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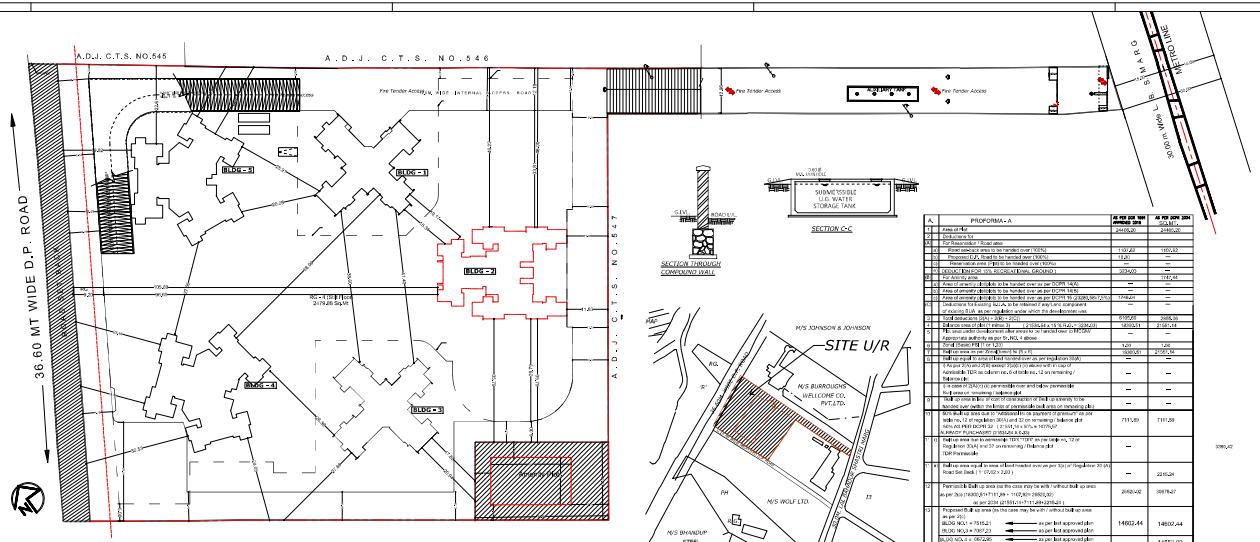
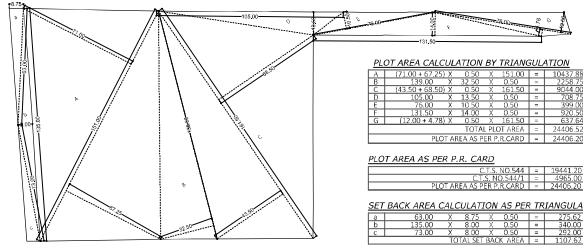


BLOCK PLAN
SCALE - 1:500



PLOT AREA CALCULATION
SCALE - 1:1000

DP SHEET NO. E/6

LOCATION PLAN
SCALE - 1:4000

PLOT AREA CALCULATION BY TRIANGULATION

A	171.00 + 67.00	X	0.50	X	15.100	= 1016.37 Sq.Mt.
B	139.00	X	32.50	X	0.50	= 2258.75 Sq.Mt.
C	(43.50 + 68.50)	X	0.50	X	161.50	= 9034.00 Sq.Mt.
D	100.00	X	13.50	X	0.50	= 708.75 Sq.Mt.
E	75.00	X	10.50	X	0.50	= 393.00 Sq.Mt.
F	131.50	X	14.00	X	0.50	= 920.50 Sq.Mt.
G	(12.00 + 4.78)	X	0.50	X	161.50	= 637.64 Sq.Mt.
			TOTAL PLOT AREA			= 24406.52 Sq.Mt.
			PLOT AREA AS PER P.R.CARD			= 24406.20 Sq.Mt.

PLOT AREA AS PER P.R. CARD

C.T.S. NO.544	=	19461.70	Sq.Mt.
C.T.S. NO.545/1	=	4965.00	Sq.Mt.
PLOT AREA AS PER P.R.CARD	=	24406.20	Sq.Mt.

SET BACK AREA CALCULATION AS PER TRIANGULATION

a	63.00	X	8.75	X	0.50	= 275.62 Sq.Mt.
b	135.00	X	8.00	X	0.50	= 540.00 Sq.Mt.
c	73.00	X	8.00	X	0.50	= 292.00 Sq.Mt.
			TOTAL SET BACK AREA			= 1107.62 Sq.Mt.

AMENITY OPEN SPACE AREA CALCULATION (1 TO R)
(TO BE HANDED OVER TO M.C.G.M.)

REQD. 23298.58 Sq.Mt. x 2.5%	=	582.46 Sq.Mt.
REQD. 23298.58 Sq.Mt. x 5.0%	=	1164.93 Sq.Mt.
TOTAL AMENITY OPEN SPACE	=	*1747.39* Sq.Mt.

TOTAL AMENITY OPEN SPACE REQUIRED (50% AMENITY OPEN SPACE OF 1747.39)	=	873.70 Sq.Mt.
TOTAL AMENITY OPEN SPACE PLOT PROPOSED	=	*873.95* Sq.Mt.
38.50 x 22.70		

BUILTABLE AMENITY GR+3 STRUCTURE (LIBRARY + RE'S OFFICE) TO BE HANDED OVER TO MCGM. 21.23 x 13.72 x 5 FLRS	=	*873.83* Sq.Mt.

A.	PROFORMA - A	AS PER DCPR 1991 APPROVED 2018	AS PER DCPR 2034 SQ.MT.
1	Area of Plot	24406.20	24406.20
2	Deductions for		
(a)	For Reservation / Road area		
(i)	Road widening area to be handed over (100%)	1107.62	1107.62
(ii)	Proposed D.P. Road to be handed over (100%)	11.20	—
(iii)	Reservation area (Plot) to be handed over (100%)	—	—
(b)	DEDUCTION OF G.C. RECREATIONAL GROUND ()	2035.00	—
(c)	For Amenity area	—	1747.39
(i)	Area of amenity (Buildable) to be handed over as per DCPR 14(4)	—	—
(ii)	Area of amenity (Buildable) to be handed over as per DCPR 14(5)	—	—
(iii)	Area of amenity (Buildable) to be handed over as per DCPR 14 (2)(B)(ii)(a)	1746.64	—
(d)	Deductions for Existing Nullah/R.G. for Widening/Any Spec.Component	—	—
(e)	Existing D.P.R.R. as per regulation under which the deductions are taken	—	—
3	Total deductions (2(a) + 2(b) + 2(c))	3153.82	2855.19
4	Net area after deductions (1 - 3)	21252.38	21550.81
5	FSI area under development after areas to be handed over (1.49258)	18855.51	21551.18
	Appropriate authority as per Sr.NO.4 above	—	—
6	Gross Users (1A) (1 or 1.33)	1.33	1.33
7	Built-up area as per (Users) shown by (5 x 6)	18855.51	21551.18
8	Built-up equal to area of Road handed over as per regulation (5(A))	—	—
	i As per 30(A) and 33(5) amended 2034 (1.33 above with 0.1 users of Admissible 1.33 for cultural use, as it is in no. 12 as remaining / Balance plot	—	—
	ii a users of 2(A)(2) (ii) permissible over and above permissible	—	—
	iii Special area for remaining / balance plot	—	—
9	Built up area in lieu of cost of construction of Built up amenity to be handed over (within the limits of permissible built area on remaining plot)	—	—
10	With Built up area due to Additional FSI as payment (premium) as per table no. 12 of regulation 30(A) and 33 on remaining / balance plot (60% AS PER DCPR 33 (7.5) (A) x 67% = 40.19%) (LAND PURCHASED / DEVELOP A FULL)	7111.69	7111.69
11	Built up area due to admissible TDR/FSI on payable eg. 12 of Reg.Amen 30(A) and 33 on remaining / Balance plot TDR Permissible	—	—
11 a	Built up area equal to area of land handed over as per 3(a) of Regulation 30 (A) Road Set Back (1.49258 x 2.00)	—	2215.24
12	Permissible built up area for this user may be with / without built up area as per 3(a) (18855.51+7111.69 + 1107.62= 27074.82) as per 2034 (21551.18+7111.69+2215.24)	27074.82	30877.67
13	Proposed Built up area (in this case may be with / without built up area as per 30)		
	BLDG NO.1 = 7515.21 as per last approved plan	14602.44	14602.44
	BLDG NO.2 = 7087.23 as per last approved plan		
	BLDG NO.3,4 = 7810.00 as per last approved plan	—	14553.00
	BLDG NO.5 = 7810.14 as per last approved plan		
	BLDG NO.6 = 0.00 U/R	—	0.00
	TOTAL UP AMENITY AREA	873.95	
13 a	REMAINING NON RESIDENTIAL BUILT UP AREA		
	Proposed Built up area (13 x 13A)	15686.20	29195.53
	TDR generated if any as per regulation no 30(A)	—	—
14	Permissible fungible compensatory area for rehab component without charging premium	—	—
	Fungible Compensatory area available for rehab component without charging premium	—	—
15	Permissible fungible compensatory area by charging premium	—	—
	Fungible compensatory area available on payment of premium	—	—
16	Total Built up area proposed including fungible compensatory area	15402.20	29195.53
17	Net Consumption on Plot (16 / Net)	0.65	1.19
18	Other regulations	—	—
19	Reservation / Designation	—	—
20	Name of Reservation	—	—
21	Area of Reservation affecting the plot	—	—
22	Area of Reservation / land to be handed over as per Regulation No.17	—	—
23	Net Built up area of Amenity to be handed over as per Regulation No.?	—	—
24	Other Built up areas if / Description	—	—
25	Any Other / Built up Amenity to be handed over as per regulation No.	—	—
26	FSI (1+2+3)	—	—
27	FSI (4)	—	—
28	FSI (5)	—	—
	Requirement of Recreational Open space in (Layout / PR) as per Reg.Amen No. 27	—	—
29	Equivalent regulation	—	—
30	Proposed B.U.A. as per (17 above)	15402.20	29195.53
31	Less deduction on Non Residential area (area wise)	—	—
32	Area available for tenements (24-31)	15402.20	29195.53
33	Tenements permissible (Density of 1000 tenements/hectare)	890.897	1750.00
34	Tenements existing	1	1
35	Tenements proposed	550	—
36	Parking provided		
37	Parking Required by Reg.Below for		
	Car	373	—
	Scooter / Motor Cycle	—	—
	Outdoors (visitors)	—	—
	Covered garage permissible	—	—
	Covered garage proposed	—	—
	Car	—	—
	Scooter / Motor Cycle	—	—
	Outdoors (visitors)	—	—
38	Total parking provided	501 MORE	
39	Transport Vehicles Parking		
	Spaces for transport vehicles parking required, by regulations	—	—
	Total no. of transport vehicles parking spaces provided	—	—

NOTES :-

CERTIFICATE FOR AREA

I HEREBY CERTIFY THAT THE AREA OF THE PLOT SHOWN ABOVE IS AS PER THE RECORD OF R.T.S. REGISTER AND TALLIES WITH THE AREA STATED IN THE TITLE DEEDS AND IS OF THE BOUNDARIES AS SHOWN ON THE PLAN ANNEXED TO THE SAID DEEDS.

THE DOCUMENT OF OWNERSHIP FROM PLANNING BOARDING RECORDS.

SIGNATURE OF ARCHITECT

PROFOMA - B 1 / 4

CONTENTS OF SHEET.

BUILDING NO. 2

1	LOCATION PLAN, BLOCK PLAN
2	PLOT AREA CALCULATION
3	PERFORMA, AREA CALCULATION
4	COMPOUND WALL, UGT SECTION.

STAMP OF APPROVAL PLANS.

Approved subject to the conditions mentioned in this office letter no. P-6112/2020/(C.T.S.No. 544 And Other)/T/337/1/NEW

Hardeepsingh Balwantsingh Sachdev

Digitally signed by Hardeepsingh Balwantsingh Sachdev
Date: 2021.04.12 17:20:56 -05'30'

E.E. (B.P.) E.S.

S.E. (B.P.) T / W

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

STAMP OF DATE OF RECEIPT OF PLANS.

REV.	DESCRIPTION.	DATE.	SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BLDG. NO.1,2,3,4,5 AT PROPERTY BEARING C.T.S. No.544 & 544/1OF VILLAGE-NAHUR,TAL-KURLA,DIST-MUMBAI,M.S.D

NAME OF OWNER

PALLAVI MATKARI

M/S RUNWAL CONSTRUCTION

SIGN.NAME & ADDRESS OF ARCHITECT

MANOJ VALJIBHAI DAISARIA

DAISARIA

NORTH LINE	REMARKS : ZERO FSI PLAN	JOB NO. - 679	SCALE: AS SHOWN
		DRG.NO. 01	DRN.BY : DJ / DP
		DATE : 20.01.2021	CHK.BY : MVD

\\Server\daisaria\02_Projects\679 RUNWAL CONSTRUCTION\0 - 2019\01_CAD\2020.08.27_DA_Non Tower_Runwal Construction_Zero FSI

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