

SET-BACK AREA DIAGRAM
SCALE:- 1:200

SET-BACK AREA CALCULATION						
1	0.50	X	42.00	X	3.00	X 1 NO = 63.00 SQ.M.
2	0.50	X	42.00	X	3.00	X 1 NO = 63.00 SQ.M.
TOTAL						= 126.00 SQ.M.

R.G. AREA CALCULATION						
1	0.5	X	18.93	X	7.19	X 1 NO = 68.05 SQ.M.
2	0.5	X	18.93	X	1.80	X 1 NO = 17.04 SQ.M.
3	0.5	X	3.77	X	1.52	X 1 NO = 2.87 SQ.M.
4	0.5	X	3.17	X	1.5	X 1 NO = 2.38 SQ.M.
5	0.5	X	3.66	X	0.98	X 1 NO = 1.79 SQ.M.
6	0.5	X	7.82	X	1.51	X 1 NO = 5.90 SQ.M.
7	0.5	X	6.24	X	0.22	X 1 NO = 0.69 SQ.M.
8	0.5	X	7.65	X	3.08	X 1 NO = 11.78 SQ.M.
9	0.5	X	4.99	X	1.78	X 1 NO = 4.44 SQ.M.
10	0.5	X	3.87	X	1.58	X 1 NO = 3.06 SQ.M.
11	0.5	X	3.87	X	0.20	X 1 NO = 0.39 SQ.M.
12	0.5	X	4.27	X	1.19	X 1 NO = 2.54 SQ.M.
13	0.5	X	4.27	X	2.13	X 1 NO = 4.55 SQ.M.
14	0.67	X	4.99	X	3.09	X 1 NO = 10.28 SQ.M.
TOTAL						= 135.76 SQ.M.

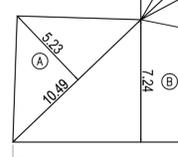
R.G. AREA REQUIRED = 1300.18 X 8% = 104.01 SQ.M.
R.G. AREA PROVIDED = 135.76 SQ.M.

R.G. AREA DIAGRAM
SCALE:- 1:200

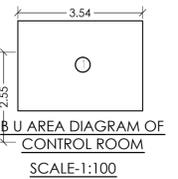
F.S.I CALCULATION			
ON PLOT AREA BASIS (A)			
AREA OF PLOT	=	1300.18	SQ.M
PERMISSIBLE F.S.I	=	3	
1300.18 X 3	=	3900.54	SQ.M
PERMISSIBLE F.S.I AS PER 3	=	3900.54	SQ.M
ON INCENTIVE BASIS (B)			
CARPET AREA REQUIRED FOR F.S.I	=	999.86+1967.81	SQ.M
REHABILITATION OF EXISTING TENANTS	=	2867.67 X 1.2	SQ.M
BUILT UP AREA OF EXISTING TENANTS	=	3441.20	SQ.M
INCENTIVE FACTOR	=	3441.20 X 1.5	SQ.M
TOTAL PERMISSIBLE BUILT UP AREA	=	5161.80	SQ.M
TOTAL SALE AREA	=	5161.80-3441.20	SQ.M
	=	1720.60	SQ.M

PLOT AREA CALCULATION						
A	0.5	X	10.49	X	5.23	X 1 NO = 27.43 SQ.M.
B	0.5	X	43.87	X	7.24	X 1 NO = 158.81 SQ.M.
C	0.5	X	40.69	X	23.43	X 1 NO = 476.66 SQ.M.
D	0.5	X	47.68	X	10.43	X 1 NO = 248.17 SQ.M.
E	0.5	X	47.68	X	7.84	X 1 NO = 186.91 SQ.M.
F	0.5	X	23.27	X	1.71	X 1 NO = 19.90 SQ.M.
G	0.5	X	26.93	X	10.17	X 1 NO = 136.94 SQ.M.
H	0.5	X	13.90	X	3.50	X 1 NO = 24.33 SQ.M.
I	0.5	X	7.57	X	1.94	X 1 NO = 5.07 SQ.M.
J	0.5	X	2.88	X	0.65	X 1 NO = 0.94 SQ.M.
K	0.5	X	5.56	X	3.32	X 1 NO = 9.23 SQ.M.
L	0.67	X	4.33	X	1	X 2 NO = 5.77 SQ.M.
TOTAL						= 1300.18 SQ.M.

PLOT AREA DIAGRAM
SCALE:- 1:200



B U AREA DIAGRAM OF WATCHMEN CABIN 01 & 02
SCALE:1:100



B U AREA DIAGRAM OF CONTROL ROOM
SCALE:1:100

PARKING AREA STATEMENT			
AREA (SQ.MT.)	PARKING REQ. AS PER REGULATION	NO. OF FLATS	PARKING REQUIRED
COMMERCIAL			
1 parking for 40sq.mt.	2238.70/40		55.97
10% visitors parking			5.60
Total commercial parking			61.57
0 TO 35	1 PER 8 FLAT	0	0.00
35 TO 45	1 PER 4 FLAT	9	2.25
45 TO 70	1 PER 2 FLAT	36	18.50
ABOVE 70	1 PER FLAT	7	7.00
TOTAL		52	27.75
25% VISITORS' PARKING (RES.)			6.81
TOTAL			34.69
TOTAL PARKING REQUIRED			96.26
TOTAL PARKING PROVIDED			112.00

BUILT UP AREA STATEMENT									
SR.NO.	FLOOR	S.U.A.		S.U.A.		COMMON PASSAGE	DUCT	EXCESS	TOTAL B.U.A.
		NR	RESI	NR	RESI				
1	GR FL	94.81	0.00	0.00	0.00	0.00	0.00	0.00	94.81
2	1ST FL	163.79	12.56	0.00	0.00	0.00	0.00	0.00	176.35
3	2ND FL	163.79	12.56	0.00	0.00	0.00	0.00	0.00	176.35
4	3RD FL	163.79	12.56	0.00	0.00	0.00	0.00	0.00	176.35
5	4TH FL	163.79	12.56	0.00	0.00	0.00	0.00	0.00	176.35
6	5TH FL	163.79	12.56	0.00	0.00	0.00	0.00	0.00	176.35
7	6TH FL (REFUGE FLOOR)	136.12	4.21	0.00	0.00	0.00	0.67	0.67	140.46
8	7TH FL	163.79	12.56	0.00	0.00	0.00	0.00	0.00	176.35
9	8TH FL	163.79	12.56	0.00	0.00	0.00	0.00	0.00	176.35
10	9TH FL	163.79	12.56	0.00	0.00	0.00	0.00	0.00	176.35
11	10TH FL	163.79	12.56	0.00	0.00	0.00	0.00	0.00	176.35
12	11TH FL	163.79	12.56	0.00	0.00	0.00	0.00	0.00	176.35
13	12TH FL	163.79	12.56	0.00	0.00	0.00	0.00	0.00	176.35
14	13TH FL (REFUGE)	109.16	11.52	0.00	0.00	0.00	2.26	2.26	122.94
15	14TH FL	163.79	12.56	0.00	0.00	0.00	0.00	0.00	176.35
16	TRANSFER FLOOR								
17	15TH FL (service floor)	211.48	1.89	0.00	0.00	0.00	0.00	0.00	213.37
18	16TH FL	213.33	0.24	0.00	0.00	0.00	0.00	0.00	213.57
19	17TH FL								
20	18TH FL (sea check floor)	122.81	80.52	0.24	0.00	0.00	0.00	0.00	203.57
21	19TH FL	122.81	80.52	0.24	0.00	0.00	0.00	0.00	203.57
22	20TH FL	122.81	80.52	0.24	0.00	0.00	0.00	0.00	203.57
23	21ST FL	122.81	80.52	0.24	0.00	0.00	0.00	0.00	203.57
24	22ND FL (REFUGE)	81.39	106.45	0.24	0.00	0.34	0.00	0.34	188.18
25	23RD FL	153.52	61.23	0.24	0.00	0.00	0.00	0.00	214.79
26	24TH FL	153.52	61.23	0.24	0.00	0.00	0.00	0.00	214.79
27	25TH FL	205.83	0.00	0.24	0.00	0.00	0.00	0.00	206.07
28	26TH FL	205.83	0.00	0.24	0.00	0.00	0.00	0.00	206.07
29	27TH FL	150.48	73.65	0.24	0.00	0.00	0.00	0.00	224.37
30	28TH FL (FITNESS)	0.00	147.14	0.24	0.00	0.00	0.00	0.00	147.38
31	29TH FL (REFUGE)	1292.05	147.14	0.24	0.00	0.11	0.00	0.11	1439.44
32	30TH FL	147.14	0.24	0.00	0.00	0.00	0.00	0.00	147.38
33	31ST FL	147.14	0.24	0.00	0.00	0.00	0.00	0.00	147.38
34	32ND FL	147.14	0.24	0.00	0.00	0.00	0.00	0.00	147.38
35	33RD FL	156.45	0.24	0.00	0.00	0.00	0.00	0.00	156.69
36	34TH FL	136.27	0.24	0.00	0.00	0.00	0.00	0.00	136.51
37	35TH FL	136.27	0.24	0.00	0.00	0.00	0.00	0.00	136.51
38	36TH FL (REFUGE FLOOR)	136.27	0.24	0.00	0.00	0.41	0.00	0.41	136.68
39	37TH FL	136.27	0.24	0.00	0.00	0.00	0.00	0.00	136.51
40	38TH FL	136.27	0.24	0.00	0.00	0.00	0.00	0.00	136.51
41	39TH FL	81.68	0.24	0.00	0.00	0.00	0.00	0.00	81.92
42	CONTROL ROOM								9.03
43	WATCHMAN CABIN								2.89
44	METER ROOM								21.19
TOTAL		2519.40	1502.27	2247.52	178.81	21.28	3.69	3.69	6497.87 S.M.T

SR.NO.	DESCRIPTION	B.U.A. AS PER D.C.R. 33(7) IN SQ.M	% FUNGIBLE	PERMISSIBLE AREA IN SQ.M AS PER MODIFIED D.C.R.	TOTAL PERMISSIBLE B.U.A. IN SQ.M	PROPOSED FUNGIBLE AREA AS PER MODIFIED D.C.R.	PROPOSED B.U.A. AREA IN SQ.M
1	REHAB 'NR' TENANT	2241.37	0.20	448.27	2689.64	305.92	2597.29
2	REHAB 'R' TENANT	1292.05	0.35	452.22	1744.27	316.30	1608.35
3	SALE 'R'	1720.60	0.35	602.21	2322.81	571.63	2292.23
TOTAL B.U.A. PROPOSED		5254.02		1502.70	6756.72	1243.85	6497.87

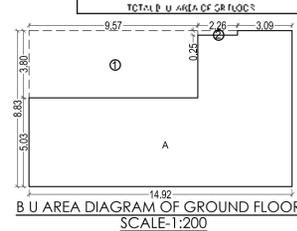
WATCHMEN CABIN AREA CALCULATION			
1	2	X	1.20 X 1.20 = 2.88 SQ.M
TOTAL = 2.88 SQ.M			

CONTROL ROOM AREA CALCULATION			
1	1	X	3.54 X 2.55 = 9.03 SQ.M
TOTAL = 9.03 SQ.M			

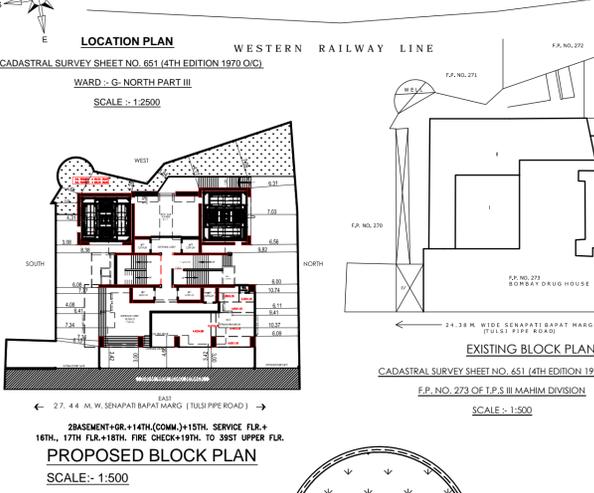
ELECTRIC DUCT AND FIRE DUCT			
1	1	X	0.30 X 0.57 = 0.17 SQ.M
2	2	X	1.30 X 0.15 = 0.39 SQ.M
TOTAL = 0.56 SQ.M			
TOTAL AREA OF E.D. & F.D. OF ALL FLOORS = 21.28 SQ.M.			

BUILT UP AREA CALCULATION OF GR FLOOR			
1	1	X	34.94 X 1.80 = 62.89 SQ.M
2	1	X	0.47 X 0.25 = 0.12 SQ.M
TOTAL = 63.01 SQ.M			
TOTAL B.U.A. OF GR FLOOR = 63.01 SQ.M			

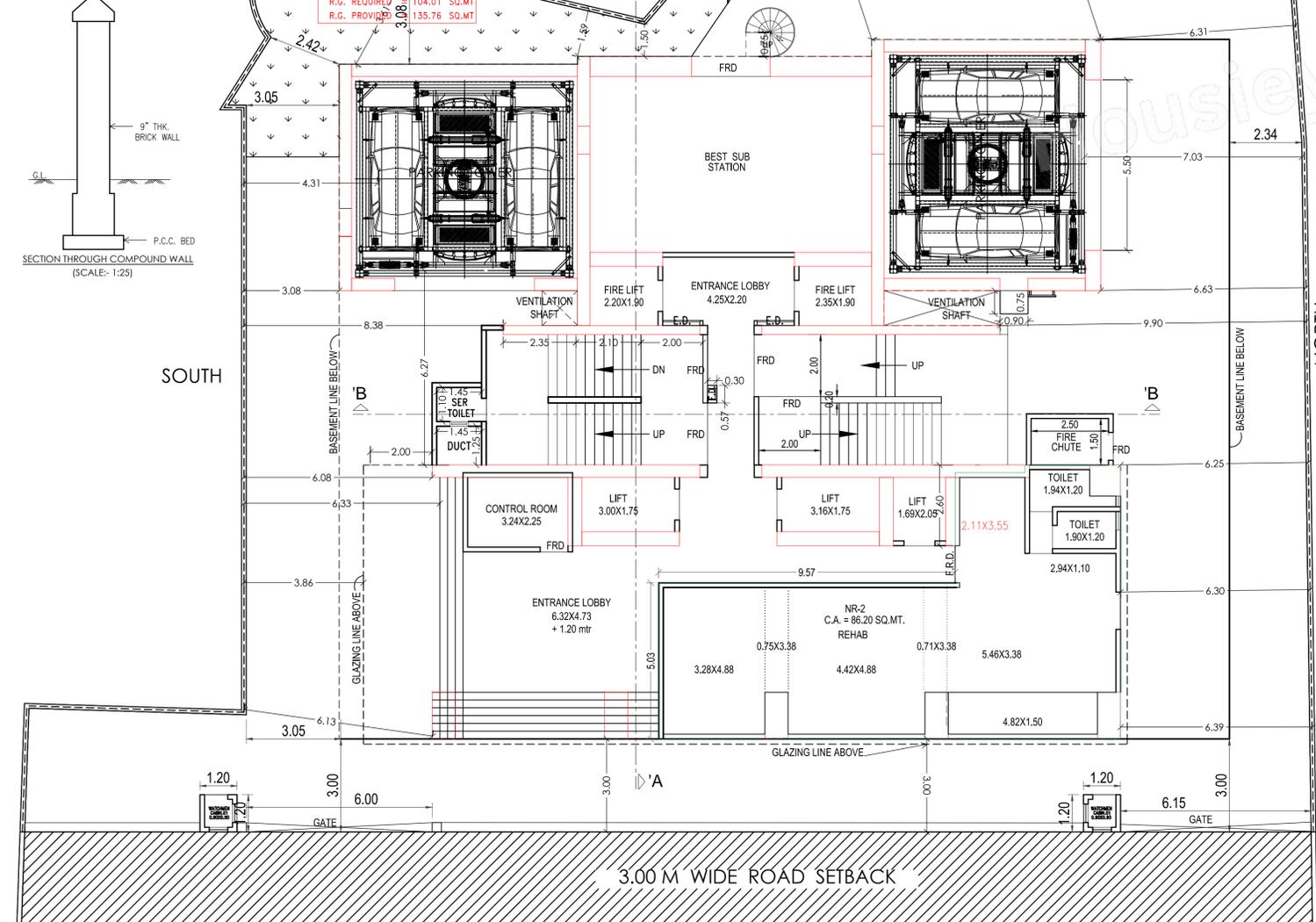
B U AREA DIAGRAM OF ELECTRIC AND FIRE DUCT
SCALE:1:100



B U AREA DIAGRAM OF GROUND FLOOR
SCALE:1:200



PROPOSED BLOCK PLAN
SCALE:- 1:500



GROUND FLOOR PLAN
SCALE: 1:100

← 27.44 M. W. SENAPATI BAPAT MARG (TULSI PIPE ROAD) →

PROFORMA		PLAN AS PER DCR AMENDED DATED 6/01/2012.
1	AREA OF PLOT	1300.18
2	DEDUCTIONS FOR	
a	Road set back area	126.00
b	Proposed ROAD	---
c	Any Reservation (sub - plot)	---
d	% amenity space as per DCR 56/57 (sub-plot)	---
3	Balance area of plot (1 - 2)	1174.18
4	Deduction for 15% recreation ground / 10% Amenity space (if deductible for Ind)	---
5	Net area of plot (3 - 4)	1174.18
6	Additions for floor space index	---
2(a)	100% for D.P.Road	126.00
2(b)	100% for Set- back	---
7	TOTAL AREA (5+6)	1300.18
8	F.S.I. PERMISSIBLE (50% insentive) 33/7	5254.02
9	9a) Floor Space Index credit available by development Rights (Restricted to % of the balance area vide 3 above)	---
	DCR NO. _____	---
	DCR NO. _____	---
	Additions for F.S.I.	---
	9 (b) 33% as per DCR 32	---
	9 (c) % as per DCR 33 ()	---
	9 (d) other	---
10	Permissible Floor Area	5161.80
11	Existing floor area	---
12	Proposed built up area	---
13	Excess balcony area taken in F.S.I	---
14A	Purely Residential Built up area	3749.79
14B	Remaining Non - Residential Built up area	2519.40
14	TOTAL Built up proposed (11 + 12 + 13)	6269.19
15	FSI consumed on net holding = 14/3	---

DETAILS OF FSI AVAILED AS PER DCR 35 (4)		
1	Fungible Built Up Area component proposed vide DCR 35(4) for purely Residential	PERMISSIBLE 1054.43 PROPOSED 887.93
2	Fungible Built Up Area component proposed vide DCR 35(4) for Non - Residential	448.27 355.92

FOR SALE RESIDENTIAL		
4	Total Fungible Built Up Area proposed	1502.70 1243.85
5	GROSS BUILT UP AREA	6756.72
6	TENENT DEFICIT	254.83
7	TOTAL AREA	6501.89 6497.87
BALANCE BUILT UP AREA		
4.02		
TENEMENT STATEMENT		
i Proposed area (Item B 4 above)		
ii Less deduction of Non residential area (shop etc.)		
iii Area available for tenements [i - ii]		
iv Tenements permissible (Density of tenements / hectare)		
v Tenements proposed.		
vi Tenements existing.		
vii Total Tenements on the plot.		
PARKING STATEMENT		
i Parking required by Regulation for car)		
Scooter / Motor Cycle		
Outsiders (visitors)		
ii Covered garage permissible.		
Covered garage proposed car		
Scooter / Motor Cycle		
Outsiders (visitors)		
Total parking provided		
112 NOS.		
TRANSPORT VEHICLES PARKING		