

PLOT AREA DIAGRAM  
SCALE :- 1:500

PLOT AREA CALCULATION

1	0.50 X 25.11 X 13.97 X 1 NO	=	301.33 SQ.MT
2	0.50 X 36.83 X 15.35 X 1 NO	=	282.67 SQ.MT
3	0.50 X 54.27 X 12.07 X 1 NO	=	327.52 SQ.MT
4	0.50 X 54.27 X 14.18 X 1 NO	=	384.77 SQ.MT
5	0.50 X 52.96 X 27.06 X 1 NO	=	716.55 SQ.MT
6	0.50 X 65.81 X 13.55 X 1 NO	=	445.86 SQ.MT
7	0.50 X 65.81 X 4.16 X 1 NO	=	166.88 SQ.MT
8	0.50 X 69.91 X 13.82 X 1 NO	=	483.08 SQ.MT
9	0.50 X 69.91 X 10.22 X 1 NO	=	357.24 SQ.MT
10	0.50 X 84.85 X 11.30 X 1 NO	=	309.90 SQ.MT
11	0.50 X 45.84 X 9.39 X 1 NO	=	215.22 SQ.MT
12	0.50 X 35.85 X 19.67 X 1 NO	=	352.58 SQ.MT
13	0.50 X 25.22 X 3.25 X 1 NO	=	40.96 SQ.MT
14	0.50 X 25.22 X 1.11 X 1 NO	=	14.00 SQ.MT
15	0.50 X 23.31 X 3.79 X 1 NO	=	44.35 SQ.MT
16	0.50 X 12.50 X 6.25 X 1 NO	=	39.06 SQ.MT
17	0.50 X 7.75 X 1.50 X 1 NO	=	5.81 SQ.MT
18	0.50 X 4.00 X 1.75 X 1 NO	=	3.50 SQ.MT
TOTAL ADDITION		=	4363.50 SQ.MT X
AREA AS PER P.R.C.		=	4363.40 SQ.MT

SET BACK AREA CALCULATION

1	1/2 X 26.97 X 2.40 X 1 NO	=	32.36 SQ.MT
2	1/2 X 32.74 X 6.84 X 1 NO	=	144.71 SQ.MT
3	1/2 X 14.60 X 2.30 X 1 NO	=	16.79 SQ.MT
4	1/2 X 17.53 X 3.97 X 1 NO	=	34.80 SQ.MT
5	1/2 X 15.09 X 7.09 X 1 NO	=	53.49 SQ.MT
6	1/2 X 11.65 X 4.34 X 1 NO	=	25.28 SQ.MT
7	1/2 X 8.91 X 3.18 X 1 NO	=	14.17 SQ.MT
TOTAL ADDITION		=	321.60 SQ.MT X

DEDUCTIONS

a	2/3 X 8.91 X 0.98 X 1 NO	=	5.82 SQ.MT
b	2/3 X 10.17 X 0.78 X 1 NO	=	5.29 SQ.MT
TOTAL DEDUCTION		=	11.11 SQ.MT X
TOTAL BUILT UP AREA [X - Y1]		=	310.49 SQ.MT X

TENEMENT STATEMENT

FLOORS	WING-A	WING-B	WING-C	TOTAL
GR. FLOOR				
1ST FLOOR				
2ND FLOOR	4	4	4	12
3RD FLOOR	4	4	4	12
4TH FLOOR	4	4	4	12
5TH FLOOR	4	4	4	12
6TH FLOOR	4	4	4	12
TOTAL	20	20	20	60

SUMMARY OF BUILT-UP AREA

FLOORS	TEMPLE AREA	COMMERCIAL AREA	WING-A	WING-B	WING-C	TOTAL BUILT UP AREA	
GROUND	160.58	107.06				367.64	
1ST (PODI)							
2ND			201.41	200.32	191.28	593.01	
3RD			201.41	200.32	191.28	593.01	
4TH			201.41	200.32	191.28	593.01	
5TH			201.41	200.32	191.28	593.01	
6TH			201.41	200.32	191.28	593.01	
ELECTRIC DUCT			0.90	0.90	0.90	2.70	
TOTAL	160.58	107.06	1007.95	1002.50	967.30	3325.39	
TOTAL BUILT UP AREA							

CARPET AREA CALCULATION (WING-A) FLAT NO.1

2ND TO 6TH FLOOR	NOS.05
KITCHEN	2.15 X 3.35 X 1 NO = 7.20 SQ.MT
LIVING	3.05 X 4.45 X 1 NO = 13.57 SQ.MT
DINING	1.20 X 3.30 X 1 NO = 3.96 SQ.MT
BED	3.05 X 3.35 X 1 NO = 10.22 SQ.MT
BED	3.05 X 3.92 X 1 NO = 11.96 SQ.MT
PASS	2.30 X 1.00 X 1 NO = 2.30 SQ.MT
TOILET	2.15 X 1.20 X 2 NOS = 5.16 SQ.MT
TOTAL ADDITION = 56.37 SQ.MT	

CARPET AREA CALCULATION (WING-B) FLAT NO.1,2&3

2ND TO 6TH FLOOR PLAN	NOS.15
KITCHEN	2.15 X 3.05 X 1 NO = 6.56 SQ.MT
LIVING	3.05 X 4.80 X 1 NO = 14.64 SQ.MT
BED	3.05 X 3.50 X 1 NO = 10.68 SQ.MT
BED	1.05 X 1.00 X 1 NO = 1.05 SQ.MT
PASS	1.25 X 1.00 X 1 NO = 1.25 SQ.MT
TOILET	1.10 X 2.15 X 1 NO = 2.37 SQ.MT
TOILET	2.15 X 1.10 X 1 NO = 2.37 SQ.MT
TOTAL ADDITION = 38.92 SQ.MT	

CARPET AREA CALCULATION (WING-C) FLAT NO.1

2ND TO 6TH FLOOR PLAN	NOS. FLAT 05
KITCHEN	2.80 X 2.15 X 1 NO = 6.02 SQ.MT
LIVING	3.05 X 4.15 X 1 NO = 12.66 SQ.MT
BED	3.05 X 3.50 X 1 NO = 10.68 SQ.MT
STUDY	3.05 X 2.50 X 1 NO = 7.63 SQ.MT
PASS	4.55 X 1.00 X 1 NO = 4.55 SQ.MT
TOILET	1.20 X 2.15 X 1 NO = 2.58 SQ.MT
TOILET	1.20 X 2.20 X 1 NO = 2.64 SQ.MT
TOTAL ADDITION = 46.33 SQ.MT	

CARPET AREA CALCULATION (WING-A) FLAT NO.2

2ND TO 6TH FLOOR	NOS.05
KITCHEN	2.15 X 3.05 X 1 NO = 6.56 SQ.MT
LIVING	3.05 X 4.45 X 1 NO = 13.57 SQ.MT
BED	3.05 X 3.50 X 1 NO = 10.68 SQ.MT
PASS	2.30 X 1.00 X 1 NO = 2.30 SQ.MT
TOILET	2.15 X 1.10 X 1 NO = 2.37 SQ.MT
TOILET	2.15 X 1.10 X 1 NO = 2.37 SQ.MT
TOTAL ADDITION = 38.92 SQ.MT	

CARPET AREA CALCULATION (WING-B) FLAT NO.4

2ND TO 6TH FLOOR PLAN	NOS.05
KITCHEN	2.15 X 3.35 X 1 NO = 7.20 SQ.MT
LIVING	3.05 X 4.45 X 1 NO = 13.57 SQ.MT
DINING	1.20 X 3.30 X 1 NO = 3.96 SQ.MT
BED	3.05 X 3.35 X 1 NO = 10.22 SQ.MT
BED	3.05 X 3.92 X 1 NO = 11.96 SQ.MT
PASS	2.30 X 1.00 X 1 NO = 2.30 SQ.MT
TOILET	2.15 X 1.10 X 1 NO = 2.37 SQ.MT
TOILET	2.15 X 1.10 X 1 NO = 2.37 SQ.MT
TOTAL ADDITION = 56.06 SQ.MT	

CARPET AREA CALCULATION (WING-C) FLAT NO.2

2ND TO 6TH FLOOR PLAN	NOS. FLAT 05
KITCHEN	2.15 X 3.20 X 1 NO = 6.88 SQ.MT
LIVING	3.05 X 4.35 X 1 NO = 13.27 SQ.MT
BED	3.05 X 3.40 X 1 NO = 10.37 SQ.MT
PASS	3.45 X 1.00 X 1 NO = 3.45 SQ.MT
TOILET	2.15 X 1.10 X 1 NO = 2.37 SQ.MT
TOILET	1.10 X 2.25 X 1 NO = 2.48 SQ.MT
TOTAL ADDITION = 38.82 SQ.MT	

CARPET AREA CALCULATION (WING-A) FLAT NO.3

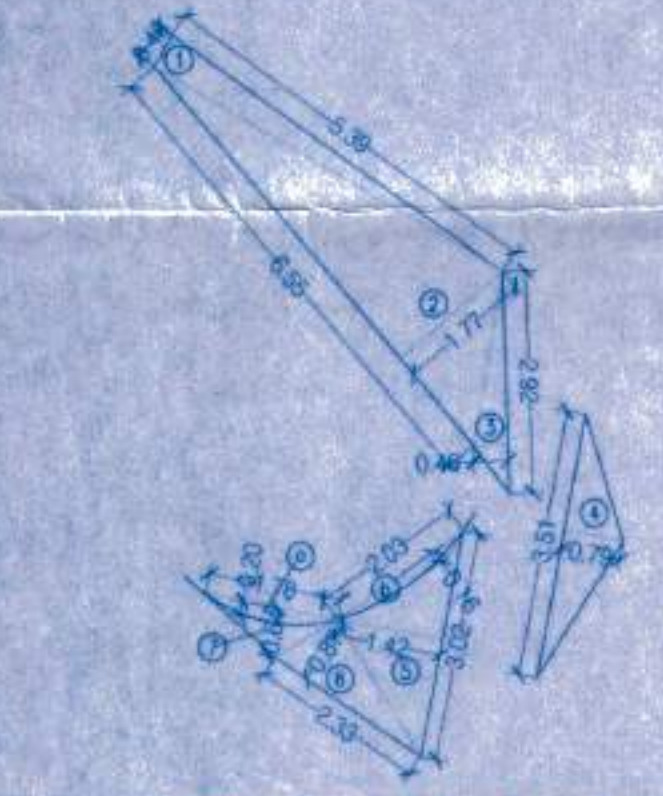
2ND TO 6TH FLOOR	NOS.05
KITCHEN	2.15 X 3.20 X 1 NO = 6.88 SQ.MT
LIVING	3.05 X 4.35 X 1 NO = 13.27 SQ.MT
BED	3.05 X 3.40 X 1 NO = 10.37 SQ.MT
PASS	3.45 X 1.00 X 1 NO = 3.45 SQ.MT
TOILET	2.15 X 1.10 X 1 NO = 2.37 SQ.MT
TOILET	1.10 X 2.25 X 1 NO = 2.48 SQ.MT
TOTAL ADDITION = 38.82 SQ.MT	

CARPET AREA CALCULATION (WING-B) FLAT NO.4

2ND TO 6TH FLOOR	NOS.05
KITCHEN	3.05 X 2.15 X 1 NO = 6.56 SQ.MT
LIVING	3.05 X 4.90 X 1 NO = 14.95 SQ.MT
BED	3.05 X 3.70 X 1 NO = 11.28 SQ.MT
PASS	1.25 X 1.00 X 1 NO = 1.25 SQ.MT
TOILET	1.10 X 2.15 X 1 NO = 2.37 SQ.MT
TOILET	1.10 X 2.25 X 1 NO = 2.48 SQ.MT
TOTAL ADDITION = 38.89 SQ.MT	

CARPET AREA CALCULATION (WING-C) FLAT NO.3&4

2ND TO 6TH FLOOR	NOS. FLAT 10
KITCHEN	2.15 X 3.05 X 1 NO = 6.56 SQ.MT
LIVING	3.05 X 4.80 X 1 NO = 14.64 SQ.MT
BED	3.05 X 3.50 X 1 NO = 10.68 SQ.MT
PASS	1.25 X 1.00 X 1 NO = 1.25 SQ.MT
TOILET	1.10 X 2.15 X 1 NO = 2.37 SQ.MT
TOILET	2.15 X 1.10 X 1 NO = 2.37 SQ.MT
TOTAL ADDITION = 36.92 SQ.MT	



SET BACK AREA DIAGRAM  
SCALE :- 1:500

STAIRCASE AREA STATEMENT (RESI)  
2ND TO 16TH FLOOR FOR WING-A  
2ND TO 17TH FLOOR FOR WING-B  
2ND TO 18TH FLOOR FOR WING-C

S.NO.	WINGS	TYP. FLR STR. AREA	NOS. FLR	TOTAL AREA
1.	WING-A	33.70	6 FLR	214.20 SQ.MT
2.	WING-B	38.07	6 FLR	234.42 SQ.MT
3.	WING-C	36.21	6 FLR	230.26 SQ.MT
TOTAL AREA				668.88 SQ.MT

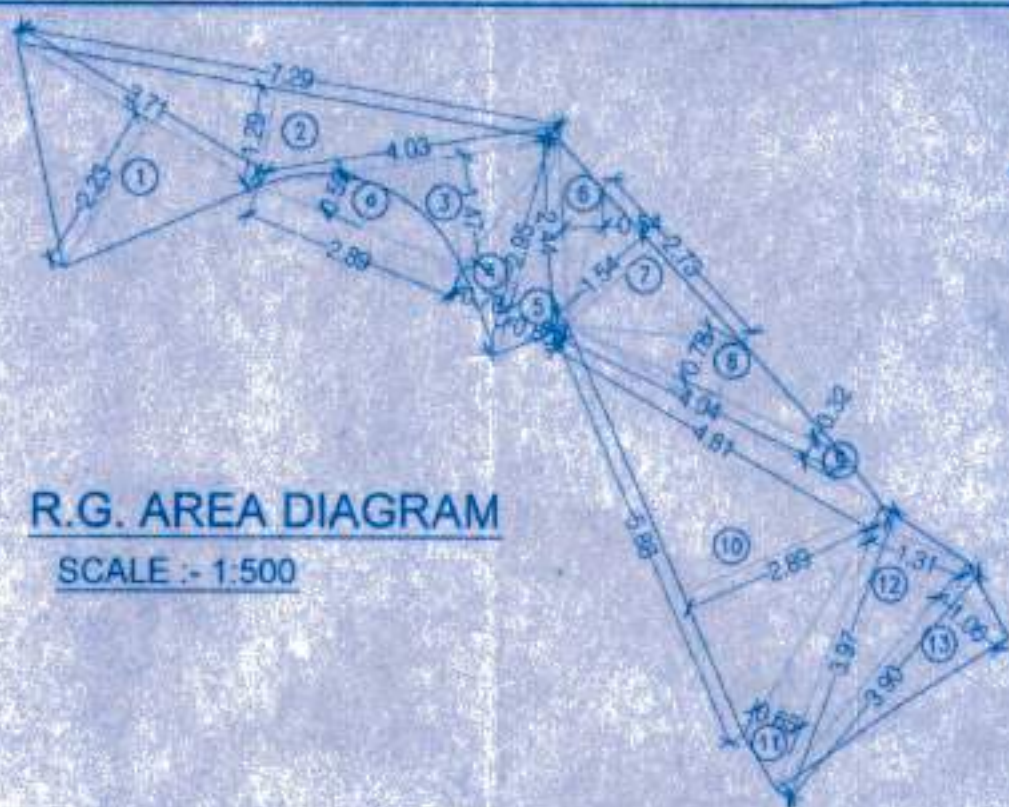
PARKING STATEMENT (RESI)

CARPET AREA IN sq.mt	NOS OF FLATS	PARKING REQD.
UP TO 35.00 SQ.MT	NIL	NIL
35.00 SQ.MT TO 45.00 SQ.MT	45	22.50
45.00 SQ.MT TO 75.00 SQ.MT	15	15.00
75.00 SQ.MT Above	NIL	NIL
TOTAL	60	37.50
25% FOR VISITORS		9.38
TOTAL PARKING REQD. FOR RESI.		46.88 SAY 47

PARKING REQD. FOR COMMERCIAL AREA

SHOPS	AREA	
one parking space every 40 sq.mtr of floor area upto 800 sq.mt.	196.53	4.91
one parking space every 80 sq.mtr of space for area exceeding 800 sq.mts.		
TOTAL	196.53	4.91
10% FOR VISITORS		0.49
TOTAL PARKING REQD. FOR RESI.		5.40 SAY 5
TOTAL PARKING REQD. FOR (ALL WINGS) =		52 NOS
25% ADDITIONAL TWO WHEELER PARKING (178 X 25%) =		45 NOS

FLOOR	BIG CAR	SMALL CAR	TOTAL
BASEMENT FLR	44	20	73
GROUND FLR	36	40	76
1ST PODIUM FLR	13	17	29
TOTAL	92	86	178



R.G. AREA DIAGRAM  
SCALE :- 1:500

R.G. AREA CALCULATION

1	1/2 X 18.54 X 11.16 X 1 NO	=	103.45 SQ.MT
2	1/2 X 36.47 X 6.44 X 1 NO	=	117.43 SQ.MT
3	1/2 X 20.14 X 3.33 X 1 NO	=	73.31 SQ.MT
4	1/2 X 14.73 X 3.88 X 1 NO	=	28.58 SQ.MT
5	1/2 X 14.73 X 4.01 X 1 NO	=	29.53 SQ.MT
6	1/2 X 12.19 X 2.70 X 1 NO	=	16.46 SQ.MT
7	1/2 X 13.65 X 7.71 X 1 NO	=	52.62 SQ.MT
8	1/2 X 20.21 X 3.92 X 1 NO	=	39.61 SQ.MT
9	1/2 X 34.04 X 1.61 X 1 NO	=	19.35 SQ.MT
10	1/2 X 29.39 X 14.44 X 1 NO	=	212.20 SQ.MT
11	1/2 X 19.86 X 3.25 X 1 NO	=	32.27 SQ.MT
12	1/2 X 19.86 X 6.57 X 1 NO	=	65.24 SQ.MT
13	1/2 X 19.51 X 5.31 X 1 NO	=	51.80 SQ.MT
TOTAL ADDITION		=	842.35 SQ.MT X

DEDUCTIONS

a	2/3 X 14.46 X 2.94 X 1 NO	=	28.34 SQ.MT
TOTAL DEDUCTION		=	28.34 SQ.MT X
TOTAL BUILT UP AREA [X - Y1]		=	814.01 SQ.MT X



LOCATION PLAN  
scale 1:4000

C.T.S NO	AREA
303/A/3/3	4299.30
303/A/3/B/46	10.00
303/A/3/B/47	5.00
303/A/3/B/48	10.00
303/A/3/B/49	5.00
303/A/3/B/50	34.10
TOTAL	4363.40

1/06

PROFORMA - A

NO.	DESCRIPTION	SQ.MTS.
1	AREA OF PLOT	4363.40
2	DEDUCTIONS FOR	
a)	ROAD SET BACK AREA	310.49
b)	PROPOSED ROAD	
c)	ANY RESERVATION (SUB - PLOT)	
d)	5% AMENITY SPACE AS PER DCR 35/87 (SUB - PLOT REQUIRED A.O.S. IS 202.85 SQ.MT. AREA OF ROAD TO BE ADJUSTED AGAINST AMENITY SPACE)	
e)	OTHER	
TOTAL (a+b+c+d+e)		310.49
3	BALANCE AREA OF PLOT (1-2)	4052.91
4	DEDUCTION FOR 15% RECREATIONAL GROUND / 10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)	607.93
5	NET AREA OF PLOT (3-4)	3444.98
6	ADDITIONS FOR FLOOR SPACE INDEX	
2(a)	100% FOR DP ROAD (RESTRICTED TO 40% OR 80% OF (3) ABOVE)	
2(b)	100% FOR SET BACK (RESTRICTED TO 40% OR 80% OF (3) ABOVE)	
7	TOTAL (5 PLUS 6)	3444.98
8	FLOOR SPACE INDEX PERMISSIBLE	ONE
9a	F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHT 4052.91 X (310.49 + 1337.46) = 2404.98	
ADDITIONS FOR FLOOR SPACE INDEX		
9b	0.33 FSI AS PER DCR 32 (4052.91 X 33%) = 1337.46	
9c	% AS PER DCR 33 ( )	
9d	OTHERS (5% AMENITY OPEN SPACE)	
10	PERMISSIBLE FLOOR AREA (7 X 8) PLUS 9 ABOVE	3444.98
11	PROPOSED BUILT UP AREA (C4 - C3)	3325.39
12	F.S.I. CONSUMED ON NET HOLDING = 11/13	0.97
B) DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS		
1	PURELY RESIDENTIAL BUILT UP AREA	2967.75
2	REMAINING NON-RESIDENTIAL BUILT UP AREA (COMMERCIAL)	107.06
TEMPLE AREA (SUBJECT TO APPROVAL FROM HOME DEPT.)		160.58
C) DETAILS OF FSI AVAILABLE AS PER DCR 35 (4)		
1	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4)	
FOR PURELY RESIDENTIAL + OR - (BT X 0.25) = 296.20		
FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4)		
FOR NON-RESIDENTIAL + OR - (B2 X 0.25)		
TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35(4) = (C1 + C2)		
4	TOTAL GROSS BUILT UP AREA PROPOSED (14+15)	3325.39
D) TENEMENT STATEMENT		
1	PROPOSED AREA (ITEM A12 ABOVE)	3325.39
ii)	LESS DEDUCTION OF NON-RESI. AREA (COMMERCIAL + TEMPLE)	357.64
iii)	AREA AVAILABLE FOR TENEMENT [(11) MINUS (12)]	2967.75
iv)	TENEMENT PERMISSIBLE (DENSITY OF TENEMENTS HECTARE)	133.05
v)	TENEMENT PROPOSED	80
vi)	TENEMENT EXISTING	
TOTAL TENEMENTS ON THE PLOT		80
E) PARKING STATEMENT		
1	PARKING REQD. BY REGULATION FOR	
CAR		
SCOOTER / M/CYCLE		
OUTSIDERS / VISITORS		
2	PARKING PROVIDED FOR	
CAR		
SCOOTER / M/CYCLE		
OUTSIDERS / VISITORS		
3	TOTAL PARKING PROVIDED	178
F) TRANSPORT VEHICLE PARKING		
i	SPACE FOR TRANSPORT VEHICLES	
PARKING BY REGULATION		
TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED		

कुछ-कुछ महामानव लायिका,  
कुछ-कुछ अपिभवा प्रवृत्त  
(कुछ-कुछ) शक्ति कायिका  
20 1914  
श्रीश्रीश्री / श्री / श्री

CERTIFICATE OF AREA  
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE NO. 1501/2010 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 4363.40 SQ.MT. FOUR THOUSAND THREE HUNDRED SIXTY THREE POINT FORTY AND TAKES WITH AREA STATED IN DOCUMENT OF OWNERSHIP P.S. RECORDS.

SIGN OF ARCHITECT

PROFORMA B  
CONTENTS OF SHEET  
BLOCK & LOCATION PLAN, PLOT AREA DIAGRAMS & CALCULATIONS, R.G. AREA CALCULATION

DESCRIPTION OF PROPOSAL  
PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO. 303/A/3/B/303/A/3/B/46 TO 50 OF VILLAGE BHANDUP AT BHANDUP

NAME OF OWNER SIGNATURE  
SHRI SOMRAJ TRILOKHAND DUA

NAME, ADDRESS & SIGNATURE OF ARCHITECT SIGNATURE  
aakar GROUP FLOOR SATYANARAYAN PRASAD COMMERCIAL CENTRE, DAVALDAS ROAD, VILE PARLE (E), MUMBAI- 400 057 Ph: 022-2612 9893/44/56/66 www.aakararchitects.org

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF DATE OF APPROVAL OF PLANS  
11 6 MAR 2016  
Approved subject to the conditions mentioned in this office Letter No./CE/ 1367 /BPES/A/5  
Executive Engineer Bldg. Prop. (E/S), E.I.T.