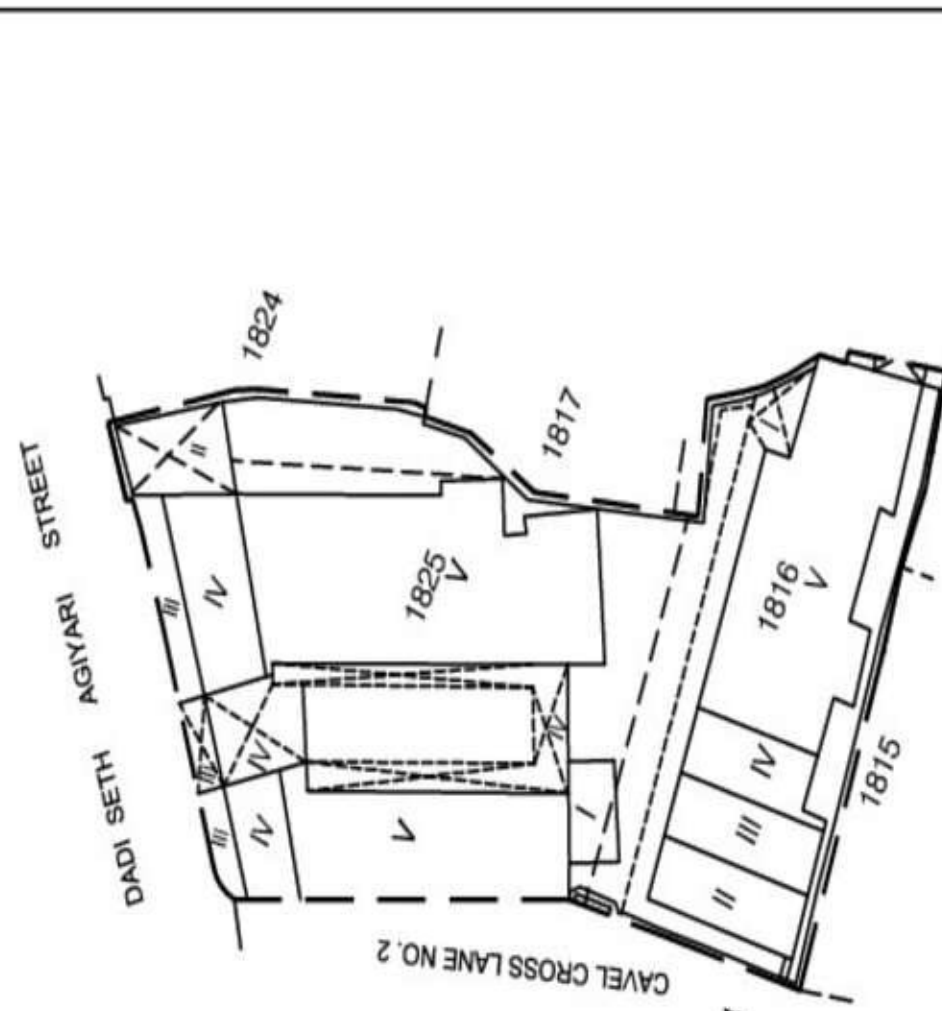
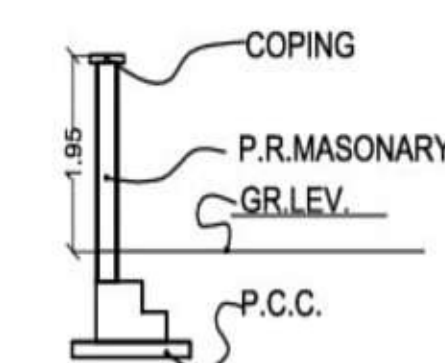




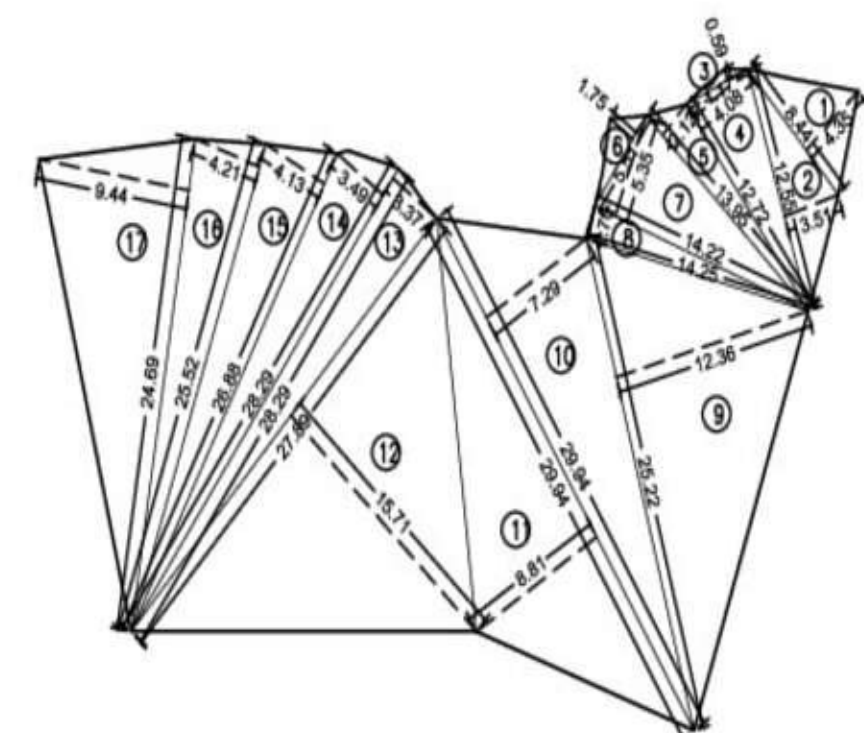
EXISTING BLOCK PLAN
SCALE: 1:500



LOCATION PLAN
SCALE: 1:2500



SECTION OF
COMPOUND WALL



PLOT AREA DIAGRAM
SCALE: 1:500



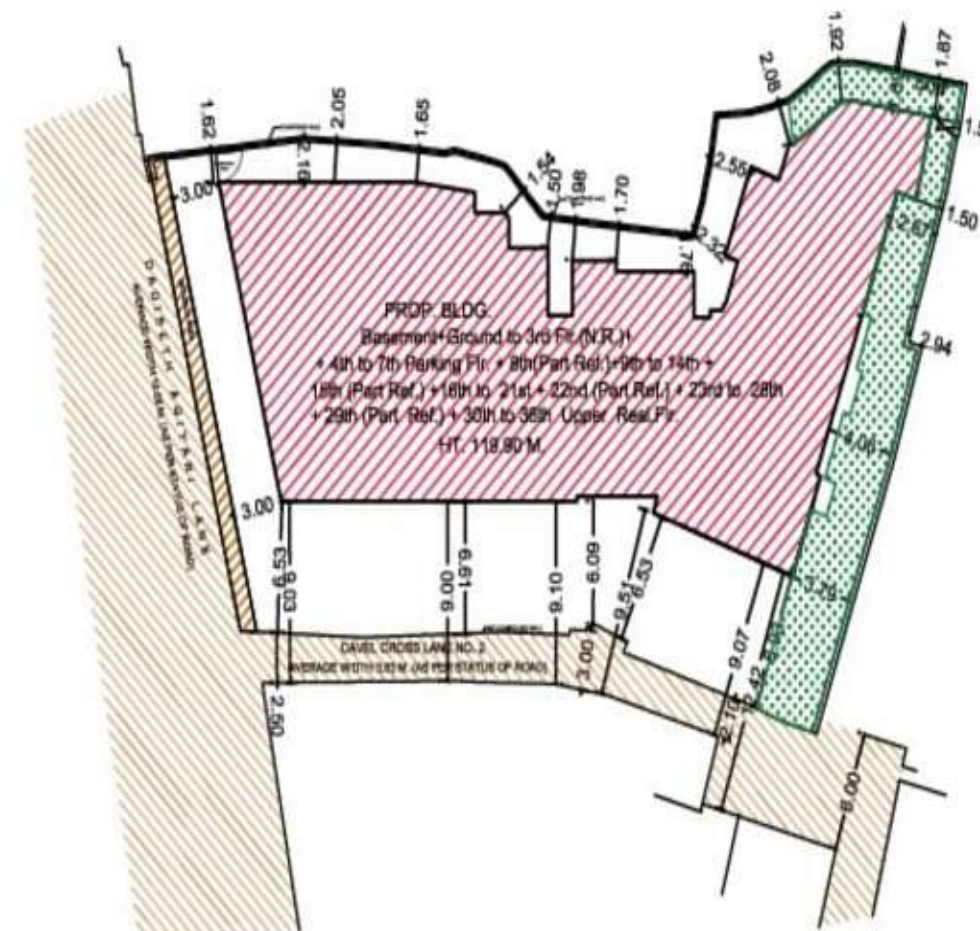
SET-BACK AREA DIAGRAM
SCALE: 1:500

PLOT AREA CALCULATION				
1	0.50 X 8.44 X 4.35 X 1NO	=	18.36 SQ.MT.	
2	0.50 X 12.55 X 3.51 X 1NO	=	22.03 SQ.MT.	
3	0.50 X 4.17 X 0.59 X 1NO	=	1.23 SQ.MT.	
4	0.50 X 12.72 X 4.08 X 1NO	=	25.95 SQ.MT.	
5	0.50 X 13.95 X 2.12 X 1NO	=	14.79 SQ.MT.	
6	0.50 X 5.51 X 1.75 X 1NO	=	4.82 SQ.MT.	
7	0.50 X 14.22 X 5.35 X 1NO	=	38.04 SQ.MT.	
8	0.50 X 14.25 X 1.70 X 1NO	=	12.11 SQ.MT.	
9	0.50 X 25.22 X 12.36 X 1NO	=	155.86 SQ.MT.	
10	0.50 X 29.94 X 7.29 X 1NO	=	109.13 SQ.MT.	
11	0.50 X 29.94 X 8.81 X 1NO	=	131.89 SQ.MT.	
12	0.50 X 27.89 X 15.71 X 1NO	=	219.08 SQ.MT.	
13	0.50 X 28.29 X 3.37 X 1NO	=	47.67 SQ.MT.	
14	0.50 X 28.29 X 3.49 X 1NO	=	49.37 SQ.MT.	
15	0.50 X 26.88 X 4.13 X 1NO	=	55.51 SQ.MT.	
16	0.50 X 25.52 X 4.21 X 1NO	=	53.72 SQ.MT.	
17	0.50 X 24.69 X 9.44 X 1NO	=	116.54 SQ.MT.	
TOTAL ADDITION				= 1076.10 SQ.MT. X

SET-BACK AREA CALCULATION		
1	1/2 X 24.30 X 1.00 X 1NO	= 12.15 SQ.MT.
2	1/2 X 24.19 X 1.00 X 1NO	= 12.10 SQ.MT.
TOTAL ADDITION		= 24.25 SQ.MT. X

R.G.AREA DIAGRAM
SCALE: 1:200

R.G. AREA CALCULATION				
1	1/2 X 10.71 X 1.69 X 1NO	=	9.05 SQ.MT.	
2	1/2 X 11.06 X 1.88 X 1NO	=	10.40 SQ.MT.	
3	1/2 X 11.06 X 0.94 X 1NO	=	5.20 SQ.MT.	
4	1/2 X 10.75 X 2.16 X 1NO	=	11.61 SQ.MT.	
5	1/2 X 5.80 X 2.77 X 1NO	=	8.03 SQ.MT.	
6	1/2 X 4.73 X 1.02 X 1NO	=	2.42 SQ.MT.	
7	1/2 X 3.46 X 2.98 X 1NO	=	5.16 SQ.MT.	
8	1/2 X 3.56 X 0.39 X 1NO	=	0.69 SQ.MT.	
9	1/2 X 3.56 X 0.71 X 1NO	=	1.26 SQ.MT.	
10	1/2 X 4.82 X 1.47 X 1NO	=	3.54 SQ.MT.	
11	1/2 X 5.85 X 2.92 X 1NO	=	8.54 SQ.MT.	
12	1/2 X 3.55 X 0.44 X 1NO	=	0.78 SQ.MT.	
13	1/2 X 2.86 X 2.17 X 1NO	=	3.10 SQ.MT.	
14	1/2 X 2.75 X 0.39 X 1NO	=	0.54 SQ.MT.	
15	1/2 X 3.19 X 1.94 X 1NO	=	3.09 SQ.MT.	
16	1/2 X 6.56 X 2.54 X 1NO	=	8.34 SQ.MT.	
17	1/2 X 6.56 X 1.15 X 1NO	=	3.77 SQ.MT.	
18	1/2 X 5.29 X 0.89 X 1NO	=	2.63 SQ.MT.	
19	1/2 X 2.76 X 1.50 X 1NO	=	2.07 SQ.MT.	
20	1/2 X 1.87 X 0.83 X 1NO	=	0.78 SQ.MT.	
21	1/2 X 3.58 X 1.33 X 1NO	=	2.36 SQ.MT.	
22	1/2 X 3.58 X 1.32 X 1NO	=	2.36 SQ.MT.	
23	1/2 X 2.39 X 1.36 X 1NO	=	1.64 SQ.MT.	
24	1/2 X 6.72 X 1.25 X 1NO	=	4.20 SQ.MT.	
25	1/2 X 6.72 X 1.61 X 1NO	=	5.42 SQ.MT.	
26	1/2 X 1.79 X 0.86 X 1NO	=	0.77 SQ.MT.	
27	1/2 X 1.93 X 0.73 X 1NO	=	0.70 SQ.MT.	
28	1/2 X 1.86 X 1.30 X 1NO	=	1.21 SQ.MT.	
29	1/2 X 3.28 X 1.76 X 1NO	=	2.89 SQ.MT.	
31	1/2 X 3.71 X 1.84 X 1NO	=	3.41 SQ.MT.	
TOTAL R.G. AREA PROPOSED				= 115.98 SQ.MT.
10% R.G. AREA REQUIRED ON PLOT AREA (1076.10 X 10%)				= 107.61 SQ.MT.



PROPOSED BLOCK PLAN
SCALE: 1:500

BUILT UP AREA STATEMENT (IN SQ.MT.)

FLOOR	TOTAL B.U.A.
BASEMENT	
GROUND FLOOR	194.83 SQ.MT.
1ST FLOOR	302.44 SQ.MT.
2ND FLOOR	353.63 SQ.MT.
3RD FLOOR	349.45 SQ.MT.
4TH PARKING FLOOR	0.42 SQ.MT.
5TH PARKING FLOOR	0.42 SQ.MT.
6TH PARKING FLOOR	0.42 SQ.MT.
7TH PARKING FLOOR	0.42 SQ.MT.
8TH FLOOR (PART REFUGE)	80.31 SQ.MT.
9TH FLOOR	370.07 SQ.MT.
10TH FLOOR	338.03 SQ.MT.
11TH FLOOR	338.03 SQ.MT.
12TH FLOOR	338.03 SQ.MT.
13TH FLOOR	338.03 SQ.MT.
14TH FLOOR	338.03 SQ.MT.
15TH FLOOR (PART REFUGE)	247.40 SQ.MT.
16TH FLOOR	338.03 SQ.MT.
17TH FLOOR	338.03 SQ.MT.
18TH FLOOR	338.03 SQ.MT.
19TH FLOOR	338.03 SQ.MT.
20TH FLOOR	338.03 SQ.MT.
21ND FLOOR	349.14 SQ.MT.
22ND FLOOR (PART REFUGE)	235.61 SQ.MT.
23RD FLOOR	349.14 SQ.MT.
24TH FLOOR	363.41 SQ.MT.
25TH FLOOR	363.41 SQ.MT.
26TH FLOOR	349.14 SQ.MT.
27TH FLOOR	363.41 SQ.MT.
28TH FLOOR (PART REFUGE)	253.14 SQ.MT.
30TH FLOOR	363.41 SQ.MT.
31ST FLOOR	363.41 SQ.MT.
32ND FLOOR	363.41 SQ.MT.
33RDFLOOR	363.41 SQ.MT.
34TH FLOOR	363.41 SQ.MT.
35TH FLOOR	363.41 SQ.MT.
36TH FLOOR	363.41 SQ.MT.
TOTAL	10813.79 SQ.MT.

PERMISSIBLE F.S.I. STATEMENT (TABLE-II)
C.S. NO. 1816 & C.S. NO. 1825

A) Option I (AS PER FSI-3)	
1) PLOT AREA C.S. NO. 1816	= 410.54 SQ.MT
2) PLOT AREA C.S. NO. 1825	= 665.56 SQ.MT
3) TOTAL PLOT AREA C.S. NO. 1816 & 1825	= 1076.10 SQ.MT
4) PERMISSIBLE FSI	= 3.00
5) PERMISSIBLE BUILT UP AREA (1076.10 X 3.00)	= 3228.30 SQ.MT
6) PLUS 8% ADDITIONAL REHAB AREA AS PER DCPR REG. NO. 33/75(b) (273.30 X 1.20)	= 327.96 SQ.MT
TOTAL PERMISSIBLE FSI (5 + 6)	= 3556.26 SQ.MT
B) Option II : ON INCENTIVE BASIS. (Rehab + 90% incentive)	
Total Carpet area required for fsi / Incentive purpose	
1) Rehab Resi Carpet area required to rehabilitation of existing Tenants Certified by MHADA	= 2656.04 sq.mt
2) Additional 8% area thereon (2656.04 x 8%) (Subject to maximum carpet area 120 sq.mt)	= 212.48 sq.mt
3) Total carpet area required for FSI Purpose (1 + 3)	= 2868.52 sq.mt
4) BUA required for rehabilitation of Resi existing tenants (2868.52x 1.20)	= 3442.22 sq.mt
5) Rehab Non-Resi Carpet area required to rehabilitation of existing Tenants Certified by MHADA	= 760.28 sq.mt
7) Total carpet area required for FSI Purpose (5 + 6)	= 821.10 sq.mt
8) BUA required for rehabilitation of N.R. existing tenants (821.10 x 1.20)	= 985.32 sq.mt
9) Total Permissible B.U.A. for FSI / Incentive purpose (4 + 8)	= 4427.54 sq.mt
10) 90% incentive for sale (4427.54 x 90 %)	= 3984.79 sq.mt
Total Permissible B.U.A. (9 + 10) 4427.54 + 3984.79	= 8412.33 sq.mt
Since option-II is greater than option-I, therefore, 8412.33 Sq.Mt. built up area will be considered as permissible built up area.	
REHAB PERMISSIBLE AREA	= 4427.54 sq.mt
SALE PERMISSIBLE AREA	= 3984.79 sq.mt
REHAB RATIO = 4427.54 / 8412.33 x 100 = 52.63 %	

PERMISSIBLE & PROPOSED AREA STATEMENT IN SQ.MT. (TABLE-III)

	BUILT UP AREA EXCLUDING FUNGIBLE AREA IN SQ.MTR	PERMISSIBLE FUNGIBLE AREA IN SQ.MTR	PERMISSIBLE BUILT UP AREA WITH FUNGIBLE IN SQ.MTR	PROPOSED BUILT UP AREA EXCLUDING FUNGIBLE AREA IN SQ.MTR	PROPOSED FUNGIBLE AREA IN SQ.MTR	TOTAL PROPOSED BUILT UP AREA WITH FUNGIBLE AREA IN SQ.MTR	EXCESS AREA ADD IN SALE SALE FSI IN SQ.MTR	DEFECIT / BALANCE AREA IN SQ.MTR
	1	2	3 (1+2)	4	5	6 (4+5)	7	8 (3-6)
REHAB RESI. (Including additional 8% area as per DCPR 2034)	3442.22	1204.78	4647.00	3442.22	1065.00	4507.22 (As per Table - Column No. 1825)	531.68	139.78 (DEFECIT)
REHAB N.R. (Including additional 8% area as per DCPR 2034)	985.32	341.86	1330.18	985.32	205.23	1190.55 (As per Table - Column No. 1825)	0.00	138.63 (DEFECIT)
SALE RESI.	3984.79	1394.68	5379.47	3984.79	1131.23	5116.02 (4584.34+531.68) (Excess area of sale fungible not claim at this stage)	0.00	263.45 (Balance area of sale fungible not claim at this stage)
TOTAL	8412.33	2944.32	11356.65	8412.33	2401.46	10813.79	531.68	542.86

279.41 SQ.MT. (DEFECIT)

PARKING STATEMENT FOR N.R.

	NO. OF FLATS	RULE NO	PARKING REQ.
FOR COMMERCIAL			
1 SPACE FOR EVERY 400 SQ.MT. AREA UPTO 40 SQ.MT.	800 sq.mt.	-	20.00
1 SPACE FOR EVERY 80 SQ.MT. ABOVE 40 SQ.MT. UPTO 120 SQ.MT.	351.77 sq.mt.		4.39
TOTAL			24.39
10% VISITORS			2.44 NOS
TOTAL REQUIRED			26.83 NOS
SAY			27.00 NOS

FOR RESI.

	NO. OF FLATS	RULE NO	PARKING REQ.
CARPET			
1 SPACE FOR EVERY 1 TENEMENT WITH CARPET AREA UPTO 40 SQ.MT.	58	-	7.25
1 SPACE FOR EVERY 40 TO 80 SQ.MT.	47	-	11.75
1 SPACE FOR EVERY 80 TO 120 SQ.MT.	48	-	24.00
1 SPACE FOR EVERY 1 TENEMENT WITH CARPET AREA ABOVE 120 SQ.MT.	-	-	-
TOTAL	153		43.00 NOS
10% VISITORS			4.30 NOS
TOTAL REQUIRED			47.30 NOS
TOTAL CAR PARKING REQUIRED A+B			74.00 NOS
TOTAL CAR PARKING PROVIDED A+B			76.00 NOS
PERMISSIBLE ADDITIONAL PARKING UPTO 10%			37.00 NOS.

FLAT STATEMENT (FOR PARKING)

FLOOR	Upto 45	45 to 60	60 to 90	ABOVE 90	N.R. NET B.U.A.
GROUND					176.15
1ST					296.35
2ND					337.65
3RD					341.62
8TH (REF.)	1				
9TH	6	1			
10TH	7				
11TH	7				
12TH	7				
13TH	7				
14TH	3	2	1		
15TH (REF.)	5				
16TH	3	3			
17TH	3	3			
18TH	3	3			
19TH	3	3			
20TH	3	3			
21ST	2	3			
22ND (REF.)	1	2			
23RDTH	2	3			
24TH	2	3			
25TH	2	3			
26TH	2	3			
27TH	2	3			
28TH	2	3			
29TH (REF.)	3				
30TH	2	3			
31ST	2	3			
33ND	2	3			
33RD	2	3			
34TH	2	3			
35TH	2	3			
36TH	2	3			
58	47	48			1151.77
TOTAL	153				

Approved Subject to conditions Mentioned in the file No. - P-5471/2020 (1816 & 1825) / C WARD / Bhuleshwari			01/21
DIGITAL SIGN OF APPROVAL OF PLANS			
DNYANESH WAR B CHOUDHARI	ROSHAN BHALCHANDRA BHOR	RAJESH S DHOLAY	
SUB. ENG. (B.P.) CITY- XI	ASST. ENG. (B.P.) CITY-II	EXE. ENG. (B.P.) CITY-III	

PROFORMA A (AS PER DCPR 2034)		IN SQ.METER
A	AREA STATEMENT	
1	Area of Plot (Plot Area of C.S. No. 1816 + 410.54 SQ.M + Plot Area of C.S. No. 1825 + 665.56 SQ.M)	1076.10
a)	Area of Reservation in plot	-
b)	Area of Road Set back	24.25
c)	Any Reservation	-
2	Deduction for:	-
A	For Reservation / Road Area	-
a)	Road Setback Area to be handed over (100%) (Regulation No 16)	24.25
b)	Proposed D P Road to be handed over (100%) (Regulation No 16)	-
c)	Reservation area to be handed over (100%) (Regulation No 17)	-
d)	Reservation area to be handed over as per AR (Regulation No 17)	-
B	For Amenity area	-
a)	For Reservation / Road Area	-
a)	Road Setback Area to be handed over (100%) (Regulation No 16)	24.25
b)	Proposed D P Road to be handed over (100%) (Regulation No 16)	-
c)	Reservation area to be handed over (100%) (Regulation No 17)	-
d)	Reservation area to be handed over as per AR (Regulation No 17)	-
C	Deductions for Existing BUA to be Retained if any/Land component of Existing BUA / Existing BUA as per Regulation under which the development was allowed.	-
3.	Total deductions : [(2(A)+2(B))+ (C) as and when applicable.]	24.25
4.	Balance area of plot (1 minus 3)	1051.85
5.	Addition for Floor Space Index	-
2a.	100 %	24.25
2b.	100 %	-
	Plot area under Development after areas to be handed over to MCGM / Appropriate Authority as per Sr. No.4 above	-
6.	Total Area (4 + 5)	1076.10
7.	Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33 or 3 or Incentive as per DCR 33 (7)) (As per Table -II) Appropriate Authority as per Sr. No.4 above	INCENTIVE
8.	Floor Space Index Permissible as per DCPR 33 (7) (As per Table II)	8412.33
9.	Built up equal to area of land handed over as per Regulation 30(A)	-
	(i) As per 2(A) and 2(B) except 2(A)(c) (above with in cap of "Admissible TDR" as column 6 of table-12 on remaining / balance plot.)	-
	(ii) in case of 2(A) (c) i) permissible over and above permissible BUA on remaining / balance plot.	-
10.	Built up Area In lieu of Cost of construction of built up amenity to be handed over (within the limit of permissible BUA on remaining plot)	-
11.	Built up Area due to "Additional FSI" on payment of premium" as per Table No 12 of Regulation No 30(A) on remaining / balance plot.	-
12.	Built up Area due to admissible" TDR" as per Table No 12 of Regulation No 30(A) and 32 on remaining / balance plot.	-
13.	Permissible BUA as per Incentive FSI	8412.33
14.	Proposed BUA	8412.33
14A.	Existing Floor Area	-
14B.	Purely Residential Built up Area	7427.01
14C.	Remaining non residential built up area	985.32
15.	Fungible Compensatory Area as per Regulation No.31(3)	
a)	Permissible / Proposed fungible Compensatory area for Rehab component without charging premium	
	REHAB RESI.	1204.78
	REHAB N.R.	344.86
	TOTAL REHAB	1549.64
b)	Permissible / Proposed fungible Compensatory area by charging premium.	
	SALE RESI.	1394.68
	TOTAL FUNGIBLE BUILT UP AREA VIDE SR 33(3) + (15a + 15b)	2944.32
16.	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (14+15)	11356.65
	REHAB DEFECIT AREA	279.41
	SALE BALANCE AREA	263.45
17.	Is consumed on Gross Plot [14/1]	7.81
(II)	Other requirements	-
(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	
ii)	Less deduction of Non-residential area (shop etc)	
iii)	Area available for tenements (ii) minus (ii)	
iv)	Tenements permissible (Density of tenements/hectare)	
v)	Total number of Tenements proposed on the plot	
(E)	Parking statement:	
i)	Parking required by Regulations for Car/ Scooter/Motor cycle Outsidors (Visitors)	
ii)	Covered garage permissible	
iii)	Covered garages proposed Car/Scooter/Motor Cycle Outsidors(Visitors)	