

बहुमंजरी महानगरपालिका,
रूप प्रकृत अर्थात् इमारत प्रस्ताव
(पूरी उपकरण) यांचे कार्यविधि
05 MAY 2016
श्रीमती.बी.बी. / श्री. /



SECTION THROUGH U.G. TANK

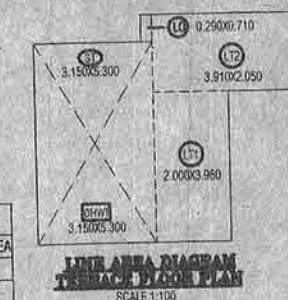
PLOT AREA CALCULATION		
BY Δ METHOD	SO. MT.	
01 1/2 X 26.950 X 10.860	=	146.338
02 1/2 X 32.270 X 6.830	=	110.202
03 1/2 X 32.270 X 16.805	=	271.148
TOTAL PLOT AREA	=	527.688
SAY	=	527.600

REFUGE AREA AT STAIRCASE MIDLANDING R.C.C. CANTILAYER PROJECTION 8TH & 10TH FLOOR	
PERMISSIBLE MINIMUM WIDTH	= 3.000 MT.
PROPOSED MINIMUM WIDTH	= 3.000 MT.
PERMISSIBLE MINIMUM AREA	= 10.000 SQ. MT.
PROPOSED MINIMUM AREA	= 15.900 SQ. MT.
(3.000 MT. X 5.300 MT.)	

PLOT AREA DIAGRAM
SCALE 1:500

CARPET AREA CALCULATION		
FOR PARKING PURPOSE ONLY TYPICAL 1ST TO 11TH FLOOR		
FLAT NO. 1		SO. MT.
LIVING 5.911 X 3.890 X 1	=	22.993
KITCHEN 2.530 X 2.920 X 1	=	7.387
DINING 4.120 X 2.920 X 1	=	12.030
+ 2.093 X 0.925 X 1	=	1.936
+ 1.200 X 2.100 X 1	=	2.520
+ 1.050 X 1.200 X 1	=	1.260
BED 4.001 X 3.260 X 1	=	13.003
BED 3.165 X 3.890 X 1	=	12.311
BED 3.207 X 3.465 X 1	=	11.112
BED 4.328 X 3.765 X 1	=	16.294
TOILET 2.850 X 1.350 X 1	=	3.850
TOILET 1.314 X 2.840 X 1	=	3.730
TOILET 1.200 X 2.715 X 1	=	3.258
TOILET 2.157 X 1.200 X 1	=	2.588
U.D. JAMBS 1.000 X 0.150 X 1	=	0.150
B.D. JAMBS 0.900 X 0.150 X 4	=	0.540
T.D. JAMBS 0.750 X 0.150 X 4	=	0.450
OPEN JAMBS 1.400 X 0.150 X 1	=	0.210
TOTAL AREA	=	115.62

96) ADDITIONS F.S.I. 0.33 AS PER NOTIFICATION NO. TPB-3208/776/CR-127/2008/UD-11 DT-24.10.2011 PREMIUM AMOUNT OF RS.9,67,300/-PAID TO MCGM VIDE RECEIPT NO.1001957489 DT.19.12.2014 & RS. 9,67,300/-PAID TO STAT GOVT. (RBI) UNDER RECEIPT NO.9910 DT.19.12.2014
ADDITIONS F.S.I. 0.17 AS PER NOTIFICATION NO. TPB-3208/776/CR-127/2008/UD-11 DT-24.10.2011 PREMIUM AMOUNT OF RS.83,900/-PAID TO MCGM VIDE RECEIPT NO.1002497659 DT.21.03.2016 & RS. 83,900/-PAID TO STAT GOVT. (RBI) UNDER RECEIPT NO.820 DT.21.03.2016



TERRACE FLOOR		SO. MT.
ST 3.150 X 5.300 X 1	=	16.695
CHWT 3.150 X 5.300	=	16.695
LT1 2.000 X 3.960	=	7.920
LT2 3.910 X 2.050	=	8.015
LO 0.290 X 0.710	=	0.205
TOTAL TERRACE AREA	=	49.530

BUA STATEMENT	
FLOOR	BUILT UP AREA
STILT	-
1ST	129.441
2ND	129.441
3RD	129.441
4TH	129.441
5TH	129.441
6TH	129.441
7TH	129.441
8TH	129.441
9TH	129.441
10TH	129.441
11TH	129.441
TERRACE	-
TOTAL BUILT UP AREA	1423.851

CARPARKING STATEMENT		
FOR RESIDENTIAL AREA		
CARPET AREA OF FLAT IN SQ. MT.	AS PER RULE	PROPOSED PARKING REQUIRED
BELOW 35.00	1 FOR 4 FLATS	NII
35.00 TO 45.00	1 FOR 2 FLATS	NII
45.00 TO 70.00	1 FOR 1 FLAT	NII
70.00 & ABOVE	2 FOR 1 FLAT	11
TOTAL	11	22
25% VISITOR PARKING		5.50
TOTAL PARKING REQUIRED		27.50
TOTAL PARKING PROVIDED		28 NOS.

ST-CASE & LIFT LOBBY AREA STATEMENT		
FLOOR	BUILT UP AREA FREE OF FSI BY CHARGING PREMIUM	FREE OF FSI WITHOUT CHARGING PREMIUM
STILT	-	49.880
1ST	29.940	-
2ND	29.940	-
3RD	29.940	-
4TH	29.940	-
5TH	29.940	-
6TH	29.940	-
7TH	29.940	-
8TH	29.940	-
9TH	29.940	-
10TH	29.940	-
11TH	29.940	-
TERRACE	-	49.880
TOTAL	328.35	101.000

BUA CALCULATION	
GROUND / STILT FLOOR	SO. MT.
ST 3.150 X 5.300	= 16.695
LL1 1.850 X 3.150 X 1	= 5.827
LL2 2.140 X 0.710 X 1	= 1.519
LT1 1.850 X 2.150 X 1	= 3.977
LT2 2.050 X 1.900 X 1	= 3.914
LB1 4.367 X 4.110 X 1	= 17.948
TOTAL BUA AREA	= 49.880



SANCTIONING AUTHORITY

Stamp of Plans: 09 MAY 2016
Approved subject to the conditions mentioned in this office letter No. CE/753/BPES/171
Dated 03/01/2015
R. S. Wadhwa
Executive Engineer Bldg. Prc. (ES)-I
S.E.(B.P.)M-I
09/05/2016

PROFORMA - A

AREA STATEMENT

NO.	DESCRIPTION	SO. MT.
1	AREA OF THE PLOT	527.60
2	DEDUCTION FOR	
a	ROAD SETBACK AREA	
b	PROPOSED ROAD	
c	ANY RESERVATION (SUB-LOT)	
d	5% AMENITY SPACE AS PER DCR 56/57 (SUB PLOT)	
e	OTHER	
f	TOTAL (a + b + c + d + e)	
3	BALANCE AREA OF PLOT (1 - 2(f))	527.60
4	DEDUCTION FOR 10% AMENITY OPEN SPACE	
5	NET AREA OF PLOT (3 - 4)	527.60
6	ADDITIONS FOR FLOOR SPACE INDEX	
a	20% 100% ROAD SETBACK AREA	
b	20% 100% PROPOSED ROAD	
c	TOTAL (a + b)	
7	TOTAL AREA (5 - 6(c))	527.60
8	PERMISSIBLE F.S.I.	1.00
9	FLOOR SPACE INDEX CREDIT AVAILABLE Development Rights (Restrict to 67% of the balance area vide (3 + 6c above))	
i	DRG No. sum TDR purchase 360 sq.mt.	353.49
ii <td>DRG No.</td> <td></td>	DRG No.	
10	ADDITIONS FOR FLOOR SPACE INDEX	
a	35% AS PER DCR 32 = (SR NO. 3 X 0.33)	174.10
b	% AS PER DCR 32	
c	OTHER	
d	TOTAL (a + b + c + d)	527.59
11	PERMISSIBLE FLOOR AREA (7 x 8) + 9(d)	1055.19
12	EXISTING FLOOR AREA	
13	PROPOSED BUILT UP AREA	1055.19
14	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	
15	REMAINING NON-RESIDENTIAL BUILT UP AREA	1055.19
16	TOTAL BUILT UP AREA PROPOSED (11 + 12 + 13)	1055.19
17	F.S.I. consumed on net holding = 14/3	1.999
18	Details of FSI availed as per DCR 35(4)	
19	Fungible Built Up Area component proposed vide DCR 35(4) for Purshy Residential = or < (14X 0.33) 1055.19 X 0.33 = 369.31	368.661
20	Fungible Built Up Area component proposed vide DCR 35(4) for Non Residential = or < (14x 0.20) = 290.80	368.661
21	Total Fungible Built Up Area vide DCR 35(4) = (15A + 15B)	1423.851
22	TOTAL GROSS BUILT UP AREA PROPOSED (14 + 15)	1423.851
23	TOTAL GROSS BUILT UP AREA PROPOSED (14 + 15)	1423.851
24	TOTAL GROSS BUILT UP AREA PROPOSED (14 + 15)	1423.851
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99	TOTAL GROSS BUILT UP AREA PROPOSED (14 + 15)	1423.851
100	TOTAL GROSS BUILT UP AREA PROPOSED (14 + 15)	1423.851

PROFORMA - B

CONTENTS OF THE SHED

FLOOR PLANS, LINE AREA DIAGRAMS & CALCULATIONS, SECTIONS, PROFORMAS, BLOCK & LOCATION PLAN, PLOT, AMENITY, SET BACK & UNBUILDABLE AREA DIAGRAM & CALCULATIONS, CARPET & PARKING AREA STATEMENT.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING CTS NO. 190, 190/1
PLOT NO. 142, OF S.I.C.H.S. LTD., OF VILLAGE CHEMBUR, MUMBAI, IN M-WARD.

NAME OF OWNER/APPLICANT
The Sindh Imm. Co. Op. Hsg. Soc. Ltd.
M/s. S.I.C.H.S. LTD.
S. H. WADHWHA
PARTNER

NAME ADDRESS AND SIGNATURE OF ARCHITECT
M/S B.H. WADHWHA & CO.
(ARCHITECT & ENGINEERS)
A-1, SHUBASHA BHUNGALOW,
C.T.S. NO. 1210, OFF 10TH ROAD
BEHIND JAIN TEMPLE,
CHEMBUR, MUMBAI-41