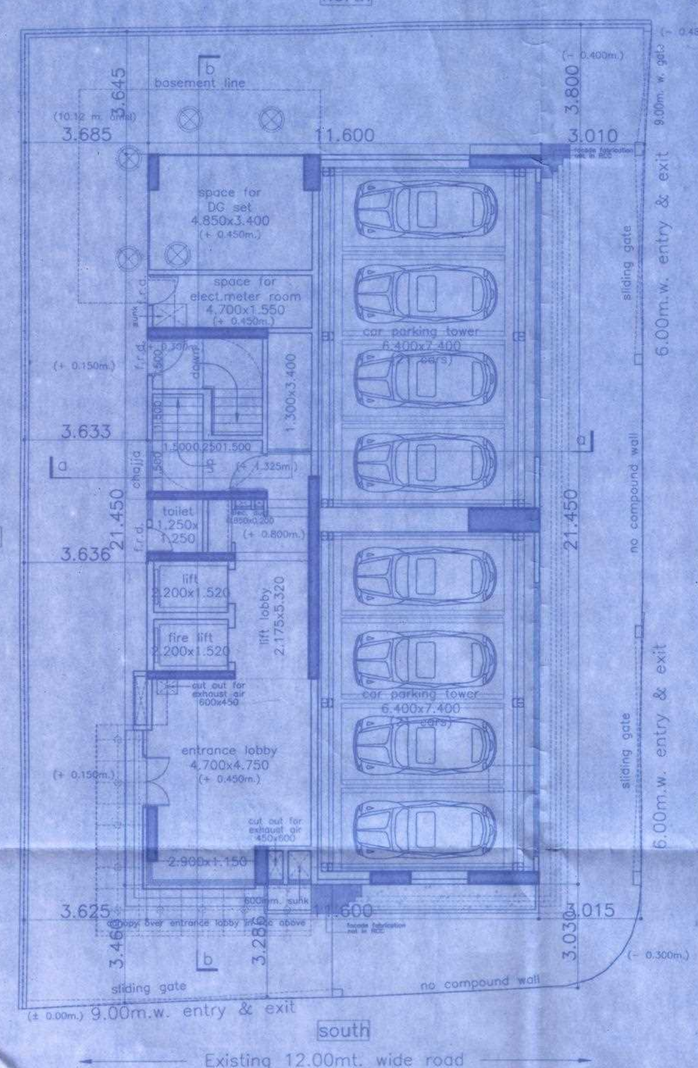
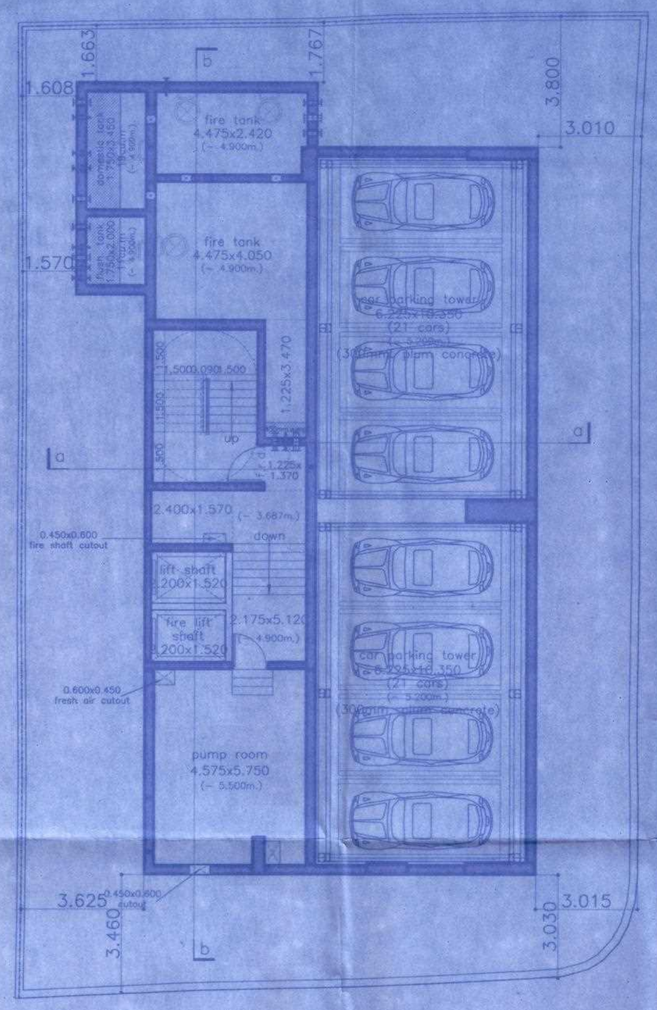
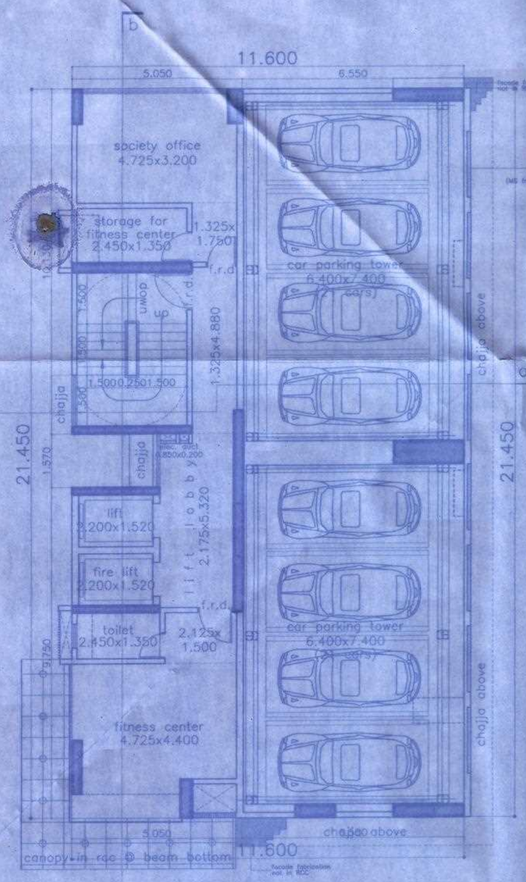


ground floor plan
scale – 1:100

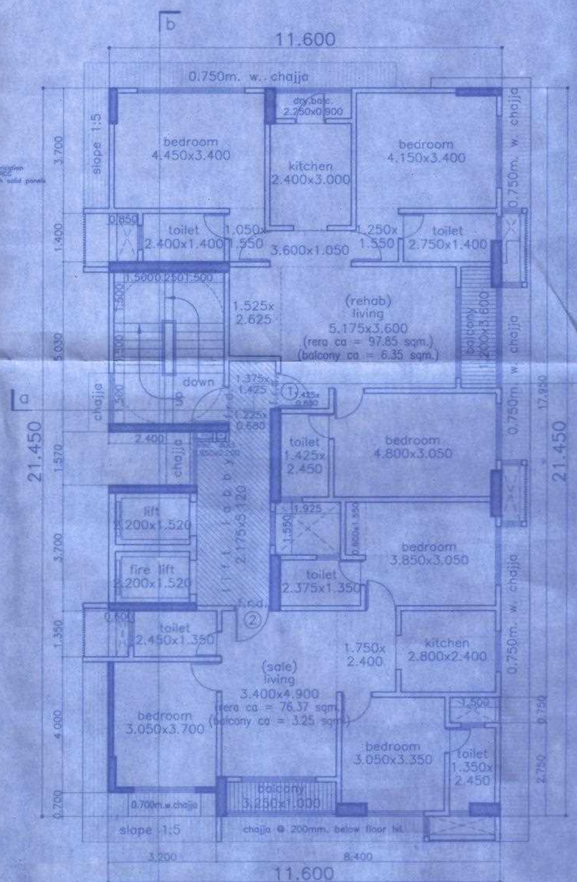


basement floor plan
scale – 1:100

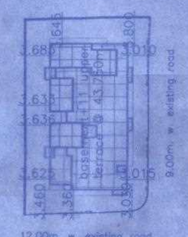
PROFORMA – A					01/04
A	Area Statement				sqm.
1	area of plot (as per P.R.C.)				515.80
	(a) plot area in possession				515.80
2	deductions for				
	(a) road set-back area				0.00
	(b) area under D.P. road				0.00
	(c) reservations if any				0.00
	total (a+b+c)				0.00
3	balance area of plot (1–2)				515.80
4	deduction for r.g. (rg to be deducted in next amendments while getting additional fsi from govt.)				
5	net area of plot (3–4)				515.80
6	additions for f.s.i.				
7	2(a) road set-back area				0.00
	2(b) area under d.p. road				0.00
	total additions (2a+2b)				0.00
	total area				515.80
8	maximum fsi permissible on the plot	zonal	PTC	sale	total
		1.00 of (3)	1.00 of (3)	1.00 of (3)	3.00
9	maximum bua permissible on the plot	515.80	515.80	515.80	1547.40
10	bua proposed	515.80	0.00	1031.60	1547.40
11	bua proposed for sale component for the scheme	515.80	0.00	1031.60	1547.40
12	f.s.i. consumed				
13	nos. of PTC tenements (residential)				
B	details of fsi availed as per dcr 31 (3)				
1	fungible bua component wide dcpr 31(3) for purely rehab/ ptc resi. & comm.				nil
2	perm. fungible bua component wide dcpr 31(3) for sale component				541.59
3	proposed fungible bua component wide dcpr 31(3) for purely sale component				541.55
4	total perm. gross bua including fungible (10+B2)				2088.99
5	total gross bua proposed including fungible (10+B3)				2088.95
6	balance built-up area				0.04
C	tenement statement				
1	proposed area (a–12 above)				as per statement
2	less deduction of non–res. area				
3	area available for tenements				
4	tenement perm. (450/hectare)				
5	tenements proposed				
6	tenements existing				
7	total tenement				
D	parking statement				
a	parking required by regulations for				as per statement
	cars transoprt vehicles				
	covered garages permissible				
b	parking proposed				
	cars				
	transoprt vehicles				
	covered garages permissible				



amenity floor plan
scale – 1:100



first floor plan
scale – 1:100



block plan
scale – 1:500



location plan
scale – 1:4000
village : chembur
ward : m/w ward



plot area diagram
scale – 1:500

plot area calculation

1	p1:1/2x	18.513 x 0.225 x 1/2 =	2.08	sqm.
2	p2:1/2x	18.632 x 3.481 x 1/2 =	32.43	sqm.
3	p3:1/2x	19.412 x 3.058 x 1/2 =	29.68	sqm.
4	p4:1/2x	30.069 x 10.355 x 1/2 =	155.68	sqm.
5	p5:1/2x	30.069 x 10.563 x 1/2 =	158.81	sqm.
6	p6:1/2x	18.897 x 10.787 x 1/2 =	101.92	sqm.
7	p7:1/2x	18.897 x 3.401 x 1/2 =	32.13	sqm.
8	p8:2/3x	4.635 x 0.992 x 1/2 =	3.07	sqm.
		total plot area =	515.80	sqm. (1)

PROFORMA – B

CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN, GROUND, TYPICAL & BASEMENT PLANS

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

This cancels Approval to the Previous Plans sanctioned under no. MH/PV1/0087/2023(0109/AP Dated 21/09/2023

Approved Subject to the condition Mentioned in this office permission Letter No. SRA/ENG/MH/PV1/0087/2023(0109 /AP/6 Dt. 17 DEC 2024

Executive Engineer
Slum Rehabilitation Authority
Brihanmumbai

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED 33 (11) SCHEME ON LAND BEARING CTS NO. 1605, PLOT NO. 299A, 5TH ROAD, NEAR DIAMOND GARDEN, CHEMBUR, MUMBAI-400071.

NAME OF DEVELOPER

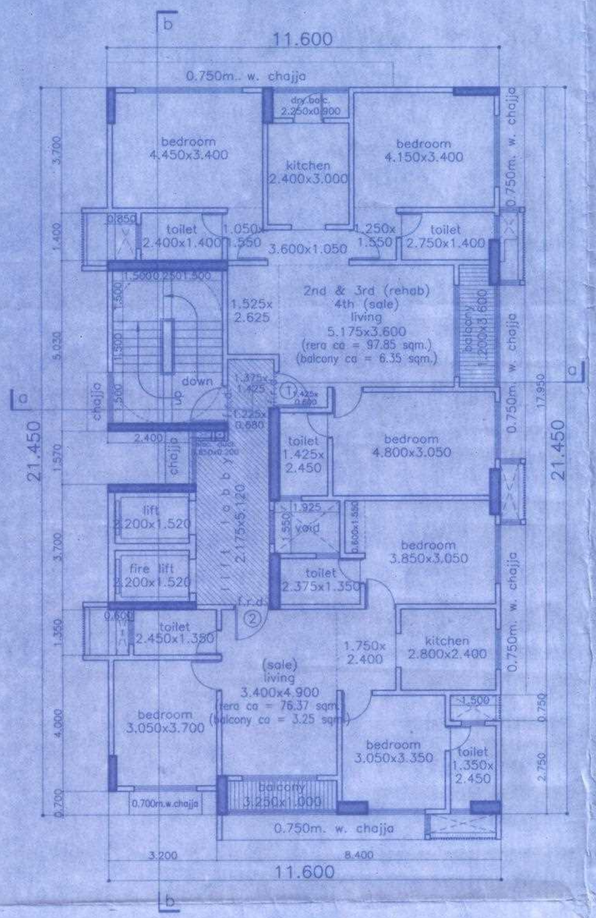
For TWO TAURUS REALTY LLP

Authorised Signatory

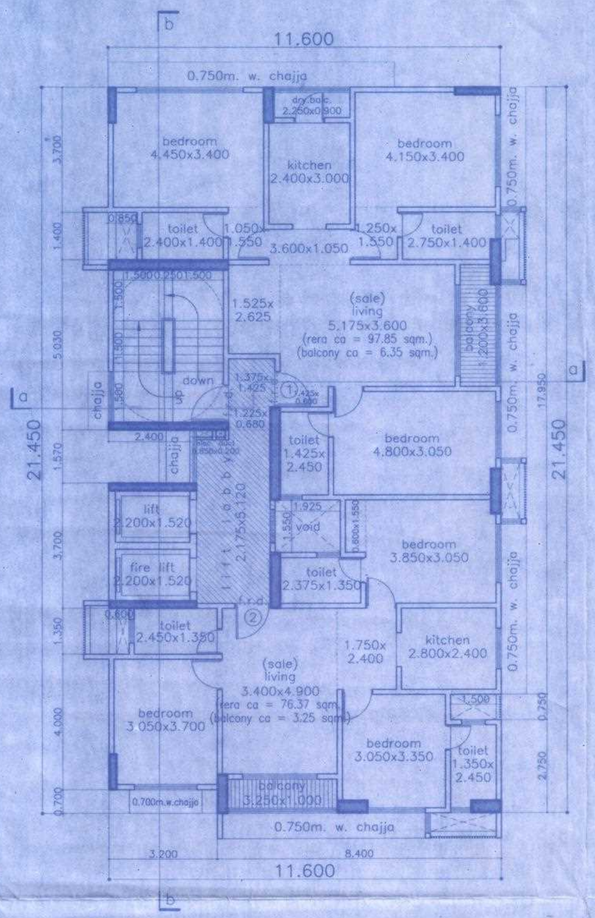
M/S. TWO TAURUS REALTY LLP

JOB NO.	DATE	DWG NO.	SCALE	DRN. BY	CHKD BY
		M-01	1:100		

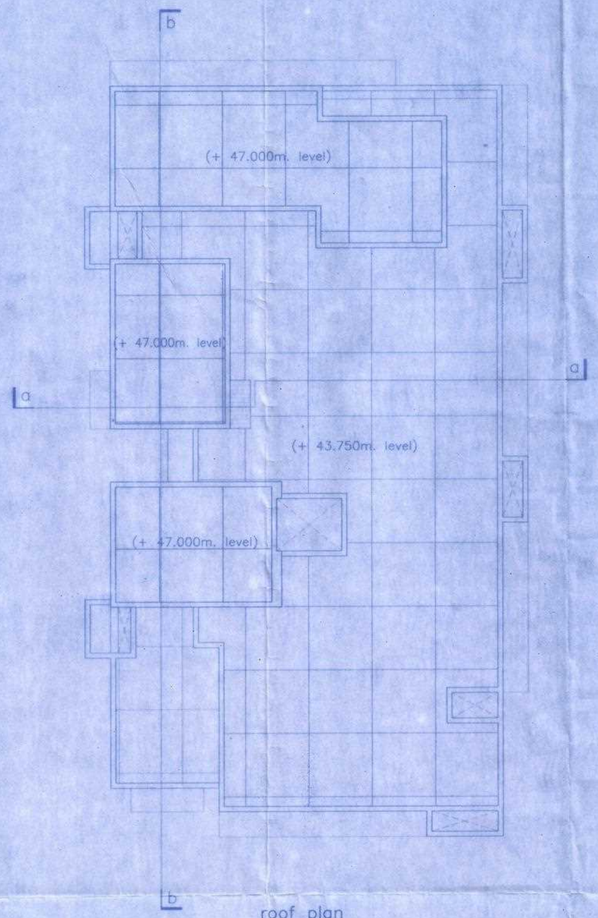
ASPIRE ARCHITECTS & CONSULTANTS
ARCHITECTS
GROUND FLOOR, KUMUDINI BUILDING, 7TH RAJAWADI, RAJAWADI, BESIDES NEELKANTH VALLY, GHATKOPAR EAST, MUMBAI 400 077. Email : aspire03@gmail.com
Contact : 9819585873 / 9820841112



typical (2nd–4th) floor plan
scale – 1:100

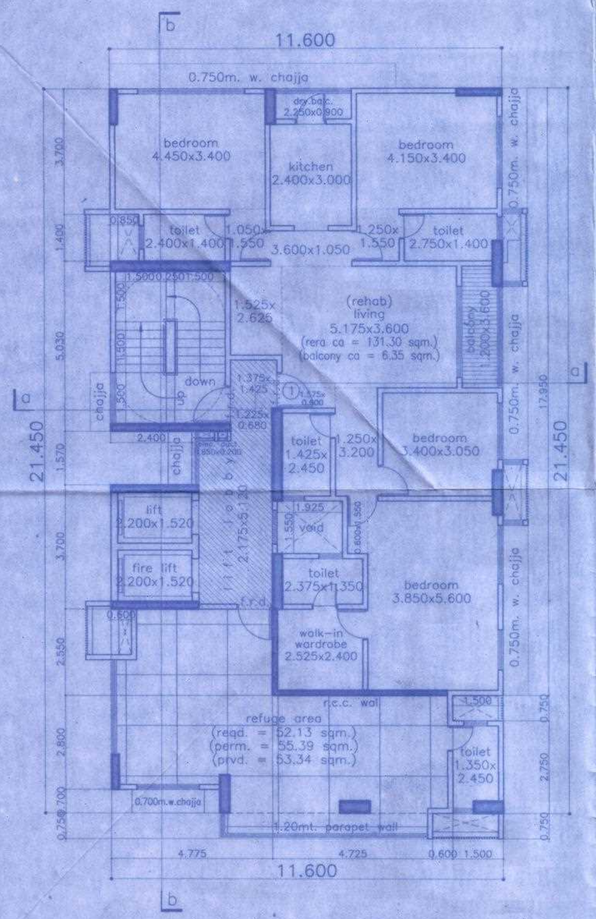


typical (6th–10th) floor plan
scale – 1:100

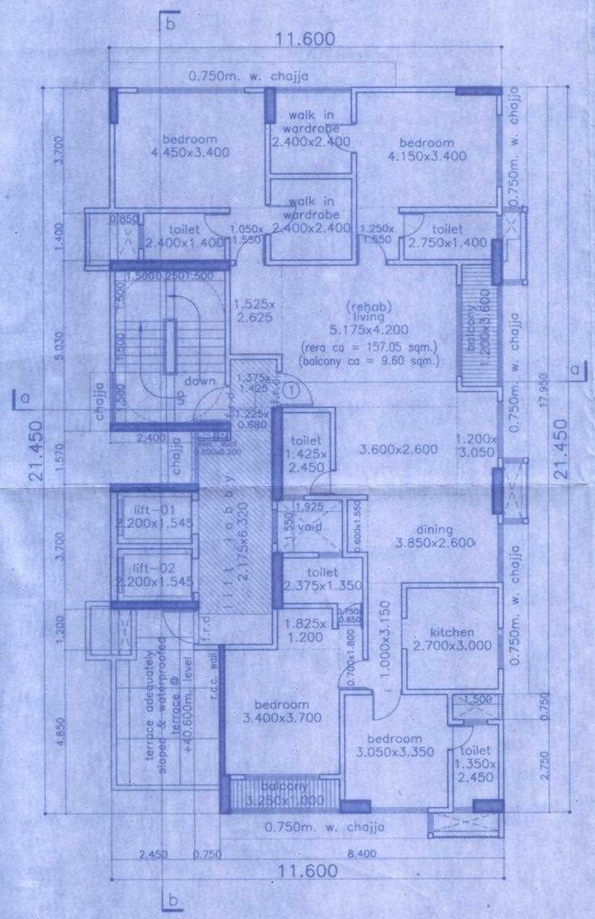


roof plan
scale – 1:100

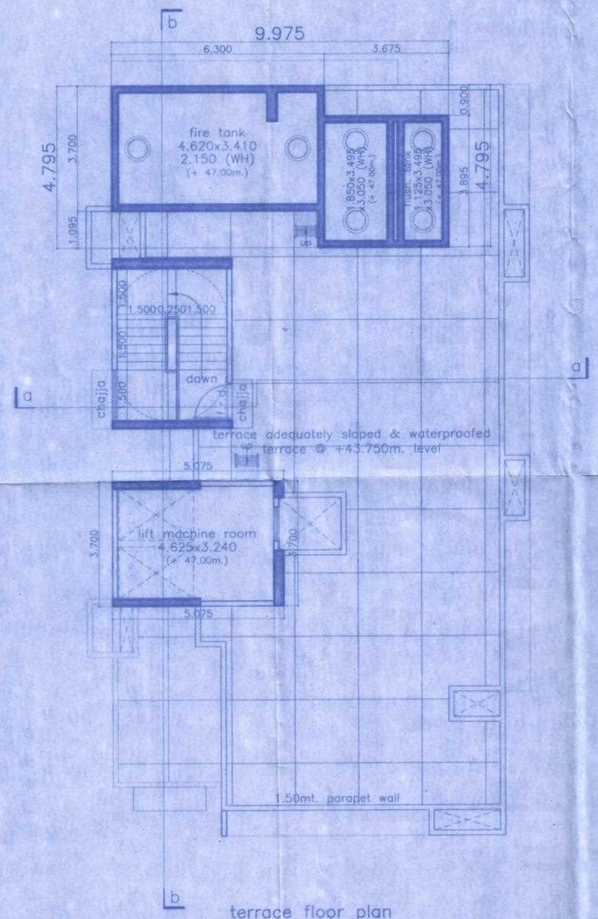
PROFORMA – B	02/04
CONTENTS OF SHEET	
FLOORS	
STAMP OF DATE OF RECEIPT OF PLANS	



(refuge) fifth floor plan
scale – 1:100



eleventh floor plan
scale – 1:100



terrace floor plan
scale – 1:100

STAMP OF APPROVAL OF PLANS

This cancels Approval to the Previous Plans sanctioned under no. NW/EVT/0036/2023(0)(0)/OP Dated 22/09/2023

Approved Subject to the condition Mentioned in this office permission Letter No. SRA/ENG/NW/EVT/0036/2023(0)(0)/WE/S – Dt. 17 DEC 2024

Executive Engineer
Slum Rehabilitation Authority
Brihanmumbai

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED 33 (11) SCHEME ON LAND BEARING CTS NO. 1605, PLOT NO. 299A, 5TH ROAD, NEAR DIAMOND GARDEN, CHEMBUR, MUMBAI–400071.

NAME OF DEVELOPER

For TWO TAURUS REALTY LLP

Authorized Signatory

M/S. TWO TAURUS REALTY LLP

JOB NO.	DATE	DWG NO.	SCALE	DRN BY	CHKD BY
		M–02	1:100		

ASPIRE ARCHITECTS & CONSULTANTS
A R C H I T E C T S
GROUND FLOOR, KUMUDINI BUILDING, 7TH RAJAWADI, RAJAWADI, BESIDES NEELKANTH VALLY, GHATKOPAR EAST, MUMBAI 400 077. Email : aspire03@gmail.com
Contact : 9819585873 / 9820841112.