

Stamp of date of Approval

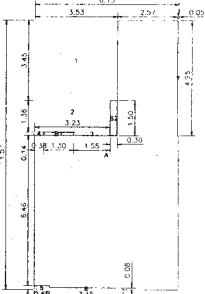
Approved Amended Subject to Condition Monitoring
 R. No. EEP/47718/A 012/15/2015
 Asst. Engr. (A) Eng. B. S. Prasad (Reg)
 Municipal Corporation of Greater Mumbai



1st Floor Diagram

BUILT UP AREA CALCULATION
 1st Floor
 A 1.08 X 3.06 X 1NO = 10.36 SQ.M
 B 1.00 X 0.40 X 1NO = 0.40 SQ.M
 TOTAL ADDITION = 10.46 SQ.M

FUNGIBLE COMMON AREA CALCULATION
 1st Floor
 B 1.00 X 0.40 X 1NO = 0.40 SQ.M
 TOTAL ADDITION = 0.40 SQ.M



8th (Part Refuge) Floor Diagram

2nd to 7th, 9th to 14th & 16th to 23rd Floor Plan.

BUILT UP AREA CALCULATION
 8th (Part Refuge) Floor Diagram
 A 5.15 X 1.15 X 1NO = 71.16 SQ.M
 TOTAL ADDITION = 71.16 SQ.M

DEDUCTIONS
 1 1.53 X 1.45 X 1NO = 19.18 SQ.M
 2 1.03 X 1.36 X 1NO = 4.39 SQ.M
 3 1.55 X 0.14 X 1NO = 0.99 SQ.M
 4 2.13 X 0.14 X 1NO = 0.65 SQ.M
 5 1.56 X 0.16 X 1NO = 0.10 SQ.M
 6 1.11 X 0.08 X 1NO = 0.05 SQ.M
 7 1.06 X 4.95 X 1NO = 0.95 SQ.M
 TOTAL DEDUCTION = 17.44 SQ.M
 TOTAL BUILT UP AREA (X-Y1) = 53.79 SQ.M

FUNGIBLE COMMON AREA CALCULATION
 8th (Part Refuge) Floor Diagram
 B1 3.01 X 0.14 X 1NO = 0.18 SQ.M
 B2 3.01 X 1.50 X 1NO = 0.45 SQ.M
 TOTAL FUNGIBLE COMMON AREA = 0.63 SQ.M

BUILT UP AREA CALCULATION
 2nd to 7th, 9th to 14th & 16th to 23rd Floor Plan.
 A 8.65 X 11.57 X 1NO = 100.08 SQ.M
 TOTAL ADDITION = 100.08 SQ.M

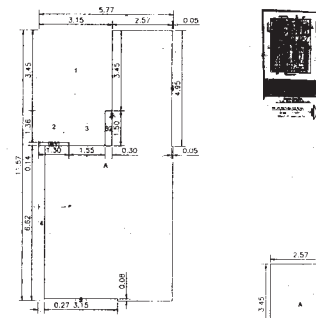
DEDUCTIONS
 1 8.88 X 3.61 X 1NO = 10.40 SQ.M
 2 3.15 X 3.45 X 1NO = 10.87 SQ.M
 3 1.30 X 1.36 X 1NO = 1.77 SQ.M
 4 1.55 X 1.50 X 1NO = 2.33 SQ.M
 5 0.11 X 4.97 X 1NO = 0.47 SQ.M
 6 3.04 X 0.16 X 1NO = 0.48 SQ.M
 7 3.15 X 0.08 X 1NO = 0.95 SQ.M
 8 0.05 X 4.95 X 1NO = 0.95 SQ.M
 TOTAL DEDUCTION = 96.89 SQ.M
 TOTAL BUILT UP AREA (X-Y1) = 73.99 SQ.M

FUNGIBLE COMMON AREA CALCULATION
 2nd to 7th, 9th to 14th & 16th to 23rd Floor Plan.
 B1 1.30 X 0.14 X 1NO = 0.18 SQ.M
 B2 0.30 X 1.50 X 1NO = 0.45 SQ.M
 TOTAL FUNGIBLE COMMON AREA = 0.63 SQ.M

BUILT UP AREA CALCULATION
 15th FLOOR
 A 5.77 X 11.57 X 1NO = 66.76 SQ.M
 TOTAL ADDITION = 66.76 SQ.M

DEDUCTIONS
 1 3.15 X 3.45 X 1NO = 10.87 SQ.M
 2 1.30 X 1.36 X 1NO = 1.77 SQ.M
 3 1.55 X 1.50 X 1NO = 2.33 SQ.M
 4 0.97 X 6.62 X 1NO = 1.79 SQ.M
 5 3.15 X 0.08 X 1NO = 0.95 SQ.M
 6 0.05 X 4.95 X 1NO = 0.95 SQ.M
 TOTAL DEDUCTION = 17.96 SQ.M
 TOTAL BUILT UP AREA (X-Y1) = 49.50 SQ.M

FUNGIBLE COMMON AREA CALCULATION
 15th FLOOR
 B1 1.30 X 0.14 X 1NO = 0.18 SQ.M
 B2 0.30 X 1.50 X 1NO = 0.45 SQ.M
 TOTAL FUNGIBLE COMMON AREA = 0.63 SQ.M



15th (Part Refuge) Floor Diagram

BUILT UP AREA CALCULATION
 Meter Rm. & E.D. & F.D.
 A 9.57 X 3.45 X 1NO = 8.87 SQ.M
 B 1.10 X 0.40 X 1NO = 0.44 SQ.M
 TOTAL ADDITION = 9.31 SQ.M

Refuge Area Calculation

8th Fl. (Part Refuge)
 Refuge Area Req. = 4% of 445.20 sq.mt.
 Refuge Area Provided on 8th Fl. = 17.81 sq.mt.
 15th Fl. (Part Refuge)
 Refuge Area Req. = 4% of 644.97 sq.mt.
 Refuge Area Provided on 15th Fl. = 24.73 sq.mt.

Built Up Area Summary

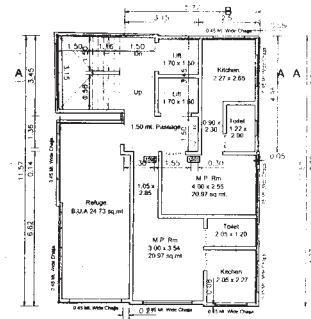
FLOORS	TOTAL
GR. FLOOR	100.08
1ST FLOOR	10.46
2ND FLOOR	73.99
3RD FLOOR	73.26
4TH FLOOR	73.26
5TH FLOOR	73.26
6TH FLOOR	73.26
7TH FLOOR	73.26
8TH FLOOR	53.72
9TH FLOOR	73.26
10TH FLOOR	73.26
11TH FLOOR	73.26
12TH FLOOR	73.26
13TH FLOOR	73.26
14TH FLOOR	73.26
15TH FLOOR	49.50
16TH FLOOR	73.26
17TH FLOOR	73.26
18TH FLOOR	73.26
19TH FLOOR	73.26
20TH FLOOR	73.26
21ST FLOOR	73.26
22ND FLOOR	73.26
23RD FLOOR	73.26
TOTAL	1588.20

PERMISSIBLE AREA STATEMENT AS PER DCR 33(7)

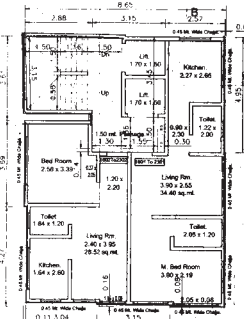
CARPET AREA (N.R. 22.72 + R. 773.30) = 796.02 SQ.MT.
 BUILT UP AREA OF REHAB 796.02 X 1.20 = 955.22 SQ.MT. (A)
 TOTAL PERMISSIBLE AREA X 1.50 = 1432.83 SQ.MT. (B)
 TOTAL PERMISSIBLE AREA = 1432.83 SQ.MT. (B)

PERMISSIBLE FUNGIBLE F.S.I. as Per D.C. Regn. 35 (4)

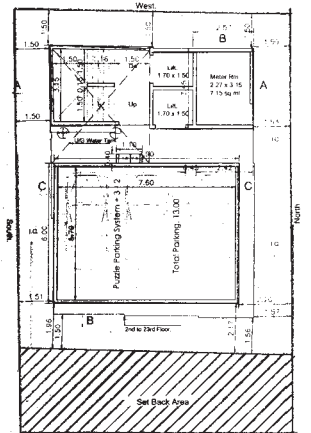
B.U.A. REQUIRED FOR RESIDENTIAL REHAB = 927.95 SQ.MT.
 35% FUNGIBLE PERMISSIBLE = 324.78 SQ.MT. (I)
 B.U.A. REQUIRED FOR NON-RESIDENTIAL REHAB = 27.27 SQ.MT.
 20% FUNGIBLE PERMISSIBLE = 5.45 SQ.MT. (II)
 TOTAL FUNGIBLE PERMISSIBLE F.S.I. REHAB = 330.23 SQ.MT.
 B.U.A. AVAILABLE RESIDENTIAL SALE = 477.61 SQ.MT.
 30% PERMISSIBLE FUNGIBLE AREA SALE = 187.16 SQ.MT. (III)
 TOTAL PERMISSIBLE F.S.I. INCLUDING FUNGIBLE (B + I + II + III) = 1930.22 SQ.MT.



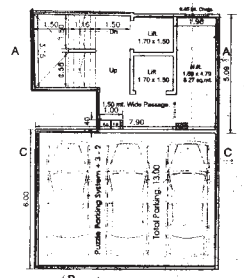
15th (Part Refuge) Floor Plan.



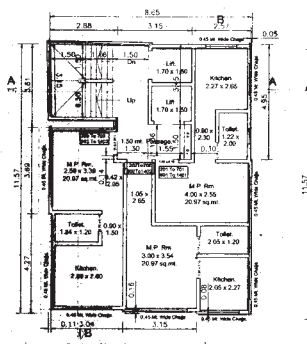
16th to 23rd Floor Plan



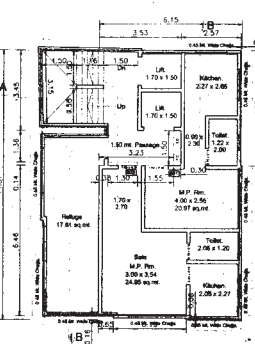
Ground Floor Plan.
 12.19 ml. Wide Khetwadi 6th Lane.



1st Floor Plan.



2nd to 7th, 9th to 14th Floor Plan.



8th (Part Refuge) Floor Plan.

PROFORMA - A		Plan as per MCR Amended After 06-01-2012
1	Area of the plot	227.97 sq.mt
2	Deduction for	
a)	Plot Set Back area	41.02 sq.mt
b)	Proposed road	
c)	Any Reservation (sub plot)	
d)	Any empty space as per DCR 36(5) (sub plot) other	181.95 sq.mt
3	Usable area of plot (1) - (2)	
4	Deduction for 15% Recreational ground / 10% Amenity space if deductible for road	
5	Net Usable area (1) - (4)	181.95 sq.mt
6	Additions for floor space index	
7	2 sq. 100% to D.F. Road	41.02 sq.mt
8	2 sq. 100% to Set Back	22.87 sq.mt
9	Total area (5 + 6 + 7 + 8)	227.87 sq.mt
10	Floor Space Index Permissible	FC - 50%
11	Plot Floor Space Index available by Development Rights (Batterment) i.e. 50% of the Usable area vide 3(a)(b)	
12	Plot Floor Space Index Permissible	FC - 50%
13	Usable area of plot (1) - (2)	181.95 sq.mt
14	Plot Floor Space Index available by Development Rights (Batterment) i.e. 50% of the Usable area vide 3(a)(b)	
15	Plot Floor Space Index Permissible	FC - 50%
16	Usable area of plot (1) - (2)	181.95 sq.mt
17	Plot Floor Space Index available by Development Rights (Batterment) i.e. 50% of the Usable area vide 3(a)(b)	
18	Plot Floor Space Index Permissible	FC - 50%
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98	Plot Floor Space Index available by Development Rights (Batterment) i.e. 50% of the Usable area vide 3(a)(b)	
99	Plot Floor Space Index Permissible	FC - 50%
100	Usable area of plot (1) - (2)	181.95 sq.mt

CONTENT OF SHEETS

Gr. Floor Plan, 1st Floor Plan, 2nd to 23rd Floor Plan (Gr. Fl. & 1st Fl. 2nd to 6th & 10th to 13th Floor,
 7th Floor & 8th Floor, 15th to 23rd Floor Built up Area Diagram & calculation, Proposed Block Plan,
 Permissible Area Statement, Block Plan & Location plan, Table I & II
 Refuge Area Calculated 7th & 14th Floor, Proforma A & B.

CLIENTS NAME & SIGNATURE
 Shantilal M. Chandan (Owner)

DESCRIPTION OF PROPOSAL:
 Proposed redevelopment of property bearing C.S. No. 753, of Gergam DV,
 Municipal Ward No. D - 1954 known as Haveli/old Bldg. Situated at Khetwadi 6th Lane,
 D - West, Mumbai.

ARCHITECT:
 P.R.Dharia & Associates.

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 Gergam,
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 TEL : 2386 91 41, 9322130068

DATE: 13 MAR 2015
 SCALE: 1:100
 CHECKED BY: Anil Dharia

