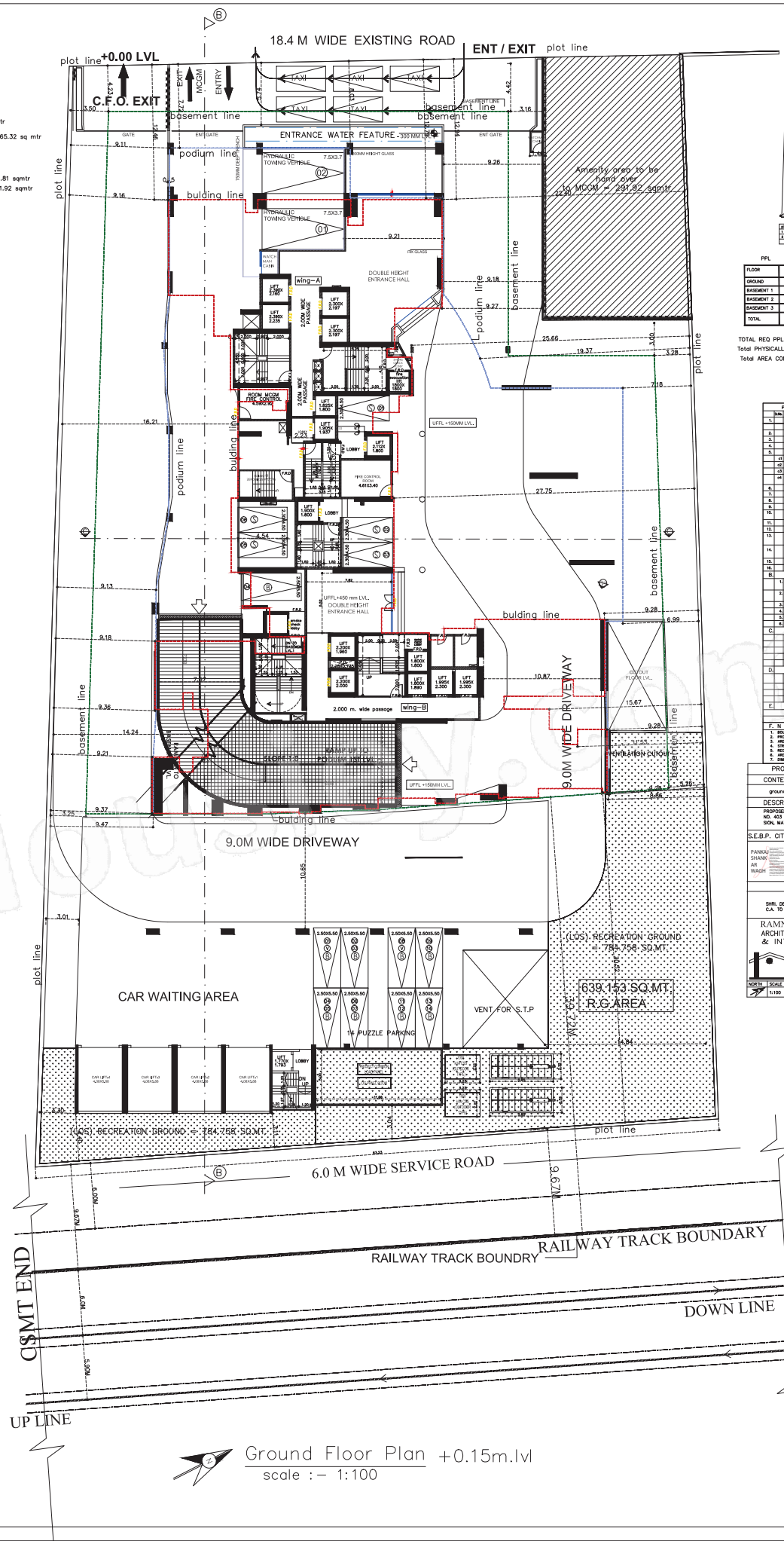
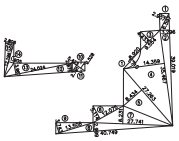


1) LOS Required 20% of 5544.35sqmt = 1108.87 Sqmtr
2) LOS Proposed =1387.174 sq.mtr
3) LOS Required on ground floor 60% of 1108.87 = 665.32 sq mtr
4) LOS Proposed on mother earth 784.758 sqmtr
5) LOS Required on podium = 443.55 sqmtr
6) LOS Proposed on podium = 602.416 sqmtr

Amenity area Required to be hand over to MCGM = 291.81 sqmtr
Amenity area Proposed to be hand over to MCGM = 291.92 sqmtr

BUILT UP AREA CALCULATION

Fire Control Room area				
1	5.41 X 4.08 X 1NO	=	22.07 SQ.MT.	
TOTAL Fire Control Room area		=	22.07 SQ.MT.	X



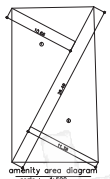
R.G. area diagram
scale :- 1:500

RECREATION GROUND AREA

1	1/2 X 4.597 X 2.957 X 1NO	=	6.789 SQ.MT.	
2	1/2 X 39.019 X 3.236 X 1NO	=	64.303 SQ.MT.	
3	1/2 X 8.564 X 4.433 X 1NO	=	21.178 SQ.MT.	
4	1/2 X 35.467 X 14.360 X 1NO	=	254.663 SQ.MT.	
5	1/2 X 17.283 X 8.434 X 1NO	=	114.968 SQ.MT.	
6	1/2 X 12.075 X 5.114 X 1NO	=	30.878 SQ.MT.	
7	1/2 X 27.741 X 6.620 X 1NO	=	86.441 SQ.MT.	
8	1/2 X 43.749 X 2.989 X 1NO	=	65.103 SQ.MT.	
9	1/2 X 13.508 X 3.743 X 1NO	=	25.263 SQ.MT.	
10	1/2 X 5.423 X 2.538 X 1NO	=	6.873 SQ.MT.	
11	1/2 X 5.423 X 2.791 X 1NO	=	7.558 SQ.MT.	
12	1/2 X 24.624 X 2.975 X 1NO	=	36.736 SQ.MT.	
13	1/2 X 24.624 X 3.867 X 1NO	=	47.652 SQ.MT.	
14	1/2 X 12.198 X 1.855 X 1NO	=	11.617 SQ.MT.	
15	1/2 X 12.198 X 2.808 X 1NO	=	17.111 SQ.MT.	
	TOTAL ADDITION	=	794.928 SQ.MT.	X

DEDUCTIONS

1	2/3 X 8.921 X 1.710 X 1NO	=	10.170 SQ.MT.	
	TOTAL DEDUCTION	=	10.170 SQ.MT.	Y1
TOTAL RECREATION GROUND AREA		=	784.758 SQ.MT.	Y1



amenity area diagram
scale :- 1:500

amenity area calculation

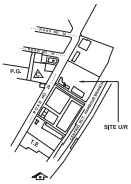
1	1/2 X 26.49 X 10.66 X1 nos	=	141.19 sq.mt.	
2	1/2 X 26.49 X 11.38 X1 nos	=	150.73 sq.mt.	
	total addition	=	291.92 sq.mt.	

PPL
Car Parking

floor	big car	small car	total car
ground floor	01	02	03

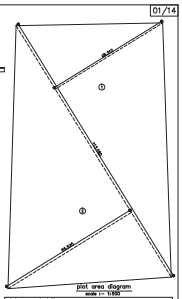
CAPTIVE
Car Parking

floor	big car	small car	total car
ground floor	47	1	48



location plan
scale :- 1:4000

Ground Floor Plan +0.15m.lvl
scale :- 1:100



plot area diagram
scale :- 1:500

plot area calculation

1	1/2 X 113.283 X 48.312 X 1no	=	2731.88 sqmt.	
2	1/2 X 113.283 X 55.532 X 1no	=	3139.13 sqmt.	
	total addition	=	5871.01 sqmt.	

PPL

FLOOR	BIG	SMALL	HANDICAPPED Big	TOTAL	BICYCLES
GROUND	01	02	00	03	00
BASEMENT 1	30	30	01	61	50
BASEMENT 2	30	33	01	64	00
BASEMENT 3	35	32	01	68	00
TOTAL	96	97	03	196	50

TOTAL REQ PPL AREA = 196 X 50 = 9800 SQ.MT
Total PHYSICALLY PROVIDED PPL Area =10059.77 sq.mt
Total AREA CONSIDERED FOR PPL =9800 sq.mt

P R O F O R M A – A

Sub.		D E S C R I P T I O N	AREA in sqm
1.		AREA OF PLOT (As per PRC)	5838.16
		AREA OF PLOT ADOPTED FOR CALCULATIONS	0.00
2.		AREA UNDER RESERVATIONS	0.00
3.		AREA UNDER ROAD SET-BACK	0.00
4.		AREA UNDER D.P.ROADS	0.00
5.		DEDUCTIONS FOR D.P.ROAD & RESERVATIONS	
	a1	ROAD SET-BACK AREA	0.00
	a2	D.P.ROAD AREA	0.00
	a3	RESERVATIONS TO BE HANDED OVER @ 100%	N.A.
	a4	Reservations permissible under u.p.policy Currently is in tandemkar B.1105	N.A.
6.		DEDUCTION FOR AMENITY AREA (5838.16 x 50)	291.81
7.		TOTAL AREA UNDER DEDUCTION (a1+a2+a3+a4)	291.81
8.		NET PLOT AREA [(1)-(7)]	5546.35
9.		PERMISSIBLE BUA as per ZONAL FSI 1.33	7373.48
10.		BUA AGAINST HANDING OVER OF LAND AS PER REGN. NO 30(A) & 30 (2)R.Ell x 2.5)	728.52
11.		F.S.I. PERMISSIBLE [NET PLOT AREA X 0.73 PREMIUM]	4047.37
12.		F.S.I. PERMISSIBLE [NET PLOT AREA X 0.24 TDR]	–
13.		TOTAL PERMISSIBLE BUILT-UP AREA [(9)+(10)+(11)+(12)]	12150.87
14.		Additional PPL BUA as per Reg.33(16) of DCPR 2034 i.e.9800.00 X 50%]	4900.00
15.		Total BUA permissible (13+14) as per DCPR 2034	17050.87
16.		FSI Consumed (10/R area) FUNGIBLE 30%	0.50
B.		DETAILS OF FSI AVAILED AS PER D.C.R. 31(3)	
	1.	FUNGIBLE BUA COMPONENT PROVIDED FOR PURELY RESI. AREA (SAME OR <30% OF 15 ABOVE)	5967.80
	2.	FUNGIBLE BUA COMPONENT PROVIDED FOR NON-RESI. AREA (SAME OR <70% OF 15b ABOVE)	0
	3.	TOTAL FUNGIBLE PERMISSIBLE BUA (1+2 above)	5967.80
	4.	BASIC BUA PERMISSIBLE INCLUDING FUNGIBLE FSI (15+B3)	23018.67
	5.	TOTAL BUA PROPOSED	21672.39
	6.	BALANCE BUILT-UP AREA (B4 - B5)	1346.28
C.		TENEMENT STATEMENT	
	a.	NET AREA OF ITEM (B) ABOVE	
	b.	LESS DEDUCTIONS OF NON-RESIDENTIAL AREA	
	c.	AREA OF TENEMENTS (a-b) ABOVE	
		TENEMENTS PERMISSIBLE	350
		TENEMENTS PROPOSED	228
D.		PARKING STATEMENT	
	a.	PARKING REQUIRED BY RULE	240
	b.	GARAGES PERMISSIBLE	
	c.	GARAGES PROPOSED	
	d.	TOTAL PARKING PROVIDED	455
E.		LOADING/UNLOADING STATEMENT	
		LOADING/UNLOADING REQUIRED	
		TOTAL LOADING/UNLOADING PROVIDED	

F. N O T E S :
1. BOUNDARY OF PLOT BOUNDED BLACK.....
2. PROPOSED WORK SHOWN IN RED.....
3. AREA UNDER SETBACK IF SHOWN DOTTED GREEN.....
4. AREA UNDER D.P.ROADS/RESERVATIONS SHOWN IN YELLOW DOTTED.....
5. RECREATION SHOWN IN GREENC.....
6. AREA UNDER PROPOSED ROAD SHOWN IN BROWN.....
7. DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS.....

PROFORMA II
CONTENTS OF SHEET
ground floor plan, parking floor plans
DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 403 / 6 OF SION DIVISION PLOT NO. 103, SION, MATUNGA ESTATE, SIES COLLAGE ROAD SION (E.)

S.E.B.P. CITY	A.E.B.P. CITY	EX.ENG.B.P.CITY
PANKAJ SHANKAR WAGH	SURAJ PRADEEP AMBRE	Dinesh Shivram Naik

NAME OF OWNER
SHRI. DEEPAK K. GORADIA
C.A. TO K. J. SOMAIYA TRUST
DEEPAK KISHAN GORADIA
Digitally signed by DEEPAK KISHAN GORADIA
Date: 2022.12.23 14:56:10 +05'30'

RAMNANI & ASSOCIATES
ARCHITECTS.ENGINEERS VALUERS & INTERIOR DESIGNERS.
G-1/2, DOSTI VENUS , OFF. S.M.ROAD, OPP. DOSTI ESTATE, WADALA (E), MUMBAI-400 037
TEL : 24171400, 24172210

ARCHITECT SIGNATURE
RAJESH DEVDAS SHENOY
Digitally signed by RAJESH DEVDAS SHENOY
Date: 2022.12.23 12:21:48 +05'30'

NORTH	SCALE	DATE	DSGN.BY	DRN BY	DIRECTORY	JOB NO.	DRG. NO.
	1:100	23.03.23					