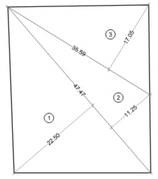
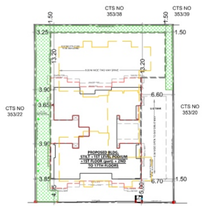
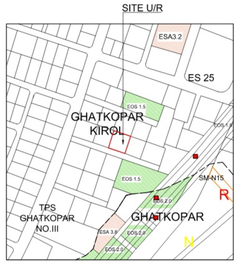
PLOT AREA CALCULATION							SQ.MT
1	22.50	X	47.47	X	0.50	=	267.02
2	11.25	X	47.47	X	0.50	=	133.51
3	17.05	X	35.59	X	0.50	=	151.70
TOTAL						=	**1104.46**
SAY						=	**1104.40**



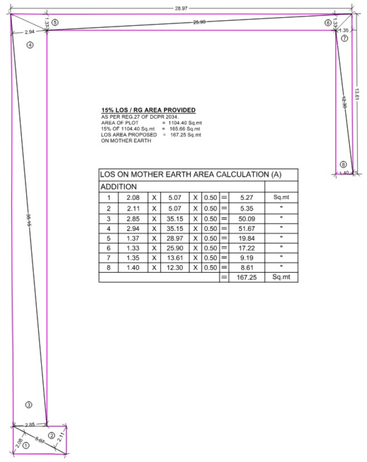
PLOT AREA DIAGRAM
SCALE 1:500



BLOCK PLAN
SCALE 1:500



LOCATION PLAN
SCALE 1:4000



LOS ON MOTHER EARTH AREA CALCULATION (A)								
ADDITION								
1	2.08	X	5.07	X	0.50	=	5.27	Sq.mt
2	2.11	X	5.07	X	0.50	=	5.35	"
3	2.85	X	35.15	X	0.50	=	50.09	"
4	2.94	X	35.15	X	0.50	=	51.67	"
5	1.37	X	28.97	X	0.50	=	19.84	"
6	1.33	X	25.90	X	0.50	=	17.22	"
7	1.35	X	13.61	X	0.50	=	9.19	"
8	1.40	X	12.30	X	0.50	=	8.61	"
						=	167.25	Sq.mt

LOS AREA DIAGRAM
SCALE : 1:200

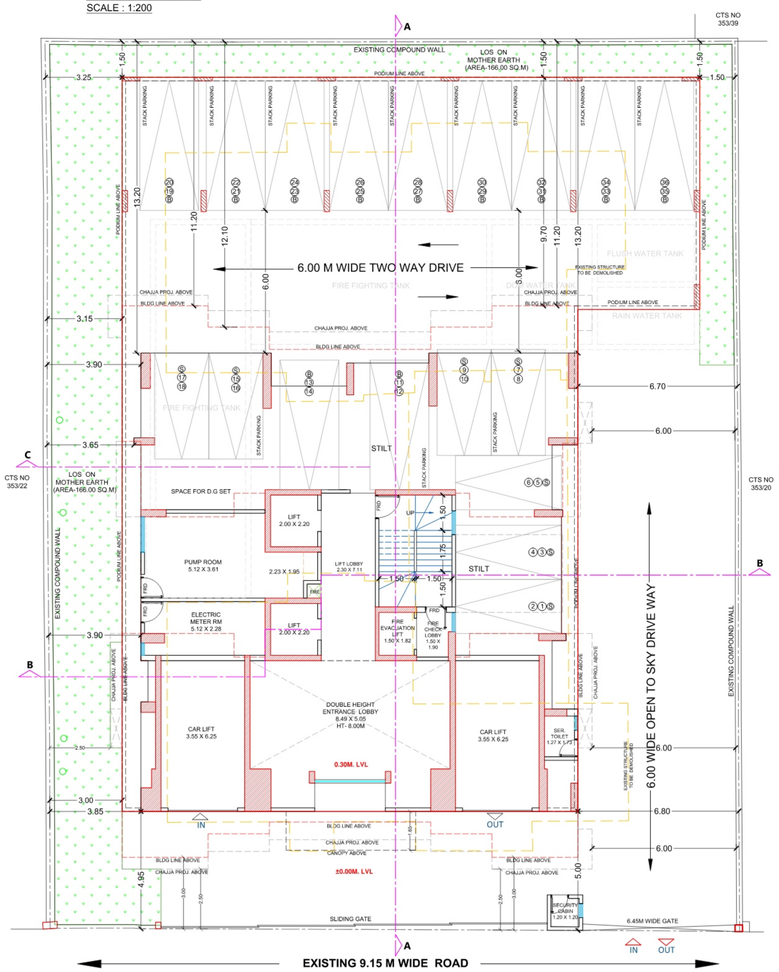
CARPET AREA FOR REHAB FOR PAP TENEMENTS AS PER REG.33(12)B							
FLOOR	FLAT NO.	CARPET AREA	BUILT UP AREA (1.20)	35% FUNGIBLE AREA PERMISSIBLE WITHOUT CHARGING PREMIUM	FUNGIBLE AREA PROPOSED WITHOUT CHARGING PREMIUM	FUNGIBLE AREA DEFICIT	SUMMARY OF BUILT UP AREA PROPOSED FOR PAP AS PER DCPR 33(12)(B)
4TH	403	27.88	33.46	11.71	11.71	0.00	45.17
5TH	504	27.88	33.46	11.71	10.45	1.26	43.91
7TH	703	27.88	33.46	11.71	11.71	0.00	45.17
10TH	1004	27.88	33.46	11.71	10.05	1.66	43.51
	1005	27.88	33.46	11.71	10.10	1.61	43.56
11TH	1104	27.88	33.46	11.71	10.05	1.66	43.51
	1105	27.88	33.46	11.71	10.10	1.61	43.56
12TH	1204	27.88	33.46	11.71	10.05	1.66	43.51
	1205	27.88	33.46	11.71	10.10	1.61	43.56
13TH	1304	27.88	33.46	11.71	10.05	1.66	43.51
	1305	27.88	33.46	11.71	10.10	1.61	43.56
14TH	1402	27.88	33.46	11.71	9.78	1.93	43.24
	1403	27.88	33.46	11.71	9.78	1.93	43.24
	1406	27.88	33.46	11.71	10.05	1.66	43.51
	1407	27.88	33.46	11.71	10.10	1.61	43.56
15TH	1502	27.88	33.46	11.71	9.78	1.93	43.24
	1503	27.88	33.46	11.71	9.78	1.93	43.24
	1506	27.88	33.46	11.71	10.05	1.66	43.51
	1507	27.88	33.46	11.71	10.10	1.61	43.56
16TH	1604	27.88	33.46	11.71	10.05	1.66	43.51
	1605	27.88	33.46	11.71	10.10	1.61	43.56
17TH	1704	27.88	33.46	11.71	10.05	1.66	43.51
	1705	27.88	33.46	11.71	10.10	1.61	43.56
TOTAL	NOS OF FLAT-23	**641.24**	**769.49**	**269.32**	**234.27**	**35.05**	**1003.77**

CARPET AREA OF TENEMENTS CALCULATION FOR PARKING SPACES													
AREA	201	202	203,303 & 503,603, 803 & 903	204,304, 404	505	301,401, 501	302,402, 502	601, 701, 801, 901, 1001, 1101, 1201, 1301, 1601, 1701	602, 702, 802, 902, 1002,1102, 1202,1302, 1602,1702	604,704, 804, 904	1003,1103, 1203,1303, 1405,1505, 1603,1703	1006,1106, 1206,1306, 1408,1508, 1606,1706	1401 & 1501	1404 & 1504
LIVING	16.92	16.92	8.05	13.07	7.32	17.92	17.92	22.45	22.45	14.07	10.36	10.78	13.14	12.60
"	-	-	2.70	2.53	3.80	-	-	-	-	2.53	4.14	5.10	6.40	6.88
"	-	-	2.68	1.15	3.20	-	-	-	-	1.15	1.81	0.54	0.17	7.47
"	-	-	1.15	-	0.02	-	-	-	-	-	4.58	4.58	7.17	-
DOOR JAM	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15
KITCHEN	6.25	6.25	5.39	6.25	-	7.47	7.47	8.58	8.58	7.47	-	-	-	-
DOOR JAM	0.13	0.13	0.13	0.13	-	0.13	0.13	0.13	0.13	0.13	-	-	-	-
BED ROOM 1	11.56	11.56	11.22	11.56	-	13.07	13.07	15.08	15.08	13.23	-	-	-	-
"	-	-	0.95	-	-	-	-	-	0.00	-	-	-	-	-
DOOR JAM	0.14	0.14	0.14	0.14	-	0.14	0.14	0.14	0.14	0.14	-	-	-	-
BED ROOM 2	9.76	10.22	-	9.76	-	11.13	11.59	13.12	13.57	11.13	-	-	-	-
"	0.65	0.70	-	0.65	-	0.65	0.70	0.65	0.70	0.65	-	-	-	-
DOOR JAM	0.14	0.14	-	0.14	-	0.14	0.14	0.14	0.14	0.14	-	-	-	-
TOILET / WC	3.60	3.24	2.88	3.60	2.20	3.60	3.24	3.60	3.24	3.60	2.20	2.20	2.22	2.22
DOOR JAM	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11
TOILET 1	3.11	3.11	2.88	3.11	-	3.11	3.11	3.11	3.11	3.11	-	-	-	-
DOOR JAM	0.11	0.11	0.11	0.11	-	0.11	0.11	0.11	0.11	0.11	-	-	-	-
PASSAGE	3.65	3.65	2.21	3.65	-	3.65	3.65	3.65	3.65	3.65	-	-	-	-
TOTAL	**56.26**	**56.41**	**40.74**	**56.08**	**16.80**	**61.37**	**61.52**	**70.99**	**71.14**	**61.36**	**23.15**	**23.46**	**29.36**	**29.44**

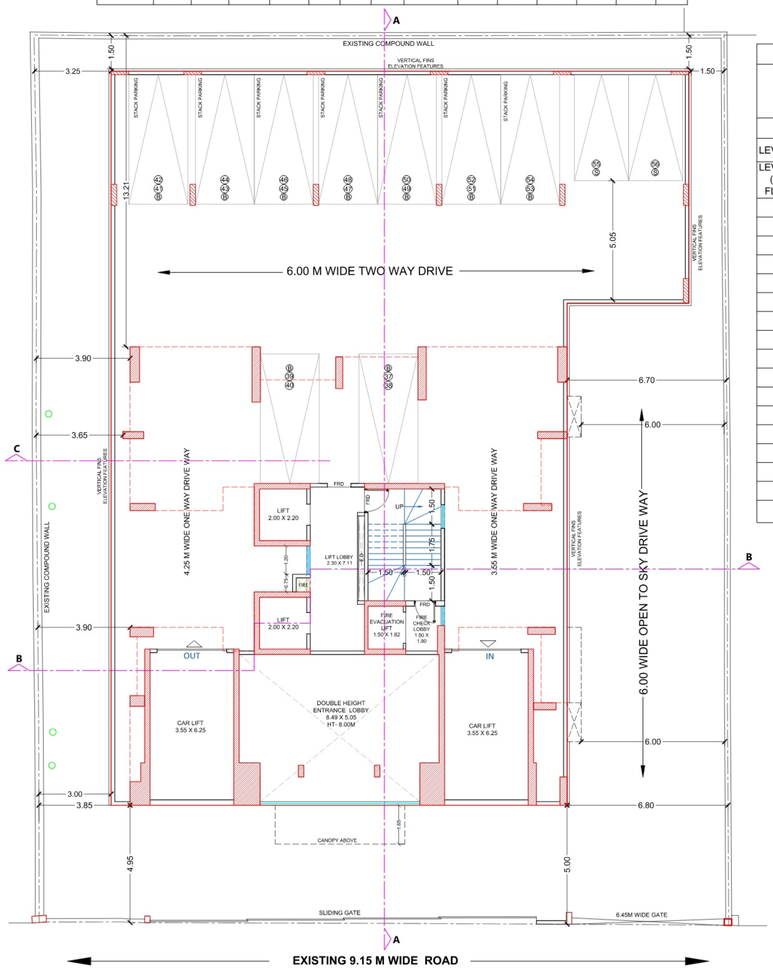
PARKING STATEMENT AS PER REG.44 DCPR-2034				
NO.OF TENT.	CARPET AREA IN SQ.MT	DESCRIPTION	PARKING. REQD.	PARKING. PROVIDED
27	UP TO 45.00	One parking space Req. every four Tenement having carpet area up to.45.00 sq.mt OR One parking space for every Tenement	6.75	20
05	45.00 TO 60.00	One parking space Req. every two Tenement having carpet area above 45.00 to 60.00 sq.mt OR One parking space for every Tenement	2.50	05
30	60.00 TO 90.00	One parking space Req. every one Tenement having carpet area above 60.00 to 90.00 sq.mt	30	30
-	90.00 Above	Two parking space Req. every one Tenement having carpet area above 60.00 to 90.00 sq.mt	-	-
Total			39	55
10% for visitors			04	05
Parking Required			43	60

PARKING STATEMENT FOR TENEMENTS PROPOSED AS PER 33(12)B				
NO.OF TENT.	CARPET AREA IN SQ.MT	DESCRIPTION	PARKING. REQD.	PARKING. PROVIDED
21	UP TO 45.00	One parking space Req. every four Tenement having carpet area up to.45.00 sq.mt	5.25	5.25
02	45.00 TO 60.00	One parking space Req. every two Tenement having carpet area above 45.00 to 60.00 sq.mt	1	1
Nil	60.00 TO 90.00	One parking space Req. every one Tenement having carpet area above 60.00 to 90.00 sq.mt	Nil	Nil
Nil	90.00 Above	Two parking space Req. every one Tenement having carpet area above 60.00 to 90.00 sq.mt	Nil	Nil
Total			6.25	6.25
10% for visitors			01	01
Parking			07	07
Total Parking			50	67

TOTAL PARKING PROVIDED			
	BIG	SMALL	TOTAL
GROUND	22	14	36
LEVEL -1 PODIUM	18	02	20
LEVEL -2 PODIUM / 1ST FLOOR	09	02	11
TOTAL PARKING	49	18	67



GROUND/STILT FLOOR PLAN
SCALE 1:100



LEVEL-1 PODIUM
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	-	-
LEVEL-1 PODIUM	-	-
LEVEL-2 PODIUM (PART) / 1ST FLOOR (PART)	-	-
2ND	239.06	51.91
3RD	249.68	51.91
4TH	249.68	51.91
5TH	249.68	51.91
6TH	275.22	51.91
7TH	275.22	51.91
8TH	275.22	51.91
9TH	275.22	51.91
10TH	299.59	51.91
11TH	299.59	51.91
12TH	299.59	51.91
13TH	299.59	51.91
14TH	299.59	51.91
15TH	299.59	51.91
16TH	299.59	51.91
17TH	299.59	51.91
TOTAL	4485.70	830.56

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

Proforma -' B '

File No :-P-10256/2022/(353-21)/N Ward/FP/337/1/NEW

Sheet No :- 1 / 6

CONTENTS -
BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM& CAL, GROUND FLOOR, LEVEL-1 PODIUM, SUMMARY OF BUILT UP AREA, CARPET AREA CALCULATION, PARKING STATEMENT, PROFORMA - A

THIS CANCELS APPROVAL TO THE PERVIOUS PLANS APPROVED u/no.P-10256/2022/(353-21)/N Ward/FP/337/1/NEW DATED 30/01/2023

THIS PLAN IS DIGITALLY SIGNED AND ISSUED

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

SUYASH CHANDRA KANT BALIP
SE (B.P.) N

SANDEEP ATMARAM KOLHE
AE (B.P.) L&N

SUHAS VASANT NEMAN
EE (B.P.) 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/BS\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 FSI as per Reg. No. 30 of DCPR 2034	2208.80
11)	FSI consumed on net holding = 10/3	2.00
12)	Addition for FSI as per Reg.33(12)(B)	
a	BUA of Tolerated / Protected structure PAP to be handed over to BMC	769.49
b	Incentive BUA for Sale Purpose (769.49 x 50%)	384.75
c	Permissible Floor Area (10+ 12)	3363.04
d	Proposed built up area	3363.04
16)	FSI consumed on net holding = 15/3	3.05
B	**Details of Residential / Non - Residential Areas**	-
1)	Purely Residential Built up area	3363.04
2)	Remaining Non- Residential Built up area	-
C	**Details of FSI availed as per DCPR 31 (3)**	
1)	**Fungible Built up Area proposed for Residential use** i) For rehabilitation of existing society members without charging premium (1352.15 Sq.m x 35%)	473.25
	ii) For Sale purpose by charging premium (2208.80 X 35% - 473.25)	299.83
	Fungible Built up Area proposed for Non-Residential use iii) For rehabilitation of existing members without charging premium	-
	iv) For Sale purpose by charging premium	-
	v) Total Fungible Compensatory area Proposed . (i + ii + iii + iv)	773.08
2)	**Fungible Built up Area proposed for Residential use (Reg. 33(12)B)** i) Permissible Fungible Built up area for Tolerated / Protected structures PAP to be handed over to BMC without charging premium as Per Reg. 33(12)B. (769.49 X 0.35)	269.32
	ii) Fungible Built up area proposed for Tolerated / Protected structures PAP to be handed over to BMC without charging premium	234.27
3)	i) Permissible Fungible Built up area for INCENTIVE BUA on payment of premium 384.75 X 35%	134.66
	ii) Fungible Built up area Proposed on INCENTIVE BUA on payment of premium	116.00
4)	Total Fungible Built Up Area Proposed as per DCPR 31 (3) C(1)v + C(2) ii + C(3) ii	1123.35
5)	Total Gross Built Up Area permissible (14 + C3)	4486.39
6)	Total Gross Built Up Area proposed	4485.70
D	**Tenement Statement**	-
(i)	Proposed area (item A,12 above) or C-4	4485.70
(ii)	Less deduction of Non Residential area (Shop etc)	-
(iii)	Area available for tenement [(i) minus (ii)]	-
(iv)	Tenements permissible (450 tenements / hectare	202
(v)	Tenement proposed	85
(vi)	Tenement existing	-
	Total tenement on the plot	85
E	**Parking Statement**	-
(i)	Parking required by Regulation for - Car Scooter / Motor Cycle Outsiders (10% visitors)	45 - 05
(ii)	Covered garage permissible	-
(iii)	Covered garage proposed Car Scooter / Motor Cycle Outsiders (10% visitors)	60 - 07
	Total parking Required	50
	Total parking provided	67

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 Bhaskar Tiwaskar

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

Date	Scale	Job No-	Drawn By	Checked By	Sign.
10-02-2024	1: 100		BALI		

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 Bhaskar Tiwaskar