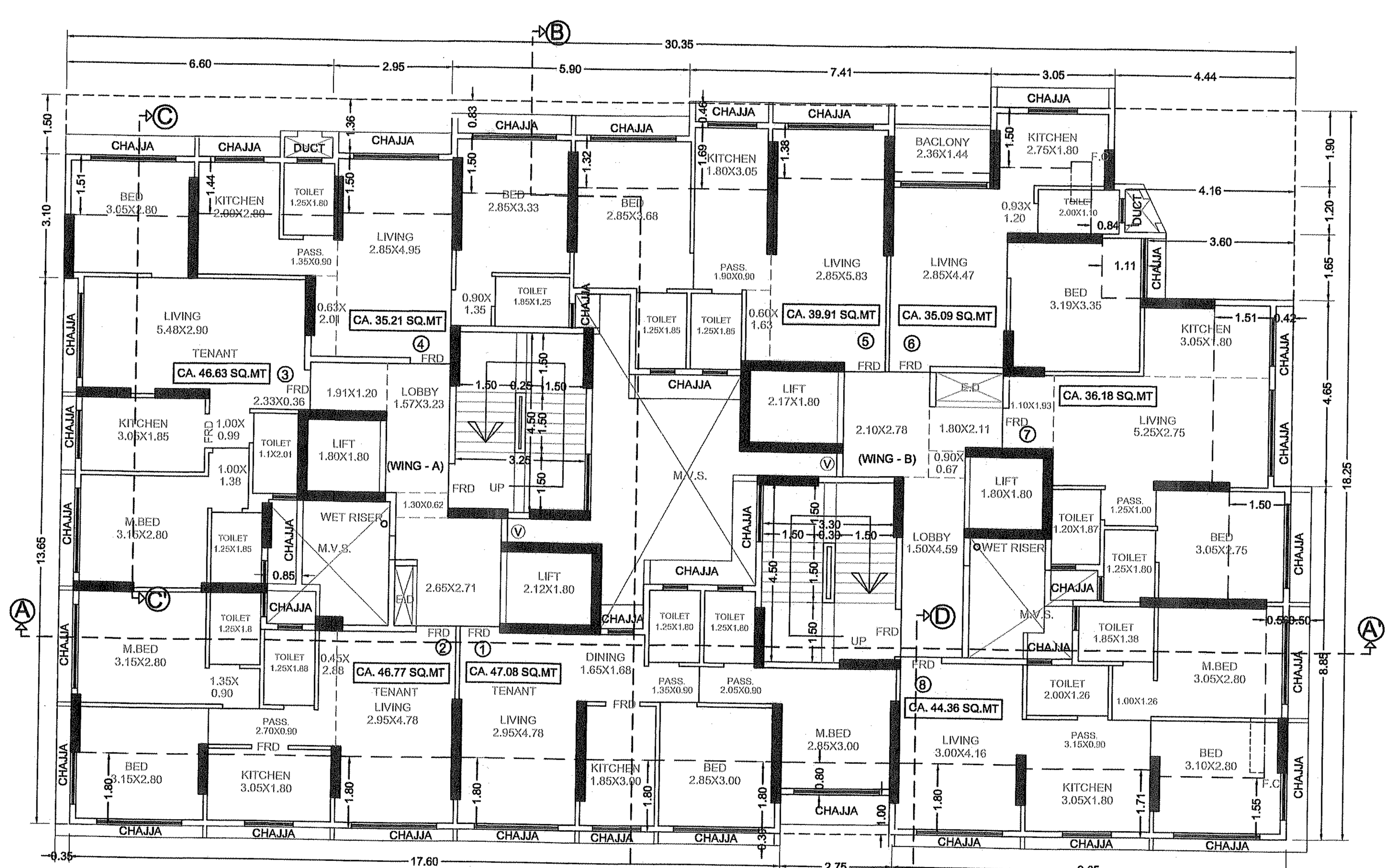
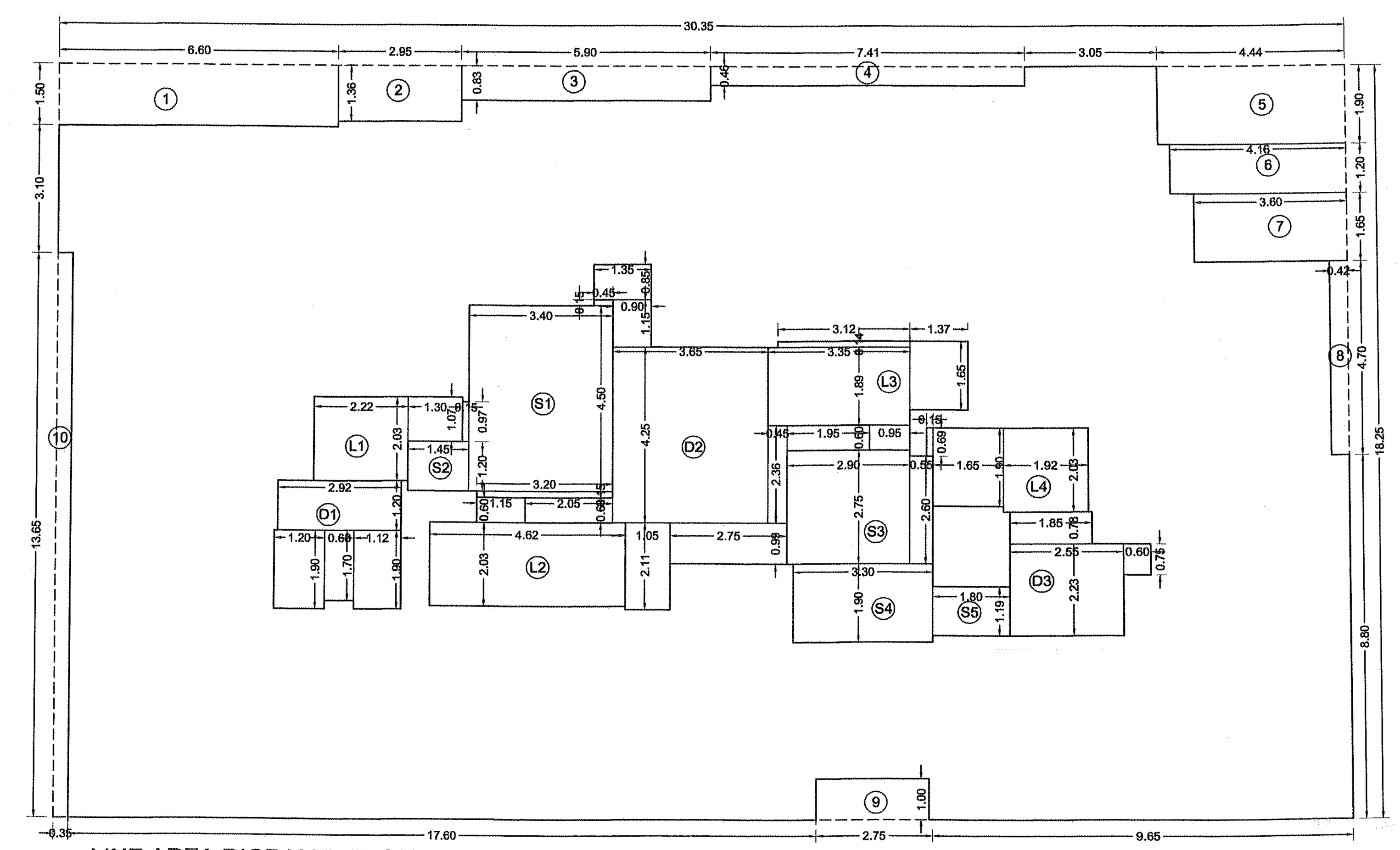
SIGNED IN TOKEN OF APPROVED SUBJECT TO REQUIREMENT UNDER NO FB/HR/RV/1104
30103119
DY. CHIEF FIRE OFFICER (E.S / VI)
MUMBAI FIRE BRIGADE

SHEET NO.1/4

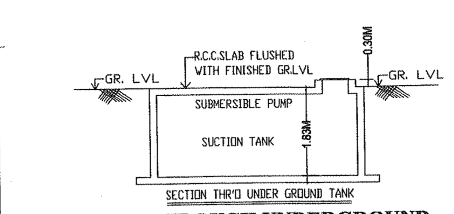


TYPICAL FLOOR PLAN (1ST TO 7TH, 9TH TO 14TH & 16TH)



LINE AREA DIGRAM TYPICAL FLOOR PLAN (1ST TO 7TH, 9TH TO 14TH & 16TH)

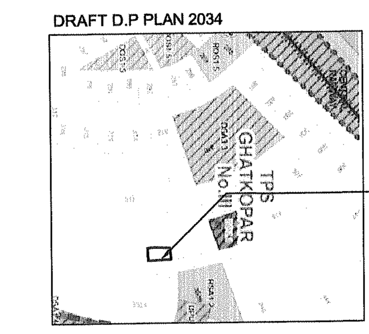
SCALE 1 : 100



SECTION THROUGH UNDERGROUND TANK

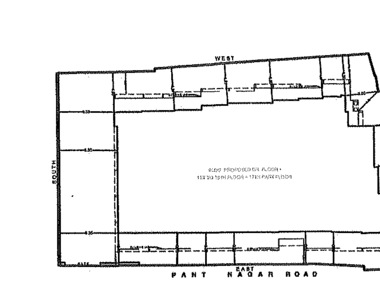
SCALE : 1:500

DRAFT D.P PLAN 2034



LOCATION PLAN

SCALE - 1 : 4000



BLOCK PLAN

SCALE - 1 : 500

A	PROFORMA – A	
1)	AREA OF PLOT	853.70
2)	DEDUCTIONS FOR	
	(a) ROAD SETBACK AREA	NIL
	(b) PROPOSED ROAD	NIL
	(c) ANY RESERVATION (SUB-PLOT)	NIL
	(d) % AMENITY SPACE A Pre DCR 56/57 (SUB-PLOT)	NIL
3)	BALANCE AREA OF PLOT (1 MINUS 2)	853.70
4)	DEDUCTION FOR 15% RECREATIONAL GROUND /10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)	N.A.
5)	NET AREA OF PLOT (3 MINUS 4)	853.70
6)	ADDITIONS FOR FLOOR SPACE INDEX.	
	2 (b) 100% FOR D.P. ROAD	NIL
	2 (a) 100% FOR SET- BACK	NIL
7)	TOTAL AREA (5 + 6)	853.70
8)	FLOOR SPACE INDEX PERMISSIBLE	3.00
	TOTAL	2561.10
9)	9 (a) FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTICTED TO---% OF THE BALANCE AREA VIDE 3 ABOVE	-------
	ADDITIONS FOR FLOOR SPACE INDEX.	
	9 (b) 0.33 F.S.I. AS Pre DCR 32	--------
	9 (c) AS PER DCR 33 (5)	--------
	9 (d) OTHER PRO-RATA AREA (65.00X32 = 2080.00)	2080.00
10)	PERMISSIBLE FLOOR AREA (7 X 8) PLUS 9 (D)	4641.10
11)	EXISTING FLOOR AREA	NIL
12)	PROPOSED BUILT UP AREA. (C4 -C3)	4632.26
13)	F.S.I. CONSUMED. ON NET HOLDING = 12/3	5.42
B	DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS	NIL
1	PURELY RESIDENTIAL BUILTUP AREA	4628.93
2	REMAINING NON- RESIDENTIAL BUILTUP AREA	3.33
	TOTAL	4632.26
C	DETAIL OF FSI AVAILED AS PER DCR 31 (3)	
1	FUNGIBLE BUILTUP AREA COMPONENT PROPOSED VIDE DCR 31 (3) FOR PURELY RESIDENTIAL = OR < (B1 x 0.35)	1620.13
2	FUNGIBLE BUILTUP AREA COMPONENT PROPOSED VIDE DCR 31 (3) FOR NON RESIDENTIAL = OR < (B2 x 0.35)	1.16
3	TOTAL FUNGIBLE BUILTUP AREA VIDE DCR 31 (3) = (C 1 + C 2)	1621.29
4	TOTAL GROSS BUILTUP AREA PROPOSED (12 + C 3)	6253.55
5	TOTAL BUILTUP PERMISSIBLE INCLUDING FUNGIBLE AREA (10 + C 3)	6262.39
6	FSI CONSUMED ON NET PLOT (C4/7)	7.32
D	TENEMENT STATEMENT	
	(I) PROPOSED AREA (ITEM A,12 ABOVE)	6253.55
	(II) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	---
	(III) AREA AVAILEBLE FOR TENEMENTS [(I) MINUS (II)]	6253.55
	(iv) TENEMENTS PERMISSIBLE(DENSITY OF TENEMENTS/HECT450)	281.41
	(v) TENEMENTS PROPOSED= RESIDENTIAL 129 NOS	129.00
	(vi) TENEMENTS EXISTING	--
	TOTAL TENEMENTS ON PLOT	129.00
D	PARKING STATEMENT	
	(I) PARKING REQUIRED BY REGULATIONS FOR	
	CAR	23
	SCOOTER / MOTOR CYCLE	
	OUTSIDERS (VISITORS)	
	(II) COVERED GARAGES PERMISSIBLE	
	(III) COVERED GARAGES PROPASED	
	CAR	27
	SCOOTER / MOTOR CYCLE	
	OUTSIDERS (VISITORS)	
	TOTAL PARKING PROVIDE	27
	TRANSPORT VEHICLES PARKING	
	(I) SPACE FOR TRANAPORT VEHICLES PARKING REQUIRED BY REGULATIONS	

SUMMARY OF COMMERCIAL AREA STATEMENT

FLOOR		=	TOTAL	SQ. MT
GR. FLOOR	4.49	=	4.49	"
TOTAL		=	4.49	SQ. MT

GROSS BUA COMMERCIAL 4.49 SQM
NET BUA COMMERCIAL 3.33 SQM
35% FUNGIBLE AREA ON COMMERCIAL 1.16 SQM

SUMMARY OF RESIDENTIONAL AREA STATEMENT

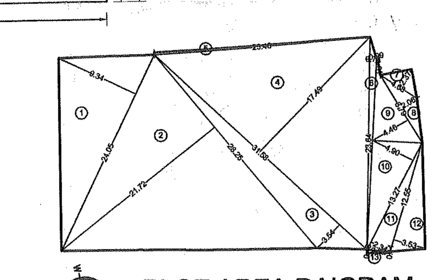
FLOOR		=	TOTAL	SQ. MT
GR. FLOOR	31.82	=	31.82	"
1ST FLOOR	391.81	=	391.81	"
2ND FLOOR	391.81	=	391.81	"
3RD FLOOR	391.81	=	391.81	"
4TH FLOOR	391.81	=	391.81	"
5TH FLOOR	391.81	=	391.81	"
6TH FLOOR	391.81	=	391.81	"
7TH FLOOR	391.81	=	391.81	"
8TH FLOOR	288.97	=	288.97	"
9TH FLOOR	391.81	=	391.81	"
10TH FLOOR	391.81	=	391.81	"
11TH FLOOR	391.81	=	391.81	"
12TH FLOOR	391.81	=	391.81	"
13TH FLOOR	391.81	=	391.81	"
14TH FLOOR	391.81	=	391.81	"
15TH FLOOR	361.58	=	361.58	"
16TH FLOOR	391.81	=	391.81	"
17TH FLOOR	80.87	=	80.87	"
EXCESS		=	0.48	"
TOTAL		=	6249.06	SQ. MT

2639.83 SQMT
4% REFUGE AREA
105.59 SQMT

834.26 SQMT
4% REFUGE AREA
33.37 SQMT

GROSS BUA RESIDENTIAL 6249.06 SQM
NET BUA RESIDENTIAL 4628.93 SQM
35% FUNGIBLE AREA ON RESIDENTIAL 1620.13 SQM

GROSS BUA (COMM+RESI) 6253.55 SQM
NET BUA (COMM+RESI) 4632.26 SQM
35% FUNGIBLE AREA ON (COMM+RESI) 1621.29 SQM



PLOT AREA DAIGRAM

SCALE - 1 : 500

PLOT AREA CALCULATION

												SQ. MT
1	24.05	X	9.34	X	1	X	0.50	=	112.31	"
2	28.25	X	21.72	X	1	X	0.50	=	306.75	"
3	31.58	X	3.54	X	1	X	0.50	=	55.90	"
4	31.58	X	17.49	X	1	X	0.50	=	276.17	"
5	23.48	X	0.26	X	1	X	0.50	=	3.05	"
6	23.64	X	0.73	X	1	X	0.50	=	8.63	"
"	1.81	X	0.09	X	1	X	0.50	=	0.08	"
7	4.68	X	2.37	X	1	X	0.50	=	5.55	"
8	8.79	X	2.06	X	1	X	0.50	=	9.05	"
9	8.79	X	4.46	X	1	X	0.50	=	19.60	"
10	13.27	X	4.90	X	1	X	0.50	=	32.51	"
11	13.27	X	2.34	X	1	X	0.50	=	15.53	"
12	12.55	X	3.53	X	1	X	0.50	=	22.15	"
13	2.52	X	0.14	X	1	X	0.50	=	0.18	"
"	2.52	X	0.43	X	1	X	0.50	=	0.54	"
TOTAL PLOT AREA								=	868.00	SQ. MT

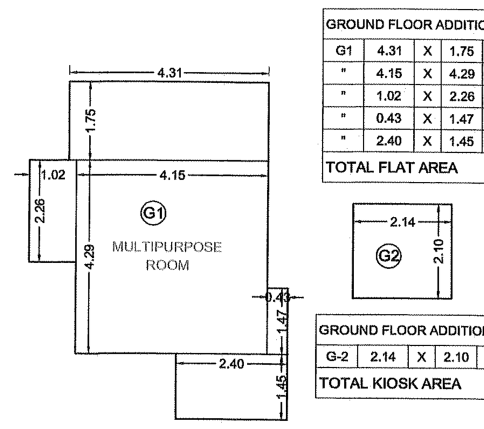
TYPICAL FLOOR PLAN (1ST TO 7TH, 9TH TO 14TH & 16TH)

A	30.35	X	18.25	X	1	X	1.00	=	553.89	SQ.MT
	TOTAL ADDITION							=	553.89	"
DEDUCTION										SQ.MT
1	6.60	X	1.50	X	1	X	1.00	=	9.90	"
2	2.95	X	1.36	X	1	X	1.00	=	4.01	"
3	5.90	X	0.83	X	1	X	1.00	=	4.90	"
4	7.41	X	0.46	X	1	X	1.00	=	3.41	"
5	4.44	X	1.90	X	1	X	1.00	=	8.44	"
6	4.16	X	1.20	X	1	X	1.00	=	4.99	"
7	3.60	X	1.65	X	1	X	1.00	=	5.94	"
8	4.70	X	0.42	X	1	X	1.00	=	1.97	"
9	2.75	X	1.00	X	1	X	1.00	=	2.75	"
10	13.65	X	0.35	X	1	X	1.00	=	4.78	"
D1	2.92	X	1.20	X	1	X	1.00	=	3.50	"
"	1.20	X	1.90	X	1	X	1.00	=	2.28	"
"	0.68	X	1.70	X	1	X	1.00	=	1.16	"
"	1.12	X	1.90	X	1	X	1.00	=	2.13	"
D2	1.35	X	0.85	X	1	X	1.00	=	1.15	"
"	0.90	X	1.15	X	1	X	1.00	=	1.04	"
"	3.65	X	4.25	X	1	X	1.00	=	15.51	"
"	0.45	X	2.36	X	1	X	1.00	=	1.06	"
"	1.95	X	0.60	X	1	X	1.00	=	1.17	"
"	2.05	X	0.60	X	1	X	1.00	=	1.23	"
"	1.05	X	2.11	X	1	X	1.00	=	2.22	"
"	2.75	X	0.99	X	1	X	1.00	=	2.72	"
D3	1.85	X	0.78	X	1	X	1.00	=	1.44	"
"	2.55	X	2.23	X	1	X	1.00	=	5.69	"
"	0.60	X	0.75	X	1	X	1.00	=	0.45	"
				TOTAL				=	93.83	SQ.MT
TOTAL BUILT UP AREA (X-Y1)								=	460.06	SQ.MT
STAIRCASE, LIFT , LOBBY AREA										SQ.MT
S1	3.40	X	4.50	X	1	X	1.00	=	15.30	"
"	0.45	X	0.15	X	1	X	1.00	=	0.07	"
"	3.20	X	0.15	X	1	X	1.00	=	0.48	"
S2	1.45	X	1.20	X	1	X	1.00	=	1.74	"
"	0.15	X	0.97	X	1	X	1.00	=	0.15	"
S3	2.90	X	2.75	X	1	X	1.00	=	7.98	"
"	0.55	X	2.60	X	1	X	1.00	=	1.43	"
S4	3.30	X	1.90	X	1	X	1.00	=	6.27	"
S5	1.80	X	1.19	X	1	X	1.00	=	2.14	"
L1	2.22	X	2.03	X	1	X	1.00	=	4.51	"
"	1.30	X	1.07	X	1	X	1.00	=	1.39	"
L2	1.15	X	0.60	X	1	X	1.00	=	0.69	"
"	4.62	X	2.03	X	1	X	1.00	=	9.38	"
L3	3.12	X	0.14	X	1	X	1.00	=	0.44	"
"	3.35	X	1.89	X	1	X	1.00	=	6.33	"
"	1.37	X	1.65	X	1	X	1.00	=	2.26	"
"	0.95	X	0.60	X	1	X	1.00	=	0.57	"
L4	0.15	X	0.69	X	1	X	1.00	=	0.10	"
"	1.65	X	1.90	X	1	X	1.00	=	3.13	"
"	1.92	X	2.03	X	1	X	1.00	=	3.90	"
				TOTAL				=	68.25	SQ.MT
TOTAL BUILT UP AREA (X1-Y2)								=	391.81	SQ.MT

X Y1 X1 Y2

CARPET AREA TABLE

FLOOR	FLAT NO.	NO. OF FLAT	CA.	SQ.MT
GROUND FLOOR	1	1	25.61	"
(1ST TO 7TH, 9TH TO 14TH & 16TH FLOOR PLAN)	1	14	47.08	"
(1ST TO 16TH FLOOR PLAN)	2	16	46.77	"
(1ST TO 16TH FLOOR PLAN)	3	16	46.63	"
(17TH FLOOR PLAN)	3	1	31.74	"
(1ST TO 16TH FLOOR PLAN)	4	16	35.21	"
(17TH FLOOR PLAN)	4	1	31.62	"
(1ST TO 16TH FLOOR PLAN)	5	16	39.91	"
(1ST TO 16TH FLOOR PLAN)	6	16	35.09	"
(1ST TO 16TH FLOOR PLAN)	7	16	36.18	"
(1ST TO 7TH, 9TH TO 14TH & 16TH FLOOR PLAN)	8	14	44.36	"
(15TH FLOOR PLAN)	8	1	32.46	"
(15TH FLOOR PLAN)	9	1	23.47	"
TOTAL		129.00		



GROUND FLOOR ADDITIONAL AREA CALCULATION

										SQ. MT
G1	4.31	X	1.75	X	1	X	1.00	=	7.54	"
"	4.15	X	4.29	X	1	X	1.00	=	17.80	"
"	1.02	X	2.26	X	1	X	1.00	=	2.31	"
"	0.43	X	1.47	X	1	X	1.00	=	0.63	"
"	2.40	X	1.45	X	1	X	1.00	=	3.48	"
TOTAL FLAT AREA								=	31.76	SQ. MT

GROUND FLOOR ADDITIONAL AREA CALCULATION

										SQ. MT
G-2	2.14	X	2.10	X	1	X	1.00	=	4.49	"
TOTAL KIOSK AREA								=	4.49	SQ. MT

LINE AREA DIGRAM GROUND FLOOR PLAN

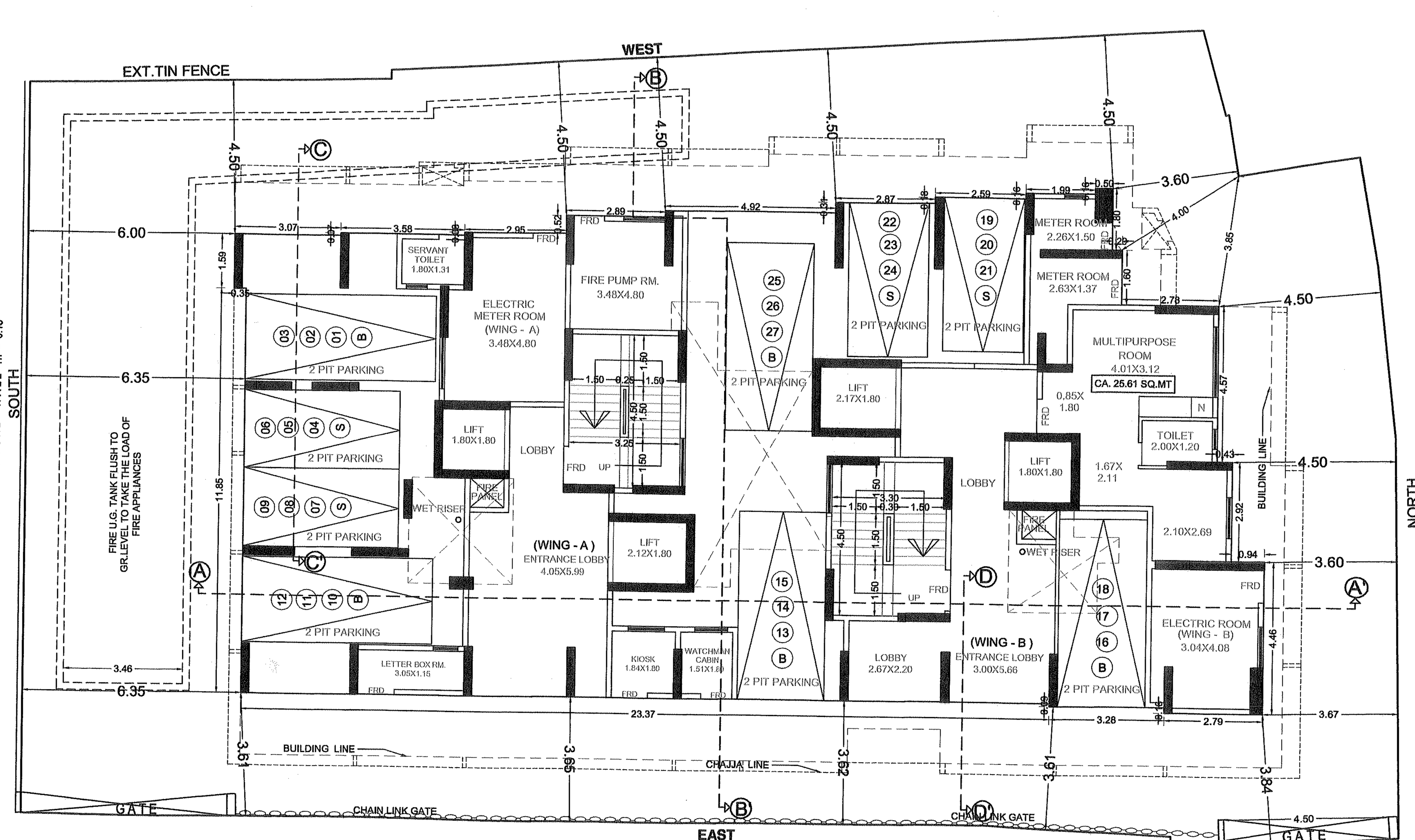
SCALE 1 : 100

STAIRCASE, LIFT LOBBY AREA STATEMENT

FLOOR	AREA	SQ.MT
GR. FLOOR	68.25	"
1ST FLOOR	68.25	"
2ND FLOOR	68.25	"
3RD FLOOR	68.25	"
4TH FLOOR	68.25	"
5TH FLOOR	68.25	"
6TH FLOOR	68.25	"
7TH FLOOR	68.25	"
8TH FLOOR	68.25	"
9TH FLOOR	68.25	"
10TH FLOOR	68.25	"
11TH FLOOR	68.25	"
12TH FLOOR	68.25	"
13TH FLOOR	68.25	"
14TH FLOOR	68.25	"
15TH FLOOR	68.25	"
16TH FLOOR	68.25	"
17TH FLOOR	68.25	"
TOTAL	1228.50	SQ.MT

PARKING RATIO AT GR.FL.

BIG CAR	15
SMALL CAR	12
TOTAL	27



12.20 MT WIDE PANT NAGAR ROAD

GROUND FLOOR PLAN

SCALE 1 : 100

PARKING STATEMENT (AS PER PRESENT REGULATION DCR 2034) PROPOSED MODIFICATION			
AREA OF FLATS IN SQMTS	PARKING REQUIRED	TOTAL NO. OF FLATS	PARKING PROPOSED
BELOW 45.00 sqmts	8 T/S 1 PARKING	83 NOS	10.38
45.00 TO 60.00	4 T/S 1 PARKING	46 NOS	11.50
60.00 TO 90.00	2 T/S 1 PARKING	NIL	NIL
90.00 OR ABOVE	1 T/S 2 PARKING	NIL	NIL
		129 NOS	21.88
5% PARKING FOR VISITORS			1.09
GR. FLR SHOP 20 SQMT. ABOVE 50SQMTS = 1PARKING BUA = 4.49 SQMTS			0.22
			0.22
10% PARKING FOR VISITORS			0.022
TOTAL			23.21 SAY 23
TOTAL PARKING REQUIRED			23.00
TOTAL PARKING PROPOSED			27 NOS

PROFORMA B

CONTENTS OF SHEET

GROUND FLOOR PLAN, BUILT UP AREA SUMMERI, PARKING TABLE
TYPICAL FLOOR PLAN, GROUND & TYPICAL FLOOR LINE AREA DIGRAM
CARPET AREA TABLE, LOCATION PLAN, BLOCK PLAN

STAMP OF DATE OF RECEIPT OF PLANS | STAMP OF APPROVAL OF PLANS

REVISION	DESCRIPTION	DATE	SIGNATURE

NORTH LINE	DESCRIPTION OF PROPOSAL AND PROPERTY
	PROPOSED REDEVELOPMENT RESIDENTIAL BUILDING No.107 AT PANT NAGAR, GHATKOPAR (E), MUMBAI.
	C.A. TO OWNER:-
	M/S. SAPTRISHI INFRACON LLP

JOB NO.	DWG.NO.	DATE	SCALE	DRAWN BY	CHECKED BY
	1/3	08.10.2018	AS STATED	VAISHALI	AAP

SIGNATURE, NAME & ADDRESS OF LICENCED ARCHITECTS

SHELTER ASSOCIATES
AMIT A. PARAB
ARCHITECT / LS
1st Floor, Granth Avenue,
Ram Mandir Road, Kherwadi,
Bandra (East), Mumbai - 400 051.