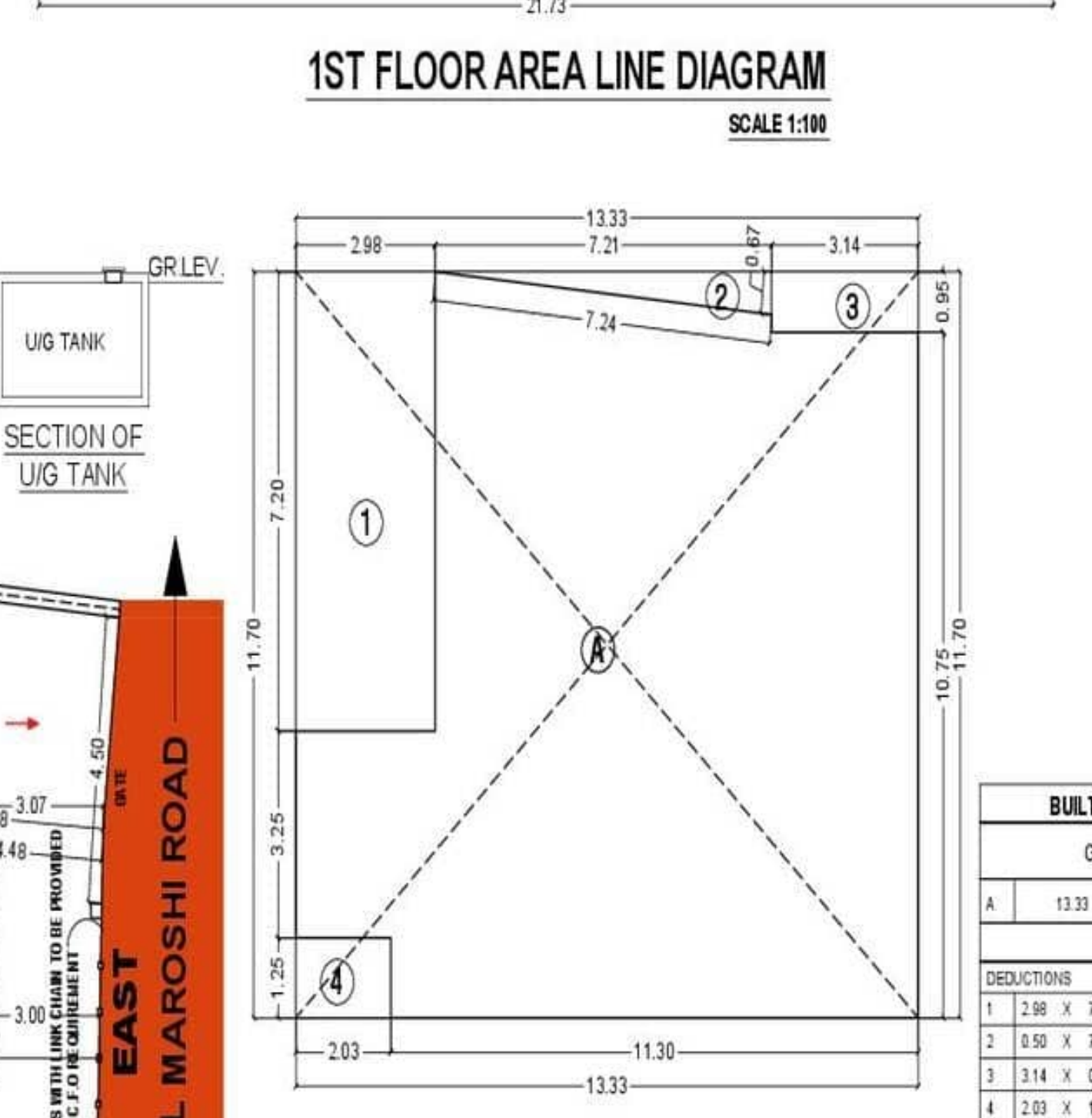
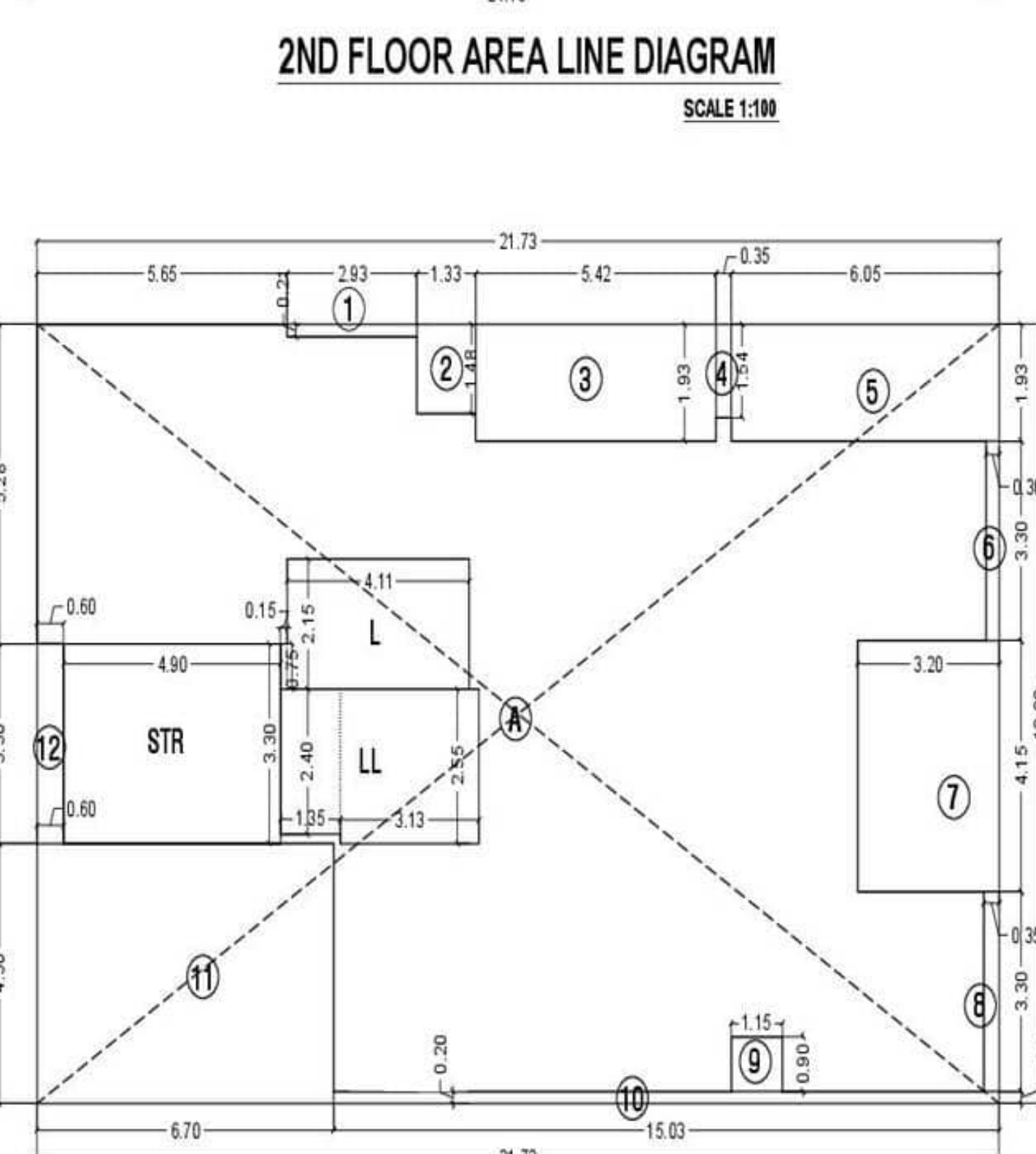
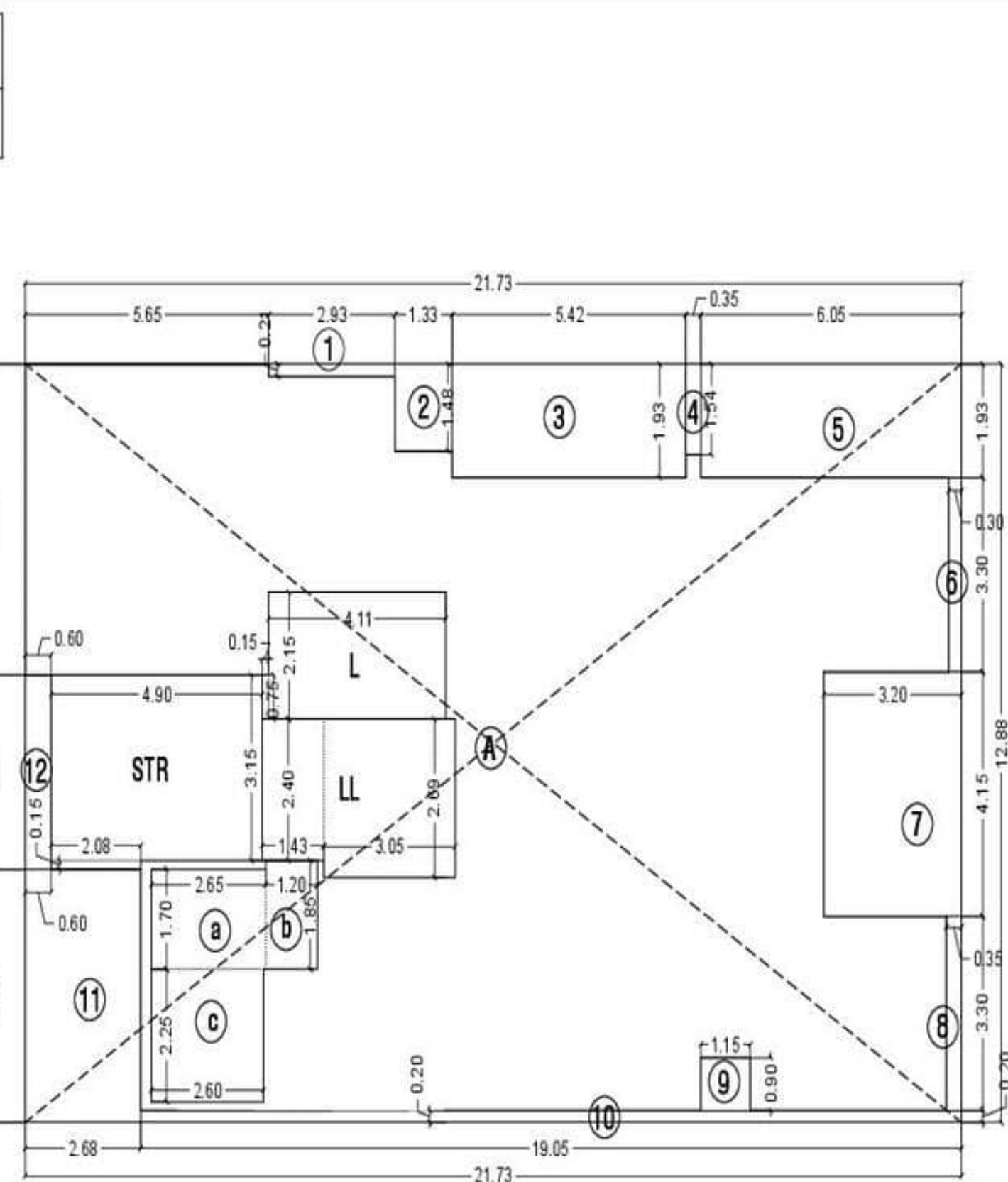
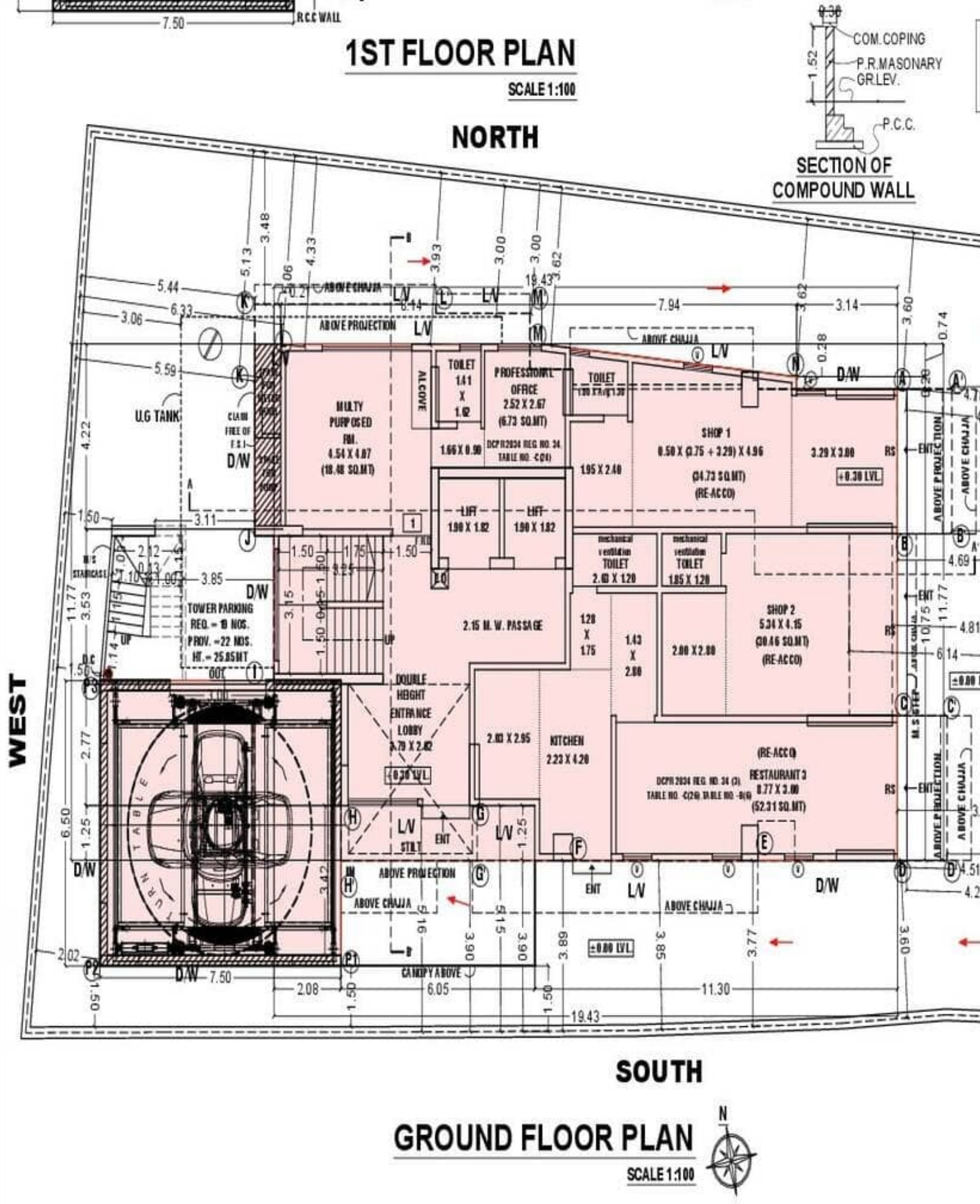
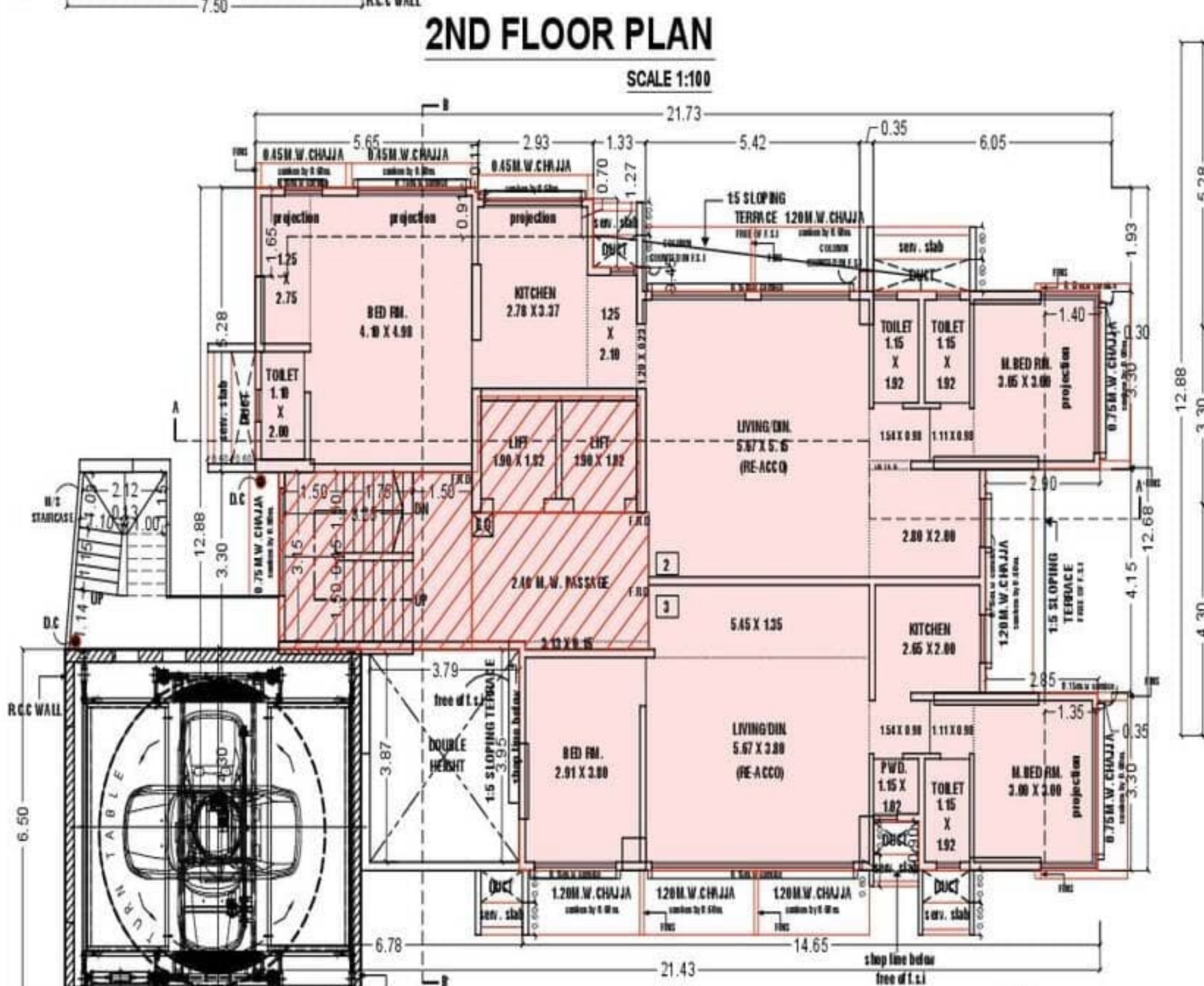
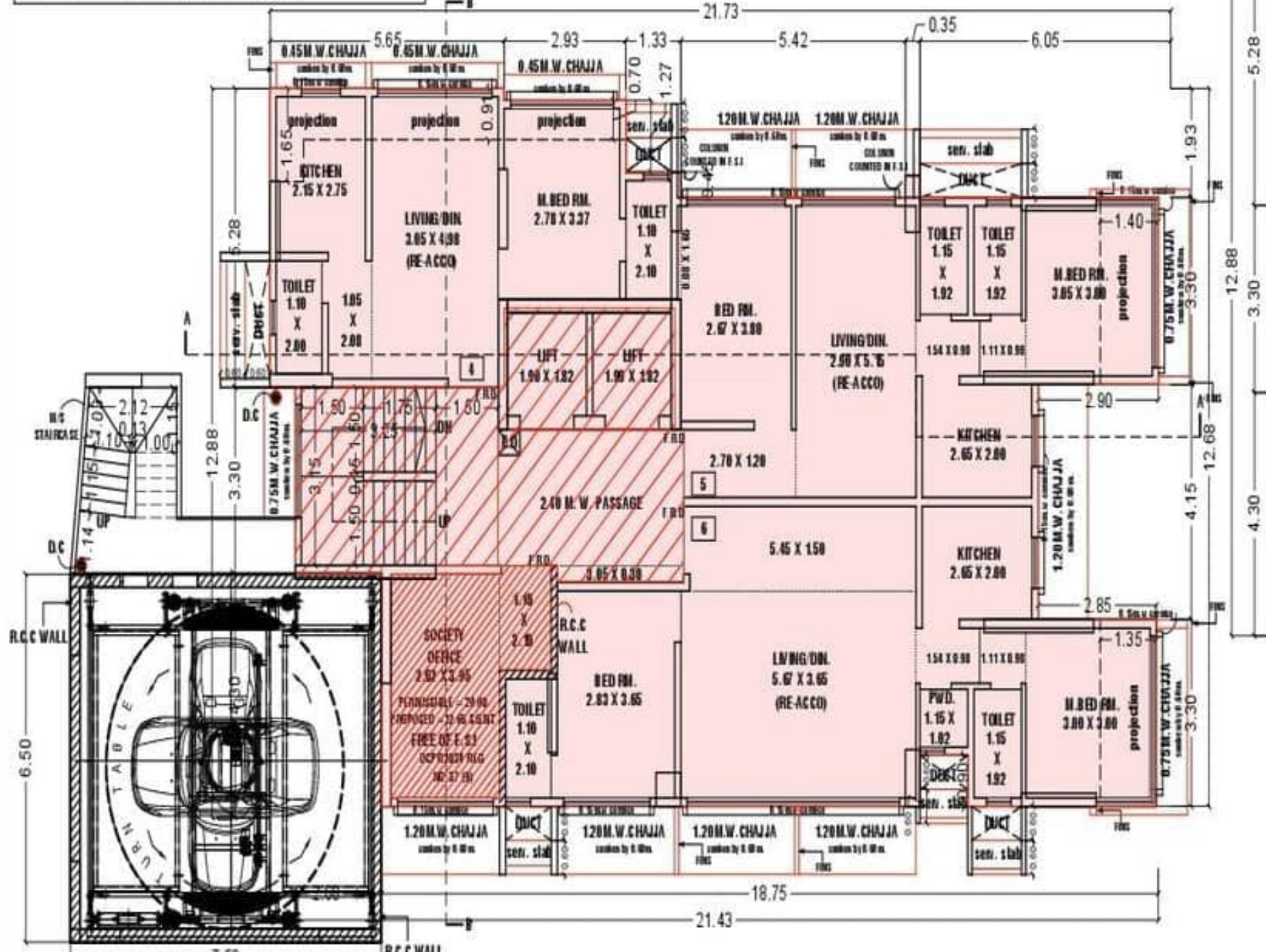


PARKING AREA STATEMENT AS PER D.C.P.R. 2024		
RECREATIONAL:		
CARPET AREA PER FLAT (IN SQ. M.)	NO. OF FLATS	PARKING REQ. AS PER RULE
BELOW 45 SQ.M.	9/4	2.25
45 - 60 SQ.M.	9/2	4.50
60 - 90 SQ.M.	03/1	3.00
ABOVE 90 SQ.M.	01/0.5	2.00
TOTAL	22	11.75
TOTAL PARKING = 11.75 NOS.		
PARKING REQ. FOR VISITORS (10%) = 1.18 NOS.		
TOTAL PARKING REQUIRED = 12.93 NOS. SAY 13 NOS.		
TOTAL PARKING PROVIDED = 00 NOS		



FUNGIBLE AREA STATEMENT	
1) TOTAL COMMERCIAL BUILT UP AREA	= 126.56 SQ. MTS
NET COMMERCIAL BUILT UP AREA	= 93.75 SQ. MTS
FUNGIBLE FSI AT 35%	= 32.81 SQ. MTS
TOTAL	= 126.56 SQ. MTS
2) PERMISSIBLE FLOOR AREA	= 970.58 SQ. MTS
LESS NET COMMERCIAL BUILT UP AREA	= 93.75 SQ. MTS
NET RESIDENTIAL BUILT UP AREA	= 876.75 SQ. MTS
PROPOSED NET RESIDENTIAL BUILT UP AREA	875.71 SQ. MTS
3) FUNGIBLE FSI ON RESIDENTIAL AREA 875.71 X 35% = 306.52 SQ. MTS	
TOTAL (875.71 + 306.52) = 1182.26 SQ. MTS	
TOTAL PERMISSIBLE BUILT-UP AREA INCLUDING FUNGIBLE FSI FOR COMMERCIAL AREA = 126.56 SQ. MTS	
TOTAL PERMISSIBLE BUILT-UP AREA INCLUDING FUNGIBLE FSI FOR RESIDENTIAL AREA = 1182.26 SQ. MTS	
TOTAL (A+B) = 1308.82 SQ. MTS	

BUILT-UP AREA CALCULATION	
2ND FLOOR	
A	21.73 X 12.88 X 1NO = 279.88 SQ. MT.
TOTAL ADDITION = 279.88 SQ. MT.	
DEDUCTIONS	
1	2.93 X 0.21 X 1NO = 0.62 SQ. MT.
2	1.33 X 1.48 X 1NO = 1.97 SQ. MT.
3	5.42 X 1.93 X 1NO = 10.46 SQ. MT.
4	0.35 X 1.54 X 1NO = 0.54 SQ. MT.
5	6.05 X 1.93 X 1NO = 11.69 SQ. MT.
6	0.30 X 3.30 X 1NO = 0.99 SQ. MT.
7	3.20 X 4.15 X 1NO = 13.28 SQ. MT.
8	0.35 X 3.30 X 1NO = 1.16 SQ. MT.
9	1.15 X 0.90 X 1NO = 1.04 SQ. MT.
10	19.05 X 0.20 X 1NO = 3.81 SQ. MT.
11	2.68 X 4.30 X 1NO = 11.52 SQ. MT.
12	0.60 X 3.30 X 1NO = 1.98 SQ. MT.
L	4.11 X 2.15 X 1NO = 8.84 SQ. MT.
LL	0.15 X 0.75 X 1NO = 0.11 SQ. MT.
LL	1.43 X 2.40 X 1NO = 3.43 SQ. MT.
ST	3.05 X 2.69 X 1NO = 8.20 SQ. MT.
ST	4.90 X 3.15 X 1NO = 15.44 SQ. MT.
ST	2.08 X 0.15 X 1NO = 0.31 SQ. MT.
a	2.65 X 1.70 X 1NO = 4.51 SQ. MT.
b	1.20 X 1.85 X 1NO = 2.22 SQ. MT.
c	2.25 X 2.00 X 1NO = 4.50 SQ. MT.
TOTAL DEDUCTION = 107.86 SQ. MT.	
NET BUILT UP AREA (279.88 - 107.86) = 171.92 SQ. MT.	
FUNGIBLE AREA STATEMENT	
NET AREA (171.92 / 1.35) = 127.35 SQ. MT.	
FUNGIBLE AREA 35% = 44.57 SQ. MT.	
GROSS AREA = 171.92 SQ. MT.	

DISCOUNTS			
1	2.93 X 0.21 X	1 NO = 0.62	SQ.MT.
2	1.32 X 1.40 X	1 NO = 1.97	SQ.MT.
3	0.42 X 1.93 X	1 NO = 10.46	SQ.MT.
4	0.35 X 1.54 X	1 NO = 0.54	SQ.MT.
5	0.05 X 1.93 X	1 NO = 11.68	SQ.MT.
6	0.30 X 3.30 X	1 NO = 0.69	SQ.MT.
7	3.20 X 4.15 X	1 NO = 13.28	SQ.MT.
8	0.35 X 3.30 X	1 NO = 1.16	SQ.MT.
9	1.15 X 0.90 X	1 NO = 1.04	SQ.MT.
10	19.05 X 0.20 X	1 NO = 3.81	SQ.MT.
11	2.68 X 4.30 X	1 NO = 11.52	SQ.MT.
12	0.60 X 3.30 X	1 NO = 1.98	SQ.MT.
13	4.11 X 2.15 X	1 NO = 8.84	SQ.MT.
14	0.15 X 0.75 X	1 NO = 0.11	SQ.MT.
15	1.43 X 2.40 X	1 NO = 3.43	SQ.MT.
16	3.05 X 2.69 X	1 NO = 8.20	SQ.MT.
17	4.90 X 3.15 X	1 NO = 15.44	SQ.MT.
18	2.08 X 0.15 X	1 NO = 0.31	SQ.MT.
19	2.65 X 1.70 X	1 NO = 4.51	SQ.MT.
20	1.20 X 1.85 X	1 NO = 2.22	SQ.MT.
21	2.25 X 2.60 X	1 NO = 5.85	SQ.MT.
TOTAL DISCOUNT =		167.86	SQ.MT.
NET BUILT-UP AREA (279.98 - 167.86)		= 112.12	SQ.MT.
FUNGIBLE AREA STATEMENT			
NET AREA (171.92 / 1.35)		= 127.35	SQ.MT.
FUNGIBLE AREA 35%		= 44.57	SQ.MT.
GROSS AREA		= 171.92	SQ.MT.

A) FUNGIBLE FSI FOR NON-RESIDENTIAL USER BY CHARGING PREMIUM = 0.03 SOMTS (32.81 - 32.78)

B) FUNGIBLE FSI FOR NON-RESIDENTIAL USER WITHOUT CHARGING PREMIUM

C) FUNGIBLE FSI FOR RESIDENTIAL USER BY CHARGING PREMIUM = 123.27 SOMTS (306.52 - 183.25)

D) FUNGIBLE FSI FOR RESIDENTIAL USER WITHOUT CHARGING PREMIUM

BUILT-UP AREA SUMMARY				
	FLOOR	NET FLR. AREA	35% FUNGIBLE AREA	TOTAL AREA
COM.	GR Flr (shop)	93.75 sq. mt.	32.81 sq. mt.	126.56 sq. mt.
	1ST Flr.	124.44 sq. mt.	43.55 sq. mt.	167.99 sq. mt.
	2ND Flr.	127.35 sq. mt.	44.57 sq. mt.	171.92 sq. mt.
	3RD Flr.	126.30 sq. mt.	44.21 sq. mt.	170.51 sq. mt.
RES.	4TH Flr.	143.70 sq. mt.	50.30 sq. mt.	194.00 sq. mt.
	5TH Flr.	143.70 sq. mt.	50.30 sq. mt.	194.00 sq. mt.
	6TH Flr.	144.10 sq. mt.	50.44 sq. mt.	194.54 sq. mt.
	7TH (PT) Flr.	41.64 sq. mt.	14.57 sq. mt.	56.21 sq. mt.
	TOTAL	875.74 sq. mt.	306.52 sq. mt.	1182.26 sq. mt.
TOTAL AREA				

BUILT-UP AREA CALCULATION	
1ST FLOOR	
A	21.73 X 12.88 X 1NO = 279.88 SQ. MT.
TOTAL ADDITION = 279.88 SQ. MT.	
DEDUCTIONS	
1	2.93 X 0.21 X 1NO = 0.62 SQ. MT.
2	1.33 X 1.48 X 1NO = 1.97 SQ. MT.
3	5.42 X 1.93 X 1NO = 10.46 SQ. MT.
4	0.35 X 1.54 X 1NO = 0.54 SQ. MT.
5	6.05 X 1.93 X 1NO = 11.69 SQ. MT.
6	0.30 X 3.30 X 1NO = 0.99 SQ. MT.
7	3.20 X 4.15 X 1NO = 13.28 SQ. MT.
8	0.35 X 3.30 X 1NO = 1.16 SQ. MT.
9	1.15 X 0.90 X 1NO = 1.04 SQ. MT.
10	14.95 X 0.20 X 1NO = 2.99 SQ. MT.
11	6.70 X 4.30 X 1NO = 28.81 SQ. MT.
12	0.60 X 3.30 X 1NO = 1.98 SQ. MT.
L	4.11 X 2.15 X 1NO = 8.84 SQ. MT.
LL	0.15 X 0.75 X 1NO = 0.11 SQ. MT.
LL	1.35 X 2.40 X 1NO = 3.24 SQ. MT.
ST	3.13 X 2.56 X 1NO = 8.01 SQ. MT.
ST	4.90 X 3.30 X 1NO = 16.17 SQ. MT.
TOTAL DEDUCTION = 111.89 SQ. MT.	
NET BUILT UP AREA (279.88 - 111.89) = 167.99 SQ. MT.	
FUNGIBLE AREA STATEMENT	
NET AREA (167.99 / 1.35) = 124.44 SQ. MT.	
FUNGIBLE AREA 35% = 43.55 SQ. MT.	
GROSS AREA = 167.99 SQ. MT.	

BUILT-UP AREA CALCULATION	
GROUND FLOOR (SHOP)	
A	13.33 X 11.70 X 1NO = 155.96 SQ. MT.
TOTAL ADDITION = 155.96 SQ. MT.	
DEDUCTIONS	
1	2.98 X 7.20 X 1NO = 21.46 SQ. MT.
2	0.50 X 7.20 X 0.67 X 1NO = 2.42 SQ. MT.
3	3.14 X 0.95 X 1NO = 2.98 SQ. MT.
4	2.03 X 1.25 X 1NO = 2.54 SQ. MT.
TOTAL DEDUCTION = 26.40 SQ. MT.	
NET BUILT UP AREA (155.96 - 26.40) = 129.56 SQ. MT.	
FUNGIBLE AREA STATEMENT	
NET AREA (129.56 / 1.35) = 93.75 SQ. MT.	
FUNGIBLE AREA 35% = 32.81 SQ. MT.	
GROSS AREA = 129.56 SQ. MT.	

BUILT-UP AREA CALCULATION	
GROUND FLOOR (MULTI PURPOSED RM.)	
A	8.87 X 4.37 X 1NO = 38.76 SQ. MT.
TOTAL ADDITION = 38.76 SQ. MT.	
DEDUCTIONS	
1	0.50 X 0.74 X 0.07 X 1NO = 0.03 SQ. MT.
2	4.03 X 1.40 X 1NO = 5.64 SQ. MT.
TOTAL DEDUCTION = 5.67 SQ. MT.	
NET BUILT UP AREA (38.76 - 5.67) = 33.09 SQ. MT.	
FUNGIBLE AREA STATEMENT	
NET AREA (33.09 / 1.35) = 24.51 SQ. MT.	
FUNGIBLE AREA 35% = 8.58 SQ. MT.	
GROSS AREA = 33.09 SQ. MT.	

NOTES.	
1	BOUNDARY OF PLOT SHOWN IN BLACK.
2	PROPOSED WORK SHOWN IN RED.
3	ROAD SHOWN IN BROWN.
4	AREA UNDER SET BACK SHOWN IN HATCHED.

HATCHED		
FORM I		
1	AREA STATEMENT	SQ.MT
1.	AREA OF PLOT (AS PER P R C) (645.00 - 78.00)	567.00
(a)	AREA OF RESERVATION IN PLOT	---
(b)	AREA OF ROAD SET BACK (ALL ROAD MERGE)	---
(c)	AREA OF D.P. ROAD HANDED OVER AS PER RECEIPT NO.	---
2.	DEDUCTION FOR	
A	FOR RESERVATION / ROAD AREA	
(a)	ROAD SET BACK AREA TO BE HANDED OVER (AS PER RECEIPT NO.)	---
(b)	PROPOSED D.P. ROAD TO BE HANDED OVER (100% Regulation No. 16)	---
(c)	RESERVATION AREA TO BE HANDED OVER (100% Regulation No. 17)	---
(d)	RESERVATION AREA TO BE HANDED OVER AS PER AR (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)	AREA OF AMENITY PLOT / PLOTS TO BE HANDED OVER AS PER DCR 35 (ABEYANCE)	---
C	DEDUCTIONS FOR EXT. BUILT UP AREA TO BE RETAIN IF ANY / LAND COMPONENT OF EXT. BUILT UP AREA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED.	---
3.	TOTAL DEDUCTIONS [2(A)+(B)+(C) AS AND WHEN APPLICABLE]	---

OTHER REQUIREMENT	
(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 AREA TO BE HANDED OVER AS PER REGULATION NO.
(i)	14(A)
(ii)	14(B)
(iii)	15
(C)	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT / PLOT AS PER REGULATION NO. 27
(D)	TANAMMENT STATEMENT
(i)	PROPOSED BUILT UP AREA (13 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 NUMBER OF TENEMENTS PROPOSED ON PLOT
(E)	PARKING STATEMENT
(i)	PARKING REQUIRED BY REGULATION FOR:
(ii)	CAR
(iii)	SCOOTER / MOTOR CYCLE
(iv)	OUTSIDERS (VISITORS)
(v)	COVERED GARAGE PERMISSIBLE
(vi)	COVERED GARAGE PROPOSED
(vii)	CAR
(viii)	SCOOTER / MOTOR CYCLE
(ix)	OUTSIDERS (VISITORS)
(x)	TOTAL PARKING PROVIDED
(F)	TRANSPORT VEHICLES PARKING
(i)	SPACES FOR TRANSPORT VEHICLES PARKING REQ. BY REG.
(ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROV.

FORM II	
CONTENTS OF SHEET	
PLOT AREA CALCULATION, FLOOR PLANS, AREA LINE DIAGRAM & CALCULATION, BUA AREA SUMMARY, PARKING AREA STATEMENT, PREMIUM AREA SUMMARY, BLOCK PLAN, LOCATION PLAN etc.	
STAMP OF DATE OF RECEIPT	
THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNO. P-8612/2021/(863/4) K/E Ward/MAROL/337/1/New Issued on 06.01.2022	
PLAN FOR APPROVAL	
SANDEEP AMRUTR AO SHINDE	Dushyan Kumar Jitendra Ahirwar
S.E.B.P. HE-S	A.E.B.P. (K/E)
E.E.B.P. 'K' WARD	Navnath Sopanrao Ghadge
REV.	DESC.
DATE	SIGN

CERTIFICATE OF AREA	
CERTIFIED THAT THE PLOT UNDER REFERENCE HAS BEEN SURVEYED BY ME ON 01/11/2021. THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT AS STATED ON THE PLANS ARE AS MEASURED ON THE SITE AND AREA SO WORKED OUT IS 567.00 SQ. MT. (FIVE HUNDRED SIXTY SEVEN) SQ. MT. TALLIES WITH THE TOTAL AS STATED IN THE DOCUMENT OF OWNERSHIP.	
SARANG ARCHITECTS	Mohammed Hanza Sarang
S-1, 2ND FLOOR, PINNACLE BUSINESS PARK, OFF. MAHAKALI CAVES ROAD, SHANTI NAGAR, ANDHERI (E), MUMBAI - 400093	Digitally signed by Mohammed Hanza Sarang Date: 2022.01.06 10:37:55 +05'30'

NOTE : 1) ALL DIMENSIONS ARE IN METRE