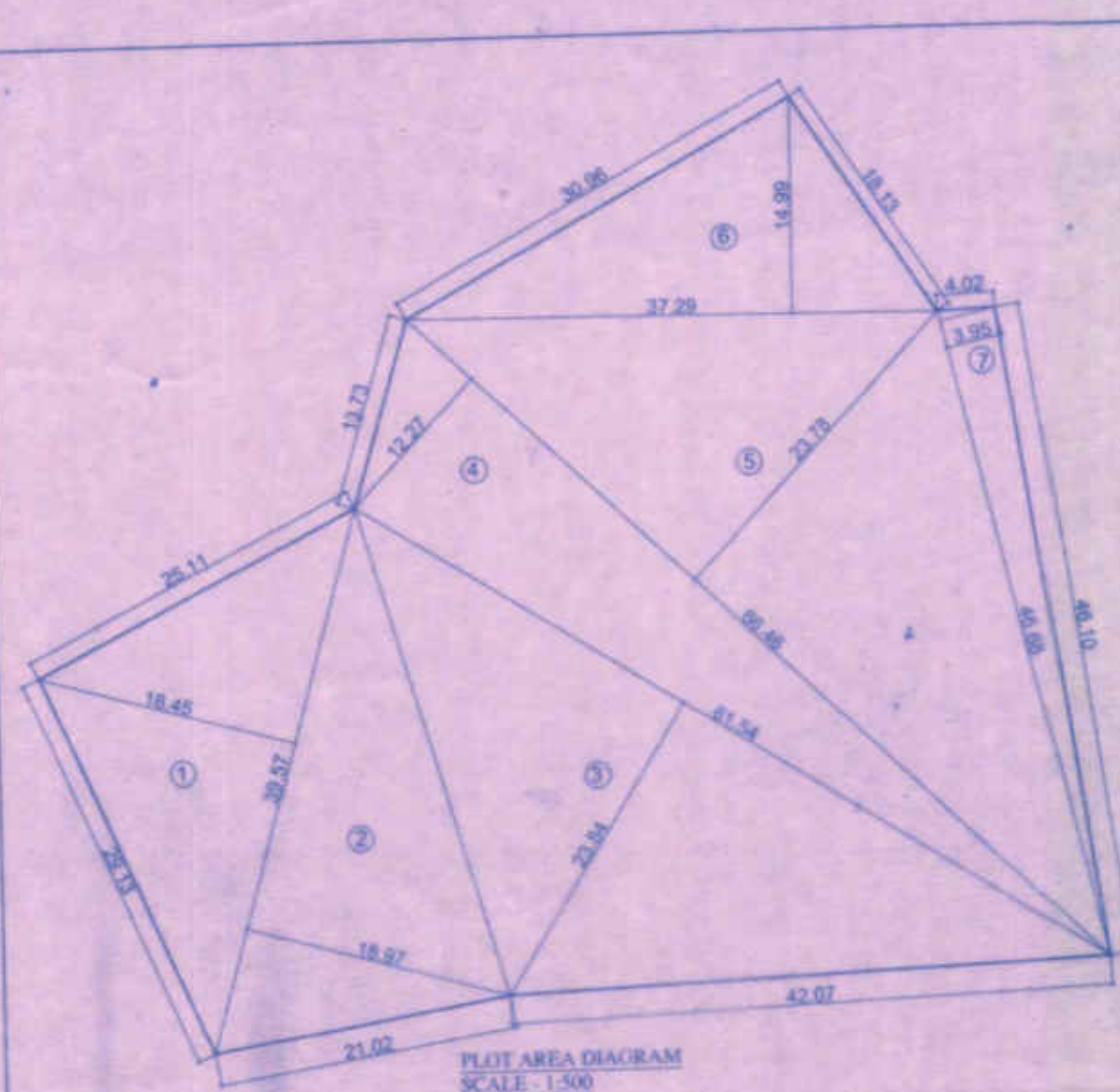


SET BACK AREA CALCULATIONS.

Sr.	Area	Set Back	Area	Area	SQ. MT.
S1	21.00	X	5.25	X	0.50 = 55.13
S2	58.00	X	2.25	X	0.50 = 65.25
S3	58.00	X	0.25	X	0.50 = 7.25
S4	46.75	X	0.50	X	0.50 = 11.69
S5	40.75	X	0.92	X	0.50 = 18.75
TOTAL SET BACK AREA.					158.06
					i.e. = 157.98

PLOT AREA CALCULATIONS.

Sr.	Area	Set Back	Area	Area	SQ. MT.
1	39.57	X	18.45	X	0.5 = 365.03
2	39.57	X	18.97	X	0.5 = 375.32
3	61.54	X	23.84	X	0.5 = 733.56
4	66.46	X	12.27	X	0.5 = 407.73
5	66.46	X	23.78	X	0.5 = 790.21
6	37.29	X	14.99	X	0.5 = 279.49
7	46.68	X	3.95	X	0.5 = 92.19
TOTAL PLOT AREA					3043.53
					i.e. = 3043.50

TOTAL BUILT UP AREA STATEMENT BLDG. 'A' & 'B'.

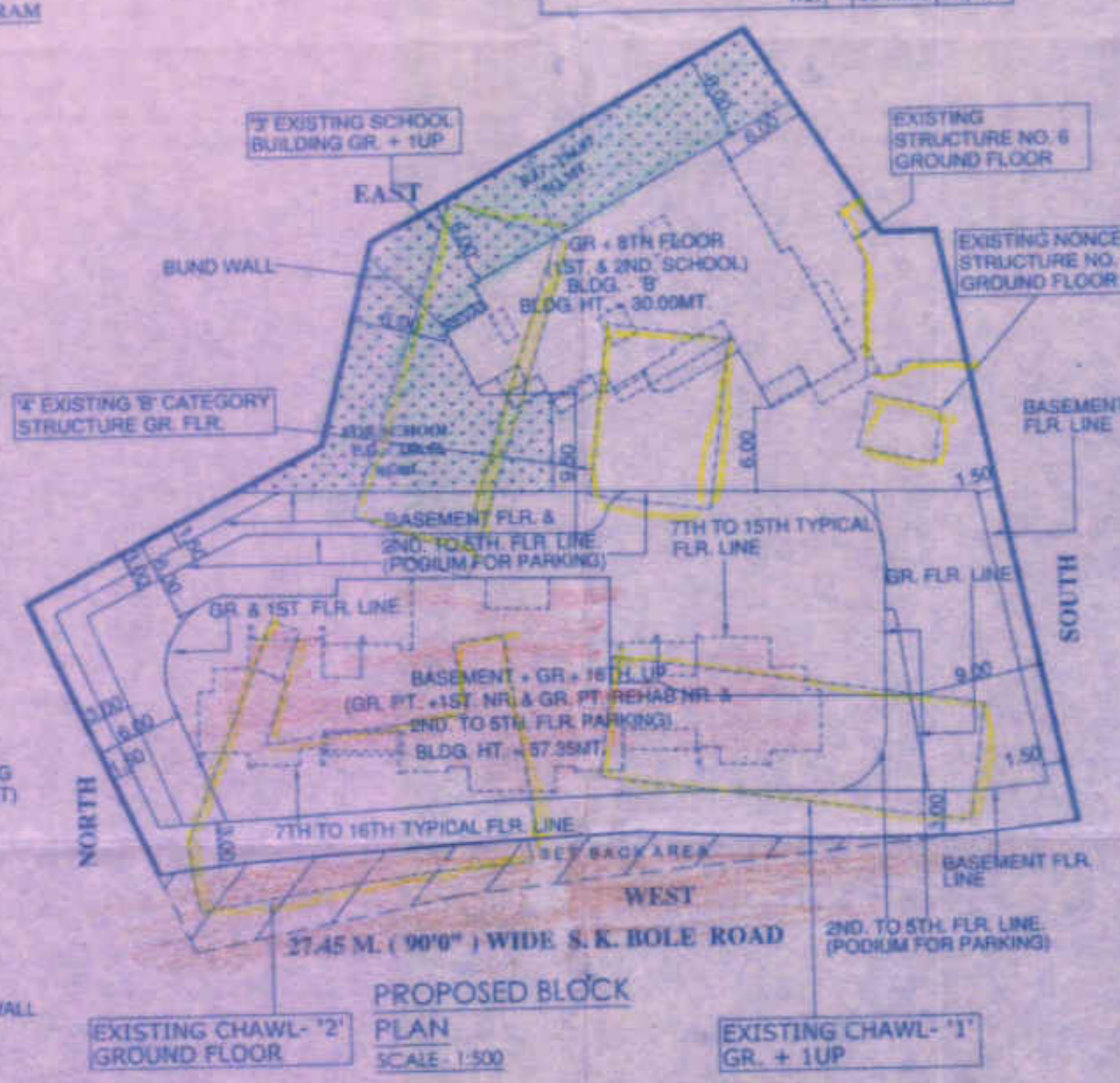
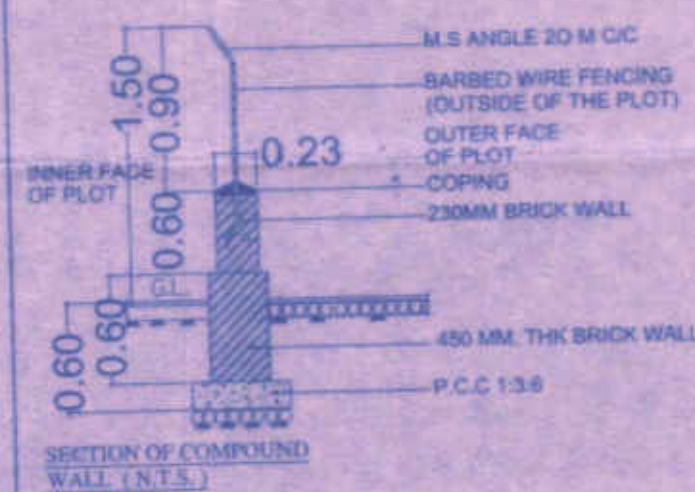
	AREA	EXCESS BALC. / REF.	TOTAL AREA	SQ. MT.
BLDG. 'A'	5145.95	19.40	5165.35	SQ. MT.
BLDG. 'B'	1975.53	3.02	1978.55	SQ. MT.
TOTAL PROPOSED AREA	7121.48	22.42	7143.90	SQ. MT.
PERMISSIBLE AREA			7182.71	SQ. MT.
BALANCE AREA			38.81	SQ. MT.

PARKING STATEMENT

AREA	PARKING REQD.	NO. OF FLATS	TOTAL PARKING REQD.
BELOW 35.00 SQ. MT.	1 FOR 8 FLATS	19	2
35.00 TO 45.00 SQ. MT.	1 FOR 4 FLATS	29	7
45.00 TO 70.00 SQ. MT.	1 FOR 2 FLATS	6	3
70.00 SQ. MT. ABOVE	1 FOR 1 FLATS	19	19
TOTAL		73	31.63
COMMERCIAL (BASE GR. + 7UP)			
1130.58	800	330.58	80
		4.132	20
TOTAL			55.76
25% FOR VISITORS PARKING			13.94
FOR SCHOOL	1 FOR 35		2
10% FOR VISITORS PARKING			1
TOTAL PARKING REQD.			72.70
			i.e. = 72
TOTAL PARKING PROPOSED 42(S) + 48(B)			88

PERMISSIBLE FSI

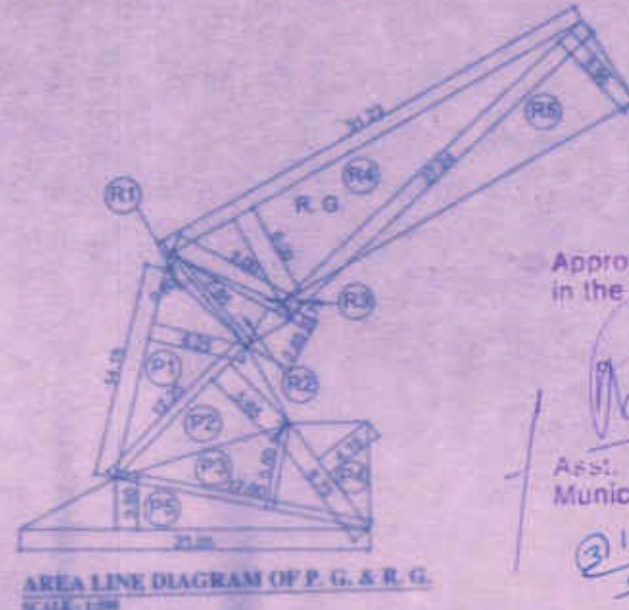
OPTION - I	Area	SQ. MT.
i) AREA OF PLOT	3043.50	SQ. MT.
ii) B.U.A. OF NON CESSSED STRUCTURES	484.30	SQ. MT.
iii) LAND COMPONENT OF NON-CESSSED STRUCTURE (ii)/1.33	364.14	SQ. MT.
iv) BALANCE LAND FOR FSI 2.5 (i) - (iii) =	2679.36	SQ. MT.
3043.50 - 364.14		
v) Permissible F.S.I.	2.5 & 1.33	
vi) Permissible B.U.A. (iv x 2.5) + (iii x 1.33)	7182.71	SQ. MT. - I
OPTION - II		
i) Carpet area for rehabilitation of tenants	797.75	SQ. MT.
ii) Built up area (i) x 1.2	957.30	SQ. MT.
iii) 50% Incentive	478.65	SQ. MT.
iv) B.U.A. of NON - CESSSED STRUCTURE	484.30	SQ. MT.
TOTAL B.U.AREA	1920.25	SQ. MT. - II
(i) is greater than (ii)		
Hence Permissible B.U.A.	7182.71	SQ. MT.



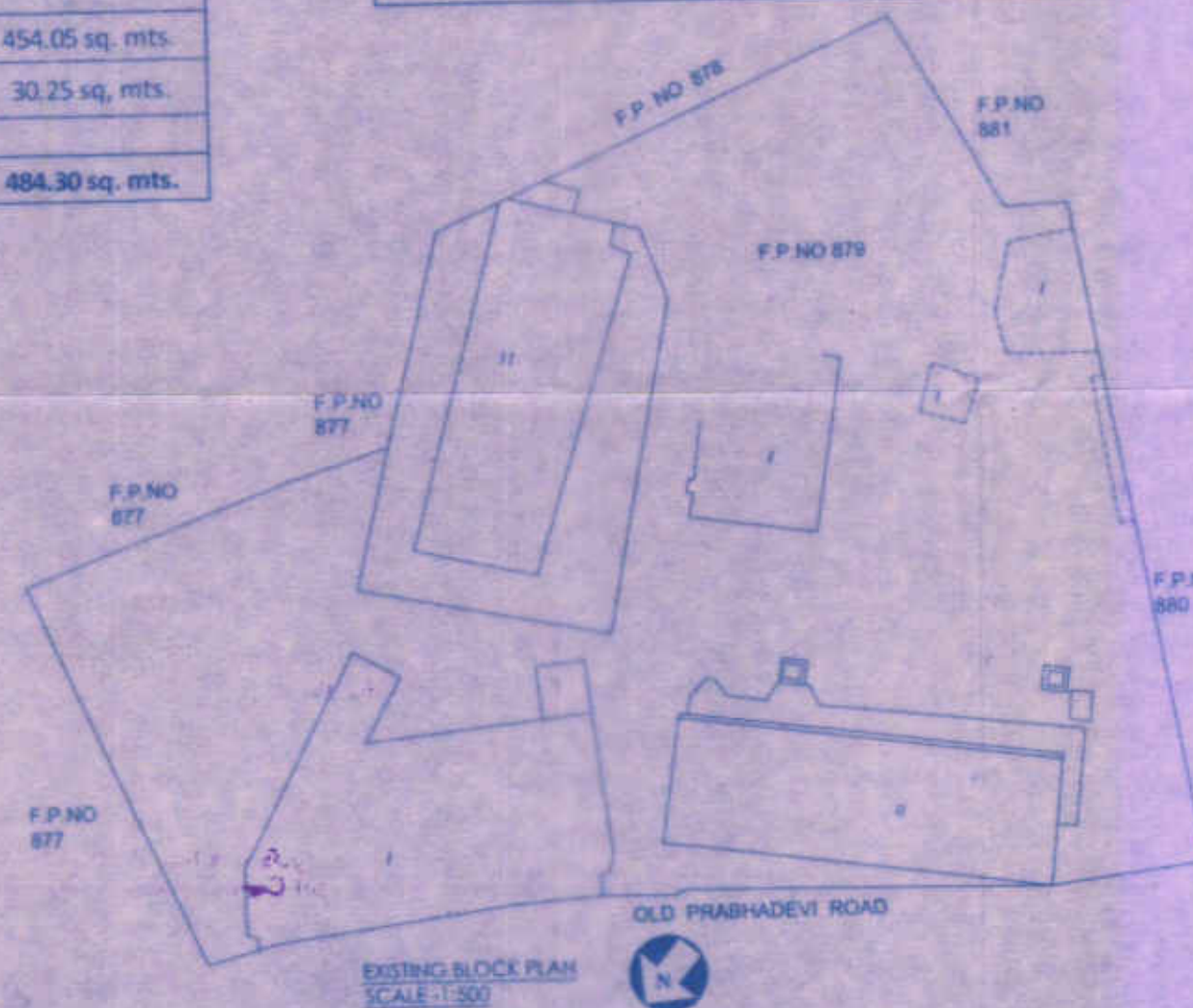
Non-cess Structures

Sr. No.	Structure No.	Existing B.U. AREA.
1	School Bldg. (Gr. + 1) No. 3	454.05 sq. mts.
2	Structure No. 5	30.25 sq. mts.
Total area		484.30 sq. mts.

P.G. AREA = 816.68 SQ. MT.
SCHOOL B.U.A. = 483.87 SQ. MT.
LAND COMPONENT = 155.46 SQ. MT. P.G. PROPOSED = 126.82 SQ. MT.
40% P.G.
R.G. AREA 8% R.G. ON NET PLOT AREA = 8% X 2421.85 = 193.75 SQ. MT.
R.G. PROPOSED = 194.07 SQ. MT.



Approved Subject to Condition Mentioned in the file No. EEBP/09876/A dt. 5/8/14
Asst. Eng./Ex. Eng. Bldg. Proposal (City) Municipal Corporation of Greater Mumbai
5/8/14
05/08/17



PROFORMA - A 01

CONTENTS OF SHEET
PLOT AREA DIAGRAM & CALCULATION, SETBACK AREA DIAGRAM & CALCULATION, EXISTING BLOCK PLAN, LOCATION PLAN, PROPOSED BLOCK PLAN, BUILT UP AREA SUMMARY, PARKING STATEMENT, CARPET AREA SUMMARY, SECTION OF COMPOUND WALL, SECTION THROUGH U.G. TANK.

Sr.	Area	SQ. MT.
1	AREA OF PLOT	3043.50
2	DEDUCTION FOR	
a.	ROAD SET BACK AREA	157.98
b.	PROPOSED ROAD	
c.	ANY RESERVATION	
TOTAL (a+b+c)		157.98
3	BALANCE AREA OF PLOT (1 - 2)	2885.52
4	DEDUCTIONS FOR	
a.	RECREATIONAL GROUND (IF DEDUCTIBLE)	
b.	INTERNAL ROADS	
TOTAL (a+b)		2885.52
5	NET AREA OF PLOT (3 - 4)	2885.52
6	ADDITIONS FOR FLOOR SPACE INDEX	
2a) 100% ROAD SET BACK AREA		157.98
2b) 100% PROPOSED ROAD		116.3
7	TOTAL AREA (5+6)	3043.50
8	FLOOR SPACE INDEX PERMISSIBLE	
9	FLOOR SPACE INDEX CREDIT AVAILABLE AS DEVELOPMENT RIGHTS (RESTRICTED TO 40% OF THE BALANCE AREA VIDE ITEM NO. 3 ABOVE) RESI	
10	PERMISSIBLE FLOOR AREA	7182.71
11	EXISTING AREA	
12	PROPOSED AREA	7121.48
13	EXCESS BALC. AREA / REFUGEE AREA TAKEN INTO F.S.I.	22.42
14	TOTAL BUILT UP AREA PROP. (12+13)	7143.90
15	F.S.I. CONSUMED (14/1)	2.35
B. BALCONY STATEMENT		
1	PERM. BALC. AREA PER FLOOR	
2	PROP BALC. AREA PER FLOOR	
3	EXCESS BALC. AREA PER FLOOR	
4	TOTAL EXCESS BALC. AREA FOR ALL FLOORS	
C. TENEMENT STATEMENT		
PERMISSIBLE AREA		7143.90
DEDUCT NON-RESI. AREA		1896.67
AREA AVAILABLE FOR TENEMENTS		5245.23
TENEMENT PERM. (600 HECTARE)		315.00
TENEMENTS PROPOSED		72
TENEMENTS EXISTING		72
TOTAL TENEMENT		72
D. PARKING STATEMENT		
PARK. REQD. BY RULE		72
COVERED GARAGES PERMISSIBLE		
COVERED GARAGES PROPOSED		
TOTAL PARK. PROVIDED	42(S) + 46(B)	88
E. TRANSPORT VEHICLES PARKING		

PROFORMA - B

CERTIFICATE OF AREA

STAMP OF DATE OF APPROVAL OF PLAN

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED REDEVELOPMENT ON PROPERTY BEARING F.P. NO. 879 OF T.P.S. IV MAHIM DIVISION AT S.K. ROLE MARG GN WARD DADAR MUMBAI

JOB NO.	SCALE	DATE	DRG NO.	REV.	DATE	DESCRIPTION
	1:500		01			

DRN BY - SUBRAMANYA

CHD BY - SHAILESH

NORTH

NAME OF THE OWNER

SIGNATURE

MS SUMER BUILDER PVT. LTD.

SIGNATURE OF THE OWNER

NAME OF DESIGN ARCHITECT

SKYLINE ARCHITECTS
ARCHITECTS AND DESIGNER

BLOCK NO. 12, 2ND FLOOR, 16A/16B, RACHANANDH MANSON RACHANANDH, MLL COMPOUND, BENARATI BAPTIST WARD, LOWER PAREL (W), 400013, PH - 3048013/11/11/11/11/11, FAX - 3048013, E-MAIL - skylinearchitects@gmail.com

NAME ADDRESS AND SIGNATURE OF ARCHITECT (L.S.)

SIGNATURE

Planet E Consultants,
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Bhaudaji Road,
Matunga Mumbai-400019
Tel / Fax - 022-24075455.
Email - planecon1@gmail.com