

PARKING AREA STATEMENT AS PER REG.44
(TABLE NO.21)

AREA OF FLAT	NO. OF FLAT	PARKING REQ.	PARKING
BELOW 45 SQ.MT.	7	1/4 TENE.	1.75
45 TO 60 SQ.MT.	1	1/2 TENE.	0.50
60 TO 90 SQ.MT.	1	1/1 TENE.	1.00
90 SQ.MT. TO ABOVE	0	2/1 TENE.	0.00
TOTAL	9.00		3.25
ADD 10 % VISITORS			0.33
TOTAL PARKING REQUIRED (x)			3.58

REQUIRED PARKING STATEMENT FOR
COMMERCIAL AREA

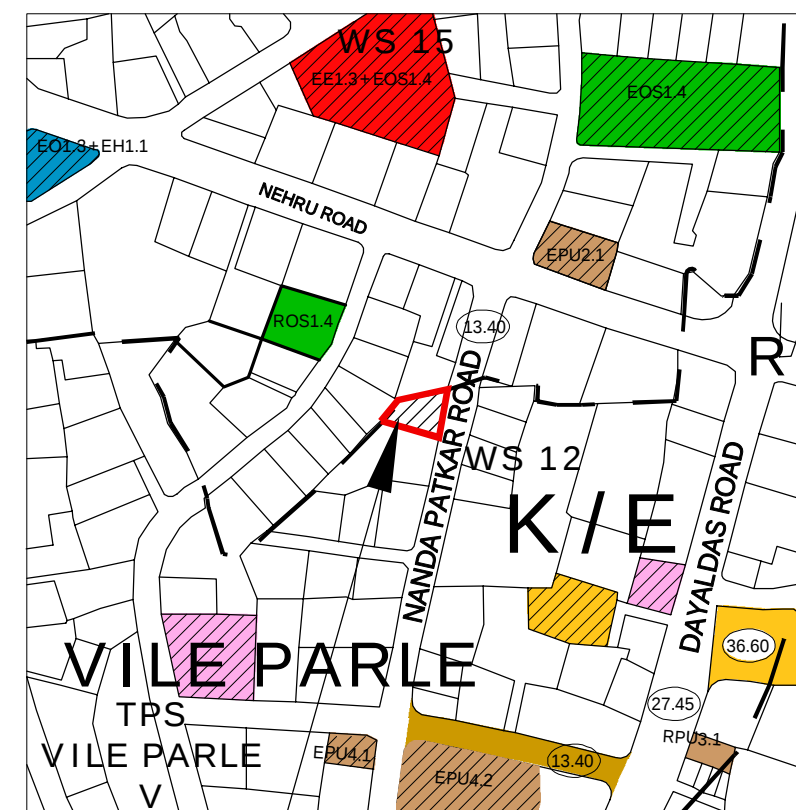
One parking space for every 40-sq.m of floor area upto 800 sq.m and one parking space for every 80-sq.m of space for areas exceeding 800 sq.m provided that no parking space need to be provided for floor area upto 50 sq.m

Total Area - 58.72 SQ.MT.	
58.72 / 40	1.47
TOTAL (a)	1.47
ADD 10 % VISITORS (MIN.2)	0.15
SAY (b)	2.00
TOTAL PARKING REQUIRED (a+b) --- (y)	3.47
TOTAL PARKING REQUIRED FOR RESIDENTIAL + COMMERCIAL	SAY 07
TOTAL NO.OF PARKING PROVIDED	17

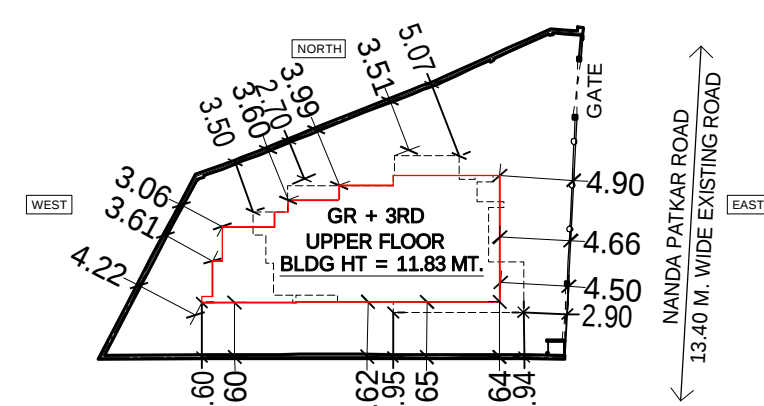
PARKING SPACES PROVIDED ARE
CONSIDERING THE FULL CONSUMPTION
OF FSI

TENEMENT STATEMENT						
FLOOR	SHOPS	BELOW 45 SQ.MT.	45 SQ.MT. TO 60 SQ.MT.	60 SQ.MT. TO 90 SQ.MT.	90 SQ.MT. ABOVE	TOTAL
GROUND	02	0	0	0	0	2
1 ST	0	03	0	0	0	3
2 ND	0	02	01	0	0	3
3 RD	0	02	0	01	0	3
TOTAL	2.00	7.00	1.00	1.00	0.00	11.00

BUILT-UP AREA STATEMENT								
FLOOR	BUA				SOCIETY OFFICE	FITNESS CENTER	WATCHMEN CABIN	PARKING AREA
	NON RESI 1A	RESI 1B	STAIRCASE, LIFT & LIFT LOBBY AREA	TOTAL 1 = 1A+1B	2	3	4	5
GROUND	58.72	-	-	58.72	-	-	1.32	47.97
1ST	-	85.84	27.12	112.96	11.34	-	-	-
2ND	-	97.37	27.21	124.58	-	-	-	-
3RD	-	103.83	27.21	131.04	-	-	-	-
TOTAL	58.72	287.04	81.54	427.30	11.34	-	1.32	47.97

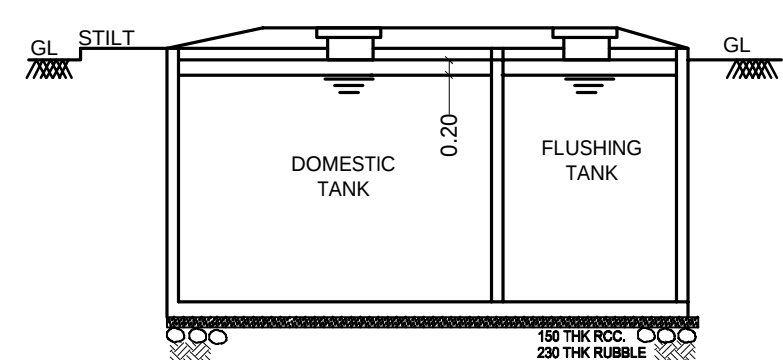
SITE U/R
LOCATION PLAN

SCALE 1:4000



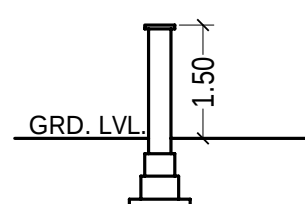
BLOCK PLAN

SCALE 1:500

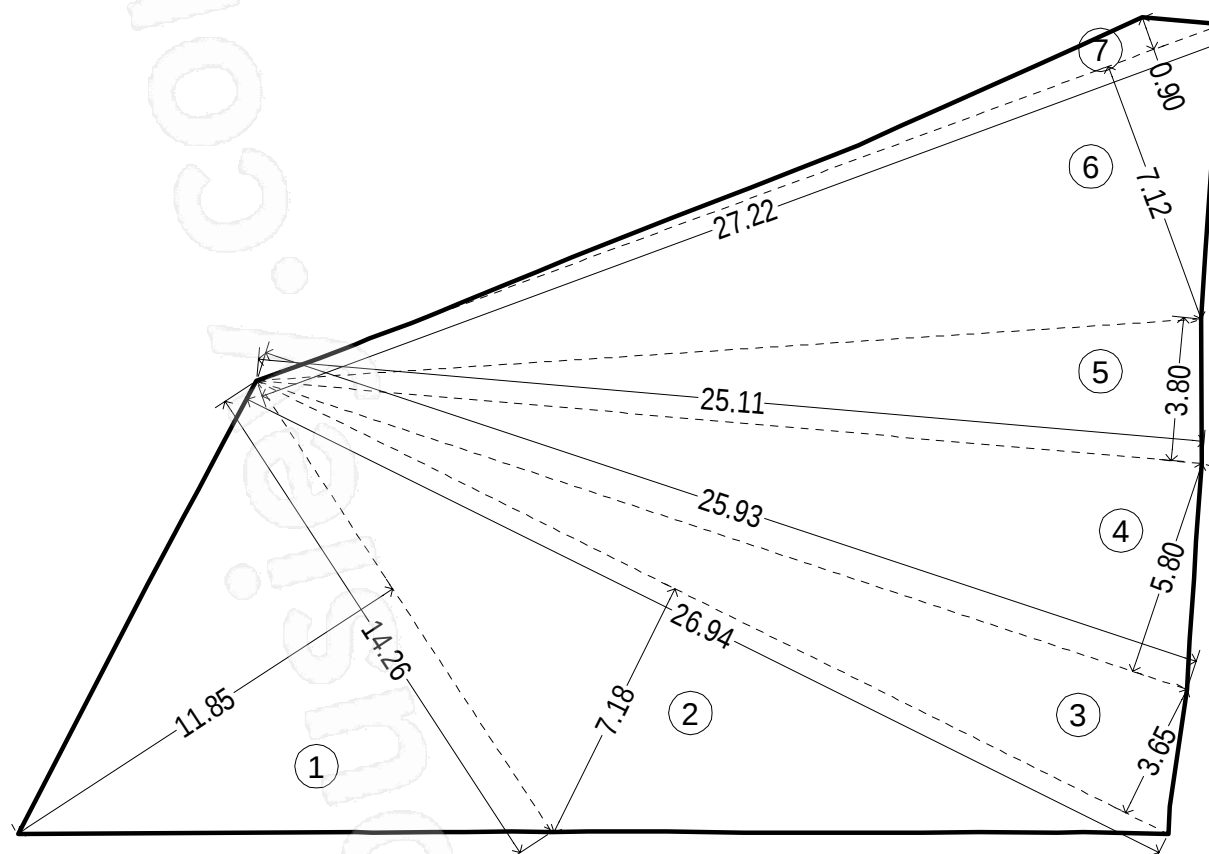


SECTION THROUGH SUCTION TANK

SCALE 1:100

SECTION THROUGH
COMPOUND WALL

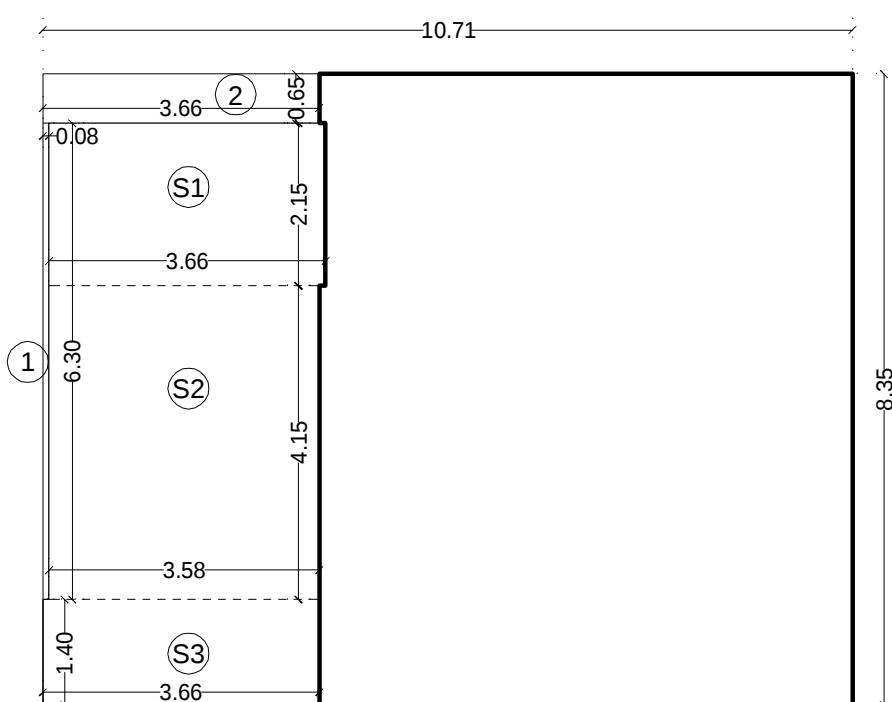
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AREA LINE DIAGRAM OF PLOT

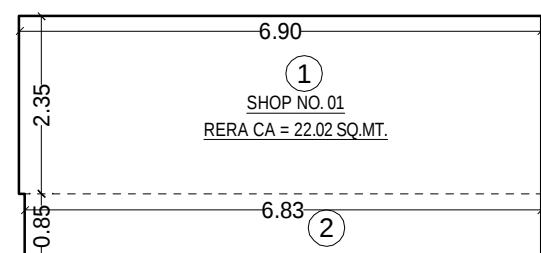
SCALE 1:200

PLOT AREA CALCULATION				
1	14.13	11.75	0.50	83.01
2	26.64	7.15	0.50	95.24
3	26.69	3.66	0.50	48.84
4	25.64	5.80	0.50	74.36
5	25.11	3.81	0.50	47.83
6	27.22	7.12	0.50	96.90
7	27.22	0.92	0.50	12.52
TOTAL PLOT AREA				458.72

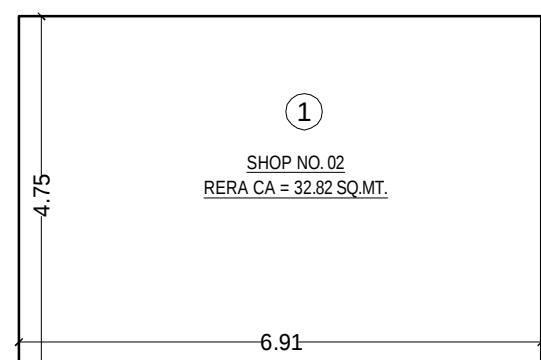


BUILT UP AREA LINE DIAGRAM

GROUND FLOOR PLAN SCALE 1:100



RERA CARPET AREA CALCULATION GROUND FLOOR PLAN				
SHOP Nos. 01				
1	6.90	2.35	1	16.22
2	6.83	0.85	1	5.81
TOTAL RERA				22.02



RERA CARPET AREA CALCULATION GROUND FLOOR PLAN				
SHOP Nos. 02				
1	6.91	4.75	1	32.82
TOTAL RERA				32.82

GROUND FLOOR PLAN

SCALE 1:100

PARKING PROPOSED STATEMENT			
PARKING FLOORS	BIG CARS	SMALL CARS	TOTAL
GROUND FLOORS	02 X 03 LVL = 06	02 X 03 LVL = 06	12
CANTILEVER PARKING	0	05 X 01 LVL = 05	5
TOTAL	6	11	17
TOTAL NO.OF PARKING PROVIDED			
17			

BUILT-UP AREA CALCULATION OF GROUND FLOOR PLAN				
AREA OF BLOCK = 10.71 X 8.35				89.43
DEDUCTION (I)				
1	0.08	6.30	1	0.50
2	3.66	0.65	1	2.38
TOTAL DEDUCTION (I)				2.88
NET CONSTRUCTED AREA (B) = A - I				86.55
STAIRCASE, LIFT & LIFT LOBBY AREA (II)				
S1	3.66	2.15	1	7.86
S2	3.58	4.15	1	14.85
S3	3.66	1.40	1	5.12
TOTAL AREA (II)				27.83
NET BUILT-UP AREA FOR FSI = B-II				58.72

PERFORMA - 'A'		
A	AREA STATEMENT	SQ.MT.
1	AREA OF PLOT	421.10
2	DEDUCTIONS FOR	
a) AREA OF ROAD SETBACK		0.00
b) AREA OF DP ROAD		0.00
TOTAL (a + b)		0.00
3	BALANCE AREA OF PLOT (1 - 2)	421.10
4	DEDUCTIONS FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY	
a) 15% RECREATION GROUND		0.00
b) 10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)		0.00
5	NET PLOT AREA	421.10
6	ADDITION FOR FSI	0.00
a) AREA OF ROAD SETBACK		0.00
b) AREA OF DP ROAD		0.00
TOTAL (a + b + c)		0.00
7	TOTAL PLOT AREA FOR FSI COMPUTATION (5 + 6)	421.10
8	ZONAL BASIC FSI	1.00
9	PERMISSIBLE BUILT UP AREA AS PER ZONAL(BASIC) FSI (7 x 8)	421.10
9 A	PROTECTED BUA AS PER REG 30(C)	0.00

9 B	INCENTIVE FSI AS PER 33(7)(b) OF 10 SQM PER MEMBER	----
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 (SR NO 5 X 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)3 421.10 X 0.70 = 294.77- 9(A) - 9(B)	----
12	PERMISSIBLE BUA (9+9A+9B+10+11)	421.10
13	PROPOSED BUILT-UP AREA	
	RESIDENTIAL = 335.82	
	NON RESIDENTIAL = 47.26	383.08
14	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31(3)	134.07
14 A	FUNGIBLE COMPENSATORY AREA AVAILABLE FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM (14.32 SQ.MTS FUNGIBLE AREA KEPT IN ABEYANCE)	
	RESI BUA = 122.04 22.04 X 35% = 7.71 N.R BUA = 45.24 45.24 X 35% = 15.83 15.83-4.37 (DEFICIT) = 11.46	44.22
14 B	PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM	
	RESI BUA = 213.78 213.78 X 35% = 74.82 N.R BUA = 2.02 2.02 X 35% = 0.71	75.53
14 C	FUNGIBLE COMPENSATORY AREA AVAILABLE BY CHARGING PREMIUM	
	RESI = 0.00 NON RESI = 0.00	0.00
15	TOTAL BUILT UP AREA PERMISSIBLE INCLUDING FUNGIBLE COMPENSATORY AREA (13 + 14)	517.15
16	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA	427.30
17	BALANCED BUILT UP AREA = 15 - 16	89.85
18	FSI CONSUMED ON NET HOLDING = 13/9	0.91

TENEMENT STATEMENT		
i	PROPOSED AREA (A12 ABOVE)	427.30
iii	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC)	58.72
iii	AREA AVAILABLE FOR TENEMENTS [I MINUS II]	368.58
iv	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)	17 Nos.
v	TENEMENTS PROPOSED (including Professional Office @ 1st Floor)	09 Nos.
PARKING STATEMENT		
i	PARKING REQUIRED BY REGULATIONS FOR	
iii	CARS	
iii	SCOOTER / MOTOR CYCLE	
iv	OUTSIDER (VISITOR)	
v	TOTAL PARKING PROVIDED	
D	TRANSPORT VEHICLES PARKING	
i	SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
ii	TOTAL NO OF TRANSPORT VEHICLES PARKING SPACE PROVIDED	
iii	CONVERGE GARAGES PERMISSIBLE	

CERTIFICATE OF AREA
Certified that I have surveyed the plot under reference on 11.04.2023 and that the dimensions, sides etc. of the plot stated on the plans are as measured on the site and the area so worked out is 458.72 sq.mt.
(FOUR HUNDRED FIFTY EIGHT POINT SEVENTY TWO SQ.MT.ONLY), but plot area as per Conveyance Deed i.e. **421.10 sq.mt.**, (FOUR HUNDRED TWO ONE POINT TEN) is considered for FSI.

Signature of Architect

THIS PLAN DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED
APPROVED SUBJECT TO CONDITIONS MENTIONED THIS OFFICE LETTER UNDER NO. P-12056/2022/(208)/K/E Ward/FP/3371/New Date :- 09/02/2024

Signature of Architect

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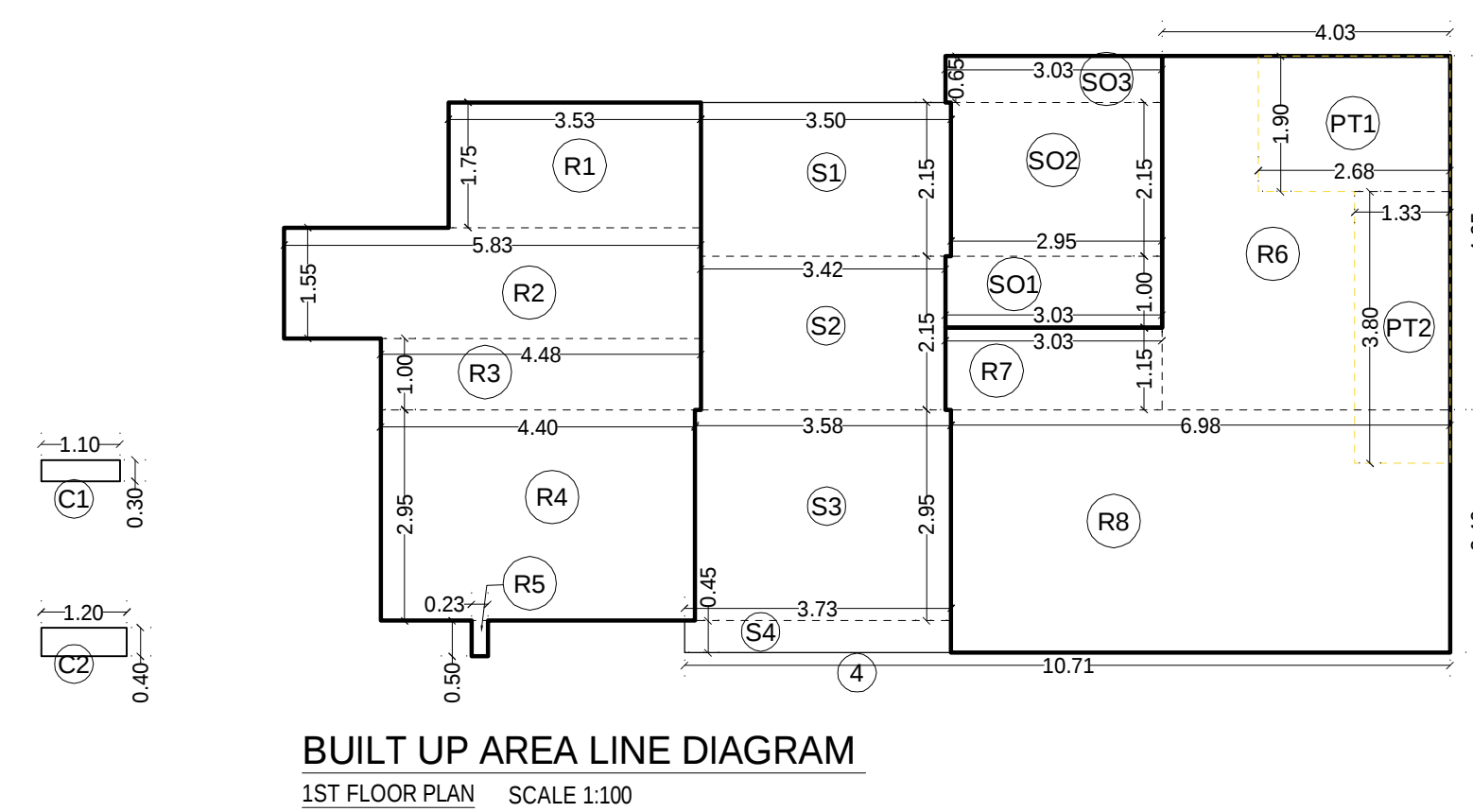
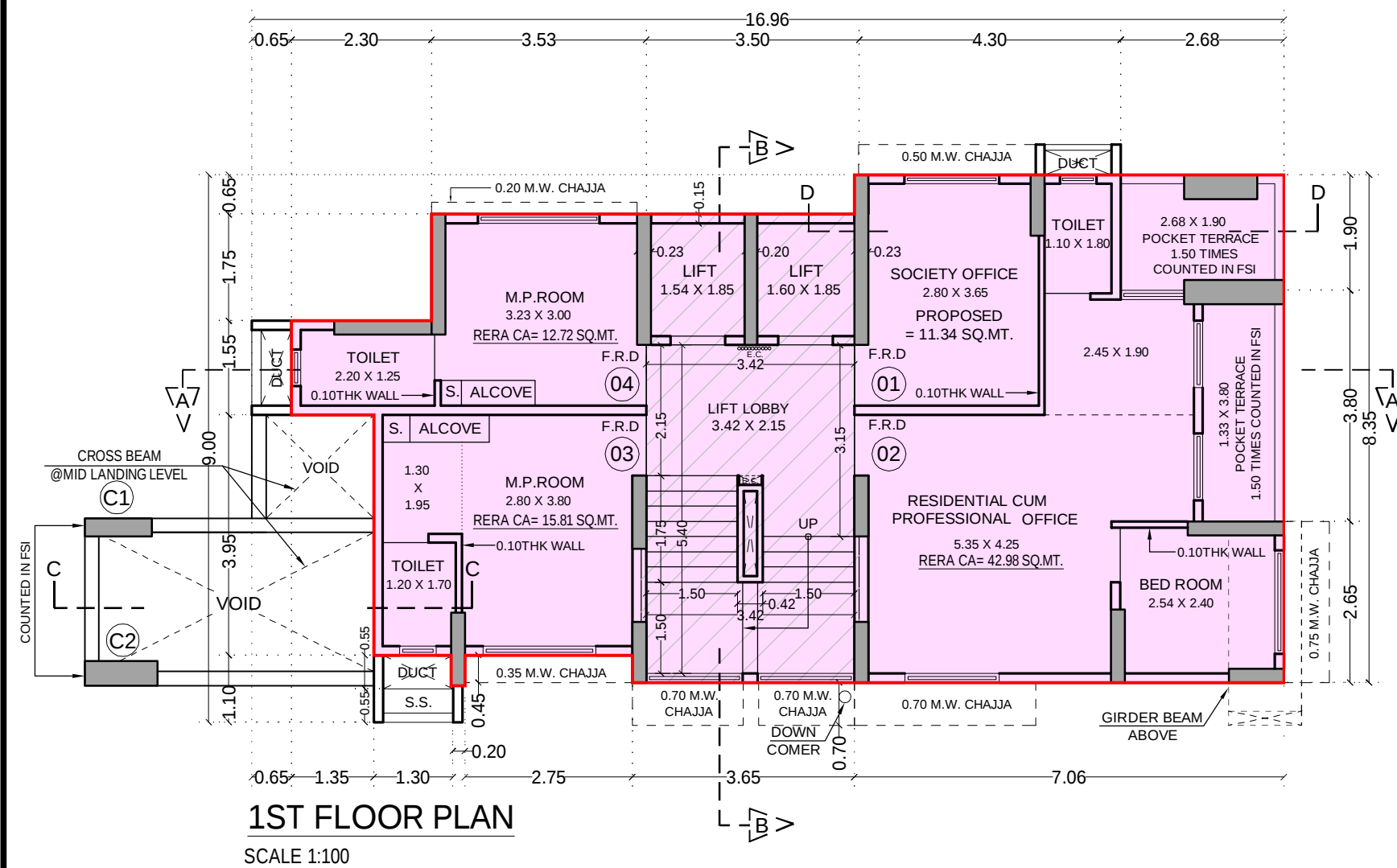
Signature of Architect

Signature of Architect

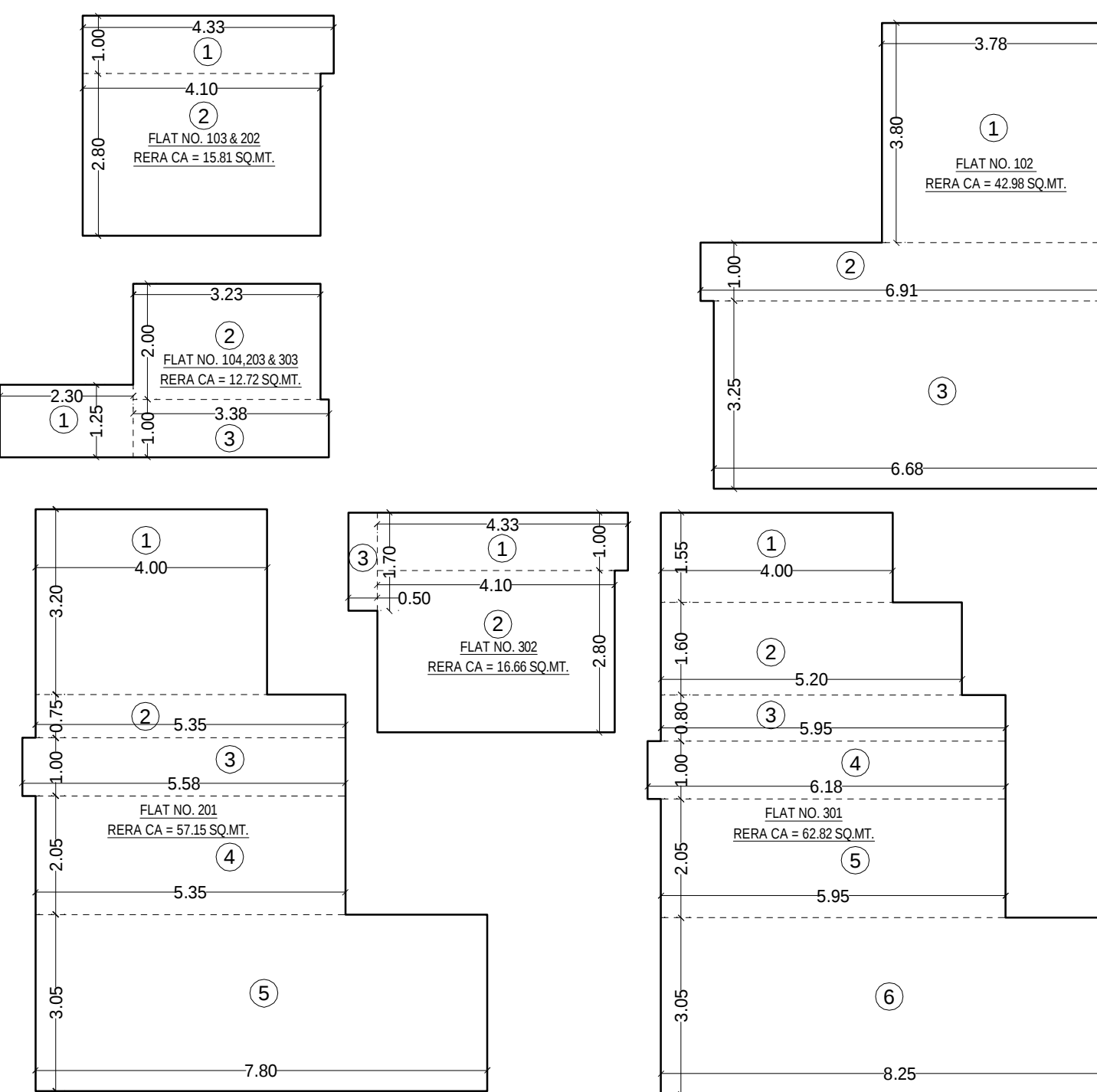
Signature of Architect

Signature of Architect

Signature of Architect



BUILT-UP AREA CALCULATION OF 1ST FLOOR PLAN				
STAIRCASE, LIFT & LIFT LOBBY AREA (II)				
S1	3.50	2.15	1	7.52
S2	3.42	2.15	1	7.35
S3	3.58	2.95	1	10.56
S4	3.73	0.45	1	1.68
TOTAL AREA (II)				27.12
SOCIETY OFFICE AREA (III)				
SO1	3.03	1.00	1	3.03
SO2	2.95	2.15	1	6.34
SO3	3.03	0.65	1	1.97
TOTAL AREA (III)				11.34
RESIDENTIAL AREA (C)				
R1	3.53	1.75	1	6.18
R2	5.83	1.55	1	9.04
R3	4.48	1.00	1	4.48
R4	4.40	2.95	1	12.98
R5	0.23	0.50	1	0.12
R6	4.03	4.95	1	19.95
R7	3.03	1.15	1	3.48
R8	6.98	3.40	1	23.73
PT1	2.68	1.90	0.50	2.55
PT2	1.33	3.80	0.50	2.53
TOTAL RESIDENTIAL AREA (C)				85.03
COUNTED IN FSI - COLUMN				
C1	1.10	0.30	1	0.33
C2	1.20	0.40	1	0.48
COUNTED IN FSI - COLUMN (D)				
				0.81
NET BUILT-UP AREA FOR RES. FSI = (C+D)				
				85.84



RERA CARPET AREA CALCULATION 1ST FLOOR PLAN				
RESIDENTIAL CUM PROFESSIONAL OFFICE No. 102				
1	3.78	3.80	1	14.36
2	6.91	1.00	1	6.91
3	6.68	3.25	1	21.71
TOTAL RERA				42.98

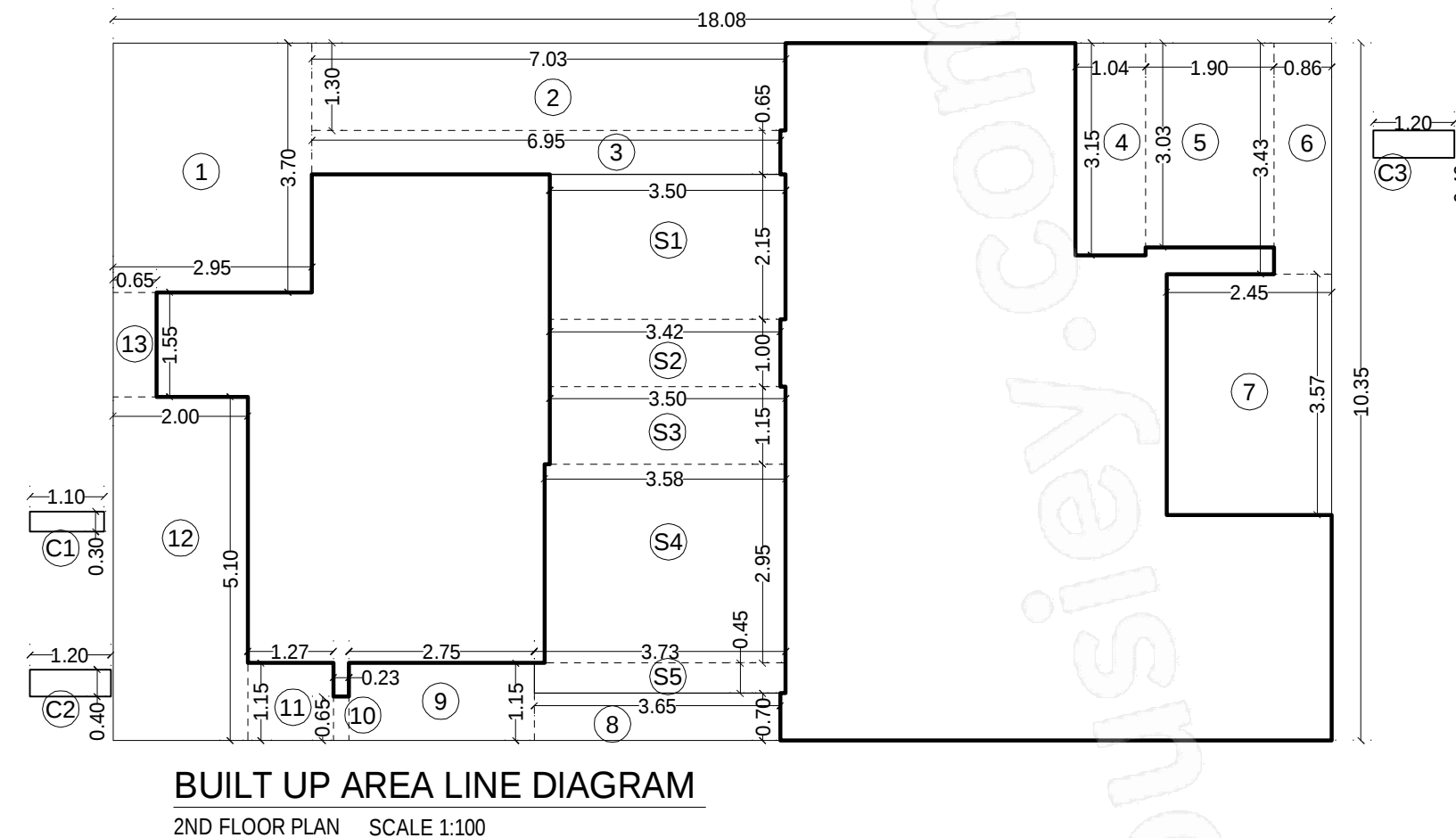
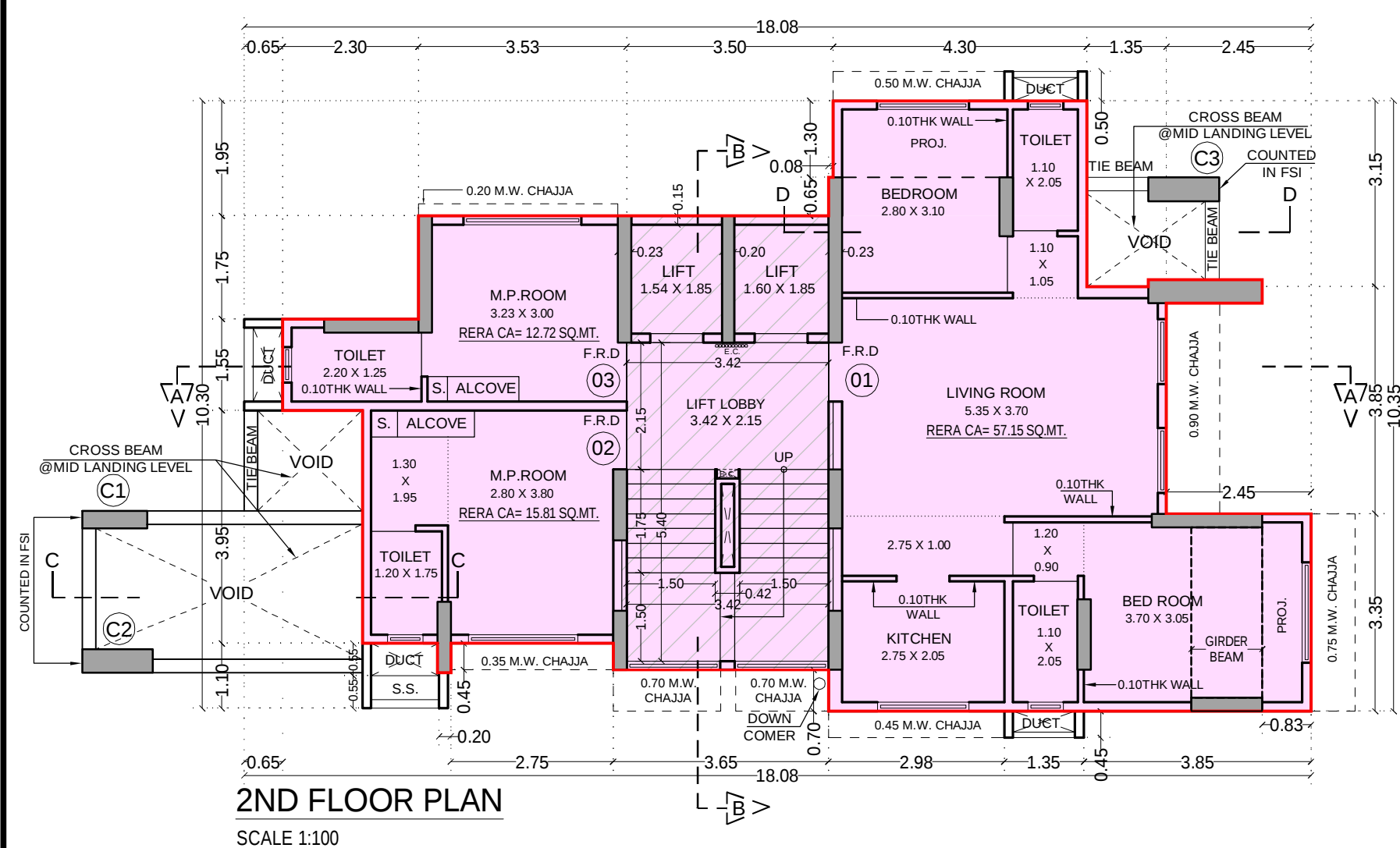
RERA CARPET AREA CALCULATION 1ST FLOOR PLAN				
FLAT Nos. 103 & 202				
1	4.33	1.00	1	4.33
2	4.10	2.80	1	11.48
TOTAL RERA				15.81

RERA CARPET AREA CALCULATION 1ST TO 3RD FLOOR PLAN				
FLAT Nos. 104, 203 & 303				
1	2.30	1.25	1	2.87
2	3.23	2.00	1	6.46
3	3.38	1.00	1	3.38
TOTAL RERA				12.72

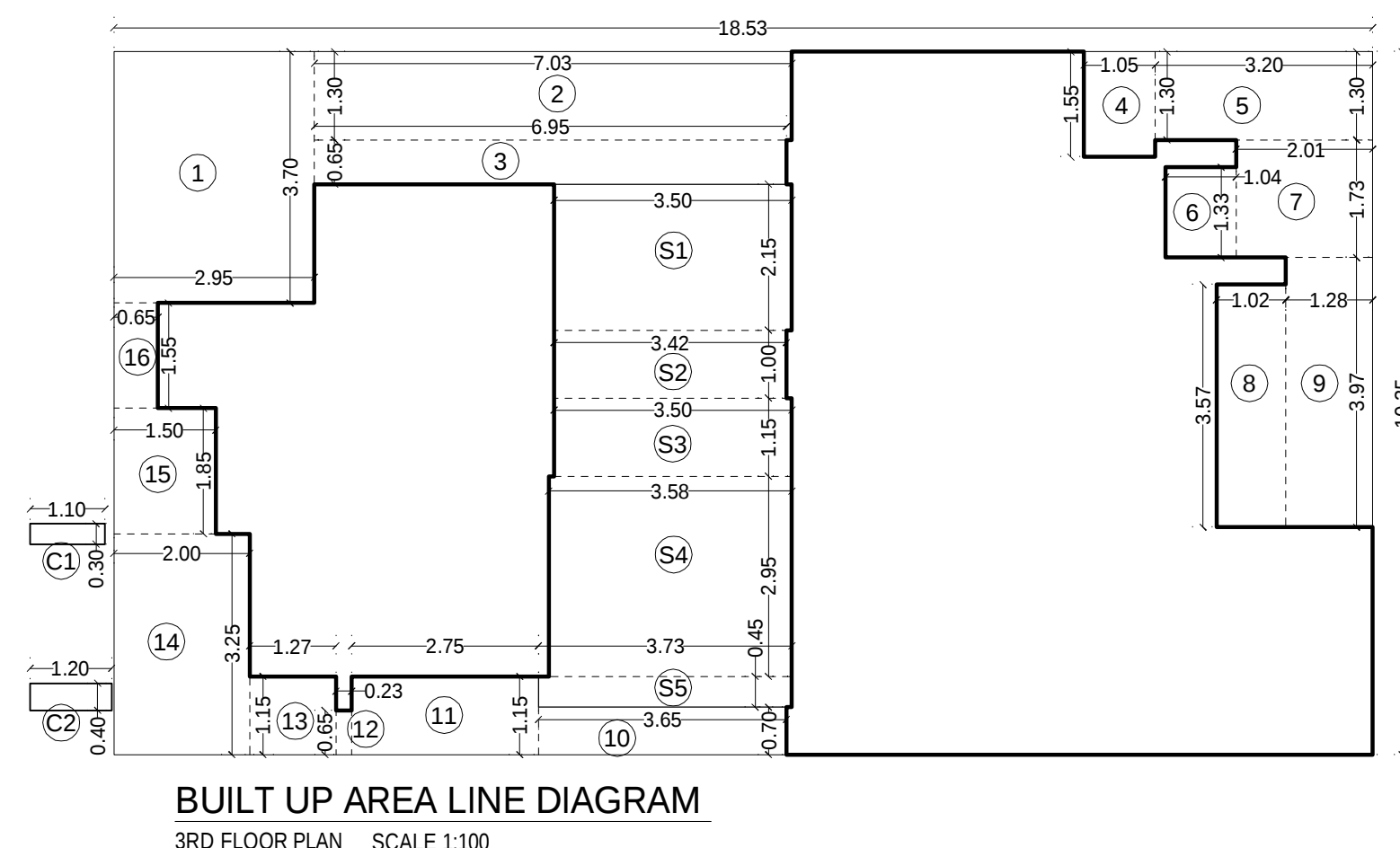
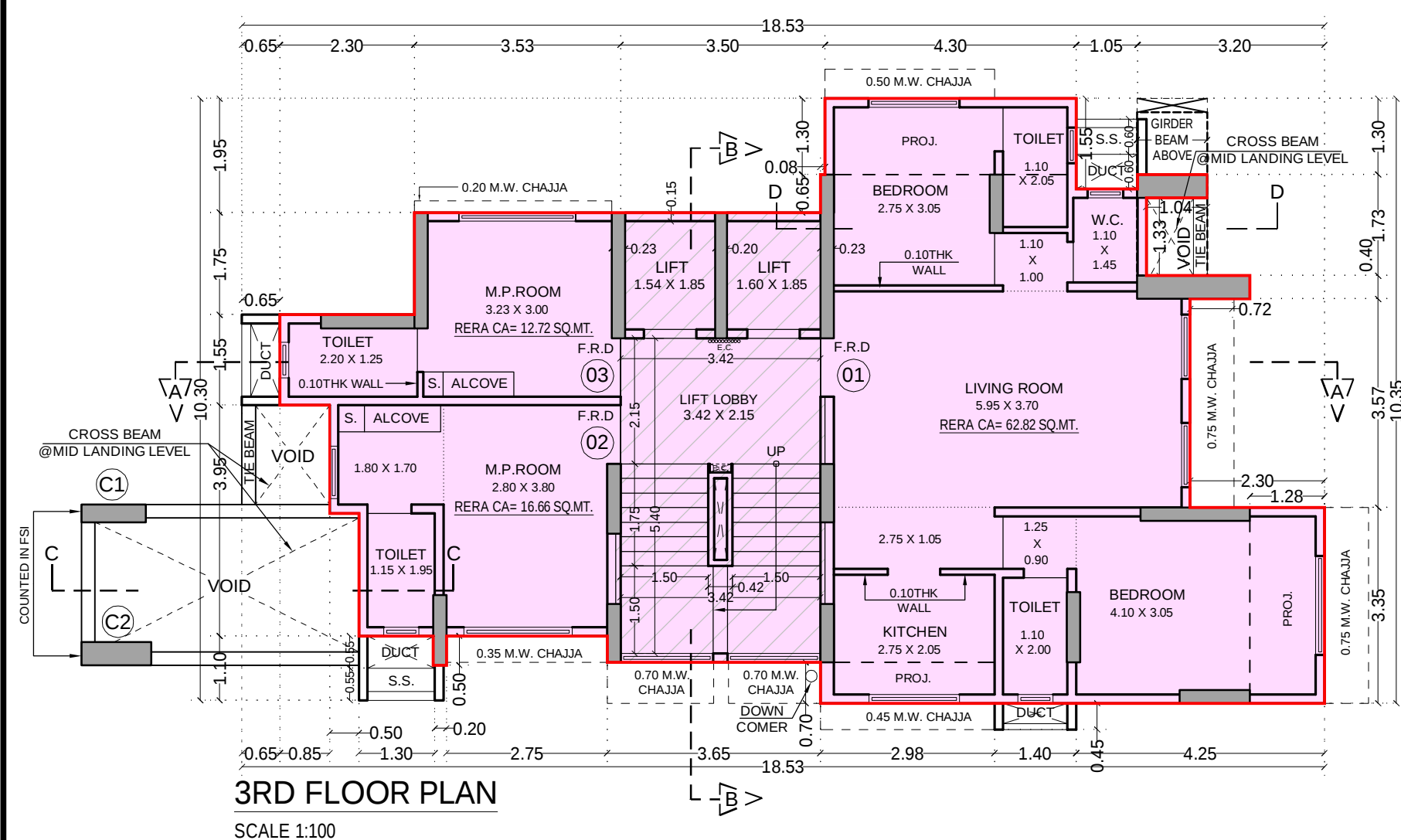
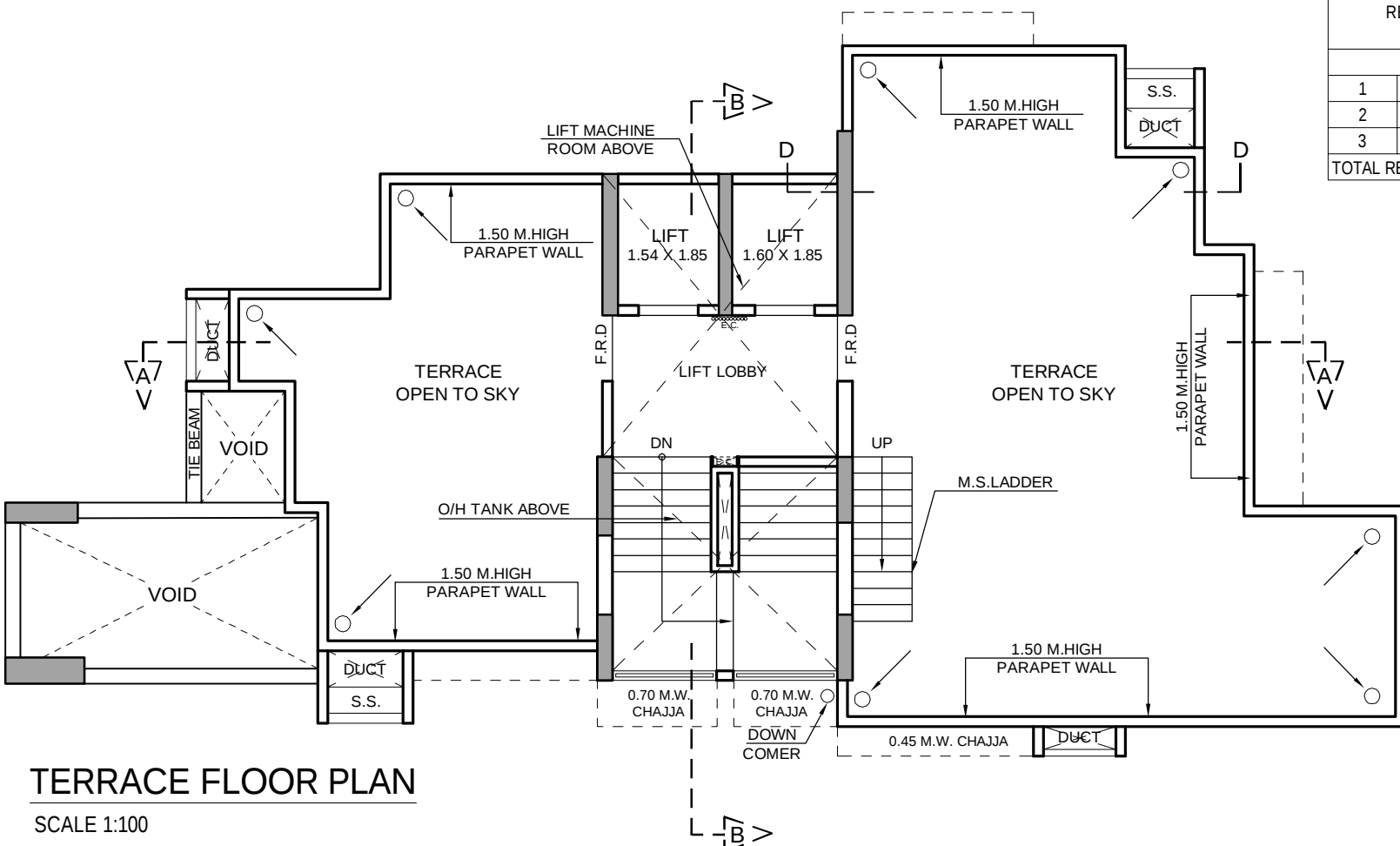
RERA CARPET AREA CALCULATION 2ND FLOOR PLAN				
FLAT Nos. 201				
1	4.00	3.20	1	12.80
2	5.35	0.75	1	4.01
3	5.58	1.00	1	5.58
4	5.35	2.05	1	10.97
5	7.80	3.05	1	23.79
TOTAL RERA				57.15

RERA CARPET AREA CALCULATION 3RD FLOOR PLAN				
FLAT Nos. 301				
1	4.00	1.55	1	6.20
2	5.20	1.60	1	8.32
3	5.95	0.80	1	4.76
4	6.18	1.00	1	6.18
5	5.95	2.05	1	12.20
6	8.25	3.05	1	25.16
TOTAL RERA				62.82

RERA CARPET AREA CALCULATION 3RD FLOOR PLAN				
FLAT Nos. 302				
1	4.33	1.00	1	4.33
2	4.10	2.80	1	11.48
3	1.70	0.50	1	0.85
TOTAL RERA				16.66



BUILT-UP AREA CALCULATION OF 2ND FLOOR PLAN				
AREA OF BLOCK = 18.08 X 10.35				
1	2.95	3.70	1	10.92
2	7.03	1.30	1	9.14
3	6.95	0.65	1	4.52
4	1.04	3.15	1	3.28
5	1.90	3.03	1	5.76
6	0.86	3.43	1	2.95
7	2.45	3.57	1	8.75
8	3.65	0.70	1	2.56
9	2.75	1.15	1	3.16
10	0.23	0.65	1	0.15
11	1.27	1.15	1	1.46
12	2.00	5.10	1	10.20
13	0.65	1.55	1	1.01
TOTAL DEDUCTION (I)				63.84
NET CONSTRUCTED AREA (B) = A - I				
				123.29
STAIRCASE, LIFT & LIFT LOBBY AREA (II)				
S1	3.50	2.15	1	7.52
S2	3.42	1.00	1	3.42
S3	3.50	1.15	1	4.02
S4	3.58	2.95	1	10.56
S5	3.73	0.45	1	1.68
TOTAL AREA (II)				27.21
COUNTED IN FSI - COLUMN				
C1	1.10	0.30	1	0.33
C2	1.20	0.40	1	0.48
COUNTED IN FSI - COLUMN (D)				
				1.29
NET BUILT-UP AREA FOR FSI = B+II+D				
				97.37



BUILT-UP AREA CALCULATION OF 3RD FLOOR PLAN				
AREA OF BLOCK = 18.53 X 10.35				
1	2.95	3.70	1	10.92
2	7.03	1.30	1	9.14
3	6.95	0.65	1	4.52
4	1.05	1.55	1	1.63
5	3.20	1.30	1	4.16
6	1.04	1.33	1	1.38
7	2.01	1.73	1	3.48
8	1.02	3.57	1	3.64
9	1.28	3.97	1	5.08
10	3.65	0.70	1	2.56
11	2.75	1.15	1	3.16
12	0.23	0.65	1	0.15
13	1.27	1.15	1	1.46
14	2.00	3.25	1	6.50
15	1.50	1.85	1	2.78
16	0.65	1.55	1	1.01
TOTAL DEDUCTION (I)				61.55
NET CONSTRUCTED AREA (B) = A - I				
				130.23
STAIRCASE, LIFT & LIFT LOBBY AREA (II)				
S1	3.50	2.15	1	7.52
S2	3.42	1.00	1	3.42
S3	3.50	1.15	1	4.02
S4	3.58	2.95	1	10.56
S5	3.73	0.45	1	1.68
TOTAL AREA (II)				27.21
COUNTED IN FSI - COLUMN				
C1	1.10	0.30	1	0.33
C2	1.20	0.40	1	0.48
COUNTED IN FSI - COLUMN (D)				
				0.81
NET BUILT-UP AREA FOR FSI = B+II+D				
				103.83

THIS PLAN DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED
APPROVED SUBJECT TO CONDITIONS MENTIONED THIS OFFICE LETTER
UNDER NO. P-12056/2022/(208)/K/E Ward/FP/337/1/New Date :- 09/02/2024

E.E.(BP) K/E

S.E.(BP) K/E-S

A.E.(BP) K/E

ARCHITECT
UMESH GAVADE CA/2005/36294SECRETARY
CHAIRMAN

PROFORMA 'B'

CONTENTS OF SHEET

1STO 3RD FLOOR PLANS, AREA CALCULATION OF FLOORS, BUILT UP AREA & RERA CALCULATION

DESCRIPTION OF PROPOSAL & PROPERTY

Proposed Self Redevelopment of Existing Society known as " Jyot Deep Mahal C.H.S.Ltd " on property bearing C.T.S. No 1666, 1666/1 to 10 of village Vile Parle, F.P. no 208, T.P.S. Vile Parle No. V, in 'K/E' Ward, located at Nanda Patkar Road, Vile Parle East, Mumbai 400 067.

NAME OF OWNER

JYOT DEEP MAHAL CO-OP HSG. SOC. LTD.

DATE

24.01.2024

SCALE

As stated

DRAWN

ABHISHEK

NORTH

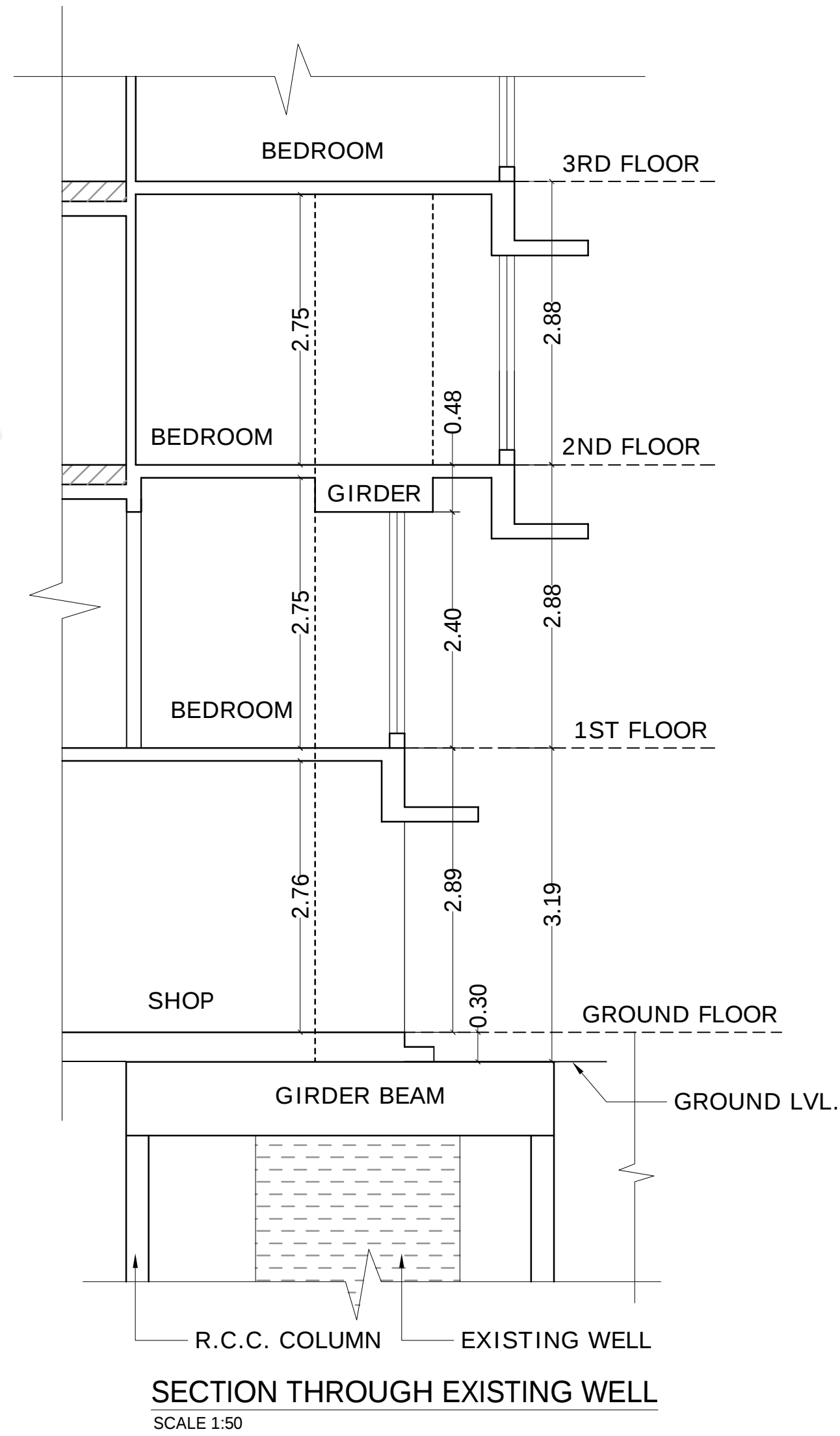
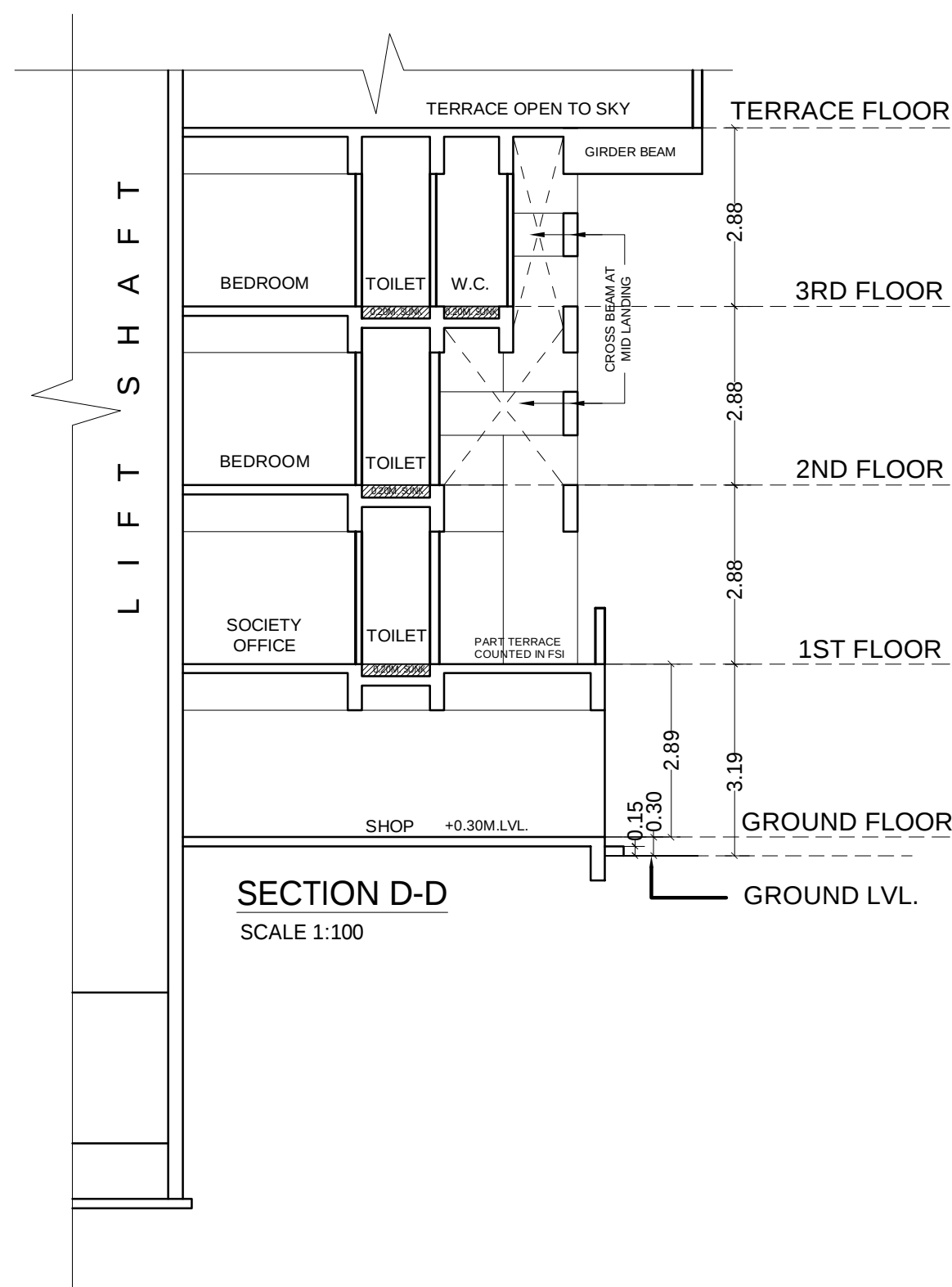
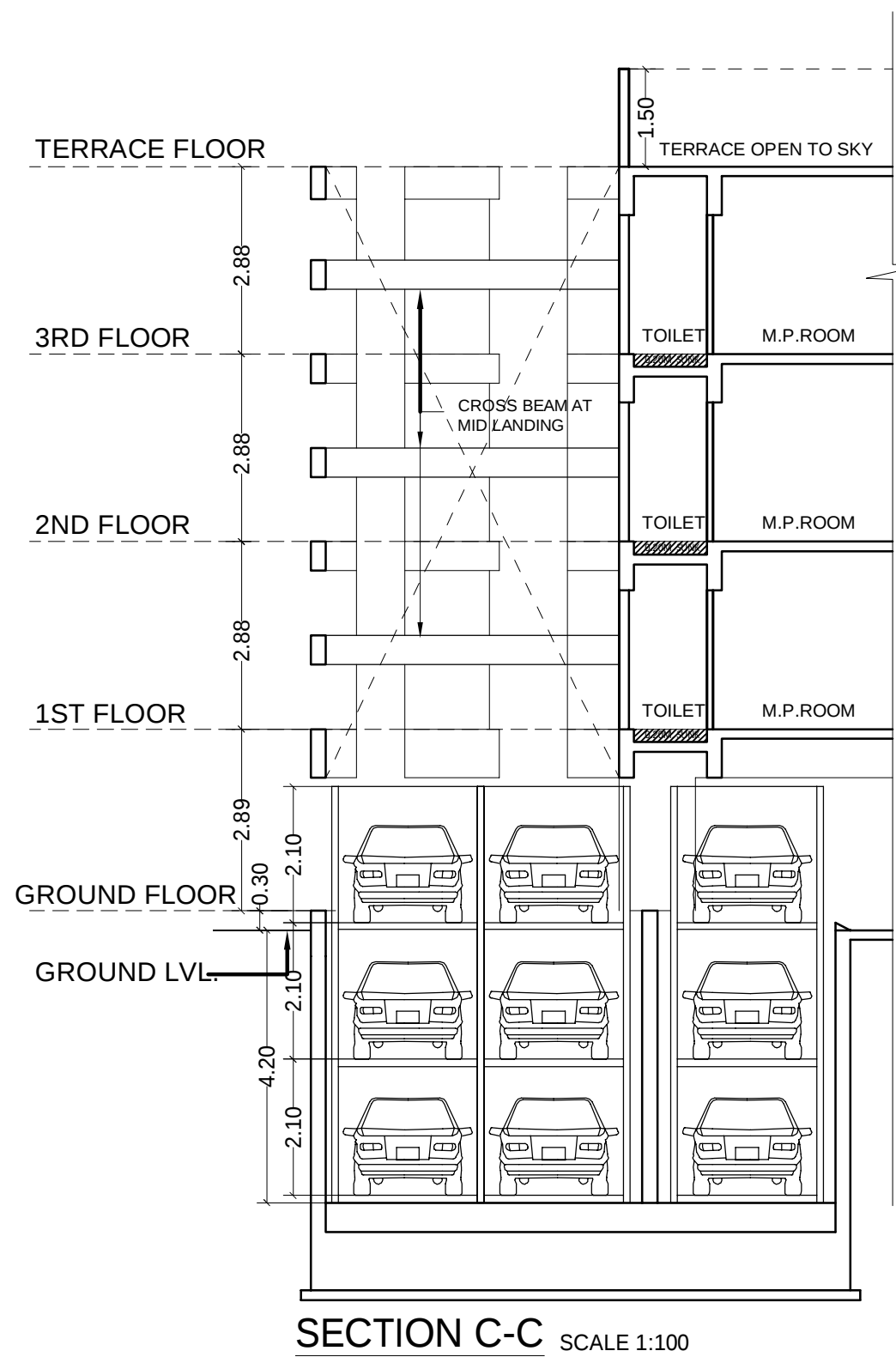
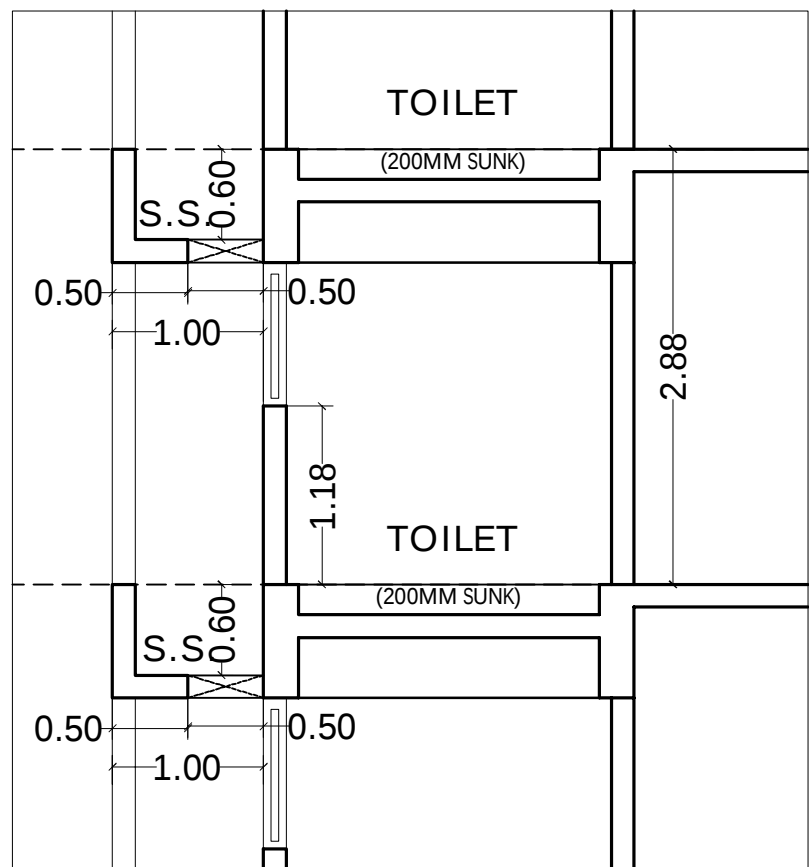
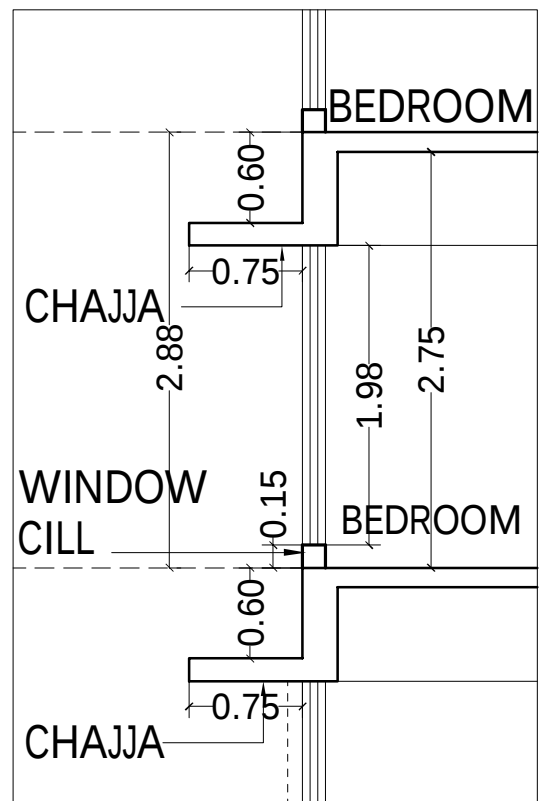
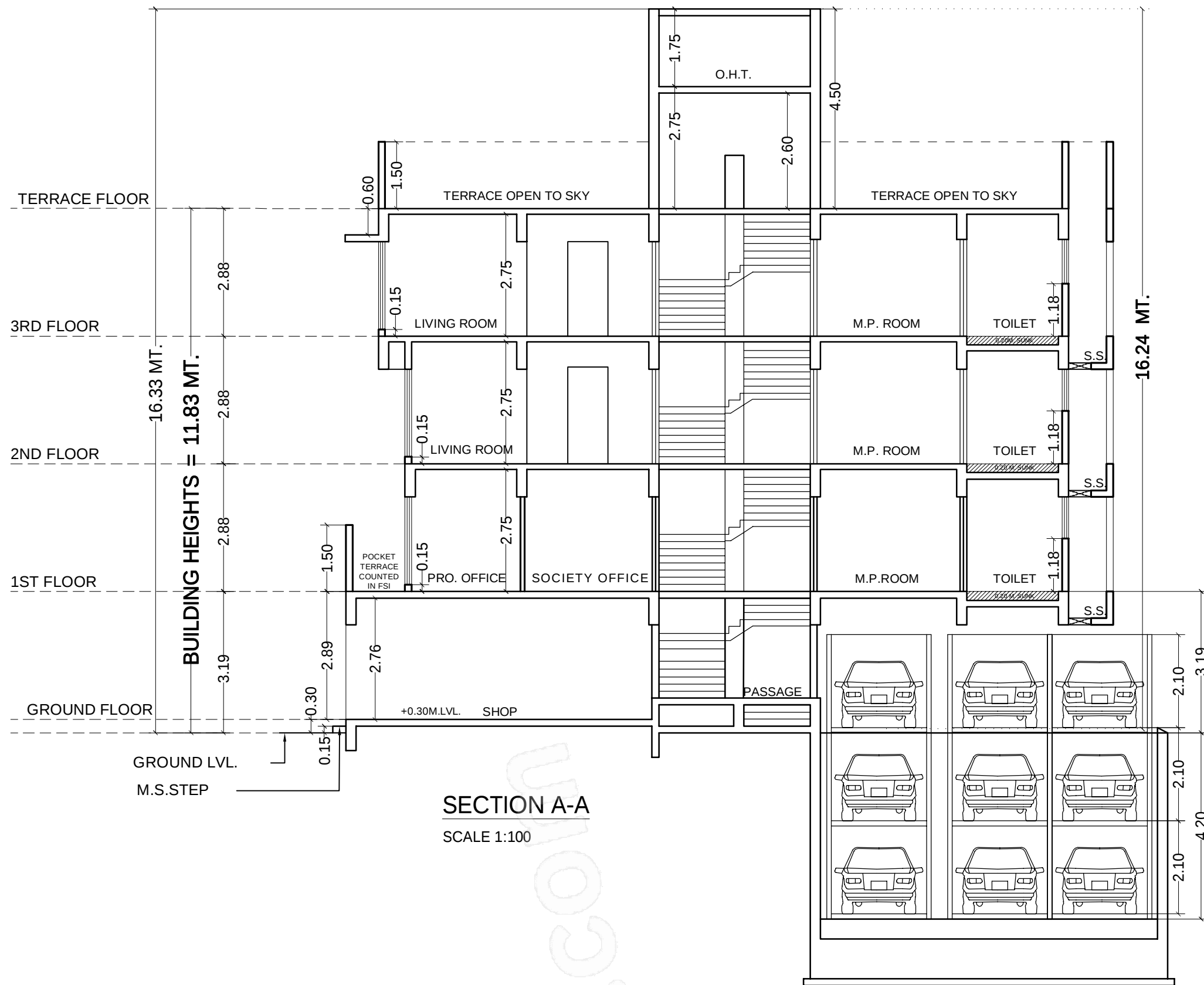
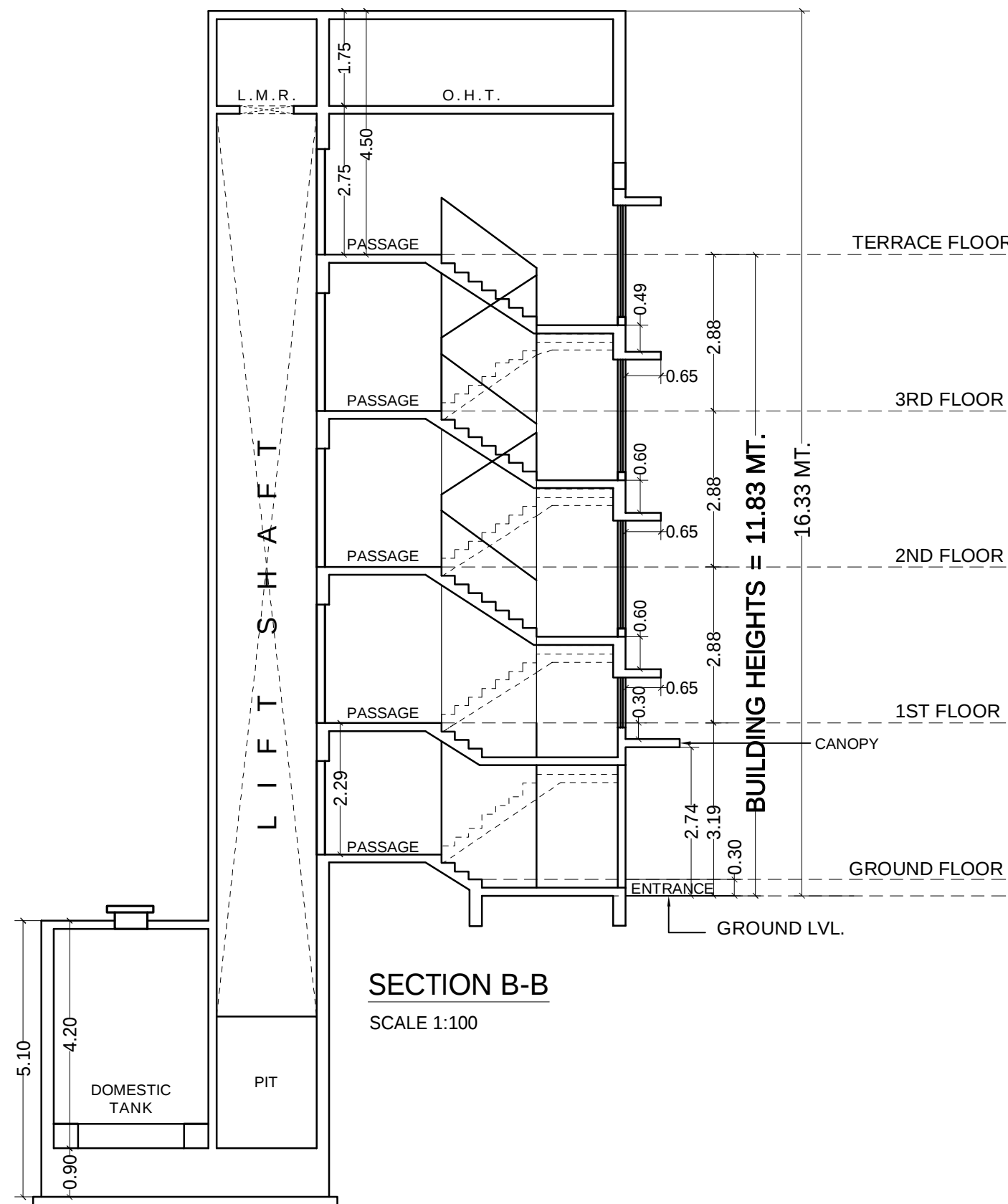
NAME OF ARCHITECT

AR.UMESH GAVADE

ARCHITECT & PLANNER

G-2, Akshat, Ram Mandir Road, Vazira Naka, Borivali (w) Mumbai - 400 091. Tel: 022-62396047





THIS PLAN DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED			
APPROVED SUBJECT TO CONDITIONS MENTIONED THIS OFFICE LETTER UNDER NO. P-12056/2022/(208)/K/E Ward/FP/337/1/New Date :- 09/02/2024			
E.E.(BP) K/E			
S.E.(BP) K/E-S		A.E.(BP) K/E	
ARCHITECT UMESH GAVADE CA/2005/36294		SECRETARY CHAIRMAN	
PROFORMA 'B'			
CONTENTS OF SHEET			
SECTION A-A & B-B, AREA CALCULATION OF FLOORS, BUILT UP AREA & RERA CALCULATION			
DESCRIPTION OF PROPOSAL & PROPERTY			
Proposed Self Redevelopment of Existing Society known as " Jyot Deep Mahal C.H.S.Ltd " on property bearing C.T.S. No 1666, 1666/1 to 10 of village Vile Parle, F.P. no 208, T.P.S. Vile Parle No. V, in 'K/E' Ward, located at Nanda Patkar Road, Vile Parle East, Mumbai 400 067.			
NAME OF OWNER			
JYOT DEEP MAHAL CO-OP HSG. SOC. LTD.			
DATE	24.01.2024	SCALE	As stated
NORTH	NAME OF ARCHITECT		DRAWN
AR.UMESH GAVADE		ABHISHEK	
ARCHITECT & PLANNER			
G-2, Akshat, Ram Mandir Road, Vazira Naka, Borivali (w) Mumbai - 400 091. Tel: 022-62396047			