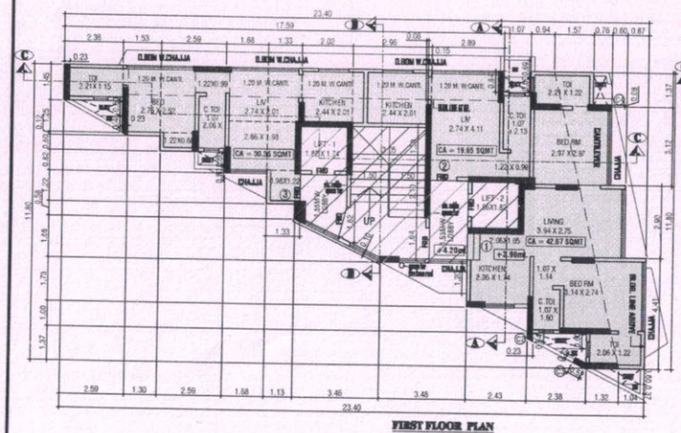
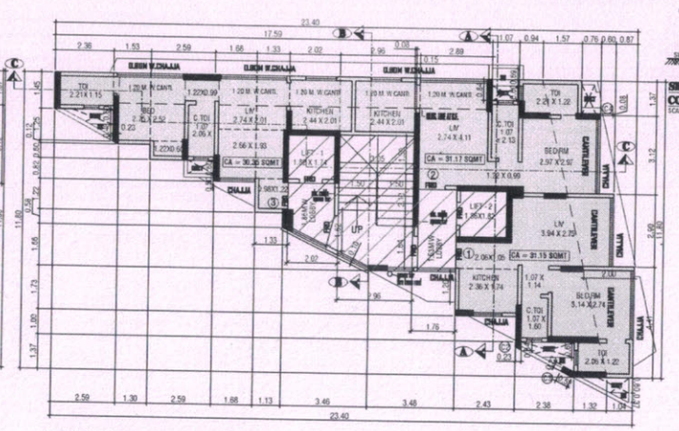
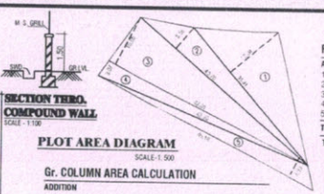
F.S.I. 2 + FUNGIBLE DWG.
CHE/WSII/0261/R2/337(NEW) 1/3







PLOT AREA DIAGRAM

SCALE- 1:500

Gr. COLUMN AREA CALCULATION

ADDITION

C1	0.23	X	0.84	X	1 NO	=	0.19 SQ.MT.
TOTAL ADDITION						=	0.19 SQ.MT.

1st to 7th & 9th to 17th COLUMN AREA CALC.

ADDITION

C2	0.23	X	0.34	X	16 Nos	=	1.25 SQ.MT.
C3	0.23	X	0.52	X	16 Nos	=	1.91 SQ.MT.
C4	0.76	X	0.08	X	16 Nos	=	0.97 SQ.MT.
TOTAL ADDITION						=	4.13 SQ.MT.

8th FLOOR COLUMN AREA CALCULATION

ADDITION

C2	0.23	X	0.34	X	1 NO	=	0.08 SQ.MT.
C3	0.23	X	0.52	X	1 NO	=	0.12 SQ.MT.
TOTAL ADDITION						=	0.20 SQ.MT.

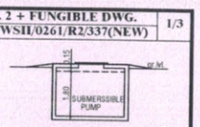
TOTAL COLUMN AREA (X+Y+Z) = 4.52 SQ.MT.

PLOT AREA CALCULATION

SQ.MT.

ADDITION

1	35.41	X	12.04	X	0.50	= 213.17
2	40.70	X	5.56	X	0.50	= 113.15
3	42.01	X	10.65	X	0.50	= 223.70
4	42.20	X	3.07	X	0.50	= 64.78
5	45.18	X	3.33	X	0.50	= 75.72
TOTAL ADDITION						= 690.02
TOTAL AREA						= 690.02
						say = 690.00



SECTION THRO. U.G TANK
SCALE - 1:100

A	PROFORMA -A	PLAN AS PER DCR AREA IN SQ.MT.
1)	i) AREA OF PLOT AS PER △METHOD	690.00
	ii) AREA OF PLOT AS PER PRC	690.00
2)	DEDUCTIONS FOR	-
	a) ROAD SET BACK AREA	-
	b) PROPOSED ROAD	-
	c) ANY RESERVATION (SUB-PLOT)	-
	d) % AMENITY SPACE AS PER DCR 56/57 (SUB-PLOT)	-
	OTHER	-
	TOTAL	-
3)	BALANCE AREA OF PLOT (1 - 2)	690.00
4)	DEDUCTIONS FOR 15% RECREATIONAL GROUND / 10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)	-
5)	NET AREA OF THE PLOT (3 - 4)	690.00
6)	ADDITION FOR FLOOR SPACE INDEX	1.00
	2(a) 100 % FOR D.P.ROAD	-
	2(b) 100% FOR SET-BACK	-
7)	TOTAL AREA (5 + 6)	690.00
8)	FLOOR SPACE INDEX PERMISSIBLE	ONE
9)	9a) F.S.I CREDIT AVAILABLE BY DEVELOPMENT RIGHTS TDR/SRP/WS/PNI-16 (WARD PHASE-II/CONST. (ALREADY UTILISED) 280 SMT. TDR PROCESSED 70.00 SMT	280.00 70.00
	ADDITIONAL FOR FLOOR SPACE INDEX	
	9b) 0.39 F.S.I AS PER DCR 32 0.50 F.S.I already utilised 270.00 sqmt	270.00
	9c) % AS PER DCR 33 ( ) proposed additional 50% f.s.i = 70.00 sqmt	70.00
	9d) OTHER	-
10)	PERMISSIBLE FLOOR AREA (7X8) + 9 ABOVE	1380.00
11)	EXISTING FLOOR AREA	-
12)	PROPOSED BUILT UP AREA	1379.48
13)	EXCESS BALCONY AREA TAKEN IN F.S.I.	-
14A)	PURELY RESIDENTIAL BUILT UP AREA	1379.48
14B)	REMAINING NON - RESIDENTIAL BUILT UP AREA	-
14)	TOTAL BUILT UP AREA PROPOSED (11 +12 +13) (AS PER OLD CLID APPROV PLAN DT..... PRIOR TO 09.01.12	1379.48
15)	FSI CONSUMED ON NET HOLDING = 14/2	1.99
B.	DETAILS OF FSI AVAILED AS PER DCR 35 (4)	
1)	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR35(4) FOR PURELY RESIDENTIAL =(14A/1.85)	479.76
2)	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR35(4) FOR NON-RESIDENTIAL + OR + (14B X 0.20)	-
3)	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR35(4)=(B.1 + B.2)	479.76
4)	TOTAL GROSS BUILT UP AREA PROPOSED (14 + B.3)	1859.24
C.	TENEMENT STATEMENT	
i)	PROPOSED AREA (ITEM A. 12 ABOVE)	690.00
ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP etc.)	-
iii)	AREA AVAILABLE FOR TENEMENTS [(i)- (ii)]	690.00
iv)	TENEMENTS PERMISSIBLE (density of tenements 450/hectare)	31 NOS
v)	TENEMENTS PROPOSED	50 NOS
vi)	TENEMENTS EXISTING	-
	TOTAL TENEMENTS ON THE PLOT	50NOS
D.	PARKING STATEMENT	
i)	PARKING PERMISSIBLE BY REGULATIONS FOR - CAR SCOOTER / MOTER CYCLE OUTSIDER (VISITORS)	18 NOS
	TOTAL PARKING PROVIDED	18 NOS
E.	TRANSPORT VEHICLES PARKING	
i)	SPACE FOR TRANSPORT VEHICLES PARKING PERMISSIBLE BY REGULATIONS.	
	TOTAL No. OF TRANSPORT VEHICLED PARK SPACES PROV.	

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT 24/12/2014 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 691.26 SQ.MT. (SIX HUNDRED AND NINETY ONE POINT TWO SIX) AND AREA OF PLOT AS PER P.R.C. IS 690.00 SQ.MT. AND TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / SCHEME RECORDS.

SIGNATURE OF ARCHITECT

PROFORMA-B

CONTENTS OF SHEET :

FLOOR PLANS, SECTION THRO. COMPOUND WALL, TRIPLE STACK PARKING AND U.G. TANK, PARKING AREA STATEMENT, PLOT AREA DIAGRAM AND CALCULATION, BUILT UP AREA SUMMARY, BLOCK PLAN, LOCATION PLAN, STAIRCASE AND LIFT LOBBY AREA DIAGRAM AND CAL., REFUGE AREA CAL.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF PLOT BEARING CTS NO.1426/39/1 & 1426/39/2 OF OF VILLAGE DAHISAR,DAHISAR - (E) MUMBAI.

NAME & SIGNATURE OF OWNER	RAMJI HIRABHAI BHARWAD PARTNER M/s. SAHAKAR DEVELOPERS SIDDAR MATH APPT. B WING,3RD FLOOR 304, OVRI PADA, ABOVE HYUNDAI SHOWROOM ,DAHISAR EAST				RAMJI HIRABHAI BHARWAD SIGNATURE
SCALE	DRG. No.	DRN BY	CHK BY	DATE	
1 : 100		VJ/WACA	VJ/WACA	06-06-17	
NORTH	NAME, ADD. & SIGNATURE OF LICENSED ARCHITECT				

Manish Shah
ARCHITECT & PROJECT CONSULTANT
404 Atma Darpan Arcade 4th Floor, Dutta Khadilkar Chowk,Off Link Road, Kandivali (West), Mumbai - 400 067.
Tel. No. 2807 6644 / 2802 2267
E-mail : a_manish2000@yahoo.com

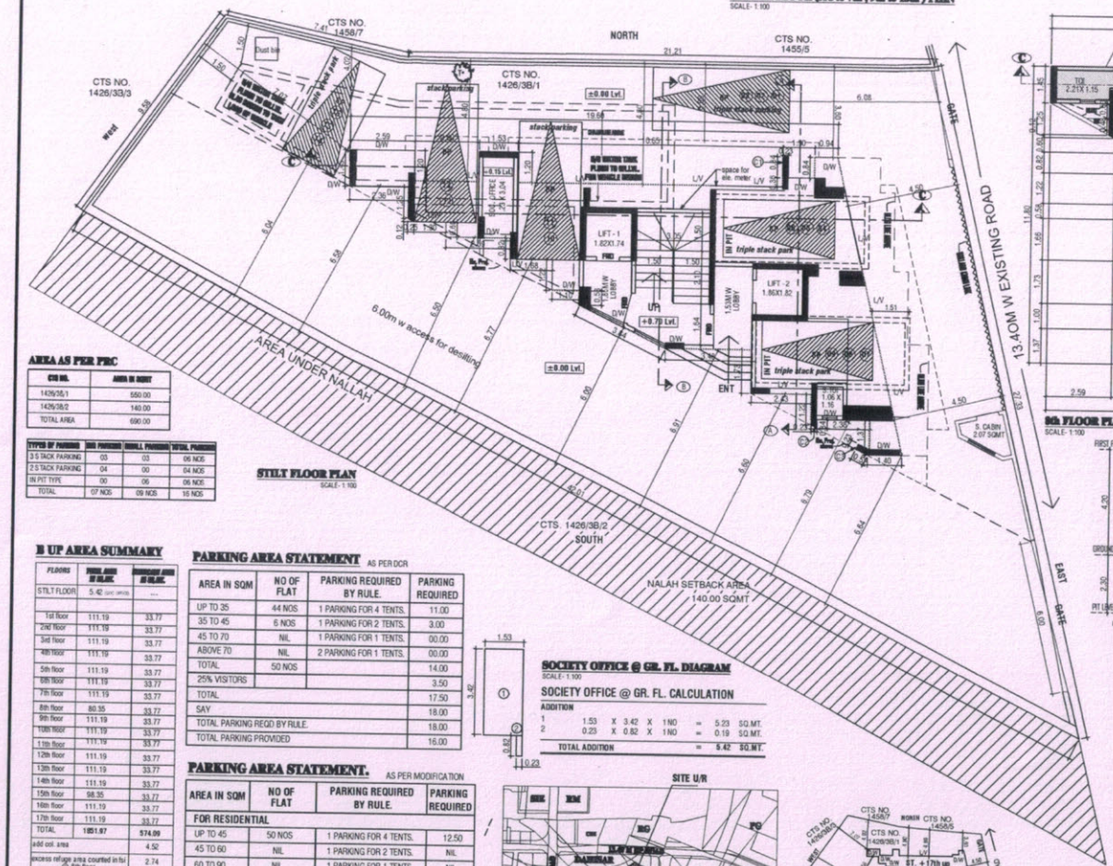
MANISHKUMAR M SHAH
B.ARCH
REGN.NO.

DIGITAL SIGN FOR APPROVAL OF PLAN

Machhindra Savalera m Navale
Digitally signed by Machhindra Savaleram Navale
Date: 2017.07.14 13:03:29 +05'30'
S.E. B.P

NAVNATH S GHADGE
A.E. B.P

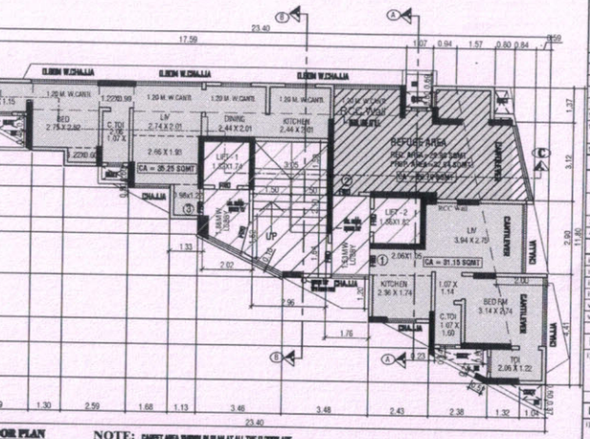
BAPURAO RUNJAJI MORE
E.E. B.P



AREA AS PER PRC

CTS NO.	AREA IN SQMT
1426/38/1	550.00
1426/38/2	140.00
TOTAL AREA	690.00

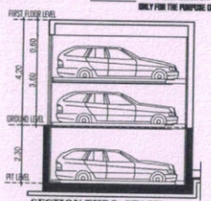
TYPES OF PARKING	2BS PARKING	SMALL PARKING	TOTAL PARKING
3 S TACK PARKING	03	03	06 NOS
2 S TACK PARKING	04	00	04 NOS
IN PIT TYPE	00	06	06 NOS
TOTAL	07 NOS	09 NOS	16 NOS

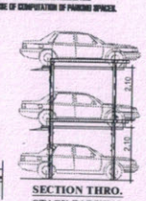


NOTE: CARPET AREA SHOWN IN PLAN AT ALL THE FLOORS ARE ONLY FOR THE PURPOSE OF COMPUTATION OF PARKING SPACES.

This drawing shall be read in conjunction with letter under CHE/WSII/0261/R2/337(NEW) signed on even date.

This cancels the earlier approval issued under no CHE/WSII/0261/R2/337(NEW) signed on 20.01.2017.





(8TH. FLOOR)
(REFUGE AREA REQUIRED)
= 4% OF 8TH + 9TH TO 14TH TYPICAL
= 80.35 + 111.19 x 6 FLR.
= 747.49 X 4% = 29.90 SQ.MT.
= 29.90 SQ.MT. REQ.
= 32.64 SQ.MT. PROV.
EXCESS REFUGE PROVIDED = 2.74 SQ.MT.

B UP AREA SUMMARY

FLOORS	PERMI. AREA IN SQ.MT.	CONSTRUCT AREA IN SQ.MT.
STILT FLOOR	5.42 (SOC. OFFICE)	----
1st floor	111.19	33.77
2nd floor	111.19	33.77
3rd floor	111.19	33.77
4th floor	111.19	33.77
5th floor	111.19	33.77
6th floor	111.19	33.77
7th floor	111.19	33.77
8th floor	80.35	33.77
9th floor	111.19	33.77
10th floor	111.19	33.77
11th floor	111.19	33.77
12th floor	111.19	33.77
13th floor	111.19	33.77
14th floor	111.19	33.77
15th floor	98.35	33.77
16th floor	111.19	33.77
17th floor	111.19	33.77
TOTAL	1851.97	574.09
add col. area		4.52
excess refuge area counted in fsi @ 8th floor		2.74
excess refuge area counted in fsi @ 15th floor		0.01
TOTAL BUA		1859.24
BUA		1379.48
FUNGI AREA		479.76

PARKING AREA STATEMENT AS PER DCR

AREA IN SQM	NO OF FLAT	PARKING REQUIRED BY RULE.	PARKING REQUIRED
UP TO 35	44 NOS	1 PARKING FOR 4 TENTS.	11.00
35 TO 45	6 NOS	1 PARKING FOR 2 TENTS.	3.00
45 TO 70	NIL	1 PARKING FOR 1 TENTS.	00.00
ABOVE 70	NIL	2 PARKING FOR 1 TENTS.	00.00
TOTAL	50 NOS		14.00
25% VISITORS			3.50
TOTAL			17.50
SAY			18.00
TOTAL PARKING REQD BY RULE.			18.00
TOTAL PARKING PROVIDED			16.00

PARKING AREA STATEMENT. AS PER MODIFICATION

AREA IN SQM	NO OF FLAT	PARKING REQUIRED BY RULE.	PARKING REQUIRED
FOR RESIDENTIAL			
UP TO 45	50 NOS	1 PARKING FOR 4 TENTS.	12.50
45 TO 60	NIL	1 PARKING FOR 2 TENTS.	NIL
60 TO 90	NIL	1 PARKING FOR 1 TENTS.	NIL
ABOVE 90	NIL	2 PARKING FOR 1 TENTS.	NIL
TOTAL	50 NOS		12.50
25% VISITORS			3.125
TOTAL			15.63
SAY			16.00
TOTAL PARKING REQD BY RULE.			16.00
TOTAL PARKING PROVIDED			16.00

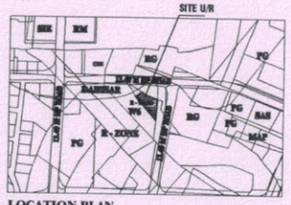
SOCIETY OFFICE @ GR. FL. DIAGRAM

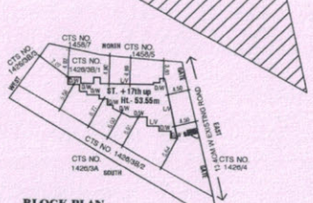
SCALE- 1:100

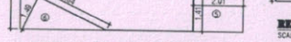
SOCIETY OFFICE @ GR. FL. CALCULATION

ADDITION

1	1.53	X	3.42	X	1 NO	=	5.23 SQ.MT.
2	0.23	X	0.82	X	1 NO	=	0.19 SQ.MT.
TOTAL ADDITION						=	5.42 SQ.MT.

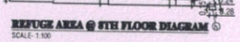






STAIRCASE AREA CAL. FOR TYPICAL (1ST TO 17TH)FL.

C	8.95	X	5.39	X	1 NOS	=	48.24 SQ.MT.
DEDUCTION							
1	3.15	X	0.20	X	1 NO	=	0.63 SQ.MT.
2	2.02	X	0.05	X	1 NO	=	0.10 SQ.MT.
3	1.76	X	2.11	X	1 NO	=	3.71 SQ.MT.
4	2.01	X	2.16	X	1 NO	=	4.34 SQ.MT.
5	2.01	X	1.41	X	1 NO	=	2.83 SQ.MT.
6	3.84	X	1.49	X	0.50	=	2.86 SQ.MT.
						=	14.47 SQ.MT.
TOTAL BUA FOR TYPICAL FLOOR						=	33.77 SQ.MT.



REFUGE AREA @ 8TH FLOOR CALCULATION

ADDITION

a	2.89	X	0.84	X	1 NO	=	2.43 SQ.MT.
b	2.51	X	0.84	X	1 NO	=	2.11 SQ.MT.
c	6.47	X	1.47	X	1 NO	=	9.51 SQ.MT.
d	1.76	X	2.11	X	1 NO	=	3.71 SQ.MT.
e	2.21	X	2.16	X	1 NO	=	4.77 SQ.MT.
f	2.73	X	2.18	X	1 NO	=	5.95 SQ.MT.
g	0.76	X	3.12	X	1 NO	=	2.37 SQ.MT.
h	(0.28 + 0.24/2)	X	0.15	X	1 NO	=	0.04 SQ.MT.
i	0.50 X 3.68	X	0.82	X	1 NO	=	1.51 SQ.MT.
j	0.76	X	0.31	X	1 NO	=	0.24 SQ.MT.
TOTAL ADDITION						=	32.64 SQ.MT.