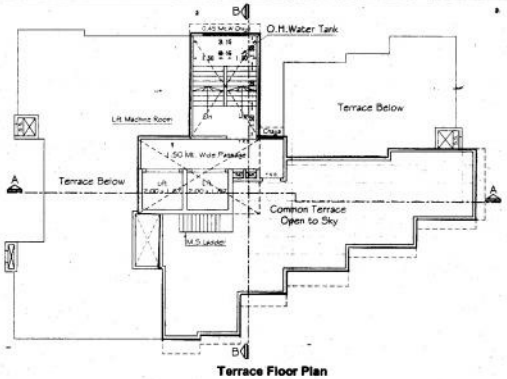
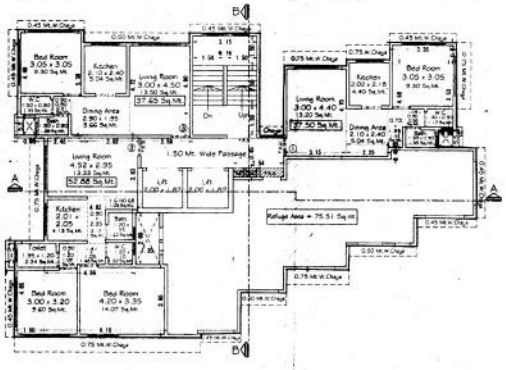


Terrace Floor Plan



7th (Part Refuge) Floor Plan

PERMISSIBLE AREA STATEMENT

CARPET AREA (N.R. 85.90 + R. 1198.75)	= 1914.65 SQ.MT.	(A)
BUILT UP AREA OF REHAB 1214.65 X 1.20	= 1457.58 SQ.MT.	(B)
1457.58 SQ.MT. x 0.50	= 728.79 SQ.MT.	(C)
TOTAL PERMISSIBLE AREA	= 9186.37 SQ.MT.	(D)
CARPET AREA OF REHAB (N.R)	= 85.90 SQ.MT.	
B.U. AREA OF REHAB (N.R)	= 103.08 SQ.MT.	
90% FUNG. F.S.I ON REHAB (N.R)	= 90.66 SQ.MT.	
TOTAL B.U.A. (INCL.) FUNGI. AREA	= 193.70 SQ.MT.	(I)
CARPET AREA OF REHAB (Res.)	= 1198.75 SQ.MT.	
B.U. AREA OF REHAB (Res.)	= 1354.50 SQ.MT.	
35% FUNG. F.S.I ON REHAB (Res.)	= 474.08 SQ.MT.	
TOTAL B.U.A. (INCL.) FUNGI. AREA	= 1828.58 SQ.MT.	(I)
TOTAL PERMISSIBLE B.U.A. (Rehab) INCL. FUNGIBLE AREA (I + II)	= 1959.98 SQ.MT.	(II)

PERMISSIBLE AREA CALCULATION FOR SALE PURPOSE

INCENTIVE AREA = 50% of 1457.58 = 728.79 SQ.MT.

Saleble Area (N.R.)	= 139.39 SQ.MT.
Addl 90% Fungible	= 027.88 SQ.MT.
Total Saleble Area (N.R.)	= 167.27 SQ.MT..... (x)
Saleble Area (Res.)	= 589.40 SQ.MT.
Addl 35% Fungible	= 906.99 SQ.MT.
Total Saleble Area (Res.)	= 795.69 SQ.MT..... (y)
Total Saleble Area (x+y)	= 962.96 SQ.MT..... (y)
Gross B.U.A. Permissible	= 9915.84 SQ.MT.

BUILT UP AREA SUMMARY

(Including Fungible Area)

NO. OF FLOOR	GROSS B.U.A. With Fungible	Rehab (Res.) B.U.A. With Fungible	SALE B.U.A. With Fungible	Rehab (N.R.) B.U.A. With Fungible
GROUND FLOOR	978.00		167.27	110.73
1ST FLOOR				
2ND FLOOR		Refuge Floor		
3RD FLOOR				
4TH FLOOR	998.55	998.55	-	-
5TH FLOOR	998.55	998.55	-	-
6TH FLOOR	998.55	998.55	-	-
7TH FLOOR	147.50	86.59	60.91	-
8TH FLOOR	998.55	998.55	-	-
9TH FLOOR	998.55	998.55	-	-
10TH FLOOR	998.55	998.55	42.00	-
11TH FLOOR	998.55	819.59	178.97	-
12TH FLOOR	998.55	99.58	899.97	-
13TH FLOOR	978.71	-	836.71	-
14TH FLOOR	84.69	-	84.69	-
Excess Refuge Area	11.99	-	11.99	-
TOTAL	9582.19	7140.99	2390.45	110.73

Refuge Area Calculation

7th Fl. (Part Refuge)

Refuge Area Reqd. = 4% of 1607.95 sq.mt. = 64.99 sq.mt.

Refuge Area Provided on 7th fl. = 75.51 sq.mt.

Excess Refuge Area Counted in FSI = 11.99 sq.mt.

TABLE - II

DETAILS OF FUNGIBLE B.U.A FOR REHAB / SALE & PREMIUM CALCULATIONS

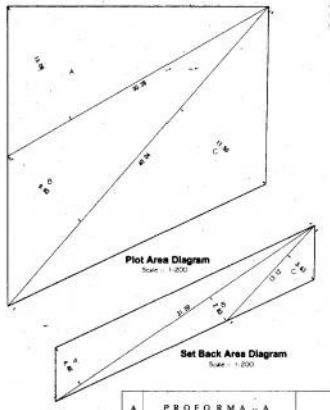
Sr No.	Description	Residential in Sq.Mt.	Commercial in Sq.Mt.	Total in Sq.Mt.
1	Permissible B.U.A (Sr No. 14 of Proforma-A)	1943.90	242.47	2186.37
2	Permissible Fungible B.U.A. (120.35 or 0.20)	680.37	48.50	728.87
3	Total Permissible B.U.A. (1+2)	2624.27	290.97	2915.24
4	Total Proposed B.U.A. including Fungible F.S.I. (14+20 of Proforma-A) [Check: Shall not be more than : 3 (Total A+B of column No.21 of Table No.1)]	2304.12	278.00	2582.12
5	Permissible Fungible B.U.A for rehab MHADA & M.C.G.M. Components (Total A+B of column No.15 of Table No.1)	474.08	20.62	494.70
6	Fungible B.U.A. utilized for rehab, MHADA & M.C.G.M. (Col 19-14-20) of Table No.2 [Check: Shall not be more than 3 above & shall be equal to 5 - Col No.21 of Table No.2]	388.48	7.66	396.14
7	Permissible Fungible B.U.A for Sale Component (2-5)	206.29	27.88	234.17
8	Fungible B.U.A. utilized for Sale (6-7-8) above (4+8) above [Check: Shall not be more than 1 above]	0.00	0.00	0.00
9	Ready Reconer Rate for the Year 2014	-	-	-
10	% of Ready Reconer Rate	80%	100%	-
11	Premium amount to be recovered (5+6+7)			-
12	Payment Receipt No & Date			

Plot Area Calculation

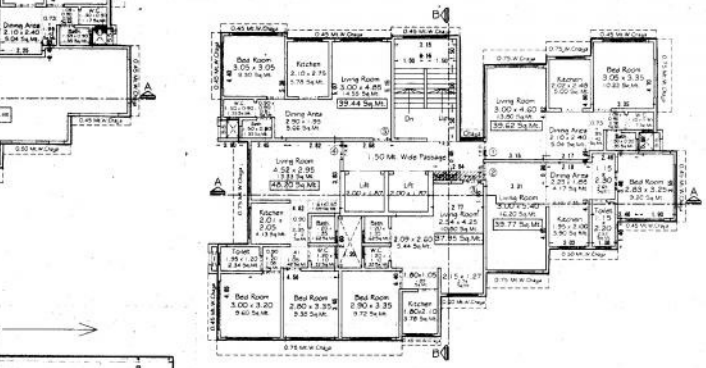
Plot Area				
A	1/2 x 30.35 x 3.05 x 1NO	=	185.50	SQ.MT.
B	1/2 x 40.04 x 9.93 x 1NO	=	198.60	SQ.MT.
C	1/2 x 40.04 x 11.50 x 1NO	=	230.23	SQ.MT.
	TOTAL ADDITION	=	627.93	SQ.MT.

Set Back Area Calculation

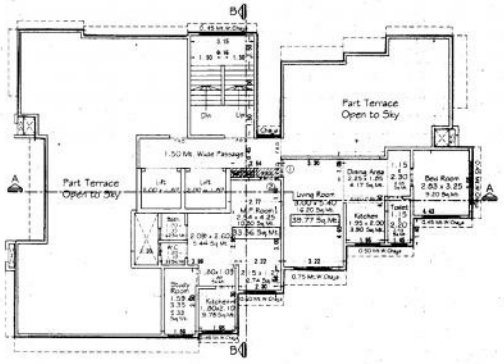
Set Back Area				
A	1/2 x 31.10 x 4.46 x 1NO	=	70.25	SQ.MT.
B	1/2 x 31.50 x 2.93 x 1NO	=	46.15	SQ.MT.
C	1/2 x 13.12 x 3.63 x 1NO	=	23.81	SQ.MT.
	TOTAL ADDITION	=	140.21	SQ.MT.



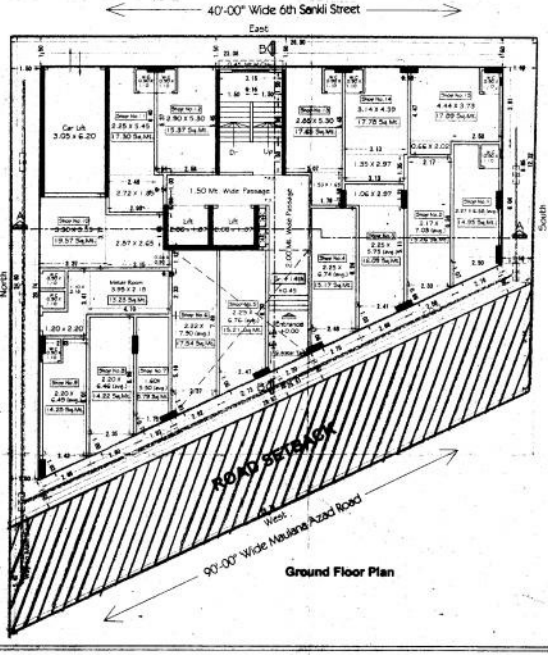
S.No.1



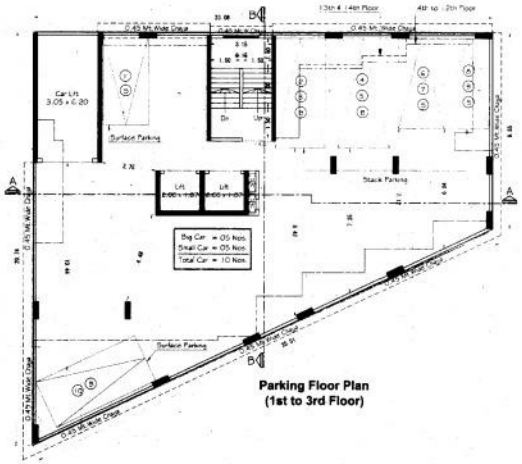
13th Floor Plan



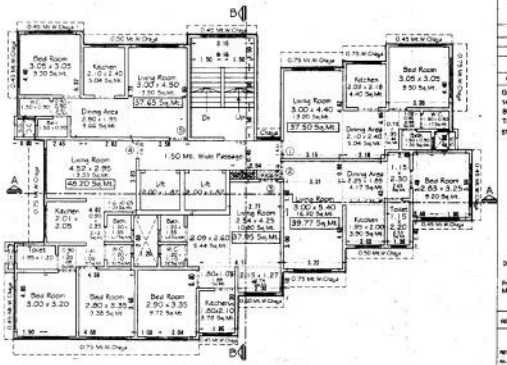
14th Floor Plan



Ground Floor Plan



Parking Floor Plan (1st to 3rd Floor)



Typical Floor Plan (4th to 6th & 8th to 12th Floor)

PROFORMA - A

1	Area of the plot	687.93 SQ.MT.
2	Deduction for	
a)	Road Set back area	140.91 SQ.MT.
b)	Reserved road	-
c)	Any Reservation (sub-plot)	-
d)	% amenity space as per DCR 35(7) (sub-plot) ..... (other)	-
3	Balance area of plot (1-2)	487.19 SQ.MT.
4	Deduction for 15% Recreational ground / 10% Amenity space if (Applicable for IHO)	-
5	Net area of plot (3 - 4)	487.19 SQ.MT.
6	Additions for floor space index 9 (a) 100% for DP Road 9 (b) 100% for Set-back	140.91 SQ.MT. 687.93 SQ.MT.
7	Total area (5 + 6)	as per statement
8	Floor Space Index Permissible	
9	Max Floor Space Index (basic) available for Development Rights (Restricted to ..... % of the balance area vide 3 above) DC No. ..... DC No. ..... Additions for floor space index 9 (a) 33% as per DCR 38 9 (c) 1% as per DCR 33(7) 9 (d) other	-
10	Permissible floor area (Refer Table)	3150.27 SQ.MT.
11	Existing floor area	-
12	Proposed built up area	3185.98 SQ.MT.
13	Excess balcony area taken in Floor Space Index	-
14(a)	Newly Residential built up area	1943.51 SQ.MT.
14(b)	Remaining Non- Residential built up area	1242.47 SQ.MT.
14	Total built up proposed (11 + 12 + 13) (as per old approved plan of ..... prior to 06 - 01 - 2013)	3185.98 SQ.MT.
15	3D consumed or will holding (- 14d)	3.451
B	Details of FSI availed as per DCR 35 (4)	PERMISSIBLE / PROPOSED
1	Fungible Built Up Area component proposed vide DCR 35(4) for purely Residential = (a + (14b x 0.2) =	680.37 SQ.MT. / 680.48 SQ.MT.
2	Fungible Built Up Area component proposed vide DCR 35(4) for Non - residential = (a + (14b x 0.8) =	48.50 SQ.MT. / 51.66 SQ.MT.
3	Total Fungible Built Up Area vide DCR 35(4) = (B1 + B2)	728.87 SQ.MT. / 732.14 SQ.MT.
4	Total Gross Built up area proposed (14 + B 3)	2915.24 SQ.MT. / 3185.98 SQ.MT.
C	Tenement Statement	
(a)	Registered area (Rehab) (Above)	-
(b)	Less deduction of Non Residential area (shop etc.)	-
(c)	Area available for tenements (c) - (b))	-
(d)	Tenements permissible (Density of tenements / hectare)	-
(e)	Tenements proposed	-
(f)	Tenements existing Total tenements on the plot	-
D	Parking Statement	
(a)	Parking required by Regulation for Car Scooter/ Motor Cycle Cycle/Jeep (nation)	-
(b)	Covered Garage (permissible)	-
(c)	Covered Garage proposed Car Scooter/ Motor Cycle Cycle/Jeep (nation)	-
E	Transport Vehicles Parking	
(a)	Space for transport vehicles parking required by Regulations	-
(b)	Total no. of transport vehicles parking spaces provided	-

PROFORMA 'B'

CONTENTS OF SHEET

Gr. Floor Plan, 1st to 3rd (Parking) Floor Plan,Typical Floor Plan (4th to 6th & 8th to 12th), 14th Floor Plan, 7th Floor (Refuge) Plan,Terrace Floor Plan, Permissible Area Statement, Built Up Area Summery, Plot Area Diagram & Calculation, Refuge Area Calculation, Table - II, Proforma - A.

STAMP OF DATE OF RECEIPT OF PLANS.

STAMP OF DATE OF APPROVAL OF PLANS.

DESCRIPTION OF PROPOSAL & PROPERTY

Proposed redevelopment of property bearing C.S. No. 1756 of Andula Div. Situated at Maulana Azad Road, 'F' West, Mumbai.

REVISIONS

REV. NO.	PARTICULARS	SIGN	DATE

AREA CERTIFICATE

CERTIFIED THAT THE PLOT UNDER REFERENCE HAS SURVEYED BY OUR OFFICE STAFF ON AND THE DIMENSIONS OF BOUNDARIES OF PLOT ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS SQ.METRES (SQ. HUNDRED SIXTY SEVEN POINT SEVENTY THREE) TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP

NAME & ADDRESS OF DEVELOPER

M/s. [illegible] Corporation (C.A. TO Owner)

Approved Amended Subject to Condition Mentioned in the File No.EE(B)/ [illegible]

Asst. Engineer, Bldg. Proposal (Western Suburbs) Municipal Corporation of Greater Mumbai

सहायक अभियंता (इमारत प्रस्ताव) पश्चिम उपनगरे महानगरपालिका कार्यकारी अभियंता, इमारत प्रस्ताव (पश्चिम) व पाणी खाते दिनांक 17 DEC 2014

NORTH	SCALE	1:100	
	JOB NO.		
	DRG.NO.	01	
	DATE	04/12/2014	
	DRAWN BY	Dushyant	
	CHKED BY		

BASHARAT & ASSOCIATES
243/B, GHOLARAI BUILDING, GROUND FLR, ROOM NO. 5, MAULANA AZAD ROAD, MUMBAI - 400 008.

Sanitary Requirement - Ground Floor

Load for Sanitary arrangement is 33.33 for each 100.00sq.mt.

Carpet Area for Shop (Gr.Fl) = 87.11 sq.mt.

Person for 250.00 sq.mt. 87.11 x 33.33 / 100 = 29.03 Nos. Say 30 Nos.

50% Gents = 15 Nos, 50% Ladies = 15 Nos.

1 W.C. for each 25 Gents, So W.C. Req. = 1 Nos.

1 W.C. for each 15 Ladies, So W.C. Req. = 1 No.

W.C. Provided = 2 Nos.

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