

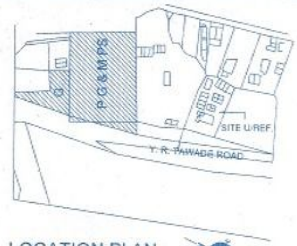
EXISTING 18.30 M. WIDE Y. R. TAWADE ROAD

GROUND FLOOR PLAN (SALE & REHAB)
SCALE = 1 : 100

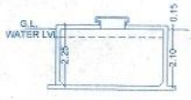


PLOT AREA DIG.
SCALE = 1 : 500

NOS.	LENGTH X WIDTH	IN SQMTRS
1	41.30 X 9.50 X 0.5	196.17
2	46.65 X 13.00 X 0.5	303.23
3	46.65 X 6.90 X 0.5	160.94
4	37.45 X 4.96 X 0.5	92.88
5	33.65 X 21.25 X 0.5	357.63
6	31.22 X 8.28 X 0.5	128.29
TOTAL PLOT AREA		1240.00



LOCATION PLAN
SCALE = 1 : 4000
SHEET NO = VS



SECTION THROUGH U.G. TANK
SCALE = 1 : 100

AREA DIAG. FOR STILT FLR.
SCALE = 1 : 100

FLOOR	COLUMN AREA COUNTED IN B/LP	B.U.A. PER FLOOR	REHAB COMPONENT B.U.A. IN SALE BLDG	BUILT-UP AREA IN SQ.MT		GROSS B.U.A. IN SQ.MT
				(A)	(B)	
GR. (Comm. Only)	27.23	27.23	5.44	32.67	32.67	32.67
GR. (Met. & Elk. Duct)	9.99	9.99	---	9.99	9.99	9.99
1ST	105.53	105.53	104.36	105.53	104.36	104.36
2ND	135.06	135.06	104.36	135.06	104.36	104.36
3RD	135.06	135.06	104.36	135.06	104.36	104.36
4TH	135.06	135.06	104.36	135.06	104.36	104.36
5TH	164.22	164.22	164.22	164.22	164.22	164.22
6TH	164.22	164.22	164.22	164.22	164.22	164.22
7TH	164.22	164.22	164.22	164.22	164.22	164.22
8TH Refuge	72.80	72.80	---	72.80	---	72.80
9TH	164.22	164.22	164.22	164.22	164.22	164.22
10TH	164.22	164.22	164.22	164.22	164.22	164.22
11TH	164.22	164.22	164.22	164.22	164.22	164.22
12TH	164.22	164.22	164.22	164.22	164.22	164.22
13TH	164.22	164.22	164.22	164.22	164.22	164.22
14TH	164.22	164.22	164.22	164.22	164.22	164.22
(A)TOTAL(GR+14TH)	0.99	2068.68	92.07	2006.61	5.44	2012.05
15TH Refuge	---	---	---	28.23	108.17	135.40
16TH	---	---	---	184.22	184.22	184.22
17TH	---	---	---	184.22	184.22	184.22
18TH	---	---	---	184.22	184.22	184.22
19TH (PT)	---	---	---	95.80	95.80	95.80
19B TOTAL (19TH TD 19TH PT)	0.99	2098.68	92.07	2006.61	703.07	2735.91
TOTAL (A+B)	---	---	---	2932.84	703.07	2735.91

FUNGIBLE AREA CALCULATION

GR. MET. ELE. DUCT	B.U.A. FOR FSI PURPOSE WITHOUT FUNGIBLE	FUNGIBLE AREA PERMISSIBLE ON B.U.A.	FUNGIBLE AREA PROPOSED ON B.U.A.	GROSS B.U.A. (NGL) PROPOSED FUNGIBLE AREA
9.99	---	---	---	9.99
27.23	5.44	5.44	32.67	32.67
1995.62	886.47	887.63	2693.23	2693.23
TOTAL	2032.84	703.91	703.07	2735.91

BUILT-UP AREA CALC. FOR GROUND FLR.

NOS.	LENGTH X WIDTH	IN SQMTRS
SH-1	3.57 X 1.35	4.81
SH-2	0.52 X 3.50	1.82
SH-3	2.45 X 3.02	7.40
SH-4	0.72 X 1.58	1.14
MET-1	1.89 X 2.40	4.51
MET-2	1.83 X 0.82	1.50
E. DUCT	1.50 X 0.90	1.35
TOI	1.95 X 1.35	2.63
TOTAL	---	42.89

PARKING STATEMENT (REHAB)

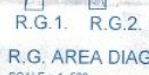
CARPET AREA IN SQ.MTRS	TOTAL NOS. OF FLATS	PARKING REQUIRED	PARKING PROVIDED
BELOW 25 M ²	58 NOS	1/8 PER T.	7.26 NOS
35 TO 45 M ²	0 NOS	1/4 PER T.	0 NOS
45 TO 70 M ²	0 NOS	1/2 PER T.	0 NOS
ABOVE 70 M ²	0 NOS	1/1 PER T.	0 NOS
VISITORS	---	25%	1.85 NOS
TOTAL PARKING REQUIRED =	---	---	9.23 NOS
TOTAL PARKING PROVIDED =	---	---	9.26 NOS

PARKING STATEMENT (SALE)

CARPET AREA IN SQ.MTRS	TOTAL NOS. OF FLATS	PARKING REQUIRED	PARKING PROVIDED
BELOW 35 M ²	3 NOS	1/8 PER T.	0.38 NOS
35 TO 45 M ²	31 NOS	1/4 PER T.	7.75 NOS
45 TO 70 M ²	17 NOS	1/2 PER T.	8.50 NOS
ABOVE 70 M ²	1 NOS	1/1 PER T.	1.00 NOS
VISITORS	---	25%	4.40 NOS
SHOP	28.97 SQ.MT	---	0.72 NOS
VISITOR	---	---	2.00 NOS
TOTAL PARKING REQUIRED =	---	---	20.75 NOS
TOTAL PARKING PROVIDED =	---	---	33.75 NOS
TOTAL PARKING PROPOSED	---	---	31.00 NOS
BIG PARKING 5.90 X 2.50	---	---	18.00 NOS
SMALL PARKING 4.50 X 2.30	---	---	15.00 NOS

R.G. AREA CALCULATION

NOS.	LENGTH X WIDTH	IN SQMTRS
1	5.83 X 1.48 X 0.50	4.17
2	15.85 X 2.02 X 0.50	15.81
3	15.85 X 2.07 X 0.50	16.20
4	17.30 X 1.85 X 0.50	16.87
5	17.30 X 3.33 X 0.50	28.80
6	5.75 X 2.82 X 0.50	12.34
7	5.75 X 2.85 X 0.50	12.46
TOTAL	---	109.65
REQUIRED R.G. AREA 8%	---	99.20
PROPOSED R.G. AREA	---	109.65



R.G. AREA DIAG.
SCALE = 1 : 500

PROFORMA - A

A	AREA STATEMENT	
1	AREA OF PLOT AS PER PRC	1240.00
2	DEDUCTIONS FOR	
	A) EXISTING ROAD	---
	B) 25% OF PROPOSED MAP RESERVATIONS	---
	C) NON BUILDABLE RESEVATION	---
	TOTAL (A+B+C)	---
3	NET GROSS AREA OF PLOT (1-2)	1240.00
4	DEDUCTION FOR RECREATIONAL GROUND (IF DEDUCTIBLE)	---
5	BALANCE AREA OF PLOT (3-4)	1240.00
6	ADDITION FOR F.S.I PURPOSE	
	2) 100 % 28) 150 % (2a+2b)	---
7	TOTAL PLOT AREA (5+6)	1240.00
8	F.S.I PERMISSIBLE	---
9	PERMISSIBLE FLOOR AREA (7) x 8)	3728.00
10	REHAB BLDG B.U.A. PROPOSED (10 a + 10 b)	1888.00
10a)	REHAB BLDG B.U.A.	1594.79
10b)	REHAB COMPONENT B.U.A. IN SALE BLDG.	52.07
11	SALE AREA PERMISSIBLE ON SITE (5 - 10)	2032.00
12	SALE BLDG. B.U.A. PROPOSED	2032.00
13	TOTAL AREA PROPOSED FOR SCHEME (10+12)	3716.00
14	FSI CONSUMED	---
15	FSI	---

PROFORMA - B

CONTENT OF SHEET.
GRD. FLR PLANS, BLOCK & LOCATION PLAN, AREA DIAGRAM CALCULATION, BUILT UP AREA SUMM, PARKING STATEMENT COMP. WALL & UG. TANK, STAMP OF DATE OF RECEIPT OF PLAN.

STAMP OF APPROVAL OF PLAN.
This cancels Approval to the Previous Plans. Dated: 12/11/19

STAMP OF APPROVAL OF PLAN.
Approved subject to the condition mentioned in this office memorandum. Letter No. CR-275/2019 dated 12/11/19. Executive Engineer, Urban Rehabilitation Authority.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04/03/2019 AND THE DIMENSIONS OF SIDES ETC. STATED PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 1240.00 SQ. MTRS & TALLIES WITH THE AREA STATED IN PROPERTY REGISTERED CARD (ONE THOUSAND TWO HUNDRED & FORTY SQUARE METERS ONLY).

DESCRIPTION OF PROPERTY.

PROPOSED BLDG. ON PLOT BEARING C.T.S. NO. 692 & 692/1 TO 19 OF VILAGE DAHISAR, AT Y.R. TAWADE ROAD, DAHISAR, MUMBAI.

NAME & ADDRESS OF C.A. TO OWNER: M.K. REALTORS, 710.711 ARUN CHAMBERS, TARDEO MUMBAI 7.

NAME OF OWNER: For M. K. REALTORS. Partners: Sanjay Neve & Associates Architects.

NAME & SIGN. OF ARCHITECT: SANJAY NEVE & ASSOCIATES ARCHITECTS.

302, OOMKARESHWAR, NEW LINK ROAD, KANDARPADA, DAHISAR (WEST), MUMBAI - 68. PHONE : 28036556. EMAIL : arch.neve@gmail.com