

PLANS FOR APPROVAL

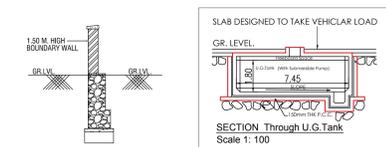
ANKUS H BHAGOJ I KADAM
 HARESH CHANDIR AM BHAGAT
 Anil Prabhakar Dihiwar

S.E.B.P.-P WARD(VS II) | A.E.B.P.-P WARD(VS II) | E.E.B.P.-P WARD(VS II)



LOCATION PLAN SCALE: 1:4000

BLOCK PLAN SCALE: 1:500



SECTION OF COMPOUND WALL

SECTION THROUGH U.G. TANK Scale: 1:100

P.G. RESERVATION PLOT

1	0.50 X	0.28 X	15.17 X	1 NO.	=	2.12	SQ.MT.
2	0.50 X	18.02 X	5.57 X	1 NO.	=	50.19	SQ.MT.
TOTAL ADDITION					=	52.31	SQ.MT.

PLOT AREA CALCULATION (RESIDENTIAL PLOT-AR POLICY)

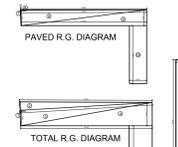
3	0.50 X	25.42 X	1.67 X	1 NO.	=	21.23	SQ.MT.
4	0.50 X	31.23 X	14.59 X	1 NO.	=	227.82	SQ.MT.
5	0.50 X	49.09 X	11.46 X	1 NO.	=	281.29	SQ.MT.
6	0.50 X	49.75 X	0.58 X	1 NO.	=	14.43	SQ.MT.
7	0.50 X	49.75 X	21.77 X	1 NO.	=	529.09	SQ.MT.
TOTAL ADDITION					=	1073.85	SQ.MT.

PLOT AREA CALCULATION (SCHOOL PLOT)

8	0.50 X	10.88 X	45.42 X	1 NO.	=	247.08	SQ.MT.
9	0.50 X	11.59 X	45.42 X	1 NO.	=	263.30	SQ.MT.
10	0.50 X	35.26 X	15.19 X	1 NO.	=	267.80	SQ.MT.
11	0.50 X	32.91 X	1.50 X	1 NO.	=	24.68	SQ.MT.
12	0.50 X	51.18 X	8.69 X	1 NO.	=	222.48	SQ.MT.
13	0.50 X	21.30 X	4.64 X	1 NO.	=	49.42	SQ.MT.
TOTAL ADDITION					=	1074.76	SQ.MT.

TOTAL PLOT AREA CALCULATION

1	PLOT (RESIDENTIAL BUILDING)	=	1073.85	SQ.MT.
2	PLOT (SCHOOL BUILDING)	=	1074.76	SQ.MT.
3	P.G. RESERVATION	=	52.31	SQ.MT.
4	TOTAL PLOT AREA	=	2200.92	SQ.MT.



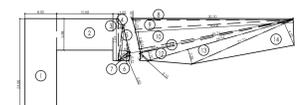
R.G. AREA DIAGRAMS SCALE: 1:500

R.G. AREA CALCULATION

1	0.50 X	0.07 X	2.93 X	1 NO.	=	0.10	SQ.MT.
2	0.50 X	1.61 X	25.26 X	1 NO.	=	20.33	SQ.MT.
3	0.50 X	2.93 X	25.14 X	1 NO.	=	36.83	SQ.MT.
4	0.50 X	4.44 X	25.02 X	1 NO.	=	55.54	SQ.MT.
5	1.00 X	4.43 X	11.02 X	1 NO.	=	48.82	SQ.MT.
6	1.00 X	1.43 X	23.55 X	1 NO.	=	33.69	SQ.MT.
TOTAL ADDITION					=	195.32	SQ.MT.

PAVED R.G. AREA CALCULATION

6	0.50 X	0.09 X	23.96 X	1 NO.	=	1.08	SQ.MT.	
7	0.50 X	0.07 X	2.93 X	1 NO.	=	0.10	SQ.MT.	
8	0.50 X	2.93 X	23.95 X	1 NO.	=	35.09	SQ.MT.	
9	0.50 X	3.02 X	23.88 X	1 NO.	=	36.06	SQ.MT.	
10	TOTAL PAVED R.G. AREA					=	108.58	SQ.MT.
TOTAL MOTHER EARTH R.G.					=	86.74	SQ.MT.	

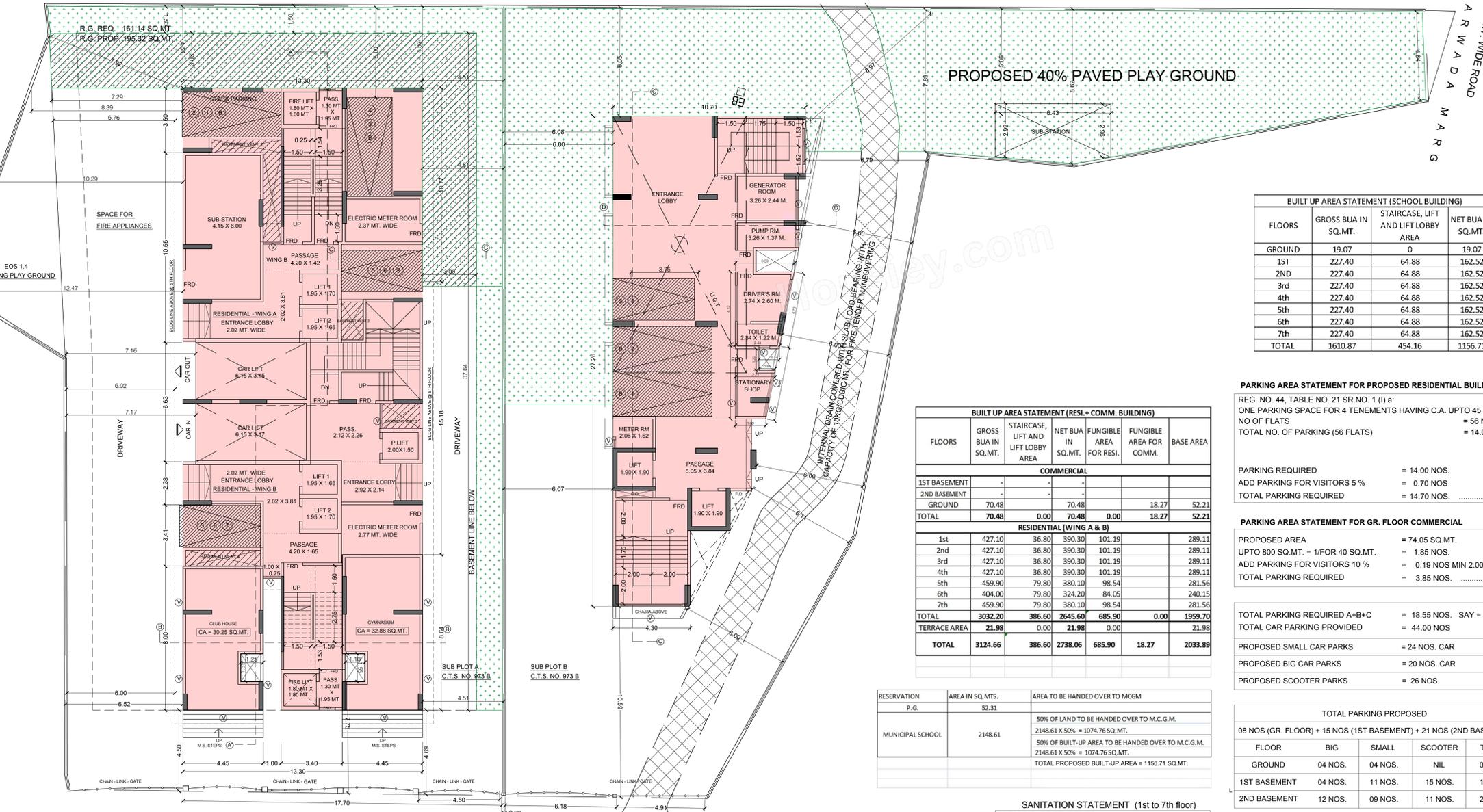


40% PLAYGROUND PLOT AREA DIAGRAM SCALE: 1:500

40% PLAYGROUND AREA CALCULATION

1		6.02 X	25.35 X	1 NO.	=	152.61	SQ.MT.
2		10.68 X	5.88 X	1 NO.	=	63.87	SQ.MT.
3		1.02 X	7.91 X	1 NO.	=	8.07	SQ.MT.
4	0.50 X	0.84 X	6.78 X	1 NO.	=	2.85	SQ.MT.
5	0.50 X	1.82 X	6.78 X	1 NO.	=	6.17	SQ.MT.
6	0.50 X	0.64 X	2.66 X	1 NO.	=	0.85	SQ.MT.
7	0.50 X	0.83 X	2.32 X	1 NO.	=	0.96	SQ.MT.
8	0.50 X	30.7 X	0.26 X	1 NO.	=	3.99	SQ.MT.
9	0.50 X	30.08 X	1.72 X	1 NO.	=	25.87	SQ.MT.
10	0.50 X	29.72 X	3.27 X	1 NO.	=	48.59	SQ.MT.
11	0.50 X	29.74 X	0.74 X	1 NO.	=	11.00	SQ.MT.
12	0.50 X	28.54 X	1.75 X	1 NO.	=	24.97	SQ.MT.
13	0.50 X	28.54 X	2.88 X	1 NO.	=	41.10	SQ.MT.
14	0.50 X	21.11 X	4.53 X	1 NO.	=	47.81	SQ.MT.
TOTAL ADDITION					=	438.71	SQ.MT.

PLOT AREA DIAGRAM FOR SCHOOL PLOT IN A.R. POLICY SCALE: 1:500



9.15 MT. WIDE EXISTING ROAD PORT AVER ROAD

GROUND FLOOR PLAN SCALE: 1:500

BUILT UP AREA STATEMENT (RESI.+ COMM. BUILDING)

FLOORS	GROSS BUA IN SQ.MT.	STAIRCASE, LIFT AND LIFT LOBBY AREA	NET BUA IN SQ.MT.	FUNGIBLE AREA FOR RESI.	FUNGIBLE AREA FOR COMM.	BASE AREA
1ST BASEMENT	-	-	-	-	-	-
2ND BASEMENT	-	-	-	-	-	-
GROUND	70.48	-	70.48	0.00	18.27	52.21
TOTAL	70.48	0.00	70.48	0.00	18.27	52.21

RESIDENTIAL (WING A & B)

FLOOR	GROSS BUA IN SQ.MT.	STAIRCASE, LIFT AND LIFT LOBBY AREA	NET BUA IN SQ.MT.	FUNGIBLE AREA FOR RESI.	FUNGIBLE AREA FOR COMM.	BASE AREA
1st	427.10	36.80	390.30	101.19	-	289.11
2nd	427.10	36.80	390.30	101.19	-	289.11
3rd	427.10	36.80	390.30	101.19	-	289.11
4th	427.10	36.80	390.30	101.19	-	289.11
5th	459.90	79.80	380.10	98.54	-	281.56
6th	404.00	79.80	324.20	84.05	-	240.15
7th	459.90	79.80	380.10	98.54	-	281.56
TOTAL	3032.20	386.60	2645.60	685.90	0.00	1959.70
TERRACE AREA	21.98	0.00	21.98	0.00	-	21.98
TOTAL	3124.66	386.60	2738.06	685.90	18.27	2033.89

PARKING AREA STATEMENT FOR PROPOSED RESIDENTIAL BUILDING

REG. NO. 44, TABLE NO. 21 SR.NO. 1 (I) a:
 ONE PARKING SPACE FOR 4 TENEMENTS HAVING C.A. UPTO 45 SQ.MT.
 NO OF FLATS = 56 NOS.
 TOTAL NO. OF PARKING (56 FLATS) = 14.00 NOS.

PARKING REQUIRED = 14.00 NOS.
 ADD PARKING FOR VISITORS 5% = 0.70 NOS.
 TOTAL PARKING REQUIRED = 14.70 NOS.A

PARKING AREA STATEMENT FOR GR. FLOOR COMMERCIAL

PROPOSED AREA = 74.05 SQ.MT.
 UPTO 800 SQ.MT. = 1/FOR 40 SQ.MT. = 1.85 NOS.
 ADD PARKING FOR VISITORS 10% = 0.19 NOS MIN 2.00
 TOTAL PARKING REQUIRED = 3.85 NOS.C

TOTAL PARKING REQUIRED A+B+C = 18.55 NOS. SAY = 19 NOS.
 TOTAL CAR PARKING PROVIDED = 44.00 NOS

PROPOSED SMALL CAR PARKS = 24 NOS. CAR
 PROPOSED BIG CAR PARKS = 20 NOS. CAR
 PROPOSED SCOOTER PARKS = 26 NOS.

TOTAL PARKING PROPOSED

FLOOR	BIG	SMALL	SCOOTER	TOTAL
GROUND	04 NOS.	04 NOS.	NIL	08 NOS.
1ST BASEMENT	04 NOS.	11 NOS.	15 NOS.	15 NOS.
2ND BASEMENT	12 NOS.	09 NOS.	11 NOS.	21 NOS.

PARKING AREA STATEMENT FOR PROPOSED SCHOOL

ONE PARKING SPACE FOR 35.00 SQ.M. CARPET AREA
 ADMIN OFFICE AREA = 23.10 SQ.M.
 PARKING REQUIRED = 0.66 NOS.
 ADD PARKING FOR VISITORS 10% = 0.73 NOS
 TOTAL PARKING REQUIRED = 1 NO

TOTAL PARKING REQUIRED 1 no.

TOTAL PARKING PROPOSED 3 NOS
 (1 NOS SMALL + 2 NOS.BIG CAR PARKS)

RESERVATION

RESERVATION	AREA IN SQ.MTS.	AREA TO BE HANDED OVER TO MCGM
P.G.	52.31	50% OF LAND TO BE HANDED OVER TO M.C.G.M. 2148.61 X 50% = 1074.76 SQ.MT.
MUNICIPAL SCHOOL	2148.61	50% OF BUILT-UP AREA TO BE HANDED OVER TO M.C.G.M. 2148.61 X 50% = 1074.76 SQ.MT. TOTAL PROPOSED BUILT-UP AREA = 1156.71 SQ.MT.

SANITATION STATEMENT (1st to 7th floor)

TOTAL NO. OF STUDENTS	=	420 nos.
14 class room x 30 student (30 student/class room)		
BOYS & GIRLS RATIO = 1 : 1		
BOYS = 210 nos	GIRLS =	210 nos
REQUIRED	PROVIDED	
W.C FOR GIRLS = 1/25	8.40 nos	14 nos
W.C FOR BOYS = 1/40	5.25 nos	07 nos
W.B FOR GIRLS = 1/40	5.25 nos	07 nos
W.B FOR BOYS = 1/60	3.50 nos	07 nos
URINAL FOR BOYS = 1/20	10.50 nos	21 nos
WATER FOUNTAIN TAPS=1/50	8.40 nos	21 nos

BUILT UP AREA STATEMENT (SCHOOL BUILDING)

FLOORS	GROSS BUA IN SQ.MT.	STAIRCASE, LIFT AND LIFT LOBBY AREA	NET BUA IN SQ.MT.
GROUND	19.07	0	19.07
1ST	227.40	64.88	162.52
2ND	227.40	64.88	162.52
3rd	227.40	64.88	162.52
4th	227.40	64.88	162.52
5th	227.40	64.88	162.52
6th	227.40	64.88	162.52
7th	227.40	64.88	162.52
TOTAL	1610.87	454.16	1156.71

PARKING AREA STATEMENT FOR PROPOSED SCHOOL

REG. NO. 44, TABLE NO. 21 SR.NO. 1 (I) a:
 ONE PARKING SPACE FOR 4 TENEMENTS HAVING C.A. UPTO 45 SQ.MT.
 NO OF FLATS = 56 NOS.
 TOTAL NO. OF PARKING (56 FLATS) = 14.00 NOS.

PARKING REQUIRED = 14.00 NOS.
 ADD PARKING FOR VISITORS 5% = 0.70 NOS.
 TOTAL PARKING REQUIRED = 14.70 NOS.A

PARKING AREA STATEMENT FOR GR. FLOOR COMMERCIAL

PROPOSED AREA = 74.05 SQ.MT.
 UPTO 800 SQ.MT. = 1/FOR 40 SQ.MT. = 1.85 NOS.
 ADD PARKING FOR VISITORS 10% = 0.19 NOS MIN 2.00
 TOTAL PARKING REQUIRED = 3.85 NOS.C

TOTAL PARKING REQUIRED A+B+C = 18.55 NOS. SAY = 19 NOS.
 TOTAL CAR PARKING PROVIDED = 44.00 NOS

PROPOSED SMALL CAR PARKS = 24 NOS. CAR
 PROPOSED BIG CAR PARKS = 20 NOS. CAR
 PROPOSED SCOOTER PARKS = 26 NOS.

TOTAL PARKING PROPOSED

FLOOR	BIG	SMALL	SCOOTER	TOTAL
GROUND	04 NOS.	04 NOS.	NIL	08 NOS.
1ST BASEMENT	04 NOS.	11 NOS.	15 NOS.	15 NOS.
2ND BASEMENT	12 NOS.	09 NOS.	11 NOS.	21 NOS.

PARKING AREA STATEMENT FOR PROPOSED SCHOOL

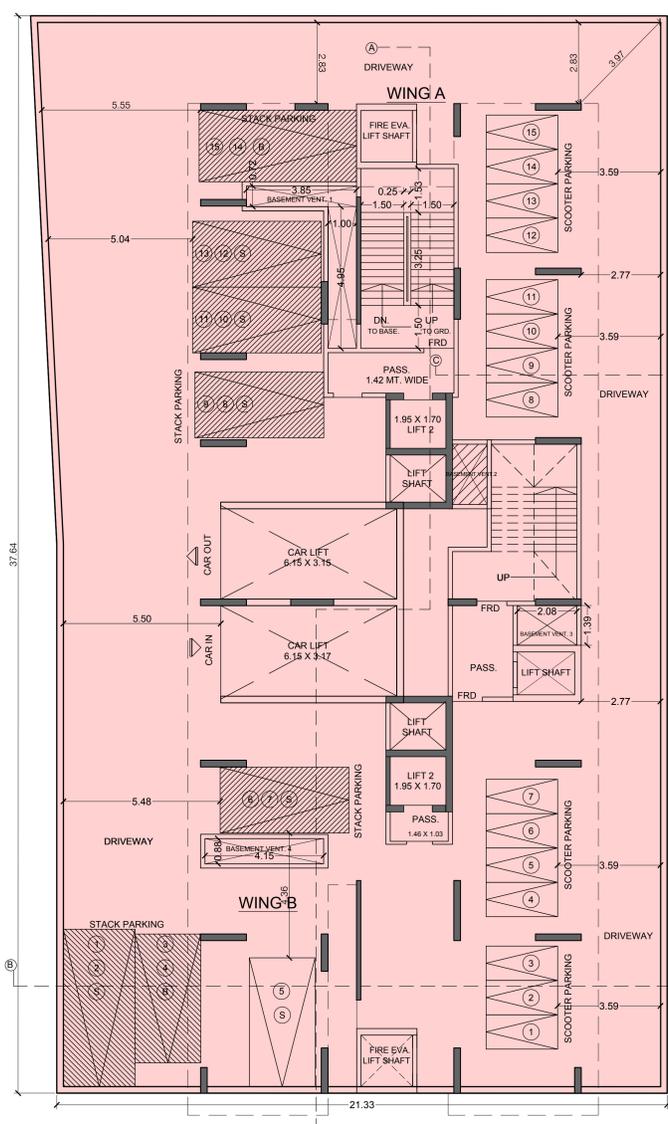
ONE PARKING SPACE FOR 35.00 SQ.M. CARPET AREA
 ADMIN OFFICE AREA = 23.10 SQ.M.
 PARKING REQUIRED = 0.66 NOS.
 ADD PARKING FOR VISITORS 10% = 0.73 NOS
 TOTAL PARKING REQUIRED = 1 NO

TOTAL PARKING REQUIRED 1 no.

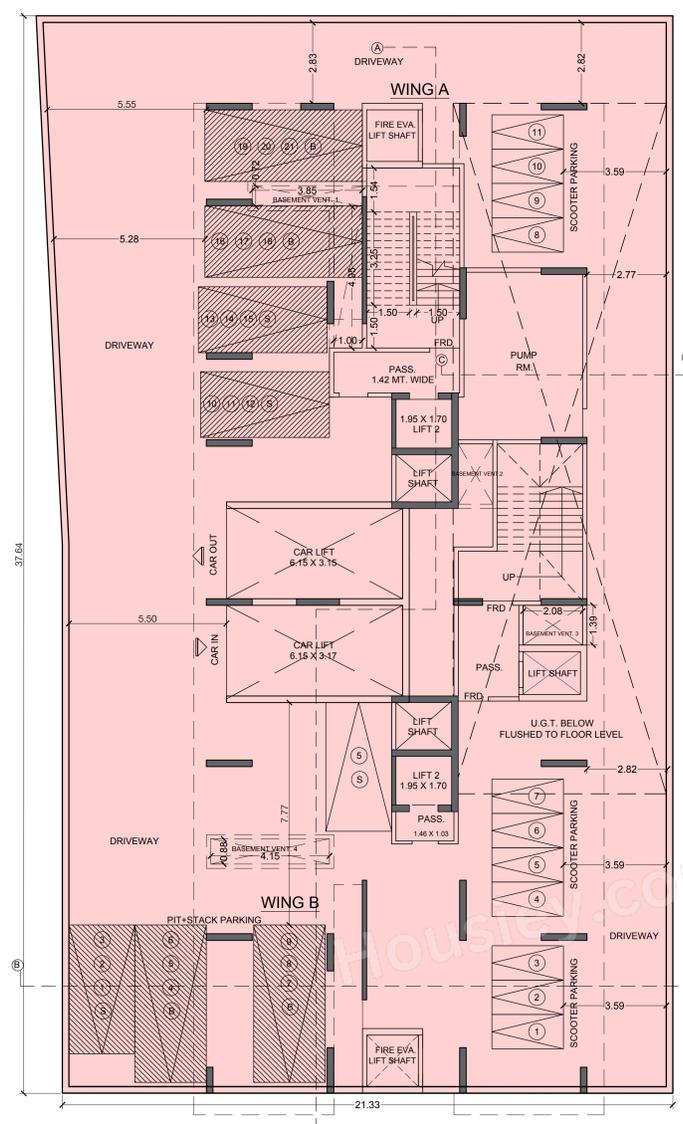
TOTAL PARKING PROPOSED 3 NOS
 (1 NOS SMALL + 2 NOS.BIG CAR PARKS)

PROFORMA 'A'

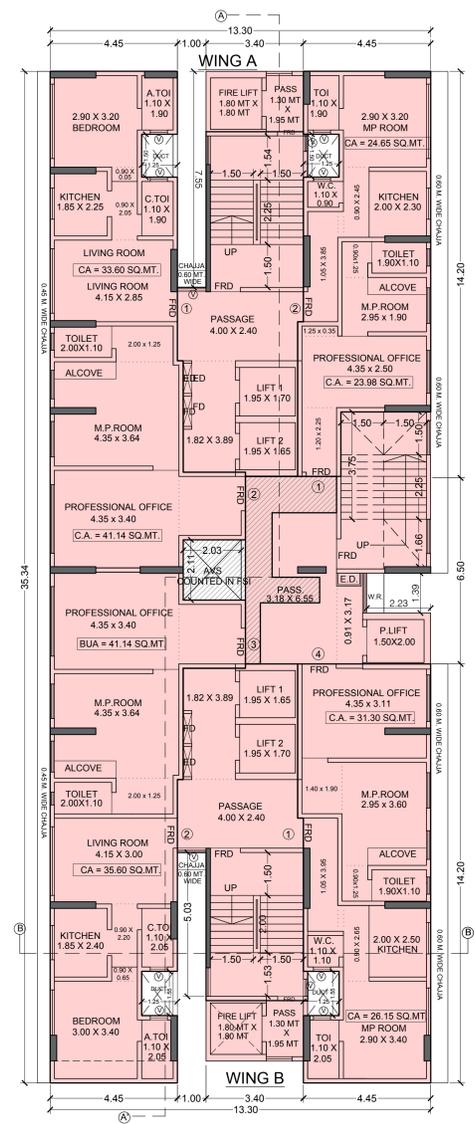
SR.NO.	AREA STATEMENT AS PER DCPR 2034	TOTAL IN SQ.MT.
1	GROSS AREA OF THE PLOT	2200.92
a)	Area of Reservation in Plot (Municipal School)	2148.61
b)	Area of Road set back	---
c)	Area of D.P. Road	---
d)	P.G. Reservation	52.31
2	Deductions For:	
(A)	For Reservation/Road area	---
	Road set back area to be handed over (100%) (Regulation No 16)	---
	Proposed D.P. Road to be handed over (100%) (Regulation No 16)	---
	Reservation area (plot) to be handed over (Regulation No 17 for P.G.)	52.31
	Reservation area (plot) to be handed over (Regulation No 17 for School)	1074.76
(B)	TOTAL AREA UNDER ROAD/RESERVATION	---
	For Amenity area (as per T.S. Circular - proportionate distribution)	---
	Area of amenity plot/plots to be handed over as per DCR 14(A)	---
	Area of amenity plot/plots to be handed over as per DCR 14(B)	---
	Area of amenity plot/plots to be handed over as per DCR 35	---
	Area of amenity plot/plots to be handed over as per DCR 15	---
(C)	TOTAL AMENITY AREA	---
	Deduction for Existing Built up area to be retained if any/-Land component of Existing BUA as per regulation under which the development was allowed	---
3	Total deduction :2(A)+2(B)+2(C)	1127.07
4	Plot under development: 1-2(A)+2(B)	1073.85
5	Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)	1.00
6	a) Permissible built up area as per Zonal (Basic) FSI (1X5)	2148.61
	b) Permissible Built up area as per DCR 30(C) protected for development	---
	Permissible Built up Area (6a or 6b, whichever is more)	2148.61
7	BUA equal to Land area handed over as per reg. 17(1)(i) [2C above]	---
	Mun. School Area (2148.61 X 50%) = 1074.76 sq.mts.	NIL
	Incentive BUA in lieu of rehab component (15% of above or 10 sq.mts per tenement as per re. 33(7)(b))	---
9	Built-up Area due to additional FSI on Payment of premium as per table no. 12 of reg. no. 30(A) [6 x 0.5]	1074.31
11	BUA due to admissible TDR as per Table no. 12 of Reg. no. 30(A) [(6 x 50%)]	NIL
12	A) Permissible Built up area (6+7+8+9+10+11)	3222.92
	B) Area proposed for Municipal School	1156.71
	C) Built - up Area for Sale	2066.21
13	A) TOTAL BUILT UP AREA PROPOSED - RESIDENTIAL	1981.68
	B) TOTAL BUILT UP AREA PROPOSED - COMMERCIAL	52.21
	C) TOTAL BUILT UP AREA PROPOSED (AS PER PLANS)	2033.89
14	TDR generated if area as per 30(A)	---
15	Fungible compensatory area as per Regulation No 31(3)	---
a)	(I) Permissible Fungible Area (Res.) = 1981.68 X 35% = 693.58	685.90
b)	(II) Permissible Fungible Area (Non-Res.) = 52.21 X 35% = 18.27	18.27
16	a) Total BUA Proposed including FCA 13(C) + 15(a) + 15(b)	2738.06
	b) Total BUA Proposed including Municipal School	3894.77
17	FSI consumed on net plot (16/4)	1.34
II) OTHER REQUIREMENTS		
A) Reservation / Designation		
a) Name of Reservation		
b) Area of Reservation land handed over as per Regulation No. 17		NIL
c) Built-up area of amenity to be handed over as per Regulation No. 17		NIL
d) Area / Built-up area of designation		70.48
B) Plot area / built-up amenity to be handed over as per regulation No.		
a) 14 (a)		
b) 14 (b)		
c) 15		
C) Requirement of LOS as per Regulation No. 27 (15% or 20% or 25%)		
D) TENEMENT STATEMENT		
a) Proposed Built-up Area (13 above)		2738.06
b) Less of Non-Residential Area (Shops etc.)		70.48
c) Area available for tenements		2667.58
d) Tenements permissible (450 / hectare)		120.04
e) Tenements proposed		62.00
f) Tenements proposed		



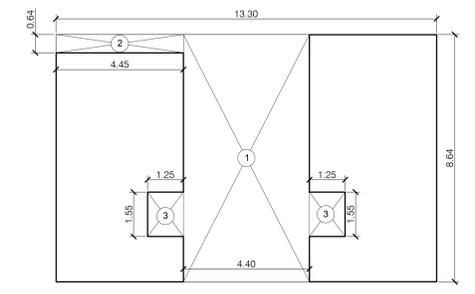
1ST BASEMENT FLOOR PLAN
 SCALE :- 1 : 100



2ND BASEMENT FLOOR PLAN
 SCALE :- 1 : 100

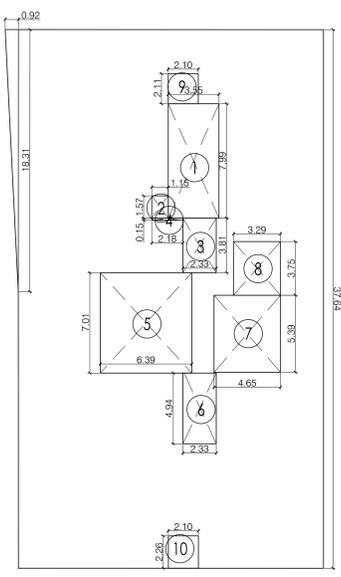


1ST - 4TH FLOOR PLAN
RESI. + PROFESSIONAL OFFICE
 SCALE :- 1 : 100



AREA CALCULATION FOR GROUND FLOOR
 SCALE :- 1 : 100

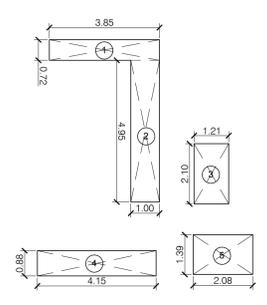
BUILT AREA CALCULATION				
GROUND FLOOR (RESIDENTIAL BUILDING)				
(I)		ADDITION		SQ.MT.
1	13.3	X	8.64	X 1 NO. = 114.91
(II)		DEDUCTION		SQ.MT.
1	4.40	X	8.64	X 1 NOS. = 38.02
2	4.45	X	0.64	X 1 NOS. = 2.85
3	1.25	X	1.55	X 2 NOS. = 3.88
TOTAL ADDITION				= 44.74
TOTAL BUILT-UP AREA (I-II)				70.48



BASEMENT FLOOR AREA DIAGRAM
 SCALE :- 1 : 200

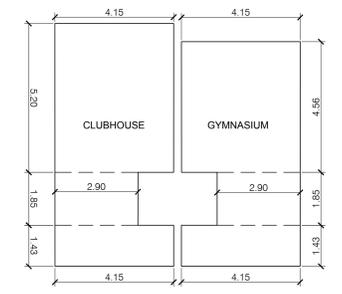
FLOOR AREA CALCULATION				
BASEMENT FLOOR (RESIDENTIAL BUILDING)				
(I)		ADDITION		SQ.MT.
1	21.32	X	37.64	X 1 NO. = 802.48
2	0.5	X	18.31	X 0.92 X 1 NO. = 8.42
TOTAL ADDITION				810.91
(II)		DEDUCTION		SQ.MT.
1	3.55	X	7.99	X 1 NO. = 28.36
2	1.15	X	1.57	X 1 NO. = 1.81
3	2.33	X	3.81	X 1 NO. = 8.88
4	2.18	X	0.15	X 1 NO. = 0.33
5	6.39	X	7.01	X 1 NO. = 44.79
6	2.33	X	4.94	X 1 NO. = 11.51
7	4.65	X	5.39	X 1 NO. = 25.06
8	3.29	X	3.75	X 1 NO. = 12.34
9	2.11	X	2.10	X 1 NO. = 4.43
10	2.10	X	2.26	X 1 NO. = 4.75
TOTAL ADDITION				142.26
TOTAL BUILT UP AREA (I-II)				668.65

AREA OF BASEMENT = 668.65 SQ.MT.
AS PER DCPR NATURAL VENTILATION AREA FOR BASEMENT IS 2.5% OF FLOOR AREA = 16.72 SQ.MT.
PROPOSED VENTILATION AREA = 16.81 SQ.MT.



BASEMENT VENTILATION AREA CALCULATION				
1	3.85	X	0.72	X 1 NO. = 2.77
2	1.00	X	4.95	X 1 NO. = 4.95
3	1.21	X	2.1	X 1 NO. = 2.54
4	4.15	X	0.88	X 1 NO. = 3.65
5	2.08	X	1.39	X 1 NO. = 2.89
TOTAL				16.81

BASEMENT VENTILATION & AREA CALCULATIONS
 SCALE :- 1 : 100



RERA CARPET AREA DIAGRAM FOR GRD. FLR.
 SCALE :- 1 : 100

CARPET AREA CALCULATIONS				
CLUB HOUSE				
GROUND FLOOR				
FLOOR				
1	4.15	X	5.20	= 21.58 SQ.MT.
2	2.90	X	1.85	= 5.37 SQ.MT.
3	4.15	X	1.43	= 5.93 SQ.MT.
TOTAL				32.88 SQ.MT.

CARPET AREA CALCULATIONS				
GYMNASIUM				
GROUND FLOOR				
FLOOR				
1	4.15	X	4.56	= 18.92 SQ.MT.
2	2.90	X	1.85	= 5.37 SQ.MT.
3	4.15	X	1.43	= 5.93 SQ.MT.
TOTAL				30.22 SQ.MT.

PROFORMA B
CONTENTS OF SHEET

RESIDENTIAL CUM COMMERCIAL BUILDING : BASEMENT 1 & BASEMENT 2 FLOOR PLAN, 1ST & 2ND COMMERCIAL FLOOR PLAN, 3RD, 5TH, 7TH, 9TH, 11TH, 13TH, 15TH, 17TH, 19TH UPPER RESIDENTIAL FLOOR PLAN, BASEMENT FLOOR & BASEMENT VENTILATION AREA DIAGRAM & CALCULATION, C.A. OF SHOPS & AREA DIAGRAMS

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED DEVELOPMENT OF RESIDENTIAL CUM COMMERCIAL BUILDING ON SUB PLOT-A AND SCHOOL BUILDING ON SUB PLOT-B, ON PROPERTY BEARING C.T.S NO. 973 B OF VILLAGE MALAD (SOUTH) OFF CHINCHAVLI BANDER ROAD.

STAMP OF DATE

NAME, ADDRESS & SIGNATURE OF OWNER

PRIYANKA MISHRA
 AUTHORIZED SIGNATORY
 AUTHORITY OF LIBERAL ARTS

NAME, SIGN & ADDRESS OF ARCHITECT

AR AJIT P. REDKAR, REDKAR & REDKAR ARCHITECTS & PLANNERS

NAME & SIGNATURE OF STRUCTURAL ENGINEER

Ajit Pandharinath Redkar

NORTH DRG.NO. DATE DRN BY

2 JAN 2022