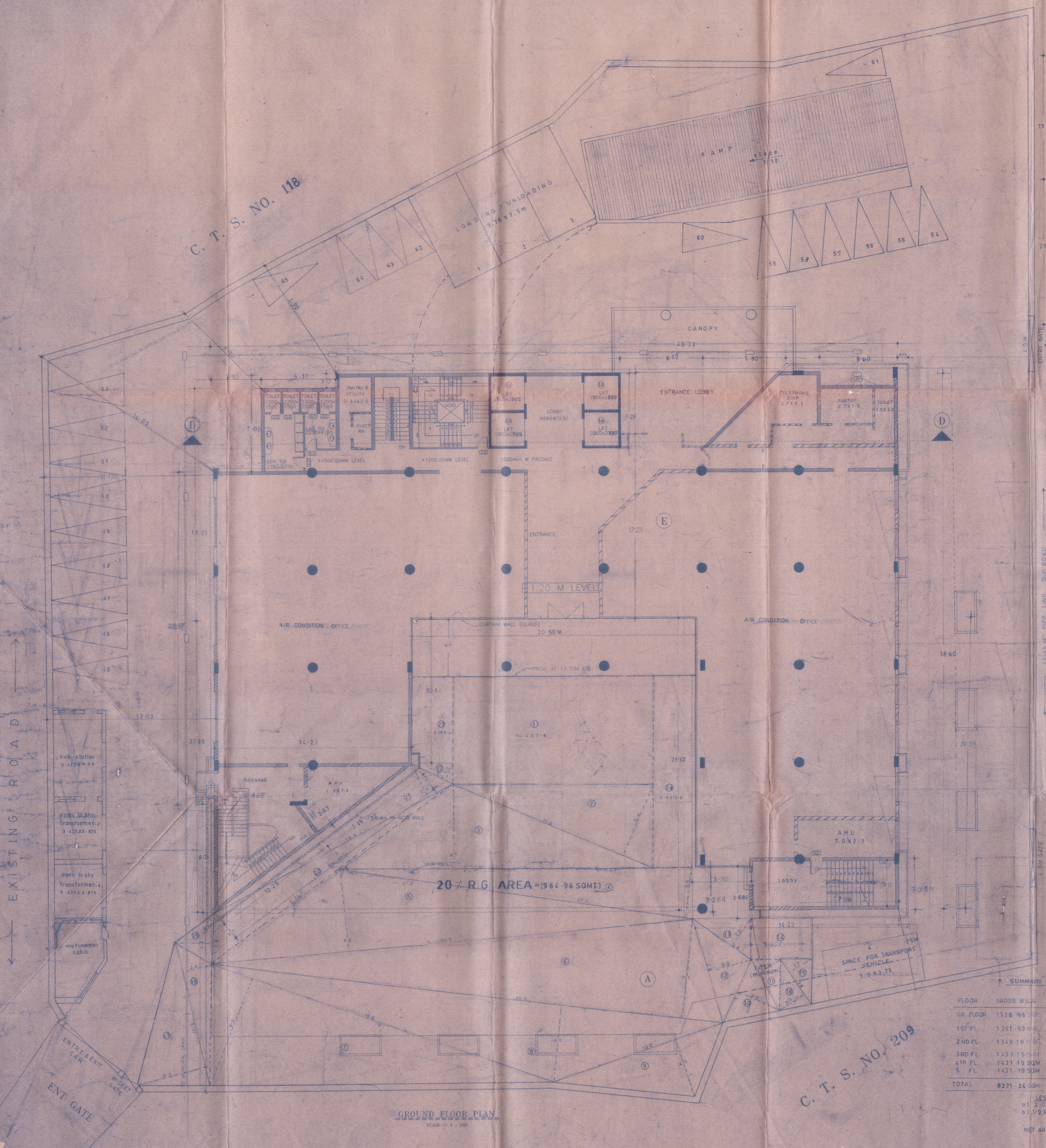
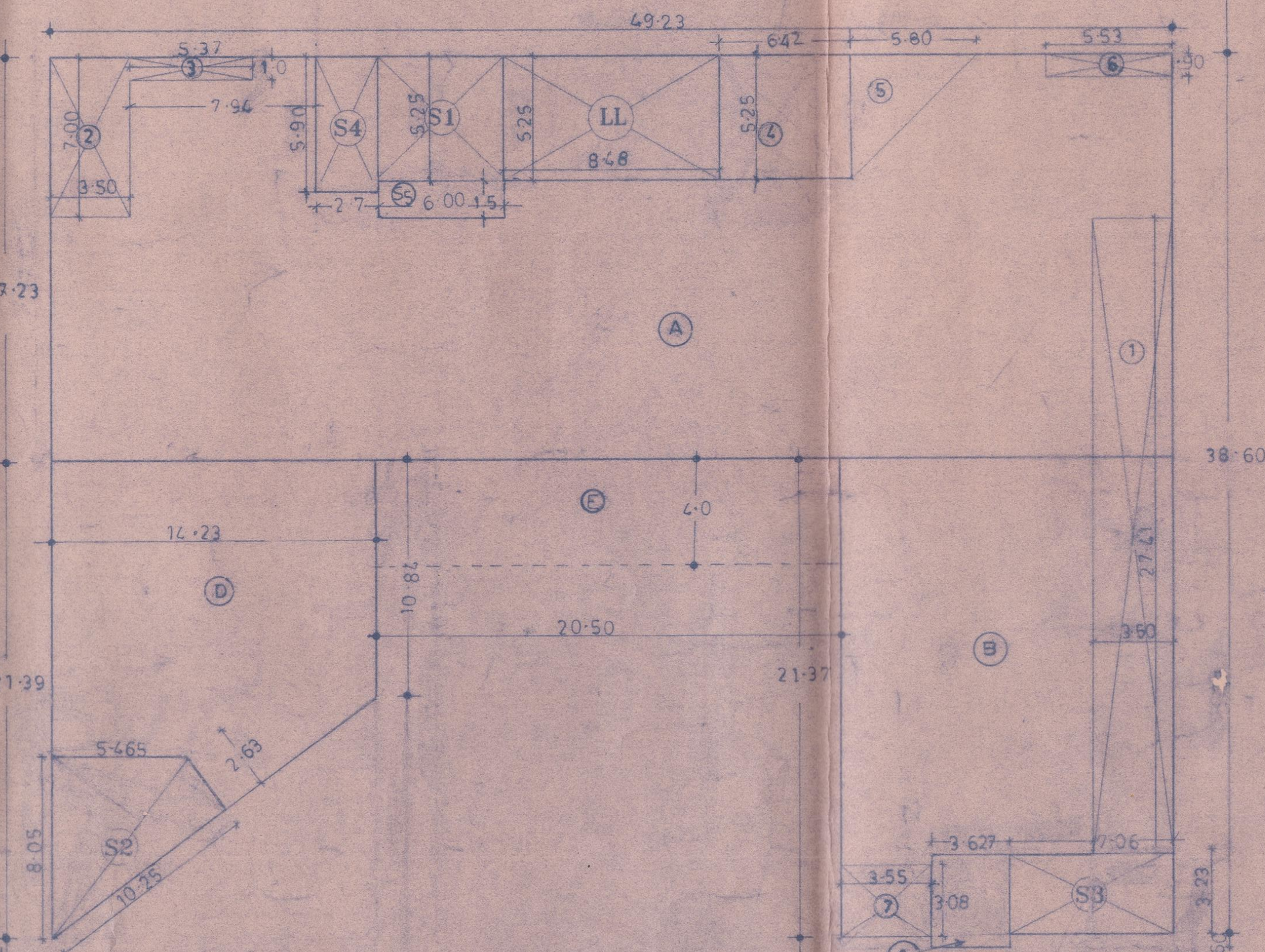
c/⑨


C.T.S. NO. 118
RAMP
SLOPE 1:10
LOADING / UNLOADING
5.75 X 7.5m
CANOPY
49.23
6.42
5.80
8.60
TOILET 1200x1500
PANTRY & UTILITY 2.32X2.5
ELECT RM
LAD. TOI 2250X4155
GEN. TOI 2780X5770
+1500.00MM LEVEL
+1200.00MM LEVEL
1500mm W PASSAGE
VOID
LIFT 2000x2392
LOBBY 3550X5230
ENTRANCE LOBBY
TELEPHONE DISP 3.7X3.5
PANTRY 2.7X2.5
TOILET 1.5X4.0
DUCT
ENTRANCE
+1.20 M LEVEL
CURTAIN WALL (GLASS)
20.50 M
PROJ. AT 11.70M
AIR CONDITION OFFICE
AIR CONDITION OFFICE
E
D
D
17.23
38.60
PASSAGE
A.H.U 4.9X7.3
A.H.U 7.0X2.7
LOBBY
300mm RCC WALL
20% R.G. AREA = (964.96 SQMT)
TO MUNICIPAL DRAIN
EXISTING ROAD
sub-station 3.435X6.00
open to sky transformer-2 3.435X3.875
open to sky transformer-1 3.435X3.875
watchman cabin
ENTRY & EXIT CAR
WICKET GATE
ENT. GATE
SPACE FOR TRANSPORT VEHICLE 7.5X3.75
C.T.S. NO. 209
20.00 M. O.P. ROAD
ENTRY GATE
+00 M LEVEL

GROUND FLOOR PLAN
SCALE :- 1 : 100

GROUND FLOOR PLAN


49.23
A
B
C
D
S1
S2
S3
S4
S5
L1
L2
L3
L4
38.60
17.23
21.39
20.50
21.37
14.23

AREA DIAGRAM

(GROUND FLOOR PLAN)

scale = 1:200

GROUND FLOOR AREA CALCULATIONS

I) ADDITION

D	14.23	X (21.39+10.84)/2	= 229.31	SQ.MT.
A	49.23	X 17.23	= 848.23	SQ.MT.
B	14.23	X 21.37	= 304.09	SQ.MT.
C	00.60	X 3.627	= 2.17	SQ.MT.
		TOTAL	= 1383.80	SQ.MT.

II) LESS :- OFFSETS

2.	3.5	X 7.00	= 24.50	SQ.MT.
3.	5.37	X 1.00	= 5.37	SQ.MT.
4.				
5.				
6.	5.53	X 0.90	= 4.97	SQ.MT.
7.	3.55	X 3.08	= 10.93	SQ.MT.
		TOTAL	= 4[illegible] 77	SQM

III) LESS :- STAIRCASE, LIFT & LIFT LOBBY

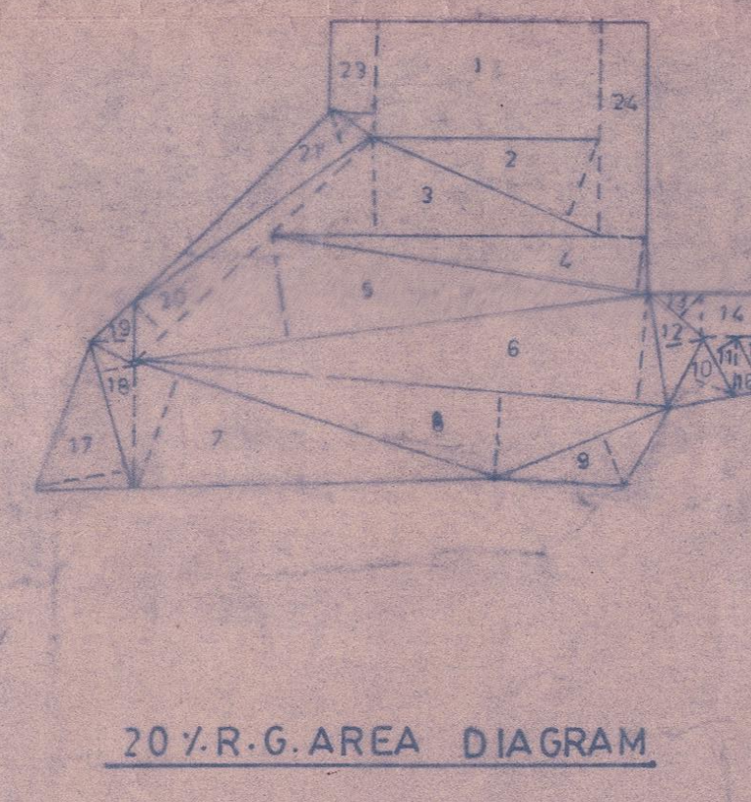
S1	14.48	X 5.25	= 75.60	SQ.MT.
S2	0.5 X 8.05	X 5.465	= 21.99	SQ.MT.
	0.5 X 10.25	X 2.63	= 13.47	SQ.MT.
S3	7.06	X 3.23	= 22.80	SQ.MT.
	3.50	X 0.23	= 0.80	SQ.MT.
S4	2.70	X 5.90	= 15.93	SQ.MT.
S5	6.00	X 1.50	9.03	SQ.MT.
		TOTAL	= 159.59	sqm

STAIRCASE AREA ON TYP FLOOR 143.[illegible]

IV) NET BUILT-UP AREA (I-II-III)

1383.80 − 45.77 − 159.59

= 1177.[illegible] SQM


1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
24

20% R.G. AREA DIAGRAM

R.G. AREA CALCULATIONS

1	7.8 X 14.4	= 112.32	sqmt
2)	1/2 X 15.6 X 5.6	= 43.68	
3)	1/2 X 22.5 X 6.1	= 68.62	
4)	1/2 X 25.5 X 3.5	= 44.62	
5)	1/2 X 34.5 X 7.0	= 120.75	
6)	1/2 X 35.5 X 7.5	= 133.12	
7)	1/2 X 19.5 X 8.5	= 82.87	
8)	1/2 X 35.5 X 6.5	= 115.37	
9)	1/2 X 13.0 X 4.5	= 29.25	
10)	1/2 X 5.0 X 3.5	= 8.75	
11)	1/2 X 4.5 X 1.8	= 4.05	
12)	1/2 X 8.0 X 3.0	= 12.00	
13)	1/2 X 4.6 X 2.4	= 5.52	
	TOTAL	780.92 sqm	780.92 sqm
14)	4.00 X 3.00	= 12.00	
15)	1/2 X 3.6 X 1.7	= 3.23	
16)	1/2 X 3.8 X 2.1	= 3.99	
17)	1/2 X 10.8 X 4.5	= 24.30	
18)	1/2 X 10.8 X 2.6	= 14.04	
19)	1/2 X 3.8 X 2.9	= 5.51	
20)	1/2 X 21.7 X 3.0	= 32.55	
21)	1/2 X 19.6 X 2.6	= 25.48	
22)	1/2 X 3.4 X 1.2	= 2.04	
23)	6.4 X 3.0	= 19.20	
24)	13.9 X 3.0	= 41.70	
		184.04 sqm	184.04 sqm

TOTAL AREA OF 20% R.G. PROVIDED — 964.96 sqm

TOTAL PLOT AREA

C.T.S. NO.	AREA	PERMISSIBLE AREA
150	158.40	158.40 SQ.MT.
150/1	281.70	281.70 SQ.MT.
202	704.80	704.80 SQ.MT.
203	3679.50	3679.50 SQ.MT.
TOTAL	4824.40	4824.40 SQ.MT.

LESS: 15% R.G AREA — 723.66 SQM

BALANCE AREA — 4100.74 SQM

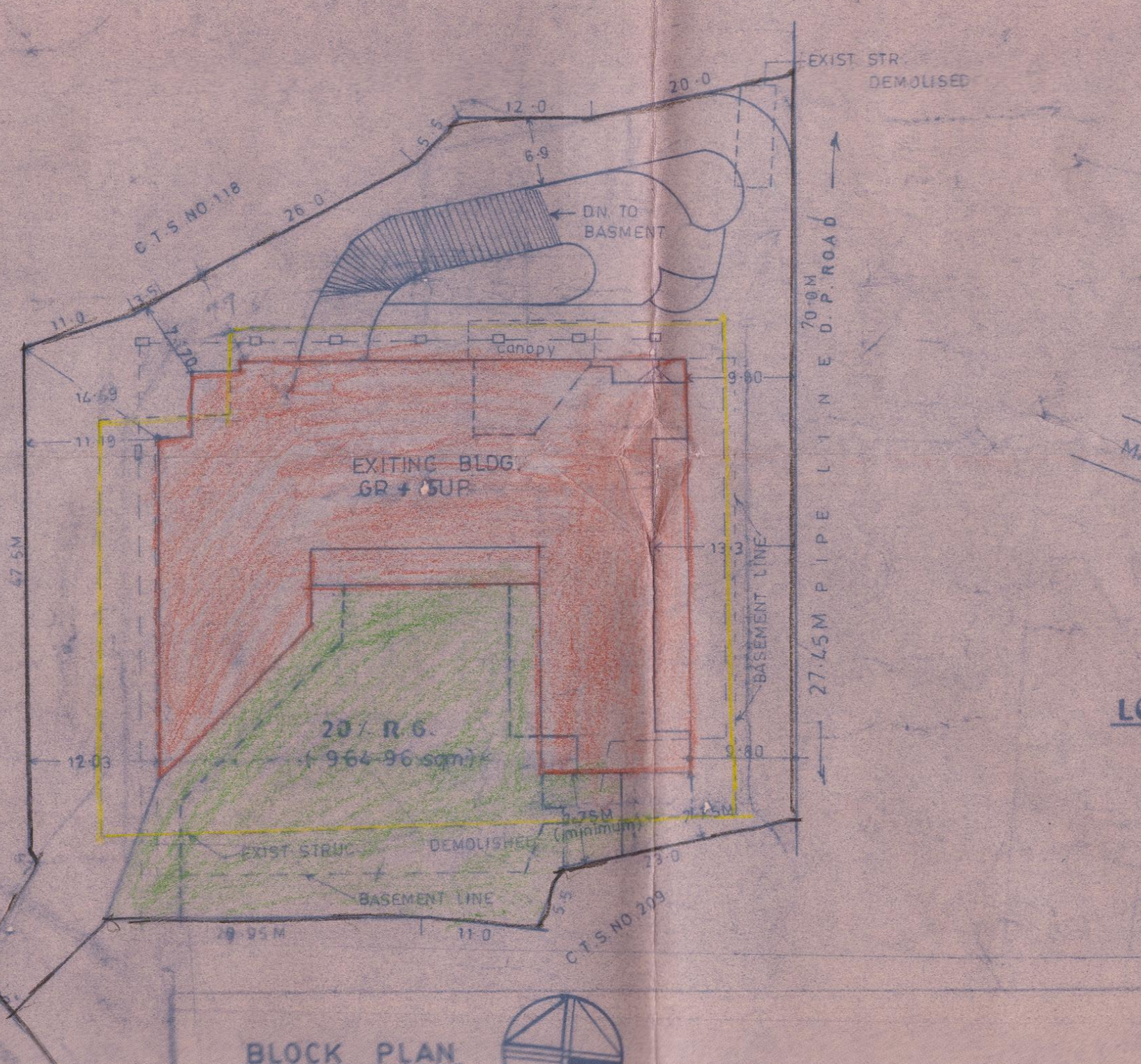
ADD: 1) TDR OF ROAD AREA — 1650.00 SQM

2) TDR OF RESERVATION — 1650.00 SQM

PERMISSIBLE AREA — 7400.74 SQM

SITE U/R
R.G.
W.C.
S.D.S.
P.R.
PIPE LINE
NATURAL (ESSANJI) ROAD
40M. ROAD

LOCATION PLAN
1:4000


EXIST. STR. DEMOLISED
DN. TO BASMENT
C.T.S. NO. 118
20.0
12.0
26.0
6.9
5.5
20.00M. D.P. ROAD
EXISTING BLDG. 964.0 SQM
20% R.G. 964.96 SQM
BASEMENT LINE
9.95 M
11.0
C.T.S. NO. 209
10.0M WIDE ACCESS ROAD
N

BLOCK PLAN
1:500

SUMMARY OF PROPOSED B.U.A.

FLOOR	GROSS B.U.A.	ST.CASE & LIFT AREA	NET B.U.A
GR. FLOOR	1336.95 SQM	159.59 SQM	1177.36 SQM
1ST FL.	1291.53 SQM	143.66 SQM	1147.87 SQM
2ND FL.	1349.19 SQM	143.66 SQM	1205.53 SQM
3RD FL.	1431.19 SQM	143.66 SQM	1287.53 SQM
4th FL.	1431.19 SQM	143.66 SQM	1287.53 SQM
5 FL.	1431.19 SQM	143.66 SQM	1287.53 SQM
TOTAL	8271.24 SQM	877.89 SQM	7393.35 SQM

LESS VOIDS

a) 2.0 X 1.8 X 6 = 21.60 sqm

b) 1/2 X 2.7 X 2.7 X 6 = 21.87 sqm

= 43.47 sqm

NET AREA OF ST. & Lift

= 834.42 sqm

PARKING AREA STATEMENT

	NET BUILT-UP AREA PROPOSED	= 7393.35 SQM
	PARKING REQUIRED	
A)	1 PER 75 sqm OF AREA (up to 1500 sqm)	20 NOS
B)	1 PER 150 sqm OF AREA (Exceed 1500 & up to 5893.35 SQM	= 39.28 NOS
C)	VISITORS PARKING 10% OF ABOVE	= 5.90 NOS
	TOTAL	= 65.18 NOS
	TOTAL PARKING REQUIRED	= 65 NOS
	TOTAL PARKING PROVIDED	= 65 NOS
	TRANSPORT VEHICLES	
	NET BUILT-UP AREA PROPOSED	= 7393.35 SQM
	1 SPACE FOR 2000 sqm OF FLOOR AREA	= 3.69 NOS
	ie Say	= 4 NOS
	TOTAL TRANSPORT VEHICLES REQUIRED	= 4 NOS
	" PROVIDED	= 4 NOS

TOTAL BUILT UP AREA

FLOORS	AREA
GROUND FLOOR	1177.36 SQM
FIRST FLOOR	1147.87 SQM
SECOND FLOOR	1205.53 SQM
THIRD FLOOR	1287.53 SQM
FOURTH FLOOR	1287.53 SQM
FIFTH FLOOR	1287.53 SQM
TOTAL B.U.A.	7393.35 SQM

AREA CALCULATIONS

AREA OF PLOT — 4824.40 SQM

LESS: 15% R.G. — 723.66 SQM

BALANCE PLOT AREA — 4100.74 SQM

ADD: TDR OF 0.4 OF RD RES 1650.00

TDR OF 0.4 OF GEN RES 1650.00

TOTAL 3300.00 SQM

PERMISSIBLE FL. AREA — ~~7400.98~~ 7400.74 SQM

PROPOSED BUILT-UP AREA — 7393.35 SQM

(GR + 5 UPPER FLOORS)

ADD. AREA OF ST. WALL ON GR. FL.

(7.15+10.25+8.05) X 0.08

25.45 X 0.08 = 2.03 SQM

TOTAL P.B.A. = 7395.38 SQM

PROFORMA – I

	AREA STATEMENT		SQ.FTS.	SQ.MTS.
1	AREA OF PLOT			4824.40 SQM
2	DEDUCTIONS FOR			
	a. ROAD SETBACK AREA			
	b. PROPOSED ROADS			
	c. ANY RESERVATIONS			
	d. TOTAL (a+b+c)			
3	BALANCE AREA OF THE PLOT (1 MINUS 2)			4824.40 SQM
4	DEDUCTIONS FOR			
	a. RECREATION GROUND (IF DEDUCTABLE) 15% R.G.			723.66 SQM
	b. INTERNAL ROADS			
	c. TOTAL (a+b)			
5	NET AREA OF PLOT (3 MINUS 4c)			4100.74 SQM
6	ADDITIONS FOR FLOOR SPACE INDEX			
7	TOTAL AREA (5+6)			4100.74
8	TOTAL SPACE INDEX PERMISSIBLE			1.0
	FLOOR SPACE INDEX [illegible]			
9	TDR AREA			
	a. ROAD RESERVATION	1650.00		
	b. RESERVATION RESTRICTED TO [illegible] 40 SQM	1650.00		
		3300.00		3300.00
10	PERMISSIBLE FLOOR AREA (8+2a)+ 9 ABOVE			7400.74
11	PROPOSED AREA			7395.38
12	EXCESS BALCONY AREA (AS PER B(iii) BELOW)			-
13	TOTAL BUILT UP AREA PROPOSED (11+12+13)			7395.38
14	FLOOR SPACE INDEX CONSUMED	13/3		1.53
	R.G. AREA STATEMENT	13/5		1.80
	(i) PERMISSIBLE R.G. AREA 20% OF PLOT AREA (REQD)			964.88
	(ii) PROPOSED R.G. AREA	PROV		964.96
	TENAMENT STATEMENT			
	(i) PROPOSED AREA (ITEM A. 12 ABOVE)			
	(ii) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP, ETC.)			
	(iii) AREA AVAILABLE FOR TENAMENTS (i MINUS ii)			
	(iv) TENAMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)			
	(v) TENAMENTS PROPOSED			
	(vi) TENAMENTS EXISTING			
	TOTAL TENAMENTS ON THE PLOT			
	PARKING STATEMENT			
	(i) PARKING REQUIRED BY RULE			65 NOS
	CAR			
	SCOOTERS / MOTOR CYCLES / BYCYCLES			
	OUTSIDERS (VISITORS)			
	(ii) LOCK UP GARAGES PERMISSIBLE			
	(iii) LOCK UP GARAGES PROPOSED			
	CAR			
	SCOOTER / MOTOR CYCLE / BYCYCLE			
	(iv) TOTAL PARKING PROVIDED			65 NOS
	TRANSPORT VEHICLE PARKING/LOADING UNLOADING			
	(i) SPACES FOR TRANSPORT VEHICLES PARKING REQD. BY RULES			4 NOS
	(ii) TOTAL TRANSPORT VEHICLES (PARKING SPACES PROVIDED)			4 NOS

LEGEND

(2) EXISTING STREET GREEN

(3) FUTURE STREET GREEN DOTTED

(4) OPEN SPACE NO COLOUR

(5) PERMISSIBLE BUILDING THICK DOTTED BLA[illegible]

(6) WORK PROPOSED TO BE DEMOLISHED—YELLOW HATCHED

(7) PROPOSED WORK RED FILLED IN

(8) DRAINAGE & SEWERAGE WORK RED [illegible]

(9) WATER SUPPLY WORK [illegible]

(10) ROAD & SET BACK [illegible]

(11) PROPOSED SET BACK [illegible]

(12) DEVIATIONS RED HATCHED

(13) RECREATION GROUND GREEN WASH

PROFORMA

CONTENTS OF SHEET

GROUND FLOOR PLAN

AREA DIAGRAM & AREA CALCULATION

STAMP OF DATE OF RECIEPT OF PLANS | STAMP OF APPROVAL OF PLANS

कार्यकारी अभियंता इमारती प्रस्ताव
'के' विभाग
दिनांक 25 NOV 1999
कार्यकारी अभियंता इमारती प्रस्ताव
(पश्चिम उपनगरे)
बृहन्मुंबई महानगरपालिका

accepted as part completion plan as accompaniments of acceptance of O.C.C. by this Office letter under No. CE/6435/WS/AK dated 25 NOV 1999

MOCEB 25.11.99
A.E. B.P. W.S.E. Ward

25/11/99
A.E.B.P.W.S. (H & K) Wards

REVISIONS | DATE | REVISION

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 4TH APRIL 97 AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP/T.P. SCHEME RECORDS/LAND RECORDS DEPT./CITY SURVEY RECORDS

signature of licensed surveyor/architect

structural engineer

DESCRIPTION OF PROPOSAL & PROPERTY

COMMERCIAL BUILDING ON PROPERTY BEARING C.T.S NOS 150, 150/1, 202 & 203 OF VILLAGE - KONDIVITA, TALUKA - ANDHERI M.S.D & SITUATED OFF SIR M.V. ROAD ANDHERI (EAST)

NAME OF THE OWNER

JACOBS H & G LTD. CA TO NAVBHARAT UDYOG

JOB NO.: | DATE: | SIGNATURE OF OWNER

JACOBS H & G LIMITED

P.J. MIRZA
AUTHORISED SIGNATORY

DRAWING NO.: | SCALE:

NORTH | DRAWN BY:

CHECKED BY:

JOB NO.	ARCHITECTS & ENGINEERS
	Archsurveyors ANILKUMAR V. THACKER B.Arch., A.I.I.A., A.I.I.D., A.I.I.S.A.
○	OFFICE : Prospect Chambers, 4th Floor, Dr. D. N. Road, Fort, Mumbai - 400 001. Tel.: 204 2827 / 287 4278 Fax: 284 4189
	REGD. OFFICE : 56, Bhau Daji Road No. 9, Matunga, Mumbai - 400 019 Tel.: 401 3638 / 401 0506 / 401 0632