

**TOTAL TENEMENTS**

BLDG NO 1 = 108 NOS  
 BLDG NO 3 = 108 NOS  
 BLDG NO 4 = 196 NOS  
 BLDG NO 5 = 146 NOS  
**TOTAL = 500 NOS.**

**PARKING REQUIRED**

RESIDENTIAL  
 BLDG NO 1 = 136 NOS  
 BLDG NO 3 = 41 NOS  
 BLDG NO 2 = 193 NOS  
 BLDG NO 4 = 167 NOS  
 BLDG NO 5 = 291 NOS  
**TOTAL = 1114 NOS**

**R.G. AREA CALCULATIONS**

**R.G. 7**

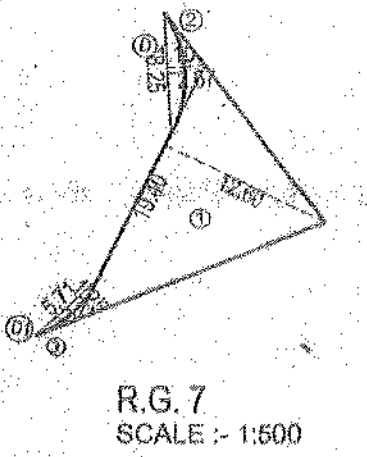
**ADDITION**

1) = 0.50 X 10.40 X 12.80 = 122.22 SQMT.  
 2) = 0.50 X 8.25 X 2.87 = 11.91 SQMT.  
 3) = 0.50 X 5.71 X 1.25 = 3.57 SQMT.

**DEDUCTIONS**

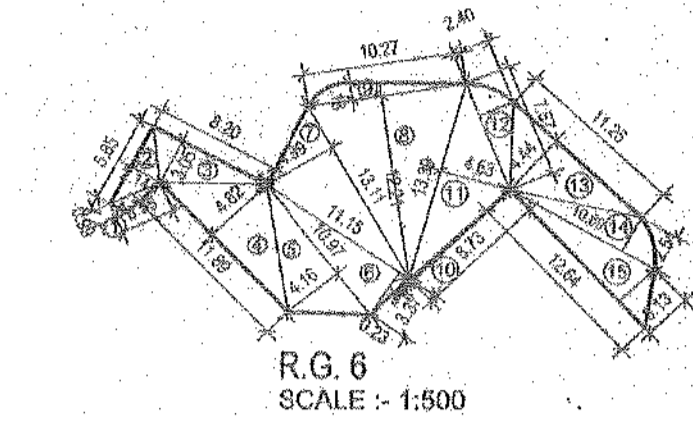
D1) = 0.66 X 8.25 X 1.10 = 6.09 SQMT.  
 D1) = 0.66 X 5.71 X 1.28 = 4.71 SQMT.

**TOTAL = 136.80 SQMT.**



**PLOT AREA AS PER NEW P.R. CARD**

Sr.NO	CTS NO.	AREA IN SQM.
1	884 A	23162.60
2	884 B	1003.80
3	884 C	8580.90
<b>TOTAL PLOT AREA</b>		<b>32747.30</b>



**R.G. AREA CALCULATIONS**

**R.G. 6**

**ADDITION**

1) = 0.50 X 3.55 X 0.99 = 1.76 SQMT.  
 2) = 0.50 X 5.85 X 2.14 = 6.26 SQMT.  
 3) = 0.50 X 8.20 X 3.05 = 12.51 SQMT.  
 4) = 0.50 X 11.89 X 4.82 = 28.65 SQMT.  
 5) = 0.50 X 10.97 X 4.16 = 22.82 SQMT.  
 6) = 0.50 X 11.15 X 3.37 = 18.79 SQMT.  
 7) = 0.50 X 13.11 X 4.59 = 32.71 SQMT.  
 8) = 0.50 X 10.27 X 12.21 = 62.70 SQMT.  
 9) = 0.50 X 10.27 X 1.18 = 6.06 SQMT.  
 10) = 0.50 X 8.73 X 0.23 = 1.00 SQMT.  
 11) = 0.50 X 13.39 X 4.63 = 31.00 SQMT.  
 11) = 2.39 X 14.00 X 7.00 X 2.40 = 9.88 SQMT.  
 13) = 0.50 X 11.25 X 4.44 = 24.88 SQMT.  
 14) = 0.50 X 10.69 X 2.54 = 13.59 SQMT.  
 15) = 0.50 X 12.64 X 3.13 = 19.78 SQMT.

**TOTAL = 291.88 SQMT.**

**R.G. AREA CALCULATIONS**

**R.G. 4**

**ADDITION**

1) = 0.50 X 4.69 X 2.70 X 1.00 = 6.21 SQMT.  
 2) = 4.60 X 5.54 X 1.28 X 1.00 = 6.80 SQMT.  
 3) = 6.23 X 5.54 X 1.00 X 1.00 = 5.89 SQMT.  
 4) = 14.64 X 6.23 X 1.18 X 1.00 = 123.65 SQMT.  
 5) = 12.80 X 3.57 X 1.00 X 1.00 = 45.70 SQMT.  
 6) = 0.50 X 11.73 X 1.00 X 1.00 = 78.25 SQMT.  
 7) = 12.06 X 1.55 X 1.00 X 1.00 = 18.69 SQMT.  
 8) = 4.69 X 4.69 X 1.00 X 1.00 = 22.00 SQMT.  
 9) = 1.55 X 3.91 X 1.00 X 1.00 = 6.06 SQMT.  
 10) = 0.50 X 3.53 X 1.00 X 1.00 = 22.56 SQMT.  
 11) = 2.39 X 14.00 X 7.00 X 2.40 = 9.88 SQMT.  
 12) = 1.86 X 8.81 X 1.88 X 1.00 = 2.51 SQMT.  
 13) = 0.50 X 2.67 X 0.81 X 1.00 = 1.06 SQMT.  
 14) = 21.57 X 4.69 X 1.00 X 1.00 = 101.16 SQMT.  
 15) = 21.12 X 3.42 X 1.00 X 1.00 = 72.23 SQMT.  
 16) = 20.20 X 5.31 X 1.00 X 1.00 = 109.33 SQMT.  
 17) = 19.81 X 5.87 X 1.00 X 1.00 = 116.28 SQMT.  
 18) = 14.10 X 0.40 X 1.00 X 1.00 = 5.64 SQMT.  
 19) = 8.66 X 3.25 X 1.00 X 1.00 = 28.15 SQMT.  
 20) = 5.83 X 7.92 X 1.00 X 1.00 = 46.17 SQMT.  
 21) = 7.32 X 7.11 X 1.01 X 1.00 = 7.72 SQMT.  
 22) = 10.76 X 6.09 X 1.95 X 1.00 = 80.23 SQMT.  
 23) = 0.50 X 6.06 X 4.10 X 1.00 = 12.42 SQMT.  
 24) = 1.80 X 8.03 X 0.51 X 1.00 = 31.35 SQMT.  
 25) = 8.34 X 8.81 X 1.75 X 1.00 = 15.88 SQMT.  
 26) = 22.73 X 12.65 X 19.76 X 1.00 = 352.44 SQMT.  
 27) = 12.96 X 14.55 X 4.30 X 1.00 = 59.38 SQMT.  
 28) = 0.50 X 10.78 X 4.23 X 1.00 = 22.80 SQMT.  
 29) = 9.95 X 9.62 X 1.00 X 1.00 = 95.72 SQMT.  
 30) = 0.74 X 0.59 X 1.00 X 1.00 = 0.44 SQMT.  
 31) = 8.43 X 0.45 X 1.00 X 1.00 = 3.79 SQMT.  
 32) = 7.99 X 0.45 X 1.00 X 1.00 = 3.60 SQMT.  
 33) = 3.63 X 0.50 X 1.00 X 1.00 = 2.14 SQMT.  
 34) = 18.45 X 21.19 X 1.00 X 1.00 = 390.98 SQMT.  
 35) = 1.76 X 1.65 X 1.00 X 1.00 = 2.90 SQMT.  
 36) = 8.86 X 8.81 X 0.24 X 1.00 = 2.12 SQMT.  
 37) = 8.86 X 7.32 X 1.35 X 1.00 = 11.66 SQMT.  
 38) = 0.50 X 7.53 X 3.75 X 1.00 = 14.12 SQMT.  
 39) = 6.19 X 9.61 X 4.37 X 1.00 = 33.28 SQMT.  
 40) = 6.41 X 10.52 X 0.27 X 1.00 = 53.06 SQMT.  
 41) = 7.51 X 6.07 X 1.00 X 1.00 = 45.59 SQMT.  
 42) = 6.25 X 15.61 X 11.27 X 1.00 = 111.92 SQMT.  
 43) = 4.72 X 7.07 X 3.58 X 1.00 = 21.10 SQMT.  
 44) = 30.85 X 37.62 X 10.45 X 1.00 = 357.76 SQMT.  
 45) = 9.15 X 0.36 X 1.00 X 1.00 = 3.29 SQMT.  
 46) = 26.87 X 30.85 X 5.98 X 1.00 = 172.58 SQMT.  
 47) = 20.89 X 20.61 X 0.43 X 1.00 = 8.92 SQMT.  
 48) = 11.70 X 14.46 X 4.21 X 1.00 = 55.07 SQMT.  
 49) = 6.29 X 9.95 X 5.59 X 1.00 = 45.39 SQMT.  
 50) = 1.76 X 0.32 X 1.00 X 1.00 = 0.56 SQMT.  
 51) = 11.86 X 9.62 X 3.33 X 1.00 = 35.96 SQMT.  
 52) = 0.33 X 0.61 X 1.00 X 1.00 = 0.20 SQMT.  
 53) = 4.77 X 0.59 X 1.00 X 1.00 = 0.28 SQMT.  
 54) = 3.04 X 18.00 X 22.91 X 1.00 = 241.01 SQMT.  
 55) = 12.90 X 8.50 X 1.00 X 1.00 = 109.65 SQMT.

**DEDUCTION**

D1) = 0.88 X 4.62 X 1.01 X 1.00 = 3.08 SQMT.

**TOTAL = 3277.18 - 3.08 = 3274.10 SQMT.**

**R.G. AREA CALCULATIONS**

**R.G. 3**

**ADDITION**

1) = 2.9 X 7.81 X 1.36 = 7.06 SQMT.  
 2) = 0.50 X 9.69 X 7.81 = 37.84 SQMT.  
 3) = 0.50 X 10.20 X 5.09 = 25.96 SQMT.  
 4) = 0.50 X 10.72 X 5.38 = 26.73 SQMT.  
 5) = 8.48 X 7.60 X 1.00 = 62.91 SQMT.  
 6) = 0.50 X 8.48 X 8.52 = 36.12 SQMT.  
 7) = 1.75 X 0.59 X 1.00 = 1.03 SQMT.  
 8) = 3.34 X 0.71 X 1.00 = 2.37 SQMT.  
 9) = 4.50 X 8.10 X 0.50 X 0.28 = 1.72 SQMT.  
 10) = 6.97 X 4.61 X 0.50 X 2.35 = 13.86 SQMT.  
 11) = 6.97 X 13.50 X 1.00 = 94.10 SQMT.  
 12) = 6.47 X 7.70 X 1.00 = 49.82 SQMT.  
 13) = 6.47 X 9.84 X 0.50 X 2.54 = 13.22 SQMT.  
 14) = 0.50 X 3.27 X 3.25 = 6.53 SQMT.  
 15) = 4.62 X 1.06 X 1.00 = 4.90 SQMT.  
 16) = 0.15 X 3.34 X 1.00 = 0.50 SQMT.  
 17) = 1.08 X 0.59 X 0.50 X 0.47 = 0.39 SQMT.  
 18) = 7.70 X 12.82 X 0.50 X 4.91 = 49.89 SQMT.  
 19) = 12.62 X 10.86 X 0.50 X 6.87 = 80.65 SQMT.  
 20) = 0.50 X 11.94 X 1.63 = 10.03 SQMT.  
 21) = 0.50 X 0.14 X 3.35 = 0.23 SQMT.  
 22) = 0.50 X 3.39 X 0.55 = 0.93 SQMT.  
 23) = 0.50 X 3.39 X 0.28 = 0.47 SQMT.  
 24) = 0.50 X 24.23 X 8.92 = 108.07 SQMT.  
 25) = 0.50 X 18.59 X 3.03 = 28.16 SQMT.  
 26) = 0.50 X 17.42 X 3.15 = 27.44 SQMT.  
 27) = 0.50 X 18.69 X 2.29 = 19.00 SQMT.  
 28) = 0.50 X 2.39 X 0.64 = 0.76 SQMT.  
 29) = 0.50 X 4.28 X 1.61 = 3.45 SQMT.  
 30) = 0.50 X 5.41 X 1.37 = 3.71 SQMT.

**TOTAL = 720.77 SQMT.**

**R.G. AREA CALCULATIONS**

**R.G. 5**

**ADDITION**

1) = 4.98 X 0.49 X 1.00 = 2.44 SQMT.  
 2) = 0.50 X 4.98 X 0.20 = 0.50 SQMT.  
 3) = 0.50 X 1.90 X 1.33 = 1.06 SQMT.  
 4) = 0.50 X 4.24 X 1.11 = 2.41 SQMT.  
 5) = 0.50 X 4.98 X 1.32 = 3.29 SQMT.  
 6) = 3.80 X 0.80 X 1.00 = 2.28 SQMT.  
 7) = 0.50 X 8.78 X 8.82 = 38.72 SQMT.  
 8) = 0.50 X 2.56 X 1.27 = 1.63 SQMT.  
 9) = 1.63 X 1.04 X 0.50 X 24.36 = 42.26 SQMT.  
 10) = 4.23 X 8.82 X 1.00 = 37.31 SQMT.  
 11) = 0.50 X 8.79 X 8.82 = 38.76 SQMT.  
 12) = 0.58 X 0.62 X 0.50 X 3.80 = 2.28 SQMT.

**TOTAL = 173.00 SQMT.**

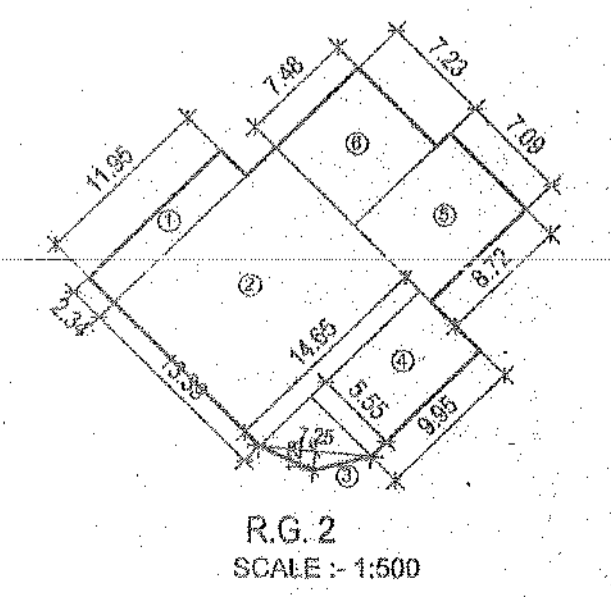
**R.G. AREA CALCULATIONS**

**R.G. 1**

**ADDITION**

1) = 0.50 X 11.74 X 5.43 = 31.87 SQMT.  
 2) = 0.50 X 37.10 X 8.35 = 154.89 SQMT.  
 3) = 0.50 X 14.14 X 6.56 = 47.09 SQMT.  
 4) = 0.50 X 27.10 X 9.09 = 108.82 SQMT.  
 5) = 6.10 X 5.08 X 0.50 X 0.15 = 0.76 SQMT.  
 6) = 0.50 X 28.45 X 4.91 = 62.04 SQMT.  
 7) = 0.50 X 11.22 X 4.96 = 27.83 SQMT.  
 8) = 0.50 X 28.45 X 9.71 = 108.12 SQMT.  
 9) = 0.50 X 7.99 X 0.81 = 3.24 SQMT.  
 10) = 0.50 X 24.78 X 1.89 = 23.42 SQMT.  
 11) = 0.50 X 24.47 X 2.94 = 35.97 SQMT.  
 12) = 0.50 X 5.10 X 0.14 = 0.36 SQMT.  
 13) = 0.50 X 3.74 X 1.32 = 6.43 SQMT.  
 14) = 0.50 X 8.20 X 27.20 = 84.32 SQMT.

**TOTAL = 792.76 SQMT.**



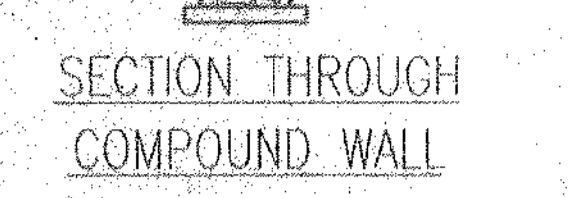
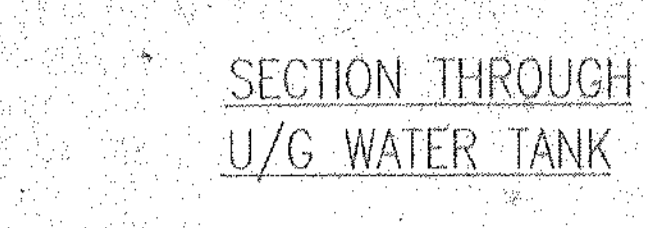
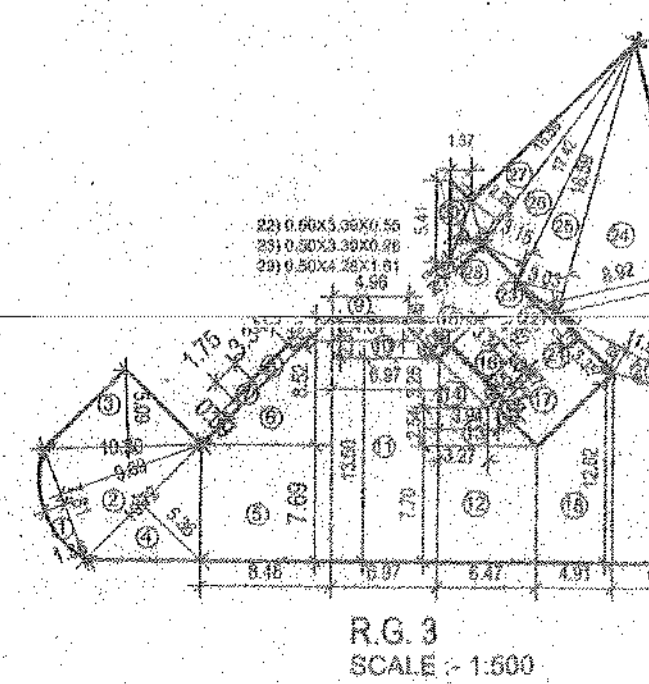
**R.G. AREA CALCULATIONS**

**R.G. 2**

**ADDITION**

1) = 11.95 X 2.34 X 1.00 = 27.96 SQMT.  
 2) = 14.60 X 13.10 X 1.00 = 148.90 SQMT.  
 3) = 0.50 X 7.25 X 1.28 = 4.64 SQMT.  
 4) = 14.51 X 9.95 X 0.50 X 5.55 = 61.15 SQMT.  
 5) = 8.72 X 7.09 X 1.00 = 61.82 SQMT.  
 6) = 7.48 X 7.23 X 1.00 = 54.08 SQMT.

**TOTAL = 412.95 SQMT.**



**DETAILS OF ADD. 0.33 FSI UTILISED.**

Sr.NO	AREA IN SQMTS	PAYMENT TO GOVT.	PAYMENT TO MCGM.
01	7643.66 SQMT	RS 4,83,28,950.00 VIDE RECEIPT NO. 018624 DATED 16/11/11	RS 4,83,28,950.00 VIDE RECEIPT NO. 018624 DATED 16/11/11

PROFORMA - A		PROFORMA - B	
AREA STATEMENT		CONTENTS OF SHEET	
1	AREA OF PLOT (AS PER P.R. CARD OF C.T.S. 884A, 884B, 884C)	32747.30 SQMT.	BLOCK PLAN, LOCATION PLAN, AREA DIAGRAM, AREA CALCULATIONS OF R.G. & DETAIL OF PLOT AREA AS PER P.R. CARD, SECTION OF U.G. TANK & COMPOUND WALL, PARKING STATEMENT.
2	DEDUCTIONS FOR		
a.	ROAD SETBACK AREA	1003.80 SQMT	
b.	PROPOSED ROADS		
c.	ANY RESERVATIONS (SUB-PLOT)	8580.90 SQMT	
d.	% AMENITY SPACE AS PER DCR 56/57 (SUB PLOT)		
3	BALANCE AREA OF THE PLOT (1 MINUS 2)	23162.60 SQMT	
4	DEDUCTION FOR 15% RECREATIONAL GROUND	3474.39 SQMT	
5	AREA OF THE PLOT (3 - 4)	19688.21 SQMT	
6	ADDITIONS FOR FLOOR SPACE INDEX.		
2(A)	100% FOR D.P. ROAD.		
2(B)	100% FOR SET BACK / ADD.R.G.RESERVATIONS	9584.70 SQ.MT.	
7	TOTAL AREAS (5 PLUS 6)	29274.91 SQMT	
8	FLOOR SPACE INDEX PERMISSIBLE	ONE	
9	9A) FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 100 % OF THE BALANCE AREA VIDE 3 ABOVE.	5000 SQMT	
	9(B) D.P. NO. TDR/SRP/ES/T-11 WARD PHASE LAND/FINAL DRG. NO.	934.24 SQMT	
	ADDITIONS FOR FLOOR SPACE INDEX		
9(C)	33% AS PER DCR 32	7643.66 SQMT	
9(D)	INCEN. FSI FROM 33/24	12975.00 SQMT	
10	PERMISSIBLE FLOOR AREA (7 X 8 ) PLUS 9 ABOVE	55825.81 SQMT	
11	EXISTING FLOOR AREA.		
12	PROPOSED BUILT UP AREA		
13	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX.		
14A	PURELY RESIDENTIAL BUILT UP AREA		
	BLDG 01	12179.37 SQMT	
	BLDG 03	7105.21 SQMT	
	BLDG 04	10520.28 SQMT	
	BLDG 05	10085.70 SQMT	
	<b>TOTAL</b>	<b>39890.56 SQMT</b>	
14B	REMAINING NON RESIDENTIAL BUILT UP AREA		
	BLDG 01 WING B	1776.47 SQMT	
	BLDG 02	10327.08 SQMT	
	<b>TOTAL</b>	<b>12103.55 SQMT</b>	
14	TOTAL BUILT UP PROPOSED	51994.11 SQMT	
<b>B) DETAILS OF FSI AVAILED AS PER DCR 35(4)</b>			
1	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR PURELY RESIDENTIAL = OR < (14A X 0.35)	13961.70 SQMT	
	BLDG 01 ( 12179.37 X 35 %) = 4262.78		
	BLDG 03 ( 7105.21 X 35 %) = 2486.82		
	BLDG 04 ( 10520.28 X 35 %) = 3682.10		
	BLDG 05 ( 10085.70 X 35 %) = 3530.00 (LAST FUNGIBLE AREA 35th floor FUNGIBLE)		
2	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR NON RESIDENTIAL = OR < (14B X 0.20)	2420.71 SQMT	
	BLDG 01 WING B ( 1776.47 X 20.%) = 355.29		
	BLDG 02 (COMM.) ( 10327.08 X 20 %) = 2065.42		
3	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35(4) = B.1 + B.2	16382.41 SQMT	
4	TOTAL GROSS BUILT UP AREA PROPOSED (14 + B.3)	68376.52 SQMT	
<b>C) TENEMENTS STATEMENT</b>			
(i)	PROPOSED AREA (ITEM A/12 ABOVE)	51994.11 SQMT	
(ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP, ETC.)	12103.55 SQMT	
(iii)	AREA AVAILABLE FOR TENEMENTS [(i) MINUS (ii)]	39890.56 SQMT	
(iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	1785.08	
(v)	TENEMENTS PROPOSED.		
(vi)	TENEMENTS EXISTING.		
	TOTAL TENEMENTS ON PLOT. BLDG NO 1, 3, 4, 5	500.00	
<b>D) PARKING STATEMENT.</b>			
(i)	PARKING REQUIRED BY REGULATIONS FOR - BLDG01,02,03,04,05	1114 NOS	
	CAR		
	SCOOTER/MOTOR CYCLE.		
	OUTSIDERS		
(ii)	COVERED GARAGE PERMISSIBLE.		
(iii)	COVERED GARAGE PROPOSED.		
	CAR	1172.00 NOS +	
	MCGM	510.00 NOS.	
	SCOOTER/MOTOR CYCLE.	1682.00 NOS	
	OUTSIDERS		
<b>E) TRANSPORT VEHICLES PARKING.</b>			
(i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS.		
(ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED.		
<b>F) NOTES:</b>			
(1) PLOT LINES - THICK BLACK			
(2) EXISTING STREET - GREEN			
(3) FUTURE STREET - GREEN DOTTED			
(4) PERMISSIBLE BUILDING - THICK DOTTED BLACK			
(5) OPEN SPACES - NO COLOUR			
(6) WORK PROPOSED TO BE DEMOLISHED - YELLOW HATCHED			
(7) PROPOSED WORK - RED FILLED IN			
(8) DRAINAGE & SEWERAGE WORK - RED DOTTED			
(9) WATER SUPPLY WORK - BLUE DOTTED THIN			
(10) DEVIATIONS - RED HATCHED			
(11) RECREATION GROUND - GREEN WASH			
<b>G) CERTIFICATE OF AREA</b>			
I CERTIFY THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 27/09/2008 AREA AS MEASURED ON SITE & 90 METER AND TALLIES WITH THE AREA STATED IN AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS			
SIGNATURE & ADDRESS OF ARCHITECT		SIGNATURE OF ARCHITECT	
M/S DASARIYA DASARIYA ASSOCIATES 801, Skyline Eptitome, Kirool road, NEAR Jolly Gymkhana, VIDYAVIHAR (WEST) MUMBAI - 400 086 TEL: 61110604		Ranveer NORTH LINE REMARKS: TOR NO. 726 SCALE: AS GIVEN DRG. NO. 01 DATE: 28.01.15 CHK. BY: M.V.D.	