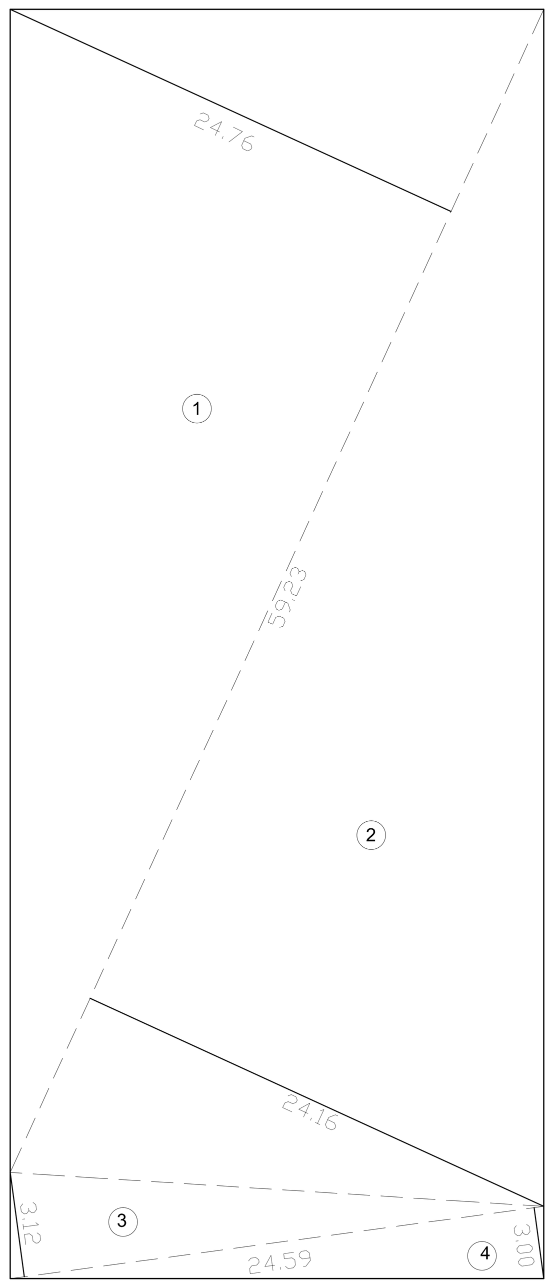
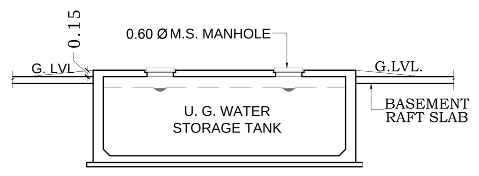
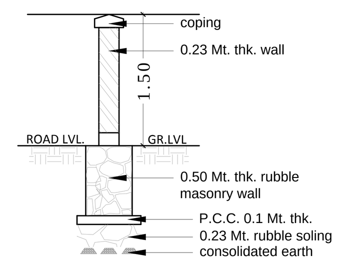


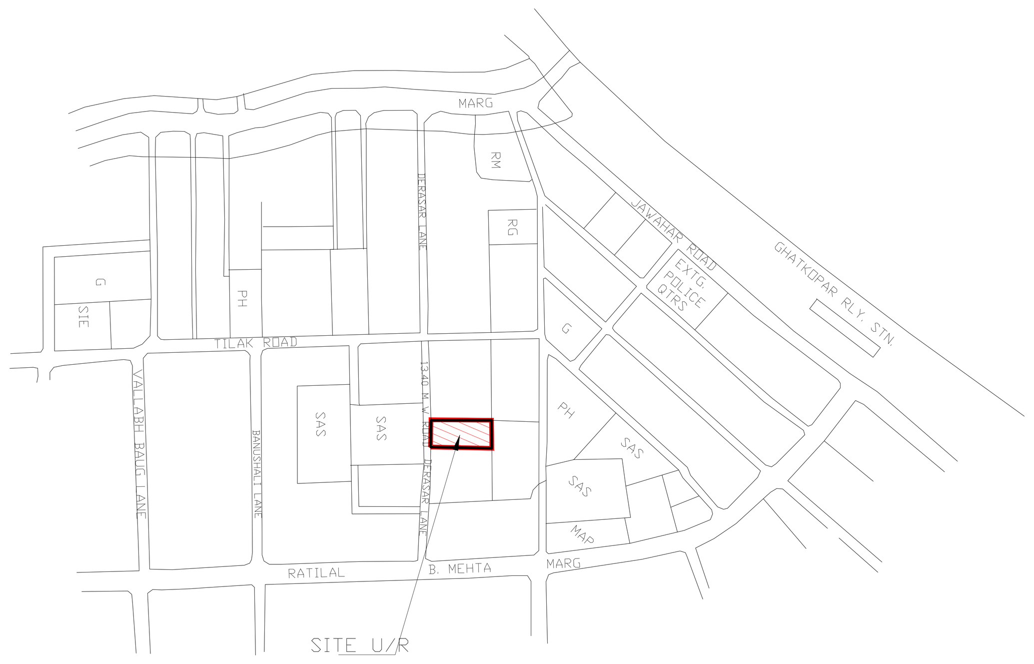
PLOT AREA DIAGRAM
SCALE : 1:200



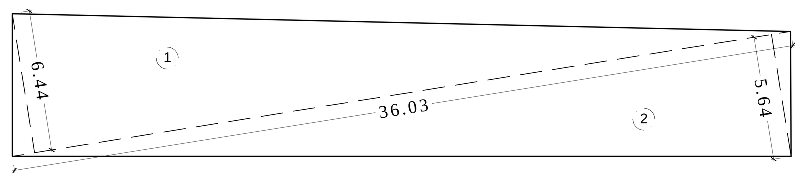
SECTION THROUGH U.G. TANK
SCALE : 1:50



SECTION OF COMPOUND WALL
SCALE : 1:50



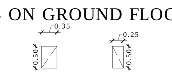
LOCATION PLAN
DP SHEET NO. : ES-25 AS PER 2034
SCALE : 1:4000



PAVED R.G.
SCALE : 1:200

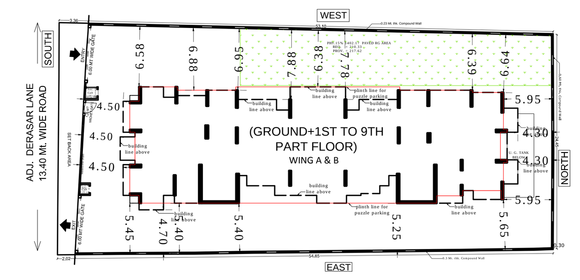
PAVED R.G. AREA CALCULATION						
1 = 0.50	x	36.03	x	6.44	=	116.02
2 = 0.50	x	36.03	x	5.64	=	101.60
				TOTAL	=	217.62 SQMT.

PRESSURIZED SHAFT IN WING A & B ON GROUND FLOOR

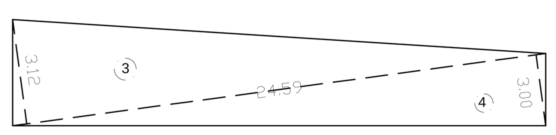


PRESSURIZED SHAFT COUNTED IN F.S.I.

WING A	0.35	X	0.50	X	1 NO	=	0.18	SQ.MT.
WING B	0.25	X	0.50	X	1 NO	=	0.13	SQ.MT.
TOTAL						=	0.31	SQ.MT.



BLOCK PLAN
SCALE : 1:500



SET BACK AREA DIAGRAM
SCALE : 1:200

NET PLOT AREA CALCULATION		
1 = 0.50 x 59.23 x 24.76	=	733.26
2 = 0.50 x 59.23 x 24.16	=	715.49
TOTAL	=	1448.75 SQMT. — A
SET BACK AREA CALCULATION		
3 = 0.50 x 24.59 x 3.12	=	38.36
4 = 0.50 x 24.59 x 3.00	=	36.89
TOTAL	=	75.25 SQ.MT. — B
TOTAL PLOT AREA		
A + B (1448.75 + 75.25)	=	1524.00 SQ.MT.

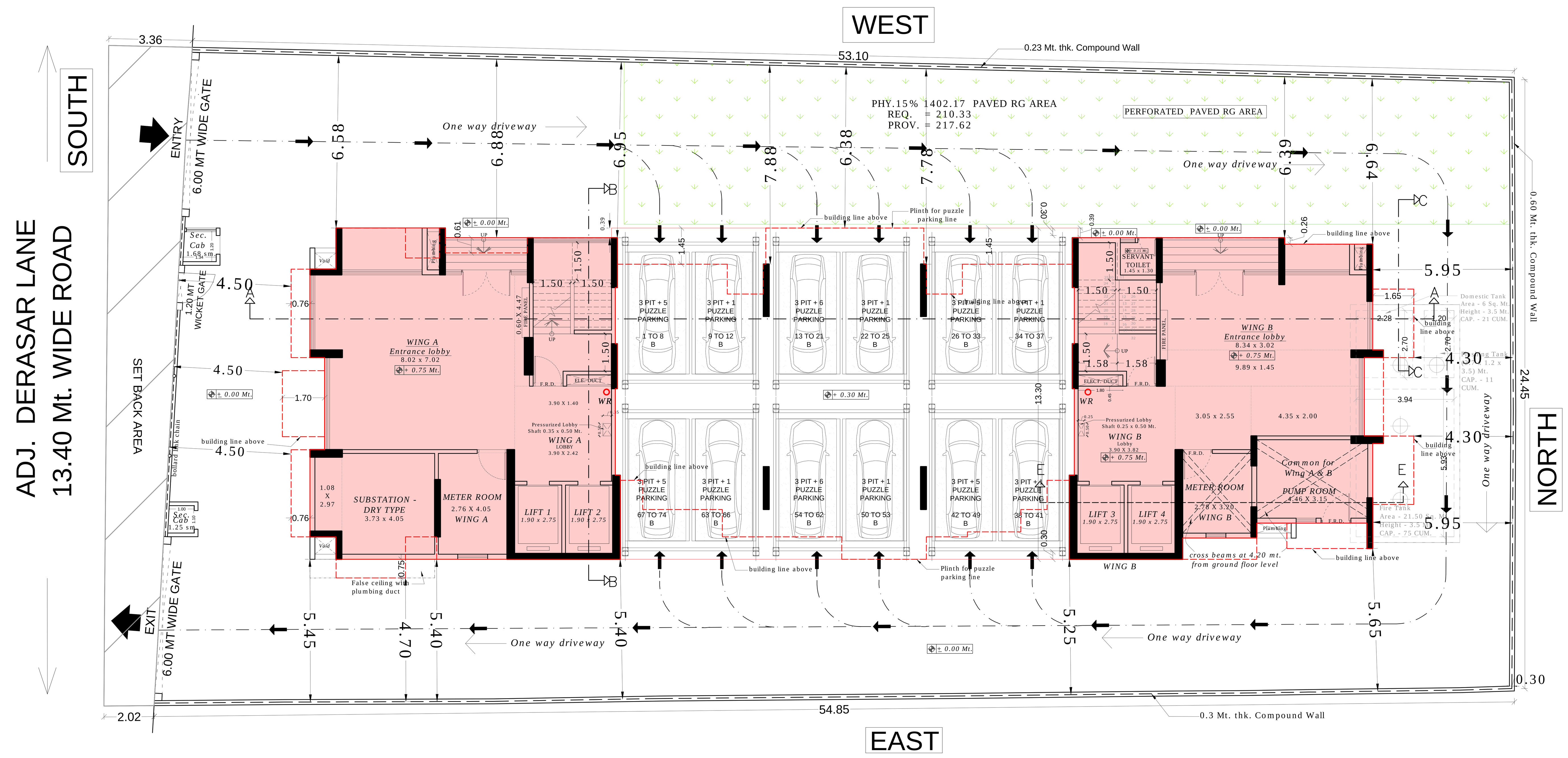
BUILT - UP AREA STATEMENT

FLOORS	TOTAL GROSS AREA (Sq. Mt.)	STAIRCASE / LIFT LOBBY AREA (Sq. Mt.)	ELEC. DUCT / F. F. DUCT	REFUGE AREA (Sq. Mt.)	FITNESS CENTER (Sq. Mt.)	TOTAL (Sq. Mt.)
	A	B	C	D	E	F = A - B - C - D -E
	A = A1 + B + C			D = C - E	E = C / 1.35	
Ground Floor	0.31	-	-	-	-	0.31
1st Floor	164.11	47.99	0.91			115.21
2nd Floor	310.75	96.00	1.83			212.92
3rd Floor	310.44	96.00	1.83			212.61
4th Floor	480.44	96.73	1.08			382.63
5th Floor	493.91	96.73	1.08			396.10
6th Floor	493.91	96.73	1.08			396.10
7th Floor (Refuge)	576.72	96.73	1.08	100.38	81.82	296.71
8th Floor	526.03	95.98	1.08			428.97
9th Floor	414.82	98.29	1.08			315.45
Total	3771.44	821.18	11.05	100.38	81.82	2757.01

TOTAL NET GROSS BUA = 2757.01
PROPOSED FUNGIBLE AREA (2757.01 - 2092.95) = 664.06
NET F.S.I. AREA (2757.01 - 664.06) = 2092.95

CARPET AREA STATEMENT FOR PARKING

FLOORS	NO. OF FLATS	AREA (in Sq. Mt.)
1st Floor	A - 101	99.33
2nd Floor	A - 201	99.33
	B - 201	87.10
3rd Floor	A - 301	99.33
	B - 301	87.10
4th Floor	A - 401	99.33
	A - 402	75.54
	B - 402	75.10
	B - 401	87.10
5th Floor	A - 501	99.33
	A - 502	159.40
	B - 501	87.10
6th Floor	A - 601	99.33
	B - 602	159.40
	B - 601	87.10
7th Floor	A - 701	99.33
	B - 701	87.10
8th Floor	A - 801	99.33
	B - 802	174.16
	B - 801	98.55
9th Floor	A - 901	99.33
	B - 902	174.16
Total	22	



GROUND FLOOR PLAN
SCALE - 1:100

A.	PROFORMA - A	AS PER DCPR 2034 SQ.MT.
1	AREA OF PLOT AS PER P.R.C.	1524.00
2	Deductions for	
(A)	For Reservation / Road area	
a)	Road set-back area to be handed over (100%)	75.25
b)	Proposed D.P. Road to be handed over (100%)	---
c)	Reservation area (Plot) to be handed over (100%)	---
e)	DEDUCTION FOR 15% RECREATIONAL GROUND	---
(B)	For Aminity area	
a)	Area of amenity plot/plots to be handed over as per DCPR 14(A)	---
b)	Area of amenity plot/plots to be handed over as per DCPR 14(B)	---
c)	Area of amenity plot/plots to be handed over as per DCPR 15	---
(C)	Deductions for Existing B.U.A. to be retained if any/Land component of existing BUA as per regulation under which the development was	---
3	Total deductions [2(A) + 2(B) + 2(C)]	---
4	Balance area of plot (1 minus 3)) (1524.00 - 75.25)	1448.75
5	AREA AS PER CONVEYANCE	1402.17
6	Zonal (Basic) FSI (1 or 1.33)	1.00
7	Built up area as per Zonal(basic) fsi (5 x 6)	1402.17
8	Built up equal to area of land handed over as per regulation 30(A)	---
i)	As per 2(A) and 2(B) except 2(a)(c) (ii) above with in cap of Admissible TDR as column no. 6 of table no. 12 on remaining / Balance plot	
ii)	in case of 2(A)(c) (ii) permissible over and below permissible Built area on remaining / balance plot	
9	Built up area in lieu of cost of construction of Built up amenity to be handed over (within the limits of permissible built area on remaning plot)	
10	50% Built up area due to "Additional fsi on payment of premium" as pertable no. 12 of regulation 30(A) and 32 on remaining / balance plot 50%AS PER DCPR 32 (1402.17 X 50% = 701.09) ALREADY CLAIMED = 437.88 TO BE PURCHASED = 701.09 - 437.88 = 263.21	701.09
11	Built up area due to admissible TDR "TDR" as per table no. 12 of Regulation 30(A) and 32 on remaining / Balance plot TDR Permissible (1402.17 x0.70) = 981.52	---
	200 % SET BACK AREA	---
12	Permissible Built up area (as the case may be with / without built up area as per 2(c) (1402.17 + 701.09)	2103.26
13	Proposed Built up area (as the case may be with / without built up area as per 2(c)	2092.95
a	REMAINING NON RESIDENTIAL BUILT UP AREA	---
	Proposed Built up area (13 + 13a)	2092.95
14	TDR generated if any as per regulation no 30(A)	---
15	TDR generated if any as per regulation no 31(3)	---
a) i)	Permissible fungible compensatory area for rehab component without charging premium	
ii)	Fungible Compensatory area availed for rehab component without charging premium 1st to 9th (282.92 - 25.24 = 257.68)	257.68
b) i)	Permissible fungible compensatory area by charging premium 2103.26 - 97.40 - 97.40 = 1908.46 1908.46 x 35% = 667.96 667.96 - 257.68 = 410.28 (sale fungible)	410.28
ii)	Fungible compensatory area availed on payment of premium	406.38
16	Total Built up area proposed including fungible compensatory area	2757.01
17	FSI Consumed on Net Plot [13/4]	1.90
(II)	Other requirements	
(A)	Reservation / Designation	--
a)	Name of Reservation	--
b)	Area of Reservation affecting the plot	--
c)	Area of Reservation land to be handed over as per Regulation No. 17	--
d)	Built up area of Amenity to be handed over as per Regulation No.17	--
e)	area / built up area of Designation	--
(B)	Plot area / Built up Amenity to be handed over as per regulation No.	--
i)	14(A)	--
ii)	14(B)	--
iii)	15	--
(C)	Requirenment of Recreational Open space in Layout / Plot as per Regulation No. 27	--
(D)	Tenement statement	--
i)	Proposed Built up area (13 above)	2092.95
ii)	Less deduction od Non Residential area (shop etc.)	--
iii)	Area available for tenements (i - ii)	2092.95
iv)	Tenements permissible (Density of (450) tenements/hectare) [(iii x 450) / 10000]	94.18
v)	Tenements existing	nil
vi)	Tenements proposed	22.00
(E)	Parking statement	
i)	Parking Required by regulkation for	
	Car	57.00
	Scooter / Motor Cycle	---
	Outsiders (visitors)	---
ii)	Covered garage permissible	---
iii)	Covered garage proposed	
	Car	---
	Scooter / Motor Cycle	---
	Outsiders (visitors)	---
iv)	Total parking provided	74.00
(F)	Transport Vehicles Parking	
i)	Spaces for transport vehicles parking required by Regulations	---
ii)	Total no. of transport vehicles parking spaces provided	---

(G) NOTES

BOUNDARY OF THE PLOT BOUNDED THICK BLACK
PROPOSED WORK SHOWN RED FILLED IN
RECREATION AREA SHOWN GREEN WASH
AREA UNDER SETBACK SHOWN DOTTED BROWN
DRAINAGE SHOWN RED
AREA UNDER PROPOSED ROAD SHOW BROWN WASH
STRUCTURES TO BE DEMOLISHED SHOW DOTTED YELLOW
DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS

CERTIFICATE FOR AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AREA AS MEASURED ON SITE & SQ.METER AND TALLIES WITH THE AREA STATED IN AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ARCHITECT

PARKING STATEMENT

SR. NO.	CARPET AREA	Parking Permissible as per D.C.P.R.	TOTAL FLATS	TOTAL PARKING REQUIRED
1	up to 45.00 sq.mt.	1 for every 4 t/s	0	0.00
2	above 45 to 60 sq.mt.	1 for every 2 t/s	0	0.00
3	between 60 to 90 sq.mt.	1 for every 1 t/s	8	8.00
4	above 90 sq.mt.	1 for every 0.5 t/s	14	28.00
			Total - A	36.00
			Visitor's Parking 25% - B	9.00
			Total (A + B) - C	45.00
			50 % Additional Parking - D	22.50
			TOTAL PARKING REQUIRED (C + D)	67.50
			SAY	68.00
			TOTAL PARKING PROVIDED	**74.00**

Note : The parking shall be provided as per circular dt. 05.03.2020 and any deficiency shall be condoned by paying premium as per circular dt. 05.03.2020

BIG PIT PARKING	=	36 nos.
BIG PUZZLE PARKING	=	38 nos.
TOTAL PARKING	=	74 nos.

PROFOMA - B 01 / 06

CONTENTS OF SHEET.

1	GROUND FLOOR PLAN
2	PROFORMA - A
3	BLOCK PLAN & LOCATION PLAN.
4	SECTION OF COMPOUND WALL AND U.G. TANK
5	PLOT AREA & SET-BACK AREA DIAGRAM & CALCULATION
6	R. G. AREA DIAGRAM & CALCULATION
7	CARPET AREA STATEMENT
8	BUILT - UP AREA STATEMENT
9	PARKING STATEMENT

STAMP OF APPROVAL PLANS.

This Cancels Approval to the Previous Plans Sanctioned under no. CE/6133/BPES/AN Dated 12/11/2020

Approved subject to the conditions mentioned in this office letter No.CE/6133/BPES/AN

Lotan Sukadeo Ahire

Executive Engineer Bldg.prop.(E/S.)II

suyash chandrakant balip — S.E. (B.P.) N/E

Yatish Shirishchandra Randeria — A.E. (B.P.) L & N

STAMP OF DATE OF RECEIPT OF PLANS.

REV.	DESCRIPTION.	DATE.	SIGNATURE.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO. 5121 TO 5129 & 5151 / A, OF VILLAGE - GHATKOPAR - KIROL SITUATED AT DERASAR ROAD, GHATKOPAR (EAST), MUMBAI.

NAME OF OWNER

SHILPIN KHYALILAL TATER
Digitally signed by SHILPIN KHYALILAL TATER Date: 2021.04.14 16:28:38 +05'30'
M/s. SKYLINE VENTURES
C.A. TO OWNER

SIGN.NAME & ADDRESS OF ARCHITECT

MANOJ VALJIBHAI DAISARIA
MANOJ V. DAISARIA

DAISARIA ASSOCIATES
ARCHITECTURE I URBAN DESIGN I PROJECT MANAGEMENT I INTERIORS
Web :- www.daisaria.com E-mail :- admin@daisaria.com
801, SKYLINE EPITOME, NEAR JOLLY GYMKHANA,KIROL ROAD,VIDYAVIHAR (WEST), MUMBAI - 400068
TEL :- 022 - 61110504

NORTH LINE	REMARKS	JOB NO: - 584	SCALE: AS SHOWN
	AMENDED PLAN	DRG.NO:	DRN. BY : PK
		DATE : 12-04-2021	CHKD BY : MVD