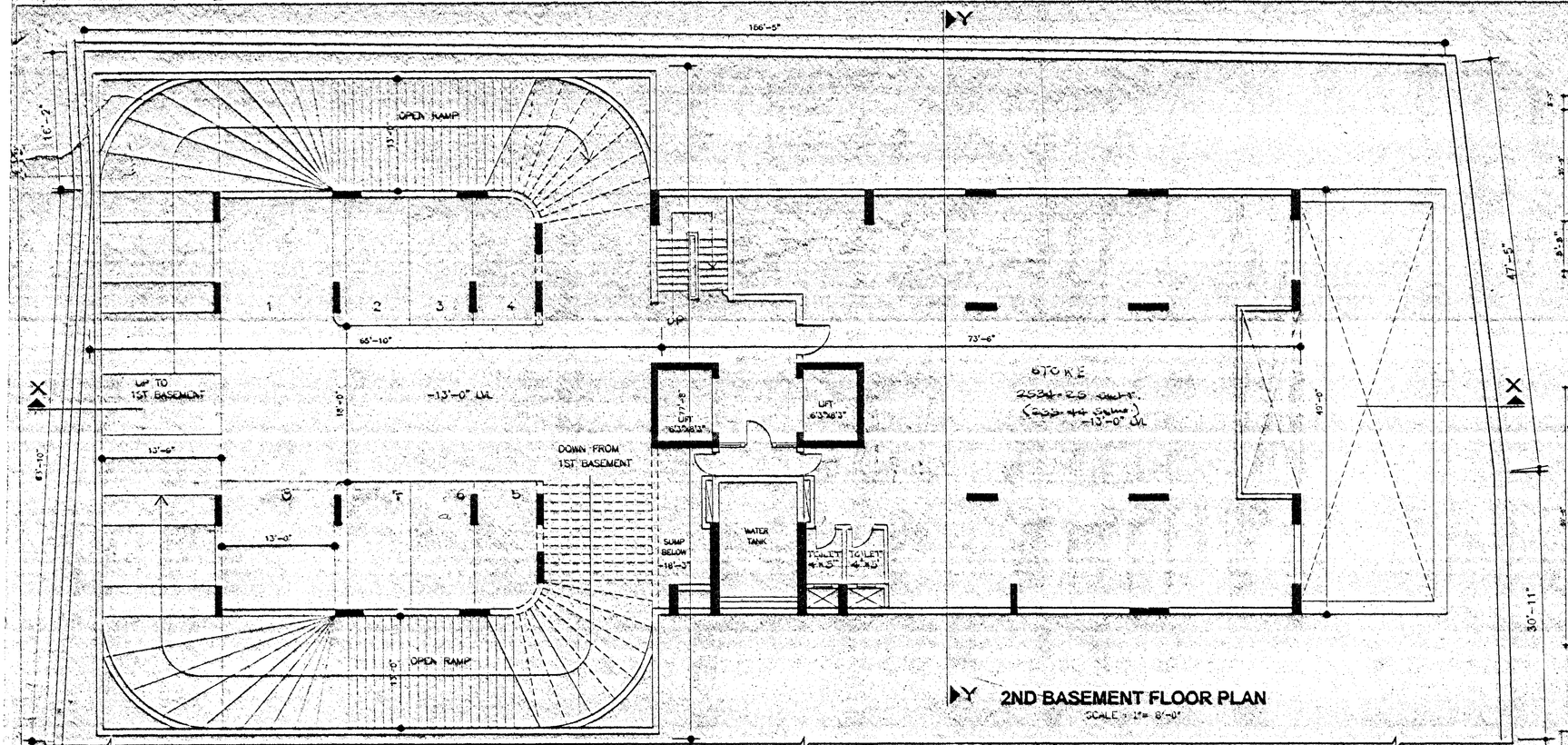
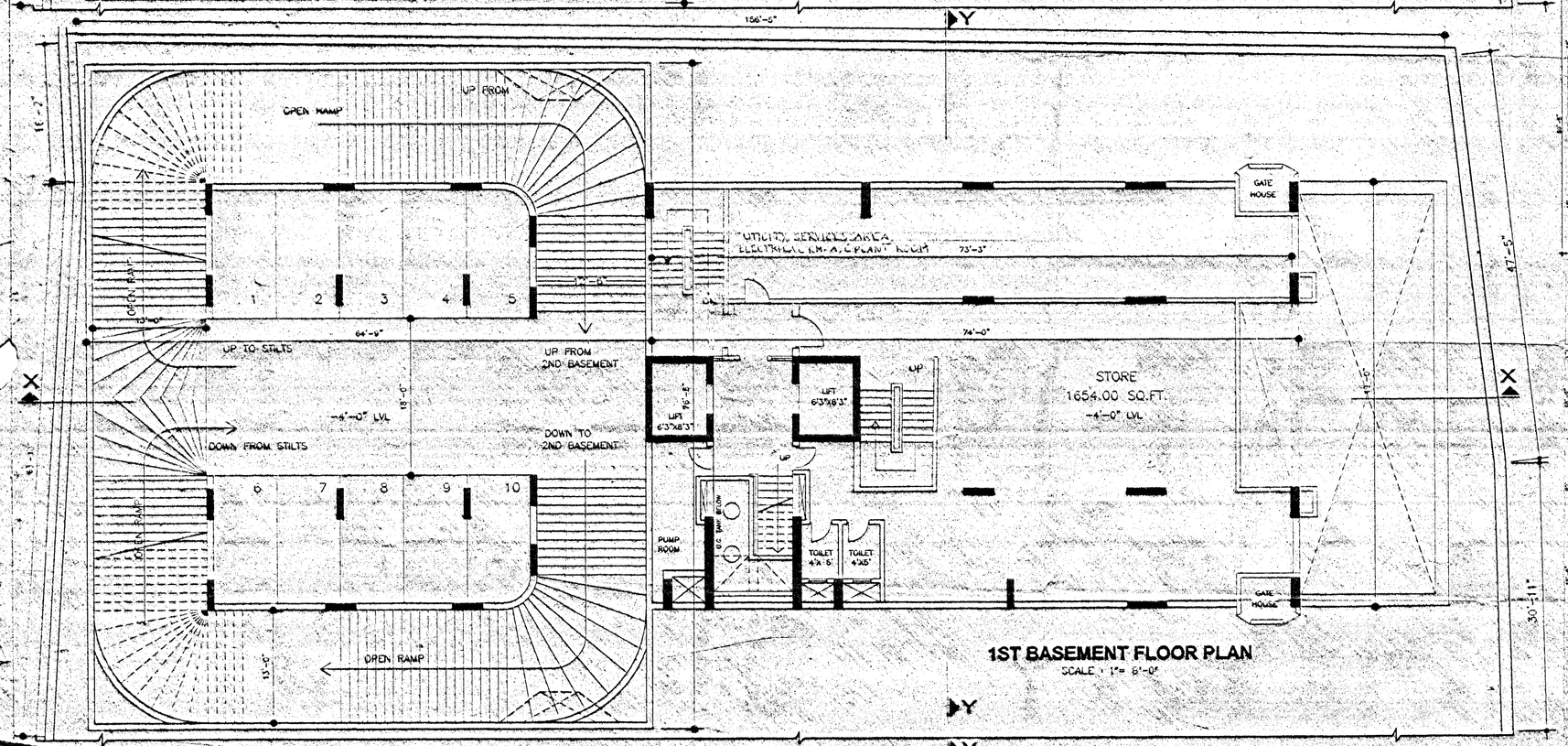


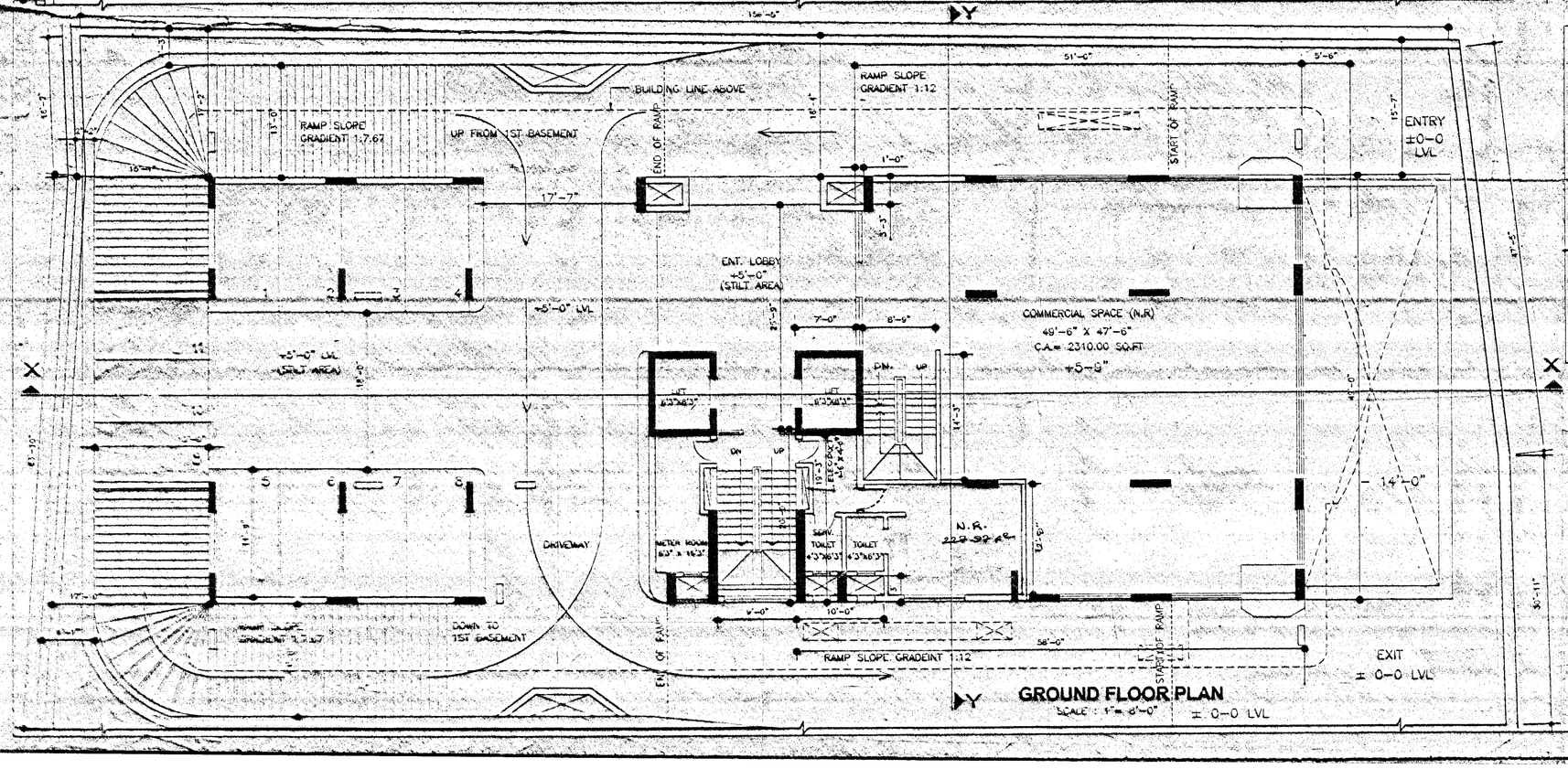
2ND BASEMENT FLOOR PLAN

SCALE : 1"= 8'-0"



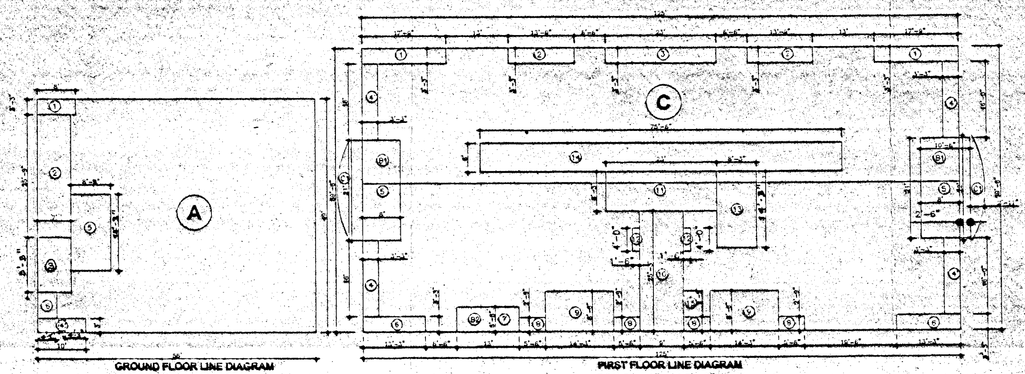
1ST BASEMENT FLOOR PLAN

SCALE : 1"= 8'-0"



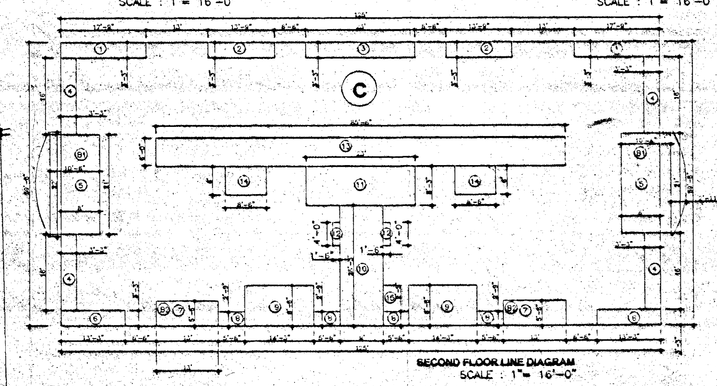
GROUND FLOOR PLAN

SCALE : 1"= 8'-0" ± 0-0 LVL

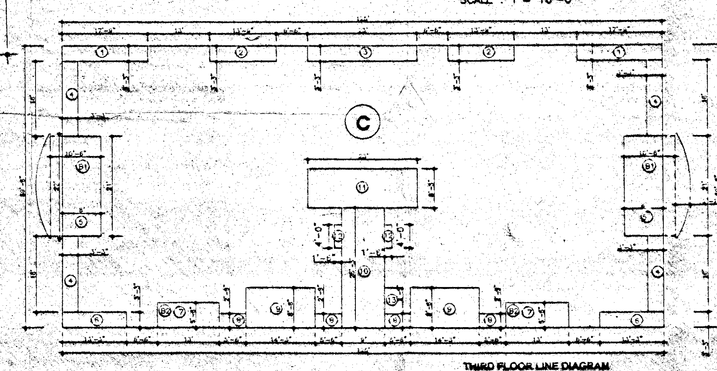


GROUND FLOOR LINE DIAGRAM
SCALE : 1"= 16'-0"

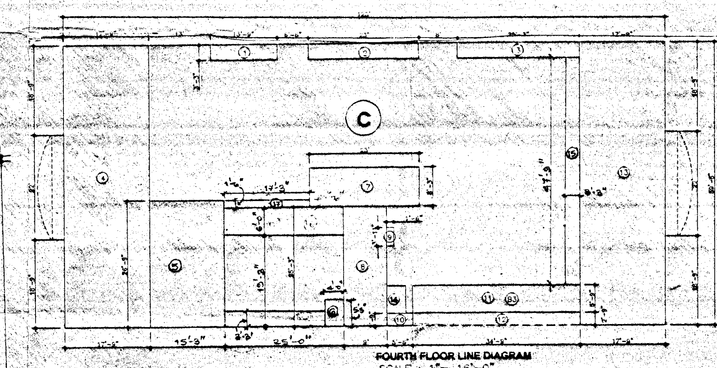
FIRST FLOOR LINE DIAGRAM
SCALE : 1"= 16'-0"



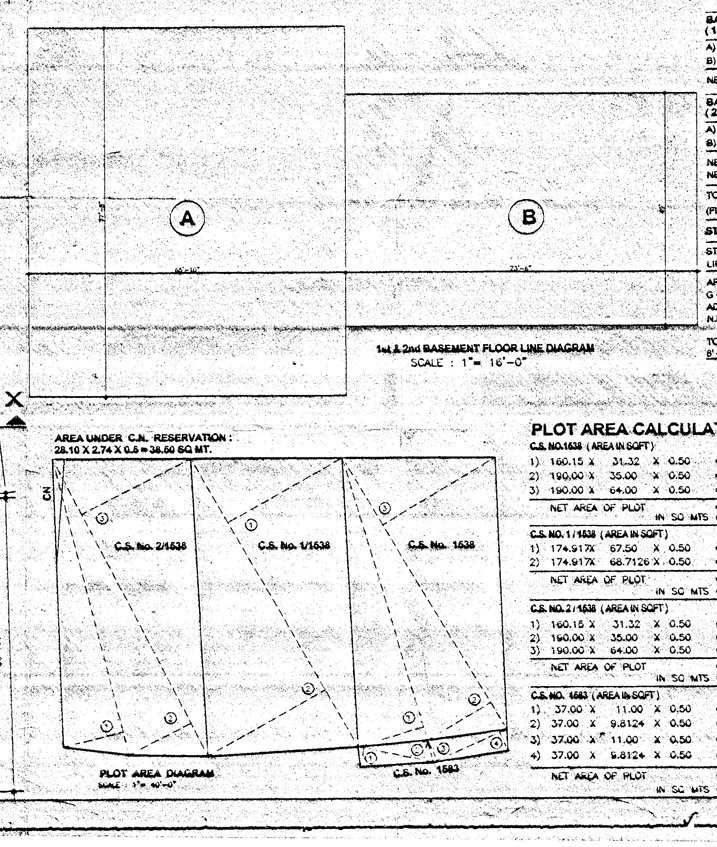
SECOND FLOOR LINE DIAGRAM
SCALE : 1"= 16'-0"



THIRD FLOOR LINE DIAGRAM
SCALE : 1"= 16'-0"



FOURTH FLOOR LINE DIAGRAM
SCALE : 1"= 16'-0"



1st & 2nd BASEMENT FLOOR LINE DIAGRAM
SCALE : 1"= 16'-0"

PLOT AREA DIAGRAM
SCALE : 1"= 40'-0"

AREA CALCULATIONS

GROUND FLOOR AREA CALCULATIONS

A)	66'-6" X 49'-0"	=	2842.00
DEDUCT			
A1)	6'-0" X 3'-3"	=	20.00
2)	7'-0" X 25'-6"	=	180.25
3)	24'-0" X 8'-8"	=	205.45
4)	46'-3" X 9'-0" W.R.	=	126.50
5)	34'-3" X 6'-8"	=	228.83
6)	SERVANT TOILET	=	23.64
	NET DEDUCTION	=	4440.33

NET GROUND FLOOR AREA
2842.00 – 4440.33 = 2303.67

1ST FLOOR AREA CALCULATIONS

C)	128'-0" X 66'-6"	=	7437.50
C1)	22'-0"X0.6X2=11"X3.14X 0.6X2Nos.	=	100.75
	NET ADDITION	=	7538.25
DEDUCT			
1)	17'-9" X 3'-3" X 2Nos	=	116.38
2)	13'-9" X 3'-3" X 2Nos	=	89.37
3)	23'-0" X 3'-3"	=	74.75
4)	3'-3" X 16'-0" X 4Nos	=	208.00
5)	3'-3" X 21'-0"	=	68.25
6)	8'-0" X 21'-0"	=	168.00
7)	13'-3" X 3'-3" X 2Nos	=	86.13
8)	13'-0" X 5'-6" X 2Nos	=	143.00
9)	5'-6" X 2'-9" X 2Nos	=	60.50
10)	9'-0" X 2'-9"	=	24.75
11)	46'-3" X 5'-6" X 2Nos	=	508.25
12)	9'-0" X 22'-3"	=	227.25
13)	22'-0" X 8'-3"	=	189.75
14)	1'-6" X 4'-0" X 2Nos	=	12.00
15)	SERVANT TOILET	=	23.64
	NET DEDUCTION	=	1885.00

NET AREA 7538.25 – 1885.00 = 5653.25
Balcony permissible 15% = 848.00
B1) 10'-6" X 22'-0" X 2Nos = 462.00
B2) 13'-0" X 5'-6" X 2Nos = 143.00
Balcony proposed second floor = 605.00
Excess balcony 605.00 – 848.00 = 243.25

NET THIRD FLOOR AREA
= 5653.25 + 243.25 = 5896.50

4TH FLOOR AREA CALCULATIONS

C)	128'-0" X 66'-6"	=	7437.50
DEDUCT			
1)	13'-9" X 3'-3"	=	44.687
2)	23'-0" X 3'-3"	=	74.750
3)	25'-3" X 3'-3"	=	82.062
4)	17'-9" X 66'-6"	=	1066.125
5)	16'-3" X 26'-0"	=	417.968
6)	46'-3" X 5'-3"	=	241.968
7)	23'-0" X 8'-3"	=	189.750
8)	9'-0" X 22'-3"	=	227.250
9)	1'-6" X 4'-0"	=	6.000
10)	5'-8" X 3'-3"	=	18.125
11)	24'-0" X 8'-3"	=	198.812
12)	24'-8" X 2'-8"	=	65.562
13)	17'-9" X 66'-6"	=	1066.125
14)	SERVANT TOILET	=	23.64
15)	3'-3" X 29'-0"	=	189.13
16)	46'-0" X 6'-0"	=	150.00
17)	13'-3" X 3'-3"	=	43.313
18)	46'-0" X 6'-0"	=	81.25
		=	3812.143

NET AREA = 7437.50 – 3812.143
= 3625.357
Balcony Permissible 10% = 362.53
B1) 21'-6" X 3'-3" = 207.93
NET FOURTH FLOOR AREA
= 3625.357 SQFT.

3RD FLOOR AREA CALCULATIONS

C)	128'-0" X 66'-6"	=	7437.50
C1)	22'-0"X0.6X2=11"X3.14X 0.6X2Nos.	=	100.75
	NET ADDITION	=	7538.25
DEDUCT			
1)	17'-9" X 3'-3" X 2Nos	=	116.38
2)	13'-9" X 3'-3" X 2Nos	=	89.37
3)	23'-0" X 3'-3"	=	74.75
4)	3'-3" X 16'-0" X 4Nos	=	208.00
5)	3'-3" X 21'-0"	=	68.25
6)	8'-0" X 21'-0"	=	168.00
7)	13'-3" X 3'-3" X 2Nos	=	86.13
8)	13'-0" X 5'-6" X 2Nos	=	143.00
9)	5'-6" X 2'-9" X 4Nos	=	60.50
10)	46'-3" X 5'-6" X 2Nos	=	508.25
11)	9'-0" X 22'-3"	=	227.25
12)	22'-0" X 8'-3"	=	189.75
13)	1'-6" X 4'-0" X 2Nos	=	12.00
14)	9'-0" X 2'-9"	=	24.75
15)	SERVANT TOILET	=	23.64
	NET DEDUCTION	=	2314.10

NET FIRST FLOOR AREA
7538.25 – 2314.10 = 5224.15

Balcony permissible 15% (10%) = 522.40
B1) 10'-6" X 22'-0" X 2Nos = 462.00
B2) 13'-0" X 5'-6" X 2Nos = 71.60
Balcony proposed first floor = 533.60
Excess Balcony on first floor = 11.10
NET FIRST FLOOR AREA
= 5224.15 – 11.10 = 5213.05

2ND FLOOR AREA CALCULATIONS

C)	128'-0" X 66'-6"	=	7437.50
C1)	22'-0"X0.6X2=11"X3.14X 0.6X2Nos.	=	100.75
	NET ADDITION	=	7538.25
DEDUCT			
1)	17'-9" X 3'-3" X 2Nos	=	116.38
2)	13'-9" X 3'-3" X 2Nos	=	89.375
3)	23'-0" X 3'-3"	=	74.75
4)	9'-0" X 16'-0" X 4Nos	=	288.00
5)	3'-3" X 21'-0" X 2Nos	=	136.50
6)	8'-0" X 21'-0"	=	168.00
7)	13'-3" X 3'-3" X 2Nos	=	86.13
8)	13'-0" X 5'-6" X 2Nos	=	143.00
9)	5'-6" X 2'-9" X 4Nos	=	60.50
10)	46'-3" X 5'-6" X 2Nos	=	282.25
11)	9'-0" X 22'-3"	=	227.25
12)	22'-0" X 8'-3"	=	189.75
13)	1'-6" X 4'-0" X 2Nos	=	12.00
14)	8'-6" X 6'-0" X 2Nos	=	102.00
15)	SERVANT TOILET	=	23.64
	NET DEDUCTION	=	2442.025

NET AREA 7538.25 – 2442.025 = 5113.225
Balcony permissible 10% = 511.50
B1) 10'-6" X 22'-0" X 2Nos = 462.00
B2) 13'-0" X 5'-6" X 2Nos = 143.00
Balcony proposed second floor = 605.00
Excess balcony 605.00 – 511.50 = 93.50
NET SECOND FLOOR AREA
= 5113.225 – 93.50 = 5019.725

BASEMENT FLOOR AREA CALCULATION (1ST LVL.)

A)	61'-6" X 49'-0"	=	3336.78
B)	67'-6" X 49'-0"	=	3307.50

NET AREA OF 1ST LVL BASEMENT = 6643.28

BASEMENT FLOOR AREA CALCULATION (2ND LVL.)

A)	61'-6" X 49'-0"	=	3336.78
B)	74'-0" X 49'-0"	=	3626.00

NET AREA OF 1ST LVL BASEMENT = 6643.28 = 542.66 sq.mt.
NET AREA OF 2ND LVL BASEMENT = 6161.75 = 572.44 sq.mt.

TOTAL AREA OF BASEMENT FLOOR = 12000.00 = 1115.29 SQ.MTS
(FIRST & SECOND LVL BASEMENT)

STAIRCASE, LIFT & PASSAGE AREA

STAIRCASE	= 9'-0" X 20'-0"	=	180.00
LIFT + PASSAGE	= 23'-6" X 8'-3"	=	189.75
AREA PER FLOOR		=	369.75 sq.ft.
G + 4Lift	= 5 X 369.75	=	1848.75 sq.ft.
ADD-INTERNAL STAIRCASE AREA FOR N.R. AT GR. & 1ST FLOOR		=	284.00 sq.ft.
TOTAL AREA OF ST., LIFT & PASSAGE		=	2132.76 sq.ft.
8'-3" X 16'-0" X 2 Nos		=	198.28 sq.mt.

1st & 2nd BASEMENT FLOOR LINE DIAGRAM
SCALE : 1"= 16'-0"

PARKING STATEMENT			PARKING REQD
1) NO. OF FLATS BELOW	35.00 SQMT	= 6NOS	NIL
2) NO. OF FLATS UPTO	70.00 SQMT	= 10NOS	5 NOS
3) NO. OF FLATS ABOVE	70.00 SQMT	= 7NOS	7 NOS
4) N.R. AREA 3500.00 SQMT/	60.00 SQMT FOR ONE		4 NOS
PARKING PROPOSED (36–3) 33 NOS.	10%GUEST		16 NOS. 1.60
	SAY		17.60 18 NOS
	PARKING PROPOSED		34 NOS

AREA STATEMENT (IN SQ MT.)

PLOT NO.	PLOT AREA	F.S.I. PERMISSIBLE	TOTAL
C.S.NO.1538	1106.74	2.00 (SINCE "A" CATAGORY CESS STRUCTURE	2213.48
C.S.NO.1/1538	1106.74		
C.S.NO.2/1538	1106.74 DEDUCT C.N. RESERVATION=38.50 1106.74–38.50=1068.24	1068.24 =1106.74=2174.98 RESTRICTED TO 2125.00X1.33	2826.25
C.S.NO.1583	71.54	1.33	95.15

VACANT LAND MERGE WITH C.S. NO. 1538 & NOT CONTIGIOUS TO C.S.NO. 1/1538, 2/1538

TOTAL 5134.88 SQMT

PLOT AREA CALCULATIONS

C.S. NO.1538 (AREA IN SQFT)

1)	160.15	X 31.32	X 0.50	=	2507.96
2)	190.00	X 35.00	X 0.50	=	3325.00
3)	190.00	X 64.00	X 0.50	=	6080.00
	NET AREA OF PLOT			=11912.96	
			IN SQ MTS	= 1106.74	

C.S. NO.1/1538 (AREA IN SQFT)

1)	174.917X	67.50	X 0.50	=	5903.448
2)	174.917X	68.7126	X 0.50	=	6009.500
	NET AREA OF PLOT			=11912.96	
			IN SQ MTS	= 1106.74	

C.S. NO.2/1538 (AREA IN SQFT)

1)	160.15	X 31.32	X 0.50	=	2507.95
2)	190.00	X 35.00	X 0.50	=	3326.00
3)	190.00	X 64.00	X 0.50	=	6080.00
	NET AREA OF PLOT			=11912.95	
			IN SQ MTS	= 1106.74	

C.S. NO. 1583 (AREA IN SQFT)

1)	37.00	X 11.00	X 0.50	=	203.50
2)	37.00	X 9.8124	X 0.50	=	181.53
3)	37.00	X 11.00	X 0.50	=	203.50
4)	37.00	X 9.8124	X 0.50	=	181.53
	NET AREA OF PLOT			=	770.06
			IN SQ MTS	=	71.54

PLINTH AREA
125' – 9" X 49' – 0" = 6161.77
X 2
TOTAL = 12323.50

PERMISSIBLE BASEMENT AREA
1) 1ST LVL AREA = 5643.25
2) 2ND LVL AREA = 6161.75
TOTAL = 12005.00 SQ.FT.
PROPOSED BASEMENT = 12005.00 SQ.FT.
= 1115.29 SQ.MT.

AREA STATEMENT

FLOOR	AREA	BALCONY PERMI	BALCONY PROP	BALCONY EXCESS	TOTAL AREA
GROUND	2303.67	—	—	—	2303.67
FIRST	5224.15	522.40	533.50	11.10	5235.25
SECOND	5113.225	511.50	605.00	93.50	5206.725
THIRD	5019.725	511.50	605.00	93.50	5019.725
FOURTH	3625.357	362.53	207.93	—	3525.857
	21193.125 Sq. Ft. 2066.60 Sq. Mt.			198.70 Sq. Ft. 18.49 Sq. Mt.	21392.125 Sq. Ft. 2085.09 Sq. Mt.

STAMP OF DATE OF APPROVAL OF PLAN

B.C.C

True Copy of the Plans approved by Asst. / Exe. Engr. under No. E B/8099/GS/A
Dated 27/5/2004 Architect

ANIL PATIL CONSULTANTS PVT. LTD.
ARCHITECTS, PLANNERS, INTERIOR DESIGNERS & B.M.C. CONSULTANTS
401, NEELAMBARI, OFF COLLEGE LANE, OPP. PORTUGUESE CHURCH, DADAR, MUMBAI-28. TEL.: 4307208. FAX: 4372111

STAMP OF DATE OF RECEIPT OF PLAN

A	AREA STATEMENT	SQ.MTS.
1	AREA OF THE PLOT (CS No.1538,1/1538,2/1538 & 1583)	3361.76
2	DEDUCTIONS FOR:	
a	SET BACK AREA IN ROAD	NIL
b	PROPOSED ROAD	
c	ANY RESERVATIONS	38.50
	TOTAL (a+b+c)	
3	BALANCE AREA OF THE PLOT	3323.26
4	DEDUCTIONS FOR REC. GROUND 15 %	
5	NET AREA OF THE PLOT (3–4)	3323.26
6	ADDITIONS FOR F.S.I.	
	2 (a) 100%	NIL
	2 (b) 100%	
7	TOTAL AREA (5+6)	3323.26
8	F.S.I. PERMISSIBLE	as shown in detail
9	F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHTS	
10	PERMISSIBLE FLOOR AREA (7+8) PLUS 5 % ABOVE (as shown in detail)	5134.88
11	EXISTING FLOOR AREA (Approved under EB/8137/GS/A)	3019.62
12	PROPOSED FLOOR AREA with corrections vide from C.S.No.1538	2085.09
13	EXCESS BALCONY AREA TAKEN IN F.S.I. as per D.C. Rules	34.57
14	TOTAL BUILT UP AREA PROPOSED (11+12+13)	5139.28

B	BALCONY AREA STATEMENT	
1	PERMISSIBLE BALCONY AREA PER FLOOR	
2	PROPOSED BALCONY AREA PER FLOOR	
3	EXCESS BALCONY AREA PER FLOOR	
4	EXCESS BALCONY AREA PER FLOOR	

C	TENEMENT STATEMENT	
1	NET AREA OF PLOT (ITEM A –7 ABOVE)	
2	LESS DEDUCTION OF NON RES.AREA (SHOP & Etc)	
3	LESS DEDUCTION FOR REHOUSING OF EXISTING TENANTS	
4	AREA OF TENEMENTS	
5	TENEMENTS PERMISSIBLE	
6	TENEMENTS EXISTING	
7	TENEMENTS PROPOSED	
8	TOTAL TENEMENTS (5+6)	

D	PARKING AREA STATEMENT	
1	PARKING REQUIRED BY RULE	18 NOS
2	PARKING PROVIDED	
3	GARAGE PERMISSIBLE	
4	GARAGE PROPOSED	
5	TOTAL PARKING PPROVIDED	33 NOS

E	LOADING & UNLOADING STATEMENT	
1	LOADING & UNLOADING PROVIDED	
2	TOTAL LOADING UNLOADING PROVIDED	

AREA CERTIFICATE

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY..ME ON 20/02/2000 AND DIMENSIONS OF THE PLOT AS MENTIONED ON PLAN TALLIES ON SITE AND THE AREA SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENTS OF OWNERSHIP.

SIGNATURE OF ARCHITECT

NOTES

1 BOUNDRY OF THE PLOT SHOWN THUS
2 PROPOSED WORK SHOWN THUS
3 DRAINAGE LINES SHOWN THUS
4 AREA UNDER SET BACK SHOWN THUS
5 RECREATION GROUND SHOWN THUS
6 AREA UNDER PROPOSED ROAD SHOWN THUS

DESCRIPTION

PROPOSED BUILDING ON PLOT BEARING C.S.NO. 1538, 1/1538, 2/1538 & 1583 ON DR. ANNIE BESANT ROAD, WORLI, MUMBAI.

NAME OF OWNER

PANKAJ SHAH C.A. TO OWNER.

NAME & ADDRESS OF ARCHITECT

ANIL PATIL
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