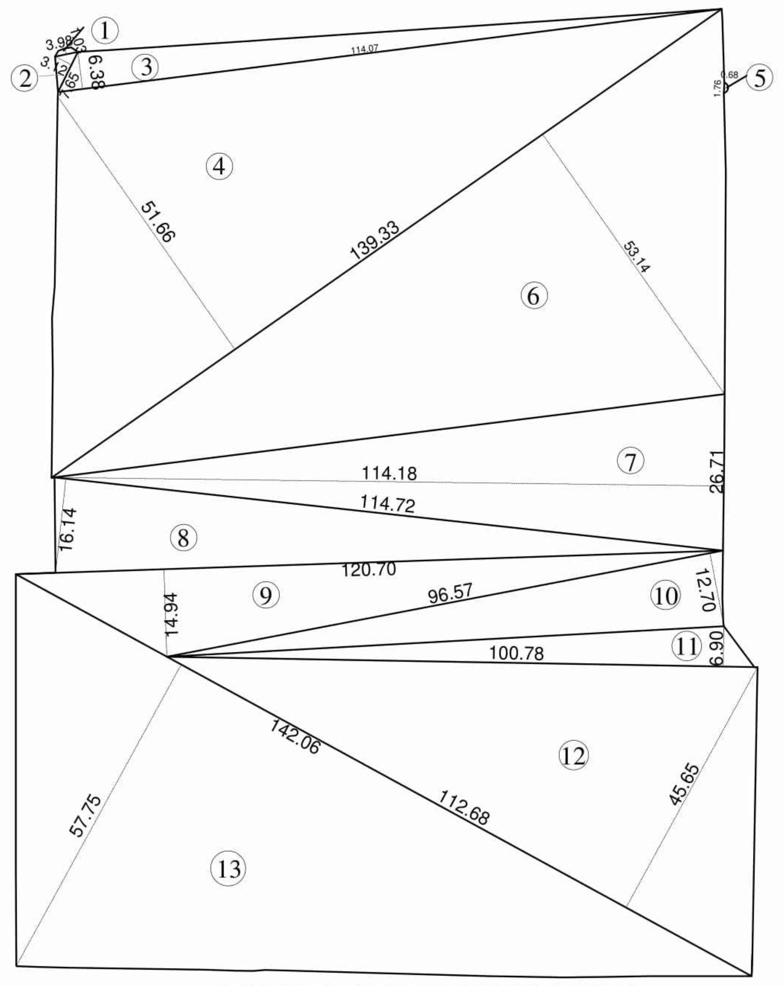
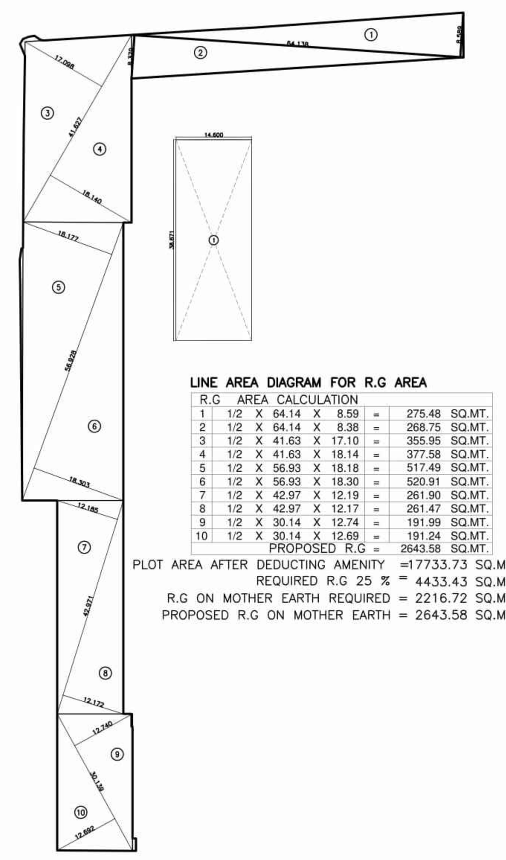


PLOT AREA DIGRAM

PLOT AREA CALCULATION

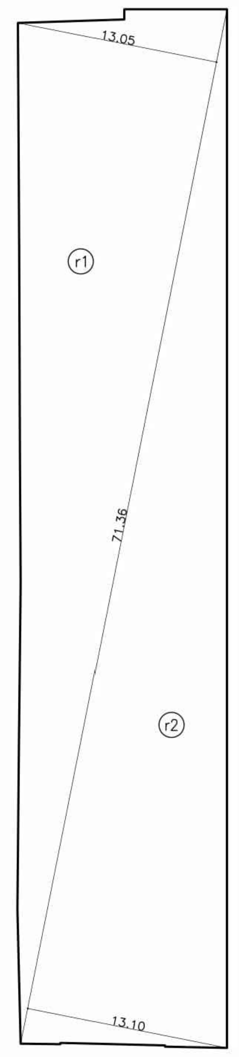
1.	2 / 3	x	3.98	x	1.03	=	2.73	SQ.MT.
2.	0.50	x	7.65	x	3.12	=	11.93	SQ.MT.
3.	0.50	x	114.07	x	6.38	=	363.88	SQ.MT.
4.	0.50	x	139.33	x	51.66	=	3598.89	SQ.MT.
5.	2 / 3	x	1.76	x	0.68	=	0.80	SQ.MT.
6.	0.50	x	139.33	x	53.14	=	3702.00	SQ.MT.
7.	0.50	x	26.71	x	114.18	=	1524.87	SQ.MT.
8.	0.50	x	114.72	x	16.14	=	925.79	SQ.MT.
9.	0.50	x	120.70	x	14.94	=	901.63	SQ.MT.
10.	0.50	x	96.57	x	12.70	=	613.22	SQ.MT.
11.	0.50	x	100.78	x	6.90	=	347.69	SQ.MT.
12.	0.50	x	112.68	x	45.65	=	2571.92	SQ.MT.
13.	0.50	x	142.06	x	57.75	=	4101.98	SQ.MT.
	TOTAL					=	18667.33	SQ.MT.
	AS PER P.R.C. CARD					=	18667.08	SQ.MT.



LINE AREA DIAGRAM FOR R.G AREA

R.G	AREA CALCULATION							
1	1/2	X	64.14	X	8.59	=	275.48	SQ.MT.
2	1/2	X	64.14	X	8.38	=	268.75	SQ.MT.
3	1/2	X	41.63	X	17.10	=	355.95	SQ.MT.
4	1/2	X	41.63	X	18.14	=	377.58	SQ.MT.
5	1/2	X	56.93	X	18.18	=	517.49	SQ.MT.
6	1/2	X	56.93	X	18.30	=	520.91	SQ.MT.
7	1/2	X	42.97	X	12.19	=	261.90	SQ.MT.
8	1/2	X	42.97	X	12.17	=	261.47	SQ.MT.
9	1/2	X	30.14	X	12.74	=	191.99	SQ.MT.
10	1/2	X	30.14	X	12.69	=	191.24	SQ.MT.
	PROPOSED R.G					=	2643.58	SQ.MT.

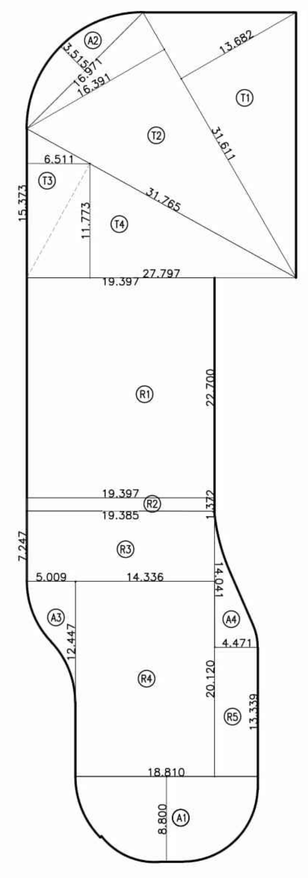
PLOT AREA AFTER DEDUCTING AMENITY =17733.73 SQ.MT.
REQUIRED R.G 25 % = 4433.43 SQ.MT.
R.G ON MOTHER EARTH REQUIRED = 2216.72 SQ.MT.
PROPOSED R.G ON MOTHER EARTH = 2643.58 SQ.MT.



LINE AREA DIAGRAM FOR AMENITY

amenity area calculations

r1	71.36	x	13.05	x	1/2	=	465.62	sq.mt.
r2	71.36	x	13.10	x	1/2	=	467.41	sq.mt.
					total addition	=	933.03	sq.mt.



R.G AREA DIAGRAM

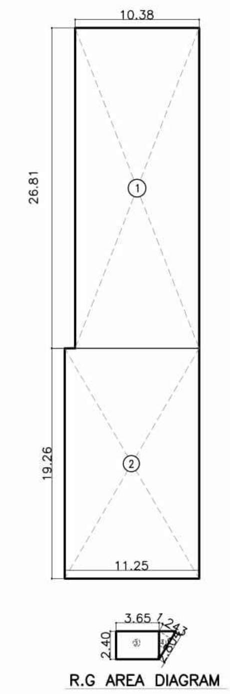
LINE AREA DIAGRAM FOR R.G AREA

R.G	AREA CALCULATION						
1	10.38	X	26.81	=	278.29	SQ.MT.	
2	11.25	X	19.26	=	216.68	SQ.MT.	
3	03.65	X	02.40	=	08.76	SQ.MT.	
4	02.80	X	01.24 X 00.50	=	01.74	SQ.MT.	
	TOTAL AREA			=	505.47	SQ.MT.	(i)

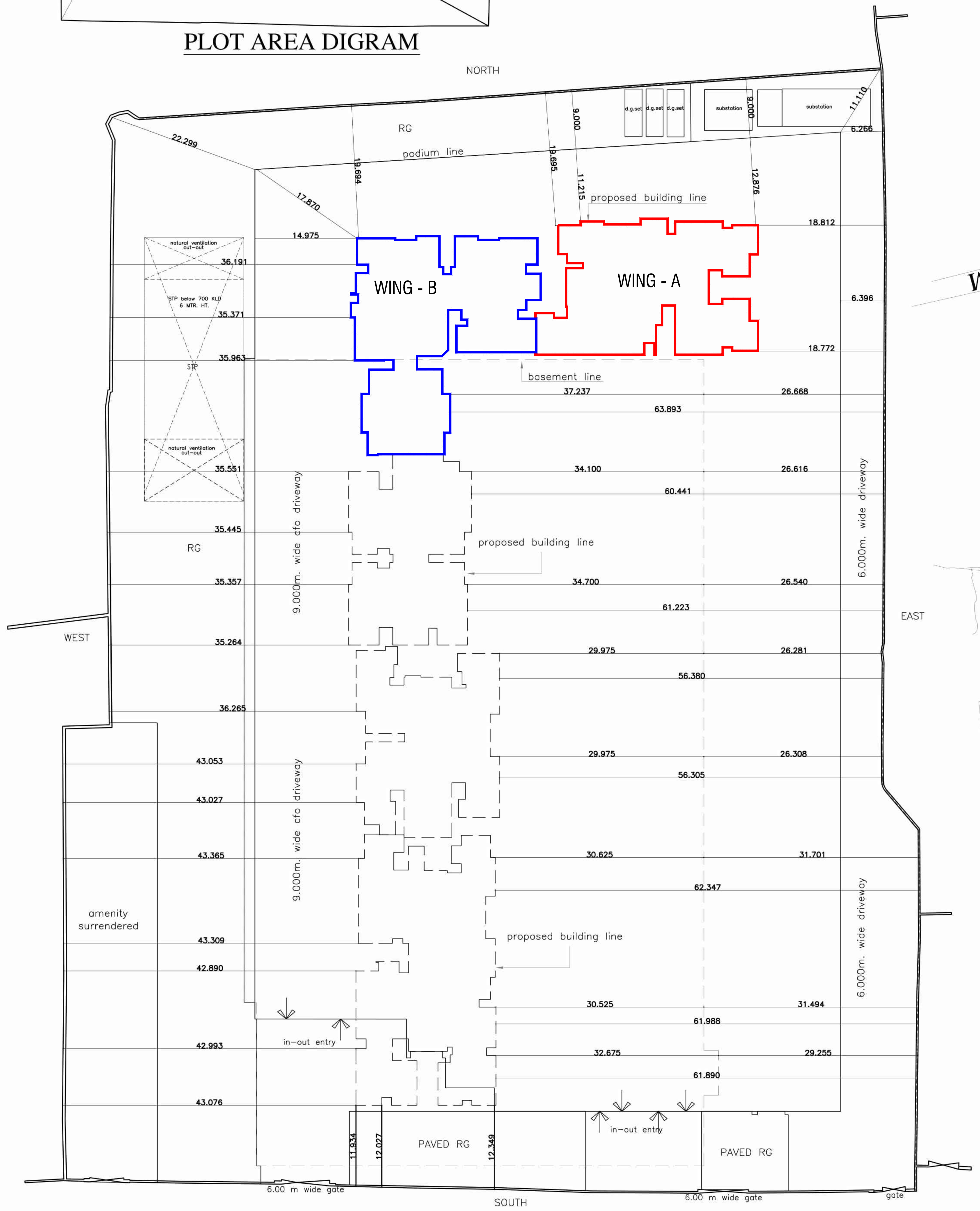
LINE AREA DIAGRAM FOR R.G AREA

R.G	AREA CALCULATION								
R1		19.40	X	22.70	=	440.38	SQ.MT.		
R2		19.40	X	1.37	=	26.59	SQ.MT.		
R3		19.39	X	7.25	=	140.58	SQ.MT.		
R4		14.34	X	20.12	=	288.52	SQ.MT.		
R5		4.47	X	13.34	=	59.63	SQ.MT.		
T1	1/2	X	31.61	X 13.68	=	261.21	SQ.MT.		
T2	1/2	X	31.77	X 16.39	=	260.36	SQ.MT.		
T3	1/2	X	15.38	X 6.51	=	50.06	SQ.MT.		
T4	1/2	X	27.80	X 11.77	=	163.60	SQ.MT.		
A1	2/3	X	18.81	X 8.80	=	110.90	SQ.MT.		
A2	2/3	X	16.97	X 3.51	=	39.90	SQ.MT.		
A3	1/3	X	12.44	X 5.00	=	20.53	SQ.MT.		
A4	1/3	X	14.04	X 4.47	=	20.71	SQ.MT.		
	TOTAL AREA					1882.97	SQ.MT.	(ii)	

PROPOSED R.G (I + II) = 2388.44 SQ.MT.
50% REQUIRED R.G = 2216.72 SQ.MT.

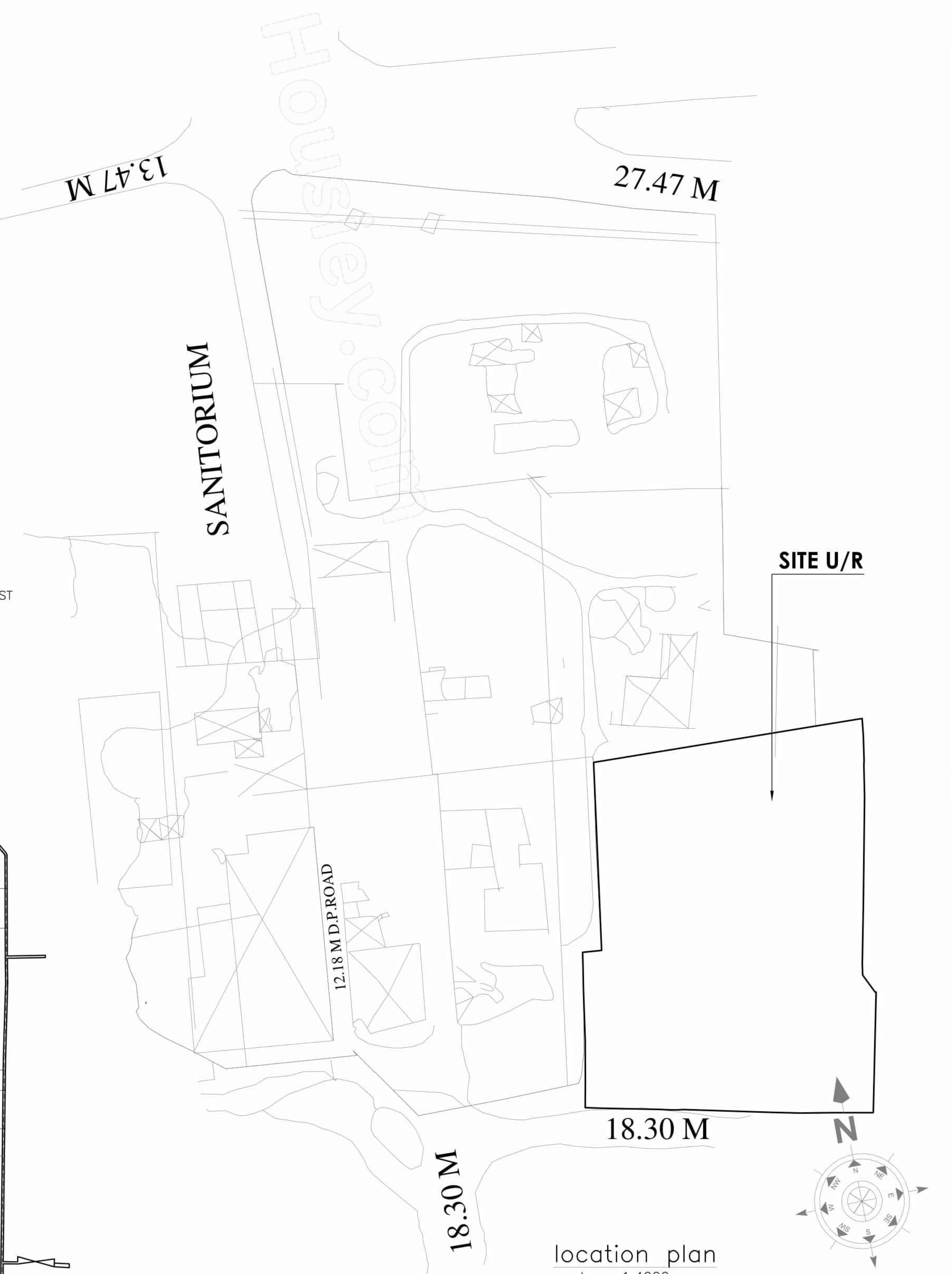


R.G AREA DIAGRAM



block plan
scale – 1:500

– – – – EXISTING ROAD 18.30 MT WIDE ROAD – – – – –



location plan
scale – 1:4000

summary of built-up area

floor	wing – A	wing – B
stilt	–	–
(refuge)1st	308.87 sqm.	279.01 sqm.
2nd	380.07 sqm.	407.35 sqm.
3rd	380.07 sqm.	407.35 sqm.
4th	380.07 sqm.	407.35 sqm.
5th	380.07 sqm.	407.35 sqm.
6th	380.07 sqm.	407.35 sqm.
7th	380.07 sqm.	407.35 sqm.
(refuge) 8th	308.87 sqm.	279.01 sqm.
9th	380.07 sqm.	407.35 sqm.
10th	380.07 sqm.	407.35 sqm.
11th	380.07 sqm.	407.35 sqm.
12th	380.07 sqm.	407.35 sqm.
13th	380.07 sqm.	407.35 sqm.
14th	380.07 sqm.	407.35 sqm.
(refuge) 15th	308.87 sqm.	279.01 sqm.
16th	380.07 sqm.	407.35 sqm.
17th	380.07 sqm.	407.35 sqm.
18th	380.07 sqm.	407.35 sqm.
19th	380.07 sqm.	407.35 sqm.
20th	380.07 sqm.	407.35 sqm.
21st	380.07 sqm.	407.35 sqm.
(refuge) 22nd	308.87 sqm.	279.01 sqm.
23rd	380.07 sqm.	407.35 sqm.
24th	380.07 sqm.	407.35 sqm.
25th	380.07 sqm.	407.35 sqm.
26th	380.07 sqm.	407.35 sqm.
27th	380.07 sqm.	407.35 sqm.
28th	380.07 sqm.	407.35 sqm.
(refuge) 29th	308.87 sqm.	279.01 sqm.
30th	380.07 sqm.	407.35 sqm.
31st	380.07 sqm.	407.35 sqm.
32nd	380.07 sqm.	407.35 sqm.
33rd	380.07 sqm.	407.35 sqm.
34th	380.07 sqm.	407.35 sqm.
35th	380.07 sqm.	407.35 sqm.
(refuge) 36th	308.87 sqm.	279.01 sqm.
37th	380.07 sqm.	407.35 sqm.
38th	380.07 sqm.	407.35 sqm.
39th	380.07 sqm.	407.35 sqm.
40th	380.07 sqm.	407.35 sqm.
41st	380.07 sqm.	407.35 sqm.
42nd	380.07 sqm.	407.35 sqm.
(refuse) 43rd	313.59 sqm.	350.56 sqm.
44th	380.07 sqm.	407.35 sqm.
total	16229.40 sqm.(A)	17096.46 sqm.(B)
staircase/lift summary	4282.48 sqm.(C)	5617.57 sqm.(D)
fire staircase summary	1492.48 sqm.(E)	1524.60 sqm.(F)
GRAND TOTAL A+B+C+D+E+F	= 46242.99 SQM	
Add excess refuse	=	150.76 SQM
TOTAL	=	46393.75
2% of permissible built up area =	927.88 SQM	
total proposed club house and fitness center area =	1754.68 SQM	
excess club & fitness center area =	826.80 SQM	
Total builtup area	= 46393.75 + 826.80	
	47220.55 sqm	

fire staircase / lift summary (without charging premium – free of F.S.I.)

floor	A wing	B wing
(refuge)1st	33.92 sqm.	34.65 sqm.
2nd	33.92 sqm.	34.65 sqm.
3rd	33.92 sqm.	34.65 sqm.
4th	33.92 sqm.	34.65 sqm.
5th	33.92 sqm.	34.65 sqm.
6th	33.92 sqm.	34.65 sqm.
7th	33.92 sqm.	34.65 sqm.
(refuge) 8th	33.92 sqm.	34.65 sqm.
9th	33.92 sqm.	34.65 sqm.
10th	33.92 sqm.	34.65 sqm.
11th	33.92 sqm.	34.65 sqm.
12th	33.92 sqm.	34.65 sqm.
13th	33.92 sqm.	34.65 sqm.
14th	33.92 sqm.	34.65 sqm.
(refuge) 15th	33.92 sqm.	34.65 sqm.
16th	33.92 sqm.	34.65 sqm.
17th	33.92 sqm.	34.65 sqm.
18th	33.92 sqm.	34.65 sqm.
19th	33.92 sqm.	34.65 sqm.
20th	33.92 sqm.	34.65 sqm.
21st	33.92 sqm.	34.65 sqm.
(refuge) 22nd	33.92 sqm.	34.65 sqm.
23rd	33.92 sqm.	34.65 sqm.
24th	33.92 sqm.	34.65 sqm.
25th	33.92 sqm.	34.65 sqm.
26th	33.92 sqm.	34.65 sqm.
27th	33.92 sqm.	34.65 sqm.
28th	33.92 sqm.	34.65 sqm.
(refuge) 29th	33.92 sqm.	34.65 sqm.
30th	33.92 sqm.	34.65 sqm.
31st	33.92 sqm.	34.65 sqm.
32nd	33.92 sqm.	34.65 sqm.
33rd	33.92 sqm.	34.65 sqm.
34th	33.92 sqm.	34.65 sqm.
35th	33.92 sqm.	34.65 sqm.
(refuge) 36th	33.92 sqm.	34.65 sqm.
37th	33.92 sqm.	34.65 sqm.
38th	33.92 sqm.	34.65 sqm.
39th	33.92 sqm.	34.65 sqm.
40th	33.92 sqm.	34.65 sqm.
41st	33.92 sqm.	34.65 sqm.
42nd	33.92 sqm.	34.65 sqm.
43rd	33.92 sqm.	34.65 sqm.
44th	33.92 sqm.	34.65 sqm.
total	1492.48 sqm.	1524.60 sqm.
total area of fire lift / staircase = 3017.08 sqm.		

staircase / lift summary (charging premium – free of F.S.I.)

floor	A wing	B wing
stilt	–	–
(refuge)1st	99.65 sqm.	132.18 sqm.
2nd	96.89 sqm.	126.92 sqm.
3rd	96.89 sqm.	126.92 sqm.
4th	96.89 sqm.	126.92 sqm.
5th	96.89 sqm.	126.92 sqm.
6th	96.89 sqm.	126.92 sqm.
7th	96.89 sqm.	126.92 sqm.
(refuge) 8th	99.65 sqm.	132.18 sqm.
9th	96.89 sqm.	126.92 sqm.
10th	96.89 sqm.	126.92 sqm.
11th	96.89 sqm.	126.92 sqm.
12th	96.89 sqm.	126.92 sqm.
13th	96.89 sqm.	126.92 sqm.
14th	96.89 sqm.	126.92 sqm.
(refuge) 15th	99.65 sqm.	132.18 sqm.
16th	96.89 sqm.	126.92 sqm.
17th	96.89 sqm.	126.92 sqm.
18th	96.89 sqm.	126.92 sqm.
19th	96.89 sqm.	126.92 sqm.
20th	96.89 sqm.	126.92 sqm.
21st	96.89 sqm.	126.92 sqm.
(refuge) 22nd	99.65 sqm.	132.18 sqm.
23rd	96.89 sqm.	126.92 sqm.
24th	96.89 sqm.	126.92 sqm.
25th	96.89 sqm.	126.92 sqm.
26th	96.89 sqm.	126.92 sqm.
27th	96.89 sqm.	126.92 sqm.
28th	96.89 sqm.	126.92 sqm.
(refuge) 29th	99.65 sqm.	132.18 sqm.
30th	96.89 sqm.	126.92 sqm.
31st	96.89 sqm.	126.92 sqm.
32nd	96.89 sqm.	126.92 sqm.
33rd	96.89 sqm.	126.92 sqm.
34th	96.89 sqm.	126.92 sqm.
35th	96.89 sqm.	126.92 sqm.
(refuge) 36th	99.65 sqm.	132.18 sqm.
37th	96.89 sqm.	126.92 sqm.
38th	96.89 sqm.	126.92 sqm.
39th	96.89 sqm.	126.92 sqm.
40th	96.89 sqm.	126.92 sqm.
41st	96.89 sqm.	126.92 sqm.
42nd	96.89 sqm.	126.92 sqm.
43rd	99.65 sqm.	128.45 sqm.
44th	96.89 sqm.	126.92 sqm.
total	4282.48 sqm.	5617.57 sqm.
total lift / staircase area = 9900.05		

P R O F O R M A – A

1/24

Sr.No.	D E S C R I P T I O N	AREA IN sqm.
1.	a. AREA OF PLOT	18667.08
2.	DEDUCTIONS FOR	
	a. ROAD SET BACK AREA	
	b. PROPOSED ROAD	nil
	c. ANY RESERVATION CEMETRYc. ANY RESERVATION CEMETRY	nil
	d. AMENITY SPACE. 5% OF (18667.08)	
	= 18667.08 x 5% = 933.35	933.35
	e. TOTAL DEDUCTION (a+b+c+d)	933.35
3.	BALANCE PLOT AREA (1–2)	17733.73
4.	DEDUCTION FOR RECREATION GROUND 15%	
5.	NET AREA OF PLOT (3–4)	17733.73
6.	ADDITION FOR F.S.I.	
	2(a) 100% AMENITY	
	2(b) 100%	
7.	TOTAL AREA OF PLOT (5+6)	17733.73
8.	4a. F.S.I. PERMISSIBLE (Net plot X 1.33 Base)	23585.86
	4b. F.S.I. PERMISSIBLE (Net plot X 0.73 Premium)	
	4c. F.S.I. PERMISSIBLE (Net plot X 0.64 TDR)	
9.	TOTAL PERMISSIBLE AREA	23585.86
10.	AMENITY PLOT DRC TO BE USED ON SAME PLOT (933.35X2.5)	2333.37
11.	ADD 33/18 (50% of 25370)	12685.00
12.	TOTAL (9+11)	38604.23
13.	35% FUNGIBLE AREA	8700.00
14.	TOTAL PERMISSIBLE AREA (12+13)	47304.23
15.	TOTAL BUILT-UP AREA PROPOSED	47220.55
16.	F.S.I. CONSUMED (/3 above)	
17.	BALANCE BUILT-UP AREA (31–32 above)	
F.	TENEMENT STATEMENT	
	a. NET AREA OF ITEM A(7) ABOVE	
	b. LESS DEDUCTIONS OF NON-RESIDENTIAL AREA	
	c. AREA OF TENEMENTS (a–b) ABOVE	
	TENEMENTS PERMISSIBLE	1038
	TENEMENTS PROPOSED	420
G.	PARKING STATEMENT	
	a. PARKING REQUIRED BY RULE	356
	b. GARAGES PERMISSIBLE	nil
	c. GARAGES PROPOSED	nil
	d. TOTAL PARKING PROVIDED	1359
	e. TWO WHEELER PARKING PROVIDED	
H.	LOADING/UNLOADING STATEMENT	
	LOADING/UNLOADING REQUIRED	nil
	TOTAL LOADING/UNLOADING PROVIDED	nil

PROFORMA II

CONTENTS OF SHEET

BLOCK & LOCATION PLAN

REVISION	DESCRIPTION	DATE	SIGN

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSE BUILD ON PLOT BEARING C.S. NO. 2A/116 & 4/116 OF SALT PAN DIVISION AND 4/356 OF MATUNGA DIVISION IN F/NORTH WARD, AT WADALA (E), MUMBAI

S.E.B.P. CITY	A.E.B.P. CITY	EX.ENG.B.P.CITY
Amit Vasudeo Rawool	Sanjay Rohidas Nirmal	Dinesh Shivram Naik

NAME OF OWNER

DOSTY REALTY

DEEPAK KISHAN GORADIA

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

NORTH	SCALE	DATE	DSGN.BY	DRN BY	DIRECTORY	JOB NO.	DRG. NO.
	1:500						