FILE NO.- CE / 4176 / BPES / AL | CHE / ES / 1906 / L / 337 (NEW)

Sheet Nos. 19

B.U.A. SUMMARY (EXIST.+PROP.)

FLOORS	EXIST. B.U.A (WING-A)	PROP. B.U.A (WING-A)	EXIST. B.U.A (WING-B)	EXIST. B.U.A. (SERVICE YARD)	TOTAL B.U.A. (EXTG+PROP.
GROUND	9813.38	-----	4281.24	227.29	14321.91
1ST	9570.58	-----	4669.43	169.96	14409.97
2ND	10058.93	-----	4770.05	-----	14828.98
3RD	10126.22	-----	-----	-----	10126.22
4TH	7546.80	-----	-----	-----	7546.80
5TH	5812.82	-----	-----	-----	5812.82
6TH	-----	4220.00	-----	-----	4220.00
TOTAL	52928.03	4220.00	13720.72	397.25	71266.00

EXIST. B.U.A = 67046.00 (52928.03+13720.72 +397.25)

PROP.B.U.AREA = 4220.00

NET EXIST. B.U.A = 58815.35 (67046.00-8430.65 APP.FUNGIBLE)

STAIRCASE,LIFT & LOBBY AREA FOR PREMIUM (EXIST.+PROP.)

FLOORS	(WING-A)	(WING-A)	(WING-B)	(SERVICE YARD)	EXTG+PROP. AREA IN SQ.MT.
GROUND	758.41	-----	261.60	78.62	1098.63
1ST	622.76	-----	188.48	-----	811.24
2ND	623.60	-----	188.48	-----	812.08
3RD	576.66	-----	-----	-----	576.66
4TH	576.60	-----	-----	-----	576.60
5TH	339.86	-----	-----	-----	339.86
6TH	-----	142.16	-----	-----	142.16
TOTAL	3297.89	142.16	638.56	78.62	4158.23

TOTAL DIST. B.U.A = 4016.07 (3297.89+638.56 +78.62)

PROP.STAIRCASE AREA = 142.16

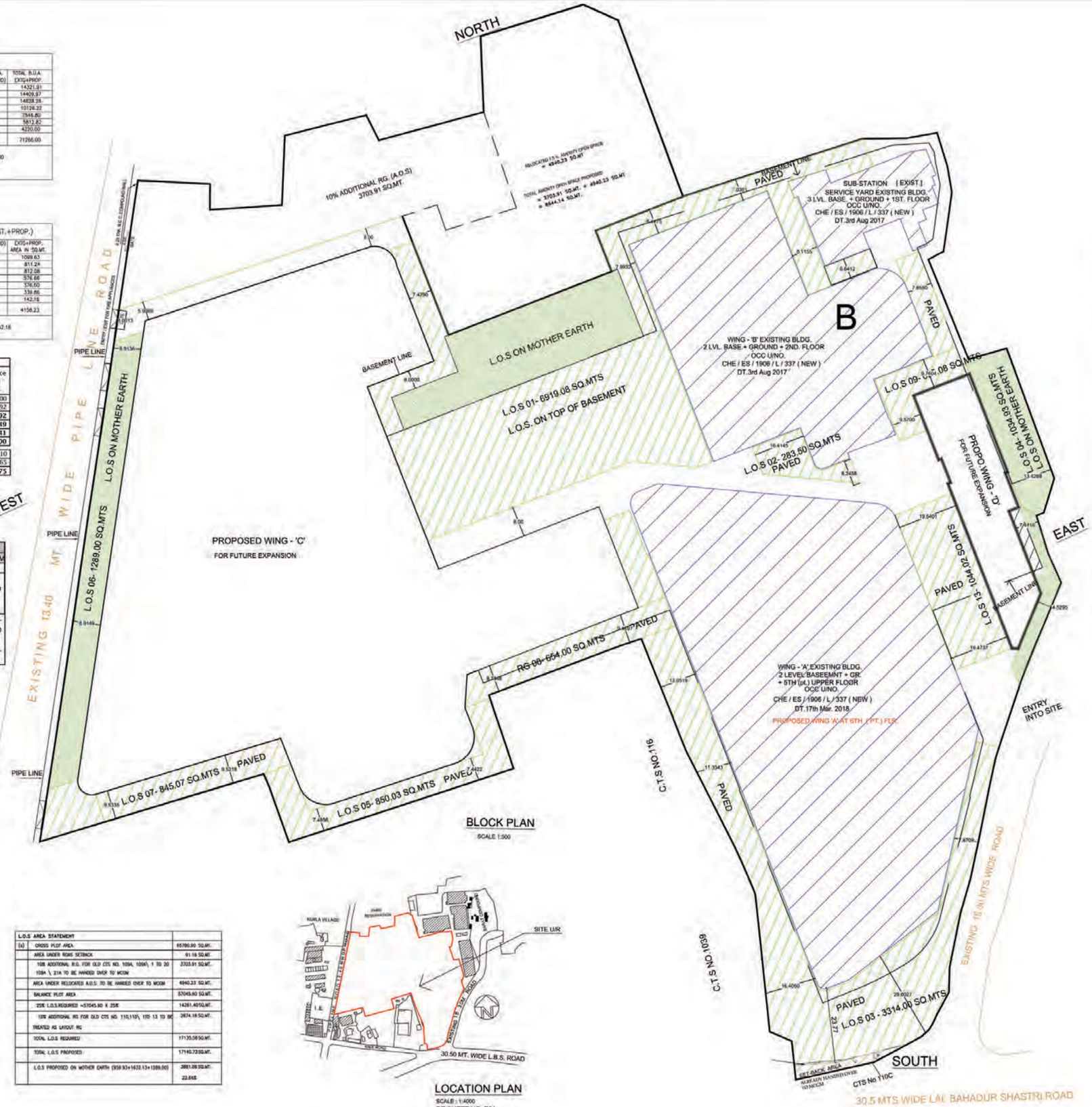
PARKING AREA STATEMENT

One parking space for every 37.50 sq.mt. of office space upto 1500 sq.mt. & for every 75 sq.mt of Additional space for areas exceeding 1500 sq.mt. in other areas.

1500.00 sq. mt.	40.00
(70868.75-1500) = 69368.75	924.92
Total Parking	**964.92**
10% Additional	**96.49**
Total Parking Required	**1,061.41**
Total Parking Provided	**1,227.00**
B.U.A. PROPOSED WITHOUT FUNGIBLE	62,438.10
FUNGIBLE PROPOSED	8,430.65
TOTAL B.U.A. PROPOSED	**70,868.75**

DETAILS OF ADDI. 50% F.S.I. UTILISED

Sr. No.	Area in Sq. Mt.	Payment Of Govt.	Payment Of MCGM
1	33% 11813.86	Rs. 5,37,53,100/- VIDE RECEIPT NO 042186 DATED ON 9-10-2015	Rs. 5,37,53,100/- VIDE RECEIPT NO 2742035 DATED ON 6-10-2015
2	17% 6085.92	Rs. 10,64,44,150/- VIDE RECEIPT NO 56179 DATED ON 19-03-2016	Rs. 10,64,44,150/- VIDE RECEIPT NO 1002493730 DATED ON 18-03-2016



BLOCK PLAN

SCALE 1:500

LOCATION PLAN

SCALE : 1:4000

DP SHEET NO. E21

A.O.E. as per Reg. No. 14(k) (As per Draft Table in Transitory Policy T-3)		DCPR 2034
a)	Area of plot (under development)	65780.90 sq.mts
b)	Less: a) area under setback of 30.50 mt wide LBS Road b) Area under 10% additional RG c) Area under amenity open space Total area	91.16 sq.mts. 3703.91 sq.mts. 4940.23 sq.mts. 8735.30 sq.mts.
d)	Net plot area	57045.60 sq.mts.
e)	less Amenity open Space Required as per DCPR 14 (A)	Nil
f)	Net balance area of plot	57045.60 sq.mts.
g)	Less 15% LOS	Nil
h)	Balance Area	57045.60 sq.mts.
i)	Add 0.5 F.S.I	28523.80 sq.mts.
j)	Add TDR (1.00)	57045.60 sq.mts.
k)	Total Permissible FSI	142614.00 sq.mts.
l)	Approved area	62835.35 sq.mts.
m)	Balance area to be unsecured	79778.65 sq.mts.
n)	Proportionate plot area for balance development = (79778.65 x 62689.74) / 142614.00	35747.01 sq.mts.
	Area in excess of (62835 = 55780.90- 91.16-10309-	55689.74 sq.mts
	a) Area amounting 10% AOS = (3689.74 / 62689.74)x 100	94.78 %
	b) AOE amounting 5% = [100 – 94.78]	15.22 %
o)	Amenity open space required for balance plot. = (35747.01 x 84.78% x 10%) + (35747.01 x 15.22% x 5%)	3395.06 sq.mts
p)	Land to be handed over to MCGM in lieu of 10% additional RG and Amenity open space = (3703.91 + 4940.23	8644.14 sq.mts
q)	Additional AOEby fsi provided	Nil

L.O.S AREA STATEMENT		
(a)	GROSS PLOT AREA.	65780.90 SQ.MT.
	AREA UNDER ROAD SETBACK	91.16 SQ.MT.
	10% ADDITIONAL R.G. FOR OLD CTS NO. 109A, 109A \ 1 TO 20 109A \ 21A TO BE HANDED OVER TO MCGM	3703.91 SQ.MT.
	AREA UNDER RELOCATED A.O.S. TO BE HANDED OVER TO MCGM	4940.23 SQ.MT.
	BALANCE PLOT AREA	57045.60 SQ.MT.
	25% L.O.S.REQUIRED =57045.60 X 25%	14261.40 SQ.MT.
	10% ADDITIONAL RG FOR OLD CTS NO. 110,110\, 110-13 TO BE TREATED AS LAYOUT RG	2874.18 SQ.MT.
	TOTAL L.O.S REQUIRED	17135.58 SQ.MT.
	TOTAL L.O.S PROPOSED	17140.73 SQ.MT.
	L.O.S PROPOSED ON MOTHER EARTH (959.93+1632.13+1289.00)	3881.06 SQ.MT. 22.64%

PROFORMA A

			Plan as per DCR 1991
A.	Area Statement		
1.	Area Of plot	As per P.R.CARD	65780.90
2.	Deductions For		
	(a) Road set back area		91.16
	(b) Proposed road (D.P. Road)		
	(c) Any reservation (Municipal Park)		
	(d) 10% Additional R.G. area (10% of Old C.T.S. No. 109A, 109A/1 to 20, 21A/Area 37039.10)		3703.91
	(e) Other		
	Total (a+b+c+d+e+e)		3795.07
3.	Balance Area Of Plot (1 minus 2)		61985.83
4.	Deduction For 15% Recreation Ground. space (if deductible for bld) DCR 38 (1) (iii)		9297.87
5.	Net Area Of Plot (3 minus 4)		52687.96
6.	Additions For Floor Space Index. 2(a) 100% for D.P. Road (Restricted to 40% or 80% of 'E' above) 2(b) 100% for Set - Back (Restricted to 40% or 80% of 'E' above) 2(c) 20% of E		91.16
7.	Total Area (5 plus 6)		52778.12
8.	Floor Space Index Permissible		1.00
9.	Additions For Floor Space Index 9 (a) (0.50 % F.S.I. as per 33 ALREADY APPROVED. 9 (b) SLUM TDR ALREADY APPROVED.		17899.79 12150.00
10.	Permissible Floor Area (7 X 8) plus 9 above		82828.91
11.	existing built up area. (WING 'A' UP TO 5TH FLR.) (WING 'B' & SERVICE YARD)		58815.35
	proposed built up area. (WING 'A' 6TH FLR.)		4220.00
		Total	82835.35
12.	F.S.I. consumed on net holding		1.013
13.	BALANCE AREA		19993.56
B.	Details of Residential/Non Residential Areas		
1.	Purely Residential Built up area		
2.	Remaining Non-Residential Built up area		82835.35
C.	Details of F.S.I. availed as per D.C.R. 35(4)		
1.	Permissible Fungible Built up area component vide D.C.R. 35(4) for Commercial		
	Fungible Built Up Area component proposed for purely Commercial =a+=(81x0.25) 12114.12 (Already Approved As Per DCR 1991)		8430.65
2.	Total Fungible Built Up Area vide D.C.R. 35(4) = (C1+C2)		8430.65
4A.	Total Area Permissible		91259.56
4E	Total Gross BUILT UP AREA Proposed (As per area statement in the Dwg) (11) + (C2)		71266.00
D.	Tenement Statement		
(i)	Proposed area (Item A. 12 above) or C-4		
(ii)	Less deduction of Non Residential area (Shop etc)		
(iii)	Area available for tenements ((i) minus (ii))		
(iv)	Tenements permissible (Density of tenements/hectare)		
(v)	Tenements proposed		
E.	Parking Statements:		
(i)	Parking required by Regulations for :-		1061 nos
	Car		
	Scooter / Motor cycle		
	Outsiders (Visitors) :		
(ii)	Covered garages permissible.		
(iii)	Covered garages proposed		
	Car		
	Scooter / Motor cycle		
	Outsiders (Visitors) : Total parking required / Total parking Provided		1227 nos
F.	Transport Vehicles Parking		
(i)	Space for transport vehicles parking required by regulations		
(ii)	Total No. of transport vehicles parking space provided		

CERTIFICATE OF PLOT AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS GOT SURVEYED BY ME ON 30-12-2018 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN P.R.CARD 65780.90 sq.mts

SIGNATURE OF LICENSED SURVEYOR

PROFORMA-II

CONTENTS OF SHEET

BLOCK PLAN , LOCTION PLAN & L.O.S AREA STATEMENT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED COMMERCIAL DEVELOPMENT ON PLOT BEARING NEW CTS NO 109A, 109 & 109C OF VILLAGE KURLA E, L.B.S. MARG, KURLA (W), MUMBAI

SHIJU BHASKAR

Digitally signed by SHIJU BHASKAR
Date: 2019.11.21 12:53:05 +05'30'

NAME OF OWNER : M/S. PRL AGASTYA PRIVATE LIMITED

JOB No.	DRG. No.	CHECKED BY	DESIGN BY	DRAWN BY	DATE	REV.

NORTH

NAME, ADD. & SIGNATURE OF LICENSED SURVEYOR

MANOJKUMAR ASHWANIKUMAR DUBAL

MANOJ DUBAL & ASSOCIATES
LICENSED SURVEYORS
309, SANGAM ARCADE, VALLABHBHAI ROAD,
OPP. RAILWAY STN., VILLE PARLE (W), MUMBAI - 400 056

STAMP OF RECEIPT OF PLAN

STAMP OF APPROVAL OF PLAN

PART OCCUPATION CUM BCC FOR 6TH FLOOR OF WING'A' i.e.FULL OCCUPATION CUM BCC FOR WING'A' COMPRISING OF 2 LEVEL BASEMENT+GROUND+1ST TO 6TH FLOORS , WING'B' COMPRISING OF 2 LEVEL BASEMENT+GROUND+2 UPPER FLOORS AND SERVICE YARD COMPRISING OF 3 LEVEL BASEMENT+GROUND+1st FLOOR FOR COMMERCIAL USERS IS HEREBY GRANTED AS PER THIS OFFICE LETTER ISSUED UNDER NO. CHE/ES/1906/L/337 (NEW) TO BE READ ALONGWITH THE PLANS.

JAGDISH P SARANG
SUB.ENG. (B.P.) L/E & N/W

YATISH SHIRISH BANDEKAR
ASS.ENG. (B.P.) L & N

DEELIP PARASHAR AM PATIL
EXC.ENG. (B.P.) E.S. - I