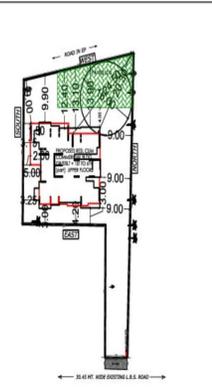
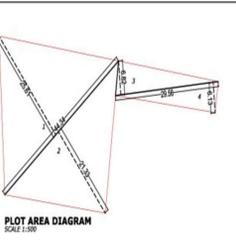


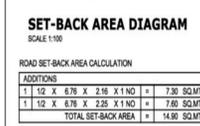
LOCATION PLAN
SCALE 1:4000
2024 D.P. SHEET NO. ES-35 & 36



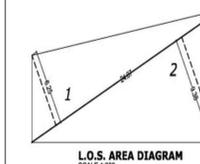
BLOCK PLAN
SCALE 1:500



PLOT AREA DIAGRAM
SCALE 1:500



SET-BACK AREA DIAGRAM
SCALE 1:500



L.O.S. AREA DIAGRAM
SCALE 1:200

ROAD SET-BACK AREA CALCULATION

ADDITIONS	NO.	WIDTH	LENGTH	AREA
1	12	6.78	2.18	14.57
2	12	6.78	2.25	18.15
TOTAL SET-BACK AREA				32.72

CARPET AREA STATEMENT FOR PARKING PURPOSE ONLY

FLOOR	FLAT NO.	AREA IN SQ.MT.	NO. OF FLATS	
1st FLOOR	301	58.38	2	
2nd FLOOR	302	58.38	2	
3rd FLOOR	303	58.38	2	
4th FLOOR	304	58.38	2	
TOTAL NO. OF FLATS				8

OFFICE CARPET AREA STATEMENT FOR PARKING PURPOSE ONLY

FLOOR	OFFICE NO.	AREA IN SQ.MT.	NO. OF UNITS	
1st FLOOR	301	58.38	2	
2nd FLOOR	302	58.38	2	
3rd FLOOR	303	58.38	2	
4th FLOOR	304	58.38	2	
TOTAL NO. OF UNITS				8

PARKING SPACE FOR OFFICE WITH 5% AMENITIES

TOTAL AREA PROPOSED	= 412.66 SQ.M.
UP TO 1500 SQ.MTS. PARKING FOR 37.50 SQ.MTS.	= 412.66/37.50 = 11 Nos.
TOTAL VISITOR PARKING (10% OF 11 = 1.1)	= 1.1 Nos.
TOTAL PARKING REQUIRED (11 + 1 = 12)	= 12 Nos.

PARKING STATEMENT

4 TENEMENTS HAVING CARPET AREA UP TO 45sq.mtrs.	3/4	= 0.75 Nos	
1 TENEMENTS HAVING CARPET AREA BETWEEN 45.00sq.mtrs. TO 60.00sq.mtrs.	3/2	= 1.50	
1 TENEMENTS WITH CARPET AREA BETWEEN 60.00sq.mtrs. TO 90.00sq.mtrs.	0/1	= 0.00	
0.50 TENEMENTS WITH CARPET AREA ABOVE 90.00 SQ.MT.	0/0.50	= 0.00	
TOTAL			2.25
10% VISITORS PARKING		= 0.23	
PARKING REQUIRED		= 2.48	
TOTAL PARKING REQUIRED FOR RESIDENTIAL, A.O.S. & COMMERCIAL (2.48 + 13)		= 15.48 NOS	
SHY		= 16 NOS	
TOTAL PARKING PROVIDED		= 56 NOS	

20% COMMERCIAL AREA CALCULATION

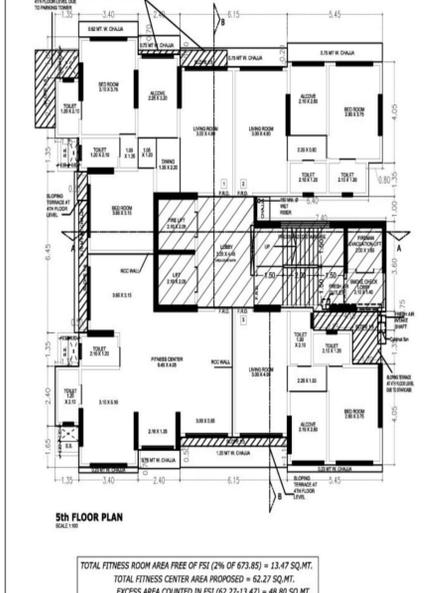
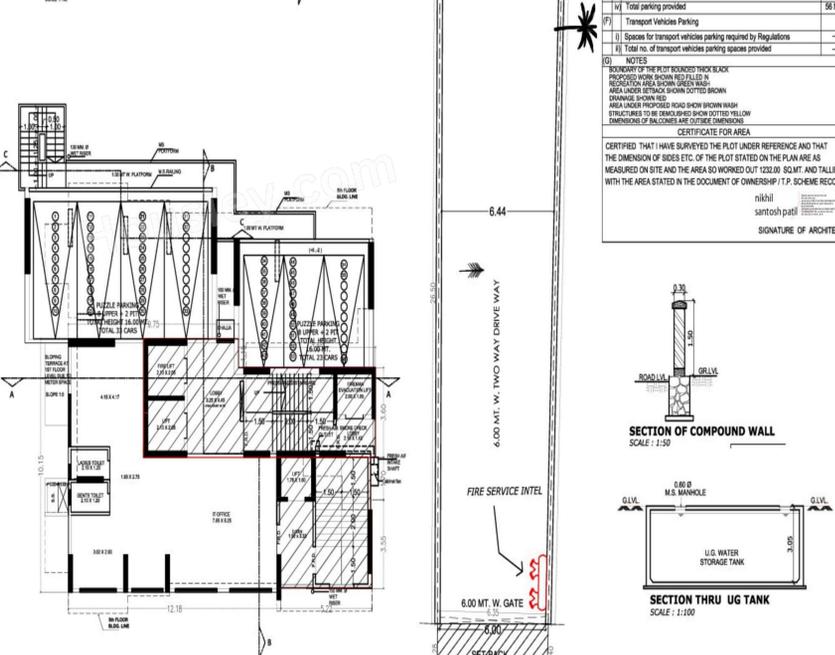
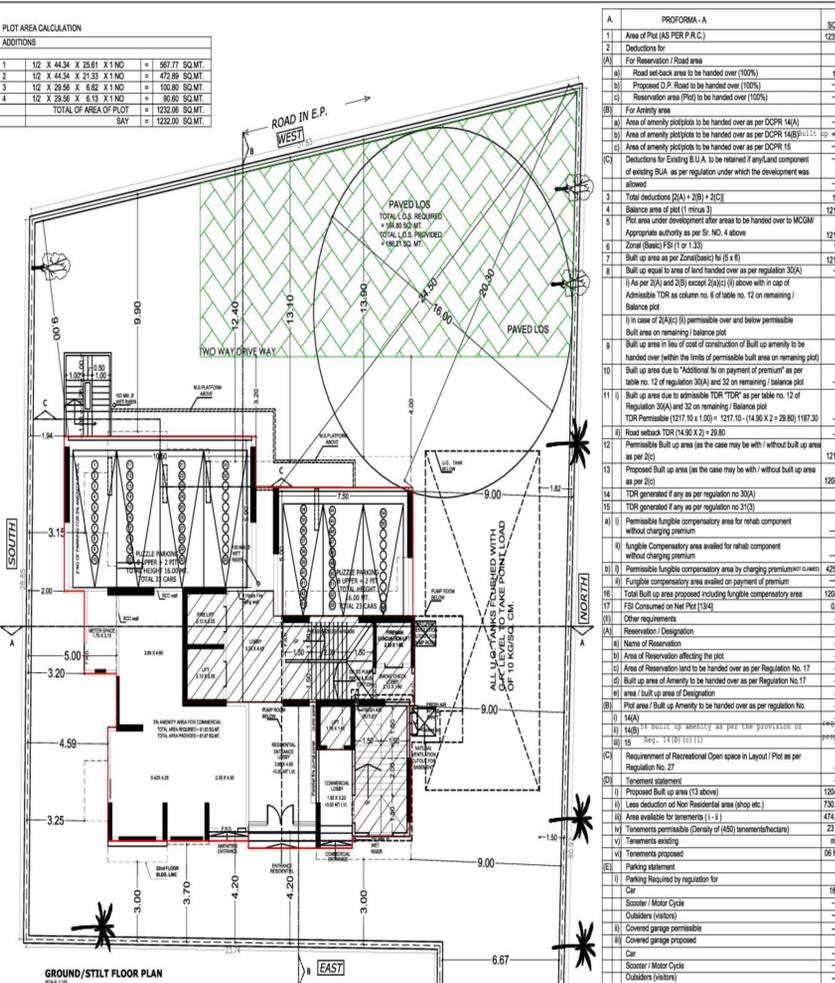
AREA OF PLOT	= 1232.00 SQ.MT
LESS SET BACK AREA	= 14.90 SQ.MT
BALANCE AREA OF PLOT	= 1217.10 SQ.MT
20% COMMERCIAL AREA	= 243.42 SQ.MT
TOTAL COMMERCIAL AREA	= 381.00 SQ.MT
TO BE PROPOSED	

PARKING PROPOSED

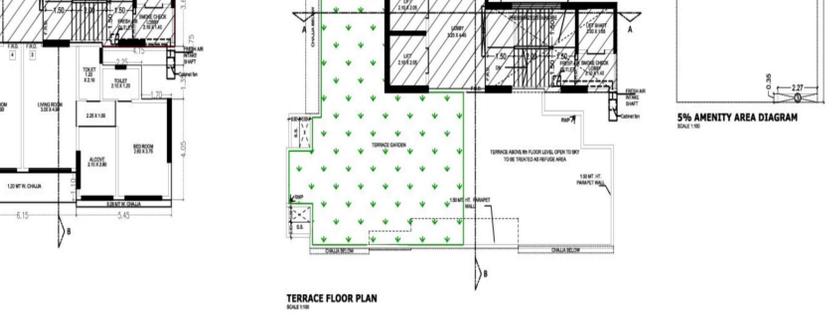
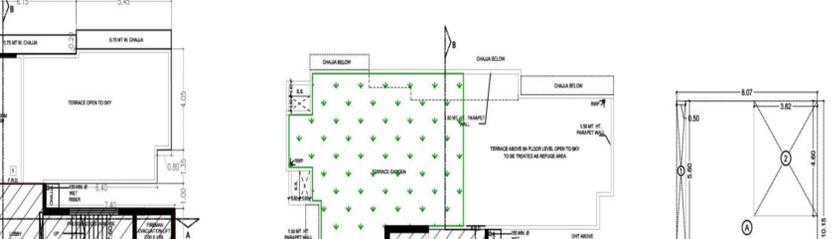
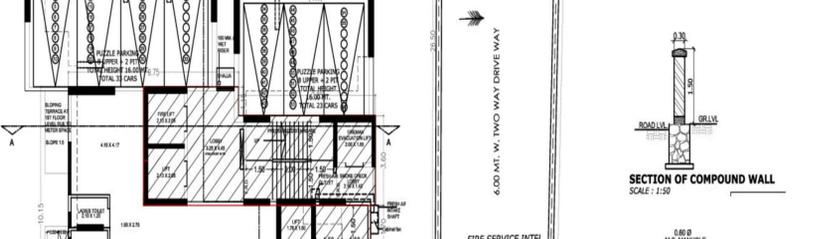
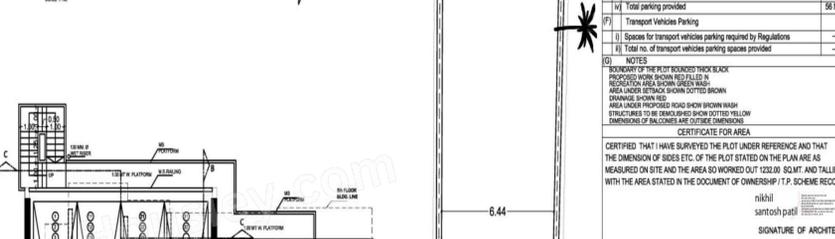
BIG PARKING	SMALL PARKING	TOTAL CARS
RUZZLE	33	23
TOTAL	33	56

FSI SUMMARY

FLOOR	GROSS B.U.A.
GR. FLOOR	61.66
1ST FLOOR	167.14
2nd FLOOR	167.14
3rd FLOOR	167.14
4th FLOOR	167.14
5th FLOOR	252.59
6th FLOOR	221.80
TOTAL	1204.61



TOTAL FITNESS ROOM AREA FREE OF FSI (2% OF 673.85) = 13.47 SQ.MT.
TOTAL FITNESS CENTER AREA PROPOSED = 62.27 SQ.MT.
EXCESS AREA COUNTED IN FSI (62.27-13.47) = 48.80 SQ.MT.



CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM, LOS AREA DIAGRAM, PARKING STATEMENT, CARPET AREA STATEMENT, AREA SUMMARY, SET-BACK AREA DIAGRAM & CALCULATION, GROUND/STILT FLOOR PLAN, 1ST TO 4TH FLOOR PLAN, 5TH & 6TH FLOOR PLAN, BASEMENT PLAN, SECTION OF COMPOUND WALL & UGT	
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STAMP AND DATE OF APPROVAL OF PLAN

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE NO. P-7099/2021(1404)S/WARD HARIYALI-W

Lotan Sukadeo Ahire
EXECUTIVE ENGINEER BLDG PROPOSER-II

Nitin Vasant Patil
S.E. (B.P.)-III

Tushar Vithal rao Ugale
A.E. (B.P.)S&T

1	PROFORMA - A	50.00
2	Area of Plot (AS PER P.R.C.)	1232.00
3	Deductions for	
3A	For Reservation / Road area	14.90
3B	Road set-back area to be handed over (100%)	14.90
3C	Proposed D.P. Road to be handed over (100%)	14.90
3D	Area of amenity plot to be handed over as per DCPR 14(A)	14.90
3E	Area of amenity plot to be handed over as per DCPR 15	14.90
3F	Area of amenity plot to be handed over as per DCPR 16	14.90
3G	Area of amenity plot to be handed over as per DCPR 17	14.90
3H	Area of amenity plot to be handed over as per DCPR 18	14.90
3I	Area of amenity plot to be handed over as per DCPR 19	14.90
3J	Area of amenity plot to be handed over as per DCPR 20	14.90
3K	Area of amenity plot to be handed over as per DCPR 21	14.90
3L	Area of amenity plot to be handed over as per DCPR 22	14.90
3M	Area of amenity plot to be handed over as per DCPR 23	14.90
3N	Area of amenity plot to be handed over as per DCPR 24	14.90
3O	Area of amenity plot to be handed over as per DCPR 25	14.90
3P	Area of amenity plot to be handed over as per DCPR 26	14.90
3Q	Area of amenity plot to be handed over as per DCPR 27	14.90
3R	Area of amenity plot to be handed over as per DCPR 28	14.90
3S	Area of amenity plot to be handed over as per DCPR 29	14.90
3T	Area of amenity plot to be handed over as per DCPR 30	14.90
3U	Area of amenity plot to be handed over as per DCPR 31	14.90
3V	Area of amenity plot to be handed over as per DCPR 32	14.90
3W	Area of amenity plot to be handed over as per DCPR 33	14.90
3X	Area of amenity plot to be handed over as per DCPR 34	14.90
3Y	Area of amenity plot to be handed over as per DCPR 35	14.90
3Z	Area of amenity plot to be handed over as per DCPR 36	14.90
3AA	Area of amenity plot to be handed over as per DCPR 37	14.90
3AB	Area of amenity plot to be handed over as per DCPR 38	14.90
3AC	Area of amenity plot to be handed over as per DCPR 39	14.90
3AD	Area of amenity plot to be handed over as per DCPR 40	14.90
3AE	Area of amenity plot to be handed over as per DCPR 41	14.90
3AF	Area of amenity plot to be handed over as per DCPR 42	14.90
3AG	Area of amenity plot to be handed over as per DCPR 43	14.90
3AH	Area of amenity plot to be handed over as per DCPR 44	14.90
3AI	Area of amenity plot to be handed over as per DCPR 45	14.90
3AJ	Area of amenity plot to be handed over as per DCPR 46	14.90
3AK	Area of amenity plot to be handed over as per DCPR 47	14.90
3AL	Area of amenity plot to be handed over as per DCPR 48	14.90
3AM	Area of amenity plot to be handed over as per DCPR 49	14.90
3AN	Area of amenity plot to be handed over as per DCPR 50	14.90
3AO	Area of amenity plot to be handed over as per DCPR 51	14.90
3AP	Area of amenity plot to be handed over as per DCPR 52	14.90
3AQ	Area of amenity plot to be handed over as per DCPR 53	14.90
3AR	Area of amenity plot to be handed over as per DCPR 54	14.90
3AS	Area of amenity plot to be handed over as per DCPR 55	14.90
3AT	Area of amenity plot to be handed over as per DCPR 56	14.90
3AU	Area of amenity plot to be handed over as per DCPR 57	14.90
3AV	Area of amenity plot to be handed over as per DCPR 58	14.90
3AW	Area of amenity plot to be handed over as per DCPR 59	14.90
3AX	Area of amenity plot to be handed over as per DCPR 60	14.90
3AY	Area of amenity plot to be handed over as per DCPR 61	14.90
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3BA	Area of amenity plot to be handed over as per DCPR 63	14.90
3BB	Area of amenity plot to be handed over as per DCPR 64	14.90
3BC	Area of amenity plot to be handed over as per DCPR 65	14.90
3BD	Area of amenity plot to be handed over as per DCPR 66	14.90
3BE	Area of amenity plot to be handed over as per DCPR 67	14.90
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3BH	Area of amenity plot to be handed over as per DCPR 70	14.90
3BI	Area of amenity plot to be handed over as per DCPR 71	14.90
3BJ	Area of amenity plot to be handed over as per DCPR 72	14.90
3BK	Area of amenity plot to be handed over as per DCPR 73	14.90
3BL	Area of amenity plot to be handed over as per DCPR 74	14.90
3BM	Area of amenity plot to be handed over as per DCPR 75	14.90
3BN	Area of amenity plot to be handed over as per DCPR 76	14.90
3BO	Area of amenity plot to be handed over as per DCPR 77	14.90
3BP	Area of amenity plot to be handed over as per DCPR 78	14.90
3BQ	Area of amenity plot to be handed over as per DCPR 79	14.90
3BR	Area of amenity plot to be handed over as per DCPR 80	14.90
3BS	Area of amenity plot to be handed over as per DCPR 81	14.90
3BT	Area of amenity plot to be handed over as per DCPR 82	14.90
3BU	Area of amenity plot to be handed over as per DCPR 83	14.90
3BV	Area of amenity plot to be handed over as per DCPR 84	14.90
3BW	Area of amenity plot to be handed over as per DCPR 85	14.90
3BX	Area of amenity plot to be handed over as per DCPR 86	14.90
3BY	Area of amenity plot to be handed over as per DCPR 87	14.90
3BZ	Area of amenity plot to be handed over as per DCPR 88	14.90
3CA	Area of amenity plot to be handed over as per DCPR 89	14.90
3CB	Area of amenity plot to be handed over as per DCPR 90	14.90
3CC	Area of amenity plot to be handed over as per DCPR 91	14.90
3CD	Area of amenity plot to be handed over as per DCPR 92	14.90
3CE	Area of amenity plot to be handed over as per DCPR 93	14.90
3CF	Area of amenity plot to be handed over as per DCPR 94	14.90
3CG	Area of amenity plot to be handed over as per DCPR 95	14.90
3CH	Area of amenity plot to be handed over as per DCPR 96	14.90
3CI	Area of amenity plot to be handed over as per DCPR 97	14.90
3CJ	Area of amenity plot to be handed over as per DCPR 98	14.90
3CK	Area of amenity plot to be handed over as per DCPR 99	14.90
3CL	Area of amenity plot to be handed over as per DCPR 100	14.90

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL/COMMERCIAL BUILDING ON PLOT BEARING G.T.S. NO. 42A OF VILLAGE HARIYALI-W, S WARD, MUMBAI

NORTH	JOB NO.	DRG. NO.	DATE
			17/01/2022

REVISIONS	DESCRIPTION
R-0	

NAME OF THE OWNER	SIGNATURE
JASPAKKA UR JAGTIN GHAMHAL	

NAME AND ADDRESS OF ARCHITECT	SIGNATURE
nikhil santosh patil	

NP3 Architects & Consultants
302, Nav Monika Apt., Near Castle Hill Junction, Uthairav road, Thane (w) 400601.

BUILT UP AREA CALCULATION

5% AMENITY AREA	
A	8.07 X 10.15 X 1 NO = 81.91 SQ.MT.
TOTAL ADDITION = 81.91 SQ.MT. X	
DEDUCTIONS	
1	0.50 X 5.00 X 1 NO = 2.50 SQ.MT.
2	3.82 X 4.00 X 1 NO = 15.28 SQ.MT.
3	2.27 X 0.35 X 1 NO = 0.79 SQ.MT.
TOTAL DEDUCTION = 28.57 SQ.MT. Y1	
TOTAL BUILT UP AREA (X - Y1) = 61.67 SQ.MT. X1	