CARPARKING STATEMENT

FOR RESIDENTIAL AREA

CARPET AREA OF FLAT IN SQ.MT.	AS PER RULE PARKING REQ.	PROPOSED FLATS	PARKING REQUIRED
BELOW 45.00	1 FOR 4 FLATS	27	6.75
45.00 TO 60.00	1 FOR 2 FLATS	Nil	Nil
60.00 TO 90.00	1 FOR 1 FLATS	Nil	Nil
90.00 & ABOVE	2 FOR 1 FLATS	Nil	Nil
TOTAL		27	6.75
25% VISITOR PARKING (25% of 6.75=1.69 no.)			1.69
TOTAL PARKING REQUIRED			8.44
SAY			08
TOTAL PARKING PROPOSED			10

CAR PARKING

01	BIG SURFACE CAR PARKING	=	02 NOS.
02	BIG STACK PARKING	=	02 NOS.
03	SMALL STACK PARKING	=	06 NOS.
	TOTAL CAR PARKING	=	10 NOS.

CONSTRUTION AREA STATEMENT

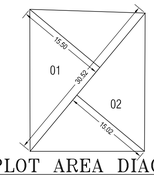
FLOOR	CONST. AREA
STILT	151.27 SQ.MT.
1ST	165.39 SQ.MT.
2ND	165.39 SQ.MT.
3RD	165.39 SQ.MT.
4TH	165.39 SQ.MT.
5TH	165.39 SQ.MT.
6TH	165.39 SQ.MT.
7TH	165.39 SQ.MT.
8TH	165.39 SQ.MT.
9TH	165.39 SQ.MT.
TERRACE	59.88 SQ.MT.
TOTAL CONST. AREA	1699.66 SQ.MT.

BUA STATEMENT

FLOOR	BUILT UP AREA
STILT	-
1ST	139.57 SQ.MT.
2ND	139.57 SQ.MT.
3RD	139.57 SQ.MT.
4TH	139.57 SQ.MT.
5TH	139.57 SQ.MT.
6TH	139.57 SQ.MT.
7TH	139.57 SQ.MT.
8TH	139.57 SQ.MT.
9TH	139.57 SQ.MT.
TERRACE	-
TOTAL BUILTUP AREA	1256.13

ST-CASE & LIFT. LOBBY AREA STATEMENT

FLOOR	BUILT UP AREA FREE OF FSI BY CHARGING PREMIUM
STILT	-
1ST	25.82 SQ.MT.
2ND	25.82 SQ.MT.
3RD	25.82 SQ.MT.
4TH	25.82 SQ.MT.
5TH	25.82 SQ.MT.
6TH	25.82 SQ.MT.
7TH	25.82 SQ.MT.
8TH	25.82 SQ.MT.
9TH	25.82 SQ.MT.
TERRACE	-
TOTAL	232.38 SQ.MT.

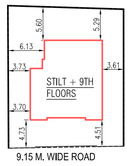


PLOT AREA DIAGRAM

SCALE 1:500

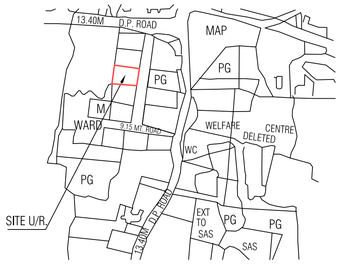
PLOT AREA CALCULATION

	BY △ METHOD						SQ.MT.
01	1/2	X	30.52	X	15.50	=	236.53
02	1/2	X	30.52	X	15.02	=	229.20
TOTAL PLOT AREA						=	465.73
SAY						=	465.70



BLOCK PLAN

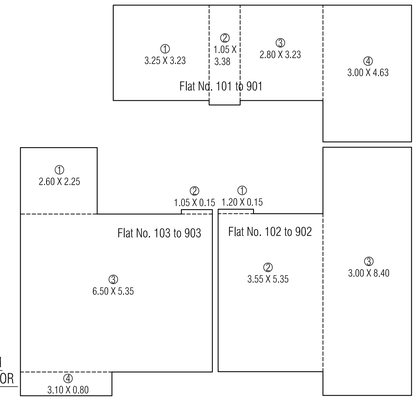
SCALE :-1:500



LOCATION PLAN

SCALE 1:4000

D.P. SHEET NO. E-29



CARPET AREA DIAGRAM

TYPICAL (1ST TO 9TH) FLOOR

SCALE 1:100

CARPET AREA CALCULATION

1ST TO 9TH FLOOR

Flat No. 101 to 901					
1.	3.25	X	03.23	=	10.50 SQ.MT
2.	01.05	X	3.38	=	3.55 SQ.MT
3.	2.80	X	3.23	=	9.04 SQ.MT
4.	3.00	X	4.63	=	13.89 SQ.MT
			TOTAL	=	36.98 SQ.MT

CARPET AREA CALCULATION

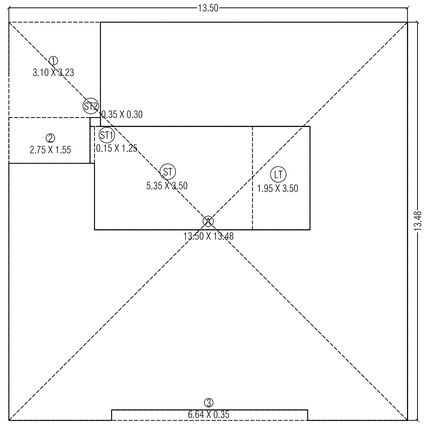
1ST TO 9TH FLOOR

Flat No. 102 to 902					
1.	1.20	X	0.15	=	0.18 SQ.MT
2.	3.55	X	5.35	=	18.99 SQ.MT
3.	3.00	X	8.40	=	25.20 SQ.MT
			TOTAL	=	44.37 SQ.MT

CARPET AREA CALCULATION

1ST TO 9TH FLOOR

Flat No. 103 to 903					
1.	2.60	X	2.25	=	5.85 SQ.MT
2.	01.05	X	0.15	=	0.16 SQ.MT
3.	6.50	X	5.35	=	34.78 SQ.MT
4.	3.10	X	0.80	=	2.48 SQ.MT
			TOTAL	=	43.27 SQ.MT



LINE AREA DIAGRAM

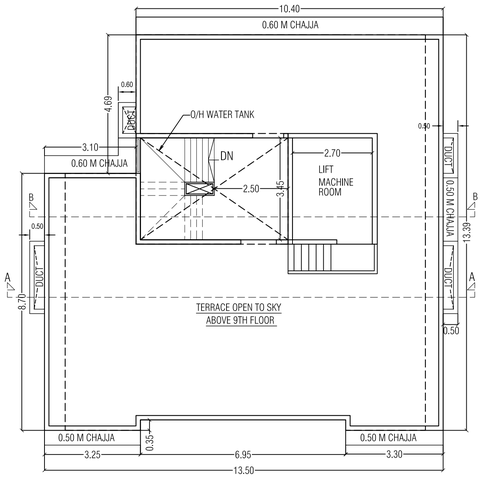
TYPICAL (1ST TO 9TH) FLOOR PLAN

SCALE 1:100

BUA CALCULATION

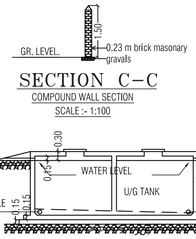
TYPICAL 1ST TO 9TH FLOOR

ADDITION:-							SQ.MT.
A	13.50	X	13.48	X	1 NOS.	=	181.98
DEDUCTIONS :-							
01	03.10	X	03.23	X	1 NOS.	=	10.01
02	02.75	X	01.55	X	1 NOS.	=	04.26
03	06.64	X	00.35	X	1 NOS.	=	02.32
TOTAL DEDUCTION						=	16.59
BALANCE AREA						=	165.39
DEDUCTIONS :- ST-CASE,LIFT & LOBBY							
ST	05.35	X	03.50	X	1 NOS.	=	18.72
ST1	00.15	X	01.25	X	1 NOS.	=	00.18
ST2	00.35	X	00.30	X	1 NOS.	=	00.10
LT	01.95	X	03.50	X	1 NOS.	=	06.82
TOTAL ST-CASE & LIFT						=	25.82
NET BUA AREA						=	139.57



TERRACE FLOOR PLAN

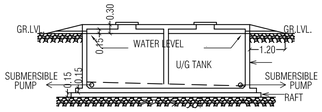
SCALE 1:100



SECTION C-C

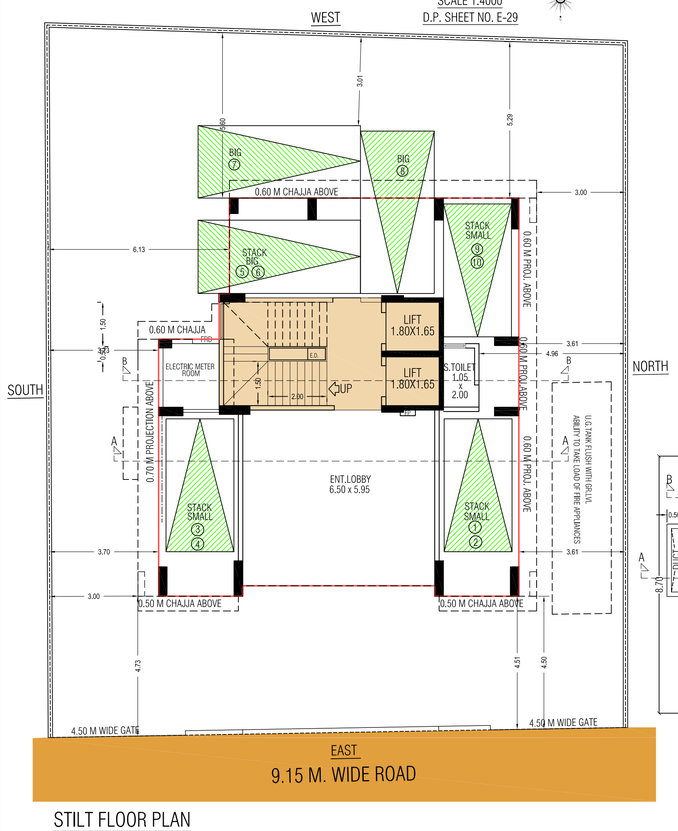
COMPOUND WALL SECTION

SCALE :- 1:100



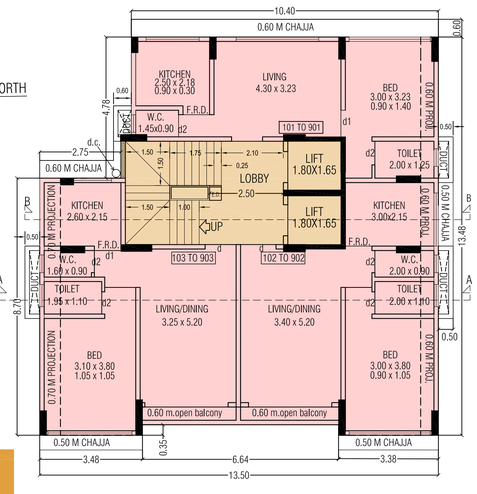
SECTION THROUGH U.G. TANK

SCALE:-1 : 100



STILT FLOOR PLAN

SCALE :-1:100



TYPICAL (1ST TO 9TH) FLOOR PLAN

SCALE 1:100

SECTION A-A

SCALE 1:100

SECTION B-B

SCALE 1:100

SANCTIONING AUTHORITY

This cancels approval to the Previous Plans sanctioned U/ No. CHE/ES/4972/M/E/337(NEW)/337/4/Amend Date : 23.10.2020

Approved subject to conditions mentioned in this office letter U/ No. CHE/ES/4972/M/E/337(NEW)

Executive Engineer (Building Proposal)E.S.-I

S.E.(B.P.)M-II A.E.(B.P.)M

PROFORMA - A

DCPR 2034

AREA STATEMENT

			SQ.MTS.
A.		AREA STATEMENT	
1.		AREA OF THE PLOT (PLOT NO. 30-A + 30-B) AS PER P.R.C.	465.70
	(a)	a) Area of reservation in plot	---
	(b)	b) Area of road set back	---
	(c)	c) Area of D P road	---
2.		DEDUCTION FOR	---
		a) Road set back area to be handed over(100%) reg. no 16	---
		b) Propose D P road to be handed over(100%) reg.no.16	---
		c) (i) Reservation area to be handed over (100%) reg. no 17	---
		(ii) Reservation area to be handed over as per AR (reg. no 17) (P.G.)	---
	(B)	FOR AMENITY AREA	---
		a) Area of amenity plot/plots to be handed over DCR 14(A)	---
		b) Area of amenity plot/plots to be handed over DCR 14(B)	---
		c) Area of amenity plot/plots to be handed over DCR 35 (abeyance)	---
3.		Total deduction : [(2(A)+2(B))+2(C) as when applicable]	---
4.		Balance area of plot (1 – 3)	465.70
5.		Plot area under Developments after areas to be handed over to MCGM / Appropriate Authority as per Sr. No. 4 above	
6.		Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)	1.00
7.		Built up area as per zonal (basic) FSI (5x6)	465.70
8.		Built up equal to area of land handed over as per regulation 30(A)	
		(i) As per 2(A) and 2(B) except2(A)(c). (ii) above with In cap of " Admissible TDR" as column 6 of Table -12 on remaining / balance plot)	---
		(ii) In case of 2(A)(c) (ii) permissible over and above permissible BUA on reaming / balance plot	---
9.		FLOOR SAPCE INDEX CREDIT AVAILABLE By Developement Rights (Restrict to 50 % of the balance area vide (3 - 6c above)) 50.00 + (182.85 (Slum TDR) + (Road TDR).	232.85
10.		Built up area due to "Additional FSI on payment of premium" as per table no 12 reg. no 30(A) on remaining plot.	232.85
11.		Permissible built up area (as the case may be with / without BUA as per 2(c))	931.40
12.		Propose built up area (as the case may be with/without BUA as per 2(c))	931.40
13.		Fungible Compensatory Area as per reg. no 31(3)	---
a)		i) permissible fungible compensatory area for rehab component without charging premium	77.57
		ii)fungible compensatory area availed on without payment of premium	77.57
b)		i) permissible fungible compensatory area by charging premium for purely residential (11 x 0.35) or - x 35% =	248.42
		ii)fungible compensatory area availed on payment of premium	248.42
14.a		Total built up area permissible including fungible compensatory area [1315](a)(ii)+15(b)(ii)]	1257.39
14.b		Total built up area proposed including fungible compensatory area	1256.13
15.		FSI consumed on net plot [13/4]	2.00
II.		Other Requirements	---
A.		Reservation / designation	---
		a) Name of reservation	---
		b) Area of reservation affecting the plot	---
		c) Area of reservation land to be handed/handed over as per regulation no.17	---
		d) Built up area of amenity to be handed over as per reg. no. 17	---
		e) Area/ built up area Designation	---
B.		Plot area / built up amenity to be handed over as per regulation no	---
		i) 14(A)	---
		ii) 14(B)	---
		iii) 15	---
C.		Requirement of recreational open space in layout as per reg.no 27	---
D.		Tenements Statement	---
		i) Proposed built up area (14 above)	1256.13
		ii) Less deduction of non residential area (etc, shop)	---
		iii) Area available for tenements [(i) – (ii)]	1256.13
		iv) Tenements permissible (density of tenements / hector)	56
		v) Total number of tenements proposed on plot	27
E.		Parking Statement	
		i) Parking required (Car/scooter Motar Outsiders Cycle Visitors)	08
		ii) Covered gatage permissible	---
		iii) Covered garages propose (Car Scooter/motar Cycle Outsiders Visitors)	---
		iv) Total parking provided	10
F.		Transport vehicles parking.	---
		i) spaces for transport vehicle parking required by regulations	---
		ii) Total no. of transport vehicles parking spaces provided	---

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT AS STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS 465.70 SQ.MT. Four Hundred Sixty Five Point Seventy SQ.MT.) WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP.

(Rajendra I. Patel)

PROFORMA - B

CONTENTS OF THE SHEET

FLOOR PLANS, LINE AREA DIAGRAMS & CALCULATIONS, SECTIONS, PROFORMA, BLCOK & LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATIONS, CARPET & PARKING AREA STATEMENT.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING CTS NO. 586/5 PLOT NO. 8, VILLAGE BORLA , CHEMBUR, MUMBAI.

NAME OF OWNER/APPLICANT	SIGNATURE
SHRI. HARISH L. VASWANI. & MRS.ROMA K. VASWANI.	

NAME ADDRESS AND SIGNATURE OF ARCHITECT

akriti engineers & consultants
Unit No. 8/A, Ground floor, Veena Industrial Estate
L.B.S. Marg, Vikhroli (W), Mumbai - 400 083.
e-mail: akritiarch@gmail.com
Mob. : 9769137517

rajendra patel
Licensed Surveyor
(P/576/LS)