

A. AREA STATEMENT		SG.MT
1. AREA OF PLOT		
(a) As per MHADA Demarcation (Dated 07th August 2010)		1061.86
(b) As per Approved Layout (Dated 27th September 2018)		1057.31
(c) Area Accepted		1057.31
2. DEDUCTIONS FOR		
(a) Road Set-Back Area		00.00
(b) Proposed Road		00.00
(c) Any Reservation		00.00
3. BALANCE AREA OF PLOT (1 minus 2)		1057.31
4. DEDUCTION FOR 15% RECREATIONAL GROUND		00.00
5. NET AREA OF PLOT (3 minus 4)		1057.31
6. ADDITIONS FOR FLOOR SPACE INDEX		
(a) 100% 2(a) (restricted to 80% of 5 above)		00.00
(b) 100% 2(b) (restricted to 80% of 5 above)		00.00
7. TOTAL AREA (5+6a+6b)		1057.31
8. FLOOR SPACE INDEX PERMISSIBLE		3.00
9. Existing built up area		1392.40
10. Additional Bua Already allotted by MHADA NOC NO. CO/MB/ARCH/NOG/F-179/6208/2010 DT.04/10/2010		1262.25
11. Additional Bua NOW allotted by MHADA Offer NO. i) In lieu of 3.00 FSI 1057.31 X 0.50 = 528.65 ii) In lieu of Prorata fee 83.44 X 40 Ts = 3337.60 iii) In lieu of V.P. QUOTA 8.88 X 40 Ts = 359.20		4225.45
12. TOTAL PERMISSIBLE BUILT UP AREA (9+10+11)		6880.10
13. TOTAL PROPOSED BUILT UP AREA		6875.18
14. FSI CONSUMED ON NET HOLDING = 11/3		6.54
B. DETAILS OF FSI AVAILED AS PER DCPR 31(3)		
1. NON-RESIDENTIAL FUNGIBLE BUILT-UP AREA COMPONENT		
(a) Non Residential Built-up Area		00.00
i) Permissible Fungible Area 0.35 X B1(a)	0.35 X 00.00 =	00.00
ii) Now Claimed Fungible Area		00.00
2. RESIDENTIAL BUILT-UP AREA COMPONENT		
(a) Residential Built-up Area (11 - B1(a))		6875.18
i) Permissible Fungible Area 0.35 X B2(a)	0.35 X 6875.18 =	2406.31
ii) Now Claimed Fungible Area		560.24
C. TENEMENT STATEMENT		
i) Proposed Area 11 + B2(a)ii)	6875.18 + 560.24	7435.42
ii) Less Deduction of Non Residential Area		00.00
iii) Area Available For Tenements: (i) - C(ii)		7435.42
iv) Tenements Permissible (Density of tenements/hectare)		335
v) Tenements Proposed		88
vi) Tenements Existing (MEMBERS)		40
vii) Total Tenements ON The Plot		128
D. PARKING STATEMENT		
i) Required Car Parking By Regulation		56
ii) Required Visitor Car Parking By Regulation		06
iii) Total Car Parking Required		62
iv) Car Parking Proposed As Per Concession		90
v) Maximum 50% Additional Parking Permissible As Per Dcr 31(i)vi)		28
vi) 50% Additional Parking As Per [DCPR 31.1(vi)]	62 X 50% =	31
vii) Total Car Parking Proposed		90

PARKING STATEMENT

PARKING REQUIREMENT - 62 (AS PER DCPR-2034)

TOTAL PARKING PROVIDED - 90 NOS

FLOOR	BIG CAR	SMALL CAR	TOTAL
HORIZONTAL CIRCULATION CAR PARKING SYSTEM	31	02	33
GR. FLOOR	03	-	03
PARKING TOWER	11	43	54
TOTAL	45	45	90

AREA CALCULATION

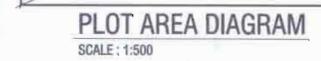
PLOT AREA

ADDITION

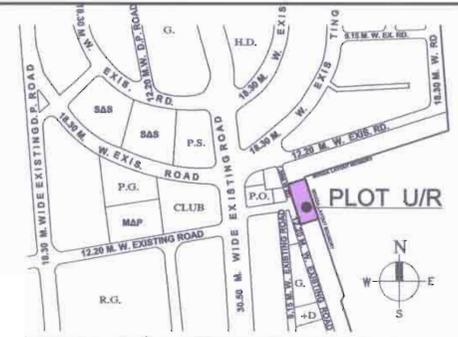
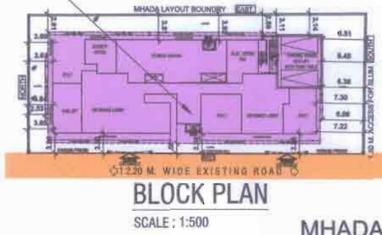
1 0.50 X 54.87 X 19.2673 X 1 NO = 528.60

2 0.50 X 54.87 X 19.4372 X 1 NO = 533.26

TOTAL PLOT AREA = 1061.86

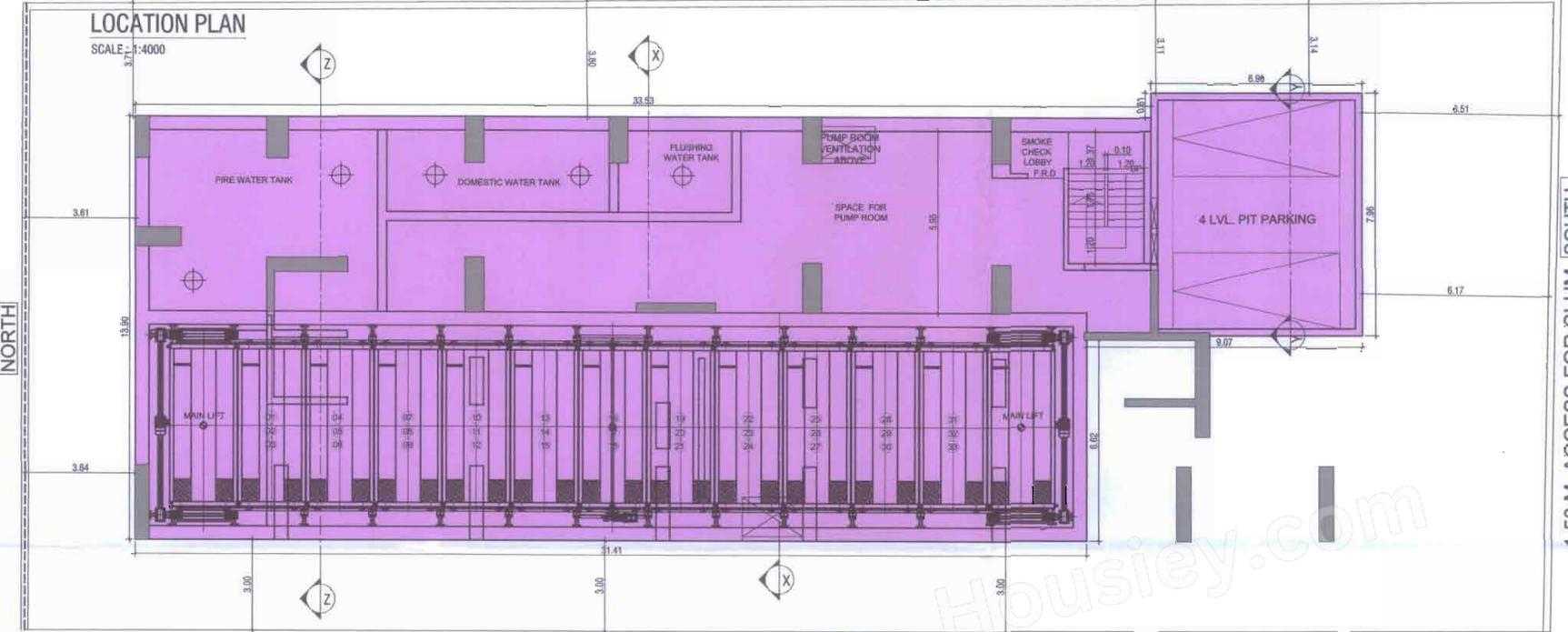


BASEMENT + STILT/GR. + 1ST TO 16TH FLOOR UP

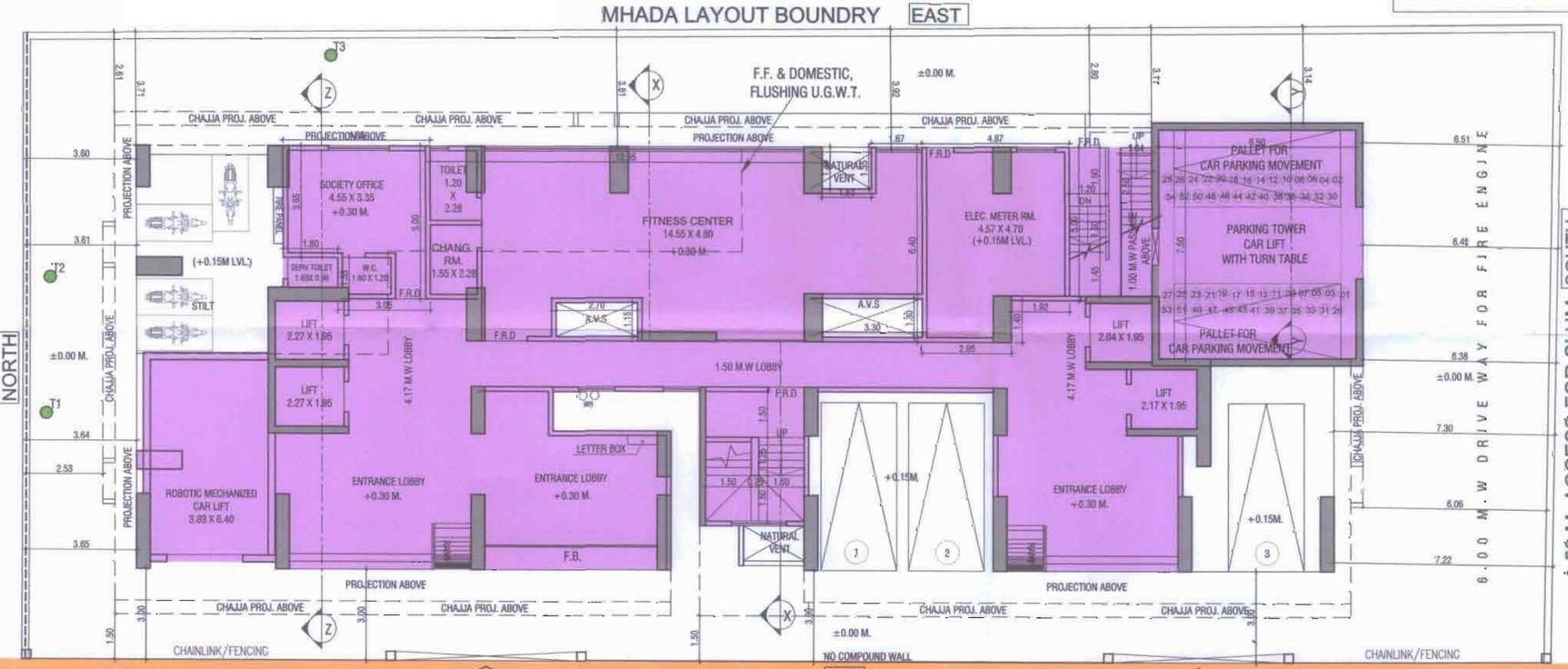


GROSS CONSTRUCTION AREA

PROP BUA	=	7436.24
STAIRCASE	=	1030.78
REFUGE	=	51.20
O.H TANK	=	78.48
BASEMENT	=	539.71
PARKING TOWER	=	55.40
PARKING TOWER STAIR	=	212.16
FITNESS CENTER	=	93.31
SOCIETY OFFICE	=	20.00
METER ROOM	=	25.60
STILT	=	79.27
S.TOLET	=	1.76
ENTRANCE LOBBY	=	86.33
CAR LIFT	=	29.76
GROSS CONSTRUCTION	=	9740.00



SCALE: 1:100 (U.G TANK & HORIZONTAL CIRCULATION CAR PARKING SYSTEM)



SCALE: 1:100

- 1) FUNGIBLE F.S.I. FOR RESIDENTIAL USERS WITHOUT CHARGING PREMIUM = 560.24 SQ.MT.
- 2) FUNGIBLE F.S.I. FOR RESIDENTIAL USERS BY CHARGING PREMIUM = NIL.

CERTIFICATE OF AREA :

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 05 10 19 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 1061.86 SQ.M. (TWO THOUSAND SIXTY ONE POINT EIGHT SIX SQ.M.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF THE OWNERSHIP / TOWNPLANNING SCHEME RECORDS.

Chandan Prabhakar Kelekar

SIGNATURE OF THE ARCHITECT

FORM - II

STAMP OF DATE OF RECEIPT OF PLANS :

Rakesh Vasant Sonawane

Amol Suresh Budhkonwar

SPACE MOULDERS An Architectural Studio

Chandan Prabhakar Kelekar

Chandan Kelekar Prathma Kelekar

Architect Interior Designer

281/2225, Motilal Nagar No: 1, Goregaon (W), Mumbai-400 104.

+91 22 2872 2184 / 7119

contact@spacemooulders.in

www.spacemooulders.com

NAME AND SIGN. OF OWNER : GURMINDER SINGH SEERA

For M/s. Platinumcorp Elegant Housing LLP C.A to Sai Krupa C.H.S.L.

JOB TITLE: Proposed Redevelopment of D.N. Nagar Sai Krupa C.H.S.L Bearing Existing Bldg.no. 27, On C.T.S no 195(pt) MHADA Layout at D.N. NAGAR Andheri (West) Mumbai.

CONTENTS OF SHEET: BASEMENT FLOOR PLAN, GR.FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, PLOT AREA DIG. AREA CALCULATION.

DRAWING TITLE: DWG. FOR MUN. APPROVAL

JOB NO: RDP / DNSK / AP / 2021 / 311

DRWG NO: RDP / DNSK / 01 - 06

REV. SUPP. : RD

SCALE AS STATED

DATE 2025 01 08

DRAWN BY RUPESH

CHECKED BY

Plans for Concessions approved. Dated 10/11/2025

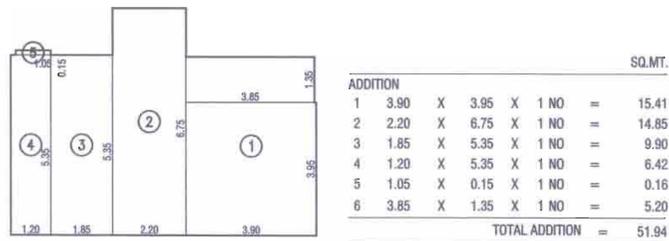
TRUE COPY

SPACE MOULDERS

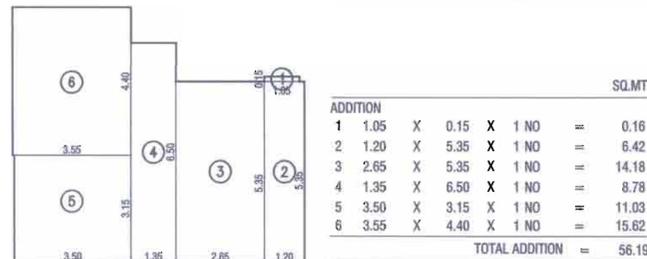
281/2225, Motilal Nagar-1, Goregaon (West), Mumbai - 400 104.

NOTE : ALL MAIN DOOR, STAIRCASE DOOR, REFUGE DOOR, ELEC. DUCT, WILL BE F.R.D.

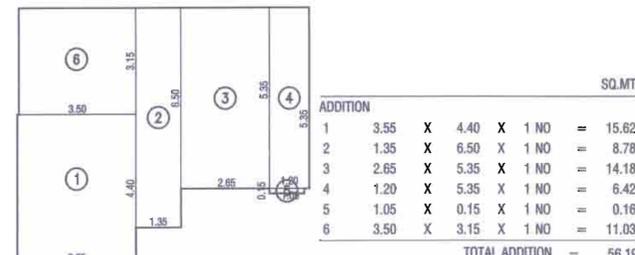
TENTATIVE RERA CARPET AREA



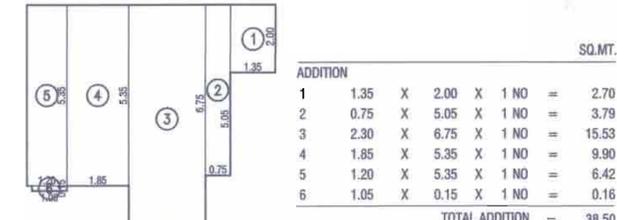
AREA DIAGRAM (1ST TO 16TH FLOOR)
1:100 FLAT NO. 01



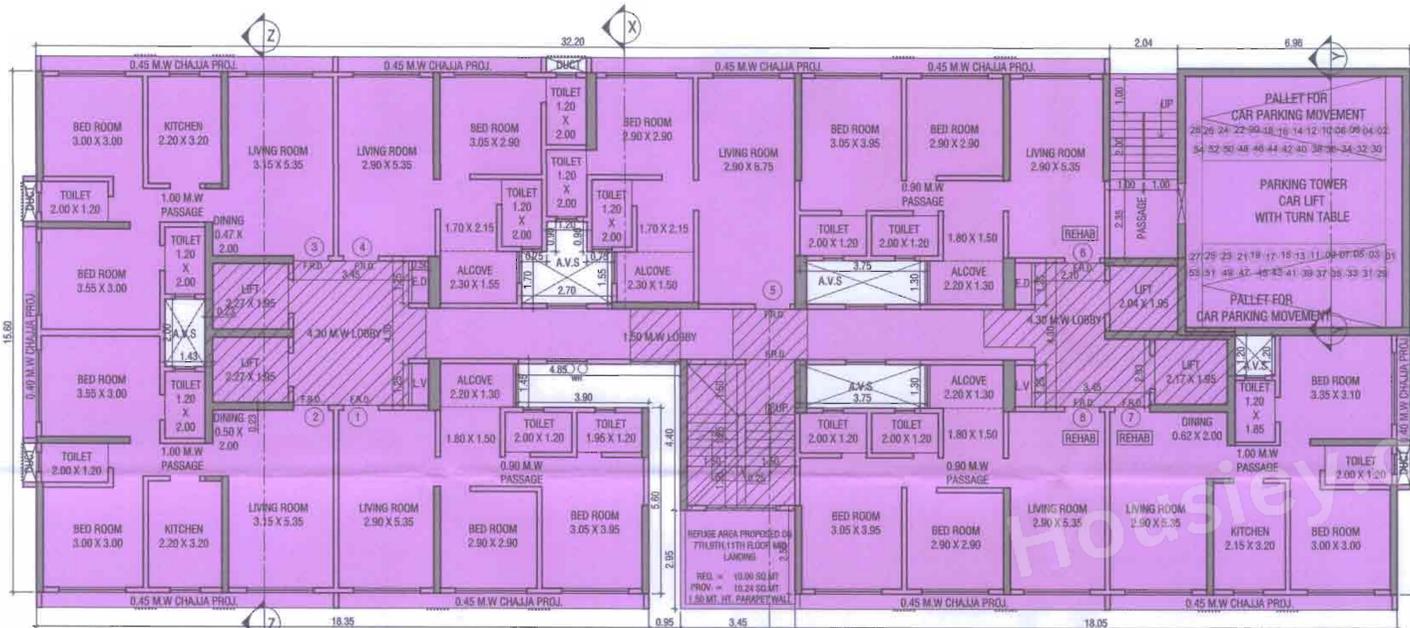
AREA DIAGRAM (1ST TO 16TH FLOOR)
1:100 FLAT NO. 02



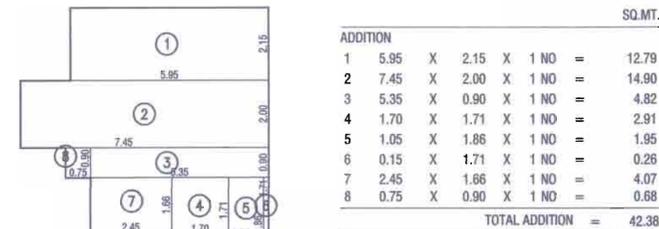
AREA DIAGRAM (1ST TO 16TH FLOOR)
1:100 FLAT NO. 03



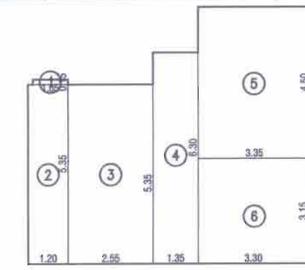
AREA DIAGRAM (1ST TO 16TH FLOOR)
1:100 FLAT NO. 04



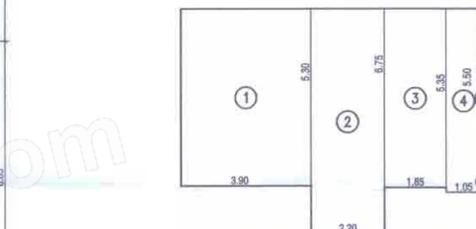
TYPICAL FLOOR PLAN
1:100 (2ND TO 12TH FLOOR)



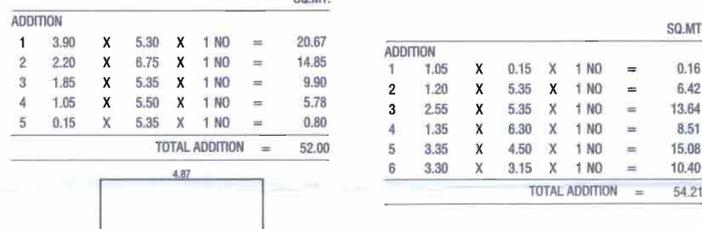
AREA DIAGRAM (1ST TO 16TH FLOOR)
1:100 FLAT NO. 05



AREA DIAGRAM (1ST TO 16TH FLOOR)
1:100 FLAT NO. 07



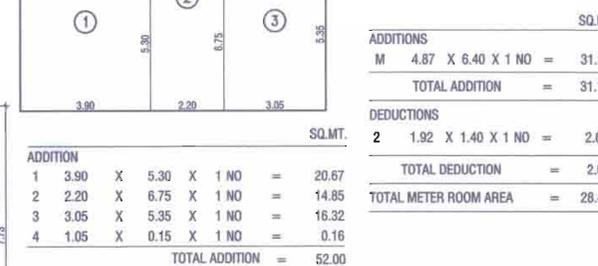
AREA DIAGRAM (1ST TO 16TH FLOOR)
1:100 FLAT NO. 06



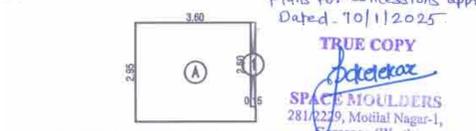
AREA DIAGRAM (1ST TO 16TH FLOOR)
1:100 FLAT NO. 08



NOTE: ALL MAIN DOOR, STAIRCASE DOOR, REFUGE DOOR, ELEC. DUCT, WILL BE F.R.D.
1ST FLOOR PLAN
1:100



AREA DIAGRAM (1ST TO 16TH FLOOR)
1:100 FLAT NO. 08



REFUGE AREA DIG. & CALC
1:100 (REFUGE AREA ALTERNATE FLOOR 7TH,9TH,11TH,13TH,15TH FLOOR)

FORM - II

STAMP OF DATE OF RECEIPT OF PLANS :

Rakesh Vasant Sonawane
Amol Suresh Budhkar
Digitally signed by Amol Suresh Budhkar
Date: 2025.01.09 13:28:26 +05'30'

SPACE MOULDERS
An Architectural Studio

Chandan Prabhakar Kelekar
Digitally signed by Chandan Prabhakar Kelekar
Date: 2025.01.08 17:27:41 +05'30'

STAMP OF APPROVAL OF PLANS:

NAME AND SIGN. OF OWNER :
GURMINDER SINGH SEERA
For M/s. Platinumcorp Elegant Housing LLP.
C.A to Sai Krupa C.H.S.L

JOB TITLE:
Proposed Redevelopment of D.N. Nagar Sai Krupa C.H.S.L
Bearing Existing Bldg. no. 27, On C.T.S no 195(pt) MHADA Layout at D.N. NAGAR Andheri (West) Mumbai.

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DWG. FOR MUN. APPROVAL

JOB NO:
RDP / DNSK / AP / 2021 / 311

DRWG NO:
RDP / DNSK / 02 - 06

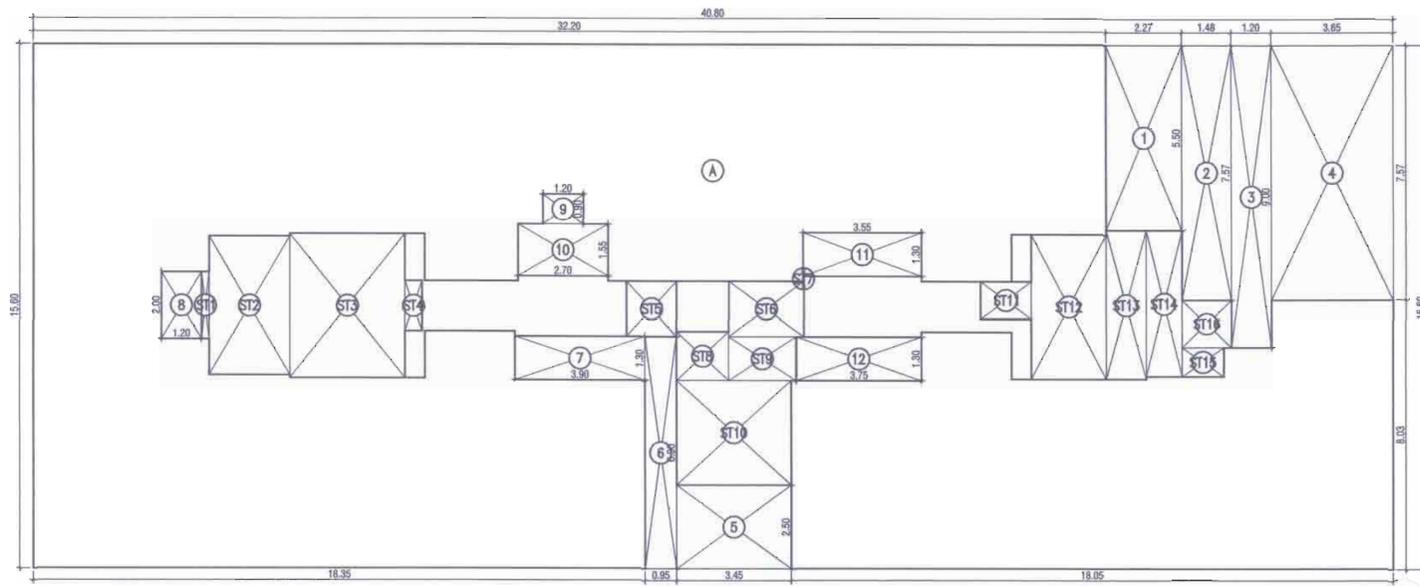
NORTH:

REV. SUFFIX. RD

SCALE	DATE
AS STATED	2025 01 08

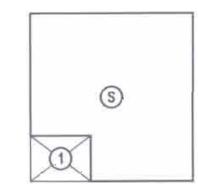
DRAWN BY
RUPESH

CHECKED BY



BUILT-UP AREA LINE DIAGRAM
1:100 (1ST FLOOR)

ADDITIONS				
A	40.80	X	15.80	X 1 NO = 636.48
				TOTAL ADDITION = 636.48
DEDUCTIONS				
1	2.27	X	5.50	X 1 NO = 12.49
2	1.48	X	7.57	X 1 NO = 11.20
3	1.20	X	9.00	X 1 NO = 10.80
4	3.65	X	7.57	X 1 NO = 27.63
5	3.45	X	2.50	X 1 NO = 8.63
6	0.95	X	6.90	X 1 NO = 6.56
7	3.90	X	1.30	X 1 NO = 5.07
8	1.20	X	2.00	X 1 NO = 2.40
9	1.20	X	0.90	X 1 NO = 1.06
10	2.70	X	1.55	X 1 NO = 4.19
11	3.55	X	1.30	X 1 NO = 4.62
12	3.75	X	1.30	X 1 NO = 4.88
				TOTAL = 99.53
STAIRCASE & LIFT AREA				
ST1	0.23	X	2.00	X 1 NO = 0.46
ST2	2.42	X	4.14	X 1 NO = 10.02
ST3	3.45	X	4.30	X 1 NO = 14.84
ST4	0.52	X	1.50	X 1 NO = 0.78
ST5	1.50	X	1.65	X 1 NO = 2.48
ST6	2.25	X	1.65	X 1 NO = 3.71
ST7	0.03	X	0.15	X 1 NO = 0.00
ST8	1.58	X	1.45	X 1 NO = 2.29
ST9	2.03	X	1.30	X 1 NO = 2.64
ST10	3.45	X	3.10	X 1 NO = 10.70
ST11	1.53	X	1.12	X 1 NO = 1.71
ST12	2.25	X	4.30	X 1 NO = 9.67
ST13	1.20	X	4.45	X 1 NO = 5.34
ST14	1.07	X	4.37	X 1 NO = 4.68
ST15	1.25	X	0.87	X 1 NO = 1.09
ST16	1.48	X	1.43	X 1 NO = 2.12
				TOTAL STAIR & LIFT AREA = 72.53
				TOTAL DEDUCTION = 172.06
				TOTAL PROPOSED BUILT UP AREA = 464.42



ADDITIONS				
S	4.85	X	5.00	X 1 NO = 24.25
				TOTAL ADDITION = 24.25
DEDUCTIONS				
1	1.80	X	1.35	X 1 NO = 2.43
				TOTAL DEDUCTION = 2.43
				TOTAL PROPOSED BUILT UP AREA = 21.82

EXCESS COUNTED IN F.S.I = 21.82 - 20.00 = 1.82 sq.mf

SOCIETY OFFICE AREA DIG.
1:100 (GROUND FLOOR)



TYPICAL FLOOR PLAN
1:100 (13TH TO 16TH FLOOR)

NOTE : ALL MAIN DOOR, STAIRCASE DOOR, REFUGE DOOR, ELEC. DUCT, WILL BE F.R.D.

Plans for Concessions approved
Dated 10/1/2025

TRUE COPY
Pratima Kelekar
SPACE MOULDERS
28/229, Motilal Nagar-1,
Goregaon (West),
Mumbai - 400 104.

FORM - II

STAMP OF DATE OF RECEIPT OF PLANS :

Rakesh Vasant Sonawane
Amol Suresh Budhkar
Digitally signed by Amol Suresh Budhkar
DN: cn=Amol Suresh Budhkar, o=Space Moulders, email=contact@spacemooulders.com, c=IN
Date: 2025.01.08 17:07:19 +05'30'

SPACE MOULDERS
An Architectural Studio

Digitally signed by Chandan Prabhakar Kelekar
DN: cn=Chandan Prabhakar Kelekar, o=Space Moulders, email=contact@spacemooulders.com, c=IN
Date: 2025.01.08 17:07:19 +05'30'

Chandan Kelekar
Pratima Kelekar
Architect, Interior Designer.
281/229, Motilal Nagar No. 1, Goregaon (W), Mumbai-400 104.
+91 22 2872 2194 / 7116
contact@spacemooulders.in
www.spacemooulders.com

STAMP OF APPROVAL OF PLANS:

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GURMINDER SINGH SEERA
For M/s. Platinumcorp Elegant Housing LLP.
C.A to Sai Krupa C.H.S.L.

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CONTENTS OF SHEET:
TYPICAL FLOOR PLAN,
BUILT-UP AREA. DIG. & CALCULATION

DRAWING TITLE:
DWG. FOR MUN. APPROVAL

JOB NO:
RDP / DNSK / AP / 2021 / 311

NORTH:
REV. SUFFIX. RD

DRWG NO:
RDP / DNSK / 03 - 06

SCALE AS STATED
DATE 2025 01 08
DRAWN BY RUPESH
CHECKED BY



Plans for Concessions approved
Dated 10/11/2025

TRUE COPY
Chandana Kelekar
SPACE MOULDERS
241/2829, Motilal Nagar-1,
Boregaon (West),
Mumbai - 400 104.

FORM - II

STAMP OF DATE OF RECEIPT OF PLANS :

Rakesh
Vasant
Sonawane

Amol Suresh
Budhko
ndwar

Digitally signed
by Amol Suresh
Budhko
Date: 2025.01.08
13:29:10
+05'30'

SPACE MOULDERS
An Architectural Studio

STAMP OF APPROVAL OF PLANS:

Chandana Kelekar
Pratima Kelekar

Chandana Kelekar
Pratima Kelekar
Architect, Interior Designer
261/2225, Motilal Nagar No. 1,
Boregaon (W), Mumbai-400 104.
+91 22 2872 2184 / 7116
contact@spacemooulders.in
www.spacemooulders.com

NAME AND SIGN. OF OWNER:
GURMINDER SINGH
SEERA
For M/s. Platinumcorp Elegant Housing LLP.
C.A to Sai Krupa C.H.S.L.

JOB TITLE:
Proposed Redevelopment of
D.N. Nagar Sai Krupa C.H.S.L.
Bearing Existing Bldg.no. 27, On
C.T.S no 195(pt) MHADA Layout at
D.N. NAGAR Andheri (West) Mumbai.

CONTENTS OF SHEET:
SECTION Z-Z

DRAWING TITLE:
DWG. FOR MUN. APPROVAL

JOB NO:
RDP / DNSK / AP / 2021 / 311
DRWG NO:
RDP / DNSK / 06 - 06

NORTH:		REV. SUFFIX: RB
SCALE AS STATED	DATE	2025 01 08
DRAWN BY RUPESH	CHECKED BY	