

LOADING & UNLOADING STATEMENT
 LOADING & UNLOADING REQUIRED
 TOTAL LOADING & UNLOADING PROVIDED

NOTES:
 BOUNDARY OF PLOT SHOWN RED
 PROPOSED WORK SHOWN PINK
 DRAINAGE WORK SHOWN YELLOW
 STRUCTURES TO BE DEMOLISHED SHOWN DOTTED YELLOW
 TERRACE AREA SHOWN GREEN
 AREA IN ROAD WIDENING SHOWN HATCHED
 'B' DIMENSIONS BALCONY & DIMENSIONS ARE OUT-TO-OUT
 DIMENSIONS IN BRACKET ARE METRIC

CONTENTS OF SHEET

कार्यकारी अभियंता,
 विभागीय प्रशासन एवं उपखण्ड
 कार्यालय कावेर
 14 DEC 1979
 श्री. श्री. ए. ए.

STAMP OF DATE OF APPROVAL OF PLAN
 Approved Subject to the conditions mentioned
 in this office No. CE/2448 D.P.E.S./A of 15.12.79
 Executive Engineer Bldg. Prop.
 (E. S.)

REVISION	DESCRIPTION	DATE	SIGN
A	BLOCK-PLAN LOCATION PLAN SKETCHES CORRECTED	26-10-79	Shm
B	PREPARED	14-11-79	

DESCRIPTION OF PROPOSAL AND PROPERTY:
 PROPOSED RESIDENTIAL FLATS, IN THE ROAD WIDENING AREA
 ON PLOT NO. 546, S. NO. 1000, C.T.S. NO. 538 AT JUNCTION OF NETAJI
 SUBHASH BOSE ROAD, PURUSHOTTAM KHERAI ROAD & RAJENDRA PRASAD RD
 OF MULUND-WEST, BOMBAY 400020

NAME & ADDRESS OF OWNER:
 SHRI RAMNIKAL M. RAWAL, GEETA-SADAN, SUBHASH ROAD
 MULUND-WEST, BOMBAY 400020

SIGNATURE, NAME AND ADDRESS OF ARCHITECT:
 Shantilal 14/12
 SHANTILAL DAMJI, ARCHITECT
 DESIGN-CENTRE
 7-MAHADEV-NIVAS, LALVANI ROAD
 MULUND-BOMBAY 400080 (PHONE: 593379)

JOB NO.	DRG. NO.	REV.	DATE	SCALE	DRN. BY	CHKD BY
125	125/2		26-10-79	1"=8'		Shm
			14-11-79			

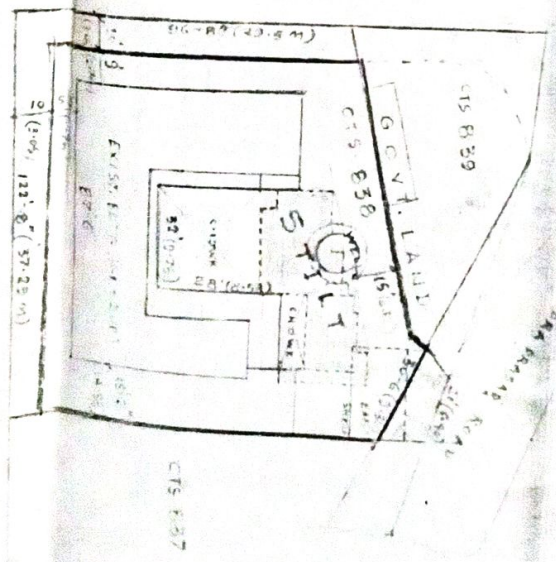
CERTIFICATE FOR AREA:
 CERTIFIED THAT THE PLOT UNDER REF WAS SURVEYED BY ME ON 15.5.73
 AND DIMENSIONS OF SIDES ETC. OF PLOT, STATED ON THE PLAN ARE
 AS MEASURED ON SITE AND THE AREA SO WORKED OUT, TALLIES
 WITH THE AREA STATED ON DOCUMENT OF OWNERSHIP/T.P. RECORDS.
 Shantilal 14/12/79 (SHANTILAL DAMJI) ARCHITECT.



LIVING
 GAL. B.
 100' x 14' 3"
 100' x 6'
 AREA CALCULATION
 100' x 21' = 2100'
 100' x 17' = 1700'
 100' x 16' = 1600'
 100' x 4' = 400'
 100' x 12' = 1200'
 100' x 3' = 300'
 100' x 16' = 1600'
 100' x 4' + (100' x 12') x 2
 = 400 + 2400 = 2800'
 (< 20% OR 216' x 13')

NET AREA EQUIVALENT
 TO ROAD WIDENING ONLY.

GROUND FLOOR PLAN



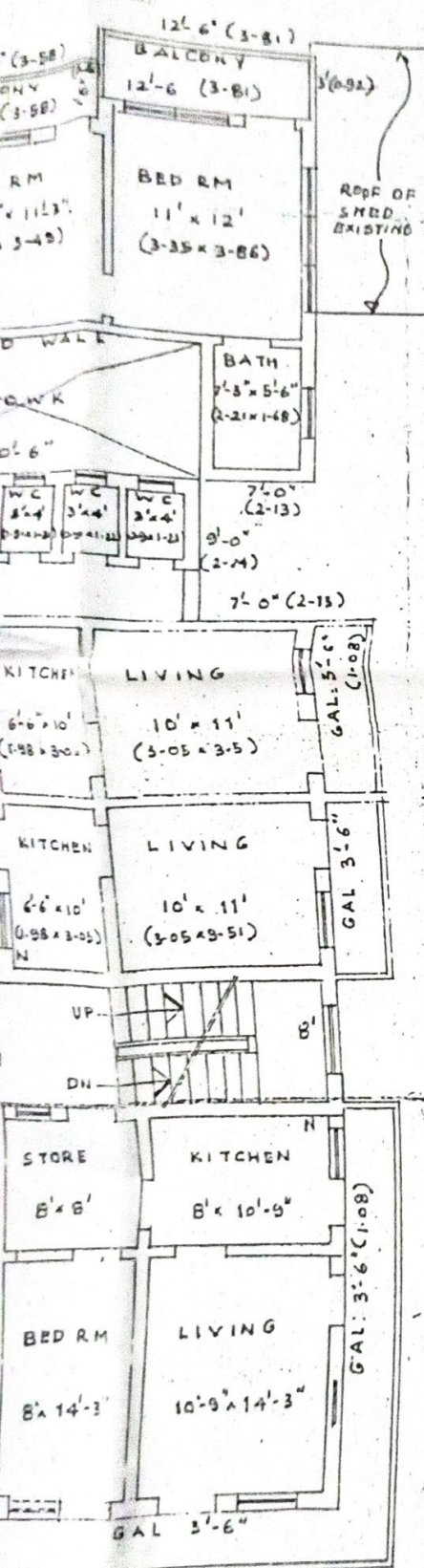
NETAJI SUBHASH CHAVAN SOCIETY

BLOCK PLAN (FORM 5M)

THE PLAN OF CTS B 38 OF MULLANA W



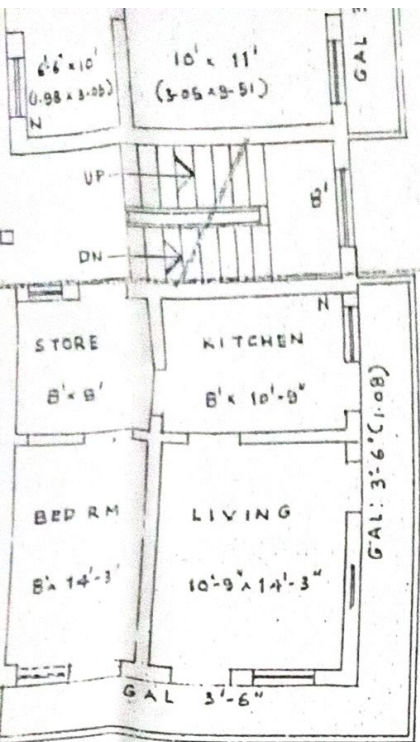
2



	AREA STATEMENT	SQ. FT.	SQ. YDS.	SQ. MT.
1	AREA OF PLOT AS PER CONVEYANCE	14,220	1580	1321
2	DEDUCTION FOR A & AS PER THE U.P.A.A.	13527	1508	1256
a	SET BACK AREA - N.S.B. ROAD	1,226.67	136.29	113.98
	- P.K. ROAD	866.67	96.29	80.51
	- R.P. ROAD	241.82	26.87	22.45
	TOTAL SET BACK AREA	2335.16	259.45	216.94
b	PROPOSED ROAD	-	-	-
c	ANY RESERVATION	-	-	-
	TOTAL (a + b + c)	2335.16	259.45	216.94
3	NET AREA OF PLOT (1-2)	11,884.84	1320.55	1104.06
4	DEDUCTION FOR	-	-	-
a	RESERVATION/GARDEN @ 15%	-	-	-
b	INTERNAL ROAD	-	-	-
c	TOTAL (a+b)	-	-	-
B	BALANCE AREA OF PLOT (3-4C)	11,884.84	1320.55	1104.06
6	ADDITIONS FOR F.S.I PURPOSE	-	-	-
a	100% SET BACK AREA	2,335.16	259.45	216.94
b	100% D.P. ROAD AREA	-	-	-
7	TOTAL (5 + 6)	14,220	1580	1321
8	F.S.I PERMISSIBLE	1.00	-	-
9	PERMISSIBLE FLOOR AREA (AGAINST SET BACK AREA ONLY)	2335.16	259.45	216.94
10	EXISTING FLOOR AREA	-	-	-
11	PROPOSED AREA	2331	259	216
12	EXCESS BALCONY	-	-	-
13	TOTAL BUILT-UP AREA PROPOSED (10+11+12)	-	-	-
14	F.S.I CONSUMED 13/7	-	-	-
(B)	BALCONY AREA STATEMENT			
1	PERMISSIBLE BALCONY AREA/FLOOR (NEW)	116		
2	PROPOSED BALCONY AREA/FLOOR (NEW)	114		
3	EXCESS BALCONY AREA = (TOTAL)	-		
(C)	TENEMENT STATEMENT (AGAINST SET BACK AREA ONLY)			
1	NET AREA OF PLOT (4-7)			
2	LESS DEDUCTION FOR NON-RESI			
3	AREA FOR TENEMENT (1-2)			
4	TENEMENTS PERMISSIBLE = 80/ACRE	4		
5	TENEMENTS EXISTING			
6	TENEMENTS PROPOSED	2		
7	TOTAL TENEMENTS (5+6)			
(D)	PARKING STATEMENT			
1	PARKING REQUIRED BY RULES	4		
2	GARAGES REQUIRED BY RULES			
3	GARAGES PERMISSIBLE			
	TOTAL PARKING PROVIDED	4		
(E)	LOADING & UNLOADING STATEMENT	N.A.		
	LOADING & UNLOADING REQUIRED			
	TOTAL LOADING & UNLOADING PROVIDED			
(F)	NOTES:			
	BOUNDARY OF PLOT	SHOWN RED		
	PROPOSED WORK	SHOWN PINK		
	DRAINAGE WORK	SHOWN YELLOW		
	STRUCTURES TO BE DEMOLISHED	SHOWN DOTTED YELLOW		
	RECREATION AREA	SHOWN GREEN		
	AREA IN ROAD WIDENING	SHOWN HATCHED		
	'B' DENOTES BALCONY & DIMENSIONS ARE OUT-TO-OUT			
	DIMENSIONS IN BRACKET ARE METRIC DIMENSIONS.			

CONTENTS OF SHEET

GROUND FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, FIRST FL. PLAN	
STAMP OF DATE OF RECEIPT OF PLAN	STAMP OF DATE OF APPROVAL OF PLAN
CERTIFIED TRUE COPY	



(PROPOSED WORK).

BALCONY AREA CALCULATION
 $B = 10'6'' - \frac{1}{2} \times 10'6'' = 5'3'' \times 4' = 21'$
 $F = 11'0'' - \frac{1}{2} \times 11'0'' = 5'10'' \times 3' = 17'65''$
 $G = 11'7\frac{1}{2}'' - \frac{1}{2} \times 12'6'' = 5'7\frac{1}{2}'' \times 3' = 16'15''$
 EXCESS OVER $\frac{1}{2} L = 16'0'' \quad 54'5''$
 $2 \times \text{FLOOR} = 10'6'' \times 4' + (11'0'' \times 12'6'') \times 2'$
 $= 42' + 72'75'' = 114'75''$
 (< 10% LC 116'54'')
 EXCESS BALCONY OVER $\frac{1}{2} L = 65' = 1127'43''$

AREA CALCULATIONS.
 $1226.67 \text{ SFT} = 113'98.58''$
 $866.67'' = 80.51''$
 $241.32'' = 22'45''$
 $2335.16 \text{ SFT} = 216'94''$
 FOR NEW AREA EQUIVALENT ROAD WIDENING ONLY.

3	EXCESS BALCONY AREA = (TOTAL)	
(C)	TENEMENT STATEMENT (AGAINST SET BACK AREA ONLY)	
1	NET AREA OF PLOT (4-7)	
2	LESS DEDUCTION FOR NON-RESI	
3	AREA FOR TENEMENT (1-2)	
4	TENEMENTS PERMISSIBLE = 80/ACRE	4
5	TENEMENTS EXISTING	
6	TENEMENTS PROPOSED	2
7	TOTAL TENEMENTS (5+6)	
(D)	PARKING STATEMENT	
1	PARKING REQUIRED BY RULES	4
2	GARAGES REQUIRED BY RULES	
3	GARAGES PERMISSIBLE	
4	TOTAL PARKING PROVIDED	4
(E)	LOADING & UNLOADING STATEMENT	N.A.
1	LOADING & UNLOADING REQUIRED	
2	TOTAL LOADING & UNLOADING PROVIDED	
(F)	NOTES:	
1	BOUNDARY OF PLOT	SHOWN RED
2	PROPOSED WORK	SHOWN PINK
3	DRAINAGE WORK	SHOWN YELLOW
4	STRUCTURES TO BE DEMOLISHED	SHOWN DOTTED YELLOW
5	RECREATION AREA	SHOWN GREEN
6	AREA IN ROAD WIDENING	SHOWN HATCHED
7	'B' DENOTES BALCONY & DIMENSIONS ARE OUT-TO-PUT	
8	DIMENSIONS IN BRACKET ARE METRIC DIMENSIONS.	

CONTENTS OF SHEET
 GROUND FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, FIRST PL - PLAN

STAMP OF DATE OF RECEIPT OF PLAN	STAMP OF DATE OF APPROVAL OF PLAN
	CERTIFIED TRUE COPY
	CE/2448/BPES/A/T dt. 15-12-79

REVISION	DESCRIPTION	DATE	SIGN
A	BLOCK-PLAN & LOCATION PLAN SKETCHES CORRECTED	26-10-79	
B	F.P. CORRECTIONS	19-11-79	

DESCRIPTION OF PROPOSAL AND PROPERTY:
 PROPOSED RESIDENTIAL FLATS, IN LIEU OF ROAD WIDENING AREA ON PLOT NO. 546, S. NO. 1000, C.T. 5, NO 838 AT JUNCTION OF NETAJI SUBHASH BOSE ROAD, PURUSHOTTAM, WHERAJ ROAD & RAJENDRA PRASAD RD OF MULUND - WEST, BOMBAY 400080

NAME & ADDRESS OF OWNER:
 SHRI RAMNIKLAL M. RAWAL, 68BTA SADAN SUBHASH ROAD MULUND - WEST, BOMBAY 400080

SIGNATURE, NAME AND ADDRESS OF ARCHITECT:
 SHANTILAL DAMJI ARCHITECT DESIGN - CENTRE 7-MAHADEV-NIVAS, LALVANI ROAD MULUND BOMBAY 400080 (PHONE: 593379)

JOB NO	DRG. No.	REV	DATE	SCALE	DRN. BY	CHEK BY
125	125/2		18-10-79	1"=8'-0"		
		A	26-10-79			
		B	18-11-79			

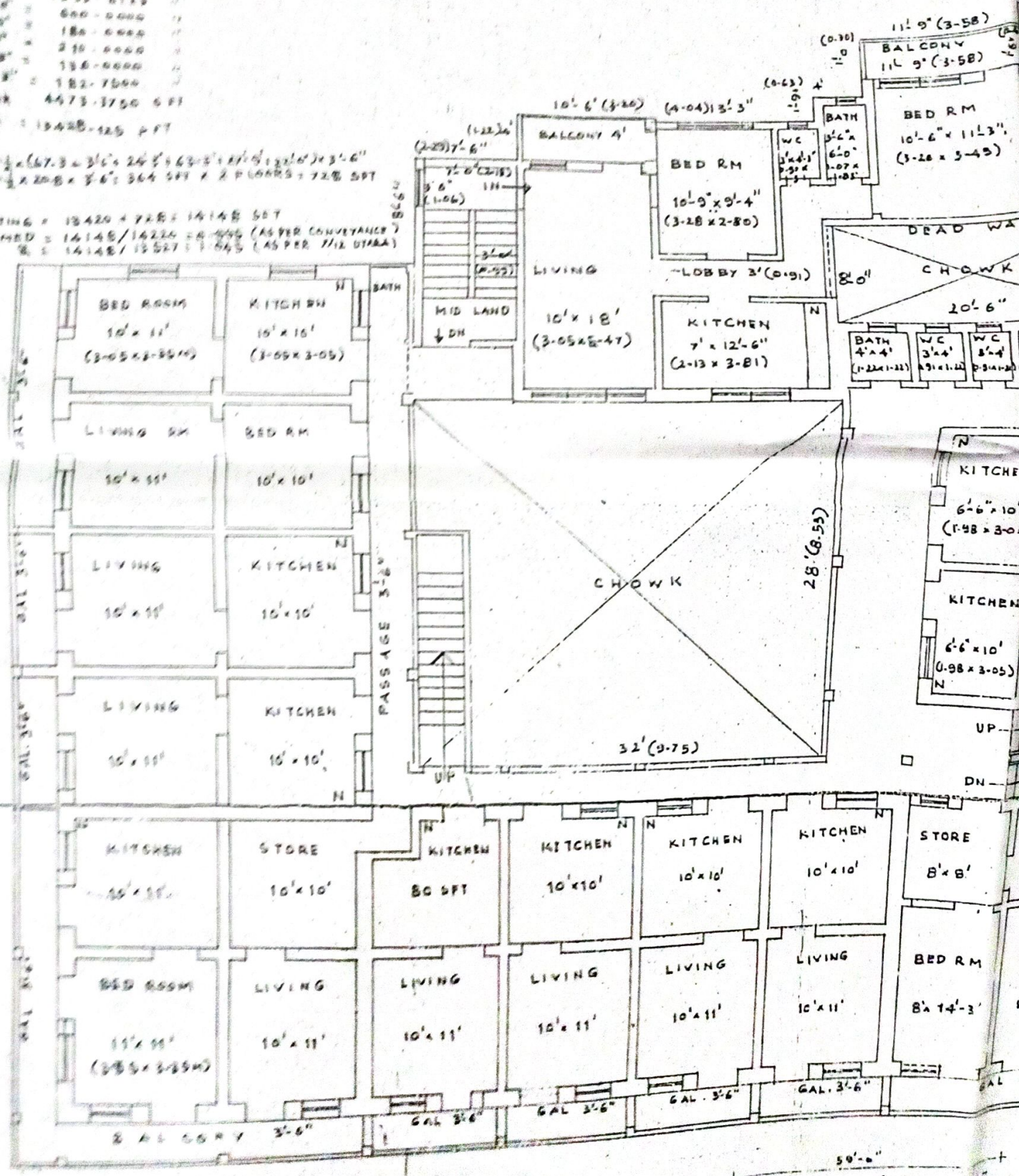
NORTH DIRECTION
 CERTIFICATE FOR AREA
 CERTIFIED THAT THE PLOT UNDER REF WAS SURVEYED BY ME ON 15-7-75 AND DIMENSIONS OF SIDES ETC. OF PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT, TALLIES WITH THE AREA STATED ON DOCUMENT OF OWNERSHIP / T.P RECORD

AREA CALCULATIONS

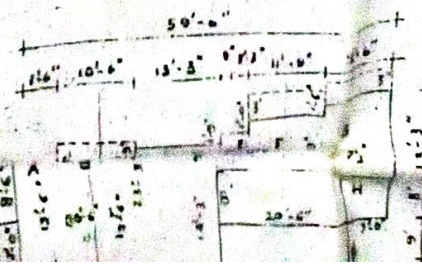
17'-0"	1480-8125 SFT
18'-0"	1530-8125 SFT
19'-0"	600-0000
20'-0"	180-0000
21'-0"	210-0000
22'-0"	150-0000
23'-0"	182-7000
UP/FLOOR	4473-3750 SFT
DOWN/FLOOR	19428-125 PFT

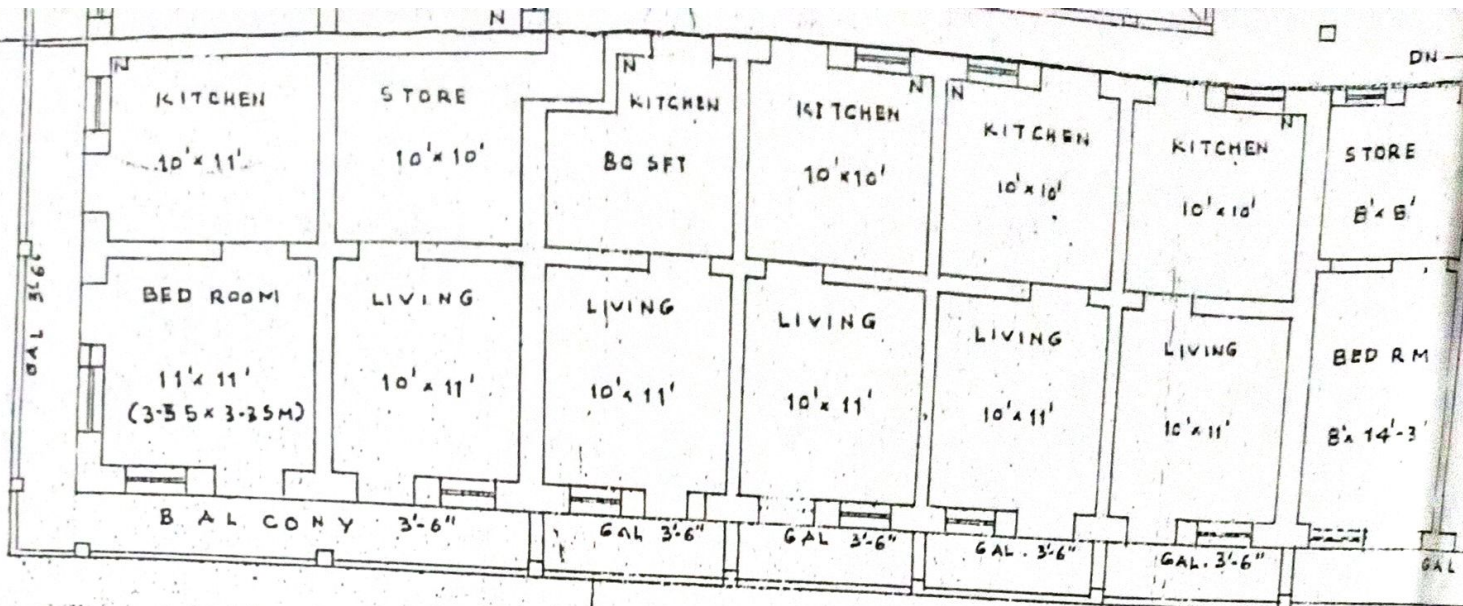
BALCONY: $2 \times (67.3 \times 3.6) + 24 \times (43.5 \times 1.5) + (12.6 \times 3.6)$
 $= 2 \times 208 \times 3.6 + 364 \text{ SFT} \times 2 \text{ FLOORS} = 728 \text{ SFT}$

TOTAL EXISTING = 13420 + 728 = 14148 SFT
 ASSUMED = 14148 / 14224 = 0.99 (AS PER CONVEYANCE)
 S. 14148 / 15527 = 0.91 (AS PER 1/12 UTABA)

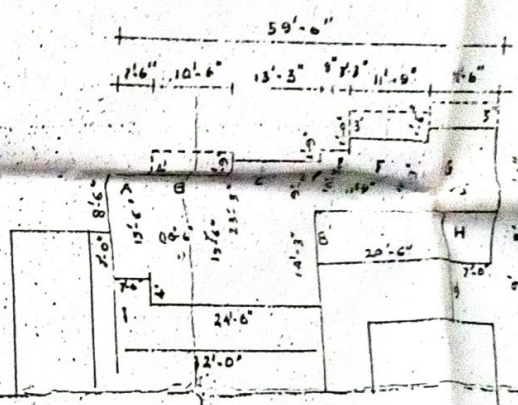


FIRST FLOOR PLAN

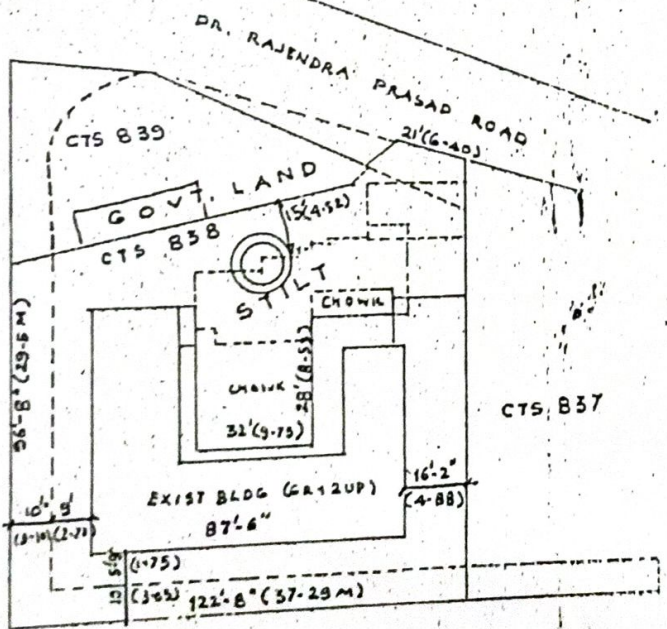




FIRST FLOOR PLAN



F.S.I. SKETCH (PROPOSED WORK)



NETAJI SUBHASH CHANDRA BOSE ROAD

BLOCK PLAN
1CM = 5M

TIKKA NO. 61
C.T.S. NO. 838
OF MULUND(W)

F.S.I. CALCULATIONS

A	= 15'-6" x 7'-6" =	116.25	BALCON
B	= 19'-6" x 10'-6" =	204.75	80'-10'-6"
C	= 23'-3" x 13'-3" =	308.0625	67'-11'-3"
D	= 25'-0" x 0'-9" =	18.75	EXCESS ON
E	= 10'-9" x 3'-3" =	34.9375	FLOOR
F	= 11'-9" x 11'-9" =	131.0525	PER FLOOR
G	= 13'-3" x 12'-6" =	165.625	
H	= 8'-0" x 7'-6" =	56.0	
I	= 7'-6" x 4'-6" =	30.0 (FULL)	
AREA PER FLOOR =		1072.4375	PER CB
FOR 2 FLOORS =		2 x 1072.5	
		= 2255.2835	

- LAND IN ROAD WIDENING - AREA
- 1) N.S.B. ROAD = 122'-8" x 10'-0" = 1228.00
 - 2) B.K. ROAD = 66'-8" x 10'-0" = 668.00
 - 3) R.P. ROAD = 211' 30'-6" x 10'-0" = 2113.00

TOTAL AREA OF LAND IN ROAD = 2009.00

NOTE: THIS PROPOSAL IS FOR...
TO AREA OF LAND IN...

करल ४		
५९२६	२३	५०
२०२४		

1207

14

24/8 I.D.P.E.S.I.A.T

28-5-83

To Chief Executive Officer,
Municipal Corporation,
Bombay

Subject: Occupation Certificate for building on
Plot No. 54, Eastern Suburbs (West).



Sir,

With reference to your letter dated on 10/5/83, I have to inform you that there is no objection to your client occupying the premises as shown in the pink colour on the completion plans submitted to you after obtaining water connection from the Chief Engineer, Water Works, Mumbai and subject to the condition that the certificate under section 270A of the Bombay Municipal Corporation Act shall be submitted within 2 months from the date hereof.

Note: This permission is issued without prejudice to the sections under sections 270A, 205 & 202A of the Bombay Municipal Corporation Act.

Please also note that if any of the above-mentioned objections is not complied with and if the user mentioned in the approved plans is found changed without prior permission from the Municipal Corporation, this occupation certificate granted to your client will be treated as cancelled and steps will be taken to cut off the water connection granted to your client.

Yours faithfully,

24/8 I.D.P.E.S.I.A.T
28-5-83
CIV/25/5/03/-

Executive Engineer, P.W. & Road, (Eastern Suburbs)

Copy forwarded for information to the Chief Executive Officer, Municipal Corporation, Bombay.

24/8 I.D.P.E.S.I.A.T
28-5-83

Executive Engineer, P.W. & Road, (Eastern Suburbs)

Copy forwarded for information please.

4896	23	40
2028		

GEI 2468 J.P.E.S.I.A.T
28-5-83

to Mr. S. Ghantial Dada,
Licensed Surveyor,
Bombay.

Public Occupation Certificate for building on
Plot No. 50, ...



Sir,
With reference to your letter dated 10/5/83, I have to inform you that there is no objection to your client occupying the premises as shown in the pink colour on the completion of the water connection and subject to the condition that the certificate shall be submitted within 2 months from the date hereof.

Note: This permission is issued without prejudice to the sections under sections 270A, 285 & 285A of the Bombay Municipal Corporation Act.

Please also note that if any of the above-mentioned objections is not complied with and if the user mentioned in the approved plans is found changed without prior permission from the Municipal Corporation, this occupation certificate granted to your client will be treated as cancelled and steps will be taken to cut off the water connection granted to your client.

Yours faithfully,

GEI 2468
28-5-83
J.P.E.S.I.A.T

Executive Engineer, Public Works
(Eastern Suburbs)

Copy forwarded for information to the owner Mr. S. Ghantial, Bombay.

GEI 2468
28-5-83
J.P.E.S.I.A.T

Executive Engineer, Public Works
(Eastern Suburbs)

Copy forwarded for information please

W. V. ...
Executive Engineer, Public Works
(Eastern Suburbs)

ई.मेल - ctsomulund
आ क्र. - मुलुंड (प)

प्रति,
आशिष घनश्या
0 गीता सदन
मुंबई उपनगर

महोदय/महोद

उपरोक्त
रोजी नोंद घेण्यात उ
आपणास

हे निकाली पत्र (दि
लॉगिन मधून जनरे
निकाली पत्र डाऊन

CONTENTS OF SHEET:

SECOND FLOOR PLAN, TERRACE PLAN AND CROSS-SECTIONS

STAMP OF DATE OF RECEIPT/OCCUPATION PLAN
 cft/for.....Flo rs/Building No.

is hereby granted subject to
 conditions mentioned in this office
 Letter No. CE/2448/B.P.E.S./A/T
 MMNT. Ward dated 28-5-83

STAMP OF DATE OF APPROVAL OF PLAN

CE/2448/BPES/A/T DT. 15-12-79.

REVISION	DESCRIPTION	DATE	SIGN.
A	F.P. CORRECTIONS	19-11-79	

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL FLATS, IN LIEU OF ROAD WIDENING AREA
 ON PLOT NO. 516, S NO 1000, C.T.S. NO. 838, AT JUNCTION OF HETAJI
 SUBHASH BOSE ROAD, PURUSHOTTAM KIRKAS ROAD & RAJENDRA PRASAD RD
 OF MULUND - WEST, BOMBAY 400080

NAME AND ADDRESS OF OWNER

SHRI RAMNIKLAL M. BAWAL GEETA-SALUN SUBHASH ROAD
 MULUND - WEST, BOMBAY 400080

SIGNATURE, NAME AND ADDRESS OF ARCHITECT

Shantilal

SHANTILAL DAMJI, ARCHITECT
 DESIGN - CENTRE

7, MAHADEV-NIVAS, LALVANI ROAD,
 MULUND - BOMBAY - 400080. (PHONE: 593579)

JOB. NO.	DRG. NO.	REV.	DATE	SCALE	DRN. BY.	CHKD. BY.
125	25/3	A	18-10-79 19-11-79	1:100		Am