

P R O F O R M A - A

A. AREA STATEMENT

1. GROUND FLOOR AREA	50.00
2. FIRST FLOOR AREA	50.00
3. SECOND FLOOR AREA	50.00
4. TOTAL FLOOR AREA	150.00
5. TOTAL COVERED AREA	150.00
6. TOTAL UNCOVERED AREA	0.00
7. TOTAL AREA	150.00
8. TOTAL AREA INCLUDING SETBACKS	150.00
9. TOTAL AREA INCLUDING SETBACKS AND SIDEWAYS	150.00
10. TOTAL AREA INCLUDING SETBACKS, SIDEWAYS AND FRONT/REAR YARDS	150.00
11. TOTAL AREA INCLUDING SETBACKS, SIDEWAYS, FRONT/REAR YARDS AND DRIVEWAYS	150.00
12. TOTAL AREA INCLUDING SETBACKS, SIDEWAYS, FRONT/REAR YARDS, DRIVEWAYS AND SIDEWAYS	150.00
13. TOTAL AREA INCLUDING SETBACKS, SIDEWAYS, FRONT/REAR YARDS, DRIVEWAYS AND SIDEWAYS AND DRIVEWAYS	150.00
14. TOTAL AREA INCLUDING SETBACKS, SIDEWAYS, FRONT/REAR YARDS, DRIVEWAYS AND SIDEWAYS AND DRIVEWAYS AND SIDEWAYS	150.00
15. TOTAL AREA INCLUDING SETBACKS, SIDEWAYS, FRONT/REAR YARDS, DRIVEWAYS AND SIDEWAYS AND DRIVEWAYS AND SIDEWAYS AND DRIVEWAYS AND SIDEWAYS	150.00

B. DETAILS OF FSI AVAILED AS PER DCPR 31(3)

1. FSI	1.5
2. FSI ON GROUND FLOOR	1.5
3. FSI ON FIRST FLOOR	1.5
4. FSI ON SECOND FLOOR	1.5
5. FSI ON TOTAL FLOOR AREA	1.5
6. FSI ON TOTAL COVERED AREA	1.5
7. FSI ON TOTAL UNCOVERED AREA	0.00
8. FSI ON TOTAL AREA	1.5
9. FSI ON TOTAL AREA INCLUDING SETBACKS	1.5
10. FSI ON TOTAL AREA INCLUDING SETBACKS AND SIDEWAYS	1.5
11. FSI ON TOTAL AREA INCLUDING SETBACKS, SIDEWAYS AND FRONT/REAR YARDS	1.5
12. FSI ON TOTAL AREA INCLUDING SETBACKS, SIDEWAYS, FRONT/REAR YARDS AND DRIVEWAYS	1.5
13. FSI ON TOTAL AREA INCLUDING SETBACKS, SIDEWAYS, FRONT/REAR YARDS, DRIVEWAYS AND SIDEWAYS	1.5
14. FSI ON TOTAL AREA INCLUDING SETBACKS, SIDEWAYS, FRONT/REAR YARDS, DRIVEWAYS AND SIDEWAYS AND DRIVEWAYS	1.5
15. FSI ON TOTAL AREA INCLUDING SETBACKS, SIDEWAYS, FRONT/REAR YARDS, DRIVEWAYS AND SIDEWAYS AND DRIVEWAYS AND SIDEWAYS	1.5

C. TENEMENT STATEMENT

1. Tenement No.	1
2. Tenement Area	50.00
3. Tenement Volume	75.00
4. Tenement Height	3.00
5. Tenement Floor Area	50.00
6. Tenement Floor Volume	75.00
7. Tenement Floor Height	3.00
8. Tenement Floor Area Ratio	1.00
9. Tenement Floor Volume Ratio	1.00
10. Tenement Floor Height Ratio	1.00
11. Tenement Floor Area Ratio (Including Setbacks)	1.00
12. Tenement Floor Volume Ratio (Including Setbacks)	1.00
13. Tenement Floor Height Ratio (Including Setbacks)	1.00
14. Tenement Floor Area Ratio (Including Setbacks and Sideways)	1.00
15. Tenement Floor Volume Ratio (Including Setbacks and Sideways)	1.00
16. Tenement Floor Height Ratio (Including Setbacks and Sideways)	1.00
17. Tenement Floor Area Ratio (Including Setbacks, Sideways and Front/Back Yards)	1.00
18. Tenement Floor Volume Ratio (Including Setbacks, Sideways and Front/Back Yards)	1.00
19. Tenement Floor Height Ratio (Including Setbacks, Sideways and Front/Back Yards)	1.00
20. Tenement Floor Area Ratio (Including Setbacks, Sideways, Front/Back Yards and Driveways)	1.00
21. Tenement Floor Volume Ratio (Including Setbacks, Sideways, Front/Back Yards and Driveways)	1.00
22. Tenement Floor Height Ratio (Including Setbacks, Sideways, Front/Back Yards and Driveways)	1.00
23. Tenement Floor Area Ratio (Including Setbacks, Sideways, Front/Back Yards, Driveways and Sideways)	1.00
24. Tenement Floor Volume Ratio (Including Setbacks, Sideways, Front/Back Yards, Driveways and Sideways)	1.00
25. Tenement Floor Height Ratio (Including Setbacks, Sideways, Front/Back Yards, Driveways and Sideways)	1.00

D. PARKING STATEMENT

1. Total Car Parking Proposed	000
2. Total Car Parking Required	000
3. Total Car Parking Provided	000
4. Total Car Parking Shortage	000
5. Total Car Parking Surplus	000
6. Total Car Parking Deficit	000
7. Total Car Parking Excess	000
8. Total Car Parking Balance	000
9. Total Car Parking Ratio	1.00
10. Total Car Parking Ratio (Including Setbacks)	1.00
11. Total Car Parking Ratio (Including Setbacks and Sideways)	1.00
12. Total Car Parking Ratio (Including Setbacks, Sideways and Front/Back Yards)	1.00
13. Total Car Parking Ratio (Including Setbacks, Sideways, Front/Back Yards and Driveways)	1.00
14. Total Car Parking Ratio (Including Setbacks, Sideways, Front/Back Yards, Driveways and Sideways)	1.00
15. Total Car Parking Ratio (Including Setbacks, Sideways, Front/Back Yards, Driveways and Sideways and Driveways)	1.00
16. Total Car Parking Ratio (Including Setbacks, Sideways, Front/Back Yards, Driveways and Sideways and Driveways and Sideways)	1.00
17. Total Car Parking Ratio (Including Setbacks, Sideways, Front/Back Yards, Driveways and Sideways and Driveways and Sideways and Driveways)	1.00
18. Total Car Parking Ratio (Including Setbacks, Sideways, Front/Back Yards, Driveways and Sideways and Driveways and Sideways and Driveways and Sideways)	1.00
19. Total Car Parking Ratio (Including Setbacks, Sideways, Front/Back Yards, Driveways and Sideways and Driveways and Sideways and Driveways and Sideways and Driveways)	1.00
20. Total Car Parking Ratio (Including Setbacks, Sideways, Front/Back Yards, Driveways and Sideways and Driveways and Sideways and Driveways and Sideways and Driveways and Sideways)	1.00

NOTES:

- 1) ALL DIMENSIONS ARE IN METERS
- 2) SCALE USE
- 3) FLOOR PLANS = 1:100
- 4) BLOCK PLANS = 1:500
- 5) LOCATION PLANS = 1:4000
- 6) THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034
- 7) GUIDELINES ISSUED IN E.O.B. IS FOLLOWED.
- 8) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND IN CORRECT.

CERTIFICATE OF AREA :

CERTIFIED THAT AS PER DEMARCATION THE PLOT UNDER REFERENCE ON 28/10/2011 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED IN SITE AND THE AREA SO WORKED OUT IS 878.62 SQ.M (EIGHT HUNDRED AND SEVENTY EIGHT POINT SIX TWO SQ.MT.)

P R O F O R M A - B

SIGNATURE OF THE ARCHITECT

STAMP OF APPROVAL OF PLANS

Approved subject to conditions mentioned in the office letter No. **1-1/839/2021**.

Date: **01 JUN 2021**

For: **UCC Infra**

Partner

Proposed Redevelopment of Existing Building No. 40 KNOVIN AS KALPATARU CHS, Ltd. C.T.S. No. 5661 (pt), S. No. 236-A, Pali Nagar, Chhatrapati (E) Mumbai.

NAME AND SIGN. OF OWNER :

JOB NO. : _____

DWG NO. : 1/1

SCALE : AS STATED

DATE : 01 JUN 2021

DRWN BY : NUMTHA

CHK BY : ANKIT

REV. NO. : _____

NORTH

ANKIT M. MAKANI
Registered Architect
CA/2015/8854

ADDRESS: MAHARASHTRA STATE ROAD DEVELOPMENT CORPORATION, PLOT NO. 100, MIDC AREA, BANGALORE, KARNATAKA, INDIA. TEL: 080-26000000

ANKIT MAKANI

GROUND FLOOR PLAN, LOCATION PLAN, BLOCK PLAN, SITE U/R, PLOT AREA DIAGRAM AND CALCULATION, SECTION THROUGH COMPOUND WALL AND U.G. TANK, SECTION AA'

CONTENTS OF SHEET

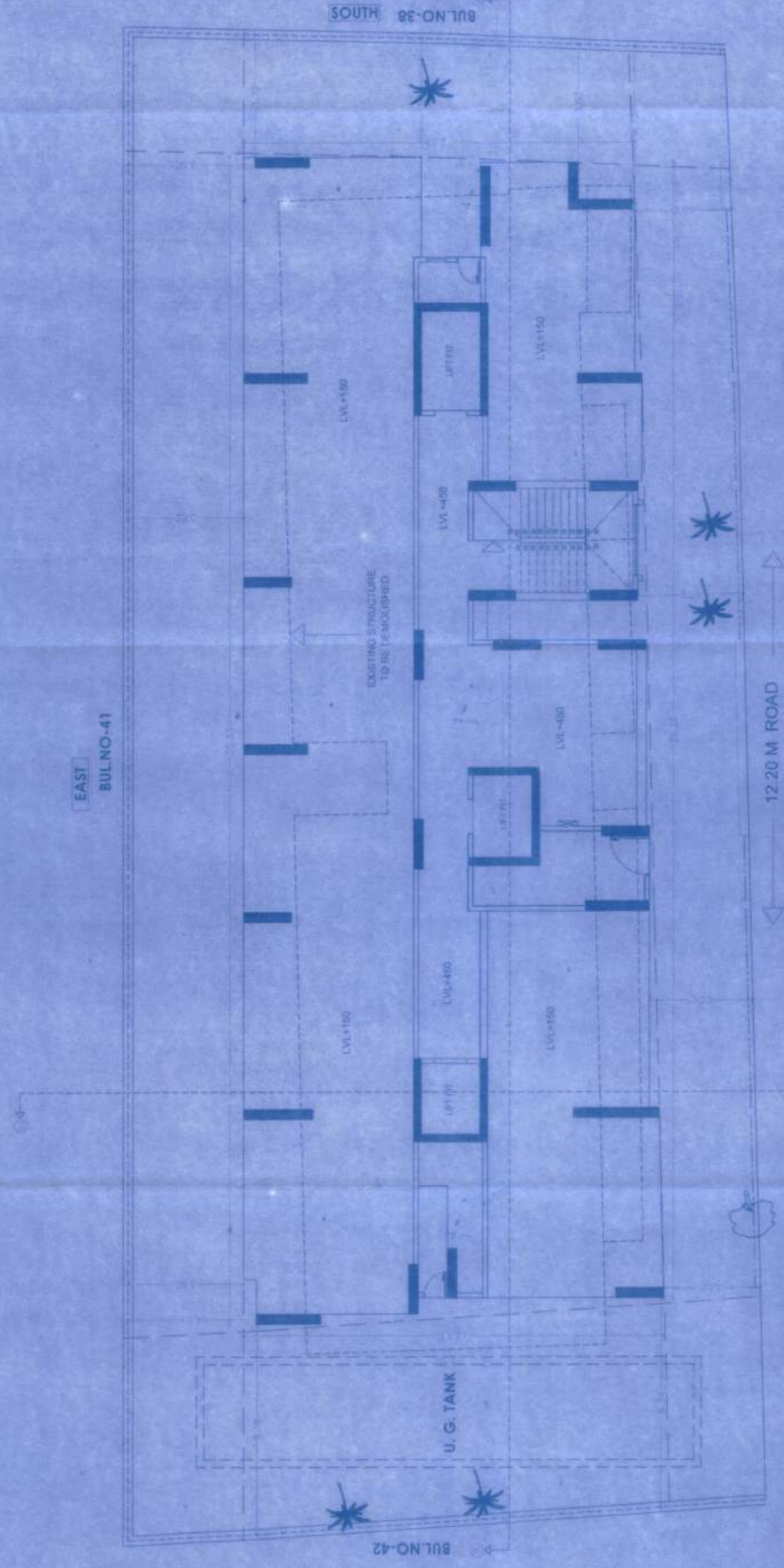
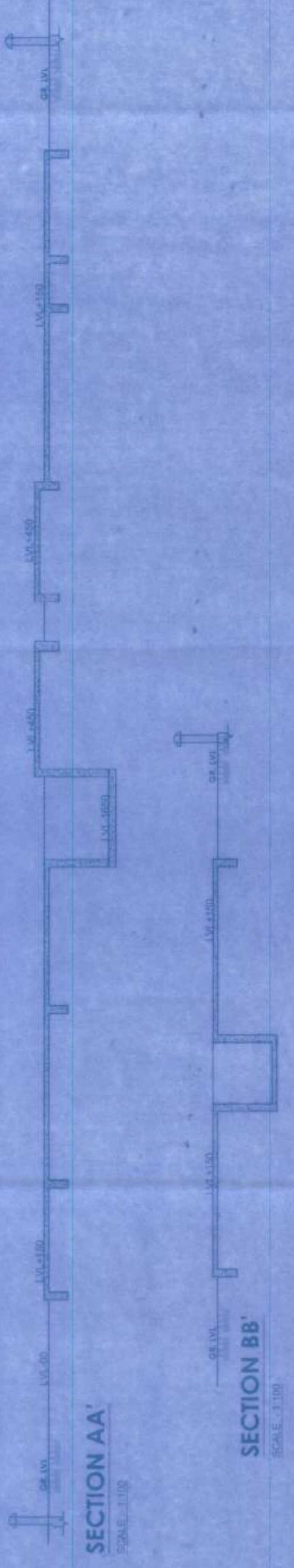
SCALE: 1:100

SCALE: 1:500

SCALE: 1:4000

SCALE: 1:100

SCALE: 1:100



PLOT AREA CALCULATION

1	22.1 X	9.85 X	0.5 =	108.84
2	32.99 X	8.02 X	0.5 =	147.15
3	48.74 X	6.85 X	0.5 =	166.93
4	48.74 X	14.56 X	0.5 =	352.39
5	45.8 X	4.31 X	0.5 =	103.30
TOTAL AREA				878.62

U. G. TANK
SCALE: 1:100

SECTION THROUGH COMPOUND WALL
SCALE: 1:100

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

GROUND FLOOR PLAN
SCALE: 1:100

PLOT AREA LINE DIAGRAM
SCALE: 1:500

BLOCK PLAN
SCALE: 1:500

SITE U/R
SCALE: 1:4000

LOCATION PLAN
SCALE: 1:4000