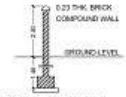
FILE NO.	P-9398/2021(1137B& 1126)/R/N WARD/ DAHISAR R/N/337/1/NEW	1/5

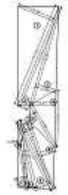
LOCATION PLAN
SCALE :-1:4000



SECTION THROUGH COMPOUND WALL
SCALE 1:100

SECTION THROUGH U.G. TANK
SCALE 1:100

BLOCK PLAN
SCALE :-1:500



MOTHER EARTH LOS AREA DIAGRAM
SCALE = 1:200

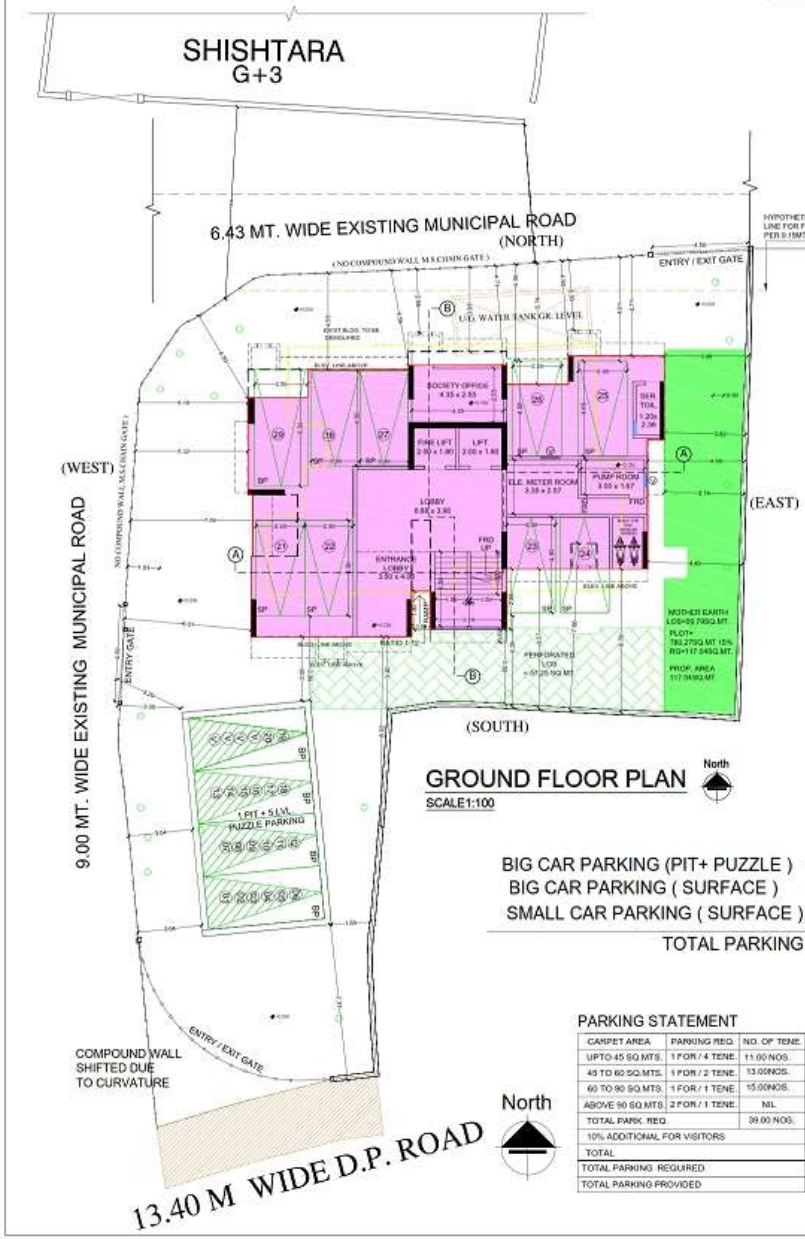
1. TOTAL LOS REQUIRED (780.27 x 15%) = 117.04 SQ.MT.
2. TOTAL LOS PROVIDED = 117.04 SQ.MT.
   MOTHER EARTH LOS (51.09%) = 59.79 SQ.MT.
   PERFORATED LOS (48.91%) = 57.25 SQ.MT.

PERFORATED LOS AREA DIAGRAM
SCALE = 1:200

MOTHER EARTH LOS AREA CALCULATION								
1	1/2	X	10.61	X	3.56	X 1 NO	=	17.61 SQ.MT.
2	1/2	X	10.61	X	1.01	X 1 NO	=	5.06 SQ.MT.
3	1/2	X	9.69	X	2.00	X 1 NO	=	9.69 SQ.MT.
4	1/2	X	5.43	X	2.47	X 1 NO	=	6.70 SQ.MT.
5	1/2	X	4.66	X	0.78	X 1 NO	=	1.77 SQ.MT.
6	1/2	X	8.63	X	1.41	X 1 NO	=	4.62 SQ.MT.
7	1/2	X	7.27	X	2.08	X 1 NO	=	3.56 SQ.MT.
8	1/2	X	7.27	X	1.55	X 1 NO	=	5.63 SQ.MT.
9	1/2	X	6.50	X	0.72	X 1 NO	=	2.34 SQ.MT.
10	1/2	X	8.34	X	0.28	X 1 NO	=	0.69 SQ.MT.
11	1/2	X	4.06	X	0.75	X 1 NO	=	1.52 SQ.MT.
						TOTAL ADDITION	=	59.79 SQ.MT. X

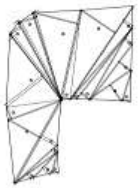
AS PER PLOT AREA = 810.92 SQ.MT.
AS PER CONVEYANCE = 810.92 SQ.MT.
AS PER APPROVED I.O.D. PLAN = 780.27 SQ.MT.

PERFORATED LOS AREA CALCULATION								
1	1/2	X	4.74	X	2.34	X 1 NO	=	5.55 SQ.MT.
2	1/2	X	4.74	X	3.08	X 1 NO	=	7.30 SQ.MT.
3	1/2	X	4.12	X	0.53	X 1 NO	=	1.09 SQ.MT.
4	1/2	X	4.12	X	1.92	X 1 NO	=	3.96 SQ.MT.
5	1/2	X	1.11	X	0.13	X 1 NO	=	0.07 SQ.MT.
6	1/2	X	1.11	X	0.53	X 1 NO	=	0.30 SQ.MT.
7	1/2	X	4.58	X	2.56	X 1 NO	=	5.85 SQ.MT.
8	1/2	X	4.58	X	1.04	X 1 NO	=	2.38 SQ.MT.
9	1/2	X	3.66	X	1.58	X 1 NO	=	2.94 SQ.MT.
10	1/2	X	2.91	X	0.25	X 1 NO	=	0.36 SQ.MT.
11	1/2	X	4.81	X	2.10	X 1 NO	=	4.84 SQ.MT.
12	1/2	X	4.81	X	0.18	X 1 NO	=	0.41 SQ.MT.
13	1/2	X	4.39	X	0.78	X 1 NO	=	1.71 SQ.MT.
14	1/2	X	3.58	X	2.58	X 1 NO	=	4.62 SQ.MT.
15	1/2	X	3.58	X	1.47	X 1 NO	=	2.63 SQ.MT.
16	1/2	X	3.99	X	2.15	X 1 NO	=	4.29 SQ.MT.
17	1/2	X	4.77	X	1.04	X 1 NO	=	2.48 SQ.MT.
18	1/2	X	4.77	X	3.53	X 1 NO	=	8.03 SQ.MT.
19	1/2	X	3.07	X	0.28	X 1 NO	=	0.43 SQ.MT.
						TOTAL ADDITION	=	57.25 SQ.MT.



GROUND FLOOR PLAN
SCALE1:100

BIG CAR PARKING (PIT+ PUZZLE) = 20
BIG CAR PARKING (SURFACE) = 01
SMALL CAR PARKING (SURFACE) = 08
TOTAL PARKING = 29



PLOT AREA DIAG.
SCALE :-1:500

PLOT AREA CALCULATION								
1	1/2	X	5.20	X	1.66	X 1 NO	=	4.31 SQ.MT.
2	1/2	X	8.40	X	2.44	X 1 NO	=	10.23 SQ.MT.
3	1/2	X	12.57	X	1.54	X 1 NO	=	9.68 SQ.MT.
4	1/2	X	13.70	X	1.26	X 1 NO	=	8.63 SQ.MT.
5	1/2	X	22.46	X	4.37	X 1 NO	=	49.08 SQ.MT.
6	1/2	X	22.46	X	8.63	X 1 NO	=	96.91 SQ.MT.
7	1/2	X	13.39	X	2.93	X 1 NO	=	19.62 SQ.MT.
8	1/2	X	19.47	X	11.21	X 1 NO	=	109.13 SQ.MT.
9	1/2	X	19.59	X	0.21	X 1 NO	=	2.06 SQ.MT.
10	1/2	X	20.81	X	2.83	X 1 NO	=	29.45 SQ.MT.
11	1/2	X	20.87	X	0.52	X 1 NO	=	5.43 SQ.MT.
12	1/2	X	21.53	X	3.00	X 1 NO	=	32.75 SQ.MT.
13	1/2	X	21.65	X	10.43	X 1 NO	=	112.99 SQ.MT.
14	1/2	X	21.65	X	2.07	X 1 NO	=	22.41 SQ.MT.
15	1/2	X	26.33	X	9.54	X 1 NO	=	125.59 SQ.MT.
16	1/2	X	26.33	X	2.74	X 1 NO	=	36.06 SQ.MT.
17	1/2	X	22.24	X	1.09	X 1 NO	=	12.12 SQ.MT.
18	1/2	X	21.30	X	2.66	X 1 NO	=	28.33 SQ.MT.
19	1/2	X	19.62	X	1.92	X 1 NO	=	18.84 SQ.MT.
20	1/2	X	16.30	X	3.64	X 1 NO	=	29.69 SQ.MT.
21	1/2	X	12.00	X	4.54	X 1 NO	=	27.24 SQ.MT.
22	1/2	X	7.45	X	2.10	X 1 NO	=	7.82 SQ.MT.
23	1/2	X	21.55	X	0.62	X 1 NO	=	6.67 SQ.MT.
						TOTAL ADDITION	=	810.92 SQ.MT. X
						SAY	=	810.92 SQ.MT.

SET-BACK AREA DIAG.
SCALE :-1:500

SET-BACK AREA CALCULATION								
1	1/2	X	4.63	X	1.09	X 1 NO	=	4.60 SQ.MT.
2	1/2	X	5.77	X	0.71	X 1 NO	=	2.04 SQ.MT.
3	1/2	X	5.77	X	2.13	X 1 NO	=	6.14 SQ.MT.
4	1/2	X	2.65	X	0.67	X 1 NO	=	0.88 SQ.MT.
5	1/2	X	2.68	X	0.06	X 1 NO	=	0.09 SQ.MT.
6	1/2	X	4.79	X	2.27	X 1 NO	=	5.44 SQ.MT.
7	1/2	X	4.79	X	2.42	X 1 NO	=	5.80 SQ.MT.
8	1/2	X	3.41	X	1.71	X 1 NO	=	2.92 SQ.MT.
9	1/2	X	3.41	X	1.55	X 1 NO	=	2.64 SQ.MT.
						TOTAL ADDITION	=	30.65 SQ.MT. X

PROFORMA - A

		IN SQ.MTS.
A	AREA STATEMENT	
1)	AREA OF THE PLOT	780.27
	a) AREA OF RESERVATION IN PLOT	.....
	b) AREA OF ROAD SET BACK	.....
	c) AREA OF D.P.ROAD	.....
2)	DEDUCTIONS FOR	
	A) FOR ROAD WIDENING/ROAD AREA	.....
	a) ROAD SET BACK AREA TO BE HANDED OVER (100% REGULATION NO 11)	.....
	b) PROPOSED D.P.ROAD TO BE HANDED OVER (100% REGULATION NO 11)	.....
	c) RESERVATION AREA(PLOT) TO BE HANDED OVER (100% REGULATION NO 17)	.....
	TOTAL AREA UNDER ROAD/RESERVATION	.....
	B) FOR AMENITY AREA	
	a) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 16(A)	.....
	b) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 16(B)	.....
	c) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 35	.....
	d) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 35	.....
	TOTAL AMENITY AREA	.....
	C) DEDUCTION FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY(LAND COMPONENT OF EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED)	.....
	D) ENCROACHMENT AREA	.....
3)	TOTAL DEDUCTION = (5A+6B+6C+6D)	.....
4)	BALANCE AREA OF THE PLOT(1-5) FOR FSI CALCULATION PURPOSE	780.27
5)	PLOT UNDER DEVELOPMENT (1-2A+2B)	780.27
6)	ZONAL FSI(BASE) FSI	1.00
6A)	PROJECTED AREA AS PER REG. 30(C) OF DCPR 2034 = 10.65%SQ.MT.	78.65
7)	PERMISSIBLE BUILT UP AREA AS PER ZONAL(BASE) FSI(5X6)	780.27
8)	PERMISSIBLE FSI AVAILABLE FOR DEVELOPMENT REQUIRED PAYMENT OF PREMIUM	NIL
	8(A) ADDITIONAL FSI AS PER REG. NO 30(A)(1) TABLE NO 11	390.14
	0.50 X 780.27 = 390.14 SQ.MT	
	8(B) ADMISSIBLE FSI AS PER ROAD WIDTH OF 12.00MTR.	311.53
	0.75 X 780.27 = 546.19 SQ.MT	
	LESS THE FSI PER REGULARIZED	780.27
	1) SLUM TDR = 350.28 x 0.2 = 69.24 SQ.M	
	2) GENERAL TDR = 0.4 X 780.18 = 436.94 – 200.00 (INCENTIVE BUA AS PER 33(7)(B) - 30.65)	
	PROJECTED AREA AS PER 30(C) = 206.29 SQ.M	
	TDR ALREADY APPROVED = SLUM TDR = 100.91 SQ.MT. GENERAL TDR = 105.66SQ.MT	
9)	PERMISSIBLE FSI AS PER REG.30(A)(1) (1.00 (FOR PURE RESIDENTIAL + 0.50 ADDITIONAL FSI = 0.50 TDR)	2.00
10)	TOTAL PERMISSIBLE BUILT UP AREA (7+8+9+10) ABOVE	1716.59
11)	TOTAL PROPOSED BUILT UP AREA	1716.59
12)	F.S.I. CONSUMED(NET FSI FOR DEMO = 12))	2.20
B	DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREA	
1	PURELY RESIDENTIAL BUILT UP AREA	1716.59
2	REMAINING NON RESIDENTIAL BUILT UP AREA	—
C	DETAILS OF FSI AVAILED AS PER REG. NO. 31(3) OF DCPR 2034	
1	FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE FOR PURELY REQ. = (1716.59 X 0.35)	600.80
2	FUNGIBLE BUILT UP AREA COMPONENT UTILIZED FOR PURELY NON RESI.	—
3	TOTAL FUNGIBLE BUILT UP AREA PERMISSIBLE = (1 + 2)	600.80
4	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED FOR PURELY RESI.	396.09
5	FUNGIBLE BUILT UP AREA WITH CHARGING PREMIUM FOR RESIDENTIAL = (716.65 x 0.35)	204.57
6	TOTAL FUNGIBLE BUILT UP AREA BY CHARGING PREMIUM FOR RESIDENTIAL	353.86
7	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED FOR PURELY COMMERCIAL	—
8	FUNGIBLE BUILT UP AREA WITHOUT CHARGING PREMIUM FOR COMMERCIAL	—
9	TOTAL FUNGIBLE BUILT UP AREA BY CHARGING PREMIUM FOR COMMERCIAL	—
10	TOTAL GROSS BUILT UP AREA PERMISSIBLE = (A.10 + C7)	2317.60
11	TOTAL GROSS BUILT UP AREA PROPOSED = (A.11 + C6)	2315.28
D	TENEMENT STATEMENT	
1	PROP. AREA (ITEM C 11 ABOVE)	2315.28
2	LESS DEDUCTION OF NON RESI. AREA(SHOPS ETC)	—
3	AREA OF TENEMENTS	2315.28
4	TENEMENTS PERMISSIBLE (350 SQ.FT.AREA)	6.61.10
5	TENEMENTS EXISTING	NIL
6	TENEMENTS PROPOSED	7.0.00
7	TOTAL TENEMENTS (5 + 6)	7.0.00
E	PARKING STATEMENT	
1	TOTAL PARKING REQUIRED BY REGULATIONS	23.25Nos.
	10% VISITORS (VISITORS)	2.32 Nos.
	SHOPS	NIL
2	50% ADDITIONAL PARKING	NIL
3	TOTAL PARKING REQUIRED	27.80 Nos.
4	TOTAL PARKING PROVIDED	29.00 Nos.
5	PARKING TO BE CONSIDERED	NIL
F	LOADING & UNLOADING STATEMENT	
1	LOADING & UNLOADING REQUIRED	N.A.
2	TOTAL LOADING UNLOADING PROVIDED	N.A.

B.U.A. SUMMARY

FLOOR	BUILT UP AREA	STAIRCASE/ LIFT/LOBBY	NET BUILT UP AREA
	IN SQ.MT.	IN SQ.MT.	IN SQ.MT.
GROUND FLR.	-----		-----
1ST FLR.	164.45	37.25	127.20
2ND FLR.	208.99	37.25	171.74
3RD FLR.	208.99	37.25	171.74
4TH FLR.	208.99	37.25	171.74
5TH FLR.	208.99	37.25	171.74
6TH FLR.	208.99	37.25	171.74
7TH FLR.	164.45	37.25	127.20
8TH FLR.	208.99	37.25	171.74
9TH FLR.	208.99	37.25	171.74
10TH FLR.	208.99	37.25	171.74
11TH FLR.	208.99	37.25	171.74
12TH FLR.	208.99	37.25	171.74
13TH FLR.	208.99	37.25	171.74
14TH FLR.	208.99	37.25	171.74
TOTAL	2856.78	521.50	2315.28

PARKING STATEMENT

CARPET AREA	PARKING REQ.	NO. OF TENE.	PARKING REQ.
UPTO 45 SQ.MTS.	1 FOR / 4 TENE.	11.00 NOS.	2.75 NOS.
45 TO 60 SQ.MTS.	1 FOR / 2 TENE.	13.00NOS.	6.50 NOS
60 TO 90 SQ.MTS.	1 FOR / 1 TENE.	15.00NOS.	15.00 NOS
ABOVE 90 SQ.MTS.	2 FOR / 1 TENE.	NIL	NIL
TOTAL PARK. REQ.		39.00 NOS.	24.25 NOS.
10% ADDITIONAL FOR VISITORS			2.42 NOS
TOTAL			26.67 NOS.
TOTAL PARKING REQUIRED			27.00 NOS.
TOTAL PARKING PROVIDED			29.00 NOS.

PLANS FOR APPROVAL

HANUMANT SADASHIVRAO BURE
Digitally signed by HANUMANT SADASHIVRAO BURE
Date: 2022.03.30 17:30:39 +05'30'
E.E.(B.P.) 'R' WARD

Ashwin Kishor Sonar
S.E.(B.P.) R7

PARESH SURYAKANT PANCHAL
Digitally signed by PARESH SURYAKANT PANCHAL
Date: 2022.03.30 17:29:06 +05'30'
A.E.(B.P.) R/N WARD

KRISHNA HARISH MAKHELA
KRISHNA H. MAKHELA (LICENSED SURVEYOR) LICENCE NO. M / 440 /LS

DHARAM HASMUKH BHAI JAGDA
OWNER / DEVELOPER

PROFORMA 'B'

CONTENTS OF SHEET

GROUND FLOOR PLAN, PLOT AREA DIAG. & CALC., SET-BACK AREA DIAGRAM & CALCULATION, BLOCK & LOCATION PLAN, SUMMARY, CAR PARKING STATEMENT, SECTION THROUGH COMPOUND WALL & U.G. TANK, LOS AREA DIAGRAM & CALCULATION.

DESCRIPTION OF PROP./ PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING KNOWN AS VISHWA PRAKASH CHSL ON PLOT BEARING CTS NO. 1126(PT) &1137B OF VILLAGE DAHISAR, DAHISAR (E) SITUATED IN R/N WARD ,MUMBAI - 400068.

NAME, ADDRESS OF DEVELOPER

MR. DHARAM H. JAGDA, C.A. TO VISHWA PRAKASH CHSL

154 ,SANTVANI TOWER, LIC COLONY,
BORIVALI (WEST), MUMBAI - 400103

NAME & ADDRESS OF R.C.C. CONSULTANT

RUPESH CHOWDHARY
M/S UNISTEPS CONSULTING PVT LTD.

ROW HOUSE 4, DHEERAJ SAVERA,
OPP SIDDHARTH NAGAR, BORIVALI
EAST MUMBAI 400066.

NAME & ADDRESS OF LICENSED SURVEYOR

KEYARCH
339, 3RD FLOOR, V-MALL,
THAKUR COMPLEX, ASHA
NAGAR ROAD, KANDIVALI
(EAST), MUMBAI - 400 101.

KRISHNA H. MAKHELA (LICENSED SURVEYOR) LICENCE NO. M / 440 /LS

B.M.C. FILE NO.	P-9398/2021(1137B & 1126)/R/N WARD/ DAHISAR R/N/337/1/NEW		
DRG. NO.	JOB NO.	FILE NAME	DRG. BY
01			SAGAR

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF SIDES, ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS (ie 780.27 SQ.MTS. (SEVEN HUNDRED EIGHTY POINT TWO SEVEN) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / D.P. RECORDS

KRISHNA HARISH MAKHELA

SIGNATURE OF LICENCED SURVEYOR

LEGEND :