

GROUND FLOOR PLAN
SCALE - 1:100

FLOORS	B.U. AREA	STAIRCASE AREA	UNIT
GR. FLR	0	0	0 SQ.MT
1ST FLOOR	382.85	52.2	SQ.MT
2ND FLOOR	382.85	52.2	SQ.MT
3RD FLOOR	382.85	52.2	SQ.MT
4TH FLOOR	382.85	52.2	SQ.MT
5TH FLOOR	382.85	52.2	SQ.MT
6TH FLOOR	382.85	52.2	SQ.MT
7TH FLOOR	272.99	58.89	SQ.MT
8TH FLOOR	382.85	52.2	SQ.MT
9TH FLOOR	382.85	52.2	SQ.MT
10TH FLOOR	382.85	52.2	SQ.MT
11TH FLOOR	382.85	52.2	SQ.MT
12TH FLOOR	382.85	52.2	SQ.MT
13TH FLOOR	382.85	52.2	SQ.MT
14TH FLOOR	272.99	58.89	SQ.MT
15TH FLOOR	382.85	52.2	SQ.MT
16TH FLOOR	247.35	52.2	SQ.MT
TERRACE FLOOR	0.00	0.00	SQ.MT
TOTAL	5772.18	918.56	SQ.MT
EXCESS 7TH FLOOR REFUGE AREA	6.8	NIL	SQ.MT
EXCESS 14TH FLOOR REFUGE AREA	9.07	NIL	SQ.MT
TOTAL GROSS B.U. AREA	5788.05	918.56	SQ.MT

PROFORMA - A

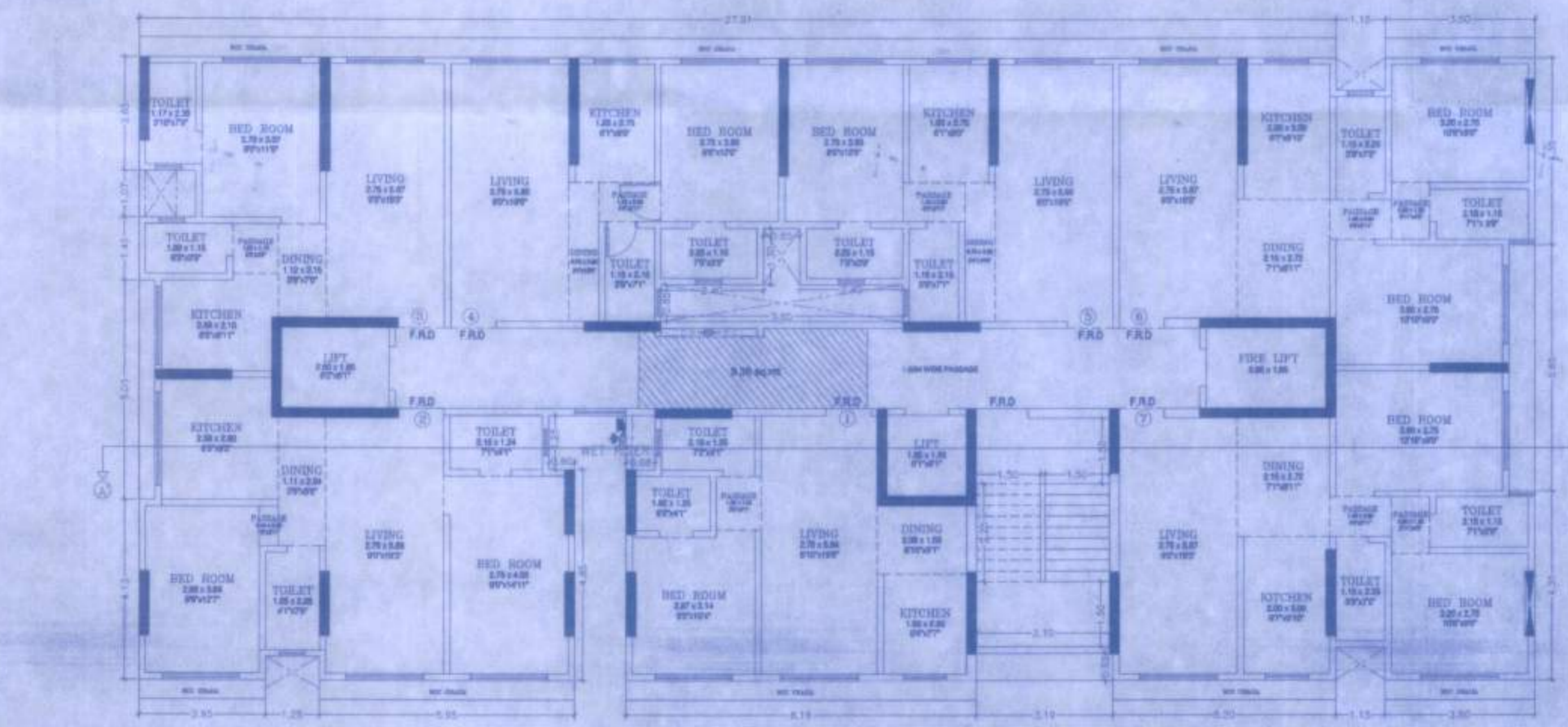
A. AREA STATEMENT	SQ.MT	SQ.MT
(a) AREA OF PLOT (as per demarcation by MRA)		837.94
(b) AREA OF PLOT AS PER W.O.C		
2. DEDUCTIONS FOR		
(a) Road Set-back Area		00.00
(b) Proposed Road		00.00
(c) Any Irregularity OR HEIGHT SPCC		00.00
3. BALANCE AREA OF PLOT (1 minus 2)		837.94
4. DEDUCTIONS FOR THE RECREATIONAL GROUND		00.00
5. NET AREA OF PLOT (3 minus 4)		837.94
6. ADDITIONS FOR FLOOR SPACE INDEX		
(a) FLOOR INDEX (as per 3 above)		00.00
(b) FLOOR INDEX (as per 3 above)		00.00
(c) FLOOR INDEX (as per 3 above)		00.00
7. TOTAL AREA (5+6)		00.00
8. FLOOR SPACE INDEX PERMISSIBLE		3.00
9. ADJUSTED AREA BY MRA W.O.C		
(a) Existing built up area		2511.82
(b) In line of 2.307/100 to		1388.85
(c) In line of Proforma No. B-55-90 sq.mts. 38.75		1388.85
(d) Additional V.P. quota 50.00		50.00
10. TOTAL PERMISSIBLE BUILT UP AREA (7 + 9)		4302.82
11. TOTAL PROPOSED BUILT UP AREA		4287.89
12. FS COMPLIED ON NET HOLDING = 10/3		5.11
B. DETAILS OF FSI AVAILED AS PER DCPR 31(3)		
1. NON-RESIDENTIAL FURNITURE BUILT-UP AREA COMPONENT		
(a) Non-Residential Built-up Area		00.00
(b) Permissible Furniture Area 0.30 X 837.94		00.00
(c) New Covered Furniture Area		00.00
2. RESIDENTIAL FURNITURE BUILT-UP AREA COMPONENT		
(a) Residential Built-up Area		4287.89
(b) Permissible Furniture Area 0.20 X 837.94 (Existing Total Free 205 Inpale)		1500.36
(c) New Covered Furniture Area		1500.36
Gross permissible BUA (8A)(i) + 8C(a)(i)		5788.05
Gross proposed BUA ((A11) + B2(a)(i) + B2(b)(i))		5788.05
C. TENEMENT STATEMENT		
(a) Proposed Area		5788.05
(b) Less Deduction of Non-Residential Area		00.00
(c) Area Available For Tenements C (i) - C (ii)		5788.05
(d) Tenements Permissible (Density of tenements/hectare)	0000	71
(e) Tenements Proposed	0000	32
(f) Tenements Existing	0000	103
(g) Total Tenements On The Plot		135
D. PARKING STATEMENT		
(a) Required Car Parking By Regulation	0000	18.87
(b) Required 10% Visitor Car Parking By Regulation	0000	1.88
(c) Total Car Parking Required	0000	20.75
(d) Car Parking Proposed As Per Concession		10.43
(e) Maximum 50% Additional Parking Permissible as per DCPR 31(i)(v)		31.23
(f) Total Car Parking Proposed		34.00

- NOTES :-**
- ALL DIMENSIONS ARE IN METERS
 - SCALE USE
 - FLOOR PLANS = 1:100
 - BLOCK PLANS = 1:500
 - LOCATION PLANS = 1:4000
 - THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034
 - GUIDELINES ISSUED IN E.O.D.B. IS FOLLOWED.
 - THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND IN CORRECT

CERTIFICATE OF AREA
CERTIFIED THAT AS PER DEMARCATION THE PLOT UNDER REFERENCE ON 04/08/2021 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED IN SITE AND THE AREA SO WORKED OUT IS 837.94 SQ.M. (EIGHT HUNDRED AND THIRTY SEVEN POINT NINE FOUR SQ.MT.)

SIGNATURE OF THE ARCHITECT
PROFORMA - B

STAMP OF APPROVAL OF PLANS:
Approved subject to conditions mentioned in this office Letter No. E-245-1110621/2022.
Date: 28 FEB 2022
Ex. Eng. Bldg. Purnima Colliery Mumbai (E.S.) Maharashtra Housing & Area Development Authority



1ST TO 6TH, 8TH TO 13TH, 15TH FLOOR PLAN
SCALE - 1:100

PERMISSIBLE	35%	TOTAL
RESIDENTIAL	4302.82	5808.54
COMMERCIAL	0.00	0.00
TOTAL	4302.82	5808.54

PROPOSED	35%	TOTAL
RESIDENTIAL	4287.89	5788.05
COMMERCIAL	0.00	0.00
TOTAL	4287.89	5788.05

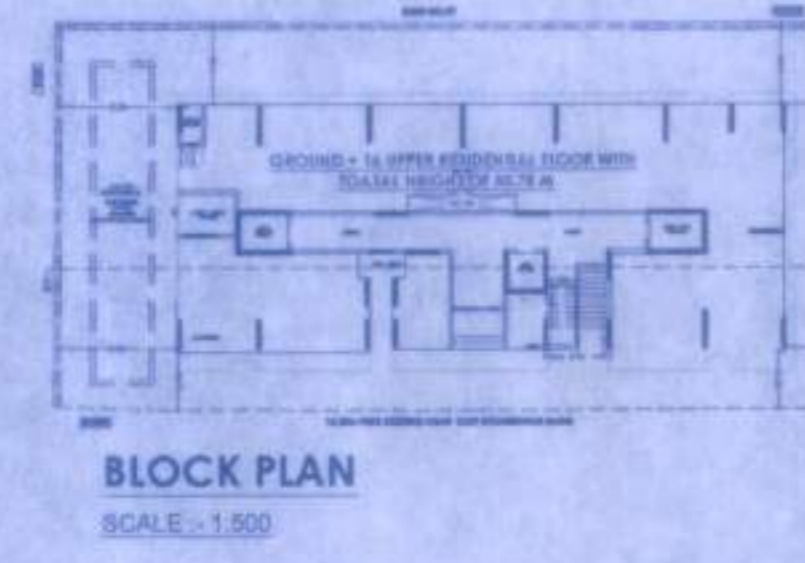
CAR PARKING STATEMENT

CARPET AREA SQ.MT.	REQD. PARKING AS PER D.C. RULE	NO. OF FLATS	REQ. PARKING
BELOW 45.00	1 PARK / 8 TENE.	59 NOS	7.37 NOS
45.00 TO 60.00	1 PARK / 4 TENE.	49 NOS	11.5 NOS
60.00 TO 90.00	1 PARK / 2 TENE.	---	NIL
ABOVE 90.00	1 PARK / 1 TENE.	---	NIL
TOTAL		108 NOS	18.87 NOS.
10% ADDITIONAL VISITOR PARKING FOR RESIDENTIAL 1.88 NOS.			
PARKING REQUIRED SAY 2.00 NOS.			
ADDITIONAL PARKING AS PER 31 (1) (V) 50% PERMISSIBLE 20.8 NOS.			
TOTAL PERMISSIBLE 31.23 NOS. SAY (3)			
PARKING PROVIDED 34.00 NOS.			
SMALL CAR 24.00 NOS.			
BIG CAR 10.00 NOS.			

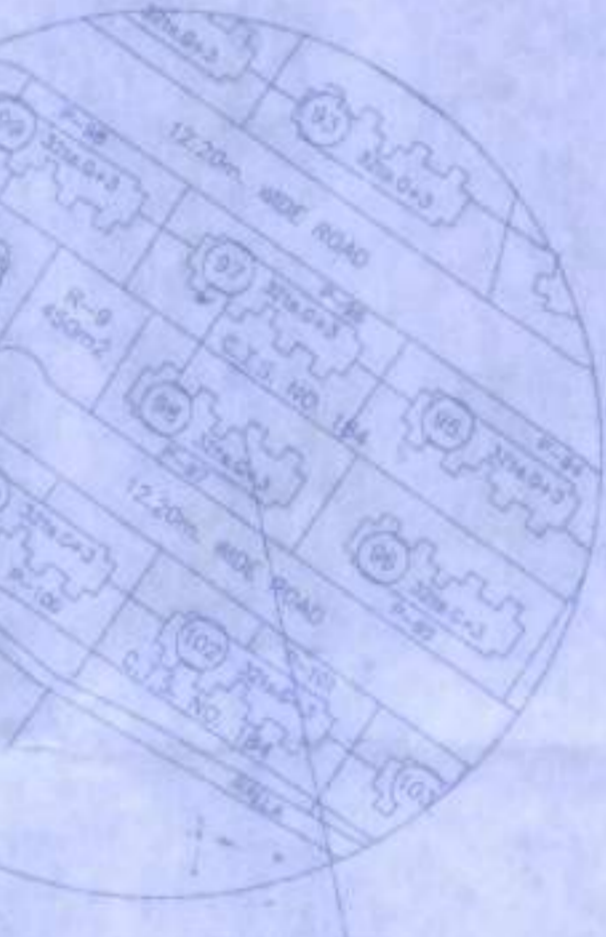


PLOT AREA LINE DIAGRAM
SCALE - 1:500

NO.	LENGTH X BREADTH	AREA	TOTAL
1	20.69 X 5.33	0.5 = 55.14	
2	29.77 X 11.18	0.5 = 166.41	
3	46.31 X 8.64	0.5 = 200.06	
4	46.31 X 17.98	0.5 = 416.33	
TOTAL AREA			837.94



BLOCK PLAN
SCALE - 1:500



SITE U/R

PUMP ROOM AREA CALCULATION

GROUND FLOOR	AREA	PERM. AREA
1	7.82 X 3.82	1.10
2	7.82 X 3.82	1.10
TOTAL PERM. AREA		2.20 SQ.MT.

METER ROOM AREA CALCULATION

GROUND FLOOR	AREA	PERM. AREA
1	1.50 X 1.50	0.22
2	1.50 X 1.50	0.22
TOTAL PERM. AREA		0.44 SQ.MT.



SECTION THROUGH U. G. TANK
SCALE - 1:100

SECTION THRO' COMPOUND WALL
SCALE - 1:100

NAME AND SIGN. OF OWNER: For M.S. ADITYARAJ BUILDTECH
JOB TITLE: Proposed Redevelopment of Existing Building No. 98, Ghatkopar, Pant Nagar, Village - Ghatkopar (E), Mumbai - 400 075 Survey No. 236 - A (Part), City Survey No. 184 (Part).

JOB NO.	DWG NO.	SCALE	DATE	DRWN BY	CHK BY	REV NO.
	1/4	AS STATED	30.11.2021	NAMITHA	ANKIT	---

ANKIT M. MAKANI
Registered Architect
CA/2016/28764
REG. NO. CAD016/28764