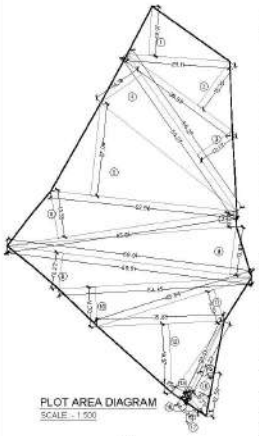
CE/1421/BP/ES/AS

1/12



PLOT AREA DIAGRAM

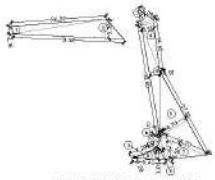
SCALE - 1:500

PLOT AREA CALCULATION

1	0.50	X	24.03	X	24.67	X 3 NO	=	308.44 SQ.MT.
2	0.50	X	16.89	X	20.98	X 3 NO	=	265.67 SQ.MT.
3	0.50	X	14.07	X	22.91	X 3 NO	=	321.73 SQ.MT.
4	0.50	X	0.42	X	24.24	X 3 NO	=	18.72 SQ.MT.
5	0.50	X	13.96	X	23.06	X 3 NO	=	216.91 SQ.MT.
6	0.50	X	13.81	X	23.51	X 3 NO	=	486.45 SQ.MT.
7	0.50	X	13.81	X	4.16	X 3 NO	=	103.68 SQ.MT.
8	0.50	X	13.81	X	20.82	X 3 NO	=	518.84 SQ.MT.
9	0.50	X	13.81	X	22.22	X 3 NO	=	552.26 SQ.MT.
10	0.50	X	13.81	X	23.38	X 3 NO	=	581.60 SQ.MT.
11	0.50	X	13.81	X	0.28	X 3 NO	=	20.92 SQ.MT.
12	0.50	X	13.81	X	20.82	X 3 NO	=	518.84 SQ.MT.
13	0.50	X	13.81	X	23.38	X 3 NO	=	581.60 SQ.MT.
14	0.50	X	13.22	X	5.11	X 3 NO	=	168.0 SQ.MT.
15	0.50	X	13.22	X	2.73	X 3 NO	=	89.93 SQ.MT.
16	0.50	X	12.32	X	4.25	X 3 NO	=	78.36 SQ.MT.
17	0.50	X	2.75	X	3.50	X 3 NO	=	14.44 SQ.MT.
18	0.50	X	4.04	X	3.75	X 3 NO	=	45.54 SQ.MT.
						TOTAL ADDITION	=	4869.50 SQ.MT. A
						AREA AS PER P.R.C.	=	4363.46 SQ.MT.

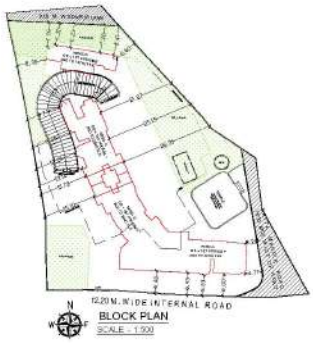
SET BACK AREA CALCULATION

1	1.0	X	18.81	X	2.18	X 1 NO	=	41.12 SQ.MT.
2	1.0	X	41.91	X	1.48	X 1 NO	=	62.19 SQ.MT.
3	1.0	X	4.81	X	1.52	X 1 NO	=	7.31 SQ.MT.
4	1.0	X	24.81	X	3.15	X 1 NO	=	78.12 SQ.MT.
5	1.0	X	21.81	X	2.17	X 1 NO	=	47.32 SQ.MT.
6	1.0	X	22.81	X	4.24	X 1 NO	=	96.67 SQ.MT.
7	1.0	X	24.31	X	5.72	X 1 NO	=	139.15 SQ.MT.
8	1.0	X	4.71	X	3.00	X 1 NO	=	14.13 SQ.MT.
9	1.0	X	5.41	X	3.05	X 1 NO	=	16.47 SQ.MT.
						TOTAL ADDITION	=	615.31 SQ.MT. B
DEDUCTIONS								
a	1.0	X	2.28	X	0.28	X 1 NO	=	0.64 SQ.MT.
b	1.0	X	3.75	X	0.20	X 1 NO	=	0.75 SQ.MT.
						TOTAL DEDUCTION	=	1.39 SQ.MT. B1
TOTAL SET BACK AREA (B - B1)							=	613.92 SQ.MT. B1



SET BACK AREA DIAGRAM

SCALE - 1:500



12.20 M. WIDE INTERNAL ROAD

BLOCK PLAN

SCALE - 1:500

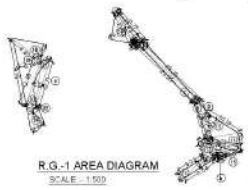
TENEMENT STATEMENT

FLOORS	WING - A	WING - B	WING - C	WING - D	TOTAL
GR.FLOOR	-	-	-	-	-
1 ST FLOOR	-	-	-	-	-
2ND FLOOR	3	3	3	3	12
3RD FLOOR	3	3	3	3	12
4TH FLOOR	3	3	3	3	12
5TH FLOOR	3	3	3	3	12
6TH FLOOR	3	3	3	3	12
7TH FLOOR	3	3	3	3	12
8TH FLOOR	3	3	3	3	12
9TH FLOOR	3	3	3	3	12
10TH FLOOR	3	3	3	3	12
11TH FLOOR	3	3	3	3	12
12TH FLOOR	3	3	3	3	12
13TH FLOOR	3	3	3	3	12
14TH FLOOR	3	3	3	3	12
15TH FLOOR	3	3	3	3	12
16TH FLOOR	3	3	3	3	12
17TH FLOOR	3	3	3	3	12
18TH FLOOR	3	3	3	3	12
19TH FLOOR	3	3	3	3	12
20TH FLOOR	3	3	3	3	12
21ST FLOOR	3	3	3	3	12
22ND FLOOR	3	3	3	3	12
TOTAL	81	81	81	54	277

LOCATION PLAN

scale 1:4000

C.T.S NO	AREA
303/A/1/B	4363.46
303/A/1/B/1/A/1	14.08
303/A/1/B/1/A/2	9.00
303/A/1/B/1/A/3	14.08
303/A/1/B/1/A/4	9.00
303/A/1/B/1/B/1/2	24.18
TOTAL	4433.80



R.G.-1 AREA DIAGRAM

SCALE - 1:500

R.G.-1 AREA CALCULATION

1	1.0	X	3.84	X	4.74	X 1 NO	=	18.20 SQ.MT.
2	1.0	X	35.41	X	2.65	X 1 NO	=	93.81 SQ.MT.
3	1.0	X	22.22	X	1.20	X 1 NO	=	26.66 SQ.MT.
4	1.0	X	35.71	X	16.55	X 1 NO	=	591.11 SQ.MT.
5	1.0	X	19.30	X	3.06	X 1 NO	=	59.06 SQ.MT.
6	1.0	X	10.89	X	1.36	X 1 NO	=	14.81 SQ.MT.
7	1.0	X	9.83	X	1.97	X 1 NO	=	19.36 SQ.MT.
8	1.0	X	9.83	X	1.75	X 1 NO	=	17.20 SQ.MT.
						TOTAL ADDITION	=	839.39 SQ.MT. A

R.G.-1 AREA DIAGRAM

SCALE - 1:500

R.G.-02 AREA DIAGRAM

SCALE - 1:500

R.G.-2 AREA CALCULATION (ABOVE BASEMENT)

10	1.0	X	34.08	X	2.47	X 1 NO	=	84.24 SQ.MT.
11	1.0	X	21.41	X	6.29	X 1 NO	=	134.67 SQ.MT.
12	1.0	X	21.41	X	2.46	X 1 NO	=	52.69 SQ.MT.
13	1.0	X	27.81	X	3.46	X 1 NO	=	96.22 SQ.MT.
14	1.0	X	16.25	X	2.18	X 1 NO	=	35.42 SQ.MT.
						TOTAL ADDITION	=	1103.65 SQ.MT. X

R.G. AREA DIAGRAM (PAVED RG)

SCALE - 1:500

R.G.-1 AREA CALCULATION (PAVED RG)

1	8.50	X	18.78	X	0.61	X 1 NO	=	81.90 SQ.MT.
2	8.50	X	31.23	X	4.96	X 1 NO	=	372.45 SQ.MT.
3	8.50	X	14.18	X	2.24	X 1 NO	=	161.50 SQ.MT.
4	8.50	X	2.51	X	1.17	X 1 NO	=	14.77 SQ.MT.
5	8.50	X	13.61	X	6.54	X 1 NO	=	484.92 SQ.MT.
6	8.50	X	9.43	X	3.19	X 1 NO	=	255.32 SQ.MT.
						TOTAL ADDITION	=	2170.76 SQ.MT. X

1	ZONE R.G. AREA REQUIRED	=	7870.00	SQ.MT.	
			PERMISSIBLE	PROPOSED	
2	100% ON GROUND WA.		7870.00	SQ.MT.	10863.00 SQ.MT.
3	50% OF REN ON MEETH BI BARTH		2358.25	SQ.MT.	2358.00 SQ.MT.
	TOTAL R.G.		7870.00	SQ.MT.	10863.00 SQ.MT.

SUMMARY OF BUILT - UP AREA

FLOORS	TEMPLE AREA	COMMERCIAL AREA	WING - A	WING - B	WING - C	WING - D	TOTAL BUILT-UP AREA
	BUA AREA	BUA AREA	BUA AREA	BUA AREA	BUA AREA	BUA AREA	
GROUND	760.52	784.43	—	—	—	—	1544.95
1ST (FOOT)	—	—	—	—	—	—	—
2ND	—	—	281.47	281.81	194.40	122.33	779.21
3RD	—	—	281.47	281.81	194.40	122.33	779.21
4TH	—	—	281.47	281.81	194.40	122.33	779.21
5TH	—	—	281.47	281.81	194.40	122.33	779.21
6TH	—	—	281.47	281.81	194.40	122.33	779.21
7TH	—	—	281.47	281.81	194.40	122.33	779.21
8TH	—	—	281.47	281.81	194.40	122.33	779.21
9TH	—	—	281.47	281.81	194.40	122.33	779.21
10TH	—	—	281.47	281.81	194.40	122.33	779.21
11TH	—	—	281.47	281.81	194.40	122.33	779.21
12TH	—	—	281.47	281.81	194.40	122.33	779.21
13TH	—	—	281.47	281.81	194.40	122.33	779.21
14TH	—	—	281.47	281.81	194.40	122.33	779.21
15TH	—	—	281.47	281.81	194.40	122.33	779.21
16TH	—	—	281.47	281.81	194.40	122.33	779.21
17TH	—	—	281.47	281.81	194.40	122.33	779.21
18TH	—	—	281.47	281.81	194.40	122.33	779.21
19TH	—	—	281.47	281.81	194.40	122.33	779.21
20TH	—	—	281.47	281.81	194.40	122.33	779.21
21ST	—	—	281.47	281.81	194.40	122.33	779.21
22ND	—	—	281.47	281.81	194.40	122.33	779.21
SUDDER PENTHOUSE						4.85	4.85
TOTAL	760.52	784.43	4925.26	4926.11	3401.40	2108.30	12195.54

TOTAL BUILT UP AREA

STAIRCASE AREA STATEMENT (RED)

2ND TO 22ND FLOOR FOR WING A
2ND TO 22ND FLOOR FOR WING B
2ND TO 22ND FLOOR FOR WING C
2ND TO 22ND FLOOR FOR WING D

LIMIT	WING	TYP. BUA STAIRCASE	NOS./FLOR	TOTAL AREA
1.	WING-A	26.07	11 FLOR	286.77 SQ.MT.
2.	WING-B	26.42	11 FLOR	290.62 SQ.MT.
3.	WING-C	27.18	11 FLOR	298.98 SQ.MT.
4.	WING-D	20.94	11 FLOR	230.34 SQ.MT.
		26.14	1 FLOR	26.14 SQ.MT.
TOTAL AREA				1132.85 SQ.MT.

PARKING STATEMENT (REQD)

CARPET AREA (IN SQ.FT)	NOS. OF FLATS	PARKING REQD
UPTO TO 45.00 SQ.MT	2 FLAT	0.50
45.00 SQ.MT. TO 90.00 SQ.MT	172	2.58
90.00 SQ.MT. TO 180.00 SQ.MT	1 NO	2.00
180.00 SQ.MT. ABOVE	0 NOS	0.00
TOTAL	177	5.08
10% FOR VISITORS		0.51
TOTAL PARKING REQUIRED		5.59

PARKING REQD FOR SHOPES

SHOP	AREA	PARKING REQD
one parking equivalent to 80 square offices area upto 500 sq.mt.	196.10	4.91
TOTAL	196.10	4.91
10% FOR VISITORS		0.49
TOTAL PARKING REQUIRED		5.40

TOTAL PARKING REQD FOR (TEMPLE)	=	11 NOS.
TOTAL PARKING REQD FOR (ALL WINGS)	=	124 NOS.
TOTAL PARKING REQD FOR	=	135 NOS.
TOTAL PARKING PROVIDED (ALL WINGS+TEMPLE)	=	158 NOS.

CAR PARKING STATEMENT (TEMPLE)

TOTAL BUILT UP AREA = 1132.85 SQ.MT.	
= 12195 SQ.FT.	
PARKING REQD. = 1132.85 / 100 NOS.	
FOR VISITORS. = 11.32 NOS.	
TOTAL REQUIRED CAR PARKING	= 11 NOS.
TOTAL PROPOSED CAR PARKING	= ----

FLOOR	BIG CAR	SMALL CAR	TOTAL
2ND BASE	21	09	30
1ST BASE	19	09	28
GROUND FLR	21	32	53
1ST PODIUM	24	23	47
TOTAL	85	73	158

PROFORMA FOR RERA - A as per BCP 2034

A		SQ.MTS
1	Area Statement	
1	Area of Plot	4363.46
a)	Area of Plot Handed Over (if possession)	0.00
b)	Area of Road Setback	373.46
c)	Area of D.P. Road RET BACK	0.00
2	Deductions for	--
(A)	For reservation/setbacks	
A)	Road widening area to be handed over (100% charge at cost)	0.00
b)	Proposed road area to be handed over (100% Regulation no 16)	0.00
c)	Reservation area to be handed over (100% Regulation no 17)	
	(Reservation) deducts as handed over as per DP. (Regulation no 17)	--
(B)	For velocity areas	
A)	Area of setbacks plotted to be handed over as per clause 16(b)	--
b)	Area of setbacks plotted to be handed over as per clause 16(b)	--
c)	Area of setbacks plotted to be handed over as per clause 16(b)	--
	Area of reservation not in possession, shortage facilities due parking of SRET, 2+1	0.00
(C)	Deductions for existing built up area to be retained they is and compounded of existing BUA	
	(existing built up area regularised under relevant development set regulations)	--
3	Total deducted area (2(a)+2(b)+2(c)+2(d) and other regulations)	373.46
4	Balance area of plot (1 minus 3)	3990.00
5	Proposed road area (road setback after areas to be handed over to MCGM/appropriate Authority as per 16 (b) & 16 (c)	3990.00
6	Added Basic FSI (1.0 as a 0.75 for 1 or 1.33)	1990
7	Built up area as per sanctioned 16 (A FSI)	3990.00
	(Excess of built up area inside built up area built in allowance)	
8	Built up area equal to area of land handed over as per (Regulation 38/42)	3.00
	(a) As per 38/42 a incentive FSI and add above FSI as per PP Addition 30% as deducts of Table-12 as remaining balance (add)	--
	(b) In case of 30(2) (Open Maidan over and above contribution 50% is remaining balance pay)	--
9	Built up area of the area of construction of building which is to be handed over	--
10	Built up area due to "Additional FSI" as payment of premium/ancillary	1194.38
	table no 12 of regulation no 30(A) or premium/premiums paid (38/32) "(OS + 1004/95 SQ.MT.)	1194.38
11	Built up area and saleable "FSI" as per table no 12 of	4184.38
	regulation no 30(A) and 32 on remaining balance plot	
12	ADD: TDR/PAID, SLB, FATTER ROAD HAS DONATED TO MCGM	744.38
13	Permissible built up area (active area) as additional BUA as per 2030	1932.27
14	Proposed built up area (active area) as additional BUA as per 2030	1932.27
15	TDR generated from as per regulation 38 (A) and 32	--
16	Fungible compensatory area as per regulation no 31 (3)	--
a)	Permissible Fungible Compensatory area for Rehabilitation component without charging premium	--
i)	Fungible Compensatory area available for Rehabilitation component without charging premium	--
17	Total built up area proposed including Fungible Compensatory Area (7+14+16(a)) +16(b)(i)	13995.38
18	FSI consumed as per Plot (16/4)	3.18
19	Other Requirements	--
(D)	Reservation (Regulation)	--
A)	Area of Reservation	--
b)	Area of Reservation which is handed over as per Regulation no 17	--
c)	Built up area of reservation to be handed over as per Regulation no 17	--
d)	Sweep Built up Area (Temporary)	--
(E)	Proposed built up Amenity to be handed over as per Regulation 38	--
	(a) AHU	--
	(b) HUG	--
	(c) NUL	--
c)	Requirement of Recreational Open Space in Layout (if at no cost the position 38/32)	--
(F)	Tenement Statement	
	(a) Proposed built up area (Tot above)	13995.38
	(b) Area deduction in Hon residential area (Slum etc)	358.30
	(c) Area available for tenements (without b.u.)	13637.07
	(d) Tenements permissible (density of tenement/unit/area)	613.66 Nos.
	(e) Total number of Tenements proposed on the plot	277 Nos.
(G)	Parking Statement	--
	(a) Parking required by Regulations for :-	--
	Car	135 Nos.
	Scooter/Motor cycle	--
	Bicycle (Visitor)	--
	(b) Covered garage permissible	--
	(c) Covered garage proposed	--
	Car	--
	Scooter/Motor cycle	--
	Bicycle (Visitor)	--
	(d) Total parking provided	158 Nos.
(H)	Transport Vehicle Parking	
	(a) Spaces for transport vehicles parking required by Regulations	--
	(b) Total No. of transport vehicle parking spaces provided	--

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 15/05/2021 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA 3990.00 SQ.MTS OF CT.S.NO.303 SQ.MT. FOUR THOUSAND THREE HUNDRED NINETY THREE POINT FOURTY ( ) ARE TAKEN INTO WHOLE STATING IN DOCUMENT OF OWNERSHIP P.R.RECORDS

Ameet Gangatrao Pawar

Signature of Architect

Plans will be restricted for 3.40 permissible FSI, setback benefit will be limit as per policy

EXECUTIVE ENGINEER
BUILDING PROPOSAL (E.S.)-II

VIJAY SOPAN PAWAR
S.E.(B.P.) S/W

JAYESH CHHAGAN DUSANE
AE(B.P.) S/T

Ameet Gangatrao Pawar
ARCHITECT/LS
ASKEET ENROLL CA/2000/24043

OWNER/DEVELOPER

PROFORMA 'B'

CONTENTS OF SHEET

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO. 303/A/1/B, 303/A/1/B/1/A/1 TO 5, OF VILLAGE BHANDUP AT BHANDUP

NAME OF OWNER

SHRI SOMRAJ TRILOKCHAND DUA

NAME, ADDRESS & SIGNATURE OF ARCHITECT

GROUND FLOOR, SATYANARAYAN PRASAD COMPOUND, CHITRA PATH ROAD, KILE PAGE (W), MUMBAI - 400 092.
Ph - 022-2842 0400 / 022 - 2511 4600.
www.aakararchitecting

NORTH	DRAWN BY	JOB NO	PATH:-
	NIGHAL	2021	C:\Users\Nighal\Desktop\Nighal\Nighal\Nighal