

**DIGITALLY ENABLED  
RESEARCH CENTRE  
INNOVATION &  
ENTERPREUNERSHIP CENTRE**

**STAFF  
QUARTER**

**ALB ANNEX  
ACADEMIC &  
ADMIN BLOCK**

**STUDENT ACTIVITY  
CENTER**

**DIRECTOR  
BUNGALOW**

**EXT. OF  
TAYLOR HALL**

**HOSTEL BLOCK I**

**FACILITATION  
CENTRE**



**TYPE IV /  
TYPE V**




**TYPE II**

**EXECUTIVE  
HOSTEL**

**FINTECHI**

LAYOUT PLAN  
SCALE - 1:1000

PROFORMA - A		SQ. METRES
1.	Area as per Total Station Survey	256318.151
	Area of plot as per PR card for CTS no 258(pt)	00
	Area of plot as Stringent boundary (Area as per plot area certificate)	00
	Area adopted	00
2.	DEDUCTIONS FOR:	
A.	For Reservation / Road area	17196.05
(a)	Pond area	17196.05
(b)	Proposed DP road (Affected by 18.30 m. DP road. Area not claimed)	00
(c)	Reservation area to be handed over cemetery	3542.81
(d)	Encroachment area	45320.70
B.	For Amenity area	
(a)	Area of amenity plot/plot to be handed over as per DCR 14(A)	00
(b)	Area of amenity plot/plot to be handed over as per DCR 14(B)	00
(c)	Area of amenity plot/plot to be handed over as per DCR 35 (Abeysance)	00
C.	Deduction for Existing BUA to be retained if any / land component of Existing BUA/Existing BUA as per Regulation under which the development was allowed.	00
3.	Total deductions: (2(A) + 2(B) + 2(C) as and when applicable)	66059.56
4.	Balance area of Plot (1 Minus 3)	190258.59
5.	Plot area under Development after areas to be handed over to MCGM/ Appropriate Authority as per Sr. No. 4 above.	00
6.	Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)	1.00
7.	Built up area as per Zonal (basic) FSI (5+6)	190258.59
8.	Built up area due to "Additional FSI on payment of premium" as per Table No 12 of Regulation No 30(A) on remaining/balance plot.	00
(i)	As per 2(A) and 2(B) except 2(A)(c)(ii) above with in cap of "Admissible TDR" as column 6 of Table-12 on remaining/balance plot	00
(ii)	in case of 2(A)(c)(ii) permissible over and above permissible BUA on remaining / balance plot.	00
9.	Built up area in lieu of cost of construction of built up amenity to be handed over ( Within the limit of permissible BUA on remaining plot )	00
10.	Built up area due to "Additional FSI on payment of premium" as per Table No 12 of Regulation No 30(A) on remaining/balance plot. 190258.59 X 0.50	95129.30
11.	Built up area due to admissible "TDR" as per Table No 12 of Regulation No 30(A) and 32 on remaining / balance plot.	00
12.	Permissible Built up area (as the case may be without BUA as per 2(c))	285387.89
13.	Proposed BUA (as the case may be without BUA as per 2(c))	00
	Bldg. no. 1	00
	Bldg. no. 2	00
14.	TDR generated if any as per regulation 30(A) and 32.	00
15.	Fungible Compensatory Area as per Regulation No 31(3)	00
(a)	(i) Permissible Fungible Compensatory area for Rehab component without charging premium	00
	(ii) Fungible Compensatory area available for Rehab component without charging premium	00
(b)	(i) Permissible Fungible Compensatory area by charging premium	00
	(ii) Fungible Compensatory area available on payment of premium	00
16.	Total Built up Area proposed including Fungible Compensatory area (13+15(a)(i)+(b)(ii))	00
	B.U.A. TO BE RETAINED	00
17.	FSI consumed on Net plot [ 13/14 ]	0.00
(iii)	Other requirements	
(A)	Reservation/Designation	
(a)	Name of Reservation Existing Amenity of Police Facilities	EPU 3.4
(b)	Area of Reservation affecting the plot	00
(c)	Area of Reservation land to be handed/handed over as per Regulation No 17	00
(d)	Built up area of Amenity to be handed over as per Regulation No. 17	00
(e)	Area/Built up area of Designation	00
(B)	Plot area/Built up Amenity to be handed over as per Regulation No	
(i)	14(A) The aspect of Amenity area as per Reg. 14 & 27	00
(ii)	14(B) may be scoldized separately after submission of layout proposal	00
(iii)	15	00
(C)	Requirement of Recreational open space in Layout/plot as per Regulation No. 27	
(D)	Tenement Statement	
(i)	Proposed built up area ( 13 above )	00
(ii)	Less deduction of Non-residential area (shop etc.)	00
(iii)	Area available for tenements (i) Minus (ii)	00
(iv)	Tenement permissible ( Density of tenements/Hectare)	00
(v)	Total number of Tenements proposed on the plot	00
(E)	Parking Statement	
(i)	Parking required by Regulations for:-	
	Car	0
	Scooter/Motor cycle	0
	Outsiders(visitors)	0
(ii)	Covered garage permissible	
(iii)	Covered garage proposed car	0
	Car	0
	Scooter/Motor cycle	0
	Outsiders(visitors)	0
(iv)	Total parking provided	0
(v)	Transport Vehicles parking	N.A.
(F)	Spaces for transport vehicles parking required by regulations	
(i)	Spaces for transport vehicles parking required by regulations	
(ii)	Total No. of transport vehicles parking spaces provided	

DATE	REV.	DESCRIPTION
REVISIONS:		
SCALE :	DRG. NO.	
DATE:	SHEET NO.	SD-AW-TH-01a
DRAWING TITLE		
<b>SITE PLAN NITIE AT POWAI, MUMBAI</b>		
DISCIPLINE		
<b>ARCHITECTURE</b>		
PROJECT :-		
<b>NITIE AT POWAI, MUMBAI</b>		
DRAWN BY: HAMID		CHECKED BY: VIKAS MITTAL
PROJECT EXECUTION AGENCY:		
 <b>Central Public Works Department (CPWD) CPWD Mumbai-400037</b>		
OWNER:		
 <b>National Institute of Industrial Engineering (NITIE) NITIE Admin Block, Powai, Mumbai-400087</b>		
PRIME CONSULTANT:		
 <b>Space Designers International</b> B-34, Sector-67, Noida-201301 (U.P.) E-mail : projects@spacedi.com Website: www.spacedi.com Mob: +91-885886222		
<b>PROFORMA 'B'</b>		
CONTENTS OF SHEET		
Location Plan		
Key Plan		
Block Plan		
PLAN FOR REFERENCE		
SE (BP) (SPL.CELL)	AE (BP) (SPL.CELL)	EE (BP) (SPL.CELL)
REVISION	DESCRIPTION	DATE SIGNATURE
DESCRIPTION OF PROPOSAL AND PROPERTY		
PROPOSED LAYOUT ON PLOT BEARING CTS NO. 32, 34, 34/1 TO 34/6, 35, 35/1 TO 211, 67B (PT) & 54 (PT) OF VILLAGE PASPOLI, TALUKA - KURLA, IN 'S' WARD MUMBAI		
DRG. NO.	SCALE	DRAWN BY
BMC-03-001	AS SHOWN	0
CHECKED BY	DATE	
0	0	
COLOURING OF SHEET		
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 THIN	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 :		
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