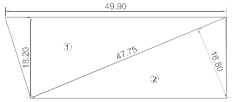


PLOT AREA CALCULATION

1	0.50	X	49.90	X	18.20	=	454.09	SQ.MT
2	0.50	X	47.75	X	16.80	=	401.10	"
TOTAL PLOT AREA AS PER CALCU						=	853.19	SQ.MT
TOTAL PLOT AREA AS PER P.R.C.							852.85	SQ.MT

10% R.G. AREA CALCULATION

1	0.50	X	12.75	X	8.50	=	54.19	SQ.MT
2	0.50	X	12.75	X	5.00	=	31.87	"
95% R.G. AREA PROPOSED						=	86.06	SQ.MT
10% R.G. AREA REQUIRED 852.85X10%							85.28	SQ.MT

COLUMN AREA

1ST FLOOR PLAN

	ADDITIONS							SQ.MT
C1	0.30	X	0.75	X	1	=	0.22	"
C2	0.08	X	1.00	X	1	=	0.08	"
C3	0.08	X	1.00	X	1	=	0.08	"
C4	0.23	X	0.47	X	1	=	0.11	"
COLUMN AREA AT 1ST FLOOR						=	0.49	SQ.MT

2ND FLOOR PLAN

	ADDITIONS							SQ.MT
C2	0.08	X	1.00	X	1	=	0.08	"
C3	0.08	X	1.00	X	1	=	0.08	"
C4	0.23	X	0.47	X	1	=	0.11	"
COLUMN AREA AT 2ND FLOOR						=	0.27	SQ.MT

3RD TO 7TH , 10TH FLOOR PLAN

	ADDITIONS							
C2	0.08	X	1.00	X	1	=	0.08	"
C3	0.08	X	1.00	X	1	=	0.08	"
C4	0.23	X	0.32	X	1	=	0.07	"
COLUMN AREA AT PER FLOOR						=	0.23	SQ.MT
0.23 X 6 FLOORS							1.38	SQ.MT

8TH & 9TH FLOOR PLAN

	ADDITIONS							
C2	0.08	X	1.00	X	1	=	0.08	"
COLUMN AREA AT PER FLOOR						=	0.08	SQ.MT
0.08 X 2 FLOORS							0.16	SQ.MT
TOTAL COLUMN AREA (0.49+0.27+1.38+0.16)							2.30	SQ.MT.

SUMMARY OF BUILT UP AREA

FLOOR'S	BUILT UP AREA IN SQ.MT	STAIRCASE,LIFT LOBBY AREA CLAIMED FREE OF FSI AREA IN SQ.MT
GROUND	-	-
1ST	182.38	58.20
2ND	182.38	58.20
3RD	189.01	58.20
4TH	189.01	58.20
5TH	189.01	58.20
6TH	189.01	58.20
7TH	189.01	58.20
8TH	110.89	60.15
9TH	189.01	58.20
10TH	189.01	58.20
11TH	210.15	57.91
12TH	210.15	57.91
13TH	210.15	57.91
14TH	210.15	57.91
15TH	234.83	57.19
TOTAL	2874.15	872.78
TOTAL PROPOSED AREA		2874.15
COLUMN AREA		2.30
A.V.S. AREA AT 15TH FLR.		0.95
TOTAL PROPOSED BUILT-UP AREA		2877.40

DETAILS OF FUNGIBLE FSI PREMIUM PAID AS PER DCPR 31(3)

PREMIUM PAID TO	AMOUNT	DATE	RECEIPT NO/CHALLAN
MCGM	47,06,500/-	27.12.2021	SAP DOC NO.1004226879 RECEIPT NO.2066359
STATE GOVT.	28,23,900/-	27.12.2021	RBI REF NO.0300617220212280020219
MSRDC	18,82,600/-	27.12.2021	SAP DOC NO.1004226879 RECEIPT NO.2066358

DETAIS OF PREMIUM PAID FOR ADDITIONAL 0.50 FSI AS PER REG 30(A)(8)OF DCPR 2034

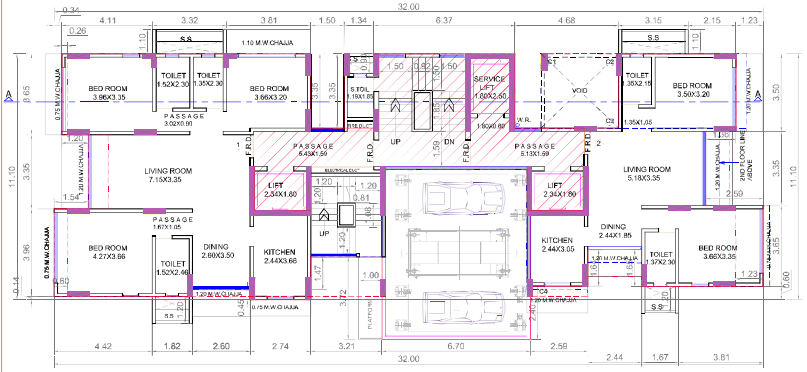
PREMIUM PAID TO	AMOUNT	DATE	RECEIPT NO/CHALLAN
MCGM	21,88,075/-	27.12.2021	SAP DOC NO.1004226879 RECEIPT NO.2066356
STATE GOVT.	21,88,075/-	27.12.2021	RBI REF NO.0300617220212280020224
MSRDC	21,88,075/-	27.12.2021	SAP DOC NO.1004226879 RECEIPT NO.2066360
DHARAVI AUTH	21,88,075/-	27.12.2021	SAP DOC NO.1004226879 RECEIPT NO.2066359

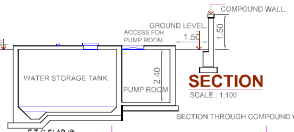
PARKING AREA STATEMENT

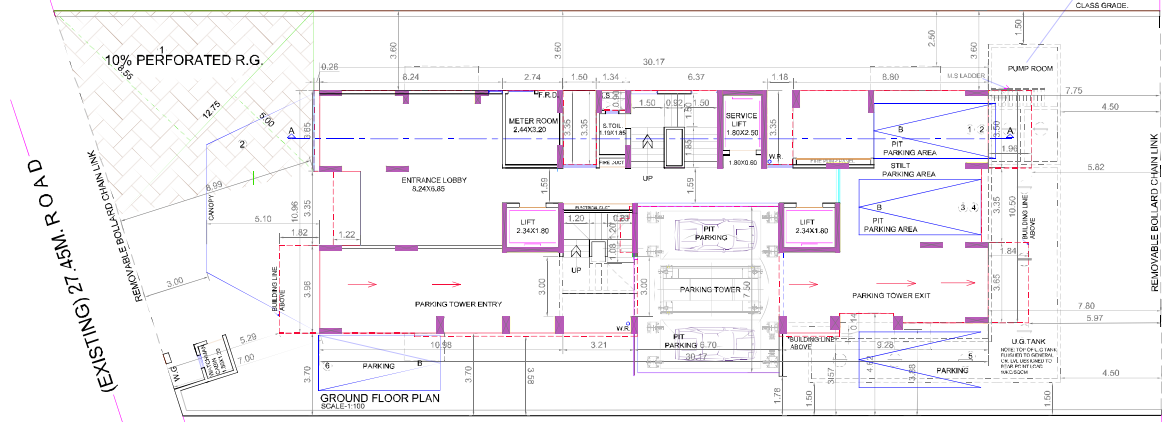
FLOOR	BIG	SMALL	TOTAL
STILT	06	-	06
TOWER PARKING	42	-	42
TOTAL	48	-	48

PARKING STATEMENT AS PER DCPR-2034

NO.OF TENT	CARPET AREA IN SQ.MT	DESCRIPTION	PARKING REQD
-	UP TO 45.00	One parking space Req. every four Tenament having carpet area upto 45.00 sq.mt OR One parking space Req. every Tenement having carpet area up to 45.00 sq.mt	-
-	45.00 TO 60.00	One parking space Req. every two Tenament having carpet area above 45.00 to 60.00 sq.mt OR One parking space Req. every Tenement having carpet area above 45.00 to 60.00 sq.mt	-
14	60.00 TO 90.00	One parking space Req. every one Tenement having carpet area above 60.00 to 90.00 sq.mt	14
15	90.00 Above	Two parking space Req. every one Tenement having carpet area above 90.00 to 90.00 sq.mt	30
		10% for visitors	4.40
		Total Parking Required	48.40
		Total Parking Provided	48.00







CONTENTS OF SHEETS	DRAWING NO.
GROUND FLOOR PLAN 1ST & 2ND FLOOR PLAN PARKING STATEMENT SUMMARY PLOT AREA CALCUL. BLOCK & LOCATION PLAN	1/4 DATE 13/12/2021 NORTH

STAMP OF DATE OF RECEIPT OF PLAN.

THIS PLAN IS DIGITALLY SIGNED AND ISSUED

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE IOD/LETTER NO-P-8394/2021(195 / 65)/N WARD/GHATKOPAR - DATED-

suyash chandrakant balip — Sandeep Atmaram Kolhe — Lotan Sukade o Ahire

S.E.(B.P.)N — A.E.(B.P.) L & N — E.E.(B.P.)-II

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RE-DEVELOPMENT OF EXISTING BUILDING ON PROPERTY BEARING C.T.S. NO. 195/65, OF VILLAGE GHATKOPER AT 90 FEET ROAD GARODIA NAGAR GHATKOPER (E) MUMBAI 400077.

A PROFORMA-A

		TOTAL AREA SQ.MT
1	Area of Plot (As per P.R. Cards)	852.85
2	Deduction for	----
	a) Road Set-back Area	----
	b) Proposed Road	----
	c) Any Reservation (Sub Plot.....)	----
	d) 5% amenity space as per Reg. No. 66/67of DCR 1991 Reg. No. 14(A) of DCPR 2004	----
	other	----
3	Balance area of plot (1 - 2)	852.85
4	Deduction for 15% Recreation Ground/ (as per Reg. No. 27(1)(a) of DCPR-2034) 10% Amenity space (if deductible for Ind)	----
5	Net Area of plot (3 - 4)	852.85
6	Additions for Floor Space Index	----
	1)a) 100% for D.P. Road (Restricted to 4% or 80% of net plot area) of (3) above	----
	2)b) 100% for Setback (Restricted to 40% or 80% of net plot area) of (3) above	----
7	Total Area (5 + 6)	852.85
8	Floor Space Index Permissible	ONE
9	ADDITION FOR SPACE INDEX: 9a)SLUM T.D.R (S.R.A/1417/LAND+TDR/SRP/MS/PS-28/WARD PHASE-II/LAND-DATED- 4/05/2022* 9b) T.D.R. DFC.NO.0000817/FD)TDR- WS/WARD/K-W-245-I DATED-02-08-2021 9c) 0.50 F.S.I. as per DCPR 32 9d) Incentive FSI as per DCPR 33(7) (B) = 16nos. of tenements X 10 sq.mt. 9e)% as per DCPR 33 9f) other	426.42 266.43 426.42 160.00
10	Permissible Floor Area (7 X 8) Plus 9 Above	2132.12
11	Existing Built-up Area	---
12	Proposed Built-up Area	2132.12
13	Excess Balcony Area Taken in Floor Space Index	N.A.
14	TOTAL Built-up proposed (11 + 12 +13)	2132.12
15	FSI CONSUMED ON NET HOLDING = 14/3	2.50
B	DETAILS OF RESI. / NON RESI. AREAS	
1	PURLEY RESIDENTIAL BUILT UP AREA	2132.12
2	REMAINING NON - RESIDENTIAL BUILT UP AREA	----
C	DETAILS OF FSI AVAILED AS PER REG. 31(3) OF DCPR-2034	
1	FUNGIBLE BUIT UP AREA COMPONANT PROP. VIDE DCPR. 31 (3) FOR PURLY RESIDENTIAL = OR < (B1 X 0.35) 2132.12 X35%)(745.24 SQ.MT. FOR REHAB PURPOSE WITHOUT CHARGING PREMIUM (419.05 X35%) FOR SALE PURPOSE BY CHARGING PREMIUM	745.28 286.67 498.61
2	FUNGIBLE B.U.A. COMPONANT PROP. VIDE DCPR 31 (3) FOR NON - RESIDENTIAL = OR < (B2 X 0.35)	----
3	TOTAL FUNGIBLE B.U.A. COMPONANT PROP. VIDE DCPR 31 (3) = C1 + C2	745.28
4	TOTAL GROSS BUIT UP AREA PROPOSED = (14 + C3)	2877.40
D	TENEMENT STATEMNT	
(i)	PROPOSED AREA (ITEM B - 4 ABOVE) OR C4	2877.40
(ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC)	----
(iii)	AREA AVAILABLE FOR TENEMENT (i) Minus (ii))	2877.40
(iv)	TENEMENT PERMISSIBLE @ 450/HECTOR	129.00
(v)	TENEMENT PROPOSED	29.00
(vi)	TENEMENT EXISTING	----
(vii)	TOTAL TENEMENT ON THE PLOT	
E	PARKING STATEMNT	
(i)	PARKING REQUIRED BY REGULATION FOR CAR (REG NO-36 TABLE-NO-15-1(i)) OF DCR-1991 (REG NO-44 TABLE-NO-21-1(i)) OF DCPR-2034	48 NOS
	SCOOTER / MOTOR CYCLE	
	OUTSIDERS (VISITORS)	----
(ii)	COVER GARAGES PERMISSIBLE	----
(iii)	COVER GARAGES PROPOSED	----
(iv)	PARKING PROPOSED	48 NOS
	OUTSIDERS (VISITORS)	----
F	TRANSPORT VEHICLES PARKING	
(i)	SPACE FOR TRANSPORT VEHICLE PARKING REQU. BY REGULATION	----
(ii)	TOAL NO. OF TRANSPORT VEHICLE PARKING SPACES PROVIDED	----

NAME OF THE OWNER

ASHOK BALWANT DOSHI

GARODIA NEELKANTH SAGAR C.H.S.L.

CERTIFICATE OF AREA

Certified that the plot under reference was Surveyed by me on 27/01/2021 and the dimensions of the Plot Sides etc. Stated on Plan are as Measured on the Site and the Area 888.87 Sq.mt.so worked out Tallies with the area stated in the Documents of Ownership T.P. Records

Anil Shamrao Kalgutkar

ANIL KALGUTKAR
Architect

NAME AND ADDRESS OF ARCHITECT

Anil Shamrao Kalgutkar

ANIL KALGUTKAR
ARCHITECT
KALGUTKAR AND ASSOCIATES
ARCHITECTS
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