CARPET AREA STATEMENT
COMMERCIAL (SHOP)

FLOOR	CARPET AREA IN SQ. MTS.	TOTAL NO. OF SHOP
GROUND FLOOR	8.77 SQ.MT.	01 NOS.
TOTAL		01 NOS.

CARPET AREA STATEMENT
(FOR PARKING PURPOSE ONLY)

FLOOR	FLAT NOS.	CARPET AREA IN SQ. MTS.	TOTAL NO. OF FLATS
1ST FLOOR	FITNESS CENTER		
2ND TO 6TH, 8TH TO 15TH FLOOR	1	40.57 SQ.MT.	11 NOS.
	2	40.37 SQ.MT.	11 NOS.
7TH FLOOR (REFUGE FLOOR)	1	REFUGE FLOOR & SOCIETY OFFICE	
	2	40.37 SQ.MT.	1 NOS.
TOTAL NOS OF FLATS			47 NOS.

CAR PARKING STATEMENT
AS PER DCPR - 2034

CARPET AREA IN SQ.MT.	NOS. OF FLATS	CARS PER FLATS	PARKING REQD.
UPTO TO 45.00 SQ.MT	13.00	1/4	3.25
45.00 SQ.MT. TO 60.00 SQ.MT	NIL	1/2	NIL
60.00 SQ.MT. TO 90.00 SQ.MT.	14.00	1/1	14.00
90.00 SQ.MT. ABOVE	NIL	2/1	NIL
TOTAL	27.00		17.25
5% FOR VISITORS REQ. SAY = 1.00 NOS.	= 0.86 NOS.		1.00
SHOP AREA = 11.14 SQ.MT FOR COMMERCIAL 1 PARKING / 150.00 SQ.MT.			1.00
10% FOR VISITORS COMMERCIAL			2.00 NOS.
TOTAL PARKING REQD.		21.25	SAY- 21.00 NOS.
TOTAL PARKING PROP.			21.00 NOS.



PLOT AREA DIAGRAM
SCALE-1:500

PLOT AREA CALCULATIONS

ADDITIONS:-

1	37.28	X	6.63	X	0.50	X 1 NO	=	105.31 SQ.MT.
2	37.28	X	15.10	X	0.50	X 1 NO	=	233.54 SQ.MT.
3	30.20	X	7.71	X	0.50	X 1 NO	=	116.42 SQ.MT.
4	18.80	X	1.49	X	0.50	X 1 NO	=	14.00 SQ.MT.
5	8.05	X	4.03	X	0.50	X 1 NO	=	16.22 SQ.MT.
6	8.70	X	5.45	X	0.50	X 1 NO	=	23.87 SQ.MT.
7	8.70	X	2.67	X	0.50	X 1 NO	=	11.60 SQ.MT.
						TOTAL	=	515.05 SQ.MT.
						SAY	=	515.00 SQ.MT.

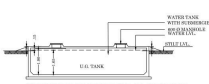
BLOCK PLAN
SCALE = 1: 500



LOCATION PLAN
SCALE-1:2000
(P-SHEET NO. - 99.40



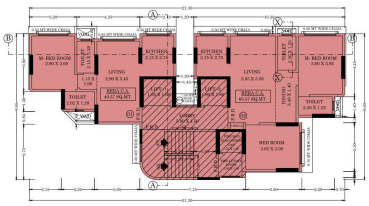
SECTION THROUGH COMPOUND WALL
SCALE 1:50



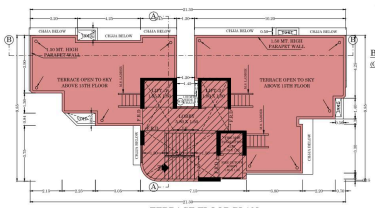
SECTION THROUGH U.G.TANK
SCALE = 1:100

BUILT UP AREA SUMMARY

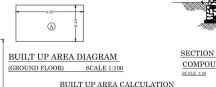
FLOOR	TOTAL B.U.A RESIDENTIAL	B.U.A. OF STAIRCASE LIFT & LIFT LOBBY RESIDENTIAL (D)	EXCESS AREA (H)
GROUND FLOOR	11.14 SQ.MT.	32.70 SQ.MT.	NIL
1ST FLOOR	25.51 SQ.MT. (OTHERS + UNDER (FREE OF F.S.I.)	41.97 SQ.MT.	NIL
2ND FLOOR	111.26 SQ.MT.	40.41 SQ.MT.	NIL
3RD FLOOR	111.26 SQ.MT.	40.41 SQ.MT.	NIL
4TH FLOOR	111.26 SQ.MT.	40.41 SQ.MT.	NIL
5TH FLOOR	111.26 SQ.MT.	40.41 SQ.MT.	NIL
6TH FLOOR	111.26 SQ.MT.	40.41 SQ.MT.	NIL
7TH FLOOR REFUGE FLOOR	99.00 SQ.MT.	63.13 SQ.MT.	9.35 SQ.MT
8TH FLOOR	111.26 SQ.MT.	40.41 SQ.MT.	NIL
9TH FLOOR	111.26 SQ.MT.	40.41 SQ.MT.	NIL
10TH FLOOR	111.26 SQ.MT.	40.41 SQ.MT.	NIL
11TH FLOOR	111.26 SQ.MT.	40.41 SQ.MT.	NIL
12TH FLOOR	111.26 SQ.MT.	40.41 SQ.MT.	NIL
13TH FLOOR	111.26 SQ.MT.	40.41 SQ.MT.	NIL
14TH FLOOR	111.26 SQ.MT.	40.41 SQ.MT.	NIL
15TH FLOOR	111.26 SQ.MT.	40.41 SQ.MT.	NIL
TOTAL	1522.74 SQ.MT.	655.03 SQ.MT.	0.25 SQ.MT
TOTAL BUILT UP AREA	(1522.74 + 0.25 = 1522.99 SQ.MT.)		
TOTAL AREA OF STAIRCASE & LIFT LOBBY = 655.03 SQ.MT.			



2ND TO 6TH, 8TH TO 15TH FLOOR PLAN
SCALE- 1:100



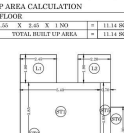
TERRACE FLOOR PLAN
SCALE- 1:100



BUILT UP AREA DIAGRAM
(GROUND FLOOR) SCALE 1:100

BUILT UP AREA CALCULATION

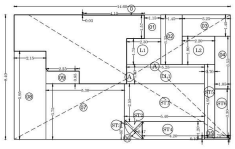
GROUND FLOOR							
A	4.55	X	2.45	X	1 NO	=	11.14 SQ.MT.
TOTAL BUILT UP AREA						=	11.14 SQ.MT. X



GROUND FLOOR AREA LINE DIAGRAM
(STAIRCASE, LIFT & LIFT LOBBY) SCALE 1:100

BUILT UP AREA CALCULATION
(STAIRCASE, LIFT & LIFT LOBBY (GROUND FLOOR))

LL1	2.45	X	1.90	X	1 NO	=	4.65 SQ.MT.
LL2	2.20	X	1.90	X	1 NO	=	4.18 SQ.MT.
ST1	5.40	X	3.85	X	1 NO	=	20.79 SQ.MT.
ST2	1.70	X	0.85	X	0.50	=	0.72 SQ.MT.
ST3	1.70	X	0.47	X	0.50	=	0.40 SQ.MT.
ST4	4.20	X	1.20	X	1 NO	=	5.04 SQ.MT.
ST5	0.70	X	4.05	X	1 NO	=	2.46 SQ.MT.
ST6	1.05	X	3.30	X	1 NO	=	3.46 SQ.MT.
TOTAL ADDITION						=	44.70 SQ.MT.



1ST FLOOR BUILT UP AREA DIAGRAM
SCALE 1:100

BUILT UP AREA CALCULATION
(1ST FLOOR)

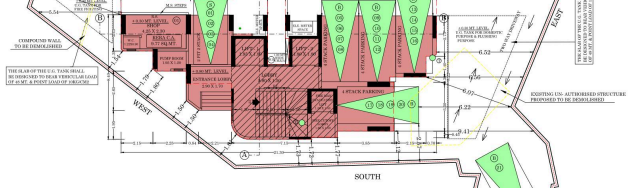
A	14.60	X	8.40	X	1 NO	=	122.64 SQ.MT.
TOTAL ADDITION						=	122.64 SQ.MT. (A)

DEDUCTIONS

0	4.19	X	0.93	X	1 NO	=	0.12 SQ.MT.
1	1.13	X	1.57	X	1 NO	=	1.81 SQ.MT.
2	1.45	X	3.35	X	1 NO	=	4.85 SQ.MT.
3	3.25	X	1.43	X	1 NO	=	4.72 SQ.MT.
4	1.05	X	3.35	X	1 NO	=	3.73 SQ.MT.
5	1.75	X	0.12	X	1 NO	=	0.21 SQ.MT.
6	1.20	X	0.50	X	0.50	=	0.30 SQ.MT.
7	5.30	X	3.73	X	1 NO	=	19.87 SQ.MT.
8	2.15	X	5.85	X	1 NO	=	12.79 SQ.MT.
9	2.25	X	0.85	X	1 NO	=	1.91 SQ.MT.
TOTAL DEDUCTION						=	50.31 SQ.MT. (B)

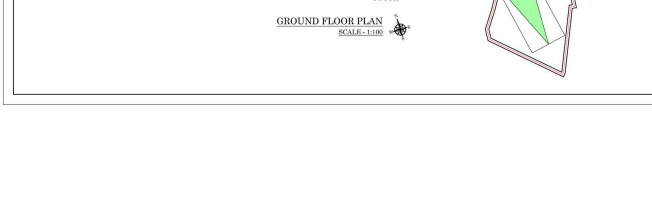
STAIRCASE & LIFT AREA
(1ST FLOOR)

L1	2.30	X	1.75	X	1 NO	=	4.02 SQ.MT.
L2	2.20	X	1.90	X	1 NO	=	4.18 SQ.MT.
LL1	5.25	X	1.30	X	1 NO	=	6.82 SQ.MT.
ST1	5.40	X	2.55	X	1 NO	=	13.77 SQ.MT.
ST2	1.70	X	0.85	X	0.50	=	0.72 SQ.MT.
ST3	1.70	X	0.47	X	0.50	=	0.40 SQ.MT.
ST4	4.20	X	1.20	X	1 NO	=	5.04 SQ.MT.
ST5	0.70	X	4.05	X	1 NO	=	2.46 SQ.MT.
ST6	1.05	X	3.30	X	1 NO	=	3.46 SQ.MT.
TOTAL-STAIR. & LIFT AREA						=	44.92 SQ.MT. (C)
TOTAL DEDUCTION (B + C)						=	95.18 SQ.MT. (D)
GROSS BUILT UP AREA [A - D]						=	27.46 SQ.MT. (E)

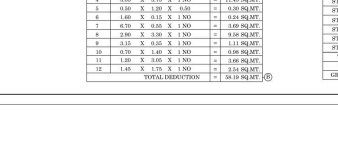


1ST FLOOR PLAN
SCALE- 1:100

7TH FLOOR PLAN
SCALE- 1:100



GROUND FLOOR PLAN
SCALE - 1:100



BUILT UP AREA DIAGRAM
(2ND TO 6TH, 8TH TO 15TH FLOOR) SCALE 1:100

BUILT UP AREA CALCULATION
(2ND TO 6TH, 8TH TO 15TH FLOOR)

A	21.30	X	9.40	X	1 NO	=	200.80 SQ.MT.
TOTAL ADDITION						=	200.80 SQ.MT. (A)

DEDUCTIONS

1	4.25	X	0.35	X	1 NO	=	1.49 SQ.MT.
2	3.15	X	3.85	X	1 NO	=	12.70 SQ.MT.
3	2.25	X	4.60	X	1 NO	=	10.36 SQ.MT.
4	3.05	X	3.75	X	1 NO	=	11.45 SQ.MT.
5	0.50	X	1.20	X	0.50	=	0.30 SQ.MT.
6	1.60	X	0.15	X	1 NO	=	0.24 SQ.MT.
7	6.70	X	0.55	X	1 NO	=	3.69 SQ.MT.
8	2.80	X	3.30	X	1 NO	=	9.24 SQ.MT.
9	3.15	X	0.35	X	1 NO	=	1.11 SQ.MT.
10	0.70	X	1.40	X	1 NO	=	0.98 SQ.MT.
11	1.10	X	3.05	X	1 NO	=	3.36 SQ.MT.
12	1.45	X	1.75	X	1 NO	=	2.54 SQ.MT.
TOTAL DEDUCTION						=	58.19 SQ.MT. (B)

STAIRCASE & LIFT AREA
(2ND TO 6TH, 8TH TO 15TH FLOOR)

L1	2.30	X	3.05	X	1 NO	=	7.02 SQ.MT.
L2	2.65	X	3.05	X	1 NO	=	8.26 SQ.MT.
LL1	1.50	X	1.45	X	1 NO	=	1.99 SQ.MT.
LL2	5.95	X	0.50	X	1 NO	=	2.98 SQ.MT.
ST1	7.00	X	2.05	X	1 NO	=	14.35 SQ.MT.
ST2	0.85	X	1.70	X	0.50	=	0.73 SQ.MT.
ST3	0.47	X	1.70	X	0.50	=	0.40 SQ.MT.
ST4	4.20	X	1.20	X	1 NO	=	5.04 SQ.MT.
ST5	1.60	X	1.05	X	1 NO	=	1.68 SQ.MT.
ST6	0.15	X	0.40	X	1 NO	=	0.06 SQ.MT.
TOTAL-STAIR. & LIFT AREA						=	49.41 SQ.MT. (C)
TOTAL DEDUCTION (B + C)						=	99.60 SQ.MT. (D)
GROSS BUILT UP AREA [A - D]						=	111.20 SQ.MT. (E)

SECTION THROUGH U.G.TANK
SCALE = 1:100

PROFORMA -I

		SQ.MT.
1	AREA STATEMENT	
1	AREA OF PLOT	515.00
	(a) AREA OF RESERVATION IN PLOT	----------
	(b) AREA OF ROAD SET BACK	----------
	(c) AREA OF D.P.ROAD	----------
2	DEDUCTIONS FOR :-	
	(a) FOR RESERVATION ROAD AREA TO BE HANDED OVER TO MCGM (100%)	
	(a) ROAD SET-BACK/WIDENING AREA (REGULATION NO. 14)	----------
	(b) PROPOSED D.P.ROAD AREA (REGULATION NO. 18)	----------
	(c) (i) RESERVATION AREA (PLOT) TO BE HANDED OVER (REGULATION NO. 17)	
	(ii) RESERVATION AREA TO BE HANDED OVER AS PER LR (REGULATION NO. 17) (NOT TO BE DEDUCTED FOR COMPUTATION OF FSI I.E. 68.363.3 BELOW)	----------
	TOTAL AREA UNDER ROAD RESERVATION	----------
	(d) FOR AMENITY AREA TO BE HANDED OVER TO MCGM	
	(a) AREA OF AMENITY PLOT AS PER DCR- (a2)	----------
	(b) AREA OF AMENITY PLOT AS PER DCR- (a2B)	----------
	(c) AREA OF AMENITY PLOT AS PER DCR- (f)	----------
	TOTAL AMENITY AREA	----------
	(e) DEDUCTIONS FOR EXISTING BUA TO BE RETAINED IF ANY / LAND COMPONENT OF EXISTING BUA/EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	
3	TOTAL DEDUCTIONS (2(a) + (2B) + (C))	----------
4	BALANCE AREA OF PLOT (FOR CALCULATING REQUIRED LOS) (1-3)	515.00
5	PLOT AREA UNDER DEVELOPMENT (SL NO. 4 + 2 (A) (C) (E))	515.00
6	TOTAL (LOS) (FSI 35.363 (B) (1) OR 1.00 / 1.33)	ONE
7	(a) PERMISSIBLE BUILT UP AREA AS PER TOTAL (BASIC) FSI (5 X 6)	515.00
	(b) PERMISSIBLE BUILT UP AREA AS PER REGULATION 30 (A) (PROTECTED DEVELOPMENT)	NIL
	PERMISSIBLE BUILT UP AREA (TO BE ADOPTED WHICHEVER IS MORE)	515.00
8	ADDITIONAL BUA AS PER REGULATION 30(A)(2)(A)	
	(a) ADDITIONAL BUA FOR LIFTS & 3.00 ABOVE WITHIN THE CAP OF "ADMISSIBLE FSI" AS PER TABLE NO. 13 OR BALANCE PLOT.	----------
	(b) ADDITIONAL BUA FOR STAIRCASE ABOVE TOP MOST STOREY OF PERMISSIBLE FSI AS PER COLUMN NO. 7 OF TABLE 13 OF REGULATION 30(A) AND TO THE MAXIMUM AS PER TABLE 13 A OF REGULATION 30 (20% OF 100%)	----------
	(c) ADDITIONAL BUA IN CASE OF (BASICALLY AS PER REGULATION 17 (1) NOTE 20 (VII) & (VIII) AS PER AS PER POLICY OF REHABILITAS FLOT.	----------
	TOTAL ADDITIONAL BUA	----------
9	ADDITIONAL / INCENTIVE BUA WITHIN THE CAP OF "ADMISSIBLE FSI" AS PER TABLE 13 OR BALANCE PLOT.	
	(a) IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDINGS AS PER REGULATION 30(A)(2)(B)	----------
	(b) 15% OF SR. NO. 7B ABOVE OR 30 SQMTS PER ESHAM TENEMENT AS PER REG. 33(7)(A)	----------
	(c) 50% OF OF REHAB COMPONENT AS PER REG. 33 (10)(b) OR	----------
	TOTAL ADDITIONAL BUA / INCENTIVE AREA	----------
10	BUA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO. 13 OF REGULATION NO 30(A) (III NO.3 E 50%) (514.00 SQ.MT. X 50%)	256.50
11	BUA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO 13 OF REGULATION NO 30(A) & 32 (BY RESTRICTING AREA UTILISED IN SR. NO. 9(A) & 9 ABOVE) (515.00 * 0.70 = 359.05) (1 RED. T.D.R. - 09/05 = 280.24 SQ.MT.)	359.10
	(a) ADDITIONAL TDR ON PAYMENT OF PREMIUM (NIL SQ.MT.	
12	PERMISSIBLE BUILT UP AREA (7+8+9+10+11)	1129.60
13	PROPOSED BUILT UP AREA	
	PROPOSED RESID. AREA = 1129.60	1129.60
	PROPOSED COMM. AREA = 0.25	
14	TDR GENERATED IF ANY AS PER REGULATION 30 (A) AND 32 FOR UNUTILISED BUA ON PLOT	----------
15	PUNGRILS COMPENSATORY AREA AS PER REGULATION NO 31(3)	
	80 (i) PHDM PUNGRILS COMPENSATORY AREA FOR REHAB COMP. W/O CHARGING PREMIUM (RES.) RESID. COMPONENT = 514.00	
	COMM. REHAB. COMPONENT = NIL	
	(ii) PUNGRILS COMPENSATORY AREA AVAILED FOR REHAB COMP. W/O CHARGING PREMIUM (RES.) RESID. COMPONENT = 592.12	395.01
	COMM. SALE COMPONENT = 3.89	
	(iii) PUNGRILS COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM RESID. COMPONENT = 394.28	394.28
	COMM. COMPONENT = 2.61	
16	TOTAL BUA PROPOSED (INCLUDING PCA) (1+ 15(A)(B) + 15(B)+15))	1532.89
17	FSI CONSUMED ON NET PLOT (16/5)	2.29
18	OTHER REQUIREMENTS	
	(a) REQUIREMENT OF RECREATIONAL OS AS PER LAYOUT/PLOT AS PER REG. 37	----------
	TENEMENT STATEMENT	
	(i) PROPOSED BUA (1532.89 ABOVE)	1532.89
	(ii) LESS DEDUCTION OF NON - RESIDENTIAL AREA (SHOP ETC.)	11.19
	(iii) AREA AVAILABLE FOR TENEMENTS ((i)-(ii)(iii))	1511.80
	(iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	68.00 Nos.
	(v) TOTAL NO. OF TENEMENTS PROPOSED ON THE PLOT	77.00 Nos.
	PARKING STATEMENT	
	(a) PARKING REQUIRED BY REGULATION FOR:	
	SOCIETY	
	SOOTEXSHOP/CYCLE	21.00 Nos.
	(OUTSIDERS (VISITORS))	
	(b) COVERED GARAGE PERMISSIBLE	----------
	(c) COVERED GARAGE PROPOSED	----------
	CAR	
	SOOTEXSHOP/CYCLE	----------
	(OUTSIDERS (VISITORS))	
	(d) TOTAL PARKING EXISTING	21.00 Nos.
	TRANSPORT VEHICLES PARKING	
	(i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION	----------
	(ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	----------

P-7666 /2021/(541)D AND OTHER)/R/N WARD /EKSAR (S) R/N (I.O.D. PLAN) 01/02

CONTENTS OF THE SHEET

GROUND TO 6TH FLOOR PLAN, LOCATION PLAN, BLOCK PLAN, PLOT AREA DIAGRAM & CALCULATION, 7TH TO 15TH FLOOR PLAN, TERRACE FLOOR PLAN, COMPOUND WALL DETAILS & SECTIONS, CHECKED TO 2ND TO 7TH, 8TH TO 15TH FLOOR BUILT UP AREA DIAGRAM & CALCULATION

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE CHECKED THE PLOT UNDER REFERENCE NO 27-08-2021 AND THAT THE ASSESSION OF THE UNDER-SIGNED OF THE PLOT STATED ON THE PLAN ARE AS REQUIRED ON THE SITE. THE AREA OF THE PLOT AS SHOWN ON THE PLAN IS 515.00 SQ.MTS. AND IS DETERMINED FROM THE PLOT PURCHASE DEED / PLAN WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP AND T.P.S RECORDS.

SIGNATURE OF ARCHITECT/ T.I.S

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED DEVELOPMENT ON PLOT BEARING C.T.S. NO. 540C, 540D AND 541 OF VILLAGE EKSAR, BORIVALI (W), AT BALU CHOGI BAVALI, L.C. COLONY, BORIVALI (W), MUMBAI 13 (R/N WARD).

NAME OF OWNER

SHRI. TARUN DAVE
SHRI. DAVESH HARISH PARDHI, 102 LINK ROAD KANHERPADA, DAHISAR (W), MUMBAI - 400 068

TARUN DAVE
DAVESH PARDHI
M.NO#

NAME OF R.C.C. CONSULTANT

M/S. UNISTRUCTURAL CONSULTING PVT LTD. (STRUCT/0) 1ST FLOOR, 1, SHIVAJI NAGAR, OPP. SHIVAJI NAGAR, GHATKOPAR (E), MUMBAI-400 075. TEL NO. 022-21020127 / 21021128

		DRGN. BY:	PROJECT:
		CHKD BY:	PROJECT:
		CHKD SIG BY:	SHEET NO.
		DATE:	SCALE:

VIJAY MACHINDRA BADADE	Digitally signed by VIJAY MACHINDRA BADADE Date: 2021.11.22 17:06:26 +05'30'	S.E.B.P. (B/I)
PARESH SURYAKA NT PANCHAL	Digitally signed by PARESH SURYAKANT PANCHAL Date: 2021.11.22 16:57:48 +05'30'	A.E.B.P. (R/N)
VINOD KONDIRAM KEKAN	Digitally signed by VINOD KONDIRAM KEKAN Date: 2021.11.22 17:01:25 +05'30'	E.E.B.P.(R)

SIGNATURE NAME & ADDRESS OF ARCHITECT/L.S.

Divyesh Parekh
Proprietor - Architectural Consultancy
21, Nalini, Nehrudas Lane, Borivali (W.), Mumbai - 92
divyesh@gmail.com

DIVYESH HARISH PARDHI
Digitally signed by DIVYESH HARISH PARDHI
Date: 2021.11.22 17:01:25 +05'30'