

FORM - II

CONTENTS OF THE SHEET

STILT FLOOR PLAN, BLOCK PLAN, LOCATION PLAN,
PLOT AREA DIAGRAM WITH CALCULATIONS,
SECTION A-A, SECTION THROUGH WATCHMAN CABIN, COMPOUND WALL.

THIS PLAN IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN APPROVAL
LETTER OF THIS OFFICE NO: P-14287/2022/(35)/K/W Ward/MAJAS-K/W Dated:11.11.2024

DIGITAL SIGNATURE OF AUTHORITIES

PLAN FOR APPROVAL

MANISH
DILIP BAGDE
S.E.B.P. (K/E-S)

RAMESH
KALPNATH
YADAV
A.E.B.P. (K-W) NORTH

RAJENDRA
HILAL
PAGAR
E.E.B.P. (K-Ward)

THIS PLAN IS DIGITALLY SIGNED

BRIHANMUMBAI MUNICIPAL CORPORATION



FORM - I

AREA STATEMENT		AREA AS PER DCPR-2034 Sq.Mtrs.
I.		
1	Area of Plot as per P.R. Cards	814.70
1a	Area of Plot as per Triangulation.	815.50
	a) Area of Reservation in Plot As Per PRC	--
	b) Area of Reservation in Plot As Per Site	--
	c) Area of Road Setback	--
2	Deduction for :	
	A) For Reservation/Road Area	
	a) Road set-back area to be handed over (100%) (Regulation No 16)	132.40
	b) Proposed D.P. road area to be handed over (100%) (Regulation No 16)	--
	c) (i) 15% Recreation Ground	--
	c) (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	--
3	Total Deduction :- [2(A) + 2(B)	132.40
4	Balance Area of Plot (1 - 3)	682.30
5	Plot Area under Development after areas to be handed over to MCGM	--
6	Zonal (Basic) FSI	ZERO
7	Permissible Built up Area As per Zonal (Basic) FSI (5 x 6)	682.30
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%)	--
	ii) In case of 2(A)(c) (i) permissible over and above permissible BUA on remaining / balance plot.	N.A.
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%)	--
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 100% by Restricting Area utilize beyond Zonal FSI in Sr. No. 7(b), 8(a) & Above)	--
12	Permissible Built up Area (7 + 8 + 9 + 10 + 11)	--
13	Proposed Built up Area	--
14	TDR Generated if any As per 30(A)	--
15	Fungible Compensatory Area as per Regulation No. 31(3)	--
	b) i) Permissible Fungible Compensatory Area for Sale Component By Charging Premium for RESIDENTIAL	--
	ii) Proposed Fungible Compensatory Area for Sale Component By Charging Premium for RESIDENTIAL	--
	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
	b1) Total Gross Built up Area Permissible (1-12 + 15(b)(i))	--
16	c) Total Built up Area Proposed Including Fungible Compensatory	--
17	FSI Consumed on Net Plot (13 / 4)	0.00
II.	OTHER REQUIREMENTS	
	(A) Reservation/ Designation	
	(a) Name of Reservation	
	(b) Area of Reservation land to be handedover 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 Amenity to be Handed Over as per Reg. No.	
	(a) 14(A)	
	(C) Requirement of LOS as per Regulation No.27(15% or 20% or 25%)	
	(D) Tenement Statement	
	(a) Proposed built up area (16 above)	00.00
	(b) Less deduction of Non-residential area (Dispensary)	--
	(c) Area available for tenements (i) minus (ii).	00.00
	(d) Tenements permissible (450/hectare)	--
	(e) Total number of Tenements proposed on the plot	--
	(E) Parkign Statement	
	(i) Parking required by Regulations for -	
	Car	00.00
	Scooter/Motor cycle	
	Outsiders (visitors)	00.00
	(ii) Covered garage permissible	
	(iii) Covered garages proposed	
	(iv) Total Parking Required	00.00
	(v) Total Parking Provided	00.00
	(F) Transport Vehicles Parking	
	(i) Spaces for Transport Vehicles parking required by Regulations	NIL
	(ii) Total No. of Transport Vehicles parking spaces provided	NIL

Certified that I, have surveyed the Plot Under Reference on dated 08.09.2021 and the Dimensions of the sides etc. of the Plot stated on the Plan are as Measured on the Area so worked out is: 814.70 Sq.mts. (EIGHT HUNDRED FORTY SEVEN SQ. mts.) and Tallies with the Area stated in the Document of the Ownership Town Planning Scheme Records.

Sushant
Shidu
Varak

Digitally signed
by Sushant
Shidu Varak
Date: 2024.10.24
13:49:14 +05'30'

Signature of Licensed Surveyor

Description of Proposal and Property

PROPOSED RESIDENTIAL & COMMERCIAL BUILDING ON PLOT BEARING C.T.S. NO. 35, 35/1, OF VILLAGE MAJAS, SITUATED IN K/W WARD, AT PATEL ESTATE ROAD, JOGESHWARI (WEST), MUMBAI-400 102.

NAME & SIGNATURE OF LIC. SURVEYOR

NAME AND SIGNATURE OF THE OWNER

Sushant
Shidu
Varak

Mr. Sushant S. Varak of
M/s. S. V. & Associates
Architects, Engineers & Lic. Surveyors

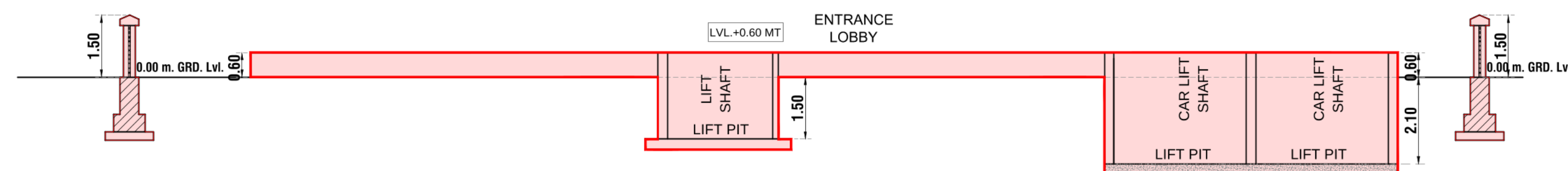
Ramkrishna
Narsu Punja

Shri. Ramkrishna Narsu Punja
Plot No.2, Pushnikar Society, Patel Estate Road,
Opp. Amboli Police Station, Jogeshwari West, Mumbai 400102.

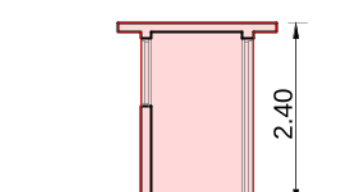
303, VISHWANANAK BLDG.,
ANDHERI-GHATKOPAR ROAD, CHAKALA
MUMBAI - 400 059, PHONE: 022 49733862

NORTH

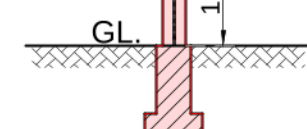
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Scale As Noted Date 24.10.2024



SECTION A-A
SCALE :- 1:100

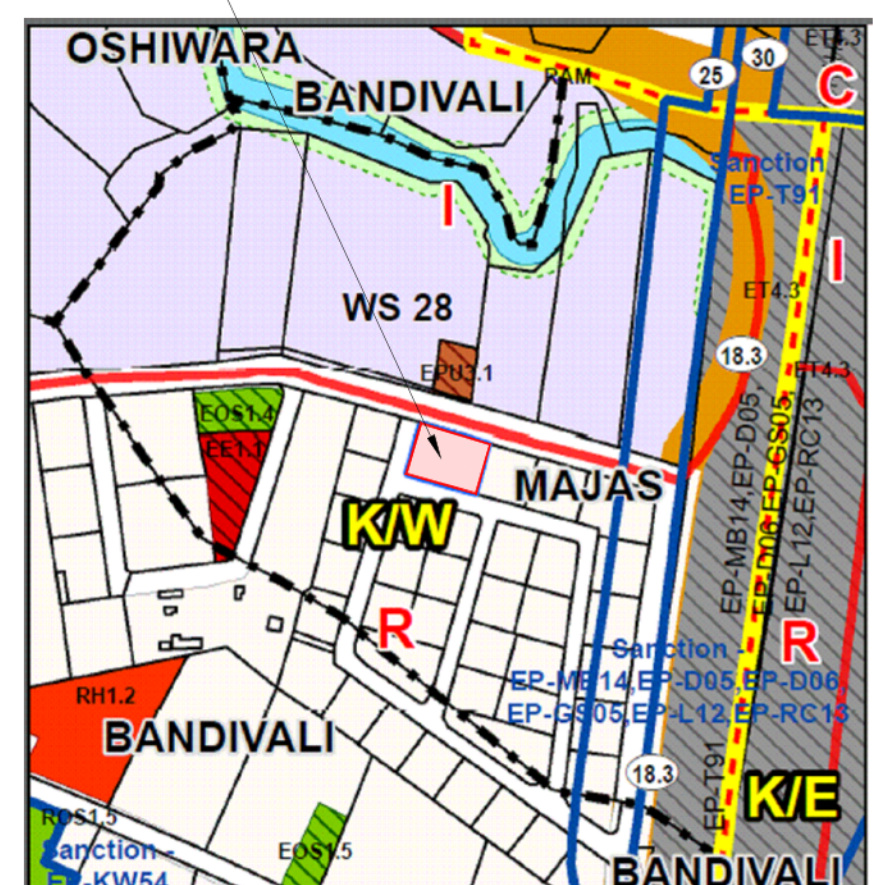


Section thro'
Watchman Cabin
SCALE = 1:100

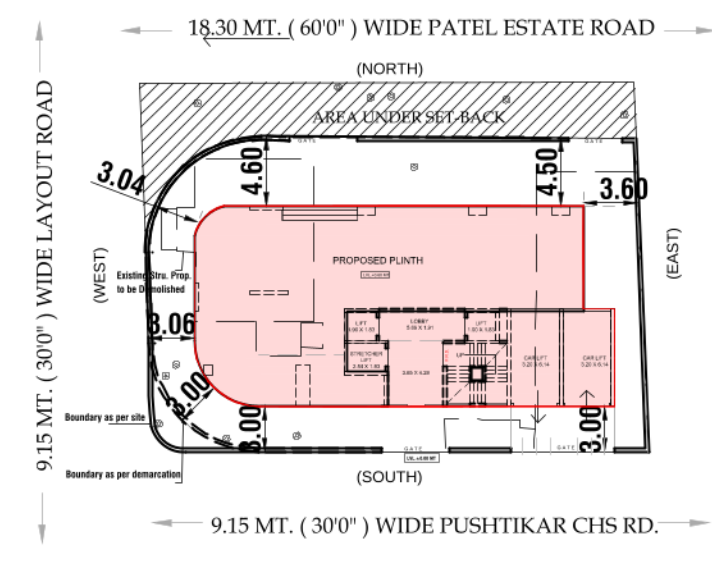


Section through
Compound Wall
SCALE = 1:100

SITE U/R



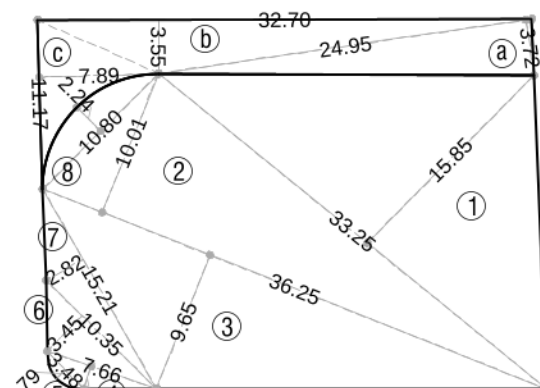
LOCATION PLAN
SCALE :- 1:4000



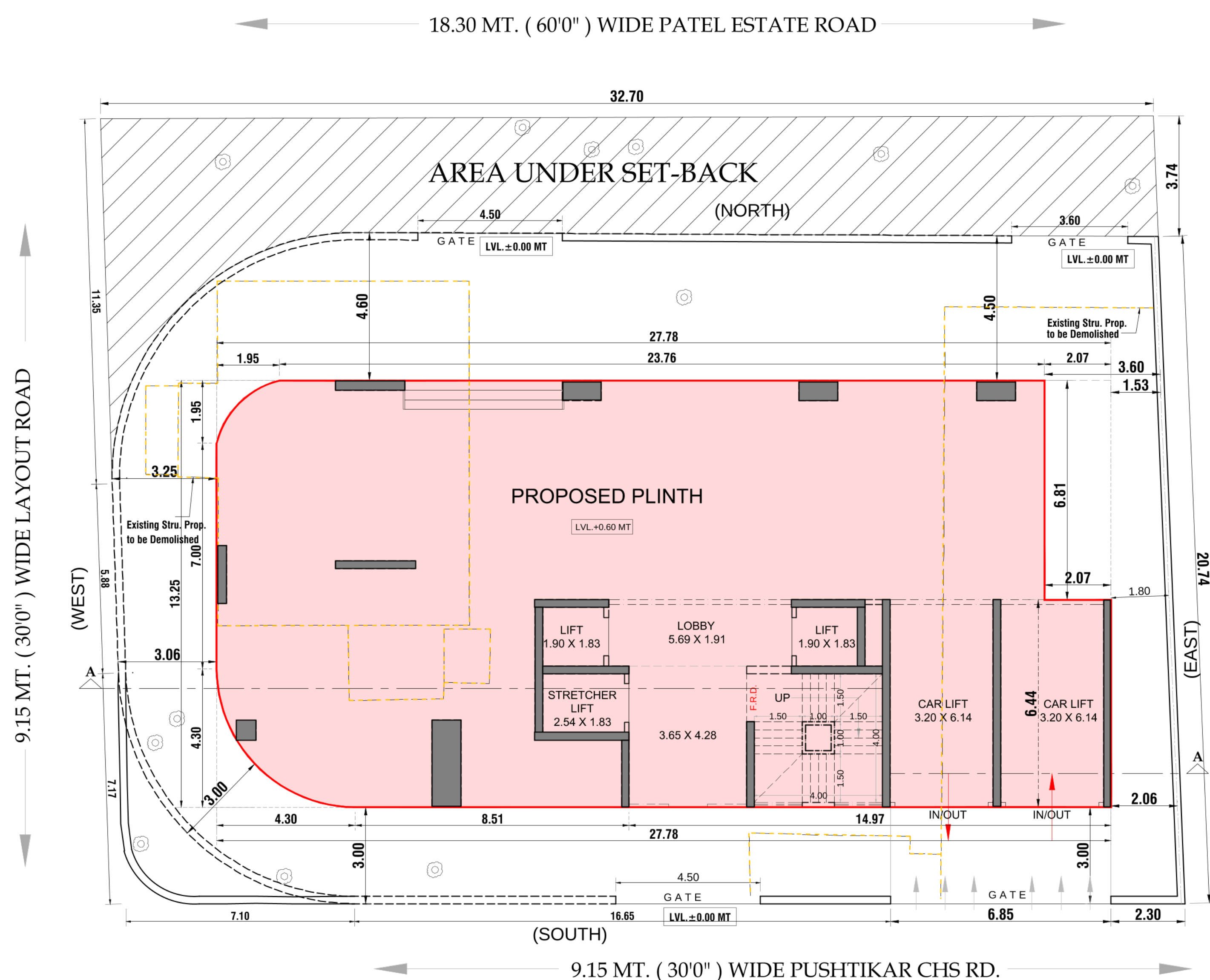
BLOCK PLAN
SCALE :- 1:4000

PLOT AREA CALCULATION (By Triangulation)			
1	0.50 X 33.25 X 15.85	=	263.51 sq.mt.
2	0.50 X 36.25 X 10.01	=	181.43 sq.mt.
3	0.50 X 36.25 X 9.65	=	174.91 sq.mt.
4	0.50 X 7.66 X 1.56	=	5.90 sq.mt.
5	2/3 X 3.48 X 0.79	=	1.83 sq.mt.
6	0.50 X 10.35 X 3.45	=	17.88 sq.mt.
7	0.50 X 15.21 X 2.82	=	21.45 sq.mt.
8	2/3 X 10.80 X 2.24	=	16.13 sq.mt.
TOTAL		=	683.10 sq.mt. (A)

SET-BACK AREA CALCULATION			
a	0.50 X 24.95 X 3.72	=	46.41 sq.mt.
b	0.50 X 32.70 X 3.55	=	58.05 sq.mt.
c	0.50 X 11.17 X 7.89	=	44.07 sq.mt.
TOTAL		=	148.53 sq.mt. (B)
DEDUCTION			
8	2/3 X 10.80 X 2.24	=	16.13 sq.mt.
TOTAL		=	16.13 sq.mt. (C)
TOTAL SET BACK AREA (B-C)		=	132.40 sq.mt. (D)
TOTAL PLOT AREA (A+B)		=	815.50 sq.mt.
TOTAL PLOT AREA as per P.R. Cards		=	814.70 sq.mt.



PLOT LINE DIAGRAM
SCALE = 1:500



STILT FLOOR PLAN
SCALE :- 1:100