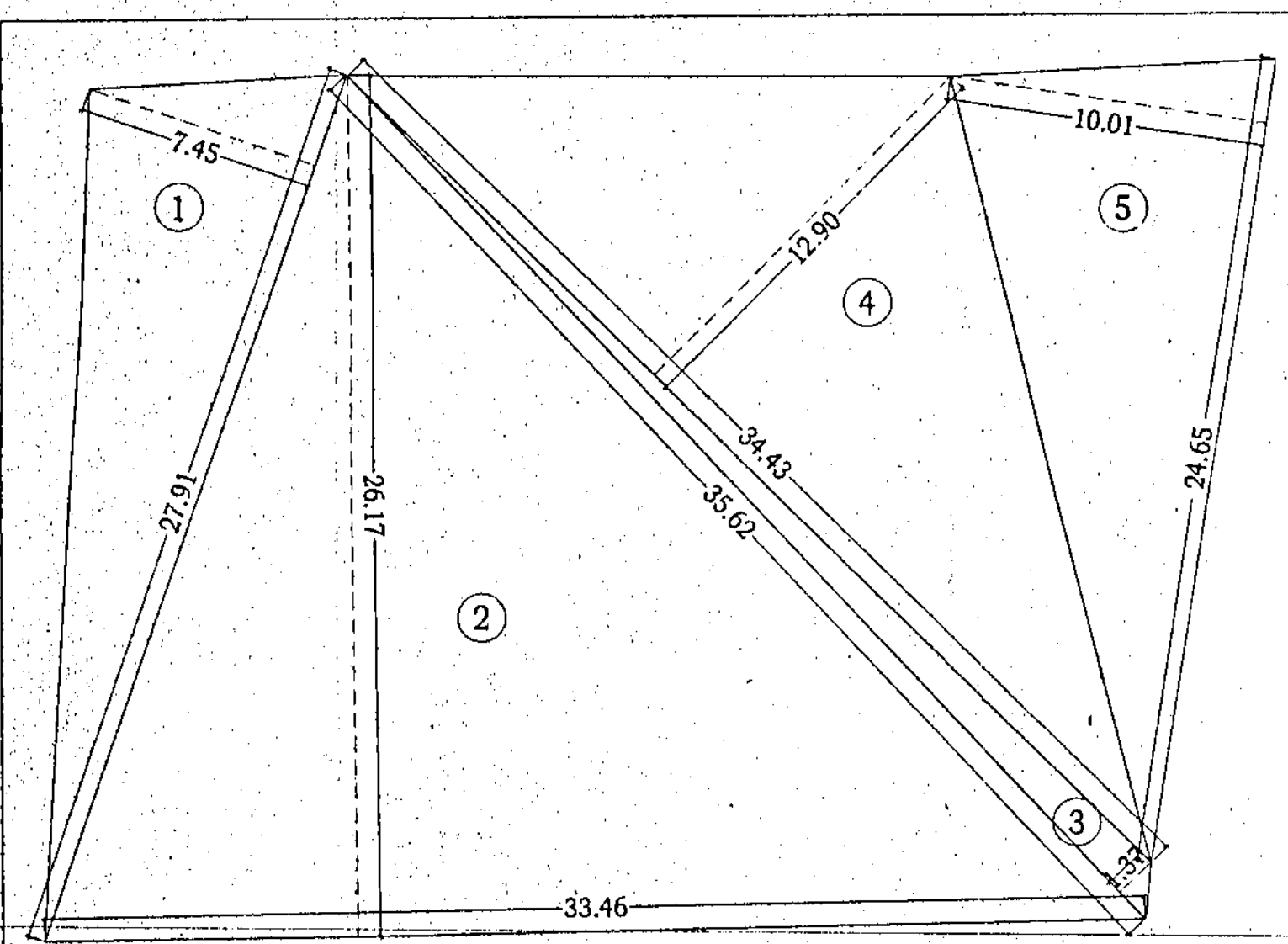




PLOT AREA DIAGRAM
SCALE - 1:200

CAR PARKING STATEMENT AS PER DCPR 2034				
SR NO	C. A. IN SQ.MTS.	PARKING PERMISSIBLE AS PER D. C. RULE.	TOTAL PLATS	TOTAL PARKING REQUIRED
1	SHOP UP TO 80 SQ.MT	68.77/1/80		8.00
2	UP TO 45.00 SQ.MT	1 FOR EVERY 4 7/8	40	8.00
3	DISPERSED UP TO 45.00 SQ.MT.	1 FOR EVERY 2 1/4	80	16.00
4	BETWEEN 60 TO 90 SQ.MT	1 FOR EVERY 1 7/8	0	0.00
5	ABOVE 90 SQ.MT	2 FOR EVERY 1 7/8	0	0.00
		TOTAL	70	33.60
	ADDITIONAL PARKING REQUIRED FOR VISITORS - 25 % OF THE			8.40
	ABOVE (SUBJECT TO A MINIMUM OF 1)			92.00
	(TOTAL PARKING REQUIRED)			129.00

	A	B	C	D=AxBxC IN SQ.M
1	27.91	7.45	0.50	103.96
2	33.46	26.17	0.50	437.82
3	35.62	1.37	0.50	24.40
4	34.43	12.90	0.50	222.04
5	24.65	10.01	0.50	123.37
TOTAL				911.60

BUILT UP AREA STATEMENT					
FLOOR	CONSTRUCTED AREA	STAIR CASE & LIFT LOBBY AREA	PTC AREA (A)	SALE AREA WITH FUNGIBLE (B)	TOTAL BUILT UP AREA
					(A) + (B) * (C)
GROUND	336.02	77.26	0.00	200.35	200.35
1ST	310.75	72.41	0.00	238.34	238.34
2ND	310.75	65.69	0.00	245.06	245.06
3TH	256.61	47.74	81.44	127.43	208.87
4TH	256.61	47.74	81.44	127.43	208.87
5TH	256.61	47.74	81.44	127.43	208.87
6TH	256.61	47.74	81.44	127.43	208.87
7TH (REFUGE)	198.19	47.74	82.82	67.63	150.45
8TH	256.61	47.74	81.44	127.43	208.87
9TH	256.61	47.74	81.44	127.43	208.87
10TH	256.61	47.74	81.44	127.43	208.87
11TH	256.61	47.74	81.44	127.43	208.87
12TH	256.61	47.74	81.44	127.43	208.87
13TH	256.61	47.74	81.44	127.43	208.87
14TH (REFUGE)	198.19	47.74	82.82	67.63	150.45
15TH	343.62	47.74	65.41	154.51	219.92
16TH	350.06	47.74	80.34	221.98	302.32
17TH	350.06	47.74	80.34	221.98	302.32
18TH	350.06	47.74	80.34	221.98	302.32
19TH	291.56	47.74	80.93	162.89	243.82
TOTAL	5605.36	1026.94	1367.40	3076.65	4444.05

BUILT UP AREA STATEMENT FOR SALE			
FLOOR	GROSS BUILT UP AREA AS PER CALCULATION (INCL. FUNGIBLE COMPONENT)	NET BUILT UP AREA EXCLUDING 35% FUNGIBLE COMPONENT (FOR FS)	FUNGIBLE
	(A)	(B)	(C) = A - B
GROUND	200.35	148.41	51.94
1ST	238.34	176.55	61.79
2ND	245.06	181.53	63.53
3TH	127.43	94.39	33.04
4TH	127.43	94.39	33.04
5TH	127.43	94.39	33.04
6TH	127.43	94.39	33.04
7TH (REFUGE)	67.63	50.10	17.53
8TH	127.43	94.39	33.04
9TH	127.43	94.39	33.04
10TH	127.43	94.39	33.04
11TH	127.43	94.39	33.04
12TH	127.43	94.39	33.04
13TH	127.43	94.39	33.04
14TH (REFUGE)	67.63	50.10	17.53
15TH	154.51	114.45	40.06
16TH	221.98	164.43	57.55
17TH	221.98	164.43	57.55
18TH	221.98	164.43	57.55
19TH	162.89	120.66	42.23
TOTAL	3076.65	1028.54	359.99

TENEMENT STATEMENT						
FLOOR	REHAB			SALE		TOTAL
	RESL	PTC	COMM.	RESL	COMM.	
STILT	0	0	0	0	1	1
1ST	0	0	0	0	1	1
2ND	0	0	0	0	1	1
3TH	0	2	0	2	0	4
4TH	0	2	0	2	0	4
5TH	0	2	0	2	0	4
6TH	0	2	0	2	0	4
7TH (REFUGE)	0	2	0	1	0	3
8TH	0	2	0	2	0	4
9TH	0	2	0	2	0	4
10TH	0	2	0	2	0	4
11TH	0	2	0	2	0	4
12TH	0	2	0	2	0	4
13TH	0	2	0	2	0	4
14TH (REFUGE)	0	2	0	1	0	3
15TH	0	2	0	4	0	6
16TH	0	2	0	4	0	6
17TH	0	2	0	4	0	6
18TH	0	2	0	4	0	6
19TH	0	2	0	3	0	5
TOTAL	0	34	0	41	3	78

A)	PROFORMA - A	SQ.MTR
1)	AREA OF PLOT	911.60
	AREA OF PLOT TRIANGULATION METHOD	911.60
2)	DEDUCTION FOR	
	(a) ROAD SET-BACK AREA	0.00
3)	BALANCE AREA OF PLOT (1 MINUS 2)	911.60
4)	DEDUCTION FOR 15% RECREATIONAL GROUND / 10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)	-----
5)	NET AREA OF PLOT (3 MINUS 4)	911.60
6)	ADDITIONS FOR FLOOR SPACE INDEX	-----
	2(a) 200% FOR D.P. ROAD SET BACK	-----
	2(b) 200% FOR ROAD SETBACK	0.00
7)	TOTAL AREAS (5 + 6)	911.60
8)	F.S.I Permissible	4.00
9)	PERMISSIBLE BUILT UP AREA (911.60X4.00)	3646.40
	9A) PTC AREA (2734.80 X 50%)	1367.40
	9B) FREE SALE AREA IN LIEU OF PTC 1.00 (2734.80 X 50%)	1367.40
	9C) ZONAL FSI	911.60
	TOTAL AREA ZONAL FSI + FREE SALE (1367.40 + 911.60)	2279.00
10)	PERMISSIBLE FLOOR AREA (9A + 9B + 9C)	3646.40
11)	EXISTING BUILT UP AREA	
12)	TOTAL PROPOSED BUILT UP AREA	3646.40
13)	TOTAL AREA ((1+12)	3646.40
14)	F.S.I CONSUMED ON NET HOLDING - 11/3	4.00
B)	DETAILS OF RESIDENTIAL/NON RESIDENTIAL AREAS	NA -
1)	PURELY RESIDENTIAL BUILT UP AREA	1769.53
2)	REMAINING NON-RESIDENTIAL BUILT UP AREA	509.47
C)	DETAILS OF F.S.I AVAILABLE AS PER DCR 35(4)	
1)	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR (4) FOR PURELY RESIDENTIAL - OR < (B1X 0.35) PERM.(1769.53*35%=619.34 SQ.MT	619.34
2)	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) NON-RESIDENTIAL - OR < (509.47 X 0.20)	178.31
3)	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35(4) - (C1 + C2)	797.65
4)	TOTAL GROSS BUILT UP AREA PROPOSED (11+C3)	3076.65
D)	TENEMENT STATEMENT	
i)	PROPOSED AREA (ITEM A,12 ABOVE) OR C-4	3076.65
ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC)	
iii)	AREA AVAILABLE FOR TENEMENTS (1-ii)	
iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/ HECTARE)	
v)	TENEMENTS PROPOSED	
vi)	TENEMENTS'S EXISTING	
	TOTAL TENEMENTS ON THE PLOT	
E)	PARKING STATEMENT	
i)	PARKING REQUIRED BY REGULATIONS FOR- CAR SCOOTER/MOTOR CYCLE OUTSIDERS (VISITORS)	
ii)	COVERED GARAGE PERMISSIBLE	
iii)	COVERED GARAGE PROPOSED CAR SCOOTER/MOTOR CYCLE OUTSIDERS (VISITORS)	
	TOTAL PARKING PROVIDED	
F)	TRANSPORT VEHICLES PARKING SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

CERTIFICATE OF AREA	
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON _____ AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT AS STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS 1224.15 SQ. MT. (ONE THOUSAND TWO HUNDRED TWENTY FOUR POINT FIFTEEN SQ. MT.) WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP.	
SIGNATURE OF ARCHITECT _____	

PROFORMA - B

CONTENTS OF THE SHEET

GROUND FLOOR PLAN, LOCATION PLAN & BLOCK PLAN, BUILT UP AREA SUMMARY, PARKING STATEMENT, PLO AREA CAL A DIAGRAM, B.G. AREA CAL A DIAGRAM, SECTION THROUGH U.G. TANK, COMPOUND WALL DETAILS.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF PLOT BEARING C.T.S NO.43 OF VILLAGE HARIYAI, L.B.S ROAD, VIKHROLI (W) 'S' WARD OF THE GREATER MUMBAI MUNICIPAL CORPORATION, TALUKA KURLA, MUMBAI SUBURBAN DISTRICT, FOR M/S. METRO ENTERPRISES.

NAME OF OWNER/APPLICANT	SIGNATURE
M/S. METRO ENTERPRISES 361, BPS PLAZA, DEVIDAYAL ROAD, NR. BUS DEPO. MUMBAI-400 080	

NAME ADDRESS AND SIGNATURE OF ARCHITECT

**ALL DIMENSIONS
ARE IN METER**

DRAWN SHWETA

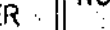
CHECKED ARJUN GUJRAL

SCALE as shown

DATE 19.04.2022

DRG NO. 01/05

NORTH



S

SPECO
ARCHITECT

ARJUN GUJRAL
REG. NO. GA2008-0442

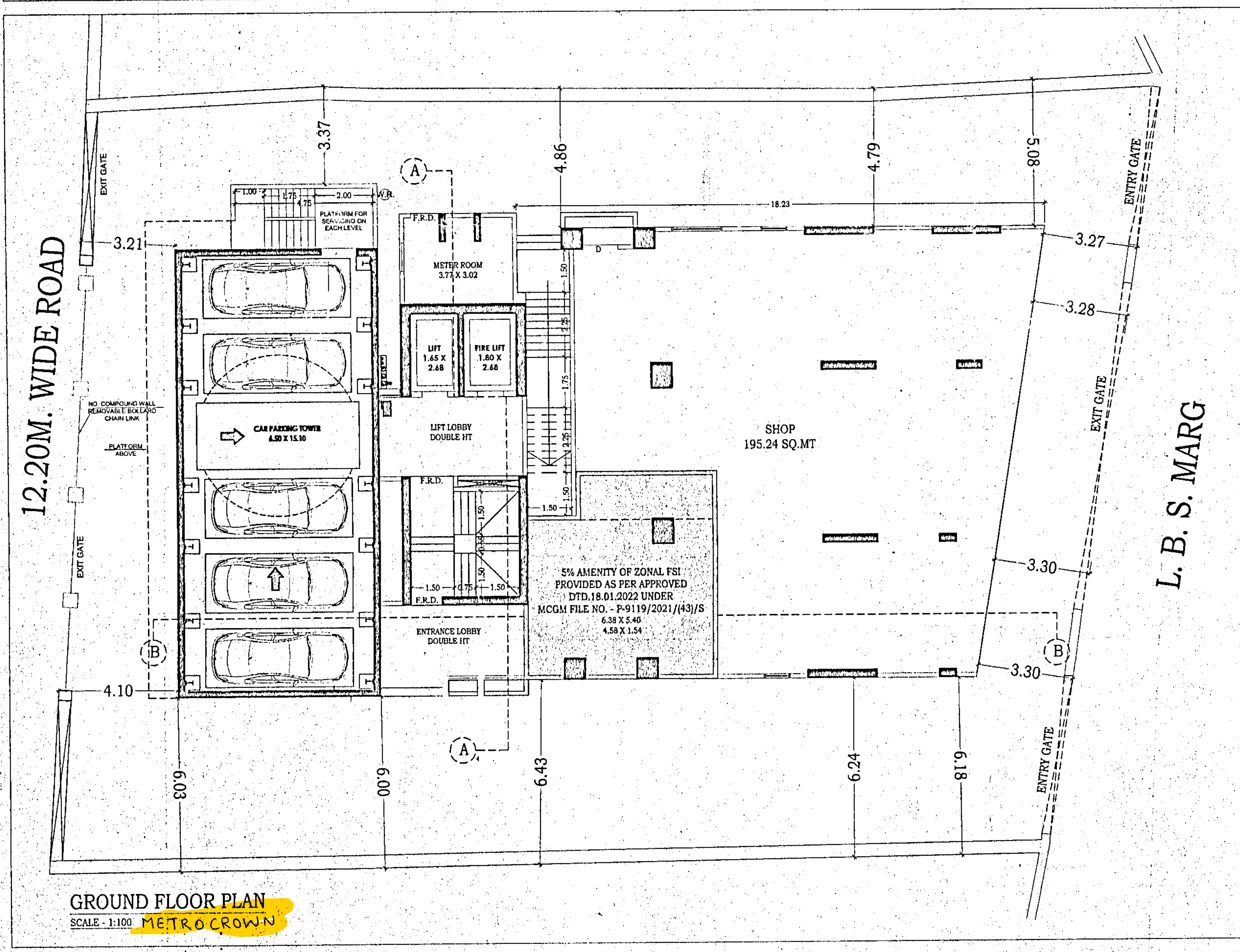
M/S. SPECO ARCHITECT

210, BUILDING NO. 6, VITTHAL KAKHANI CHS,
BALARAO KHEDEKAR MARG, BEHIND MAR MANDI,
WADALA, MUMBAI - 400 031,INDIA

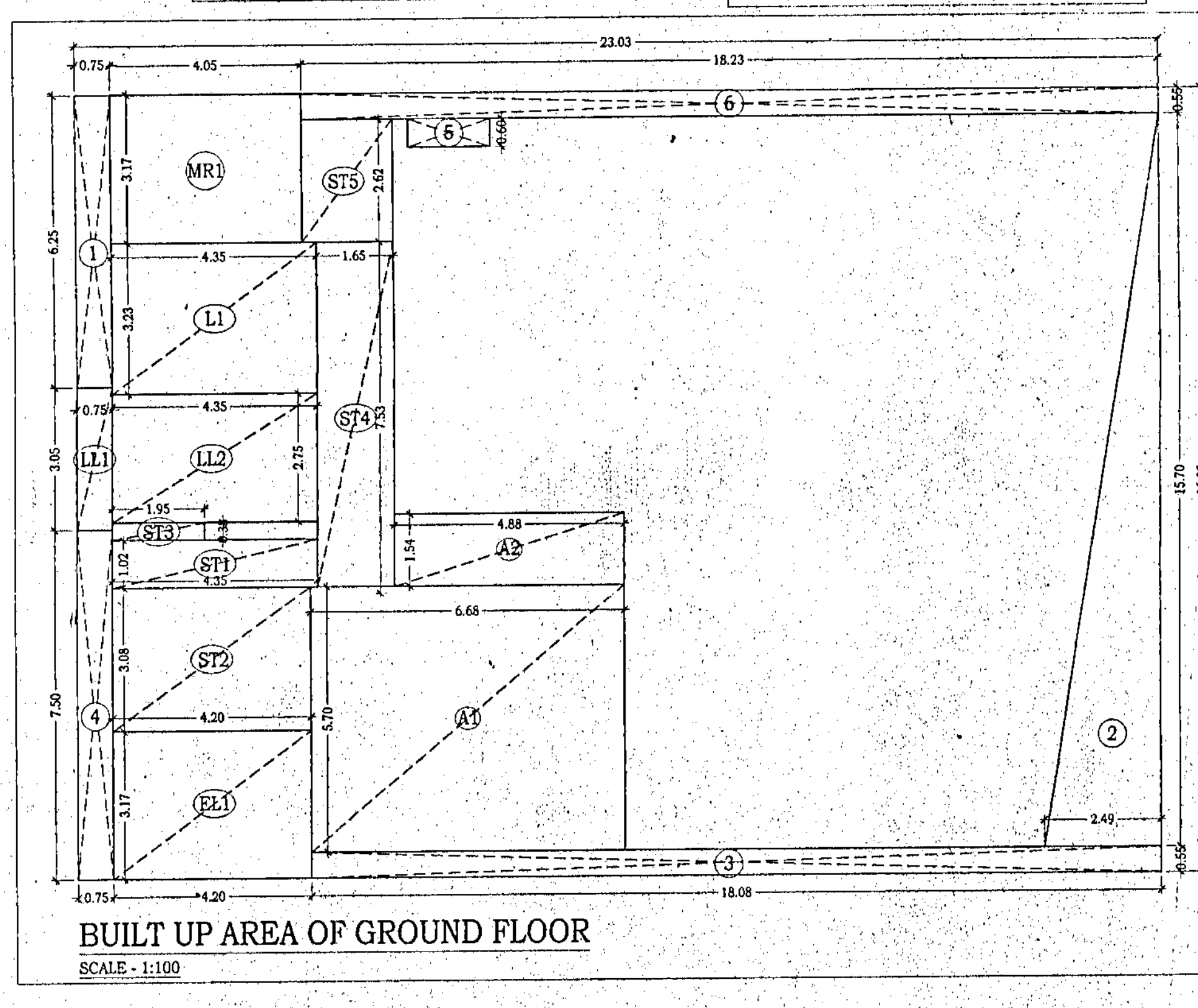
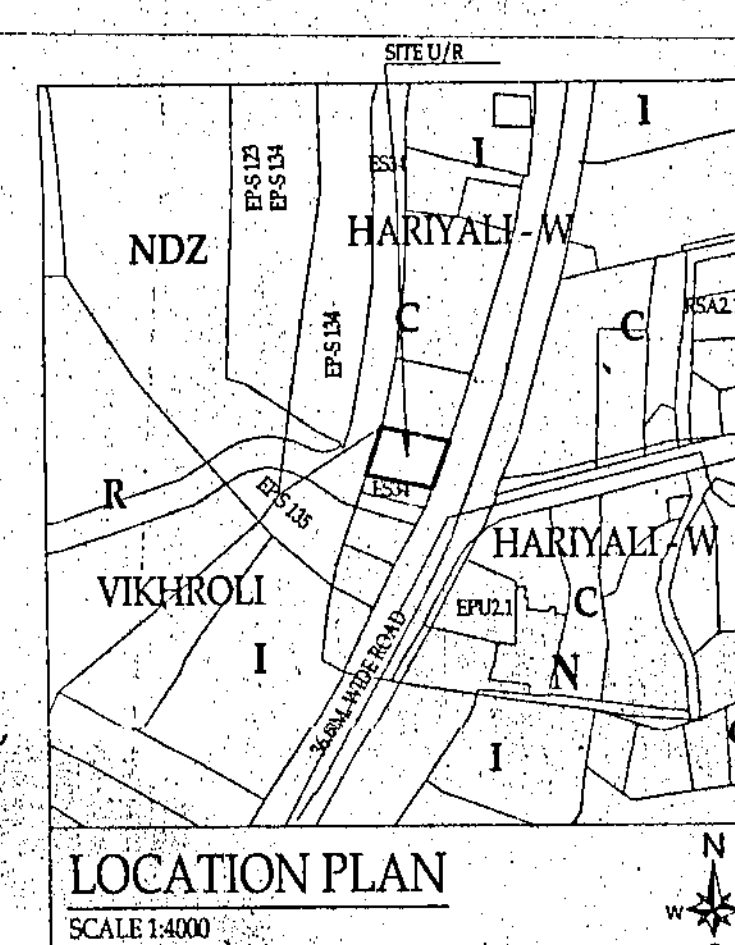
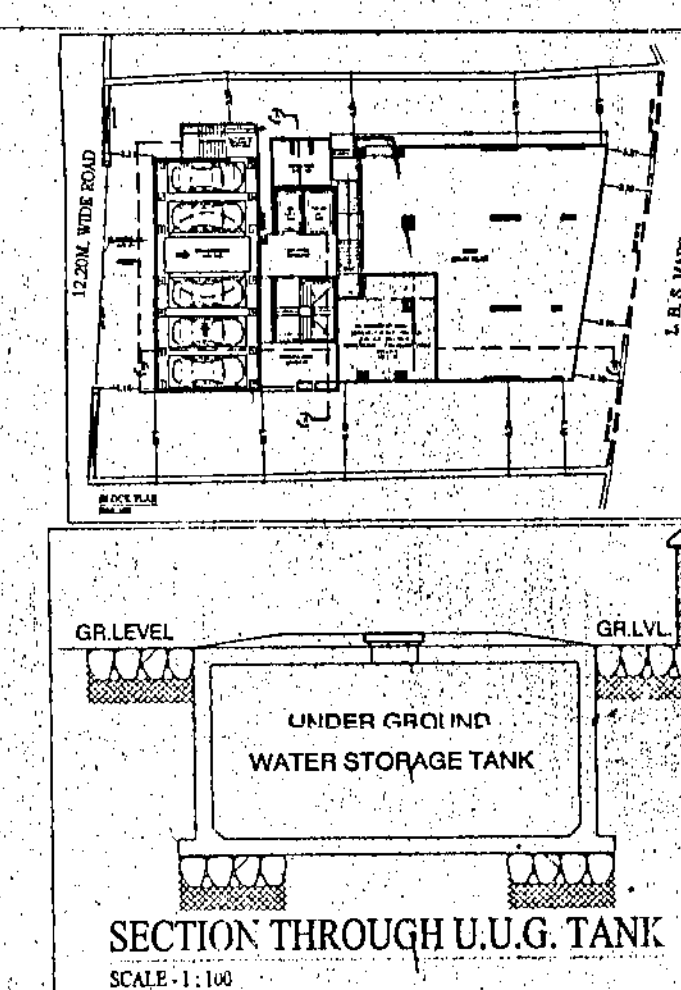
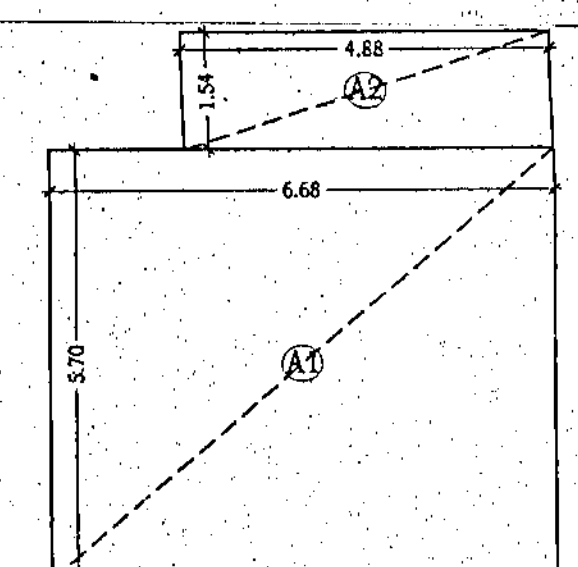
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Email : specoarch@gmail.com
 arjun@specoarch@gmail.com

AR. NITIN GUNJ
Council of Arch. CA/200



GROUND FLOOR PLAN
SCALE - 1:100 METRO CROWN



BUILT UP AREA OF GROUND FLOOR

BUILT UP AREA CALCULATION OF GROUND FLOOR					
AREA OF BLOCK (ABCD)					386.90
23.03 X 16.80					386.90
TOTAL					A
1	0.75	6.25	1	4.69	D=A+B+C IN SQ.M
2	15.70	2.49	0.50	19.55	
3	18.88	0.55		9.94	
4	0.75	7.50	1	5.63	
5	1.75	0.60	1	1.05	
6	18.23	0.55	1	10.03	
TOTAL					50.88
NET CONSTRUCTED AREA					
A - I					
386.90 - 50.88					336.02
STAIRCASE & LIFT AREA CALCULATION					
ST1	4.35	1.02	1	4.44	
ST2	4.20	3.08	1	12.94	
ST3	1.95	0.38	1	0.74	
ST4	1.65	7.53	1	12.42	
ST5	1.95	2.62	1	5.11	
L1	4.35	3.23	1	14.05	
L1.1	0.75	3.05	1	2.29	
L1.2	4.35	2.17	1	11.96	
EL1	4.30	3.75	1	13.31	
TOTAL					77.36
METER ROOM AREA CALCULATION					
MR1	4.85	3.17	1	12.83	
TOTAL					12.83
AMINITY AREA CALCULATION					
A1	6.68	5.70	1	38.08	
A2	4.88	1.54	1	7.50	
TOTAL					45.58
BUILT UP AREA					
B - I, III - IV					
336.02 - 77.26 - 12.83 - 45.58					200.35
200.35 SQ.MT.					

230mm THK 6.6 BK WALL

350mm THK RR WALL

R.C.C 150mm THK

COMPOUND WALL DETAILS SCALE

1:100