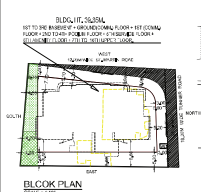
GROUND FL. PLAN, 1ST BASEMENT TO 3RD BASEMENT FLOOR PLAN. BLOCK & LOCATION PLAN. PARKING AREA STATEMENT. B.U.AREA SUMMARY.

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THE OFFICE LETTER FILE NO.- P-7963/2021/(8)/H/W WARD/FP/337/NEW dtd. 11.12.2021

SANTOSH GOPAL MANDAVKAR	SANJIV MANOHAR SA PANDHARE	Vijay Shankarr ao Tawde
S.E(B.P) KEN	A.E(B.P) 'H' WARD	E.E(B.P) 'H' WARD



BLOCK PLAN

LOCATION PLAN

SALE - CAR PARKING STATEMENT

PARKING FLOOR	BIG CAR	SMALL CAR	TOTAL
3RD BASEMENT PARKING FL. SINGLE	02 NOS.	03 NOS.	05 NOS.
DOUBLE STACK	08 NOS.		08 NOS.
2ND BASEMENT PARKING FL. SINGLE	05 NOS.	02 NOS.	07 NOS.
DOUBLE STACK	12 NOS.	02 NOS.	14 NOS.
1ST BASEMENT PARKING FL. SINGLE	03 NOS.	03 NOS.	06 NOS.
DOUBLE STACK	12 NOS.		12 NOS.
GROUND FLOOR	--	--	--
1ST FLOOR	--	--	--
2ND PODIUM FLOOR	03 NOS.	01 NOS.	04 NOS.
DOUBLE STACK	16 NOS.	02 NOS.	18 NOS.
3RD PODIUM FLOOR	03 NOS.	01 NOS.	04 NOS.
DOUBLE STACK	16 NOS.	02 NOS.	18 NOS.
4TH PODIUM FLOOR	03 NOS.	01 NOS.	04 NOS.
DOUBLE STACK	16 NOS.	02 NOS.	18 NOS.
TOTAL CAR PARKING	99 NOS.	19 NOS.	118 NOS.

1)	Area of Plot (as per PRC)	1393.00
2a)	Road Setback Along Turner road Already Merged	93.30
2b)	Road Set Back Along ST. Martin Road to be Handed Over	76.06
3)	Total Set Back Area	169.36
3)	Net Plot Area (1 MINUS 2a & 2b)	1223.64
4)	Permissible Zonal FSI Reg.30(A)	1.00
5)	Permissible BUA as per Zonal FSI	1223.64
6)	Additions For Floor Space Index	
	(b) Permissible Additional FSI @ 0.50 (1223.64 X 0.50)	611.82
7)	Permissible floor Area (5 + 6a + 6b)	1835.46
8)	Permissible Fungible FSI as per DCPR 31(3) @ 35%	642.41
9)	Total BUA Including Fungible area (7 PLUS 8)	2477.87

STATEMENT

	PERMISSIBLE AREA	PROPOSED AREA
COMMERCIAL BUA	656.25	656.25
COMMERCIAL FUNGIBLE BUA 35%	229.69	229.69
RESIDENTIAL BUA	1179.21	1179.21
RESIDENTAIL FUNGIBLE BUA 35%	412.72	384.46
TOTAL INCLUDING FUNGIBLE BUA	2477.87	2449.61

PARKING STATEMENT

PARKING REQUIRED FOR SHOP USER	PARKING REQD.
ONE PARKING SPACE FOR EVERY 40.00 SQ.MTS. FOR FLOOR AREA UP TO 800 SQ.MTS. 800.00 / 40 =	20.00 NOS.
ONE PARKING SPACE FOR EVERY 80.00 SQ.MTS. SPACE FOR AREAS EXCEEDING 800 SQ.MTS. 85.94 / 80 =	1.07 NOS.
TOTAL PARKING	21.07 NOS.
10% VISITORS PARKING(SUBJECT TO MINIMUM OF TWO)	2.10 NOS.
TOTAL PARKING	23.17 NOS. (A)

PARKING STATEMENT

PARKING REQUIRED FOR RESI.			PARKING REQD.
CARPET AREA IN SQ.MT	FLAT NO.	AREA REQD. AS PER D.C.RULE	
BELOW 45.00	00	ONE PARKING FOR 4FLATS	00.00
45.00 TO 60.00	00	ONE PARKING FOR 2FLATS	00.00
60.00 TO 90.00	00	ONE PARKING FOR 1FLATS	00.00
ABOVE 90.00 SQ.M	08	TWO PARKING FOR 1FLATS	16.00
TOTAL	08		16.00 NOS.
5% VISITORS PARKING			0.80 NOS.
PARKING REQUIRED			16.80 NOS. (B)
TOTAL PARKING REQUIRED (A) + (B)			39.97 NOS.
SAY			40 NOS.
TOTAL PARKING PROPOSED			118 NOS.
ADDITIONAL PARKING PROPOSED			78 NOS.

NOTE :- THE SAME WILL BE ALLOWED SUBJECT TO RUT STATING THAT ADDITIONAL PARKING WILL BE HANDED OVER TO MCGM IF TDR AND PAP FSI IS NOT CLAIMED.

BUILT UP AREA SUMMARY

FLOORS	BUILT UP AREA SQ.MT.	REFUGE AREA	STAIRCASE, LIFT LOBBY AREA	INTERNAL STAIR, LIFT AREA	NO. OF FLAT
3RD BASEMENT FLOOR					
2ND BASEMENT FLOOR					
1ST BASEMENT FLOOR					
GROUND FLOOR	336.16		213.10	9.74	
1ST FLOOR	549.78		196.74	22.12	
2ND PODIUM FLOOR					
3RD PODIUM FLOOR					
4TH PODIUM FLOOR					
5TH SERVICE FLOOR					
6TH FLOOR AMENITY & REFUGE		REFUGE AREA AT 6th FLOOR B/U AREA 1446.48 SQMT. REFUGE AREA PERM. 4.00 % = 57.86 Sq.m. (MIN.) 4.25% = 61.47 Sq.m. (MAX.) PROP. = 94.04 Sq.mts. EXCESS AREA = 32.57 Sq.mts.			
7TH FLOOR	361.62		186.42		02
8TH FLOOR	361.62		186.42		02
9TH FLOOR	361.62		186.42		02
10TH FLOOR	361.62		186.42		02
TOTAL	2332.42	32.57	1155.52	31.86	08
NET AREA	2364.99 sq.mts.				
ADD FITNESS CENTER AREA	2364.99 + 84.62 = 2449.61 sq.mts.				

SANITARY STATEMENT FOR SHOW ROOM USER

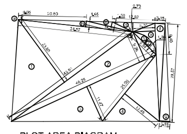
FOR SHOW ROOM OF GROUND FLOOR

336.16 sqm
Occupant Load = 33.30 persons/100 sqm
No of people = 336.16X33.30/100 = 111.90 persons
ladies : gents = 33%:67% = 36.93nos:74.97nos
ladies : 1wc/15 persons = 2 wc
gents : 1wc/25 persons = 3 wc

SANITARY STATEMENT FOR SHOW ROOM USER

FOR SHOW ROOM OF 1ST FLOOR

549.78 sqm
Occupant Load = 16.60 persons/100 sqm
No of people = 549.78X16.60/100 = 91.26 persons
ladies : gents = 33%:67% = 30.12nos:61.14nos
ladies : 1wc/15 persons = 2 wc
gents : 1wc/25 persons = 2 wc



PLOT AREA DIAGRAM
SCALE = 1:500

PLOT AREA CALCULATION

1	1/2	X	45.61	X	23.50	=	535.92	SQ.MT.
2	1/2	X	48.28	X	9.26	=	223.54	SQ.MT.
3	1/2	X	48.28	X	11.47	=	276.89	SQ.MT.
4	1/2	X	25.90	X	13.46	=	174.31	SQ.MT.
5	2/3	X	9.94	X	1.96	=	12.99	SQ.MT.
NET PLOT AREA						=	1223.65	SQ.MT. X
SAY						=	1223.64	SQ.MT. Y

SET-BACK AREA CALCULATION MARTIN ROAD

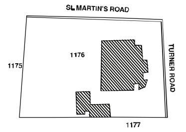
a	1/2	X	20.50	X	0.08	=	0.82	SQ.MT.
b	1/2	X	34.57	X	1.65	=	28.52	SQ.MT.
c	1/2	X	14.30	X	1.50	=	10.73	SQ.MT.
d	1/2	X	12.82	X	2.73	=	17.50	SQ.MT.
e	1/2	X	9.40	X	6.70	=	31.49	SQ.MT.
TOTAL ADDITION						=	89.06	SQ.MT. X

DEDUCTIONS

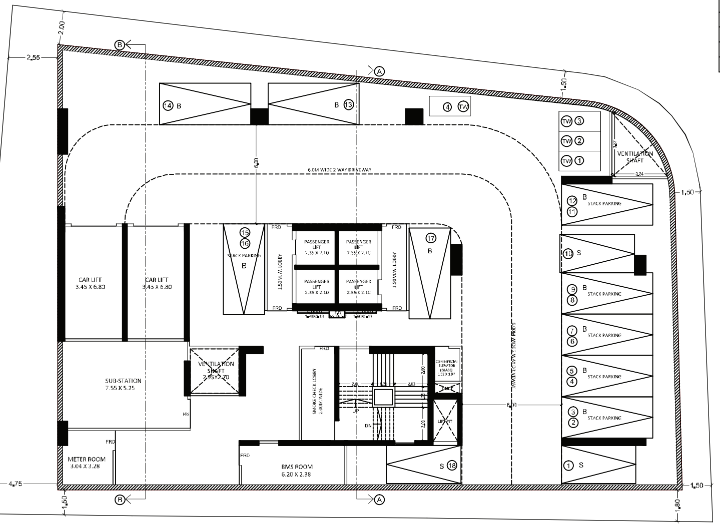
Z	2/3	X	9.94	X	1.96	=	12.99	SQ.MT.
TOTAL DEDUCTION						=	12.99	SQ.MT. Y1
TOTAL SET-BACK AREA [X - Y1]						=	76.07	SQ.MT. X1
SAY						=	76.06	SQ.MT. Z

SET-BACK AREA CALCULATION TURNER ROAD

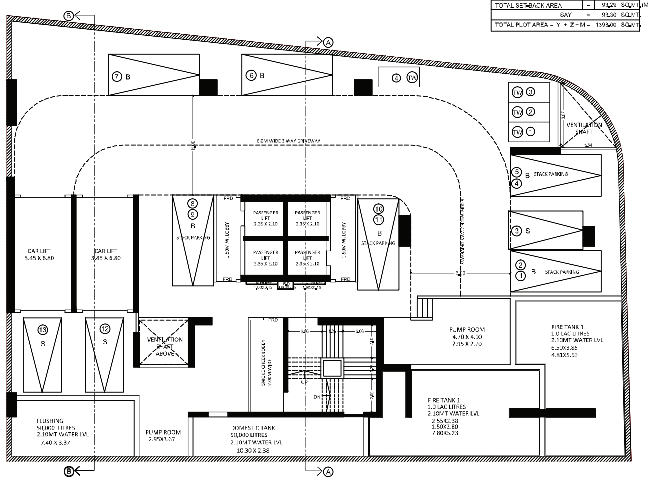
TURNER ROAD SET-BACK AREA LREADY MERGED								
1	1/2	X	29.57	X	3.15	=	46.57	SQ.MT.
2	1/2	X	29.57	X	3.16	=	46.72	SQ.MT.
TOTAL SET-BACK AREA						=	93.29	SQ.MT. (M)
SAY						=	93.30	SQ.MT.
TOTAL PLOT AREA = Y + Z + M						=	1393.00	SQ.MT.



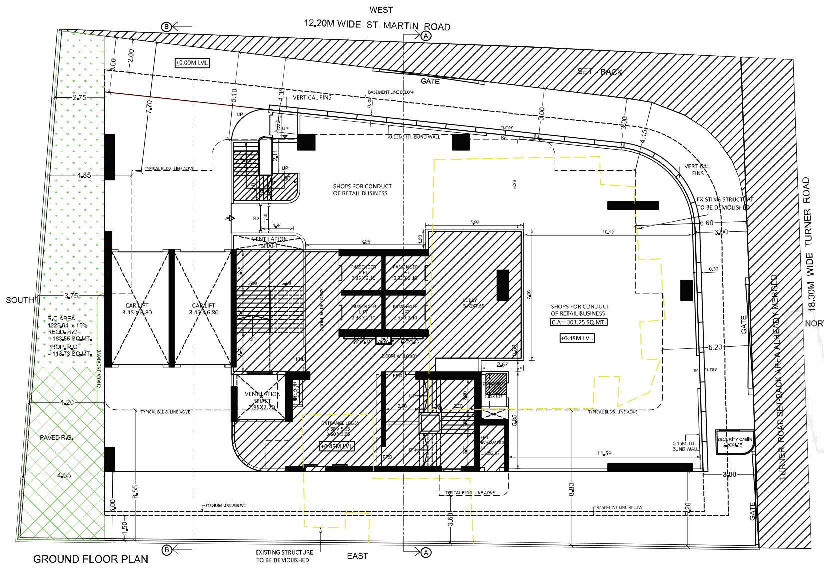
EXIST. BLOCK PLAN
SCALE = 1:500



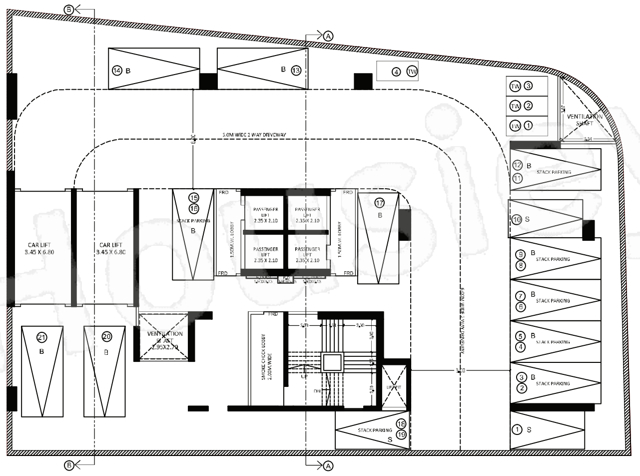
FIRST BASEMENT FLOOR PLAN



3RD BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



2ND BASEMENT FLOOR PLAN

PROFORMA - A

NO	Particulars	Area (sqm)	
1.	Area of Plot as per P.R. CARD	1393.00	
2.	Deductions For		
	(a) Road Setback Along Turner road Already Merged	93.30	
	(b) Road Setback Along ST. Martin Road to be Handed Over	76.06	
	(c) Any other	---	
	(d) Total Deductions	169.36	
3.	Balance Plot Area (1 minus 2d)	1223.64	
4.	LOS Required @ 10% (applicable if plot area greater then 1000 sqm)	NA	
4a.	LOS Proposed		
5.	AOS Required as per DCPR 14 (aplicable for plot areas more then 4000 sqm)	NA	
5a.	AOS Proposed		
6.	Net Area Of Plot (3 minus 5)	1223.64	
7.	Add For FSI Purpose Setback Area	---	
8.	Permissible FSI {as per DCPR Reg. 30(A)}		
	(a) Zonal FSI	1.00	
	(b) Additional FSI	0.50	
	(c) Admissible TDR	NOT CLAIMED NOW	
	(d) Total Permissible FSI DCPR 30(A) at This Juncture	1.50	
9.	Details of BUA Claimed Now		
	(a) As per Zonal FSI	1223.64	
	(b) Additional FSI (1223.64 X 0.50)	611.82	
	(c) Admissible TDR	NOT CLAIMED NOW	
	(d) Total Permissible BUA at this Juncture {9(A) + 9(B)}	1835.46	
10.	Permissible FSI (9(c)/3)	1.50	
11.	Permissible and Proposed Fungible FSI as per DCPR 31(3) @ 35%	PERMISSIBLE	PROPOSED
	a) BUA for PAP Tenements 33(12)(A) Portion	N.A	
	b) Fungible for PAP	N.A	
	c) Total PAP BUA Including Fungible	N.A	
	d) Incentive Sale FSI Against PAP Tenements	N.A	
	e) Fungible For Sale Against PAP Tenements	N.A	
	f) Total PAP BUA Sale Tenements	N.A	
	g) Permissible BUA Against Zonal FSI	1223.64	
	h) Fungible for Permissible BUA Against Zonal FSI	428.27	
	i) Total Zonal FSI Including Fungible	1651.91	
	j) Permissible BUA Against Additional FSI	611.82	
	k) Fungible for Permi. BUA Against Additional FSI	214.14	
	l) Total Additional FSI Including Fungible	825.96	
	m) Permissible BUA Against Admissible TDR	N.A	
	n) Fungible FOR Permi. BUA Against Admissible TDR	N.A	
	o) Total Admissible TDR Including Fungible	N.A	614.15
12.	Total Permissible BUA Including Fungible (i + l)	2477.87	2449.61
B.	TENEMENT STATEMENT		
	(i) Total Proposed Area (14 above)	2449.61	
	(ii) Less Non-Residential Area	885.94	
	(iii) Balance Area for Residential Tenements [C (i) minus C(ii)]	1563.67	
	(iv) Tenements Permissible (@450 tenements/HA for FSI 1.00)	70.36 nos.	
	(v) Existing Tenements		
	(vi) Proposed Tenements	08 nos.	
	(vii) Total Tenements on Plot	08 nos.	
C.	PARKING STATEMENT		
	(i) Parking Requirements for :-	AS PER STATEMENT	
	(ii) Cars		
	(iii) Scooters / Motor cycles		
	(iv) Visitors		
	(v) Total		
	(vi) Parking Proposed for		
	(vii) Cars		
	(viii) Scooters / Motor cycles		
	(ix) Visitors		
	(x) Total		
D.	TRANSPORT VEHICLES PARKING		
	(i) No of Parking Bays Required for Transport Vehicles	-- --	
	(ii) No of Parking Bays Proposed for Transport Vehicles	-- --	

PROFORMA - B

CONTENTS OF SHEET

GROUND FL. PLAN, 1ST BASEMENT TO 3RD BASEMENT FLOOR PLAN, PLOT AREA DIAG. & CALC. BLOCK & LOCATION PLAN. PARKING AREA STATEMENT. B.U.AREA SUMMARY.

CERTIFICATE OF AREA

CERTIFIED that I have surveyed the plot under reference on 05/04/2021 and that the dimensions of the sides etc. of the plot stated on the plan are as measured on site and the area so worked out is 1393.00 Sq.Mt. (one thousand three hundred ninety three point sq.mt.) and tallies area stated in document ownership.

Milind Arvind Samel

SIGN OF LICENSED SURVEYOR

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL CUM COMMERCIAL BLDG. ON PROPERTY BEARING C.T.S. NO. 1176, OF F.P. NO. 8, TPS - II, VILLAGE BANDRA, AT JUNCTION OF TURNER ROAD & ST. MARTIN ROAD, BANDRA, MUMBAI.

SIGNATURE & NAME OF OWNER

Varun Ashok Kothari
Digitally signed by Varun Ashok Kothari
Date: 2021.12.10 19:13:05 +05'30'

SHRI. VARUN ASHOK KOTHARI
M/s. NVK REALTY LLP C.A TO OWNER

NORTH	DRAWN BY	CHECKED BY	SCALE	DATE
	Santosh		AS SHOWN	10-12-2021

NAME,ADDRESS & SIGN OF LICENSED SURVEYOR/ENGINEER.

1 ARCHITECTURAL CONSULTANT
604, CIVIC CENTRE, OPP. SUNSHINE PLAZA, NEAR SANTOSH MATA MANDIR, N.M.G.S. MARG, DADAR (E), MUMBAI - 400 014.
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Milind Arvind Samel
MILIND SAMEL
REG.No.S/526/LS.