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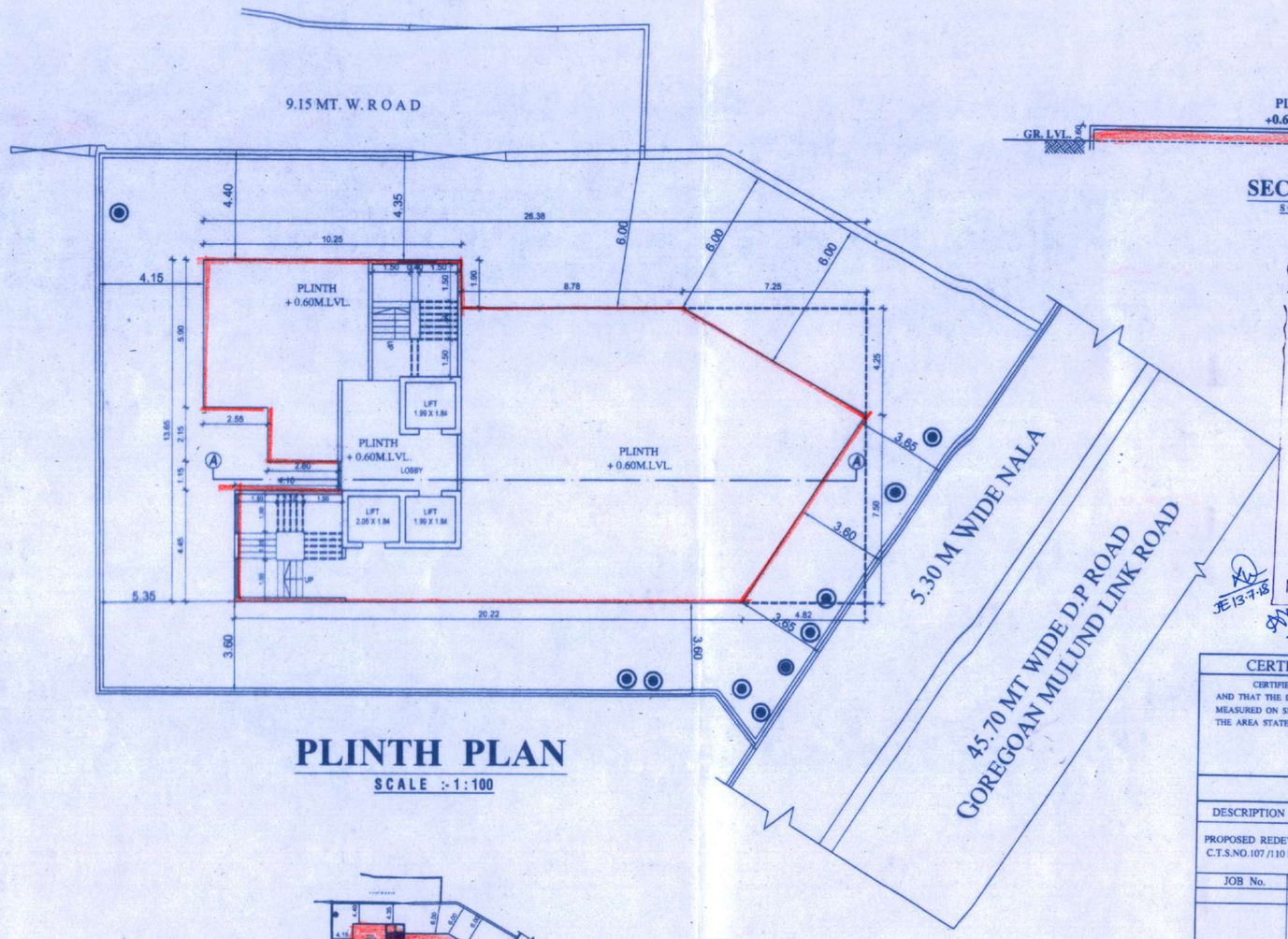
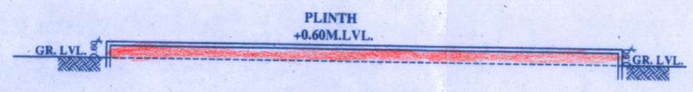


PLINTH PLAN

SCALE :- 1 : 100



SECTION A A

SCALE :- 1 : 100

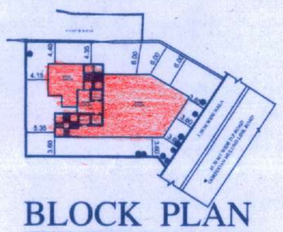
Approved subject to conditions mentioned in this office Letter No. 61/031 /Planing Cell/GM/MHADA

13 JUL 2018

Ex. Engr. Bldg. Permission Cell / Greater Mumbai
Maharashtra Housing & Area Development Authorises

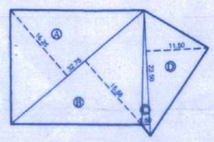
JE 13-7-18

DE 13-7-18



BLOCK PLAN

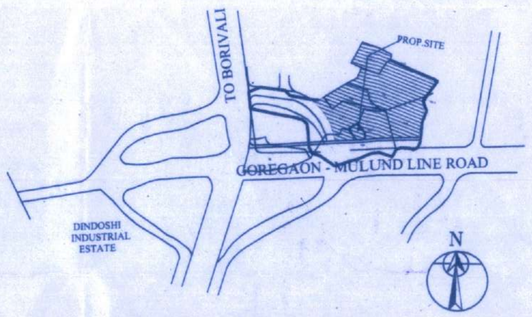
SCALE- 1: 500



LINE DIAG. FOR PLOT AREA CALC.

SCALE :-1:500

PLOT AREA CALCULATIONS (In sq.mts.)							
A)	1/2	x	32.75	x	16.25	=	266.09
B)	1/2	x	32.75	x	15.58	=	255.12
C)	1/2	x	23.50	x	1.50	=	17.63
D)	1/2	x	23.50	x	11.50	=	135.13
TOTAL AREA OF PLOT						=	673.97 sq.mts.
SAY						=	673.90 sq.mts.



LOCATION PLAN

1:4000

CERTIFICATE OF PLOT AREA :

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DTD 1/01/2014 AND THAT THE DIMENSIONS OF THE SIDES. ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 673.90 SQ. MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ARCHITECT

PROFORMA-B

DESCRIPTION OF PROPOSAL AND PROPERTY :

PROPOSED REDEVELOPMENT OF BUILDING NAMELY VRINDAVAN CHSL, BUILDING NO. 15 ON PROPERTY BEARING C.T.S.NO.107 /110 PART AT VILLAGE DINDOSHI MALAD (EAST) IN MHADA COLONY KNOWN AS SHIVDHAM COMPLEX

JOB No.	DRG. No.	CHECKED BY	DESIGN BY	DRN. BY	DATE	REV
				ADESH		

NORTH

SIGNATURE OF C.A. TO OWNER

SHRI. VINAY G. SINGH OF
M/S. JE & VEE INFRASTRUCTURE PVT. LTD.
A/203, WESTERN EDGE II, W.E.HIGHWAY,
BORIVLI (WEST). MUMBAI -62

JE & VEE INFRASTRUCTURE Mumbai 400066

NAME OF OWNER /C.A. TO OWNER / LESSEE

J.Knagda

3DIMENSIONAL CONSULTANTS LLP
B-101, ANUSHKA RESIDENCY, NEAR MCF CLUB,
PREM NAGAR, BORIVALI (WEST), MUMBAI - 400092
E-MAIL: 3DIMENSIONALCONSULTANSTLLP@GMAIL.COM

JINISH SONI (LICENSED SURVEYOR) LIC. No.S/588/L.S.

JIGAR NAGDA (LICENSED SURVEYOR) LIC. No.N/141/L.S.

SIGNATURE OF ARCHITECT

NAME, ADDRESS OF ARCHITECT

SIGNATURE OF AUTHORITIES

S.E.B.P. (MHADA) | A.E.B.P. (MHADA) | E.E.B.P. (MHADA)

FILE No. :-

SHEET No. :- 1/1

CONTENTS OF SHEET :- GROUND FLOOR PLAN, BLOCK PLAN, LOCATION PLAN,PLOT AREA DIAG. & PLOT AREA CALCULATIONS

PROFORMA - A

		IN SQ.MTS.
A.	AREA STATEMENT	
1)	AREA OF PLOT	673.90
2)	DEDUCTIONS FOR :	
	a) SET BACK AREA	——
	b) ANY RESERVATION	——
	c) TOTAL AREA (a+b)	——
3)	NET AREA OF PLOT (1-2c)	673.90
4)	DEDUCTIONS FOR	——
	15 % RECREATION GROUND	——
5)	BALANCE AREA OF PLOT (3- 4)	673.90
6)	ADDITIONS FOR F.S.I. PURPOSE	——
	a) 100 % 2(a)	
	b) 100 % 2(b)	——
7)	TOTAL AREA (5+6)	673.90
8)	F. S. I. PERMISSIBLE	0.00
9)	F. S. I. CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 40 % OF BALANCE AREA OF PLOT)	-------
	a) ADDITIONAL F.S.I. AS PER MODIFIED REGULATION NO. 32, TABLE NO. 14 (1) (B) (iii) OF DCR (1991) [MAX.= 50%]	------
	b) T. D. R. OF ROAD & RESERVATION	-------
	c) T. D. R. OF SLUM	-------
	d) INCENTIVE FSI FOR REHABILITATION	0.00
	e) TOTAL (a+b+c+d)	0.00
10)	PERMISSIBLE FLOOR AREA (7+8+9e)	0.00
11)	PROPOSED FLOOR AREA	0.00
12)	EXISTING FLOOR AREA	——
13)	EXCESS / HYPO .BALCONY AREA TAKEN IN TO F.S.I.	——
14)	TOTAL BUILT-UP AREA	0.00
15)	F. S. I. CONSUMED (14/5)	0.00
B.	DETAIL OF RESIDENTIAL / NON RESIDENTIAL AREAS	
1)	PURELY RESIDENTIAL BUILT-UP AREA	0.00
2)	REMAINING NON RESIDENTIAL BUILT-UP AREA	------
C.	DETSILS OF F. S. I. AVAILED AS PER DCR 35 (4)	N.A.
1)	FUNGIBLE BUILT-UP AREA COMPONENT PERMISSIBLE VIDE DCR 35 (4) FOR PURELY RESIDENTIAL (x 0.35) = OR < (B1 X 0.35)	0.00
2)	FUNGIBLE BUILT-UP AREA COMPONENT PERMISSIBLE VIDE DCR 35(4) FOR NON-RESIDENTIAL (x 0.20) = OR < (B2 X 0.20)	-------
3)	FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR PURELY RESIDENTIAL = OR < (B1 X 0.35)	0.00
4	FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR NON-RESIDENTIAL (---- x 0.20) = OR < (B2 X 0.20)	-------
5)	TOTAL FUNGIBLE COMPENSATORY BUILT UP AREA PERMISSIBLE VIDE DCR 35(4) (C1 + C2)	0.00
6)	TOTAL FUNGIBLE COMPENSATORY BUILT-UP AREA PROP. VIDE DCR 35(4) = (C3 + C4)	0.00
7)	TOTAL GROSS BUILT-UP AREA PERMISSIBLE (A10 + C5)	0.00
8)	TOTAL GROSS BUILT-UP AREA PROPOSED (A11 + C6)	0.00
D.	TENEMENT STATEMENT	
	a) PROPOSED BUILT AREA	0.00
	b) LESS NON - RESIDENTIAL AREA (SHOP AREA)	-------
	c) AREA AVAILABLE FOR TENEMENTS (a - b)	0.00
	d) TENEMENTS PERMISSIBLE (450 / HECTARE)	0.00
	e) TENEMENTS PROPOSED	0.00
	f) TENEMENTS EXISTING	——
	g) TOTAL TENEMENTS	NIL
E.	PARKING STATEMENT	
a)	TOTAL PARKING REQUIRED	NIL
b)	TOTAL PARKING PROVIDED	NIL
E	TRANSPORT VEHICLE PARKING STATEMENT N.A.	

Sr. No.	Compensatory Fungible F.S.I As Per D.C.R. 35(4) Description	Sq.Mts.	Land SDRR	Receipt/ Amount
1	F.S.I. of built up area of Rehabilitation component for purely residential in existing structure/s			
2	F.S.I. of built up area of Rehabilitation component for Non - residential in existing structure/s			
3	Total built up area of existing structure/s proposed to be re-accommodated (1 + 2)			
4	Maximum fungible built up area component Rehabilitation built up area component = (1 x 0.35 + 2 x 0.20)			
5A	Fungible built up area consumed for Rehabilitation component of purely Residential use			
5B	Fungible built up area consumed for Rehabilitation component of purely Non - Residential use			
6	Total Fungible Built up area consumed for Rehabilitati on component			
7	6 / 1 or < 0.35			
8	Premium to be paid for fungible built up area for purely Residential excluding rehab = 0.60 x SDR rate on the date of payment x (C3 - 5A) i.e.		/- x 60 % (2016 yr.)	/- SAP RECEIPT No. dtd.
9	Premium to be paid for fungible built up area for Commercial excluding rehab = 1.00 x SDR rate on the date of payment x (5B - C2)			

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