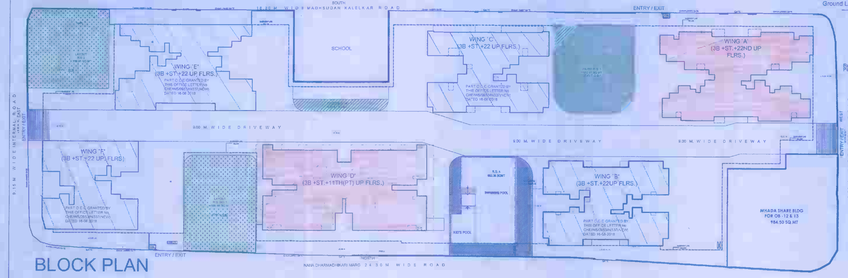
THIS DRAWING IS AN INTELLECTUAL PROPERTY OF M/S M/S AMY REPRODUCTION/ COPYING OF THE DRAWING WITHOUT EXPRESS WRITTEN PERMISSION OF M/S M/S SHALL BE VIOLATION OF INTELLECTUAL PROPERTY RIGHTS OF M/S M/S

FILE No. CHE/WS/0953/H/337(NEW) AMENDED SHEET NO - 1 / 21

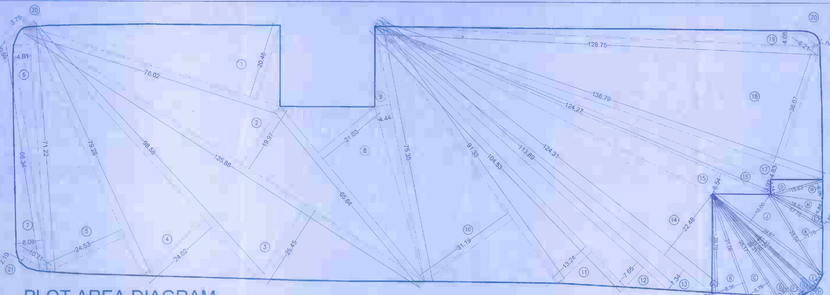
BLOCK PLAN
SCALE:- 1:500



SECTION THROUGH SUCTION TANK & PUMP ROOM
SCALE :1:100

LOCATION PLAN
SCALE :- 1:4000

PLOT AREA DIAGRAM
SCALE:- 1:500



PLOT AREA CALCULATION				
A	1/2 x 38.70 x 0.65 x 1.10	=	14.31 SQ.MT.	
B	1/2 x 21.06 x 8.95 x 1.10	=	124.15 SQ.MT.	
C	1/2 x 20.17 x 5.76 x 1.10	=	63.97 SQ.MT.	
D	1/2 x 36.31 x 3.82 x 1.10	=	76.27 SQ.MT.	
E	1/2 x 36.99 x 7.34 x 1.10	=	149.37 SQ.MT.	
F	1/2 x 41.24 x 3.73 x 1.10	=	84.53 SQ.MT.	
G	1/2 x 43.31 x 0.51 x 1.10	=	12.08 SQ.MT.	
H	1/2 x 43.31 x 4.07 x 1.10	=	97.22 SQ.MT.	
I	1/2 x 39.87 x 10.04 x 1.10	=	219.84 SQ.MT.	
J	1/2 x 38.84 x 7.76 x 1.10	=	165.57 SQ.MT.	
K	1/2 x 37.78 x 1.83 x 1.10	=	38.40 SQ.MT.	
L	1/2 x 43.31 x 4.07 x 1.10	=	97.22 SQ.MT.	
M	1/2 x 15.63 x 4.06 x 1.10	=	34.58 SQ.MT.	
N	1/2 x 15.63 x 4.06 x 1.10	=	67.38 SQ.MT.	
O	1/2 x 15.63 x 4.14 x 1.10	=	72.35 SQ.MT.	
		TOTAL AREA		1544.90 SQ.MT.

OB - 13 AREA CALCULATION			
ADDITIONS			
A	1/2 x 38.70 x 0.65 x 1.10	=	14.31 SQ.MT.
B	1/2 x 21.06 x 8.95 x 1.10	=	124.15 SQ.MT.
C	1/2 x 20.17 x 5.76 x 1.10	=	63.97 SQ.MT.
D	1/2 x 36.31 x 3.82 x 1.10	=	76.27 SQ.MT.
E	1/2 x 36.99 x 7.34 x 1.10	=	149.37 SQ.MT.
F	1/2 x 41.24 x 3.73 x 1.10	=	84.53 SQ.MT.
G	1/2 x 43.31 x 0.51 x 1.10	=	12.08 SQ.MT.
H	1/2 x 43.31 x 4.07 x 1.10	=	97.22 SQ.MT.
I	1/2 x 39.87 x 10.04 x 1.10	=	219.84 SQ.MT.
J	1/2 x 38.84 x 7.76 x 1.10	=	165.57 SQ.MT.
K	1/2 x 37.78 x 1.83 x 1.10	=	38.40 SQ.MT.
L	1/2 x 43.31 x 4.07 x 1.10	=	97.22 SQ.MT.
M	1/2 x 15.63 x 4.06 x 1.10	=	34.58 SQ.MT.
N	1/2 x 15.63 x 4.06 x 1.10	=	67.38 SQ.MT.
O	1/2 x 15.63 x 4.14 x 1.10	=	72.35 SQ.MT.
		TOTAL AREA	1544.90 SQ.MT.

PROFORMA - A

A.	AREA STATEMENT	SQ.M.
1	AREA OF PLOT (AS PER NOC 5/ H.O.) CO/ MB/ REE/ NOC/ H-4522/2016/ 2018)	1544.908
2	DEDUCTION FOR :-	
	(a) ROAD SET BACK AREA	NIL
	b) Proposed road	NIL
	d)Any reservation (sub plot)	NIL
	d) ... % (amenity space in DP (SCP 50/57 (sub plot)	NIL
	e) other	NIL
3	BALANCE AREA OF PLOT (1 minus 2)	1544.908
4	DEDUCTION FOR RECREATIONAL GROUND (AS PER MHADA NOC 1/ J.NO.) CO/ MB/ REE/ NOC/ F-4527/ 2012/ 2018	1117.00
5	NET AREA OF PLOT (3 minus 4) REMAIN CLEAR SQ.	1426.08
6	ADDITION FOR FLOOR SPACE INDEX (P.B.C NO1 IN WORDS)	
	2 (a) 100% for D.P. road / Set Back	NIL
	2 (b) 30% as per DCR 33	NIL
	2 (c) ... % as per DCR 33 ( )	NIL
	2 (d) other	1117.00
7	TOTAL AREA (5 plus 6)	1544.08
8	Floor Space Index Permissible	3.53
9	Floor Space Index CREDIT AVAILABLE BY DEVELOPERS RIGHTS	NIL
	Remarks no. 5, 6 if in licence area, vide 3 above/DRC- 31	
10	PERMISSIBLE FLOOR AREA	54526.23
11	EXISTING FLOOR AREA	NIL
12	PROPOSED BUILT UP AREA BLDG -1	54526.23
13	PROPOSED BUILT UP AREA BLDG - 2	NIL
14	TAKSEN AMOUNT AREA TAKEN (10 TO 13)	NIL
14A	PURELY RESIDENTIAL BUILT UP AREA	54526.23
14B	REMAINING NON - RESIDENTIAL BUILT UP AREA	0.00
14C	TOTAL BUILT UP PROPOSED (11 + 12 + 13)	54526.23
15A	PERMISSIBLE FUNGIBLE + RSA (25% OF 14C)	19064.18
15B	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 33(4) FOR PURELY RESIDENTIAL + OR < (14A X 0.33)	19033.35
15C	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 33(4) FOR NON - RESIDENTIAL + OR < (14B X 0.33)	NIL
15D	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 33(4) = (15B + 15C)	19033.35
15	TOTAL BUILT UP AREA PERMISSIBLE (10+15A)	73560.41
16	TOTAL GROSS BUILT UP AREA PROPOSED (14C+15D)	73559.58
17	F.S.I. CONSUMED ON NET HOLDING (14C/5)	35.28
18A	BUILT UP AREA REHABILITATION COMPONENT FOR PURELY RESIDENTIAL IN EXISTING STRUCTURES	4312.81
18B	BUILT UP AREA REHABILITATION COMPONENT FOR NON - RESIDENTIAL IN EXISTING STRUCTURES	N.A.
19	MAXIMUM PERMISSIBLE BUILT UP AREA COMPONENT REHABILITATION BUILT - UP AREA COMPONENT = (18A X 0.33 + 18 B X 0.33)	4312.81
20A	FUNGIBLE BUILT UP AREA COMPRISED FOR SALE COMPONENT OF PURELY RESIDENTIAL - (NOT USED !!!)	NIL
20B	FUNGIBLE BUILT UP AREA COMPRISED FOR REHABILITATION COMPONENT OF NON - RESIDENTIAL	-
21	20/14 x OR < 0.35	35 %
22	PREMIUM TO BE PAID FOR FUNGIBLE RSA FOR PURELY RESIDENTIAL = 0.40 X SDR RATE ON THE DATE OF PAYMENT X (15A - 20A)	NIL
23	PREMIUM TO BE PAID FOR FUNGIBLE RSA FOR COMMERCIAL EXCLUSIVE RSA AREA = 1.0 X SDR X RATE ON THE DATE OF PAYMENT X (15B - 20B)	N.A.

C.	TENEMENT STATEMENT	
1	PROPOSED AREA (NON A.S. BASIS)	73559.58
2	LESS DEDUCTION FOR NON RESIDENTIAL AREA (SHOPS, etc)	0.00
3	AREA AVAILABLE FOR TENEMENTS (1) minus (2)	73559.58
4	TENEMENTS PERMISSIBLE (450 PER HECTARE)	693
5	TENEMENT PROPOSED	592
6	TENEMENT EXISTING	NIL
	TOTAL TENEMENT OF PLOT	592

D.	PARKING STATEMENT	
1	PARKING REQUIRED BY REGULATION FOR :-	1298
	CAR	
	OUTSIDERS (VISITOR)	
2	COVERED GARAGE PERMISSIBLE	
3	COVERED GARAGE PROPOSED	
4	TOTAL PARKING PROPOSED	1425

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 AREA SO WORKED OUT IS 15,445.08 SQ.MT. FIFTEEN THOUSAND FOUR HUNDRED FORTY FIVE POINT ZERO EIGHT

AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/ TOWN PLANNING SCHEME RECORDS

SIGNATURE OF ARCHITECT

PROFORMA - B

CONTENT OF SHEET

BLOCK & LOCATION PLAN, STILT FLOOR PLOT AREA DIAGRAM & CALC.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.S. No. 648 (PT.) OF GRANT AT VILLAGE BANDRA, GANDHINAGAR, BANDRA (E), MUMBAI - 400 051

NAME OF OWNER

RUSTOMJEE CONSTRUCTIONS PVT. LTD.

STAMP OF APPROVAL OF PLANS

Approved subject to conditions mentioned in this office letter No. 7615 / Planning Cell/GM/MHADA

Dated 10 APR 2019

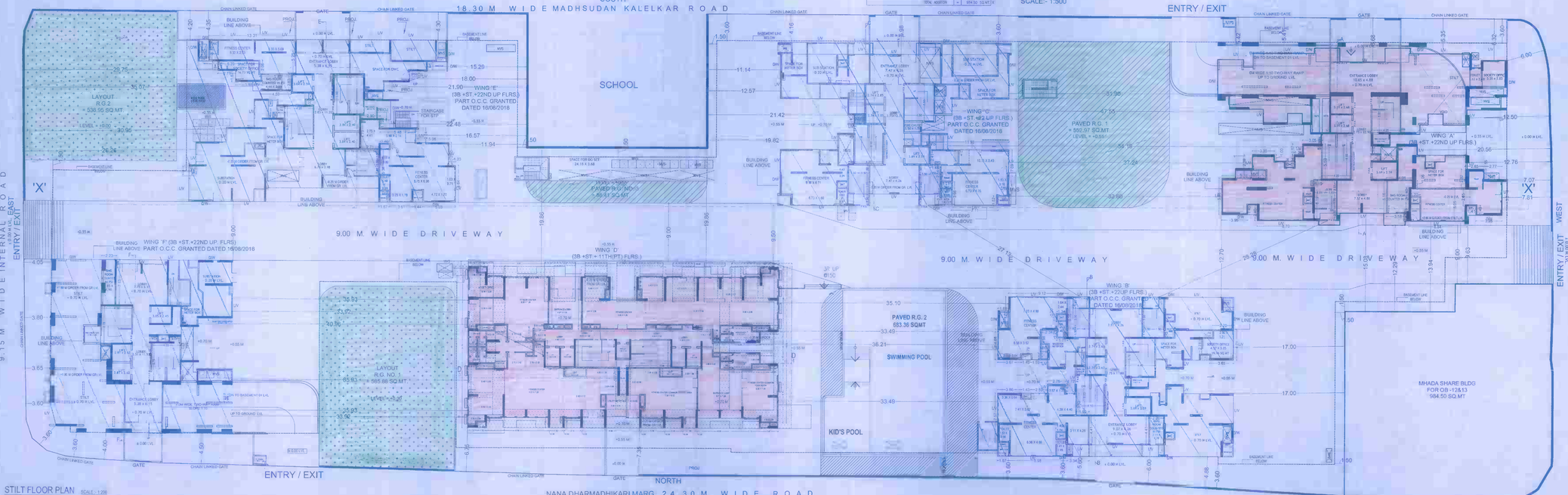
Executive Engineer, Bldg. Permission Cell, Greater Mumbai, Mhada Housing & Area Development Authority

REVISION	DESCRIPTION	DATE	SIGNATURE

Write candels Approval No. ... dtd. ... previous Plans Sanctioned under no. CHE/WS/ 0953 / H/337 (NEW) dated 23/08/2018

NORTH

ARCHITECT'S NAME, ADDRESS & SIGNATURE

mitt designers & planners
STUDIO NATION LTD., 7TH FLOOR
PLOT NO - 105 , BANDRA (W)
MUMBAI 400 050
Email: admin@mitt.co.in

STILT FLOOR PLAN
SCALE :- 1:200