

PLOT AREA DIAGRAM SCALE 1:200

PLOT AREA CALCULATIONS

- 01) 16.92 x 41.18 x 0.5 = 348.38 SQ.MT.
 - 02) 17.72 x 41.18 x 0.5 = 364.86 SQ.MT.
- TOTAL PLOT AREA = 713.30 SQ.MT.

B.U.A. SUMMARY

FLOOR	COMMERCIAL	RESIDENTIAL
GROUND (COMM.)	53.43 SQ.MT	
1ST		41.55 SQ.MT
2ND		201.67 SQ.MT
3RD		201.67 SQ.MT
4TH		201.67 SQ.MT
5TH		201.67 SQ.MT
6TH (PT)		158.36 SQ.MT
TOTAL AREA	53.43 SQ.MT	1005.59 SQ.MT
TOTAL AREA		1060.02 SQ.MT
TOTAL BUILT-UP AREA		1060.02 SQ.MT

TOILET DUCT AREA AT 2ND FLOOR LEVEL (MARKED 'X' ON PLAN COUNTED IN FSI 3.18 SQ.MT
EXCESS FITNESS CENTRE AREA COUNTED IN FSI 4.03 SQ.MT
TOTAL AREA 1067.21 SQ.MT



BLOCK PLAN SCALE 1:500



B.U.A. DIAGRAM SCALE 1:100

BUILT UP AREA CALCULATIONS
SOCIETY OFFICE
A 4.75 x 3.90 = 18.53 SQ.MT
DEDUCTION
TOTAL = 18.53 SQ.MT



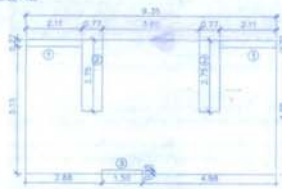
SECTION THROUGH COMPOUND WALL SCALE = 1:100



LOCATION PLAN SCALE 1:4000

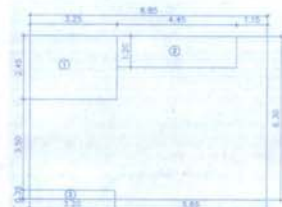


SECTION THROUGH U.G. TANK SCALE 1:100



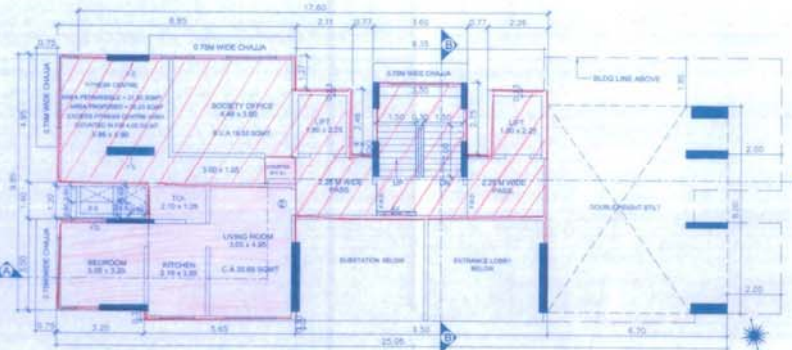
(STAIRCASE/LIFT & PASSAGE) B.U.A. DIAGRAM SCALE 1:100

BUILT UP AREA CALCULATIONS
STAIRCASE/LIFT & PASSAGE
A 3.30 x 3.11 = 10.26 SQ.MT
DEDUCTION
1) 2.11 x 0.27 x 2 = 1.14 SQ.MT
2) 2.11 x 2.25 x 2 = 4.22 SQ.MT
3) 3.18 x 1.50 x 1 = 2.22 SQ.MT
TOTAL DEDUCTION = 7.58 SQ.MT
48.16 - 7.58 = 40.58 SQ.MT



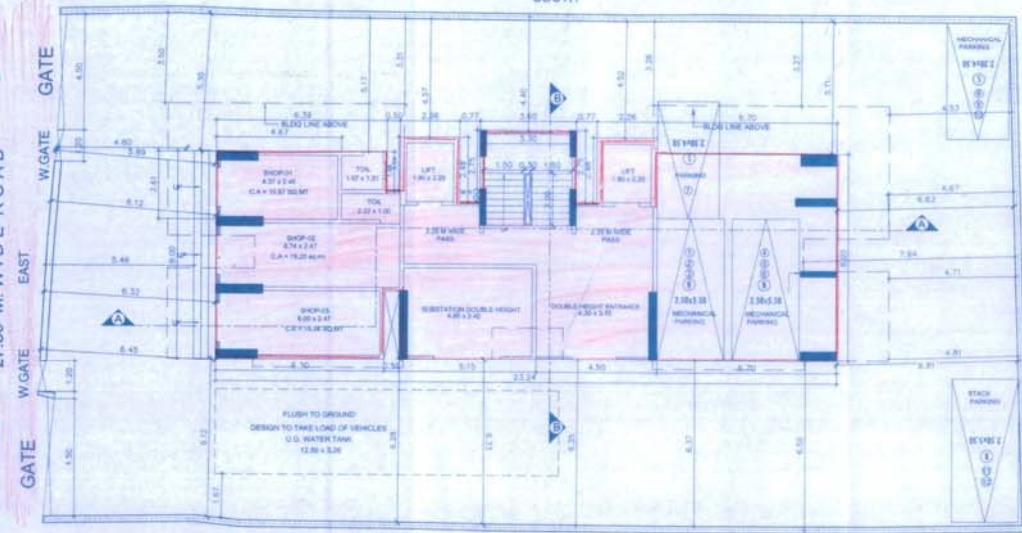
B.U.A. DIAGRAM (1ST FLOOR) SCALE 1:100

BUILT UP AREA CALCULATION
(1ST FLOOR)
1) 6.81 x 6.20 = 42.12 SQ.MT
DEDUCTION
1) 3.25 x 2.68 x 1 = 7.96 SQ.MT
2) 4.48 x 1.25 x 1 = 5.60 SQ.MT
3) 3.20 x 0.35 x 1 = 1.12 SQ.MT
TOTAL DEDUCTION = 14.42 SQ.MT
42.12 - 14.42 = 27.70 SQ.MT
1) 1.50 x 0.30 x 1 = 0.22 SQ.MT
41.53 - 0.22 = 41.31 SQ.MT



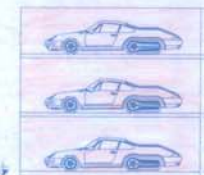
1ST FLOOR PLAN SCALE 1:100

SOUTH



GROUND FLOOR PLAN SCALE 1:100

NORTH



TRIPLE TYPE STACK PARKING SCALE 1:100



B.U.A. DIAGRAM SCALE 1:100

BUILT UP AREA CALCULATIONS
1ST FLOOR PLAN
FITNESS CENTRE
A 7.70 x 5.70 = 43.89 SQ.MT
DEDUCTION
1) 3.80 x 3.80 x 3 = 14.04 SQ.MT
TOTAL DEDUCTION = 14.04 SQ.MT
43.89 - 14.04 = 29.85 SQ.MT
FITNESS CENTRE AREA SHOULD BE 2% OF TOTAL BUILT UP AREA PROPOSED
TOTAL BUILT UP AREA PROPOSED 1060.02 SQ.MT
PERMISSIBLE FLOOR AREA 2% = 21.20 SQ.MT
PROPOSED 29.85 SQ.MT
EXCESS FITNESS CENTRE AREA COUNTED IN FSI 4.03 SQ.MT

BUILT UP AREA CALCULATIONS
GROUND FLOOR
A 7.70 x 6.80 = 52.36 SQ.MT
DEDUCTION
1) 3.80 x 3.80 x 3 = 14.04 SQ.MT
2) 0.74 x 2.80 x 1 = 2.07 SQ.MT
TOTAL DEDUCTION = 16.11 SQ.MT
52.36 - 16.11 = 36.25 SQ.MT



B.U.A. DIAGRAM (GROUND FLOOR) SCALE 1:100



B.U.A. DIAGRAM (GROUND FLOOR (EXISTING MEMBERS AREA PROPOSED)) SCALE 1:100

GROUND FLOOR No CHE/A-5241/SP/WS/JAR

PROFORMA - A

A.	PROFORMA 'A'	
1	AREA OF PLOT	713.30
2	DEDUCTION FOR ROAD SET-BACK AREA	0.00
3	PROPOSED ROAD	0.00
4	ROAD RESERVATION (S/MPLOT)	0.00
5	THE AMENITY SPACE AS PER DCR 18/21	0.00
6	TOILET	0.00
7	BALANCE AREA OF PLOT (2 AMB) 2	713.30
8	DEDUCTION FOR (S/AL RECREATIONAL GROUND)	0.00
9	30% AMENITY SPACE (IF DEDUCTIBLE FOR INDI)	0.00
10	NET AREA OF PLOT (2 AMB) 4	713.30
11	ADDITIONS FOR FLOOR SPACE INDEX	0.00
12	TOTAL AREA (2) PLUS 8	713.30
13	FLOOR SPACE INDEX PERMISSIBLE	1.00
14	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHT	356.65
15	NET FLOOR COVERED	356.65
16	ROAD RESERVATION	0.00
17	ROAD/STRAIGHT	180.00
18	ADDITIONS FLOOR SPACE INDEX PERMISSIBLE	0.00
19	20% FSI AS PER DCR 33 (1964)	366.65
20	PERMISSIBLE FLOOR AREA (7.8) PLUS 8 ABOVE	366.65
21	PROPOSED BUILT UP AREA	366.65
22	EXISTING FLOOR AREA	0.00
23	EXCEED BALCONY AREA TAKEN IN FLOOR SPACE INDEX	0.00
24	TOTAL BUILT UP AREA (21+22+23)	366.65
25	FLOOR COVERED ON NET HOLDING	366.65
26	BALANCE AREA	346.65
27	DETAILS OF RESIDENTIAL / NON-RESIDENTIAL AREA	
28	PURELY RESIDENTIAL BUA	303.80
29	RECREATIONAL NON-RESIDENTIAL BUA	62.85
30	DETAILS OF FSI AVAILABLE AS PER DCR 18/21	
31	HUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE VIDE DCR 18/21 FOR RESIDENTIAL FOR PURELY RESIDENTIAL	0.00
32	HUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE VIDE DCR 18/21 FOR NON-RES. - OR + 8.4 X 2.25	0.00
33	HUNGIBLE BUA COMPONENT PROPOSED VIDE DCR 18/21	0.00
34	FOR PURELY RES. - OR + 8.4 X 2.25	0.00
35	HUNGIBLE BUA COMPONENT PROPOSED VIDE DCR 18/21	0.00
36	FOR NON-RESIDENTIAL	0.00
37	TOTAL HUNGIBLE BUA VIDE DCR 18/21	0.00
38	TOTAL GROSS BUA PROPOSED	1005.59 + 62.85
39		1068.44
40	PROPOSED BUILT UP AREA (ITEMS 14 AND 15)	366.65
41	LESS DEDUCTION OF NON-RESIDENTIAL AREA (CHOP ETC.)	0.00
42	AREA AVAILABLE FOR TREATMENT	1068.44
43	TREATMENT'S PERMISSIBLE DENSITY OF (S/MPLOT)	48.57
44	TOTAL TREATMENT'S PROPOSED	23.00
45	PARKING STATEMENT	1
46	TOTAL PARKING REQUIRED	23.00
47	TOTAL PARKING PROVIDED	12.00
48	LOADING & UNLOADING PROVIDED	

STAMP OF DATE OF RECEIPT OF PLANS

CHE/A-5241/SP/WS/JAR APPROVED SUBJECT TO THE CONDITION MENTIONED IN THE ACCOMPANYING LETTER / 16/08/2014

EXECUTIVE ENGINEER, HSG. PROPOSAL BRIHAN MUMBAI MAHANAGAR PALIKA

STAMP OF DATE OF APPROVAL OF PLANS

THIS CANCELS APPROVAL OF THE PREVIOUS PLANS SANCTIONED UNDER NOS CHE/A-5241/SP/WS/JAR/AR DATE: 27/05/2014

PROFORMA - B

CONTENTS OF SHEET

GROUND FLOOR PLAN & 1ST FLOOR PLAN B.U.A. DIAGRAM & CALCULATION CREATION PLAN/BLOCK PLAN/PLOT AREA DIAGRAM PARKING STATEMENT/B.U.A. SUMMARY SECTION THROUGH U.G. TANK

CERTIFICATE OF AREA

I CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 07/02/2013 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 713.30 SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS SEVEN HUNDRED THIRTY THREE POINT THIRTY ONLY

DESIGNER ARCHITECT

PROPOSED RESIDENTIAL BLDG ON PLOT BEARING CTS NO. 946 NEAR THAKHTI STUDIO AT S.V. ROAD DAHESAR (EAST), MUMBAI

NAME OF OWNER

SAMER BHUBE PARTNER OF MAHAYAKAR BUILDER & DEVELOPERS AND A TO-OWNER OF MANISHA CO-OP. HSG SOCIETY LTD

OFFICE NO. 1 TO 6, 2ND FLOOR, NAVKAR PARADISE NEAR VEER SAVAKAR GARDEN, L.T. ROAD BORIVALI, MUMBAI 400 092.

DWG. NO. SCALE DWN BY CHD. BY

AD-01 AS SHOWN

NAME, ADDRESS OF ARCHITECTS

Architect: INACT DESIGN

OFFICE NO. 1 TO 6, 2ND FLOOR, NAVKAR PARADISE NEAR VEER SAVAKAR GARDEN, L.T. ROAD BORIVALI, MUMBAI 400 092.