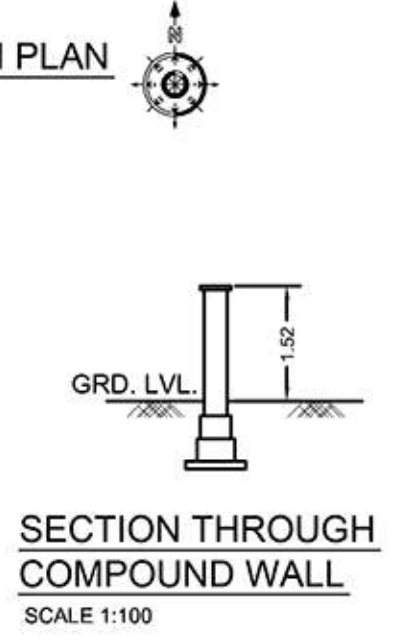
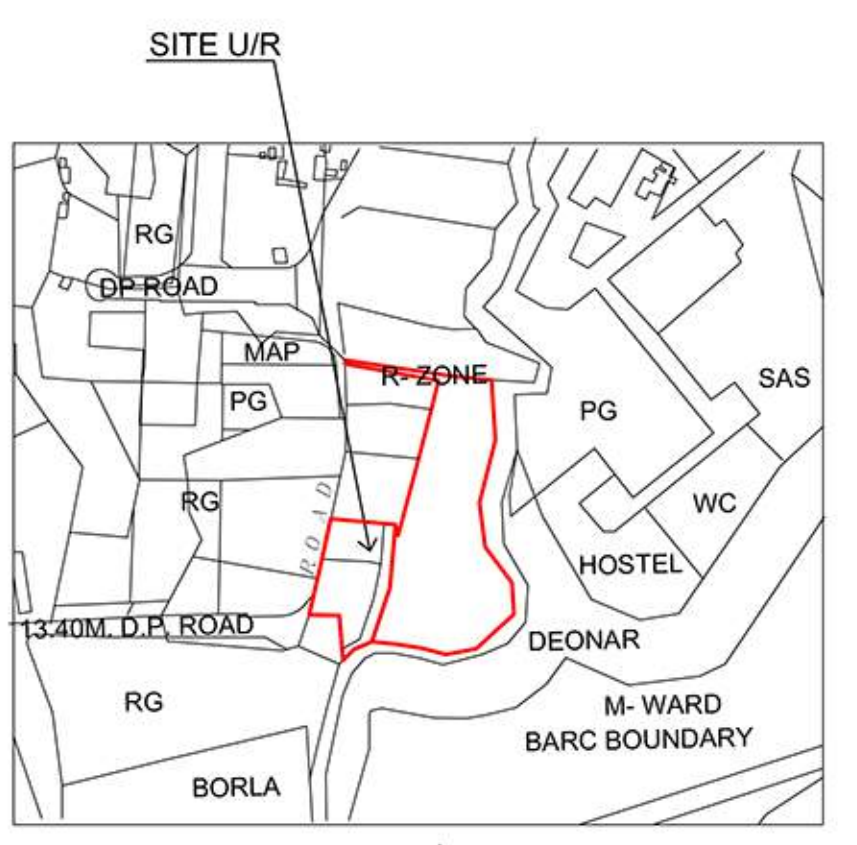
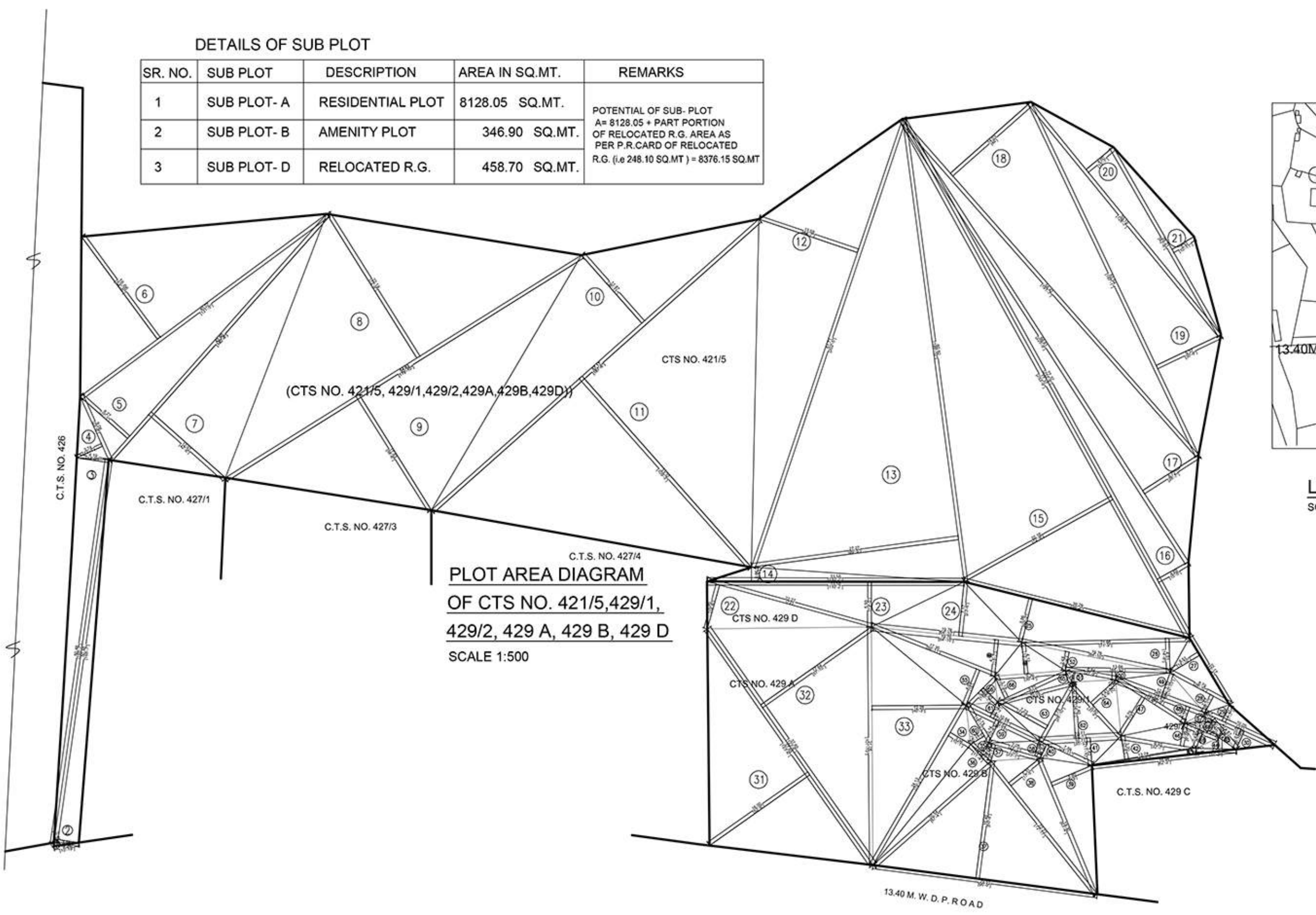


SR. NO.	SUB PLOT	DESCRIPTION	AREA IN SQ.MT.	REMARKS
1	SUB PLOT-A	RESIDENTIAL PLOT	8128.05 SQ.MT.	POTENTIAL OF SUB PLOT A= 8128.05 + PART PORTION OF RELOCATED R.G. AREA AS PER P.R.CARD OF RELOCATED R.G. (6*248.10 SQ.MT) = 8376.15 SQ.MT.
2	SUB PLOT-B	AMENITY PLOT	346.90 SQ.MT.	
3	SUB PLOT-D	RELOCATED R.G.	458.70 SQ.MT.	



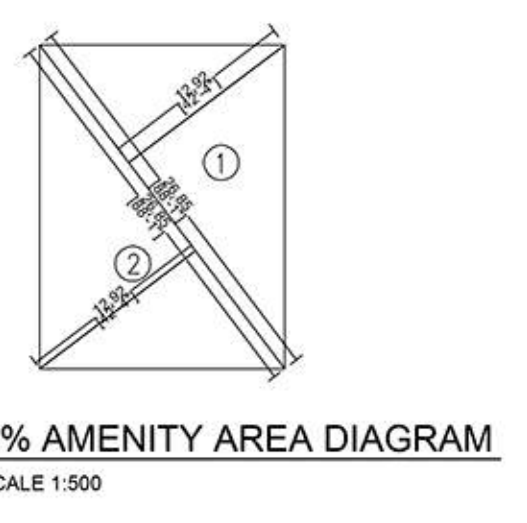
PROP. ALMGMATED PLOT AREA CALCULATION (SUB PLOT -A)

CTS NO	AREA AS PER PRC	AREA AS PER TRIGULATION
CTS NO. 421/5	7218.10 SQ.MT.	6788.89 SQ.MT.
CTS NO. 429/1	169.80 SQ.MT.	
CTS NO. 429/2	13.30 SQ.MT.	2144.76 SQ.MT.
CTS NO. 429 A	668.70 SQ.MT.	
CTS NO. 429 B	1126.80 SQ.MT.	
CTS NO. 429 D	428.20 - 180.10 = 248.10 SQ.MT.	
TOTAL AREA	9444.80 SQ.MT.	8933.65 SQ.MT.

LEAST AREA CONSIDER AS PER C.T.S. BOUNDARY

PLOT AREA CALCULATION

CTS NO.	Dimensions	Area
1	0.50 X 3.29 X 0.45 X 1 NO	= 0.74 SQ.MT.
2	0.50 X 50.48 X 3.22 X 1 NO	= 81.27 SQ.MT.
3	0.50 X 50.48 X 4.19 X 1 NO	= 105.76 SQ.MT.
4	0.50 X 9.06 X 3.74 X 1 NO	= 16.94 SQ.MT.
5	0.50 X 42.90 X 8.27 X 1 NO	= 177.39 SQ.MT.
6	0.50 X 40.07 X 16.66 X 1 NO	= 333.78 SQ.MT.
7	0.50 X 42.90 X 12.97 X 1 NO	= 278.21 SQ.MT.
8	0.50 X 54.82 X 22.19 X 1 NO	= 608.23 SQ.MT.
9	0.50 X 54.82 X 17.83 X 1 NO	= 488.72 SQ.MT.
10	0.50 X 57.17 X 11.87 X 1 NO	= 339.30 SQ.MT.
11	0.50 X 57.17 X 33.32 X 1 NO	= 952.45 SQ.MT.
12	0.50 X 61.71 X 13.59 X 1 NO	= 419.32 SQ.MT.
13	0.50 X 60.92 X 27.27 X 1 NO	= 830.64 SQ.MT.
14	0.50 X 33.58 X 1.86 X 1 NO	= 31.23 SQ.MT.
15	0.50 X 77.37 X 22.18 X 1 NO	= 858.03 SQ.MT.
16	0.50 X 77.37 X 4.69 X 1 NO	= 181.43 SQ.MT.
17	0.50 X 68.81 X 8.72 X 1 NO	= 300.01 SQ.MT.
18	0.50 X 58.42 X 14.03 X 1 NO	= 409.82 SQ.MT.
19	0.50 X 50.94 X 9.37 X 1 NO	= 238.65 SQ.MT.
20	0.50 X 39.19 X 4.80 X 1 NO	= 90.14 SQ.MT.
21	0.50 X 28.21 X 3.32 X 1 NO	= 46.83 SQ.MT.
22	0.50 X 22.27 X 5.95 X 1 NO	= 66.25 SQ.MT.
23	0.50 X 33.58 X 5.93 X 1 NO	= 99.56 SQ.MT.
24	0.50 X 19.76 X 7.17 X 1 NO	= 70.84 SQ.MT.
25	0.50 X 30.29 X 5.86 X 1 NO	= 88.75 SQ.MT.
26	0.50 X 21.88 X 4.51 X 1 NO	= 49.34 SQ.MT.
27	0.50 X 10.17 X 4.51 X 1 NO	= 22.93 SQ.MT.
28	0.50 X 8.79 X 2.47 X 1 NO	= 10.86 SQ.MT.
29	0.50 X 10.05 X 2.31 X 1 NO	= 11.61 SQ.MT.
30	0.50 X 10.05 X 2.81 X 1 NO	= 13.12 SQ.MT.
31	0.50 X 37.65 X 16.00 X 1 NO	= 301.20 SQ.MT.
32	0.50 X 37.65 X 17.64 X 1 NO	= 332.07 SQ.MT.
33	0.50 X 31.05 X 12.28 X 1 NO	= 190.65 SQ.MT.
34	0.50 X 24.13 X 3.08 X 1 NO	= 37.16 SQ.MT.
35	0.50 X 3.46 X 1.82 X 1 NO	= 2.80 SQ.MT.
36	0.50 X 20.54 X 3.41 X 1 NO	= 35.02 SQ.MT.
37	0.50 X 29.51 X 15.45 X 1 NO	= 227.96 SQ.MT.
38	0.50 X 22.22 X 5.31 X 1 NO	= 58.99 SQ.MT.
39	0.50 X 19.30 X 5.80 X 1 NO	= 55.97 SQ.MT.
40	0.50 X 7.59 X 1.90 X 1 NO	= 7.21 SQ.MT.
41	0.50 X 10.71 X 3.62 X 1 NO	= 19.39 SQ.MT.
42	0.50 X 13.78 X 3.20 X 1 NO	= 22.05 SQ.MT.
43	0.50 X 18.94 X 0.71 X 1 NO	= 6.72 SQ.MT.
44	0.50 X 5.23 X 1.49 X 1 NO	= 3.90 SQ.MT.
45	0.50 X 4.87 X 0.71 X 1 NO	= 1.73 SQ.MT.
46	0.50 X 9.93 X 2.96 X 1 NO	= 14.70 SQ.MT.
47	0.50 X 10.59 X 5.79 X 1 NO	= 30.86 SQ.MT.
48	0.50 X 12.42 X 2.22 X 1 NO	= 13.79 SQ.MT.
49	0.50 X 12.42 X 3.32 X 1 NO	= 20.82 SQ.MT.
50	0.50 X 13.66 X 1.03 X 1 NO	= 7.03 SQ.MT.
51	0.50 X 8.64 X 1.31 X 1 NO	= 4.35 SQ.MT.
52	0.50 X 19.76 X 2.48 X 1 NO	= 24.50 SQ.MT.
53	0.50 X 9.26 X 4.13 X 1 NO	= 19.12 SQ.MT.
54	0.50 X 19.76 X 4.76 X 1 NO	= 47.03 SQ.MT.
55	0.50 X 17.35 X 4.89 X 1 NO	= 42.42 SQ.MT.
56	0.50 X 5.32 X 2.62 X 1 NO	= 6.97 SQ.MT.
57	0.50 X 7.05 X 2.17 X 1 NO	= 7.65 SQ.MT.
58	0.50 X 7.05 X 2.05 X 1 NO	= 7.23 SQ.MT.
59	0.50 X 10.64 X 3.14 X 1 NO	= 16.70 SQ.MT.
60	0.50 X 5.75 X 2.12 X 1 NO	= 6.10 SQ.MT.
61	0.50 X 10.64 X 2.19 X 1 NO	= 11.85 SQ.MT.
62	0.50 X 10.71 X 7.40 X 1 NO	= 39.63 SQ.MT.
63	0.50 X 8.78 X 7.23 X 1 NO	= 31.74 SQ.MT.
64	0.50 X 9.50 X 4.41 X 1 NO	= 20.95 SQ.MT.
65	0.50 X 10.05 X 1.64 X 1 NO	= 8.24 SQ.MT.
66	0.50 X 9.75 X 3.19 X 1 NO	= 15.55 SQ.MT.
67	0.50 X 3.65 X 1.14 X 1 NO	= 2.08 SQ.MT.
68	0.50 X 4.90 X 1.64 X 1 NO	= 4.02 SQ.MT.
69	0.50 X 4.90 X 2.43 X 1 NO	= 5.95 SQ.MT.
TOTAL ADDITION		= 8933.65 SQ.MT.



AMENITY AREA CALCULATION

Dimensions	Area
1 1/2 X 26.85 X 12.92 X 1 NO	= 173.45 SQ.MT.
2 1/2 X 26.85 X 12.92 X 1 NO	= 173.45 SQ.MT.
TOTAL ADDITION	= 346.90 SQ.MT.

PLOT AREA (C.T.S. NO. 421/5) = 6788.89 SQ.MT.
 PERMISSIBLE 5% AMENITY AREA = 339.44 SQ.MT.
 PROPOSED AMENITY AREA = 346.90 SQ.MT.

E. W. S AREA
 BALANCE AREA OF PLOT = 8586.75 SQ.MT.
 PERMISSIBLE 20% E.W.S AREA = 1717.35 SQ.MT.
 PROPOSED E.W.S AREA = 1717.35 SQ.MT.

REQUIRED R.G. AREA 20% OF 8586.75m2 = 1717.35 SQ.MT.
 C.T.S. NO. 429 C = 423.08 SQ.MT X 20% = 84.62 SQ.MT.
 TOTAL REQUIRED R.G. AREA = 1801.97 SQ.MT.
 LOS - AREA = 1883.20 SQ.MT.
 TOTAL PROPOSED RG AREA = 1898.22 SQ.MT.

LOS AREA CALCULATION

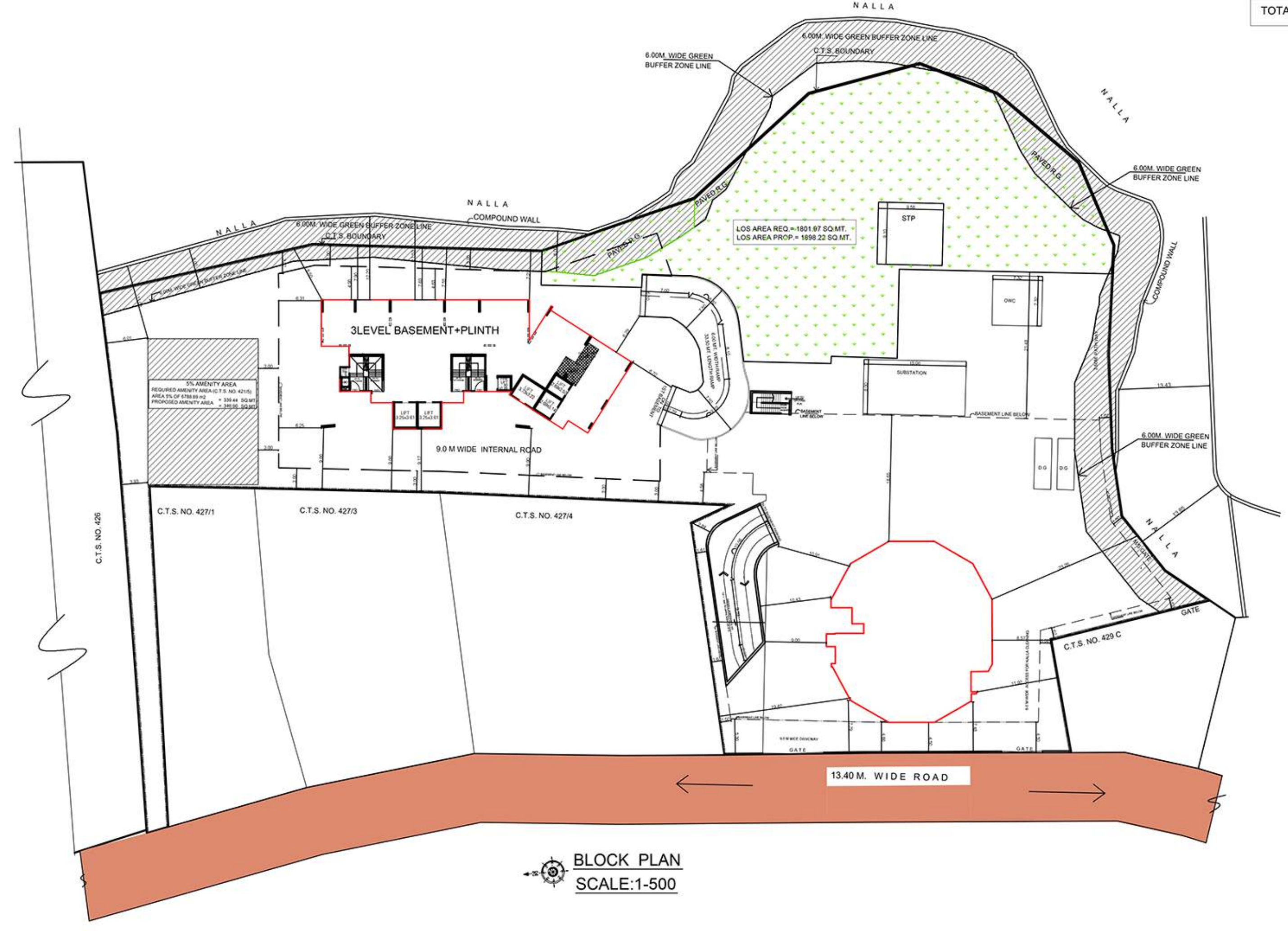
Dimensions	Area
1 1/2 X 15.60 X 4.82 X 1 NO	= 37.60 SQ.MT.
2 1/2 X 15.60 X 1.82 X 1 NO	= 14.20 SQ.MT.
3 1/2 X 23.67 X 7.99 X 1 NO	= 94.56 SQ.MT.
4 1/2 X 13.47 X 5.05 X 1 NO	= 34.01 SQ.MT.
5 1/2 X 32.53 X 5.01 X 1 NO	= 81.49 SQ.MT.
6 1/2 X 34.95 X 9.81 X 1 NO	= 171.43 SQ.MT.
7 1/2 X 38.64 X 13.13 X 1 NO	= 253.67 SQ.MT.
8 1/2 X 14.54 X 5.26 X 1 NO	= 38.24 SQ.MT.
9 1/2 X 12.92 X 1.04 X 1 NO	= 6.72 SQ.MT.
10 1/2 X 38.64 X 11.02 X 1 NO	= 212.91 SQ.MT.
11 1/2 X 16.23 X 7.83 X 1 NO	= 63.54 SQ.MT.
12 1/2 X 28.91 X 16.41 X 1 NO	= 237.21 SQ.MT.
13 1/2 X 30.23 X 11.71 X 1 NO	= 177.00 SQ.MT.
14 1/2 X 30.55 X 14.80 X 1 NO	= 226.07 SQ.MT.
15 1/2 X 31.59 X 12.58 X 1 NO	= 198.70 SQ.MT.
16 1/2 X 31.59 X 4.14 X 1 NO	= 65.39 SQ.MT.
TOTAL ADDITION	= 1912.74 SQ.MT.

DEDUCTIONS

A 2/3 X 10.57 X 2.06 X 1 NO	= 14.52 SQ.MT.
TOTAL DEDUCTION	= 14.52 SQ.MT.
TOTAL BUILT UP AREA (X - Y)	= 1898.22 SQ.MT.

(BUILDING NO 2)

FLOOR	AREA
BASEMENT FLOOR LVL(3RD LVL)	2128.95
BASEMENT FLOOR LVL(2ND LVL)	2151.45
BASEMENT FLOOR LVL(1ST LVL)	2151.45
GROUND PLINTH LEVEL AREA	615.36
TOTAL GROSS AREA	7047.21



BLOCK PLAN SCALE:1-500

	PROFORMA - A	SQ.MTS.
1	Area Statement	
1	AREA OF PLOT (AS PER P.R.C. AREA)	(7218.10 + 2226.70) = 9444.80
1A	AREA OF PLOT (AS PER TRIGULATION)	(6788.89 + 2144.76) = 8933.65
a)	Area of Reservation in plot	--
b)	Area of Road Set back	--
c)	Area of D P Road	--
2	Deductions for	
(A)	For reservation/road area	
a)	Road set-back area to be handed over (100%) (Regulation no 16)	--
b)	Proposed d p road to be handed over (100%) (Regulation no 16)	--
c)	Reservation area (plot) to be handed over (Regulation no 17) (Hospital reservation (RH 1.2))	--
(B)	For amenity area	
a)	Area of amenity plots/plots to be handed over as per dcr 14(a) (6788.89 X 5% = 339.44 SAMTS.)	346.90
b)	Area of amenity plots/plots to be handed over as per dcr 14(b)	--
c)	Area of amenity plots/plots to be handed over as per dcr 15	--
d)	Area of amenity plots/plots to be handed over as per dcr 35	--
(C)	Deductions for existing built up area to be retained if any	--
a)	Land component of existing bua as per regulation under which the development was allowed.	--
3	Total deductions: [2(A) + 2(B) + 2(C)]	(BUILDING NO 1 = 346.90 SQ.MT)
4	Balance area of plot (1 minus 3)	(BUILDING NO 1 = 8586.75 SQ.MT)
4a	potential of sub-plot -A = 8128.05 + part portion of relocated R.G. area as per p.r.c. card of relocated R.G. (6*248.10 SQ.MT) = 8376.15 SQ.MT.	8376.15
5	Plot area under development (4a+2A(a))	(BUILDING NO 1 = 8376.15 SQ.MT)
6	Zonal (basic) fsi (1 or 1.33)	1.00
7	Permissible built up area as per zonal/basic fsi (5 * 6) (in case of mill land permissible built up area shall be as per 4 of regulation 30(a))	(BUILDING NO 1 = 8376.15 SQ.MT)
8	Built up area equal to area of land handed over as per 3(a) of regulation 30(a)	--
9	Built up area in lieu of cost of construction of built up amenity to be handed over	--
10	Built up area due to "additional fsi on payment of premium" as per table no 12 of regulation no 30(a) subject to regulation no 30(a)3	
	ALREADY CLAIMED = 1113.35 SQ.MT. (BUILDING NO 1 = 1348.35 SQ.MT.)	1348.35
	NOW PROPOSED = 235.00 SQ.MT.	
11	Built up area due to admissible "tdr" as per table no 12 of regulation no 30(a) subject to regulation no 30(a)3	
	(BUILDING NO 1 = 1113.35 SQ.MT.)	1113.35
12	built up area equal to area of land handed over as per (Regulation no 17)	--
13	Incentive fsi as per regulation 30(16)	--
14	Permissible built up area (7+8+9+10+11+12+13)	(BUILDING NO 1 = 10537.85 SQ.MT)
15	Proposed built up area	(BUILDING NO 1 = 18937.85 SQ.MT)
15a	BUILDING NO - 1	10837.85
15b	BUILDING NO - 2 (PROPOSAL UIR)	00.00
16	Tdr generated if any as per regulation 30 (a)	--
17	Fungible compensatory area as per regulation no 31(3)	--
a)	Permissible Fungible Compensatory area for Rehab component without charging premium	--
b)	Fungible Compensatory area available for Rehab component without charging premium	--
i)	Permissible Fungible Compensatory area by charging premium. (BUILDING NO 1 = 3793.24 SQ.MT)	3793.24
ii)	Fungible Compensatory area available on payment of premium. (BUILDING NO 1 = 3790.04 SQ.MT)	3790.04
18	Total Built Up Area proposed including Fungible Compensatory Area [13 + 17(a)(i) + 17(b)(ii)]	14627.89
19	FSI consumed on Net Plot [15/ 4a]	1.29
II	Other Requirements	
(A)	Reservation/Designation	
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)	Area/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 Layout/Plot as per Regulation No.27	--
(D)	Tenement Statement	
(i)	Proposed built up area (13 above)	(BUILDING NO 1 = 14627.89 SQ.MT)
(ii)	Less deduction of Non-residential area (Shop etc.)	--
(iii)	Area available for tenements (ii) minus (ii)	(BUILDING NO 1 = 14627.89 SQ.MT)
(iv)	Tenements permissible (Density of tenements/hectare)	(BUILDING NO 1 = 658.25 SQ.MT)
(v)	Total number of Tenements proposed on the plot	(BUILDING NO 1 = 64 SQ.MT)
64	Nos.	
(E)	Parking Statement	
(i)	Parking required by Regulations for -	
Car	--	
Scooter/Motor cycle	--	
Outsiders (visitors)	--	
(ii)	Covered garage permissible	
(iii)	Covered garages proposed	
Scooter/Motor cycle	--	
Outsider (Visitors)	--	
(iv)	Total parking provided	(BUILDING NO 2)
66	NOS.	
(F)	Transport Vehicles Parking	
(i)	Spaces for transport vehicles parking required by Regulations	
(ii)	Total No. of transport vehicles parking spaces provided	

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE NO 20-5-2014 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 8933.65 SQ.METER (EIGHT THOUSAND NINE HUNDRED AND THIRTY THREE POINT SIXTY FIVE) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME.

Pawar Ameet Ganpatrao
 Signature of Architect

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. P-4629/2020/(421/5 And Other)/M/E Ward/DEONAR-E

Bajirao Lahu Patil

EXECUTIVE ENGINEER BUILDING PROPOSAL (E.S.-I)

Tushar Vitthal rao Ugale S.E. (B.P.) M-III

sinkar mahesh balkrishna A.E. (B.P.) M

Pawar Ameet Ganpatrao ARCHITECT/LS AMEET PAWAR CA/2004/34543

OWNER/DEVELOPER

PROFORMA 'B'

CONTENTS OF SHEET
 BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATING PROPOSED LOS. AREA STATEMENT, AREA DIAGRAM & CALCULATION

DESCRIPTION OF PROPOSAL
 PROPOSED RESIDENTIAL BUILDING NO - 2 ON PLOT BEARING CTS NOS. 421/5, 429A, 429B, 429D & 429/1 & 2 OF VILLAGE DEONAR, MUMBAI.

NAME OF OWNER
 TRIDHATU ARANYA DEVELOPERS LLP
 DHANANJAY ANAND SANDHU

NAME, ADDRESS & SIGNATURE OF ARCHITECT

GROUND FLOOR, SATYANARAYAN PRASAD-COMMERCIAL CENTRE, DAYALDAS ROAD, VILE PARLE (E), MUMBAI-400 057.
 Ph-022-2612 9933/ 44/ 55/ 66
 www.aakararchitect.org

NORTH	JOB No.	DRAWN BY	CHECKED BY	PATH:-
	3037	SUNIL		Z:\SUNIL\EASTERN\JOB NO.3037 -TRIDHATU THOMI, DEONAR OPTION-2\B.M.C. PROPOSAL\PHASE-II B.M.C. PROPOSAL\I.S.I-2.00\15-07-2021