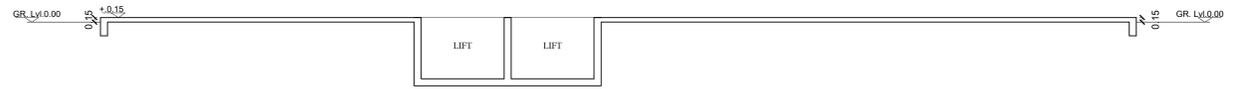
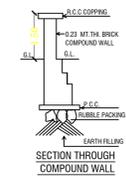
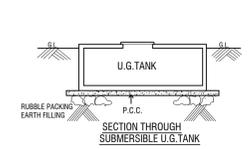


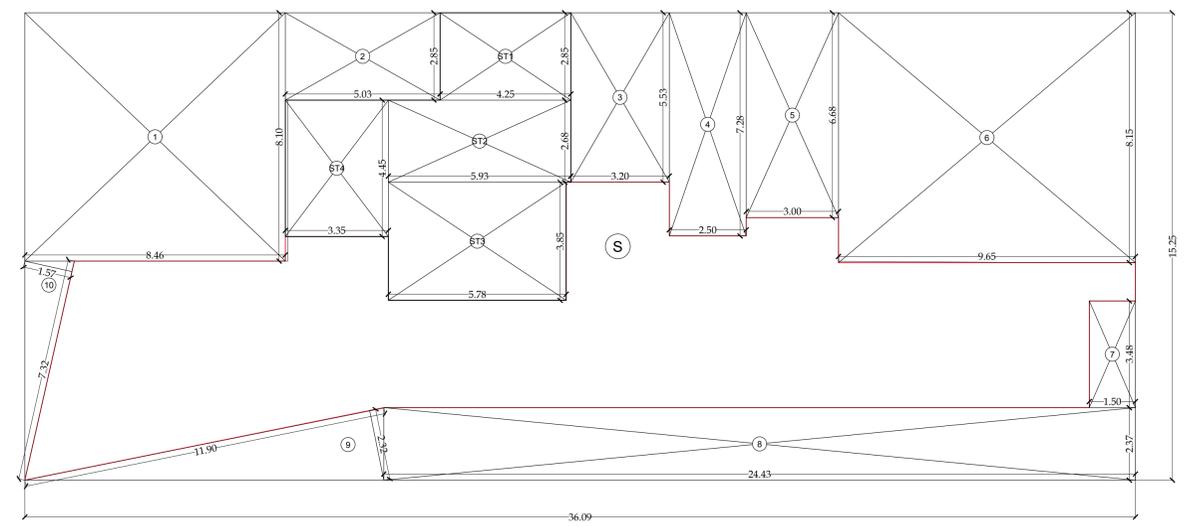
LOCATION PLAN  
SCALE = 1:4000



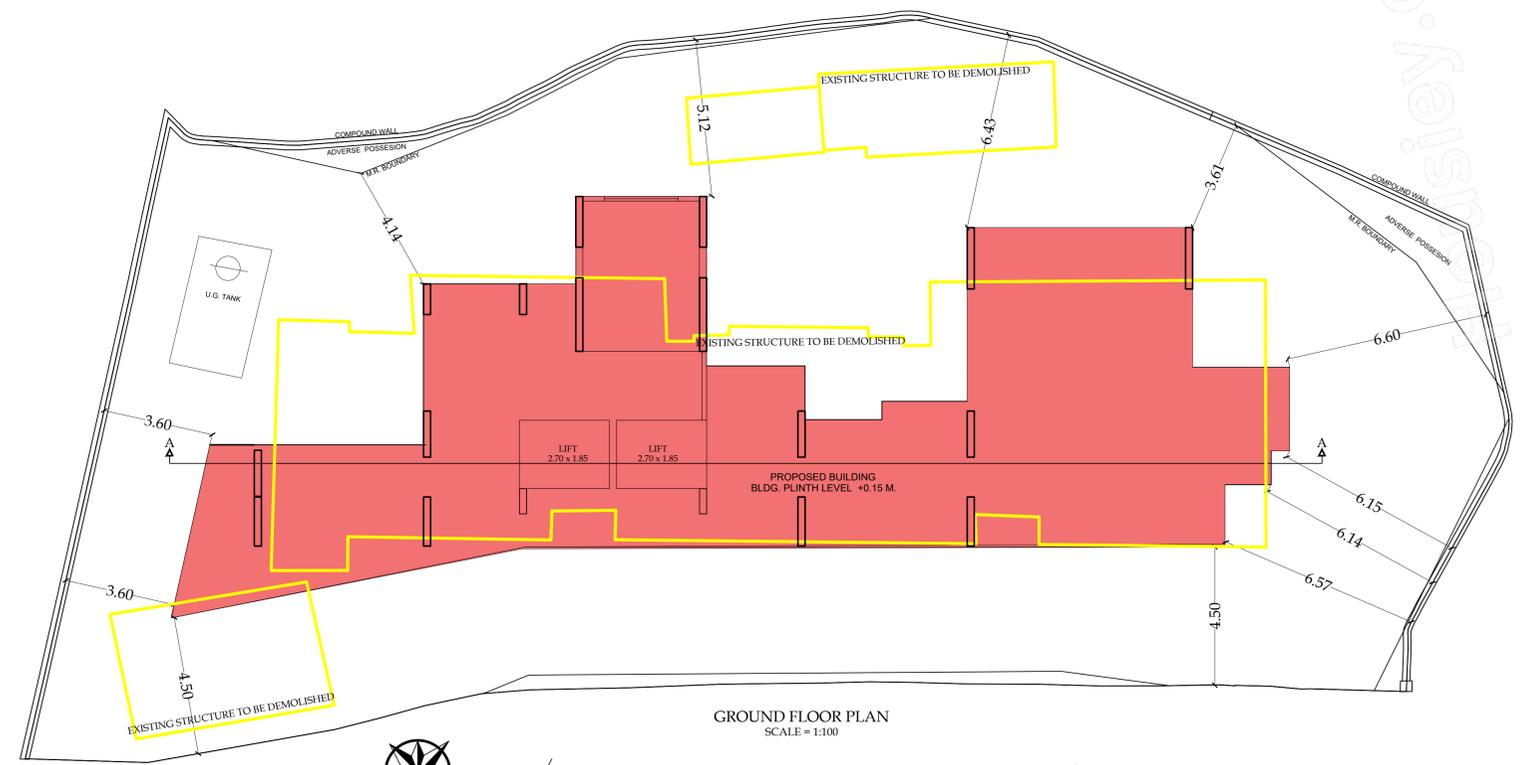
BLOCK PLAN  
SCALE = 1:500



SECTION A-A  
SCALE = 1:100



PLINTH FLOOR AREA DIAGRAM  
SCALE = 1:100



GROUND FLOOR PLAN  
SCALE = 1:100



R.T. ROAD

PLINTH LVL PLAN  
SCALE = 1:100

PLINTH AREA CALCULATION

GROUND FLOOR			
S	36.09 X 15.25 X 1 NO	=	550.37 SQ.MT.
TOTAL ADDITION		=	550.37 SQ.MT. X

DEDUCTIONS

1	8.46 X 8.10 X 1 NO	=	68.53 SQ.MT.
2	5.03 X 2.85 X 1 NO	=	14.34 SQ.MT.
3	3.20 X 5.53 X 1 NO	=	17.70 SQ.MT.
4	2.50 X 7.28 X 1 NO	=	18.20 SQ.MT.
5	3.00 X 6.68 X 1 NO	=	20.04 SQ.MT.
6	9.65 X 8.15 X 1 NO	=	78.65 SQ.MT.
7	1.50 X 3.48 X 1 NO	=	5.22 SQ.MT.
8	24.43 X 2.37 X 1 NO	=	57.90 SQ.MT.
9	1/2 X 11.90 X 2.32 X 1 NO	=	13.80 SQ.MT.
10	1/2 X 7.32 X 1.57 X 1 NO	=	5.75 SQ.MT.
TOTAL DEDUCTION		=	300.13 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]		=	250.24 SQ.MT. X1

STAIRCASE AREA CALCULATION

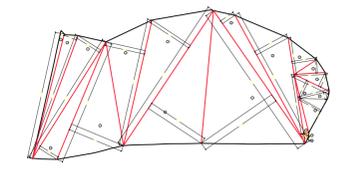
TYPICAL FLOOR			
ST1	4.25 X 2.85 X 1 NO	=	12.11 SQ.MT.
ST2	5.93 X 2.68 X 1 NO	=	15.89 SQ.MT.
ST3	5.78 X 3.85 X 1 NO	=	22.25 SQ.MT.
ST4	3.35 X 4.45 X 1 NO	=	14.91 SQ.MT.
TOTAL STAIRCASE AREA PER FL. (TYPICAL FLOOR)		=	65.16 SQ.MT. Y2

PLINTH AREA [X1 - Y2]

		=	185.08 SQ.MT.
--	--	---	---------------

PLINTH AREA CALCULATION

1	1/2 X 21.40 X 0.66 X 1 NO	=	7.06 SQ.MT.
2	1/2 X 21.39 X 2.18 X 1 NO	=	23.31 SQ.MT.
3	1/2 X 22.49 X 4.38 X 1 NO	=	49.25 SQ.MT.
4	1/2 X 22.49 X 3.45 X 1 NO	=	38.79 SQ.MT.
5	1/2 X 20.78 X 9.14 X 1 NO	=	94.96 SQ.MT.
6	1/2 X 21.00 X 6.52 X 1 NO	=	68.46 SQ.MT.
7	1/2 X 26.44 X 7.47 X 1 NO	=	98.75 SQ.MT.
8	1/2 X 26.44 X 10.31 X 1 NO	=	136.29 SQ.MT.
9	1/2 X 26.36 X 13.90 X 1 NO	=	183.20 SQ.MT.
10	1/2 X 26.29 X 2.44 X 1 NO	=	32.07 SQ.MT.
11	1/2 X 23.82 X 5.83 X 1 NO	=	69.43 SQ.MT.
12	1/2 X 6.03 X 4.01 X 1 NO	=	12.09 SQ.MT.
13	1/2 X 5.05 X 2.17 X 1 NO	=	5.47 SQ.MT.
14	1/2 X 6.32 X 2.46 X 1 NO	=	7.77 SQ.MT.
15	1/2 X 6.32 X 3.11 X 1 NO	=	8.82 SQ.MT.
16	1/2 X 4.86 X 1.18 X 1 NO	=	2.86 SQ.MT.
17	1/2 X 6.26 X 3.93 X 1 NO	=	12.30 SQ.MT.
18	1/2 X 4.86 X 1.18 X 1 NO	=	4.16 SQ.MT.
19	1/2 X 1.01 X 0.59 X 1 NO	=	0.29 SQ.MT.
20	1/2 X 1.60 X 0.74 X 1 NO	=	0.59 SQ.MT.
TOTAL DEDUCTION		=	855.33 SQ.MT.
AS PER TRIANGULATION METHOD= 855.33 SQ.MT.			
AS PER PROPERTY CARD= 844.30 SQ.MT.			
HENCE, THE LEAST AREA OF PLOT ACCEPTED AS PER PRC IS = 844.30 SQ.MT.			



PLOT AREA DIAGRAM  
SCALE = 1:500

A	AREA STATEMENT	SQ.MT.
1	GROSS AREA OF PLOT	844.30
AREA ADOPTED FOR PROPOSAL		
(a) AREA OF RESERVATION IN PLOT		
(b) AREA OF ROAD SET BACK (167.70+122.90=290.60)		
(c) AREA OF DP ROAD		
(d) ENCROACHMENT		
2	DEDUCTION FOR	
(A) FOR RESERVATION/ROAD AREA		
(a) ROAD SET-BACK AREA TO BE HANDED OVER (100%) (REGULATION NO. 16)		
(b) PROPOSED DP ROAD TO BE HANDED OVER (100%) (REGULATION NO. 16)		
(c) RESERVATION AREA (PLOT) TO BE HANDED OVER (REGULATION NO. 17)		
(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		
(C) DEDUCTION FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY		
(a) LAND COMPONENT OF EXISTING BUA PER REGULATION UNDER WHICH DEVELOPMENT IS ALLOWED		
3	TOTAL DEDUCTION [ 2(A) + 2(B) + 2(C) ]	-
4	BALANCE AREA OF PLOT (1 MINUS 3)	844.30
5	PLOT AREA UNDER DEVELOPMENT (SR NO. 4)	844.30
6	ZONAL (BASIC) FSI (0.50 OR 0.70 OR 1.00 OR 1.33)	1.00
7	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (6%)	-
8	BUILT UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER 3(A) OF REGULATION 30(A)	-
9	ADDITIONAL INCENTIVE BUA WITHIN THE CAP OF "ADMISSIBLE TOR" AS PER TABLE 12 ON BALANCE PLOT	-
10	BUA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO 12 OF REGULATION NO 30(A) (SR NO 5 X 50%) (1653.00 X 0.50) = 528.50	-
11	BUILT UP AREA DUE TO ADMISSIBLE "TOR" AS PER TABLE NO. 12 OF REGULATION NO 30(A) SUBJECT TO REGULATION NO 30(A)(3) BY RESTRICTING AREA UTILISED IN SRNO 8(A) & 8(B) ABOVE	-
12	PERMISSIBLE BUILT UP AREA (7+8+10+11)	-
13	PROPOSED BUILT UP AREA	-
C TENEMENT STATEMENT		
i PROPOSED BUA (A-13 ABOVE)		
ii DEDUCTION FOR NON-RESI. AREAS (SHOPS ETC.)		
iii AREA FOR TENEMENTS (i - ii)		
iv TENEMENTS PERMISSIBLE (450 T/ HECTARE)		
v TENEMENTS PROPOSED		
vi TENEMENTS EXISTING		
TOTAL TENEMENTS ON THE PLOT		
D PARKING STATEMENT		
i PARKING REQUIRED BY REGULATIONS FOR		
ii OUTSIDER (VISITORS)		
iii COVERED GARAGES PERMISSIBLE		
iv COVERED GARAGES PROPOSED		
v CAR		
vi SCOOTER/MOTORCYCLE		
vii OUTSIDER (VISITORS)		
TOTAL PARKING PROVIDED		
PARKING CONDONED		
E LOADING & UNLOADING STATEMENT		
1 LOADING & UNLOADING REQUIRED		
2 LOADING & UNLOADING PROPOSED		
CERTIFICATE OF AREA		
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME OR AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT AS STATED ON SITE ARE AS AND THE MEASURED ON SITE AND THE AREA SO WORKED OUT IS 844.30 SQ.MTS. (ONE ZERO FIVE THREES POINT FOUR ZERO)		
(Architect) Reg. No. CA2005/35758		
S.E.B.P. (R-5)		

A.E.B.P. (R-2)	
Executive Engineer (WS) (R-2)	
FORM - II	
CONTENTS OF SHEET.	
1. Location Plan. 2. Block Plan. 3. Plot Area Diagram. 5. Plinth Floor Plan. 4. U.G.T. & Compound wall Section. 6. Plinth Section.	
Project Details / Description of Property :	
Proposed Redevelopment of Bldg. on plot bearing CTS No. 1151,1151,1 to 4 of village Dahisar at Dahisar (East) Mumbai - 400068. in R/ North Ward.	
Name and Address of Owner :	Digital Signature
SHRI. CHINTAN MANIAR OF M / S HUM DEVELOPERS PVT.LTD. CA TO OWNER DURGA CHSL.	
CTS No. 1151 1151 1 TO 4, of village Dahisar at Dahisar(E) Mumbai - 400068. in R/ North Ward	
Name and Address of Architect :	Digital Signature
Arch. Shri Prajyot Patil	
CA2005/35758	
E/6, Ground Floor, Nisarg Heaven Chsl., Opposite to MCA club, Mahavir Nagar, Kandivali East, Mumbai - 400067	

P-19907/2023/(1151)/R/N Ward/DAHISAR R/N

THIS DRAWING SHALL BE READ CONJUNCTION INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT, 1988 UNDER NO.P-19907/2023/(1151)/R/N Ward/DAHISAR R/N SIGNED ON EVEN DATE.