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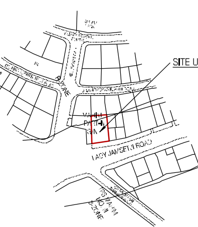
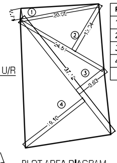
PARKING STATEMENT FOR RESIDENTIAL			
CARPET AREA	NO. OF FLATS	PARKING PERMISSIBLE AS PER D.C.RULE	
BELOW 35 SQ.MTS.	NIL	1PARK\8TENENT	0.00
35 TO 45 SQ.MTS.	31.00	1PARK4TENENT	7.75
45 TO 70 SQ.MTS.	23.00	1PARK\2TENENT	11.50
ABOVE 70 SQ.MTS.	2.00	1PARK\1TENENT	2.00
TOTAL	56.00 NOS.		21.25 NOS.
	say		21.00 NOS.
VISITORS 25%			5.31 NOS.
	say		5.00 NOS.
TOTAL			26.00 NOS.
PARKING REQUIRED FOR COMM AREA 680.06/40			17.00 NOS.
say			17.00 NOS.
10% VISITORS			0.17 NOS
SAY			2.00 NOS.
TOTAL PARKING REQUIRED			45.00 NOS.
TOTAL PARKING PROVIDED			59.00 NOS.
ADDITIONAL PARKING PROVIDED			14.00 NOS.

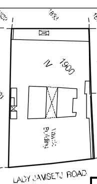


LOCATION PLAN
SCALE:- 1:500

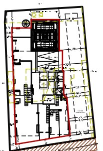


PLOT AREA DIAGRAM
SCALE:- 1:500

PLOT AREA CALCULATION										
1	0.50	X	20.05	X	2.71	X	1NO	=	27.17	SQ.MT.
2	0.50	X	24.51	X	13.34	X	1NO	=	163.48	SQ.MT.
3	0.50	X	37.12	X	8.93	X	1NO	=	165.74	SQ.MT.
4	0.50	X	37.12	X	19.10	X	1NO	=	354.50	SQ.MT.
							TOTAL ADDITION	=	710.89	SQ.MT. X



EXISTING BLOCK PLAN
SCALE:- 1:500

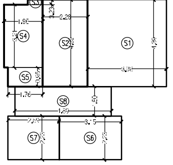


BLOCK PLAN
SCALE:- 1:500

BUILT UP AREA CALCULATION

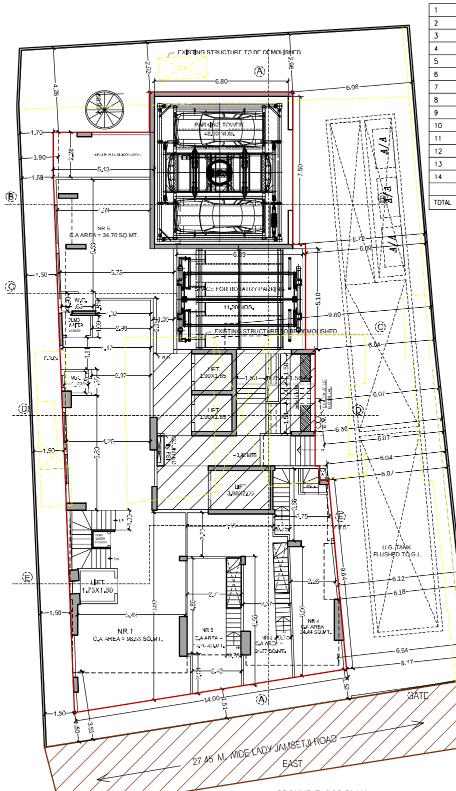
GROUND FLOOR								
A	14.91	X	27.17	X	1NO	=	405.10	SQ.MT.
					TOTAL ADDITION	=	405.10	SQ.MT.

DEDUCTIONS								
1	9.77	X	3.43	X	1NO	=	33.51	SQ.MT.
2	8.64	X	5.56	X	1NO	=	48.04	SQ.MT.
3	9.84	X	3.21	X	1NO	=	31.59	SQ.MT.
4	9.64	X	0.95	X	1NO	=	9.16	SQ.MT.
5	9.29	X	1.50	X	1NO	=	13.94	SQ.MT.
6	5.74	X	2.23	X	1NO	=	12.80	SQ.MT.
7	1.39	X	0.72	X	1NO	=	1.00	SQ.MT.
8	1/2 X 9.64	X	0.93	X	1NO	=	4.48	SQ.MT.
9	1/2 X 14.00	X	2.19	X	1NO	=	15.33	SQ.MT.
10	(1.02 + 1.08)/2	X	1.61	X	1NO	=	1.69	SQ.MT.
11	(1.02 + 0.82)/2	X	5.13	X	1NO	=	4.72	SQ.MT.
12	(0.82 + 0.56)/2	X	6.28	X	1NO	=	4.33	SQ.MT.
13	(0.56 + 0.27)/2	X	7.29	X	1NO	=	3.03	SQ.MT.
14	1/2 X 6.87	X	0.27	X	1NO	=	0.93	SQ.MT.
					TOTAL DEDUCTION	=	184.55	SQ.MT. Y1
TOTAL BUILT UP AREA [X – Y1]						=	220.55	SQ.MT. X1

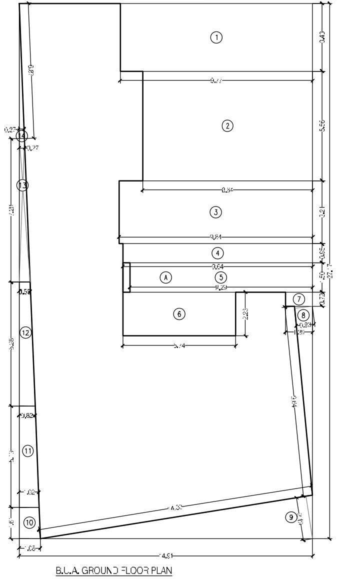


BUILT UP AREA CALCULATION

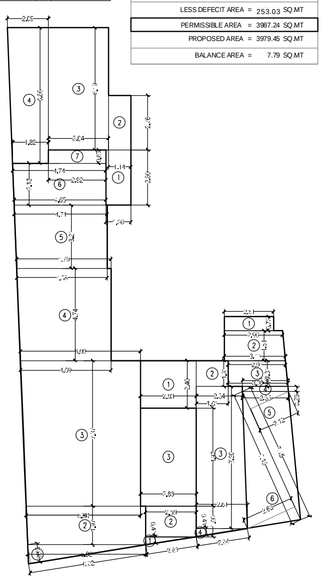
ST, LIFT ,LIFT LOBBY								
S1	3.98	X	4.39	X	1NO	=	17.47	SQ.MT.
S2	2.28	X	4.39	X	1NO	=	10.01	SQ.MT.
S3	0.76	X	0.23	X	1NO	=	0.17	SQ.MT.
S4	1.96	X	3.21	X	1NO	=	6.29	SQ.MT.
S5	1.76	X	0.95	X	1NO	=	1.67	SQ.MT.
S6	3.15	X	2.23	X	1NO	=	7.02	SQ.MT.
S7	2.59	X	2.23	X	1NO	=	5.78	SQ.MT.
S8	4.89	X	1.50	X	1NO	=	7.34	SQ.MT.
					TOTAL ADDITION	=	55.75	SQ.MT. X



GROUND FLOOR PLAN
SCALE:- 1:100



B.U.A. GROUND FLOOR PLAN
SCALE:- 1:100



PLOT AREA = 710.89 SQ.MT.	
REHAB PERMISSIBLE AREA -(NR) = 616.24 SQ.MT. (CARPET AREA 513.53 X 1.20)	
REHAB PERMISSIBLE AREA -(R) = 1725.77 SQ.MT. (CARPET AREA 1438.14 X 1.20)	
TOTAL PERMISSIBLE AREA = 2342.01 SQ.MT.	
2342.01 X 50% INCENTIVE = 1171.00 SQ.MT.	
PERMISSIBLE FLOOR AREA = 3513.01 SQ.MT	- - - (A)
REHAB (NR) AREA (20% Fungible) = 123.25 SQ.MT	
REHAB (R) AREA (35% Fungible) = 604.01 SQ.MT	
PERMISSIBLE FUNGIBLE AREA = 727.27 SQ.MT	- - - (B)
TOTAL PERMISSIBLE AREA (A + B) = 4240.28 SQ.MT	
LESS DEFECIT AREA = 253.03 SQ.MT	
PERMISSIBLE AREA = 3987.24 SQ.MT	
PROPOSED AREA = 3979.45 SQ.MT	
BALANCE AREA = 7.79 SQ.MT	

SUMMARY

FLOOR	TOTAL AREA REHAB NR	TOTAL AREA REHAB RES.	TOTAL AREA SALE RES.	TOTAL AREA	EXCESS REFUGE	ST,LIFT LIFT LOBBY	NO OF TENENTS RES.	NO OF TENENTS NR
GR FLOOR	220.55			220.55		52.06		5
1ST FLOOR	241.30			241.30		52.06		1
2ND FL.	117.21	66.43		183.64		53.21	1	2
3RD FL.	101.00	90.49		191.49		53.21	2	2
4TH FL.		190.56		190.56		53.21	3	
5TH FL.		190.56		190.56		53.21	3	
6TH FL.		190.56		190.56		53.21	3	
7TH FL.		69.50	71.99	141.49	0.06	53.21	2	
8TH FL.		193.80		193.80		53.21	3	
9TH FL.		193.80		193.80		53.21	3	
10TH FL.		150.97	45.56	196.53		53.15	4	
11TH FL.		150.97	45.56	196.53		53.15	4	
12TH FL.		164.69	45.51	210.20		52.00	4	
13TH FL.		100.41	109.79	210.20		52.00	4	
14TH FL.		105.43	45.83	151.26	17.27	52.00	3	
15TH FL.		224.70		224.70		51.98	2	
16TH FL.		129.92	94.88	224.80		51.59	4	
17TH FL.		65.70	159.10	224.80		51.59	4	
18TH FL.			224.80	224.80		51.59	4	
19th FL.			160.55	160.55		53.09	3	
TOTAL	680.06	2278.49	1003.57	3962.12	17.33	1051.94	56	10

3979.45

BUILT UP AREA CALCULATION

GR FLOOR NR 1								
1	1/2 X 6.02	X	0.95	X	1NO	=	2.86	SQ.MT.
2	(5.98 + 5.80)/2	X	1.97	X	1NO	=	11.60	SQ.MT.
3	(6.09 + 5.80)/2	X	7.37	X	1NO	=	43.81	SQ.MT.
4	(4.78 + 4.59)/2	X	4.74	X	1NO	=	22.21	SQ.MT.
5	(4.71 + 4.58)/2	X	3.21	X	1NO	=	14.91	SQ.MT.
6	(4.74 + 4.65)/2	X	2.13	X	1NO	=	10.00	SQ.MT.
7	2.92	X	0.67	X	1NO	=	1.96	SQ.MT.
					TOTAL ADDITION	=	107.35	SQ.MT. X
					COMMON AREA	=	0.25	SQ.MT.
					TOTAL ADDITION	=	107.60	SQ.MT.

BUILT UP AREA CALCULATION

GR FLOOR NR 3								
1	1/2 X 2.61	X	0.41	X	1NO	=	0.54	SQ.MT.
2	2.58	X	1.56	X	1NO	=	4.02	SQ.MT.
3	2.83	X	4.97	X	1NO	=	14.07	SQ.MT
					TOTAL ADDITION	=	18.63	SQ.MT. X
					COMMON AREA	=	0.04	SQ.MT.
					TOTAL ADDITION	=	18.67	SQ.MT.

BUILT UP AREA CALCULATION

GR FLOOR NR 2								
1	2.83	X	2.40	X	1NO	=	6.79	SQ.MT.
2	1.61	X	1.31	X	1NO	=	2.11	SQ.MT.
3	(2.34 + 2.61)/2	X	7.20	X	1NO	=	17.82	SQ.MT.
4	1/2 X 2.64	X	0.41	X	1NO	=	0.54	SQ.MT.
					TOTAL ADDITION	=	27.26	SQ.MT. X
					COMMON AREA	=	0.06	SQ.MT.
					TOTAL ADDITION	=	27.32	SQ.MT.

BUILT UP AREA CALCULATION

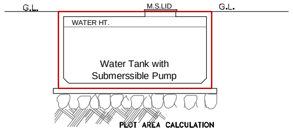
GR FLOOR NR4								
1	2.51	X	0.72	X	1NO	=	1.81	SQ.MT.
2	(2.96 + 3.11)/2	X	1.51	X	1NO	=	4.58	SQ.MT.
3	(2.91 + 3.04)/2	X	1.31	X	1NO	=	3.90	SQ.MT.
4	(2.30 + 2.33)/2	X	0.26	X	1NO	=	0.60	SQ.MT.
5	1/2 X 7.15	X	2.12	X	1NO	=	7.58	SQ.MT.
6	1/2 X 7.15	X	2.63	X	1NO	=	9.40	SQ.MT.
					TOTAL ADDITION	=	27.87	SQ.MT. X
					COMMON AREA	=	0.07	SQ.MT.
					TOTAL ADDITION	=	27.94	SQ.MT.

BUILT UP AREA CALCULATION

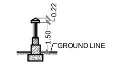
GR FLOOR NR 5								
1	1.26	X	2.80	X	1NO	=	3.53	SQ.MT
2	1.14	X	2.76	X	1NO	=	3.15	SQ.MT
3	3.04	X	6.19	X	1NO	=	18.82	SQ.MT
4	(2.09 + 1.82)/2	X	6.86	X	1NO	=	13.41	SQ.MT
					TOTAL ADDITION	=	38.91	SQ.MT X
					COMMON AREA	=	0.11	SQ.MT.
					TOTAL ADDITION	=	39.02	SQ.MT.

BUILT UP AREA CALCULATION

COMMON AREA								
P1	0.35	X	1.50	X	1NO	=	0.53	SQ.MT.
					TOTAL ADDITION	=	0.53	SQ.MT. X
						=	220.55	SQ.MT.



PLOT AREA CALCULATION



SECTION THROUGH COMPOUND WALL
SCALE - 100

FILE NO - CHE/CTY/1604/GN/337(NEW)		SHEET NO 1/13
DIGITAL SIGN FOR APPROVAL OF PLANS FOR IOD		
Amit Jagannath Marathe Digitally signed by Amit Jagannath Marathe DN: c=IN, o=Municipal Corporation of Greater Mumbai, ou=Building Proposal, postalCode=400001, st=Maharashtra, 2.5.4.20=67dcfdf07db7d357e81a32931a9247572a72a7c6be25d14cd47e7490af55ed0d, serialNumber=54ce83ea89f80fafb1d5fbba7dcd31c16b44c9773ed65dc80d3cc85a1829ea65, cn=Amit Jagannath Marathe Date: 2017.06.06 12:15:22 +05'30'	Medha Prabhakar Vaidya Digitally signed by: Medha Prabhakar Vaidya DN: CN = Medha Prabhakar Vaidya C = IN O = Municipal Corporation Of Greater Mumbai OU = Building Proposal City Date: 2017.06.06 20:31:38 +06'30'	Vivek Tukaram Khot Digitally signed by Vivek Tukaram Khot DN: c=IN, o=Municipal Corporation Of Greater Mumbai, ou=Office Of The Chief Eng (B.P) City, postalCode=400037, st=Maharashtra, 2.5.4.20=5ab5697c35fb3798eb2fb4dcc04cf4613807959471bfec3da43c3b61657c2b90, serialNumber=1f7697c7e63c85b1a70f82c6ba202a138c1c85edf13e748afd61854e3c17367, cn=Vivek Tukaram Khot Date: 2017.06.07 18:51:58 +05'30'
SUB - ENGINEER XII	ASST. - ENGINEER VII	EX. - ENGINEER III

A		PROFORMA 'A'	SQ. MTS.
1		AREA OF PLOT	710.89
2		DEDUCTION FOR	——
	a	ROAD SET BACK AREA	——
	b	PROPOSED ROAD	——
	c	Any reservation (sub -plot___)	——
	d	____% amenity space as per DCR 56/57 (SUD-PLOT___)	——
	e	other	
3		BALANCE AREA OF PLOT (1 MINUS 2)	710.89
4		DEDUCTION FOR 15% RECREATIONAL GROUND / 10% AMINITY SPACE (IF DEDUCTIBLE FOR IND)	——
5		NET AREA OF PLOT (3 MINS 4)	710.89
6		ADDITION FOR FLOOR SPACE INDEX	——
	2	(a) 100% FOR D. P. ROAD	
	2	(b) 100% FOR SETBACK	——
7		TOTAL AREA (5 PLUS 6)	710.89
8		FLOOR SPACE INDEX PERMISSIBLE	INCENTIVE
9	a	FLOOR SPACE INDEX CRADIT AVAILABLE BY DEVELOPMENT RIGHT (RESTRCTED TO ________% OF THE BALANCE AREA VIDE 3 ABOVE) DRC NO. ______ DRC NO. ______	——
		ADDITION FOR FLOOR SPACE INDEX	——
	b	33 % AS PER DCR 32	
X	c	% AS PER DCR 33 ( )	
	d	OTHER	
10		PERMISSIBLE FLOOR AREA AS PER DCR 33(7)	3513.01
11		EXISTING FLOOR AREA	
12		PROPOSED BUILT UP AREA	
13		EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	
14 A		PURELY RESIDENTIAL BUILT UP AREA	2888.99
14 B		REMAINING NON - RESIDENTIAL BUILT UP AREA	616.23
14		TOTAL BUILT UP PROPOSED (11 + 12 + 13)	3505.22
15		FSI CONSUMED ON NET HOLDING = 14 / 3	

B.	DETAILS OF FSI AVAILED AS PER DCR 35 (4)		PERMISSIBLE	PROPOSED
1.	FUNGIBLE BUILT-UP AREA COMPONENT PERMISSIBLE/PROPOSED VIDE DCR 35 (4) FOR PURELY RESIDENTIAL = OR < (14A X 0.35)	REHAB	604.01	410.49
		SALE		——
2.	FUNGIBLE BUILT-UP AREA COMPONENT PERMISSIBLE/PROPOSED VIDE DCR 35 (4) FOR NON RESIDENTIAL = OR < (14B X 0.20)	REHAB	123.25	63.74
		SALE		
3.	TOTAL FUNGIBLE BUILT-UP VIDE DCR 35 (4) = (B.1 + B.2)		727.27	474.23
4.	TOTAL GROSS BUILT UP AREA PROPOSED (14 + B. 3)		4240.28	
5	DEFICIT		253.04	
4.	TOTAL GROSS BUILT UP AREA PROPOSED (14 + B. 3)		3987.24	3979.45

C.	TENANT STATEMENT B, 4.	
(I)	PROPOSED AREA (ITEM B, 12 ABOVE)	
(II)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	
(III)	AREA AVAILABLE FOR TENANTS [(I) MINUS (II)]	
(IV)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	
(V)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	
(VI)	TENEMENTS EXISTING	
D.	PARKING STATEMENT	
(I)	PARKING REQUIRED BY REGULATIONS FOR ––– CAR SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS)	
(II)	PARKING PERMISSIBLE.	
(III)	PARKING PRPOSED CAR SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS)	
E	TRANSPORT VEHICLES PARKING	
(I)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
(II)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 710.89 SQ.MT. AND TALIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP/T.P.S. RECORDS.

Ameet Ganpatrao Pawar

SIGN. OF ARCHITECT

PROFORMA 'B'

CONTENTS OF SHEET

FLOOR PLANS,BLOCK AND LOCATION PLAN

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT OF PROPERTY BEARING C.S. NO. 1900 OF MAHIM DIVISION, PLOT NO. 186, BUILDING NO. 252-252F, BEARING CESS NO. GN 4880 (3), SITUATED AT LADY JAMSHETJI ROAD, (LJ ROAD), MAHIM, MUMBAI- 400 028 KNOWN AS VAWDA BUILDING

NAME OF OWNER	SIGNATURE
SUGEE THREE DEVELOPERS LLP	NISHANT DESHMUKH
NAME, ADDRESS & SIGNATURE OF ARCHITECT	SIGNATURE
aakar ARCHITECTS & CONSULTANTS GR. FLR, SATYANARAYAN PRASAD COMMERCIAL CENTRE, DAYALDAS RD., VILE PARLE (E), MUMBAI. 400 057. Ph:-022-2612 9933/ 44/ 55/ 66. WWW.AAKARARCHITECT.ORG	Ameet Ganpatrao Pawar AMEET P/WWR CA/2004/34543

STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF DATE OF APPROVAL OF PLANS

NORTH	DRAWN BY	CHECKED BY	PATH:-
	VISHAL		D / AAKAR FINAL DRAWING/ SUGEE / PROPOSAL 26.08.2016 JOB NO. 4061