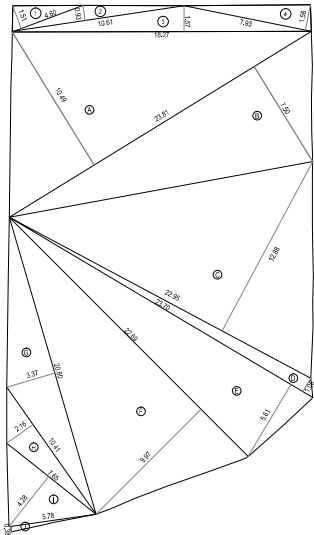
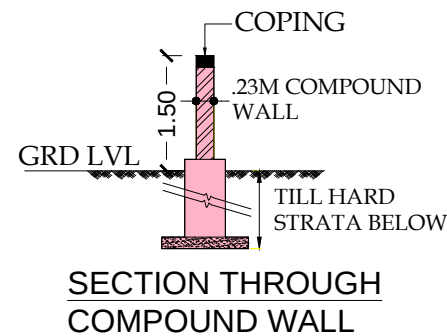
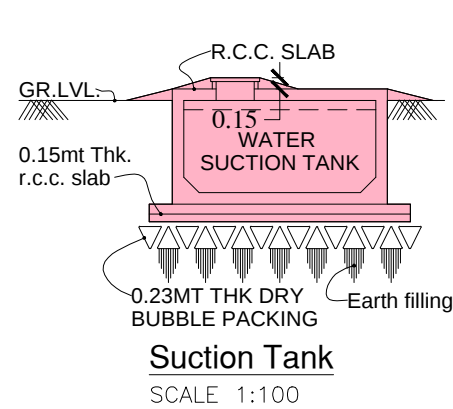




PLOT AREA DIAGRAM

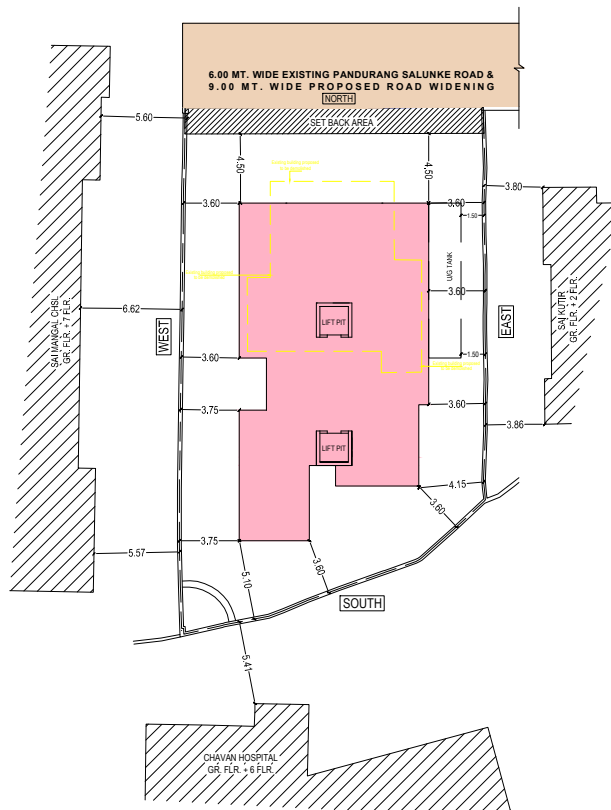
SCALE :- 1:100

PLOT AREA CALCULATION											
A	1/2	X	23.89	X	10.53	X	1	NO	=	125.78	SQ.MT.
B	1/2	X	23.89	X	7.52	X	1	NO	=	89.83	SQ.MT.
C	1/2	X	23.02	X	12.92	X	1	NO	=	148.71	SQ.MT.
D	1/2	X	23.78	X	1.05	X	1	NO	=	12.48	SQ.MT.
E	1/2	X	23.78	X	5.63	X	1	NO	=	66.94	SQ.MT.
F	1/2	X	22.77	X	10.00	X	1	NO	=	113.85	SQ.MT.
G	1/2	X	20.80	X	3.37	X	1	NO	=	35.05	SQ.MT.
H	1/2	X	10.45	X	2.16	X	1	NO	=	11.29	SQ.MT.
I	1/2	X	7.68	X	4.29	X	1	NO	=	16.47	SQ.MT.
J	1/2	X	5.79	X	0.38	X	1	NO	=	1.10	SQ.MT.
TOTAL PLOT AREA										=	621.50 SQ.MT.
SET BACK AREA CALCULATION											
1	1/2	X	4.60	X	1.51	X	1	NO	=	3.47	SQ.MT.
2	1/2	X	10.61	X	0.93	X	1	NO	=	4.93	SQ.MT.
3	1/2	X	18.27	X	1.57	X	1	NO	=	14.34	SQ.MT.
4	1/2	X	7.93	X	1.58	X	1	NO	=	6.26	SQ.MT.
TOTAL SET BACK AREA										=	29.00 SQ.MT.
TOTAL PLOT AREA [621.50 + 29.00]										=	650.50 SQ.MT.

PLINTH AREA CALCULATION

PLINTH FLOOR									
A	12.35	X	22.01	X	1 NO	=	271.82	SQ.MT.	
TOTAL ADDITION						=	271.82	SQ.MT.	

DEDUCTIONS										
1	0.65	X	5.30	X	1	NO	=	3.45	SQ.MT.	
2	6.07	X	3.56	X	1	NO	=	21.61	SQ.MT.	
3	1.71	X	4.91	X	1	NO	=	8.40	SQ.MT.	
4	1.77	X	3.41	X	1	NO	=	6.04	SQ.MT.	
TOTAL DEDUCTION								=	39.50	SQ.MT.
TOTAL PLINTH AREA [X - Y1]								=	232.32	SQ.MT.



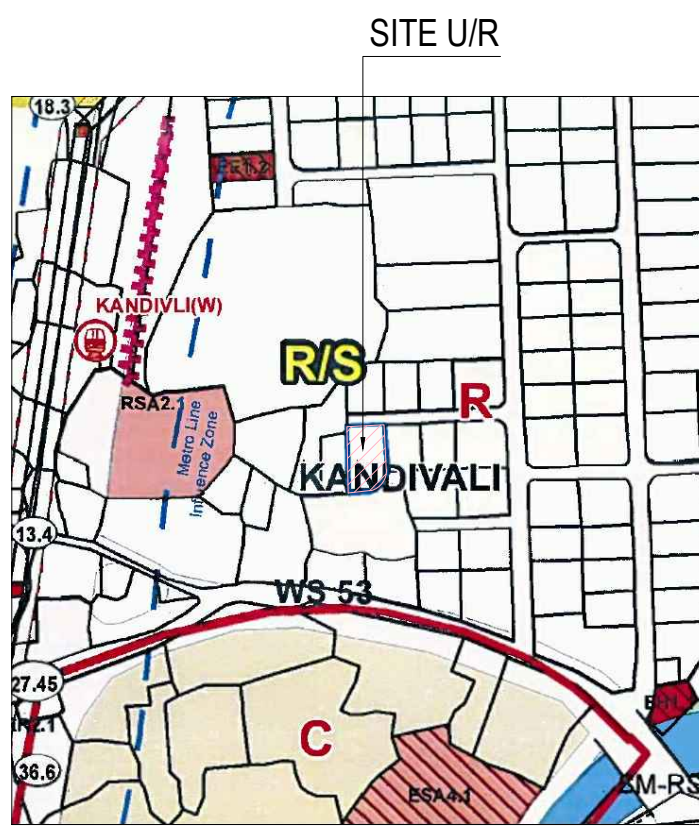
BLOCK PLAN

SCALE :- 1:500



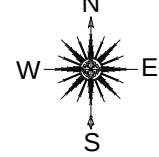
SECTION-AA

SCALE:- 1:100



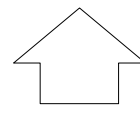
LOCATION PLAN

SCALE :- 1:4000



SHEET NO. 01 /01

NORTH



FROM- I		AREA IN SQ.MT
1	Area of the plot	650.50
a)	Area of Reservation in plot	—
b)	Area of Road Set back	—
c)	Area of D P Road	—
2	Deduction for .	—
A	For Reservation /Road Area	—
a)	Road set-back area to be handed over (100%)(Regulation No 16)	29.00
b)	Proposed D P Road to be handed over (100%)(Regulation No 16)	—
c)	Reservation area (plot) to be handed over (Regulation No 17)	—
d)	TOTAL AREA UNDER ROAD/RESERVATION	—
B	For Amenity area	—
a)	Area of amenity plot/plots to be handed over as per DCPR 14(A)	—
b)	Area of amenity plot/plots to be handed over as per DCPR 14(B)	—
c)	Area of amenity plot/plots to be handed over as per DCPR 15	—
d)	Area of amenity plot/plots to be handed over as per DCPR 35	—
e)	TOTAL AMENITY AREA	—
C	Deductions for Existing Built up area to be retained if any land component of Existing BUA as per regulation under which the development was allowed.	—
3	Total Deductions : [2 (A) + 2 (B) + 2 (C)]	29.00
4	Balance area of plot (1 - 3)	621.50
5	Plot area under Development	621.50
6	Zonal (basis) FSI (0.50 or 0.75 or 1 or 1.33)	ONE
7	a) Permissible Built up Area as per Zonal(basic) FSI (5 X 6)	621.50
b)	permissible built up area as per DCPR 30(C) protected for development	—
c)	permissible built up area (7a or 7b above, whichever is more)	—
8	Built up area equal to land handed over as per reg. 30 (A) (3)(a)	—
a)	additional Built up area for 2 (A) (c) (i) & 2B above within the cap of admissible "TDR", as per table 12 on balance plot.	—
b)	additional Built up area for 2 (A) (a) & 2 (A) above to be utilized over and above the permissible FSI as per column no.7 table 12 of reg. 30(A) and to the mentioned in table 12A reg. 32(200% or 250%)	[00.00 X 00.00]
c)	additional BUA in case for 2 (A) (c) (ii) as per reg.17(1) not 20(vii) and (viii) as per AR policy on remaining Plot (Y% as per table no.5 of reg. 17(1).	—
9	additional/ Insentive BUA within the cap of admissible TDR AS PER table 12 on a plot	—
a)	in lieu of cost of construction of amenity building as per reg. 30(A) (30(b)	—
b)	50% of rehab component as per reg.33(7)(A)	—
c)	15% or sr.no.7 or above or 10 sqmt per rehab tenements as per reg 33(7)(B)(1)(15% x00.00 =00.00 sqmt or 10sqmt x0.00nos of tenements = 00.00 SQ.MT	—
10	Built up area due to "Additional FSI on payment of premium " as per table No 12 of regulation No 30(A) (4X50%)(00.00X50%)	—
11	Built up area due to admissible "TDR" as per Table No 12 of Regulation No 30(A) 30(2) (sr.no-5x 50% or 70% or 90% or 100% (by restricting area utilize beyond zonal FSI in sr.no.7(b),8(a)&above (5X50%) 00.00 X 50% = 00.00 SQ.MT	—
a)	Slum TDR 20% =	—
b)	General TDR =	—
12	Permissible Built up Area (7 + 8 + 9 + 10 + 11)	—
13	TOTAL PROPOSED BUILT UP AREA	—
14	TDR generated if any as per 30(A)	—
15	Fungible Compensatory Area as per Regulation No 31(3)	—
a)	i) Permissible Fungible Compensatory area for Rehab component without charging premium for residential	—
ii)	PROPOSED Fungible Compensatory area availed for Rehab component without charging premium for residential	—
iii)	Permissible Fungible Compensatory area availed for Rehab component without charging premium for commercial	—
iv)	PROPOSED Fungible Compensatory area availed for Rehab component without charging premium for commercial	—
b)	i) Permissible Fungible Compensatory area availed on payment of premium for Residential (00.00 X 35%) = 00.00 -00.00	—
ii)	PROPOSED Fungible Compensatory area availed on payment of premium for Residential (00.00 -00.00 (balance fungible area)]	—
iii)	Permissible Fungible Compensatory area on payment of premium for commercial	—
iv)	PROPOSED Fungible Compensatory area availed on payment of premium for Commercial	—
16	Total Built Up Area proposed including Fungible Compensatory Area [13 + 15 (a) (ii)+15(b)(ii)]	—
17	FSI consumed on Net Plot [13 / 4] [Set back over and above]	—
II	Other Requirements	—
A	Reservation /Designation	—
a)	Name of Reservation	—
b)	Area of Reservation land handed over as per regulation No.17	—
c)	Built up area of Amenity to be handed over as per Regulation No.17	—
d)	Area / Built up area of 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 LOS as per regulation No.27(15% or 20% or 25%)	—
D	Tenement Statement	—
a)	Proposed built up area(13 above)	—
b)	Less deduction of Non-residential area (shop etc.)	—
c)	Area available for tenements [(a) minus (b).]	—
d)	Tenements permissible	—
e)	Total number of Tenements proposed on the plot	—
E	Parking Statement	—
i)	Parking required by Regulations for.-	—
Car	—	—
Scooter/Motor cycle	—	—
Outside (visitors)	—	—
ii)	Covered garage permissible	—
iii)	Covered garages proposed	—
Car	—	—
Scooter/Motor cycle	—	—
Outside (visitors)	—	—
iv)	Total parking provided	—
Transport Vehicles Parking	—	—
i)	Spaces for transport vehicles 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 09.03.2023 & THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 650.50 SQ.MT AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF CONVEYANCE / SUB DIVISION PLAN .		
SIGNATURE OF L.S.		

FROM- II				
CONTENTS OF SHEET				
PLINTH PLAN, BLOCK PLAN , LOCATION PLAN, SECTION , PLOT AREA DIAGRAM & CALCULATION				
DESCRIPTION OF PROPOSAL AND PROPERTY				
PROPOSED BUILDING ON PLOT BEARING CTS NO. 903 OF VILLAGE KANDIVALI OF PANDURANG SALUNKE ROAD SITUATED IN R/S WARD				
DRAFT PLAN FOR APPROVAL				
1) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1888 UNDER NO. P-18912/2023(903)/R/S Ward/KANDIVALI R/S SIGNED ON EVEN DATE -				
E.E.(B.P.)WS-II 'R-1'				
A.E. (B.P.)R/S'				
S.E. (B.P.)R-2'				
NAME, ADDRESS OF C.A. TO OWNER		STAMP & SIGN OF C.A. TO OWNER		
MR. DINESH LAXMAN SINGH OF SHREE DHANESH BUILDCON				
BMC FILE NO. = P-18912/2023(903)/R/S Ward/KANDIVALI R/S				
DRG. NO.	SCALE	DATE	DRN. BY.	CHKD. BY.
I.O.D. - 01	AS STATED	03.01.2024	MADHU	CSR
NAME, ADDRESS OF ARCHITECT / L.S.		STAMP & SIGN OF ARCHITECT / L.S.		
		SHOP NO. 45, VASANT SMRUTI DISE LTD., NEAR SUBURBI RESTAURANT, SEPT ROAD, KANDIVALI (EAST) (PIN CODE - 400 101). MOB NO. +91- 9930303034 EMAIL - chiragrayani66@gmail.com		
CHIRAG S. RAYANI ARCHITECT / ENGINEER / PMC				