LINE DIAGR. OF STILT FLR. BETWEEN (WING-"A"&"B")

SCALE:-1:100

BUILT UP AREA CALCULATION

FOR STILT FLOOR (BETWEEN WING"A"&"B")

D	1/2	x	3.37	x	1.36	x 1 NO	=	2.29 SQ.MT.
E	1/2	x	3.37	x	1.68	x 1 NO	=	2.83 SQ.MT.
					TOTAL ADDITION		=	5.12 SQ.MT. X

LINE DIAGR. OF STILT FLR. BETWEEN (WING-"B"&"C")

SCALE:-1:100

BUILT UP AREA CALCULATION

FOR STILT FLOOR (BETWEEN WING"B"&"C")

A	1/2	X	1.71	X	0.83	X 1 NO	=	0.71	SQ.MT.
B	1/2	X	4.44	X	1.56	X 1 NO	=	3.46	SQ.MT.
C	1/2	X	5.20	X	1.71	X 1 NO	=	4.45	SQ.MT.
					TOTAL ADDITION		=	8.62	SQ.MT.

LINE DIAG. OF SOC. OFFICE

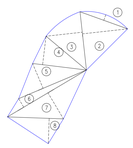
SCALE:-1:100

BUILT UP AREA CALCULATION

FOR SOCIETY OFFICE

A	3.00	X	6.55	X	1 NO	=	19.65	SQ.MT.
					TOTAL ADDITION	=	19.65	SQ.MTX

FLOOR	BUILT UP AREA A	35% FUNGIBLE AREA PERMISSIBLE B	FUNGIBLE AREA AVAILED C	FUNGIBLE AREA PROPOSED D	TOTAL BUILT UP AREA (A + C + D)
OCC Granted Dated - 13/03/2020 Wing A & B - 1st to 7th Floor Wing C - 1st to 6th Floor	7002.45 SQ.MT.	2450.85 SQ.MT.	273.91 SQ.MT.	516.20 SQ.MT.	7751.94 SQ.MT.
(Now Proposed BUILT UP AREA) Wing A & B - 8th to12th Floor. Wing C - 7th Floor. Wing D - Stilt Floor.	3498.11 SQ.MT.	1224.34 SQ.MT		00.00 SQ.MT	4014.31 SQ.MT.
TOTAL BUILT UP AREA	10500.56 SQ.MT.	3675.19 SQ.MT.	273.91 SQ.MT.	516.20 SQ.MT	11290.67 SQ.MT.

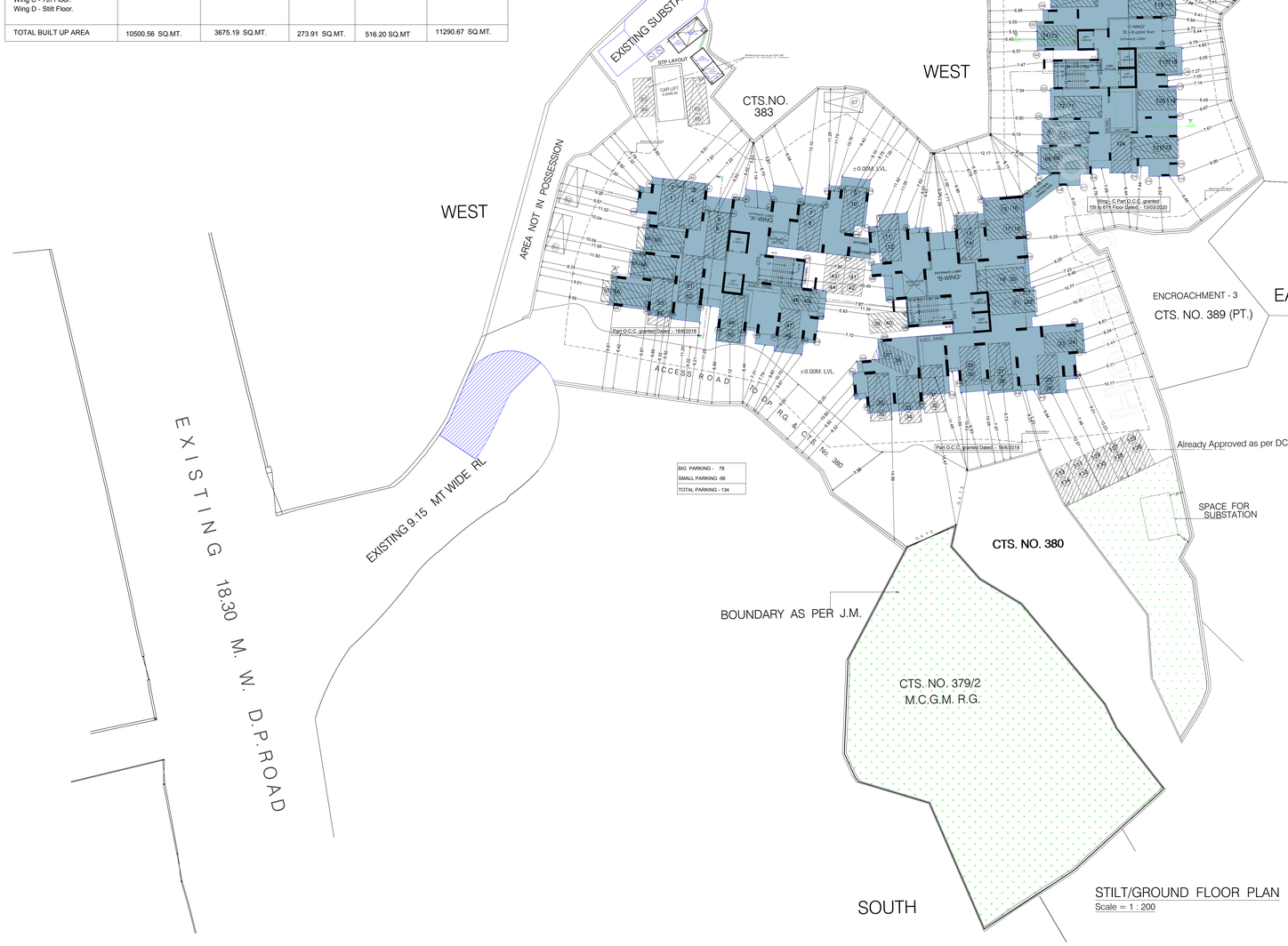


PLAN SHOWING ROAD SET BACK

Scale = 1 : 200

AREA CALCULATION D.P.R.L.

1	2/3	X	5.00	X	0.61	X 1 NO	=	2.04	SQ.MT.
2	1/2	X	5.61	X	4.71	X 1 NO	=	13.21	SQ.MT.
3	1/2	X	3.77	X	5.61	X 1 NO	=	10.57	SQ.MT.
4	1/2	X	5.32	X	1.97	X 1 NO	=	5.24	SQ.MT.
5	1/2	X	7.05	X	2.35	X 1 NO	=	8.28	SQ.MT.
6	1/2	X	8.67	X	0.98	X 1 NO	=	4.25	SQ.MT.
7	1/2	X	8.67	X	2.92	X 1 NO	=	12.66	SQ.MT.
8	1/2	X	5.61	X	2.42	X 1 NO	=	6.79	SQ.MT.
						TOTAL	=	63.04	SQ.MT.
						SAY	=	63.00	SQ.MT.



BIG PARKING - 78
SMALL PARKING -56
TOTAL PARKING - 134

STILT/GROUND FLOOR PLAN

Scale = 1 : 200

PARKING STATEMENT

PARKING STATEMENT AS PER DCR - 1991
(Wing A & B 1st to 7Th Fl., Wing C 1st to 6Th Fl.)

USER	CATAGORY SQ. MT.	NO OF FLATS	CAR PARKING REQUIRED	
RESID. (WING - A)	BELOW 35	0.00	0.00	
	B/W 35 TO 45	0.00	0.00	
	B/W 45 TO 70	0.00	0.00	
	70 ABOVE	28.00	56.00	56.00
RESID. (WING - B)	BELOW 35	0.00	0.00	
	B/W 35 TO 45	0.00	0.00	
	B/W 45 TO 70	0.00	0.00	
	70 ABOVE	24.00	48.00	48.00
RESID. (WING - C)	BELOW 35	5.00	1.25	
	B/W 35 TO 45	09.00	4.50	
	B/W 45 TO 70	0.00	0.00	
	70 ABOVE	13.00	26.00	31.75
	TOTAL	79.00	135.75	
	VISITORS 25 %		33.94	
	TOTAL		169.69	
PARKING REQUIRED	(SAY:-)		170.00	A

PARKING STATEMENT

PARKING STATEMENT AS PER DCPR - 2034
(Wing A & B 8th to 12th Fl., Wing C 7th to 12th. Fl.& Wing D 1st to 12th)

USER	CATAGORY SQ. MT.	NO OF FLATS	CAR PARKING REQUIRED	
RESID. (WING - A)	BELOW 45	40.00	10.00	
	B/W 45 TO 60	00.00	00.00	
	B/W 60 TO 90	00.00	00.00	
	90 ABOVE	00.00	00.00	10.00
RESID. (WING - B)	BELOW 45	00.00	00.00	
	B/W 45 TO 60	00.00	00.00	
	B/W 60 TO 90	10.00	10.00	
	90 ABOVE	10.00	20.00	30.00
RESID. (WING - C)	BELOW 45	8.00	2.00	
	B/W 45 TO 60	00.00	00.00	
	B/W 60 TO 90	00.00	00.00	
	90 ABOVE	00.00	00.00	02.00
RESID. (WING - D)	BELOW 45	00.00	00.00	
	B/W 45 TO 60	00.00	00.00	
	B/W 60 TO 90	00.00	00.00	
	90 ABOVE	00.00	00.00	00.00
	TOTAL	88.00	42.00	
	VISITORS	25 %	10.50	
	TOTAL		52.50	
PARKING REQUIRED	(SAY:-)		53.00	B

PARKING STATEMENT

TOTAL PARKING REQUIRED (A + B)	223.00
TOTAL PARKING PROVIDED	257.00

Floor	Big Parking	Small Parking	Total Parking
Stilt / Ground Floor	79.00 Nos	56.00 Nos	135.00 Nos
Upper Basement Floor	43.00 Nos	42.00 Nos	85.00 Nos
Lower Basement Floor	23.00 Nos	14.00 Nos	37.00 Nos
Total Parking	143.00 Nos	113.00 Nos	257.00 Nos

S U M M A R Y

FLOORS	Part O.C.C. granted Dated - 18/6/2018 (Wing A & B 1st to 7th Fl.)		Part O.C.C. granted Dated - 13/03/20 Wing C 1st to 6th Fl.		TOTAL GROSS
	GROSS B.U.A WING-'A'	GROSS B.U.A WING-'B'	GROSS B.U.A WING-'C'	GROSS B.U.A WING-'D'	
LOWER B/MENTFLOOR	-	-	-	-	-
UPPER B/MENTFLOOR	-	-	-	-	-
STILT / GRD. FLOOR	5.12	8.62	00.00	-	13.74
1ST FLOOR	353.80	378.52	343.08	-	1075.40
2ND FLOOR	353.80	378.52	358.66	-	1090.98
3RD FLOOR	353.80	378.52	358.66	-	1090.98
4TH FLOOR	353.80	378.52	358.66	-	1090.98
5TH FLOOR	353.80	378.52	358.66	-	1090.98
6TH FLOOR	353.80	378.52	358.66	-	1090.98
7TH FLOOR	353.80	378.52	357.66	-	1089.98
8TH FLOOR	354.03	376.79	-	-	731.33
9TH FLOOR	354.03	376.79	-	-	731.33
10TH FLOOR	354.03	376.79	-	-	731.33
11TH FLOOR	354.03	376.79	-	-	731.33
12TH FLOOR	354.03	376.79	-	-	731.33
TOTAL BUILT UP AREA	4251.87	4544.76	2494.04	-	11290.67

PROFORMA A

			As Per Last DCR 1991 Old Approval SQ. MT.	As Per Last Proposed DCPR 2034 SQ. MT.	TOTAL AREA SQ. MT.
I)		AREA STATEMENT			
1		AREA OF PLOT	7456.30	7456.30	7456.30
	a)	Area of plot not in Encroachment Area	76.00	76.00	76.00
1A		Net Plot Area	7380.30	7380.30	7380.30
1B	a)	Area of Road Set back [Proposed]		63.00	63.00
	b)	Area of Reservation (D P R.G)	928.00	928.00	928.00
1C		Balance Area of Plot (1A- 1B)	6452.30	6389.30	6389.30
2		DEDUCTION FOR	---------	---------	---------
	A)	For 5% Amenity	---------	---------	---------
	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)	(i)Reservation area (plot) to be handed over (Regulation No 17)	---------	---------	---------
		(i)Reservation area (plot) to be handed over as per AR (Regulation No 17)	---------	---------	---------
	B)	For Amenity Area	---------	---------	---------
	a)	Area of amenity plot/plots to be handed over as per DCR 14(A)	---------	---------	---------
	b)	Area of amenity plot/plots to be handed over as per DCR 14(B)	---------	---------	---------
	c)	Area of amenity plot/plots to be handed over as per DCR 35 (abeyance)	---------	---------	---------
	C)	Deductions for Exist Built up area to be retained if any/Land component of Existing BUA/Existing BUA as per Regulation under which the development was allowed.	---------	---------	---------
3	a)	Total deductions: [{2(A) +2(B) +2(C) as when applicable.]	---------	---------	---------
4	b)	Balance Area Of Plot (1 - 3)	6452.30	6389.30	6389.30
	c)	Deduction of 15% R.G	645.23	00.00	00.00
5		Plot area under Development after areas to be handed over to MCGM /Appropriate Authority as per Sr. No. 4 above.			
6	a)	Zonal(basic) FSI (1FSI)	5807.07	6389.30	6389.30
	b)	Additional D.P.R.G Area for TDR purpose (928.00 x 2 = 1856.00 sq.mt)	00.00	1856.00	1856.00
	c)	Additional Setback Area for TDR purpose (63.00 x 2 = 126.00 sq.mt)	00.00	126.00	126.00
	d)	Total Area	5807.07	2564.23	8371.30
7		FLOOR SPACE INDEX PERMISSIBLE RESTRICTED TO 0.75 FOR CTS NOS 389 (i.e.90.80X0.90X25%LESS) = 20.43 SQ.MT. (5807.07-20.43 = 5786.64)	5786.64		----------
8		Built up area equal to area of land handed over as per Regulation 30(A) (i) As per 2(A) and 2(B) except 2(A) (c) (ii) above with in cap od "Admissible TDR" as column 6 of table -12 on remaining / balance plot.)	---------	---------	---------
9		Built up Area In lieu of Cost of construction of built up amenity to be handed over (within the limit of permissible BUA on remaining plot)	---------	---------	---------
10		Built up area to " 0.50 Additional FSI on payment of Premium" as per table no 12 of Regulation No 30(A)) on remaining / balance plot Premium 00.00 sq.mt. Rs. Paid to MCGM wide Receipt no. Dated	2129.26	00.00	2129.26
11		Built up area due to admissible "TDR" as per Table no 12 of Regulation No 30(A) and 32 on remaining / balance plot (TDR 0.50)		00.00	00.00
12		Permissible Built up Area {as the case may be with /without BUA as per 2(c)}	7915.90	2584.66	10500.56
13		Existing Built up area	00.00		7002.45
		Proposed built up area	7912.06	2584.66	2564.66
		(Total built up area at the time of OCC - OCC Approved area)= BALANCE AREA (7912.06 - 7002.45) = 909.61 sqmt		913.45	
		Proposed built up area + Existing built up area	7912.06	3498.11	10500.56
14		TDR generated if any as per regulation 30 (A) and 32			
15		Fungible Compensatory Area as per Regulation No 31(3)			
		i)Permissible Fungible Compensatory area for Rehab component without charging premium			
		ii) Fungible Compensatory area availed for Rehab component without charging premium			
	b)	i) Permissible Fungible Compensatory area by charging premium.			
		ii) Fungible Compensatory area availed on payment of premium {2450.85 -273.91}= 2176.94 Sq.mt	273.91	516.20	790.11
16		Total Built up Area proposed including Fungible Compensatory Area [13 +15(a)(ii) +15(b)(ii)]	8185.97	4014.31	11290.67
17		FSI consumed on Net Plot [13/ 4]			
(II)		OTHER REQUIREMENTS	---------	---------	---------
	A	Reservation/Designation	---------	---------	---------
	a)	Name of Reservation	---------	---------	---------
	b)	Area of Reservation affecting the plot	---------	---------	---------
	c)	Area of Reservation land to be handed/handed over as per Regulation No.17	---------	---------	---------
	d)	Built up area of Amenity to be handed over as per Regulation No.17	---------	---------	---------
	e)	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 Recreational Open Space in Layout/Plot as per Regulation No.27	---------	---------	---------
	D	Tenement Statement	---------	---------	---------
		(i) Proposed built up area (12 above)	8185.97	4014.31	4014.31
		(ii) Less deduction of Non-residential area (Shop etc.)	---------	---------	---------
		(iii) Area available for tenements [(i) minus (ii).]	8185.97	4014.31	4014.31
		(iv) Tenements permissible (450/hectare)	368.00	181.00	181.00
		(v) Total number of Tenements proposed on the plot	97.00	68.00	68.00
	E	Parking Statement	---------	---------	---------
		(i)_Parking required by Regulation for. -	---------	---------	---------
		Car	185.00	223.00	223.00
		Scooter / Motor Cycle	---------	---------	---------
		Outsider (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	---------	---------	---------

PERFORMA- B

CONTENTS OF SHEET

GROUND FLOOR PLAN, PARKING AREA STATEMENT, BUILT AREA SUMMARY

NOTES :-

1) THIS IS DIGITALLY SIGNED AND ISSUED
2) This cancel approval to the previous plan sanctioned
Under File No- CE/8930/WS/AK DATED 18/02/2021
3) Approved subject to condition mentioned in this office letter under auto DCPR File No. CE/8930/WS/AK Dated - 02.11.2021

APPROVAL OF PLANS

1. ALL DIMENSIONS ARE IN METERS

Santosh Nathu Bhilare
Digitally signed by Santosh Nathu Bhilare
DN: c=IN, o=Municipal Corporation of Greater Mumbai, ou=Building Proposal, postalCode=400060, st=Maharashtra, 2.5.4.20=52389908bba675ea283f7b2ca2e8ad01fa31642742444226 5f6405ecd1583eac, cn=Santosh Nathu Bhilare
Date: 2021.10.29 19:19:18 +05'30'
S.E. (B.P.) K/EC

Dushyant Kumar Jitendra Ahirwar
Digitally signed by Dushyant Kumar Jitendra Ahirwar
DN: c=IN, o=Personal, postalCode=421301, st=Maharashtra, 2.5.4.20=4bff9c9327269233e4b94ae2f2c4bb0a1a6473f8f97497363b3c8e d5fa4b, pseudonym=91698D48F009A691D0C1691BCFCEF5F0AA9A9ED, serialNumber=08C9C6881922DC52098bbf1408787f6f3896E4BF2D72227E47ICFF0CC247ISE, cn=Dushyant Kumar Jitendra Ahirwar
Date: 2021.10.29 20:07:32 +05'30'
A.E. (B.P.) K/E

Navnath Sopanrao Ghadge
Digitally signed by Navnath Sopanrao Ghadge
DN: c=IN, o=Municipal Corporation of Greater Mumbai, ou=Office Of The Ch.Eng.(Development Plan), postalCode=400001, st=Maharashtra, 2.5.4.20=cda88ec8b282a00ecf3c8a803957d3c130945cdcc242 56d69ad1ddc5bf8aafb, serialNumber=71ea24ab41e93 7c8dacdb158f0fadd0fbca33c 7b86a485e27f3c58ad34392, cn=Navnath Sopanrao Ghadge
Date: 2021.11.02 15:29:00 +05'30'
E.E. (B.P.) K'WARD

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVERYED BY ME AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 7456.30 SQ.MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP/T.P. RECORD/CITY SURVEY RECORD.

Bharatdas Trilokinath Rawat
Digitally signed by Bharatdas Trilokinath Rawat
DN: c=IN, o=Personal, postalCode=400091, st=MAHARASHTRA, 2.5.4.20=6ac4b28b8d4dec7f34d2a6c01 5a9f4d88e2e6f7264e79b01a69d, pseudonym=A7A5A7A7A7