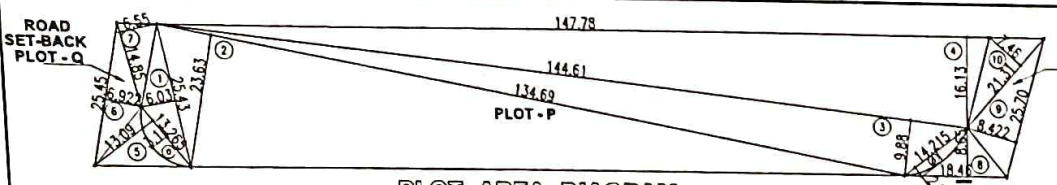
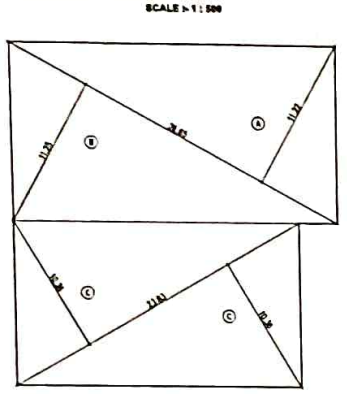


PLOT AREA DIAGRAM
SCALE :- 1 : 500

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 8.922 x 1		68.06
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 8.85 x 1		79.34
9	0.50 x 25.79 x 8.422 x 1		169.22
10	0.50 x 21.31 x 7.46 x 1		79.43
	TOTAL ADDITIONS		267.85
DEDUCTION			
b	2/3 x 14.215 x 2.06 x 1		19.55
	TOTAL DEDUCTIONS		19.55
	TOTAL AREA OF PLOT - R		248.60
	TOTAL SET-BACK AREA = (Q + R)		= 195.80 + 248.60
TOTAL SET-BACK AREA			444.40
	TOTAL PLOT AREA = (P + Q + R)		= 3620.78 + 195.80 + 248.60
TOTAL PLOT AREA			4065.10

EXISTING STRUCTURE AREA

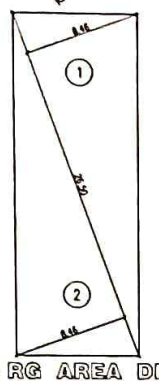
EXISTING STRUCTURE NO.	AREA IN SQ.MT.
1	8.75
2	7.74
3	4.71
4	6.93
5	10.33
7	11.20
8	10.70
9	10.70
10	14.40
11	5.15
13	2.81
14	10.70
15,16,17	20.60
18	29.10
19	19.10
20	30.40
TOTAL AREA	203.32



15% RG AREA DIAGRAM
SCALE :- 1 : 200

BUILT UP AREA CALCULATION

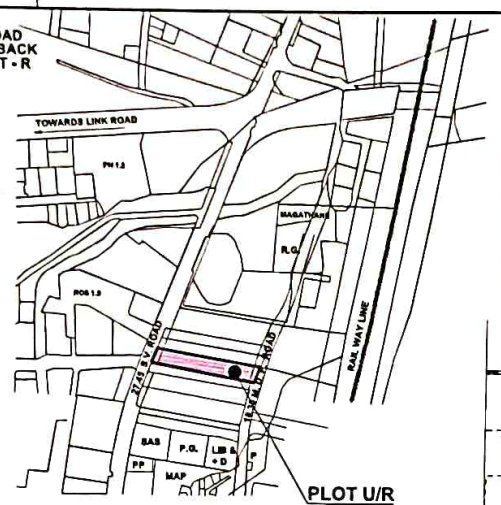
ADDITION					SQ.MT
A	1/2 x 26.65 x 11.22 x 1	=	149.51
B	1/2 x 26.65 x 11.25 x 1	=	149.91
C	1/2 x 23.83 x 10.36 x 2	=	246.88
	TOTAL R.G AREA	=	546.30



5% RG AREA DIAGRAM
SCALE :- 1 : 200

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



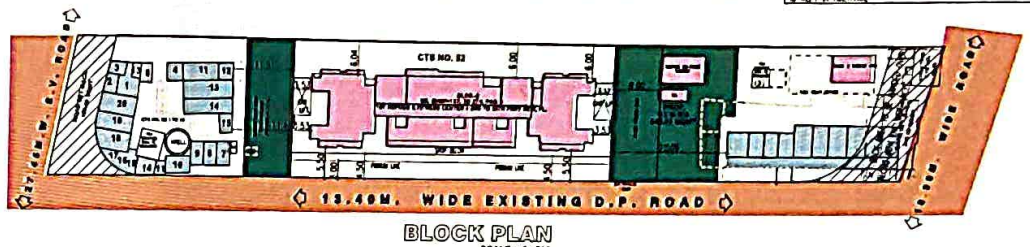
LOCATION PLAN
SCALE 1:4000

CAR PARKING STATEMENT

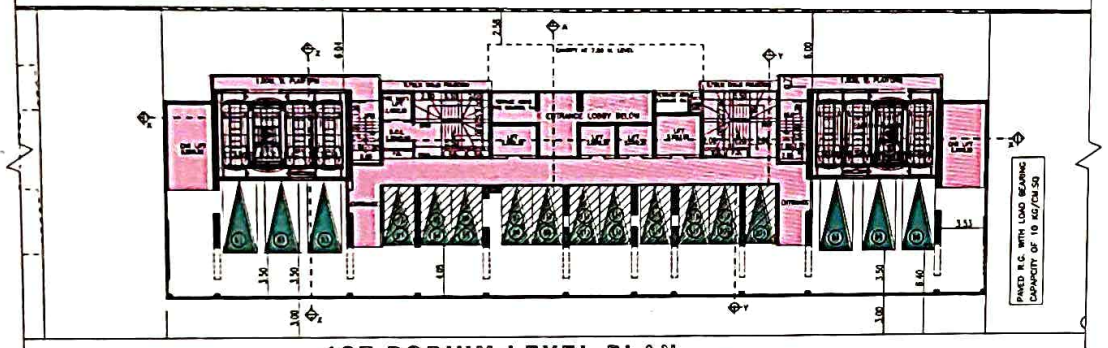
FLOOR	BIG	SMALL	TOTAL
1ST PODIUM	6	21	27
2ND PODIUM	6	21	27
3RD PODIUM	6	21	27
4TH PODIUM	6	21	27
5TH PODIUM	6	21	27
TOWER PARK	82		82
TOTAL PARKING	112	105	217

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

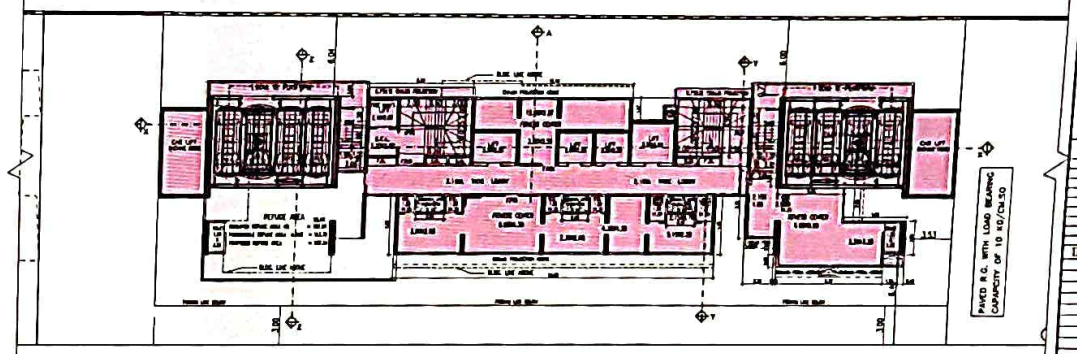
NOTE:-
AREA 145.71 SQ.MT OF EXISTING OCCUPANTS IS KEPT IN ABEYANCE
& FUNGIBLE AREA OF EXISTING OCCUPANTS INCLUDING 145.71 SQ.MT IS KEPT IN ABEYANCE



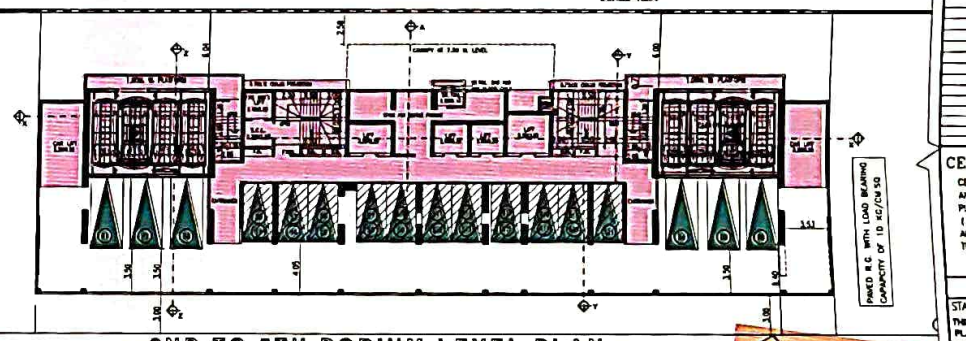
BLOCK PLAN
SCALE :- 1 : 500



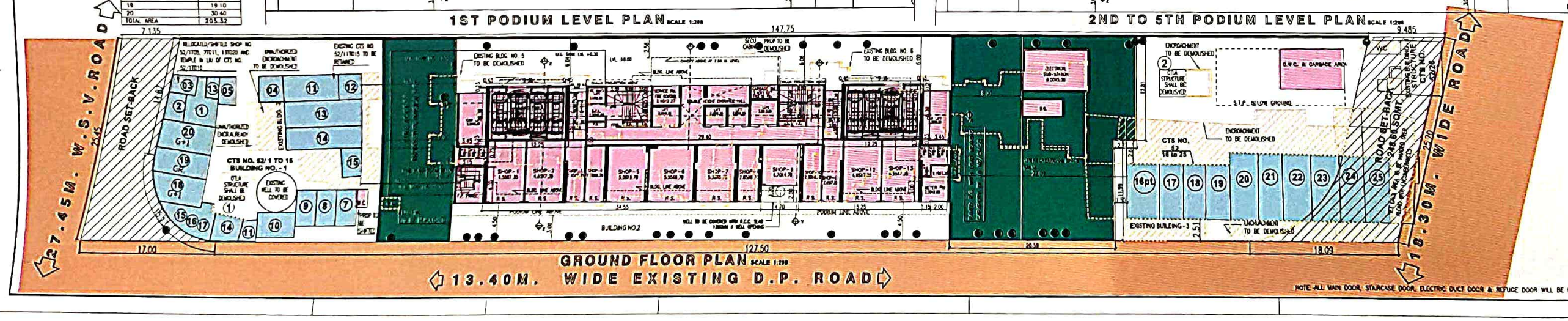
1ST PODIUM LEVEL PLAN SCALE 1:200



1ST REFUGE & FITNESS CENTER FLOOR 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.

AMENDED I.O.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 + 248.60)	444.40
2 Deductions for		808.80
(A) For Reservation/Road area		
(a) Road set back area to be handed over (100%) (Regulation No 16)	(195.80 + 248.60)	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 Loaded Built up area to be removed / any / land development of abutting BLd / abutting land as per regulation under which this development was obtained (40.84+255.68 Encroach)		808.80
3 Total deductions (1(a)) - (2(c)) as and when applicable		444.40
4 Balance area of plot (1 minus 3)		3620.70
5 Plot area under development after areas to be handed over to MCGM/Municipal Authority as set out in 1 above		3620.70
6 Zonal Deemed FSI (0.5 or 0.75 or 1 or 1.33)		1.00
7 Built up Area as per Zonal Deemed FSI (3 X 6)		3620.70
In case of MIG land Permissible Built kept in abeyance		
8 Built up Area to be handed over as per 30(A)		808.80
Less part(A) and 30(B) except 30(A) (40%) shown with map of Reservation TDR as column 8 of table17 on remaining plot)		808.80
In case of 30(A)(B) permissible over and above permissible BLd. on remaining/balance plot		808.80
9 Built up Area of new / Cost of construction of built up amenity to be handed over (other than those of permissible BLd on remaining plot)		
(1) 5% of no. / spaces or 1 (whichever is higher) per 1000 square meters as per Reg.38 (2)		768.00
15% X 2560.80 = (25.11 sqm. or 10 sqm. X 76 nos of tenements = 760.00 sqm)		
10 Built up Area due to Additional FSI on payment of Premium as per table no. 12 of Regulation No 30(A) on remaining / balance plot		1010.35
11 Built up Area due to amenable TDR as per table13(a) Reg.No.30(A)(B) addition per 30(B)(5)-(30)(7) - (760+2717.35)		2151.84
Area that is amenable TO cost recovery		
ALREADY UTILISED AREA sqm. / ROAD SET BACK AREA = 381.60 (195.80 X 1 Sides)	SLUM TDR NEW CLAIMED sqm. A. SRC.80.3%/140%/CONST = 120.00 B. SRC.80.3%/140%/CONST = 1525.00	
GENERAL TDR = 381.60	TOTAL = 1740.00	
12 Permissible BLd (on the cons may be without BLd as per 30(A) (1+9)+10+11)	Area to be Added=30.84+255.68) = 7543.31	8322.65
13 Proposed BLd (on the cons may be with BLd as per 30(A))		7543.31
14 TDR generated as per regulation 30(A)		
15 Amenity Compensatory 5.75% as per Regulation no 31(3)	7543.31 @ 5%	377.15
16 Amenity Area Compensatory area for hawker compartment without charges premium		160.25
17 Amenity Compensatory area added for hawker compartment without charges premium		160.25
18 Amenity Compensatory area for Charges premium		161.25
19 Compensatory area added for payment of premium		134.25
20 Total built up area proposed including Amenity Compensatory Area (1+2+3+4+5+6+7+8+9+10+11+12+13+14+15+16+17+18+19)		10819.15
21 FSI consumed on Net Plot (12/4)		2.675

II OTHER REQUIREMENT

(A) Reservation/Dedication	
a) Name of Reservation	808.80
b) Area of Reservation affecting the plot	808.80
c) Area of Reservation land to be handed/handed over as per Regulation No. 17	808.80
d) Built up area of amenity to be handed over as per Regulation No.17	808.80
(B) Plot area / Built up Amenity to be Handed Over as per Regulation No.	808.80
(1) 14(a)	808.80
(2) 14(b)	808.80
(3) 15	808.80
(C) Requirement of Recreational Open Space as Required/Plot as per Regulation No.31 3620.70x15%	543.10
(D) Improved Statement	
(1) Proposed built up area (16 storey)	10819.34
(2) Less deduction on Non-residential area (Shop etc.)	481.56
(3) Area provided for tenements (Residential)	10556.37
(4) Tenements permissible (Density of tenements/hectare)	475
(5) Total number of tenements proposed on the plot	167
(E) Parking Statement	
(1) Parking required by Regulation for -	
Car	126 nos
Scooter / Motor cycle (Visitors / visitors)	95 nos
(2) Proposed Garage Parking	
Car additional parking 46 (83 for 30%) (OR 37 (67 NT) 34 x 50% = 50%)	83 nos
(3) Total parking provided (Residential)	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 SURELIA
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

SPACE MOULDERS
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spacemoulders@yahoo.co.in
www.spacemoulders.com

JOB TITLE
Proposed Redevelopment of The Borivali 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			