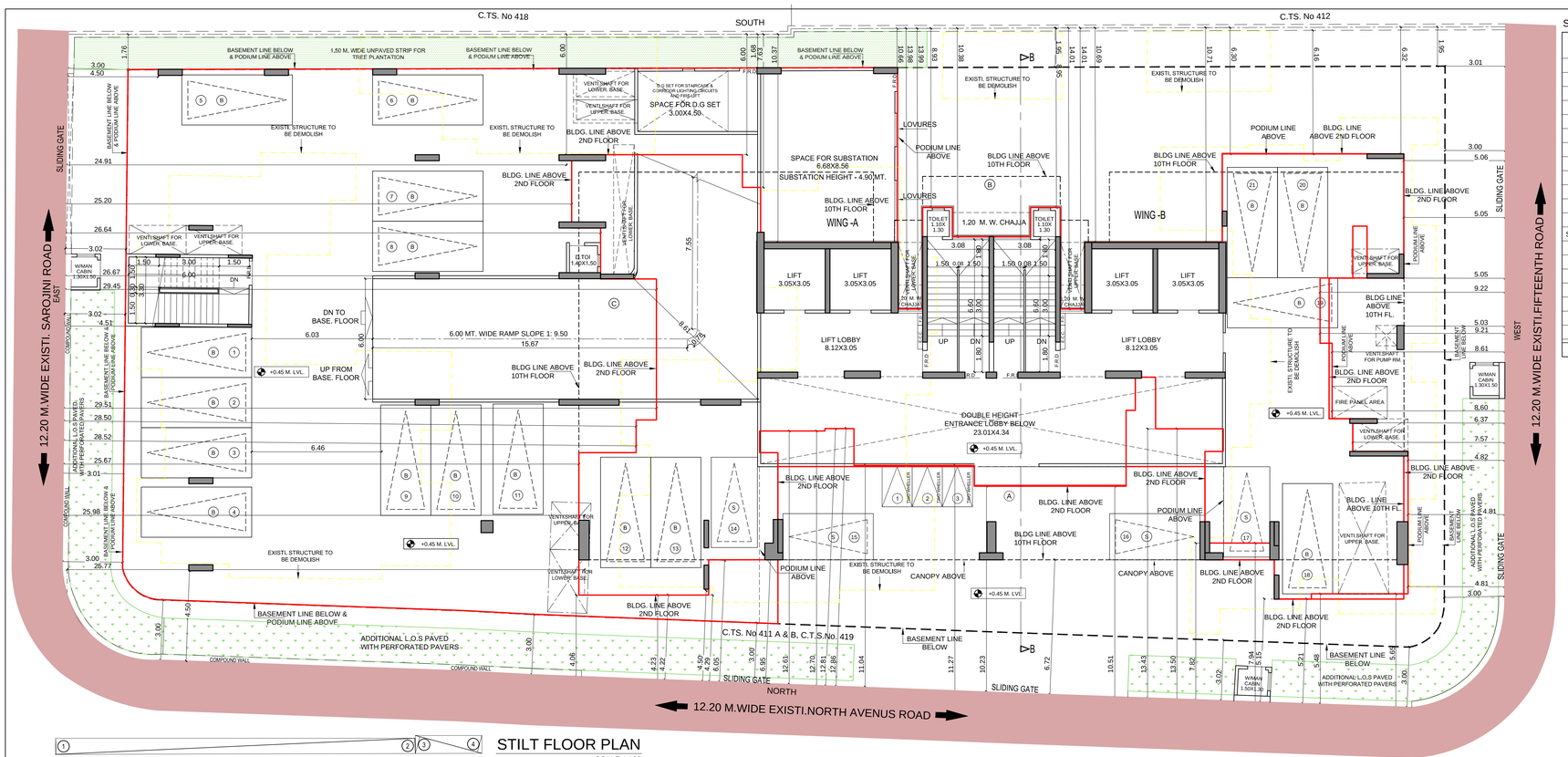


STILT FLOOR PLAN

SCALE 1:100

1.50 M.W. UNPAVED STRIP FOR TREE PLANTATION

SCALE - 1:200

1.50 M.W. UNPAVED STRIP FOR TREE PLANTATION								
1	1/2	x	35.89	x	1.61	x 1 NO	=	28.89 SQ.MT.
2	1/2	x	35.89	x	1.52	x 1 NO	=	27.28 SQ.MT.
3	1/2	x	6.86	x	1.74	x 1 NO	=	5.97 SQ.MT.
4	1/2	x	6.86	x	1.72	x 1 NO	=	5.90 SQ.MT.
TOTAL ADDITION (NOT COUNTED IN L.O.S AREA)							=	68.04 SQ.MT. X

FUNGIBLE COMPENSATORY PREMIUM STATEMENT

SR	PARTICULARS	SQ.MT.
1	B.U.A. PERMISSIBLE	5116.76
2	B.U.A. PROPOSED	-
	(a) RESIDENTIAL	5116.50
	(b) COMMERCIAL	NIL
3	PERMISSIBLE FUNGIBLE FSI	
	RESIDENTIAL (2a X 35%) OR < (2a X 35%)	1790.77
	COMMERCIAL (2b X 20%) OR < (2b X 20%)	NIL
4	PROPOSED FUNGIBLE FSI	
	(a) RESIDENTIAL	1790.32
	(b) COMMERCIAL	-
5	EXISTING BUILT UP AREA	
	(i) RESIDENTIAL	2094.12
	(ii) COMMERCIAL	NIL
6	FUNGIBLE FSI	
A	(i) WITHOUT CHARGING PREMIUM RESIDENTIAL	732.94
	(ii) WITHOUT CHARGING PREMIUM COMMERCIAL	NIL
B	(i) BY CHARGING PREMIUM RESIDENTIAL	1057.38
	(ii) BY CHARGING PREMIUM COMMERCIAL	NIL

CARPET AREA STATEMENT (CAR PARKING PURPOSE ONLY)

FLOOR	CARPET AREA IN SQ.MT.				
	(WING - A)		(WING - B)		
	FLAT NO.-1	FLAT NO.-2	FLAT NO.-1	FLAT NO.-2	FLAT NO.-3
LOWER BASEMENT	NIL	NIL	NIL	NIL	NIL
UPPER BASEMENT	NIL	NIL	NIL	NIL	NIL
STILT FLOOR	NIL	NIL	NIL	NIL	NIL
1ST POD. FLR.	NIL	NIL	NIL	NIL	NIL
2ND FLOOR	66.42	94.68	66.06	98.31	68.46
3RD FLOOR	70.01	113.27	66.06	98.31	49.76
4TH FLOOR	70.01	94.68	66.58	98.31	69.91
5TH FLOOR	70.01	94.68	66.06	98.31	71.73
6TH FLOOR	71.36	96.87	66.06	104.89	71.73
7TH FLOOR	71.36	96.87	66.06	104.89	71.73
8TH FLOOR	71.36	96.87	66.06	104.89	71.73
9TH FLOOR	71.36	96.85	66.06	104.89	71.73
SERVICE FLOOR	NIL	NIL	NIL	NIL	NIL
10TH FLOOR	274.91	NIL	274.91	NIL	NIL
11TH FLOOR	274.91	NIL	274.91	NIL	NIL
12TH FLOOR	274.91	NIL	274.91	NIL	NIL
13TH FLOOR	274.91	NIL	276.24	NIL	NIL
14TH FLOOR	267.01	NIL	268.34	NIL	NIL
15TH FLOOR	364.54	NIL	77.43	NIL	NIL

ADDITIONAL L.O.S PAVED WITH PERFORATED PAVERS

SCALE - 1:200

ADDITIONAL L.O.S PAVED WITH PERFORATED PAVERS								
1	1/2	x	10.06	x	1.77	x 1 NO	=	8.90 SQ.MT.
2	1/2	x	10.06	x	1.76	x 1 NO	=	8.85 SQ.MT.
3	AREA BY P-LINE							11.12 SQ.MT.
4	1/2	x	7.11	x	1.74	x 1 NO	=	6.19 SQ.MT.
5	1/2	x	7.11	x	1.75	x 1 NO	=	6.22 SQ.MT.
6	1/2	x	5.59	x	1.72	x 1 NO	=	4.81 SQ.MT.
7	1/2	x	5.59	x	1.70	x 1 NO	=	4.75 SQ.MT.
8	1/2	x	34.45	x	1.80	x 1 NO	=	31.01 SQ.MT.
9	1/2	x	34.45	x	1.80	x 1 NO	=	31.01 SQ.MT.
10	AREA BY P-LINE							11.35 SQ.MT.
11	1/2	x	14.13	x	2.09	x 1 NO	=	14.77 SQ.MT.
12	1/2	x	14.13	x	2.14	x 1 NO	=	15.12 SQ.MT.
TOTAL ADDITION							=	154.10 SQ.MT. X

L.O.S /R.G PROVISION (AS PER REG. 27 (2))

PLOT AREA 2325.80 SQ.MT X 0.15 = 349.29 SQ.MT REQUIRED LOS.

PROVIDED ENTIRELY AT PODIUM LEVEL = 502.97 SQ.MT

ADDITIONAL PAVED R.G/L.O.S AT GROUND LVL. = 154.10 SQ.MT

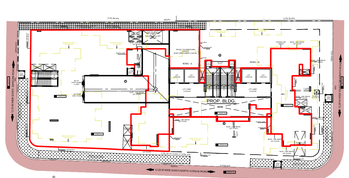
LOCATION PLAN

SCALE:- 1:4000



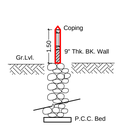
PLOT AREA CALCULATION

1	2/3	x	6.68	x	1.45	x 1 NO	=	6.46 SQ.MT.
2	1/2	x	31.53	x	4.19	x 1 NO	=	66.06 SQ.MT.
3	1/2	x	39.37	x	14.53	x 1 NO	=	286.02 SQ.MT.
4	1/2	x	47.48	x	7.65	x 1 NO	=	181.61 SQ.MT.
5	1/2	x	47.48	x	24.52	x 1 NO	=	582.10 SQ.MT.
6	1/2	x	34.73	x	11.69	x 1 NO	=	203.00 SQ.MT.
7	1/2	x	45.63	x	13.96	x 1 NO	=	318.50 SQ.MT.
8	1/2	x	43.25	x	7.21	x 1 NO	=	163.13 SQ.MT.
9	1/2	x	35.59	x	0.28	x 1 NO	=	4.98 SQ.MT.
10	1/2	x	45.45	x	22.32	x 1 NO	=	507.22 SQ.MT.
11	2/3	x	7.15	x	1.41	x 1 NO	=	6.72 SQ.MT.
TOTAL ADDITION							=	2325.80 SQ.MT. X



PLOT AREA DIAGRAM

SCALE 1 : 500



Section For Compound Wall



Section For U/G Tank

Scale : 1:100

SUMMARY OF BUILT UP AREA

FLOOR	TOTAL BUILT UP AREA PER FLOOR
LOWER BASE.	-
UPPER BASE.	-
STILT FLOOR	-
1ST FLR. (POD.)	-
2ND FLOOR	425.16 SQ.MT.
3RD FLOOR	428.94 SQ.MT.
4TH FLOOR	434.85 SQ.MT.
5TH FLOOR	432.36 SQ.MT.
6TH FLOOR	442.41 SQ.MT.
7TH FLOOR	442.41 SQ.MT.
8TH FLOOR	442.41 SQ.MT.
9TH FLOOR	442.41 SQ.MT.
SERVICE FLOOR	- SQ.MT.
10TH FLOOR	581.71 SQ.MT.
11TH FLOOR	581.71 SQ.MT.
12TH FLOOR	581.71 SQ.MT.
13TH FLOOR	599.79 SQ.MT.
14TH FLOOR	586.29 SQ.MT.
15TH FLOOR	477.86 SQ.MT.
COLUMN AREA	6.80 SQ.MT.
TOTAL	6906.82 SQ.MT.

STAIRCASE AREA STATEMENT

FLOOR	INTERNAL STAIRCASE	STAIRCASE AREA PER FLOOR	TOTAL STAIRCASE AREA PER FLOOR
LOWER BASE.		-	-
UPPER BASE.		-	-
STILT FLOOR		-	-
1ST FLR. (POD.)		-	-
2ND FLOOR		145.78 SQ.MT.	145.78 SQ.MT.
3RD FLOOR		145.78 SQ.MT.	145.78 SQ.MT.
4TH FLOOR		145.78 SQ.MT.	145.78 SQ.MT.
5TH FLOOR		145.78 SQ.MT.	145.78 SQ.MT.
6TH FLOOR		145.78 SQ.MT.	145.78 SQ.MT.
7TH FLOOR		145.78 SQ.MT.	145.78 SQ.MT.
8TH FLOOR		145.78 SQ.MT.	145.78 SQ.MT.
9TH FLOOR		145.78 SQ.MT.	145.78 SQ.MT.
SERVICE FLOOR		- SQ.MT.	- SQ.MT.
10TH FLOOR		176.50 SQ.MT.	176.50 SQ.MT.
11TH FLOOR		176.50 SQ.MT.	176.50 SQ.MT.
12TH FLOOR		176.50 SQ.MT.	176.50 SQ.MT.
13TH FLOOR		176.50 SQ.MT.	176.50 SQ.MT.
14TH FLOOR	13.50 SQ.MT.	176.50 SQ.MT.	190.00 SQ.MT.
15TH FLOOR	34.65 SQ.MT.	176.50 SQ.MT.	211.15 SQ.MT.
TOTAL	48.15 SQ.MT.	2225.24 SQ.MT.	2273.39 SQ.MT.

CAR PARKING STATEMENT (AS PER DCPR-2034)

CARPET AREA IN SQ.M.	NOS. OF TENEMENTS	PARKING PERMISSIBLE AS PER D.C.R.	PARKING REQUIRED
UP TO 45	NIL	1 PARKING / 4 TENANTS	NIL
BETWEEN 45 TO 60	1.00	1 PARKING / 2 TENANTS	1.00 NIL
BETWEEN 60 TO 90	23.00 NOS.	1 PARKING / 1 TENANTS	23.00 NOS.
90 & ABOVE	26.00 NOS.	1 PARKING / 0.5 TENANTS	52.00 NOS.
TOTAL	50.00 NOS.		76.00 NOS.
ADD 25% VISITORS PARKING			19.00 NOS.
TOTAL RESIDENTIAL PARKING REQUIRED			95.00 NOS.
TOTAL RESIDENTIAL PARKING PROVIDED			119.00 NOS.

CAR PARKING STATEMENT (AS PER DCPR-2034)

CARPET AREA IN SQ.M.	NOS. OF TENEMENTS	PARKING PERMISSIBLE AS PER D.C.R.	PARKING REQUIRED
UP TO 45	NIL	1 PARKING / 4 TENANTS	NIL
BETWEEN 45 TO 60	1.00	1 PARKING / 2 TENANTS	1.00 NIL
BETWEEN 60 TO 90	23.00 NOS.	1 PARKING / 1 TENANTS	23.00 NOS.
90 & ABOVE	26.00 NOS.	1 PARKING / 0.5 TENANTS	52.00 NOS.
TOTAL	50.00 NOS.		76.00 NOS.
ADD 5% VISITORS PARKING			3.80 NOS.
TOTAL RESIDENTIAL PARKING REQUIRED (79.80 SAY)			80.00 NOS.
TOTAL RESIDENTIAL PARKING PROVIDED			119.00 NOS.

TWO WHEELER PARKING PROVIDED = 3.00 NOS.

CAR PARKING

FLOOR	BIG CAR		SMALL CAR		TOTAL (NOS.)
	SURFACE	STACK	SURFACE	STACK	
LOWER BASE.	8.00	16.00	5.00	2.00	31.00
UPPER BASE.	-	33.00	-	34.00	67.00
STILT	17.00	-	4.00	-	21.00
TOTAL	25.00	49.00	9.00	36.00	119.00

INDEX

- PROPOSED WORK
- ROAD
- BASEMENT LINE
- R.G
- EXISTING STRUCTURE TO BE DEMOLISH

1) THIS IS DIGITALLY SIGNED & ISSUED
2) THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER AUTO DCR FILE NO. P-5816/2020/(411 And Other)/H/W Ward/BANDRA-G/337/New DATED : 01/03/2021
3) APPROVAL SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER AUTO DCR FILE NO. P-5816/2020/(411 And Other)/H/W Ward/BANDRA-G/337/New DATED: 13.08.2021

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 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 2325.80 SQ. MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP \ PROPERTY REGISTER CARD.

SIGNATURE OF ARCHITECT

NOTES

BOUNDARY OF PLOT SHOWN THICK BLACK
PROPOSED WORK SHOWN RED WASH
DRAINAGE LINE SHOWN RED DOTTED
RECREATION GROUND SHOWN GREEN WASH
EX. STRUCTURES TO BE RETAINED SHOWN HATCHED BLACK
EX. STRUCTURES TO BE DEMOLISHED SHOWN HATCHED YELLOW
SETBACK AREA SHOWN BURNT SIENNA

P-5816/2020/(411 And Other)/H/W Ward/BANDRA-G/337/New | 1/11

CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN, PLOT AREA CALCULATION, STILT FLOOR PLAN, CAR PARKING, BUILT UP AREA STATEMENT CARPET AREA STATEMENT.

PROFORMA 'A'

A	AREA STATEMENT	SQ.MT.
1	AREA OF THE PLOT AS PER P.R CARD	2325.80
2	DEDUCTION FOR	
	(a) ROAD SET BACK AREA	-
	(b) PROPOSED ROAD	-
	(c) ANY RESERVATION	-
	TOTAL [2(a)+(b)+(c)+(d)+(e)]	-
3	BALANCE AREA OF PLOT (1 - 2)	2325.80
	15% RECREATIONAL OPEN SPACE	
	(a) 10% AMENITY SPACE	
4	NET PLOT AREA	2325.80
5	F.S.I. PERMISSIBLE	ONE
6	TOTAL AREA (4x5) BASE FSI	2325.80
7	ADDITIONS FOR F.S.I PURPOSE (REG. 30 TABLE 12- DCPR-2034)	
	(A) FOR SET-BACK (200%) [DCR 32(1)]	-
	(B) FOR D.P. ROAD/ RESERVATION	-
	(C) OTHER FSI (DCR 33); (AS PER REG. 33(7)(B) INCENTIVE FSI 15% OF EXIST. TENANT REHB. BUA)	400.00
	(D) EXTERNAL TDR [REG.32] PERMISSIBLE (0.70)	-
	SLUM TDR ORC No. SRA /1376 /Cons. Folio No. TDR /SRP/ISTYGN-DEMARD PHASE-VIII of REHAB Bldg. No. 01,02,03 & 04/Const. 380.00 SQ.MT. EQUIVALENT TO 380.00 SQ.MT.	380.00
	SLUM TDR ORC No. SRA /1396/Cons. Folio No. TDR /SRP/CITYGN-25 WARD/ Bldg. No. 2 / I-PHASE II 430.00 SQ.MT. EQUIVALENT TO 430.00 SQ.MT.	430.00
	NON-SLUM TDR ORC No. 0007889/RO Folio No. TDR /CITY/ WARD G / 5-30 30.00 SQ.MT. EQUIVALENT TO 18.99 SQ.MT.	18.99
	NON-SLUM TDR ORC No. 001613 Folio No. TDR /WS/ WARD KE-27/1/1 500.00 SQ.MT. EQUIVALENT TO 246.36 SQ.MT.	246.36
	NON-SLUM TDR ORC No. 001026 Folio No. TDR /ES/ WARD T- 183/ I 427.40 SQ.MT. EQUIVALENT TO 156.12 SQ.MT.	152.71
8	(E) GOVT. FSI	1162.90
	TOTAL [7]	2790.96
9	PERMISSIBLE FLOOR AREA [6+7]	5116.76
10	TOTAL BUILT UP AREA (EXISTING + PROPOSED)	
	(A) EXISTING BUILT UP AREA	-
	(B) PROPOSED BUILT UP AREA	
	(a) RESIDENTIAL BUILT UP AREA	5116.50
	(b) NON - RESIDENTIAL BUILT UP AREA	-
	TOTAL BUILT-UP PROPOSED (9)	5116.50
	F.S.I. CONSUMED ON NET HOLDING (9/4)	2.199
B	DETAILS OF FUNGIBLE FSI AVAILED AS PER DCR 31(3)	
1	1790.32 31 (3) FOR PURELY RESIDENTIAL = OR < (9a X 0.35)	1790.77
2	FUNGIBLE B.U.A. COMPONENT PROPOSED VIDE DCR 31 (3) FOR PURELY NON-RESIDENTIAL = OR < (9b X 0.35)	-
3	TOTAL FUNGIBLE B.U.A. VIDE DCR 31 (3) = (B.1 + B.2)	1790.32
4	TOTAL GROSS BUILT -UP AREA PROPOSED (9 + B)	6906.82
C	TENEMENT STATEMENT	
	(i) PROPOSED AREA (ITEM B-4 ABOVE)	6906.82
	(ii) LESS DEDUCTION FOR NON-RESI. AREA (shops etc.)	-
	(iii) AREA AVAILABLE FOR TENEMENTS (i) - ii)	6906.82
	(iv) TENEMENTS PERMISSIBLE (450 / HECTOR)	311.00
	(v) TENEMENTS PROPOSED	50.00
	(vi) TENEMENTS EXISTING	-
	TOTAL TENEMENTS ON THE PLOT	-
D	PARKING STATEMENT	
	(i) PARKING REQUIRED BY REGULATIONS FOR	
	CAR	
	SCOOTER / MOTOR CYCLE	
	OUTSIDERS (VISITORS)	
	(ii) COVERED GARAGES PERMISSIBLE	
	(iii) COVERED GARAGES PROVIDED	
	CAR	
	SCOOTER / MOTOR CYCLE	
	OUTSIDERS (VISITORS)	
	(iv) TOTAL PARKING PROVIDED	
D	TRANSPORT VEHICLES PARKING	N.A.

AS PER STATEMENT

SUSHILKUMAR RAVINDRA SAGARE	Sawant Ramchandra Sampatrao	Vijay Shankarrao Tawde
S.E.(B.P) , H/WS	A.E.(B.P),H/W WARD	E.E.(B.P),H WARD

DESCRIPTION OF PROPOSAL & PROPERTY:

PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING ON PLOT BEARING CTS NO. 411/A , 411/B & 419 OF VILLAGE BANDRA -G, AT JUNCTION OF NORTH AVENUE ROAD, SAROJINI ROAD & 15TH ROAD , SANTACRUZ (W), MUMBAI.

NAME OF OWNER, ADDRESS & SIGNATURE :-

Mr. KALPESH PATEL PARTNER OF M/S. SEASONS AVENUES PROPERTIES C.A TO OWNER TRIMURTI CO.OP.HSG.SOC.LTD.

701, Seasons Avenue, Linking Road Near Ramkrishna Math, Khar (West) Mumbai-52

KALPESH AMBALAL PATEL

DRAWING No.	SCALE	JOB NO.	DATE	DRAWN BY	CHECK BY
1	AS SHOWN	-	10082021		

L.S. / ARCHITECTS' NAME, ADDRESS & SIGNATURE

CASA ARC
Architects Engineers Project Management Consultants Interior Designers
1st Floor, Aditya Kutir, 4th Road, Khar (West), Mumbai : 400 052

Sheru Abbas Raza

SIGNATURE OF ARCHITECT

ALL DIMENSION IN METERS.