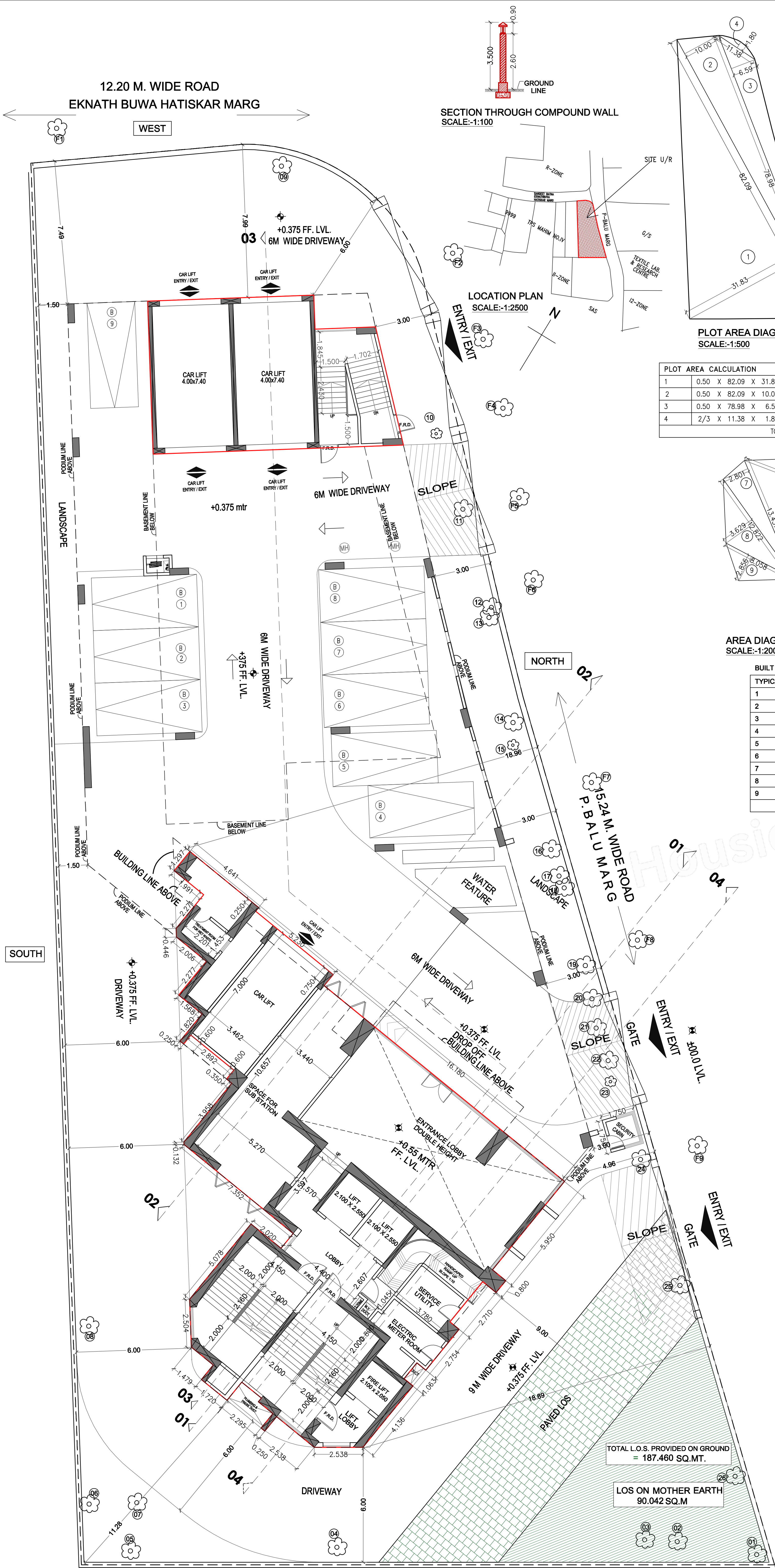




FIL THIS PLAN IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN THE IOD LETTER U/NO. EB/7362/GS/A

PLANS FOR IOD

Satish Moreshwar Rathod	Chandrakant Suresh Suryavanshi	JADHAV RAJENDRA ANANDRA O
SUB - ENGINEER - I (B.P.) CITY	ASST. - ENGINEER- VI (B.P.) CITY	EX. - ENGINEER - I (B.P.) CITY

LAYOUT OPEN SPACE
L.O.S. AREA REQUIRED = $1990.81 \times 15\% = 298.622$ SQ.MT.
L.O.S. AREA REQUIRED ON GROUND = $298.622 \times 60\% = 179.17$ SQ.MT.
L.O.S. AREA REQUIRED ON MOTHER EARTH = $179.17 \times 50\% = 89.58$ SQ.MT.
L.O.S. AREA PROPOSED ON MOTHER EARTH = 90.042 SQ.MT.
PAVED L.O.S. AREA PROPOSED ON GROUND = 97.418 SQ.MT.
TOTAL LOS PROVIDED ON GROUND (90.042+97.418) = 187.460 SQ.MT.
L.O.S. AREA PROPOSED ON STILT/ TOP PODIUM FLOOR = 209.608 SQ.MT.
TOTAL L.O.S. PROPOSED = 397.068 SQ.MT.

A	PROFORMA 'A'	TOTAL IN SQ. MTS.
1	AREA OF PLOT	1990.81
2	DEDUCTION FOR	
a	ROAD SET BACK AREA	
b	PROPOSED ROAD	
c	Any reservation (sub-plot)	
d	5 % amenity space as per DCR 56/57 (SUD-PLT)	
e	Other	
3	BALANCE AREA OF PLOT (1 MINUS 2)	1990.81
4	DEDUCTION FOR 15% RECREATIONAL GROUND / 10% AMINITY SPACE (IF DEDUCTIBLE FOR IND)	
5	NET AREA OF PLOT (3 MINUS 4)	
6	ADDITION FOR FLOOR SPACE INDEX	
a	100% FOR D. P. ROAD	
b	100% FOR SETBACK	
c	AMINITY SPACE	
7	TOTAL AREA (5 PLUS 6)	1990.81
8	FLOOR SPACE INDEX PERMISSIBLE	1.33
9	ADDITIONAL FSI	
a	ADMISSIBLE TDR AS PER DPCR 2034 REGULATION NO 30 (1) TABLE 12	
b	ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER DPCR 2034 REG NO 30 (1) TABLE 12	0.62
11	TOTAL PERMISSIBLE FSI	1.95
10	PERMISSIBLE FLOOR AREA (1990.81 x 1.95)	3882.07
11	EXISTING FLOOR AREA	
12	PROPOSED BUILT UP AREA	3882.07
13	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	
14 A	PURELY RESIDENTIAL BUILT UP AREA	3882.07
14 B	REMAINING NON - RESIDENTIAL BUILT UP AREA	
14	TOTAL BUILT UP PROPOSED (11 + 12 + 13) (AS PER OLD APPROVED PLAN DT. PRIOR TO 16.01.2012	3882.07
15	FSI CONSUMED ON NET HOLDING = 14 / 3	1.95
B.	DETAILS OF FSI AVAILABLE AS PER DPCR 31 (3)	
1.	FUNGIBLE BUILT-UP AREA COMPONENT PERMISSIBLE/PROPOSED VIDE DCR 35 (4) FOR PURELY RESIDENTIAL = OR < (14A X 0.35)	REHAB 885.71 885.71 SALE 473.01 436.275
2.	FUNGIBLE BUILT-UP AREA COMPONENT PERMISSIBLE/PROPOSED VIDE DCR 35 (4) FOR NON RESIDENTIAL = OR < (14B X 0.35)	
3.	TOTAL FUNGIBLE BUILT-UP VIDE DCR 35 (4) = (B.1 + B.2)	1358.72 1321.985
4.	TOTAL GROSS BUILT UP AREA PROPOSED (14 + B. 3)	5240.79 5204.055
C.	TENANT STATEMENT B. 4.	
(i)	PROPOSED AREA (ITEM B. 12 ABOVE)	
(ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	
(iii)	AREA AVAILABLE FOR TENANTS (I) MINUS (II)	
(iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	
(v)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	
(vi)	TENEMENTS EXISTING	
D.	PARKING STATEMENT	
(i)	PARKING REQUIRED BY REGULATIONS FOR ----	
(ii)	CAR SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS)	
(iii)	COVERED GARAGE PERMISSIBLE. COVERED GARAGE PROPOSED	
(iv)	CAR SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS)	
E	TRANSPORT VEHICLES PARKING	
(i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
(ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

NOTES

BOUNDARY OF PLOT SHOWN THICK BLACK
PROPOSED WORK SHOWN RED WASH
DRAINAGE LINE SHOWN RED DOTTED
RECREATION GROUND SHOWN GREEN WASH
EX. STRUCTURES TO BE RETAINED SHOWN HATCHED BLACK
EX. STRUCTURES TO BE DEMOLISHED SHOWN HATCHED YELLOW
SETBACK AREA SHOWN BURNT SIENNA

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 12/08/2010 AND DET THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE 1990.81 SQ.METRE

AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS

SIGNATURE OF ARCHITECT

PROFORMA 'B'

CONTENTS OF SHEET

GROUND FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, B.U.A. SUMMARY, R.G. AREA CALCULATION, SECTION THROUGH COMPOUND WALL

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING F P NO. 1285, OF T.P.S MAHIM NO. 1 LOWER PAREL DIVISION, G/S WARD, MUMBAI.

NAME OF OWNER	SIGNATURE
M/S SURAVI INFRASTRUCTURE	DILIP MANGHAN MAL MADNANI
NAME, ADDRESS & SIGNATURE OF ARCHITECT	AMEET GANPATR AO PAWAR
AMEET PAWAR CA/2004/34543	

GROUND FLOOR, SATYANARAYAN PRASAD-COMMERCIAL CENTRE, DAYALDAS ROAD, VILE PARLE (E), MUMBAI- 400 057. Ph:-222-2612 9833/ 44/ 55/ 66. www.aakararchitect.org

NORTH

DRAWN BY: VISHAL

CHECKED BY: VISHAL

D/VISHAL /CITY/SURAVI/CONCESSION 6.01.2014