# MCGM FILE NO. P-9210/2021/(1126)/R/N WARD/DAHISAR R/N

1/3

## PLOT AREA DIAGRAM
SCALE 1:500

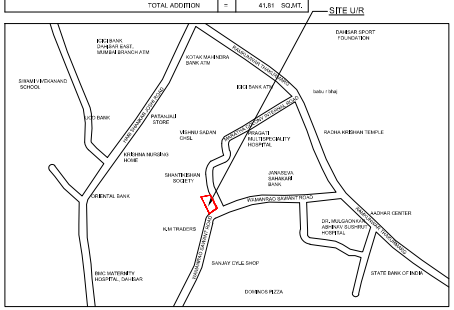
| PLOT AREA CALCULATION | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 1 | 1/2 | X | 7,56 | X | 4,94 | X 1 NO | = | 18,67 SQ.MT |
| 2 | 1/2 | X | 9,39 | X | 1,49 | X 1 NO | = | 7,00 SQ.MT |
| 3 | 1/2 | X | 10,88 | X | 2,24 | X 1 NO | = | 11,98 SQ.MT |
| 4 | 1/2 | X | 12,22 | X | 1,74 | X 1 NO | = | 10,63 SQ.MT |
| 5 | 1/2 | X | 15,95 | X | 2,64 | X 1 NO | = | 21,05 SQ.MT |
| 6 | 1/2 | X | 15,95 | X | 1,14 | X 1 NO | = | 9,09 SQ.MT |
| 7 | 1/2 | X | 15,85 | X | 1,82 | X 1 NO | = | 14,24 SQ.MT |
| 8 | 1/2 | X | 17,01 | X | 5,25 | X 1 NO | = | 44,65 SQ.MT |
| 9 | 1/2 | X | 17,01 | X | 3,11 | X 1 NO | = | 26,45 SQ.MT |
| 10 | 1/2 | X | 15,84 | X | 2,51 | X 1 NO | = | 19,88 SQ.MT |
| 11 | 1/2 | X | 15,44 | X | 3,18 | X 1 NO | = | 24,40 SQ.MT |
| 12 | 1/2 | X | 15,44 | X | 1,58 | X 1 NO | = | 12,20 SQ.MT |
| 13 | 1/2 | X | 15,54 | X | 2,72 | X 1 NO | = | 21,13 SQ.MT |
| 14 | 1/2 | X | 15,54 | X | 3,18 | X 1 NO | = | 24,65 SQ.MT |
| 15 | 1/2 | X | 15,87 | X | 4,94 | X 1 NO | = | 39,45 SQ.MT |
| 16 | 1/2 | X | 15,97 | X | 4,84 | X 1 NO | = | 37,05 SQ.MT |
| 17 | 1/2 | X | 15,36 | X | 1,35 | X 1 NO | = | 10,37 SQ.MT |
| 18 | 1/2 | X | 15,36 | X | 4,34 | X 1 NO | = | 33,33 SQ.MT |
| 19 | 1/2 | X | 10,64 | X | 0,32 | X 1 NO | = | 1,70 SQ.MT |
| 20 | 1/2 | X | 10,15 | X | 1,09 | X 1 NO | = | 5,53 SQ.MT |
| 21 | 1/2 | X | 8,50 | X | 0,39 | X 1 NO | = | 1,66 SQ.MT |
| 22 | 1/2 | X | 8,06 | X | 1,27 | X 1 NO | = | 5,12 SQ.MT |
| 23 | 1/2 | X | 6,74 | X | 2,27 | X 1 NO | = | 7,65 SQ.MT |
| 24 | 1/2 | X | 5,10 | X | 1,60 | X 1 NO | = | 4,00 SQ.MT |
| 25 | 1/2 | X | 2,24 | X | 0,56 | X 1 NO | = | 0,63 SQ.MT |
| 26 | 1/2 | X | 7,12 | X | 0,25 | X 1 NO | = | 0,89 SQ.MT |
| 27 | 1/2 | X | 6,75 | X | 1,30 | X 1 NO | = | 4,39 SQ.MT |
| 28 | 1/2 | X | 5,71 | X | 0,38 | X 1 NO | = | 1,08 SQ.MT |
| 29 | 1/2 | X | 5,48 | X | 1,54 | X 1 NO | = | 4,20 SQ.MT |
| | | | | | | TOTAL ADDITION | = | 423,85 SQ.MT |
| | | | | | | | SAY = | 423.00 SQ.MT |

## SET -BACK AREA DIAGRAM
SCALE 1:500

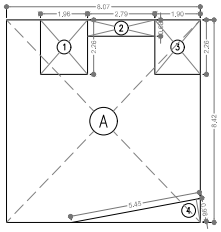
| SET BACK AREA CALCULATION | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 1/2 | X | 2,74 | X | 0,87 | X 1 NO | = | 1,19 | SQ.MT. |
| 2 | 1/2 | X | 2,74 | X | 0,55 | X 1 NO | = | 0,75 | SQ.MT. |
| 3 | 1/2 | X | 6,13 | X | 2,35 | X 1 NO | = | 6,03 | SQ.MT. |
| 4 | 1/2 | X | 6,13 | X | 2,48 | X 1 NO | = | 6,36 | SQ.MT. |
| 5 | 1/2 | X | 3,28 | X | 1,56 | X 1 NO | = | 2,56 | SQ.MT. |
| 6 | 1/2 | X | 3,68 | X | 0,42 | X 1 NO | = | 0,77 | SQ.MT. |
| 7 | 1/2 | X | 5,31 | X | 1,01 | X 1 NO | = | 2,68 | SQ.MT. |
| 8 | 1/2 | X | 5,31 | X | 1,01 | X 1 NO | = | 2,68 | SQ.MT. |
| 9 | 1/2 | X | 3,75 | X | 0,43 | X 1 NO | = | 0,81 | SQ.MT. |
| 10 | 1/2 | X | 3,34 | X | 1,65 | X 1 NO | = | 2,76 | SQ.MT. |
| 11 | 1/2 | X | 2,74 | X | 0,57 | X 1 NO | = | 0,78 | SQ.MT. |
| 12 | 1/2 | X | 2,84 | X | 0,43 | X 1 NO | = | 0,61 | SQ.MT. |
| 13 | 1/2 | X | 2,84 | X | 0,49 | X 1 NO | = | 0,70 | SQ.MT. |
| 14 | 1/2 | X | 5,60 | X | 2,22 | X 1 NO | = | 6,56 | SQ.MT. |
| 15 | 1/2 | X | 5,93 | X | 0,15 | X 1 NO | = | 0,44 | SQ.MT. |
| 16 | 1/2 | X | 5,63 | X | 2,17 | X 1 NO | = | 6,11 | SQ.MT. |
| | | | | | | TOTAL ADDITION | = | 41,81 | SQ.MT. |

AS PER PLOT AREA = 423.00 SQ.MT
AS PER CONVEYANCE = 418.00 SQ.MT
AS PER OCC PLAN = 376.40 SQ.MT

## BLOCK PLAN
SCALE :-1:500




## LOCATION PLAN
SCALE :-1:4000



## AREA LINE DIAG. GROUND FLOOR PLAN
SCALE 1:100

BUILT UP AREA CALCULATION

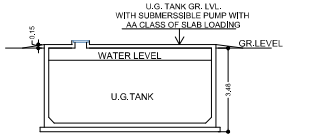
| GROUND FLOOR | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| A | 8,07 | X | 8,42 | X | 1 NO | = | 67,95 | SQ.MT. X |
| | | | | | TOTAL ADDITION | = | 67,95 | SQ.MT. X |

DEDUCTIONS

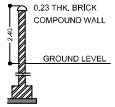
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 1,96 | X | 2,26 | X | 1 NO | = | 4,43 | SQ.MT. | |
| 2 | 2,79 | X | 0,68 | X | 1 NO | = | 1,90 | SQ.MT. | |
| 3 | 1,90 | X | 2,26 | X | 1 NO | = | 4,29 | SQ.MT. | |
| 4 | 1/2 | X | 5,45 | X | 0,98 | X 1 NO | = | 2,67 | SQ.MT. |
| | | | | | | TOTAL DEDUCTION | = | 13,29 | SQ.MT. Y1 |
| TOTAL BUILT UP AREA [X - Y1] | | | | | | | = | 54,66 | SQ.MT. X1 |

## B.U.A. SUMMARY

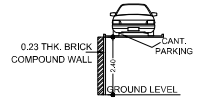
| FLOOR | BUILT UP AREA | STAIRCASE/ LIFT/LOBBY | NET BUILT UP AREA |
|---|---|---|---|
| | IN SQ.MT. | IN SQ.MT. | IN SQ.MT. |
| GROUND FLR. | 54.66 | —— | 54.66 |
| 1st FLR. | 135.54 | 32.44 | 103.10 |
| 2nd FLR. | 169.46 | 32.78 | 136.68 |
| 3rd FLR. | 169.46 | 32.78 | 136.68 |
| 4th FLR. | 169.46 | 32.78 | 136.68 |
| 5th FLR. | 169.46 | 32.78 | 136.68 |
| 6th FLR. | 169.46 | 32.78 | 136.68 |
| 7th FLR. | 169.46 | 32.78 | 136.68 |
| 8th FLR. | 169.46 | 32.78 | 136.68 |
| TOTAL | 1376.42 | 261.90 | 1114.52 |




## SECTION THROUGH U.G. TANK
SCALE 1:100

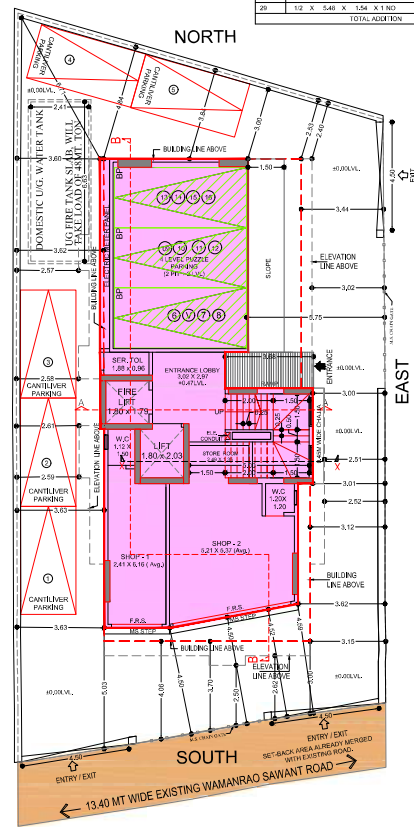



## SECTION THROUGH COMPOUND WALL
SCALE 1:100

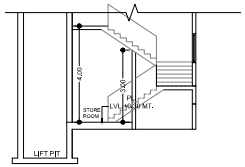



## SECTION THROUGH CANTILIVER PARKING - Z'Z'
SCALE = 1 : 100

| PARKING AREA STATEMENT | | | | |
|---|---|---|---|---|
| CARPET AREA OF FLAT(in.sq. mts.) | NO. OF FLAT | PARKING REQ. | NO. OF PARKING | |
| BELOW 45 SQMT. | 01 | 1 PARKING FOR 4 TENEMENTS | 0.25 | |
| 45 TO 60 SQMT. | 08 | 1 PARKING FOR 2 TENEMENTS | 4.00 | |
| 60 TO 90 SQMT. | 07 | 1 PARKING FOR 1 TENEMENTS | 07 | |
| ABOVE 90 SQMT. | 00 | 2 PARKING FOR 1 TENEMENTS | 0.00 | |
| TOTAL FLAT | 16 | | 11.25 | |
| ADD 5% VISITORS | | | 0.56 | |
| TOTAL | | | 11.81 | (A) |
| FOR SHOP BUILT UP AREA ABOVE 20.00 SQ.MT = 35.20 SQ.M. (1 PARK ( 50.00 SQ.MTS.) | | | 0.70 NOS. | |
| FOR SHOP BUILT UP AREA BELOW 20.00 SQ.MT = 19.46 SQ.M. (1 PARK ( 150.00 SQ.MTS.) | | | 0.12 NOS. | |
| TOTAL | | | 0.82 NOS. | |
| 10% ADDITIONAL FOR VISITORS (MIN 2.00) | | | 0.08 NOS. 2.00 NOS. | |
| TOTAL | | SAY 3.00 | 2.82 | (B) |
| TOTAL PARKING REQUIRED (A)+(B) | | SAY 15.00 | 14.63 | |
| TOTAL PARKING PROPOSED | | | 16.00 | |




## GROUND FLOOR PLAN
SCALE 1:100




## SECTION- X'X'
SCALE = 1 : 100

## PROFORMA - A

| A. | AREA STATEMENT | IN SQ.MTS. |
|---|---|---|
| 1) | AREA OF THE PLOT | 376.40 |
| | a) AREA OF RESERVATION IN PLOT | -------- |
| | b) 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) | -------- |
| | 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 | -------- |
| | 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 :-(2(a)+2(b)+2(c)+2(D) | ------ |
| 4) | BALANCE AREA OF THE PLOT(1)-(3) FOR F.S.I CALCULATION PURPOSE | 376.40 |
| 5) | PLOT UNDER DEVELOPMENT (1-2(A) + 2(B)) | 376.40 |
| 6) | ZONAL (BASIC ) FSI | 1.00 |
| 7) | PERMISSIBLE BUILT UP AREA AS PER ZONAL(BASIC) FSI (5X6) | 376.40 |
| 8) | PROTECTED AREA AS PER REG. 30(C) OF DCPR 2034 = 41.82 SQ.MT | 41.82 |
| 9) | PERMISSIBLE FSI AVAILABLE BY DEVELOPMENT RIGHTS ON PAYMENT OF PREMIUM<br>9(A) ADDITIONAL FSI AS PER REG. NO 30(A) (1) TABLE NO 12<br>0.50 X 376.40 = 188.20 SQ.MT.<br>9(B) ADMISSIBLE TDR AS PER ROAD WIDTH OF 13.00MTR.<br>0.70 X 376.40= 263.48 SQ.MT.<br>LESS TDR TO BE PURCHASED<br>I) SLUM TDR = 263.48 x 0.2 = 52.70 SQ.M<br>II) GENERAL TDR = 0.8 X 263.48 = 210.78 - 70.00 ( INCENTIVE BUA AS PER 33(7)(B) - 41.82 AS PER REG.30(C)<br>TDR TO BE PURCHASED = 98.96 SQ.MT | NIL<br>188.20<br>221.66 |
| 10) | PERMISSIBLE FSI AS PER REG.30(A)(1)<br>( 1.00 PLOT POTENTIAL + 0.50 ADDITIONAL FSI + 0.70 TDR) | 2.20 |
| 11) | TOTAL PERMISSIBLE BUILT UP AREA (7+8(A)+8(B)) ABOVE | 828.08 |
| 12) | TOTAL PROPOSED BUILT UP AREA | 825.57 |
| 13) | F.S.I. CONSUMED ON NET HOLDING = 12/4 | 2.19 |
| B | DETAILS OF RESIDENTIAL / NON-RESIDENTIAL AREA | |
| 1 | PURELY RESIDENTIAL BUILT UP AREA | 785.08 |
| 2 | REMAINING NON-RESIDENTIAL BUILT UP AREA | 40.49 |
| C | DETAILS OF FSI AVAILED AS PER REG. NO. 31(3) OF DCPR 2034 | |
| 1 | FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE FOR PURELY RESI. = (785.08 X 0.35) | 274.78 |
| 2 | FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE FOR PURELY NON RESI. = (40.49 X 0.35) | 14.17 |
| 3 | TOTAL FUNGIBLE BUILT UP AREA PERMISSIBLE = ( C1 + C2 ) | 288.95 |
| 4 | FUNGIBLE BUILT UP AREA COMPONENT PROPOSED FOR PURELY RESI | 274.78 |
| 5 | FUNGIBLE BUILT UP AREA W/O CHARGING PREMIUM FOR RESIDENTIAL = 337.20 X 0.35 = 118.02 | 118.02 |
| 6 | TOTAL FUNGIBLE BUILT UP AREA BY CHARGING PREMIUM FOR RESIDENTIAL | 156.76 |
| 7 | FUNGIBLE BUILT UP AREA COMPONENT PROPOSED FOR PURELY COMMERCIAL | 14.17 |
| 8 | FUNGIBLE BUILT UP AREA W/O CHARGING PREMIUM FOR COMMERCIAL = 38.56 X 0.35 = 13.50 | 13.50 |
| 9 | TOTAL FUNGIBLE BUILT UP AREA BY CHARGING PREMIUM FOR COMMERCIAL | 0.67 |
| 10 | TOTAL GROSS BUILT UP AREA PERMISSIBLE = (A.10 + C3) | 1117.90 |
| 11 | TOTAL GROSS BUILT UP AREA PROPOSED = (A.11 + C4 + C7) | 1114.52 |
| D | TENEMENT STATEMENT | |
| 1 | PROP. AREA (ITEM C +11 ABOVE) | 1114.52 |
| 2 | LESS DEDUCTION OF NON RESI. AREA(SHOP&Etc) | 54.66 |
| 3 | AREA OF TENEMENTS | 1059.86 |
| 4 | TENEMENTS PERMISSIBLE (450/HECTARE) | 47.69 |
| 5 | TENEMENTS EXISTING | 7.00 Nos. |
| 6 | TENEMENTS PROPOSED | 09.00 Nos. |
| 7 | TOTAL TENEMENTS ( 5 + 6 ) | 16.00 Nos. |
| E | PARKING STATEMENT | |
| 1 | TOTAL PARKING REQUIRED BY REGULATIONS | 11.25 Nos. |
| | OUTSIDERS (VISITORS) | 0.56 Nos. |
| | SHOPS | 2.82Nos. |
| 2 | TOTAL PARKING EXISTING | NIL |
| 3 | TOTAL PARKING REQUIRED | 15.00 Nos. |
| 4 | TOTAL PARKING PROVIDED | 16.00 Nos. |
| 5 | PARKING TO BE CONDONED | 01.00 Nos. |
| F | LOADING & UNLOADING STATEMENT | |
| 1 | LOADING & UNLOADING REQUIRED | N.A. |
| 2 | TOTAL LOADING UNLOADING PROVIDED | N.A. |

## 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 i.e.376.40 SQ.MTS. (THREE HUNDRED SEVENTY SIX POINT FOUR ZERO ) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / D.P. RECORDS

KRISHNA HARISH MAKHELA

SIGNATURE OF LICENCED SURVEYOR

PLAN FOR APPROVAL

VINOD KONDIRAM KEKAN — Digitally signed by VINOD KONDIRAM KEKAN Date: 2021.12.28 21:19:46 +05'30'
E.E.(B.P.) R WARD

VIJAY MACHINDRA BADADE — Digitally signed by VIJAY MACHINDRA BADADE Date: 2021.12.28 15:16:31 +05'30'
S.E.(B.P.) R/C WARD

PARESH SURYAKANT PANCHAL — Digitally signed by PARESH SURYAKANT PANCHAL Date: 2021.12.28 18:14:21 +05'30'
A.E.(B.P.) R/C WARD

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

DHARAM HASMUKH BHAI JAGDA
OWNER / DEVELOPER

## PROFORMA 'B'

CONTENTS OF SHEET

GROUND FLOOR PLAN, GR. FLR. B.U.A. DIAG. & CALC., PLOT AREA DIAG. & CALC., BLOCK & LOCATION PLAN, CAR PARKING STATEMENT, SECTION THROUGH COMPOUND WALL & U.G. TANK, SECTION THROUGH CANTILEVER PARKING, BUA SUMMERY.

DESCRIPTION OF PROP./ PROPERTY

PROPOSED REDEVELOPMENT OF PLOT BEARING C.T.S. NO. 1126(PT.) OF MARATHA COLONY INTERNAL ROAD , DAHISAR EAST, MUMBAI

NAME & ADDRESS OF OWNER

MR. DHARAM JAGDA

154, SANTVANI TOWER, LIC COLONY, BORIVALI WEST, MUMBAI 40010.

NAME, ADDRESS & SIGNATURE OF R.C.C. CONSULTANT

KAIVANT C. SHAH
K C SHAH CONSULTANTS

102, SAI GOVIND BHUVAN, NEAR PUNJAB NATIONAL BANK, MATHURADAS ROAD, KANDIVALI WEST MUMBAI 400067.

NAME, ADDRESS & SIGNATURE OF LICENSED SURVEYOR

**KEYARCH**
339, 3RD FLOOR, V-MALL,
THAKUR COMPLEX,
ASHA NAGAR ROAD,
KANDIVALI EAST,
MUMBAI 400101.

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

| B.M.C. FILE NO. | P-9210/2021/(1126)/R/N WARD/DAHISAR R/N | | |
|---|---|---|---|
| DRG. NO. | JOB NO. | FILE NAME | DRAWN BY |
| 01 | | | SAGAR |

LEGEND :
BOUNDARY OF PLOT SHOWN THICK BLACK
PROPOSED WORK SHOWN RED WASH
DRAINAGE LINE SHOWN RED DOTTED
RECREATION GROUND SHOWN GREEN WASH
EX. STRUCTURES TO BE RETAINED SHOWN HATCHED BLACK
EX. STRUCTURES TO BE DEMOLISHED SHOWN HATCHED YELLOW
SETBACK AREA SHOWN BURNT SIENNA

E:\key Arch\9210-SAKKAT VILLA\01.12.2021 Latest.dwg