

R. G. AREA CALCULATION

R. G. AREA REQUIRED (810.00 + 20%)	=	1032.00 SQ.MT.
R. G. AREA PROPOSED (R1+R2)	=	1062.027 SQ.MT.

R.G.-1

1	1/2 x 15.508 x 7.841 x 1NO	=	60.739 SQ.MT.
2	1/2 x 15.508 x 4.375 x 1NO	=	33.804 SQ.MT.
3	1/2 x 11.296 x 7.068 x 1NO	=	39.817 SQ.MT.
4	2/3 x 7.738 x 1.300 x 1NO	=	6.705 SQ.MT.
5	1/2 x 11.973 x 7.081 x 1NO	=	7.912 SQ.MT.
6	1/2 x 11.973 x 5.458 x 1NO	=	48.503 SQ.MT.
TOTAL ADDITION	=	202.860 SQ.MT.	

LESS DEDUCTION

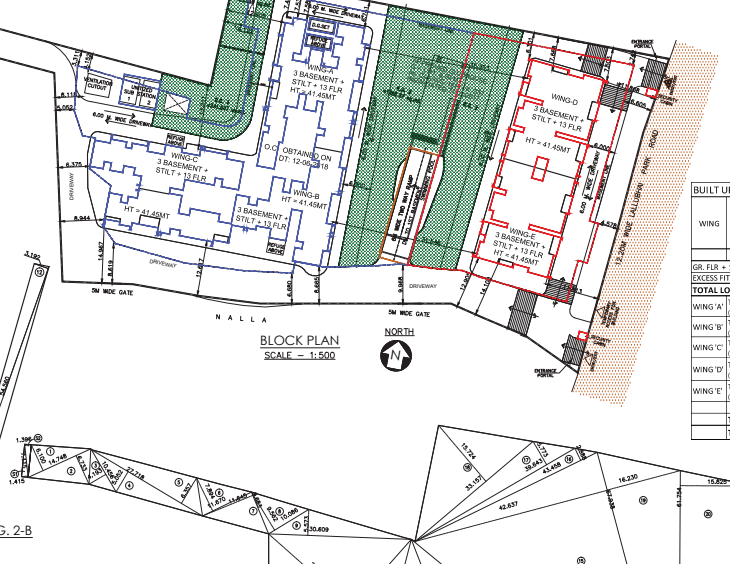
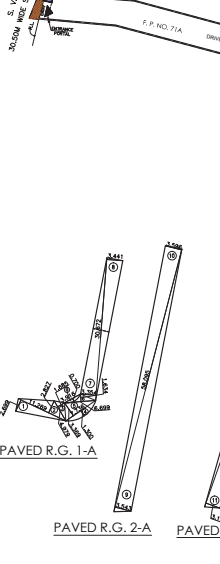
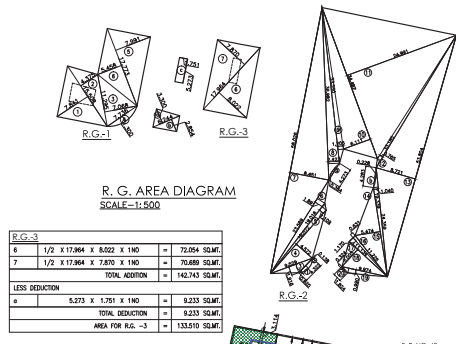
1	1/2 x 6.244 x 3.330 x 1NO	=	10.303 SQ.MT.
2	1/2 x 6.244 x 2.854 x 1NO	=	8.910 SQ.MT.
TOTAL DEDUCTION	=	19.213 SQ.MT.	
AREA FOR R.G.-1	=	241.647 SQ.MT.	

R.G.-3

6	1/2 x 11.984 x 8.022 x 1NO	=	72.954 SQ.MT.
7	1/2 x 11.984 x 7.870 x 1NO	=	70.689 SQ.MT.
TOTAL ADDITION	=	142.743 SQ.MT.	

LESS DEDUCTION

1	6.273 x 1.751 x 1NO	=	9.233 SQ.MT.
TOTAL DEDUCTION	=	9.233 SQ.MT.	
AREA FOR R.G.-3	=	133.510 SQ.MT.	



PLOT AREA CALCULATION

19	1/2 x 7.115 x 1.902	=	6.789 SQ.MT.
19	1/2 x 7.115 x 6.009	=	21.284 SQ.MT.
20	1/2 x 13.970 x 5.504	=	38.445 SQ.MT.
20	1/2 x 13.970 x 4.612	=	48.185 SQ.MT.
21	1/2 x 10.450 x 4.163	=	21.918 SQ.MT.
4	1/2 x 2.7718 x 2.582	=	7.0716 SQ.MT.
7	1/2 x 2.7718 x 4.357	=	18.9707 SQ.MT.
7	1/2 x 11.870 x 7.884	=	46.961 SQ.MT.
7	1/2 x 8.083 x 11.640	=	56.379 SQ.MT.
8	1/2 x 10.508 x 8.560	=	48.271 SQ.MT.
9	1/2 x 30.889 x 5.573	=	82.362 SQ.MT.
10	1/2 x 46.053 x 23.897	=	544.853 SQ.MT.
11	1/2 x 45.185 x 21.006	=	474.318 SQ.MT.
12	1/2 x 21.490 x 2.444	=	18.387 SQ.MT.
13	1/2 x 63.075 x 26.307	=	471.819 SQ.MT.
14	1/2 x 74.115 x 25.132	=	503.329 SQ.MT.
15	1/2 x 67.638 x 45.027	=	1048.509 SQ.MT.
16	1/2 x 43.458 x 2.888	=	62.753 SQ.MT.
17	1/2 x 38.643 x 3.773	=	51.420 SQ.MT.
18	1/2 x 33.157 x 15.724	=	208.600 SQ.MT.
19	1/2 x 67.938 x 16.230	=	351.317 SQ.MT.
20	1/2 x 61.764 x 15.505	=	408.609 SQ.MT.
21	1/2 x 62.766 x 12.239	=	384.207 SQ.MT.
22	1/2 x 70.146 x 22.901	=	599.833 SQ.MT.
23	1/2 x 70.146 x 13.268	=	465.339 SQ.MT.
24	1/2 x 22.859 x 12.500	=	143.213 SQ.MT.
TOTAL ADDITION	=	8100.000 SQ.MT.	

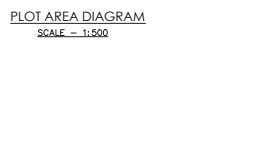
SET BACK AREA CALCULATION

51	1/2 x 7.115 x 1.396	=	4.969 SQ.MT.
52	1/2 x 7.115 x 1.415	=	5.034 SQ.MT.
TOTAL ADDITION	=	10.003 SQ.MT.	
TOTAL PLOT AREA (PLOT AREA+SETBACK AREA)	=	8110.000 SQ.MT.	

TOTAL STAIRCASE AREA 3715.920

STAIRCASE AREA SUMMARY

WING	FLOOR	STAIRCASE NO.	TOTAL STAIRCASE AREA (A+B)	A	B	G
WING A	TYPICAL FLR (1ST TO 3RD FLOOR)	69.831	13	820.803		
WING B	TYPICAL FLR	58.874	13	765.392		
WING C	TYPICAL FLR	56.407	13	735.293		
WING D	TYPICAL FLR (1ST TO 2ND FLOOR)	53.364	13	699.732		
WING E	TYPICAL FLR (1ST TO 3RD FLOOR)	53.364	13	699.732		



R.G.-2

1	2/3 x 4.322 x 0.820 x 1NO	=	2.363 SQ.MT.
2	1/2 x 4.322 x 0.818 x 1NO	=	0.938 SQ.MT.
3	1/2 x 8.529 x 1.916 x 1NO	=	8.129 SQ.MT.
4	1/2 x 18.072 x 4.272 x 1NO	=	41.313 SQ.MT.
5	1/2 x 18.072 x 1.170 x 1NO	=	10.544 SQ.MT.
6	1/2 x 23.559 x 1.981 x 1NO	=	23.203 SQ.MT.
7	1/2 x 58.026 x 8.451 x 1NO	=	243.189 SQ.MT.
8	1/2 x 36.382 x 2.423 x 1NO	=	44.804 SQ.MT.
9	1/2 x 33.500 x 1.200 x 1NO	=	20.214 SQ.MT.
10	1/2 x 34.487 x 6.111 x 1NO	=	102.375 SQ.MT.
11	1/2 x 34.487 x 24.981 x 1NO	=	430.932 SQ.MT.
12	1/2 x 33.185 x 0.765 x 1NO	=	12.683 SQ.MT.
13	1/2 x 53.804 x 8.721 x 1NO	=	234.612 SQ.MT.
14	1/2 x 24.259 x 1.040 x 1NO	=	12.687 SQ.MT.
15	1/2 x 18.330 x 6.474 x 1NO	=	62.831 SQ.MT.
16	1/2 x 11.223 x 0.681 x 1NO	=	3.541 SQ.MT.
17	1/2 x 11.134 x 1.170 x 1NO	=	6.513 SQ.MT.
18	1/2 x 11.134 x 5.005 x 1NO	=	27.883 SQ.MT.
19	1/2 x 8.974 x 6.690 x 1NO	=	4.651 SQ.MT.
20	2/3 x 1.804 x 0.534 x 1NO	=	0.337 SQ.MT.
TOTAL ADDITION	=	1086.615 SQ.MT.	

DEDUCTIONS

1	2/3 x 4.273 x 0.384 x 1NO	=	1.094 SQ.MT.
2	2/3 x 4.283 x 0.298 x 1NO	=	0.851 SQ.MT.
TOTAL DEDUCTION	=	1.945 SQ.MT.	
TOTAL AREA [X - Y]	=	1084.670 SQ.MT.	

CAR PARKING STATEMENT

WING	FLOOR	CARPET AREA	TOTAL PARKING PLAT	TOTAL PARKING REQD.	
WING-A	1	135.942	13	2	26
	2	279.165	13	2	26
	3	79.034	13	2	26
	4	66.187	13	1	13
WING-B	1	66.093	13	1	13
	2	66.405	13	1	13
	3	66.189	13	1	13
WING-C	1	79.507	13	2	26
	2	66.100	13	1	13
	3	66.161	13	1	13
	4	66.003	13	1	13
WING-D	1	122.193	13	2	26
	2	124.100	13	2	26
WING-E	1	122.119	13	2	26
	2	124.178	13	2	26
TOTAL		1195	299		
TOTAL			299		
ADD 25% VISITORS PARKING	=	74.75	75		
TOTAL PARKING REQUIRED	=	374			
ADD 25% PERMISSIBLE PARKING	=	93.50	94		
TOTAL PARKING PERMISSIBLE	=	468			

TOTAL PARKING PROPOSED

PARKING LEVEL	GRG CARPS	SMALL CARPS	TOTAL
3RD BASEMENT	88 NOS.	19 NOS.	107 NOS.
2ND BASEMENT	70 NOS. + 1NO	18 NOS. + 2 NOS.	178 NOS.
1ST BASEMENT	56 NOS. + 3 NOS.	17 NOS. + 2 NOS.	144 NOS.
STLT	21 NOS.	16 NOS.	37 NOS.
TOTAL	352 NOS.	114 NOS.	466 NOS.

BUILT UP AREA SUMMARY

WING	FLOOR	BUA/F.LR	UTILITY AREA	BUA/F.LR (A+C)	NO. OF FLR	TOTAL BUA (D X E)	EXISTING AREA
GR. FLR + STILT				143.312	143.312	1	143.312
EXCESS FITNESS CENTER				30.928	30.928	1	30.928
TOTAL LOWER LIV. AREA (C)						174.240	
WING 'A'	TYPICAL FLR (1ST TO 3RD FLOOR)	412.873		412.873	13	5367.349	
WING 'B'	TYPICAL FLR	233.080		233.080	13	3030.040	
WING 'C'	TYPICAL FLR (1ST TO 3RD FLOOR)	331.344		331.344	13	4307.472	
WING 'D'	TYPICAL FLR	279.303		279.303	13	3630.939	
WING 'E'	TYPICAL FLR (1ST TO 3RD FLOOR)	279.302		279.302	13	3630.926	
TOTAL (B)						19966.726	
TOTAL RESIDENTIAL AREA - (X)						20140.966	



PROFORMA 'A'

A	PROFORMA 'A'	TOTAL
1	AREA OF PLOT	8110.000
2	DEDUCTION FOR	
a)	ROAD SET BACK AREA	10.00
b)	PROPOSED ROAD	0.00
c)	ANY RESERVATION	0.00
d)	5% AMENITY SPACE AS PER DCR 56/57 (5% OF 15331.00)	0.00
e)	OTHER	0.00
TOTAL (a+b+c+d+e)	10.00	
3	BALANCE AREA OF PLOT (1 MINUS 2)	8100.000
4	DEDUCTION FOR 15% RECREATIONAL GROUND (IF DEDUCTIBLE)	1215.000
5	NET AREA OF PLOT (3 MINUS 4)	6885.000
6	ADDITIONS FOR FLOOR SPACE INDEX	
2a)	100% FOR SET-BACK AREA	10.00
2b)	100% FOR D.P. ROAD	0.00
TOTAL (a+b)	10.00	
7	TOTAL AREAS (5 PLUS 6)	6895.000
8	FLOOR SPACE INDEX PERMISSIBLE	1.00
9	ADDITIONAL BUILT UP AREAS	
a)	0.50 ON PAYMENT OF PREMIUM (SUBURBS & EXT. SUBURBS)	4050.00
b)	BUILT UP AREA CREDIT AVAILABLE BY DEVELOPMENT RIGHTS	3980.00
c)	TDR FROM MARKET	
TOTAL (a+b+c)	8030.00	
10	EXISTING BUILT UP AREA (EXISTIN B/U AREA ON HD RESERVATION)	0.00
11	PROPOSED BUILT UP AREA (COMMERCIAL/INDUSTRIAL)	0.00
12	PROPOSED BUILT UP AREA (COMMERCIAL/INDUSTRIAL) WITHOUT FUNGIBLE FSI (12 / 1.20)	0.00
13	FUNGIBLE BUILT UP AREA (COMMERCIAL / INDUSTRIAL) (12 - 13)	0.00
14	PERMISSIBLE BUILT UP AREA (RESIDENTIAL) (13 - 13)	1825.00
15	PERMISSIBLE FUNGIBLE BUILT UP AREA (RESIDENTIAL) (15X0.35)	5223.75
16	PROPOSED FUNGIBLE BUILT UP AREA (RESIDENTIAL) a) WITH OUT PREMIUM = 2266.17 b) ALREADY TAKEN WITH PREMIUM = 1513.78 c) NOW REQ WITH PREMIUM = 1437.05	5217.00
17	EXISTING BUILT UP AREA OF WING A, B & C	12879.101
18	PROPOSED BUILT UP AREA OF WING D, B & E	1761.865
19	TOTAL PROPOSED BUILT UP AREA	20140.966
20	F.S.I. CONSUMED ON NET HOLDING = 21/3	2.49
TENEMENT STATEMENT		
(i)	PROPOSED AREA (18 ABOVE)	20140.92
(ii)	TENEMENT DENSITY PERMISSIBLE PER HECTARE	450.00
(iii)	TENEMENT PERMISSIBLE ON THE PLOT	906.343
(iv)	TENEMENTS PROPOSED	195.00
(v)	TENEMENT EXISTING	
(vi)	LESS NON RESIDENTIAL TENEMENT (SHOPS ETC.)	
(vii)	TOTAL TENEMENTS ON THE PLOT (iv + v - vi)	
PARKING STATEMENT		
(i)	PARKING REQUIRED BY REGULATIONS FOR -	AS PER STATEMENT
a)	CAR	
b)	SCOOTER / MOTOR CYCLE	
c)	VISITORS	
(ii)	25% ADDITIONAL PARKING	
(iii)	TOTAL PARKING PROVIDED	
TRANSPORT VEHICLES PARKING		
(i)	SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	AS PER STATEMENT
(ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	

CHE/WS/0653/K/337(NEW)
BLOCK PLAN, LOCATION PLAN, R.G.AREA CALCULATIONS. FOR 'C' & 'E' BNC 1

STAMP OF DATE OF RECEIPT OF PLANS
Occupation already granted shown thus

Proposed Occupation shown thus

STAMP OF DATE OF APPROVAL OF PLANS
ACCEPTED AS COMPLETION PLAN AS ACCOMPANISHMENTS OF FULL O.G. BY THIS OFFICE LETTER UO/NO.CHE/WS/0653/K/337(NEW) DT-18/08/2019. FULL OCC & BCC

Digitally signed by Prakash Rajaram
Rajaram Prakash
Prakash Rajaram
25-08-2019 12:16:56 +0530
DN: cn=Prakash Rajaram, o=Prakash Rajaram, ou=Prakash Rajaram, email=prakashrajaram@prakashrajaram.com

Digitally signed by Prakash Rajaram
Prakash Rajaram
25-08-2019 12:16:56 +0530
DN: cn=Prakash Rajaram, o=Prakash Rajaram, ou=Prakash Rajaram, email=prakashrajaram@prakashrajaram.com

E.E. (B) WS / K-MHD

Kunal Anil Vaidya
Kiran Damodar Bari

S.E. (B.P.) WS / KWS-2

PROFORMA 'B'
CONTENTS OF THE SHEET
BLOCK PLAN, LOCATION PLAN, PLOT AREA CAL. R.G.AREA CALCULATIONS.
DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED REDEVELOPMENT OF RESIDENTIAL BLDG. ON PROPERTY BEARING CTS NO. 71/A & 71/B OF F.P. NO. 71, PIS ANDHERI NO. V, VILLAGE VILEPARLE, AT ANDHERI (W), MUMBAI.

NAME OF OWNER: M/s. KALPATARU PROPERTY VENTURES LLP
SIGNATURE OF C.A. TO OWNER: PRITI KATAR IA
Date: 2019.07.29 18:29:22 +0630

CA. TO YASHODHAN BANK OF INDIA CHS. LTD.
SIGNATURE, NAME AND ADDRESS OF ARCHITECT
ATUL GULATI (CA/86/10206)

Digitally signed by: ATUL GULATI
ATUL GULATI
2019.07.29 18:29:22 +0630

CA. TO N. N. UNITED NATIONAL HOUSE PREMISES CO-OP. SOC. LTD. WINDIA, SARICHROZDI, MUMBAI - 40.

JOB NO. DRG. NO. DATE DRAWN BY CHKD. BY SCALE
FOR 'C' & 'E' WING 1/19 26.06.2019 JEMNGI AS SHOWN

CERTIFICATE FOR AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS GOT SURVEYED BY ME ON 23/07/2019 AND THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON PLAN ARE AS SHOWN. THE AREA BY DOCUMENT OF OWNERSHIP IS 8110.00 SQ. M. AND AREA CERTIFIED BY ARCHITECT IS 8110.00 SQ.M. AND LESSER OF THE TWO IS ADOPTED FOR FSI CONSUMPTION

ATUL GULATI
REGISTERED ARCHITECT
MUMBAI