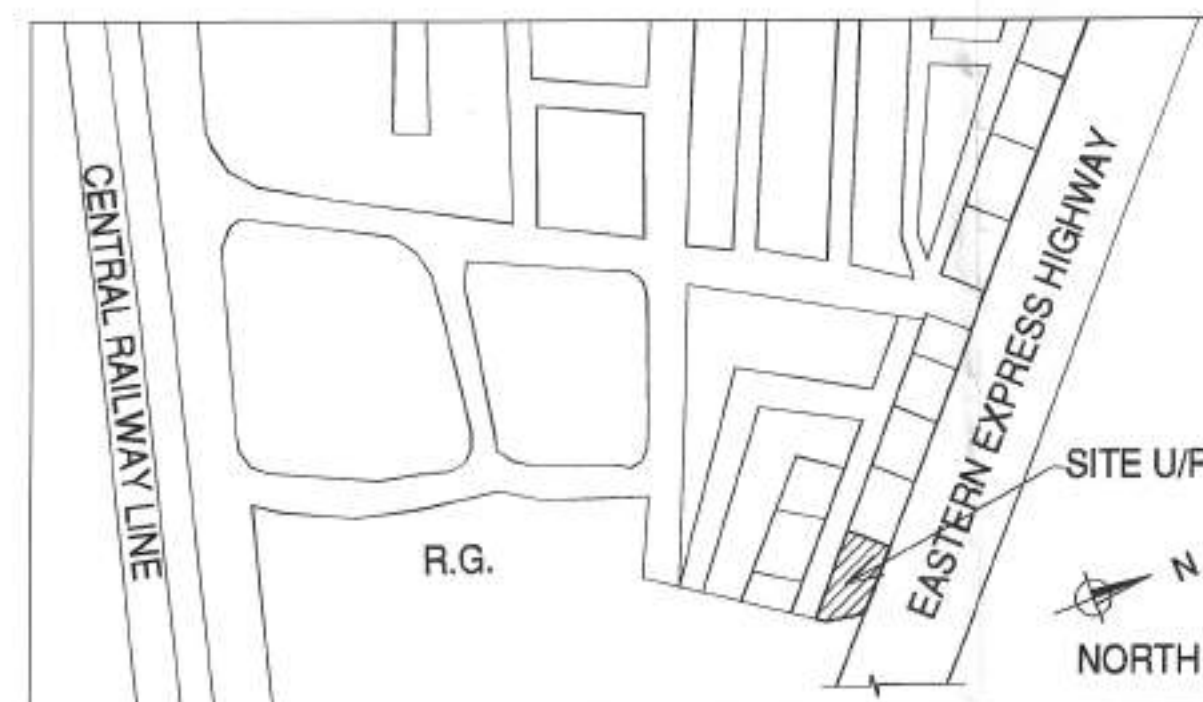
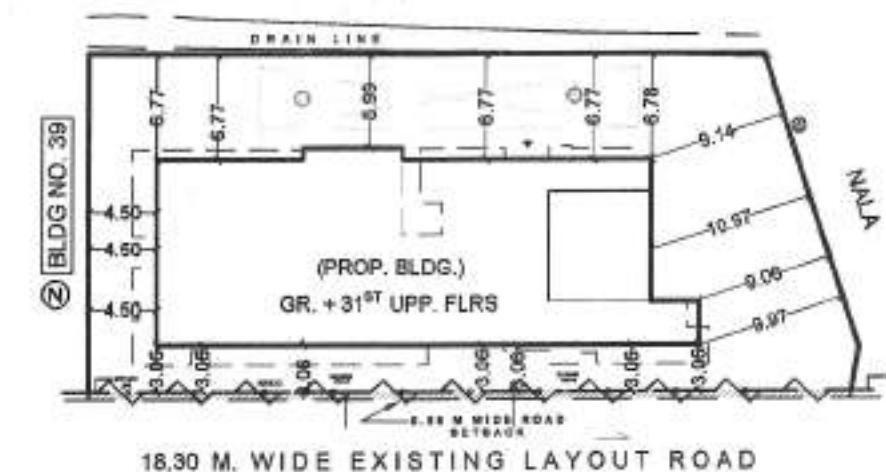
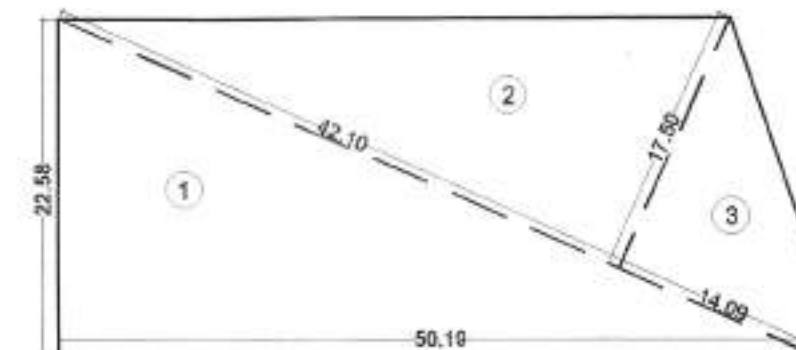


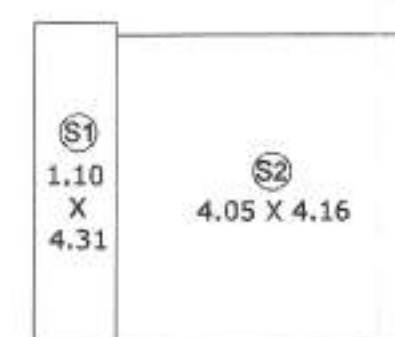
LOCATION PLAN
SCALE 1:4000EASTERN EXPRESS HIGHWAY
EXISTING SERVICE ROAD (E)BLOCK PLAN
SCALE 1:4000PLOT AREA DIAGRAM
SCALE - 1:500

PLOT AREA CALCULATIONS			
1	0.50	X	22.58
2	0.50	X	17.50
3	0.50	X	14.09
TOTAL			1056.29

3.91 X 2.49

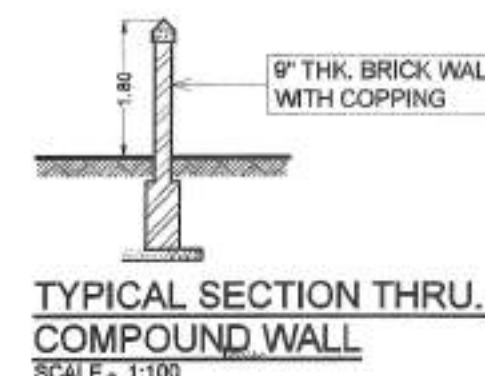
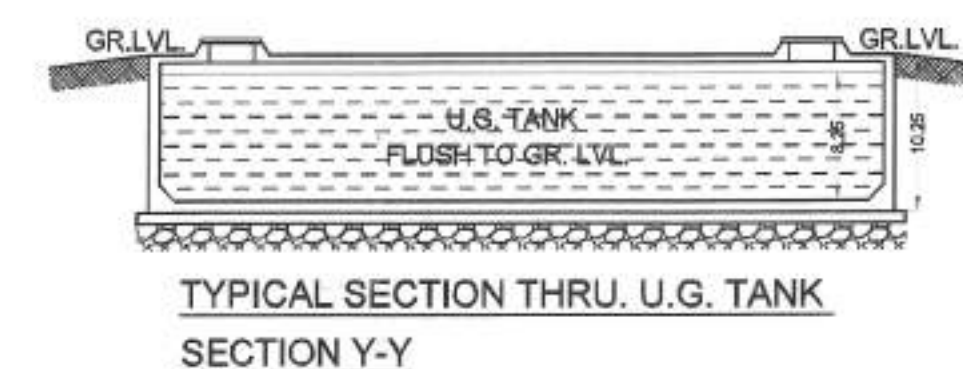
METER ROOM AREA DIAG.

METER ROOM AREA CALCULATION			
1	3.91	X	2.49
TOTAL			9.74



SOCIETY OFFICE AREA DIAGRAM

SOCIETY OFFICE B.U.A. CALCULATION			
S1	1.10	X	4.31
S2	4.05	X	4.16
TOTAL			21.59

TYPICAL SECTION THRU.
COMPOUND WALL
SCALE - 1:100TYPICAL SECTION
FOR CHAIN LINKTYPICAL SECTION THRU. U.G. TANK
SECTION Y-Y

RERA CARPET AREA OF SHOPS		
SHOP NO.	CARPET AREA	NO. OF FLATS
1	28.48	16
2	61.95	32
3	27.75	13
4	13.49	14
5	15.19	29
6	9.23	27

RERA CARPET AREA STATEMENT (REHAB)		
FLAT NO.	CARPET AREA	NO. OF FLATS
1	53.58	16
2	53.55	32
3	34.08	29
4	37.07	27
5	43.74	27
6	55.29	28
TOTAL	139	139

TOTAL NO. OF FLATS = (32+139)=171 NOS

F.S.I. WORKING		
S.NO.	DESCRIPTION	AREA (SQ.M)
1	PLOT AREA AS PER DEMARCATION	1056.29
2	F.S.I.	3.00
3	PERMISSIBLE AREA (1 X 2)	3174.87
4	PRORATA FSI: 65.90 SQ.M X 32/75 NOS.	2080
5	PERMISSIBLE AREA (3 + 4)	5254.87
6	V.P. QUOTA (10%)	1689
7	TOTAL PERMISSIBLE AREA (5 + 6)	6943.87
8	PERMISSIBLE FUNGIBLE B.U.A. (35%)	2430.35
9	TOTAL PERMISSIBLE AREA INCLUDING FUNGIBLE (7 + 8)	9374.22

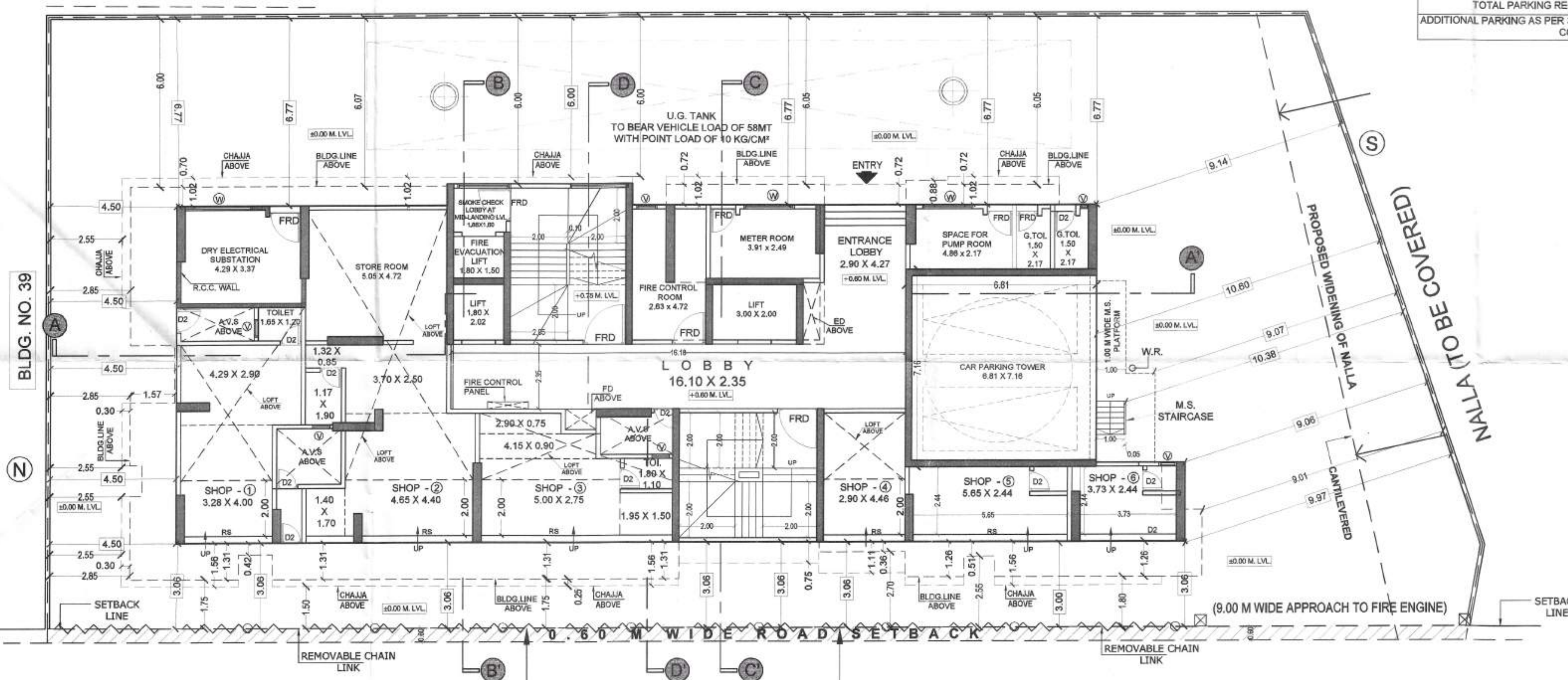
CAR PARKING STATEMENT AS PER DCPR- 2034

PARKING FOR RESIDENTIAL			
CARPET AREA IN SQ. MT.	PARKING REQD. BY RULES	NOS OF TENEMENTS	NOS. OF PARKING REQ.
UPTO 45.00	1 PARKING / 8 TENEMENTS	83.00	10.38
BETWEEN 45.00 TO 60.00	1 PARKING / 4 TENEMENTS	88.00	22.00
BETWEEN 60.00 TO 90.00	1 PARKING / 2 TENEMENTS	0.00	0.00
ABOVE 90.00	1 PARKING / 1 TENEMENTS	0.00	0.00
TOTAL		171.00	32.38
ADD 5.00 % VISITOR PARKING	Min 1.00	1.62	
TOTAL PARKING REQUIRED FOR RESIDENTIAL			34
PARKING FOR SHOPS			
UPTO 50 SQ.M	NO PARKING	0	0
BETWEEN 50.00 TO 800.0	1 PARKING FOR EVERY 40.00 SQ.M.	172.15	4
ABOVE 800.0	1 PARKING FOR EVERY 80.00 SQ.M.	0	0
ADD 10.00 % VISITOR PARKING	Min 1.00	0.43	
PARKING REQUIRED FOR NON-RESIDENTIAL			5
TOTAL PARKING REQUIRED (RESL + COMM.)			39
ADDITIONAL PARKING AS PER 31(1) (VI) 50% PERMISSIBLE (RESL + COMM.)			19

EASTERN EXPRESS HIGHWAY

EXISTING SERVICE ROAD (E)

DRAIN LINE



GROUND FLOOR PLAN

GR.(PT.) + ST.(PT.) + 1ST TO 31ST UPPER FLOORS

18.30 M. WIDE EXISTING LAYOUT ROAD (W)



AREA STATEMENT		
A)	AREA OF PLOT (AS PER DEMARCATION)	AREA (M ²)
1	AREA OF PLOT (AS PER DEMARCATION)	1056.29
2	DEDUCTION FOR:	0.00
a) ROAD SETBACK AREA		0.00
b) PROPOSED ROAD		0.00
c) ANY RESERVATION		0.00
d) % AMENITY SPACE AS PER DCR 56/57 (SUB-PLOT)		0.00
e) OTHER		0.00
3	BALANCE AREA OF PLOT (1 - 2)	1056.29
4	DEDUCTION FOR RECREATION GROUND (15%)	0.00
5	NET PLOT AREA (3 - 4)	1056.29
6	ADDITIONS FOR FLOOR SPACE INDEX	0.00
2(a) 100 % SETBACK AREA		0.00
2(b) 100% D.P. ROAD		0.00
7	TOTAL AREA (5 + 6)	1056.29
8	FLOOR SPACE INDEX PERMISSIBLE	3.00
9	F.S.I. CREDIT AVAILABLE BY DEV RIGHTS (AS PER MHADA NOC U.N.O.C/M/R/D/C/NOC/F-)	3769
	ADDITION FOR F.S.I.	0.00
10	PERMISSIBLE FLOOR AREA (7 X 8 + 9)	6943.87
11	EXISTING FLOOR AREA (REHAB)	0.00
12	PROPOSED BUILT UP AREA	6938.84
13	EXCESS BALCONY AREA TAKEN IN F.S.I.	0.00
14A	RESIDENTIAL BUILT UP AREA	5880.71
14B	REMAINING NON-RESIDENTIAL BUILT UP AREA	127.67
14	FLOOR SPACE INDEX CONSUMED = (12/3)	6.6
B)	DETAILS OF FSI AVAILABLE AS PER DCR 35(4)	
1	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR PURELY RESIDENTIAL	2383.92
2	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR NON-RESIDENTIAL	44.68
3	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35(4) (B-1 + B-2)	2428.60
4	TOTAL GROSS BUILT UP AREA PROPOSED (12 + B-3)	9367.44
C)	TENEMENTS STATEMENT	
1	PROPOSED AREA	9367.44
2	LESS NON-RESIDENTIAL AREA	172.35
3	AREA AVAILABLE FOR TENEMENTS	9195.09
4	TENEMENTS PERMISSIBLE (450 / HEC)	413.78
5	TENEMENTS PROPOSED	139
6	TENEMENTS (REHAB) EXISTING (TO BE PROPOSED)	32
7	TOTAL TENEMENTS ON THE PLOT	171 (NOS.)
D)	PARKING AREA STATEMENT	
1	PARKING REQUIRED BY REGULATIONS FOR:	39 (NOS.)
2	COVERED GARAGES PERMISSIBLE	—
3	COVERED GARAGES PROPOSED	—
4	TOTAL PARKING PROVIDED	64 (NOS.)

CONTENT OF SHEET.

GROUND FLOOR PLAN, BLOCK & LOCATION PLAN, PLOT AREA CALC., B.U.A. SUMMARY, FSI WORKING, SECTION THROUGH COMPOUND WALL & U.G. TANK SECTION, RERA CARPET AREA STATEMENT, CAR PARKING STATEMENT, GR.FLOOR B.U.A. DIAG. & CALCULATION

CERTIFICATE OF AREA.

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 12 Nov. 2020 AND THAT THE DIMENSIONS OF THE SIDES, ETC OF THE PLOT STATED ON THE PLAN ARE MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1056.29 MT. AND TALLIES WITH AREA STATED IN THE DOCUMENTS OF OWNERSHIP/TOWN PLANNING

SIGN OF ARCHITECT.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RE-DEVELOPMENT OF BUILDING NO. 38 KNOWN AS "TAGORE NAGAR SHREE DHANLAXMI CO.OP.HSG.LTD." ON PLOT BEARING C.T.S. NO. 355 (PT) OF VILLAGE HARIYALI, TAGORE NAGAR, VIKROLI (E), MUMBAI - 400 083.

NAME OF OWNER

M/S. TAGORE NAGAR SHREE DHANLAXMI CO.OP.HSG.LTD.

SCALE	DATE	SIGNATURE	DRAWN BY	CHECKED BY
1 : 100	06/01/2022		GAURI	M.F.
DRG. NO. :-	REVISION	DESCRIPTION		
1/4				

STAMP OF DATE OF RECEIPT OF PLANS

SIGNED IN TOKEN OF APPROVAL SUBJECT TO REQUIREMENT UNDER NO. 11/11/12/12

DY. CHIEF FIRE OFFICER (E.S / VI) MUMBAI FIRE BRIGADE

Mumbai DTG 14/01/22

NAME, ADDRESS & SIGN OF ARCHITECT

ARCHITECT : MILIND FULZELE

OFFICE NO. : 1101, 11TH FLOOR, SATRA PLAZA, PLOT NO. : 19 & 20, PALMI BEACH ROAD, SECTOR-19D, VASHI, NAVI MUMBAI- 400703.

TEL (0) : 022-2784 0303 / 022-2784 2323

MOBILE : 98950 76993, E-mail : spacedesign@gmail.com

