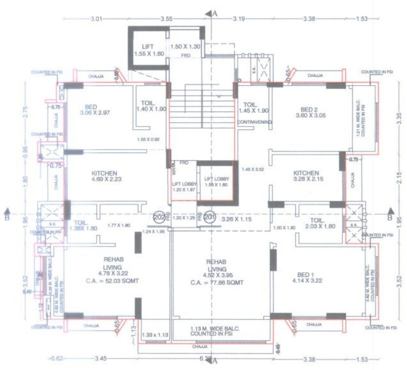
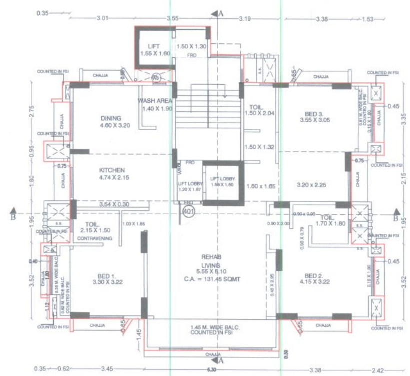
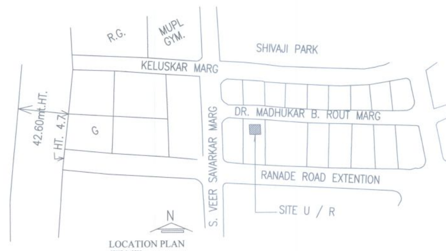


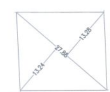
2ND FLOOR PLAN
SCALE 1 : 100



4TH FLOOR PLAN
SCALE 1 : 100

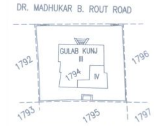


LOCATION PLAN
SCALE 1 : 2500

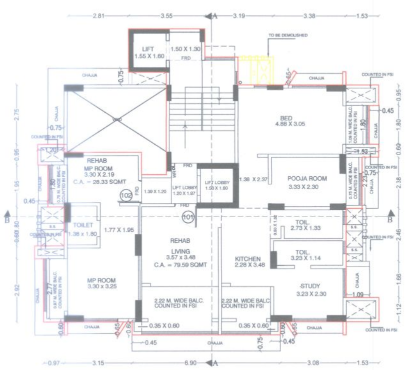


PLOT AREA CALCULATION
SCALE 1 : 100
(13.24 + 13.28) X 27.88 X 0.50 = 369.68

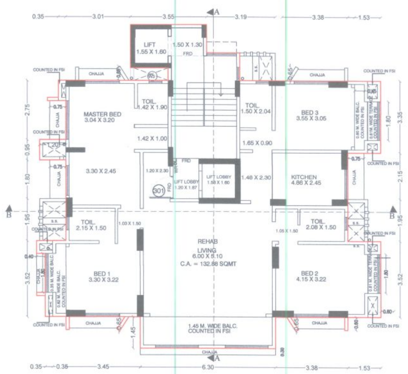
PROPOSED BLOCK PLAN
SCALE 1 : 500



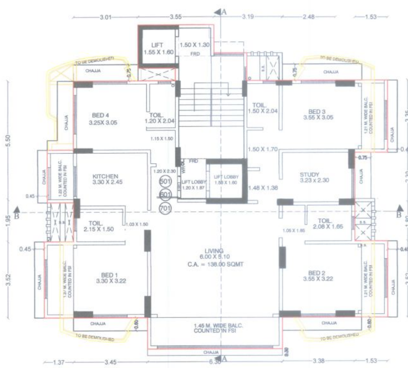
EXISTING BLOCK PLAN
SCALE 1 : 500



1ST FLOOR PLAN
SCALE 1 : 100

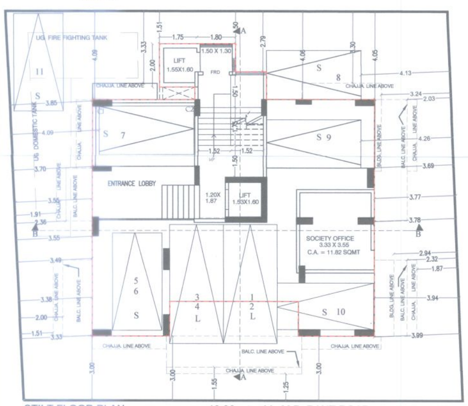


3RD FLOOR PLAN
SCALE 1 : 100

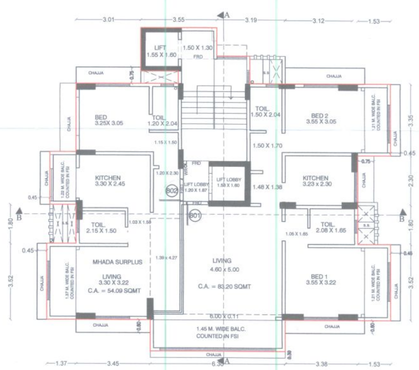


5th TO 7TH FLOOR PLAN
SCALE 1 : 100

NOTE:
The Balanced permissible built-up area admeasuring 151.52sq.mt. will not be allowed to be consumed, as per the Regd. Undertaking submitted by Developer.



STILT FLOOR PLAN SCALE 1 : 100 12.20 mt. wide M.B. RAUT ROAD



8TH FLOOR PLAN
SCALE 1 : 100

BUILT UP AREA SUMMARY

FLOOR	BUILT UP AREA (SQ.MT.)
1ST FLOOR	129.78
2nd FLOOR	151.46
3rd FLOOR	153.49
4th FLOOR	151.86
5th FLOOR	155.16
6th FLOOR	155.16
7th FLOOR	155.16
8th FLOOR	155.16
	1207.23

CAR PARKING STATEMENT
(REHAB-RESIDENTIAL OCCUPANCY)

SR NO.	C. A. IN SQ.MTS.	PARKING PERMISSIBLE AS PER D. C. RULE.	TOTAL FLATS (WING -A)	TOTAL PARKING REQUIRED
1.	BELOW 35.00	1 PER 8	1.00	0.12
2.	ABOVE 35 TO 45 SQMT	1 FOR EVERY 4 T/s	0.00	0.00
3.	BETWEEN 45 TO 70 SQ.MT.	1 FOR EVERY 2 T/s	1.00	0.50
4.	ABOVE 70 SQ.MT.	1 FOR EACH TENANT	8.00	8.00
		TOTAL	=	8.62
ADDITIONAL PARKING REQUIRED FOR VISITORS = 25 % OF THE ABOVE (SUBJECT TO A MINIMUM OF 1)				2.15
(a)TOTAL PARKING REQUIRED				10.77
			SAY	11.00
			PROPOSED	11.00 Nos.

PARKING SUMMARY		
PARK REQ.	PARK. PROP	
11	4 BIG	7 SMALL

CONTENT OF SHEET

GR. FLOOR PLAN, 1ST & 2ND FL. PLAN AND AREA CALCULATION TERRACE FLOOR PLAN BLOCK PLAN, LOCATION PLAN CARPET AREA CALCULATION,CAR PARKING STATEMENT BUILT UP AREA SUMMARY IN SQMT.PLOT AREA CAL.

FILE NO - EB/4334 /GN/A — SHEET NO - 1/3

DIGITAL SIGNATURE OF APPROVAL OF PLANS FOR AMENDMENT
CHE/CITY/1502/GN/NEW/337

SUB-ENGINEER XII	ASST-ENGINEER VII	EXE-ENGINEER III
Tuse Ankush Balkrishna Digitally signed by Tuse Ankush Balkrishna Date: 2017.06.20 15:03:42 +05'30'	Medha Prabhakar Vaidya Digitally signed by Medha Prabhakar Vaidya Date: 2017.06.22 17:39:31 +05'30'	Vivek Tukaram Khot Digitally signed by Vivek Tukaram Khot Date: 2017.06.27 14:18:49 +05'30'

PROFORMA-A

Sr. No.	DESCRIPTION	sqmt.	sqmt.
1.	AREA OF PLOT (AS PER PLANE TABLE)	369.57	369.57
2.	AREA OF PLOT ADOPTED (AS PER P.R.C.)	–	–
3.	DEDUCTIONS FOR		
	a. ROAD SETBACK	nil	nil
	b. PROPOSED D.P. ROAD	nil	nil
	c. ANY RESERVATION	nil	nil
	TOTAL (a+b+c)	nil	nil
4.	NET PLOT AREA (2-3)	369.57	369.57
5.	DEDUCTIONS FOR AMENITY AREA	nil	nil
6.	BALANCE AREA OF PLOT (4-5)	369.57	369.57
7.	DEDUCTIONS FOR 15% RECREATIONAL GR.		
8.	NET AREA OF PLOT (6-7)	369.57	369.57
9.	ADDITIONS FOR F.S.I. PURPOSE		
	3a 100% FOR D.P. ROAD (Already Claimed AS per Approved Plan)	---	---
	3b 100% FOR SET-BACK	---	---
10.	TOTAL AREA (8+9 above)	369.57	369.57
11.	F.S.I. PERMISSIBLE	2.50	3.00
12.	12a. F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 80% OF THE BALANCE AREA VIDE 8 ABOVE	---	---
13.	PERMISSIBLE BUILT-UP AREA (10+12d) ABOVE	923.93	1108.71
14.	EXISTING BUILT-UP AREA	---	---
15.	PROPOSED BUILT UP AREA	914.53	957.19
16.	EXCESS BALCONY AREA TAKEN IN F.S.I.	8.81	N.A.
17A	PURELY RESIDENTIAL BUILT UP AREA	923.34	957.19
17B.	REMAINING NON-RESI. BUILT UP AREA	---	---
18.	TOTAL BUILT-UP AREA PROPOSED (14+15+16 above)	923.34	957.19
19.	F.S.I. CONSUMED ON NET HOLDING (18/8 above)	2.498	2.59
B.	DETAILS OF F.S.I. AVAILED AS PER DCR 35 (4)		
1.	FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE VIDE DCR 35(4) FOR PURELY RESIDENTIAL = <(17A X 0.35)	NA	335.01
2.	FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE VIDE DCR 35(4) FOR NON-RESIDENTIAL = <(17B X 0.20)	NA	---
3.	TOTAL FUNGIBLE BUILT-UP AREA PERMISSIBLE VIDE 35(4)	NA	335.01
4.	TOTAL PROPOSED FUNG. BUILT-UP AREA	NA	250.04
5.	TOTAL PERMISSIBLE GROSS BUILT-UP AREA (13 + B.3)	NA	1292.20
6.	TOTAL PROPOSED GROSS BUILT-UP AREA PROPOSED (18 + B4)	NA	1207.23

	FUNGIBLE BUILT-UP AREA (AS PER STATEMENT)	PERM. FUNG.	PROP. FUNG.	DEFICIET
	REHAB	169.18	105.74	63.44
	MHADA	21.48	0.00	21.48
	SALE	144.30	144.30	NIL
	TOTAL	335.01	250.04	84.92

	TENEMENT STATEMENT		
A	PROPOSED AREA		
B	AREA AVAILABLE FOR TENEMENTS		
C	TENEMENTS PROPOSED		
D	TOTAL TENEMENT		
	Parking Statement		
b	Parking Required by Rule	8.00	11.00
	Covered Garages Permisible		
	Covered Garages Proposed		
	Total Parking Provided	8.00	11.00

PROFORMA - B

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT ON PLOT NO. 84
C.S. NO. 1794, OF MAHIM DIV, SITUATED AT
DR. M.B. RAUT ROAD, DADAR (W.)
MUMBAI – 400 028,

CERTIFICATE OF AREA

Certified that I have surveyed the plot under referance and that the dimensions of of the sides etc. of the plot stated on the plan are as measured site and area so worked out is 369.57 Sq mt. and tallies with the area stated in the document of ownership / town planning scheme records

Signature of Architect

Name & Signature of Owner

M/S MATOSHREE INFRASTRUCTURE PVT. LTD.
(C.A. TO OWNER)
102, ADITI SHIV SENA BHAVAN
PATH, DADAR (W.)
Mumbai– 400 028

ASHUTOSH GUNWANT ABHYANKAR

27 JUN 2017

Name & Signature of Architect

Architect
MR. SUHAS B. KARKHANIS
102, ADITI SHIV SENA BHAVAN
PATH, DADAR (W.)
Mumbai– 400 028

Suhas Balkrishna Karkhanis

Job No.	sheet no.		
date	scale	drn by	chk by