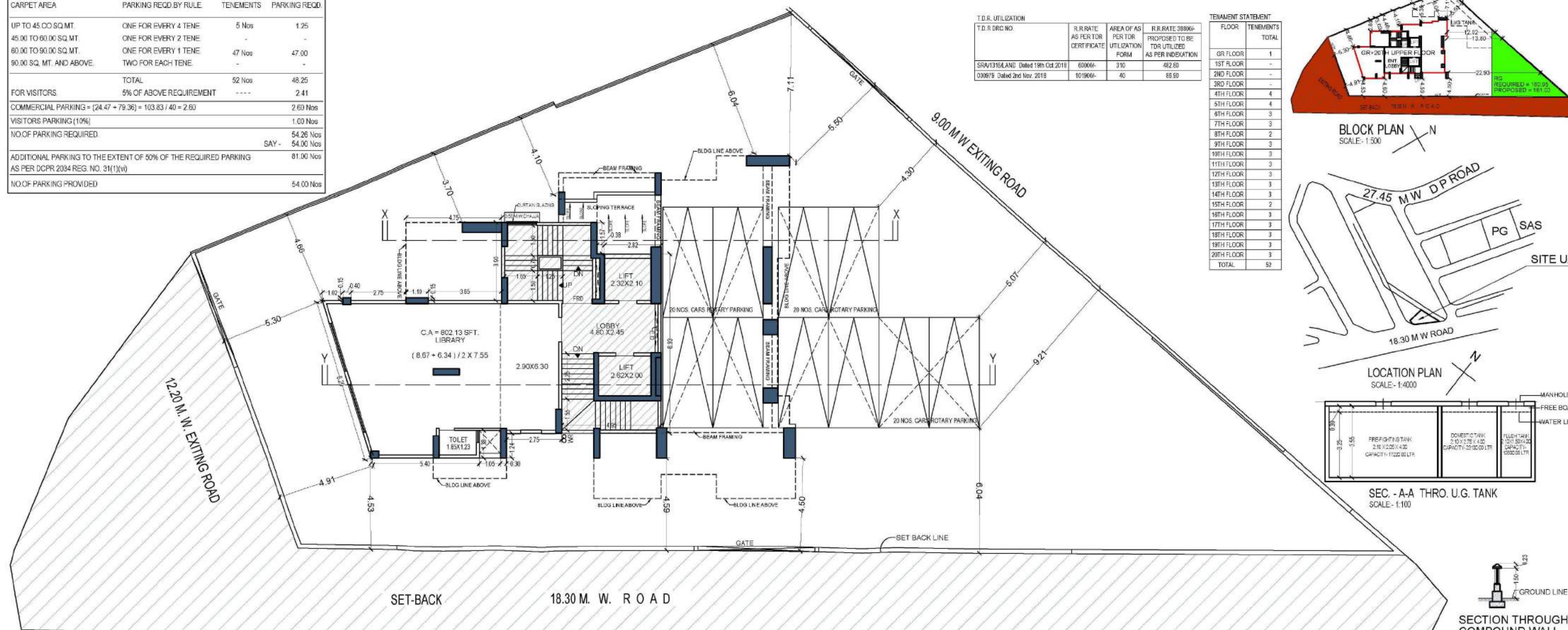
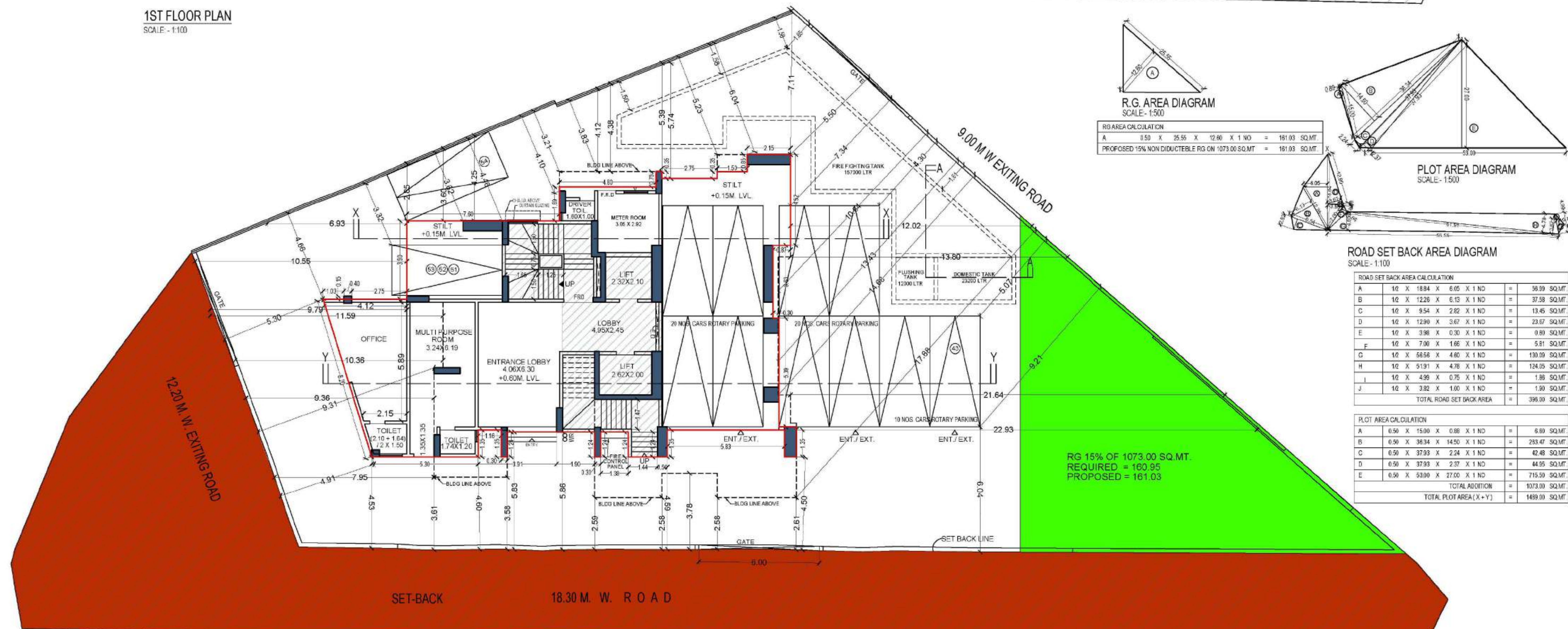
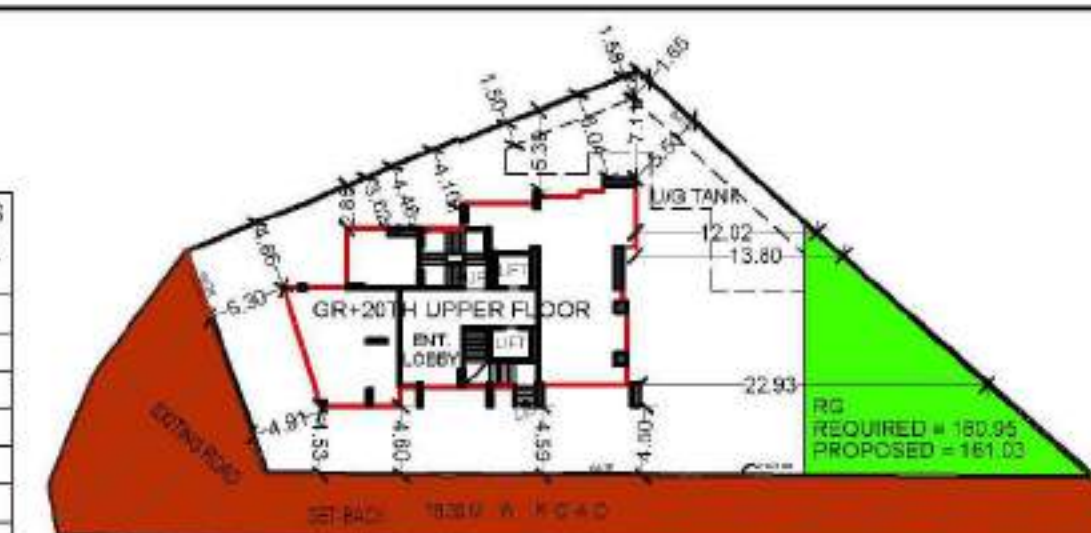
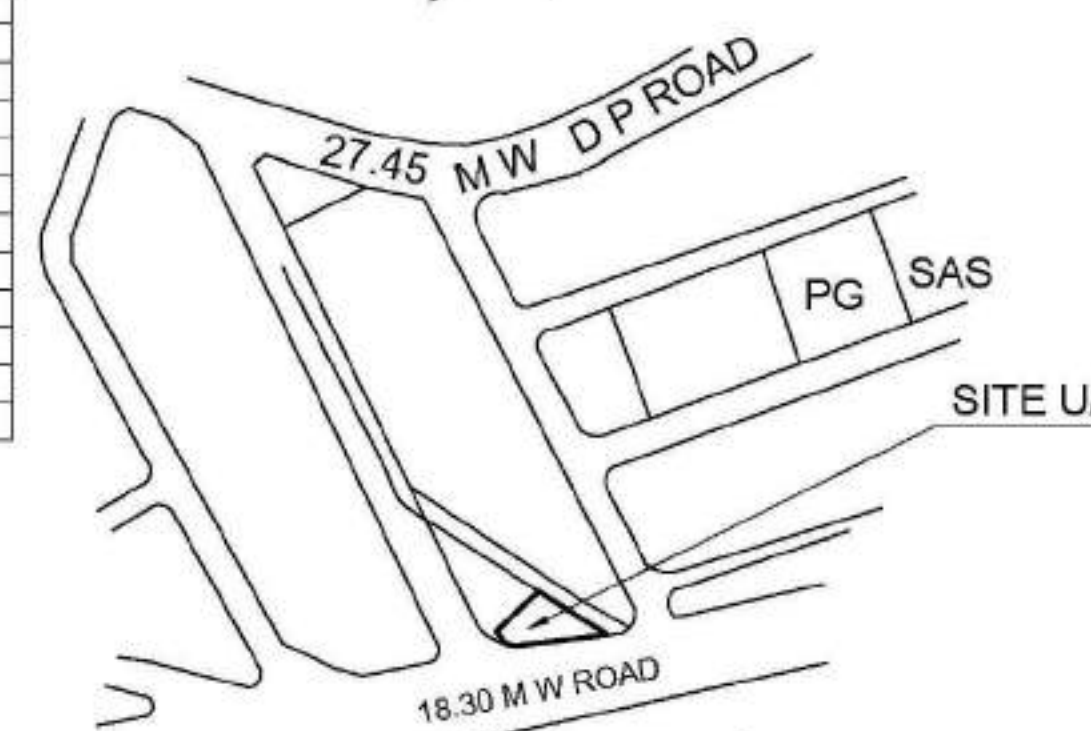
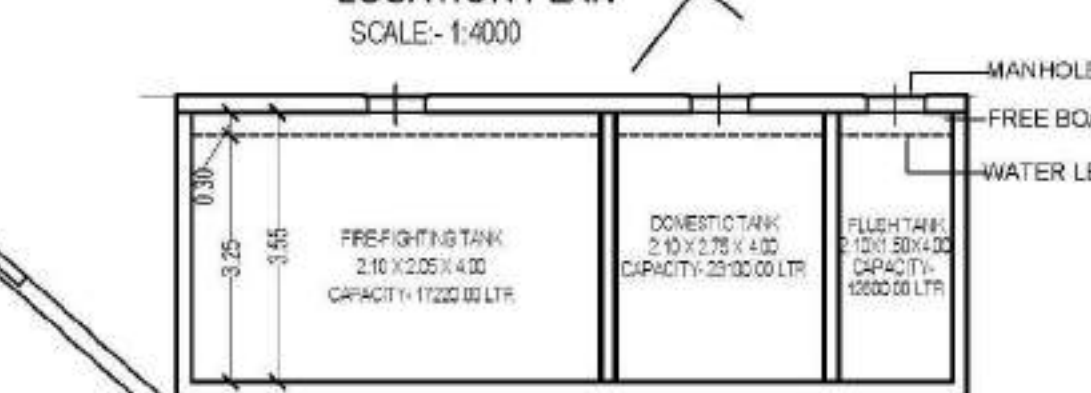
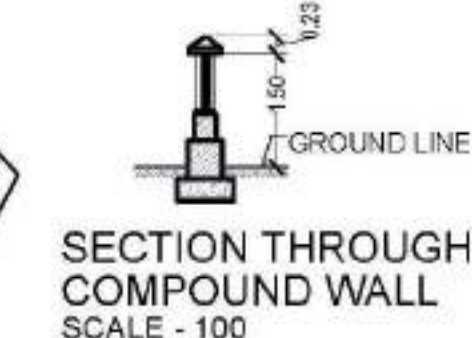
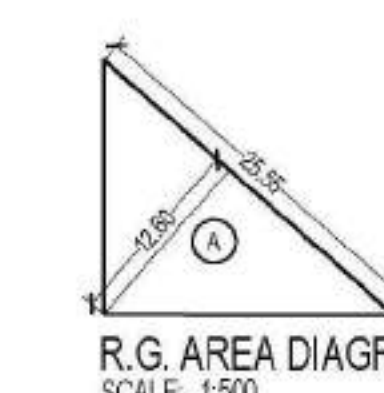
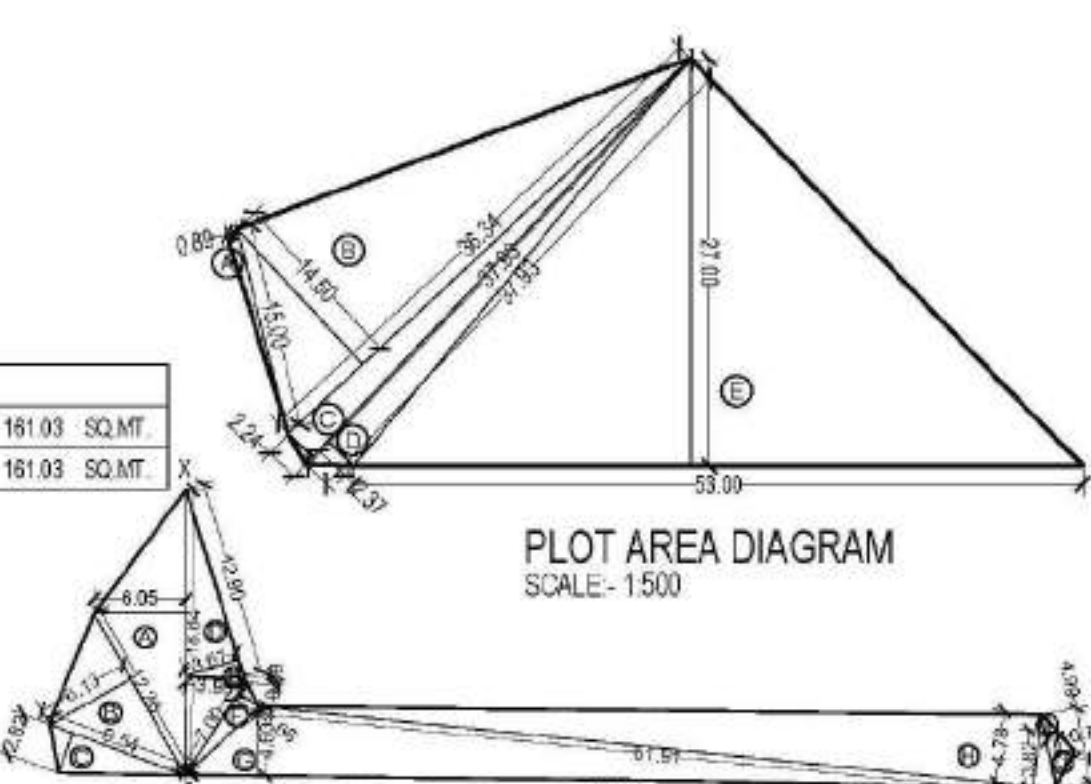
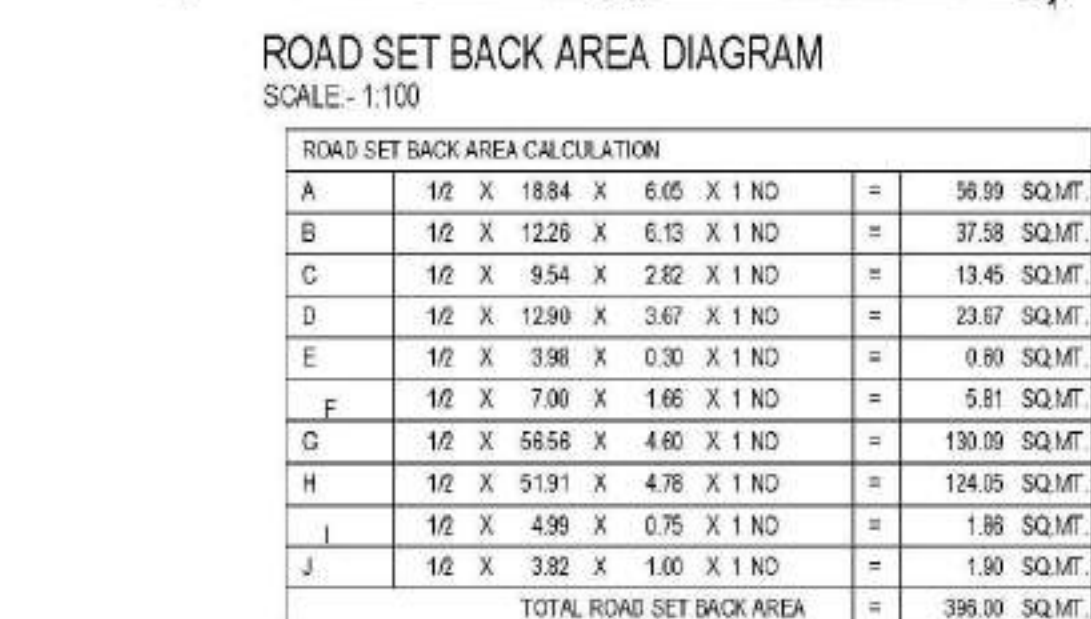


PARKING STATEMENT			
CARPET AREA	PARKING REQD BY RULE	TENEMENTS	PARKING REQD.
UP TO 45.00 SQ.MT.	ONE FOR EVERY 4 TENEMENTS	5 Nos	1.25
45.00 TO 60.00 SQ.MT.	ONE FOR EVERY 2 TENEMENTS	-	-
60.00 TO 90.00 SQ.MT.	ONE FOR EVERY 1 TENEMENT	47 Nos	47.00
90.00 SQ. MT. AND ABOVE.	TWO FOR EACH TENEMENT	-	-
TOTAL		52 Nos	48.25
FOR VISITORS	5% OF ABOVE REQUIREMENT	----	2.41
COMMERCIAL PARKING = $(24.47 + 79.36) = 103.83 / 40 = 2.60$			2.60 Nos
VISITORS PARKING (10%)			1.00 Nos
NO. OF PARKING REQUIRED			54.26 Nos
ADDITIONAL PARKING TO THE EXTENT OF 50% OF THE REQUIRED PARKING AS PER DCPR 2034 REG. NO. 31(1)(vi)	SAY -		81.00 Nos
NO. OF PARKING PROVIDED			54.00 Nos

1ST FLOOR PLAN
SCALE - 1:100GROUND FLOOR PLAN
SCALE - 1:100

T.O.R. UTILIZATION	T.O.R. DRC NO.	R.R. RATE AS PER T.O.R. CERTIFICATE	AREA OF AS PER T.O.R. UTILIZATION FORM	R.R. RATE 38800/- PROPOSED TO BE T.O.R. UTILIZED AS PER INDEXATION
SH/1315/LAND Dated 19th Oct 2019	60006/-	310	462.69	66.59
000675 Dated 2nd Nov. 2019	101906/-	40		

FLOOR	TENEMENTS	TOTAL
GR FLOOR	1	
1ST FLOOR	-	
2ND FLOOR	-	
3RD FLOOR	-	
4TH FLOOR	4	
5TH FLOOR	4	
6TH FLOOR	3	
7TH FLOOR	3	
8TH FLOOR	2	
9TH FLOOR	3	
10TH FLOOR	3	
11TH FLOOR	3	
12TH FLOOR	3	
13TH FLOOR	3	
14TH FLOOR	3	
15TH FLOOR	2	
16TH FLOOR	3	
17TH FLOOR	3	
18TH FLOOR	3	
19TH FLOOR	3	
20TH FLOOR	3	
TOTAL	52	

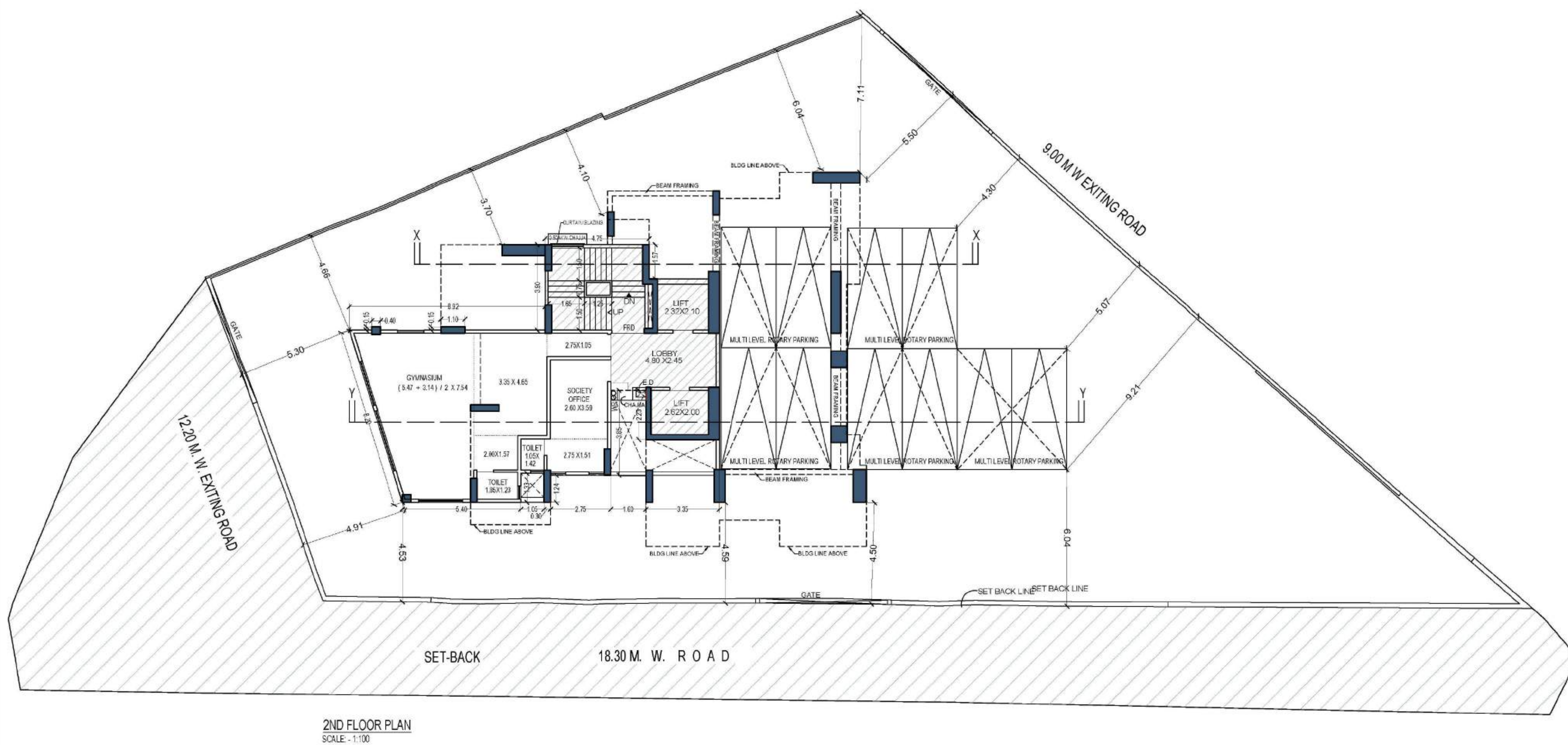
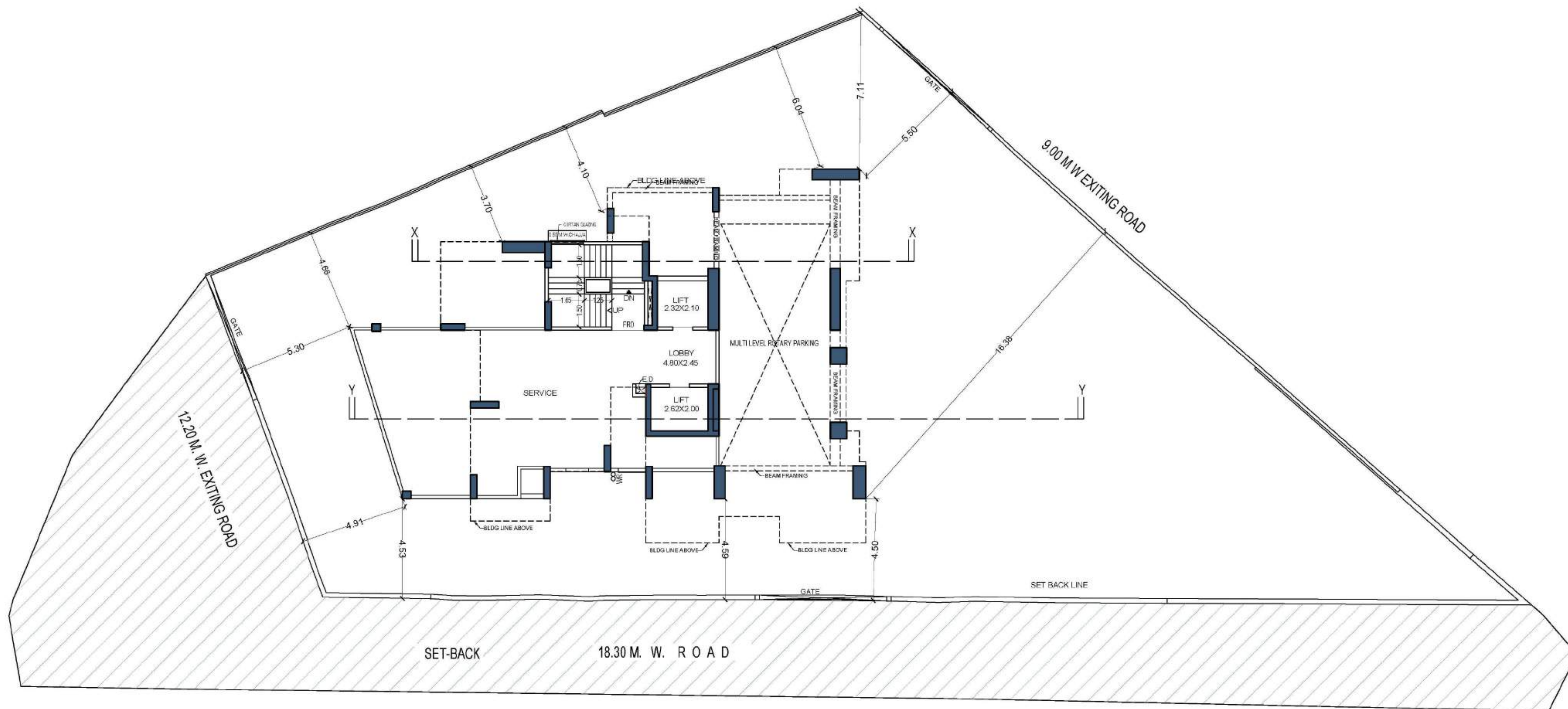
BLOCK PLAN
SCALE - 1:500LOCATION PLAN
SCALE - 1:4000SEC. - A-A THRO. U.G. TANK
SCALE - 1:100SECTION THROUGH COMPOUND WALL
SCALE - 100R.G. AREA DIAGRAM
SCALE - 1:500PLOT AREA DIAGRAM
SCALE - 1:500ROAD SET BACK AREA DIAGRAM
SCALE - 1:100

ROAD SET BACK AREA CALCULATION			
A	10 X 18.84 X 6.05 X 1 NO	=	56.09 SQ.MT
B	10 X 12.26 X 6.13 X 1 NO	=	37.58 SQ.MT
C	10 X 9.54 X 2.82 X 1 NO	=	13.45 SQ.MT
D	10 X 12.90 X 3.67 X 1 NO	=	23.67 SQ.MT
E	10 X 3.96 X 0.30 X 1 NO	=	0.89 SQ.MT
F	10 X 7.00 X 1.66 X 1 NO	=	5.81 SQ.MT
G	10 X 58.56 X 4.80 X 1 NO	=	130.09 SQ.MT
H	10 X 51.91 X 4.78 X 1 NO	=	124.05 SQ.MT
I	10 X 4.95 X 0.75 X 1 NO	=	1.88 SQ.MT
J	10 X 3.82 X 1.00 X 1 NO	=	1.90 SQ.MT
TOTAL ROAD SET BACK AREA		=	395.00 SQ.MT

PLOT AREA CALCULATION			
A	0.50 X 15.00 X 0.88 X 1 NO	=	6.60 SQ.MT
B	0.50 X 36.34 X 14.50 X 1 NO	=	263.47 SQ.MT
C	0.50 X 37.93 X 2.24 X 1 NO	=	42.48 SQ.MT
D	0.50 X 37.93 X 2.27 X 1 NO	=	44.95 SQ.MT
E	0.50 X 53.00 X 27.00 X 1 NO	=	715.50 SQ.MT
TOTAL ADDITION		=	1073.00 SQ.MT
TOTAL PLOT AREA (X+Y)		=	1469.00 SQ.MT

RG 15% OF 1073.00 SQ.MT.
REQUIRED = 160.95
PROPOSED = 161.03

PERFORMA 'A' AS PER 2034			SQ.MTS
A	Area Statement		1469.00
1	Gross area of plot		
a)	Area of Reservation in plot (RSA 1.1) + (RR 2.1)		
b)	Area of Road Set back		396.00
c)	Area of U.G. P Road		
2	Deductions for		
(A)	For reservation road area		
a)	Road set back area to be handed over (100%) (Regulation no 16)		
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)	Encroachment plot		
e)	Non buildable plot		
(B)	For amenity area		
a)	Area of amenity plots (lots) to be handed over as per dt. 14(a)		
b)	Area of amenity plots (lots) to be handed over as per dt. 14(b)		
c)	Area of amenity plots (lots) to be handed over as per dt. 15		
d)	Area of amenity plots (lots) to be handed over as per dt. 35		
(C)	Deductions for existing built up area to be retained if any		
a)	Land component of existing bus as per regulation under which the development was allowed		
3	Total deductions (2(A) + (2(B) + (2(C))		366.00
4	Balance area of plot (1 minus 3)		1073.00
5	Plot area under development (4 + 2 A(a))		1073.00
6	Zoneal (Basic) for (1 or 1.33)		1.00
7	Permissible built up area as per zoneal (Basic) for (5 * 6) (a) In case of rail land permissible built up area shall be as per 4 of regulation 36(a)		1073.00
8	Built up area equal to area of land / Road set back handed over as per 3(a) of regulation 36(a)		396.00
9	Built up area in lieu of cost of construction of built up amenity to be handed over		-
10	Built up area due to additional fee on payment of premium as per table no 12 of regulation no 30(a) subject to regulation no 30(a)(3)	(1073.00 * 15% + 538.50 * 15%)	538.50
11	Built up area due to admissible 10% as per table no 12 of regulation no 30(a) subject to regulation no 30(a)(3)	(1073.00 * 10% + 569.70 * 10%)	569.70
12	Incentive fee as per subject to regulation no 33(7)(b)		
13	Permissible built up area (7+8+9+10+11+12)		2575.20
14	Proposed built up area		2575.20
15	Tax generated if any as per regulation 36 (a)		
16	Fungible compensatory area as per regulation no 31(3)		
(a)	Fungible Compensatory area for Road set back without charging premium		-
(b)	Fungible Compensatory area for Road set back without charging premium		-
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(ho)	Fungible Compensatory area for Road set back without charging premium		-
(hp)	Fungible Compensatory area for Road set back without charging premium		-
(hq)	Fungible Compensatory area for Road set back without charging premium		-
(hr)	Fungible Compensatory area for Road set back without charging premium		-
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(hu)	Fungible Compensatory area for Road set back without charging premium		-
(hv)	Fungible Compensatory area for Road set back without charging premium		-
(hw)	Fungible Compensatory area for Road set back without charging premium		-
(hx)	Fungible Compensatory area for Road set back without charging premium		-
(hy)	Fungible Compensatory area for Road set back without charging premium		-
(hz)	Fungible Compensatory area for Road set back without charging premium		-
(ia)	Fungible Compensatory area for Road set back without charging premium		-
(ib)	Fungible Compensatory area for Road set back without charging premium		-
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(if)	Fungible Compensatory area for Road set back without charging premium		-
(ig)	Fungible Compensatory area for Road set back without charging premium		-
(ih)	Fungible Compensatory area for Road set back without charging premium		-
(ii)	Fungible Compensatory area for Road set back without charging premium		-
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(in)	Fungible Compensatory area for Road set back without charging premium		-
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(js)	Fungible Compensatory area for Road set back without charging premium		-
(jt)	Fungible Compensatory area for Road set back without charging premium		-
(ju)	Fungible Compensatory area for Road set back without charging premium		-
(jv)	Fungible Compensatory area for Road set back without charging premium		-
(jw)	Fungible Compensatory area for Road set back without charging premium		-
(jx)	Fungible Compensatory area for Road set back without charging premium		-
(jy)	Fungible Compensatory area for Road set back without charging premium		-
(jz)	Fungible Compensatory area for Road set back without charging premium		-
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(kd)	Fungible Compensatory area for Road set back without charging premium		-
(ke)	Fungible Compensatory area for Road set back without charging premium		-
(kf)	Fungible Compensatory area for Road set back without charging premium		-
(kg)	Fungible Compensatory area for Road set back without charging premium		-
(kh)	Fungible Compensatory area for Road set back without charging premium		-
(ki)	Fungible Compensatory area for Road set back without charging premium		-
(kj)	Fungible Compensatory area for Road set back without charging premium		-



C.F.O			
DIVISIONAL FIRE OFFICER		DEPUTY CHIEF FIRE OFFICER	
PROFORMA 'B'			
CONTENTS OF SHEET			
FLOOR PLANS			
DESCRIPTION OF PROPOSAL			
PROPOSED LAND BEARING C.T.S. NO. 227A & 227B (I.E. SUB-DIVIDED PLOT OF LAND BEARING C.T.S. NO. 194 (FT.), C.T.S. NO. 226 (I.E. SUB-DIVIDED PLOT OF LAND BEARING C.T.S. NO. 194 A/11, OF VILLAGE GHATKOPAR, GHATKOPAR (E), N. WARD			
NAME OF OWNER			
SHRI. VIJAY S. GAWDE, CHAIRMAN OF VIGHNESHWAR C. H. S. LTD.			
NAME, ADDRESS & SIGNATURE OF ARCHITECT			
GROUND FLOOR: SATYANARAYAN PRASAD, COMMERCIAL CENTRE, DAYALDAS ROAD, VILE PARLE (E), MUMBAI-400 057. Ph: 022-2612 9933/ 44/ 55/ 66. www.aakararchitect.org			
AMEET PAWAR CA/2004/34543			
NORTH	DRAWN BY	JOB NO.	PATH-
	SADANAND	3041	2/2ndm RFLUE to 3051, Vigneshwar C.H.S., Ghataker RD, Bhu. Bhawar/2 C.F.O. C.F.O. PLAN - 2.10.2019