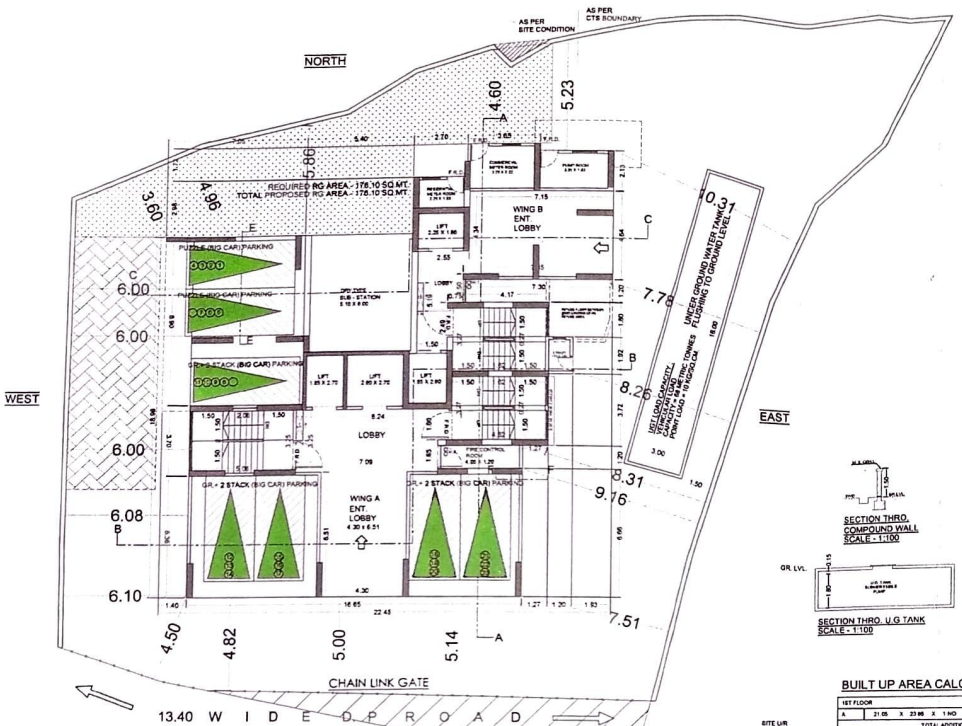
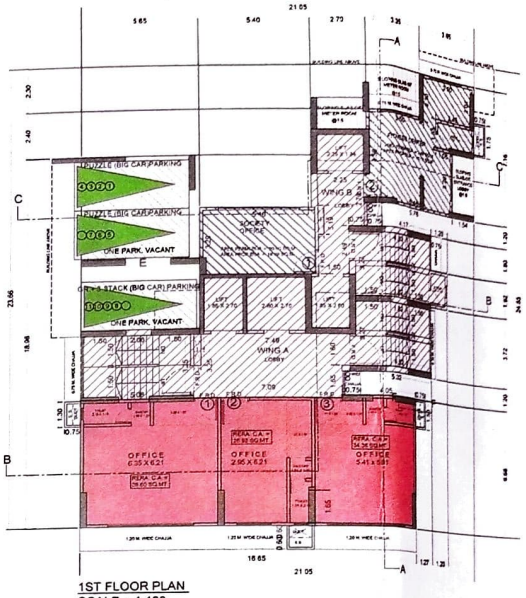
FILE NO.- P-4774/2020/(497)K/E Ward/GUNDAVALI/337/1/New | SHEET NO. (1 / 2)



STILT /GR. FLOOR PLAN
SCALE :- 1:100

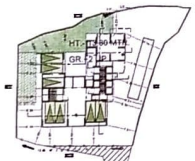


1ST FLOOR PLAN
SCALE :- 1:100

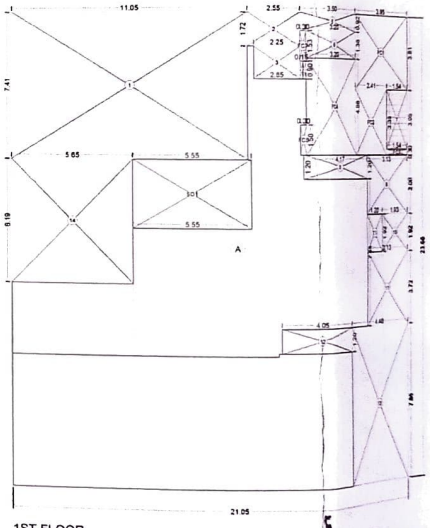
SECTION THRO. COMPOUND WALL
SCALE - 1:100

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

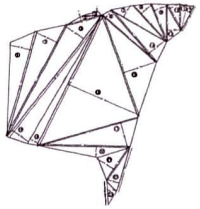
LOCATION PLAN
SCALE - 1:4000



BLOCK PLAN
SCALE - 1:500



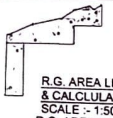
1ST FLOOR
B/U AREA LINE DIAGRAM & CALCULATION
SCALE :- 1:100



PLOT BOUNDARY LINE DIAGRAM & CALCULATION
SCALE :- 1:500

LOS AREA CALCULATION							
PERMISSIBLE LOS AREA							
1174.00		X	15%		=	176.10	
AREA CALCULATION							
1	0.50	X	7.93	X	1.52	=	6.03
2	0.50	X	17.00	X	4.75	=	40.38
3	0.50	X	11.67	X	4.51	=	26.32
4	0.50	X	8.59	X	3.37	=	14.47
5	0.50	X	6.09	X	3.05	=	9.29
6	0.50	X	6.09	X	3.12	=	9.50
7	0.50	X	4.69	X	1.02	=	2.39
8	0.50	X	5.72	X	1.49	=	4.26
9	0.50	X	5.72	X	1.95	=	5.58
UNPAVED LOS AREA						=	118.21
7	0.50	X	14.05	X	4.09	=	28.73
8	0.50	X	14.05	X	4.15	=	29.15
PAVED LOS AREA						=	57.89
PROPOSED LOS AREA						=	176.10

PLOT AREA CALCULATION							
1	0.50	X	27.95	X	5.65	=	78.94
2	0.50	X	32.15	X	6.00	=	96.45
3	0.50	X	38.50	X	5.40	=	103.93
4	0.50	X	8.70	X	1.10	=	4.79
5	0.50	X	4.85	X	1.05	=	2.55
6	0.50	X	18.35	X	2.40	=	22.02
7	0.50	X	16.10	X	3.75	=	30.18
8	0.50	X	12.65	X	3.60	=	22.77
9	0.50	X	10.70	X	3.55	=	18.99
10	0.50	X	7.75	X	3.15	=	12.21
11	0.50	X	6.95	X	1.55	=	5.39
12	0.50	X	7.20	X	1.65	=	5.94
13	0.50	X	9.75	X	3.55	=	17.31
14	0.50	X	17.60	X	5.30	=	47.17
15	0.50	X	27.85	X	8.70	=	121.35
16	0.50	X	36.75	X	19.30	=	354.64
17	0.50	X	25.55	X	7.00	=	89.43
18	0.50	X	37.35	X	2.30	=	42.95
19	0.50	X	38.50	X	5.05	=	97.21
TOTAL							1174.00
ROAD SETBACK AREA							
20	0.50	X	22.65	X	2.75	=	31.14
21	0.50	X	10.25	X	5.15	=	26.39
22	0.50	X	11.70	X	2.95	=	17.26
23	0.50	X	6.00	X	2.10	=	6.30
TOTAL						=	81.10
TOTAL PLOT AREA						=	1255.10



R.G. AREA LINE DIAGRAM & CALCULATION
SCALE :- 1:500
R.G. AREA CALCULATION

BUILT UP AREA STATEMENT

FLOOR	RESI.	FLOOR	NON RESI.	TOTAL B.U.A.
STILT/ GR	0.00	STILT/ GR	0.00	0.00
1ST	0.00	1ST	266.46	266.46
2ND	181.03	2ND	183.22	364.25
TOTAL	181.03	TOTAL	449.68	630.71

RERA CARPET AREA

FLOOR	FLAT NOS.		FLOOR	OFFICE NOS.		
	01	02		01	02	03
STILT	— —	— —	STILT	— —	— —	— —
1ST	— —	— —	1ST	39.62	29.92	34.38
2ND	86.47	87.85	2ND	39.62	29.92	34.38
TOTAL NOS.	1 NOS.	1 NOS.	TOTAL NOS.	2 NOS.	2 NOS.	2 NOS.

BUILT UP AREA CALCULATION

1ST FLOOR								
A	21.05	X	23.85	X	1 NO	=	498.04 SQ MT.	
TOTAL ADDITION						=	498.04 SQ MT.	X
DEDUCTIONS								
1	11.05	X	7.41	X	1 NO	=	81.88 SQ MT.	
2	2.55	X	1.72	X	1 NO	=	4.38 SQ MT.	
3	3.25	X	1.83	X	1 NO	=	5.87 SQ MT.	
4	0.19	X	0.90	X	1 NO	=	0.14 SQ MT.	
5	3.50	X	0.92	X	1 NO	=	3.22 SQ MT.	
6	3.20	X	1.38	X	1 NO	=	4.42 SQ MT.	
7	1.54	X	3.05	X	1 NO	=	4.70 SQ MT.	
8	4.17	X	1.20	X	1 NO	=	5.00 SQ MT.	
9	3.13	X	3.00	X	1 NO	=	9.39 SQ MT.	
10	1.93	X	1.92	X	1 NO	=	3.71 SQ MT.	
11	3.13	X	3.72	X	1 NO	=	11.64 SQ MT.	
12	4.05	X	1.20	X	1 NO	=	4.86 SQ MT.	
13	4.40	X	7.86	X	1 NO	=	34.58 SQ MT.	
14	5.65	X	6.19	X	1 NO	=	34.97 SQ MT.	
TOTAL DEDUCTION						=	206.87 SQ MT.	Y1
TOTAL BUILT UP AREA (X - Y1)						=	291.17 SQ MT.	X1

SOCIETY OFFICE AREA CALCULATION								
SO1	5.55	X	3.44	X	1 NO	=	19.09 SQ MT.	
TOTAL SOCIETY OFFICE AREA.						=	19.09 SQ MT.	Y2

FITNESS CENTER AREA CALCULATION								
FC1	3.95	X	3.81	X	1 NO	=	15.05 SQ MT.	
FC2	2.41	X	3.35	X	1 NO	=	8.07 SQ MT.	
FC3	1.54	X	0.30	X	1 NO	=	0.46 SQ MT.	
FC4	3.20	X	4.86	X	1 NO	=	15.55 SQ MT.	
FC5	0.30	X	1.50	X	1 NO	=	0.45 SQ MT.	
FC6	0.13	X	0.90	X	1 NO	=	0.14 SQ MT.	
FC7	0.30	X	1.53	X	1 NO	=	0.46 SQ MT.	
TOTAL FITNESS CENTER AREA PER FL (TYPICAL FLOOR)						=	40.18 SQ MT.	Y3

TOILET AREA CALCULATION								
T1	1.20	X	1.82	X	1 NO	=	2.30 SQ MT.	
TOTAL TOILET AREA						=	2.30 SQ MT.	Y4

NET BUILT UP AREA (X1 - (Y2+Y3+Y4))						=	229.90 SQ MT.	

FITNESS CENTER AREA REQUIRED

181.03 X 2% = 3.62

EXCESS FITNESS CENTER AREA COUNTED IN FSI (40.18 - 3.62=36.56)

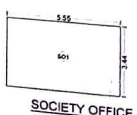
NET BUILT UP AREA (229.90+36.56)						=	266.46 SQ MT.

PARKING AREA STATEMENT

FOR RESIDENTIAL			
AREA IN SQ. MTR.	NOS. OF FLAT	PARKING REQUIRED BY RULE	PARKING REQUIRED
BELOW 45 SQ. MT.	00 NOS	1 PARKING FOR 4 TENTS	0.00
45 TO 90 SQ MT	1 NOS	1 PARKING FOR 2 TENTS	0.50
90 TO 180 SQ MT	1 NOS	1 PARKING FOR 1 TENTS	1.00
ABOVE 180 SQ MT.	0 NOS	2 PARKING FOR 1 TENTS	0.00
TOTAL	2 NOS		1.50
25% VISITOR PARKING	(minimum 1.00)		1.00
TOTAL RESIDENTIAL PARKING REQD.			2.50

FOR COMMERCIAL	
COMMERCIAL BUILT UP AREA	449.68
1 FOR 37.50 SQ MT. UPTO 1500 SQ M	11.99
449.68 / 37.50 = 11.99	
1 FOR 75 SQ MT. ABOVE 1500 SQ M	0.00
TOTAL	11.99
10% VISITORS PARKING (minimum 2.00)	2.00
TOTAL COMMERCIAL PARKING REQD.	13.99

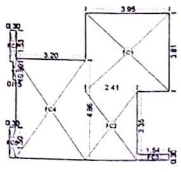
TOTAL PARKING REQD.	17 NOS
COMM. PARK. + RESI. PARK. (13.99+ 2.50 = 16.49)	33 NOS
TOTAL PARKING PROP.	



SOCIETY OFFICE AREA LINE DIAGRAM & CALCULATION
SCALE :- 1:100

AREA OF SOCIETY OFFICE

PERMISSIBLE AREA						=	30.00 SQ MT	
PROPOSED AREA								
SO1	5.55	X	3.44	X	1 NO	=	19.09 SQ MT	
TOTAL SOCIETY OFFICE AREA FLOOR						=	19.09 SQ MT	Y4



FITNESS CENTER AREA LINE DIAGRAM & CALCULATION
SCALE :- 1:100

AREA OF FITNESS CENTER

PERMISSIBLE AREA								
2% OF NET BUILT UP AREA	266.46	X	2%			=	5.33 SQ MT.	
PROPOSED AREA								
FC1	3.95	X	3.81	X	1 NO	=	15.05 SQ MT.	
FC2	2.41	X	3.35	X	1 NO	=	8.07 SQ MT.	
FC3	1.54	X	0.30	X	1 NO	=	0.46 SQ MT.	
FC4	3.20	X	4.86	X	1 NO	=	15.55 SQ MT.	
FC5	0.30	X	1.50	X	1 NO	=	0.45 SQ MT.	
FC6	0.13	X	0.90	X	1 NO	=	0.14 SQ MT.	
FC7	0.30	X	1.53	X	1 NO	=	0.46 SQ MT.	
TOTAL FITNESS CENTER AREA PER FLOOR						=	40.18 SQ MT.	Y
TOTAL FITNESS CENTER AREA COUNTED IN FSI (40.18 X 2 = 80.36)								
EXCESS FITNESS CENTER AREA COUNTED IN FSI (80.36 - 5.33 = 75.03)								

FORM - I

A	AREA STATEMENT	AREA
1	AREA OF THE PLOT	1255.10
	a) Area of reservation on plot	-----
	b) Area of road set back	81.10
	c) Area of DP road	-----
2	DEDUCTIONS	
A	FOR RESERVATION / ROAD AREA TO BE HANDED OVER TO MCGM (100%)	
	a) Road set back / widening area (Regulation NO - 16)	81.10
	b) Proposed d.p. road area (Regulation NO - 16)	-----
	c) Reservation area (plot) to be handed over to (Regulation NO - 17)	-----
	d) Other (Area Not In Possession)	-----
	TOTAL AREA UNDER ROAD / RESERVATION	81.10
B	FOR AMENITY AREA TO BE HANDED OVER TO MCGM	
	a) Area of amenity plot as per doc 14(a)	-----
	b) Area of amenity plot as per doc 14(b)	-----
	c) Area of amenity plot as per doc 33	-----
	TOTAL AMENITY AREA	-----
3	TOTAL DEDUCTIONS (2(A) + 2(B))	-----
4	BALANCE AREA OF PLOT (FOR CALCULATING REQUIRED FSI) (1 - 3)	1174.00
5	PLOT AREA UNDER DEVELOPMENT (4(R, NR) 4 + 2(A))	1174.00
6	ZONAL (RADIUS PER 40 OR 60 ?) (OR (1 OR (2)))	1.00
7	a) Permissible built up area as per zonal (basic) fsi (5 x 6)	1174.00
	b) Permissible built up area as per regulation 30(11) (protected development)	-----
	PERMISSIBLE BUILT UP AREA (7a or 7b above, whichever is more)	1174.00
8	SITE / TDR DEPOSIT TO AREA LAND HANDED OVER AS PER REGULATION 30(A)	
	a) Additional FSI (8a OR 8b OR 8c) & 2(B) above within the cap of "Admissible TDR" as per table no 12 on balance plot. 200% for net back	362.29
	b) Additional FSI (8a OR 8b OR 8c) as per regulation 17(1) (note 29(vii) & (viii) on net or other on remaining plot (75% as per table no. 5 of regulation 17(1))	-----
	TOTAL AREA LAND TO BE HANDED OVER AS PER REGULATION 30(A)	362.29
9	ADDITIONAL / INCENTIVE FSI WITHIN THE CAP OF "ADMISSIBLE TDR" AS PER TABLE 12 ON BALANCE PLOT	
	a) In lieu of cost of construction of amenity buildings as per regulation 30(A)(1)(b)	-----
	b) 50% OF rehab component as per reg. 33(7)(A)	-----
	c) 1% of commercial & 15 sq.mts. per rehab tenement as per reg. 33(7)(B) (0% X ---- = ---- sq.mts. & 15 sq.mts. X 24 Nos. of tenements = 240.00 sq.mts) (0.00 sq.mts. + 240.00 sq.mts. = 240.00 sq.mts.)	-----
	TOTAL ADDITIONAL / INCENTIVE BUILT UP AREA	
10	FSI & DEDUCTION ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER TABLE NO 12 OF REGULATION No 30(A) at no 5 X 50%) Restricted to	
11	AREA DEDUCTED AS INADMISSIBLE (TDR AS PER TABLE NO 12 OR REGULATION NO 30(A) & 33) by consuming area utilised twice(zonal fsi or on 75% fsi) & 9 above)	-----
	a) Granted TDR [(8a Nos. X 2) 50% or 75% OR 90% OR 100%] X 50% OR 80% max.]	
	b) Area of amenity plot as per doc 14(b)	-----
	c) Share TDR [(8a Nos. X 2) 50% or 75% or 90% OR 100%] X 50% or 20% max] [(8b(Nos - 8b(A)) Const.]	
	TOTAL TDR	
12	PERMISSIBLE BUILT UP AREA [7+9+10+11]	1536.29
13	PROPOSED BUILT UP AREA	
	Residential	181.03
	Non residential	449.68
	TOTAL PROPOSED BUILT UP AREA	630.71
14	TDR GENERATED IF ANY AS PER REGULATION 30(A) AND 32 FOR UNUTILIZED BEACON PLOT	-----
15	MANDATORY COMPENSATORY AREA AS PER REGULATION NO 31(3)	
	a-i) Prema. hospital compensatory area for rehab comp. w/o charging premium	-----
	Residential	-----
	Non residential	-----
	a-ii) Possible compensatory area awarded for rehab comp. w/o charging premium	-----
	b-i) Permissible hospital compensatory area by charging premium (Residential)	
	Residential	
	Non residential	
	b-ii) Possible compensatory area awarded on payment of premium	
16	TOTAL BUILT UP AREA PROPOSED INCLUDING FSI A [13+15(a)+(a)+15(b)+(b)]	630.71
17	FSI CONSUMED ON NET PLOT (16 / 4)	0.53
B	TENEMENT STATEMENT	
1	PROPOSED AREA (ITEM A16)	630.71
2	LESS DEDUCTION OF NON RESIDENTIAL AREA	449.68
3	AREA AVAILABLE FOR TENEMENTS [(1) - (2)]	181.03
4	TENEMENTS PERMISSIBLE AS PER (200 / HECTARE)	-----
5	TENEMENTS PERMISSIBLE AS PER (450 / HECTARE)	9.00%
6	TENEMENTS PROPOSED	2 NOS.
7	TENEMENTS EXISTING	-----
8	TOTAL TENEMENTS PROPOSED (F + G)	2 NOS.
C	PARKING STATEMENT	
1	TOTAL PARKING REQUIRED	17 NOS.
2	TOTAL PARKING PROVIDED	17 NOS.
D	PARKING STATEMENT	
1	TRANSPORT VEHICLE PARKING REQUIRED	-----
2	TRANSPORT VEHICLE PARKING PROVIDED	-----

FORM - II

CONTENTS OF SHEET

GRISTILT, FLOOR PLAN, 1ST FLOOR PLAN, B/UP AREA DIAG.& CALCN., BLOCK PLAN & LOCATION PLAN, PLOT AREA DIAG. & CALCN., PARKING STATEMENT, SECTION THRO. U.G TANK & COMPOUND WALL, R.G. AREA DIAG & CALCN, B/UP & CARPET AREA STATEMENT, PARKING AREA STATEMENT.

REVISION	DESCRIPTION	DATE	SIGNATURE
		04.03.2021	

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT ON LAND BEARING C.T.S. NO. 497 OF VILLAGE GUNDAVALI SITUATES IN K/E WARD, ANCHERI (EAST), MUMBAI- 400069

CERTIFICATE OF AREA	SIGNATURE
CERTIFIED THAT I HAVE SURVEYED THE PLOT U/R. THE DIMENSION OF SIDES OF THE PLOT STATED ON THE PLAN ARE MEASURED ON SITE AND AREA SO WORKED OUT IS 1255.10 SQ.MT. (ONE THOUSAND TWO HUNDRED AND FIFTY FIVE POINT ONE). TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.	KULIN PATRAWALA Digitally signed by KULIN PATRAWALA Date: 2021.04.13 14:29:46 +05'30'

NAME OF OWNER	SIGNATURE
NEW INDIA CONSTRUCTION COMPANY C/A TO JEEVANDHARA CHSL G/8, SHIV CHHAYA CHS LTD. SIR M.V ROAD, ANCHERI (EAST), MUMBAI-400069 CONTACT NO- 7506115757 / 2684-2258	CHIRAG ASHOK SHAH Digitally signed by CHIRAG ASHOK SHAH Date: 2021.04.13 14:29:46 +05'30'

JOB NO.	DRW. NO.	SCALE	DRAWN BY	CHKD. BY
	01	1 : 100	NILESH	

NORTH	NAME OF ARCHITECT/LS	SIGNATURE
	KULIN PATRAWALA LICENSED SURVEYOR 13/612, SHREE PRASADH SOCIETY, ISHWARJI NAGAR, LINK ROAD, MANDAPESHWAR, MUMBAI-400 103.	KULIN PATRA WALA Digitally signed by KULIN PATRAWALA Date: 2021.03.13 14:29:46 +05'30'

PLANS FOR APPROVAL Issued on 22.03.2021.

Shaikh Asif Musa	Abhiwer Dushyantku mar Jitendra	Navnath Sopanrao Ghadge
S.E.B.P.	A.E.B.P.	E.E.B.P.