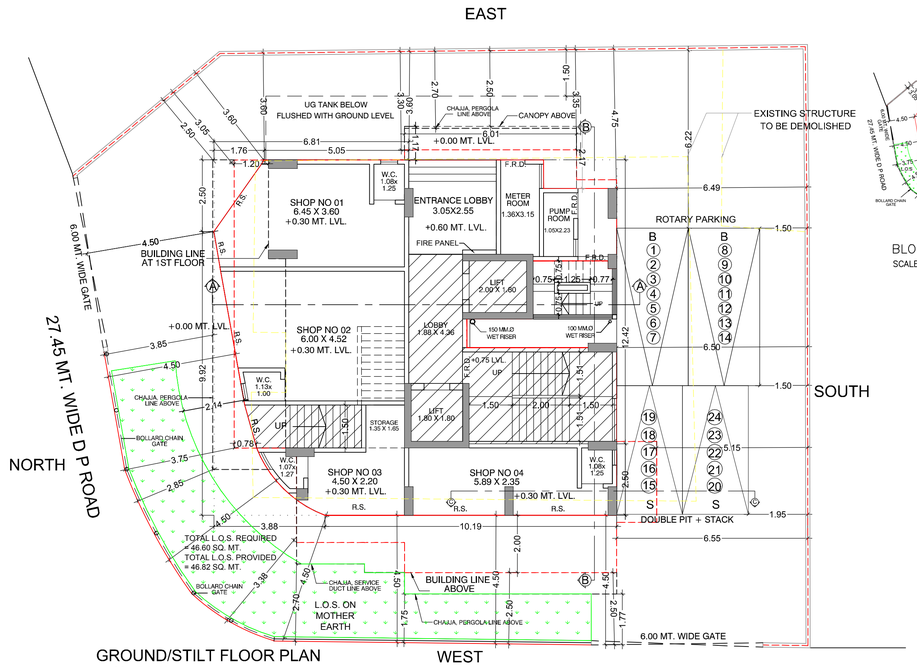
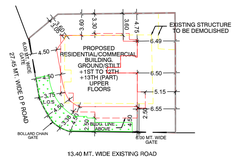
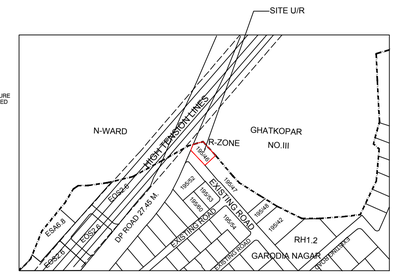


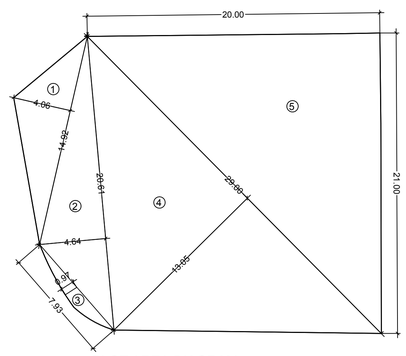
GROUND/STILT FLOOR PLAN
SCALE 1:100



BLOCK PLAN
SCALE :1:500



LOCATION PLAN
2034 DP.SHEET NO: 25
SCALE: 1: 4000



PLOT AREA DIAGRAM
SCALE :1:200

PLOT AREA CALCULATION

ADDITIONS

1)	4.06	X	14.92	X	0.50	=	30.29	SQ.MT
2)	4.64	X	20.61	X	0.50	=	47.82	SQ.MT
3)	0.97	X	7.93	X	2/3	=	5.13	SQ.MT
4)	29.00	X	13.05	X	0.50	=	189.23	SQ.MT
5)	20.00	X	21.00	X	0.50	=	210.00	SQ.MT
TOTAL ADDITIONS AREA						=	482.47	SQ.MT
P.R.C AREA						=	464.00	SQ.MT

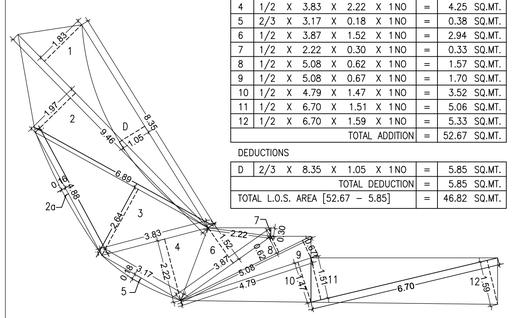
L.O.S. AREA CALCULATION

ADDITIONS

1	1/2	X	9.46	X	1.83	X	1NO	=	8.66 SQ.MT.
2	1/2	X	9.46	X	1.97	X	1NO	=	9.32 SQ.MT.
2a	2/3	X	4.88	X	0.16	X	1NO	=	0.52 SQ.MT.
3	1/2	X	6.89	X	2.64	X	1NO	=	9.09 SQ.MT.
4	1/2	X	3.83	X	2.22	X	1NO	=	4.25 SQ.MT.
5	2/3	X	3.17	X	0.18	X	1NO	=	0.38 SQ.MT.
6	1/2	X	3.87	X	1.52	X	1NO	=	2.94 SQ.MT.
7	1/2	X	2.22	X	0.30	X	1NO	=	0.33 SQ.MT.
8	1/2	X	5.08	X	0.62	X	1NO	=	1.57 SQ.MT.
9	1/2	X	5.08	X	0.67	X	1NO	=	1.70 SQ.MT.
10	1/2	X	4.79	X	1.47	X	1NO	=	3.52 SQ.MT.
11	1/2	X	6.70	X	1.51	X	1NO	=	5.06 SQ.MT.
12	1/2	X	6.70	X	1.59	X	1NO	=	5.33 SQ.MT.
							TOTAL ADDITION	=	52.67 SQ.MT.

DEDUCTIONS

D	2/3	X	8.35	X	1.05	X	1NO	=	5.85 SQ.MT.
							TOTAL DEDUCTION	=	5.85 SQ.MT.
TOTAL L.O.S. AREA [52.67 – 5.85]								=	46.82 SQ.MT.



L.O.S. AREA DIAGRAM
SCALE :1:100

F.S.I / COMPENSATORY F.S.I. SUMMARY

FLOOR	TOTAL AREA GROSS	ST./ LIFT/ LOBBY AREA	NET GROSS	NET FSI	COMPEMSATORY FSI
	A	B	(A-B-) = C	D = C / 1.35	E = C - D
GROUND FL.	126.02	42.05	83.97	62.20	21.77
1ST FLOOR	146.12	45.07	101.05	74.85	26.20
2nd FLOOR	149.44	35.60	113.84	84.33	29.51
3rd FLOOR	133.10	35.60	97.50	72.22	25.28
4th FLOOR	133.10	35.60	97.50	72.22	25.28
5th FLOOR	153.96	35.60	118.36	87.67	30.69
6th FLOOR	153.96	35.60	118.36	87.67	30.69
7th (REFUGE) FL.	124.41	35.60	88.81	65.79	23.02
8th FLOOR	167.95	35.60	132.35	98.04	34.31
9th FLOOR	171.13	35.60	135.53	100.39	35.14
10th FLOOR	171.13	35.60	135.53	100.39	35.14
11th FLOOR	171.13	35.60	135.53	100.39	35.14
12th FLOOR	171.13	35.60	135.53	100.39	35.14
13th part FLOOR	107.66	36.71	70.95	52.56	18.48
TOTAL	2080.24	515.43	1564.81	1159.12	405.78

PARKING SPACES REQD.BY RULE
ONE PARKING SPACE FOR EVERY

4 TENEMENTS HAVING CARPET AREA UPTO 45.00 SQ.MT.	2/4	= 0.50	nos
2 TENEMENTS WITH CARPET AREA BETWEEN 45sq.mtrs. TO 60sq.mtrs.	3/2	= 1.50	nos
1 TENEMENTS WITH CARPET AREA BETWEEN 60sq.mtrs. TO 90sq.mtrs.	12/1	= 12.00	nos
0.5 TENEMENTS WITH CARPET AREA ABOVE 90.00 SQ.MT.	2/0.5	= 4.00	nos
TOTAL PARKING		= 18.00	nos
VISITOR'S PARKING 5%		= 0.90	
TOTAL PARKING REQUIRED		= 18.90	nos

GROUND FLOOR SHOP AREA

1CAR PARKING FOR EVERY 40 SQ.MT. (UPTO 800 SQ.MT)
TOTAL FLOOR AREA = 52.73 SQ.MT.
CAR PARKING REQUIRED = 1.32
VISITOR'S PARKING 10% = 0.13
TOTAL PARKING = 1.45

GROUND FLOOR SHOP AREA (CONVENIENCE SHOP)

1CAR PARKING FOR EVERY 150 SQ.MT.
TOTAL FLOOR AREA = 31.24 SQ.MT.
CAR PARKING REQUIRED = 0.20
VISITOR'S PARKING 10% = 0.02
= 0.22

1ST FLOOR HEALTH CARE FACILITY AREA

1CAR PARKING FOR EVERY 150 SQ.MT. (UPTO 600.00 SQ.MT.)
TOTAL FLOOR AREA = 101.05 SQ.MT. (101.05/150)
CAR PARKING REQUIRED = 0.67
VISITOR'S PARKING 10% = 0.07
TOTAL PARKING = 0.74

TOTAL PARKING REQUIRED (18.90 + 1.45 + 0.22 + 0.74) = 21.31
SAY = 21.00

TOTAL PARKING PROVIDED = 24 NOS.

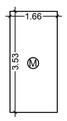
CARPET AREA STATEMENT

FLOOR'S	FLAT NO	AREA	NO. OF FLATS
2ND FLOOR	01	53.25	01
	02	49.46	01
3RD FLOOR	01	88.29	01
	02	S.OFFICE	NIL
4TH FLOOR	01	88.29	01
	02	F.CENTER	NIL
5TH & 6TH FLOOR'S	01,02	107.53	02
7TH FLOOR REFUGE	01	56.43	01
	02	22.82	01
8TH FLOOR	01	77.14	01
	02	43.23	01
9TH TO 12TH FLOOR'S	01	61.97	04
	02	61.61	04
13TH FLOOR	01	64.31	01
		TOTAL	19 FLATS

METER ROOM AREA CALCULATION

ADDITIONS

M 1.66 X 3.53 = 5.86 SQ.MT
TOTAL AREA = 5.86 SQ.MT



METER ROOM AREA DIAGRAM
SCALE :1:100

PARKING PROPOSED

	BIG PARKING	SMALL PARKING	TOTAL CARS
ROTARY	14	00	14
PIT	00	04	04
STACK	00	2 X 3 = 6	06
TOTAL	14	10	24

BUILT UP AREA CALCULATION

GROUND FLOOR

A	14.07	X	12.42	X	1NO	=	174.75 SQ.MT.		
B	2/3	X	3.35	X	0.35	X 1NO	=	0.78 SQ.MT.	
						TOTAL ADDITION	=	175.53 SQ.MT.	X

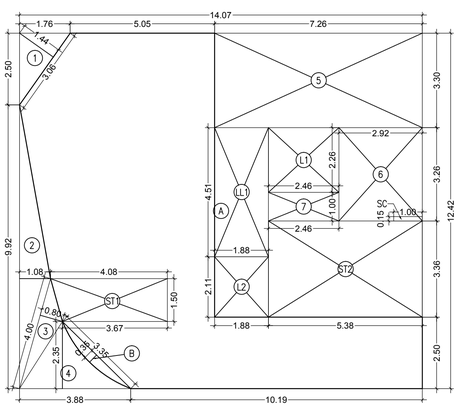
DEDUCTIONS

1	1/2	X	3.06	X	1.44	X 1NO	=	2.20 SQ.MT.	
2	1/2	X	9.92	X	1.08	X 1NO	=	5.36 SQ.MT.	
3	1/2	X	4.00	X	0.80	X 1NO	=	1.60 SQ.MT.	
4	1/2	X	3.88	X	2.35	X 1NO	=	4.56 SQ.MT.	
5	7.26	X	3.30	X	1NO		=	23.96 SQ.MT.	
6	2.92	X	3.26	X	1NO		=	9.52 SQ.MT.	
7	2.46	X	1.00	X	1NO		=	2.46 SQ.MT.	
						TOTAL DEDUCTION	=	49.66 SQ.MT.	
DEDUCT COLUMN AREA			1.00	X	0.15		=	0.15 SQ.MT.	
TOTAL DEDUCTION (49.66 – 0.15)							=	49.51 SQ.MT.	Y1
TOTAL BUILT UP AREA [X – Y1]							=	126.02 SQ.MT.	X1

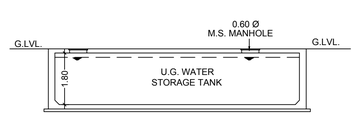
STAIRCASE LIFT/LOBBY CALCULATION

GROUND FLOOR

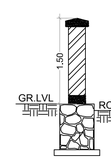
L1	2.46	X	2.26	X	1NO	=	5.56 SQ.MT.	
L2	1.88	X	2.11	X	1NO	=	3.97 SQ.MT.	
ST1	(4.08 + 3.67)/2	X	1.50	X	1NO	=	5.81 SQ.MT.	
ST2	5.38	X	3.36	X	1NO	=	18.08 SQ.MT.	
LL1	1.88	X	4.51	X	1NO	=	8.48 SQ.MT.	
SC	1.00	X	0.15	X	1NO	=	0.15 SQ.MT.	
					TOTAL	=	42.05 SQ.MT.	X2
NET BUILT UP AREA [X1 – X2]							83.97 SQ.MT.	



GROUND FLOOR AREA DIAGRAM
SCALE 1:100



SECTION THRU UG TANK
SCALE : 1 : 100



SECTION OF COMPOUND WALL
SCALE 1:50

A.		PROFORMA - A	SQ.MT.
1		Area of Plot	464.00
2		Deductions for	
(A)		For Reservation / Road area	
	a)	Road set-back area to be handed over (100%)	---
	b)	Proposed D.P. Road to be handed over (100%)	---
	c)	Reservation area (Plot) to be handed over (100%)	---
(B)		For Aminity area	
	a)	Area of amenity plot/plots to be handed over as per DCPR 14(A)	---
	b)	Area of amenity plot/plots to be handed over as per DCPR 14(B)	---
	c)	Area of amenity plot/plots to be handed over as per DCPR 15	---
(C)		Deductions for Existing B.U.A. to be retained if any/Land component of existing BUA as per regulation under which the development was	---
		allowed	---
3		Total deductions [2(A) + 2(B) + 2(C)]	---
4		Balance area of plot (1 minus 3)	464.00
5		Plot area under development after areas to be handed over to MCGM/ Appropriate authority as per Sr. NO. 4 above	464.00
6		Zonal (Basic) FSI (1 or 1.33)	1.00
7		Built up area as per Zonal(basic) fsi (5 x 6)	464.00
8		Built up equal to area of land handed over as per regulation 30(A)	---
		i) As per 2(A) and 2(B) except 2(a)(c) (ii) above with in cap of Admissible TDR as column no. 6 of table no. 12 on remaining / Balance plot	
		i) in case of 2(A)(c) (ii) permissible over and below permissible Built area on remaining / balance plot	
9		Built up area in lieu of cost of construction of Built up amenity to be handed over (within the limits of permissible built area on remaning plot)	
10		Built up area due to "Additional fsi on payment of premium" as per table no. 12 of regulation 30(A) and 32 on remaining / balance plot	232.00
11	i)	Built up area due to admissible TDR "TDR" as per table no. 12 of Regulation 30(A) and 32 on remaining / Balance plot TDR Permissible (464.00 x 1.00) = 464.00	464.00
12		Permissible Built up area (as the case may be with / without built up area as per 2(c)	1160.00
13		Proposed Built up area (as the case may be with / without built up area as per 2(c)	1159.12
14		TDR generated if any as per regulation no 30(A)	
15		TDR generated if any as per regulation no 31(3)	
a)	i)	Permissible fungible compensatory area for rehab component without charging premium [132.70(residential) + 17.71(commercial)]	150.41
	ii)	fungible Compensatory area availed for rehab component without charging premium	150.41
b)	i)	Permissible fungible compensatory area by charging premium	255.59
	ii)	Fungible compensatory area availed on payment of premium	255.37
16		Total Built up area proposed including fungible compensatory area (13+15(a)ii+(b)ii)	1564.81
17		FSI Consumed on Net Plot [13/4]	2.498
(II)		Other requirements	--
(A)		Reservation / Designation	--
	a)	Name of Reservation	--
	b)	Area of Reservation affecting the plot	--
	c)	Area of Reservation land to be 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	--
(B)		Plot area / Built up Amenity to be handed over as per regulation No.	--
	i)	14(A)	--
	ii)	14(B)	--
	iii)	15	--
(C)		Requirenment of Recreational Open space in Layout / Plot as per Regulation No. 27	--
(D)		Tenement statement	--
	i)	Proposed Built up area (13 above)	1159.12
	ii)	Less deduction od Non Residential area (shop etc.)	136.97
	iii)	Area available for tenements (i - ii)	1022.07
	iv)	Tenements permissible (Density of (450) tenements/hectare)	45.99
	v)	Tenements existing	nil
	vi)	Tenements proposed	19.00
(E)		Parking statement	
	i)	Parking Required by regulkation for	
		Car	21 Nos
		Scooter / Motor Cycle	---
		Outsiders (visitors)	---
	ii)	Covered garage permissible	---
	iii)	Covered garage proposed	
		Car	---
		Scooter / Motor Cycle	---
		Outsiders (visitors)	---
	iv)	Total parking provided	24 Nos
(F)		Transport Vehicles Parking	
	i)	Spaces for transport vehicles parking required by Regulations	---
	ii)	Total no. of transport vehicles parking spaces provided	---

(G) NOTES

BOUNDARY OF THE PLOT BOUNDED THICK BLACK
PROPOSED WORK SHOWN RED FILLED IN
RECREATION AREA SHOWN GREEN WASH
AREA UNDER SETBACK SHOWN DOTTED BROWN
DRAINAGE SHOWN RED
AREA UNDER PROPOSED ROAD SHOW BROWN WASH
STRUCTURES TO BE DEMOLISHED SHOW DOTTED YELLOW
DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS

CERTIFICATE FOR AREA

CERTIFIED THAT HE PLOT UNDER REFERENCE WAS SURVEYED BY ME AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED IN PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 464.00 SQ. MT. AND TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.RECORD.PLOT AREA IS AS PER C.T.S. PLAN/P.R.CARD.

SIGNATURE OF ARCHITECT

PROFORMA - B 01/04

CONTENTS OF SHEET

GROUND/STILT FLOOR PLAN
BLOCK & LOCATION PLAN,
1ST TO 6TH FLOOR PLAN
BUA FSI STATEMENT,
SECTION OF COMPOUND WALL
SECTION THRU UG TANK

STAMP OF APPROVAL OF PLANS

PLAN FOR REFERENCE

S.E. (B.P.) N/E A.E. (B.P.) L & N

STAMP OF DATE OF RECEIPT OF PLANS

REV	DESCRIPTION	DATE	SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL/COMMERCIAL BUILDING ON PLOT BEARING C.T.S. NO. 195/46 OF VILLAGE-GHATKOPAR, GARODIA NAGAR, GHATKOPAR (EAST).

NAME OF OWNER

SHRI. HARISH M. VISHARIA AND
SHRI. RUSHUB H. VISHARIA
DIRECTOR OF M/s. SADGURU FOUNDATION PVT. LTD.
C.A. TO OWNER JAY PARAS CO.OP.SOCIETY
C-601, 6th floor Eastern Court,
Corner of Tejpal Road & Parleshwar Road,
Vile Parle (East),Mumbai-400057

SIGN.NAME & ADDRESS OF ARCHITECT

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NORTH LINE	REMARKS	JOB NO: 835	SCALE: AS SHOWN
	CONCESSION	DRG. NO: 01	DRN. BY.MAYANK
		DATE : 25/12/19	CHK. BY: M.V.D

CHE/ES/1135/N/337(NEW) \\server\DAISARIA\02_Projects\835-JAY PARAS\BMC\DRAFT PLAN\CONCESSION DRAFT\Concession plans dt. 20-12-2019