

CONTENTS OF SHEET  
GROUND / STILT FLOOR PLAN,  
PARKING STATEMENT, BUILT - UP AREA.

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S.E.B.P.WS.KWN2

A.E.B.P.WS.KWN

E.E.B.P.WS.KWN

**WING- A, B, C**

**PARKING STATEMENT:**

AS PER RULE ONE PARKING SPACE FOR EVERY

4) 4 TENEMENTS HAVING CARPET AREA UP TO 35.00 SQ.MT. 1 CAR PARK

6) 2 TENEMENTS HAVING CARPET AREA UP TO 35.00 - 45.00 SQ.MT. 1 CAR PARK

1) 1 TENEMENTS HAVING CARPET AREA UP TO 45.00 - 70.00 SQ.MT. 1 CAR PARK

4) 1 TENEMENTS HAVING CARPET AREA ABOVE 70.00 SQ.MT. 2 CAR PARK

CARPET AREA	NO. OF FLATS	PARKING REQ. NO.
UP TO 35.00 SQ.MT.	152 FLATS	80.00
35.00 TO 45.00 SQ.MT.	111 FLATS	55.50
45.00 TO 70.00 SQ.MT.	56 FLATS	56.00
ABOVE 70.00 SQ.MT.	---	---
<b>TOTAL</b>	<b>319 FLATS</b>	<b>191.50</b>

25% VEHICLES = 37.88

ADDITIONAL 25% PARKING = 37.88

TOTAL PARKING REQUIRED = 229.38 Nos.

SAY = 225.00 Nos.

TOTAL PARKING PROVIDED (AS PER CONCESSION) = 1128.00 Nos.

**PARKING STATEMENT**

PARKING REQD. BY REGULATION = 181.00 nos.

PARKING PROVIDED = 1128.00 nos.

FLOOR	BIG CAR	SMALL CAR	TOTAL
GR. FLOOR	45	26	71
1ST PODIUM	236	51	287
2ND PODIUM	276	34	310
LANDSCAPE PODIUM	30	---	30
1ST BASEMENT	165	56	221
2ND BASEMENT	121	88	209
<b>TOTAL</b>	<b>873</b>	<b>255</b>	<b>1128</b>

**PROFORMA - A - 2**

Sl. No.	Description	Sq.Mtr.
1	Area of Plot (cts no.216a,216b&216c) as per prc.	22051.80
2	Deductions for	
(a)	Road set back area (18.30m. patel estate rd-cts no.216c)	583.00
(b)	Proposed D.P. Road (12.20 m. D.P.Rd. - cts no. 216b)	1580.50
(c)	Amenity reservation (sub-plot)	---
(d)	Amenity space as per DCR 56/57 (sub-plot) other	---
3	Balance area of plot (1 minus 2)	19888.30
4	Deduction for 5% Amenity space (total 994.2 sq.mt. provides 1985.30 sq. mt. as per letter no. chs. /980/dpws/h&k dated 12/07/10)	1055.00
5	Balance Area of Plot (3 minus 4)	18833.30
6	Deduction for Recreation Ground @ 15% OF 5	2825.00
7	Net Plot Area (3 - 6)	16008.30
8	Addition for floor space index	
2(a)	100% for road setback (18.30m. patel estate rd-cts no.216c)	583.00
2(b)	100% for proposed d.p. road (12.20 m. d.p.rd. - cts no. 216b)	1580.50
9	Total Area (2 plus 8)	18171.80
10	Floor Space Index Permissible	1.00
11a	Floor Space Index credit available by Development Rights	
1	Additions for floor space index	
b	0.33 F.S.I. as per DCR32	---
c	Other	---
12	Permissible Floor Area (9 X 10) plus 11 above	18171.80
13	Total Proposed built up area	18165.49
14	FSI Consumed on net holding = 13 / 5	0.96
B	Details of Residential / Non Residential Areas	
1	Purely Residential built up area	18165.49
2	Remaining Non Residential Built up area	---
C	Details of FSI availed as per DCR 35(4)	
1	Fungible Built up area Component proposed vide DCR 35(4) for purely Residential = or < (B1 + 0.33)	---
2	Fungible Built up area Component proposed vide DCR 35(4) for Non Residential = or < (B2 + 0.20)	---
3	Total Fungible Built up area vide DCR 35(4) = (C1 + C2)	---
4	Total Gross Built up area Proposed (13 + C3)	18165.49
D	Tenement Statement	
i	Proposed area (Item A, 13 above)	18165.49
ii	Less deduction of Non Residential area (Shop etc.)	---
iii	Area available for tenements [(i) minus (ii)]	18165.49
iv	Tenement Permissible (Density of tenements / hectare)	817 Nos.
v	Tenement Proposed	319 Nos.
vi	Tenement existing	---
E	Parking Statement	
i	Parking required by Regulation for --	225.00 Nos.
ii	Parking required as per modification put up to government. Car / Scooter / Motor Cycle, Outsiders (Visitors)	---
iii	Covered garage permissible.	---
iv	Covered garage proposed. Car / Scooter / Motor Cycle, Outsiders (Visitors)	---
v	Transport vehicles parking provided (For full potential)	1128.00 Nos.
F	Transport Vehicles Parking	
i	Spaces for transport vehicles parking required by Regulations.	---
ii	Total no. of transport vehicles parking spaces provided. CERTIFICATE OF AREA	---

SIGNATURE OF ARCHITECT

**PROFORMA - B**

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S NOS 216 A, 216 B & 216 C OF VILLAGE BANDHWALL AT PATEL ESTATE ROAD, JOGESHWARI (W), MUMBAI 400 102.

NAME OF OWNER

SIGNATURE

M/S. PATEL ENGINEERING CO. LTD.

SHEET NO. SCALE DATE DRN. BY CHKD. BY

AS SHOWN

ARCHITECTS

NORTH

AR. PARAG MUNGALIA  
S.P. ASSOCIATES  
ARCHITECTS & ENGINEERS,  
CASARLANCA, 10th, AT. N.  
OF GULAMBAHAR X ROAD NO.10 -  
SAMARTH RAMDAS RD.  
JVPD SCHEME, VILEPARLE (W)  
MUMBAI - 400 409



12.40 Mt. WIDE D.P. ROAD



Required Amenity Open space = 995 sqmtr.  
Amenity Proposed to be Handled over to MCGM = 1055.01 sqmtr

AMENITY OPEN SPACE (I3 to R)  
AS PER LETTER NO. CH. E.  
/980/DPWS/H&K DATED 12/07/10)

**R.G. AREA CALCULATION**

R.G. No.	Dimensions	Area (Sq.M)
R1	1/2 X 20.71 X 5.19 X 1 NO	53.74 SQ.M
R2	1/2 X 68.51 X 5.37 X 1 NO	183.95 SQ.M
R3	1/2 X 48.80 X 2.47 X 1 NO	60.27 SQ.M
R4	1/2 X 35.53 X 1.73 X 1 NO	30.73 SQ.M
R5	1/2 X 13.34 X 3.89 X 1 NO	25.95 SQ.M
R6	1/2 X 13.34 X 5.79 X 1 NO	38.66 SQ.M
R7	1/2 X 30.37 X 3.93 X 1 NO	39.68 SQ.M
R8	1/2 X 46.76 X 3.90 X 1 NO	91.18 SQ.M
R9	1/2 X 10.47 X 4.77 X 1 NO	24.97 SQ.M
R10	1/2 X 29.44 X 9.47 X 1 NO	140.38 SQ.M
R11	1/2 X 18.18 X 2.18 X 1 NO	16.55 SQ.M
R12	1/2 X 26.88 X 9.80 X 1 NO	131.71 SQ.M
R13	1/2 X 12.94 X 14.75 X 1 NO	65.43 SQ.M
R14	1/2 X 34.88 X 15.63 X 1 NO	272.59 SQ.M
R15	1/2 X 34.50 X 7.33 X 1 NO	126.44 SQ.M
R16	1/2 X 25.54 X 3.61 X 1 NO	46.10 SQ.M
R17	1/2 X 27.77 X 2.55 X 1 NO	35.41 SQ.M
R18	1/2 X 27.77 X 12.45 X 1 NO	172.87 SQ.M
R19	1/2 X 20.40 X 1.43 X 1 NO	14.59 SQ.M
R20	1/2 X 11.56 X 17.93 X 1 NO	103.08 SQ.M
R21	1/2 X 20.21 X 2.49 X 1 NO	25.16 SQ.M
R22	1/2 X 8.76 X 4.37 X 1 NO	19.14 SQ.M
R23	1/2 X 22.89 X 7.69 X 1 NO	68.01 SQ.M
R24	1/2 X 27.69 X 5.90 X 1 NO	81.69 SQ.M
R25	1/2 X 41.40 X 5.93 X 1 NO	122.75 SQ.M
R26	1/2 X 36.35 X 4.40 X 1 NO	79.97 SQ.M
R27	1/2 X 22.90 X 5.96 X 1 NO	68.24 SQ.M
R28	1/2 X 55.85 X 12.25 X 1 NO	342.08 SQ.M
R29	1/2 X 55.85 X 13.20 X 1 NO	368.61 SQ.M
R30	1/2 X 13.77 X 5.76 X 1 NO	39.66 SQ.M
R31	1/2 X 19.60 X 6.71 X 1 NO	65.76 SQ.M
R32	1/2 X 37.99 X 4.91 X 1 NO	65.27 SQ.M
R33	1/2 X 39.75 X 5.40 X 1 NO	107.25 SQ.M
R34	1/2 X 52.31 X 14.67 X 1 NO	383.69 SQ.M
R35	1/2 X 19.83 X 16.31 X 1 NO	161.71 SQ.M
R36	1/2 X 28.44 X 13.53 X 1 NO	124.41 SQ.M
R37	1/2 X 22.05 X 7.70 X 1 NO	84.89 SQ.M
R38	1/2 X 52.31 X 11.94 X 1 NO	312.29 SQ.M
R39	1/2 X 29.07 X 3.05 X 1 NO	44.33 SQ.M
R40	1/2 X 7.19 X 2.17 X 1 NO	7.80 SQ.M
R41	1/2 X 28.37 X 6.57 X 1 NO	93.20 SQ.M
R42	1/2 X 28.37 X 6.70 X 1 NO	93.10 SQ.M
R43	1/2 X 24.41 X 9.83 X 1 NO	119.98 SQ.M
TOTAL AREA		4721.19 SQ.M

**GROUND / STILT FLOOR PLAN**  
SCALE=1:200  
+0.15,+1.50 M  
+2.00&3.50M LVL.

**R.G. AREA DIAGRAM**  
SCALE = 1:500

**PARKING STATEMENT @ GR./ STILT**

Category	Area	No. of Spaces
BIG CAR PARKING	45.00 Nos.	45.00 Nos.
STACK 11 x 2	22.00 Nos.	22.00 Nos.
PUZZLE	16.00 Nos.	16.00 Nos.
SURFACE	07.00 Nos.	07.00 Nos.
SMALL CAR PARKING	26.00 Nos.	26.00 Nos.
STACK 13 x 2	26.00 Nos.	26.00 Nos.
PUZZLE	---	---
SURFACE	---	---
TOTAL	71.00 Nos.	71.00 Nos.

BUILT-UP AREA OF FITNESS CENTRE = 199.09 Sq.Mt. (55)

A] TOTAL PROPOSED BUILT UP AREA FOR (WING-A,B & C) = 17966.40 Sq.Mt. (S1 + S2) (11672.51 + 6293.89)

B] TOTAL PROPOSED BUILT UP AREA FOR FITNESS CENTRE = 199.09 Sq.Mt.

C] TOTAL PROPOSED BUILT UP AREA OF (A + B) = 18165.49 Sq.Mt.

Notes:- 1) All dimensions are in metre.  
2) Carpet area statement is only for calculation of required No. of parkings as per DCR 36.  
3) Parking are proposed for full potential, RUT to that effect is insisted as an IOD conditions.  
4) Elec. Duct/Fire Duct are counted in FSI.  
5) Garbage chute/Fire chute is claimed Free of FSI.  
6) MP Room is approved in concessions.

**R. G. REQUIRED = 4708.33 SQM**  
**R. G. PROVIDED = 4749.98 SQM**