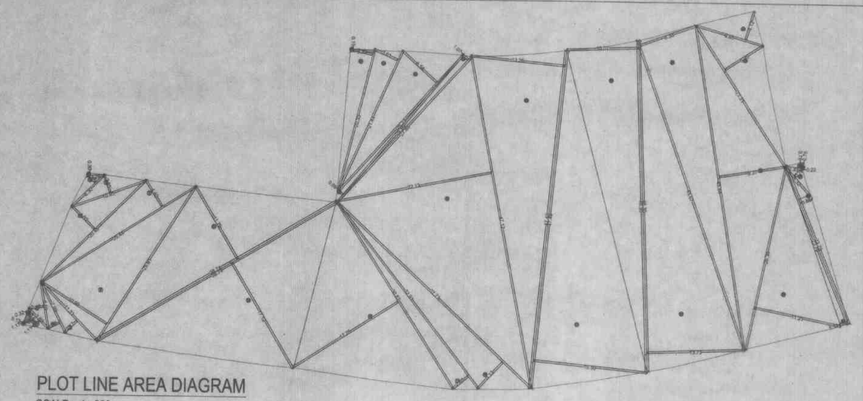
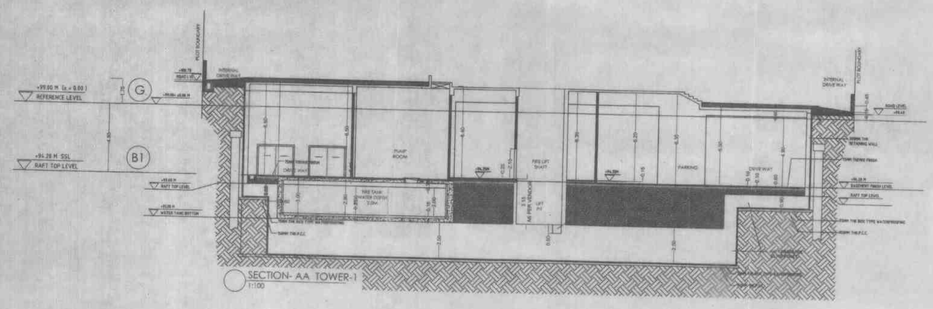
FILE NO : CHE/9264/BP (WS) /AP | SHEET NO 01



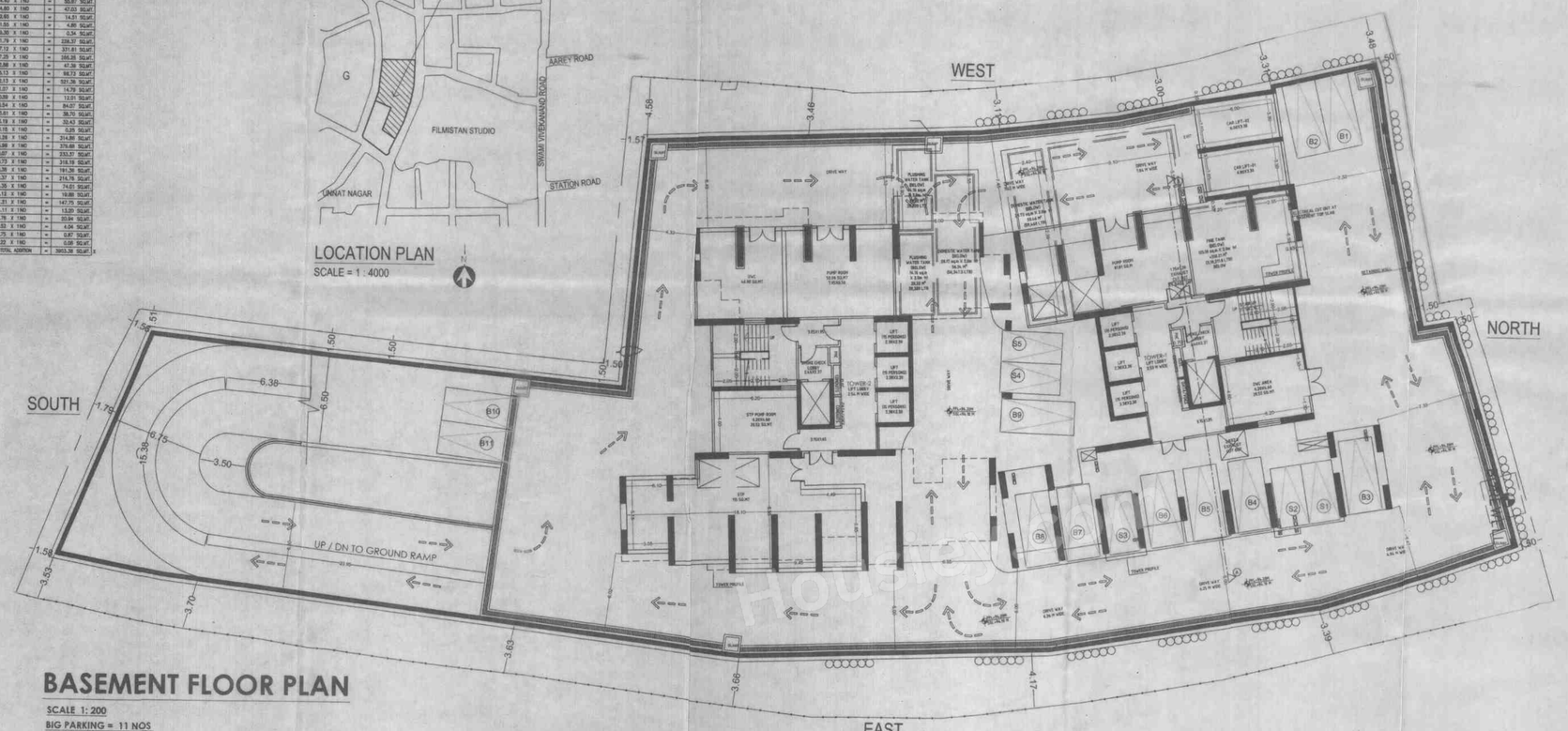
PLOT LINE AREA DIAGRAM
SCALE = 1 : 200



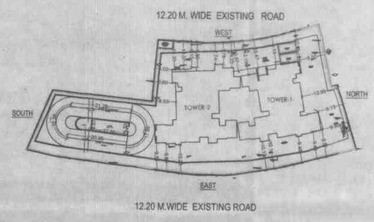
SECTION- AA TOWER-1
1:100

PLOT AREA CALCULATION			
1	1/2 X 1.65 X 6.13 X 1NO	=	5.11 SQ.MT.
2	1/2 X 3.19 X 1.17 X 1NO	=	1.86 SQ.MT.
3	1/2 X 2.54 X 0.32 X 1NO	=	0.41 SQ.MT.
4	1/2 X 3.69 X 3.11 X 1NO	=	5.74 SQ.MT.
5	1/2 X 6.69 X 2.18 X 1NO	=	7.29 SQ.MT.
6	1/2 X 7.86 X 1.83 X 1NO	=	7.71 SQ.MT.
7	1/2 X 11.31 X 2.47 X 1NO	=	13.97 SQ.MT.
8	1/2 X 25.61 X 10.98 X 1NO	=	140.73 SQ.MT.
9	1/2 X 25.44 X 4.40 X 1NO	=	55.87 SQ.MT.
10	1/2 X 25.45 X 4.60 X 1NO	=	47.03 SQ.MT.
11	1/2 X 10.85 X 2.65 X 1NO	=	14.31 SQ.MT.
12	1/2 X 6.30 X 1.55 X 1NO	=	4.88 SQ.MT.
13	1/2 X 5.08 X 0.30 X 1NO	=	0.34 SQ.MT.
14	1/2 X 38.74 X 11.79 X 1NO	=	228.37 SQ.MT.
15	1/2 X 38.74 X 17.12 X 1NO	=	331.81 SQ.MT.
16	1/2 X 30.87 X 17.20 X 1NO	=	265.28 SQ.MT.
17	1/2 X 33.81 X 2.88 X 1NO	=	47.39 SQ.MT.
18	1/2 X 37.71 X 5.13 X 1NO	=	96.73 SQ.MT.
19	1/2 X 47.12 X 22.13 X 1NO	=	521.38 SQ.MT.
20	1/2 X 27.60 X 1.07 X 1NO	=	14.79 SQ.MT.
21	1/2 X 28.89 X 0.89 X 1NO	=	12.91 SQ.MT.
22	1/2 X 25.71 X 6.54 X 1NO	=	84.07 SQ.MT.
23	1/2 X 21.44 X 3.61 X 1NO	=	38.70 SQ.MT.
24	1/2 X 20.33 X 3.19 X 1NO	=	32.43 SQ.MT.
25	1/2 X 3.09 X 0.15 X 1NO	=	0.23 SQ.MT.
26	1/2 X 47.48 X 13.58 X 1NO	=	214.89 SQ.MT.
27	1/2 X 47.49 X 15.88 X 1NO	=	376.48 SQ.MT.
28	1/2 X 48.35 X 10.07 X 1NO	=	243.37 SQ.MT.
29	1/2 X 48.35 X 13.73 X 1NO	=	318.18 SQ.MT.
30	1/2 X 43.87 X 8.78 X 1NO	=	191.36 SQ.MT.
31	1/2 X 45.84 X 9.37 X 1NO	=	214.76 SQ.MT.
32	1/2 X 23.31 X 6.35 X 1NO	=	74.01 SQ.MT.
33	1/2 X 9.80 X 4.13 X 1NO	=	19.88 SQ.MT.
34	1/2 X 35.30 X 11.23 X 1NO	=	141.75 SQ.MT.
35	1/2 X 23.79 X 1.11 X 1NO	=	13.20 SQ.MT.
36	1/2 X 33.79 X 1.76 X 1NO	=	30.94 SQ.MT.
37	1/2 X 5.32 X 1.53 X 1NO	=	4.04 SQ.MT.
38	1/2 X 2.33 X 0.75 X 1NO	=	0.87 SQ.MT.
39	1/2 X 0.78 X 0.22 X 1NO	=	0.08 SQ.MT.
	TOTAL ADDITION	=	3903.38 SQ.MT.

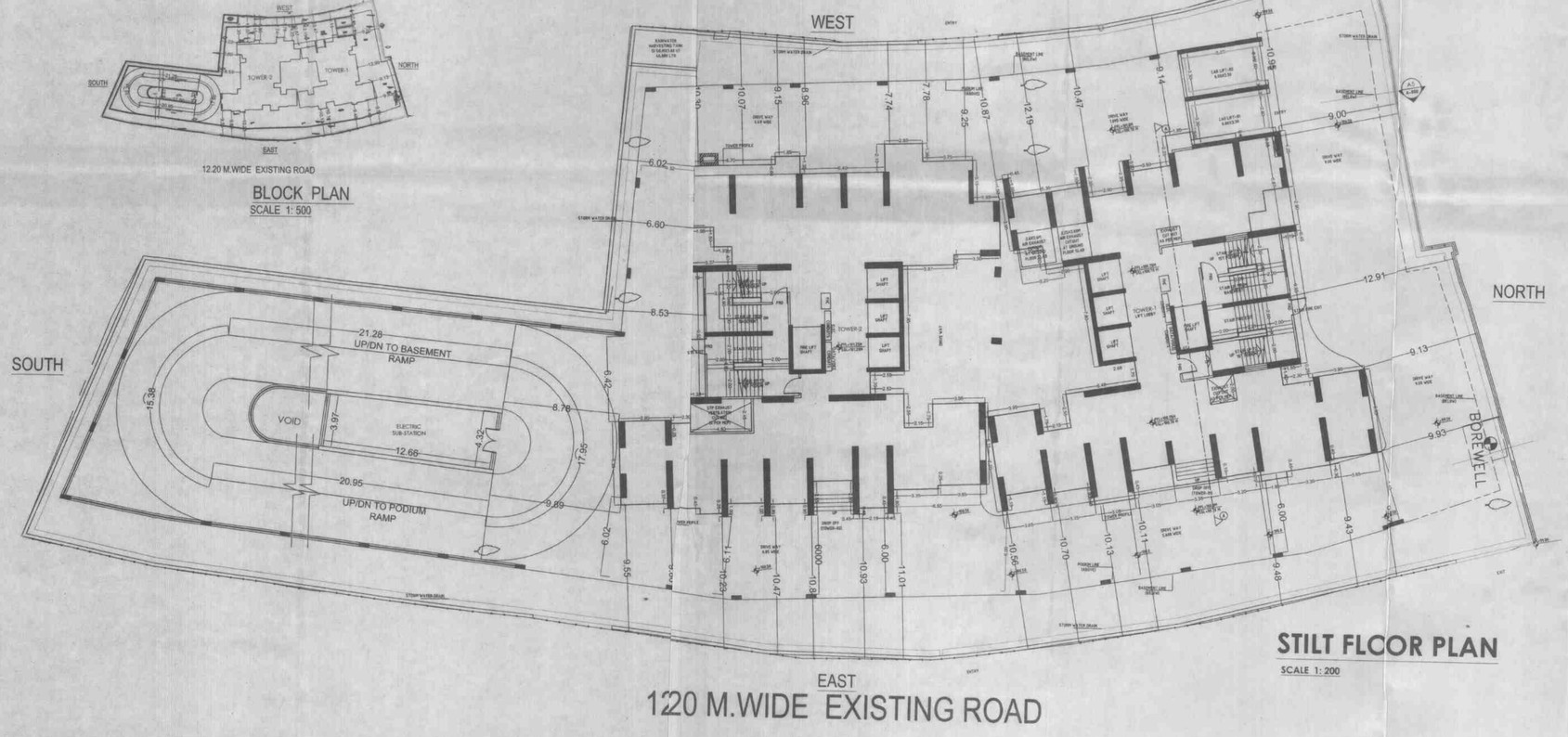
LOCATION PLAN
SCALE = 1 : 4000



BASEMENT FLOOR PLAN
SCALE 1: 200
BIG PARKING = 11 NOS
SMALL PARKING = 5 NOS
TOTAL PARKING = 16 NO



BLOCK PLAN
SCALE 1: 500



STILT FLOOR PLAN
SCALE 1: 200

A	PROFORMA-A	SQ.MTS.
I	Area Statement	
1	Gross area of plot	
a)	Area of Reservation in plot	3903.38
b)	Area of Road Set back	-
c)	Area of D.P.Road	-
2	Deductions for	-
(A)	For reservation/road area	-
a)	Road set-back area to be handed over (100%) (Regulation no 16)	-
b)	Proposed d p road to be handed over (100%) (Regulation no 16)	-
c)	Reservation area (plot) to be handed over (Regulation no 17)	-
(B)	For amenity area	-
a)	Area of amenity plot/plots to be handed over as per dcr 14(a)	-
b)	Area of amenity plot/plots to be handed over as per dcr 14(b) NOTE:- As per DDP 2034 amenity open space converted in to hospital reservation (RH 1.2)	-
c)	Area of amenity plot/plots to be handed over as per dcr 15	-
d)	Area of amenity plot/plots to be handed over as per dcr 35	-
(C)	Deductions for existing built up area to be retained if any	-
3	Total deductions: [2(A) +2(B) +2(C)]	-
4	Balance area of plot (1 minus 3)	-
5	Plot area under development (4 + 2 A(a).)	3903.38
6	Zonal (basic) fsi (1 or 1.33)	3903.38
7	Permissible built up area as per zonal(basic) fsi (5 * 6)	2.50
	(in case of mill land permissible built up area shall be as per 4 of regulation 30(a)	9758.45
8	Built up area due to "additional fsi on payment of premium" as per table no 12 of regulation no 30(a) subject to regulation no 30(a)3	-
9	Built up area due to admissible "tdr" as per table no 12 of regulation no 30(a) subject to regulation no 30(a)3	-
	Additional f.s.i. available from mhada (pro-rata area) 78.84 x 38.00 = 2995.92 sqmt	-
10	Permissible built up area (7+8 +9)	2995.92
11	Proposed built up area	12754.37
12	Tdr generated if any as per regulation 30 (a)	0.00
13	Fungible compensatory area as per regulation no 31(3)	-
a)	i)Permissible Fungible Compensatory area for Rehab component with charging premium	-
	ii) Fungible Compensatory area availed for Rehab component with charging premium	-
b)	i) Permissible Fungible Compensatory area by charging premium.	-
	ii) Fungible Compensatory area availed on payment of premium	-
14	Total Built up Area proposed including Fungible Compensatory Area	0.00
15	FSI consumed on Net Plot [11/ 4]	0.00
II	Other Requirements	0.00
(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)	Area/Built up Area of Designation	-
(B)	Plot area/Built up Amenity to be Handed Over as per Regulation No	-
	(i) 14(A)	-
	(ii) 14(B)	-
	(iii) 15	-
(C)	Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27	-
(D)	Tenement Statement	-
	(i) Proposed built up area (13 above)	-
	(ii) Less deduction of Non-residential area (Shop etc.)	0.00
	(iii) Area available for tenements [(i) minus (ii)]	-
	(iv) Tenements permissible (Density of tenements/hectare)	0.00
	(v) Total number of Tenements proposed on the plot	0.00
(E)	Parking Statement	0.00
	(i) _Parking required by Regulations for. -	-
	Car	-
	Scooter/Motor cycle	0.00
	Outsiders (visitors)	-
	(ii) Covered garage permissible	-
	(iii) Covered garages proposed	-
	Car	-
	Scooter/Motor cycle	-
	Outsider (Visitors)	-
	(iv) Total parking provided	-
(F)	Transport Vehicles Parking	0.00
	(i) Spaces for transport vehicles parking required by Regulations	-
	(ii) Total No. of transport vehicles parking spaces provided	-

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 27/02/2018 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 3903.38 SQ.MT. THREE THOUSAND NINE HUNDRED ZERO THREE POINT THIRTY EIGHT) AND TALIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP/T.P.S. RECORDS.

SIGN. OF ARCHITECT

STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF DATE OF APPROVAL OF PLANS
	Approved subject to conditions mentioned in this office Letter No. CC/522 Planning Cell/GM/HHADA 15 SEP 2020 Ex. Engr. Bldg. Permission Cell/Greater Mumbai Maharashtra Housing & Area Development Authority

PERFORMA 'B'

CONTENTS OF SHEET
GROUND FLOOR PLAN ,BASEMENT FLOOR PLAN ,BLOCK & LOCATION PLAN
PLOT LINE DIAGRAM & AREA CALCULATION

DESCRIPTION OF PROPOSAL
PROPOSED REDEVELOPMENT OF RESIDENTIAL BLDG.ON PLOT BEARING C.T.S. NO.57(PT) VILLAGE PAHADI GOREGAON AT UNNAT NAGAR, GOREGAON (W), MUMBAI.

NAME OF OWNER
UNNAT NAGAR GOREGAON UNNATI CO-OP HOUSING SOCIETY LTD.

For ASMI DEVELOPERS
Partners

NAME, ADDRESS & SIGNATURE OF ARCHITECT

aakar ARCHITECTS & DESIGNERS
GROUND FLOOR, SATYANARAYAN PRASAD-COMMERCIAL CENTRE, DAYALDAS ROAD, VILE PARLE (E), MUMBAI- 400 057.
PH:- 022-2612 9933/ 44/ 55/ 66.
www.aakararchitect.org
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CA/2004/34543

NORTH	DRAWN BY	JOB NO	PATH:-
N	ROHAN	2044	Z:\ASHISH\Western\Job No.2044-UNNAT NAGAR GOREGAO WEST - ASMI DEVLOPER\ PROPOSALS FOLDERS\S. I.O.D\0 fsi.rvt