SECTION THRU COMPOUND WALL
SCALE = 1:100

SITE UNDER REFERENCE

LOCATION PLAN
SCALE = 1:4000

BLOCK PLAN
SCALE = 1:500

PLOT AREA DIAGRAM
SCALE = 1:500

PLOT AREA CALCULATIONS		AREA SQ.MTS.
1, 42,39#49.59 SQ.MT.		786.80
	TOTAL	786.80

CARPET AREA STATEMENT for PARKING PURPOSE ONLY

FLOOR NOS.	FLAT NOS. 1	2	NOS. OF FLAT
3rd	53.90	72.03	2
3rd	53.90	72.03	2
4th	73.48	72.03	2
TOTAL FLAT NOS.			8

PARKING STATEMENT AS PER DCPR 2034 (RESIDENTIAL)

PARKING AS PER RULE	CARPET AREA	NOS. OF FLAT	REQUIRED
below 45m2 RG344 (3)table no .2(1)(b)a (4 :1)	SHOWN IN TABLE	-----	-----
45 TO 60 RG344 (3)table no .2(1)(b)b (3 :1)	SHOWN IN TABLE	2	1.00
60 TO 90 RG344 (3)table no .2(1)(b)c (1 :1)	SHOWN IN TABLE	4	4.00
ABOVE 90 RG344 (3)table no .2(1)(b)d (1 :1)	SHOWN IN TABLE	0	00.00
TOTAL		8	5.00
		25% VISITOR'S	1.25
		TOTAL	6.25
TOTAL REQUIRED = SHOP : 0.05 + RESIDENTIAL : 6.25			15.30
		SAY	15.00
TOTAL PROPOSED PARKING (ALL IND CARS)			46.00

PARKING STATEMENT COMMERCIAL

TOTAL BUILT-UP AREA	AS PER RULE	REQUIRED
(GROUND FLOOR)	one parking spaces for every 40.00 m2 of floor area upto 800 m2	7.09
TOTAL 283.09 sq.mts	one parking spaces for every 80.00 m2 of floor area ABOVE 800 m2	-----
(1ST FLOOR)	TOTAL	7.05 A
	10% VISITOR'S	0.71
	SAY	2.00 B
	TOTAL (A+B)	9.05

FLOOR	FLOOR AREA
GROUND FLOOR	134.18 SQ.MTS
1ST COMMERCIAL FLOOR	147.91 SQ.MTS
TOTAL	282.09 SQ.MTS

FUNGIBLE F.S.I. STATEMENT for RESIDENTIAL

FLOOR	GROSS AREA B.U.A./FLOOR	STAIRCASE LIFT & LOBBY AREA (EXEMPTED) INTO FSI	LESS PROPOSE SOCIETY OFFICE @ REFUGE AREA	(+)EXCESS REFUGE AREA	NET GROSS B.U.A.
2nd	140.18	38.83			179.01
3rd	140.18	38.83			179.01
4th	167.24	38.83			206.07
TOTAL	447.60	116.49			564.09
NET F.S.I. : 564.09 - 1.1765					504.71
PROPOSED COMPENSATORY F.S.I. (564.09 - 504.71)					59.38

BUILT UP AREA CALCULATION

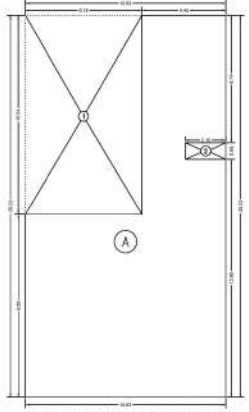
1ST FLOOR

A	10.83	X 20.22	X 1.00	=	214.94 SQ.MT.	
		TOTAL ADDITION		=	214.94 SQ.MT.	X
DEDUCTIONS						
1	6.18	X 10.54	X 1.00	=	65.14 SQ.MT.	
2	2.15	X 0.88	X 1.00	=	1.89 SQ.MT.	
		TOTAL DEDUCTION		=	67.03 SQ.MT.	Y1
TOTAL BUILT UP AREA [X - Y1]				=	147.91 SQ.MT.	X1

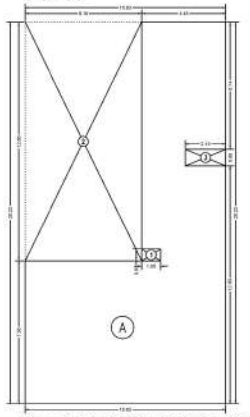
BUILT UP AREA CALCULATION

GROUND FLOOR

A	10.83	X 20.22	X 1.00	=	214.94 SQ.MT.	
		TOTAL ADDITION		=	214.94 SQ.MT.	X
DEDUCTIONS						
1	1.06	X 0.65	X 1.00	=	0.83 SQ.MT.	
2	6.18	X 12.96	X 1.00	=	78.24 SQ.MT.	
3	2.15	X 0.88	X 1.00	=	1.89 SQ.MT.	
		TOTAL DEDUCTION		=	80.76 SQ.MT.	X1
TOTAL BUILT UP AREA [X - X1]				=	134.18 SQ.MT.	X2



AREA DIAGRAM FOR 1ST FLOOR
SCALE = 1:100



AREA DIAGRAM FOR GROUND FLOOR
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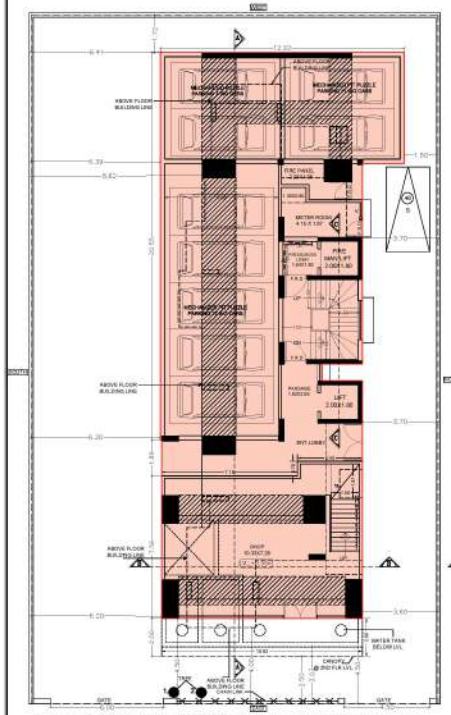
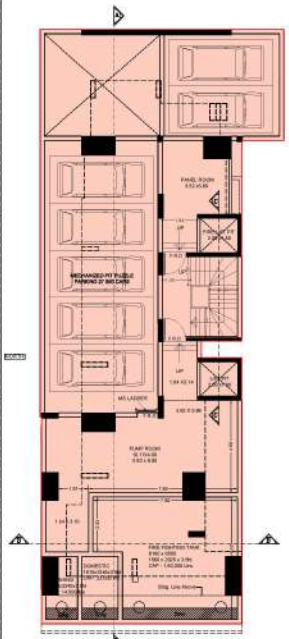
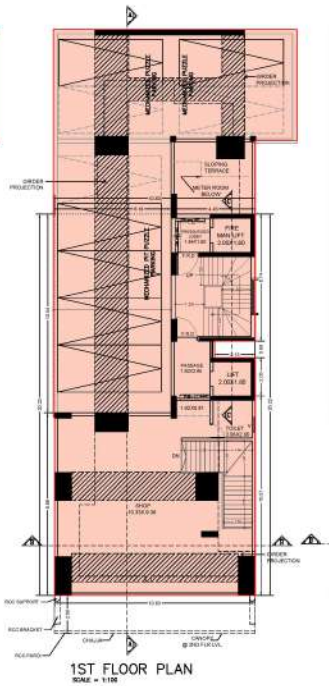


<------ 24.40m. WIDE EXISTING CENTRAL AVENUE ROAD ------>

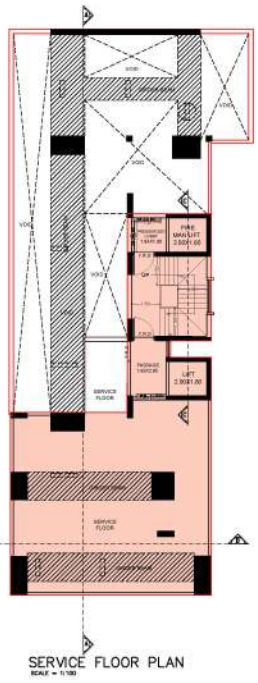
GROUND FLOOR PLAN
SCALE = 1:100



BASEMENT FLOOR PLAN
SCALE = 1:100



1ST FLOOR PLAN
SCALE = 1:100



SERVICE FLOOR PLAN
SCALE = 1:100

PROPOSAL AS PER REG.9(6)(a) — SHEET NO. 1/3

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. CHE/ES/2104/N/W/337(NEW)
Patil Deelip Parasha ram.
Executive Engineer Building Proposal(E.S)-I

VINOD LAXMA N DIXIT — sinkar mahesh balkrishna

S.E.(B.P.) M-II — A.E.(B.P.) M

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BEARING C.T.S. NO. 1012, 1012/1 TO 9 OF VILLAGE CHEMBUR, CENTRAL AVENUE, MUMBAI-400071.

		SQ.MT.
1.	Area Statement	
1.	Area of plot	786.80
	a. Area of Reservation in plot	--NIL--
	b. Area of Road Set back	--NIL--
	c. Area of D.P. Road	--NIL--
2.	Deduction for	
(A)	For Reservation/Road Area	
	a. Road set back area to be handed over (100%) Regulation No.10)	--NIL--
	b. Proposed D.P. road to be handed over (100%) Regulation No.18)	--NIL--
	c. (i) Reservation area to be handed over Regulation No.17)	--NIL--
	(ii) Reservation area to be handed over as per NR Regulation No.17)	--NIL--
(B)	For Amenity area	
	a. area of amenity plot/plots to be handed over as per DCR 14(A)	--NIL--
	b. area of amenity plot/plots to be handed over as per DCR 14(B)	--NIL--
	c. area of amenity plot/plots to be handed over as per DCR 30(Anexpence)	--NIL--
(C)	Deduction for Ceiling BUA to be notched if any/Land component of Existing BUA/Existing BUA as per Regulation under which the development was allowed	--NIL--
3.	Total deduction : [2(A)+2(B)+2(C)] as and when applicable.	--NIL--
4.	Balance area of plot (1--minus 2)	786.80
5.	Plot area under Development areas to be handed over to MCGM Appropriate Authority as per Sr. No. 4above	--NIL--
6.	Zonal (basic) FSI (0.00 or 0.75 or 1 or 1.33)	1.00
7.	Built up area as per Zonal (basic) FSI (5 * 6) (in case of NR land permissible BUA kept in abeyance)	786.80
8.	Built up area in lieu of area of land handed over as per Regulation No.8(A) (i) As per 8(A) and (B) except 2(A) (c) (ii) above with in cap of "admissible TDR" as column 5 of Table --12 on remaining/balance plot	--NIL--
	(ii) In case of 8(A)(c) (ii) permissible over and above permissible BUA on remaining/balance plot	--NIL--
9.	Built up area in lieu of cost of construction of built up amenity to be handed over (within the limit of permissible BUA on remaining plot)	--NIL--
10.	Built up area due to "Additional FSI on payment of premium" as per Table No. 12 of Regulation No.30(A)(b)(ii) on remaining/balance plot	--NIL--
11.	Built up area due to admissible "TDR" BUA as per Table No.13 Regulation No. 30(A) and 33 on remaining/balance plot	--NIL--
12.	Permissible Built up Area on the case may be with/without BUA as per 3(C)	786.80
13. a)	Existing floor area	--NIL--
	b) Proposed BUA for the case may be with/Without BUA as per 3(C))	786.80
	c) (i) Purely residential built -up area	304.71
	(ii)Remaining non residential built up area	282.09
14.	TDR generated if any as per regulation 30(A) and 33	
15.	Fungible Compensatory area as per regulation No. 31(3)	
a)	(i) Permissible Fungible Compensatory area for Rehab component without charging premium for residential	275.38
	(ii) Fungible Compensatory area availed for Rehab component without charging premium for residential	59.38
b)	(i) Permissible Fungible Compensatory area by charging premium.	275.38
	(ii) Fungible Compensatory area availed on payment of premium for commercial	
16.	Total built up area proposed including Fungible Compensatory Area [13 +15(c)(ii)+15(b)(ii)]	846.18
17.	FSI consumed on Net plot = [13/4] [(F-1.33)]	1.08
(A)	Other Requirements	
a)	Name of Reservation	
b)	Area of Reservation affecting the plot	
c)	Area of Reservation land to be handed/handed over as per Regulation No.17	
d)	Built up area of Amenity to be handed over as per Regulation No.17	
e)	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)	Requirement of Recreational Open Space in Hqtal/plot per Regulation No.27	
(D)	Tenement Statement	
	(i) Proposed Built up area (13 above)	846.18
	(ii) Less deduction of Non residential area (Shop, etc.)	282.09
	(iii) Area available for tenement (i) minus (ii)	564.09
	(iv) Tenements permissible (density of tenements/hectare)	25
	(v) Total number of tenements proposed on the plot	6
(E)	Parking Statement	
	(i) Parking required by Regulations for :-	
	Car	15 NOS
	Scooter/Motor cycle	
	Outsiders (visitors)	
	(i) Covered garage permissible	
	(ii) Covered garage proposed	
	Car	
	Scooter/Motor cycle	
	Outsiders (visitors)	
	(ii) Total parking provided	46 NOS
(F)	Transport Vehicles parking	
	(i) Spaces for transport vehicles parking required by Regulations	
	(ii) Total No. of transport vehicles parking spaces provided	

CONTENTS OF SHEET

STILT FLOOR PLAN, 1st & 2nd FLOOR PLAN, AREA DIAGRAM & AREA CALCULATION, BLOCK PLAN, LOCATION PLAN, FUNGIBLE F.S.I. STATEMENT, PARKING STATEMENT.

GENERAL NOTES

PLOT BOUNDARY SHOWN IN BLACK
PROPOSED WORK SHOWN IN RED
EXISTING STRUCTURE TO BE
DEMOLISHED SHOWN IN YELLOW
EXTERNAL WALLS ARE 0.23m. THK.
INTERNAL WALLS ARE 0.15m. THK.

CERTIFICATE OF AREA,

SUNIL RAMCHANDRA DEOLE

NAME & SIGNATURE OF OWNER

MIHIR HIREN BHARANI
M/s. SABARI DEVELOPERS LLP (C.A. TO OWNER)
AMBAL DAYATRI CHS LTD.

NAME & SIGNATURE OF ARCHITECT

SUNIL RAMCHANDRA DEOLE
SUNIL R. DEOLE Lic no. D/2464/5

deole bros

LICENSED SURVEYORS, ENGINEERS & PROJECT MANAGEMENT CONSULTANTS
701/702 A'WING JAY-VIJAY BUILDING
UDAY CINEMA ROAD,
GHATKOPAR (WEST) MUMBAI 400086
PHONE: 25148365/25149102

REVISION	DESCRIPTION

NORTH

SCALE	DATE
1:100	14.08.2020
DRAWN BY Ravi.S	CHECKED BY
SHEET NO. 1/3	JOB NO. 1501