CE / 2755 / WS (BP) / AH (1)

CONTENTS OF SHEET : ground flr. plan, 1st to 3rd flr. plan, 4th part flr, block & location plan, plot area diagram with calculation

IN CASE OF PLOTS / LAYOUT WHERE EARLIER B.U.A. APPROVED AS PER I.O.D. ISSUED IS PROPOSED TO BE RETAINED AND FOR BALANCE POTENTIAL IN THE PLOT / LAYOUT IS PROPOSED AS PER THE D.C. REGULATION AMENDED ON 6.1.12

PROFORMA A-1		SQ. MT.
A	AREA STATEMENT	SQ. MTS.
1)	AREA OF PLOT	548.40
2)	DEDUCTIONS FOR	
	a) ROAD SET-BACK AREA	—
	b) PROPOSED ROAD	—
	c) ANY RESERVATION (SUB-PLOT)	—
3)	BALANCE AREA OF PLOT (1 MINUS 2)	548.40
4)	DEDUCTION FOR 15 % RECREATIONAL GROUND / 10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)	—
5)	NET AREA OF PLOT (3 MINUS 4)	548.40
6)	ADDITIONS FOR FLOOR SPACE INDEX 2 (a) 100% FOR D.P. ROAD (RESTRICTED TO 40% OR 80% OF NET PLOT AREA) 2 (b) 100% FOR SET - BACK (RESTRICTED TO 40% OR 80% OF NET PLOT AREA)	—
7)	TOTAL AREA (5 PLUS 6)	548.40
8)	FLOOR SPACE INDEX PERMISSIBLE	1.00
9)	9 (a) FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS	548.40
	ADDITIONS FOR FLOOR SPACE INDEX 9 (b) 0.33 F.S.I. AS PER DCR 32 9 (c) % AS PER DCR 33 ( ) 9 (d) OTHER	
10)	PERMISSIBLE FLOOR AREA (7 x 8) PLUS 9 ABOVE	548.40
12)	PROPOSED BUILT UP AREA	546.45
13)	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	—
14)	TOTAL BUILT UP PROPOSED (12 + 13)	546.45
15)	FSI CONSUMED ON NET HOLDING = 14 / 3	0.996
B)	DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS	
1)	PURELY RESIDENTIAL BUILT UP AREA	546.45
2)	REMAINING NON-RESIDENTIAL BUILT UP AREA	—
C)	DETAILS OF FSI AVAILED AS PER DCR 35 (4)	
1)	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR PURELY RESIDENTIAL = OR < (B1 x 0.35)	—
2)	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR NON RESIDENTIAL = OR < (B2 x 0.20)	—
3)	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35 (4) = (C1 + C2)	
4)	TOTAL GROSS BUILT UP AREA PROPOSED (14 + C3)	546.45
D)	TENEMENT STATEMENT	
i)	PROPOSED AREA (ITEM A. 12 ABOVE) OR C4	546.45
ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP, ETC.)	—
iii)	AREA AVAILABLE FOR TENEMENTS [(i) MINUS (ii)]	
iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)	32.68
v)	TENEMENTS PROPOSED	10
vi)	TENEMENTS EXISTING	—
E)	PARKING STATEMENT	
i)	PARKING REQUIRED BY REGULATIONS FOR CAR 20.50 SCOOTER / MOTOR / CYCLE 25.63 OUTSIDERS (VISITORS) 05.13	
ii)	COVERED GARAGE PERMISSIBLE	—
iii)	COVERED GARAGES PROPOSED CAR SCOOTER / MOTOR / CYCLE OUTSIDERS (VISITORS)	
iv)	TOTAL PARKING PROVIDED	26.00
F)	TRANSPORT VEHICLES PARKING	
i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	—
ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	—

CERTIFICATE OF PLOT AREA

ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED —

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT. AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 548.20 SQ. MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD.

SIGNATURE OF ARCHITECT

	SQ.MT.	LAND SDRRR	RECEIPT NO.	AMOUNT
F.S.I. OF BUILT UP AREA REHABILITATION COMPONENT FOR PURELY RESIDENTIAL IN EXISTING STRUCTURE/S				
F.S.I. OF BUILT UP AREA REHABILITATION COMPONENT FOR PURELY NON-RESIDENTIAL IN EXISTING STRUCTURE/S	NIL			
TOTAL BUILT UP AREA OF EXISTING STRUCTURE/S PROPOSED TO BE RE-ACCOMMODATED (= 18A + 18B)				
MAXIMUM FUNGIBLE BUILT UP AREA COMPONENT REHABILITATION BUILT UP AREA COMPONENT = (18A x 0.35 + 18B x 0.20)				
FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT OF PURELY RESIDENTIAL USE		NIL	NA	
FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT OF PURELY NON-RESIDENTIAL USE		NIL	NA	
TOTAL FUNGIBLE BUA CONSUMED FRO REHABILITATION COMPONENT	NIL	NIL	NA	
20/7 = OR < 0.35				
PREMIUM TO BE PAID FOR FUNGIBLE BUA FOR PURELY RESIDENTIAL EXCLUDING REHAB = 0.60 x SDR RATE ON THE DATE OF PAYMENT x (15A - 20A)				
PREMIUM TO BE PAID FOR FUNGIBLE BUA FOR PURELY COMMERCIAL EXCLUDING REHAB = 1.0 x SDR RATE ON THE DATE OF PAYMENT x (15B - 20B)	NIL			

APPROVED Subject to conditions mentioned in this Office No. CHE/WS/2755/ H/337/342(NEW) of 19/3/16

Executive Engineer Building Prop. W. S. ('H') Ward
Mumbai Municipal Corporation

Encl: 15 (5) (i) (ii)

19/3/16

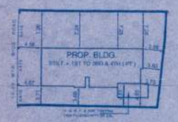
उपकार्यकारी अभियंता इमारत प्रस्ताव (उपनगरे)

दिनांक 15 MAR 2016

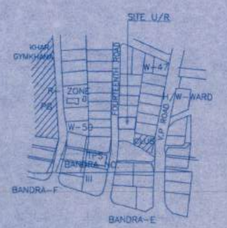
कार्यकारी अभियंता इमारती प्रस्ताव (उपनगरे)

PLOT AREA CALCULATIONS

ADDITIONS						
A) 32.74	x 16.50	x 0.50	x 1NO.	=	270.11	sq.mt.s
B) 32.74	x 12.40	x 0.50	x 1NO.	=	202.99	sq.mt.s
C) 26.80	x 5.30	x 0.50	x 1NO.	=	76.32	sq.mt.s
TOTAL ADDITIONS				=	549.42	sq.mt.s
SAY				=	548.00	sq.mt.s



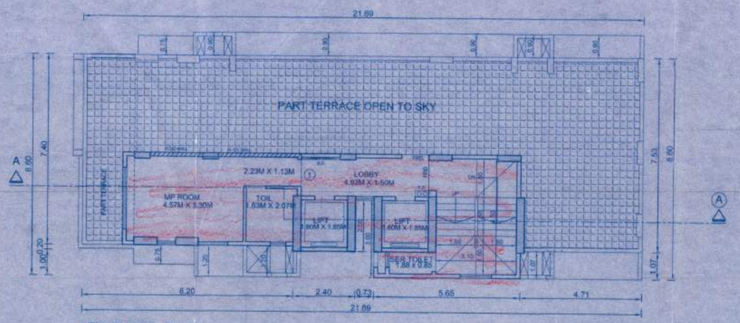
BLOCK PLAN
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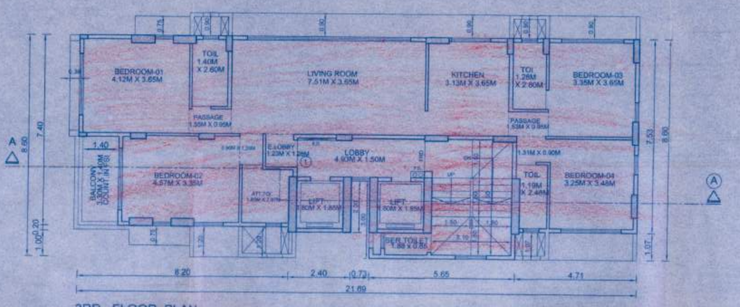
LOCATION PLAN
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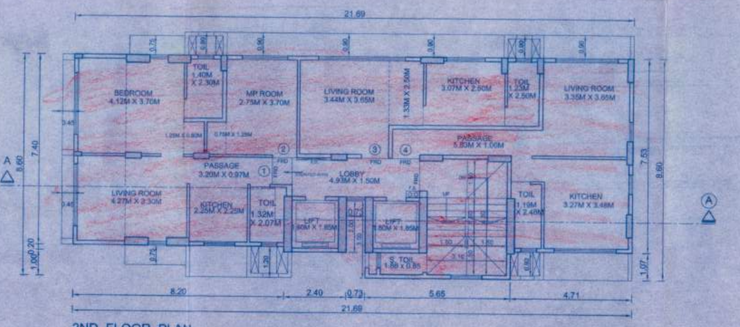
PLOT AREA DIAGRAM
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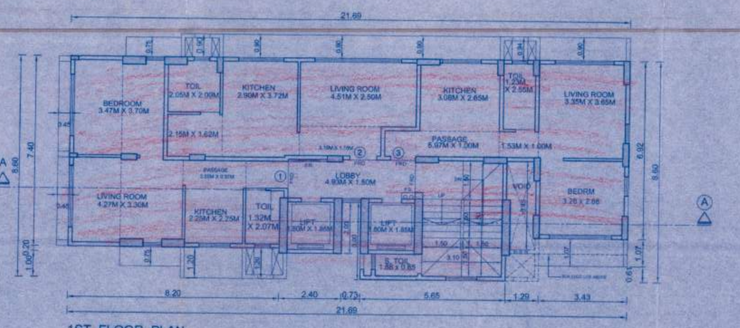
4TH FLOOR PLAN
SCALE = 1:100



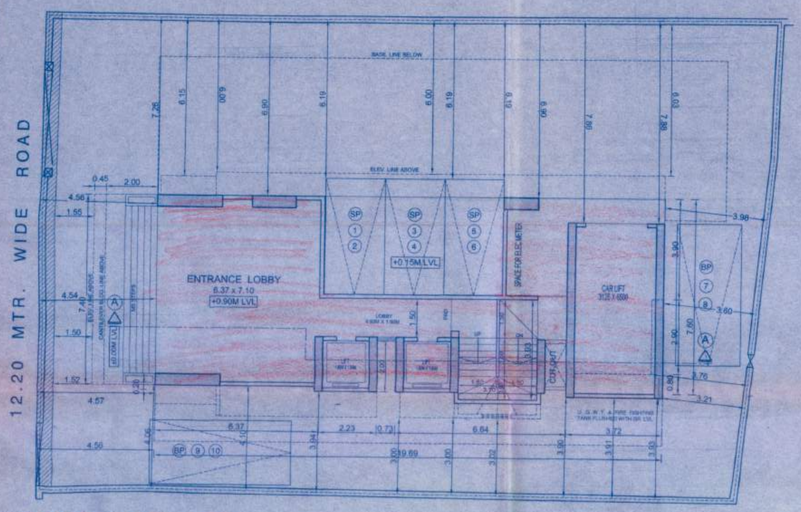
3RD FLOOR PLAN
SCALE = 1:100



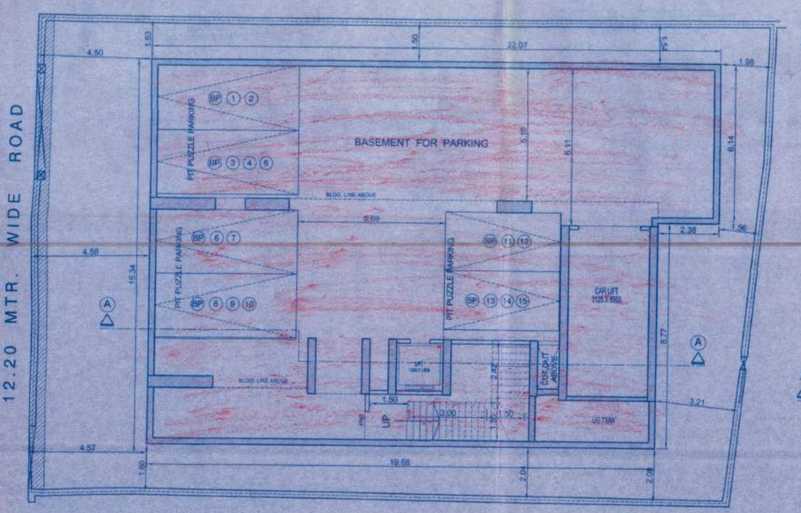
2ND FLOOR PLAN
SCALE = 1:100



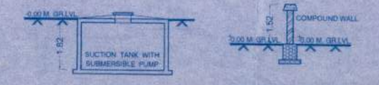
1ST FLOOR PLAN
SCALE = 1:100



STILT FLOOR PLAN
SCALE = 1:100



BASEMENT FLOOR PLAN
SCALE = 1:100



SECTION THRO. SUCTION TANK
SCALE = 1 : 100

SECTION THRO. COMPOUND WALL
SCALE = 1 : 100

SUMMARY (RESIDENTIAL)	
FLOOR	TOTAL BUILT AREA PROP.
FIRST	158.14
SECOND	164.53
THIRD	164.53
FOURTH	59.25
TOTAL	546.45
TOTAL BUILT UP AREA PROPOSED = 546.45 SQ.MT.	

CAR PARKING STATEMENT (OLD)

CARPET AREA IN SQ. MT.S	TOTAL NO. OF FLATS	PARKING PERMISSIBLE AS PER D.C. RULES	PARKING REQUIRED
BELOW 35.00	05.00 Nos.	1 PARKING FOR 4 TENEMENTS	1.25
35.00 TO 45.00	02.00 Nos.	1 PARKING FOR 2 TENEMENTS	1.00
45.00 TO 70.00	1.00 NOS.	1 PARKING FOR 1 TENEMENTS	1.00
70.00 ABOVE	02.00 Nos.	2 PARKING FOR 1 TENEMENTS	4.00
TOTAL PARKING	10.00 Nos.		
TOTAL			7.25
25 % ADDITIONAL PARKING FOR VISITORS			1.81
TOTAL PARKING REQUIRED			9.06
TOTAL PARKING REQUIRED = 9.00 No.s			
TOTAL PARKING PROVIDED = 25.00 No.s			

PROFORMA - II

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL & COMMERCIAL BUILDING ON PLOT NO. 358 / A AT 14TH ROAD KHAR WEST AND BEARING C. T. S. NO. 370 E OF VILLAGE BANDRA.

NAME OF OWNER : SHRI. - MAHENDRA V. RATHOD

JOB No.	DRG. No.	CHECKED BY	DRN. BY	DATE	REV.
	1				

ARCHITECTS' NAME, ADDRESS & SIGNATURE

krataarth architects
uday kanadia - 9819885131
409,Highway Commercial Center, I. B. Patel Road Laghu Udyog, Behind H. P. Petrol Pump, off Western Express Highway, Goregaon (E), Mumbai - 400 063. Tel :- 022-2688 0356.

NORTH LINE	REMARKS	JOB NO	DRG. DATE
N			19-02-16