

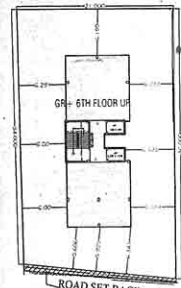


LOCATION PLAN
SCALE 1:4000

ROAD SET-BACK AREA			
		NO. OF	SQ. MT.
1	(1.00 + 0.75) X 20.75 =	18.156	
2			
TOTAL SET-BACK AREA =			18.156

PLOT AREA CALCULATION
SCALE 1:500

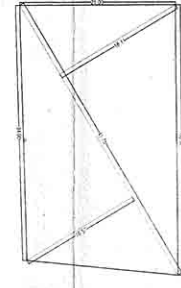
PLOT AREA CALCULATION			
	BY METHOD		SQ. MT.
01	1/2 X 41.75 X 18.110 =	378.046	
02	1/2 X 41.75 X 16.570 =	345.896	
TOTAL PLOT AREA =			723.944
SAY			724.000



ROAD SET BACK
BLOCK PLAN
SCALE 1:500



PLOT PLAN
(AS PER CTS PLAN)
SCALE 1:500

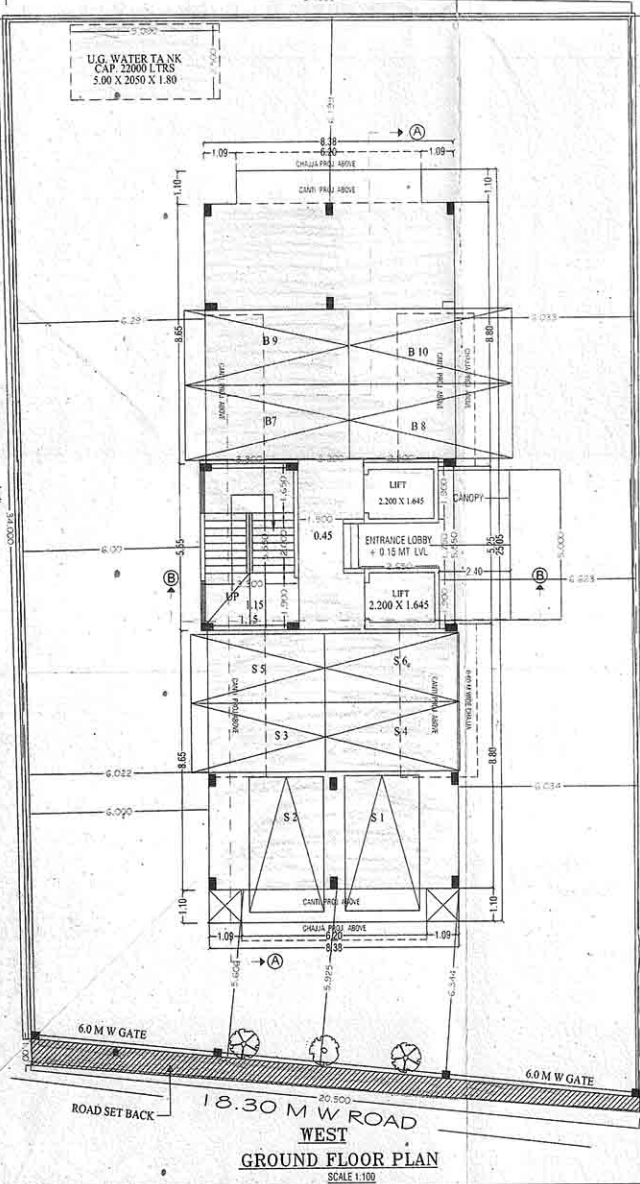


PLOT AREA DIAGRAM
SCALE 1:500

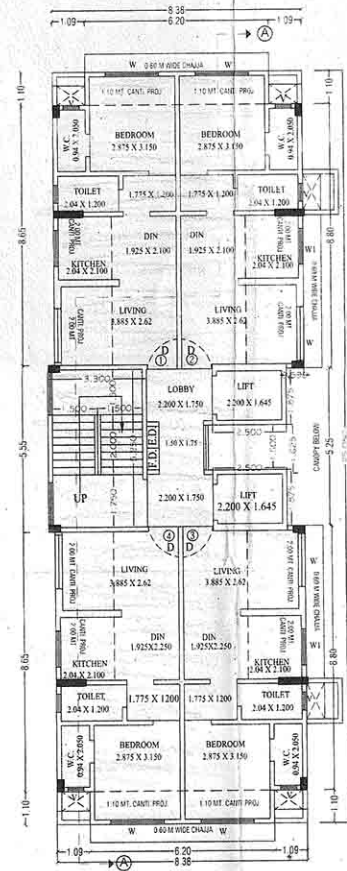
EAST

SOUTH

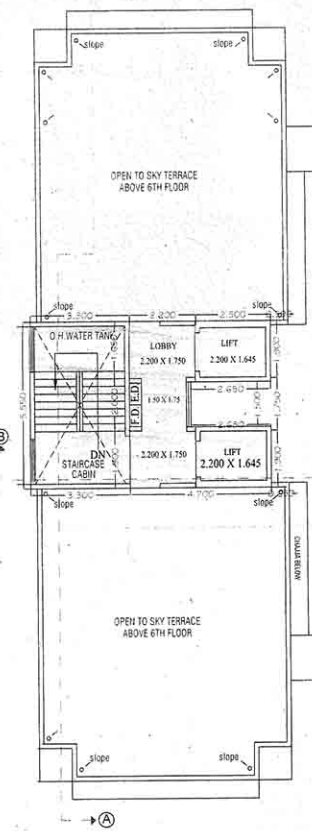
NORTH



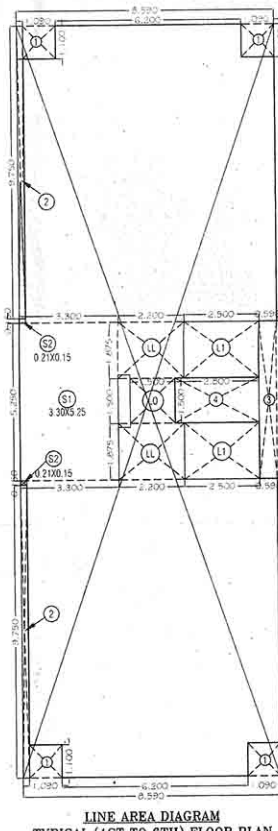
GROUND FLOOR PLAN
SCALE 1:100



TYPICAL 1ST TO 6TH FLOOR PLAN
SCALE 1:100



TERRACE FLOOR PLAN
SCALE 1:100



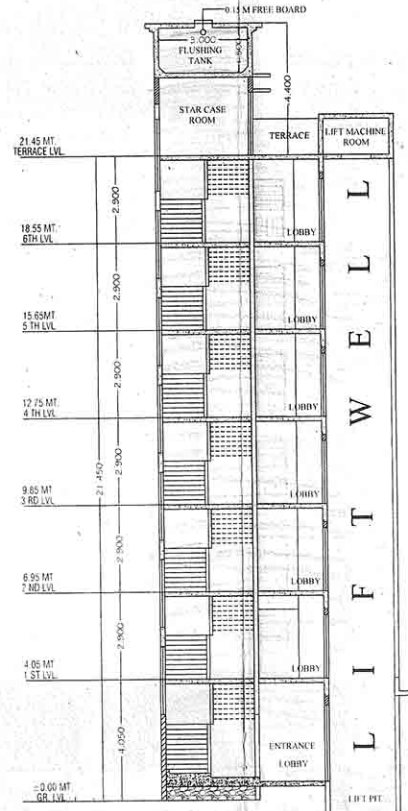
LINE AREA DIAGRAM
TYPICAL (1ST TO 6TH) FLOOR PLAN
SCALE 1:100

BUA CALCULATION			
			SQ. MT.
A	8.590 X 25.050 =	215.18	
DEDUCTIONS:			
1	1.09 X 11.00 X 4 =	4.796	
2	0.21 X 9.750 X 2 =	4.095	
3	0.59 X 5.250 =	3.097	
4	2.800 X 1.500 =	4.200	
TOTAL DEDUCTIONS =			16.188
BALANCE AREA =			198.992
DEDUCTIONS - ST-CASE & LIFT			
ST-1	3.300 X 5.250 =	17.325	
ST-2	0.21 X 0.150 X 2 =	0.063	
LT	2.500 X 1.875 X 2 =	9.375	
LL	2.200 X 1.875 X 2 =	8.250	
LO	1.500 X 1.500 =	2.250	
TOTAL ST-CASE & LIFT =			37.263
NET BUA AREA =			161.73

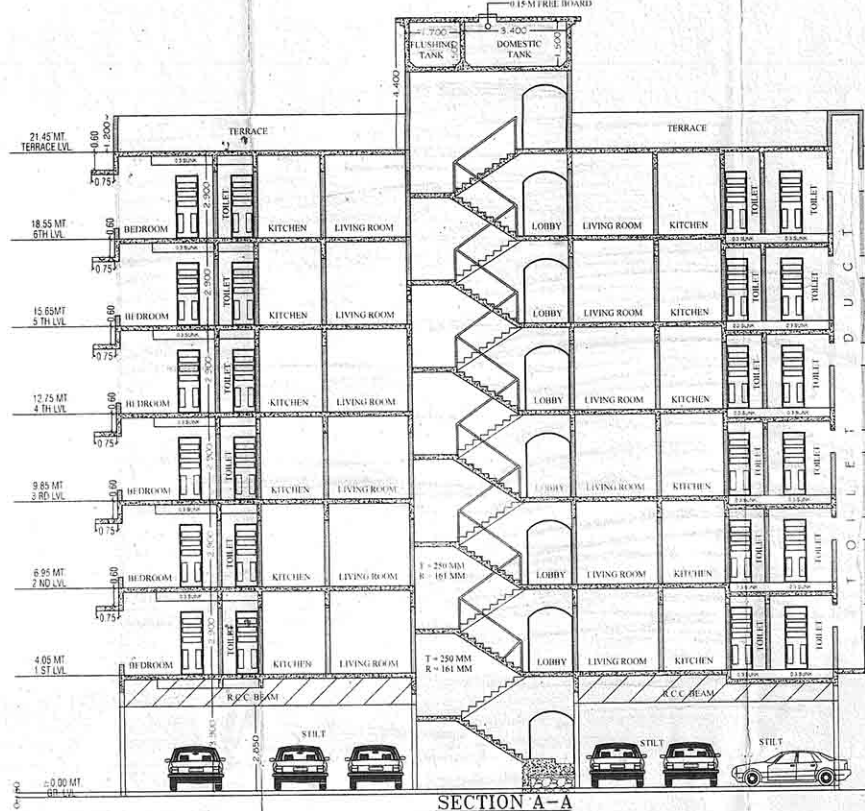
BUA STATEMENT			
FLOOR	BUILT UP AREA		
STILT	161.73		
1ST	161.73		
2ND	161.73		
3RD	161.73		
4TH	161.73		
5TH	161.73		
6TH	161.73		
TERRACE	55.665		
TOTAL	223.578		95.265

ST-CASE & LIFT, LOBBY AREA STATEMENT			
FLOOR	BUILT UP AREA	FREE OF FSI	
STILT	37.263	39.60	
1ST	37.263		
2ND	37.263		
3RD	37.263		
4TH	37.263		
5TH	37.263		
6TH	37.263		
TERRACE	55.665		
TOTAL	223.578		95.265

PARKING PROPOSED AT STILT LEVEL
SURFACE PARKING = 04 NOS. = 2.50 X 5.50 (BIG) PARKING
06 NOS. = 2.30 X 4.50 (SMALL) PARKING
TOTAL PARKING = 10 NOS. (04 NOS. BIG + 06 NOS. SMALL)

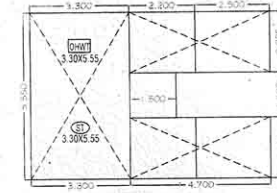


SECTION B-B
SCALE 1:100



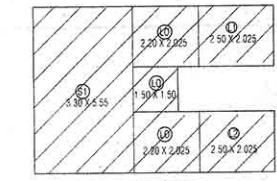
SECTION A-A
SCALE 1:100

LINE AREA DIAGRAM
TERRACE FLOOR PLAN
SCALE 1:100



BUA CALCULATION			
			SQ. MT.
LT	4.700 X 2.025 X 2 =	19.035	
ST	3.300 X 5.550 =	18.315	
OHWT	3.300 X 5.550 =	18.315	
TOTAL BUA AREA =			55.665

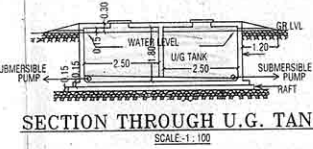
LINE AREA DIAGRAM
GROUND/STILT FLOOR PLAN
SCALE 1:100



BUA CALCULATION			
			SQ. MT.
ST-1	3.300 X 5.550 =	18.315	
LT	2.500 X 2.025 X 2 =	10.125	
LL	2.200 X 2.025 X 2 =	8.910	
LO	1.500 X 1.500 =	2.250	
TOTAL BUA AREA =			39.600

CARPARKING STATEMENT			
	FOR RESIDENTIAL AREA	AS PER RULE	PROPOSED
CARPET AREA	AS PER RULE	PROPOSED	
OF FLAT IN SQ. MT.	PARKING REQ.	FLATS	PARKING REQUIRED
BELOW 35.00	1 FOR 4 FLATS	24	6.00
35.00 TO 45.00	1 FOR 2 FLATS		
45.00 TO 70.00	1 FOR 1 FLAT		
70.00 & ABOVE	2 FOR 1 FLAT		
TOTAL			24
25% VISITOR PARKING			1.50
TOTAL PARKING REQUIRED			7.50
TOTAL PARKING PROPOSED			10 NOS.

CARPET AREA CALCULATION			
			SQ. MT.
LIVING	3.885 X 2.620 =	10.178	
KITCHEN	2.040 X 2.100 =	4.284	
DINING	1.925 X 2.250 =	4.331	
+ 1.775 X 1.200 =	2.130	6.461	
BED	2.875 X 3.150 =	9.056	
W.C.	0.940 X 2.050 =	1.927	
TOILET	2.040 X 1.200 =	2.448	
TOTAL AREA =			34.35
DOOR JAM	01.00 X 00.15 X 1nos =	00.15	
	00.90 X 00.15 X 2nos =	00.27	
	00.75 X 00.15 X 1nos =	00.11	
TOTAL CARPET AREA =			34.88



SECTION THROUGH U.G. TANK
SCALE 1:100

SANCTIONING AUTHORITY
STAMP OF RECEIPTS OF PLANS
STAMP OF APPROVAL OF PLANS
Approved subject to the conditions mentioned in this sanction order No. 6594/EP/1AM
10.03.2014
Executive Engineer Bldg. Prop. (E/S) - 2
S.E.(B.P.)

बहुचक्र बहुमूल्यवास्तविकता,
उप प्रमुख अभियंता इमारत संरक्षण
(पूरे उपनगरे) गांधी कायस्थान
12. MAR 2014
जीवाजीजी/कोई/ /होम

PROFORMA - A
AREA STATEMENT

	DESCRIPTION	SQ. MT.
A 1	AREA OF THE PLOT	735.40
2	DEDUCTION FOR	
a	ROAD SETBACK AREA	18.156
b	PROPOSED ROAD	
c	ANY RESERVATION (SUB-PLOT)	
d	5% AMENITY SPACE AS PER DCR 56/7 (SUB PLOT)	
e	TOTAL (a + b + c + d)	718.244
f	BALANCE AREA OF PLOT (1 - 2d)	718.244
3	DEDUCTION FOR 10% AMENITY OPEN SPACE	
4	NET AREA OF PLOT (3 - 4)	718.244
5	ADDITIONS FOR FLOOR SPACE INDEX	
a	20% 100% ROAD SETBACK AREA	
b	100% PROPOSED ROAD	
c	TOTAL (a + b)	
7	TOTAL AREA (5 - 6c)	718.244
8	PERMISSIBLE F.S.I.	1.00
9	FLOOR SPACE INDEX CREDIT AVAILABLE BY Development Rights (Restricted to 67 % of the balance area vide (3 - 4c) above)	
i	DRC No.	
ii	DRC No.	
b	ADDITIONS FOR FLOOR SPACE INDEX	
ADDITIONS F.S.I. 0.33 AS PER NOTIFICATION NO.		
TPS 43877 DCR 12/2008 D.U. 11 OF 24.10.2011		
PREMIUM AMOUNT OF Rs. 12.63.200/- PAID TO MCGM VIDE		
RECEIPT NO. DT. & RS. 12.63.200/- PAID		
TO STAT GOVT. (RBI) UNDER RECEIPT NO. 8113001006 DT. 17.12.13		
33% AS PER DCR 32 = (SR.NO.3 X 0.33)		222.00
% AS PER DCR 33 ()		
c	OTHER	
d	TOTAL (a + b + c + d)	222.00
10	PERMISSIBLE FLOOR AREA (7 x 8) x 90)	940.24
11	EXISTING FLOOR AREA	
12	PROPOSED BUILT UP AREA	940.24
13	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	
14A	PURELY RESIDENTIAL BUILT UP AREA	940.24
14B	REMAINING NON-RESIDENTIAL BUILT UP AREA	
14	TOTAL BUILT UP AREA PROPOSED (11 + 12 + 13)	940.24
15	F.S.I. consumed on net holding = 140	1.309
16	Details of FSI needed as per DCR 35(4)	
a	Fungible Built Up Area component proposed vide DCR 35(4)	
1	for Purely Residential = or < (14A x 0.33) 940.24 X 0.33 = 320.084 sq.m	30.14
2	Fungible Built Up Area component proposed vide DCR 35(4)	
1	for Non Residential = or < (14B x 0.20)	
3	Total Fungible Built Up Area vide DCR 35(4) = (15A + 15B)	30.14
16	TOTAL GROSS BUILT UP AREA PROPOSED (14 + 15)	970.38
C. TENEMENT STATEMENT		
1	PROPOSED AREA (ITEM A-16 ABOVE)	970.38
II	LESS DEDUCTION FOR NON-RESIDENTIAL AREA (SHOP ETC.)	0.00
III	AREA AVAILABLE FOR TENEMENTS (C1a - C1b)	970.38
IV	TENEMENTS PERMISSIBLE (DENSITY OF 450/HECTARE)	44
V	TENEMENTS PROPOSED	24
VI	TENEMENTS EXISTING	
D. PARKING STATEMENT		
I	PARKING REQUIRED AS PER RULE	08
II	TOTAL PARKING PROVIDED	10
III	GARAGES PERMISSIBLE	
IV	GARAGES PROPOSED	NIL
E. TRANSPORT VEHICLES PARKING		
I	TRANSPORT VEHICLES REQUIRED	NA
II	TRANSPORT VEHICLES PROPOSED	NA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT AS STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS 818.79 SQ.MT. (Eighteen Hare Three Square Metres) WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP.
MR. B.H. WADHWA

PROFORMA - B
CONTENTS OF THE SHEET

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. 302, PLOT NO. 34 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.
Signature of Owner
Signature of Secretary
Signature of Member
NAME ADDRESS AND SIGNATURE OF ARCHITECT
M/S B.H. WADHWA & CO.
A-1, SHUBASHA BHUGALOW,
C.T.S. NO. 1210, OFF 10TH ROAD
BEHIND JAIN TEMPLE,
CHEMBUR, MUMBAI-71
(B.H. WADHWA)