

FOR REHAB NR-1 (GROUND FLOOR)

SHOP 2.030 X 2.777 X 1 NO = 5.637 SQ.MT.
TOTAL CARPET AREA = 5.637 SQ.MT.-(A)

CARPET AREA CALCULATION

FOR REHAB NR-1 (2ND FLOOR)

SHOP 4.120 X 2.900 X 1 NO = 11.948 SQ.MT.
3.060 X 1.450 X 1 NO = 4.437 SQ.MT.
W.C 0.960 X 1.350 X 1 NO = 1.296 SQ.MT.
DOOR JAM 1.000 X 0.150 X 1 NO = 0.150 SQ.MT.
0.750 X 0.100 X 1 NO = 0.075 SQ.MT.
TOTAL CARPET AREA = 17.906 SQ.MT.-(B)
TOTAL REHAB NR-1 AREA (A+B) = 23.543 SQ.MT.

CARPET AREA CALCULATION

FOR REHAB NR-2 (GROUND FLOOR)

SHOP 2.563 X 8.980 X 1 NO = 23.016 SQ.MT.
TOTAL CARPET AREA = 23.016 SQ.MT.-(A)

CARPET AREA CALCULATION

FOR REHAB NR-2 (1ST FLOOR)

SHOP 2.563 X 7.330 X 1 NO = 18.787 SQ.MT.
1.062 X 0.050 X 1 NO = 0.053 SQ.MT.
W.C 0.963 X 1.350 X 1 NO = 1.300 SQ.MT.
DOOR JAM 0.750 X 0.100 X 1 NO = 0.075 SQ.MT.
TOTAL CARPET AREA = 20.215 SQ.MT.-(B)
TOTAL REHAB NR-2 AREA (A+B) = 43.231 SQ.MT.

CARPET AREA CALCULATION

FOR REHAB NR-3 (GROUND FLOOR)

SHOP 2.562 X 8.980 X 1 NO = 23.007 SQ.MT.
TOTAL CARPET AREA = 23.007 SQ.MT.-(A)

CARPET AREA CALCULATION

FOR REHAB NR-3 (1ST FLOOR)

SHOP 2.562 X 6.122 X 1 NO = 15.685 SQ.MT.
1.062 X 1.500 X 1 NO = 1.593 SQ.MT.
1.112 X 1.208 X 1 NO = 1.343 SQ.MT.
W.C 1.008 X 1.350 X 1 NO = 1.361 SQ.MT.
DOOR JAM 0.750 X 0.100 X 1 NO = 0.075 SQ.MT.
TOTAL CARPET AREA = 20.057 SQ.MT.-(B)
TOTAL REHAB NR-3 AREA (A+B) = 43.064 SQ.MT.

CARPET AREA CALCULATION

FOR REHAB NR-4 (GROUND FLOOR)

SHOP 2.562 X 8.980 X 1 NO = 23.007 SQ.MT.
TOTAL CARPET AREA = 23.007 SQ.MT.-(A)

CARPET AREA CALCULATION

FOR REHAB NR-4 (1ST FLOOR)

SHOP 2.562 X 6.122 X 1 NO = 15.685 SQ.MT.
1.062 X 1.500 X 1 NO = 1.593 SQ.MT.
1.112 X 1.208 X 1 NO = 1.343 SQ.MT.
W.C 1.008 X 1.350 X 1 NO = 1.361 SQ.MT.
DOOR JAM 0.750 X 0.100 X 1 NO = 0.075 SQ.MT.
TOTAL CARPET AREA = 20.057 SQ.MT.-(B)
TOTAL REHAB NR-4 AREA (A+B) = 43.064 SQ.MT.

CARPET AREA CALCULATION

FOR REHAB NR-5 (GROUND FLOOR)

SHOP 2.563 X 8.980 X 1 NO = 23.016 SQ.MT.
TOTAL CARPET AREA = 23.016 SQ.MT.-(A)

CARPET AREA CALCULATION

FOR REHAB NR-5 (1ST FLOOR)

SHOP 2.563 X 7.330 X 1 NO = 18.787 SQ.MT.
1.062 X 0.050 X 1 NO = 0.053 SQ.MT.
W.C 0.963 X 1.350 X 1 NO = 1.300 SQ.MT.
DOOR JAM 0.750 X 0.100 X 1 NO = 0.075 SQ.MT.
TOTAL CARPET AREA = 20.215 SQ.MT.-(B)
TOTAL REHAB NR-5 AREA (A+B) = 43.231 SQ.MT.

CARPET AREA CALCULATION

FOR REHAB NR-5A (2ND FLOOR)

SHOP 4.030 X 2.100 X 1 NO = 8.463 SQ.MT.
2.970 X 1.450 X 1 NO = 4.307 SQ.MT.
W.C 0.960 X 1.350 X 1 NO = 1.296 SQ.MT.
DOOR JAM 1.000 X 0.150 X 1 NO = 0.150 SQ.MT.
0.750 X 0.100 X 1 NO = 0.075 SQ.MT.
TOTAL CARPET AREA = 14.291 SQ.MT.

FILE NO-P-9550/2021/(1891)/G/NORTH/MAHIM/337/1/NEW

PROFOMA "A"

A	AREA STATEMENT	SQ.MT.
1	AREA OF PLOT (AS PER PRC) C.S.NO. 554/6	478.360
2	DEDUCTIONS FOR	-
(a)	ROAD SET BACK AREA	-
(b)	PROPOSED ROAD	-
(c)	ANY RESERVATION (SUB-PLOT)	-
3	BALANCE AREA OF PLOT	478.360
4	DEDUCTIONS FOR	-
%	AMENITY SPACE AS PER DCPR 2034	-
5	NET AREA OF PLOT	478.360
6	ADDITION FOR FLOOR SPACE INDEX	-
2(a)	100% FOR D.P.ROAD	-
2(b)	100% FOR SET BACK	-
7	TOTAL AREA (5+6)	478.360
8	FLOOR SPACE INDEX PERMISSIBLE	6.47319173844
9	PERMISSIBLE FLOOR AREA (7 X 8) PLUS 9 ABOVE	3096.516
10	EXISTING FLOOR AREA	-
11	PROPOSED BUILT UP AREA	3949.989
12	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	-
13	PURELY RESIDENTIAL BUILT UP AREA	2911.044
14	REMAINING NON-RESIDENTIAL BUILT UP AREA	165.472
15	TOTAL BUILT UP AREA PROPOSED (11 + 12 + 13)	3096.516
16	FSI CONSUMED ON NET HOLDING = 15/7	6.473191738
17	BALANCE SALE BUA	-
18	FSI CONSUMED ON CARPET AREA = (15/1.20)/7	5.394326448

B	DETAILS OF FSI AVAILED AS PER DCR 35 (4)	PERMISSIBLE	PROPOSED
1	FUNGIBLE BUILT UP AREA COMPONENT RESID.	REHAB = 543.950 SALE = 474.915	REHAB = 337.116 SALE = 465.348
2	FUNGIBLE BUILT UP AREA COMPONENT COMM.	REHAB = 64.915	REHAB = 51.009
3	TOTAL FUNGIBLE BUILT UP AREA	1083.780	853.473
4	GROSS BUILT UP AREA PROPOSED	4180.296	3949.989
DEFECIT REHAB FUNGIBLE BUA (13.906+206.638) = 220.744 SQ.MT			

C	TENEMENT STATEMENT	
(i)	PROPOSED AREA (A12 ABOVE) PLOT AREA	478.360
(ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	-
(iii)	AREA AVAILABLE FOR TENEMENTS [(i) MINUS (ii)]	-
(iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE) (450/ HECT.)	140 NOS
(v)	TENEMENTS PROPOSED	78 NOS
(vi)	TENEMENTS EXISTING	-

D	PARKING STATEMENT	
	PARKING REQUIRED BY REGULATIONS FOR CAR	23 NOS
	SCOOTER/MOTOR CYCLE	-
	OUTSIDER(VISITOR)	-
	TOTAL PARKING PROVIDED	30 NOS

E	TRANSPORT VEHICLES PARKING	
(i)	SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	-
(ii)	TOTAL NO.OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	-

F	LEGEND	
1)	PLOT LINES - THK. BLACK /RED	8) R.G. - GREEN WASH
2)	EXISTING WORK - BLUE	9) EX. STREET LINE-BROWN
3)	WORK PROP. TO BE DEMOLISHED - YELLOW	10) FUTURE STREET LINE-BROWN DOTTED
4)	PROPOSED WORK - RED/PINK	11) B - DENOTES BALCONY
5)	DRAINAGE & SEWAGE WORK - RED/YEL. DOTTED	
6)	WATER SUPPLY WORK - BLACK DOTTED THIN	
7)	DEVIATIONS - RED HATCHED	

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED

APPROVED SUBJECT TO CONDITIONS MENTIONED IN
THIS OFFICE LETTER NO. P-9550/2021/(1891)/G/NORTH/MAHIM/337/1/NEW

MILIND JADHAV	SANDIPK UMAR KATKAR WAGAR 20/02/2021	RAJESH S DHOLAY
SUB.ENG.B.P.(CITY) XI	ASST.ENG.B.P.(CITY) VII	EX.ENG.B.P (CITY) III

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON
AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS
MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE
DOCUMENTS OF OWNERSHIP/AND T.P. SCHEME RECORDS/ LAND RECORDS DEPT/ CITY SURVEY
RECORDS.

SIGNATURE OF LIC.ARCHITECT

PROFORMA "B"

CONTENTS OF SHEETS

BASEMENT FLOOR, GROUND FLOOR,BLOCK PLAN, CARPET AREA CALCULATION
PLOT AREA DIAGRAM,CAR PARKING STATEMENT,LOCATION PLAN

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPEMENT OF PROPERTY BEARING C.S.NO. 1891 OF MAHIM DIVISION,
(OLD BUILDING KNOWN AS PRABHU DARSHAN),UNDER REG. 33(7) OF DCPR 2034.
SITUATED AT L.J.ROAD,SHIVAJI PARK DADAR (WEST), MUMBAI-400028.
AND PROPOSED NEW BUILDING TO BE KNOWN AS '1891 EKAM PARKK.'

NAME OF DEVELOPERS M/S NASCENT DEVELOPERS

ADDRESS OF DEVELOPERS SIGNATURE OF DEVELOPERS

V/55,DR. E. MOSES ROAD,NEXT TO FURNITUREWALA SHOWROOM WORLI,MUMBAI-400018 TEL-02267432777	HEMANT PRAVINKU MAR JAIN
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NAME , ADDRESS & SIGNATURE OF
ARCHITECT

RAJENDRA U. PAGNIS
PAGNIS AND PAGNIS
ARCHITECTS DESIGNERS & PLANNING CONSULTANTS
4, ANAND, OPP. VITHAL MANDIR,D.L.VAIDYA ROAD,
DADAR(WEST), MUMBAI-4000 28.
OFF.TEL-24312025,24308081

COA. NO. CA / 91 / 14083	DRG. NO. 1	SCALE: 1:100	JOB NO.	FILE NAME
	DRN.BY: RAKESH	CHECKED BY: RAJENDRA		

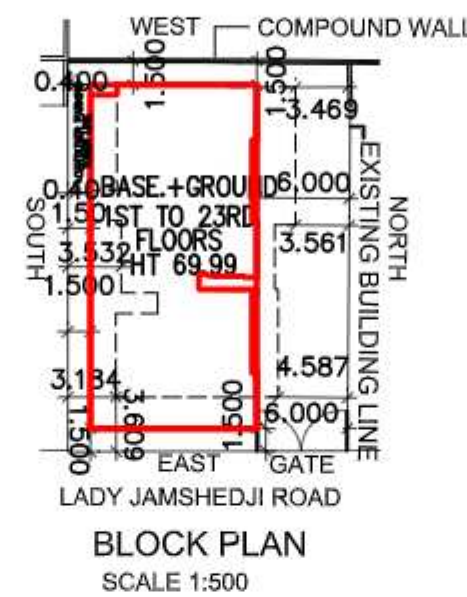
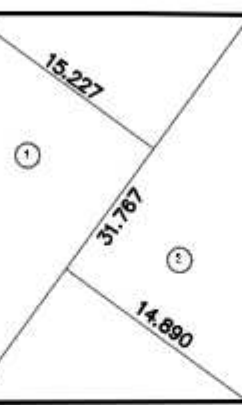
ZONE NO = 17/115
READY RECKONER RATE = RS. 1,37,220/-
COST OF CONSTRUCTION = RS. 30,250/-
RATIO = $\frac{1,37,220}{30,250} = 4.53$
RATIO ABOVE 4.00 AND BELOW 6.00 & 1 PLOT
SALE INCENTIVE = 78 %

SR. NO	SHOP NO AS PER MHADA LIST	CARPET AREA AS PER MHADA LIST	COMMON CARPET AREA AS PER MHADA LIST	TOTAL CARPET AREA	5 % ADDITIONAL AREA	TOTAL CARPET AREA
1	1	12.68	3.38	16.06	0.80	16.860
2	2	24.32	6.47	30.79	1.54	32.330
3	3	23.45	6.24	29.69	1.48	31.17
4	4	23.88	6.36	30.24	1.51	31.75
5	5	23.44	6.24	29.68	1.48	31.16
6	5A	8.48	2.26	10.74	0.54	11.28
TOTAL				116.25	30.95	147.20
TOTAL CARPET AREA FOR REHAB RESID				1295.12		
TOTAL CARPET AREA OF EXISTING TENANTS (1295.12+154.560)				1449.680		
TOTAL BUILT UP AREA OF EXISTING TENANTS 1449.680 X 1.2				1739.616		
TOTAL INCENTIVE SALE BUILTUP AREA 1739.616 X 78%				1356.900		
TOTAL BUILT UP AREA (1739.616+1356.900)				3096.516		
PERMISSIBLE FSI 3096.516/478.36				6.47319173844		

PLOT AREA DIAGRAM

PLOT AREA CALCULATION

1 1/2 X 31.767 X 15.227 X 1 NO = 241.855 SQ.MT.
2 1/2 X 31.767 X 14.890 X 1 NO = 236.505 SQ.MT.
TOTAL PLOT AREA = 478.360 SQ.MT.



AS PER DCPR 2034

CAR PARKING STATEMENT

COMMERCIAL (107.001+91.736+36.419)
1 CAR FOR 40,000 SQ.MT = 5.878 (I.E.6.000 NOS OF CARS)
I.E. REQUIRED TOTAL = 6.000 NOS. OF CARS
10% VISITORS = 0.600 NOS. CARS
REQUIRED TOTAL FOR COMM. = 8.000 NOS OF CARS -(A)
FOR RESIDENTIAL
2) 1 CAR PARKING 8 TENEMENT HAVING CARPET AREA UP TO 45,000 SQ.MT EACH
PROP. FLAT = 37 NOS. = 4.625
3) 1 CAR PARKING 4 TENEMENT HAVING CARPET AREA EXCEEDING 45,000 SQ.MT. BUT NOT EXCEEDING TO 60,000 SQ.MT.
PROP. FLAT = 35 NOS. = 8.750
TOTAL (2+3) = 13.375 NOS. CAR
10% VISITORS = 1.337 NOS CAR
REQUIRED FOR RESID. = 14.712 NOS. CARS. -(B)
REQUIRED TOTAL (A+B) = 22.712 NOS. CAR SAY 23.000 NOS
ADDITIONAL PERMISSIBLE 50% = 11.50 NOS. CAR SAY 11.00 NOS
TOTAL PERMISSIBLE CAR PARKING = 34.00 NOS. CAR -(C)
PROPOSED CAR = 30.00 NOS. CAR

TOTAL TENAMENT = 78 NOS
78/50 = 1.56X10.00 = 15.60 SQ.MT

REQUIRED METER RM AREA = 15.60 SQ.MT.
PROPOSED METER RM AREA = 15.590 SQ.MT.
EXCESS METER RM AREA = NIL

