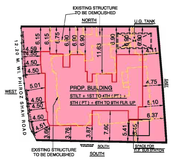


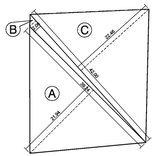
BLOCK PLAN
SCALE = 1 : 500

LOCATION PLAN
SCALE = 1:4000

SUMMARY			(RESIDENTIAL)
FLOOR	FLOOR AREA	STAIR CASE LIFT & LOBBY AREA	NET AREA
STILT	0.16	———	0.16
1 ST	346.65	63.70	282.95
2 ND	348.66	63.70	284.96
3 RD	354.14	63.70	290.44
4 TH	365.86	63.70	302.16
5 TH	263.80	58.21	205.59
6 TH	167.88	54.36	113.52
7 TH	180.50	53.71	126.79
8 TH	180.50	53.71	126.79
9 TH	180.50	53.71	126.79
TOTAL	2388.65	528.50	1860.15
TOTAL BUILT UP AREA PROPOSED = 1860.15 SQ.MT.			

CAR PARKING STATEMENT (AS PER APPROVED D.C.R. PARKING)			
CARPET AREA IN SQ. MT.S	TOTAL NO. OF FLATS	PARKING PERMISSIBLE AS PER D.C. RULES	PARKING REQUIRED
BELOW 35.00	06.00 Nos.	1 PARKING FOR 4 TENEMENTS	01.50
35.00 TO 45.00	06.00 Nos.	1 PARKING FOR 2 TENEMENTS	03.00
45.00 TO 70.00	03.00 Nos.	1 PARKING FOR 1 TENEMENTS	03.00
70.00 ABOVE	10.00 Nos.	2 PARKING FOR 1 TENEMENTS	20.00
TOTAL PARKING	25.00 Nos.		27.50
25 % ADDITIONAL PARKING FOR VISITORS			06.88
TOTAL PARKING REQUIRED			34.38
TOTAL PARKING REQUIRED = 34.00 NO.S			
TOTAL PARKING PROVIDED = 34.00 NO.S			

CAR PARKING STATEMENT (AS PER PROPOSED MODIFIED D.C.R. PARKING)			
CARPET AREA IN SQ. MT.S	TOTAL NO. OF FLATS	PARKING PERMISSIBLE AS PER D.C. RULES	PARKING REQUIRED
BELOW 45.00	12.00 Nos.	1 PARKING FOR 4 TENEMENTS	03.00
45.00 TO 60.00	02.00 Nos.	1 PARKING FOR 2 TENEMENTS	01.00
60.00 TO 90.00	07.00 Nos.	1 PARKING FOR 1 TENEMENTS	07.00
90.00 ABOVE	04.00 Nos.	2 PARKING FOR 1 TENEMENTS	08.00
TOTAL PARKING	25.00 Nos.		19.00
25 % ADDITIONAL PARKING FOR VISITORS			04.75
TOTAL PARKING REQUIRED			23.75
TOTAL PARKING REQUIRED = 24.00 NO.S			
TOTAL PARKING PROVIDED = 34.00 NO.S			

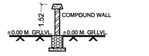


PLOT AREA DIAGRAM
SCALE = 1:500

PLOT AREA CALCULATIONS		
ADDITIONS		
A) 39.24 x 21.94 x 0.50 x 1NO.	= 430.46	sq.mt.s
B) 42.00 x 2.08 x 0.50 x 1NO.	= 43.68	sq.mt.s
C) 42.00 x 22.46 x 0.50 x 1NO.	= 471.66	sq.mt.s
TOTAL ADDITIONS	= 945.80	sq.mt.s
TOTAL PLOT AREA	= 945.80	sq.mt.s
SAY	= 943.90	sq.mt.s

FUNGIBLE AREA CALCULATION (In Sq.mts.)		
PERMISSIBLE BUILT UP	=	1415.85 sq.mts.
PERMISSIBLE 35% FSI	=	495.55 sq.mts.
GROSS PERMISSIBLE	=	1911.40 sq.mts.
NET BUILT UP	=	1415.85 sq.mts.
PROPOSED FUNGIBLE	=	444.30 sq.mts.
TOTAL PROPOSED	=	1860.15 sq.mts.

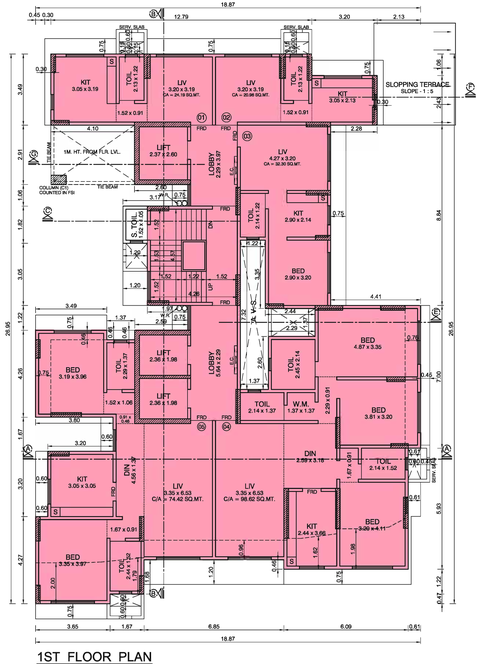
SECTION THRO. SUCTION TANK
SCALE = 1 : 100



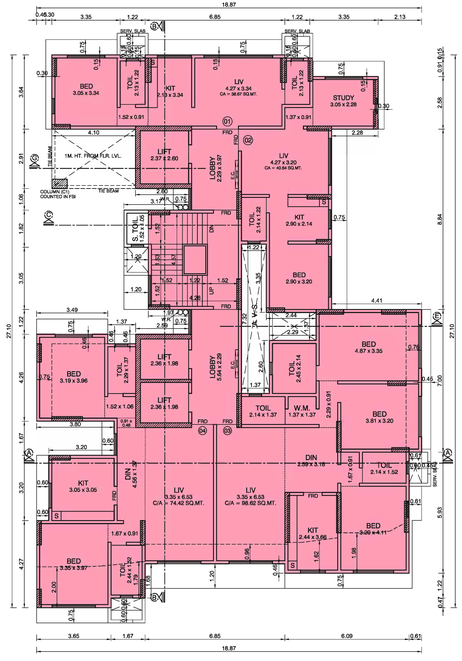
SECTION THRO. COMPOUND WALL
SCALE = 1 : 100

		SQ.MT.	LAND SDRRR	RECEIPT NO.	AMOUNT
18 A	F.S.I. OF BUILT UP AREA REHABILITATION COMPONENT FOR PURELY RESIDENTIAL IN EXISTING STRUCTURE/S	825.52			
18 B	F.S.I. OF BUILT UP AREA REHABILITATION COMPONENT FOR PURELY NON-RESIDENTIAL IN EXISTING STRUCTURE/S	N I L			
18	TOTAL BUILT UP AREA OF EXISTING STRUCTURE/S PROPOSED TO BE RE-ACCOMMODATED (= 18A + 18B)	825.52			
19	MAXIMUM FUNGIBLE BUILT UP AREA COMPONENT REHABILITATION BUILT UP AREA COMPONENT = (18A x 0.35 + 18B x 0.20)	288.23			
20 A	FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT OF PURELY RESIDENTIAL USE	288.23	N I L	NA	
20 B	FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT OF PURELY NON-RESIDENTIAL USE	N I L	N I L	NA	
20	TOTAL FUNGIBLE BUA CONSUMED FOR REHABILITATION COMPONENT	288.23	N I L	NA	
21	20/7 = OR < 0.35	< 0.35			
22	PREMIUM TO BE PAID FOR FUNGIBLE BUA FOR PURELY RESIDENTIAL EXCLUDING REHAB = 0.60 x SDR RATE ON THE DATE OF PAYMENT x (15A - 20A)	156.07	Rs.1,18,700/- X 60%		Rs.1,11,15,400/-
			AMOUNT	RECEIPT NO.	DATE
	1) THERE AFTER 2/3 OF MCGM		RS. 74,10,250/-	1003036046	09.08.2017
	2) THERE AFTER 1/3 OF GOVT.		RS. 37,05,150/-	CP94284610	16.08.2017
23	PREMIUM TO BE PAID FOR FUNGIBLE BUA FOR PURELY COMMERCIAL EXCLUDING REHAB = 1.0 x SDR RATE ON THE DATE OF PAYMENT x (15B - 20B)	N I L			
24	0.50 ADDITIONAL GOVT. FSI PAYMENT	471.95	Rs.1,18,700/- X 60%		Rs.3,36,12,800/-
			AMOUNT	RECEIPT NO.	DATE
	1) PREMIUM FOR 50% FSI FOR MCGM RS.		RS. 1,68,06,400/-	1003016595	19.07.2017
	2) PREMIUM FOR 50% FSI FOR GOVT. RS.		RS. 1,68,06,400/-	095243	24.07.2017

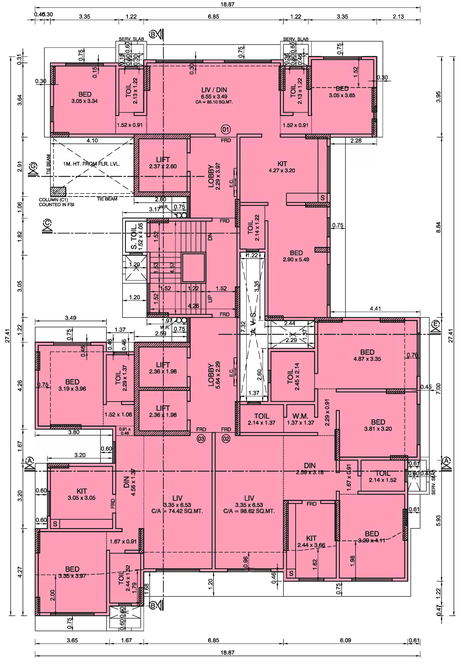
STILT FLOOR PLAN
SCALE = 1:100



1ST FLOOR PLAN
SCALE = 1:100



2ND FLOOR PLAN
SCALE = 1:100



3RD FLOOR PLAN
SCALE = 1:100

CHE/WS/1706/H/W/337(NEW) 1/5

A	**P R O F O R M A - A**	
1	AREA OF PLOT	943.90
2	DEDUCTIONS FOR	
a)	ROAD SET BACK AREA	N I L
b)	PROPOSED ROAD	N I L
c)	AREA UNDER SCHOOL RESERVATION	N I L
d)	5% amenity space as per DCR 57	N I L
3	Balance area of polt (1 minus 2)	943.90
4	Deduction for 15% Recreation ground / 10% Amenity space (if deduction for Ind)	N I L
5	Net area of plot (3 minus 4)	943.90
6	(a) Floor Space Index permissible as per DCR 33 (19)	1.00
	(b) Total Built-up Area Permissible	943.90
7	Floor Space Index credit available by	
a)	100% Road Set-back as per TPS-1813/3067/CR-122/MCORP/12/UD-13	N I L
b)	50% Govt. FSI (available as per DCR 32)	471.95
c)	70% TDR	N I L
d)	Total	471.95
8	Total Built-up Area Permissible [(5 x 6) + 7 above]	1415.85
9	Existing floor area	N I L
10	Proposed built up area	1415.85
11	Total Built-up Area Proposed [9 + 10 above]	1415.85
12	FSI Consumed (11/3)	1.50
13	Balance Built-up Area	N I L
B	**Details of Residential / Non Residential**	
1	Purely residential built up area	1415.85
2	Remaining Non Residential Built up area.	N I L
C	**Details of FSI Available as per DCR 35 (4)**	
1	Fungible Built Up Area component proposed vide DCR 35 (4) for purely Residential = or < (B1 x 0.35)	444.30
2	Fungible Built Up Area component proposed vide DCR 35 (4) for Non - Residential = or < (B2 x 0.20)	N I L
3	Total Fungible Built Up Area Proposed vide DCR 35 (4) = (1 + 2)	444.30
D	**Tenement Statement**	
1	PROPOSED AREA ([tem A11 + C3)	1860.15
2	LESS DEDUCTIONS OF NON RESI. AREA	N I L
3	AREA AVAILABLE FOR TENEMENTS [(i) - (ii)]	1860.15
4	TENEMENTS PERMISSIBLE AS PER (200 \ HECTARE)	37 NOS.
5	TENEMENTS PERMISSIBLE AS PER (450 \ HECTARE)	84 NOS.
6	TENEMENTS PROPOSED	25 NOS.
7	TENEMENTS EXISTING	
8	TOTAL TENEMENTS PROPOSED (6 + 7)	25 NOS.
E	**Parking Statement**	
1	TOTAL PARKING REQUIRED	34 NOS
2	TOTAL PARKING PROPOSED	34 NOS
F	**Transport Vehicle Parking Statement**	
1	TRANSPORT VEHICLE PARKING REQUIRED	------
2	TRANSPORT VEHICLE PARKING PROPOSED	------

P R O F O R M A - B

CONTENTS OF SHEET: STILT, 1ST TO 3RD FLOOR PLAN , BLOCK & LOCATION PLAN, PLOT AREA DIAG. WITH CALC., CAR PARKING STATEMENT , SUMMARY

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT : 27.01.2015 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 943.90 SQ. MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP \ PROPERTY REGISTER CARD.

Premal Kantilal Gogri
SIGNATURE OF ARCHITECT

Digitally signed by Premal Kantilal Gogri
DN: c=IN, o=Personal, postalCode=400067, st=MAHARASHTRA, 2.5.4.20=3d41408b24417b0251737019bf1f8ac0902ce320ca3a85f08ec47f0049e90, pseudonym=356933110b2f49e8c3ef84496a5b5b5, 2.5.4.42=5722c9d2d1f82e74198609f8d6d24b513f8d24f74f3d0d0d0d0d0d0d0d0d, serialNumber=d7b2c9f9f8bc1fc1f0d0d0d0d0d0d0d0d