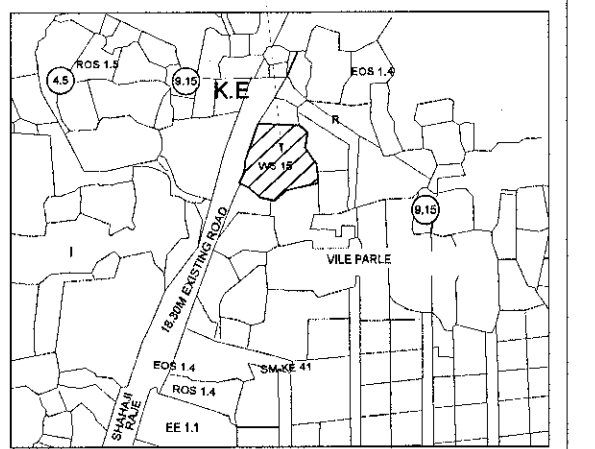
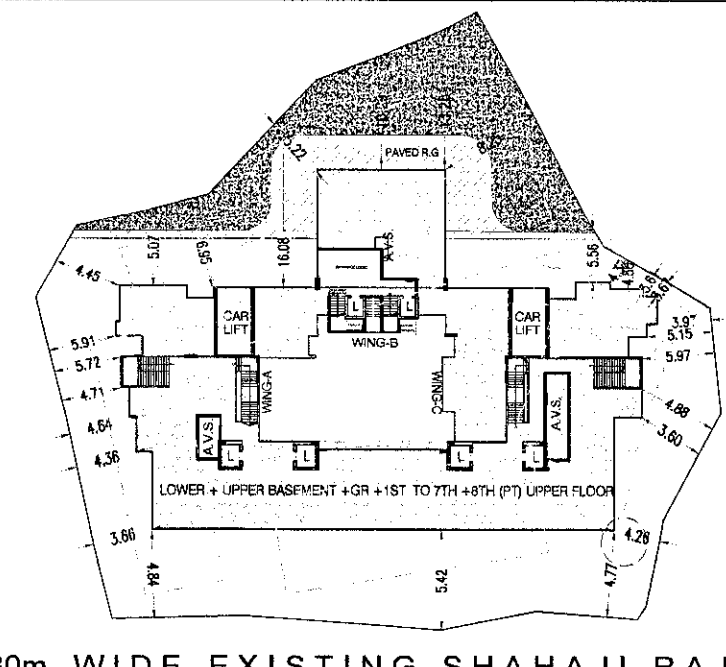




LOCATION PLAN

SCALE: 1:4000



18.30m. WIDE EXISTING SHAHAJI RAJE MARG

BLOCK PLAN

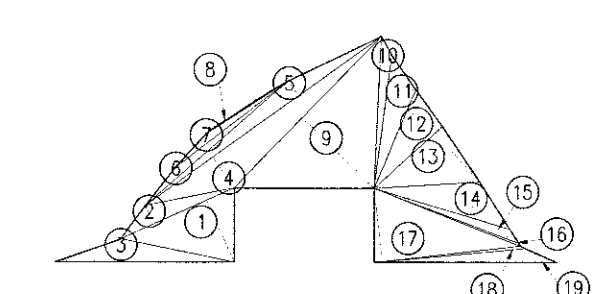
SCALE: 1:500

SUMMARY

FLOORS	NET B.U.A.	FUNG. COMP.	TOTAL AREA	ST/CASE, LIFT & LOFT AREA (PRICE OF F.S.)
GROUND (COMM.)	231.68	81.09	312.77	-
GROUND (RES.)	49.73	17.40	67.13	58.97
1ST	570.21	199.58	769.79	136.30
2ND	585.81	240.03	825.84	136.30
3RD	702.33	245.81	948.14	137.65
4TH	702.33	245.81	948.14	137.65
5TH	702.33	245.81	948.14	137.65
6TH	702.33	245.81	948.14	137.65
7TH	702.33	245.81	948.14	137.65
8TH	642.92	225.02	867.94	137.65
TOTAL	5692.00	1992.17	7684.17	1161.47

PARKING STATEMENT (AS PER DCRP-2034)			
USER	CATEGORY SQ. MT.	NO OF FLATS	CAR PARKING REQUIRED
COM.	312.77/40	7.82	
VISITORS (10%) (MIN.)	SAY	2.00	
BELOW 45	8.00	2.00	
45 TO 60	4.00	2.00	
60 TO 90	90.00	90.00	
90 ABOVE	...	...	
TOTAL	102.00	94.00	
10% VISITORS	...	9.40	
TOTAL	...	103.40	
TOTAL CAR PARKING REQUIRED	...	113.22	
TOTAL CAR PARKING PROVIDED	...	113 Nos.	

FLOOR	PARKING NOS.	BIG	SMALL	TOTAL
GROUND FLOOR	04	14	18	
UPPER BASEMENT FLOOR	23	11	34	
LOWER BASEMENT FLOOR	60	20	70	
TOTAL	77	45	122	



LINE DIAGRAM OF 15% L.O.S.

SCALE: 1:100

15% L.O.S.	AREA	CALCULATION	
1	1/2 X 11.25 X 5.98 X 1 NO	=	33.64 SQ.MT.
2	1/2 X 11.25 X 1.81 X 1 NO	=	10.18 SQ.MT.
3	1/2 X 15.85 X 2.06 X 1 NO	=	16.33 SQ.MT.
4	1/2 X 25.75 X 3.32 X 1 NO	=	42.75 SQ.MT.
5	1/2 X 25.75 X 1.60 X 1 NO	=	20.60 SQ.MT.
6	1/2 X 16.79 X 0.80 X 1 NO	=	6.72 SQ.MT.
7	1/2 X 12.63 X 0.70 X 1 NO	=	4.42 SQ.MT.
8	1/2 X 8.74 X 0.09 X 1 NO	=	0.39 SQ.MT.
9	1/2 X 18.75 X 8.91 X 1 NO	=	83.53 SQ.MT.
10	1/2 X 13.44 X 1.01 X 1 NO	=	6.79 SQ.MT.
11	1/2 X 11.90 X 2.55 X 1 NO	=	15.17 SQ.MT.
12	1/2 X 9.50 X 3.44 X 1 NO	=	16.34 SQ.MT.
13	1/2 X 8.19 X 5.86 X 1 NO	=	24.00 SQ.MT.
14	1/2 X 12.63 X 3.26 X 1 NO	=	20.59 SQ.MT.
15	1/2 X 13.76 X 0.86 X 1 NO	=	5.92 SQ.MT.
16	1/2 X 13.99 X 0.18 X 1 NO	=	1.26 SQ.MT.
17	1/2 X 13.12 X 6.51 X 1 NO	=	42.71 SQ.MT.
18	1/2 X 13.52 X 0.28 X 1 NO	=	1.89 SQ.MT.
19	1/2 X 16.20 X 1.24 X 1 NO	=	10.04 SQ.MT.
TOTAL AREA		=	363.27 SQ.MT.

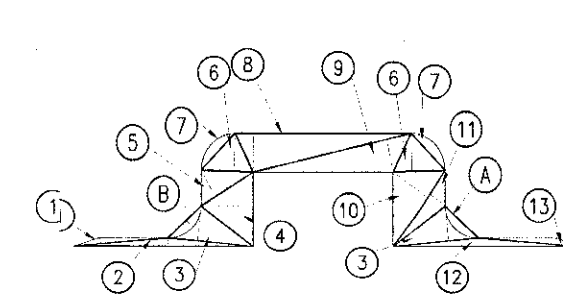
AREA CALCULATION

FOR PAVED L.O.S.

FOR PAVED L.O.S.			
1	1/2 X 8.33 X 0.58 X 1 NO	=	2.42 SQ.MT.
2	1/2 X 15.90 X 0.80 X 1 NO	=	6.36 SQ.MT.
3	1/2 X 7.64 X 3.30 X 2 NOS	=	25.21 SQ.MT.
4	1/2 X 6.55 X 4.60 X 1 NO	=	15.07 SQ.MT.
5	1/2 X 5.36 X 2.47 X 1 NO	=	6.62 SQ.MT.
6	1/2 X 4.60 X 3.08 X 2 NOS	=	14.17 SQ.MT.
7	2/3 X 4.24 X 0.88 X 2 NOS	=	4.97 SQ.MT.
8	1/2 X 15.65 X 3.12 X 1 NO	=	24.41 SQ.MT.
9	1/2 X 14.39 X 2.70 X 1 NO	=	19.43 SQ.MT.
10	1/2 X 8.10 X 3.72 X 1 NO	=	15.07 SQ.MT.
11	1/2 X 8.10 X 1.63 X 1 NO	=	6.60 SQ.MT.
12	1/2 X 16.30 X 0.80 X 1 NO	=	6.52 SQ.MT.
13	1/2 X 8.74 X 0.63 X 1 NO	=	2.75 SQ.MT.
TOTAL ADDITION		=	149.60 SQ.MT.

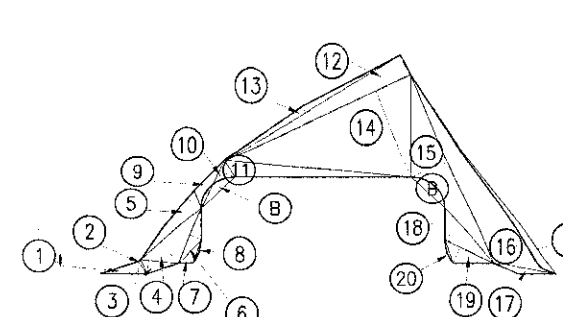
DEDUCTIONS

A	2/3 X 4.24 X 0.88 X 1 NO	=	2.49 SQ.MT.
B	2/3 X 4.24 X 0.87 X 1 NO	=	2.46 SQ.MT.
TOTAL DEDUCTION		=	4.95 SQ.MT.
TOTAL AREA [X - Y1]		=	144.65 SQ.MT.



LINE DIAGRAM OF PAVED L.O.S.

SCALE: 1:100



LINE DIAGRAM OF L.O.S. ON MOTHER-EARTH

SCALE: 1:100

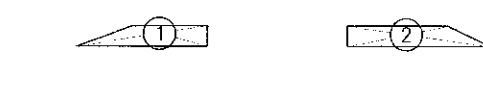
AREA CALCULATION

FOR L.O.S. ON MOTHER-EARTH

FOR L.O.S. ON MOTHER-EARTH			
1	1/2 X 4.15 X 1.17 X 1 NO	=	2.43 SQ.MT.
2	1/2 X 1.49 X 0.34 X 1 NO	=	0.25 SQ.MT.
3	1/2 X 3.36 X 1.32 X 1 NO	=	2.22 SQ.MT.
4	1/2 X 7.02 X 2.42 X 1 NO	=	8.49 SQ.MT.
5	1/2 X 7.80 X 1.54 X 1 NO	=	6.01 SQ.MT.
6	1/2 X 5.27 X 1.12 X 1 NO	=	2.95 SQ.MT.
7	1/2 X 2.85 X 0.91 X 1 NO	=	1.30 SQ.MT.
8	2/3 X 2.12 X 0.19 X 1 NO	=	0.27 SQ.MT.
9	1/2 X 5.07 X 1.27 X 1 NO	=	3.22 SQ.MT.
10	1/2 X 5.07 X 1.52 X 1 NO	=	3.85 SQ.MT.
11	1/2 X 16.67 X 1.53 X 1 NO	=	12.75 SQ.MT.
12	1/2 X 18.00 X 1.86 X 1 NO	=	16.74 SQ.MT.
13	1/2 X 17.88 X 0.60 X 1 NO	=	5.36 SQ.MT.
14	1/2 X 18.00 X 8.00 X 1 NO	=	72.00 SQ.MT.
15	1/2 X 18.10 X 3.51 X 1 NO	=	31.77 SQ.MT.
16	1/2 X 21.78 X 3.83 X 1 NO	=	41.71 SQ.MT.
17	1/2 X 5.60 X 0.61 X 1 NO	=	1.71 SQ.MT.
18	1/2 X 6.52 X 1.92 X 1 NO	=	6.26 SQ.MT.
19	1/2 X 4.78 X 1.49 X 1 NO	=	3.56 SQ.MT.
20	2/3 X 2.12 X 0.19 X 1 NO	=	0.27 SQ.MT.
TOTAL ADDITION		=	223.12 SQ.MT.

DEDUCTIONS

A	1/2 X 21.78 X 0.73 X 1 NO	=	7.95 SQ.MT.
B	2/3 X 4.24 X 0.88 X 2 NOS	=	4.97 SQ.MT.
TOTAL DEDUCTION		=	12.92 SQ.MT.
TOTAL AREA [X - Y1]		=	210.20 SQ.MT.



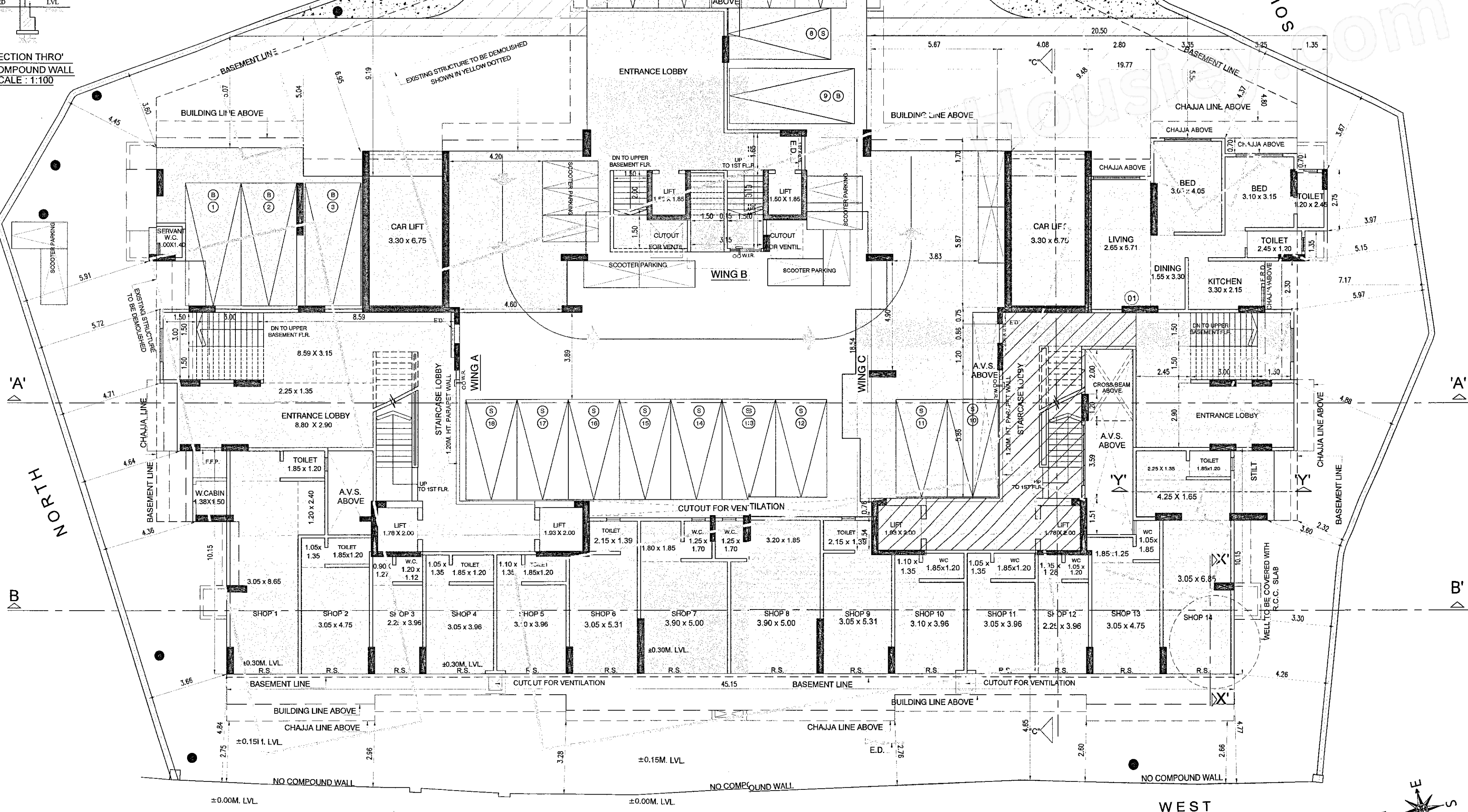
LINE DIAGRAM OF L.O.S. OVER BASEMENT

SCALE: 1:100

AREA CALC. FOR L.O.S. OVER BASEMENT			
1	(6.65 + 11.66) / 2 X 1.82 X 1 NO	=	16.66 SQ.MT.
2	(8.96 + 12.82) / 2 X 1.82 X 1 NO	=	19.82 SQ.MT.
TOTAL DEDUCTION		=	36.48 SQ.MT.

SECTION THRO' COMPOUND WALL

SCALE: 1:100



GROUND FLOOR PLAN

SCALE: 1:100

BIG PARK - 04

SMALL PARK - 14

TOTAL = 18

PROFORMA A

AREA STATEMENT

(As per P.R.C.)

1 Area of plot (As per P.R.C.)

2 Deduction for:

a) For Reservation/Road Area

b) Proposed D.P. Road area to be handed over (100%) (Regulation No 16)

c) (i) Reservation area to be handed over (100%) (Regulation No 17)

(ii) Reservation area to be handed over as per AR (Regulation No 17)

d) (i) Reservation of MAP

(ii) Reservation of MAP UNDER ENCROACHMENT

NETT PLOT AREA

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)

D) Deductions for Existing Built up area to be retained if any/Land component

of Existing BUA as per regulation under which the development was allowed.

Deduction For 15% R.G. Reg. 23 of DCR - 91

Total deduction: (2(A) + 2(B) + 2(C) + 2(D) as and when applicable)

Balance area of plot (1. minus 3)

Plot area under Development

Zonal (basic) FSI

Built up Area as per Zonal (basic) FSI (5 X 6)

(In case of Mill land permissible BUA kept in abeyance)

BUA equal to area of land handed over as per Reg. 30(A)

i) As per 2(A) and 2(B) except 2(A)(c) (ii) above with in cap of 'Admissible TDR' as column 6 of Table -12 on remaining/balance plot.

iii) In case of 2(A)(c) (ii) above permissible BUA on remaining/balance plot.

BUA in lieu of cost of construction of built up amenity to be handed over

(within the limit of permissible BUA on remaining/balance plot, (30 x 10 = 300.00)

Built up area due to 'Additional FSI on Payment of Premium' as per Table No 12 of Regulation No 30(A) on remaining/balance plot.

Built up area due to admissible 'TDR' as per Table No 12 of Regulation No 30(A) and 32 on remaining/balance plot.

2373.50 X 0.9 = 2136.15 - 390.00 = 1746.15 sq.mt.

RESERVATION --- (DCR NO. ROAD/027/2022 - RESERVATION) = 678.72

SLUM T.D.R. --- (DCR NO. SRM/1447/Comm.) = 1067.43

Built up area due to Additional FSI on payment of Premium as per Reg. No. 33(19) upto max. 4.00

Permissible Built up Area (as the case may be with / without BUA as per 2(c))

Proposed Built up Area

TDR generated if any as per Regulation No 30(A)

Fungible Compensatory Area as per Regulation No 31(3)

a) i) Perm. Fungible Compensatory area for Rehab Comp. w/o charging premium.

ii) Fungible Compensatory area available for Rehab comp. w/o charging premium.

b) i) Permissible Fungible Compensatory area by charging premium.

(i) 595.45 X 55% = 327.50 - 495.23 (Ratna) = 1491.85

ii) Fungible Compensatory area available on payment of premium for residential.

iii) Fungible Compensatory area available on payment of premium for commercial.

Total Built up Area proposed including FCA (1315(a)(ii) + 15(b)(i))

FSI consumed on Net Plot (134)

OTHER REQUIREMENTS

(A) Reservation/Designation

(a) Name of Reservation

(b) Area of Reservation land to be handed/ handed over as per Regulation No 17

(c) Built up area of Amenity to be handed over as per Regulation no. 17

(d) Area/Built up Area of Designation

(B) Plot area/Built up Amenity to be Handed Over as per Regulation No.

(C) Requirement of LOS as per Regulation No 27(15% or 20% or 25%)

(D) Tenement Statement

(a) Proposed built up area (13 above)

(b) Less deduction of Non-residential area (Shop etc.)

(c) Area available for tenements (i) (minus (b))

(d) Tenements permissible (450/hectare)

(e) Total number of Tenements proposed on the plot

(F) Parking Statement

(i) Parking required by Regulations for -

(ii) Covered garage, permissible

(iii) Total parking provided

(G) Transport Vehicles (Parking)

(i) Spaces for transport vehicles parking required by Regulations

(ii) Total No. of transport vehicles parking spaces provided

PROFORMA B

CONTENTS OF SHEET

GROUND FLOOR PLAN, CALC., BLOCK PLAN & LOCATION PLAN

NOTES :-

ALL DIMENSIONS ARE IN METERS

PLANS FOR APPROVAL

THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED.

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. P-9375/2021(267)/K/E WARD DATED 25.02.2022

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER AUTODCR FILE NO. P-9375/2021(267)/K/E WARD DATED -06.07.2022

S.E.(B.P.) K/E-C

A.E.(B.P.) K/E

E.E.(B.P.) K Ward

Santosh Nathu Bhilare

SHAHH ASIF MUSA

Navnath Sopanrao Ghadge

Santosh Nathu Bhilare

SHAHH ASIF MUSA

Navnath Sopanrao Ghadge

Santosh Nathu Bhilare

SHAHH ASIF MUSA

Navnath Sopanrao Ghadge

Santosh Nathu Bhilare

SHAHH ASIF MUSA

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