PURANDARE PARK_DRG-01_FLOOR PLANS

DETAILS OF FUNGIBLE FSI PREMISSIBLE / PROPOSED FOR EXISTING TENANTS/OCCUPANTS(TABLE - I)

SR. NO.	NAME OF THE OCCUPANT	R / NR	PROPOSED FLAT		DETAILS OF EXISTING CARPET AREA			DETAILS OF PROPOSED CARPET AREA			CARPET AREA CONSIDERED FOR INCENTIVE F.S.I. PURPOSE	CARPET AREA CONSIDERED FOR FUNGIBLE F.S.I. PURPOSE	PERMISSIBLE BUILT UP AREA	PERMISSIBLE FUNGIBLE BUILT UP AREA IN SQ.MT.	FUNGIBLE BUILT UP AREA FOR COMMON AMENITIES	NET PERMISSIBLE FUNGIBLE BUILT UP AREA PROVIDED TO REHAB	TOTAL PERMISSIBLE BUILT UP AREA INCLUDING FUNGIBLE B.U.A.	TOTAL PROPOSED BUILT UP AREA OF REHAB	EXCESS / DEFECIT FUNGIBLE BUILT UP AREA	
			FLAT NO.	FLOOR	EXISTING CARPET AREA	COMMON CARPET AREA	TOTAL CARPET AREA	CARPET AREA	FUNGIBLE AREA FEATURES	TOTAL CARPET AREA PROPOSED (9+10)			(13 X 1.20)	(14 X 0.35 / 14 X 0.20)	AS PER THE STATEMENT	(15 - 16)	(14 + 15)		EXCESS (19 - 18)	DEFECIT (18 - 19)
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
1	Shriniwas Vishwanath Joshi & Sudhir Vishwanath Joshi	R	407	4TH	68.61	4.73	73.35	101.85	0.00	101.85	70.00	73.35	88.02	30.81	0.00	30.81	118.83	112.90	0.00	5.93
2	Ramesh Narhar Wagh	R	505	5TH	38.10	2.63	40.73	57.40	0.00	57.40	40.73	40.73	48.88	17.11	0.00	17.11	65.98	64.46	0.00	1.52
3	Hemant Madhukar Haldavnekar	R	506	5TH	44.72	3.08	47.80	66.87	0.00	66.87	47.80	47.80	57.36	20.08	0.00	20.08	77.44	74.72	0.00	2.72
4	Manoj Anilkumar Shah	R	408	4TH	46.21	2.99	49.20	70.63	0.00	70.63	49.20	49.20	59.04	20.66	0.00	20.66	79.70	78.21	0.00	1.49
5	Paritosh Kailashnath Sabnis	R	207	2ND	59.66	3.86	63.52	86.54	0.00	86.54	63.52	63.52	76.22	26.68	0.00	26.68	102.90	97.60	0.00	5.30
6	Mrs. Nivedita Pankaj Wagle & Pankaj Wagle	R	106	1ST	46.78	3.02	49.80	70.63	0.00	70.63	49.80	49.80	59.76	20.92	0.00	20.92	80.68	78.72	0.00	1.96
7	Ms. Tara Vishnu Tamhane & Narendra Vishnu Tamhane	R	908	9TH	47.01	2.95	49.96	70.63	0.00	70.63	49.96	49.96	59.95	20.98	0.00	20.98	80.94	78.21	0.00	2.73
8	Nitin Nagesh Telang	R	806	8TH	63.92	4.01	67.93	95.70	0.00	95.70	67.93	67.93	81.52	28.53	0.00	28.53	110.05	106.25	0.00	3.80
9	Rajeev Vasant Paralkar	R	705	7TH	46.25	2.90	49.15	67.53	0.00	67.53	49.15	49.15	58.98	20.64	0.00	20.64	79.62	75.43	0.00	4.19
10	Mr. Heramb Chintaman Dhaygude & Mrs. Snehlata Heramb Dhaydude	R	605	6TH&7TH	142.49	9.08	151.57	201.56	0.00	201.56	70.00	151.57	181.88	63.66	0.00	63.66	245.54	(157.74+64.46) 222.20	0.00	23.34
11	1) Bhagwant Shankar Rege 2) Sameer Bhagwant Rege 3) Smita Bhagwant Rege	R	306	3RD	45.61	3.03	48.64	67.53	0.00	67.53	48.64	48.64	58.37	20.43	0.00	20.43	78.80	75.43	0.00	3.37
12	Arvind R. Mysorekar	R	507	5TH	62.02	4.12	66.14	87.45	0.00	87.45	66.14	66.14	79.37	27.78	0.00	27.78	107.15	97.41	0.00	9.74
13	Anuradh Vasant Baljekar	R	206	2ND	46.45	3.09	49.55	67.53	0.00	67.53	49.55	49.55	59.46	20.81	0.00	20.81	80.27	76.33	0.00	3.94
14	Vishwas Vinayak Deshpade & Vinayak Kashinath Deshpande	R	208	2ND	47.07	3.02	50.08	70.63	0.00	70.63	50.08	50.08	60.10	21.03	0.00	21.03	81.13	78.21	0.00	2.92
15	Smt. Suneetra Ganghadhar Limaye	R	706	7TH	61.10	3.92	65.02	86.54	0.00	86.54	65.02	65.02	78.02	27.31	0.00	27.31	105.33	96.70	0.00	8.63
16	1) Sumita Avinash Wakankar 2) Ashish A. Wakankar	R	308	3RD	45.85	2.94	48.79	70.63	0.00	70.63	48.79	48.79	58.55	20.49	0.00	20.49	79.04	78.21	0.00	0.83
17	Anand Mahadeo Ketkar	R	508	5TH	46.97	2.99	49.97	70.63	0.00	70.63	49.97	49.97	59.96	20.99	0.00	20.99	80.95	78.21	0.00	2.74
18	Anilkumar Dhirajlal Shah	R	307	3RD	60.65	3.87	64.52	86.54	0.00	86.54	64.52	64.52	77.42	27.10	0.00	27.10	104.52	96.70	0.00	7.82
19	Smt. Shanti Ganeshan	R	607	6TH	47.55	3.03	50.58	70.63	0.00	70.63	50.58	50.58	60.70	21.24	0.00	21.24	81.94	78.21	0.00	3.73
20	Vivek Ramchandra Nerurkar	R	406	4TH	49.53	3.02	52.56	74.21	0.00	74.21	52.56	52.56	63.07	22.08	0.00	22.08	85.15	82.91	0.00	2.24
21	Pankit Anil Mehta	R	805	8TH	64.94	3.97	68.90	96.50	0.00	96.50	68.90	68.90	82.68	28.94	0.00	28.94	111.62	108.06	0.00	3.56
22	Aruna Anil Acharya	R	606	6TH	49.97	3.05	53.03	70.53	0.00	70.53	53.03	53.03	63.64	22.27	0.00	22.27	85.91	78.51	0.00	7.40
	TOTAL RESIDENTIAL AREA				1231.46	79.30	1310.79	1808.69	0.00	1808.69	1225.87	1310.79	1572.95	550.54	0.00	550.54	2123.49	2013.59	0.00	109.90
23	M.B.R.R.& B. SURPLUS	R	205	2ND	0.00	0.00	0.00	57.40	0.00	184.84	0.00	0.00	206.62	72.32	0.00	72.32	278.94	64.39	206.96	- - - 71.98
			305	3RD				57.40										64.46		
			906	9TH				70.04										78.11		

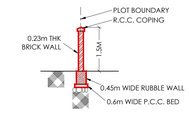
NOTE:
EXCESS M.B.R.R.& B. AREA IS 0.34 SQ.MT.(206.96-206.62 =0.34) COUNTED IN SALE BUA.
HENCE DEFICIT M.B.R.R.& B. IS 71.98 SQ.MT.

TABLE - II - 33(7)

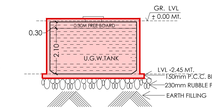
DETAILS OF FUNGIBLE B.U.A FOR REHAB / SALE /M.B.R.R.& B. SURPLUS AND PREMIUM CALCULATIONS

SR.NO.	DECRIPTION	RESIDENTIAL IN SQ.MT.
1	PROPOSED B.U.A. (SR. NO. 14 OF PROFORMA- A)	3575.69
2	PERMISSIBLE FUNGIBLE B.U.A.	550.54
3	TOTAL PERMISSIBLE B.U.A. (1+ 2)	4126.23
4	TOTAL PROPOSED B.U.A. INCLUDING FUNGIBLE F.S.I. (14 + B1 OF PROFORMA- A)	4016.33
5	PERMISSIBLE FUNGIBLE B.U.A. FOR REHAB COMPONENT (COLUMN NO. 15 OF TABLE- I)	550.54
6	FUNGIBLE B.U.A. UTILIZED FOR REHAB. (COLUMN NO. 19-14-20 OF TABLE- I)	440.64
7	DEFICIT AREA (5 -6)	109.90

FILE NO. : CHE/CTY/1585/FN/337		
THIS PLAN IS DIGITALLY SIGNED & ISSUED.		
S.E.B.P.(CITY)	A.E.B.P.(CITY)	E.E.B.P.(CITY)



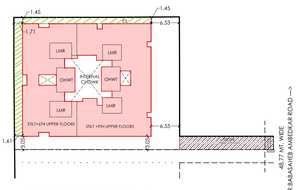
SECTION THROUGH COMPOUND WALL



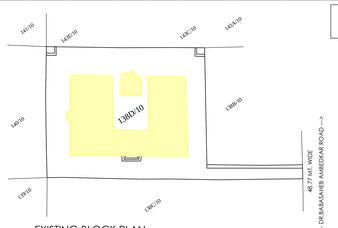
TYPICAL SECTION THROUGH U.G. WATER TANK

LOCATION PLAN (AS PER DP REMARKS)
SCALE- 1:2500

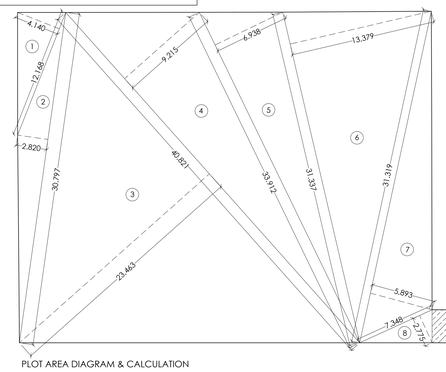
LOCATION PLAN (AS PER SITE CONDITION)
SCALE- 1:2500



PROPOSED BLOCK PLAN
SCALE- 1:500



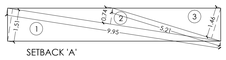
EXISTING BLOCK PLAN
SCALE- 1:500



PLOT AREA DIAGRAM & CALCULATION
SCALE-1:200

PLOT AREA CALCULATION BY TRIANGULATION:

SR.NO.	UNITS	SIZE IN METERS	AREA IN SQ.MT.
ADDITION			
1	0.50	12.168 X 4.140	25.19
2	0.50	30.797 X 2.82	43.43
3	0.50	40.821 X 23.463	478.89
4	0.50	40.821 X 9.215	188.09
5	0.50	33.912 X 6.938	117.64
6	0.50	31.337 X 13.379	209.63
7	0.50	31.319 X 5.893	92.28
8	0.50	7.348 X 2.775	10.20
TOTAL			1165.35
TOTAL PLOT AREA =(SETBACK AREA "A" + SETBACK AREA "B") = 60.02+ 6.09 = 66.11			1231.46
PLOT AREA AS PER PROPERTY CARD = 1221.57 SQ.MTRS.			
PLOT AREA CONSIDERED FOR PROPOSAL = 1221.57 SQ.MTRS.			



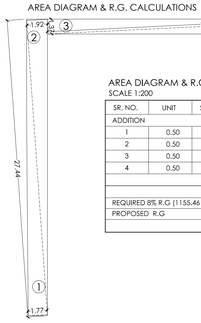
SETBACK 'A'
SCALE 1:200

AREA UNDER SETBACK "A" (MUNICIPAL PASSAGE ROAD) BY TRIANGULATION

SETBACK-"A" (MUNICIPAL PASSAGE ROAD): AREA CALCULATION

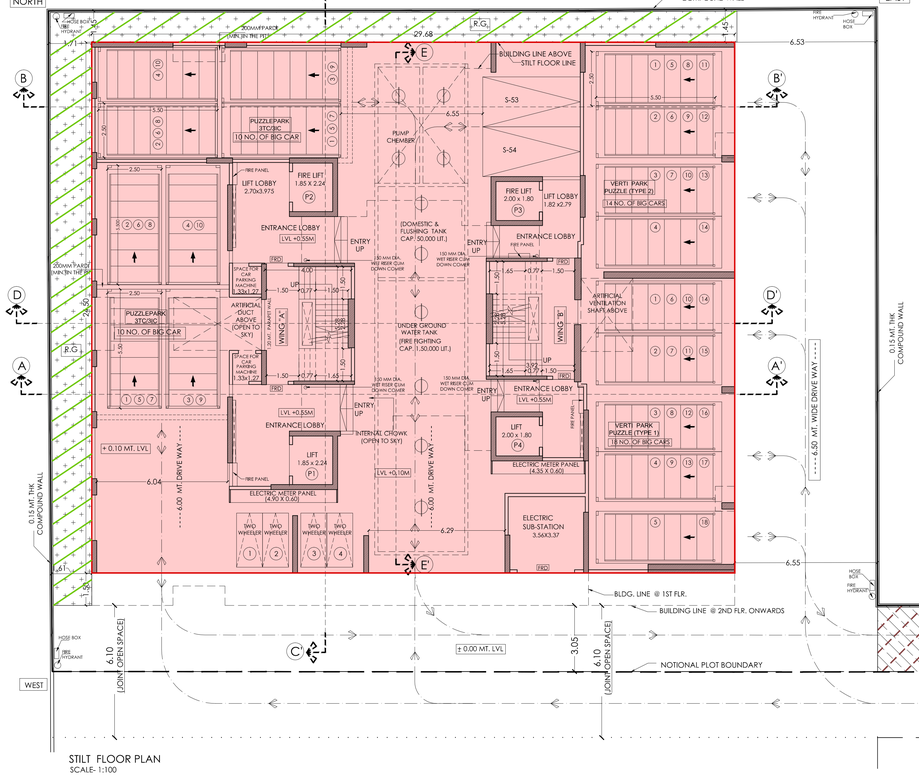
SR.NO.	UNITS	SIZE IN METERS	AREA IN SQ.M.	TOTAL
AREA UNDER SETBACK - 'A'				
ADDITION				
1	0.50	19.908 X 3.014	30.00	
2	0.50	19.908 X 1.489	14.82	
3	0.50	10.417 X 2.917	15.20	
TOTAL AREA				60.02
TOTAL PLOT AREA UNDER SETBACK - 'A'				60.02 SQ.MTRS.

AREA DIAGRAM & R.G. CALCULATIONS



AREA DIAGRAM & R.G. CALCULATIONS
SCALE 1:200

SR. NO.	UNIT	SIZE IN METERS	AREA IN SQM
ADDITION			
1	0.50	27.44 x 1.77	24.28
2	0.50	27.44 x 1.92	26.34
3	0.50	29.81 x 1.37	20.42
4	0.50	29.81 x 1.44	21.46
		TOTAL ADDITION	92.50 SQ.MTRS.
REQUIRED 8% R.G (1155.46 x 8%)			92.44 SQ.MTRS.
PROPOSED R.G			92.50 SQ.MTRS.
		i.e	8.00 %



STILT FLOOR PLAN
SCALE- 1:100

AREA UNDER SETBACK - 'B' BY TRIANGULATION (SETBACK AS PER DDP 2034) FOR PLOT BEARING F.P.NO.157(2)

SETBACK 'B' (SCALE 1:100)

SR.NO.	UNITS	SIZE IN METERS	AREA IN SQ.M.	TOTAL
AREA UNDER SETBACK(as per DDP 2034) F.P.NO.157(2)				
ADDITION				
1	0.5	3.648 x 1.672	3.05	
2	0.5	3.648 x 1.667	3.04	
			TOTAL AREA	6.09
TOTAL PLOT AREA UNDER SETBACK - 'B' AS PER DDP 2034 F.P.NO.157(2)				0.00 SQ.MTRS.

PROFORMA - A

A.	PROFORMA - A	AREA
		IN SQ.M.
1	AREA OF PLOT	1221.57
2	DEDUCTIONS FOR	
	(A) ROAD SET BACK AREA i) 'A' (DR. B. A. ROAD)	6.09
	ii) 'B' (MUNICIPAL PASSAGE ROAD)	60.02
	TOTAL	66.11
	(B) PROPOSED ROAD	-NIL-
	(C) ANY RESERVATION (SUB PLOT____)	-NIL-
	(D) ___% OF AMENITY SPACE AD PER D.C.R 56/57 (SUB-PLOT____)	-NIL-
	OTHER	-NIL-
3	BALANCE AREA OF PLOT (1-2)	1155.46
4	DEDUCTION FOR 15% R.G/10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)	-NIL-
5	NET AREA OF PLOT (3-4)	1155.46
6	ADDITIONS FOR F.S.I.	-NIL-
	(2A) 100% FOR D.P ROAD	-NIL-
	(2B) 100% FOR SET BACK	66.11
7	TOTAL AREA (5+6)	1221.57
8	F.S.I. PERMISSIBLE	3.00
9	F.S.I. CREDIT AVAILABLE BY TRANSFER OF DEVELOPMENT RIGHTS (RESTRICTED TO ____% OF THE BALANCE AREA VIDE ITEM 3 ABOVE) D.R.C NO.____ D.R.C NO.____	-
	ADDITIONS FOR F.S.I	-
	9(b) 33% AS PER D.C.R 32	-
	9(c) ___% AS PER D.C.R 33 ( )	-
	9(d) OTHER	-
10	PERMISSIBLE FLOOR AREA	3664.71
11	EXISTING FLOOR AREA	-
12	PROPOSED BUILT UP AREA	3575.69
13	EXCESS BALCONY AREA TAKEN IN F.S.I	-
14A	PURELY RESIDENTIAL BUILT UP AREA	-
14B	NON-RESIDENTIAL BUILT UP AREA	-
14	TOTAL BUILT UP AREA PROPOSED (11+12+13)	3575.69
15	F.S.I CONSUMED ON NET HOLDING = 14/1	2.93

B	DETAILS OF F.S.I AVAILED AS PER D.C.R 35 (4)	PERMISSIBLE	PROPOSED
1	FUNGIBLE B.U.A. COMPONENT VIDE D.C.R. 35(4) FOR PURELY RESIDENTIAL= OR < (14A x 0.35)	550.54	440.64
2	FUNGIBLE B.U.A. COMPONENT VIDE D.C.R. 35(4) FOR PURELY NON-RESIDENTIAL= OR <(14B x 0.20)	NIL	NIL
3	TOTAL FUNGIBLE B.U.A. VIDE D.C.R. 35(4) = (B.1+B.2)	550.54	440.64
4	TOTAL GROSS B.U.A. PROPOSED (14 + B.3)	4126.23	4016.33
5	DEFICIT FUNGIBLE AREA OF REHAB (REFER TABLE I)	109.90	

C	TENAMENT STATMENT	
1	PROPOSED AREA (ITEM A(12) ABOVE)	
2	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	NIL
3	AREA AVAILABLE FOR TENAMENTS(1-2)	NIL
4	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS PER HACTARE)	
5	TENEMENTS PROPOSED	67
6	TENEMENTS EXISTING	NIL
	TOTAL TENAMENTS ON THE PLOT	

D	PARKING STATMENT	AS PER STATEMENT
1	PARKING REQUIRED BY REGULATIONS FOR	
	(a) CAR	34
	(b) SCOOTER / MOTOR CYCLE	04 (EQUIVALENT TO 1 CAR)
	(c) OUTSIDERS (VISITORS)	09
2	COVERED GARAGES PERMISSIBLE	
3	COVERED GARAGES PROPOSED	
	(a) CAR	
	(b) SCOOTER / MOTOR CYCLE	
	(C) OUTSIDERS (VISITORS)	
4	TOTAL PARKING PROVIDED	55

E	TRANSPORT VEHICLES PARKING	
1	PARKING REQUIRED BY REGULATIONS FOR TRANSPORT VEHICLES	
2	TOTAL PARKING PROVIDED FOR TRANSPORT VEHICLES	

CONTENTS OF SHEET

STILT FLOOR PLAN, PLOT AREA DIAGRAMS & CALCULATIONS,CAR PARKING STATEMENT
EXISTING & PROPOSED BLOCK PLAN, LOCATION PLAN
TABLE I, TABLE II

REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA	NAME & SIGNATURE OF ARCHITECT
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT ARE AS MEASURED ON THE SITE & AREA WORKED OUT IS 1221.57 SQUARE METERS & TALLIES WITH THE AREA STATED IN THE DOCUMENT OF LEASE/ESTATE RECORDS.	(SHRI. P. N. BHOBE) REGD. NO. : CA/80/5997

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF PROPERTY BEARING C.S.NO-138D/10, OF MATUNGA DIVISION PLOT NO.169D OF DADAR MATUNGA ESTATE.SITUATED AT DR.BABASAHEB AMBEDKAR ROAD, DADAR(E)-400014.KNOWN AS "LAXMI NIWAS & SAVITRI NIWAS."

NAME & ADDRESS OF OWNER	NAME & ADDRESS ADDRESS OF LESSE	NAME , ADDRESS & SIGNATURE OF DEVELOPER
M.C.G.M.	DR.SHEKHAR VITHAL PURANDARE DR.CHANDRAPRAKASH B. PURANDARE DR.N.A PURANDARE MARG,GIRGAUM CHOWPATY,GRANT ROAD, MUMBAI 400 007.	M/s. SUGEE SIX DEVELOPERS LLP 3RD FLOOR, NIRLON HOUSE,OPPOSITE SASMIRA COLLEGE,DR. ANNIE BESANT ROAD,WORLI - 400 030

DWG. FILE	D:\MADHAVI\SUGEE DEVELOPERS\LAXMI NIWAS - PURANDARE\BMC\2018\AMM. 01\PURANDARE PARK_BMC DWG_04.06.2018.dwg		
DATE	SCALE	DRG. NO.	DRAWN BY / CHECKED BY
04.06.2018	1:100	01	KISHORI / MADHAVI

NORTH

P. N. BHOBE & ASSOCIATES
ARCHITECTS / INTERIOR DESIGNERS
223/A, RAMESH GHAR, T. H. KATARIA MARG,
MAHIM, MUMBAI- 400016. TEL.: 2437 8695.