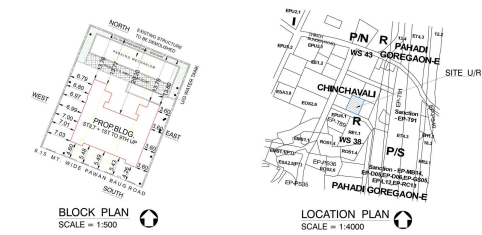


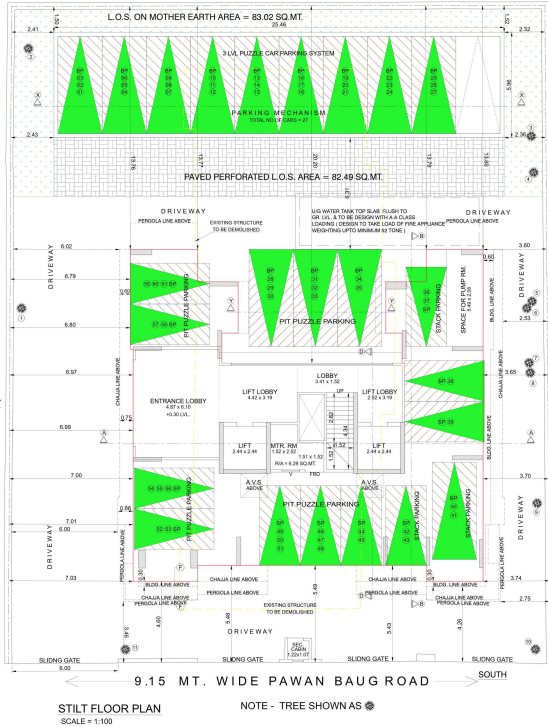
Z:\Abhishek\Thiruvallur\Deepak Apt\CMC\DD\Deepak Apt RD 9th Floor Plan (30.03.2023).dwg



BLOCK PLAN
SCALE = 1:500

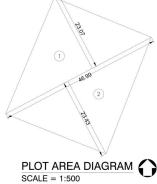
LOCATION PLAN
SCALE = 1:4000

L.O.S. ON MOTHER EARTH AREA = 83.02 SQ.MT.
PAVED L.O.S. AREA = 82.49 SQ.MT.
TOTAL L.O.S. AREA PROP. = 165.51 SQ.MT. (83.02 + 82.49 SQ.MT.)
L.O.S. AREA REQUIRED = 163.88 SQ.MT.



STILT FLOOR PLAN
SCALE = 1:100

NOTE - TREE SHOWN AS



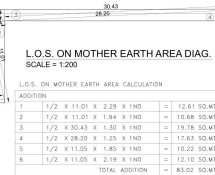
PLOT AREA DIAGRAM
SCALE = 1:500

BUILT UP AREA CALCULATION		
TYPICAL FLOOR		
1	1/2 X 46.89 X 23.07 X 1 NO	= 542.03 SQ.MT.
2	1/2 X 46.89 X 23.43 X 1 NO	= 550.49 SQ.MT.
TOTAL ADDITION		= 1092.52 SQ.MT.
PLOT AREA, SAY		= 1092.50 SQ.MT.

SUMMARY RESIDENTIAL			
FLOOR	FLOOR AREA	LESS ST. CASE LIFT & PASS. AREA	NET FLOOR AREA
1 ST	262.25	62.95	199.30
2 ND	262.25	62.95	199.30
3 RD	262.25	62.95	199.30
4 TH	300.27	62.18	238.09
5 TH	300.27	62.18	238.09
6 TH	300.27	62.18	238.09
7 TH	300.27	62.18	238.09
8 TH	301.58	63.11	238.47
9 TH	262.24	62.95	199.29
TOTAL	2551.65	553.63	1998.02

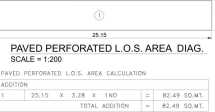
NET BUILT UP AREA PROPOSED = 1988.02 SQ.MT.
FITNESS CENTRE COUNTED IN FSI = 2.46 SQ.MT.
TOTAL BUILT UP AREA PROPOSED = 1990.47 SQ.MT.

FUNGIBLE AREA STATEMENT -		
1. PERMISSIBLE FSI		= 1475.00 sq.mts
2. PROPOSED FSI		= 1475.00 sq.mts
3. NON-RESIDENTIAL		= NIL
4. PERMISSIBLE FUNGIBLE COMMERCIAL 3%		= NIL
5. PROPOSED FUNGIBLE COMMERCIAL 3%		= NIL
6. RESIDENTIAL USER		= 1475.00 sq.mts
7. PERMISSIBLE FUNGIBLE RESIDENTIAL 3%		= 24.25 sq.mts
8. PROPOSED FUNGIBLE RESIDENTIAL 3%		= 24.25 sq.mts
9. CROSS PERMISSIBLE (2+4+7)		= 1992.50 sq.mts
10. TOTAL PERMISSIBLE (2+4+7+8)		= 1992.50 sq.mts
11. TOTAL BALANCE FUNGIBLE FSI (7-8)		= 0.78 sq. mts.



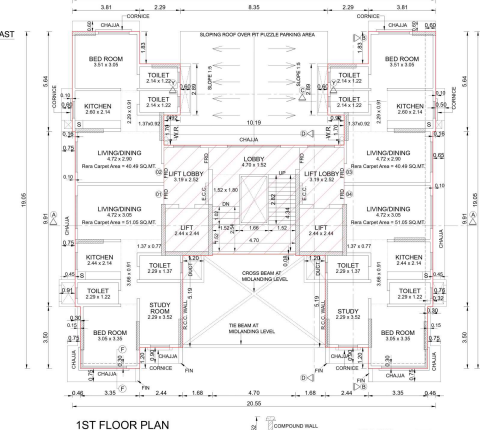
L.O.S. ON MOTHER EARTH AREA DIAG.
SCALE = 1:200

L.O.S. ON MOTHER EARTH AREA CALCULATION		
ADDITION		
1	1/2 X 11.01 X 2.29 X 1 NO	= 12.61 SQ.MT.
2	1/2 X 11.01 X 1.94 X 1 NO	= 10.58 SQ.MT.
3	1/2 X 3.50 X 1 X 1.35 X 1 NO	= 15.78 SQ.MT.
4	1/2 X 28.20 X 1.25 X 1 NO	= 17.63 SQ.MT.
5	1/2 X 11.05 X 1.80 X 1 NO	= 10.22 SQ.MT.
6	1/2 X 11.10 X 2.19 X 1 NO	= 12.10 SQ.MT.
TOTAL ADDITION		= 83.02 SQ.MT.



PAVED PERFORATED L.O.S. AREA DIAG.
SCALE = 1:200

PAVED PERFORATED L.O.S. AREA CALCULATION		
ADDITION		
1	25.15 X 3.28 X 1 NO	= 82.49 SQ.MT.
TOTAL ADDITION		= 82.49 SQ.MT.



1ST FLOOR PLAN
SCALE = 1:100

CAR PARKING STATEMENT			
FLOOR	BIG PARKING	SMALL PARKING	TOTAL PARKING
GROUND FLOOR	37.00	24.00	61.00 Nos
TOTAL	37.00	24.00	61.00 Nos

SECTION THRO. COMPOUND WALL
SCALE = 1:100

SECTION THRO. SUTION TANK
SCALE = 1:100

CARPET AREA STATEMENT			
FLOOR	FLAT NOS.	CARPET AREA IN SQ.MTS.	TOTAL NO. OF FLATS
1ST TO 9TH & 11TH	1	91.96	1+4 FLOORS = 35 Nos.
4TH TO 7TH	1,4	69.12	2+4 FLOORS = 08 Nos.
1ST TO 11TH	2,3	46.48	2+3 FLOORS = 18 Nos.
1ST TO 9TH & 11TH	4	91.96	1+4 FLOORS = 35 Nos.
TOTAL NOS. OF FLATS			= 35 NOS.

CAR PARKING STATEMENT			
CARPET AREA IN SQ. MTS.	TOTAL NO. OF FLATS	PARKING PERMISSIBLE AS PER D.C. REGULATIONS	PARKING REQUIRED
BELOW 45.00	19 Nos.	1 PARKING / 2 TENEMENTS	04.50
45.00 TO 60.00	08 Nos.	1 PARKING / 2 TENEMENTS	04.00
60.00 TO 90.00	08 Nos.	1 PARKING / 1 TENEMENTS	08.00
90.00 ABOVE	NIL	2 PARKING / 1 TENEMENTS	NIL
TOTAL	35.00 NOS.		17.00

However, in case of (a) & (b), at the option of owner/development, may provide area saving for each tenement.

10% ADDITIONAL PARKING FOR VISITORS	03.50
TOTAL PARKING REQUIRED	SAY 38.50
TOTAL PARKING PROVIDED	61.00

PROFORMA - B

CONTENTS OF SHEET: GROUND & 1ST FLOOR PLAN, BLOCK & LOCATION PLAN, CARPET AREA STATEMENT, PLOT AREA DIAG. WITH CALC., CAR PARKING STATEMENT, SUMMARY

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON D: 09/05/2022 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1092.50 SQ. MTS. AND TALLER WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTRY CARD.

Jay Hitesh Solanki

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BLDG. KNOWN AS DEEPAK APARTMENT CHS LTD. SITUATED ON PLOT BEARING CTS NO. 80/1 OF VILLAGE CHINCHAVALI MALAD AT PAWAN BAUG ROAD, CHINCHAVALI PHATKAR, MALAD WEST, MUMBAI.

NAME ADDRESS OF OWNER

DEEPAK APARTMENT CO-OP HSOC LTD

DIGITAL SIGN

MURARIL DHANUKA

ADDRESS:- 14, LOWER GROUND MADA, PAVAN BAUG ROAD, MALAD (WEST), MUMBAI - 400 094.

B.M.C. FILE NO. - P-12522/2022(83/10)/P/S WARD CHINCHAVALI-P/S

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN IS NOT REQUIRED APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO. P-12522/2022(83/10)/P/S WARD CHINCHAVALI-P/S DATED :

STAMP OF APPROVAL OF PLAN

SANTOSH HARISHCHAN DRA SANKHE

Digitally signed by SANTOSH HARISHCHANDRA SANKHE Date: 2023.04.03 17:42:43 +05'30'

MALPESH KISHOR MHASKAR
2023.03.31 16:02:49
+05'30'

HARESH CHANDR AM BHAGAT
Digitally signed by HARESH CHANDR AM BHAGAT Date: 2023.03.31 16:53:49 +05'30'

S.E.(B.P.)/P/S WARD NORTH
SCALE 1:100

A.E.(B.P.)/P WARD
CHECKED BY

E.E.(B.P.)/P WARD
DRN, BY

NAME ADDRESS OF ARCHITECT

CONCRETE DESIGNS
NO.2, CANESH SMRUTI, MALAVYA ROAD, VILE PARLI (EAST), MUMBAI - 400057.
TELEFAX : 022 - 2607 8568, 2607 9999
Email : concreteindia@gmail.com

DIGITAL SIGN

Digitally signed by Jay Hitesh Solanki Date: 2023.03.31 12:44:20 +05'30'

FILE No. P-12522/2022(83/10)/P/S WARD CHINCHAVALI-P/S (1/4)

A PROFORMA - A

1 AREA OF PLOT 1092.50

2 a) Area of Reservation in plot NIL

b) Area of Road Set Back NIL

c) Area of D.P. Road NIL

3 DEDUCTIONS FOR

(A) For Reservation/Road Area to be handed over to MCGM (100%) NIL

a) Road Set Back/Reservation area (Regulation No 16) NIL

b) Proposed D.P. Road area (Regulation No 17) NIL

(c) (1) Reservation Area (plot) to be handed over to (Regulation No 17) NIL

(2) Reservation Area to be handed over as per AR (Regulation No 17) NIL

(Not to be deducted for computation of FSI i.e. no. 5 below)

Total area under road / reservation NIL

(B) For Amenity area to be handed over to MCGM NIL

a) Area of amenity plot as per DCR 14(A) NIL

b) Area of amenity plot as per DCR 14(B) NIL

c) Area of amenity plot as per DCR 35 NIL

Total Amenity area NIL

(C) Deduction of existing BUA to be retained if any / land component of existing BUA/Existing BUA as per regulation under which the development was allowed NIL

3 Total deductions: [2(A) + 2(B) + 2(C)] NIL

4 Balance area of plot for calculating required LOS [1 - 3] 1092.50

5 Plot area under development [5c. no. 4 + 2(A) (C)(ii)] 1092.50

6 Zonal (Basic) FSI (0.50 or 0.75 or 1 or 1.35) 1.00

7 a) permissible built up area as per zonal (Basic) FSI (5 X 6) 1092.50

b) permissible built up area as per regulation 30(C) (Protected development) 1092.50

c) permissible built up area (1st or 7th above, whichever is more) 1092.50

8 Additional built up area as per regulation 30(A)(3)(a) (as per approved OC Plans) 38.82

a) Additional BUA for 2(A)(3)(a) & 2(b) above within the cap of "admissible TDR" as per Table No 12 on balance plot NIL

b) additional BUA for 2(A)(a) & 2(A)(b) above to be utilized over and above the permissible FSI as per column no. 7 of table 12 of regulation 30(A) and to be mentioned in table 12 A of regulation 32 (200% or 250%) NIL

c) additional BUA in case of 2(A)(3)(ii) as per regulation 17(1) note 20(vi) & (vi) as per AR policy on remaining plot, (1% as per note 5 of regulation 17(1)) NIL

Total Additional BUA NIL

9 Additional / Incentive BUA within the cap of "admissible TDR" as per Table 12 on balance plot NIL

a) 1% of cost of construction of amenity buildings as per regulation 30(A)(3)(b) NIL

b) 50% of rebate component as per reg. 35(7)(A) NIL

c) 10% of area, 7% above or 10 sq.mts per rebate element as per reg. 35(7)(B) 250.00

(15% X 1092.50 = 163.88 sq.mts or 10 sq.mts X 25 Nos. of elements = 250.00 sq.mts)

Total Additional BUA / Incentive area NIL

10 BUA due to "Additional" FSI on payment of premium" as per Table No 12 of Regulation No 30(A) [i.e. no. 5 X 50%] 93.68

11 BUA due to admissible "TDR" as per table no. 12 of regulation no. 30(A) & 32 (By restricting area utilized beyond zonal FSI in or no. 7(b), 8(a) & 9 above) NIL

a) General TDR [i.e. no. 5 X 50% or 70% or 80% or 100% X 50% or 80% max.] (restricted to) NIL

b) Blank TDR [i.e. no. 5 X 50% or 70% or 80% or 100% X 50% or 80% max.] NIL

c) Total TDR (1092.50 X 5.50) = 546.25 - 250 INCENTIVE FSI AS PER 30(7) (B) NIL

12 Permissible built up area (7+8+9+10+11) 1475.00

13 Proposed built up area 1475.00

14 TDR generated if any as per regulation 30 (A) and 32 for unutilized BUA on plot NIL

15 Fungible compensatory area as per regulation no. 31(3) 516.25

a) (i) perm. fungible compensatory area for residential 515.47

(ii) permissible fungible compensatory area without charging premium for residential 391.67

(iii) fungible compensatory area by charging premium for residential 123.80

b) (i) perm. fungible compensatory area for commercial NIL

(ii) permissible fungible compensatory area without charging premium for commercial NIL

(iv) fungible compensatory area by charging premium for commercial NIL

16 Total built up area proposed including FCA [13+15(a)(i)+15(b)(i)] 1990.47

17 FSI consumed on net plot [135] (1470.00 / 1092.50) 1.35

B Tenement Statement

1 PROPOSED AREA (a) 1990.47

2 LESS DEDUCTIONS OF NON RESI. AREA NIL

3 AREA AVAILABLE FOR TENEMENTS (b) 1990.47

4 TENEMENTS PERMISSIBLE AS PER (200 HECTARE) = 38.81 SAY 40 NOS. 40 NOS.

5 TENEMENTS PERMISSIBLE AS PER (450 HECTARE) = 89.51 SAY 90 NOS. 90 NOS.

6 TENEMENTS PROPOSED 35 NOS. 35 NOS.

7 TENEMENTS EXISTING NIL

8 TOTAL TENEMENTS PROPOSED (a + 7) 35 NOS. 35 NOS.

C Parking Statement

1 TOTAL PARKING REQUIRED 38 NOS. 38 NOS.

2 TOTAL PARKING PROVIDED 61 NOS. 61 NOS.

D Transport Vehicle Parking Statement

1 TRANSPORT VEHICLE PARKING REQUIRED ---

2 TRANSPORT VEHICLE PARKING PROVIDED ---