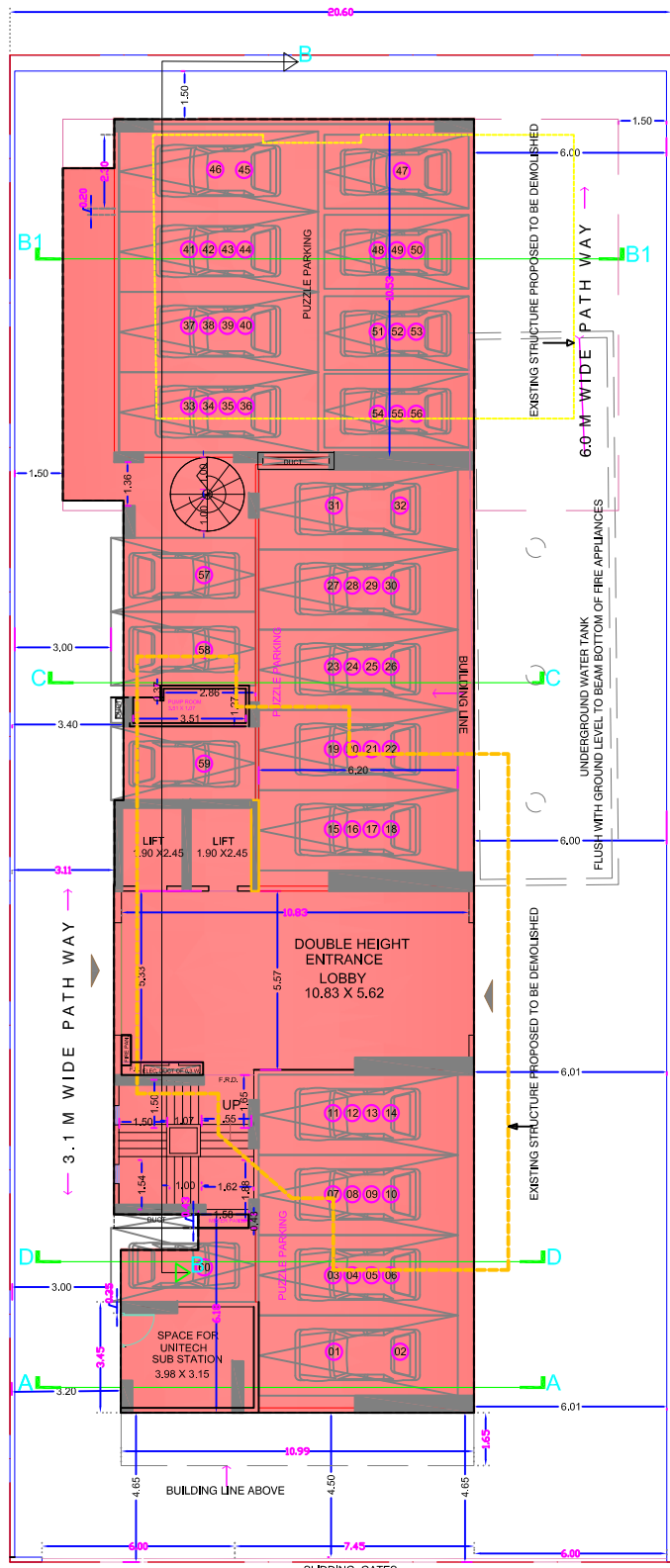
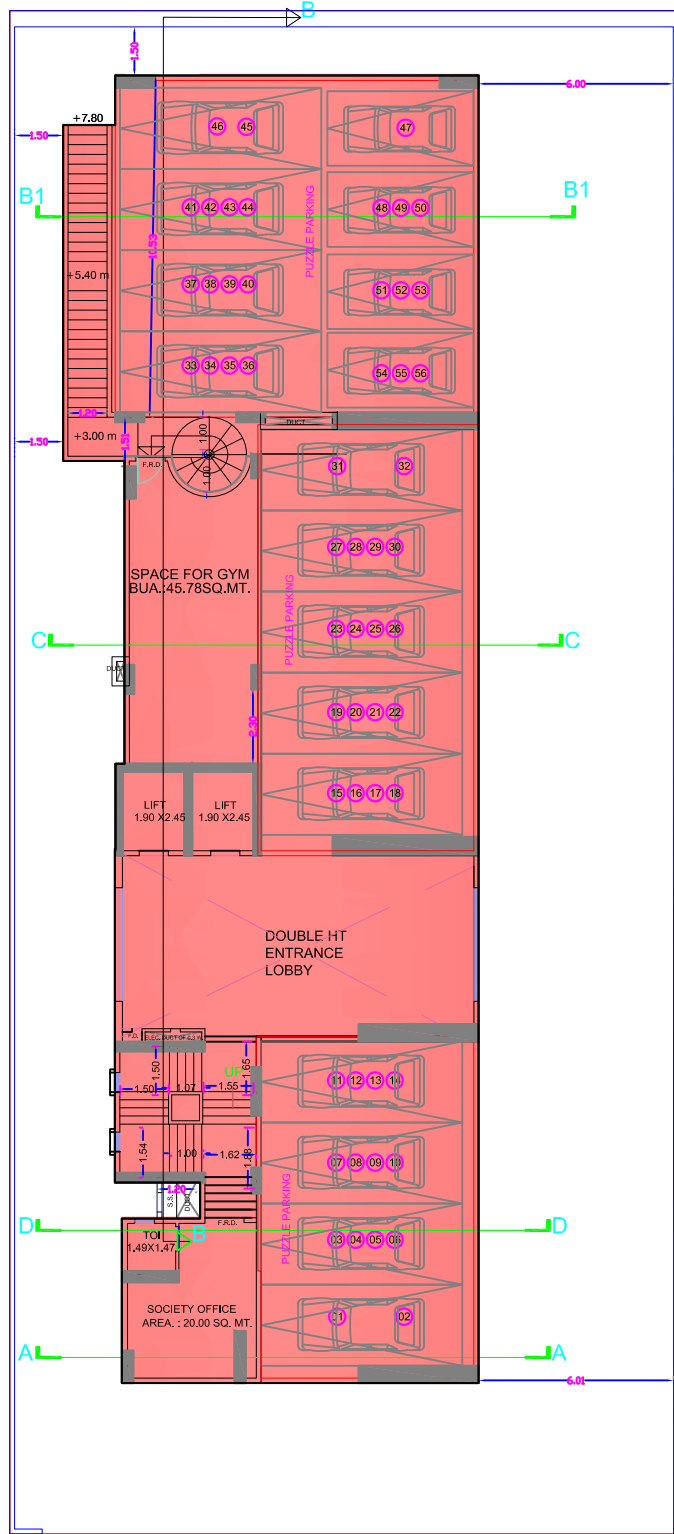
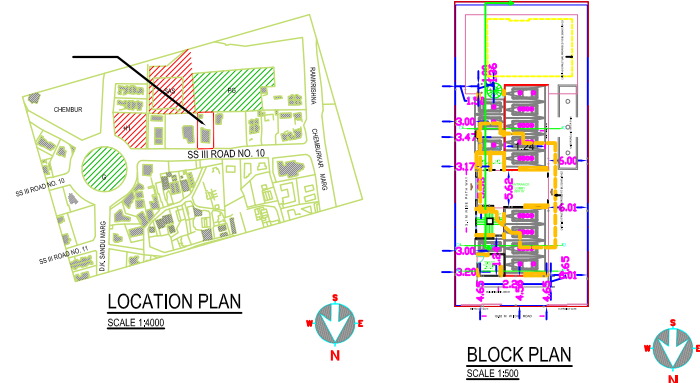




13.62 M WIDE ROAD
STILT FLOOR PLAN
SCALE : 1: 100



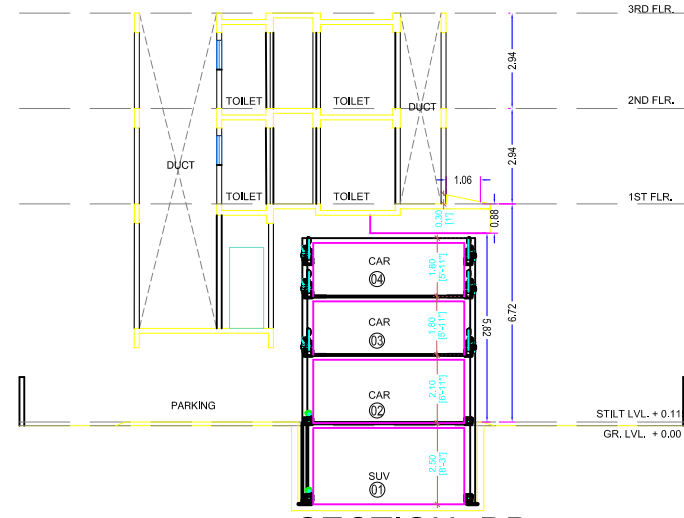
UPPER STILT FLOOR PLAN
SCALE : 1: 100



PARKING STATEMENT				
SR.NO.	FLAT NO.	TOTAL NO. OF FLAT	RECD. AREA CARPET AREA/FLAT	RECD. PARKING
(1)	101 TO 1201, 102 TO 1202	24	ABOVE 70 SQ.MT 1 TENANT/2 PARK	24 X 2 = 48.00 PARK.
TOTAL PARKING RECD.				= 48.00 PARK.
25% VISITORS PARKING				= 12.00 PARK.
RECD. PARKING				= 60 PARK.
SAY				= 60 PARK.
PROPOSED PARKING				= 46 PARK.
50% OF TOTAL PARK. SIZE = 5.50 X 2.50 MT.				= 14 PARK.
50% OF TOTAL PARK. SIZE = 4.50 X 2.30 MT.				

SUMMARY OF BUILT-UP AREA	
FLOOR	TOTAL B/UP AREA SQ.MT.
STILT	---
1ST.	245.40
2ND.	245.40
3RD.	245.40
4TH.	245.40
5TH.	245.40
6TH.	245.40
7TH.	245.40
8TH.	245.40
9TH.	245.40
10TH.	245.40
11TH.	245.40
12TH.	245.40
TOTAL PROP. AREA	2944.80

PLOT AREA CALC.	
1) 0.50 X 50.00 X 20.00	= 500.00
2) 0.50 X 50.00 X 19.69	= 492.25
TOTAL PLOT AREA	= 992.25



SECTION- DD

FILE NO. : CHE/ES/1224/337(NEW)		JOB NO. 3		F.S.I. = 2.20SHEET NO. 1/5	
DATE AND STAMP OF RECEIPT OF PLANS		DATE AND STAMP OF APPROVAL OF PLANS		PLANS FOR REFERENCE	
S.E.(B.P)/M-II		A.E.(B.P)/M		PROFORMA 'A'	
A	Total				
1	Area of Plot				992.20
2	DEDUCTIONS FOR				-
(a)	D.P. Road set-back area				-
(b)	Proposed road				-
(c)	Any reservation (sub-plot)				-
(d)	5% amenity space as per DCR 56/57 (sub-plot)				-
Total					-
3	Balance area of plot (1 minus 2)				992.20
4	Deduction for 15% Recreational ground				-
5	Net area of plot (3 minus 4)				992.20
6	Additions for floor space Index				-
2 (a)	100% for D.P. Road				-
2 (b)	100% for Proposed road				-
Total					-
7	Total Areas (5 + 6)				992.20
8	Floor Space Index Permissible				ONE
9(a)	Floor Space Index credit available by Development rights (Restricted to 67 % of the balance area vide 3 above) TDR to be utilized as per circular on 16/12/2016 (70 % of Net plot)				694.54
Additions for floor space Index					
9(b)	50 % as per DCR 32				496.10
9(c)	xx% as per DCR 33 ()				-
9(d)	Other				-
10	Permissible Floor Area (7 X 5) + 6 above				2182.84
11	Existing floor area				-
12	Proposed Built up Area				2182.84
13	Excess balcony area taken in Floor Space Index				-
14A	Purely Residential Built up Area				2182.84
14B	Remaining Non- Residential Built up Area				nil
14	TOTAL Built Up Area Proposed (11+12+13)				2182.84
15	FSI consumed on Net Plot = 14/3				2.00
B	Details of FSI availed as per DCR 35(4)				
1	Fungible Built up Area Component permissible vide DCR 35(4) for purely Residential = or < (14A x 0.35) (2182.84 X 0.35)				763.99
2	Fungible Built up Area Component permissible vide DCR 35(4) for Non- Residential = or < (14A x 0.20)				-
3	Total Fungible B.U.A. Component proposed vide DCR 35(4) = (B.1+B.2)				763.99
4	Total Gross BUILT UP Area proposed (14 + B.3)				2944.80
C	Tenement Statement				
(i)	Proposed area (Item B.4) above				2944.80
(ii)	Less deduction of Non-Residential Area (shop etc.)				nil
(iii)	Area available for tenements (i) - (ii)				2944.80
(iv)	Tenements permissible (450/ hectare)				132
(v)	Tenements proposed				24
(vi)	Tenements existing				-
Total tenements on the plot					24
D	Parking Statement				
(i)	Parking required by Regulations for				48
LSP					
(ii)	Scooter/Motor Cycle				12
(iii)	Outsider (visitors)				-
(iv)	Covered garages permissible				-
(v)	Covered garages proposed				-
LSP					
(vi)	Scooter/Motor Cycle				-
(vii)	Outsider (visitors)				-
Total parking provided					60
E	Transport Vehicles Parking				
(i)	Spaces for transport vehicles parking required by regulations				-
(ii)	Total no. of transport vehicles parking spaces provided				-
GENERAL NOTES					
PLOT BOUNDARY SHOWN IN BLACK					
PROPOSED WORK SHOWN IN RED					
EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN YELLOW					
EXTERNAL WALLS ARE 0.150 M THK.					
INTERNAL WALLS ARE 0.150 M THK.					
CERTIFICATE OF AREA					
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 07.03.10 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED IN THE PLANS ARE MEASURED ON SITE AND THE AREA SO WORKED OUT IS 992.20 SQ.MT. AND SAME TALLIES WITH AREA ATATED IN THE DOCUMENTS OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.					
SIGN. OF ARCHITECT					
CONTENTS OF SHEET					
STILT TO 12TH FLOOR, LOCATION AND BLOCK PLAN, PLOT CALCULATIONS, SECTION AA, BB, ALL FLOORS BUA, PARKING CALCULATIONS & SUMMARY					
DESCRIPTION OF PROPOSAL AND PROPERTY					
REVISION					
DESCRIPTION					
DATE					
SIGNATURE					
DESCRIPTION					
PROPOSED BUILDING "SAI SANSTAR" ON C.T.S. NO.1274, 1/27/1					
PLOT NO. 427, 10TH. ROAD, CHEMBUR MUMBAI.					
NAME OF OWNER					
M/S CONCRETE BUILDERS					
OWNER'S C.A.					
SIGNATURE					
JOB NO.					
DRAWING NO.					
SCALE					
DATE					
CHECKED BY					
DRAWN BY					
3					
1					
1 : 100					
05 - 10 - 2017					
-					
Satesh					
NORTH					
VINAYAK CONSULTANT					
Lic. Surveyor, SWD,SP,Traffic & Water Consultant					
401, 3RD FLOOR, B-APT, BETHURKAR PADA, KALYAN (DIST), THANE					
MOB. 9821841028, 9222500492					
email: vinayak@vinayak.com					