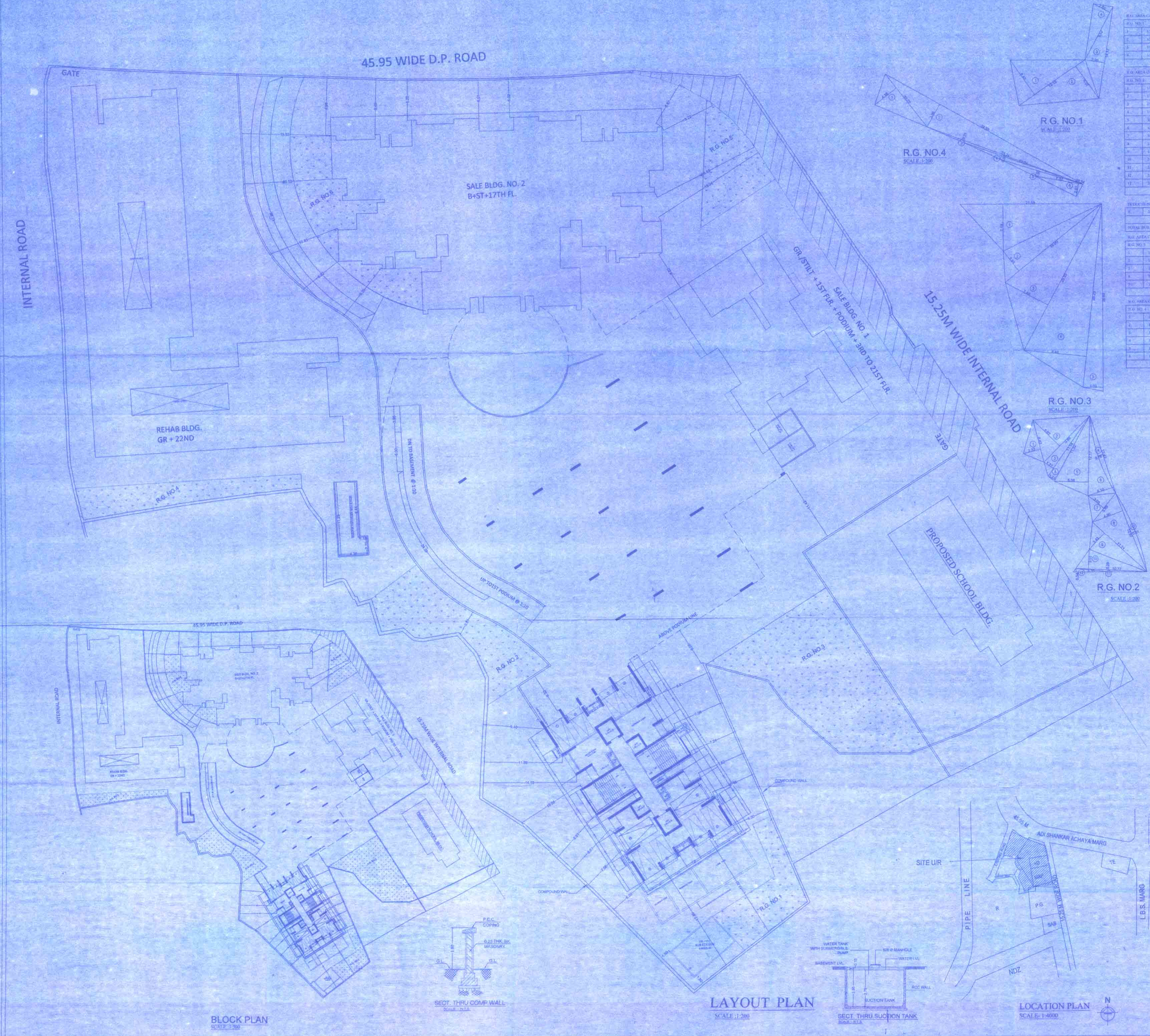
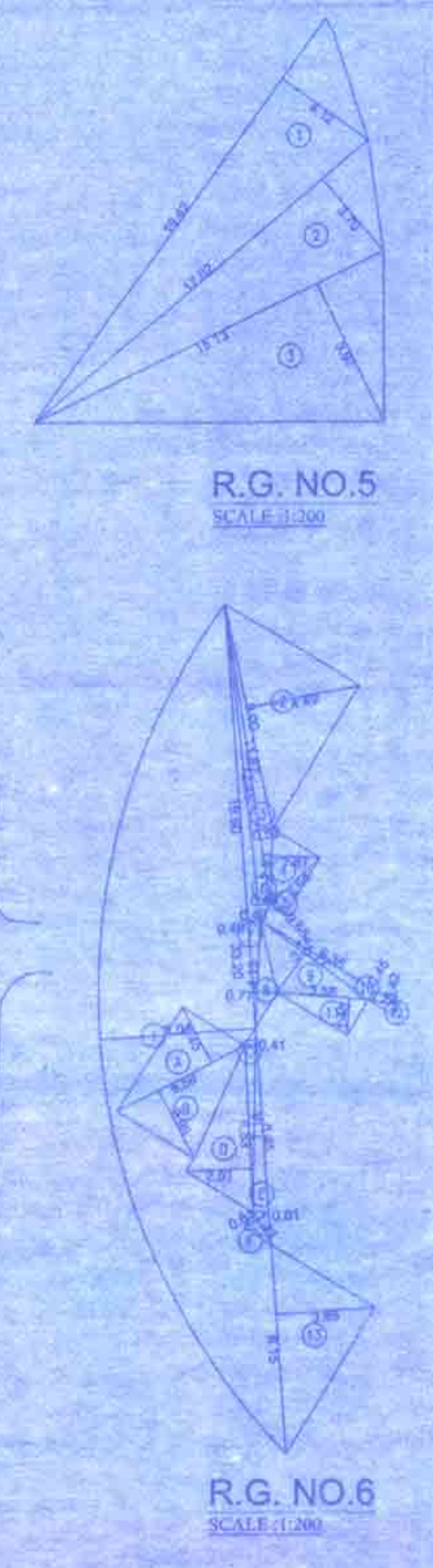

45.95 WIDE D.P. ROAD
GATE
INTERNAL ROAD
SALE BLDG. NO. 2
B+ST+17TH FL.
R.G. NO.5
R.G. NO.6
REHAB BLDG.
GR + 22ND
R.G. NO.4
SALE BLDG. NO. 1
GR./STILT + 1ST FLR. + PODIUM + 3RD TO 21ST FLR.
15.25M WIDE INTERNAL ROAD
GATE
PROPOSED SCHOOL BLDG.
DN TO BASEMENT @ 1:10
UP TO 1ST PODIUM @ 1:10
ABOVE PODIUM LINE
R.G. NO.2
R.G. NO.3
R.G. NO.1
COMPOUND WALL
R.G. NO.4
SCALE 1:200
R.G. NO.1
SCALE 1:200
R.G. NO.3
SCALE 1:200
R.G. NO.2
SCALE 1:200
P.C.C. COPING
0.23 THK. B.B. MASONRY
G.L.
SECT. THRU COMP. WALL
SCALE N.T.S.
WATER TANK WITH SUBMERSIBLE PUMP
500 Ø MANHOLE
BASEMENT LVL.
SUCTION TANK
RCC WALL
SECT. THRU SUCTION TANK
SCALE N.T.S.
SITE U/R
PIPE LINE
ADI SHANKAR ACHAYA MARG
L.B.S. MARG
TE
PG
SAB
NDZ
N
BLOCK PLAN
SCALE 1:200
LOCATION PLAN
SCALE 1:4000

LAYOUT PLAN

SCALE 1:200


R.G. NO.5
SCALE 1:200
R.G. NO.6
SCALE 1:200

R.G. AREA CALCULATION

R.G. AREA REQUIRED

NET PLOT AREA X 15%

[illegible]

R.G. AREA PROVIDED

R.G.-1 AREA	[illegible] SQ.MT.
R.G.-2 AREA	[illegible] SQ.MT.
R.G.-3 AREA	[illegible] SQ.MT.
R.G.-4 AREA	[illegible] SQ.MT.
R.G.-5 AREA	[illegible] SQ.MT.
R.G.-6 AREA	[illegible] SQ.MT.
TOTAL AREA	[illegible] SQ.MT.

TOTAL ADDITION

TOTAL DEDUCTION

TOTAL BUILT UP AREA (X - XI)

BUILT UP AREA SUMMARY S3

BUILT UP AREA					FUNGIBLE AREA			TENEMENT STATEMENT
FLOOR	B/U AREA	EXCESS AREA	TOTAL B/U AREA	STAIR & LIFT AREA	METER ROOM & DUCT	EXCESS SOC. OFF.	TOTAL	
GR FLR.	38.74	NIL	74.74	66.99	27.70		27.70	NIL
1ST FLR / (PT) 1PODIUM	202.55		202.55	64.27		42.25	42.25	02 NOS
2ND FLR / (PT) 2PODIUM	264.80		264.80	64.27				03 NOS
3RD FLR / (PT) 3PODIUM	264.80		264.80	64.27				03 NOS
4TH FLR.	325.23		325.23	64.27				04 NOS
5TH FLR.	325.23		325.23	64.27				04 NOS
6TH FLR.	325.23		325.23	64.27				04 NOS
7TH FLR.	260.32	0.03	260.35	64.27				03 NOS
8TH FLR.	325.23		325.23	64.27				04 NOS
9TH FLR.	325.23		325.23	64.27				04 NOS
10TH FLR.	325.23		325.23	64.27				04 NOS
11TH FLR.	325.23		325.23	64.27				04 NOS
12TH FLR.	325.23		325.23	64.27				04 NOS
13TH FLR.	325.23		325.23	64.27				04 NOS
14TH FLR.	280.32	21.39	301.71	64.27				03 NOS
15TH FLR.	325.23		325.23	64.27				04 NOS
16TH FLR.	325.23		325.23	64.27				04 NOS
17TH FLR.	325.23		325.23	64.27				04 NOS
18TH FLR.	325.23		325.23	64.27				04 NOS
TOTAL	5555.52	21.42	5576.94	1225.85	27.70	42.25	69.95	66 NOS

CAR PARKING AREA STATEMENT SALE BLDG -1

AREA IN SQ.MT.	FLAT Nos.	PARK. REQD. BY RULE
BELOW 35.00	NIL	NIL
UPTO 45.00	NIL	NIL
45.00 TO 70.00	73 NOS	36.5 NOS
ABOVE 70.00	NIL	NIL
TOTAL	73 NOS	36.5 NOS
25% VISITORS PARKING		9.13 NOS
TOTAL		45.63 NOS (SAY 46 Nos) X
CARPET AREA FOR SHOP		
GR. FLR.		95.13 SQ.MT.
PARKING REQD. 40/ONE		2.38 NOS
FIRST FLR.		251.16 SQ.MT.
PARKING REQD. 40/ONE		6.28 NOS
TOTAL PARKING		8.66 NOS
10% VISITORS PARKING		2.00 NOS
TOTAL		10.66 NOS (SAY 11 Nos) Y
TOTAL PARKING REQUIRED	(X+Y)	57 Nos

CAR PARKING STATEMENT SALE BLDG -2

AREA IN SQ.MT.	FLAT Nos.	PARK. REQD. BY RULE
BELOW 35.00	NIL	NIL
35.00 TO 45.00	NIL	NIL
45.00 TO 70.00	29 Nos.	14.50 Nos.
ABOVE 70.00	85 Nos.	85.00 Nos.
TOTAL	114 Nos.	99.50 Nos.
25% VISITORS PARKING		24.88 Nos.
TOTAL PARKING REQD.		124.38 Nos.

CAR PARKING STATEMENT SALE BLDG 3

AREA IN SQ.MT.	FLAT Nos.	PARK. REQD. BY RULE
BELOW 35.00	NIL	NIL
35.00 TO 45.00	NIL	NIL
45.00 TO 70.00	66.00 Nos.	33.00
ABOVE 70.00	NIL	NIL
TOTAL	66.00 Nos.	33.00 Nos.
25% VISITORS PARKING		8.25 Nos.
TOTAL		41.25 Nos.
TOTAL PARKING REQD.		41.00 Nos.

PARKING REQUIRED

SALE BLDG. 1	57 Nos.
SALE BLDG. 2	124 Nos.
SALE BLDG. 3	46 Nos.
TOTAL PARKING	227 Nos.
25% PARKING APPROVED BY CEO	57 Nos.
PARKING REQUIRED	284 Nos.
PARKING PROPOSED	284 Nos.

PARKING PROPOSED

BASEMENT	70 Nos.
GR. FLOOR	73 Nos.
1ST PODIUM	49 Nos.
2ND PODIUM	49 Nos.
3RD PODIUM	43 Nos.
TOTAL PARKING	284 Nos.

LAYOUT PLAN 1/6

CONTENTS OF THE SHEET

LAYOUT PLAN, LOCATION PLAN, BLOCK PLAN, BUILT UP AREA SUMMARY

STAMP OF DATE OF RECEIPT OF PLANS

This [illegible] Approval to the [illegible] Plans [illegible] S/PVT/0075/20090929/S-2
Dated 18/05/2018

Approved [illegible] the condition mentioned [illegible] Letter No. SRA/[illegible] S/PVT/0075/20090929
11 JUN 2018
11.06.18
Executive Engineer
Slum Rehabilitation Authority

STAMP OF DATE OF APPROVAL OF PLANS

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 06/08/2008 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS ________ SQ.MTS. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP AND T.P. RECORDS.

SIGNATURE OF L. S.

A AREA STATEMENT

		SLUM		NON-SLUM	
1	Area of Plot (LEAST OF P. R. C. TRANGULATION)	6930.00		4472.49	1740.00
2	Deduction for				
	a) Road Setback Area			393.40	
	b) D.P. Road			NIL	
	c) SLUM ENCHROACHMENT (INCLUDING MAP)			NIL	333.81
	d) MAP Reservations (UNENCHROACHED)			NIL	1406.19
	e) P.G. Reservations			NIL	
	Total Deductions			393.40	
3	Net Area of Plot (1 - 2c)	6930.00		4079.09	
4	Deduction for Recreation Ground 15% of net plot (if Deductable)			611.86	
5	Balance Plot Area (3 - 4)			3467.23	1406.19
6	Additions for Floor Space Index				
	2(a) 100% Setback			393.40	
	2(b) 100% Proposed Road				
	SLUM ENCHROACHMENT				
7	Total Area (5 + 6)	6930.00		3860.63	1406.19
8	Floor Space Index Permissible	3.00	1.75	0.75	2.00
9	Permissible Floor Area	20790.0	6756.10	2895.47	2812.38
10	Proposed Plc Built-up area			2895.44	
11	Proposed Rehab Built up area	10818.60			
12	Permissible Rehab Component	16781.61			
13	Permissible Sale Component	16781.61			
14	Permissible Sale Built up in situ (9-11)	9971.40	6756.10		
15	Permissible Sale Built up in situ Slum Plot + Non Slum Plot)	16727.50			2812.38
16	TDR Generated	6810.21			
17	Proposed Sale Bldg. 3	5578.94			

B BALCONY AREA STATEMENT

i) Permissible Balcony Area per Floor	AS STATED
ii) Proposed Balcony Area per Floor	
iii) Excess Balcony Area per Floor	
iv) Total Excess Balcony Area for all Floors	

C TENEMENT STATEMENT

i) Proposed Area (Item A-14 above)	9493.93
ii) Less Non Residential Area (Shops, Offices etc.)	
iii) Area Available for Tenements (i - ii)	
iv) Tenements Permissible (450 / Hectare)	
v) Tenements Proposed	
vi) Tenements Existing	NIL
vii) Total Tenements on the Plot	

D PARKING AREA STATEMENT

i) Parking Required by Regulations	AS STATED
Car	
Scooter / Motor Cycle	
Outsiders (Visitors)	
ii) Covered Garages Permissible	
iii) Covered Garages Proposed	
Car	
Scooter / Motor Cycle	
Outsiders (Visitors)	
iv) Total Parking Provided	

E TRANSPORT VEHICLE PARKING

i) Space for Transport Vehicles Parking Required by Regulations	—
ii) Space for Transport Vehicles Parking Provided	—

REVISION	DESCRIPTION	DATE	SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY

Proposed S.R. Scheme on land bearing C.T.S. Nos. 4A/1A/ 2A(pt), 4A/1A/2B (pt), 4A/1A/2C(pt), of village Hariyali, District Kurla at Vikhroli (E), Mumbai with proposed new S.R. scheme under 33(10) on plot bearing old CTS No.4D/2(pt),5(pt), New CTS no. D/1,4D/2, 4A/1A/ 2A/4A /1A/ 2E,4A/1A(pt) of village Hariyali, District Kurla

NAME OF OWNER

M/S.INTERNATIONAL TRADING & MANUFACTURING CO.

SIGNATURE NAME & ADDRESS OF L. / S.

ELLORA
PROJECT CONSULTANTS PVT.LTD.
317-321,NINAD CHS.LTD BLDG. NO.7,
KHER NAGAR, SERVICE ROAD,
BANDRA (E), MUMBAI
TEL. 02226474144 / 26474177

N

		JOB No.
DGN. BY	HEMENT	
DRAWN	NUSRAT	
SCALE	As Noted	
DATE		