PARKING REQUIRED				
Sl.No	WING	As Per DCR 1991	As Per DCPR 2034	TOTAL
1	A & B	703.00	0.00	703.00
TOTAL PARKING REQUIRED FOR WING (A & B)---(X)				703.00
2	1	0.00	247.00	247.00
3	2	0.00	248.00	248.00
4	3	0.00	109.00	109.00
5	4	0.00	109.00	109.00
6	5	0.00	108.00	108.00
7	6	0.00	108.00	108.00
8	7	0.00	108.00	108.00
9	8	0.00	25.00	25.00
TOTAL PARKING REQUIRED FOR WING (1 TO 8)---(Y)				1662.00
TOTAL PARKING REQUIRED FOR WING (A&B+1TO 8) (X+Y)				1765.00

PROPOSED PARKING STATEMENT			
FLOOR	BIG CAR	SMALL CAR	TOTAL
LOWER BASEMENT FOR (WING A & B)	197	17	214
UPPER BASEMENT FOR (WING A & B)	190	23	213
P1 PODIUM TOP (WING A &B)	38	23	61
GROUND FLOOR FOR WING (A & B)	196	19	215
TOTAL PROPOSED PARKING FOR WING (A&B) (X)	621	82	703
MLCP B1 BASEMENT	57	38	95
MLCP B2 BASEMENT	57	31	88
MLCP B3 BASEMENT	61	40	101
GROUND FLOOR WING (1 TO 8)	0	43	43
MLCP GR.FL	47	38	85
MLCP FL (V).	57	43	100
MLCP P2 (V).	59	46	105
MLCP P3 (V).	59	46	105
MLCP P4 (V).	59	46	105
MLCP P5 (V).	59	46	105
MLCP P6 (V).	59	46	105
MLCP P7 (V).	59	46	105
MLCP P8 (V).	59	46	105
MLCP P9 (V).	59	46	105
TOTAL PROPOSED PARKING FOR WING (1 TO 8) (Y)	751	601	1352
TOTAL PROPOSED PARKING FOR WING (A & B+1 TO 8) (X+Y)	1372	683	2055

BUILT UP AREA STATEMENT				
WING	Gross BUA + Fungible	BUA without Fungible	Fungible	Staircase Area
	IN SQM	IN SQM	IN SQM	IN SQM
WING A (40 fls)	17,172.31	12,720.23	4,452.38	6,788.00
WING B (40 fls)	24,103.59	17,854.51	6,249.38	6,207.18
TOTAL RESIDENTIAL AREA OF PHASE-I (WING A & B)	41,275.90	30,574.74	10,701.16	12,995.18
WING 1 (G pt + 34 fls)	14,615.51	10,826.30	3,789.11	4,429.22
WING 2 (G pt + 34 fls)	14,720.13	10,903.87	3,816.36	4,427.22
WING 3 (G pt + 22pt fls)	6,904.91	5,114.75	1,790.16	1,171.37
WING 4 (G pt + 22pt fls)	5,943.65	5,143.44	1,800.11	1,347.73
WING 5 (G pt + 22pt fls)	6,865.39	5,085.47	1,779.32	1,353.05
WING 6 (G pt + 22pt fls)	6,968.29	5,161.70	1,806.59	1,326.14
WING 7 (G pt + 22pt fls)	6,875.52	5,091.83	1,782.49	1,467.65
WING 8 (G pt + 5pt fls)	1,602.02	1,186.68	415.34	385.42
COMMUNITY HALL (182)	149.30	110.59	38.71	-
MLCP Wing	-	-	-	-
Fitness Centre	-	-	-	-
TOTAL RESIDENTIAL AREA OF PHASE-II (WING 1TO 8)	65,644.62	48,625.64	17,018.98	15,997.80
TOTAL RESIDENTIAL AREA	106,920.52	79,200.39	27,720.13	28,992.98

R.G. AREA STATEMENT

REQUIRED R.G.	=	NET PLOT AREA X 25%
REQUIRED R.G.	=	35680.00 X 25% SQ.MT.
	=	8920.00 SQ.MT.
PROPOSED R.G.	=	R.G. 1 + R.G. 2 + R.G.3 + R.G. 4
	=	1643.15 + 5051.83 + 2042.09+ 1231.41
PROPOSED R.G.	=	9968.48 SQ.M.

FITNESS CENTER AREA CALCULATION			
TOTAL PROPOSED AREA INCL. FUNGIBLE (WING A & B)	=	41275.9	SQ.MT.
2% PERMISSIBLE FITNESS CENTER AREA (Ground + 1 Structure) FOR (WING A & B)	=	825.52 590.36	SQ.MT. SQ.MT.
TOTAL	=	590.36	SQ.MT.
TOTAL PROPOSED AREA INCL. FUNGIBLE (WING 1 To 8)	=	65644.62	SQ.MT.
2% PERMISSIBLE FITNESS CENTER AREA	=	1312.89	SQ.MT.
PROPOSED FITNESS CENTER AREA SUMMERY			
(Ground + 1 Structure) FOR (WING 1 TO 8)	=	1061.26	SQ.MT.
TOTAL	=	1061.26	SQ.MT.

PARKING AREA STATEMENT AS PER DCR 1991 FOR WING A & B			
FLOOR	PARK REQUIRED	NO OF FLATS	PERMISSIBLE
BELOW 45.00 SQ.MT.	1 PER 45 MTS	8.00	9
45.00 TO 68.00 SQ.MT.	1 PER 35 MTS	225.00	113
68.00 TO 150.00 SQ.MT.	1 PER 1 FLATS	70.00	70
ABOVE 150.00 SQ.MT.	2 PER 1 FLATS	186.00	372
TOTAL		489.00	563
25% FOR VISITORS PARKING			141
REQUIRED PARKING FOR BUILT		=	704

(WING-1) RESI PARKING STATEMENT (AS PER DCPR 2034)			
FLOOR	PARK REQD	NO OF FLATS	PERM PARK
BELOW 45.00 SQ.MT.	1 PER 1 FLATS	-	-
45.00 TO 68.00 SQ.MT.	1 PER 1 FLATS	-	-
68.00 TO 150.00 SQ.MT.	1 PER 1 FLATS	69	69.00
ABOVE 150.00 SQ.MT.	2 PER 1 FLATS	66	132.00
TOTAL		135	201.00
25% FOR VISITORS PARKING			49.25
PARKING REQUIRED		=	246.25
SAY		=	247.00

(WING-2) RESI PARKING STATEMENT (AS PER DCPR 2034)			
FLOOR	PARK REQD	NO OF FLATS	PERM PARK
BELOW 45.00 SQ.MT.	1 PER 1 FLATS	-	-
45.00 TO 68.00 SQ.MT.	1 PER 1 FLATS	-	-
68.00 TO 150.00 SQ.MT.	1 PER 1 FLATS	70	70.00
ABOVE 150.00 SQ.MT.	2 PER 1 FLATS	66	132.00
TOTAL		136	202.00
25% FOR VISITORS PARKING			50.50
PARKING REQUIRED		=	247.50
SAY		=	248.00

(WING-3) RESI PARKING STATEMENT (AS PER DCPR 2034)			
FLOOR	PARK REQD	NO OF FLATS	PERM PARK
BELOW 45.00 SQ.MT.	1 PER 1 FLATS	-	-
45.00 TO 68.00 SQ.MT.	1 PER 1 FLATS	-	-
68.00 TO 150.00 SQ.MT.	1 PER 1 FLATS	63	63.00
ABOVE 150.00 SQ.MT.	2 PER 1 FLATS	23	46.00
TOTAL		86	109.00
25% FOR VISITORS PARKING			27.25
PARKING REQUIRED		=	136.25
SAY		=	137.00

(WING-4) RESI PARKING STATEMENT (AS PER DCPR 2034)			
FLOOR	PARK REQD	NO OF FLATS	PERM PARK
BELOW 45.00 SQ.MT.	1 PER 1 FLATS	-	-
45.00 TO 68.00 SQ.MT.	1 PER 1 FLATS	-	-
68.00 TO 150.00 SQ.MT.	1 PER 1 FLATS	87	87.00
ABOVE 150.00 SQ.MT.	2 PER 1 FLATS	0	0.00
TOTAL		87	87.00
25% FOR VISITORS PARKING			21.75
PARKING REQUIRED		=	108.75
SAY		=	109.00

(WING-5) RESI PARKING STATEMENT (AS PER DCPR 2034)			
FLOOR	PARK REQD	NO OF FLATS	PERM PARK
BELOW 45.00 SQ.MT.	1 PER 1 FLATS	-	-
45.00 TO 68.00 SQ.MT.	1 PER 1 FLATS	-	-
68.00 TO 150.00 SQ.MT.	1 PER 1 FLATS	86	86.00
ABOVE 150.00 SQ.MT.	2 PER 1 FLATS	0	0.00
TOTAL		86	86.00
25% FOR VISITORS PARKING			21.50
PARKING REQUIRED		=	107.50
SAY		=	108.00

(WING-6) RESI PARKING STATEMENT (AS PER DCPR 2034)			
FLOOR	PARK REQD	NO OF FLATS	PERM PARK
BELOW 45.00 SQ.MT.	1 PER 1 FLATS	-	-
45.00 TO 68.00 SQ.MT.	1 PER 1 FLATS	-	-
68.00 TO 150.00 SQ.MT.	1 PER 1 FLATS	86	86.00
ABOVE 150.00 SQ.MT.	2 PER 1 FLATS	0	0.00
TOTAL		86	86.00
25% FOR VISITORS PARKING			21.50
PARKING REQUIRED		=	107.50
SAY		=	108.00

(WING-7) RESI PARKING STATEMENT (AS PER DCPR 2034)			
FLOOR	PARK REQD	NO OF FLATS	PERM PARK
BELOW 45.00 SQ.MT.	1 PER 1 FLATS	-	-
45.00 TO 68.00 SQ.MT.	1 PER 1 FLATS	-	-
68.00 TO 150.00 SQ.MT.	1 PER 1 FLATS	86	86.00
ABOVE 150.00 SQ.MT.	2 PER 1 FLATS	0	0.00
TOTAL		86	86.00
25% FOR VISITORS PARKING			21.50
PARKING REQUIRED		=	107.50
SAY		=	108.00

(WING-8) RESI PARKING STATEMENT (AS PER DCPR 2034)			
FLOOR	PARK REQD	NO OF FLATS	PERM PARK
BELOW 45.00 SQ.MT.	1 PER 1 FLATS	-	-
45.00 TO 68.00 SQ.MT.	1 PER 1 FLATS	-	-
68.00 TO 150.00 SQ.MT.	1 PER 1 FLATS	18	18.00
ABOVE 150.00 SQ.MT.	2 PER 1 FLATS	0	0.00
TOTAL		18	18.00
25% FOR VISITORS PARKING			5.00
PARKING REQUIRED		=	23.00
SAY		=	25.00

PROFORMA - A			
	DCR 1991	DCPR 2034	Total
Sr. No.	Particulars		Sqm
1	Gross Plot area		35,680.00
	a Merged Road setback		-
	b Road Setback		1,200.00
	c) DP Road		-
	d) Area under reservation		-
	e) Not in possession		-
2	Deduction For		-
A	Reservation / Road Area		-
	a Road Setback Handed Over		-
	b Proposed Road to be handed over		1,200.00
	c Reservation to be handed over		-
			1,200.00
B	For Amenity area		-
	a 10% to be handed Over as per 14(a)		-
	b 10% to be handed Over as per 14(b)		8,920.00
	c 10% to be handed Over as per 14(c)		-
	d 10% to be handed Over as per 35		-
			8,920.00
C	Not in Possession		-
D	Deduction for RG		-
	Total Deduction		10,120.00
3	Balance Area Of Plot		25,480.00
4	Plot Area Under Development (4) = (2D)		25,480.00
5	Permissible Area		Total
	a Zonal Basic	1.1D	28,028.00
	b Premium FSI	0.5D	12,740.00
	Self TDR proposed to be utilised (Permissible TDR From Amenity = 8920*2 = 17840 sq. m.		
	c Balance TDR from amenity = 17840 - 16068.77 = 1605.23 sq. m.)		16,068.77
	d Grance TDR Purchased		9,523.81
	e Slum TDR		-
7	Permissible Built up area without Fungible		79,209.60
	DCR 1991	DCPR 2034	Total
8	Proposed Built Up Area without Fugible		
a	Residential Over	38,574.74	48,625.64	79,200.39
b	Non Res. User			-
	Total (a+b)	38,574.74	48,625.64	79,200.39
9	FSI Consumed (8/5)			2.22
10				
1	Fungible Built Up area component permissible vide DCPR 31(1) for purely residential = 7 X 0.35	-	27,720.34	27,720.34
2	Fungible Built Up area component proposed vide DCPR 31(1) for purely residential = OR = (8b X 0.35)	-	27,720.13	27,720.13
3	Fungible Built Up Area component permissible vide DCPR 31(1) - for purely Non Residential = (8B x 0.15)	-	-	-
4	Fungible Built Up area component proposed vide DCPR 31(1) for purely Non Residential = OR = (8B x 0.15)	-	-	-
5	Total Fungible Built Up Area proposed vide DCPR 31(1) = (B2 + B4)	-	27,720.13	27,720.13
6	Total Gross BUA Up Area permissible (7 + 8) + 8(5)			1,06,929.94
7	Total Gross BUA Up Area proposed (8 + 5)	38,574.74	76,345.77	1,06,920.52
8	Tenement statement			
1	Proposed area	38,574.74	76,345.77	1,06,920.52
2	Deduct Non Residential area	0	0	0
3	Area available for tenements	38,574.74	76,345.77	1,06,920.52
4	Tenement perm. (450/Hectare)	1,375.86	3,425.56	4,801.42
5	Tenements proposed	499	996	1,495.00
6	Tenements Existing			-
7	Total Tenement			-
8	Parking statement			
1	Parking Required by rule	703.00	1,052.00	1,755.00
2	Covered garages permissible	-	-	-
3	Covered garages proposed	-	-	-
4	Total parking provided	703.00	1,352.00	2,055.00

ITO R SUMMARY	
REQUIRED 20% OF FLATS BUA 35680 *0.20 SQ.MTR.	7136.00
PROPOSED 20% FLATS BUA (CONSIDERING ALL FLATS OF WING-A)	11197.98

BREAK UP OF AREA PROPOSED FOR ITO R FLATS			
20% FLATS PROPOSED FOR ITO R	WING A	BUA	SQ.MT.
FLAT NO. 1,2,3,4,7,8	7ST FLOOR	298.50	SQ.MT.
FLAT NO. 1,2,3,4,7,8	8th FLOOR	298.50	SQ.MT.
FLAT NO. 1,2,3,4,7,8	9th FLOOR	298.50	SQ.MT.
FLAT NO. 1,2,3,4,7,8	10th FLOOR	298.50	SQ.MT.
FLAT NO. 1,2,3,4,7,8	11th FLOOR	298.50	SQ.MT.
FLAT NO. 1,2,3,4,7,8	12th FLOOR	298.50	SQ.MT.
FLAT NO. 1,2,3,4,7,8	13th FLOOR	298.50	SQ.MT.
FLAT NO. 1,2,3,4,7,8	14th FLOOR	298.50	SQ.MT.
FLAT NO. 1,2,3,4,7,8	15th FLOOR	298.50	SQ.MT.
FLAT NO. 1,2,3,4,7,8	16th FLOOR	298.50	SQ.MT.
FLAT NO. 1,2,3,4,7,8	17th FLOOR	298.50	SQ.MT.
FLAT NO. 1,2,3,4,7,8	18th FLOOR	298.50	SQ.MT.
FLAT NO. 1,2,3,4,7,8	19th FLOOR	298.50	SQ.MT.
FLAT NO. 1,2,3,4,7,8	20th FLOOR	298.50	SQ.MT.
FLAT NO. 1,2,3,4,7,8	21st FLOOR	298.50	SQ.MT.
FLAT NO. 1,2,3,4,7,8	22nd FLOOR	298.50	SQ.MT.
FLAT NO. 1,2,3,4,7,8	23rd FLOOR	298.50	SQ.MT.
FLAT NO. 1,2,3,4,7,8	24th FLOOR	298.50	SQ.MT.
FLAT NO. 1,2,3,4,7,8	25th FLOOR	298.50	SQ.MT.
FLAT NO. 1,2,3,4,7,8	26th FLOOR	298.50	SQ.MT.
FLAT NO. 1,2,3,4,7,8	27th FLOOR	298.50	SQ.MT.
FLAT NO. 1,2,3,4,7,8	28th FLOOR	298.50	SQ.MT.
FLAT NO. 1,2,3,4,7,8	29th FLOOR	298.50	SQ.MT.
FLAT NO. 1,2,3,4,7,8	30th FLOOR	298.50	SQ.MT.
FLAT NO. 1,2,3,4,7,8	31st FLOOR	298.50	SQ.MT.
FLAT NO. 1,2,3,4,7,8	32nd FLOOR	298.50	SQ.MT.
FLAT NO. 1,2,3,4,7,8	33rd FLOOR	298.50	SQ.MT.
FLAT NO. 1,2,3,4,7,8	34th FLOOR	298.50	SQ.MT.
FLAT NO. 1,2,3,4,7,8	35th FLOOR	298.50	SQ.MT.
FLAT NO. 1,2,3,4,7,8	36th FLOOR	298.50	SQ.MT.
FLAT NO. 1,2,3,4,7,8	37th FLOOR	298.50	SQ.MT.
FLAT NO. 1,2,3,4,7,8	38th FLOOR	298.50	SQ.MT.
FLAT NO. 1,2,3,4,7,8	39th FLOOR	298.50	SQ.MT.
FLAT NO. 1,2,3,4,7,8	40th FLOOR	298.50	SQ.MT.
TOTAL		11,193.98	SQ.MT.
TOTAL AREA PROPOSED FOR ITO R FLATS		11,193.98	SQ.MT.

STAMP OF DATE OF APPROVAL OF PLAN

AKSHAY BHARGAV DUDHANE	Abhijit Bandu Sankhe	VINOD KONDIRAM KEKAN (Digitally signed by VINOD KONDIRAM KEKAN. Date: 2021.12.15 13:01:03 +05'30')
S.E.B.P.(R/S)	A.E.B.P.(R/S)	E.E.B.P.(R/WARD)

PROFORMA -B

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE IS GOT SURVEYED THROUGH SURVEYING AGENCY TO ASCERTAIN THE CORRECTNESS OF THE AREA MENTIONED IN THE PROPERTY CARD. THE SAID SURVEY HAS BEEN CARRIED OUT ON THE BASIS OF THE BOUNDARIES OF THE PROPERTY SHOWN BY THE OWNERS. THE SAID AREA AS PER SURVEY NOW WORKS OUT TO 43800.00 SQ.MTS. (FORTY FIVE THOUSAND AND EIGHT HUNDRED SQUARE METERS)

Shashikant Laxman Jadhav

SIGNATURE OF LICENSED SURVEYOR (L.S.)

B.M.C. FILE NO

CHE/A-4000/AR

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING OLD CTS. NO. 174/C & NEW CTS NO. 174/C1, 174/C2, 174/C/3 & 174/C/4 OF VILLAGE - AKURLI AT AKURLI ROAD, KANDIVALI (EAST) MUMBAI.

JOB NO.	DWG NO.	REVISIONS	DATE	SCALE
269	01	-		1:500
DRAWN BY-		-	-	
CHECKED BY--		-	-	

NORTH

NAME OF THE OWNER

M/S RAJESH REAL ESTATE DEVELOPERS PVT. LTD.

KUNAL MAHESH MODI (Digitally signed by KUNAL MAHESH MODI. Date: 2021.12.15 13:10:12 +05'30')

SIGNATURE OF THE OWNER

NAME ADDRESS AND SIGNATURE OF LICENSED SURVEYOR (L.S.)

SPACEAGE DESIGN STUDIO

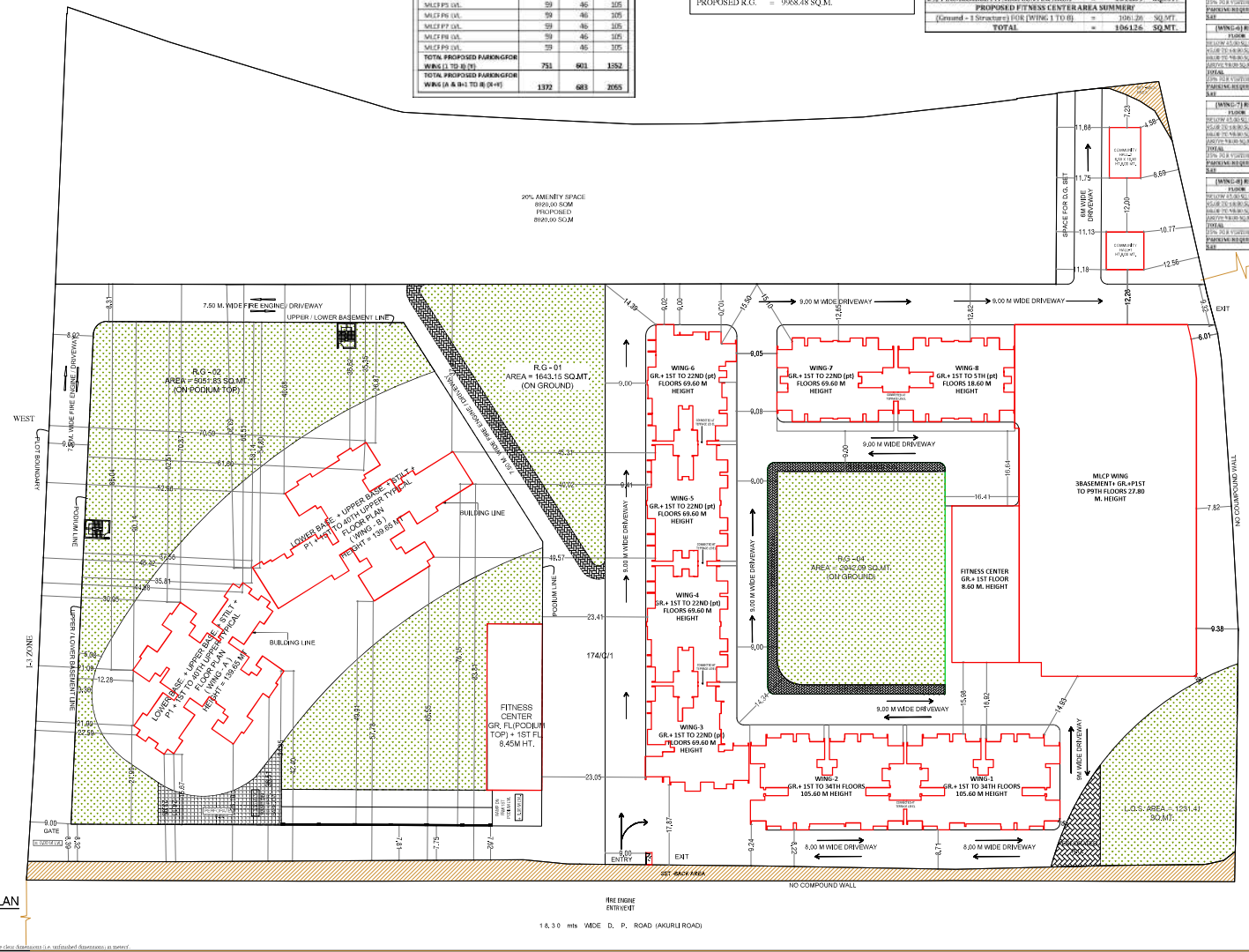
B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai : 400 080

Shashikant Laxman Jadhav

LOCATION PLAN
SCALE : 1:4000

SITE U/R
RESERVATION FOR R.G.

BLOCK PLAN
SCALE 1:500



All dimensions/levels/depths stated are class dimensions i.e. unfinished dimensions as marked.