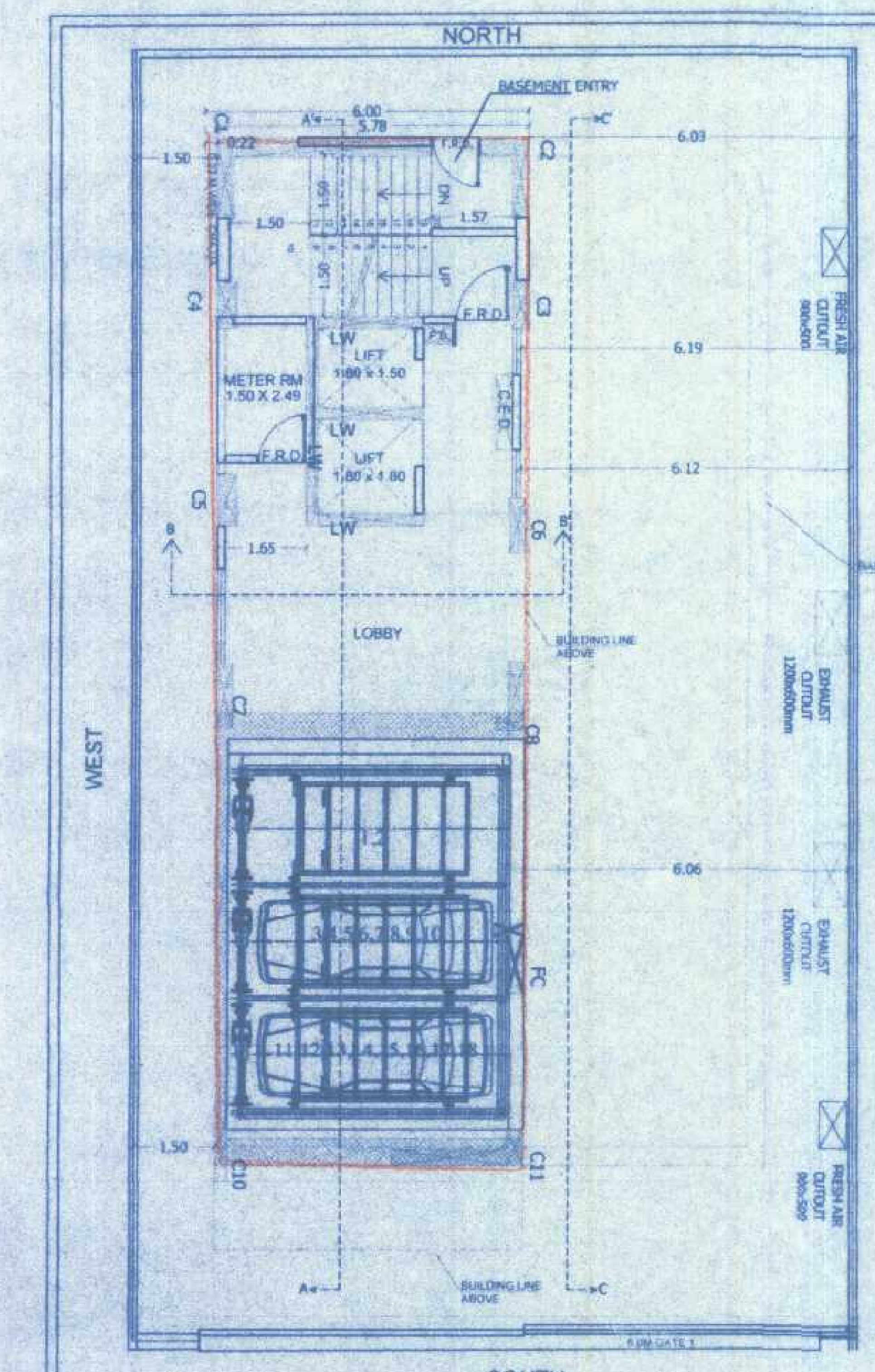
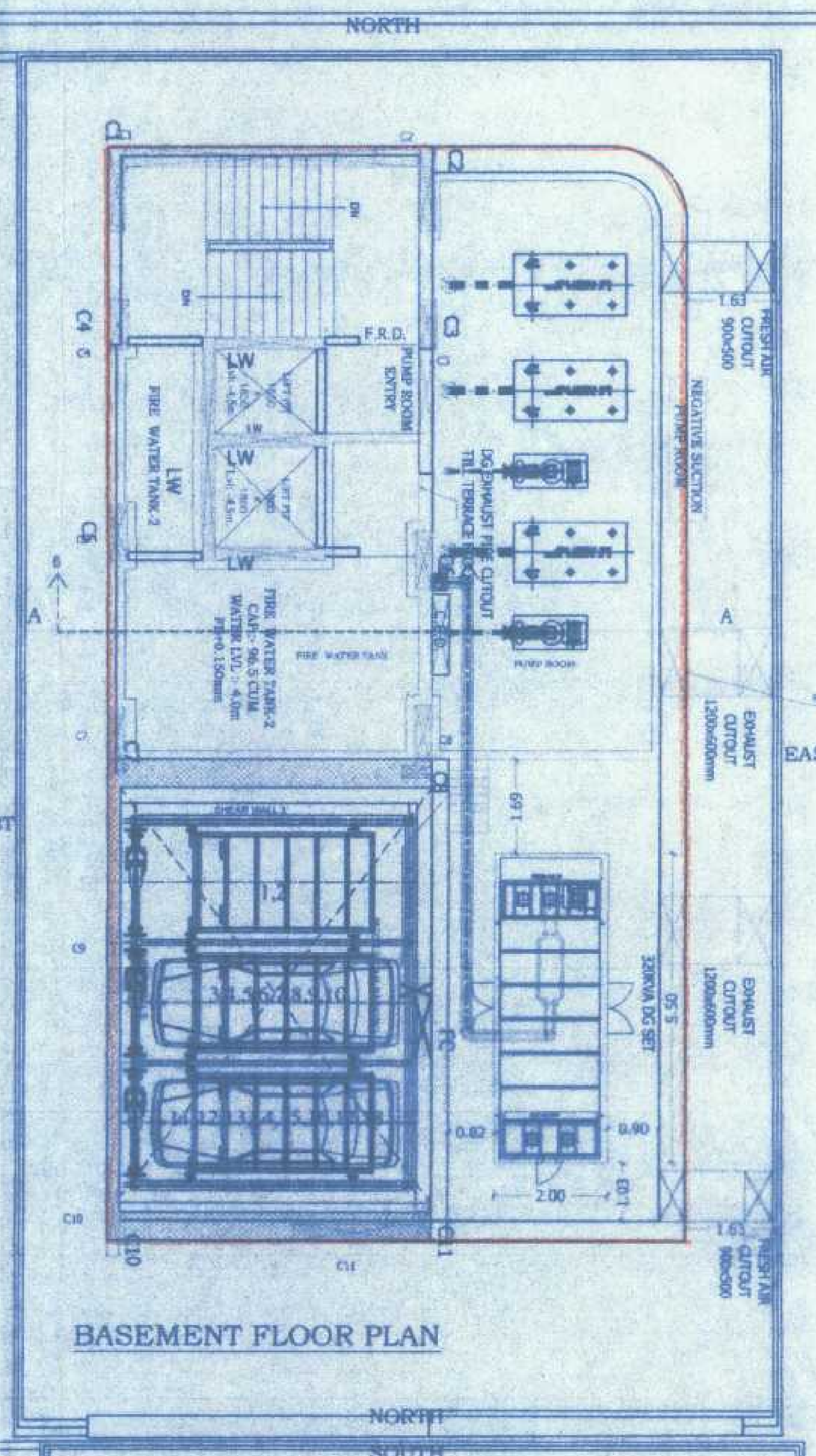
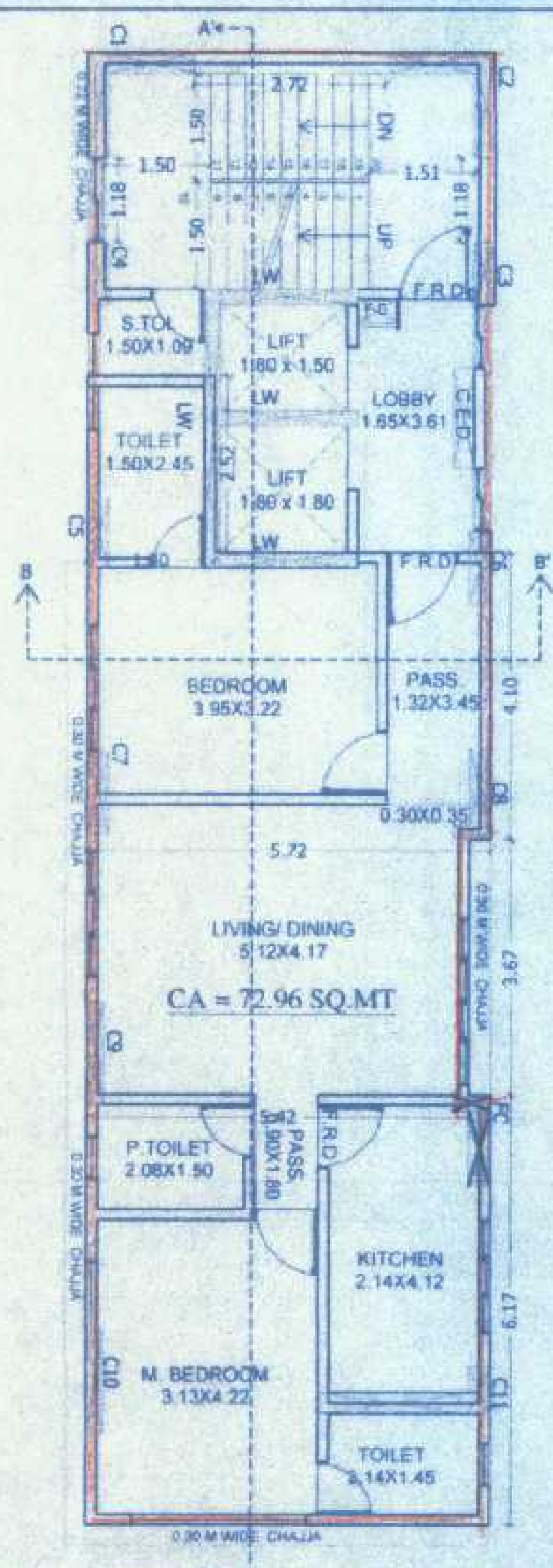
Annexure-4D



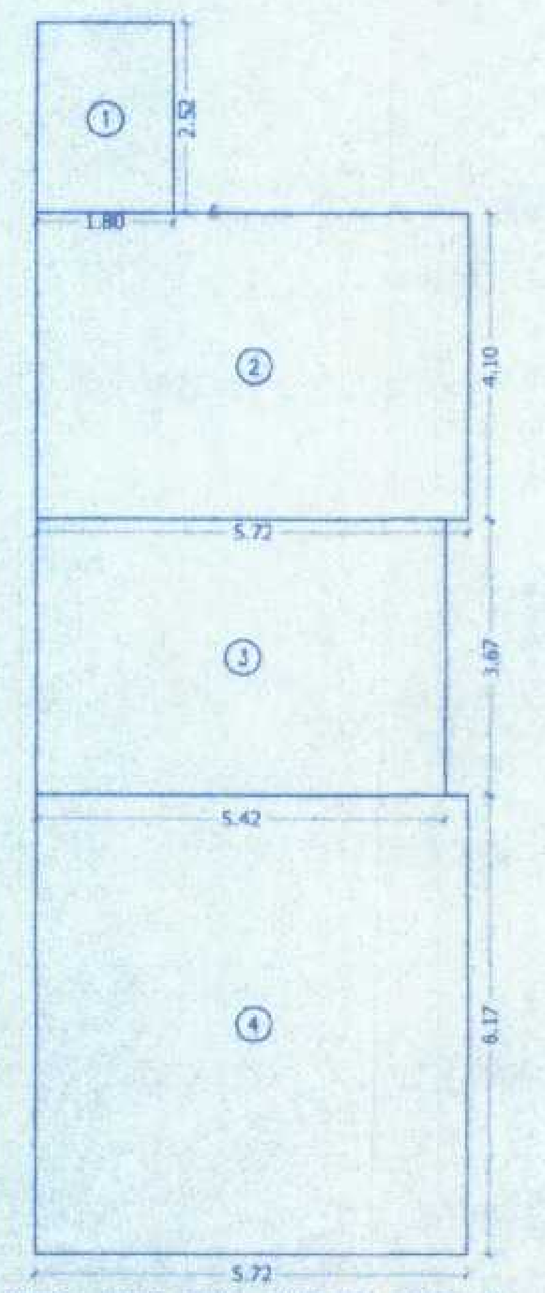
12.19M WIDE EXHISTING ROAD 2
GROUND FLOOR PLAN



BASEMENT FLOOR PLAN



2ND, 4TH, 5TH, 6TH, 8TH, 9TH,10TH,11TH
12TH,15TH,16TH TYPICAL FLOOR PLAN



2ND, 4TH, 5TH, 6TH,TO 13TH & 15TH,16TH TYPICAL AREA DIAGRAM

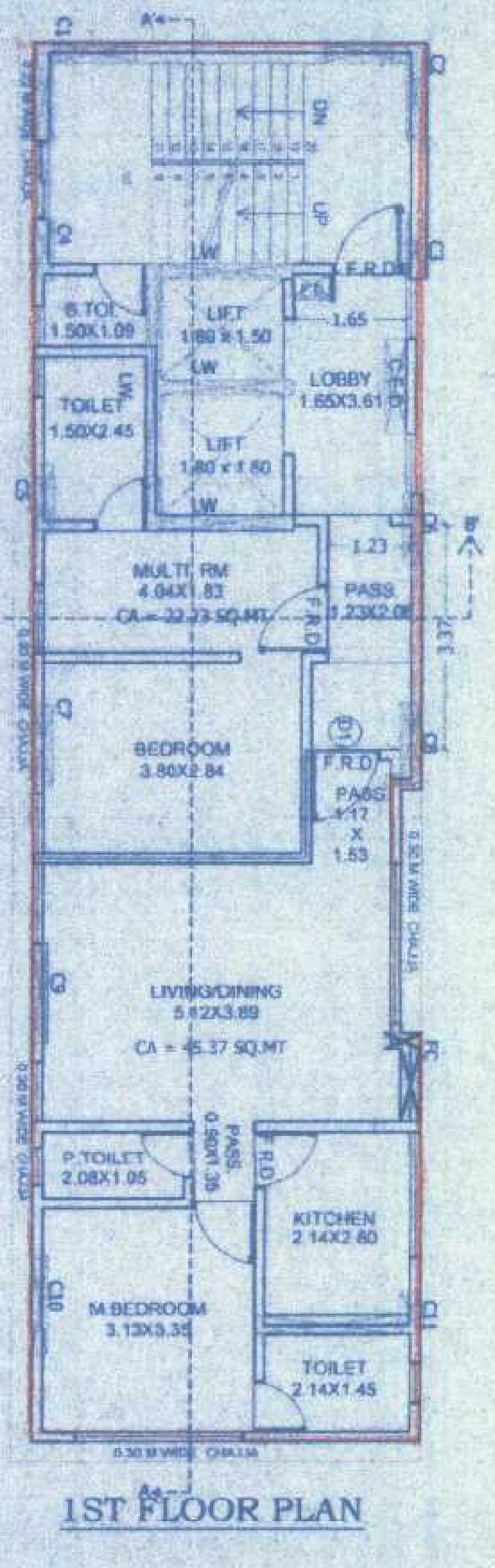
SUMMARY OF BUILT-UP AREA FLOORS

FLOORS	BUA AREA PROPOSED (SQ.MTRS)
BASEMENT LEVEL 1 FLOOR	00.00
PROPOSED GROUND FLOOR	5.02
PROPOSED 1ST FLR. MAHADA Typical Floor	83.17
PROPOSED SECOND FLR. Typical Floor	83.17
PROPOSED THIRD FLR. Typical Floor	83.17
PROPOSED FOURTH FLR. PT REFUGE	83.17
PROPOSED FIFTH FLR. Typical Floor	83.17
PROPOSED SIXTH FLR. Typical Floor	83.17
PROPOSED SEVENTH FLR. REFUGE FLR.	60.85
PROPOSED EIGHT FLOOR	83.17
PROPOSED NINTH FLR. Typical Floor	83.17
PROPOSED TENTH FLR. Typical Floor	83.17
PROPOSED ELEVENTH FLR. Typical Floor	83.17
PROPOSED TWELVETH FLR. Typical Floor	83.17
PROPOSED THIRTEENTH DUPLEX FLOOR LVL 1	83.17
PROPOSED FOURTHEENTH FLR. REFUGE Floor Duplex lvl 2	74.00
PROPOSED FIFTEENTH FLR. Typical Floor	83.17
PROPOSED SIXTEENTH FLR. Typical Floor	83.17
TOTAL BUILT-UP AREA PROPOSED (A)	1304.25
TOTAL BUILT-UP AREA PERMISSIBLE	1310.50
DEFECIT	6.10
BALANCE BUILT-UP AREA	0.15

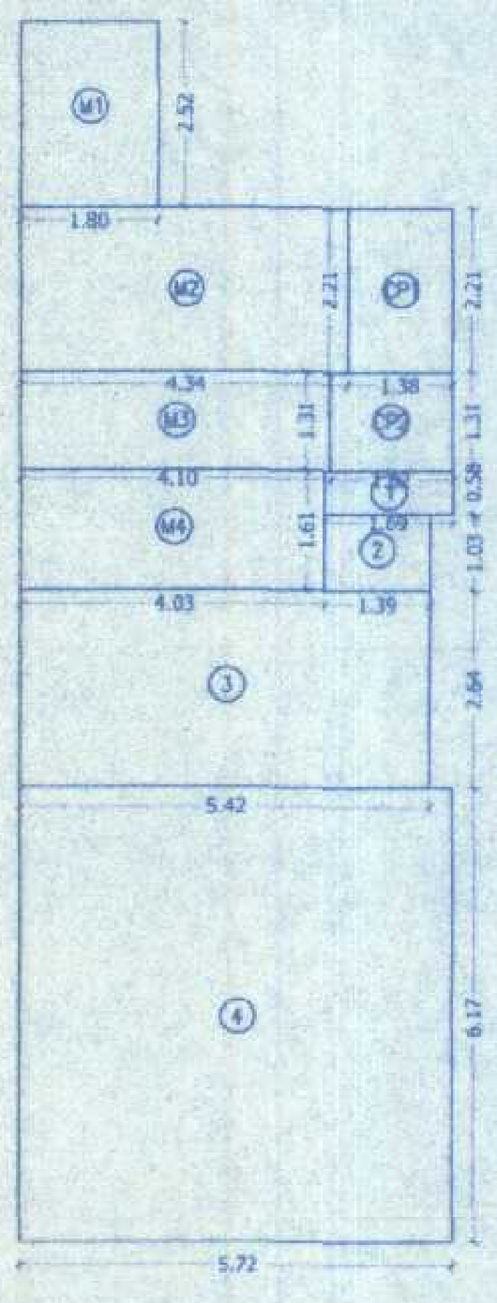
PARKING STATEMENT

S.NO.	DESCRIPTION	NO.S	PARKING REQUIRED
1	CARPET AREA UPTO 35.00SQ.M	2/8	0.25 NOS
2	CARPET AREA UP TO 45.0SQ.M	1/4	0.25 NOS
3	CARPET AREA UP TO 70 SQ.M	2/2	1.00 NOS
4	CARPET AREA MORE THAN 70.0SQ.M	12/1	12 NOS
5	TOTAL		13.50 NOS
6	ADD 25 % MIN VISITOR PARKING		3.37
7	G. TOTAL (6) + (7)		16.87 SAY 17
	TOTAL PARKING REQUIRED		17 NOS
	TOTAL PARKING PROVIDED		18 NOS

A.	Proforma A	Old approved Plan	Plan as per DCR amended after 6.1.2012	Total
1	Area of Plot		323.58	
2	Deductions for		NIL	
	(a) Road set-back-area			
	(b) Proposed road			
	(c) Any reservation (sub-plot_)			
	(d) __ % amenity space as per DCR 56/57 (sub-plot_)			
	other			
3	Balance area of plot (1 minus 2)		323.58	
4	Deduction for 15% Recreational ground/ 10% Amenity space (if deductible for (no) PHY = 40% PROVIDED		NIL	
5	Net area of plot (3 minus 4)		323.58	
6	Additions for floor space index		NIL	
	2(a) 100% for D.P.Road			
	2(b) 100% for Set-back			
7	Total Areas (5 plus 6)		323.58	
8	Floor Space Index permissible		3	
9	9a) Floor Space Index credit available by Development Rights (Restricted to ___ % of the balance area vide 3 above)			
	Additions for floor space index			
	9(b) 0.33 F.S.I. as per DCR 32			
	9(c) % as per DCR 33 (5)			
	9(d) other EDUCATION			
10	Permissible Floor Area (4685.14x 3.99) +(92.63x 1.33)			970.74
11	Existing floor area (AS PER LAST APPROVEL PLAN)			
12	Propose built up area			970.74
13	Excess Balcony area taken in Floor Space Index		N.A.	NIL
14A	Purely Residential Built up area (PROPOSED)			970.74
14B	Remaining Non-Residential Built up area (PROPOSED)			NIL
14	TOTAL Built-up proposed (11 + 12 + 13) (as per old approved plan dt.18/04/2000prior to 06-01-2012)			970.74
15	FSI consumed on net holding = 14/3			3
B.	**Details of FSI availed as per DCR 35 (4)**			
1	Fungible Built Up Area component permissible vide DCR 35(4) for purely Residential = or <(14A x 0.35)			970.74X0.35 =339.76
2	Fungible Built Up Area component permissible vide DCR 35(4) for Non-residential = or <(14B x 0.20)			NIL
3	Total Fungible Built Up Area vide DCR 35(4) =(B.1+ B.2)			339.76
3a	Total Built Up Area Permissible.			1310.50
4	Total Gross BUILT UP AREA proposed (14 + B.3)			1304.25
C.	**Tenement Statement**			
(i)	Proposed area (Item A, 12 above)			
(ii)	Less deduction of Non Residential area (Shop etc.)			
(iii)	Area available for tenements [(i) minus (ii)]			
(iv)	Tenements permissible (Density of tenements/hectare)			
(v)	Tenements proposed.			
(vi)	Tenements existing.			
	Total tenements on the plot			
D.	**Parking Statement**			
(i)	Parking required by Regulations for -			
	Car ONE FOR EVERY 70SQ.MTS FOR ADMIN = 250.77/50=3.58+10%= 4.58 SAY 5NOS			
	Scooter/Motor Cycle			
	Outsiders (visitors)			
(ii)	Covered garage permissible.			
(iii)	Covered garages proposed			
	Car			
	Scooter/Motor Cycle			
	Outsider (Visitors).			
	Total parking provided			18
E.	**Transport Vehicles Parking**			
(i)	Spaces for transport vehicles parking required by Regulations			
(ii)	Total no. of transport vehicles parking spaces provided			

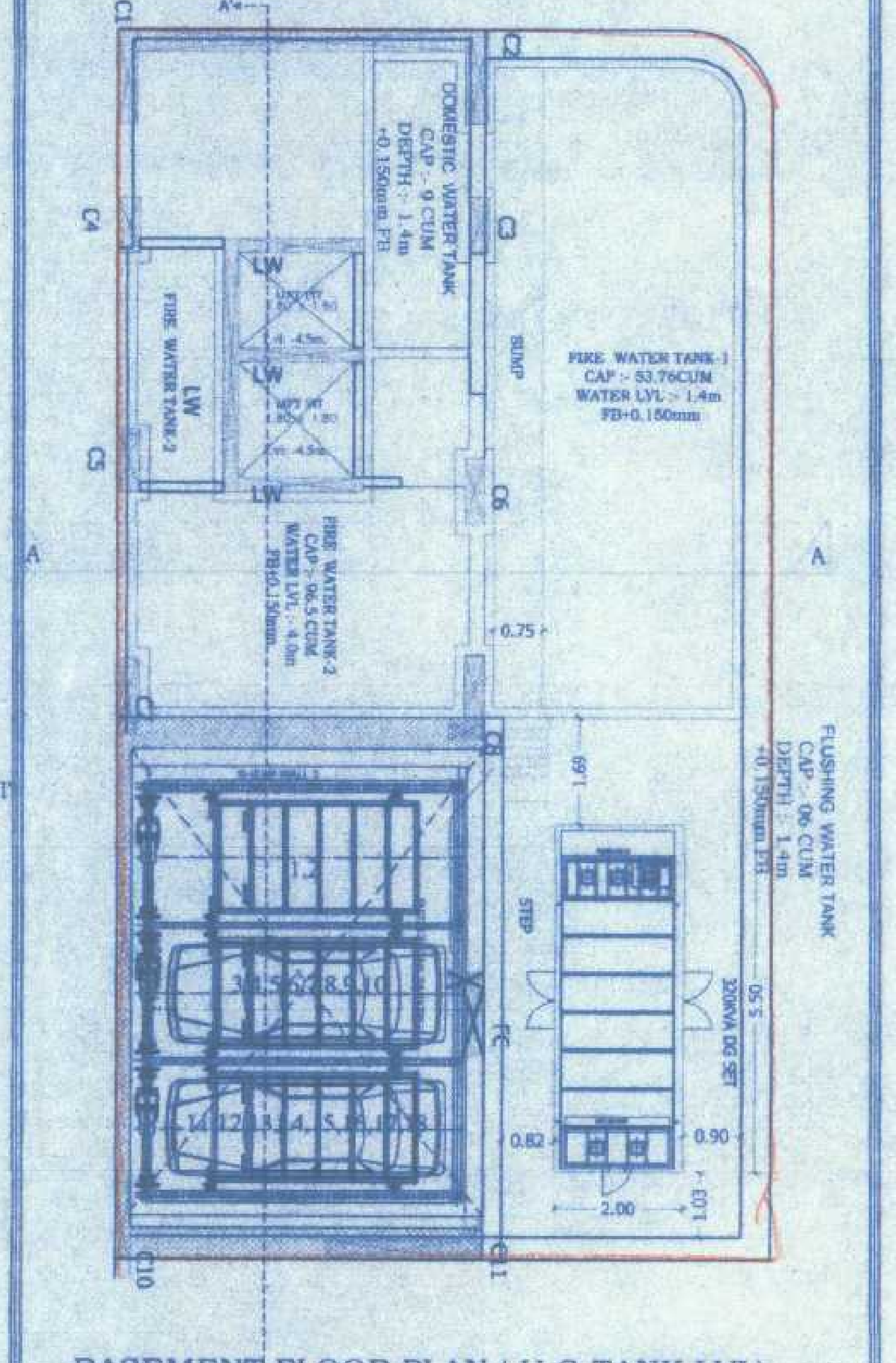


1ST FLOOR PLAN

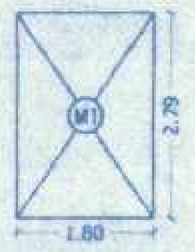


1ST FLOOR AREA DIAGRAM

12.19M WIDE EXHISTING ROAD 2



BASEMENT FLOOR PLAN (U.G.TANK LVL)



AREA DIAGRAM OF GROUND FLOOR METER ROOM

BUILT UP AREA CALCULATION

METER ROOM			
M1	1.80 X 2.79 X 1 NO	=	5.02 SQ.MT.
	TOTAL ADDITION	=	5.02 SQ.MT. X

BUILT UP AREA CALCULATION

2ND, 3RD, 4TH, 6TH, 8TH, 9TH,10TH,11TH 12TH,15TH,16TH TYPICAL FLOOR PLAN			
1	1.80 X 2.52 X 1 NO	=	4.54 SQ.MT.
2	5.72 X 4.10 X 1 NO	=	23.45 SQ.MT.
3	5.42 X 3.67 X 1 NO	=	19.89 SQ.MT.
4	5.72 X 6.17 X 1 NO	=	35.29 SQ.MT.
	TOTAL ADDITION	=	83.17 SQ.MT. X

BUILT UP AREA CALCULATION

1ST FLOOR			
1	1.69 X 0.58 X 1 NO	=	0.98 SQ.MT.
2	1.39 X 1.03 X 1 NO	=	1.43 SQ.MT.
3	5.42 X 2.64 X 1 NO	=	14.31 SQ.MT.
4	5.72 X 6.17 X 1 NO	=	35.29 SQ.MT.
	TOTAL ADDITION	=	52.01 SQ.MT. X
COMMON PASSAGE AREA			
CP1	1.38 X 2.21 X 1 NO	=	3.05 SQ.MT.
CP2	1.62 X 1.31 X 1 NO	=	2.12 SQ.MT.
	TOTAL ADDITION	=	5.17 SQ.MT. Y
MHADA FLAT 1ST FLOOR			
M1	1.80 X 2.52 X 1 NO	=	4.54 SQ.MT.
M2	4.34 X 2.21 X 1 NO	=	9.59 SQ.MT.
M3	4.10 X 1.31 X 1 NO	=	5.37 SQ.MT.
M4	4.03 X 1.61 X 1 NO	=	6.49 SQ.MT.
	TOTAL ADDITION	=	25.99 SQ.MT. Z
	NET BUA (X+Y+Z)	=	83.17 SQ.MT.

LIFT AREA CALCULATION

TYPICAL FLOOR			
L1	2.18 X 0.82 X 1 NO	=	1.79 SQ.MT
L2	2.03 X 2.71 X 1 NO	=	5.50 SQ.MT
TOTAL LIFT AREA		=	7.29 SQ.MT Y1

STAIRCASE AREA CALCULATION

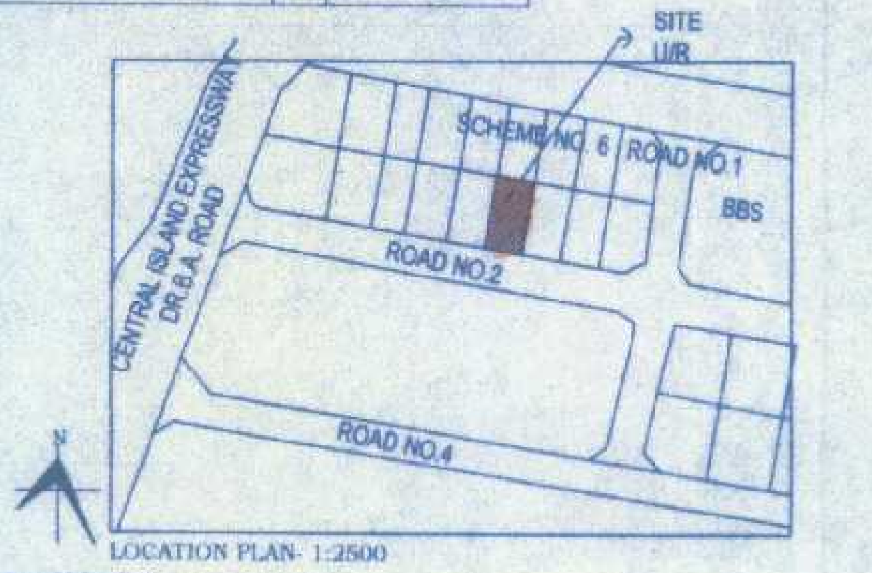
TYPICAL FLOOR			
ST1	1.65 X 3.50 X 1 NO	=	5.78 SQ.MT
ST2	4.13 X 3.58 X 1 NO	=	14.78 SQ.MT
TOTAL STAIRCASE AREA		=	20.56 SQ.MT Y2

LIFT LOBBY AREA CALCULATION

TYPICAL FLOOR			
LL1	1.80 X 3.53 X 1 NO	=	6.35 SQ.MT
TOTAL LIFT LOBBY AREA		=	6.35 SQ.MT Y3
TOTAL LIFT STAIRCES LOBBY AREA (Y1+Y2+Y3)		=	34.20 SQ.MT

CARPET AREA CALCULATION

2ND,3RD,4TH,6TH,8TH,9TH,10TH,11TH,12TH,15TH.				
LIVING/DINING	5.12 X 4.17	1 NO	=	21.35 SQ.MT
	0.30 X 0.35	1 NO	=	0.11 SQ.MT
M.BED ROOM	3.13 X 4.22	1 NO	=	13.21 SQ.MT
BED ROOM	3.95 X 3.22	1 NO	=	12.72 SQ.MT
KITCHEN	2.14 X 4.12	1 NO	=	8.82 SQ.MT
PASSAGE	0.90 X 1.81	1 NO	=	1.63 SQ.MT
PASSAGE	1.32 X 3.45	1 NO	=	4.55 SQ.MT
TOILET	1.50 X 2.45	1 NO	=	3.68 SQ.MT
TOILET	2.14 X 1.45	1 NO	=	3.10 SQ.MT
P.TOILET	2.08 X 1.50	1 NO	=	3.12 SQ.MT
DOOR JAMB	1.10 X 0.10	1 NO	=	0.11 SQ.MT
DOOR JAMB	0.90 X 0.15	2 NO	=	0.27 SQ.MT
DOOR JAMB	0.75 X 0.15	2 NO	=	0.22 SQ.MT
DOOR JAMB	0.75 X 0.10	1 NO	=	0.07 SQ.MT
	TOTAL ADDITION		=	72.96 SQ.MT



LOCATION PLAN- 1:2500

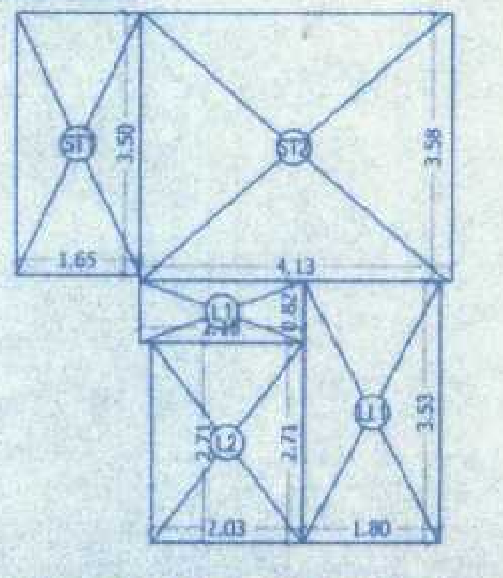
STAIRCASE AND LIFT FOR PREMIUM FROM GROUND FLOOR TO 16th	
NO SIZE	AREA IN SQ.M
	AS MENTIONED IN TABLE
SUMMARY OF STAIRCASE + LIFT OF BUILDING	
PROPOSED GROUND FLR.	34.20
PROPOSED FIRST FLR.	34.20
PROPOSED SECOND FLR.	34.20
PROPOSED THIRD FLR.	34.20
PROPOSED FOURTH FLR.	34.20
PROPOSED FIFTH FLR.	34.20
PROPOSED SIXTH FLR.	34.20
PROPOSED SEVENTH FLR.	34.20
PROPOSED EIGHT FLR.	34.20
PROPOSED NINTH FLR.	34.20
PROPOSED TENTH FLR.	34.20
PROPOSED ELEVENTH FLR.	34.20
PROPOSED TENTH FLR.	34.20
PROPOSED ELEVENTH FLR.	34.20
PROPOSED TWELVETH FLR.	34.20
PROPOSED THIRTEENTH FLR.	34.20
PROPOSED FOURTHEENTH FLR.	34.20
PROPOSED FIFTEENTH FLR.	34.20
PROPOSED SIXTEENTH FLR.	34.20
TOTAL OF STAIRCASE+LIFT	649.80 SQM

CARPET AREA CALCULATION

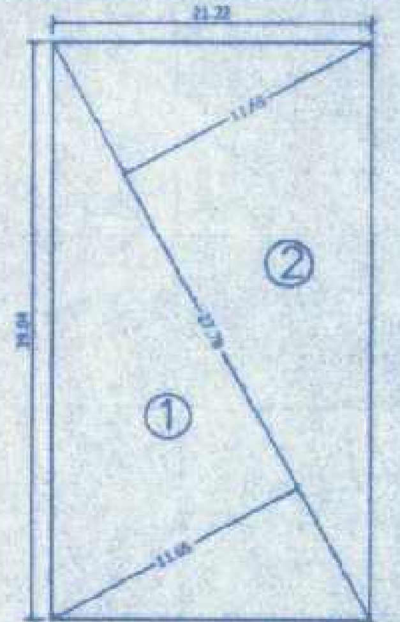
1ST FLOOR PLAN			
LIVING	5.12 X 3.89 1 NO	=	19.92 SQ.MT
	0.15 X 1.09 1 NO	=	0.16 SQ.MT
KITCHEN	2.14 X 2.80 1 NO	=	5.99 SQ.MT
M BED ROOM	3.13 X 3.35 1 NO	=	10.49 SQ.MT
P. TOILET	2.08 X 1.05 1 NO	=	2.18 SQ.MT
TOILET	2.14 X 1.45 1 NO	=	3.10 SQ.MT
PASS	1.17 X 1.53 1 NO	=	1.79 SQ.MT
PASS	0.90 X 1.35 1 NO	=	1.22 SQ.MT
DOOR JAMB	0.90 X 0.15 1 NO	=	0.14 SQ.MT
DOOR JAMB	0.75 X 0.15 2 NO	=	0.23 SQ.MT
DOOR JAMB	0.15 X 1.00 1 NO	=	0.15 SQ.MT
	TOTAL ADDITION		45.37 SQ.MT

CARPET AREA CALCULATION

1ST FLOOR PLAN			
MULTIPURPOSE	4.04 X 1.83 1 NO	=	7.39 SQ.MT
BED ROOM	3.80 X 2.84 1 NO	=	10.79 SQ.MT
TOILET	1.50 X 2.45 1 NO	=	3.68 SQ.MT
DOOR JAMB	1.00 X 0.15 1 NO	=	0.15 SQ.MT
DOOR JAMB	0.90 X 0.15 1 NO	=	0.14 SQ.MT
DOOR JAMB	0.75 X 0.10 1 NO	=	0.08 SQ.MT
	TOTAL ADDITION		22.23 SQ.MT



STAIRCASE,LIFT,PASSAGE AREA DIAGRAM

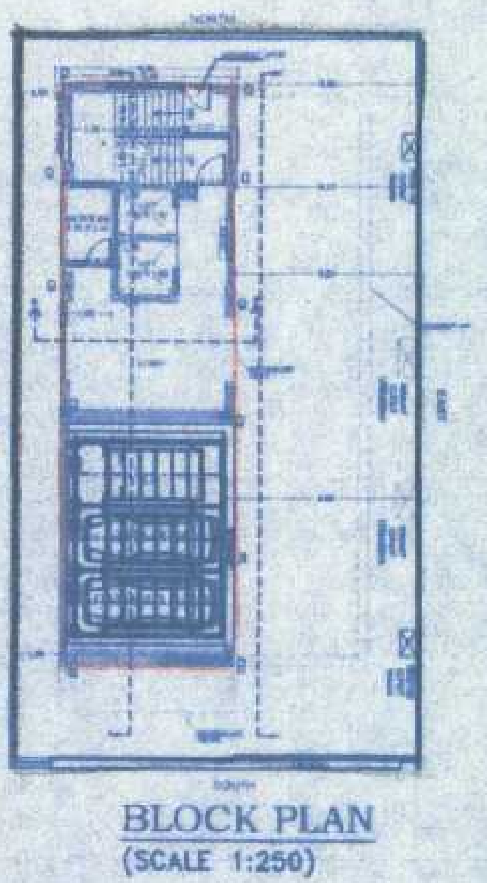


PLOT AREA CAL. DIAGRAM

(SCALE 1:500)

PLOT AREA CALCULATIONS

NO	½ x h x I	AREA IN SQ MT
1	½ x 27.78 X 11.65	161.81
2	½ x 27.78 X 11.65	161.81
	TOTAL PLOT AREA	323.62



BLOCK PLAN

(SCALE 1:250)

NOTE:
BOUNDARY OF THE PLOT BOUNDED BLACK
PROPOSED WORK SHOWN PINK
'B' DENOTES BALCONY
AREA UNDER SET BACK SHOWN IN YELLOW
STRUCTURES TO BE DEMOLISHED SHOWN IN DOTTED YELLOW
RECREATION SHOWN IN GREEN
AREA UNDER PROPOSED ROAD SHOWN IN BROWN
DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS
DRAINAGE SHOWN IN YELOW LINES

PROFORMA -B-

CONTENTS OF THE SHEET

PERFORMA A PLOT AREA DIGRAM AND AREA CALCULATION
FLOOR BUA AREA STATEMENT & STAIRCASE,LIFT AREA STATEMENT
CAR PARKING TABLE, BLOCK PLAN, LOCATION PLAN,
COMPOUND WALL SECTION, BASEMENT FLR GROUND FLR,
FLR PLAN, BUA & CARPET AREA DIAGRAM & CALCULATION

STAMP OF DATE OF RECEIPT OF PLAN

STAMP OF APPROVAL OF PLANS

Approved amended Subject to Condition Mentioned
in the file No. EEBP/7587/FN/A dt. 21/3/16

21/3/16
SEBPC TX
21/03/16
Asst. Eng./Ex. Eng. Bldg. Proposal (City) II
Municipal Corporation of Greater Mumbai

DESCRIPTION	DATE	SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED C.S. NO.335/6, (GURU NIVAS) SCHEME NO.6, ROAD NO.2,
SION HSG CO. OP. SOCIETY, PLOT NO.35,
FOR:- GURU NIVAS, SION MUMBAI, 400022.

मुंबई महानगर पालिका
अभियंता,
इमारत प्रस्ताव (शहर) २ यांचे कार्यालय
दिनांक 21 MAR

NAME OF OWNER AND SIGNATURE

FOR :- Mr.Hukumraj Mehta

SIGNATURE, NAME AND ADDRESS OF ARCHITECT

M.D.CHANGANI OF
B.N. SHAH & ASSOCIATES
CONSULTING ENGINEERS, ARCHITECTS & SURVEYORS
316, WADALA UDYOG BHAVAN,
NAIGAON CROSS ROAD, WADALA (E)
MUMBAI-400031

B.N.SHAH & ASSOCIATES

JOB NO.	DRG. NO.	SCALE	DATE	DRAWN	CHECKED
0		1:100	29.02.2016	MUKESH	AR.MILIND

NORTH LINE	CERTIFICATE FOR AREA
N W E S	CERTIFIED THAT THE PLOT UNDER REFERENCE WAS GOT SURVEYED BY ME ON 17-09-2014 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/T.P.RECORD.