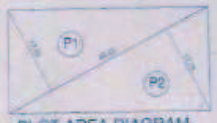
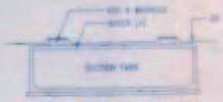
CE / 1149 / BPES / AS SHEET NO. 1/4



PLOT AREA DIAGRAM
SCALE - 1:50

PLOT AREA CALCULATIONS



SECTION THRO. SUCTION TANK & PUMP ROOM
SCALE - 1:50

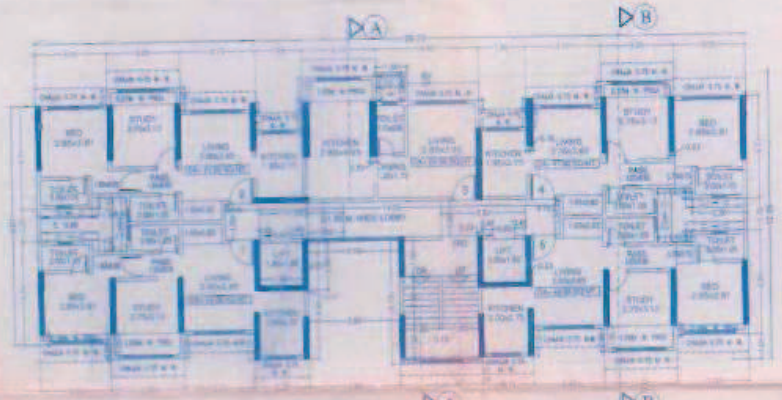
SECTION THRO. COMPOUND WALL
SCALE - 1:100

BLOCK PLAN
SCALE 1:200

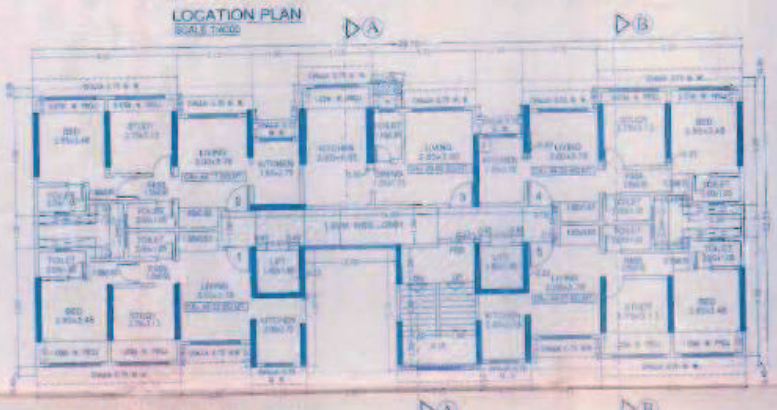
LOCATION PLAN
SCALE 1:400

CARPET AREA STATEMENT

FLAT NO.	CARPET AREA	NOS. OF FLATS
1	32.05 SQ.M	4 NOS.
2	35.16 SQ.M	4 NOS.
3	38.53 SQ.M	11 NOS.
4	42.38 SQ.M	4 NOS.
5	42.38 SQ.M	4 NOS.
6	44.22 SQ.M	4 NOS.
7	44.22 SQ.M	4 NOS.
8	44.47 SQ.M	4 NOS.
9	44.47 SQ.M	4 NOS.
10	25.22 SQ.M	2 NOS.
11	29.22 SQ.M	2 NOS.
TOTAL		54 NOS.



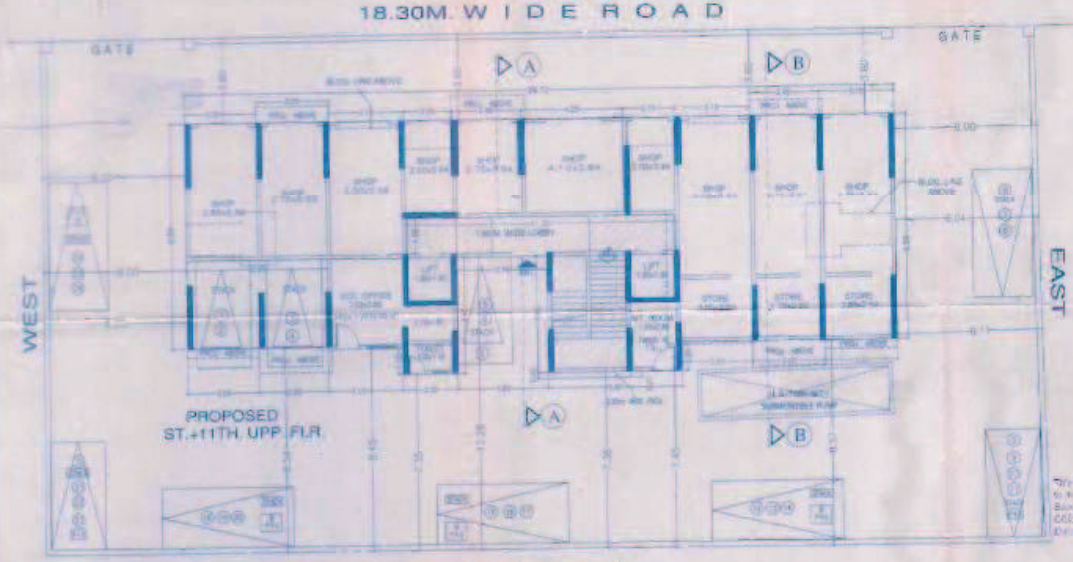
TYPICAL FLOOR PLAN (1ST TO 4TH)



TYPICAL FLOOR PLAN (5TH TO 7TH)

NORTH

18.30M. W I D E R O A D



GROUND FLOOR PLAN
SCALE 1:100

Service Road.

(EASTERN EXPRESS HIGH WAY)

SOUTH

FUNGIBLE AREA FOR EXISTING :-

EXISTING C.A. = 20.22 SQ.MT (AS PER SALE DEED)
NO. OF EXISTING TENEMENTS 32 NOS.
TOTAL B.U.A OF EXISTING TENANTS = 20.22 X 1.20 X 32
= 776.45 SQ.MT.
PERMISSIBLE FUNGIBLE F.S.I. FOR EXISTING TENEMENTS
= 776.45 X 35% = 271.76 SQ.MT.

CAR PARKING STATEMENT (RECENT POLICY)

CARPET AREA IN SQ.M.	NOS. OF TENEMENTS	PARKING REQD. BY RULE	NOS. OF PARKING REQUIRED
BELOW 30	16 NOS.	NIL	NIL
BETWEEN 30 & 40	36 NOS.	1 PARKING / 4 TENANTS	9 NOS.
BETWEEN 40 & 70	2 NOS.	1 PARKING / 2 TENANTS	NIL
70 & ABOVE	0 NOS.	1 PARKING / 1 TENANTS	NIL
		TOTAL	10 NOS.
ADD 20% VISITORS PARKING (2.26 TO 3 NOS. ONLY)			2 NOS.
PARKING FOR SHOP : PARKING 1ON EACH 75 SQ.MT. SHOP AREA (90.75 SQ.MT.) PARKING REQD. 90.75 TO 3 NOS.			3 NOS.
ADD 20% VISITORS PARKING (REQD. 1 NOS.)			1 NOS.
TOTAL PARKING REQUIRED			17 NOS.
TOTAL PARKING PROVIDED			20 NOS.

A PROFORMA

	OLD APPROV. PLAN DATE	PLAN NO. WHICH DEVIATION MADE	TOTAL
1 AREA OF PLOT			834.00
2 DEDUCTION FOR			
a. ROAD SET BACK AREA			NIL
b. PROPOSED ROAD			NIL
c. ANY RESERVATION			NIL
d. SLAMPETT SPACE IN FRONT OF FIRST FLOOR			NIL
e. OTHERS			NIL
3 BALANCE AREA OF PLOT (1-2)			NIL
4 DEDUCTION FOR TEN PERCENT OPEN SPACE (REQ. AMENITY SPACE IF ANY)			NIL
5 NET AREA OF PLOT (3-4)			834.00
6 ADD FOR F.S.I.			NIL
(a) 100% FOR OPEN SPACE			NIL
(b) 100% FOR SET BACK			NIL
7 TOTAL AREA (5+6)			834.00
8 PERMISSIBLE F.S.I.			3.00
9 F.S.I. CREDIT AVAILABLE BY TDR/ RIGHTS (RESTRICTED TO 4 OF THE ON-GOING AREA FOR A MAXIMUM OF 50% OF THE GROSS PLOT AREA)			2133.00
DATE OF TDR			
TDR NO.			
DCR NO.			
AREA CONSUMED F.S.I.			
10 PERMISSIBLE FLOOR AREA (7 X 8)			2502.00
11 EXISTING FLOOR AREA			
12 PROPOSED BUILT UP AREA			2133.17
13 PASSAGE, GALLERY, AREA (UNDER 8 %)			
14A RESIDENTIAL BUILT UP AREA			1931.33
14B RESIDENTIAL NON-RESIDENTIAL BUILT UP AREA			171.84
14. NON-RESIDENTIAL BUILT UP AREA (14-14A-14B)			NIL
15 F.S.I. CONSUMED OR REQUIRED (12/8)			2.56

DETAILS OF F.S.I. AVAILED AS PER DCR 35(4)

1 FUNGIBLE BUILT UP AREA COMPUTABLE PROPOSED (BASED ON RESIDENTIAL FLOOR AREA 2.5 NOS.)			181.72
2 FUNGIBLE BUILT UP AREA COMPUTABLE PROPOSED (BASED ON NON RESIDENTIAL FLOOR AREA 1.25 NOS.)			15.48
3 TOTAL FUNGIBLE BUILT UP AREA (1+2)			197.20
4 TOTAL BUILT UP AREA (12+3)			2330.37

TENEMENT STATEMENT

RESIDENTIAL (1 TO 4 FLOOR)			1931.33
RESIDENTIAL (5TH FLOOR)			171.84
NON RESIDENTIAL (SHOP)			181.72
NON RESIDENTIAL (FUNGIBLE AREA SHOP)			15.48
TOTAL NO. OF TENEMENTS (32 NOS.)			32 NOS.
TENEMENT REQUIRED			32 NOS.
TENEMENT PROVIDED			32 NOS.

D. PARKING STATEMENT

1 PARKING REQUIREMENT & AS PER			17 NOS.
OPEN			
AS PER DEVIATION CASE			
AS PER DCR 35(4)			
2 GARAGE REQUIRED			
3 GARAGE PROVIDED			
4 OPEN PARKING			
AS PER DCR 35(4)			
AS PER DEVIATION CASE			
TOTAL PARKING REQD.			17 NOS.

E. TRANSPORT VEHICLES PARKING

SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED RULES			NIL
TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED			NIL

CONTENTS OF SHEET

GROUND FLOOR PLAN, FIRST FLOOR PLAN, TYPICAL FLOOR PLAN (2ND TO 7TH), PLOT AREA DIAGRAM & CALCULATIONS, BLOCK PLAN & LOCATION PLAN, SECTION OF COMPOUND WALL & U.G. TANK, CARPET AREA CALCULATIONS

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON ——— AND THAT THE DIMENSIONS OF THE SIDE(S) OF THE PLOT STATED ON THE PLAN HAS MEASURED ON SITE AND THE AREA SO ARRIVED OUT IS 834.00 SQ. MT. AND TALLIES WITH AREA STATED IN THE DOCUMENTS OF OWNERSHIP FOR PLANNING SCHEME RECORDS.

SIGN OF ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED DEMOLITION & RECONSTRUCTION OF BLDG. NO. 34 ON THE PLOT BEARING ——— AT ——— MAGAR, UNDER EL NO. ———

NAME OF OWNER

TAGORE NAGAR ADARSH CO-OP. HSG. SOC. LTD.

NORTH	SCALE	DATE	DRAWN BY	CHECKED BY
	1:100	19.12.12		
	DWG. NO.	REVISION	DESCRIPTION	
	1/4			

STAMP OF DATE OF RECEIPT OF PLANS

01 JUL 2013

NAME, ADDRESS & SIGN OF ARCHITECT

ARCHITECT - MILIND PUSALKER

SPACE DESIGN

ARCHITECTS, PLANNERS & INTERIOR DESIGNERS.
107, SHALIMAR BUILDING, JUHU NAGAR,
SECTOR-11, VASHI, NAVI MUMBAI - 400 703.
PHONE : (O) 27892738 / 27890759 FAX : 27892759.