

PERMISSIBLE F.S.I.STATEMENT

C.S.NO.108/1721 PLOT AREA = 964.60 SQ.M
C.S.NO.107/1721 PLOT AREA = 821.91 SQ.M
TOTAL PLOT AREA = 1786.51 SQ.M

C. S. NO. 108/1721
CARPET AREA REQUIRED FOR REHABILITATION OF EXISTING TENENT = 3792.12 SQ.M
CARPET AREA OF RESIDENTIALTENAMENTS=3462.49 SQ.MT.
CARPET AREA OF NON-RESIDENTIALTENAMENTS=329.63 SQ.MT.
TOTAL C.A (R+N.R) =3792.12 SQ.MT.
B.U.A. FOR RESI. TENENT = 3462.49 X 1.20 = 4154.98 sq.mt.
B.U.A. FOR N.R. TENENT = 329.63 X 1.20 = 395.56 sq.mt.
B.U.A. FOR TENENT 3792.12 X 1.20 = 4550.54 SQ.MT.——(A)

C. S. NO. 107/1721
CARPET AREA REQUIRED FOR REHABILITATION OF EXISTING TENENT = 3002.94 SQ.M
CARPET AREA OF RESIDENTIALTENAMENTS=2506.25 SQ.MT.
CARPET AREA OF NON-RESIDENTIALTENAMENTS=496.69 SQ.MT.
TOTAL C.A (R+N.R) =3002.94 SQ.MT.
B.U.A. FOR RESI. TENENT = 2506.25 X 1.20 = 3007.50 sq.mt.
B.U.A. FOR N.R. TENENT = 496.69 X 1.20 = 596.03 sq.mt.
B.U.A. FOR TENENT 3002.94 X 1.20 = 3603.53 SQ.MT.——(B)

TOTAL CARPET AREA REQUIRED FOR INCENTIVE FSI PURPOSE REHABILITATION OF EXISTING TENENT = 2876.29 SQ.M
REHABILITATION OF EXISTING TENENT = 2876.29 SQ.M
CARPET AREA OF RESIDENTIALTENAMENTS=2379.60 SQ.MT.
CARPET AREA OF NON-RESIDENTIALTENAMENTS=496.69 SQ.MT.
TOTAL C.A (R+N.R) =2876.29 SQ.MT.
B.U.A. FOR TENENT 2876.29 X 1.20 = 3451.55 SQ.MT.——(C)

TOTAL EXIST. B.U.A. (A+B) 8154.07 SQ.M
EXIST. B.U.A.(4550.54) X 60% = 2730.32 SQ.M
(C. S. NO. 108/1721)
EXIST. B.U.A.(3451.55) X 60% = 2070.93 SQ.M
(C. S. NO. 107/1721)
PERMISSIBLE F.S.I.(A+B) = 12955.32 SQ.M
REHAB RATIO = 8154.07 X 100
12955.32
= 62.94 %

NANABHAI BUILDING

PERMISSIBLE & PROPOSED AREA STATEMENT (IN SQ.MT.)

	BUILT UP AREA EXCLUDING FUNGIBLE AREA IN SQ.MTR	PERMISSIBLE FUNGIBLE AREA IN SQ.MTR	PERMISSIBLE BUILT UP AREA WITH FUNGIBLE IN SQ.MTR	PROPOSED BUILT UP AREA WITH FUNGIBLE AREA IN SQ.MTR	EXCESS AREA ADD IN SALE SALE FSI IN SQ.MTR	DEFECITY/BALANCE AREA IN SQ.MTR
REHAB RESIDENTIAL USER	3007.50	1052.63	4060.13	3879.55	0.00	180.58
REHAB NON-RESI. USER	596.03	119.21	715.24	694.34		20.90
SALE RESIDENTIAL USER	2037.96	713.29 (FUNG. NOT USED)	2751.25	2023.39		727.86
SALE NON-RESI. USER	32.97	6.59	39.56	39.56		0.00
TOTAL	5674.46	1891.72	7566.18	6636.84	0.00	929.33

DARVESH BUILDING

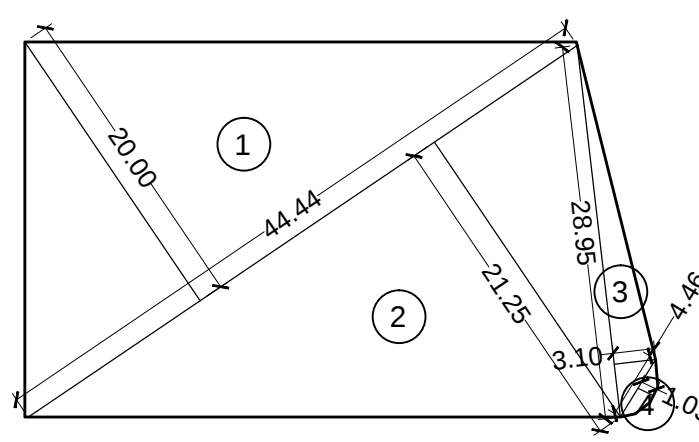
PERMISSIBLE & PROPOSED AREA STATEMENT (IN SQ.MT.)

	BUILT UP AREA EXCLUDING FUNGIBLE AREA IN SQ.MTR	PERMISSIBLE FUNGIBLE AREA IN SQ.MTR	PERMISSIBLE BUILT UP AREA WITH FUNGIBLE IN SQ.MTR	PROPOSED BUILT UP AREA WITH FUNGIBLE AREA IN SQ.MTR	EXCESS AREA ADD IN SALE SALE FSI IN SQ.MTR	DEFECITY/BALANCE AREA IN SQ.MTR
REHAB RESIDENTIAL USER	4154.98	1454.24	5609.22	5475.30	113.09	247.01
REHAB NON-RESI. USER	395.56	79.11	474.67	400.28		74.39
SALE RESIDENTIAL USER	2722.65	952.93	3675.58	3569.63	0.00	105.95 - 113.09 (EXCESS AREA)
SALE NON-RESI. USER	7.67	1.54 (NOT CLAIMED)	9.21	7.67	0.00	1.54
TOTAL	7280.86	2487.82	9768.68	9452.88	113.09	315.80

PERMISSIBLE & PROPOSED AREA STATEMENT (IN SQ.MT.) (WING 'A', 'B', 'C' & 'D')

	BUILT UP AREA EXCLUDING FUNGIBLE AREA IN SQ.MTR	PERMISSIBLE FUNGIBLE AREA IN SQ.MTR	PERMISSIBLE BUILT UP AREA WITH FUNGIBLE IN SQ.MTR	PROPOSED BUILT UP AREA WITH FUNGIBLE AREA IN SQ.MTR	EXCESS AREA ADD IN SALE SALE FSI IN SQ.MTR	DEFECITY/BALANCE AREA IN SQ.MTR
REHAB RESIDENTIAL USER	7162.48	2506.87	9669.35	9354.85	113.09	427.59
REHAB NON-RESI. USER	991.58	198.32	1189.90	1094.62	-	95.29
SALE RESIDENTIAL USER	4760.61	1666.22	6426.83	5593.02	-	833.81 (C.S. 107/1721(NANABHAI) WITHOUT FUNGIBLE) - 113.09 (EXCESS AREA) 720.72 (balance sale fungible area)
SALE NON-RESI. USER	40.64	8.13	48.77	47.23		1.54
TOTAL	12955.32	4379.54	17334.85	16089.72	113.09	1245.13

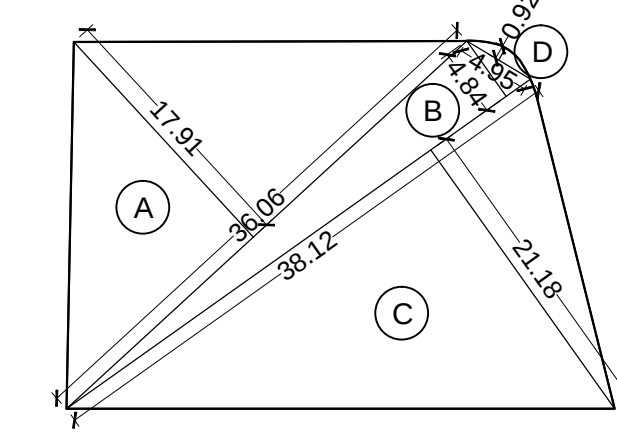
DARVESH BUILDING



PLOT AREA DIAGRAM SCALE:1:500

PLOT AREA CALCULATIONS	SQ.M.
1. 44.44 X 20.00 X 0.50 =	444.40
2. 44.44 X 21.25 X 0.50 =	472.18
3. 28.95 X 3.10 X 0.50 =	44.87
4. 4.46 X 1.03 X 0.67 =	3.08
TOTAL	= 964.60

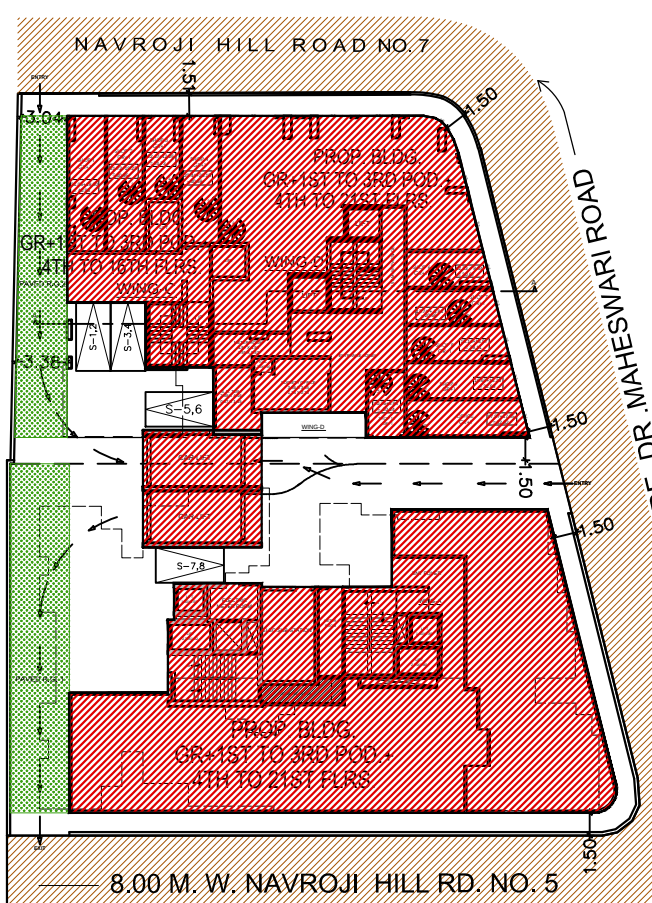
NANABHAI MANSION



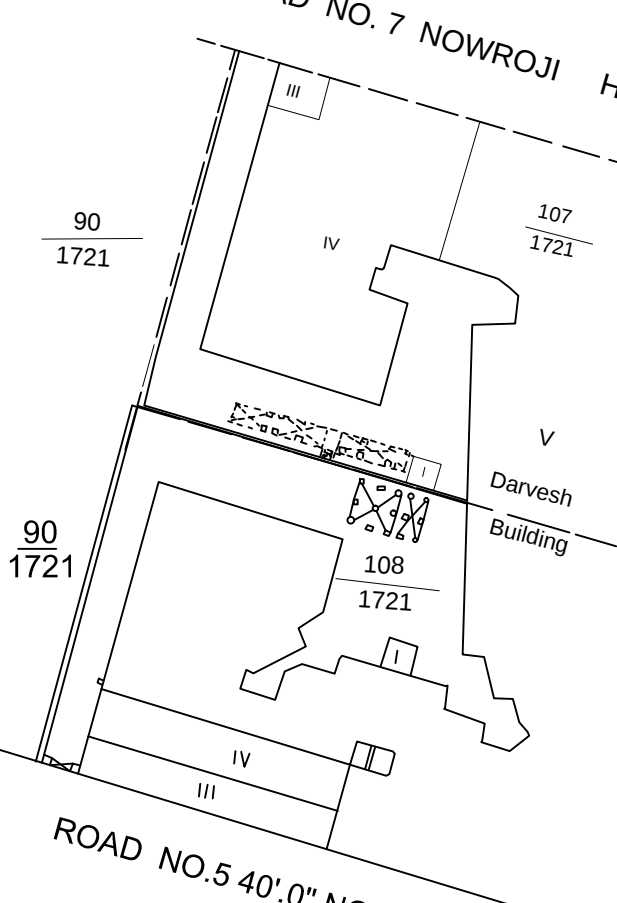
PLOT AREA DIAGRAM SCALE:1:500

PLOT AREA CALCULATIONS	SQ.M.
A. 36.06 X 17.91 X 0.50 =	322.92
B. 38.12 X 4.84 X 0.50 =	92.25
C. 38.12 X 21.18 X 0.50 =	403.69
D. 4.95 X 0.92 X 0.67 =	3.05
TOTAL	= 821.91

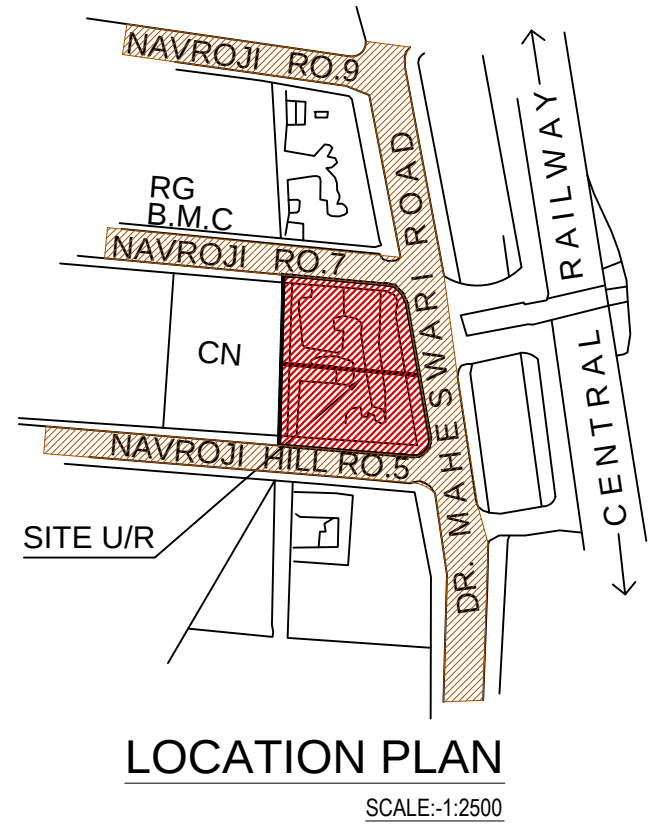
TOTAL AMALGAMATED PLOT AREA CALCULATIONS (964.60 + 821.91) = 1786.51 SQ.MT.
(DARVESH C. S. NO. 108/1721 + NANABHAI C. S. NO. 107/1721)



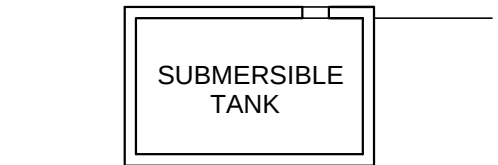
BLOCK PLAN SCALE:1:500



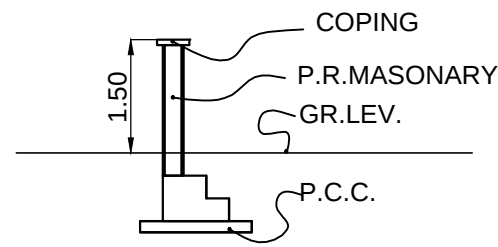
EXISTING BLOCK PLAN SCALE:1:500



LOCATION PLAN SCALE:1:2500



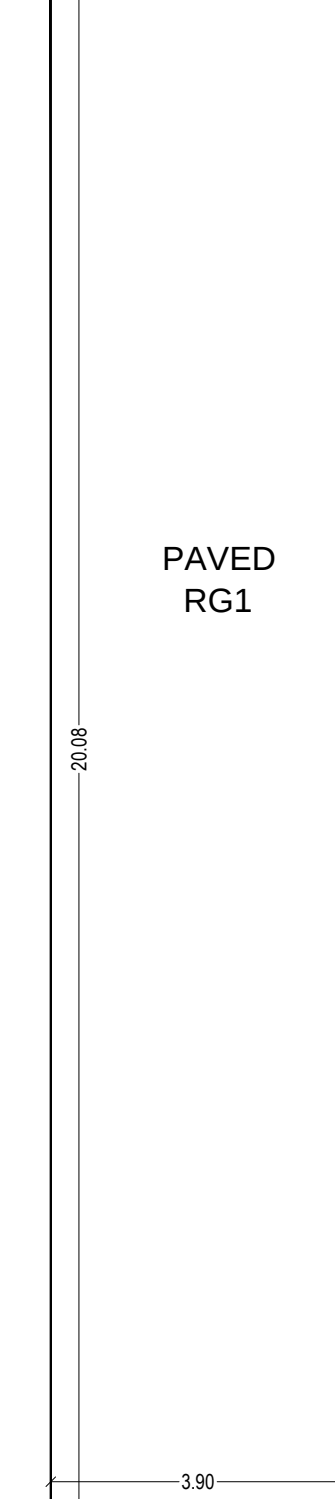
SECTION OF SUCTION TANK PUMP ROOM.



SECTION OF COMPOUND WALL.

(DARVESH BUILDING)

Floor Name	Up to 35	35 to 45	45 to 70	N.R. C.A	TOTAL
Grd. Fl.					
1st Fl.(PODIUM)					
2nd Fl.(PODIUM)					
3rd Fl.(PODIUM)					
4th Fl.	7	-	3		
5th Fl.	7	1	3		
6th Fl.(REFUGE)	7	1	-		
7th Fl.	7	1	3		
8th Fl.	7	1	3		
9th Fl.	7	1	3		
10th Fl.	7	1	3		
11th Fl.	7	1	3		
12th Fl.	7	1	3		
13th Fl.	7	1	3		
14th Fl.	7	1	3		
15th Fl.	7	1	3		
16th Fl.	7	1	3		
17th Fl.	7	1	3		
18th Fl.	7	1	3		
19th Fl.	7	1	3		
20th Fl.	7	1	3		
21st Fl.	7	1	3		
Total	125	17	49		339.01



R. G. AREA CALCULATION

RG1	3.90	X	20.08	X	1 NO	=	78.31	SQ.MT.
RG2	3.04 + 3.46 / 2 X 21.27 X 1 NO					=	69.13	SQ.MT.
TOTAL						=	147.44	SQ.MT.

REQUIRED R. G. = 142.92 SQ.MT. (1786.51 X 8%)
PROPOSED R.G. = 147.44 SQ.MT.

FLOOR	SMALL PARKING	BIG PARKING	TOTAL NO. OF PARKING
GROUND FLOOR	08 NOS.	---	08 NOS.
1ST FLOOR	15 NOS.	19 NOS.	34 NOS.
2ND FLOOR	17 NOS.	22 NOS.	39 NOS.
3RD FLOOR	17 NOS.	22 NOS.	39 NOS.
TOTAL	57 NOS.	63 NOS.	120 NOS.

(NANABHAI BUILDING)

PARKING STATEMENT (N.R.)

CARPET	AREA	RULE NO	PARKING REQ.
FOR COMMERCIAL 1 SPACE FOR EVERY 40.00 SQMTR UPTO 800 SQMT.	621.63 SQ.MT.	-	15.54
TOTAL			15.54 NOS
10% VISITORS			1.55 NOS
TOTAL REQUIRED			17.09 NOS
TOTAL REQUIRED			17.00 NOS

PARKING STATEMENT (RES.)

CARPET	NO. OF FLATS	RULE NO	PARKING REQ.
1 SPACE FOR EVERY 8 TENEMENT WITH CARPET AREA BELOW 35 SQ.MT.	66	-	8.25
1 SPACE FOR EVERY 4 TENEMENT WITH CARPET AREA ABOVE 35 SQ.MT.	12	-	3.00
1 SPACE FOR EVERY 2 TENEMENT WITH CARPET AREA BETWEEN 45 TO 70 SQMTR.	29	-	14.50
1 SPACE FOR EVERY 1 TENEMENT WITH CARPET AREA ABOVE 70 SQMTR.	4	-	4.00
TOTAL	111		29.75 NOS
25% VISITORS			7.44 NOS
TOTAL REQUIRED			37.19 NOS
SAY			37.00 NOS
TOTAL CAR PARKING REQUIRED (C + D)			54.00 NOS

SUMMARY (DARVESH BUILDING)

FLOOR	C S. NO. 108 / 1721	WING 'A'	WING 'B'	TOTAL
GROUND	407.95 SQ.M.	---	---	407.95 SQ.M.
1ST FLOOR	25.87 SQ.M.	---	---	25.87 SQ.M.
2ND FLOOR	---	---	---	---
3RD FLOOR	---	---	---	---
4TH FLOOR	298.33 SQ.M.	175.58 SQ.M.	---	473.91 SQ.M.
5TH FLOOR	298.33 SQ.M.	222.91 SQ.M.	---	521.24 SQ.M.
6TH FLR (REFUGE)	264.46 SQ.M.	97.24 SQ.M.	---	361.70 SQ.M.
7TH FLOOR	298.33 SQ.M.	222.91 SQ.M.	---	521.24 SQ.M.
8TH FLOOR	298.33 SQ.M.	222.91 SQ.M.	---	521.24 SQ.M.
9TH FLOOR	298.33 SQ.M.	222.91 SQ.M.	---	521.24 SQ.M.
10TH FLOOR	298.33 SQ.M.	222.91 SQ.M.	---	521.24 SQ.M.
11TH FLOOR	298.33 SQ.M.	222.91 SQ.M.	---	521.24 SQ.M.
12TH FLOOR	298.33 SQ.M.	222.91 SQ.M.	---	521.24 SQ.M.
13TH FLOOR	298.33 SQ.M.	222.91 SQ.M.	---	521.24 SQ.M.
14TH FLR (REFUGE)	261.95 SQ.M.	102.90 SQ.M.	---	364.85 SQ.M.
15TH FLOOR	298.33 SQ.M.	222.91 SQ.M.	---	521.24 SQ.M.
16TH FLOOR	298.33 SQ.M.	222.91 SQ.M.	---	521.24 SQ.M.
17TH FLOOR	298.33 SQ.M.	222.91 SQ.M.	---	521.24 SQ.M.
18TH FLOOR	298.33 SQ.M.	222.91 SQ.M.	---	521.24 SQ.M.
19TH FLOOR	298.33 SQ.M.	222.91 SQ.M.	---	521.24 SQ.M.
20TH FLOOR	298.33 SQ.M.	222.91 SQ.M.	---	521.24 SQ.M.
21ST FLOOR	298.33 SQ.M.	222.91 SQ.M.	---	521.24 SQ.M.
	5299.89 SQ.M.	3719.37 SQ.M.	---	9452.88 SQ.M.

SUMMARY (NANABHAI MANSION)

FLOOR	C. S. NO. 107 / 1721	WING 'C'	WING 'D'	TOTAL
GROUND	387.75 SQ.M.	---	---	387.75 SQ.M.
1ST FLOOR	342.38 SQ.M.	---	---	342.38 SQ.M.
2ND FLOOR	---	---	---	---
3RD FLOOR	---	---	---	---
4TH FLOOR	175.51 SQ.M.	206.39 SQ.M.	---	381.90 SQ.M.
5TH FLOOR	175.51 SQ.M.	206.39 SQ.M.	---	381.90 SQ.M.
6TH FLOOR	175.51 SQ.M.	213.56 SQ.M.	---	389.07 SQ.M.
7TH FLR (REFUGE)	127.52 SQ.M.	156.22 SQ.M.	---	283.74 SQ.M.
8TH FLOOR	174.36 SQ.M.	213.56 SQ.M.	---	387.92 SQ.M.
9TH FLOOR	174.36 SQ.M.	213.56 SQ.M.	---	387.92 SQ.M.
10TH FLOOR	174.36 SQ.M.	213.56 SQ.M.	---	387.92 SQ.M.
11TH FLOOR	174.36 SQ.M.	213.56 SQ.M.	---	387.92 SQ.M.
12TH FLOOR	174.36 SQ.M.	213.56 SQ.M.	---	387.92 SQ.M.
13TH FLOOR	174.36 SQ.M.	213.56 SQ.M.	---	387.92 SQ.M.
14TH FLR (REFUGE)	157.85 SQ.M.	154.30 SQ.M.	---	312.15 SQ.M.
15TH FLOOR	176.00 SQ.M.	220.17 SQ.M.	---	396.17 SQ.M.
16TH FLOOR	152.90 SQ.M.	213.56 SQ.M.	---	366.46 SQ.M.
17TH FLOOR	---	213.56 SQ.M.	---	213.56 SQ.M.
18TH FLOOR	---	213.56 SQ.M.	---	213.56 SQ.M.
19TH FLOOR	---	213.56 SQ.M.	---	213.56 SQ.M.
20TH FLOOR	---	213.56 SQ.M.	---	213.56 SQ.M.
21ST FLOOR	---	213.56 SQ.M.	---	213.56 SQ.M.
	2186.96 SQ.M.	3719.75 SQ.M.	---	6636.84 SQ.M.

SUMMARY

FLOOR	C. S. NO. 108 / 1721 & C. S. NO. 107 / 1721	TOTAL
GROUND	407.95 SQ.M.	387.75 SQ.M.
1ST FLOOR	25.87 SQ.M.	342.38 SQ.M.
2ND FLOOR	---	---
3RD FLOOR	---	---
4TH FLOOR	473.91 SQ.M.	381.90 SQ.M.
5TH FLOOR	521.24 SQ.M.	381.90 SQ.M.
6TH FLOOR	361.70 SQ.M.	389.07 SQ.M.
7TH FLOOR	521.24 SQ.M.	283.74 SQ.M.
8TH FLOOR	521.24 SQ.M.	387.92 SQ.M.
9TH FLOOR	521.24 SQ.M.	387.92 SQ.M.
10TH FLOOR	521.24 SQ.M.	387.92 SQ.M.
11TH FLOOR	521.24 SQ.M.	387.92 SQ.M.
12TH FLOOR	521.24 SQ.M.	387.92 SQ.M.
13TH FLOOR	521.24 SQ.M.	387.92 SQ.M.
14TH FLOOR	364.85 SQ.M.	312.15 SQ.M.
15TH FLOOR	521.24 SQ.M.	396.17 SQ.M.
16TH FLOOR	521.24 SQ.M.	366.46 SQ.M.
17TH FLOOR	521.24 SQ.M.	213.56 SQ.M.
18TH FLOOR	521.24 SQ.M.	213.56 SQ.M.
19TH FLOOR	521.24 SQ.M.	213.56 SQ.M.
20TH FLOOR	521.24 SQ.M.	213.56 SQ.M.
21ST FLOOR	521.24 SQ.M.	213.56 SQ.M.
	9452.88 SQ.M.	6636.84 SQ.M.

PROFORMA A

1/17

AREA STATEMENT		SOMETER
1	Area of Plot (964.60 + 821.91 = 1786.51 SQ.MT.)	1786.51
2	Deduction for:	-
a)	Road Setback Area	-
b)	Proposed Road	-
c)	Any Reservation	-
	Total (a+b+c)	-
3	Balance Area of Plot (1-2)	1786.51
4	Deduction for Recreation Ground (if deductible)	-
5	Net Area of Plot (3-4)	1786.51
6	Addition for Floor Space Index	-
a)	100 % for D.P. Road	-
b)	100 % for Setback	-
7	Total Area (5 + 6)	-
8	Floor Space Index Permissible	12955.32
9	a) Floor Space Credit available by Development Rights	-
b)	33% of Plot potential on payment of premium (Suburbs & Ext. Sub.)	-
c)	25% towards handing over of developed setback area	-
	Total (a+b)	-
10	Permissible Floor Area	12955.32
11	Existing floor area	—
12	Proposed built up area	12955.32
13	Excess balcony area taken in Floor Space Index	N.A.
14a	Purely Residential Built up Area Proposed	11923.09
14b	Remaining Non-Residential Built up Area Proposed	1032.23
14	TOTAL Built-up proposed (11 + 12 + 13) (as per old approved plan d. _____ prior to 09-01-2012)	12955.32
15	FSI Consumed on net holding = 143	7.25
B	Details of FSI availed as per DCR 35 (4)	Permissible Proposed
1	Fungible Built Up Area component proposed vide DCR 35(4) for purely Residential = or < (144 X 0.25)	4173.09 304.78
2	Fungible Built Up Area component proposed vide DCR 35(4) for Non- Residential = or < (144 X 0.25)	206.45 109.62
3	Total Fungible Built Up Area Proposed vide DCR 35(4) = (144*0.1)	4379.53 3134.40
4	Total Gross BUILT UP Area(A proposed) (144 + 38)	17324.85 16939.72
B TENEMENT STATEMENT		
i	Proposed Area (Item B4 above)	AS PER TENEMENT
ii	Less deduction of Non-Residential Area (Shop etc.)	
iii	Area available for tenements (100 minus 101)	
iv	Tenements Permissible (Density of tenements / hectare)	
v	Tenements Proposed	AS PER TENEMENT
vi	Tenements Existing	
vii	Total Tenements on the Plot	
C PARKING STATEMENT		
i	Parking Required by Regulation for	AS PER TENEMENT
a)	Car	
b)	Scooter / Motor Cycle	
c)	Outriders / Visitors	
ii	Covered garage permissible	AS PER TENEMENT
iii	Covered garage proposed	
iv	Car	
v)	Scooter / Motor Cycle	
vi	Outriders / Visitors	
E TRANSPORT VEHICLES PARKING LOADING / UNLOADING		
i	Space for Transport Vehicles Parking Required by Regulation	
ii	Total No. of Transport Vehicles Parking Spaces Provided	
(1) PLOT LINES - THICK BLACK (2) EXISTING STREET - GREEN (3) FUTURE STREET - GREEN DOTTED (4) PERMISSIBLE BUILDING THICK DOTTED BLACK (5) OPEN SPACE NO. COLOUR (7) PROPOSED WORK- RED FILLED IN (8) DRAINAGE & SEWERAGE WORK- RED DOTTED (9) WATER SUPPLY WORK - BLUE DOTTED TRIN (10) DRAINAGE - RED HATCHED (11) RECREATION GROUND - GREEN WASH		