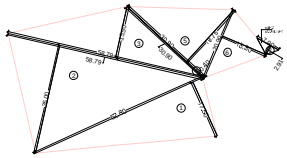
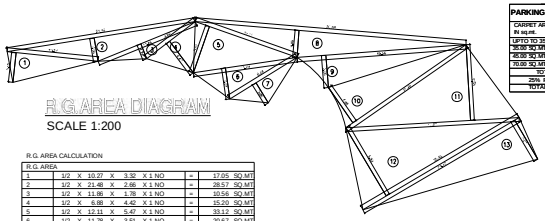


PLOT AREA DIAGRAM
SCALE 1:500



R.G.AREA DIAGRAM
SCALE 1:200

PLOT AREA CALCULATION

PLOT AREA							
1	1/2	X 52.80	X 17.50	X 1 NO	=	462.00	SQ.MT
2	1/2	X 58.79	X 35.00	X 1 NO	=	1028.83	SQ.MT
3	1/2	X 58.79	X 15.50	X 1 NO	=	455.62	SQ.MT
4	1/2	X 30.90	X 0.40	X 1 NO	=	6.18	SQ.MT
5	1/2	X 30.90	X 19.75	X 1 NO	=	305.14	SQ.MT
6	1/2	X 20.90	X 13.30	X 1 NO	=	138.98	SQ.MT
				TOTAL AREA	=	2396.76	SQ.MT

BMC
ROYWAY

7	1/2	X 7.00	X 2.91	X 1 NO	=	10.19	SQ.MT
				TOTAL ADDITION	=	2406.95	SQ.MT
				AS PER P.R.C.AREA	=	2406.80	SQ.MT.

R.G. AREA CALCULATION

R.G. AREA							
1	1/2	X 10.27	X 3.32	X 1 NO	=	17.05	SQ.MT
2	1/2	X 21.46	X 2.66	X 1 NO	=	28.57	SQ.MT
3	1/2	X 11.86	X 1.78	X 1 NO	=	10.56	SQ.MT
4	1/2	X 6.88	X 4.42	X 1 NO	=	15.20	SQ.MT
5	1/2	X 12.11	X 5.47	X 1 NO	=	33.12	SQ.MT
6	1/2	X 11.78	X 3.51	X 1 NO	=	20.67	SQ.MT
7	1/2	X 8.84	X 2.66	X 1 NO	=	11.85	SQ.MT
8	1/2	X 30.54	X 3.05	X 1 NO	=	46.57	SQ.MT
9	1/2	X 19.06	X 3.65	X 1 NO	=	34.78	SQ.MT
10	1/2	X 16.45	X 4.80	X 1 NO	=	39.48	SQ.MT
11	1/2	X 19.56	X 8.54	X 1 NO	=	83.52	SQ.MT
12	1/2	X 20.43	X 8.92	X 1 NO	=	91.12	SQ.MT
13	1/2	X 20.43	X 5.08	X 1 NO	=	51.89	SQ.MT
				TOTAL ADDITION	=	484.38	SQ.MT

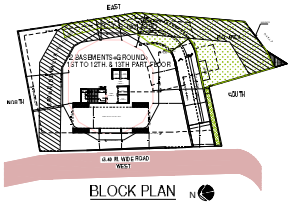
REQUIRED R.G AREA 20% OF 2226.70m2 = 445.34 SQ.MT.
PROPOSED RG AREA = 484.38 SQ.MT.

PARKING STATEMENT (REQUIRED)

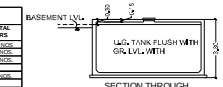
PARKING STATEMENT (RESI)		
CARPET AREA IN sq.mt.	NOS. OF FLATS	PARKING REQD.
UPTO TO 35.00 SQ.MT	NIL	NIL
35.00 SQ.MT. TO 45.00 SQ.MT	NIL	NIL
45.00 SQ.MT. TO 70.00 SQ.MT	1/1	1 NOS.
70.00 SQ.MT. Above	25X2	50 NOS.
TOTAL	26 NOS.	51 NOS.
25% FOR VISITORS		12.75
TOTAL PARKING REQD. FOR RESI.		63.75 SAY 64 NOS.

PARKING STATEMENT (PROPOSED)

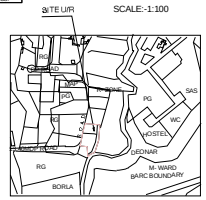
FLOOR	PROPOSED PARKING BIG CARS	SMALL CARS	TOTAL CARS
BASEMENT FLOOR LVL(2ND LVL)	12 NOS.	4 NOS.	16 NOS.
BASEMENT FLOOR LVL(1ST LVL)	13 NOS.	3 NOS.	16 NOS.
GROUND FLR LVL	14 NOS.	4 NOS.	18 NOS.
TOTAL	52 NOS.	11 NOS.	70 NOS.
TOTAL PARKING PROVIDED.			70 NOS.
TOTAL PARKING REQUIRED			64 NOS.



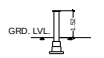
BLOCK PLAN
SCALE 1:500



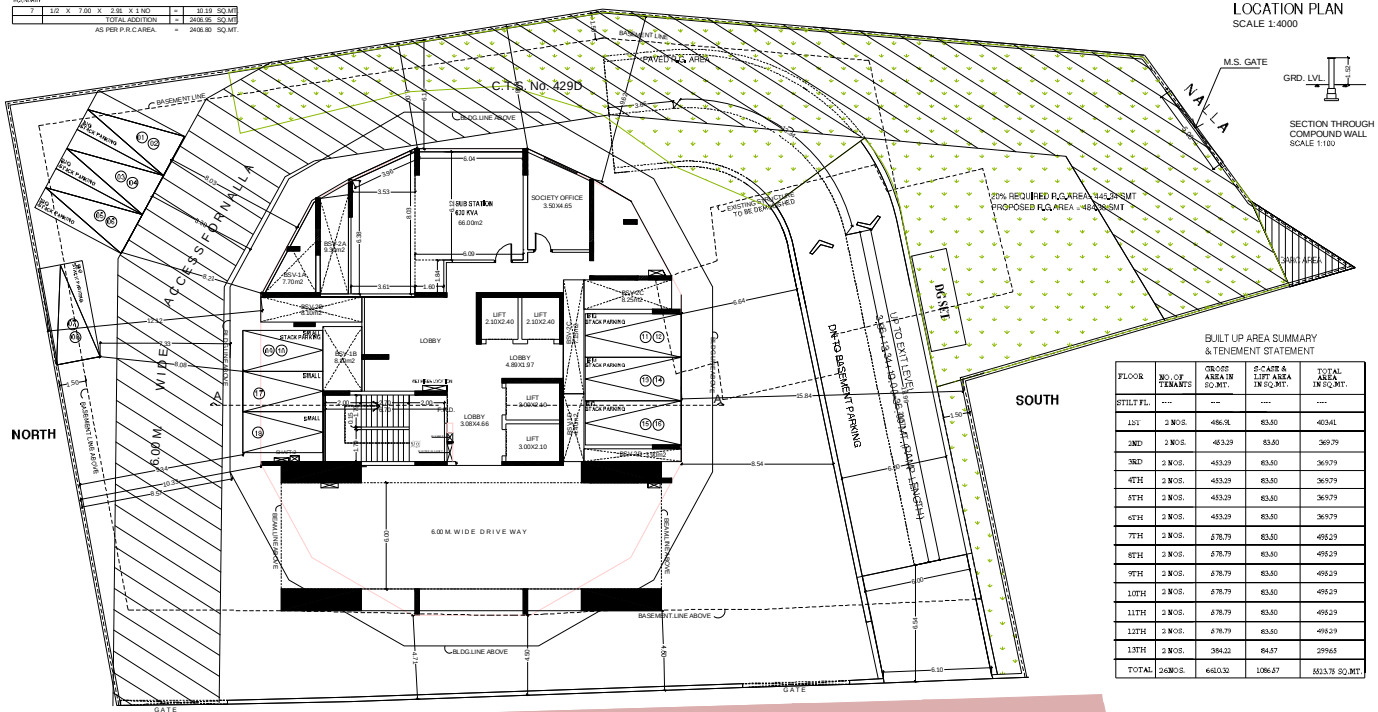
SECTION THROUGH
U. G. WATER TANK
SCALE:-1:100



LOCATION PLAN
SCALE 1:4000



SECTION THROUGH
COMPOUND WALL
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100

BUILT UP AREA SUMMARY
& TENEMENT STATEMENT

FLOOR	NO. OF TENANTS	GROSS AREA IN SQ.MT.	S.CASE & LIFT AREA IN SQ.MT.	TOTAL AREA IN SQ.MT.
STILT FL.	----	---	----	----
1ST	2 NOS.	486.91	83.60	403.41
2ND	2 NOS.	453.29	83.60	369.79
3RD	2 NOS.	453.29	83.60	369.79
4TH	2 NOS.	453.29	83.60	369.79
5TH	2 NOS.	453.29	83.60	369.79
6TH	2 NOS.	453.29	83.60	369.79
7TH	2 NOS.	578.79	83.60	495.29
8TH	2 NOS.	578.79	83.60	495.29
9TH	2 NOS.	578.79	83.60	495.29
10TH	2 NOS.	578.79	83.60	495.29
11TH	2 NOS.	578.79	83.60	495.29
12TH	2 NOS.	578.79	83.60	495.29
13TH	2 NOS.	384.02	84.37	299.65
TOTAL	26NOS.	6610.32	1086.87	5523.76 SQ.MT.

PROPOSED PARKING
GROUND FLOOR

BIG CARS	SMALL CARS	TOTAL CARS
14.00	4.00	18.00

QE6779/BPEB/AM		(10)
A	P R O F O R M A - A	SQ.MTS.
-	AREA OF PLOT	2226.70
2	DEDUCTIONS FOR:	
a	ROAD SET BACK AREA	-
b	PROPOSED ROAD	-
c	ANY RESERVATION (SUB - PLOT _____)	-
d	% AMENITY SPACE AS PER DCR SRT (SUB - PLOT _____)	-
e	OTHER	-
	TOTAL (a + b + c + d + e)	-
3	BALANCE AREA OF PLOT (1 - 2)	2226.70
4	DEDUCTION FOR 10 % RECREATIONAL GROUND / 10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)	334.00
5	NET AREA OF PLOT (3 - 4)	1892.70
6 a	BARC AREA OF PLOT	10.19
6	ADDITIONS FOR FLOOR SPACE INDEX	-
6 (a)	100% FOR OP ROAD (RESTRICTED TO 40% OF R6% OF [3] ABOVE	-
6 (b)	100% FOR SET BACK (RESTRICTED TO 40% OF R6% OF [3] ABOVE	-
7	TOTAL (5 PLUS 6)	1902.51
8	FLOOR SPACE INDEX PERMISSIBLE	ONE
9 a	F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHT. (2226.70 - 1110.35 = 1110.35 SQMTS.)	1110.35
	ADDITIONS FOR FLOOR SPACE INDEX	
9 b	0.50 F.S.I AS PER DCR 33 (50% OF 2226.70 = 1110.35 SQMTS.)	1110.35
9 c	___ % AS PER DCR 33 ( )	-
9 d	OTHERS	-
10	PERMISSIBLE FLOOR AREA (7 X 8) PLUS 9 ABOVE	4109.21
11	AREA OF EXISTING TENEMENT	-
12	PROPOSED BUILT UP AREA	4091.67
13	F.S.I. CONSUMED ON NET HOLDING = 12 / 3	1.8377
R	DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS	
1	PURELY RESIDENTIAL BUILT UP AREA OF PROPOSED TENEMENT	4091.67
2	REMAINING NON- RESIDENTIAL BUILT UP AREA	-
C	DETAILS OF FSI AVAILED AS PER DCR 35 (14)	
1	FUNGIBLE BUILT UP AREA CONSIDERENT PROPOSED VIDE DCR 35(6) FOR PURELY PROPOSED TENEMENT = OR < (B1/0.35)	1432.08
2	FUNGIBLE BUILT UP AREA CONSIDERENT 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 (R + C)	5523.75
D	TENEMENT STATEMENT	
i	PROPOSED AREA (ITEM A 20 ABOVE)	5523.75
ii	LESS DEDUCTION OF NON- RESI. AREA (COMMERCIAL)	-
iii	AREA AVAILABLE FOR TENEMENT ((i) MINUS (ii))	5523.75
iv	TENEMENT PERMISSIBLE (DENSITY OF TENEMENTS /NET CARB)	248 NOS.
v)	TENEMENT PROPOSED	26 NOS.
vi)	TENEMENT SHOPING	-
	TOTAL TENEMENTS ON THE PLOT	26 NOS.
E	PARKING STATEMENT	
1	PARKING REQD. BY REGULATION FOR	
	CAR	64 NOS.
	SCOOTER / M CYCLE	
	OUTSIDES / VISITERS	
2	PARKING PROVIDED FOR	
	CAR	
	SCOOTER / M CYCLE	
	OUTSIDES / VISITERS	
3	TOTAL PARKING PROVIDED	70 NOS.
F	TRANSPORT VEHICLE PARKING	
i	SPACE FOR TRANSPORT VEHICLES	
	PARKING BY REGULATION	N.A.
ii	TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 2,406.80 SQ. M.T. (TWO THOUSAND FOUR HUNDRED SIX POINT EIGHTY) AND TALLES WITH AREA STATED IN DOCUMENT OF OWNERSHIPT P.S. RECORDS

Ameet Gampatrao Pawar
SIGN. OF ARCHITECT

PROFORMA 'B'

CONTENTS OF SHEET

GROUND FLOOR PLAN, BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM & AREA CALCULATIONS CAR PARKING STATEMENT, BUILTUP AREA STATEMENT & R.G. AREA DIAGRAM & AREA CALCULATIONS

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING CTS NOS. 429A, 429B, 429D & 429/1 & 2 OF VILLAGE DEONAR.

NAME OF OWNER	SIGNATURE
TRIDHATU PRINCE CARE DEVELOPERS LLP	DHANAJAY ANAND SANDU
NAME & ADDRESS OF ARCHITECT	SIGNATURE
GROUND FLOOR, SATYANARAYAN PRASAD COMPLEX, NEAR RIL DAYALDAS ROAD, VILE PARLE (E) M U M B A I - 4 0 0 0 5 7 Phn 022-26171 99/33 / 44 / 55 / 66 www.architectures	Ameet Gampatrao Pawar AMEET PAWAR CA/2004/34543

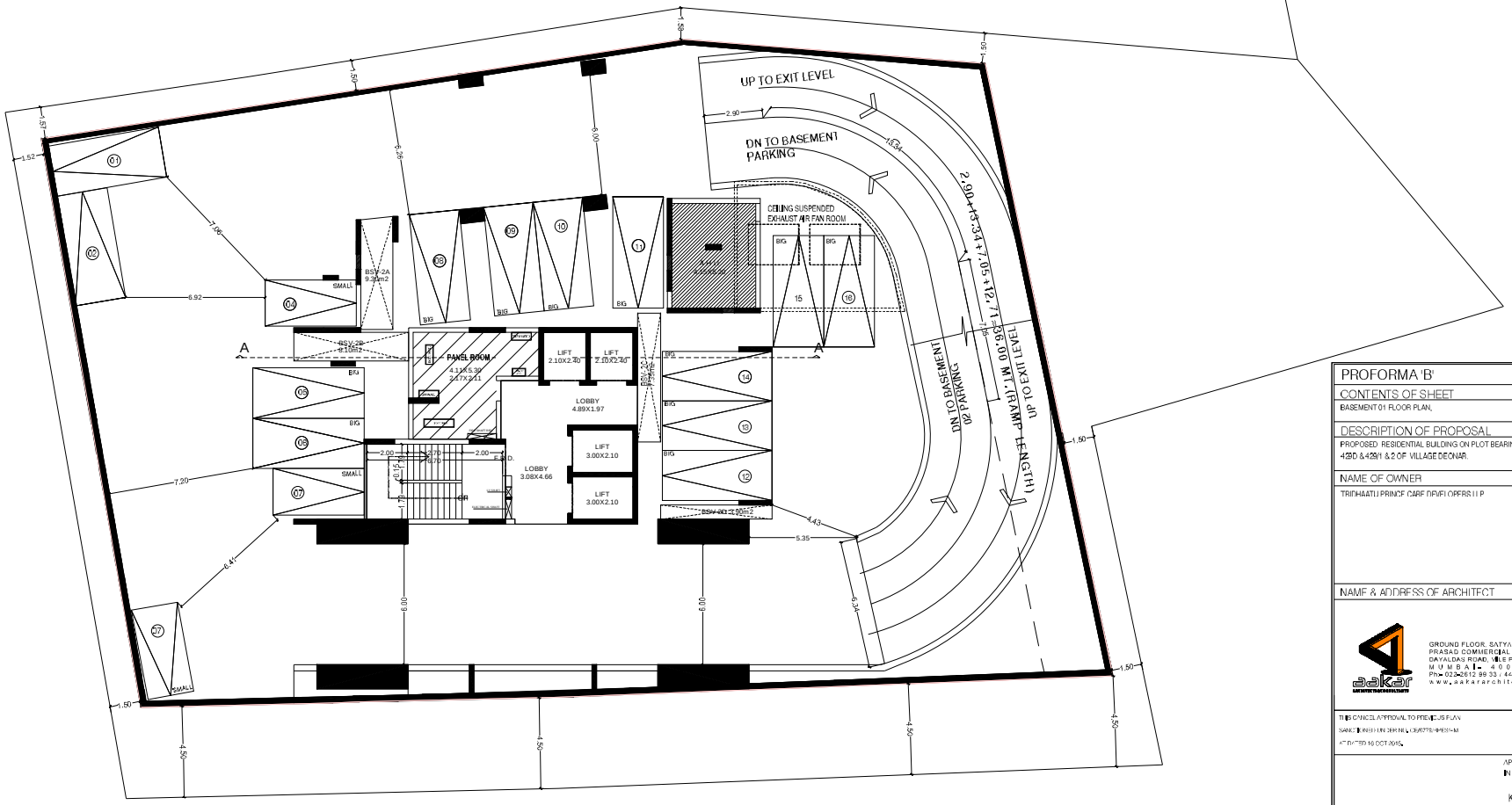
PRELIMINARY APPROVAL OF BUILDING PLAN SANCTIONED UNDER MUNICIPAL CORPORATION OF GREATER MUMBAI

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN LETTER OF INTIMATION CE/CE/BP/MHB/337/NEW

Sanjay Nilkanthe
Ramesh Naghbushan Kulkarni
Kishore Gobindram Shahdadpuri
EXECUTIVE ENGINEER (BP)

STAMP OF DATE OF RECEIPT OF PLANS

NORTH	JOB NO.	DRAWN BY	CHECKED BY	PATH -
	2037	DHANANSHI	SHAHFAZ	D:\BPEB\DHANANSHI\E-PROPOSAL\NEW 2037 TRIDHATU\TRIDHATU 429A-429B-429D NEW\Drawing\NEW\2037-GROUND FLOOR.dwg



BASEMENT 01 FLOOR PLAN

SCALE 1:100

PROPOSED PARKING
BASEMENT01 FLOOR

BIG CARS	SMALL CARS	TOTAL CARS
13.00	3.00	16.00

PROFORMA 'B'

CONTENTS OF SHEET

BASEMENT 01 FLOOR PLAN,

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING CTS NOS. 429A, 429B, 429D & 429/1 & 2 OF VILLAGE DEONAR.

NAME OF OWNER	SIGNATURE
TRIDHAATU PRINCE CARE DEVELOPERS LLP	DHANANJAY ANANDSANDU

NAME & ADDRESS OF ARCHITECT	SIGNATURE
GROUND FLOOR, SATYANARAYAN PRASAD COMMERCIAL CENTRE, DAYALDAS ROAD, VILE PARLE (E), MUMBAI - 400 057. Ph: 022-2612 99 33 / 44 / 55 / 66. www.aakararchitect.org	Ameet Ganpatrao Pawar AMEET PAWAR CA/2004/34543

THIS CANCELS APPROVAL TO PREVIOUS PLAN
SANCTION NO. CHE/ES/1829/M/E/537(NEW)
ATD 16 OCT 2018.

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. CHE/ES/1829/M/E/537(NEW)

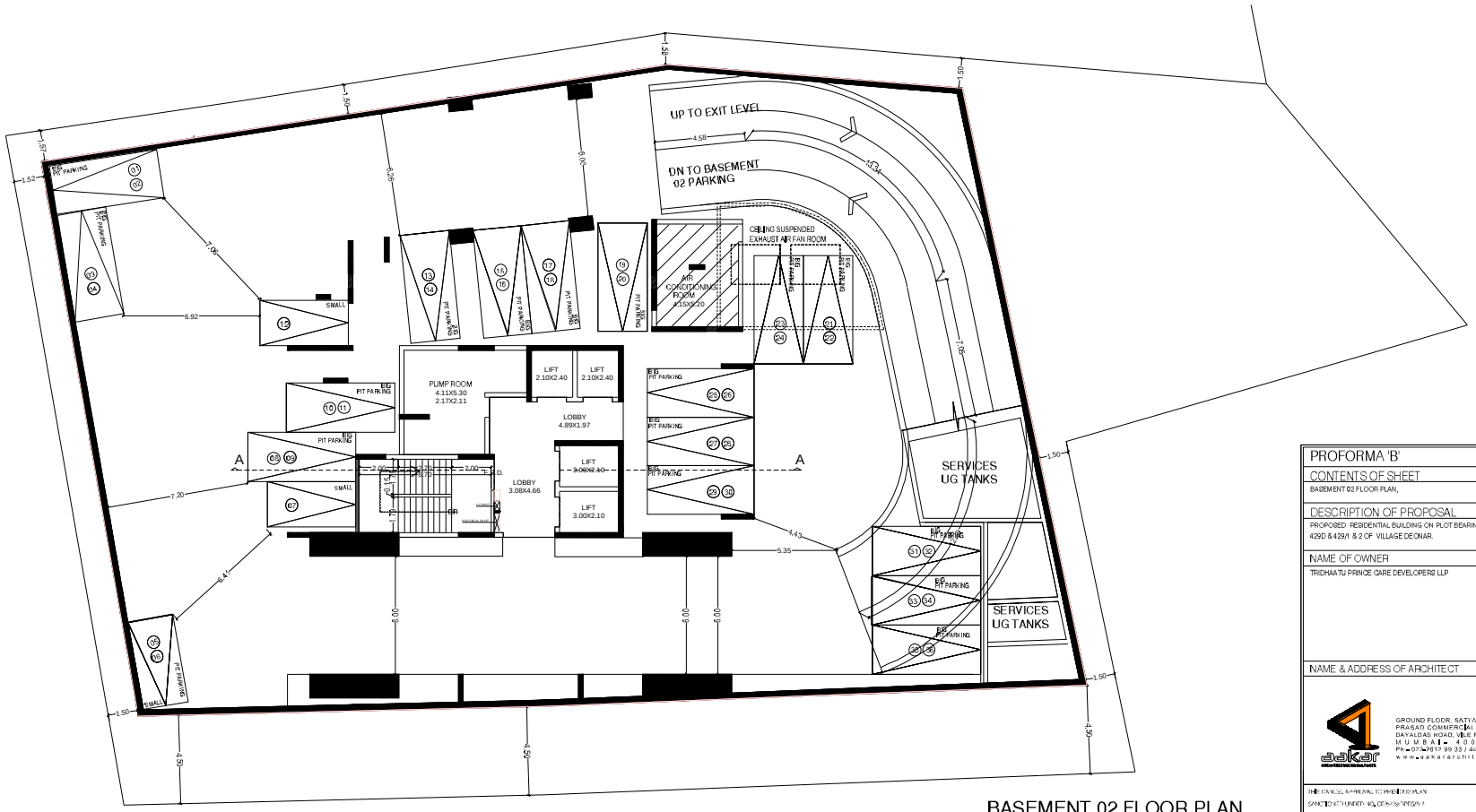
Sanjay Nilkanthrao Tapre
S.E. (B.P.) M

Ramesh Nagbhushan Kulkarni
A.E. (B.P.) M

Kishore Gobindram Shahdadpuri
EXECUTIVE ENGINEER (B.P.) E.S-I

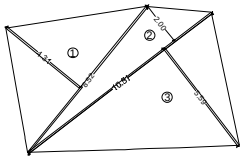
STAMP OF DATE OF RECEIPT OF PLANS

NORTH	JOB NO	DRAWN BY	CHECKED BY	PATH :-
	3037	JIJANASHI H.E	SAHIFRAZ	D DRIVE / DHANASHREE PUKE/JOB NO. 3037 TRIDHAATU THADANI, DEONAR, 02 DWG drawing/PLOT AREA 5226.70/ REVISE SFS PROPOSAL



BASEMENT 02 FLOOR PLAN

SCALE 1:100



BASEMENT AREA DIAGRAM

SCALE 1:500

BASEMENT AREA & VENT DUCT AREA CALCULATIONS

1ST & 2ND BASEMENT FLOOR				
1	1/2 X 42.61 X 21.57 X 1 NO	=	459.55	SQ.MT.
2	1/2 X 52.55 X 10.00 X 1 NO	=	262.75	SQ.MT.
3	1/2 X 52.55 X 27.94 X 1 NO	=	734.12	SQ.MT.
	TOTAL BASEMENT AREA	=	1456.42	SQ.MT.
	TOTAL BASEMENT AREA	=	1456.42	SQ.MT.
	LESS STAIRCASE& LIFT AREA	=	83.50	SQ.MT.
	LESS RAMP AREA	=	235.00	SQ.MT.
	NET BASEMENT AREA	=	1137.92	SQ.MT.
	VENT DUCT 2.5% OF 1372.92 SQ.MTS	=	28.45	SQ.MT.
	VENT DUCT AREA ON 1ST BASEMENT	=	28.45	SQ.MT.
	VENT DUCT AREA ON 2ND BASEMENT	=	28.45	SQ.MT.

BASEMENT VENT SHAFT AREA CALCULATION

	BASEMENT-1	BASEMENT-2
BSV-A	7.70 SQ.MT.	9.30 SQ.MT.
BSV-B	8.10 SQ.MT.	8.10 SQ.MT.
BSV-C	8.35 SQ.MT.	7.35 SQ.MT.
BSV-D	4.40 SQ.MT.	3.90 SQ.MT.
TOTAL AREA	28.55 SQ.MT.	28.65 SQ.MT.

PROPOSED PARKING
BASEMENT02 FLOOR

BIG CARS	SMALL CARS	TOTAL CARS
32.00	4.00	36.00

PROFORMA 'B'

CONTENTS OF SHEET

BASEMENT 02 FLOOR PLAN,

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING CTS NOS. 429A, 429B, 429D & 429/1 & 2 OF VILLAGE DEONAR.

NAME OF OWNER	SIGNATURE
TRIDHAATU PRINCE CARE DEVELOPERS LLP	DHANANJAY ANAND SANDU

NAME & ADDRESS OF ARCHITECT	SIGNATURE
dakar ARCHITECTS & ASSOCIATES GROUND FLOOR, SATYANARAYAN PRASAD COMMERCIAL CENTRE, DAYALDAS ROAD, VILE PARLE (E), M U M B A I - 4 0 0 0 5 7. Ph - 022-2612 99 33 / 44 / 55 / 66. www.dakararchitect.org	Ameet Ganpatrao Pawar AMEET PAWAR CA/2004/34543

THE CIVIL & APPROVAL TO THE NEW PLAN SANCTIONED UNDER NO. CHE/ES/HRS/MWE/3037/(NEW) AT DATE 22/10/2019.

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. CHE/ES/HRS/MWE/3037/(NEW)

Sanjay Nilkanthrao Tapre
S.E. (B.P.) M-III

Ramesh Nagbhushan Kulkarni
A.E. (B.P.) M

Kishore Gobindram Shahdadpuri
EXECUTIVE ENGINEER (B.P.) E.S.-I

STAMP OF DATE OF RECEIPT OF PLANS

NORTH	JOB NO	DRAWN BY	CHECKED BY	PATH -
	3037	DHANANJAY	SARFRAZ	J:\DWG/DHANASHREE AREE/JOB NO. 3037 TRIDHAATU THOANI DEONAR/05. Bmc drawing/ LOT AREA 2291.70/ RESI. 2FSI PROPOSAL