

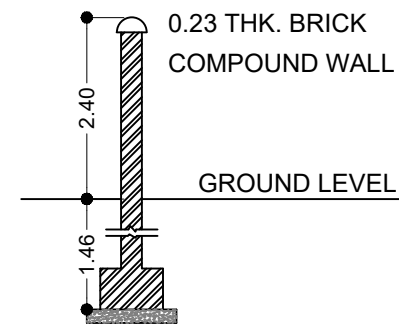
PLOT AREA DIAG.

SCALE = 1 : 500



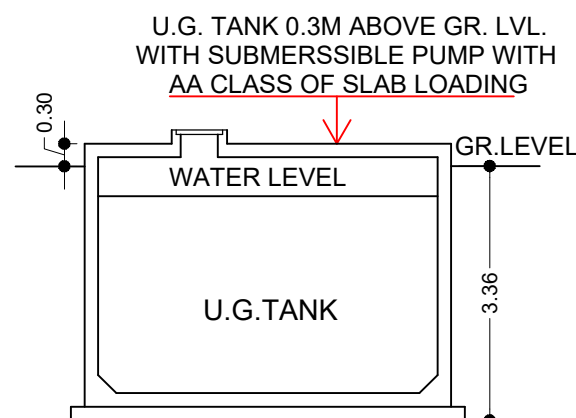
PLOT AREA DIAGRAM CALCULATION

1	1/2 X 17.59 X 8.09 X 1 NO	=	71.15 SQ.MT.
2	1/2 X 17.59 X 3.23 X 1 NO	=	28.41 SQ.MT.
3	1/2 X 15.96 X 8.28 X 1 NO	=	66.07 SQ.MT.
4	1/2 X 15.96 X 3.50 X 1 NO	=	27.93 SQ.MT.
5	1/2 X 15.28 X 0.46 X 1 NO	=	3.51 SQ.MT.
TOTAL AREA			= 197.07 SQ.MT. X
AS PER P.R. CARD AREA			= 187.90 SQ.MT. X1



SECTION THROUGH COMPOUND WALL

SCALE 1:100



SECTION THROUGH U.G. TANK

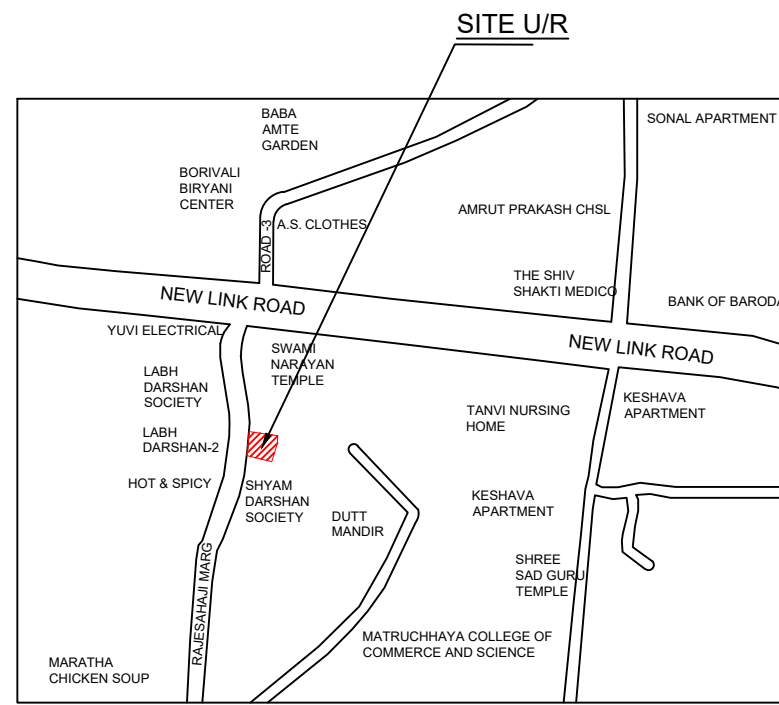
SCALE 1:100

B.U.A. SUMMARY

FLOOR	NET BUILT UP AREA IN SQ.MT.	STAIRCASE/ LIFT/LOBBY IN SQ.MT.	BUILT UP AREA IN SQ.MT.
STILT FLR.	-----	-----	-----
1ST FLR.	34.17	24.74	58.91
2ND FLR.	58.46	24.57	83.03
3RD FLR.	58.46	24.57	83.03
4TH FLR.	58.46	24.57	83.03
5TH FLR.	58.46	24.57	83.03
6TH FLR.	58.46	24.57	83.03
7TH FLR.	58.46	24.57	83.03
8TH FLR.	58.46	24.57	83.03
9TH FLR.	58.46	24.57	83.03
TOTAL	501.85	221.30	723.15

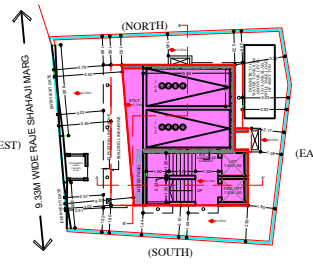
PARKING AREA STATEMENT

CARPET AREA OF FLAT (in.sq. mts.)	NO. OF FLAT	PARKING REQ.	NO. OF PARKING
BELOW 45 SQMT.	07	1 PARKING FOR 4 TENEMENTS	1.75
45 TO 60 SQMT.	5	1 PARKING FOR 2 TENEMENTS	2.50
60 TO 90 SQMT.	00	1 PARKING FOR 1 TENEMENTS	0.00
ABOVE 90 SQMT.	00	1 PARKING FOR 2 TENEMENTS	0.00
TOTAL FLAT	12		4.25
ADD 25% VISITORS			1.06
TOTAL			5.31
TOTAL PARKING REQUIRED			6.00
TOTAL PARKING PROPOSED			6.00



LOCATION PLAN

SCALE = 1 : 4000



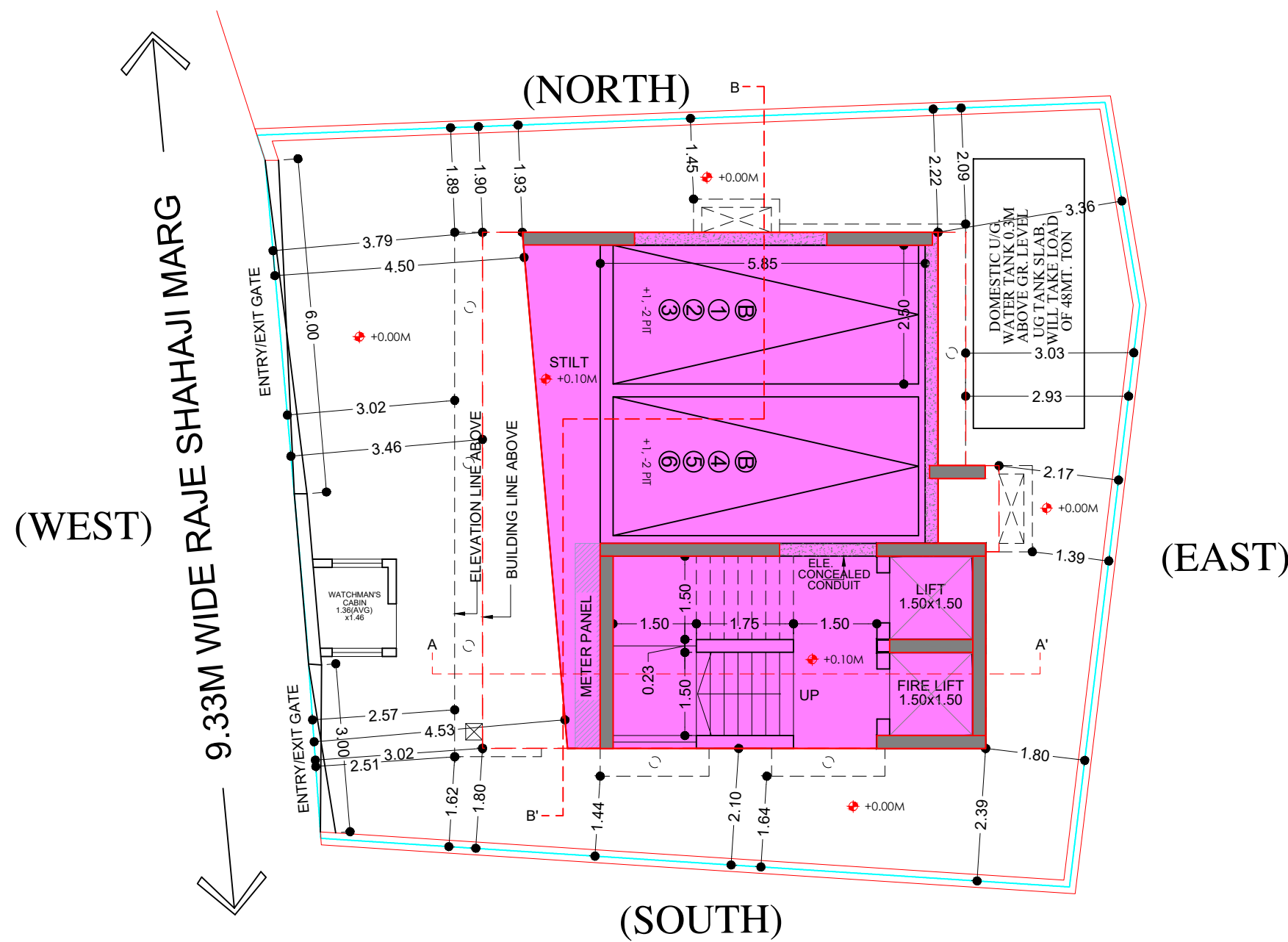
BLOCK PLAN

SCALE 1:500



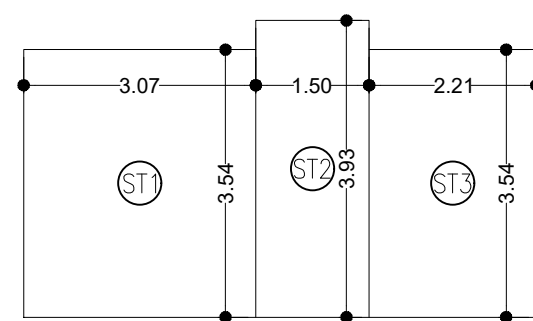
AREA STATEMENT

NET AREA OF PLOT = 505.90 SQ.M
TENEMENT DENSITY = 450/HECTOR
NO. OF TENEMENTS = $\frac{505.90 \times 450}{10000}$ = 22.76 Nos. (Say 23Nos.)
TOTAL TENEMENT PROPOSED = 12 NOS
10% PROPOSED TO BE HANDED OVER TO M.C.G.M
i.e 10% OF 12.00 Nos. = 1.20 Nos. (Say = 1.00 No.)



GROUND FLOOR PLAN

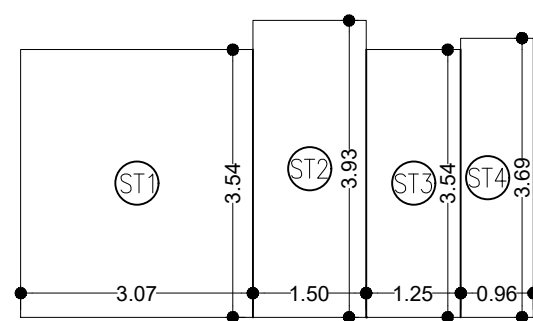
SCALE = 1 : 100



TYPICAL (2ND TO 9TH) FLOOR STAIRCASE, LIFT LOBBY AREA DIA.

STAIRCASE, LIFT LOBBY AREA CALCULATION

TYP. 2ND TO 9TH FLOOR				
ST1	3.07	X	3.54	X 1NO = 10.86 SQ.MT.
ST2	1.50	X	3.93	X 1NO = 5.89 SQ.MT.
ST3	2.21	X	3.54	X 1NO = 7.82 SQ.MT.
TOTAL ADDITION				= 24.57 SQ.MT.



1ST FLOOR STAIRCASE, LIFT LOBBY AREA DIA.

STAIRCASE, LIFT LOBBY AREA CALCULATION

1ST FLOOR				
ST1	3.07	X	3.54	X 1NO = 10.87 SQ.MT.
ST2	1.50	X	3.93	X 1NO = 5.90 SQ.MT.
ST3	1.25	X	3.54	X 1NO = 4.43 SQ.MT.
ST4	0.96	X	3.69	X 1NO = 3.54 SQ.MT.
TOTAL ADDITION				= 24.74 SQ.MT. X

PROFORMA - A		AREA PROPOSED TO BE RETECTED AS PER DCR 1991	AS PER 2034	TOTAL
A.	AREA STATEMENT	187.90	187.90	187.90
1)	AREA OF THE PLOT			
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			
3)	TOTAL DEDUCTION :	NIL	NIL	NIL
4)	BALANCE AREA OF THE PLOT(1)-(3) FOR F.S.I CALCULATION PURPOSE	187.90	187.90	187.90
5)	PLOT UNDER DEVELOPMENT (1-2(A)+2(B)	187.90	187.90	187.90
6)	ZONAL (BASIC) FSI	1.00	1.00	1.00
7)	PERMISSIBLE BUILT UP AREA AS PER ZONAL(BASIC) FSI (5X6)	187.90	187.90	187.90
8)	PERMISSIBLE FSI AVAILABLE BY DEVELOPMENT RIGHTS ON PAYMENT OF PREMIUM 9(A) ADDITIONAL FSI AS PER REG. NO 30(A) (1) TABLE NO 12 (187.90 X 50%= 93.95)	---	93.95	93.95
	9(B) ADMISSIBLE TDR AS PER ROAD WIDTH OF LESS TDR TO BE PURCHASED I) SLUM TDR = (187.90 X 0.5 X 20% = 18.79 II) GENERAL TDR = (187.90 X 0.5 X80%= 75.16	---	93.95	93.95
9)	PERMISSIBLE FSI AS PER REG.30(A)(1)	NIL	2.00	2.00
10)	TOTAL PERMISSIBLE BUILT UP AREA (7+9(A)+9(B)) ABOVE	NIL	375.80	375.80
11)	TOTAL PROPOSED BUILT UP AREA		375.79	375.79
12)	F.S.I. CONSUMED ON NET HOLDING = 12/4			
B	DETAILS OF RESIDENTIAL / NON-RESIDENTIAL AREA			
1	PURELY RESIDENTIAL BUILT UP AREA			
2	REMAINING NON-RESIDENTIAL BUILT UP AREA		375.79	375.79
C	DETAILS OF FSI AVAILED AS PER REG. NO. 31(3) OF DCPR 2034			
1	FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE FOR PURELY RESL. (375.79 X35%)= 131.53		131.53	131.53
2	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED FOR PURELY NON RESL.			
3	TOTAL FUNGIBLE BUILT UP AREA PERMISSIBLE (375.79 X35%)= 131.53		131.53	131.53
4	TOTAL FUNGIBLE BUILT UP AREA PROPOSED		126.06	126.06
5	TOTAL FUNGIBLE BUILT UP AREA W/O CHARGING PREMIUM			
6	TOTAL FUNGIBLE BUILT UP AREA BY CHARGING PREMIUM		126.06	126.06
7	TOTAL GROSS BUILT UP AREA PERMISSIBLE = (10 + C3)		507.32	507.32
7a	EXCESS REFUGE AREA COUNTED IN F.S.I		---	---
8	TOTAL GROSS BUILT UP AREA PROPOSED = (11 + C6)		501.85	501.85
D	TENEMENT STATEMENT			
1	PROP. AREA (ITEM C -6 ABOVE)			501.85
2	LESS DEDUCTION OF NON RESL. AREA(SHOP&Etc)			-----
3	AREA OF TENEMENTS.			501.85
4	TENEMENTS PERMISSIBLE (450/HECTARE)			22.58
5	TENEMENTS EXISTING			NIL
6	TENEMENTS PROPOSED			12.00 Nos.
	TOTAL TENEMENTS (5 + 6)			12.00 Nos.
E	PARKING STATEMENT			
1	TOTAL PARKING REQUIRED BY REGULATIONS			4.25 NOS.
	OUTSIDERS (VISITORS)			1.06 NOS.
	SHOPS			NIL
2	TOTAL PARKING EXISTING			NIL
3	TOTAL PARKING REQUIRED			6.00 NOS.
4	TOTAL PARKING PROVIDED			6.00 NOS.
5	PARKING TO BE CONDONED			00.00 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.- 187.90 SQ.MTS. (ONE HUNDRED AND EIGHTY SEVEN POINT NINETY SQ.MTS.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. RECORDS

KRISHNA HARISH MAKHELA
SIGNATURE OF LICENCED SURVEYOR

KRISHNA HARISH MAKHELA
(LICENSED SURVEYOR)
LICENCE NO. : M/440/L5

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

B.M.C. FILE NO. CHE/9723/BP(WS)/AR.

DRG. NO. JOB NO. FILE NAME DRAWN BY
SAGAR

KEYARCH

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

NAME, ADDRESS & SIGNATURE OF OWNER

MR. TAEHSINGH G. SINGH.

NAME, ADDRESS & SIGNATURE OF RCC CONSULTANT

PARAS APARTMENT, S.V. ROAD,
BORIVALI- (EAST), MUMBAI - 68.

NAME, ADDRESS & SIGNATURE OF RCC CONSULTANT

RUPESH CHOWDHARY
M/S UNISTEPS CONSULTING PVT LTD.

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

NAME, ADDRESS & SIGNATURE OF LICENSED SURVEYOR

THIS APPROVAL CANCEL EARLIER
APPROVAL PLANS EVEN NO. DATED
29.11.2007

PLAN FOR APPROVAL

VINOD KONDIRAM KEKAN

E.E.(B.P.) 'R' WARD

VIJAY MACHINDRA A BADADE

S.E.(B.P.) R/7 WARD

KRISHNA HARISH MAKHELA

TAHESINGH GURUDEVSINGH DULKNU

OWNER / DEVELOPER

PROFORMA 'B'

CONTENTS OF SHEET

GROUND FLOOR PLAN, BLOCK & LOCATION PLAN, B.U.A. SUMMARY, STAIRCASE, LIFT & LOBBY AREA DIAGRAM & CALCULATIONS, CAR PARKING STATEMENT, SECTION THROUGH COMPOUND WALL & U.G. TANK.

DESCRIPTION OF PROP./ PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.S NO. 1341 OF VILLAGE DAHISAR , AT RAJE SHAHAJI MARG,DAHISAR (E), MUMBAI - 68.

NAME, ADDRESS & SIGNATURE OF OWNER

MR. TAEHSINGH G. SINGH.

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