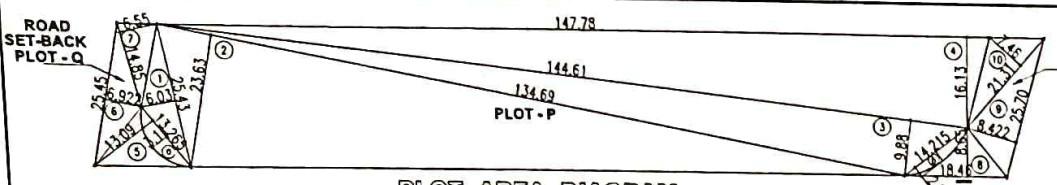
AMENDED 1.0.0



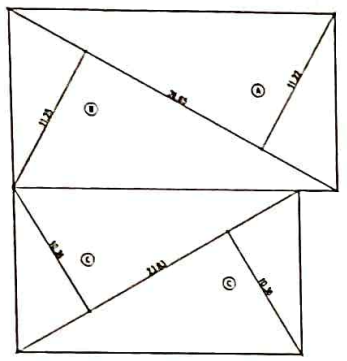
PLOT AREA DIAGRAM
SCALE :- 1 : 500

PLOT AREA CALCULATIONS		
SR NO	CALCULATIONS	AREA (in SQMTS)
AREA OF PLOT - P		
ADDITIONS		
1	0.50 x 25.43 x 6.02 x 1	76.47
2	0.50 x 134.69 x 23.63 x 1	1591.34
3	0.50 x 144.61 x 9.88 x 1	714.37
4	0.50 x 147.78 x 16.13 x 1	1191.85
a	2/3 x 13.27 x 3.11 x 1	16.94
b	2/3 x 14.23 x 1.99 x 1	27.51
TOTAL AREA OF PLOT - P		3620.78
AREA OF ROAD SET-BACK PLOT- Q		
ADDITIONS		
5	0.50 x 13.33 x 13.09 x 1	86.59
6	0.50 x 25.45 x 6.922 x 1	88.06
7	0.50 x 14.85 x 6.59 x 1	48.63
	TOTAL ADDITIONS	223.30
DEDUCTION		
a	2/3 x 13.265 x 3.11 x 1	27.50
	TOTAL DEDUCTIONS	27.50
TOTAL AREA OF PLOT - Q		195.80
AREA OF ROAD SET-BACK PLOT- R		
ADDITIONS		
8	0.50 x 16.46 x 9.85 x 1	79.94
9	0.50 x 25.70 x 8.422 x 1	108.22
10	0.50 x 21.31 x 7.46 x 1	79.43
	TOTAL ADDITIONS	267.55
DEDUCTION		
b	2/3 x 14.215 x 2.06 x 1	19.55
	TOTAL DEDUCTIONS	19.55
TOTAL AREA OF PLOT - R		248.00

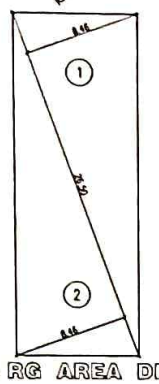
TOTAL SET-BACK AREA = (Q + R) = 195.80 + 248.00	
TOTAL SET-BACK AREA	444 40
TOTAL PLOT AREA = (P + Q + R) = 3620.78 + 195.80 + 248.00	
TOTAL PLOT AREA	4065 10

EXISTING STRUCTURE AREA

EXISTING STRUCTURE NO.	AREA IN SQ.MT.
1	8.75
2	7.74
3	4.71
4	6.93
5	10.33
7	11.20
8	10.70
9	10.70
10	14.40
11	5.15
13	2.81
14	10.70
15,16,17	20.80
18	29.10
19	19.10
20	30.40
TOTAL AREA	203.32



15% RG AREA DIAGRAM
SCALE :- 1 : 200



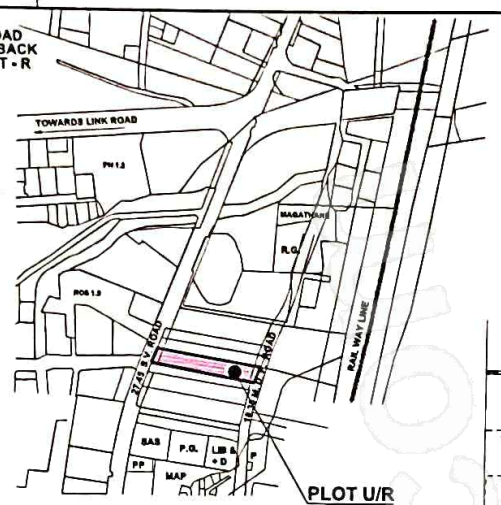
5% RG AREA DIAGRAM
SCALE :- 1 : 200

BUILT UP AREA CALCULATION

ADDITION		SQ.MT
A	1/2 x 26.65 x 11.22 x 1 =	149.51
B	1/2 x 26.65 x 11.25 x 1 =	149.91
C	1/2 x 23.83 x 10.36 x 2 =	246.88
	TOTAL R.G AREA =	546.30

ADDITIONS		SQMT
1	1/2 x 26.50 x 8.46 x 1 =	112.10
2	1/2 x 26.50 x 8.46 x 1 =	112.10
5% RG AREA PROVIDED = 224.20		

AREA CALCULATION



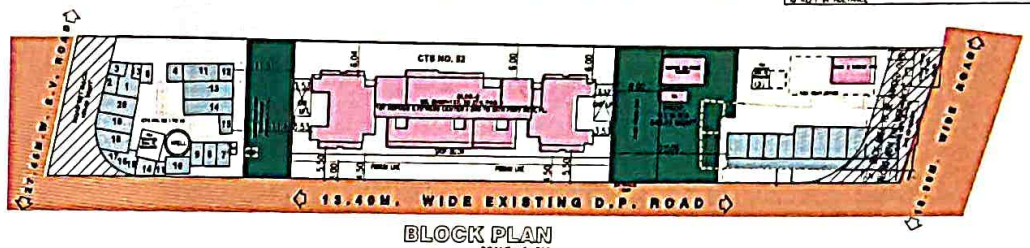
LOCATION PLAN
SCALE :1:4000

CAR PARKING STATEMENT

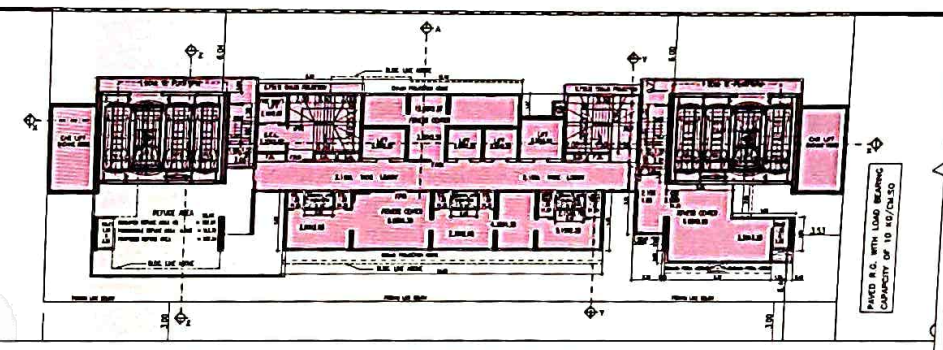
FLOOR	BIG	SMALL	TOTAL
1ST PODIUM	6	21	27
2ND PODIUM	6	21	27
3RD PODIUM	6	21	27
4TH PODIUM	6	21	27
5TH PODIUM	6	21	27
TOWER PARK	82		82
TOTAL PARKING	112	105	217

a) FUNGIBLE F.S.I. FOR RESIDENTIAL USERS BY WITHOUT CHARGING PREMIUM = 1001.28 SQ.MT
b) FUNGIBLE F.S.I. FOR NON RESIDENTIAL USERS BY CHARGING PREMIUM = 105.16 SQ.MT
c) FUNGIBLE F.S.I. FOR RESIDENTIAL USERS BY CHARGING PREMIUM = 1530.84 SQ.MT

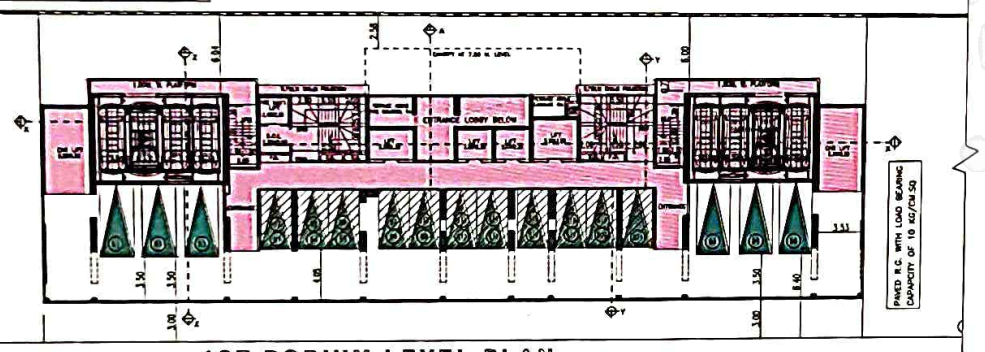
NOTE:-
AREA 145.71 SQ.MT OF EXISTING OCCUPANTS IS KEPT IN ABEYANCE
B FUNTIBLE AREA OF EXISTING OCCUPANTS INCLUDING 145.71 SQ.MT IS KEPT IN ABEYANCE



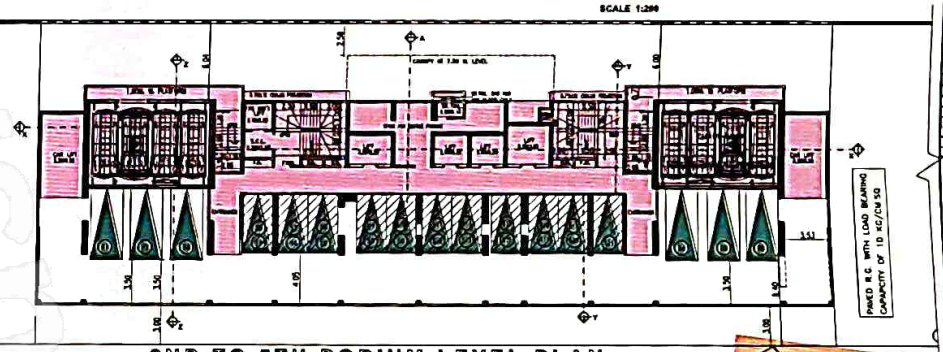
BLOCK PLAN
SCALE :- 1 : 500



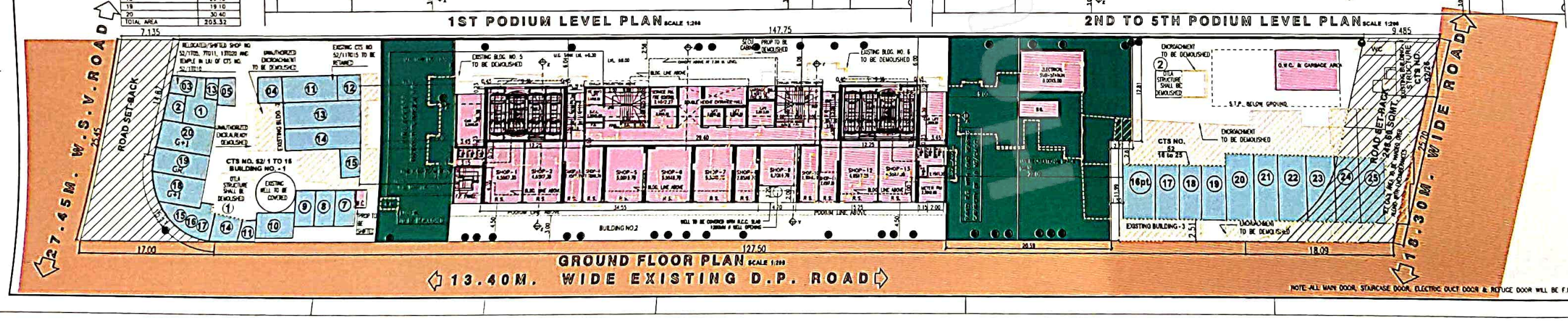
1ST REFUGE & FITNESS CENTER FLOOR PLAN
SCALE 1:200



1ST PODIUM LEVEL PLAN SCALE 1:200



2ND TO 5TH PODIUM LEVEL PLAN SCALE 1:200



GROUND FLOOR PLAN SCALE 1:200

NOTE-ALL MAIN DOOR, STAIRCASE DOOR, ELECTRIC DUCT DOOR & REFUGE DOOR WILL BE F.R.D.

FORM - I

I AREA STATEMENT

		SQ.MT	SQ.MT
1	Area of plot		
	(a) Area of Reservation as plot		4065.10
	(b) Area of Road Set back		808.65
	(c) Area of D.P Road	(195.80 + 248.80)	444.40
	(d) Area of D.P Road		808.80
2	Deductions for		
	(A) For Reservation/Road Area		
	(a) Road set back area to be handed over (100%) (Regulation No.16)	(195.80 + 248.80)	444.40
	(b) Proposed D.P road to be handed over (100%) (Regulation No.16)		808.80
	(c) Reservation area to be handed over (100%) (Regulation No.17)		808.00
	(d) Reservation area to be handed over as per AR (Regulation No.17)		808.00
	(B) For Amenity area		
	(a) Area of amenity plot / plots to be handed over as per DCR 14(a)		808.00
	(b) Area of amenity plot / plots to be handed over as per DCR 14(b)		808.00
	(c) Area of amenity plot / plots to be handed over as per DCR 35 (deemed)		808.00
	(C) Deductions for Unauthorised Built up area to be removed / any / land development of abutting BLD / abutting road as per regulation under which this development was obtained (40.84+255.00 Encroach)		808.00
3	Total deductions (1(a)+2(a)) as and when applicable		444.40
4	Balance area of plot (1-Area 3)		3620.70
5	Plot area under development after areas to be handed over to MCGM/Municipal Authority as per sr no 1 above		3620.70
6	Zone factor / FSI (0.5 or 0.75 or 1 or 1.33)		1.00
7	Built up Area as per Zone factor / FSI (5 * 6) In case of MIG land Permissible Built kept in abeyance		3620.70
8	Built up area to be given of land handed over as per 30(A) Less area(4+5) and 30(B) deemed 30(A) (4+5) above with map of Permissible TDR as column 8 of table17 on remaining plot / In case of 30(C)(D) permissible over and above permissible BLD as remaining balance plot		808.00 808.00
9	Built up Area of the new / Cost of construction of built up amenity to be handed over (other than those of permissible BLD as remaining plot) 30(A)(B) of min / deemed or 1 (sign) per 1000 permissible as per Reg.14 (2) 155 X 2000.00 = (29.11 sqm. or 10 sqm. 2.75 min of tenements = 750.00 sqm)		750.00
10	Built up Area due to Additional FSI on payment of Premium as per table no. 12 of Regulation No 30(4) as remaining / balance plot		1010.35
11	Built up Area due to amenable TDR as per table 13 Reg.No.30(9)(B) additional per 30(B) 75 - 18(3.71 - 750=2717.35) Area built in elevation TD cost, measured		2131.64
	ALREADY UTILISED AREA sqm. / ROAD SET BACK AREA = 381.60 (195.80 X 2 Sides)	SLUM TDR NEW CLAIMED sqm. A. SRC.80.3%/140R/CONST = 120.00 B. SRC.80.3%/140R/CONST = 1625.00 / GENERAL TDR = 381.60 / TOTAL = 1740.00	
12	Permissible BLD (on the case may be either) BLD as per 30(A) (1+9)+10+11 Area to be Added (30.84+255.00) = 7543.31		8332.65
13	Proposed BLD (as the case may be with BLD as per 30(A))		7543.31
14	FSI consumed as per regulation 30(A)	7543.31 @ 1.00	7547.15
15	Amenity Component 5.75% as per Regulation no 31(3)		434.03
16	Informative Units Compensatory area for tenant component without charging premium		541.25
17	Amenity Component area exempt for Tenant component without charging premium		541.25
18	Informative / amenity component area for Charging premium		541.25
19	Compensatory area payable for exempted of premium		434.03
20	Total built up area proposed including amenity Component Area (7+13+14+15+16+17+18+19)		10812.54
21	FSI consumed as per Reg (12/4)		2.99

II OTHER REQUIREMENT

(A)	Reservation/Designation	
	a) Name of Reservation	
	b) Area of Reservation affecting the plot	808.00
	c) Area of Reservation land to be handed/handed over as per Regulation No. 17	808.00
	d) Built up area of amenity to be handed over as per Regulation No.17	808.00
(B)	Plot area / Built up Amenity to be Handed Over as per Regulation No.	808.00
	(1) 14(a)	808.00
	(2) 14(b)	808.00
	(3) 15	808.00
(C)	Requirement of Recreational Open Space in Layout/Plot as per Regulation No.31 (3)(3) Pg.118	543.10
(D)	Tenement Statement	
	i) Proposed built up area (16 above)	10812.54
	ii) Less deduction on Non-residential area (Shop etc.)	481.56
	iii) Area available for tenements (Residential)	10330.37
	iv) Tenements permissible (Density of tenements/hectare)	475
	v) Total number of tenements proposed on the plot	167
(E)	Parking Statement	
	i) Parking required by Regulation for -	
	Car	126 nos
	Scooter / Motor cycle (Mopeds) (visitors)	05 nos
	(A) General Garage Permissible	
	(B) General Garage Proposed	
	Note additional parking	86 nos for 30% / 20% / 15 / 10 / 5 / 3 / 2 + 5 / 2 = 86 NOS. 83 nos
	(c) Total actual parking	217 nos

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 29/ 06/ 06 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 4065.10 SQ.M. (FOUR THOUSAND SIXTY FIVE POINT ONE ZERO SQ.M.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF THE OWNERSHIP / TOWNPLANNING SCHEME RECORDS

Chandan Prabhakar Kalekar

SIGNATURE OF THE ARCHITECT

F O R M - II

STAMP OF DATE OF RECEIPT OF PLANS.
THIS CANCELS APPROVAL OF THE PREVIOUS PLANS SANCTIONED UNDER NOR. CHE / WS E / 1165 / R / C / 337 (Revd DATED 16.12.2013)
APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER NO. CHE / WS E / 1165 / R / C / 337 (Revd

STAMP OF APPROVAL OF PLANS.
E.E./B.P.)R
S.E./(B.P.)R/C A.E./(B.P.)R/C

NAME AND SIGN. OF STRUCTURAL ENGINEER
M/S SURA & ASSOCIATES
PIYUSH K. SURA

NAME AND SIGN OF OWNER
MANSUKH ARJANBHAI SUREJA
M/S GURUKRUPA DEVELOPERS
C.A.TO OWNER

CONTENTS OF SHEET
GROUND FLOOR PLAN, 1ST TO 5TH PODIUM, 1ST FLOOR PLAN BLOCK PLAN , LOCATION PLAN, PLOT AREA DIAG. & CALC.

JOB NO: RDP / SS / MS / 14 / 268

DRWG NO: MUN. / SS / 01- 16

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An Architectural Studio
Chandan Prabhakar Kalekar
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+91 22 2672 3184 / 7116
spacemoulders@yahoo.co.in
www.spacemoulders.com

JOB TITLE
Proposed Redevelopment of The Barhwali Shiv sagar C.H.S.L. On Plot bearing C.T.S No. 52 , 52-1 to 25 of Village Magathane, Borivali (West) Mumbai
For M/s Gurukrupa Developers
C. A. TO OWNER

DRAWING TITLE:
DWG. FOR MUN. APPROVAL(BLDG.2)

NORTH:

REV.	SUFFIX		
SCALE		DATE	
AS STATED		29.01.07	
DRAWN		CHECKED	
SUSHANT			