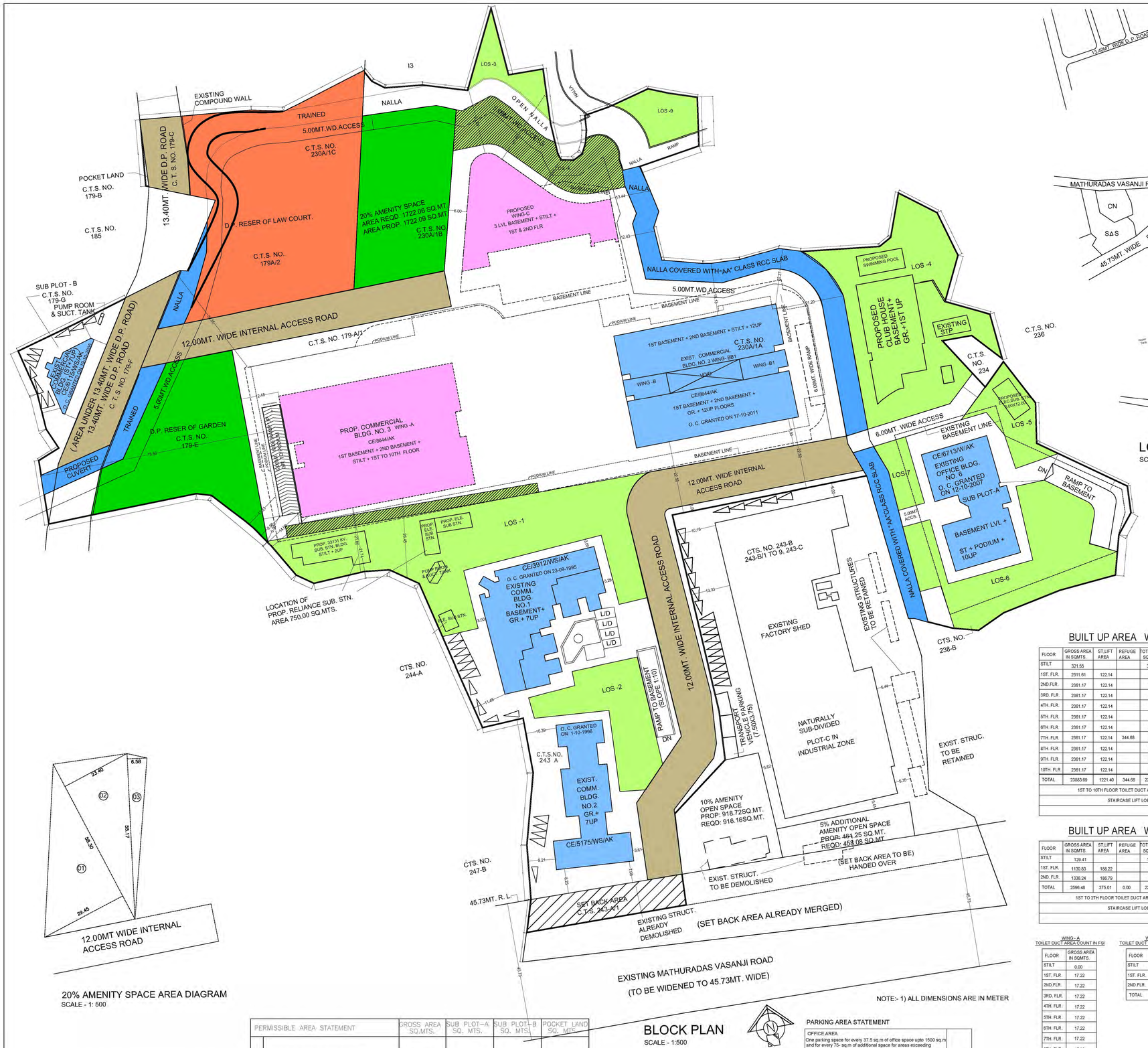

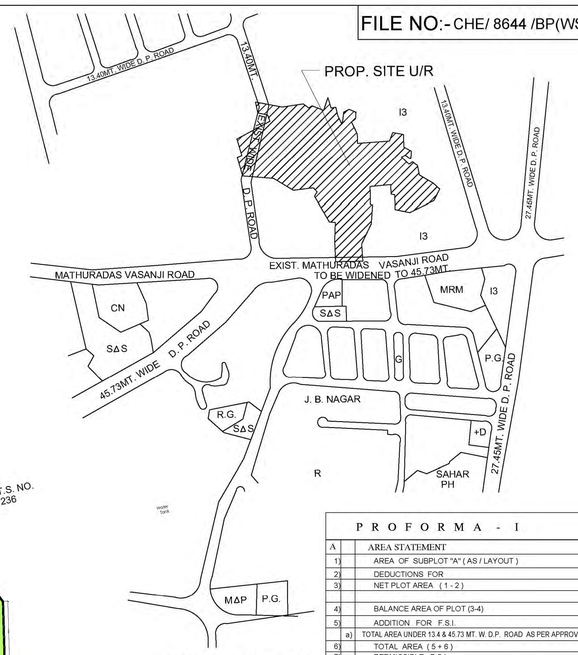

LOCATION PLAN
SCALE - 1:4000

20% AMENITY SPACE AREA DIAGRAM
SCALE - 1: 500

BLOCK PLAN
SCALE - 1:500

NOTE:- 1) ALL DIMENSIONS ARE IN METER

PROFORMA - I

A		AREA STATEMENT	SQ. MTS.
1)		AREA OF SUBPLOT "A" (AS / LAYOUT)	38650.74
2)		DEDUCTIONS FOR	NIL
3)		NET PLOT AREA (1 - 2)	38650.74
4)		BALANCE AREA OF PLOT (3-4)	38650.74
5)		ADDITION FOR F.S.I.	
	a)	TOTAL AREA UNDER 13.4 & 45.73 MT. W. D.P. ROAD AS PER APPROVED LAY-OUT	-
6)		TOTAL AREA (5 + 6)	38650.74
7)		PERMISSIBLE F.S.I.	1.00
8)		PERMISSIBLE AREA	38650.74
9)	a)	ADD: F.S.I. CLAIMED IN LIEU OF SLUM T.D.R. FILE NO CE/8644/AK 1) D.R.C. NO./ SRA/691/LAND = 9260.00 SQ. MTS. 2) D.R.C. NO./ SRA/622/CONST = 1450.00 SQ. MTS. 3) D.R.C. NO./ SRA/614/REHAB = 1460.00 SQ. MTS. 4) D.R.C. NO./ SRA/610/REHAB = 535.00 SQ. MTS. 5) D.R.C. NO./ SRA/590/CONST = 950.00 SQ. MTS. 6) D.R.C. NO./ SRA/863/CONST = 1500.00 SQ. MTS. D.R.C. NO./SRA/539/CONSTN FILE NO CE/6713/AK = 2940.00 SQ. MTS. GARDEN RESERVATION = 2128.60 SQ. MTS. COURT HSG = 3962.50 SQ. MTS. 5% AMENITY SPACE = 3444.12 SQ. MTS. (1722.06 x 2)	27660.22
10)		ADD.50% F.S.I. AS PER GOVT. NOTIFICATION 12201.10 already utilized	12201.10
11)		ADD F.S.I. AS PER 33(19)	
12)		PERMISSIBLE FLOOR AREA (8+9+10)	78512.06
13)	a)	EXISTING B.UP AREA BLDG. NO. 1 CE/5912/WS/AK O.C.C. GRANTED 23/09/1995	8867.59
	b)	EXISTING B.UP AREA BLDG. NO. 2 CE/5175/WS/AK O.C.C. GRANTED 1/10/1996	6849.48
	c)	EXISTING B.UP AREA BLDG. NO. 6 CE/6713/WS/AK O.C.C. GRANTED 12/10/2007	9687.03
	d)	B.UP AREA BLDG. NO. 3 (EXISTING WING- B & B1)	26783.05
	e)	PROP. B.UP AREA BLDG. NO. 3 (WING - A , C)	26318.66
14)		TOTAL PROPOSED BUILT UP AREA (a+b+c+d+e)	78505.81
15)		F.S.I. CONSUMED 14 / 3	2.031
B		FUNGIBLE AREA STATEMENT	
	a)	PROPOSED 35% FUNGIBLE AREA	
		TOTAL BUILT UP AREA	78505.81
C		TENEMENT STATEMENT	N.A.
	a)	LESS. NON RESI. AREA (SHOPS & ETC.)	-
	b)	AREA AVAILABLE FOR TENEMENTS	-
	c)	TENEMENTS PERMISSIBLE	-
		(DENSITY OF TENEMENTS PER HECTARE)	-
		i) MIN. TIS REQ. 200/HECT	-
		ii) MAX. TIS REQ. 450/HECT	-
	d)	TENEMENTS PROPOSED BLDG. NO. 1	-
		TENEMENTS PROPOSED BLDG. NO. 2	-
	e)	TENEMENTS EXISTING	-
	f)	TOTAL TENEMENTS ON THE PLOT	-
D		PARKING STATEMENT	
	a)	PARKING REQUIRED BY RULE	408 NOS.
	d)	PARKING PROPOSED	638 NOS.
E		TRANSPORT VEHICLE PARKING	
	a)	TRANSPORT VEHICLE PARKING REQUIRED	6 NOS.
	b)	TRANSPORT VEHICLE PARKING PROVIDED	6 NOS.

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT: 18/ 10/2014 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 38650.74 SQ.MT. (THIRTY EIGHT THOUSAND SIX HUNDRED AND FIFTY POINT SEVENTY FOUR SQ.MT.) & TALLS WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP /TOWN PLANNING SCHEME RECORDS.

Pawar Ameet Ganpatrao
SIGNATURE OF ARCHITECT

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRD

APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER NO. CHE/ 8644 /BP(WS)/ AK Dated 30.05.2023

UDAY MANOHARRAO MAHAJAN
EXECUTIVE ENGINEER
BUILDING PROPOSAL (K.)WARD

SANTOSH GOPAL MANDAVKAR
S.E.B.P.(KEN)

SHAIKH ASIF MUSA
A.E.B.P.(K/EAST)

Pawar Ameet Ganpatrao
ARCHITECT
AMEET PAWAR CA/2004/34543

SHRIPAD MUKUND KUVELKER
Digitally signed by SHRIPAD MUKUND KUVELKER
Date: 2023.05.17 20:13:59 +05'30'
OWNER/DEVELOPER

PERFORMA 'B'

CONTENTS OF SHEET
BLOCK PLAN, LOCATION PLAN AND AREA STATEMENT

DESCRIPTION OF PROPOSAL
PROPOSED COMMERCIAL BUILDING NO-3 ON SUB PLOT-A OF PROPERTY BEARING C.T.S.NO179A/1,179A/2,179-B,C,E,F,G.OF VILLAGE-MULGAON, C.T.S. NO. 230-A /1A,1B, 1C, 238-B,243-A & 243-A/1 OF VILLAGE KONDIVITA AT KONDIVITA AT M. V. ROAD, ANDHERI (EAST) MUMBAI.

NAME OF OWNER
SHRI. S.M. KUVELKAR, PARTNER OF TULSAIANI SUMER ASSOCIATES
1103/04,TULSIANI CHAMBERS, 212,NARIMAN POINT,MUMBAI-400021

NAME, ADDRESS & SIGNATURE OF ARCHITECT
aakar ARCHITECTS/ENGINEERS/CONSULTANTS
GROUND FLOOR, SATYANARAYAN PRASAD-COMMERCIAL CENTRE, DAYALDAS ROAD, VILE PARLE (E), MUMBAI- 400 057.
Ph:-022-2612 9933/ 44/ 55/ 66.
www.aakararchitect.org

NORTH	DRAWN BY	JOB NO	PATH:-
	ASHISH / ROHAN	1080	y:\ashish\western\jogeshwari bmc\ job no.1080 -tulsiani developers\ 02. bmc. drowing\01.b.m.c. proposal 4- IOD PROPOSAL 8/22

AMENITY SPACE AREA CALCULATION			AREA IN SQ.M.
REQD. AMENITY AREA 20% OF 49464.30 SQ. MT.			9892.86
LESS: RESER OF GARDEN AREA = 2128.60 RESER OF LAW COURT & = 3962.50 COURT HSG AREA AREA UNDER ROAD AND SET BACK=2079.70 (13.40MT. WIDE D. P. ROAD AREA =1516.00 SET BACK AREA 45.73 MT. W . RD.=563.70)			8170.80
NET AMENITY SPACE AREA REQD.			1722.06
PROPOSED AMENITY SPACE AREA CALCULATION			
SR.NO.	UNITS	SIZE IN METERS	AREA IN SQ.M.
01	1/2	58.30 X 29.45	858.47
02	1/2	58.30 X 23.40	682.11
03	1/2	55.17 X 6.58	181.51
TOTAL PROPOSED AMENITY OPEN SPACE AREA			1722.09

PERMISSIBLE AREA STATEMENT		GROSS AREA SQ.MTS.	SUB PLOT-A SQ. MTS.	SUB PLOT-B SQ. MTS.	POCKET LAND SQ. MTS.
1	GROSS PLOT AREA (AS PER P. R. CARD.)	49464.30			
2	DEDUCTIONS:-				
	a. 20% AMENITY OPEN SPACE AREA (FOR I3 TO C) 20% OF 49464.30 = (9892.86-8170.80) (2128.60 + 3962.50+2079.70) = 8170.80	1722.06			
3	NET GROSS AREA	47742.24			
4	DEDUCTIONS:-				
	a. 13.40MT. WIDE D. P. ROAD AREA 1516.00 b. SET BACK AREA 863.70 (45.73MT. WIDE EXIST. M. V. ROAD AREA)	2079.70			
	b. D. P. RESER OF GARDEN AREA	2128.60			
	c. D. P. RESER OF LAW COURT & COURT HSG. AREA	3962.50			
	(a to d) TOTAL DEDUCTIONS:	8170.80			
5	NET PLOT AREA(47742.24 - 8170.80)	39571.44	38638.84	920.70	11.90
6	LESS : 15% R. G. AREA	5795.83	5795.83	------	------
7	BALANCE PLOT AREA	33775.61	32843.01	920.70	11.90
8	ADD FOR F.S.I.				
	TOTAL AREA UNDER 13.40 & 45.73MT. WIDE ROAD AREA	2079.70	2079.70	-	
9	TOTAL PERMISSIBLE AREA (7 + 8) (AS PER FSI ONE)	35855.31	34922.71	920.70	11.90

SUMMARY OF TOTAL L.O.S. AREA PROPOSED

	LOS ON MOTHER EARTH	LOS ON BASEMENT TOP / PAVED	TOTAL
L.O.S.NO.1	2633.91	295.43	2929.34
L.O.S. NO.2	0.00	855.18	855.18
L.O.S. NO.3	278.56	0.00	278.56
L.O.S. NO.4	2423.81	0.00	2423.81
L.O.S. NO.5	325.57	101.21	426.78
L.O.S. NO.6	503.74	965.11	1468.85
L.O.S. NO.7	139.80	71.60	211.40
L.O.S. NO.8	0.00	803.62	803.62
L.O.S. NO.9	336.54	0.00	336.54
TOTAL–	6641.93	3092.15	9734.08

LOS AS PER DCPR 2034, REGULATION NO.27 (1)(A).
LOS REQUIRED 25% OF 38650.74 = 9662.69 SQ.MTS.
LOS PROPOSED = 9734.08 SQ.MTS
MINIMUM 50% LOS ON MOTHER EARTH (50% OF 9662.69) = 4831.35 SQ.MTS
LOS PROPOSED ON MOTHER EARTH = 6641.93 SQ.MTS

TOTAL PLINTH AREA OF CLUB HOUSE AND ELECTRICAL SUBSTATION = 1300.00 SQMT

PARKING AREA STATEMENT

OFFICE AREA One parking space for every 37.5 sq.m of office space upto 1500 sq.m and for every 75- sq.m of additional space for areas exceeding 1500 sq.m in other areas. up to 1500 26318.66 – 1500 = 24818.66 / 75	40 330.91
Total parking	370.91
10% visitor parking	37.09
Total parking required	408.00
Say	408
Total parking proposed	638

PARKING STATEMENT WING - A			
FLOOR	BIG CAR	SMALL CAR	TOTAL CAR
BASEMENT -3	00	00	00
BASEMENT -2	36	128	164
BASEMENT -1	126	35	161
GROUND FLOOR	27	96	123
PODIUM -1	42	51	93
TOTAL	231	310	541

PARKING STATEMENT WING - C			
FLOOR	BIG CAR	SMALL CAR	TOTAL CAR
BASEMENT -3	24	09	33
BASEMENT -2	20	07	27
BASEMENT -1	20	05	25
GROUND FLOOR	02	10	12
PODIUM -1	00	00	00
TOTAL	66	31	97

PARKING STATEMENT FOR TRANSPORT VEHICLE
BUILT-UP AREA OF OFFICE = 26318.66 SQ.MT.
1 PARKING FOR UP TO 2000.00 SQ. MTS PARKING REQUIRED FOR OFFICES = 26318.66 /2000.00 = 13.15 NO
PARKING REQUIRED MAX. = 6.00 Nos.
PARKING PROPOSED = 6.00 Nos.

WING - A & C TOTAL BUILT UP AREA

WING - A	23711.21
WING - C	2607.45
TOTAL	26318.66

BUILT UP AREA WING - A

FLOOR	GROSS AREA IN SQMTS.	ST.LIFT AREA	REFUGE AREA	TOTAL AREA SQMTS.	EXC.REFUGE SQMTS.	NET B.U.A. SQMTS.
STILT	321.55			321.55		321.55
1ST. FLR.	2311.61	122.14		2189.47		2189.47
2ND.FLR.	2361.17	122.14		2239.03		2239.03
3RD. FLR.	2361.17	122.14		2239.03		2239.03
4TH. FLR.	2361.17	122.14		2239.03		2239.03
5TH. FLR.	2361.17	122.14		2239.03		2239.03
6TH. FLR.	2361.17	122.14		2239.03		2239.03
7TH. FLR.	2361.17	122.14	344.88	1894.35	0.00	1894.35
8TH. FLR	2361.17	122.14		2239.03		2239.03
9TH. FLR.	2361.17	122.14		2239.03		2239.03
10TH. FLR.	2361.17	122.14		2239.03		2239.03
TOTAL	23883.69	1221.40	344.68	22317.61	0.00	22317.61
1ST TO 10TH FLOOR TOILET DUCT AREA COUNT IN FSI						172.20
STAIRCASE LIFT LOBBY COUNT IN FSI						1221.40
TOTAL						23711.21

BUILT UP AREA WING - C

FLOOR	GROSS AREA IN SQMTS.	ST.LIFT AREA	REFUGE AREA	TOTAL AREA SQMTS.	EXC.REFUGE SQMTS.	NET B.U.A. SQMTS.
STILT	129.41			129.41		129.41
1ST. FLR.	1130.83	188.22		942.61		942.61
2ND. FLR.	1336.24	186.79		1149.45		1149.45
TOTAL	2596.48	375.01	0.00	2221.47	0.00	2221.47
1ST TO 2TH FLOOR TOILET DUCT AREA COUNT IN FSI						10.97
STAIRCASE LIFT LOBBY COUNT IN FSI						375.01
TOTAL						2607.45

WING - A
TOILET DUCT AREA COUNT IN FSI

FLOOR	GROSS AREA IN SQMTS.
STILT	0.00
1ST. FLR.	17.22
2ND.FLR.	17.22
3RD. FLR.	17.22
4TH. FLR.	17.22
5TH. FLR.	17.22
6TH. FLR.	17.22
7TH. FLR.	17.22
8TH. FLR.	17.22
9TH. FLR.	17.22
10TH. FLR	17.22
TOTAL	172.20

WING - C
TOILET DUCT AREA COUNT IN FSI

FLOOR	GROSS AREA IN SQMTS.
STILT	00
1ST. FLR.	5.29
2ND.FLR.	5.68
TOTAL	10.97