

carpet area

floor	1	2	2a	2b	2c	2d	3	4	4a	4b	4c	4d	4e
first	27.88	27.88	27.88	27.88	27.88	27.88	27.88	27.88	27.88	27.88	27.88	27.88	27.88
second	27.88	27.88	27.88	27.88	27.88	27.88	27.88	27.88	27.88	27.88	27.88	27.88	27.88
third	27.88	27.88	27.88	27.88	27.88	27.88	27.88	27.88	27.88	27.88	27.88	27.88	27.88
fourth	11.68	106.95	-	-	-	-	139.50	136.74	-	-	-	-	-
fifth	11.68	106.95	-	-	-	-	139.50	136.74	-	-	-	-	-
sixth	11.68	106.95	-	-	-	-	139.50	136.74	-	-	-	-	-
seventh	11.68	106.95	-	-	-	-	139.50	136.74	-	-	-	-	-
eighth	11.68	106.95	-	-	-	-	139.50	136.74	-	-	-	-	-
ninth	11.68	106.95	-	-	-	-	139.50	136.74	-	-	-	-	-
tenth	11.68	106.95	-	-	-	-	139.50	136.74	-	-	-	-	-
total	27.88	106.95	-	-	-	-	278.88	278.88	-	-	-	-	-
total no. of flat - 10 nos. 09 nos. 03 nos. 03 nos. 03 nos. 03 nos. 10 nos. 09 nos. 03 nos. 03 nos. 03 nos. 03 nos.													

lower basement : car parking statement

type	big	small	total
surface	20	02	22
mechanical	-	-	-
total	20	02	22
2-wheeler	-	-	07

upper basement : car parking statement

type	big	small	total
surface	18	01	19
mechanical	-	-	-
total	18	01	19
2-wheeler	-	-	04

1st podium : car parking statement

type	big	small	total
surface	05	10	15
mechanical	-	-	-
total	05	10	15
2-wheeler	-	-	08

2nd podium : car parking statement

type	big	small	total
surface	04	15	19
mechanical	-	-	-
total	04	15	19
2-wheeler	-	-	04

3rd podium : car parking statement

type	big	small	total
surface	03	17	20
mechanical	-	-	-
total	03	17	20
2-wheeler	-	-	05

total car parking statement

type	big	small	total
surface	50	45	95
mechanical	-	-	-
total	50	45	95
2-wheeler	-	-	28

parking statement for PTC

sr.no.	carpet area	no. of flats	required parking @	parking required
1	up to 45	37	1 car/8 units	4.63
2	45 to 60	-	1 car/4 units	-
3	60 to 90	-	1 car/2 units	-
4	above 90	-	1 car/1 unit	-
5	total	37	-	4.63
6	visitors parking @ 10%	-	-	0.46
7	gross parking including visitors	-	-	5.09

parking summary

sr.no.	description	figure	unit
1	req. parking for PTC	5	nos.
2	req. parking for sale res.	58	nos.
3	req. parking for sale comm.	-	nos.
4	total mandatory parking req.	63	nos.
5	add. 50% parking perm.	31.50	nos.
6	gross parking perm.	94.50	nos.
7	parking proposed	95	nos.

parking statement for sale (residential)

sr.no.	carpet area	no. of flats	required parking @	parking required
1	up to 45	2	1 car/4 units	0.50
2	45 to 60	-	1 car/2 units	-
3	60 to 90	-	1 car/1 unit	-
4	above 90	-	1 car/1 unit	-
5	total	2	-	0.50
6	visitors parking @ 10%	-	-	0.25
7	gross parking including visitors	-	-	0.75

PROFORMA - A

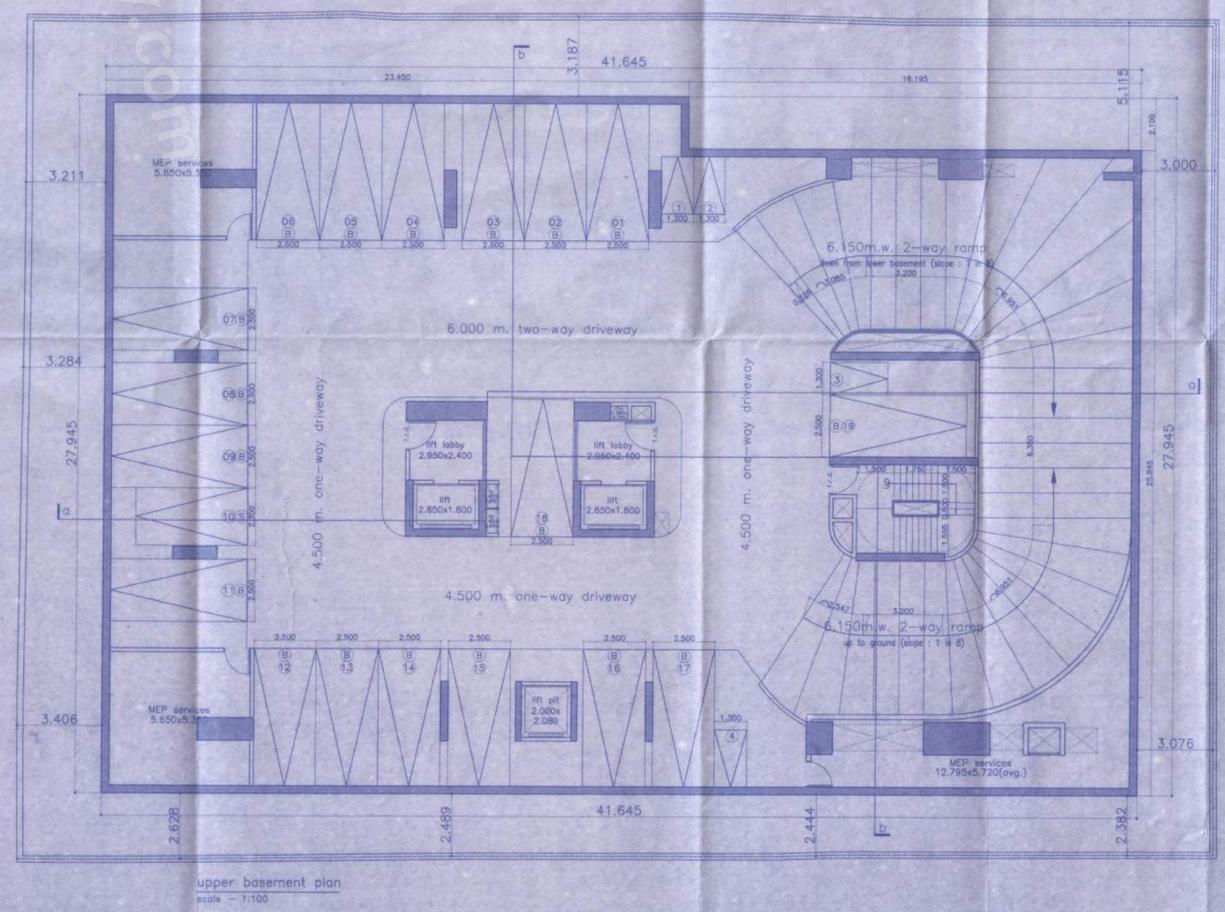
Area Statement	sqm.
1 area of plot (as per P.R.C.)	1648.00
(a) plot area in possession	1610.00
2 deductions for	
(a) road set-back area	0.00
(b) area under D.P. road	0.00
(c) reservations if any	0.00
total (a+b+c)	0.00
3 balance area of plot (1-2)	1610.00
4 deduction for r.g. (to be deducted in next amendments while getting additional fsi from govt.)	
5 net area of plot (3-4)	1610.00
6 additions for f.s.i.	
7 (a) road set-back area	0.00
(b) area under d.p. road	0.00
total additions (2a+2b)	0.00
total area	1610.00
8 maximum fsi permissible on the plot	
zonal	1.00 of (3)
PTC	1.00 of (3)
sale	1.00 of (3)
total	3.00
9 maximum bua permissible on the plot	1610.00 1610.00 1610.00 4830.00
10 bua proposed	1610.00 1610.00 1610.00 4830.00
11 bua proposed for sale component for the scheme	1610.00 - 1610.00 3220.00
12 f.s.i. consumed	
13 nos. of PTC tenements (residential)	37 no.
B details of fsi availed as per dcr 31 (3)	
1 fungible bua component wide dcr 31(3) for purely rehab./ ptc resi. & comm.	nil
2 perm. fungible bua component wide dcr 31(3) for sale component	1127.00
3 proposed fungible bua component wide dcr 31(3) for purely sale component	1125.47
4 total perm. gross bua including fungible (10+B2)	5955.47
5 total gross bua proposed including fungible (10+B3)	5955.47
6 balance built-up area	1.53
C tenement statement	
1 proposed area (a-12 above)	
2 less deduction of non-res. area	
3 area available for tenements	
4 tenement perm. (450/hectare)	as per statement
5 tenements proposed	
6 tenements existing	
7 total tenement	
D parking statement	
a parking required by regulations for	
cars transport vehicles	
covered garages permissible	
b parking proposed	
cars	
transport vehicles	
covered garages permissible	

PROFORMA - B

CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN, GROUND & BASEMENT PLANS

STAMP OF DATE OF RECEIPT OF PLANS



Approved Subject to the condition mentioned in this office permission letter of FEB 2024

Executive Engineer
Sum Rehabilitation Authority

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED DEVELOPMENT OF PROPERTY BEARING F.P. NO. 148 OF TPS III, C.T.S. NO. 5851 OF VILLAGE GHATKOPAR-KIROD AT BHANUSHALI LANE, GHATKOPAR (E), MUMBAI - 400 077.

NAME OF OWNER
Pai Silver Land Developers Pvt. Ltd.

M/s. SILVER LAND DEVELOPERS PVT. LTD.

JOB NO. DATE DWG NO. SCALE ORN BY CHKD BY

M-01 1:100

ASPIRE ARCHITECTS & CONSULTANTS ARCHITECTS

GROUND FLOOR, KUMHARI BUILDING, 7TH FLOOR, SOUVAGI SEC-2, WELWORTH WALK, CHANDRANAGAR, MUMBAI 400 077. Email : aspire03@gmail.com Contact : 9819685873 / 9820841112