TDR.DWG
CH E/WSII/0579/R2/337/NEW
1/5

This Drawing Shall be read in conjunction with letter issued Under No. CHE/WSII/0579/R2/337(NEW) Signed on even date.

BUILT-UP AREA SUMMARY

FLOORS	DESCRIPTION OF AREA		TOTAL AREA	PROPOSED AREA IN FSI/ CHARGING	PLAN AND AREA
	PROP. (I.O.D. Included in Proposal)	PROP. (C.C.C. Included in Proposal)			I.O.D/C.C.C
	(In Sq.M.)	(In Sq.M.)	(In Sq.M.)	(In Sq.M.)	(In Sq.M.)
GR. FLOOR	-	-	-	-	-
1ST FLOOR	346.07	251.36	346.07	29.37	33.84 / 40.45
2ND FLOOR	346.07	251.36	346.29	34.91	33.84 / 40.45
3RD FLOOR	345.86	250.01	473.00	56.27	33.84 / 43.43
4TH FLOOR	345.86	250.01	473.00	71.72	33.84 / 43.43
5TH FLOOR	345.79	250.01	473.00	54.18	33.84 / 43.43
6TH FLOOR	330.79	250.01	473.00	65.15	33.84 / 43.43
7TH FLOOR	345.79	144.88	350.64	58.16	33.84 / 41.39
TOTAL	2715.94	1827.28	3255.74	370.84	338.40 / 429.95
TOTAL BUILT UP AREA =				3255.74	
PROP. EXCESS AREA AFTER OWNERS PREMIUM =				171.84	
NET BUILT UP AREA =				3083.90	

PARKING AREA STATEMENT.

AREA IN SQM	NO. OF FLAT	PARKING REQUIRED BY RULE.	PARKING REQUIRED
FOR RESIDENTIAL			
UP TO 30	4 NOS	1 PARKING FOR 4 TENTS	0.80
30 TO 40	21 NOS	1 PARKING FOR 3 TENTS	15.00
40 TO 70	16 NOS	1 PARKING FOR 1 TENTS	16.00
ABOVE 70	6 NOS	2 PARKING FOR 1 TENTS	12.00
TOTAL	47 NOS		43.80
25% VISITOR PARKING			11.37
TOTAL PARKING REQUIRED			55.17
SAY			57.00
TOTAL PARKING PROVIDED			70.40 NOS

LOCATION PLAN
SCALE- 1:4000

BLOCK PLAN
SCALE- 1:500

POSSESSION AREA DIAGRAM
SCALE - 1:500

AREA IN POSSESSION

1	0.00	(+) 0.01 + 0.07 (-)	0.07	=	0.00	SQMT.
2	0.00	x	0.00	x	0.00	= 0.00 SQMT.
3	0.00	x	2.01	x	0.34	= 0.34 SQMT.
4	0.00	x	0.00	x	0.00	= 0.00 SQMT.
5	0.00	x	0.00	x	0.00	= 0.00 SQMT.
6	0.00	x	0.00	x	1.20	= 0.00 SQMT.
7	0.00	x	20.04	x	0.80	= 17.64 SQMT.
8	0.00	x	0.00	x	2.00	= 0.00 SQMT.
9	0.00	x	3.6	x	0.34	= 0.61 SQMT.

TOTAL POSSESION AREA = 32.13 SQMT.

ADDITIONAL AREA IN POSSESSION = 52.13 SQMT

15% RECREATIONAL SPACE
1600.20 X 15% = 240.48 SQMT
REQUIRED = 240.48 SQMT
PROVIDED = 247.23 SQMT

WILL AS PER DP REMARK

SECTION THRO. COMPOUND WALL
SCALE - 1:100

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

PLOT AREA DIAGRAM
SCALE - 1:500

PLOT AREA CALCULATION

1	0.00	x 30.64	x 0.00	x 1 NO.	=	00.00
2	0.00	x 47.50	x 20.00	x 1 NO.	=	938.22
3	0.00	x 47.34	x 19.75	x 1 NO.	=	934.59
4	0.00	x 0.00	x 2.10	x 1 NO.	=	6.19
5	0.00	x 0.00	x 4.00	x 1 NO.	=	4.20
6	0.00	x 27.96	x 0.40	x 1 NO.	=	47.97
7	0.00	x 47.84	x 19.60	x 1 NO.	=	936.06
8	0.00	x 20.46	x 0.00	x 1 NO.	=	21.71
9	0.00	x 17.92	x 0.81	x 1 NO.	=	15.00
10	0.00	x 11.64	x 0.37	x 1 NO.	=	19.64

TOTAL PLOT AREA = 1600.20

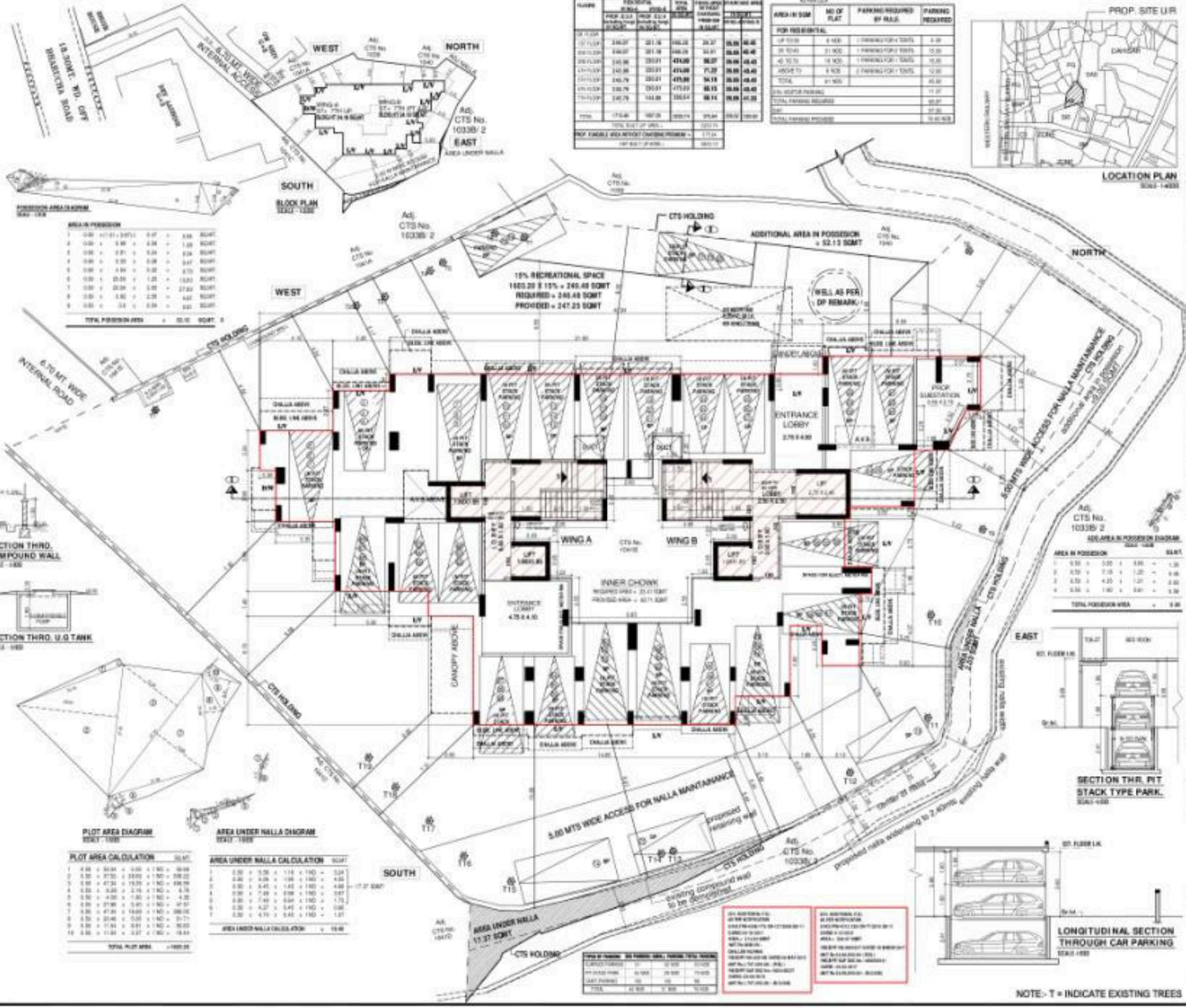
AREA UNDER NALLA DIAGRAM
SCALE - 1:500

AREA UNDER NALLA CALCULATION

1	0.00	x 5.56	x 1.15	x 1 NO.	=	0.24
2	0.00	x 5.06	x 1.00	x 1 NO.	=	4.60
3	0.00	x 5.45	x 1.40	x 1 NO.	=	4.60
4	0.00	x 7.48	x 0.96	x 1 NO.	=	3.67
5	0.00	x 7.40	x 0.64	x 1 NO.	=	1.73
6	0.00	x 4.27	x 0.42	x 1 NO.	=	0.00
7	0.00	x 4.74	x 0.42	x 1 NO.	=	1.27

AREA UNDER NALLA CALCULATION = 15.48

AREA UNDER NALLA = 11.37 SQMT



ADJ. AREA IN POSSESSION DIAGRAM
SCALE - 1:500

AREA IN POSSESSION

1	0.00	x	0.00	x	0.00	= 1.20
2	0.00	x	7.15	x	1.20	= 8.58
3	0.00	x	4.25	x	1.20	= 5.10
4	0.00	x	1.60	x	0.40	= 0.64

TOTAL POSSESION AREA = 0.00

SECTION THR. PIT STACK TYPE PARK.
SCALE-1:100

LONGITUDINAL SECTION THROUGH CAR PARKING
SCALE-1:100

NOTE:- T = INDICATE EXISTING TREES

TYPE OF PARKING	NO. PARKING SMALL	PARKING LARGE	TOTAL PARKING
CLIMBUP PARKING	11	32 NOS	43 NOS
PIT STACK PARK.	41 NOS	29 NOS	70 NOS
LIFT PARKING	00	00	00
TOTAL	52 NOS	61 NOS	113 NOS

A	PROFORMA - A	PLAN AS PER DCR AREA IN SQ.MT.
1.	AREA OF PLOT	1600.20
2.	DEDUCTIONS FOR	
a)	ROAD SETT. BACK AREA	
b)	PROPOSED ROAD	
c)	NALLA RESERVATION	18.64
d)	% AMENITY SPACE AS PER DCR SETT. BUILT (IT ...)	
	OTHER	
	TOTAL	18.64
3)	BALANCE AREA OF PLOT (1 - 2)	1581.56
4)	DEDUCTIONS FOR 5% RECREATIONAL GROUND	
	10% AMENITY SPACE (IF DEDUCTED FOR 4d)	
5)	NET AREA OF THE PLOT (3 - 4)	1581.56
6)	ADDITION FOR FLOOR SPACE INDEX	
	SUB TOTAL	
	20% FOR LIFT CHUTE	
	20% FOR PIT STACK	
7)	TOTAL AREA (5 + 6)	1581.56
8)	FLOOR SPACE INDEX PERMISSIBLE	2.50
9)	Rs. T.D.R CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 1/3 OF THE BALANCE AREA I.E/2.5 AREA)	526.00
	ADDITIONAL FSI/PREMIUM FLOOR SPACE INDEX Rs. 0.32 F.S.I (2.5 TO 2.82) PER SQ.M. (1600.20 X 20% = 791.40 SQMT. AREA UTILIZED 316.56 SQMT.) Rs. 1/3 TO BE PAID BY (-) PROP. AREA FSI Rs. OTHERS	316.56 253.07
10)	PERMISSIBLE FLOOR AREA (7+8+9+ 9. ABOVE)	4367.90
11)	EXISTING FLOOR AREA	------
12)	PROPOSED BUILT UP AREA	3345.10
13)	EXISTING BUILDING AREA TO BE RETAINED	N.A.
13A)	PUBLIC PURPOSE/SOCIAL BUILT UP AREA	3345.10
13B)	RESIDENTIAL BUILT UP AREA	------
14)	TOTAL BUILT UP AREA PROPOSED (11 + 12 + 13)	3345.10
15)	FSI CONSUMED ON NET HOLDING (14/3)	1.786
B.	DETAILS OF FSI AVAILED AS PER DCR 31 (3)	
1)	FUNCTIONAL BUILT UP AREA COMPONENT PROPOSED (SEE DCR/BASE FOR PUBLIC PURPOSE) +(1.4)(SEE DCR)	272.64
2)	FUNCTIONAL BUILT UP AREA COMPONENT PROPOSED (SEE DCR/BASE FOR RESIDENTIAL) +(SEE DCR) + (1.4)	------
3)	TOTAL FUNCTIONAL BUILT UP AREA (SEE DCR/BASE 1 + 2)	272.64
4)	TOTAL GROSS BUILT UP AREA PROPOSED (14 + 3)	3618.74
C.	TENEMENT STATEMENT	
1)	PROPOSED AREA (TOTAL 13 ABOVE)	3345.10
2)	LESS DEDUCTION OF NON RESIDENTIAL AREA (EXCEPT etc.)	------
3)	AREA (13 ABOVE & EXIST TENEMENTS) (1 - 2)	3345.10
4)	TENEMENTS PERMISSIBLE (AS PER 13 ABOVE)	148.78/106
5)	TENEMENTS PROPOSED	70 NOS
6)	TENEMENTS EXISTING	------
	TOTAL TENEMENTS ON THE PLOT	
D.	PARKING STATEMENT	
1)	PARKING REQUIRED BY REGULATION FOR CAR SCOOTER / MOTOR CYCLE GUITARIAN / VISITORS	57 NOS
	TOTAL PARKING PROVIDED	70 NOS
E.	TRANSPORT VEHICLES PARKING	

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT. 27/08/2018 AND THAT THE DIMENSIONS OF THE BOXES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS ON SITE AND THE AREA SO WORKED OUT IS 1600.20 SQ.MT. (VIDE THIS BOARD/BA/HARIPRIYA AND TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / SCHEME RECORDS.

SIGNATURE OF ARCHITECT

PROFORMA - B

CONTENTS OF SHEET

GROUND FLOOR PLAN, PARKING AREA STATEMENT, PLOT AREA DIAGRAM AND CALCULATION, BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM AND CALCULATION, BUA SUMMARY, SECTION THRO. COMPOUND WALL AND WATER TANK.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF BLDG. ON PLOT BEARING C.T.S. No. 1041-B OF VILLAGE DAHISAR, OFF BARLI-KA-MARG, AT DAHISAR (EAST) MUMBAI.

NAME & SIGN. OF OWNER	M/S MAHESH D. SHAH PARTNERS REGENA LIFESTYLES				Mahesh Dinanath Shah
CLASS	ORG. No.	DRG. No.	STAMP	DATE	
I - (B)		2018-19	12/18-A.A	23-10-17	
NOTE		NAME, ADD. & SIGNATURE OF LICENSED ARCHITECT			

Manish Shah

Manishkumar M Shah

START OF RESIDT. OF PLAN

Machhindra Savalaram Navale	NAVNATH S GHADGE	BAPURAO RUNJAJI MORE
S.E.S.P.N/N	A.E.S.P.N/N	E.E.S.P. 'N' WARD