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(141)

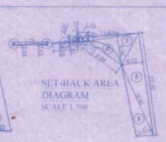
GROUND FLR & AREA STATEMENT

SHEET NO. - 01/07

SECTION THROUGH PUMP ROOM
SCALE : N.T.S.

SECTION THROUGH COMPOUND WALL
SCALE : N.T.S.

PLOT AREA DIAGRAM
SCALE 1:500



SET-BACK AREA DIAGRAM
SCALE 1:500

PLOT AREA CALCULATION

A)	1/2	x	20.25	x	19.81	x	1.NO	= 371.62 SQ.MT.
B)	1/2	x	50.14	x	9.35	x	1.NO	= 2.17 SQ.MT.
C)	1/2	x	7.22	x	0.90	x	1.NO	= 1.30 SQ.MT.
D)	1/2	x	49.89	x	22.86	x	1.NO	= 569.44 SQ.MT.
E)	1/2	x	24.39	x	0.31	x	1.NO	= 3.81 SQ.MT.
F)	1/2	x	24.76	x	15.25	x	1.NO	= 188.27 SQ.MT.
G)	1/2	x	16.44	x	3.35	x	1.NO	= 55.08 SQ.MT.
H)	1/2	x	15.76	x	1.91	x	1.NO	= 15.04 SQ.MT.
I)	1/2	x	10.67	x	1.68	x	1.NO	= 9.00 SQ.MT.
J)	1/2	x	2.79	x	0.63	x	1.NO	= 0.87 SQ.MT.
K)	2/3	x	8.77	x	1.19	x	1.NO	= 6.98 SQ.MT.
							TOTAL PLOT AREA	= 1131.57 SQ.MT. (A)

TOILET BLOCK AREA CALCULATION FOR GROUND FLOOR

A)	5.88	x	1.65	x	1.NO	=	9.70	SQ.MT.
						TOTAL ADDITION =	9.70	SQ.MT.
DEDUCTIONS								
1)	0.15	x	1.54	x	1.NO	=	0.17	SQ.MT.
						TOTAL DEDUCTION =	0.17	SQ.MT. Y1
TOTAL PROPOSED TOILET BLOCK AREA						=	9.53	SQ.MT.

TOILET BLOCK AREA DIAGRAM
SCALE:- 1:100

PERMISSIBLE AREA STATEMENT

(A) ON PLOT AREA :-
I) AREA OF THE PLOT ---------- = 1075.28 SQ.MT
II) PERMISSIBLE BUA
AREA 3.00 X (I) ---------- = 3225.78 SQ.MT
(B) AS PER 50% INCENTIVE + REHABILITATION AREA
I) CARPET AREA REQUIRED FOR EXISTING REHABITANT (AS PER MHADA LIST) (456.68+93.63CA) X R.E.3.165.00 (R) = 3738.50 SQ.MT
II) REHAB B.U.A. OF EXISTING TENANT (1X1.35) ---------- = 4488.20 SQ.MT
(III) B.U.A. CONSIDERED FOR 50% INCENTIVE (3731.43 X 1.20) = 4477.72 SQ.MT
(IV) 50% INCENTIVE ON REHAB i.e 4477.72 X 50% ---------- = 2238.86 SQ.MT
V) TOTAL PERMISSIBLE AREA (II + IV) ---------- = 6725.06 SQ.MT
OPTION B is >OPTION A - PERMISSIBLE FSI. CONSIDERED -- = 6725.06 SQ.MT (A)
(C) FUNGIBLE COMPENSATORY FSI OVER AND ABOVE PERMISSIBLE BUA (a+---(B)
I) R.R. REHAB TENANTS - (FUNGIBLE AREA)
CARPET AREA REQUIRED FOR N.R. REHAB TENANT OF AMALGAMATED
C.S.NO.2937 ---------- = 456.68 SQ. MT. (I)
B.U.A. REQUIRED N.R. = 456.68 X 1.20 ---------- = 548.26 SQ.MT. (II)
20% FUNGIBLE FSI PERMISSIBLE ---------- = 109.65 SQ.MT. (III)
FOR REHAB N.R. B.U.A.
II) R. REHAB TENEMENT - (FUNGIBLE AREA)
CARPET AREA REQUIRED FOR
RESI. TENEMENT OF AMALGAMATED
C.S.NO. 2937 (a) ---------- = 3185.99 SQ.MT. (I)
B.U.A. REQUIRED FOR RESI.
TENEMENT = 3185.99 X 1.20 ---------- = 3823.19 SQ.MT. (II)
35% FUNGIBLE FSI PERMISSIBLE ---------- = 1338.11 SQ.MT. (III)
FOR REHAB RESI. TENEMENT
THE PERMISSIBLE RESI.
TOTAL FUNGIBLE FSI
FOR REHAB RESI. AND NON - RESIDENTIAL
TENEMENT (I (III) + II (III)) ---------- = 1447.76 SQ.MT.
III) R. SALE TENANTS - (FUNGIBLE CALCULATION)
B.U.A. AVAILABLE FOR SALE
50% INCENTIVE ON REHAB i.e 4478.84 X 50% = 2238.86 SQ.MT (I)
35% FUNGIBLE FSI PERMISSIBLE ON SALE COMPONENT ---------- = (NOT CLAIMED AT THIS STAGE)
AREA PERMISSIBLE FOR SALE COMPNENT INCLUDING FUNGIBLE AREA
(I + (3) ---------- = 2238.86 SQ.MT. (III)
TOTAL PERMISSIBLE B.U.O AREA
OF REHAB N.R. AND R. TENEMENT AND SALE RESIDENTIAL
SALE RESIDENTIAL TENEMENTS
IV) FSI ---------- B(V) (6552.92 + 104.78 COMMON AREA+ 57.58 (50% INCENTIVE ON COMMON AREA)
(V) TOTAL FUNGIBLE ---------- (III)+(III) = 3447.76 SQ.MT.
VI) TOTAL PERMISSIBLE ---------- (IV+V) = 6172.62 SQ.MT.

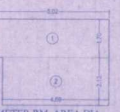
REFUGE AREA STATEMENT

8th REFUGE FLR. AREA	=	289.36	X 01 =	289.36	SQ.MT
9th FLR. Area	=	414.23	X 01 =	414.23	SQ.MT
10th FLR. AREA	=	420.75	X 01 =	420.75	SQ.MT
11th FLR. AREA	=	427.91	X 01 =	427.91	SQ.MT
12th TO 13th TYP. FLR. AREA	=	427.91	X 02 =	855.82	SQ.MT
14th FLR. AREA	=	437.06	X 01 =	437.06	SQ.MT
				2845.13	SQ.MT
2845.13 SQ.MT. X 4 %				= 113.80	SQ.MT
REFUGE AREA REQUIRED ON 8th FLR.				= 113.80	SQ.MT
REFUGE AREA PROVIDED ON 8th FLR.				= 114.63	SQ.MT
16th REFUGE FLR AREA	=	286.45	X 01 =	286.43	SQ.MT
17th FLR to 20th FLR. FLR. Area	=	387.41	X 04 =	1549.64	SQ.MT
				1836.09	SQ.MT
1836.09 SQ.MT. X 4 %				= 73.44	SQ.MT
REFUGE AREA REQUIRED ON 16th FLR.				= 73.44	SQ.MT
REFUGE AREA PROVIDED ON 16th FLR.				= 104.43	SQ.MT

EXCESS REFUGE AREA COUNT IN FSI (30.99 SQ.MT.)

BLOCK PLAN
SCALE 1:500

LOCATION PLAN
SCALE 1:2500



METER RM. AREA DIA.
SCALE:- 1:100

METER RM. AREA CALCULATION

1)	5.80	x	1.70	=	9.50	SQ.MT.		
2)	4.89	x	2.13	=	9.99	SQ.MT.		
					TOTAL ADDITION =	19.52	SQ.MT.	

SET - BACK AREA CALCULATION

1)	1/2	x	7.79	x	0.64	=	2.49	SQ.MT.
2)	1/2	x	2.75	x	0.43	=	0.57	SQ.MT.
3)	3.36	X	0.39	X	1	=	1.30	SQ.MT.
4)	1/2	x	2.40	x	0.42	=	0.50	SQ.MT.
5)	1/2	x	2.66	x	0.61	=	0.79	SQ.MT.
6)	1/2	x	13.65	x	0.95	=	6.47	SQ.MT.
7)	1/2	x	11.20	x	0.98	=	5.76	SQ.MT.
8)	1/2	x	22.70	x	4.72	=	53.57	SQ.MT.
9)	1/2	x	16.82	x	3.47	=	29.36	SQ.MT.
					TOTAL ADDITION =		102.19	SQ.MT. X
DEDUCTIONS								
A)	2/3	x	5.04	x	4.74	=	15.49	SQ.MT.
					TOTAL DEDUCTION =		15.49	SQ.MT. Y1
TOTAL SET-BACK AREA						=	121.69	SQ.MT.

TOTAL PLOT AREA (A+B) = 1053.57+ 121.69 = 1075.26 SQ.MT

PROFORMA - A

		TOTAL AREA IN SQ. MT.
A.	AREA STATEMENT	
1	Area of plot	1075.28
2	Deduction for (a) Road set-back area (b) Proposed road (c) Any reservation (sub-div.) (d) 5% amenity space as per DCR 38/5/(sub-div) Jotter	121.69
3	Balance area of plot (Footage 2)	953.57
4	Deduction for 10% recreational ground/ 10% amenity Space (if deduction for both)	
4.1	Net area of plot (Footage 1)	953.57
5	Additions for floor space index 2 (a) 100% for F.P. Road 2 (b) 100% for S.R. road	121.69
6	Total Areas (5 plus 1)	1075.26
8	Floor Space Index permissible 1.40 PER DCR 33(7) (45 PER STATEMENT	6234.49
9	Net Floor Space Index credit available to Development Rights (transferred to / but the balance area after R.sales) (a) - nil (b) - nil	
	Additions for floor space index 9 (a) 50% as per DCR 52 9 (c) 5 as per DCR 33 ( ) 9 (d) other	
10	Permissible Floor Area (as per statement)	6725.06
11	Existing built area	
12	Proposed built up area	6234.49
13	Excess balcony area taken in Floor Space Index	
14a	Public Residential Building area	5789.33
14b	Ancillary Non-residential building area	577.33
15	Total built up proposed (14a + 14b)	6466.67
	per cent (per cent coverage) (prior to 06-03-2012)	
	FSI utilisable on our liability - 24%	4.78
B	DETAILS OF FSI AVAILED AS DCR 33 (4)	(SQ.MT. (SQ.FT.
1	Refugee Rehab Area component proposed (Cl 33 (9) 33 (4) for public/Residential ---- =(1049.00) (ONLY REHAB)	1338.11 (1210.96
2	Ancillary Rehab Area component proposed only DCR 33(9) (Cl 33 (4) (B) (i) (ii)(iii) for non residential ---- (or) =(1450.00) (incl. 40% CLAIMED IN COMMON AREA)	109.65 (1.03
3	Total Rehab Area area DCR 33(9) (3) + (2) (EXISTING)	1447.76 (1212.49
4	Total Gross R.R. S.R. AREA proposed (1+2 B.3) (6471.73 + 1247.49)	7719.26
C.	TENEMENT STATEMENT	
(1)	Proposed area (Item 8 above)	
(2)	Less deduction if non residential area (Inter alia)	
(3)	Area available for tenements (1) minus (2)	
(4)	Tenements permitted (Density or controlling factors)	
(5)	Tenements proposed	152 Nos.
(6)	Tenements existing (24 NR + 97 R)	121 Nos.
	Total tenements on the plot	
D.	PARKING STATEMENT	
(1)	Parking required by regulations for: Car / Scooter/Motor Cycle (Mention method)	
(2)	Covered garage permitted	
(3)	Covered garage proposed: Car / Scooter/Motor Cycle (Mention method)	
E.	Transport Vehicles Parking	
(1)	Spaces for transport vehicles parking required by regulations	
(2)	Total no of transport vehicles parking spaces provided	

SALE FLATS STATEMENT

06TH FLOOR	01 NOS.
13TH FLOOR	01 NOS.
15TH FLOOR	01 SERVICE
16TH REFUGE	03 NOS.
17TH FLOOR	04 NOS.
18TH FLOOR	04 NOS.
19TH FLOOR	04 NOS.
20TH FLOOR	04 NOS.
TOTAL FLATS	21 NOS.

TOTAL REHAB TENEMENT = 5 + 19 = 97 NOS (24 NOB = 121 NOS.)

BUILT UP AREA CALCULATION FOR GROUND FLOOR

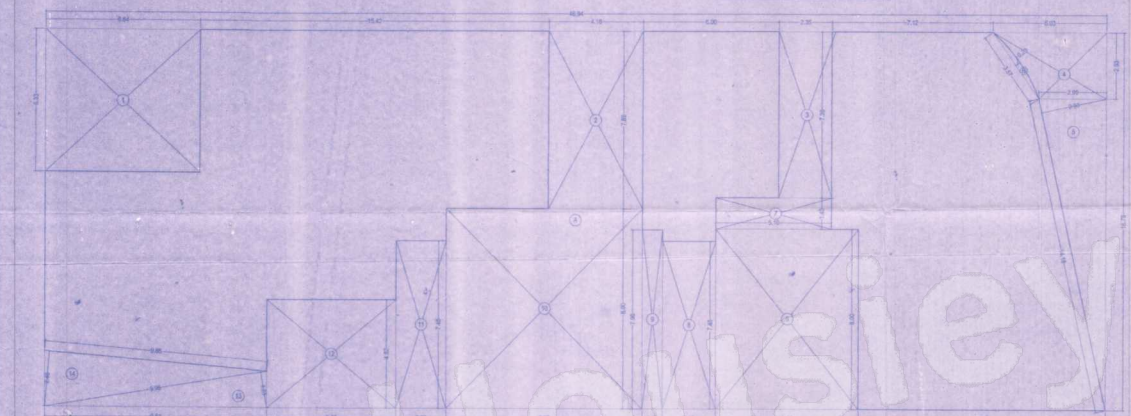
A)	46.94	x	16.75	x	1.NO	=	786.12	SQ.MT.
B)	2.5	x	1.57	x	0.23	x	1.NO	= 0.89 SQ.MT.
					TOTAL ADDITION =		787.02	SQ.MT. X
DEDUCTIONS								
1)	6.64	X	6.53			=	43.30	SQ.MT.
2)	4.14	X	7.85			=	32.49	SQ.MT.
3)	3.35	X	7.35			=	17.34	SQ.MT.
4)	(2.89 + 5.03)	1/2	X	2.89		=	11.75	SQ.MT.
5)	1/2 x 14.18	x	2.84			=	20.77	SQ.MT.
6)	5.30	X	3.05			=	16.16	SQ.MT.
7)	5.10	X	1.40			=	7.14	SQ.MT.
8)	3.35	X	5.45			=	17.91	SQ.MT.
9)	5.60	X	1.30			=	7.28	SQ.MT.
10)	5.68	X	5.95			=	77.25	SQ.MT.
11)	2.32	X	7.45			=	16.54	SQ.MT.
12)	5.23	X	4.40			=	23.02	SQ.MT.
13)	1/2 x	3.05	x	1.65		=	2.51	SQ.MT.
14)	1/2 x	8.85	x	2.46		=	12.12	SQ.MT.
					TOTAL DEDUCTION	=	340.04	SQ.MT. Y1
TOTAL PROPOSED BUILT UP AREA						=	438.79	SQ.MT. (A)
TOILET BLOCKS METER RM AREA						=	28.05	SQ.MT. (B)
TOTAL BUILT UP AREA (+Y1- TOILET BLOCK & METER RM) (A+B)						=	466.83	SQ.MT

BUILT-UP AREA STATEMENT

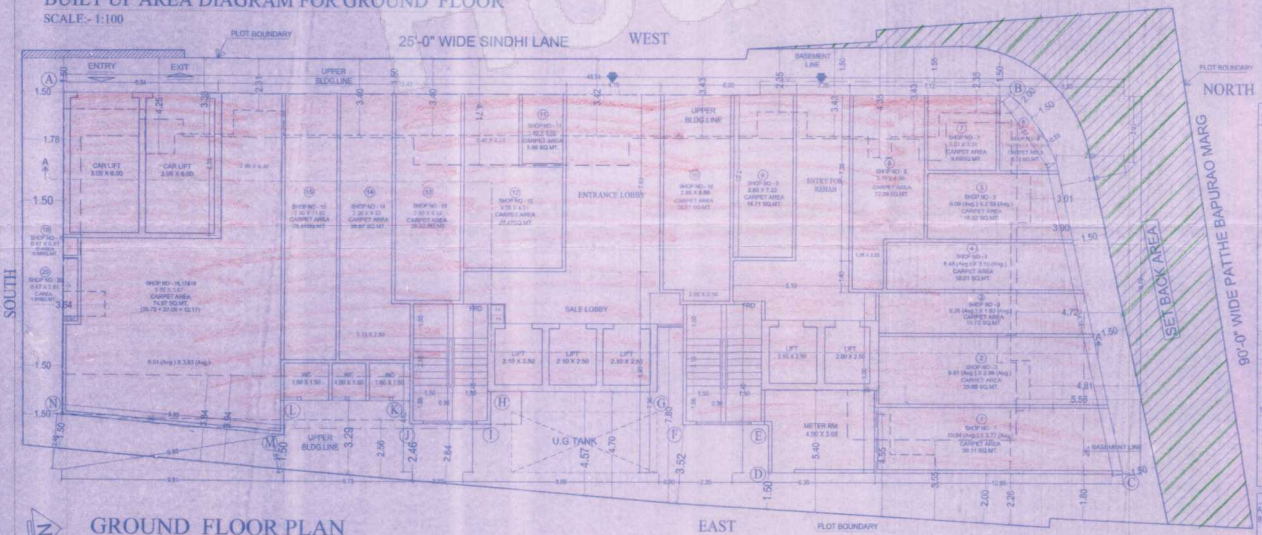
FLOOR	PROP. B.U.A. REHAB (SQ.MT) (A)	COMM. PASS. AREA (SQ.MT) (B)	E.D.& S.D. AREA (SQ.MT) (C)	SALE BU.AREA (SQ.MT) (D)	TOI.BLOCK & METER RM AREA (SQ.MT) (E)	COMMON AREA (SQ.MT) (F)	TOTAL B.U.AREA (G = A+B+(C+D)+E+F)
GROUND	430.18	-----	-----	-----	28.05	-----	466.83
1st. Flr.	188.37	16.33	-----	-----	-----	266.80	471.50
2nd.Flr.	< < < < < < < < < PARKING > > > > > > > > >						
3rd.Flr.	393.08	23.50	0.50	-----	-----	-----	417.08
4th.Flr.	390.23	23.50	0.50	-----	-----	-----	414.23
5th.Flr.	390.23	23.50	0.50	-----	-----	-----	414.23
6th.Flr.	390.23	23.50	0.50	-----	-----	-----	414.23
7th.Flr.	390.23	23.50	0.50	-----	-----	-----	414.23
8TH refuge fl.	265.58	23.50	0.50	-----	-----	-----	289.08
9th.Flr.	347.27	23.50	0.50	42.96	-----	-----	414.23
10th.Flr.	396.75	23.50	0.50	-----	-----	-----	420.75
11th.Flr.	391.33	23.50	0.50	42.58	-----	-----	427.91
12th.Flr.	403.91	23.50	0.50	-----	-----	-----	427.91
13th.Flr.	403.91	23.50	0.50	-----	-----	-----	427.91
14th.Flr.	413.06	23.50	0.50	-----	-----	-----	437.06
15th.Flr.	< < < < < < < < < SERVICE FLOOR > > > > > > > > >						
16TH refuge fl.	-----	4.46	0.50	312.48	-----	-----	317.44
17th.Flr.	-----	4.46	0.50	382.45	-----	-----	387.41
18th.Flr.	-----	4.46	0.50	382.45	-----	-----	387.41
19th.Flr.	-----	4.46	0.50	382.45	-----	-----	387.41
20th.Flr.	-----	4.46	0.50	382.45	-----	-----	387.41
TOTAL	5182.46	320.63	6.50	1927.82	28.05	266.80	7714.26

TOTAL PROPOSED SALE B.U.AREA

A) SALE RES.TENAMENTS B.U.A	=	1927.82 SQ.MT.
B) AREA OF PARK & MTR.RM.	=	76.81 SQ.MT.
C) AREA OF COMM.PASSAGE (BELA STAIR)	=	5.33 SQ.MT.
D) EXCESS AREA PROPOSED FOR REHAB (AS PER CIR. NO. 33 TAN.5-I)	=	60.28 SQ.MT.
TOTAL PROPOSED SALE B.U.AREA	=	2012.25 SQ.MT.



BUILT UP AREA DIAGRAM FOR GROUND FLOOR
SCALE:- 1:100



GROUND FLOOR PLAN
SCALE:- 1:100

Approved Subject to Condition Mentioned in the file No.EEBP/(S)/2841/C) A dt.28/6/12

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

Shri B. S. Joshi
For Brighton Architects
(Indian Private Limited)

B. S. Joshi

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