

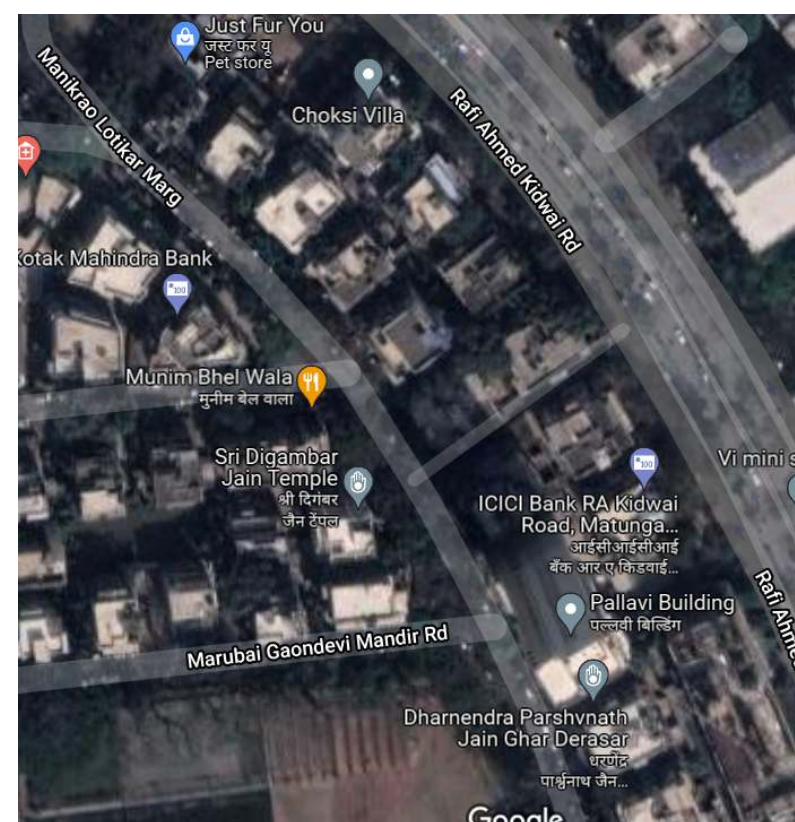
PLANS FOR APPROVAL

P-7867/2021(594)/F/NORTH/MATUNGA

S.E.(B.P.) CITY-I

A.E.(B.P.) CITY-I

E.E.(B.P.) CITY-II



GOOGLE LOCATION PLAN

Sr.No.	Particular	Residential
1	Permissible BUA	1,708.07
2	Permissible Fungible	597.82
3	Total Permissible BUA	2,305.89
4	Proposed BUA	2,336.30
5	Permissible Fungible on Rehab	312.61
6	Rehab Fungible Proposed	238.75
7	Sale Fungible	285.22
8	Sale Fungible utilized	284.48

PROFORMA - A

NO	Particulars	Area (sqm)
1	Area of Plot - As per Lease Document	559.37
2	Deductions For	
(a)	Road Setback Area	---
(b)	Any other	---
(c)	Any other	---
(d)	Total Deductions	---
3	Balance Plot Area (1 minus 2d)	559.37
4	LOS Required @ 10% (applicable if plot area greater than 1000 sqm)	NA
4a	LOS Proposed	---
5	AOS Required as per DCPR 14 (applicable for plot areas more than 4000 sqm)	NA
5a	AOS Proposed	---
6	Net Area Of Plot (3 minus 5)	559.37
7	Add For FSI Purpose Setback Area	---
8	Permissible FSI (as per DCPR 33/7)	3.09 / Incentive
9	Permissible BUA as per 3.00 FSI (As per Table I)	1678.11
10	Additional Permissible BUA for additional Carpet to Rehab (5% of 3.00 FSI)	29.96
10a	Permissible BUA of Service Passage	---
11	Total Permissible BUA Including Additional to Rehab (9+10+10a)	1708.07
12	Permissible FSI Including Additional Area to Rehab (11/1)	3.05
13	Permissible and Proposed Fungible FSI as per DCPR 31(3) @ 30%	PERMISSIBLE PROPOSED
a)	Rehab Residential BUA	893.16 893.16
b)	Fungible for Rehab Residential	312.61 243.75
c)	Total Rehab Residential BUA Including Fungible	1205.77 1136.91
d)	Rehab Non Residential BUA	---
e)	Fungible for Rehab Non Residential	---
f)	Total Rehab Non Residential BUA Including Fungible	---
g)	MHADA Surplus BUA	---
h)	Fungible for MHADA Surplus	---
i)	Total MHADA BUA Including Fungible	---
j)	Sale Residential BUA	814.91 814.91
k)	Fungible for Sale Residential	285.22 284.48
l)	Total Sale BUA Including Fungible	1100.12 1099.39
m)	Sale Non Residential BUA	---
n)	Fungible for Sale Non Residential	---
o)	Total Sale BUA Including NR Fungible	---
14	Total Proposed BUA Including Fungible	2305.89 2236.30
B. TENEMENT STATEMENT		
(i)	Total Proposed Area (14 above)	2236.30
(ii)	Less Non-Residential Area	---
(iii)	Balance Area for Residential Tenements [C (i) minus C(ii)]	2236.30
(iv)	Tenements Permissible (@450 tenements/HA for FSI 3.19)	81 nos.
(v)	Existing Tenements	---
(vi)	Proposed Tenements	21 nos.
(vii)	Total Tenements on Plot	21 nos.
C. PARKING STATEMENT		
(i)	Parking Requirements for :-	---
(ii)	Cars	---
(iii)	Scooters / Motor cycles	---
(iv)	Visitors	---
(v)	Total	---
(vi)	Parking Proposed for	---
(vii)	Cars	---
(viii)	Scooters / Motor cycles	---
(ix)	Visitors	---
(x)	Total	---
D. TRANSPORT VEHICLES PARKING		
(i)	No of Parking Bays Required for Transport Vehicles	---
(ii)	No of Parking Bays Proposed for Transport Vehicles	---

PROFORMA B

CONTENTS OF SHEET

BASEMENT,GROUND FLOOR PLAN, 1ST TO 3RD PARKING PODIUM FLOOR PLAN, AMENITY FLOOR PLAN, 1ST TO 3RD RESIDENTIAL FLOOR PLAN, PLOT AREA DIAGRAM & CALCULATION, SUMMARY TABLE, EXIST.BLOCK PLAN, PROP. BLOCK PLAN, LOCATION PLAN, B.U.A SUMMARY.

CERTIFICATE OF AREA

CERTIFIED THAT I have surveyed the plot under reference on 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 559.37 Sq.Mt. (Five Hundred Fifty Nine Point Thirty Seven Sq.Mt.) and tallies area stated in Ownership document.

SIGN OF L.S.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON LAND BEARING PLOT NO. 59(NORTH) OF SEWARI WADALA ESTATE SCHEME NO. 57,BEARING C.S. NO. 594 OF MATUNGA DIVISION, F.N. WARD, MUMBAI.

SIGNATURE & NAME OF OWNER

HIMANSHU SANGHVI AND BHAVESH SANGHVI	Himanshu u Rajnikant Sanghavi
NORTH	DRAWN BY
MANGESH	CHECKED BY
NAME, ADDRESS & SIGN OF ARCHITECT/ENGINEER	SCALE
MR. GURUNATH VISHNU DIVATE OF D. G. D. CONSULTANT	DATE
ROOM NO. 25, PLOT NO. 124, AASHIRWAD CH.S.S. SECTOR - 1, CHANDROD, KANDIVALI WEST, MUMBAI - 400067	1 : 100
GURUNATH VISHNU DIVATE	25-11-2021
ARCHITECT/AE/ENGINEER/SURVEYOR	

