



summary of built-up area having flat bua upto 50 sqm building no. 02 : wing J

Floor	not bua	buo
1st	184.14 sqm	
2nd	184.14 sqm	
3rd	184.14 sqm	
4th	184.14 sqm	
5th	184.14 sqm	
(refuge) 6th	92.54 sqm	
7th	184.14 sqm	
8th	360.16 sqm	
9th	360.16 sqm	
10th	360.16 sqm	
11th	360.16 sqm	
12th	360.16 sqm	
(refuge) 13th	288.85 sqm	
14th	360.16 sqm	
15th	360.16 sqm	
16th	360.16 sqm	
17th	360.16 sqm	
18th	360.16 sqm	
19th	360.16 sqm	
20th	360.16 sqm	
21st	360.16 sqm	
22nd	360.16 sqm	
23rd	360.16 sqm	
24th	360.16 sqm	
25th	360.16 sqm	
26th	360.16 sqm	
(refuge) 27th	288.85 sqm	
28th	360.16 sqm	
29th	360.16 sqm	
30th	360.16 sqm	
31st	360.16 sqm	
32nd	360.16 sqm	
33rd	360.16 sqm	
(refuge) 34th	288.85 sqm	
35th	360.16 sqm	
36th	360.16 sqm	
37th	360.16 sqm	
38th	360.16 sqm	
39th	360.16 sqm	
40th	360.16 sqm	
(refuge) 41st	288.85 sqm	
42nd	360.16 sqm	
43rd	360.16 sqm	
44th	360.16 sqm	
45th	360.16 sqm	
46th	360.16 sqm	
47th	360.16 sqm	
48th	360.16 sqm	
total	15147.03 sqm	

As per Regulation no. 14(B) note(V) :-
 Out of the built up area proposed to be utilized for residential purpose as per zonal basic FSI, min. 20% built up area shall be used for commercial purpose.
 Total basic FSI = 72187.85 sqm
 20% of 72187.85 sqm = 14437.57 sqm
 BUA proposed for commercial purpose in Building no. 02 (Retail) = 5576.98 sqm
 Balanced BUA to be utilized for commercial purpose = 8860.59 sqm
 The same will be proposed in future from balanced BUA of 17604.53 sqm on remaining plot.

As per Regulation no. 14(B) note(II) :-
 (Out of the total floor area proposed to be utilized for residential development, as per basic FSI, 20% of the same shall be built for residential tenancy, each having BUA up to 50sqm.)
 Total basic FSI = 72187.85 sqm
 20% of 72187.85 sqm = 14437.57 sqm
 Prop. BUA for each tenement having BUA up to 50sqm. in Building no. 02 (wing J) = 15147.03 sqm
 total no. of tenements prop. = 336 nos.

parking area statement - Residential (wing G & H)

wing	carpet area	no. of flats	regulation	required parking	required visitors
wing - G	less than 45.00sq.m.	68	1 car / 4 flats	17	
wing - H	>45.00sq.m. & <60.00sq.m.	102	1 car / 1 flat	102	
	>60.00sq.m. & <90.00sq.m.	nil		nil	
	>90.00sq.m.	171	2 cars / 1 flat	342	12
total required car parking				461	12

total parking proposed

gross required car parking	131
max. 30% additional parking permissible as per 3(1)(v)	92
total permissible car parking	193
total car parking proposed	1080
total proposed two-wheeler parking	156

total car parking statement

type	surface	big	small	total	2 whe.
lower basement		208	94	302	04
upper basement		208	84	292	18
ground		38	38	76	07
1st podium		42	38	80	00
2nd podium		44	36	80	33
3rd podium		44	36	80	33
4th podium		44	36	80	33
5th podium		40	52	92	33
total		686	414	1080	156

summary of built-up area

building no.	built-up area	staircase+lift lobby area	total bua
wing - A	21670.44 sqm.	7892.81 sqm.	29563.25 sqm.
wing - B	21670.44 sqm.	7892.81 sqm.	29563.25 sqm.
wing - C	21670.44 sqm.	7892.81 sqm.	29563.25 sqm.
wing - D	22493.88 sqm.	7845.10 sqm.	30338.98 sqm.
wing - E	15422.12 sqm.	6784.36 sqm.	22206.48 sqm.
wing - F	17361.34 sqm.	nil sqm.	17361.34 sqm.
total	120565.97 sqm.	37722.83 sqm.	158288.80 sqm.

summary of fitness center area

building no.	built-up area	permissible 2%	processed fitness center area	total bua
wing - G	8503.94 sqm.	170.08 sqm.	170.08 sqm.	8674.02 sqm.
wing - H	141.38 sqm.	28.28 sqm.	28.28 sqm.	169.66 sqm.
total	8645.32 sqm.	198.36 sqm.	198.36 sqm.	8843.68 sqm.

summary of RG area

R.C. on mother earth	R.G. on top of podium
RG-1	3533.27 sqm.
RG-2	603.32 sqm.
RG-3	35.34 sqm.
total RG area	7871.05 sqm.

R.G REQUIREMENT

Net Plot Area	115684.24 sqm.
Less Plot area to be developed under AR (as per reg. no. 17 Note(7))	15114.58 sqm.
Balanced Plot Area (1-2)	100569.66 sqm.
RG Requirement (3 x 25%)	25142.42 sqm.
total RG area proposed (17486.66+25142.42)	42629.08 sqm.

summary of built-up area having flat bua upto 50 sqm building no. 02 : wing J

Floor	not bua	buo
1st	184.14 sqm	
2nd	184.14 sqm	
3rd	184.14 sqm	
4th	184.14 sqm	
5th	184.14 sqm	
(refuge) 6th	92.54 sqm	
7th	184.14 sqm	
8th	360.16 sqm	
9th	360.16 sqm	
10th	360.16 sqm	
11th	360.16 sqm	
12th	360.16 sqm	
(refuge) 13th	288.85 sqm	
14th	360.16 sqm	
15th	360.16 sqm	
16th	360.16 sqm	
17th	360.16 sqm	
18th	360.16 sqm	
19th	360.16 sqm	
20th	360.16 sqm	
21st	360.16 sqm	
22nd	360.16 sqm	
23rd	360.16 sqm	
24th	360.16 sqm	
25th	360.16 sqm	
26th	360.16 sqm	
(refuge) 27th	288.85 sqm	
28th	360.16 sqm	
29th	360.16 sqm	
30th	360.16 sqm	
31st	360.16 sqm	
32nd	360.16 sqm	
33rd	360.16 sqm	
(refuge) 34th	288.85 sqm	
35th	360.16 sqm	
36th	360.16 sqm	
37th	360.16 sqm	
38th	360.16 sqm	
39th	360.16 sqm	
40th	360.16 sqm	
(refuge) 41st	288.85 sqm	
42nd	360.16 sqm	
43rd	360.16 sqm	
44th	360.16 sqm	
45th	360.16 sqm	
46th	360.16 sqm	
47th	360.16 sqm	
48th	360.16 sqm	
total	15147.03 sqm	

PROFORMA - A (as per memo. DCPR 2034 - zonal line as per DP 2034)

Sr. No.	Description / Particulars	Development as per Regn. No. 30, Table 12 & All Policy			TOTAL Area in sqm.
		'R' Zone	'I' Zone	'R' Zone	
1.	Area of Plot (as per PR Code)				147696.30
	Less Area of Open Lane/Shafts				2263.90
	Balance Area of Plot	52818.52	41478.89	51624.17	145320.58
2.	Development as per Regn. No. 17	15391.06	31826.56		47217.62
3.	Development as per Regn. No. 30				
4.	Development as per Regn. No. 30				
5.	Development as per Regn. No. 30				
6.	Development as per Regn. No. 30				
7.	Development as per Regn. No. 30				
8.	Development as per Regn. No. 30				
9.	Development as per Regn. No. 30				
10.	Development as per Regn. No. 30				
11.	Development as per Regn. No. 30				
12.	Development as per Regn. No. 30				
13.	Development as per Regn. No. 30				
14.	Development as per Regn. No. 30				
15.	Development as per Regn. No. 30				
16.	Development as per Regn. No. 30				
17.	Development as per Regn. No. 30				
18.	Development as per Regn. No. 30				
19.	Development as per Regn. No. 30				
20.	Development as per Regn. No. 30				
21.	Development as per Regn. No. 30				
22.	Development as per Regn. No. 30				
23.	Development as per Regn. No. 30				
24.	Development as per Regn. No. 30				
25.	Development as per Regn. No. 30				
26.	Development as per Regn. No. 30				
27.	Development as per Regn. No. 30				
28.	Development as per Regn. No. 30				
29.	Development as per Regn. No. 30				
30.	Development as per Regn. No. 30				
31.	Development as per Regn. No. 30				
32.	Development as per Regn. No. 30				
33.	Development as per Regn. No. 30				
34.	Development as per Regn. No. 30				
35.	Development as per Regn. No. 30				
36.	Development as per Regn. No. 30				
37.	Development as per Regn. No. 30				
38.	Development as per Regn. No. 30				
39.	Development as per Regn. No. 30				
40.	Development as per Regn. No. 30				
41.	Development as per Regn. No. 30				
42.	Development as per Regn. No. 30				
43.	Development as per Regn. No. 30				
44.	Development as per Regn. No. 30				
45.	Development as per Regn. No. 30				
46.	Development as per Regn. No. 30				
47.	Development as per Regn. No. 30				
48.	Development as per Regn. No. 30				
49.	Development as per Regn. No. 30				
50.	Development as per Regn. No. 30				

PROFORMA - B

CONTENTS OF SHEET

BLOCK & LOCATION PLAN

STAMP OF APPROVAL OF PLANS

Approved subject to conditions mentioned in this office vide letter no. P-8324/2021/1004 and others/S Ward/Kanjur-E/100/1/New Dated

Lotan Sukdeo Ahire

Executive Engineer Bldg. Prop.(E/S)-II

Hemant Shriram Madhavi

Nitin Vasant rao Patil

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

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

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ... AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIED WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P. RECORD.

DESCRIPTION OF PROPOSAL & PROPERTY

Proposed Residential Building no. 03 having wing G & H on property bearing c.t.s. no. 676, 1004, 1005, 1005/1, 1006, 1007(pt), 1007/1to4, 1008, 1008/1, 1009, 1009/1to6, 1010, 1011, 1013, 1014, 1014/1to6, 1017, 1017/1to6, 1018, 1018/1to6 of village Kanjur, at Kanjur East, Mumbai.

NAME OF OWNER

EVIE REAL ESTATE PVT. LTD.

JOB NO.	DATE	DWG NO.	SCALE	DRN BY	CHKD BY
M-01		1:500			

SUNIL AMBRE & ASSOCIATES ARCHITECTS

SUNIL GAJANAN AMBRE

303, MITTAL AVENUE, 3RD FLOOR, 110, MAGNADAS MASTER ROAD, NEAR BSE, FORT, MUMBAI - 400 001.

block plan
scale - 1:1000