

FORM - I

PLAN AS PER
DCPR 2034
AREA IN SQ.M

I AREA STATEMENT		
1	AREA OF PLOT AS PER PRC	484.95
2 DEDUCTIONS FOR		
FOR RESERVATION/ ROAD AREA		
(a)	Area of Reservation in Plot	---
(b)	Area of Road Set-back	36.73
(c)	Area of D P Road	---
(B) FOR AMENITY AREA		
(a)	Area of Amenity Plot / Plots to be Handled Over As Per DCPR 14 (A)	---
(b)	Area of Amenity Plot / Plots to be Handled Over As Per DCPR 14 (B) (10% HANDED OVER TO MCGM)	---
(c)	Area of Amenity Plot / Plots to be Handled Over As Per DCPR 15	---
(d)	Area of Amenity Plot / Plots to be Handled Over As Per DCPR 35	---
(C) DEDUCTIONS FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY		
(a)	Land Component of Existing BUA As Per Regulation Under Which The Development Was Allowed	---
3	TOTAL DEDUCTIONS : [2(A) + 2(B) + 2(C)]	36.73
4	BALANCE AREA OF PLOT (1 Minus 3)	448.22
5	PLOT AREA UNDER DEVELOPMENT	448.22
6	ZONAL (Basic) FSI (1 or 1.33)	0.00
7	PERMISSIBLE BUILT UP AREA PER ZONAL (BASIC) FSI (5 * 6)	---
8 BUILT UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION OF 30(A)		
A)	As per 2(a) and 2(b) except 2(c) (above with in cap of "admissible tdr" as column 6 of table - 12 on remaining / balance plot)	---
B)	In case of 2(a)(c) (i) permissible over and above Permissible BUA on remaining / balance plot	200% For Set-Back = (53.65 x 2) =
9	15% of sq. no. 7b above or 10 sq.mt. per rehab tenements as per reg 33(7)(b) Number of tenements ≤ 10 sq.mt. (or ≤ 300 sq.mt)	---
10	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)(3) (0.50 X 1128.20)	---
11	BUILT UP AREA DUE TO ADMISSIBLE TDR AS PER TABLE NO 12 OF REGULATION NO 30(A) SUBJECT TO REGULATION NO 30(A) (ROAD WIDTH ≥ 27.40 MT., 1.00 X 1128.20)	---
A)	Slum TDR (min. 20% of total permissible TDR)	---
B)	General TDR (bal. 80% of total permissible TDR)	---
C)	Protected Area	---
D)	Total TDR	---
12	PERMISSIBLE BUILT UP AREA (7+9+10+ 11)	---
14 PROPOSED BUILT UP AREA		
A)	Residential Built up area	---
B)	Commercial Built up area	---
	Total Proposed Built up area 13(A + B)	---
15 TDR GENERATED IF ANY AS PER REGULATION 30(A)		
16 FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31 (3)		
(a)	(i) Permissible Fungible Compensatory Area For Rehab Component Without Charging Premium(Res.)	---
(i)	Proposed Fungible Compensatory Area For Rehab Component Without Charging Premium(Res.)	---
(b)	(i) Permissible Fungible Compensatory Area by Charging Premium (Res.)	---
(i)	Fungible Compensatory Area Available On Payment Of Premium (Res.)	---
	TOTAL FUNGIBLE COMPENSATORY AREA PROVIDED	---
17	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [14 + 16(a)(i) + 16(b)(i)]	---
18	FSI CONSUMED ON NET PLOT	---

II OTHER REQUIREMENTS	
A RESERVATION / DESIGNATION	
(a)	Name of Reservation
(b)	Area of Reservation Affecting The Plot
(c)	Area of Reservation Land to be Handled / Handed Over As Per Regulation No. 17
(d)	Built up Area of Amenity to be Handled Over As Per Regulation No. 17
(e)	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 RECREATIONAL OPEN SPACE IN LAYOUT / PLOT AS REGULATION NO. 27	
D TENEMENT STATEMENT	
(i)	Proposed Built up Area (14 Above)
(ii)	Less Deduction of Non-Residential Area (Shop Etc.)
(iii)	Area Available For Tenements ((i) Minus (ii))
(iv)	Tenements Permissible (Density of Tenements / Hectare)
(v)	Total Number of Tenements Proposed on The Plot
E PARKING STATEMENT	
(i) PARKING REQUIRED BY REGULATIONS FOR	
Car	---
Scooter / Motor Cycle	---
(ii) COVERED GARAGE PERMISSIBLE	
(iii) COVERED GARAGE PROPOSED	
Car	---
Scooter / Motor Cycle	---
Outsiders (Visitors)	---
(iv) TOTAL PARKING PROVIDED	
F TRANSPORT VEHICLES PARKING	
(i)	Space For Transport Vehicles Parking Required by Regulations
(ii)	Total No. of Transport Vehicles Parking Spaces Provided

FORM - II

THIS PLAN IS DIGITALLY SIGNED
APPROVED SUBJECT TO CONDITION MENTIONED IN THIS OFFICE LETTER UNDER NO.P-23142/2024/K/E Ward/FP
SIGNED ON EVEN DATE: **08-04-2025**

CONTENTS OF SHEET :
PLINTH FLOOR PLAN, BASEMENT FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, PLINTH AREA DIAGRAM AND CALCULATION, PLOT AREA DIAGRAM AND CALCULATION, SECTION - AA AND SECTION - BB SECTION - CC.

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED BUILDING RAJ BHUVAN, FP NO. 168, SHRADDHANAND ROAD, TPS VILE PARLE NO. II, VILE PARLE (E), MUMBAI - 400 057.

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER
MR. KAMLESH RATILAL MEHTA

ADDRESS :-
RAJ BHUVAN, PLOT NO. 22, F.P.NO. 168 SHRADDHANAND ROAD, BEFORE NARIN THAKKAR AUDITORIUM, 3 & 4, VILE PARLE EAST, MUMBAI - 400 057.

OWNER / DEVELOPER SIGNATURE
AR. ANKIT U. JAIN
B. ARCH
REG. NO. CA/ 2014/ 64556

Job no. Drawing No. Scale Drawn By Checked By Date
01/01 AS SHOWN JAYDIP BUDHE MANASI 01/04/2025

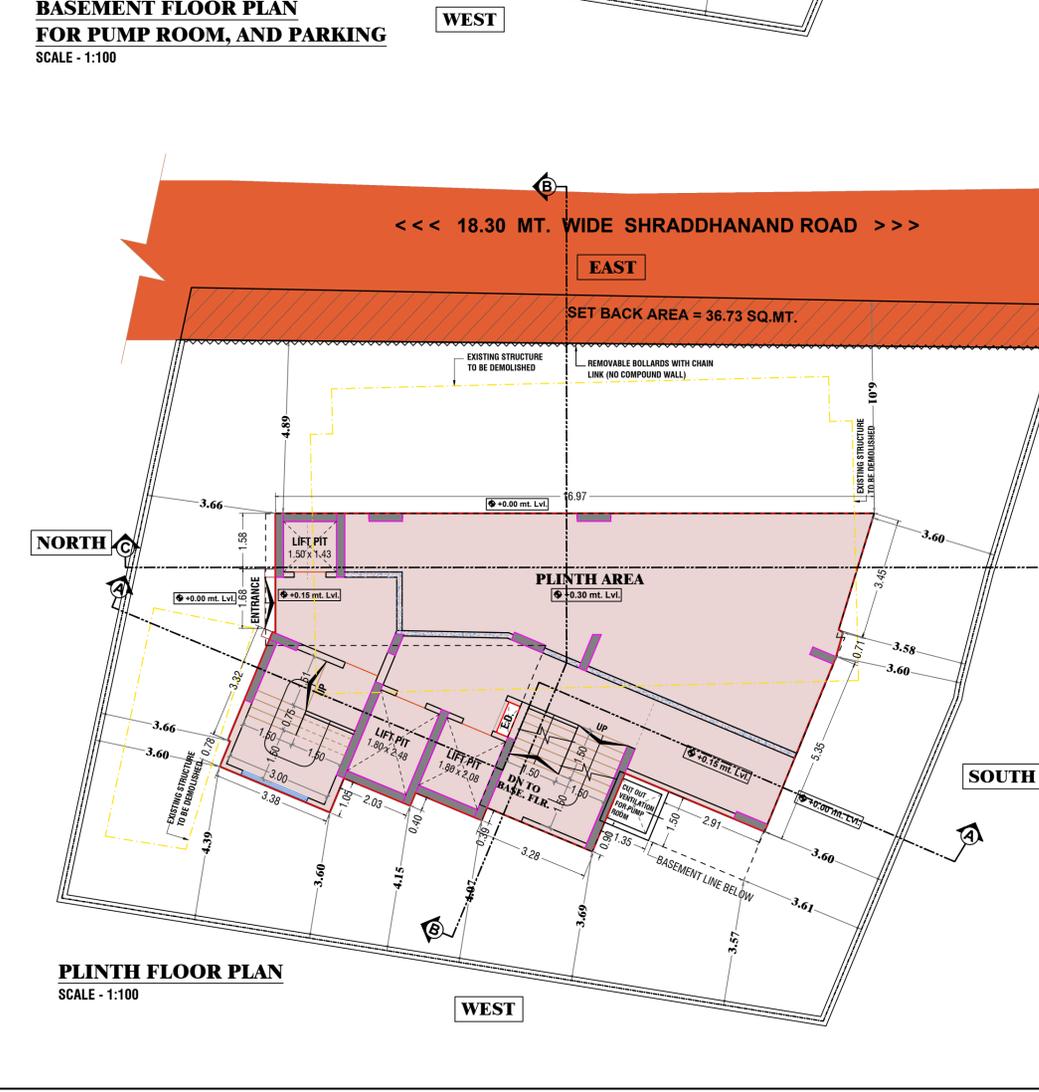
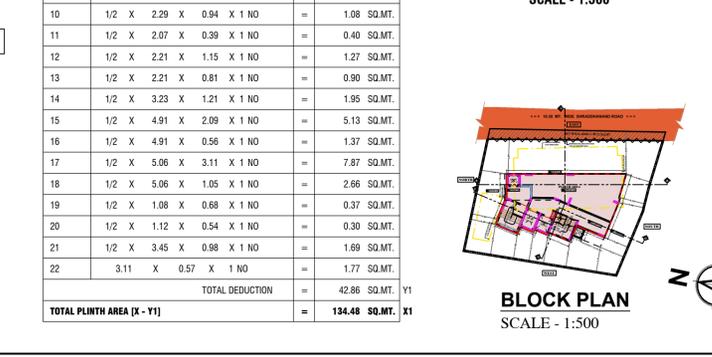
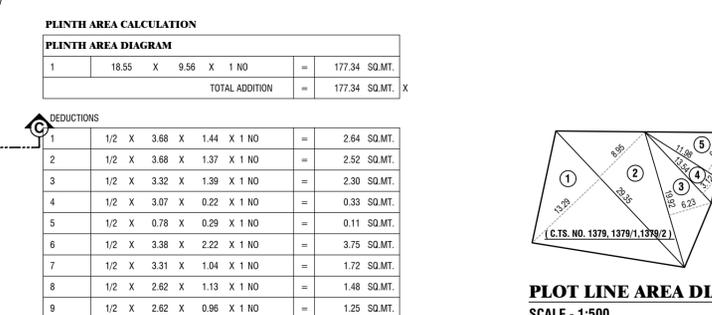
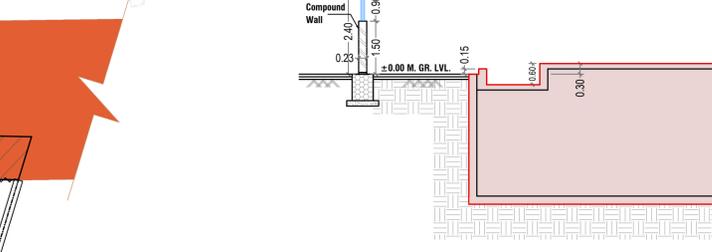
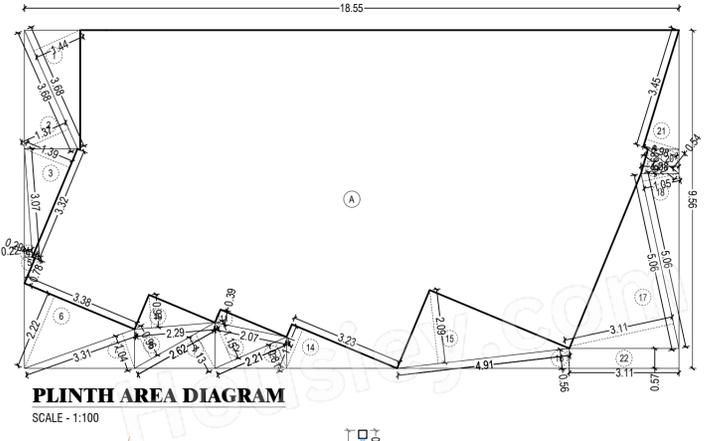
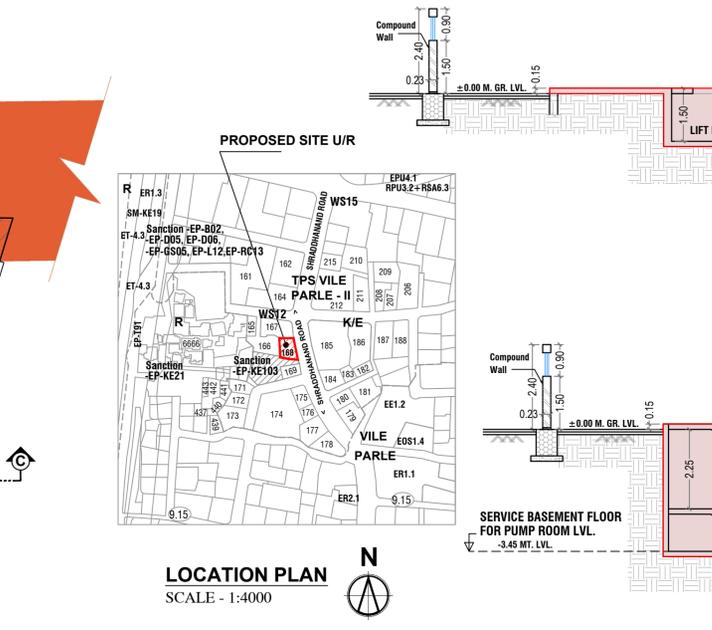
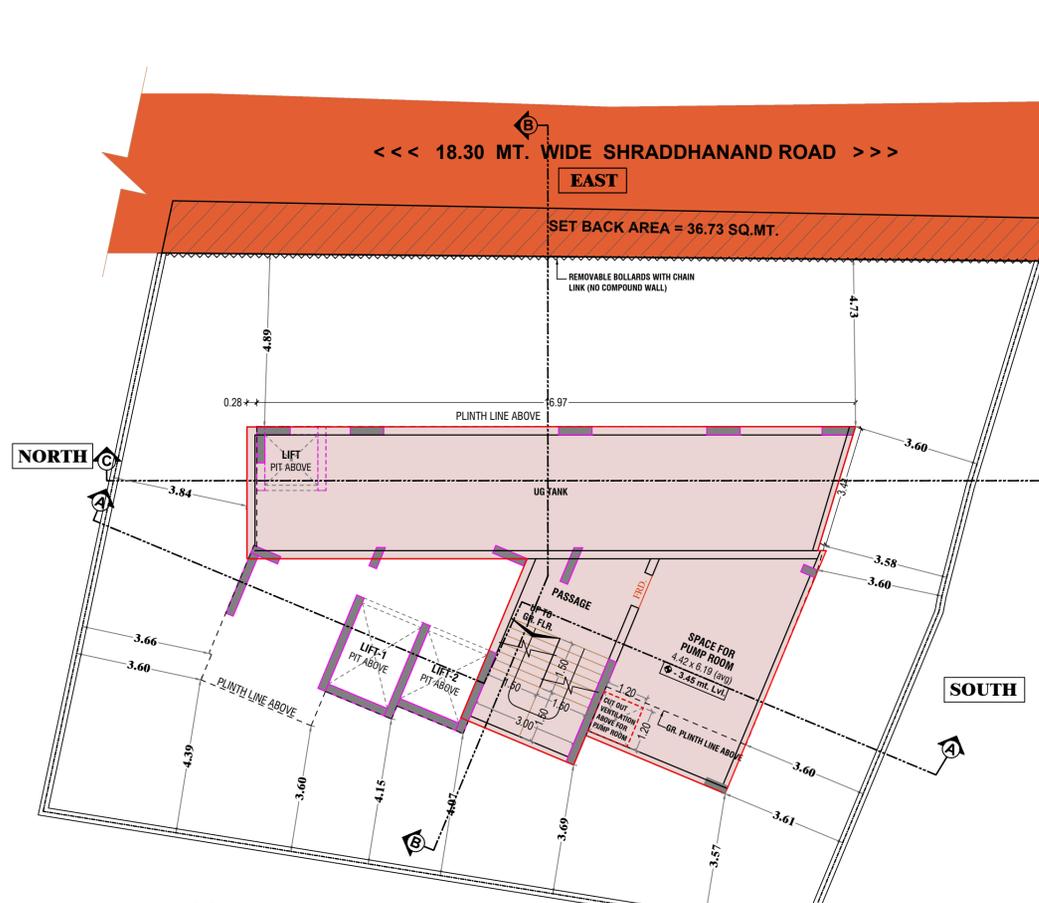
NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT
AR. ANKIT U. JAIN
ARCHITECT & PROJECT CONSULTANT

OFFICE ADDRESS :- 2127, FAZE ZONE MALL, GOREGAON MULUND LINK ROAD, SUNDER NAGAR, MALAD (WEST), MUMBAI - 400064 | TEL: +91-7738723664

BRIHANMUMBAI MUNICIPAL CORPORATION
THE PLANS FOR APPROVAL

1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED

S.E. (B.P.) HE-N A.E. (B.P.) K/E WARD E.E. (B.P.) K/E

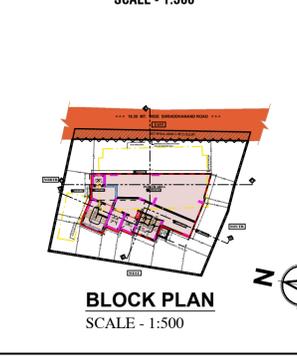
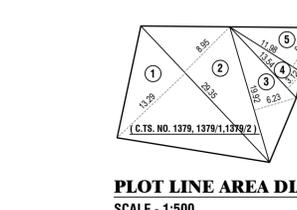


PLINTH AREA CALCULATION

PLINTH AREA DIAGRAM	
1	18.55 X 9.56 X 1 NO = 177.34 SQ.MT.
TOTAL ADDITION = 177.34 SQ.MT.	

DEDUCTIONS

1	1/2 X 3.68 X 1.44 X 1 NO = 2.64 SQ.MT.
2	1/2 X 3.68 X 1.37 X 1 NO = 2.52 SQ.MT.
3	1/2 X 3.32 X 1.39 X 1 NO = 2.30 SQ.MT.
4	1/2 X 3.07 X 0.22 X 1 NO = 0.33 SQ.MT.
5	1/2 X 0.78 X 0.29 X 1 NO = 0.11 SQ.MT.
6	1/2 X 3.38 X 2.22 X 1 NO = 3.75 SQ.MT.
7	1/2 X 3.31 X 1.04 X 1 NO = 1.72 SQ.MT.
8	1/2 X 2.62 X 1.13 X 1 NO = 1.48 SQ.MT.
9	1/2 X 2.62 X 0.96 X 1 NO = 1.25 SQ.MT.
10	1/2 X 2.29 X 0.94 X 1 NO = 1.08 SQ.MT.
11	1/2 X 2.07 X 0.39 X 1 NO = 0.40 SQ.MT.
12	1/2 X 2.21 X 1.15 X 1 NO = 1.27 SQ.MT.
13	1/2 X 2.21 X 0.81 X 1 NO = 0.90 SQ.MT.
14	1/2 X 3.23 X 1.21 X 1 NO = 1.95 SQ.MT.
15	1/2 X 4.91 X 2.09 X 1 NO = 5.13 SQ.MT.
16	1/2 X 4.91 X 0.56 X 1 NO = 1.37 SQ.MT.
17	1/2 X 5.06 X 3.11 X 1 NO = 7.87 SQ.MT.
18	1/2 X 5.06 X 1.05 X 1 NO = 2.66 SQ.MT.
19	1/2 X 1.08 X 0.68 X 1 NO = 0.37 SQ.MT.
20	1/2 X 1.12 X 0.54 X 1 NO = 0.30 SQ.MT.
21	1/2 X 3.45 X 0.98 X 1 NO = 1.69 SQ.MT.
22	3.11 X 0.57 X 1 NO = 1.77 SQ.MT.
TOTAL DEDUCTION = 42.86 SQ.MT.	
TOTAL PLINTH AREA (X - Y) = 134.48 SQ.MT.	



PLOT AREA CALCULATIONS
(C.T.S. NO. 1379, 1379/1, 1379/2)

ADDITIONS	
1	0.50 X 29.35 X 13.29 X 1 NO = 195.03 SQ.MT.
2	0.50 X 29.35 X 8.95 X 1 NO = 131.34 SQ.MT.
3	0.50 X 19.92 X 6.23 X 1 NO = 62.05 SQ.MT.
4	0.50 X 13.54 X 3.12 X 1 NO = 21.11 SQ.MT.
5	0.50 X 11.98 X 6.46 X 1 NO = 38.69 SQ.MT.
TOTAL ADDITIONS NET PLOT AREA = 448.22 SQ.MT. (X)	

SET-BACK LINE AREA DIAGRAM
SCALE - 1:500

SET-BACK AREA CALCULATIONS

ADDITIONS	
A	0.50 X 12.65 X 1.47 X 1 NO = 9.30 SQ.MT.
B	0.50 X 24.90 X 1.61 X 1 NO = 20.04 SQ.MT.
C	0.50 X 12.64 X 1.17 X 1 NO = 7.39 SQ.MT.
TOTAL ADDITIONS SET-BACK AREA = 36.73 SQ.MT. (Y)	
TOTAL GROSS PLOT AREA [X + Y] = 484.95 SQ.MT.	