

PLOT AREA CALCULATION

ADDITIONS:

- 55.01 X 18.43 X 0.50 = 506.92 SQ.MT.
- 55.01 X 13.69 X 0.50 = 376.54 SQ.MT.
- 41.98 X 6.32 X 0.50 = 132.66 SQ.MT.
- 41.98 X 10.97 X 0.50 = 230.26 SQ.MT.
- 39.44 X 1.44 X 0.50 = 28.40 SQ.MT.

TOTAL = 1241.53 SQ.MT.

CAR PARKING STATEMENT (PROPOSED POLICY)

CARPET AREA IN SQ. MT.	PARKING REQ. BY RULES	NOS OF TENEMENTS	NOS. OF PARKING REQ.
BELOW 45.00	1 PARKING / 8 TENEMENTS	107.00	13.38
BETWEEN 45.00 TO 60.00	1 PARKING / 4 TENEMENTS	43.00	10.75
BETWEEN 60.00 TO 90.00	1 PARKING / 2 TENEMENTS	0.00	0.00
90.00 TO ABOVE	1 PARKING / 1 TENEMENTS	0.00	0.00
TOTAL		150.00	24.13
ADD 25.00 % VISITOR PARKING			
			6.03
ONE PARKING SPACE FOR 40.00 SQ. MT. OF FLOOR AREA UPTO 800.00 SQ. MT.		355.04	8.88
ONE PARKING SPACE FOR EVERY 37.50 SQ. MT. OF OFFICE SPACE UPTO 1500.00 SQ. MT.		261.92	6.98
TOTAL		616.96	15.86
ADD 10% VISITORS PARKING (COMM.) MINIMUM 2.00			
			2.00
TOTAL REQUIRED PARKING SPACES			46.02
TOTAL PROPOSED PARKING SPACES			66.00

CAR PARKING STATEMENT (RECENT POLICY)

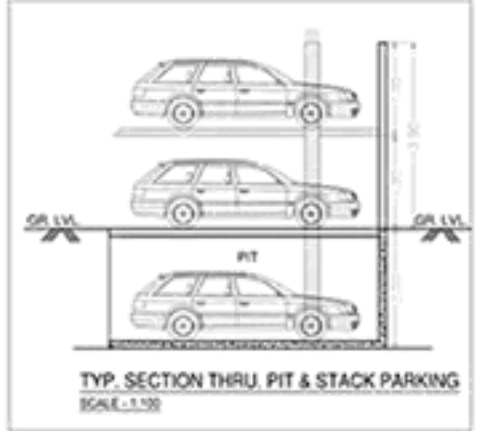
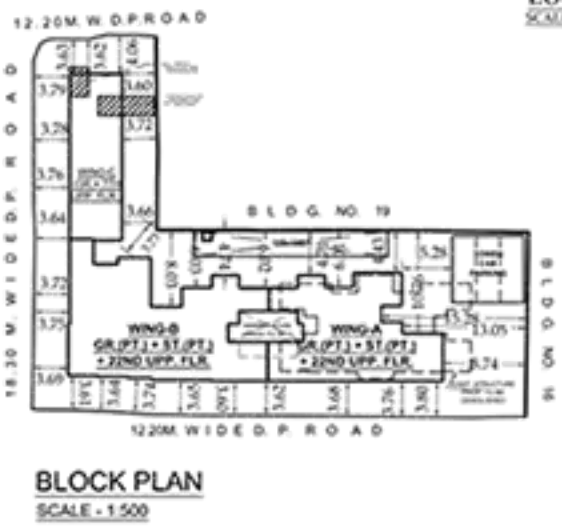
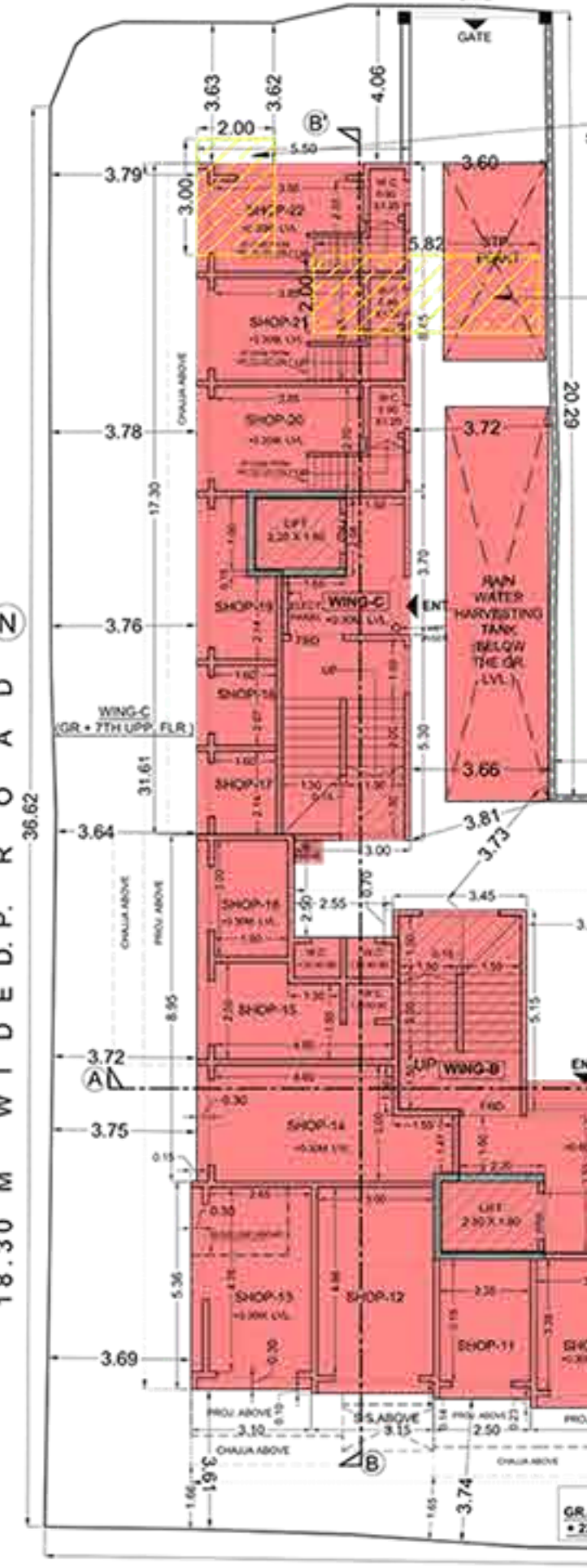
CARPET AREA IN SQ. MT.	PARKING REQ. BY RULES	NOS OF TENEMENTS	NOS. OF PARKING REQ.
BELOW 35.00	1 PARKING / 8 TENEMENTS	42.00	5.25
BETWEEN 35.00 TO 45.00	1 PARKING / 4 TENEMENTS	65.00	16.25
BETWEEN 45.00 TO 70.00	1 PARKING / 2 TENEMENTS	43.00	21.50
70.00 TO ABOVE	1 PARKING / 1 TENEMENTS	0.00	0.00
TOTAL		150.00	43.00
ADD 25.00 % VISITOR PARKING			
			10.75
ONE PARKING SPACE FOR 40.00 SQ. MT. OF FLOOR AREA UPTO 800.00 SQ. MT.		355.04	8.88
ONE PARKING SPACE FOR EVERY 37.50 SQ. MT. OF OFFICE SPACE UPTO 1500.00 SQ. MT.		261.92	6.98
TOTAL		616.96	15.86
ADD 10% VISITORS PARKING (COMM.) MINIMUM 2.00			
			2.00
TOTAL REQUIRED PARKING SPACES			21.61
TOTAL PROPOSED PARKING SPACES			66.00



PARKING PROVIDED IN TOWER (31 X 2) = 62 NOS.
PARKING PROVIDED IN STILT = 06 NOS.

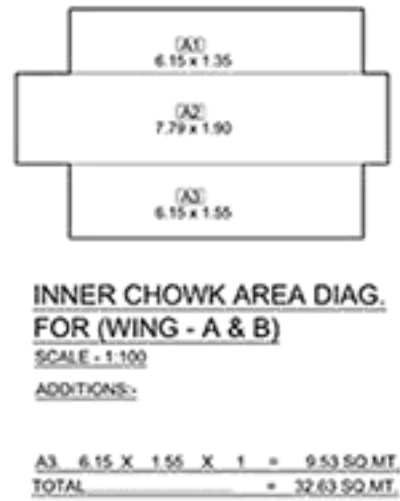
BIG PARKING PROVIDED IN TOWER = 36 NOS.
SMALL PARKING PROVIDED IN TOWER = 26 NOS.
SMALL PARKING PROVIDED IN STILT = 06 NOS.

12.20M. WIDE D.P. ROAD



TENEMENT STATEMENT

FLATS	CARPET AREA	NO. OF FLATS
WING - A		
A1	50.99 SQ.MT.	22 NOS.
A2	34.91 SQ.MT.	20 NOS.
A3	34.87 SQ.MT.	22 NOS.
WING - B		
B1	37.27 SQ.MT.	22 NOS.
B2	36.71 SQ.MT.	22 NOS.
B3	56.02 SQ.MT.	21 NOS.
B4	44.95 SQ.MT.	20 NOS.
B5A	44.72 SQ.MT.	01 NO.
TOTAL		150 NOS.



GROUND FLOOR PLAN (WING - A, B & C)



PROFORMA 'A'

A/	AREA STATEMENT	Blg.No. 18	O.B. 7 & 8	TOTAL
1	Area of plot (MADA Demarcation)	789.67	451.82	1241.53
2	Deduction for:			
a)	Road Setback Area	0.00	0.00	0.00
b)	Proposed Road	0.00	0.00	0.00
c)	Any Reservation	0.00	0.00	0.00
d)	Amenity space as per DCR 565/7 (Sub-plot)	0.00	0.00	0.00
	Total Deductions (a+b+c+d)	0.00	0.00	0.00
3	Balance area of plot (1-2)	789.67	451.82	1241.53
4	Deduction for Recreation Ground (15%)	0.00	0.00	0.000000
5	Net plot area (3 - 4)	789.67	451.82	1241.53
6	Additions for Floor Space Index:			
2(a)	100 % Setback Area	0.00	0.00	0.00
2(b)	100% D.P. Road	0.00	0.00	0.00
7	Total Area (5 + 6)	789.67	451.82	1241.53
8	Floor Space Index permissible	2.50	3.00	
9	a) FSI granted by MADA vide NOC UNO	1974.18	1355.58	3329.76
	b) Additional FSI granted by MADA vide NOC UNO	2662.40	0.00	2662.40
10	Permissible Floor Area (7+8+9)	4636.58	1355.58	5992.16
11	Existing Floor Area	0.00	0.00	0.00
12	Proposed Built Up Area			5992.16
a)	Purely Residential Built Up Area			5485.00
b)	Purely Non-Residential Built Up Area			507.16
13	Total Built Up Area Proposed			5992.16
14	Floor Space Index Consumed (13/3)			4.83
B)	Details of FSI availed as per DCR 35(4)			
1	Funtable Built Up Area component proposed vide DCR 35(4) for purely residential			1919.75
2	Funtable Built Up Area component proposed vide DCR 35(4) for Non-residential			101.43
3	Total Funtable Built Up Area vide DCR 35(4)			2021.18
4	GROSS BUILT UP AREA PERMISSIBLE			8013.34
5	GROSS BUILT UP AREA PROPOSED			8012.82
C)	Tenements Statement			
1	Proposed area (13 + B3)			8012.82
2	Less Non-Residential Area (12b + B2)			606.59
3	Area available for Tenements (1-2)			7404.23
4	Tenements permissible (450 / 1hect)			333.19
5	Tenements proposed			116.00
6	Tenements Existing			32.00
7	Total Tenements on the plot			150.00
D)	Parking Area Statement			
1	Parking Required by Regulations for:			72.00
2	Covered Garages Permissible			---
3	Covered Garages Proposed			---
4	Total Parking Provided			66.00

CONTENTS OF SHEET.

GROUND FLOOR PLAN, BLOCK & LOCATION PLAN, PARKING AREA STATEMENT & PLOT AREA DIAG. & CALC. & SECTION OF COMPOUND WALL, INNER CHOWK AREA DIAGRAM & CALC. & METER ROOM AREA DIAG. & CALC.

CERTIFICATE OF AREA.

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON _____ AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1241.53 SQ. MT. AND TALLIES WITH AREA STATED IN THE DOCUMENTS OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

SIGN OF ARCHITECT.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF AMALGAMATED PLOT NO. O.B. - 7, 8 & BLDG. NO. 18 KNOWN AS "M/s. TAGORE NAGAR NALANDA CO-OP. HSG. SOC. LTD." ON PLOT BEARING C.T.S. NO. 352 (PT) AT VILLAGE HARIYALI, TAGORE NAGAR, VIKHROLI, MUMBAI - 83.

NAME OF OWNER

M/s. TAGORE NAGAR NALANDA CO-OP. HSG. SOC. LTD.

PLAN FOR REFERENCE

NORTH	SCALE	DATE	SIGNATURE	DRAWN BY	CHECKED BY
	1:100	13/09/2017		SUNIL	MILIND
	DRG. NO. >		REVISION		DESCRIPTION

1/5

ARCHITECT - MILIND FULZELE

SPACE DESIGN

Architects, Planners & Interior Designers

OFFICE NO. 1101, 11TH FLOOR, SAIRA PLAZA, PLOT NO. 19 & 20, PALM BEACH ROAD, SECTOR-20D, VASIND, NAVI MUMBAI-400705.

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