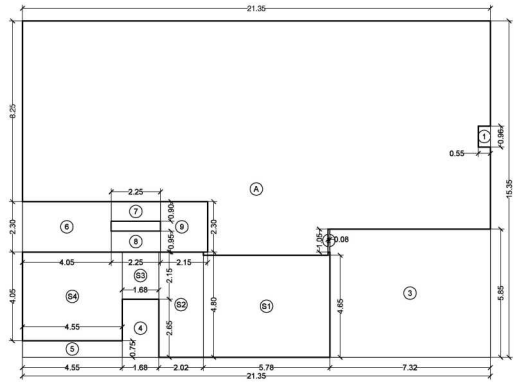
FILE NO. CHE/CTY/4632/F/N/337(NEW)	SHEET NO 1/9
PLANS FOR APPROVAL OF IOD WITHOUT SALE FUNGIBLE F.S.I.	

Satish Moreshwar Rathod	Sanjay Rohidas Nirmal	Dinesh Shivram Naik
S.E.(B.P.)CITY-I	A.E.(B.P.)CITY-V	E.E.(B.P.)CITY-II



BUA DIAGRAM OF GROUND FLOOR

BUILT UP AREA CALCULATION

GROUND FLOOR								
A	21.35	X	15.35	X	1 NO	=	327.72	SQ.MT.
TOTAL ADDITION						=	327.72	SQ.MT. X

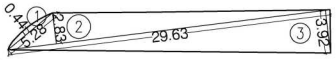
DEDUCTIONS

1	0.55	X	0.96	X	1 NO	=	0.53	SQ.MT.
2	0.08	X	1.05	X	1 NO	=	0.08	SQ.MT.
3	7.33	X	5.85	X	1 NO	=	42.88	SQ.MT.
4	1.68	X	2.65	X	1 NO	=	4.45	SQ.MT.
5	4.55	X	0.75	X	1 NO	=	3.41	SQ.MT.
6	4.05	X	2.30	X	1 NO	=	9.32	SQ.MT.
7	2.25	X	0.90	X	1 NO	=	2.03	SQ.MT.
8	2.25	X	0.95	X	1 NO	=	2.14	SQ.MT.
9	2.15	X	2.30	X	1 NO	=	4.95	SQ.MT.
TOTAL DEDUCTION						=	69.79	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	257.93	SQ.MT. X1

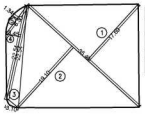
STAIRCASE & LIFT AREA

TYPICAL FLOOR								
S1	5.78	X	4.65	X	1 NO	=	26.88	SQ.MT.
S2	2.03	X	4.80	X	1 NO	=	9.74	SQ.MT.
S3	1.68	X	2.15	X	1 NO	=	3.61	SQ.MT.
S4	4.55	X	4.05	X	1 NO	=	18.43	SQ.MT.
TOTAL STAIR. & LIFT AREA PER FL.						=	58.66	SQ.MT. Y2

NET BUILT UP AREA [X1 - Y2]	=	199.27	SQ.MT.



ROAD SET-BACK AREA DIAGRAM
SCALE 1:200



ROAD SET - BACK AREA CALCULATION

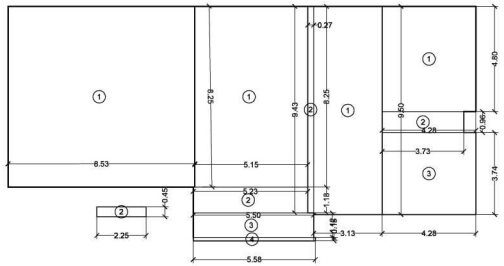
1	2/3	X	5.28	X	0.44	X 1 NO	=	1.55 SQ.MT.
2	1/2	X	29.63	X	2.83	X 1 NO	=	41.93 SQ.MT.
3	1/2	X	29.63	X	3.92	X 1 NO	=	58.07 SQ.MT.
TOTAL ADDITION						=	101.33	SQ.MT. X

PLOT AREA DIAGRAM
SCALE 1:500

PLOT AREA CALCULATION

1	1/2	X	35.40	X	17.69	X 1 NO	=	313.11 SQ.MT.
2	1/2	X	35.40	X	19.10	X 1 NO	=	338.07 SQ.MT.
3	1/2	X	22.54	X	3.10	X 1 NO	=	34.94 SQ.MT.
4	1/2	X	22.54	X	3.45	X 1 NO	=	38.88 SQ.MT.
5	2/3	X	8.30	X	1.34	X 1 NO	=	7.41 SQ.MT.
TOTAL ADDITION							=	732.55 SQ.MT. X

PLOT AREA =	732.55 SQ.MT.
732.55 X 3.00 =	2197.65 SQ.MT.
8% EXTRA(71.37 X 1.20) =	85.64 SQ.MT.
TOTAL =	2283.29 SQ.MT.
CARPET AREA OF EXISTING TENANTS (NR) =	53.12 SQ.MT.
CARPET AREA OF EXISTING TENANTS (R) =	839.38 SQ.MT.
8% EXTRA =	71.37 SQ.MT.
BUA OF EXISTING TENANTS (NR) =	68.83 SQ.MT.
BUA OF EXISTING TENANTS (R) =	1087.80 SQ.MT.
TOTAL BUA OF EXISTING TENANTS (NR+R) =	1156.63 SQ.MT.
BALANCE AREA =	1126.66 SQ.MT.
MHADA SURPLUS(1126.66/2283.29) =	0.49 SQ.MT.
AREA TO BE HANDED TO MHADA(10% OF 1126.66) =	112.66 SQ.MT.
BALANCE AREA FOR SALE =	1014.00 SQ.MT.
EXISTING TENENT (NR) (68.83 X 35%) =	24.09 SQ.MT.
EXISTING TENENT (R)1087.83 X 35%) =	380.71 SQ.MT.
MHADA (R)(112.66X 35%) =	39.43 SQ.MT.
TOTAL PERMISSIBLE FUNGIBLE AREA =	444.23 SQ.MT.
TOTAL PERMISSIBLE AREA =	2727.52 SQ.MT.
DEFICIT (TENENET) =	293.23 SQ.MT.
MHADA =	0.28 SQ.MT.
TOTAL =	293.51 SQ.MT.
NET PERMISSIBLE AREA =	2434.01 SQ.MT.
NET PROPOSED AREA =	2434.01 SQ.MT.



BUILT UP AREA CALCULATION

GROUND FLOOR								
1	8.53	X	8.25	X	1 NO	=	70.37	SQ.MT.
2	2.25	X	0.45	X	1 NO	=	1.01	SQ.MT.
TOTAL ADDITION						=	71.38	SQ.MT. X

BUILT UP AREA CALCULATION

GROUND FLOOR								
1	3.13	X	9.50	X	1 NO	=	29.74	SQ.MT.
2	0.27	X	9.43	X	1 NO	=	2.55	SQ.MT.
TOTAL ADDITION						=	32.29	SQ.MT. X

BUILT UP AREA CALCULATION

GROUND FLOOR								
1	5.15	X	8.25	X	1 NO	=	42.49	SQ.MT.
2	5.23	X	1.18	X	1 NO	=	6.17	SQ.MT.
3	5.50	X	1.12	X	1 NO	=	6.16	SQ.MT.
4	5.58	X	0.15	X	1 NO	=	0.84	SQ.MT.
TOTAL ADDITION						=	55.66	SQ.MT. X

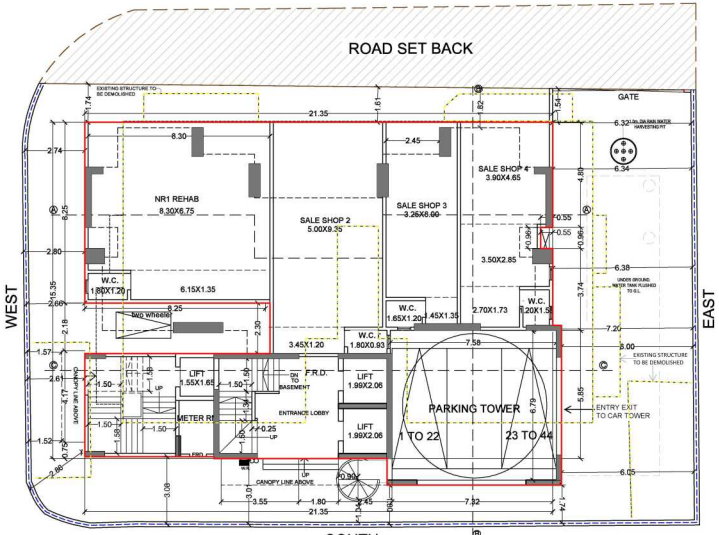
BUILT UP AREA CALCULATION

GROUND FLOOR								
1	4.28	X	4.80	X	1 NO	=	20.54	SQ.MT.
2	3.73	X	0.96	X	1 NO	=	3.39	SQ.MT.
3	4.28	X	3.74	X	1 NO	=	16.01	SQ.MT.
TOTAL ADDITION						=	39.94	SQ.MT. X

199.27 SQ.MT.

NORTH

21.34 M. WIDE ROAD NO. 22



GROUND FLOOR PLAN
SCALE 1:100

BUILT UP AREA CALCULATION

METER ROOM								
1	1.75	X	2.56	X	1 NO	=	4.48	SQ.MT.
TOTAL ADDITION						=	4.48	SQ.MT. X

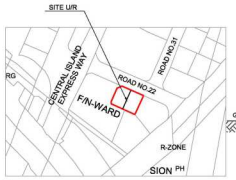
BUA SUMMARY

FLOOR	TOTAL B.U.A.	STAIRCASE LIFT,LIFT LOBBY	NO OF TENENTS	UP TO 45.00 SQ.MT.	45.00 TO 60.00 SQ.MT.	60.00 TO 90.00 SQ.MT.	ABOVE 90.00 SQ.MT.
BASEMENT FLOOR	------						
GROUND FLOOR	199.27 SQ .MT	58.66 SQ .MT					
1ST. FLOOR	145.83 SQ .MT	61.69 SQ .MT					
2ND. FLOOR							
3RD. FLOOR	151.81 SQ .MT	39.06 SQ .MT	4	4			
4TH. FLOOR	151.81 SQ .MT	39.06 SQ .MT	4	4			
5TH. FLOOR	151.81 SQ .MT	39.06 SQ .MT	3	2		1	
6TH. FLOOR	151.81 SQ .MT	39.06 SQ .MT	2			2	
7TH. FLOOR	151.81 SQ .MT	39.06 SQ .MT	2			2	
8TH. FLOOR (REFUGE)	94.67 SQ .MT	39.06 SQ .MT	1			1	
9TH. FLOOR	151.81 SQ .MT	39.06 SQ .MT	2			2	
10TH. FLOOR	151.81 SQ .MT	39.06 SQ .MT	2			2	
11TH. FLOOR	151.81 SQ .MT	39.06 SQ .MT	2			2	
12TH. FLOOR	158.48 SQ .MT	39.06 SQ .MT	2			2	
13TH.FLOOR	158.48 SQ .MT	39.06 SQ .MT	2			2	
14TH. FLOOR	156.32 SQ .MT	39.06 SQ .MT	2			1	1
15TH. FLOOR (REFUGE)	103.68 SQ .MT	39.06 SQ .MT	1			1	
16TH. FLOOR	158.48 SQ .MT	39.06 SQ .MT	2			2	
TOTAL	2389.69 SQ .MT	667.19 SQ .MT	31	10		20	1

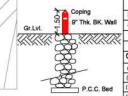
EXCESS REFUGE = 39.46 SQ.MT.
EXCESS FITNESS CENTER = 4.86 SQ.MT.
TOTAL BUA PROPOSED (2389.69+39.46+4.86) = 2434.01 SQ.MT.

PARKING STATEMENT (AS PER 33/7)

PARKING REQUIRED FOR RESI.			PARKING REQD.
CARPET AREA IN SQ.MT	NOS. OF FLAT/ SHOP	AREA REQD. AS PER D.C RULE	
BELOW 45.00	10.00	ONE PARKING FOR 4FLATS	2.50
45.00 TO 60.00	0.00	ONE PARKING FOR 2FLATS	0.00
60.00 TO 90.00	20.00	ONE PARKING FOR 1FLATS	20.00
ABOVE 90.00 SQ.M	1.00	2 PARKING FOR 1FLATS	2.00
TOTAL	31.00		24.50 NOS.
5% VISITORS PARKING			1.62 NOS.
1 PARKING FOR 40.00 SQMT. FOR SHOP = 199.27 / 40.00			4.98 NOS.
1 PARKING FOR 37.50 SQMT. FOR COMM = 144.60 / 37.50			3.85 NOS.
TOTAL			8.83 NOS.
10% VISITORS PARKING			0.88 NOS.
			2.00 NOS.
TOTAL			37.15 NOS.
SAY			37.00 NOS.
TOTAL REQUIRED PARKING			37.00 NOS.
50% ADDITIONAL			18.50 NOS.
TOTAL PARKING REQUIRED			55.50 NOS.
SAY			56.00 NOS.
TOTAL PROPOSED			44.00 NOS.



LOCATION PLAN
SCALE :- 1: 2500



Section For Compound Wall

Section For U/G Tank
Scale : 1:100

A		PROFORMA 'A'	TOTAL IN SQ. MTS.
1		AREA OF PLOT (359.64 + 372.91)	732.55
2		DEDUCTION FOR	----
	a	ROAD SET BACK AREA	101.33
	b	PROPOSED ROAD	----
	c	Any reservation (sub -plot___)	----
	d	___% amenity space as per DCPR (SUD-PLOT___)	----
	e	other	----
3		BALANCE AREA OF PLOT (1 MINUS 2)	631.22
4		DEDUCTION FOR 15% RECREATIONAL GROUND / 10% AMINITY SPACE (IF DEDUCTIBLE FOR IND)	----
5		NET AREA OF PLOT (3 MINS 4)	631.22
6		ADDITION FOR FLOOR SPACE INDEX	----
	2 (a)	100% FOR D. P. ROAD	----
	2 (b)	100% FOR SETBACK	101.33
7		TOTAL AREA (5 PLUS 6)	732.55
8		FLOOR SPACE INDEX PERMISSIBLE	3.00
9		TOTAL PERMISSIBLE AREA (732.55 X 3)	2197.65
10		8% EXTRA GIVEN TO TENENETS	85.64
11		TOTAL PERMISSIBLE AREA	2283.29
12	a	FLOOR SPACE INDEX GRADT AVAILABLE BY DEVELOPMENT RIGHT (RESTRCTED TO ____% OF THE BALANCE AREA VIDE 3 ABOVE) DRC NO.____ DRC NO. ____	----
	b	ADDITION FOR FLOOR SPACE INDEX % AS PER DCPR	----
	c	% AS PER DCPR	
	d	OTHER	
13		EXISTING FLOOR AREA	
14		PROPOSED BUILT UP AREA	
15		EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	
15 A		PURELY RESIDENTIAL BUILT UP AREA (R)	1828.08
15 B		AREA TO BE GIVEN TO MHADA	112.66
15 C		REMAINING NON - RESIGENTIAL BUILT UP AREA (NR)	342.55
		TOTAL BUILT UP PROPOSED (11 + 12 + 13)	2283.29
		(AS PER OLD APPROVED PLAN DT ____PRIOR TO 16.01.2012	
16		FSI CONSUMED ON NET HOLDING = 14 / 3	

B.	DETAILS OF FSI AVAILED AS PER DCPR 31 (3)		PERMISSIBLE	PROPOSED
1	FUNGIBLE BUILT-UP AREA COMPONENT PERMISSIBLE(EPROPOSED VIDE DCPR 31 (3) FOR PURELY RESIDENTIAL = OR (14A X 0.35)	REHAB	380.71	109.02
		SALE		
		MHADA	39.43	39.15
		PAP REHAB		
		PAP SALE		
2	FUNGIBLE BUILT-UP AREA COMPONENT PERMISSIBLE(EPROPOSED VIDE DCPR 35 (4) FOR NON RESIDENTIAL = OR (14B X 0.20)	REHAB	24.09	2.55
		SALE		
3	TOTAL FUNGIBLE BUILT-UP VIDE DCPR 31 (3) = (B 1 + B 2)		444.23	150.72
4	TOTAL GROSS BUILT UP AREA PROPOSED (14 + B. 3)		2727.52	
	LESS DEFICIT AREA		293.51	
	NET PERMISSIBLE		2434.01	2434.01
C.	TENANT STATEMENT B, 4.			
(I)	PROPOSED AREA (ITEM B. 12 ABOVE)			
(II)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)			
(III)	AREA AVAILABLE FOR TENANTS [(I) MINUS (II)]			
(IV)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)			
(V)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)			
(VI)	TENEMENTS EXISTING			
D.	PARKING STATEMENT			
(I)	PARKING REQUIRED BY REGULATIONS FOR ----- CAR SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS)			
(II)	COVERED GARAGE PERMISSIBLE			
(III)	COVERED GARAGE PROPOSED CAR SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS)			
E.	TRANSPORT VEHICLES PARKING			
(I)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS			
(II)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED			

PROFORMA 'B'

CONTENTS OF SHEET

FLOOR PLAN,PARKING STATEMENT,TENEMENT STATEMENT,BUA SUMMERY BLOCK PLAN , LOCATION PLAN

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT ON C.S. NO. 585/6, & C.S. NO. 585A/6 OF SION MATUNGA ESTATE DIVISION,SION (EAST),MUMBAI - 400 022 IN F/NORTH WARD EXISTING BUILDING KNOWN AS "PATANKAR BUILDING & PAREKH BUILDING"

NAME OF OWNER	SIGNATURE
M/S. BAY SQUARE CONSTRUCTION	MOHAMMED HANIF MOMIN

NAME, ADDRESS & SIGNATURE OF ARCHITECT	SIGNATURE
aakar ARCHITECTS & DESIGNERS GROUND FLOOR, SATYANARAYAN PRASAD-COMMERCIAL CENTRE, DAYALDAS ROAD, VILE PARLE (E), MUMBAI- 400 057. Ph:-022-2612 9933/ 44/ 55/ 66. www.aakararchitect.org	AMEET GANPAT PAWAR AMEET PAWAR CA/2004/34543

NORTH	JOB No.	DRAWN BY	CHECKED BY	PATH:-
	4077	PRANAV		PRANAV AAKAR / BAY CONSTRUCTION BMC DRAWING