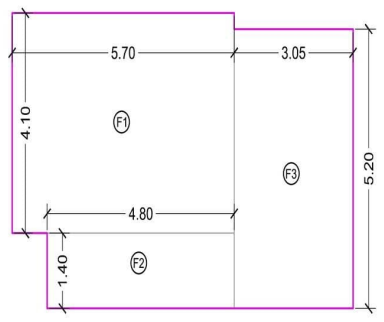
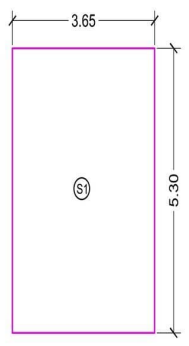
PERMISSIBLE AREA OF FITNESS CENTRE

2% OF PERMISSIBLE BUA 2977.43 Sq.m = 59.55 Sq.m²
PROP. BUA OF FITNESS CENTRE = 45.95 Sq.m²



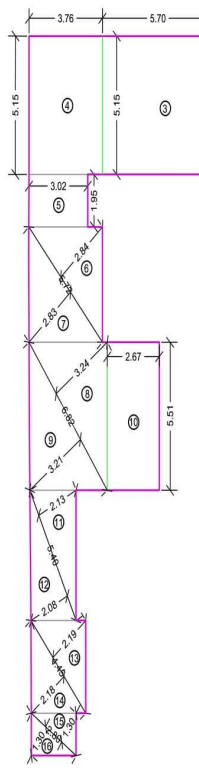
FITNESS CENTRE AREA DIAGRAM
1ST FLOOR
SCALE 1:100

FITNESS CENTRE AREA CALCULATION								
1ST FLOOR								
F1	5.70	X	4.10	X	1	=	23.37	Sq.mt
F2	4.80	X	1.40	X	1	=	6.72	"
F3	3.05	X	5.20	X	1	=	15.86	"
TOTAL						=	45.95	Sq.mt



SOCIETY OFFICE AREA DIAGRAM
1ST FLOOR
SCALE 1:100

SOCIETY OFFICE AREA CALCULATION								
1ST FLOOR								
S1	3.65	X	5.30	X	1	=	19.35	Sq.mt
TOTAL						=	19.35	Sq.mt



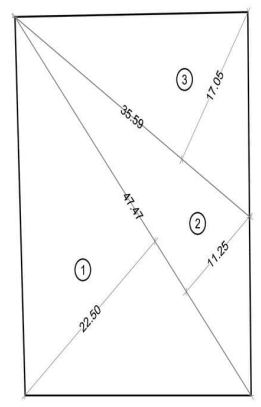
15% LOS / RG AREA PROVIDED

AS PER REG.27 OF DCPR 2034.
AREA OF SUB-PLOT = 1104.40 Sq.mt
15% OF 1104.40 Sq.mt = 165.66 Sq.mt
LOS AREA PROPOSED ON MOTHER EARTH = 88.19 Sq.mt (53.24%)

LOS AREA PROPOSED (PAVED) = 78.54 Sq.mt (47.41%)

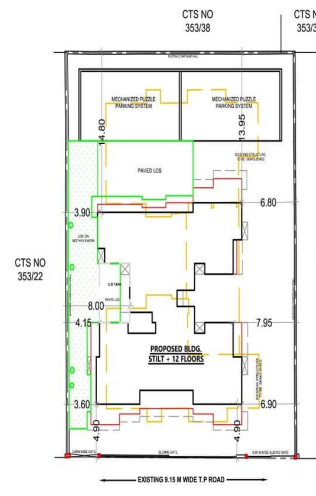
PAVED LOS AREA CALCULATION (A)								
ADDITION								
1	3.50	X	5.10	X	1.00	=	17.85	Sq.mt
2	3.05	X	5.45	X	1.00	=	16.62	"
3	5.70	X	5.15	X	1.00	=	29.36	"
10	2.67	X	5.51	X	1.00	=	14.71	"
						=	78.54	Sq.mt
LOS ON MOTHER EARTH AREA CALCULATION (B)								
ADDITION								
4	3.76	X	5.15	X	1.00	=	19.36	Sq.mt
5	3.02	X	1.95	X	1.00	=	5.89	"
6	2.84	X	5.72	X	0.50	=	8.12	"
7	2.83	X	5.72	X	0.50	=	8.09	"
8	3.24	X	6.82	X	0.50	=	11.05	"
9	3.21	X	6.82	X	0.50	=	10.95	"
11	2.13	X	5.40	X	0.50	=	5.75	"
12	2.08	X	5.40	X	0.50	=	5.62	"
13	2.19	X	4.45	X	0.50	=	4.87	"
14	2.18	X	4.45	X	0.50	=	4.85	"
15	1.30	X	2.80	X	0.50	=	1.82	"
16	1.30	X	2.80	X	0.50	=	1.82	"
TOTAL						=	88.19	Sq.mt
TOTAL AREA (A+ B)						=	166.73	Sq.mt

LOS AREA DIAGRAM
SCALE : 1:200



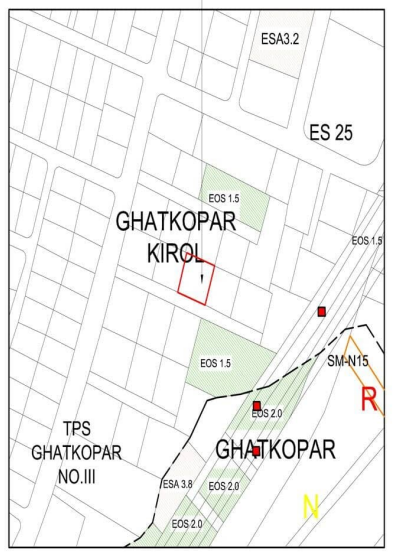
PLOT AREA DIAGRAM
SCALE 1:500

PLOT AREA CALCULATION							SQ.MT
1	22.50	X	47.47	X	0.50	=	267.02
2	11.25	X	47.47	X	0.50	=	133.51
3	17.05	X	35.59	X	0.50	=	151.70
TOTAL						=	**1104.46**
SAY						=	**1104.40**

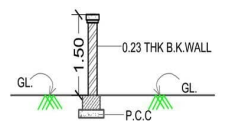


BLOCK PLAN
SCALE 1:500

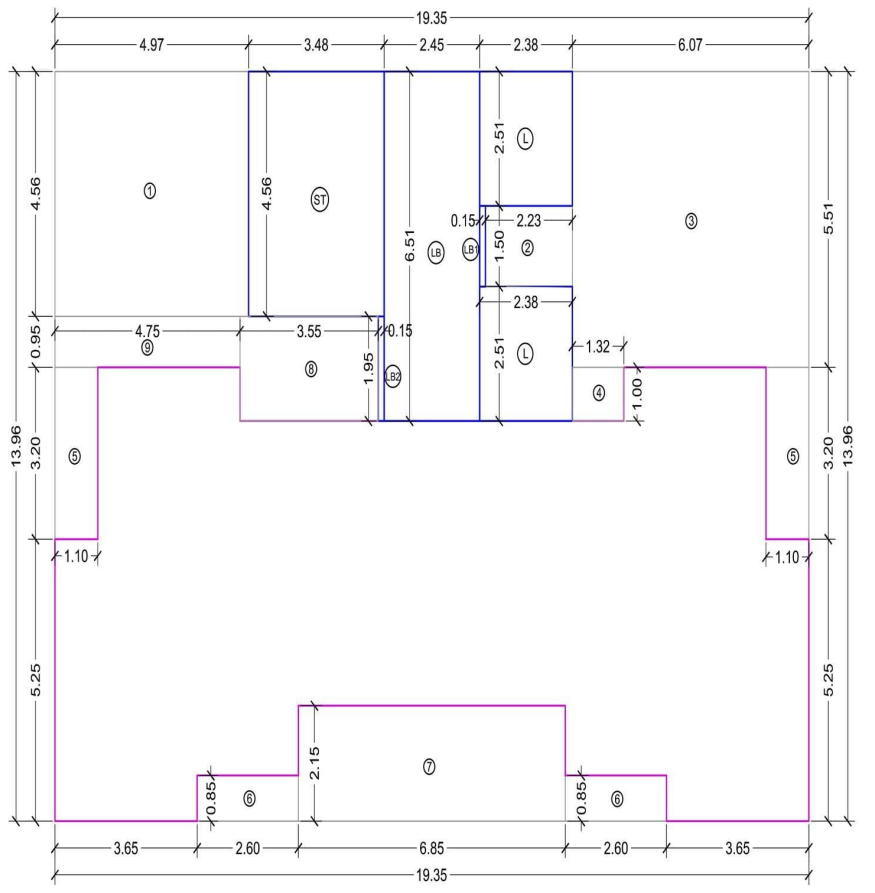
SITE U/R



LOCATION PLAN
SCALE 1:4000

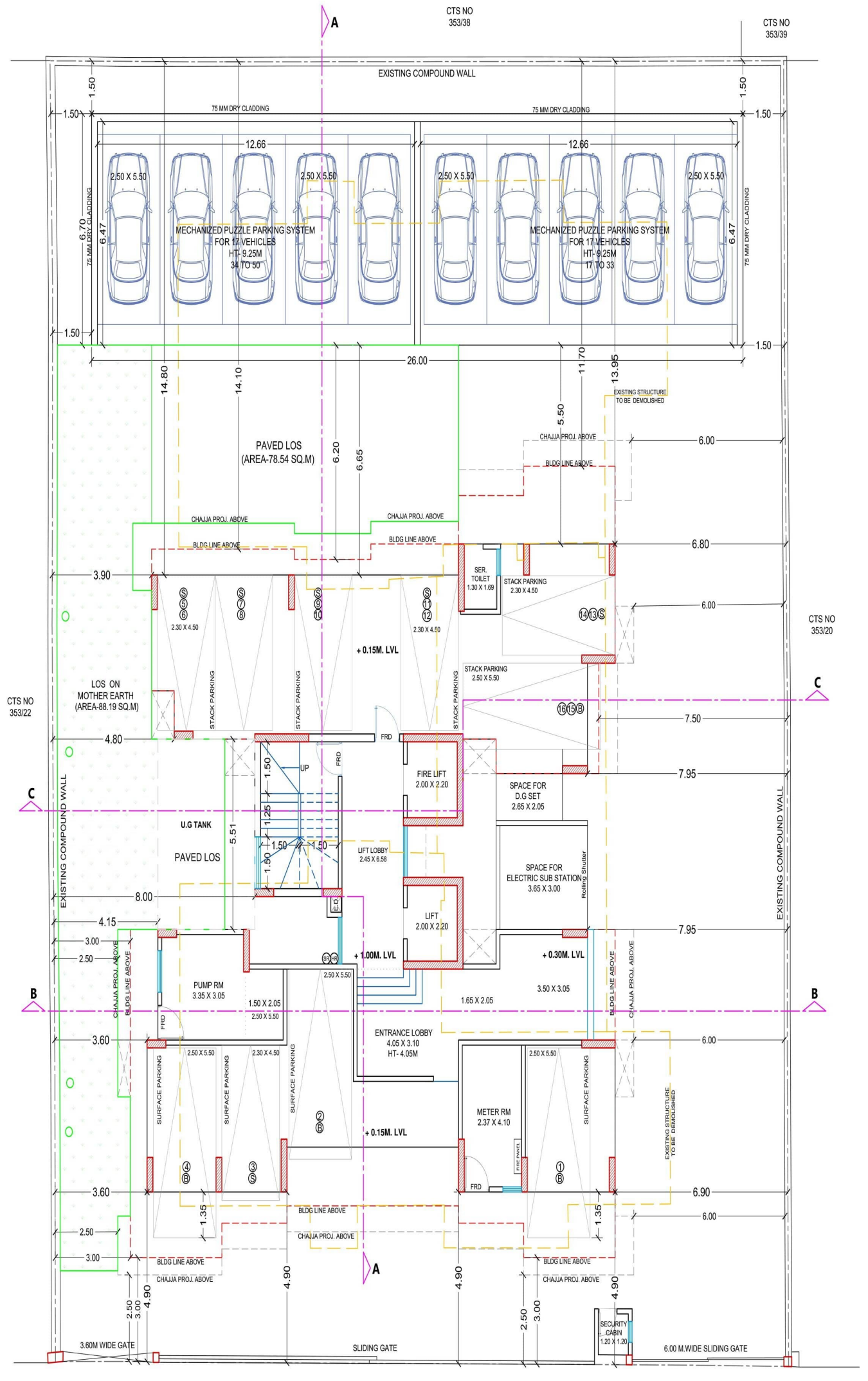


SEC. OF COMP.WALL



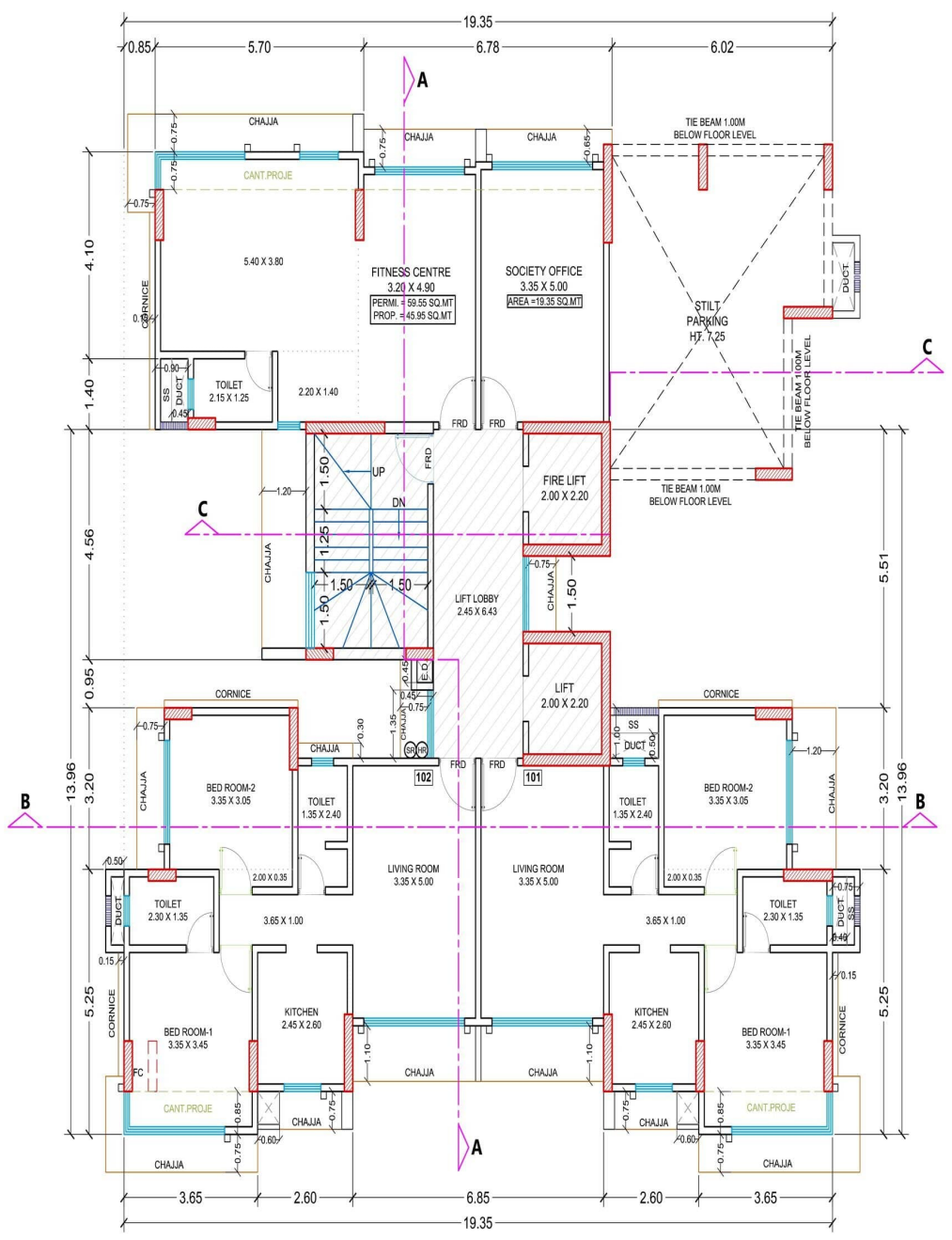
BUILT UP AREA DIAGRAM 1ST FLOOR
SCALE 1:100

BUILT UP AREA CALCULATION								
1ST FLOOR								
ADDITION								
A)	19.35	X	13.96	X	1	=	270.13	Sq.mt
TOTAL						=	270.13	Sq.mt
DEDUCTION								Sq.mt
1	4.97	X	4.56	X	1	=	22.66	"
2	2.23	X	1.50	X	1	=	3.35	"
3	6.07	X	5.51	X	1	=	33.45	"
4	1.32	X	1.00	X	1	=	1.32	"
5	1.10	X	3.20	X	2	=	7.04	"
6	2.60	X	0.85	X	2	=	4.42	"
7	6.85	X	2.15	X	1	=	14.73	"
8	3.55	X	1.95	X	1	=	6.92	"
9	4.75	X	0.95	X	1	=	4.51	"
ST	3.48	X	4.56	X	1	=	15.87	"
L	2.38	X	2.51	X	2	=	11.95	"
LB	2.45	X	6.51	X	1	=	15.95	"
LB1	0.15	X	1.50	X	1	=	0.23	"
LB2	0.15	X	1.95	X	1	=	0.29	"
TOTAL						=	142.68	Sq.mt
NET BUA 270.13 - 142.68						=	127.45	Sq.mt



EXISTING 9.15 M WIDE T.P ROAD

GROUND FLOOR PLAN
SCALE 1:100



1ST FLOOR PLAN
SCALE 1:100

SUMMARY OF BUILT UP AREA		
FLOOR'S	BUILT UP AREA IN SQ.MT	STAIRCASE,LIFT, LIFT LOBBY, AREA CLAIMED FREE OF FSI
GROUND	-	-
1ST	127.45	44.28
2ND	237.53	44.28
3RD	248.43	44.28
4TH	248.43	44.28
5TH	248.43	44.28
6TH	274.04	44.28
7TH	274.04	44.28
8TH	222.92	44.28
9TH	274.04	44.28
10TH	274.04	44.28
11TH	274.04	44.28
12TH	274.04	44.28
TOTAL	2977.43	531.36

Proforma -' B '	File No :-P-10256/2022/(353-21)/N Ward/FP/337/1/NEW
	Sheet No :- 1 / 4

CONTENTS -
BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM& CAL, GROUND FLOOR,1ST FLOOR PLAN, BUA DIA & CAL,SUMMARY OF BUILT UP AREA, FITNESS CENTRE & SOCIETY OFFICE AREA CAL,PROFORMA - A

THIS PLAN IS DIGITALLY SIGNED AND ISSUED

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE IOD / LETTER NO. P-10256/2022/(353-21)/N Ward/FP/337/1/NEW DATED___________

SUYASH CHANDRAKANT BALIP	Sandeep Atmaram Kolhe	SUHAS VASANT NEMANE
SE (B.P.) N/E	AE(BP)L&N	EE(BP)ES-II

A	**Proforma A -1**	**Area in Sq.mt**
1)	Area of Plot as per PRC	1104.40
	Area as per TPS Ghatkopar No.III	1104.40
2)	Deductions for (a) Road set-back area (b) Proposed road (c) Any reservation (sub-plot___________) (d)____% amenity space as per (sub plot ______) Other	- - - -
3)	Balance area of plot (1 minus 2)	1104.40
4)	Deduction for 15% Recreational ground /10% Amenity space (if deductible for Ind)	NIL
5)	Net area of plot (3 minus 4)	1104.40
6)	Additions for floor space index 6 (a) 100% for D.P.Road (restricted to 40% or 80% of (3) above 6 (b) 100% for set-back (restricted to 40% or 80% of (3) above	- -
7)	Permissible Floor Area (BUA of existing bldg as per Approved building plan u/no.GB/762/BSI/AN dated 23.05.1970 is protected under Reg.30(C) of DCPR 2034) (1422.20 - 1104.40 = 317.80 SQ.M)	1422.20
8)	Floor Space Index permissible	1.00
9)	Additions for floor space index 9(a) FSI credit available by DRC 9(b) 0.50 F.S.I.as per DCPR 32 (1104.40 X 0.50 = 552.20Sq.M) Claimed 9(c) Incentive FSI as per DCPR 33(7)(B) (30 Tenements X 10.00M²) 9(d) % as per DCPR 33 9(e) other	- 486.60 300.00 - -
10)	Permissible Floor Area (7+ 8) plus 9 above	2208.80
11)	Total Proposed built up area	2208.80
12)	FSI consumed on net holding = 11/3	2.00
B	**Details of Residential / Non - Residential Areas**	-
1)	Purely Residential Built up area	2208.80
2)	Remaining Non- Residential Built up area	-
C	**Details of FSI availed as per DCPR 31 (3)**	
1)	Fungible Built up Area component proposed vide DCPR 31 (3) for purely Residential = or < (B1 x 0.35) as per Proforma (A-1) For Rehab purpose without charging premium (1352.15 Sq.m x 35%) For Sale purpose by charging premium (2208.80 X 35%= 773.08 - 473.25)	473.25 299.83
2)	Fungible Built up Area component proposed vide DCPR 31 (3) for Non-Residential = or < (B2 x 0.35)	-
3)	Total Fungible Built Up Area vide DCPR 31 (3) = (C1 + C2)	773.08
4)	Total Gross Built Up Area permissible (11 + C3)	2981.88
5)	Total Gross Built Up Area proposed	2977.43
D	**Tenement Statement**	—
(i)	Proposed area (item A,12 above) or C-4	2977.43
(ii)	Less deduction of Non Residential area (Shop etc)	-
(iii)	Area available for tenement [(i) minus (ii)]	-
(iv)	Tenements permissible (450 tenements / hectare	134
(v)	Tenement proposed	45
(vi)	Tenement existing	-
	Total tenement on the plot	45
E	**Parking Statement**	-
(i)	Parking required by Regulation for - Car Scooter / Motor Cycle Outsiders (10% visitors)	34 - 03
(ii)	Covered garage permissible	-
(iii)	Covered garage proposed Car Scooter / Motor Cycle Outsiders (10% visitors)	47 - 03
	Total parking Required	37
	Total parking provided	50

Certificate of Area

Certificate that the plot under ref. was surveyed by me on 14-09-2021 and the dimensions of site etc. of the plot Stated on the plans are as measured on the site and the area so working-out tallies with the area stated in the Documents of ownership.

NITIN B TIWASKAR
Digitally signed by NITIN B TIWASKAR DN: cn=NITIN B TIWASKAR, l=IN, c=India, givenName=NITIN B TIWASKAR Date: 2023.01.24 18:17:45 +05'30'

Description of Proposal & Property

Proposed redevelopment on the plot bearing CTS No. F.P.No.353/21 TPS III Village Ghatkopar Kirol, F.P.No. 353/21 of TPS Ghatkopar No. III, off R. B. Mehta road,Ghatkopar (East), in 'N' Ward, Mumbai 400077.

Name of Owner

M/S RDK CONSTRUCTIONS CA TO
JAYANTHI CO-OPERATIVE HOUSING SOCIETY LIMITED
Unit No. 1, Gr Floor, Plot No. 32-33, TPS-I, Kamdar Shopping Arcade, Velji Shivji Wadi, Junction of Tilak Road & Hingwala Lane, Ghatkopar (East), Mumbai-400077.

NITIN PRABHUDAS KAMDAR
Digitally signed by NITIN PRABHUDAS KAMDAR DN: cn=NITIN PRABHUDAS KAMDAR c=IN o=Personal Reason: I am the author of this document Location: Date: 2023-01-24 18:20+05:30

Date	Scale	Job No-	Drawn By	Checked By	Sign.
24-01-2023	1: 100		BALI		

LEGEND	
01	WALL
02	EXISTING BLDG LINE
03	R.C.C COLUMN
04	STAIRCASE, LIFT, LOBBY FREE OF FSI BY PREMIUM -
05	DOOR
06	WINDOW
07	EXISTING TREE

North Line

Sign, Name & Address of Architect / LS

Tiwaskar & Associates

NITIN B.TIWASKAR
(LICENSE NO.T/158/LS)
Chartered Engineer , Licensed Surveyor
503, Exim link Premises co-op Society LTD, Opp. Atmosphere Complex, Mulund- Goregaon Link Road, Nahur (West) Mumbai - 400 078.

NITIN B TIWASKAR
Digitally signed by NITIN B TIWASKAR DN: cn=NITIN B TIWASKAR, l=IN, c=India, givenName=NITIN B TIWASKAR Date: 2023.01.24 18:17:32 +05'30'