

PANDIT JAWAHARLAL NEHRU ROAD (18.30M WIDE)

WEST

ENTRY / EXIT

9.00M WIDE INTERNAL ROAD

NORTH

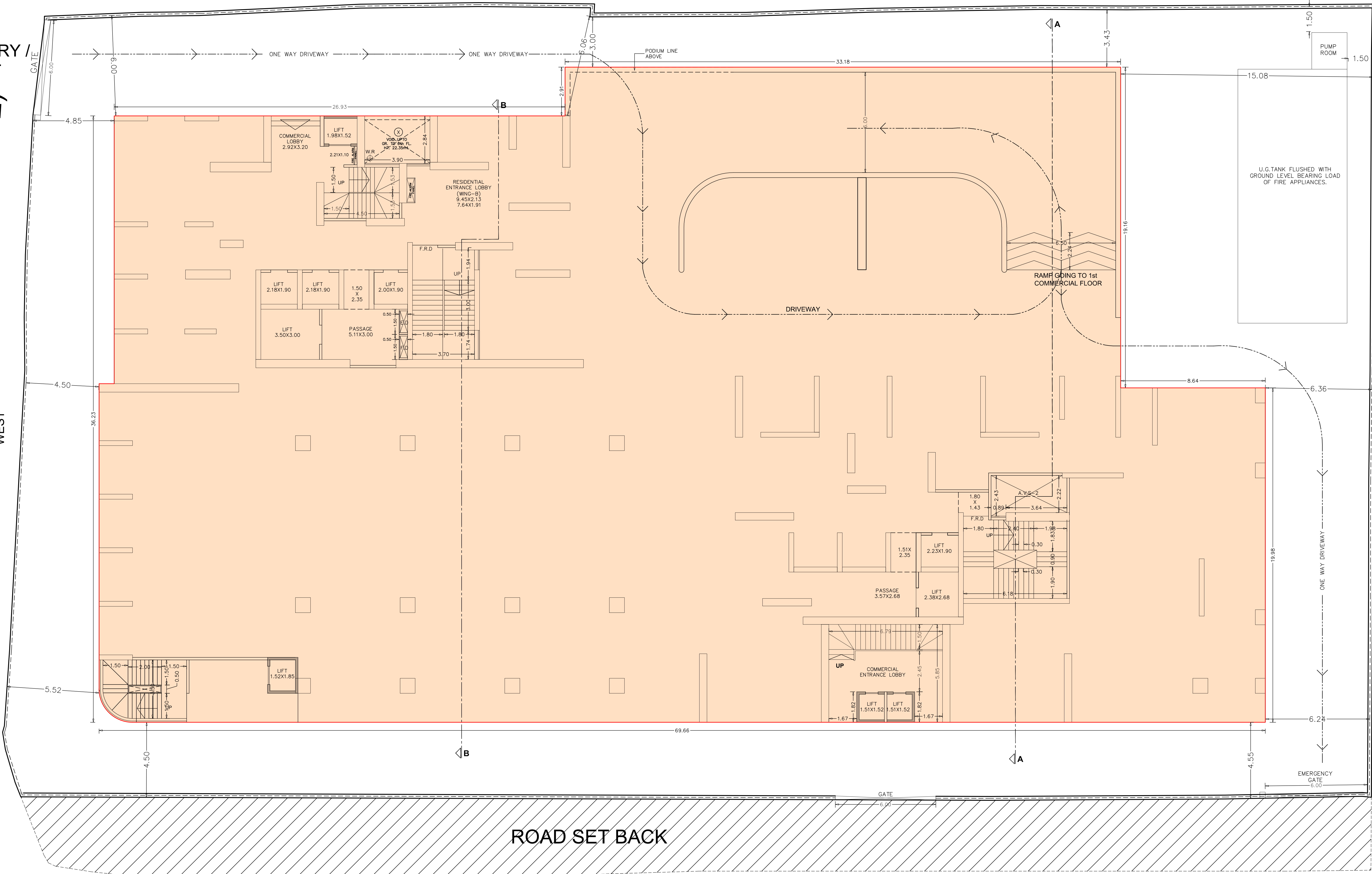
ROAD SET BACK

GOREGAON-MULUND LINK ROAD (45.70M WIDE)

SOUTH

GROUND FLOOR PLAN

SCALE = 1:100



DATE AND STAMP OF APPROVAL OF PLANS

SHEET NO. 1/2

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER BUILDING PROPOSAL FILE NO : CHE/ES/1683/1/337(NEW)

RAKESH JATASHANKAR UPADHYAY

JAYESH CHHAGAN DUSANE

AVINASH GORAKSH TAMBWE AGH

S.E(BP)T

A.E(BP)&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-
	(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(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.	352.35
4.	Balance area of plot (1-minus 3)	3658.45
5.	Twice Set back Area	00.00
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)	-NIL-
8.	Built up equal to area of land handed over as per Regulation No.30(A)	-NIL-
(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	-NIL-
(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.	A) 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. B) INCENTIVE F.S.I. AS PER DCR 33(7)(B) (NO OF MEMBERS - 92X10 SQ.MTS.)	00.00
11.	Built up area due to admissible "TDR" 90% as per Table No.12 Regulation No. 30(A) and 32 on remaining/balance plot.	00.00
12.	Permissible Built up Area as the case may be with/without BUA as per 2(c)	00.00
13.	a) Existing floor area	
b)	Proposed BUA for the case may be with/without BUA as per 2(c)	0000.00
b1)	Purely residential built -up area	00.00
b2)	remaining non residential built up area	00.00
14.	TDR generated if any as per regulation 30(A) and 32	
15.	Fungible Compensatory area as per regulation 30(A) and 32	
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.	----
b) i)	Permissible Fungible Compensatory area by charging premium for commercial.	----
	ii) Fungible Compensatory area availed on payment of premium for commercial.	----
16.	Total Built up Area proposed including Fungible Compensatory Area [13 +15(a)(i)+15(b)(ii)]	----
17.	FSI consumed on Net plot = [13/4] (EP-163)	
(ii)	Other Requirements	
(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)	----
(ii)	Less deduction of Non residential area (Shop, etc.)	
(iii)	Area available for tenement [(i) minus (ii)]	
(iv)	Tenements permissible (density of tenements/hectare)	
(v)	Total number of tenements proposed on the plot	
(E)	Parking Statement	
i)	Parking required by Regulations for :-	
	Car	
	Scooter/Motor cycle	
	Outsiders (visitors)	
ii)	Covered garage permissible	
iii)	Covered garage proposed	
	Car	
	Scooter/Motor cycle	
	Outsiders (visitors)	
iv)	Total parking provided	
(f)	Transport Vehicles parking	
i)	Spaces for transport vehicles parking required by Regulations	
ii)	Total No. of transport vehicles parking spaces provided	

CONTENTS OF SHEET

GROUND FLOOR PLAN.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 661/2 OF VILLAGE NAHUR AT HIRA NAGAR GOREGAON-MULUND LINK ROAD, MULUND WEST, MUMBAI 400080.

GENERAL NOTES

CERTIFICATE OF AREA.

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.

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 04.11.2007 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.

SUNIL RAMCHANDRA DEOLE

SIGN OF ARCHITECT

NAME & SIGNATURE OF OWNER

NAME & SIGNATURE OF ARCHITECT

PRATIK SOMAIYA

SUNIL RAMCHANDRA DRA DEOLE

(C.A. TO OWNER)

SUNIL R. DEOLE

for. KANTA SURENDRA CHS.Ltd.

Lic no. D/248/L.S.

deole bros

LICENSED SURVEYORS, ENGINEERS & PROJECT MANAGEMENT CONSULTANTS

701/702 A'WING JAY-VIJAY BUILDING

UDAY CINEMA ROAD,

GHATKOPAR (WEST) MUMBAI 400086

PHONE: 25148396/25149102

REVISION

DESCRIPTION

SCALE

DATE

DRAWN BY

SHEET NO.

JOB NO.

NORTH

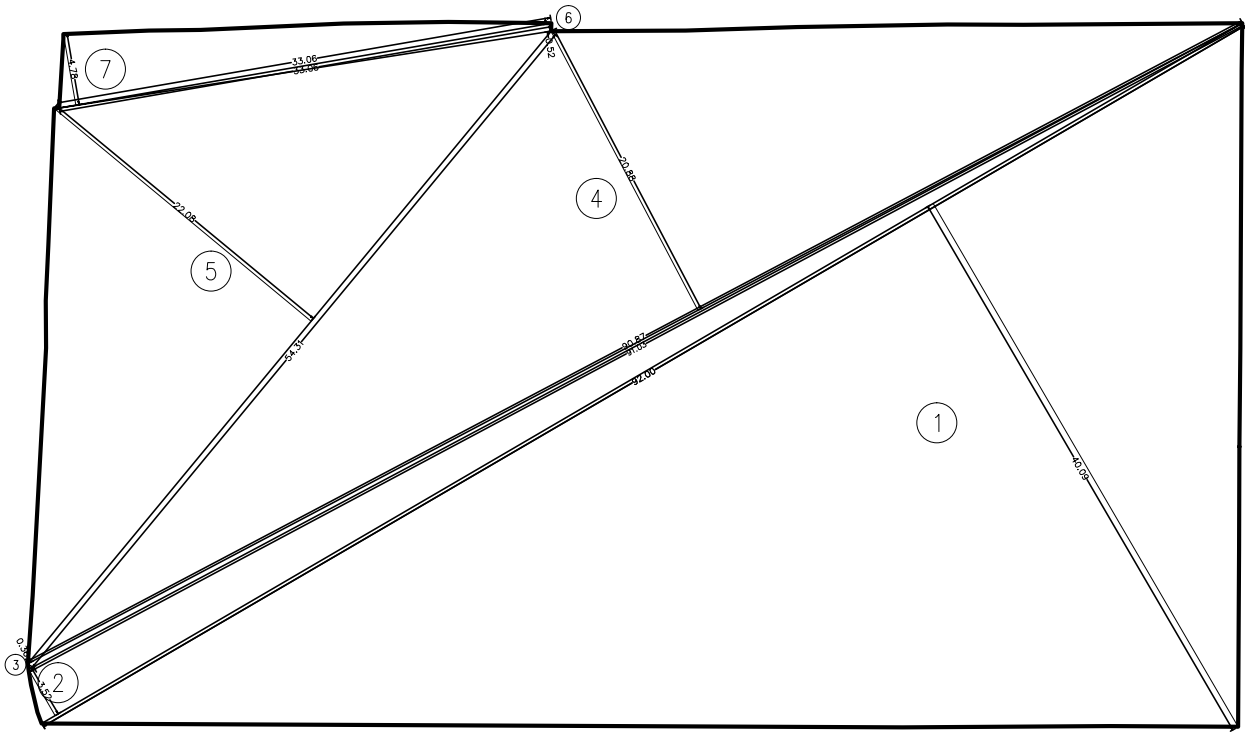
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21.01.2019

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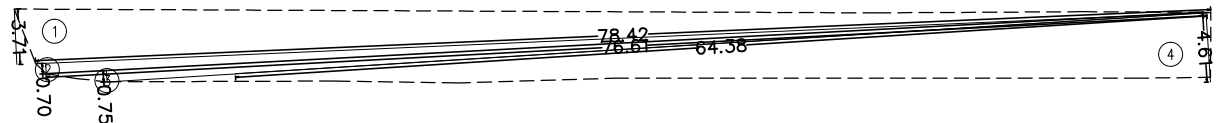
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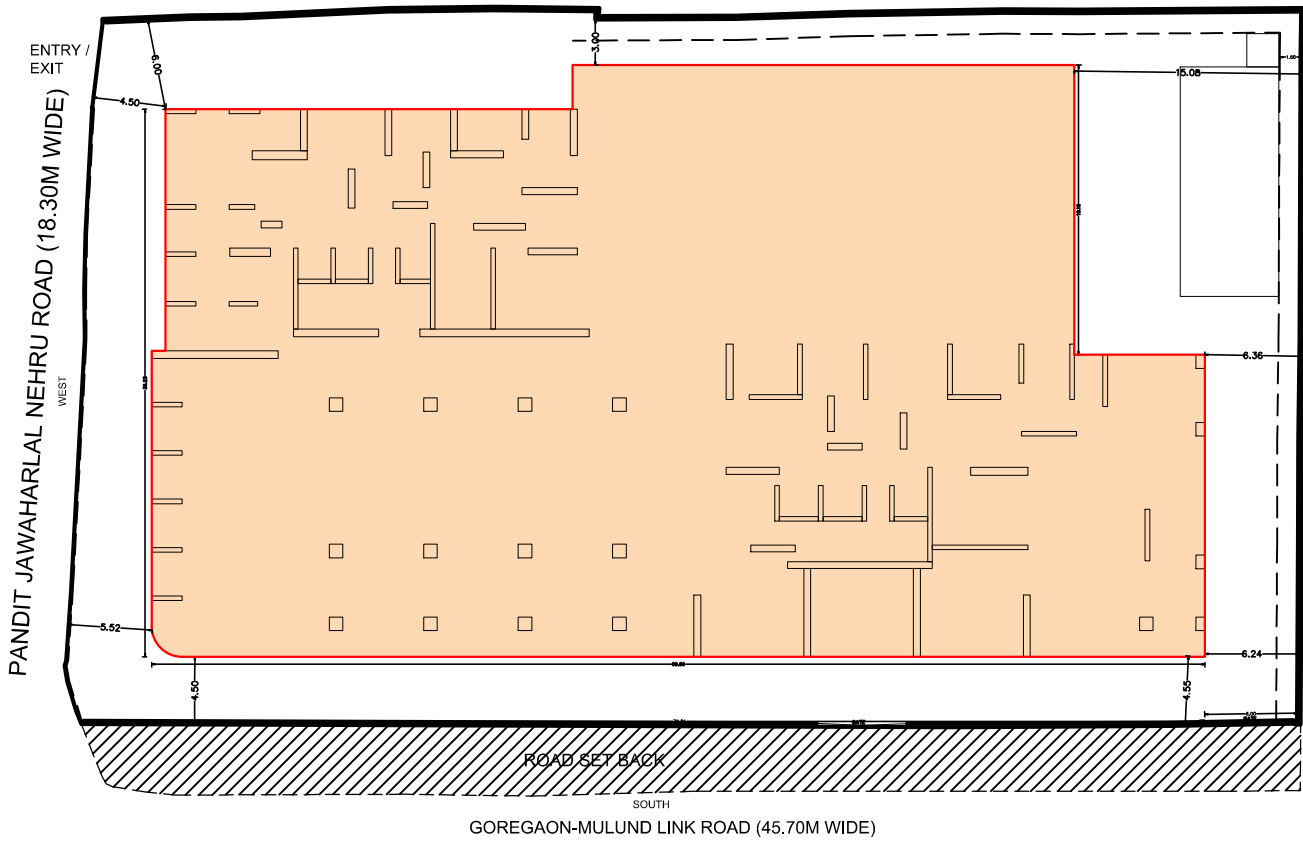
PLOT AREA DIAGRAM
SCALE:-1:500

PLOT AREA CALCULATION									
1	1/2	X	92.00	X	40.09	X	1NO	=	1844.14 SQ.MT.
2	1/2	X	92.00	X	3.52	X	1NO	=	161.92 SQ.MT.
3	1/2	X	91.03	X	0.36	X	1NO	=	16.39 SQ.MT.
4	1/2	X	90.87	X	20.88	X	1NO	=	948.68 SQ.MT.
5	1/2	X	54.31	X	22.08	X	1NO	=	599.58 SQ.MT.
6	1/2	X	33.06	X	0.52	X	1NO	=	8.60 SQ.MT.
7	1/2	X	33.06	X	4.78	X	1NO	=	79.01 SQ.MT.
TOTAL ADDITION								=	3658.32 SQ.MT. X

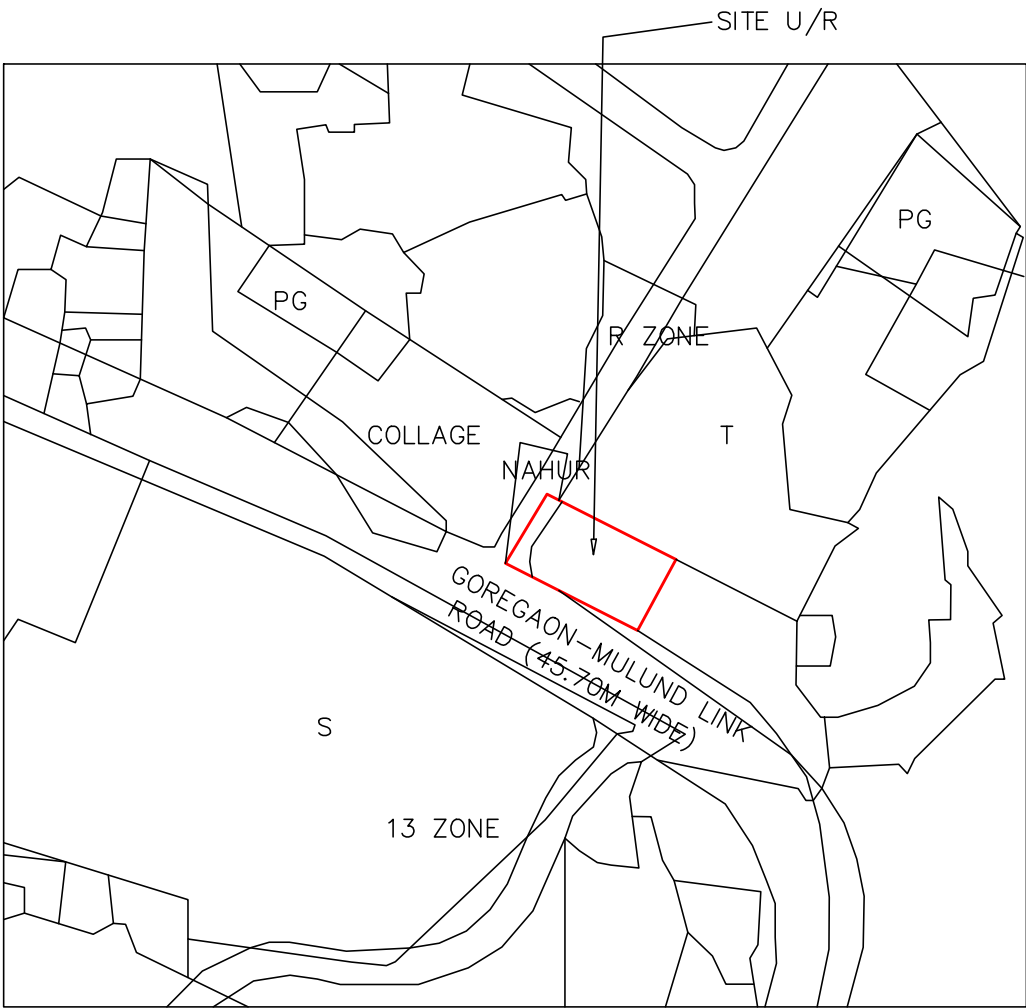


SET BACK AREA DIAGRAM
SCALE:-1:500

SET BACK AREA CALCULATION									
1	1/2	X	78.42	X	3.71	X	1NO	=	145.47 SQ.MT.
2	1/2	X	78.42	X	0.70	X	1NO	=	27.45 SQ.MT.
3	1/2	X	77.19	X	0.75	X	1NO	=	28.95 SQ.MT.
4	1/2	X	64.86	X	4.64	X	1NO	=	150.48 SQ.MT.
TOTAL ADDITION								=	352.35 SQ.MT. X



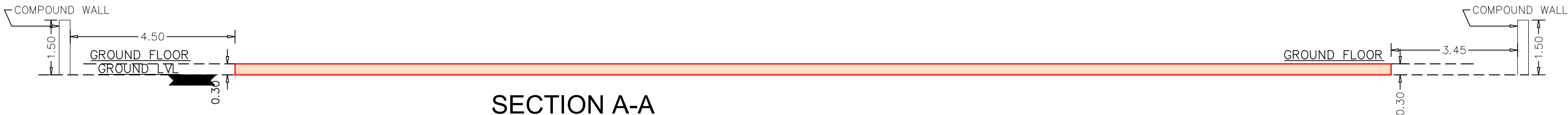
BLOCK PLAN
SCALE = 1:500



LOCATION PLAN
SCALE = 1:4000



SECTION B-B
SCALE = 1:100



SECTION A-A
SCALE = 1:100

DATE AND STAMP OF APPROVAL OF PLANS

SHEET
NO. 2/2

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE
LETTER BUILDING PROPOSAL FILE NO : CHE/ES/1683/T/337(NEW)

RAKESH
JATASHAN
KAR
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S.E(BP)T

JAYESH
CHHAGA
N
DUSANE

A.E(BP)S&T

AVINASH
GORAKSH
TAMBEW
AGH

E.E(BP)ES-II

CONTENTS OF SHEET

SECTION A-A & B-B, LOCATION PLAN & BLOCK PLAN, PLOT AREA DIAGRAM & CALCULATION ETC.

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NAME & SIGNATURE OF OWNER

NAME & SIGNATURE OF ARCHITECT

PRATIK
SOMAI
YA

(C.A. TO OWNER)
for. KANTA SURENDRA CHS.Ltd.

SUNIL
RAMCHAN
DRA DEOLE

Digitally signed by SUNIL
RAMCHANDRA DEOLE
DN: c=IN, o=Personal,
postalCode=400602, st=Maharashtra,
2.5.4.20=17c28830b45270217742317
3784a65eb01aae23057c7f705ade5ae0
2197dad1,
serialNumber=27f110c47e4fc27803fdd
edba5f13f92e113b70ac7aad08537c97
4077b71b5, cn=SUNIL RAMCHANDRA
DEOLE
Date: 2019.01.22 13:15:16 +05'30'

SUNIL R. DEOLE
Lic no. D/248/L.S.

deole bros

REVISION

DESCRIPTION

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1518

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