CONCESSION DWG.

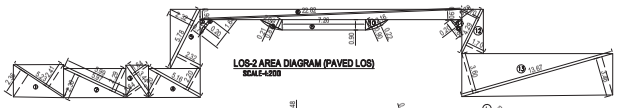
P-4930/2020/K/W Ward/FP/337/1/New | 1/10

B U A S U M M A R Y

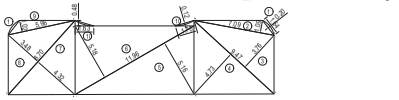
FLOORS	RESIDENTIAL in sqmt WING - A	WING - B	WING - C	STAIRCASE AREA WITH PREMIUM sqmt WING - A	WING - B	WING - C
ST.ILT FLR	----	----	----	----	----	----
1ST.FLR.	218.15	108.98	51.80	42.36	32.84	33.80
2ND.FLR.	218.12	122.45	161.63	42.36	32.38	33.80
3RD.FLR.	218.12	124.38	163.27	42.36	32.33	33.62
4TH.FLR.	218.12	129.98	167.03	42.36	32.33	33.58
5TH.FLR.	218.12	129.98	172.54	42.36	32.33	33.49
6TH.FLR.	218.12	129.98	172.54	42.36	32.33	33.49
7TH.FLR.	218.12	129.98	172.54	42.36	32.33	33.49
8TH.FLR.	176.17	95.10	172.54	42.36	32.33	33.49
9TH.FLR.	218.12	129.98	55.64	42.36	32.33	33.49
10TH.FLR.	218.12	195.71	- - - -	42.36	32.33	- - - - -
11TH.FLR.	218.12	209.62	- - - -	42.36	32.33	- - - - -
12TH.FLR.	218.12	209.62	- - - - -	42.36	32.33	- - - - -
TOTAL	2575.52	1715.76	1289.53	506.32	388.52	302.25
COLUMN AREA WING-B & WING -C (1.74 + 0.20)	= 1.94			TOTAL STAIRCASE AREA (506.32 + 388.52+302.25)	= 1199.09	
PROP. BUA AREA WING-A,B & C (2575.52 + 1715.76 + 1289.53)	= 5580.81					
NET BUA AREA (5580.81 + 1.94)	= 5582.75					

PARKING AREA STATEMENT. AS PER 2034 WING - A TO WING-C

AREA IN SQM	NO OF FLAT	PARKING REQUIRED BY RULE.	PARKING REQUIRED
UP TO 45	WING-A =NIL WING-B =NIL WING-C =NIL	NIL	1 PARKING FOR 4 TENTS.	NIL
45 TO 60	WING-A =NIL WING-B = 11 WING-C = 23	34 NOS	1 PARKING FOR 2 TENTS.	17.00
60 TO 90	WING-A = 34 WING-B = 09 WING-C =NIL	43 NOS	1 PARKING FOR 1 TENT S.	43.00
ABOVE 90	WING-A = 01 WING-B = 03 WING-C =NIL	04 NOS	2 PARKING FOR 1 TENTS.	08.00
TOTAL	81 NOS			68.00
PARKING FOR SHOPS & OFFICE				
PARK REQ. FOR GR. FLR. SHOP	NIL	1 PARKING FOR EVERY 37.50 SQ.M OF OFFICE SPACE UP TO 1500 S.Q.MT.		NIL
25% VISITOR PARKING (68.00 X 25%) = 17 NOS				17.00
TOTAL PARKING REQUIRED (68.00+ 17.00)				85.00
SAY				85 NOS
50% OF PARKING SPACES PERMISSIBLE FREE OF FSI / WITHOUT CHARGING PREMIUM =85 X 50% = 43.00				43 NOS
PROVIDED PARKING				103 NOS



LOS-2 AREA DIAGRAM (PAVED LOS)
SCALE-1:200



LOS-1 AREA DIAGRAM(MOTHER EARTH)
SCALE-1:200

LOS-1 AREA CALCULATION (MOTHER EARTH LOS)

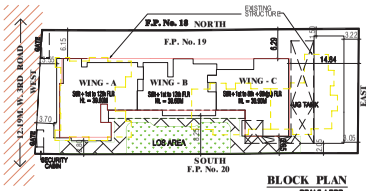
								IN SQ.MT.
ADDITION								
1	1.64	x	0.20	x	0.67	x 2 NO =		0.44
2	7.09	x	1.09	x	0.50	x 1 NO =		3.86
3	9.47	x	3.76	x	0.50	x 1 NO =		17.80
4	9.42	x	4.73	x	0.50	x 1 NO =		22.28
5	11.96	x	5.16	x	0.50	x 1 NO =		30.86
6	11.96	x	5.18	x	0.50	x 1 NO =		30.98
7	8.70	x	4.32	x	0.50	x 1 NO =		18.79
8	8.70	x	3.48	x	0.50	x 1 NO =		15.14
9	5.96	x	1.02	x	0.50	x 1 NO =		3.04
10	1.63	x	0.48	x	0.50	x 2 NO =		0.78
TOTAL AREA							=	143.97
DEDUCTION								
a	1.70	x	0.12	x	0.67	x 2 NO =		0.27
TOTAL DEDUCTION							=	0.62
NET RG AREA							=	143.70

LOS-2 AREA CALCULATION (PAVED LOS) IN SQ.MT.

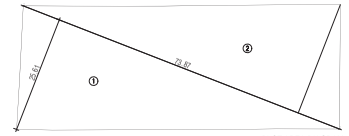
ADDITION								
1	0.50	x	3.83	x	(1.85+1.88)	x 1 NO =		7.16
2	0.50	x	5.97	x	(2.30+2.29)	x 1 NO =		13.70
3	0.50	x	3.44	x	(1.64+1.64)	x 1 NO =		5.64
4	0.50	x	5.16	x	(2.20+2.20)	x 1 NO =		11.36
5	0.50	x	5.78	x	(2.33+2.32)	x 1 NO =		13.48
6	0.50	x	22.62	x	(0.90+0.90)	x 1 NO =		20.36
7	0.50	x	1.64	x	0.79	x 1 NO =		0.65
8		x	7.26	x	0.90	x 1 NO =		6.53
9	0.50	x	2.09	x	(0.21+0.81)	x 1 NO =		1.07
10	0.50	x	2.16	x	(0.90+0.02)	x 1 NO =		1.2
11	0.50	x	1.64	x	0.79	x 1 NO =		0.65
12	0.50	x	4.29	x	(1.70+1.70)	x 1 NO =		7.29
13	0.50	x	6.63	x	(1.13+1.13)	x 1 NO =		7.49
14	0.50	x	6.37	x	(1.13+1.15)	x 1 NO =		7.20
15	0.50	x	15.76	x	(2.57+2.41)	x 1 NO =		39.24
TOTAL AREA							=	143.13
DEDUCTION								
a	0.67	x	1.64	x	0.20	x 2 NO =		0.44
TOTAL DEDUCTION							=	0.44
NET RG AREA							=	142.69

TYPES OF PARKING	BIS PARKING	HIGHLL PARKING	TOTAL PARKING
SURFACE PARKING	NIL	NIL	NIL
IN PIT STACK	15 NOS	33 NOS	48 NOS
IN PIT PUZZLE	55 NOS	NIL	55 NOS
CANTI PARKING	NIL	NIL	NIL
TOTAL	70 NOS	33 NOS	103 NOS

REQUIRED AREA FOR L.O.S. = 15%		Sq. mt.
NET PLOT AREA	=	1880.46
15% L.O.S. REQUIRED AREA (1880.46 x15%)	=	282.07
PROVIDED AREA (LOS-1+LOS-2) (143.70+142.69)	=	286.39
50% L.O.S. On Mother Earth Reqd. (286.39 x 0.50)	=	143.19
Provided Area	=	143.70
50% PAVED L.O.S. Provided Area	=	142.69



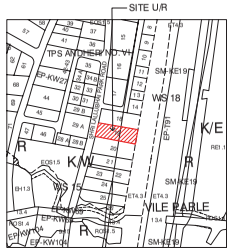
BLOCK PLAN
SCALE-1:500



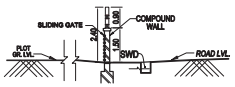
PLOT AREA DIAGRAM
SCALE-1:2000

PLOT AREA CALCULATION IN SQ.MT.

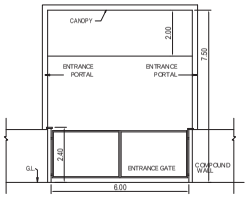
1	0.90	x	73.87	x	25.61	x 1 NO =	945.90
2	0.90	x	73.87	x	25.303	x 1 NO =	934.56
TOTAL PLOT AREA						=	1880.46



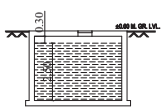
LOCATION PLAN
SCALE-1:4000



SECTION THRO. ENTRANCE GATE
SCALE - 1:100



ENTRANCE PORTAL ELEVATION
SCALE - 1:100



SECTION THRO' U.G. TANK
SCALE - 1:100

Trees no. T1 to T6 needs to be replanted

F.P. No. 18

NORTH

EXISTING SITE BOUNDRY

F.P. No. 19

OPEN TO SKY

6.00 M. WIDE CLEAR DRIVEWAY

WING - A

WING - B

WING - C

COMBINED ENTRANCE LOBBY (FOR WING A,B & C) 24.09 X 4.77 + 0.60M LVL.

SPACE FOR LETTER BOX

SERVANTS TOILET

FIRE NOC CAMOUFLAGE PARKING

AVG WATER TANK TO BEAR A LOAD OF FIRE APPLIANCE UP TO 48 TONNES

PUMP ROOM BELOW

SPACE FOR UNTIZED SUB STATION 5.58 X 2.82

SPACE FOR FIRE PANAL

SECURITY CABIN 1.50x1.20

ENTRANCE GATE

SERVANTS KOWAL

12.19M. W. 3RD ROAD

RAILWAY SIDE

SOUTH
F.P. No. 20

LOS REQUIRED = 1880.46 X 15% =282.07 SQ.M.
LOS PROVIDED = 286.39 SQ.M.
MOTHER EARTH AREA REQ. 286.39X50%= 143.19 SQ.M.
MOTHER EARTH AREA (LOS-1) PROVIDED= 143.70 SQ.M.
PAVED LOS AREA (LOS-2) PROVIDED= 142.69 SQ.M.

GROUND FLOOR PLAN
SCALE - 1:100

NOTE:- TREES COMING IN THE DRIVEWAY WILL BE REPLANTED T1 to T6

F O R M - I

		AREA STATEMENT		Plan As Per DCPR 2034 Area In sq.mt.
I	1	AREA OF PLOT	AS PER P.R.C. = 1896.00 sq.mt	
			AS PER PLAN/TABLE SURVEY = 1880.46 sq.mt	1880.46
			LEAST AREA ADOPTED FOR PROPOSAL = 1880.46 sq.mt	
		(a)	Area of Reservation in Plot	
		(b)	Area of Road Set-back	----
		(c)	Area of D.P Road	
	2	DEDUCTIONS FOR		
	(A)	FOR RESERVATION / ROAD AREA		----
		(a)	Road Set-back Area to be Handed Over (100%) (Regulation No 16)	
		(b)	Proposed D.P Road to be Handed Over (100%) (Regulation No 16)	----
		(c)	Reservation Area (plot) to be Handed Over (Regulation No 17)	
	(B)	FOR AMENITY AREA		
		(a)	Area of Amenity Plot / Plots to be Handed Over As Per DCR 14 (A)	----
		(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 15	----
		(d)	Area of Amenity Plot / Plots to be Handed Over As Per DCR 35	
	(C)	DEDUCTIONS FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY		
		(a)	Joint Component of Existing BUA As Per Regulation Under Which The Development Was Allowed.	----
	3	TOTAL DEDUCTIONS : [2(A) + 2(B) + 2(C)]		
	4	BALANCE AREA OF PLOT (1 Minus 3)		1880.46
	5	PLOT AREA UNDER DEVELOPMENT (4-2(A) + 2(B))		
	6	ZONAL (Basic) FSI (1 or 1.33)		ONE
	7	PERMISSIBLE BUILT UP AREA AS PER ZONAL (Basic) FSI (5 X 6) (In Case of Mill Land Permissible Built up Area Shall be As Per 4 of Regulation 30(A))		1880.46
	8	BUILT UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER 5(a) OF REGULATION 30(A)		----
	9	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER		----
	10	BUILT UP AREA DUE TO " ADDITIONAL FSI ON PAYMENT OF PREMIUM " AS PER TABLE NO 12 OF REGULATION NO 30(A) SUBJECT TO REGULATION NO 30(A)9 (1880.46 x 50% = 940.23 sq.m.)		940.23
	11	BUILT UP AREA DUE TO ADMISSIBLE " TDR " AS PER TABLE NO 13 OF REGULATION NO 30(A) SUBJECT TO REGULATION NO 30(A)9 PERMISSIBLE TDR = 1880.46 x 70% = 1316.32 SQMT		1316.32
	12	PERMISSIBLE BUILT UP AREA (7+8+9+10+11)		4137.01
	13	PROPOSED BUILT UP AREA (Residential)		4137.01
	14	TDR GENERATED IF ANY AS PER REGULATION 30(A)		
	15	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31 (3) (PERMIS- 4137.01 x 35%=1447.95)		1446.74
		(a) (i)	Permissible Fungible Compensatory Area For Rehab Component Without Charging Premium	
		(ii)	Fungible Compensatory Area Availed For Rehab Component Without Charging Premium	
		(b) (i)	Permissible Fungible Compensatory Area by Charging Premium (Resi. + Comm.)	
		(ii)	Fungible Compensatory Area Availed On Payment Of Premium (Resi. + Comm.)	
	16	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (13 + 15(a)(ii) + 15(b)(ii))		5582.75
	17	FSI CONSUMED ON NET PLOT (16/4)		2.20
II		OTHER REQUIREMENTS		
	A	RESERVATION / DESIGNATION		----
		(a)	Name of Reservation	
		(b)	Area of Reservation Affecting The Plot	----
		(c)	Area of Reservation Land to be Handed / Handed Over As Per Regulation No. 17	
		(d)	Built up Area of Amenity to be Handed Over As Per Regulation No. 17	----
		(e)	Area / Built up Area of Designation	
	B	PLOT AREA / BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO		----
		(i)	14 (A)	
		(ii)	14 (B)	----
		(iii)	15	----
	C	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT / PLOT AS REGULATION NO. 27		
	D	TENEMENT STATEMENT		
		(i)	Proposed Built up Area (13 Above)	4137.01
		(a)	Less Deduction of Non-Residential Area (Shop Etc.)	----
		(b)	Area Available For Tenements ((i) Minus (a))	4137.01
		(v)	Tenements Permissible (Density of Tenements / Hectare)	198 Nos
		(v)	Total Number of Tenements Proposed on The Plot	81 Nos
	E	PARKING STATEMENT		
		(I)	PARKING REQUIRED BY REGULATIONS FOR	
			Car	85 Nos
			Scooter / Motor Cycle	
			Outsiders (Visitors)	----
		(II)	COVERED GARAGE PERMISSIBLE	
		(III)	COVERED GARAGE PROPOSED	----
			Car	
			Scooter / Motor Cycle	----
			Outsiders (Visitors)	
		(IV)	TOTAL PARKING PROVIDED	103 Nos
	F	TRANSPORT VEHICLES PARKING		
		(I)	Space For Transport Vehicles Parking Required By Regulations	----
		(II)	Total No. of Transport Vehicles Parking Spaces Provided	----

C E R T I F I C A T E O F A R E A

Certified That I Have Surveyed The Plot Under Reference on Dt : 13/09/19 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 1880.46 sqmts. (ONE THOUSAND EIGHT HUNDRED EIGHTY POINT FOUR SQ.M.ONLY) And Tallies With The Area Stated in the Document of Ownership / Town is Planning Scheme Records.

Shah MANISHKUMAR UMAR MAHASHA AL

Signature of Architect

F O R M - II

CONTENTS OF SHEET :

GROUND FLOOR PLAN, PARKING AREA STATEMENT, U.G TANK & COMPOUND WALL SECTION, BLOCK & LOCATION PLAN, BUA SUMMARY.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT ON PLOT BEARING F.P. No.19, TPS No.VI, ROAD No.3rd, NEAR LALUBHAI PARK, VILLAGE - VILE PARLE, ANDHERI (W), MUMBAI

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER & RCC CONSULTANT

SAHAJIVY CBS Ltd.
ROAD No.3, NEAR LALUBHAI PARK
PLOT NO.19
ANDHERI (W), MUMBAI

CHAIRMAN	SECRETARY	JOINT SECRETARY	RCC CONSULTANT
RAKESH BALCHANDJAIN	JAWAHAR MEHTA	SUNIL HARIKISHANDAS TIRPATHI	

NORTH	Job no.	Drawing No.	Scale No. (1:100)	Down By	Checked By	Date No.
				Shah Manish	S'W.R'27	03/02/2021

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

MANISH SHAH
ARCHITECT & PROJECT CONSULTANT

Shah MANISHKUMAR UMAR MAHABALAL

MANISH SHAH
B. ARCH
REG. NO. CA / 85/19848

OFFICE ADDRESS :- 110/1, Wing - B, Western Edge - II, Western Express Highway, Borivali (East), Mumbai - 400066. Tel : 28707859 / 28706999. E-mail : anshahmanish@gmail.com

MUNICIPAL CORPORATION OF GREATER MUMBAI

APPROVAL OF PLANS

1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED
2) THIS PLANS FOR CONSIDERATION

S.E.B.P. (K/E - S)	A.E.B.P.(K/W)
Shrikant Gautam Muntode	Amit Prakash Patil