SET-BACK AREA DIAGRAM

PLOT AREA DIAGRAM

PLOT AREA CALCULATION							
AREA							
1	D	C	D	X	0.00	X	0.00	-	146.07
2	14.00	X	9.00	X	0.00	-	126.00
3	10.00	X	13.00	X	0.00	-	130.00
4	10.00	X	9.00	X	0.00	-	90.00
5	10.00	X	26.00	X	0.00	-	260.00
TOTAL						-	1,052.08

SET BACK AREA							
A	17.00	X	4.00	X	0.00	-	67.00
1	26.07	X	3.00	X	0.00	-	78.21
2	26.07	X	3.00	X	0.00	-	78.21
3	10.00	X	4.00	X	0.00	-	40.00
TOTAL						-	263.42
TOTAL PLOT AREA (LESS SET BACK AREA)						-	1,017.38

BUILT UP AREA STATEMENT		
FLOOR	FSI AREA	STILT/ LIFT LOBBY AREA
OB. FLR. (METER ROOM)	16.41	
1ST FLR. (PARKING FLR.)		
2ND FLR. (PARKING FLR.)		
3RD FLR. (PODIUM FLR.)		
5TH FLR. (RESIDENTIAL)	282.57	15.28
6TH FLR. (REFUGE FLR)	282.57	15.28
7TH FLR.	282.57	15.28
8TH FLR. (REFUGE FLR)	282.57	15.28
9TH FLR.	282.57	15.28
10TH FLR. (REFUGE FLR)	282.57	15.28
11TH FLR.	282.57	15.28
12TH FLR. (REFUGE FLR)	282.57	15.28
13TH FLR.	282.57	15.28
14TH FLR. (REFUGE FLR)	282.57	15.28
15TH FLR.	282.57	15.28
16TH FLR. (REFUGE FLR)	282.57	15.28
17TH FLR.	282.57	15.28
18TH FLR. (REFUGE FLR)	304.29	15.28
19TH FLR.	304.29	15.28
20TH FLR. (REFUGE FLR)	304.29	15.28
21ST FLR.	304.29	15.28
TOTAL	4,564.62	305.76

PARKING STATEMENT (AS PER DCR RULE)			
CARPET AREA	AS PER DCR	NO. OF	REQD
UP TO 50 SQMT	ONE PARKING FOR FOUR FLATS	2	0.5
51 TO 80 SQMT	ONE PARKING FOR TWO FLATS	2	1
81 TO 150 SQMT	ONE PARKING FOR ONE FLATS	2	2
150 SQMT & ABOVE	TWO PARKING FOR ONE FLATS	22	44
TOTAL FOR RESIDENTIAL			47.50
5% FOR VISITORS			36.00
TOTAL PARKING REQUIRED			83.50
ADDITIONAL PARKING 10% (AS PER DCR 30(2)(VI))			33.50
TOTAL PARKING REQUIRED			67.00
TOTAL PARKING REQUIRED (NT)			16
TOTAL PARKING PROVIDED			16

TOTAL PARKING STATEMENT			
FLOOR	SIMPLE	DBL/ STACKED PARKING	TOTAL
BASEMENT	17	8	25
OB. FLR.	10	22	32
1ST PARKING FLR.	8	7	15
2ND PARKING FLR.	12	12	24
3RD PARKING FLR.	2	2	4
TOTAL	49	49	98

GROSS BUP AREA = 5264.62
SET BACK AREA = 5264.62 / 1.35 = 3899.72
FSI AREA = 5264.62 - 3899.72 = 1364.90

AREA DIAGRAM FOR METER ROOM

AREA CALCULATION FOR METER ROOM							
1	4.75	X	3.34	X	1	-	15.86
DEDUCTION							
1	0.07	X	1.44	X	1	-	0.10
TOTAL						-	15.77
TOTAL AREA (ROOM - 15m²)						-	15.86
METER ROOM AREA							15.86

1 TO 10 FLAT AREA STATEMENT

FLOOR	FLAT NO.		
	1	2	3
7TH FLR.	34.60	42.20	50.20
10TH FLR.	34.60	42.20	50.20

LOCATION PLAN
SCALE 1:1000

SHEET NO. - 1/4
DATE & STAMP OF APPROVAL OF PLAN
FILE NO. :- CE / 5120 / BPES/AT, CHE/ES/0646/T/3079/NEW/0

This Cancels Approval to the Previous plans Sanctioned under no. CE/5120/ BPES/AT/ Dated 28.07.2017

EXECUTIVE ENGINEER
Bldg. Prop. (E.S.) K

SUB. ENGINEER (B.P.) T.W.

ASST. ENGINEER (B.P.) BAT.

5% AMENITY AREA DIAGRAM

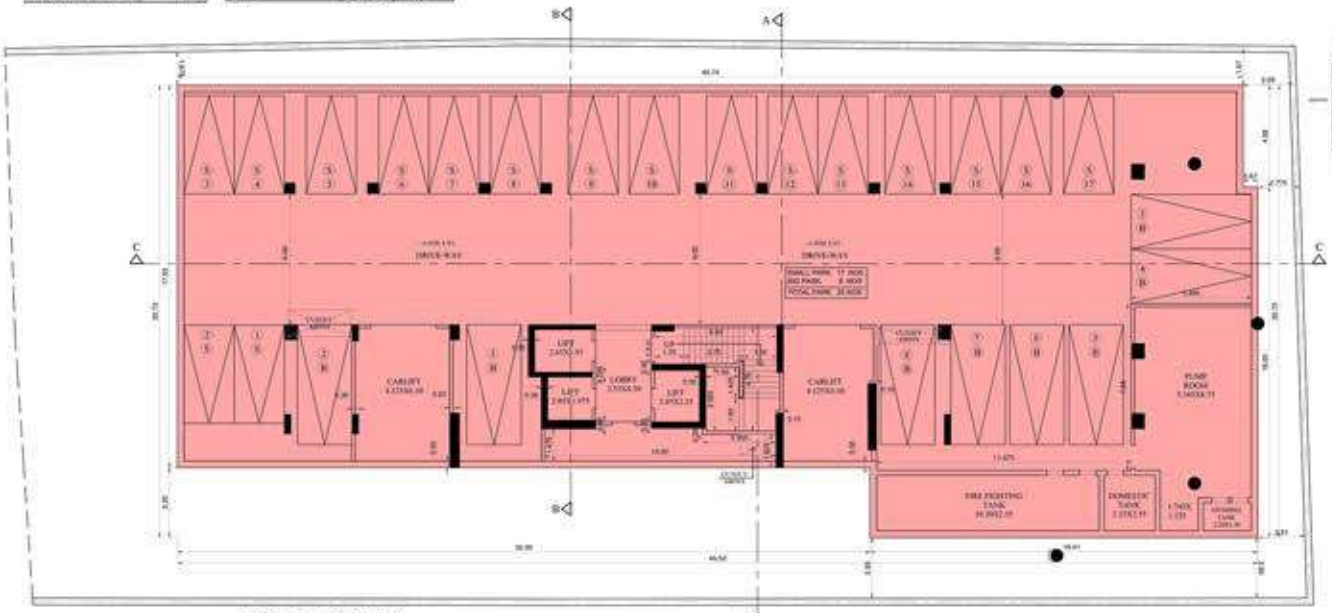
5% AMENITY AREA CALCULATION							
AREA							
1	0.90	X	0.25	X	0.00	X 0.00	0.28
2	0.80	X	0.00	X	0.00	X 0.00	0.00
TOTAL						-	0.28
5% OF AREA OF PLOT						-	1,000.57
PROPOSED AMENITY AREA (0%)						-	0.28
Deficit AMENITY AREA						-	0.28

PHYSICAL R.G. AREA DIAGRAM

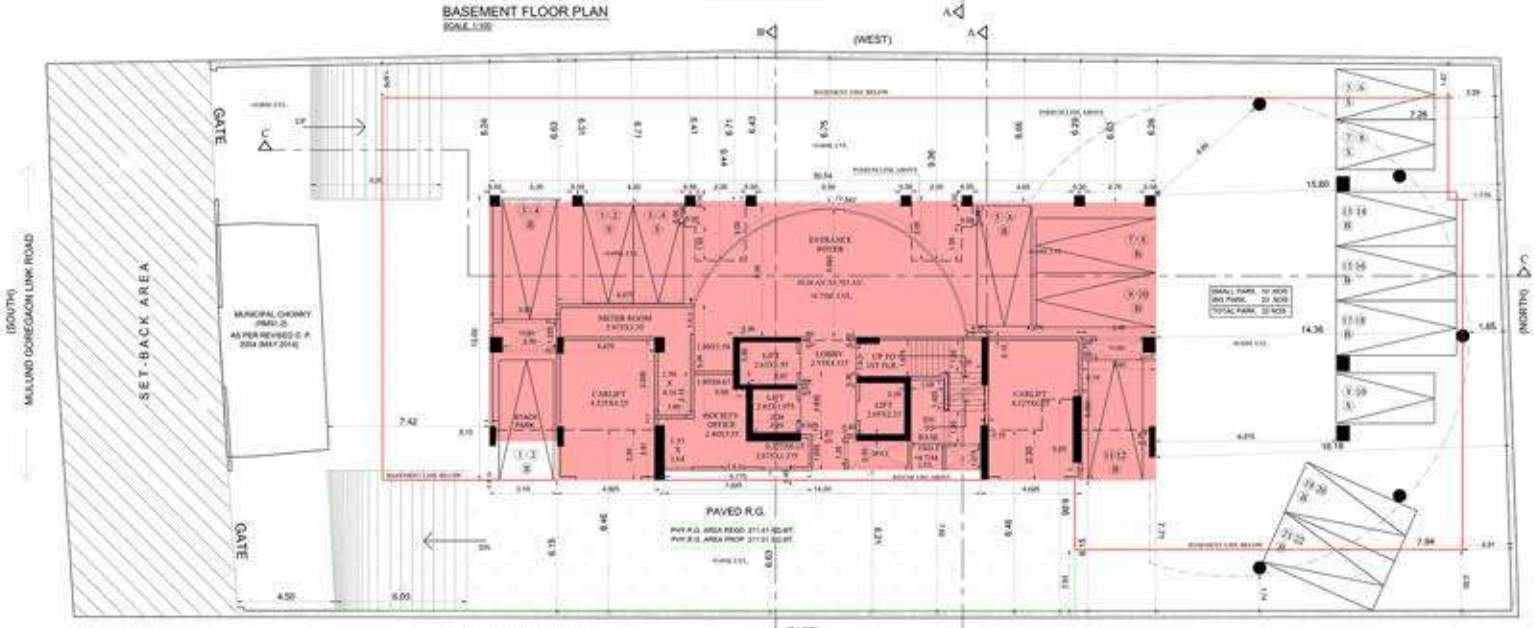
PHYSICAL R.G. AREA CALCULATION							
1	20.00	X	0.00	X	0.0	-	0.00
2	10.00	X	0.00	X	0.0	-	0.00
3	0.00	X	0.00	X	0.0	-	1.20
4	2.00	X	0.00	X	1	-	1.20
TOTAL						-	2.40
25% PLOT AREA						-	1,000.00
REQUIRED AREA (0%)						-	2.40
PROP R.G. AREA						-	2.40

AREA DIAGRAM FOR SOCIETY OFFICE

AREA CALCULATION FOR SOCIETY OFFICE							
A	2.00	X	3.47	X	1	-	6.94
DEDUCTION							
1	1.00	X	1.44	X	1	-	1.44
2	0.60	X	0.90	X	1	-	0.54
3	1.47	X	1.00	X	1	-	1.47
4	2.10	X	0.15	X	1	-	0.31
5	0.75	X	0.15	X	1	-	0.11
TOTAL						-	3.87
TOTAL AREA (PLA - DED)						-	3.04
REQUIRED AREA							3.04



BASEMENT FLOOR PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100

BLOCK PLAN
SCALE 1:500

PROFORMA -A

R.	AREA STATEMENT	SQMTS
1	AREA OF PLOT (AS PER P.R. CARD)	1017.38
2	DEDUCTION FOR	
(a)	ROAD SET BACK AREA	263.42
(b)	PROPOSED ROAD	
(c)	ANY RESERVATION (0% Amenity Open Space)	2.40
	TOTAL (a+b+c)	265.82
3	BALANCE AREA OF PLOT (1-2) (Area A)	1408.38
4	DEDUCTIONS (10% residential purpose)	—
5	NET AREA OF PLOT (3-4)(Area B)	1408.38
6	ADDITIONS FOR FLOOR SPACE INDEX	
	30% FSI (Slum Area Area)	377.32
	MIS 100% (0% A / B)	—
7	TOTAL AREA (5 + 6)	1785.69
8	FLOOR SPACE INDEX PERMISSIBLE	1.00
9	Net FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO __% OF THE BALANCE AREA VIDE ABOVE)	450.00
	DRC NO. SRA / 1080 / REHAB	+ 109.04
	DRC NO.	+ 450.34
	DRC NO.	1009.38
	ADDITIONAL ADDITIONAL FLOOR SPACE INDEX	
	Mis 50% AS PER DCR 32	504.69
10	PERMISSIBLE FLOOR AREA (1382 PLUS 9 ABOVE)	2890.07
11	TENEMENTAL ZONE AREA	—
12	PROPOSED BUILT UP AREA	5899.72
13	EXCESS BALC. AREA TAKEN IN FLOOR SPACE INDEX	—
13A	PURELY RESIDENTIAL BUILT UP AREA	—
13B	REMAINING NON RESIDENTIAL BUILT UP AREA	—
14	TOTAL BUILT UP AREA PROPOSED (12 + 13)	5899.72
15	FSI CONSUMED	
16	DETAILS OF FSI AVAILED AS PER DCR 30(2)	
1	PURCHABLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 30(A) FOR PURELY RESIDENTIAL = (SR + (10 X 3.00) - 2890.07 X 3.00)	1365.33
2	TOTAL PURCHABLE BUILT UP AREA PROPOSED AS PER DCR 30(A)	1364.90
3	TOTAL CONSUMED BY A PERMISSIBLE (13 + 30 1)	5265.48
4	TOTAL CONSUMED BUILT UP AREA PROPOSED	5264.62
5	TOTAL BALANCE AREA	1.35
B.	TENEMENT STATEMENT	
(i)	PROPOSED AREA	5264.62
(ii)	LESS DEDUCTION OF NON RENDERTAL AREA	—
(iii)	AREA AVAILABLE FOR TENEMENT (i - ii)	5264.62
(iv)	TENEMENTS PERMISSIBLE (density of development/Factor)	108
(v)	TENEMENTS PROPOSED	98
(vi)	TENEMENTS EXISTING	
C.	PARKING STATEMENT	
(i)	PARKING REQUIRED BY RULES FOR CAR MOTOR / MOTOR CYCLE (OUTSIDE DIRECTORS)	98 NOS.
(ii)	COVERED GARAGE PERMISSIBLE	
(iii)	COVERED GARAGE PROPOSED	
	CAR	
	SCOOTER / MOTOR CYCLE	
(iv)	TOTAL PARKING PROVIDED	98 NOS.
D	TRANSPORT VEHICLES PARKING	
(i)	SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY RULES	
(ii)	TOTAL NO. TRANSPORT VEHICLES PARKING SPACES PROVIDED	

FROM :-
SET RIGHT BOTTOM CORNER OF PLAN(; SELECTIBOX)

CONTENTS OF SHEET
BASE DR. PLOT AREA CALC.,BLOCK & LOCATION PLAN.

1). ALL INTERNAL WALLS IN RESIDENTIAL WING 9.0 TO 14 IN THE UNLESS & OTHERWISE SPECIFY
2). PROPOSED WORK SHOWN IN RED

REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DATED - 05 / 06 / 2018 AND THAT THE DIMENTIONS OF THE BOUNDRY OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 1017.38 SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

SIGN OF ARCHITECT/ENGINEER/SUPERVISOR

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING CTS. NO.764/4A/1, & 764/4A/2 OF VILLAGE NAHUR, MULUND (W)

NAME & SIGNATURE OF OWNERS
UNITED ENTERPRISES

SIGNATURE OF OWNERS

DATE	NORTH LINE	SIGNATURE NAME AND ADDRESS OF ARCHITECT
05.10.2017		MATRIX architects & engineers 702, Mandhar Mall Mulund Goregaon link road mumbai-80
SCALE 1:100		
DRAWN BY	CHECKED BY	
DATE PLAN		SIGNATURE OF ARCHITECT