



PROPOSED BUILT UP AREA CALCULATIONS OF ELECTRIC METER ROOM COMMON FURNIGLE OF BUILDING.									
EM	2.375	X	5.08	X	1	=	12.07	SQ.MT.	
DG	3.030	X	2.492	X	1	=	7.55	SQ.MT.	
EB	0.480	X	0.15	X	2	X	12	= 0.86 SQ.MT.	
TOTAL PROPOSED AREA							=	20.48	SQ.MT.
TOTAL NOS. OF FLATS							=	23	NOS.
AREA DIVIDED IN TO NO. OF FLATS									
AREA / FLAT	0.89	X	22	=	19.58	SQ.MT.			
	0.90	X	1	=	0.90	SQ.MT.			
TOTAL AREA							=	20.48	SQ.MT.



PLOT AREA CALCULATIONS.						
P1 =	24.25	X	13.00	X	0.50	= 157.63 SQ.MT
P2 =	24.25	X	14.00	X	0.50	= 169.75 SQ.MT
P3 =	19.50	X	11.75	X	0.50	= 114.56 SQ.MT
P4 =	33.50	X	9.75	X	0.50	= 163.31 SQ.MT
P5 =	33.50	X	13.50	X	0.50	= 226.13 SQ.MT
TOTAL PLOT AREA.					=	831.36 SQ.MT
i.e. (AS PER P.R. CARD) = 831.11 SQ.MT						
SET BACK AREA CALCULATIONS.						
S1 =	13.75	X	0.75	X	0.50	= 5.16 SQ.MT
S2 =	12.00	X	6.00	X	0.50	= 36.00 SQ.MT
TOTAL AREA					=	41.16 SQ.MT
LESS						
a =	0.67	X	12.00	X	2.00	= 16.00 SQ.MT
TOTAL SET BACKAREA.					=	25.16 SQ.MT

PARKING STATEMENT										
AREA	PARKING REQD. FOR REDEVELOPMENT UNDER 33(7)	NO. OF FLATS			TOTAL PARKING REQD. AS PER 33(7)	PARKING FOR SALE FLATS AS PER REGULAR DEVELOPMENT FOR NON COMPOSIT BUILDING	PARKING REQD. FOR REHAB FLATS AS PER 33(7)	PARKING FOR SALE FLATS AS PER REGULAR DEVELOPEMENT FOR NON COMPOSIT BUILDING	TOTAL PARKING	
		REHAB	SALE	TOTAL						
AS PER DCR 1991										
UP TO 35.00 SQ.MT.	1 FOR 8 FLATS	0	0	0	0	1 FOR 4 FLATS	0	0	0	
35.00 TO 45.00 SQ.MT.	1 FOR 4 FLATS	0	0	0	0	1 FOR 2 FLATS	0	0	0	
45.00 TO 70.00 SQ.MT.	1 FOR 2 FLATS	0	1	1	0.50	1 FOR 1 FLATS	0	1	1	
70.00 SQ.MT. ABOVE	1 FOR 1 FLATS	9	9	18	18.00	2 FOR 1 FLATS	9	18	27	
TOTAL		9	10	19	19		9	19	28	
25% FOR VISITORS PARKING					5				7	
TOTAL PARKING REQD.					24				35	
25% ADDITIONAL PARKING PERMISSIBLE					5				9	
TOTAL PARKING PERMISSIBLE					30				44	
AS PER DCPR 2034										
BELOW 45.00 SQ.MT.	1 FOR 8 FLATS	0	0	0	0	1 FOR 4 FLATS	0	0	0	
45.00 TO 60.00 SQ.MT.	1 FOR 4 FLATS	0	0	0	0	1 FOR 2 FLATS	0	0	0	
60.00 TO 90.00 SQ.MT.	1 FOR 2 FLATS	0	3	3	2	1 FOR 1 FLATS	0	3	3	
90.00 SQ.MT. ABOVE	1 FOR 1 FLATS	0	1	1	1	2 FOR 1 FLATS	0	2	2	
TOTAL		9	14	23	3		0	5	5	
5% FOR VISITORS PARKING					1				1	
TOTAL PARKING REQD.					4				6	
50% ADDITIONAL PARKING PERMISSIBLE					2				3	
TOTAL PARKING PERMISSIBLE					5				9	
TOTAL PARKING REUIRED (1991 + 2034)					28				41	
TOTAL PARKING PERMISSIBLE (1991 + 2034)					35				53	
i.e.					35				53	
TOTAL PARKING PROPOSED						=	S	B	51	
							0	+	61	

PARKING PROVIDED STATEMENT					
PARKING FLOOR	MECHANICAL SYSTEM PARKING				
	LEFT HAND SIDE		RIGHT HAND SIDE		TOTAL NOS.
	SMALL	BIG	SMALL	BIG	
STILT	-	1	-	-	1
1ST. PARKING LVL.	-	2	-	1	3
2ND. PARKING LVL.	-	4	-	3	7
3RD. PARKING LVL.	-	4	-	4	8
4TH. PARKING LVL.	-	4	-	4	8
5TH. PARKING LVL.	-	4	-	4	8
6TH. PARKING LVL.	-	4	-	4	8
7TH. PARKING LVL.	-	4	-	4	8
TOTAL PARKING PROVIDED	0	27	0	24	51

Sr. No.	Proforma A	As per 1991 in Sq.Mt.	As per 2034 in Sq.Mt.	Total in Sq.Mt.
1	Area of plot			831.1
2	Deductions for (a) Road set-back area (b) Proposed road (c) Any reservation (sub-plot) (d) % amenity space as per 14 (A)/DCR 56/57 (sub - plot) other			25.16
3	Balance area of plot (1 minus 2)			805.95
4	Deduction for 15% Recreation ground/10% Amenity space (if deduction for Indl)			
5	Net area of plot (3 minus 4)			805.95
6	Additions for floor space index 2(a) 100% for D.P.Road 2(b) 100% for Set-back			25.16
7	Total Areas (5 plus 6)			831.1
8	Floor Space Index permissible			3.00
9	9a) Floor Space Index credit available by Development Rights (Restricted to 45% of the balance area vide 3 above) DRC No. _____ DRC NO. _____			
	Additions for floor space index 9(b) 33% as per DCR 32 9(c) % as per DCR 33() 9(d) 62% as per DCR 30(A)			
10	Permissible Floor Area (7 X 8) plus 9 above	2493.33		2493.33
11	Existing floor area	0.00		0.00
12	Proposed built up area	2493.33		2493.33
13	Excess balcony area taken in Floor Space Index	0.00		0.00
14A	Purely Residential Built up area	2477.20		2493.33
14B	Remaining Non-Residential Built up area	16.13		0.00
14C	Additional rehab built up area (5%)			-
14	TOTAL Built-up proposed (11 + 12 + 13 + 14C)	2493.33		2493.33
15	FSI consumed on net holding = 14/8	3.00		3.00
5.	Details of FSI available as per	DCR 35(4)	DCPR 31(3)	DCPR 31(3)
1	Permissible Fungible Built Up Area component vide DCR 35(4) for purely residential = or <14A X 0.35	Rehab Sale	258.84 608.18	258.84 613.83
2	Permissible Fungible Built Up Area component vide DCR 35(4) for purely Non residential = or <14B X 0.35	Rehab Sale	3.23 0.00	0.00
3	Total Fungible Built Up Area Permissible = (B.1 + B.2)		870.25	872.67
4	Total Gross BUILT UP AREA Permissible (14 + B.3)		3363.58	3366.00
5	Details of FSI Proposed.			TOTAL
6	Proposed Fungible Built Up Area for purely residential (As per table)	Rehab/ Mhada	240.59 44.64	1.05 518.79
7	Proposed Fungible Built Up Area for purely Non residential (As per table)	Rehab Sale	0.00 2.27	0.00 -2.27
8	Total Fungible Built Up Area Proposed = (B.6+ B.7)		287.50	517.57
9	Total Gross BUILT UP AREA proposed (14 + B.8)		2780.83	517.57
3.	C. Tenement Statement			
	(i) Proposed area (Item A12 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) Tenements proposed			
	(vi) Tenements existing			
	(vii) Total tenements on the plot			
	D. Parking Statement			
	(i) Parking required by Regulations for Car Scooter/Motor Cycle Outside (visitors)			41
	(ii) Covered garage permissible			
	(iii) Covered garages proposed Car Scooter/Motor Cycle Outside (Visitors)			
	Total parking provided			51
	E. Transport Vehicles Parking			
	(i) Spaces for transport vehicles parking required by Regulations.			
	(ii) Total no. of transport vehicles parking spaces provided			

DIGITAL SIGNATURE OF APPROVAL OF PLANS FOR AMENDED APPROVAL SUBJECT TO CONDITION MENTIONED IN THE LETTER BEARING NO. CHE/CITY/1576/337(NEW)

Satish Bhaskar Gite

EX. ENG. (B.P.) City-I

Sharadchandra Motiram Khade

SUB. ENG. (B.P.) City-IV

Abbas Suhag Bagayarkar

ASST. ENG. (B.P.) City-III

CONTENTS OF THE SHEET

LOCATION PLAN, BLOCK PLAN, PLOT AREA DIAGRAM, & CALCULATIONS, GROUND FLOOR PLAN, REHAB AREA STATEMENTS.

REVISION	DESCRIPTION	DATE	SIGNATURE
DESCRIPTION OF PROPOSAL & PROPERTY PROPOSED REDEVELOPMENT OF THE PLOT BEARING C. S. NO. 2 / 283 OF TARDEO DIVISION, AT JUNCTION OF TUKARAM JAVJI MARG AND NAUSHIR BHARUCHA MARG 'D' WARD TARDEO MUMBAI NAME OF OWNER AND SIGNATURE Pratik Shantilal Jain Digitally signed by Pratik Shantilal Jain Date: 2019.02.02 12:08:57 +05'30' M/s. AIKYA REALTY PVT. LTD.			
SIGNATURE		NAME AND ADDRESS OF ARCHITECT (L.S.)	
HARACHKAR AR PRADIPP PRADEEP P. HARACHKAR LICENSED SURVEYOR, REGD. NO. 18515-5.		nir meek associates B-315, Antop Hill Ware Housing Complex, Salt Pen Road, Worli (E.), Mumbai - 400 037	

JOB NO.	DRG. NO.	SCALE	DATE	DRAWN BY
	1	1 = 2500 1 = 500 1 = 100	JAN. 2019	SUBRAMANYA

NORTH

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 01-04-2017 AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS

SIGNATURE OF ARCHITECT

PROPOSED BUILT UP AREA SUMMARY (INCLUDING FUNGIBLE + COMMON)		STAIRCASE LEASS AREA STATEMENT		NO. OF FLATS
FLOOR	TOTAL BUILT UP AREA (INCL. FUNGIBLE).	AREA	SQ. MT.	
GROUND FLR.	0.00	-	-	0
1ST FLOOR	PARKING	-	-	-
2ND FLOOR	PARKING	-	-	-
3RD FLOOR	PARKING	-	-	-
4TH FLOOR	PARKING	-	-	-
5TH FLOOR	PARKING	-	-	-
6TH FLOOR	PARKING	-	-	-
7TH FLOOR	SERVICE	-	-	-
8TH FLOOR	162.68	51.36	SQ. MT.	2
9TH FLOOR	310.16	48.80	SQ. MT.	2
10TH FLOOR	295.85	48.80	SQ. MT.	2
11TH FLOOR	295.85	48.80	SQ. MT.	2
12TH FLOOR	295.85	48.80	SQ. MT.	2
13TH FLOOR	295.85	48.80	SQ. MT.	2
14TH FLOOR	290.52	54.17	SQ. MT.	2
15TH FLOOR	227.68	61.29	SQ. MT.	1
16TH FLOOR	295.85	48.80	SQ. MT.	2
17TH FLOOR	295.85	48.80	SQ. MT.	2
18TH FLOOR	295.85	48.80	SQ. MT.	2
19TH FLOOR	233.32	49.28	SQ. MT.	2
EXCESS REF. AREA ON 8TH FLR.		0.01	SQ. MT.	
EXCESS REF. AREA ON 15TH FLR.		0.64	SQ. MT.	
EXCESS FITNESS CENTER AREA.		2.44	SQ. MT.	
TOTAL AREA		3298.40	606.50	SQ. MT. 23
PERMISSIBLE AREA		3366.00		
BALANCE AREA		67.60		
DEFECIT AREA		17.20 + 50.03	67.23	
NET BALANCE AREA		0.37		