

GROUND FLOOR PLAN (BLDG.NO-2)

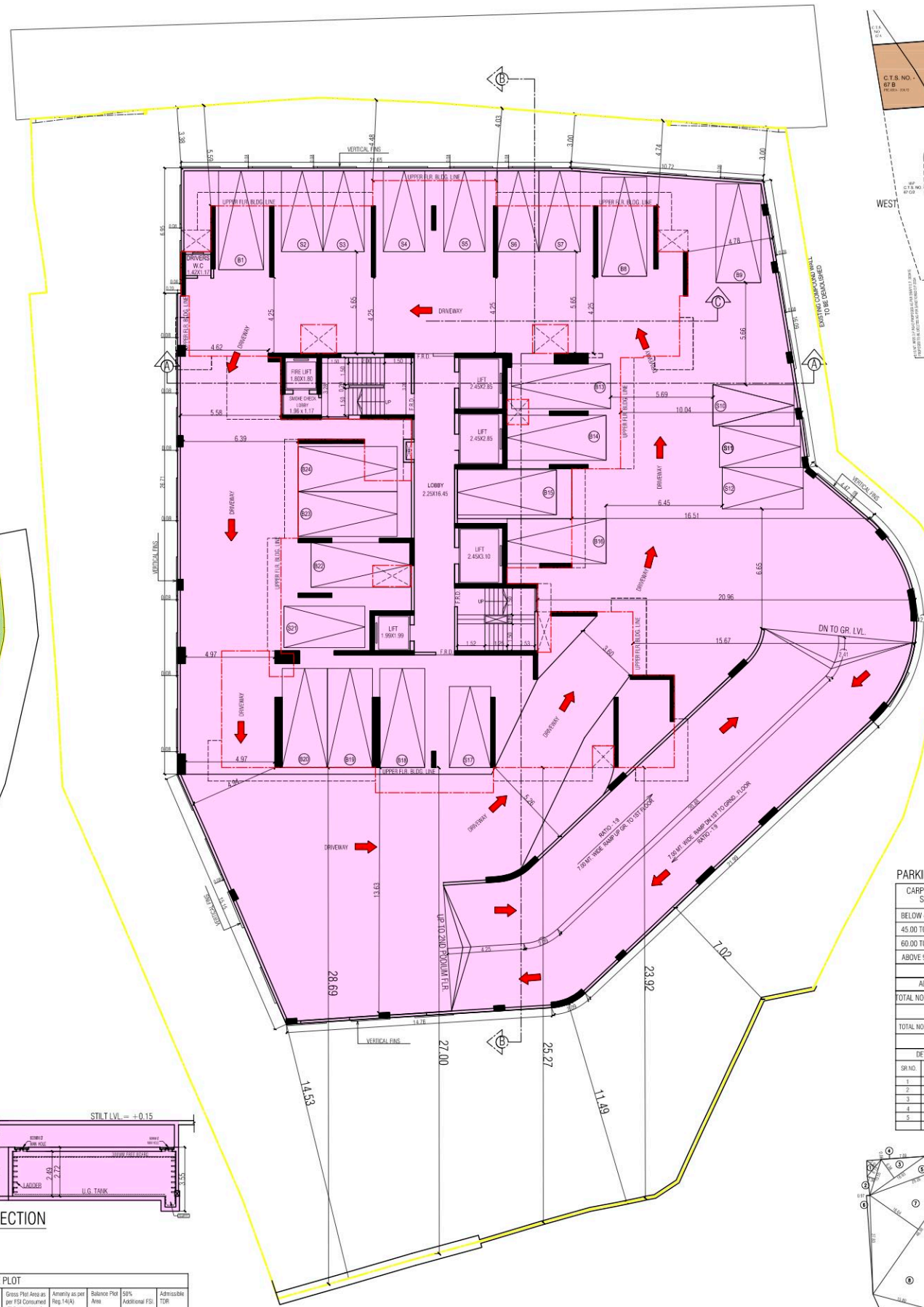
SCALE 1:100

DETAILS OF PARKING SPACES PROVIDED			
FLOOR	SMALL	BIG	TOTAL
GROUND	14.00	28.00	42.00

U.G. TANK SECTION

SCALE : 1 : 100

FSI CONSUMPTION AS PER APPROVED BUILDING PLANS ON THE PLOT														
Sr.No.	C.T.S. No. (1)	Plot Area as per P.R. Card (2)	15 % R.G. (3)	Net Plt. Area (4) [2-3]	Bldg. No. (5)	Builtup Area as per OCC Plan (6)	Proportionate D.P. Road/ Setback Area (7)	Gross Plot Area as per FSI Consumed (8)	Proportionate Set Back Area due to proposed 9.15 mt. wide Road in EP27 (Not claimed at this stage) (9)	Gross Plot Area as per FSI Consumed till finalization of EP27 (10) [8-9]	Amenity as per Reg.14(A) (11) [10x5%]	Balance Plot Area (12) [10-11]	50% Additional FSI (13) [12x50%]	Admissible TDR (14) [12x90%-7]
1	68 C/3A	4681.60	702.24	3979.36	1	3334.84	715.90	3092.65	195.64	2897.01	144.85	2752.17	1376.09	1761.06
					2	2860.13	613.90	2652.40	167.75	2484.65	124.23	2360.42	1180.20	1510.46
2	68 C/3B	2196.00	329.40	1866.60	3	1454.92	312.33	1349.24	85.34	1263.90	63.20	1200.70	600.35	768.30
3	92/C	420.60	63.09	357.51	4	228.65	49.04	212.04	13.41	198.63	9.93	188.70	94.35	120.79
4	68 C/2	83.20	12.48	70.72	STR	80.94	17.43	75.06	4.75	70.31	3.52	66.79	33.40	42.68
TOTAL		7381.40	1107.21	6274.19	5	7959.48	1708.60	7381.40	466.90	6914.50	345.73	6568.77	3284.39	4203.29
RATIO OF B.U.A. AS PER OCC TO PLOT AREA					7959.48		1.0783							
AS PER PR CARDS					7381.40									



1ST PODIUM FLOOR PLAN (BLDG.NO-2)

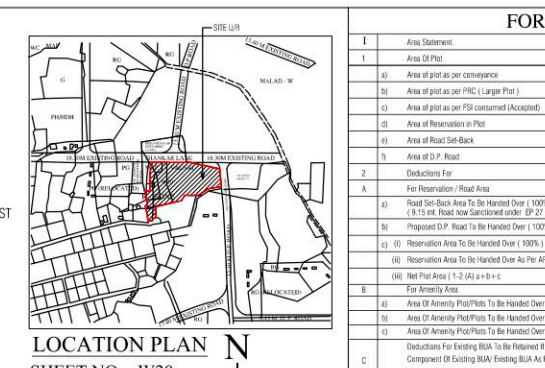
SCALE 1:100

DETAILS OF PARKING SPACES PROVIDED			
FLOOR	SMALL	BIG	TOTAL
1ST PODIUM FLOOR	11.00	13.00	24.00



BLOCK PLAN

SCALE :- 1:500



LOCATION PLAN

SHEET NO. - W20

SCALE :- 1:4000



SECTION THRO' COMPOUND WALL

SCALE - 1:100

RERA CARPET AREA STATEMENT (AS PER DCPR 2034)

FLOOR	FLAT NO.-1 AREA IN SQ.MT.	FLAT NO.-2 AREA IN SQ.MT.	FLAT NO.-3 AREA IN SQ.MT.	FLAT NO.-4 AREA IN SQ.MT.	FLAT NO.-5 AREA IN SQ.MT.	FLAT NO.-6 AREA IN SQ.MT.	NUMBER OF FLATS
5TH FLOOR	101.78 sq.mt	72.34 sq.mt	59.41 sq.mt	78.56 sq.mt	68.87 sq.mt	59.82 sq.mt	06 Nos
6TH FLOOR	101.78 sq.mt	72.34 sq.mt	59.41 sq.mt	78.56 sq.mt	68.87 sq.mt	59.82 sq.mt	06 Nos
7TH FLOOR	102.26 sq.mt	72.34 sq.mt	59.41 sq.mt	81.02 sq.mt	68.87 sq.mt	59.82 sq.mt	06 Nos
8TH FLOOR	102.26 sq.mt	72.34 sq.mt	59.41 sq.mt	84.58 sq.mt	68.87 sq.mt	59.82 sq.mt	06 Nos
9TH FLOOR	102.26 sq.mt	102.26 sq.mt	59.41 sq.mt	84.58 sq.mt	68.87 sq.mt	59.82 sq.mt	06 Nos
10TH FLOOR	102.26 sq.mt	102.26 sq.mt	59.41 sq.mt	85.04 sq.mt	68.87 sq.mt	62.06 sq.mt	06 Nos
11TH FLOOR	102.26 sq.mt	102.26 sq.mt	62.61 sq.mt	85.04 sq.mt	68.87 sq.mt	62.06 sq.mt	06 Nos
12TH FLOOR	102.26 sq.mt	102.26 sq.mt	62.61 sq.mt	85.04 sq.mt	68.87 sq.mt	62.06 sq.mt	06 Nos
13TH FLOOR	102.26 sq.mt	102.26 sq.mt	62.61 sq.mt	85.04 sq.mt	68.87 sq.mt	62.06 sq.mt	06 Nos
14TH FLOOR	102.26 sq.mt	102.26 sq.mt	62.61 sq.mt	85.04 sq.mt	68.87 sq.mt	62.06 sq.mt	06 Nos
15TH FLOOR	102.26 sq.mt	102.26 sq.mt	62.61 sq.mt	85.04 sq.mt	68.87 sq.mt	62.06 sq.mt	06 Nos
16TH FLOOR	102.26 sq.mt	102.26 sq.mt	62.61 sq.mt	85.04 sq.mt	68.87 sq.mt	62.06 sq.mt	06 Nos
17TH FLOOR	102.26 sq.mt	102.26 sq.mt	62.61 sq.mt	85.04 sq.mt	69.33 sq.mt	62.06 sq.mt	06 Nos
18TH FLOOR	102.26 sq.mt	102.26 sq.mt	62.61 sq.mt	85.04 sq.mt	69.33 sq.mt	62.06 sq.mt	06 Nos
19TH FLOOR	102.26 sq.mt	102.26 sq.mt	62.61 sq.mt	85.04 sq.mt	69.33 sq.mt	62.06 sq.mt	06 Nos
20TH FLOOR	103.42 sq.mt	103.44 sq.mt	-------	-------	-------	-------	02 Nos
TOTAL NO. OF FLATS	16 Nos	16 Nos	15 Nos	15 Nos	15 Nos	15 Nos	92 Nos

BUILT-UP AREA SUMMARY

FLOOR	B/U AREA (INCLUDING 35% FUNGIBLE) IN SQ.MT
GROUND FLOOR	------
1ST PODIUM FLOOR	------
2ND PODIUM FLOOR	------
3RD PODIUM FLOOR	------
4TH PODIUM FLOOR	------
5TH FLOOR	482.68
6TH FLOOR	482.68
7TH FLOOR	489.87
8TH FLOOR	493.61
9TH FLOOR	527.20
10TH FLOOR	534.13
11TH FLOOR	537.10
12TH FLOOR	537.10
13TH FLOOR	537.10
14TH FLOOR	537.10
15TH FLOOR	537.10
16TH FLOOR	537.10
17TH FLOOR	541.58
18TH FLOOR	541.58
19TH FLOOR	541.58
20TH (PART) FLOOR	242.51
TOTAL BUILT UP AREA (WITH FUNGIBLE)	8100.02 SQ.MT
TOTAL BUILT UP AREA (FUNGIBLE LESS) (8100.02 / 1.35)	6000.01 SQ.MT
TOTAL FUNGIBLE AREA	2100.01 SQ.MT

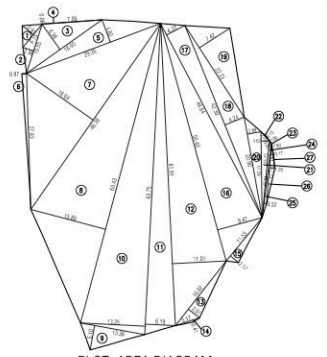
STAIRCASE, LIFT AND LOBBY AREA SUMMARY

FLOOR	STAIRCASE AREA (IN SQ.MT)		
	STAIR CASE AREA BY CHARGING PREMIUM	STAIR CASE AREA WITHOUT CHARGING PREMIUM	TOTAL STAIR CASE AREA
GROUND FLOOR	------	------	------
1ST PODIUM FLOOR	------	------	------
2ND PODIUM FLOOR	------	------	------
3RD PODIUM FLOOR	------	------	------
4TH PODIUM FLOOR	------	------	------
5TH FLOOR	90.78	17.68	108.46
6TH FLOOR	90.78	17.68	108.46
7TH FLOOR	90.78	17.68	108.46
8TH FLOOR	90.78	17.68	108.46
9TH FLOOR	90.78	17.68	108.46
10TH FLOOR	90.78	17.68	108.46
11TH FLOOR	90.78	17.68	108.46
12TH FLOOR	90.78	17.68	108.46
13TH FLOOR	90.78	17.68	108.46
14TH FLOOR	90.78	17.68	108.46
15TH FLOOR	90.78	17.68	108.46
16TH FLOOR	90.78	17.68	108.46
17TH FLOOR	90.78	17.68	108.46
18TH FLOOR	90.78	17.68	108.46
19TH FLOOR	90.78	17.68	108.46
20TH FLOOR	43.33	17.68	61.01
TOTAL STAIRCASE AREA	1405.03 SQ.MT	282.88 SQ.MT	1687.91 SQ.MT

PARKING STATEMENT(WING-A & B) (AS PER DCPR 2034)

CARPET AREA SQ.MT.	PARKING REQ. BY RULE	TENENTS NOS.	TOTAL PARKIING REQ.
BELOW 45.00 SQ.MTS.	ONE FOR EVERY 4 TENT.	NIL.	NIL.
45.00 TO 60.00 SQ.M.	ONE FOR EVERY 2 TENT.	11.00 Nos.	05.50 Nos.
60.00 TO 90.00 SQ.M.	ONE FOR EACH TENT.	53.00 Nos.	53.00 Nos.
ABOVE 90.00 SQ.M.	TWO FOR EACH TENT.	28.00 Nos.	56.00 Nos.
	TOTAL	92.00 Nos.	114.50 Nos.
ADD. 10% VISITORS (min.-1.0) 114.50 X 10% = 11.45			11.45 Nos.
TOTAL NO OF PARKING REQUIRED (114.50+11.45) = 125.95 SAY			126.00 Nos.
TOTAL NO OF PARKING PROVIDED			142.00 Nos.
TOTAL NO.OF 2 WHEELER PARKING REQUIRED (25% OF PROVIDED PARKING)			36.00 Nos.
TOTAL NO.OF 2 WHEELER PARKING PROVIDED			34.00 Nos.

DETAILS OF PARKING SPACES PROVIDED				
SR.NO.	FLOOR	PARKING SPACES PROVIDED SMALL	BIG	TOTAL
1	GROUND	14.00	28.00	42.00
2	1ST PODIUM	11.00	13.00	24.00
3	2ND PODIUM	11.00	13.00	24.00
4	3RD PODIUM	11.00	13.00	24.00
5	4TH PODIUM	16.00	12.00	28.00
	TOTAL =	63.00	79.00	142.00



PLOT AREA DIAGRAM

SCALE :- 1:500

PLOT AREA CALCULATION

1	1/2 X	6.15	X	2.91	X 1 NO	=	8.95	SQ.MT.
2	1/2 X	10.55	X	2.36	X 1 NO	=	12.45	SQ.MT.
3	1/2 X	18.93	X	6.38	X 1 NO	=	60.39	SQ.MT.
4	1/2 X	7.09	X	0.06	X 1 NO	=	0.21	SQ.MT.
5	1/2 X	29.26	X	4.88	X 1 NO	=	71.39	SQ.MT.
6	1/2 X	27.83	X	0.97	X 1 NO	=	13.50	SQ.MT.
7	1/2 X	46.38	X	16.64	X 1 NO	=	385.88	SQ.MT.
8	1/2 X	63.43	X	15.80	X 1 NO	=	501.10	SQ.MT.
9	1/2 X	13.36	X	5.10	X 1 NO	=	34.07	SQ.MT.
10	1/2 X	63.75	X	13.25	X 1 NO	=	422.34	SQ.MT.
11	1/2 X	63.75	X	6.19	X 1 NO	=	197.31	SQ.MT.
12	1/2 X	61.91	X	11.01	X 1 NO	=	340.81	SQ.MT.
13	1/2 X	16.82	X	2.91	X 1 NO	=	24.47	SQ.MT.
14	1/2 X	5.17	X	0.41	X 1 NO	=	1.06	SQ.MT.
15	1/2 X	11.53	X	2.17	X 1 NO	=	12.51	SQ.MT.
16	1/2 X	50.40	X	9.47	X 1 NO	=	238.64	SQ.MT.
17	1/2 X	44.84	X	4.23	X 1 NO	=	94.84	SQ.MT.
18	1/2 X	42.39	X	4.24	X 1 NO	=	89.87	SQ.MT.
19	1/2 X	22.33	X	7.42	X 1 NO	=	82.84	SQ.MT.
20	1/2 X	20.90	X	2.88	X 1 NO	=	30.10	SQ.MT.
21	1/2 X	17.59	X	1.67	X 1 NO	=	14.69	SQ.MT.
22	1/2 X	2.55	X	0.15	X 1 NO	=	0.19	SQ.MT.
23	1/2 X	0.88	X	0.06	X 1 NO	=	0.03	SQ.MT.
24	1/2 X	15.75	X	0.50	X 1 NO	=	3.94	SQ.MT.
25	1/2 X	15.04	X	0.52	X 1 NO	=	3.91	SQ.MT.
26	1/2 X	12.11	X	1.05	X 1 NO	=	6.36	SQ.MT.
27	2/3 X	4.81	X	0.17	X 1 NO	=	0.55	SQ.MT.
					TOTAL ADDITION	=	2652.40	SQ.MT. X

FORM -I

2.54 FSI IOD PLAN 08-07-2023 | 1

			TOTAL AREA (IN SQ.MT)
I		Area Statement.	
1		Area Of Plot	---------
	a)	Area of plot as per conveyance	2860.13
	b)	Area of plot as per PRC (Larger Plot)	4681.60
	c)	Area of plot as per FSI consumed (Accepted)	2652.40
	d)	Area of Reservation in Plot	
	e)	Area of Road Set-Back	
	f)	Area of D.P. Road	-------
2		Deductions For	
A		For Reservation / Road Area	------
	a)	Road Set-Back Area To Be Handed Over (100%) (Reg. No. 16) Proportionate Set Back Area (9.15 mt. Road now Sanctioned under EP 27)	167.75
	b)	Proposed D.P. Road To Be Handed Over (100%) (Reg. No. 16)	------
	c) (i)	Reservation Area To Be Handed Over (100%) (Reg. No. 17)	------
	(ii)	Reservation Area To Be Handed Over As Per AR (100%) (Reg. No. 17)	------
	(iii)	Net Plot Area (1-2 (A) a+b+c	2484.65
B		For Amenity Area	
	a)	Area Of Amenity Plot/Plots To Be Handed Over As Per DCR. 14 (A)	124.23
	b)	Area Of Amenity Plot/Plots To Be Handed Over As Per DCR. 14 (B)	------
	c)	Area Of Amenity Plot/Plots To Be Handed Over As Per DCR. 35 (Abeyance)	------
C		Deductions For Existing BUA To Be Retained If Any/ Land Component Of Existing BUA/ Existing BUA As Per Reg. Under Which The Development Was Allowed.	------
3		Total Deductions: [2(B)] + 2(C) As And When Applicable.	124.23
4		Balance Area Of Plot (2 (A) c (iii) Minus 3)	2360.42
5		Plot Area Under Development After Areas To Be Handed Over To MCGM/Appropriate Authority As Per Sr. No.4 Above	------
6		Zonal (Basic) FSI (0.50 Or 0.75 Or 1 Or 1.33)	1.00
7		Built Up Area As Per Zonal (Basic) FSI (4*6) (In Case Of Mill Land Permissible BUA Kept in Abeyance)	2360.42
8		Built Up Equal To Area Of Land Handed Over As Per Reg. 30(A)	
	(i)	As Per 2(A) And 2(B) Except 2(A)(c) (ii) Over And Above Cap Of " Admissible TDR" (Set-Back Advantage) As Column 6 Of Table-12 On Remaining / Balance Plot. for concession only)	------
	(ii)	In Case Of 2(A)(c) (ii) Permissible Over And Above Permissible BUA On . Remaining / Balance Plot	------
	(iii)	Proportionate Existing Road / Set Back Area as per layout	613.90
	(iv)	Area Of Set Back Of Proposed 9.15 mt. D.P. Road Sanctioned Under EP 27 167.75 x 2.00 time (Twice Over & Above N.P.A)	335.50
9		Built Up Area In Lieu Of Cost Of Construction Of Built Up Amenity To Be Handed Over Under AR (Within The Limit Of Permissible BUA On Remaining Plot.)	-----
10		Built Up Area Due To "Additional FSI On Payment Of Premium" As Per Table No.12 Of Reg. No.30(A) On Remaining / Balance Plot. 2360.42 x 0.50	1180.21
11	(i)	Built Up Area Permissible Under Reg. No.33(7) (B)Of DCPR 2034 55 memeber x 10 sq.mt/member) = 550.00	550.00
		Built Up Area Due To Admissible "TDR" As Per Table No. 12 Of Reg. No.30(A) And 32 On Remaining / Balance Plot. DRC NO. SRA/1448/Spillover	960.48
12		Permissible Built Up Area (As The Case May Be With / Without BUA As Per 2(c)} for bldg no 2	6000.51
13		Proposed BUA (As The Case May Be With / Without BUA As Per 2(c))	6000.01
14		TDR Generated If Any As Per Regulation 30(A) And 32.	-------
15		Fungible Compensatory Area As Per Reg. No. 31 (3)	
	a) (i)	Permissible Fungible Compensatory Area For Rehab Component Without Charging Premium — Commercial Existing Area	-----
		Residential Existing Area 2710.62 x 0.35= 948.72	948.72
	(ii)	Proposed Fungible Compensatory Area Availed For Rehab Component Without Charging Premium — Commercial Existing Area	------
		Residential Existing Area 2710.62 x 0.35 = 948.72	948.72
	b)	Permissible Fungible Compensatory Area By Charging Premium	
	(i)	Permissible Commercial 35%	------
		Permissible Residential 35% (6000.51 x 0.35 = 2100.18 - 948.72)	1151.46
	(ii)	Proposed Commercial 35%	------
		Proposed Residential 35% (6000.01 x 0.35 = 2100.01 - 948.72)	1151.29
	(iii)	Total Proposed Fungible Area 15(a) (ii) + 15(b) (ii)]	2100.01
16		Total Built Up Area Proposed Including Fungible Compensatory Area [13 + 15(b) (iii)]	8100.02
17		FSI Consumed On Net Plot [13 /4] (Including Road Set Back Area Over & Above)	2.54
II		Other Requirements	
A)		Reservation / Designation	
	a)	Name Of Reservation	NA
	b)	Area Of Reservation Affecting The Plot	
	c)	Area Of Reservation Land To Be Handed/Handed Over As Per Reg. No.17	
	d)	Built Up Area Of Amenity To Be Handed Over As Per Reg. No.17	
	e)	Area/Built Up Area Of Designation	
B)		Plot Area/Built Up Amenity To Be Handed Over As Per Reg. No.	
	(i)	14(A)	NA
	(ii)	14(B)	
	(iii)	15	
C)		Requirement Of Recreational Open Space In Layout/Plot As Per Reg. No. 27	------
D)		Tenement Statement	
	(i)	Proposed Built Up Area (16 Above)	8100.02
	(ii)	Less Deduction Of Non- Residential Area (Shop etc.)	------
	(iii)	Area Available For Tenements [(i) minus (ii)]	8100.02
	(iv)	Tenements Permissible (Density Of Tenements/Hectare) (Maximum 450T/H)	365.00 nos.
	(v)	Total Number Of Tenements Proposed On The Plot	92.00 nos.
E)		Parking Statement	
	(i)	Parking Required By Regulations For	126.00 nos.
		Car	------
		Scooter/Motor Cycle	------
		Outsiders (Visitors)	------
	(ii)	Covered Garage Permissible	------
	(iii)	Covered Garage Proposed	------
		Car	------
		Scooter/Motor Cycle	------
		Outsiders (Visitors)	------
	(iv)	Total Parking Provided	142.00 nos.
F)		Transport Vehicles Parking	------
	(i)	Spaces For Transport Vehicles Parking Required By Regulations	------
	(ii)	Total No. Of Transport Vehicles Parking Spaces Provided	------

INDEX	
PROPOSED WORK	
R.G. AREA	
ROAD	

CERTIFICATE FOR AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 02-11-2021 AND THAT DIMENSIONS OF SIDES, ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 2652.40 SQ. MT.(TWO THOUSAND SIX HUNDRED FIFTY TWO POINT FOURTY SQUARE METERS ONLY) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP RECORDS.

BHAVIN ARVIND MODI Digitally signed by BHAVIN ARVIND MODI Date: 2023.07.08 18:19:01 +05'30'

SIGNATURE OF LICENCED ARCHITECT.

PLAN FOR APPROVAL

THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1888 ISSUED UNDER NO. P-9499/2021(68/C/3/A And Other) /P/N Ward / VALNAI /337/1/New. SIGNED ON EVEN DATE.

DIGITALLY SIGNATURE OF AUTHORITIES

SUB ENGINEER	ASSISTANT ENGINEER	EXECUTIVE ENGINEER
Vijay Ashok Mohite Digitally signed by Vijay Ashok Mohite Date: 2023.07.11 16:04:37 +05'30'	HARESH CHANDI RAM BHAGA T Digitally signed by HARESH CHANDIRAM BHAGAT Date: 2023.07.11 17:11:48 +05'30'	SANTOSH HARISHCHAND RA SANKHE Digitally signed by SANTOSH HARISHCHANDRA SANKHE Date: 2023.07.11 19:13:10 +05'30'

FORM -II

CONTENT OF SHEET

GROUND FLOOR,1ST PODIUM FLOOR , BLOCK & LOCATION PLAN,PLOT AREA DIAGRAM & CALCULATION, PARKING STATEMENT, BUILT UP AREA SUMMARY , STAIRCASE LIFT & LOBBY AREA SUMMARY & AMENITY AREA DIAGRAM & CALCULATION

DESCRIPTION OF PROPOSAL & PROPERTY.

PROPOSED REDEVELOPMENT OF EXISTING BUILDING KNOWN G.K. NAGAR NO.2 C.H.S.L. ON PLOT BEARING C.T.S NO.68/C/3/A, 68/C/3/B, 68/C/2 & 92/C OF VILLAGE VALNAI SITUATED AT SHANKAR LANE, KANDIVALI WEST, MUMBAI.

NAME & ADDRESS OF OWNER

G.K. NAGAR NO.2 C.H.S.L.

PLOT BEARING C.T.S NO.68/C/3/A, 68/C/3/B, 68/C/2 & 92/C OF VILLAGE VALNAI SITUATED AT SHANKAR LANE, KANDIVALI WEST, MUMBAI.

Shailesh Popatlal Kapasi Digitally signed by Shailesh Popatlal Kapasi Date: 2023.07.08 18:26:37 +05'30'

NAME & ADDRESS OF CA TO OWNER	SIGNATURE OF CA TO OWNER

BLDG. PROPOSAL FILE NO.P-9499/2021(68/C/3/A And Other) /P/N Ward / VALNAI /337/1/New.

NAME, ADDRESS & SIGNATURE OF ARCHITECTS

space vision
Architect and Planner
Ar. Bhavin Modi
Ar. Madhura Bhavin Modi

BHAVIN ARVIND MODI Digitally signed by BHAVIN ARVIND MODI Date: 2023.07.08 18:19:21 +05'30'

Office: 1004,10th floor,B-Wing,Western Edge II, Behind Metro, Off.Western Express Highway, Borivali (east), Mumbai-400 066.

DRAWING NO.	SCALE	REVISION	JOB NO.	DATE	DRAWN BY	CHECK BY
01	AS SHOWN	R-2	PR-001	08-07-2023	MARUTI	BHAVIN MODI