

PARKING PROPOSED

R.G. REQUIRED (15%)	259.52Sq.mtr
TOTAL R.G. PROVIDED	434.23Sq.mtr
R.G. ON MOTHER EARTH	190.66Sq.mtr
PAVED R.G. AREA PROVIDED	125.60Sq.mtr
PODIUM R.G. AREA PROVIDED	111.97Sq.mtr

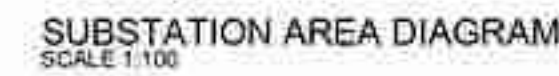
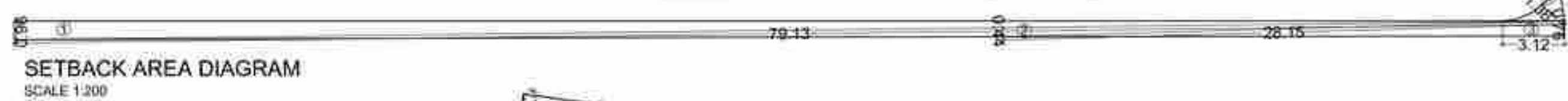
PLOT AREA CALCULATION					
1	15.61	X	41.14	0.50	321.08
2	16.95	X	41.14	0.50	348.68
3	16.94	X	26.71	0.50	243.17
4	14.11	X	51.82	0.50	365.59
5	9.47	X	51.82	0.50	245.37
6	11.38	X	47.47	0.50	270.10
TOTAL					1794.00
AS PER PRC					1794.00

PAVED R.G AREA CALCULATION					
P1	5.84	X	21.60	0.50	63.07
P2	5.79	X	21.60	0.50	62.53
TOTAL					125.60

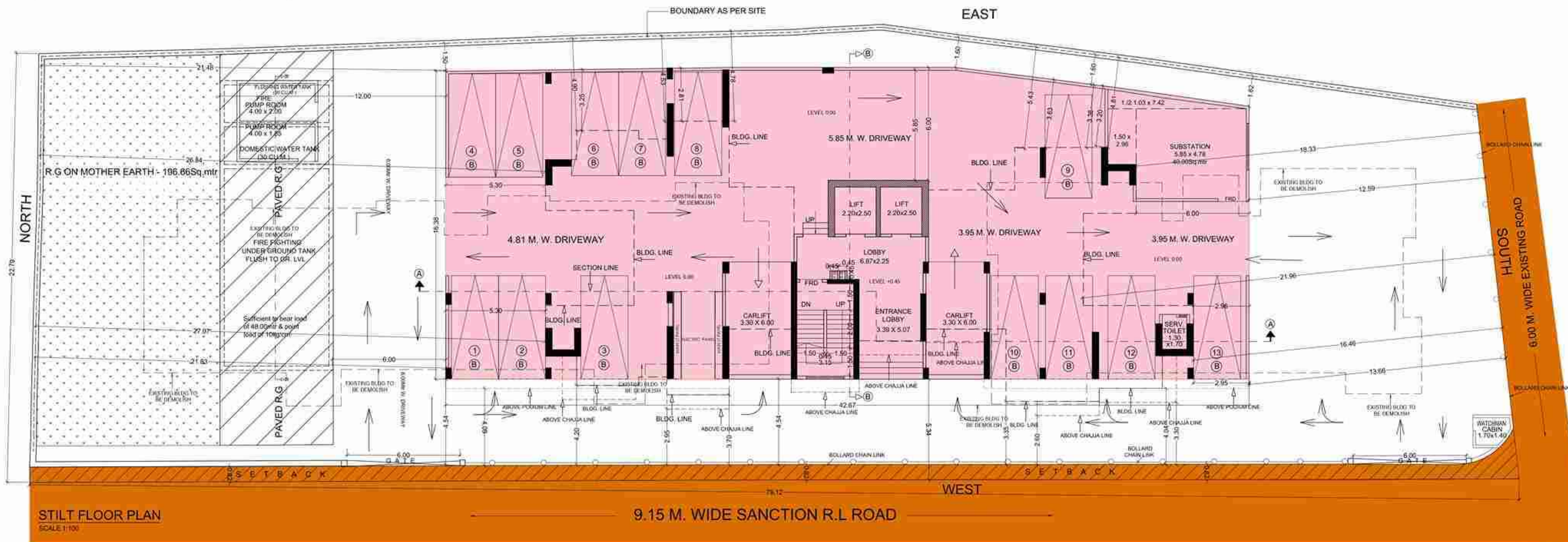
R.G ON MOTHER EARTH AREA CALCULATION					
1	8.59	X	22.54	0.50	96.81
2	2.92	X	22.54	0.50	32.91
3	2.83	X	16.55	0.50	23.42
4	4.70	X	13.04	0.50	30.64
5	2.56	X	10.06	0.50	12.88
TOTAL					196.66

PODIUM R.G AREA CALCULATION (LOS)					
1	2.25	X	1.72	1	3.87
2	2.21	X	4.41	1	9.75
3	8.65	X	4.90	1	42.39
4	5.25	X	2.60	1	13.65
5	2.58	X	6.02	0.5	7.77
6	1.43	X	7.63	0.5	5.46
7	0.83	X	2.29	0.5	0.95
8	3.06	X	12.39	0.5	18.86
9	2.98	X	6.17	0.5	9.19
TOTAL					111.97

1	0.96	X	79.13	0.50	37.98
2	0.44	X	79.13	0.50	17.52
3	0.76	X	28.15	0.50	10.70
4	1.38	X	3.12	0.50	2.15
TOTAL					68.35



SUBSTATION AREA CALCULATION					
1	1.70	X	6.45	0.50	5.48
2	4.46	X	7.01	0.50	15.83
3	4.08	X	7.72	0.50	15.75
4	1.38	X	4.55	0.50	3.14
TOTAL					40.00



STILT FLOOR PLAN
SCALE 1:100

9.15 M. WIDE SANCTION R.L ROAD

STILT FLOOR PLAN, R.G. AREA DIAGRAM & CALCULATION, PARKING STATEMENT
BLOCK PLAN, LOCATION PLAN, PLOT AREA CALCULATION, SECTION THROUGH U.G. TANK

PROFORMA -A		AS PER STATEMENT
A	AREA STATEMENT	SQ. METRES
1	Gross Area of plot	1794.00
	(a) Area in Reservation in plot	-
	(b) Area of setback	88.35
	(c) Area of dp Road	-
2	Deductions for	-
(A)	For Reservation / Road Area	-
	Road set-back area to be handed over (100%) (Regulation no.16.)	66.35
	(B) Proposed DP road to be handed over (100%) (Regulation no.16.)	-
	(C) Reservation area (plot) to be handed over (Regulation no.17.)	-
(B)	Total Deductions	-
	(a) Area of Amenity plot / plots to be handed over as per DCR 14(A)	-
	(b) Area of Amenity plot / plots to be handed over as per DCR 14(B)	-
	(c) Area of Amenity plot / plots to be handed over as per DCR 15	-
	(d) Area of Amenity plot / plots to be handed over as per DCR 33	-
	Total Amenity Area	-
(C)	Deductions for existing built up area to be retained if any	-
	(a) Land component of Existing BUA as per Regulations under which the development allowed	-
3	Total Deductions: [2(A) + 2(B) + 2(C)]	66.35
4	Plot area under Development [1 - 2(A)+2(B)]	1725.65
5	Zonal (basic) FSI	1.00
6	(a) Permissible built up area as per Zonal (basic) FSI (4x5)	1725.65
	(b) Permissible built up area as per Reg. 30(c) (Protected Development)	-
	Permissible Built up Area (6a or 6b above, whichever is more)	1725.65
7	BUA equal to Land area handed over as per reg. 30(A)(3) (2B above)	-
	Setback added	-
8	Incentive BUA in lieu of return component (15% of 6b above) 10sq.mts per tenement as per reg. 33 (7)(B)	-
9	Built up area due to additional FSI on payment of premium as per Table no.12 of Regulations No. 30(A) [4x50%]	-
10	Built up area due to admissible TDR as per Table no.12 of Reg. No.30(A) [(4x50%) - B]	-
11	Permissible built up area	1725.65
13	Proposed Built up area	1614.69
14	TDR generated if any as per regulation 30 (A)	-
15	Fungible Compensatory area (as per regulations No.31(3))	-
(a)	(i) Permissible Fungible Area	-
	(ii) Proposed Fungible Area	-
16	Total BUA proposed including FCA [13 + 15(a)(ii)]	-
17	FSI consumed on net plot (13/4)	0.935
OTHER REQUIREMENTS		
A	Reservation / Designation	----
	(a) Name of Reservation	----
	(b) Area of Reservation land handed over as per Regulation No.17	----
	(c) Built up area of amenity to be handed over as per Regulation No.17	----
	(d) Area / Built up area of Designation	----
B	Plot area /built up Amenity to be handed over as per regulation No	----
	(a) 14 (A)	----
	(b) 14 (b)	----
	(c) 15	----
C	Requirement of LOS as per Regulations No.27 (15% or 20% or 25%)	----
D	TENEMENT STATEMENT	
	(a) Proposed built up area (13 above)	1614.69
	(b) Less of Non - Residential area (Shop etc.)	-
	(c) area available for tenements ((a) minus (b))	1614.69
	(d) Tenements permissible (450 / hectare) = 108.00 permissible)	20
D	PARKING STATEMENT	
	(a) car	----
	(b) scooter / motor cycle	----
	(c) Outlets / visitors	----
	(d) Coverage garage permissible	----
	(e) Transport vehicles parking	----

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT. 20/10/2017 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: 1794.00 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP & TOWN PLANNING SCHEME RECORDS.

Manish
Arvind Kamrik

Digitally signed by Manish Arvind Kamrik
Date: 2022.11.01 18:50:01
+05'30'

SIGNATURE OF ARCHITECTS

PROFORMA-B	
DESCRIPTION OF PROPOSAL AND PROPERTY	
PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING ON PLOT BEARING C.T.S NO. 286 OF VILLAGE PAHADJI GOREGOAN (E) IN P ^W /SOUTH WARD MUMBAI	
NOTE :- THIS PLAN ARE APPROVAL SUBJECT TO THE CONDITION MENTION IN THE 100 ISSUE UNDER EVEN DATE, 10/01/2010, GHE / WBN / 3723 / P / S / 337 (NEW) 1001/NEW UNDER EVEN DATE.	

Srinivas Hanumant a Nanavare Digitally signed by Srinivas Hanumant a Nanavare Date: 2022.11.02 11:05:16 +05'30'	HARESH CHANDIR AM BHAGAT Digitally signed by HARESH CHANDIR AM BHAGAT Date: 2022.11.24 19:38:18 +05'30'	SANTOSH HARISHC HANDRA SANKHE Digitally signed by SANTOSH HARISHC HANDRA SANKHE Date: 2022.12.26 17:58:17 +05'30'
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S.E.B.P.P/S WARD	A.E.B.P.P/WARD	E.E.B.P.P/WARD
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NAME &
SIGNATURE OF OWNER

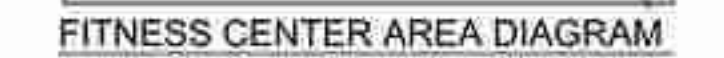
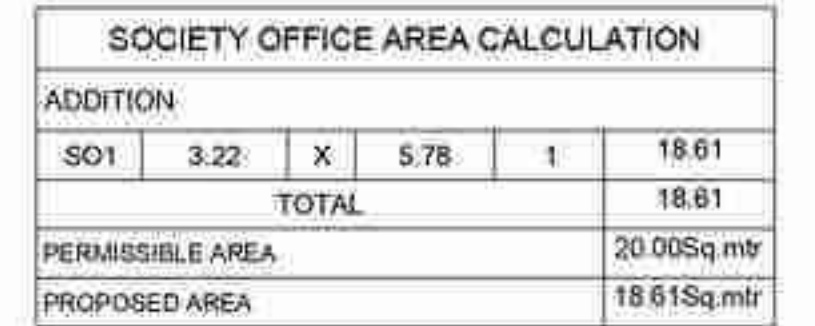
Sujit Shashikant
Gupte

Digitally signed by Sujit
Shashikant Gupta
Date: 2022.11.01
16:54:53 +05'30'

SHANTPRABHA,CHS.LTD
(SECRETARY)

JOB No.	DRG. No.	DATE	DRN. BY	CHK BY	REVISION
		10/2/2018	JAYVANT	MAK	

NORTH	NAME, ADDRESS & OF ARCHITECT	SIGNATURE
	<u>MANISH KARNIK & ASSOCIATES</u> ARCHITECTS & INT. DESIGNER SHIV PRAKASH OPP CANARA BANK, JAYPRAKASH NAGAR, GOREGAON (EAST), MUMBAI-400063	Manish Arvind Karnik
		<i>Digitally signed by Manish Arvind Karnik Date: 2022.11.01 16:30:30 +05'30'</i>



FITNESS CENTER AREA CALCULATION					
ADDITION					
F1	3.65	X	3.77	1	13.78
F2	1.50	X	2.60	1	3.90
F3	1.30	X	3.49	1	4.54
F4	5.13	X	4.63	1	23.75
F5	9.32	X	4.41	1	41.10
F6	1.65	X	2.88	1	4.42
TOTAL					91.48
PERMISSIBLE AREA FOR FITNESS CENTER 16.14 IN/20%					32.29
PROPOSED FITNESS CENTER AREA					91.48
BALANCE AREA (COURTED BY) (91.48 - 32.29)					59.19



PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO. 286 OF VILLAGE PAHADI GOREGOAN (E) IN 7TH SOUTH WARD MUMBAI

NOTE :- THIS PLAN ARE APPROVAL SUBJECT TO THE CONDITION MENTION IN THE
10D ISSUE UNDER EVEN NO. NO. CHE / WSII / 3723 / P / S / 337 (NEW) /
10D/1/NEW UNDER EVEN DATE.

Srinivas Hanumanant A Nanavane Digitally signed by Srinivas Hanumanant Date: 2022.11.03 11:03:18 +05'30'	HARESH CHANDIR AM BHAGAT Digitally signed by HARESH CHANDIR AM BHAGAT Date: 2022.11.04 11:07:07 +05'30'	SANTOSH HARISHCHANDRA SANKHE Digitally signed by SANTOSH HARISHCHANDRA SANKHE Date: 2022.11.28 17:56:34 +05'30'
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SE.B.P.P/WARD	A.E.B.P.P/WARD	E.E.B.P.P/WARD
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Digitally signed by
Sujit Shashikant Gupte
Date: 2022.11.01
16:55:24 +05'30'

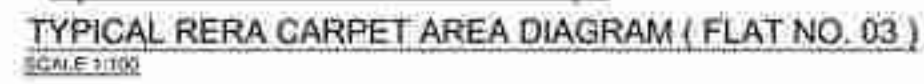
SIGNATURE OF OWNER		SHANTPRABHA CHS LTD (SECRETARY)			
JOB No.	DRG. No.	DATE	DRN. BY	CHK BY	REVISION
		1/02/2018	JAYVANT	M.A.K	

NORTH	NAME, ADDRESS & SIGNATURE OF ARCHITECT
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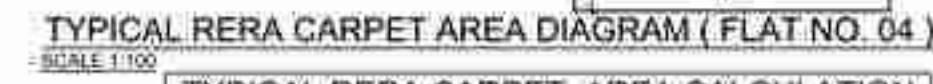
Manish
Arvind Karnik

Digitally signed by
Manish Arvind Karnik
Date: 2022.11.01
16:51:31 +05'30'

MANISH KARNIK & ASSOCIATES
ARCHITECTS & INT. DESIGNER
4, SHIV PRAKASH, OPP CANARA BANK, JAIPRAKASH NAGAR,
GOREGAON (EAST), MUMBAI-400063

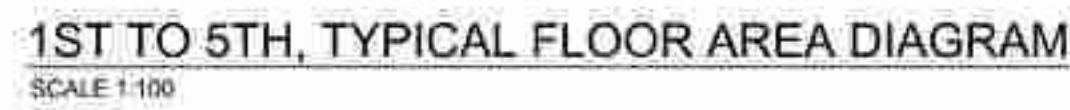
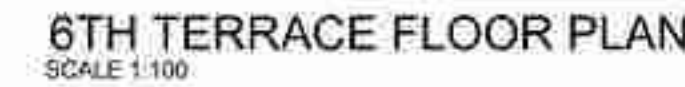
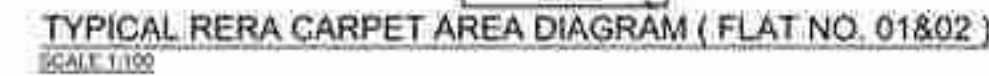


NOTE - CARPET AREA ONLY FOR PARKING PURPOSE



NOTE - CARPET AREA ONLY FOR PARKING PURPOSE

NOTE - CARPET AREA ONLY FOR PARKING PURPOSE



ADDITION					
A	34.41	X	14.90	1	512.71
DEDUCTIONS:					
1	1.65	X	2.40	1	3.96
2	3.30	X	0.85	1	2.81
3	1.50	X	1.30	1	1.95
4	3.30	X	0.35	1	1.16
5	3.30	X	3.85	1	12.71
6	3.61	X	1.20	1	4.33
7	3.66	X	3.23	1	11.50
8	4.24	X	3.65	1	16.32
9	3.35	X	0.70	1	2.35
10	1.65	X	2.43	1	4.01
11	5.84	X	4.90	1	28.62
12	3.04	X	2.60	1	7.90
13	4.54	X	2.30	1	10.44
14	4.95	X	1.40	1	6.93
15	4.56	X	3.65	1	16.72
16	5.33	X	3.15	1	16.79
17	1.81	X	6.00	1	10.86
18	3.45	X	3.50	1	12.08
19	1.50	X	0.85	1	1.43
20	3.30	X	0.50	1	1.85
21	1.65	X	2.05	1	3.38
22	4.70	X	5.05	1	23.74
TOTAL DEDUCTION					291.61
NET BUILT-UP AREA					311.10

PERMISSIBLE BUILT-UP AREA	1725.65 SQ. MT.
PROPOSED BUILT-UP AREA	1614.69 SQ. MT.
BALANCE B.U.A AREA	110.96 SQ. MT.

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING ON PLOT BEARING C.T.S NO. 286 OF VILLAGE PAHADJI GOREGOAN (E) IN P'SOUTH WARD MUMBAI
NOTE :- THIS PLAN ARE APPROVAL SUBJECT TO THE CONDITION MENTION IN THE 10D ISSUE UNDER EVEN NO. CHE / WSII /3723 / P / S / 337 (NEW) 10D/1/NEW UNDER EVEN DATE.

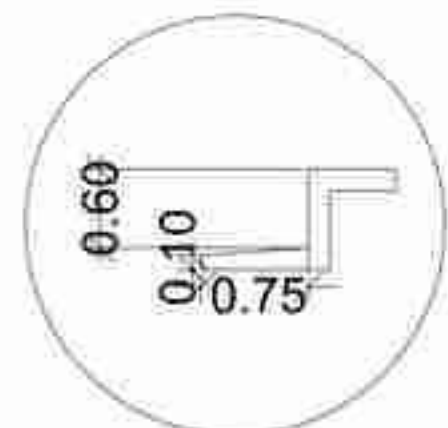
S.E.B.P.P/S.WARD	A.E.B.P.P/WARD	E.E.B.P.P/WARD
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NORTH	NAME ADDRESS & SIGNATURE OF ARCHITECT
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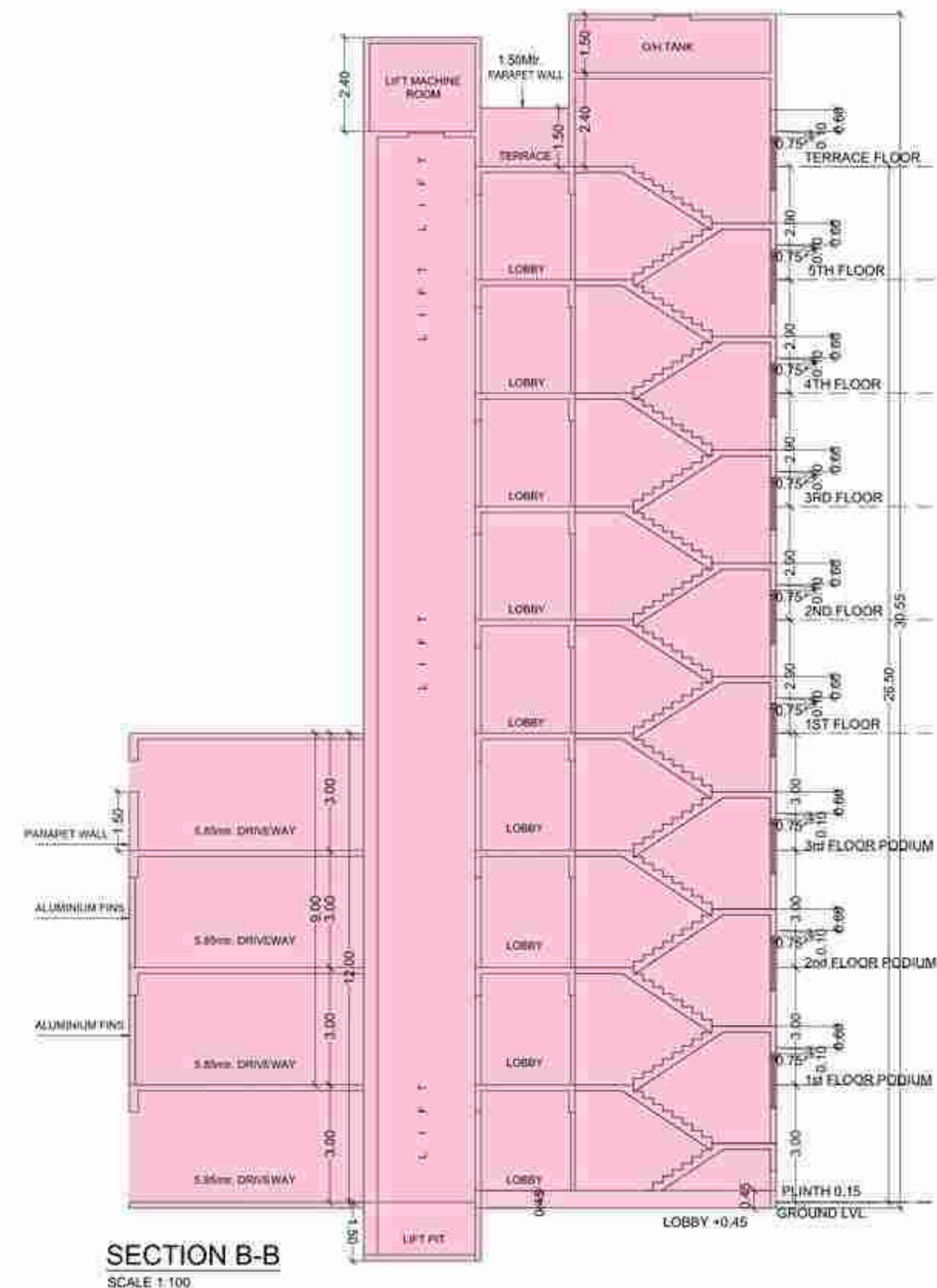
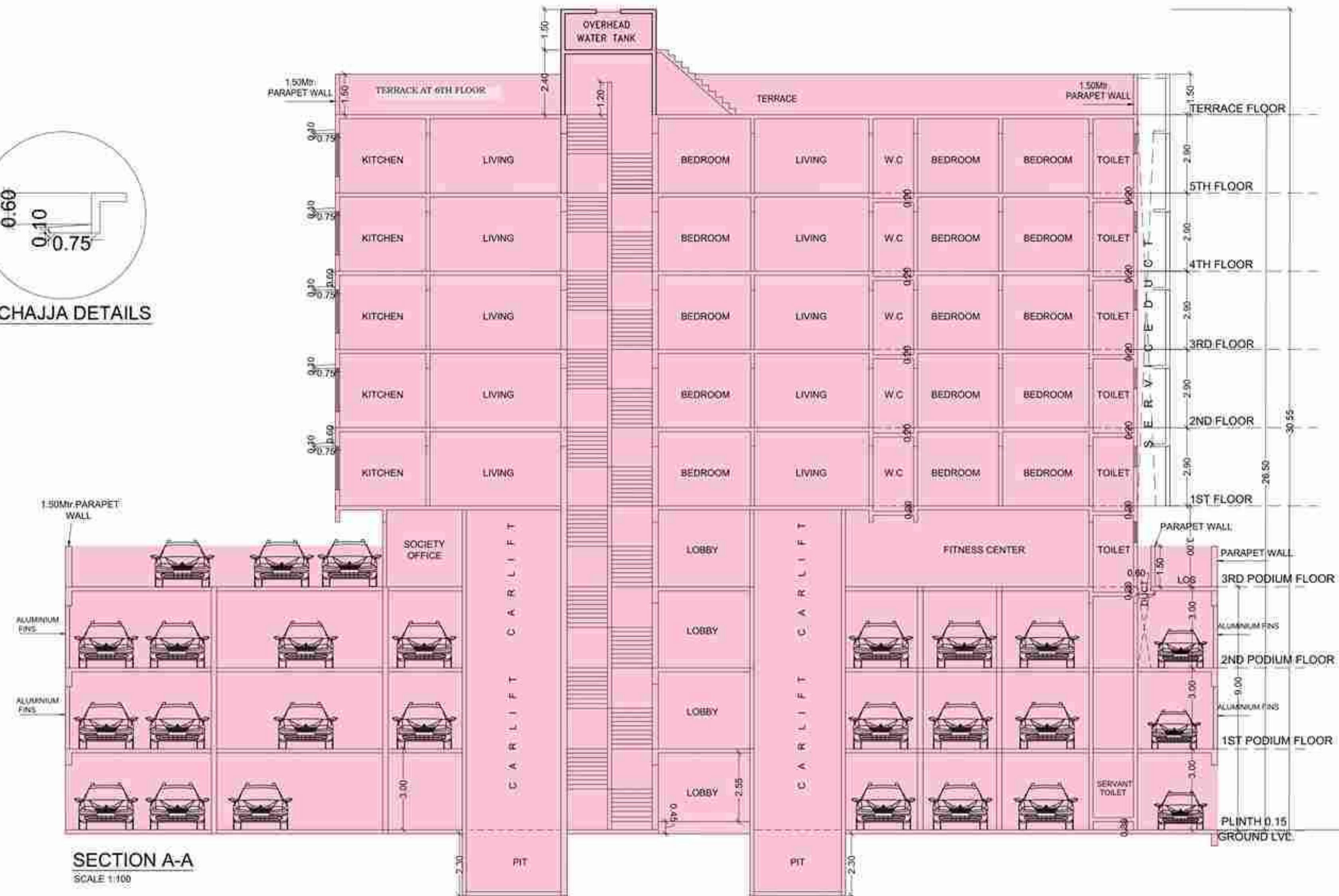
Mahish Arvind Karnik
 Date: 2022-11-01

[illegible]

B.U.A STATEMENT	
1st FLOOR	311.10
2nd FLOOR	311.10
3rd FLOOR	311.10
4th FLOOR	311.10
5th FLOOR	311.10
EXCESS AREA FOR FITNESS CENTER	59.19
TOTAL	1614.69



CHAJJA DETAILS



PROFORMA-B

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO. 286 OF VILLAGE PAHAD GOREGAON (E) IN 'P/SOUTH WARD MUMBAI'

NOTE : - THIS PLAN ARE APPROVAL SUBJECT TO THE CONDITION MENTION IN THE IOD ISSUE UNDER EVEN NO. NO. CHE / WSH / 3723 / P / S / 337 (NEW) IOD/1/NEW UNDER EVEN DATE.

Srinivas Hanumant a Nanavare	Digitally signed by Srinivas Hanumant a Nanavare Date: 2022.11.03 13:04:29 +05'30'	HARESH CHANDIR AM BHAGAT	Digitally signed by HARESH CHANDIR AM BHAGAT Date: 2022.11.04 15:32:33 +05'30'	SANTOS H HARISHC HANDRA SANKHE	Digitally signed by SANTOSH HARISHCHAND RA SANKHE Date: 2022.12.28 17:59:02 +05'30'
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S.E.B.P/P/S WARD	A.E.B.P P/WARD	E.E.B.P P/WARD
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NAME & SIGNATURE OF OWNER	Sujit Shashikant Gupte	Digitally signed by Sujit Shashikant Gupte Date: 2022.11.01 16:56:15 +05'30'
	SHANTPRABHA CHS LTD (SECRETARY)	

JOB No.	DRG. No.	DATE	DRN. BY	CHK. BY	REVISION
		1/02/2018	JAYVANT	M.A.K	

NORTH	NAME, ADDRESS & SIGNATURE OF ARCHITECT
-------	--

Manish Arvind Karnik	Digitally signed by Manish Arvind Karnik Date: 2022.11.01 16:49:18 +05'30'
MANISH KARNIK & ASSOCIATES	ARCHITECTS & INT. DESIGNER
4, SHIV PRAKASH, OPP CANARA BANK, JAIPRAKASH NAGAR, GOREGAON (EAST), MUMBAI-400063	