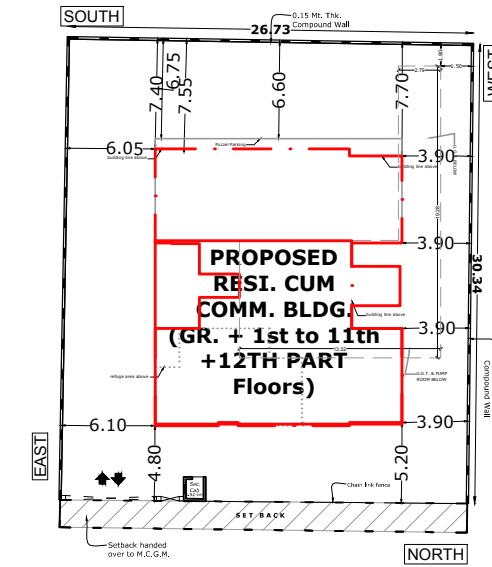


PARKING STATEMENT		
PARKING SPACE FOR (RESIDENTIAL)		
4 TENEMENTS HAING CARPET AREA UPTO 45 SQ. MT. EACH	1 / 4	0.25
2 TENEMENTS WITH CARPET AREA BETWEEN 45 SQ. MT. TO 60 SQ. MT.	0 / 2	0.00
1 TENEMENT WITH CARPET AREA BETWEEN 60 SQ. MT. TO 90 SQ. MT.	14 / 1	14.00
0.5 TENEMENTS WITH CARPET AREA ABOVE 90 SQ. MT.	5 / 0.5	10.00
TOTAL PARKING FOR (RESIDENTIAL)	a ---	24.25
VISITOR'S PARKING 10 %	b ---	2.43
TOTAL PARKING REQUIRED FOR RESIDENTIAL	A --- a + b	26.68
PARKING SPACE FOR (COMMERCIAL)		
TOTAL COMMERCIAL AREA (65.05 + 38.27)	103.32	0.00
1 PARKING FOR EVERY 40.00 SQ. MT. OF FLOOR AREA UPTO 800 SQ. MT.	103.32 / 40.00	2.58
TOTAL PARKING FOR (COMMERCIAL)	c ---	2.58
VISITOR'S PARKING 10 %	d ---	0.26
TOTAL PARKING REQUIRED FOR COMMERCIAL	B --- c + d	2.84
TOTAL VISITOR'S PARKING REQUIRED FOR NON RESI. 2	C	2.00
TOTAL PARKING REQUIRED FOR NON RESI.	D --- B + C	4.84
TOTAL PARKING REQUIRED FOR RESIDENTIAL + NON RESIDENTIAL (5% VISITORS PARKING FOR RESIDENTIAL)	A + D	31.52
SAY	32	
TOTAL PARKING PROVIDED	38	

METER ROOM AREA DIAGRAM

METER ROOM CALCULATION			
GROUND FLOOR			
MR 3.08 X 2.15 X 1 NO	=	6.62	SQ.MT.
TOTAL ADDITION	=	6.62	SQ.MT.



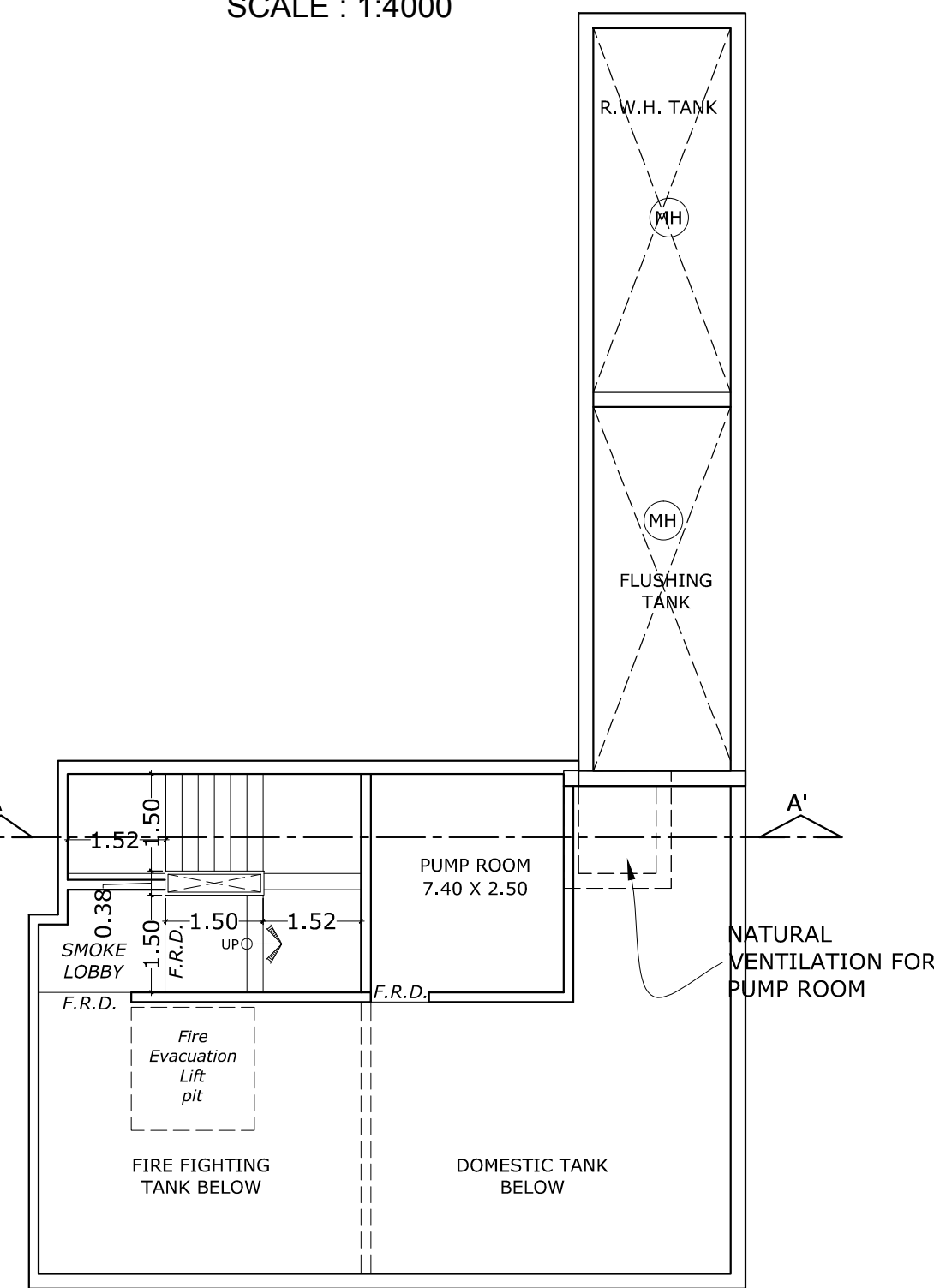
BLOCK PLAN
SCALE : 1:500



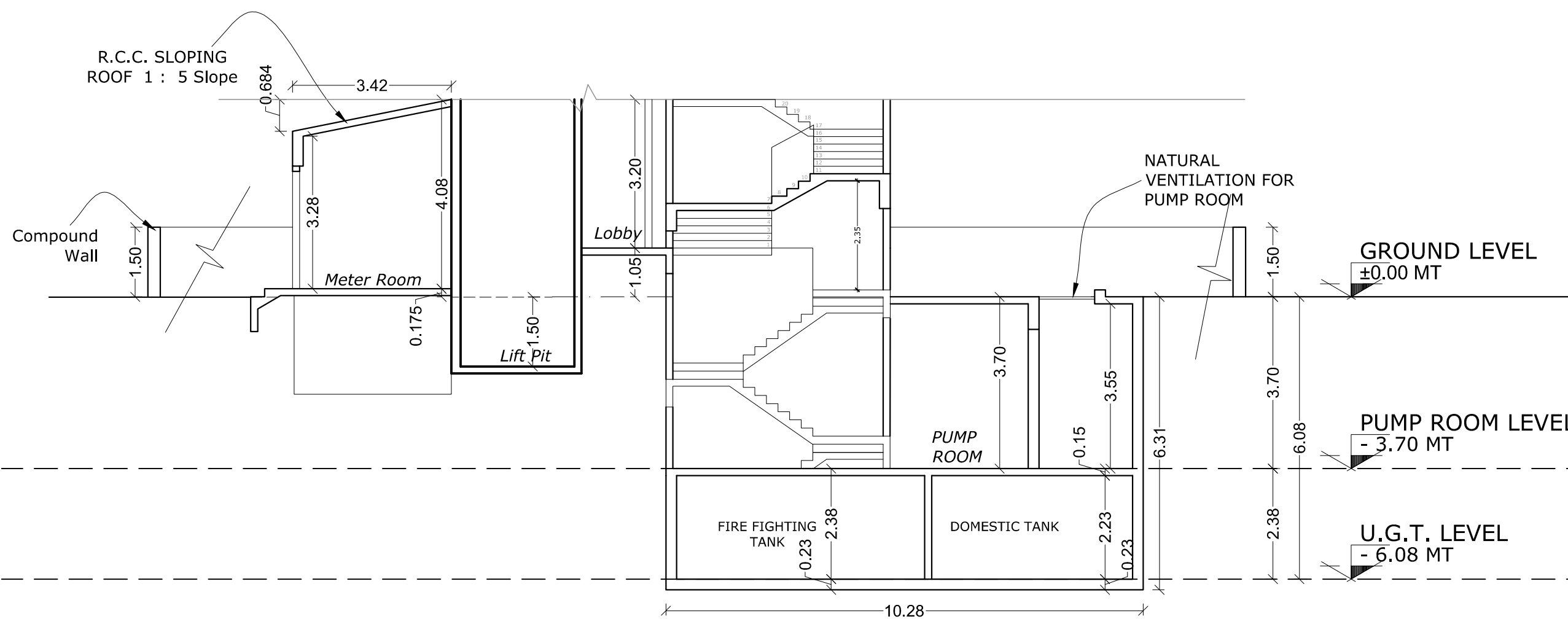
LOCATION PLAN
DP SHEET NO. : ES-25 AS PER 2034
SCALE : 1:4000

FUNGIBLE COMPENSATORY FSI SUMMARY		
FLOORS	NET GROSS B.U.A.	
(a) - (b) = A		
GROUND FLOOR	103.32	
1ST FLOOR	102.16	
2ND FLOOR	96.28	
3RD FLOOR	96.28	
4TH FLOOR	192.56	
5TH FLOOR	192.56	
6TH FLOOR	192.56	
7TH FLOOR	192.56	
8TH FLOOR	120.68	
9TH FLOOR	203.02	
10TH FLOOR	203.02	
11TH FLOOR	206.96	
12TH FLOOR	143.77	
TOTAL	2045.73	
COMMERCIAL FUNGIBLE F.S.I.	103.32 - 80.76	22.56
RESIDENTIAL FUNGIBLE F.S.I.	2045.73 - 103.32 = 1942.41	500.33
1942.41 / 1.35 = 1438.82 X 35% = 503.59		
TOTAL ADDITION	522.89	
TOTAL B.U.A. (2045.73 - 522.89)	1522.84	

STAIRCASE SUMMARY		
FLOORS	STAIRCASE / LIFT / LIFT LOBBY AREA	
(b)		
GROUND FLOOR	0.00	
1ST FLOOR	53.58	
2ND FLOOR	53.43	
3RD FLOOR	53.43	
4TH FLOOR	52.07	
5TH FLOOR	52.07	
6TH FLOOR	52.07	
7TH FLOOR	52.07	
8TH FLOOR	49.52	
9TH FLOOR	49.50	
10TH FLOOR	49.50	
11TH FLOOR	49.52	
12TH FLOOR	49.52	
TOTAL	616.28	

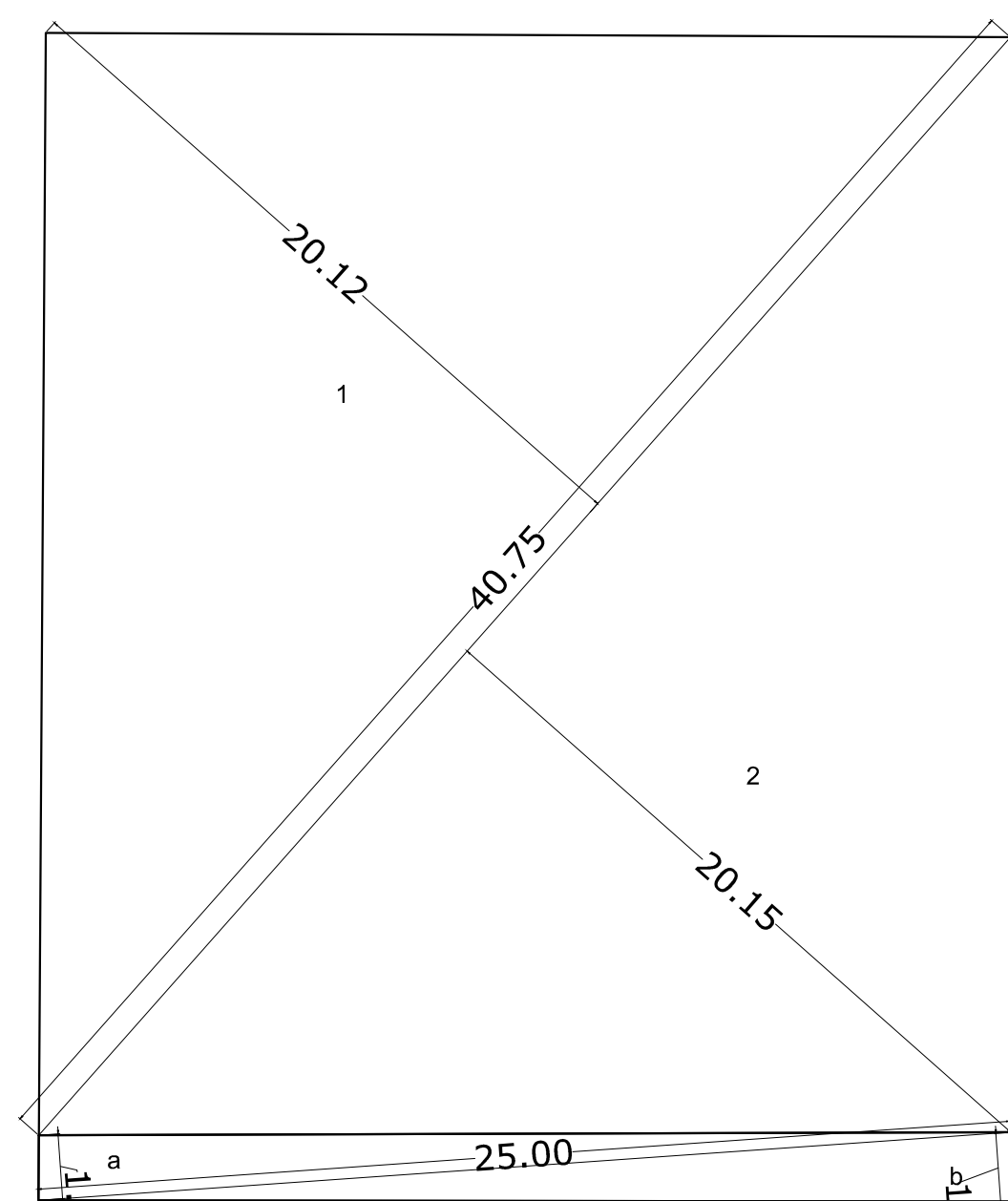


BASEMENT PLAN
SCALE : 1:100



BASEMENT SECTION (A-A')
SCALE : 1:100

CARPET AREA STATEMENT FOR PARKING PURPOSE ONLY		
FLOORS	NO. OF FLATS	AREA (in Sq. Mt.)
1st Floor	101	87.78
2nd Floor	201	87.78
3rd Floor	301	87.78
4th Floor	401	87.78
5th Floor	501	87.78
6th Floor	601	87.78
7th Floor	701	87.78
8th Floor	801	87.78
9th Floor	901	97.86
10th Floor	1001	97.86
11th Floor	1101	97.86
12th (pt.) Floor	1201	91.80
Total	20	31.38



PLOT AREA DIAGRAM
SCALE : 1:200

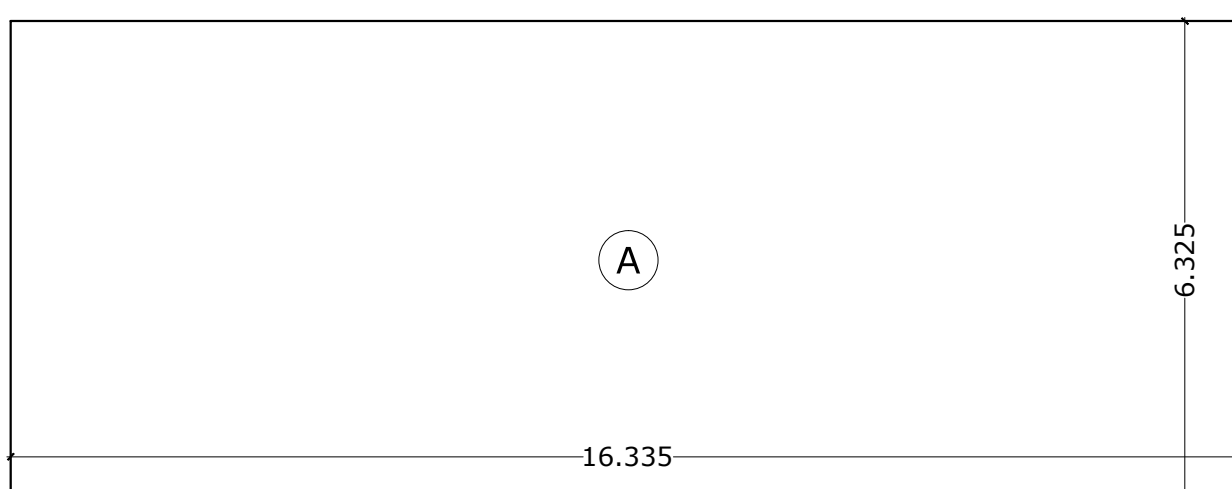
PLOT AREA CALCULATIONS			
1	1/2 X 40.75 X 20.12 X 1 NO	=	409.95 SQ.MT.
2	1/2 X 40.75 X 20.15 X 1 NO	=	410.56 SQ.MT.
TOTAL ADDITION	=	820.50	SQ.MT.

PLOT AREA CALCULATION
SCALE : 1:100

SET BACK AREA CALCULATION			
1	1/2 X 25.00 X 1.50 X 1 NO	=	18.75 SQ.MT.
2	1/2 X 25.00 X 1.74 X 1 NO	=	21.75 SQ.MT.
TOTAL ADDITION	=	40.50	SQ.MT.

SETBACK AREA CALCULATION
SCALE : 1:100

PROPOSED PARKING			
FLOORS	PIT PUZZLE PARKING	PIT PUZZLE PARKING	SURFACE
BIG	06	26	4
SMALL	0	0	2
TOTAL	6.00	26.00	6.00



GROUND FLOOR AREA DIAGRAM
SCALE : 1:100

PROFORMA - A			AS PER DCPR 2034
1 A	AREA OF PLOT AS PER P.R.C.		820.50
B	AREA OF PLOT AS PER CONVEYANCE		808.00
2	Deductions for		
(A)	For Reservation / Road area		
a)	Road set-back area to be handed over (100%)		40.50
b)	Proposed D.P. Road to be handed over (100%)		---
c)	Reservation area (Plot) to be handed over (100%)		---
e)	DEDUCTION FOR 15% RECREATIONAL GROUND		---
(B)	For Amenity 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		40.50
3	Total deductions [2(A) + 2(B) + 2(C)]		---
4	Balance area of plot (1 minus 3)		767.50
5	Plot area under development after areas to be handed over to MCGM / Appropriate authority as per Sr. NO. 4 above		767.50
6	Zonal (Basic) FSI (1 or 1.33)		1.00
7	Built up area as per Zonal(basic) fsi (5 x 6)		767.50
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		---
ii)	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 remaining plot)		---
10	50% 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 50%AS PER DCPR 32 (767.50 X 50% = 383.75)		383.75
11 i)	Protected F.S.I. 1057.46 - 767.72 = 289.74		289.74
ii)	Incentive F.S.I. as per 33(7)(B) = 913.84 X 15%		137.05
12	Permissible Built up area (as the case may be with / without built up area as per 2(c) (7 + 8 + 9 + 10 + 11)		1578.04
13	Proposed Built up area (as the case may be with / without built up area as per 2(c)		1522.84
a	NON - RESIDENTIAL B.U.A.		80.76
b	RESIDENTIAL B.U.A.		1442.08
14	TDR generated if any as per regulation no 30(A)		---
15	TDR generated if any as per regulation no 31(3)		---
16	Permissible Fungible Compensatory Area (1522.84 x 35%)		532.99
a i	Permissible Residential fungible compensatory area for rehab component without charging premium 743.83 - 28.82 - 51.14 = 663.07 663.07 x 35% = 232.07		232.07
ii	Proposed Residential Fungible Compensatory area availed for rehab component without charging premium (3.25sqm deficit fungible)		228.82
b i	Permissible Commercial fungible compensatory area for rehab component without charging premium 80.76 (29.62 + 51.14) X 35% = 28.27 sq.mt.		28.27
ii	Proposed Commercial Fungible Compensatory area availed for rehab component without charging premium (5.71sqm deficit fungible)		22.56
c i	Permissible Residential Fungible Compensatory area by charging premium 532.99 - 232.07 - 28.27 = 272.65 sq.mt.		272.65
ii	Proposed Residential Fungible Compensatory area by charging premium 522.89 - 228.82 - 22.56 = 271.51 sq.mt.		271.51
iii	Proposed Commercial Fungible Compensatory area by charging premium		---
d	Total Fungible Area Proposed		522.89
e	Total Built - Up Area Proposed including Fungible Compensatory Area [13 + 16 (a) (ii) + 16 (b) (ii) + 16 (c) (ii)] [1522.84 + 522.89]		2045.73
17	FSI Consumed on Net Plot [13/4]		1.98
(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.		---
(C)	Requirement of Recreational Open space in layout / plot as per Reg. No. 27		---
(D)	Tenement Statement		---
i)	Proposed Built - up area (13 above)		1522.84
ii)	Less deduction of Non - Residential area (shop etc.)		80.76
iii)	Area available for tenements (i - ii)		1442.08
iv)	Tenements permissible (Density of 450 tenements / hectare)		65
v)	Tenements Existing		---
vi)	Tenements proposed - Residential		20
(E)	Parking Statement		---
i)	Parking Required by regulation for		---
Car			32
Scooter / Motor Cycle			---
Outsiders (visitors)			---
ii)	Covered garage permissible		---
iii)	Covered garage proposed		---
Car			---
Scooter / Motor Cycle			---
Outsiders (visitors)			---
iv)	Total parking provided		38
(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 SHOWN BROWN WASH
STRUCTURES TO BE DEMOLISHED SHOWN DOTTED YELLOW
DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS
CERTIFICATE FOR AREA
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON
AREA AS MEASURED ON SITE & SQ. METER AND TALLIES WITH THE
AREA STATED IN AND THAT THE DIMENSIONS OF THE SIDES ETC. OF
THE PLOT STATED ON THE PLAN THE DOCUMENT OF
OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

SOCIETY OFFICE CALCULATION			
GROUND FLOOR			
SO 3.36 X 2.59 X 1 NO	=	8.70	SQ.MT.
TOTAL ADDITION	=	8.70	SQ.MT.

SECTION OF COMPOUND WALL
SCALE : 1:50

PROFOMA - B [07/04]

CONTENTS OF SHEET.	
1	PROFORMA - A
2	BLOCK PLAN & LOCATION PLAN.
3	GROUND FLOOR PLAN
4	GROUND FLOOR AREA DIAGRAM
5	PLAN & SECTION U.G. TANK
6	SECTION OF COMPOUND WALL
7	PLOT AREA & SET-BACK AREA DIAGRAM & CALCULATION
8	CARPET AREA STATEMENT
9	FSI SUMMARY
10	PARKING STATEMENT
11	METER ROOM & SOCIETY OFFICE AREA DIAGRAM

STAMP OF APPROVAL PLANS.

Approved subject to the conditions mentioned in this office letter No. P-8574/2022/1353-29/N Ward/FP

Lotan Sukade o Ahire
EXECUTIVE ENGINEER BLDG. PROJ. (E/S) II

Sudhakar chandrakant bhat
S.E. (B.P.) N
Sandeep Atmaram Kohli
A.E. (B.P.) L&N

STAMP OF DATE OF RECEIPT OF PLANS.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO. 353/29, T.P.S. III, C.T.S. NO. 5743/29 OF VILLAGE - GHATKOPAR - KIROL SITUATED AT VALLABH BAUG LANE ROAD, GHATKOPAR (EAST), MUMBAI.

NAME OF OWNER

PATEL DEEPAK C

SHRI. DEEPAK PATEL (CHAIRMAN) & SHRI. CHANDRAKANT BHATT (SECRETARY) OF CANBANK C.H.S.

SIGNATURE & ADDRESS OF ARCHITECT

MANOJ V. DAISARIA

MANOJ V. DAISARIA

MANOJ V. DAISARIA

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