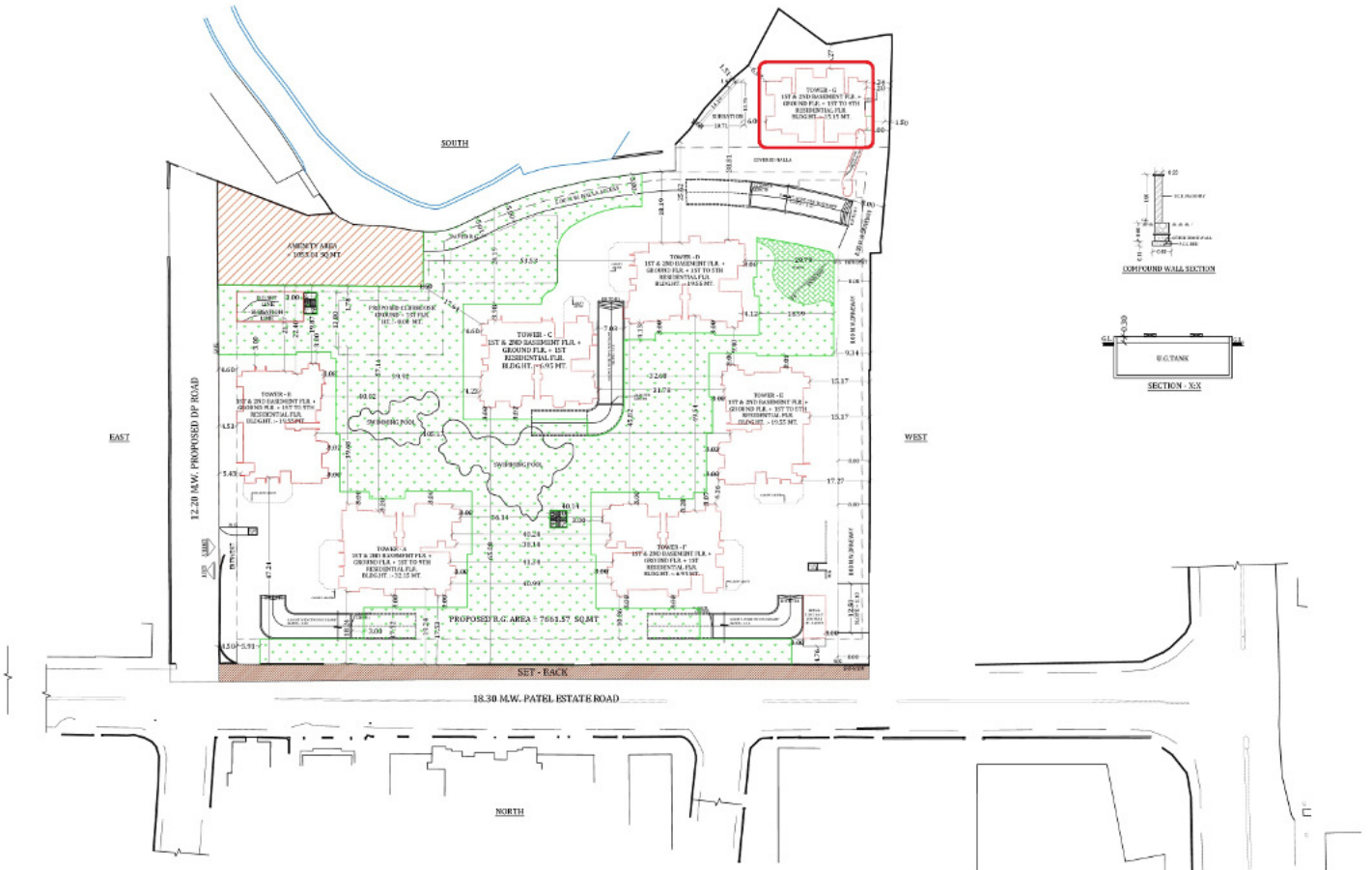
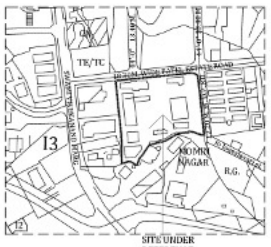


BLOCK PLAN
SCALE - 1: 500



SITE UNDER REFERENCE

LOCATION PLAN
SCALE - 1: 4000

COMPOUND WALL SECTION

SECTION - X-X

PROPOSED PARKING SUMMARY				
SR.NO	DESCRIPTION	BIG CAR	SMALL CAR	TOTAL
1	2ND BASEMENT FLOOR	275	298	525
2	1ST BASEMENT FLOOR	292	298	536
3	GROUND FLOOR	9	26	35
TOTAL PROPOSED PARKING		576	520	1096

RETAIL PARKING STATEMENT (A)		
USER	PARKING PERMISSABLE AS PER D.C. RULES	PARKING REQUIREMENT
AREA 61.85 SQ.MT.	1 PARKING FOR EVERY 40 SQ.MT. UPTO 500 SQ. MT.	1.55
	1 PARKING FOR EVERY 100 SQ.MT. ABOVE 500 SQ. MT.	0.00
TOTAL		1.55
15% FOR VISITORS PARKING		2.00
LOADING/UNLOADING		0.00
TOTAL PARKING REQUIRED (A)		3.55
SAY		4

RESI. PARKING AREA STATEMENT (B)			
FLOOR	PARK REQUIRED NO.OF FLATS		PERMISSABLE
BELOW 450 SQMT	1 FOR 1 FLATS	30	0.50
451 TO 650 SQ MT	1 FOR 2 FLATS	6	0.00
651 TO 700 SQ MT	1 FOR 1 FLATS	33	33.00
ABOVE 700 SQ.MT.	2 FOR 1 FLATS	113	210
TOTAL		182	259
25% FOR VISITORS PARKING		64.5	
PARKING REQUIRED FOR RESI. (B)		323	
PARKING REQUIRED FOR COMM. (A)		4	
TOTAL PARKING REQUIRED (A+B)		327	
TOTAL PARKING PROVIDED		1096	

PROPOSED AREA SUMMERY			
DISCRIPTION		AREA	
GR.FLR.	=	142.81	SQ.MT.
WING - A	=	5195	SQ.MT.
WING - B	=	2945.84	SQ.MT.
WING - C	=	886.76	SQ.MT.
WING - D	=	2938.03	SQ.MT.
WING - E	=	3077.88	SQ.MT.
WING - F	=	933.53	SQ.MT.
WING - G	=	1846.29	SQ.MT.
TOTAL (A)	=	17966.14	SQ.MT.
COMM. (B)	=	61.85	SQ.MT.
TOTAL AREA (A+B)	=	18027.99	SQ.MT.

ISG/GRIHA HOUSING 20% OF BASIC PERMISSIBLE = 18027.99 X 20%	=	3605.60
PROPOSED 1 TO 3 DISERTY AREA		2129.55

PROPOSED 1 TO 3 AREA SUMMERY			
WING - E	=	673.27	SQ.MT.
WING - F	=	-	SQ.MT.
WING - G	=	1456.28	SQ.MT.
TOTAL	=	2129.55	SQ.MT.

BUILT UP AREA SUMMARY								
FLOOR	WING - A	WING - B	WING - C	WING - D	WING - E	WING - F	WING - G	SQ.MT.
2ND BASEMENT FLR.	-	-	-	-	-	-	-	SQ.MT.
1ST BASEMENT FLR.	-	-	-	-	-	-	-	SQ.MT.
GR.FLOOR	445.09	134.43	433.08	447.05	466.59	467.79	369.03	SQ.MT.
1ST. FLR.	466.25	464.85	455.60	445.46	464.71	466.24	374.10	SQ.MT.
2nd FLR.	534.85	536.64	-	511.18	536.64	-	374.10	SQ.MT.
3rd FLR.	534.85	536.64	-	511.18	536.64	-	374.10	SQ.MT.
4th FLR.	534.85	536.64	-	511.18	536.64	-	374.10	SQ.MT.
5th FLR.	534.85	536.64	-	511.18	536.64	-	-	SQ.MT.
6th FLR.	534.85	-	-	-	-	-	-	SQ.MT.
7th FLR.	536.58	-	-	-	-	-	-	SQ.MT.
8th FLR.	534.85	-	-	-	-	-	-	SQ.MT.
9th FLR.	536.58	-	-	-	-	-	-	SQ.MT.
TOTAL	5195.00	2945.84	886.76	2938.03	3077.88	933.53	1846.29	SQ.MT.
TOTAL					-	17966.14		SQ.MT.
D.G. SET, SECURITY CABIN & CONSERVANCY, DISPOSAL AREA, OPEN PLOT, S.T.P., ETC. R.G.					-	142.81		SQ.MT.
TOTAL RESDL. AREA (A)					-	17966.14		SQ.MT.
TOTAL COMM. AREA (B)					-	61.85		SQ.MT.
TOTAL PROPOSED AREA (A+B)					-	18027.99		SQ.MT.

PROFORMA -A 01/22

CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN, PARKING AREA STATEMENT, AREA SUMMARY STATEMENT

STAMP OF DATE OF APPROVAL OF PLAN

NOTE:
ALL DIMENSIONS ARE IN METER.
1) THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED
2) THIS CANCELLATION TO THE PREVIOUS PLAN SANCTIONED UNDER IOD/EE/WS/393 DATED - 20.06.2017
3) APPROVED SUBJECT TO CONDITIONS MENTIONED THIS OFFICE LETTER ORDER NO. CE/3902/SAP/AW DATED - 07/05/2018

Satpute Nitin Ambadas	Balaram Kashinath Sankhe	Prakash Rajaram Rasal
S.E.B.P.(K-WN-2)	A.E.B.P.(K-WN)	E.E.B.P.(WS)"K" Ward

PROFORMA -A		
1	Plot Area	22,051.80
2	Deduction for	
	a)Proposed road 18.30 m	503.00
	b)Proposed Road 12.20m	1,500.50
	c) Any reservation	-
	d) Set to proposition	-
	Total of (a+b+c)	2,003.50
3	Balance area of plot	19,888.30
4	D.P. Amenity (5%)	1,055.00
5	Balance area of plot (3 - 4)	18,833.30
6	Deduction for 15% R.G.(5 X 15%)	2,825.00
7	Net Plot area (5 + 6)	16,008.31
8	Addition for FSI Purpose	
	a)Proposed road 18.30 mt.	503.00
	b)Proposed Road 12.20mt.	1,500.50
9	Total Area (7 + 8)	18,171.81
10	FSI Permissible	1.00
11	Floor Space Index Can be Available by TDR	-
	Addition for FSI	
	9) a) 50% as per DCR SL 15(1)(b)	-
	9)b) 40 % as per DCR 33(24)	-
	9)c) Other (SRA/TDR/ETC)	-
12	Permissible Floor area (9 x 10 + 11)	18,171.81
13	Proposed BUA as per File No CE/...../WS/	-
14	Proposed Built Up Area	-
14A	Purely Residential Area	17,966.14
14 B	Remaining Non Residential Area	61.85
15	Total Built Au Area Proposed (14A + 14B)	18027.99
16	FSI consumed on Net Holding (15/7)	0.91
B	DETAILS OF FSI AVAILED AS PER DCR 35(4)	
1	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(1) FOR PURELY RESIDENTIAL = DR < (14A X 0.35)	0.00
2	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR PURELY NON - RESIDENTIAL = OR < (14B X 0.20)	0.00
3	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35(4) = (B1 + B2)	0.00
1	TOTAL GROSS BUILT UP AREA PROPOSED	18027.99
C	TENEMENT STATEMENT	
1	PROPOSED AREA	18027.99
2	DEDUCT NON-RESI. AREA	-
3	AREA AVAILABLE FOR TENEMENTS	-
4	TENEMENT PERM. (450/HECTARE)	813.28
5	TENEMENTS PROPOSED	182
6	TENEMENTS EXISTING	-
7	TOTAL TENEMENT	182
D	PARKING STATEMENT	
1	PARK. REQD. BY BUL.	-
2	PARK. REQD. BY RULE	327
3	COVERED GARAGES PROPOSED	-
4	TOTAL PARK. PROVIDED	1096
E	TRANSPORT VEHICLES PARKING	

STAMP OF DATE OF RECEIPT OF PLAN

PROFORMA -B

CERTIFICATE OF AREA

Certified That The Plot Under Reference Is Get Surveyed Through Surveying Agents To Ascertain The Correctness Of The Area Mentioned In The Property Card The Said Survey Has Been Carried Out On The Basis Of The Boundaries Of The Property Shown By The Owners. The Said Area As Per Survey Now Works Out To 22051.80 Sq.mts.

SIGNATURE OF LICENSED SURVEYOR (L.S.)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED DEVELOPMENT ON PLOT BEARING CS. NO.- 216A, 216B & 216C OF BANDIVALI VILLAGE, PATEL ESTATE ROAD, JOGESHWARI (W), K/SOUTH WARD, MUMBAI - 400 102.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-	01/22	Priyanka
	SCALE	DATE	CHECKED BY
	1:100	-	-

REVISIONS | DESCRIPTION :
R0

NAME & ADDRESS OF DESIGN ARCHITECT	SIGNATURE
Architect Hafeez Contractor 29,Bank Street, Fort Mumbai-400 023 Tel - 22861920.	
NAME OF THE OWNER	SIGNATURE
Bellissimo Land Dwellers Limited	
NAME & ADDRESS OF LICENSED SURVEYOR (L.S.)	SIGNATURE
SPACEAGE CONSULTANTS B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai - 400 080	SHASHIKAN TLAXMAN JADHAV