

Approved Subject to the condition mentioned in this office permission Letter No. 4854/2020/117/10/18/13-04-06-01/15
 Dt. 27 FEB 2020
 Exclusive Engineer
 Slum Rehabilitation Authority

PLOT AREA CALCULATION
C.T.S. NO. 15 (PT) :-

1	47.25	x	22.60	x	0.50	=	533.93	Sq.mts.	
2	70.47	x	34.05	x	0.50	=	1199.75	Sq.mts.	
3	50.80	x	15.51	x	0.50	=	393.95	Sq.mts.	
4	43.78	x	29.84	x	0.50	=	653.20	Sq.mts.	
5	46.26	x	14.13	x	0.50	=	326.83	Sq.mts.	
6	47.71	x	5.57	x	0.50	=	132.87	Sq.mts.	
7	47.71	x	10.18	x	0.50	=	242.94	Sq.mts.	
8	39.863	x	17.04	x	0.50	=	339.63	Sq.mts.	
9	20.69	x	0.72	x	0.50	=	7.45	Sq.mts.	
10	19.45	x	3.17	x	0.50	=	30.83	Sq.mts.	
							TOTAL	3861.28	Sq.mts.

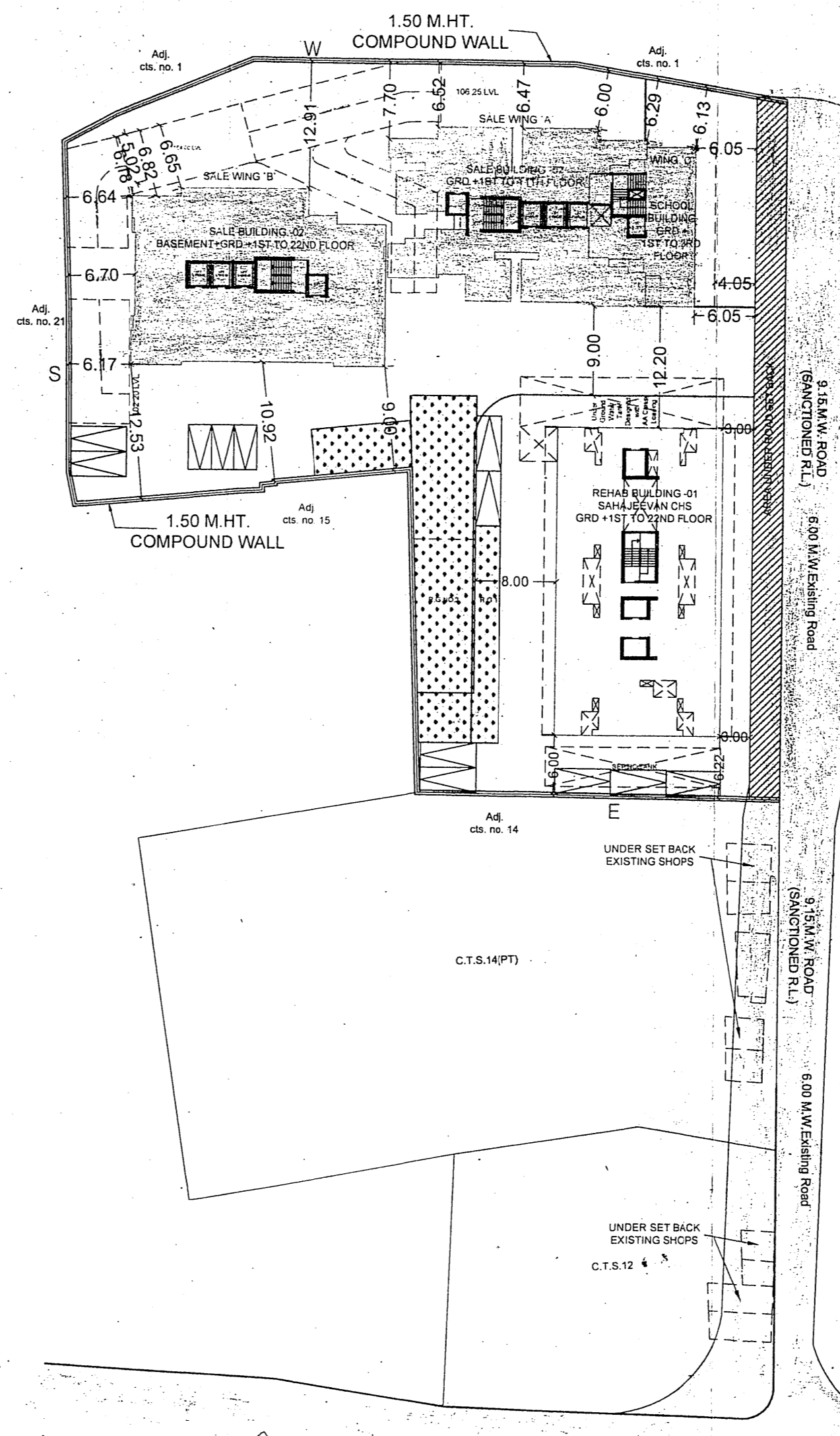
ROAD SET-BACK :-

R	70.47	x	3.00	x	0.50	=	105.71	Sq.mts.	
R1	70.01	x	3.00	x	0.50	=	105.02	Sq.mts.	
							TOTAL	210.72	Sq.mts.
							TOTAL PLOT AREA (3861.28-210.72)	4072.00	Sq.mts.

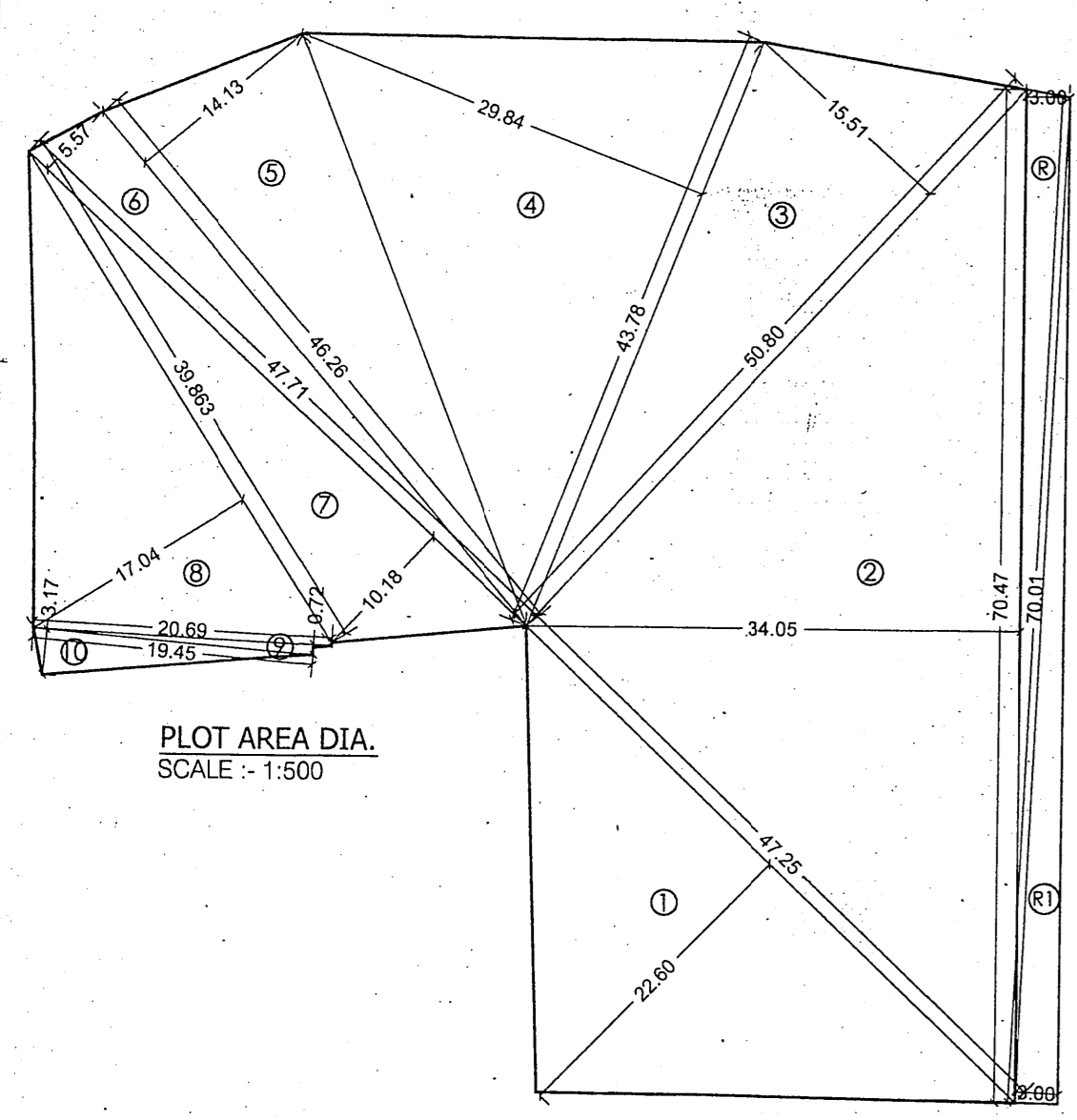
PARKING STATEMENT SALE BUILDING NO.2 WING 'A' & 'B' TABLE NO.C

CARPET AREA	AS PER D.C.R.	NO. OF FLATS	NOS. OF PARKING REQUIRED
UP TO 45 SQ.MT.	ONE PARKING FOR 8 FLATS	331	41.38
45 TO 60 SQ.MT.	ONE PARKING FOR 4 FLATS	NIL	
60 TO 90 SQ.MT.	ONE PARKING FOR 2 FLATS		
90 SQ.MT. & MORE	ONE PARKING FOR EACH FLATS	NIL	
TOTAL FOR RESIDENTIAL			331 41.38
25% FOR VISITORS			10.34
TOTAL PARKING REQUIRED			51.72 52
TOTAL PARKING PROPOSED			84

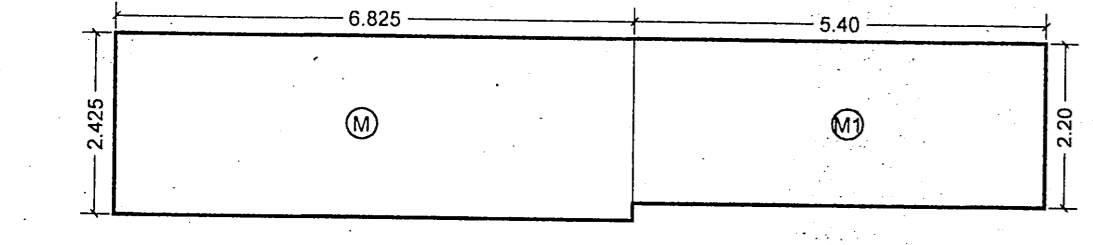
Note: Total Parking Proposed 84 nos. are Considering Fungible Compensatory FSI.



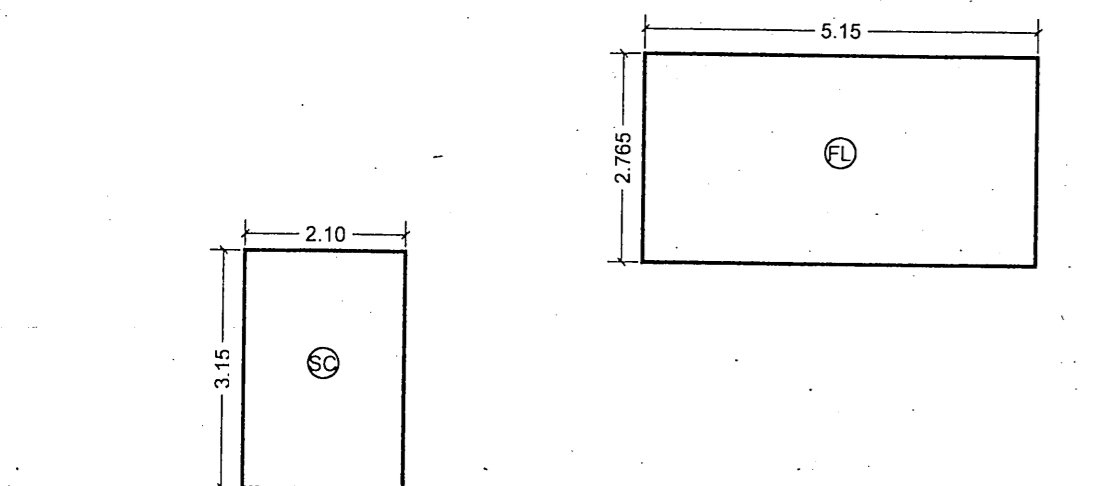
LAYOUT PLAN
SCALE :- 1:500



PLOT AREA DIA.
SCALE :- 1:500



Line Diagram at Meter Room
SCALE 1:-100 SALE BLDG NO 2 (WING 'B' & 'C')



Line Diagram at School Toilet & Flour Mill
SCALE 1:-100 SALE BLDG NO 2 (WING 'B' & 'C')

BUILT-UP AREA STATEMENT (SALE BLDG. NO.2 WING 'B')

FLOOR	B.U.A.	STAIR LIFT AREA	TOTAL UNIT
STILT FLOOR	---	---	---
1ST FLR.	156.05	88.47	6
2nd FLR.	290.09	88.47	11
3rd FLR.	285.02	88.47	11
4th FLR.	285.02	88.47	11
5th FLR.	285.02	88.47	11
6th FLR.	285.02	88.47	11
7th FLR. (REFUGE)	207.07	88.47	8
8th FLR.	285.02	88.47	11
9th FLR.	285.02	88.47	11
10th FLR.	285.02	88.47	11
11th FLR.	285.02	88.47	11
12th FLR.	285.02	88.47	11
13th FLR.	285.02	88.47	11
14th FLR. (REFUGE)	207.07	88.47	8
15th FLR.	285.02	88.47	11
16th FLR.	285.02	88.47	11
17th FLR.	285.02	88.47	11
18th FLR.	285.02	88.47	11
19th FLR.	285.02	88.47	11
20th FLR.	285.02	88.47	11
21st FLR. (REFUGE)	264.41	88.47	10
22nd FLR.	285.02	88.47	11
TOTAL PROPOSED AREA	5970.03	1946.34	230

BUILT-UP AREA STATEMENT (SALE BLDG. NO.2 WING 'A')

FLOOR	B.U.A.	STAIR LIFT AREA	TOTAL UNIT
STILT FLOOR	---	---	---
1ST FLR.	115.84	89.11	4
2nd FLR.	245.55	88.47	9
3rd FLR.	244.36	88.47	9
4th FLR.	244.36	88.47	9
5th FLR.	244.36	88.47	9
6th FLR.	285.02	88.47	11
7th FLR. (REFUGE)	210.75	88.47	9
8th FLR.	285.02	88.47	11
9th FLR.	285.02	88.47	11
10th FLR.	285.02	88.47	11
11th FLR.	231.46	88.47	9
EXCESS REFUGE	25.26	---	---
TOTAL PROPOSED AREA	2702.02	973.81	101

BUILT-UP AREA STATEMENT (SALE BLDG. NO.2) TABLE NO. A3

BUILDING NO.2	WING	B.U.A.	FUNGIBLE AREA	STAIR LIFT AREA	TOTAL UNIT
WING 'A'	WING 'A'	2702.02	---	---	101
WING 'B'	WING 'B'	5970.03	---	---	229
WING 'D'	WING 'D'	17.98	---	---	10
SLE SHOP AT REHAB BLDG. NO.1		41.62	---	---	---
TOTAL AREA		8731.65	---	2920.15	330
TOTAL B.U.A. AREA		8731.65	---	---	---
Permissible B.u.a.		8741.44	---	---	---

REHAB AREA SUMMARY TABLE NO. A2

BLDG.	BLDG. 1	WING 'D'	TOTAL
REHAB FSI	6291.68	14.25	6305.93
REHAB COMPONENT	8805.44	395.14	9201.58
PERMISSIBLE SALE B.U.A.	8805.44	395.14	9201.58

METER ROOM AT GROUND FLOOR :-

M	6.825	x	2.425	x	1.00	=	16.56	Sq.mts.	
M1	5.400	x	2.200	x	1.00	=	11.88	Sq.mts.	
							TOTAL	28.44	Sq.mts.
							TOTAL WING 'A' & 'B'	56.88	Sq.mts.

FLOUR MILL (CHAKI) AT GROUND FLOOR :-

FL	5.15	x	2.765	x	1.00	=	14.25	Sq.mts.	
							TOTAL	14.25	Sq.mts.

SCHOOL AREA AT GROUND FLOOR :-

SC	2.10	x	3.15	x	1.00	=	6.62	Sq.mts.	
							TOTAL	6.62	Sq.mts.

REHAB SHOP ANNEXTURE AREA STATEMENT

SHOP NO.	ANNEXTURE NO.	CARPET AREA AS PER ANNEXTURE	PROPOSED CARPET AREA	EXCESS CARPET AREA
1	1	12.22	12.22	0.00

PROFORMA 'A' AREA IN SQ.MTS.

A	AREA STATEMENT	TOTAL
1	AREA OF PLOT	4072.00
a	Area of reservation in plot	---
b	Area of road set back	210.72
c	Area of D.P. road	---
(A) FOR RESERVATION / ROAD AREA		210.72
(a) Road set-back area to be handed over (100%) (Regulation No.16)		---
(b) Proposed D.P. Road to be handed over (100%) (Regulation No. 16)		---
(c) (i) Reservation area (plot) to be handed over (Regulation No. 17)		---
(ii) Reservation area to be handed over as per AR (Regulation No. 17)		---
(B) FOR AMENITY AREA		---
a	Area of amenity plot (plots) to be handed over as per DCR 14(A)	---
b	Area of amenity plot (plots) to be handed over as per DCR 14(B)	---
c	Area of amenity plot (plots) to be handed over as per DCR 35(Shayana)	---
(C) DEDUCTION FOR EXISTING BUILT UP AREA TO BE RETAINED (IF ANY) / Land Component of Existing B.U.A. / Existing B.U.A. as per regulation order		---
3	TOTAL DEDUCTION: [(a) + (b) + (c)] as and when applicable	210.72
4	BALANCE AREA OF PLOT (1 minus 3)	3861.28
5	PLOT AREA UNDER DEVELOPMENT after areas to be handed over to MCGM / Appropriate Authority as per Sr. No. 4 above	3861.28
6	Zonal FSI (B) OR (C) OR 1.50 OR 1.20	3.00
7	Permissible built up area as per Zonal (Basic) FSI (Bx6) (in case of nil land permissible built up area keep in abeyance)	11583.84
8	Built up area equal to area of land handed over as per regulation 30(A)	---
9	Built up area in lieu of cost of construction of built up amenity to be handed over (within the limit of permissible built up area on remaining plot)	---
10	Built up area due to "additional FSI" on payment of premium "as per table No.12 of Regulation no. 30(A) and 32 on remaining / balance plot.	---
11	Built up area due to admissible TDR as per Table No. 12 of regulation no. 30(A) and 32 on remaining / balance plot.	---
12	Permissible built up area (as the case may be with / without built up area as per 2 (c))	11583.84
13	Proposed Built up area for Rehab Building no.1 Composite Building (6291.68 + 41.62)	6333.30
14	Proposed Built up area for Sale Building no.2 - Rehab Shop Area (8805.03 + 14.25)	8794.28
15	Total Proposed Built up area for Sale/Rehab (13+14)	15127.58
16	TDR generated if any as per regulation no. 30(A) and 32	---
17	Fungible Compensatory area as per regulation no.31(i)	---
a	Permissible Fungible Compensatory area for rehab component	2207.08
b	Fungible Compensatory area available for rehab component	163.52
b	Permissible Fungible Compensatory area by charging premium	---
b	Fungible Compensatory area availed on payment of premium	---
18	Total built up area proposed including fungible compensatory area (17+18(a)+(b)+(c))	15221.10
19	FSI Consumed on Net Plot (13+18)	3.89
Other Requirements:		
(A) Reservation / Designation		---
a	Name of reservation	---
b	Area of reservation affecting the plot	---
c	Area of reservation land to be handed / handed over as per regulation no.17	---
d	Built up area of amenity to be handed over as per regulation no.17	---
e	Area / Built up area of Designation	---
(B) Plot area / Built up Amenity to be Handed Over as Regulation No.		---
i	14(A)	---
ii	14(B)	---
iii	15	---
(C) Requirement of Recreational Open Space in Layout / Plot as per Regulation No.27		---
(D) Tenement / Staircase		---
i	Proposed built up area (13 above)	---
ii	Less Deduction of non-residential area (shop etc.)	---
iii	Area Available for tenements (ii) minus (i)	---
iv	Tenements permissible (Density of tenements / hectare)	---
v	Total number of Tenements proposed on the site	---
(E) Parking Statement		
PARKING REQUIRED BY REGULATION FOR :-		
Car	Motor cycle	---
Outsiders (Visitors)	---	---
III. COVERED GARAGES PROPOSED		
Car	Motor cycle	---
Outsiders (Visitors)	---	---
IV. TOTAL PARKING PROVIDED		
D. TRANSPORT VEHICLES PARKING		
i	SPECIALS FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	---
ii	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	---

PROFORMA 'B' CONTENT OF SHEET

STILT FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, BUILT UP AREA SUMMARY, LINE DIAGRAM, PARKING STATEMENT

STAMP OF APPROVAL OF PLANS

STAMP OF DATE OF RECEIPT OF PLANS

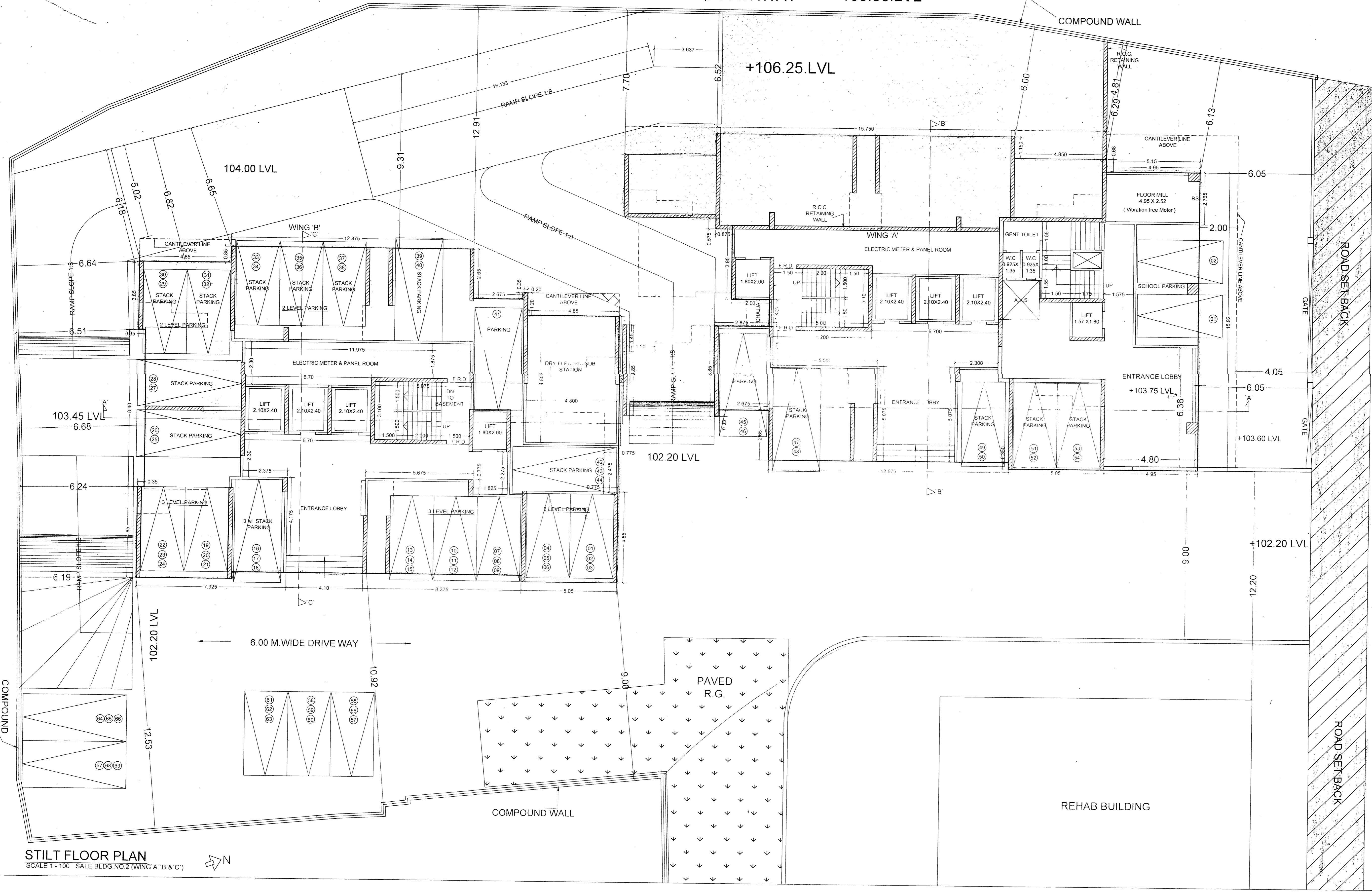
DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SALE BLDG. NO. 02 ON PLOT BEARING C.T.S NO 15 (PT), OF KANLUR VILLAGE, KRANTHI NAGAR BHANDUP(W), MUMBAI 400078

NAME OF OWNER
M/s. NEZ ZONE FISCAL SERVICES PVT LTD.

SIGN. NAME & ADDRESS OF ARCHITECT
MATRIX ARCHITECTS & ENGINEERS, 702 MARATHON MAX, MALLUND GORE GOAN LINK ROAD, MALLUND (W), MUMBAI 400080.

NORTH LINE REMARK JOB NO. - SCALE - as stated
DRG. NO. - DRN BY - Ratique
DATE - CHKD BY - mskarand



STILT FLOOR PLAN
SCALE 1:-100 SALE BLDG NO 2 (WING 'A' 'B' & 'C')