CE /4331 BPES/ AL

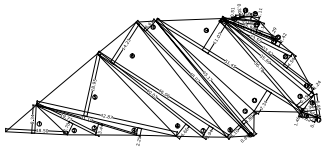
BUILT UP AREA STATEMENT

PROPOSED FLOORS	PROPOSED DUBHAR TENEMENTS NO.	PROPOSED SALE TENEMENTS NO.	PROPOSED COMPOUND BUA (PSF + PFSF)	STAIRCASE, LIFT & PASSAGES
			IN SQMT.	IN SQMT.
1	2	3	4	5
GRD. FLR.	----	----	339.03	120.30
1ST FLR.	06	03	546.93	117.25
2ND FLR.	08	03	669.38	117.25
3RD FLR.	08	03	669.38	117.25
4TH FLR.	08	03	669.38	117.25
5TH FLR.	08	03	669.38	117.25
6TH FLR.	08	03	669.38	117.25
7TH FLR.	04	03	411.42	119.15
EXCESS HEIGHT AREA			4.25	
8TH FLR.	06	03	669.38	117.25
9TH FLR.	08	03	669.38	117.25
10TH FLR.	08	03	669.38	117.25
11TH FLR.	06	05	687.39	117.25
12TH FLR.	----	11	740.09	117.25
13TH FLR.	----	11	740.09	117.25
14TH FLR.	----	11	740.09	117.25
15TH FLR.	----	11	740.09	117.25
16TH FLR.	----	03	173.19	36.49
R.D.AREA COUNT IN F.S.I			5.68	
TOTAL	80	82	10484.30	1937.36

USERS	PRO.BUP EXCL.FUNGIBLE	PROPOSED FUNGIBLE	TOTAL
RESID.	7526.10	2619.17	10145.27
COMM.	339.03	0.00	339.03
TOTAL RESID.& COMM.	7865.13	2619.17	10484.30

TOTAL COMM. BUILT UP AREA	=	339.03
TOTAL RESI. (PSI + PFSI) BUILT UP AREA	=	10145.27
PROP. BUILT UP AREA	=	7526.10 A
PERM. FUNGIBLE BUILT UP AREA = 7526.10 x 35%	=	2634.14
PROP. FUNGIBLE BUILT UP AREA =	=	2619.17 B
TOTAL (PSI + PFSI) BUILT UP AREA (A + B)	=	10145.27
TOTAL COMM. & RESI.(PSI + PFSI) BUILT UP AREA	=	10484.30

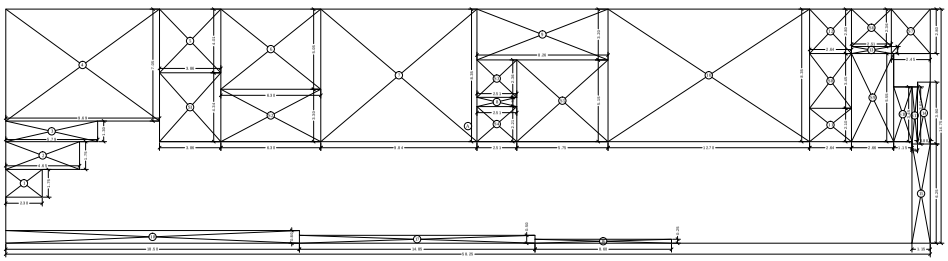
COLUMN AREA DIAGRAM FOR GROUND FLOOR
SCALE - 1:100



POLT AREA DIAGRAM
SCALE : - 1:500

POLT AREA CALCULATION

1	1/2 X 38.50 X 8.34 X 1 NO	=	77.15 SQ.M
2	1/2 X 38.77 X 3.70 X 1 NO	=	36.57 SQ.M
3	1/2 X 31.16 X 3.44 X 2 NO	=	53.93 SQ.M
4	1/2 X 40.87 X 2.25 X 1 NO	=	46.22 SQ.M
5	1/2 X 40.87 X 18.65 X 1 NO	=	406.18 SQ.M
6	1/2 X 40.53 X 4.66 X 1 NO	=	93.37 SQ.M
7	1/2 X 46.66 X 3.84 X 1 NO	=	80.74 SQ.M
8	1/2 X 46.66 X 14.23 X 1 NO	=	331.72 SQ.M
9	1/2 X 46.87 X 5.10 X 1 NO	=	122.86 SQ.M
10	1/2 X 46.87 X 4.61 X 1 NO	=	105.86 SQ.M
11	1/2 X 46.17 X 0.87 X 1 NO	=	18.65 SQ.M
12	1/2 X 46.17 X 4.80 X 1 NO	=	110.44 SQ.M
13	1/2 X 51.45 X 7.24 X 1 NO	=	186.82 SQ.M
14	1/2 X 51.45 X 13.07 X 1 NO	=	284.78 SQ.M
15	1/2 X 38.78 X 6.15 X 1 NO	=	119.16 SQ.M
16	1/2 X 4.82 X 1.45 X 1 NO	=	3.51 SQ.M
17	1/2 X 4.66 X 0.12 X 1 NO	=	0.28 SQ.M
18	1/2 X 6.85 X 4.34 X 1 NO	=	14.86 SQ.M
19	1/2 X 35.69 X 1.24 X 1 NO	=	22.11 SQ.M
20	1/2 X 30.42 X 4.84 X 1 NO	=	73.66 SQ.M
21	1/2 X 31.55 X 1.42 X 1 NO	=	16.73 SQ.M
22	1/2 X 37.51 X 0.28 X 1 NO	=	5.56 SQ.M
23	1/2 X 36.84 X 3.14 X 1 NO	=	28.62 SQ.M
24	1/2 X 31.37 X 0.83 X 1 NO	=	2.96 SQ.M
25	1/2 X 7.18 X 1.11 X 1 NO	=	3.99 SQ.M
26	1/2 X 4.58 X 0.30 X 1 NO	=	0.69 SQ.M
	TOTAL ADDITION	=	2244.87 SQ.M

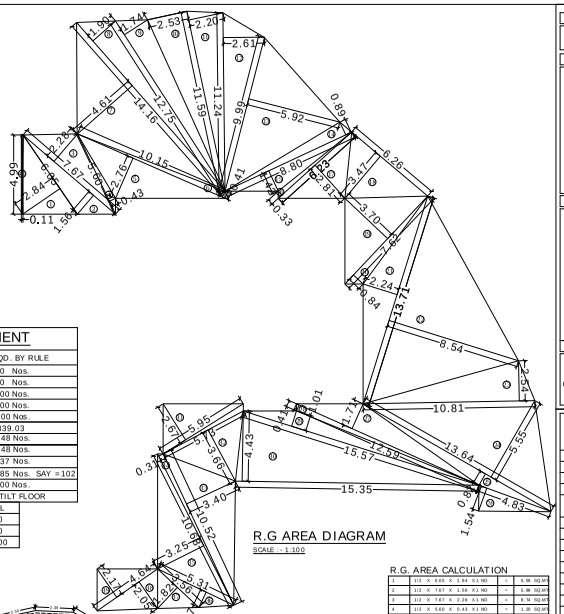


CAR PARKING STATEMENT

AREA IN SQ.MT.	FLAT Nos.	PARK. REQD. BY RULE
BELOW 35.00	0.00 Nos.	0.00 Nos.
35.00 TO 45.00	32.00 Nos.	8.00 Nos.
45.00 TO 70.00	130.00 Nos.	65.00 Nos.
ABOVE 70.00	0.00 Nos.	0.00 Nos.
TOTAL	162.00 Nos.	73.00 Nos.
AREA FOR SHOPS		339.03
GR. FLR. AREA - 339.03/40 SQMT		8.48 Nos.
TOTAL		81.48 Nos.
25 % VISITORS PARKING		20.37 Nos.
TOTAL PARKING REQD.		101.85 Nos. SAY =102
TOTAL PARKING PROP.		103.00 Nos.

PARKING SPACE PROPOSED AT GROUND / STILT FLOOR

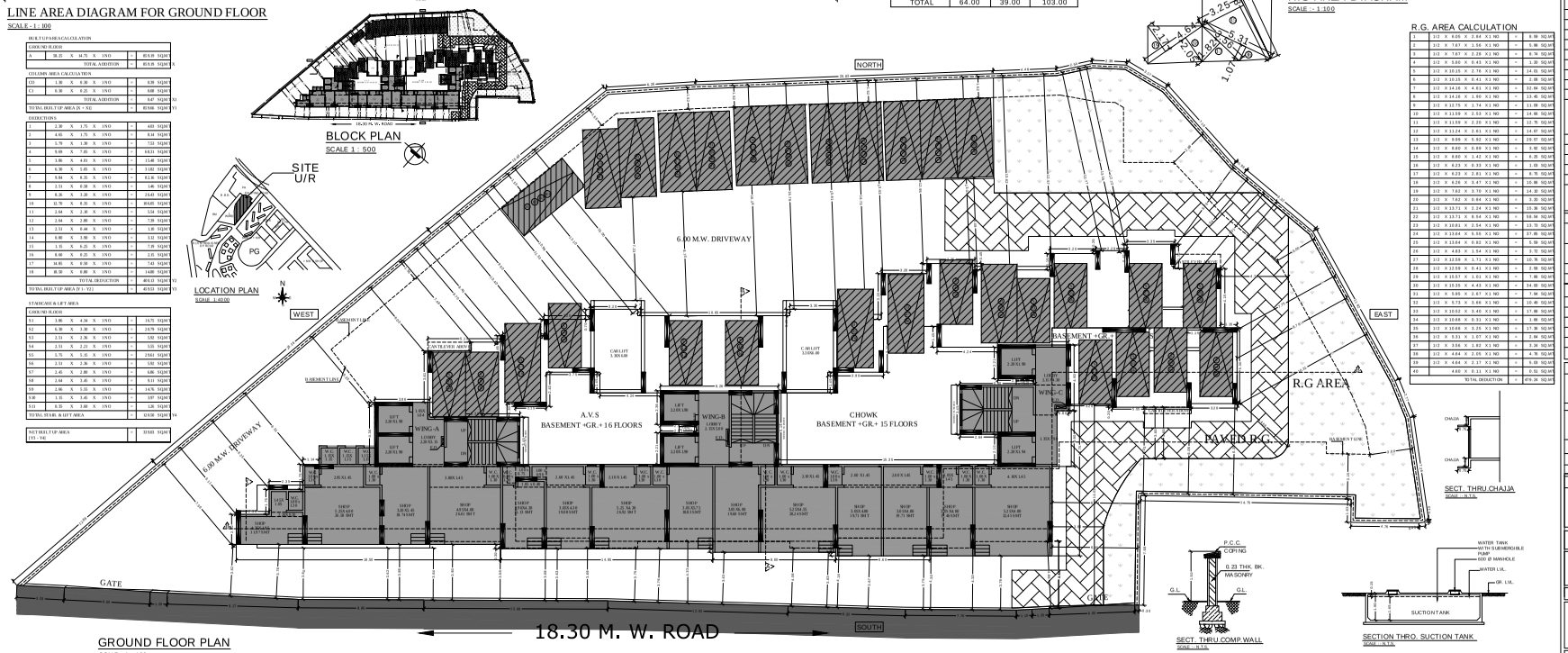
FLOOR	BIG	SMALL	TOTAL
GR.FLR	43.00	28.00	71.00
BASEMENT	21.00	11.00	32.00
TOTAL	64.00	39.00	103.00



R.G AREA DIAGRAM
SCALE : - 1:100

R.G. AREA CALCULATION

1	1/2 X 4.65 X 2.84 X 1 NO	=	6.59 SQ.M
2	1/2 X 7.67 X 1.56 X 1 NO	=	5.98 SQ.M
3	1/2 X 7.67 X 2.26 X 1 NO	=	8.74 SQ.M
4	1/2 X 5.65 X 0.41 X 1 NO	=	1.20 SQ.M
5	1/2 X 10.15 X 2.76 X 1 NO	=	14.01 SQ.M
6	1/2 X 10.15 X 0.41 X 1 NO	=	2.08 SQ.M
7	1/2 X 14.16 X 4.51 X 1 NO	=	31.94 SQ.M
8	1/2 X 14.16 X 1.96 X 1 NO	=	13.46 SQ.M
9	1/2 X 12.75 X 1.74 X 1 NO	=	11.09 SQ.M
10	1/2 X 11.59 X 2.52 X 1 NO	=	14.66 SQ.M
11	1/2 X 11.59 X 2.20 X 1 NO	=	12.76 SQ.M
12	1/2 X 13.24 X 2.61 X 1 NO	=	14.67 SQ.M
13	1/2 X 8.66 X 0.52 X 1 NO	=	10.97 SQ.M
14	1/2 X 8.66 X 0.89 X 1 NO	=	3.98 SQ.M
15	1/2 X 8.66 X 1.42 X 1 NO	=	6.25 SQ.M
16	1/2 X 4.23 X 0.33 X 1 NO	=	1.58 SQ.M
17	1/2 X 4.23 X 2.81 X 1 NO	=	5.75 SQ.M
18	1/2 X 8.26 X 3.47 X 1 NO	=	10.86 SQ.M
19	1/2 X 7.82 X 3.76 X 1 NO	=	14.32 SQ.M
20	1/2 X 7.82 X 0.84 X 1 NO	=	3.30 SQ.M
21	1/2 X 13.71 X 2.24 X 1 NO	=	15.36 SQ.M
22	1/2 X 13.71 X 8.54 X 1 NO	=	58.54 SQ.M
23	1/2 X 10.81 X 2.54 X 1 NO	=	13.70 SQ.M
24	1/2 X 13.64 X 5.55 X 1 NO	=	37.88 SQ.M
25	1/2 X 13.64 X 0.92 X 1 NO	=	5.39 SQ.M
26	1/2 X 4.83 X 2.54 X 1 NO	=	3.72 SQ.M
27	1/2 X 12.59 X 1.71 X 1 NO	=	10.76 SQ.M
28	1/2 X 12.59 X 0.41 X 1 NO	=	2.58 SQ.M
29	1/2 X 15.57 X 1.51 X 1 NO	=	7.86 SQ.M
30	1/2 X 15.35 X 4.43 X 1 NO	=	34.00 SQ.M
31	1/2 X 5.95 X 2.47 X 1 NO	=	7.34 SQ.M
32	1/2 X 5.72 X 3.70 X 1 NO	=	10.48 SQ.M
33	1/2 X 10.53 X 3.40 X 1 NO	=	17.86 SQ.M
34	1/2 X 10.68 X 0.31 X 1 NO	=	1.66 SQ.M
35	1/2 X 10.68 X 3.25 X 1 NO	=	17.36 SQ.M
36	1/2 X 9.31 X 3.07 X 1 NO	=	2.84 SQ.M
37	1/2 X 3.68 X 1.93 X 1 NO	=	3.54 SQ.M
38	1/2 X 4.64 X 0.89 X 1 NO	=	4.14 SQ.M
39	1/2 X 4.64 X 2.17 X 1 NO	=	5.03 SQ.M
40	4.60 X 6.11 X 1 NO	=	0.51 SQ.M
	TOTAL DEDUCTION	=	459.34 SQ.M



LINE AREA DIAGRAM FOR GROUND FLOOR
SCALE - 1 : 100

BUILT UP AREA CALCULATION

GROUND FLOOR				
A	38.35	X 34.75 X 1 NO	=	816.8 SQMT
		TOTAL ADDITION	=	816.8 SQMT A
COLUMN AREA CALCULATION				
C1	1.30	X 0.30 X 1 NO	=	0.39 SQMT
C2	0.30	X 0.20 X 1 NO	=	0.06 SQMT
		TOTAL ADDITION	=	0.45 SQMT B1
TOTAL BUILT UP AREA (A - B1)			=	816.35 SQMT Y1
DEDUCTIONS				
1	2.30	X 1.75 X 1 NO	=	4.03 SQMT
2	4.65	X 1.75 X 1 NO	=	8.14 SQMT
3	3.79	X 1.30 X 1 NO	=	7.53 SQMT
4	5.00	X 7.45 X 1 NO	=	14.31 SQMT
5	3.86	X 4.41 X 1 NO	=	17.48 SQMT
6	6.30	X 5.85 X 1 NO	=	3.182 SQMT
7	5.90	X 8.20 X 1 NO	=	83.24 SQMT
8	3.51	X 0.38 X 1 NO	=	1.46 SQMT
9	8.36	X 2.20 X 1 NO	=	18.43 SQMT
10	12.79	X 8.35 X 1 NO	=	85.65 SQMT
11	2.64	X 2.80 X 1 NO	=	5.54 SQMT
12	3.64	X 2.80 X 1 NO	=	7.39 SQMT
13	2.51	X 0.44 X 1 NO	=	1.10 SQMT
14	5.80	X 2.30 X 1 NO	=	3.11 SQMT
15	3.10	X 6.25 X 1 NO	=	7.19 SQMT
16	8.90	X 0.25 X 1 NO	=	2.15 SQMT
17	16.85	X 0.30 X 1 NO	=	7.45 SQMT
18	16.30	X 0.80 X 1 NO	=	14.08 SQMT
		TOTAL DEDUCTION	=	401.0 SQMT Y2
TOTAL BUILT UP AREA (Y1 - Y2)			=	415.3 SQMT Y3
STAIRCASE & LIFT AREA				
GROUND FLOOR				
S1	3.86	X 4.34 X 1 NO	=	16.75 SQMT
S2	5.30	X 3.30 X 1 NO	=	17.49 SQMT
S3	2.51	X 2.26 X 1 NO	=	5.82 SQMT
S4	3.31	X 2.21 X 1 NO	=	7.31 SQMT
S5	5.75	X 3.31 X 1 NO	=	19.03 SQMT
S6	2.51	X 2.26 X 1 NO	=	5.64 SQMT
S7	2.45	X 2.80 X 1 NO	=	6.86 SQMT
S8	2.64	X 2.45 X 1 NO	=	6.47 SQMT
S9	2.66	X 2.10 X 1 NO	=	5.58 SQMT
S10	1.15	X 3.45 X 1 NO	=	3.97 SQMT
S11	6.35	X 3.80 X 1 NO	=	24.13 SQMT
TOTAL STAIR & LIFT AREA			=	129.28 SQMT Y4
NET BUILT UP AREA (Y3 - Y4)			=	286.1 SQMT

BLOCK PLAN
SCALE 1 : 500

SITE U/R

LOCATION PLAN
SCALE 1:400

NORTH

WEST

EAST

SOUTH

6.00 M.W. DRIVEWAY

8.00 M.W. DRIVEWAY

BASEMENT LINE

A.V.S
BASEMENT +GR.+ 16 FLOORS

CHOWK
BASEMENT +GR.+ 15 FLOORS

BASEMENT +GR.+

R.G AREA

PAVER R.G.

SECT. THRU CHAJJA
SCALE - 1:10

SECT. THRU.COMP.WALL
SCALE - 1:10

SECTION THRO. SUCTION TANK
SCALE - 1:10

GATE

18.30 M. W. ROAD

GROUND FLOOR PLAN
SCALE - 1 : 100

CONTENTS OF THE SHEET

GROUND FLOOR PLAN , BLOCK & LOCATION PLAN ,BUILT UP AREA STATEMENT, ALL SECTIONS,
PLOT AREA DIAGRAM & CALCULATION ,CAR PARKING AREA STATEMENT.

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF DATE OF APPROVAL OF PLANS

This Cancels Approval to the Previous Plans Sanctioned under no/ CE /4331 /BPES/ AL Dated 06 /02 /2016

Approved subject to the conditions mentioned in this office letter No/CE /4331 /BPES/ AL

Kishore Gobindram Shahdadpuri

Executive Engineer Bldg. Prop. (E/S.) - I

BHUPESH MOHAN RANE

S.E.(BP) L/E

Prakash Sakharam Patil

A.E.(BP) L&N

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON ON 08/2008 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS ---------- 2248.87 ---------- SQMTS. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP AND T.P. RECORDS.

Jitendra Govind Dewoolkar

Digitally signed by Jitendra Govind Dewoolkar
Date: 2017.07.19 16:11:27 +05'30'

SIGNATURE OF LICENSED SURVEYOR

A	AREA STATEMENT	Plan as per DCR amended after 06/01/2012
1	AREA OF PLOT (AS PER MHADA NOC INCLUDING SCHEME R.G ALLOTED)	2248.87
2	Deduction for	------
	a) Road Set-back Area	------
	b) Proposed Road	------
	c) Any Reservations (SCHEME R.G.) ALLOTED BY MHADA NOC U/NO. CO/MB/WE/NOCP-219/1349/2014 DT. 08/12/2014.	------
	d) ____% amenity space as per DCR 56/57 (Sub-plot ____)	------
	e) other	------
3	Balance area of plot (1 - 2)	2248.87
4	Deduction for 15 % Recreation Ground/ 10% Amenity space (if deduction for Ind)	------
5	Net area of plot (3 - 4)	2248.87
6	Additions for Floor Space Index	------
	2(a) 100% for D.P.Road / Set-back	------
	2(b) 33% as per DCR 32	------
	2(c) % as per DCR 33 ( )	------
	2(d) other	------
7	Floor Space Index Permissible	2.50
8	Total Permissible Built-up Area AS PER MAHADA NOC NO.CO /MB/WE/NOCP- 219/1004/2017 DATE : 10 JUL 2017 (Total BUA Permitted 4424.37 sq.mt. + prorata share 2280 sq.mt. + Additional BUA 1161.76 sq.mt.)	7865.13
9	Proposed Built-up Area	7865.13
10	Excess Balcony Area Taken in Floor Space Index	------
11	Purely Residential Built up area	7526.10
12	Remaining Non-Residential Built up area	339.03
13	TOTAL Built-up proposed	7865.13
14	F.S.I.- CONSUMED ON NET HOLDING= 13/3	3.49

B.	Details of fsi availed as per DCR 35 (4)	
1	Fungible Built up Area component proposed vide DCR 35(4) for purely Residential i.e.+7526.10 x 0.35 = 2634.14)	2619.17
2	Fungible Built up Area component proposed vide DCR 35(4) for Non-Residential	------
3	Total Fungible Built up Area proposed vide DCR 35(4) = (B1 + B2)	2619.17
4	Total Gross BUILT UP AREA proposed (14+ B3)	10484.30

C.	TENEMENT STATEMENT	
i	PROPOSED AREA (ITEM A, 12 ABOVE)	10484.30
ii	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	339.03
iii	AREA AVAILABLE FOR TENEMENTS (i) MINUS(ii)	10145.27
iv	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	456.54 Nos.
v	TOTAL TENEMENTS PROPOSED	162.00
vi	TENEMENTS EXISTING	80.00

D	PARKING STATEMENT	
i	Parking required by regulations for	81.47
	Car	0.00
	Scooter/moter cycle	0.00
	Outsiders (visiters)	20.36
ii	Covered garage permissible	0.00
iii	Covered garage permissible	0.00
	Car	0.00
	Scooter/moter cycle	0.00
	Outsiders (visiters)	0.00
iv	TOTAL MEMBER OF parking spaces required by regulations	102.00
v	Total no.of parking spaces provided	103.00

REVISION	DESCRIPTION	DATE

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON AMLGAMATED PLOT OF SOCIETY NOS.1 & 2 ON PLOT BEARING CTS NO. 11(PT) OF VILLAGE KURLA III, AT NEHRU NAGAR MHADA LAYOUT, KURLA EAST.

NAME OF OWNER

MIDAS DEVELOPERS (PVT) LIMITED C.A. TO SOCIETY NOS. 1 & 2

Edwyn Jerry D Mello

Jitendra Govind Dewoolkar Date: 2017.07.19 16:11:27 +05'30'

JITENDRA. G. DEWOOLKAR. D/294 L.S

SIGNATURE NAME & ADDRESS OF L.S.

DGN. BY	SONAL
DRAWN	BHAGYASHRI
SCALE	As Noted
	1/10

ELLORA

PROJECT CONSULTANTS PVT.LTD.
317-321,NIMAD CHS.LTD BLDG. NO7, KHER NAGAR, SBRVICE ROAD, BANDRA (E), MUMBAI.
TEL : 02226474144 / 26474177