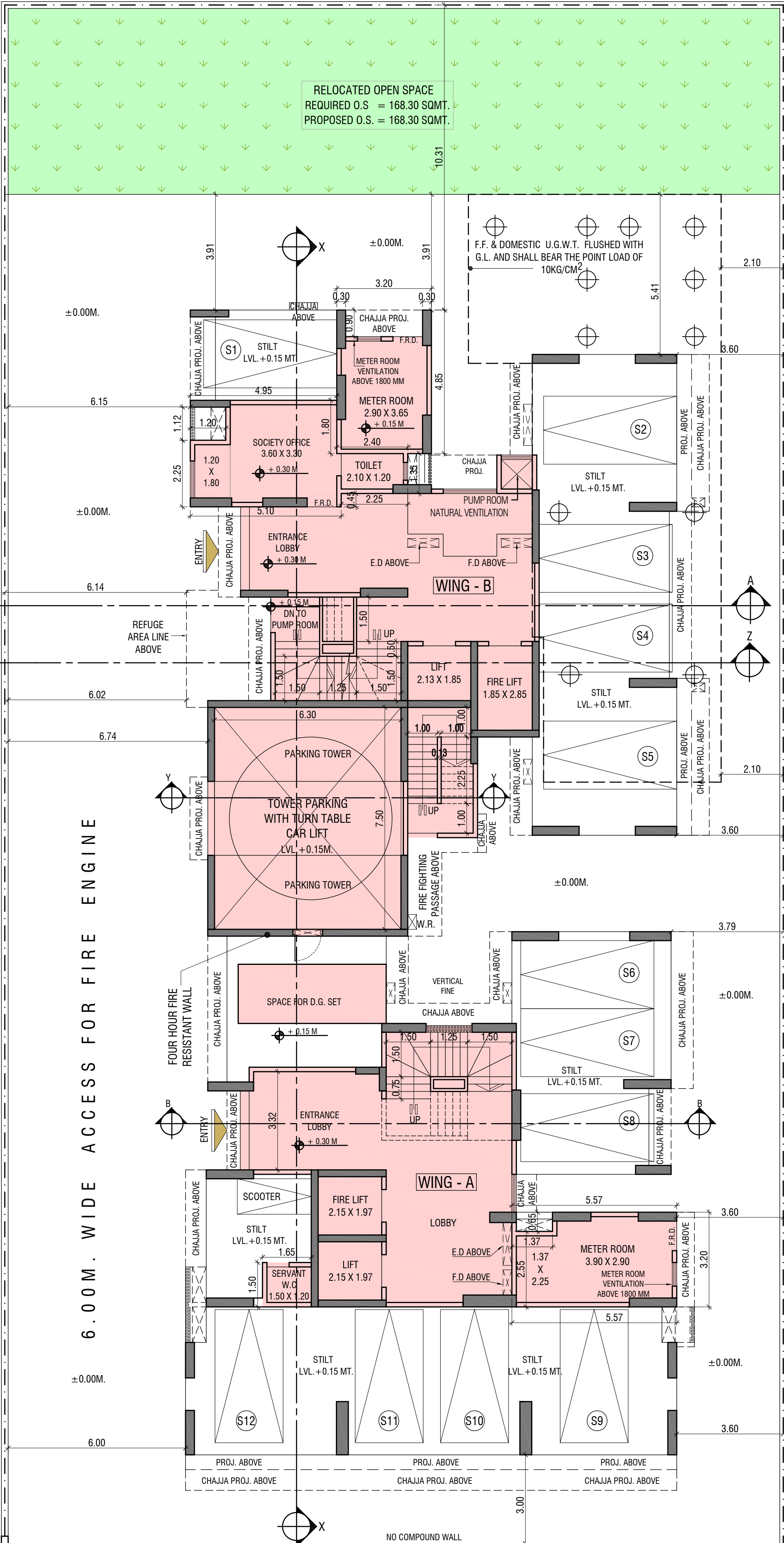


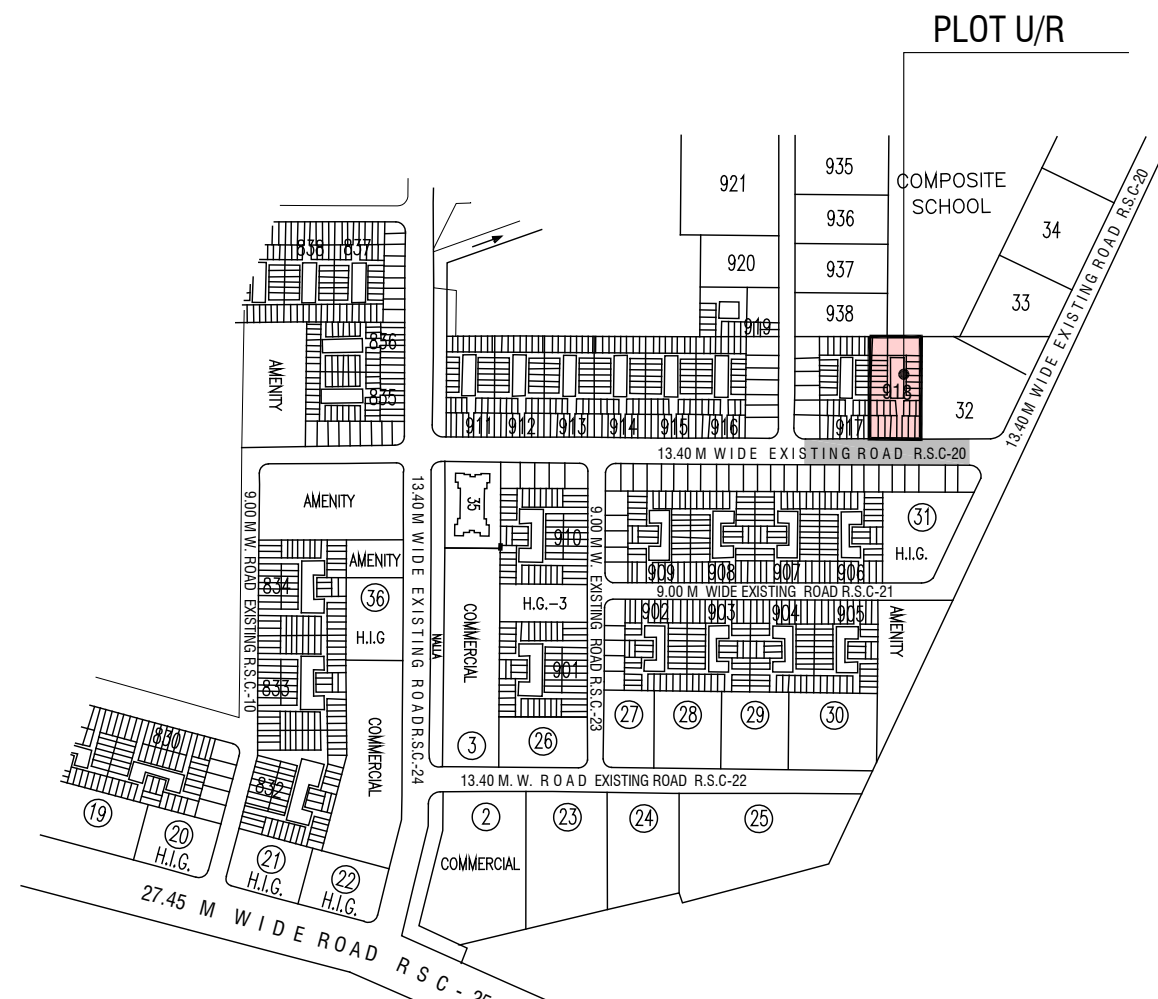
CLUSTER & COMPOSITE SCHOOL

26.31 M. NORTH

RELOCATED OPEN SPACE
REQUIRED O.S. = 168.30 SQMT.
PROPOSED O.S. = 168.30 SQMT.

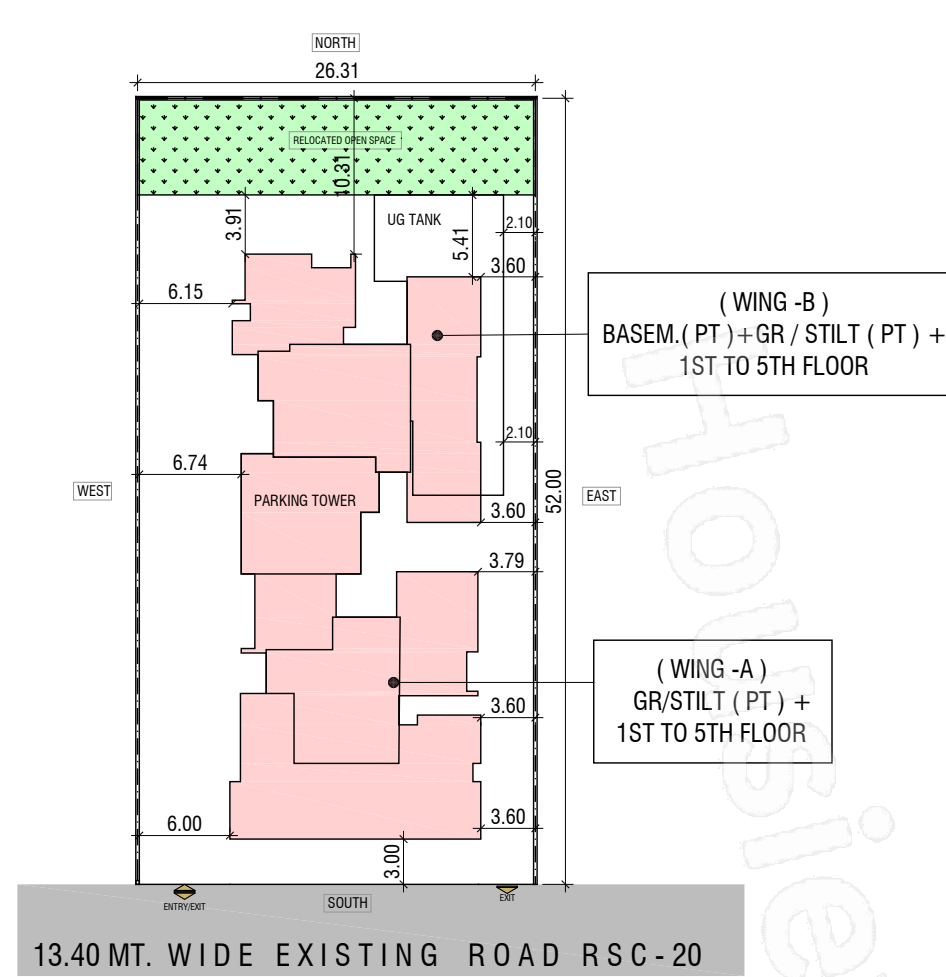


ENTRY/EXIT
13.40 MT. WIDE EXISTING ROAD RSC-20
SCALE:- 1:100



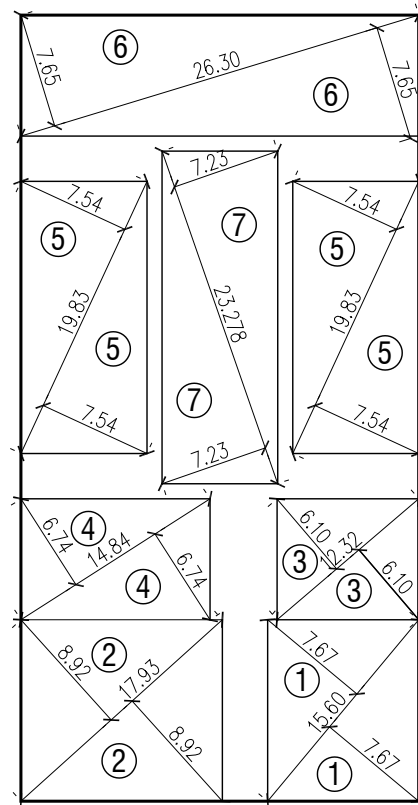
LOCATION PLAN

SCALE : 1:4000



BLOCK PLAN

SCALE : 1:500



PLOT AREA DIAGRAM

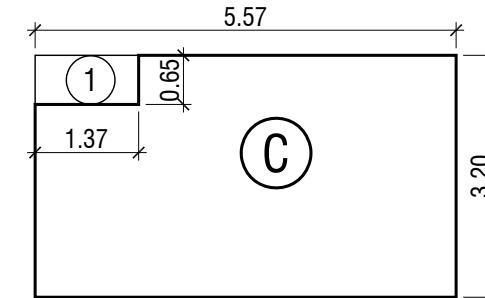
SCALE :- 1:500

A. AREA UNDER RESIDENTIAL		SQ.MT.
ADDITION		
1. 0.50 X 15.60 X 7.67 X 2	=	119.65
2. 0.50 X 17.93 X 8.92 X 2	=	159.94
3. 0.50 X 12.32 X 6.10 X 2	=	75.15
4. 0.50 X 14.84 X 6.74 X 2	=	100.02
5. 0.50 X 19.83 X 7.54 X 4	=	299.04
6. 0.50 X 26.30 X 7.65 X 2	=	201.20
NET TOTAL AREA	=	955.00
B. AREA UNDER OPEN SPACE		
ADDITION		
7. 0.50 X 23.278 X 7.23 X 2	=	168.30
NET TOTAL AREA	=	168.30
C. PATHWAY AREA AS PER AREA CERTIFICATE		
NET TOTAL AREA	=	244.82
TOTAL PLOT AREA (A+B+C)	=	1368.12

AREA CALCULATION

FLOORS	BUILT-UP AREA		EXCESS FITNESS IN sq.mt	STAIRCASE AREA		TOTAL AREA	TOTAL BUILT-UP AREA in sq.mt
	WING - A in sq.mt	WING - B in sq.mt		WING - A in sq.mt	WING - B in sq.mt		
GR.FLOOR	23.03+0.28	-	-	-	-	-	23.31
1ST FLOOR	89.12	149.05	88.31	48.00	40.76	88.76	326.48
2ND FLOOR	213.22	149.05	-	37.98	31.55	69.53	362.27
3RD FLOOR	213.22	149.05	-	37.98	31.55	69.53	362.27
4TH FLOOR	213.22	149.05	-	37.98	31.55	69.53	362.27
5TH FLOOR	213.22	149.05	-	37.98	31.55	69.53	362.27
TOTAL	965.31	745.25	88.31	199.92	166.96	366.88	1798.87

BUILT-UP AREA STATEMENT

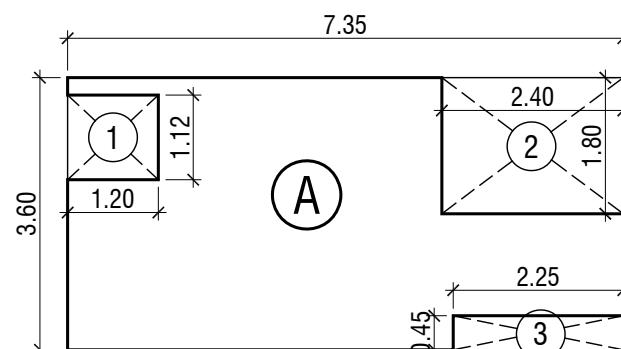


METER ROOM AREA DIAGRAM

GROUND FLOOR (WING - A) SCALE : 1:100

METER ROOM AREA CALCULATION		SQ.MT.
ADDITION		
C 5.57 X 3.20 X 1	=	17.82
NET TOTAL AREA	=	17.34
DEDUCTION		
1 1.37 X 0.65 X 1	=	0.89
TOTAL	=	0.89
TOTAL AREA	=	16.45

AREA CALCULATION



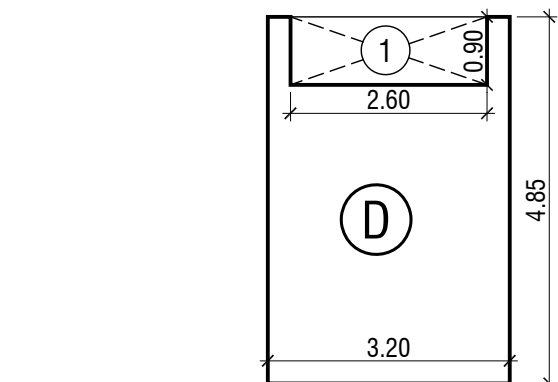
SOCIETY OFFICE AREA DIAGRAM

GR. FLOOR (WING - B) SCALE:-1:100

SOCIETY OFFICE AREA CALCULATION		SQ.MT.
ADDITION		
A 7.35 X 3.60 X 1	=	26.46
TOTAL AREA	=	26.46
DEDUCTION		
1 1.20 X 1.12 X 1	=	1.34
2 2.40 X 1.80 X 1	=	4.32
3 2.25 X 0.45 X 1	=	1.01
TOTAL	=	6.67
TOTAL SOCIETY OFFICE AREA	=	19.79

AREA CALCULATION

SOCIETY OFFICE		SQ.MT.
GROUND FLOOR		
PERMISSIBLE BUILT-UP AREA	=	20.00
PROPOSED BUILT-UP AREA	=	19.79
EXCESS AREA COUNTED IN FSI	=	NIL



METER ROOM AREA DIAGRAM

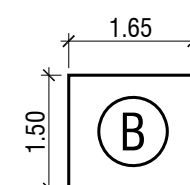
GROUND FLOOR (WING - B) SCALE : 1:100

METER ROOM AREA CALCULATION		SQ.MT.
ADDITION		
D 3.20 X 4.85 X 1	=	15.52
NET TOTAL AREA	=	15.52
DEDUCTION		
1 2.60 X 0.90 X 1	=	2.34
TOTAL	=	2.34
TOTAL AREA	=	13.18

AREA CALCULATION

METER ROOM AREA CALCULATION GROUND FLOOR

PROP. T/S 33 NOS / 50 X 10 = 6.60 SQ.MT.
(AREA FREE OF F.S.I.)
PROPOSE METER ROOM AREA
(16.45 + 13.18) = 29.63 SQ.MT.
EXCESS METER ROOM AREA = 23.03 SQ.MT.



S. TOILET AREA DIAGRAM

GR. FLOOR (WING - A) SCALE:-1:100

SERVANT TOILET AREA CALCULATION		SQ.MT.
ADDITION		
B 1.65 X 1.50 X 1	=	2.48
TOTAL AREA	=	2.48
(2.20 - 2.48)	=	0.28

PARKING REQUIREMENT = 13 NOS
50% COMMISSIONER PARKING = 07 NOS
TOTAL PARKING PROVIDED = 20 NOS

FLOOR	BIG CAR	SMALL CAR	TOTAL
PARKING TOWER	08	-	08
GR. FLOOR	-	12	12
TOTAL	08	12	20

BUILT-UP AREA STATEMENT		AMENITIES AREA		STAIRCASE AREA	GROSS BUILT-UP AREA	NOS OF FLATS
FLOORS	B.U.A. AREA IN SQ.MT.	METER AREA IN SQ.MT.	SOCIETY OFFICE AREA IN SQ.MT.	FITNESS CENTER AREA IN SQ.MT.		
GR. FLOOR	0.28	6.60	19.79	-	658.45	-
EXCESS METER RM	23.03	-	-	-	114.80	-
1ST FLOOR	238.17	-	-	-	88.76	05
EXCESS FITNESS	88.31	-	-	34.21	-	-
2ND FLOOR	362.27	-	-	-	69.53	07
3RD FLOOR	362.27	-	-	-	69.53	07
4TH FLOOR	362.27	-	-	-	69.53	07
5TH FLOOR	362.27	-	-	-	69.53	07
TOTAL	1798.87	-	-	-	481.68	33

TOTAL CONSTRUCTION AREA = 2999.60 sq.mt.

FORM-I

A. AREA STATEMENT		SQ.MT.	SQ.MT.
1. AREA OF PLOT	AS PER AREA CERTIFICATE		1368.12
2. DEDUCTIONS FOR ...			
(a) Road Set-Back Area			00.00
(b) Proposed Road	PATHWAY		244.82
(c) Any Reservation	OPEN SPACE		168.30
3. BALANCE AREA OF PLOT (1 minus 2)			955.00
4. DEDUCTION FOR 15% RECREATIONAL GROUND			00.00
5. NET AREA OF PLOT (3 minus 4)			955.00
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)			955.00
8. FLOOR SPACE INDEX PERMISSIBLE			1.50
9. EXISTING BUILT UP AREA			1432.50
10. TOTAL PERMISSIBLE BUILT UP AREA (7 X 8)			1432.50
11. TOTAL PROPOSED BUILT UP AREA			1432.50
12. FSI CONSUMED ON NET HOLDING = 11/3			1.50
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 000.00 = 00.00	
ii) Now Claimed Fungible Area			00.00
2. RESIDENTIAL FUNGIBLE BUILT-UP AREA COMPONENT			
(a) Residential Built-up Area [11 - B1(a)]		00.00 - 00.00 = 000.00	
i) Permissible Fungible Area 0.35 X B2(a)		0.35 X 1432.50 = 501.37	366.37
ii) Now Claimed Fungible Area			
C. TENEMENT STATEMENT			
i) Proposed Area 11 + B2(ii)			1798.87
ii) Less Deduction of Non Residential Area			-
iii) Area Available For Tenements C(ii) - C(ii)			1798.87
iv) Tenements Permissible (Density of tenements/hectare)			81
v) Tenements Proposed			33
vi) Tenements Existing			-
vii) Total Tenements ON The Plot			33
D. PARKING STATEMENT			
i) Required Car Parking By Regulation			12
ii) Required Visitor Car Parking By Regulation			01
iii) Total Car Parking Required			13
iv) Car Parking Proposed As Per Concession			-
v) Maximum 50% Additional Parking Permissible As Per Dcr 35(2)(vi)			-
vi) 50% Additional Parking Proposed As Per Concession			07
vii) Total Car Parking Proposed			20

CERTIFICATE OF AREA :
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 15.05.2023 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 1368.12 SQ.M. (ONE THOUSAND THREE HUNDRED SIXTY EIGHT POINT ONE TWO SQ.M.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF THE OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF THE ARCHITECT

FORM - II

Issued by B.P. Cell / Greater Mumbai / Mhada
Read Along with this office letter
No. Mhada -
Date :

SPACE
MOULDERS
An Architectural Studio

S.E.B.P.CELL
MHADA

D.E.B.P.CELL
MHADA

E.E.B.P.CELL
MHADA

NAME AND SIGN. OF OWNER :
M/s. Drashti Realtors Pvt. Ltd. C.A. to Charkop Jai Bharat C.H.S.L.

DIRECTOR

CONTENTS OF SHEET:
PART BASEMENT & GROUND FLR PLAN, PLOT AREA
DIAGRAM & CALCULATION, BLOCK & LOCATION PLAN
METER RM, SOCIETY OFFICE, S. TOILET AREA DIAGRAM
BUILT-UP AREA & CONSTRUCTION AREA STATEMENT

JOB NO:
AR / JB / SS / 2021 / 319

DRWG NO:
AR / JB / 01 - 04

JOB TITLE:
Proposed Development of Cluster plot no. 918,
RSC-20, JAI BHARAT C.H.S.L.
of Village Charkop, survey no. 41,
MHADA Layout, Kandivali (West), Mumbai.

DRAWING TITLE:
DWG. FOR MUN. APPROVAL

NORTH:
REV. SUFF. : RD
SCALE AS STATED
DATE 2025 06 24
DRAWN BY GANESH M.
CHECKED BY