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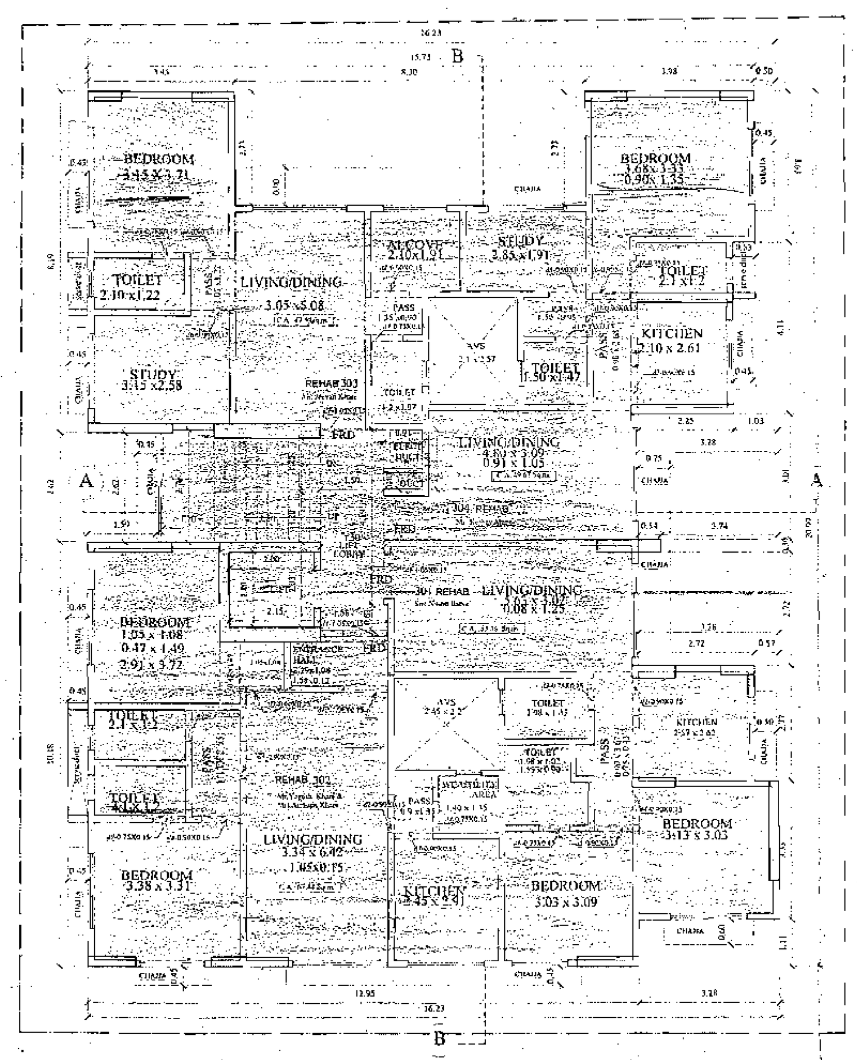
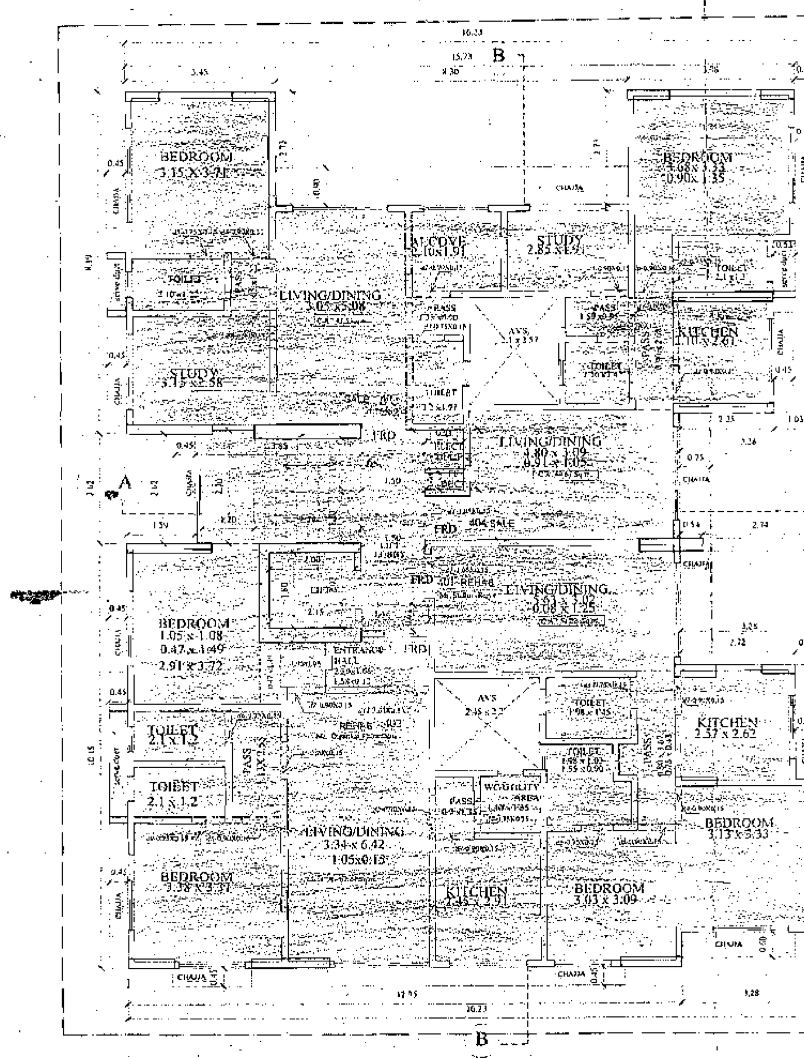
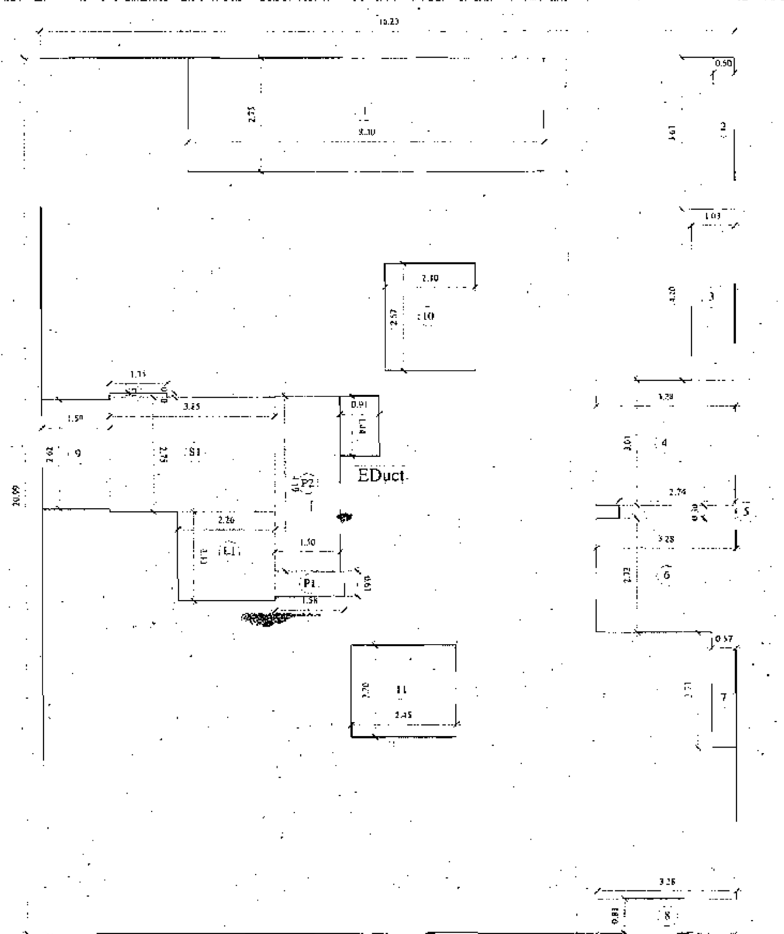


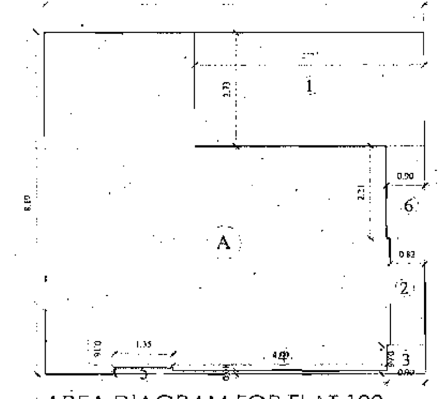
3RD FLOOR PLAN
scale 1:100



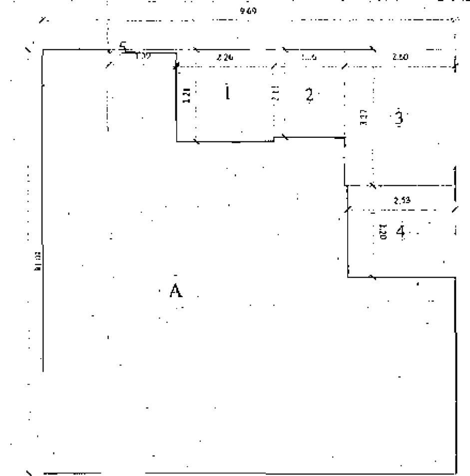
4TH FLOOR PLAN
scale 1:100



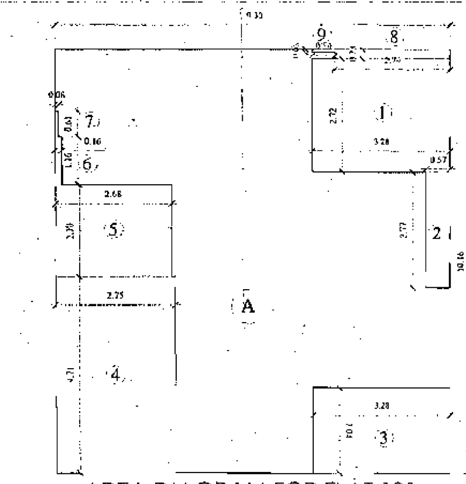
4th FLOOR AREA DIAGRAME



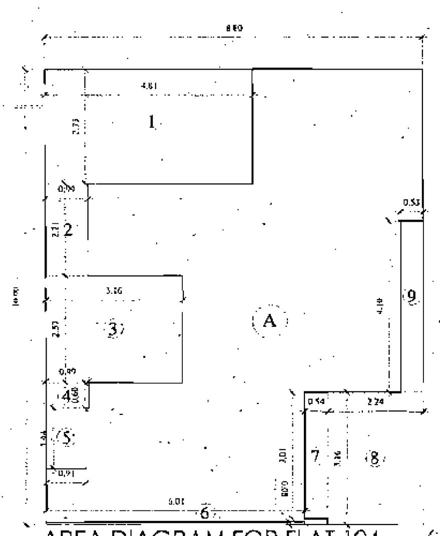
AREA DIAGRAM FOR FLAT 103



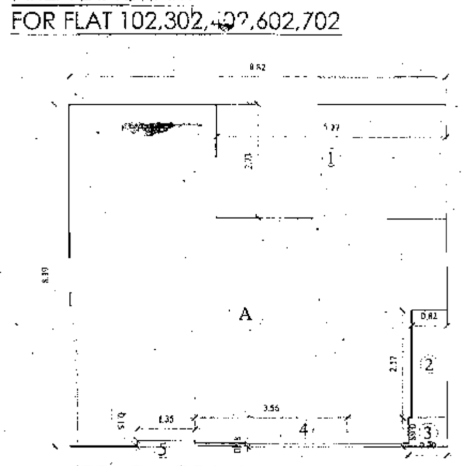
AREA DIAGRAM
FOR FLAT 102,302,402,602,702



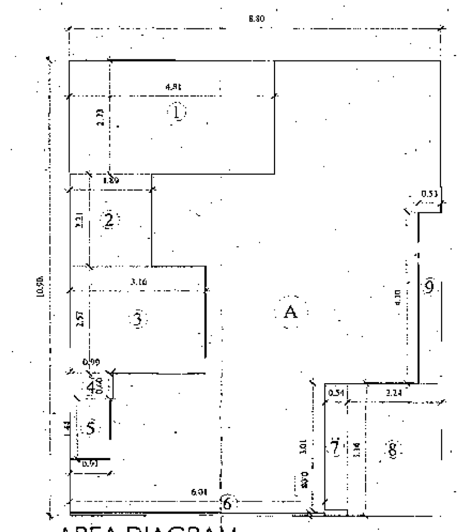
AREA DIAGRAM FOR FLAT 101



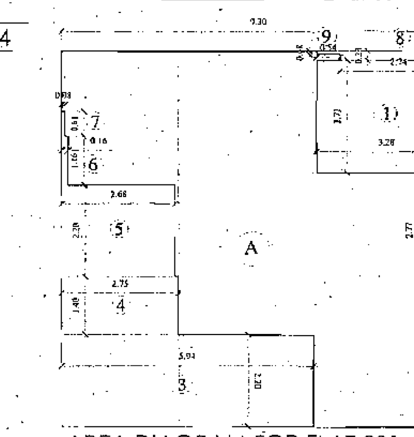
AREA DIAGRAM FOR FLAT 104



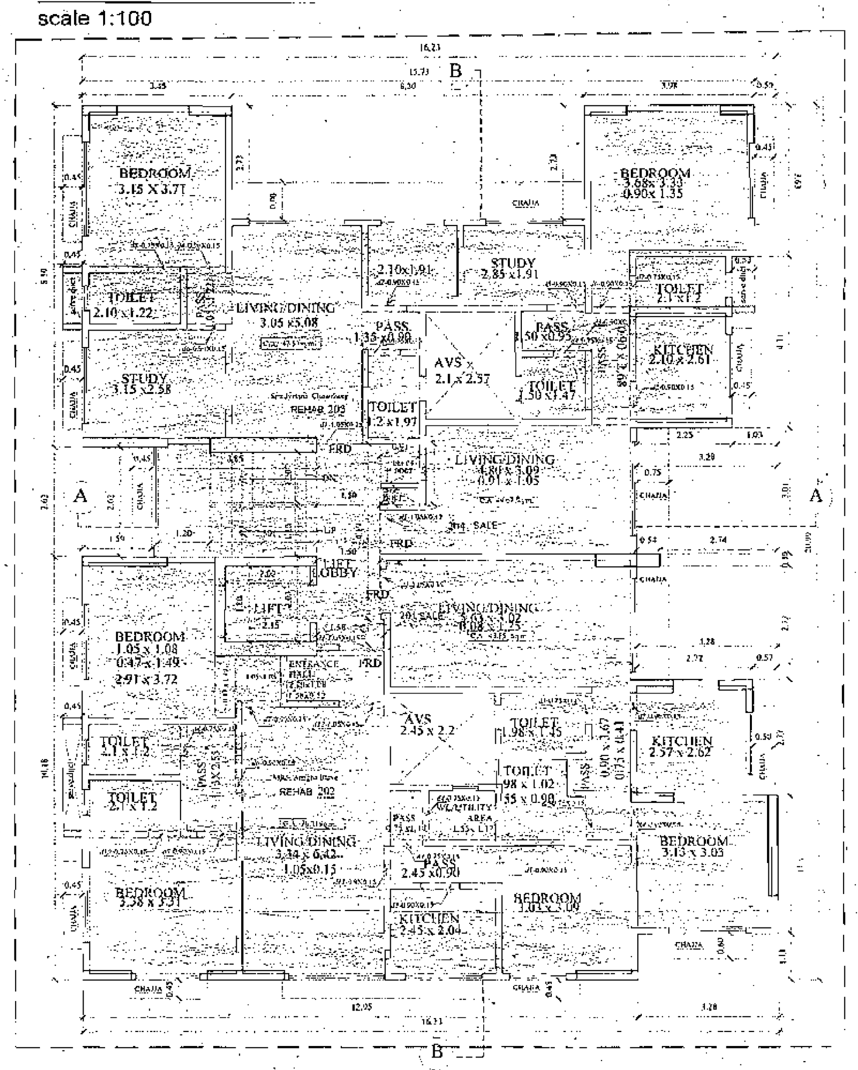
AREA DIAGRAM
FOR FLAT 203,303,403



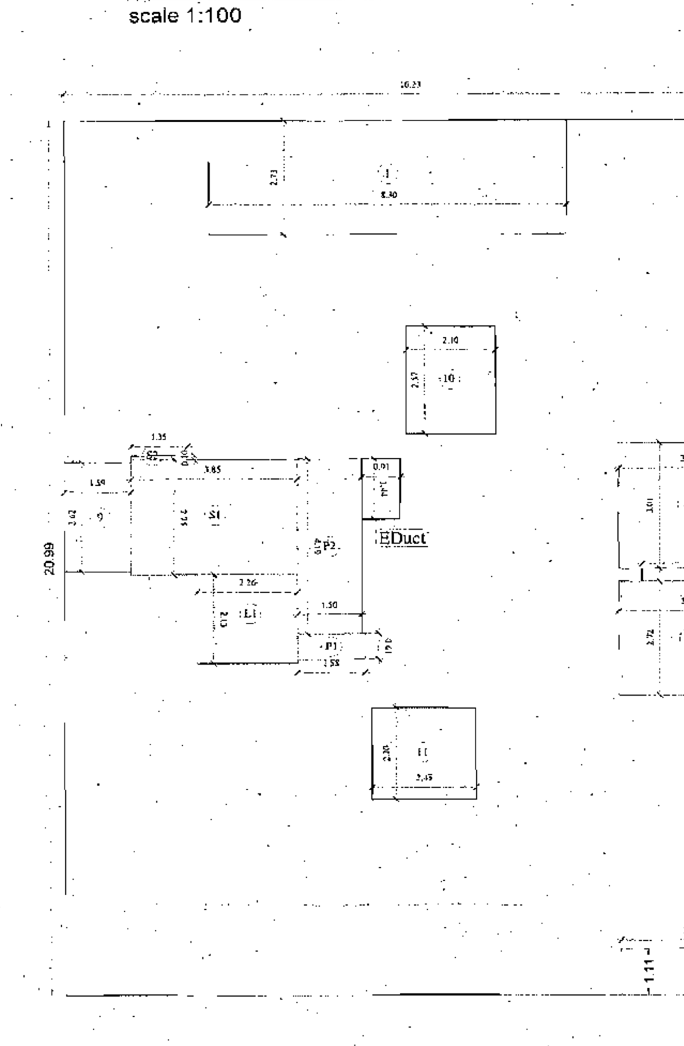
AREA DIAGRAM
FOR FLAT 204,304,404



AREA DIAGRAM FOR FLAT 201



2ND FLOOR PLAN
scale 1:100



2nd & 3rd FLOOR AREA DIAGRAME

B.U. AREA CALCULATION
2ND & 3RD FLOOR

TOTAL ADDITION.					SQ.MT.	
A	16.23	X	20.99	=	340.67	X
DEDUCTION						
1	8.30	X	2.73	=	22.66	
2	0.50	X	3.63	=	1.82	
3	1.03	X	4.10	=	4.22	
4	3.28	X	3.01	=	9.87	
5	2.74	X	0.30	=	0.82	
6	3.28	X	2.72	=	8.92	
7	0.57	X	2.77	=	1.58	
8	3.28	X	1.11	=	3.64	
9	1.59	X	2.62	=	4.17	
10	2.10	X	2.57	=	5.40	
11	2.45	X	2.20	=	5.39	
TOTAL DEDUCTION					68.49	Y
TOTAL BUILT UP AREA (X-Y)					272.18	X1
DEDUCTIONS FOR STAIRCASE & LIFTS						
S	3.85	X	2.75	=	10.59	
S1	1.35	X	0.1		0.14	
L1	2.26	X	2.13	=	4.81	
P1	1.58	X	0.61	=	0.96	
P2	1.50	X	4.19	=	6.29	
TOTAL DEDUCTION FOR STAIRCASE & LIFT					22.79	Y1
NET BUILT UP AREA (X1-Y1)					249.40	

B.U. AREA CALCULATION
1ST FLOOR

TOTAL ADDITION.					SQ.MT.	
A	16.23	X	20.99	=	340.67	X
DEDUCTION						
1	8.30	X	2.73	=	22.66	
2	0.50	X	3.63	=	1.82	
3	1.03	X	4.11	=	4.23	
4	2.10	X	2.57	=	5.40	
5	3.28	X	3.01	=	9.87	
6	2.74	X	0.30	=	0.82	
7	3.28	X	2.72	=	8.92	
8	0.57	X	2.77	=	1.58	
9	3.28	X	2.04	=	6.69	
10	1.59	X	2.62	=	4.17	
11	2.45	X	2.20	=	5.39	
TOTAL DEDUCTION					71.55	Y
TOTAL BUILT UP AREA (X-Y)					269.12	X1
DEDUCTIONS FOR STAIRCASE & LIFTS						
S	3.85	X	2.75	=	10.59	
S1	1.35	X	0.1	=	0.14	
L1	2.26	X	2.13	=	4.81	
P1	1.58	X	0.61	=	0.96	
P2	1.50	X	4.19	=	6.29	
TOTAL DEDUCTION FOR STAIRCASE & LIFT					22.79	Y1
NET BUILT UP AREA (X1-Y1)					246.34	

B.U. AREA CALCULATION
4TH FLOOR

TOTAL ADDITION.					SQ.MT.	
A	16.23	X	20.99	=	340.67	X
DEDUCTION						
1	8.30	X	2.73	=	22.66	
2	0.50	X	3.63	=	1.82	
3	1.03	X	4.10	=	4.22	
4	3.28	X	3.01	=	9.87	
5	2.74	X	0.30	=	0.82	
6	3.28	X	2.72	=	8.92	
7	0.57	X	2.77	=	1.58	
8	3.28	X	0.81	=	2.66	
9	1.59	X	2.62	=	4.17	
10	2.10	X	2.57	=	5.40	
11	2.45	X	2.20	=	5.39	
TOTAL DEDUCTION					67.50	Y
TOTAL BUILT UP AREA (X-Y)					273.17	X1
DEDUCTIONS FOR STAIRCASE & LIFTS						
S	3.85	X	2.75	=	10.59	
S1	1.35	X	0.1		0.14	
L1	2.26	X	2.13	=	4.81	
P1	1.58	X	0.61	=	0.96	
P2	1.50	X	4.19	=	6.29	
TOTAL DEDUCTION FOR STAIRCASE & LIFT					22.79	Y1
NET BUILT UP AREA (X1-Y1)					250.38	

REHAB FLATS PER FLOOR

FLOOR	No. of Flats Propsed for Tenants
GROUND FLOOR	NIL
1ST FLOOR	3
2ND FLOOR	2
3RD FLOOR	4
4TH FLOOR	2
5TH FLOOR	2
6TH FLOOR	0
7TH FLOOR	1
TOTAL NO. OF TENANTS FLATS	14

BUILT UP AREA SUMMARY

NO. OF FLOOR	Gross Built up Area
GROUND FLOOR	NIL
1ST FLOOR	246.34
2ND FLOOR	249.40
3RD FLOOR	249.40
4TH FLOOR	250.38
5TH FLOOR	262.08
6TH FLOOR	262.08
7TH FLOOR	141.30
TOTAL	1660.98

TABLE-III
PERMISSIBLE B.U.A AREA CALCULATION

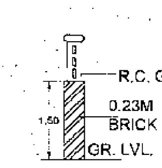
SR. NO.	DESCRIPTION	AREA IN SQ.M.
A.	Area of plot	535.12
B.	FSI PERMISSIBLE	2.5
C.	TOTAL BUA	1337.8
D.	CARPET AREA REQUIERED REHAB TENAMENT (COL.NO 13 OF TABLE 1)	569.69
E.	B.U.A. AREA REQUIRED FOR REHAB TENAMENTS (D*1.20)	683.63
F.	CARPET AREA CONSIDER FOR INCENTIVE F.S.I. REHAB TENAMENT(COL.NO 12 OF TABLE 1)	569.69
G.	B.U.A. CONSIDERED FOR INCENTIVE FSI (F*1.20)	683.628
H.	50% INCENTIVE FSI =G*50/100	341.814
I.	TOTAL PERMISSIBLE B.U.A.(H+E)	1025.442
J.	C > I	
K.	PERMISSIBLE B.U.A.	1337.8

TABLE II
DETAILS OF FUNGIBLE B.U.A. FOR REHAB/SALE & PREMIUM CALCULATION.

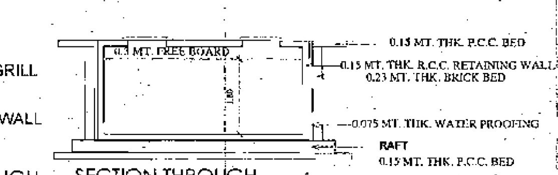
SR.NO	DESCRIPTION	RESIDENTIAL SQ.M	COMMERCIAL SQ.M	TOTAL SQ.M
1	PERMISSIBLE B.U.A.(Sr. no.14 of proforma A)	1337.8		1337.8
2	PERMISSIBLE fungible B.U.A.(1X0.35 or 0.20)	468.23		468.23
3	TOTAL PERMISSIBLE (1+2)	1806.03		1806.03
4	PERMISSIBLE B.U.A FOR REHAB [TOTAL OF COL.NO.14 OF TABLE-1]	683.63		683.63
5	REHAB RETIO (4/1)	0.51		0.51
6	PERMISSIBLE FUNGIBLE B.U.A FOR REHAB, COMPONENT (2X5)	239.27		239.27
7	PERMISSIBLE FUNGIBLE B.U.A FOR SALE COMPONENT (2-6)	228.96		228.96
8	TOTAL PROPOSED B.U.A INCLUDING FUNGIABLE F.S.I. (14+B3 OF PROFORMA-A)	1660.98		1660.98
9	PROPOSED B.U.A FOR REHAB TENAMENTS INCLDING FUNGIBLE FSI [TOTAL OF COL. NO. 19 OF TABLE-1]	946.65		946.65
10	EXESS FUNGIBLE B.U.A GIVEN FOR REHAB TENANTS [COL NO. 20 OF TABLE-1]	41.38		41.38
11	DEFICIT FUNGIBLE B.U.A TO REHAB TENANTS [TOTAL OF COL NO. 21 OF TABLE-1]	17.63		17.63
12	PROPOSED FUNGIBLE B.U.A (8-1)	323.18		323.18
13	FUNGIBLE B.U.A UTILISED FOR REHAB TENANTS (9-4-10)	221.64		221.64
14	FUNGIBLE B.U.A FOR SALE (12-13)	101.54		101.54
15	READY RECONER RATE FOR THE YEAR (2015)	93000		93000
16	% OF READY RECONER RATE	60% SAY	100% SAY	SAY
17	PREMIUM AMOUNT TO BE RECOVERED	5665932		56,65,932

CAR PARKING STATEMENT

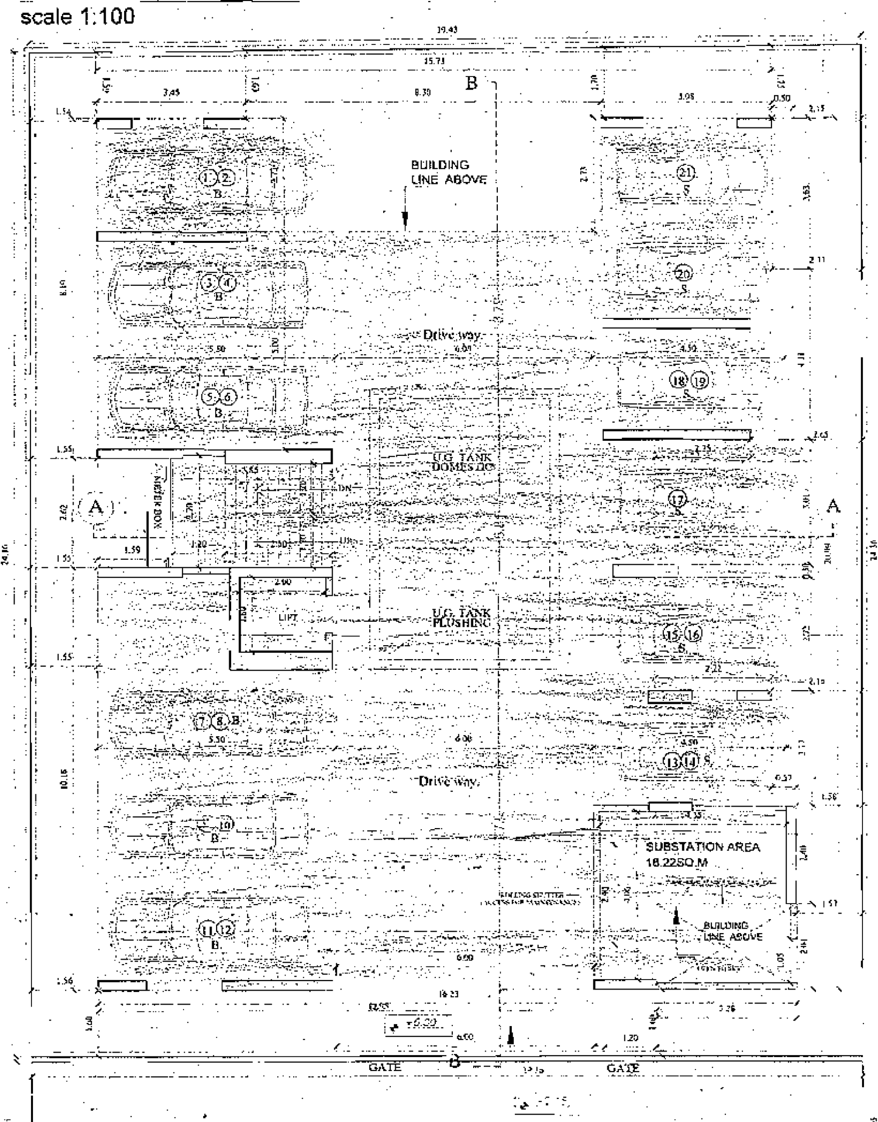
CARPET AREA	NO. OF FLATS	NO. OF CARS
LESS THAN 35 SQ.MTS. (1 FOR 8 FLATS)	1	0.125
35 TO 45 SQ.MTS.(1 FOR 4 FLATS)	2	0.5
45 TO 70 SQ.MTS.(1 FOR 2 FLATS)	20	10
EXCEEDING 70 SQ.MTS.(1 FOR 1 FLAT)	3	3
TOTAL		13.625
ADD 25 % VISIOTORS		3.41
TOTAL		17.03
ADD 25 % MORE		4.26
GRAND TOTAL		21.29
SAY		21
PROPOSED CARS		
	SMALL	9
	BIG	12
TOTAL PROPOSED		21



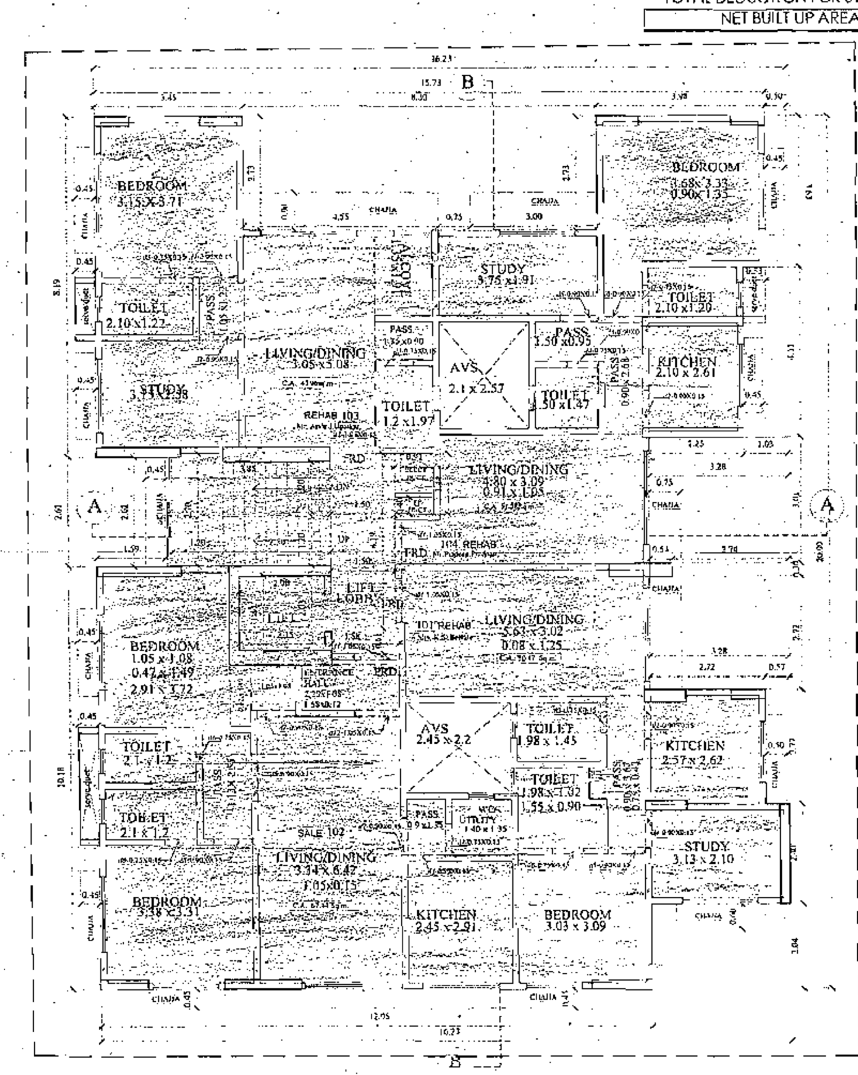
SECTION THROUGH COMPOUND WALL
scale 1:100



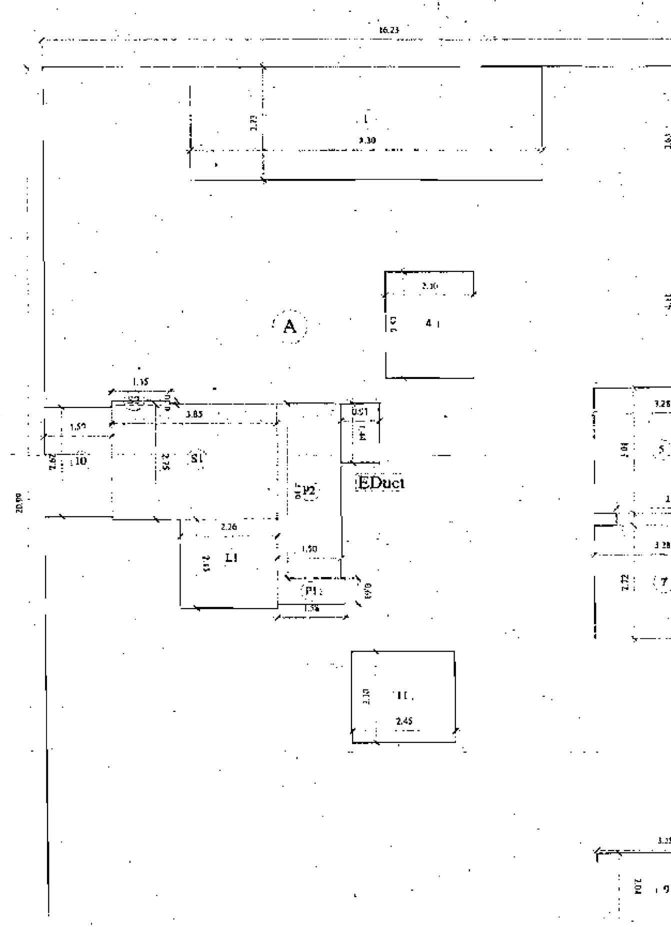
SECTION THROUGH U.G. TANK
scale 1:100



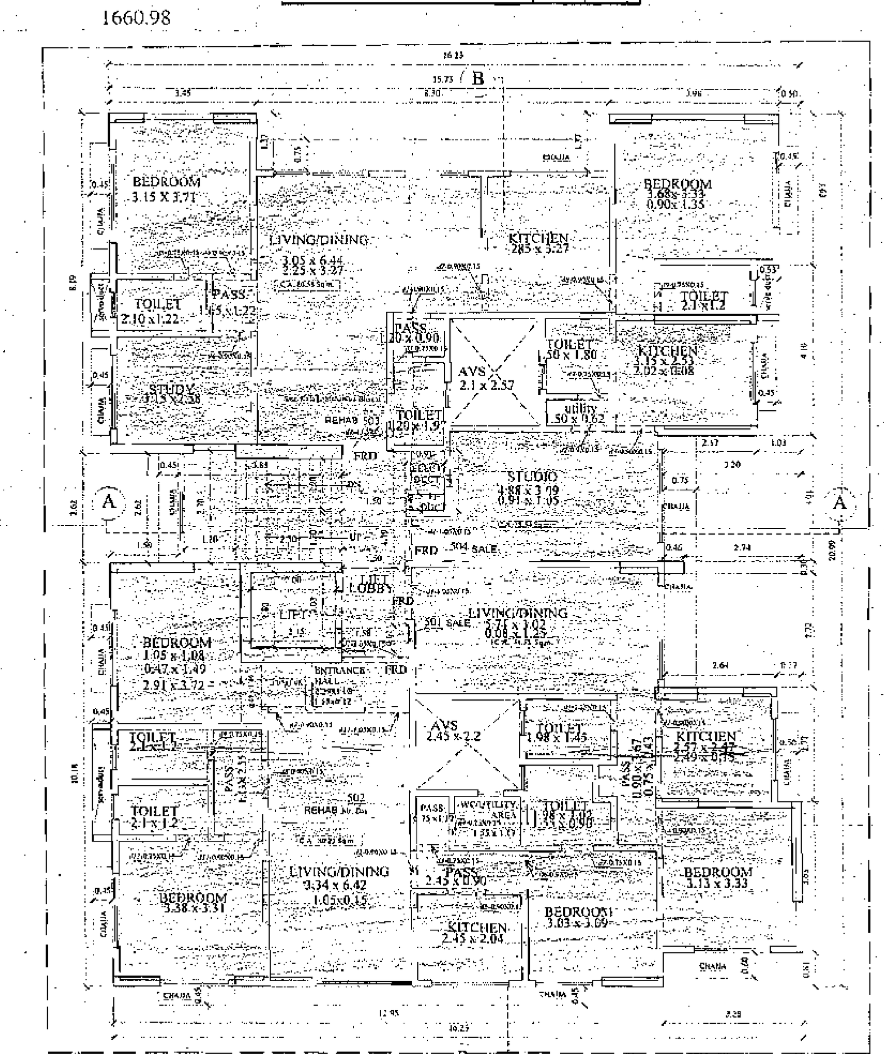
Ground floor plan
scale 1:100



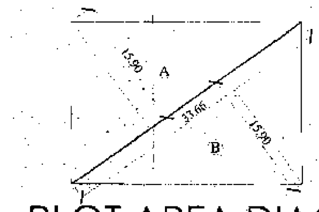
1st FLOOR PLAN
scale 1:100



1st FLOOR AREA DIAGRAME



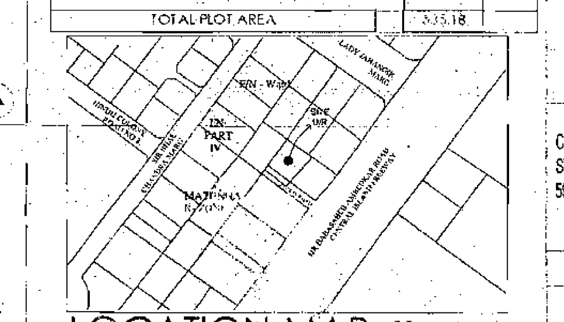
5TH FLOOR PLAN
scale 1:100



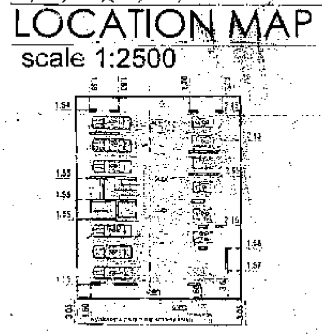
PLOT AREA DIAGRAME
scale 1:500

PLOT AREA CALCULATION

TOTAL ADDITION.					SQ.MT.
A	0.5X33.66	X	15.90	=	267.59
B	0.5X33.66	X	15.90	=	267.59
TOTAL ADDITION					535.18
TOTAL PLOT AREA					535.18



LOCATION MAP
scale 1:2500



BLOCK PLAN
SCALE-1:500

PROFORMA B

CONTENTS OF SHEET

GROUND/ STILT FLOOR PLAN,1STTO 4TH FLOOR PLANS & AREA DIAGRAM ,BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION, TABLE I,II,III PARKING AREA STATEMENT,AREA SUMMARY,

STAMP OF DATE OF RECEIPT OF PLANS | STAMP OF DATE OF APPROVAL OF PLANS

PROFORMA A

1	AREA OF PLOT AS PER LAYOUT	
	AREA AS PER C.T.S. RECORD	535.12
	AREA ACCEPTED	
2	DEDUCTIONS FOR	
	(a) ROAD SET BACK AREA / RIGHT OF WAY	59.31
	(b) PROPOSED ROAD (D.P. ROAD)	---
	(c) ANY RESERVATIONS (SUB-PLOT__)	---
	(d) __% AMENITY SPACE AS PER DCR 56 57 (SUB-PLOT__) OTHER	---
3	BALANCE AREA OF PLOT (1 MINUS 2)	475.81
4	DEDUCTION FOR 15% RECREATIONAL GROUND/ 10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)	
5	NET AREA OF PLOT (3 MINUS 4)	475.81
6	ADDITIONS FOR FLOOR SPACE INDEX	
	2(a) 100% FOR D.P. ROAD	---
	2(b) 100% FOR SET BACK / RIGHT OF WAY	59.31
7	TOTAL AREAS (5 PLUS 6)	535.12
8	FLOOR SPACE INDEX PERMISSIBLE	2.5
9	9(a) FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS(RESTRICTED TO 21.44 % OF THE BALANCE AREA VIDE 3 ABOVE)	1337.80
	ADDITIONS FOR FLOOR SPACE INDEX	
	9(b) 33% F.S.I. AS PER DCR 32	---
	9(c) 3.559 % AS PER DCR 33 (1)	
	9(d) REDEVELOPMENT OF GAOTHAN PLOT	
10	PERMISSIBLE FLOOR AREA	1337.80
11	EXISTING FLOOR AREA	---
12	PROPOSED BUILT UP AREA	1337.80
13	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	N.A.
14A	PURELY RESIDENTIAL BUILT UP AREA	1337.80
14B	REMAINING NON-RESIDENTIAL BUILT UP AREA	---
14	TOTAL BUILT UP AREA PROPOSED	1337.80
15	FSI CONSUMED ON NET HOLDING = 14/3	2.5

	DETAILS OF FSI AVAILED AS PER DCR 35 (4)		PERMISSIBLE	PROPOSED
B.1	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR PURELY RESIDENTIAL = OR < (14A x 0.35)	REHAB	239.27	221.64
		SALE	228.96	101.54
B.2	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR NON-RESIDENTIAL = OR < (14A x 0.20)			
B.3	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35(4) = (B.1 + B.2)			323.18
B.4	TOTAL GROSS BUILT UP AREA PROPOSED (14 + B.3)			1660.98

TENEMENT STATEMENT

(i)	PROPOSED BUILT UP AREA (ITEM 12 ABOVE)	1337.80
(ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA	
(iii)	AREA AVAILABLE FOR TENEMENTS	
(iv)	TENEMENTS PERMISSIBLE [illegible] (DENSITY OF TENEMENTS/HECT.)	32.10
(v)	TENEMENTS PROPOSED	26.00
(vi)	TENEMENTS EXISTING	
	TOTAL TENEMENTS ON THE PLOT	26.00

PARKING STATEMENT

PARKING REQUIRED FOR CARS AS PER REGULATIONS	21.00 NOS
COVERED GARAGES PERMISSIBLE	
COVERED GARAGES PROPOSED	
TOTAL PARKING PROVIDED	21.00 NOS

Approved Subject to Condition Mentioned in the file No./CHE/City/ 1210 / FN 1337 A(New)/dt.: 03/10/16

Asst. Eng. / Ex. Eng. Building Proposal (City) III
Municipal Corporation of Greater Mumbai.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 535.12 SQUARE METRES WHICH INCLUDES 59.31SQ.MTS. AREA IN RIGHT OF WAY.

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BLDG. ON PLOT BEARING C.S.NO. 156 B /10 , OF MATUNGA DEVISION IN F/N WARD

NAME OF OWNER

SHREE SIDDHI DEVELOPERS

For SHREE SIDDHI DEVELOPERS
Partner

NAME OF ARCHITECTS

PRAKASH NANDAPURKAR.
MANAS CONSULTANTS
B44,BLDG NO43 THAKUR VILLAGE,
KANDIVALI (E)

DRAWING NO.	SCALE	DATE	DRAWN BY
1	AS SHOWN	3 OCT 2016 / 24-09-16	

बृहन्मुंबई महानगर पालिका
कार्यकारी अभियंता,
इमारत प्रस्ताव (शहर) ३ यांचे कार्यालय
दिनांक 3 OCT 2016

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