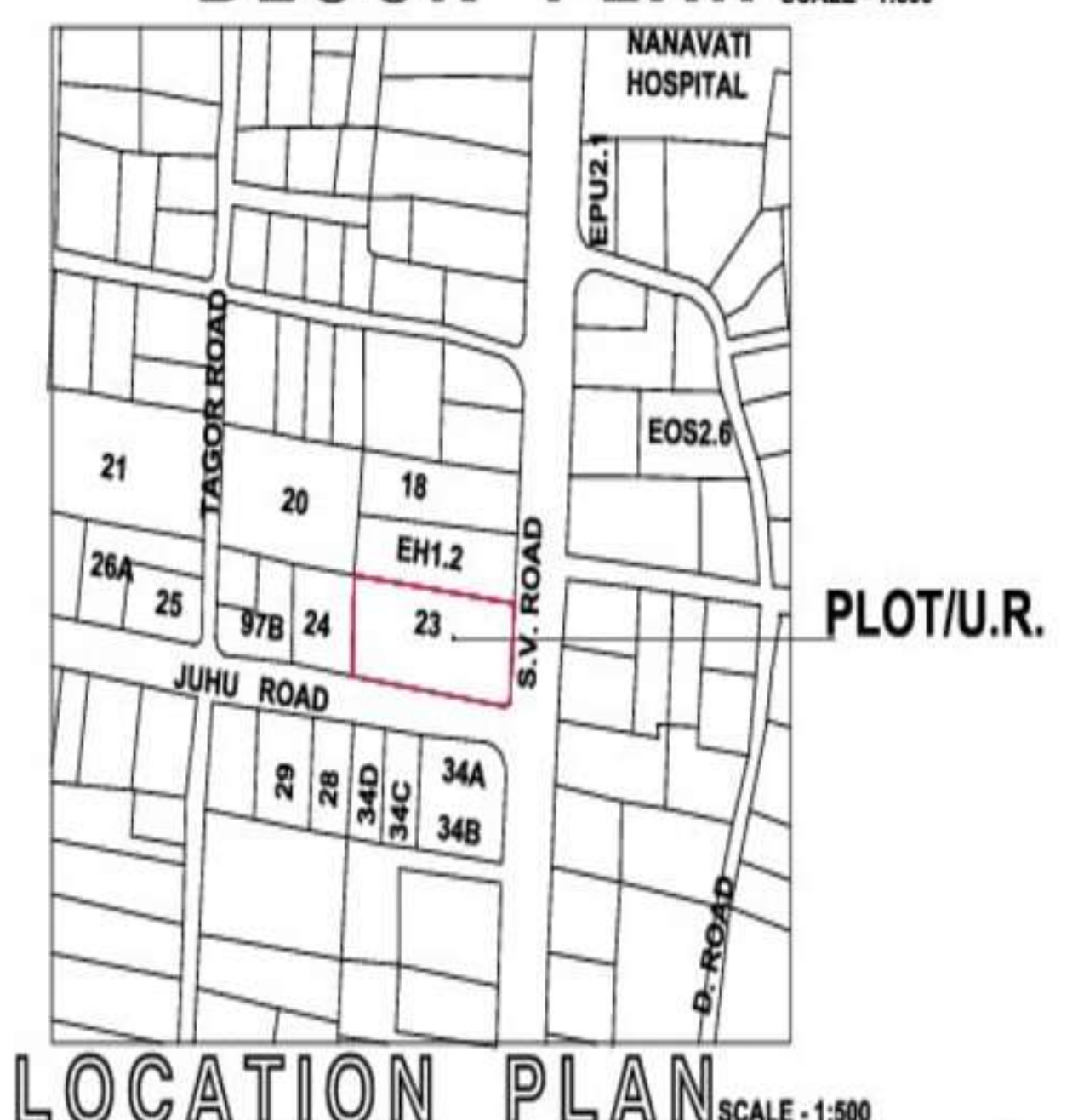
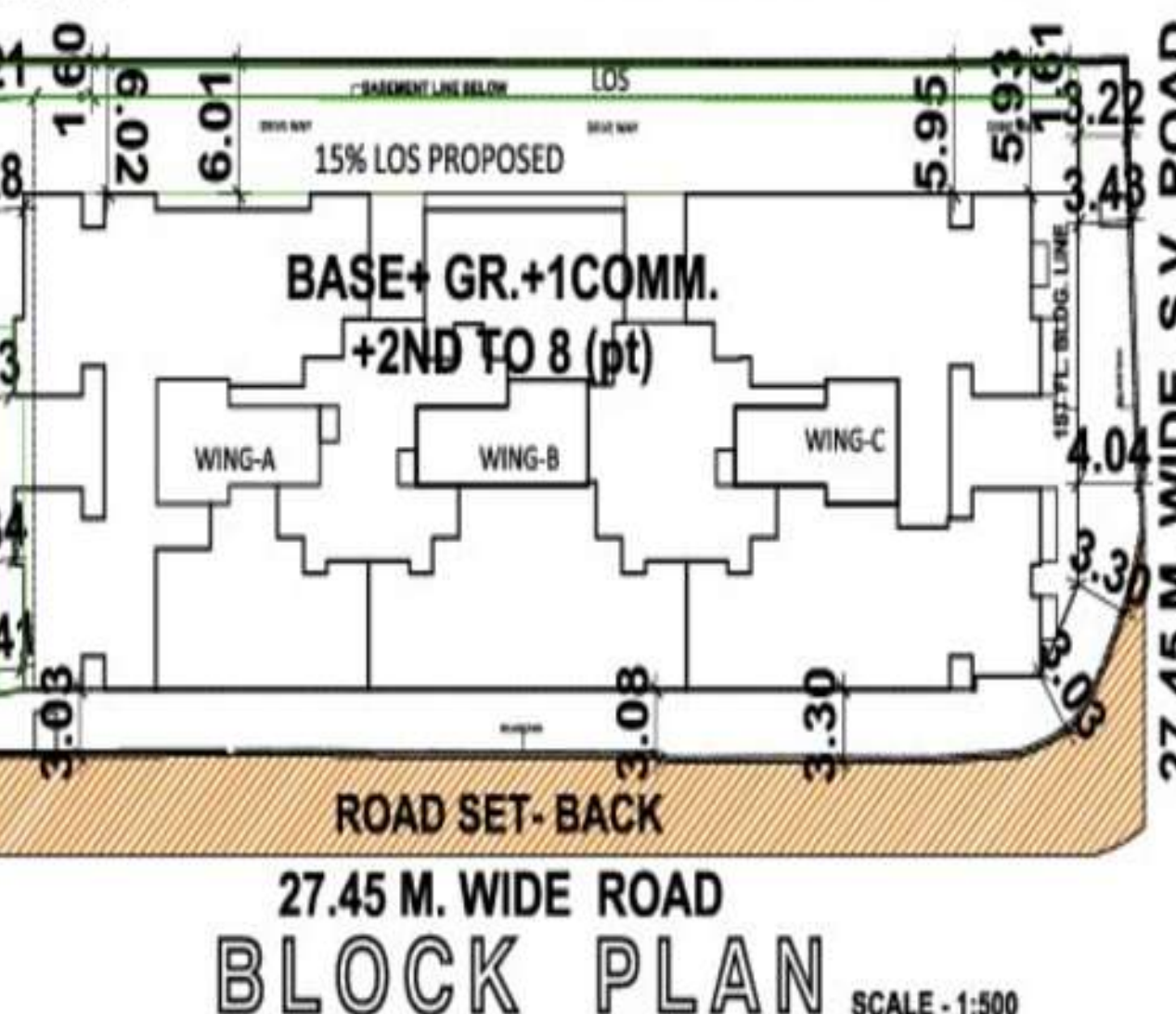
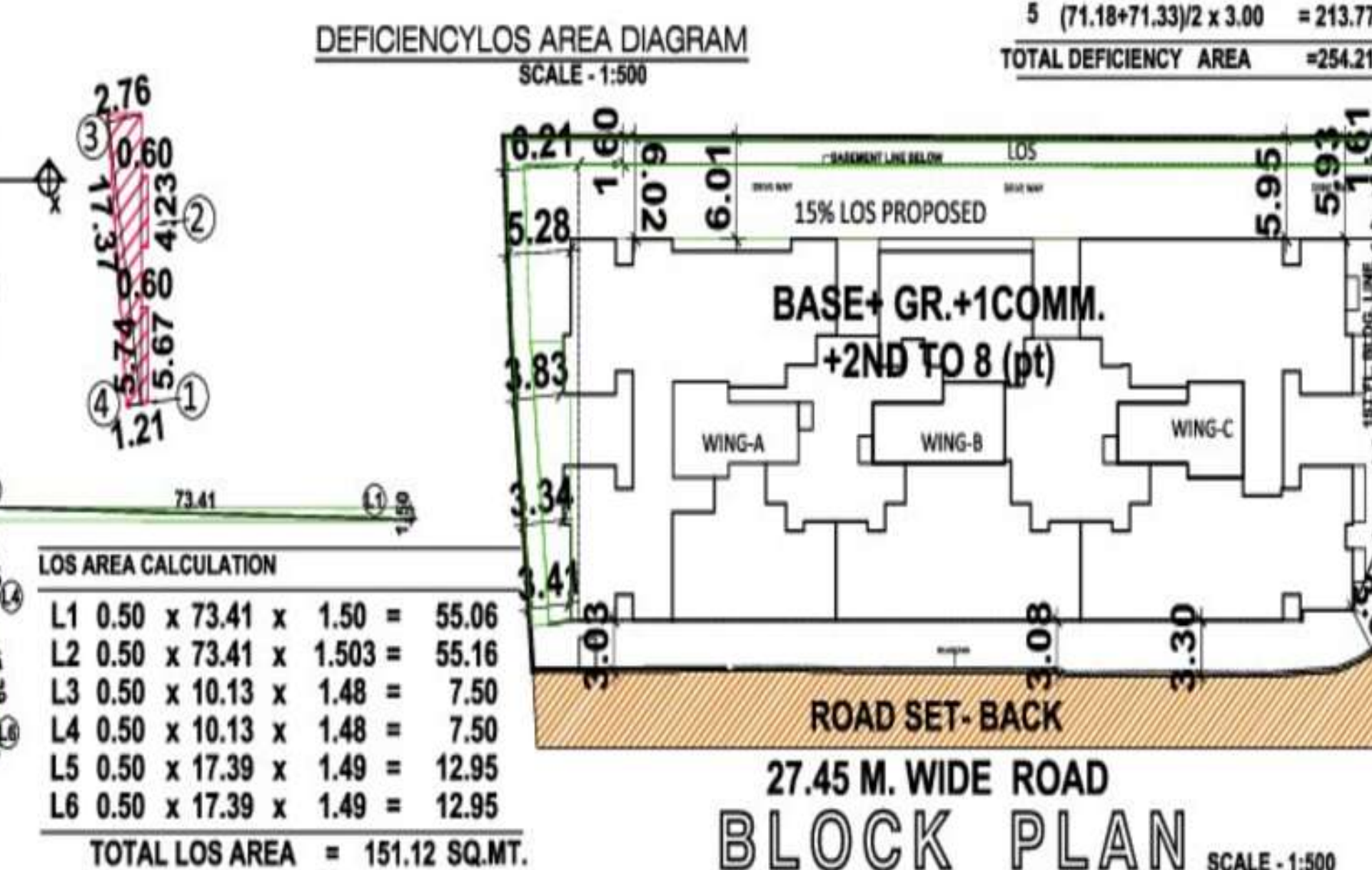
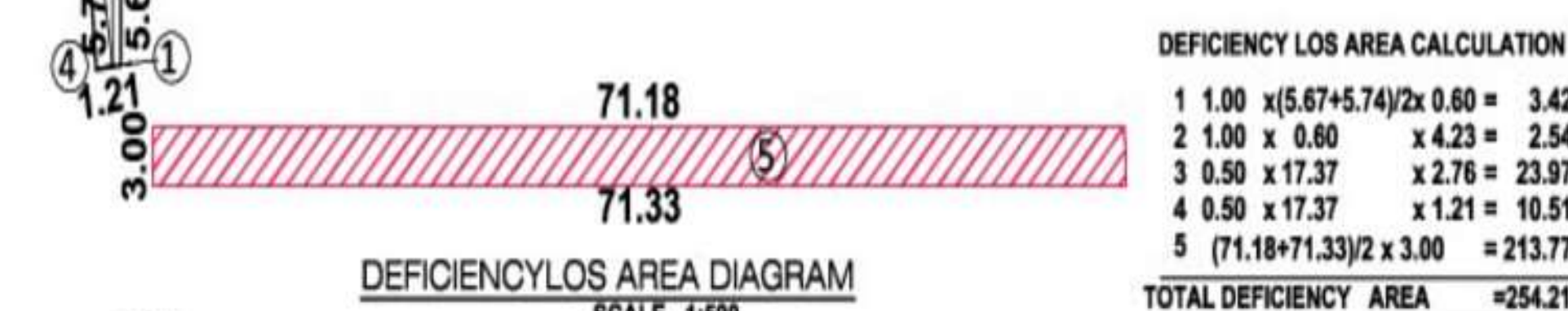




BT. CALCULATION OF FUNGIBLE FSI		
1) AREA OF THE PLOT	2748.00 -376.00	2372.00
2) BUA PROPOSED ON THE PLOT INCLUDING ADMISSIBLE F.S.I.		6456.00
Net Area of Plot		2372.00
a) 200% Road Set-Back Area (3760 X 2 = 7520.00)		7520.00
b) Additional 50% Incentive FSI (per 3X17) @ (2900.42 x50%)		1459.21
c) TOTAL REHAB BUA (2022.58 Less Plot Area 2372.0 = Balance 651.58)		651.58
d) F.S.I. CREDIT AVAILABLE BY [50% OF (A)BOVE] (2372.00X50%)		1186.00
e) F.S.I. CREDIT AVAILABLE BY TRD 100% OF 1 ABOVE (2372. -1495.21+651.58)		
3) EXISTING BUA OCCUPIED BY MEMBER IN THE EXISTING BLDG. PER ASSESSMENT RECORD		3023.00
EXISTING NON- RESIDENTIAL BUA = 247.56 + RESIDENTIAL BUA = 2778.50		
4) COMPENSATORY FUNGIBLE AREA ADMISSIBLE (PER DCPR 13)		2084.00
MAX 5% ON (NON- RESIDENTIAL BUA 1404.54 SQ.MT.) = 491.59 SQ.MT.		
MAX 3% ON (RESIDENTIAL BUA 5022.53 SQ.MT.) = 176.29 -155.69 kept in abeyance = 157.60		
5) COMPENSATORY FUNGIBLE AREA ADMISSIBLE WITHOUT CHARGING PREMIUM FOR REHABILITATION COMPONENT MAX 5% ON (NON- RESIDENTIAL BUA 1404.54 SQ.MT.) = 86.80 SQ.MT.		862.00
REHABILITATION COMPONENT MAX 5% ON (NON- RESIDENTIAL BUA 2778.50 SQ.MT.) = 971.72 SQ.MT. (RESIDENTIAL BUA 2778.50 SQ.MT.) = 971.77 - 195.69 kept in abeyance = 776.08 SQ.MT.		
6) COMPENSATORY FUNGIBLE FSI ADMISSIBLE BY CHARGING PREMIUM		1201.00
NON- RESIDENTIAL BUA 491.59 - 86.46 = 405.11 SQ.MT.		
RESIDENTIAL BUA 1572.60 -776.08 = 796.52 SQ.MT.		
7) TOTAL BUA PERMISSIBLE (2+5+6)		8520.00
8) TOTAL BUA PROPOSED		8520.00
9) FSI CONSUMED (2/1)		2.00

01

06

GROUND FLOOR PLAN ,BASEMENT LEVEL. ,
BLOCK & LOCATION PLAN , AREA DIAGRAM & CALCULATION

A.

PROFARMA - A

PLAN AS PER
DCPR
2034

1. AREA OF PLOT AS PER P R CARD

2748.00

2. DEDUCTIONS FOR

—

(a) Road Set-Back Area

376.00

(b) Proposed Road

—

(c) Any Reservation

—

TOTAL (a + b + c)

—

3. BALANCE AREA OF PLOT (1 minus 2)

2372.00

4. DEDUCTION FOR RECREATIONAL GROUND (If deductible) 15%

—

5. NET AREA OF PLOT (3 minus 4)

2372.00

6. ADDITIONS FOR FLOOR SPACE INDEX

—

2(a) 200%Road Set-Back Area (376.00 x 2=752.00)

—

2(b) 100%

—

7. TOTAL AREA (5 plus 6)

2372.00

8. FLOOR SPACE INDEX(PERMISSIBLE)

1.00

9. FLOOR SPACE INDEX CREDIT AVAILABLE BY

4084.47

a) 200% Road Set-Back Area (376.00 X 2 = 752.00)

752.00

b) Additional 50% Incentive FSI as per 33(7) A (2990.42 x50%)

1495.21

c) Rehab BUA

(3023.58-2372.00) 651.58

d) F.S.I. CREDIT AVAILABLE BY (50% OF 1 ABOVE)

(2372.X50%) 1186.00

e) F.S.I. CREDIT AVAILABLE BY TDR 100% OF 1 ABOVE (2372- 1495.21-651.58)

—

10. PERMISSIBLE FLOOR AREA (7 x 8) plus 9 above

6456.79

11. TOTAL PROPOSED BUA AREA

6456.79

12. F.S.I. CONSUMED

2.72

B. Details of Residential /Non Residential Areas

—

1. PURELY RESIDENTIAL BUA

5052.25

2. REMAINING NON-RESIDENTIAL BUA

1404.54

C. Details of FSI availed as per DCPR 31 (3)

—

1. FUNGIBLE BUA COMPONENT PROPOSED (1768.29- 195.69 kept in abeyance)

—

VIDE DCPR 31(3) FOR PURELY RESIDENTIAL 1768.29 =OR<(B1X0.35)

1572.60

2. FUNGIBLE BUA COMPONENT PROPOSED

—

VIDE DCPR 31(3) FOR NON- RESIDENTIAL 491.59 =OR<(B2X0.35)

491.59

3. TOTAL FUNGIBLE BUA VIDE DCPR 31(3) = (C1+C2)

2064.19

4. TOTAL GROSS BUILT-UP AREA PERMISSIBLE (11 + C3)

8520.98

5. TOTAL GROSS BUILT-UP AREA PROPOSED (11 + C3)

8520.86

6. BALANCE AREA

0.12

D. TENEMENT STATEMENT :

—

(i) PROPOSED AREA (Item A-11 above)

6456.79

(ii) LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC)

1404.54

(iii) AREA AVAILABLE FOR TENEMENTS [(i) minus (ii)]

5055.25

(iv) TENEMENTS PERMISSIBLE (Density of tenements/hectare)

227

(v) TENEMENTS PROPOSED

22

(vi) TENEMENTS EXISTING

49

TOTAL TENEMENTS ON THE PLOT

71

E. PARKING STATEMENT :

—

(i) PARKING REQUIRED BY REGULATIONS FOR

—

CAR RESIDENTIAL 109 + COMMERCIAL-34

143

SCOOTER / MOTOR CYCLE

—

OUTSIDER (Visitor) RESIDENTIAL 27 + COMMERCIAL-3

30

(ii) COVERED GARAGES PERMISSIBLE

—

(iii) COVERED GARAGES PROPOSED

—

CAR

—

SCOOTER / MOTOR CYCLE

—

OUTSIDER (Visitor)

—

TOTAL PARKING PROVIDED

214

F. TRANSPORT VEHICLE PARKING :

—

(i) SPACES FOR TRANSPORT VEHICLES PARKING REQD.BY REGULATIONS

—

(ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED

—

01

06

V. ROAD

PROFARMA-B	
CERTIFICATE OF AREA	
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 02 03 2019 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED IN SITE AND THE AREA SO WORKED OUT IS 2748.00 SQ.M. (TWO THOUSAND SEVEN HUNDRED FORTY EIGHT AND POINT ZERO SQ.M.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF THE OWNERSHIP / TOWN PLANNING SCHEME RECORDS.	Amit Prakash h Sapre Digitally signed by Amit Prakash Sapre Date: 2021.12.24 16:52:55 +05'30'
SIGNATURE OF THE ARCHITECT	
THIS PLAN IS DIGITALLY SIGNED	
APPROVED Subject to conditions mentioned this office no. P-7804/2021/(23)/H/W Ward/FP/337/1/New DATED 28/12/2021	

[illegible]

S.No.	Name of the Applicant	Address	Telephone No.	Fax No.	E-mail	Mobile No.	Description of the Proposal	Remarks
1							DESCRIPTION OF PROPOSAL & PROPERTY PROPOSED BUILDING ON PLOT NO. F.P. NO.23,TPS II, BEARING C.T.S.G/85 AT THE JN. OF S.V. ROAD & JUHH ROAD, SANTACRUZ (WEST),MUMBAI.	

[illegible]

JOB NO:	DRWG NO:	SCALE	DATE	CHECKED BY	DRAWN BY
	01-06	AS STATED	20.12.2021	AMIT	JITENDRA

NORTH: 	NAME, ADDRESS & SIGNATURE OF THE ARCHITECT ARCH. AMIT SAPRE. SAPRE & ASSOCIATES <u>ARCHITECTS.</u> "DWARKA", TAGORE ROAD, SANTACRUZ (W), MUMBAI - 54 TEL. 2 648 70 30, 2 600 57 28 Amit Prakash Sapre Digitally signed by Amit Prakash Sapre Date: 2021.12.24 17:00:05 +05'30'	ARCHITECT 01
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