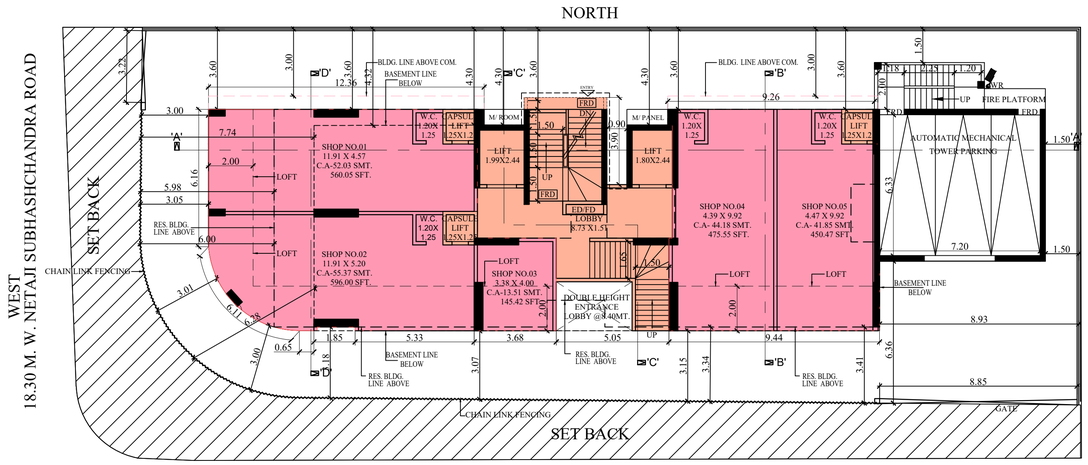



GROUND FLOOR PLAN
SCALE:- 1:100

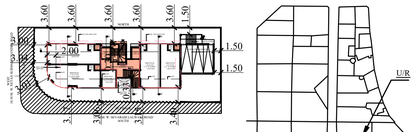
## BUILT UP AREA STATEMENT

| FLOOR | COMM.BUILT UP AREA | RESI. BUILT UP AREA | TOTAL BUILT UP AREA | STAIRCASE LESS AREA RESI. | internal lift staircase area | SQ.MT. |
|---|---|---|---|---|---|---|
| GROUND FLOOR | 215.35 | | 215.35 | 45.51 | 20.61 | SQ.MT. |
| 1ST FLOOR | 228.69 | | 228.69 | 45.51 | 20.61 | SQ.MT. |
| SERVICE FLOOR | | | | | | SQ.MT. |
| 2ND FLOOR | | 199.42 | 199.42 | 46.24 | | SQ.MT. |
| 3RD FLOOR | | 208.92 | 208.92 | 45.32 | | SQ.MT. |
| 4TH FLOOR | | 208.92 | 208.92 | 45.32 | | SQ.MT. |
| 5TH FLOOR | | 208.92 | 208.92 | 45.32 | | SQ.MT. |
| 6TH FLOOR(REFUGE) | | 134.36 | 134.36 | 46.09 | | SQ.MT. |
| REFUGE CON.IN FSI | | 26.57 | 26.57 | | | SQ.MT. |
| 7TH FLOOR | | 208.92 | 208.92 | 45.32 | | SQ.MT. |
| 8TH FLOOR | | 208.92 | 208.92 | 45.32 | | SQ.MT. |
| 9TH FLOOR | | 208.92 | 208.92 | 45.32 | | SQ.MT. |
| **TOTAL AREA** | **444.04** | **1613.87** | **2057.91** | **455.27** | **41.22** | **SQ.MT.** |

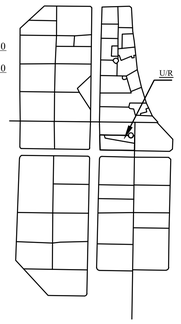



**PROPOSED BUILT UP AREA CALCULATIONS.**

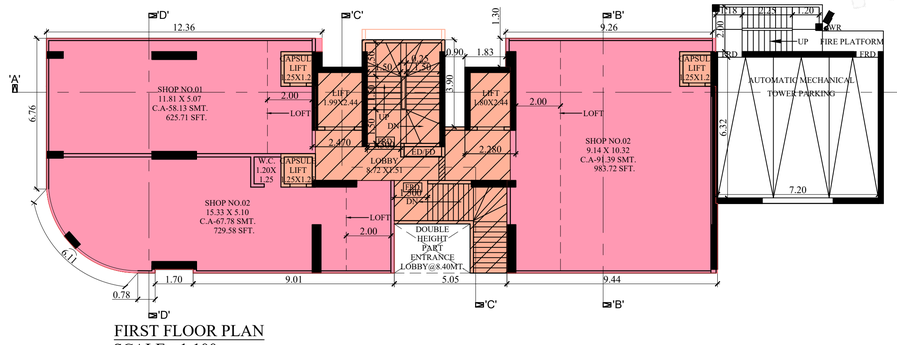
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | **GROUND FLOOR** | | | | | | **SMT** | |
| A | 30.07 | X | 10.45 | X | 1 | = | 314.23 | |
| B | 5.56 | X | 1.09 | X | 0.66 | = | 4.00 | |
| | **TOTAL** | | | | | = | **318.23** | X |
| | **DEDUCTIONS.** | | | | | | | |
| 1 | 12.06 | X | 0.53 | X | 1 | = | 6.39 | |
| 2 | 2.09 | X | 1.23 | X | 1 | = | 2.57 | |
| 3 | 0.90 | X | 3.90 | X | 1 | = | 3.51 | |
| 4 | 1.83 | X | 1.23 | X | 1 | = | 2.25 | |
| 5 | 9.49 | X | 0.53 | X | 1 | = | 5.03 | |
| 6 | 0.15 | X | 1.55 | X | 1 | = | 0.23 | |
| 7 | 0.07 | X | 5.25 | X | 1 | = | 0.37 | |
| 8 | 3.40 | X | 2.20 | X | 1 | = | 7.48 | |
| 9 | 1.70 | X | 0.17 | X | 1 | = | 0.29 | |
| 10 | 5.56 | X | 2.781 | X | 0.5 | = | 7.73 | |
| ED | 1.98 | X | 0.46 | X | 1 | = | 0.91 | |
| | **TOTAL DEDUCTIONS** | | | | | = | **36.76** | **Y1** |
| | **TOTAL BUILT UP AREA (X - Y1)** | | | | | = | **281.47** | **X1** |
| | **STAIRCASE & LIFT AREA** | | | | | | | |
| ST1 | 3.71 | X | 4.79 | X | 1 | = | 17.77 | |
| ST2 | 3.40 | X | 1.95 | X | 1 | = | 6.63 | |
| ST3 | 1.65 | X | 4.15 | X | 1 | = | 6.85 | |
| LF1 | 2.09 | X | 2.82 | X | 1 | = | 5.89 | |
| LF2 | 2.03 | X | 2.82 | X | 1 | = | 5.72 | |
| CL1 | 1.55 | X | 1.55 | X | 1 | = | 2.40 | STAIRCASE LESS AREA |
| CL2 | 1.55 | X | 1.50 | X | 1 | = | 2.33 | |
| CL3 | 1.55 | X | 1.55 | X | 1 | = | 2.40 | |
| LO1 | 2.09 | X | 2.25 | X | 1 | = | 4.70 | |
| LO2 | 1.98 | X | 1.05 | X | 1 | = | 2.08 | |
| LO3 | 1.73 | X | 1.51 | X | 1 | = | 2.61 | |
| LO4 | 0.90 | X | 2.40 | X | 1 | = | 2.16 | |
| LO5 | 2.03 | X | 2.25 | X | 1 | = | 4.57 | |
| | **TOTAL STAIR. & LIFT AREA** | | | | | = | **66.12** | **Y2** |
| | **TOTAL BUILT UP AREA (X1-Y2)** | | | | | = | **215.35** | **X2** |



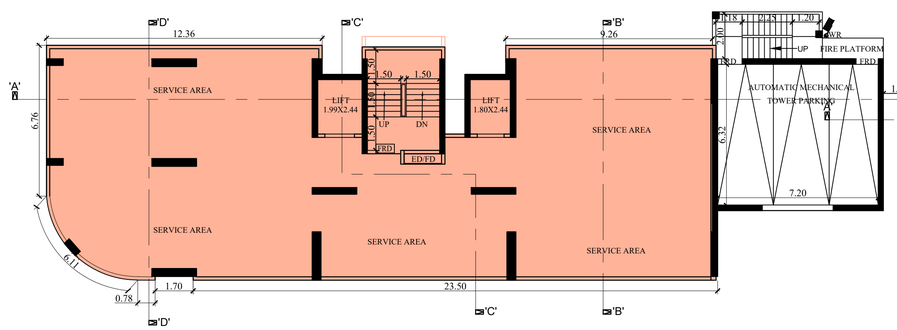
BLOCK PLAN
SCALE:- 1:500



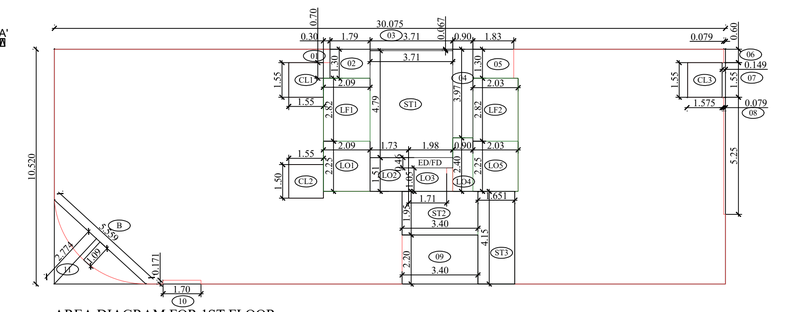
LOCATION PLAN
SCALE:- 1:4000

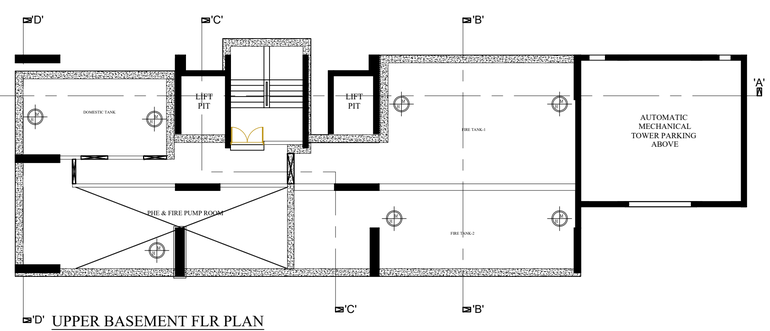



FIRST FLOOR PLAN
SCALE:- 1:100

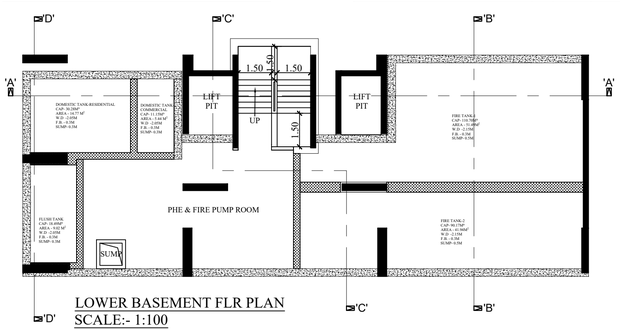



SERVICE FLOOR PLAN
SCALE:- 1:100




UPPER BASEMENT FLR PLAN
SCALE:- 1:100




LOWER BASEMENT FLR PLAN
SCALE:- 1:100

**PROPOSED BUILT UP AREA CALCULATIONS.**

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | **1ST FLOOR** | | | | | | **SMT** | |
| A | 30.07 | X | 10.52 | X | 1 | = | 316.34 | |
| B | 5.56 | X | 1.09 | X | 1 | = | 4.00 | |
| | **TOTAL** | | | | | = | **320.34** | X |
| | **DEDUCTIONS.** | | | | | | | |
| 1 | 0.30 | X | 0.70 | X | 1 | = | 0.21 | |
| 2 | 1.79 | X | 1.30 | X | 1 | = | 2.33 | |
| 3 | 3.71 | X | 0.07 | X | 1 | = | 0.26 | |
| 4 | 0.90 | X | 3.97 | X | 1 | = | 3.57 | |
| 5 | 1.83 | X | 1.30 | X | 1 | = | 2.38 | |
| 6 | 0.08 | X | 0.60 | X | 1 | = | 0.05 | |
| 7 | 0.15 | X | 1.55 | X | 1 | = | 0.23 | |
| 8 | 0.08 | X | 5.25 | X | 1 | = | 0.42 | |
| 9 | 3.40 | X | 2.20 | X | 1 | = | 7.48 | |
| 10 | 1.70 | X | 0.17 | X | 1 | = | 0.29 | |
| 11 | 5.55 | X | 2.77 | X | 1 | = | 7.69 | |
| ED | 1.98 | X | 0.46 | X | 1 | = | 0.91 | |
| | **TOTAL DEDUCTIONS** | | | | | = | **25.82** | **Y1** |
| | **TOTAL BUILT UP AREA (X - Y1)** | | | | | = | **294.52** | **X1** |
| | **STAIRCASE & LIFT AREA** | | | | | | | |
| ST1 | 3.71 | X | 4.79 | X | 1 | = | 17.77 | |
| ST2 | 3.40 | X | 1.95 | X | 1 | = | 6.63 | |
| ST3 | 1.65 | X | 4.15 | X | 1 | = | 6.85 | |
| LF1 | 2.09 | X | 2.82 | X | 1 | = | 5.89 | |
| LF2 | 2.03 | X | 2.82 | X | 1 | = | 5.72 | |
| CL1 | 1.55 | X | 1.55 | X | 1 | = | 2.40 | STAIRCASE LESS AREA |
| CL2 | 1.55 | X | 1.50 | X | 1 | = | 2.33 | |
| CL3 | 1.55 | X | 1.55 | X | 1 | = | 2.40 | |
| LO1 | 2.09 | X | 2.25 | X | 1 | = | 4.70 | |
| LO2 | 1.73 | X | 1.51 | X | 1 | = | 2.61 | |
| LO3 | 1.71 | X | 1.05 | X | 1 | = | 1.80 | |
| LO4 | 0.90 | X | 2.40 | X | 1 | = | 2.16 | |
| LO5 | 2.03 | X | 2.25 | X | 1 | = | 4.57 | |
| | **TOTAL STAIR. & LIFT AREA** | | | | | = | **65.83** | **Y2** |
| | **TOTAL BUILT UP AREA (X1-Y2)** | | | | | = | **228.69** | **X2** |

| AS PER REG.30 | | |
|---|---|---|
| **Proforma - A : ANNEXURE - I [ FORM 1 ] AS PER DCPR 2034** | | |
| **Sr.No.** | **Description / Particulars** | **TOTAL AREA** |
| 1 | Area of Plot | 929.60 |
| a | Area of Reservation in Plot | |
| b | Area of Road Set-back already hand over | 179.9 |
| c | Area of D.P. Road | |
| 2 | Deductions for | 179.9 |
| **A** | For Reservation / Road Area | |
| a | Road Set-back area to be handed over (100%) (Regn. No. 16) | |
| b | Proposed D.P. Road to be handed over (100%) (Regn. No. 16) | |
| c1 | Reservation area to be handed over (100%) (Regn. No. 17) | |
| ii | Reservation area to be handed over as per A.R. (Regn. No. 17) | |
| **A1** | Balance plot area | |
| **B** | For R.G. Area | |
| a | Area of Amenity plot to be handed over (Regn. No. 14(A)) | |
| b | Area of Amenity plot to be handed over (Regn. No. 14(B)) | N.A. |
| c | Area of Amenity plot to be handed over (Regn. No. 35)...kept in abeyance | N.A. |
| **C** | Deductions for Existing BUA to be retained if any | |
| ii | Land component of existing BUA | |
| iii | Existing BUA as per regulation under which the development was allowed | |
| 2D | GROSS PLOT AREA | 929.60 |
| 3 | Total Deductions [ 2A + 2B + B ] | 179.9 |
| 4 | Balance Area of Plot [ 1 - 3 ] | 749.70 |
| 5 | Plot area under Development after area to be handed over to MCGM / Appropriate Authority as per Sr. no. 4 above | |
| 6 | Zonal (basic) FSI | |
| 7 | Built up area equal to area of land handed over as per Regulation 30(A) & 32 | |
| (i) | As per 2(A) and 2(B) except 2(A)(c) | |
| ii) | Above with in cap of "Admissible TDR" as column 6 of Table -12 on remaining /balance plot) | N.A. |
| (ii) | In case of 2(A)(c)(ii) permissible over and above permissible BUA on remaining / balance plot (2 times as per Regn. No. 32) | 0.00 |
| 8 | Built up Area in lieu of Cost of construction of built up amenity to be handed over ( within the limit of permissible BUA on remaining plot ) | N.A. |
| 9 | Built up Area due to "Additional FSI on Payment of Premium" as per Table No 12 of Regulation No 30(A) subject to Regulation No 30(A) on remaining / balance plot 749.70 X 50% = 374.85 | 374.85 |
| 10 | Built up area due to admissible "TDR" as per Table No 12 of Regulation No 30(A) and 32 on remaining / balance plot 749.90 x 90% = 674.73sq.mt. a)179.90 sq.mt.Set back area b)160.00 sq.mt.reservation TDR U/No. RES/0013/2021 c)64.59 sq.mt.Slum TDR U/No.SRA/1382/Land Total = 404.49 SQ.MT. 270.24 SQ.MT.BALANCE SLUM TDR TO BE PURCHASE | 404.49 |
| 11 | add-set-back | |
| 12 | Total Permissible Built up Area [ as the case may be with/without BUA as per 2(c)] | 1529.04 |
| 13 | Proposed Built Up Area | 1524.47 |
| a | Purely Residential Built up area | 1195.55 |
| b | Remaining Non-Residential Built up area | 328.92 |
| 14 | Permissible Fungible Compensatory Area as per Regulation No 31(3)13 x35% | 533.56 |
| A(a) | Residential Fungible Compensatory area Residential component BY charging premium | 418.32 |
| B(a) | Commercial Fungible Compensatory area commercial component by charging premium | 115.12 |
| B(b) | Total proposed Fungible Area 14(a+b) | 533.44 |
| 15 (i) | Total permissible Built up Area including Fungible Compensatory Area (12+14) | 2062.60 |
| 16 (ii) | Total Built up Area proposed including Fungible Compensatory Area (13+14a+14b) | 2057.91 |
| 17 | FSI consumed on Net Plot [13/ 4] | 2.03 |
| **D** | Tenement Statement | |
| (i) | Proposed area | 2057.91 |
| (ii) | Less deduction of Non Residential area (Shop etc) | 444.04 |
| (iii) | Area available for tenements [ (i) - (ii) ] | 1613.87 |
| (iv) | Tenements permissible (Density of tenements/hectare) | 72.62 |
| (v) | Tenements proposed | 30 |
| (vi) | Tenements existing | |
| | Total tenements on the plot | |
| **E** | Parking Statement | |
| (i) | Parking required by Regulations for – | |
| | Car | |
| | Scooter/Motor Cycle | |
| | Outsiders (visitors) | |
| | Total parking | AS PER PARKING STATEMENT |
| | Total parking required | |
| (ii) | Covered garage permissible | |
| (iii) | Covered garages proposed for - | |
| | Car | |
| | Scooter/Motor Cycle | |
| | Outsider (Visitors) | |
| | Total parking provided | |
| **F** | Transport Vehicles Parking | NA |

## CONTENTS OF THE SHEET

BASEMENT FLR, GROUND FLR,SERVICE FLOOR PLAN, 1ST FLOOR PLAN,AREA DIAGRAM&AREA CALCULATION, BLOCK PLAN ,LOCATION PLAN , PLOT AREA DIAGRAM, BUILT UP AREA STATEMENT.

## STAMP OF DATE OF RECEIPT OF PLANS

This Cancel Approved To The Privious Plans Sanctioned Under no P-9315/2021/(779 AND OTHER) / T WARD / MULUND-337/NEW Dated 30.01.2022

Approved Subject to the conditions mentioned In this office Letter No. P-9315/2021/(779 AND OTHER)/ T WARD / MULUND-337/NEW

SUHAS VASANT NEMANE
Excutive Engineer Bldg.Prop.(E/S.)-II

Nitin Vasant Patil
A.E. (B.P) S & T.

Hemant Shriram Madhavi
S.E. (B.P.) L / E&N / W

## DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BLDG ON OF ON PLOT
BEARING C.T.S.NO.(S)799 AND 800 OF MULUND -W VILLAGE
SITUATED IN ' T ' WARD, MUMBAI.

## NAME OF OWNER AND SIGNATURE

KANCHAN PRASHANT SHAH

KANCHAN PRASHANT SHAH

HEMANT PRANLAL KARA
Digitally signed by HEMANT PRANLAL KAR
Date: 2023.09.25 14:35:3 +05'30'

Ar. H. P. KARANI
( CA / 83 / 7506 )

KARANI & SANGHOI DESIGNERS.
KOTHARI NIWAS, 2ND FLOOR, SANITORIUM LANE
GHATKOPAR [ WEST ] MUMBAI - 400 086.
PHONE : 2513 8399 , 2512 9658, FAX- 2513 65 65

| | | | |
|---|---|---|---|
| JOB NO. | 119 | DRG NO. | 01 |
| DRAWN BY | KOMAL | CHK. BY | RUPESH |
| NORTH | | DATE | 25.09.2023 |
| | | SCALE | 1:100<br>1:500<br>1:4000 |

## CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERANCE ON 19/05/2010 AND THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 1817.00 SQ.MT. AND TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSIP / TOWN PLANNING SCHEME RECORDS

HEMANT PRANLAL KAR
Digitally signed by HEMANT PRANLA KARANI
Date: 2023.09.25 14:35:16 +05'30'

SIGNATURE OF ARCHITECT




| NET PLOT AREA | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 1 | = | 48.37 | X | 9.19 | X | 0.5 | = | 222.26 SQ.MT. |
| 2 | = | 48.37 | X | 12.53 | X | 0.5 | = | 303.04 SQ.MT. |
| 3 | = | 25.7 | X | 4.83 | X | 0.5 | = | 62.07 SQ.MT. |
| 4 | = | 10.11 | X | 2.09 | X | 0.68 | = | 14.37 SQ.MT. |
| 5 | = | 24.23 | X | 12.22 | X | 0.5 | = | 148.05 SQ.MT. |
| | | | | | | | | |
| | | | | | | **NET PLOT AREA** | = | **749.78 SQ.MT.** |
| | | | | | | **i.e** | = | **749.70 SQ.MT.** |




| SET BACK AREA | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 6 | = | 10.01 | X | 3.35 | X | 0.5 | = | 16.77 SQ.MT. |
| 7 | = | 10.01 | X | 2.96 | X | 0.5 | = | 14.81 SQ.MT. |
| 8 | = | 7.25 | X | 2.81 | X | 0.5 | = | 10.19 SQ.MT. |
| 9 | = | 9.86 | X | 2.78 | X | 0.5 | = | 13.71 SQ.MT. |
| 10 | = | 4.22 | X | 0.73 | X | 0.68 | = | 2.09 SQ.MT. |
| 11 | = | 10.11 | X | 7.06 | X | 0.5 | = | 35.69 SQ.MT. |
| 12 | = | 7.76 | X | 0.98 | X | 0.5 | = | 3.80 SQ.MT. |
| 13 | = | 18.66 | X | 2.80 | X | 0.5 | = | 26.12 SQ.MT. |
| 14 | = | 17.90 | X | 2.63 | X | 0.5 | = | 23.01 SQ.MT. |
| 15 | = | 21.08 | X | 2.59 | X | 0.5 | = | 27.30 SQ.MT. |
| 16 | = | 17.68 | X | 2.35 | X | 0.5 | = | 20.77 SQ.MT. |
| | | | | | | | | |
| | | | | | | **SET BACK AREA** | = | **194.27 SQ.MT.** |
| | | | | | | | | |
| **DEDUCTION AREA** | | | | | | | | |
| 4 | = | 10.11 | X | 2.09 | X | 0.68 | = | 14.37 SQ.MT. |
| | | | | | | | | |
| | | | | | | **SET BACK AREA** | = | **179.90 SQ.MT.** |