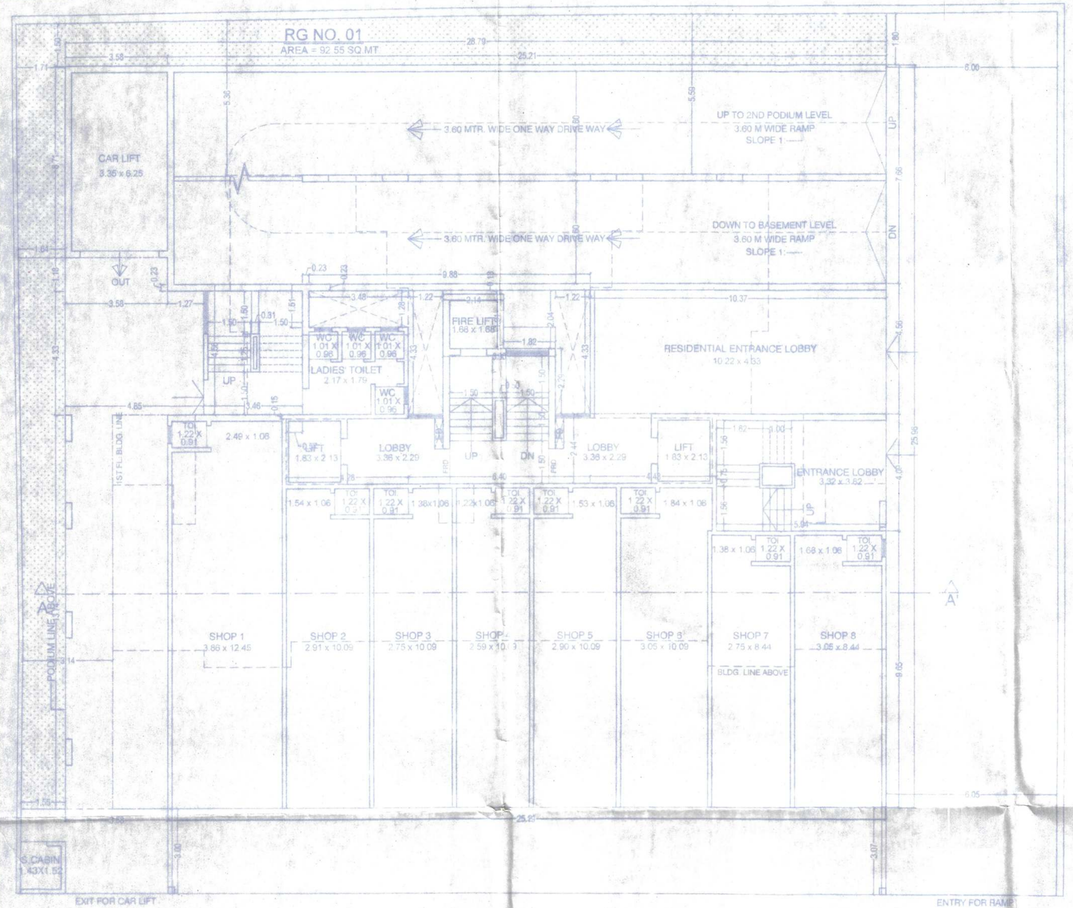
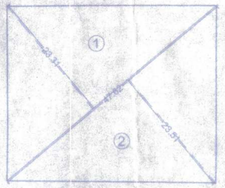


GROUND FLOOR PLAN
SCALE - 1: 100

BUILT-UP AREA STATEMENT

FLOORS	TOTAL CONST. AREA (SQ.MT.) (1)	TOTAL B.U.A. OF ST.CASE/ LIFT LOBBY (FREE OF F.S.I.) (SQ.MT.) (2)	ENTRANCE LOBBY (SQ.MT.) (3)	RAMP & CAR LIFT BASEMENT PODIUM AREA (SQ.MT.) (4)	ELECTRIC PANEL (SQ.MT.) (5)	REFUGE AREA (SQ.MT.) (6)	FITNESS CENTER SALE (SQ.MT.) (7)	COMMON TOILET (SQ.MT.) (8)	B.U.A. OF PTC (SQ.MT.) (9)	B.U.A. OF EXISTING T/S (SQ.MT.) (10)	B.U.A. OF SALE RESI (SQ.MT.) (11)	B.U.A. OF SALE COMM. (SQ.MT.) (12)
BAS FL.	747.59	48.28	---	688.30	10.81	---	---	---	---	---	---	---
GR FL.	653.97	89.90	47.29	219.69	---	---	---	---	---	---	---	297.09
1ST FL.	635.59	85.47	---	222.07	---	---	---	---	---	---	---	328.05
2ND FL.	747.39	52.68	---	694.71	---	---	---	---	---	---	---	---
3RD FL.	747.39	52.68	---	694.71	---	---	---	---	---	---	---	---
4TH FL.	747.39	52.68	---	694.71	---	---	---	---	---	---	---	---
5TH FL.	747.39	52.68	---	694.71	---	---	---	---	---	---	---	---
6TH FL.	747.39	52.68	---	694.71	---	---	---	---	---	---	---	---
7TH FL.	269.41	48.56	---	---	---	---	---	---	---	220.85	---	---
8TH FL.	279.26	48.56	---	---	---	62.32	---	---	---	167.38	---	---
9TH FL.	269.41	48.56	---	---	---	---	---	---	---	220.85	---	---
10TH FL.	269.41	48.56	---	---	---	---	---	---	---	220.85	---	---
11TH FL.	277.13	48.56	---	---	---	---	---	---	---	228.57	---	---
12TH FL.	277.13	48.56	---	---	---	---	---	---	---	228.57	---	---
13TH FL.	277.42	48.56	---	---	---	---	---	---	83.95	144.91	---	---
14TH FL.	277.42	48.56	---	---	---	---	---	---	83.95	144.91	---	---
15TH FL.	281.81	48.56	---	---	---	57.62	---	---	121.58	53.74	---	---
16TH FL.	286.21	48.57	---	---	---	---	---	---	124.79	112.88	---	---
17TH FL.	286.21	48.57	---	---	---	---	---	---	124.79	112.88	---	---
18TH FL.	312.88	48.70	---	---	---	---	---	---	264.18	---	---	---
19TH FL.	306.69	48.76	---	---	---	---	---	---	148.47	---	109.46	---
20TH FL.	308.85	48.56	---	---	---	---	46.31	---	---	---	213.96	---
TOTAL	9752.12	1137.25	47.29	4603.81	10.81	120.24	46.31	---	951.66	1856.39	323.42	625.14
TOTAL BUA INCLUDING FUNGIBLE										1856.39	323.42	625.14
LESS FUNGIBLE BUA										415.28		
NET BUA									951.66	1441.11	323.42	625.14
											948.56	



PLOT AREA DIAGRAM
SCALE = 1:500

PLOT AREA CALCULATIONS

ADDITIONS		
1) 47.60 X 23.32	=	555.02 SQ.MT.
2) 47.60 X 23.52 X	=	559.78 SQ.MT.
TOTAL ADDITIONS	=	1114.80 SQ.MT.
PLOT AREA SAY	=	1114.80 SQ.MT.

FITNESS CENTER AREA STATEMENT (SALE AREA)

TOTAL B.U.A.	=	2804.95	SQ.MTS
REQUIRED AREA OF HEALTH FITNESS CENTER	=	2804.95 X 2% = 56.10	SQ.MTS
PROPOSED AREA OF FITNESS CENTER	=	46.31	SQ.MTS
EXCESS BUA COUNTED IN SALE FSI	=	0.00	SQ.MTS

LOCATION PLAN
SCALE = 1:4000

FORMA - 'I'

AREA STATEMENT

	TOTAL SQ.MT
AREA OF PLOT	1114.80
DEDUCTION FOR	
(a) SET- BACK- AREA	-
(b) RESERVATION	-
TOTAL DEDUCTION	-
BALANCE AREA OF PLOT	1114.80
DEDUCTION FOR R. G	-
NET AREA OF PLOT	1114.80
ADDITIONS FOR FLOOR SPACE INDEX	-
(a) SET- BACK- AREA	-
(b) PROPOSED D.P. ROAD	-
TOTAL ADDITIONS	-
TOTAL AREA	1114.80
PERMISSIBLE FSI	3.00
PERMISSIBLE FLOOR AREA	3344.40
PROPOSED BUA PTC	951.66
PROPOSED BUA SALE	
i) PROPOSED BUA EXISTING T/S	1441.11
ii) PROPOSED BUA SALE (RESIDENTIAL)	323.42
iii) PROPOSED BUA SALE (COMMERCIAL)	625.14
TOTAL BUA PROPOSED	3341.33
FUNGIBLE COMPENSATORY AREA AS PER REG. NO. 31(3)	
(i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM FOR RESIDENTIAL	113.20
(ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM FOR RESIDENTIAL	
(i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM FOR COMMERCIAL	218.80
(ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM FOR COMMERCIAL	
(i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR EXISTING T/S WITHOUT CHARGING PREMIUM	504.39
(ii) FUNGIBLE COMPENSATORY AREA AVAILED ON FOR EXISTING T/S WITHOUT CHARGING PREMIUM	415.28
TOTAL BUA PROPOSED INCLUDING FUNGI. COMPENSATORY AREA	3756.86
FSI CONSUME ON PLOT	3.00

TENEMENT STATEMENT

PROPOSED BUILT UP AREA	
LESS DEA.V.S.ION OF NON-RES. AREA	AS
AREA AVAILABLE FOR TENEMENTS (I - II)	PER
TENEMENTS PERM. (DENSITY OF TENT/HECT.)	GIVEN
TENEMENTS PROPOSED	STATEMENT

PARKING STATEMENT

PARKING REQUIRED BY REGULATION	73 NOS
PARKING PROVIDED	73 NOS

LOADING&UNLOADING STATEMENT

SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED	
TOTAL TRANSPORT VEHICLES PARKING SPACES PROVIDED	

PROFORMA - 'B'

CONTENTS OF THE SHEET

GROUND FLOOR PLAN
BUILT UP AREA DIAG. WITH CALC. BLOCK PLAN PLOT AREA DIAGRAM

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE ASCERTAINED ON THE SITE AND THE AREA 50 HOPEFIED OUT IS 1114.80 Sq.mt. (ONE THOUSAND ONE HUNDRED FOURTEEN POINT EIGHTY SQ.MT.) AND TALLIES WITH THE AREA SHOWN IN DOCUMENT OF OWNERSHIP/ TOWN PLANNING SCHEME RECORDS

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL&PROPERTY

PROPOSED R.C.C. BUILDING WITH STILT + 1ST TO 20TH UPPER FLOORS PLOT BEARING C.T.S. NO. 1256/47(PT) PLOT NO 20, SECTOR-1 OF SR.NO.-103 MAHAVIR NAGAR VILLAGE-KANDIVALI(W) TALUKA-BORIVALI MUMBAI-400067 FOR 1-20 MAHAVIR NAGAR CHSLTD.

NAME OF DEVELOPER

M/s Raj Skyline & KCD Builders Pvt. Ltd.
501, RUBY CREBENT, BUSINESS BOULVERD, ABOVE AXIS BANK, ASHOK CHAKRAVARTY ROAD, KANDIVALI (EAST), MUMBAI 400 101

JOB.NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY	DATE
	01	1:100	SANKET	RAHUL	

COLOURING OF PLAN

* BOUNDARY OF PLOT BOUNDED BLACK
* PROPOSED WORK SHOWN IN RED
* LAYOUT R.G. SHOWN IN GREEN

Raj Skyline & KCD Builders Private Limited
Authorised Signatory / Director

NORTH

NAME AND ADDRESS OF ARCHITECT

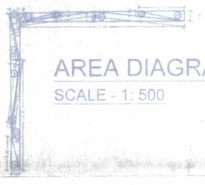
CONCRETE DESIGNS
102, GANESH SMRUTI, MALAVIYA ROAD, VILE PARLE (EAST), MUMBAI - 400057.
TELEFAX - 022 - 2617 5858, 2617 5959
Email - concretedesigns2016@gmail.com

CONCRETE DESIGNS
ASHISH R. SOLANKI
(CA/2000/26252)

STAMP OF RECEIPT OF PLAN | STAMP OF APPROVAL OF PLAN

Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/ AST/P/T/0091/20230115/AP1/amp
D ..... 26 APR 2023
Executive Engineer
Slum Rehabilitation Authority

AREA DIAGRAM RG
SCALE - 1: 500



TENEMENTS STATEMENT (WING-A)

FLOOR	SALE T/S RESI.	SALE T/S COMM./ SHOP.	EXISTING T/S RESI.	EXISTING T/S COMM.	SALE AMEN. FITNESS CENTER	PTC RESI.	PTC AMEN.	TOTAL T/S PER FLR.
GR FL	---	08	---	---	---	---	---	08
1ST FL	---	07	---	---	---	---	---	07
2ND FL	---	---	---	---	---	---	---	---
3RD FL	---	---	---	---	---	---	---	---
4TH FL	---	---	---	---	---	---	---	---
5TH FL	---	---	---	---	---	---	---	---
6TH FL	---	---	---	---	---	---	---	---
7TH FL	---	---	05	---	---	---	---	05
8TH FL	---	---	04	---	---	---	---	04
9TH FL	---	---	05	---	---	---	---	05
10TH FL	---	---	05	---	---	---	---	05
11TH FL	---	---	05	---	---	---	---	05
12TH FL	---	---	05	---	---	---	---	05
13TH FL	---	---	03	---	---	02	---	05
14TH FL	---	---	03	---	---	02	---	05
15TH FL	---	---	01	---	---	03	---	04
16TH FL	---	---	02	---	---	03	---	05
17TH FL	---	---	02	---	---	03	---	05
18TH FL	---	---	---	---	---	06	01	07
19TH FL	02	---	---	---	---	---	04	06
20TH FL	04	---	---	---	01	---	---	05
TOTAL NO. OF T/S	06	15	40	---	01	19	05	86

B.U.A.RSA

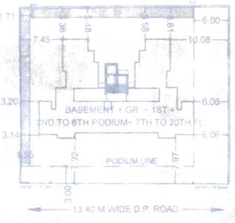
R1	3.07	X	1.80	X	0.50 NO	=	2.77 SQ.MT
R2	0.85	X	15.87	X	0.50 NO	=	6.99 SQ.MT
R3	1.70	X	28.79	X	0.50 NO	=	24.47 SQ.MT
R4	0.71	X	11.32	X	0.50 NO	=	5.13 SQ.MT
R5	1.33	X	7.08	X	0.50 NO	=	4.71 SQ.MT
R6	2.20	X	1.50	X	0.50 NO	=	1.73 SQ.MT
R7	1.38	X	8.39	X	0.50 NO	=	5.79 SQ.MT
R8	1.61	X	8.39	X	0.50 NO	=	6.75 SQ.MT
PR1	1.53	X	11.20	X	0.50 NO	=	8.13 SQ.MT
PR2	0.28	X	13.53	X	0.50 NO	=	1.89 SQ.MT
PR3	1.49	X	19.25	X	0.50 NO	=	14.34 SQ.MT
PR4	1.35	X	6.60	X	0.50 NO	=	4.50 SQ.MT
			TOTAL PROPOSED			=	92.55 SQ.MT
			REQUIRED RG 5% (1114.80 X 5%)			=	55.74 SQ.MT

GROUND FLOOR SANITARY STATEMENT

GROUND FLOOR SHOP AREA = 285.22 SQ. MT.S
OCCUPANT LOAD AS PER 33.3/100 = 94.98 NO.S
TOTAL OCCUPANT = 94.98
SAY = 95 NO.S.
CONSIDER FEMALE OCCUPANT = 48 NO.S.
W. C. REQUIRED 1 FOR EVERY 15 PERSONS = 3.20 NO.S.
SAY = 3.00 NO.S
CONSIDER MALE OCCUPANT = 48 NO.S.
W. C. REQUIRED 1 FOR EVERY 25 PERSONS = 1.92 NO.S
SAY = 2.00 NO.S
URINALS REQUIRED 1 FOR EVERY 25 PERSONS = 1.92 NO.S
SAY = 2.00 NO.S.

1ST FLOOR SANITARY STATEMENT

1ST FLOOR SHOP AREA = 316.17 SQ. MT.S
OCCUPANT LOAD AS PER 33.3/100 = 105.28 NO.S.
TOTAL OCCUPANT = 105.28
SAY = 105 NO.S.
CONSIDER FEMALE OCCUPANT =52 NOS.
W. C. REQUIRED 1 FOR EVERY 15 PERSONS = 3.46 NO.S.
SAY = 3.00 NO.S.
CONSIDER MALE OCCUPANT =53 NOS.
W. C. REQUIRED 1 FOR EVERY 25 PERSONS = 2.12 NO.S.
SAY = 2.00 NO.S.
URINALS REQUIRED 1 FOR EVERY 25 PERSONS = 2.08 NO.S.
SAY = 2.00 NO.S.



BLOCK PLAN
SCALE = 1:500

PARKING STATEMENT FOR RESIDENTIAL SALE/EXISTING TENANTS

CARPET AREA IN SQ. MT.S	TOTAL NO. OF FLATS	PARKING SPACES PERMISSIBLE AS PER REG. 44 OF TABLE NO. 21 OF DCPR 2034	PARKING REQUIRED
BELOW 45.00	24 NOS	1 CAR PARKING FOR 4 TENEMENTS	24.00
45.00 TO 60.00	27 NOS	AT THE OPTION OF OWNER/DEVELOPER MAY PROVIDE ONE PARKING OF EACH TWO 1 PARKING / 2 TENEMENTS OR	22.00
60.00 TO 90.00	00 NOS	AT THE OPTION OF OWNER/DEVELOPER MAY PROVIDE ONE PARKING OF EACH TWO 1 PARKING / 1 TENEMENTS	00.00
TOTAL	46 NOS		46.00
10 % ADDITIONAL PARKING FOR RESIDENTIAL VISITORS			04.60 SAY 5.00
TOTAL PARKING			51.00
SAY TOTAL PARKING REQUIRED			51.00
SAY PARKING REQUIRED			51.00 NO.S
TOTAL PARKING PROVIDED			51.00 NO.S

PARKING STATEMENT FOR PTC TENANTS

CARPET AREA IN SQ.MTS	TOTAL NO. OF FLATS	PARKING SPACES PERMISSIBLE AS PER REG. 44 & TABLE NO. 21 OF DCPR 2034	PARKING REQUIRED
BELOW 45.00	19 NOS	1 PARKING / 5 TENEMENTS	02.38 say 3.00
TOTAL	19 NOS		03.00
10 % ADDITIONAL PARKING FOR VISITORS	00 NOS		01.00
TOTAL PARKING REQUIRED			04.00
SAY TOTAL PARKING REQUIRED			04.00 NO.S
TOTAL PARKING PROVIDED			04.00 NO.S

TOTAL NUMBER OF PARKING REQUIRED (18 + 51 + 04)		73.00
TOTAL NUMBER OF PARKING PROVIDED		73.00

PARKING REQUIRED & PROPOSED

			SMALL	BIG
BASEMENT	=	15 NOS.	NIL	15 NOS.
2ND PODIUM	=	12 NOS.	05 NOS.	07 NOS.
3RD PODIUM	=	12 NOS.	05 NOS.	07 NOS.
4TH PODIUM	=	12 NOS.	05 NOS.	07 NOS.
5TH PODIUM	=	12 NOS.	05 NOS.	07 NOS.
6TH PODIUM	=	12 NOS.	05 NOS.	07 NOS.
TOTAL PARKING PROPOSED	=	73 NOS.	25 NOS.	48 NOS.
TOTAL PARKING REQUIRED	=	73 NOS		