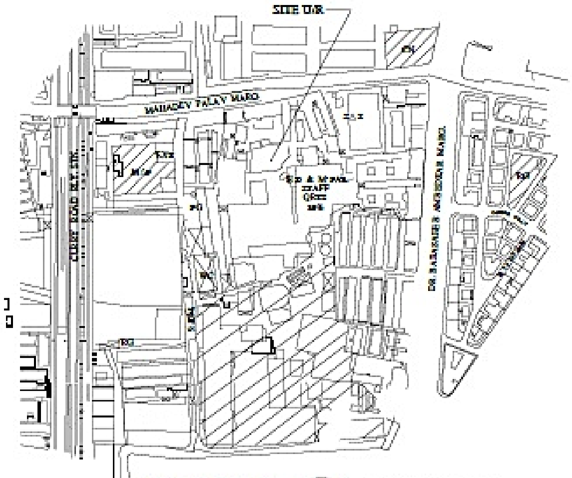
BLOCK & LOCATION PLAN

SCALE:- 1:100

	PROFORMA - A		
	AREA STATEMENT		
1	AREA OF PLOT AS PER P.R. CARD	26,247.12	
2	DEDUCTION FOR		
	(a) Road Setback	1,159.49	
	(b) Proposed Road	-	
	(a) + (b)	1,159.49	
3	BALANCE AREA OF PLOT (1 - 2)	25,087.63	
4	(a) Plot under Reservation	19,149.29	
	(b) Built Up Area of Structure on Reservation	24,060.97	
	(c) Land Component of area under structures	18,133.51	
	(d) Vacant Land Component	1,085.78	
5	SETBACK		
	(a) BUA on Setback	1,600.00	
	(b) Land Component	1,200.01	
	(c) Area for 4 FSI	1,159.49	
6	PERMISSIBLE BUA		
	(a) Plot Area for 4 FSI Calculation	25,211.34	
	(b) Plot Area for 1.33 FSI Calculation	1,085.78	
	(c) Permissible BUA	1,02,232.95	1,02,232.95
7	BUILDING NO. 1 - A, B, C & D Wing		
	(a) Rehab BUA	17,855.08	
	(b) Rehab Shop BUA	600.57	
	(c) Society Office	30.08	
	(d) Sale Shop BUA	11.49	
	(e) Plan amendment pending to give benefit of additional, bonus entitlement etc.	In Phase II	18,546.22
8	BUILDING NO. 1 - E, F & G WING		
	(a) Rehab BUA	1,905.86	
	(b) Sale 'R' BUA	133.82	
	(c) Sale Shop BUA	11.96	
	(d) BUA to be handed over to MHADA	6,296.27	
	(e) BUA handed over to MCGM for HO (FREE OF FSI)	6,120.00	
	(f) BUA handed over to MCGM for M&Q (FREE OF FSI)	3,086.91	
	(g) Plan amendment pending to give benefit of additional, bonus entitlement etc.	In Phase II	8,307.89
9	BUILDING NO. 2		
	(a) Rehab BUA	852.41	
	(b) Sale BUA		852.41
10	BUILDING NO. 3		
	(a) Sale BUA	43,087.98	
	(b) Rehab BUA	13,752.09	
	(c) Sale BUA Commercial	189.74	
	BUILDING NO. 4 - RESIDENTIAL		56,909.81
11	(a) Rehab "R" BUA	12,205.96	
	(b) Sale area given to Rehab "R"	117.06	
	(c) Rehab NR BUA	593.75	
	(d) Sale R BUA	1,101.67	
			13,917.06
	FUNGIBLE BUA		
12	Permissible Fungible BUA as on date (11a+10b) x 35% + (9a+11b) x 20%) + 80.22 sqm Sale fungible	9,954.87	
	Fungible BUA utilised in Bldg. 2	37.43	
	Fungible BUA utilised in Bldg. 3 (Residential rehab)	4,813.25	
	Fungible BUA utilised in Bldg. 3 (Residential sale)	80.22	
	Fungible BUA utilised in Bldg. 4 (Residential rehab)	4,272.11	
	Fungible BUA utilised in Bldg. 4 (Commercial)	51.13	

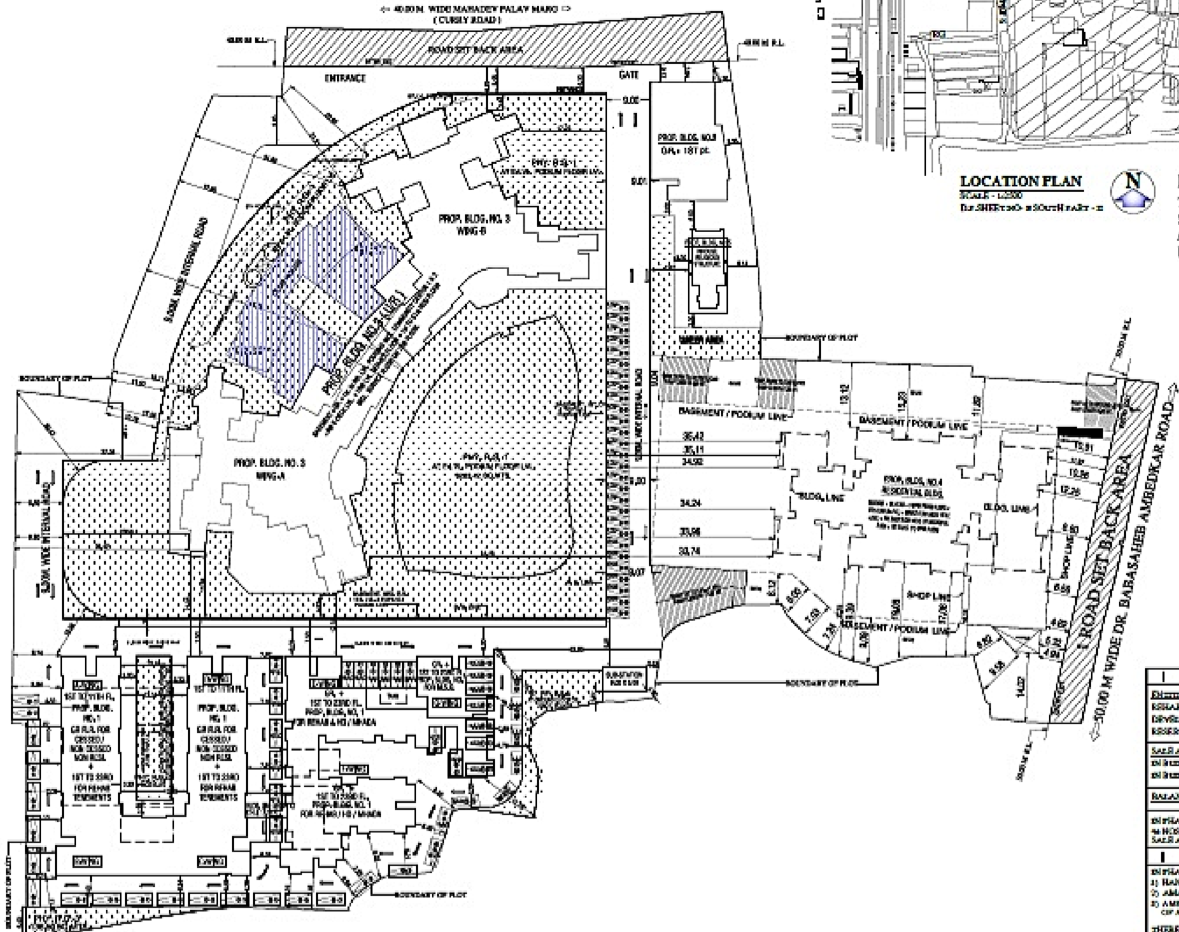


LOCATION PLAN

SCALE - 1:2500

PLANS FOR APPROVAL

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. CHE/CTY/1427/F/S/337(NEW) DT. 14.12.2016 APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE ONLINE FILE NO. CHE/CTY/1427/F/S/337(NEW)



BLOCK PLAN

SCALE - 1:500

PHASE PROGRAM

ENTITLED FOR SALE AREA FOR DEVELOPER REHAB INCENTIVE – 35058.75 SQ.MT. DEVELOPER SHARE FOR SCHEME – 5463.88 SQ.MT. RESERVATION PLOT AREA 800 – 1013.78 X 1.25 – 1277.54 SQ.MT.	41,344.41 SQ.MTRS
SALE AREA ALREADY UTILIZED IN BUILDING NO. 1 – 147.33 SQ.MT. IN BUILDING NO. 3 – 40206.72 SQ.MT.	40,294.05 SQ.MTRS
BALANCE SALE AREA	2,157.36 SQ.MTRS

IN PHASE - I,
46 NOS. OF TENEMENTS IN BLDG. NO. 1 ARE TO BE HANDED OVER TO MHADA.
SALE AREA FOR RELEASE – 2150.36 – (78 X 22.48 X 2.0) – 477.36 SQ.M.

IN PHASE - II,
1) HANDOVER BALANCE 78 NOS. OF TENEMENTS TO MHADA AND/OR
2) AMALGAMATE THE ADJOINING PLOT OF KAMGAR SWA SADAN AND/OR
3) AMEND THE PLANS OF BUILDING NO. 1 TO PROVIDE THE BENEFIT OF ADDITIONAL AND BONUS ENTITLEMENT

THEREAFTER PROPORTIONATE SALE AREA TO BE RELEASED.

PROFORMA 'B'

CONTENTS OF SHEET

BLOCK & LOCATION PLAN

FILE NO. CHE/CTY/1427/F/S/337(NEW)

DIGITAL SIGN OF APPROVAL AND STAMP

PLANS FOR APPROVAL

Bharat Ramdas Saindane	Dnyaneshwar B Chhallare	Vivek Tukaram Khot
SEBP CITY-VIII	AEBP CITY-V	EEBP CITY III

REVISION	DESCRIPTION	DATE	SIGNATURE

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF PLOT BEARING C.S. NO. 77, OLD C.S. NO. 1 (PT), 27/1, 2/1574 & 2/1575 OF PAREL SEWARI DIVISION, AT MADHAV PALAV MARG & B.A. ROAD, MUMBAI-400 012 F/SOUTH WARD.

NAME OF OWNER

M/S. NISH DEVELOPERS PVT. LTD.

Dinesh Narayandas Maheshwari

JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY	DATE
		AS SHOWN	RAJU	SANTOSH K.	17-03-2018

COLOURING OF PLANS

1 PLOT LINE THICK BLACK
2 EXISTING STREET GREEN
3 FUTURE STREET GREEN DOTTED
4 PERMI. BLDG. THICK DOTTED BLACK
5 OPEN SPACES NO COLOUR
6 WORK PROPOSED TO BE DEMOLISHED YELLOW HATCHED
7 PROPOSED WORK RED FILLED IN
8 DRAINAGE AND SEWERAGE WORK RED DOTTED
9 WATER SUPPLY WORK BLUE DOTTED THIN
10 DEVIATION RED HATCHED
11 RECREATION GROUND GREEN WASH
12 ROADS AND SET BACKS BURNT SIENNA
13 RESERVATION APPROPRIATE COLOUR CODE

ARCHITECT :

VIVEK BHOLE ARCHITECTS LTD

ARCHITECTS, INTERIOR DESIGNERS & URBAN DESIGNERS

1st FLOOR, PINNACLE BUSINESS PARK, MAHAKALI CAVES ROAD, NEXT TO ...... CENTRE, M.I.D.C., SHANTI NAGAR, ANDHERI (EAST), MUMBAI-400 093.

TELEPHONE : +91 22 .... , FAX :

EMAIL : ......

WEBSITE : www.vivekbhole.com

Vivek Jagannath Bhole