SHEET NO. 01/06

NORTH

Suction Tank
SCALE 1:100

SECTION THROUGH COMPOUND WALL

BUILT UP AREA SUMMARY

PROPOSED FLOOR	PROPOSED GROSS COMPOSITE B.U.A. COMM. (IN Sq.mt)	RESI. (IN Sq.mt)
GROUND FLOOR	126.63 SQ.MT	------
1ST SERVICE FLOOR	------	------
2ND FLOOR	------	245.01 SQ.MT
3RD FLOOR	------	245.01 SQ.MT
4TH FLOOR	------	240.25 SQ.MT
5TH FLOOR	------	240.25 SQ.MT
6TH FLOOR	------	242.13 SQ.MT
7TH FLOOR	------	242.13 SQ.MT
8TH FLOOR	------	247.19 SQ.MT
9TH FLOOR	------	251.35 SQ.MT
10TH FLOOR	------	251.35 SQ.MT
11TH FLOOR	------	251.35 SQ.MT
12TH FLOOR	------	263.37 SQ.MT
13TH FLOOR	------	263.37 SQ.MT
14TH FLOOR	------	271.67 SQ.MT
15TH FLOOR	------	271.67 SQ.MT
16TH FLOOR	------	271.67 SQ.MT
17TH FLOOR	------	280.27 SQ.MT
18TH FLOOR	------	280.27 SQ.MT
19TH FLOOR	------	192.14 SQ.MT
	126.63 SQ.MT	4550.45 SQ.MT
TOTAL BUILT UP AREA	4677.08 SQ.MT	

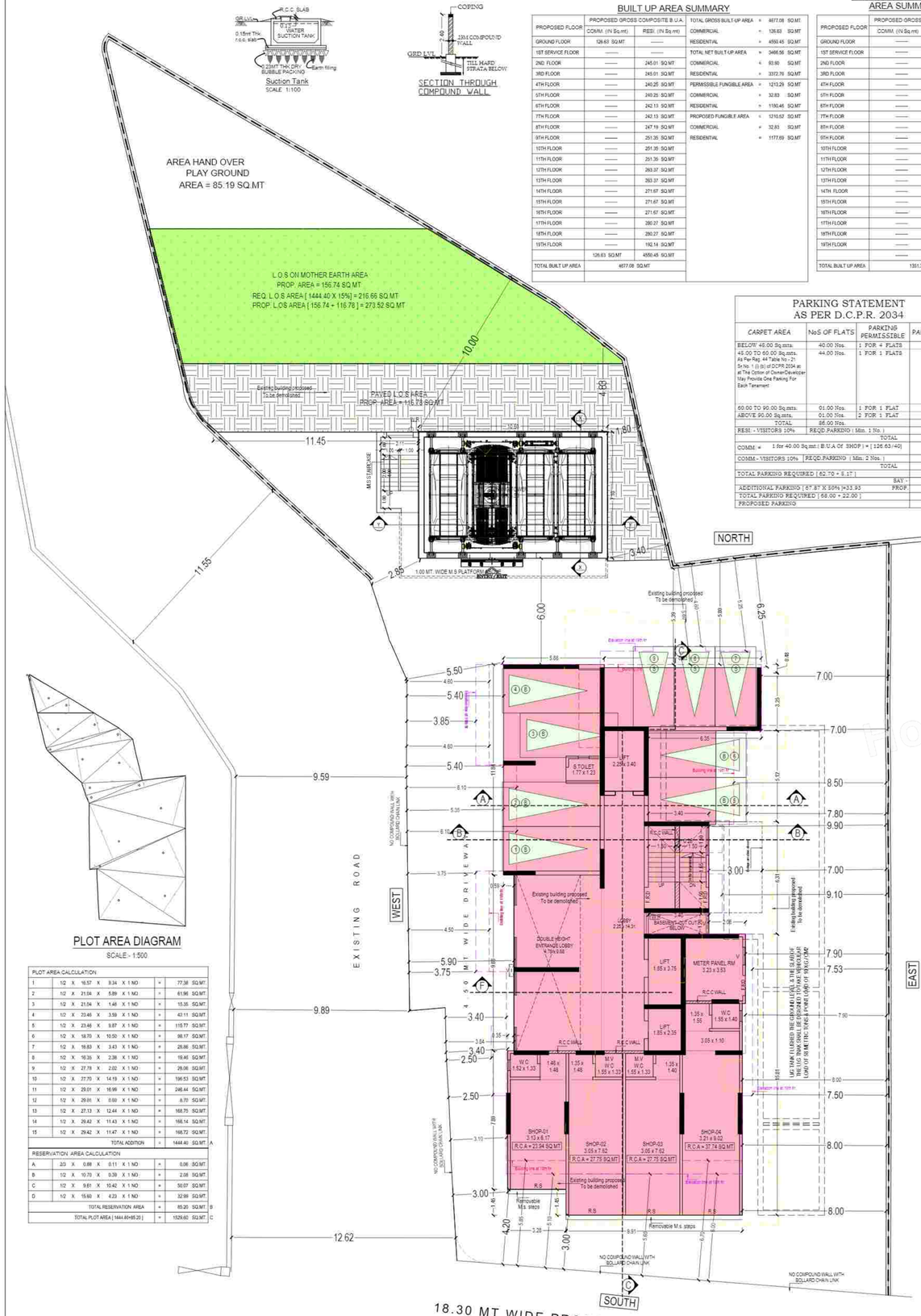
TOTAL GROSS BUILT-UP AREA	=	4677.08 SQ.MT.
COMMERCIAL	=	126.63 SQ.MT
RESIDENTIAL	=	4550.45 SQ.MT
TOTAL NET BUILT-UP AREA	=	3466.56 SQ.MT
COMMERCIAL	+	93.60 SQ.MT
RESIDENTIAL	=	3372.76 SQ.MT
PERMISSIBLE FUNGIBLE AREA	=	1213.29 SQ.MT
COMMERCIAL	=	32.83 SQ.MT
RESIDENTIAL	=	1180.46 SQ.MT
PROPOSED FUNGIBLE AREA	=	1210.52 SQ.MT
COMMERCIAL	+	32.83 SQ.MT
RESIDENTIAL	=	1177.69 SQ.MT

STAIRCASE, LIFT LOBBY AREA SUMMARY

PROPOSED FLOOR	PROPOSED GROSS COMPOSITE B.U.A. COMM. (IN Sq.mt)	RESI. (IN Sq.mt)
GROUND FLOOR	------	------
1ST SERVICE FLOOR	------	------
2ND FLOOR	------	75.09 SQ.MT
3RD FLOOR	------	75.09 SQ.MT
4TH FLOOR	------	75.09 SQ.MT
5TH FLOOR	------	75.09 SQ.MT
6TH FLOOR	------	75.09 SQ.MT
7TH FLOOR	------	75.09 SQ.MT
8TH FLOOR	------	75.09 SQ.MT
9TH FLOOR	------	75.09 SQ.MT
10TH FLOOR	------	75.09 SQ.MT
11TH FLOOR	------	75.09 SQ.MT
12TH FLOOR	------	75.09 SQ.MT
13TH FLOOR	------	75.09 SQ.MT
14TH FLOOR	------	75.09 SQ.MT
15TH FLOOR	------	75.09 SQ.MT
16TH FLOOR	------	75.09 SQ.MT
17TH FLOOR	------	75.09 SQ.MT
18TH FLOOR	------	75.09 SQ.MT
19TH FLOOR	------	75.09 SQ.MT
	------	1351.38 SQ.MT
TOTAL BUILT UP AREA	1351.38 SQ.MT	

PARKING STATEMENT AS PER D.C.P.R. 2034

CARPET AREA	NoS OF FLATS	PARKING PERMISSIBLE	PARKING PROP.
BELOW 48.00 Sq.mts.	40.00 Nos.	1 FOR 4 FLATS	10.00 Nos.
48.00 TO 60.00 Sq.mts. As Per Reg. 44 Table No - 21, Sr.No - 1 (i) (b) of DCPR 2034 as at The Option of Owner/Developer May Provide One Parking For Each Tenament	44.00 Nos.	1 FOR 1 FLATS	44.00 Nos.
TOTAL	88.00 Nos.		87.00 Nos
RESI. - VISITORS 10%	REQD. PARKING (Min. 1 No.)		05.10 No.
		TOTAL	92.10 No.
COMM. - 1 for 40.00 Sq.mt. (B.U.A. Of SHOP) = (126.63/40)			3.17 Nos.
COMM. - VISITORS 10%	REQD. PARKING (Min. 2 Nos.)		02.00 Nos.
		TOTAL	5.17 Nos.
TOTAL PARKING REQUIRED [92.10 + 5.17]			97.87 Nos.
		SAY :	98.00 Nos.
ADDITIONAL PARKING [97.87 X 50%]=33.93		PROP.	22.00 Nos.
TOTAL PARKING REQUIRED [98.00 + 22.00]			90.00 Nos.
PROPOSED PARKING			90.00 Nos.



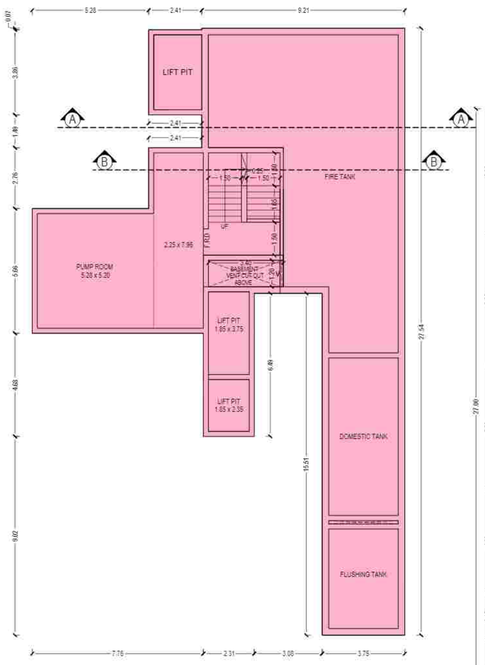
PLOT AREA DIAGRAM

SCALE - 1:500

PLOT AREA CALCULATION							
1	1/2	X	16.57	X	9.34	X 1 NO	= 77.38 SQ.MT.
2	1/2	X	21.04	X	5.89	X 1 NO	= 61.96 SQ.MT.
3	1/2	X	21.04	X	1.48	X 1 NO	= 15.35 SQ.MT.
4	1/2	X	23.46	X	3.59	X 1 NO	= 42.11 SQ.MT.
5	1/2	X	23.46	X	9.87	X 1 NO	= 115.77 SQ.MT.
6	1/2	X	18.70	X	10.50	X 1 NO	= 98.17 SQ.MT.
7	1/2	X	19.83	X	3.43	X 1 NO	= 28.96 SQ.MT.
8	1/2	X	16.35	X	2.38	X 1 NO	= 19.46 SQ.MT.
9	1/2	X	27.78	X	2.02	X 1 NO	= 28.06 SQ.MT.
10	1/2	X	27.70	X	14.19	X 1 NO	= 196.53 SQ.MT.
11	1/2	X	29.01	X	16.99	X 1 NO	= 246.44 SQ.MT.
12	1/2	X	29.01	X	0.60	X 1 NO	= 8.70 SQ.MT.
13	1/2	X	27.13	X	12.44	X 1 NO	= 168.75 SQ.MT.
14	1/2	X	29.42	X	11.43	X 1 NO	= 168.14 SQ.MT.
15	1/2	X	29.42	X	11.47	X 1 NO	= 168.72 SQ.MT.
TOTAL ADDITION							= 1444.40 SQ.MT. A
RESERVATION AREA CALCULATION							
A	2/3	X	0.88	X	0.11	X 1 NO	= 0.06 SQ.MT.
B	1/2	X	10.79	X	0.39	X 1 NO	= 2.08 SQ.MT.
C	1/2	X	9.61	X	10.42	X 1 NO	= 50.07 SQ.MT.
D	1/2	X	15.60	X	4.23	X 1 NO	= 32.99 SQ.MT.
TOTAL RESERVATION AREA							= 85.20 SQ.MT. B
TOTAL PLOT AREA [1444.40+85.20]							= 1529.60 SQ.MT. C

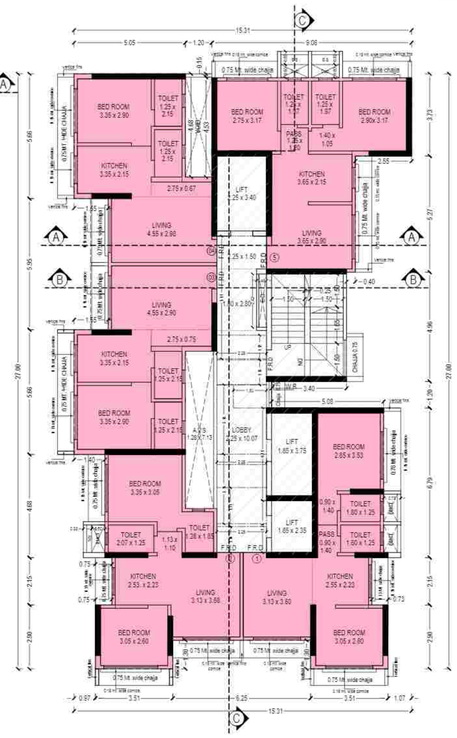
GROUND FLOOR PLAN

SCALE - 1 :100



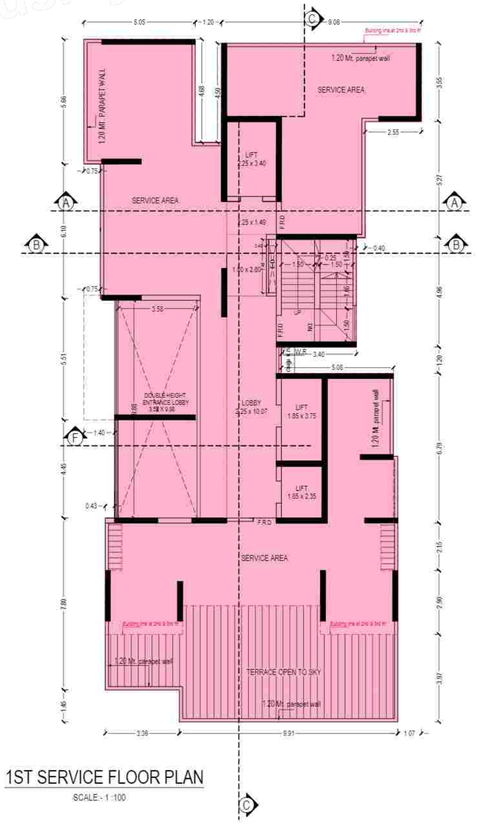
PART BASEMENT FLOOR PLAN

SCALE - 1 :100



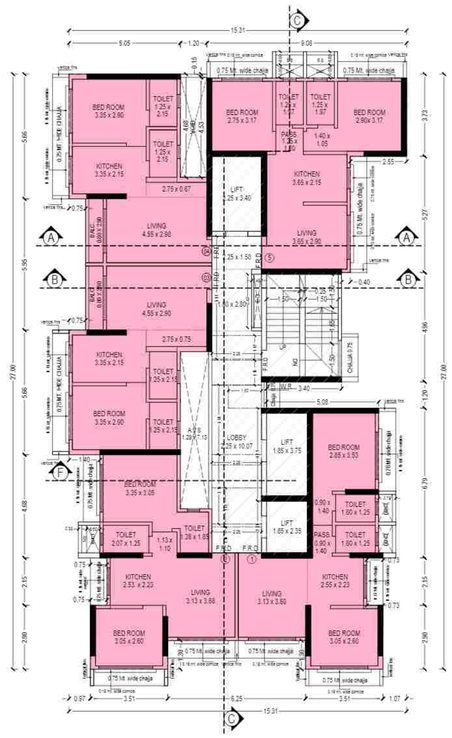
4TH & 5TH FLOOR PLAN

SCALE - 1 :100



1ST SERVICE FLOOR PLAN

SCALE - 1 :100



2ND & 3RD FLOOR PLAN

SCALE - 1 :100

	PROFORMA - A		AREA IN SQ.MT
1	Area of the plot	AS PER P.R.C	1683.90
		AS PER CONVEYANCE	1529.60
	a) Area of Reservation in plot		85.19
	b) Area of Road Set back		----
	c) Area of D.P Road		----
2	Deduction for		
A	For Reservation /Road Area		
	a) Road set-back area to be handed over (100%)(Regulation No 16)		----
	b) Proposed D.P Road to be handed over (100%)(Regulation No 16)		----
	c) Reservation area (plot) to be handed over (Regulation No 17)		----
	d) TOTAL AREA UNDER ROAD/RESERVATION		----
B	For Amenity area		
	a) Area of amenity plot/plots to be handed over as per DCPR 14(A)		----
	b) Area of amenity plot/plots to be handed over as per DCPR 14(B)		----
	c) Area of amenity plot/plots to be handed over as per DCPR 15		----
	d) Area of amenity plot/plots to be handed over as per DCPR 35		----
	e) TOTAL AMENITY AREA		----
C	Deductions for Existing Built up area to be retained if any land component of Existing BUA as per regulation under which the development was allowed.		----
3	Total Deductions : [2 (A) + 2 (B) + 2 (C)]		85.19
4	Balance area of plot (1 - 3)		1444.41
5	Plot area under Development		1444.41
6	Zonal (basic) FSI (0.60 or 0.75 or 1 or 1.33)		ONE
7	a) Permissible Built up Area as per Zonal(basic) FSI (5 X 6)		1444.41
	b) permissible built up area as per DCPR 30(C) protected for development		1694.59
	c) permissible built up area [7a or 7b above, wichever is more)		1694.59
8	Built up area equal to land handed over as per reg. 30 (A) (3)(a) 85.19 X 2 = 170.38 SQ.MT		170.38
	a) additional Built up area for 2 (A) (c) (ii) & 2B above withen the cap of admissible "TDR", as per table 12 on balance plot.		----
	b) additional Built up area for 2 (A) (a) & 2 (A) above to be utilized over and above the permissible FSI as per column no.7 table 12 of reg. 30(A) and to the mentioned in table 12A reg. 32(200% or 250%)		----
	c) additional BUA in case for 2 (A) (c) (iii) as per reg.17(1) not 20(viii) and (viii) as per AR policy on remining Plot (Y% as per table no.5 of reg. 17(1).		----
9	additional Insentive BUA within the cap of admissible TDR AS PER table 12 on a plot		----
	a) in lieu of cost of construction of amenity building as per reg. 30(A) (3)(b)		----
	b) 50% of rehab component as per reg33(7)(A)		----
	c) 15% or sr.no7 or above or 10 sqmt per rehab tenements as per reg 33(7)(B)(1)(15% x 1694.59=254.19sqmt or 10sqmtr x44.00nos of tenements = 440.00 SQ.MT		440.00
10	Built up area due to "Additional FSI on payment of premium " as per table No 12 of regulation No 30(A) (4X50%)[1444.41X50%]		722.20
11	Built up area due to admissible "TDR" as per Table No 12 of Regulation No 30(A) 30(2) [sr.no-5a 50% or 70% or 90%or 100%] 1444.41X 80% = (1299.96 SQ.MT.) a) Slum TDR 20% = 1299.96X 20 % = 259.99 SQ.MT. b) General TDR = 1299.96 -259.99 [SLUM TDR] - 440.00 [33(7)(B)] - 260.19 [30 (C)] - 170.38 [30 (A) (3)(a)] =		259.99 179.40
12	Permissible Built up Area (7(c) + 8 + 9 (c) + 10 + 11)		3466.56
13	TOTAL PROPOSED BUILT UP AREA		3466.56
14	TDR generated if any as per 30(A)		----
15	Fungible Compensatory Area as per Regulation No 31(3)		
	i) i)Permissible Fungible Compensatory area for Rehab component without charging premium for residential		521.42
	ii) PROPOSED Fungible Compensatory area availed for Rehab component without charging premium for residential		521.42
	iii) Permissible Fungible Compensatory area availed for Rehab component without charging premium for commercial		
	iv) PROPOSED Fungible Compensatory area availed for Rehab component without charging premium for commercial		-------
	b) i) Permissible Fungible Compensatory area availed on payment of premium for Residential [3372.75X35% = 1180.46 -521.42		659.04
	ii) PROPOSED Fungible Compensatory area availed on payment of premium for Residential [659.04 - 2.77 (BALANCE AREA]		656.27
	iii) Permissible Fungible Compensatory area on payment of premium for commercial [93.81 X 35%]		32.83
	iv) PROPOSED Fungible Compensatory area availed on payment of premium for Commercial		32.83
16	Total Built Up Area proposed including Fungible Compensatory Area [13 + 15 (a) (ii) + 15 (a) (iv)+15(b)(ii)]		4677.08
17	FSI consumed on Net Plot [13 / 4]		2.40
II	Other Requirements		
A	Reservation /Designation		----
	a) Name of Reservation		----
	b) Area of Reservation land handed over as per regulation No.17		----
	c)Built up area of Amenity to be handed over as per Regulation No.17		----
	d) Area / Built up area of designation		----
B	Plot area /Built up Amenity to be Handed Over as per Regulation No		----
	i) 14 (A)		----
	ii) 14 (B)		----
	iii) 15		----
C	Requirement of LOS as per regulation No 27(15% or 20% or 25%)		----
D	Tenement Statement		
	a) Proposed built up area(13 above)		4677.08
	b) Less deduction of Non-residential area (shop etc.)		126.63
	c) Area available for tenements [(a) minus (b)]		4550.45
	d) Tenements permissible		205.00
	e) Total number of Tenements proposed on the plot		86.00
E	Parking Statement		----
	i) Parking required by Regulations for :-		68.00
	Car		
	Scooter/Motor cycle		
	Outside (visitors)		
	ii) Covered garage permissible		
	iii) Covered garages proposed		
	Car		
	Scooter/Motor cycle		
	Outside (visitors)		
	iv) Total parking provided		90.00
	Transport Vehicles Parking		
	i) Spaces for transport vehicles parking required by Regulations		
	ii) Total No. of transport vehicles parking spaces provided		

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 07.11.2016 & THAT THE DIMENSIONS OF THE SIDES ,ETC. OF THE PLOT STATED ON THE PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1529.60 SQ.MT AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF CONVEYANCE / SUB DIVISION PLAN.

Chirag Shahnawaz Rayani
Architect
Reg. No. CA/98-42024

SIGNATURE OF L.S

PROFORMA - B

CONTENTS OF SHEET

GROUND FLOOR PLAN, 1ST TO 6TH FLOOR PLAN, BUILT UP AREA SUMMARY, PARKING STATEMENT, PLOT AREA DIAGRAM & CALCULATION

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF BUILDING KNOWN AS " JAY KIRAN CHSL" ON PLOT BEARING CTS NO. 756 B OF VILLAGE MALAD (W), AT MAMLATDAR WADI ROAD, MALAD (WEST) , MUMBAI.

PLAN FOR CONSIDERATION

HARESH CHANDIRAM BHAGAT
Digitally signed by HARESH CHANDIRAM BHAGAT
Date: 2023.05.26 18:16:00 +05'30'

A.E.B.P (P/N)

Rahul Babusha Pandit
Digitally signed by Rahul Babusha Pandit
Date: 2023.05.26 16:27:00 +05'30'

S.E.B.P (P/N)

NAME, ADDRESS OF C.A. TO OWNER	STAMP & SIGN OF C.A. TO OWNER
M/S Downtown Lifespaces LLP	King Kaling Porwal

BMC FILE NO.:- P-15799/2023/(756B)/P/N Ward/Malad North

DRG. NO.	SCALE	DATE	DRN. BY.	CHKD. BY.
CON-01	AS STATED	18.04.2023	Rupesh	CSR

NAME, ADDRESS OF ARCHITECT / L.S. | STAMP & SIGN OF ARCHITECT / LS

CHIRAG S. RAYANI
ARCHITECT - ENGINEER - PMC - STRUCTURAL
CHIRAG SHAHNAWAZ RAYANI
ARCHITECT
REGISTRATION NO. CA/98-42024
Chirag Shahnawaz Rayani

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