

MUNICIPAL CORPORATION OF GREATER MUMBAI



FORM - I

AREA STATEMENT		AREA AS PER DCR/2034 Sq.Mtrs.
1	Area of Plot as per P.A. Cards	605.30
	a) Area of Reservation in Plot As Per PRC	—
	b) Area of Reservation in Plot As Per Site	—
	c) Area of Road Surface	—
	d) Area of D.P. Road	—
2	Deduction for:	
	A) For Reservation/Road Area	—
	a) Road set-back area to be handed over (100%) (Regulation No 16)	—
	b) Proposed D.P. road area to be handed over (100%) (Regulation No 16)	—
	c) (i) 15% Recreation Ground	—
	(ii) Reservation area to be handed over as per AR (Regulation No 17)	—
	B) For Amenity Area	—
	a) Area of Amenity of Plot / Plots to be Handed Over As Per DCR 14A	—
	b) Area of Amenity of Plot / Plots to be Handed Over As Per DCR 14B	—
	c) Area of Amenity of Plot / Plots to be Handed Over As Per DCR 15	—
	d) Area of Amenity of Plot / Plots to be Handed Over As Per DCR 35	—
3	Total Deduction > (2A) + (2B)	—
4	Balance Area of Plot (1 - 3)	605.30
5	Plot Area under Development after areas to be handed over to MCGM	—
6	Zonal (Basic) FSI	1.60
7	Permissible Built up Area As per Zonal (Basic) FSI (5 x 6)	605.30
8	BUA equal to area of land handed over as per reg. 30(A), 30(B)	—
9	Built up area in lieu of cost of construction of built up amenity to be handed over	—
10	Built up Area due to Additional FSI on Payment of Premium* as per Table No. 12 of Regulation No. 30(A)	—
11	Built up Area due to Additional FSI As per Table No. 12 of 105/Reg.No. 30(A) & 30(B) (Sr. No. 4 x 50% by Restricting Area utilize beyond Zonal FSI in Sr. No. 7(b), 8(a) & Above)	—
12	Permissible Built up Area (7 + 8 + 9 + 10 + 11)	605.30
13	Proposed Built up Area	—
14	TDR Generated if any As per 30(A)	—
15	Fungible Compensatory Area as per Regulation No. 31(9)	—
	b) Permissible Fungible Compensatory Area for Sale Component by Charging Premium for RESIDENTIAL	NIL
	ii) Proposed Fungible Compensatory Area for Sale Component by Charging Premium for RESIDENTIAL	NIL
	iii) Permissible Fungible Compensatory Area for Sale Component by Charging Premium for COMMERCIAL	NIL
	iv) Proposed Fungible Compensatory Area for Sale Component by Charging Premium for COMMERCIAL	NIL
16	a) Total Gross Built up Area Permissible Including Fungible Compensatory FSI	605.30
	b) Total Gross Built up Area Proposed Including Fungible Compensatory FSI	0.00
17	FSI Consumed on Net Plot (13 / 4)	0.00
II. OTHER REQUIREMENTS		
	(A) Reservation/ Designation	
	(i) Name of Reservation	
	(ii) Area of Reservation land to be handed over as per Reg. No. 17	
	(c) Built up area of Amenity to be handed over as per Reg. no. 17	
	(d) Area/Built up Area of Designation	
	(B) Plot area/Built up Amenity to be Handed Over as per Reg. No. (a) 14(A)	
	(C) Requirement of LGS as per Regulation No. 27(15% or 20% or 25%)	
	(D) Tenement Statement	
	(a) Proposed Built up area (16 above)	
	(b) Less deduction of Non-residential area (Regulatory)	
	(c) Area available for tenements (i) minus (b)	
	(d) Tenements permissible (450/hectare)	
	(e) Total number of Tenements proposed on the plot	
	(F) Parking Statement	
	(i) Parking required by Regulations for -	
	Car	
	Scooter/Motor cycle	
	Quadrupeds (elephants)	
	(ii) Covered garage permissible	
	(iii) Covered garages proposed	
	Car	
	Scooter/Motor cycle	
	(iv) Total Parking Provided	
	(v) Total Parking Required	
	(F) Transport Vehicles Parking	
	(i) Spaces for Transport Vehicles parking required by Regulations	NIL
	(ii) Total No. of Transport Vehicles parking spaces provided	NIL

Dep. Pub. Shidu Varak/292/Kondivita (Mumbai) / Zone F.S.I. Proposed S.O.D. Approved Zero F.S.I. 23.06.2020

FORM-II

CONTENTS OF THE SHEET

GROUND FLOOR PLAN, BLOCK & LOCATION PLAN, PLOT AREA DIAG. WITH CALCUL., SECTION THROUGH WATCHMAN CABIN, UG-TANK & COMPOUND WALL.

SECTION XX, PLINTH AREA DIAGRAM WITH CALCULATION.

THIS PLAN IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN APPROVAL LETTER OF THIS OFFICE NO: P-7034/2021/292 And Other/K/E Ward/Kondivita/337/1/New Dated: 24.06.2021

DIGITAL SIGNATURE OF AUTHORITIES

PLANS FOR CONSIDERATION

SHAHBAJ ALIMODDIN PEEZADE

S.E.R.P. KWS2

Dushyant Kumar Jitendra Ahirwar

A.E.R.P. K/E

Navnath Spanra o Ghadge

E.E.R.P. (K/WARD)

THIS PLAN IS DIGITALLY SIGNED

Certified that I, have surveyed the Plot Under Reference on dated 27/01/2021 and the Dimensions of the Sides etc. of the Plot stated on the Plan are as Measured on the Area so worked out to be: 605.30 Sq.Mtrs. SIX HUNDRED ZERO FIVE POINT THIRTY SQ. MTRS. and Tallies with the Area stated in the Document of the Ownership Town Planning Scheme Records.

Sushant Shidu Varak
Digitally signed by Sushant Shidu Varak
Date: 2021.06.24 13:27:51 +05'30'
Signature of Licensed Surveyor

Description of Proposal and Property

PROPOSED BUILDING ON PLOT BEARING INTERNAL LAYOUT PLOT NO.26, C.T.S. NO. 292, 292/1 TO 3, OF VILLAGE KONDIVITA, (SHRI RAJASTHAN CO-OP HSG. SOCIETY LTD.) JALNAGAR, ANDHERI (E) IN K/E WARD, MUMBAI.

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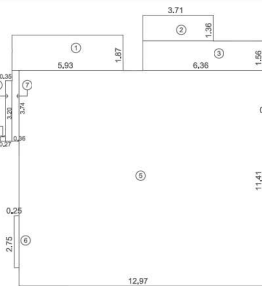
NAME & SIGNATURE OF THE OWNER

NAME & SIGNATURE OF THE OWNER

NAME & SIGNATURE OF THE OWNER



LOCATION PLAN
SCALE: 1:4000



AREA LINE DIAGRAM FOR PLINTH AREA
SCALE: 1:100



Section thro' Compound Wall
SCALE: 1:100



Section thro' U.S. Tank
SCALE: 1:100



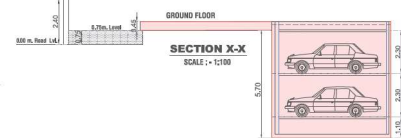
Section thro' Watchman Cabin
SCALE: 1:100

BUILT UP AREA CALCULATION			
PLINTH AREA (sq.mtrs.)			
ADDITIONS			
1	5.93 x 1.87	=	11.09 sq.m.
2	3.71 x 1.58	=	5.85 sq.m.
3	6.36 x 1.58	=	9.92 sq.m.
4	6.07 x 9.85	=	59.86 sq.m.
5	12.97 x 11.41	=	147.89 sq.m.
6	6.25 x 2.75	=	17.19 sq.m.
7	6.36 x 3.74	=	23.78 sq.m.
8	6.25 x 8.25	=	51.56 sq.m.
9	6.27 x 8.23	=	51.62 sq.m.
TOTAL ADDITIONS AREA		=	183.33 sq.m.
TOTAL AREA OF PLINTH		=	183.33 sq.m.



PLOT AREA DIAGRAM
SCALE: 1:500

PLOT AREA CALC. (By Triangulation)			
ADDITIONS			
a	33.58 x 16.70 x 0.5	=	280.40 sq.m.
b	33.58 x 17.40 x 0.5	=	292.15 sq.m.
c	25.18 x 2.55 x 0.5	=	32.10 sq.m.
d	2.3 x 3.08 x 0.5	=	1.21 sq.m.
TOTAL ADDITIONS		=	605.86 sq.m.
AS PER P.A.C.		=	605.30 sq.m.



SECTION X-X
SCALE: 1:100

GROUND FLOOR PLAN
SCALE: 1:100