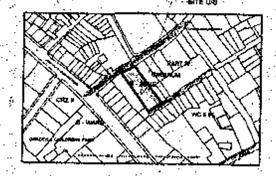
GR.LVL.

SUBMERSIBLE TANK

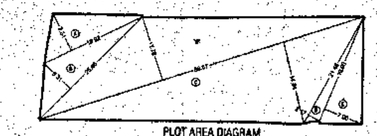
## SECTION OF SUCTION TANK PUMP ROOM.

COPING
P.R.MASONARY
GR.LEV.
P.C.C.

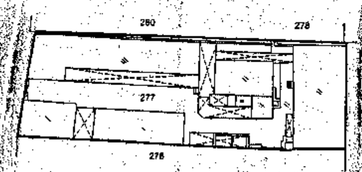
## SECTION OF COMPOUND WALL.



LOCATION PLAN



PLOT AREA DIAGRAM



EXISTING BLOCK PLAN

BLOCK PLAN

| PLOT AREA CALCULATION | | | | | | |
|---|---|---|---|---|---|---|
| A | 18.92 | X | 7.31 | X 0.50 | = | 69.15 SQ.MT. |
| B | 25.45 | X | 6.31 | X 0.50 | = | 80.29 SQ.MT. |
| C | 59.67 | X | (11.78+14.84) | X 0.50 | = | 794.21 SQ.MT. |
| D | 21.48 | X | 2.17 | X 0.50 | = | 23.31 SQ.MT. |
| E | 19.95 | X | 7.00 | X 0.50 | = | 69.83 SQ.MT. |
| TOTAL PLOT AREA | | | | | = | 1036.79 SQ.MT. |

SET BACK AREA DIAGRAM

| SET BACK AREA CALCULATION | | | |
|---|---|---|---|
| a | 1/2 X 10.35 X 3.80 X 1NO | = | 19.67 SQ.MT. |
| b | 1/2 X 18.87 X 2.30 X 1NO | = | 21.70 SQ.MT. |
| c | 1/2 X 18.87 X 3.29 X 1NO | = | 31.04 SQ.MT. |
| d | 1/2 X 19.55 X 4.83 X 1NO | = | 47.21 SQ.MT. |
| e | 1/2 X 19.55 X 4.86 X 1NO | = | 47.51 SQ.MT. |
| | TOTAL ADDITION | = | 167.13 SQ.MT. X |

Parking Area Statement

| Floor Name | Upto 35 | 35 to 45 | 45 to 70 | Above 70 | N.R. CA |
|---|---|---|---|---|---|
| Gnd. Fl. | | | | | |
| 1st Fl. | | | | | |
| 2nd Fl. | | | | | 591.42 |
| 3rd Fl. | | | | | |
| 4th Fl. | 0 | 3 | 0 | 0 | |
| 5th Fl. | 0 | 3 | 2 | 0 | |
| 6th Fl. | 0 | 3 | 2 | 0 | |
| 7th Fl. | 0 | 3 | 0 | 0 | |
| 8th Fl. | 0 | 3 | 2 | 0 | |
| 9th Fl. | 0 | 3 | 2 | 0 | |
| 10th Fl. | 0 | 3 | 2 | 0 | |
| 11th Fl. | 0 | 3 | 2 | 0 | |
| 12th Fl. | 0 | 3 | 2 | 0 | |
| 13th Fl. | 0 | 3 | 2 | 0 | |
| 14th Fl. | 0 | 3 | 1 | 0 | |
| 15th Fl. | 0 | 3 | 0 | 0 | |
| 16th Fl. | 0 | 3 | 0 | 0 | |
| 17th Fl. | 0 | 3 | 0 | 0 | |
| 18th Fl. | 0 | 3 | 0 | 0 | |
| 19th Fl. | 0 | 3 | 0 | 0 | |
| Total | 0.00 | 44.00 | 16.00 | 0.00 | |
| | | 60.00 | | | |

## PARKING STATEMENT

| CARPET | NO. OF FLATS | RULE NO. | PARKING REQ. |
|---|---|---|---|
| FOR COMMERCIAL 1 SPACE FOR EVERY 40.00 SQMTR UPTO 500 SQMT. | 591.42 SQMT. | | 14.79 NOS |
| 1 SPACE FOR EVERY 50.00 SQMTR ABOVE 500 SQMT. ( 1392.63 - 500 ) | 0.00 SQMT. | | 0.00 NOS |
| FOR RESIDENTIAL 1 SPACE FOR EVERY 8 TENEMENT WITH CARPET BELOW 35 SQ.MTS. | 0.00 NOS | | 0.00 NOS |
| 1 SPACE FOR EVERY 4 TENEMENT WITH CARPET AREA BETWEEN 35 TO 45 SQMTR | 44.00 NOS | | 11.00 NOS |
| 1 SPACE FOR EVERY 2 TENEMENT WITH CARPET AREA BETWEEN 45 TO 70 SQMTR | 15 NOS | | 7.50 NOS |
| 1 SPACE FOR EVERY 1 TENEMENT WITH CARPET AREA ABOVE 70 SQMTR | 1.00 NOS | | 1.00 NOS |
| | | | 34.29 |
| 25% VISITORS | | | 8.32 NOS |
| | | TOTAL REQUIRED | 42.61 NOS |
| | | SAY | 43.00 NOS |
| | | TOTAL PROVIDED | 49.00 NOS |

## PROFORMA B

1 / 7

CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN ,SECTION OF SUCTION TANK PUMP ROOM, SECTION OF COMPOUND WALL, PLOT AREA CALCULATION, BUILT UP AREA STATEMENT, PARKING STATEMENT,GROUND FLOOR PLAN.

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

Approved Amended Subject to Condition Mentioned in the file No. EE/SP/16936/BP 21/02/2016

21/2/2016

Asst. Eng./Ex. Eng. Bldg. Proposal (City)
Municipal Corporation of Greater Mumbai

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFRERENCE ON DT. 27.02.2015 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS, AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1036.79 SQMTER. AND TALLIES WITH THE AREA STATED WITH THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS

Signature of Licensed Surveyor

DESCRIPTION OF PROPOSAL & PROPERTY

REDEVELOPMENT OF PROPERTY ON PLOT BEARING C.S. NO.271 OF GIRGAON DIVISION BY WAND BUILDING KNOWN AS "GANESH VANDY" SITUATED AT MUGHBHAT LANE, TATYA GHARPURE PATH GIRGAON MUMBAI- 400 004.

NAME OF DEVELOPERS

M/s. SANSKRITI DEVELOPERS

## PROFORMA A

| A | AREA STATEMENT | SQ.METER |
|---|---|---|
| 1 | Area of Plot | 1036.79 |
| 2 | Deduction for; | |
| | a) Road Setback Area | 167.13 |
| | b) Proposed Road | |
| | c) Any Reservation | |
| | Total (a+b+c) | |
| 3 | Balance area of Plot (1-2) | 869.66 |
| 4 | Deduction for Recreational Ground (if deductible | |
| 5 | Net Area of Plot (3+4) | 1036.79 |
| 6 | Addition for Floor Space Index | |
| | 2a. 100 % | |
| | 2b. 100 % | |
| 7 | Total Area (5 + 6) | 1036.79 |
| 8 | Permitted Floor Space Index Permissible as per DCR 33 (7) (As per Table shown) | 3.00 |
| 9 | a) Floor Space Credit available by Development Rights | |
| | b) 33% of Plot potential on account of amenity ( Sub-area & Ext. Suburb ) | |
| | c) 20% towards handling over of developed setback area | |
| | Total (a+b+c) | 0.00 |
| 10 | Permissible BUP as per Reg.(or F3) | 3110.37 |
| 11 | Existing Floor Area | 0.00 |
| 12 | Proposed Built up Area | 3110.37 |
| 13 | Excess balcony area taken in floor space index | 0.00 |
| 14A | Purely Residential Built up Area | 2629.92 |
| 14B | Remaining non residential built up area | 480.53 |
| 14 | Total Built Up Area ( 11+12+13 ) | 3109.45 |
| 15 | FSI consumed on net holding = 14/3 | |

| B | Details of FSI available as per DCR 35 (R) | Permissible | Proposed |
|---|---|---|---|
| 1 | FAR/FSI ( BUILT UP AREA CONSUMED PERMISSIBLE / PROPOSED VIDE DCR 35 (R) FOR PURELY RESIDENTIAL = (B1 + 1.5 X B2) ) | 920.44 | 409.22 |
| 2 | FUNGIBLE BUILT UP AREA CONSUMED PERMISSIBLE / PROPOSED VIDE DCR 35 (R) FOR PURELY NON - RESIDENTIAL = (B1 + 1.5 X B2) ) | 96.11 | 41.28 |
| 3 | Total fungible built up area vide dcr 35(R) = ( B1 + B2) | 1016.55 | 450.51 |
| 4 | Total Gross built up area proposed (14+4 B.3) | 4126.92 | 3559.96 |

| C | TENEMENT STATEMENT | | |
|---|---|---|---|
| i | Plot Area (Less A Subtotal) | | |
| ii | Tenement Density Permissible per Hectare | | |
| iii | Tenements Permissible on the Plot | | |
| iv | Tenements Proposed | | |
| v | Tenements Existing | | |
| vi | Less Non Residential tenements (Shops etc.) | | |
| vii | Total Tenements on the Plot (iv + v + vi) | | |
| D. | Parking statement | | |
| i | Parking Required by Regulation tec | | |
| | a) Car | | |
| | b) Scooter / Motor Cycle | | |
| | c) Visitors | | |
| | d) 25% Additional Parking | | |
| ii | Total Parking Provided | | |
| E | TRANSPORT VEHICLES PARKING LOADING / UNLOADING | | |
| i | Space for Transport Vehicles Parking Required by Regulation | | |
| ii | Total No. of Transported Vehicles Parking Spaces Provided | | |

(1) PLOT LINES - THICK BLACK
(2) EXISTING STRRET - GREEN
(3) FUTURE STRRET - 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 THIN
(10) DEVIATION - RED HATTCHED
(11) RECREATION GROUND - GREEN WASH

R.G.AREA DIAGRAM
SCALE 1:500

| R.G.AREA CALCULATION | | | |
|---|---|---|---|
| 1 | 1/2 X 7.47 X 3.55 X 1NO | = | 13.26 SQ.MT. |
| 2 | 1/2 X 7.47 X 1.63 X 1NO | = | 6.09 SQ.MT. |
| 4 | 1/2 X 11.60 X 2.50 X 1NO | = | 14.51 SQ.MT. |
| 5 | 1/2 X 6.21 X 0.79 X 1NO | = | 2.45 SQ.MT. |
| 6 | 1/2 X 6.23 X 0.42 X 1NO | = | 1.73 SQ.MT. |
| 7 | 1/2 X 8.22 X 2.63 X 1NO | = | 10.81 SQ.MT. |
| 8 | 1/2 X 6.93 X 0.75 X 1NO | = | 2.60 SQ.MT. |
| 9 | 1/2 X 6.93 X 2.55 X 1NO | = | 8.84 SQ.MT. |
| 10 | 1/2 X 5.35 X 2.11 X 1NO | = | 5.64 SQ.MT. |
| 11 | 1/2 X 5.35 X 1.50 X 1NO | = | 4.01 SQ.MT. |
| 12 | 1/2 X 7.23 X 1.51 X 1NO | = | 5.46 SQ.MT. |
| 13 | 1/2 X 5.06 X 1.04 X 1NO | = | 2.63 SQ.MT. |
| 14 | 1/2 X 3.63 X 1.35 X 1NO | = | 2.45 SQ.MT. |
| 15 | 1/2 X 4.91 X 1.50 X 1NO | = | 3.68 SQ.MT. |
| | TOTAL ADDITION | = | 84.26 SQ.MT. X |

BUILT UP AREA CALCULATION

| GROUND FLOOR | | | |
|---|---|---|---|
| A | 20.10 X 10.67 X 1NOS. | = | 214.47 SQ.MT. |
| TOTAL ADDITION | X | = | 214.47 SQ.MT. |
| DEDUCTIONS | | | |
| 1 | 7.76 X 3.07 X 1NO | = | 23.82 SQ.MT. |
| 2 | 2.18 X 0.71 X 1NO | = | 1.55 SQ.MT. |
| 3 | 1.25 X 4.70 X 1NO | = | 5.88 SQ.MT. |
| 4 | 1/2 X 7.60 X 0.60 X 1NO | = | 2.28 SQ.MT. |
| TOTAL DEDUCTION | Y1 | = | 33.53 SQ.MT. |
| TOTAL BUILT UP AREA [X - Y1] | X1 | = | 180.94 SQ.MT. |
| STAIRCASE & LIFT AREA | | | |
| GROUND FLOOR | | | |
| L1 | 2.56 X 3.46 X 1NO | = | 8.86 SQ.MT. |
| L2 | 2.18 X 2.75 X 1NO | = | 6.00 SQ.MT. |
| P1 | 2.05 X 3.07 X 1NOS | = | 6.29 SQ.MT. |
| P2 | 2.00 X 1.55 X 1NO | = | 3.10 SQ.MT. |
| P3 | 0.67 X 2.45 X 1NO | = | 1.64 SQ.MT. |
| P4 | 0.51 X 2.29 X 1NO | = | 1.17 SQ.MT. |
| P5 | 4.23 X 2.44 X 1NO | = | 10.32 SQ.MT. |
| S1 | 4.30 X 4.70 X 1NO | = | 20.21 SQ.MT. |
| TOTAL STAIR. & LIFT AREA PER FL. | Y2 | = | 57.59 SQ.MT. |
| NET BUILT UP AREA [X1 - Y2 ] | Y3 | = | 123.35 SQ.MT. |
| TOTAL NON-CESS REHAB N.R. AREA | | = | 48.95 SQ.MT. |
| TOTAL CESS REHAB N.R. AREA | | = | 74.40 SQ.MT. |

NON CESS (NR) AREA CALCULATION

| GROUND FLOOR | | | |
|---|---|---|---|
| 1 | 6.54 X 2.59 X 1NO | = | 16.94 SQ.MT. |
| 2 | 1/2 X 2.59 X 0.20 X 1NO | = | 0.26 SQ.MT. |
| 3 | 5.55 X 1.20 X 1NO | = | 6.66 SQ.MT. |
| 4 | 5.28 X 4.77 X 1NO | = | 25.09 SQ.MT. |
| NON CESS (NR) AREA | | = | 48.95 SQ.MT. |

## PERMISSIBLE F.S.I.STATEMENT

TOTAL PLOT AREA = 1036.79 SQ.MT.
PER. F.S.I. = 1036.79 X 3.00 = 3110.37 SQ.MT. (A)
NOTE :- NON CESS AREA = 180.33 SQ.MT. WHICH IS LESS THAN 25% OF PLOT ARE HENCE 3 F.S.I. TO BE CONSIDERED
TOTAL CARPET AREA REQUIRED FOR REHABILATION OF EXISTING TENENT = 1333.53 SQ.M
CARPET AREA OF RESIDENTIAL TENAMENTS=1083.36 SQ.MT.
CARPET AREA OF NON-RESIDENTIALTENAMENTS=250.17 SQ.MT.
TOTAL C.A (R+N.R) = 1333.53 SQ.MT.

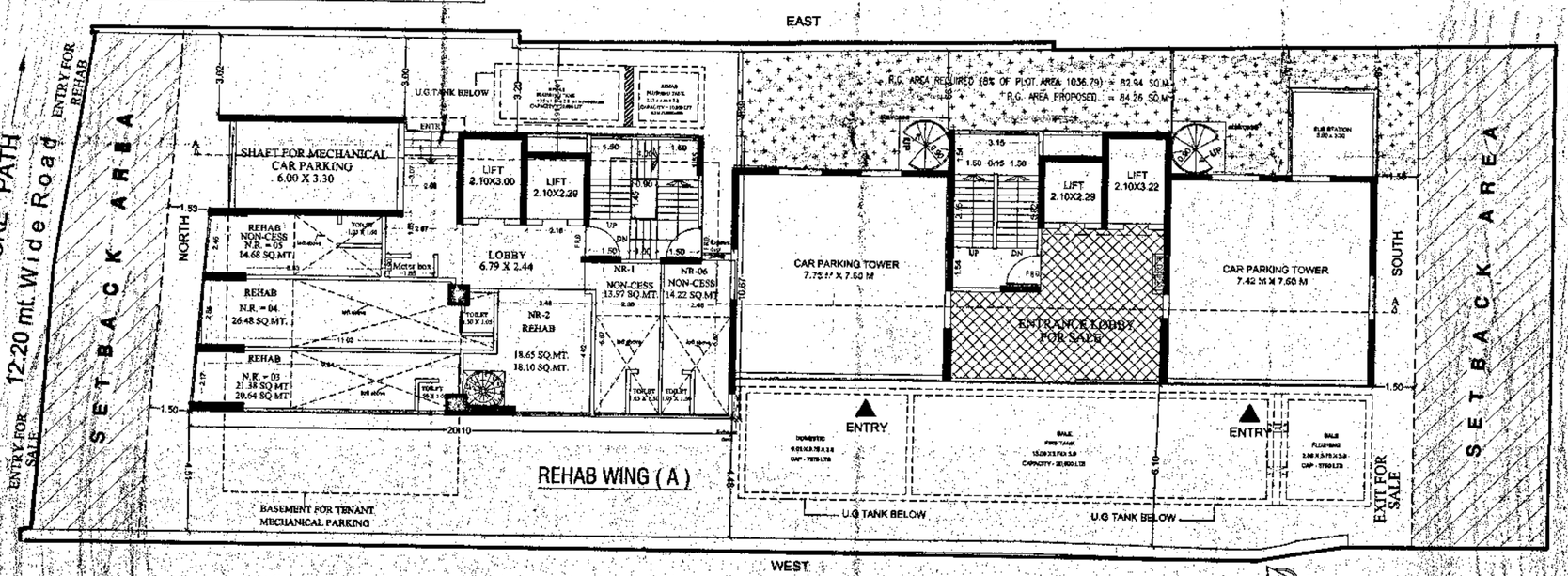
B.U.A. FOR RESI. TENENT = 1083.36 X 1.20 = 1300.04 sq.mt.
B.U.A. FOR N.R. TENENT = 250.17 X 1.20 = 300.20 sq.mt.
B.U.A. FOR NON-CESS N.R. TENENT = 180.33 sq.mt.
TOTAL B.U.A AREA OF EXIST. TENENT = 1780.57 SQ.MT.
EXIST. B.U.A. = 1780.57 SQ.M (c)
EXIST. B.U.A. X 50% = 890.29 SQ.M (b)
PERMISSIBLE F.S.I.(A-B) = 2670.88 SQ.M
TOTAL PERMISSIBLE F.S.I = 2670.88 SQ.M (B)
SINCE A > B,
PERMISSIBLE B.U.A. TO BE CONSIDERED = 3110.37 SQ.MT.

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 AREA IN SQ.MTR | PROPOSED BUILT UP AREA WITH FUNGIBLE AREA IN SQ.MTR | EXCESS AREA COUNTED IN F.S.I. | DEFECIT/BALANCE AREA IN SQ.MTR |
|---|---|---|---|---|---|---|
| | 300.20 | 60.04 | 360.24 | 305.42 | 5.61 | 54.83 |
| REHAB RESIDENTIAL | 1300.04 | 455.01 | 1755.05 | 1709.26 | 10.87 | 45.78 |
| NON CESS N.R. | 180.33 | 36.07 | 216.40 | 216.40 | 47.12 | 0.00 |
| | 1329.80 | 465.43 | 1795.23 | 1328.88 | 0.00 | 466.35 |
| | 3110.37 | 1016.55 | 4126.92 | 3559.96 | 57.44 | 566.96 |

BUILT UP AREA SUMMARY

| FLOORS | Rehab wing | Sale wing | Total |
|---|---|---|---|
| GROUND | 183.38 | 0.00 | 183.38 |
| 1ST | 188.78 | 0.00 | 188.78 |
| 2ND | 186.76 | 0.00 | 186.76 |
| 3RD | 188.15 | 0.00 | 188.15 |
| 4TH | 192.40 | 0.00 | 192.40 |
| 5TH | 126.38 | 0.00 | 126.38 |
| 6TH | 129.38 | 132.00 | 261.40 |
| 7TH REFUGE | 98.38 | 98.11 | 196.49 |
| 8TH | 129.38 | 137.00 | 266.43 |
| 9TH | 128.38 | 137.00 | 265.43 |
| 10TH | 129.38 | 132.00 | 261.40 |
| 11TH | 128.38 | 132.00 | 261.40 |
| 12TH | 126.86 | 133.00 | 261.40 |
| 13TH | 128.38 | 70.00 | 198.31 |
| 14TH REFUGE | 99.66 | — | 99.66 |
| 15TH | 129.38 | — | 129.38 |
| 16TH | 129.38 | — | 129.38 |
| 17TH | 129.38 | — | 129.38 |
| 18TH | 129.38 | — | 129.38 |
| 19TH | 129.38 | — | 129.38 |
| TOTAL | 2990.98 | 968.22 | 3959.96 |




GROUND FLOOR PLAN

| | | |
|---|---|---|
| NORTH | REVISION | DATE |
| | | AS SHOWN |
| | | SCALE |
| | | AJAY |
| | | DRN.BY |
| | | CHK.BY |

APARNA CONSULTANT
ARCHITECTS & ENGINEERS / LICENSED SURVEYORS
C-1 1st FLOOR, VALENCIA TOWER, TUKARAM JAVAJI MARG, HEAR BHABHA HOSPITAL, TARDEO, GRANT ROAD(W.), MUMBAI-34 TEL/FAX 2386 4356