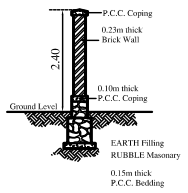
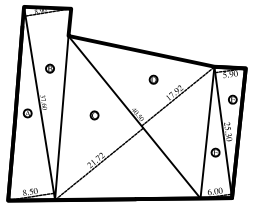


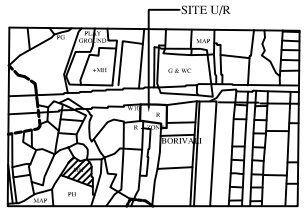
Section Through Compound Wall

SCALE 1:50



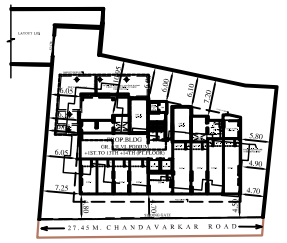
LINE DIAG. FOR PLOT AREA CALC. SCALE :- 1:500

PLOT AREA CALCULATIONS (in sq.mts.)					
A)	1/2	x 37.60	x 8.50	=	159.80
B)	1/2	x 37.60	x 8.90	=	167.32
C)	1/2	x 40.50	x 21.72	=	439.83
D)	1/2	x 40.50	x 17.92	=	362.88
E)	1/2	x 25.30	x 6.00	=	75.90
F)	1/2	x 25.30	x 5.90	=	74.64
TOTAL AREA OF PLOT				=	1280.37 sq.mts.
			SAY	=	1280.00 sq.mts.



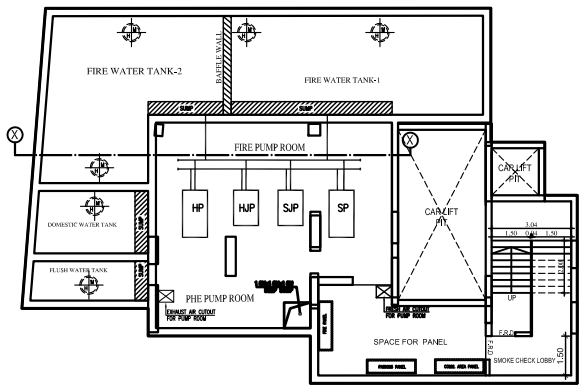
LOCATION PLAN

SCALE- 1: 4000



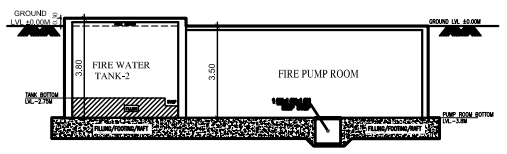
BLOCK PLAN

SCALE- 1: 500



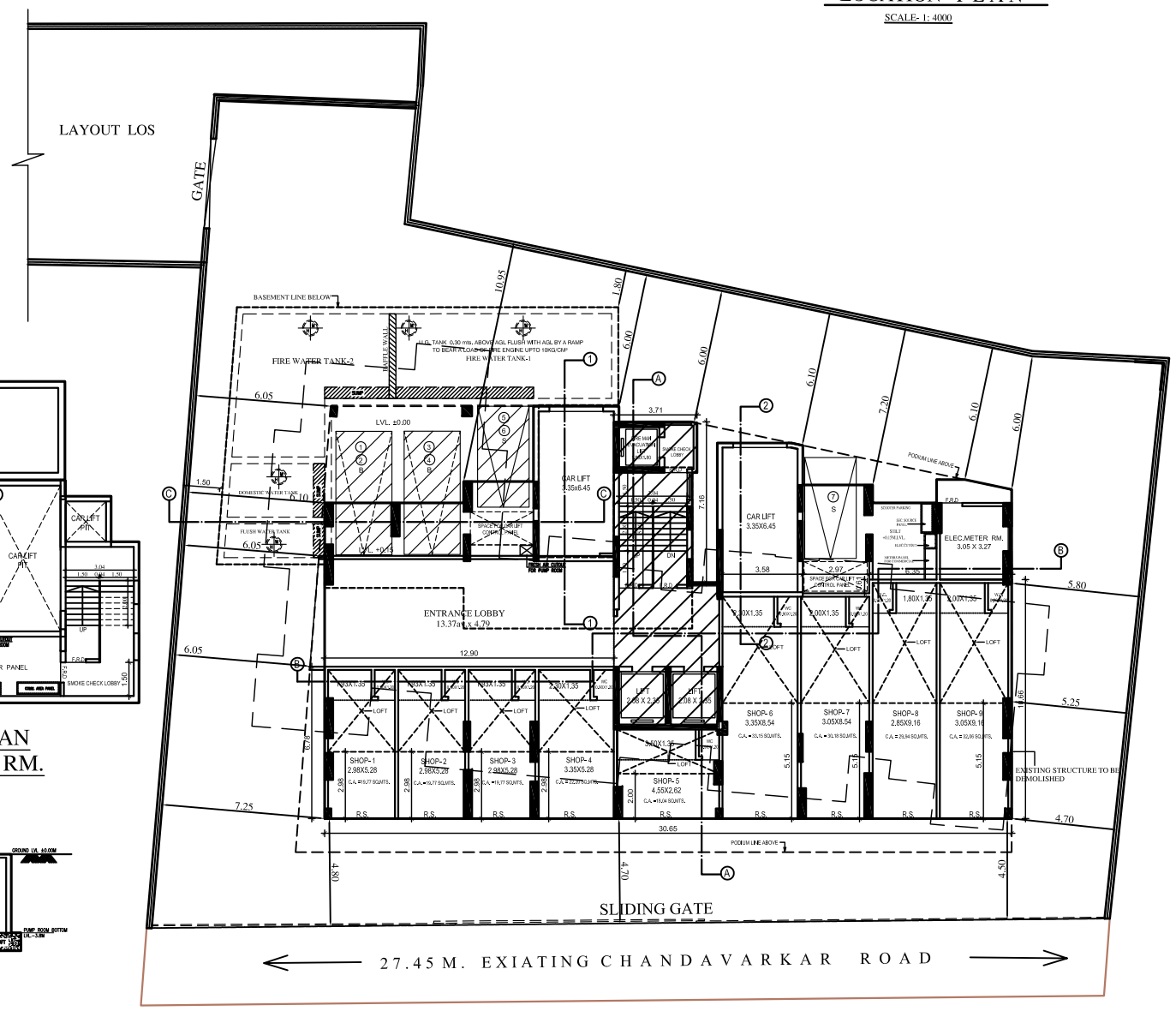
BASEMENT FLOOR PLAN FOR U.G.TANK & PUMP RM.

SCALE- 1: 100



SECTION X-X

SCALE- 1: 100



NOTE : All the toilets for shops on Gr. floor shall be mechanically ventilated / forced ventilated

GROUND FLOOR PLAN

SCALE- 1: 100

Note :-
This is digitally signed plan & does not require physical signatures.

CERTIFICATE OF PLOT AREA :

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT. 01/08/2016 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1280.00 SQ. MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ARCHITECT

FORM -II

DESCRIPTION OF PROPOSAL AND PROPERTY :

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S NOS. 642 OF VILLAGE BORIVALI AT CHANDAWARKAR ROAD , BORIVALI (WEST), MUMBAI- 400092.

JOB No.	DRG. No.	CHECKED BY	DESIGN BY	DRN. BY	DATE	REV
				PRAJAKTA		

N

For M/s. Sidharth Enterprise C.A. to Owner.
B/106, SANJAY APARTMENT,
S.V.P ROAD , BORIVALI (WEST)
MUMBAI - 400 092

NORTH

NAME OF OWNER /C.A. TO OWNER / LESSEE

DIGITAL SIGNATURE OF OWNER /C.A. TO OWNER / LESSEE

PRIYANK BHATT

D.P. ASSOCIATES
Architect & Interior Consultant
12, 1ST FLOOR, SAKHI APARTMENT, BEHIND SWAMI NARAYAN TEMPLE, M.G. ROAD, KANDIVALI (W), MUMBAI - 400 067.
TEL. (022) 26177903/26189693
Email :pb010416@gmail.com

DIGITAL SIGNATURE OF ARCHITECT

NAME, ADDRESS OF ARCHITECT

This plan is approved subject to conditions mentioned in approval letter of this office No. CHE/WSII/0409/R2 /337(NEW) dated

DIGITAL SIGNATURE OF AUTHORITIES

S.E.B.P. (R/C) | A.E.B.P. (R/C) | E.E.B.P. (R /WARD)

FILE No. :- CHE/WSII/0409/R2 /337(NEW)

(1/8)

CONTENTS OF SHEET :- GROUND FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, PLOT AREA CALC., & COMP. WALL

FORM -I

A.	AREA STATEMENT	IN SQ.MTS.
1)	AREA OF THE PLOT (AS PER PRC)	1280.00
	a) Area of Reservation in plot	———
	a) Area of Road set back	———
	c) Area of D P Road	———
2)	DEDUCTIONS FOR :	———
	A) For Reservation/Road area	———
	a) Road set back area to be handed over (100%) (Regulation No 16)	———
	b) Proposed D P road to be handed over (100%) Regulation No 16)	———
	c) Reservation area(plot) to be be handed over(100%) (Regulation No 17)	———
	d) TOTAL AREA UNDER ROAD/RESERVATION	———
	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 15	———
	d) Area of amenity plot/plots to be handed over as per DCR 35	———
	e) TOTAL AMENITY AREA (a+b+c+d)	———
	C) Deduction 15 % R.G. AREA AS PER LAYOUT	———
3)	Total deduction :(2(A)+2(B)+2(C)	———
4)	Balance area of the plot(1)-(3)	1280.00
5)	Plot under development as per layout approved no. CE/137/LOR DT.24/04/1974	1279.75
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 (5X6)	1279.75
	b) Permissible Built up area as per DCR 30(C) protected for development	1342.69
	Permissible built up area (7a or 7b above,whichever is more)	1342.69
8)	BUA equal to land area handed over as per reg.30(A)(3)(a)	———
	a) Additional BUA for 2(A) (c) & 2B above within the cap of admissible "TDR" as per table no 12 on balance plot	———
	b) Additional BUA for 2(A) (a) & 2(B) above to be utilized within the permissible FSI as per column no-7 table 12 of regulation 30(A) and as mentioned in table 12A regulation 32(200% or 250%)	———
	c) Additional BUA in case of 2(A) (c) (ii) as per regulation 17(1) note 20(vii) &(viii) as per AR policy on remaining plot(Y% as per table no-5 of regulation 17(1)	———
9)	Additional /insentive BUA within the cap of" admissible TDR as per TABLE 12 on a plot	———
	a) in lieu cost of construction of amenity building as per regulation 30(A)30(b)	———
	b)50% of rehab component as per reg 33(7)(A)	———
	c) 15% or sr.no 7 above or 10 sqmt per rehab tenements as per reg.33(7)(B) (15% x 1,343.10 = 201.47 sqmt or 10 sqmtr x 27 nos of tenements = 270 sqmtr)	270.00
10)	Built up area due to "Additional FSI on payment of premium" as per table No 12 of Regulation No 30(A) (5X50%)	639.88
11)	Built up area due to Admissible "TDR" " as per table No 12 of Regulation No 30(A) &30(2) (sr.no-5x 50% or 70% or 90% or 100%) (by restricting area utilize beyond zonal F.S.I in sr.no 7(b),8(a) & 9 above (4X100%)-(7b-9) -(8b)-(9c) [1279,75-(1342,69-1279,75)-270] = 946,81	
	a) T. D. R. OF ROAD & RESERVATION DRC No. 000985 = 748. 92 sq.mts.	748,92
	b) T. D. R. OF SLUM DRC No. SRA/1402/CONST = 187.23, DRC No. SRA/1407/CONST = 10.66 = 197.89 sq.mts.	197,89
12)	Permissible Built up area (7+8+9+10+11)	3199.38
13)	TOTAL BUILT UP AREA 13(a)+ 13(b)	3199,38
	a)PROPOSED BUILT UP AREA	3199,38
	b)EXISTING BUILT UP AREA	
14)	TDR generated if any as per 30(A)	
15)	Fungible compensatory area as per Regulation No 31(3)	
	a) (i) Perm. Fungible Compensatory area for Rehab comp.w/o charging premium for residental	452.89
	(ii) Fungible compensatory area availed for Rehab comp.w/o charging premium for residential	452.89
	(iii)Perm. Fungible Compensatory area for Rehab comp.w/o charging premium for commercial	———
	(iv)Fungible compensatory area availed for Rehab comp.w/o charging premium for commercial	———
	b) (i) Permissible Fungible Compensatory area by charging premium for residential	604.02
	(ii) Fungible compensatory area availed on payment of premium for residential	603.95
	(iii)Permissible Fungible compensatory area on payment of premium for commercial	62.87
	(iv) Fungible compensatory area availed on payment of premium for commercial	62.87
16)	Total BUA Proposed including FCA (13+15(a)(ii) + 15(a) (iv)+15(b) (ii)+ 15(b)(iv)	4319.09
17)	FSI consumed on net plot(1/4d)	2.50
II	OTHET REQUIREMENTS	
A	Reservation/ Designation	———
	a) Name of reservation	———
	b) Area of reservation land handed over as per Regulation No.17	———
	c) Built up area of amenity to be handed over as per Regulation No.17	———
	d) Area/Built up area of Designation	———
B	Plot area/built up amenity to be handed over as per regulation No	
	a) 14(A)	———
	b) 14(B)	———
	c) 15	———
C	Requirement of LOS as per Regulation No.27 (15%) (1506,00 X 15 %)	225.90
D	TENEMENTS STATEMENT	———
	a) Proposed built up area (16 above)	4319.09
	b) Less deduction of Non-Residential area(shop etc)	242.51
	c) Area available for Tenements (a) minus(b)	4076.58
	d) Tenements Permissible (450/hectare) = 183.44 SAY	183 Nos.
	e) Total Number of Tenements Proposed on Plot	50 Nos.
E.	PARKING STATEMENT	
	(i)PARKING REQUIRED FOR REGULATION FOR	72 NOS
	(ii)TOTAL PARKING PROVIDED	74 NOS
E.	TRANSPORT VEHICLE PARKING	
	(ii)TRANSPORT VEHICLE PARKING REQUIRED BY REGULATION	
	(ii)TOTAL NO.OF TRANSPORT VEHICLE PARKING SPACES PROVIDED	

Z:\Redevelopment\PAREKH-REDEVELOPMENT PROJECT\RAHULDEO SOCIETY\CHAKWAL HEIGHT\AK CHOLI\2020 Drawings\PLAN\DCR\D 30-07-2021.dwg