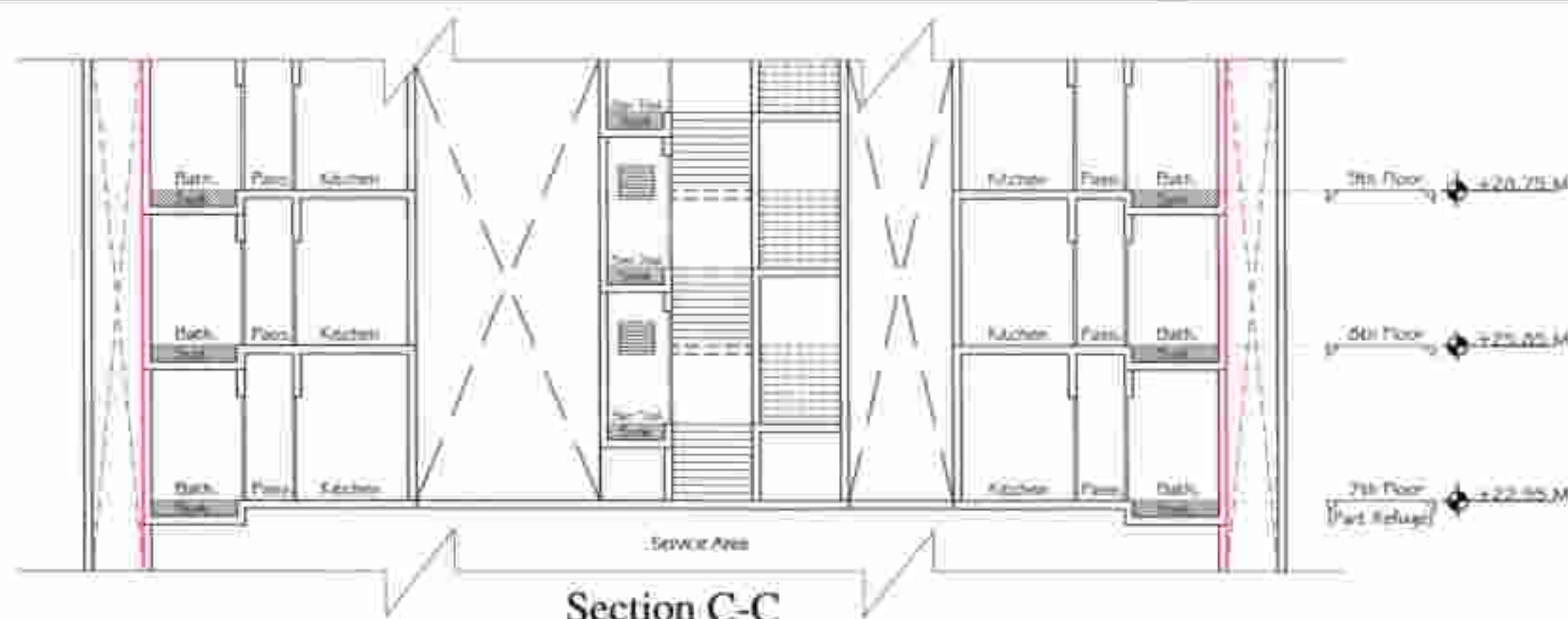
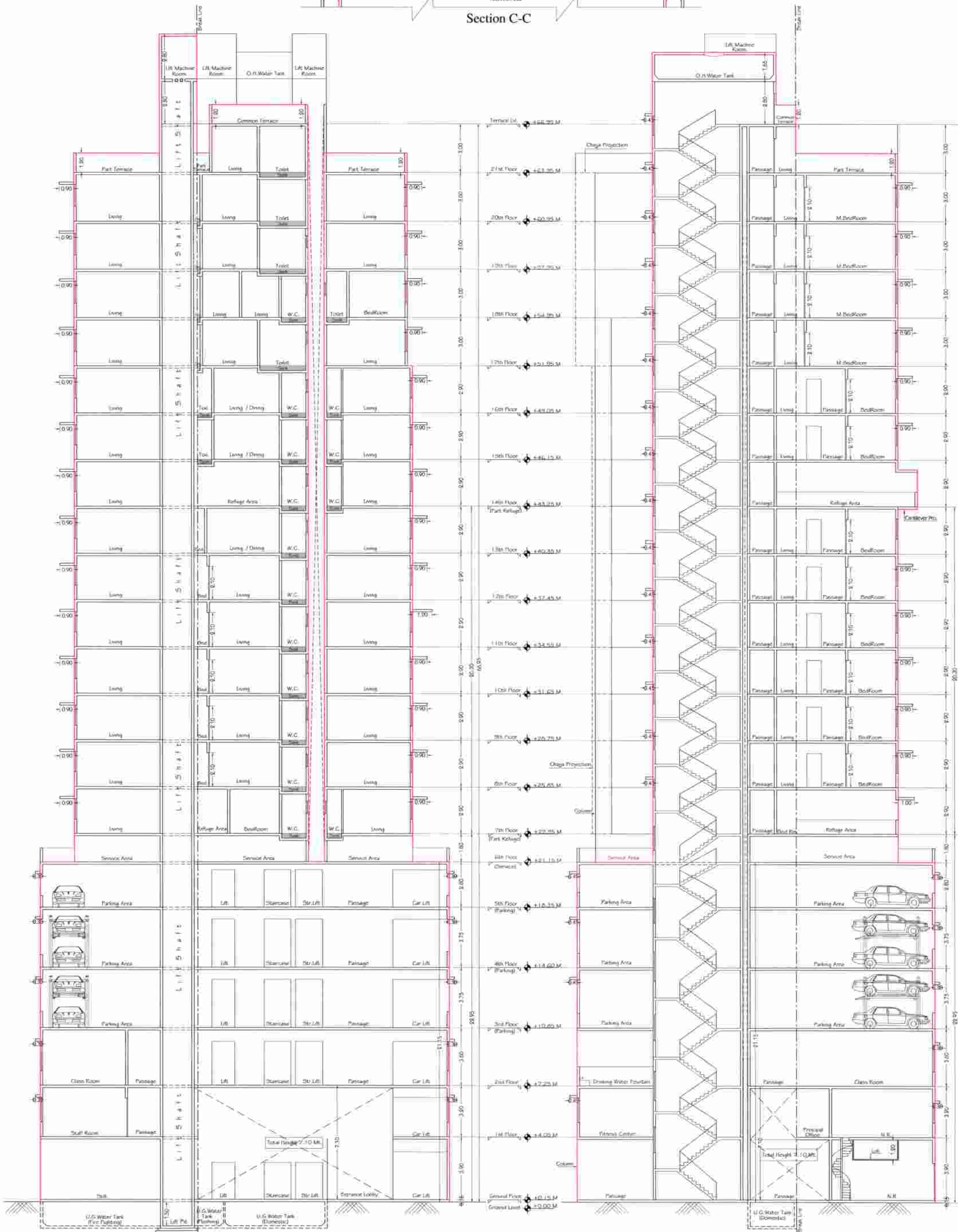




Section C-C



Section A-A

Section B-B

THIS PLAN IS DIGITALLY SIGNED & ISSUED
Approved Subject To Condition Mentioned In The
File No. EB/5025/E/A

**Chandraka
nt Pundlik
Metkar**

Sandee
p Ulhas
Wadalk
ar

Ravind
ra
Dagaji
Deore

S.E.B.P.(CITY)

A.E.B.P.(CITY)

E.E.B.P.(CITY)

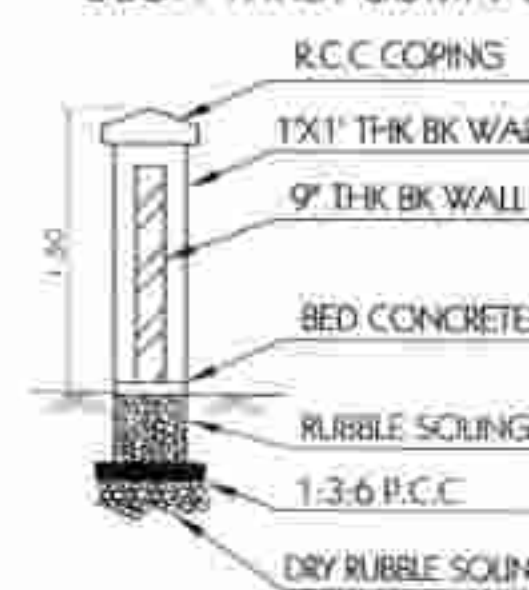
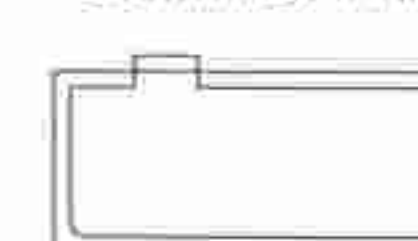
**Daxesh
Babulal
Kadaki
a**

**Ankit
Prakas
h
Dharia**

OWNER SIGN.

ARCH./L.S.SIGN.

SECT. THRU. COMP. WALL.

SECTION THRU.
U.G. WATER TANK

P R O F O R M A - B

CONTENT OF SHEETS

Section A-A & B-B, Refuge Area Diagram & Calculation.

CERTIFICATE OF AREA

CLIENTS NAME & SIGNATURE

M/S. DEEVA DEVELOPERS

DESCRIPTION OF PROPOSAL:

Proposed redevelopment of property bearing C.S. No. 753, of Mazgaon Div.

Situated at Pomfrah Bhagat Marg, S. - Ward, Mumbai.

Licensed Surveyor.

A.P.Dharia & Associates.

Office No 18/9, Ground Floor,

146 B Patel Building, N.M.Joshi Marg,

Opp. Fish Market, Lower Parel (W)

Mumbai-400 013

TEL : 94919666, 9322130068

SHEET NO.

DRAWN BY

SCALE

CHECKED BY

DATE

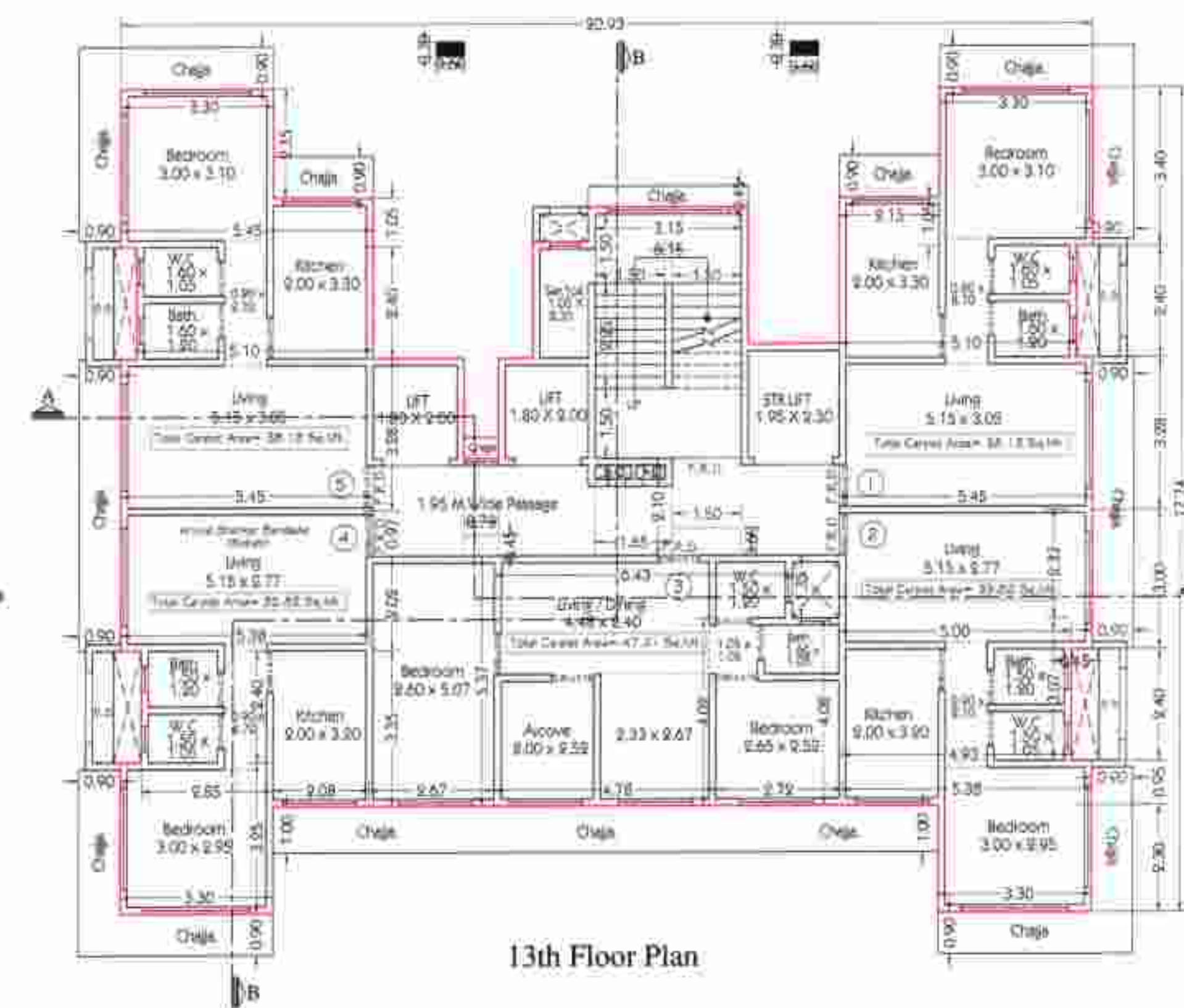
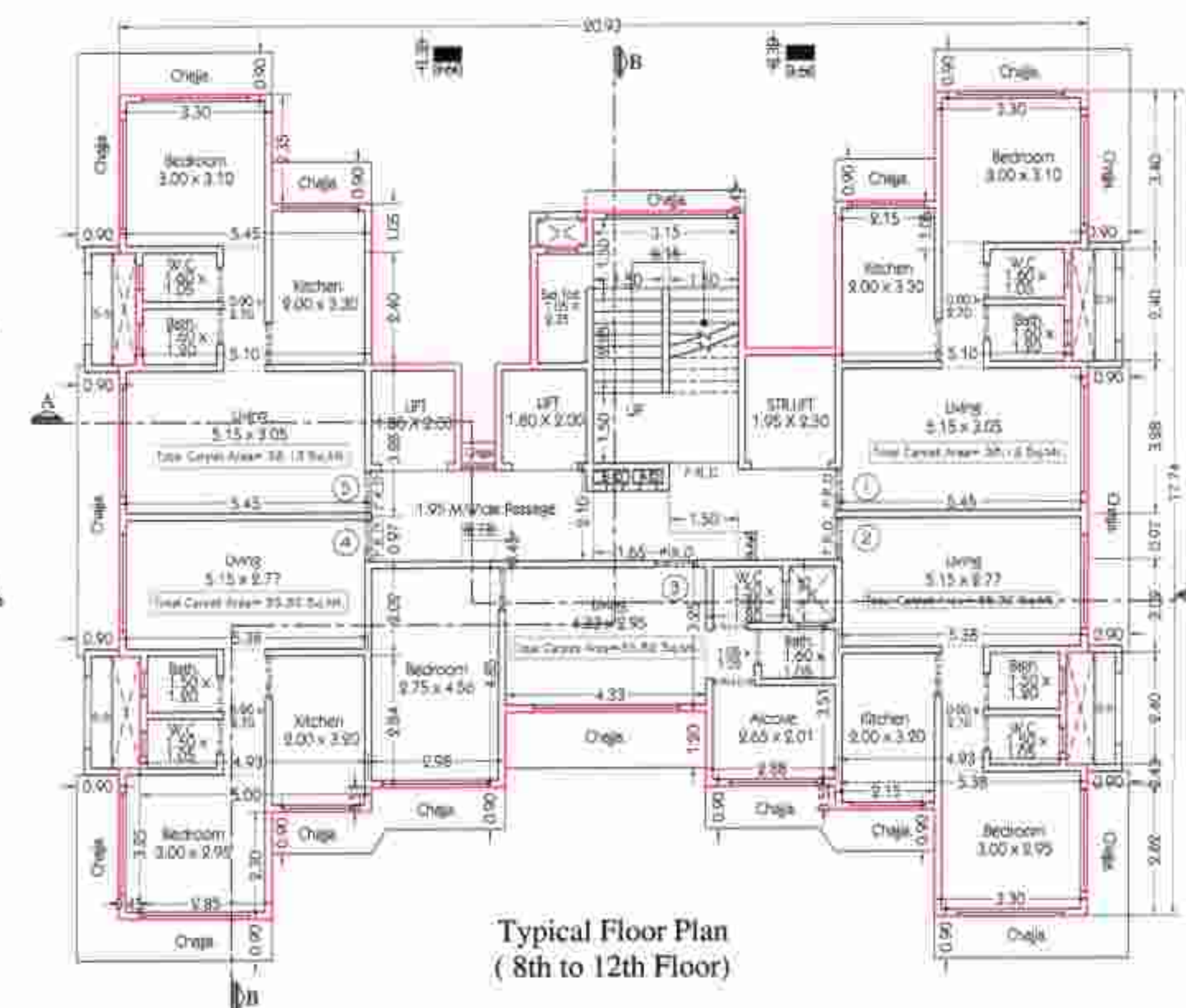
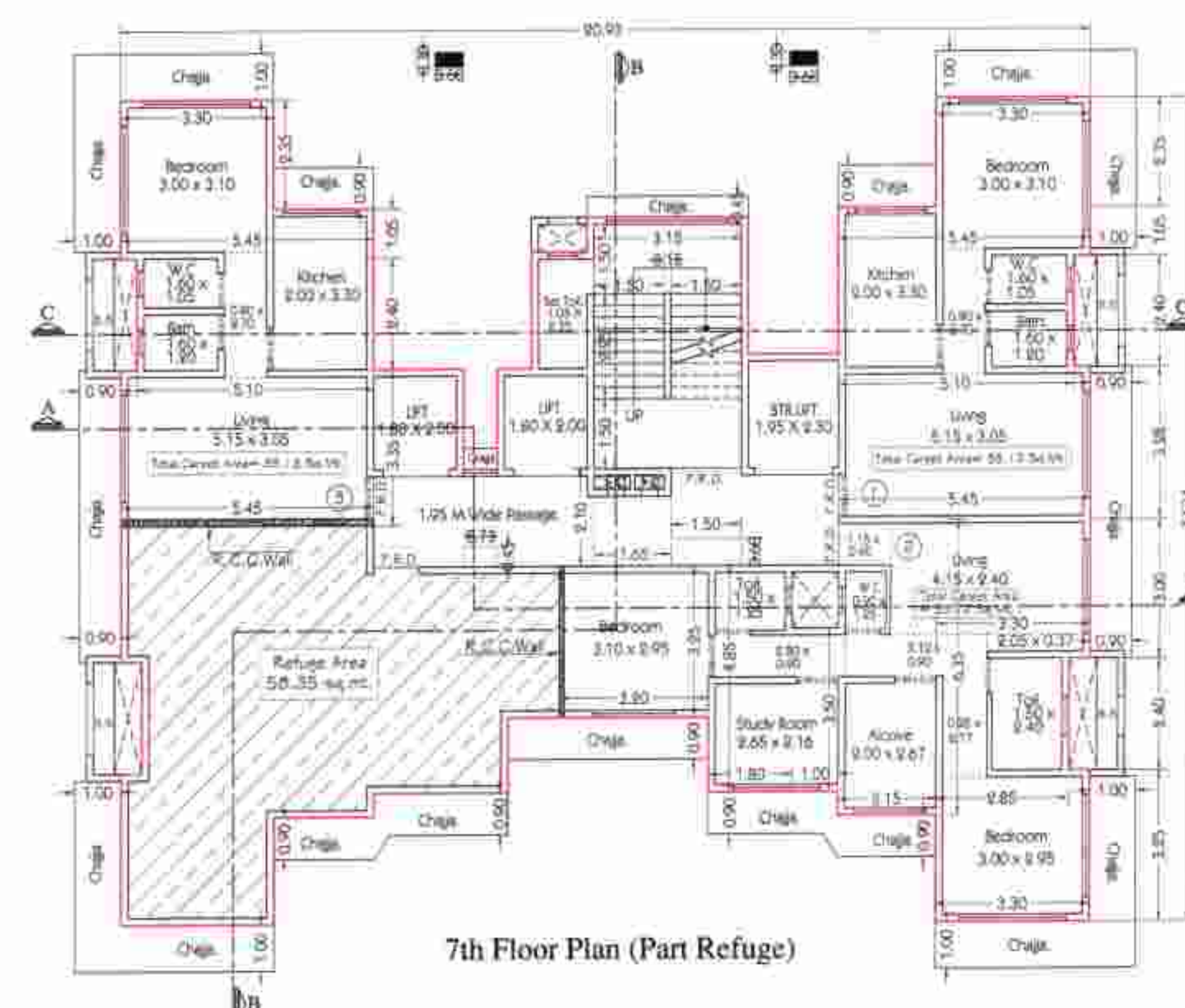
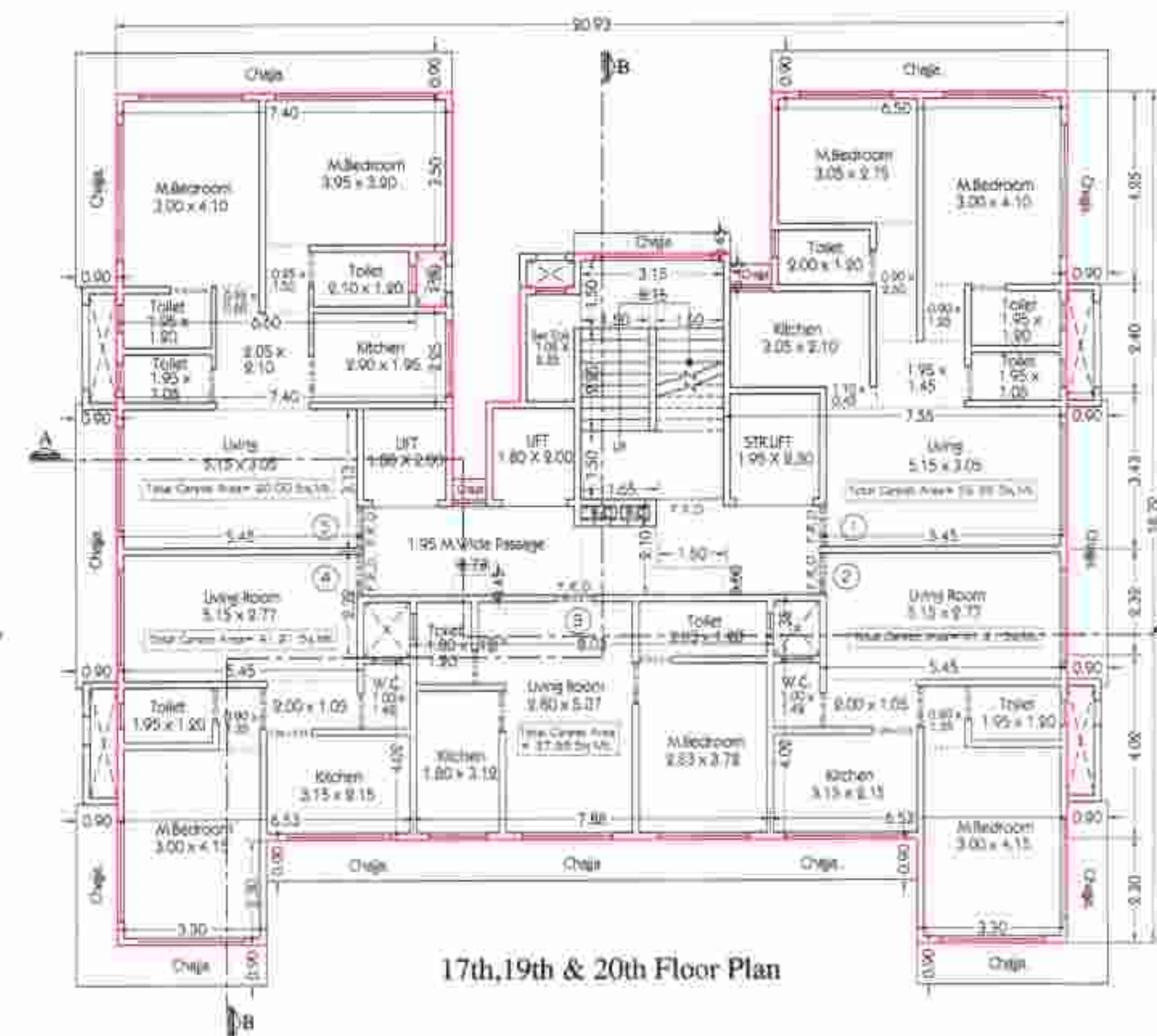
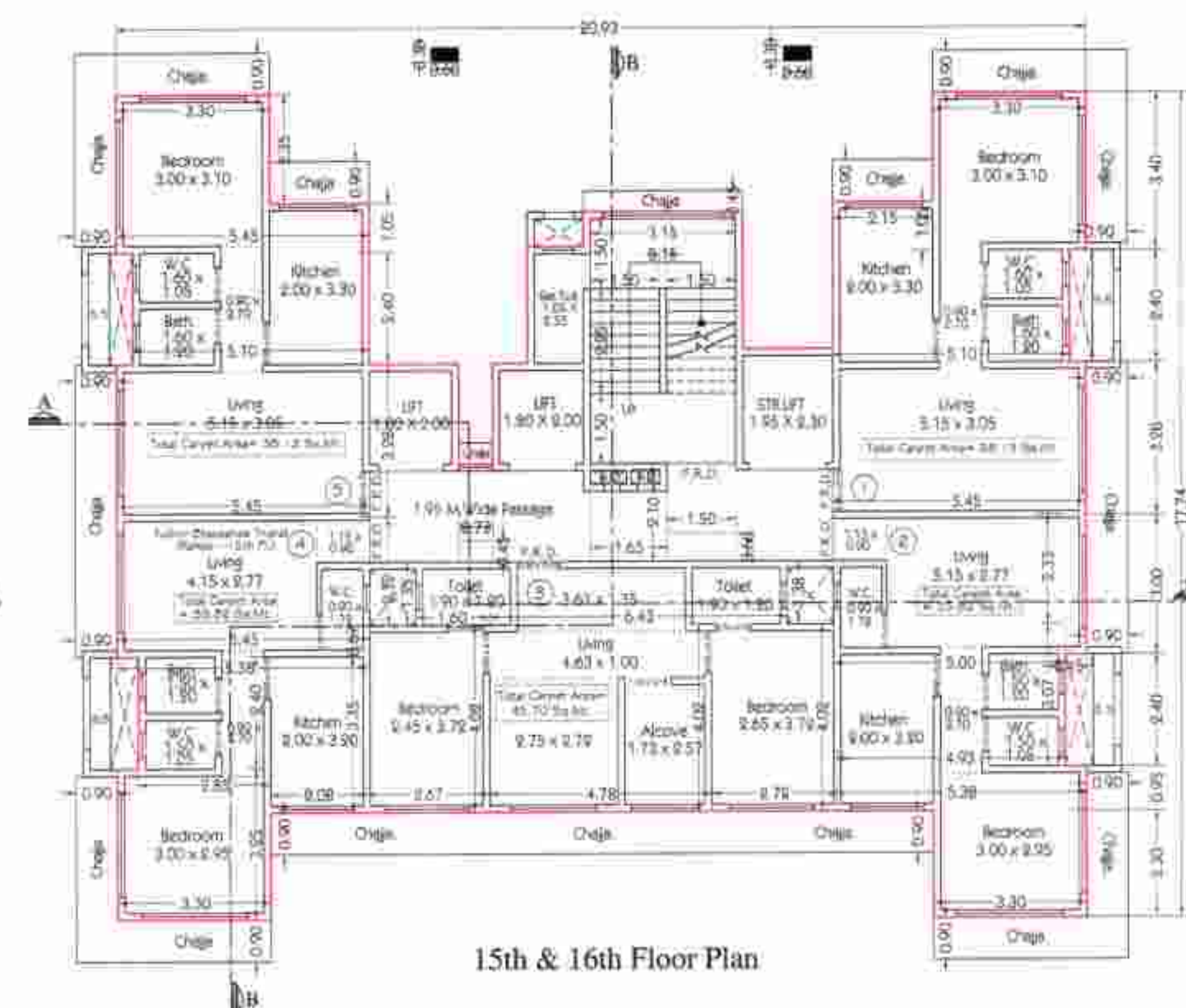
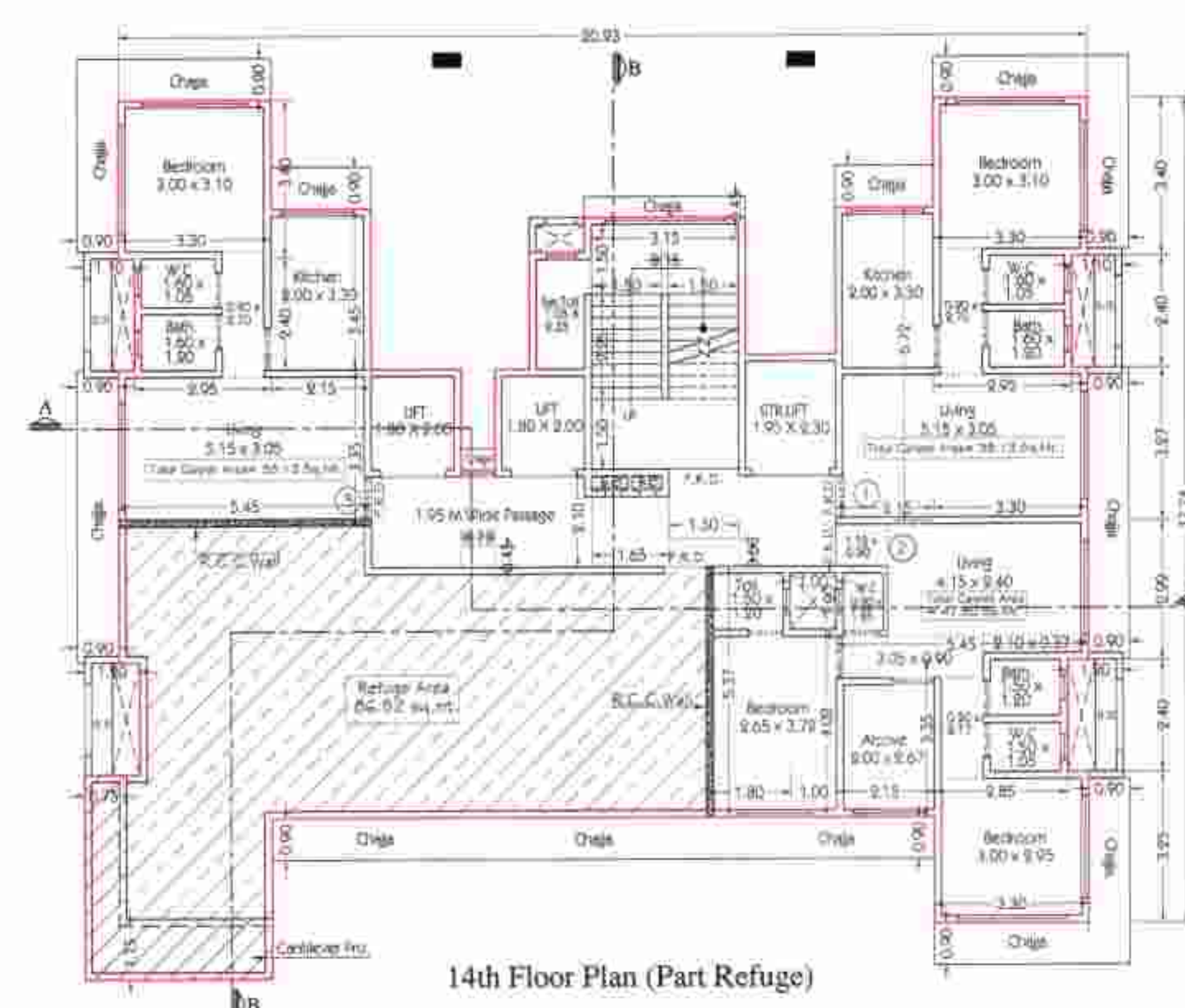
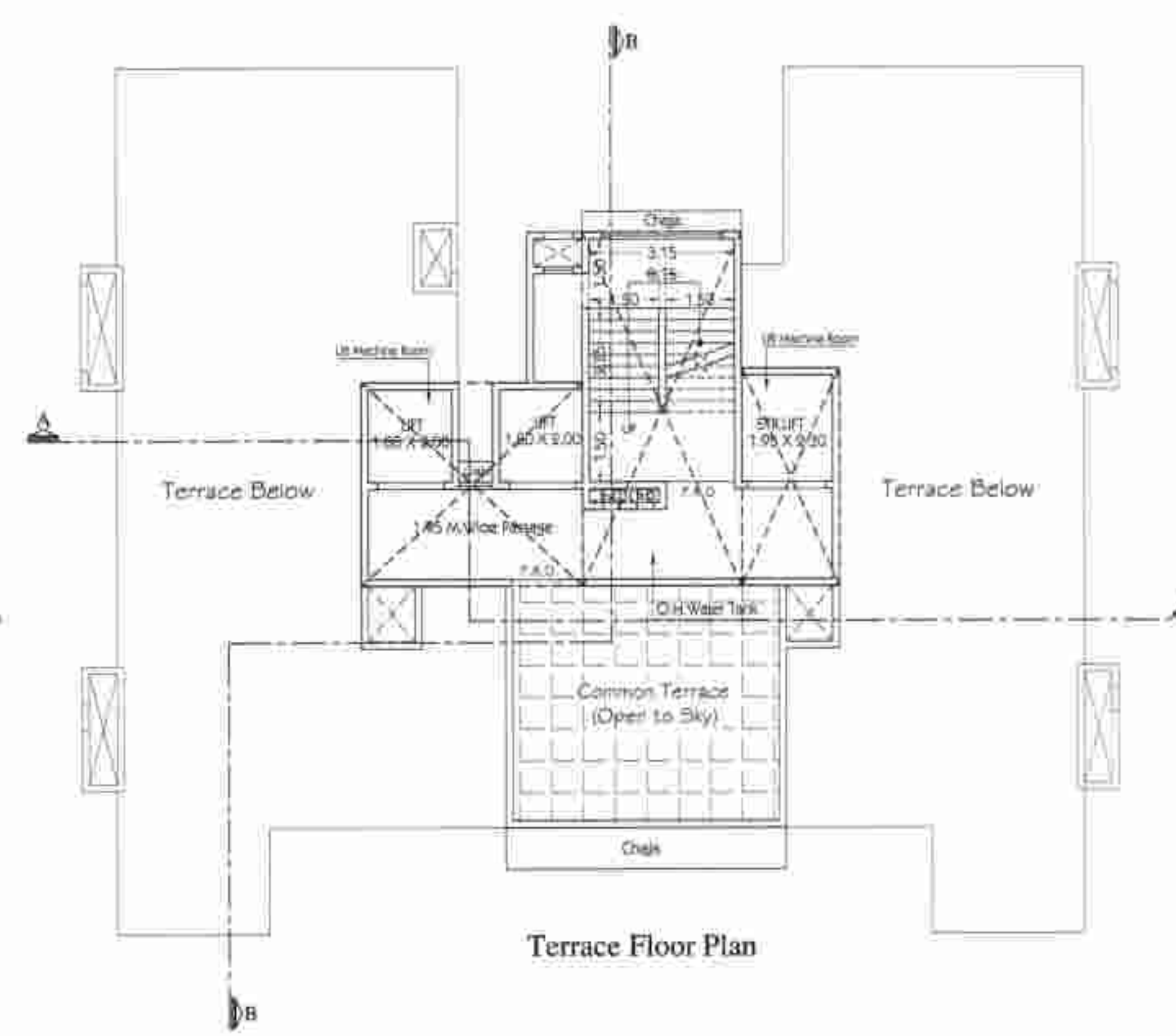
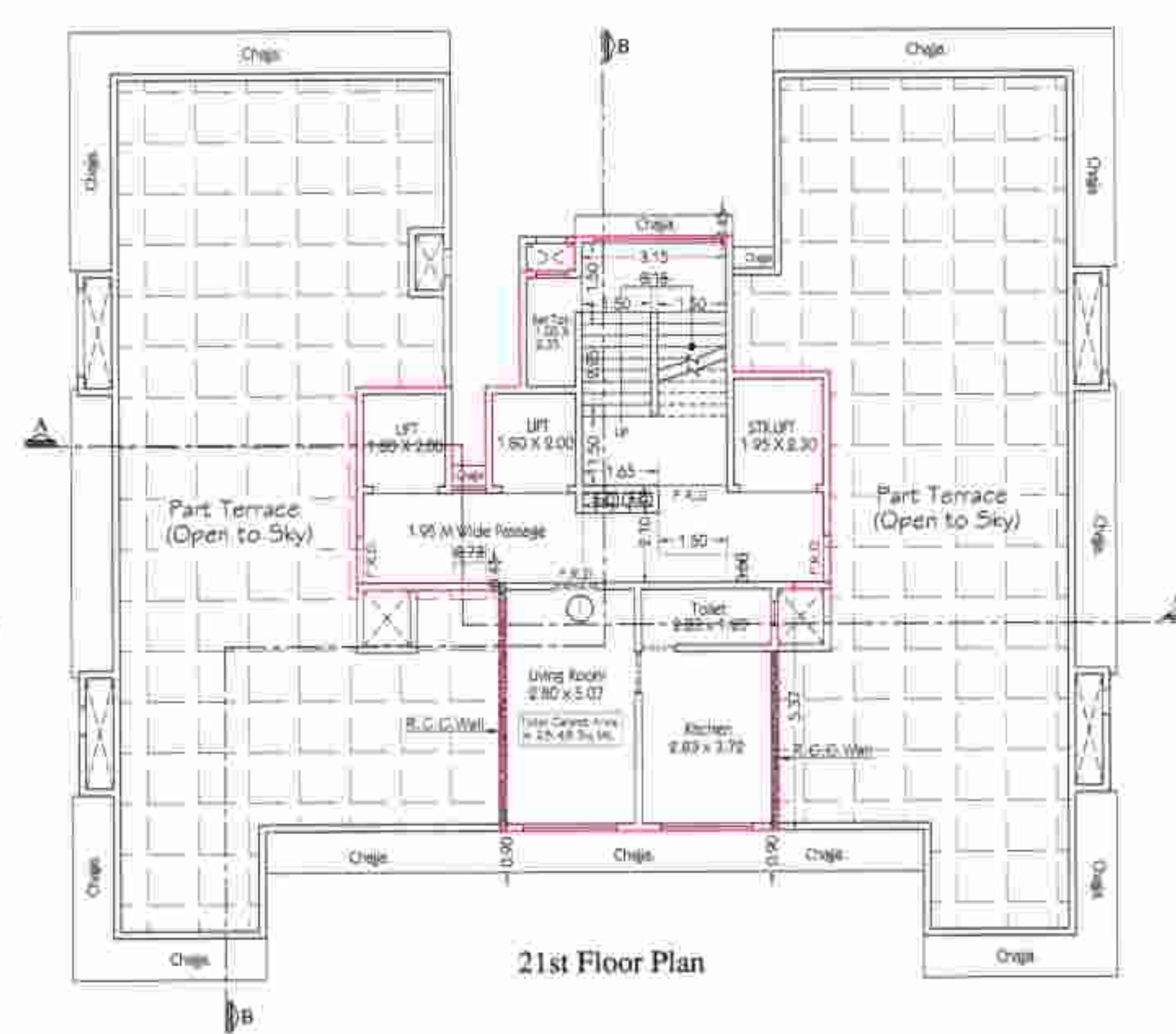
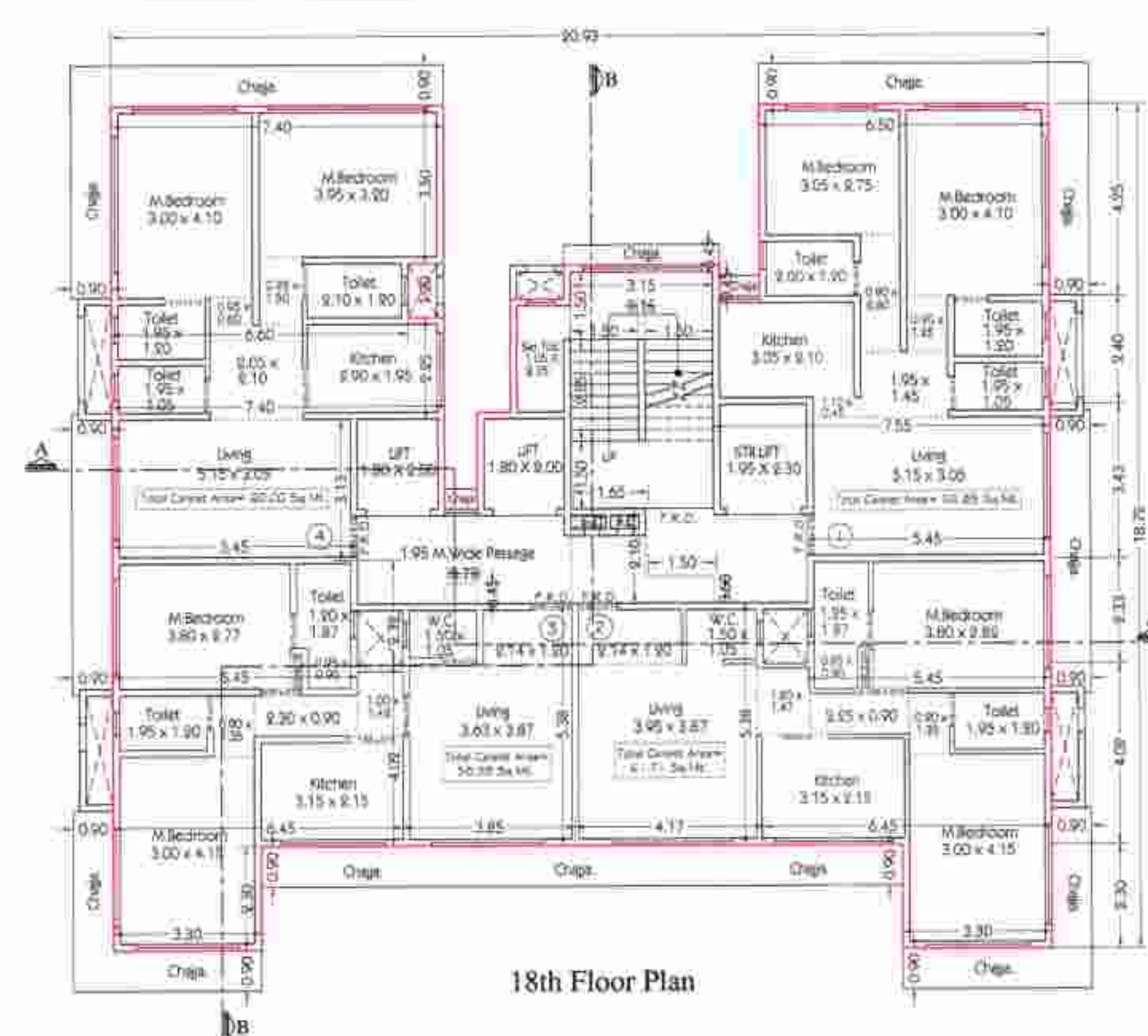
05

Dagaji

1:100

A. Dharia

11/04/2017



THIS PLAN IS DIGITALLY SIGNED & ISSUED
Approved Subject To Condition Mentioned in The
File No. EB/5025/E/A

Sandeep Ulhas
Wadalkar

Ravin
dra
Dagaji
Deore

Chandrakan
nt Pundlik
Metkar

S.E.B.P.(CTY)

A.E.B.P.(CTY)

E.E.B.P.(CTY)

Daxesh
Babulal
Kadaka

Ankit
Prakash
Dharia

Digitally signed by Daxesh
Babulal Kadaka
DN: cn=Daxesh Babulal Kadaka,
o=Maharashtra,
serialNumber=192022f
192022f140998916864
1121658676633491125858
9628022116, cn=Daxesh
Babulal Kadaka
Date: 2017.04.19 14:05:50
+05'30'

Digitally signed by Ankit
Prakash Dharia
DN: cn=Ankit Prakash Dharia,
o=Maharashtra,
serialNumber=192022f
192022f140998916864
1121658676633491125858
9628022116, cn=Ankit
Prakash Dharia
Date: 2017.04.19 14:05:50
+05'30'

OWNER SIGN:

ARCH. / S.SIGN.

PROFORMA - B

CONTENT OF SHEETS:

Typical Floor Plan (8th to 12th), 13th Floor Plan, 14th Floor Plan (Part Refuge), 15th & 16th Floor Plan,
Typical Floor Plan (17th, 19th & 20th), 18th Floor Plan, 21st Floor Plan & Terrace Floor Plan.

CERTIFICATE OF AREA:

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE CH/39/107/2009 AND THAT
THE DIMENSION OF THE SIDES, ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE
AND THE AREA SO WORKED OUT IS 880.81 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE
DOCUMENT OF OWNERSHIP BY TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ARCHITECT

CLIENTS NAME & SIGNATURE

M/S. DEEJAY DEVELOPER

DESCRIPTION OF PROPOSAL:

Proposed redevelopment of property bearing C.S. No. 753, of Wagon Dr.,
Situated at Ramnagar, Borel Marg, E - Ward, Mumbai

Licensed Surveyor.



A.P.Dharia & Associates.

Office No. 18 & 2, Ground Floor,
146 B Patel Building, N.M. Joshi Marg,
Opp. Fish Market, Lower Parel (W)
Mumbai - 400 013
TEL : 24919666, 9329130068

SHEET NO.	DRAWN BY	SCALE	CHECKED BY	DATE
02	Design	1:100	A. Dharia	11/04/2017



P R O F O R M A - B

CONT'D OF SHEET:

City of Pune, 1st Floor Plan, 1st Floor Plan (BMC School), 3rd 5th Floor Plan (Patil's), 1st Floor Plan (Gangani), 1st Floor Plan (Amit), Permanent Area Statement, Refuse Area Calculation, Plot Area Statement (Calculation), Plotting Area Statement, Setback Requirement Calculation, Driveway Width (Calculation), Setback, Location Plan, Drawing of Proposed Block Plan, Table - 1 & 2 (Part 1)

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 30/11/2009 AND THAT THE DIMENSION OF THE SITES, EXTENT OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS ABOUT 82MT AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF GANESHWARI TOWN PLANNING SOCIETY RECORDS

SIGNATURE OF ARCHITECT

CLIENT'S NAME & SIGNATURE

M/S. DEEPAK DEVELOPER

DESCRIPTION OF PROJECT

Proposed redevelopment of property bearing C.S. No. 752, of Wazirpur D. situated at Ramnagar Wright Ave., E - Ward, Mumbai.

Licensed Surveyor.

A.P.Dharja & Associates.



Office No. 18 & 2, Ground Floor,
146 B Patel Building, N.M.Joshi Marg,
Opp. Fish Market, Lower Panel (W)
Mumbai-400 013
TEL : 94919666, 9399213066

SHEET NO	DRAWN BY	SCALE	CHECKED BY	DATE
D1	<i>Deeptanshu</i>	1:100	<i>A. Dharja</i>	11/04/2017



Area Diagram & Calculation (1:500)

$43.66 \times 20.10 \times 1 \text{ No.} = 436.70 \text{ sqm.}$
 $43.66 \times 20.10 \times 1 \text{ No.} = 446.11 \text{ sqm.}$
Total Addition = 882.81 sqm.

Sanitary Requirement (Ground Floor - Shop)

Load for sanitary appliances is 33.33 for each 100 sqm.
 Correct area for shop (Ground & 1st floor) = 214.94.00 sqm.
 Person for 914.81 sqm = $\frac{914.81 \times 33.33}{100} = 71.60 \text{ Nos.}$
 50% Girls = 36.00 Nos.
 50% Lads = 36.00 Nos.
 1 W.C. for each 95 girls; So W.C. Reqd. = 2 Nos.
 1 W.C. for each 15 lads; So W.C. Reqd. = 2 Nos.
 W.C. Reqd. at the ground floor = 2 Nos.

Sanitary Requirement (1st floor - School)

Load for sanitary arrangements is 33.33 for each 100 sq.mt.
 Carpet area for shop (Ground & 1st floor) = 309.69 sq.mt.
 Person for 309.69 sq.mt. = $\frac{309.69 \times 33.33}{100} = 103.30$ Nos.
 Say 104 Nos.
 50% Gents = 52.00 Nos.
 50% Ladies = 52.00 Nos.
 1 W.C. for each 50 Gents, So W.C. Read = 3 Nos.
 1 W.C. for each 10 Ladies, So W.C. Read = 4 Nos.
 W.C. Read at the 1st floor = 2 Nos.

A P R O F O R M A - A		
1	Area of the plot	000.01 ACRES
2	Setback for	
2a	Front lot - Back area	
2b	As proposed front	
2c	Area Regression (Adj.) - Deck	
3	Minimum area of plot (1.0)	000.01 ACRES
4	Reduction for 10% Nonconforming ground / 10% Anomaly factor (5 feet/100 ft. or less)	
5	Net area of plot (1.0 - 4)	000.01 ACRES
6	Subtraction for floor space index to give 100% for Deck Ratio to give 100% for Deck Ratio	
7	Final area (2.0 - 6)	000.01 ACRES
8	Floor Space Index Formula:	as per ordinance
9	Plot Floor Space Index credit available by Development Rights Reversioned to _____ % of the balance area above 3' above R/C: _____ R/C: _____	
	Adjustment for floor space index to give 100% for Deck Ratio to give 100% for Deck Ratio to give 100% for Deck Ratio	
10	Percentage floor area (7.0 - 9) x 100	00.01 to 00.01
11	Minimum floor area	1500.00 SQ. FT.
12	As proposed floor up area	1500.00 SQ. FT.
13	Minimum Lot Area (Area of Plot) - Floor Space Index	
14	Area of Floor Space Index	000.01 ACRES
15	Minimum area - As proposed floor up area	150.00 SQ. FT.
16	Net floor space (1.0 - 15) x 100 as per net floor space index	000.01 to 00.01

		TUSA	
		PERMISSIBLE	PROPOSED
10	1) Improved on-site parking = 1475		
2	2) Details of FSI divided as per DCR 25.4 (4)		
1	1) Negative Ratio Area component permitted, while DCR 25.4 (4) is strictly Residential, i.e., $(FSA \div 0.53) =$		
2	2) Overall Built-Up Area component permitted, while DCR 25.4 (4) is Residential, i.e., $(FSA \div 0.53) =$	152.45 SQ.M	174.96 SQ.M
3	3) Total FSI = 11.4, permitted, while DCR 25.4 (4) is 10.8	776.50 SQ.M	806.75 SQ.M
4	4) Total Gross Built up area permitted: $(10 \times 8.3) =$	4377.40 SQ.M	4175.40 SQ.M
C	C) Statement Statement		
25	25) Proposed area (ft. above)		
26	26) Proposed area (ft. below)		
27	27) Proposed area (ft. above and below)		
28	28) Proposed area (ft. above and below)		
29	29) Proposed area (ft. above and below)		
30	30) Proposed area (ft. above and below)		
31	31) Proposed area (ft. above and below)		
32	32) Proposed area (ft. above and below)		
33	33) Proposed area (ft. above and below)		
34	34) Proposed area (ft. above and below)		
35	35) Proposed area (ft. above and below)		
36	36) Proposed area (ft. above and below)		
37	37) Proposed area (ft. above and below)		
38	38) Proposed area (ft. above and below)		
39	39) Proposed area (ft. above and below)		
40	40) Proposed area (ft. above and below)		
41	41) Proposed area (ft. above and below)		
42	42) Proposed area (ft. above and below)		
43	43) Proposed area (ft. above and below)		
44	44) Proposed area (ft. above and below)		
45	45) Proposed area (ft. above and below)		
46	46) Proposed area (ft. above and below)		
47	47) Proposed area (ft. above and below)		
48	48) Proposed area (ft. above and below)		
49	49) Proposed area (ft. above and below)		
50	50) Proposed area (ft. above and below)		
51	51) Proposed area (ft. above and below)		
52	52) Proposed area (ft. above and below)		
53	53) Proposed area (ft. above and below)		
54	54) Proposed area (ft. above and below)		
55	55) Proposed area (ft. above and below)		
56	56) Proposed area (ft. above and below)		
57	57) Proposed area (ft. above and below)		
58	58) Proposed area (ft. above and below)		
59	59) Proposed area (ft. above and below)		
60	60) Proposed area (ft. above and below)		
61	61) Proposed area (ft. above and below)		
62	62) Proposed area (ft. above and below)		
63	63) Proposed area (ft. above and below)		
64	64) Proposed area (ft. above and below)		
65	65) Proposed area (ft. above and below)		
66	66) Proposed area (ft. above and below)		
67	67) Proposed area (ft. above and below)		
68	68) Proposed area (ft. above and below)		
69	69) Proposed area (ft. above and below)		
70	70) Proposed area (ft. above and below)		
71	71) Proposed area (ft. above and below)		
72	72) Proposed area (ft. above and below)		
73	73) Proposed area (ft. above and below)		
74	74) Proposed area (ft. above and below)		
75	75) Proposed area (ft. above and below)		
76	76) Proposed area (ft. above and below)		
77	77) Proposed area (ft. above and below)		
78	78) Proposed area (ft. above and below)		
79	79) Proposed area (ft. above and below)		
80	80) Proposed area (ft. above and below)		
81	81) Proposed area (ft. above and below)		
82	82) Proposed area (ft. above and below)		
83	83) Proposed area (ft. above and below)		
84	84) Proposed area (ft. above and below)		
85	85) Proposed area (ft. above and below)		
86	86) Proposed area (ft. above and below)		
87	87) Proposed area (ft. above and below)		
88	88) Proposed area (ft. above and below)		
89	89) Proposed area (ft. above and below)		
90	90) Proposed area (ft. above and below)		
91	91) Proposed area (ft. above and below)		
92	92) Proposed area (ft. above and below)		
93	93) Proposed area (ft. above and below)		
94	94) Proposed area (ft. above and below)		
95	95) Proposed area (ft. above and below)		
96	96) Proposed area (ft. above and below)		
97	97) Proposed area (ft. above and below)		
98	98) Proposed area (ft. above and below)		
99	99) Proposed area (ft. above and below)		
100	100) Proposed area (ft. above and below)		
D	D) Parking Statement		
1	1) Parking required by Regulation for		
2	2) Parking required by Regulation for		
3	3) Parking required by Regulation for		
4	4) Parking required by Regulation for		
5	5) Parking required by Regulation for		
6	6) Parking required by Regulation for		
7	7) Parking required by Regulation for		
8	8) Parking required by Regulation for		
9	9) Parking required by Regulation for		
10	10) Parking required by Regulation for		

P R O F O R M A - B			
CONTENT OF SHEETS:			
Gd. Floor Plan; 1st floor Plan; 2nd floor Plan (B.M.School); 3rd & 4th floor Plan (Patent); 4th floor Plan (General); wall up Area Summary; Perimeter Area Statement; Refuge Area Calculation; Play Area Diagram or Calculation; Parking Area Statement; Sanitary Arrangement Calculation; Drawing Water Source Area; Settlement; Location Plan; Ceiling & Proposed Block Plan; Etc:- 3 & Proforma.			
CERTIFICATE OF AREA			
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON D/S / T/S / S/OFF- AND THAT THE DIMENSION OF THE SIDES, ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS GOOD & TRUE WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS			
			SIGNATURE OF ARCHITECT
CLIENT'S NAME & SIGNATURE			
M/S. DEEPA DEVELOPER			
DESCRIPTION OF PROJECT			
Proposed redevelopment of property bearing C.S. No. 752, of Wazirpur Div., Situated at Ramnagar Bhogal Marg, E - Ward, Mumbai.			
Licensed Surveyor.			
		A.P.Dharja & Associates, Office No. 16 & 9, Ground Floor, 146 B Patel Building, N.M.Joshi Marg. Opp. Fish Market, Lower Parel (W) Mumbai-400 013 TEL : - 54919666, 9399213066	
SHEET NO	DRAWN BY	SCALE	CHECKED BY
01	Deeptant	1:100	A. Dharja
			DATE
			11/04/2017
