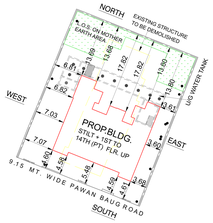
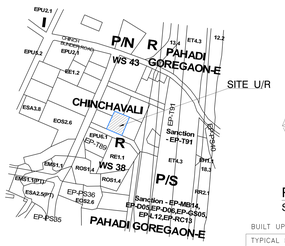
Z:\Abhishek Tibrewala\Deepak Apt\BMC\AMENDED IOD\AMENDED IOD PROPOSAL (11.12.2024).dwg



BLOCK PLAN
SCALE = 1:500



LOCATION PLAN
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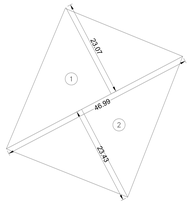
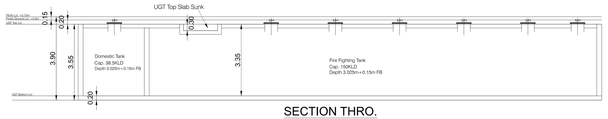


PLOT AREA DIAGRAM
SCALE = 1:500

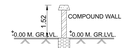
BUILT UP AREA CALCULATION

TYPICAL FLOOR						
1	1/2	X 46.99	X 23.07	X 1 NO	=	542.03 SQ.MT.
2	1/2	X 46.99	X 23.43	X 1 NO	=	550.49 SQ.MT.
				TOTAL ADDITION	=	1092.52 SQ.MT.
				PLOT AREA SAY	=	1092.50 SQ.MT.

REQUIRED L.O.S. AREA (1092.50 x 15%) = 163.88 SQ.MT.
PROPOSED L.O.S. ON MOTHER EARTH AREA = 166.98 SQ.MT.



SECTION THRO.
U. G. WATER TANK
SCALE = 1 : 100



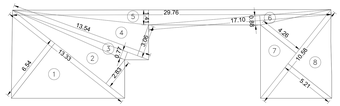
SECTION THRO.
COMPOUND WALL
SCALE = 1 : 100

B.U.A. TO BE HANDED OVER AS PER DCP. REG. 33(12)(B) (in sq.mts.)		
FLOOR	FLAT NO.	FLAT WISE BUILT UP AREA
4TH.FLOOR	402	44.32
	403	44.32
5TH.FLOOR	502	44.32
	503	44.32
6TH.FLOOR	602	44.32
	603	44.32
7TH.FLOOR	702	44.32
	703	44.32
8TH FLOOR	803	44.68
9TH FLOOR	903	44.32
10TH FLOOR	1002	44.32
	1003	44.32
11TH FLOOR	1102	44.32
	1103	44.32
12TH FLOOR	1202	44.32
	1203	44.32
13TH FLOOR	1302	44.32
	1303	44.32
TOTAL		798.12

TOTAL BUA (INCL. FUNGIBLE F.S.I.) = 798.12
TOTAL BUA (W/O FUNGIBLE F.S.I.) = 591.20

SUMMARY	
FLOOR	NET FLOOR AREA
STILT	------
1 ST	199.48
2 ND	199.48
3 RD	199.48
4 TH	237.40
5 TH	237.40
6 TH	237.40
7 TH	237.40
8 TH	144.43
9 TH	199.48
10 TH	237.40
11 TH	237.40
12 TH	237.40
13 TH	237.40
14 TH	75.03
TOTAL	2916.58
NET B. U. A. PROP. = 2916.58 SQ.MT.	

FUNGIBLE AREA STATEMENT :-			
1.	PERMISSIBLE F.S.I.	=	2185.00 sq.mts
2.	PROPOSED F.S.I.	=	2185.00 sq.mts
3.	NON- RESIDENTIAL	=	NIL
4.	PERMISSIBLE FUNGIBLE COMMERCIAL 35%	=	NIL
5.	PROPOSED FUNGIBLE COMMERCIAL 35%	=	NIL
6.	RESIDENTIAL USER	=	2185.00 sq.mts
7.	PERMISSIBLE FUNGIBLE RESIDENTIAL 35%	=	764.75 sq.mts
8.	PROPOSED FUNGIBLE RESIDENTIAL 35%	=	731.58 sq.mts
9.	GROSS PERMISSIBLE (2 + 4 + 7)	=	2949.75 sq.mts
10.	TOTAL PROPOSED BUA. (2 + 5 + 8)	=	2916.58 sq.mts
11.	TOTAL BALANCE FUNGIBLE FSI (7 - 8)	=	33.17 sq. mts.



L.O.S. ON MOTHER EARTH AREA DIAG.
SCALE = 1:200

L.O.S. ON MOTHER EARTH AREA CALCULATION

ADDITION						
1	1/2	X 13.33	X 6.54	X 1 NO	=	43.59 SQ.MT.
2	1/2	X 13.33	X 2.83	X 1 NO	=	18.86 SQ.MT.
3	1/2	X 13.54	X 0.77	X 1 NO	=	5.21 SQ.MT.
4	1/2	X 13.54	X 3.06	X 1 NO	=	20.72 SQ.MT.
5	1/2	X 29.76	X 1.41	X 1 NO	=	20.98 SQ.MT.
6	1/2	X 17.10	X 0.88	X 1 NO	=	7.52 SQ.MT.
7	1/2	X 10.58	X 4.26	X 1 NO	=	22.54 SQ.MT.
8	1/2	X 10.58	X 5.21	X 1 NO	=	27.56 SQ.MT.
				TOTAL ADDITION	=	166.98 SQ.MT.X

PROFORMA - B

CONTENTS OF SHEET: GROUND & 1ST FLOOR PLAN , BLOCK & LOCATION PLAN, CARPET AREA STATEMENT, PLOT AREA DIAG. WITH CALC., CAR PARKING STATEMENT, SUMMARY.

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT : 09/05/2022 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 1092.50 SQ. MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP \ PROPERTY REGISTER CARD.

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BLDG. KNOWN AS DEEPAK APARTMENT CHS LTD SITUATED ON PLOT BEARING CTS NO. PLOT BEARING CTS NO. 83/10 OF VILLAGE CHINCHIVALI MALAD AT PAWAN BAUG ROAD, CHINCHOLI PHATAK, MALAD WEST, MUMBAI.

NAME, ADDRESS OF OWNER	DIGITAL SIGN
MR. ABHISHEK P. TIBREWALA DIRECTOR OF ADVENT DEVELOPERS PVT. LTD. C. A. TO OWNER DEEPAK APARTMENT CO-OP HSG. SOC. LTD. ADDRESS:- 52 "C", 2nd Floor, Raj industrial Estate, Military Road, Marol, Andheri (E), Mumbai- 400 059.	

B.M.C. FILE NO: - P- 12522/2022(83/10)/P/S WARD/ CHINCHAVALI-P/S

THIS CANCELS APPROVAL TO THE PREVIOUS PLAN SANCTIONED U/R. NO. P- 12522/2022(83/10)/P/S WARD/ CHINCHAVALI-P/S DATED : 03/04/2023

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN IS NOT REQUIRED.
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO. P- 12522/2022(83/10)/P/S WARD/ CHINCHAVALI-P/S DATED :

STAMP OF APPROVAL OF PLAN

S.E. (B.P) | A.E.(B.P.) / 'P' WARD | E.E.(B.P.) / 'P' WARD

NORTH	SCALE	CHECKED BY	DRN. BY
	1:100		SAGAR

NAME, ADDRESS OF ARCHITECT	DIGITAL SIGN
CONCRETE DESIGNS 102, GANESH SMRUTI, MALAVIYA ROAD, VILE PARLE (EAST), MUMBAI - 400057. TELEFAX - 022 - 2617 5858, 2617 5959 Email - concretedesigns2006@gmail.com	

FILE No. P- 12522/2022(83/10)/P/S WARD/ CHINCHAVALI-P/S (1/4)

A PROFORMA - A

1	AREA OF PLOT	1092.50
	a) Area of Reservation in plot	N I L
	b) Area of Road Set Back	N I L
	c) Area of Enchroachment	N I L
2	DEDUCTIONS FOR	
	(A) For Reservation/Road Area to be handed over to MCGM (100%)	
	a) Road Set Back/widening area (Regulation No 16)	N I L
	b) Proposed D P road area (Regulation No 16)	N I L
	c) (i) Reservation Area (plot) to be handed over to (Regulation No 17)	N I L
	(ii) Reservation Area to be handed over as per AR (Regulation No 17) (Not to be deducted for computation of FSI i.e. sr. no. 5 below)	N I L
	Total area under road / reservation	N I L
	(B) For Amenity area to be handed over to MCGM	
	a) Area of amenity plot as per DCR 14(A)	N I L
	b) Area of amenity plot as per DCR 14(B)	N I L
	c) Area of amenity plot as per DCR 35	N I L
	(C) Deduction of existing BUA to be retained if any / land component of existing BUA/Existing BUA as per regulation under which the development was allowed	N I L
3	Total deductions: [2(A) + 2(B) + 2(C)]	N I L
4	Balance area of plot (for calculating required LOS) [1 - 3]	1092.50
5	Plot area under development [Sr. no. 4 + 2(A) (c)(ii)]	1092.50
6	Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)	1.00
7	a) permissible built up area as per zonal (basic) FSI (5 X 6)	1092.50
	b) permissible built up area as per regulation 30(C) (Protected development)	1131.32
	permissible built up area (7a or 7b above, whichever is more)	1131.32
8	Additional built up area as per regulation 30(A)(3)(a) (as per OC Plans)	38.82
	a) Additional BUA for 2(A)(c)(i) & 2(B) above within the cap of "admissible TDR" as per Table no.12 on balance plot.	N I L
	b) additional BUA for 2(A)(a) & 2(A)(b) above to be utilized over and above the permissible FSI as per column no. 7 of table 12 of regulation 30(A) and to the mentioned in table 12 A of regulation 32 (200% or 250%)	N I L
	c) additional BUA in case of 2(A)(c)(ii) as per regulation 17(1) note 20(vii) & (viii) as per AR policy on remaining plot. [Y% as per table no. 5 of regulation 17(1)]	N I L
	Total Additional BUA	N I L
9	Additional / Incentive BUA as per reg. 33(7)(A) / 33(7)(B)	
	a) Rehab F.S.I. as per reg. 33(7)(A)	N I L
	b) 50% Of Incentive F.S.I. as per reg. 33(7)(A)	N I L
	c) 15% of sr.no. 7b above or 10 sqmts per rehab tenement as per reg. 33(7)(B) (25 X 10.00 SQ. MTR.)	250.00
	Total Additional BUA / Incentive area as per reg. 33(7)(A) / 33(7)(B)	250.00
10	Additional / Incentive BUA as per reg. 33(12)(B)	
11	BUA due to "Additional" FSI on payment of premium" as per Table No 12 of Regulation No 30(A) [sr. no. 5 X 50%] (Restricted To The Cap. Of 2.00 F.S.I.)	546.25
12	BUA due to admissible "TDR" as per table no. 12 of regulation no. 30(A) & 32 (by restricting area utilised beyond zonal FSI in sr. no. 7(b), 8(a) & 9 above)	N I L
	a) Genenal TDR (DRC NO. RES/0047/2024) APPROVED ON 21/10/2024	148.18
	b) Slum TDR (DRC NO. SRA/0030/CONST/2024) APPROVED ON 21/10/2024	109.25
	Total TDR	257.43
13	Permissible built up area [7+9+10+11+12]	2185.00
14	Existing BUA to be retained	N I L
15	Proposed built up area	2185.00
16	TDR generated if any as per regulation 30 (A) and 32 for unutilized BUA on plot	N I L
17	Fungible compensatory area as per regulation no. 31(3)	
	a) (i) permi. fungible compensatory area for rehab comp. without charging premium (RESI.)	392.11
	(ii) prop. fungible compensatory area for rehab comp. without charging premium (RESI.)	371.05
	Rehab fungible compensatory area kept in abeyance	21.06
	b) (i) permi. fungible compensatory area by charging premium (RESI.)	372.64
	(ii) prop. fungible compensatory area by charging premium (RESI.)	360.53
18	a) Total built up area permissible including FCA (2185.00 + 392.11 + 372.64)	2949.75
	b) Total built up area proposed including FCA (2185.00 + 371.05 + 352.88)	2916.58
	FSI consumed on net plot [15/5]	2.00

B Tenement Statement

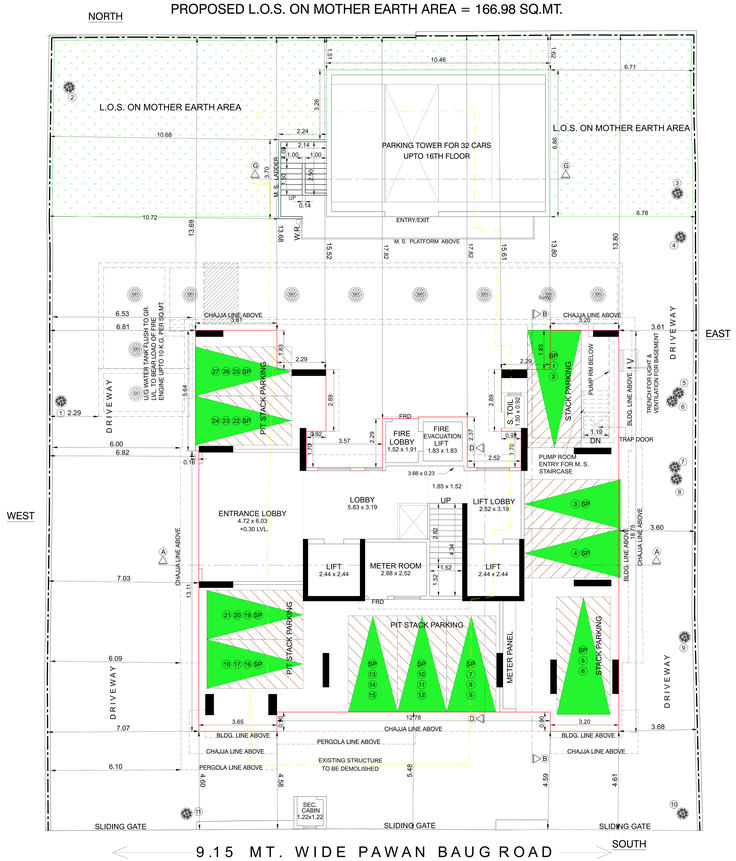
1	PROPOSED AREA (Item 16)	2916.58
2	LESS DEDUCTIONS OF NON RESI. AREA	N I L
3	AREA AVAILABLE FOR TENEMENTS [(i) - (iii)]	2916.58
4	TENEMENTS PERMISSIBLE AS PER (200 \ HECTARE) = 58.33 SAY	58 NOS.
5	TENEMENTS PERMISSIBLE AS PER (450 \ HECTARE) = 131.25 SAY	131 NOS.
6	TENEMENTS PROPOSED	52 NOS.
7	TENEMENTS EXISTING	
8	TOTAL TENEMENTS PROPOSED (6 + 7)	52 NOS.

C Parking Statement

1	TOTAL PARKING REQUIRED	57 NOS.
2	TOTAL PARKING PROPOSED	59 NOS.

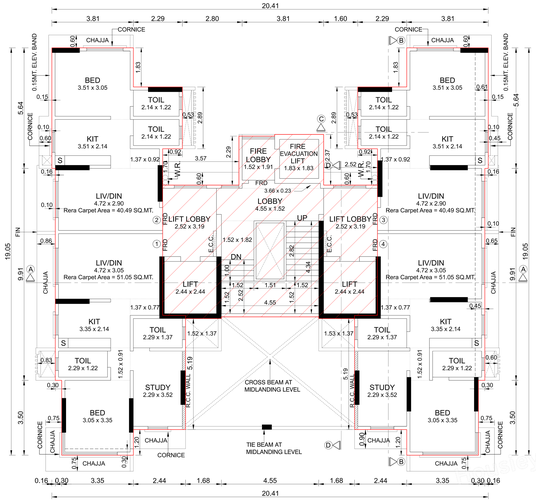
D Transport Vehicle Parking Statement

1	TOTAL PARKING REQUIRED	*****
2	TOTAL PARKING PROPOSED	*****

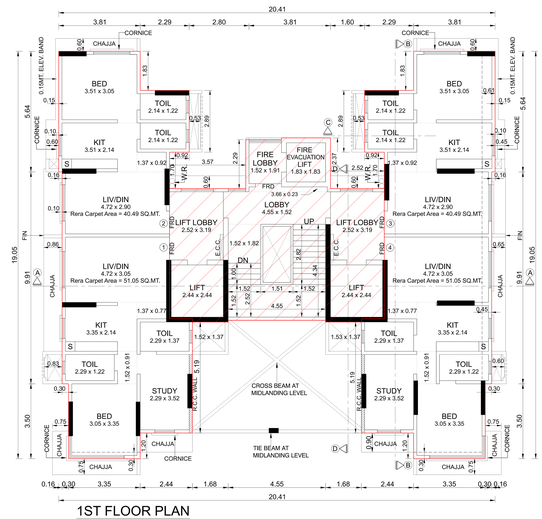


GROUND FLOOR PLAN
SCALE = 1:100

NOTE - TREE SHOWN AS



2ND FLOOR PLAN
SCALE = 1:100



1ST FLOOR PLAN
SCALE = 1:100

TOTAL PARKING PROPOSED			
FLOOR	BIG	SMALL	TOTAL
GROUND FLOOR	04	23	27
TOWER PARKING	32	NIL	32
TOTAL	36	23	59 NOS

CARPET AREA STATEMENT AS PER RERA			
FLOOR	FLAT NOS.	CARPET AREA IN SQ. MTS.	TOTAL NO. OF FLATS
1ST TO 3RD & 8TH, 9TH	1	51.05	1 x 5 FLOORS = 05 Nos.
4TH TO 7TH, 10TH TO 14TH	1	68.74	1 x 9 FLOORS = 09 Nos.
1ST TO 13TH	2, 3	40.49	2 x 13 FLOORS = 26 Nos.
1ST TO 3RD & 9TH	4	51.05	1 x 4 FLOORS = 04 Nos.
4TH TO 7TH, 10TH TO 13TH	4	68.74	1 x 8 FLOORS = 08 Nos.
TOTAL NOS. OF FLATS = 52 NOS.			

CAR PARKING STATEMENT			
CARPET AREA IN SQ. MT.S	TOTAL NO. OF FLATS	PARKING PERMISSIBLE AS PER D.C. REGULATIONS	PARKING REQUIRED
BELOW 45.00	26 Nos.	1 PARKING / 4 TENEMENTS	06.50
		1 PARKING FOR EACH TENEMENTS AS PER NOTE BELOW b) OF TABLE 21, 1), (i)	26.00
45.00 TO 60.00	09 Nos.	1 PARKING / 2 TENEMENTS	04.50
		1 PARKING FOR EACH TENEMENTS AS PER NOTE BELOW b) OF TABLE 21, 1), (i)	09.00
60.00 TO 90.00	17 Nos.	1 PARKING / 1 TENEMENTS	17.00
90.00 ABOVE	N I L	2 PARKING / 1 TENEMENTS	N I L
TOTAL	52.00 NOs.		52.00
10 % ADDITIONAL PARKING FOR VISITORS			05.20
TOTAL PARKING REQUIRED		SAY 57.20	57.00
TOTAL PARKING PROPOSED			59.00