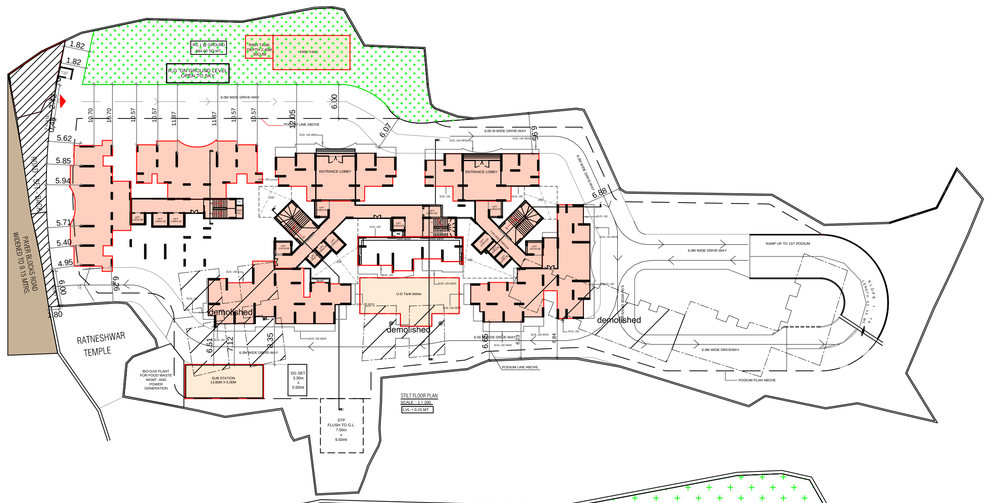
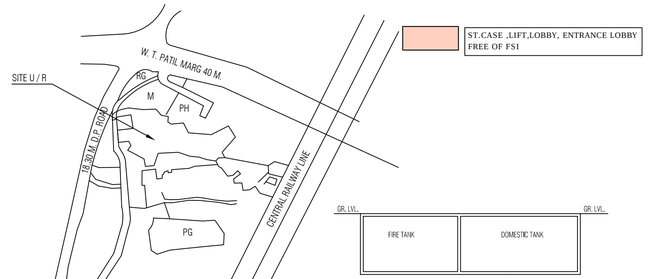
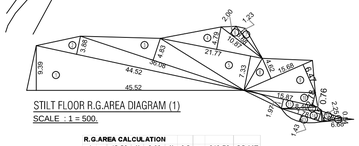
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT





SECTION 'Z - Z' (THROUGH U. G. TANK).



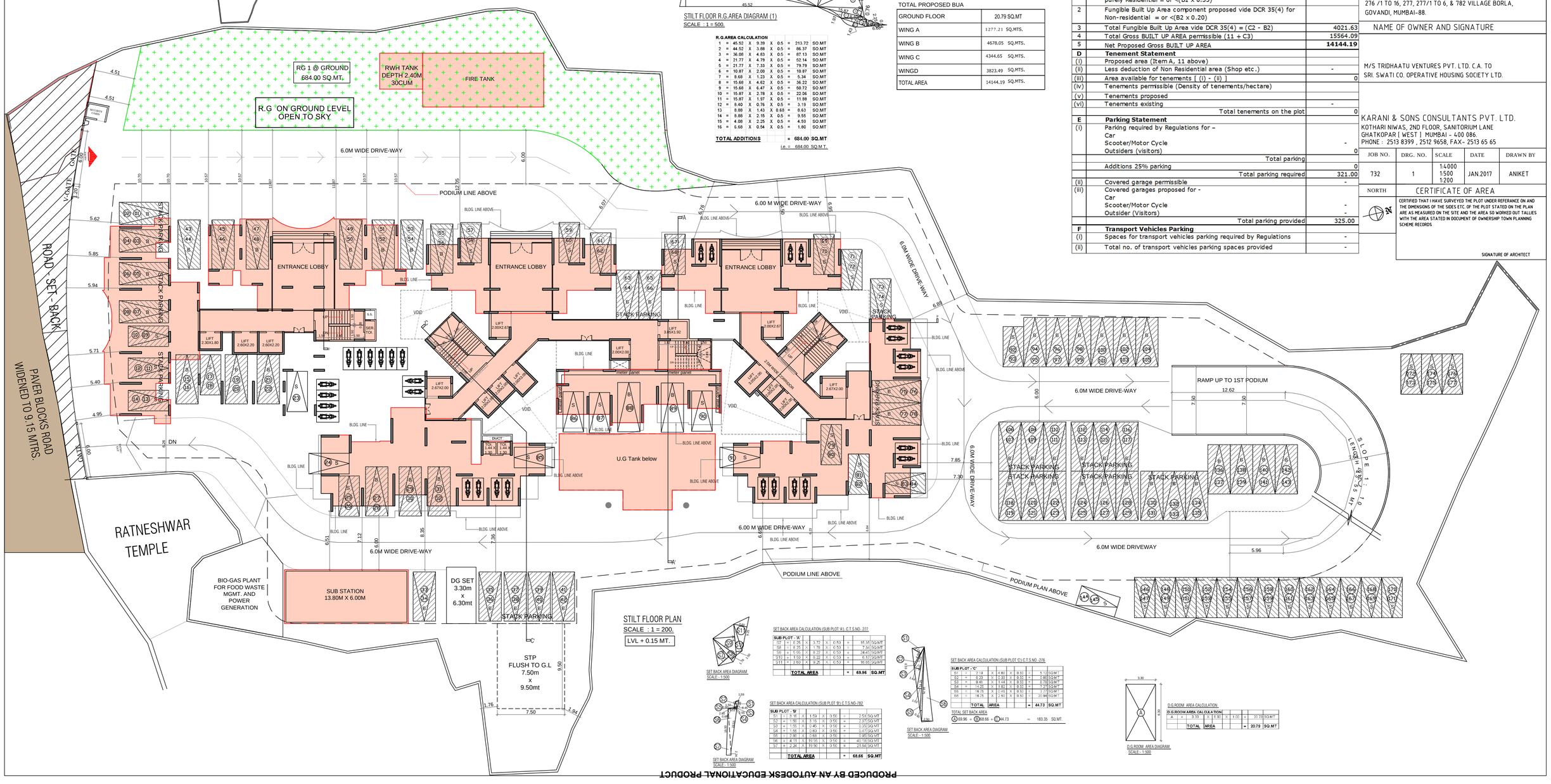
STILT FLOOR R.G.AREA DIAGRAM (1)
SCALE : 1 = 500.

R.G.AREA CALCULATION

1	=	45.52	X	9.39	X	0.5	=	213.72 SQ.MT
2	=	44.52	X	3.88	X	0.5	=	86.37 SQ.MT
3	=	36.08	X	4.83	X	0.5	=	87.13 SQ.MT
4	=	21.77	X	4.79	X	0.5	=	52.14 SQ.MT
5	=	21.77	X	7.33	X	0.5	=	79.79 SQ.MT
6	=	10.87	X	2.00	X	0.5	=	10.97 SQ.MT
7	=	8.68	X	1.23	X	0.5	=	5.34 SQ.MT
8	=	15.68	X	4.62	X	0.5	=	36.22 SQ.MT
9	=	15.68	X	6.47	X	0.5	=	50.72 SQ.MT
10	=	15.87	X	2.78	X	0.5	=	22.06 SQ.MT
11	=	15.87	X	1.97	X	0.5	=	11.98 SQ.MT
12	=	8.40	X	0.76	X	0.5	=	3.19 SQ.MT
13		8.88	X	1.63	X	0.65	=	8.63 SQ.MT
14	=	8.88	X	2.15	X	0.5	=	9.55 SQ.MT
15	=	4.08	X	2.25	X	0.5	=	4.59 SQ.MT
16	=	5.68	X	0.54	X	0.5	=	1.80 SQ.MT
TOTAL ADDITIONS							=	**684.00 SQ.MT**
							i.e. =	684.00 SQ.M.T.

TOTAL PROPOSED BUA

GROUND FLOOR	20.79 SQ.MT
WING A	1277.21 SQ.MTS.
WING B	4678.05 SQ.MTS.
WING C	4344.65 SQ.MTS.
WINGD	3823.49 SQ.MTS.
TOTAL AREA	14144.19 SQ.MTS.



STILT FLOOR PLAN
SCALE : 1 = 200.
LVL + 0.15 MT.

SET BACK AREA DIAGRAM
SCALE - 1:500

SET BACK AREA CALCULATION (SUB PLOT 'A'). C.T.S NO.- 277

SUB PLOT - 'A'								
S7	=	21.26	X	3.75	X	0.60	=	16.35 SQ.MT
S8	=	6.25	X	1.76	X	0.50	=	7.34 SQ.MT
S9	=	11.05	X	8.22	X	0.50	=	34.40 SQ.MT
S10	=	1.59	X	8.22	X	0.50	=	6.17 SQ.MT
S11	=	3.69	X	9.25	X	0.50	=	16.95 SQ.MT
TOTAL AREA							=	**69.96 SQ.MT**

SET BACK AREA CALCULATION (SUB PLOT 'B'). C.T.S NO.-782

SUB PLOT - 'B'								
S1	=	3.16	X	1.59	X	0.50	=	2.51 SQ.MT
S2	=	1.90	X	3.16	X	0.50	=	2.31 SQ.MT
S3	=	1.55	X	0.45	X	0.50	=	0.35 SQ.MT
S4	=	1.55	X	0.60	X	0.50	=	0.47 SQ.MT
S5	=	2.90	X	0.68	X	0.50	=	0.95 SQ.MT
S6	=	4.11	X	19.95	X	0.50	=	40.18 SQ.MT
S7	=	2.26	X	19.50	X	0.50	=	21.94 SQ.MT
TOTAL AREA							=	**69.66 SQ.MT**

SET BACK AREA DIAGRAM
SCALE - 1:500

SET BACK AREA CALCULATION (SUB PLOT 'C'). C.T.S NO.-276

SUB PLOT - 'C'								
S1	=	2.19	X	4.80	X	0.50	=	5.12 SQ.MT
S2	=	6.23	X	2.33	X	0.50	=	7.80 SQ.MT
S3	=	8.41	X	1.44	X	0.50	=	6.28 SQ.MT
S4	=	14.25	X	1.60	X	0.50	=	7.21 SQ.MT
S5	=	18.75	X	0.45	X	0.50	=	7.77 SQ.MT
S6	=	18.75	X	2.60	X	0.50	=	20.96 SQ.MT
TOTAL AREA							=	**44.73 SQ.MT**

TOTAL SET BACK AREA
(A) 69.96 + (B) 68.66 + (C) 44.73 = 183.35 SQ.MT.

SET BACK AREA DIAGRAM
SCALE - 1:500

D.G.ROOM AREA CALCULATION

D.G.ROOM AREA CALCULATION								
A	=	3.30	X	6.30	X	1.00	=	20.79 SQ.MT
TOTAL AREA							=	**20.79 SQ.MT**

D.G.ROOM AREA DIAGRAM
SCALE - 1:500

Proforma A

Sr. No.		DESCRIPTION	Sq.Mtr.
1		Area of Plot	8733.32
1A		Area not in Agreement / Possession Area	
1B		Plot Area as per PR Card	
1C		Plot available for Development [1 - (1A + 1B)]	
2		Deductions for	
	a)	Road set-back area	183.35
	b)	Proposed road	
	c)	Any reservation (sub-plot__)	
	d)	__ % amenity space as per DCR 56/57 (sub-plot_) other	-
3		Balance area of plot (1 - 2)	8549.97
4		Deduction for 15% Recreational Ground	1282.50
5		Net area of plot (3 - 4)	7267.47
6		Additions for Floor Space Index	
	2 a)	100% for D.P.Road (restricted to 40% or 80% of "3" above	
	2 b)	100% for Set-back (restricted to 40% or 80% of "3" above	0.00
7		Total Area (5 + 6)	7267.47
8		Floor Space Index permissible	One + TDR
9	9 a)	Floor Space Index credit available by Development Rights	-
		Additions for Floor Space Index	
	9 b)	0.33 FSI as per DCR 32	2821.49
	9 c)	17% as per DCR 33 (1)	1453.49
	9 d)	other	
10		Permissible Floor Area (7 + 9b + 9c)	11542.46
11		Total proposed built up area (C4 - C3)	11542.46
12		FSI consumed on net holding = 11/3	1.35
B		**Details of Residential / Non Residential Areas**	
1		Purely Residential Built up area	
2		Existing Built up Area	1419.90
		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)	4021.63
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) = (C2 - B2)	4021.63
4		Total Gross BUILT UP AREA permissible (11 + C3)	15564.09
5		Net Proposed Gross BUILT UP AREA	**14144.19**
D		**Tenement Statement**	
(i)		Proposed area (Item A, 11 above)	
(ii)		Less deduction of Non Residential area (Shop etc.)	-
(iii)		Area available for tenements [(i) - (ii)]	0
(iv)		Tenements permissible (Density of tenements/hectare)	
(v)		Tenements proposed	
(vi)		Tenements existing	-
		Total tenements on the plot	0
E		**Parking Statement**	
(i)		Parking required by Regulations for –	
		Car	
		Scooter/Motor Cycle	-
		Outsiders (visitors)	0
		Total parking	
		Additions 25% parking	0
		Total parking required	321.00
(ii)		Covered garage permissible	-
(iii)		Covered garages proposed for -	
		Car	
		Scooter/Motor Cycle	-
		Outsider (Visitors)	-
		Total parking provided	325.00
F		**Transport Vehicles Parking**	
(i)		Spaces for transport vehicles parking required by Regulations	-
(ii)		Total no. of transport vehicles parking spaces provided	-

CE/6434/BPES/AM	MUN.DRG-01

CONTENTS OF THE SHEET

BLOCK PLAN, LOCTION PLAN, STILT FLOOR PLAN.
TOTAL PROPOSED BUILT UP AREA STATEMENT.
STILT FLOOR R.G.AREA DIAGRAM (1)
D.G.ROOM AREA DIAGRAM & CALCULATION

STAMP OF DATE OF RECEIPT OF PLANS

This Cancel Approved
to the Previous Plans
Sanctioned under no
CE/6434/BPES/AM
Dated 11.06.2013

Approved Subject to the conditions mentionea
In This Office Leter No.CE/6434/BPES/AM
& CHE/ES/0264/M/337 (NEW)

Executive Engineer Bldg.Prop.(E/S.)-I

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

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 275, 276 /1 TO 16, 277, 277/1 TO 6, & 782 VILLAGE BORLA, GOVANDI, MUMBAI-88.

NAME OF OWNER AND SIGNATURE

M/S TRIDHAATU VENTURES PVT. LTD. C.A. TO
SRI. SWATI CO. OPERATIVE HOUSING SOCIETY LTD.

KARANI & SONS CONSULTANTS PVT. LTD.
KOTHARI NIWAS, 2ND FLOOR, SANITORIUM LANE
GHATKOPAR [WEST] MUMBAI - 400 086.
PHONE : 2513 8399 , 2512 9658, FAX- 2513 65 65

JOB NO.	DRG. NO.	SCALE	DATE	DRAWN BY
732	1	1:4000 1:500 1:200	JAN.2017	ANIKET

NORTH

CERTIFICATE OF AREA

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

SIGNATURE OF ARCHITECT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT