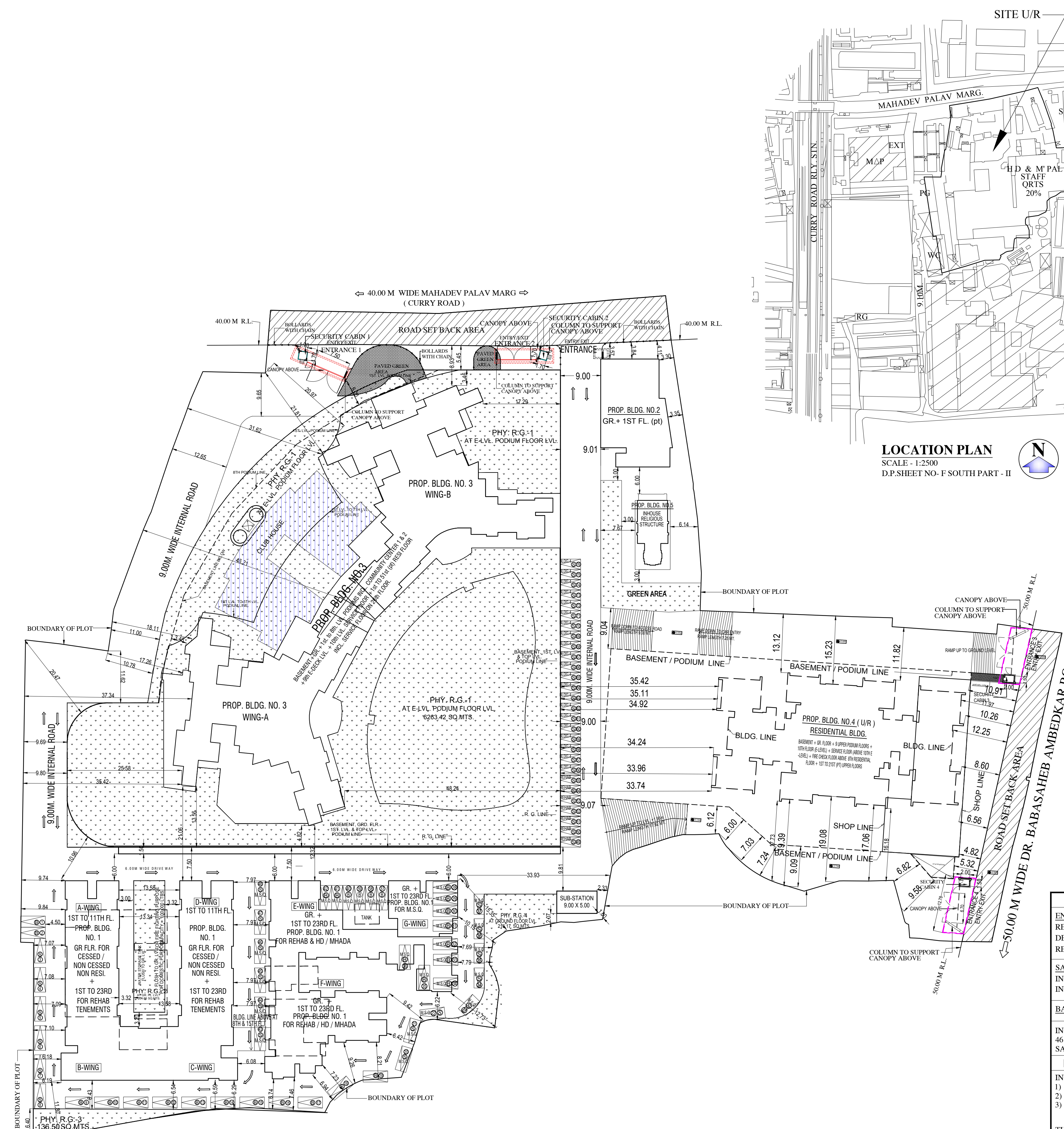


BLOCK & LOCATION PLAN
SCALE:- 1:100



LOCATION PLAN
SCALE - 1:2500
D.P.SHEET NO. F SOUTH PART - II

PLANS FOR APPROVAL
THIS CANCELS APPROVAL TO THE PREVIOUS PLANS
SANCTIONED UNDER NO. CHE/CTY/1427/F/S(337)(NEW) DT. 21.06.2017
APPROVED SUBJECT TO THE CONDITIONS MENTIONED
IN THIS OFFICE ONLINE FILE NO. CHE/CTY/1427/F/S(337)(NEW)

PHASE PROGRAM

I		
ENTITLED FOR SALE AREA FOR DEVELOPER		
REHAB INCENTIVE	= 38306.76 SQ.MT.	
DEVELOPER SHARE FOR SURPLUS	= 5862.06 SQ.MT.	45,546.41 SQ.MTRS
RESERVATION PLOT AREA FSI= 1035.78 X 1.33	= 1377.59 SQ.MT.	
SALE AREA ALREADY UTILIZED		
IN BUILDING NO. 1	= 167.33 SQ.MT.	43,394.05 SQ.MTRS
IN BUILDING NO. 3	= 43226.72 SQ.MT.	
BALANCE SALE AREA		
		2,152.36 SQ.MTRS
IN PHASE - I.		
46 NOS. OF TENEMENTS IN BLDG. NO. 1 ARE ALREADY HANDED OVER TO MHADA		
SALE AREA FOR RELEASE = 2152.36 - (76 X 33.45 X 2.5) = 457.56 SQ.M.		
II		
IN PHASE - II.		
1) HANDOVER BALANCE: 76 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.		

BLOCK PLAN
SCALE - 1:500

PROFORMA - A		
AREA STATEMENT		
1	AREA OF PLOT AS PER P.R. CARD	26,247.12
2 DEDUCTION FOR		
(a)	Road Setback	1,199.49
(b)	Proposed Road	1,199.49
(c) + (b)		2,398.98
3	BALANCE AREA OF PLOT (1 - 2)	25,047.63
4	(a) Plot under Reservation	19,149.29
(b)	Built Up Area of Structure on Reservation	24,090.97
(c)	Land Component of area under structures	18,113.51
(d)	Vacant Land Component	1,035.78
5 SETBACK		
(a)	BUA on Setback	1,600.00
(b)	Land Component	1,203.01
(c)	Area for 4 FSI	1,199.49
6 PERMISSIBLE BUA		
(a)	Plot Area for 4 FSI Calculation	25,211.34
(b)	Plot Area for 1.33 FSI Calculation	1,035.78
(c)	Permissible BUA	1,02,222.95
7	BUILDING NO. 1 - A, B, C & D Wing	
(a)	Rehab BUA	17,855.08
(b)	Rehab Shop BUA	669.57
(c)	Society Office	10.08
(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	11.94
(d)	BUA to be handed over to MHADA	6,256.27
(e)	BUA handed over to MCGM for HD (FREE OF FSI)	6,120.00
(f)	BUA handed over to MCGM for MSQ (FREE OF FSI)	3,066.91
(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	352.41
(b)	Sale BUA	43,037.98
(c)	Sale Shop BUA	13,752.09
(d)	Sale BUA Commercial	188.74
11	BUILDING NO. 4 - RESIDENTIAL	
(a)	Rehab "R" BUA	12,205.93
(b)	Sale area given to Rehab "R"	100.93
(c)	Rehab NR BUA	593.91
(d)	Sale R BUA	951.66
12	FUNGIBLE BUA	
Permissible Fungible BUA as on date (11a+10b) x 35% + (9a+11b) x 20% + 80.22 sqm Sale Fungible		9,354.79
Fungible BUA utilized in Bldg. 2		17.43
Fungible BUA utilized in Bldg. 3 (Residential rehab)		4,813.25
Fungible BUA utilized in Bldg. 3 (Residential sale)		80.22
Fungible BUA utilized in Bldg. 4 (Residential rehab)		4,272.07
Fungible BUA utilized in Bldg. 4 (Commercial)		99.28

PROFORMA 'B'	
CONTENTS OF SHEET	
BLOCK & LOCATION PLAN	
FILE NO. CHE/CTY/1427/F/S(337)(NEW)	
DIGITAL SIGN OF APPROVAL AND STAMP	
PLAN FOR APPROVAL	

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. 71(P.T.) 72, 77, 213/74 & 214/74 OF PARCELS, SEWARI DIVISION, AT MADHAV PALAV MARG & B.A. ROAD, MUMBAI-400 012 F/SOUTH WARD.

NAME OF OWNER
M/S. NISH DEVELOPERS PVT. LTD.

JOB. NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY	DATE
		AS SHOWN	RAVI	SANTOSH K.	17-05-2016

COLOURING OF PLANS	
1 PLOT LINE THICK BLACK	7 PROPOSED WORK RED FILLED IN
2 EXISTING STREET GREEN	8 DRAINAGE AND SEWERAGE WORK RED DOTTED
3 FUTURE STREET GREEN DOTTED	9 WATER SUPPLY WORK BLUE DOTTED THIN
4 PERM. BLDG. THICK DOTTED BLACK	10 DEVIATION RED HATCHED
5 OPEN SPACES NO COLOUR	11 RECREATION GROUND GREEN WASH
6 WORK PROPOSED TO BE DEMOLISHED YELLOW HATCHED	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 NUPUR CENTRE, MID.C., SHANTI NAGAR, ANDHERI (EAST), MUMBAI-400 083,
TELEPHONE: +91 22 6831 0100, FAX: +91 22 6831 0101
EMAIL: vivekbholearchitects@gmail.com, vivekbholearchitects@gmail.com
WEBSITE: www.vivekbhole.com / www.necrodemarch.com