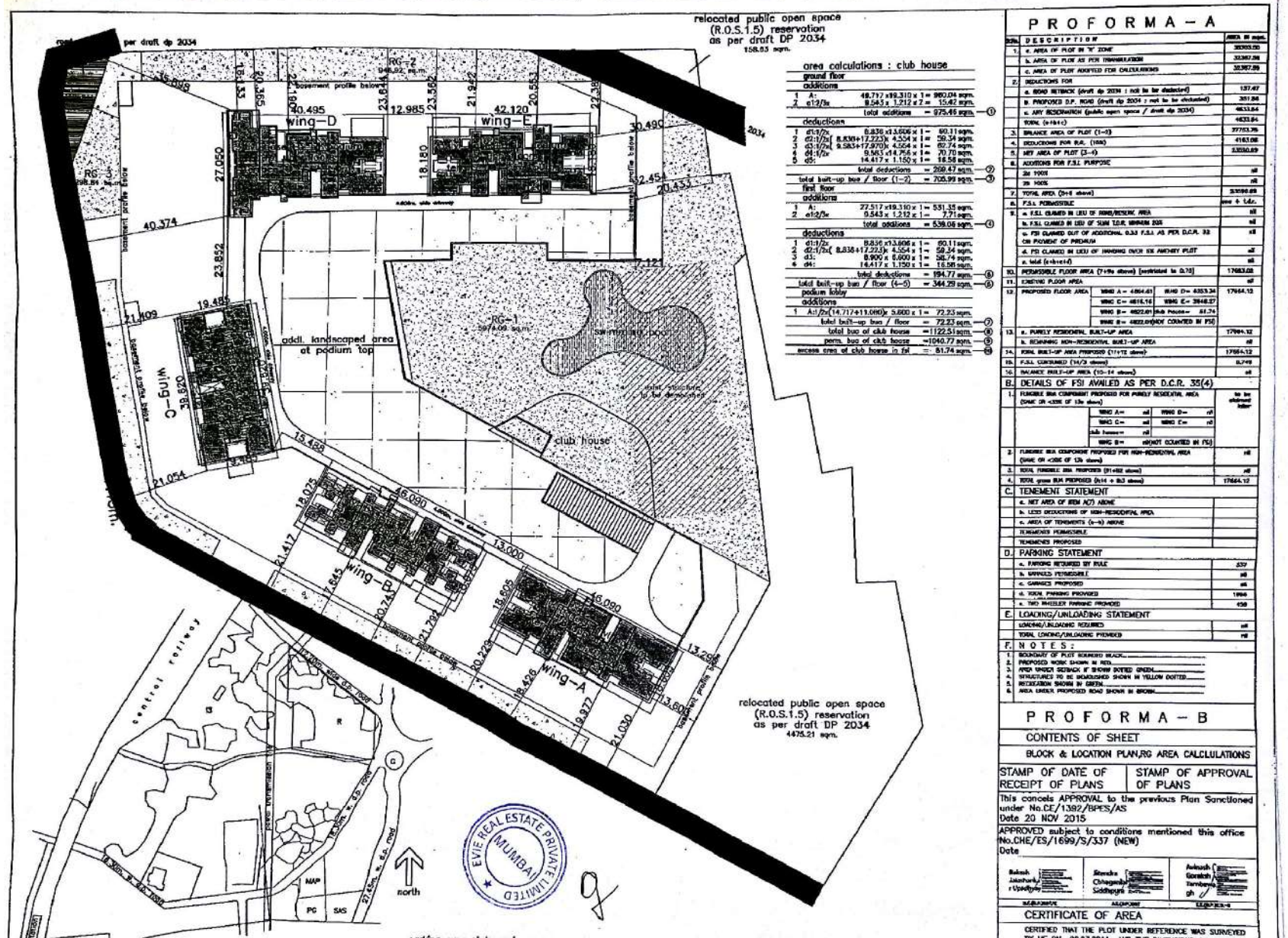


area calculations : club house

ground floor

additions

1	A:	48.717 x 19.310 x 1 =	940.84 sqm.
2	d1:2/3x	8.545 x 1.212 x 2 =	15.42 sqm.
	total additions	=	975.46 sqm. ①

deductions

1	d1:1/2x	8.836 x13.606 x 1 =	60.11 sqm.
2	d2:1/2x	8.836+17.223)x 4.554 x 1 =	59.34 sqm.
3	d3:1/2x	9.583+17.970)x 4.564 x 1 =	62.74 sqm.
4	d4:1/2x	9.965 x14.756 x 1 =	70.70 sqm.
5	d5:	14.417 x 1.150 x 1 =	16.58 sqm.
	total deductions	=	269.47 sqm. ②
total built-up bua / floor (1–2)		=	705.99 sqm. ③

first floor

additions

1	A:	27.517 x19.310 x 1 =	531.35 sqm.
2	d1:2/3x	8.543 x 1.212 x 1 =	7.71 sqm.
	total additions	=	539.06 sqm. ④

deductions

1	d1:1/2x	8.836 x13.606 x 1 =	60.11 sqm.
2	d2:1/2x(	8.836+17.223)x 4.554 x 1 =	59.34 sqm.
3	d3:	8.900 x 6.600 x 1 =	58.74 sqm.
4	d4:	14.417 x 1.150 x 1 =	16.58 sqm.
	total deductions	=	194.77 sqm. ⑤
total built-up bua / floor (4–5)		=	344.29 sqm. ⑥

podium lobby

additions

1	A1:/2x(14.717+13.080)x 3.600 x 1 =		72.23 sqm.
	total built-up bua / floor	=	72.23 sqm. ⑦
total bua of club house		=	1122.51 sqm. ⑧
perm. bua of club house		=	1040.77 sqm. ⑨
excess area of club house in fsi		=	81.74 sqm. ⑩

PROFORMA – A

Sr. No.	DESCRIPTION	AREA IN sqm.
1.	a. AREA OF PLOT IN 'R' ZONE	38903.00
	b. AREA OF PLOT AS PER TRANSMISSION	33367.89
	c. AREA OF PLOT ADOPTED FOR CALCULATIONS	33367.89
2.	DEDUCTIONS FOR	
	a. ROAD SETBACK (draft dp 2034 : not to be deducted)	137.47
	b. PROPOSED D.P. ROAD (draft dp 2034 : not to be deducted)	351.84
	c. ANY RESERVATION (public open space / draft dp 2034)	4633.84
	TOTAL (a+b+c)	4633.84
3.	BALANCE AREA OF PLOT (1–2)	27753.76
4.	DEDUCTIONS FOR R.G. (100%)	4163.68
5.	NET AREA OF PLOT (3–4)	23590.89
6.	ADDITIONS FOR F.S.I. PURPOSE	
	2a 100%	nil
	2b 100%	nil
7.	TOTAL AREA (5+6 above)	23590.89
8.	F.S.I. PERMISSIBLE	one + 1/4c.
9.	a. F.S.I. CLAIMED IN LIEU OF ROAD/RESERVE AREA	nil
	b. F.S.I. CLAIMED IN LIEU OF SLUM T.D.R. MINIMUM 2OR	nil
	c. FSI CLAIMED OUT OF ADDITIONAL 0.33 F.S.I. AS PER D.C.R. 32 ON PAYMENT OF PREMIUM	nil
	d. FSI CLAIMED IN LIEU OF HANDING OVER TDR AMENITY PLOT	nil
	e. total (a+b+c+d)	nil
10.	PERMISSIBLE FLOOR AREA (7+9e above) [restricted to 0.75]	17693.08
11.	EXISTING FLOOR AREA	nil
12.	PROPOSED FLOOR AREA: WING A = 4964.61; WING D= 4353.34; WING C = 4616.16; WING E= 3848.27; WING B = 4822.61; Sub House = 81.74; WING B = 4822.61(NOT COUNTED IN FSI)	17964.12
13.	a. PURELY RESIDENTIAL BUILT-UP AREA	17964.12
	b. REMAINING NON-RESIDENTIAL BUILT-UP AREA	nil
14.	TOTAL BUILT-UP AREA PROPOSED (11+12 above)	17964.12
15.	F.S.I. CONSUMED (14/3 above)	0.749
16.	BALANCE BUILT-UP AREA (10–14 above)	nil

B. DETAILS OF FSI AVAILED AS PER D.C.R. 35(4)

1.	FUNGIBLE BUA COMPONENT PROPOSED FOR PURELY RESIDENTIAL AREA (SHALL BE <33% OF 13a above) — WING A= nil; WING D= nil; WING C= nil; WING E= nil; Sub house= nil; WING B= nil(NOT COUNTED IN FSI)	to be obtained later
2.	FUNGIBLE BUA COMPONENT PROPOSED FOR NON-RESIDENTIAL AREA (SHALL BE <20% OF 13b above)	nil
3.	TOTAL FUNGIBLE BUA PROPOSED (01+02 above)	nil
4.	TOTAL gross BUA PROPOSED (b/d + 8b3 above)	17964.12

C. TENEMENT STATEMENT

a. NET AREA OF ITEM A(7) ABOVE	
b. LESS DEDUCTIONS OF NON-RESIDENTIAL AREA	
c. AREA OF TENEMENTS (a–b) ABOVE	
TENEMENTS PERMISSIBLE	
TENEMENTS PROPOSED	

D. PARKING STATEMENT

a. PARKING REQUIRED BY RULE	337
b. GARAGES PERMISSIBLE	nil
c. GARAGES PROPOSED	nil
d. TOTAL PARKING PROVIDED	1866
e. TWO WHEELER PARKING PROVIDED	450

E. LOADING/UNLOADING STATEMENT

LOADING/UNLOADING REQUIRED	nil
TOTAL LOADING/UNLOADING PROVIDED	nil

F. NOTES:

1. BOUNDARY OF PLOT BORDERED BLACK.
2. PROPOSED WORK SHOWN IN RED.
3. AREA UNDER SETBACK IF SHOWN DOTTED GREEN.
4. STRUCTURES TO BE DEMOLISHED SHOWN IN YELLOW DOTTED.
5. RECREATION SHOWN IN GREEN.
6. AREA UNDER PROPOSED ROAD SHOWN IN BROWN.

PROFORMA – B

CONTENTS OF SHEET

BLOCK & LOCATION PLAN,RG AREA CALCULATIONS

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

This cancels APPROVAL to the previous Plan Sanctioned under No.CE/1392/BPES/AS Date 20 NOV 2015

APPROVED subject to conditions mentioned this office No.CHE/ES/1699/S/337 (NEW) Date

Rakesh Jalotharia / Upadhyay — Jitendra Chhagan Siddhpura — Avinash Gorakh Tambe gh

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 09.07.2014 AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIED WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P. RECORD.

Sunil Gajanan Ambre

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL DEVELOPMENT ON PROPERTY BEARING C.T.S. NO. 1004, 1005(PTO, 1005/1, 1006, 1007/3 (PT) & 1008(PT) OF VILLAGE KANJUR, AT KANJURMARG (E), MUMBAI.

NAME OF OWNER

MUKUND KASHINATH PATHAK

EVIE REAL ESTATE PVT. LTD., C.A TO M/S. CROMPTON GREAVES LTD.

JOB NO.	DATE	DWG NO.	SCALE	DRN BY	CHKD BY
		M-01	1:500		

Sunil Gajanan Ambre

SUNIL AMBRE & ASSOCIATES

ARCHITECTS

GND FLR, ARAM HOUSE, 25/31,SHREE SAMARTH MARG,

parking area statement

wing – A

1	total no. flats having c.area less than 35.00sq.m.	=	– nos.
2	parking required @ 1car/4 flats	=	– nos.
3	total no. flats having c.area >35.00 sqm. & <45.00 sqm.	=	– nos.
4	parking required @ 1car/2 flats	=	– nos.
5	total no. flats having c.area >45.00 sqm. & <70.00 sqm.	=	31 nos.
6	parking required @ 1car/flat	=	31 nos.
7	total no. flats having c.area more than 70.00 sqm.	=	16 nos.
8	parking required @ 2cars/ flat	=	32 nos.
9	total parking required (2+4+6+8)	=	63 nos.
10	visitors parking (25% of 9 above)	=	15.75 nos.
11	gross parking required (9+10above)	=	78.75 nos.

wing – B

1	total no. flats having c.area less than 35.00sq.m.	=	– nos.
2	parking required @ 1car/4 flats	=	– nos.
3	total no. flats having c.area >35.00 sqm. & <45.00 sqm.	=	95 nos.
4	parking required @ 1car/2 flats	=	48 nos.
5	total no. flats having c.area >45.00 sqm. & <70.00 sqm.	=	– nos.
6	parking required @ 1car/flat	=	– nos.
7	total no. flats having c.area more than 70.00 sqm.	=	– nos.
8	parking required @ 2cars/ flat	=	– nos.
9	total parking required (2+4+6+8)	=	48 nos.
10	visitors parking (25% of 9 above)	=	12 nos.
11	gross parking required (9+10above)	=	60 nos.

wing – C

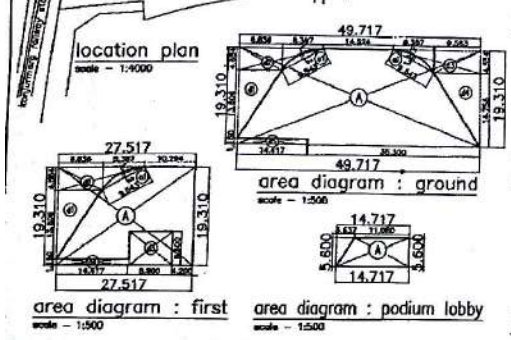
1	total no. flats having c.area less than 35.00sq.m.	=	– nos.
2	parking required @ 1car/4 flats	=	– nos.
3	total no. flats having c.area >35.00 sqm. & <45.00 sqm.	=	– nos.
4	parking required @ 1car/2 flats	=	– nos.
5	total no. flats having c.area >45.00 sqm. & <70.00 sqm.	=	– nos.
6	parking required @ 1car/flat	=	31 nos.
7	total no. flats having c.area more than 70.00 sqm.	=	31 nos.
8	parking required @ 2cars/ flat	=	62 nos.
9	total parking required (2+4+6+8)	=	62 nos.
10	visitors parking (25% of 9 above)	=	15.50 nos.
11	gross parking required (9+10above)	=	77.50 nos.

wing – D

1	total no. flats having c.area less than 35.00sq.m.	=	– nos.
2	parking required @ 1car/4 flats	=	– nos.
3	total no. flats having c.area >35.00 sqm. & <45.00 sqm.	=	– nos.
4	parking required @ 1car/2 flats	=	– nos.
5	total no. flats having c.area >45.00 sqm. & <70.00 sqm.	=	27 nos.
6	parking required @ 1car/flat	=	27 nos.
7	total no. flats having c.area more than 70.00 sqm.	=	14 nos.
8	parking required @ 2cars/ flat	=	28 nos.
9	total parking required (2+4+6+8)	=	55 nos.
10	visitors parking (25% of 9 above)	=	13.75 nos.
11	gross parking required (9+10above)	=	68.75 nos.

wing – E

1	total no. flats having c.area less than 35.00sq.m.	=	– nos.
2	parking required @ 1car/4 flats	=	– nos.
3	total no. flats having c.area >35.00 sqm. & <45.00 sqm.	=	– nos.
4	parking required @ 1car/2 flats	=	– nos.
5	total no. flats having c.area >45.00 sqm. & <70.00 sqm.	=	41 nos.
6	parking required @ 1car/flat	=	41 nos.
7	total no. flats having c.area more than 70.00 sqm.	=	– nos.
8	parking required @ 2cars/ flat	=	– nos.
9	total parking required (2+4+6+8)	=	41 nos.
10	visitors parking (25% of 9 above)	=	10.25 nos.
11	gross parking required (9+10above)	=	51.25 nos.
1	total parking required	=	336.25 nos.
2	total parking provided	any =	337 nos.
		=	1866 nos.



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