

PARKING STATEMENT AS PER DCPR 2034.

AREA	PARKING REQ. FOR REDEVELOPMENT UNDER 33(7)	NO. OF FLATS		PARKING REQ. FOR REHAB / SALE FLATS AS PER 33(7)
		REHAB / MHADA	SALE	
BELOW 45.00 SQ.MT.	1 FOR 9 FLATS	0	0	0
45.00 TO 60.00 SQ.MT.	1 FOR 4 FLATS	0	0	0
60.00 TO 90.00 SQ.MT.	1 FOR 2 FLATS	0	1	1
90.00 SQ.MT. ABOVE	1 FOR 1 FLATS	0	0	0
TOTAL		0	1	1
10% FOR VISITORS PARKING FOR (R.)				1
ADMIN OFFICE B.U. AREA FOR UP TO 25.25 SQ. M.	1 FOR 35 SQ. M			1
TOTAL PARKING REQ.				3
TOTAL PARKING PROVIDED		S	B	3
		0	4	4

PLOT AREA CALCULATION
SCALE - 1:500

PLOT AREA CALCULATIONS.

1	31.15	X	15.27	X	0.50	=	237.83
2	31.15	X	15.07	X	0.50	=	234.75
TOTAL PLOT AREA EXCLUDING SETBACK							472.58
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PARKING PROVIDED STATEMENT

FLOOR	SURFACE PARKING		MECHANICAL SYSTEM PARKING		TOTAL NOS.
	SMALL	BIG	SMALL	BIG	
GROUND	0	4	0	0	4
TOTAL PARKING PROVIDED	0	4	0	0	4

PROPOSED BUILT UP AREA SUMMARY

FLOOR	BUILT UP AREA (R)	STAIRCASE AREA.	SQ. MT.	TOTAL ROOMS
GROUND FLOOR	70.24	42.02	SQ.MT.	0
1ST FLOOR	126.87	51.81	SQ.MT.	1
2ND FLOOR	126.87	51.81	SQ.MT.	4
3RD FLOOR	126.87	51.92	SQ.MT.	5
4TH FLOOR	124.89	51.92	SQ.MT.	4
5TH FLOOR	124.89	51.92	SQ.MT.	5
6TH FLOOR	124.89	51.92	SQ.MT.	4
7TH FLOOR	89.34	51.92	SQ.MT.	4
8TH FLOOR	124.89	51.92	SQ.MT.	4
9TH FLOOR	124.89	51.92	SQ.MT.	5
10th FLOOR	124.89	51.92	SQ.MT.	4
11th FLOOR	124.89	51.92	SQ.MT.	5
12th FLOOR	124.89	51.92	SQ.MT.	4
13th FLOOR	124.89	51.92	SQ.MT.	5
14th FLOOR	89.34	51.92	SQ.MT.	4
15th FLOOR	124.89	51.92	SQ.MT.	5
16th FLOOR	124.89	51.92	SQ.MT.	4
17th FLOOR	124.89	51.92	SQ.MT.	5
18th FLOOR	124.89	51.92	SQ.MT.	4
19th FLOOR	124.89	51.92	SQ.MT.	5
20th FLOOR	124.89	51.92	SQ.MT.	4

PROPOSED B.U. AREA	2502.88	1080.20	SQ. MT.	85
PERMISSIBLE BUILT UP AREA	2551.93		SQ. MT.	
NET BALANCE B.U. AREA	49.05		SQ. MT.	

Proforma A

Area of plot	Total
Area of plot	472.58
Deductions for	
(a) Road set-back area	0.00
(b) Proposed road	0.00
(c) Any reservation	0.00
Balance area of plot (1 minus 2)	472.58
Deduction of Amenity space as per 14(A)	0.00
Net area of plot (3 minus 4)	472.58
Additions for floor space index	
2(a) 100% for D.P.Road	0.00
2(b) 100% for Set-back	0.00
Total Areas (5 plus 6)	472.58
Floor Space Index permissible	4.00
Additions for floor space index	0.00
Permissible Floor Area (7 X 8)	1890.32
Existing floor area (to be demolish)	555.33
Proposed built up area	0.00
Excess balcony area taken in Floor Space Index	-
TOTAL Built-up proposed	0.00
FSI consumed on net holding = 14/8	0.00
Details of FSI available	
Permissible Fungible Built Up Area on rehab without charging premium	661.61
Permissible Fungible Built Up Area by charging premium	0.00
Total Fungible Built Up Area Permissible = (B.1 + B.2)	661.61
Total Gross BUILT UP AREA Permissible (14 + B.3)	2551.93
Details of FSI Proposed.	
Proposed Fungible Built Up Area	0.00
Total Gross BUILT UP AREA proposed (14 + B.6)	2502.88
Room Statement	
Rooms existing	0
Rooms Proposed	0
Parking Statement	
Parking required by Regulations for	
Car	0
Scooter/Motor Cycle	0
Outside (visitors)	2
Total Parking Required - Four Wheeler	2
Total parking provided - four wheeler	4
Total parking provided - Two Wheeler	0

APPROVAL FOR C.F.O. PROVISIONAL N.O.C. 1/3

FILE No. - P-5035/2020/(202B/10)/F/NORTH/MATUNGA/CF0/1/NEW DIGITAL SIGN FOR APPROVAL PLAN

DY. CHIEF FIRE OFFICER

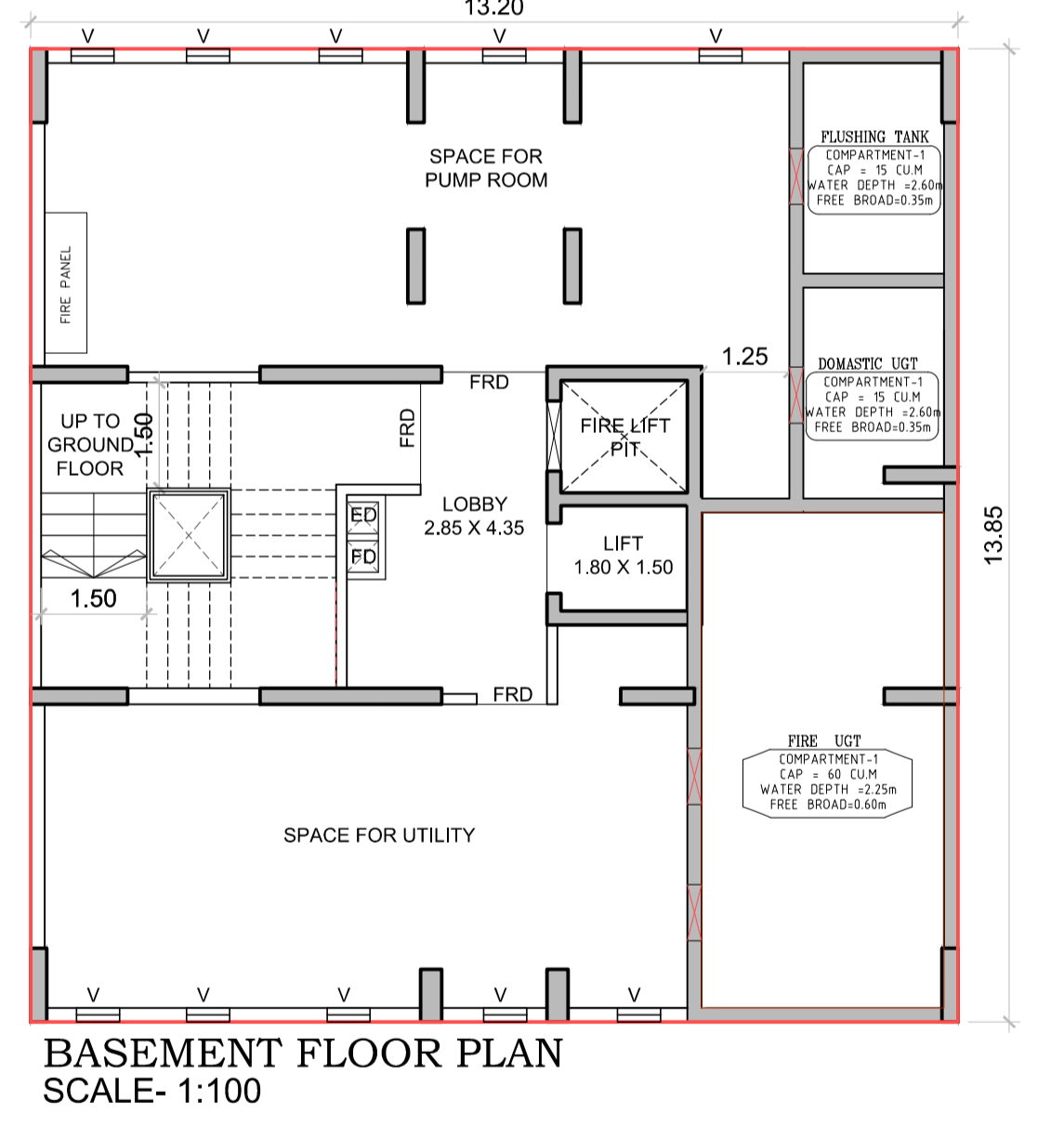
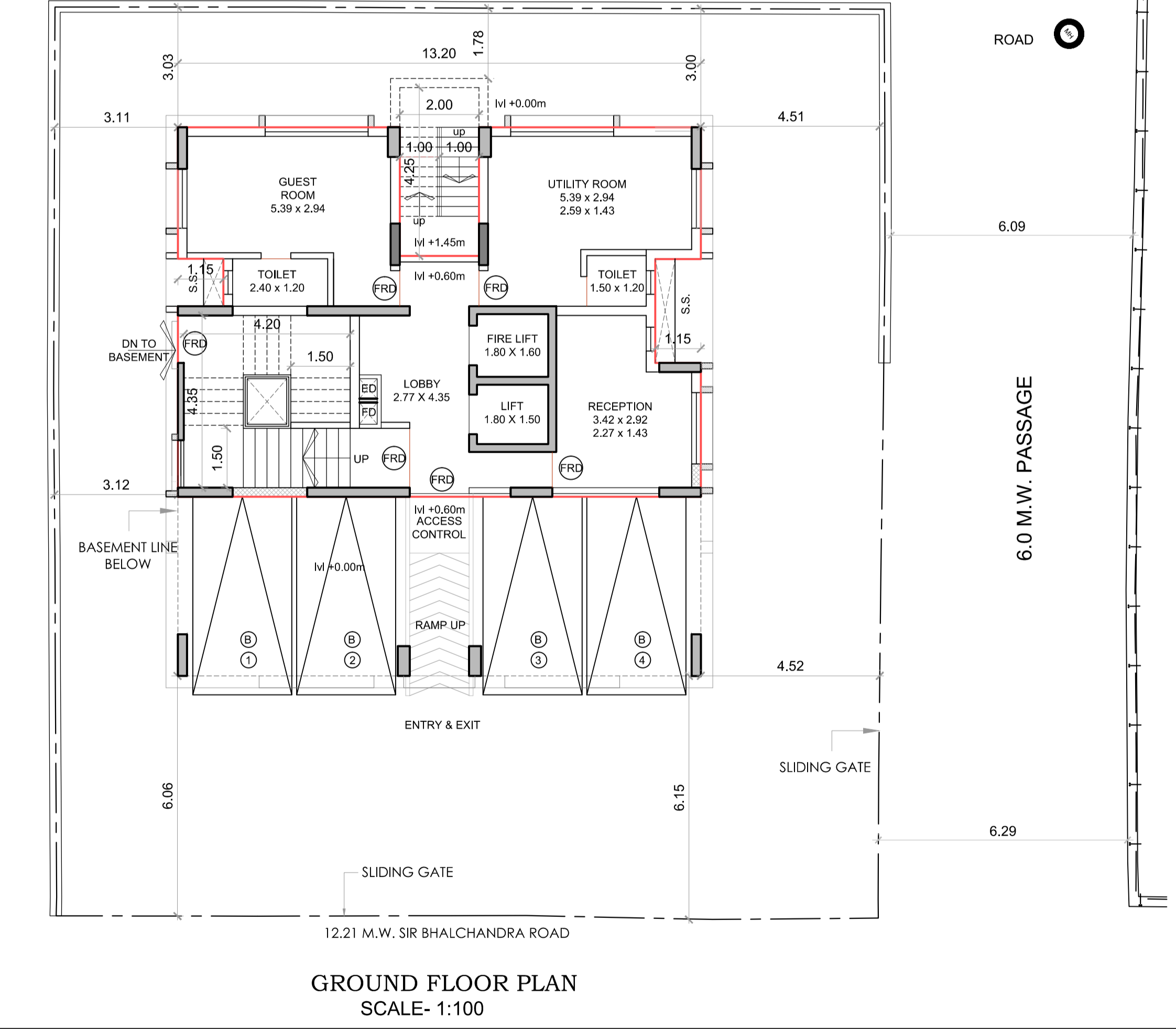
EKNATH BHIMRAO MATALE
Digitally signed by EKNATH BHIMRAO MATALE
Date: 2024.03.01 17:29:09 +05'30'

DIVISIONAL FIRE OFFICER

ADDITIONAL DIVISIONAL FIRE OFFICER

CONTENTS OF THE SHEET

LOCATION PLAN, BLOCK PLAN, PLOT AREA DIAGRAM, GROUND FLOOR PLAN & BASEMENT FLOOR PLAN, CARPET AREA SUMMARY, PARKING STATEMENT, BUA SUMMARY, REFUGE AREA STATEMENT.



PROPOSED CARPET AREA CALCULATIONS.

2ND TO 20TH FLOOR PLAN (102/103)

ROOM	4.00 X 2.90 X 1 =	11.76
TOILET	1.40 X 1.30 X 1 =	1.82
ENCL. BAL.	1.10 X 3.10 X 1 =	3.41
DOOR	1.00 X 0.150 X 1 =	0.15
**	0.70 X 0.150 X 1 =	0.11
TOTAL AREA		20.25

2ND TO 20TH FLOOR PLAN (102/103)

ROOM	4.20 X 2.90 X 1 =	12.17
TOILET	1.70 X 1.30 X 1 =	2.21
ENCL. BAL.	1.10 X 3.10 X 1 =	3.41
DOOR	1.00 X 0.150 X 1 =	0.15
**	0.70 X 0.150 X 1 =	0.11
TOTAL AREA		21.04

1ST FLOOR PLAN (WARDEN RM.)

LIVING	4.30 X 4.30 X 1 =	18.49
KITCHEN	2.70 X 2.10 X 1 =	5.67
TOILET	2.60 X 1.20 X 1 =	3.12
BED RM	4.00 X 2.90 X 1 =	11.76
ENCL. BAL.	2.60 X 3.30 X 1 =	8.58
ENCL. BAL.	1.50 X 0.900 X 1 =	1.35
GUEST ROOM	1.10 X 3.10 X 2 =	6.82
TOILET	1.80 X 1.30 X 1 =	2.34
DOOR	2.40 X 1.20 X 1 =	2.88
**	1.00 X 0.150 X 2 =	0.30
**	0.70 X 0.150 X 2 =	0.21
TOTAL AREA		71.77

OFFICE

OFFICE	4.00 X 2.90 X 1 =	11.76
TOILET	1.40 X 1.30 X 1 =	1.82
ENCL. BAL.	1.10 X 3.10 X 1 =	3.41
DOOR	1.00 X 0.150 X 1 =	0.15
**	0.70 X 0.150 X 1 =	0.11
TOTAL AREA		20.50

PERMISSIBLE REFUGE AREA FOR 7TH & 14TH FLR.

BUILT UP AREA (INCLUDING FUNGIBLE).	SMT
7TH FLR./14TH FLR.	= 89.34
8TH FLR./15TH FLR.	= 124.89
9TH FLR./16TH FLR.	= 124.89
10TH FLR./17TH FLR.	= 124.89
11TH FLR./18TH FLR.	= 124.89
12TH FLR./19TH FLR.	= 124.89
13TH FLR./20TH FLR.	= 124.89
TOTAL BUILT UP AREA	= 838.68
PERMISSIBLE REFUGE AREA 4% TO 4.25%	= 33.55
= 4.25% OF GROSS B.U.A	= 35.64
TOTAL PROPOSED REFUGE AREA (7TH & 14TH)	= 35.54

REVISION DESCRIPTION DATE SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED DEMOLITION AND RECONSTRUCTION OF EXISTING HOSTEL BUILDING ON PLOT BEARING C. S. NO. 202B/10, OF MATUNGA DIVISION, AT SIR BHALCHANDRA ROAD, MATUNGA (EAST), MUMBAI 400 019, IN F / N WARD.

NAME OF OWNER AND SIGNATURE

SHARADA SABHAGRIHA, MIHIR
S. P. COLLEGE CAMPUS, KRISHNAKANT PRABHUDESAI
PUNE 411030

Digitally signed by MIHIR KRISHNAKANT PRABHUDESAI
Date: 2024.02.28 14:25:53 +05'30'

SIGNATURE NAME AND ADDRESS OF DESIGN ARCHITECT

KAILASH SONTAKKE
REGD ARCHITECT CA 84-8700
TEL: 020 2553 5436. EMAIL: kaison.144@gmail.com / kailash@ossarch.com

ASSOCIATED ARCHITECTS
SINCE 1983

SIGNATURE NAME AND ADDRESS OF ARCHITECT

RANJEET SHATRUGH NA SAWANT
RANJEET SAWANT
LICENCE SURVEYOR.

OFFICE NO. 01 GROUND FLOOR
RUSHABH APT. C.H.S. CHAPEKAR
BANDHU MARG, MULUND (EAST)
MUMBAI - 400081
Email - sawant.ranjeet4@gmail.com

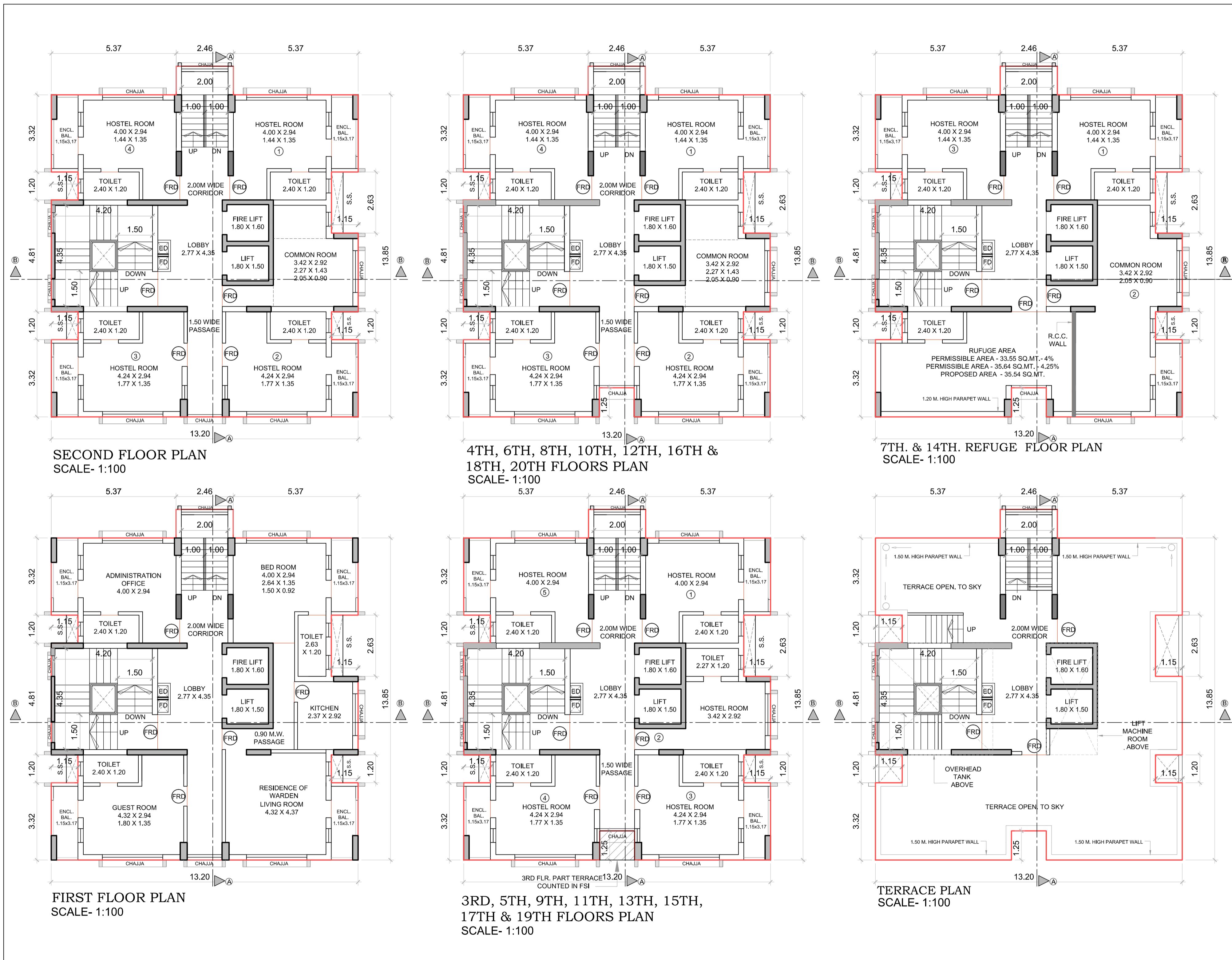
JOB NO. DRG. NO. SCALE DATE DRAWN BY

1 = 100 FEB. 2024 VISHAL WAVLE

NORTH CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT IJR WAS SURVED BY LICENSE SURVEYOR M/s V.V. JOSHI & ASSOCIATES ON 17-01-2020 & FOUND 472.58 SQ.MT. THE DIMENSION OF SIDES ETC. OF PLOT ARE AS MEASURED ON SITE. THE AREA SO WORKED OUT IS LESS THAN THE AREA STATED IN THE DOCUMENT OF OWNERSHIP.

SIGNATURE OF ARCHITECT



APPROVAL FOR C.F.O. PROVISIONAL N.O.C. 2/3

FILE No.- P-5035/2020(202B/10)/F/NORTH/MATUNGA/CF0/1/NEW DIGITAL SIGN FOR APPROVAL PLAN

DY.CHIEF FIRE OFFICER

EKNATH BHIMRAO MATALE
Digitally signed by EKNATH BHIMRAO MATALE
Date: 2024.03.01 17:30:39 +05'30'

DIVISIONAL FIRE OFFICER

ADDITIONAL DIVISIONAL FIRE OFFICER

CONTENTS OF THE SHEET

1ST TO 20TH FLOOR PLAN

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NAME OF OWNER AND SIGNATURE

NAME OF LESSEE
SHIKSHANA PRASARAK MANDALI

MIHIR KRISHNAKANT PRABHUDESAI
Digitally signed by MIHIR KRISHNAKANT PRABHUDESAI
Date: 2024.02.28 14:28:01 +05'30'

SIGNATURE NAME AND ADDRESS OF DESIGN ARCHITECT

KAILASH SONTAKKE REGD ARCHITECT CA 84-8700
TEL:020 2553 5436. EMAIL: kailash.144@gmail.com / kailash@assoarch.com

ASSOCIATED ARCHITECTS SINCE 1983

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 Digitally signed by EKNATH BHIMRAO MATALE
 Date: 2024.03.01 12:31:35 +05'30'

DIVISIONAL FIRE OFFICER

ADDITIONAL DIVISIONAL FIRE OFFICER
 CONTENTS OF THE SHEET

SECTION A-A, B-B

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SECTION - A-A

SECTION - B-B