

FILE NO - [P-2513/2019(3/52 And Other)/F/South(PAREL-SEWER)]		
PLANS FOR APPROVAL		BUILDING 2
SUB - ENGINEER BP/CTY/VIII	ASST - ENGINEER BP/CTY/V	EXE - ENGINEER BP/CTY/I

Sl	Particulars - A (As per DCR 2018)	Total
1	Area of plot	10055.14
2	Area reserved for (a) Road set back area	0.00
3	(b) Proposed road	0.00
4	(c) Area reserved (sub plot -)	0.00
5	(d) 5% amenity space on plot area of 6384.46 sq. mt. of C.S.No. 3/52 as per Regs. 14	319.22
6	Balance area of plot (1 minus 2)	9735.92
7	10% to be provided (20% as per Regs. 33(9), Clause 13.11	973.59
8	Net area of plot (1 minus 6)	7762.33
9	Additional floor space value	2447.06
10	(a) 100% of Amenity Space to be handed over to MCGM	319.22
11	Total LIFT up Area (Built)	2447.06
12	Total Area (1 plus 10)	10055.14
13	Total Floor Index permissible as per Regs. 33(9)	4.05
14	Area for rehabilitation of Existing Residential & Non-Residential Tenants	15140.62
15	Carpet Area for rehabilitation of Existing Residential Tenants	15140.62
16	10% additional area to Rehab (As per Regs. 33(9)(1)(Table - B	2723.13
17	Area for rehabilitation of Existing Non-Residential Tenants	2885.76
18	Total Carpet Area for Rehab (4+16)	20982.53
19	Total Built Up Area (Built)	2723.13
20	Admissible 70% maximum FSI for sale	2906.28
21	Total Permissible Built up Area of Bldg 1+ Bldg no 2 (including area of retained template per concessions (B+16)	44262.76
22	Area to be retained (Template)	14.78
23	Total permissible Built up Area for Sale as per concessions (B+16)	44277.54
24	Total permissible Built up Area for Sale as per concessions (B+16)	44277.54
25	Proposed Res. BUA value	1862.96
26	Proposed Non-Residential BUA value	651.17
27	Existing Tenants to be Demolished	14.78
28	Total BUA	1862.96
29	FSI Consumed	0.33
30	Details of FSI available as per DCR 2018	Rehab. Sale
31	Details of FSI Permissible	
32	Permissible Residential BUA	0.00 1862.96
33	Permissible Non-Residential BUA	651.17 0.00
34	Total permissible Built up Area	651.17 1862.96
35	Total permissible Built up Area (B+16)	2448.38
36	Permissible Fungible Built up Area component wide DCR 2018	
37	Permissible Fungible Built up Area component wide DCR 2018	0.00 652.04
38	Permissible Fungible Built up Area component wide DCR 2018	216.10 0.00
39	Total Fungible Built up Area Permissible (1+3+4+2)	216.10 652.04
40	Total Fungible Built up Area Permissible (1+3+4+2)	216.10 652.04
41	Total Gross Built UP AREA Permissible (A+1+3+16+40)	3348.51
42	Total Gross Built UP AREA Permissible (A+1+3+16+40)	3348.51
43	Proposed Residential Built up Area	Rehab. Sale
44	Proposed Non-Residential Built up Area	651.17
45	Area to be retained (Template)	14.78
46	Total Built up proposed	1283.37
47	FSI consumed on not building 1+2	0.00 0.00
48	Proposed Fungible FSI for Residential	128.30 0.00
49	Proposed Fungible FSI for Non-Residential	128.30 0.00
50	Total Proposed Fungible FSI	128.30 0.00
51	Total Proposed Fungible FSI (Rehab+Sale)	128.30
52	Total Gross Built UP AREA proposed	3487.37
53	Measurement Statement of both buildings i.e. Bldg no 1& Bldg no 2 as approved	
54	Permissible Tenements Density as per Regs. 33(9)	4502.100194
55	Maximum Permissible Tenements	2885
56	Tenements Existing	196
57	Total Tenements on the plot	730
58	Parking Statement	
59	Parking Proposed by Regulations for:	
60	Car	
61	Disaster/Minor Cycle	
62	Outside (Visitors)	
63	General Garages permissible	
64	Covered Garages proposed	
65	Car	
66	Disaster/Minor Cycle	
67	Outside (Visitors)	
68	Disaster/Minor Cycle	
69	Disaster/Minor Cycle	
70	Transport Vehicles Parking	
71	Spaces for transport vehicles parking required by:	
72	Total No. of transport vehicles parking spaces provided	

PROFORMA B

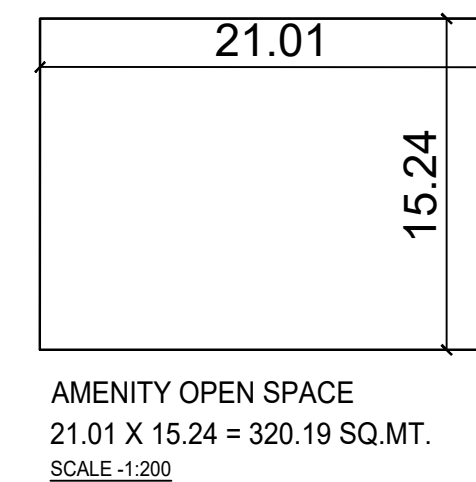
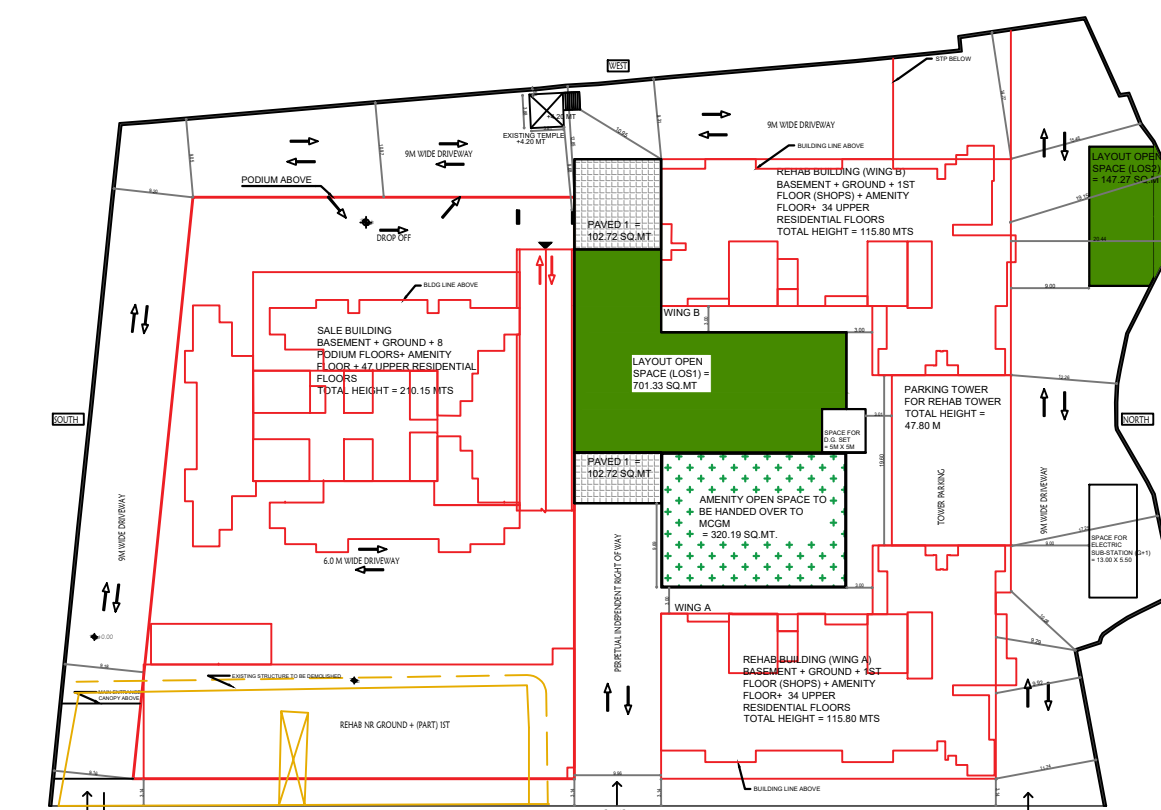
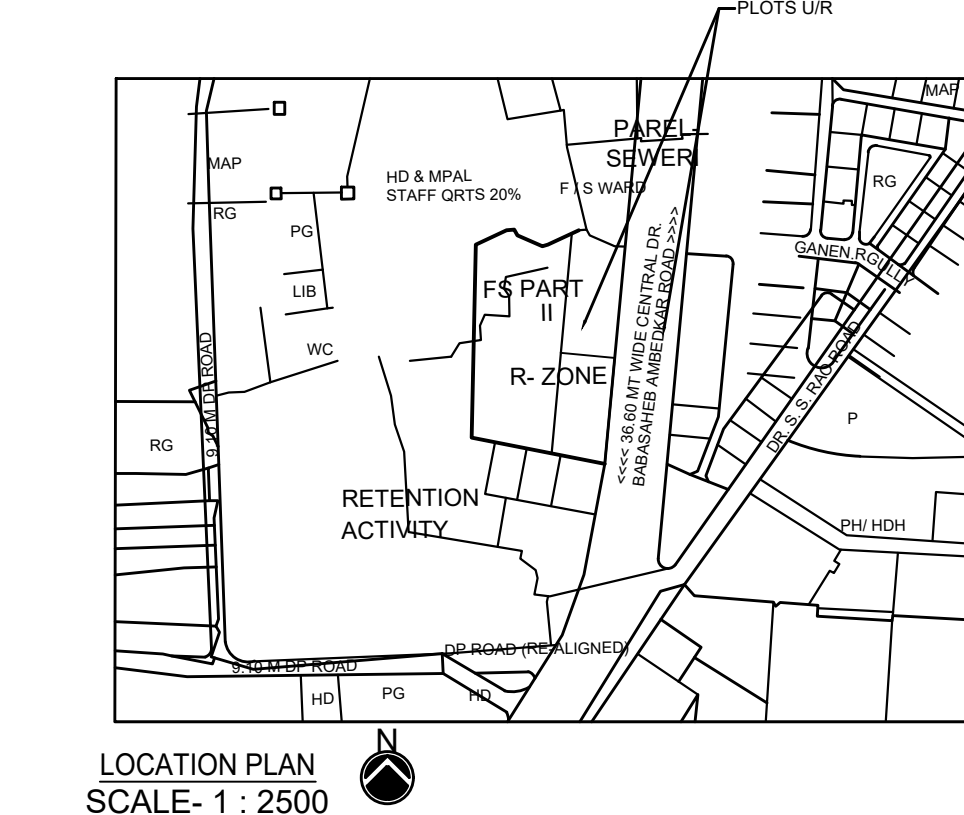
CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN, FLOOR PLAN, PLOT AREA DIAGRAM & CALCULATIONS, OPEN SPACE AREA & CALCULATIONS	
DESCRIPTION OF PROPOSAL & PROPERTY	
PROPOSED CLUSTER REDEVELOPMENT UNDER DCR 33(9) ON PLOT BEARING C. S. NO. 3/52, 3A/52, 3A-1/52 & 3B/52 OF PAREL SEWERI DIVISION, DR. B.A. ROAD, LALBAUG, MUMBAI.	
NAME OF OWNER	SIGNATURE OF OWNER
M/s. TEJUKAYA CORP. PLOT NO. 545, KANTI MAHAL, TEJUKAYA PARK, DR. B. A. ROAD, MATUNGA EAST, MUMBAI 400019.	
SIGNATURE OF ARCHITECT	
NAME & ADDRESS OF ARCHITECT	
AR. AJIT P. REDKAR. REDKAR & REDKAR R&R ARCHITECTS & PLANNERS 601 LALBAUG, 4TH FLOOR, "C" WING, TRADE WORLD, KAMLA CITY, SENAPATI BAPAT MARG, LOWER PAREL, MUMBAI-400 013 TEL. : +91 22 24950011/52 E-MAIL: arch_ajit@gmail.com	
STAMP OF DATE RECEIPT OF PLANS	STAMP OF DATE APPROVAL OF PLANS
NORTH	DRG.NO.
1	AUG-2021
DRN.BY	PRATIKSHA P

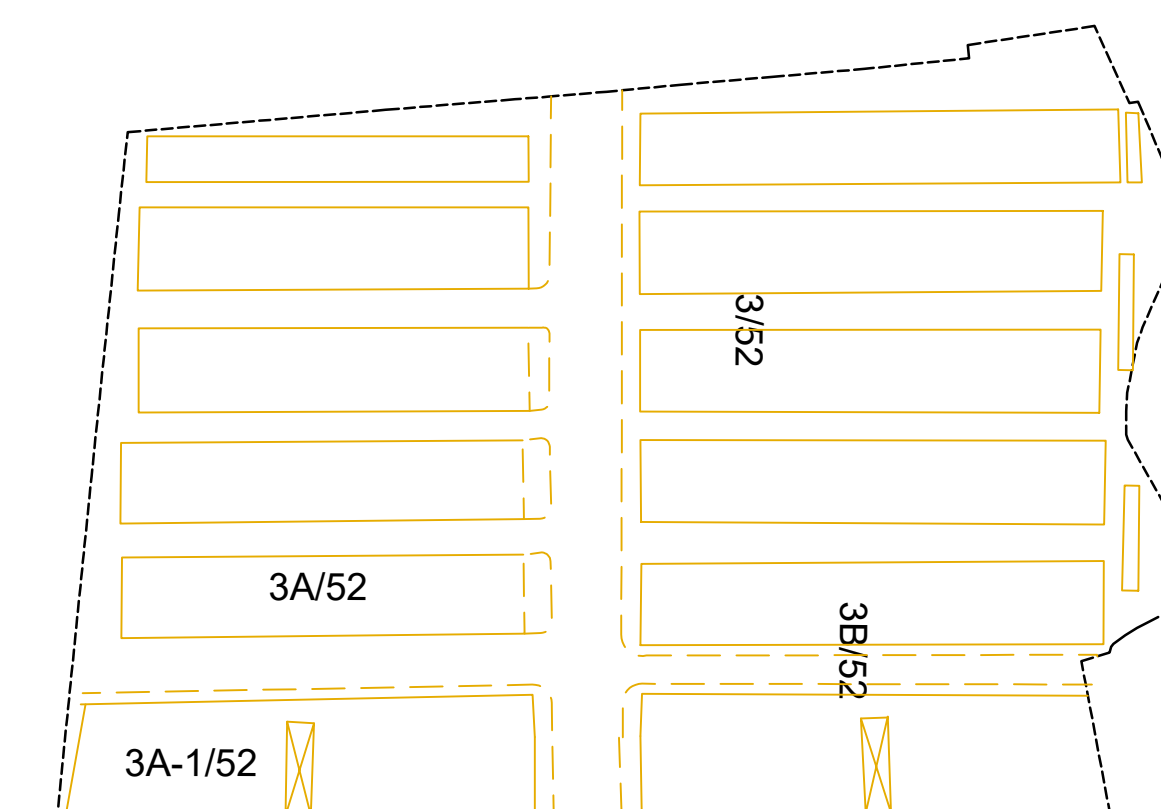
PLOT AREA CALCULATIONS		
S.NO.	DESCRIPTION	SQ.MTS.
1	78.41 X 8.09 X 1 = 635.73	635.73
2	26.03 X 88.89 X 1 = 2309.19	2309.19
3	196.83 X 8.47 X 1 = 1667.23	1667.23
4	13.81 X 88.89 X 1 = 1226.82	1226.82
5	14.59 X 1.54 X 1 = 22.46	22.46
6	14.59 X 3.70 X 1 = 53.99	53.99
7	9.71 X 4.01 X 1 = 39.04	39.04
8	1.06 X 21.92 X 1 = 23.24	23.24
9	5.01 X 16.78 X 1 = 84.07	84.07
10	15.92 X 6.94 X 1 = 110.29	110.29
11	11.02 X 6.94 X 1 = 76.48	76.48
12	5.94 X 19.62 X 1 = 116.68	116.68
13	7.93 X 1.25 X 1 = 9.91	9.91
14	4.89 X 18.51 X 1 = 90.50	90.50
15	4.26 X 7.69 X 1 = 32.78	32.78
16	8.98 X 11.40 X 1 = 102.28	102.28
17	2.42 X 11.40 X 1 = 27.63	27.63
18	8.92 X 5.63 X 1 = 50.22	50.22
19	2.78 X 9.02 X 1 = 25.10	25.10
20	3.38 X 17.91 X 1 = 60.52	60.52
TOTAL		10055.14

PLOT AREA AS PER PRC = 10055.14 SQ.MT.

AREA CALCULATION OF LAYOUT OPEN SPACE		
LAYOUT OPEN SPACE CALCULATION (LOS1)		
S.NO.	DESCRIPTION	SQ.MTS.
1	10.37 X 9.96 X 1.00 = 103.29	103.29
2	9.53 X 9.96 X 1.00 = 94.92	94.92
3	2.50 X 5 X 1.00 = 12.50	12.50
4	31.27 X 13.83 X 1.00 = 432.46	432.46
5	5.84 X 9.96 X 1.00 = 58.17	58.17
TOTAL		701.33
LAYOUT OPEN SPACE CALCULATION (LOS2)		
S.NO.	DESCRIPTION	SQ.MTS.
1	3.49 X 1.66 X 0.50 = 2.90	2.90
2	4.53 X 1.66 X 1.00 = 7.52	7.52
3	4.53 X 1.11 X 0.50 = 2.51	2.51
4	3.33 X 2.77 X 1.00 = 8.67	8.67
5	2.77 X 0.71 X 0.50 = 0.98	0.98
6	0.65 X 2.35 X 1.00 = 1.66	1.66
7	2.55 X 2.11 X 0.50 = 2.69	2.69
8	0.27 X 0.36 X 1.00 = 0.10	0.10
9	0.36 X 0.71 X 0.50 = 0.13	0.13
10	1.23 X 0.65 X 0.50 = 0.40	0.40
11	14.93 X 7.5 X 1.00 = 111.98	111.98
12	1.07 X 6.96 X 1.00 = 7.45	7.45
13	1.07 X 0.54 X 0.50 = 0.29	0.29
TOTAL		147.27
TOTAL LOS PROVIDED - LOS 1 + LOS 2		848.60

AREA DIAGRAM LOS 2
SCALE: 1:200AREA DIAGRAM LOS 1
SCALE: 1:200AMENITY OPEN SPACE
21.01 X 15.24 = 320.19 SQ.MT.
SCALE: 1:200PROPOSED BLOCK PLAN
SCALE: 1 : 500.

NOTE:

THE AMALGAMATION / SUB-DIVISION/ LAYOUT IS APPROVED U/ NO
CHE/CTY/1138/F/S/302 DATED 30.08.2019 SUBJECT TO REGISTERED
LAYOUT TERMS & CONDITIONS UNO??? - 1-5678-2019. DATED 31.08.2019.EXISTING BLOCK PLAN
SCALE: 1 : 500