



1ST FLOOR, VENKATESH NIWAS, PLOT NO-3, HAPPY HOME SOCIETY,
OPP ADAR UDUPI HOTEL, MEHRU ROAD, VILE PARLE (EAST),
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CONTENTS OF SHEET

PLOT, LOCATION PLAN, BLOCK PLAN, SUMMERY

DESCRIPTION OF PROPOSAL AND PROPERTY.
CONSTRUED SALE BUILDING NO. 04 'JYOTI SUKRITI '
ON PLOT BEARING C.T.S NO.619,620/A/1A/1,620/A/1A/2, 620A/1A/3,
620/A/1B,620/A/1/C CHANGED AFTER SUBDIVISION TO
620/A/1A/1A/2,620/A/1A/1A/3, 620/A/1A/1A/4, 620/A/1A/1B/1
620/A/1A/1B/2, 620/A/1A/1C, 619A &619B OF VILLAGE MALAD (EAST),
OFF KRISHNA VATIKA MARG, GOREGAON (E),
MUMBAI - 400 063.

NAME OF THE OWNER.

PHASE 1 :- M/S. JYOTI BUILDERS

C.	DETAILS OF PSI AVAILABLE AS PER DCR 35 [4]	
1	FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE VIDE DCR 35 [4] FOR PURELY RESIDENTIAL = $OR + (81 \times 0.35)$ (9193.80 X 0.35)	3217.83
	1 [A] FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35 [4] FOR PURELY RESIDENTIAL	3197.35
2	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35 [4] = $C1[A] + C2[A]$	
3	TOTAL GROSS BUILT UP AREA PROPOSED $[16 + C3]$ [22299.62+ 3197.35]	25496.97

CERTIFICATE OF AREA.	NOTES:
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 19.3.2012 AND THE DIMENSIONS OF THE PLOT, SIDES ECT. STATED ON PLANS ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 13700.74 SQMTRS. AND TALLIES WITH AREA STATED IN THE DOCUMENTS OF OWNERSHIP. TOWN PLANNING SCHEME RECORDS.	BOUNDARY OF THE PLOT BOUNDED BLACK PROPOSED BUILDING SHOWN IN RED. 15M SET BACK AREA SHOWN IN GREEN. SET BACK AREA SHOWN IN BRIGHT GREEN. AREA IN D.P. ROAD SHOWN IN DUREN-SIENNA. DRAINAGE LINE SHOWN IN DOTTED YELLOW. ALL EXTERNAL WALLS ARE THICK.

STAMP OF DATE OF APPROVAL OF PLANS.

Accepted as completion Plans
Accompanying with Acceptance
of O.C.C. by this Letter under
No. SRA/ENG/1243/PS/12/1.A.P
Dt. 1.4 JUL 2022
[Signature]
14/7/22
Executive Engineer
Slum Rehabilitation Authority



LOCATION PLAN.

SCALE : 1 : 4000

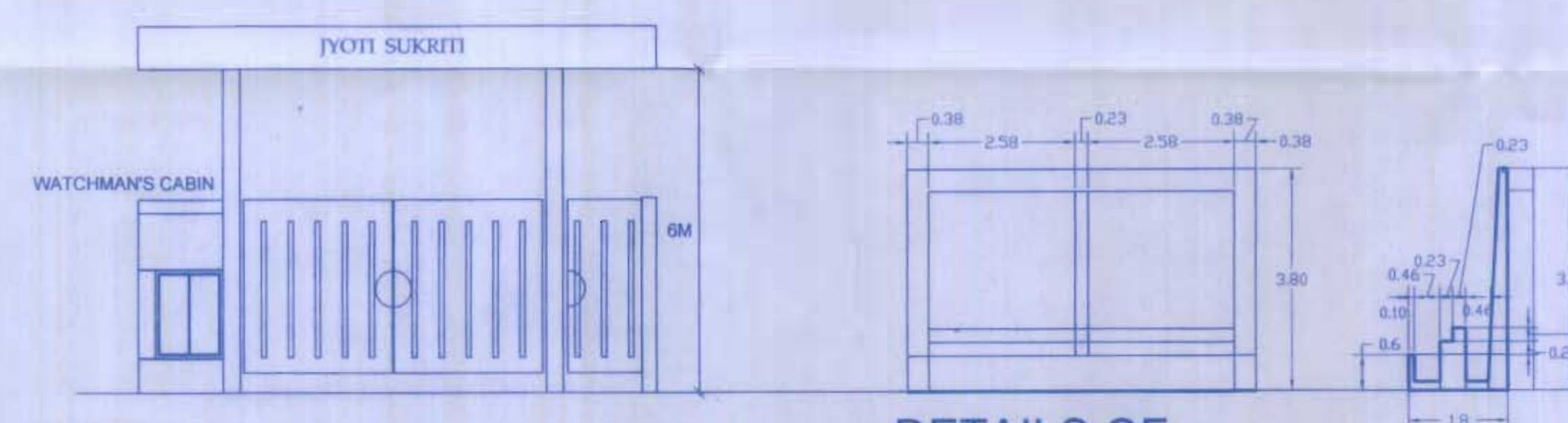
SUMMARY OF BUILT - UP AREA (WING A & B) IN SQ. M			
FLOOR	BUILTUP AREA	FUNGIBLE AREA	TOTAL
STILT	NIL	NIL	NIL
1ST TO 4TH FLOOR	[689.91x4] 2759.64	NIL	2759.64
5TH FLOOR	450.63	NIL	450.63
6TH TO 11TH,13TH FLR	[689.91 x 7] 4829.37	NIL	4829.37
12 TH FLOOR	530.56	NIL	530.56
14 TH FLOOR	623.60	66.31	689.91
15TH TO 18TH FLOOR	NIL	689.91x4=2759.64	2759.64
19 TH FLOOR	NIL	371.40	371.40
TOTAL BUILTUP AREA	9193.80	3197.35	12391.15

PARKING AREA STATEMENT

Carpet Area	PARKING REQD. BY RULE	TENEMENT.	Parking Req
UP TO 35.00 SQ.M.	ONE FOR EVERY 4 TENT.	00 NOS	0 NOS
35.00 TO 45.00 SQ.M.	ONE FOR EVERY 2 TENT.	NIL	NIL
45.00 TO 70.00 SQ.M.	ONE FOR EVERY 1 TENT.	67 NOS	67 NOS
ABOVE 70.00 SQ.M.	ONE FOR EVERY 1/2 TENT.	76 NOS	152 NOS
TOTAL PARKING			219 NOS
FOR 5% VISITORS			11
TOTAL PARKING REQUIRED			230
TOTAL PARKING PROVIDED			235

PLOT AREA CALCULATIONS AS PER CTS

	OLD CTS NO	NEW CTS NO	IN SQ.M
PLOT - A	620/A/1A/1	620/A/1A/1A/4	4328.90
PLOT - B	620/A/1A/1	620/A/1A/1A/3	2026.50
PLOT - C1	620/A/1A/1	620/A/1A/1B/1	1822.00
PLOT -C2	620/A/1A/1	620/A/1A/1B/2	183.00
PLOT - D	620/A/1A/1	620/A/1A/1C	503.00
PLOT - E1	619	619/A	2990.00
PLOT -E2	619	619/B	129.30
PLOT - F	620/A/1A/1	620/A/1A/1A/2	825.90
		TOTAL	12808.60



ELEVATION OF ENTRANCE PORTAL

DETAILS OF WATER ELEMENT