

PANDIT JAWAHARLAL NEHRU ROAD (18.30M WIDE)

ENTRY / EXIT

9.00 MT WIDE LAYOUT ROAD
NORTH EAST

GROUND FLOOR PLAN

SCALE = 1:100

PARKING IN GROUND FLOOR 14 NOS.

SOUTH WEST

45.70 MT. MULUND GOREGOAN LINK ROAD

ROAD SET BACK

DATE AND STAMP OF APPROVAL OF PLANS

SHEET NO. 1/21

PLAN FOR REFERENCE

A.E.(B.P.) S&T

E.E.(B.P.) E.S.-II

L	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-
(ii)	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(abeysance)	-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 Appropriate Authority as per Sr. No. 4 above	-NIL-
6.	Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)	1.00
7.	Built up Area as per Zonal (basic) FSI (5 + 6) (in case of Mill land permissible BUA kept in abeyance)	3658.45
8.	Built up equal to area of land handed over as per Regulation No.30(A) (i) As per 2(A) and (B) except 2(A) (c) (ii) above with in cap of "Admissible TDR" as column 6 of Table -12 on remaining/balance plot (ii) In case of 2(A)(c) (ii) permissible over and above permissible BUA on remaining/balance plot	-NIL-
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 for the case may be with/without BUA as per 2(c)	9850.39
b1)	Purely residential built -up area	6993.45
b2)	remaining non residential built up area	2856.94
14.	TDR generated if any as per regulation 30(A) and 32	3447.79
15.	Fungible Compensatory area as per regulation No. 31(3) PERMISSIBLE	1229.69
a)	i) Permissible Fungible Compensatory area for Rehab. (COMM. 75.96 component without charging premium for residential +RES.1153.73)	1229.69
ii)	Fungible Compensatory area availed for Rehab. (COMM. 75.96+RES component without charging premium for residential. 1153.73)	2218.01
b)	i) Permissible Fungible Compensatory area by charging premium for commercial.(COMM. 923.97 + RESI. 1293.98)	2217.95
ii)	Fungible Compensatory area availed on payment of premium for commercial.(COMM. 923.97 + RESI. 1293.98)	13298.03
16.	Total Built up Area proposed including Fungible Compensatory Area (13 +15(a)(i)+15(b)(i)) (BUA=9848.01+FUNGIBLE=3432.41	2.69
17.	FSI consumed on Net plot = (13/74) (EP-163)	
(B).	Other Requirements	
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. 14(A)	
ii)	14(B)	
15		
(C)	Requirement of Recreational Open Space in layout/plot per Regulation No.27	
(D)	Tenement Statement:	
(i)	Proposed Built up area (13 above)	13298.03
(ii)	Less deduction of Non residential area (Shop, etc.)	3856.87
(iii)	Area available for tenement (i) minus (ii)	9441.16
(iv)	Tenements permissible (density of tenements/hectare)	925.00
(v)	Total number of tenements proposed on the plot	135
(E)	Parking Statement	
i)	Parking required by Regulations for :-	172 NOS
Car		187 NOS
Scooter/Motor cycle		
Outsiders (visitors)		
ii)	Covered garage permissible	
iii)	Covered garage proposed	
Car		
Scooter/Motor cycle		
Outsiders (visitors)		
iv)	Total parking provided	187 NOS
(D)	Transport Vehicles parking	
i)	Spaces for transport vehicles parking required by Regulations	2 NOS
ii)	Total No. of transport vehicles parking spaces provided	2 NOS
CONTENTS OF SHEET		

GROUND FLOOR PLAN.
DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING C.T.S. NO. 661/2 OF VILLAGE NAHUR AT HIRA NAGAR GOREGOAN-MULUND LINK ROAD, MULUND WEST, MUMBAI 400060.

GENERAL NOTES
PLOT BOUNDARY SHOWN IN BLACK
PROPOSED WORK SHOWN IN RED
EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN YELLOW
EXTERNAL WALLS ARE 0.23m. THK.
INTERNAL WALLS ARE 0.15m. THK.

CERTIFICATE OF AREA.
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 04.12.2021 AND THAT THE DIMENSIONS OF THE SIDES, etc. 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.

SIGN. OF ARCHITECT

NAME & SIGNATURE OF OWNER

NAME & SIGNATURE OF ARCHITECT

(C.A. TO OWNER)
for. KANTA SURENDRA CHS.Ltd.
REVISION
NORTH
SCALE 1:100
DATE 15.11.2022
DRAWN BY NADIM
SHEET NO. 1/21
JOB NO. 1518
(C.A. TO OWNER)
SUNIL R. DEOLE
Lic no. D/248/L.S.
deole bros
LICENSED SURVEYORS, ENGINEERS & PROJECT MANAGEMENT CONSULTANTS
701/702 A'WING JAY-VIJAY BUILDING
GHATKOPAR (WEST) MUMBAI 400086
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