

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO.P-6026/2020/(240)/L Word/KURLA-2 DATED 09/07/2021 APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. -P-6026/2020/(240)/L Word/KURLA-2

Executive Engineer Building Proposal(E.S)-I

S.E(BP)/E&N/W

A.E(BP)/L&N

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT ON PLOT BEARING C.T.S. NO. 240, S.No.80, H.No.1(Part), BAZAR WARD, VILLAGE KURLA (W) ,MUMBAI 400 070.

1. Area Statement	SQ.MT.
1. Area of plot	511.10
a. Area of Reservation in plot	-NIL-
b. Area of Road Set back	-NIL-
c. Area of D P Road	-NIL-
2. Deduction for	
(A) For Reservation/Road Area	
a. Road set back area to be handed over (100%) Regulation No.16)	-NIL-
b. Proposed D P road to be handed over (100%) Regulation No.16)	-NIL-
c. (i) Reservation area to be handed over Regulation No.17)	-NIL-
(ii) Reservation area to be handed over as per AR Regulation No.17)	-NIL-
(B) For Amenity area	
a. area of amenity plot/plots to be handed over as per DCR 14(A)	-NIL-
b. area of amenity plot/plots to be handed over as per DCR 14(B)	-NIL-
c. area of amenity plot/plots to be handed over as per DCR 35(abeysance)	-NIL-
(C) Deduction for Existing BUA to be retained if any/Land component of Existing BUA/Existing BUA as per Regulation under which the development was allowed.	-NIL-
3. Total deduction : (2(a)+2(B)+(C) as and when applicable.	-NIL-
4. Balance area of plot (1-minus 3)	511.10
5. Plot area under Development areas to be handed over to MCGM Appropriate Authority as per Sr. No. Above	-NIL-
6. Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)	1.00
7. Built up Area as per Zonal (basic) FSI (5 + 6)	511.10
8. Built up equal to area of land handed over as per Regulation No.30(A)	
(i) As per 2(A) and (B) except 2(A) (c) (ii) above with in cap of "Admissible TDR" as column 6 of Table -12 on remaining/balance plot	-NIL-
(ii) in case of 2(A)(c) (i) permissible over and above permissible BUA on remaining/balance plot	-NIL-
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)	-NIL-
10. Built up area due to "Additional FSI on payment of premium" as per Table No. 12 of Regulation No.30(A)/50% on remaining/balance plot	255.55
11. Built up area due to admissible "TDR" 70% as per Table No.12 Regulation No. 30(A) and 32 on remaining/balance plot.(GENERAL TDR=166.71SQ.MTS SLUM TDR = 72.18) (RESTRICTED AREA = 72.18+165.59=237.77 SQ.MTS)	237.77
a)INCENTIVE F.S.I. AS PER DCPR 33(7)(B) NO.OF. MEMBER'S	120.00
12. Permissible Built up Area as the case may be with/without BUA as per 2(c)	1124.42
13. a) Existing floor area	-NIL-
b) Proposed BUA (as the case may be with/without BUA as per 2(c))	1115.50
b1) Purely residential built-up area	1115.50
b2)remaining non residential built up area	
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 charging premium for residential.	196.10
ii) Fungible Compensatory area availed for Rehab component without charging premium for residential.	196.10
iii) Fungible Compensatory area availed by charging premium for residential.	194.32
b) i) Permissible Fungible Compensatory area by charging premium.	
ii) Fungible Compensatory area availed on payment of premium for commercial.	
16. Total Built up Area proposed including Fungible Compensatory Area [13 +15(a)(ii)+15(b)(ii)]	1505.92
17. FSI consumed on Net plot = [13/4] (EP-163)	2.1985
(17). 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) Built up area of Designation	
(B) Plot area/Built up Amenity to be handed over as per Regulation No. 14(A)	
i) 14(B)	
ii) 15	
(C) Requirement of Recreational Open Space in layout/plot per Regulation No.27	
(D) Tenement Statement	
(i) Proposed Built up area (13 above)	1505.92
(ii) Less deduction of Non residential area (Shop, etc.)	
(iii) Area available for tenement [(i) minus (ii)]	1505.92
(iv) Tenements permissible (density of tenements/hectare)	68
(v) Total number of tenements proposed on the plot	30
(E) Parking Statement	
i) Parking required by Regulations for :-	
Car	15 NOS
Scooter/Motor cycle	
Outsiders (visitors)	
ii) Covered garage permissible	
iii) Covered garage proposed	
Car	
Scooter/Motor cycle	
Outsiders (visitors)	
iv) Total parking provided	15 NOS
(D) Transport Vehicles parking	
i) Spaces for transport vehicles parking required by Regulations	
ii) Total No. of transport vehicles parking spaces provided	

CONTENTS OF SHEET

GROUND FLOOR PLAN, 1st & 2ND FLOOR PLAN, AREA DIAGRAM & AREA CALCULATION, BLOCK PLAN, LOCATION PLAN, FUNGIBLE F.S.I. STATEMENT, PARKING STATEMENT.

GENERAL NOTES

PLOT BOUNDARY SHOWN IN BLACK PROPOSED WORK SHOWN IN RED EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN YELLOW EXTERNAL WALLS ARE 0.23m. THK. INTERNAL WALLS ARE 0.15m. THK.

CERTIFICATE OF AREA.

SIGN. OF ARCHITECT

NAME & SIGNATURE OF OWNER

NAME & SIGNATURE OF L.S

FOR EVERGREEN CHS LTD.KURLA.

REVISION. DESCRIPTION.

NORTH

SCALE 1:100 DATE 18.12.2021

DRAWN BY Sunil.Revgade

SHEET NO. 1/3 JOB NO. 1527

LICENSED SURVEYORS, ENGINEERS & PROJECT MANAGEMENT CONSULTANTS

701/702 A'WING JAY-VIJAY BUILDING

UDAY CINEMA ROAD,

GHATKOPAR (WEST) MUMBAI 400086

PHONE: 25148396/25149102

SUNIL R. DEOLE Lic no. D/248/L.S.

deole bros

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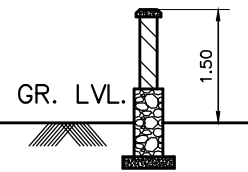
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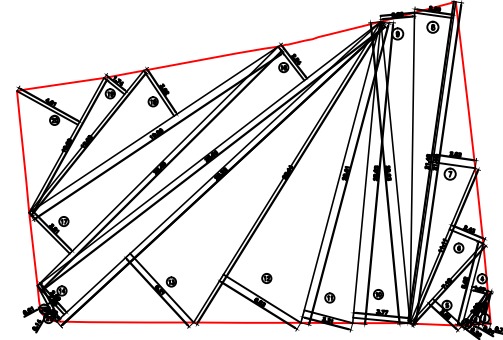
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SECTION THRU COMPOUND WALL

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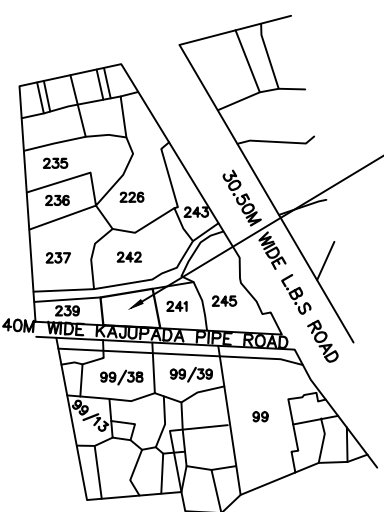


PLOT AREA DIAGRAM

SCALE = 1:500

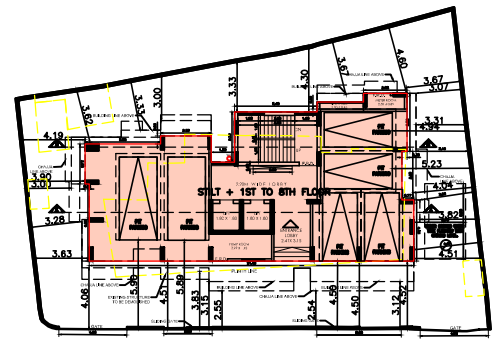
PLOT AREA CALCULATION

1	1/2	X	2.29	X	0.73	X	1NO	=	0.84	SQ.MT.	
2	1/2	X	2.69	X	0.64	X	1NO	=	0.86	SQ.MT.	
3	1/2	X	2.88	X	0.26	X	1NO	=	0.37	SQ.MT.	
4	1/2	X	5.62	X	1.07	X	1NO	=	3.01	SQ.MT.	
5	1/2	X	7.18	X	2.66	X	1NO	=	9.55	SQ.MT.	
6	1/2	X	11.11	X	2.43	X	1NO	=	13.50	SQ.MT.	
7	1/2	X	21.46	X	2.83	X	1NO	=	30.37	SQ.MT.	
8	1/2	X	21.46	X	2.60	X	1NO	=	27.90	SQ.MT.	
9	1/2	X	20.03	X	2.26	X	1NO	=	22.63	SQ.MT.	
10	1/2	X	20.03	X	3.77	X	1NO	=	37.76	SQ.MT.	
11	1/2	X	20.61	X	3.31	X	1NO	=	34.11	SQ.MT.	
12	1/2	X	23.44	X	6.03	X	1NO	=	70.67	SQ.MT.	
13	1/2	X	29.22	X	6.21	X	1NO	=	90.73	SQ.MT.	
14	1/2	X	29.22	X	2.59	X	1NO	=	37.84	SQ.MT.	
15	1/2	X	2.68	X	0.61	X	1NO	=	0.82	SQ.MT.	
16	1/2	X	28.66	X	2.84	X	1NO	=	40.70	SQ.MT.	
17	1/2	X	22.45	X	3.81	X	1NO	=	42.77	SQ.MT.	
18	1/2	X	19.80	X	3.62	X	1NO	=	35.84	SQ.MT.	
19	1/2	X	12.08	X	1.74	X	1NO	=	10.51	SQ.MT.	
20	1/2	X	10.20	X	4.61	X	1NO	=	23.51	SQ.MT.	
21	2/3	X	1.22	X	0.14	X	1NO	=	0.11	SQ.MT.	
TOTAL ADDITION									=	534.40	SQ.MT.



LOCATION PLAN

SCALE = 1:4000



BLOCK PLAN

SCALE = 1:500

BUILT UP AREA CALCULATION									
2ND TO 5TH FLOOR									
A	23.04	X	12.46	X	1NO	=	287.08	SQ.MT.	
TOTAL ADDITION							=	287.08	SQ.MT.
DEDUCTIONS									
1	3.30	X	2.90	X	1NO	=	9.57	SQ.MT.	
2	2.60	X	2.45	X	1NO	=	6.37	SQ.MT.	
3	3.35	X	1.80	X	1NO	=	6.03	SQ.MT.	
4	1.53	X	4.57	X	1NO	=	6.99	SQ.MT.	
5	5.48	X	1.24	X	1NO	=	6.80	SQ.MT.	
6	0.25	X	3.85	X	1NO	=	0.96	SQ.MT.	
7	0.71	X	3.20	X	1NO	=	2.27	SQ.MT.	
8	0.40	X	3.91	X	1NO	=	1.56	SQ.MT.	
9	1.10	X	0.90	X	1NO	=	0.99	SQ.MT.	
10	3.20	X	1.36	X	1NO	=	4.35	SQ.MT.	
11	1.80	X	2.16	X	1NO	=	3.89	SQ.MT.	
12	4.10	X	0.91	X	1NO	=	3.73	SQ.MT.	
13	0.70	X	3.05	X	1NO	=	2.14	SQ.MT.	
14	0.55	X	2.50	X	1NO	=	1.38	SQ.MT.	
TOTAL DEDUCTION							=	57.03	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]							=	230.05	SQ.MT.
STAIRCASE AREA CALCULATION									
ST1	5.48	X	3.33	X	1NO	=	18.25	SQ.MT.	
ST2	4.46	X	2.48	X	1NO	=	11.06	SQ.MT.	
ST3	3.83	X	2.03	X	1NO	=	7.77	SQ.MT.	
ST4	2.55	X	0.43	X	1NO	=	1.10	SQ.MT.	
ST5	1.88	X	1.68	X	1NO	=	3.16	SQ.MT.	
TOTAL STAIRCASE AREA							=	41.34	SQ.MT.
NET BUILT UP AREA [X1 - Y2]							=	188.71	SQ.MT.

BUILT UP AREA CALCULATION									
1ST FLOOR									
A	22.49	X	12.46	X	1NO	=	280.23	SQ.MT.	
TOTAL ADDITION						=	280.23	SQ.MT.	
DEDUCTIONS									
1	4.00	X	3.35	X	1NO	=	13.40	SQ.MT.	
2	1.35	X	2.45	X	1NO	=	3.31	SQ.MT.	
3	3.35	X	1.90	X	1NO	=	6.37	SQ.MT.	
4	1.53	X	4.57	X	1NO	=	6.99	SQ.MT.	
5	5.48	X	1.24	X	1NO	=	6.80	SQ.MT.	
6	0.25	X	3.85	X	1NO	=	0.96	SQ.MT.	
7	1.18	X	3.20	X	1NO	=	3.78	SQ.MT.	
8	0.40	X	3.91	X	1NO	=	1.56	SQ.MT.	
9	1.10	X	0.90	X	1NO	=	0.99	SQ.MT.	
10	3.20	X	1.36	X	1NO	=	4.35	SQ.MT.	
11	1.80	X	2.16	X	1NO	=	3.89	SQ.MT.	
12	3.55	X	0.91	X	1NO	=	3.23	SQ.MT.	
13	0.63	X	1.65	X	1NO	=	1.04	SQ.MT.	
14	0.15	X	1.40	X	1NO	=	0.21	SQ.MT.	
TOTAL DEDUCTION						=	56.88	SQ.MT.	
TOTAL BUILT UP AREA [X - Y]						=	223.35	SQ.MT.	