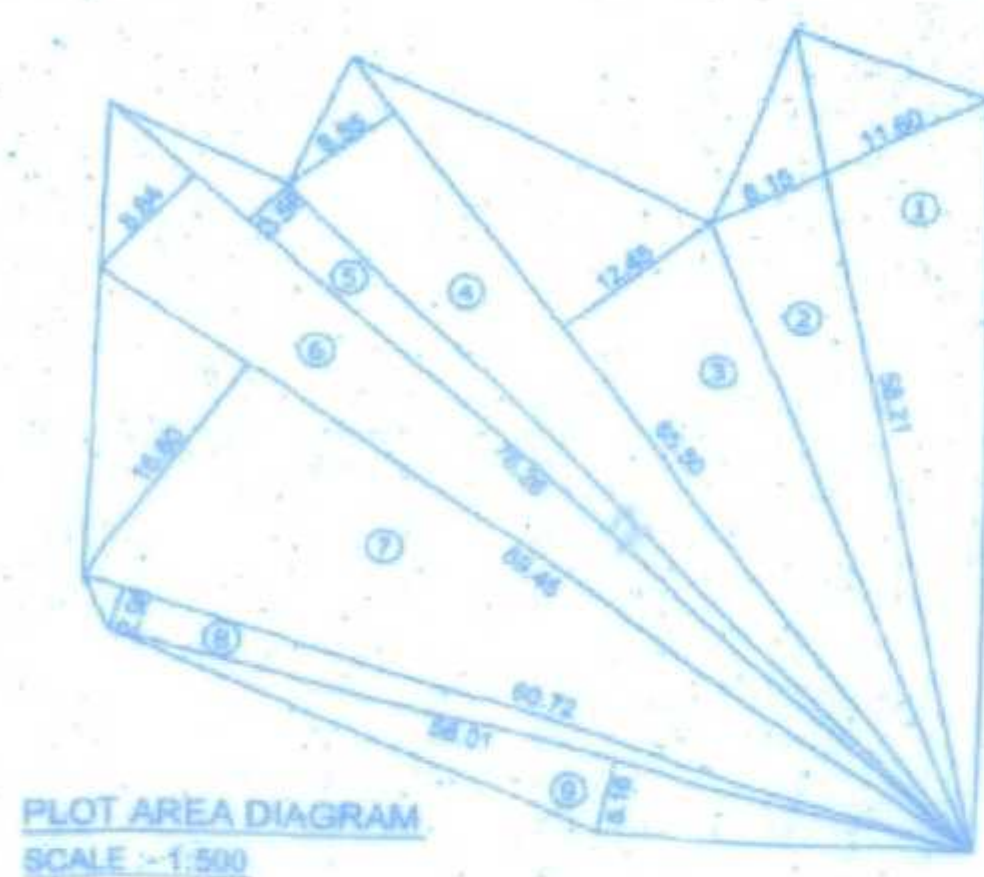
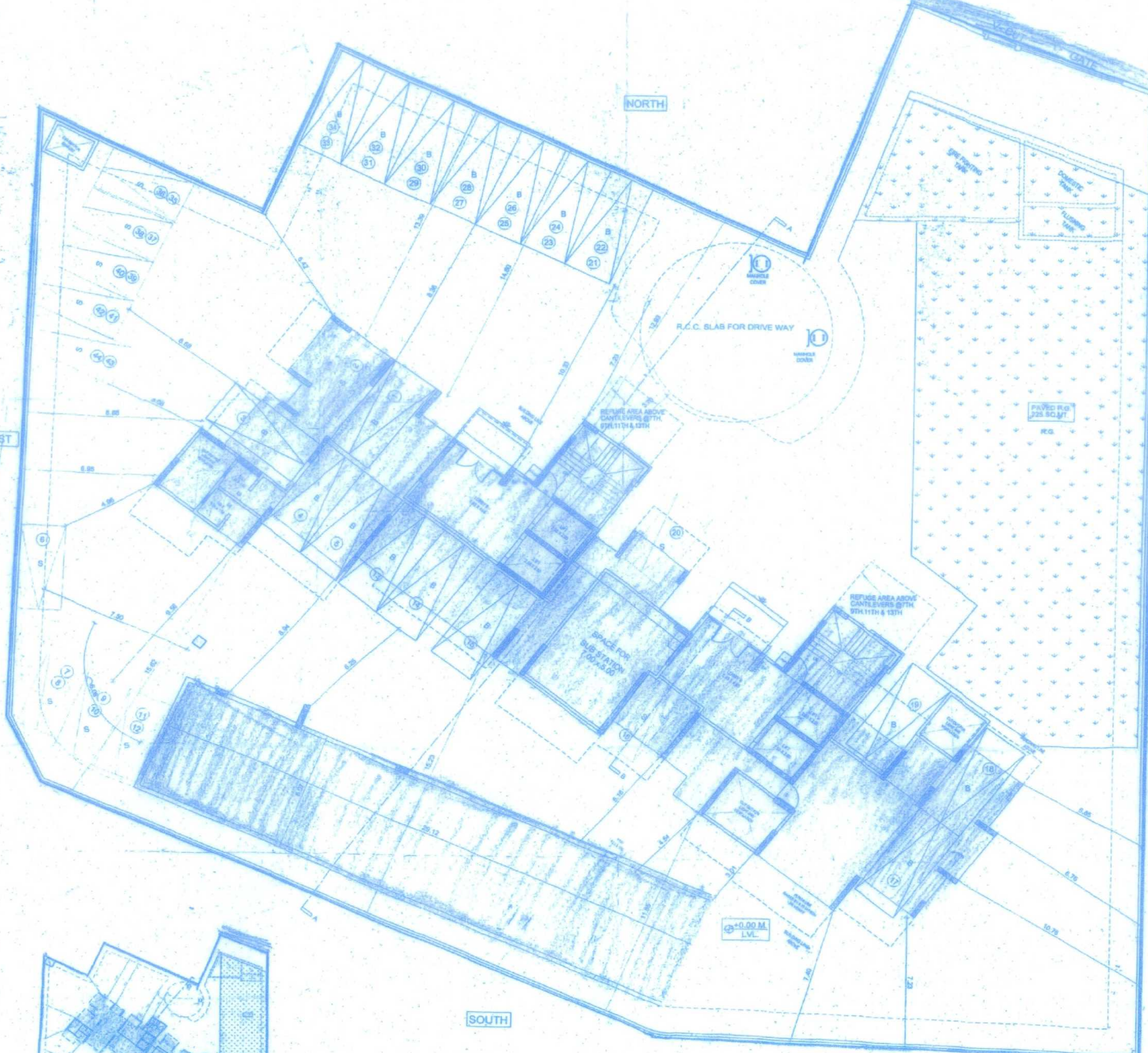


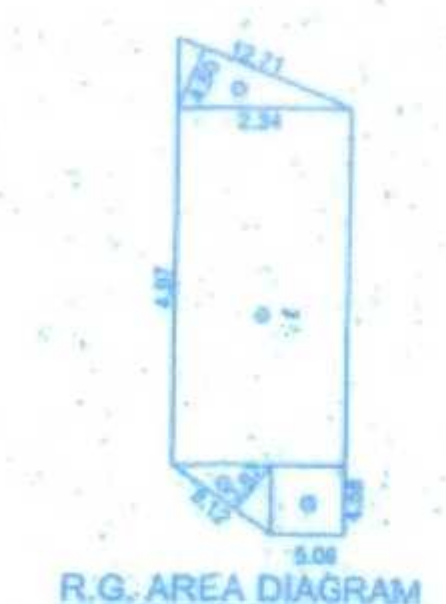
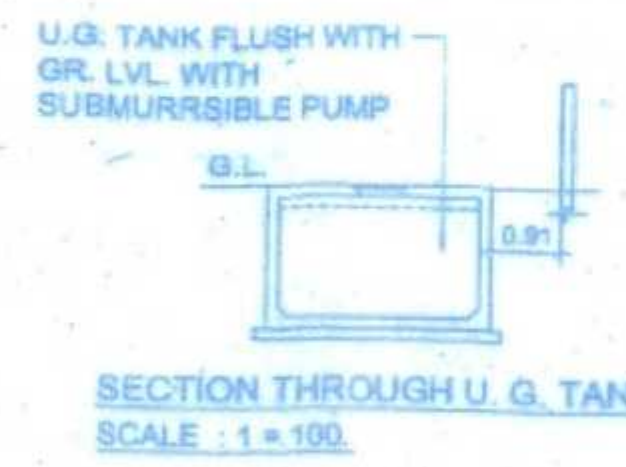
In case of plots / layout where earlier B.U.A. approved as per L.O.B. issued is proposed to be AMENDED and balance potential in the plot / layout is proposed as per the D.C. Regulations amended on 06.01.2013

PROFORMA A		CONTENTS OF THE SHEET	
Sr. No.	DESCRIPTION	Sq. Mtr.	LOCATION PLAN, BLOCK PLAN, PLOT AREA DIAGRAM, CALCULATIONS, GROUND FLOOR PLAN, R.O. AREA DIAGRAM & CALCULATIONS
1	Area of Plot	2550.00	STAMP OF DATE OF RECEIPT OF PLANS The Council Approves the Proposed Plans as per the D.C. Regulations amended on 06.01.2013. Approved subject to the conditions mentioned in the office letter No. 664/2014/REGD/M. Dated 23/7/2015. P. J. Kulkarni Executive Engineer (S&P), (E&S)
2	Area reserved for D.F. Road / Possession Area	104.55	
3	Plot Area as per P.S. Code	2445.45	
4	Plot available for Development (1 - (1A + 1B))	2445.45	
5	Balance area of plot (1 - 2)	2445.45	
6	Deduction for 4.1% Encroachment/Recreational Ground	104.55	STAMP OF APPROVAL OF PLANS TRUE COPY FOR KARAM & SANGHOI DESIGNERS 20 JUL 2015 Proprietor: Karam & Sanghoi Designers
7	Net area of plot (3 - 4)	2445.45	
8	Net area of plot (3 - 4)	2445.45	
9	Balance area of plot (1 - 2)	2445.45	
10	Deduction for 4.1% Encroachment/Recreational Ground	104.55	
11	Net area of plot (3 - 4)	2445.45	REVISION REVISION DESCRIPTION DATE SIGNATURE 1 100% for Set-back (restricted to 40% or 80% of "B" above) 0.00 2 100% for Set-back (restricted to 40% or 80% of "B" above) 0.00 3 Total Area (5 + 6) 2445.45 4 Floor Space Index permissible One + TDR 5 Floor Space Index credit available by Development Rights 6 Additions for Floor Space Index 6 a) 0.33 FSI as per DCR 32 841.50 6 b) 0.33 FSI as per DCR 32 841.50 6 c) 0.7% as per DCR 33 (1) other (T.O.B. PUNCHES 650-660 SQ. MT.) 1,708.50 6 d) 0.7% as per DCR 33 (1) other (T.O.B. PUNCHES 650-660 SQ. MT.) 1,708.50 7 Total proposed built up area (C4 + C3) 4995.45 8 FSI consumed on net holding = 11/3 9 Details of Residential / Non Residential Areas 9 a) Purely Residential built up area 0.00 9 b) Remaining Non-Residential built up area NIL 9 c) Details of FSI available as per DCR 33 (4) 1748.41 9 d) Fungible Built Up Area component proposed vide DCR 35(4) for Non-Residential = or <(B1 x 0.35) NIL 9 e) Fungible Built Up Area component proposed vide DCR 35(4) for Non-Residential = or <(B2 x 0.30) NIL 9 f) Total Fungible Built Up Area vide DCR 35(4) = (C1 + C2) 6743.86 9 g) Total Gross BUILT UP AREA proposed (11 + C3) 6743.79 10 Tenement Statement 10 a) Proposed area (Bam A, 11 above) NIL 10 b) Less deduction of Non Residential area (Shop etc.) NIL 10 c) Area available for tenements (10 - (B)) 0 10 d) Tenements permissible (Density of tenements/hectare) 0 10 e) Tenements proposed NIL 10 f) Tenements existing NIL 10 g) Total tenements on the plot 0 11 Parking Statement 11 a) Parking required by Regulations for - Car 90 Scooter/Motor Cycle Outsiders (visitors) 90 Total parking 90 Additions 25% parking 22.50 Total parking required 112.50 11 b) Covered garages permissible 118 Covered garages proposed for - Car 118 Scooter/Motor Cycle Outsider (Visitors) 118 Total parking provided 118.00 12 Transport Vehicles Parking Spaces for transport vehicles parking required by Regulations
12	PSI consumed on net holding = 11/3	0.00	
13	Details of Residential / Non Residential Areas		
14	Purely Residential built up area	0.00	
15	Remaining Non-Residential built up area	NIL	
16	Details of FSI available as per DCR 33 (4)	1748.41	
17	Fungible Built Up Area component proposed vide DCR 35(4) for Non-Residential = or <(B1 x 0.35)	NIL	
18	Fungible Built Up Area component proposed vide DCR 35(4) for Non-Residential = or <(B2 x 0.30)	NIL	
19	Total Fungible Built Up Area vide DCR 35(4) = (C1 + C2)	6743.86	
20	Total Gross BUILT UP AREA proposed (11 + C3)	6743.79	
21	Tenement Statement		
22	Proposed area (Bam A, 11 above)	NIL	
23	Less deduction of Non Residential area (Shop etc.)	NIL	
24	Area available for tenements (10 - (B))	0	
25	Tenements permissible (Density of tenements/hectare)	0	
26	Tenements proposed	NIL	
27	Tenements existing	NIL	
28	Total tenements on the plot	0	
29	Parking Statement		
30	Parking required by Regulations for -		
31	Car	90	
32	Scooter/Motor Cycle		
33	Outsiders (visitors)	90	
34	Total parking	90	
35	Additions 25% parking	22.50	
36	Total parking required	112.50	
37	Covered garages permissible	118	
38	Covered garages proposed for -		
39	Car	118	
40	Scooter/Motor Cycle		
41	Outsider (Visitors)	118	
42	Total parking provided	118.00	
43	Transport Vehicles Parking		
44	Spaces for transport vehicles parking required by Regulations		



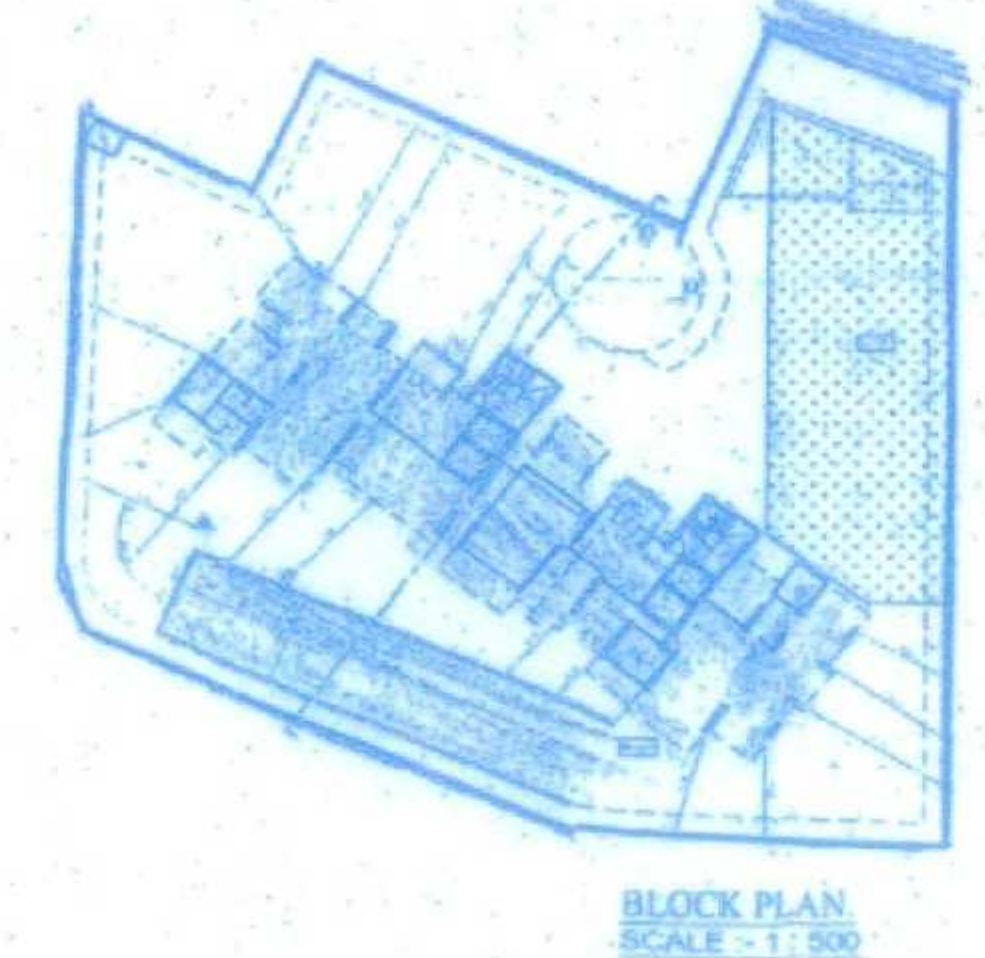
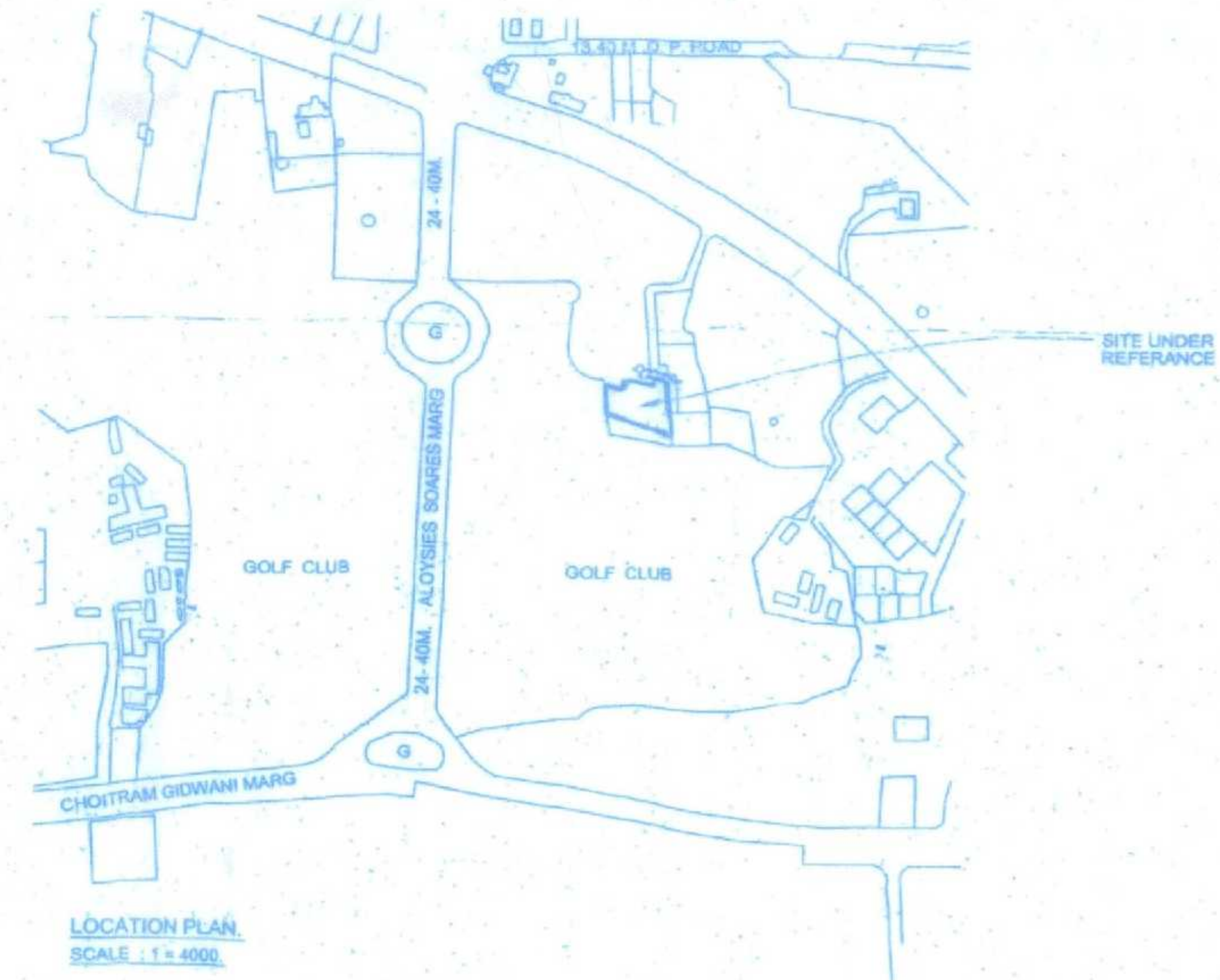
PLOT AREA CALCULATION

1	=	58.21	X	11.80	X	0.50	=	337.62	SQ. MT
2	=	58.21	X	8.15	X	0.50	=	237.21	SQ. MT
3	=	65.50	X	12.45	X	0.50	=	407.74	SQ. MT
4	=	65.50	X	9.55	X	0.50	=	312.74	SQ. MT
5	=	78.28	X	3.58	X	0.50	=	138.74	SQ. MT
6	=	78.28	X	8.84	X	0.50	=	343.07	SQ. MT
7	=	69.45	X	16.60	X	0.50	=	578.64	SQ. MT
8	=	60.72	X	2.95	X	0.50	=	89.67	SQ. MT
9	=	58.01	X	5.10	X	0.50	=	148.67	SQ. MT
TOTAL ADDITIONS = 2551.35 SQ. MT									
i.e. = 2550.00 SQ. MT									



R.G. AREA CALCULATION

R1	=	12.71	X	4.50	X	0.50	=	28.60	SQ. MT
R2	=	15.73	X	24.90	X	1	=	262.09	SQ. MT
R3	=	8.12	X	3.87	X	0.50	=	15.71	SQ. MT
R4	=	5.06	X	4.58	X	1	=	23.17	SQ. MT
TOTAL ADDITIONS = 359.56 SQ. MT									
i.e. = 359.56 SQ. MT									



PARKING STATEMENT

LEVEL	SMALL PARKING	BIG PARKING	TOTAL
STILT FLR	20 NOS	24 NOS	44 NOS
1ST BASEMENT	10 NOS	25 NOS	35 NOS
2ND BASEMENT	11 NOS	28 NOS	39 NOS
TOTAL	41 NOS	77 NOS	118 NOS
TOTAL PARKING = 118 NOS			
TOTAL PRO. PARKING = 41(S) + 77(B) = 118 NOS			

PARKING STATEMENT

AREA	1ST BASE	2ND BASE	GR.FLR	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR	7TH FLR	8TH FLR	9TH FLR	10TH FLR	11TH FLR	12ND FLR	13RD FLR	14TH FLR	15TH FLR	16TH FLR	TOTAL NOS OF FLATS	PARKING REQD.	
45 TO 70	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ABOVE 70	-	-	-	2 NOS	3 NOS	3 NOS	3 NOS	3 NOS	3 NOS	3 NOS	3 NOS	3 NOS	3 NOS	3 NOS	3 NOS	3 NOS	3 NOS	3 NOS	1 NOS	48 NOS	90.00 NOS	
TOTAL																					48 NOS	90.00 NOS
25% VISITORS																					22.50 NOS	
TOTAL PARKING REQD.																					112.50 NOS	
TOTAL PARKING PROVIDED																					118.00 NOS	

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