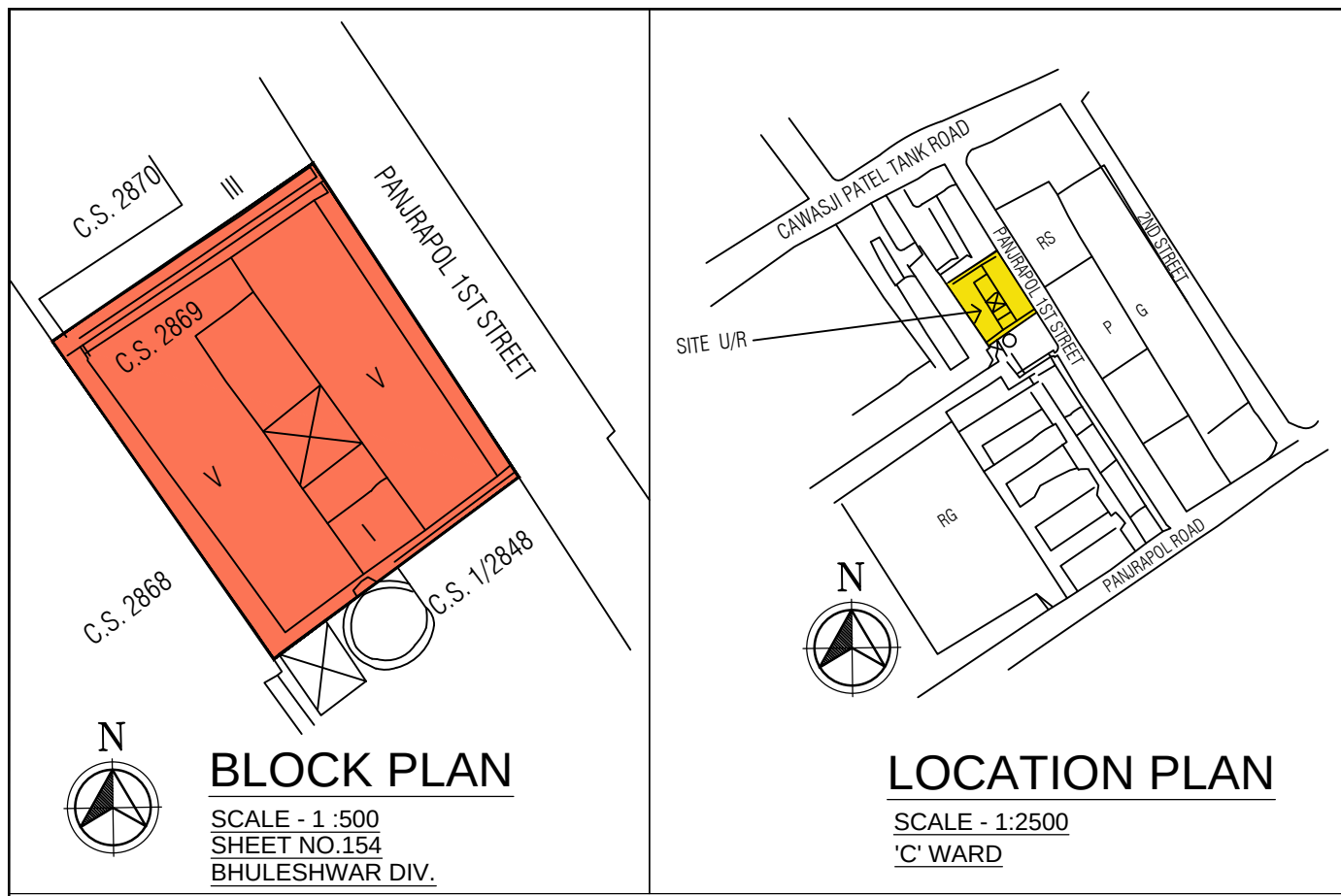




PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PARKING AREA STATEMENT

FOR COMMERCIAL

ONE PARKING SPACE FOR EVERY 40 SMT OF FLR AREA TOTAL AREA 459.35 SQ.MT.

PARKING REQD. = 11.48 NOS....(I)

TOTAL PROPOSED B.U.A.I./ITES

1 FOR 75 SQ.MT UPTO 1500 SQ.MT.=55.31/75

REQUIRED PARKING = 0.74 NOS....(II)

FOR RESIDENTIAL

FLATS UP TO 35.00 SQ.MT. PARKING REQD. ONE PER 8 FLATS = 4 = 0.50

REQD. PARKING

FLATS 35.00 TO 45.00 PARKING REQD. ONE PER 4 FLATS = 54 = 13.50

REQD. PARKING

FLATS 45.00 TO 70.00 PARKING REQD. ONE PER 2 FLATS = 16 = 8.00

PARKING REQD.

FLATS AREA ABOVE 70.00 PARKING REQD. ONE PER 1 FLATS = 0 = NIL

PARKING REQD.

TOTAL = 22.00 NOS....(III)

PARKING REQUIRED (I + II + III) = 34.22 NOS.

25% VISITORS PARKING = 8.56 NOS.

TOTAL = 42.78 NOS

SAY = 43.00 NOS.

PROPOSED PARKING

NO OF SMALL PARKING I.E (2.30 X 4.50) = NIL

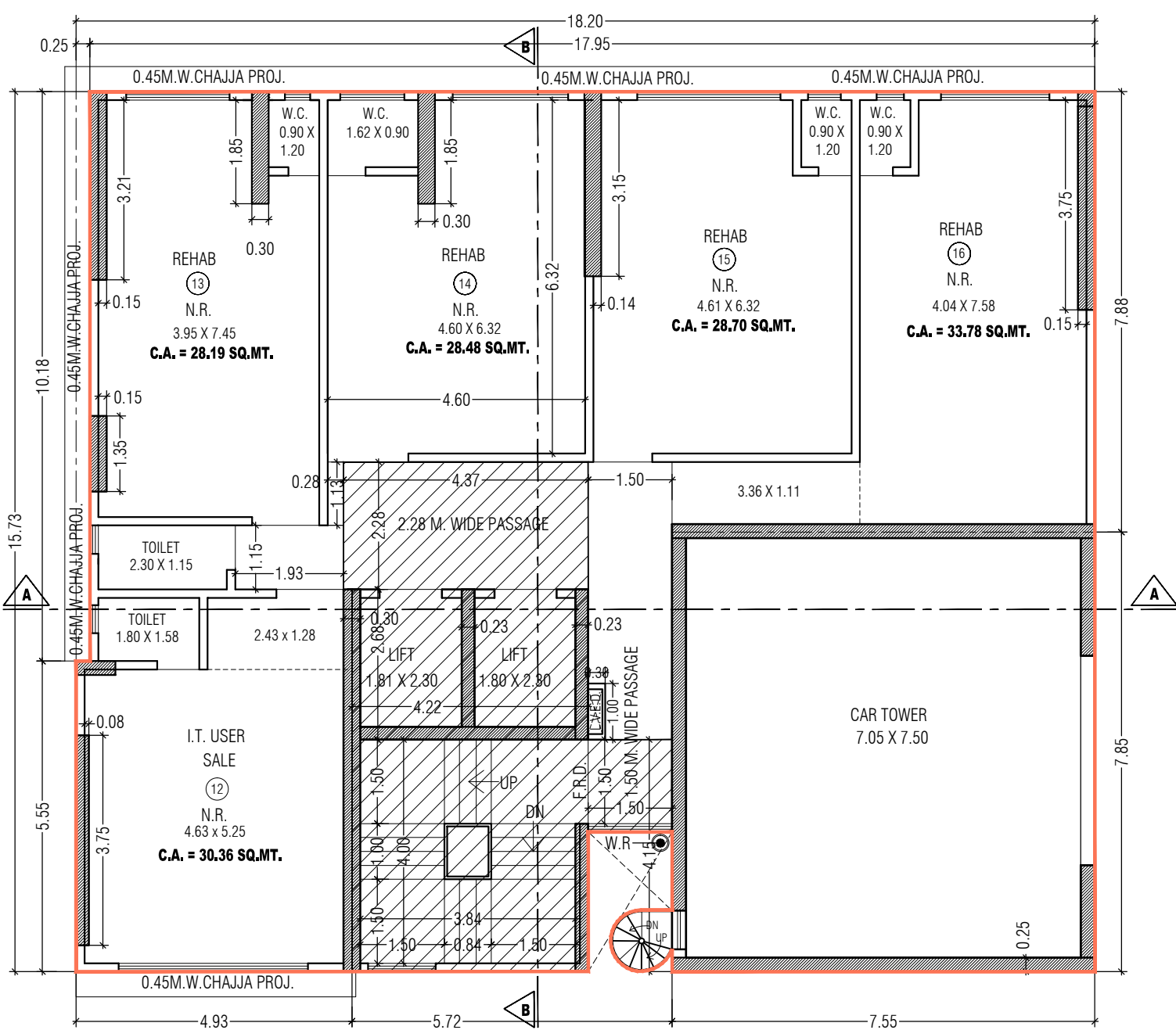
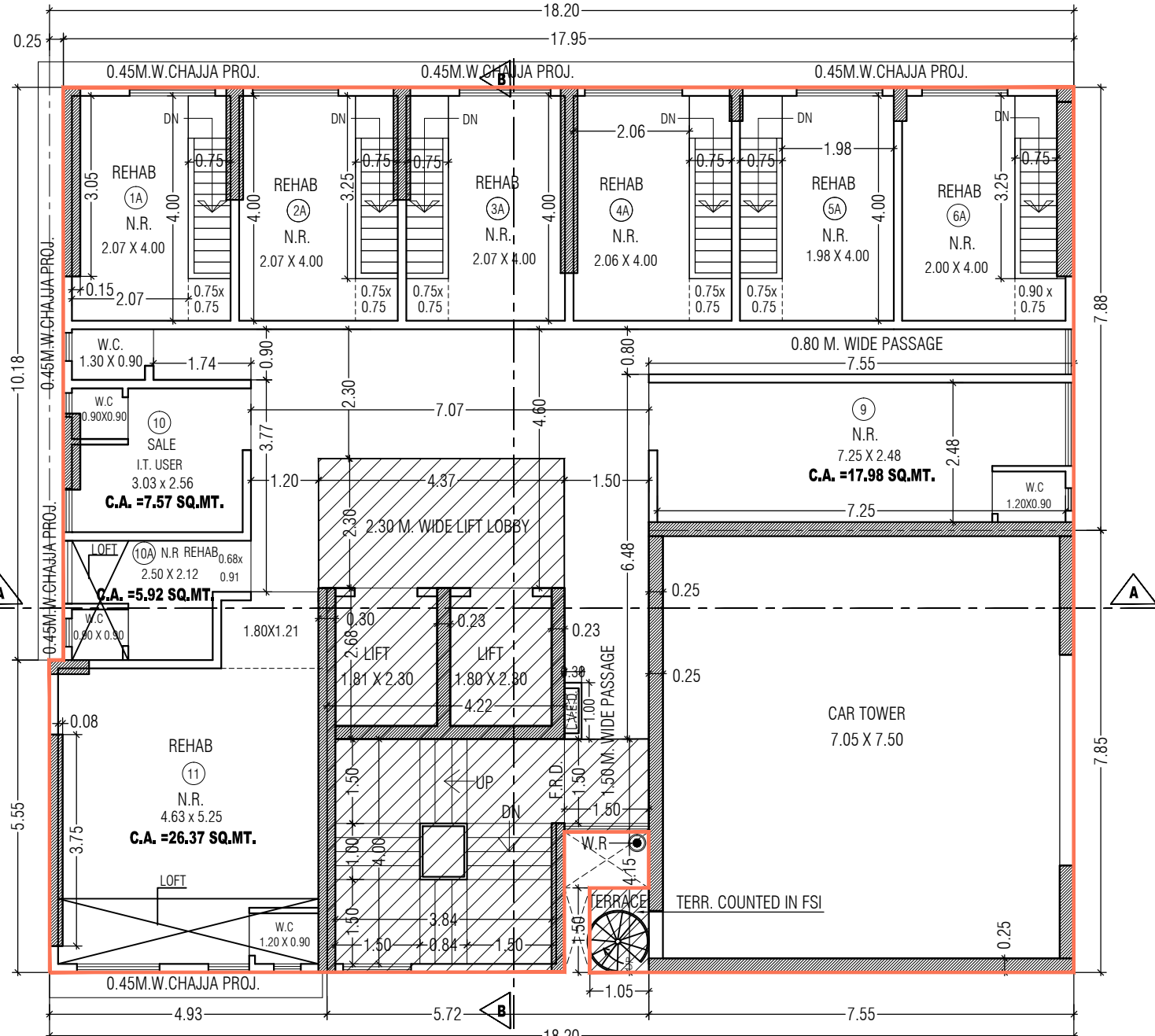
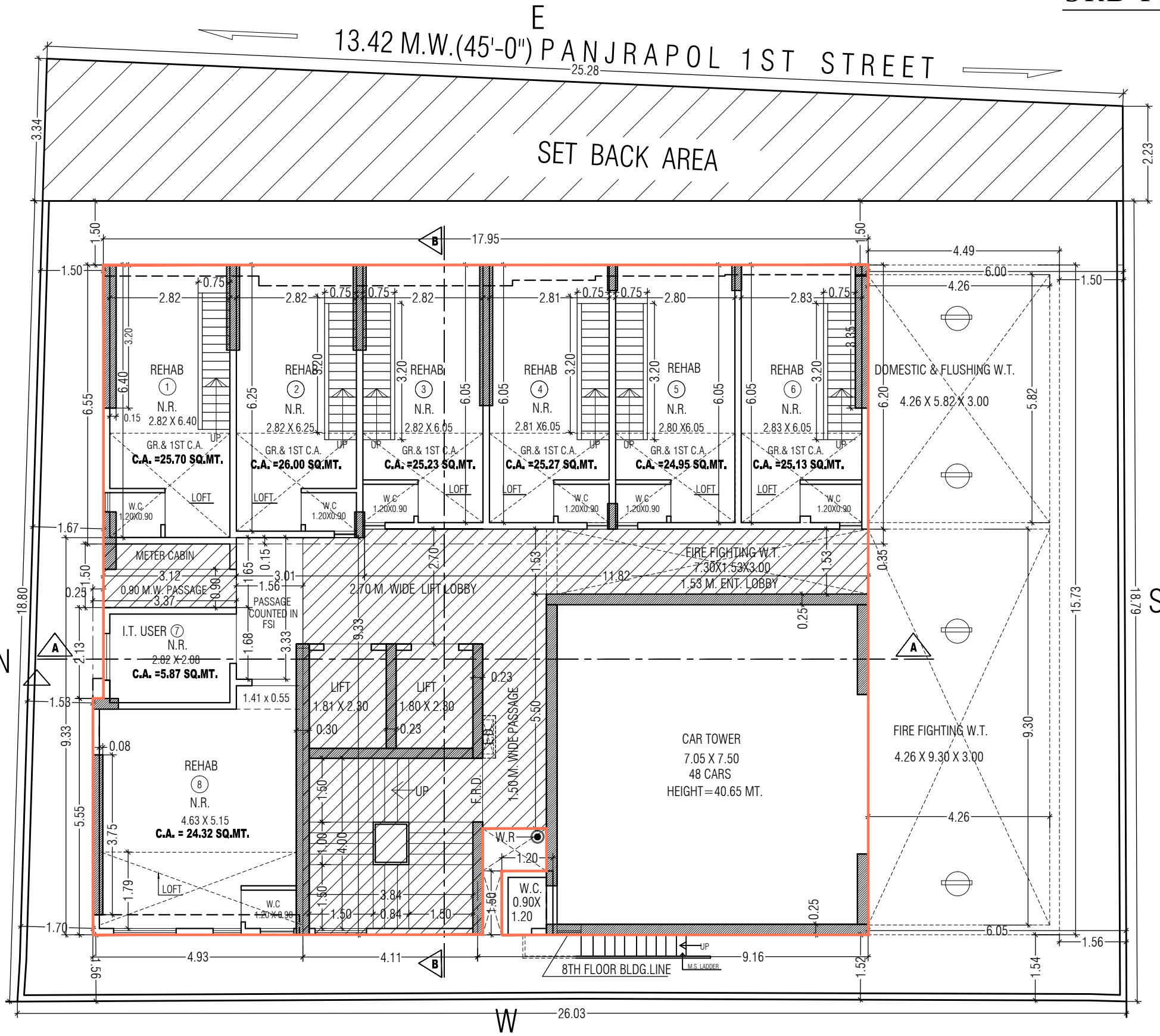
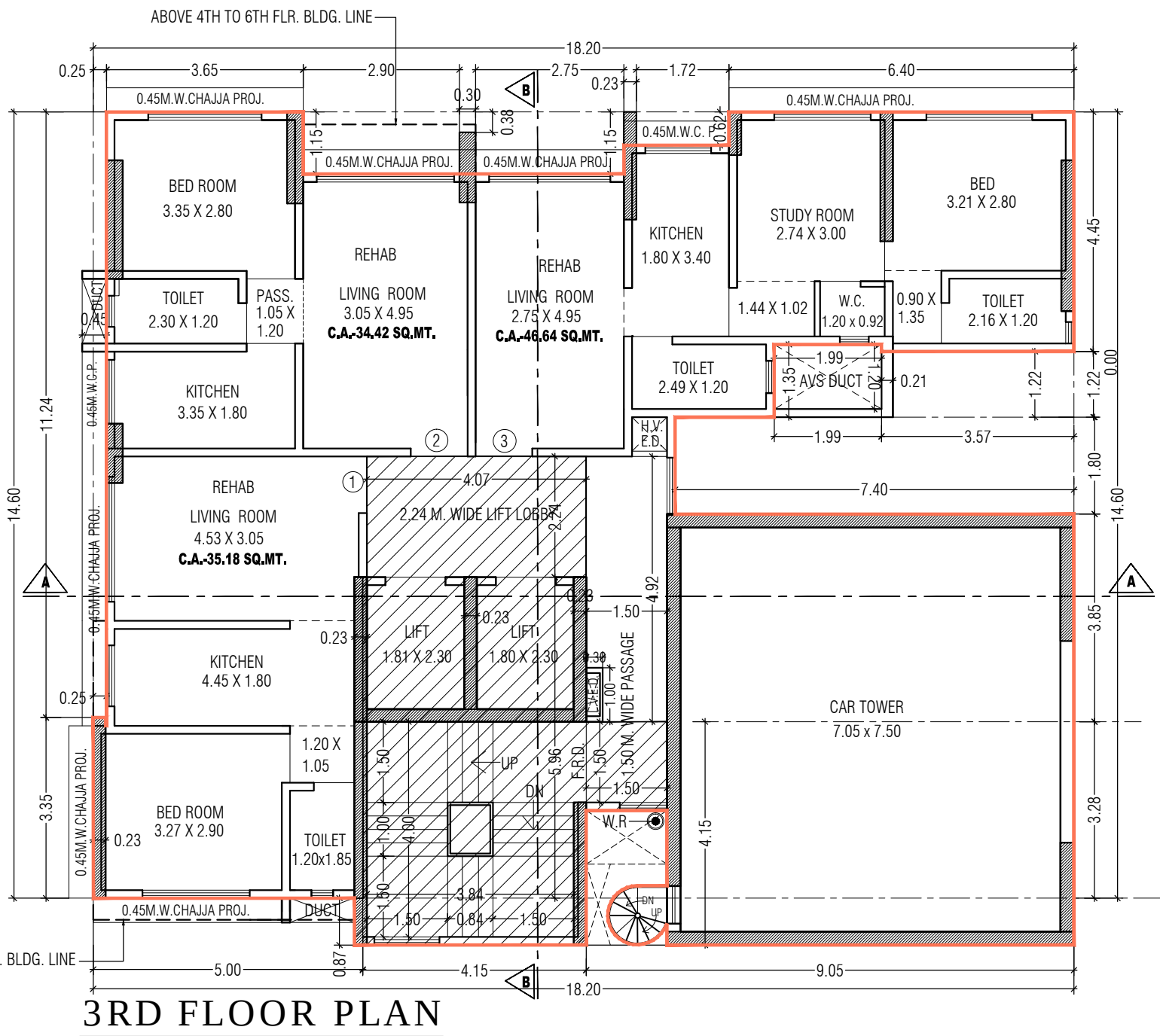
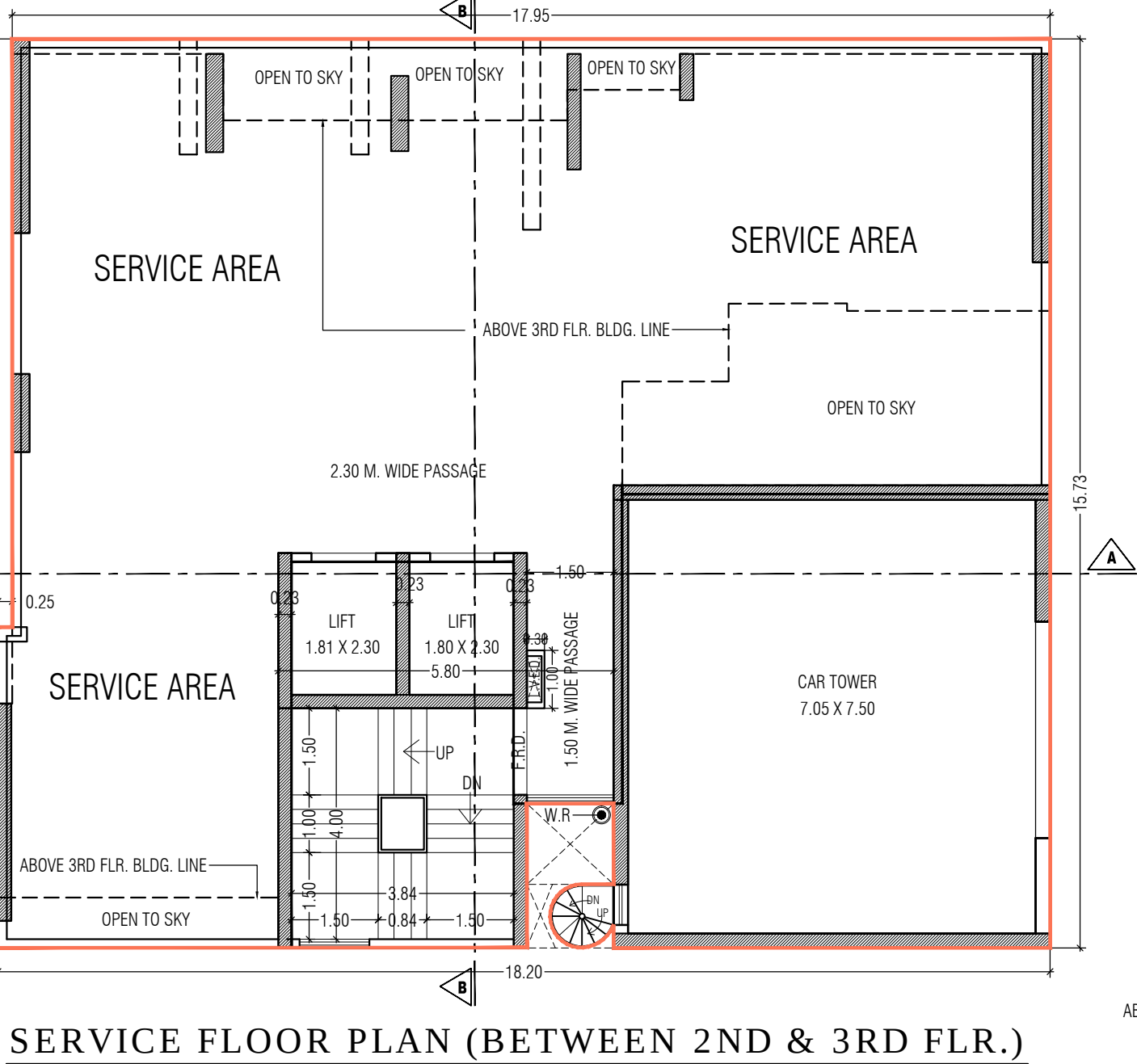
NO OF BIG PARKING I.E (2.50 X 5.50) = NIL

TABLE-II				
DETAILS OF FUNGIBLE B.U.A. FOR REHAB/ SALE & PREMIUM CALCULATIONS				
Sr. No.	Description	Residential in Sq.mt	Commercial in sq.mt	Total in sq.mt.
1	Permissible B.U.A. (Sr.No.14 of Proforma-A)		410.12 11.16	3107.67
2	Permissible fungible B.U.A. on rehab (1X0.35 or 0.20)	2686.39	84.26	1024.50
3	Total permissible B.U.A.(1+2)	3626.63	505.54	4132.17
4	Total proposed B.U.A. including fungible F.S.I (14+B3OF Proforma-A) {Check:-shall not be more than 3- (Total A+B column no.21 of table no.1)}	3569.52	500.47	4069.99
5	Permissible fungible B.U.A. for Rehab,MHADA & M.C.G.M component(Total A+B column no.15 of table no.1))	597.49	72.93	670.42
6	Fungible B.U.A. utilized for Rehab, MHADA & MCGM (Col.19-14-20)of table no.1{Check:-shall not be more than 5 (above & shall be equal to 5 Col no.21 of table no.1)}	543.56	67.86	611.42
7	Permissible fungible B.U.A. for sale component(2-5)	342.75	11.33	354.08
8	Fungible B.U.A. utilized for Sale, (Col.4-1-6)above {Check:-shall not be more than 7 above	339.57	11.33	350.90
9	Ready Recknor Rate for the year 2012			
10	% of Ready Recknor Rate	60%	100%	
11	Premium amount to be recovered	Say	Say	Say
12	Payment receipt No. & Date			

B.U.A SUMMARY

FLOORS	B.U.AREA
GROUND FL	154.69 SQ.MT.
1ST FLOOR	166.32 SQ.MT.
2ND FLOOR	179.46 SQ.MT.
3RD FLOOR	142.26 SQ.MT.
4TH FLOOR	147.42 SQ.MT.
5TH FLOOR	147.42 SQ.MT.
6TH FLOOR	147.42 SQ.MT.
7TH FL(PART REFUGE)	122.51 SQ.MT.
8TH FLOOR	169.71 SQ.MT.
9TH FLOOR	169.71 SQ.MT.
10TH FLOOR	135.80 SQ.MT.
11TH FLOOR	150.82 SQ.MT.
12TH FLOOR	150.82 SQ.MT.
13TH FLOOR	229.19 SQ.MT.
14TH FL(PART REFUGE)	151.84 SQ.MT.
15TH FLOOR	220.95 SQ.MT.
16TH FLOOR	220.95 SQ.MT.
17TH FLOOR	220.95 SQ.MT.
18TH FLOOR	220.95 SQ.MT.
19TH FLOOR	221.86 SQ.MT.
20TH FLOOR	221.86 SQ.MT.
21ST FLOOR	221.86 SQ.MT.
22ND FLOOR	154.95 SQ.MT.
TOTAL PROPOSED B.U.A.	4069.72 SQ.MT.
EXCESS REFUGE AREA	0.27 SQ.MT.
TOTAL PROPOSED B.U.A.	4069.99 SQ.MT.

PERMISSIBLE AREA STATEMENT	
(1) CARPET AREA OF REHAB TENANT = 1726.48 SQ.MT.	
1726.48 X 1.20 = 2071.78 SQ.MT....(I)	
BUILT UP AREA OF REHAB TENANT	
50% INCENTIVE FOR REHAB BUILT UP AREA	
(2071.78 X 50% = 1035.89 SQ.MT....(II)	
TOTAL PERMISSIBLE BUILT UP AREA = (I) + (II)	
TOTAL PERMISSIBLE BUILT UP AREA = 3107.67 SQ.MT....(A)	
(2) PLOT AREA = 544.41 SQ.MT.	
F.S.I. = 03.00	
PERMISSIBLE AREA = 1633.23 SQ.MT....(B)	
A > B ∴ PERMISSIBLE AREA IS = 3107.67 SQ.MT.	



P R O F O R M A - A			1 / 6
1	Area of Plot	AS PER P.R.C.	544.41
2	Deductions for		
	(a) Road set-back area		98.84
	(b) Proposed Road		
	(c) Any Reservation (R.G. & P.G)		
	(d) % amenity space as per DCR 56/57 (sub-plot)		
	(e) other		
3	Balance area of plot (1 minus 2)		445.57
4	Deduction for 15% Recreational ground/ 10% Amenity space (If deductible for Ind)		
5	Net area of plot (3 minus 4)		445.57
6	Additions for floor space index		98.84
	2 (a) 100% for D.P.Road / Set-back		
	2 (b) 33% as per DCR 32		
	2 (c) % as per DCR 33 ()		
	2 (d) other		
7	Total Areas (5 plus 6)		544.41
8	Floor Space Index permissible (As Per Statement)		
9	Floor Space Index credit available by Development Rights (Restricted to % of the balance area vide 3 above DCR no.)		
10	Permissible Floor Area (AS PER STATEMENT)		3107.67
11	Existing Floor Area		
12	Proposed built up area		3107.67
13	Excess balcony area taken in Floor Space Index		
14A	Purely Residential Built up area		2686.39
14B	Remaining Non-Residential Built up area		421.28
14	TOTAL Built-up proposed (11 + 12 + 13) (as per old approved plan dt. prior to 06-01-2012)		3107.67
15	FSI consumed on net holding = 14/3		
DETAILS OF FSI AVAILED AS PER DCR 35(4).			
1	Fungible Built Up Area component proposed vide DCR 35(4) for purely Residential =(Rehab)		883.13
2	Fungible Built Up Area component proposed vide DCR 35(4) for Non-residential =(Rehab & Sale)		79.19
3	Total Fungible Built Up Area vide DCR 35(4) = (B.1 + B.2)		962.32
	Total Gross Built Up Area Proposed (14 + B.3)		4069.99
TENEMENT STATEMENT			
(i)	Proposed area (Item B. 4 above)	AS PER STATEMENT	
(ii)	less Deduction of Non Residential area (Shop etc.)		
(iii)	Area available for tenements [(i) minus (ii)]		
(iv)	Tenements permissible (density of tenements / hectare)		
(v)	Tenements existing.		
	Total Tenements on the plot		
PARKING STATEMENT			
(i)	Parking required by Regulations for - Car Scooter/ motor Cycle Outsiders (Visitors)	AS PER STATEMENT	
(ii)	Covered garage Permissible		
(iii)	Covered garage Proposed Car Scooter/ motor Cycle Outsiders (Visitors)		
TRANSPORT VEHICLES PARKING			
(i)	Spaces for transport vehicles parking required by Regulations	AS PER STATEMENT	
(ii)	Total no. of transport vehicles parking spaces provided		

R O F O R M A -- B		
CONTENT OF SHEETS		
GROUND FLOOR PLAN, 1ST FLR. PLAN, 2ND FLR. PLAN, SERVICE FLR. PLAN, 3RD FLOOR PLAN, TABLE- II, REFUGE AREA STATEMENT, PARKING AREA STATE, B.U.A. SUMMARY, PERMISSIBLE AREA STATEMENT, PROFORMA -A		
STAMP OF DATE OF RECEIPT OF PLAN		
THIS PLAN IS DIGITALLY SIGNED & ISSUED		
S.E.B.P. (C)	A.E.B.P. (C)	E.E.B.P. (C)
OWNER SIGN.		ARCH/ I/ L.S.SIGN.
CLIENTS NAME & SIGNATURE		
DEEYAY DEVELOPERS.		
DESCRIPTION OF PROPOSAL :		
PROPOSED PLAN SHOWING OF RE-DEVELOPMENT BUILDING ON PROPERTY BEARING C.S.No. 2869 OF BHULESHWAR DIVISION, SITUATED AT 12-18, 1ST PANJRAPOLE, C - WARD, MUMBAI.		
A R C H I T E C T :		
KN KADAKIA N. K. LICENSE SURVEYORS SARDAR GRAH BLDG. CROWDFORD MARKET. 198-LT.ROAD, 116/4TH FLOOR, Mumbai-400 002 TEL. 66351455, 66351456		
FILE NO.	DRAWN BY	SCALE
	PRANIT	1:100
	CHECKED BY	DATE
	NILESH	27-07-2017