

RELOCATED R.G. AREA CALCULATION

RELOCATED R.G. - 01						
A	1/2	X	1.94	X	0.30	X 1 MO = 0.10 SQ.MT.
B	1/2	X	2.18	X	0.33	X 1 MO = 0.25 SQ.MT.
C	1/2	X	24.85	X	1.86	X 1 MO = 24.18 SQ.MT.
D	1/2	X	24.85	X	4.78	X 1 MO = 58.91 SQ.MT.
E	1/2	X	18.87	X	0.93	X 1 MO = 33.86 SQ.MT.
F	1/2	X	12.25	X	5.99	X 1 MO = 36.54 SQ.MT.
G	1/2	X	12.63	X	0.58	X 1 MO = 3.73 SQ.MT.
TOTAL ADDITION						= 177.84 SQ.MT. X

RELOCATED R.G.-02									
1	12	X	12.31	X	6.64	X	1 NO	x	21.94 SQMT.
2	12	X	12.31	X	2.26	X	1 NO	=	14.51 SQMT.
3	12	X	17.99	X	6.62	X	1 NO	=	75.31 SQMT.
TOTAL AUDITON								=	122.36 SQMT.

TOTAL RELOCATED R.G. AREA = 300.00 SQ.MT



RELOCATED R.G. - 02 AREA DIAGRAM

PARKING STMENT (AS PER DCR - 2034)

1	UPTO 45 SQ. MT. 1 PANG FOR EVERY 4 TENT FOR 16 TENT as per dcor 234 - 45sq.mt no - 21 (1) (0)(0)	16
2	45 to 60 SQ. MT. 1 PANG FOR EVERY 2 TENT FOR 113 TENT as per dcor 234 - 45sq.mt no - 21 (1) (0)(0)	113
3	60 to 90 SQ. MT. 1 PANG FOR EVERY 1 TENT FOR 29 TENT	29
4	ABOVE 90 SQ. MT. 2PANG FOR 1 TENT FOR FLAT	0.00
5	TOTAL PARKING	158
6	VISITORS 5%	7.90
7	TOTAL PARKING REIRED	165.90
8	TOTAL PARKING REIRED SAY	166
9	ADDITIONAL 50 % PANG AS PER 31(1) (V) (I) (MAX 83)	44
10	TOTAL PARKING REIRED	210
11	TOTAL PARKING PRIED	210

STILT FLOOR PARKING	65
PODIUM FLOOR PARKING	64
BASEMENT FLOOR PARKING	81
TOTAL PARKING	210

FLOOR	BIG	SMALL	TOTAL
STILT FLOOR PARKING	22	43	85
PODIUM FLOOR PARKING	22	42	64
BASEMENT FLOOR PARKING	45	36	81
TOTAL PARKING	89	121	210

SCHEDULE OF REQUIRED REFUGEE AREA

SCHEDULE OF REQUIRED REFUGEE AREA	
REFUGEE AREA CALCULATION OF 7TH FLR	
1)	7TH FLOOR = 724.57
2)	8TH FLOOR = 1048.63
3)	9TH FLOOR = 746.98
4)	10TH TO 14TH FLOOR $390.07 \times 5 = 1950.35$
	TOTAL = 4470.53
REQUIRED REFUGEE AREA $4470.53 \times 4\% = 178.82$	
REQUIRED REFUGEE AREA $4470.53 \times 4.25\% = 190.00$	
PROVIDED REFUGEE AREA = 324.06	
EXCESS REFUGEE AREA = 134.06	

BUILT UP AREA CALCULATION

EXISTING TEMPLE									
A	23	X	232	X	1.18	X 2 NOS	=	3.59	SQ.MT
TOTAL ADDITION							=	3.59	SQ.MT

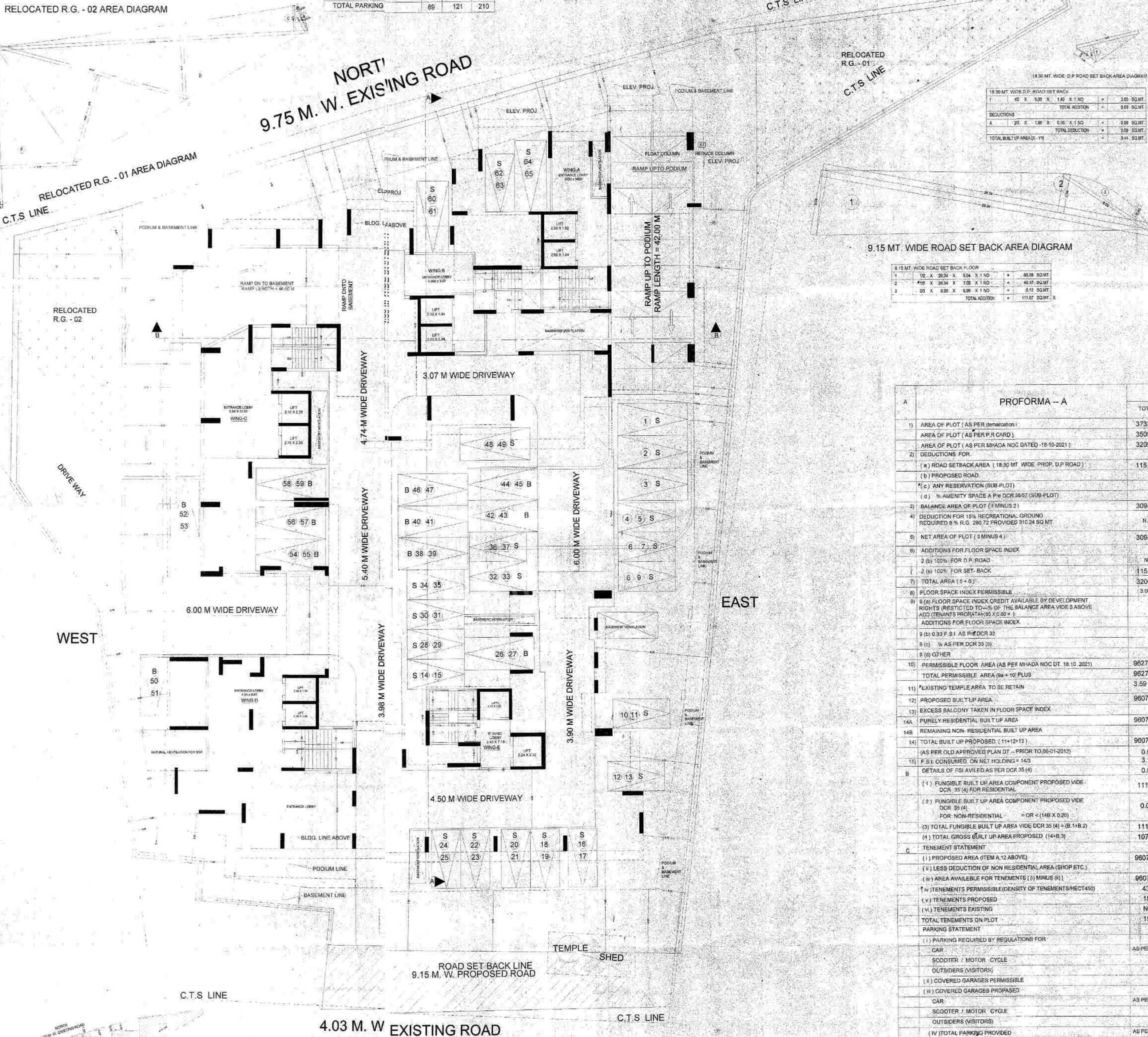
FITNESS CENTER STATEMENT

REQUIRED	PROPOSED BUA 10719.76 X 2%	=	214.40	SQ.MT.
PROVIDED		=	178.10	SQ.MT.

BUILT-UP AREA STATEMENT

FLOOR	GROSS BUA	NET BUA AREA	SOFFIT AREA	FITNESS AREA	PROPOSED RESERVE BUA	TERRACE	NET BUA OF AREA	EXCESS BUA	GROSS BUA INCLUDING FLOOR AREA	PARKING AREA	NET BUA AREA
GROUND FLOOR	---	---	---	---	---	---	---	---	---	---	---
1ST FLOOR	1207.65	218.83	16.05	178.10	---	---	851.17	---	851.17	73.44	771.73
2ND FLOOR	1202.42	218.83	---	---	---	---	1048.63	---	1048.63	73.44	965.19
3RD FLOOR	1202.49	218.83	---	---	---	---	1048.63	---	1048.63	73.44	965.19
4TH FLOOR	1202.49	218.83	---	---	---	---	1048.63	---	1048.63	73.44	965.19
5TH FLOOR	1202.49	218.83	---	---	---	---	1048.63	---	1048.63	73.44	965.19
6TH FLOOR	1202.49	218.83	---	---	---	---	1048.63	---	1048.63	73.44	965.19
7TH FLOOR	1202.49	218.83	---	---	---	304.06	224.87	134.99	998.63	73.44	775.19
8TH FLOOR	1202.49	218.83	---	---	---	---	1048.63	---	1048.63	73.44	965.19
9TH FLOOR	958.91	178.83	---	---	---	---	742.89	---	742.89	70.44	667.54
10TH FLOOR	472.96	89.79	---	---	---	---	390.67	---	390.67	70.44	319.63
11TH FLOOR	472.96	89.79	---	---	---	---	390.67	---	390.67	70.44	319.63
12TH FLOOR	472.96	89.79	---	---	---	---	390.67	---	390.67	70.44	319.63
13TH FLOOR	472.96	89.79	---	---	---	---	390.67	---	390.67	70.44	319.63
14TH FLOOR	472.96	89.79	---	---	---	---	390.67	---	390.67	70.44	319.63
COLUMN AREA	---	---	---	---	---	---	20.85	---	20.85	0.00	20.85
TOTAL	12430.89	2244.52	16.36	178.10	324.00	---	10585.72	134.03	10719.75	1112.16	8607.59

1 / 16



LOCATION PLAN
SHEET NO:- 'H' WARD
SHEET NO. - 51
SCALE - 1:4000

PROFORMA - A		TOTAL
1)	AREA OF PLOT (AS PER demarcation)	372.88
	AREA OF PLOT (AS PER P.R CARD)	3509.30
	AREA OF PLOT (AS PER MHADA NO DATED -19-10-2021)	3209.30
2)	DEDUCTIONS FOR	
	(a) ROAD SETBACK AREA (18.30 MT. WIDE. PROP. D.P ROAD)	115.11
	(b) PROPOSED ROAD	
	(c) ANY RESERVATION (SUB-PLOT)	
	(d) % AMENITY SPACE AS PER DCR 36(2) (SUB-PLOT)	
3)	BALANCE AREA OF PLOT (3 MINUS 2)	3094.19
4)	DEDUCTION FOR 15% RECREATIONAL GROUND REQUIRED @ 8% R.G. 280.72 PROVIDED 310.24 SQ MT	N/A
5)	NET AREA OF PLOT (3 MINUS 4)	3094.19
6)	ADDITIONS FOR FLOOR SPACE INDEX	
	2 (b) 100% FOR D.P. ROAD	NIL
	2 (b) 100% FOR SET-BACK	115.11
7)	TOTAL AREA (5 + 8)	3209.30
8)	FLOOR SPACE INDEX PERMISSIBLE	3.00
9)	9 (a) FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPER RIGHTS (RESTRICTED TO ~% OF THE BALANCE AREA VIDE 3 ABOVE ADD TENANTS PROPORTION 92 X 0.00 = 1)	
	ADDITIONS FOR FLOOR SPACE INDEX	
	9 (b) 0.33 F.S.I AS PER DCR 32	
	(c) % AS PER DCR 33 (d)	
	(e) OTHER	
10)	PERMISSIBLE FLOOR AREA (AS PER MHADA NOC DT. 18.10.2021)	9627.90
	TOTAL PERMISSIBLE AREA (9a + 10) PLUS	9627.90
11)	EXISTING TEMPLE AREA TO BE RETAIN	3.59
12)	PROPOSED BUILT UP AREA	9607.60
13)	EXCESS BALCONY TAKEN IN FLOOR SPACE INDEX	
14A)	PURPOSE RESIDENTIAL BUILT UP AREA	9607.60
14B)	REMAINING NON-RESIDENTIAL BUILT UP AREA	
14)	TOTAL BUILT UP PROPOSED (11+12+13)	9607.60
	(AS PER OLD APPROVED PLAN DT. - PRIOR TO 06-01-2012)	0.00
	F.S.I. CONSUMED ON NET HOLDING = 143	3.10
	DETAILS OF FSI AVAILED AS PER DCR 35 (4)	0.00
B	(1) FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR RESIDENTIAL	112.16
	(2) FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR NON-RESIDENTIAL = OR < (1/3 X 0.25)	0.00
	(3) TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35 (4) = (B.1+B.2)	112.16
	(4) TOTAL GROSS BUILT UP AREA PROPOSED (14B+3)	10719.76
C	TENEMENT STATEMENT	
	(I) PROPOSED AREA (ITEM A,12 ABOVE)	9607.60
	(II) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	
	(B-1) AREA AVAILABLE FOR TENEMENTS (I) MINUS (II)	9607.60
	(IV) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTA/50)	432
	(V) TENEMENTS PROPOSED	158
	(VI) TENEMENTS EXISTING	NIL
	TOTAL TENEMENTS ON PLOT	158
	PARKING STATEMENT	
	(I) PARKING REQUIRED BY REGULATIONS FOR CAR	AS PER STAT
	SCOOTER / MOTOR CYCLE	
	OUTSIDERS (VISITORS)	
	(II) COVERED GARAGES PERMISSIBLE	
	(III) COVERED GARAGES PROPOSED	AS PER STAT
	CAR	
	SCOOTER / MOTOR CYCLE	
	OUTSIDERS (VISITORS)	
	(IV) TOTAL PARKING PROVIDED	AS PER STAT

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON _____ AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS _____ SQ MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD.

PROFORMA -- B

PROFORMA - B CONTENTS OF SHEET :-		STILT FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION, COMPOUND WALL, SCHEDULE OF AREA STATEMENT, STILT FLOOR PLAN, EXISTING TEMPLE DIAGRAM & CALCULATION
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NOTES :- BOUNDRY OF PLOT SHOWN BOUNDED BLACK, PROPOSED BUILDING SHOWN PINK.
BUILDING TO BE DIMLISHED SHOWN YELLOW DOTTED.

DESCRIPTION :- PROPOSED RECONSTRUCTION OF EXISTING BUILDING NO.182 SITUATED ON
S NO 379 OF TEACHERS COLONY, M H A D A. LAYOUT BEARING C.T.S. NO.809.

S.W. 1/4 OF TEACHERS COLONY, REHMA ROAD, DAWANPE, DIST. HOSUR,
OF BANDRA (E) VILLAGE, VILAGE BANDRA (E) MUMBAI

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON _____ AND THAT
THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS

MEASURED ON SITE AND AREA SO WORKED OUT IS _____ SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD

NAME OF DEVELOPER - PARANJEE SCHEMES

NAME OF OWNER - PSO PROPERTIES PVT.LTD.

NAME OF OWNER - RED PROPERTIES PVT. LTD.	SIGNATURE OF LICENSED ARCHITECT
FILE NO. -	
JOB NO. - TC/BNDR/PRA/132/13201	
DRG NO. -	
DRAWN BY - GOVINDA	

DRAWN BY :- GOVINDA
CHK BY :-
N
DATE - 24-11-2021
SCALE - 1:100
P. Smit

SCALE 1" = 100'

VILAS CHIKHAT
ARCHITECT
CA 94020

NIRGEL CHIKHAT
ARCHITECT
CA 94020



 317, E-SQUARE, RUSHASH ROAD, (ABOVE STATE BANK OF
 VILLE PARK-EAST. MUMBAI 400 087.

SIGNATURE OF OWNER	TEL: +91 22 26502457/4
SUB. ENGINEER	

ASSISTANCE ENGINEER

ASSISTANCE ENGINEER

Date: 30 NOV 2021

SEAE Dy. Eng. Ex. Eng. B. P. C. M. M. M.

EXECUTIVE ENGINEER
