

**SET BACK AREA CALCULATIONS.**

Sr	Length	Width	Area	Total Area
S1	21.00	5.25	110.25	55.13
S2	58.00	2.25	129.50	65.25
S3	58.00	0.25	14.50	7.25
S4	46.75	0.50	23.38	11.69
S5	40.75	0.92	37.49	18.75
<b>TOTAL SET BACK AREA.</b>				<b>158.06</b>

i.e. = 157.98 SQ.MT

**PLOT AREA CALCULATIONS.**

Sr	Length	Width	Area	Total Area
1	39.57	18.45	728.11	365.03
2	39.57	18.97	750.46	375.32
3	61.54	23.84	1467.15	733.56
4	66.46	12.27	815.07	407.73
5	66.46	23.78	1579.22	790.21
6	37.29	14.39	537.49	270.49
7	46.68	3.95	184.59	92.29
<b>TOTAL PLOT AREA</b>				<b>3043.53</b>

i.e. = 3043.50 SQ.MT

**TOTAL BUILT UP AREA STATEMENT BLDG. 'A' & 'B'.**

BLDG.	AREA	EXCESS BALC. / REF. AREA	TOTAL AREA
BLDG. 'A'	5145.95	19.40	5165.35
BLDG. 'B'	1975.53	3.02	1978.55
<b>TOTAL PROPOSED AREA</b>	<b>7121.48</b>	<b>22.42</b>	<b>7143.90</b>
<b>PERMISSIBLE AREA</b>			<b>7182.71</b>
<b>BALANCE AREA</b>			<b>38.81</b>

**PARKING STATEMENT**

AREA	PARKING REQD.	NO. OF FLATS	TOTAL PARKING REQD.
BELOW 35.00 SQ.MT.	1 FOR 8 FLATS	19	2
35.00 TO 45.00 SQ.MT.	1 FOR 4 FLATS	29	7
45.00 TO 70.00 SQ.MT.	1 FOR 2 FLATS	6	3
70.00 SQ.MT. ABOVE	1 FOR 1 FLATS	19	19
<b>TOTAL</b>		<b>73</b>	<b>31.63</b>
<b>COMMERCIAL (BASE GR. + 7UP)</b>			
1130.58	800	330.58	80
			4.132
			20
<b>TOTAL</b>			<b>55.76</b>
<b>25% FOR VISITORS PARKING FOR SCHOOL</b>			<b>13.94</b>
<b>10% FOR VISITORS PARKING</b>			<b>2</b>
<b>TOTAL PARKING REQD.</b>			<b>72.70</b>
<b>TOTAL PARKING PROPOSED 42(S) + 48(B)</b>			<b>88</b>

**PERMISSIBLE FSI**

**OPTION - I**

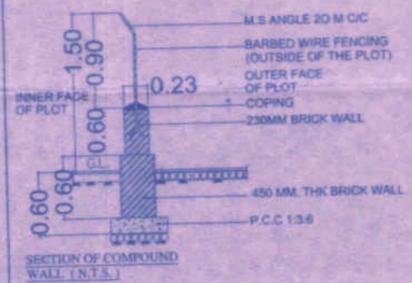
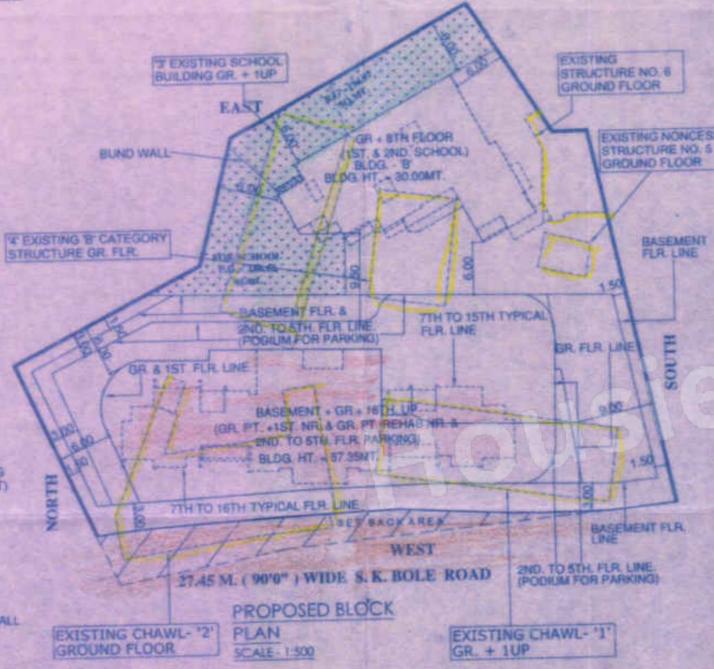
i) AREA OF PLOT	3043.50 SQ.MT.
ii) B.U.A. OF NON CESSSED STRUCTURES	484.30 SQ.MT.
iii) LAND COMPONENT OF NON-CESSSED STRUCTURE (ii) x 1.33	364.14 SQ.MT.
iv) BALANCE LAND FOR FSI 2.5 (i) - (iii) =	2679.36 SQ.MT.
v) Permissible F.S.I.	2.5 & 1.33
vi) Permissible B.U.A. (iv x 2.5) + (iii x 1.33)	7182.71 SQ.MT. - I

**OPTION - II**

i) Carpet area for rehabilitation of tenants	797.75 SQ.MT.
ii) Built up area (i) x 1.2	957.30 SQ.MT.
iii) 50% Incentive	478.65 SQ.MT.
iv) B.U.A. of NON - CESSSED STRUCTURE	484.30 SQ.MT.
<b>TOTAL B.U.AREA</b>	<b>1920.25 SQ.MT. - II</b>
(i) is greater than (ii)	
<b>Hence Permissible B.U.A.</b>	<b>7182.71 SQ.MT.</b>

**CONTENTS OF SHEET**

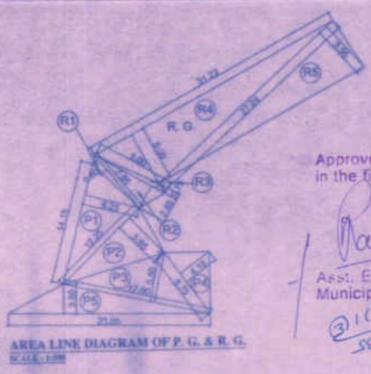
Sr	DESCRIPTION	SQ.MT.
A	AREA STATEMENT	3043.50
1	AREA OF PLOT	3043.50
2	DEDUCTION FOR	
a.	ROAD SET BACK AREA	157.98
b.	PROPOSED ROAD	-
c.	ANY RESERVATION	-
	<b>TOTAL(a+b+c)</b>	<b>157.98</b>
3	<b>BALANCE AREA OF PLOT (1-2)</b>	<b>2885.52</b>
4	DEDUCTIONS FOR	
a.	RECREATIONAL GROUND (IF DEDUCTIBLE)	-
b.	INTERNAL ROADS	-
	<b>TOTAL (a+b)</b>	<b>-</b>
5	<b>NET AREA OF PLOT (3-4)</b>	<b>2885.52</b>
6	ADDITIONS FOR FLOOR SPACE INDEX	
2a)	100% ROAD SET BACK AREA	157.98
2b)	100% PROPOSED ROAD	157.98
	<b>TOTAL AREA (5+6)</b>	<b>3043.50</b>
8	FLOOR SPACE INDEX PERMISSIBLE	
9	FLOOR SPACE INDEX CREDIT AVAILABLE AS DEVELOPMENT RIGHTS (RESTRICTED TO 40% OF THE BALANCE AREA VIDE ITEM NO.3 ABOVE) RES:	
10	<b>PERMISSIBLE FLOOR AREA</b>	<b>7182.71</b>
11	EXISTING AREA	
12	<b>PROPOSED AREA</b>	<b>7121.48</b>
13	EXCESS BALC. AREA / REFUGUE AREA TAKEN INTO F.S.I	22.42
14	<b>TOTAL BUILT UP AREA PROP. (12+13)</b>	<b>7143.90</b>
15	F.S.I. CONSUMED (14/1)	2.35
B	BALCONY STATEMENT	
1	PERM. BALC. AREA PER FLOOR	
2	PROP. BALC. AREA PER FLOOR	
3	EXCESS BALC. AREA PER FLOOR	
4	<b>TOTAL EXCESS BALC. AREA FOR ALL FLOORS</b>	
C	TENEMENT STATEMENT	7143.90
	PERMISSIBLE AREA	1896.67
	DEDUCT NON-RESI. AREA	5245.23
	AREA AVAILABLE FOR TENEMENTS	315.00
	TENEMENTS PROPOSED	72
	TENEMENTS EXISTING	72
D	PARKING STATEMENT	72
	PARK. REQD. BY RULE	72
	COVERED GARAGES PERMISSIBLE	
	COVERED GARAGES PROPOSED	
	<b>TOTAL PARK. PROVIDED</b>	<b>42(S) + 46(B) 88</b>
E	TRANSPORT VEHICLES PARKING	



**Non-cess Structures**

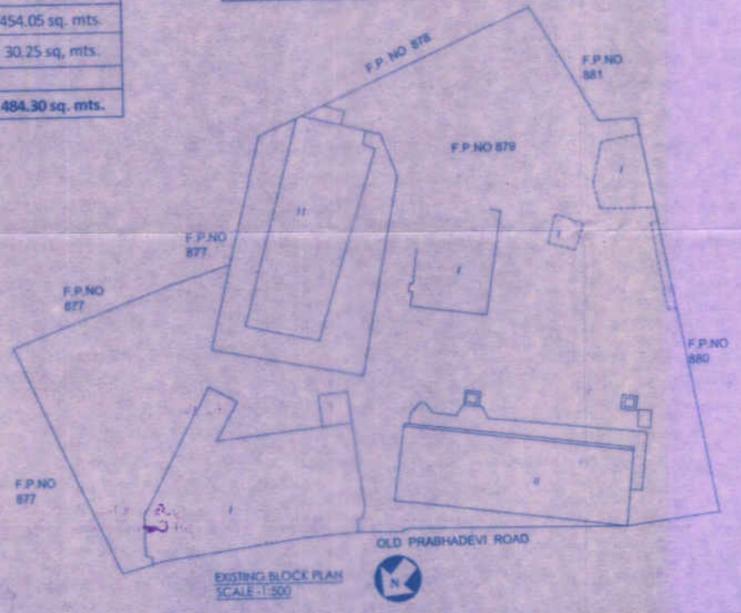
Sr. No.	Structure No.	Existing B.U. AREA.
1	School Bldg. (Gr. + 1) No. 3	454.05 sq. mts.
2	Structure No. 5	30.25 sq. mts.
	<b>Total area</b>	<b>484.30 sq. mts.</b>

P.G. AREA = 216.68 SQ.MT.  
 SCHOOL B.U.A. = 483.87 SQ.MT.  
 LAND COMPONENT = 155.46 SQ.MT. P.G. PROPOSED = 126.82 SQ.MT.  
 40% P.G.  
 R.G. AREA 9% R.G. ON NET PLOT AREA = 8% X 2421.85 = 193.75 SQ.MT.  
 R.G. PROPOSED = 194.07 SQ.MT.



Approved Subject to Condition Mentioned in the file No. EEBP/09876/A dt. 5/8/14

*Signature*  
 5/18/14  
 Asst. Eng./Ex. Eng. Bldg. Proposal (City) Municipal Corporation of Greater Mumbai



PROFORMA - B

CERTIFICATE OF AREA

STAMP OF DATE OF APPROVAL OF PLAN

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT ON PROPERTY BEARING F.P. NO. 879 OF T.P. 3 JV MAHIM DIVISION AT S.K. BOLE MARG GN WARD DADAR MUMBAI

JOB NO.	SCALE	DATE	DRG NO.	REV.	DATE	DESCRIPTION
	1:500		01			

DRN BY - SUBRAMANYA

CHD BY - SHALESH

NORTH

NAME OF THE OWNER

MS SUMER BUILDER PVT. LTD.

*Signature*

SIGNATURE OF THE OWNER

NAME OF DESIGN ARCHITECT

**SKYLINE ARCHITECTS**  
 ARCHITECTS AND DESIGNER

BLOCK NO. 12, 2ND FLOOR, 16A/8 RAGHUNATH MAHISON BACHCHANDE  
 M.L. COMPOUND, SENAPATI BAGAY MARG, LOWER PAREL (W), 400013  
 PH. - 3046013/11/12/13/14/15. FAX. - 3046028. E-MAIL - skylinearchitect@gmail.com

NAME ADDRESS AND SIGNATURE OF ARCHITECT (L.S.)

*Signature*

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 Matunga Mumbai-400019  
 Tel / Fax - 022-24075455.  
 Email - planecon1@gmail.com