

PLOT AREA DIAGRAM
SCALE=1:200

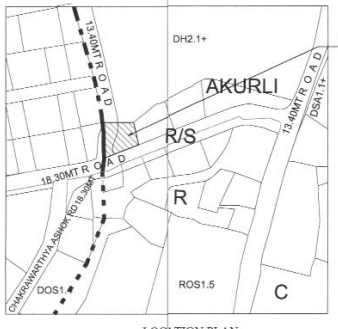
Not under possession AREA DIAGRAM
SCALE=1:200

SET-BACK AREA DIAGRAM
SCALE=1:200

ENCROACHMENT								
1	1/2	X	15.01	X	2.73	X 1 NO	=	20.49 SQ.MT.
						TOTAL ADDITION	=	20.49 SQ.MT.

PLOT AREA								
A	1/2	X	22.44	X	11.25	X 1 NO	=	126.22 SQ.MT.
B	1/2	X	22.44	X	7.82	X 1 NO	=	87.74 SQ.MT.
C	1/2	X	20.37	X	5.51	X 1 NO	=	56.12 SQ.MT.
D	1/2	X	14.10	X	7.85	X 1 NO	=	55.34 SQ.MT.
E	1/2	X	12.18	X	3.68	X 1 NO	=	22.41 SQ.MT.
F	2/3	X	5.98	X	1.75	X 1 NO	=	6.98 SQ.MT.
						TOTAL ADDITION	=	354.81 SQ.MT.

SET BACK AREA								
A	1/2	X	23.06	X	10.15	X 1 NO	=	117.03 SQ.MT.
B	1/2	X	23.16	X	4.96	X 1 NO	=	57.44 SQ.MT.
C	1/2	X	15.41	X	4.94	X 1 NO	=	38.05 SQ.MT.
D	1/2	X	15.32	X	5.88	X 1 NO	=	45.04 SQ.MT.
E	1/2	X	33.09	X	2.76	X 1 NO	=	45.66 SQ.MT.
F	1/2	X	33.09	X	4.52	X 1 NO	=	74.78 SQ.MT.
G	2/3	X	5.98	X	1.75	X 1 NO	=	6.98 SQ.MT.
						TOTAL	=	384.96 SQ.MT.
						DEDUCTION AREA	=	6.98 SQ.MT.
						TOTAL ADDITION	=	378.00 SQ.MT.

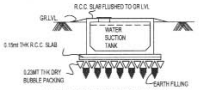


LOCATION PLAN
SCALE1:500

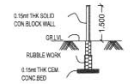


BLOCK PLAN
SCALE 1:500

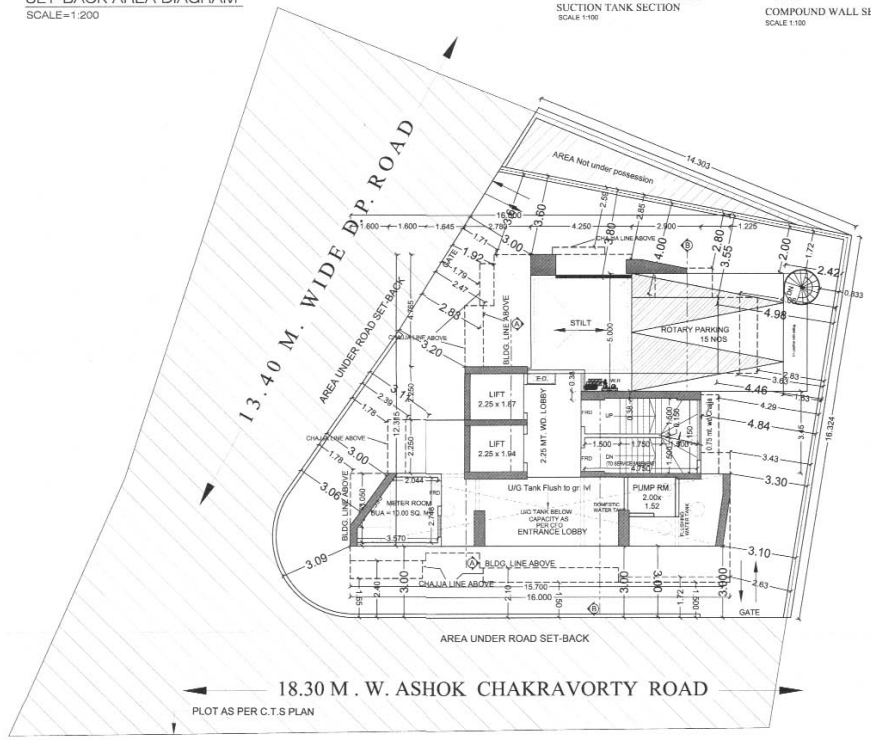
Approved subject to the conditions mentioned in the accompanying office letter issued under even no on even date. This cancels the earlier approval issued under no. CHE/A-4943/BP(WS)/AR dated 10.08.2018.



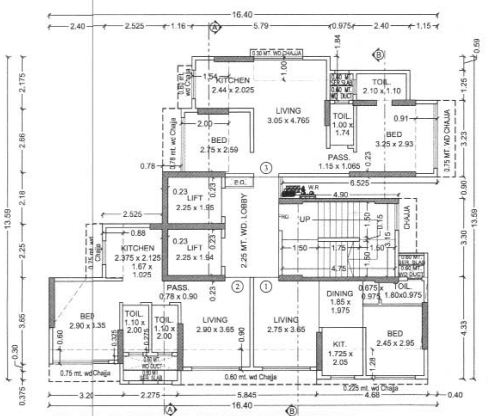
SUCTION TANK SECTION
SCALE 1:100



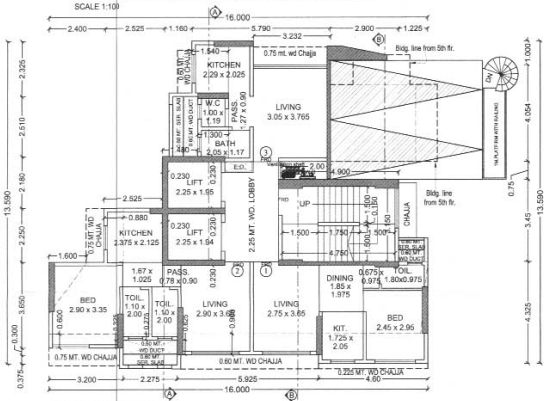
COMPOUND WALL SECTION
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100



5TH, 6TH, 8TH TO 13TH & 15TH TO 16TH FLOOR PLAN
SCALE 1:100



1ST TO 4TH FLOOR PLAN
SCALE 1:100

PROFORMA - "A"				SQ.MT.
A		AREA STATEMENT	AS PER DCR.1991	AS PER DCPR.2034
	1	AREA OF PLOT (AS PER P.R.C.)	733.30	733.30
		(a) AREA OF RESERVATION		---
		(b) AREA ROAD SET BACK	378.00	378.00
		(c) AREA OF D.P. ROAD		---
	2	DEDUCTION FOR		
		A FOR RESERVATION ROAD AREA		
		(a) SET BACK AREA AS PER DCPR 16	378.00	378.00
		(b) DP ROAD AREA AS PER DCPR 16		---
		(c) ANY RESERVATION AREA AS PER DCPR 17		---
		TOTAL OF 2A	378.00	378.00
		B FOR AMENITY AREA		
		(a) AMENITY AREA AS PER DCPR 14(A)		---
		(b) AMENITY AREA AS PER DCPR 14(B)		---
		(c) AMENITY AREA AS PER DCPR 15		---
		(d) AMENITY AREA AS PER DCPR 35		---
		TOTAL OF 2B		---
		C DEDUCTION FOR EXISTING BUA TO BE RETAINED		
		(a) NOT UNDER POSSESSION	20.49	20.49
		TOTAL OF 2C		---
	3	TOTAL DEDUTION (TOTAL OF 2A+2B+2C)	398.49	398.49
	4	BALANCE AREA OF THE PLOT[1-3]	354.81	354.81
	5	NET PLOT AREA OF DEVELOPMENT [8]	354.81	354.81
	6	ZONAL BASIC F.S.I.	1.00	1.00
	7	ADDITIONS FOR FLOOR SPACE INDEX		
		2 (a) 100 % FOR D.P.ROAD		
		2 (b) 100 % FOR SET-BACK (378.00 x 2) - 255.46 = 500.53	--	500.53
	8	PERMISSIBLE BUA AS PER ZONAL BASIC F.S.I. [5+6]	354.81	354.81
	9	ADD. BUA AS PER OF LAND HANDED/OVER AS PER 2A		---
	10	BUA IN LIEU OF BUILT UP AMENITY 1AND/ED OVER		---
	11	ADDITIONAL 50% F.S.I. ON PAYMENT OF PREMIUM AS PER TABLE 12 OF REG. NO. 30(A) 35481 X 0.50 = 177.40 SQ.MT	--	177.40
	12	ADMISSIBLE TDR AS PER TABLE 12 CF Reg. NO. 30(A) 354.81 X 0.90 = 319.33 80 % OF 319.33 = 255.46	--	255.46
	13	PERMISSIBLE BUA (7+8+9+10+11+12)	354.81	1288.21
	14	TOTAL BUA AREA PROPOSED	332.78	1288.21
	15	FSI CONSUMED ON NET HOLDING14/5	0.99	3.63
	17	FUNGIBLE BUA		
		(a) FUNGIBLE BUILTUP AREA COMPONENT PROPOSED VIDE DCPR 31(3) FOR PURELY RESIDENTIAL= 1288.21X 35% = 450.87 SQ.MT.(PERMISSIBLE)	---	450.29
		(b) FUNGIBLE BUILTUP AREA COMPONENT PROPOSED VIDE DCPR 31(3) FOR PURELY NON- RESIDENTIAL	---	---
	18	TOTAL BUA PROPOSED INCLUDING FUNGIBLE AREA (14+16)	332.78	1738.50
	19	TENEMENT STATEMENT		
(i)		PROPOSED AREA (ITEM A, 7 ABOVE)	332.78	1738.50
(ii)		LESS DEDUCTION OF NON-RES AREA (SHOP ETC.)		-
(iii)		AREA AVAILABLE FOR TENEMENTS [(i) MINUS (ii)]	332.78	1738.50
(iv)		TENEMENTS /PERMISSIBLE (DENSIT" OF TENEMENTS/HECTARE)	14.97 NOS	78 NOS
(v)		TENEMENTS PROPOSED	07.00 NOS	46 NOS
(vi)		TENEMENTS EXISTING		
		TOTAL TENEMENTS ON THE PLOT	7.00 NOS	46 NOS
	20	PARKING STATEMENT		
		PARKING REQUIRED BY REGULATIONS FOR CAR	3 NOS	12 NOS
		TOTAL PARKING PROVIDED	15 NOS	15 NOS

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFFERENCE ON 29.02.2016 AND THAT THE DIMENSIONS OF THE SIDES,ETC.,OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 7933O AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P.S. RECORDS

PRAKAS H J SHAH

SIGNATURE OF ARCHITECT

PROFORMA - II

CONTENS OF THE SHEET

GROUND FLOOR PLAN, FLOORS PLANS BLOCK PLAN & LOCATION PLAN.

DESCRIPTION OF PROP. & PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.S. NO.113, OF VILLAGE AKURLI ROAD, SOUTH W/RD MUMBAI.

NAME,ADDRESS & SIGNATURE OF OWNER

SHRI. VIPUL VORA PARTNER OF M/S. ROYAL REALTORS.

VORA VIPUL BHOGILAL

SIGNATURE OF OWNER.

DRAWN BY	CHECKED BY	SCALE	DATE
		AS NOTED	15.4.2019

NAME ADDRESS & SIGNATURE OF LICINCE SURVEYOR

PRAKAS H J SHAH

PRAKASH J. SHAH.

601,Iswar apartment,Ashok nagar road no.2 Kandivali East. Mumbai 400101.

JITENDR A W GHODE
S.E.(B.P.)(R.WARD

Abhijit Bandu Sankhe
A.E.(B.P.)(R.WARD

Vinod Kondiram Kekan
Digitally signed by Vinod Kondiram Kekan Date: 2019.06.15 16:53:24 +05'30'
R.E.(B.P.)(R.WARD

MUNICIPAL CORPORATION OF GREA'ER MUMBAI