

SANITARY REQUIREMENT									
SANITATION REQUIREMENT OF GROUND FLR. (OFFICE)									
OCCUPANT LOAD = 10/100 SQ.M.				BUILT-UP AREA		1429.65	SQ.MT		
PERSON		143	GENTS		71	LADIES	71		
SR. NO.	FITMENTS			REQUIRED NO. OF TOILETS		PROVIDED NO. OF TOILETS			
				GENTS	LADIES	GENTS	LADIES		
1	W.C.	MALE 1 FOR 25 PERSON		3	5	4	6		
2	WASH BASIN (1 FOR EVERY 25)	FEMALE 1 FOR 15 PERSON		3	3	4	4		
3	URINALS (1 FOR EVERY 25)			3	-	4	-		

SANITATION REQUIREMENT OF 1ST FLR. (OFFICE)									
OCCUPANT LOAD = 10/100 SQ.M.				BUILT-UP AREA		1520.42	SQ.MT		
PERSON		152	GENTS		76	LADIES	76		
SR. NO.	FITMENTS			REQUIRED NO. OF TOILETS		PROVIDED NO. OF TOILETS			
				GENTS	LADIES	GENTS	LADIES		
1	W.C.	MALE 1 FOR 25 PERSON		3	5	4	6		
2	WASH BASIN (1 FOR EVERY 25)	FEMALE 1 FOR 15 PERSON		3	3	4	4		
3	URINALS (1 FOR EVERY 25)			3	-	4	-		

SANITATION REQUIREMENT OF 2ND TO 6TH FLR. (OFFICE)									
OCCUPANT LOAD = 10/100 SQ.M.				BUILT-UP AREA		1856.50	SQ.MT		
PERSON		186	GENTS		93	LADIES	93		
SR. NO.	FITMENTS			REQUIRED NO. OF TOILETS		PROVIDED NO. OF TOILETS			
				GENTS	LADIES	GENTS	LADIES		
1	W.C.	MALE 1 FOR 25 PERSON		4	6	4	6		
2	WASH BASIN (1 FOR EVERY 25)	FEMALE 1 FOR 15 PERSON		4	4	4	4		
3	URINALS (1 FOR EVERY 25)			4	-	4	-		

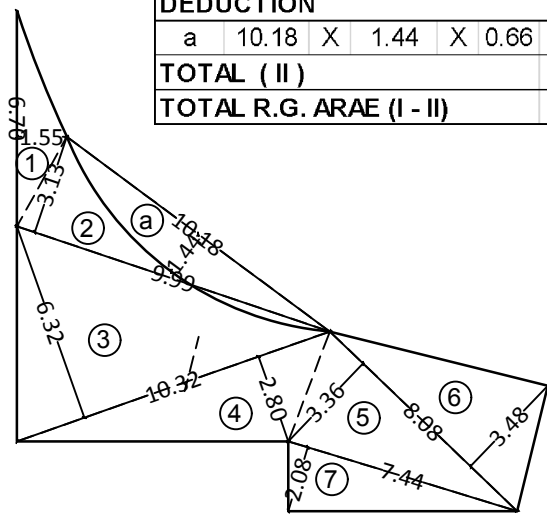
BULTUP AREA SUMMERY				
FLOOR	NET BUA (SQ.MT.)	20% FUNGIBLE AREA (SM.)	BUA + FUNGIBLE AREA (SM.)	STAIRCASE/LI FT LOBBY AREA (SM.)
STILT	1370.96	58.69	1429.65	145.85
1ST	1267.02	253.40	1520.42	126.50
2ND	1547.08	309.42	1856.50	126.21
3RD	1547.08	309.42	1856.50	126.21
4TH	1547.08	309.42	1856.50	126.21
5TH	1547.08	309.42	1856.50	126.21
6TH	1787.28	69.22	1856.50	126.21
TOTAL AREA	10613.59	1618.98	12232.57	903.40

PARKING REQUIREMENTS (OFFICE) AS PER D.C.P.R. 2034 REG. 44				
	BUILT UP AREA (IN SQ.MT.)	PARKING REQ.	PARKING REQ.	PARKING PROPOSED
TOTAL BUILT UP AREA	12232.57			
PARKING REQ. UPTO FIRST 800.00 SQ.MT	800.00	1 PARKING PER 40.00 SQ.MT.	20.00	
PARKING REQ FOR REMAINING AREA	11432.57	1 PARKING PER 80.00 SQ.MT.	142.91	
		TOTAL	162.91	
		10% VISITERS PARKING REQ.	16.80	
		TOTAL PARKING REQUIRED	179.71	
		say	180.00	
		TOTAL PARKING PROVIDE	183.00	183.00

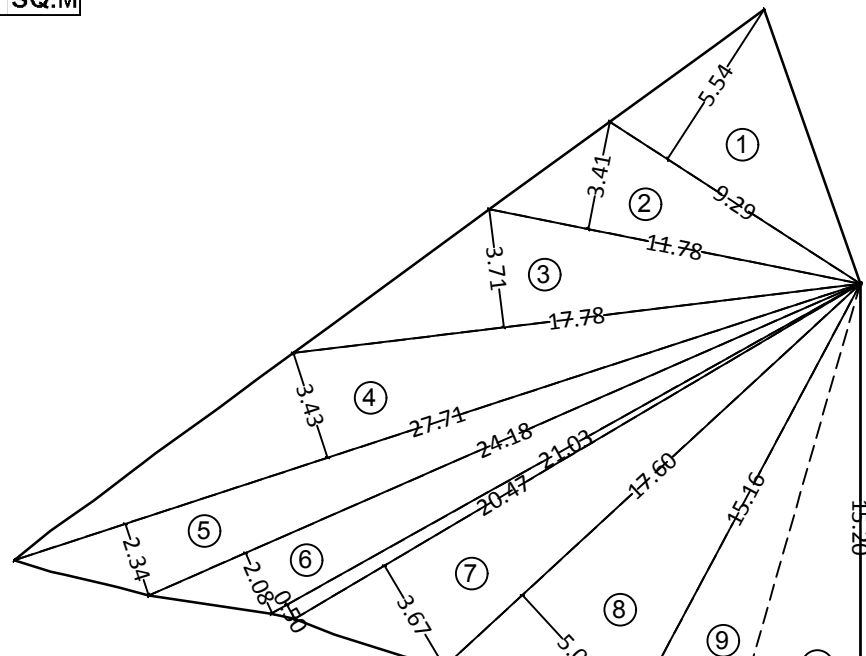
PARKING REQUIREMENTS FOR TRANSPORT VEHICLESAS PER D.C. REG. 36				
	BUILT UP AREA (IN SQ.MT.)	PARKING REQ.	PARKING REQ.	PARKING PROPOSED
TOTAL BUILT UP AREA	12232.57			
PARKING REQ. UPTO FIRST 400 SQ.MT	400.00	1 PARKING PER 400.00 SQ.MT.	1.00	
PARKING REQ FOR REMAINING AREA	11832.57	1 PARKING PER 2000.00 SQ.MT.	6.00	
		Max. REQ. PARKING	6.00	6.00

PARKING PROPOSED			
FLOOR	BIG CAR	SMALL CAR	
GROUND FLOOR	= 0	5	
1ST BASEMENT FLOOR	= 40	38	
HANDICAP PARKING ON 1ST' BASEMENT'	= 3	0	
2ND BASEMENT FLOOR	= 49	48	
	= 92	91	
TOTAL PROPOSED PARKING	=	183	
TOTAL REQUIRED PARKING	=	180	
PROP. TRANSPORT WEHICAL PARK.	=	6	

R.G. AREA CALCULATION (BASEMENT FLOOR)									
1	6.70	X	1.55	X	0.5	=	5.19	SQ.M	
2	9.99	X	3.13	X	0.5	=	15.64	"	
3	10.32	X	6.32	X	0.5	=	32.61	"	
4	10.32	X	2.80	X	0.5	=	14.45	"	
5	8.08	X	3.36	X	0.5	=	13.57	"	
6	8.08	X	3.48	X	0.5	=	14.08	"	
7	7.44	X	2.08	X	0.5	=	7.74	"	
TOTAL (I)						=	103.26	SQ.M	
DEDUCTION									
a	10.18	X	1.44	X	0.66	=	9.68	"	
TOTAL (II)						=	9.68	SQ.M	
TOTAL R.G. ARAE (I - II)						=	93.58	SQ.M	



R.G. CALCULATION FOR BASEMENT FLOOR
SCALE-1:100



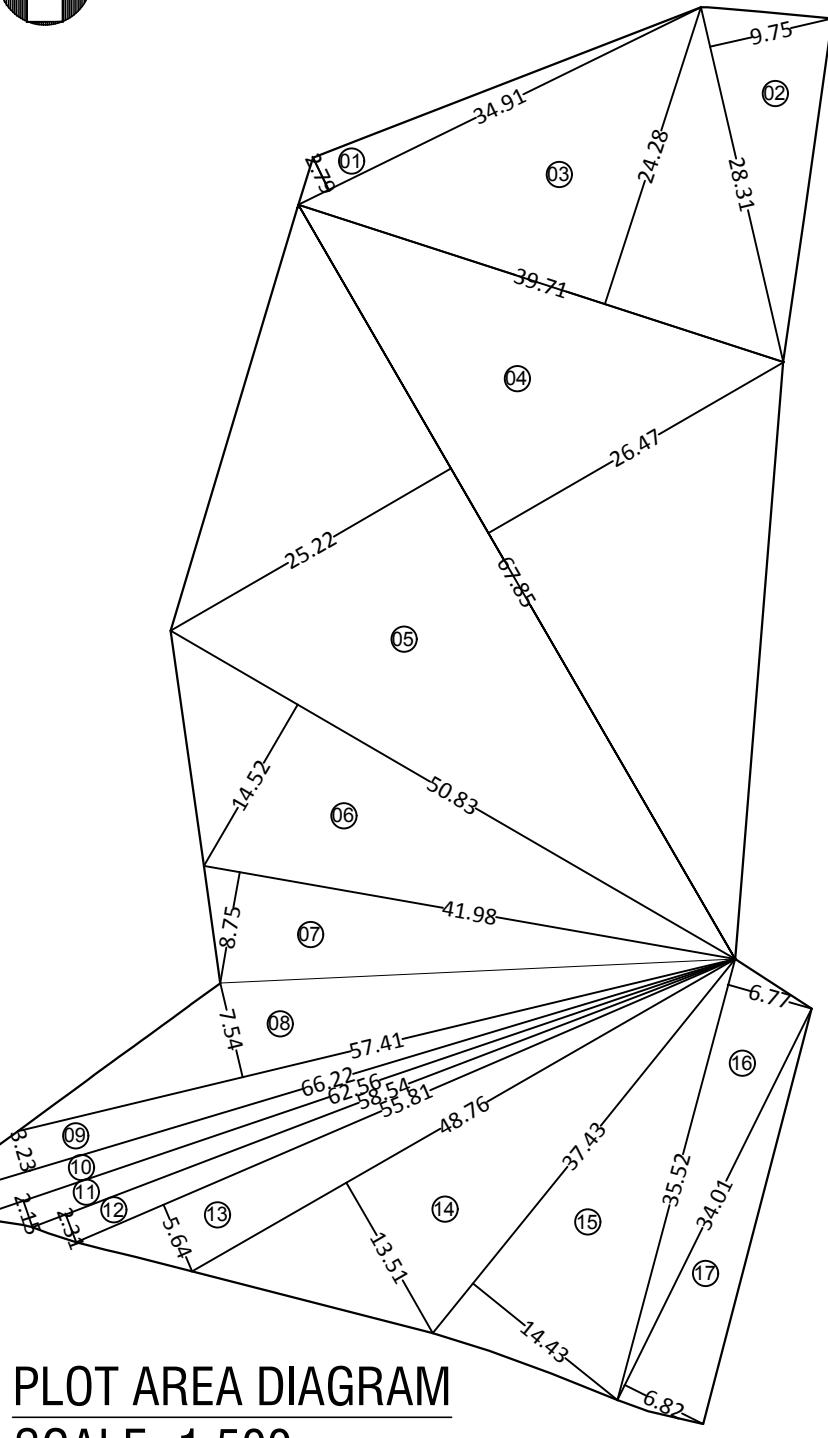
R.G. CALCULATION FOR GROUND FLR.
(I.E. ON MOTHER EARTH)
SCALE-1:100

R.G. AREA CALCULATION (GROUND FLOOR)									
1	9.29	X	5.54	X	0.5	=	25.73	SQ.M	
2	11.78	X	3.41	X	0.5	=	20.08	"	
3	18.00	X	3.71	X	0.5	=	33.40	"	
4	27.71	X	3.43	X	0.5	=	47.52	"	
5	27.71	X	2.34	X	0.5	=	32.42	"	
6	24.18	X	2.08	X	0.5	=	25.15	"	
"	21.03	X	0.50	X	0.5	=	5.26	"	
7	20.47	X	3.67	X	0.5	=	37.56	"	
8	17.60	X	5.01	X	0.5	=	44.09	"	
9	15.16	X	3.08	X	0.5	=	23.35	"	
10	15.20	X	4.06	X	0.5	=	30.86	"	
11	8.72	X	2.10	X	0.5	=	9.16	"	
12	8.72	X	1.75	X	0.5	=	7.63	"	
13	8.46	X	1.71	X	0.5	=	7.23	"	
14	5.98	X	1.67	X	0.5	=	4.99	"	
15	7.12	X	3.12	X	0.5	=	11.11	"	
"	3.71	X	1.18	X	0.5	=	2.19	"	
TOTAL						=	367.73	SQ.M	

NOT IN POSSESSION AREA CALCULATION									
1	1.64	X	0.32	X	0.5	=	0.26	SQ.M	
2	1.60	X	0.42	X	0.5	=	0.34	"	
3	3.19	X	0.43	X	0.5	=	0.69	"	
4	6.91	X	0.67	X	0.5	=	2.31	"	
5	3.86	X	1.27	X	0.5	=	2.45	"	
6	1.55	X	0.62	X	0.5	=	0.48	"	
7	2.44	X	0.77	X	0.5	=	0.94	"	
8	4.54	X	0.64	X	0.5	=	1.45	"	
9	6.90	X	0.36	X	0.5	=	1.24	"	
10	6.90	X	1.40	X	0.5	=	4.83	"	
11	2.86	X	1.18	X	0.5	=	1.69	"	
12	7.13	X	0.93	X	0.5	=	3.32	"	
13	16.67	X	1.89	X	0.5	=	15.75	"	
14	29.90	X	2.47	X	0.5	=	36.92	"	
"	9.96	X	2.88	X	0.5	=	14.34	"	
15	5.63	X	2.58	X	0.5	=	7.21	"	
"	5.63	X	2.63	X	0.5	=	7.40	"	
16	7.50	X	2.55	X	0.5	=	9.56	"	
"	7.50	X	2.46	X	0.5	=	9.23	"	
17	13.50	X	2.58	X	0.5	=	17.42	"	
"	13.50	X	2.22	X	0.5	=	14.99	"	
18	3.19	X	1.80	X	0.5	=	2.87	"	
"	3.19	X	1.74	X	0.5	=	2.78	"	
19	15.15	X	2.11	X	0.5	=	15.98	"	
"	15.15	X	2.37	X	0.5	=	17.95	"	
TOTAL (I)						=	192.40	SQ.M	

	PLOT BOUNDARY
	BUILDING LINE (1ST FLR)
	BUILDING LINE ABOVE (TYPICAL 2ND TO 6TH)
	BASEMENT LINE
	STAIRCASE LIFT LOBBY FREE OF FSI
	DIFFERENTIAL ABLE PARKING
	AREA NOT IN POSSESSION
	PROPOSED WORK
	ROAD

LOCATION PLAN
SCALE- 1:4000



PLOT AREA DIAGRAM
SCALE- 1:500

NOT IN POSSESSION AREA DIAGRAM
SCALE- 1:200

PROFORMA-A

1/7

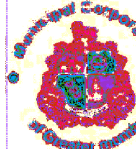
CONTENTS OF SHEET

LOCATION PLAN,LINE DIAGRAM OF GROUND FLOOR ,BUILT-UP AREA STATEMENT
PLOT AREA STATEMENT, BLOCK PLAN, RG AREA STATEMENT, SUMMARY
PARKING STATEMENT (COMMERCIAL)

NOTE:-

- ALL DIMENSIONS ARE IN METER.
- THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN. NOT REQUIRED
- THIS CANCELS APPROVAL TO THE PREVIOUS PLAN SANCTIONED UNDER NO.CHE/WS/1635/K/E/337 (NEW). DATED - 09.04.2018.
- APPROVED SUBJECT TO CONDITIONS MENTIONED THIS OFFICE LETTER UNDER NO.CHE/WS/1635/K/E/337 (NEW). DATED - 24.06.2021

SANTOSH GOPAL MANDAVKAR S.E.B.P. (K/EN)	Dushyant Kumar Jtendra Ahinwar A.E.B.P.(K/E)	Navnath Sopanrao Ghadge E.E.B.P.(K-WARD)
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MUNICIPAL CORPORATION OF GREATER MUMBAI

PROFORMA - A

			DCR 1991	DCPR 2034	Total
Sr. No.	Particulars				Sqm
1	Gross Plot Area (As per P.R. Card)		4,693.20	4,693.20	4,693.20
	Gross Plot Area (As per Agreement)		4,500.80	4,500.80	4,500.80
	a)Merged Road setback				-
	b)Road Setback				-
	c) DP Road				-
	d) Area under reservation				-
	e) Not in possession				-
2	Deduction For				
A	Reservation / Road Area				
a	Road Setback Handled Over				-
b	Proposed Road to be handed over				-
c	Reservation to be handed over				-
B	For Amenity area				
a	AOS to be handed Over as per 14(A)				-
b	AOS to be handed Over as per 14(B)				-
c	AOS to be handed Over as per 14(C)				-
d	AOS to be handed Over as per 35				-
C	Not In Possession				-
D	Deduction for RG		450.08	-	450.08
3	Total Deduction		450.08		-
4	Balance Area Of Plot		4,050.72	4,500.80	4,500.80
5	Plot Area Under Development (4) + (2D)				4,500.80
6	Permissible Area				Total
a	Zonal Basic			1.00	4,500.80
	Additional FSI (L.T.) = Permissible area (4500.80 X 2 = 9001.60)		4,050.72	2,065.00	2.00
c	TDR Purchase				6,115.72
d	FSI 2 A				-
e	FSI 2 B				-
f	PPL FSI				-
7	Permissible Built up area				10,616.52
			DCR 1991	DCPR 2034	Total
8	Proposed Built Up Area without Fungible				
a	Residential User		-	-	-
b	Non Residential User		-	-	10,613.59
	Total (a+b)		-	-	10,613.59
9	FSI Consumed (8/5)				2.36
B	a				
1	Fungible Built Up area component proposed vide DCR 2034 31(3) for purely residential – OR – (8A X 0.35)		1,618.98	-	1,618.98
2	Fungible Built Up Area component proposed vide DCR 2034 31 (3) for purely Non-Residential		-	-	-
3	Total fungible Built Up Area vide DCR 35(4) = (B1 + B2)		1,618.98	-	1,618.98
4	Total Gross Built Up Area proposed (8 + B.3)		1,618.98	-	12,232.57
C	Tenement statement				
1	Proposed area		-	-	-
2	Deduct Non-Residential area		-	-	-
3	Area available for tenements		-	-	-
4	Tenement perm. (450/Hectare)		-	-	-
5	Tenements proposed		-	-	-
6	Tenements Existing		-	-	-
7	Total Tenement		-	-	-
D	Parking statement				
1	Parking Required by rule		145.00	180.00	180.00
2	Covered garages permissible		-	-	-
3	Covered garages proposed		-	-	-
4	Total parking provided		192.00	183.00	183.00
E	Transport Vehicles Parking		6.00	6.00	6.00