

PLOT AREA CALCULATION				
1	$1/2 \times 28.48 \times 8.49 \times 1\text{ND}$	=	120.90	SQ.MT.
2	$1/2 \times 32.19 \times 7.91 \times 1\text{ND}$	=	127.31	SQ.MT.
3	$1/2 \times 35.12 \times 4.02 \times 1\text{ND}$	=	70.59	SQ.MT.
4	$1/2 \times 30.13 \times 4.18 \times 1\text{ND}$	=	61.78	SQ.MT.
5	$1/2 \times 44.62 \times 4.55 \times 1\text{ND}$	=	101.97	SQ.MT.
6	$1/2 \times 44.02 \times 20.02 \times 1\text{ND}$	=	446.65	SQ.MT.
7	$1/2 \times 36.65 \times 1.20 \times 1\text{ND}$	=	21.99	SQ.MT.
TOTAL ADDITION				= 973.19 SQ.MT.



TOTAL ADDITION = 51.158 SQ.M.

FUNGIBLE BUILT UP AREA CALCULATION FOR (REHAB)

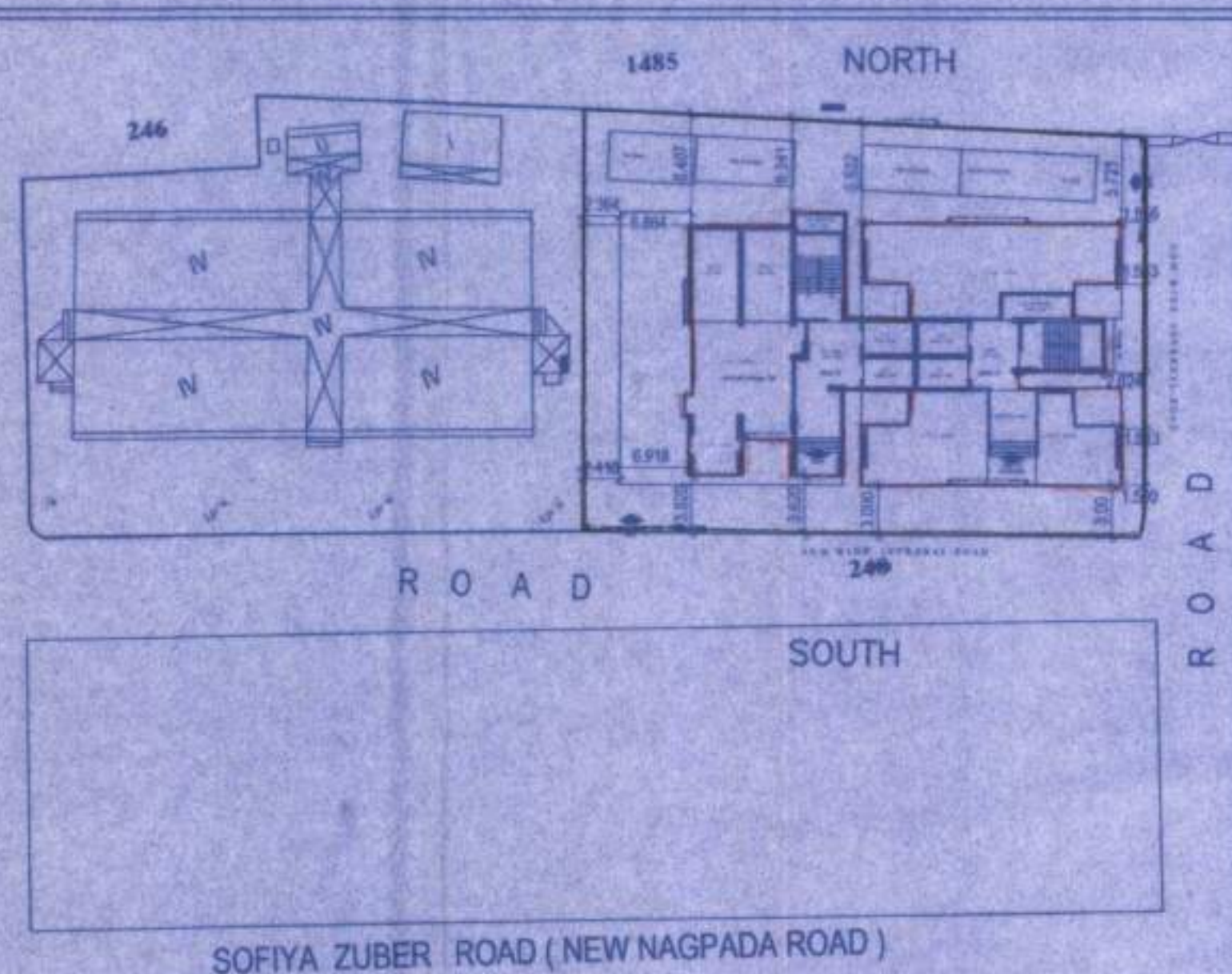
ELE. METER /MM.

M1 4.850 X 1.800 X 1.100 = 6.745 SQ.M.

PARKING STATEMENT

PARKING NORM	No. OF TENANTS	No. OF PARKING
REHAB		
1 No. PARKING FOR EVERY 5 TENANTS HAVING CARPET AREA LESS THAN 35.00 SQ.MT.		
1 No. PARKING FOR EVERY 4 TENANTS HAVING CARPET AREA BETWEEN 35.00 SQ.MT. TO 45.00 Q.MT.	02 Nos.	20.00 Nos.
VISITOR PARKING 25 %		5.12 Nos.
TOTAL		25.92 Nos.
	SAY	26.00 Nos.
PARKING AT STILT AREA (WING-A)		14.00 Nos.
PARKING AT 2ND PODIUM FLOOR (WING-B)		4.00 Nos.
PARKING AT 3RD PODIUM FLOOR (WING-B)		8.00 Nos.
TOTAL NOS. OF PARKING PROVIDED FOR REHAB		26.00 Nos.
SALE		
1 No. PARKING FOR EVERY 8 TENANTS HAVING CARPET AREA LESS THAN 35.00 SQ.MT.	11 Nos.	2.75 Nos.
1 No. PARKING FOR EVERY 2 TENANTS HAVING CARPET AREA BETWEEN 45.00 SQ.MT. TO 70.00 Q.MT.	13 Nos.	6.50 Nos.
1 No. PARKING FOR EVERY 1 TENANT HAVING CARPET AREA 70.00 Q.MT. AND ABOVE		
TOTAL		9.25 Nos.
VISITOR PARKING 25 %		2.31 Nos.
TOTAL		11.56 Nos.
	SAY	12.00 Nos.
TOTAL REQUIRED PARKING		38.00 Nos.
PROPOSED PARKING		46 Nos.
STANDARD STACK SYSTEM PARKING	30 Nos.	46 Nos.
PARKING	16 Nos.	

SUMMARY OF TENEMENTS					
FLOOR	REBAR COMPONENT (WING - A)				
	RESIDENTIAL	COMMERCIAL	RES.COMM	SOCIETY OFFICE	HEALTH CENTER
GR. FLOOR	—	—	—	—	—
1ST FLOOR	3	—	—	1	—
2ND FLOOR (PAP)	4	—	—	—	—
3RD TO 7TH FL.	4 x 5 = 20	—	—	—	—
8TH FLOOR	2	—	—	—	1
9TH TO 14TH FL.	4 x 5 = 20	—	—	—	—
15TH FLOOR	3	—	—	—	—
16TH TO 21ST FL.	4 x 5 = 20	—	—	—	—
TOTAL	80	—	—	1	1
SALE COMPONENT (WING - B)					
GR. FLOOR	—	—	—	—	—
1ST TO 5TH FLOOR	—	—	—	—	—
6TH FLOOR	1	—	—	—	—
7TH FLOOR	1 (REBAR) = 1	—	—	1	—
8TH FLOOR	1 (REBAR) + 1 (SALE) = 2	—	—	—	—
9TH TO 12TH FLOOR	2 x 5 = 10	—	—	—	—
14TH FLOOR	1	—	—	—	—
15TH FLOOR	2	—	—	—	—
16TH PART FLOOR	1	—	—	—	—
TOTAL	16 (SALE) + 1 (REBAR) = 17	—	—	1	—

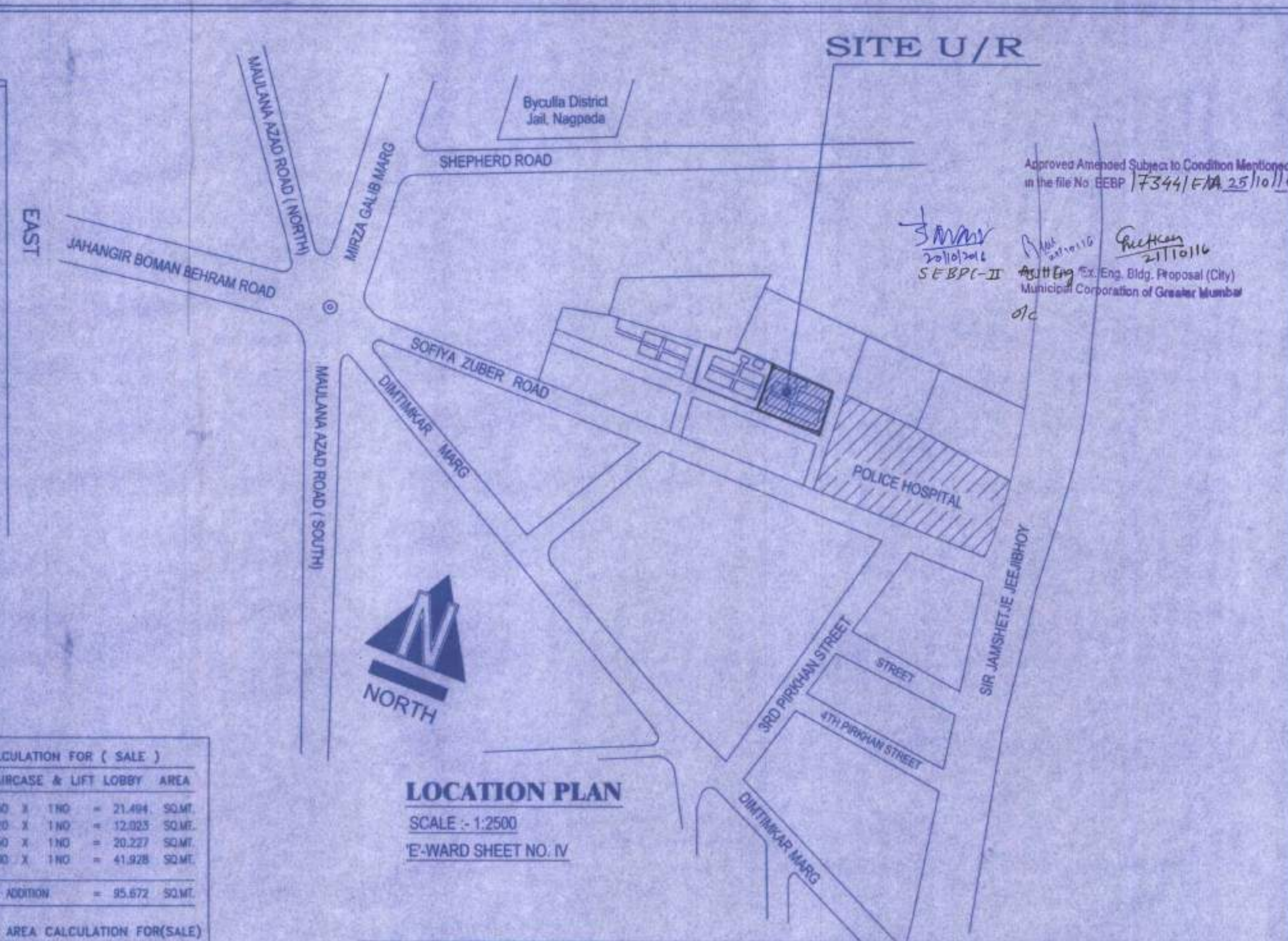


BLOCK PLAN
SCALE 1:500
BYCULLA DIVISION.

BUILT UP AREA CALCULATION FOR (REHAB)				
GROUND FLOOR STAIRCASE & LIFT LOBBY AREA				
S1	5.330	X	3.400	X 1NO = 18.190 SQ.MT.
S2	1.950	X	0.150	X 1NO = 0.293 SQ.MT.
S1a	6.925	X	4.600	X 1NO = 32.055 SQ.MT.
S2a	5.466	X	0.150	X 1NO = 0.820 SQ.MT.
TOTAL ADDITION				= 51.158 SQ.MT.

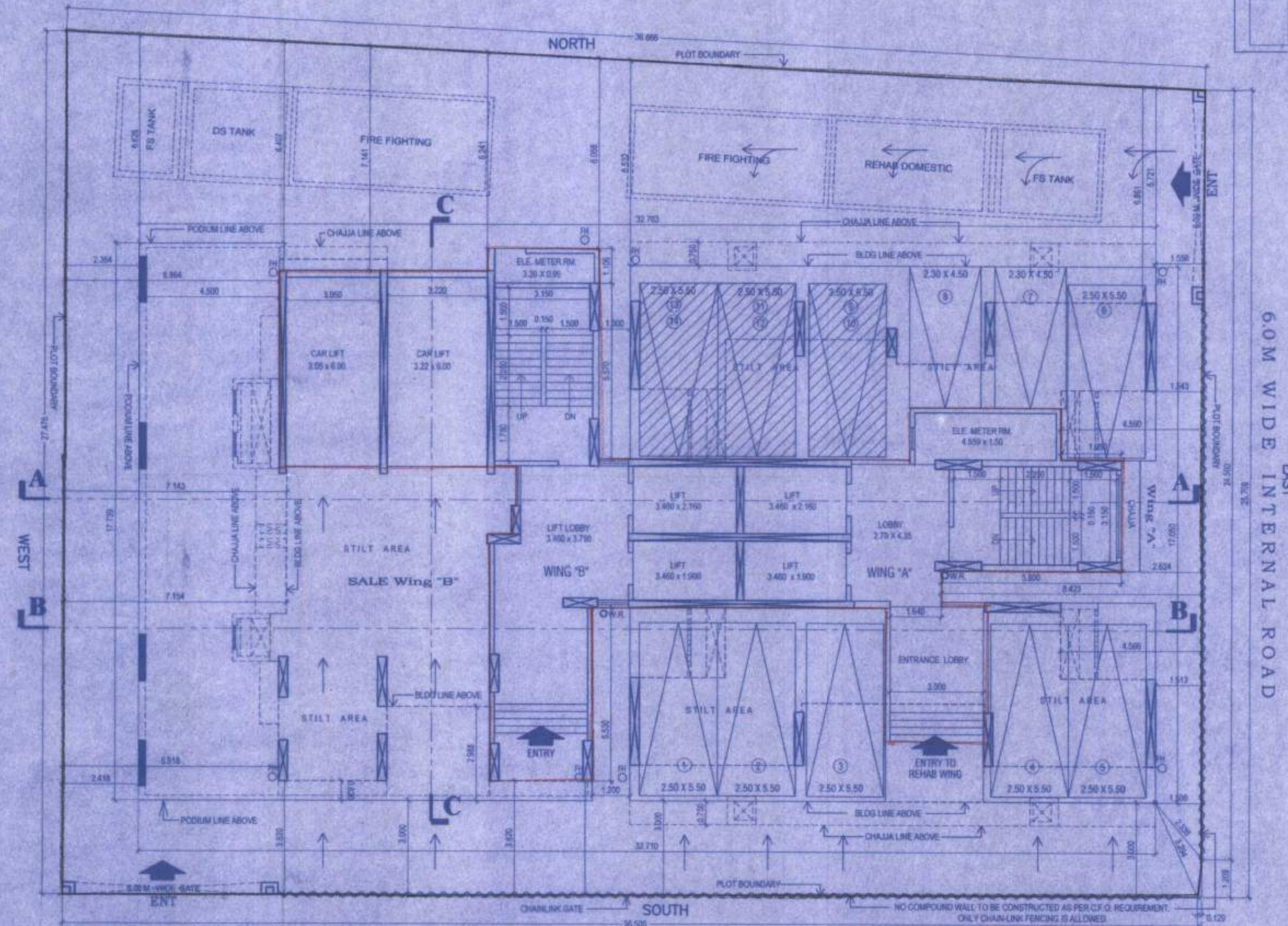
FUNGIBLE BUILT UP AREA CALCULATION FOR(REHAB)				
ELE. METER RM.				
M1	4.850	X	1.800	X 1NO = 8.745 SQ.MT.

BUILT UP AREA CALCULATION FOR (SALE)				
GROUND FLOOR	STAIRCASE	& LIFT	LOBBY AREA	
53	4.825	X	4.750	X 1NO = 21.494 SQ.MT
54	2.660	X	4.820	X 1NO = 12.023 SQ.MT
55	3.580	X	5.690	X 1NO = 20.227 SQ.MT
57	6.730	X	6.230	X 1NO = 41.828 SQ.MT
TOTAL ADDITION				= 95.672 SQ.MT
FUNGIBLE BUILT UP AREA CALCULATION FOR(SALE)				
ELE. METER RM.				
U2	3.580	X	1.106	X 1NO = 3.956 SQ.MT



LOCATION PLAN
SCALE :- 1:2500
'E'-WARD SHEET NO. IV

OPEN SPACE				
	NORTH SIDE	SOUTH SIDE	EAST SIDE	WEST SIDE
WING "A"	6.0 M OPEN SPACE	3.0 M WITH CHAIN & LOWERED FENCING + 6.0 M WIDE ROAD	1.50 M WITH CHAIN & LOWERED FENCING + 6.0 M WIDE ROAD	WING "B"
WING "B"	6.0 M OPEN SPACE	3.62 M WITH CHAIN & LOWERED FENCING + 6.0 M WIDE ROAD	REHAB BLDG. WING "A"	2.96 M



Ground Floor Plan

(Wing "A" & "B")

6.0 M WIDE INTERNAL ROAD

		SQ. MTS.
A	Area of Plot	
1	Area of Plot as per P. R. Card	977.01
1a	Area of Plot on site as per C.S.L.R. Plan	973.19
2	Deductions for	
	a) Road Set-back Area	---
	b) Proposed Road	---
	c) Any Reservations	---
	d) _____ % Amenity Space DCR 56/57 (sub-plot _____) other	---
3	Balance Area of Plot (1 - 2)	973.19
4	Deductions for 15% Recreational Ground / 10% amenity Space (if Deductible for ind)	---
5	Net Area of Plot (3 - 4)	973.19
6	Additions for Floor Space Index	
	2 (a) 100% for DP Road	---
	2 (b) 100% for Set-back	---
7	Total Areas (5 + 6)	973.19
8	Floor Space Index Permissible	---
9	9 (a) Floor Space Index Credit available by Development Rights (Restricted to _____ % of the Balance Area vide 3 Above) DRC No. _____	---
	Additions for Floor space Index	
	9 (b) 33% as per DCR 32	---
	9 (c) _____ % as per DCR 33 (_____)	---
	9 (d) Other	---
10	Permissible Built-up Area	---
	A) Rehab Component	2508.30
	B) Sale Component	1254.18
	Total Permissible Built-up Area	3762.54
11	Existing Floor Area	---
12	Proposed Built up Area - Rehab Component	2508.305
	Proposed Built up Area - Sale Component	1102.927
13	Excess Balcony Area taken in Floor Space Index	Nil
	A) Purely Residential Built Up Area	Nil
	B) Remaining Non - Residential Built Up Area	Nil
14	Total Built Up Proposed (11 + 12 + 13) (as per cid approved plan of _____ prior to 06-01-2012)	3611.232
15	FSI Consumed on net holding = 14/1	3.70
B	DETAILS OF FSI AVAILABLE AS PER DCR 33 (7)	PERMISSIBLE PROPOSED
1	Fungible Built-up Area component proposed vide DCR 33(7) for purely Residential = or < (12 - 14A x 1.35) - Rehab	877.930 976.059
2	Fungible Built-up Area component proposed vide DCR 33(7) for purely Non - Residential = or < (14B x 0.20)	Nil Nil
3	Total Fungible Built-up Area vide DCR 33(7) = (B1 + B2)	877.930 976.059
4	Total Gross Built-up Area proposed	4640.47 4587.29
C	TENEMENTS STATEMENT	
	(i) Proposed Area (Item 12 above)	2508.305
	(ii) Less deduction of Non- Residential Area (shop, etc.)	Nil
	(iii) Area available for tenements (i - ii)	2508.305
	(iv) Tenements permissible (Density of tenements/hectare)	
	(v) Tenements proposed	98
	(vi) Tenements existing / Total tenements on the plot	78
D	PARKING STATEMENT	
	(i) Parking Required by Regulation for	38.00
	Car	30.00
	Scooter / Motor Cycle	Nil
	Outsiders (Visitors)	8.00
	(ii) Parking Permissible	
	(a) Parking Proposed	46.0
	Car	
	Scooter / Motor Cycle	
	Outsiders (Visitors)	

NOTES:-
Plot Boundary shown in thick Black Colour.
Internal Access & Set Back shown in Brown Colour.
Amenity open space shown in Green Colour.
Proposed Work shown in Red Colour.

PROFORMA 'B'

Contents of Sheet	
• Ground Floor Plan	• Plot Area Diagram & Calculation
• Block Plan	• Summary of Tenements
• Location Plan	• Parking Area Statement
• Ground Floor Area Diagram Built Up Area Calculation	

Certified that I have surveyed the Plot under reference on
and the Dimensions of the sides etc. of the Plot stated on the Plan are as measured
on the site and the plot area as per site is 973.19 SQ.MT. and the area stated in
the Document of ownership town planning scheme records is 977.01 SQ.MT.

Proposed Redevelopment of Municipal Property know as
B.I.T. Chaw No. 17 on C.S. No. 1/1486 of Byculla Division.
Sofiya Zuber Road, Nava Naggpada. Mumbai 400 008.

Name, Address & Signature of the Developer

For Subham Com. Ent. Pvt. Ltd.

M/s. Subham Commercial Enterprises Pvt. Ltd.

224-225, Big Splash, Sector 17, Vashi, Near Mumbai 400 702

(Signature) Date 01/11/2011

Auth. Signatory / Director	
Name Of The Owner	Name, Address & Signature of the Society
	For Sankulite-17 Co-operative Housing Society Ltd.

Municipal Corporation Of Greater Mumbai
Sankalp-17 Co-op. Hsg. Soc. Ltd.
Room No. 26, B.I.T. Chawl No. 17, Shree Ganesh March Marg,
Room No. 26, B.I.T. Chawl No. 17, Shree Ganesh March Marg,

Stamp of Approval of Planning Authority Stamp of Date of Receipt of Plan

20 OCT 2016

Revision				MHATRE & ASSOCIATES ARCHITECTS For MHATRE & ASSOCIATES
Description	Revision	Date	Signature	

	As Noted	Date	04-04-2016 03-10-2016	1/161, Sai Krupa, Road No. 10, Near U.D.C.T., Wodead, Mysuru - 570 031 Telephone No. - 2430 1705
	Dist.No.	Drn. by		

ARCHITECT

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