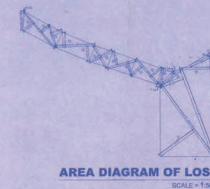
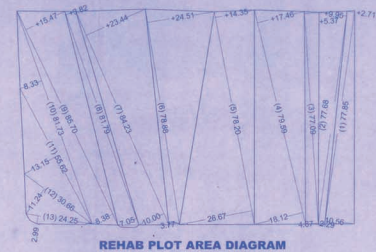
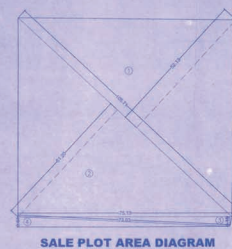




AREA CALCULATION OF SALES OFFICE & TOILET					
ADDITIONS					
1	1 x	18.00 x	25.00	=	450.00 SQ.MT.
2	1 x	3.60 x	2.45	=	8.82 SQ.MT.
3	1 x	3.60 x	2.45	=	8.82 SQ.MT.
TOTAL ADDITION				=	467.64 SQ.MT.



AREA CALCULATION OF LOS 2						
1	1/2	x	0.85	x	0.53	= 1.84 SQ.MT.
2	1/2	x	16.94	x	4.92	= 41.67 SQ.MT.
3	1/2	x	16.94	x	3.33	= 28.20 SQ.MT.
4	1/2	x	0.57	x	4.09	= 17.53 SQ.MT.
5	1/2	x	14.25	x	5.33	= 37.98 SQ.MT.
6	1/2	x	14.25	x	5.54	= 39.36 SQ.MT.
7	1/2	x	0.00	x	4.62	= 0.00 SQ.MT.
8	1/2	x	9.00	x	4.51	= 20.30 SQ.MT.
9	1/2	x	10.61	x	4.98	= 26.42 SQ.MT.
10	1/2	x	10.61	x	4.92	= 26.10 SQ.MT.
11	1/2	x	11.84	x	5.13	= 30.37 SQ.MT.
12	1/2	x	11.84	x	5.15	= 30.49 SQ.MT.
13	1/2	x	0.11	x	1.19	= 3.64 SQ.MT.
14	1/2	x	0.11	x	3.98	= 1.95 SQ.MT.
15	1/2	x	0.02	x	1.11	= 0.09 SQ.MT.
16	1/2	x	33.45	x	0.65	= 144.34 SQ.MT.
17	1/2	x	31.90	x	15.09	= 241.27 SQ.MT.
18	1/2	x	36.28	x	11.07	= 201.38 SQ.MT.
19	1/2	x	7.84	x	0.80	= 3.14 SQ.MT.
TOTAL ADDITION					=	931.78 SQ.MT.

NOTE

1. ALL DIMENSIONS ARE IN METRES
2. SCALE USE:
 - a) FLOOR PLAN 1:100
 - b) BLOCK PLAN 1:500
 - c) LOCATION PLAN 1:8000
3. THE PLANS ARE PROPOSED AS PER PREVAILING REGULATION AND CODES
4. GUIDELINES ISSUED IN GOVT FC
5. THE ARITHMETIC CALCULATIONS

[illegible]

PROFORMA-B

STAMP OF DATE OF APPROVAL OF PLAN

NAME OF OWNER

M/s. Agnel Developers

601, Hallmark Business Plaza, Opp. Gaurahmet Hospital,
Bandra East, Mumbai - 400051

C.A TO OWNER: *Asst.*

**E.W.S. TENANTS ASSOCIATION
& NINE OTHER SOCIETIES**

Sanskrit Construction, Near Bhakti Dharti Mandir, Opp.
Municipal school, Samata Colony,
Pant Nagar, Ghatskop (E), Mumbai-400075.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED HIGH RISE RESIDENTIAL BUILDING NO. 01 OF 06 DEVELOPMENT
OF 415 TENEMENTS OF TWO TENANTS ASSOCIATION RESIDENTIAL BUILDING
NO. 244 TO 307 ON PLOT BEARING C.T. NO. 1849/1 & 1849/1/1 OF VILLAGE
GHATKOPUR, AT GHATKOPUR EAST

DATE	JOINT	CRD NO.	OFFICE	SHOW PLAN	REVIEWED BY
18/05/2023	01/02		AG BUILDERS	MANAGER	

REMARKS: *Agnel Developers, Mumbai*

Sharma

(S.A. AGHRE)

MUNICI. CHIEF
DANESHE



CONSULTANTS COMBINE

TECHNICAL CONSULTANTS
PANTNAGAR, GHATKOPUR (EAST) MUMBAI
TELEPHONE NO. 955 34 97.

AREA CALCULATION OF PLOT "G"				
G PLOT				
1	1/2	x	6.03 x 1.86	= 6.17 S.Q.M.T
2	1/2	x	9.87 x 1.02	= 5.03 S.Q.M.T
3	1/2	x	83.39 x 4.07	= 1679.06 S.Q.M.T
4	1/2	x	148.84 x 1.02	= 3444.16 S.Q.M.T
5	1/2	x	162.54 x 27.61	= 2245.74 S.Q.M.T
6	1/2	x	132.65 x 47.20	= 5053.97 S.Q.M.T
7	1/2	x	96.20 x 5.84	= 285.71 S.Q.M.T
8	1/2	x	94.77 x 14.78	= 700.35 S.Q.M.T
9	1/2	x	77.12 x 34.46	= 1328.78 S.Q.M.T
10	1/2	x	102.54 x 1.02	= 52.56 S.Q.M.T
11	2/3	x	4.31 x 0.69	= 2.04 S.Q.M.T
12	2/3	x	0.15 x 1.47	= 0.03 S.Q.M.T
13	1/2	x	64.80 x 1.85	= 60.01 S.Q.M.T
14	1/2	x	64.80 x 41.57	= 335.99 S.Q.M.T
TOTAL ADDITION				= 15017.42 S.Q.M.T

AREA CALCULATION OF PLOT H				
H PLOT				
1	1/2 x 20.50 x 5.78	=	76.32	SQ.MT.
2	1/2 x 61.53 x 24.54	=	764.97	SQ.MT.
3	1/2 x 17.08 x 0.35	=	9.99	SQ.MT.
4	1/2 x 56.58 x 5.98	=	169.17	SQ.MT.
5	1/2 x 49.39 x 4.26	=	105.20	SQ.MT.
6	1/2 x 45.59 x 10.66	=	242.77	SQ.MT.
7	1/2 x 40.70 x 78.59	=	1324.45	SQ.MT.
8	1/2 x 39.57 x 8.71	=	172.33	SQ.MT.
9	1/2 x 40.49 x 4.20	=	85.03	SQ.MT.
10	1/2 x 42.42 x 5.34	=	113.26	SQ.MT.
11	1/2 x 44.10 x 3.48	=	76.84	SQ.MT.
12	1/2 x 46.37 x 30.61	=	709.69	SQ.MT.
13	1/2 x 33.89 x 2.68	=	45.41	SQ.MT.
14	1/2 x 34.08 x 4.09	=	69.69	SQ.MT.
15	1/2 x 36.61 x 6.00	=	109.83	SQ.MT.
16	1/2 x 36.61 x 6.00	=	109.83	SQ.MT.
17	1/2 x 26.90 x 13.90	=	237.53	SQ.MT.
18	1/2 x 29.66 x 10.53	=	157.21	SQ.MT.
TOTAL ADDED		=	3262.59	SQ.MT.

DP ROAD AREA CALCULATION					
1	1/2	x 22.82	x 10.42	=	118.89 SQ.MT.
2	1/2	x 22.82	x 2.51	=	28.64 SQ.MT.
3	1/2	x 20.52	x 5.85	=	60.02 SQ.MT.
4	1/2	x 66.89	x 16.68	=	557.38 SQ.MT.
5	1/2	x 67.80	x 3.25	=	110.18 SQ.MT.
6	1/2	x 69.49	x 3.84	=	133.42 SQ.MT.
7	1/2	x 72.14	x 4.80	=	173.14 SQ.MT.
8	1/2	x 73.34	x 1.87	=	68.57 SQ.MT.
9	1/2	x 73.34	x 4.66	=	170.88 SQ.MT.
TOTAL ADDITION				=	1421.60 SQ.MT.

1	$1/2 \times 47.94 \times 6.20$	=	148.61	SQ. MT.
2	$1/2 \times 47.94 \times 1.04$	=	24.93	SQ. MT.
3	$1/2 \times 35.23 \times 14.06$	=	247.67	SQ. MT.
4	$1/2 \times 46.40 \times 20.32$	=	471.49	SQ. MT.
5	$1/2 \times 26.89 \times 13.45$	=	180.84	SQ. MT.
TOTAL ADDITION			=	1073.54 SQ. MT.

TOTAL AREA OF "G" & "H" PLOT	
SUB PLOT	AREA IN SQ.M.
SUB PLOT "G" =	15,017.42
SUB PLOT "H"=	3,262.59
TOTAL =	18,280.01

PARKING REQUIRED AS PER DCR 2034		
1	CARPET AREA UP TO 45 SQ.M	1 CAR PER 4 TENANT
2	CARPET AREA 45 TO 60 SQ. M.	1 CAR PER 2 TENANT
3	CARPET AREA 60 TO 90 SQ. M.	1 CAR PER 1 TENANT
4	CARPET AREA EXCEEDING 90 SQ.M	1 CAR PER 1/2 TENANT

PARKING PROVIDED		
	NO. OF FLAT	PARKING REQUIRED
AREA BELOW 45 SQ.M	4	1.00
AREA BETWEEN 45 TO 90 SQ.M	56	28.00
AREA BETWEEN 90 TO 160 SQ.M	106	106.00
AREA ABOVE 160 SQ.M		
TOTAL	166	135.00
ADD. 05% VISITORS		6.75
TOTAL REQUIRED		141.75
OVER AND ABOVE UP TO 50% PARKING		70.88
TOTAL NO. OF PARKING REQUIRED		213
TOTAL NO. OF PARKING PROVIDED	BIG	SMALL TOTAL

SALE PLOT AREA CALCULATION					
ADDITIONS -					
1	0.50	X (52.13 + 0.00)	X	105.71	= 2765.33 SQ.M.
2	0.50	X (52.20 + 0.00)	X	105.71	= 2706.18 SQ.M.
3	0.50	X (3.15 + 0.00)	X	76.13	= 118.33 SQ.M.
4	0.50	X (3.67 + 0.00)	X	73.03	= 134.01 SQ.M.
TOTAL AREA OF SALE PLOT				=	5341.85 SQ.M.

		sq	sq
1	1/2 x 77.85 (10.56 + 2.71)	516.53	SQ. MT.
2	1/2 x 77.68 (2.29 + 9.95)	475.40	SQ. MT.
3	1/2 x 77.09 (4.67 + 5.37)	386.99	SQ. MT.
4	1/2 x 75.59 (18.12 + 17.46)	1415.91	SQ. MT.
5	1/2 x 78.20 (26.67 + 14.35)	1603.88	SQ. MT.
6	1/2 x 78.68 (3.77 + 24.51)	1115.36	SQ. MT.
7	1/2 x 84.23 (10.00 + 23.44)	1408.33	SQ. MT.
8	1/2 x 81.79 (7.05 + 3.82)	444.53	SQ. MT.
9	1/2 x 85.70 (8.38 + 15.47)	1021.97	SQ. MT.
10	1/2 x (81.73 + 8.33)	340.41	SQ. MT.
11	1/2 x 55.62 + 13.15	365.70	SQ. MT.
12	1/2 x 30.66 + 11.24	172.31	SQ. MT.
13	1/2 x 24.25 + 2.99	36.25	SQ. MT.
	TOTAL	9303.57	SQ. MT.

REHAB BLDG. STATEMENT			
	NO. OF FLOORS	BULG SQM	NO.
01. PANT NAGAR ASHTVANNAYAK	STLT + 08	1967.04	
02. PANT NAGAR SATYAVIJAY CHS. LTD.	STLT + 08	2238.24	
03. PANT NAGAR VISHRANTI CHS. LTD.	STLT + 08	2237.60	
04. PANT NAGAR SAMADHAN CHS. LTD.	STLT + 08	2237.80	
05. PANT NAGAR CHANDRODAYA CHS. LTD.	STLT + 08	2237.00	
06. PANT NAGAR SHAGUN CHS. LTD.	STLT + 08	2281.92	
07. PANT NAGAR SARATHI CHS. LTD.	STLT + 07	1971.04	
08. PANT NAGAR ADARSH CHS. LTD.	STLT + 08	1969.80	
09. PANT NAGAR YASHODHAM CHS. LTD.	STLT + 08	1969.80	
PART STLT AREA IN FSI (AS PER APPROVED CO)		40.08	
TOTAL		17910.32	

REHAB BLDG. PARKING STATEMENT (DCR-1991)			
		NO. FLAT	NO OF PARKING REQUIRED
UP TO 35 SQM.	=	512	83
35. TO 45 SQM. 1 PARKING TO 4 FLAT	--	--	--
45 TO 70 SQ.MT. 1 PARKING TO 2 FLAT	--	--	--
ABOVE 70 SQ.MT. 1 PARKING TO 1 FLAT	--	--	--
OFFICE 1 PARKING FOR 100 SQM.	--	--	--
GUEST PARKING 10%	--	--	--
TOTAL PARKING REQUIRED	--	--	--
TOTAL PARKING PROVIDED	--	--	83

