

**PLOT AREA CALCULATION**

|                             |      |   |        |   |       |   |      |   |                 |               |
|-----------------------------|------|---|--------|---|-------|---|------|---|-----------------|---------------|
| 1                           | 0.50 | x | 24.80  | x | 7.57  | x | 1 NO | = | 94.34           | SQ.MT.        |
| 2                           | 0.50 | x | 30.73  | x | 7.44  | x | 1 NO | = | 122.90          | SQ.MT.        |
| 3                           | 0.50 | x | 30.73  | x | 11.89 | x | 1 NO | = | 182.89          | SQ.MT.        |
| 4                           | 0.50 | x | 43.10  | x | 1.55  | x | 1 NO | = | 35.56           | SQ.MT.        |
| 5                           | 0.50 | x | 43.10  | x | 0.53  | x | 1 NO | = | 82.54           | SQ.MT.        |
| 6                           | 0.50 | x | 18.575 | x | 5.30  | x | 1 NO | = | 49.22           | SQ.MT.        |
| <b>TOTAL ADDITION</b>       |      |   |        |   |       |   |      |   | <b>= 596.35</b> | <b>SQ.MT.</b> |
| <b>PLOT AREA AS PER PRC</b> |      |   |        |   |       |   |      |   | <b>= 520.80</b> | <b>SQ.MT.</b> |

33% ADDITIONAL F.S.I.  
AS PER MODIFICATION  
S.NO. 75-4208/776-05-127/2008/40-11  
DATED 24-10-2011  
AREA = 178.80 SQ.MT  
AMT. Rs. 8,050.00/-  
CALAN NO. 1619 DATED -25-07-2015  
AMT. Rs. 5,87,000.00/- (R.S.I.)  
INCEPT/APP DOC No. 1002219314  
DATED -27-07-2015  
AMT. Rs. 6,57,000.00/- (M.C.G.M.)

NOTE: TOTAL NO. OF TREES: 06

9.10 M.W. (48TH) T.P. ROAD

GATE

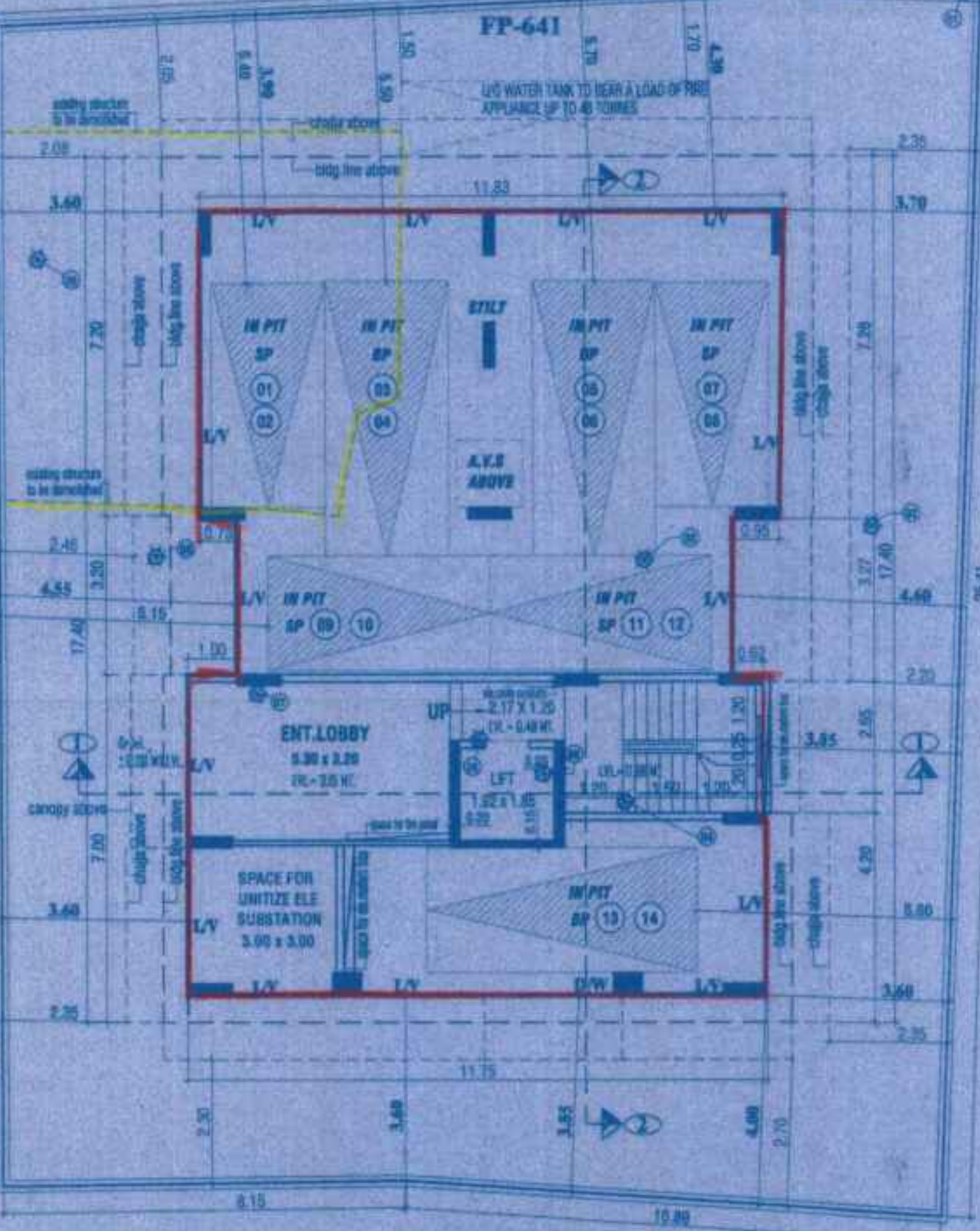
fire service inlet

FP-639

NORTH FP-640

EAST FP-638

WEST FP-642

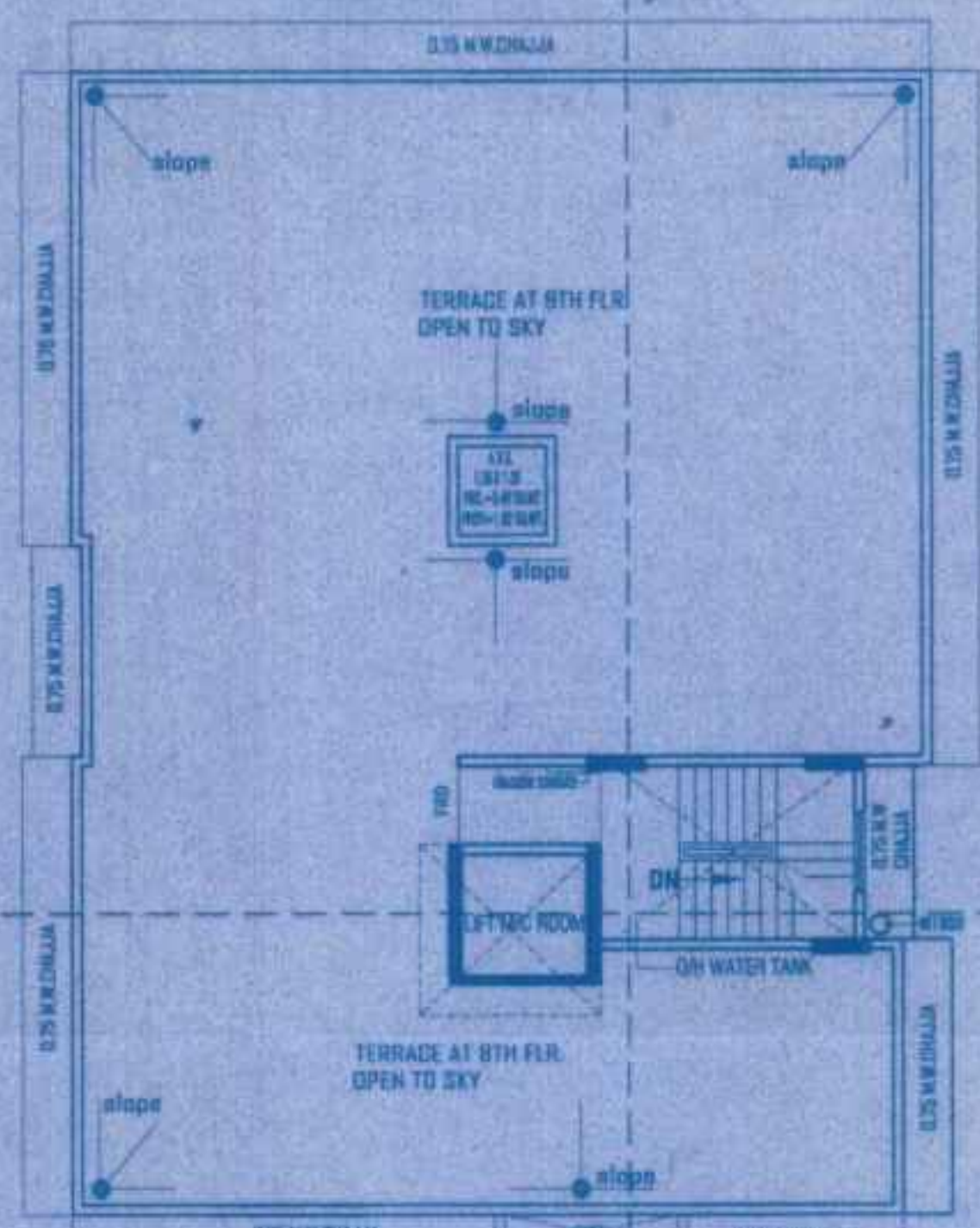


STILT FLOOR PLAN  
SCALE: 1:500

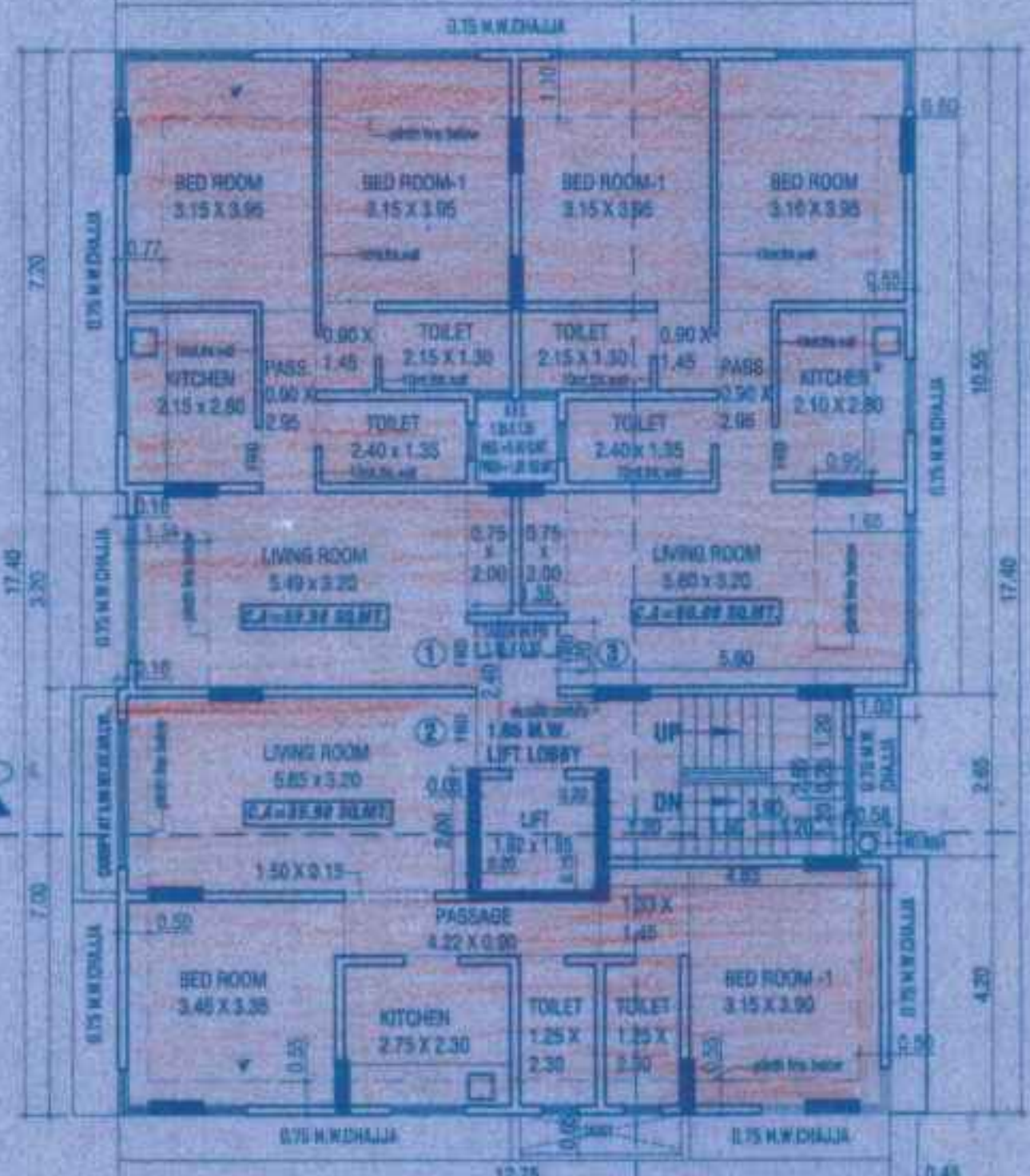
SOUTH  
FP-657



BLOCK PLAN  
SCALE: 1:500



TERRACE FLOOR PLAN  
SCALE: 1:500



1ST TO 3RD FLOOR PLAN  
SCALE: 1:500

**BUILT UP AREA SUMMARY**

| FLOOR                        | BUA AREA IN SQ.MT. | STAIRCASE AREA TAKEN IN FSI IN SQ.MT. | NET AREA IN SQ.MT.                 |
|------------------------------|--------------------|---------------------------------------|------------------------------------|
| STILT FLOOR                  | —                  | —                                     | —                                  |
| 1ST FLOOR                    | 203.85             | 18.34                                 | 222.19                             |
| 2ND FLOOR                    | 203.85             | 18.34                                 | 222.19                             |
| 3RD FLOOR                    | 203.85             | 18.34                                 | 222.19                             |
| TOTAL                        | 610.55             | 55.02                                 | 665.57                             |
| TOTAL PROPOSED B.U.A.        |                    |                                       | = 665.57 SQ.MT.                    |
| ADD COMMON PASS TAKEN IN FSI |                    |                                       | = 82.35 SQ.MT.                     |
| NET PROPOSED AREA            |                    |                                       | ( 665.57 + 82.35 ) = 747.92 SQ.MT. |

**PARKING AREA STATEMENT**

| AREA IN SQ.M.                  | NO OF FLAT | PARKING REQUIRED BY RULE | PARKING REQUIRED |
|--------------------------------|------------|--------------------------|------------------|
| UP TO 35                       | NIL        | 1 PARKING FOR 4 FLATS    | 00.00            |
| 35 TO 45                       | NIL        | 1 PARKING FOR 2 FLATS    | 00.00            |
| 45 TO 75                       | 30 NOS     | 1 PARKING FOR 1 FLAT     | 00.00            |
| ABOVE 75                       | NIL        | 2 PARKING FOR 1 FLAT     | 00.00            |
| TOTAL                          | 09 NOS     |                          | 00.00            |
| 25% VISITORS                   |            |                          | 02.25            |
| DAY                            |            |                          | 11.25            |
| TOTAL PARKING REQUIRED BY RULE |            |                          | 11 NOS           |
| TOTAL PARKING PROVIDED         |            |                          | 14 NOS           |

**ADD COMMON PASSAGE TAKEN IN FSI FOR 1ST TO 3RD FLOOR**

|                             |      |   |      |   |      |        |
|-----------------------------|------|---|------|---|------|--------|
| ADDITION                    |      |   |      |   |      |        |
| 1)                          | 1.35 | x | 0.55 | = | 0.74 | SQ.MT. |
| TOTAL AREA                  |      |   |      | = | 0.74 | SQ.MT. |
| NET TOTAL AREA ( 0.74 X 3 ) |      |   |      | = | 2.22 | SQ.MT. |

**CARPET AREA STATEMENT FOR 1ST TO 3RD FLOOR**

| FLAT No.1                        | 1 NOS                      |
|----------------------------------|----------------------------|
| LIVING ROOM                      | 5.40 x 3.20 = 17.28 SQ.MT. |
| KITCHEN                          | 2.15 x 2.80 = 6.02 SQ.MT.  |
| PASSAGE                          | 0.90 x 2.95 = 2.66 SQ.MT.  |
| BED ROOM                         | 3.15 x 3.95 = 12.44 SQ.MT. |
| BED ROOM-1                       | 3.15 x 3.95 = 12.44 SQ.MT. |
| TOILET                           | 0.90 x 1.45 = 1.31 SQ.MT.  |
| TOILET                           | 2.15 x 1.30 = 2.80 SQ.MT.  |
| TOILET                           | 2.40 x 1.35 = 3.24 SQ.MT.  |
| TOTAL CARPET AREA = 59.98 SQ.MT. |                            |

**FOR 1ST TO 3RD FLOOR**

| FLAT No.2                        | 1 NOS                      |
|----------------------------------|----------------------------|
| LIVING ROOM                      | 5.65 x 3.20 = 18.08 SQ.MT. |
| KITCHEN                          | 2.75 x 2.00 = 5.50 SQ.MT.  |
| PASSAGE                          | 4.22 x 0.90 = 3.80 SQ.MT.  |
| BED ROOM                         | 3.45 x 3.35 = 11.56 SQ.MT. |
| BED ROOM-1                       | 3.15 x 3.90 = 12.29 SQ.MT. |
| TOILET                           | 1.33 x 1.45 = 1.93 SQ.MT.  |
| TOILET                           | 1.25 x 2.30 = 2.88 SQ.MT.  |
| TOILET                           | 1.25 x 2.30 = 2.88 SQ.MT.  |
| TOTAL CARPET AREA = 59.98 SQ.MT. |                            |

**FOR 1ST TO 3RD FLOOR**

| FLAT No.3                        | 1 NOS                      |
|----------------------------------|----------------------------|
| LIVING ROOM                      | 5.60 x 3.20 = 17.92 SQ.MT. |
| KITCHEN                          | 2.10 x 2.80 = 5.88 SQ.MT.  |
| PASSAGE                          | 0.90 x 2.95 = 2.66 SQ.MT.  |
| BED ROOM                         | 3.10 x 3.90 = 12.25 SQ.MT. |
| BED ROOM-1                       | 3.15 x 3.95 = 12.44 SQ.MT. |
| TOILET                           | 0.90 x 1.45 = 1.31 SQ.MT.  |
| TOILET                           | 2.15 x 1.30 = 2.80 SQ.MT.  |
| TOILET                           | 2.40 x 1.35 = 3.24 SQ.MT.  |
| TOTAL CARPET AREA = 60.00 SQ.MT. |                            |

NOTE: CARPET AREA CALCULATION TO WORK AND PARKING SPACES ONLY.

**PROFORMA-A**

|                              |                                                                                                        |        |
|------------------------------|--------------------------------------------------------------------------------------------------------|--------|
| 1)                           | AREA OF PLOT AS PER PRC ADOPTED FOR PROPOSAL                                                           | 520.80 |
| 2)                           | DEDUCTIONS FOR                                                                                         |        |
| a)                           | ROAD SET BACK AREA (ALREADY HANDLED OVER TO MCD)                                                       |        |
| b)                           | PROPOSED ROAD                                                                                          |        |
| c)                           | ANY RESERVATION (SUB-PLAT)                                                                             |        |
| d)                           | % AMENITY SPACE AS PER DCR 35(1) (SUB-PLAT)                                                            |        |
| OTHER                        |                                                                                                        |        |
| TOTAL                        |                                                                                                        |        |
| 3)                           | BALANCE AREA OF PLOT (1-2)                                                                             | 520.80 |
| 4)                           | DEDUCTIONS FOR 15% RECREATIONAL GROUND + 10% AMENITY SPACE (IF DEDUCTIBLE FOR MCD)                     |        |
| 5)                           | NET AREA OF THE PLOT (3-4)                                                                             |        |
| 6)                           | ADDITION FOR FLOOR SPACE INDEX                                                                         |        |
| 7a)                          | 100% FOR D.F. ROAD                                                                                     |        |
| 7b)                          | 100% FOR SETBACK                                                                                       |        |
| 7c)                          | TOTAL AREA (5+6)                                                                                       | 520.80 |
| 8)                           | FLOOR SPACE INDEX PERMISSIBLE                                                                          | 0.55   |
| 9)                           | F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 1/3 OF THE BALANCE AREA VIDE 5 ABOVE 87%) |        |
| ADDITIONAL FLOOR SPACE INDEX |                                                                                                        |        |
| a)                           | 0.53 F.S.I. AS PER DCR 35                                                                              |        |
| b)                           | 1% AS PER DCR 35 ( 1 : 520.80 X 33% = 172.26 RESTRICTED 170.80 SQ.MT)                                  | 170.80 |
| OTHER                        |                                                                                                        |        |
| 10)                          | PERMISSIBLE FLOOR AREA (7B+C+D ABOVE)                                                                  | 721.80 |
| 11)                          | EXISTING FLOOR AREA                                                                                    |        |
| 12)                          | PROPOSED BUILT UP AREA                                                                                 | 665.57 |
| 13)                          | EXCESS BALCONY AREA TAKEN IN F.S.I.                                                                    |        |
| 14a)                         | PURELY RESIDENTIAL BUILT UP AREA                                                                       | 665.57 |
| 14b)                         | REMAINING NON-RESIDENTIAL BUILT UP AREA                                                                | N/A    |
| 14)                          | TOTAL BUILT UP AREA PROPOSED (11+12+13) (AS PER OLD APPROVAL PLAN DT. PRIOR TO 08.01.12)               | 665.57 |
| 15)                          | FSI CONSUMED ON NET HOLDING = 143                                                                      | 1.35   |

**B. DETAILS OF FSI AVAILABLE AS PER DCR 35 (4)**

|    |                                                                                                  |        |
|----|--------------------------------------------------------------------------------------------------|--------|
| 1) | FUNDIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR PURELY RESIDENTIAL (MAX 30) SQ.MT.  | N/A    |
| 2) | FUNDIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR NON-RESIDENTIAL (MAX 148.30) SQ.MT. | N/A    |
| 3) | TOTAL FUNDIBLE BUILT UP AREA VIDE DCR 35(4) (1+2)                                                |        |
| 4) | TOTAL GROSS BUILT UP AREA PROPOSED (14+3)                                                        | 665.57 |

**C. TENEMENT STATEMENT**

|                             |                                                        |        |
|-----------------------------|--------------------------------------------------------|--------|
| 1)                          | PROPOSED AREA (ITEM A, 12 ABOVE)                       | 665.57 |
| 2)                          | LESS DEDUCTION OF NON-RESIDENTIAL AREA (BAP 40)        |        |
| 3)                          | AREA AVAILABLE FOR TENEMENTS (1-2)                     | 665.57 |
| 4)                          | TENEMENTS PERMISSIBLE (based on tenements 40sq.ft/lot) | 30 NOS |
| 5)                          | TENEMENTS PROPOSED                                     | 28 NOS |
| 6)                          | TENEMENTS EXISTING                                     |        |
| TOTAL TENEMENTS ON THE PLOT |                                                        | 28 NOS |

**D. PARKING STATEMENT**

|                        |                                       |        |
|------------------------|---------------------------------------|--------|
| 1)                     | PARKING REQUIRED BY REGULATIONS FOR - | 11 NOS |
| a)                     | CAR                                   |        |
| b)                     | SCOOTER / MOTOR CYCLE                 |        |
| c)                     | OUTSIDER (VISITORS)                   |        |
| TOTAL PARKING PROVIDED |                                       | 14 NOS |

**E. TRANSPORT VEHICLES PARKING**

|                                                      |                                                              |  |
|------------------------------------------------------|--------------------------------------------------------------|--|
| 1)                                                   | SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS |  |
| TOTAL NO. OF TRANSPORT VEHICLES PARK SPACES PROVIDED |                                                              |  |

**CERTIFICATE OF PLOT AREA**

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT: 10/08/2015 AND THAT THE DIMENSIONS OF THE SITE, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 520.80 SQ.MT. AS PER TRAVERSE METHOD. (FIVE HUNDRED THIRTY POINT NINETY ONLY.)

SIGNATURE OF ARCHITECT

**PROFORMA-B**

CONTENTS OF SHEET 1

STILT FLOOR PLAN, 1ST TO 7TH TYPICAL FLOOR PLAN, PARKING AREA STATEMENT, PLOT AREA DIAGRAM, BLOCK PLAN, LOCATION PLAN, SECTION THRO. U.G. TANK & COMPOUND WALL, BUA SUMMARY, CARPET AREA STATEMENT, TERRACE FLOOR PLAN.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF RESIDENTIAL BUILDING ON PLOT BEARING FP NO. 641, OF TALUKA BORIVALI AT BORIVALI (WEST).

NAME AND SIGNATURE OF OWNER

NITIN PATEL - PARTNER OF Dimple Creations

SCALE

DRG. NO.

DWG. BY

CHK. BY

DATE

1 : 100

NITIN

14-07-15

NAME, ADD. & SIGNATURE OF LICENSED ARCHITECT

Manish Shah

ARCHITECT & PROPERTY CONSULTANT

Stamp of receipt of plan

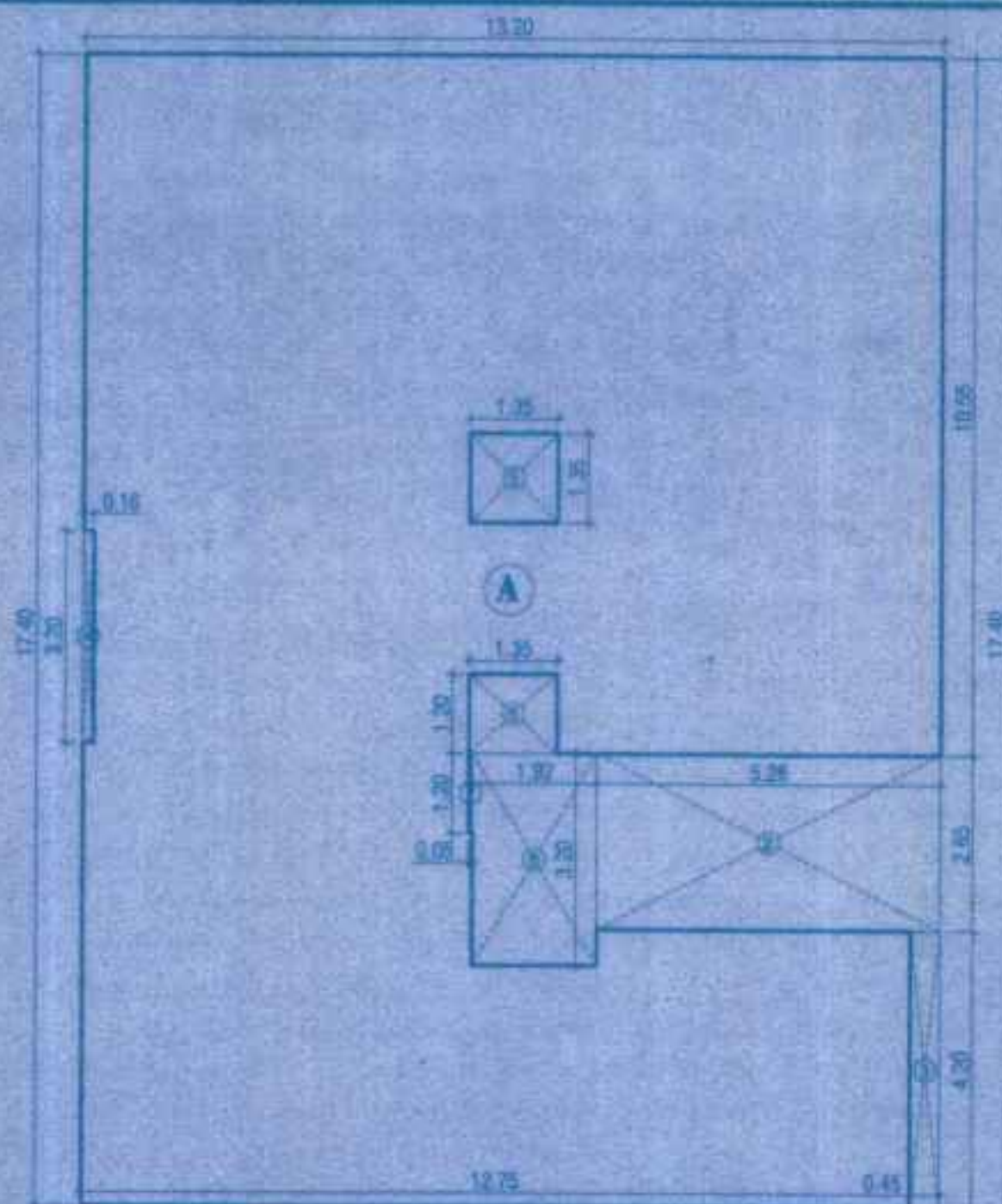
19 AUG 2015

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE ACCOMPANYING LETTER / IOD

EXECUTIVE ENGINEER BLDG. PROPOSAL (W.S.R)

BRIHAN MUMBAI MAHANAGAR PALIKA





BUILT UP AREA DIAGRAM FOR 1ST TO 3RD FLOOR SCALE:1:100

## BUILT UP AREA CALCULATION FOR 1ST TO 3RD FLOOR

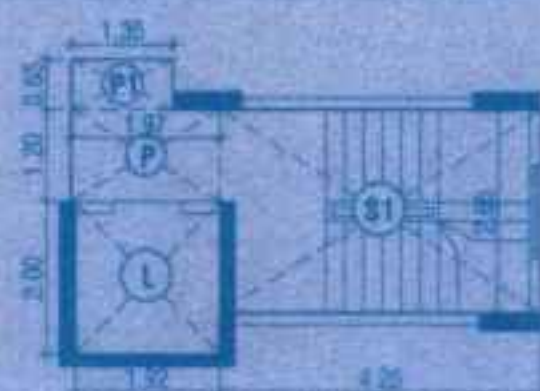
|                |       |   |       |   |      |   |        |                   |
|----------------|-------|---|-------|---|------|---|--------|-------------------|
| A              | 13.20 | X | 17.40 | X | 1.00 | = | 229.58 | SQ.MT.            |
| TOTAL ADDITION |       |   |       |   |      |   | =      | 229.58 SQ.MT. (X) |

## DEDUCTIONS

|    |      |   |      |   |      |   |       |        |
|----|------|---|------|---|------|---|-------|--------|
| 2) | 5.28 | X | 2.65 | X | 1.00 | = | 13.99 | SQ.MT. |
| 3) | 0.45 | X | 4.25 | X | 1.00 | = | 1.90  | SQ.MT. |
| 4) | 0.15 | X | 3.20 | X | 1.00 | = | 0.51  | SQ.MT. |
| 5) | 1.35 | X | 1.35 | X | 1.00 | = | 1.82  | SQ.MT. |
| 6) | 1.35 | X | 1.20 | X | 1.00 | = | 1.62  | SQ.MT. |
| 7) | 0.05 | X | 1.20 | X | 1.00 | = | 0.06  | SQ.MT. |
| 8) | 1.22 | X | 3.20 | X | 1.00 | = | 6.14  | SQ.MT. |

TOTAL DEDUCTION = 26.05 SQ.MT. (Y)

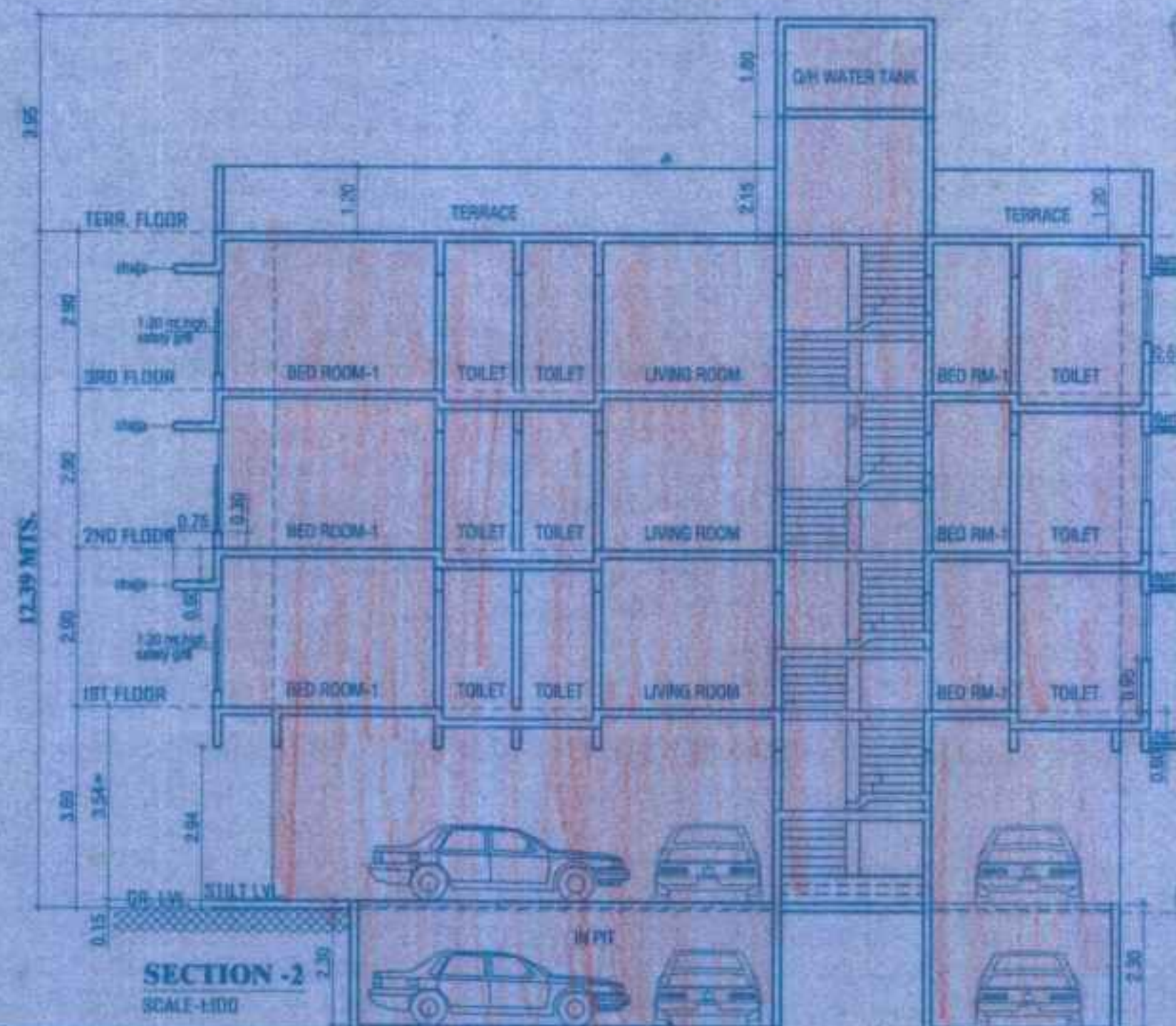
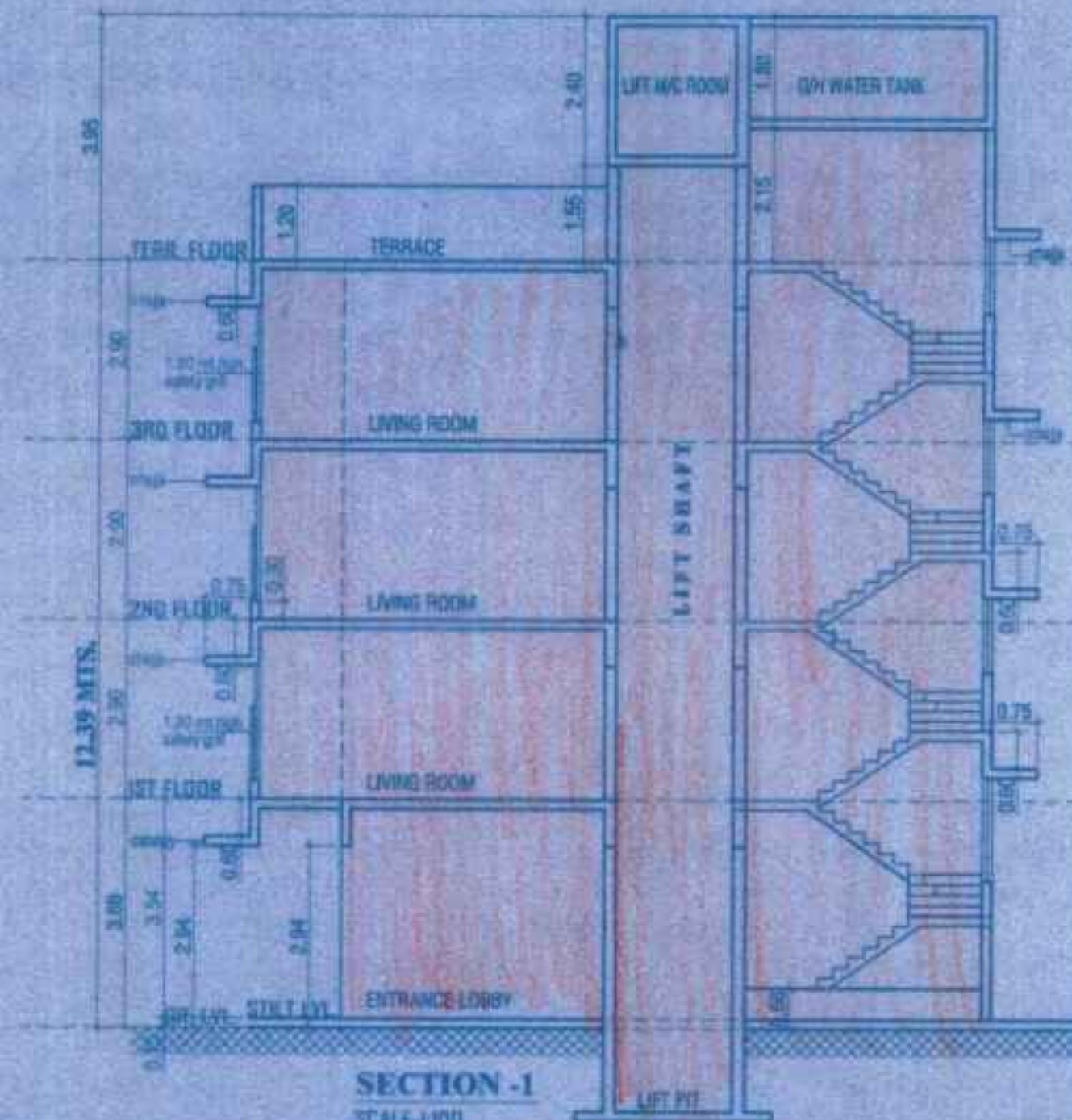
TOTAL PROPOSED BUILT UP AREA PER FLOOR = 203.53 SQ.MT. (X - Y)



STAIRCASE &amp; LIFT LOBBY AREA DIAGRAM FOR 1ST TO 3RD FLOOR TAKEN IN PSI SCALE:1:100

## STAIRCASE &amp; LIFT LOBBY AREA CALCULATION FOR 1ST TO 3RD FLOOR

|                                                  |      |   |      |   |       |        |  |
|--------------------------------------------------|------|---|------|---|-------|--------|--|
| ADDITION                                         |      |   |      |   |       |        |  |
| G1                                               | 4.25 | X | 2.65 | = | 11.26 | SQ.MT. |  |
| L                                                | 1.35 | X | 2.00 | = | 2.70  | SQ.MT. |  |
| P                                                | 1.07 | X | 1.20 | = | 1.28  | SQ.MT. |  |
| P1                                               | 1.35 | X | 0.65 | = | 0.88  | SQ.MT. |  |
| TOTAL STAIRCASE & LIFT LOBBY AREA = 16.12 SQ.MT. |      |   |      |   |       |        |  |



| PROFORMA - B                                                                                                                         |  |                                               |        |        |
|--------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------|--------|--------|
| CONTENTS OF SHEET:                                                                                                                   |  |                                               |        |        |
| ALL FLOOR AREA DIAGRAM AND CALCULATION, SECTION -1 & 2.                                                                              |  |                                               |        |        |
| DESCRIPTION OF PROPOSAL AND PROPERTY:                                                                                                |  |                                               |        |        |
| PROPOSED DEVELOPMENT OF RESIDENTIAL BUILDING ON PLOT BEARING PP NO. 407 OF TPA II BORIVALI (EVA) TALUKA BORIVALI AT BORIVALI (WEST). |  |                                               |        |        |
| NAME & SIGNATURE OF OWNER                                                                                                            |  | NITIN PATEL, PARTNER OF DIMPLE CREATIONS      |        |        |
| SCALE                                                                                                                                |  | DRS. No.                                      | DRN BY | CHK BY |
| 1:100                                                                                                                                |  | 12/08/15                                      | SWKS   | MSWS   |
| NORTH                                                                                                                                |  | NAME, ADD. & SIGNATURE OF LICENSED ARCHITECT  |        |        |
| N                                                                                                                                    |  | Manish Shah<br>ARCHITECT & PROJECT CONSULTANT |        |        |
| STAMP OF RECEIPT OF PLAN                                                                                                             |  | STAMP OF APPROVAL OF PLAN                     |        |        |

CHE/WSH/0694/R1/337 (NEW)  
 CHE / / BP / WS / AR  
 APPROVED SUBJECT TO THE CONDITION  
 MENTIONED IN THE ACCOMPANY OFFICE  
 LETTER / 100

EXECUTIVE ENGINEER BLDG. PROPOSAL  
 W.S.P.R.  
 BRIHAN MUMBAI MAHANAGAR PALIKA

11/9 AUG 2015

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