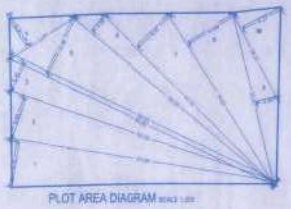


PLOT AREA DIAGRAM SCALE 1:200

PLOT AREA CLACULATION

1	1/2	X 51.44	X 8.72	X 1.10	=	224.27 SQ.MT.
2	1/2	X 53.76	X 8.56	X 1.10	=	230.05 SQ.MT.
3	1/2	X 56.59	X 6.42	X 1.10	=	181.85 SQ.MT.
4	1/2	X 14.55	X 6.88	X 1.10	=	50.05 SQ.MT.
5	1/2	X 56.59	X 12.31	X 1.10	=	346.31 SQ.MT.
6	1/2	X 50.36	X 4.08	X 1.10	=	102.73 SQ.MT.
7	1/2	X 46.12	X 8.83	X 1.10	=	203.61 SQ.MT.
8	1/2	X 38.46	X 10.58	X 1.10	=	203.64 SQ.MT.
9	1/2	X 33.73	X 4.28	X 1.10	=	72.18 SQ.MT.
10	1/2	X 17.85	X 8.46	X 1.10	=	73.41 SQ.MT.
			TOTAL ADDITION		=	1669.94 SQ.MT.

LOCATION PLAN
SCALE - 1 : 4000

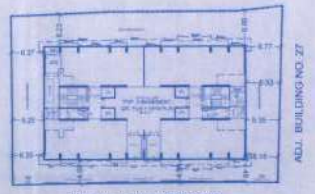
BUILT-UP AREA STATEMENT

FLOOR	GROSS BUA	ST..LIFT AREA	PROPOSED FITNESS CENTER	TERRACE	TERRACE SEEN BELOW AREA	FITNESS CENTER EXCESS AREA	COLUMN AREA ADD.	GROSS BUA INCLUDING FUNGIBLE	FUNGIBLE AREA	NET BUA
1ST FLOOR	91.20	—	91.20					—		
2ND FLOOR	91.20	—	91.20			32.92		32.92		32.92
3RD FLOOR	—	—	—					—		
4TH FLOOR	595.94	105.85	—				1.58	491.66	47.38	444.27
5TH FLOOR	595.94	105.85	—				1.58	491.66	47.38	444.27
6TH FLOOR	595.94	105.85	—				1.58	491.66	47.38	444.27
7TH FLOOR	595.94	105.85	—				1.58	491.66	47.38	444.27
8TH FLOOR	595.94	105.85	—				1.58	491.66	47.38	444.27
9TH FLOOR	595.94	105.85	—				1.58	491.66	47.38	444.27
10TH FLOOR	595.94	105.85	—				1.58	491.66	47.38	444.27
11TH FLOOR	595.94	105.85	—				1.58	491.66	47.38	444.27
12TH FLOOR	595.94	105.85	—				1.58	491.66	47.38	444.27
13TH FLOOR	595.94	105.85	—				1.58	491.66	47.38	444.27
14H FLOOR	595.94	105.85	—				1.58	491.66	47.38	444.27
15TH FLOOR	595.94	105.85	—				1.58	491.66	47.38	444.27
16TH FLOOR	595.94	105.85	—				1.58	491.66	47.38	444.27
17TH FLOOR	820.48	105.85	—				0.79	918.41	47.34	468.07
18TH FLOOR	648.17	105.85	—	255.64			—	283.66	47.38	236.30
19TH FLOOR	648.17	105.85	—		255.64		—	283.66	47.38	236.30
TOTAL	9940.44	1693.60	182.40	255.64	255.64	32.92	21.38	7507.14	758.04	6749.10

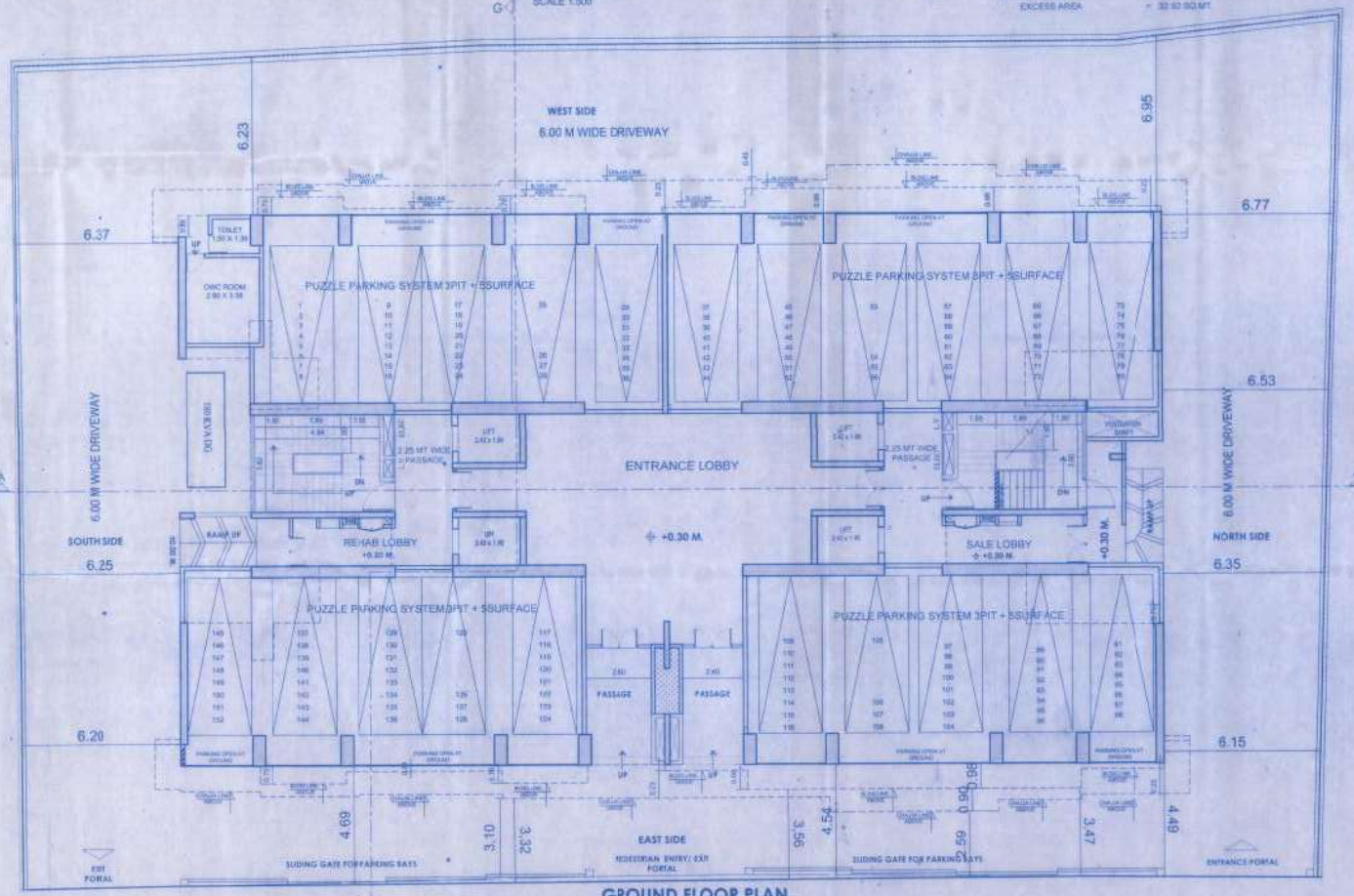
SCHEDULE OF FITNESS CENTER

1) PERMISSIBLE 7474.22 x 2% = 149.48 SQ.MT.
2) PROPOSED = 182.40 SQ.MT.
EXCESS AREA = 32.92 SQ.MT.

PARKING STATEMENT (as per DCR-2034)		
1	UP TO 45 SQ. MT. 1 PARKING FOR EVERY 8 TENT FOR TENT	NIL
2	45 TO 60 SQ. MT. 1 PARKING FOR EVERY 2 TENT FOR 84 REHAB TENT	27
3	45 TO 60 SQ. MT. 1 PARKING FOR EVERY 4 TENT FOR 2 TENT	2
4	60 TO 80 SQ. MT. 1 PARKING FOR EVERY 1 TENT FOR 64 TENT	64
5	VISITORS 5%	4.60
6	TOTAL PARKING REQUIRED	97.60
7	(ADDITION 50% PARKING AS PER 31(1) (VI)) (MAX. 48.80	49
8	TOTAL PARKING REQUIRED	146.60
9	TOTAL PARKING REQUIRED SAY	147
10	TOTAL PARKING PROVIDED	152



BLOCK PLAN
SCALE 1:500



GROUND FLOOR PLAN

EXISTING 18.30 M WIDE D. P ROAD

PROFORMA – A

A		1/8 TOTAL
1)	AREA OF PLOT	669.60
2)	DEDUCTIONS FOR	
	(a) ROAD SETBACK AREA	
	(b) PROPOSED ROAD	
	(c) ANY RESERVATION (SUB-PLOT)	
	(d) % AMENITY SPACE & Pre DCR 58/57 (SUB-PLOT)	
3)	BALANCE AREA OF PLOT (1 MINUS 2)	669.60
4)	DEDUCTION FOR 10% RECREATIONAL GROUND/10% AMENITY SPACE (IF EXECUTABLE FOR 1980)	N.A.
5)	NET AREA OF PLOT (3 MINUS 4)	669.60
6)	ADDITIONS FOR FLOOR SPACE INDEX	
	2 (a) 100% FOR D.P. ROAD	NIL
	2 (b) 100% FOR SET- BACK	NIL
7)	TOTAL AREA (5 + 6)	669.60
8)	FLOOR SPACE INDEX PERMISSIBLE	3.00
9)	P.M.FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO ~% OF THE BALANCE AREA 1 FOR 2 ABOVE	682.79
	ADDITIONS FOR FLOOR SPACE INDEX	
	9 (a) 0.30 T 3.1 AS Pre DCR 30	
	9 (b) % AS PER DCR 30 (I)	
	9 (c) OTHER	
	9 (a) ADDITIONAL FREE F.S.I.(NBB)	
10)	PERMISSIBLE FLOOR AREA (7 X 8) PLUS 9a & 9b ABOVE (AS PER HDC DATED - 31-12-2019)	670.20
11)	EXISTING FLOOR AREA	
12)	PROPOSED BUILT UP AREA	6749.10
13)	EXCESS BALCONY TAKEN IN FLOOR SPACE INDEX	
14A	PURELY RESIDENTIAL BUILT UP AREA	6749.10
14B	REMAINING NON- RESIDENTIAL BUILT UP AREA	
14)	TOTAL BUILT UP PROPOSED (11+12+13)	6749.10
	(AS PER OLD APPROVED PLAN IT – PRIOR TO 58-61-2002)	
15)	F.S.I. CONSUMED ON NET HOLDING = 14/3	3.00
B	DETAILS OF TDR WHICH IS AS PER DCR 36 (4)	3.00
	(1) PUNCHABLE BUILT UP AREA COMPONENT PERMISSIBLE VIDE DCR 36 (4) FOR RESIDENTIAL (FAR) TO 4.00% + DRC (II SCUM)	2362.19
	(2) PUNCHABLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 36 (4) FOR RESIDENTIAL	788.04
	(3) PUNCHABLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 36 (4) FOR NON-RESIDENTIAL = (Bl + (1/40 X 2.0))	—
	(5 TOTAL PUNCHABLE BUILT UP AREA VIDE DCR 33 (5) + (3) +(3.2)	—
	(6 TOTAL GROSS BUILT UP AREA PROPOSED (14+6.3)	7507.14
C	TENEMENT STATEMENT	
	(1) PROPOSED AREA (ITEM A, 9 ABOVE)	7507.14
	(1) LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	
	( ) AREA AVAILABLE FOR TENEMENTS [(1) MINUS (2)]	7507.14
	(a) TENEMENTS PERMISSIBLE/DENSITY OF TENEMENTS/ACTUAL	328
	(a) TENEMENTS PROPOSED	120
	(a) TENEMENTS EXISTING	—
	TOTAL TENEMENTS ON PLOT	120
D	PARKING STATEMENT	
	(1) PARKING REQUIRED BY REGULATIONS FOR	
	CAR	AS PER STAT.
	SCOOTER / MOTOR CYCLE	
	OUTSIDERS (VISITORS)	AS PER STAT.
	(1) COVERED GARAGES PERMISSIBLE	
	(a) COVERED GARAGES PROVIDED	
	CAR	AS PER STAT.
	SCOOTER / MOTOR CYCLE	
	OUTSIDERS (VISITORS)	
	(V) TOTAL PARKING PROVIDED	AS PER STAT.

PROFORMA – B

CONTENTS OF SHEET : SITE / LOOK PLAN, BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION, SCHEDULE OF AREA STATEMENT.

NOTES : BOUNDRY OF PLOT SHOWN IN GRADE BLACK, PROPOSED BUILDING IN DARK PINK, BUILDING TO BE DEMOLISHED SHOWN YELLOW DOTTED.

DESCRIPTION : PROPOSED REDEVELOPMENT OF BUILDING NO.28 FOR SIWA SAGAR CO OP HSG. STY LTD. SITUATED ON CTS. NO. 851, KHER NAGAR , SANDRA (EAST) MUMBAI.

CERTIFICATE OF AREA

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

NAME OF DEVELOPER :

NAME OF OWNER : "SIWA SAGAR" CO OP HSG STY LTD.

PEZ NO. :
JOB NO. : ARCH / SIWSH / MHADA / 1791
DRG NO. :
DRAWN BY :
CHK BY :

DATE : 27-12-2019
SCALE : 1 : 100

SIGNATURE OF LICENSED ARCHITECT

SIGNATURE OF OWNER

SUB. ENGINEER

ASSISTANT ENGINEER

EXECUTIVE ENGINEER

Approval subject to co- mentioned in this office Letter No. MH/1934/ dated 17/09/2020

17 SEP 2020

Ex. Engg. Bldg. Permission Controller Mumbai
Maharashtra Housing & Area Development Authority