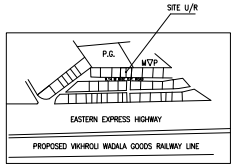
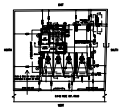
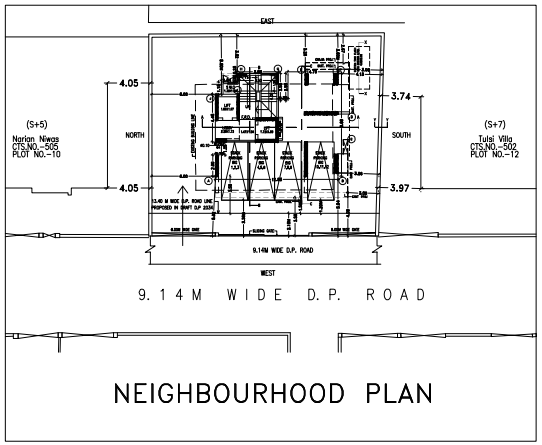
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



LOCATION PLAN
SCALE 1:4000
D.P. SHEET NO: E/25



BLOCK PLAN
SCALE 1:500



NEIGHBOURHOOD PLAN

C.A AREA CALCULATION FOR PARKING PURPOSE ONLY

1ST TO 4TH FLOOR

LIVING	4.50	X	3.25	X	1NO	=	14.63 SQ.MT.
	2.60 + 1.63)/2	X	0.97	X	1NO	=	2.05 SQ.MT.
	2.60	X	0.43	X	1NO	=	1.12 SQ.MT.
	1.26	X	1.45	X	1NO	=	1.83 SQ.MT.
DINING	2.54	X	2.91	X	1NO	=	7.39 SQ.MT.
KITCHEN	3.85	X	2.30	X	1NO	=	8.85 SQ.MT.
BED ROOM	3.65	X	3.05	X	1NO	=	11.13 SQ.MT.
	0.90	X	0.35	X	1NO	=	0.32 SQ.MT.
BED ROOM	3.70	X	3.36	X	1NO	=	12.43 SQ.MT.
TOILET	2.20	X	1.35	X	1NO	=	2.97 SQ.MT.
TOILET	1.39	X	2.10	X	1NO	=	2.92 SQ.MT.
PASS	1.05	X	1.00	X	1NO	=	1.05 SQ.MT.
PASS	1.00	X	1.20	X	1NO	=	1.20 SQ.MT.
D1	1.20	X	0.15	X	1NO	=	0.18 SQ.MT.
D2	1.00	X	0.15	X	1NO	=	0.15 SQ.MT.
D3	0.15	X	0.90	X	1NO	=	0.14 SQ.MT.
D4	0.15	X	0.75	X	2 NOS	=	0.23 SQ.MT.
					TOTAL ADDITION	=	68.59 SQ.MT. X

C.A AREA CALCULATION FOR PARKING PURPOSE ONLY

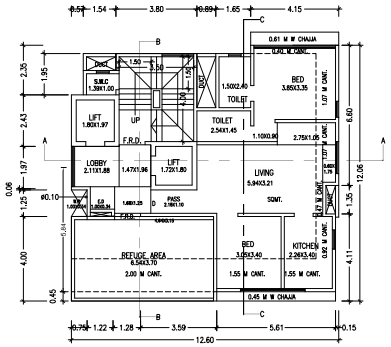
5TH FLOOR & 7TH FLOOR

LIVING	4.50	X	3.25	X	1NO	=	14.63 SQ.MT.
	2.60 + 1.63)/2	X	0.97	X	1NO	=	2.05 SQ.MT.
	2.60	X	0.43	X	1NO	=	1.12 SQ.MT.
	1.26	X	1.45	X	1NO	=	1.83 SQ.MT.
DINING	2.54	X	2.91	X	1NO	=	7.39 SQ.MT.
KITCHEN	3.85	X	2.30	X	1NO	=	8.85 SQ.MT.
BED ROOM	3.65	X	3.05	X	1NO	=	11.13 SQ.MT.
	0.90	X	0.35	X	1NO	=	0.32 SQ.MT.
BED ROOM	3.70	X	3.36	X	1NO	=	12.43 SQ.MT.
BED ROOM	3.85	X	3.85	X	1NO	=	14.82 SQ.MT.
TOILET	2.20	X	1.35	X	1NO	=	2.97 SQ.MT.
TOILET	1.39	X	2.10	X	1NO	=	2.92 SQ.MT.
TOILET	1.50	X	2.40	X	1NO	=	3.60 SQ.MT.
PASS	1.05	X	1.00	X	1NO	=	1.05 SQ.MT.
PASS	1.00	X	1.20	X	1NO	=	1.20 SQ.MT.
PASS	1.00	X	1.05	X	1NO	=	1.05 SQ.MT.
D1	1.20	X	0.15	X	1NO	=	0.18 SQ.MT.
D2	1.00	X	0.15	X	1NO	=	0.15 SQ.MT.
D3	0.15	X	0.90	X	2 NO	=	0.27 SQ.MT.
D4	0.15	X	0.75	X	3 NOS	=	0.34 SQ.MT.
					TOTAL ADDITION	=	88.30 SQ.MT. X

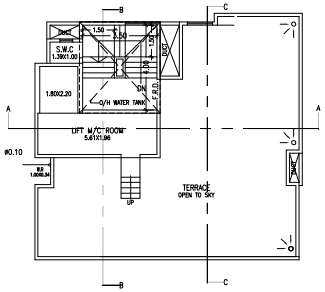
C.A AREA CALCULATION FOR PARKING PURPOSE ONLY

6TH FLOOR

LIVING	5.94	X	3.21	X	1NO	=	19.07 SQ.MT.
L1	0.60	X	1.75	X	1NO	=	1.05 SQ.MT.
L2	2.75	X	1.05	X	1NO	=	2.89 SQ.MT.
L3	1.10	X	0.90	X	1NO	=	0.99 SQ.MT.
KITCHEN	2.26	X	3.40	X	1NO	=	7.68 SQ.MT.
BED ROOM	3.05	X	3.40	X	1NO	=	10.37 SQ.MT.
BED ROOM	3.85	X	3.35	X	1NO	=	12.90 SQ.MT.
PASS	2.18	X	1.10	X	1NO	=	2.40 SQ.MT.
TOILET	2.54	X	1.45	X	1NO	=	3.68 SQ.MT.
TOILET	1.50	X	2.40	X	1NO	=	3.60 SQ.MT.
D2	1.00	X	0.15	X	1NO	=	0.15 SQ.MT.
D3	0.90	X	0.15	X	1NO	=	0.14 SQ.MT.
D4	1.00	X	0.15	X	1NO	=	0.15 SQ.MT.
D5	0.15	X	0.75	X	1NO	=	0.11 SQ.MT.
D6	0.15	X	0.75	X	1NO	=	0.11 SQ.MT.
					TOTAL ADDITION	=	65.29 SQ.MT. X



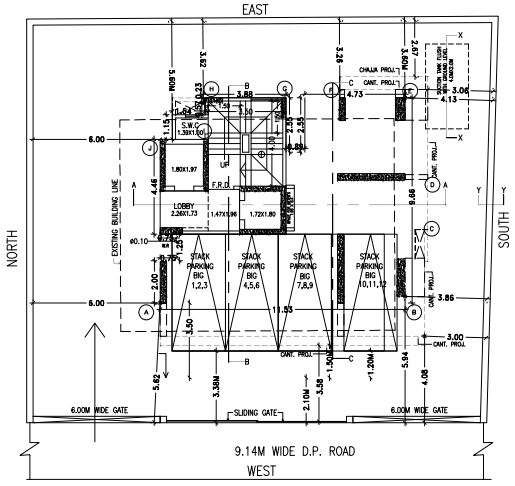
6TH FLOOR (WITH REFUGE AREA)
SCALE 1:100



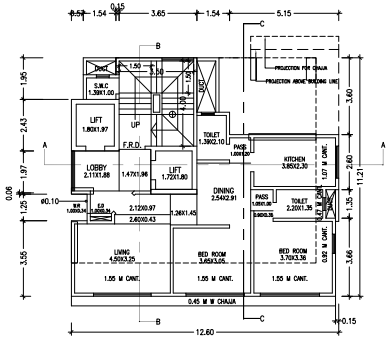
TERRACE FLOOR PLAN
SCALE 1:100

PARKING STATEMENT

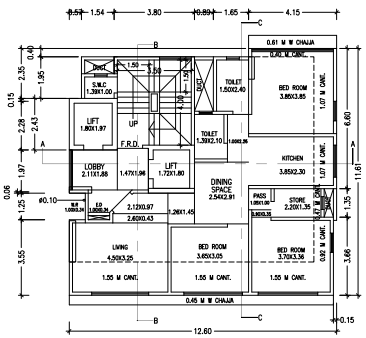
USER	AREA IN SQMT.	NOS OF FLAT		PARKING REQUIRED	PARKING PROVIDED
FLAT AREA	BELOW 35	4/1	NIL	NIL	
	35 TO 45	2/1	NIL	NIL	
	45 TO 70	1/1	5	5	
	70 ABOVE	1/2	2	4	
	TOTAL		7	9.00	
	25 % VISITOR PARKING			2.25	
	TOTAL			11.25 NOS.	12 Nos.
	TOTAL BIG CAR				12 Nos.
	TOTAL SMALL CAR				NIL



STILT FLOOR PLAN
SCALE 1:100



1ST TO 4TH FLOOR
SCALE 1:100



5TH & 7TH FLOOR
SCALE 1:100

STAMP OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. CHE/ES/1730/M/W/337(NEW)

E.E.(B.P.) E.S.-I

UBALE SOMNAT H

S.E.B.P.(M-I) A.E.B.P.(M)

A	PROFORMA – A	SQMT.
1	(AREA OF PLOT	411.40
2	DEDUCTIONS FOR	
	(c) D.P. ROAD SET- BACK AREA	--
	(d) PROPOSED ROAD	--
	ANY RESERVATION (SUB-PLOT)	--
	5% AMENITY SPACE AS PER DCR 56/57(SUB-PLOT)	--
	TOTAL	NIL
3	BALANCE AREA OF PLOT (1 MINUS 2)	411.40
4	DEDUCTION FOR 15% RECREATIONAL GROUND	--
5	NET AREA OF PLOT (3 MINUS 4)	411.40
6	ADDITIONS FOR FLOOR SPACE INDEX	
	(A) 100% FOR D.P. ROAD	NIL
	(B) 100% FOR PROPOSED ROAD	NIL
	TOTAL (A + B)	NIL
7	TOTAL AREAS (5 + 6)	411.40
8	FLOOR SPACE INDEX PERMISSIBLE	ONE
9	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 50 % OF THE BALANCE AREA VIDE 3 ABOVE)	NIL
	ADDITIONS FOR FLOOR SPACE INDEX	
	9(B) 50% AS PER DCR 32 (411.40 X 50/0) PREMIUM PAID TO STATE GOVT. VIDE RECEIPT NO. 063287 PREMIUM PAID TO STATE M.C.G.M. VIDE RECEIPT NO. 1002551025	205.50
10	PERMISSIBLE FLOOR AREA (7 X 8) + 9 (A+B)	616.90
11	EXISTING FLOOR AREA	----
12	PROPOSED BUILT UP AREA	616.90
13	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	----
14A	PURELY RESIDENTIAL BUILT UP AREA	616.90
14B	REMAINING NON- RESIDENTIAL BUILT UP AREA	NIL
15	FSI CONSUMED ON NET PLOT = 14/3	1.50
B	DETAILS OF FSI AWAILED AS PER DCR 35(4)	
B1	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR PURELY RESIDENTIAL = OR <(14A X 0.35) 616.90X 0.35 = 215.94	5.81
B2	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR FOR NON- RESIDENTIAL = OR <(14A X 0.20)	NIL
B3	TOTAL FUNGIBLE BUILT UP AREA COMPONENT VIDE DCR 35(4) =(B1+B2)	5.81
B4	TOTAL GROSS BUILT UP AREA PROPOSED (14 + B.3)	622.71
C	TENEMENT STATEMENT	
(i)	PROPOSED AREA (ITEM B.4) ABOVE	622.71
(ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	NIL
(iii)	AREA AVAILABLE FOR TENEMENTS [(i) – (ii)]	
(iv)	TENEMENTS PERMISSIBLE (450.0/ HECTARE)	28
(v)	TENEMENTS PROPOSED	7
(vi)	TENEMENTS EXISTING	NIL
	TOTAL TENEMENTS ON THE PLOT	7
D	PARKING STATEMENT	
(i)	PARKING REQUIRED BY REGULATIONS FOR	
	SCOOTER/MOTOR CYCLE OUTSIDER (VISITORS)	10
	SCOOTER/MOTOR CYCLE OUTSIDER (VISITORS)	2
(ii)	COVERED GARAGES PERMISSIBLE	
(iii)	COVERED GARAGES PROPOSED	
	SCOOTER/MOTOR CYCLE OUTSIDER (VISITORS)	
	TOTAL PARKING PROVIDED	12
E	TRANSPORT VEHICLES PARKING	
(i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
(ii)	TOTAL NO.OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

FORM-II

CONTENTS OF SHEET

REVISION

STILT,1ST TO 7TH FLOOR & TERRACE FLOOR PLAN LOCATION PLAN, BLOCK PLAN, NEIGHBOURHOOD PLAN, CARPET AREA CALCULATION, PARKING STATEMENT

DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND WERE SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/ TOWN PLANNING SCHEME RECORDS/CITY SURVEY RECORDS.

ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY.

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT NO 11A & 11B BEARING C.T.S. NO . 503, 504 & 504/1, VILLAGE CHEMBUR, POSTAL COLONY, CHEMBUR, MUMBAI 400071.

NAME AND SIGNATURE OF OWNER.

NAME OF OWNER
SHRI.HARSHAD L. KOTHARI
CA TO OWNER.

SIGNATURE OF OWNER
Harshad Laxman Kothari

JOB NO	DRG. NO	DATE	CHECKED BY	DRAWN BY
L3–11	01	18.02.2016	K.K.SHAH	RAZA

NAME AND SIGNATURE OF ARCHITECT.

K.K.SHAH
LICENSED SURVEYOR
b.e(civil) a.m.i.e., f.i.v., registered valuer
1st Floor,Biradari Bldg,
Jn Of M.G Road and,
Stradhanand Road,
Ghatkopar (w),Mumbai-400086.

KIRTI KHUSHAL SHAH

NOTE :- ALL DIMENSIONS ARE IN METERS.

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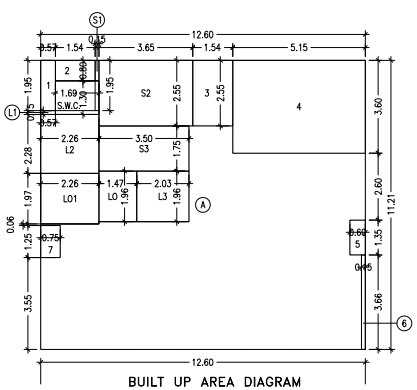
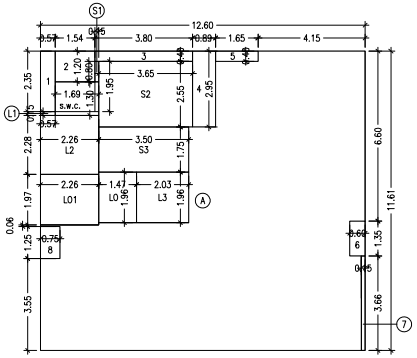
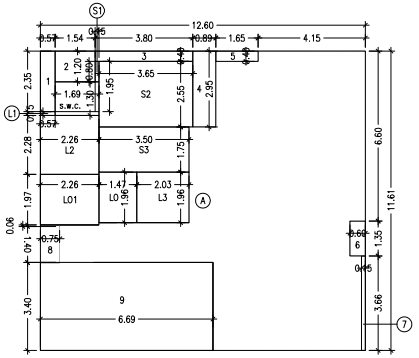
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



BUILT UP AREA DIAGRAM
1ST TO 4TH FLOOR
SCALE 1:100



BUILT UP AREA DIAGRAM
5TH & 7TH FLOOR
SCALE 1:100



BUILT UP AREA DIAGRAM
6TH FLOOR
SCALE 1:100

BUILT UP AREA CALCULATION

1ST TO 4TH FLOOR							
A	12.60	X	11.21	X	1 NO	=	141.25 SQ.MT.
					TOTAL ADDITION	=	141.25 SQ.MT. X

DEDUCTIONS

1	0.57	X	1.95	X	1 NO	=	1.11 SQ.MT.
2	1.54	X	0.80	X	1 NO	=	1.23 SQ.MT.
3	1.54	X	2.55	X	1 NO	=	3.93 SQ.MT.
4	5.15	X	3.60	X	1 NO	=	18.54 SQ.MT.
5	0.60	X	1.35	X	1 NO	=	0.81 SQ.MT.
6	0.15	X	3.66	X	1 NO	=	0.55 SQ.MT.
7	0.75	X	1.25	X	1 NO	=	0.94 SQ.MT.
S.W.C.	1.54	X	1.30	X	1 NO	=	1.77 SQ.MT.
					TOTAL DEDUCTION	=	28.88 SQ.MT. Y1
TOTAL BUILT UP AREA [X – Y1]						=	112.37 SQ.MT. X1

STAIRCASE & LIFT AREA

TYPICAL FLOOR							
L1	2.26	X	0.15	X	1 NO	=	0.34 SQ.MT.
L2	2.26	X	2.28	X	1 NO	=	5.15 SQ.MT.
L3	2.03	X	1.96	X	1 NO	=	3.98 SQ.MT.
LO	1.47	X	1.96	X	1 NO	=	2.88 SQ.MT.
LO1	2.26	X	1.97	X	1 NO	=	4.45 SQ.MT.
S1	0.15	X	1.95	X	1 NO	=	0.29 SQ.MT.
S2	3.65	X	2.55	X	1 NO	=	9.31 SQ.MT.
S3	3.50	X	1.75	X	1 NO	=	6.13 SQ.MT.
TOTAL STAIR. & LIFT AREA PER FL. (TYPICAL FLOOR)						=	32.53 SQ.MT. Y2

NET BUILT UP AREA [X1 – Y2]	=	79.84 SQ.MT.

BUILT UP AREA CALCULATION

5TH & 6TH FLOOR							
A	12.60	X	11.61	X	1 NO	=	146.29 SQ.MT.
					TOTAL ADDITION	=	146.29 SQ.MT. X

DEDUCTIONS

1	0.57	X	2.35	X	1 NO	=	1.34 SQ.MT.
2	1.54	X	1.20	X	1 NO	=	1.85 SQ.MT.
3	3.80	X	0.40	X	1 NO	=	1.52 SQ.MT.
4	0.89	X	2.95	X	1 NO	=	2.63 SQ.MT.
5	1.65	X	0.40	X	1 NO	=	0.66 SQ.MT.
6	0.60	X	1.35	X	1 NO	=	0.81 SQ.MT.
7	0.15	X	3.66	X	1 NO	=	0.55 SQ.MT.
8	0.75	X	1.25	X	1 NO	=	0.94 SQ.MT.
s.w.c.	1.54	X	1.15	X	1 NO	=	1.77 SQ.MT.
					TOTAL DEDUCTION	=	12.07 SQ.MT. Y1
TOTAL BUILT UP AREA [X – Y1]						=	134.22 SQ.MT. X1

STAIRCASE & LIFT AREA

TYPICAL FLOOR							
L1	2.26	X	0.15	X	1 NO	=	0.339 SQ.MT.
L2	2.26	X	2.28	X	1 NO	=	5.15 SQ.MT.
L3	2.03	X	1.96	X	1 NO	=	3.98 SQ.MT.
LO	1.47	X	1.96	X	1 NO	=	2.88 SQ.MT.
LO1	2.26	X	1.97	X	1 NO	=	4.45 SQ.MT.
S1	0.15	X	1.95	X	1 NO	=	0.29 SQ.MT.
S2	3.65	X	2.55	X	1 NO	=	9.31 SQ.MT.
S3	3.50	X	1.75	X	1 NO	=	6.13 SQ.MT.
TOTAL STAIR. & LIFT AREA PER FL. (TYPICAL FLOOR)						=	32.53 SQ.MT. Y2

NET BUILT UP AREA [X1 – Y2]	=	101.69 SQ.MT.

BUILT UP AREA CALCULATION

7TH FLOOR							
A	12.60	X	11.61	X	1 NO	=	146.29 SQ.MT.
					TOTAL ADDITION	=	146.29 SQ.MT. X

DEDUCTIONS

1	0.57	X	2.35	X	1 NO	=	1.34 SQ.MT.
2	1.54	X	1.20	X	1 NO	=	1.85 SQ.MT.
3	3.80	X	0.40	X	1 NO	=	1.52 SQ.MT.
4	0.89	X	2.95	X	1 NO	=	2.63 SQ.MT.
5	1.65	X	0.40	X	1 NO	=	0.66 SQ.MT.
6	0.60	X	1.35	X	1 NO	=	0.81 SQ.MT.
7	0.15	X	3.66	X	1 NO	=	0.55 SQ.MT.
8	0.75	X	1.40	X	1 NO	=	1.05 SQ.MT.
9	6.69	X	3.40	X	1 NO	=	22.75 SQ.MT.
10		X		X	1	=	SQ.MT.
s.w.c.	1.54	X	1.15	X	1 NO	=	1.77 SQ.MT.
					TOTAL DEDUCTION	=	34.93 SQ.MT. Y1
TOTAL BUILT UP AREA [X – Y1]						=	111.36 SQ.MT. X1

STAIRCASE & LIFT AREA

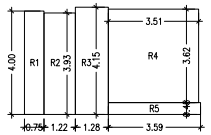
TYPICAL FLOOR							
L1	2.26	X	0.15	X	1 NO	=	0.34 SQ.MT.
L2	2.26	X	2.28	X	1 NO	=	5.15 SQ.MT.
L3	2.03	X	1.96	X	1 NO	=	3.98 SQ.MT.
LO	1.47	X	1.96	X	1 NO	=	2.88 SQ.MT.
LO1	2.26	X	1.97	X	1 NO	=	4.45 SQ.MT.
S1	0.15	X	1.95	X	1 NO	=	0.29 SQ.MT.
S2	3.65	X	2.55	X	1 NO	=	9.31 SQ.MT.
S3	3.50	X	1.75	X	1 NO	=	6.13 SQ.MT.
TOTAL STAIR. & LIFT AREA PER FL. (TYPICAL FLOOR)						=	32.53 SQ.MT. Y2

NET BUILT UP AREA [X1 – Y2]	=	78.83 SQ.MT.

METER ROOM
STILT FLOOR
SCALE 1:100

METER ROOM BUILT UP AREA CALCULATION

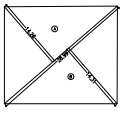
STILT FLOOR							
A	2.15	X	0.40	X	1 NO	=	0.86 SQ.MT.
					TOTAL ADDITION	=	0.86 SQ.MT. X



REFUGE BUILT UP AREA DIAGRAM
6TH FLOOR
SCALE 1:100

REFUGE AREA

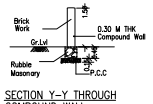
6TH FLOOR							
R1	0.75	X	4.00	X	1 NO	=	3.00 SQ.MT.
R2	1.23	X	3.93	X	1 NO	=	4.83 SQ.MT.
R3	1.28	X	4.15	X	1 NO	=	5.31 SQ.MT.
R4	3.51	X	3.63	X	1 NO	=	12.74 SQ.MT.
R5	3.59	X	0.45	X	1 NO	=	1.62 SQ.MT.
TOTAL REFUGE AREA						=	27.50 SQ.MT. Y2



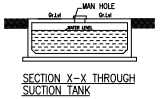
PLOT AREA DIAGRAM
SCALE 1:500

PLOT AREA CALCULATION

A	1/2	X	28.99	X	14.26	X 1 NO	= 206.70 SQ.MT.
B	1/2	X	28.99	X	14.31	X 1 NO	= 207.42 SQ.MT.
						TOTAL ADDITION	= 414.12 SQ.MT. X



SECTION Y–Y THROUGH
COMPOUND WALL



SECTION X–X THROUGH
SUCTION TANK

BUILT UP AREA SUMMARY

FLOOR	AREA (IN SQMT)	E.DUCT/ F.DUCT/W.R E.METER RM	TOTAL AREA (IN SQMT)	STAIRCASE/LIFT LIFT LOBBY BY CHARGING PREMIUM (IN SQMT)
STILT	---	0.86	0.86	---
1ST	79.84	---	79.84	32.53
2ND	79.84	---	79.84	32.53
3RD	79.84	---	79.84	32.53
4TH	79.84	---	79.84	32.53
5TH	101.69	---	101.69	32.53
6TH	78.83	---	78.82	32.53
7TH	101.69	---	101.69	32.53
TOTAL	601.57	0.86	602.43	227.71
Add. for Excess Refuge Area			20.28	
			622.71	

PROFORMA – B

CONTENT OF SHEET

AREA DIAGRAM & AREA CALCULATION, B.U.A. SUMMARY
PLOT AREA CALCULATION, SECTION X–X,Y–Y.

STAMP OF DATE OF RECEIPT OF PLAN

STAMP OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO.
CHE/ES/1730/M/W/337(NEW)

E.E.(B.P.) E.S.- I

UBALE SOMNATH

S.E.B.P.(M-I) A.E.B.P.(M)

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BLDG. PLOT NO 11A & 11B BEARING C.T.S. NO.503, 504 & 504/1, VILLAGE CHEMBUR, POSTAL COLONY, CHEMBUR, MUMBAI 400071.

NAME AND SIGNATURE OF OWNER

SHRI.HARSHAD L. KOTHARI
CA TO OWNER.

Harshad Laxman Kothari

Digitally signed by Harshad Laxman Kothari
DN: c=IN, o=Personal, serialNumber=1586813f4371de1967f82e598aa82794359b81ab955a303a35e6720504b4526, cn=Harshad Laxman Kothari, pseudonym=eaa26a62bce641f2acf38dde6e185e40, 2.5.4.5=0341003438363833666533838633862643234653530616033633653626638313839353223663233373166626637339313439666633462393737373323133643633335, postalCode=400071, 2.5.4.20=54d999ae4c96ba6b26f4c98523cc82102ad5f4f8d501110e4000303eb20e0420d, st=Maharashtra
Date: 2016.11.25 15:30:51 +05'30'

JOB NO.	DRG. NO	DATE	CHECKED BY	DRAWN BY
L3 11	02	18.02.2016	K.K.SHAH	RAZA

NAME AND SIGNATURE OF ARCHITECT

KIRTI KHUSHAL SHAH

Digitally signed by KIRTI KHUSHAL SHAH
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Date: 2016.11.25 15:33:19 +05'30'

K.K.SHAH
LICENSED SURVEYOR
b.e(civil) g.m.i.e., f.i.v., registered valuer
1st Floor,Biradari Bldg, Jn Of M.G Road and, Shradhanand Road, Ghatkopar (w),Mumbai–400086.

NOTE :– ALL DIMENSIONS ARE IN METERS.

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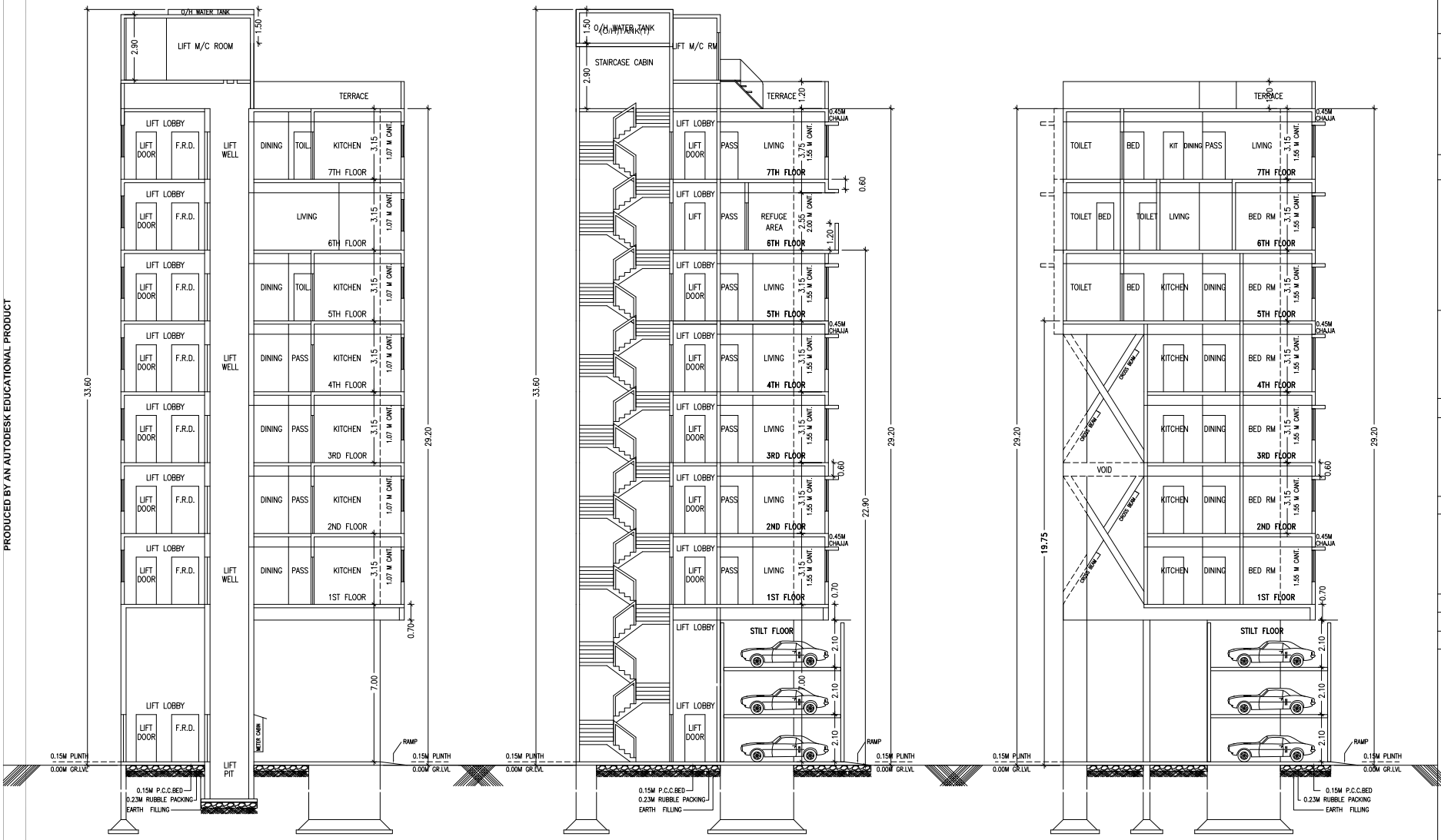

SECTION A–A
SCALE 1:100

SECTION B–B
SCALE 1:100

SECTION C–C
SCALE 1:100

PROFORMA – B

CONTENT OF SHEET

SECTION A–A, B–B, C–C

STAMP OF DATE OF RECEIPT OF PLAN

STAMP OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO.
CHE/ES/1730/M/W/337(NEW)

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NAME AND SIGNATURE OF OWNER

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CA TO OWNER.
Harshad Laxman Kothari

JOB NO.	DRG. NO	DATE	CHECKED BY	DRAWN BY
L3 11	03	18.02.2016	K.K.SHAH	RAZA

NAME AND SIGNATURE OF ARCHITECT

KIRTI KHUSHAL SHAH

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Date: 2016.11.25 15:33:39 +05'30'

K.K.SHAH
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b.e(civil) g.m.i.e., f.i.v., registered valuer

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Jn Of M.G Road and,
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