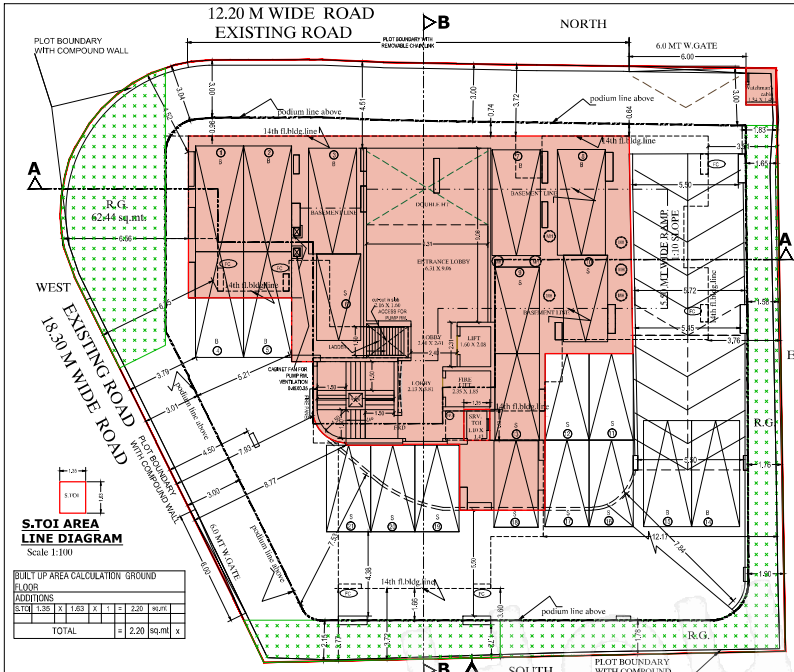
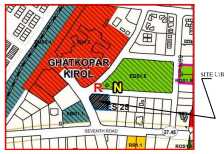


GROUND FLOOR PLAN
Scale 1:100

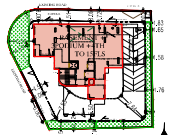
BIG PARKING = 9 NOS
SMALL PARKING = 12 NOS
TOTAL PARKING = 21 NOS

CAR PARKING STATEMENT AS PER REG NO. 44 (2) OF DCPR 2034			
SLAB NO.	REQD. PARKING AS PER R.C. RULES	PROV. BY TURNTABLE	REQ. PARKING
BASEMENT	—	—	—
GROUND TO 1ST FLOOR	1 PARK. / 1 TENEM.	09 NOS.	09 NOS.
1ST FLOOR TO 2ND FLOOR	1 PARK. / 1 TENEM.	21 NOS.	21 NOS.
2ND FLOOR TO 3RD FLOOR	1 PARK. / 1 TENEM.	12 NOS.	12 NOS.
TOTAL		42 NOS.	42 NOS.
25% RESIDENTIAL PARKED FOR COMMERCIAL USE (25% OF 42 NOS. PARKING PROVIDED) (ALL 42 PER REQ. 42 NOS.)		10 NOS.	—
TOTAL		52 NOS.	
PARKING REQUIRED =		42 NOS.	
		52 NOS.	
TOTAL PARKING PROVIDED =		52 NOS.	
TOTAL CONSIDERATION PARKING =		NIL	

PARKING PROPOSED					
	NO. PARK.	NO. PARK. (STACK)	SMALL PARK.	SMALL PARK. (STACK)	TOTAL CARS
GROUND	03	—	12	—	21
1ST PODIUM	03	—	09	—	12
2ND PODIUM	00	04	09	14	27
TOTAL	12	34	30	14	60



LOCATION PLAN
Scale 1:500



BLOCK PLAN
Scale 1:500

PLOT AREA = 1048.50 SQ.MT.
REQ.15% R.G. = 157.27 SQ.MT
PROPOSED R.G.-1 = 95.86 SQ.MT
PROPOSED R.G.-2 = 62.44 SQ.MT
TOTAL PROP. R.G. = 158.30 SQ.MT

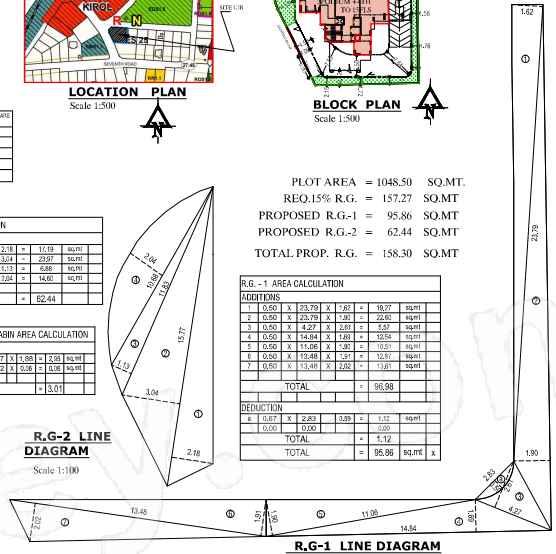
R.G. - 2 AREA CALCULATION								
ADDITIONS								
1	0.50	X	15.77	X	2.18	=	17.19	sq.mt
2	0.50	X	15.77	X	3.04	=	23.97	sq.mt
3	0.50	X	11.83	X	1.13	=	6.68	sq.mt
4	0.67	X	10.68	X	2.04	=	14.60	sq.mt
TOTAL						=	62.44	

WATCHMAN'S CABIN-1 LINE DIAGRAM
Scale 1:100

WATCHMAN'S CABIN AREA CALCULATION								
ADDITIONS								
W1	1.00	X	1.57	X	1.88	=	2.95	sq.mt
W2	0.50	X	1.92	X	0.06	=	0.06	sq.mt
TOTAL						=	3.01	

R.G-2 LINE DIAGRAM
Scale 1:100

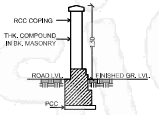
R.G. - 1 AREA CALCULATION								
ADDITIONS								
1	0.50	X	23.79	X	1.62	=	19.27	sq.mt
2	0.50	X	23.79	X	1.90	=	22.60	sq.mt
3	0.50	X	4.27	X	2.61	=	5.57	sq.mt
4	0.50	X	14.84	X	1.69	=	12.54	sq.mt
5	0.50	X	11.06	X	1.90	=	10.51	sq.mt
6	0.50	X	13.48	X	1.91	=	12.87	sq.mt
7	0.50	X	13.48	X	2.02	=	13.61	sq.mt
TOTAL						=	96.98	
DEDUCTION								
8	0.67	X	2.83		0.69	=	1.12	sq.mt
	0.00		0.00			=	0.00	
TOTAL						=	1.12	
TOTAL						=	95.86	sq.mt. x



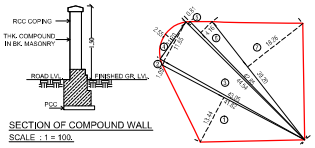
R.G-1 LINE DIAGRAM
Scale 1:100

S.TOI AREA LINE DIAGRAM
Scale 1:100

BUILT UP AREA CALCULATION GROUND FLOOR								
ADDITIONS								
S.TOI	1.35	X	1.63	X	1	=	2.20	sq.mt
TOTAL						=	2.20	sq.mt x



SECTION OF COMPOUND WALL
SCALE 1 = 100.



SECTION OF COMPOUND WALL
SCALE : 1 = 100.

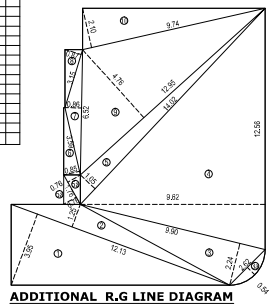
PLOT AREA LINE DIAGRAM
Scale 1:500

PLOT AREA CALCULATION								
ADDITIONS								
1	0.50	X	41.82	X	13.44	=	281.23	sq.mt
2	0.50	X	43.05	X	1.09	=	23.46	sq.mt
3	0.50	X	44.54	X	11.05	=	259.45	sq.mt
4	0.67	X	11.70	X	2.25	=	19.99	sq.mt
5	0.50	X	44.54	X	0.81	=	18.04	sq.mt
6	0.50	X	42.85	X	4.16	=	89.13	sq.mt
7	0.50	X	39.20	X	18.28	=	357.90	sq.mt
TOTAL						=	1048.99	sq.mt x

TENEMENT STATEMENT (for parking purpose only)						
FLOOR NO.	FLAT NO.	RERA CARPET AREA	BALCONY AREA	TERRACE AREA	TOTAL AREA	NO. OF FLATS
GR(STILT)	PARKING / ENTRANCE LOBBY					
1ST PODIUM	METER ROOM					
2ND PODIUM	PARKING					
3RD AMENITY	GYMNACIUM & SOCIETY OFFICE					
4TH	1	80.67	0.00	0.00	80.67	1
	2	71.65	0.00	0.00	71.65	1
	3	52.87	0.00	0.00	52.87	1
5TH	1	80.67	0.00	0.00	80.67	1
	2	71.65	0.00	0.00	71.65	1
	3	76.05	0.00	0.00	76.05	1
6TH	1	80.67	0.00	0.00	80.67	1
	2	77.14	0.00	0.00	77.14	1
	3	76.81	0.00	0.00	76.81	1
7TH	1	80.67	0.00	0.00	80.67	1
	2	69.88	0.00	7.60	77.48	1
	3	78.16	0.00	0.00	78.16	1
8TH	1	REFUGE			REFUGE	0
	2	69.72	0.00	0.00	69.72	1
	3	78.16	0.00	0.00	78.16	1
9TH	1	106.34	4.20	0.00	110.54	1
	2	69.72	0.00	0.00	69.72	1
	3	96.25	4.45	0.00	100.70	1
10TH	1	137.48	4.59	0.00	142.07	1
	2	69.72	0.00	0.00	69.72	5
	3	96.25	4.45	0.00	100.70	5
11TH TO 15TH (5FLS)	1	137.48	4.59	0.00	142.07	5
	2	69.72	0.00	0.00	69.72	5
	3	96.25	4.45	0.00	100.70	5
	0	0.00	0.00	0.00	0.00	0
TOTAL						35

BUILT UP AREA STATEMENT							
FLOOR	GROSS BUILT UP AREA (A)	STAIRCASE-LIFT, LOBBY AREA (B)	ELEC. DUCT(C)	REFUGE AREA	NET GROSS BUILT UP AREA (F)	FUNGIBLE AREA (J) (I - K)	NET BUILT UP AREA (K) (1.35
BASEMENT	167.52	---	---	---	---	---	---
GR(STILT)	316.90	---	---	---	---	---	---
1ST PODIUM	694.92	---	---	---	---	---	---
2ND PODIUM	728.80	---	---	---	---	---	---
3RD AMENITY	133.82	---	---	---	---	---	---
4TH	267.59	43.77	0.36	0.00	223.60	57.57	165.63
5TH	297.80	43.77	0.36	0.00	248.47	64.42	184.05
6TH	299.27	43.66	0.36	0.00	255.05	66.12	188.93
7TH	300.64	43.66	0.36	0.00	256.42	66.48	189.94
8TH	294.69	43.80	0.36	87.94	162.39	42.10	120.29
9TH	324.02	43.80	0.36	0.00	279.86	72.58	207.16
10TH	345.18	43.80	0.36	0.00	301.82	78.25	223.57
11TH	378.12	43.80	0.36	0.00	333.76	86.53	247.23
12TH	378.12	43.80	0.36	0.00	333.76	86.53	247.23
13TH	378.12	43.80	0.36	0.00	333.76	86.53	247.23
14TH	378.12	43.80	0.36	0.00	333.76	86.53	247.23
15TH	378.12	43.80	0.36	0.00	333.76	86.53	247.23
	0.00				0.00	0.00	0.00
TOTAL	6058.09	525.26	6.72	87.94	3396.21	880.50	2515.71

ADDITIONAL R.G. AREA CALCULATION								
ADDITIONS								
1	0.50	X	12.13	X	3.95	=	23.98	sq.mt
2	0.50	X	12.13	X	1.25	=	7.58	sq.mt
3	0.50	X	8.90	X	2.24	=	11.09	sq.mt
3a	0.67	X	2.82	X	0.54	=	0.95	sq.mt
4	0.50	X	12.56	X	9.62	=	60.41	sq.mt
5	0.50	X	14.02	X	1.06	=	7.38	sq.mt
5a	0.50	X	1.76	X	0.76	=	0.67	sq.mt
5b	0.50	X	1.76	X	0.76	=	0.67	sq.mt
6	0.50	X	3.59	X	0.85	=	1.53	sq.mt
7	0.50	X	6.52	X	0.88	=	2.86	sq.mt
8	0.50	X	3.15	X	0.87	=	1.37	sq.mt
9	0.50	X	12.95	X	4.78	=	30.92	sq.mt
10	0.50	X	9.74	X	2.10	=	10.23	sq.mt
	0.00		0.00				0.00	
TOTAL						=	159.43	



ADDITIONAL R.G LINE DIAGRAM
Scale 1:100

TDR UTILISATION TABLE

Sr. No.	D.R.C. CERTIFICATE No.	FOLIO No.	RESERVATION FROM	UTILISATION FORM No.	AREA IN Sqmtrs FOR DEDUCTION	AREA IN Sqmtrs FOR UTILIZATION	DETAILS OF LAND SURRENDERED
1	000795/Rd Dated - 15th nov 2017	TDR/ESI/OCC/Ward-D/NE-109/I	ROAD	ON LINE	451.10 SQ. MT.	573.65 SQ. MT.	C.T.S. No-478(pt) of village Borla
2	SRA/0603/REHAB SPILLOVER/2023 Dated - 5th June 2023	TDR/SRP/Kaster Sivhan/SRA N.W Ward / 364 I/Phase I Rohab Spillover	SLUM	ON LINE	195.75 SQ. MT.	190.00 SQ. MT.	C.T.S. No-80 (pt) & 81 (1 - 107) of village - chemburu-W

PROFOMA - A

A.			SQ.MT.
1		Area of Plot (AS PER 7/12)	1048.50
2		Deductions for	---
(a)		For Reservation / Road area	---
	a)	Road set-back area to be handed over (100%)	---
	b)	Proposed D.P. Road to be handed over (100%)	---
	c)	Reservation area (Plot) to be handed over (100%)	---
(b)		For Amenity area	---
	a)	Area of amenity (Activity) to be handed over as per DCPR 14(A)	---
	b)	Area of amenity (Activity) to be handed over as per DCPR 14(B)	---
	c)	Area of amenity (Activity) to be handed over as per DCPR 13	---
(c)		Deductions for Existing B.U.A. to be retained if any/land component of existing BUA as per regulation under which the development was allowed	---
3		Total deductions (2(a) + 2(b) + 2(c))	---
4		Balance area at plot (1 minus 3)	1048.50
5		Plot area under development after areas to be handed over to MCGM/ Appropriate authority as per 5/,16/,4 above	---
6		Zone(Basic FSI (1 or 1.33)	1.00
7		Built up area as per Zone(basic) FSI (3 x 6)	1048.50
8		Built up area/Extra area of land handed over as per regulation 39(A)	
	i)	0.4% per (0.4% and 200 except 200/m2 B) above with in cap of Admissible TDR as column no. 6 of table no. 12 on remaining / Balance plot	703.69
	ii)	1% area of 2(A)(c) (B) permissible over and below permissible Built area on remaining / balance plot	---
9		Built up area in lieu of cost of construction of Rehab amenity to be handed over (within the limits of permissible built area on remaining plot)	---
10		Built up area due to "Additional FSI on payment of premium" as per table no. 12 of regulation 30(B) and 32 on remaining / balance plot (Line 1 MINUS = 15% OF 3(A))	574.75
11	i)	Built up area due to admissible TDR/TDR* as per table no. 12 of Regulation 38(A) and 32 on remaining / balance plot TDR Permissible (1048.50 x 0.60) = 945.65 SQ.MT - 180.00 Sq meter as per 33(7)(f) = 765.65	765.65
	ii)	as per reg.33(7)(b) 10 sq meter x 18 nos = 180.00 Sq meter. tenement as per reg.33 (7)(b)	180.00
	iii)	30(C) Protected Existing BUA as per Approved plan no. ;—	---
	iv)	TDR to be purchased	---
12	(a)	Road setback TDR	---
12		Permissible built up area (as the case may be with / without built up area as per 2(c)	2916.40
13		Proposed Built up area (as the case may be with / without built up area as per 2(c)	2915.71
14		TDR generated / any as per regulation no 30(A)	---
15		TDR generated / any as per regulation no 31(3)	---
16	i)	Permissible fungible compensatory area for rehab component without charging premium (800.21 x 35 % = 316.18 Sq meter)	316.18
	ii)	Fungible Compensatory area available for rehab component without charging premium	316.18
17		Permissible fungible compensatory area b. charging premium (2515.71 - 35% = 880.50 - 316.18 = 564.32 sq.m)	564.32
	i)	Fungible compensatory area availed on payment of premium (880.50 x 35% = 308.18 - 316.18 = 00.00 sq.m)	00.00
18		Total built up area proposed including fungible compensatory area	3396.21
19		FSI Consumed on Net Plot (3/4)	2.40
B.		Other requirements	--
(A)		Reservation / Designation	--
	i)	Name of Reservation	--
	ii)	Area of Reservation affecting the plot	--
	iii)	Area of Reservation land to be handed over as per Regulation No. 17	--
	iv)	Built up area of amenity to be handed over as per Regulation No.17	--
	v)	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 spaces in Layout / Plot as per Regulation No. 27	--
(D)		Tenement statement	--
	i)	Proposed Built up area	
	ii)	Less deduction on Non Residential area (shop etc.)	
	iii)	Area available for tenements (i - ii)	3396.21
	iv)	Tenements permissible (Density of 1/60) (tenements/hectare)	192 NO
	v)	Tenements existing	--
	vi)	Tenements proposed	35 NOS
(E)		Parking statement	
	i)	Parking Required by regulation for	53 NOS
		Car	---
		Scooter / Motor Cycle	---
		Outsiders (visitors)	---
	ii)	Covered garage permissible	---
	iii)	Covered garage proposed	---
		Car	---
		Scooter / Motor Cycle	---
		Outsiders (visitors)	---
	iv)	Total parking provided	60 NOS
(F)		Transport Vehicle Parking	
	i)	Spaces for transport vehicles parking required by Regulations	---
	ii)	Total no. of transport vehicles parking spaces provided	---
(G)		NOTES	

BOUNDARY OF THE PLOT BOUNDED THICK BLACK
PROPOSED WORK SHOWN RED FILLED IN
RECREATION AREA SHOWN GREEN WASH
AREA UNDER SETBACK SHOWN DOTTED BROWN
DRAINAGE SHOWN RED
AREA UNDER PROPOSED ROAD SHOW BROWN WASH
STRUCTURES TO BE DEMOLISHED SHOW DOTTED YELLOW
DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS

CERTIFICATE FOR AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE AND THAT THE DIMENSION OF SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT YEARLAS SHAPE AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD

nikhil santosh patil
SIGNATURE OF ARCHITECT

PROFOMA - B

1/9

CONTENTS OF SHEET.

GROUND FLOOR PLAN,PLOT AREA DIA.& CAL.
PAVED R.G & R.G , ADDIT. R.G.LINE DIA.& CAL.
BUILT UP AREA STATEMENT,
CARPET AREA STATEMENT,
PARKING STATEMENT,
BLOCK & LOCATION PLAN

STAMP OF APPROVAL PLANS.

APPROVED SUBJECT TO THE CONDITIONS MENTIONS IN THIS OFFICE NO-
P-15251/2023/(CTS No, 4733 of Village Ghatkopar-Kirol And Other)/N Ward/GHATKOPAR KIROL/337/1/Amend

SUHAS VASANT NEMANE
E.E.(B.P.)(E/S)-II

BADAL NEHMAN KOORMAR — S.E.(B.P.)M-I
SANDEEP ATMARA M KOLHE — A.E.(B.P.)L&N

STAMP OF DATE OF RECEIPT OF PLANS.

REV.	DESCRIPTION.	DATE.	SIGNATURE.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL
ON PLOT BEARING C.T.S. NO- (S) 4733
OF GHATKOPAR KIROL VILLAGE 'N' WARD
MUMBAI -

NAME OF OWNER	SIGN OF OWNER
V.K.DEVELOPERS C.A.TO OWNER	Viral Naresh Shah

SIGN.NAME & ADDRESS OF ARCHITECT

nikhil santosh patil
NP3 Architects & Consultants
302, Nav Monica Apt.,
Near Castle Mill Junction,
Ulhalsar road ,Thane (w) 400604

NORTH LINE	REMARK	JOB NO	SCALE : AS SHOWN
	IOD PLAN	DRG. NO : 01	DRN BY : Sangam
		DATE : 14.7.2023	CHKD BY : Vivek

C:\2nd may 2022\BHAWESHWAR CHAYA (Rajawadi)\IOD PLAN (up to 15th flo)14.7.2023