

PANDIT JAWAHARLAL NEHRU ROAD (18.30M WIDE)

9.00 MT WIDE LAYOUT ROAD
NORTH EAST

ENTRY / EXIT

ROAD SET BACK

SOUTH WEST

MULUND GOREGOAN LINK ROAD

GROUND FLOOR PLAN

SCALE = 1:100

PARKING IN GROUND FLOOR 14NOS.

DATE AND STAMP OF APPROVAL OF PLANS

SHEET NO. 1/17

PLAN FOR REFERENCE

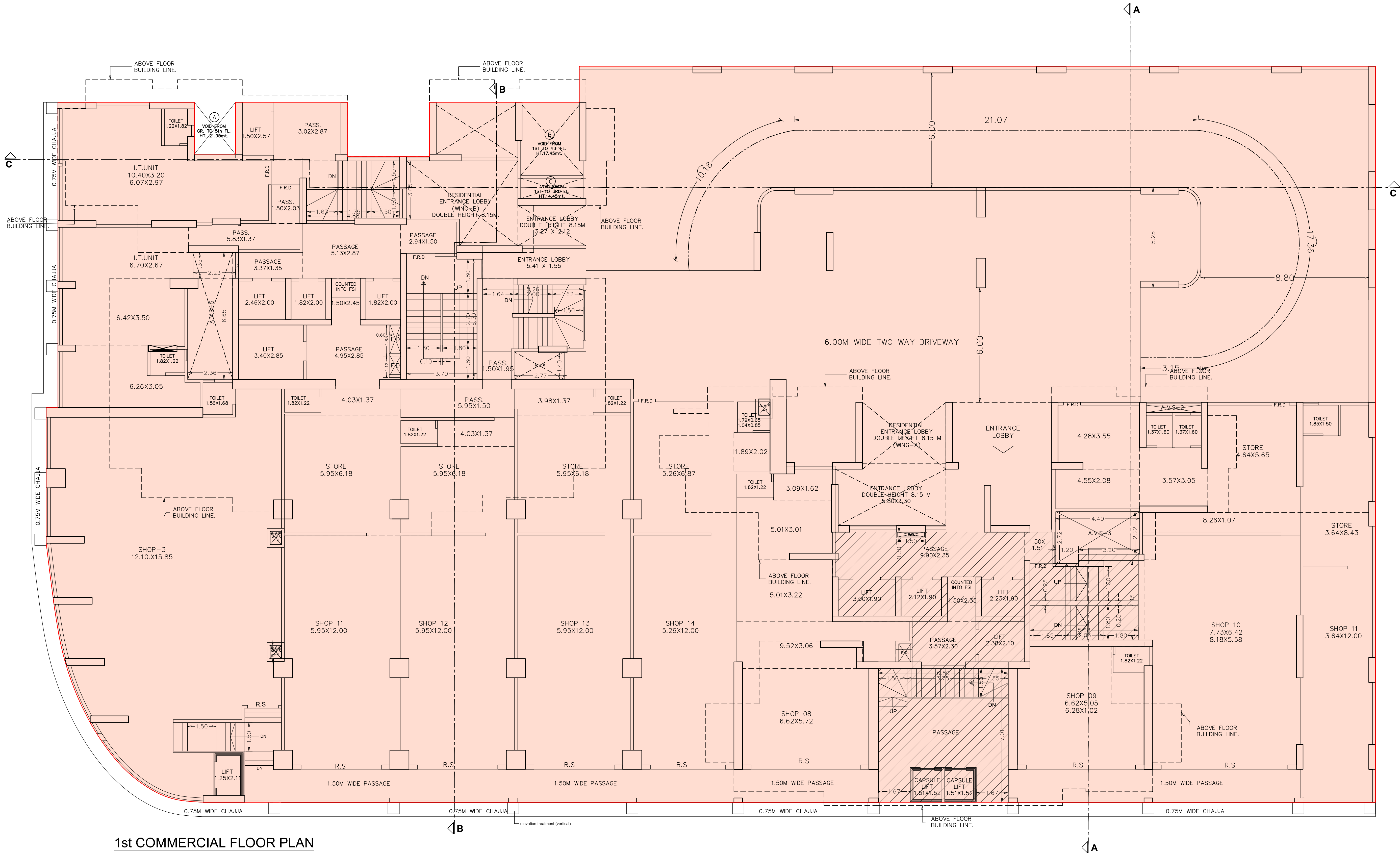
A.E(BP)S&T

E.E(BP)ES-II

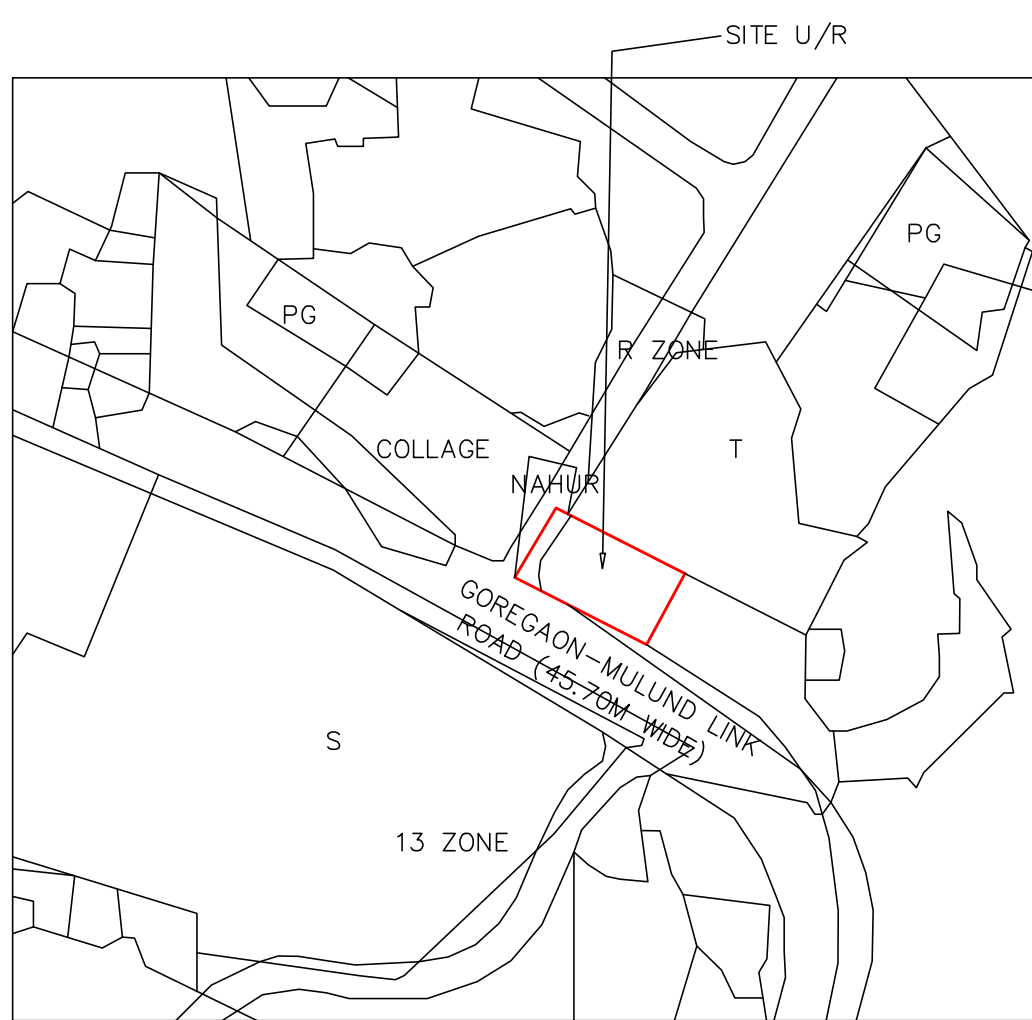
1	Area Statement	SQ.MT.
1.	Area of plot	4010.80
a.	Area of Reservation in plot	-NIL-
b.	Area of Road Set back	-NIL-
c.	Area of D P Road	-NIL-
2.	Deduction for	
(A)	For Reservation/Road Area	
a.	Road set back area to be handed over (100%) Regulation No.16	352.35
b.	Proposed D P road to be handed over (100%) Regulation No.16	-NIL-
c.	(i) Reservation area to be handed over Regulation No.17	-NIL-
(i)	Reservation area to be handed over as per AR Regulation No.17	-NIL-
(B)	For Amenity area	
a.	area of amenity plot/plots to be handed over as per DCR 14(A)	-NIL-
b.	area of amenity plot/plots to be handed over as per DCR 14(B)	-NIL-
c.	area of amenity plot/plots to be handed over as per DCR 35(Obeyance)	-NIL-
(C)	Deduction for Existing BUA to be retained if any/Land component of Existing BUA/Existing BUA as per Regulation under which the development was allowed.	-NIL-
3.	Total deduction : 2(a)+2(B)+(C) as and when applicable.	-NIL-
4.	Balance area of plot (1-minus 3)	3658.45
5.	Plot area under Development areas to be handed over to MCGM	-NIL-
6.	Appropriate Authority as per Sr. No. Above	
7.	Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)	1.00
8.	Built up Area as per Zonal (basic) FSI (5 * 6)	3658.45
(i)	As per 2(A) and (B) except 2(A) (c) (i) above with in cap of "Admissible TDR" as column 6 of Table -12 on remaining/balance plot	-NIL-
(ii)	In case of 2(A)(c) (ii) permissible over and above permissible BUA on remaining/balance plot	704.70
9.	Built up area in lieu of cost of construction of built up amenity to be handed over (within the limit of permissible BUA on remaining plot)	-NIL-
10.	Built up area due to "Additional FSI on payment of premium" as per Table No. 12 of Regulation No.30(A)50% on remaining/balance plot	1829.23
11.	Built up area due to admissible "TDR" 90% as per Table No.12 Regulation No. 30(A) and 32 on remaining/balance plot.	2738.45
a)	INCENTIVE F.S.I. AS PER DCR 33(7)(B) NO.OF MEMBER'S 92X10 SQ.MTS.	920.00
12.	Permissible Built up Area as the case may be with/without BUA as per 2(c)	9850.83
13.	a) Existing floor area	-NIL-
b)	Proposed BUA [as the case may be with/without BUA as per 2(c)]	9840.75
b1)	Purely residential built-up area	7809.51
b2)	remaining non residential built up area	2031.24
14.	TDR generated if any as per regulation 30(A) and 32	
15.	Fungible Compensatory area as per regulation No. 31(3)	
a)	i) Permissible Fungible Compensatory area for Rehab component without charging premium for residential.	
ii)	Fungible Compensatory area availed for Rehab component without charging premium for residential.	2733.33
b)	i) Permissible Fungible Compensatory area by charging premium for commercial	
ii)	Fungible Compensatory area availed on payment of premium for commercial.	710.94
16.	Total Built up Area proposed including Fungible Compensatory Area [13 +15(c)(i)+15(b)(i)]	3444.27
17.	FSI consumed on Net plot = [13/4] (EP-163)	13285.02
(A)	Reservation/Designation	
a)	Name of Reservation	
b)	Area of Reservation affecting the plot	
c)	Area of Reservation land to be handed/handed over as per Regulation No.17	
d)	Built up area of Amenity to be handed over as per Regulation No.17	
e)	Built up area of Designation	
(B)	Plot area/Built up Amenity to be handed over as per Regulation No.	
i)	14(A)	
ii)	14(B)	
iii)	15	
(C)	Requirement of Recreational Open Space in layout/plot per Regulation No.27	
(D)	Tenement Statement	
(i)	Proposed Built up area (13 above)	13285.02
(ii)	Less deduction of Non residential area (Shop, etc.)	2742.18
(iii)	Area available for tenement [(i) minus (ii)]	10542.84
(iv)	Tenements permissible (density of tenements/hectare)	474.00
(v)	Total number of tenements proposed on the plot	145
(E)	Parking Statement	
i)	Parking required by Regulations for :-	171 NOS
Cor		
Scooter/Motor cycle		
Outsiders (visitors)		172 NOS
ii)	Covered garage permissible	
iii)	Covered garage proposed	
Cor		
Scooter/Motor cycle		
Outsiders (visitors)		
iv)	Total parking provided	172 NOS
(F)	Transport Vehicles parking	
i)	Spaces for transport vehicles parking required by Regulations	1 NOS
ii)	Total No. of transport vehicles parking spaces provided	1 NOS

GENERAL NOTES	CERTIFICATE OF AREA.
1. PLOT BOUNDARY SHOWN IN BLACK	CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 04.11.2007 AND THAT THE DIMENSIONS OF THE PLOT STATED ON THE PLANS ARE MEASURED ON SITE AND THE AREA SO WORKED OUT IS 4010.80sq.mt. AND SAME TALLIES WITH AREA STATED IN THE DOCUMENTS OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.
2. PROPOSED WORK SHOWN IN RED	
3. EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN YELLOW	
4. EXTERNAL WALLS ARE 0.23m. THK.	
5. INTERNAL WALLS ARE 0.15m. THK.	
	SIGN OF ARCHITECT
NAME & SIGNATURE OF OWNER	NAME & SIGNATURE OF ARCHITECT

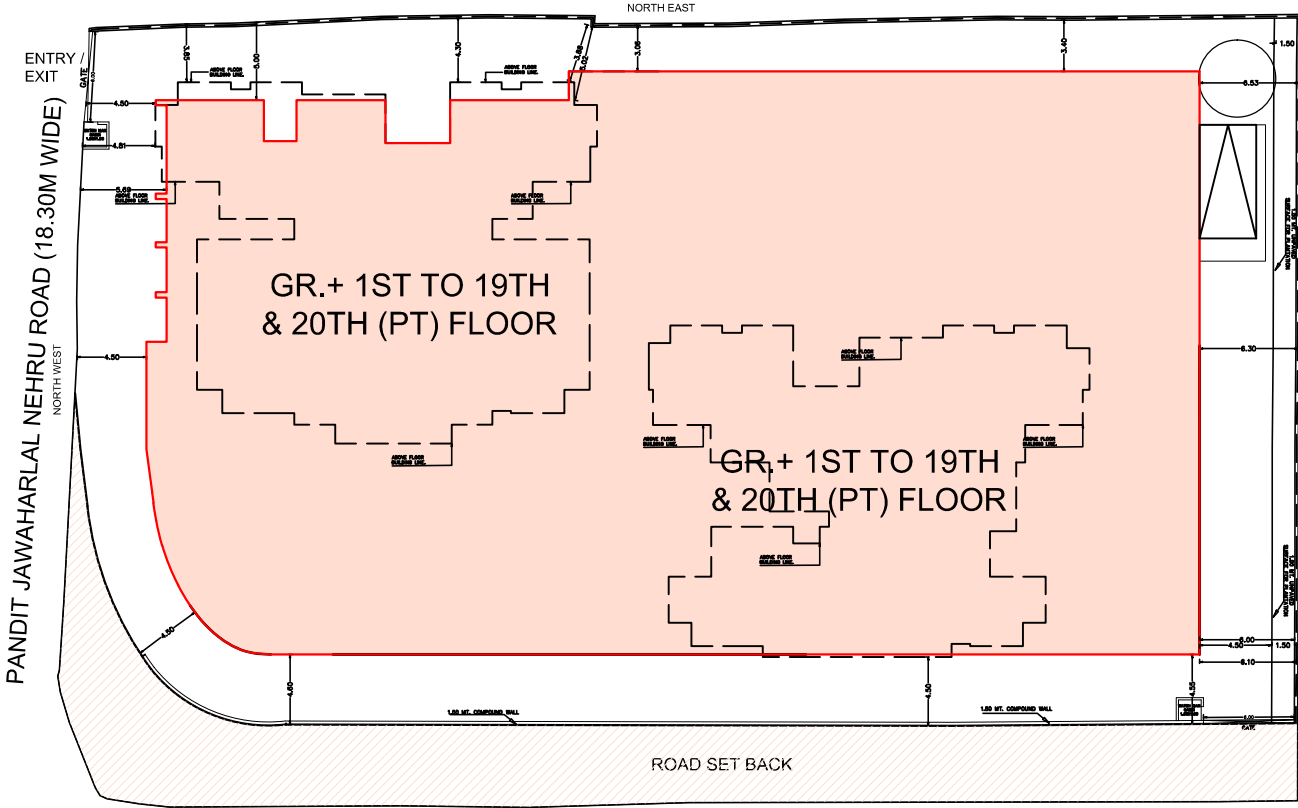
(C.A. TO OWNER) for. KANTA SURENDRA CHS.Ltd.		SUNIL R. DEOLE Lic no. D/248/L.S.	
REVISION	DESCRIPTION	DATE	
NORTH	SCALE 1:100	13.09.2019	
DRAWN BY Sunil.R			
SHEET NO. 1/17	JOB NO. 1518		
LICENSED SURVEYORS, ENGINEERS & PROJECT MANAGEMENT CONSULTANTS 701/702 A WING JAY-VJAY BUILDING UDAY CINEMA ROAD, GHATKOPAR (WEST) MUMBAI 400086 PHONE: 25148396/25149102		deole bro	



1st COMMERCIAL FLOOR PLAN
SCALE = 1:100



LOCATION PLAN
SCALE = 1:4000



BLOCK PLAN
SCALE = 1:500

DATE AND STAMP OF APPROVAL OF PLANS		
PLAN FOR REFERENCE		
A.E(BP)S&T E.E(BP)ES-II		
CONTENTS OF SHEET		
1ST COMMERCIAL FLOOR PLAN, LOCATION PLAN & BLOCK PLAN, ETC.		
DESCRIPTION OF PROPOSAL & PROPERTY		
PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING C.T.S. NO. 661/2 OF VILLAGE NAHUR AT HIRA NAGAR GOREGAON-MULUND LINK ROAD, MULUND WEST, MUMBAI 400080.		
NAME & SIGNATURE OF OWNER		NAME & SIGNATURE OF ARCHITECT
(C.A. TO OWNER) for. KANTA SURENDRA CHS.Ltd.		SUNIL R. DEOLE Lic no. D/248/L.S. deole bros
REVISION	DESCRIPTION	
NORTH	SCALE 1:100	DATE 13.09.2019
DRAWN BY Sunil.R		
SHEET NO. 2/17	JOB NO. 1518	
LICENSED SURVEYORS, ENGINEERS & PROJECT MANAGEMENT CONSULTANTS 701/702 A'WING JAY-VIJAY BUILDING UDAY CINEMA ROAD, GHATKOPAR (WEST) MUMBAI 400086 PHONE: 25148396/25149102		