

Building No	File No	FSI as per DCR 1991	Proportionate Plot Area	PRO-RATA LAND OF PARKING LOT	PRO-RATA LAND OF 15% RG	TOTAL LAND	% OF LAND
AOS REQUIRED PROPORTIONATELY (APPROX)							
NET PLOT TO BE DISTRIBUTED							
1	CE/3356/BS/1/AP	3.442.39	2,639.50	0.00	437.05	3,076.54	8.85
3	CE/2210/BS/1/AP	8,928.66	6,846.17	0.00	1,133.58	7,979.75	22.95
4	CE/3358/BS/1/AP	3,442.39	2,639.50	0.00	437.05	3,076.54	8.85
5	CE/3359/BS/1/AP	3,442.39	2,639.50	0.00	437.05	3,076.54	8.85
6	CE/3360/BS/1/AP	4,613.18	3,537.22	0.00	585.89	4,122.90	11.86
7	CE/2211/BS/1/AP	6,206.70	4,759.07	0.00	788.00	5,547.07	15.95
8	CE/3388/BS/1/AP	4,833.59	3,706.22	0.00	613.67	4,319.89	12.42
2	CE/3357/BS/1/AP	3,498.92	2,682.84	446.99	444.22	3,574.05	10.28
		38,408.22	29,450.00	446.99	4,876.30	34,773.29	100.00

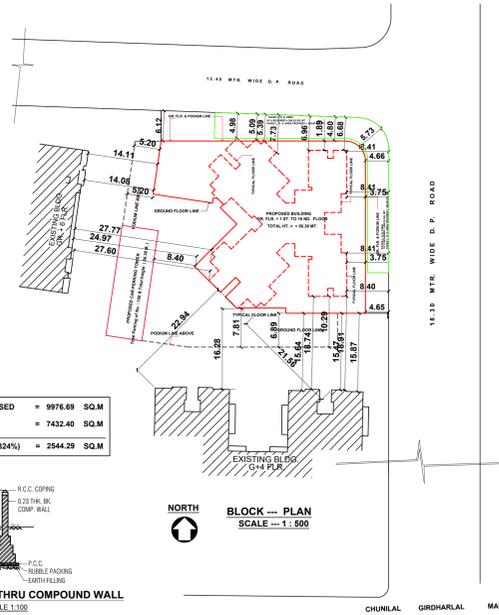
Sr. No	AMENITY OPEN SPACE Area Statement	Total (sq.mt)
1	Gross Plot Area	34950.00
2	Less Amenity Open Space	2995.00
3	Net Plot	31955.00
4	FSI - 2.50	79887.50
5	Total existing area in layout as per DCR 1991	34909.30
6	BUA approved for building under reference as per DCR 1991	3498.92
7	Total BUA approved as per DCR 1991	38408.22
8	FSI entitled to Building No. 2 under reference @ 10.28 %	8212.44
9	Less approved BUA as per last approved plans dtd. 22.09.2014	3498.92
10	Balance BUA	4713.52
11	Proportionate Plot area for BUA now proposed - 4713.52 x 34950.00	2062.12
9	a) Area in excess of 10000 sqmt. = 24950.00 sqmt. b) Area attracting 10% of AOS = 2495.00. = 0.7139 c) Area attracting 5% AOS = 1.00 = 0.7139 x 0.2861 = 3495.00	
10	AOS Required on Proportionate Plot area = (2062.12 x 0.7139) x 10% = (2062.12 x 0.2861) x 5%	176.71
11	Hence the AOS required as per the Transitional Policy circular T-5	176.71

DISTRIBUTION OF ADDITIONAL FSI & TDR

BASE FSI AS PER APPROVED PLAN	0.50 ADDN FSI	PERM TDR
(34950.00)	(34950.00)	(34950.00)
(2995.00 x 0.50)	(2995.00)	(31955.00)
Gross Plot Area	34950	
Less Amenity Open Space	2995	
Net Plot	31955	
FSI entitled For Bldg. (10.28%)	8212.44	3,498.92
Less perm BUA for PL Reservation	1117.48	0.00
Balance permissible area	7094.96	3498.92
Area proposed to be utilized	7432.40	3498.92
30% FURNISHABLE AREA PROPOSED	2264.29	
TOTAL PERMISSIBLE FSI	9976.69	

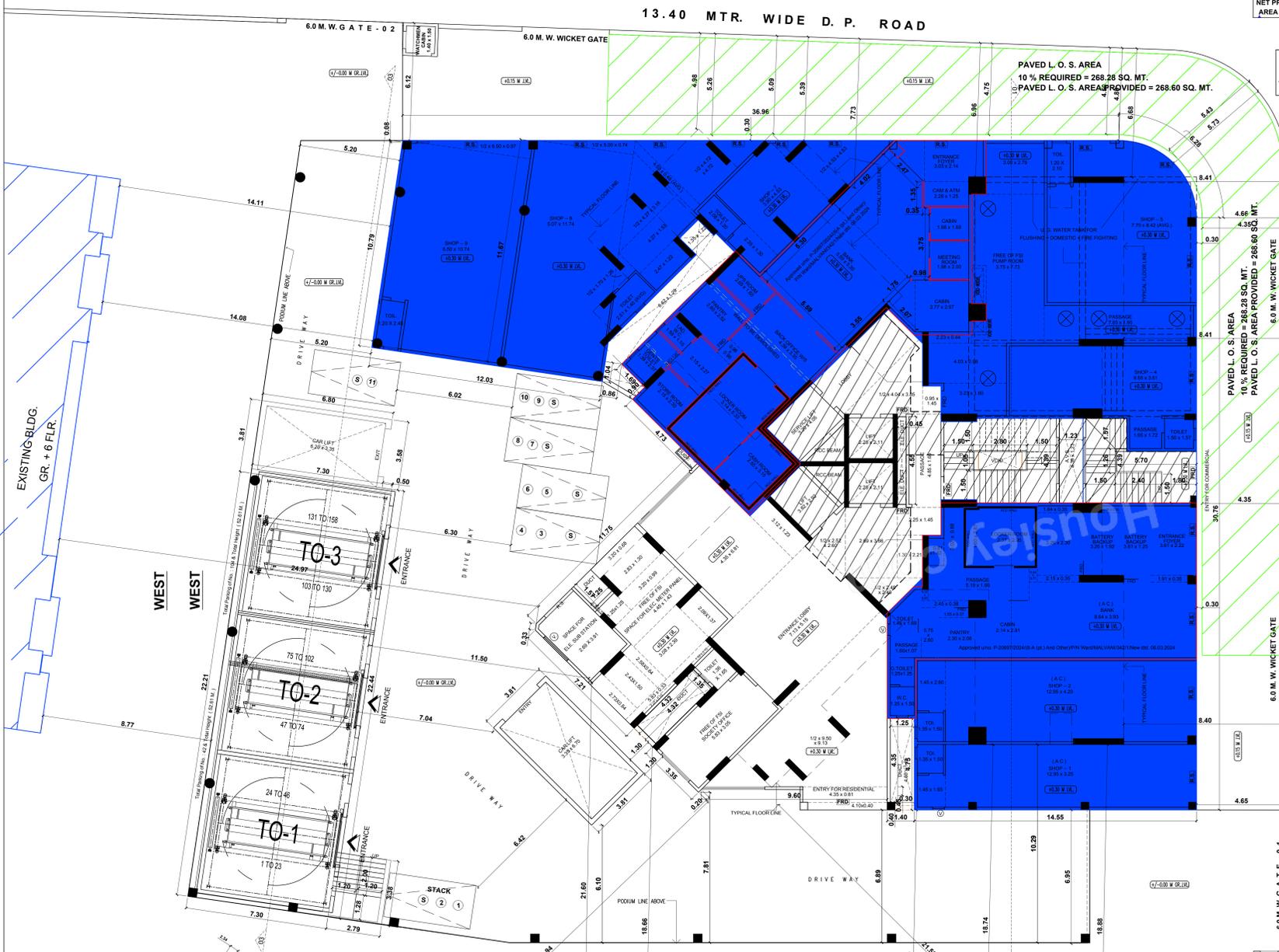
FLOOR	BUILT UP AREA (SQ. MT.)
GROUND	763.96 SQ.MTS
1ST.	806.65 SQ.MTS
2ND.	489.34 SQ.MTS
3RD.	489.19 SQ.MTS
4TH.	495.17 SQ.MTS
5TH.	495.17 SQ.MTS
6TH.	495.17 SQ.MTS
7TH.	495.17 SQ.MTS
8TH.	495.17 SQ.MTS
9TH.	495.17 SQ.MTS
10TH.	495.17 SQ.MTS
11TH.	495.17 SQ.MTS
12TH.	495.17 SQ.MTS
13TH.	495.17 SQ.MTS
14TH.	495.17 SQ.MTS
15TH.	495.17 SQ.MTS
16TH.	495.17 SQ.MTS
17TH.	495.17 SQ.MTS
18TH.	495.17 SQ.MTS
TOTAL	9976.69 SQ.MTS

FLOOR	BUILT UP AREA (SQ. MT.)
GROUND	121.46 SQ.MT.
1ST.	108.69 SQ.MT.
2ND.	93.81 SQ.MT.
3RD.	90.38 SQ.MT.
4TH.	89.99 SQ.MT.
5TH.	89.99 SQ.MT.
6TH.	89.99 SQ.MT.
7TH.	89.99 SQ.MT.
8TH.	89.99 SQ.MT.
9TH.	89.99 SQ.MT.
10TH.	89.99 SQ.MT.
11TH.	89.99 SQ.MT.
12TH.	89.99 SQ.MT.
13TH.	89.99 SQ.MT.
14TH.	89.99 SQ.MT.
15TH.	89.99 SQ.MT.
16TH.	89.99 SQ.MT.
17TH.	89.99 SQ.MT.
18TH.	89.99 SQ.MT.
TOTAL	1944.07 SQ. MT.
LESS 18TH FLR LIFT SHAFT AREA	28.79 SQ.MT.
NET PRIMUM AREA	1915.28 SQ. MT.



LIFT SHAFT AREA DIAGRAM FOR 18TH FLOOR PLAN SCALE - 1 : 100

LIFT SHAFT AREA CAL FOR 18TH FLR.	Area
L1 3.15 X 2.44	= 7.69 SQ.MT.
L2 3.15 X 1.57 X 0.50	= 2.47 SQ.MT.
L3 2.28 X 2.11 X 2 NOS	= 9.62 SQ.MT.
L4 2.94 X 1.44 X 0.50	= 2.12 SQ.MT.
L5 2.92 X 0.30 X 0.50	= 0.44 SQ.MT.
L6 2.92 X 2.21	= 6.45 SQ.MT.
TOTAL ADDITION	= 28.79 SQ.MT.



GROUND FLOOR PLAN SCALE - 1 : 100

L. O. S. AREA STATEMENT ----
PAVED L. O. S. AREA
PLOT AREA 2682.84 SQ. MT.
10% L. O. S. AREA REQ. 268.28 SQ. MT.
L. O. S. AREA PROVIDED 268.60 SQ. MT.

PAVED L. O. S. AREA ----
L. O. S. AREA CALCULATIONS (AREA IN SQ. MT.)

1	1/2 X 0.14 X 5.21	= 0.36
2	1/2 X 13.29 X 4.86	= 32.29
3	1/2 X 19.08 X 1.67	= 15.93
4	1/2 X 19.08 X 2.93	= 27.95
5	1/2 X 7.75 X 3.60	= 13.95
6	1/2 X 8.99 X 4.00	= 17.98
7	1/2 X 8.99 X 3.69	= 16.59
8	1/2 X 4.98 X 2.34	= 5.83
9	1/2 X 8.36 X 3.46	= 14.46
10	2/3 X 8.22 X 1.66	= 9.10
11	1/2 X 8.36 X 4.57	= 19.10
12	1/2 X 25.62 X 3.71	= 47.82
13	1/2 X 25.62 X 4.07	= 52.14
TOTAL AREA ----		= 273.20
LESS AREA ----		
a 2/3 X 5.90 X 1.17		= 4.60
TOTAL ADDITION		= 268.60 SQ.MT.

SOUTH

EXISTING BLDG. G+4 FLR.

PARKING STATEMENT

GROUND FLOOR	
SMALL PARKING	11 NOS.
BIG PARKING	--- NOS.
TOTAL PARKING	11 NOS.

CERTIFICATE OF PLOT AREA
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT. 24 / 12 / 2021 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLOT STATED PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 34950.00 SQ.MTS THE AREA STATED AND DO NOT TALLY WITHIN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.



PROFORMA - II
CONTENTS OF SHEET:
GROUND FLOOR PLAN, LOCATION PLAN, BLOCK PLAN, PARKING STATEMENT
DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED RESIDENTIAL BUILDING FOR 100 FLATS (R & T) OF TYPE 'A' & 'B' (R & T) OF VILLAGE MALANG, AT JAMAL TAN NAGAR OFF MALANG ROAD, MALANG (WEST - INDIAN)
NAME OF OWNER
RAM KALIANDAS DARYANANI
Digitally signed by RAM KALIANDAS DARYANANI Date: 2023.05.17 10:09:15 +05'00'
DARYANANI NOD SAGUN / CONSTRUCTION PVT. LTD.
JOB NO. / SHEET NO. / CHECKED BY / DESIGNER / DRAWN BY / DATE / REV.
NORTH
NAME, ADD. & SIGNATURE OF LICENCED SURVEYOR
MANOJKUMAR ASHWANIKUMAR DUBAL
Digitally signed by MANOJKUMAR ASHWANIKUMAR DUBAL Date: 2023.05.17 12:05:45 +05'00'
MANOJ DUBAL & ASSOCIATES LICENCED SURVEYORS
OFF: BANGAR ARCHES, VILLAGE MALANG ROAD, OFF: MALANG ROAD, VILLAGE MALANG, MALANG (WEST - INDIAN)
STAMP OF RECEIPT OF PLAN STAMP OF APPROVAL OF PLAN
THIS CANCELS THE PREVIOUS APPROVAL ISSUED UNDER No. CHE/2387/BS/1/AP/2021 (AMEND) DATED: 29 / 12 / 2023 APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO. CHE / 3357 / BS / 1 / WS / AP
View: Date: Scale: North: South: East: West: S.E.P. (P/N) A.E.S.P. (P/W/M) E.K. ENG. (BP / WS - F.P)