
b)	TOTAL BUA AREA PERMISSIBLE INCLUDING FUNGIBLE				
17	TOTAL BUA PERMISSIBLE INCLUDING FUNGIBLE COMPENSATORY AREA				
(II)	OTHER REQUIREMENTS				
REQUIREMENT OF RECREATIONAL O.S. IN LAYOUT / PLOT AS PER REG. 27					
(i)	PROPOSED BUA (16 ABOVE)				
(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)	TOTAL NO. OF TENEMENTS PROPOSED ON THE PLOT				
(III)	PARKING STATEMENT				
(i)	PARKING REQUIRED BY REGULATION FOR:				
SCOOTER / MOTOR CYCLE					
CARIS (VISITORS)					
(ii)	COVERED GARAGE PERMISSIBLE				
(iii)	COVERED GARAGE PROPOSED				
CAR					
SCOOTER / MOTOR CYCLE					
OUTSIDERS (VISITORS)					
(iv)	TOTAL PARKING PROVIDED				
(v)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION				
(vi)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED				
FROM - II					
CONTENTS OF SHEET					
BLOCK PLAN, PLOT LINE AREA DIAGRAM AND CALCULATION, BUA SUMMARY, STAIRCASE LIFT AREA SUMMARY, GROUND FLOOR PLAN AND CALCULATIONS, CARPET AREA SUMMARY, PARKING STATEMENT, SECTION THROUGH UG TANK & COMPOUND WALL					
STAMP OF APPROVAL OF PLANS					
APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE UNDER NO. P-6691/2021/(186A AND OTHER)/K/E WARD/MOGRAM/337/1/NEW., DATED: 31/12/2021					
SUSHILKUMAR RAVINDRA SAGARE					
Dushyant Kumar Jitendra Ahirwar					
Navnath Sopanrao Ghadge					
S.E.B.P.H.W.S. A.E.B.P.K.E.WARD E.E.B.P.K.WARD					
AREA CERTIFICATE					
CERTIFIED THAT I HAVE SURVEYED THE PLOT REFERRED ON 05.03.2019 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 3088.60 SQ.MT. (IN WORDS - THREE THOUSAND FIVE HUNDRED AND EIGHTY NINE POINT SIXTY) AND TALLIES WITH DOCUMENTS OF OWNERSHIP / TOWN PLANNING / SCHEME RECORDS.					
NAME & SIGNATURE OF THE OWNER					
YOGESH PATEL PARTNER OF POLYMATIC INDUSTRIES & SIGNING AUTHORITY OF MRS. POLYMATIC INDUSTRIES PVT. LTD. ADDRESS: S4, SAKAR BAUG, KAPOL SOCIETY, JVPO SCHEME, VILE PARLE WEST.					
YOGESH PATEL					
DESCRIPTION OF PROPOSAL & PROPERTY					
PROPOSED DEVELOPMENT ON PLOT BEARING CTS NO. 186, 187, 188 AND 189 OF VILLAGE MOGRA SITUATED AT PARSHI PANCHAYAT ROAD, ANDHERI (E), MUMBAI.					
Job No.	Date	Drig. No.	Scale	Checked by	Drawn by
---	---	---	---	---	---
SIGNATURE, NAME & ADDRESS OF ARCHITECT.					
REDKAR & REDKAR					
Ajit Pandh arinath Redkar					
Digitally signed by Ajit Pandh arinath Redkar					
Date: 2021.12.29 22:05:55 +05'30'					