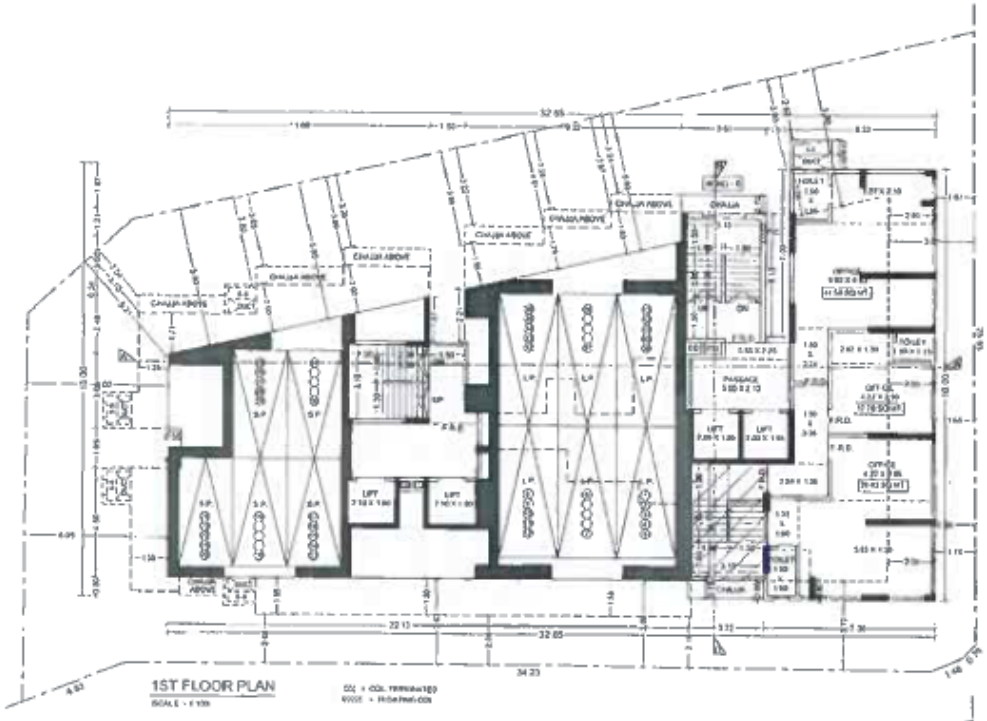
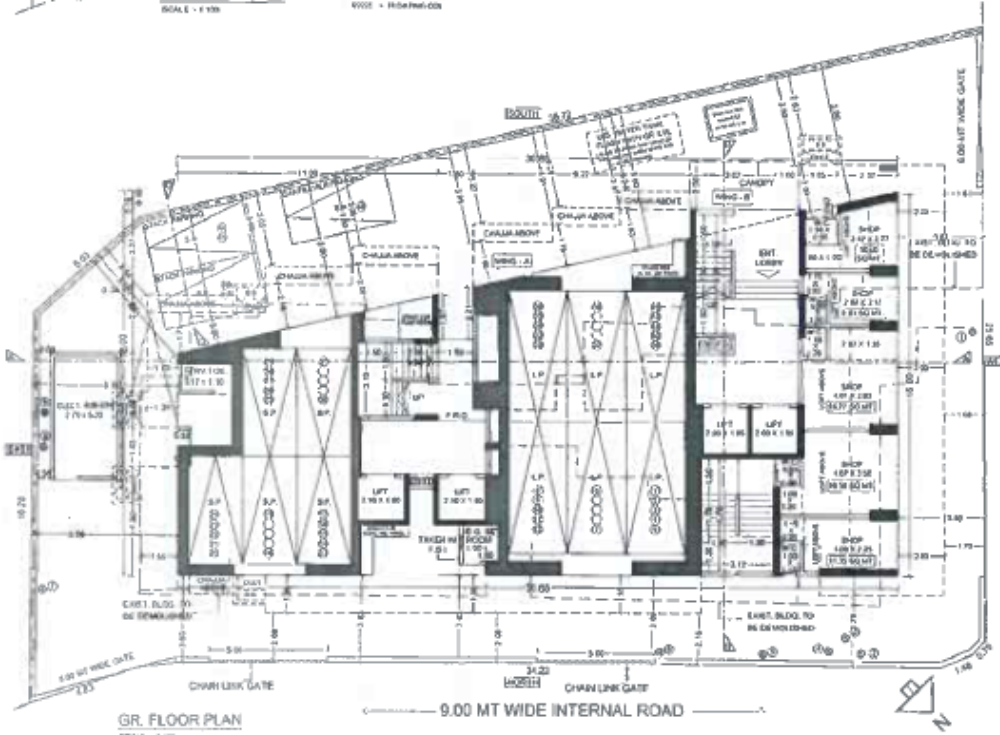


1ST FLOOR PLAN



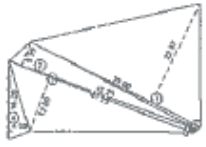
GR. FLOOR PLAN

9.00 MT WIDE INTERNAL ROAD

12.20 MT WIDE ROAD

LOCATION PLAN

BLOCK PLAN



PLOT AREA DIAGRAM

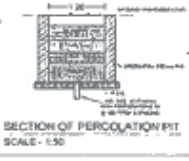
PLOT AREA CALCULATION			
(1)	38.60 X (12.01+0.75) 0.50	=	462.54 SQ.MT.
(2)	42.23 X (5.25+0.60) 0.50	=	120.68 SQ.MT.
(3)	41.30 X 12.00 X 0.50	=	247.80 SQ.MT.
(4)	18.25 X 4.00 X 0.50	=	36.50 SQ.MT.
	TOTAL	=	875.11 SQ.MT.
	PLOT AREA (as per survey)	=	875.11 SQ.MT.

35% FUNGIBLE COMPENSATORY F.S.I.

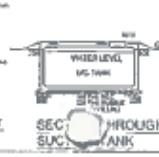
*PERMISSIBLE FUNGIBLE COMPENSATORY F.S.I.		
PERM RESID. - 386.00 SQ.MT. X 35%	= 135.10 SQ.MT.	
PROP. FUNGIBLE	= (-104.85 SQ.MT.)	=(B)
PERM COMM - 113.25 SQ.MT. X 35%	= 34.25 SQ.MT.	
PROP. FUNGIBLE	= 34.25 SQ.MT.	=(B)
TOTAL (A+B)	= 169.35 SQ.MT.	
*25% FUNGIBLE COMPENSATORY F.S.I. OF EXIST. BUILDINGS		
a) WITHOUT CHARGING PREMIUM (COMM.)	= NIL	
b) EXCESS AREA BY CHARGING PREMIUM	= NIL	
*35% FUNGIBLE COMPENSATORY F.S.I. OF EXIST. BUILDINGS		
a) WITHOUT CHARGING PREMIUM (RES.) (767.60 SQ.MT. X 35% = 268.66 SQ.MT.)	= 268.66 SQ.MT.	
b) EXCESS AREA BY CHARGING PREMIUM (540.00 - 268.66 = 271.35 SQ.MT.)	= 271.35 SQ.MT.	
FUNGIBLE COMPENSATORY F.S.I. OF SALE COMPONENT		
25% RESIDENTIAL (1175.85 - 540.00 = 635.85 SQ.MT.)	= 158.96 SQ.MT.	
25% COMM PORTION	= 34.25 SQ.MT.	
EXCESS AREA BY CHARGING PREMIUM	= 271.35 SQ.MT.	
CHARGING PREMIUM (604.85 - 34.25 + 271.35 = 842.35 SQ.MT.)	= 842.35 SQ.MT.	

PARKING STATEMENT
(UNDER D.C.R. 33(5))

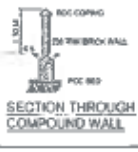
CARPET AREA	NO. OF FLAT	PARKING REQD.	PARKING PROVIDED
BELOW 30.0	NIL	1.0 TENE	NIL
30.0 TO 45.0	2.00	1.0 TENE	2.00 NOS.
45.0 TO 70.0	0.7.00	1.0 TENE	10.50 NOS.
ABOVE 70.0	NIL	2 FOR 1 TENE	NIL
TOTAL PARKING FOR RESID. =			34.00 NOS.
AS PER D.C.R. NO.38, TABLE (1 SR. No.2) ONE PARKING SPACE FOR EVERY 30.00 SQ.MT. UP TO 1500.00 SQ.MT. AND ONE PARKING SPACE FOR EVERY 75.00 SQ.MT. OF SPACE FOR AREAS EXCEEDING 1500.00 SQ.MT.			5.48 NOS.
TOTAL PARKING COMM. = 5.48 Nos.			NIL
ADD 25% VISITORS 25 % VISITORS FOR RESID. 10 % VISITORS FOR COMM.			5.00 NOS.
TOTAL PARKING REQUIRED = 49.00 SQ.MT. = (34.00 + 5.00 = 9.00) = 49.00 Nos.			49.00 NOS.
TOTAL PARKING PROVIDED =			49.00 NOS.



SECTION OF PERCOLATION PIT



SECTION THROUGH SUMP TANK



SECTION THROUGH COMPOUND WALL

PROFORMA - A

A	AREA STATEMENT	SQ.MTS.
1	AREA OF THE PLOT (EXCLUDING STORY)	875.11
2	DEDUCTIONS FOR	
	a) ROAD ON THE BASE AREA	—
	b) PROPOSED ROAD	NIL
	c) ANY RESERVATIONS	NIL
	TOTAL (a+b+c)	—
3	BALANCE AREA OF PLOT (1-2)	875.11
4	DEDUCTIONS FOR	
	RECREATION GROUND 10%	NIL
5	NET AREA OF PLOT (3-4)	875.11
6	ADDITION FOR F.S.I. PURPOSE	
	1 (NIL) %	NIL
	2 (NIL) %	
7	TOTAL AREA (5+6)	875.11
8	F.S.I. IN BASIC F.S.I.	2.00
9	F.S.I. GRANTED AVAILABLE BY DEVELOPMENT RIGHTS	NIL
10	PERMISSIBLE F.S.I. (INCLUDING MANDATORY F.S.I.)	2187.77
11	ADD AREA ALLOTTED BY MHADA UNDER RG.	1268.00
12	TOTAL BUILT UP AREA (10+11)	3455.77
13	EXIST. PAT FLOOR AREA TO BE RETAINED	NIL
14	PROPOSED AREA	3021.77
15	TOTAL BUILT UP AREA (13+14)	3021.77
16	NON RESIDENTIAL BUILT UP AREA	250.00
17	TOTAL BUILT UP AREA PROPOSED	3271.77
18	F.S.I. CONSUMED ON NET HOLDING (15/5)	3.84

B DETAILS OF FSI AVAILED AS PER DCR 33 (5)

15A	FUNGIBLE FSI COMPONENT PURCHASED VIDE DCR 33(5) FOR PURELY RESIDENTIAL = EXI + (2016.55 X 35%)	1176.93
15B	FUNGIBLE FSI COMPONENT PROPOSED VIDE DCR 33(5) FOR NON RESIDENTIAL (37.25 X 20%)	34.25
16	TOTAL FUNGIBLE FSI VIDE DCR 33(5) (15A + 15B)	1211.18
17	TOTAL GROSS BUILT UP AREA PROPOSED (11+16)	4466.93

C TENEMENT STATEMENT

1	PROP. AREA (AS PER AT ABOVE)	3271.77
2	LESS DEDUCTION OF NON RES. AREA (NON RES. AREA)	250.00
3	AREA OF RESIDENTIAL	3021.77
4	TENEMENTS PERMISSIBLE (DEDUCTIONS)	24.00
5	TENEMENTS EXIST. (NIL)	NIL
6	TENEMENTS PROPOSED	24.00
7	TOTAL TENEMENTS (5+6)	24.00

D PARKING STATEMENT

1	PARKING REQUIRED AS PER REGULATIONS	49.00
	CAR	—
	SCOOTER / MOTOR CYCLE	—
	GUEST CARS (NA CASE)	8.00
2	COVERED GARAGES PERMISSIBLE	NIL
3	COVERED GARAGES PROPOSED	NIL
4	TOTAL PARKING REQUIRED	49.00
5	TOTAL PARKING PROVIDED	49.00

E LOADING & UNLOADING STATEMENT

1	LOADING & UNLOADING PROVIDED	N.A.
2	TOTAL LOADING UNLOADING PROVIDED	N.A.

PROFORMA - B

CONTENT OF SHEET

GROUND & 1ST FLOOR PLAN, PLOT AREA CALCULATION, BLOCK PLAN, LOCATION PLAN

STAMP OF DATE OF RECEIPT OF PLAN

CERTIFICATE OF AREA

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT BUILDING HOUSE ON PROPERTY BEARING, C.T.S. NO.3/140 (PT) OF VILL-KIROL AT PANTNAGAR GHATKOPER (E.) MUMBAI-400 075

NAME OF OWNER | NAME & SIGN OF C.A. TO OWNER

PANTNAGAR SHEMODEEP C.H.S.L.T.D

DRN BY	CHEK. BY	SCALE	DATE	NORTH
		1:100		

NAME,ADDRESS & SIGN OF ARCHITECT

S. B. ASSOCIATES
ARCHITECTS & PLANNERS
DESIGNERS & CONSULTANTS
WOMEN-LED SME OF FLR.
CORPORATE HOUSE & FIRMS
BORIVALI (W) MUMBAI-400 092

SHRI SUHAS M. BORKOLE
ARCHITECT

STAMP OF DATE OF APPROVAL OF PLAN