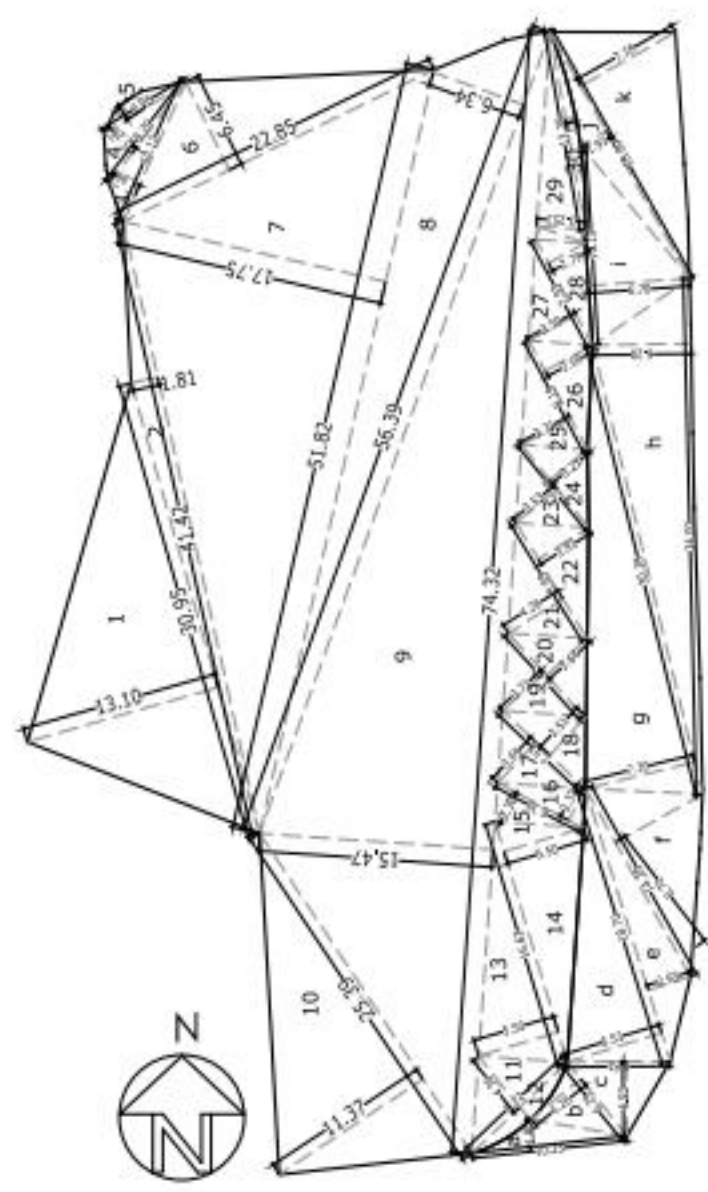


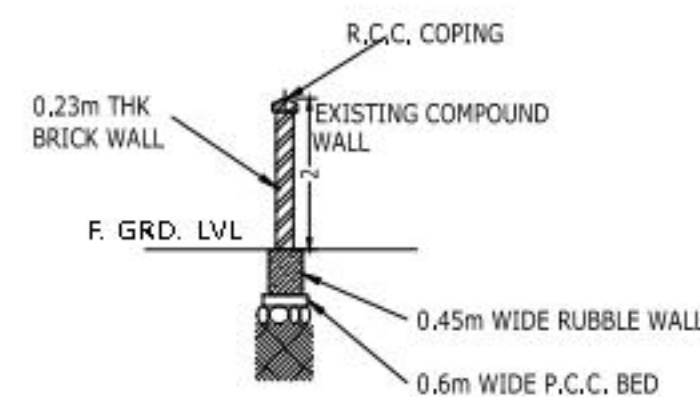


PLOT AREA TRIANGULATION

C.S.NO.242

SCALE 1:500

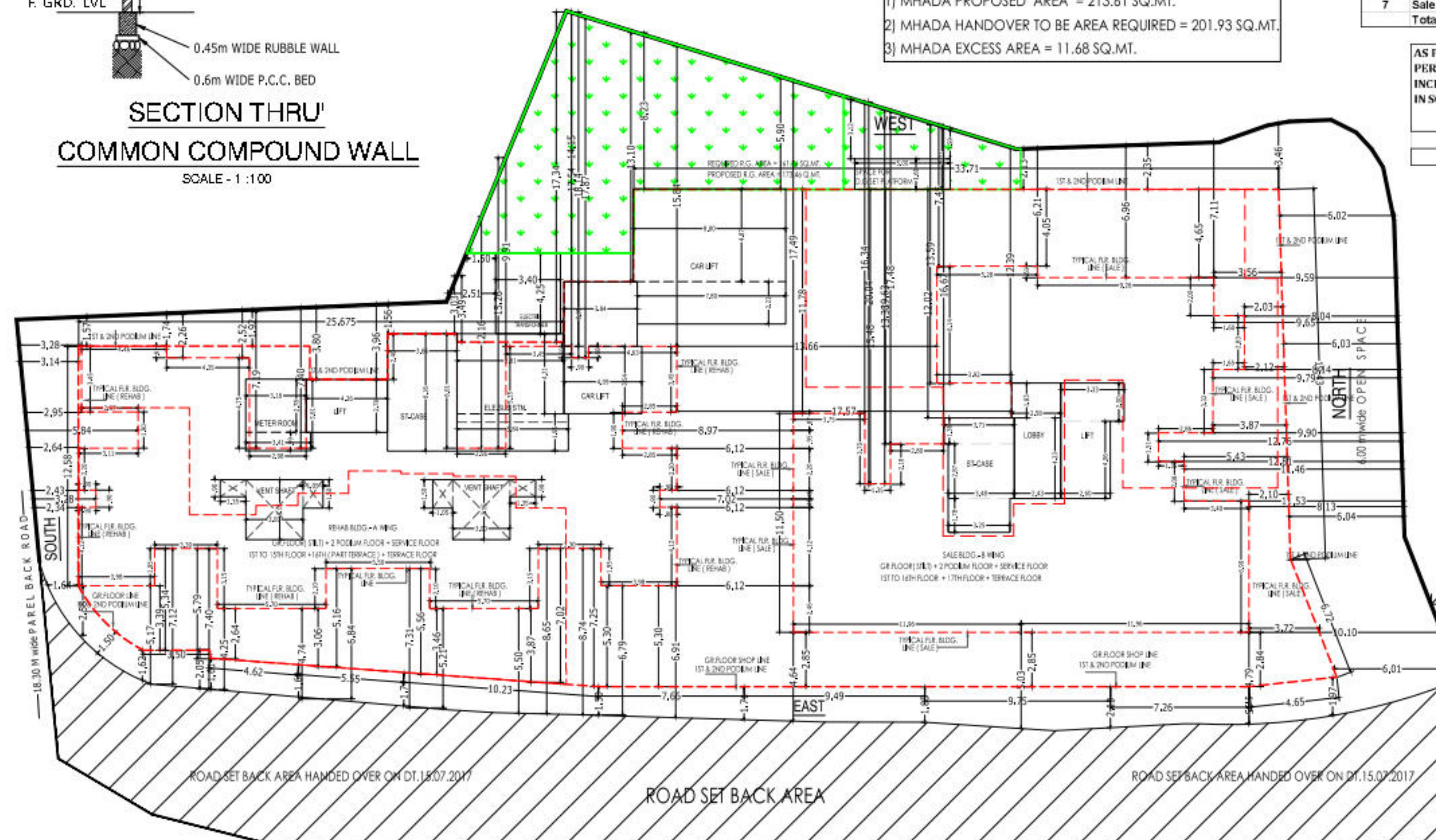
PAREL-SEWREE DIVISION



SECTION THRU'

COMMON COMPOUND WALL

SCALE - 1:100



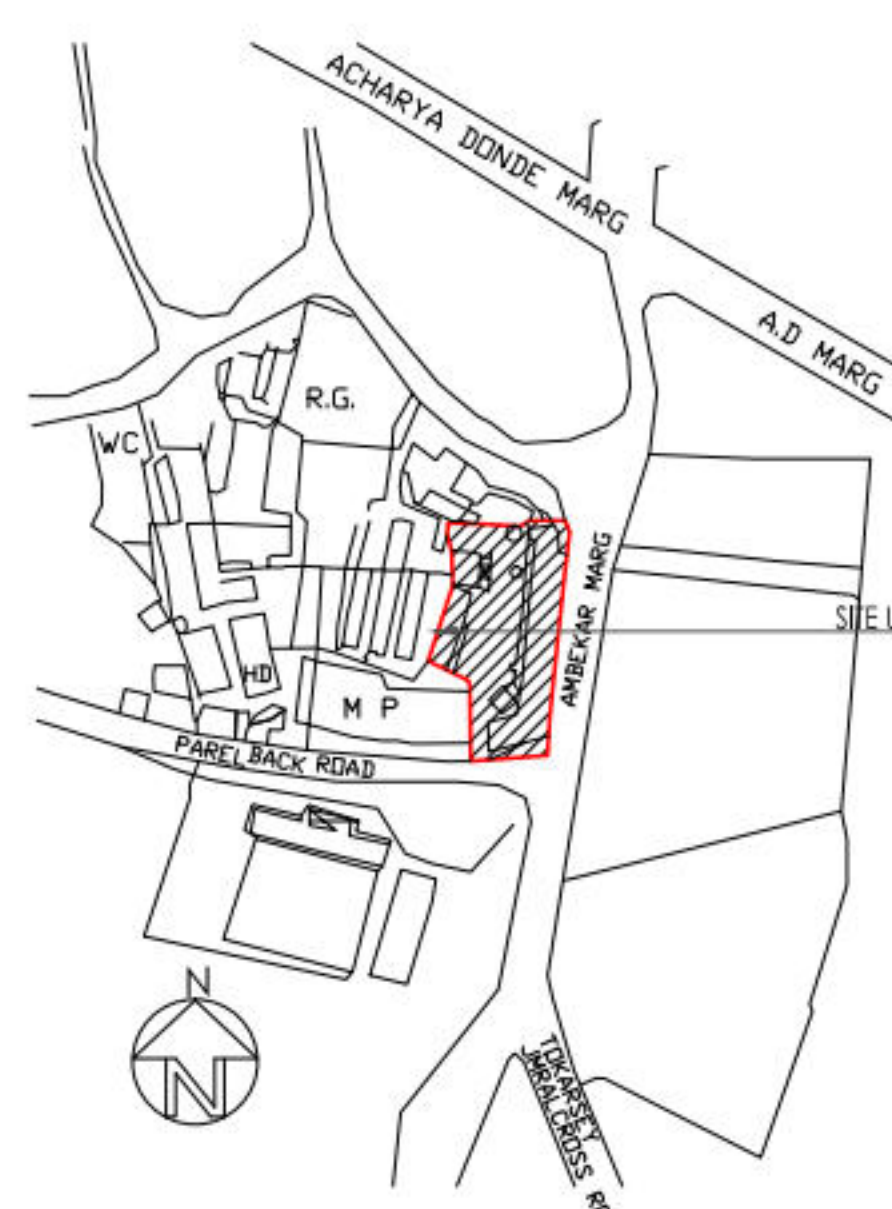
LAYOUT PLAN

SCALE = 1:200



PLOT AREA TRIANGULATION CALCULATION									
PART A									
1	0.50	X	13.10	X	30.95	=	202.72	SQ.MT	
2	0.50	X	41.42	X	1.81	=	37.38	SQ.MT	
3	0.50	X	10.12	X	1.89	=	9.54	SQ.MT	
4	0.50	X	8.29	X	2.28	=	9.42	SQ.MT	
5	0.67	X	6.28	X	1.08	=	4.52	SQ.MT	
6	0.50	X	22.85	X	6.45	=	73.69	SQ.MT	
7	0.50	X	51.82	X	17.75	=	459.86	SQ.MT	
8	0.50	X	56.39	X	6.34	=	178.60	SQ.MT	
9	0.50	X	74.32	X	15.47	=	574.68	SQ.MT	
10	0.50	X	25.39	X	11.37	=	144.31	SQ.MT	
11	0.50	X	8.72	X	4.36	=	19.00	SQ.MT	
12	0.50	X	8.72	X	1.07	=	4.66	SQ.MT	
13	0.50	X	16.62	X	5.50	=	45.71	SQ.MT	
14	0.50	X	16.62	X	5.50	=	45.71	SQ.MT	
15	0.50	X	6.30	X	2.30	=	7.25	SQ.MT	
16	0.50	X	6.30	X	2.37	=	7.45	SQ.MT	
17	0.50	X	7.53	X	3.69	=	13.88	SQ.MT	
18	0.50	X	7.53	X	3.51	=	13.19	SQ.MT	
19	0.50	X	7.42	X	3.71	=	13.74	SQ.MT	
20	0.50	X	7.42	X	3.64	=	13.48	SQ.MT	
21	0.50	X	8.99	X	4.26	=	19.12	SQ.MT	
22	0.50	X	8.99	X	3.93	=	17.63	SQ.MT	
23	0.50	X	7.08	X	3.53	=	12.47	SQ.MT	
24	0.50	X	7.08	X	3.21	=	11.34	SQ.MT	
25	0.50	X	8.19	X	3.71	=	15.16	SQ.MT	
26	0.50	X	8.91	X	3.59	=	15.96	SQ.MT	
27	0.50	X	7.93	X	3.56	=	14.09	SQ.MT	
28	0.50	X	7.93	X	2.79	=	11.04	SQ.MT	
29	0.50	X	13.28	X	3.253	=	21.59	SQ.MT	
30	0.50	X	13.28	X	0.72	=	4.78	SQ.MT	
TOTAL							2021.95	SQ.MT	

SET BACK AREA									
PART B									
a	0.5	X	1.80	X	10.25	=	9.23	SQ.MT	
b	0.5	X	6.29	X	4.26	=	13.37	SQ.MT	
c	0.5	X	6.81	X	4.93	=	16.77	SQ.MT	
d	0.5	X	18.70	X	6.53	=	61.01	SQ.MT	
e	0.5	X	18.70	X	2.93	=	27.35	SQ.MT	
f	0.5	X	14.20	X	6.59	=	46.75	SQ.MT	
g	0.5	X	30.38	X	7.39	=	112.27	SQ.MT	
h	0.5	X	34.00	X	6.20	=	105.40	SQ.MT	
i	0.5	X	13.10	X	6.70	=	43.89	SQ.MT	
j	0.5	X	18.60	X	1.93	=	17.90	SQ.MT	
k	0.5	X	18.60	X	7.18	=	66.77	SQ.MT	
TOTAL							520.71	SQ.MT	
TOTAL PLOT AREA PART A + B							2542.66	SQ.MT	



LOCATION PLAN

SCALE 1:2500

F/SOUTH WARD

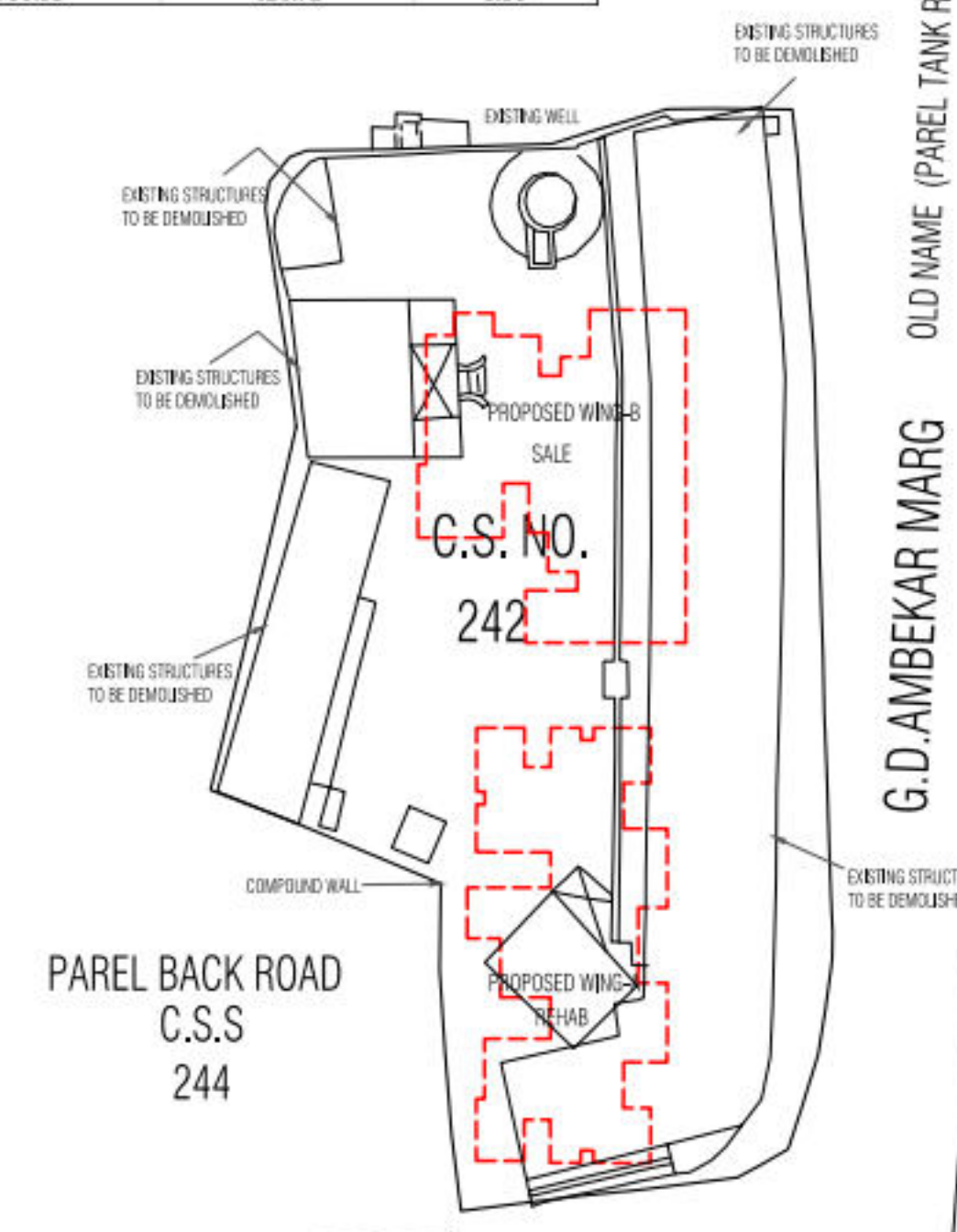
B.U.A SUMMARY OF MHADA SURPLUS AREA		
Sr.No.	FLAT B.U.A IN SQ.MT.	FUNGIBLE B.U.A IN SQ.MT.
1	1ST FLOOR OF REHAB WING 39.48 SQ.MT.	2.50 SQ.MT.
2	2ND FLOOR OF REHAB WING 45.59 SQ.MT.	2.77 SQ.MT.
3	16TH FLOOR OF REHAB WING 114.02 SQ.MT.	9.25 SQ.MT.
TOTAL	199.09 SQ.MT. - A	14.52 SQ.MT. - B
TOTAL (A+B)		213.61 SQ.MT.

- 1) MHADA PROPOSED AREA = 213.61 SQ.MT.
 2) MHADA HANDOVER TO BE AREA REQUIRED = 201.93 SQ.MT.
 3) MHADA EXCESS AREA = 11.68 SQ.MT.

TABEL - II			
Sr.No	Description	Residential Area In Sq.Mt (including Rehab & Sale)	Commercial Area In Sq.Mt (including Rehab & Sale)
1	Permissible B.U.A. (Sr No. 14 of Proforma A)	6880.18	747.80
2	Permissible Fungible B.U.A	2408.06	149.56
3	Total Permissible B.U.A (1+2)	9288.24	897.36
4	Total Proposed B.U.A. including Fungible F.S.I. (14 + B3 of Proforma-A (Check: Shall not be more than-3 (Total A+B of Column No.21 of Tabel-II))	8879.67	873.66
5	Permissible Fungible B.U.A for Rehab & MHADA & MCGM Component (Total A+B of Column No.15 Table No. I)	1022.31	149.56
6	Fungible B.U.A Utilized for Rehab MHADA & MCGM (Col.No.19-14-20) Of Table No.I (Check: Shall Not be more than 5 above & Shall be equal to 5-Col.No. 21 of Table No.- I)	676.13	123.62
7	Permissible Fungible B.U.A For Sale Component (2-5)	1385.75	0.00
8	Fungible B.U.A Utilized for Sale (4-1-6) above Check: Shall not be more than 7 Above)	1323.36	2.24
9	Ready Reckoner Rate for year 2019-2020 PG.NO.79 & Village & Zone No. 11/83	85900.00	85900.00
10	% of Ready Reckoner Rate	60%	100%
11	Premium amount to be Recovered (8 X 9 X 10)	68205974.40	192416.00
12	Payment receipt No. & Date	68398390.40	

Sr. No.	Description	Permissible BUA in Sq.mt.	Permissible fungible BUA in sq.mt.	Total permissible BUA in sq.mt.	Total Basic BUA proposed in sq.mt.	Proposed fungible BUA in sq.mt.	Deficit
1	Rehab Resi. cess	2898.68	1014.54	3913.22	2898.68	668.36	346.18
2	Rehab N.R. cess	736.63	147.33	883.96	736.63	123.63	23.70
3	Rehab Non-cess Tenant	22.189	7.77	29.959	22.189	7.77	0.00
4	Excess area given to Rehab Cess & Non Cess	12.64	4.42	17.06	12.64	4.42	0.00
5	Excess area given to Existing N.R. Tenants	11.18	2.23	13.41	11.18	2.23	0.00
6	MHADA Surplus Area	201.93	70.68	272.61	201.93	11.68	59.00
7	Sale Component	3744.73	1310.65	5055.38	3744.73	1307.25	3.40
Total		7627.98	2557.62	10185.60	7627.98	2125.35	432.28

AS PER TABLE - II PERMISSIBLE AREA INCLUDING FUNGIBLE AREA IN SQ.MT.	AS PER TABLE - IV PROPOSED AREA (REHAB RES.+N.R.+ MHADA+SALE RES.) INCLUDING FUNGIBLE AREA IN SQ.MT.	AS PER TABLE - I TENANT LIST DEFICIT AREA (REHAB RES. + REHAB N.R.+ MHADA) AREA IN SQ.MT.	BALANCE SALE FUNGIBLE AREA IN SQ.MT.
10185.60	9753.33	428.92	3.35



BLOCK PLAN

SCALE 1:500

BOMBAY VETERINARY COLLEGE

195

OLD FILE NO. EB/6210/FS/A NEW FILE NO. CHE/CITY/0444/FS/337				
AS PER DCR 1991				
Proforma A	Earlier Approved Plan	Plan As per Amended		
1 Area of Plot	2542.66	2542.66		
2 Deduction for				
a) Road Setback Area	520.71	520.71		
b) Proposed Road	NIL	NIL		
c) Any Reservation				
Total (a+b+c)				
3 Balance Area of Plot (1-2)	2021.95	2021.95		
4 Deduction For	NIL	NIL		
5 Net Area of Plot (3-4)	2021.95	2021.95		
6 Additions for Floor Space Index	520.71	520.71		
a) 100% for set back				
b) 100% for DP Road				
Total (a+b)	520.71	520.71		
7 Total Area (5+6)	2542.66	2542.66		
8 Floor Space Index Permissible	3.00	3.00		
9 Permissible BUA [(7 X 8) +9]	7627.98	7627.98		
10 Existing Built up Area (To be retained)	NIL	NIL		
11 Proposed Built up Area	7627.98	7627.98		
12 Excess Balcony area taken in FSI	NIL	NIL		
	PERMISSIBLE	PROPOSED	PERMISSIBLE	PROPOSED
13A Purly Residential Built up Area	6876.74	6876.74	6880.18	6880.18
13B Remaining Non Residential Built up Area	736.63	736.63	736.63	736.63
13C Excess area given to N.R.	14.61	14.61	11.17	11.17
14 Total Built up Area proposed (11+12+13)	7627.98	7627.98	7627.98	7627.98
15 FSI Consumed (14/7)	3.00	3.00	3.00	3.00
8 Details of FSI availed as per DCR 35(4)	Permissible	Proposed	Permissible	Proposed
1 Fungible BUA component proposed vide DCR 35(4) for Purly Residential = or < (14A X 0.35)			2408.06	1999.49
2 Fungible BUA component proposed vide DCR 35(4) for Non Residential = or < (14B X 0.20)			149.56	125.86
4 Total Fungible Built up Area vide DCR 35(4) = (B1+B2)			2557.62	2125.35
5 Total gross BUA proposed (14+B3)			10185.60	9753.33
C Tenement Statement				
i Plot Area (Item B 4 above)				
ii Tenement Density Permissible per Hectare				
iii Tenements Permissible on the Plot				
iv Tenements Proposed				
v Tenements Existing				
vi Less Non Residential tenements (Shops etc.)				
vii Total Tenements on the Plot (iv +v-vi)				
D Parking Statement				
i Parking Required by Regulation for	REQUIRED	PROPOSED	REQUIRED	PROPOSED
a) Car	Wing "A" = 44.50 Wing "B" = 56.25 Total = 100.75	48.00 62.00 110.00	Wing "A" = 44.50 Wing "B" = 60.31 Total = 104.81	48.00 68.00 116.00
b) Scooter/Motor Cycle				
c) Visitors				
d) 25% Additional Parking				
ii Total Parking Provided	110.00 Nos.			116.00 Nos
E Transport Vehicles Parking				
i Space for Transport Vehicles Parking Required By Regulation				
ii Total No. of Transport Vehicles Parking Spaces Provided				

PROFORMA 'B'

STAMP OF APPROVAL PLANS

PLANS FOR APPROVAL

THE AMENDED PLAN IS TO BE READ WITH LETTER u/NO.CHE/CITY/0444/FS/337

Bharat Ramdas Saindane	ASST. ENG. (B.P.) CITY - V	EXE. ENG. (B.P.) CITY-III
SUB. ENG. (B.P.) CITY-VIII		
CONTENT OF SHEET		
LAYOUT PLAN, BLOCK PLAN, LOCATION PLAN, AMMENITY OPEN SPACE CALCULATION, PLOT AREA DIAGRAM & CALCULATION, MHADHA SURPLUS AREA STATEMENT & TABEL - II		
DESCRIPTION OF PROPOSAL & PROPERTY.		
PROPOSED REDEVELOPMENT OF PROPERTY BEARING C.S.NO.242 PROPERTY KNOWN AS "PADELWADI" SITUATED AT G.D.AMBEKAR MARG & PAREL BACK ROAD OF PAREL-SEWREE DIVISION, F/SOUTH WARD, PAREL, MUMBAI.		
NAME & ADDRESS OF OWNER		
Shri. Mangesh Shivepurkar		
CRYSTAL BUILDERS & DEVELOPERS 1st Floor, Lawrence & Mayo House, 275-Dr.D.N.Road, Fort Mumbai - 400 001.		
AREA CERTIFICATE		
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY OUR OFFICE STAFF ON 23.02.2017 & THE DIMENSIONS OF SIDES ETC. OF PLOT AREA AS MEASURED ON SITE & THE AREA SO WORKED OUT IS TWO THOUSAND FIVE HUNDRED FORTY TWO POINT SIXTY SIX SQUARE METERS WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP		
ARCHITECT & INTERIOR DESIGNER		
PUJA H.VARMA LAXMINARAYAN SADAN, 2ND FLOOR LEFT SIDE BAJAJ ROAD, OPP. BEST QUARTERS, KANDIVALI (WEST) MUMBAI - 400 067 sadavh@gmail.com		
NORTH		
JOB NO.	01	
DRG. NO.	01	
DATE	08.08.2019	
DRAWN BY	PARAB	
CHKD BY	ANUPAMA	