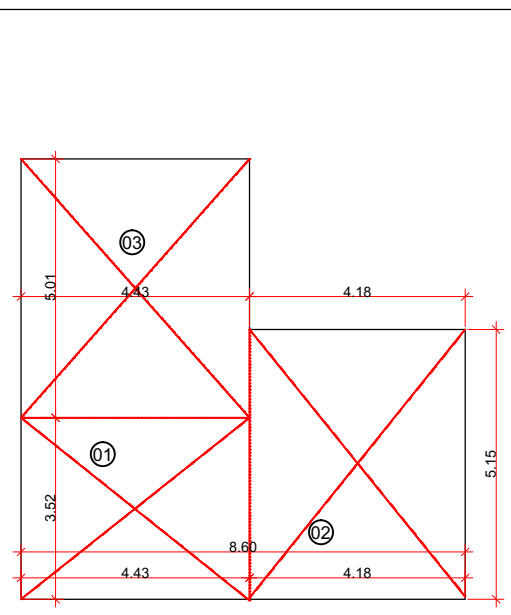
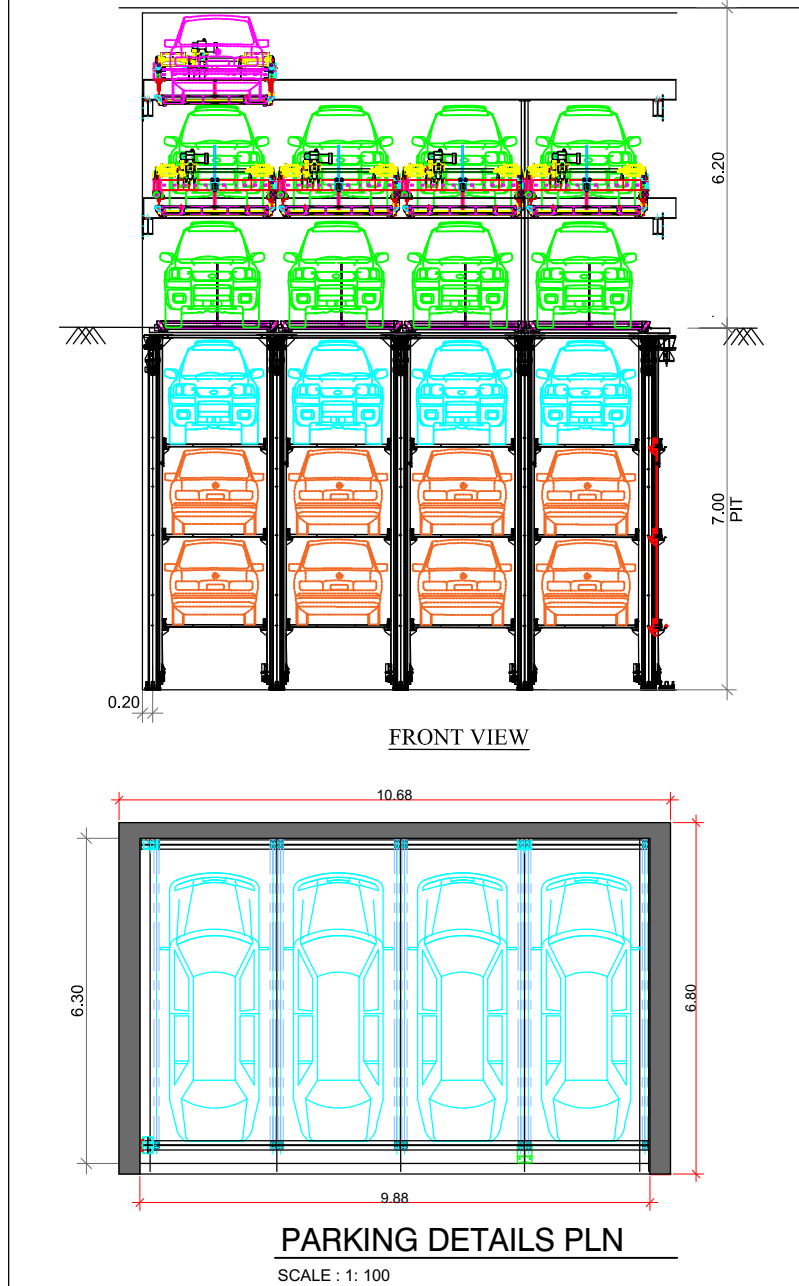
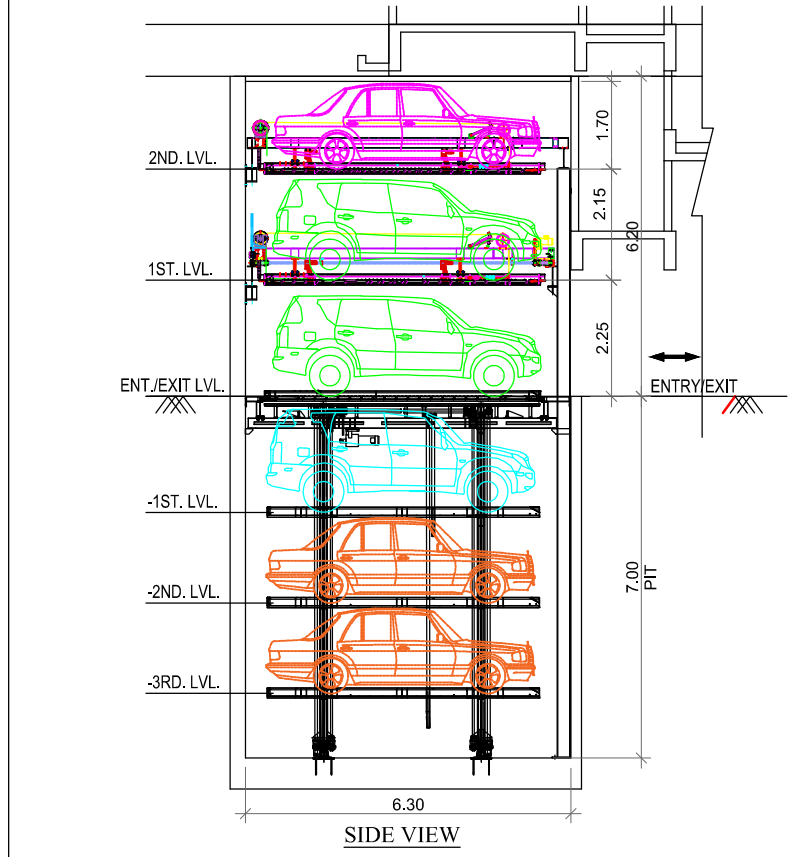
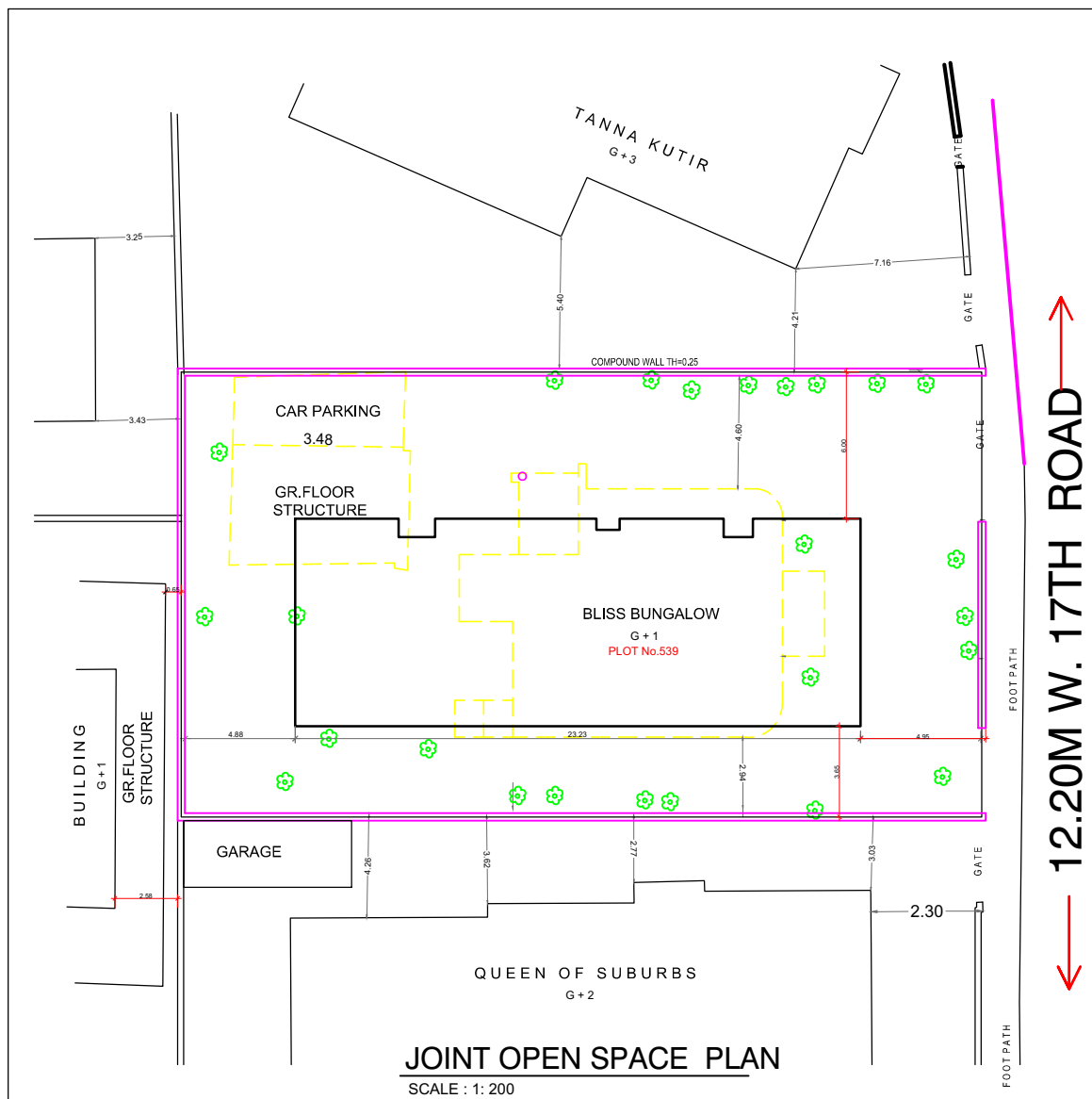


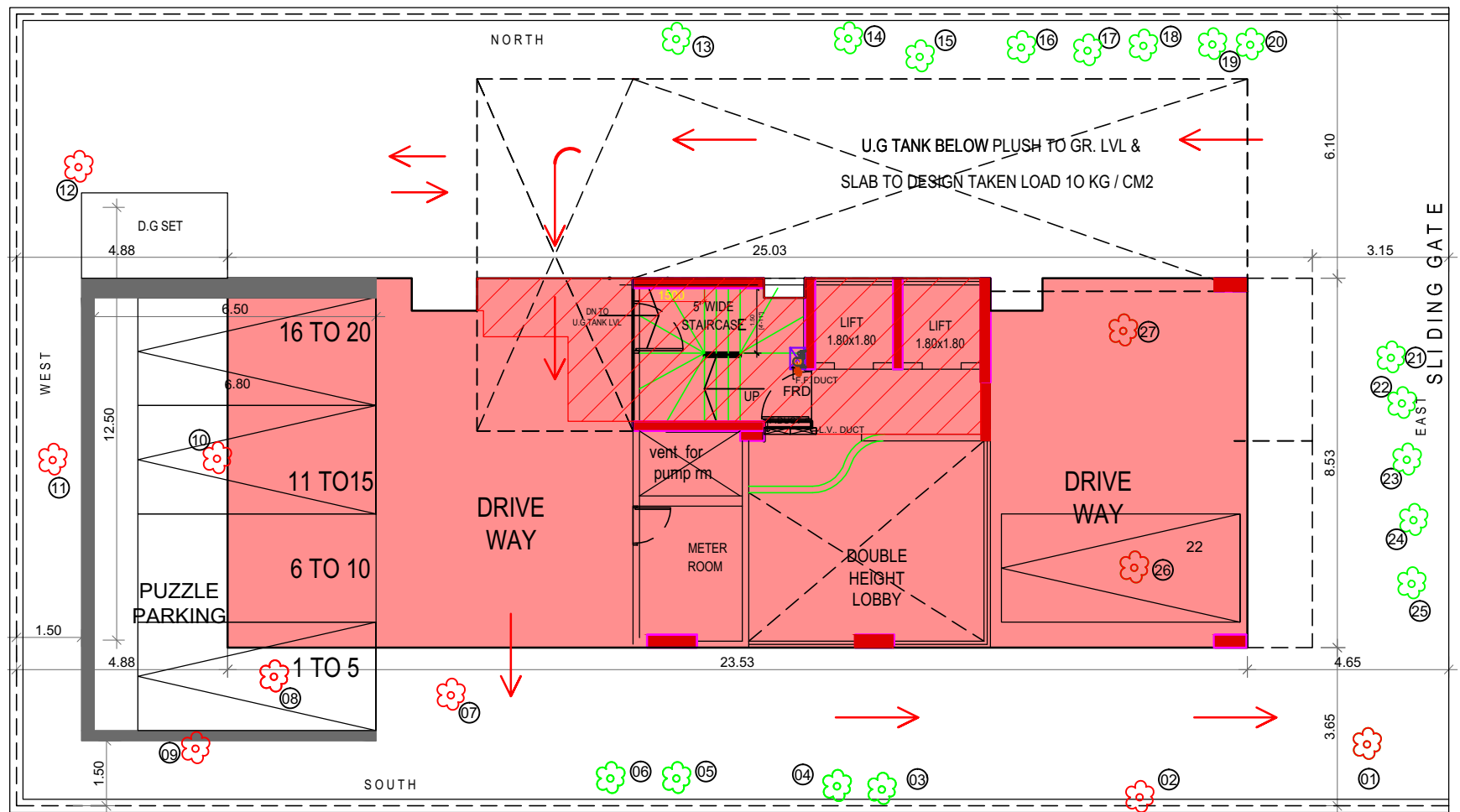
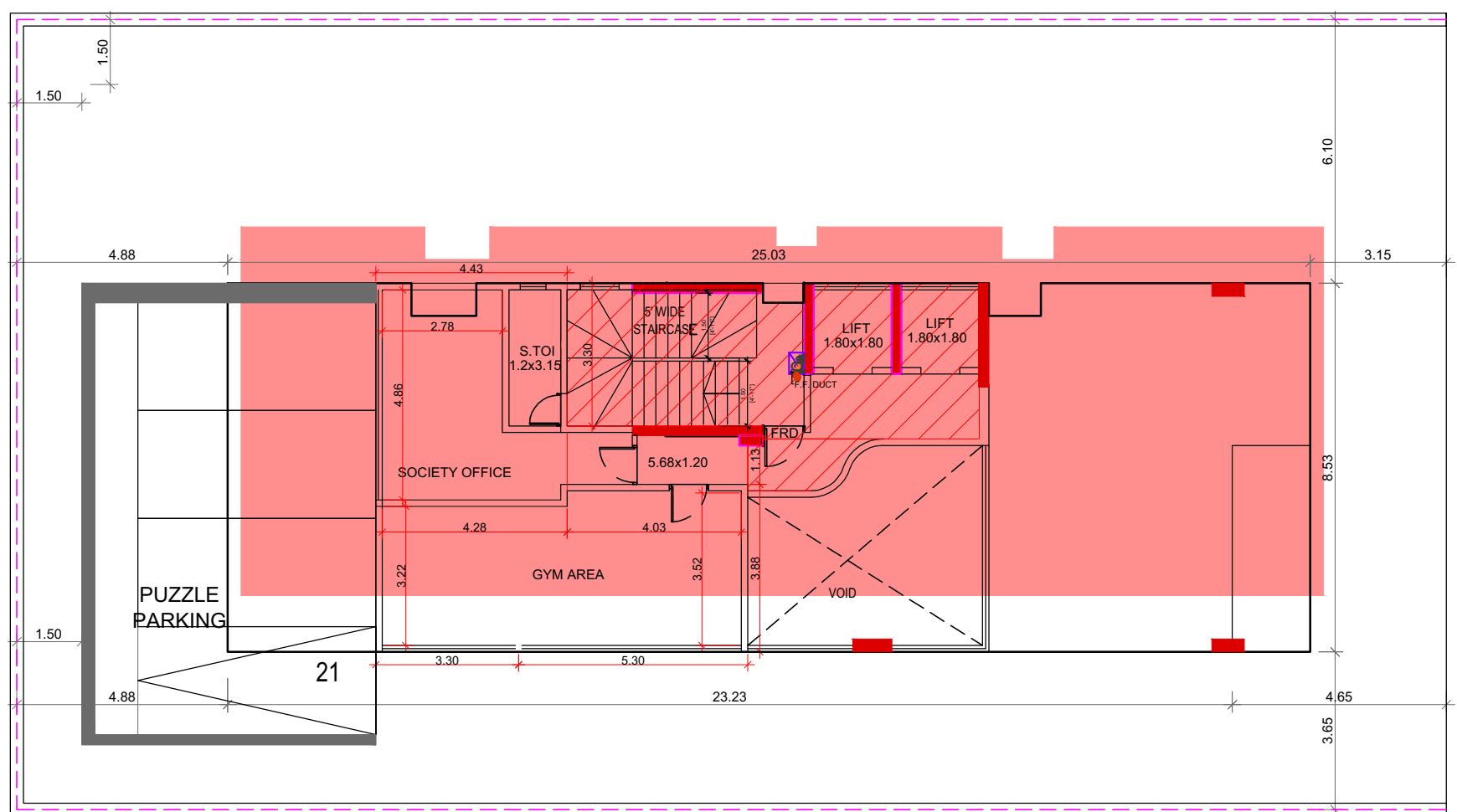
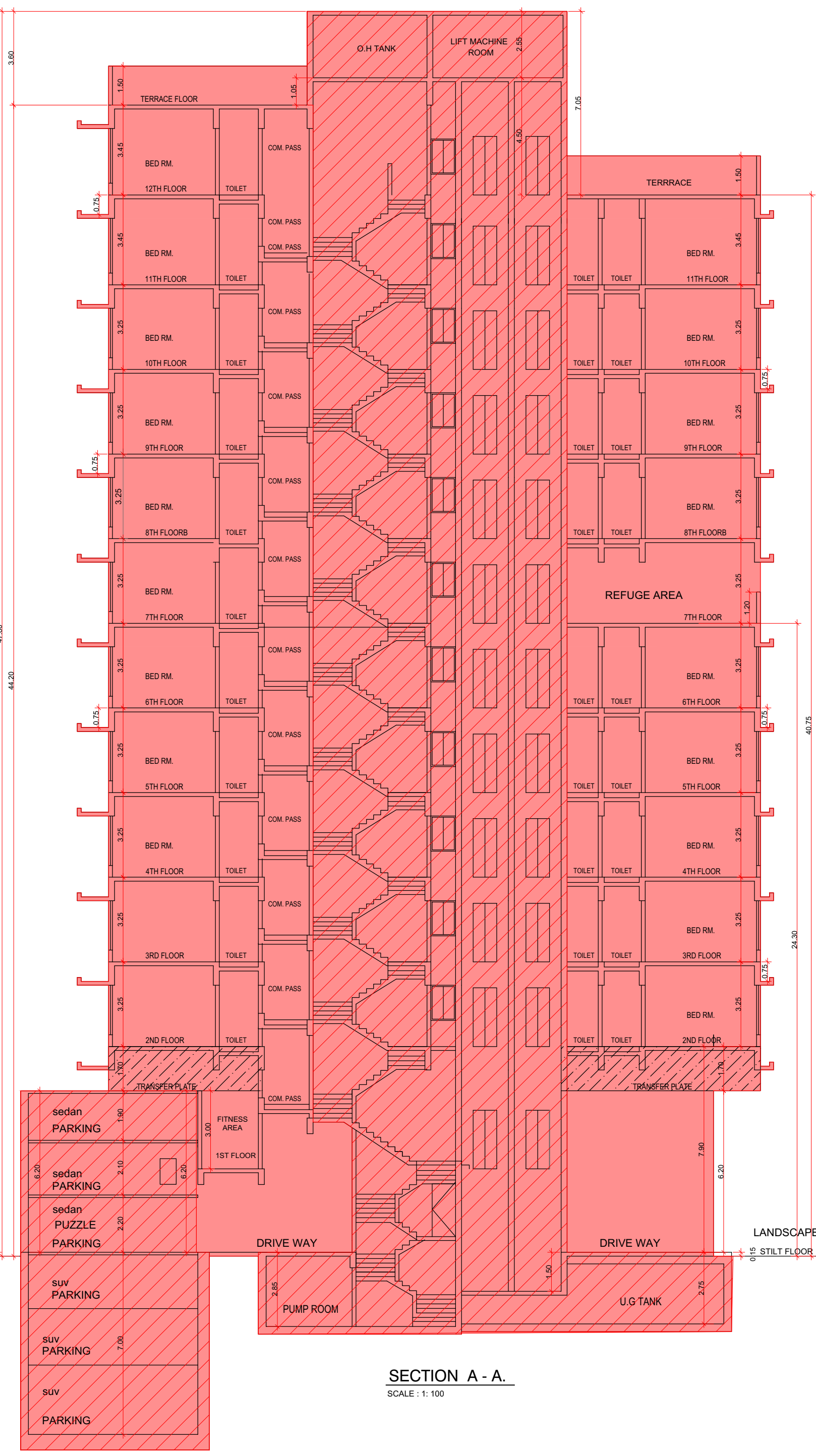
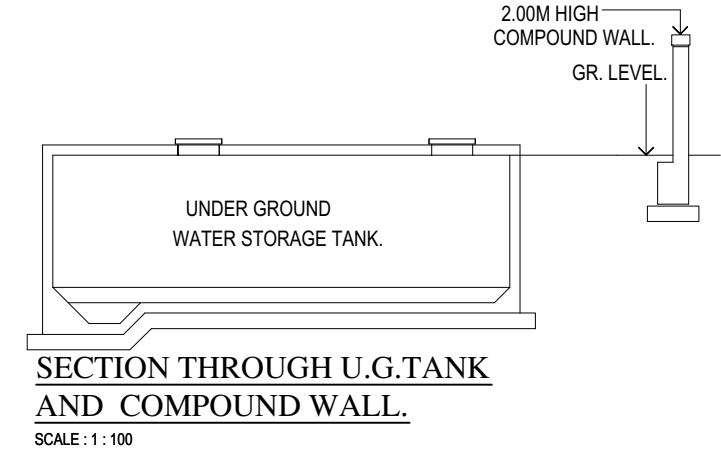
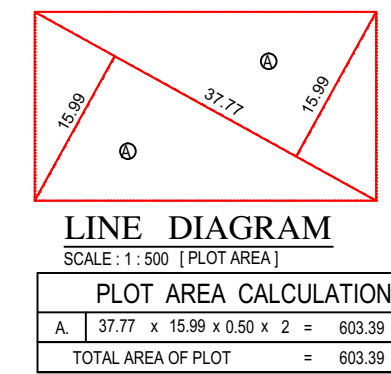
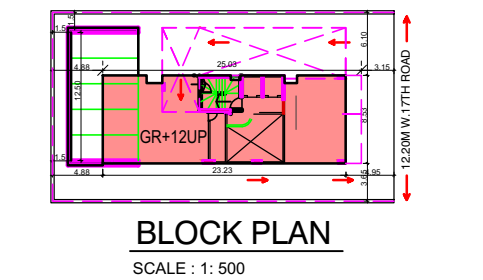


BUILT-UP AREA CALCULATION

GYM AREA [1ST FLOOR]	
01. 4.43 x 3.52 x 02 =	15.59 SQ.M.
02. 4.18 x 5.15 x 01 =	21.53 SQ.M.
TOTAL GYM AREA = 37.09 SQ.M.	
TOTAL GYM AREA PERMISSIBLE (24x75x50) = 35.72 SQ.M.	
COL AREA TAKEN IN FSI AT VOID AT STILT (0.75x0.23x15.35 SQ.M.) = 1.38 SQ.M.	
TOTAL GYM AREA TAKEN IN FSI = 1.38 SQ.M.	
SOCIETY OFFICE	
03. 4.43 x 5.01 x 01 =	22.20 SQ.M.
LESS SERVINT TOILET = 2.20 SQ.M.	
TOTAL ARE OF SOCIETY OFFICE = 20.00 SQ.M.	

PARKING AREA STATEMENT AS PER RECENT NOTIFICATIONS.

Target Area	PARKING REQD. BY RULE	TENEMENT	Parking Reqd.
SHOPPING/ OFFICE BUILT-UP AREA	NIL		NIL
VISITORS 10% OR MINIMUM 2			NIL
TOTAL FOR COMMERCIAL			NIL
BELOW TO 45.00 SQ.M.	ONE FOR EVERY 4 TENT.	NIL	NIL
45.00 TO 60.00 SQ.M.	ONE FOR EVERY 10 TENT.	NIL	NIL
60.00 TO 90.00 SQ.M.	ONE FOR EVERY 10 TENT.	NIL	NIL
ABOVE 90.00 SQ.M.	ONE FOR EVERY 10 TENT.	10 NOS	20 NOS
TOTAL PARKING			20 NOS
FOR VISITORS	10% OF ABOVE REQUIREMENT.		2 NOS
TOTAL PARKING REQUIRED FOR RESIDENTIAL			22 NOS
TOTAL PARKING PROVIDED			22 NOS



- NOTES :**
- 1. TREE TO BE CUT -1, 2, 7 TO 12 & 26.27.
 - 2. TREES TO RETAIN - 3 TO 6, & 13 TO 25

PLANS FOR CONSIDERATION

Santos h Nathu Bhilare

S.E. (B.P.) K/E C

SANJIV MANO HARSA PAND HARE

A.E. (B.P.) H/W

Vijay Shankarrao Tawde

E.E. (B.P.) H/W

CONTENTS OF SHEET

PLOT AREA DIAGRAM WITH CALCULATION, STIL FLOOR, SECTION AA, BLOCK & LOCATION PLAN, DESCRIPTION OF PROPOSAL AND PROPERTY, PROPOSED RESIDENTIAL BUILDING ON BEARING C.T.S. NO. E/76, OF VILLAGE BANDRA SITUATED AT 17TH ROAD, BANDRA (WEST),

NAME OF OWNER

PHATU NIHALANI Digitally signed by PHATU NIHALANI Date: 2021.12.30 18:37:39 +05'30' MR PHATU NIHALANI

A)	AREA STATEMENT	SQ. MTS.
1)	AREA OF PLOT AS PER DEVELOPMENT AGREEMENT & SITE CONDITION PLOT AREA	602.00
2)	DEDUCTIONS FOR	
a)	ROAD SET-BACK AREA	-----
b)	PROPOSED ROAD	-----
c)	ANY RESERVATION (SUB-PLOT-----)	-----
3)	BALANCE AREA OF PLOT (1 MINUS 2)	602.00
4)	DEDUCTION FOR 15 % RECREATIONAL GROUND / 10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)	-----
5)	NET AREA OF PLOT (3 MINUS 4)	602.00
6)	ADDITIONS FOR FLOOR SPACE INDEX	-----
2 (a) 100% FOR D.P. ROAD		-----
2 (b) 100% FOR SET BACK		-----
7)	TOTAL AREA (5 PLUS 6)	602.00
8)	FLOOR SPACE INDEX PERMISSIBLE	-----
9)	9 (a) FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS	-----
9 (b) 0.50 F.S.I. AS PER DCR 30 PROPOSED 'P'		301.00
9 (c) OTHER (SRA / ----- / CONST -----)		-
9 (d) AS PER ROAD WIDTH TOR		421.40
10)	PERMISSIBLE FLOOR AREA (7 + 9)	1324.40
11)	TOTAL BUILT UP AREA PROPOSED	1324.25
12)	FSI CONSUMED ON NET HOLDING = 14 / 3	2.20
B) DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREA		
1)	PURELY RESIDENTIAL BUILT UP AREA	1324.26
2)	REMAINING NON-RESIDENTIAL BUILT UP AREA	-----
C) DETAILS OF FSI AVAILED AS PER DCR 31 (3)		
1)	FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE VIDE DCR 31 (3) FOR PURELY RESIDENTIAL = OR < (B1 x 0.35)	463.33
2)	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 31 (3) FOR PURELY RESIDENTIAL	463.49
3)	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 31 (1) = (C1 + C2)	463.49
4)	TOTAL GROSS BUILT UP AREA PROPOSED (14 + C3)	1787.75
D) TENEMENT STATEMENT		
i)	PROPOSED AREA (ITEM B4 ABOVE)	1787.75
ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	-----
iii)	AREA AVAILABLE FOR TENEMENTS [(i) MINUS (ii)]	-
iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)	41.76
v)	TENEMENTS PROPOSED	10 NOS
vi)	TENEMENTS EXISTING	-----
TOTAL TENEMENTS ON THE PLOT		
E) PARKING STATEMENT		
i)	PARKING REQUIRED BY REGULATIONS FOR CAR SCOOTER / MOTOR / CYCLE OUTSIDERS (VISITORS)	22 NOS
ii)	COVERED GARAGE PERMISSIBLE	-----
iii)	COVERED GARAGES PROPOSED CAR SCOOTER / MOTOR / CYCLE OUTSIDERS (VISITORS)	-----
TOTAL PARKING REQUIRED		
TOTAL PARKING PROVIDED		
F) TRANSPORT VEHICLES PARKING		
i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	-----
ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	-----
CERTIFICATE OF PLOT AREA		
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT. 12-11-2021 AND THAT THE DIMENSIONS OF THE SITES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 602.00 SQ. MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD.		NOTE
Thakur Mohandas Doultani		BOUNDARY OF THE PLOT BOUNDED BLACK. PROPOSED BUILDING IN RED. 15% RECREATIONAL SPACE SHOWN IN GREEN. SET BACK AREA SHOWN IN GREEN. HATCHED AREA IN D.P. ROAD SHOWN IN YELLOW. ALL EXTERNAL WALL ARE THK. ALL INTERNAL WALL ARE THK.
DATE		SCALE
DRN. BY		CHECKED BY
NAME, ADD. & SIGNATURE OF PARKING CONSULTANTS		
DOULTANI AND ASSOCIATES ARCHITECTS		
205.206, NIMBUS CENTRE, NEAR LAXMI IND. ESTATE, F-69, OFF LINK ROAD, ANDHERI (WEST), MUMBAI 400058, PH. 022 2832 7959 E-mail : thakur.doultani @ yahoo.co.in		
Thakur Mohandas Doultani		Digitally signed by Thakur Mohandas Doultani Date: 2021.12.30 18:41:25 +05'30'