

MUNICIPAL CORPORATION OF GREATER MUMBAI



FORM - I

I. AREA STATEMENT		AREA AS PER DCPR-2034
1	Area of Plot as per P.R. Cards	1237.40
	a) Area of Reservation in Plot As Per PRC	---
	b) Area of Reservation in Plot As Per Site	---
	c) Area of Road Setback	---
	d) Area of D.P. Road	---
2	Deduction for:	
	A) For Reservation/Road Area	
	a) Road set-back area to be handed over (100%) (Regulation No 16)	76.98
	b) Proposed D.P. road area to be handed over (100%) (Regulation No 16)	---
	c) (i) 15 % Recreation Ground	---
	(ii) Reservation area to be handed over as per AR (Regulation No 17)	---
	B) For Amenity Area	
	a) Area of Amenity of Plot / Plots to be Handed Over As Per DCR 14A	---
	b) Area of Amenity of Plot / Plots to be Handed Over As Per DCR 14B	---
	c) Area of Amenity of Plot / Plots to be Handed Over As Per DCR 15	---
	d) Area of Amenity of Plot / Plots to be Handed Over As Per DCR 35	76.98
3	Total Deduction = (2(A) + 2(B))	1160.42
4	Balance Area of Plot (1 - 3)	76.98
5	Plot Area Under Development after areas to be handed over to MCGM	---
6	Zonal (basic) FSI	1.00
7	Permissible Built up Area As per Zonal (Basic) FSI (4 x 6)	1160.42
8	BUA equal to area of land handed over as per reg. 30(A) 3(a)	---
	a) Additional Built up Area for 2(A)(C)(i) & 2B Above within The Cap Of Admissible "TDR" As per Table 12 on balance Plot	---
	b) Additional Built up Area for 2(A)(a) & 2(A) Above to be utilized over and above the permissible FSI as per Column No. 7 Table 12 of Regulation. 30(A) and to the mentioned in table 12A Regulation 32 (200% or 250%)	---
	c) Additional B.U.A. in case of 2(A)(c)(i) as per regulation 17(1) 20(vi) and (vii) (a) as per AR Policy on Remaining Plot (40% as per Table No. 5 of regulation 17(1) as column 6 of Table -12 on remaining/balance plot)	---
	d) Additional Set Back Area benefit @ 200% (76.98 X 200%)	153.96
9	Built up area in lieu of cost of construction of built up amenity to be handed over	---
10	Built up Area due to "Additional FSI on Payment of Premium" as per Table No. 12 of Regulation No. 30(A) (4 x 50%) (1160.42 x 50%)	580.21
11	Built up Area due to Admissible "TDR" As per Table No. 12 of 10(2)Reg.No. 30(A) & 30(2) (Sr. No. 4 x 50% by Restricting Area utilize beyond Zonal FSI in Sr. No. 7(b), 8(a) & Above Incentive FSI as per 33 (7) B = 20 x 10 = 200 Sqmt. TDR = (1160.42 x 90%) = 1044.38-153.96-200=690.42 Sq.mts. T.D.R. CLAIMED FROM GENERAL (Gen/321032) 521.42 Sq.mts. } = 690.42 Sq.mts. T.D.R. CLAIMED FROM GENERAL (Gen/321032) 169.00 Sq.mts. }	200.00 690.42
12	a) Permissible Built up Area (7 + 8 + 9 + 10 + 11)	2785.01
13	Proposed Built up Area	2784.94
14	TDR Generated if any As per 30(A)	---
15	Fungible Compensatory Area as per Regulation No. 31(3)	974.75
	a) i) Permissible Fungible Compensatory Area for Rehab Component Without Charging Premium for RESIDENTIAL (974.74 - 341.71)	341.71
	ii) Proposed Fungible Compensatory Area for Sale Component By Charging Premium for RESIDENTIAL (974.74 - 341.71)	633.03
	iii) Permissible Fungible Compensatory Area for Sale Component By Charging Premium for COMMERCIAL	NIL
	iv) Proposed Fungible Compensatory Area for Sale Component By Charging Premium for COMMERCIAL	NIL
	b) Total Built up Area Permissible Including Fungible Compensatory F.S.I.	3759.76
16	Total Built up Area Proposed Including Fungible Compensatory	3759.68
17	FSI Consumed on Net Plot (13 / 4)	2.39
II. OTHER REQUIREMENTS		
(A) Reservation/ Designation		
	(a) Name of Reservation	---
	(b) Area of Reservation land to be handed over as per Reg. No.17	---
	(c) Built up area of Amenity to be handed over as per Reg. no. 17	---
	(d) Area/Built up Area of Designation	---
	(B) Plot area/Built up Area to be Handed Over as per Reg. No. (C)Requirement of LOS as per Regulation No.27(15% or 20% or 25%)	---
	(D) Tenement Statement	
	(a) Proposed built up area (16 above)	3759.68
	(b) Less deduction of Non-residential area (Dispensary)	---
	(c)Area available for tenements (ii) minus (ii)	3759.68
	(d)Tenements permissible (450/hectare)	169.00
	(e) Total number of Tenements proposed on the plot	35.00
	(F) Parking Statement	
	(i) Parking required by Regulations for -	
	Car	54.00
	Scooter/Motor cycle	14.00
	Outsiders (visitors)	---
	(ii) Covered garage permissible	---
	(iii) Covered garages proposed	---
	Car	---
	Scooter/Motor cycle	68.00
	(iv) Total Parking Required	76.00
	(v) Total Parking Provided	---
	(F)Transport Vehicles Parking	
	(i) Spaces for Transport Vehicles parking required by Regulations	NIL
	(ii) Total No. of Transport Vehicles parking spaces provided	NIL

FORM - II

CONTENTS OF THE SHEET

1ST & 2ND BASEMENT FLOOR PLAN, GROUND FLOOR PLAN, FITNESS CENTER AREA DIAGRAM & STATEMENT, PARKING AREA STATEMENT & SUMMARY & CFO STATEMENT, BLOCK PLAN, LOCATION PLAN, SECTION THROUGH WATCHMAN CABIN, U/G.TANK, PLOT & SET BACK AREA DIAG. & CALC. SUMMARY.

THIS PLAN IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN APPROVAL LETTER OF THIS OFFICE NO: P-6769/2021/(F/437 & F/438)/H/W Ward/BANDRA-F/337/1/New Dated:

THIS CANCELS APPROVAL TO THE PREVIOUS PLAN SANCTIONED U/R NO. P-6769/2021/(F/437 & F/438)/H/W Ward/BANDRA-F/337/1/Amend dated 15.08.2021

DIGITAL SIGNATURE OF AUTHORITIES

PLAN FOR APPROVAL

PRAKASH LAHANUI AKARE	SANJIV MANOHAR SA PANDHARE	Vijay Shankarrao Tawde
S.R.(B.P.) K/W-N2	A.E.(B.P.) II-WARD	E.E.(B.P.) II-WARD

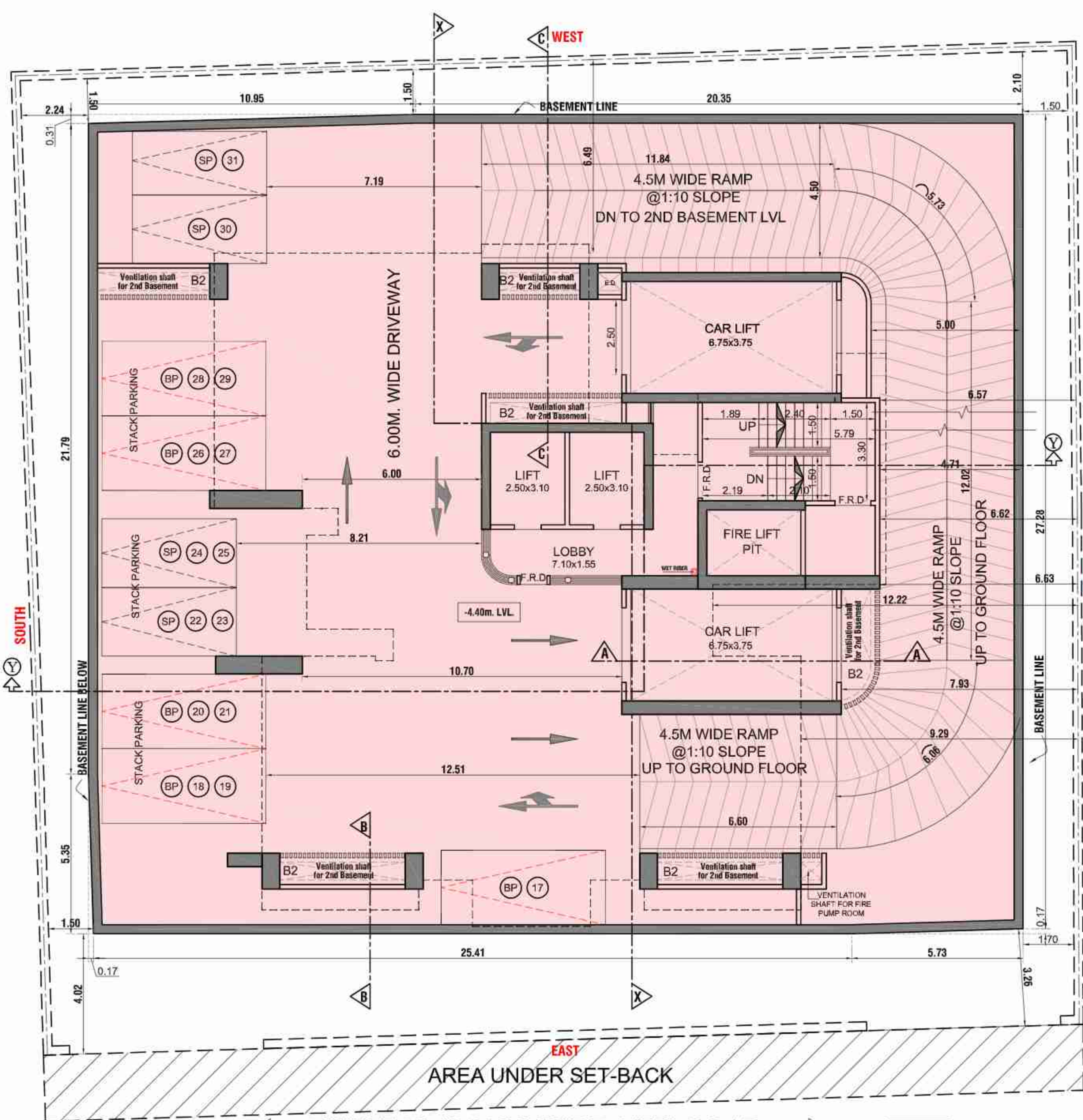
Certified that I, have surveyed the Plot Under Reference on dated 10/06/17 and the Dimensions of the Sides etc. of the Plot stated on the Plan are as Measured on the Area so worked out is: (1237.40 SQ.MTS.) ONE THOUSAND TWO HUNDRED THIRTY SEVEN POINT FOURTY SQ. MTS. and Tallies with the Area stated in the Document of the Ownership Town Planning Scheme Records.

Sushant Shidu Varak
Signature of L.S.

Description of Proposal and Property

PROPOSED REDEVELOPMENT BUILDING ON PLOT BEARING C.T.S. Nos. F/437 and F/438 of Village Bandra, F.P.No.422 and 423,TPS III at 14th Road, Bandra(West), MUMBAI.

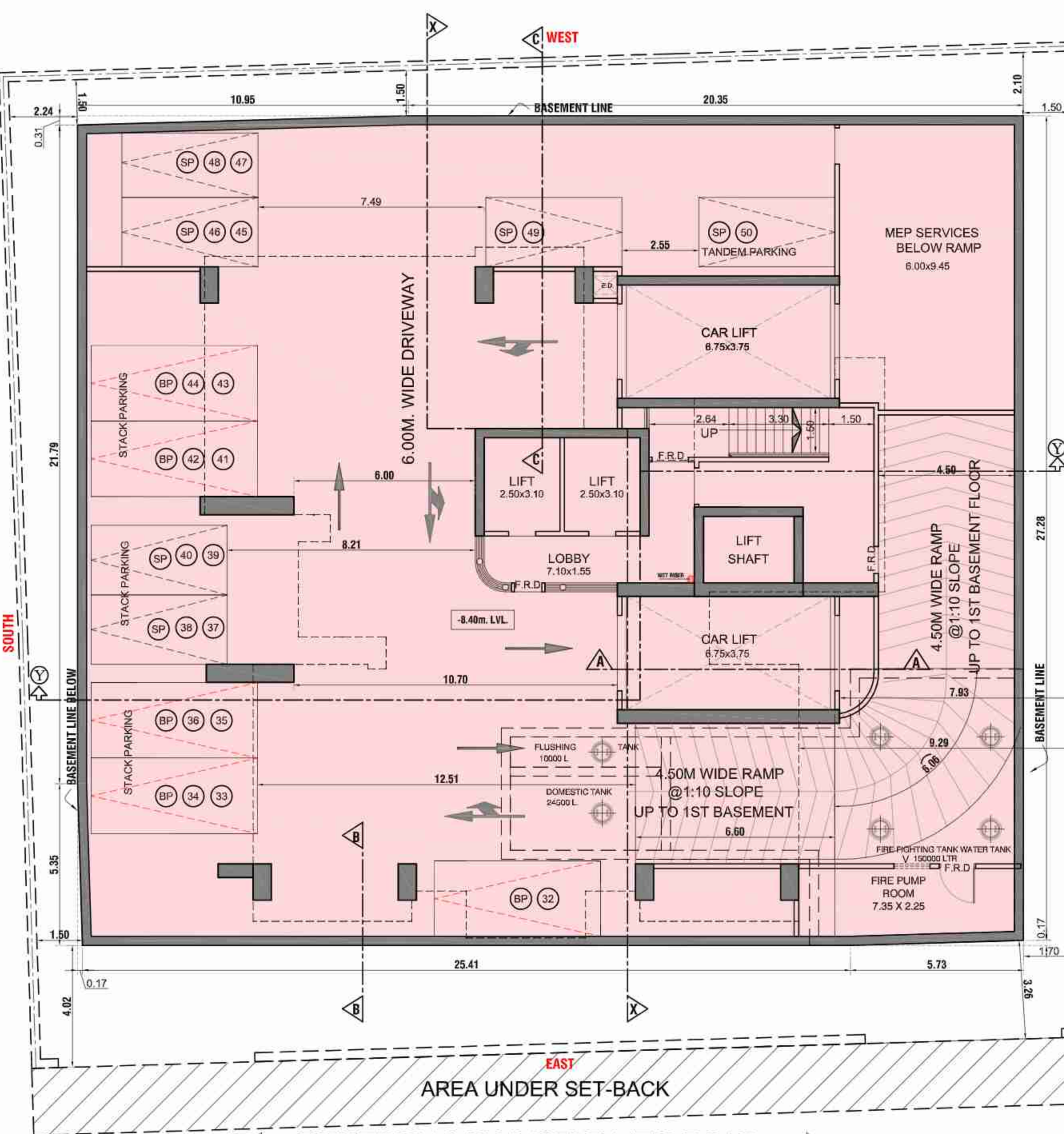
NAME & SIGNATURE OF L.I.C. SURVEYOR	NAME & SIGNATURE OF THE OWNER
Sushant Shidu Varak Mr. Sushant S. Varak of CSAssociates Architects, Engineers & L.I.C. Surveyors	Shailesh Jhunjhu nwalla Mr. Shailesh G. Jhunjhwalla of Shandor Homes LLP. C.A. to Owner
S/N, ANKITA, NEHRU ROAD-DIXIT ROAD JUNCTION, VILEPARLE (EAST) BOMBAY-400 057, PHONE: 91-28671	North Scale As Noted Date: 24.11.2021



1ST BASEMENT FLOOR PLAN

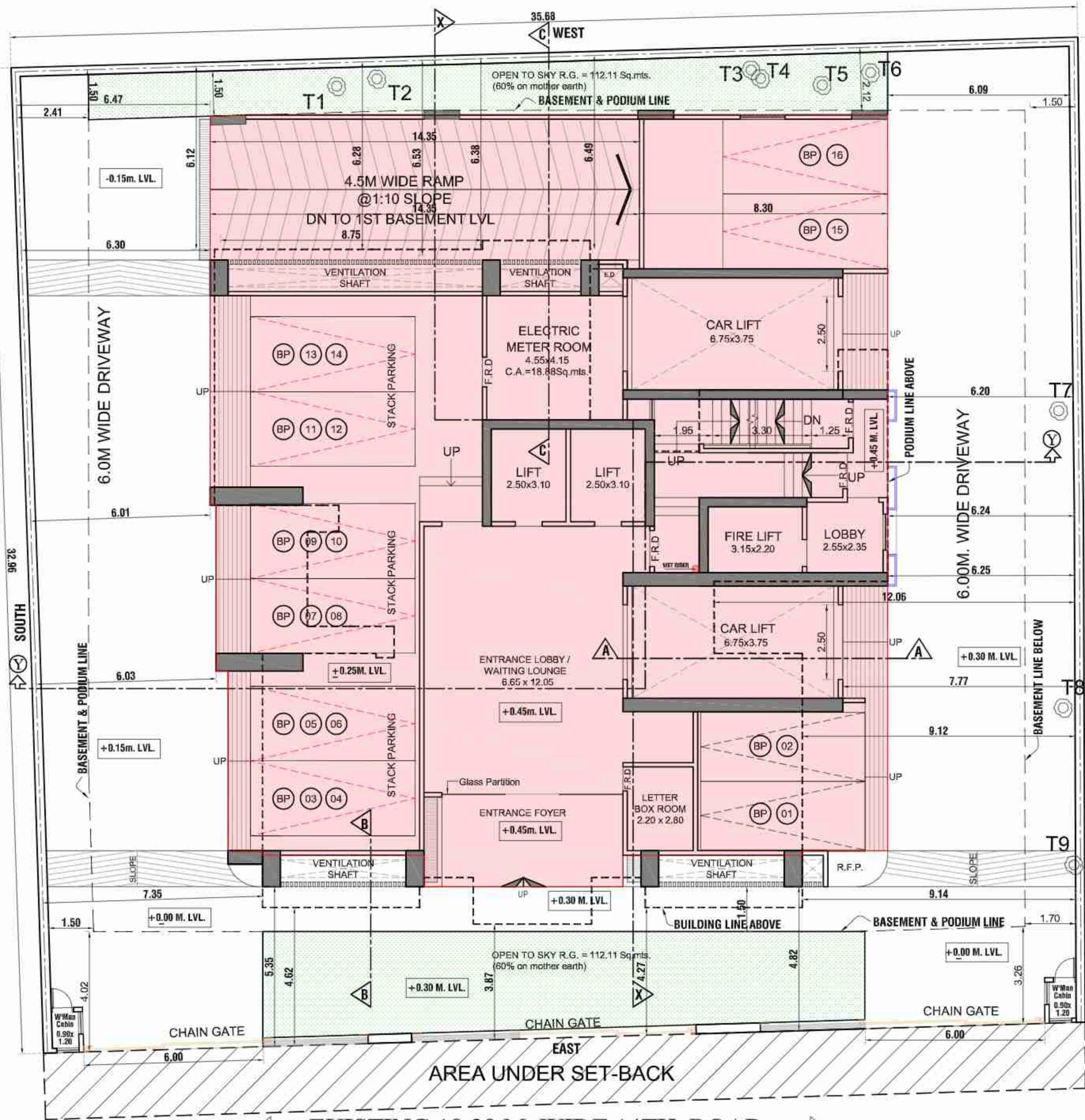
SCALE: - 1:100

Section thro' Watchman Cabin
SCALE=1:100



2ND BASEMENT FLOOR PLAN

SCALE: - 1:100



GROUND FLOOR PLAN

SCALE: - 1:100

Section thro' U.G. Tank
SCALE=1:100

Section through Compound Wall
SCALE=1:50

R.G. AREA CALCULATION	
15% REQUIRED R.G. AREA	= 185.61 sq.mt.
(1237.40 x 15%)	
60% Required R.G. Area on mother earth	= 111.37 sq.mt.
(185.61 x 60%)	
PROVIDED R.G. Area on mother earth	
a 5.40 x 1.46 x 0.5	= 3.96 sq.mt.
b 26.74 x 1.09 x 0.5	= 14.57 sq.mt.
c 26.74 x 2.11 x 0.5	= 28.21 sq.mt.
d 20.43 x 3.50 x 0.5	= 35.75 sq.mt.
e 20.43 x 2.90 x 0.5	= 29.62 sq.mt.
Total Proposed R.G. Area on mother earth	= 112.11 sq.mt. (A)
Balance 40% Required R.G. Area on podium floor	= 74.24 sq.mt.
(185.61 x 40%)	
PROVIDED R.G. Area on Podium Floor	
f 9.80 x 5.15	= 50.47 sq.mt.
g 5.81 x 4.50	= 26.15 sq.mt.
h 11.59 x 4.19 x 0.5	= 24.28 sq.mt.
i 11.59 x 3.91 x 0.5	= 22.86 sq.mt.
j 4.06 x 8.55	= 34.71 sq.mt.
k 5.56 x 4.95	= 28.02 sq.mt.
l 4.11 x 3.94	= 16.19 sq.mt.
m 1.95 x 3.34	= 6.43 sq.mt.
n 7.69 x 3.83 x 0.5	= 14.73 sq.mt.
o 7.69 x 3.72 x 0.5	= 14.30 sq.mt.
p 3.50 x 1.35	= 4.73 sq.mt.
q 1.75 x 0.25	= 0.44 sq.mt.
r 7.55 x 3.58	= 27.03 sq.mt.
s 1.75 x 2.34	= 4.10 sq.mt.
t 6.20 x 3.54	= 21.95 sq.mt.
u 2.70 x 3.66	= 9.88 sq.mt.
v 1.35 x 4.20	= 5.67 sq.mt.
Total Proposed R.G. Area on Podium Floor	= 310.49 sq.mt. (B)
TOTAL R.G. AREA PROPOSED (A+B)	= 422.60 sq.mt.

R.G. AREA LINE DIAGRAM
(On Mother Earth) SCALE=1:500

R.G. AREA LINE DIAGRAM
(On Podium Floor) SCALE=1:500

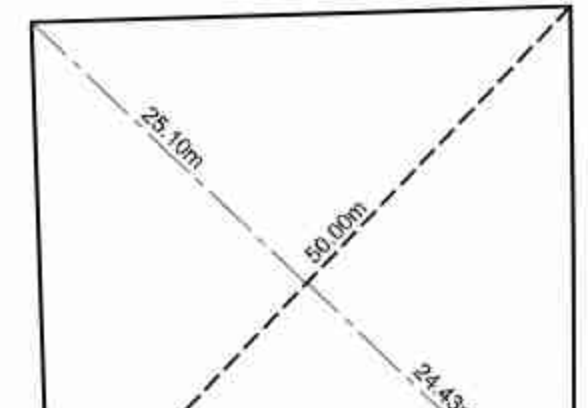
FITNESS CENTER AREA STATEMENT

PROVIDED		
a	4.23 x 3.10	= 13.11 sq.mt.
b	1.17 x 0.95	= 1.11 sq.mt.
c	1.02 x 1.28	= 1.31 sq.mt.
d	7.97 x 4.69	= 37.38 sq.mt.
e	0.60 x 3.77	= 2.26 sq.mt.
f	5.25 x 3.81	= 20.00 sq.mt.
TOTAL PROVIDED FITNESS CENTER AREA	=	75.17 sq.mt.
PERMISSIBLE AREA		
2% x Total Permissible area	=	75.19 sq.mt.
2% x 3759.71	=	75.19 sq.mt.
PERMISSIBLE AREA	=	75.19 sq.mt.
PROVIDED FITNESS CENTER AREA	=	75.17 sq.mt.

SUMMARY			
FLOOR	NET AREA (I)	Additional 35.00% Fungible FSI Area (II)	Total Floor Area (I) + (II)
STILT FLR.	NIL	NIL	NIL
1ST (PODIUM)	NIL	NIL	NIL
2ND (PODIUM)	NIL	NIL	NIL
3RD (PODIUM)	NIL	NIL	NIL
4TH FLR.	137.19	48.02	185.21
5TH FLR.	163.20	57.12	220.32
6TH FLR.	163.20	57.12	220.32
7TH FLR.	109.05	38.17	147.22
8TH FLR.	163.20	57.12	220.32
9TH FLR.	189.07	66.17	255.24
10TH FLR.	189.07	66.17	255.24
11TH FLR.	188.53	65.98	254.51
12TH FLR.	189.61	66.37	255.98
13TH FLR.	189.61	66.37	255.98
14TH FLR.	149.82	52.44	202.26
15TH FLR.	196.97	68.94	265.91
16TH FLR.	207.14	72.50	279.64
17TH FLR.	207.14	72.50	279.64
18TH FLR.	196.97	68.94	265.91
19TH FLR.	145.17	50.61	195.78
TOTAL	2784.94	974.74	3759.68
TOTAL BUILT UP AREA PROPOSED	= 3759.68 SQ.MTS.		

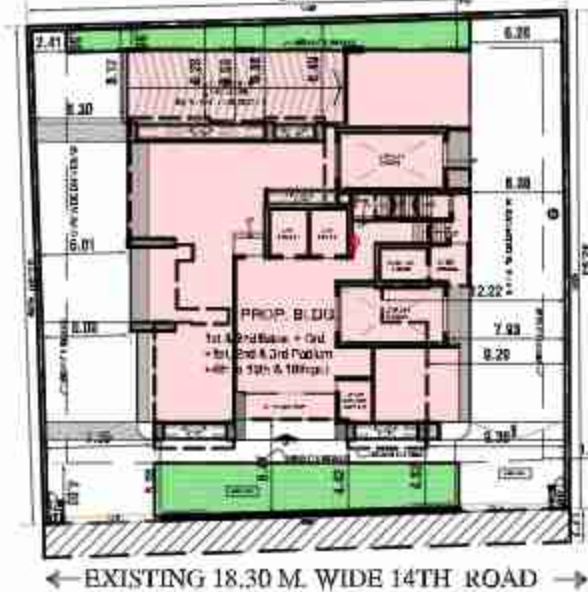
PLOT AREA CALC. (By Triangulation)

ADDITIONS	
a	50.00 x 25.10 x 0.5 = 627.50 sq.mt.
b	50.00 x 24.43 x 0.5 = 610.75 sq.mt.
TOTAL ADDITIONS	= 1238.25 sq.mt.
AS PER P.R.C	= 1237.40 sq.mt.
Set Back Area	
ADDITIONS	
c	34.91 x 2.21 x 0.5 = 38.58 sq.mt.
d	34.91 x 2.20 x 0.5 = 38.40 sq.mt.
TOTAL ADDITIONS	= 76.98 sq.mt.



PLOT & SET BACK AREA DIAGRAM

SCALE=1:500



BLOCK PLAN

SCALE: - 1:500

CAR PARKING STATEMENT

RESIDENTIAL PARKING			
CARPET AREA IN SQ.MT.	TOTAL PARKING REQUIRED	NO.OF FLAT	TOTAL PARKING PROVIDED
BELOW 45.00	1NO./ 4 FLATS	NIL	NIL
45.00 TO 60.00	1NO./ 2 FLATS	00 NOS.	NIL
60.00 TO 90.00	1NO./ 1 FLAT	16 NOS.	16.00 Nos.
90.00 ABOVE	2NOS./ 1 FLAT	19 NOS.	38.00 Nos.
TOTAL		35 NOS.	54.00 Nos.
VISITORS PARKING REQ. @ 25% OF ABOVE	(13.50)		14.00 Nos.
TOTAL PARKING REQUIRED			68.00 Nos.
TOTAL PARKING PROVIDED			76.00 Nos.
SMALL PARKING			32.00 Nos.
BIG PARKING			44.00 Nos.

LINE AREA DIAGRAM FOR FITNESS CENTER (4TH FLOOR)

SCALE: 1:100