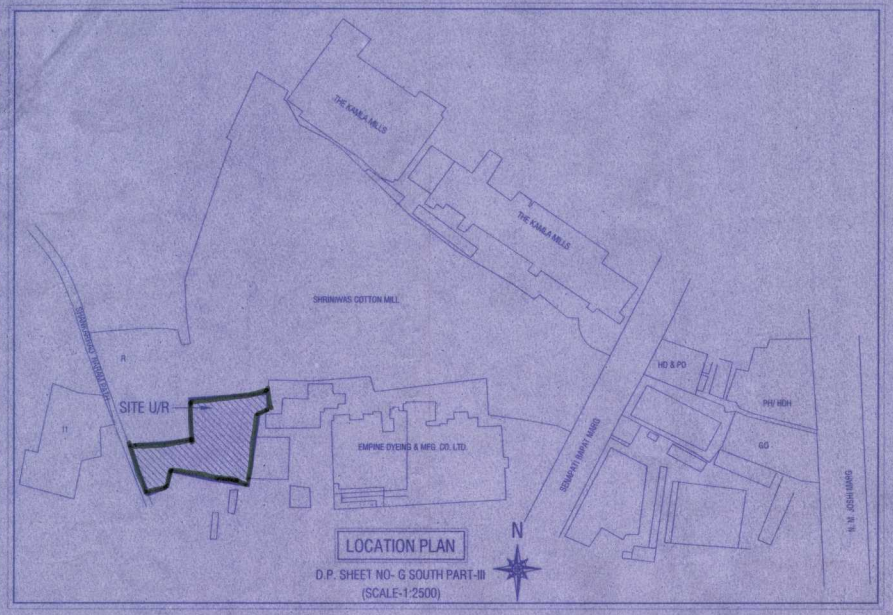
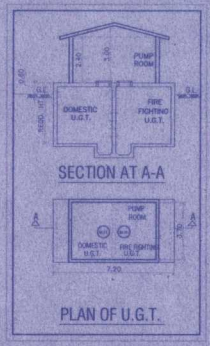
LAYOUT PLAN

SHEET 1 / 6

M/S SHREENIWAS COTTON MILL, LOWER PAREL.

STAMP OF RECEIPT	STAMP OF APPROVAL OF PLAN





MILL WORKER BUA AREA DISTRIBUTION

F.S.I. AREA

1ST TO 18TH FLOOR = 12212.14 SQM.
[(690.63 X 16) + (581.03X2)]
[(1050.08) + (1162.06)]

TOTAL = 12212.14 SQM -a

FUNGIBLE AREA

19TH TO 22TH FLOOR = 2747.07 SQM.
[(690.63 X 3) + (675.18)]
[(2071.89) + (675.18)]

TOTAL = 2747.07 SQM -b

TOTAL -a + b = 14959.21 SQM -c

METER + GARBAGE = 28.82 SQM -d

TOTAL -c + d = 14988.03 SQM

TRANSIT BUA AREA DISTRIBUTION

F.S.I. AREA

1ST TO 18TH FLOOR = 5878.12 SQM.
[(332.61X 16) + (278.19X2)]
[(5321.76) + (556.36)]

TOTAL = 5878.12 SQM -a

FUNGIBLE AREA

19TH TO 22TH FLOOR = 1323.08 SQM.
[(392.61X 3) + (325.25)]
[(997.83) + (325.25)]

TOTAL = 1323.08 SQM. -b

TOTAL -a + b = 7201.20 SQM. -c

METER + GARBAGE = 13.08 SQM-d

TOTAL -c + d = 7214.28 SQM.

BLDG. TYPE	TOTAL NO.OF TEN.	REQUIRMENT OF T/S	PROVIDED	
			NO.OF TEN.	AREA
M.W. BLDG. NO.1A	708	2/3(472)	473	14988.03
TRANSIT BLDG. NO.1B		1/3(236)	235	7214.28
TOTAL			708	22202.31

APPROVED Subject to conditions mentioned in our letter No. CHE/ 322 /BP (SPL CELL) / Pt-I/337 dated 10/11/15

10/11/15 Spl Cell

10 NOV 2015 दायवट्ट सहायक अभियंता

Ex. Eng. (B.P.) Spl. Cell

PROPOSED FLOOR AREA STATEMENT (F.S.I.)

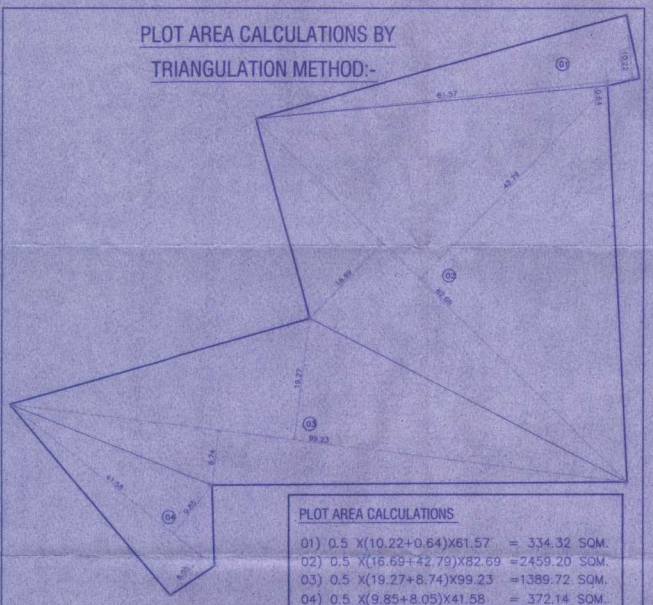
(Excl. staircase, lift & Lift Lobby area)

NO. OF FLOORS	BLDG. TYPE	WING	NO. OF T/S	(a) TOTAL PROP. BUA		PERMISSIBLE FUNGIBLE BUA	(b) PROPOSED FUNGIBLE BUA			TOTAL PROPOSED AREA (SQM.) (a+b)
				UP TO 15TH FL.	TOTAL		19TH TO 22TH FL.	METER & GARBAGE	TOTAL	
S+22	MILL WORKER	A	473	12212.14	12212.14	4274.25 (35%)	2747.07	28.82	2775.89 (22.73%)	14988.03 SQM.
S+22	TRANSIT	B	235	5878.12	5878.12	2057.34 (35%)	1323.08	13.08	1336.16 (22.73%)	7214.28 SQM.
		GRAND TOTAL	708	18090.26	18090.26	6331.59 (35%)	4070.15	41.90	4112.05 (22.73%)	22202.31 SQM.

PARKING STATEMENT

BLDG. TYPE	NO. OF TEN.	PARKING REQUIREMENT	PARKING REQD.	ADDITION 25% PARKING REQD.	TOTAL PARKING REQD.	PARKING PROVIDED
M.W. & TR.	708	1-FOR 8-TEN.	89 NOS.	23 NOS.	56 - SMALL 56 - LARGE	60 - S 61 - L
		TOTAL	89 NOS.	23 NOS.	112 NOS.	121 NOS.

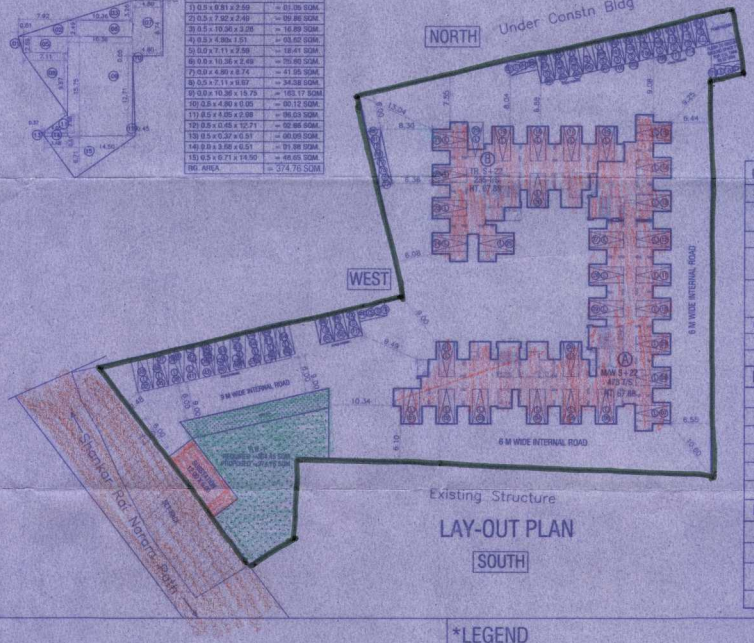
PLOT AREA CALCULATIONS BY TRIANGULATION METHOD:-



PLOT AREA CALCULATIONS	
01) 0.5 X(10.22+0.64)X61.57	= 334.32 SQM.
02) 0.5 X(16.69+42.79)X82.69	=2459.20 SQM.
03) 0.5 X(19.27+8.74)X99.23	=1389.72 SQM.
04) 0.5 X(9.85+8.05)X41.58	= 372.14 SQM.
TOTAL PLOT AREA	= 4555.38 SQM.

R.G. AREA CALCULATIONS :-

R.G. AREA CALCULATIONS :-	
1) 0.5 x 0.81 x 2.59	= 01.05 SQM.
2) 0.5 x 7.92 x 2.49	= 09.86 SQM.
3) 0.5 x 16.96 x 3.05	= 16.89 SQM.
4) 0.5 x 4.90x 1.51	= 03.62 SQM.
5) 0.0 x 7.11 x 7.59	= 18.41 SQM.
6) 0.5 x 10.36 x 2.49	= 70.60 SQM.
7) 0.0 x 4.80 x 8.74	= 41.95 SQM.
8) 0.5 x 7.11 x 9.67	= 34.38 SQM.
9) 0.0 x 10.36 x 15.75	= 163.17 SQM.
10) 0.5 x 4.80 x 0.05	= 00.12 SQM.
11) 0.5 x 4.05 x 2.98	= 06.03 SQM.
12) 0.5 x 0.45 x 12.71	= 02.85 SQM.
13) 0.5 x 0.37 x 0.51	= 00.05 SQM.
14) 0.0 x 3.58 x 0.51	= 01.98 SQM.
15) 0.5 x 0.71 x 14.50	= 46.65 SQM.
RG. AREA	= 374.76 SQM.



C) TENEMENT STATEMENT

1	PLOT AREA	4555.38
2	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP, ETC)	---
3	AREA AVAILABLE FOR TENEMENTS (1 - 2)	4555.38
4	Min.Tenement Density-permissible per hector for 1.00 FSI	450 T/S
5	Min.Tenement Density-permissible per hector for 3.99 FSI	1799 T/S
6	MINIMUM TENEMENTS PERMISSIBLE ON PLOT U/R	819 T/S
7	TENEMENTS PROPOSED ON PLOT U/R	708 T/S

D) PARKING STATEMENT

	PARKING REQUIRED BY REGULATIONS FOR:-	
1	CAR	89 NOS.
2	SCOOTER/MOTOR CYCLE	----
3	25% OUTSIDERS (VISITORS)	23 NOS.
4	TOTAL PARKING REQUIRED	112 NOS.
5	TOTAL PARKING PROVIDED (BIG CAR - 61 Nos., SMALL CAR - 60 Nos.)	121 NOS.

E) R.G. STATEMENT

NO.	PARTICULARS	AREA (IN SQM.)
1	NET PLOT AREA	4555.38
2	REQUIRED R.G. (8.00 % PHYSICAL R.G.) R.G. NON - DEDUCTABLE	364.43
3	PROVIDED R.G. AREA	374.76

A) AREA STATEMENT

F.S.I.=3.99

NO.	AREA STATEMENT	AREA IN SQM
1	AREA OF PLOT	4555.38
2	DEDUCTIONS FOR	
	A - SET BACK AREA	----
	B - PROPOSED ROAD	----
	C - ANY RESERVATION	----
	TOTAL (A+B+C)	----
4	NET AREA OF PLOT (1-2)	4555.38
5	AMENITY PLOT 5% (NOT APPLICABLE)	----
6	NET PLOT AREA (3-4)	4555.38
7	DEDUCTIONS FOR R.G. 15 % OF NET PLOT AREA	----
	TOTAL	----
7	BALANCE PLOT (अायवत्ता) अनिवेशन हमारत प्रस्ताव	4555.38
8	ADDITION FOR F.S.I. PURPOSE	
	A) SET BACK AREA	----
	B) 100 % OF ROAD AREA	----
	C) ANY RESERVATION	----
	TOTAL (A+B+C)	----
9	TOTAL (7+8) उप प्र. अभि (इम.) विशेष कक्ष	4555.38
10	PERMISSIBLE F.S.I.	1.33
11	ADDITIONAL FSI PERMISSIBLE IS OVER & ABOVE 200 % OF NORMAL FSI (1.33+2.66)	3.99
12	PERMISSIBLE FLOOR AREA (9X11)	18175.97
13	PROPOSED BUILT UP AREA	
	A) RESIDENSIAL	18090.26
	B) NON RESIDENSIAL	---
	C) EXISTING BUA	---
	TOTAL PROPOSED BUILT UP AREA	18090.26
14	F.S.I. CONSUMED (13/9)	3.97
15	TOTAL BUA ON PLOT (13-Above+B-2 Below)	22202.31

महानगरपालिका, उपायुक्त(अनिवेशन) हमारत प्रस्ताव विभाग-करता यांचे कार्यालय

10 NOV 2015

B) FUNGIBLE AREA STATEMENT

01	PERMISSIBLE FUNGIBLE AREA ON PLOT U/R	
	A) RESI. FUNGIBLE AREA -13AX35%	6331.59
	B) NON-RESI. FUNGIBLE AREA -13BX20%	---
	TOTAL PERMISSIBLE FUNGIBLE AREA	6331.59
02	PROPOSED FUNGIBLE AREA ON PLOT U/R	
	A) RESI. FUNGIBLE AREA CLAIMED	4112.05
	B) NON-RESI. FUNGIBLE AREA CLAIMED	---
	TOTAL PROPOSED FUNGIBLE AREA	4112.05

*R.G. STATEMENT

1) NET PLOT AREA = 4555.38 SQM.
2) 8.00 % PHYSICAL RG REQD. = 364.43 SQM.
3) RG. PROVIDED = 374.76 SQM.

*CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT IS SURVEYED ON _____ BEARING C.S. NO. 2/443 AND THAT THE DIMENSIONS OF THE PLOT SHOWN ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 4555.38 SQ.M.

DY. CHIEF ENGINEER(EAST)

*PROJECT

PROPOSED REDEVELOPMENT OF EXISTING MILL FOR M/S SHREENIWAS COTTON MILL OF PROPERTY BEARING C.S. NO. 2/443 LOWER PAREL (DIVISION) SITUATED AT SHANKARRAO NARAM PATH MARG, G/SOUTH WARD, MUMBAI. FOR MH & AD BOARD.

SIGNATURE OF LIC.ARCHITECT	SIGNATURE OF OWNER
SHRI - [illegible] ARCHITECT L.NO-CA/84/8494	EX.ENGINEER-CITY MUMBAI HOUSING & AREA DEVELOPMENT BOARD, MUMBAI.

M/S SHREENIWAS COTTON MILL, LOWER PAREL.

OWNER: म्हाडा MHADA

GRIHA NIRMAN BHAVAN, KALANAGAR, BANDRA (EAST), MUMBAI- 400051 PHONE: 56405000, 26592877, 26592622.

JOB TITLE: M.H.& A.D.BOARD

LOCATION: M/S SHREENIWAS COTTON MILL, LOWER PAREL. MUMBAI. FOR MH & AD BOARD.

SHEET TITLE: LAY-OUT PLAN

JOB NO. ---------- DRG. NO. MHADA / SHREENIWAS MILL / LOWER PAREL / LAY-OUT PLAN / SD / ARCH-1 REV. NO. 00

SR.NO	DATE	REVISION	DEALT	CHKD	APPD

*LEGEND

PLOT BOUNDARY	BLACK		
PROPOSED WORK	RED		
R.G. AREA	GREEN		
PROP. ROADS	BURNT SIENNA		

N

	DRAWN	SIGN.	DATE
	Dayesh		28.07.2015
	CHKD. DIPTI		
	DESD. & CHKD.		
	APPD.		

SCALE - 1:500