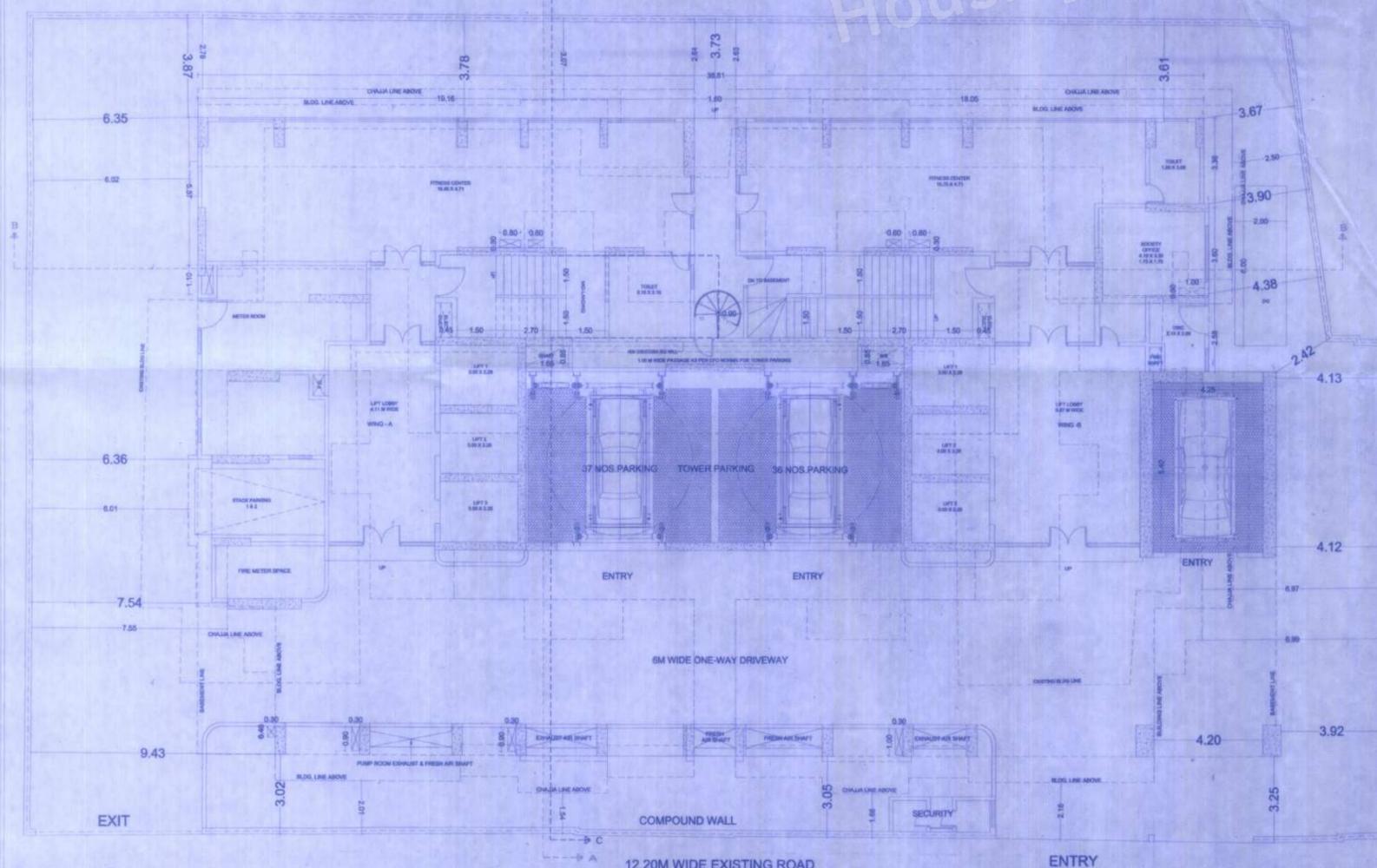


BASEMENT PLAN.
SCALE - 1 : 100



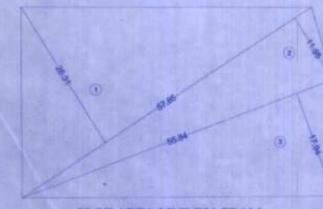
GROUND FLOOR PLAN
SCALE - 1 : 100

FLAT CARPET AREA STATEMENT FOR PARKING PURPOSE ONLY
PARKING REQUIRED AS PER SCPH 44(2) Note (ii)

CARPET AREA	NO. OF PARK. REQ. BY RULE	NO. OF FLAT PROPOSED	NO. OF PARK. REQ.
BELOW 45.00 SQ.MT.	1 PARKING FOR 4 FLATS	30	7.50 NOS.
45.00 SQ.MT. TO 60.00 SQ.MT.	1 PARKING FOR 2 FLATS	36	18.00 NOS.
60.00 SQ.MT. TO 90.00 SQ.MT.	1 PARKING FOR 1 FLAT	36	36.00 NOS.
ABOVE 90.00 SQ.MT.	2 PARKING FOR 1 FLAT	0	0.00 NOS.
TOTAL		116	61.50 NOS. 1
3% VISITORS	68.88 X 3%		3.28 NOS. 2
TOTAL NO. OF PARKING REQUIRED RESIDENTIAL (1+2)			64.78 NOS.
	SAY	65	NOS. 3
ADDITIONAL 10% PARKING DEPTH 2(1) M	65 X 50%		32.50 NOS. 4
TOTAL PERMISSIBLE NOS. OF PARKING (3+4)			102.50 NOS. 5
	SAY	104	NOS.
TOTAL PERMISSIBLE NOS. OF PARKING (3+6)			104 NOS.
TOTAL SMALL CAR PROPOSED			68.00 NOS. 7
TOTAL BIG CAR PROPOSED			194 NOS. 8
TOTAL PROPOSED NOS. OF PARKING (7+8)			262 NOS.

NOTE - PARKING PROVIDED BY MECHANICAL AUTOMATIC ADDITIONAL PARKING TO THE EXTENT 10% OF THE REQUIRED PARKING PERMITTED FOR PARKING HOLDING AREA FREE OF FSI AS PER REG. NO. 44 (ii) (B) OF DCR 2034.

PERMISSIBLE BUA	PERMISSIBLE RESIDENTIAL	PROPOSED BUA	RESIDENTIAL	TOTAL
7596.65	2658.83	6917.08	6917.08	10255.48



PLOT AREA LINE DIAGRAM
SCALE - 1 : 500

PLOT AREA CALCULATION BY TRIANGULATION METHOD

1	1/2 X 57.85 X 26.31 X 1 NO	=	761.02 SQ.MT.
2	1/2 X 57.85 X 11.95 X 1 NO	=	345.65 SQ.MT.
3	1/2 X 55.84 X 17.84 X 1 NO	=	500.88 SQ.MT.
TOTAL ADDITION		=	1607.55 SQ.MT.



BUILT UP AREA SUMMARY

FLOOR	BUILT UP AREA (IN SQ.MTS)	AMBITES AREA (IN SQ.MTS)	REFUGE AREA (IN SQ.MTS)	STAR CASE AREA (IN SQ.MTS)	GROSS BUILT AREA (IN SQ.MTS)	NOS OF FLATS
1ST FLOOR	229.50	229.91			459.41	8
2ND FLOOR	229.50	229.91			459.41	8
3RD FLOOR	229.50	229.91			459.41	8
4TH FLOOR	229.50	229.91			459.41	8
5TH FLOOR	229.50	229.91			459.41	8
6TH FLOOR	229.50	229.91			459.41	8
7TH FLOOR	229.50	229.91			459.41	8
8TH FLOOR	229.50	229.91			459.41	8
9TH FLOOR	229.50	229.91			459.41	8
10TH FLOOR	229.50	229.91			459.41	8
11TH FLOOR	229.50	229.91			459.41	8
12TH FLOOR	229.50	229.91			459.41	8
13TH FLOOR	229.50	229.91			459.41	8
14TH FLOOR	229.50	229.91			459.41	8
15TH FLOOR	229.50	229.91			459.41	8
EXCESS REFUGE AREA	70.89	70.89			141.78	0
TOTAL	3455.47	3461.61	0.00	0.00	1348.80	1348.80
TOTAL	6917.08				2497.60	

PROFORMA - A

Sr.No.	DESCRIPTION	AREA IN SQ.M.
1	a Area of plot, as per demarcation Ex.Eng./Bandra division	1607.55
	b As per Lease deed	1618.82
	c As per Layout	1618.75
2	Deductions for	
	a Road setback	
	b Proposed D.P. road	
	c Any reservation	
	Total (a+b+c)	
3	Balance area of plot (1-2)	1607.55
4	Additions for F.S.I. Propose	
5	Road Setback	
6	Net Area of plot	1607.55
7	Permissible F.S.I	3.00
8	a Permissible built-up area as per FSI 3.00 (1d X 7)	4522.65
	b Additional built-up area Prorata to of layout	2774.00
	c Total Permissible built-up area (8a + 8b)	7596.65
9	Proposed B.U.A	
	a Residential built-up area	6917.08
	b Non residential built-up area	
	c Mhada share	
	d Excess balcony area taken into FSI	
10	Total built-up area proposed (9a+9b)	6917.08
11	FSI consumed (10/9)	4.30
12	Details of FSI available as per DCR 31(3)	
	a Fungible built-up area component permissible wide residential (6917.08 x 35%)	2420.98
	b Fungible built-up area component permissible wide residential (- x 35%)	0.00
2	Total gross built-up area permissible (8c + b3) (i + ii)	938.06
3	Total gross built-up area proposed (10+11)	6917.08
4	FSI consumed (10/12)	4.30
C	Tenements Statement	
	i Proposed Res. built up area	6917.08
	ii Less non residential tenements (Shops)	
	iii Tenement density permissible per hectare for FSI one	311
	iv Tenement permissible on the plot	316
	v Tenement proposed	316
	vi Total Tenement on the plot (iv-vi)	316
D	Parking Statement	
	a Parking required by rule as Reg. 44 (2) of DCR 2034	104
	b Total parking provided	104

FORM II (PROFORMA B)

CONTENTS OF SHEET :
GROUND FLOOR PLAN, BASEMENT PLAN, BLOCK & LOCATION PLAN, PARKING & BUILT UP AREA STATEMENT

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED DEVELOPMENT OF BLDG.NO.04, KNOWN AS BANDRA ABHILAT CHS.LTD. ON PLOT BEARING CTS NO-604 (PT) AT VILLAGE KHER NAGAR BANDRA (E), MUMBAI - 400 051 UNDER DCRP 2034.

CERTIFICATE OF AREA
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE BLDG. ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 1607.55 SQ.MT. (ONE THOUSAND SEVEN HUNDRED FIFTY FIVE ONLY) AND ALIENS WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A. RECORDS.

NOTE:
1. ALL DIMENSIONS ARE IN METRES.
2. SCALE USE
a) FLOOR PLAN 1:100
b) BLOCK PLAN 1:500
c) LOCATION PLAN 1:4000
3) THE PLANS ARE PROPOSED AS PER PROVISION OF DCRP 2034 AND AS PER THE PREVALENT REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME.
4) GUIDELINES ISSUED IN BODH FOLLOWED.
5) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

STAMP OF DATE OF RECEIPT OF PLANS :

STAMP OF APPROVAL OF PLANS :

Approved subject to conditions mentioned in this office Letter No. Mhada - 95/1059/2027-28 dated 23 FEB 2022

Ex. Eng. Bldg. Permission Certificate Mumbai (W.S.) Maharashtra Housing & Area Development Authority

Sachin Rakshie
SACHIN RAKSHIE
I.S. R/173/LB/2009

Archon CONSULTANTS
GROUND FLOOR, ROOM NO 2, A-WING, SUNVIEW CHS LTD. OFF SAHAKAR THEATER, TILAKNAGAR, CHEMUR (W), MUMBAI - 400 058.

NAME AND SIGN. OF OWNER :
M/S. GAMMOR REALTY LTD. C.A. TO OWNER BANDRA ABHILAT CHS.LTD.

DRAWING TITLE: I.O.A. PLAN
DRWG NO.: 1/11
SCALE: AS STATED
DATE: 03-02-2022
DRAWN: CHECKED
RAHUL SACHIN