

CONTENTS OF THE SHEET
GROUND FLOOR PLAN, BLOCK & LOCATION PLAN, BUILT UP AREA STATEMENT, ALL SECT. THRU. PLOT AREA DIAGRAM & CALCULATION, CAR PARKING AREA STATEMENT.

STAMP OF DATE OF RECEIPT OF PLANS

Approved by the Competent Authority on 20/07/2023
Date: 27 OCT 2023
Ex. Eng. Bhag. Permaloo, Director - Municipal Corporation, Housing & Area Development

CERTIFICATE OF AREA
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 01/02/2010 AND THAT THE DIMENSIONS OF THE SLOTS ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE GROUND AND THAT THE AREA SO WORKED OUT IS 1230.02 SQ.MTS. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP AND P. RECORDS.

A. AREA STATEMENT		Plan as per DCR
1	AREA OF PLOT AS PER MHADA DEMARCATION	1230.02
a)	PLOT AREA AS PER LEASE DEED	1230.02
b)	SCHEME R.G. AS PER MHADA DEMARCATION	1230.02
TOTAL INCLUDING AREA (a+b)		1230.02
2	Deduction for	
a)	Road Set-back Area	---
b)	Proposed Road	---
c)	Any Reservations (Sub-plot SCHEME R.G. AS PER MHADA DEMARCATION)	---
d)	% amenity space as per DCR 56-57 (Sub-plot)	---
e)	Other	---
3	Balance area of plot (1-2)	1230.02
4	Deduction SCHEME R.G.	---
5	Net area of plot (3-4)	1230.02
6	Additions for Floor Space Index	---
7	20% (with Set-back) Road/ Set-back	---
8	20% (with Set-back) Road/ Set-back	---
9	20% (with Set-back) Road/ Set-back	---
10	20% (with Set-back) Road/ Set-back	---
11	20% (with Set-back) Road/ Set-back	---
12	20% (with Set-back) Road/ Set-back	---
13	20% (with Set-back) Road/ Set-back	---
14	20% (with Set-back) Road/ Set-back	---
15	F.S.I. CONSUMED ON NET HOLDING=143	1.00
B. Details of ISI availed as per DCR 33 (1)		
1	Fungible Built up Area component proposed vide DCR 33(1) for purely Residential (i.e. $1019.07 \times 0.33 = 336.87$)	335.70
2	Fungible Built up Area component proposed vide DCR 33(1) for Non-Residential (i.e. $201.61 \times 0.33 = 66.56$)	78.56
3	Total Fungible Built up Area vide DCR 33(1) = (335.70 + 66.56)	402.26
4	Total Gross BUILT UP AREA proposed (14+ B3)	1428.22
C. TENEMENT STATEMENT		
i	PROPOSED AREA (ITEM A, 12 ABOVE)	1428.22
ii	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	272.94
iii	AREA AVAILABLE FOR TENEMENTS (i) MINUS (ii)	1355.28
iv	TENEMENT PERMISSIBLE	66.98
v	TENEMENTS PROPOSED	30.00
vi	TENEMENTS EXISTING	---
vii	TOTAL TENEMENTS PROPOSED	30.00
D. PARKING STATEMENT		
1	Parking required by regulations for	AS SHOWN IN PARKING TABLE STATEMENT
ii	Car	---
iii	Two-wheeler cycle	---
iv	Open area	---
v	Covered garage permissible	---
vi	Covered garage permissible	---
vii	Car	---
viii	Two-wheeler cycle	---
ix	Open area	---
E. TRANSPORT VEHICLES PARKING		
1	Parking required by regulations	22.00
ii	Total no of parking provided	22.00
REVISION		
REVISION	DESCRIPTION	DATE
DESCRIPTION OF PROPOSAL & PROPERTY		
Proposed development of R. plot at Transit Camp on plot bearing CTS No. 917/91 of village Kurla II at Vinoba Bhawe Nagar, Kurla West, Mumbai 400070		
NAME OF OWNER		
M/S STAR EMPIRE		
DRAWN BY: BHAGYASHRI		
SCALE: As Noted		
DATE: 27/10/2023		
SIGNATURE OF LICENSING OFFICER		
JITENDRA G. DEWOLKAR D/294 LS SIGNATURE NAME & ADDRESS OF L.S.		
PROJECT CONSULTANTS PVT LTD 317-321 NINAD CHS LTD. BLDG NO.7 KHER NAGAR, SERVICE ROAD, BANDRA (E), MUMBAI 400 051. TEL: 26474144 / 26474177		

BUILT UP AREA STATEMENT (WING - A,B,C & D)

FLOORS	TOTAL TENEMENTS					TOTAL NO. OF SHOP	TOTAL COMMERCIAL BUILT UP AREA	TOTAL RESIDENTIAL BUILT UP AREA	TOTAL COMM. + RESI. BUILT UP AREA	TOTAL STAIRCASE
GR. FLOOR	WING - A	WING - B	WING - C	WING - D	WING - E	12.00 Nos.	272.17	10.05	272.17	---
ELE. MTR. ROOM EXCESS AREA								672.36	672.36	142.10
1ST FLOOR	4.00 Nos.	4.00 Nos.	4.00 Nos.	3.00 Nos.	15.00 Nos.			672.36	672.36	142.10
2ND FLOOR	4.00 Nos.	4.00 Nos.	4.00 Nos.	3.00 Nos.	15.00 Nos.			672.36	672.36	142.10
TOTAL	8.00 Nos.	8.00 Nos.	8.00 Nos.	6.00 Nos.	30.00 Nos.	12.00 Nos.	272.17	1354.77	1626.94	284.20

PROPOSED BUILT UP AREA COMMERCIAL = 202.18 SQ.MT. A
PROPOSED FUNGIBLE AREA (202.18 X 0.35%) = 70.76 SQ.MT. B
PROPOSED BUILT UP AREA + FUNGIBLE AREA (A+B) = 272.94 SQ.MT. C
PROPOSED BUILT UP AREA RESIDENTIAL = 1018.50 SQ.MT. D
PERMISSIBLE FUNGIBLE AREA (1018.50 X 0.35%) = 356.48 SQ.MT. E
PROPOSED FUNGIBLE AREA = 336.78 SQ.MT. F
PROPOSED BUILT UP AREA + FUNGIBLE AREA (D+E) = 1355.28 SQ.MT. F
TOTAL PERMISSIBLE COMM. + RESI. GROSS BUILT UP AREA = 1647.92 SQ.MT.
TOTAL PROPOSED COMM. + RESI. GROSS BUILT UP AREA (C-F) = 1628.22 SQ.MT.

CAR PARKING STATEMENT (DCPR 2034 - TABLE 21)

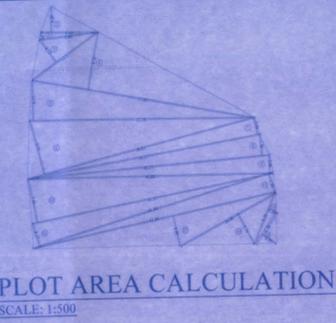
CARPET AREA (IN SQ. MTS.)	TOTAL FLATS	PARKING PERMISSIBLE AS PER D.C. RULE	PARKING REQUIRED
45.00 TO 60.00	30.00 NOS.	1 PARKING FOR 4 TENEMENTS	3.75 NOS.
60.00 TO 90.00	NIL	1 PARKING FOR 4 TENEMENTS	NIL
90.00 TO 120.00	NIL	1 PARKING FOR 2 TENEMENTS	NIL
ABOVE 120.00	NIL	1 PARKING FOR 1 TENEMENTS	NIL
TOTAL	30.00 NOS.		3.75 NOS.
10% VISITORS PARKING			0.38 NOS.
TOTAL			4.13 NOS. (A)
SHOPS			
140 SQ.MT. UPTO 800 SQ.MT. RU + 1.80 SQ.MT. FOR ABOVE 800 SQ.MT.			272.94
TOTAL SHOP AREA PROVIDED			6.80 NOS.
PARKING REQD. FOR 272.17 SQ.MT. RD			2.00 NOS.
10% VISITORS PARKING OF 6.80 = 0.68 NOS. (Minimum 2.00)			2.00 NOS.
TOTAL			8.82 NOS. (B)
TOTAL PARKING REQUIRED (A + B)			12.95 NOS. (Say 13)
PERMISSIBLE 50% PARKING ON REQUIRED PARKING (13 X 50%)			6.50 NOS.
PERMISSIBLE 50% PARKING ON REQUIRED PARKING (13 X 50%)			6.50 NOS.
TOTAL PARKING PROVIDED (AS PER APPROVED CONCESSION)			22.00 NOS.
BIG PARKING			
SMALL PARKING			
TOTAL PARKING			22.00 NOS.

BUILT UP AREA CALCULATION

GROUND FLOOR	AREA	NO.	AREA
A	33.54 X 31.84 X 1 NO	=	1067.91 SQ.MT.
		TOTAL ADDITION	= 1067.91 SQ.MT.

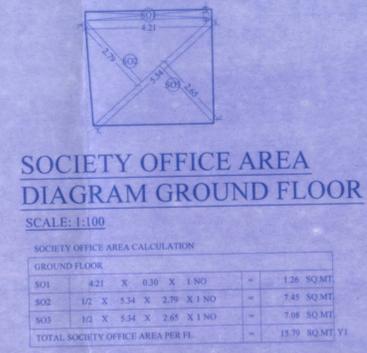
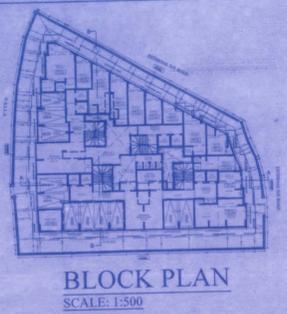
DEDUCTIONS

1	0.80 X 4.04 X 1 NO	=	3.23 SQ.MT.
2	1.28 X 2.00 X 1 NO	=	2.56 SQ.MT.
3	1.2 X 28.04 X 3.48 X 1 NO	=	48.78 SQ.MT.
4	1.2 X 22.39 X 6.41 X 1 NO	=	71.44 SQ.MT.
5	1.2 X 15.78 X 5.03 X 1 NO	=	39.69 SQ.MT.
6	1.2 X 16.14 X 8.28 X 1 NO	=	66.82 SQ.MT.
7	2.91 X 16.14 X 1 NO	=	46.97 SQ.MT.
8	1.2 X 3.61 X 2.13 X 1 NO	=	3.84 SQ.MT.
9	1.2 X 6.13 X 1.98 X 1 NO	=	1.31 SQ.MT.
10	0.68 X 9.17 X 1 NO	=	6.24 SQ.MT.
11	0.38 X 2.69 X 1 NO	=	1.02 SQ.MT.
12	2.10 X 0.90 X 1 NO	=	1.89 SQ.MT.
13	3.85 X 2.73 X 1 NO	=	10.51 SQ.MT.
14	4.14 X 1.89 X 1 NO	=	7.82 SQ.MT.
15	1.50 X 12.31 X 1 NO	=	18.47 SQ.MT.
16	11.99 X 17.49 X 1 NO	=	209.71 SQ.MT.
17	3.63 X 19.55 X 1 NO	=	70.97 SQ.MT.
18	3.55 X 23.79 X 1 NO	=	84.45 SQ.MT.
19	4.17 X 23.59 X 1 NO	=	97.54 SQ.MT.
20	0.64 X 1.21 X 1 NO	=	0.77 SQ.MT.
		TOTAL DEDUCTION	= 795.74 SQ.MT. (Y)
		TOTAL BUILT UP AREA (X - Y)	= 272.17 SQ.MT. (X)



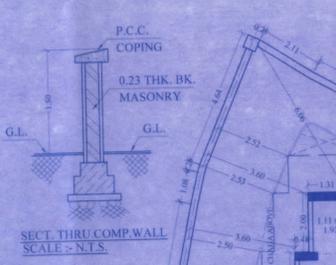
PLOT AREA CALCULATION

1	1/2 X 9.49 X 4.29 X 1 NO	=	20.36 SQ.MT.
2	1/2 X 9.86 X 1.25 X 1 NO	=	6.16 SQ.MT.
3	1/2 X 13.57 X 4.72 X 1 NO	=	32.03 SQ.MT.
4	1/2 X 37.42 X 9.72 X 1 NO	=	181.86 SQ.MT.
5	1/2 X 37.38 X 6.73 X 1 NO	=	125.78 SQ.MT.
6	1/2 X 39.81 X 9.35 X 1 NO	=	182.37 SQ.MT.
7	1/2 X 39.27 X 2.94 X 1 NO	=	57.73 SQ.MT.
8	1/2 X 40.31 X 3.56 X 1 NO	=	71.75 SQ.MT.
9	1/2 X 40.89 X 3.08 X 1 NO	=	62.56 SQ.MT.
10	1/2 X 41.07 X 7.44 X 1 NO	=	152.76 SQ.MT.
11	1/2 X 41.94 X 4.17 X 1 NO	=	87.44 SQ.MT.
12	1/2 X 41.94 X 3.30 X 1 NO	=	69.20 SQ.MT.
13	1/2 X 41.44 X 4.99 X 1 NO	=	103.39 SQ.MT.
14	1/2 X 18.06 X 5.79 X 1 NO	=	52.28 SQ.MT.
15	1/2 X 9.18 X 1.29 X 1 NO	=	3.92 SQ.MT.
16	1/2 X 6.28 X 2.89 X 1 NO	=	9.07 SQ.MT.
		TOTAL ADDITION	= 1230.68 SQ.MT. X



SOCIETY OFFICE AREA CALCULATION

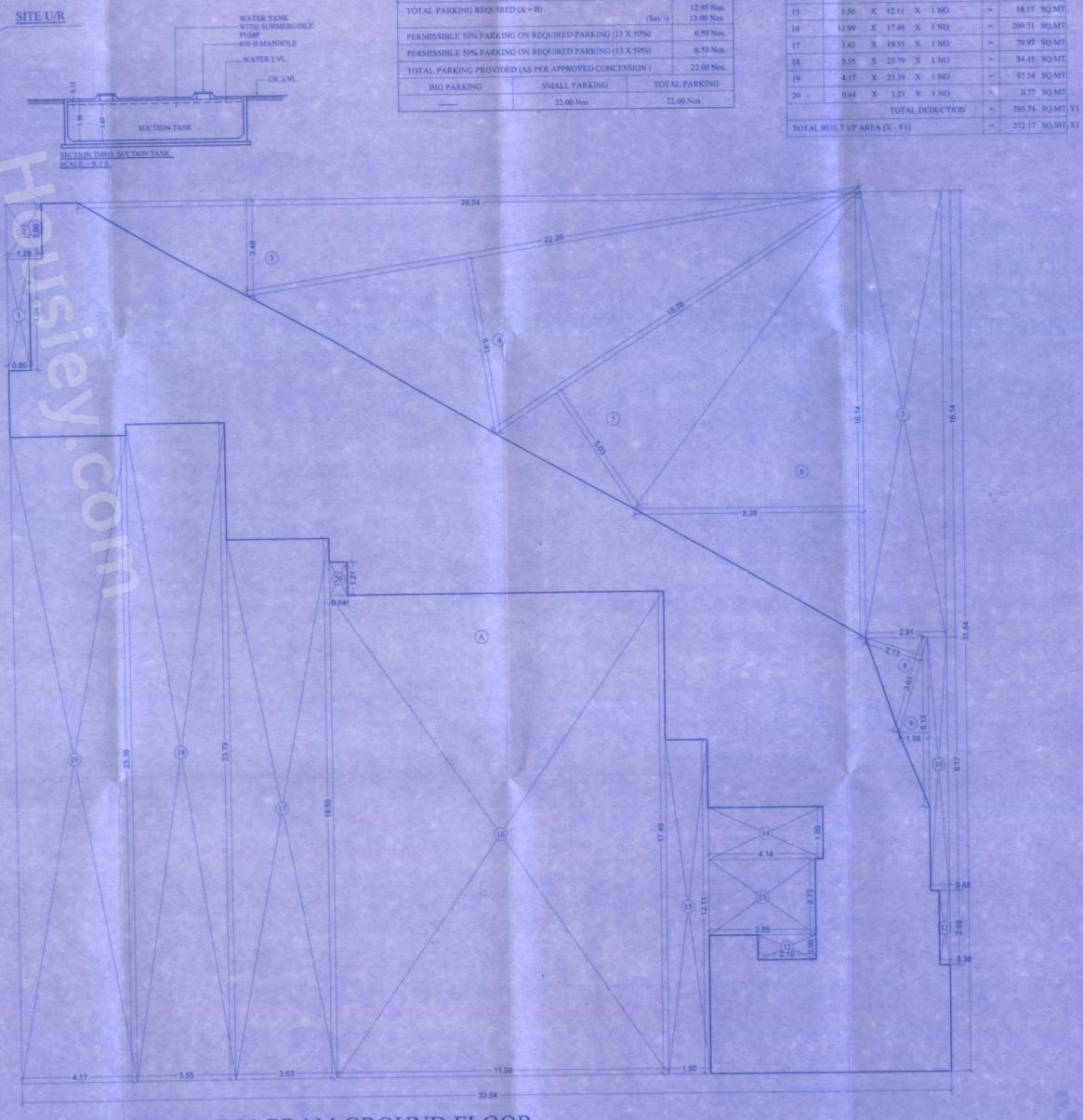
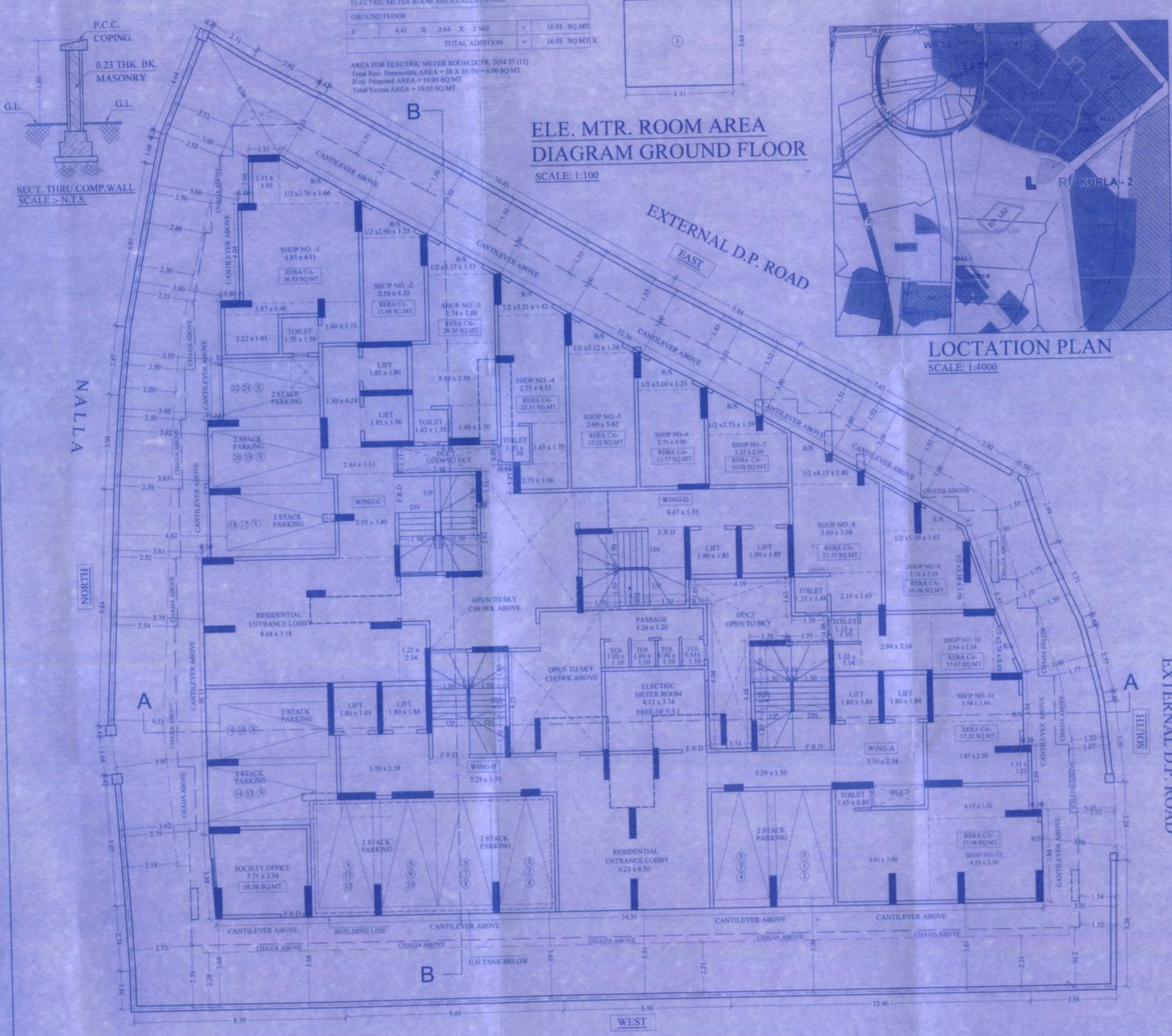
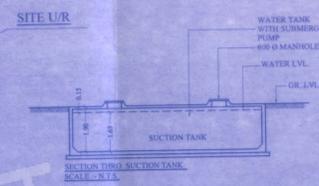
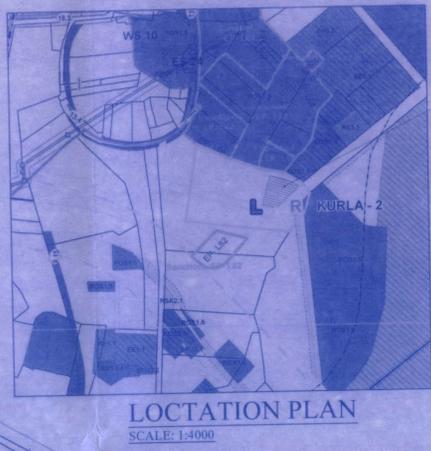
GROUND FLOOR			
S01	4.21 X 0.30 X 1 NO	=	1.26 SQ.MT.
S02	1/2 X 5.34 X 2.79 X 1 NO	=	7.45 SQ.MT.
S03	1/2 X 5.34 X 2.65 X 1 NO	=	7.08 SQ.MT.
		TOTAL SOCIETY OFFICE AREA PER FL.	= 15.79 SQ.MT. (Y)



ELECTRIC METER ROOM AREA CALCULATION

GROUND FLOOR			
1	4.41 X 3.64 X 1 NO	=	16.05 SQ.MT.
		TOTAL ADDITION	= 16.05 SQ.MT. X

AREA FOR ELECTRIC METER ROOM DCPR 2034 37 (11)
Total Res. Permissible AREA = 30 X 10/50 = 6.00 SQ.MT.
Res. Proposed AREA = 16.05 SQ.MT.
Total Excess AREA = 10.05 SQ.MT.



BUILT UP AREA DIAGRAM GROUND FLOOR
SCALE: 1:100