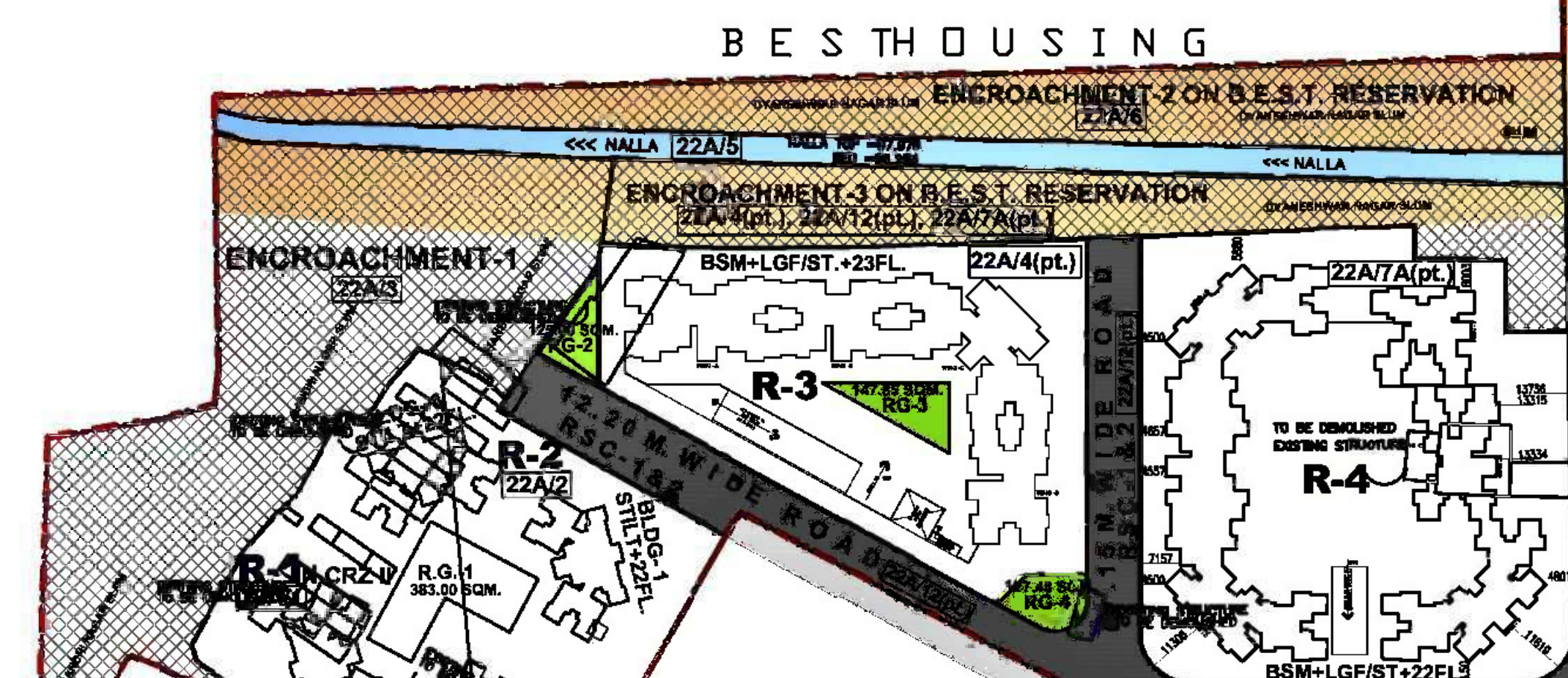


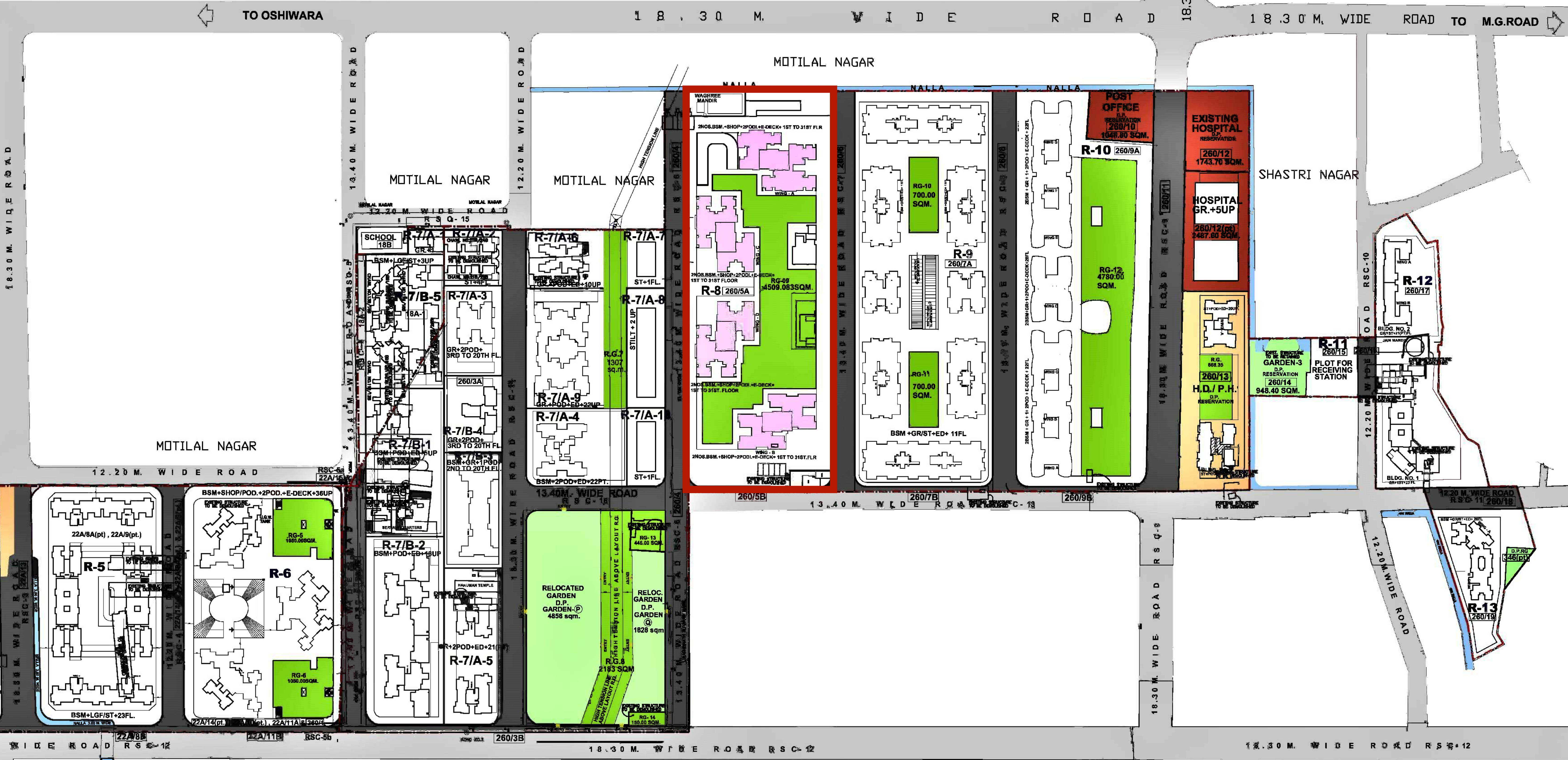
LOCATION PLAN OF SIDDHARTH NAGAR
D.P. Sheet No. - W/30 & W/35
SCALE - 1:4000

APPROVED AREA STATEMENT						PROPOSED AREA						
PLOT NO.	SR.NO.	FILE NO.	I.O.D DATE	AREA IN SQ.M.	FUNGIBLE AREA SQ.M.	AREA IN SQ.M.	FUNGIBLE AREA SQ.M.	FLOORS	NO. OF FLS			
R-2	01	CH/283/SP/MS/2017/FP	16/06/19	2411.01	-	-	-	04+1POD+23P+WING-A UPO 16TH	368			
R-3	02	CH/283/SP/MS/2017/FP	26/04/13	18,358.67	-	-	-	LOKHU GR+1ST TO 22ND FL.	642			
R-4	03	CH/283/SP/MS/2017/FP	05/10/15	29540.91	-	-	-	ST + 7UP	70			
R-5	04	CH/283/SP/MS/2017/FP	15/09/19	4281.32	-	-	-	BASE GR+1ST TO 3RD FLOOR+1ST TO 35TH	812			
R-6	05	CH/283/SP/MS/2017/FP	15/09/19	4281.32	-	-	-	BSM+GR+1POD+ 1ST TO 14TH FL.	106			
R-7-B2	07	CH/283/SP/MS/2017/FP	29/09/14	13394.24	-	-	-	BSM+GR+1POD+ 2ND TO 20TH FL.	185			
R-7-B3	07	CH/283/SP/MS/2017/FP	09/07/14	7890.00	2734.26	-	-	GR+POD+1-3DECK 4TH TO 21ST (P1)	132			
R-7-A5	08	CH/283/SP/MS/2017/FP	/ / 14	786.00	2794.60	-	-	BSM+GR+1POD+ 3RD TO 20TH FL.	200			
R-7-A9	08	CH/283/SP/MS/2017/FP	09/07/14	12760.00	4473.27	-	-	DISING. TEMPLES AND BUNDS = 336.34 BUILDING U/R = 65,470.00	887			
R-8	09	CH/283/SP/MS/2017/FP	26/10/13	-	-	-	-	GR+POD+1-3DECK 4TH TO 21ST (P1)	132			
R-9	10	CH/283/SP/MS/2017/FP	16/06/11	30,888.16	-	-	-	ST + 7UP	70			
R-11	11	CH/283/SP/MS/2017/FP	16/06/19	1260.59	-	-	-	ST + 7UP	70			
R-12	12	CH/283/SP/MS/2017/FP	16/06/19	3600.59	-	-	-	ST + 7UP	70			
R-13	13	CH/283/SP/MS/2017/FP	16/06/19	3600.59	-	-	-	ST + 7UP	70			
R-14	14	CH/283/SP/MS/2017/FP	16/06/19	3600.59	-	-	-	ST + 7UP	70			
R-15	15	CH/283/SP/MS/2017/FP	05/01/13	38,060.33	-	-	-	1 BSM+GR+1POD+ 3RD TO 20TH FL. 2 BSM+GR+1POD+ 3RD TO 20TH FL.	334			
TOTAL				2,37,286.06	28,444.400	65,898.34	22,823.699		3897			
TOTAL (A+B)						3,03,092.40						

AREA STATEMENT



BEST HOUSING



BLOCK PLAN
SCALE- 1:1000

PROPOSED LAYOUT OF SIDDHARTH NAGAR PATRA CHAWL

FORM - I		PLAN AS PER DCR AMENDED AFTER 06.1.2012
A. AREA STATEMENT :		1,93,599.90
1. AREA OF PLOT		-
2. DEDUCTIONS FOR		-
(a) Road Set-Back Area		-
(b) Proposed Road		17,263.30
(c) Any Reservation		-
(d) Hospital (1,743.70 + 2,487.60)		4,231.30 sqmts
(e) Post office		1,046.80 sqmts
(f) Housing for Dis-Housed & P.H.		4,455.80 sqmts
(g) Garden Shop		7,229.40 sqmts
(h) R.G.		2,00.00 sqmts
(i) Drynesswar Nagar Slum as per Annexure - II		11,092.05
TOTAL (a + b + c + d)		28,353.35
3. BALANCE AREA OF PLOT (1 minus 2)		1,65,246.55
4. DEDUCTION FOR RECREATIONAL GROUND		NIL
5. NET AREA OF PLOT (3 minus 4)		1,65,246.55
6. ADDITIONS FOR FLOOR SPACE INDEX		-
(a) 100% D.P. ROAD		-
(b) 100% D.P. ROAD		1,65,246.55
7. TOTAL AREA (5 plus 6)		1,65,246.55
8. FLOOR SPACE INDEX PERMISSIBLE		1,202.50
9. SO FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS		4,09,585.52
10. PERMISSIBLE FLOOR AREA (7 x 8) plus 9 above		3,03,092.40
11. TOTAL PROPOSED AREA (EXISTING TEMPLES & BALUWA = 336.34 SQ.M.) (CHAWL APPROVED BUA=2,37,286.06 + PROP.BUA RB = 68,470.00 SQ.M.)		3,03,092.40
12. FSI CONSIDERED ON NET HOLDING = 11/7		1.83
B. Details of Residential Non-Residential Areas Of 11b		
1. PURELY RESIDENTIAL BUA		63,606.264
2. REMAINING NON-RESIDENTIAL BUA		1,863,736
C. Details of FSI available as per DCR 35 (4)		
1. FLOOR SPACE INDEX PERMISSIBLE FOR PURELY RESID. CHAWL (500/1000)-2282.182		2,226,977
2. FLOOR SPACE INDEX PERMISSIBLE FOR NON-RESIDENTIAL (1863/2800.00)-372.747		372,747
3. TOTAL FLOOR SPACE INDEX PERMISSIBLE = (2282.182 + 372.747)		2,659,724
4. TOTAL GROSS BUILT UP AREA PROPOSED (B1+B2+C3) (85,470.00 + 2,263,474)		2,348,944
D. TENEMENT STATEMENT :		
(i) AREA AVAILABLE FOR TENEMENTS		85,468.261
(ii) TENEMENTS PERMISSIBLE (Density of tenements/hectare)		3664
(iii) TENEMENTS PROPOSED		697
(iv) TENEMENTS EXISTING		-
TOTAL TENEMENTS ON THE PLOT		697
E. AREA STATEMENT :		
(i) PARKING REQUIRED BY REGULATIONS FOR CAR		721
(ii) COVERED GARAGES PERMISSIBLE		-
(iii) COVERED GARAGES PROPOSED		-
(iv) SCOOTER / MOTOR CYCLE		200
(v) SCOOTER / MOTOR CYCLE OUTSIDER (Visitor)		176
TOTAL PARKING PROVIDED		1121
F. AREA STATEMENT :		
(i) SPACES FOR TRANSPORT VEHICLES PARKING REQD. BY REGULATIONS		-
(ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED		-

FORM - II
CERTIFICATE OF AREA :
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE NO. 03/03/05 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED IN SITE AND THE AREA SO WORKED OUT IS 1,93,599.90 SQ.M. (ONE LAKH NINETY THREE THOUSAND FIVE HUNDRED NINETY NINE POINT NINETY SQ.M.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF THE OWNERSHIP / TOWNPLANNING SCHEME RECORDS.

CHANDAN KELEKAR
PRABHAKAR KELEKAR
SIGNATURE OF THE ARCHITECT

STAMP OF DATE OF RECEIPT OF PLANS :
THIS CANCELS APPROVAL OF THE PREVIOUS PLANS SANCTIONED UNDER NOS. CH/283/SP/MS/GOVT.IAP. DATED-15/07/2013

CH/283/SP/MS/GOVT.IAP.
APPROVED SUBJECT TO THE CONDITION MENTIONED IN THE ACCOMPANYING OFFICE LETTER/ORD

STAMP OF APPROVAL OF PLANS:
Girish Dhimas Nikam
EABP(P)

Parag Jagannath Nikam
SEBP(P/S)

NAME AND SIGN. OF OWNER :
Daulat Kashinath Mahajan
MUMBAI HOUSING AND AREA DEVELOPMENT BOARD

CONTENTS OF SHEET :
PROPOSED LAYOUT PLAN

JOB TITLE :
REDEVELOPMENT OF GORGOAN SIDDHARTH NAGAR BAHAKARI HSG. SOC. LTD. BEARING C.T.S NO 18A1, 18A2, 22A1 TO 22A7, A, 22A7, B, 22A8, 22A9, 22A10, 22A11, 22A11A, 22A11B, 22A12 TO 22A15 OF VILLAGE GORGOAN

CHANDAN KELEKAR
Architect
281/2279, Malviya Nagar No. 1, Goregaon (W), Mumbai-400 104.
+91 22 2872 7184 / 7116
sp@space moulders.com
www.space moulders.com

CHANDAN KELEKAR
Pratima Kelekar
Architect
281/2279, Malviya Nagar No. 1, Goregaon (W), Mumbai-400 104.
+91 22 2872 7184 / 7116
sp@space moulders.com
www.space moulders.com

JOB NO: RDP / SNGPC / PR / 06 / 74
DATE: 03.02.2017
SCALE: 1:1000
DRAWING TITLE: RES. BLDG. ON SECTOR - R8