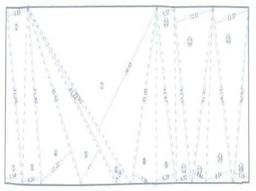


PLOT AREA DIAGRAM

Scale - 1:500

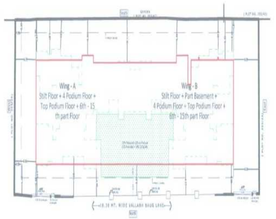
PLOT AREA CALCULATION

1	1/2	X	31.28	X	5.54	X 1 NO	= 86.65 SQ.MT
2	1/2	X	31.28	X	6.83	X 1 NO	= 106.82 SQ.MT
3	1/2	X	31.30	X	6.04	X 1 NO	= 94.53 SQ.MT
4	1/2	X	35.61	X	11.22	X 1 NO	= 199.77 SQ.MT
5	1/2	X	42.44	X	8.51	X 1 NO	= 180.58 SQ.MT
6	1/2	X	45.85	X	3.28	X 1 NO	= 75.19 SQ.MT
7	1/2	X	45.85	X	28.45	X 1 NO	= 652.22 SQ.MT
8	1/2	X	32.02	X	7.94	X 1 NO	= 127.12 SQ.MT
9	1/2	X	31.47	X	6.39	X 1 NO	= 100.55 SQ.MT
10	1/2	X	31.47	X	5.57	X 1 NO	= 87.64 SQ.MT
11	1/2	X	31.15	X	4.91	X 1 NO	= 76.47 SQ.MT
12	1/2	X	31.15	X	12.31	X 1 NO	= 191.73 SQ.MT
13	1/2	X	31.41	X	4.44	X 1 NO	= 69.73 SQ.MT
14	1/2	X	31.40	X	8.64	X 1 NO	= 135.65 SQ.MT
15	1/2	X	31.40	X	11.32	X 1 NO	= 177.72 SQ.MT
16	1/2	X	30.97	X	5.16	X 1 NO	= 79.90 SQ.MT
						TOTAL	= 2442.27 SQ.MT

TOTAL PLOT AREA	=	2442.27 SQ.MT
TOTAL PLOT AREA AS PER PR CARD	=	2438.00 SQ.MT

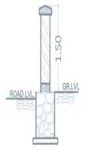
Location Plan

Scale - 1:4000
DP sheet No. - ES 25 - as per 2034



Block Floor Plan

Scale - 1:500



Section Through Compound Wall

Scale - 1:100

Section Through U. G. Tank

Scale - 1:100

FSI / COMPENSATORY FSI SUMMARY WING - A & B					
FLOORS	GROSS BUA / FLOOR	STAIRCASE, LIFT & LOBBY	NET GROSS BUA	FUNGIBLE FSI PROP.	NET FSI
	A	B	C = A - B	D	E = C / 1.35
Ground Floor (comm.)	629.65	147.62	482.03	124.97	357.06
1st podium	Ground floor fire control room		10.19		10.19
2nd podium	Parking + Services				
3rd podium	Parking + Services				
4th podium	Parking + Services				
5th podium	Parking + Services				
Total (Commercial) (a)	**629.65**	**147.62**	**482.03**	**124.97**	**357.06**
6th Floor (Resi)	773.60	147.62	625.98	162.29	463.69
7th Floor (Refuge)	624.77	147.62	477.15	123.71	353.44
8th Floor (Resi)	799.80	147.62	652.18	169.08	483.10
9th Floor (Resi)	799.80	147.62	652.18	169.08	483.10
10th Floor (Resi)	855.89	147.53	708.36	183.65	524.71
11th Floor (Resi)	874.15	147.53	726.62	188.38	538.24
12th Floor (Resi)	895.21	147.53	737.68	191.25	546.43
13th Floor (Resi)	892.67	147.46	745.21	193.20	552.01
14th Floor(Refuge)	850.65	147.46	703.19	182.31	520.88
15th Floor (Resi)	462.42	147.19	315.23	81.73	233.50
Total Resi (b)	**7818.96**	**1475.18**	**6353.97**	**1644.68**	**4709.29**
Total Comm. + Resi (a+b)	**8448.61**	**1622.80**	**6836.00**	**1769.65**	**5066.35**
Permissible Built Up Area				5069.04	
Balance Area				2.69	

6836.00 - 482.03 = 6353.97 Balance resi. area
6353.97 - 1644.68 (Free rehab fungible - 1108.65) = 4709.29
4709.29 + 357.06 = 5066.35 Sq.Mt

PROFORMA - I		
(1)	AREA STATEMENT	SQ.MT
1	Gross area of plot	2438.00
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%]	
b)	Proposed D P Road to be handed over [100%]	
c)	Reservation area (Plot) to be handed over [100%]	
(B)	For Amenity area	
a)	Area of Amenity plot to be handed over as per DCR 14(A)	
b)	Area of Amenity plot to be handed over as per DCR 14(B)	
c)	Area of Amenity plot to be handed over as per DCR 15	
d)	Area of Amenity plot to be handed over as per DCR 35	
(C)	Deduction 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)]	
4	Balance area of plot [1 minus 3]	2438.00
5	Gross Plot area under Development [4=(2(A)+2(B))]	2438.00
6	Zonal (Basic) FSI [1 or 1.33]	1.00
7	Permissible Built up area as per Zonal(Basic) FSI (5 x 6)	2438.00
8	Additional Built up equal to area of land handed over as per 2(A) X 2	
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) [2438.00 x 0.50]	1219.00
11	Built up area due to admissible "TDR" as per table no 12 of regulation no 30(A) (2438.00 x 0.90 = 2194.20) Protected Area - 3290.04 - 2438.00 = 852.04 Incentive FSI As Per 33(7)(B) - 56 x 10 = 560.00 TDR To be Purchased - (2438.00 x 0.90) - ((852.04 + 560.00) = 2194.20 - 1412.04 = 782.16	
a	Protected Area 3290.04 - 2438.00 = 852.04 Sqm.	852.04
b	Incentive FSI As Per 33(7)(B) 56 x 10 = 560.00 Sqm.	560.00
13	Permissible Built up area (7+8+9+10+11)	**5069.04**
14	Proposed Built up area (residential)	4709.29
	Proposed Built up area (commercial)	357.06
	Total proposed bua (resi. + Comm.)	5066.35
15	TDR generated if any as per regulation30 (A)	
16	Fungible Compensatory area as per regulation no 31(3)	
a) i	Permissible Fungible Compensatory area for Rehab component without Charging Premium (Rehab Area as per tenants list for 56 tenants out of 58 tenants = 3784.47) (Rehab Tenants BUA 3784.47 x 35% = 1324.57) (1324.57 -215.92 = 1108.65) **Proposed Rehab Fungible = 1108.65**	1108.65
b) ii	Proposed Fungible Compensatory area for Rehab component by Charging Premium (1324.57 - 1108.65 = 215.92)	215.92
ii	Fungible Compensatory area availed for Sale component Charging Premium - Commercial	124.97
iii	Fungible Compensatory area availed for Sale component Charging Premium - Residential [1769.65 - 1324.57 - 124.97]	320.12
17	Total Built up area Proposed including Fungible Compensatory area [15+17(b)(i)]	6836.0
18	FSI Consumed on Net Plot [14/4]	2.08
(III)	**Other Requirements**	
(A)	Reservation / Designation	
a)	Name of Reservation	
b)	Area of Reservation affecting the plot	
c)	Area of Reservation land to be 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)	6836.01
(ii)	Less Deduction of Non - residential area(Shop Etc.)	482.03
(iii)	Area available for tenements ((i)minus(ii))	6353.98
(iv)	Tenements permissible (Density of tenements / Hectare)	286
(v)	Total number of Tenements proposed on the plot	78
(E)	**Parking statement**	
(i)	Parking Required by regulation for	
	Car	1.95
	Scooter / Motor cycle	
	Outsiders (Visitors)	
(ii)	Covered garage Permissible	
(iii)	Covered garage Proposed	
	Car	
	Scooter / Motor cycle	
	Outsiders (Visitors)	
(iv)	Total Parking Provided	166
(F)	Transport Vehicles parking	
(i)	Spaces for transport vehicles parking required by Regulations	
(ii)	Total No. of transport vehicles parking spaces provided	

NOTES

BOUNDARY OF THE PLOT BOUNDED THICK BLACK
PROPOSED WORK SHOWN RED FILLED IN
RECREATION AREA SHOWN GREEN WASH
AREA UNDER SETBACK SHOWN DOTTED BROWN
DRAINAGE SHOWN RED
AREA UNDER PROPOSED ROAD SHOW BROWN WASH
STRUCTURES TO BE DEMOLISHED SHOW DOTTED YELLOW
DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSION OF SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT 2565.00 SQM. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD

KARAN MANOJ DAISARIA

SIGNATURE OF ARCHITECT

PROFORMA - B

01/15

CONTENTS OF SHEET.

1 Ground floor plan
2 Block & Location plan
3 Performa A , BUA & Parking area Statement

STAMP OF APPROVAL PLANS.

This cancels the approval to the previous plans sanctioned under no. P-3893/2019/(353 / 30 and other) / N ward / PP/337/1/New dated 19.08.2021

Approved subject to the conditions mentioned in this office letter no. P-3893/2019/(353 /30 and other)/N ward / PP / 337 / 1 / New

Lotan Sukade o Ahire

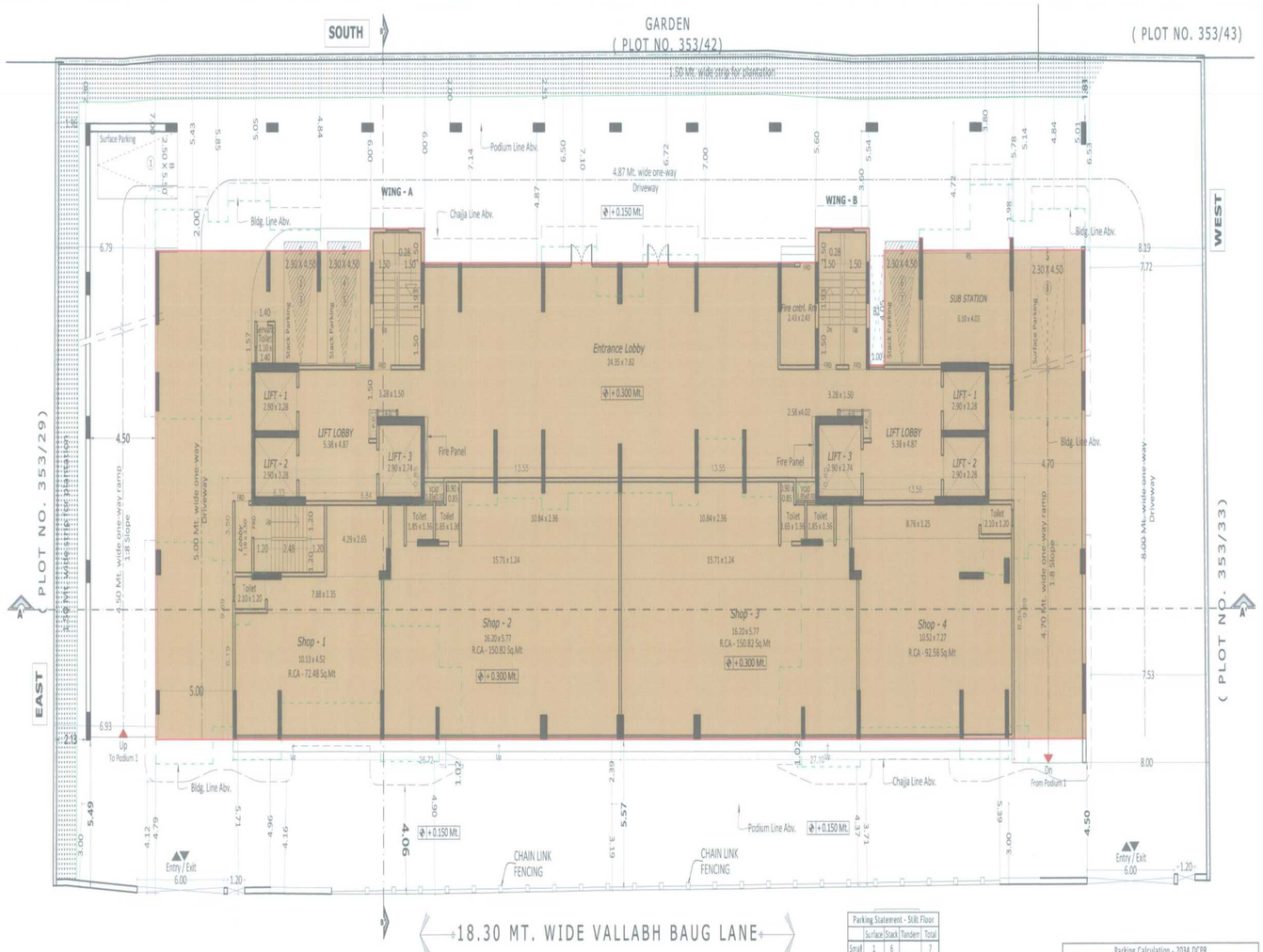
Executive Engineer bldg. prop. (E/S)-II

sopark chandrakant bailp...

Sandeep Atmaram Kolhe

S.E. (B.P.) N/E

A.E. (B.P.) L & N



Ground Floor Plan

Scale - 1:100

Parking Statement - Stilt Floor				
	Surface	Stack	Tandem	Total
Small	1	6		7
Big	1			1
Parking Provided				8

Parking Statement			
	Small	Big	Total
Ground Floor	7	1	8
1st Podium Floor	10	6	16
2nd Podium Floor	30	9	39
3rd Podium Floor	30	9	39
4th Podium Floor	30	9	39
5th Podium Floor	8	17	25
Parking Provided			166

BUILT UP AREA CALCULATION

GROUND FLOOR (Wing - A (commercial))

A	26.72	X	9.69	X 1 NO	=	258.92 SQ.MT.
				TOTAL ADDITION	=	258.92 SQ.MT. X

DEDUCTIONS

1	6.33	X	3.50	X 1 NO	=	22.16 SQ.MT.
2	6.84	X	0.85	X 1 NO	=	5.81 SQ.MT.
				TOTAL DEDUCTION	=	27.97 SQ.MT. Y1
				TOTAL BUILT UP AREA [X - Y1]	=	230.95 SQ.MT. X1

BUILT UP AREA CALCULATION

GROUND FLOOR (Wing - B (commercial))

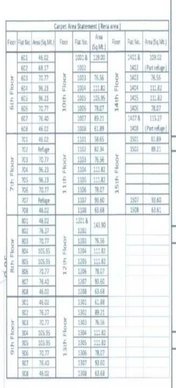
B	27.10	X	9.69	X 1 NO	=	262.60 SQ.MT.
				TOTAL ADDITION	=	262.60 SQ.MT. X

DEDUCTIONS

1	13.55	X	0.85	X 1 NO	=	11.52 SQ.MT.
				TOTAL DEDUCTION	=	11.52 SQ.MT. Y1
				TOTAL BUILT UP AREA [X - Y1]	=	251.08 SQ.MT. X1

TOTAL GROUND FLOOR COMMERCIAL AREA (WING A + B) = 230.95 + 251.08 = 482.03 SQ.MT

Parking Calculation - 2034 DCPR				
				1 Car / Per Flat
1 parking for 4 flats upto 45.00 sq. m carpet area	-	-	-	-
1 parking for 2 flats upto 60.00 sq. m carpet area	9 Flats	4.50		9.00
1 parking for 1 flats upto 90.00 sq. m carpet area	34 Flats	34.00		34.00
2 parking for 1 flats above 90.00 sq. m carpet area	27 Flats	54.00		54.00
TOTAL	78.00	92.50		97.00
10% visitors parking				9.70
Total [A]				106.70
SAY				107.00
One Parking Space for every 40 Sqm Of Floor Area Up To 800 Sqm.				
Total Commercial Area / 40 Sqm. (482.03 /40)				12.05
10% visitors Parking				2.00
Total Parking Required				14.05
SAY				14.00
Total parking Required Resi + Comm.				121
Permissible 50% Additional Parking	(121 x 50%)			60.50
Total Permissible Parking				182
PROVIDED Parking				166

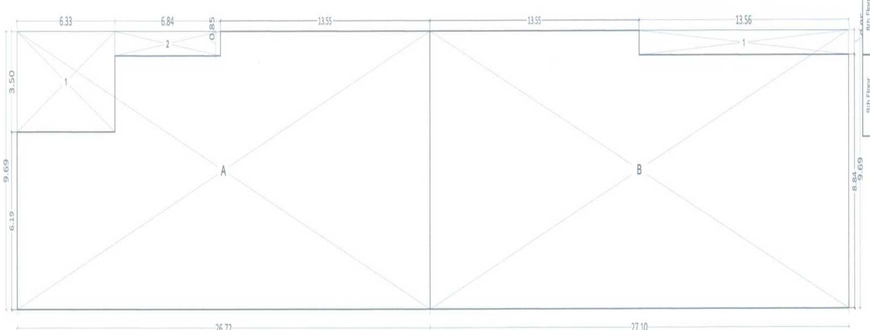


FIRE CONTROL ROOM AREA CALCULATION

WING - A & WING - B						
1	2.58	X	3.95	X 1 NOS	=	10.19 SQ.MT.
				TOTAL ADDITION	=	10.19 SQ.MT. X

FIRE CONTROL ROOM

Scale - 1:100



Line Area Diagram (Wing - A & B)

Ground Floor Plan

Scale - 1:100

REV.	DESCRIPTION.	DATE.	SIGNATURE.

STAMP OF DATE OF RECEIPT OF PLANS.

DESCRIPTION OF PROPOSAL & PROPERTY

Proposed redevelopment of the residential building on plot No.353/30, 31 & 32, TPS III-ghatkopar, C.T.S. No.5743 of village ghatkopar-kirol, V.B.Lane, Ghatkopar (east), Mumbai - 400077.

NAME OF OWNER

AJAY PRATAP ASHAR

M/S Mahavir jyot Co-operative housing society ltd.

SIGN.NAME & ADDRESS OF ARCHITECT

KARAN MANOJ DAISARIA

DAISARIA ASSOCIATES

KARAN M. DAISARIA

NORTH LINE		JOB NO : 855	SCALE : AS SHOWN
	PLAN FOR APPROVAL	DATE : 2022.02.09	DRN BY : DJ/DP
			CHKD BY : MVD

\\server\DAISARIA\02_Projects\855_MAHAVIR JYOTI\01_CAD\14.08.2021_DA_Mahavirjyot_Municipal Drawing (Non Tower).DP