

{ LAYOUT } 01 / 14

FORM - I

EQUIVALENT COMMERCIAL TENAMENT

EQ. COM. TA AREA = 15.36 / 27.66 = 0.55 NOS
SAY = 01 NOS
EXISTING TS RESIDENTIAL = 13 NOS
TOTAL TS = 74 NOS
TENAMENT = 2334.79 / 450.00 = 16626 NOS
SAY = 180 NOS
NO. OF P.A.P. = 166 - 74 = 92 NOS

	AREA STATEMENT	SR. NO. 2 AS PER ALTEST SLIP	SR. NO. 3 AS PER ALTEST SLIP	TOTAL AS PER ALTEST SLIP
1	AREA OF PLOT	2666.79	2666.81	5333.61
2	AREA OF TENEMENTS NOT AFFECTED	—	—	—
3	AREA OF ROAD SET BACK	—	1020.80	1020.80
4	AREA OF R.G.NO. 1	—	—	—
5	AREA OF R.G.NO. 2	—	—	—
6	AREA OF R.G.NO. 3	—	—	—
7	AREA OF R.G.NO. 4	—	—	—
8	AREA OF R.G.NO. 5	—	—	—
9	AREA OF R.G.NO. 6	—	—	—
10	TOTAL AREA OF PLOT (1+2+3+4+5+6+7+8+9)	—	1020.80	1020.80
11	BALANCE AREA OF PLOT (1-10)	2666.79	2314.81	5371.61
12	PROPOSED D.P. ROAD TO BE HANDED OVER (100% RESULTATION NO.19)	—	—	—
13	PROPOSED D.P. ROAD TO BE HANDED OVER (100% RESULTATION NO.19)	—	—	—
14	RESERVATION AREA TO BE HANDED OVER (100% RESULTATION NO.17)	—	—	—
15	RESERVATION AREA TO BE HANDED OVER AS AMENITY (STATION NO.17)	—	—	—
16	OTHER NOT FEASIBLE AREA	—	—	—
17	LOW HEIGHT AREA	—	—	—
18	AREA OF AMENITY PLOT (PLOTS TO BE HANDED OVER AS PER DCR 14(A))	—	—	—
19	AREA OF AMENITY PLOTS (PLOTS TO BE HANDED OVER AS PER DCR 37(AMENDED))	—	—	—
20	AREA OF AMENITY PLOTS (PLOTS TO BE HANDED OVER AS PER DCR 37(STANDARD))	—	—	—
21	DEDUCTIONS FOR EXISTING BUILT TO BE RETAINED IF ANY (AS PER CONFORMITY OF DEFECTIVE LIABILITY PERIOD)	—	—	—
22	TOTAL DEDUCTIONS (12)+(13)+(14)+(15)+(16)+(17)+(18)+(19)+(20)+(21)	—	1020.80	1020.80
23	BALANCE AREA OF PLOT (11-22)	2666.79	2314.81	5371.61
24	PLOT AREA UNDER RESERVATION (AFFECTED AREA TO BE HANDED OVER TO MCGM/ APPROPRIATE AUTHORITY) (CLAUSE 33 (9) (b))	—	—	—
25	ROAD SET BACK AREA FOR CONFORMITY WITH CURRENT SERVICE WIDTH	—	1020.80	1020.80
26(a)	AMENITIES TO BE ATTAINED AS PER CLAUSE 33 OF 33 (9) OF DCPR 2034	2333.70	4.00	2337.70
26(b)	BUILT UP AREA AS PER LOCAL BODY (FSI)	4333.80	1818.40	—
26(c)	BUILT UP AREA AS PER LOCAL BODY (PERMISSIBLE BALANCE AS ABOVE)	—	—	—
27	BUILT UP AREA TO HAND OVER TO MCGM/ AMENITY AS PER REGULATION 33(9)	2333.70	4.00	2337.70
28	1.0 TO 2.50 FSI ON PAYMENT BASIS (INCENTIVE FSI)	—	—	—
29	2.50 TO 3.00 FSI ON PAYMENT BASIS (PREMIUM FSI)	—	—	—
30	4.0 (TDR OF SLUM / PROJECTED AFFECTED BUILDING)	—	—	—
31	4.0 (TDR OF SLUM / PROJECTED AFFECTED BUILDING)	—	—	—
32	BUILT UP AREA IN LIEU OF SHORT FALL OF AMENITY AS PER AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF 1(TENEMENTS) BUA ON REMAINING PLOT)	7560.43	3991.26	11551.70
33	BUILT UP AREA SAID TO CONSTRUCTED FOR PAYMENT AS PER REGULATION 33(10)	2333.70	1818.40	2337.70
34	PROPOSED BUA FOR SALE (TENEMENTS) (32-33)	5226.73	2172.86	7399.59
35	TOTAL BUA (SANCTIONED FOR THE PROJECT)	12560.16	5991.26	18551.42
36	PROPOSED BUA (AS PER SALE/NON SALE) WITH IN PROJECT (SUB POSITION 23(2))	—	—	—
36(a)	TOTAL BUA PROPOSED TO BE CONSIDERED AS FSI	12560.16	5991.26	18551.42
36(b)	PROPOSED BUA FOR TRANSIT TENEMENTS FOR (50% OF TOTAL ADDITIONAL BUA)	2333.70	1818.40	2337.70
36(c)	PROPOSED BUA FOR SALE COMPONENT OF TOTAL ADDITIONAL BUA	7560.43	3991.26	11551.70
37	FSI CONSIDERED BY VIRTUE OF REGULATION 33(10)	—	—	—
38	FSI CONSIDERED AS PER REGULATION 33(9)	—	—	—
39	TOTAL BUA CONSIDERED FOR COMPUTATION OF FSI (36(a)+38)	12560.16	5991.26	18551.42
40	PLOT AREA UNDER RESERVATION (AFFECTED AREA TO BE HANDED OVER TO MCGM/ APPROPRIATE AUTHORITY) (CLAUSE 33 (9) (b))	—	—	—
41	R.G. COMPONENT AREA AVAILED FOR REHAB COMPONENT	1010.40	49.89	1060.29
42	PERMISSIBLE FUNGIBLE COMPENSATORY AREA @ 35%/40% PREMIUM FSI ON 41	3276.25	2364.61	5640.86
43	PLANNING COMPONENT AREA AVAILED FOR REHAB COMPONENT	3276.25	2364.61	5640.86
44	TOTAL BUA INCLUDING FUNGIBLE COMPONENT	3021.41	2000.00	5040.86
45	TOTAL BUA PROPOSED (36(a)+41+42+43)	18857.82	10369.76	29227.58
46	TOTAL BUA OF AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (11+15(b)+16(b))	14200.00	13971.52	28427.52
47	DEDUCTIONS (AS PER SALE / NON SALE)	—	0.76	—
A	FUNGIBLE FSI UNDER PROJECT TO BMC UNITS - 70/30 (50) (40%) (10 SQ.MT.)			
B	AMENITY REQUIREMENTS			
1	RESERVATION DESIGNATION			
2	AREA OF RESERVATION			
3	AREA OF RESERVATION LEASED TO BE GIVEN			
4	AREA OF RESERVATION LAND TO BE HANDED OVER (NOT AS PER TECHNICAL REPORT)			
5	BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REGULATION NO. 17			
6	APPROXIMATE DP AREA OF DESIGNATION			
7	BUILT UP AREA OF R.G. AMENITY TO BE GIVEN FREE OF COST			
8	1000			
9	1000			
10	00			
11	PERMANENT OF TELEVISION SUPPLY OF DCPR NO.17 (ALTEST LOT NO.1727 REGULATION NO. 37			
12	NUMBER OF AMENITY			
13	PROPOSED BUILT UP AREA (13 MONTHS)			
14	PARKING STATEMENT			
15	PARKING REQUIRED AS PER REGULATIONS	1010.40	49.89	1060.29
16	AREA AVAILABLE FOR PARKING (13 MONTHS) (A)			
17	PARKING PROVIDED (CONSIST OF TENEMENT / STRUCTURE)	4200.00		
18	TOTAL NUMBER OF TENEMENTS PROPOSED ON THAT PLOT	180 NOS	80 NOS	
19	PARKING STATEMENT			
20	PARKING REQUIRED AS PER REGULATIONS	350 NOS		
21	CAR PARKING PROVIDED (AS PER SALE / NON SALE)			
22	TOTAL PARKING PROVIDED	350 NOS		
23	PARKING BY OPEN / LIFT (MECHANICAL)			
24	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS			

NOTE : THE PROPOSAL IS FOR AN ELLIPTICAL SHAPED BUILDING. THE PROGRAM SAY WE HAVE MODIFIED TO SUIT THE PHYSICAL SHAPE OF THE DEVELOPMENT SUITABLE.

FORM - II

CONTENT OF SHEET

* LAYOUT PLAN , 'R.G. AREA LINE DIAGRAM & CALCULATION, * BLOCK & LOCATION PLAN, * BUILT UP AREA STATEMENT & PARKING AREA STATEMENT ETC.
* TENENTS AREA STATEMENT & PARKING AREA STATEMENETC.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT DIMENSIONS OF BOUNDARIES, SIZE OF PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS ... SQUARMETERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/OTHER PLANNING SCHEME RECORDS

SIGNATURE OF LICENSED SURVEYOR/ CORPORATE/FIRM OF ENGINEERS, STRUCTURAL ENGINEERS, SUPERVISORS

ARCHITECT DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 356, 356 / 1 TO 59, PANJABI CHARWAL, SUBHASH ROAD, JANTA MARKET, DHANDUP (W) MUMBAI 400 078.
AMRUT GRUSH ITI CO-OP HOUSING SOCIETY (YNVT)

NAME OF SOCIETY

AMRUT GRUSHTI® CO-OP. HOUSING SOCIETY (LTD)

NAME & SIGN. OF OWNER

M/S JAYSHREE BUILDERS

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF DATE OF APPROVAL OF PLANS

15 OCT 2020

REVISION	DATE	DESCRIPTION	SIGNATURE

ARCHITECTS & ASSOCIATES
ARCHITECTS AND ART DESIGNER
1003, 10TH FLOOR, GOPAL SQUARE, NEAR RAILWAY STATION, MIRA ROAD (E), 401 107 (MUMBAI)