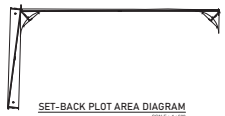
SHEET NO. 1/5

FILE NO : P-21974/2024/(2055 AND OTHER)/N WARD/GHATKOPER KIROL/337/UNEW

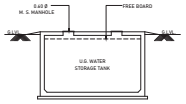
SET-BACK AREA CALCULATION								
1	1/2	X	28.50	X	2.91	X 1 NO	=	49.04 SQ.MT
2	1/2	X	28.50	X	3.13	X 1 NO	=	44.60 SQ.MT
3	1/2	X	5.74	X	3.64	X 1 NO	=	10.45 SQ.MT
4	1/2	X	56.74	X	0.55	X 1 NO	=	15.60 SQ.MT
5	1/2	X	56.74	X	0.48	X 1 NO	=	13.62 SQ.MT
6	1/2	X	5.88	X	3.42	X 1 NO	=	10.05 SQ.MT
						TOTAL ADDITION	=	134.36 SQ.MT

PLOT AREA CALCULATION								
1	1/2	X	10.40	X	7.28	X 1 NO	=	37.86 SQ.MT
2	1/2	X	20.80	X	6.43	X 1 NO	=	67.16 SQ.MT
3	1/2	X	20.80	X	6.88	X 1 NO	=	71.90 SQ.MT
4	1/2	X	50.58	X	23.02	X 1 NO	=	581.65 SQ.MT
5	1/2	X	50.58	X	22.76	X 1 NO	=	575.86 SQ.MT
6	1/2	X	21.71	X	6.14	X 1 NO	=	66.65 SQ.MT
7	1/2	X	21.71	X	5.72	X 1 NO	=	62.06 SQ.MT
8	1/2	X	8.60	X	6.32	X 1 NO	=	28.15 SQ.MT
						TOTAL ADDITION	=	1492.88 SQ.MT
						TOTAL PLOT AREA (A+F)	=	1617.24 SQ.MT

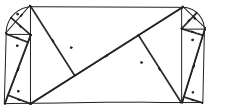
PLOT AREA - 1617.87 SQ.MT
ROAD SE-BACK AREA - 134.36 SQ.MT
1617.87 - 134.36 = 1473.51
NET PLOT AREA = 1473.51 SQ.MT
NOTE:0.X 15% = 221.03 SQ.MT
REQUIRED RG. AREA = 221.03 SQ.MT



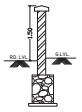
SET-BACK PLOT AREA DIAGRAM
SCALE - 1 : 500



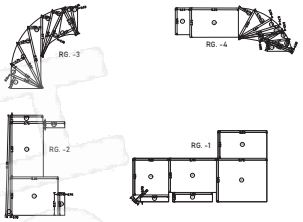
SECTION OF WATER
STORAGE TANK



NET PLOT AREA DIAGRAM
SCALE - 1 : 500



SECTION THRU.
COMPOUND WALL



RG. AREA DIAGRAM
SCALE - 1 : 200

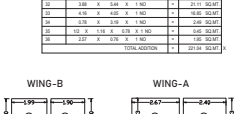
RG AREA CALCULATION								
1	1/2	X	11.38	X	0.50	X 1 NO	=	1.71 SQ.MT
2	4.36	X	5.46	X	1	NO	=	23.81 SQ.MT
3	6.28	X	3.76	X	1	NO	=	23.61 SQ.MT
4	0.74	X	3.70	X	1	NO	=	2.74 SQ.MT
5	0.69	X	2.43	X	1	NO	=	1.68 SQ.MT
6	1/2	X	3.66	X	1.32	X 1 NO	=	2.42 SQ.MT
7	1/2	X	4.22	X	0.91	X 1 NO	=	1.92 SQ.MT
8	1/2	X	5.69	X	1.71	X 1 NO	=	4.86 SQ.MT
9	1/2	X	8.95	X	1.54	X 1 NO	=	5.55 SQ.MT
10	1/2	X	4.43	X	1.52	X 1 NO	=	3.37 SQ.MT
11	1/2	X	5.23	X	1.52	X 1 NO	=	3.98 SQ.MT
12	1/2	X	6.68	X	1.06	X 1 NO	=	3.21 SQ.MT
13	1/2	X	8.88	X	0.91	X 1 NO	=	2.76 SQ.MT
14	1/2	X	3.43	X	2.10	X 1 NO	=	3.60 SQ.MT
15	1/2	X	3.43	X	0.91	X 1 NO	=	1.56 SQ.MT
16	1/2	X	3.23	X	0.60	X 1 NO	=	1.00 SQ.MT
17	3.04	X	1.94	X	1	NO	=	4.89 SQ.MT
18	3.34	X	5.52	X	1	NO	=	18.14 SQ.MT
19	1/2	X	3.23	X	1.52	X 1 NO	=	2.48 SQ.MT
20	1/2	X	4.24	X	1.79	X 1 NO	=	3.77 SQ.MT
21	1/2	X	4.75	X	0.99	X 1 NO	=	2.35 SQ.MT
22	1/2	X	5.15	X	0.74	X 1 NO	=	1.90 SQ.MT
23	1/2	X	5.15	X	0.82	X 1 NO	=	2.11 SQ.MT
24	1/2	X	2.75	X	0.29	X 1 NO	=	0.39 SQ.MT
25	1/2	X	2.07	X	0.65	X 1 NO	=	1.35 SQ.MT
26	1/2	X	2.95	X	1.02	X 1 NO	=	1.50 SQ.MT
27	1/2	X	3.07	X	0.22	X 1 NO	=	0.34 SQ.MT
28	1/2	X	3.07	X	1.08	X 1 NO	=	1.65 SQ.MT
29	3.14	X	5.54	X	1	NO	=	17.40 SQ.MT
30	4.84	X	5.72	X	1	NO	=	28.26 SQ.MT
31	1.05	X	4.53	X	1	NO	=	4.80 SQ.MT
32	3.88	X	5.44	X	1	NO	=	21.11 SQ.MT
33	4.55	X	4.05	X	1	NO	=	18.40 SQ.MT
34	0.75	X	3.16	X	1	NO	=	2.40 SQ.MT
35	1/2	X	1.19	X	0.79	X 1 NO	=	0.46 SQ.MT
36	2.07	X	0.76	X	1	NO	=	1.60 SQ.MT
						TOTAL ADDITION	=	221.04 SQ.MT

AREA DIAGRAM METER ROOM
SCALE - 1 : 100

ELECTRIC METER ROOM CALCULATION								
ADDITIONS								
1	2.41	X	4.61	X	1 NO	=	11.11 SQ.MT	
					TOTAL ADDITION	=	11.11 SQ.MT	X

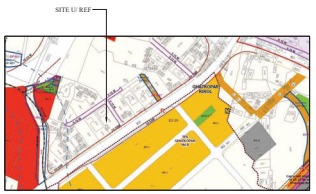
AREA DIAGRAM WATCHMAN CABIN
SCALE - 1 : 100

WATCHMAN CABIN CALCULATION								
ADDITIONS								
1	1.74	X	1.01	X	1 NO	=	2.63 SQ.MT	
					TOTAL ADDITION	=	2.63 SQ.MT	

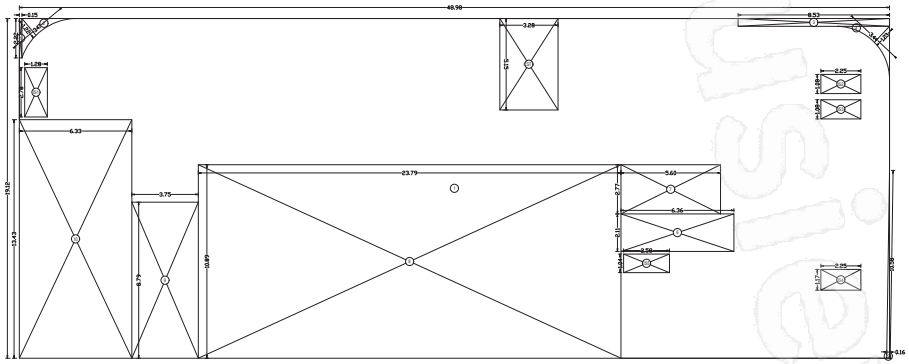


AREA DIAGRAM LIFT CORE
SCALE - 1 : 100

LIFT CORE CALCULATION (WING A & B)								
ADDITIONS								
1	1.99	X	2.00	X	1	NO	=	3.98 SQ.MT
2	1.90	X	2.00	X	1	NO	=	3.80 SQ.MT
3	2.67	X	2.03	X	1	NO	=	5.42 SQ.MT
4	2.40	X	2.03	X	1	NO	=	4.87 SQ.MT
						TOTAL ADDITION	=	18.07 SQ.MT
LIFT CORE AREA			18.07	X	5 FLOORS		=	90.35 SQ.MT
WING-A LIFT CORE AREA			10.28	X	1 FLOORS		=	10.28 SQ.MT
TOTAL							=	100.64 SQ.MT



LOCATION PLAN
SCALE - 1 : 4000



BUA DIAGRAM GROUND FLOOR (WING - A & B)
SCALE - 1 : 100

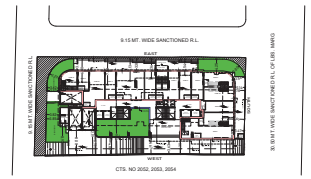
BUILT UP AREA CALCULATION								
GROUND FLOOR								
1	16.12	X	46.88	X	1	NO	=	756.00 SQ.MT
						TOTAL ADDITION	=	756.00 SQ.MT X

DEDUCTIONS								
1	2.22	X	0.15	X	1	NO	=	0.33 SQ.MT
2	1/2	X	3.47	X	1.22	X 1 NO	=	2.12 SQ.MT
3	0.44	X	8.53	X	1	NO	=	3.75 SQ.MT
4	1/2	X	3.44	X	1.23	X 1 NO	=	2.12 SQ.MT
5	1/2	X	15.38	X	0.15	X 1 NO	=	0.85 SQ.MT
6	2.11	X	6.96	X	1	NO	=	13.42 SQ.MT
7	2.77	X	5.80	X	1	NO	=	15.31 SQ.MT
8	10.88	X	23.79	X	1	NO	=	258.87 SQ.MT
9	8.79	X	3.70	X	1	NO	=	32.98 SQ.MT
10	13.42	X	6.22	X	1	NO	=	83.61 SQ.MT
						TOTAL DEDUCTION	=	415.14 SQ.MT T1
TOTAL BUILT UP AREA [X - T1]							=	521.30 SQ.MT S1

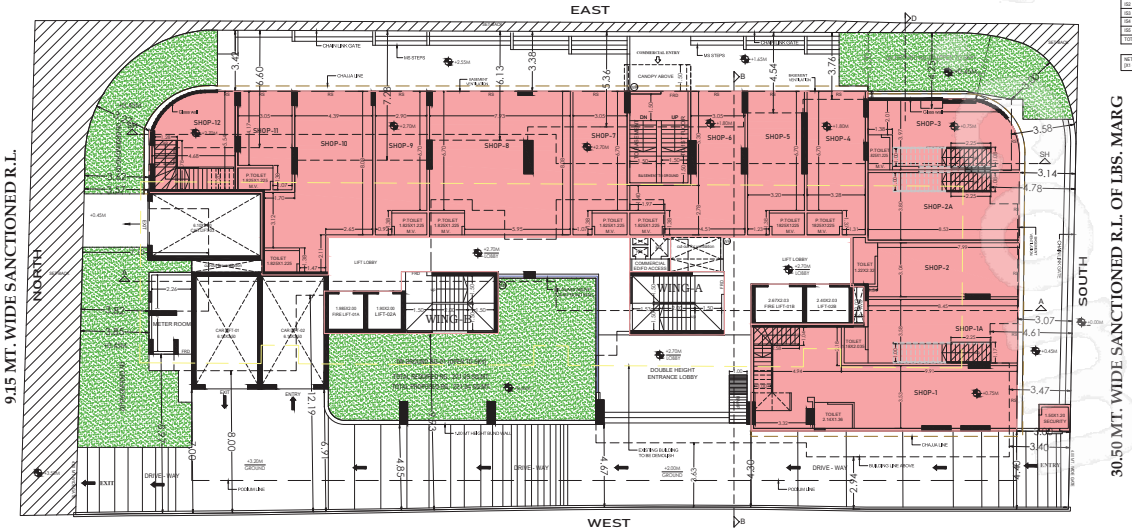
COMM. STAIRCASE AREA CALCULATION								
GROUND FLOOR								
CST1	5.15	X	3.28	X	1	NO	=	16.88 SQ.MT
TOTAL STAIRCASE AREA FOR FL. (GROUND FLOOR)							=	16.88 SQ.MT T2

INTERNAL STAIRCASE AREA CALCULATION								
GROUND FLOOR								
IS1	2.75	X	1.28	X	1	NO	=	3.52 SQ.MT
IS2	1.68	X	2.25	X	1	NO	=	3.42 SQ.MT
IS3	1.68	X	2.25	X	1	NO	=	3.42 SQ.MT
IS4	1.17	X	2.25	X	1	NO	=	2.63 SQ.MT
IS5	1.04	X	2.58	X	1	NO	=	2.68 SQ.MT
TOTAL INTERNAL STAIRCASE AREA FOR FL. (GROUND FLOOR)							=	13.73 SQ.MT T3

NET BUILT UP AREA [S1 - (T2+T3)]	=	490.74 SQ.MT



BLOCK PLAN
SCALE - 1 : 500



GROUND FLOOR PLAN (WING - A & B)
SCALE - 1 : 100

FITNESS CENTRE AREA CALCULATION		
Area Permissible (Wing A & B)		
Total Area	=	3657.50 Sq.mt.
2% of 3657.50	=	73.15 Sq.mt.
Fitness Centre Area Permissible		
Total Area Proposed	=	93.19 Sq.mt.
Excess fitness centre Area Counted In FSI		
	=	20.04 Sq.mt.

PARKING REQUIRED AS PER DCPR 2034	
1 CARPET AREA UP TO 45 Sq.mt.	1 CAR PER 4 TENENT
2 CARPET AREA 45 TO 60 Sq.mt.	1 CAR PER 2 TENENT
3 CARPET AREA 60 TO 90 Sq.mt.	1 CAR PER 1 TENENT
4 CARPET AREA Exceeding 90 Sq.mt.	2 CAR PER 1 TENENT

PARKING REQUIRED			
		NO. OF FLAT	PARKING REQ.
AREA BELOW 45 SQ.MT		8	2.00
AREA BETWEEN 45 - 60 Sq.mt.		4	2.00
AREA BETWEEN 60 - 90 Sq.mt.		17	17.00
AREA ABOVE 90 Sq.mt.		6	12.00
Total		35	33.00
10%VISITORS		-	3.30
Area Upto 1500 Sq.mt = 1/ for 37.50 sq.mt	89.03	37.50	2.37
Area Upto 800 Sq.mt = 1/ for 40.00 sq.mt	800.00	40.00	20.00
Area Above 800 Sq.mt = 1/ fro 80.00 sq.mt	96.48	80.00	1.21
Comm. Visitors parking 10%			2.36
TOTAL REQ. PARKING			62.24
Add. Parking Over & Above upto 50%			16.76
TOTAL REQ. PARKING		Say	79
TOTAL NO.PARKING PROVIDED		BIG	SMALL	Total
		25	54	79

SUMMARY OF GROSS BUILT-UP AREA FOR WING A & B												
Floor	BUA (A)		Excess Area (B)	Staircase, Passage		Staircase, Lift, Passage		Internal Staircase	Lift Core Area	Fitness Centre	Society Office	Total BUA Including Pungible (A+B)
	Comm.	Resi.		Comm.		Resi.		Comm.				
Ground	490.74			16.89		13.73						490.74 Sq.mt.
1	494.77			21.40		94.85		31.51	18.07			494.77 Sq.mt.
2 (Podium)												0 Sq.mt.
3		507.83				97.46						507.83 Sq.mt.
4		507.83				97.46						507.83 Sq.mt.
5		507.83				97.46						507.83 Sq.mt.
6		278.97	89.77			97.12				93.19	14.95	368.74 Sq.mt.
7		507.83				97.46						507.83 Sq.mt.
8		361.70				54.93						361.70 Sq.mt.
Terrace												
Total	985.51	2671.99	89.77	38.29	636.74	45.24	18.07	93.19	14.95	3747.27 Sq.mt.		

Total Construction Area	=	6606.48			
Total Lift Core Area	100.64 Less	Staircase area 636.74	=	536.10 Sq.mt	

PROFORMA A

AREA STATEMENT				SQ. MTR
1			AREA OF PLOT	1617.87
		A	AREA OF RESERVATION IN PLOT	0.00
		B	AREA OF ROAD SET BACK	134.36
		C	AREA OF D.P. ROAD	0.00
2			DEDUCTION FOR	
	A		FOR RESERVATION / ROAD AREA	
		1	ROAD SET BACK AREA TO BE HANDED OVER (100%) [REG. NO. 16]	0.00
		2	PROPOSED D.P. ROAD TO BE HANDED OVER (100%) [REG. NO. 16]	0.00
		3	RESERVATION AREA TO BE HANDED OVER (100%) [REG. NO. 17]	0.00
		4	RESERVATION AREA TO BE HANDED OVER AS PER AR [REG. NO. 17]	0.00
	B		FOR AMENITY AREA	
		1	AREA OF AMENITY PLOTS TO BE HANDED OVER AS PER DCPR. (40%)	0.00
		2	AREA OF AMENITY PLOTS TO BE HANDED OVER AS PER DCPR (40%)	0.00
	C		AREA OF AMENITY PLOTS TO BE HANDED OVER AS PER DCPR 35 (ABBVIANCE)	0.00
	D		DEDUCTION FOR EXISTING BUA TO BE RETAINED IF ANY LAND COMPONENT OF EXISTING BUA / EXISTING BUA	0.00
	E		AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED.	
3			TOTAL DEDUCTION [2(A) + 2(B) + 2(C) AS AND WHEN APPLICABLE]	134.36
4			BALANCE AREA OF PLOT (1 MINUS 3)	1473.51
5			PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM / APPROPRIATE AUTHORITY AS PER SR. NO. 1 ABOVE.	0.00
6			ZONAL (BASIC) FSI [3.5 OR 3.75 OR 1 OR 1.33]	1.00
7			BUILTUP AREA AS PER ZONAL (BASIC) FSI [5 X 6] [IN CASE OF HILL LAND PERMISSIBLE BUA KEPT IN ABEYANCE]	1473.51
8			BUILTUP EQUAL TO AREA OF LAND HANDED OVER AS PER REG.35 (A)	0.00
9			AS PER 2(A) AND 2(B) HEIGHT 2(A)X2(B) ABOVE WITHIN CAP OF "APPURTENANT TO" AS DEFINED IN DCP 2034 [2% REMAINING / BALANCE PLOT.	0.00
		a	IN CASE OF 2(A)X2(B) PERMISSIBLE OVER AND ABOVE PERMISSIBLE BUA ON REMAINING / BALANCE PLOT.	0.00
10			BUILTUP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILTUP AMENITY TO BE HANDED OVER (WITHIN THE LIMIT OF PERMISSIBLE BUA ON REMAINING PLOT)	0.00
11			BUILTUP AREA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO 12 OF REGULATION NO 33 (4) ON REMAINING / BALANCE PLOT.	736.75
12	a		AN INCENTIVE BUA 3% LIEU OF RAHAB COMPONENT (10% ON EXISTING BUA OR 10 SQ.FT PER TENEMENT WHICHEVER IS HIGHER) AS PER DCPR 33(7)(B) EXISTING RESIDENTIAL BUA 1257.83 X 10% = 194.47 SQ.MT OR 21 NOS TENEMENTS X 10 SQ.MT = 210 SQ.MT.	210.00
		b	PROTECTED FSI PROPOSED AS PER REGULATION OF DCPR 2034 EXISTING BUA 1762.15 - 1607.87 = 154.68 SQ.MT	154.68
		c	FSI CREDIT (TDR) AVAILABLE AT DCPR 33	0.00
13			TDR GENERATED IF ANY AS PER REGULATION (B (4)) AND (3) SETBACK AREA CLAIMED TWO TIMES OVER AND ABOVE AS PER GOVT. NOTIFICATION FOR TDR UNDER NO. TPB-4310/CR-20/2019/UD-11 DATED - 24.11.2021 i.e. ((24.36 X 2)	248.72
14			PERMISSIBLE BUILTUP AREA (AS THE CASE MAYBE WITH OR WITHOUT BUA AS PER 2 (C)) [11 + 12 + 13]	2840.66
15			PROPOSED BUA (AS THE CASE MAYBE WITH OR WITHOUT BUA AS PER 2 (C))	
	a		RESIDENTIAL	2108.66
	b		COMMERCIAL	733.00
	c		TOTAL PROPOSED BUA	2841.66
16			FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 33(2)	
	a		RESIDENTIAL	730.63
	b		COMMERCIAL	257.25
17			PERMISSIBLE FUNGIBLE COMPENSATORY AREA RAHAB COMPONENT BY WITHOUT CHARGING PREMIUM.	
		a	RESIDENTIAL	221.44
		b	COMMERCIAL	150.14
18			FUNGIBLE COMPENSATORY AREA AVAILED FOR RAHAB COMPONENT WITHOUT CHARGING PREMIUM.	
		a	RESIDENTIAL	251.29
		b	COMMERCIAL	144.29
19			PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM	
		a	RESIDENTIAL	466.59
		b	COMMERCIAL	439.32
20			FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM.	
		a	RESIDENTIAL	462.75
		b	COMMERCIAL	439.32
21			TOTAL BUILTUP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA	3747.27
22			FSI CONSUMED ON NET PLOT (21) / 4) (INCLUDING OVER AND ABOVE FSI)	1.329
23			OTHER REQUIREMENTS	
	A		RESERVATION / DESIGNATION	---
		a	NAME OF RESERVATION	---
		b	AREA OF RESERVATION AFFECTING THE PLOT	---
		c	AREA OF RESERVATION LAND TO BE HANDED / HANDED OVER AS PER REG. NO. 17	---
		d	BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REG. NO. 17	---
		e	AREA / BUILT UP AREA OF DESIGNATION	---
	B		PLOT AREA/BUILT UP AMENITY TO BE HANDED OVER AS PER REG. NO	
		1	24 (IV)	---
		2	24 (III)	---
		3	16	---
		C	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT OR PLOT AS PER REG. NO. 27	---
		D	TENEMENT STATEMENT	
		i	PROPOSED BUILT UP AREA (13 ABOVE)	3747.27
		ii	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP etc.)	985.51
		iii	AREA AVAILABLE FOR TENEMENTS [(i) minus (ii)]	2761.76
		iv	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)	124.00
		v	TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	25.00
	E		PARKING STATEMENT	
		i	PARKING REQUIRED BY REGULATIONS FOR CAR SCOOTER / MOTOR CYCLE-OUTSIDERS (VISITORS)	79 Nos.
		ii	COVERED GARAGE PERMISSIBLE	
		iii	COVERED GARAGES PROPOSED CAR CAR SCOOTER / MOTOR CYCLE-OUTSIDERS (VISITORS)	
		iv	TOTAL PARKING PROVIDED	79 Nos.

PROFORMA B

CONTENTS OF SHEET.

BLOCK & LOCATION PLAN, PLOT AREA CALCULATION, GROUND FLOOR PLAN, RG AREA DIAG. CLAC.

DATE AND STAMP OF APPROVAL OF PLANS.

APPROVED SUBJECT TO CONDITIONS MENTION IN THIS OFFICE LETTER
ISSUED P-21974/2024/(2055 AND OTHER)/N WARD/GHATKOPER KIROL/337/UNEW

ANANDRAO VASANT PAWAR — S.E. (B.P.) M-II
RAJARAM UTTAM JUNWALEKAR — A.E. (B.P.) L&N
Suhas Vasant Nemani — E.E.(B.P.)E.S.-I

CERTIFICATE OF AREA.

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 02/10/2023 AND THAT THE DIMENSIONS OF THE SIDES, ETC OF THE PLOT STATED ON THE PLANS ARE MEASURED ON SITE AND THE AREA 50 WORKED OUT IS 1617.87 SQ.MT. (ONE THOUSAND SIX HUNDRED SEVEN POINT NINE TWO) AND SAME TALLIES WITH AREA STATED IN THE DOCUMENTS OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

BHAVANA DARSHAN BHANUSHALI
Signature of Architect

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF THE RESIDENTIAL CUM COMMERCIAL BUILDING KNOWN AS "SONAL" ON PLOT BEARING CTS. NO 2055, 2056 AND 2057 OF VILLAGE GHATKOPAR -KIROL, GHATKOPER (WEST), MUMBAI - 400086.

NAME & SIGN. OF OWNER

M/S. D D DEZINES GROUP
Tulsidas Damji Dama

DATE	DRG.NO	SCALE	DRAWN BY	CHECKED BY
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SIGNATURE | NAME AND SIGNATURE OF LICENSED SURVEYOR:

BHAVANA DARSHAN BHANUSHALI ALI
BHAVANA D. BHANUSHALI ARCHITECT

D.D. Dezines Architects
CA/2011/60002

2ND FLOOR, OFF:211, SANGHAVI SQUARE, MG. ROAD, CPP. BANK OF BARODA, MUMBAI - 400 086