

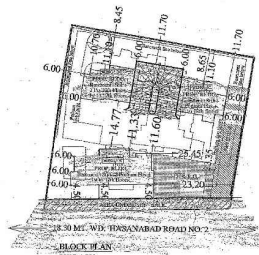
PLOT AREA DIAGRAM
SCALE: 1:100

PLOT AREA CALCULATION					
ADDITION					
1	74.82	x	33.91	=	2536.13
2	74.82	x	28.96	=	2166.17
TOTAL PLOT AREA (Sq. Mts.) = 4702.30					
SET BACK (Sq. Mts.) = 2083.12					
TOTAL PLOT AREA (Sq. Mts.) = 2619.18					

SET BACK AREA CALCULATION					
ADDITION					
1	45.97	x	2.32	=	106.62
2	45.97	x	2.14	=	98.36
3	45.97	x	0.59	=	27.12
TOTAL SET BACK AREA (Sq. Mts.) = 333.10					
TOTAL PLOT AREA (Sq. Mts.) = 2786.10					



LOCATION PLAN
SCALE: 1:4000

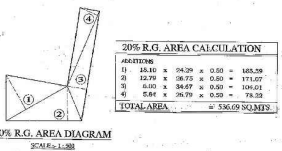


BLOCK PLAN
SCALE: 1:500



BUILT UP AREA SUMMARY									
RECORD NO.	RECORD	AREA OF Wing A, B, C, D (sq. mts.)	Permissible Area (sq. mts.)				Area of Wing B (sq. mts.)		TOTAL
			Permissible Area (sq. mts.)	Area of Wing B (sq. mts.)	Area of Wing C (sq. mts.)	Area of Wing D (sq. mts.)	Area of Wing B (sq. mts.)	Area of Wing C (sq. mts.)	
1	1	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
2	2	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00
3	3	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00
4	4	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00
5	5	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00
6	6	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00
7	7	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00
8	8	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00
9	9	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00
10	10	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
TOTAL		4702.30	333.10	504.88	573.23	108.97	108.97	248.02	670.93

COMPLEMENTARY PROVISIONS TABLE			
PERMISSIBLE AREA PERMITTED (SQUARE METERS)	AD RESIDENTIAL 30%	1737.89 SQ.MT.	
PERMISSIBLE AREA PERMITTED (SQUARE METERS)	COMMERCIAL 30%	NIL	
PERMISSIBLE AREA PERMITTED (SQUARE METERS)	AD RESIDENTIAL 30% + COMMERCIAL 30%	1737.89 SQ.MT.	
PERMISSIBLE AREA PERMITTED (SQUARE METERS)	COMMERCIAL 30% + NIL	NIL	



20% R.G. AREA CALCULATION
SCALE: 1:100

A PROFORMA - A		sq.mts
1	AREA OF PLOT	2786.10
2	DEDUCTIONS FOR	
a)	ROAD-SET BACK AREA	101.67
b)	PROPOSED ROAD	
c)	ANY RESERVATIONS (Sub-plot)	
d)	% Amenity Space as per DCR 5(57) (Sub-plot)	
OTHER		
3	Balance area of plot (1 Minus 2)	2684.43
4	Deduction for 15% Reversionary Ground (2083.43 x 15%)	402.51
5	Net area of plot (3 Minus 4)	2281.92
6	Additions for floor space index	
a)	100% for D.P. Road (restricted to 40% or 80% of 1/3 above	
b)	20% 100% for Set-Back (restricted to 40% or 80% of 1/3 above	101.67
7	TOTAL AREA (5 plus 6)	2383.59
8	Floor Space Ratio Permissible	ONE
9	% of Floor Space Ratio Credit Available by Development Rights	
Additions for floor space index		
a)	90% 33% as per DCR 32	848.53
b)	90% 16% as per DCR 33	1600.23
c)	90% Street T.D.R. Provision 300%	494.83
10	Permissible Floor Area (7.8 x 9) above	494.83
11	Total Proposed Built-Up Area	1600.23 + 494.83 = 2095.06
12	P.S.I. Computed on per Building = 1/13	1.67

B Details of Residential / Non-Residential Area		
1	Proposed Residential Built-Up Area	431.57 sq.mts
2	Remaining Non-Residential Built-Up Area	

C Details of FSI availed as per DCR 35 (4)		
1	Permissible Built-Up Area component permissible with DCR 35(4) for purely Residential - or (B1 x 0.8)	1737.89 sq.m
2	Permissible Built-Up Area component permissible with DCR 35(4) for Non-Residential - or (B2 x 0.2)	
3	Total Permissible Built-Up Area as per DCR 35(4) - (C1 + C2)	1737.89 sq.m
4	Total Permissible Built-Up Area Proposed (Res.)	1737.89 sq.m
5	Total Permissible Built-Up Area Proposed (Commercial)	
6	Total Gross Built-Up Area Proposed = (C1 + C2 + C3)	670.93 sq.m

D TENEMENT STATEMENT		
1	PROP. AREA (ITEM A - II ABOVE)	494.83
2	LESS EXISTING OF NON-BUILD. AREA(S) (SHP/SP/SL)	
3	AREA OF TENEMENTS	494.83
4	TENEMENTS PERMISSIBLE (494/40-40)	223 nos.
5	TENEMENTS EXISTING	NIL
6	TENEMENTS PROPOSED	223 nos.
TOTAL TENEMENTS (1 + 5 - 6)		223 nos.

E PARKING STATEMENT		
1	TOTAL PARKING REQUIRED BY REGULATIONS	118.00 NOS.
2	OUTSIDERS (VISITORS)	25.00 NOS.
3	DRIVERS	NIL
4	TOTAL PARKING EXISTING	NIL
5	TOTAL PARKING REQUIRED	143.00 NOS.
6	TOTAL PARKING PROVIDED	143.00 NOS.

F LOADING & UNLOADING STATEMENT		
1	TENEMENTS UNLOADING REQUIRED	N.A.
2	TOTAL LOADING UNLOADING PROVIDED	N.A.

CERTIFICATE OF AREA
 I HEREBY CERTIFY THAT I HAVE EXAMINED THE PLOT UNDER REFERENCE AND THAT THE DIMENSIONS OF THE BUILDING OF THE PLOT STATED ON THE PLAN ARE AS SHOWN ON THE SITE AND THE AREA SO WORKED OUT IS 2786.10 SQ.MT. (TWO THOUSAND SEVEN HUNDRED EIGHTY SIX AND TWELFTH) AND THAT THE AREA STATED IN THE DOCUMENT OF DEVELOPMENT IS 2786.10 SQ.MT.

PROFORMA - B
 CONTENTS OF THE SHEET
 GROUND PLAN, BLOCK & LOCATION PLAN

DESCRIPTION OF PROP. & PROPERTY
 PROPOSED BUILDING ON PLOT BEARING C.T.S.No. H/399, VILLAGE BANDRA AT HASANABAD ROAD NO.2, SANTACRUZ - (WEST)

NAME, ADDRESS & SIGNATURE OF OWNER

SHRI. VIVEK ASHOK MOHANANI DIRECTOR OF
 M/S EKTA HOUSING PVT. L.P.D. C.A. TO OWNER.
 NRI KAMAL CO-OP. HOUSING SOCIETY LTD.
 401, Hiranagar Business Plaza, Off W.E. Highway,
 Kalyanpur, Baroda-East, Madhya 401 001.

STAMP OF DATE OF RECEIPT OF PLANS
 STAMP OF DATE OF APPROVAL OF PLANS
 Plan for consideration
 22/07/19

DRAWN BY: SHAILENDRA
 CHECKED BY: AS NOTED
 SCALE: AS NOTED
 DATE: _____

NAME, ADDRESS & SIGNATURE OF ARCHITECT
 A. R. MEHTA & ASSOCIATES
 101, HIRANAGAR BLDG., DALDAUNAGAR, ROAD NO-268 BORNOLI (B) MUMBAI