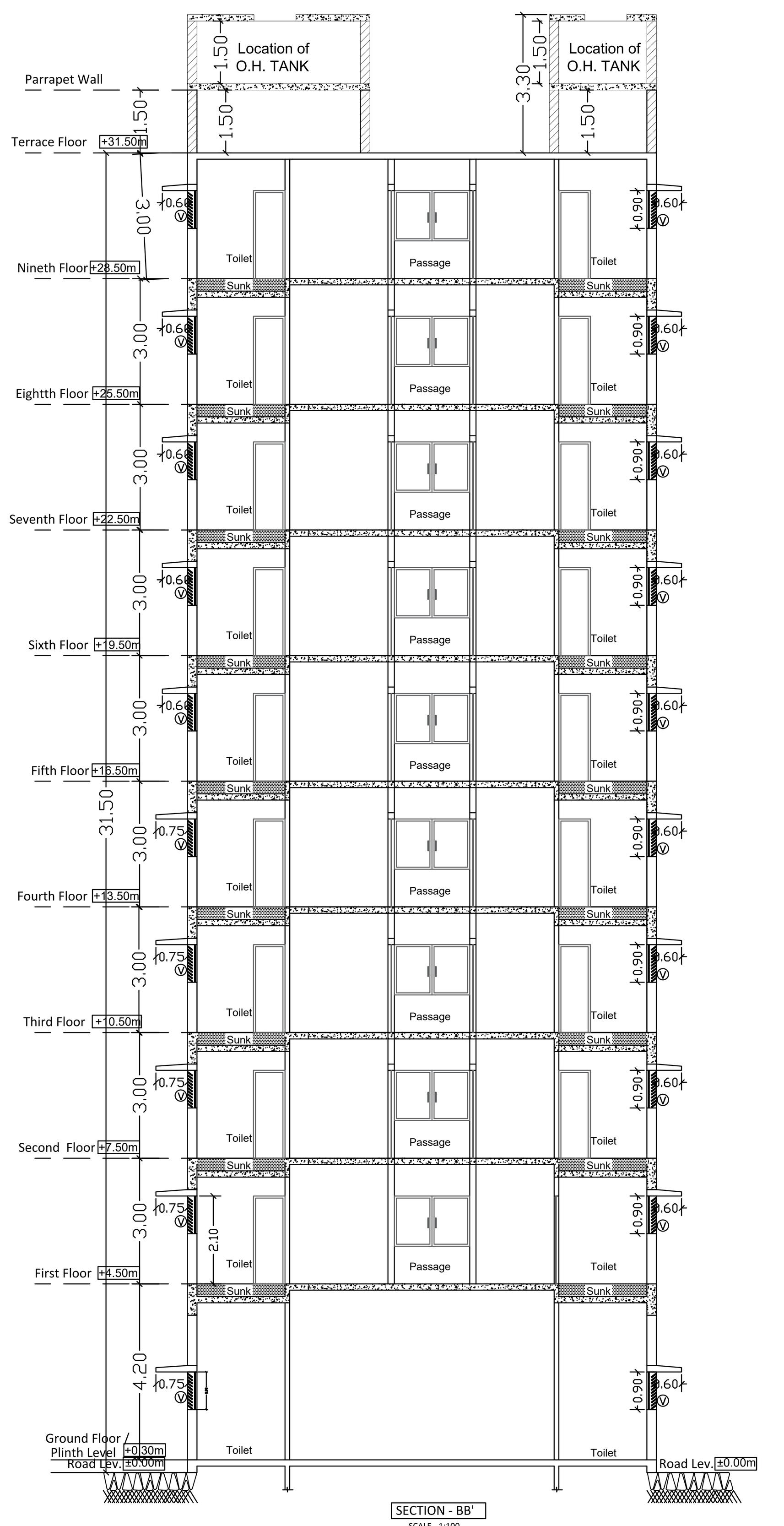
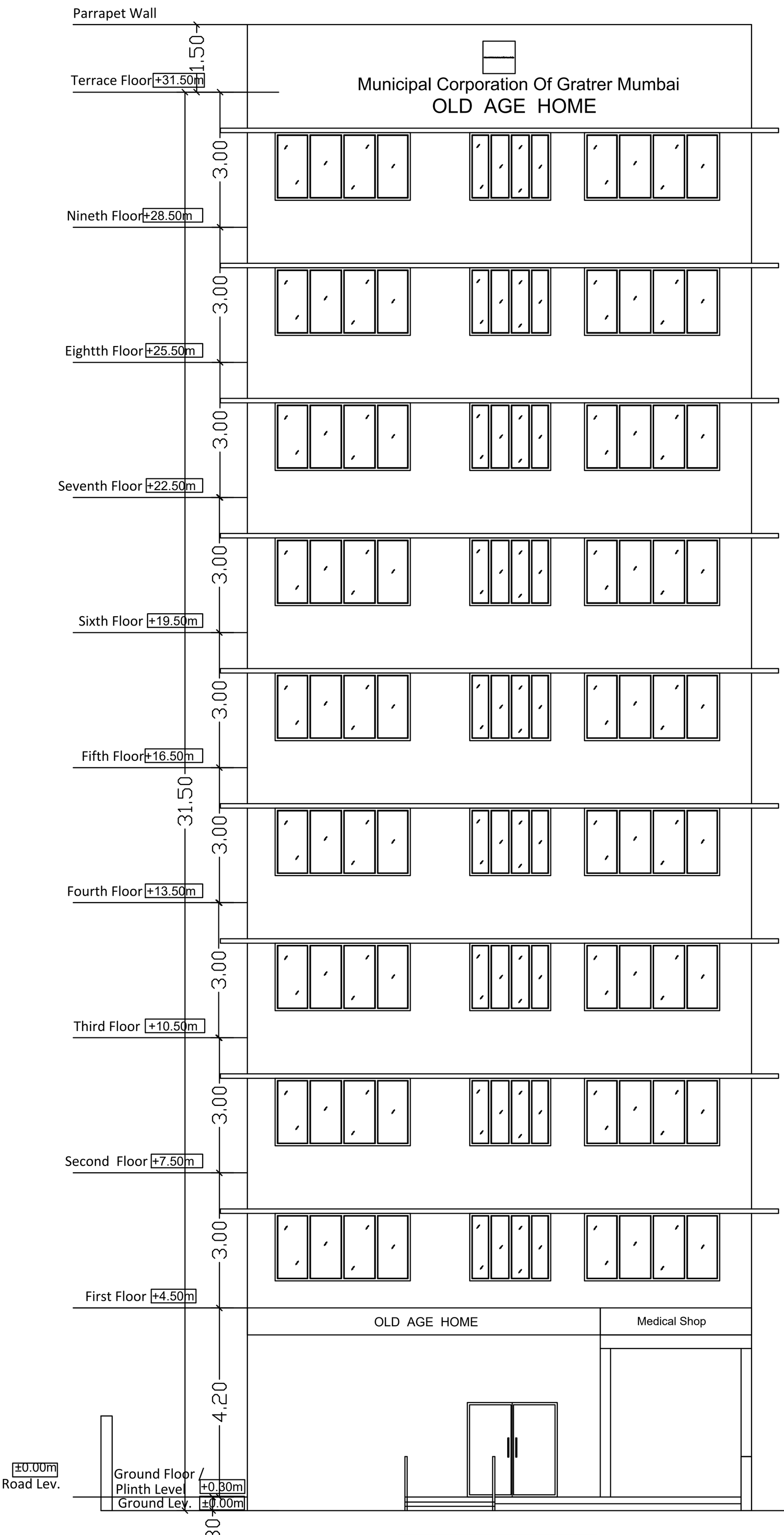
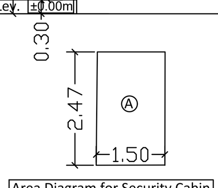


SECTION - BB'
SCALE - 1:100

SECTION - AA'
SCALE - 1:100



FRONT ELEVATION SCALE - 1:100



Area Diagram for Security Cabin
SCALE - 1:100

PLOT AREA CALCULATION

	M		M		SQ M
A	1.50	X	2.47	=	3.71
	TOTAL AREA (SQ. M)			=	3.71

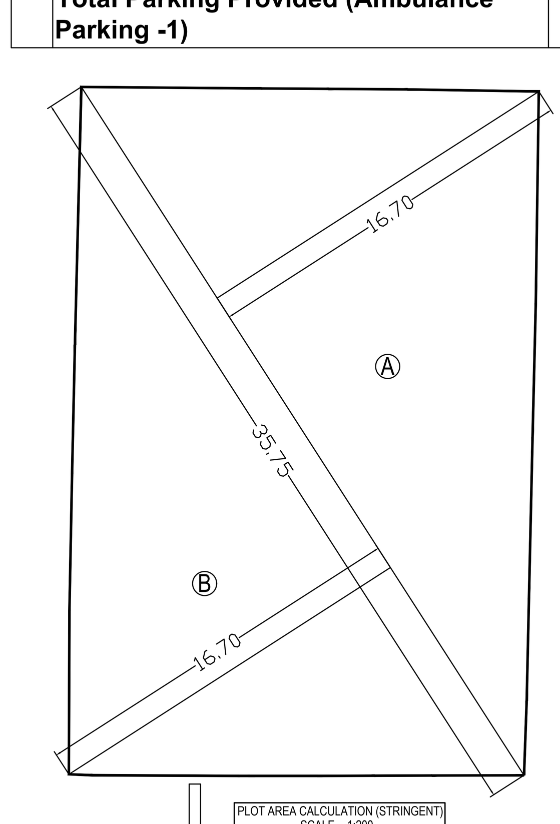
Old Age Home Schedule of Sanitary Requirement

RESIDENTIAL (Day care,Sick Room, Dining Area,Kitchen, Activity Area)

PROP. B/U. AREA		300.0 SQ.MTS.		
ACCUPANT LOAD - PER 100.00 SQ.MTS. OF PLINTH OR COVERED AREA (DCR. 37, TABLE NO.17)		8		
OCCUPANCY		24 PERSONS		
		DESCRIPTION	REQUIRED	PROPOSED
W.C.	MALE (10)	1 FOR 25 PERSONS OR PART THEREOF.	1 NOS.	2 NOS.
	FEMALE (7)	1 FOR 15 PERSONS OR PART THEREOF.	1 NOS.	2 NOS.
ABLUTION TAPS.	MALE	1 FOR EACH W.C.	1 NOS.	2 NOS.
	FEMALE		1 NOS.	2 NOS.
URINALS	MALE	3 FOR 46 TO 70 PERSONS.	——	——
	FEMALE	——	——	——
WASH BASINS	MALE	1 FOR EVERY 25 PERSONS	1 NOS.	1 NOS. 3 Wash basin proposed in dining area
	FEMALE		1 NOS.	1 NOS.
DRINKING WATER TAPS	MALE	1 FOR EVERY 100 PERSONS	——	——
	FEMALE			

PARKING AREA STATEMENT

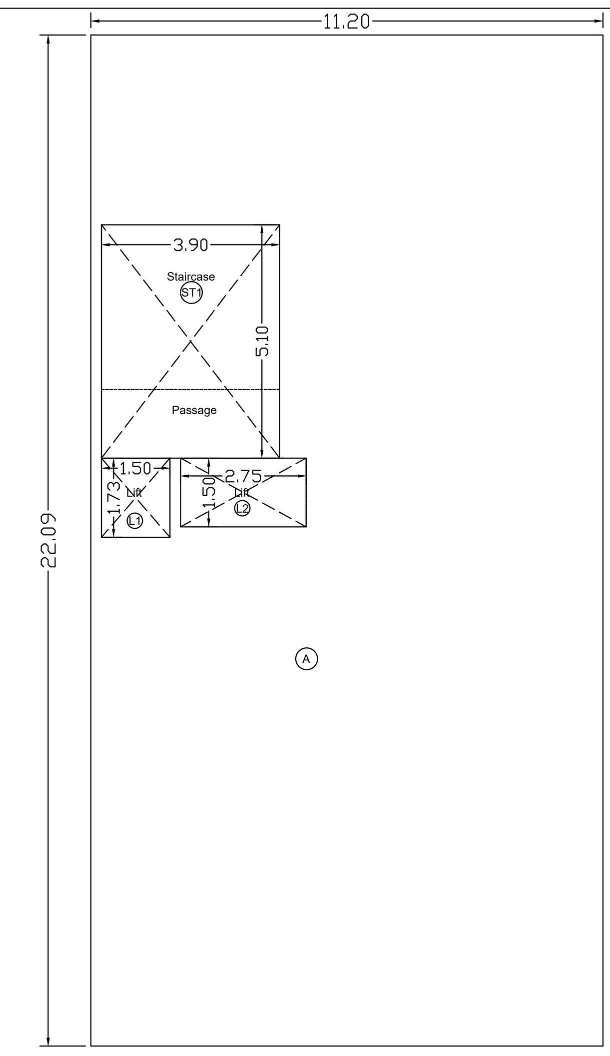
1)	iii) For lodging establishments.	
	One parking space, for every 120-sq. m of total floor area of a lodging establishment. (Carpet area = 1892 / 120 = 15.76 Nos. i.e. 16 nos.)	16
2)	10 % additional parking =	2
3)	Total parking Required =	18
	Total Parking Provided (Ambulance Parking -1)	**1**



PLOT AREA CALCULATION (STRINGENT)
SCALE - 1:200

PLOT AREA CALCULATION

	M		M		Multiplier		SQ M
A	35.75	X	16.70	X	0.50	=	298.51
B	35.75	X	16.70	X	0.50	=	298.51
	TOTAL AREA (SQ. M)					=	597.03



AREA DIAGRAM FOR GROUND TO 9TH FLOOR Scale : 1:100

AREA STATEMENT FOR PROPOSED GROUND FLOOR to 9th FLOOR

ADDITION				
Sr.no	L	W	Total	Unit
A	11.20	22.09	247.41	SQ.M
	Total Addition =		247.41	SQ.M
DEDUCTION				
ST-1 + Passage	3.90	5.10	19.89	SQ.M
L-1	1.50	1.73	2.60	SQ.M
L-2 +Passage	2.75	1.50	4.13	SQ.M
	Total Deduction =		26.61	SQ.M
Total Built up area of Prop. Floor = (Addition -Deduction) =(247.41 - 26.61) =			220.80	Sq.Mt.
Total Built up area of prop. Ground Floor =			220.80	Sq.Mt.
Total Built up area of prop. 1st Floor =			220.80	Sq.Mt.
Total Built up area of prop. 2nd Floor =			220.80	Sq.Mt.
Total Built up area of prop. 3rd Floor =			220.80	Sq.Mt.
Total Built up area of prop. 4th Floor =			220.80	Sq.Mt.
Total Built up area of prop. 5th Floor =			220.80	Sq.Mt.
Total Built up area of prop. 6th Floor =			220.80	Sq.Mt.
Total Built up area of prop. 7th Floor =			220.80	Sq.Mt.
Total Built up area of prop. 8th Floor =			220.80	Sq.Mt.
Total Built up area of prop. 9th Floor =			220.80	Sq.Mt.
Total Built up area of Prop. Ground Floor to 9th Floor =			2208.0000	Sq.Mt.

TOTAL BUILT UP AREA STATEMENT (Permissible F.S.I. - 3 + 35% Fungible (1.05) = 4.05)

ADDITION			
1	Proposed Built Up area Ground + 9th Floor	2208.0	SQ.M
2	Security Cabin	3.71	SQ.M
	Total Built Up Area (Including 35 % Fungible) =	**2211.71**	**SQ.M**
	TOTAL BUILT UP AREA (EXCLUDING 35% FUNGIBAL) 2211.71 - 420.71 =	**1791.00**	**SQ.M**

PROFORMA -A

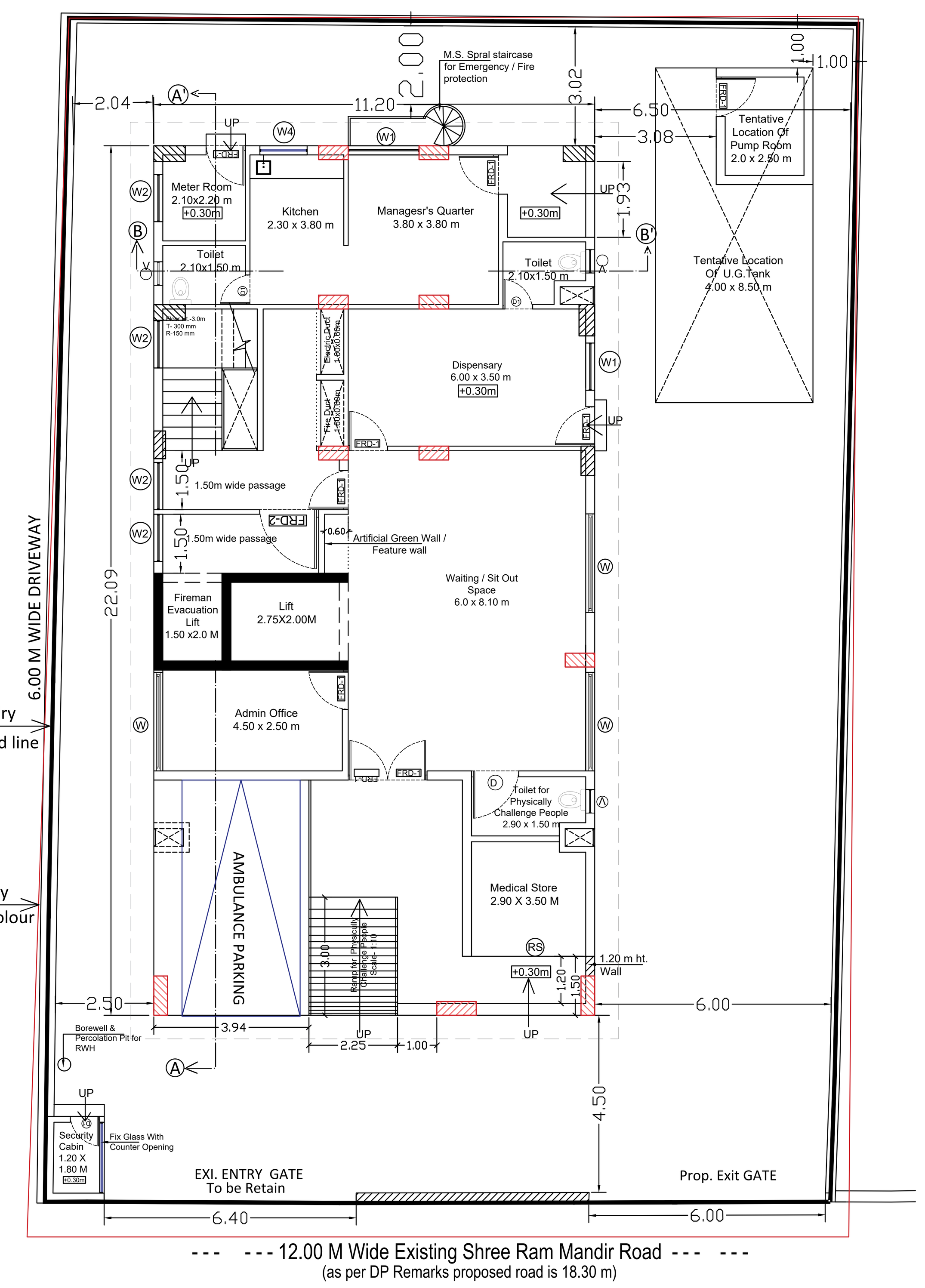
		TOTAL
I	**AREA STATEMENT**	**SQ.M.**
1	GROSS AREA OF PLOT	
a)	PLOT AREA AS PER Stringent	602.00
b)	PLOT AREA AS PER PR CARD	597.00
c)	STRINGENT PLOT AREA	597.00
a)	AREA OF ROAD SET BACK	0.00
a)	AREA OF D.P ROAD	0.00
	GROSS PLOT AREA (1a + 1b + 1c)	597.00
2	DEDUCTION FOR	
(A)	FOR RESERVATION / ROAD AREA	
a)	ROAD SET BACK AREA TO BE HANDED OVER (100%) (REG. NO. 16)	0
b)	PROPOSED D.P. ROAD TO BE HANDED OVER (100%) (REG. NO. 16)	0.00
c)	i) RESERVATION AREA (PLOT) TO BE HANDED OVER (REG. NO. 17)	0.00
	ii) RESERVATION AREA (PLOT) TO BE HANDED OVER AS PER AR (REG. NO. 17)	0.00
(B)	FOR AMENITY AREA	
a)	AREA OF AMENITY PLOT TO BE HANDED OVER AS PER DCR 14(A)	0.00
b)	AREA OF AMENITY PLOT TO BE HANDED OVER AS PER DCR 14(B)	0.00
c)	AREA OF AMENITY PLOT TO BE HANDED OVER AS PER DCR 35 (ABEYANCE)	0.00
(C)	DEDUCTIONS FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY	
a)	LAND COMPONENT OF EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED.	0.00
3	TOTAL DEDUCTIONS [2(A) + 2(B) + 2(C)]	0.00
4	**BALANCE AREA OF PLOT (1 - 3)**	**597.00**
5	**PLOT AREA UNDER DEVELOPMENT AS PER SR. NO. 4**	**597.00**
6a	ZONAL (BASIC) F.S.I. (0.50 OR 0.75 OR 1.00 OR 1.33)	0.00
6b	ADDITIONAL F.S.I ALLOWED DCR33(3) FOR ROAD WIDTH UPTO 12M (as per DP remarks Proposed Road width 18.30 mt)	3.00
6	**TOTAL PERMISSIBLE F.S.I (6a + 6b)**	3.00
7	PERMISSIBLE BUILT UP AREA AS PER ZONAL(BASIC) F.S.I. (5 x 6)	1791.00
8	B.U.A. EQUAL TO AREA OF LAND HANDED OVER AS PER 3(A) OF REG. 30(A)	0.00
9	B.U.A. IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER	0.00
10	BUILT UP AREA DUE TO "ADDITIONAL F.S.I. ON PAYMENT OF PREMIUM" AS PER TABLE NO 12 OF REG. NO 30(A) AND 32 ON BALANCE PLOT	0.0000
11	BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO 12 OF REGULATION NO 30(A) AND 32 ON REMAINING / BALANCE PLOT	0.00
12	**PERMISSIBLE BUILT UP AREA (7 + 8 + 9 + 10 + 11)**	1791.00
13	**PROPOSED BUILT UP AREA**	**2211.71**
14	TDR GENERATED IF ANY AS PER REGULATION 30 (A)	0.00
15	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31(3)	
a)	I) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	0.0000
	II)FUNGIBLE BUILT UP COMPENSATORY AREA AVAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	0.00
b)	I) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM	0.0000
	II) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM	0.00
16	**TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [13 +15(A)(II) +15(B)(II)]**	2211.71
17	**FSI CONSUMED ON NET PLOT [13/ 4]**	**3.70**
II	**OTHER REQUIREMENTS**	N.A.
(C)	REQUIREMENT OF RECREATIONAL OPEN SPACE AS PER REG. NO.27	0
(D)	TENEMENT STATEMENT	-
	(I) PROPOSED BUILT UP AREA (13 ABOVE)	2211.71
	(II) LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	0.00
	(III) AREA AVAILABLE FOR TENEMENTS [(I) MINUS (II).]	0.0000
	(IV) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	0
	(V) TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	-
(E)	**PARKING STATEMENT**	
	(I) PARKING REQUIRED BY REGULATION FOR -	
	CAR	18
	SCOOTER / MOTORCYCLE	0
	OUTSIDERS (VISITORS)	0
	(II) COVERED GARAGE PERMISSIBLE	0
	(III) COVERED GARAGE PROPOSED	0
	CAR	1
	SCOOTER / MOTORCYCLE	0
	OUTSIDERS (VISITORS)	0
	(IV) TOTAL PARKING PROVIDED (Ambulance Parking Provided)	1
F	TRANSPORT VEHICLES PARKING	
	(I) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REG.	0
	(II) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	0

SCHEDULE OF DOORS & WINDOWS

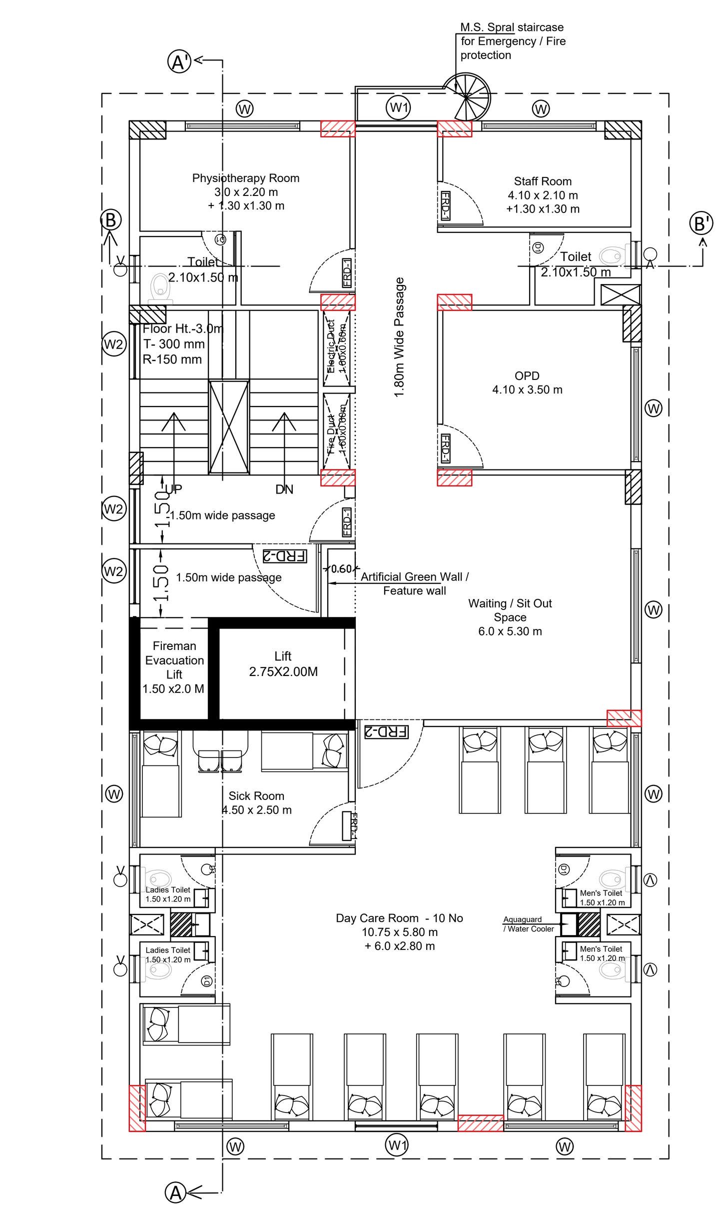
TYPE	SIZE	DESCRIPTION
RS	2.90 M Wide	ROLLING SHUTTER
FRD -1	1.0 M X 2.10 M	FIRE RESISTANCE SINGLE SHUTTER DOOR WITH GRANITE FRAME
FRD -2	1.50 M X 2.10 M	FIRE RESISTANCE SINGLE SHUTTER DOOR WITH GRANITE FRAME
D	1.20 M X 2.10 M	FRP FRAME WITH FRP SHUTTER AND WITH GRANITE FRAME
D1	0.75 M X 2.10 M	FRP FRAME WITH FRP SHUTTER AND WITH GRANITE FRAME
V	0.60 M X 0.90 M	ALUMINUM FRAME FRAMED WITH FULLY GLAZED ADJUSTABLE LOUVEREDAND WITH GRANITE FRAME
W	2.50 M X 1.20 M	ALUMINUM ANODISE FRAME FOUR PANELLED GLAZED SLIDING WINDOW ON GRANITE FRAME STEP PATTERN
W1	1.80 M X 1.20 M	ALUMINUM ANODISE FRAME OPENABLE WINDOW ON GRANITE FRAME STEP PATTERN
W2	1.20 M X 1.20 M	ALUMINUM ANODISE FRAME TWO PANELLED GLAZED SLIDING WINDOW ON GRANITE FRAME STEP PATTERN
W3	1.80 M X 1.20 M	ALUMINUM ANODISE FRAME THREE PANELLED GLAZED SLIDING WINDOW ON GRANITE FRAME STEP PATTERN
W4	1.20 M X 0.90 M (Kitchen)	ALUMINUM ANODISE FRAME TWO PANELLED GLAZED SLIDING WINDOW ON GRANITE FRAME STEP PATTERN
INTERNAL PAINTING		ASIAN PAINT COLOR WASH INTERNALLY WITH OIL BOND DISTEMPER OF APPROVED MAKE & SHADE IN TWO COATS OVER ONE COAT OF PRIMER.
EXTERNAL PAINTING		ASIAN PAINT TWO COATS OF WATER PROOF CEMENT PAINT OVER ONE COAT OF PRIMER OF APPROVED MAKE & SHADE WITH COMPLETE FINISH AS DIRECTED.

FLOORING / SKIRTING SCHEDULE

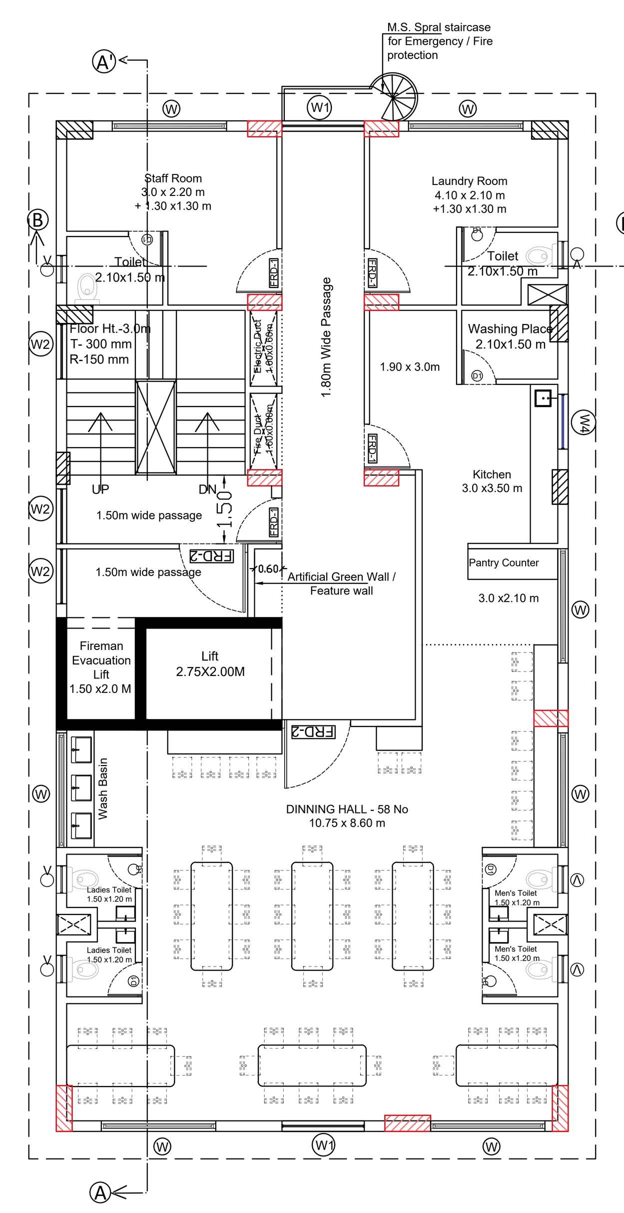
Sr.No.	ROOMS	FLOORING	DADO/Skirting
1.	Entrance Lobby , Staircase & Lobby , Lift Lobby, waiting area/ Sit out on each floor (G+9th) , Common Passages	Polished Granite (Colour / Pattern approved by Municipal Architect)	4" Skirting of the same finishing material of Flooring
2.	Day care, Laundry, Dinning area, Pantry, Kitchen + Washing place,	Antiskid Vitrified tile of Minimum size 0.60 m. x 0.60m. of Kajaria Or Johnson & Johnson Or equivalent make (Colour / Pattern approved by Municipal Architect)	1) 1.20 mt. ht. Dado (Including 4" Border patti on Top) for Daycare, Dinning & Laundry of the same finishing material of Flooring 2) Full height Tiles for Kitchen + Washing place of the same finishing material of Flooring .
3.	Occupancy Room, Activity Area and remaining rooms of each floor	Vitrified tile of Minimum size 0.60 m. x 0.60m. of Kajaria Or Johnson & Johnson Or equivalent make (Colour / Pattern approved by Municipal Architect)	4" Skirting of the same finishing material of Flooring
4.	Toilet for Physically Challenge People , All rooms Toilet / Attached Room Toilet	Antiskid ceramic tile of size 0.30 m. x 0.30m. of Kajaria Or Johnson & Johnson Or equivalent make (Colour / Pattern approved by Municipal Architect)	Ceramic tile of size 0.30 m. x 0.30m. with Highlighter Tile of Kajaria Or Johnson & Johnson Or equivalent make



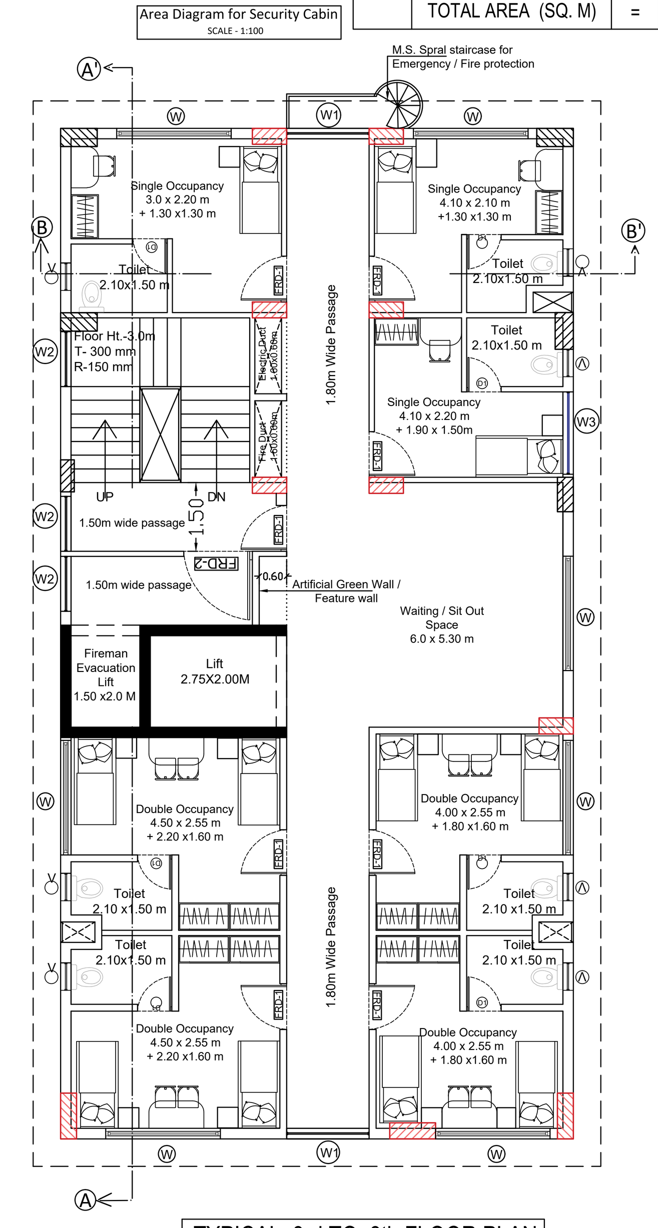
GROUND FLOOR PLAN



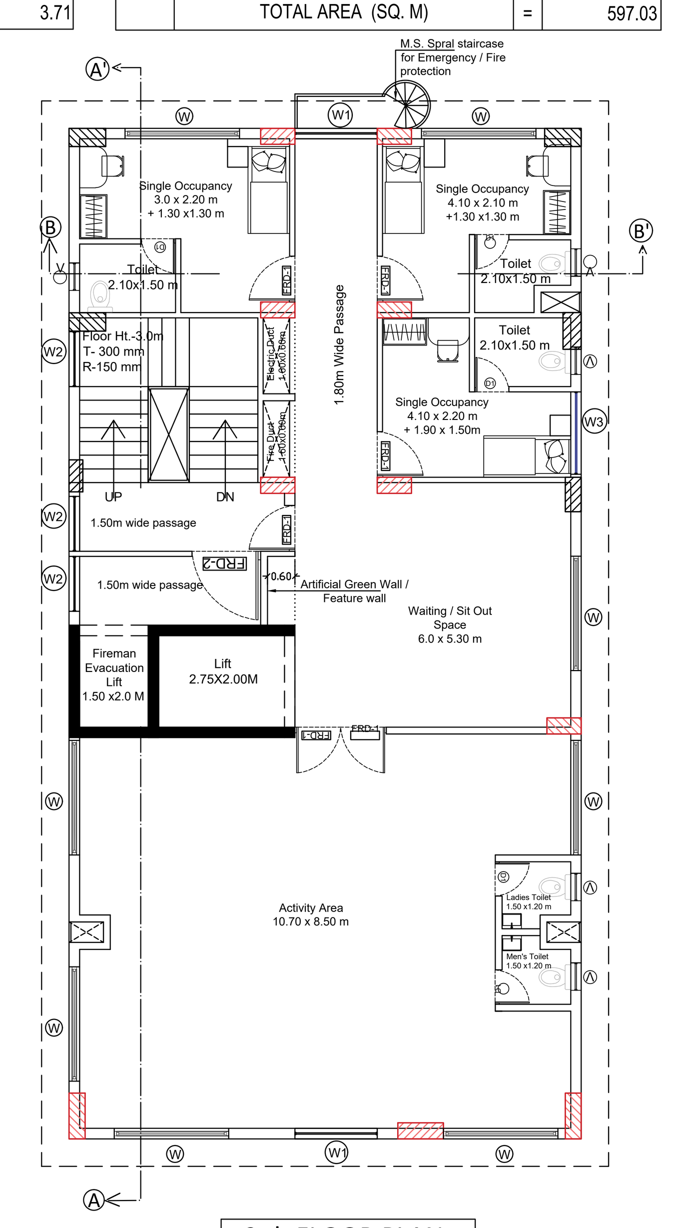
FIRST FLOOR PLAN
Scale : 1:100



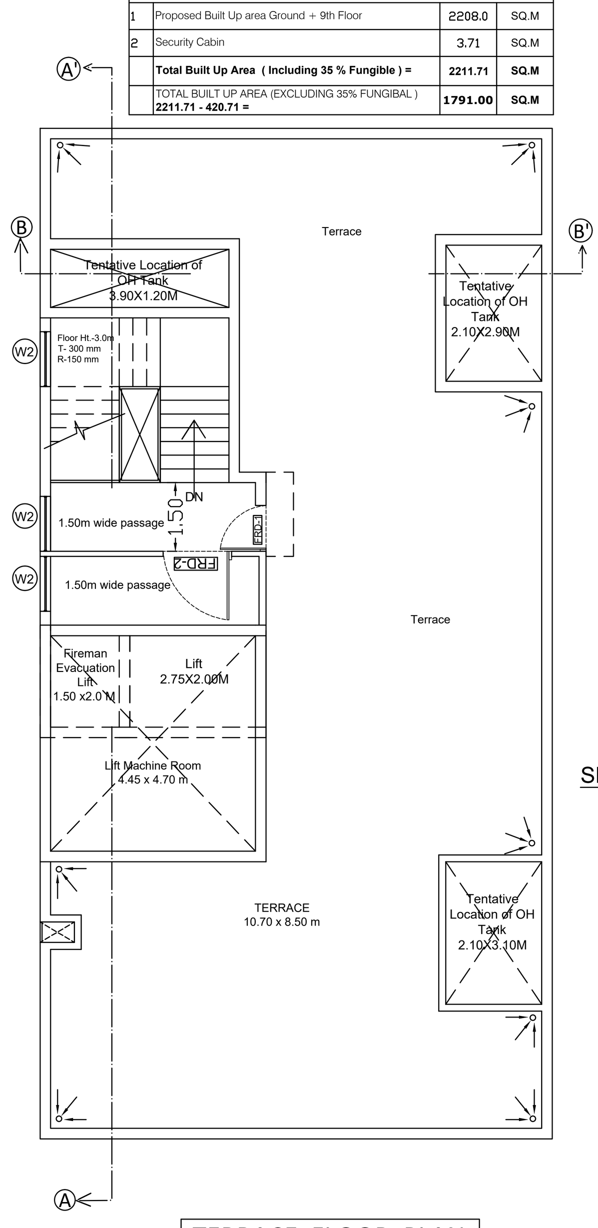
SECOND FLOOR PLAN
Scale : 1:100



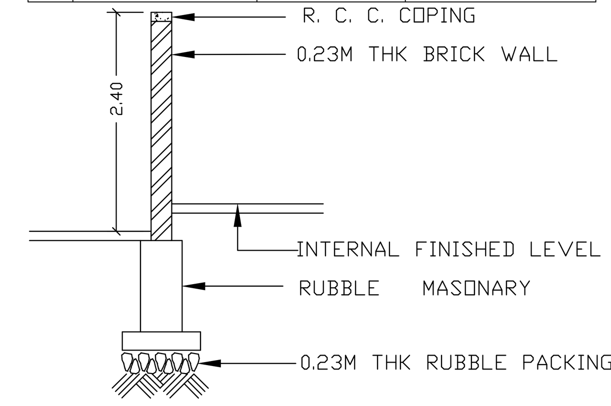
TYPICAL 3rd TO 8th FLOOR PLAN
Scale : 1:100



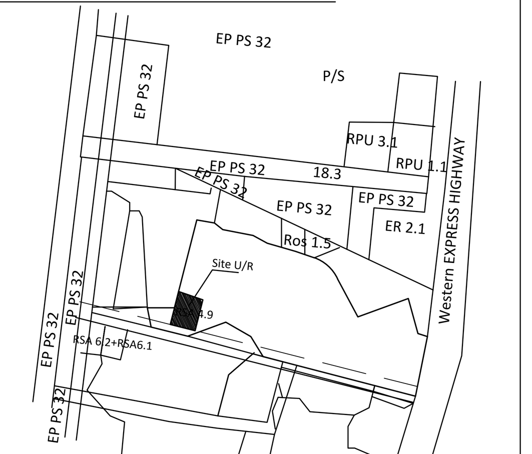
9 th FLOOR PLAN
Scale : 1:100



TERRACE FLOOR PLAN
Scale : 1:100



SECTION THROUGH COMPOUND WALL SCALE 1:50



LOCATION PLAN

NOTE : 1) Drawing is revised as per CFO requirement on dtd. 27/09/2021
2) Drawing is revised as per BP (Spl.cell.) Rejection on dtd. 22/11/2021

Project :
CONSTRUCTION OF OLD AGE HOME ON PLOT BEARING C.T.S. NO 213A/1B/2 , IN P/SOUTH WARD.

CERTIFICATE :
This is to certify that the scope of work has been Explained to me by M.A. and considering the Budget Provision. Therefore, I am satisfied with the project Proposal.

User Department
(Asst. Commissioner Planning)

Chief Fire Officer NOC APPROVAL

- Asstt. Div. Fire Officer
- Sd/- 28/10/2021 Div.Fire Officer
- Sd/- 29/10/2021 Dy. Chief Fire Officer

BP.SPL.CELL APPROVAL

SE. BP.Spl.Cell | AE. BP.Spl.Cell | Ex. Eng. BP.Spl.Cell

BRUHANMUMBAI MAHANAGARPALIKA

Scale: - 1:100 | Arch.Drg.No.

N / W E / S

Surendra shamrao Borale — Digitally signed by Surendra shamrao Borale Date: 2021.11.25 17:21:22 +05'30'

S.E.Architect (ws) | Sr.Architect (ws) | DY.MA.(ws)i/c | Municipal Architect