



building no. 02 (wing I to L)
scale - 1:500



location plan
scale - 1:4000

block plan
scale - 1:1000

total car parking statement

type	big	small	total	2-wh
lower basement	57	106	163	50
upper basement	228	119	347	114
ground	4	-	4	-
1st podium	20	18	38	41
2nd podium	45	52	97	21
3rd podium	45	52	97	21
4th podium	45	52	97	21
5th podium	45	52	97	21
6th podium	45	52	97	21
podium top	-	-	-	238
total	534	503	1037	546

summary of built-up area

wing	built-up area	staircase+lift lobby area	claimed free of tax
wing - A	21670.44 sqm	7892.91 sqm	-
wing - B	21670.44 sqm	7892.91 sqm	-
wing - C	21988.73 sqm	7287.32 sqm	-
wing - D	22458.81 sqm	7845.10 sqm	-
wing - E	15422.12 sqm	6784.39 sqm	-
total	103260.55 sqm	37702.63 sqm	-

parking area statement - Residential (wing-J & wing-K)

wing	carpet area	no. of flats	regulation	required parking	required visitors
wing-J	less than 45.00sq.m.	253	1 car / 4 flats or 1 car / 1 flat	min 63.25 max 253	-
	>45.00sq.m. & <60.00sq.m.	91	1 car / 2 flats or 1 car / 1 flat	45.50 max 91	-
	>60.00sq.m. & <90.00sq.m.	nil	1 car / 1 flat	nil	-
	>90.00sq.m.	344	2 cars / 1 flat	min 108.75 max 344	min 27 max 86
wing-K	less than 45.00sq.m.	158	1 car / 4 flats or 1 car / 1 flat	min 40 max 158	-
	>45.00sq.m. & <60.00sq.m.	nil	1 car / 2 flats or 1 car / 1 flat	nil	-
	>60.00sq.m. & <90.00sq.m.	nil	1 car / 1 flat	nil	-
	>90.00sq.m.	158	2 cars / 1 flat	min 40 max 158	min 10 max 40
total				total required car parking	min 186 max 629

parking area statement - Retail floors

wing	total bua	buu	regulation	required parking	required visitors
ground to second	upto 800.00sq.m.	800.00	1 car / 40 sqm	20	-
	beyond 800.00sq.m.	7405.47	1 car / 80 sqm	93	-
total		8205.47		113	11
total required car parking					124
total proposed car parking					1037
total proposed two-wheeler parking					546

PROFORMA - A
(as per sanc. DCPR 2034 - zonal line as per DP 2034)

Sl. No.	DESCRIPTION	(R) ZONE		TOTAL
		Dev. as per Regs. No. 17	Development as per Regs. No. 30	
1.	AREA OF PLOT (AS PER RDOP 2034)	50916.52	41479.89	92396.41
2.	DEDUCTIONS FOR	15391.96	31526.56	
A.	For Reservation / Road Area			
a.	Road Setback (SOP) - already handed over	1419.00	582.20	2001.20
b.	Road Setback D1 to be handed over (as per sanctioned ep 2034)	1563.06	86.43	1649.49
c.	Road Setback D2 to be handed over (as per sanctioned ep 2034)	162.64	nil	162.64
d.	ROS 1.0 Reservation area to be handed over	nil	nil	nil
B.	For Amenity Area			
a.	14(A) Amenity plot to be handed over [2000 + (500/18.5) - 3144.75 - (1000) x 10%]	4277.38	nil	4277.38
b.	14(B) Amenity plot to be handed over [2000 + (4179.89 - 668.65 - 2000) x 20%]	4277.38	3144.75	6122.25
c.	Total Deductions (A + B)	15114.58	26381.81	34496.99
3.	Net Area of Flat (1-3C)	4534.37	28381.81	34496.99
4.	Balance Plot Area for Development other area to be handed over to MCM as per Sr. no. 3 above (3114.58 x 30%)	15114.58	28381.81	34496.99
5.	F.S.I. Permissible		1.00	
a.	Perm. Built up Area as per Zonal FSI (4x)	4534.37	28381.81	34496.99
b.	Perm. Built up area as per Regs. no. 17(1)(i)(ii)	10580.21	nil	10580.21
c.	Total Perm. Built up area	15114.58	28381.81	34496.99
7.	a. F.S.I. claimed in lieu of Amenity area	8054.76	nil	12324.50
b.	F.S.I. claimed in lieu of Reservation area	nil	3451.40	3624.30
c.	F.S.I. claimed in lieu of Road Setback (1563.06+162.64)-(3451.40 sqm/88.45)-172.90 sqm	3451.40	nil	3451.40
d.	F.S.I. claimed in lieu of F.S.I.	nil	nil	nil
e.	F.S.I. claimed over Add. 0.50 F.S.I. (as per Regs. no. 30 on payment of premium)	14190.91	11890.75	26081.66
f.	Total (a-e+d)	8054.76	17642.12	24368.15
8.	Permissible Floor Area (3+5f above)	23669.34	46024.21	50585.22
9.	Existing Floor Area	6889.46	58037.14	128130.60
10.	Proposed Floor Area			
a.	Residential Building no. 01 (wing A to D)	42372.72	38333.81	80906.53
b.	Residential Building no. 02 (wing J & K)	nil	8205.47	22202.33
c.	DWS area required @ 20% of 28381.81 = 5676.36 sqm	5676.36	nil	5676.36
d.	DWS Building = 5478.06 sqm	5478.06	5478.06	11113.13
e.	Remaining Non Residential Built-up Area	42372.72	60536.14	103108.86
f.	Remaining Non Residential Built-up Area	nil	8205.47	8205.47
11.	Total Built-up Area Proposed (9+10+11 above)	42372.72	68741.61	111134.33
12.	F.S.I. Consumed (11/2 above)	14.32	1.42	1.42
13.	Balance Built-up Area (8-12 above)	103260.55	17416.27	120676.82
B. DETAILS OF FSI AVAILABLE AS PER D.C.R. 35(4)				
1.	Funble BUA Permissible	23184.72	20602.48	43787.20
2.	Funble BUA Proposed			
a.	Residential Building no. 01	14900.43	7433.57	22334.02
b.	Residential Building no. 02	nil	8205.47	22202.33
3.	Total Funble BUA Proposed (9+10+11 above)	14900.43	7433.57	22334.02
4.	TORN 200% BUA PROPOSED (A1 + B3 above)	57473.17	78195.18	135668.35

C. TENEMENT STATEMENT

Sl. No.	DESCRIPTION	Area	Remarks
1.	NET AREA OF ITEM (A2) ABOVE		
2.	LESS DEDUCTIONS OF NON-RESIDENTIAL AREA		
3.	AREA OF TENEMENTS (a-b) ABOVE		
4.	TENEMENTS PERMISSIBLE		

D. PARKING STATEMENT

Sl. No.	DESCRIPTION	Area	Remarks
1.	PARKING REQUIRED BY RULE (BUL. NO.3)		min. 282 - max. 753
2.	GARAGES PERMISSIBLE		nil
3.	GARAGES PROPOSED		nil
4.	TOTAL PARKING PROVIDED		1037
5.	TWO WHEELER PARKING PROVIDED		546

E. LOADING/UNLOADING STATEMENT

Sl. No.	DESCRIPTION	Area	Remarks
1.	LOADING/UNLOADING REQUIRED		nil
2.	TOTAL LOADING/UNLOADING PROVIDED		nil

PROFORMA - B
CONTENTS OF SHEET
BLOCK & LOCATION PLAN

STAMP OF APPROVAL OF PLANS

This cancels APPROVAL to the previous Plan Sanctioned under No. CE/3092/BPES/S/337(new) Dated : 08 DEC 2020

APPROVED subject to conditions mentioned this office No. CE/3092/BPES/S/337(new)

Executive Engineer Bldg. Prop.(E/S)-II

S.E.(B.P.)S&T/E A.E.(B.P.)S&T

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 09.07.2004 AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIED WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P. RECORD.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL WITH RETAIL BLDG NO. 2 COMPRISING OF WINGS J & K ON PROPERTY BEARING C.T.S. NO. 1004, 1005, 1005/1, 1006, 1007(P1), 1007/3(P1), 1007/4, 1009(P1), 1009/5 & 6, 1010(P1), 1013(P1), 1014(P1), 1014/1 TO 6, 1017, 1017/1 TO 6, 1018, 1018/1 TO 9 OF VILLAGE KANJUR AT KANJURMARG (E), MUMBAI.

NAME OF OWNER

Parag Purushottam Pvt. Ltd. EVIE REAL ESTATE PVT. LTD.

JOB NO.	DATE	DWG NO.	SCALE	DRN BY	CHKD BY
M-D1			1:500		

SUNIL AMBRE & ASSOCIATES ARCHITECTS
303, MITTAL AVENUE, 3RD FLOOR, FORT, MUMBAI-400 001.