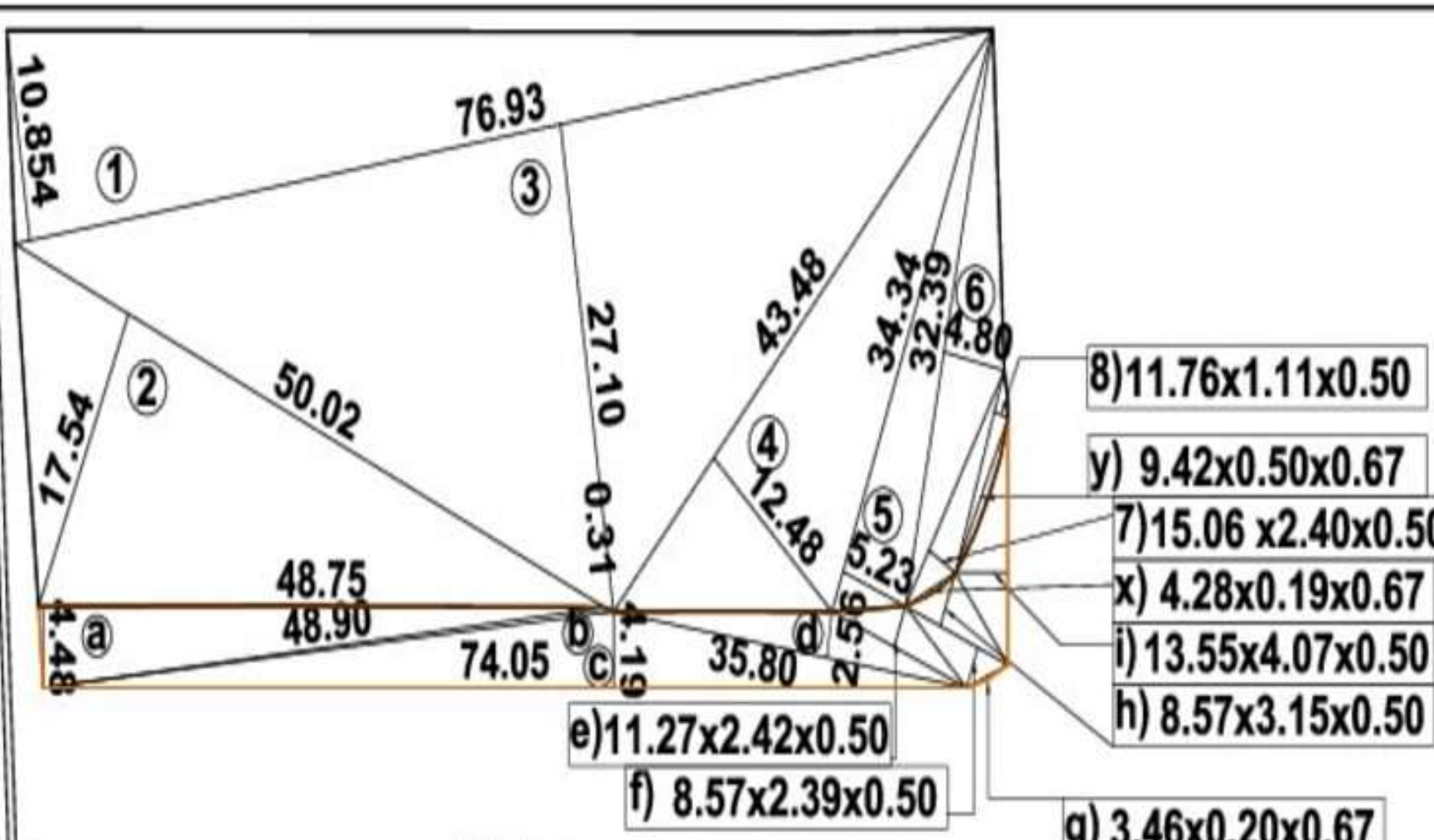


1ST. BASEMENT LEVEL PLAN SCALE 1:200



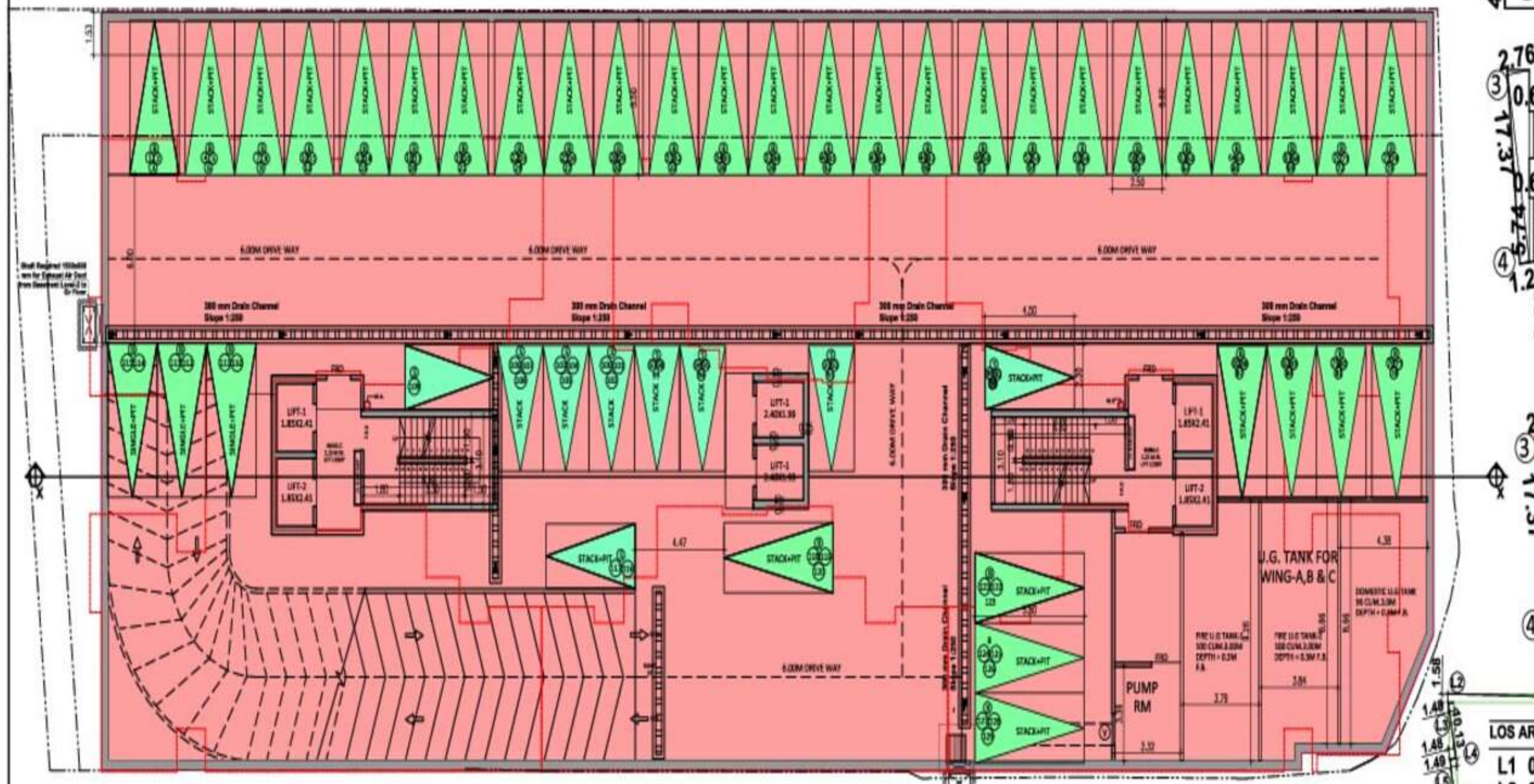
PLOT AREA CALCULATION 443.50

1	0.50 x 76.93 x 10.854	= 417.50
2	0.50 x 50.02 x 17.79	= 444.94
3	0.50 x 76.93 x 27.10	= 1042.40
4	0.50 x 43.48 x 12.48	= 271.32
5	0.50 x 34.34 x 5.23	= 89.80
6	0.50 x 32.39 x 4.80	= 77.74
7	0.50 x 15.06 x 2.40	= 18.07
8	0.50 x 11.76 x 1.11	= 6.53
x	0.67 x 4.28 x 0.19	= 0.54
y	0.67 x 9.42 x 0.50	= 3.16
TOTAL ADDITION		= 2372.00 SQ.MT.

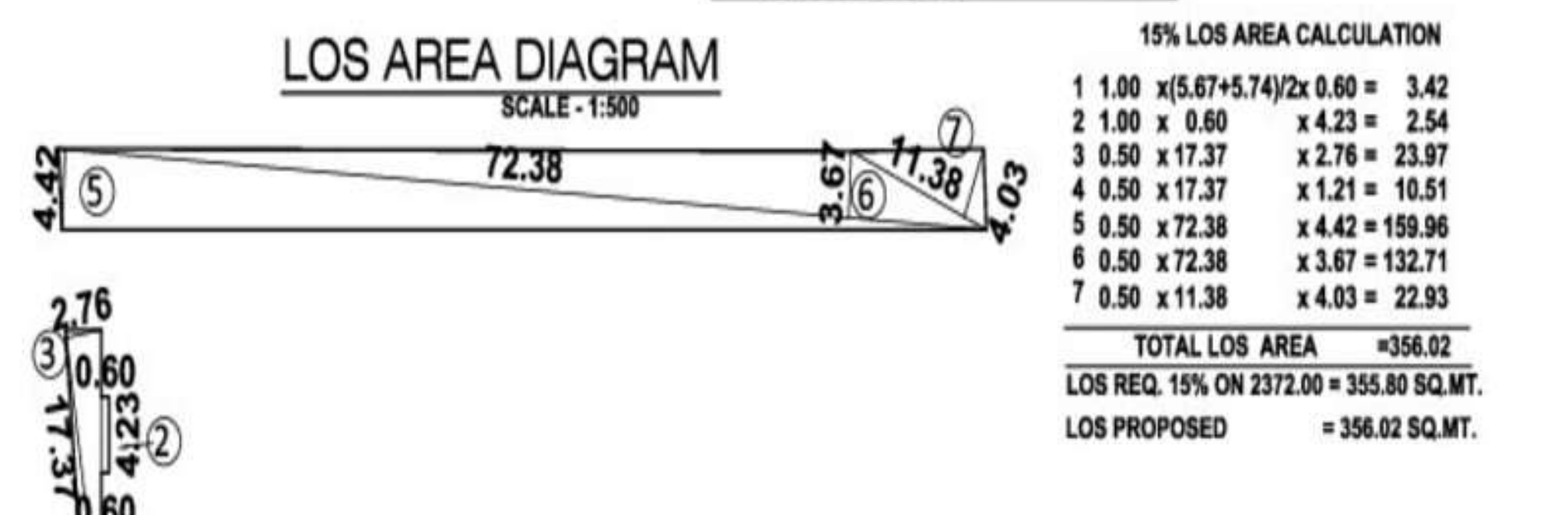
SETBACK AREA CALCULATION

a	0.50 x 48.75 x 4.34	= 105.79
b	0.50 x 48.90 x 0.31	= 7.58
c	0.50 x 74.05 x 4.19	= 155.13
d	0.50 x 35.80 x 2.56	= 45.82
e	0.50 x 11.27 x 2.42	= 13.64
f	0.50 x 8.57 x 2.39	= 10.24
g	0.67 x 3.46 x 0.19	= 0.43
h	0.50 x 8.57 x 3.15	= 13.50
i	0.50 x 13.55 x 4.07	= 27.57
TOTAL		= 379.70

TOTAL SETBACK = 376.00



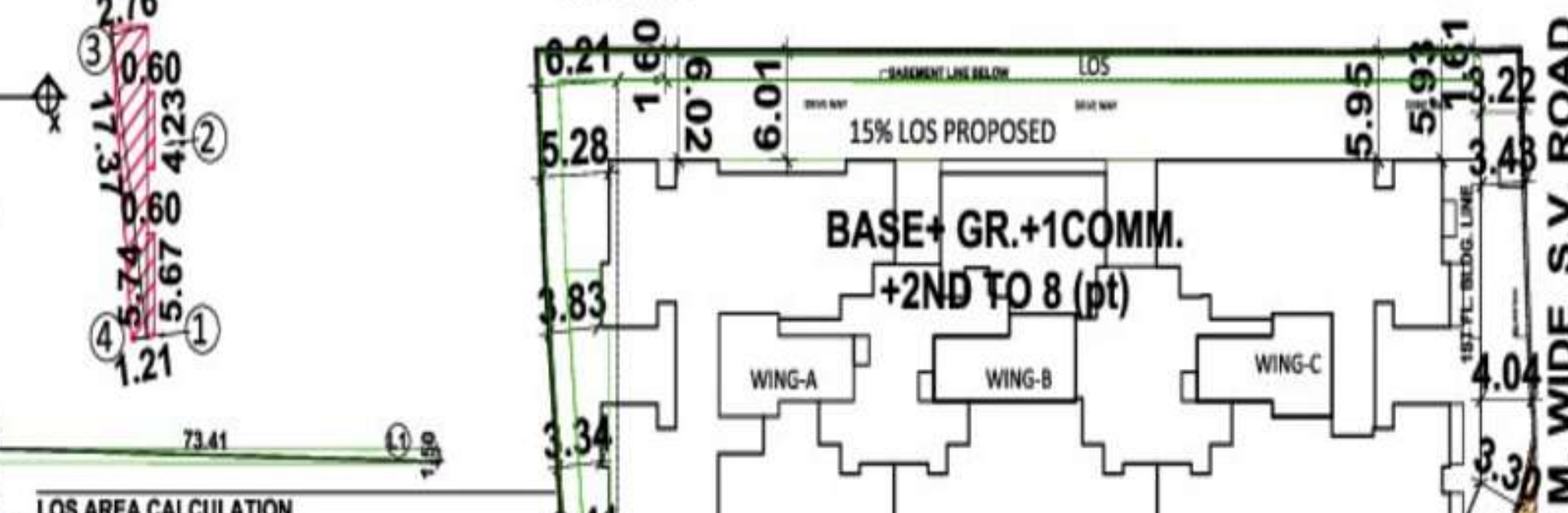
2ND. BASEMENT LEVEL PLAN SCALE 1:200



15% LOS AREA CALCULATION

1	1.00 x (5.67+5.74)/2 x 0.60	= 3.42
2	1.00 x 0.60 x 4.23	= 2.54
3	0.50 x 17.37 x 2.76	= 23.97
4	0.50 x 17.37 x 1.21	= 10.51
5	0.50 x 72.38 x 4.42	= 159.96
6	0.50 x 72.38 x 3.67	= 132.71
7	0.50 x 11.38 x 4.03	= 22.93
TOTAL LOS AREA		= 356.02

LOS REQ. 15% ON 2372.00 = 355.80 SQ.MT.
LOS PROPOSED = 356.02 SQ.MT.

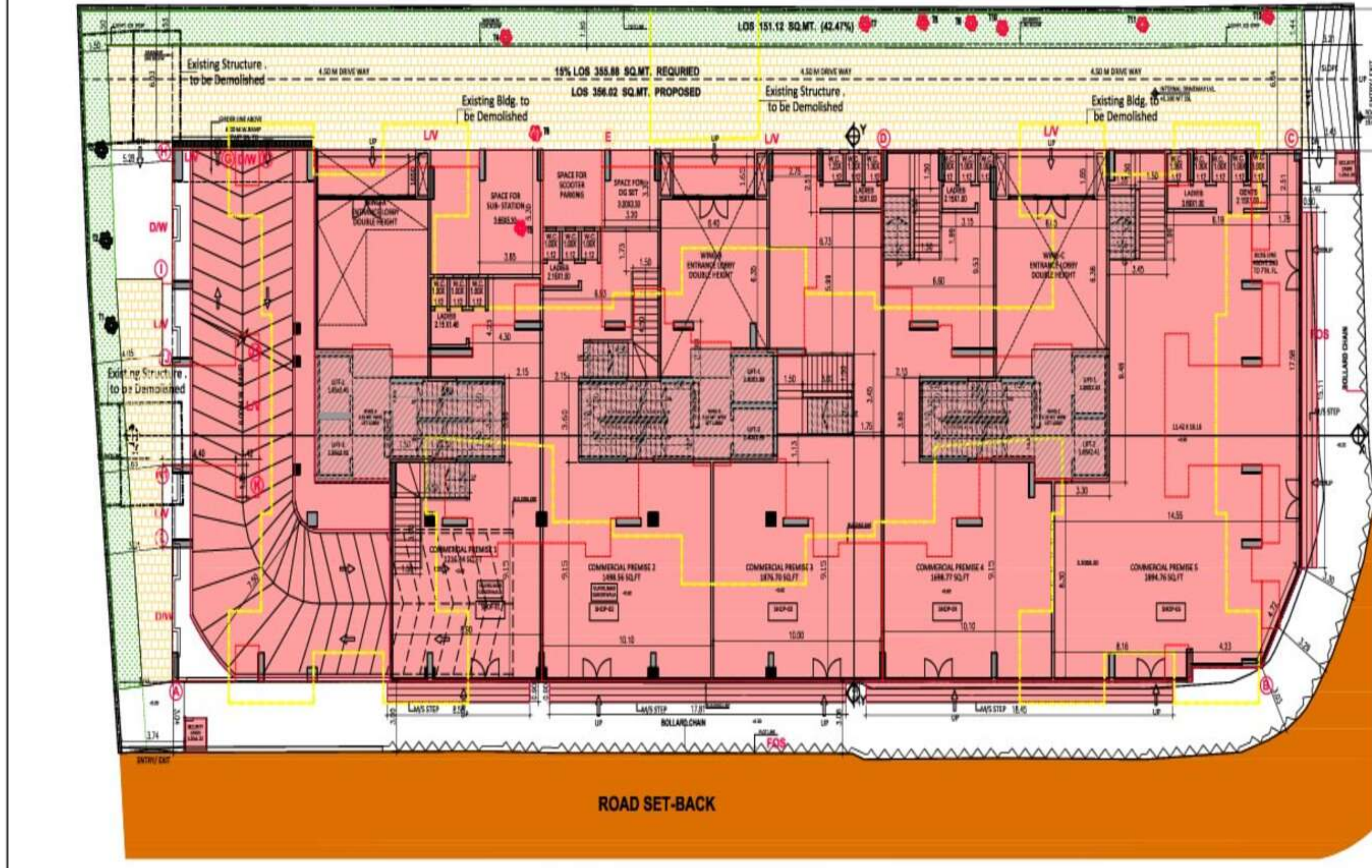


DEFICIENCY LOS AREA CALCULATION

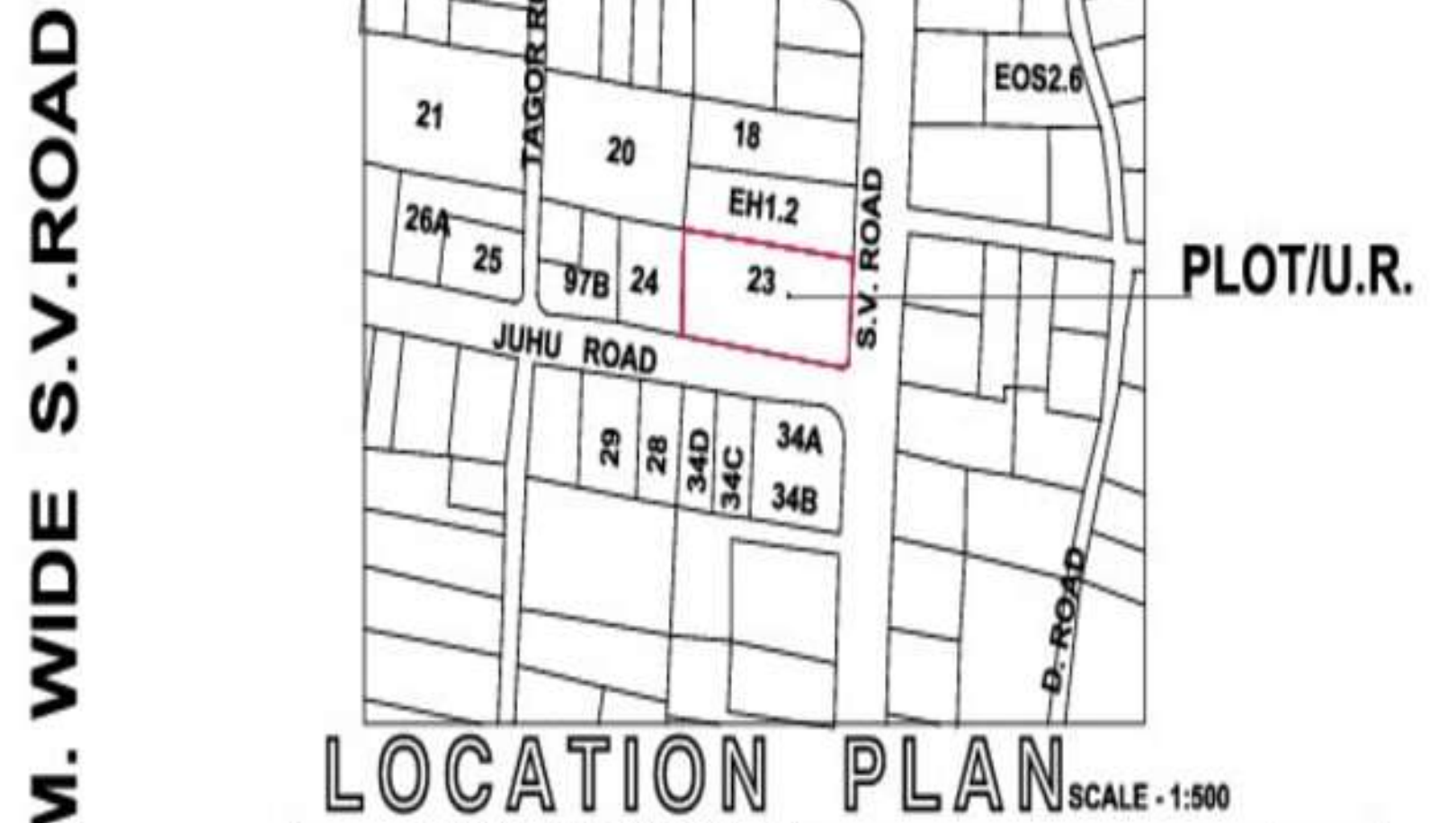
1	1.00 x (5.67+5.74)/2 x 0.60	= 3.42
2	1.00 x 0.60 x 4.23	= 2.54
3	0.50 x 17.37 x 2.76	= 23.97
4	0.50 x 17.37 x 1.21	= 10.51
5	(71.18+71.33)/2 x 3.00	= 213.77
TOTAL DEFICIENCY AREA		= 254.21



27.45 M. WIDE ROAD BLOCK PLAN SCALE 1:500



27.45 M. WIDE ROAD GROUND FLOOR PLAN SCALE 1:200



BT. CALCULATION OF FUNGIBLE FSI

1	AREA OF PLOT	2748.00	376.00	2372.00
2	BUA PROPOSED ON PLOT INCLUDING ADMISSIBLE F.S.I.			6456.79
Net Area of Plot = 2372.00				
a	200% Road Set-Back Area (376.00 x 2 = 752.00)			2372.00
b	Additional 50% Incentive FSI as per 33(7) A (2000.42 x 50%)			1495.21
c	TOTAL Rehab BUA (3023.58 Less Plot area 2372.00 = Balance 651.58)			651.58
d	F.S.I. CREDIT AVAILABLE BY (50% OF 1 ABOVE) (2372 X 50%)			1186.00
e	F.S.I. CREDIT AVAILABLE BY TDR 100% OF 1 ABOVE (2372-1495.21-651.58)			225.21
3	EXISTING BUA OCCUPIED BY MEMBER IN THE EXISTING BLDGS AS PER ASSESSMENT RECORD			3023.58
4	COMPENSATORY FUNGIBLE AREA ADMISSIBLE AS PER DCPR 31(3)			2084.19
MAX 35% ON (NON-RESIDENTIAL BUA 1404.54 SQ.MT.) = 491.59 SQ.MT.				
MAX 35% ON (RESIDENTIAL BUA 502.25 SQ.MT.) = 176.29 - 195.69 kept in abeyance = 1572.60				
5	COMPENSATORY FUNGIBLE AREA ADMISSIBLE WITHOUT CHARGING PREMIUM FOR REHABILITATION COMPONENT MAX 35% ON (NON-RESIDENTIAL BUA 247.89 SQ.MT.) = 86.48 SQ.MT.			862.56
REHABILITATION COMPONENT MAX 35% ON (RESIDENTIAL BUA 2776.50 SQ.MT.) = 971.77 SQ.MT.				
(RESIDENTIAL BUA 2776.50 SQ.MT.) = 971.77 - 195.69 kept in abeyance = 776.08 SQ.MT.				
6	COMPENSATORY FUNGIBLE FSI ADMISSIBLE BY CHARGING PREMIUM			1201.63
NON-RESIDENTIAL BUA 491.59 - 86.48 = 405.11 SQ.MT.				
RESIDENTIAL BUA 1572.60 - 776.08 = 796.52 SQ.MT.				
7	TOTAL BUA PERMISSIBLE (2+5+6)			8520.98
8	TOTAL BUA PROPOSED			8520.86
9	FSI CONSUMED (2+1)			2.73

CONTENT OF SHEET P-7804/2021/(23)/H/W Ward/FP/3371/1/New 01

GROUND FLOOR PLAN, BASEMENT LEVEL, BLOCK & LOCATION PLAN, AREA DIAGRAM & CALCULATION

A. PROFARMA - A

1.	AREA OF PLOT AS PER P.R CARD	2748.00
2.	DEDUCTIONS FOR	
(a)	Road Set-Back Area	376.00
(b)	Proposed Road	-
(c)	Any Reservation	-
TOTAL (a + b + c)		-
3.	BALANCE AREA OF PLOT (1 minus 2)	2372.00
4.	DEDUCTION FOR RECREATIONAL GROUND (if deductible) 15%	-
5.	NET AREA OF PLOT (3 minus 4)	2372.00
6.	ADDITIONS FOR FLOOR SPACE INDEX	
2(a)	200% Road Set-Back Area (376.00 x 2=752.00)	-
2(b)	100%	-
7.	TOTAL AREA (5 plus 6)	2372.00
8.	FLOOR SPACE INDEX (PERMISSIBLE)	1.00
9.	FLOOR SPACE INDEX CREDIT AVAILABLE BY	4084.47
a)	200% Road Set-Back Area (376.00 x 2 = 752.00)	752.00
b)	Additional 50% Incentive FSI as per 33(7) A (2000.42 x 50%)	1495.21
c)	Rehab BUA (3023.58-2372.00)	651.58
d)	F.S.I. CREDIT AVAILABLE BY (50% OF 1 ABOVE) (2372 X 50%)	1186.00
e)	F.S.I. CREDIT AVAILABLE BY TDR 100% OF 1 ABOVE (2372-1495.21-651.58)	-
10.	PERMISSIBLE FLOOR AREA (7 x 8) above	6456.79
11.	TOTAL PROPOSED BUA AREA	6456.79
12.	F.S.I. CONSUMED	2.72
B. Details of Residential / Non Residential Areas		
1.	PURELY RESIDENTIAL BUA	5052.25
2.	REMAINING NON-RESIDENTIAL BUA	1404.54
C. Details of FSI availed as per DCPR 31 (3)		
1.	FUNGIBLE BUA COMPONENT PROPOSED (1768.29 - 195.69 kept in abeyance)	1572.60
2.	FUNGIBLE BUA COMPONENT PROPOSED VIDE DCPR 31(3) FOR PURELY RESIDENTIAL 1768.29 = OR < (B1X0.35)	1572.60
3.	TOTAL FUNGIBLE BUA VIDE DCPR 31(3) = (C1+C2)	2084.19
4.	TOTAL GROSS BUILT-UP AREA PERMISSIBLE ((11 + C3)	8520.98
5.	TOTAL GROSS BUILT-UP AREA PROPOSED ((11 + C3)	8520.86
6.	BALANCE AREA	0.12
D. TENEMENT STATEMENT :		
(i)	PROPOSED AREA (Item A-11 above)	6456.79
(ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC)	1404.54
(iii)	AREA AVAILABLE FOR TENEMENTS ((i) minus (ii))	5052.25
(iv)	TENEMENTS PERMISSIBLE (Density of tenements/hectare)	227
(v)	TENEMENTS PROPOSED	22
(vi)	TENEMENTS EXISTING	49
TOTAL TENEMENTS ON THE PLOT		71
E. PARKING STATEMENT :		
(i)	PARKING REQUIRED BY REGULATIONS FOR	-
CAR	RESIDENTIAL 109 + COMMERCIAL-34	143
SCOOTER / MOTOR CYCLE		-
OUTSIDER (Visitor)	RESIDENTIAL 27 + COMMERCIAL-3	30
(ii)	COVERED GARAGES PERMISSIBLE	-
(iii)	COVERED GARAGES PROPOSED	-
CAR		-
SCOOTER / MOTOR CYCLE		-
OUTSIDER (Visitor)		-
TOTAL PARKING PROVIDED		214
F. TRANSPORT VEHICLE PARKING :		
(i)	SPACES FOR TRANSPORT VEHICLES PARKING REQD. BY REGULATIONS	-
(ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	-

PROFARMA - B

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 02.03.2019 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 2748.00 SQ.M. (TWO THOUSAND SEVEN HUNDRED FORTY EIGHT AND POINT ZERO SQ.M.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF THE OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF THE ARCHITECT

THIS PLAN IS DIGITALLY SIGNED

APPROVED Subject to conditions mentioned this office no. P-7804/2021/(23)/H/W Ward/FP/3371/1/New DATED 28/12/2021

SUSHIL GOVIND MAIN	SANJIV MANOHARSA PANDHARE	Vijay Shankarrao Tawde
SEBP (H/W-N)	AEBP (H/WARD)	EEBP (H/WARD)
DESCRIPTION OF PROPOSAL & PROPERTY		
PROPOSED BUILDING ON PLOT NO. F.P. NO.23,TPS II, BEARING C.T.S.G/85 AT THE JN. OF S.V. ROAD & JUHH ROAD, SANTACRUZ (WEST), MUMBAI.		
NAME AND SIGN. OF OWNER		
ANKIT R. SHETH 401, PAREKH MARKET, OPERA HOUSE, MUMBAI- 400004		
OWNER / DEVELOPER LUCRATIVE TRADING LLP		
JOB NO:	DRWG NO:	SCALE
01 - 06	AS STATED	20 12 2021
CHECKED BY	DRAWN BY	
AMIT	JITENDRA	
NORTH:		
NAME, ADDRESS & SIGNATURE OF THE ARCHITECT		
ARCH. AMIT SAPRE, SAPRE & ASSOCIATES ARCHITECTS, 'DWARAKA', TAGORE ROAD, SANTACRUZ (W), MUMBAI - 54		
Tel. 2 648 70 30, 2 600 57 26		