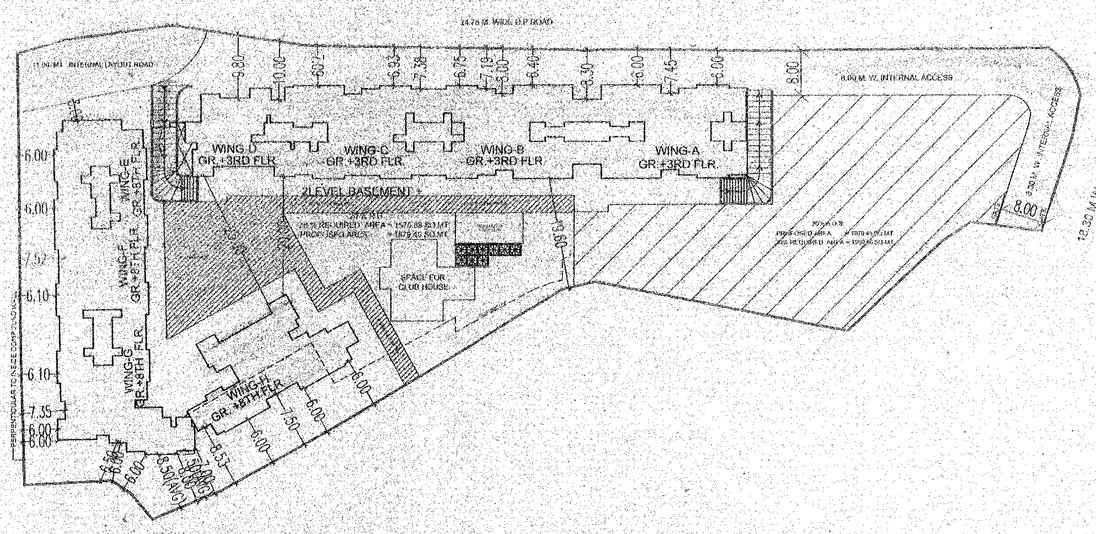
This Cancels Approval to the Previous Sanction under no./ CE/C517/BPES/A-I Dated 09/8/2013

25 AUG 2015

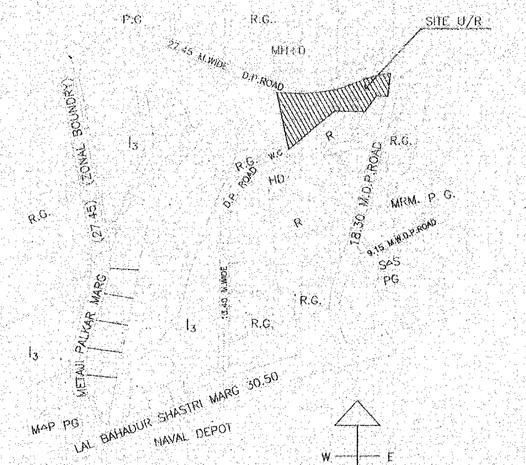
Approved subject to the conditions mentioned in this office Letter No./CE/C517 /BPES/A-I

Executive Engineer Bldg. Prop. (ES) - II

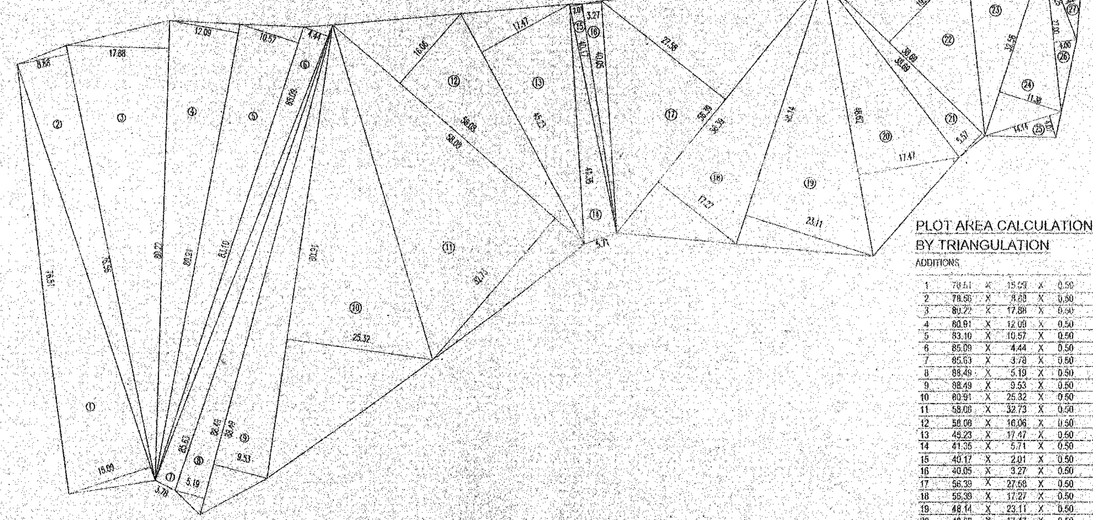
S. E. (BP) N/E



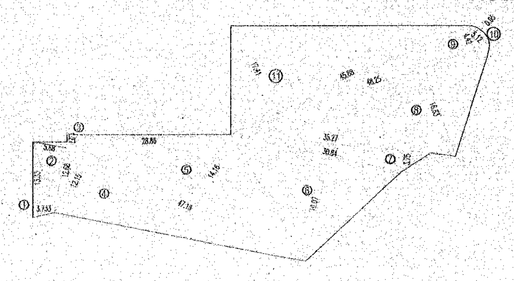
BLOCK PLAN
SCALE 1: 500



LOCATION PLAN
SCALE 1:4000



AREA DIAGRAM OF PLOT
SCALE 1:500



PROPOSED 20% A.O.S. AREA DIAGRAM
SCALE 1:500

PLOT AREA CALCULATION BY TRIANGULATION

ADDITIONS								IN Sq.mt
1	79.61	X	15.09	X	0.50	=	577.77	Sq.mt
2	78.95	X	8.83	X	0.50	=	348.81	"
3	80.27	X	17.88	X	0.50	=	717.17	"
4	80.91	X	12.09	X	0.50	=	489.10	"
5	83.10	X	10.57	X	0.50	=	438.15	"
6	85.09	X	4.44	X	0.50	=	188.50	"
7	85.53	X	3.78	X	0.50	=	161.51	"
8	88.49	X	5.19	X	0.50	=	229.63	"
9	88.49	X	9.53	X	0.50	=	421.05	"
10	80.91	X	25.32	X	0.50	=	1024.32	"
11	58.08	X	32.73	X	0.50	=	950.46	"
12	58.08	X	16.06	X	0.50	=	466.38	"
13	45.23	X	17.47	X	0.50	=	395.08	"
14	41.35	X	5.71	X	0.50	=	118.05	"
15	40.17	X	2.01	X	0.50	=	40.31	"
16	40.05	X	3.27	X	0.50	=	65.46	"
17	56.39	X	27.58	X	0.50	=	777.62	"
18	55.39	X	17.27	X	0.50	=	478.53	"
19	48.14	X	23.11	X	0.50	=	556.26	"
20	48.02	X	17.47	X	0.50	=	424.69	"
21	38.69	X	5.57	X	0.50	=	107.75	"
22	38.69	X	19.13	X	0.50	=	370.07	"
23	32.56	X	11.98	X	0.50	=	195.63	"
24	32.56	X	11.38	X	0.50	=	185.26	"
25	14.14	X	4.07	X	0.50	=	28.77	"
26	27.00	X	4.00	X	0.50	=	54.00	"
27	15.25	X	3.00	X	0.50	=	22.88	"
28	9.50	X	1.00	X	2/3	=	6.33	"
			TOTAL AREA OF PLOT			=	9849.30	SQ.MT.

BASEMENT AREA CALCULATION FOR 1ST & 2ND BASEMENT

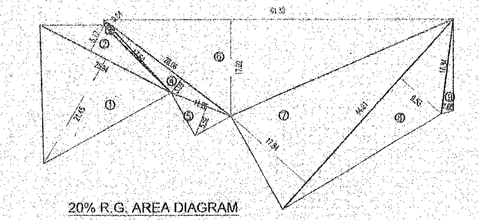
1	27.52	X	8.80	X	1.00	=	242.18	Sq.mt
2	26.57	X	11.30	X	1.00	=	300.24	"
3	18.32	X	18.47	X	1.00	=	338.37	"
4	11.65	X	3.46	X	1.00	=	40.31	"
5	11.30	X	28.80	X	1.00	=	325.63	"
6	42.46	X	21.16	X	0.50	=	449.23	"
7	11.65	X	3.46	X	1.00	=	40.31	"
8	22.18	X	4.49	X	1.00	=	99.59	"
9	29.41	X	3.46	X	0.50	=	50.88	"
10	68.63	X	10.79	X	0.50	=	370.05	"
11	71.16	X	4.33	X	0.50	=	154.06	"
12	71.16	X	44.01	X	0.50	=	1565.88	"
13	3.46	X	3.87	X	1.00	=	13.38	"
14	3.46	X	15.18	X	1.00	=	52.58	"
15	3.46	X	11.64	X	1.00	=	40.27	"
16	3.46	X	9.57	X	1.00	=	33.11	"
17	61.30	X	4.43	X	0.50	=	135.78	"
18	43.48	X	6.73	X	0.50	=	146.31	"
			TOTAL AREA			=	4404.14	Sq.mt
LESS RAMP AREA								
a	4.72	X	4.06	X	1.00	=	19.16	"
b	27.52	X	4.72	X	1.00	=	129.89	"
c	4.72	X	10.75	X	1.00	=	50.74	"
d	7.75	X	4.64	X	1.00	=	35.96	"
e	4.49	X	3.46	X	1.00	=	15.54	"
f	22.18	X	4.49	X	1.00	=	99.59	"
g	4.72	X	9.40	X	1.00	=	44.37	"
h	7.75	X	4.49	X	1.00	=	34.80	"
			TOTAL AREA			=	430.15	"
NET RAMP AREA - (4404.14-430.15)							3973.99	Sq.mt

PROPOSED 20% A.O.S. AREA CALCULATION ADDITIONS:-

1)	11.33	X	3.733	X	0.50	=	24.88	Sq.mt
2)	12.66	X	5.68	X	0.50	=	36.01	"
3)	28.86	X	1.27	X	0.50	=	18.33	"
4)	47.18	X	12.15	X	0.50	=	286.62	"
5)	47.18	X	14.16	X	0.50	=	334.03	"
6)	30.84	X	13.07	X	0.50	=	201.66	"
7)	35.27	X	3.75	X	0.50	=	66.13	"
8)	48.25	X	16.63	X	0.50	=	401.21	"
9)	48.25	X	4.42	X	0.50	=	106.63	"
10)	5.12	X	0.95	X	0.66	=	3.21	"
11)	45.86	X	17.41	X	0.50	=	399.39	"
TOTAL A.O.S. AREA PROPOSED						=	1969.93	Sq.mt
REQUIRED A.O.S. AREA 20% OF 9849.30						=	1969.86	Sq.mt
PROPOSED 20% A.O.S. AREA						=	1970.49	Sq.mt

DETAILS OF 20% FLATS HAVING BU.A LESS THAN 50.00 SQ.MT

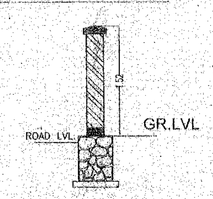
1	AREA OF PLOT (AS PER P. R. CARD)		9849.30
2	Deduction for 20% Amenity Space		1969.86
3	BALANCE AREA OF PLOT		7879.44
	Deduction for 10% Recreation ground		787.94
4	NET AREA OF PLOT		7091.50
5	Required Flat area less than 50.0 sq.mt. (7091.50 x 20%)		1418.30
6	Proposed flats		
	Bu.area Flat no.3 & 4 Wing D	(44.68 x 2) x 4 = 357.44	1565.42
	Bu.area Flat no.1 & 2 Wing H	(44.68 x 2) x 9 = 804.24	
	Bu.area Flat no.3 Wing G	(44.86 x 1) x 9 = 403.74	



20% R.G. AREA DIAGRAM
SCALE 1:500

20% R.G AREA CALCULATION BY TRIANGULATION

1	25.94	X	21.45	X	0.50	=	278.21	Sq.mt
2	25.94	X	5.17	X	0.50	=	67.05	"
3	17.50	X	0.64	X	0.50	=	5.60	"
4	28.09	X	3.09	X	0.50	=	43.35	"
5	11.26	X	5.52	X	0.50	=	31.08	"
6	61.38	X	17.02	X	0.50	=	522.34	"
7	44.91	X	17.84	X	0.50	=	400.00	"
8	44.91	X	9.53	X	0.50	=	213.99	"
9	16.84	X	2.05	X	0.50	=	17.26	"
TOTAL R.G AREA PROPOSED						=	1579.48	Sq.mt



SECTION OF COMPOUND WALL
SCALE = 1 : 50

SECTION THRU UG TANK
SCALE = 1 : 100

1ST & 2ND BASEMENT AREA DIAGRAM
SCALE 1:500

PROFORMA - A			
1	AREA OF PLOT (AS PER P. R. CARD)		9849.30
2	Deductions for		
	a) Road set back area		
	b) Proposed road		
	c) Any reservation (sub plot)		
	d) % amenity space as per DCR58/57 (sub plot)		
	other		
3	Balance area of plot (1 - 2)		9849.30
4	Deduction for 20% Amenity Space		1970.49
5	5a) Balance area of plot		7878.81
	5b) Deduction for 10% Recreation ground		787.88
6	Net area of plot (5a - 5b)		7090.93
7	Additions for floor space index		
	7(a) 100% for D.P. Road		
	7(b) 100% for Set - back		2110.50
8	Total Areas (3 + 6)		9201.43
9	Floor Space Index permissible		1+TDR
10	5(a) Floor Space Index credit available by Development		
	Right (Restricted to ...% of the balance area vide 3(above)		
	CRZ No.		
	URC No.		
	Additions for floor space index		
	5(b) 33% as per DCR 32 (9849.30-1970.49) x 33%		2608.01
	5(c) ...% as per DCR ( )		
	5(d) TDR FOR SLUM		
11	Permissible Floor Area (8 X 9) + 10 above		11809.44
12	Existing floor Area		-
13	Proposed built up area		11741.90
14	Excess balcony area/stairs in Floor Space Index		N.A.
15A	Heavy Residential Built up area		11741.90
15B	Remaining Non-Residential Built up area		
15	Total built up area proposed (11 + 12 + 13)		11741.90
	(as per last approved plan dt. ..... prior to 06 - 01 - 2012)		
16	Will consume (on not finishing = 15 / 5		1.49
18	Details of FSI availed as per DCR 35(4)		
1	Residential Built up Area area as per proposed vide DCR 35 (4) for Heavy Residential		2207.61
2	Proposed Built up Area component proposed vide DCR 35 (4) for Non-residential = ca. (14B X 0.20)		
3	Total Proposed Built up Area vide DCR 35(4) = (B.1+B.2)		2207.61
4	Total Gross BUILT UP AREA proposed (15+B.3)		13949.51
5	FSI CONSUMED ON INST. HOLDING = B/A		
C.	Tenements statement		
i.	Proposed area (Item B.4)		13949.51
ii.	Less deduction of Non Residential area (shop etc.)		
iii.	Area available for tenements (1 - ii.)		13949.51
iv.	Tenements permissible (Density of tenements 450bu.area)		028
v.	Tenements proposed		187
vi	Tenements existing		
	Total Tenements on the plot		187
D.	Parking statement		
	Parking required by Regulation for		
i	Car		266 Nos
	Scooter / Motor Cycle		
	Outsiders (visitors)		
ii	Covered garage permissible		
iii	Covered garage proposed		
	Car		
	Scooter / Motor Cycle		
	Outsiders (visitors)		
	Total parking provided		266 Nos
E.	Transport Vehicles Parking		
i.	Spaces for transport vehicles parking required by Regulation		
ii.	Total no. of transport vehicles parking spaces provided		
F.	NOTES		

BOUNDARY OF THE PLOT BOUNDED THICK BLACK
PROPOSED WORK SHOWN RED FILLED IN
RECREATION AREA SHOWN GREEN WASH
AREA UNDER SETBACK SHOWN DOTTED BROWN
DRAINAGE SHOWN RED
AREA UNDER PROPOSED ROAD SHOW BROWN WASH
STRUCTURES TO BE DEMOLISHED SHOW DOTTED YELLOW
DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS

CERTIFICATE FOR AREA

CERTIFIED THAT HE PLOT UNDER REFERENCE WAS SURVEYED BY ME 04-06-02 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED IN PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P RECORD.

SIGNATURE OF ARCHITECT

PERFOMA - B

CONTENTS OF SHEET

BLOCK PLAN & LOCATION PLAN, PLOT AREA DIAGRAM, R.G. BASEMENT & A.O.S. AREA DIAGRAM & AREA CAL. COMPOUND WALL , U.G.TANK

STAMP OF APPROVAL PLANS

बृहन्मुंबई महानगरपालिका
उप प्रमुख अभियंता प्रस्ताव प्रस्ताव
(पूर्व उपनगरे) सांताक्रुझ
24 AUG 2015
नस्ती(ई/वी)/ /१८५

STAMP OF DATE OF RECIPT OF PLANS

DESCRIPTION OF PROPOSAL & PROPERTY

AMENDED PLAN
PROPOSED RESIDENTIAL BLDG ON PROPERTY BEARING C.T.S. NO 175 -D OF VILLAGE KIROL AT L.B.S. MARG, GHATKOPAR (W).

NAME OF OWNER

M/S. D & DEVELOPERS

SIGN.NAME & ADDRESS OF ARCHITECT

DAISARIA ASSOCIATES
architects
Ist, Saylee Enterprise, Kirol Road, Near Jolly Gymkhana, Vidyavihar (West), Mumbai - 400 086.
Tel/Fax : 61110516
Email : daisaria@rediffmail.com
daisaria@yahoo.com

REV.	DESCRIPTION	DATE	SIGNATURE

NORTH LINE	REMARKS	JOB NO. - 772	SCALE: AS SHOWN
		DRG. NO. - 01	DRN. BY - Rajendra
	AMENDED PLAN	DATE 4/5/15	CHK. BY - M.V.D