

NOTE :- ALL DIMENSIONS ARE IN METER

FORM - I

DCPR 2034

AREA STATEMENT

Area in sq.mt.

I AREA STATEMENT			DCPR 2034
1	AREA OF PLOT (AS PER PRC)	446.00	
(a) Area of Reservation in Plot			
(b) Area of Road Set-back			
(c) Area of D P Road			
(d) Other			
2	DEDUCTIONS FOR		
(A) FOR RESERVATION / ROAD AREA			
(a) Road Set-back Area to be Handled Over (100%) (Regulation No 16)			
(b) Proposed D P Road to be Handled Over (100%) (Regulation No 16)			
(c) (i) Reservation Area to be Handled Over (100%) (Regulation No 17)			
(ii) Reservation Area to be Handled Over As Per AR (Regulation No 17)			
(B) FOR AMENITY AREA			
(a) Area of Amenity Plot / Plots to be Handled Over As Per OCR 14 (A)			
(b) Area of Amenity Plot / Plots to be Handled Over As Per OCR 14 (B)			
(c) Area of Amenity Plot / Plots to be Handled Over As Per OCR 35 (Amenity)			
(C) Deductions For Existing BUA to be Retained if any Land Component of Existing BUA / Existing BUA As Per Regulation Under Which The Development Was Allowed.			
3	TOTAL DEDUCTIONS : [2(a) + 2(b) + 2(c) AS AND WHEN APPLICABLE.]	-----	
4	BALANCE AREA OF PLOT (1 Minus 3)	446.00	
5	PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDLED OVER TO MCOM / APPROPRIATE AUTHORITY AS PER SR. NO. 4 ABOVE [1-2(a)+2(b)]	446.00	
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 (5X5)	446.00	
8	A) PROTECTED AREA AS PER 30(C)	NIL	
9	B) PERMISSIBLE BUA AS PER 30(7)(B)		
INCENTIVE ADDITIONAL BUA = MAX OF 15% OF EXISTING BUA 446.00 SQ.MT. = 66.90 SQ.MT. OR 10 SQ.MT. 11 TENENTS = 110.00 SQ.MT.			110.00
TOTAL (8A + 8B)			2.00
10	PERMISSIBLE FSI AS PER REG.30(A)(1) (1.00 PLOT POTENTIAL +0.50 ADDITIONAL FSI + 0.50 TOR)		
11	PROTECTED DEVELOPMENT FSI AS PER REG. 30(C) (AS PER OC PLAN)		
12	BALANCE BUA THAT MAY BE AVAILED BY PERMISSIBLE ADDITIONAL FSI/TOR AS REG. 30(7) (B)	336.00	
13	BUILT UP AREA DUE TO ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER TABLE NO 12 OF REGULATION NO 30(A) (1)(446.00X50%)=223.00 SQ MTR.	223.00	
14	BUILT UP AREA DUE TO ADMISSIBLE TOR* AS PER TABLE NO 12 OF REGULATION NO 30(A) (0.5 FOR ROAD FRONTING 9.15 MTRS.) UPTO BALANCE BUA AS PER 30(7)(B) = (100-11) = 336.00-223.00 = 113.00 SQ.MT.		
15	I) SLOTT TOR REQ. MIN 20% OR PERM. MAX. UPTO 143.63 SQM (MIN 44.60 SQM UPTO MAX 111.50) = 44.60 SQM		
16	II) GENERAL TOR MAX PERM. 223.00-110.00-44.60 =68.40 SQM		
17	PERMISSIBLE BUILT UP AREA (7+8+11)	779.00	
18	PROPOSED BUILT UP AREA	777.49	
19	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 21(3)		
20	(a) PERM. FUNGIBLE COMPENSATORY AREA FOR REHAB COMP.W/O CHARGING PREMIUM FOR RESIDENTIAL	135.99	
21	(ii) FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMP.W/O CHARGING PREMIUM FOR RESIDENTIAL (0.00 SQ.MT KEPT IN ABEYANCE)	114.32	
22	(iii) PERM. FUNGIBLE COMPENSATORY AREA FOR REHAB COMP.W/O CHARGING PREMIUM FOR COMMERCIAL	---	
23	(iv) Fungible compensatory area availed for Rehab comp.w/o charging premium For commercial (21.53 sq.m. not claimed)	---	
24	(b) (i) PERM. FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM FOR RESIDENTIAL AREA	175.71	
25	(ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM FOR RESIDENTIAL	157.80	
26	(iii) PERM. FUNGIBLE COMPENSATORY AREA ON PAYMENT OF PREMIUM FOR COMMERCIAL AREA	---	
27	(iv) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM FOR COMMERCIAL	---	
28	TOTAL BUA PERMISSIBLE INCLUDING FCA (151+150+14+18 000)	1051.12	
29	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (151 + 150+ 14 + 150+18 + 150+18)	1049.61	
30	FSI CONSUMED ON NET PLOT [134]	1.74	
II OTHER REQUIREMENTS			
A RESERVATION / DESIGNATION			
(a) Name of Reservation			---
(b) Area of Reservation Affecting Entire Plot			---
(c) Area of Reservation Land to be Handled / Handled Over As Per Regulation No. 17			---
(d) Built up Area of Amenity to be Handled Over As Per Regulation No. 17			---
(e) Area / Built up Area of Designation			---
B PLOT AREA / BUILT UP AMENITY TO BE HANDLED OVER AS PER REGULATION NO			
(i) 14 (A)			NIL
(ii) 14 (B)			NIL
(iii) 15			NIL
C REQUIREMENT OF RECREATIONAL OPEN SPACE IN PLOT - 'B' AS REGULATION NO. 27			---
D TENEMENT STATEMENT			
(i) Proposed Built up Area (15 Above)			1040.61
(ii) Less Deduction of Non-Residential Area (Shop Etc.)			---
(iii) Area Available for Tenements [(i) Minus (ii)]			1040.61
(iv) Tenements Permissible (Density of Tenements 450 / Hectares)			47.00 NOS
(v) Total Number of Tenements Proposed on The Plot			20.00 NOS
E PARKING STATEMENT			
(i) PARKING REQUIRED BY REGULATIONS FOR Car Scooter / Motor Cycle Outsiders (Visitors)			14 NOS
(ii) COVERED GARAGE PERMISSIBLE			---
(iii) COVERED GARAGE PROPOSED Car Scooter / Motor Cycle Outsiders (Visitors)			---
(iv) TOTAL PARKING PROVIDED			18.00 NOS
F TRANSPORT VEHICLES PARKING			
(i) Space For Transport Vehicles Parking Required By Regulations			N/A
(ii) Total No. of Transport Vehicles Parking Spaces Provided			N/A

CERTIFICATE OF AREA

CONTENTS OF SHEET :

GROUND, 1ST TO 8TH FLOOR PLAN, TERRACE FLOOR PLAN, PARKING STATEMENT

BLOCK PLAN, LOCATION PLAN, PLOT AREA CALCULATION & BUA STATEMENT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF "ALKA CHS"

LAND BEARING C.T.S.NO(S) 102 OF PAHADI GOREGAON-W VILLAGE

SITUATED IN P/S WARD, MUMBAI

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER

GOREGAON ALKA CO-OPERATIVE HSG. LTD.

PLOT NO- 68, LOKMANYA TILAK NAGAR, 4TH

ROAD, GOREGAON (WEST) MUMBAI - 400104

Seshadri Raman

SIGNATURE

NAME ADDRESS & SIGNATURE OF R.C.C. CONSULTANT

Nexus Project Solutions Pvt. Ltd.

STR / C / 40

Row House - 4, Oranger Savers

Opp. Siddharth Nagar

Borivali (East) MUMBAI - 400 096

SIGNATURE

Job no.

Drawing No.

Scale No.

Down By

Date No.

1:100

01-09-2021

NAME, ADDRESS & SIGNATURE OF L.S.

NORTH

MEHUL J. KANAKIA

LICENSE NO. CA201462291

1001, BLDG NO.5 GARDEN GROVE COMPLEX,

CHIKULWADI, BORIVALI(W),MUMBAI-400092.

SIGNATURE

PLANS FOR APPROVAL

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF

DISAPPROVAL ISSUED UNDER SECTION 346OF MMC ACT 1888 UNDER NO.

P-9692/2021/(102)/P/S WARD/PAHADI GOREGAON-W SIGNED ON EVEN DATE.

MANISH SHASHIKANT JAVANJALI

Digitally signed by MANISH SHASHIKANT JAVANJALI

HARESH CHANDIRAM BHAGAT

Digitally signed by HARESH CHANDIRAM BHAGAT

Anil Prabhakar Dhivari

Digitally signed by Anil Prabhakar Dhivari

S.E.(B.P.) RC WARD

A.E.(B.P.) P- Ward

E.E.(B.P.) P- Ward



BUILT UP AREA CALCULATIONS (in SQMT)

FOR 2ND & 3RD FLOOR

ADDITIONS

A 15.20 X 14.80 X 1.00 = 224.96

DEDUCTIONS

1 1.55 X 1.40 X 1.00 = 2.17

2 1.40 X 1.10 X 1.00 = 1.54

3 2.30 X 1.85 X 1.00 = 3.80

4 1.50 X 3.20 X 1.00 = 4.80

5 1.40 X 1.05 X 1.00 = 1.47

6 1.25 X 1.50 X 1.00 = 1.88

7 9.95 X 0.40 X 1.00 = 3.98

8 3.15 X 6.25 X 1.00 = 19.69

9 0.50 X 3.20 X 1.00 = 1.60

TOTAL(D1) = 40.02

STAIRCASE, LIFT & LOBBY DEDUCTIONS

1 1.50 X 0.15 X 1.00 = 0.23

2 3.50 X 7.50 X 1.00 = 26.25

TOTAL(D2) = 26.48

TOTAL = A-D1-D2 = 157.67

CAR PARKING STATEMENT (PROPOSED)

CARPET AREA PER sq. mts.

NOS. OF FLATS

PARKING PERMISSIBLE AS PER D.C. RULE

PARKING REQUIRED AS PER D.C. RULE

RESIDENTIAL

UPTO 45.00 SQMT 7.00 1 PARKING / 4 TEN. 01.75

45.00 TO 60.00 12.00 1 PARKING / 2 TEN. 06.00

60.00 TO 90.00 01.00 1 PARKING / 1 TEN. 01.00

90.00 AND ABOVE 0.00 2 PARKING / 1 TEN. 0.00

TOTAL NOS. OF PARKINGS REQUIRED = 8.75 NOS

ADDITIONAL 5 % PARKING FOR VISITORS = 0.44 NOS

Commercial Area (SHOP BUA UP TO 800 SQ.MT.) 1 PARKING FOR 40.00 SQ.MT. = 0.00 NOS

FOR AREA BEYOND 0.00 / 40.00 SQ.MT.

10 % ADDITIONAL PARKING FOR VISITORS (MIN 2.00 NOS) = 0.00 NOS

TOTAL NOS. OF PARKINGS REQUIRED =9.19 (SAY 9.00 NOS)

ADDITIONAL 50 % PERMISSIBLE PARKING AS PER 31(1)(iv) =4.60 (SAY 5.00 NOS)

TOTAL NOS. OF PARKINGS PERMISSIBLE = 14.00 NOS

TOTAL NOS. OF PARKINGS PROPOSED = 18.00 NOS

CAR PARKING STATEMENT

CARPET AREA PER sq. mts.

NOS. OF FLATS

PARKING PERMISSIBLE AS PER D.C. RULE

PARKING REQUIRED AS PER D.C. RULE

RESIDENTIAL

UPTO 45.00 SQMT 7.00 1 PARKING / 4 TEN. 01.75

45.00 TO 60.00 12.00 1 PARKING / 2 TEN. 06.00

60.00 TO 90.00 01.00 1 PARKING / 1 TEN. 01.00

90.00 AND ABOVE 0.00 2 PARKING / 1 TEN. 0.00

TOTAL NOS. OF PARKINGS REQUIRED = 8.75 NOS

ADDITIONAL 25 % PARKING FOR VISITORS = 2.19 NOS

Commercial Area (SHOP BUA UP TO 800 SQ.MT.) 1 PARKING FOR 40.00 SQ.MT. = 0.00 NOS

FOR AREA BEYOND 0.00 / 40.00 SQ.MT.

10 % ADDITIONAL PARKING FOR VISITORS (MIN 2.00 NOS) = 0.00 NOS

TOTAL NOS. OF PARKINGS REQUIRED =10.94 (SAY 11.00 NOS)

TOTAL NOS. OF PARKINGS PERMISSIBLE = 11.00 NOS

TOTAL NOS. OF PARKINGS PROPOSED = 18.00 NOS

PARKING PROVIDED

PARKING REQUIRED = 14 NOS

PARKING PROVIDED = 18 NOS

FLOOR BIG CARS SMALL CARS TOTAL

GROUND 6.00 12.00 18.00

TOTAL 6.00 12.00 18.00

BIG PARKING CONDONED = 3 NOS

PLOT AREA CALCULATIONS

1 0.50 X 20.85 X 0.81 = 8.36

2 0.50 X 26.31 X 1.24 = 165.68

3 0.50 X 26.31 X 0.83 = 10.92

4 0.50 X 25.77 X 2.56 = 32.99

5 0.50 X 24.01 X 7.20 = 86.44

6 0.50 X 21.16 X 8.10 = 85.78

7 0.50 X 21.58 X 5.26 = 56.76

8 0.50 X 15.95 X 0.11 = 0.88

TOTAL 446.00

PLOT AREA LINE DIAGRAM

1:500

1:500

1:500

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2ND & 3RD FLOOR PLAN

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1:100

1:100

1:100

1:100

1:100

1:100

1:100

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