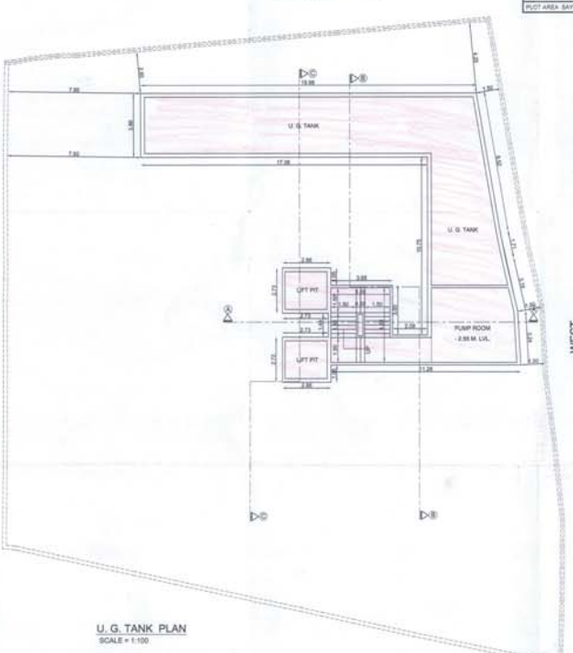
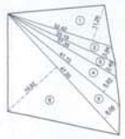
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



BLOCK PLAN
SCALE = 1:4000

LOCATION PLAN
SCALE = 1:4000



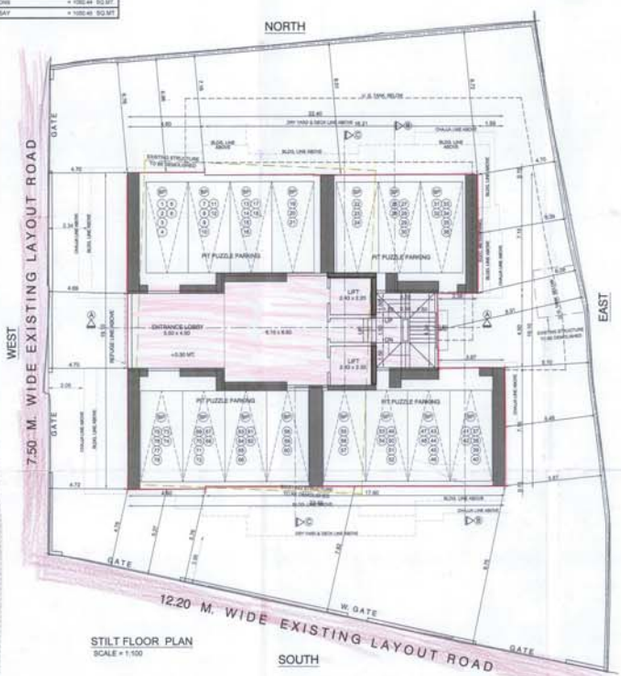
PLOT AREA DIAGRAM
SCALE = 1:500

PLOT AREA CALCULATIONS					
ADDITIONS					
1) 32.42 X 11.26 X 0.60 1NO. = 183.01 SQ.MT.					
2) 35.19 X 3.94 X 0.60 1NO. = 69.32 SQ.MT.					
3) 37.35 X 2.40 X 0.60 1NO. = 89.16 SQ.MT.					
4) 41.28 X 5.60 X 0.60 1NO. = 122.40 SQ.MT.					
5) 47.30 X 6.00 X 0.60 1NO. = 142.79 SQ.MT.					
6) 47.20 X 19.62 X 0.60 1NO. = 467.75 SQ.MT.					
TOTAL ADDITIONS				= 1092.44 SQ.MT.	
PLOT AREA SAY				= 1050.45 SQ.MT.	

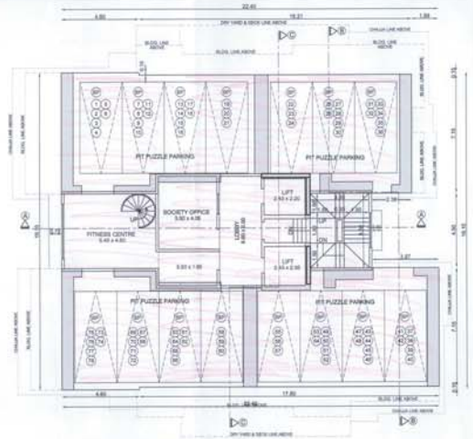
AS PER PRESENT NORMS			
CAR PARKING STATEMENT			
CARPET AREA IN SQ. MT.S	TOTAL NO. OF FLATS	PARKINGS PERMISSIBLE AS PER D.C. RULES	PARKING REQUIRED
BELOW 35.00	N I L	1 PARKING / 4 TENEMENTS	N I L
35.00 TO 45.00	N I L	1 PARKING / 2 TENEMENTS	N I L
45.00 TO 70.00	N I L	1 PARKING / 1 TENEMENTS	N I L
ABOVE 70.00	31.00 Nos.	2 PARKING / 1 TENEMENTS	62.00
TOTAL	31.00 Nos.		62.00
25 % ADDITIONAL PARKING FOR VISITORS			16.00
TOTAL PARKING REQUIRED			78.00
TOTAL PARKING REQUIRED		=	78.00 NOS.
TOTAL PARKING PROVIDED		=	79.00 NOS.

SECTION THRO. COMPOUND WALL
SCALE = 1:100

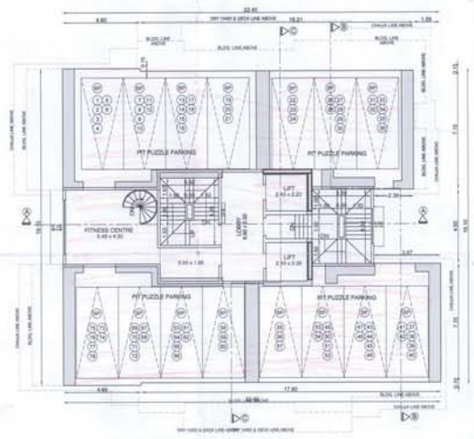
U. G. TANK PLAN
SCALE = 1:100



STILT FLOOR PLAN
SCALE = 1:100



1ST MEZZANINE FLOOR PLAN
SCALE = 1:100



2ND MEZZANINE FLOOR PLAN
SCALE = 1:100

SUMMARY (RESIDENTIAL)			
FLOOR	FLOOR AREA	LESS ST. CASE LIFT & LIFT PASS AREA	NET FLOOR AREA
1 ST	391.91	47.16	344.75
2 ND	388.98	47.16	341.82
3 RD	388.98	47.16	341.82
4 TH	388.98	47.16	341.82
5 TH	388.98	47.16	341.82
5 TH	461.46	47.33	414.13
7 TH	461.46	47.33	414.13
8 TH	461.46	47.33	414.13
9 TH	261.43	49.86	211.57
10 TH	261.43	49.86	211.57
11 TH	261.43	49.86	211.57
12 TH	261.43	49.86	211.57
13 TH	261.43	49.86	211.57
14 TH	261.43	49.86	211.57
TOTAL	4900.79	676.95	4223.84
TOTAL BUILT UP AREA PROPOSED	= 4223.84 SQ.MT.		
TOTAL PERMISSIBLE AREA	= 3151.35 SQ.MT.		
PROPOSAL FUNGIBLE AREA	= 1072.49 SQ.MT.		

DRAFT PLANS FOR APPROVAL

CHE / WS / 1304 / K / 337 (NEW) | SHEET NO. :- 1 / 4

CONTENTS OF SHEET : STILT, 1ST & 2ND MEZZANINE FLR. PLAN , BLOCK & LOCATION PLAN, PLOT AREA DIAG. WITH CALC. CAR PARKING STATEMENT, SUMMARY

PROFORMA - A			
A.	AREA STATEMENT		IN SQ.MTS.
1)	AREA OF PLOT		1050.45
2)	DEDUCTIONS FOR :		
a)	SET BACK AREA		
b)	ANY RESERVATION		
c)	TOTAL AREA (a + b)		
3)	NET AREA OF PLOT (1 - 2c)		1050.45
4)	15 % RECREATION GROUND		
5)	BALANCE AREA OF PLOT (3 - 4)		1050.45
6)	ADDITIONS FOR F.S.I. PURPOSE		
a)	100 % (2a)		
b)	100 % (2b)		
7)	TOTAL AREA (5+6)		1050.45
8)	F. S. I. PERMISSIBLE		1.00
9)	F. S. I. CREDIT AVAILABLE BY DEVELOPMENT RIGHTS		
a)	ADDITIONAL F.S.I. AS PER MODIFIED REGULATION NO. 32, TABLE NO. 14 (1) (B) (ii) OF DCR (1991) (MAX.= 150= 340.65)		340.45
	PAID TO / AMOUNT PAID / RECEIPT NO. / DATED		
	M. C. G. M. / 30,76,500/- / 0002170055 / 25 / 6 / 13		
	STATE GOVT. / 30,76,500/- / 920211 / 26 / 6 / 13		
	TOTAL / 61,48,000/-		
b)	T. D. R. OF ROAD & RESERVATION (ROAD BIT RATE 1 R.R. 175.00 RESTRICTED TO 50 % OF NET PLOT AREA)		
c)	T. D. R. OF SLUM. OUT OF DRC NO. SRA / 1170 / CONST		710.00
d)	ADDITIONAL FSI AS PER MHADA NOC		1050.45
e)	TOTAL (a + b + c)		2100.90
(0)	PERMISSIBLE FLOOR AREA (7 x 8 + 9 e)		3151.35
(1)	PROPOSED FLOOR AREA		3151.35
(2)	EXISTING FLOOR AREA		
(3)	TOTAL BUILT-UP AREA		3151.35
(4)	F. S. I. CONSUMED (13 / 7)		3.00
B.	DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS		
1)	RESIDENTIAL BUILT-UP AREA		3151.35
2)	REMAINING NON RESIDENTIAL BUILT-UP AREA		
C.	DETAILS OF F. S. I. AVAILED AS PER DCR 35 (4)		
1)	FUNGIBLE COMPENSATORY BUILT-UP AREA COMPONENT PERMISSIBLE VIDE DCR 35 (4) FOR PURELY RESIDENTIAL		1102.67
2)	FUNGIBLE COMPENSATORY BUILT-UP AREA COMPONENT PERMISSIBLE VIDE DCR 35(4) FOR NON RESIDENTIAL (R2) 0.20)		
3)	FUNGIBLE COMPENSATORY BUILT-UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR PURELY RESIDENTIAL (RESI.AR = 420.07 + SALE = 652.42)		1072.49
4)	FUNGIBLE COMPENSATORY BUILT-UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR NON RESIDENTIAL		
5)	TOTAL FUNGIBLE COMPENSATORY BUILT-UP AREA PROP. VIDE DCR 35-(4) = (3) + (4)		1072.49
6)	TOTAL GROSS BUILT-UP AREA PROPOSED (a3 + C5)		4223.84
D.	TENEMENT STATEMENT		
a)	PROPOSED BUILT AREA		4223.84
b)	LESS NON - RESIDENTIAL AREA (SHOP AREA)		
c)	AREA AVAILABLE FOR TENEMENTS (a - b)		4223.84
d)	TENEMENTS PERMISSIBLE (450 / HECTARE) = 190.07 SAY		190.00
e)	TENEMENTS PROPOSED		51.00
f)	TENEMENTS EXISTING		
g)	TOTAL TENEMENTS		51.00
E.	PARKING STATEMENT		
a)	TOTAL PARKING REQUIRED		78.00
b)	TOTAL PARKING PROVIDED		79.00
F.	TRANSPORT VEHICLE PARKING STATEMENT		N.A.
G	FUNGIBLE COMPENSATORY F.S.I AS PER D.C.R. 35(4)		

Sr. No.	Description	Sq.Mts.	Land SDRR	Receipt/ Amount
1	F.S.I. of built up area of Rehabilitation component for purely residential in existing structure/s	1200.20		
2	F.S.I. of built up area of Rehabilitation component for Non - residential in existing structure/s	NIL		
3	Total built up area of existing structure/s proposed to be re-accommodated (1 + 2)	1200.20		
4	Maximum fungible built up area component Rehabilitation built up area component = (1 x 0.35 + 2 x 0.20)	420.07		
5A	Fungible built up area consumed for Rehabilitation component of purely Residential use	420.07		
5B	Fungible built up area consumed for Rehabilitation component of purely Non - Residential use	NIL		
6	Total Fungible Built up area consumed for Rehabilitation component	420.07		
7	6 / 1 (or < 0.35)	= 0.35		
8	Premium to be paid for fungible built up area for purely Residential excluding rebate = 0.60 x SDR rate on the date of payment x (C5 - 5A) i.e. [illegible]	[illegible]	1,00,00,900/- SAP RECEIPT No. 0620/0008 DT. 20.06.2013	4,79,40,800/-
9	Premium to be paid for fungible built up area for Commercial excluding rebate = 1.00 x SDR rate on the date of payment x (5B - C2)	NIL		

CERTIFICATE OF PLOT AREA :
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT. 01 / 06 / 2013 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THIS PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT @ 1050.45 SQ.MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD.
SIGNATURE OF ARCHITECT

PROFORMA - B	
DESCRIPTION OF PROPOSAL AND PROPERTY	
PROPOSED RESIDENTIAL BUILDING NO. 3 KNOWN AS PANTHAKI CO - OP. HSG. SOC. LTD. ON PLOT BEARING C.T.S. No. 89 A OF VILLAGE VILE PARLE (W), SITUATED AT 5TH ROAD, VILE PARLE (WEST).	
NAME OF OWNER	Mr. Manish Kalra of M / s. Kalra Estate & Investment Consultants C.A. to Ashu Prarthana CHSL
JOB No.	DRG. No. / CHECKED BY / DESIGN & DRN. BY / DATE
NORTH	1 / 4 / VILAS
	NAME, ADD. & SIGNATURE OF ARCHITECT
	PRIYANK BHATT ARCHITECT Ground Floor, Seer Ann Villa, Opp. Rupesh Hall, N.S. Phalke Road, Vile Parle (East), Mumbai - 400057. Email. - priyank@gmail.com
STAMP OF RECEIPT OF PLAN	STAMP OF APPROVAL OF PLAN

DRAFT PLAN FOR APPROVAL

ASSTT. E.E.B.P. (K/W/S) | DY. E.E.B.P. (K/W/S) | E.E.B.P. (K)

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