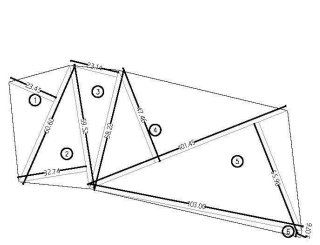


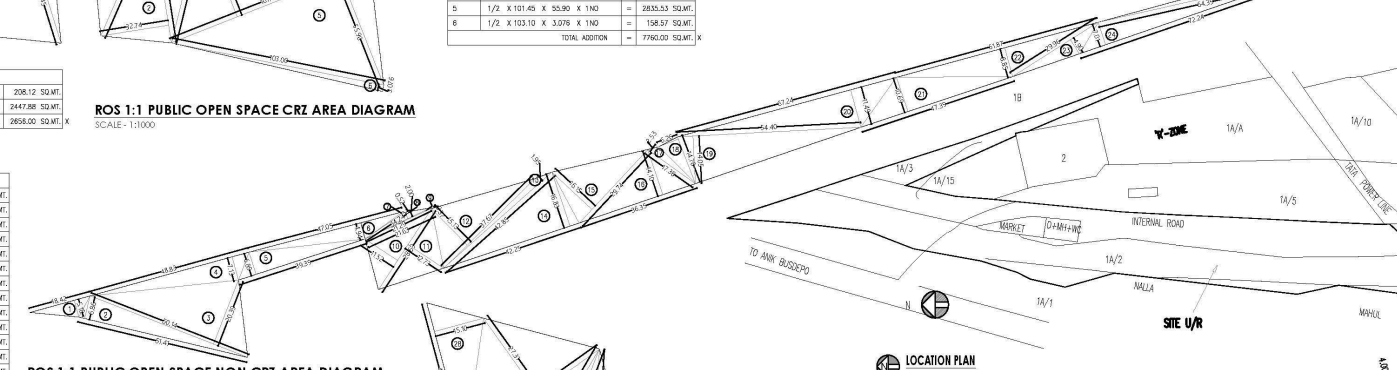
NATURAL AREA DIAGRAM
SCALE - 1:1000

NATURAL AREA CALCULATION				
1	1/2 X 115.30 X 3.61 X 1NO	=	208.12 SQ.MT.	
2	1/2 X 112.676 X 43.45 X 1NO	=	2447.88 SQ.MT.	
	TOTAL ADDITION	=	2656.00 SQ.MT.	X



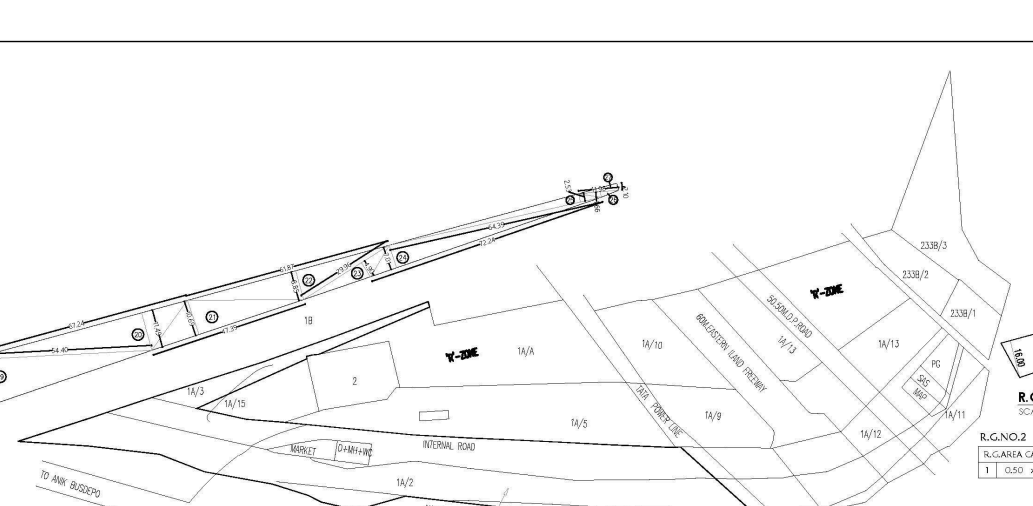
ROS 1:1 PUBLIC OPEN SPACE CRZ AREA DIAGRAM
SCALE - 1:1000

ROS 1:1 PUBLIC OPEN SPACE CRZ AREA CALCULATION				
1	1/2 X 60.60 X 23.45 X 1NO	=	710.54 SQ.MT.	
2	1/2 X 59.52 X 32.74 X 1NO	=	974.34 SQ.MT.	
3	1/2 X 58.22 X 23.14 X 1NO	=	673.61 SQ.MT.	
4	1/2 X 101.45 X 47.46 X 1NO	=	2407.41 SQ.MT.	
5	1/2 X 101.45 X 55.90 X 1NO	=	2835.53 SQ.MT.	
6	1/2 X 103.10 X 3.076 X 1NO	=	158.57 SQ.MT.	
	TOTAL ADDITION	=	7760.00 SQ.MT.	X

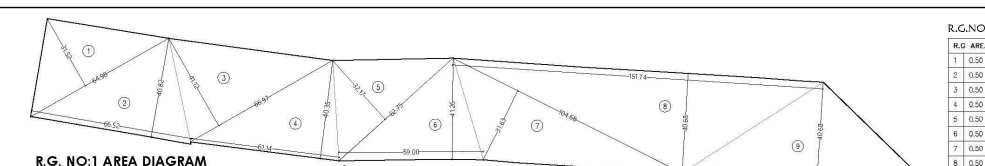


ROS 1:1 PUBLIC OPEN SPACE NON CRZ AREA DIAGRAM
SCALE - 1:1000

ROS 1:1 PUBLIC OPEN SPACE NON CRZ AREA CALCULATION				
1	1/2 X 18.42 X 5.18 X 1NO	=	47.71 SQ.MT.	
2	1/2 X 51.41 X 6.86 X 1NO	=	176.34 SQ.MT.	
3	1/2 X 50.14 X 20.39 X 1NO	=	511.18 SQ.MT.	
4	1/2 X 48.83 X 7.13 X 1NO	=	174.08 SQ.MT.	
5	1/2 X 39.39 X 6.89 X 1NO	=	135.70 SQ.MT.	
6	1/2 X 47.05 X 4.94 X 1NO	=	116.21 SQ.MT.	
7	1/2 X 14.24 X 0.52 X 1NO	=	3.70 SQ.MT.	
8	1/2 X 21.29 X 2.00 X 1NO	=	21.29 SQ.MT.	
9	1/2 X 21.63 X 0.37 X 1NO	=	4.00 SQ.MT.	
10	1/2 X 28.69 X 11.52 X 1NO	=	165.25 SQ.MT.	
11	1/2 X 28.69 X 12.73 X 1NO	=	182.61 SQ.MT.	
12	1/2 X 37.67 X 15.13 X 1NO	=	284.97 SQ.MT.	
13	1/2 X 42.85 X 1.95 X 1NO	=	41.78 SQ.MT.	
14	1/2 X 42.25 X 16.83 X 1NO	=	355.53 SQ.MT.	
15	1/2 X 29.74 X 16.15 X 1NO	=	240.15 SQ.MT.	
16	1/2 X 36.35 X 14.10 X 1NO	=	256.27 SQ.MT.	
17	1/2 X 17.38 X 2.53 X 1NO	=	21.99 SQ.MT.	
18	1/2 X 14.78 X 6.26 X 1NO	=	46.26 SQ.MT.	
19	1/2 X 54.40 X 14.05 X 1NO	=	382.16 SQ.MT.	
20	1/2 X 67.24 X 11.49 X 1NO	=	386.29 SQ.MT.	
21	1/2 X 47.39 X 10.69 X 1NO	=	253.30 SQ.MT.	
22	1/2 X 61.87 X 8.85 X 1NO	=	273.77 SQ.MT.	
23	1/2 X 29.96 X 4.90 X 1NO	=	73.40 SQ.MT.	
24	1/2 X 72.24 X 7.01 X 1NO	=	253.20 SQ.MT.	
25	1/2 X 64.39 X 2.53 X 1NO	=	81.45 SQ.MT.	
26	1/2 X 11.98 X 1.66 X 1NO	=	9.94 SQ.MT.	
27	1/2 X 11.98 X 2.10 X 1NO	=	12.58 SQ.MT.	
28	1/2 X 43.54 X 15.10 X 1NO	=	328.73 SQ.MT.	
29	1/2 X 48.92 X 27.31 X 1NO	=	668.00 SQ.MT.	
30	1/2 X 48.92 X 13.92 X 1NO	=	340.48 SQ.MT.	
31	1/2 X 22.64 X 3.91 X 1NO	=	44.26 SQ.MT.	
32	1/2 X 34.04 X 4.28 X 1NO	=	72.85 SQ.MT.	
33	1/2 X 26.55 X 6.49 X 1NO	=	86.15 SQ.MT.	
34	1/2 X 21.46 X 6.26 X 1NO	=	67.17 SQ.MT.	
	TOTAL ADDITION	=	6118.75 SQ.MT.	X



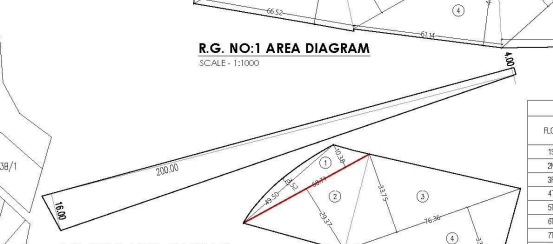
LOCATION PLAN
SCALE - 1:4000



R.G. NO:1 AREA DIAGRAM
SCALE - 1:1000

R.G.NO.1

R.G AREA CALCULATION				
1	0.50 X 64.98 X 31.52 X 1NO	=	1024.08	SQ.MT.
2	0.50 X 66.52 X 40.82 X 1NO	=	1357.67	SQ.MT.
3	0.50 X 41.12 X 66.97 X 1NO	=	1376.90	SQ.MT.
4	0.50 X 61.14 X 40.35 X 1NO	=	1233.50	SQ.MT.
5	0.50 X 32.17 X 62.75 X 1NO	=	1009.33	SQ.MT.
6	0.50 X 59.00 X 41.26 X 1NO	=	1217.17	SQ.MT.
7	0.50 X 104.68 X 31.63 X 1NO	=	1655.51	SQ.MT.
8	0.50 X 151.74 X 40.68 X 1NO	=	3086.39	SQ.MT.
9	0.50 X 102.45 X 40.68 X 1NO	=	2083.83	SQ.MT.
	TOTAL ADDITION	=	14044.38	SQ.MT.



R.G. NO:2 AREA DIAGRAM
SCALE - 1:1000

R.G. NO:3 AREA DIAGRAM
SCALE - 1:1000

R.G.NO.2

R.G.AREA CALCULATION	
1	0.50 x (4.00 x 16.00) x 200.00 x 1 = 2000.00 SQ.MT.

R.G.NO.3

R.G.AREA CALCULATION						
1	2/3 x 49.50	x 3.52	x 1	=	116.16	SQ.MT.
2	0.50 x (10.38 + 29.37)	x 58.71		=	1166.86	SQ.MT.
3	0.50 x 33.75	x 76.36		=	1288.58	SQ.MT.
4	0.50 x 33.36	x 76.36		=	1273.69	SQ.MT.
TOTAL AREA				=	3845.29	SQ.MT.

25% R.G.AREA CALCULATION

R.G. REQUIRED 25% OF 75832.20 SQ.MT.(AS APPROVED LAYOUT)	18958.05 SQ.MT.
MARKET/D+MH/WC (2000+1700X25%)	925.00 SQ.MT.
TOTAL R.G. REQD .	19883.05 SQ.MT.
PROPOSED RG.NO.1+2+3 (14044.38+2000.00+3845.29)	19889.67 SQ.MT.

BLDG.NO.	COMMERCIAL SQ.MT.	RESIDENTIAL SQ.MT.	TOTAL AREA SQ.MT.
BLDG NO.1 U/NO. CHE/ES/0510/M/337(NEW)	440.14	28316.01	28756.15
BLDG NO.2 U/NO. CHE/ES/1175/M/337(NEW)	905.96	35785.55	36691.51
BLDG.NO.-03 U/NO. P-5210/2020/(1A/A AND OTHERS)/ M/W WARD/ANIK- M/337	385.06	33514.01	33899.07
BLDG NO.-06 U/NO. CHE/ES/3635/M/337(NEW) U/R	0.00	12709.08	12709.08
TOTAL	1731.16	110324.65	112055.81

PROPOSED FUNGIBLE AREA STATEMENT			
BLDG.NO.	COMMERCIAL AREA	RESIDENTIAL AREA	TOTAL FUNGIBLE AREA NOW PROPOSED RESI.+COMM
BLDG.NO.-01 U/NO. CHE/ES/0510/M/337(NEW)	440.14 x 20% = 88.03 sq.mt.	28316.01 x 35% = 9910.60 SQ.MT.	9998.63 Sq.mt
BLDG.NO.-02 U/NO. CHE/ES/1175/M/W/337(NEW)	PERM 905.96/1.35X35%=234.88 PROP.NIL	Perm. 40792.85/1.35 x 35% =10575.92 = 4101.34	4101.34 Sq.mt
BLDG.NO.-03 U/NO. P-5210/2020/(1A/A AND OTHERS)/ M/W WARD/ANIK- M/337	385.06 x 35% = 134.77 sq.mt. U/R	Perm 54430.39-519.83 Comm.=53910.56/1.35 x 35% = 13976.81 (earlier approved 13902.65+6493.90)=20396.55	20531.32 Sq.mt
BLDG.NO.-06 U/NO. CHE/ES/3635/M/337(NEW) U/R	NIL	Perm 12709.08 x 35% =4448.18 USED	4447.97 Sq.mt
TOTAL AREA	222.80 sq.mt	9910.60+4101.34+20396.55+ 4447.97 = 38856.46 SQ.MT.	39079.26 Sq.mt

BUILT UP AREA WING A & B

FLOOR	B.U.A. WING A	B.U.A. WING B	B.U.A. WING C	B.U.A. WING D	TENEMENTS PROPOSED	
1ST	221.975	221.975	176.72	176.72	16	NOS.
2ND	221.975	221.975	176.72	176.72	16	NOS.
3RD	221.975	221.975	176.72	176.72	16	NOS.
4TH	221.975	221.975	176.72	176.72	16	NOS.
5TH	221.975	221.975	176.72	176.72	16	NOS.
6TH	221.975	221.975	176.72	176.72	16	NOS.
7TH	221.975	221.975	176.72	176.72	16	NOS.
8TH	168.925	168.925	131.71	131.71	12	NOS.
9TH	221.975	221.975	176.72	176.72	15	NOS.
10TH	221.975	221.975	176.72	176.72	16	NOS.
11TH	221.975	221.975	176.72	176.72	16	NOS.
12TH	221.975	221.975	177.26	176.72	14	NOS.
13TH	221.975	221.975	176.72	176.72	16	NOS.
14TH	221.975	221.975	176.72	176.72	16	NOS.
15TH	168.925	168.925	131.71	131.71	12	NOS.
16TH	221.975	221.975	176.72	176.72	16	NOS.
17TH	221.975	221.975	176.72	176.72	16	NOS.
18TH	221.975	221.975	176.72	176.72	15	NOS.
19TH	221.975	221.975	176.72	176.72	16	NOS.
20TH	221.975	221.975	177.26	176.72	15	NOS.
21ST	221.975	221.975	176.72	176.72	16	NOS.
22ND	221.975	221.975	177.26	176.72	15	NOS.
TOTAL	4777.35	4777.35	3798.36	3798.90	338	NOS.
TOTAL BUILT UP AREA				17151.96	SQ.MT.	
VOID BETWEEN BLDG (C & D WING) AND PARKING TOWER (COUNTED IN FSI) 0.51 X 6.65 X 1.5				5.09	SQ.MT.	
TOTAL BUILT UP AREA				17157.05	SQ.MT.	

STAIRCASE AND LIFT LOBBY CALCULATION

FLOOR	WING A		WING B		WING C		WING D	
1ST	55.075	SQ.MT.	55.075	SQ.MT.	47.000	SQ.MT.	47.000	SQ.MT.
2ND	55.075	SQ.MT.	55.075	SQ.MT.	47.000	SQ.MT.	47.000	SQ.MT.
3RD	55.075	SQ.MT.	55.075	SQ.MT.	47.000	SQ.MT.	47.000	SQ.MT.
4TH	55.075	SQ.MT.	55.075	SQ.MT.	47.000	SQ.MT.	47.000	SQ.MT.
5TH	55.075	SQ.MT.	55.075	SQ.MT.	47.000	SQ.MT.	47.000	SQ.MT.
6TH	55.075	SQ.MT.	55.075	SQ.MT.	47.000	SQ.MT.	47.000	SQ.MT.
7TH	55.075	SQ.MT.	55.075	SQ.MT.	47.000	SQ.MT.	47.000	SQ.MT.
8TH	54.830	SQ.MT.	54.830	SQ.MT.	47.000	SQ.MT.	47.000	SQ.MT.
9TH	55.075	SQ.MT.	55.075	SQ.MT.	47.000	SQ.MT.	47.000	SQ.MT.
10TH	55.075	SQ.MT.	55.075	SQ.MT.	47.000	SQ.MT.	47.000	SQ.MT.
11TH	55.075	SQ.MT.	55.075	SQ.MT.	47.000	SQ.MT.	47.000	SQ.MT.
12TH	55.075	SQ.MT.	55.075	SQ.MT.	46.450	SQ.MT.	47.000	SQ.MT.
13TH	55.075	SQ.MT.	55.075	SQ.MT.	47.000	SQ.MT.	47.000	SQ.MT.
14TH	55.075	SQ.MT.	55.075	SQ.MT.	47.000	SQ.MT.	47.000	SQ.MT.
15TH	54.830	SQ.MT.	54.830	SQ.MT.	47.000	SQ.MT.	47.000	SQ.MT.
16TH	55.075	SQ.MT.	55.075	SQ.MT.	47.000	SQ.MT.	47.000	SQ.MT.
17TH	55.075	SQ.MT.	55.075	SQ.MT.	47.000	SQ.MT.	47.000	SQ.MT.
18TH	55.075	SQ.MT.	55.075	SQ.MT.	47.000	SQ.MT.	47.000	SQ.MT.
19TH	55.075	SQ.MT.	55.075	SQ.MT.	47.000	SQ.MT.	47.000	SQ.MT.
20TH	55.075	SQ.MT.	55.075	SQ.MT.	47.000	SQ.MT.	46.450	SQ.MT.
21ST	55.075	SQ.MT.	55.075	SQ.MT.	47.000	SQ.MT.	46.450	SQ.MT.
22ND	55.075	SQ.MT.	55.075	SQ.MT.	47.000	SQ.MT.	46.450	SQ.MT.
TOTAL	1211.160	SQ.MT.	1211.160	SQ.MT.	1033.450	SQ.MT.	1032.900	SQ.MT.
TOTAL OF ALL STAIRCASE, LIFT LOBBY AREA (WING A,B,C & D)							4499.670	SQ.MT.
LESS LIFT WELL AREA OF WING A & B (2ND TO 22ND FL.)= (-) 471.45								SQ.MT
TOTAL AREA OF STAIRCASE, LIFT LOBBY AREA (WING A,B,C & D)=4017.22								SQ.MT

LIFT WELL AREA ON 2ND TO 22ND FLOOR WING A & B	
1) 1.75 X 1.50 X 2NOS X 21ST FL =	110.25
2) 2.00 X 2.15 X 4NOS X 21ST FL =	361.20
TOTAL LIFT WELL AREA OF WING A & B	471.45

CONSTRUCTION AREA STATEMENT (WING A-B)

	TOTAL AREA	NO. OF FLOORS	CONSTRUCTION AREA
STILT FLOOR	555.11	1	555.11 SQ.MT.
PER FLOOR CONSTRUCTION AREA(1ST TO 7TH, 9TH TO 14TH & 16TH TO 22ND)	554.10	20	11082.00 SQ.MT.
REFUGE FLOOR (8TH & 15TH)	565.46	2	1130.92 SQ.MT.
TERRACE FLOOR O.H. TANK AREA	41.92	1	41.92 SQ.MT.
TERRACE FLOOR L/M ROOM AREA	121.17	1	121.17 SQ.MT.
TOTAL CONSTRUCTION AREA			12931.12 SQ.MT. (X)

CONSTRUCTION AREA STATEMENT (WING C-D)

	TOTAL AREA	NO. OF FLOORS	CONSTRUCTION AREA
STILT FLOOR	401.740	1	401.74 SQ.MT.
PER FLOOR CONSTRUCTION AREA(1ST TO 7TH, 9TH TO 14TH & 22ND)	447.430	20	8948.60 SQ.MT.
REFUGE FLOOR (9TH & 15TH)	452.810	2	905.62 SQ.MT.
TERRACE FLOOR O.H. TANK AREA	66.980	1	66.98 SQ.MT.
TERRACE FLOOR L/M ROOM AREA	53.060	1	53.06 SQ.MT.
TOTAL CONSTRUCTION AREA			10376.00 SQ.MT. (Y)

CONC. AREA STATEMENT FOR PARKING TOWER

	LENGTH	X	WIDTH	NO. OF TIERS	CONSTRUCTION AREA (L X W X NO. OF TIERS X 0.50)
PARKING TOWER 01	26.55	x	6.90	29	2656.33 SQ.MT.
PARKING TOWER 02	13.46	x	7.10	32	1529.06 SQ.MT.
TOTAL CONSTRUCTION AREA					4185.38 SQ.MT. (Z)

CONSTRUCTION AREA STATEMENT (WING A-B & C-D)

TOTAL CONSTRUCTION AREA (X+Y+Z)	27,492.25 SQ.MT.
LESS LIFT WELL AREA OF WING A & B (2ND TO 22ND FL.)=	(-) 471.45 SQ.MT
TOTAL CONSTRUCTION AREA	27,020.80 SQ.MT.

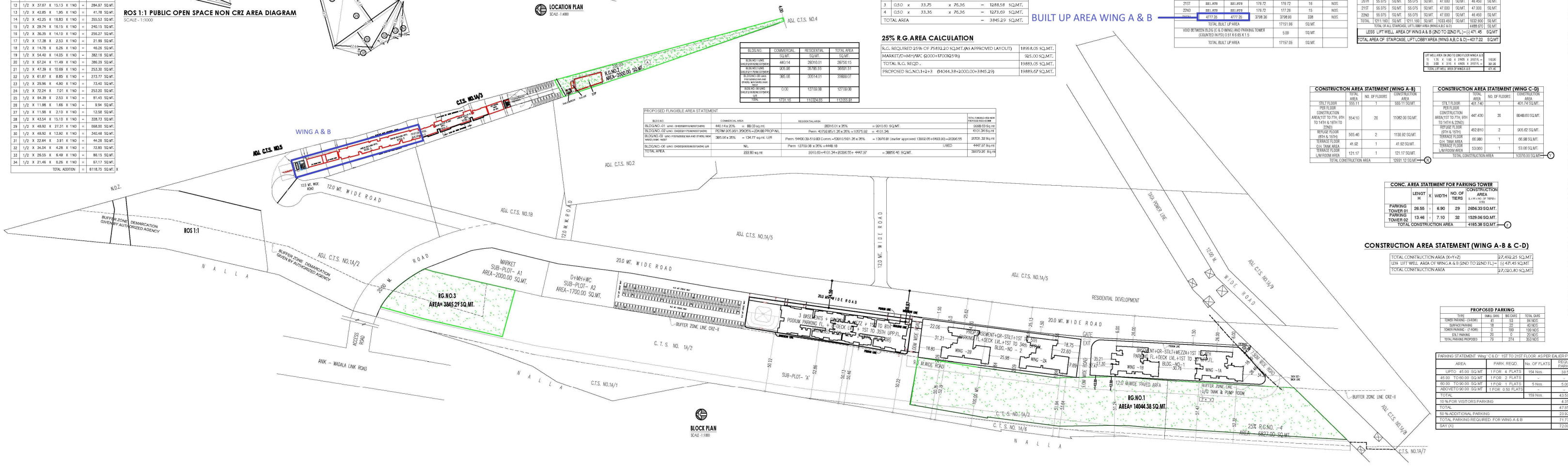
PROPOSED PARKING

TYPE	SMALL CARS	BIG CARS	TOTAL CARS
TOWER PARKING - (3-ROW)	41	53	94 NOS
SURFACE PARKING	18	22	40 NOS
TOWER PARKING - (7-ROW)	0	199	199 NOS
STILT PARKING	20	0	20 NOS
TOTAL PARKING PROPOSED	79	274	353 NOS

PARKING STATEMENT Wing ' C & D ' 1ST TO 21ST FLOOR AS PER EALIER PT. OC PLAN			
AREA	PARK. REQD.	No. OF FLATS	REQUIRED PARKINGS
UPTO 45.00 SQ.MT	1 FOR 4 FLATS	154 Nos.	38.5
45.00 TO 60.00 SQ.MT	1 FOR 2 FLATS	-	-
60.00 TO 90.00 SQ.MT	1 FOR 1 FLATS	5 Nos.	5.00
ABOVETO 90.00 SQ.MT	1 FOR 0.50 FLATS	-	-
TOTAL		159 Nos.	43.50 Nos.
10 % FOR VISITORS PARKING			4.35 Nos.
TOTAL			47.85 Nos.
50 % ADDITIONAL PARKING			23.92 Nos.
TOTAL PARKING REQUIRED FOR WING A & B			71.77 Nos.
SAY (X)			72.00 Nos.

REQD. PARKING STATEMENT FOR Wing ' A & B ' 1ST TO 22ND FLOOR Wing ' C & D ' ONLY 22ND FLOOR			
AREA	PARK. REQD.	No. OF FLATS	REQUIRED PARKINGS
UPTO 45.00 SQ.MT	1 FOR 1 FLAT	6 Nos.	6.00
45.00 TO 60.00 SQ.MT	as per DCPR 44 Table No.21, Sr.No. 1(i)(a & b)	172 Nos.	172.00
60.00 TO 90.00 SQ.MT	1 FOR 1 FLATS	1 Nos.	1.00
ABOVETO 90.00 SQ.MT	1 FOR 0.50 FLATS	-	-
TOTAL		179 Nos.	179.00 Nos.
10 % FOR VISITORS PARKING			17.90 Nos.
TOTAL			196.90 Nos.
50 % ADDITIONAL PARKING PERMISSIBLE (196.90 X 50%=98.45)			PROP. 84.00 Nos.
TOTAL PARKING REQUIRED FOR WING A-B & C-D			280.90 Nos.
SAY (Y)			281 Nos.

TOTAL PARKING REQUIRED FOR WING A-B & C-D	353.00 Nos.
TOTAL PARKING PROPOSED FOR WING A-B & C-D	353.00 Nos.



BLOCK PLAN
SCALE - 1:1000

FORM-I

A	DESCRIPTION	AREA IN SQ. MTRS.
I.	AREA STATEMENT	
1	TOTAL PLOT AREA AS COLLECTOR SUB DIVISION ORDER	111732.20
1A	a) NATURALLY SUBDIVIDED PLOT WEST SIDE OF EXISTING ROAD	---
	b) AREA UNDER DISPUTED LAND	---
	c) ANY RESERVATION (MARKET 2000.00 +1700.00(D+MH+WC) = 3700.00)	3700.00
	d) __% AMENITY SPACE AS PER DCR 56/57(SUB PLOT_)	---
	e) AREA UNDER R- ZONE (PRIVATE FOREST)	3100.00
	f) ROS 1:1 PUBLIC OPEN SPACE	13878.75
	g) NATURAL AREA	2656.00
	h) TOTAL (a+b+c+d+e)	23334.75
2	DEDUCTIONS FOR.	---
	(A) For Reservation/Road Area	---
	(a) Less 18.30 m. wide Existing D.P.Raod	---
	(b) Area under d.p. roads	---
	(c) Area under 'C' zone & R.E. 1.1	---
	(d) less area under R.O.S. 1.5	---
	Reservation area to be handed over as per AR (Regulation No 17)	---
	(B) For Amenity area	---
	(a) Area of amenity plot/plots to be handed over as per DCR 14(A)	---
	(b) Area of amenity plot/plots to be handed over as per DCR 14(B)	---
	(c) Area of amenity plot/plots to be handed over as per DCR 35 (abeyance)	---
	(C) Deductions for Existing BUA to be retained if any/ Land component of Existing BUA	---
	/Existing BUA as per Regulation under which the development was allowed.	---
3	Total deductions:	23334.75
4	Balance area of plot 1(A)(c) - 3	88397.45
5	Plot area under Development after areas to be handed over to MCGM / Appropriate	---
	Now considering the plot area for sub divided plot H & I (As per Dev. Permission)	---
	Authority as per Sr. No. 4 above	---
6	Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)	ONE
7	Built up Area as per Zonal(basic) FSI (5 * 6)	88397.45
	(In case of Mill land Permissible BUA kept in abeyance)	---
8	Built up equal to area of land handed over as per Regulation 30(A)	---
	(i)As per 2(A) and 2(B) except 2(A)(c) (ii) above with in cap of "Admissible	---
	TDR" as column 6 of	---
	Table -12 on remaining /balance plot.) free of fsi	---
	(ii) in case of 2(A)(c) (ii) permissible over and above permissible BUA on	---
	remaining / balance plot.	---
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)	---
10	Built up area due to "Additional FSI on Payment of Premium" as per	---
	Table No.12 of Regulation No 30(A) on remaining/ balance plot.	---
	PERMISSIBLE- 88397.45 x 0.50= 44198.72 sq.mt ADD. FSI 0.33 AS PER NOTIFICATION NO. TPB NO. 4308/778/CR-127/2008 UD-11 DT-04/10/2010 / PREMIUM AMOUNT OF RS/- 4,76,37,500 TO MCGM UNDER PAID RECEIPT/SAP DOC NO. 1002319496 DT-27/10/2015 & RS - 4,76,37,500/- PAID TO STATE GOVT. (R&D) UNDER RECEIPT NO. 6113007006 DT- 28/10/2015 — AREA PURCHASED & USED IN BLDG NO.2 = 9250.00 SQ.MT. AREA PURCHASED & USED IN BLDG NO.3 = 32398.72 SQ.MT. AREA PURCHASED & USED IN BLDG NO.6 = 2550.00 SQ.MT. TOTAL AREA = 44198.72 SQ.MT.	44198.72
11	Built up area due to admissible "TDR" as per Table No 12 of Regulation No	---
	30(A) and 32 on remaining / balance plot.	---
	PERMISSIBLE- 88397.45 x 1.00 ON ROAD WIDTH TDR = 88397.45 SQ.MT.	
11a	if handed over build able reservation within 24 months 100% incentive	---
12	Permissible Built up Area {as the case may be with /without BUA as per 2(c)}	132596.18
13	PROPOSED BUA (AS THE CASE MAY BE WITH /WITHOUT BUA AS PER 2(C))	
	BLDG.NO. / COMMERCIAL AREA / RESIDENTIAL AREA / TOTAL AREA BLDG.NO.-01 U/NO. CHE/ES/0510/M/337(NEW) 440.14 / 28316.01 / 28756.15 SQ.MT. BLDG.NO.-02 U/NO. CHE/ES/1175/M/W/337(NEW) 905.96 / 35785.55 / 36691.51 SQ.MT. BLDG.NO.-03 385.06 / 33514.01 / 33899.07 SQ.MT. BLDG.NO.-06 U/NO. CHE/ES/3635/M/337(NEW) U/R --- / 12709.08 / 12709.08 SQ.MT.	1,12,055.81
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 ii) Fungible Compensatory area availed for Rehab component without charging premium.	---
	b) i) Permissible Fungible Compensatory area by charging premium for Resi. TOTAL PERMISSIBLE FUNGIBLE AREA 22093.63 x 35% = 7732.77 SQ.MT. BLDG. NO. 1- 28316.01 x 35% = 9910.60 SQ.MT. BLDG. NO. 2 - Perm 40946.58-905.96 Comm.=40039.60/1.35= 29659.96 x 35% = 10380.64 SQ.MT.(Utilised = 4101.34 SQ.MT) BLDG. NO. 3- = 20396.55 SQ.MT. BLDG. NO. 6- U/R 12709.08 x 35% =4448.18 USED = 4447.97 SQ.MT = 38,856.46 SQ.MT.	38,856.46
	ii) Fungible Compensatory area availed on payment of premium for commercial	---
	BLDG. NO. 1- 440.14 x 20% = 88.03 sq.mt. BLDG. NO. 2 - perm.905.96/1.35 = 671.08 x 35% = 234.88 sq.mt.(Proposed=Nil) BLDG. NO. 3 - 385.06 x 35% = 134.77 sq.mt. U/R	222.80
16	Total Built up Area proposed (13 +15)	1,51,135.07
17	FSI consumed on Net Plot [13/ 4]	1.26
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) Area/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 as per Regulation No.27	---
	(D) TENEMENT STATEMENT	---
	(i) Proposed built up area (13 above)	1,51,135.07
	(ii) Less deduction of Non-residential area (Shop etc.)(528.17 + 905.96+519.83)	1953.96
	(iii) Area available for tenements [(i) minus (ii).]	1,49,181.11
	(iv) Tenements permissible (Density of tenements/hectare)	6713 NOS
	(v) a)Total number of Tenements proposed on the plot for building no 1	---
	(v) b)TENEMENT PERMISSIBLE BLDG. NO.1, 2, 3 & 6 (224+262+540+178)	1204.00
	(v) c)Total number of Tenements proposed on the plot	---
	(vi) Total number of Tenements proposed on the plot	---
	(E) PARKING STATEMENT	
	(i) _Parking required by Regulations for. - Car	STATEMENT REFER
	Scooter/Motor cycle	
	Outsiders (visitors)	
	(ii) Covered garage permissible	
	(iii) Covered garages proposed	
	Car	
	Scooter/Motor cycle	
	Outsider (Visitors)	
	(iv) Total parking provided	
	(D) Transport Vehicles Parking	
	(i) Spaces for transport vehicles parking required by Regulations	
	(ii) Total No. of transport vehicles parking spaces provided	

FORM-II

01/05

CONTENTS OF SHEET

**BLOCK PLAN, LOCATION PLAN,
PARKING STATEMENT & BUILT UP AREA STATEMENT**

STAMP OF APPROVAL OF PLANS

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. CHE/ES/3635/M/337 (NEW). dt. 16.06.2022

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. CHE/ES/3635/M/337 (NEW).

NARENDRA MADHUKAR KOTKAR

EXECUTIVE ENGINEER BLDG.PROP.(E.S.)-I

BADAL KISHAN KODWANI

S.E.(B.P.) M-I

NANASAHEB RAMSING KENJALE

A.E.(B.P.) M

REVISION

CERTIFICATE OF AREA

Certified that I have surveyed the plot under reference on 12.08.2010 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× 111732.20 squaremeters and tallies with the area stated in the document of ownership/Town Planning Scheme records.

Hiren S Thakker — Digitally signed by Hiren S Thakker DN: cn=Hiren S Thakker, o=H S Thakker and Associates, ou, email=svtarchitects@yahoo.com, c=IN Date: 2024.04.04 15:18:37 +05'30'

Signature of Licensed Surveyor/Architect/Engineer/Structural Engineer/Supervisor or Architect

DESCRIPTION OF PROPOSAL AND PROPERTY.

PROPOSED RESIDENTIAL BUILDING NO.6 ON SUB-DIV. PLOT-'A' ON PROPERTY BEARING C.T.S.NO.1A/1,1A/2,1A/3 & 1A/6 OF VILLAGE ANIK- AT CHEMBUR.

NAME OF THE OWNER	SIGNATURE
M/S. VIJAY NAGAR APARTMENTS	Manoj Ishwarlal Ajmera (Digitally signed by Manoj Ishwarlal Ajmera Date: 2024.04.04 15:04:11 +05'30')

DRG. NO.	DATE	SCALE	SCRUTINY BY	CHECKED BY	DRAWN BY
AMEND - 03	21.03.2024	AS SHOWN	VASANT PATIL	GOKUL J.	RAKESH JOSHI

NAME ADDRESS AND SIGNATURE OF L.S. / ARCHITECT

Hiren S Thakker — Digitally signed by Hiren S Thakker DN: cn=Hiren S Thakker, o=H S Thakker and Associates, ou, email=svtarchitects@yahoo.com, c=IN Date: 2024.04.04 15:19:13 +05'30'

SHRI.HIREN S. THAKKER. (LIC.NO :- T/107/L.S)
M/S H. S. THAKKER & ASSOCIATES
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