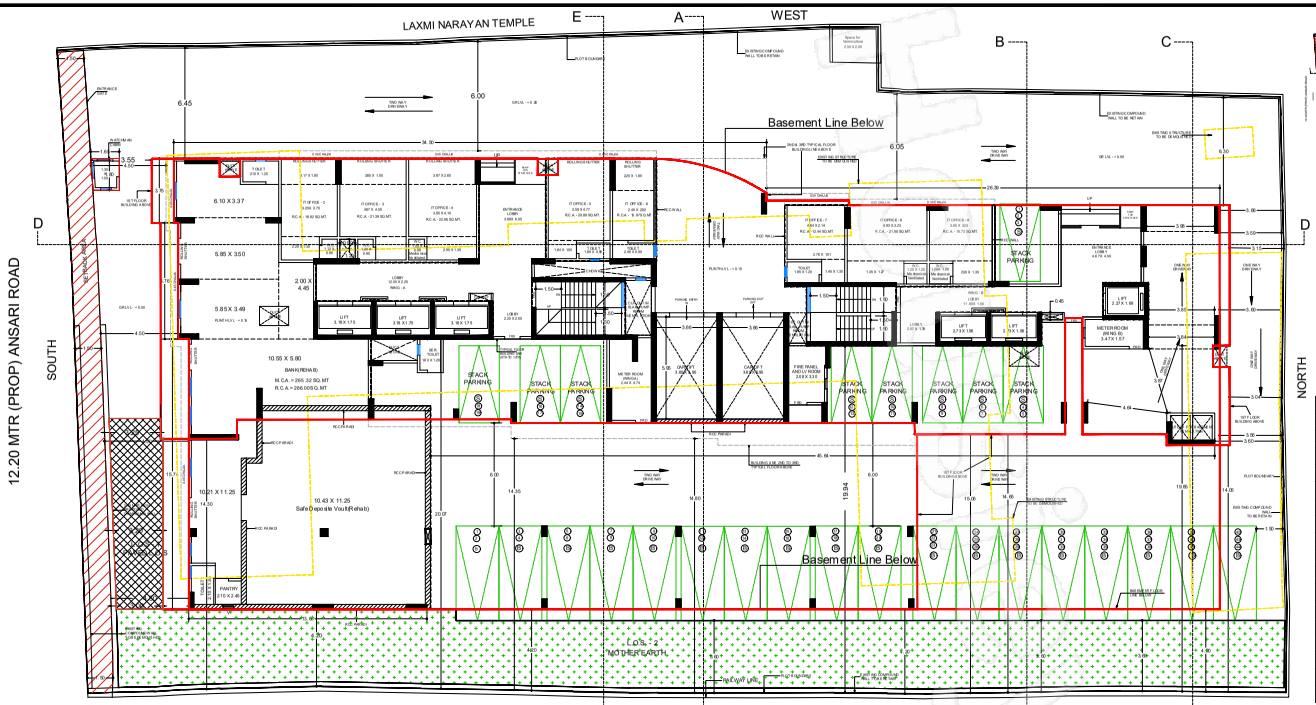
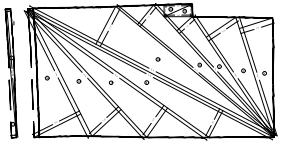


GROUND / STILT FLOOR PLAN

SCALE 1:100

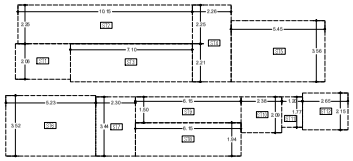
PROPOSED BLOCK & LOCATION PLAN

SCALE 1500



PLOT AREA & SET BACK AREA LINE DIAGRAM

SCALE 1:100



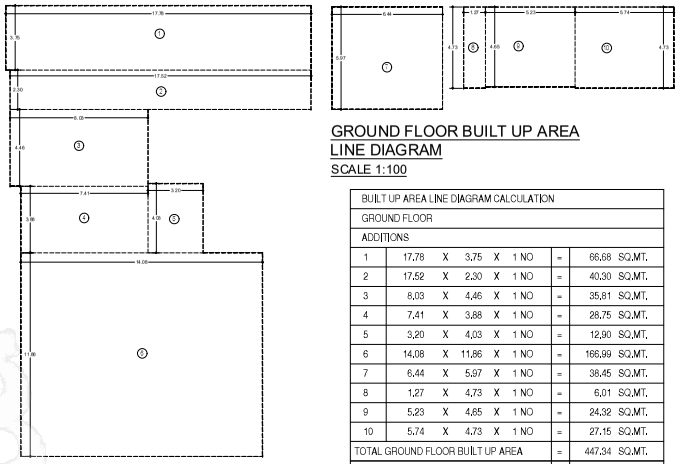
GROUND FLOOR STAIRCASE, LIFT & LIFT LOBBY LINE DIAGRAM

SCALE 1:100

PLOT AREA STATEMENT								
1	36,63	X	10,17	X	0,50	=	186,26	SQ.MT.
2	40,49	X	10,38	X	0,50	=	210,14	SQ.MT.
3	52,00	X	6,11	X	0,50	=	158,86	SQ.MT.
4	59,77	X	7,31	X	0,50	=	218,46	SQ.MT.
5	79,00	X	12,41	X	0,50	=	490,20	SQ.MT.
6	79,00	X	8,81	X	0,50	=	348,00	SQ.MT.
7	62,00	X	10,47	X	0,50	=	324,57	SQ.MT.
8	50,94	X	11,46	X	0,50	=	291,89	SQ.MT.
9	41,55	X	15,23	X	0,50	=	316,57	SQ.MT.
10	8,21	X	3,47	X	0,50	=	14,24	SQ.MT.
11	8,26	X	3,69	X	0,50	=	15,24	SQ.MT.
TOTAL GROUND FLOOR BUILT UP AREA						=	2574,43	SQ.MT.

SETBACK AREA STATEMENT								
1	44,15	X	1,50	X	0,50	=	33,07	SQ.MT.
2	44,15	X	1,50	X	0,50	=	33,07	SQ.MT.
TOTAL SETBACK AREA						=	66,13	SQ.MT.

STAIRCASE, LIFT & LIFT LOBBY LINE DIAGRAM CALCULATION								
GROUND FLOOR								
1	3,20	X	2,00	X	1 NO	=	6,50	SQ.MT.
2	10,15	X	2,25	X	1 NO	=	22,84	SQ.MT.
3	7,10	X	2,21	X	1 NO	=	15,68	SQ.MT.
4	2,20	X	4,46	X	1 NO	=	9,81	SQ.MT.
5	5,45	X	3,41	X	1 NO	=	18,58	SQ.MT.
6	5,23	X	3,56	X	1 NO	=	18,62	SQ.MT.
7	2,20	X	3,44	X	1 NO	=	7,61	SQ.MT.
8	6,15	X	1,94	X	1 NO	=	11,93	SQ.MT.
9	6,35	X	1,50	X	1 NO	=	9,53	SQ.MT.
10	2,38	X	2,00	X	1 NO	=	4,97	SQ.MT.
11	1,20	X	1,77	X	1 NO	=	2,12	SQ.MT.
12	2,65	X	2,15	X	1 NO	=	5,70	SQ.MT.
TOTAL						=	134,00	SQ.MT.



GROUND FLOOR BUILT UP AREA LINE DIAGRAM

SCALE 1:100

BUILT UP AREA LINE DIAGRAM CALCULATION								
GROUND FLOOR								
ADDITIONS								
1	17,78	X	3,75	X	1 NO	=	66,68	SQ.MT.
2	17,52	X	2,30	X	1 NO	=	40,30	SQ.MT.
3	8,03	X	4,46	X	1 NO	=	35,81	SQ.MT.
4	7,41	X	3,88	X	1 NO	=	28,75	SQ.MT.
5	3,20	X	4,03	X	1 NO	=	12,90	SQ.MT.
6	14,08	X	11,86	X	1 NO	=	166,99	SQ.MT.
7	6,44	X	5,97	X	1 NO	=	38,45	SQ.MT.
8	1,27	X	4,73	X	1 NO	=	6,01	SQ.MT.
9	5,23	X	4,65	X	1 NO	=	24,32	SQ.MT.
10	5,74	X	4,73	X	1 NO	=	27,15	SQ.MT.
TOTAL GROUND FLOOR BUILT UP AREA						=	447,34	SQ.MT.
STR, LIFT & LOBBY AREA COUNTED IN FSI						=	134,00	SQ.MT.
TOTAL GROUND FLOOR BUILT UP AREA						=	581,34	SQ.MT.

TABLE NO - II																							
PROPOSED BUILT UP AREA STATEMENT																							
BLDG. NO.	WINGS	FLOOR NOS.	PROPOSED BUILT UP AREA (IN SQ.MT.)				TOTAL (6 + 7) (IN SQ.MT.)	STAIRCASE/LIFT/LIFT LOBBY AREA (IN SQ.MT.)				FLAT/ NRI SOCIETY OFFICE/ FITNESS CENTER/ REFUSE AREA
			COMMERCIAL		RESIDENTIAL							
(1)	(2)	(3)	(4)		(5)		(6)	(7)				(8)
1	A & B	GFL	447,34		0,00		447,34	134,00				NIL
		1ST	0,00		481,28		481,28	0,00				143,14
		2ND	0,00		748,01		748,01	0,00				128,27
		3RD	0,00		748,01		748,01	0,00				128,27 + 39,49 = 167,76 (39,49 = FREE OF FSI NRI CHARGING PREMIUM 39,49 = COUNTED IN FSI)
A	FITNESS CENTER				95,59		95,59					
B	FIRE PUMP ROOM		-		6,79		6,79	-				-
2	TOTAL PROPOSED BUILT UP AREA INCLUDING FUNGIBLE AREA		447,34		2281,28 (447,34 + 1834,01 = 2281,34)		2728,63 (2281,28 + 95,59 = 2481,87)	134,00			395,49 - 95,79 = 299,70	-
3	FUNGIBLE COMPENSATORY AREA PROPOSED (5% (4% 2 / 1.25) OR AS PROPOSED)		95,61		319,69		415,31	-				-
4	NET PROPOSED BUILT UP AREA (2 + 3)		542,95		2733,59		3276,42	-				-
5	FITNESS CENTER		PERMISSIBLE (2.5%) = 2728,63 X 2% = 54,57 SQ.MT.									PROVIDED AT 1ST FLOOR
			PROVIDED		= 119,28 SQ.MT. (119,28 - 95,59 = 23,69 COUNTED IN FSI)							
6	SOCIETY OFFICE		PERMISSIBLE		= 30,00 SQ.MT.							PROVIDED AT 1ST FLOOR
			PROVIDED		= 15,00 SQ.MT.							
7	AMENITY AREA (BUILT UP AREA IN SQ.MT. (REG. 14A OR 14B)		REQUIRED		= N.A.							N.A
			PROVIDED		= N.A.							
8	BHP PROVIDED		REQUIRED		= N.A.							N.A.
			PROVIDED		= N.A.							
4	REFUSE AREA		REQUIRED (IN SQ.MT.)	PROVIDED (IN SQ.MT.)	EXCESS PROVIDED	PROPOSED AT FLOOR	BUILT UP AREA CONSIDERED FOR REFUSE AREA					
			0,00	0,00	0,00	-	-					0,00 SQ.MT.

TABLE NO - IV																											
PARKING SPACES STATEMENT																											
BLDG. NO.	WING	FLOOR	CARPET AREA OF TENEMENT IN SQ.MT. IN WING				NO. OF TENEMENTS PROPOSED PER FLOOR	BLDG. NO.	FLOOR	CARPET AREA OF TENEMENT IN SQ.MT. IN WING				NO. OF TENEMENTS PROPOSED PER FLOOR	NO. OF TENEMENTS IN EACH FLOOR REQUIRED PARKING SPACES				TOTAL TENEMENTS
			FLAT NO.	FLAT NO.	FLAT NO.	FLAT NO.				FLAT NO.	FLAT NO.	FLAT NO.	FLAT NO.		BELOW 45 SQ.MT. (1 FOR EACH)	ABOVE 45 SQ.MT. (1 FOR EACH)	ABOVE 60 SQ.MT. (1 FOR EACH TEN)	ABOVE 90 SQ.MT. (2 FOR EACH)	
			1	2	3	4	5			1	2	3	4						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
1	A	GFL	0,00	0,00	0,00	0,00	0,00	0,00	B	GFL	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00
		1ST	0,00	59,44	174,77	0,00	0,00	0,00		1ST	174,77	174,77	59,44	0,00	0,00	0,00	0,00	0,00	0,00	0,00
		2ND	59,44	174,77	174,77	59,44	0,00	0,00		2ND	174,77	174,77	59,44	0,00	0,00	0,00	0,00	0,00	0,00	0,00
		3RD	59,44	174,77	174,77	59,44	0,00	0,00		3RD	174,77	174,77	59,44	0,00	0,00	0,00	0,00	0,00	0,00	0,00
2	TOTAL RESIDENTIAL TENEMENTS FOR PARKING (SHADED)						0,00							0,00	0,00	0,00	0,00	0,00	0,00	0,00
3	REQUIRED PARKING SPACES (FROM ABOVE)														0,00	0,00	0,00	0,00	0,00	0,00
4	VIS. VISITORS PARKING (0.15 X 3)																			0,00
5	TOTAL REQUIRED PARKING SPACES FOR RESIDENTIAL TENEMENTS (3 + 4)																			0,00
6	TOTAL PARKING SPACES PERMISSIBLE (TENEMENT WISE & SHALL NOT BE MORE THAN 20% OF 1 to 5)																			
7	(B) COMMERCIAL -																			
8	DESCRIPTION		PARKING REQUIREMENT															BUA IN SQ.MT.	NO. OF PARKING REQUIRED	
9	a) SHOP (IF OPEN)		0.5 FOR EVERY 40 SQ.MT. UPTO 100 SQ.MT.															47,21	0,59	
10	b) OFFICE		0.5 FOR EVERY 100 SQ.MT. FOR SHOP UP TO 1000 SQ.MT.												0.5 FOR EVERY 100 SQ.MT. FOR SHOP OVER 1000 SQ.MT.			0,00	0,00	
11	c) RESTAURANT/CANTEEN		0.5 FOR EVERY 100 SQ.MT.															0,00	0,00	
12	d) TOTAL (sub-tot)																		0,59	
13	e) VIS. VISITORS = 10% OF ABOVE SQ.MT.																		0,06	
14	TOTAL REQUIRED PARKING SPACES FOR COMMERCIAL USER																		0,65	
15	TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL + COMMERCIAL (5 + 14)																		0,00	
16	DAS																		0,00	
17	10% OF PROJECTED PARKING SPACES PERMISSIBLE FREE OF FSI / PAID AT CHARGING PREMIUM = 15 X 10%																		0,00	
18	TOTAL PARKING SPACES PERMISSIBLE (16 + 17)																		0,00	
19	TOTAL PARKING SPACES PROVIDED - (PROPOSED AS PER FULL POTENTIAL)																		0,00	
20	EXCESS / DEFICIENCY PARKING SPACES PROVIDED = (19 - 18) (NEW PARKING SPACES ONLY)																		0,00	
21	DETAILS OF PARKING SPACES PROVIDED																			
	PARKING SPACES PROVIDED																			
	SR.NO.	FLOOR	SHAKIL													(38)	TOTAL			
	1	MECHANIZED PARKING	89													44	133			
		TOTAL =	89													44	133			
		% WISE TOTAL	66,92													33,08	100,00			

01

FILE NO. - P 10355/2022/(69-A)/K/W WARD/FP

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER U/NO. P - 10355/2022/(69- A)/K/W WARD/FP /COD/ New DATED 03/01/2023

PLANS FOR APPROVAL

SANDEEP AMRUTRA O SHINDE	AMIT PRAKASH PATIL	PRAKASH TATYAJI VICHARE
S.E. (B.P.) HE -S	A.E. (B.P.) K/W	EE. (B.P.) KW WARD

P R O F O R M A - A

(AS PER REGULATION 30 (A) & 33(7)B DCPR 2034)		TOTAL AREA IN SQ.MT.
1	AREA OF PLOT (AS PER PR. CARD - FP. NO. (B A)	2574,43
2	DEDUCTION FOR	
	iv) ROAD SET BACK AREA	66,13
	v) PROPOSED ROAD	- -
	vi) ANY RESERVATION - (L.O.S. / A.O.S.)	- -
	vii) OTHER	- -
3	BALANCE AREA OF PLOT (1 - 2)	2508,30
	a) 20% LAYOUT OPEN SPACE (R.G.)	- -
	b) 10% AMENITY OPEN SPACE	- -
4	NET AREA OF PLOT (3 - 3a & 3b)	2508,30
5	PERMISSIBLE ZONAL F.S.I.	ONE
6	TOTAL PERMISSIBLE F.S.I. (4 X 5)	2508,30
7	ADDITIONAL F.S.I. / TDR (AS PER REGN 30 TABLE 12 - DCPR 2034)	- -
8	a) OTHER F.S.I. (AS PER REGULATION 33(7) B OF DCPR 2034 WITHOUT PREMIUM) = 950(S.S.) 15% = 1.67 (12 S.D. MT.	147,12
	b) ADDITIONAL 0.50 F.S.I. ON PAYMENT OF PREMIUM	- -
	c) ADMISSIBLE TDR - 0.70 (AS PER ROAD WIDTH)	- -
	d) F.O.R SET BACK (200%) OVER & ABOVE - (AS PER CIRCULAR	- -
	e) PERMISSIBLE FSI AS PER 33(12)B (Tolerated / Protected Structure)	- -
	f) FOR D.P. ROAD / RESERVATION	- -
9	TOTAL PERMISSIBLE F.S.I. (6 + 6a + 7b + 7c + 7d + 7e)	2655,42
9	PROPOSED BUILT UP AREA STATEMENT	
a	PURELY RESIDENTIAL BUILT UP AREA PROPOSED	2130,59
b	REMAINING NON - BUILT UP AREA PROPOSED	524,83
10	TOTAL BUILT UP AREA PROPOSED (9a + 9b)	2655,42
11	BALANCE BUILT UP AREA PROPOSED (9 - 10) (TO BE CLAIMED)	0,00
12	FSI CONSUMED ON NET HOLDING TOTAL	1,06

13	DETAILS OF FSI AVAILED AS PER REGN NO. 31(3) FUNGIBLE COMPENSATORY AREA	PERMI.	PROP.	BALNC
	iv) FOR RESIDE. FCA (RESI. + COMM.) 819,38 + 165,45 = 980,83 SQ. MT. X 35%	343,29	REFAER RESI = 281,08 REFAER COMM. = 56,21 337,57	5,72 (+ 0,00 CC)
	v) FOR SALE FCA (RESI.) 1311,21 SQ. MT. X 35%	458,92	0,00	458,92
	vi) FOR SALE FCA (COMM.) 228,39 + 134,00 (STAIRCASE AREA) = 363,38 SQ. MT. = 363,38 SQ. MT. X 35%	127,18	0,00	127,18
15	TOTAL FUNGIBLE BUA VIDE DCR 31(3)v 1 to iv 1 to)	929,39	337,57	591,82
16	TOTAL GROSS PROP. BUILT UP AREA (1 0 + 15)	3584,81	2992,99	591,82
B	TENEMENT STATEMENT			
1	TENEMENTS PROPOSED (RESI - 23 + SHOP/RESI - 23 NOS.)	23 Nos.		
2	TENEMENTS EXISTING			
C	PARKING STATEMENT			
3	PARKING REQUIRED AS PER REGN. NO. 44 & 31(1)(M) CAR Scooter / Motor Cycle Outsiders (Visitors)	AS PER STATEMENT		
4	Covered garages permissible	- - -		
	Covered garages proposed Car Scooter / Motor Cycle Outsider (visitors)	- - -		
	TOTAL PARKING PROVIDED	AS PER STATEMENT		
f)	Transport vehicles parking	- - -		
g)	Spaces for transport vehicle parking required by regulations	- - -		
h)	Total no. of transport vehicles parking provided	- - -		

CONTENT OF SHEET

GROUND (STILT) FLOOR PLAN & BUA LINE DIAGRAM & CALCULATION, STAIRCASE, LIFT & LIFT LOBBY LINE DIAGRAM & CALCULATION, PROPOSED BLOCK PLAN, PLOT & SETBACK AREA LINE DIAGRAM & AREA STATEMENT, PARKING SPACES STATEMENT, PROPOSED BU.A. STATEMENT TABLE NO. I

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSION OF THE SIDES, ETC. OF THE WORKED OUT IS 2574.43 SQ.MT.(TWO THOUSAND FIVE HUNDRED SEVENTY FOUR POINT FORTY THREE) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/ TOWN P L A N N I N G S C H E M E

NARENDRA VELCHAND PATIDAR

Digitally signed by NARENDRA VELCHAND PATIDAR
Date: 2023.01.03 12:38:52 +05'30'

SIGNATURE OF ARCHITECT/ L.S.

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT OF PROPERTY KNOWN AS PARLE NANDANVAN CHS. LTD., AT 6, ANSARI ROAD, ON F P NO. 69A, TPS - VI OF VILE PARLE, VILE PARLE (WEST), MUMBAI - 400056, K - WEST WARD, UNDER REGULATION 33(7) B & 30A

CLIENTS NAME AND SIGNATURE

M/s. H. J. CORPORATION
4TH FLOOR, AJMERA HOUSE, PATHAKWADI
OPP. G.T. HOSPITAL, MUMBAI - 400002.

JESAL MANISH AJMERA

Digitally signed by JESAL MANISH AJMERA
Date: 2023.01.03 12:39:16 +05'30'

A R C H I T E C T

N. V. PATIDAR

NARENDRA VELCHAND PATIDAR

Digitally signed by NARENDRA VELCHAND PATIDAR
Date: 2023.01.03 12:38:52 +05'30'

PATIDAR ALLIANCE
CONSULTING ARCHITECTS & ENGINEERS
OFFICE NO. 211, JOLLY BHAVAN -2, NEW MARINE LINES, CHURCHGATE, MUMBAI - 400020
E-mail : pa.bharat@mtnl.net.in / pa.ashish@mtnl.net.in / 22022020 4222

SHEET NO.	SCALE	DRAWN BY	CHECKED BY	DATE
01	1:100	YASIN	AKASH	13.12.2022