

NOTE :- 1) ALL DIMENSIONS ARE IN METERS
2) CARPET AREA CALCULATION FOR PARKING PURPOSE ONLY.

FORM - I As per 9 (6) a

AREA STATEMENT		TOTAL AREA Proposed Area in sqm.
1	AREA OF PLOT	395.70
2	DEDUCTIONS FOR	----
(a)	Area of Reservation in Plot	----
(b)	Area of Road Set-back	----
(c)	Area of D.P. Road	----
3	DEDUCTIONS FOR	----
(a)	FOR RESERVATION / ROAD AREA	----
(b)	Area of Road Set-back Area to be Handled Over (100%) (Regulation No 16)	----
(c)	Proposed D.P. Road to be Handled Over (100%) (Regulation No 16)	----
(d)	Reservation Area (Plot) to be Handled Over (Regulation No 17)	----
4	FOR AMENITY AREA	----
(a)	Area of Amenity Plot (Plots) to be Handled Over As Per DCR 14 (A)	----
(b)	Area of Amenity Plot / Plots to be Handled Over As Per DCR 14 (B)	----
(c)	Area of Amenity Plot / Plots to be Handled Over As Per DCR 15	----
(d)	Area of Amenity Plot / Plots to be Handled Over As Per DCR 35	----
5	DEDUCTIONS FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY	----
(a)	Land Component of Existing BUA As Per Regulation Under Which The Development Was Allowed.	----
6	TOTAL DEDUCTIONS : (2A) + (2B) + (2C)	----
7	BALANCE AREA OF PLOT (1 Minus 3)	395.70
8	PLOT AREA UNDER DEVELOPMENT (4-2A) + (2B)	ONE
9	ZONAL (Basic) FSI (1 or 1.33)	----
10	PERMISSIBLE BUILT UP AREA AS PER ZONAL (Basic) FSI (5 X 6)	395.70
(In Case of MH Land Permissible Built up Area Shall be As Per 4 of Regulation 30(A))		
11	BUILT UP AREA EQUAL TO AREA OF LAND HANDLED OVER AS PER 3(a) OF REGULATION 30(A)	----
12	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDLED OVER	----
13	BUILT UP AREA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO 12 OF REGULATION NO 30(A) SUBJECT TO REGULATION NO 30(A) - 395.70 X 50% = 197.85 Sqmt.	195.70
14	BUILT UP AREA DUE TO ADMISSIBLE TOR "AS PER TABLE NO 12 OF REGULATION NO 30(A) SUBJECT TO REGULATION NO 30(A) Permissible TOR = 395.70 X 90% = 356.13 Sqmt.	200.00
(i) DRC No. SRA/699/CONST. Dt. 14/08/2007 (200.00 sqmt already utilised)		21.96
(ii) DRC No.000979 & 000975 (15.12 sqmt+ 6.84 sqmt already utilised)		105.22
(iii) DRC No.000798/RD (now proposed 105.22 sqmt)		916.58
15	PERMISSIBLE BUILT UP AREA (7+8+9+10+11)	916.58
16	PROPOSED BUILT UP AREA (Res. + Comm.)	916.58
17	TOR GENERATED IF ANY AS PER REGULATION 30(A)	----
18	PERMISSIBLE FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31 (3)	916.58 X 30% = 274.97
(a) (i) Permissible Fungible Compensatory Area For Rehab Component Without Charging Premium (Res. + Comm.)		1177.97
(ii) Fungible Compensatory Area Available For Rehab Component Without Charging Premium		----
(b) (i) Permissible Fungible Compensatory Area by Charging Premium (Res. + Comm.)		916.58 X 30% = 274.97
(ii) Fungible Compensatory Area Available On Payment Of Premium (Res. + Comm.)		916.58 X 30% = 274.97
19	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (13 + 15) = 1500(0) + 1500(0)	1225.16
20	FSI CONSUMED ON NET PLOT (13/14)	2.31

OTHER REQUIREMENTS		
A	RESERVATION / DESIGNATION	----
(a)	Name of Reservation	----
(b)	Area of Reservation Affecting The Plot	----
(c)	Area of Reservation Land to be Handled / Handled Over As Per Regulation No. 17	----
(d)	Built up Area of Amenity to be Handled Over As Per Regulation No. 17	----
B	PLOT AREA / BUILT UP AMENITY TO BE HANDLED OVER AS PER REGULATION NO	----
(i)	14 (A)	----
(ii)	14 (B)	----
(iii)	15	----
C	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT / PLOT AS REGULATION NO. 27	----
D	TENEMENT STATEMENT	1229.16
(i)	Proposed Built up Area (13 Above)	51.19
(ii)	Less Deduction of Non-Residential Area (Shop Etc.)	1177.97
(iii)	Area Available for Tenements (10 Minus 10)	53 Nos
(iv)	Tenements Permissible (Density of Tenements / Hectare)	32 Nos
(v)	Total Number of Tenements Proposed on The Plot	32 Nos
E	PARKING STATEMENT	12 Nos
(i)	PARKING REQUIRED BY REGULATIONS FOR	12 Nos
(a)	Car	----
(b)	Scoter / Motor Cycle	----
(c)	Outsiders / Visitors	----
(d)	COVERED GARAGE PERMISSIBLE	----
(i)	COVERED GARAGE PROPOSED	----
(a)	Car	----
(b)	Scoter / Motor Cycle	----
(c)	Outsiders / Visitors	----
(iv)	TOTAL PARKING PROVIDED	12 Nos
F	TRANSPORT VEHICLES PARKING	12 Nos
(i)	Space For Transport Vehicles Parking Required By Regulations	----
(ii)	Total No. of Transport Vehicles Parking Spaces Provided	----

CERTIFICATE OF AREA

Certified That I Have Surveyed The Plot Under Reference No. D1/1008/13 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 395.70 sq. mts. (THREE HUNDRED NINETY FIVE POINT SEVENTY ONLY) And Tallies With The Area Stated in The Document of Ownership / Town is Planning Scheme Records.

Signature of Architect

FORM - II

CONTENTS OF SHEET :
GROUND FLOOR PLAN, 1ST TO 7TH FLOOR PLAN, CARPET & PARKING AREA STATEMENT, BLOCK & LOCATION PLAN, SUMMARY, STAIRCASE AREA CALCULATION
DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NOS: 263A SUB PLOT NO.17 & 18 OF VILLAGE KANDIVALI AT BORIVALI (W).

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER

Mr. ARUN UPADHAYAY DIRECTOR M/S. JASMINA CONSTRUCTIONS PVT.LTD.		OWNER / DEVELOPER SIGNATURE	
Job no.	Drawing No.	Scale No.	Drawn by / Checked By / Date No.
NORTH	1:100	Shobhith	LIJWALA 27/07/2020

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

MANISH SHAH ARCHITECT & PROJECT CONSULTANT		MANISH SHAH B. ARCH REG. NO. CA/92/16466	
Office Address :-	1101, Wing - B, Western Edge - II, Western Express Highway, Borivali (East), Mumbai - 400066, Tel : 28705599 / 28706699, E-mail: arshamish@gmail.com		

MUNICIPAL CORPORATION OF GREATER MUMBAI

APPROVAL OF PLANS

1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED

2) THIS CANCELS APPROVED TO THE PREVIOUS PLAN SANCTIONED UNDER NO. CHE/WS-II/0059/R1/337(NEW) DATED : 07/11/2019

3) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH LETTER ISSUED UNDER NO. CHE/WS-II/0059/R1/337(NEW)

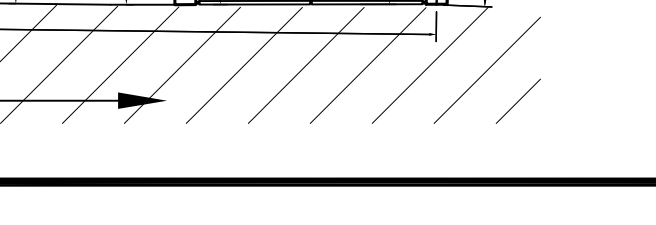
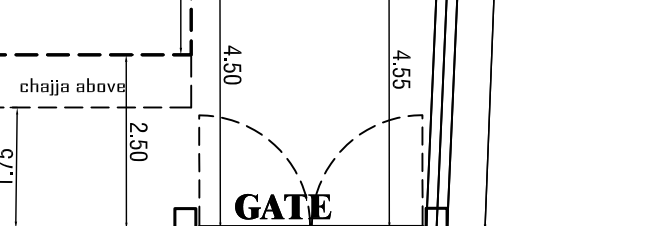
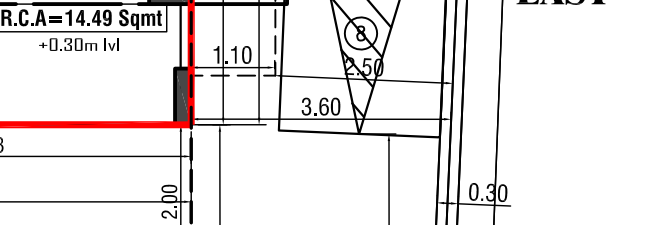
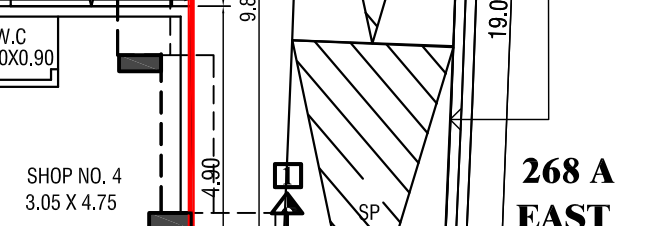
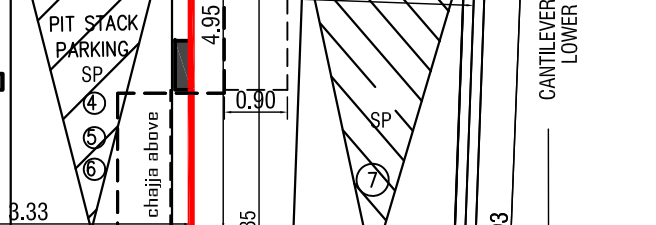
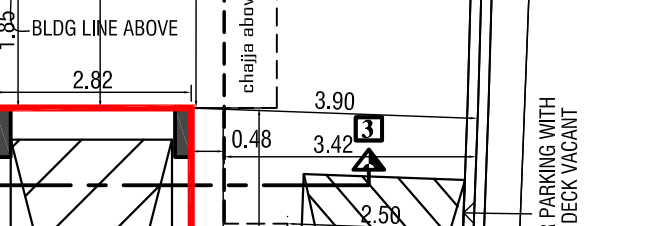
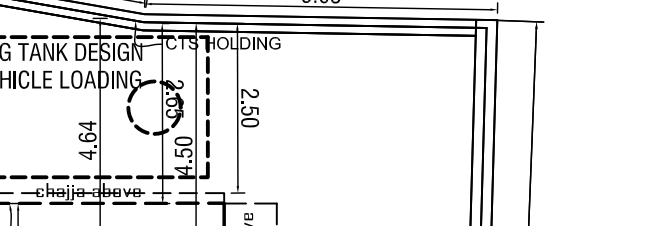
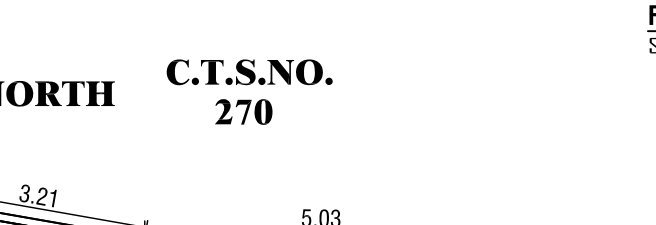
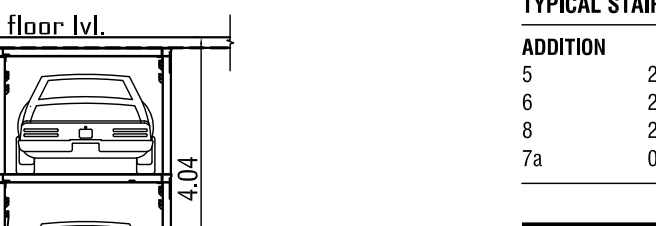
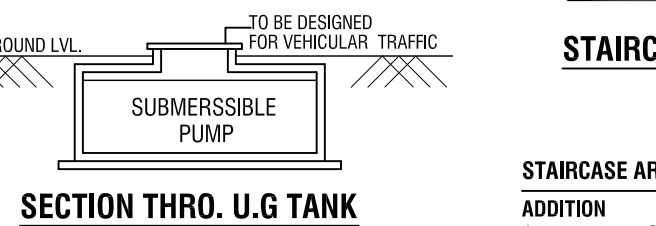
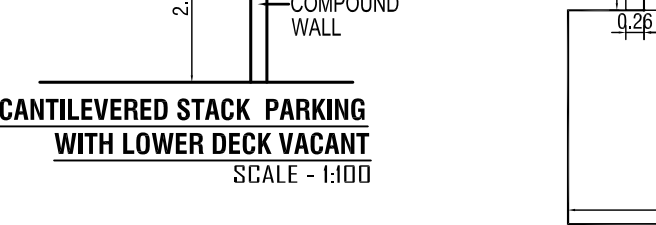
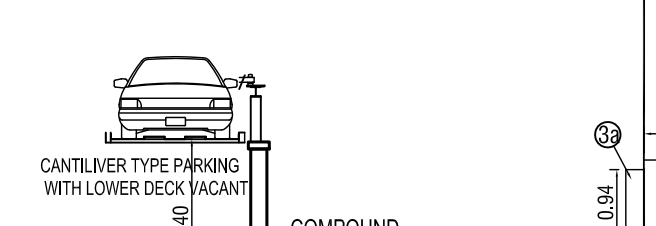
SIGNED ON EVEN DATED :

S.E.B.P. R/NORTH A.E.B.P. R/NORTH E.E.B.P. R/WARD

PARKING AREA STATEMENT AS PER 2034

AREA IN SQ. MT.	NO OF FLATS.	PARKING REQ. BY PROPOSED DRAFT REGULATION	PARKING REQUIRED
UP TO 45	33 NOS	1 PARKING FOR 4 TENTS.	8.25
45-60	NIL	1 PARKING FOR 2 TENTS.	NIL
60-90	NIL	1 PARKING FOR 1 TENT.	NIL
ABOVE 90	NIL	2 PARKING FOR 1 TENT.	NIL
TOTAL	33 NOS		8.25
5% FOR VISITORS (Minimum Tno.)			1.00
BUA OF SHOPS (150 Sqmt/1 Car)			0.34
TOTAL PARKING REQ. FOR SHOP			0.34
VISITORS FOR COMMERCIAL			0.20
TOTAL PARKING REQD.			11.59
TOTAL PARKING REQD.			say 12.00
TOTAL PARKING PROVIDED.			12.00 NOS

TYPES OF PARKING	NO. OF PARKING	SMALL PARKING	TOTAL PARKING
SURFACE PARKING	NIL	NIL	NIL
PIT STACK PARKING	03	03	06 NOS
PIT PARKING	NIL	NIL	NIL
CANTILEVER PARKING	NIL	06	06 NOS
TOTAL	03 NOS	09 NOS	12 NOS



BUA SUMMARY

FLOORS	COMMERCIAL in sqm	RESIDENTIAL in sqmt	STAIRCASE AREA in sqmt
GR.FLR	51.19	13.41	23.53
1ST.FLR.	----	145.30	16.50
2ND.FLR.	----	145.30	16.50
3RD.FLR.	----	145.30	16.50
4TH.FLR.	----	145.30	16.50
5TH.FLR.	----	145.84	16.50
6TH.FLR.	----	145.84	16.50
7TH.FLR.	----	145.84	16.50
8TH.FLR.	----	145.84	16.50
TOTAL	51.19	1177.97	155.53

NET BUA = 916.15 SQMT
20% FUNGLAREA = 8.53 SQMT
35% FUNGLAREA = 304.48 SQMT
TOTAL BUA = 1229.16 SQMT

