

North

EXISTING ROAD WIDE IS AVERAGE 6.25 M. SHIV MANDIR ROAD WITH 9.15 M. R.L.

PARKING LEVEL	SURFACE PARKING		MECHANICAL PIT/STACKED PARKING		MECHANICAL PUZZLE PARKING		TOTAL
	SMALL CAR PAR.	BIG CAR PAR.	SMALL CAR PAR.	BIG CAR PAR.	SMALL CAR PAR.	BIG CAR PAR.	
BASEMENT	19	20	---	---	---	---	39
STILT FLOOR	13	12	---	---	---	---	25
1ST. PODIUM	16	12	---	---	---	---	28
2ND. PODIUM	20	19	---	---	---	---	39
3RD. PODIUM	16	14	---	---	---	---	30
TOTAL	84	77	---	---	---	---	161

Site U/R



LOCATION PLAN
SCALE = 1:4000

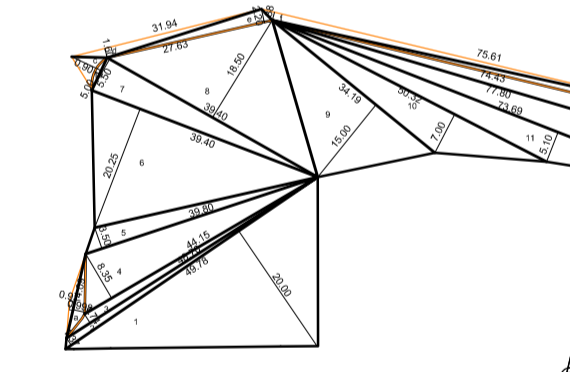
DATE AND STAMP OF APPROVAL OF PLANS	
THE CANCELLED APPROVAL	APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. P-16/07 (2017) (M/E) WARD-BORLA-4
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EXECUTIVE ENGINEER BUILDING PROPOSAL (E.S.)	A.E./P.M.
DESCRIPTION OF PROPOSAL & PROPERTY	
PROPOSED BUILDING ON PLOT BEARING C.T.S. NO.267A,267/1 TO 267/7, OF VILLAGE BORLA, N.G.CHARY MARG, AT BORLA MUMBAI-400 088. (E)	
1. AREA STATEMENT	4000 SQ.M
2. AREA OF PLOT (As per Development Agreement P.O.A & Conveyance Deed)	2903.30
3. AREA OF RESERVATION IN PLOT	---
4. AREA OF ROAD SET BACK	---
5. AREA OF D.P. ROAD	---
6. ENCROACHMENT AREA	22.80
7. DEDUCTION FOR	---
(A) For Reservation/Road Area	---
a. Road set back area to be handed over (100%) Regulation No.16)	195.66
b. Proposed D.P. road to be handed over (100%) Regulation No.16)	---
c. (i) Reservation area to be handed over Regulation No.17)	---
d. Reservation area to be handed over as per DR Regulation No.17)	---
(B) For Amenity area	---
a. area of amenity plots to be handed over as per DCR 14(A)	---
b. area of amenity plots to be handed over as per DCR 14(B)	---
c. area of amenity plots to be handed over as per DCR 35(Abeyance)	---
(C) Deduction for Existing BUA to be retained if any/Land component of Existing BUA/Existing BUA as per Regulation under which the development was allowed.	---
3. Total deduction : (2)+(3)+(4)+(5)+(6)+(7)+(8)+(9)+(10)+(11)+(12)+(13)+(14)+(15)+(16)+(17)+(18)+(19)+(20)+(21)+(22)+(23)+(24)+(25)+(26)+(27)+(28)+(29)+(30)+(31)+(32)+(33)+(34)+(35)+(36)+(37)+(38)+(39)+(40)+(41)+(42)+(43)+(44)+(45)+(46)+(47)+(48)+(49)+(50)+(51)+(52)+(53)+(54)+(55)+(56)+(57)+(58)+(59)+(60)+(61)+(62)+(63)+(64)+(65)+(66)+(67)+(68)+(69)+(70)+(71)+(72)+(73)+(74)+(75)+(76)+(77)+(78)+(79)+(80)+(81)+(82)+(83)+(84)+(85)+(86)+(87)+(88)+(89)+(90)+(91)+(92)+(93)+(94)+(95)+(96)+(97)+(98)+(99)+(100)	218.76
4. Balance area of plot (1 - minus 3)	2684.54
5. (a) Plot area under Development areas to be handed over to MCGM/ Appropriate Authority as per Sr. No. 4 above	---
(b) DEDUCTION FOR RECREATIONAL GROUND/ Deductible) 10%	---
6. Zonal Index FSI (0.50 or 0.75 or 1.33)	ONE
7. Built up Area as per Zonal (Basic) FSI (5' 6)	2684.54
8. Built up equal to area of land handed over as per Regulation No.30(A)	---
(i) As per 2(A) and (B) except 2(A) (c) (ii) above with in cap of "Admissible TDR" as column 6 of Table -12 on remaining/balance plot	---
(ii) in case of 2(A)(ii) permissible over and above permissible BUA on remaining/balance plot	---
(iii) Road set back area to be handed over (200%)	391.92
9. Built up area in lieu of cost of construction of built up amenity to be handed over (within the limit of permissible BUA on remaining/balance plot)	---
10. Built up area due to "Additional FSI on payment of premium" as per Table No. 12 of Regulation No.30(A) on remaining/balance plot	1342.27
11. Built up area due to admissible "TDR" 90% as per Table No.12 Regulation No.30(A) and 32 on remaining/balance plot	---
(a) Incentive F.S.I. AS PER DCPR 337(B) NO OF MEMBERS = 26 X 10 SQ.MTS.	4418.73
(b) Proposed BUA (as the case may be) without BUA as per 2(i)	4366.81
(c) Puny residential built-up area	3981.83
(d) Remaining non residential built-up area	364.98
14. TDR generated if any as per regulation 30(A) and 32	---
15. Fungible Compensatory area as per regulation No. 31(i)	---
(a) Permissible Fungible Compensatory area for Rehab component without charging premium.	---
(b) Fungible Compensatory area available for Rehab component without charging premium.	---
(c) Fungible Compensatory area available on payment of premium.	1528.56
16. Total Built up Area proposed including Fungible Compensatory Area (13 +15(a)+(15b)+(15c))	5895.20
17. FSI consumed on Net plot = (13/4)	1.626
(B) 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) Built up area of Designation	---
(f) Plot area/Built up Amenity to be handed over as per Regulation No.17	---
(i) 14(A)	---
(ii) 14(B)	---
(iii) 15	---
(C) Requirement of Recreational Open Space in layout/plot per Regulation No.27	---
(D) Treatment Statement	---
(i) Proposed Built up area (13 above)	5895.20
(ii) Less deduction of Non residential area (Shop, etc.)	519.73
(iii) Area available for tenement (i) minus (ii)	5375.47
(iv) Tenements permissible (density of tenements/ha)	252.00
(v) Total number of tenements proposed on the plot	75.00
(vi) Tenements for existing tenants	---
(vii) Total tenement on the plot	75.00
(E) Parking Statement	---
(i) Parking required by Regulations for :-	92
Car	---
Scooter/Motor cycle	---
Outsiders (visitors)	---
(i) Covered garage, permissible	---
(ii) Covered garage, proposed	---
Car	---
Scooter/Motor cycle	---
Outsiders (visitors)	---
(ii) Total parking provided	161
(F) Transport Vehicles parking	---
(i) Spaces for transport vehicles parking required by Regulations	---
(ii) Total No. of transport vehicles parking spaces provided	---
CONTENTS OF SHEET	
STILT FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, RECREATIONAL GROUND AREA CALCULATION, F.S.I. STATEMENT, PARKING STATEMENT.	
GENERAL NOTES	
PLOT BOUNDARY SHOWN IN BLACK	
PROPOSED WORK SHOWN IN RED	
EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN YELLOW	
EXTERNAL WALLS ARE 0.15m THK.	
INTERNAL WALLS ARE 0.15m THK.	
SIGN. OF L.S.	
NAME & SIGNATURE OF OWNER	
NAME & SIGN. OF L.S.	
M/S.SHILPADATTA CH.SOCIETY LTD.	
SUNIL R. DEOLE Lic. No. D2446L.S.	
deole bros ENGINEERS & PROJECT MANAGEMENT CONSULTANTS 701,702 'A' WING, JAY-WAJY BUILDING, CINEMA ROAD, GHATKOPAR (W), MUMBAI - 400 086. PHONE: 25148396 / 25149102	
REVISION	
SCALE 1:200	
DATE 08.01.2022	
DRAWN BY SHRIKANT	
SHEET NO. 1/10	
JOB NO. 1531	

Boundary consider for planning

CARPET AREA AS PER RERA WING 'A'		CARPET AREA AS PER RERA WING 'B'	
FLOOR NOS.	FLAT NOS.	FLOOR NOS.	FLAT NOS.
4th	42,24	6th	63,10
5th	42,24	7th	63,10
6th	42,24	8th	66,97
7th	42,24	9th	66,97
8th	42,24	10th	66,97
9th	42,24	11th	66,97
10th	42,24	12th	42,24
11th	42,24		
12th	42,24		
TOTAL FLAT NOS.	68	TOTAL FLAT NOS.	53

T-1 PARKING FOR STATEMENT FOR COMMERCIAL	
FLOOR	BUILT-UP AREA
COMMERCIAL	519.73 SQ. MT.
TOTAL	12.99
FOR VISITORS 10% = 1.33 (MIN. 2.00)	2.00
SAY	15.00 NOS

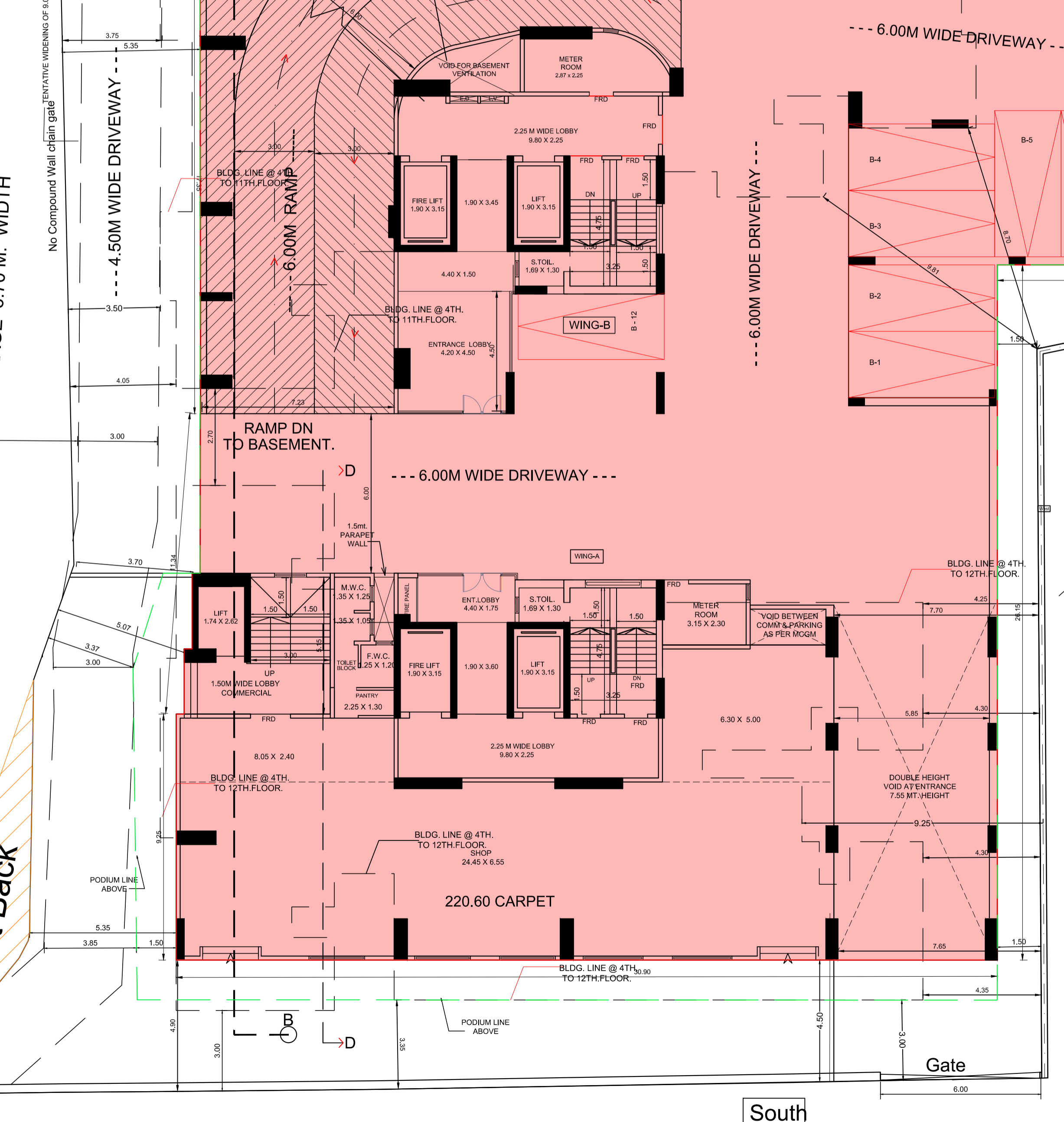
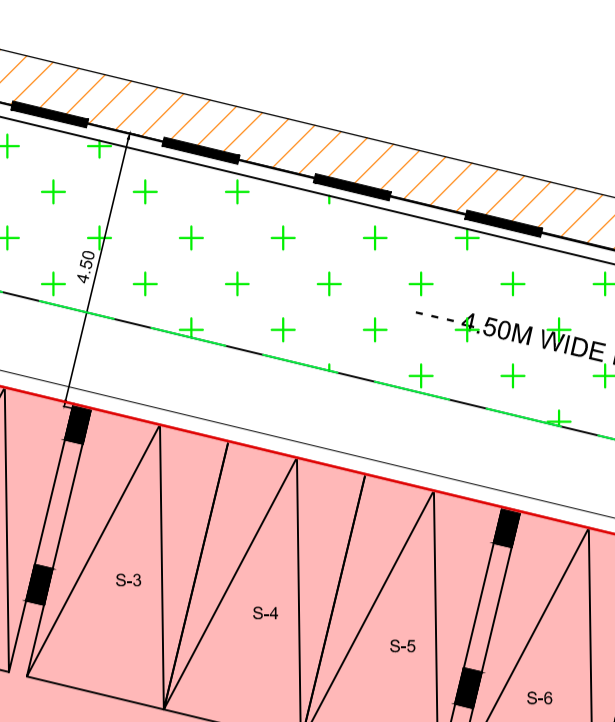
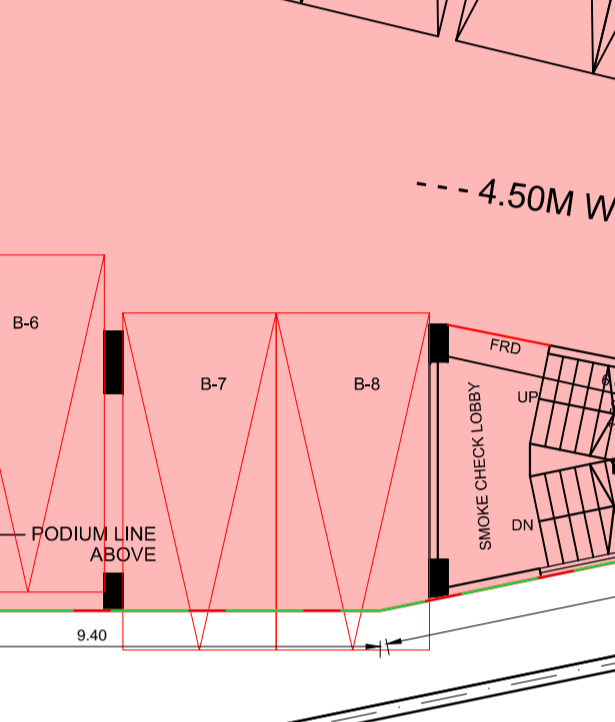
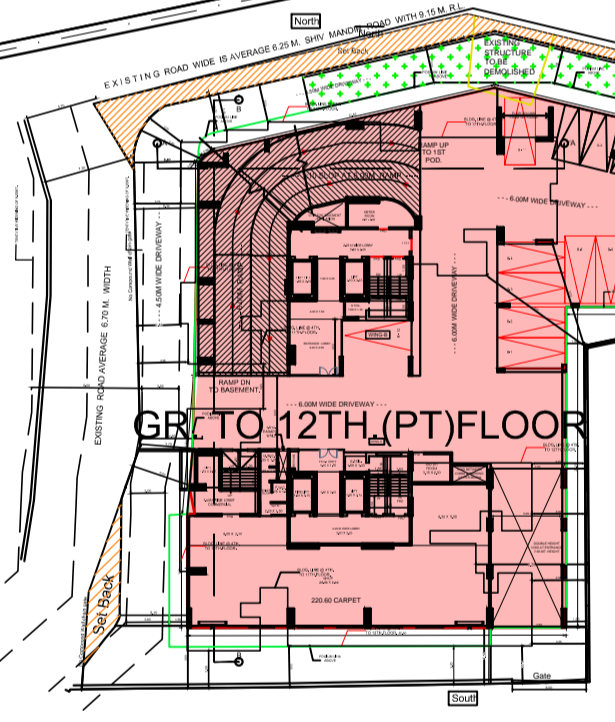
T-2 PARKING FOR STATEMENT FOR RESIDENTIAL	
RERA CARPET AREA STATEMENT FOR PARKING PURPOSE ONLY as per DCPR 2034	
PARKING AS PER RULE	CARPET AREA
below 45m2 REG(36)(21)(a)	SHOWN IN TABLE
45 TO 60 REG(36)(21)(b)	SHOWN IN TABLE
60 TO 90 REG(36)(21)(c)	SHOWN IN TABLE
ABOVE 90 REG(36)(21)(d)	SHOWN IN TABLE
TOTAL	75
10% VISITORS	07.02
TOTAL	77.27
TOTAL TABLE-1 + TABLE-2 = 14.99 + 77.27	92.26
SAY	92.00
TOTAL PARKING PROVIDED	161.00 NOS



SET BACK AREA	SQ.MTS.
a	14.09 x 0.998 x 0.50 = 7.03
b	14.09 x 1.96 x 0.50 = 13.81
c	5.86 x 5.35 x 0.50 = 15.68
d	31.94 x 1.60 x 0.50 = 25.55
e	27.63 x 2.20 x 0.50 = 30.39
f	75.61 x 1.38 x 0.50 = 52.17
g	74.43 x 1.46 x 0.50 = 54.33
TOTAL	198.96
LESS	---
14	5.00 x 0.90 x 2 / 3 = 3.00
TOTAL	195.96

ENCROACHMENT AREA	
1	0.50 X 8.32 X 1.94 = 8.07
2	0.50 X 8.32 X 3.54 = 14.73
TOTAL	22.80

PARKING LEVEL	SURFACE PARKING		MECHANICAL PIT/STACKED PARKING		MECHANICAL PUZZLE PARKING		TOTAL
	SMALL CAR PAR.	BIG CAR PAR.	SMALL CAR PAR.	BIG CAR PAR.	SMALL CAR PAR.	BIG CAR PAR.	
GROUND FLOOR	13	12	---	---	---	---	25



South

EXISTING ROAD AVERAGE 6.70 M. WIDTH

Set Back

West

East

deole bros
ENGINEERS & PROJECT MANAGEMENT CONSULTANTS
701,702 'A' WING, JAY-WAJY BUILDING, CINEMA ROAD, GHATKOPAR (W), MUMBAI - 400 086. PHONE: 25148396 / 25149102