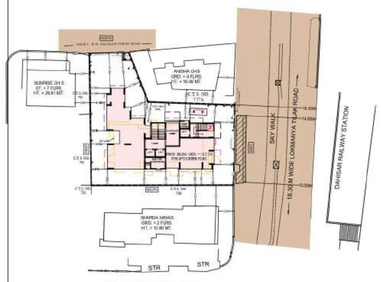
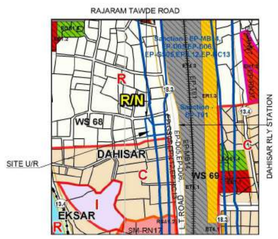
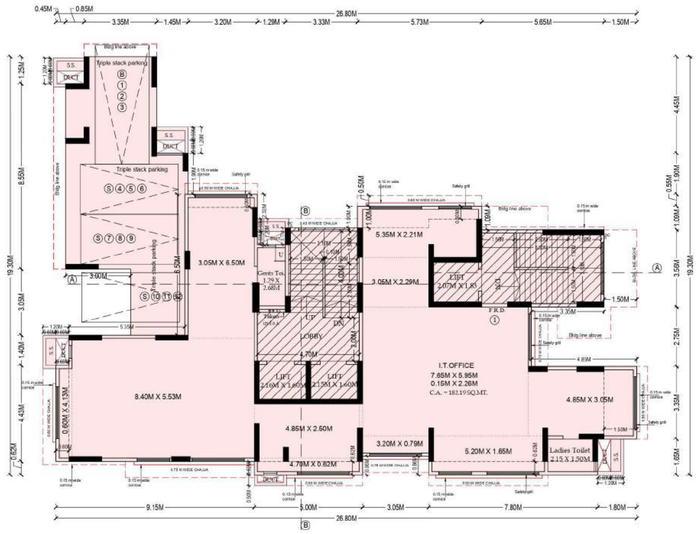


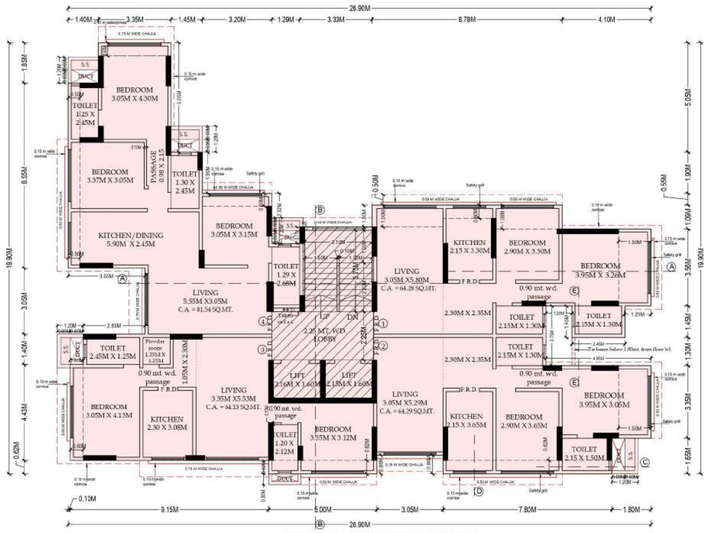
BLOCK PLAN
SCALE 1 : 500



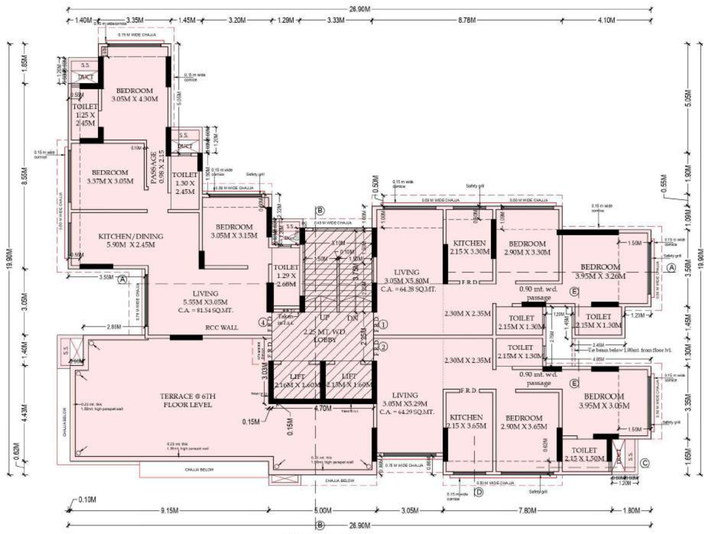
LOCATION PLAN
SCALE 1 : 4000



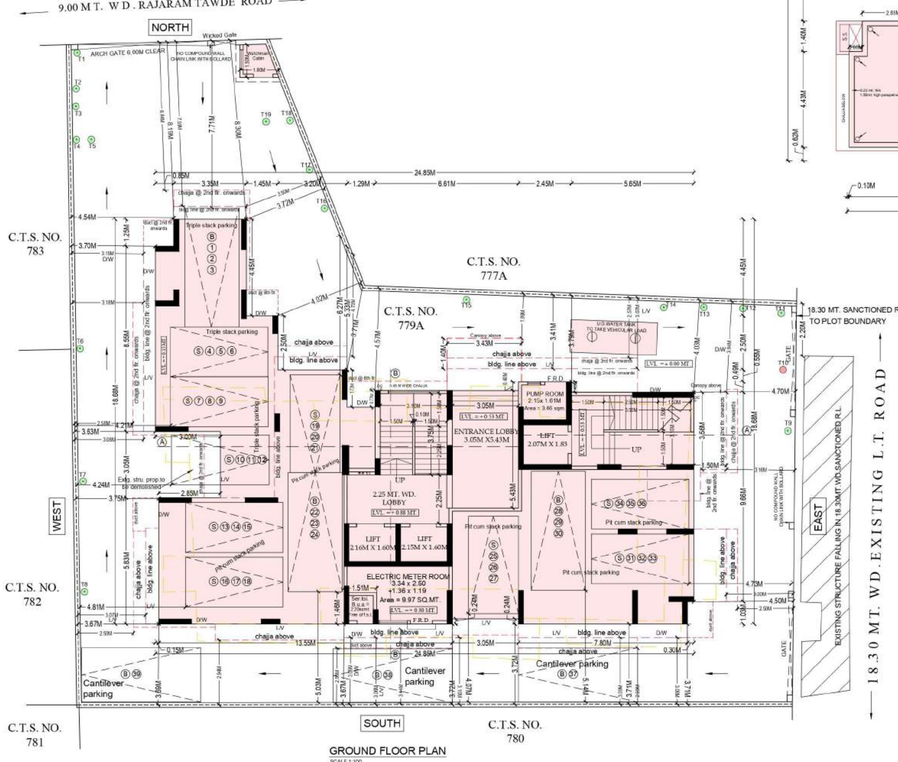
1ST FLOOR PLAN
SCALE 1:100



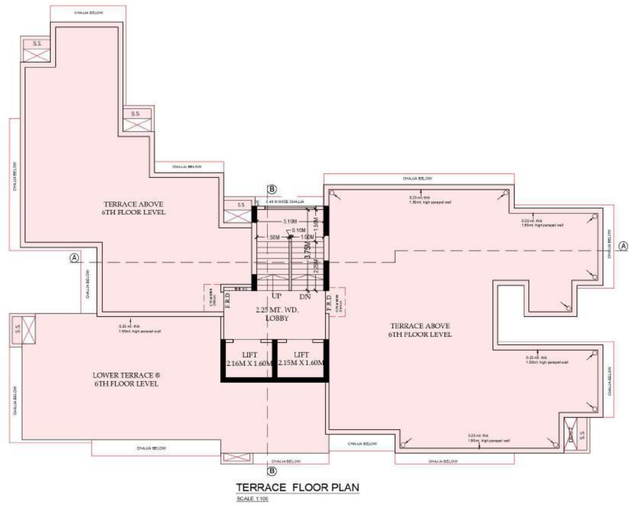
TYPICAL (2ND TO 5TH) FLOOR PLAN
SCALE 1:100



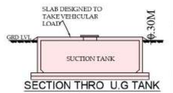
6TH FLOOR PLAN
SCALE 1:100



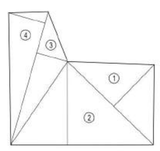
GROUND FLOOR PLAN
SCALE 1:100



TERRACE FLOOR PLAN
SCALE 1:100



SECTION THRO U.G TANK

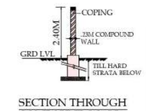


PLOT AREA DIAGRAM
SCALE - 1:500

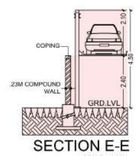
PLOT AREA CALCULATION

(A) PLOT AREA CALC-
1) 0.50 X 27.09M X 11.22M = 195.12 SQ.MTS
2) 6.50 X 32.90M X 19.25M = 316.66 SQ.MTS
3) 6.50 X 21.90M X 7.59M = 121.01 SQ.MTS
4) 6.50 X 31.95M X 8.73M = 139.21 SQ.MTS
TOTAL = 762.00 SQ.MTS

TOTAL AREA C.T.S NO. **779A** = 762.00 SQ.MTS



SECTION THROUGH COMPOUND WALL



SECTION E-E
SCALE - 1:100

PROFORMA - A

I	AREA STATEMENT	Sq.Mts.
1	Area of plot	749.60
	(a) Area of Reservation in plot	NIL
	(b) Area of Road Set back	NIL
	(c) Area of D P Road	NIL
2	Deductions for-	
	(A) For Reservation/Road Area to be handed over to MCGM (100%)	
	(a) Road set-back/widening area [Regulation No 16]	NIL
	(b) Proposed D P road area [Regulation No 16]	NIL
	(c) (i) Reservation area [plot] to be handed over [Regulation No.17]	NIL
	(ii) Reservation area to be handed over as per AR [1*%] [Regulation No 17] (Not to be deducted for Computation of F.S.I i.e. sr. no. 5 below)	NIL
	Total Area under road / reservation	NIL
	(B) For Amenity area to be handed over to MCGM	
	(a) Area of amenity plot as per DCR 14(A)	NIL
	(b) Area of amenity plot as per DCR 14(B)	NIL
	(c) Area of amenity plot as per DCR 35	NIL
	Total Amenity Area	NIL
	(C) Deductions for Existing BUA to be retained if any / Land component of existing BUA/Existing BUA as per regulation under which the development was allowed	NIL
3	Total deductions : [2(A) +2(B) +2(C)]	NIL
4	Balance area of Plot [1 – 3]	749.60
5	Plot area under Development [Sr. no. 4 + 2(A)[(c)(ii)]]	749.60
6	Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)	1.00
7	(a) Permissible Built up Area as per Zonal(basic) FSI (5 X 6)	749.60
	(b) Permissible Built up Area as per regulation 30(C) (Protected Development)	NIL
	Permissible Built up Area (7a or 7b above, whichever is more)	NIL
8	Additional BUA as per regulation 30(A)(3)(a)	
	(a) Additional BUA for 2(A)(c)(i) & 2(B) above within the cap of "admissible TDR" as per Table no. 12 on balance plot.	NIL
	(b) Additional BUA for 2(A)(a) & 2(A)(b) above to be utilized over and above the permissible FSI as per column no. 7 of Table 12 of reulation 30(A) and to the mentioned in Table 12 A of regulation 32 (200% or 250%)	NIL
	(c) Additional BUA in case of 2(A.(c)(iii) as per regulation 17(1) Note 20(viii) & (viii) as per AR Policy on remaining plot. [1*% as per table no. 5 of regulation 17(1)]	NIL
	Total Additional BUA	NIL
9	Additional / Incentive BUA within the cap of "admissible TDR" as per Table 12 on balance plot	
	(a) In lieu of cost of construction of amenity buildings as per regulation 30(A)(3)(b)	NIL
	(b) 50% of rehab component as per reg. 33(7)(A)	NIL
	(c) 15% of sr. no. 7b above or 10 Sqmts per rehab tenement as per reg. 33(7)(B) < 10 Sqmts X 12 Nos. of tenements = 120.00 Sqmts) Approved plan CE/8239/BP(WS) /AR DT. 24 APRIL 1992. BCC FOR G+2 FLOOR UPTO CE/242/05/AR DTD 27-06-1973 no. of members – 12 NOS.)	120.00
	(d) Permissible Built up Area as per regulation 30(C) (Protected Development) As per approved plan CE/8239/BP(WS) A/R DT. 24-04-1992. (757.36 - 749.60 = 7.76 SQ.MT.)	7.76
	Total additional BUA / Incentive area (16.94%)	127.76
10	BUA due to "Additional FSI on Payment of Premium" as per Table No 12 of Regulation No 30(A) [sr.no. 5 X 50%]	374.80
11	BUA due to admissible "TDR" as per Table No 12 of Regulation No 30(A) & 32 (by restricting area utilised beyond zonal FSI in sr. no. 7(b), 8(a) & 9 above)	
	(a) General TDR [(sr.no.5 x 50%) x 50% min. or 80% max.] Proposed to be utilised = 0.00SQ.MTS. (0.00%)	–
	(b) Slum TDR [(sr.no.5 x 50%) x 20% min. or 80% max.] Proposed to be utilised = 0.00 SQ.MTS. (0.00%)	–
	Total TDR	–
12	Permissible Built up Area [7+8+9+10+11]	1252.16
13	Proposed Built Up Area	1252.16
14	TDR generated if any as per regulation 30 (A) and 32 for unutilized BUA on plot	NIL
15	Fungible Compensatory Area as per Regulation No 31(3)	
	(a) (i) Perm. Resi. Fungible Compensatory area for Rehab comp. w/o charging premium	248.01
	(ii) Resi. Fungible Compensatory area availed for Rehab comp. w/o charging premium	*1.00*233.82
	(iii) Perm. Comm. Fungible Compensatory area for Rehab comp. w/o charging premium	0.00
	(iv) Comm. Fungible Compensatory area availed for Rehab comp. w/o charging premium	0.00
	(b) (i) Permissible Resi. Fungible Compensatory area by charging premium.	138.86
	(ii) Resi. Fungible Compensatory area availed on payment of premium	84.84
	(iii) Permissible Comm. Fungible Compensatory area by charging premium.	51.38
	(iv) Comm. Fungible Compensatory area availed on payment of premium	51.38
16	Total BUA proposed including FCA [13 +15(a)(ii) +(a)(iv) + 15(b)(ii) + (b)(iv)]	1622.22
17	FSI consumed on Net Plot [13/5]	1.67

II	OTHER REQUIREMENTS	Sq.Mts.
A	Reservation/Designation	
	(a) Name of Reservation	NIL
	(b) Area of Reservation land handed over as per Regulation No.17	NIL
	(c) Built up area of Amenity to be handed over as per Regulation No.17	NIL
	(d) Area/Built up Area of Designation	NIL
B	Plot area/Built up Amenity to be Handed Over as per Regulation No	
	(a) 14(A)	NIL
	(b) 14(B)	NIL
	(c) 15	NIL
C	Requirement of Recreational Open Space in Layout/Plot as per Regulation No 27	
D	Tenement Statement	
	(a) Proposed built up area (13 above)	1252.16
	(b) Less deduction of Non-residential area (Shop etc.)	148.82
	(c) Area available for tenements [(a) minus (b)]	1105.34
	(d) Tenements permissible (450/hectare)	50 Nos.
	(e) Total number of Tenements proposed on the plot	19 Nos.
E	Parking Statement	
	(a) Parking required by Regulations for -	
	(i) Car	24 Nos.
	(ii) Scooter/Motor cycle	NIL
	(iii) Outsiders (visitors)	4 Nos.
	(b) Total parking provided for -	
	(i) Car	35 Nos.
	(ii) Scooter/Motor cycle	00 Nos.
	(iii) Outsiders (visitors)	04 Nos.
	(c) Covered garage permissible	
	(d) Covered garages proposed	
	(e) Total parking condoned	
E	Transport Vehicles Parking	
	(a) Spaces for transport vehicles parking required by Regulations	NA
	(b) Total No. of transport vehicles parking spaces provided	NA

I.O.D. GRD. + 1ST TO 9TH UPPER FLRS.

PROFORMA - B | 1/3

CONTENT OF SHEET.

GROUND FLOOR PLAN , 1ST TO 9TH FLOOR PLAN, SECTION E-E, PLOT AREA DIAGRAM & CALCULATION , BLOCK & LOCATION PLAN , COMPOUND WALL & SUNCTION TANK SECTION.

CERTIFICATE OF AREA

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 01.04.2017 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED AND THE AREA SO WORKED OUT IS 762.00 SQ.MT. (SEVEN HUNDRED SIXTY POINT ZERO. SQUARE METERS ONLY) AND IS MORE THAN THE AREA STATED IN DOCUMENT OF C.S. RECORD.THUS AREA AS PER P.R CARD 749.60 ((SEVEN HUNDRED FORTY NINE POINT SIXTY SQUARE METERS ONLY) IS CONSIDERED FOR PROPOSAL

Vinita Nandkumar Chogle
Digitally signed by Vinita Nandkumar Chogle
Date: 2021.12.23 12:01:35 +05'30'

MISS VINITA NANDKUMAR CHOGLE
ARCHITECT

DESCRIPTION OF PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 779A OF VILLAGE DAHISAR, AT L.T.ROAD AND RAJARAM TAWDE ROAD, DAHISAR (WEST) MUMBAI-400068 . KNOWN AS " STATE BANK OF INDIA EMPLOYEES ASHIRWAD CHSL "

NAME & ADDRESS OF OWNER OF THE PROPERTY

STATE BANK OF INDIA EMPLOYEES ASHIRWAD CHSL

NAME & ADDRESS OF C.A. TO OWNER	DIGITAL SIGNATURE
Mr. Jaykant Balvant Hatkar Secretary Of Ashirwad CHSL.	JAYKANT BALVANT HATKAR Digitally signed by JAYKANT BALVANT HATKAR Date: 2021.12.23 12:05:12 +05'30'
Mrs. Sudha Mangesh Kadle Chairman Of Ashirwad CHSL.	SUDHA MANGESH KADLE Digitally signed by SUDHA MANGESH KADLE Date: 2021.12.23 12:10:34 +05'30'

NAME, ADDRESS OF STRUCTURAL ENGINEER	
MR. R. D. MAGDUM. STRUCTURAL ENGINEER 407/A , PRAGATI SHOPPING CENTER, DAFTARI ROAD, MALAD EAST, Mumbai 97.	---

BUILDING PROPOSAL FILE NO. P-9377/2021(779A /R/N/WARD DAHISAR R-N)

DRG. NO.	JOB. NO.	DATE
CA / 299 I.O.D.	7	

STAMP OF DATE OF APPROVAL OF PLANS

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISSAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1888UNDER NO. P-9377/2021(779A /R/N/WARD DAHISAR R-N)
SIGNED ON EVEN DATE :

NOTES:
- This drawing is digitally signed, hence no physical signature is required.

VIJAY MACHINDRA BADADE	PARESH SURYAKANT PANCHAL	---
Digitally signed by VIJAY MACHINDRA BADADE Date: 2021.12.26 13:49:40 +05'30'	Digitally signed by PARESH SURYAKANT PANCHAL Date: 2021.12.26 15:31:25 +05'30'	VINOD KONDIRAM KEKAN Digitally signed by VINOD KONDIRAM KEKAN Date: 2021.12.27 17:46:44 +05'30'
S.E. (B.P.) R4	A.E. (B.P.) R/N	E.E. (B.P.) R

NORTH	SCALE	CHKD BY	DRN BY
			HRISHI

NAME & ADDRESS OF ARCHITECT	DIGITAL SIGNATURE
MISS VINITA NANDKUMAR CHOGLE Architect CHOGLE & ASSOCIATES 8, SUCHITA ENCLAVE, MAHARASHTRA NAGAR, OFF L.T. ROAD,BORIVLI (W) MUMBAI - 400 092. chogleandassociates@gmail.com	Vinita Nandkumar Chogle Digitally signed by Vinita Nandkumar Chogle Date: 2021.12.23 12:01:35 +05'30'