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CONTENTS OF THE SHEET

GROUND FLOOR PLAN, BLOCK PLAN & LOCATION PLAN,SHAPE AREA STATEMENT, BUILT UP AREA STATEMENT, PLOT AREA DIAGRAM & CALCULATION, CAR PARKING AREA STATEMENT.

Approved subject to conditions mentioned in this office Letter No.ES/1371/Planning CellCHEMBUR/NOC

18 OCT 2020

Ex. Engr. (City) Municipal Corporation / Mumbai
Municipal Housing & Area Development Authority

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE CR/06/08/2006 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS ——— 4561.40 ——— SQ.MTS. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP AND T-P RECORDS.

A	PERFORMA A-1	Area in sq.mt. CRZ	Area in sq.mt. NON CRZ
1	Area of Plot	272.69	3625.47
2	Deduction for		
	a) Road Set-back Area	-----	-----
	b) scheme open space	-----	-----
	c) encroachment	-----	-----
	d) % amenity space as per DCR 56/57 (Sub-plot,	-----	-----
3	e) other	-----	-----
4	Balance area of plot (1 - 2)		3625.47
	Deduction for 15% Recreation Ground/ 10% Amenity space (i) deduction for Ind)	-----	-----
5	net area of plot (2b + 3)	-----	3625.47
6	Additions for Floor Space Index	-----	-----
	2(a) 100% for D.P.Road / Set-back	-----	-----
	2(b) 33% as per DCR 30	-----	-----
	2(c) % as per DCR 33 ( )	-----	-----
7	2(d) other	-----	-----
8	Total Area (5 + 6)	-----	3625.47
9 A	Floor Space Index Permissible	-----	0.00
9 B	Existing built up area	-----	-----
10	Permissible Floor Area 10876.41 + Pronata Area (150 x 55.53 sq.mt.) =8884.80		0.00
11	Additional Pronata Area required		0.00
12	Existing Floor Area		-----
13	TOTAL Permissible Built-up area (10+11)		0.00
14	Proposed Built-up Area		0.00
15	PURELY RESIDENTIAL BUILT UP AREA		0.00
16	REMAINING NON - RESIDENTIAL BUILT UP AREA		0.00
17	Total Proposed Built-up Area (13 + 16)		0.00
18	FSI CONSUMED ON NET HOLDING = 17/A		0.00

C	DETAILS OF FSI AVAILED AS PER DCPR 2034, 31(3)	
1	FUNGIBLE BUILT UP AREA COMPONANT PROPOSED VIDE DCPR 2034, 31(3) FOR PURLY RESIDENTIAL = OR < (20102.24 X 0.35 = 7035.78)	0.00
2	FUNGIBLE BUILT UP AREA COMPONANT PROPOSED VIDE DCPR 2034, 31(3) FOR NON - RESIDENTIAL = OR < (477.64 X 0.35 = 167.18)	0.00
3	TOTAL FUNGIBLE BUILT UP AREA COMPONANT PROPOSED VIDE DCPR 2034, 31(3) = C1 + C2	0.00
4	TOTAL GROSS BUIT UP AREA PROPOSED = (12 + C3)	0.00

D	TENAMENT STATEMENT	
(i)	PROPOSED AREA (ITEM A, 12 ABOVE) OR C.A.	0.00
(ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC)	0.00
(iii)	AREA AVAILABLE FOR TENEMENT	0.00
(iv)	TENEMENT PERMISSIBLE	0.00
(v)	TENEMENT PROPOSED	0.00
(vi)	TENEMENT EXISTING	0.00
	TOTAL TENEMENT ON THE PLOT	0.00

E	PARKING STATEMNT		
(i)	PARKGIN REQUIRED BY REGULATION		0.00
	CAR		0.00
	SCOOTER		-----
	OUTSIDERS		-----
(ii)	COVER GARAGES PERMISSIBLE		-----
	CAR		-----
	SCOOTER		-----
	OUTSIDERS		-----

F	TRANSPORT VEHICLES PARKING	
(i)	SPACE FOR TRANSPORT VEHICLE PARKING REQUIRED BY REGULATION	-----
(ii)	TOAL NO. OF TRANSPORT VEHICLE PARKING SPACES PROVIDED	-----

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BLDG. NO 156, 161,162 & 163 ON PLOT BEARING C.T.S NO.356(PT.) AT KANAMWAR NAGAR, VIKROLE(E), MUMBAI.

NAME OF OWNER

M/S. V L Savli Developers LLP

For VL SAVLI DEVELOPERS LLP

Partner

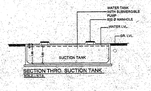
SIGNATURE NAME & ADDRESS OF L.S.

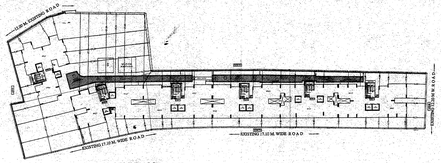
ELLORA

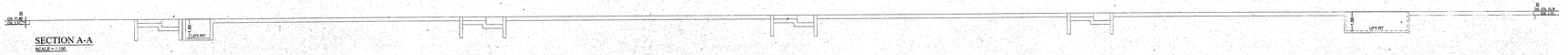
PROJECT CONSULTANTS PVT.LTD.
317-321, NINAD CHS, LTD. BLDG. NO.1
KHER NAGAR SERVICE ROAD,
BORIVA (E), MUMBAI 400 051
TEL. : 02225474144/25474177

DSN. BY	SONAL
DRAWN	BHAGYASHRI
SCALE	As Noted
DATE	
JOB NO.	

N

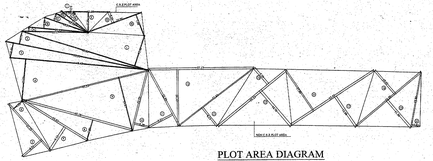


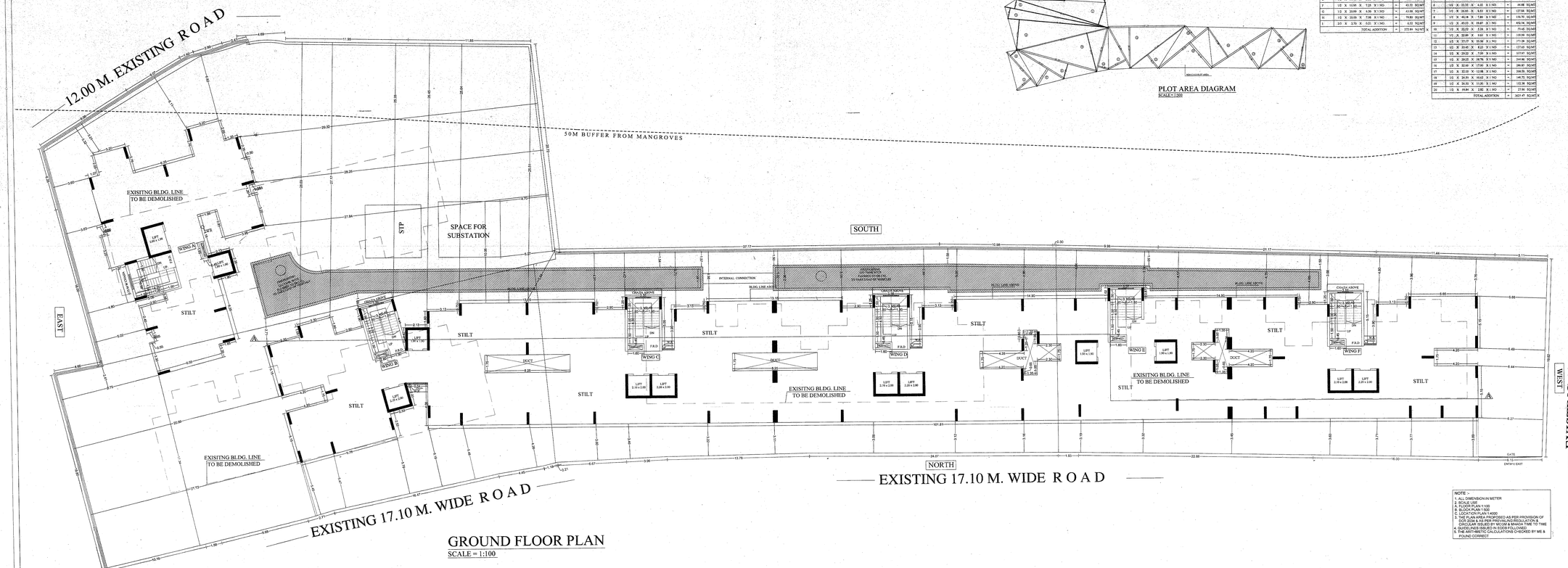




C.R.Z PLOT AREA CALCULATION				
A	20.3	X 10.01	X 1 NO.	= 203.20 SQ.MT.
B	9.5	X 33.55	X 3.89 X 2 NO.	= 413.80 SQ.MT.
C	9.5	X 16.31	X 2.41 X 2 NO.	= 311.44 SQ.MT.
D	3.5	X 13.31	X 1.75 X 2 NO.	= 81.40 SQ.MT.
E	9.5	X 11.45	X 2.39 X 1 NO.	= 129.21 SQ.MT.
F	9.5	X 13.55	X 7.25 X 1 NO.	= 93.33 SQ.MT.
G	9.5	X 20.99	X 6.56 X 3 NO.	= 413.66 SQ.MT.
H	9.5	X 33.55	X 7.95 X 1 NO.	= 74.80 SQ.MT.
I	3.5	X 3.75	X 0.5 X 1 NO.	= 6.56 SQ.MT.
	TOTAL ADDITION			= 372.84 SQ.MT.

NON C.R.Z PLOT AREA CALCULATION				
1	3.5	X 40.65	X 11.45 X 1 NO.	= 264.48 SQ.MT.
2	3.5	X 33.53	X 4.71 X 1 NO.	= 110.76 SQ.MT.
3	3.5	X 33.55	X 2.66 X 1 NO.	= 143.61 SQ.MT.
4	3.5	X 40.41	X 7.55 X 1 NO.	= 344.29 SQ.MT.
5	3.5	X 33.53	X 8.81 X 1 NO.	= 99.48 SQ.MT.
6	3.5	X 33.53	X 4.55 X 1 NO.	= 44.86 SQ.MT.
7	3.5	X 33.53	X 9.55 X 3 NO.	= 137.94 SQ.MT.
8	3.5	X 40.24	X 7.80 X 1 NO.	= 116.79 SQ.MT.
9	3.5	X 43.21	X 3.67 X 1 NO.	= 413.74 SQ.MT.
10	3.5	X 33.53	X 2.39 X 1 NO.	= 70.48 SQ.MT.
11	3.5	X 33.89	X 9.60 X 1 NO.	= 108.99 SQ.MT.
12	3.5	X 31.17	X 10.90 X 1 NO.	= 271.99 SQ.MT.
13	3.5	X 33.45	X 4.61 X 1 NO.	= 107.61 SQ.MT.
14	3.5	X 29.22	X 7.59 X 1 NO.	= 107.81 SQ.MT.
15	3.5	X 29.22	X 10.76 X 1 NO.	= 244.96 SQ.MT.
16	3.5	X 32.91	X 17.50 X 1 NO.	= 396.81 SQ.MT.
17	3.5	X 33.53	X 12.95 X 1 NO.	= 396.55 SQ.MT.
18	3.5	X 29.91	X 14.42 X 1 NO.	= 146.75 SQ.MT.
19	3.5	X 30.53	X 13.95 X 1 NO.	= 10.28 SQ.MT.
20	3.5	X 19.84	X 2.82 X 1 NO.	= 21.94 SQ.MT.
	TOTAL ADDITION			= 3631.47 SQ.MT.





NOTE :-
1. ALL DIMENSION IN METER
2. SCALE USE
A. FLOOR PLAN 1:100
B. BLOCK PLAN 1:500
C. LOCATION PLAN 1:4000
3. THE PLAN AREA PROPOSED AS PER PROVISION OF DCR 1991 & DCPR 2034 SUBJECT TO CONDITION OF CHECKLIST ISSUED BY MCGM & WHICH TIME TO TIME
4. GUIDELINES ISSUED IN ECO'S FOLLOWED
5. THE ARITHMETIC CALCULATIONS CHECKED BY ME & FOUND CORRECT

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