

PLOT AREA CALCULATION

C.T.S. No. 66 AREA CALCULATION

A	2/3 X 2.56 X 0.55 X 1 NO	=	0.94 SQ.MT.
B	1/2 X 19.83 X 1.42 X 1 NO	=	14.08 SQ.MT.
C	1/2 X 20.51 X 3.24 X 1 NO	=	33.22 SQ.MT.
D	1/2 X 30.82 X 11.20 X 1 NO	=	172.59 SQ.MT.
E	1/2 X 29.97 X 1.43 X 1 NO	=	21.43 SQ.MT.
F	1/2 X 29.42 X 4.56 X 1 NO	=	67.08 SQ.MT.
G	1/2 X 26.24 X 3.46 X 1 NO	=	45.39 SQ.MT.
H	1/2 X 24.20 X 2.83 X 1 NO	=	34.24 SQ.MT.
I	1/2 X 23.07 X 3.08 X 1 NO	=	35.53 SQ.MT.
J	1/2 X 22.69 X 3.57 X 1 NO	=	40.50 SQ.MT.
TOTAL PLOT AREA		=	465.00 SQ.MT.

PARKING STATEMENT - RESIDENTIAL

AREA OF FLATS	NO. OF FLATS	PARKINGS REQD.
00-45 Sqmts.	NIL	1 FOR 4 FLATS
45-60 Sqmts.	1 Nos.	1 FOR 2 FLATS
60-90 Sqmts.	13 Nos.	1 FOR 1 FLATS
Above 90 Sqmts.	NIL	2 FOR 1 FLATS
TOTAL	14 Nos.	14.00 Nos.

TOTAL REQUIRED NO. OF PARKING = 14.00 Nos.
5% VISITORS PARKING = 0.70 Nos.
TOTAL NO. OF PARKING REQUIRED = 14.70 Nos.
TOTAL NO. OF PARKING = SAY... 15 NOS.

COMMERCIAL SHOP AREA = 25/40 = 0.6 Nos.
SAY = 01 Nos.
TOTAL NO. OF PARKING REQUIRED = 16 Nos.
Proposed = 19 Nos.

ROAD SET BACK AREA CALCULATION

A	0.40 X 17.12 X 1 NO	=	6.85 SQ.MT.
B	2/3 X 3.98 X 0.79 X 1 NO	=	2.10 SQ.MT.
C	1/2 X 2.98 X 0.38 X 1 NO	=	0.57 SQ.MT.
D	1/2 X 6.32 X 1.47 X 1 NO	=	4.65 SQ.MT.
E	1/2 X 8.91 X 2.84 X 1 NO	=	12.65 SQ.MT.
TOTAL ADDITION		=	26.82 SQ.MT.

DEDUCTIONS

1	2/3 X 8.91 X 1.61 X 1 NO	=	9.56 SQ.MT.
TOTAL DEDUCTION		=	9.56 SQ.MT.
TOTAL ROAD SET BACK AREA		=	17.26 SQ.MT.

F.S.I./COMPENSATORY F.S.I. SUMMARY (COMMERCIAL)

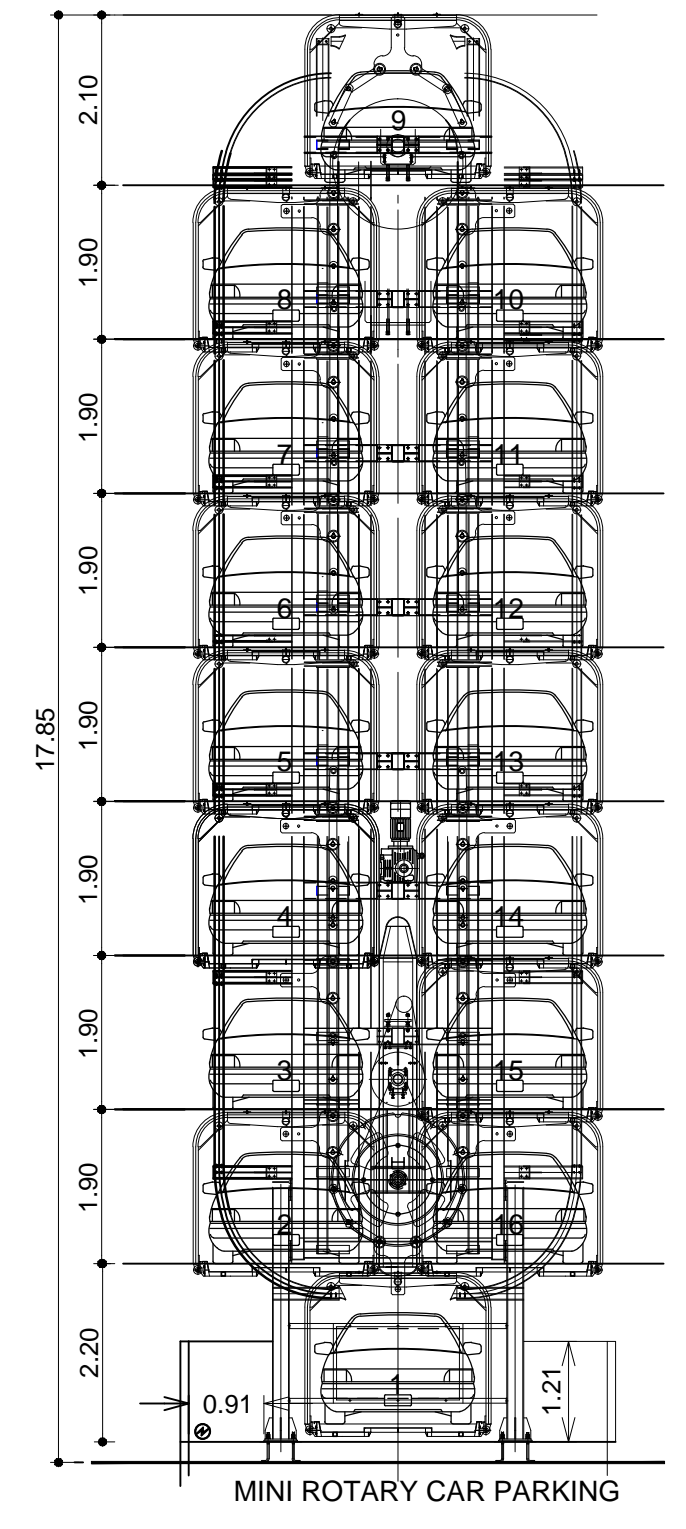
FLOORS	TOTAL BUA IN SQ.MT.	STAIRCASE AREA IN SQ.MT.
GROUND FLOOR	30.18	33.67
TOTAL COMMERCIAL AREA	30.18	33.67

COMMERCIAL FUNGIBLE COMPENSATORY FSI
PERMISSIBLE FUNGIBLE COMPENSATORY FSI=6.81SQ.MT
NET BUILT UP AREA = 30.18 - 6.81 = 23.37 SQ.MT.

F.S.I./COMPENSATORY F.S.I. SUMMARY (RESIDENTIAL)

FLOORS	TOTAL BUA IN SQ.MT.	STAIRCASE AREA IN SQ.MT.
1ST FLOOR	95.24	33.67
2ND FLOOR	95.24	33.67
3RD FLOOR	95.24	33.67
4TH FLOOR	95.24	33.67
5TH FLOOR	95.24	33.67
6TH FLOOR	95.24	33.67
7TH FLOOR	99.80	33.67
8TH FLOOR	74.38	33.67
9TH FLOOR	99.80	33.67
10TH FLOOR	99.80	33.67
11TH FLOOR	99.80	33.67
12TH FLOOR	99.80	33.67
13TH FLOOR	99.80	33.67
14TH FLOOR	49.75	33.67
TOTAL RESIDENTIAL AREA	1294.37	471.38

RESIDENTIAL FUNGIBLE COMPENSATORY FSI
PERMISSIBLE FUNGIBLE COMPENSATORY FSI=335.57SQ.MT
NET BUILT UP AREA = 1294.37 - 335.57 = 958.79 SQ.MT.



CARPET AREA GROUND FLOOR (SHOP)

SHOP	1	2	3	4	TOTAL ADDITION
1	6.00 X 1.20 X 1 NO	=	7.20 SQ.MT.		
2	5.85 X 2.00 X 1 NO	=	11.70 SQ.MT.		
3	5.25 X 1.20 X 1 NO	=	6.31 SQ.MT.		
4	0.75 X 2.85 X 1 NO	=	2.14 SQ.MT.		
TOTAL ADDITION		=	27.34 SQ.MT.		

CARPET AREA 14TH FLOOR

FALT NO	1	2	3	TOTAL ADDITION
1	5.0 X 3.80 X 1 NO	=	19.00 SQ.MT.	
2	4.95 X 4.28 X 1 NO	=	21.16 SQ.MT.	
3	5.10 X 1.12 X 1 NO	=	5.71 SQ.MT.	
TOTAL ADDITION		=	45.87 SQ.MT.	

PROFORMA A AS PER DCPR - 2034

Area Statement	Square Meter
1 Area of plot	465.00
(a) Area of Reservation in plot	-
(b) Area of Road Set back	17.26
(c) Area of D P Road	-
2 DEDUCTIONS FOR	
(A) For Reservation / Road Area	
(a) Road set - back area to be handed over (100%) (Regulation No 16)	17.26
(b) Proposed D P Road to be handed over (100%) (Regulation No 16)	-
(c) (i) Reservation area (plot) to be handed over as per DCR 35 (abeyance)	-
(ii) Reservation area to be handed over as per AR (Regulation No 17)	-
(B) For Amenity Area	
(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 35 (abeyance)	-
(C) Deductions for Existing Built up area 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) +2(B) +2(C) as and when applicable.]	17.26
4 Balance area of plot (1 minus 3)	447.74
5 Plot area under Development after areas to be handed over to MCGM / Appropriate Authority as per Sr. No. 4 above.	447.74
6 Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)	1.00
7 Permissible Built up Area as per Zonal(basic) FSI (5 * 6) (In case of Mill land Permissible Built up Area BUA kept in abeyance)	447.74
8 Built up area equal to area of land handed over as per Regulation 30(A)	-
9 Built up Area in lieu of Cost of construction of built up amenity to be handed over (within the limit of permissible BUA on remaining plot)	-
10 Built up area due to "Additional FSI on Payment of Premium" as per Table No 12 of Regulation No 30(A) and 32 on remaining / balance plot	223.87
11 Add. road set-back area double " as per DCR without premium	34.52
12 Built up area due to admissible "TDR" as per Table No 12 of Regulation No 30(A) and 32 on remaining / balance plot	-
a) Proposed TDR (140.00 slum TDR) + (140.82 road) = 280.82 (restricted to= 278.81)	278.81
13 Permissible Built up Area (as the case may be with /without BUA as per 2(c))	985.02
14 Proposed Built Up Area (as the case may be with /without BUA as per 2(c))	982.16
15 TDR generated if any as per regulation 30 (A) and 32	-
16 Fungible Compensatory Area as per Regulation No 31(3)	
a) i) Permissible Fungible Compensatory area for Rehab component without charging premium	-
ii) Fungible Compensatory area availed for Rehab component without charging premium	-
b) i) Permissible Fungible Compensatory area by charging premium.	344.75
ii) Fungible Compensatory area to be availed on payment of premium	342.38
17 Total Built up Area proposed including Fungible Compensatory Area [14 +15(a)(i) +15(b)(ii)]	1324.54
18 FSI consumed on Net Plot [14/ 4]	2.19
(II) Other Requirements	
(A) Reservation/Designation	
a) Name of Reservation	-
b) Area of Reservation affecting the plot	-
c) Area of Reservation land to be handed/handed over as per Regulation No.17	-
d) Built up area of Amenity to be handed over as per Regulation No.17	-
e) Area/Built up Area of Designation	-
(B) Plot area/Built up Amenity to be Handed Over as per Regulation No	-
(i) 14(A)	-
(ii) 14(B)	-
(iii) 15	-
(C) Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27	-
(D) Tenement Statement	
(i) Proposed built up area (13 above)	1324.54
(ii) Less deduction of Non-residential area (Shop etc.)	30.18
(iii) Area available for tenements [(i) minus (ii)]	-
(iv) Tenements permissible (Density of tenements/hectare)	-
(v) Total number of Tenements proposed on the plot	14 NOS
(E) Parking Statement	
(i) Parking required by Regulations for -	16.00 No.
Car	-
Scooter/Motor cycle	-
Outsiders (visitors)	-
(ii) Covered garage permissible	-
(iii) Covered garages proposed	-
Car	-
Scooter/Motor cycle	-
Outsiders (visitors)	-
(iv) Total parking provided	18 NOS
(F) Parking Statement	
(i) Spaces for transport vehicles parking required by Regulations	-
(ii) Total No. of transport vehicles parking spaces provided	-

NOTE -The Proforma is for an illustrative guideline only. The proforma may be modified to suit the provisions of DCR under which the development is proposed

PLOT BOUNDARY SHOWN IN BLACK
PROPOSED WORK SHOWN IN RED
EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN YELLOW
EXTERNAL WALLS ARE 0.150 M THK.
INTERNAL WALLS ARE 0.150 M THK.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 18.09.2016 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLANS ARE MEASURED ON SITE AND THE AREA SO WORKED OUT IS TALLYING WITH AREA STATED IN THE DOCUMENTS OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

Neena Shrikant Thorat
SIGN. OF ARCHITECT

CONTENTS OF SHEET

GROUND FLOOR PLAN, LOCATION PLAN, AREA DIAGRAM OF PLOT, PLOT AREA STATEMENT, PARKING STATEMENT, PARKING TOWER SECTION

DATE AND STAMP OF RECEIPT OF PLANS.

FILE NO. : CHE/ES/1719/S/337(NEW)

DATE AND STAMP OF APPROVAL OF PLANS

The cancel approval to the previous plan sanctioned under no.CHE/ES/1719/S/337 (NEW), Dtd.15/01/2019

Approval Subject to the conditions mentioned in this office no.CHE/ES/1719/S/337 (NEW)

VIJAY SOPAN PAWAR

JAYESH CHHAGAN DUSANE

LOTAN SUKADE O AHIRE

S.E.B.P. / SW A.E.B.P.S & T E.E.(B.P.)E.S.-II

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO.66, 66/1 OF VILLAGE TIRANDAZ, TALUKA-KURLA MUMBAI 75.

NAME OF OWNER

MR.SHANJAY SHARMA & MR.B.H.SHARMA

SIGNATURE OF OWNER

Sanjay Ratan Sharma

Neena Shrikant Thorat

DATE DWG NO. SCALE DRN BY CHKD BY

ARCHITECT:



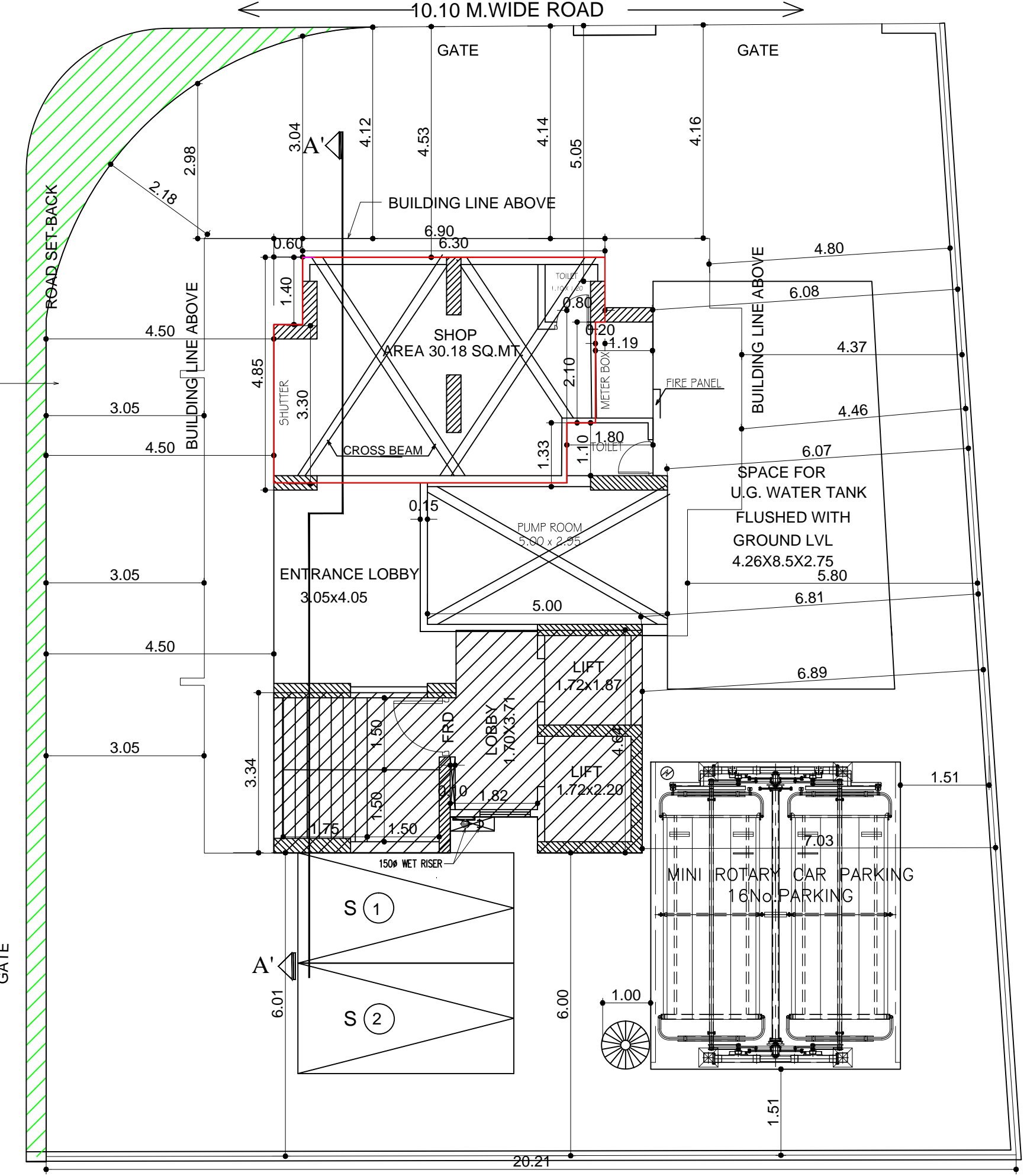
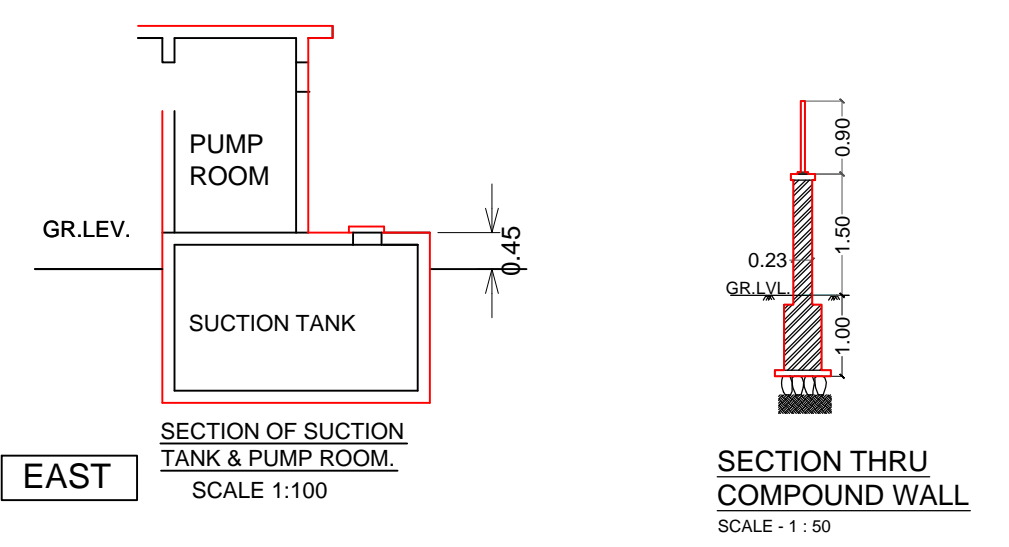
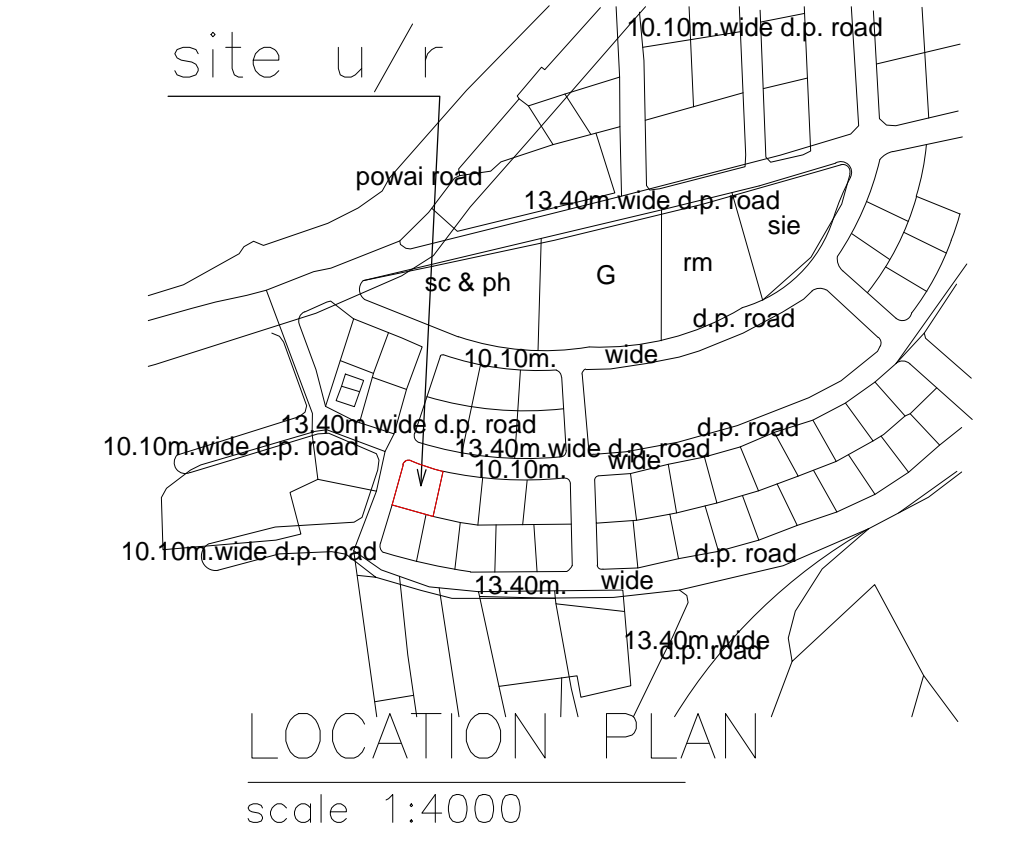
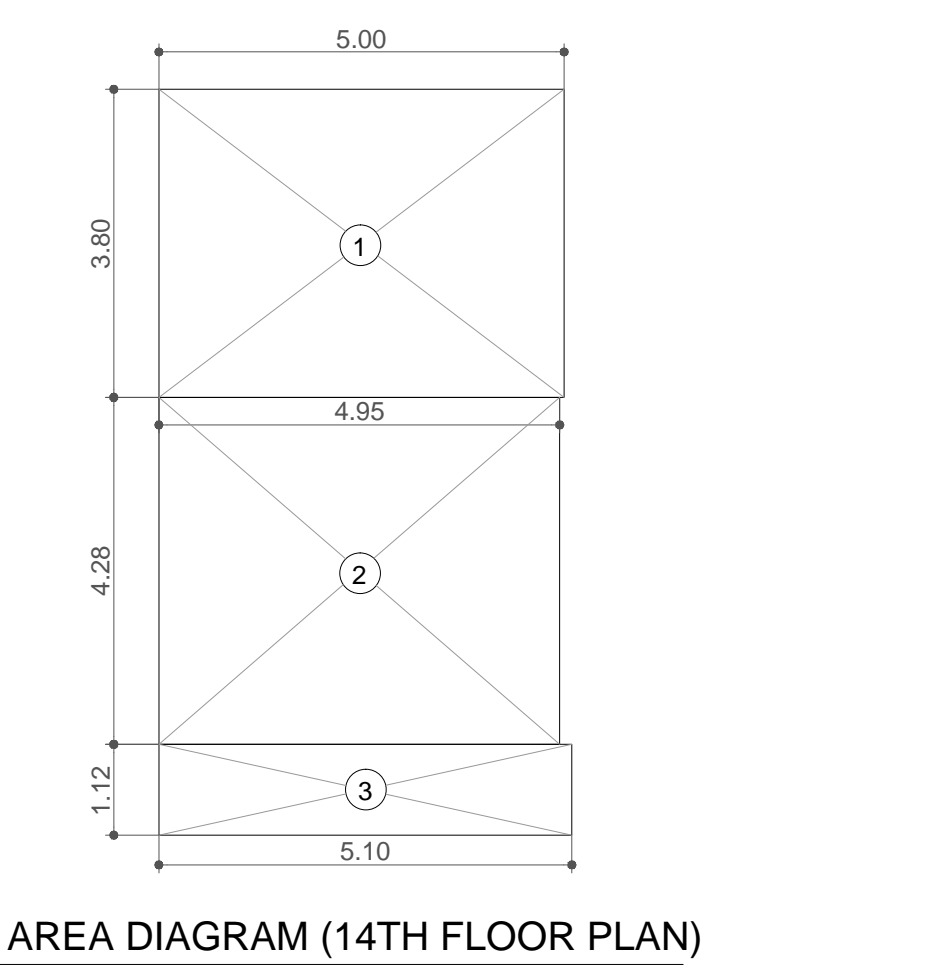
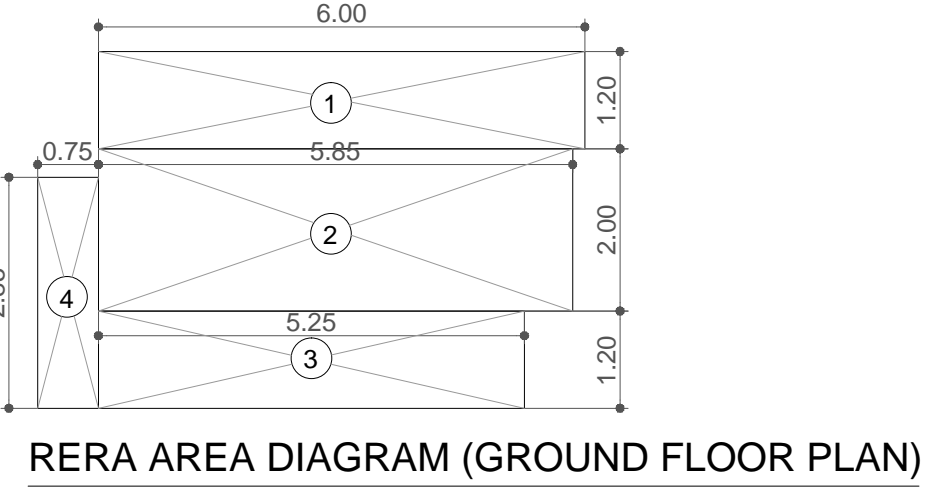
VSA SPACE DESIGN (P) LTD.
ARCHITECTS, INTERIOR DESIGNERS & PLANNERS
416, SHRAMEEVAAN, B-5, OPP. WADALA RTO, WADALA (E) MUMBAI-37
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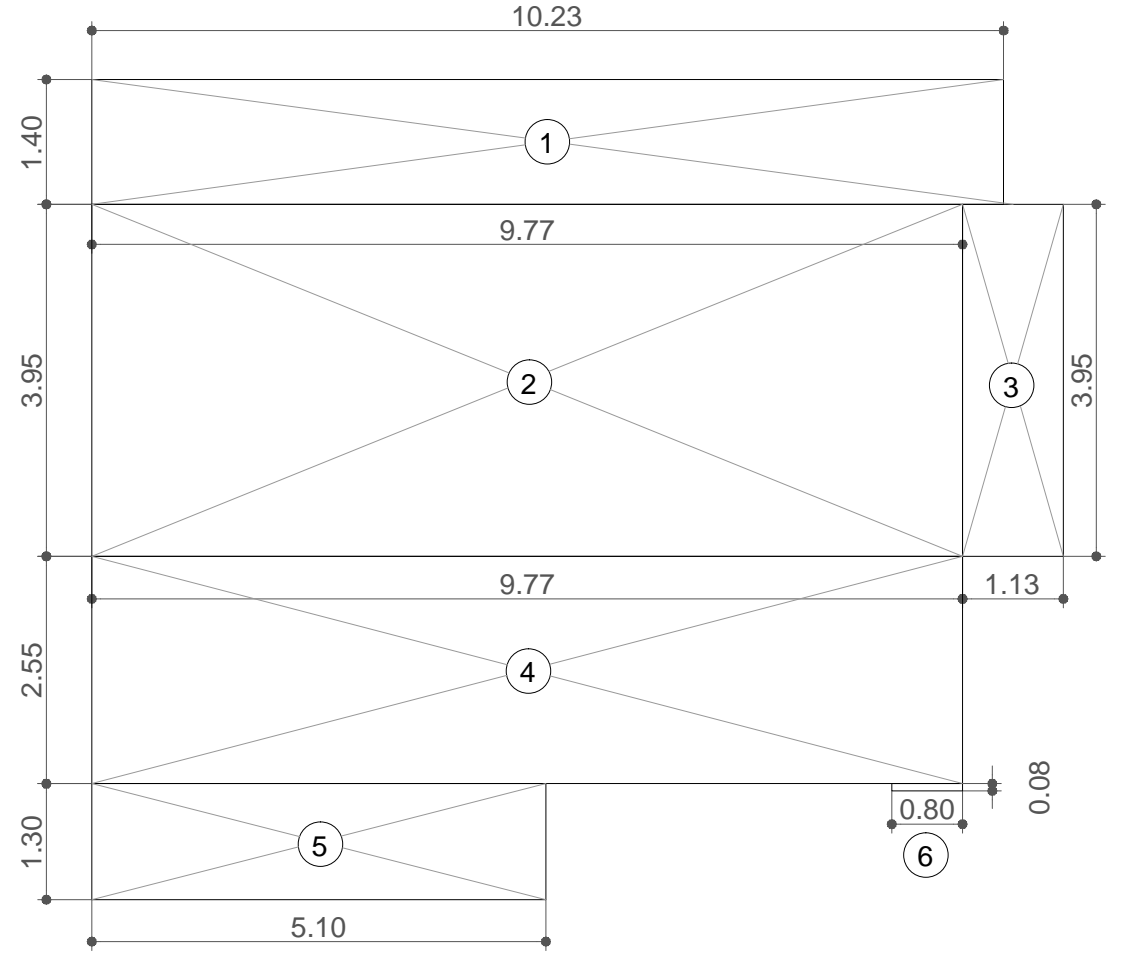
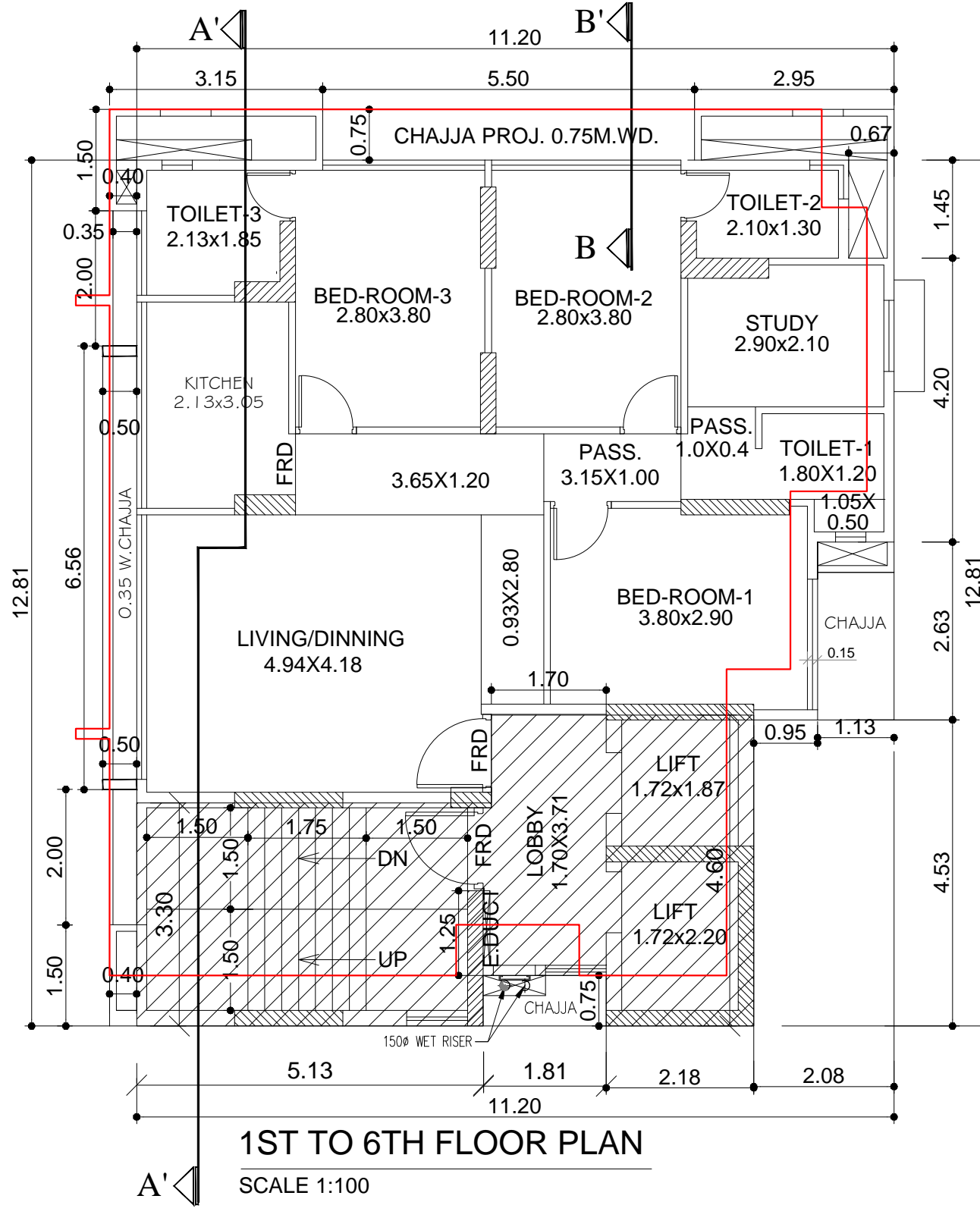
0.50 ADDITIONAL GOVT. FSI

SR.NO.	AREA IN SQ.MT.	READY RECKONER RATE	AMOUNT PAID	RECEIPT NO.	DATE OF AMOUNT PAID
1	211.42	Rs.70,500/-	TOTAL Rs.89,43,100/- 25% PAYABLE TO MCGM Rs.22,35,775/- 25% PAYABLE TO GOVT. Rs.23,70,375/- 25% PAYABLE TO DRP Rs.23,70,375/- 25% PAYABLE TO MSRDC Rs.23,70,375/-	1003472909 MH009944198201819M 1003475180 1003475173	27/12/2018 28/12/2018 29/12/2018 29/12/2018
2	12.45	Rs.70,500/-	TOTAL Rs.3,07,300/- 25% PAYABLE TO MCGM Rs.76,900/- 25% PAYABLE TO GOVT. Rs.76,900/- 25% PAYABLE TO DRP Rs.76,900/- 25% PAYABLE TO MSRDC Rs.76,900/-	1003769334 MH009719089201920M 1003769354 1003769354	06/01/2020 24/12/2019 06/01/2020 06/01/2020

FUNGIBLE COMPENSATORY FSI

SR.NO.	AREA IN SQ.MT.	READY RECKONER RATE	AMOUNT PAID	RECEIPT NO.	DATE OF AMOUNT PAID
1	199.90	Rs.70,500/-	TOTAL Rs.3,07,300/- 2/3 PAYABLE TO MCGM Rs.56,39,800/- 1/3 PAYABLE TO GOVT. Rs.29,89,600/-	1003472862 MH009943517201819M	27/12/2018 28/12/2018
2	142.48	Rs.70,500/-	TOTAL Rs.35,39,699.25/- 50 % PAYABLE TO MCGM Rs.17,69,900/- 30% PAYABLE TO GOVT. Rs.10,62,000/- 20% PAYABLE TO MSRDC Rs.7,08,000/-	1003769334 MH009718611201920M 1003769354	06/01/2020 26/12/2019 06/01/2020

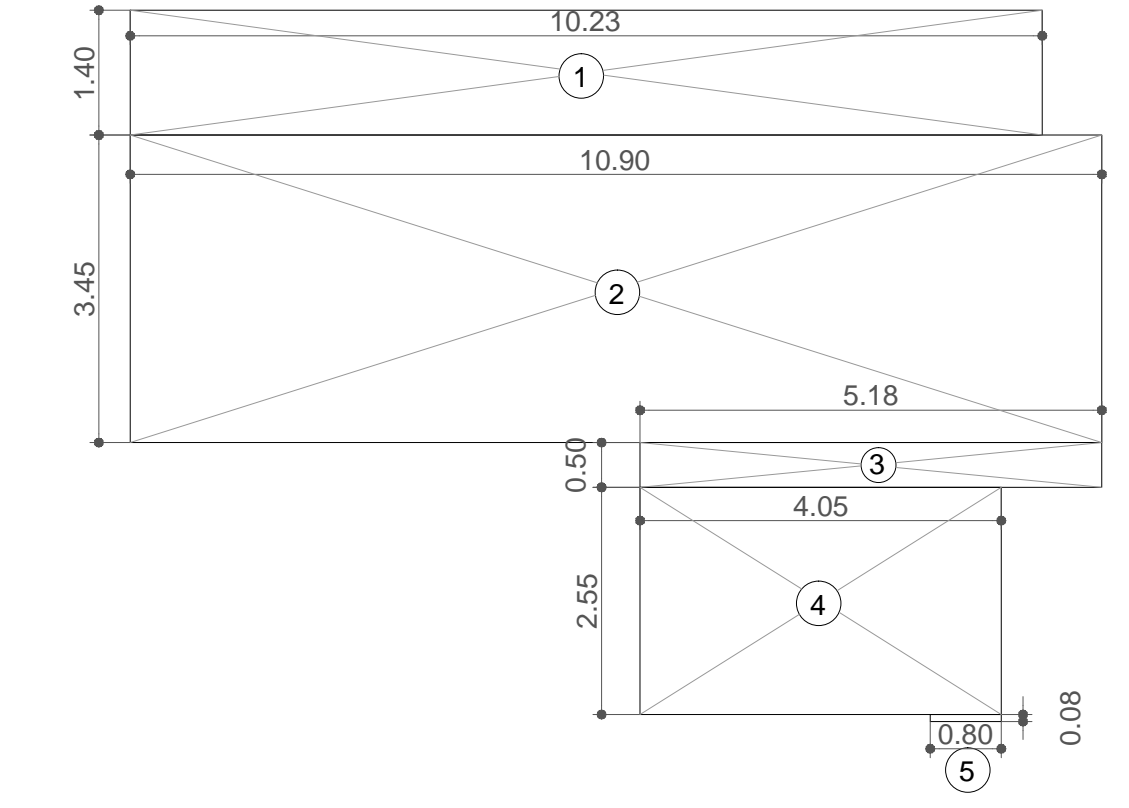
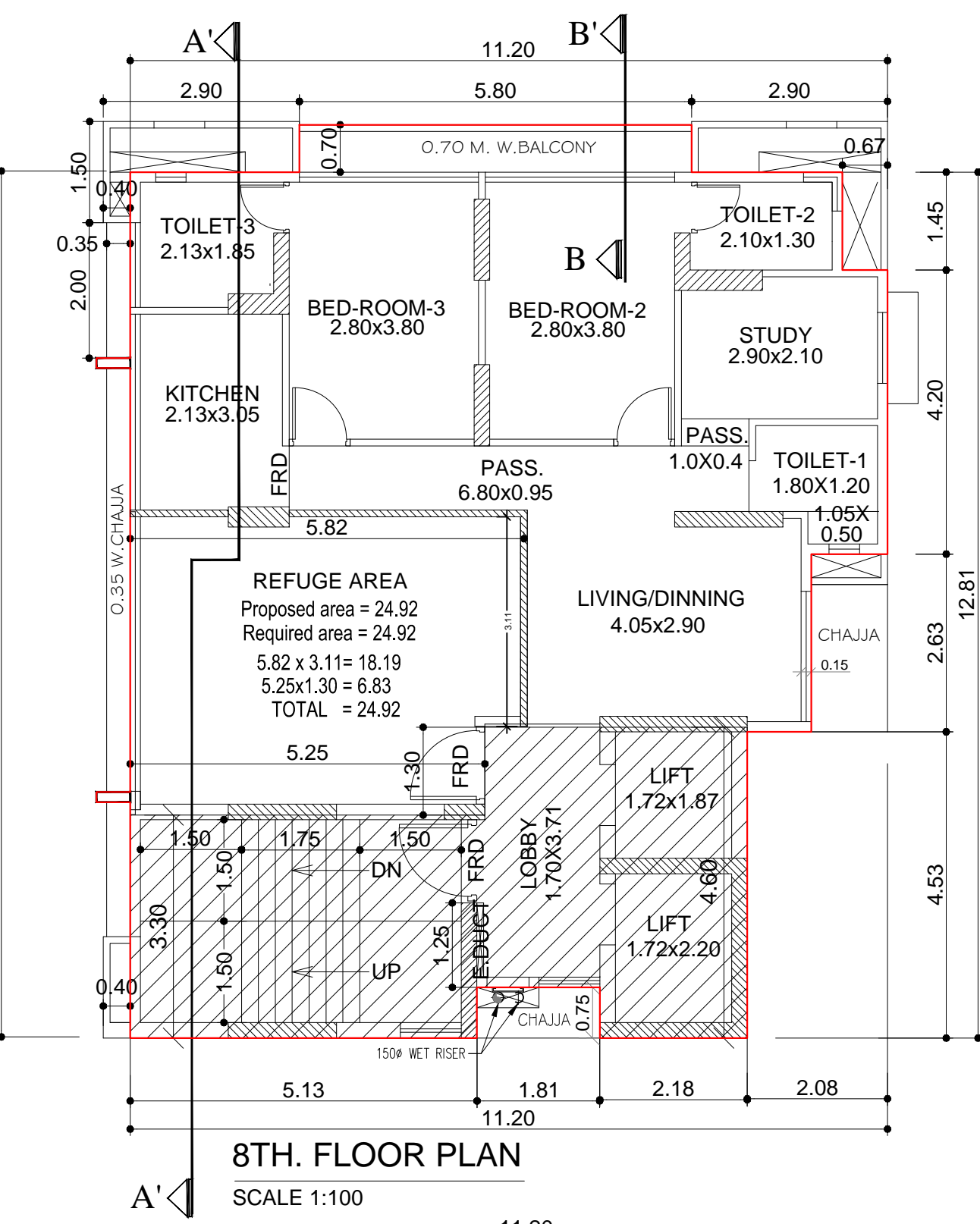




RERA AREA DIAGRAM (1ST TO 6TH FLOOR PLAN)
7TH & 9TH TO 13TH FLOOR PLAN

CARPET AREA
1ST TO 6TH, 7TH, 9TH TO 13TH FLOOR

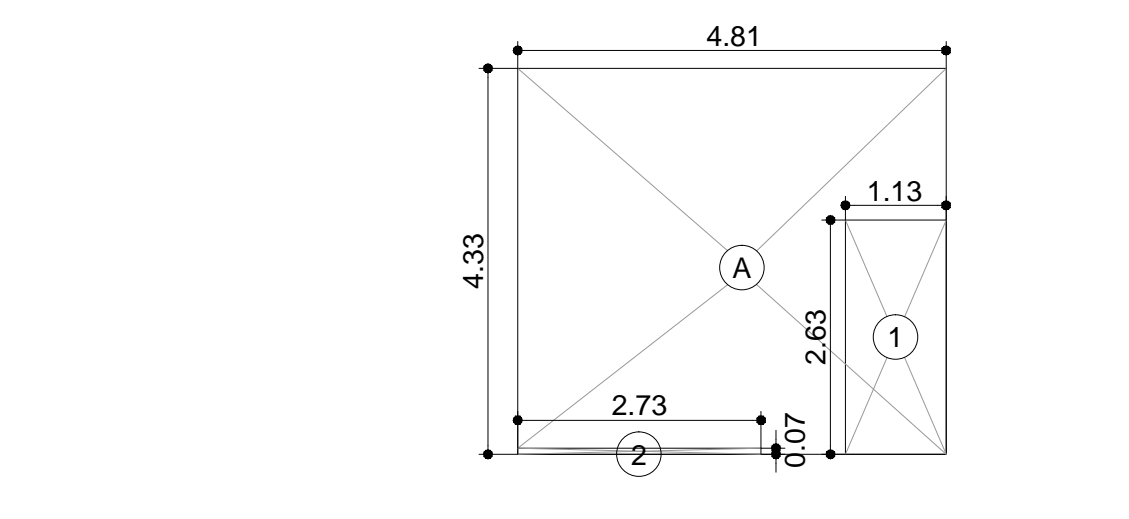
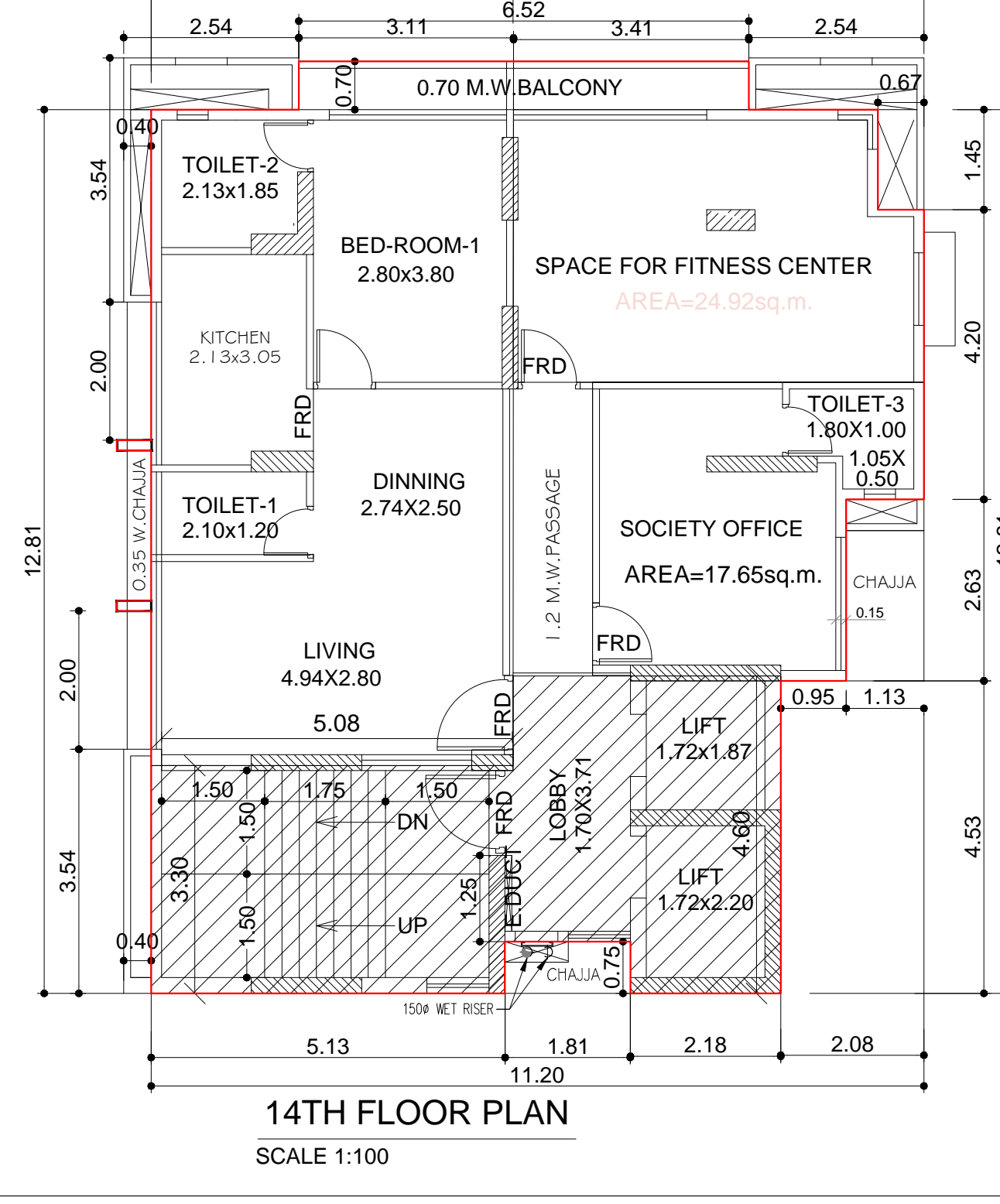
FALT NO 1	1	2	3	4	5	6	TOTAL ADDITION
	10.23 X 1.40 X 1 NO	9.77 X 3.95 X 1 NO	3.95 X 1.13 X 1 NO	9.77 X 2.55 X 1 NO	5.10 X 1.30 X 1 NO	0.80 X 0.08 X 1 NO	88.96 SQ.MT.
	=	=	=	=	=	=	
	14.32 SQ.MT.	38.59 SQ.MT.	4.46 SQ.MT.	24.91 SQ.MT.	6.62 SQ.MT.	0.064 SQ.MT.	



RERA AREA DIAGRAM (8TH FLOOR PLAN)

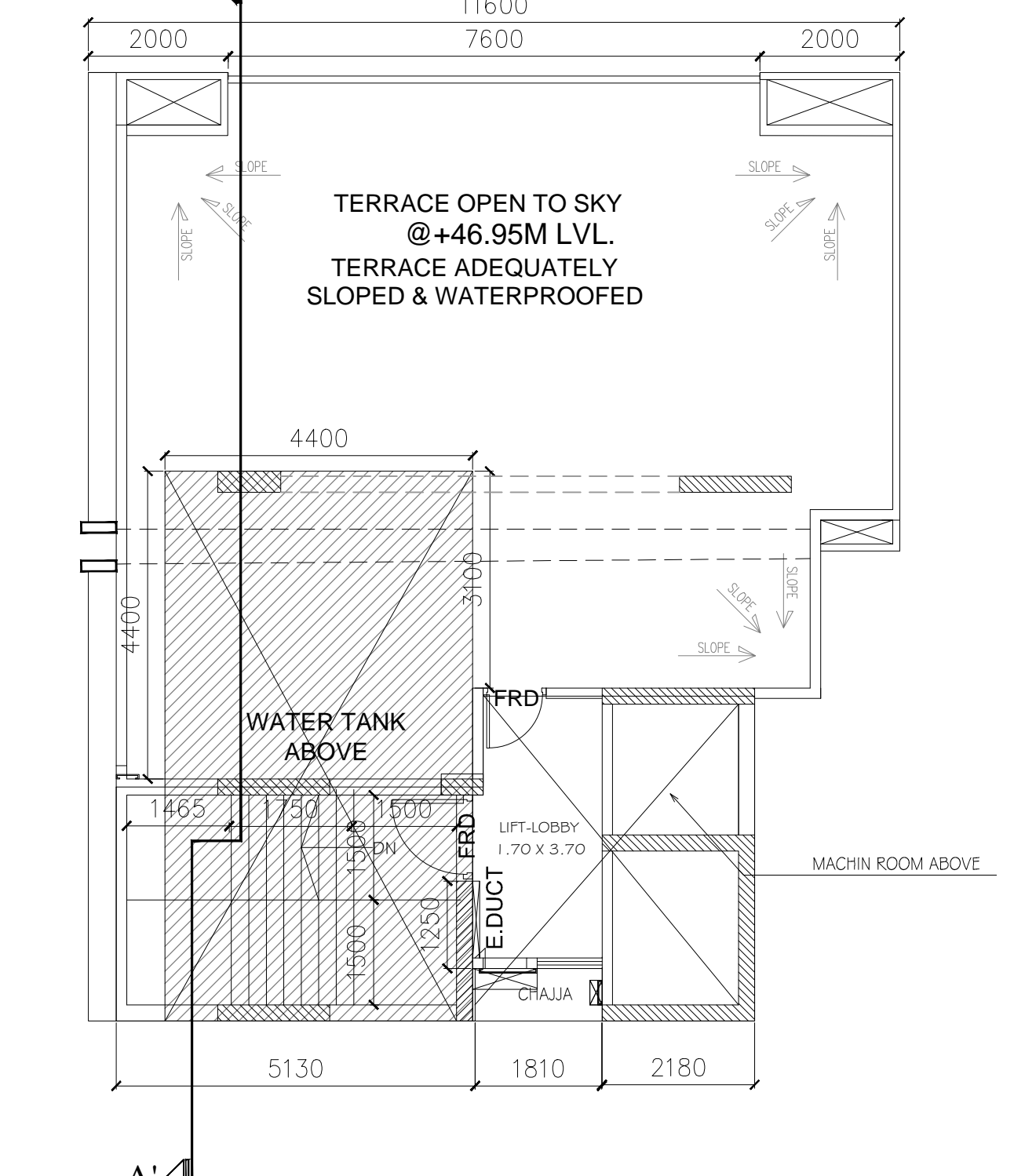
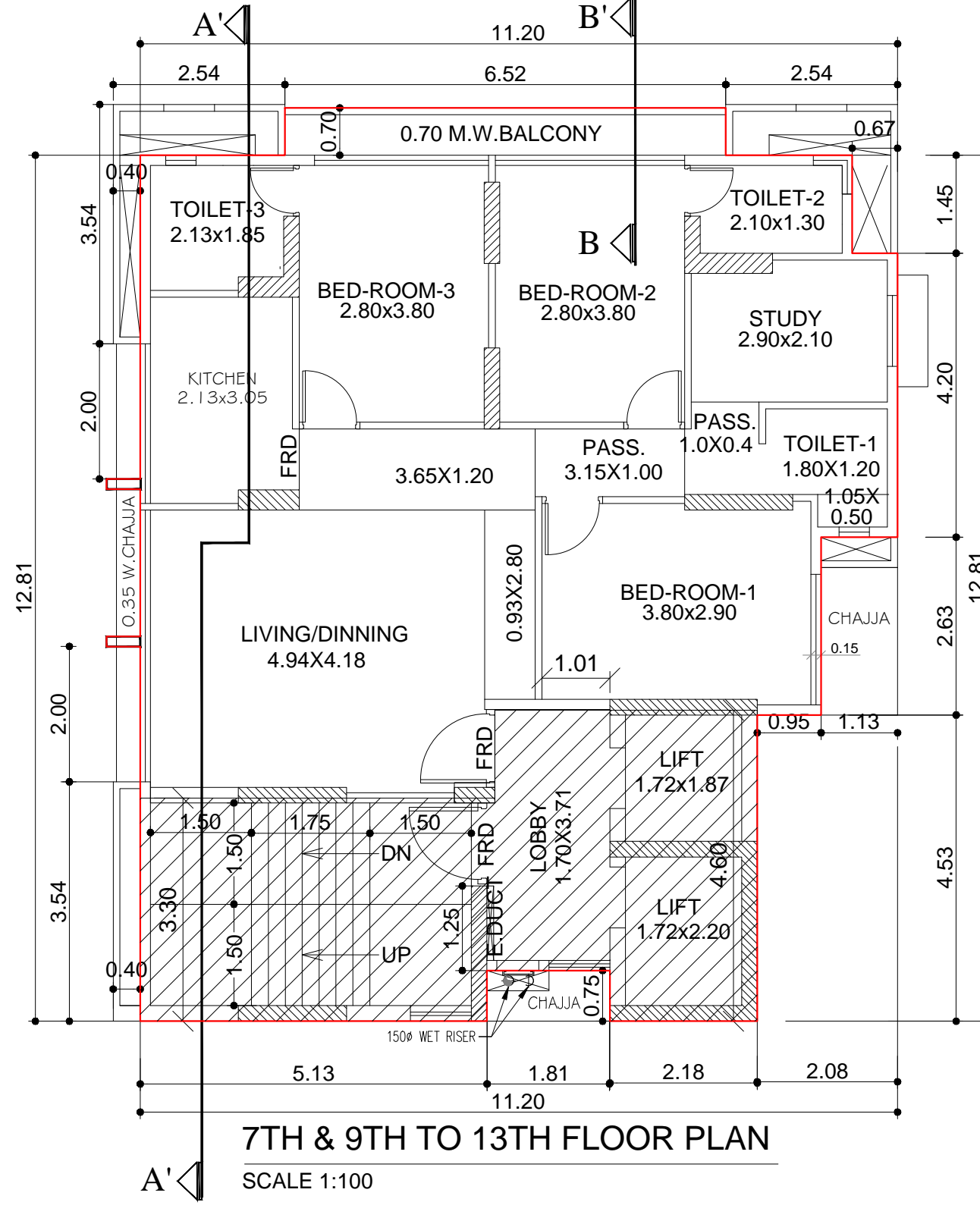
CARPET AREA
8TH FLOOR

FALT NO 1	1	2	3	4	5	TOTAL ADDITION
	10.23 X 1.40 X 1 NO	10.90 X 3.45 X 1 NO	5.18 X 0.50 X 1 NO	4.05 X 2.55 X 1 NO	0.80 X 0.08 X 1 NO	64.91 SQ.MT.
	=	=	=	=	=	
	14.32 SQ.MT.	37.61 SQ.MT.	2.59 SQ.MT.	10.33 SQ.MT.	0.064 SQ.MT.	

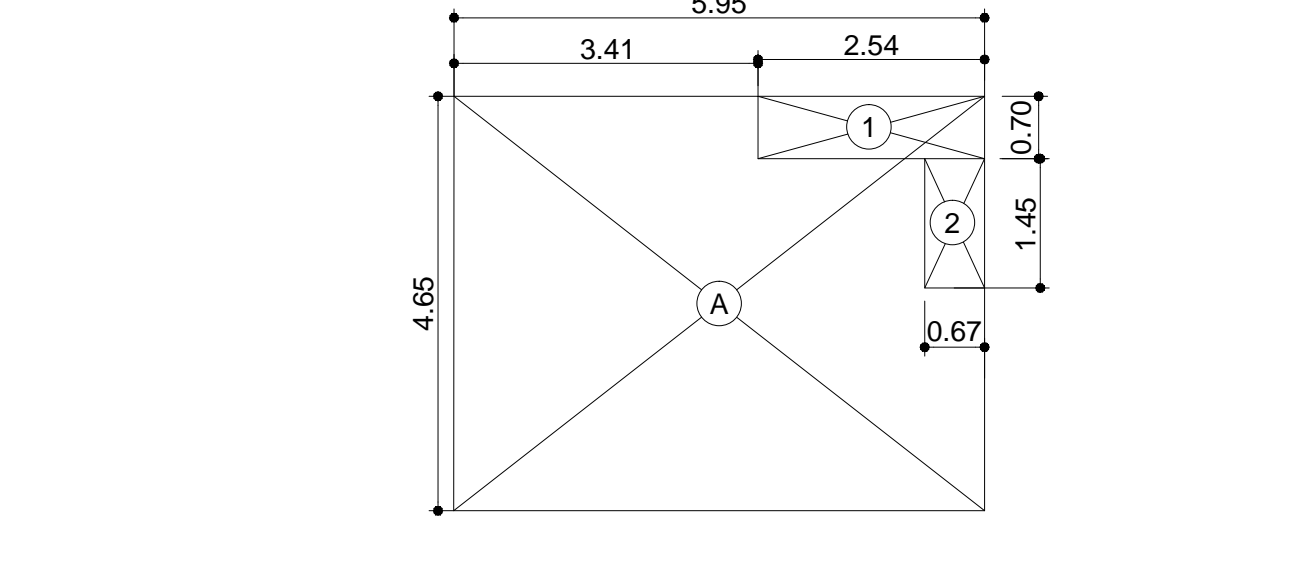


SOCIETY OFFICE AREA CALCULATION
scale - 1:100

Society Office Area Calculation			
A	4.81 X 4.33	=	20.81 sq.mt. X
DEDUCTIONS			
1	1.13 X 2.63	=	2.97 sq.mt.
2	2.73 X 0.07	=	0.19 sq.mt.
TOTAL DEDUCTIONS			
			3.16 sq.mt. Y
Proposed Society Office Area at 14th = 17.65 sq.mt.			



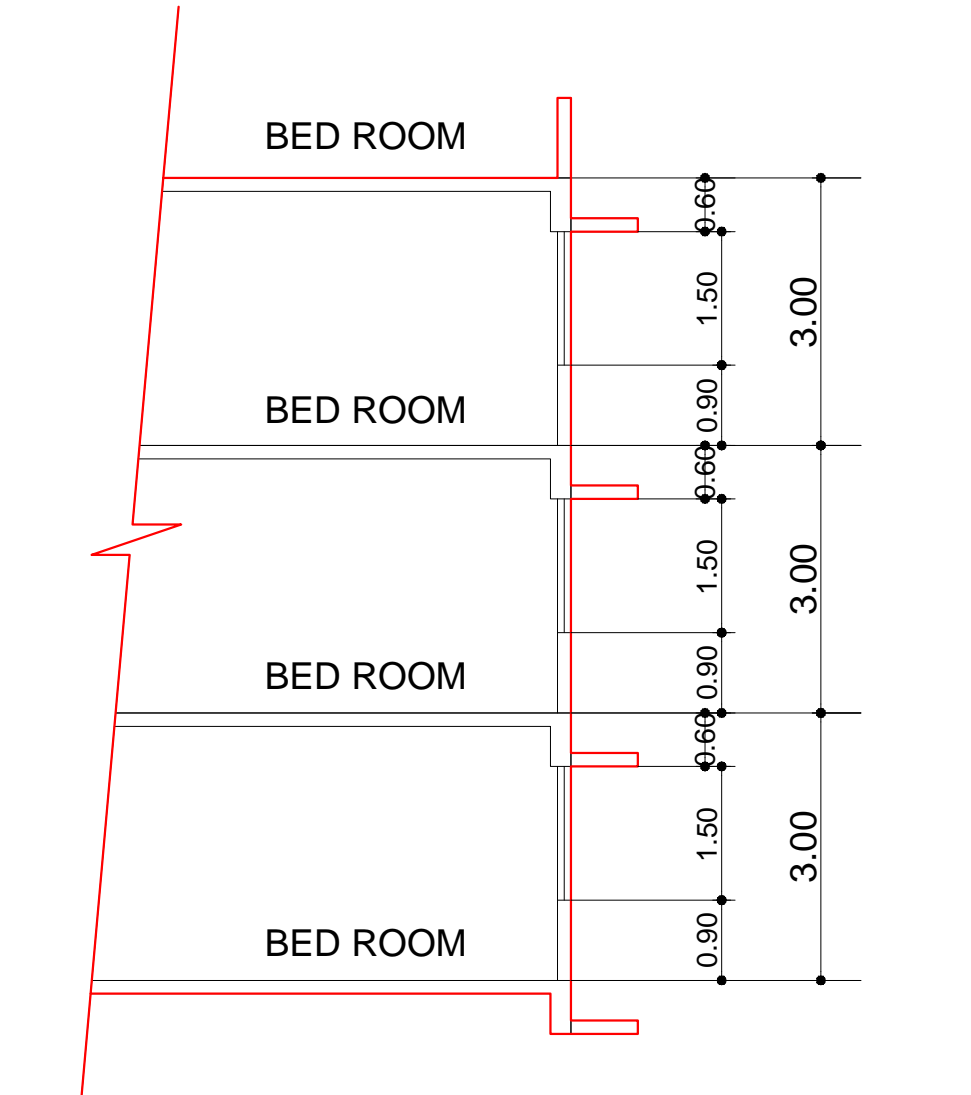
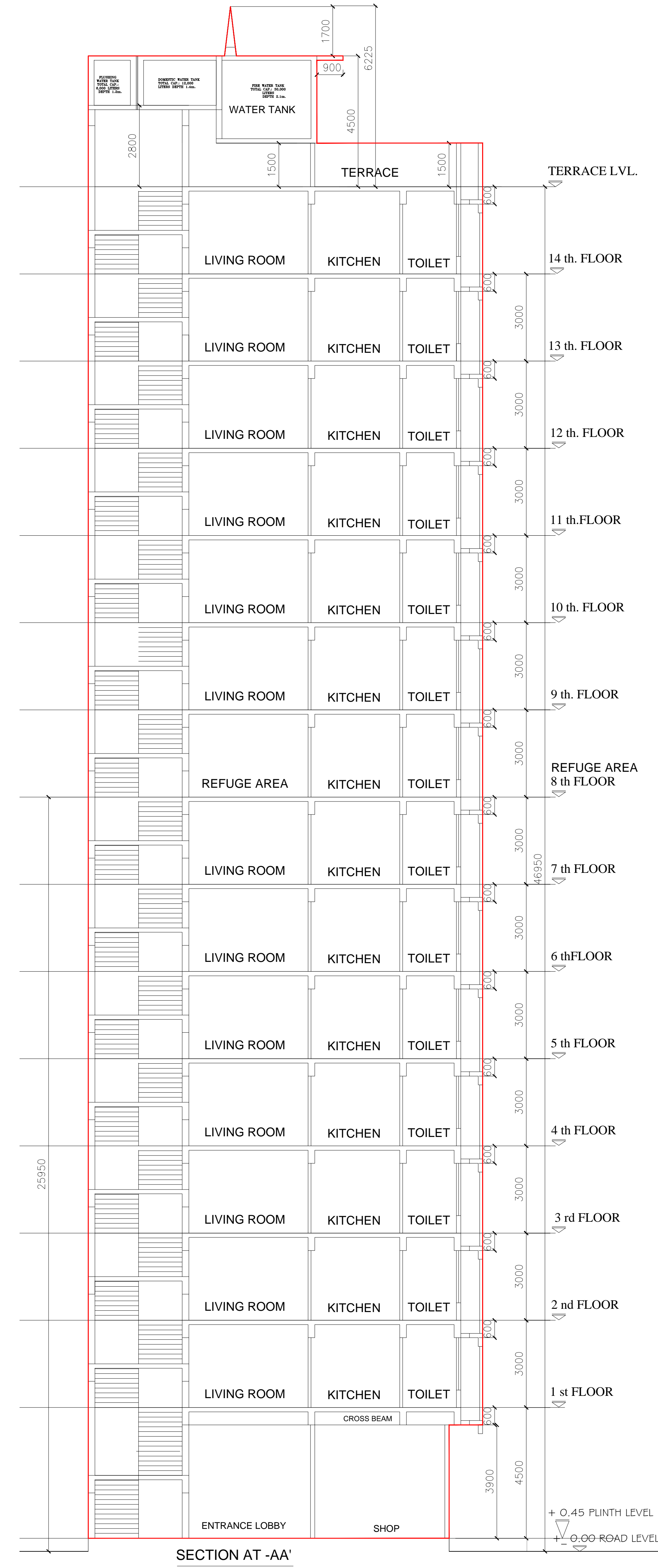
TERRACE FLOOR PLAN
SCALE 1:100



Fitness center area calculation
scale - 1:100

Fitness center area calculation			
A	5.95 X 4.65	=	27.66 sq.mt. X
DEDUCTIONS			
1	2.54 X 0.70	=	1.77 sq.mt.
2	0.67 X 1.45	=	0.97 sq.mt.
TOTAL DEDUCTIONS			
			2.74 sq.mt. Y
proposed fitness center area at 14th = 24.92 sq.mt. (X-Y)			

Permissible fitness floor area
Total built-up area = 1324.77 sq.m.
2 % of 1324.77 = 26.50
Proposed fitness floor area = 24.92 sq.m.



PART SECTION SECTION AT -BB'
SCALE 1:100

GENERAL NOTES

CONTENTS OF SHEET
FLOOR PLANS, CARPET AREA CALCULATIONS & SECTION - AA'

DATE AND STAMP OF RECEIPT OF PLANS.

FILE NO. : CHE/ES/1719/S/337(NEW)

DATE AND STAMP OF APPROVAL OF PLANS
The cancel approval to the previous plan sanctioned under no.CHE/ES/1719/S/337 (NEW), Dtd.15/01/2019

Approval Subject to the conditions mentioned in this office no.CHE/ES/1719/S/337 (NEW)

VIJAY SOPAN PAWAR	JAYESH CHHAGAN DUSANE	LOTAN SUKADE O AHIRE
S.E.B.P. SW	A.E.B.P.S & T	E.E.(B.P.)E.S-II

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO.66,66/1 OF VILLAGE TIRANDAZ, TALUKA-KURLA MUMBAI 75.

NAME OF OWNER
MR.SHANJAY SHARMA & MR.B.H.SHARMA

SIGNATURE OF OWNER
Sanjay Ratan Sharma

SIGNATURE OF ARCHITECT
Neena Shrikant Thorat

ARCHITECT:
VSA SPACE DESIGN (P) LTD.
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