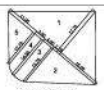
SECTION THROUGH COMPOUND WALL

EXISTING BLOCK PLAN
SCALE - 500

PROPOSED BUILDING BLOCK PLAN
SCALE - 500



PLOT AREA DIAG.
SCALE - 500

1	17.00	0.60	4.00	11.70	39.25	4.00	10.15	17.25	8.8750	151.719
2	16.00	2.10			33.75	4.00	13.75	19.15	8.8750	150.631
3	4.00			4.00	15.75	14.00	20.25	14.1250	56.500
4	1.50			5.00	14.50	12.75	27.25	14.1250	51.625
								8.8750	51.625
5	21.00			11.00	15.75	8.50	12.25	14.1250	151.594
								TOTAL	616.05

PLOT AREA	=	616.05 SQ.MT.	
PERMISSIBLE B.U.A. (616.05 X 3.00)	=	1954.15 SQ.MT.	(A)
CARPET AREA OF EXISTING RESIDENTIAL TENENT	=	662.05 SQ.MT.	
B.U.A. OF EXISTING RESIDENTIAL TENENT 662.05X1.20)=	=	794.46 SQ.MT.	(B)
35% FUNGIBLE ON EXISTING RESIDENTIAL	=	278.06 SQ.MT.	(C)
B.U.A. OF MHADA SURPLUS AREA	=	105.97 SQ.MT.	(D)
35% FUNGIBLE MHADA SURPLUS AREA	=	37.09 SQ.MT.	(E)
B.U.A. OF SALE RESIDENTIAL (A) - (B+D)	=	663.75 SQ.MT.	(F)
35% FUNGIBLE ON SALE (663.75 X 35%)	=	232.31 SQ.MT.	(G)
TOTAL PERMISSIBLE AREA INCLUDING FUNGIBLE (A+C+E+G)	=	2603.14 SQ.MT.	
LESS DEPOT AREA	=	-22.66 SQ.MT.	
TOTAL B.U.A. PERMISSIBLE	=	2480.24 SQ.MT.	
TOTAL B.U.A. PROPOSED	=	2479.98 SQ.MT.	

SITE U/R

LOCATION PLAN
Scale :- 1:2500

SUMMARY

FLOOR	BUILT UP AREA	STAIR/LIFT LOBBY AREA	FITNESS & SOC. OFF.	TOTAL AREA	FSI/ROAD REF.FSI	NO OF TENENTS
1ST FLOOR		—				
2ND FL.						
3RD FL.						
4TH FL.						
5TH FL.	231.89	44.03		197.38	"	1
6TH FL.	191.53	44.03	19.86	117.54	"	1
7TH FL.	223.70	44.03		179.17	"	2
8TH FL.	253.22	44.30		198.92	"	2
9TH FL.	253.54	44.30		209.24	"	2
10TH FL.	253.54	44.30		209.24	"	2
11TH FL.	260.83	44.17		216.72	"	2
12TH FL.	260.89	44.17		216.72	"	2
13TH FL.	221.82	44.17	36.43	141.02	3.73	1
14TH FL.	211.25	45.23		166.02	"	1
15TH FL.	211.25	45.23		166.02	"	1
16TH FL.	211.25	45.23		166.02	"	1
17TH FL.	211.25	45.23		166.02	"	1
18TH FL.	194.96	45.72		149.24	"	1
TOTAL	3161.19	625.64	56.29	2479.25	3.73	20
				2479.98 SQ.MT.		

PARKING STATEMENT FOR RESIDENTIAL

CARPET AREA IN SQ.M.	NOS. OF FLATS	PARKING POSSIBLE AS PER D.C.RULE	NOS. OF PARKING
BELOW 37	NIL	1 PARKING / 2 TENENTS	NIL
BETWEEN 38 & 45	NIL	1 PARKING / 2 TENENTS	NIL
BETWEEN 46 & 74	18 NOS.	1 PARKING / 1 TENENTS	18 NOS
75 & ABOVE	10 NOS.	2 PARKING / 1 TENENTS	20 NOS
	28 NOS.	TOTAL	38 NOS
30% VISITORS PARKING			8.55 NOS
TOTAL PARKING REQUIRED			46.55 NOS
TOTAL PARKING PROVIDED			46 NOS

PARKING REQUIREMENT WILL BE AS PER DCR 36 TABLE 15 CONSIDERING NORMAL CASE HON'BLE M.C. APPROVAL DATAMED UPL_____ FOR THE SAME.

FILE NO - CHE/CITY/1631/F/N/337(NEW)	SHEET NO 1/10
DIGITAL SIGN FOR APPROVAL OF PLANS(DRAFT PLANS FOR APPROVAL)	
Govind Shivaji Magar Digitally signed by: Govind Shivaji Magar DN: CN = Govind Shivaji Magar C = IN O = Municipal Corporation of Greater Mumbai OU = Office Of Deputy Chief Engineer Date: 2017.02.09 14:54:37 +05'30'	Dnyanesh war B Chhallare Digitally signed by: Dnyaneshwar B Chhallare DN: CN = Dnyaneshwar B Chhallare C = IN O = Municipal Corporation of Greater Mumbai OU = Building Proposal (WS) Date: 2017.02.10 16:27:42 +05'30'
SE (BP) CITY -IX	AE (BP) CITY -V

A	PROFORMA 'A'	SQ. MTS.
1	AREA OF PLOT	616.05
2	DEDUCTION FOR	
a	ROAD SET BACK AREA	------
b	PROPOSED ROAD	------
c	Any other(to be specify)	------
d	Any reserved open plot (NOT BE INCLUDED IN FSI CALCULATION)	------
e	other	------
3	NET AREA OF PLOT (1 MINUS 2)	616.05
4	DEDUCTION FOR 10% RECREATIONAL GROUND / 10% AMENITY SPACE (IF EXISTING PER DED)	------
5	NET AREA OF PLOT (3 MINUS 4)	616.05
6	ADDITION FOR FUNGI SPACE USAGE	
a	(a) ORIL/OSL & ACSU	------
b	(b) ORIL R/OL SETBACK	------
7	TOTAL AREA (5 PLUS 6)	616.05
8	FLOOR SPACE INDEX PERMISSIBLE	3.00
9	(a) FLOOR SPACE INDEX CLAIMED IN DEVELOPMENT (a)(i) 1 ISO SETBACK Kx _____ N OF THE BUILDING AREA FSI (1 MINUS 2) (a)(ii) ORC NO. (a)(iii) ORC NO.	------
	ADDITION FOR FLOOR SPACE INDEX	
	(i) N AS PER DCR 33 (7)	
	(ii) N AS PER DCR 33 (9)	
	(iii) OTHERS	
10	PERMISSIBLE FLOOR AREA AS PER DCR 33(7)	1854.15
11	EXISTING FLOOR AREA	
12	PROPOSED BUILT UP AREA	1612.91
13	FACING BALCONY AREA TAKEN IN FLOOR SPACE INDEX	
14 a	PUBLIC RESIDENTIAL BUILT UP AREA	
14 b	REMAINING NON - RESIDENTIAL BUILT UP AREA	
15	TOTAL BUILT UP PROPOSED (12 + 13 + 14)	1612.91
16	NO CONSUMED FSI BY BUILDING (14 / 3)	2.24
B	DETAILS OF FSI AVAILED AS PER DCR 33 (4)	PERMISSIBLE / PROPOSED
1	TENEMENT BUILT UP AREA COMPONENT PERMISSIBLE/PROPOSED FROM DCR 33(4)(a) FOR RESIDENTIAL = 0.50 (3 X 0.50)	308.08 / 436.04
2	TENEMENT BUILT UP AREA COMPONENT PERMISSIBLE/PROPOSED FROM DCR 33(4)(b) FOR NON RESIDENTIAL = 0.50 (3 X 0.50)	------ / ------
3	TOTAL PERMISSIBLE/PROPOSED FSI (1 + 2)	616.16 / 436.04
4	TOTAL PERMISSIBLE AREA TENEMENT PROPOSED (3 X B 2)	2464.64
5	DEPOT AREA	2464.64 / 2479.98
6	BALANCE TENEMENT AREA (SR NO. 4-5)	0.00 / 0.00
C	TENANT STATEMENT R. A.	
(I)	PROPOSED AREA (TOTAL 2 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 ASSISTING	
D	PARKING STATEMENT PARKING REQUIRED AS PER REGULATIONS FOR ------ CAR SCOOTER / MOTOR CYCLE OUTSIDER TURNTABLE	41 NOS
(IX)	PARKING PROVIDED	
(VIII)	PARKING PROVIDED CAR SCOOTER / MOTOR CYCLE OUTSIDER TURNTABLE	41 NOS
E	TRANSPORT VEHICLES PARKING	
(I)	SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
(II)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS CORRECT AND TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP/T.P.S. RECORDS.

PROFORMA 'B'

CONTENTS OF SHEET

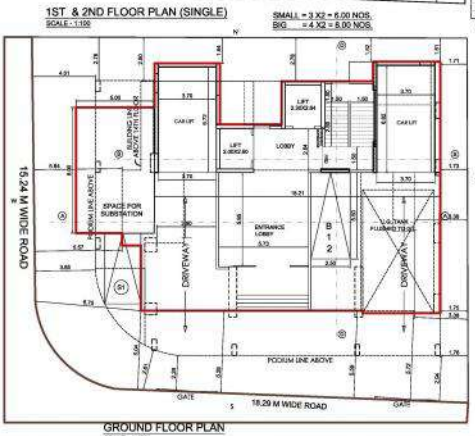
GROUND FLOOR,PARKING FLOOR , BLOCK AND LOCATION PLAN

DESCRIPTION OF PROPOSAL

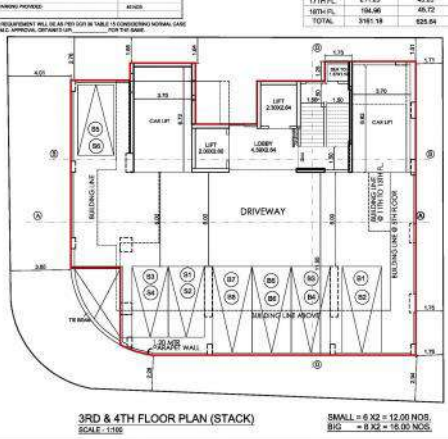
PROPOSED REDEVELOPMENT ON PROPERTY BEARING C.S. NO 605, PLOT NO.47, SEWRI WADALA ESTATE (NORTH) KNOWN AT ALANKAR BLDING MUMBAI- 400 014

NAME OF OWNER	SIGNATURE
M/S GRAND SHELTERS	PRASHANT CHANDRAKANT VAIDYA
NAME, ADDRESS & SIGNATURE OF ARCHITECT	SIGNATURE
VISHAL S. PARAB A-604, Vijay nagar Co. Op.Housing Society, Dosar Road, Borivali (W) Mumbai - 400 092.	Vishal Suresh Parab

NORTH	DRAWN BY
	SWAPNIL



GROUND FLOOR PLAN
SCALE - 1:100



3RD & 4TH FLOOR PLAN (STACK)
SCALE - 1:100

SMALL = 6 X2 = 12.00 NOS.
BIG = 8 X2 = 16.00 NOS.

1ST & 2ND FLOOR PLAN (SINGLE)
SCALE - 1:100

SMALL = 3 X2 = 6.00 NOS.
BIG = 4 X2 = 8.00 NOS.