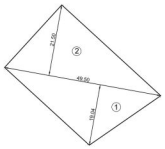
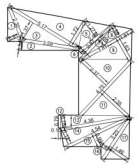
SECTION THRO. COMPOUND WALL
SCALE = 1 : 100



PLOT AREA DIAGRAM
SCALE = 1:500

PLOT AREA CALCULATIONS			
1) 49.50 X 19.04 X 0.50	=	471.24 SQ.MT.	
2) 49.50 X 21.50 X 0.50	=	532.13 SQ.MT.	
TOTAL ADDITIONS		= 1003.37 SQ.MT.	
PLOT AREA SAY		= 1003.40 SQ.MT.	

FUNGIBLE AREA STATEMENT :-		
1. PERMISSIBLE F.S.I.	=	1503.40 sq.mtrs
2. PROPOSED F.S.I.	=	1503.40 sq.mtrs
3. NON- RESIDENTIAL	=	394.56 sq.mtrs
4. RESIDENTIAL USER	=	1108.84 sq.mtrs
5. PERMISSIBLE FUNGIBLE COMMERCIAL 35%	=	138.09 sq.mtrs
6. PERMISSIBLE FUNGIBLE RESIDENTIAL 35%	=	388.09 sq.mtrs
7. PROPOSED FUNGIBLE COMMERCIAL 35%	=	138.09 sq.mtrs
8. PROPOSED FUNGIBLE RESIDENTIAL 35%	=	372.70 sq.mtrs
9. GROSS PERMISSIBLE	=	2029.58 sq.mtrs
10. TOTAL PROPOSED BUA.	=	2014.19 sq.mtrs.



15% R.G. ON MOTHER EARTH AREA DIAG.
SCALE = 1:200

15% R.G. ON MOTHER EARTH AREA CALCULATION							
ADDITION							
1	1/2	X	4.60	X	1.62	X 1NO	= 3.73 SQ.MT.
2	1/2	X	7.17	X	1.09	X 1NO	= 3.91 SQ.MT.
3	1/2	X	10.33	X	2.73	X 1NO	= 14.10 SQ.MT.
4	1/2	X	10.33	X	3.44	X 1NO	= 17.77 SQ.MT.
5	1/2	X	4.97	X	2.53	X 1NO	= 6.29 SQ.MT.
6	1/2	X	5.73	X	0.77	X 1NO	= 2.21 SQ.MT.
7	1/2	X	5.73	X	1.20	X 1NO	= 3.44 SQ.MT.
8	1/2	X	3.63	X	1.79	X 1NO	= 3.25 SQ.MT.
9	1/2	X	7.65	X	3.26	X 1NO	= 12.47 SQ.MT.
10	1/2	X	9.49	X	4.74	X 1NO	= 22.49 SQ.MT.
11	1/2	X	9.49	X	4.70	X 1NO	= 22.30 SQ.MT.
12	0.30	X	1.59	X	1NO		= 0.48 SQ.MT.
13	1/2	X	8.72	X	1.57	X 1NO	= 6.85 SQ.MT.
14	1/2	X	9.07	X	2.27	X 1NO	= 10.29 SQ.MT.
15	1/2	X	9.07	X	1.97	X 1NO	= 8.93 SQ.MT.
16	1/2	X	6.46	X	0.85	X 1NO	= 2.75 SQ.MT.
17	1/2	X	6.46	X	2.91	X 1NO	= 9.40 SQ.MT.
					TOTAL ADDITION		= 150.66 SQ.MT.
					SAY		= 150.51 SQ.MT.

CARPET AREA STATEMENT AS PER RERA				
FLOOR	FLAT NOS.	CARPET AREA IN SQ. MTS.	TOTAL NO. OF FLATS	
3RD	1	77.14	1 x 1 FLOOR	= 01 No.
4TH	1	70.48	1 x 1 FLOOR	= 01 No.
7TH	1	19.34	1 x 1 FLOOR	= 01 No.
8TH, 6TH, 8TH TO 13TH	1	130.07	1 x 08 FLOORS	= 08 Nos.
3RD	2	52.08	1 x 1 FLOOR	= 01 No.
4TH	2	58.47	1 x 1 FLOOR	= 01 No.
	TOTAL NOS. OF FLATS		=	13 NOS.

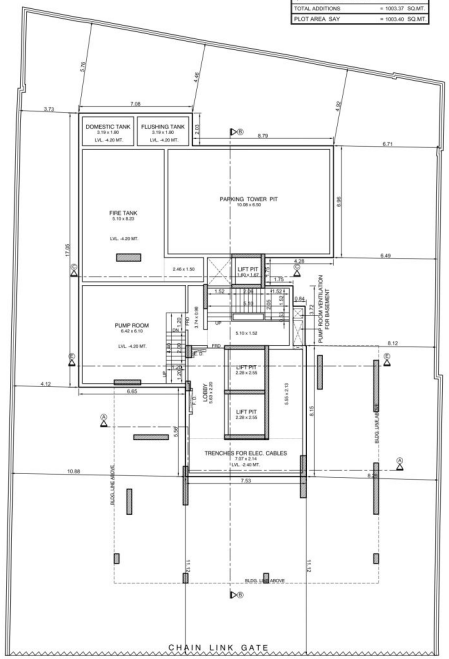
1ST & 2ND FLOOR SANITARY STATEMENT
BUSINESS & INDUSTRIAL = 10 PER 100 SQ.MT.S 1ST & 2ND FLOOR OFFICE AREA = 359.14 SQ. MT.S OCCUPANT LOAD AS PER 359.14/10 = 35.91 NO.S.
TOTAL OCCUPANT = 35.91 SAY = 36 NO.S. 50% FEMALE OCCUPANT = 18.00 NO.S. W. C. REQUIRED 1 FOR EVERY 15 PERSONS = 1.20 NO.S. SAY = 1.00 NO.S.
50% MALE OCCUPANT = 18.00 NO.S. W. C. REQUIRED 1 FOR EVERY 25 PERSONS = 0.72 NO.S. SAY = 1.00 NO.S. URINALS REQUIRED 1 FOR EVERY 15 PERSONS = 1.20 NO.S. SAY = 1.00 NO.S.

CAR PARKING STATEMENT			
CARPET AREA IN SQ. MT.S	TOTAL NO. OF FLATS	PARKING PERMISSIBLE AS PER D.C. REGULATIONS	PARKING REQUIRED
I.T. OFFICE BUILT UP AREA = 359.14 SQ. MT. 1ST & 2ND FLOOR		1 PARKING FOR 37.50 SQ.MT.	09.58
SHOP BUILT-UP AREA = 174.28 SQ. MT. GROUND FLOOR		1 PARKING FOR 50.00 SQ.MT.	03.49
COMMERCIAL ADDITIONAL PARKING FOR VISITORS			2.00
TOTAL PARKING REQUIRED		15.07 SAY	15.00
BELOW 45.00	01.00 No.	1 PARKING / 4 TENEMENTS OR 1 PARKING / 1 TENEMENT AS PER NOTE BELOW 1(i) (b) OF TABLE NO. 21	01.00
45.00 TO 60.00	02.00 No.	1 PARKING / 2 TENEMENTS OR 1 PARKING / 1 TENEMENT AS PER NOTE BELOW 1(i) (b) OF TABLE NO. 21	02.00
60.00 TO 90.00	02.00 No.	1 PARKING / 1 TENEMENT	02.00
90.00 ABOVE	08.00 No.	2 PARKING / 1 TENEMENT	16.00
TOTAL	13.00 NOs.		21.00
10 % ADDITIONAL PARKING FOR VISITORS			02.10
PARKING REQUIRED		23.10 SAY	23.00
PARKING REQUIRED (15 + 23)			38.00
10 % ADDITIONAL PARKING		03.80 SAY	04.00
TOTAL PARKING REQUIRED (41 + 04)			42.00
TOTAL PARKING PROPOSED			60.00

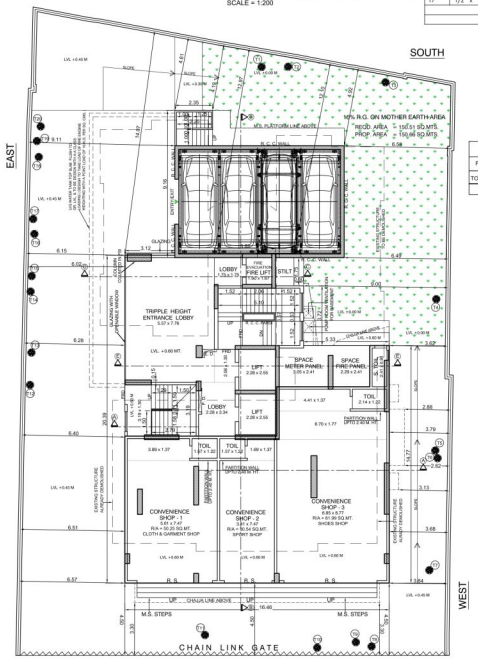
PARKING STATEMENT			
FLOORS	BIG CARS	SMALL CARS	TOTAL
TOWER PARKING	60	N I L	60 Nos.
TOTAL	60	N I L	60 Nos.

SUMMARY (COMMERCIAL)			
FLOOR	FLOOR AREA	LESS ST. CASE LIFT & LIFT PASS. AREA	NET FLOOR AREA
GROUND	173.51	N I L	173.51
1 ST	251.37	71.80	179.57
2 ND	251.37	71.80	179.57
TOTAL	676.25	143.60	532.65

SUMMARY RESIDENTIAL			
FLOOR	FLOOR AREA	LESS ST. CASE LIFT & LIFT PASS. AREA	NET FLOOR AREA
3 RD	198.89	55.16	143.73
4 TH	198.89	55.16	143.73
5 TH	198.89	55.16	143.73
6 TH	198.89	55.16	143.73
7 TH	79.78	55.16	24.62
8 TH	198.89	55.16	143.73
9 TH	198.89	55.16	143.73
10 TH	198.89	55.16	143.73
11 TH	198.89	55.16	143.73
12 TH	198.89	55.16	143.73
13 TH	198.89	55.16	143.73
TOTAL	2068.68	606.76	1461.92
NET BUILT UP AREA PROPOSED	= 1461.92 SQ.MT.		
FITNESS CENTRE COUNTED IN FSI AREA	= 19.62 SQ.MT.		
TOTAL AREA = (532.65 + 1461.92 + 19.62) = 2014.19 SQ.MT.S			



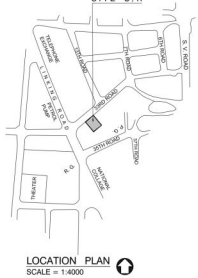
BASEMENT LEVEL PLAN
SCALE = 1:100



GROUND FLOOR PLAN
SCALE = 1:100

NOTE - TREE SHOWN AS ●

BLOCK PLAN
SCALE = 1:500



LOCATION PLAN
SCALE = 1:4000

PROFORMA - B
CONTENTS OF SHEET: U. G. TANK LEVEL PLAN, GROUND FLOOR PLAN , BLOCK & LOCATION PLAN, CARPET AREA STATEMENT, PLOT AREA DIAG. WITH CALC., CAR PARKING STATEMENT, SUMMARY.
CERTIFICATE OF PLOT AREA
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT. 19/02/2021 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1003.40 SQ. MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD PREMAL KANTILAL GOGRI SIGNATURE OF ARCHITECT
DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING CTS NO. F / 362 OF VILLAGE BANDRA , F.P.NO. 529 OF T.P.S. BANDRA- III, 33RD ROAD, KHAR (WEST), MUMBAI 400 052.
NAME, ADDRESS OF OWNER / DIGITAL SIGN Mavji Ravji Patel of M/s. Naam Developers Pvt. Ltd. Address :- 43, Ramdas Nayak Marg (Hill Road), Opp. Eros Market, Bandra (West), Mumbai- 400050. Mavji Ravji Patel
B.M.C. FILE NO: - CE/1115/WS/AH
THIS CANCELS APPROVAL TO THE PREVIOUS PLAN SANCTIONED U/R. NO. CE/1115/WS/AH DATED : 06/12/2018 THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN IS NOT REQUIRED. APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO. CE/1115/WS/AH DATED : 04.05.2022
PLAN FOR APPROVAL
SUSHIL KUMAR RAVINDRA SAGARE — S.E. (B.P.) / H/W SANJIV MANOHARSA PANDHARE — A.E.(B.P.) / H Vijay Shankarrao Tawde — E.E.(B.P.) / H
NORTH / SCALE: 1:100 / CHECKED BY / DRN. BY: SAGAR (28.12.2021)
NAME, ADDRESS OF ARCHITECT / DIGITAL SIGN CONCRETE DESIGNS 102, GANESH SMRUTI, MALAVIYA ROAD, VILE PARLE (EAST), MUMBAI - 400057. TELEFAX :- 022 - 1817 5868, 1817 5959 Email - concretedesignsaze@gmail.com PREMAL KANTILAL GOGRI

FILE No. - CE/1115/WS/AH (1/4)

A	PROFORMA - A	
1	AREA OF PLOT	1003.40
	a) Area of Reservation in plot	N I L
	b) Area of Road Set Back	N I L
	c) Area of D P Road	N I L
2	DEDUCTIONS FOR	
	(A) For Reservation/Road Area to be handed over to MCGM (100%)	
	a) Road Set Back/widening area (Regulation No 16)	N I L
	b) Proposed D P road area (Regulation No 16)	N I L
	c) (i) Reservation Area (plot) to be handed over to (Regulation No 17)	N I L
	(ii) Reservation Area to be handed over as per AR (Regulation No 17) (Not to be deducted for computation of FSI i.e. sr. no. 5 below)	N I L
	Total area under road / reservation	N I L
	(B) For Amenity area to be handed over to MCGM	
	a) Area of amenity plot as per DCR 14(A)	N I L
	b) Area of amenity plot as per DCR 14(B)	N I L
	c) Area of amenity plot as per DCR 35	N I L
	Total Amenity area	N I L
	(C) Deduction of existing BUA to be retained if any / land component of existing BUA/Existing BUA as per regulation under which the development was allowed	N I L
3	Total deductions. [2(A) + 2(B) + 2(C)]	N I L
4	Balance area of plot (for calculating required LOS) [1 - 3]	1003.40
5	Plot area under development [Sr. no. 4 + 2(A) (c)(ii)]	1003.40
6	Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)	1.00
7	a) permissible built up area as per zonal (basic) FSI (5 X 6)	1003.40
	b) permissible built up area as per regulation 30(C) (Protected development) permissible built up area (7a or 7b above, whichever is more)	N I L 1003.40
8	Additional built up area as per regulation 30(A)(3)(a)	
	a) Additional BUA for 2(A)(x)(i) & 2(B) above within the cap of "admissible TDR" as per Table no.12 on balance plot.	N I L
	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 to the mentioned in table 12 A of regulation 32 (200% or 250%)	N I L
	c) additional BUA in case of 2(A)(x)(ii) as per regulation 17(1) note 20(vii) & (viii) as per AR policy on remaining plot, (1% as per table no. 5 of regulation 17(1)]	N I L
	Total Additional BUA	N I L
9	Additional / Incentive BUA within the cap of "admissible TDR" as per Table 12 on balance plot	
	a) in lieu of cost of construction of amenity buildings as per regulation 30(A)(3)(b)	N I L
	b) 50% of rehab component as per reg. 33(7)(A)	N I L
	c) 15% of sr.no. 7b above or 10 sqmts per rehab tenement as per reg. 33(7)(B)	N I L
	Total Additional BUA / Incentive area	N I L
10	BUA due to "Additional" FSI on payment of premium" as per Table No 12 of Regulation No 30(A) [sr. no. 5 X 50%]	148.81
11	BUA due to admissible "TDR" as per table no. 12 of regulation no. 30(A) & 32 (by restricting area utilised beyond zonal FSI in sr. no. 7(b), 8(a) & 9 above)	
	a) Genenal TDR [(sr.no. 5 X 50% or 70% or 90% or 100%) X 50% or 80% max.]	N I L
	b) Slum TDR [Already loaded]	351.19
	Total TDR	351.19
12	Permissible built up area [7+8+9+10+11]	1503.40
13	Proposed built up area	1503.40
14	TDR generated if any as per regulation 30 (A) and 32 for unutilized BUA on plot	N I L
15	Fungible compensatory area as per regulation no. 31(3)	
	a) (i) perm. fungible compensatory area for residential	388.09
	(ii) fungible compensatory area proposed for residential	372.70
	(iii) permissible fungible compensatory area without charging premium for residential	185.75
	(iv) fungible compensatory area by charging premium for residential	186.95
	b) (i) perm. fungible compensatory area for commercial	138.09
	(ii) fungible compensatory area availed for commercial	138.09
	(iii) permissible fungible compensatory area without charging premium for commercial	29.41
	(iv) fungible compensatory area by charging premium for commercial	108.68
16	Total built up area proposed including FCA [13+15(a)(ii)+15(b)(ii)]	2014.19
17	FSI consumed on net plot [13/5] (2787.00 / 1114.80)	1.498
B	Tenement Statement	
1	PROPOSED AREA (Item 16)	2014.19
2	LESS DEDUCTIONS OF NON RESI. AREA	532.65
3	AREA AVAILABLE FOR TENEMENTS [(i) - (ii)]	1481.54
4	TENEMENTS PERMISSIBLE AS PER (200 | HECTARE) = 29.63 SAY	30 NOS.
5	TENEMENTS PERMISSIBLE AS PER (450 | HECTARE) = 66.67 SAY	67 NOS.
6	TENEMENTS PROPOSED	13 NOS.
7	TENEMENTS EXISTING	
8	TOTAL TENEMENTS PROPOSED (6 + 7)	13 NOS.
C	Parking Statement	
1	TOTAL PARKING REQUIRED	42 NOS.
2	TOTAL PARKING PROPOSED	60 NOS.
D	Transport Vehicle Parking Statement	
1	TRANSPORT VEHICLE PARKING REQUIRED	-----
2	TRANSPORT VEHICLE PARKING PROPOSED	-----