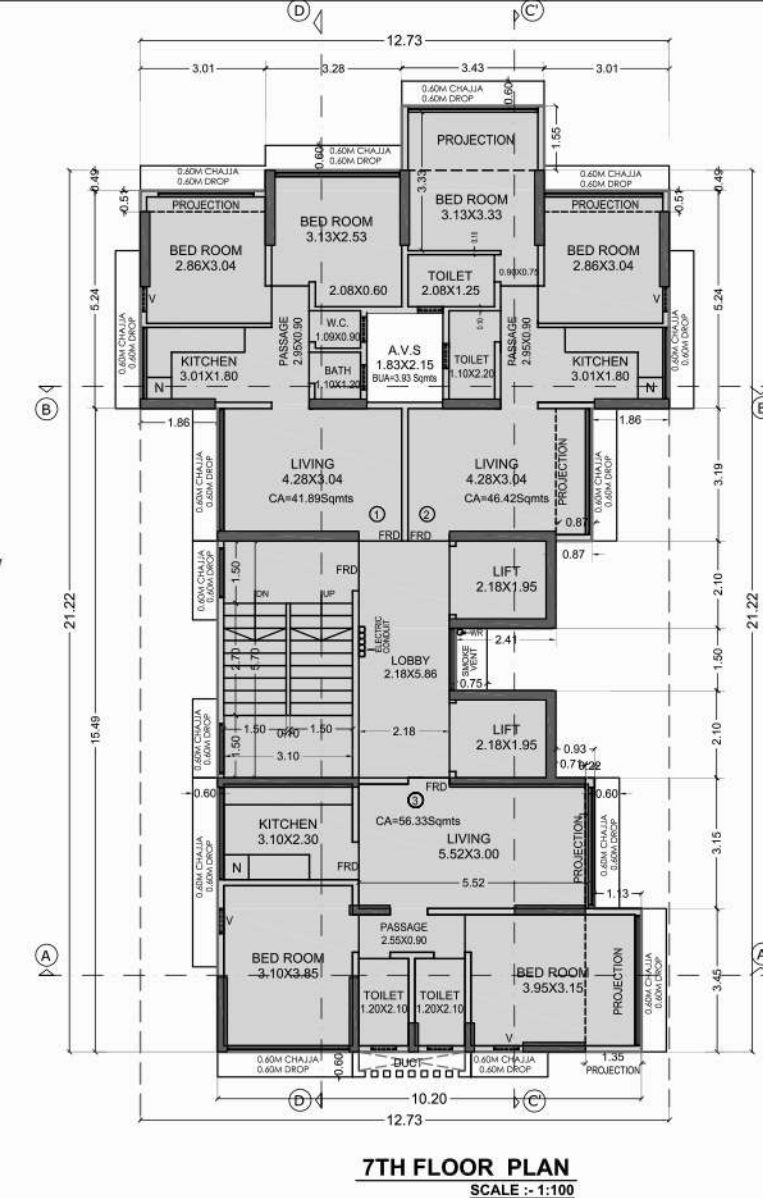
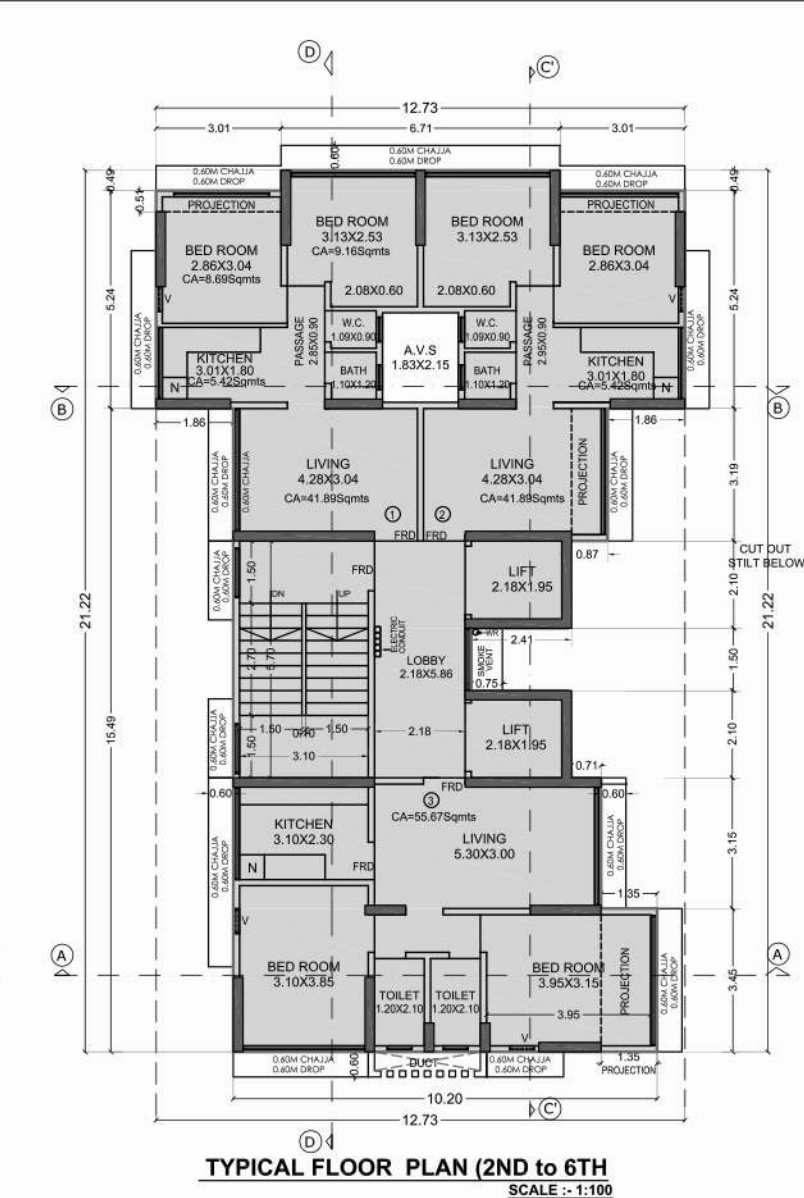
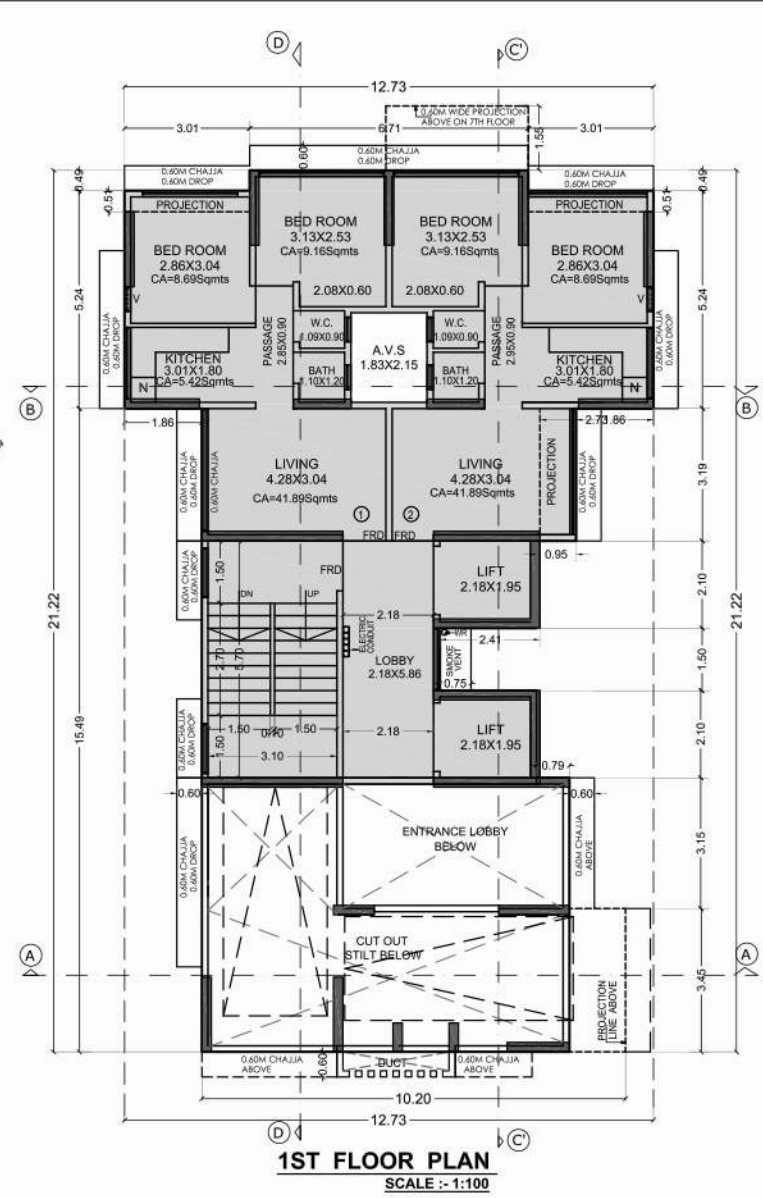
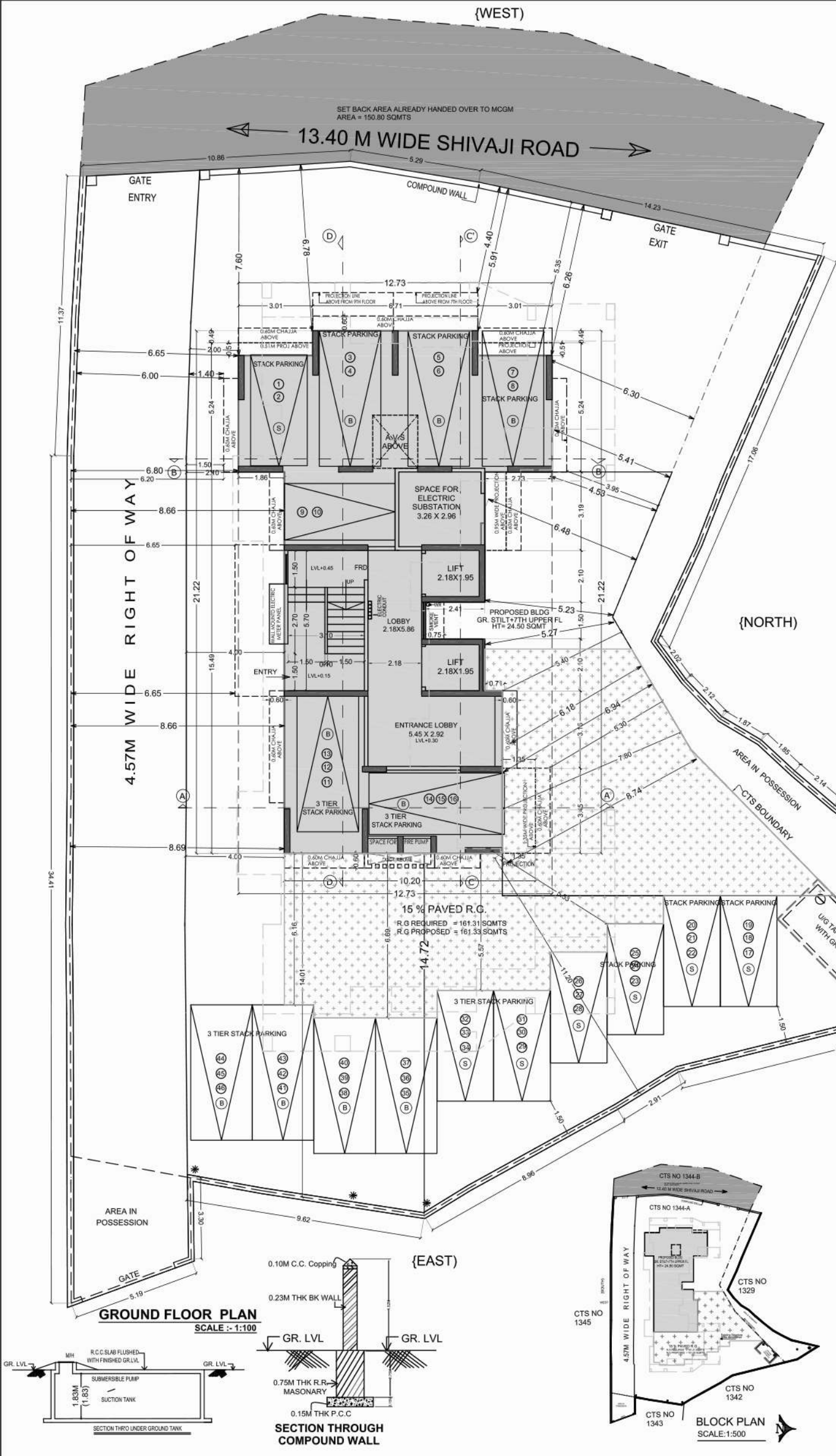


SET BACK AREA CALCULATION			
S1	1/2 x 9.50 x 3.65 x 1 NO	=	17.34 SQ.MT.
S2	1/2 x 10.75 x 5.00 x 1 NO	=	26.88 SQ.MT.
S3	1/2 x 12.00 x 5.00 x 1 NO	=	30.00 SQ.MT.
S4	1/2 x 12.00 x 5.00 x 1 NO	=	30.00 SQ.MT.
S5	1/2 x 6.11 x 2.50 x 1 NO	=	7.64 SQ.MT.
S6	1/2 x 11.00 x 4.75 x 1 NO	=	26.13 SQ.MT.
S7	1/2 x 10.25 x 2.50 x 1 NO	=	12.81 SQ.MT.
SET BACK AREA = 150.80 SQ.MT. X			

NET PLOT AREA CALCULATION			
1	1/2 x 7.05 x 2.35 x 1 NO	=	8.28 SQ.MT.
2	1/2 x 34.45 x 4.90 x 1 NO	=	84.40 SQ.MT.
3	1/2 x 20.15 x 3.55 x 1 NO	=	35.77 SQ.MT.
4	1/2 x 35.00 x 17.10 x 1 NO	=	299.25 SQ.MT.
5	1/2 x 35.00 x 11.70 x 1 NO	=	204.75 SQ.MT.
6	1/2 x 16.50 x 7.44 x 1 NO	=	61.38 SQ.MT.
7	1/2 x 31.55 x 6.84 x 1 NO	=	108.30 SQ.MT.
8	1/2 x 31.55 x 13.38 x 1 NO	=	211.07 SQ.MT.
9	1/2 x 17.49 x 2.51 x 1 NO	=	21.95 SQ.MT.
10	1/2 x 3.34 x 0.24 x 1 NO	=	1.00 SQ.MT.
11	1/2 x 14.44 x 7.18 x 1 NO	=	51.84 SQ.MT.
12	1/2 x 13.73 x 6.84 x 1 NO	=	46.96 SQ.MT.
13	1/2 x 7.60 x 1.57 x 1 NO	=	5.97 SQ.MT.
14	1/2 x 4.94 x 3.92 x 1 NO	=	9.68 SQ.MT.
NET PLOT AREA = 1178.60 SQ.MT. X			
CLAIMED AS PER P.R. CARD = 1075.40 SQ.MT. X			
SUMMARY			
NET PLOT AREA		=	1178.60 SQ.MT.
SET BACK AREA		=	150.80 SQ.MT.
TOTAL PLOT AREA		=	1329.40 SQ.MT.
AREA CLAIMED		=	1226.20 SQ.MT.
AS PER P.R. CARD			

PARKING	SMALL	BIG	TOTAL
	22 NOS	24 NOS	46 NOS

PARKING STATEMENT AS PER DCR 1991			
AREA OF FLATS IN SQ.MTS	PARKING REQUIRED	TOTAL NO OF FLATS	PARKING PROPOSED
BELOW 35.00 sqmts	4 T/S 1 PARKING	NIL	NIL
35.00 TO 45.00	2 T/S 1 PARKING	13 NOS	6.50
45.00 TO 70.00	1 T/S 1 PARKING	07 NOS	07.00
70.00 OR ABOVE	1 T/S 2 PARKING	NIL	NIL
		20 NOS	13.50
25% PARKING FOR VISITORS			3.38
TOTAL PARKING REQUIRED			16.88
TOTAL PARKING PROPOSED			46 NOS

CARPET AREA CALCULATION FOR PARKING PURPOSE ONLY

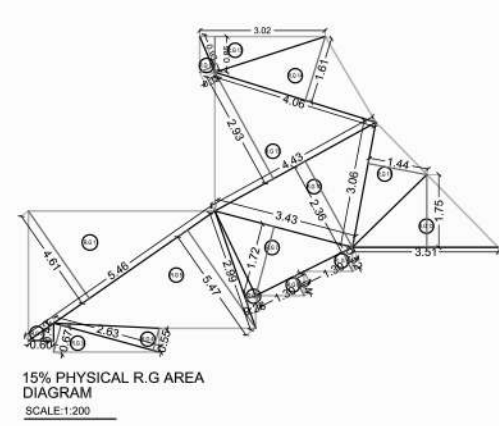
FLOOR NO.	FLAT NO.	NO OF FLATS	CARPET AREA
1ST FLOOR	1	1	41.89
	2	1	41.89
	3	—	—
2ND TO 6TH	1	5	41.89
	2	5	41.89
	3	5	55.67
7TH FLOOR	1	1	41.89
	2	1	46.42
	3	1	58.01
TOTAL		20	

SUMMARY OF AREA-RESIDENTIAL

FLOOR	GROSS BUILT UP AREA
1ST FL. (FLAT)	138.82
2ND FL. (FLAT)	200.50
3RD FL. (FLAT)	200.50
4TH FL. (FLAT)	200.50
5TH FL. (FLAT)	200.50
6TH FL. (FLAT)	200.50
7TH FL. (FLAT)	206.34
TOTAL	1347.66

GROSS TOTAL = 1347.66 SQMTS

This drawing shall be read in conjunction with Intimation of Disapproval issued under section 346 of MMC Act 1888 under no. CHE/WSII/2653/R/S/337(NEW) signed on even date.



15% PAVED PHYSICAL R.G. AREA CALCULATION			
R.G.1	1/2 x 10.75 x 5.00 x 1 NO	=	26.88 SQ.MT.
R.G.2	1/2 x 12.00 x 5.00 x 1 NO	=	30.00 SQ.MT.
R.G.3	1/2 x 6.11 x 2.50 x 1 NO	=	7.64 SQ.MT.
R.G.4	1/2 x 11.00 x 4.75 x 1 NO	=	26.13 SQ.MT.
R.G.5	1/2 x 10.25 x 2.50 x 1 NO	=	12.81 SQ.MT.
R.G.6	1/2 x 3.34 x 0.24 x 1 NO	=	1.00 SQ.MT.
R.G.7	1/2 x 14.44 x 7.18 x 1 NO	=	51.84 SQ.MT.
R.G.8	1/2 x 13.73 x 6.84 x 1 NO	=	46.96 SQ.MT.
R.G.9	1/2 x 7.60 x 1.57 x 1 NO	=	5.97 SQ.MT.
R.G.10	1/2 x 4.94 x 3.92 x 1 NO	=	9.68 SQ.MT.
TOTAL ADDITION = 161.31 SQ.MT.			

PROFORMA B

CONTENTS OF SHEET

12

GROUND/FLOOR, 1ST, TYPICAL 2ND TO 7TH & 7TH FLOOR PLAN
BLOCK & KEY PLAN, PLOT AREA CALCULATION SUMMARY & PARKING STATEMENT, FUNGIBLE TABLE

STAMP OF APPROVAL OF PLANS

APPROVED SUBJECT TO CONDITIONS MENTIONED
THIS OFFICE LETTER UNO. CHE/WSII/2653/R/S/337(NEW)
ISSUED ON EVEN DATE

THIS PLAN IS DIGITALLY SIGNED & DOES NOT REQUIRE SIGNATURE.

Digitally signed by BAPURAO RUNJAJI MORE
DN: cn=Bapurao Runjaji More, o=Runjaji More, ou=Runjaji More, email=runjaji.more@gmail.com, c=IN
Date: 2018.07.24 18:59:50 +05'30'

BAPURAO
RUNJAJI MORE

Ashok
Bhauseheb
Khandare

Digitally signed by Ashok
Bhauseheb Khandare
Date: 2018.07.24 18:59:50
+05'30'

JITENDRA W GHODE

Digitally signed by
JITENDRA W GHODE
Date: 2018.07.24
16:24:13 +05'30'

REVISION DESCRIPTION DATE SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 01.08.2010 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 1178.60 SQMTS (ONE THOUSAND ONE HUNDRED SEVENTY EIGHT POINT
SIXTY ONLY) AND TALLIES WITH AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING
SCHEME RECORDS.

Rasik
Prabhuda
s Hingoo

SIGNATURE OF ARCHITECT

NORTH

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF BUILDING OF ABHIRAM CO-OP HSG SOC. LTD
ON PLOT BEARING CTS NO 1344-A OF VILLAGE KANDIVALI AT SHIVAJI ROAD,
KANDIVALI (W)

NAME OF OWNER :- ABHIRAM CO-OP HSG SOC. LTD.

Pranav
Kiran Ashar

SIGNATURE OF OWNER/DEVELOPERS

JOB NO. DWG. NO. DATE SCALE DRAWN BY CHECKED BY

1677 1/2 AS STATED PAVITRA KRH

A PROFORMA 'A'

AREA OF PLOT AS PER P.R. CARD 1075.40

1 DEDUCTION FOR

(a) ROAD SET BACK AREA

(b) PROPOSED AREA

(c) ANY RESERVATION (SUB-PLOT)

(d) % AMENITY SPACE AS PER DCR 56/57 (SUB-PLOT)

3 BALANCE AREA OF PLOT (1 minus 2)

4 DEDUCTION FOR 15% RECREATION GROUND / 10% AMENITY
SPACE (IF DEDUCTIBLE FOR IND)

5 NET AREA OF PLOT (3 minus 4)

6 ADDITIONS FOR FLOOR SPACE INDEX

2 (a) 100 % FOR D.P. ROAD

2 (b) 100 % FOR SET BACK AREA PROTECTED
AS PER OC PLAN APPROVED UNO CHE/WSII/2653/R/S/337(NEW) DT: 02.03.1998

7 TOTAL AREAS (5 plus 6)

8 FLOOR SPACE INDEX PERMISSIBLE

9 (a) FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS

RESERVATION TDR ALREADY CLAIMED AS PER OC PLAN APPROVED
UNO CHE/WSII/2653/R/S/337(NEW) DT: 02.03.1998

ADDITIONS FOR FLOOR SPACE INDEX

9 (b) 0.50 FSI AS PER DCR 32

9 (c) % AS PER DCR 33 ()

9 (d) OTHERS

10 PERMISSIBLE FLOOR AREA (7x 8) PLUS 9 ABOVE

11A EXISTING FLOOR AREA

11B PROPOSED BUILT UP AREA (C4 - C3)

11 TOTAL GROSS BUILT UP AREA (11A + 11B)

12 FSI CONSUMED ON NET HOLDING = 11/3

8 DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS

1 PURELY RESIDENTIAL BUILT UP AREA

2 REMAINING NON-RESIDENTIAL BUILT UP AREA

3 DETAIL OF FSI AVAILABLE AS PER DCR 35 (4)

1 FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR
35(4) FOR PURELY RESIDENTIAL = OR < (B1 x 0.35)

2 FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35 (4)
FOR NON RESIDENTIAL = OR < (B2 x 0.20)

3 TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35 (4) = (C1 + C2)

4 TOTAL GROSS BUILT UP AREA PROPOSED (11 + C3)

9 TENEMENT STATEMENT

(i) PROPOSED AREA (ITEM C4 ABOVE)

(ii) LESS DEDUCTION OF NON-RES AREA (SHOP ETC.)

(iii) AREA AVAILABLE FOR TENEMENTS (10 MINUS (ii))

(iv) TENEMENTS / PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)

(v) TENEMENTS PROPOSED

(vi) TENEMENTS EXISTING

TOTAL TENEMENTS ON THE PLOT

20 NOS

2 PARKING STATEMENT

(i) PARKING REQUIRED BY REGULATIONS FOR
SCOOTER / MOTOR CYCLE
OUTSIDERS (VISITORS)

(ii) COVERED GARAGE PERMISSIBLE

(iii) COVERED GARAGES PROPOSED

(iv) SCOOTER / MOTOR CYCLE
OUTSIDERS (VISITORS)

TOTAL PARKING PROVIDED

46 NOS

F TRANSPORT VEHICLES PARKING

(i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS

(ii) TOTAL NO OF TRANSPORT VEHICLES PARKING SPACES PROVIDED

SIGNATURE, NAME & ADDRESS OF LICENCED ARCHITECTS

Rasik
Prabhuda
s Hingoo

Digitally signed by Rasik Prabhudas Hingoo
DN: cn=Rasik Prabhudas Hingoo, o=Rasik Prabhudas Hingoo, ou=Rasik Prabhudas Hingoo, email=rasik.hingoo@gmail.com, c=IN
Date: 2018.07.24 18:59:50 +05'30'

SIGNATURE OF ARCHITECT

RASIK P. HINGOO ASSOCIATES

ARCHITECTURE • URBAN DESIGN • INTERIOR DESIGN • LANDSCAPE DESIGN

OFFICE NO. 101, NEW TOWNSHIP, 1ST FLOOR, KANDIVALI (W), MUMBAI - 400 067