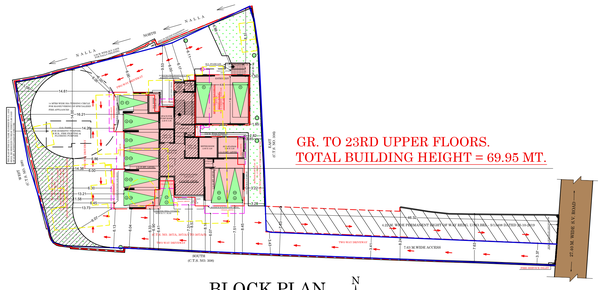
P-19689/2023/(307/A AND OTHER)/R/S WARD/POISAR R/S	01/07



BLOCK PLAN
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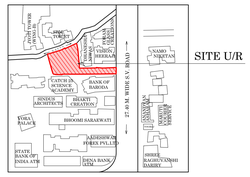
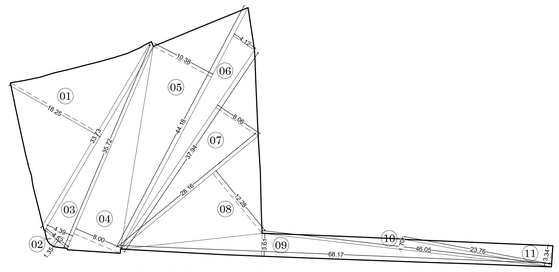
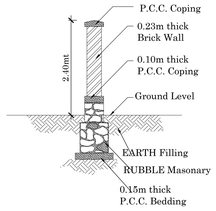


LOCATION PLAN
SCALE 1:4000
DP SHEET NO. - WS53



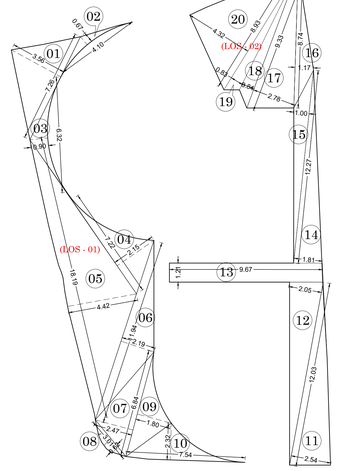
PLOT AREA DIAGRAM
SCALE -1:500



SECTION THROUGH
COMPOUND WALL
SCALE 1:50

GROUND FLOOR LOS - 01 & 02 AREA CALC.

GROUND FLOOR								
01	3.56	X	7.26	X	0.50	=	12.92	SQ.MT.
02	4.10	X	0.67	X	0.50	=	1.37	SQ.MT.
03	0.90	X	6.32	X	0.50	=	2.84	SQ.MT.
04	7.22	X	2.15	X	0.50	=	7.76	SQ.MT.
05	4.42	X	18.19	X	0.50	=	40.19	SQ.MT.
06	11.94	X	2.19	X	0.50	=	13.07	SQ.MT.
07	6.84	X	2.47	X	0.50	=	8.44	SQ.MT.
08	3.01	X	0.62	X	2/3	=	1.24	SQ.MT.
09	6.84	X	1.80	X	0.50	=	6.16	SQ.MT.
10	7.56	X	1.80	X	0.50	=	6.80	SQ.MT.
11	12.03	X	2.54	X	0.50	=	15.28	SQ.MT.
12	12.03	X	2.05	X	0.50	=	12.33	SQ.MT.
13	9.67	X	1.21	X	1 NO	=	11.70	SQ.MT.
14	12.27	X	1.81	X	0.50	=	11.10	SQ.MT.
15	12.27	X	1.00	X	0.50	=	6.14	SQ.MT.
16	8.74	X	1.17	X	0.50	=	5.11	SQ.MT.
17	2.78	X	9.33	X	0.50	=	12.96	SQ.MT.
18	9.33	X	0.84	X	0.50	=	3.92	SQ.MT.
19	8.93	X	0.83	X	0.50	=	3.70	SQ.MT.
20	8.93	X	4.30	X	0.50	=	19.19	SQ.MT.
					TOTAL	=	202.22	SQ.MT.
1346.10 X 15% = 201.91 SQ.MT.								
LOS AREA REQUIRED = 201.91 SQ.MT.								
LOS AREA PROPOSED = 202.22 SQ.MT.								



GROUND FLOOR LOS AREA DIAGRAM
SCALE - 1: 200

BUILT UP AREA SUMMARY

FLOOR	TOTAL B.U.A RESIDENTIAL (A)	B.U.A. OF STAIRCASE LIFT & LIFT LOBBY RESIDENTIAL (B)	R.C.C. COLUMN & ACCESS AREA COUNTED IN F.S.I. (C)
GROUND FLOOR	NIL	NIL	NIL
1ST FLOOR	170.63 SQ.MT.	53.63 SQ.MT.	0.09 SQ.MT.
2ND FLOOR	170.63 SQ.MT.	40.89 SQ.MT.	0.09 SQ.MT.
3RD FLOOR	170.63 SQ.MT.	40.89 SQ.MT.	0.09 SQ.MT.
4TH FLOOR	170.63 SQ.MT.	40.89 SQ.MT.	0.09 SQ.MT.
5TH FLOOR	172.98 SQ.MT.	40.89 SQ.MT.	0.09 SQ.MT.
6TH FLOOR	172.98 SQ.MT.	40.89 SQ.MT.	0.02 SQ.MT.
7TH FLOOR	193.83 SQ.MT.	40.05 SQ.MT.	0.02 SQ.MT.
8TH FLOOR (REFUGE FLOOR)	138.14 SQ.MT.	40.03 SQ.MT.	0.02 SQ.MT.
9TH FLOOR	204.32 SQ.MT.	40.05 SQ.MT.	0.02 SQ.MT.
10TH FLOOR	208.04 SQ.MT.	40.05 SQ.MT.	0.02 SQ.MT.
11TH FLOOR	208.04 SQ.MT.	40.05 SQ.MT.	0.01 SQ.MT.
12TH FLOOR	208.04 SQ.MT.	40.05 SQ.MT.	0.01 SQ.MT.
13TH FLOOR	208.04 SQ.MT.	40.05 SQ.MT.	0.01 SQ.MT.
14TH FLOOR	231.48 SQ.MT.	39.55 SQ.MT.	0.01 SQ.MT.
15TH FLOOR (REFUGE FLOOR)	164.77 SQ.MT.	39.55 SQ.MT.	0.69 SQ.MT.
16TH FLOOR	231.48 SQ.MT.	39.55 SQ.MT.	0.01 SQ.MT.
17TH FLOOR	231.48 SQ.MT.	39.55 SQ.MT.	0.01 SQ.MT.
18TH FLOOR	231.48 SQ.MT.	39.55 SQ.MT.	0.01 SQ.MT.
19TH FLOOR	231.48 SQ.MT.	39.55 SQ.MT.	0.01 SQ.MT.
20TH FLOOR	231.48 SQ.MT.	39.55 SQ.MT.	0.01 SQ.MT.
21ST FLOOR	231.48 SQ.MT.	39.55 SQ.MT.	0.01 SQ.MT.
22ND FLOOR (REFUGE FLOOR)	219.68 SQ.MT.	39.55 SQ.MT.	0.01 SQ.MT.
23RD FLOOR	135.60 SQ.MT.	39.55 SQ.MT.	0.01 SQ.MT.
TOTAL	4537.34 SQ.MT.	933.91 SQ.MT.	1.36 SQ.MT.
TOTAL BUILT UP AREA (A + C)			4538.70 SQ.MT.
TOTAL AREA OF STAIRCASE & LIFT LOBBY (B)			933.91 SQ.MT.

CONSTRUCTION AREA STATEMENT

NO.	DESCRIPTION	AREA IN SQ.MT.
01	BUILT UP AREA (HABITABE FLOOR AREA)	4538.70 SQ.MT.
02	STAIRCASE & LIFT LOBBY AREA AT 1ST TO 23RD FLOOR	933.91 SQ.MT.
03	ENTRANCE LOBBY, STAIRCASE, LIFT LOBBY AT GROUND FLOOR	90.40 SQ.MT.
04	PARKING TOWER AREA AT GROUND FLOOR	68.27 SQ.MT.
05	SERV. TOILET AT GROUND FLOOR	2.17 SQ.MT.
06	ELECTRICAL METER ROOM AT GR. FLOOR	9.97 SQ.MT.
07	SPACE FOR PUMP ROOM AT GROUND FLOOR	8.23 SQ.MT.
08	D.G. SET ROOM AT GROUND FLOOR	6.25 SQ.MT.
09	SUB STATION AT GROUND FLOOR	14.98 SQ.MT.
10	STILT AREA AT GROUND FLOOR	129.23 SQ.MT.
11	U.G. TANK	27.30 SQ.MT.
12	REFUGE FLOOR AREA AT 8TH FLOOR	59.74 SQ.MT.
13	REFUGE FLOOR AREA AT 15TH FLOOR	66.71 SQ.MT.
14	REFUGE FLOOR AREA AT 22ND FLOOR	14.40 SQ.MT.
15	FITNESS CENTER AREA AT 23RD FLOOR	80.29 SQ.MT.
16	SOCIETY OFFICE AREA AT 23RD FLOOR	19.23 SQ.MT.
17	LIFT MACHINE ROOM & OVERHEAD TANK	55.44 SQ.MT.
18	TERRACE STAIRCASE & LIFT LOBBY AREA	55.44 SQ.MT.
TOTAL CONSTRUCTION AREA		6180.66 SQ.MT.

PLOT AREA CALCULATIONS

01	16.25	X	33.73	X	0.50	=	274.06 SQ.MT.
02	4.52	X	1.35	X	0.50	=	3.05 SQ.MT.
03	35.72	X	4.39	X	0.50	=	78.40 SQ.MT.
04	35.72	X	8.00	X	0.50	=	142.88 SQ.MT.
05	44.18	X	10.38	X	0.50	=	229.29 SQ.MT.
06	44.18	X	4.12	X	0.50	=	91.01 SQ.MT.
07	37.94	X	8.06	X	0.50	=	152.89 SQ.MT.
08	12.28	X	28.16	X	0.50	=	172.90 SQ.MT.
09	68.17	X	3.61	X	0.50	=	123.05 SQ.MT.
10	46.05	X	1.70	X	0.50	=	39.14 SQ.MT.
11	23.76	X	3.34	X	0.50	=	39.67 SQ.MT.
					TOTAL	=	1346.34 SQ.MT.
					SAY	=	1346.10 SQ.MT.

PROFESSIONAL OFFICE AREA STATEMENT

FLOOR	OFFICE NO.	RERA CARPET AREA IN SQ. MT.	TOTAL NO. OF OFFICE
1ST FLOOR	01	46.54 SQ.MT.	01 NOS.
	1A	17.35 SQ.MT.	01 NOS.
TOTAL OFFICE			02 NOS.

RERA CARPET AREA STATEMENT (FOR PARKING PURPOSE ONLY)

FLOOR	FLAT NOS.	RERA CARPET AREA IN SQ.MT.	TOTAL NO.
1ST FLOOR	02	48.02 SQ.MT.	01 NOS.
	03	43.69 SQ.MT.	01 NOS.
2ND TO 4TH FLOOR	01	65.11 SQ.MT.	03 NOS.
	02	48.02 SQ.MT.	03 NOS.
	03	43.69 SQ.MT.	03 NOS.
5TH & 6TH FLOOR	01	67.42 SQ.MT.	02 NOS.
	02	48.02 SQ.MT.	02 NOS.
	03	43.69 SQ.MT.	02 NOS.
7TH FLOOR	01	67.42 SQ.MT.	01 NOS.
	02	55.73 SQ.MT.	01 NOS.
	03	55.78 SQ.MT.	01 NOS.
8TH FLOOR (REFUGE FLOOR)	01	67.42 SQ.MT.	01 NOS.
	02	REFUGE AREA	
	03	59.80 SQ.MT.	01 NOS.
9TH FLOOR	01	69.79 SQ.MT.	01 NOS.
	02	59.88 SQ.MT.	01 NOS.
	03	59.80 SQ.MT.	01 NOS.
10TH TO 13TH FLOOR	01	69.79 SQ.MT.	04 NOS.
	02	61.74 SQ.MT.	04 NOS.
	03	61.61 SQ.MT.	04 NOS.
14TH,16TH TO 21ST FLOOR	01	89.84 SQ.MT.	07 NOS.
	02	62.80 SQ.MT.	07 NOS.
	03	62.69 SQ.MT.	07 NOS.
15TH FLOOR (REFUGE FLOOR)	01	89.84 SQ.MT.	01 NOS.
	02	REFUGE AREA	
	03	62.69 SQ.MT.	01 NOS.
22ND FLOOR (REFUGE FLOOR)	01	89.84 SQ.MT.	01 NOS.
	02	REFUGE AREA	
	03	115.95 SQ.MT.	01 NOS.
23RD FLOOR	01	FITNESS CENTER	
	02	SOCIETY OFFICE	
	03	62.80 SQ.MT.	01 NOS.
	04	62.69 SQ.MT.	01 NOS.
TOTAL NOS OF FLATS			64.00 NOS.

CAR PARKING STATEMENT

FLOOR	BIG CARS	SMALL CARS	TOTAL
STILT AREA PARKING	7.00	2.00	9.00
MECHANIZED PUZZLE PARKING	58.00	NIL	58.00
TOTAL	65.00	2.00	67.00

CAR PARKING STATEMENT AS PER DCPR - 2034

RERA CARPET AREA IN SQ.MT.	NOS. OF FLATS	CARS PER FLATS	PARKING REQUIRED
UPTO TO 45.00 SQ.MT	7.00	1/4	1.75
45.00 SQ.MT. TO 60.00 SQ.MT	12.00	1/2	6.00
60.00 SQ.MT. TO 90.00 SQ.MT	46.00	1/1	46.00
90.00 SQ.MT. ABOVE	1.00	2/1	2.00
TOTAL	66.00		55.75
10% FOR VISITORS RESI. =			5.57
TOTAL PARKING REQUIRED		61.62	SAY= 62.00 NOS.
TOTAL PARKING PROPOSED			67.00 NOS.

FORM - II

CONTENTS OF THE SHEET

LOCATION PLAN, BLOCK PLAN, PLOT & R.G. AREA DIAGRAM & CALCULATION, BUILT UP AREA SUMMERY, CAR PARING STATEMENT, COMPOUND WALL DETAILS & SECTION, RERA CARPET AREA STATEMENT & CONSTRUCTION AREA STATEMENT

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 30-11-2023 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS 1346.10 SQ.MTS. (ONE THOUSAND THREE HUNDRED FORTY SIX POINT TEN SQ. MT.ONLY). WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF P.R. CARD

DIVYESH HARESH PAREKH 2025.02.21 11:15:49 +05'30'

SIGNATURE OF ARCHITECT / L.S.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT ON PLOT BEARING C.T.S. NO. 307/A, 307/A/1 TO 307/A/5 OF VILLAGE POISAR AT 27.40 M. WIDE S.V. ROAD, KANDIVALI (W), MUMBAI IN R/S WARD.

DGN. BY	PR@N@Y	JOB No.	
DRAWN	PR@N@Y	OFFICE FILE NO.	55
CHECKED BY	DIVYESH	SHEET NO.	01/07
DATE	21-02-2025	SCALE	1:100

SIGNATURE, NAME & ADDRESS OF OWNER

M/S. KONARK STRUCTURAL ENGINEERS PVT. LTD.
C.A. TO MODERN ROOPKAMAL C.H.S.L.
OFFICE AT 7, 1ST FLOOR, ROSHAN APSARA BUILDING, ROSHAN NAGAR, CHANDAVARKAR LANE, BORIVALI (W), MUMBAI – 400 092

ARVIND SONMAL SHAH 2025.02.2 1 11:19:38 +05'30'

SIGNATURE, NAME & ADDRESS OF R.C.C. CONSULTANT

M/S. UNISTEPS CONSULTING PVT.LTD. (STR/C/40)
ROW HOUSE -04, DHEERAJ SAVERA OPP. SIDDHARTH NAGAR, BORIVALI (E), MUMBAI- 400 066

DHAVAL SHIRISH JADHAV — S.E.B.P. (R7)

Shivshant Sudhakarrao Doke — A.E.B.P. (R1)

SANTOSH UTTAMRAO RAUT — Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2025.02.25 18:14:37 +05'30' — E.E.B.P.(R1)

SIGNATURE NAME & ADDRESS OF ARCHITECT/L.S.

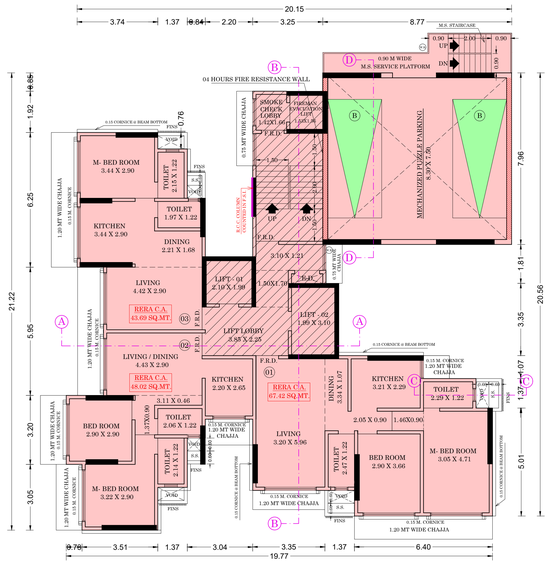
DIVYESH PAREKH
B.tech/L LICENSED SURVEYOR
1105, Sikkatte Business Center, Gulmohar Road, Borivali (W), Mumbai - 92. divyeparekh@gmail.com

DIVYESH HARESH PAREKH 2025.02.21 11:16:05 +05'30'

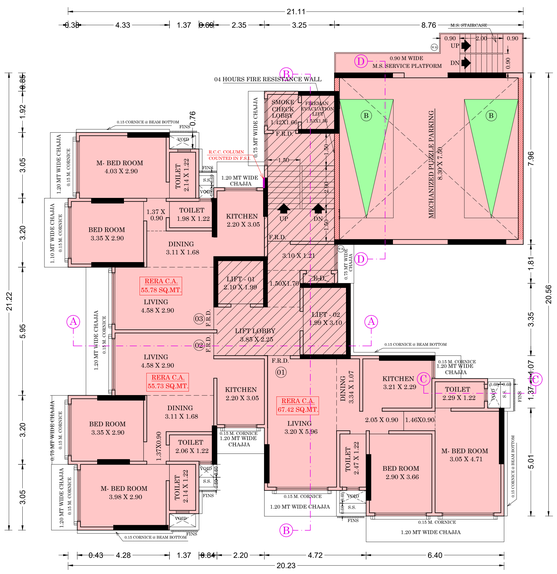
FORM - I

		SQ.MT.
1	AREA STATEMENT	
1	AREA OF PLOT (AS PER P.R.C.)	1346.10
	(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 TO BE HANDED OVER TO MCGM (100%)	
	(a) ROAD SET-BACK/WIDENING AREA (REGULATION NO. 16)	.....
	(b) PROPOSED D.P ROAD AREA (REGULATION NO. 16)	.....
	(c) (i) RESERVATION AREA (PLOT) TO BE HANDED OVER (REGULATION NO. 17)	.....
	(ii) RESERVATION AREA TO BE HANDED OVER AS PER AR (REGULATION NO. 17) (NOT TO BE DEDUCTED FOR COMPUTATION OF FSI I.E. SR.NO.5 BELOW)	.....
	TOTAL AREA UNDER ROAD / RESERVATION	.....
	(B) FOR AMENITY AREA TO BE HANDED OVER TO MCGM	
	(a) AREA OF AMENITY PLOT AS PER DCR 14(A)	.....
	(b) AREA OF AMENITY PLOT AS PER DCR 14(B)	.....
	(d) AREA OF AMENITY PLOT AS PER DCR 35	.....
	TOTAL AMENITY AREA	.....
	(C) DEDUCTIONS FOR EXISTING BUA TO BE RETAINED IF ANY / LAND COMPONENT OF EXISTING BUA/EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	.....
3	TOTAL DEDUCTIONS: [2(A) + 2(B) + (C)]	.....
4	BALANCE AREA OF PLOT (FOR CALCULATING REQUIRED LOS) [1-3]	1346.10
5	PLOT AREA UNDER DEVELOPMENT [SR. NO. 4 + 2 (A) (C) (II)]	1346.10
6	ZONAL (BASIC) FSI (0.50 OR 0.75 OR 1 OR 1.33)	1.00
7	(a) PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5 X 6)	1346.10
	(b) PERMISSIBLE BUILT UP AREA AS PER REGULATION 30 (C) (PROTECTED DEVELOPMENT) AS PER APPROVED B.C.C. PLAN U/NO. CE/1778/BSII / AR DATED - 02-04-1976 (1362. 23 - 1346.10 = 16.13)	16.13
	PERMISSIBLE BUILT UP AREA (7A OR 7B ABOVE, WHICHEVER IS MORE)	1362.23
8	ADDITIONAL BUA AS PER REGULATION 30(A)(3)(A)	.....
	(a) ADDITIONAL BUA FOR 2 (A)(C)(I) & 2(B) ABOVE WITHIN THE CAP OF "ADMISSIBLE TDR" AS PER TABLE NO. 12 ON BALANCE PLOT.	.....
	(b) ADDITIONAL BUA FOR 2 (A)(A) & 2(A)(B) ABOVE TO BE UTILIZED OVER AND ABOVE THE PERMISSIBLE FSI AS PER COLUMN NO. 7 OF TABLE 12 OF REGULATION 30(A) AND TO THE MENTIONED IN TABLE 12 A OF REGULATION 32 (200% OR 250%)	.....
	(c) ADDITIONAL BUA IN CASE OF 2(A)(C)(II) AS PER REGULATION 17 (1) NOTE 20 (VII) & (VIII) AS PER AR POLICY ON REMAINING PLOT.	.....
	TOTAL ADDITIONAL BUA	.....
9	ADDITIONAL / INCENTIVE BUA 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)(3)(B)	.....
	(b) 15% OF SR. NO. 7B ABOVE OR 10 SQMTS PER REHAB TENEMENT AS PER REG. 33(7)(A)	.....
	(c) 50% OF OF REHAB COMPONENT AS PER REG. 33 (7)(B) 28 MEMBERS X 10.00 SQ.MT. = 280.00 SQ.MT.	280.00
	TOTAL ADDITIONAL BUA / INCENTIVE AREA	.....
10	BUA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO. 12 OF REGULATION NO 30(A) [1346.10 X 50%]	673.05
11	BUA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO 12 OF REGULATION NO 30(A) & 32 (BY RESTRICTING AREA UTILISED IN SR. NO. 8(A) & 9 ABOVE) (1346.10 X 1.00 = 1346.10) (1346.10 - 280.00 - 16.13 = 1049.97)	.....
	(a) GENERAL TDR [(SR.NO. 5 X 50% OR 70% OR 90% OR 100%) x 50% OR 80% MAX.] (1049.97 - 269.22 = 780.75) GEN. T.D.R. : RES/0059/2024 = 780.75 SQ.MT.	780.75
	(b) SLUM TDR [(SR.NO. 5 X 50% OR 70% OR 90% OR 100%) x 50% OR 20% MIN.] (1346.10 X 20%) SLUM T.D.R. : SRA/0034/CONSTRUCTION/2024 = 269.22 SQ.MT.	269.22
12	PERMISSIBLE BUILT UP AREA [7+8+9+10+11]	3365.25
13	PROPOSED BUILT UP AREA	3365.25
14	TDR GENERATED IF ANY AS PER REGULATION 30 (A) AND 32 FOR UNUTHLIZED BUA ON PLOT	.....
15	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31(3)	
	(a) (i) PERM. FUNGIBLE COMPENSATORY AREA FOR REHAB COMP. W/O CHARGING PREMIUM (RES.)	435.78
	(ii) FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMP. W/O CHARGING PREMIUM (RES.)	435.78
	(b) (i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM. (3365.25 X 35% = 1177.84 - 435.78 = 742.06	742.06
	(ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM	737.67
16	TOTAL BUA PROPOSED INCLUDING FCA [13 + 15(A)(II) + 15(B)+(II)]	4538.70
17	FSI CONSUMED ON NET PLOT [13/5]	2.50
(II)	OTHER REQUIREMENTS	
	REQUIREMENT OF RECREATIONAL O.S. IN LAYOUT/PLOT AS PER REG. 27	.....
	TENEMENT STATEMENT	.....
	(i) PROPOSED BUA (13 (a) ABOVE)	4538.70
	(ii) LESS DEDUCTION OF NON - RESIDENTIAL AREA (SHOP ETC.)	NIL
	(iii) AREA AVAILABLE FOR TENEMENTS [(i) minus (ii)]	4538.70
	(iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	205.00 NOS.
	(v) TOTAL NO. OF TENEMENTS PROPOSED ON THE PLOT	66.00 NOS.
	PARKING STATEMENT	
	(i) PARKING REQUIRED BY REGULATION FOR:	
	CAR SCOOTER/MOTOR CYCLE OUTSIDERS (VISITORS)	62.00 Nos.
	(ii) COVERED GARAGE PERMISSIBLE	.....
	(iii) COVERED GARAGE PROPOSED	.....
	CAR SCOOTER/MOTOR CYCLE OUTSIDERS (VISITORS)	.....
	(iv) TOTAL PARKING PROVIDED	67.00 Nos.
	TRANSPORT VEHICLES PARKING	
	(i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION	.....
	(ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	.....

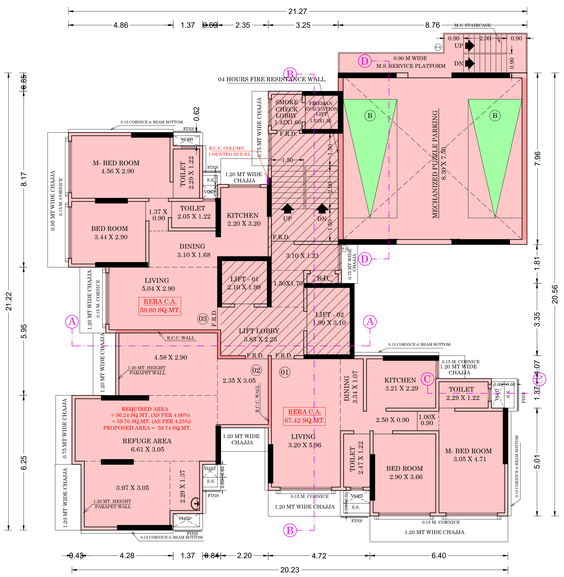
P-19689/2023/(307/A AND OTHER)/R/S WARD/POISAR R/S	02/07



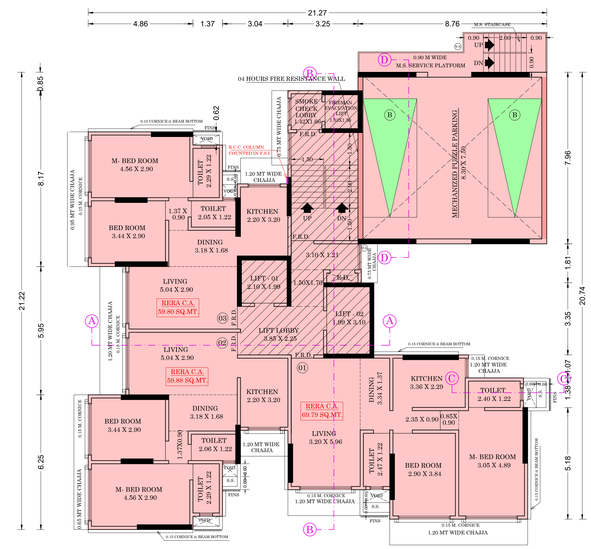
5TH & 6TH FLOOR PLAN
SCALE - 1: 100



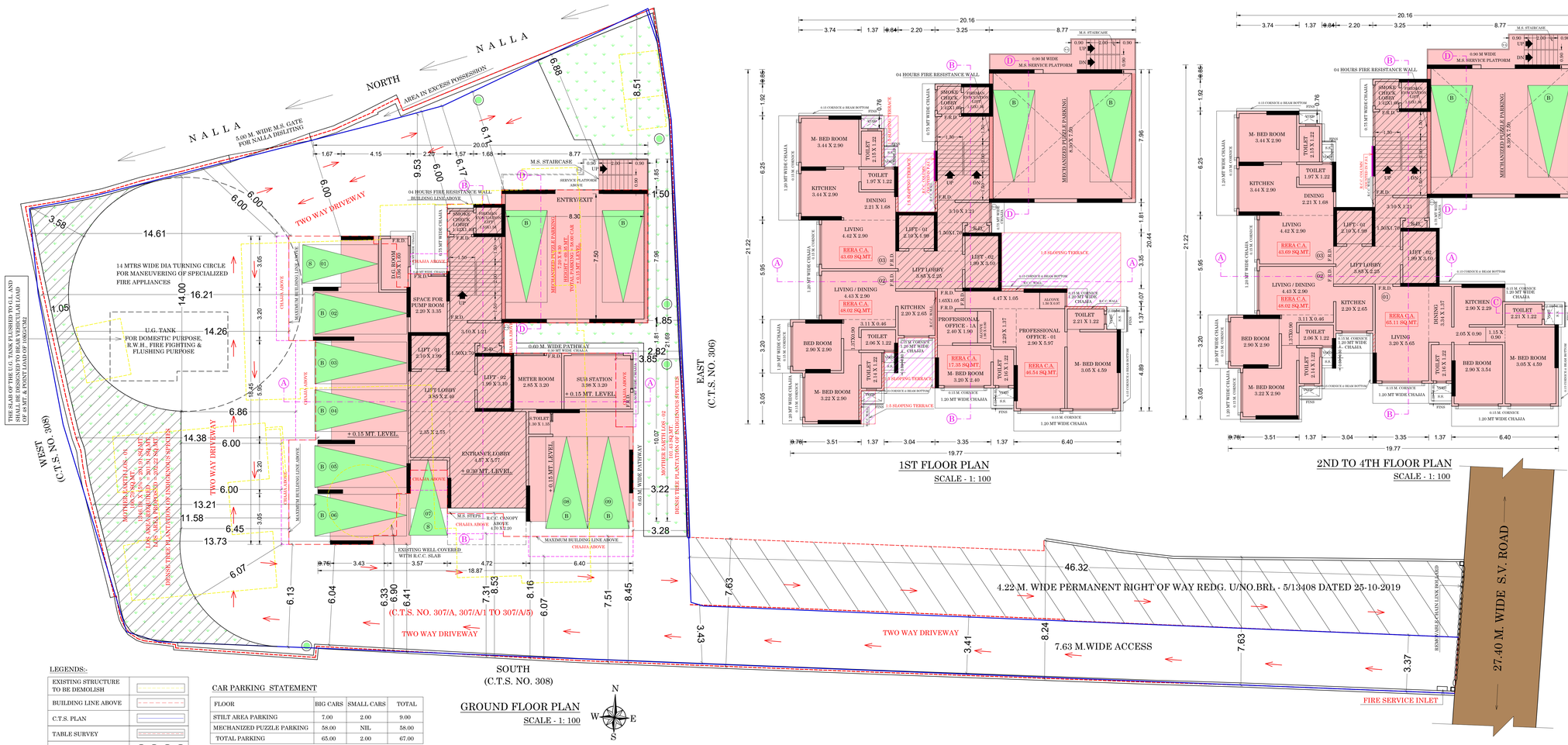
7TH FLOOR PLAN
SCALE - 1: 100



8TH REFUGE FLOOR PLAN
SCALE - 1: 100

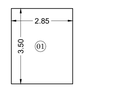


9TH FLOOR PLAN
SCALE - 1: 100



1ST FLOOR PLAN
SCALE - 1: 100

2ND TO 4TH FLOOR PLAN
SCALE - 1: 100



METER ROOM BUILT UP AREA DIAGRAM (GROUND FLOOR) (SCALE - 1:100)

BUILT UP AREA CALCULATION

GROUND FLOOR (METER ROOM)						
01	2.85	X	3.50	X	1 NO	= 9.97 SQ.MT.
					TOTAL	= 9.97 SQ.MT.

LEGENDS:-

EXISTING STRUCTURE TO BE DEMOLISH	
BUILDING LINE ABOVE	
C.T.S. PLAN	
TABLE SURVEY	
EXISTING TREE ON SITE	

CAR PARKING STATEMENT

FLOOR	BIG CARS	SMALL CARS	TOTAL
STILT AREA PARKING	7.00	2.00	9.00
MECHANIZED PUZZLE PARKING	58.00	NIL	58.00
TOTAL PARKING	65.00	2.00	67.00

GROUND FLOOR PLAN
SCALE - 1: 100

FORM - II

CONTENTS OF THE SHEET
GROUND TO 9TH FLOOR PLAN
DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED REDEVELOPMENT ON PLOT BEARING C.T.S. NO. 307/A, 307/A/1 TO 307/A/5 OF VILLAGE POISAR AT 27.40 M. WIDE S.V. ROAD, KANDIVALI (W), MUMBAI IN R/S WARD.

DON. BY	PB&N&Y	JOB No.	
DRAWN	PB&N&Y	OFFICE FILE NO.	55
CHECKED BY	DIVYESH	SHEET NO.	02/07
DATE	21-02-2025	SCALE	1:100

SIGNATURE, NAME & ADDRESS OF OWNER

M/S. KONARK STRUCTURAL ENGINEERS PVT. LTD.
C.A. TO MODERN ROOFKAMAL C.H.S.L.
OFFICE AT 2, 1ST FLOOR, ROHIAN APSARA BUILDING, ROHIAN NAGAR, CHANDAVARKAR LANE, BORIVALI (W), MUMBAI – 400 092

ARVIND SONMAL SHAH +05'30' 2025.02.21 11:20:03

SIGNATURE, NAME & ADDRESS OF R.C.C. CONSULTANT

M/S. UNISTEPS CONSULTING PVT.LTD. (STR/C/410)
ROW HOUSE -04, DHEERAJ SAVERA OPP. SIDDHARTH NAGAR, BORIVALI (E), MUMBAI - 400 066

DHAVAL SHIRISH JADHAV S.E.B.P. (R7)

Shivshant Sudhakar rao Doke A.E.B.P. (R1)

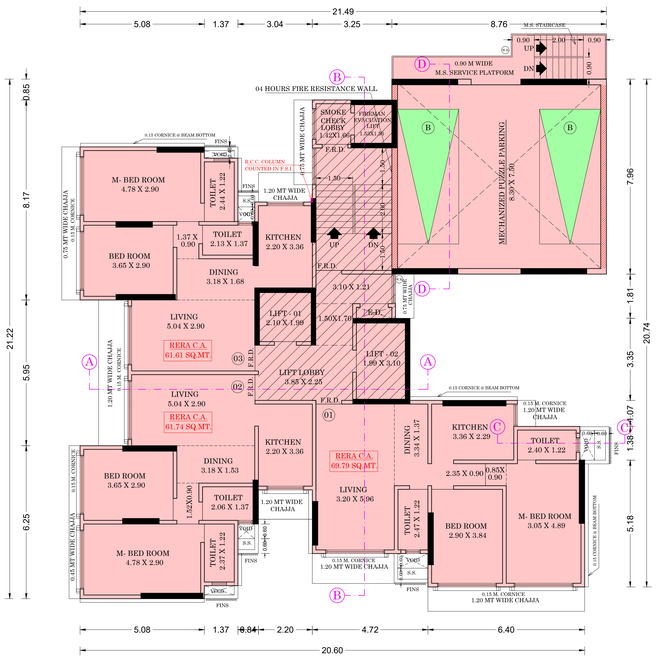
SANTOSH UTTAMRAO RAUT Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2025.02.25 18:15:21 +05'30' E.E.B.P.(R1)

SIGNATURE NAME & ADDRESS OF ARCHITECT/L.S.

DIVYESH PAREKH
Private LICENSED SURVEYOR
1105, Kaledonia, Sahar Road, Andheri (E), Mumbai - 69. divyeshlic@gmail.com

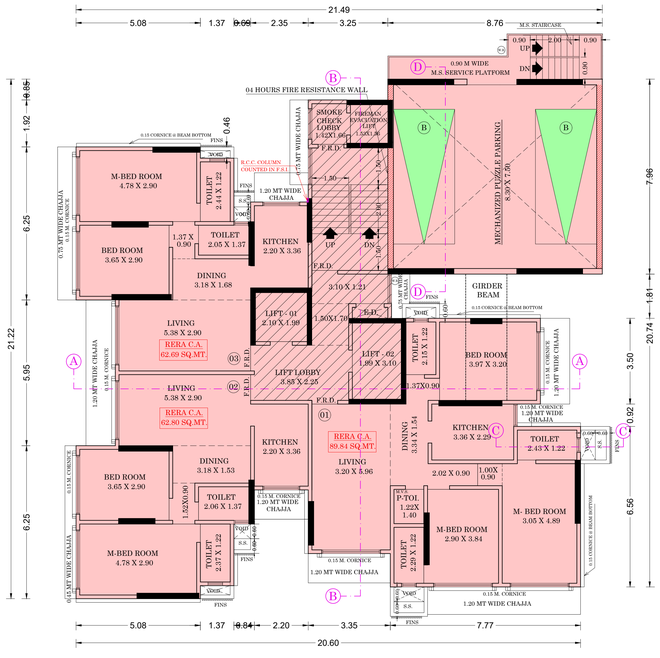
DIVYESH HARESH PAREKH 2025.02.21 11:16:23 +05'30'

P-19689/2023/(307/A AND OTHER)/R/S WARD/POISAR R/S	03/07



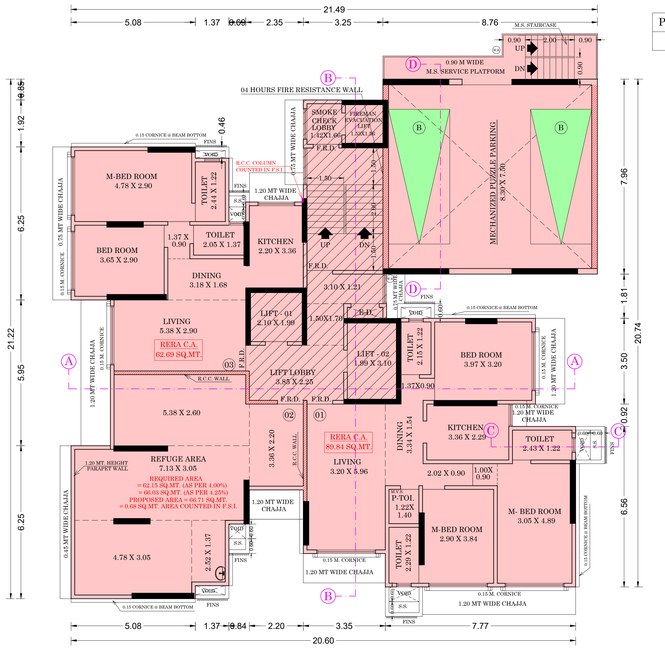
10TH TO 13TH FLOOR PLAN

SCALE - 1: 100



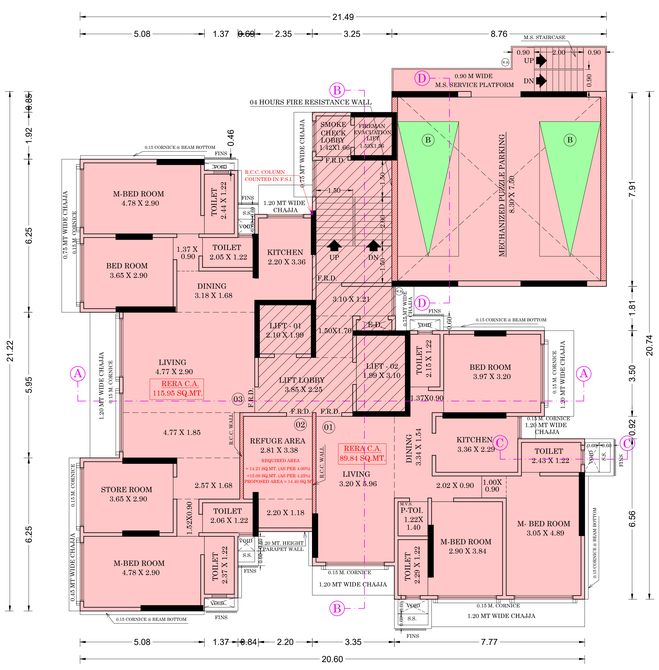
14TH & 16TH TO 21ST FLOOR PLAN

SCALE - 1: 100



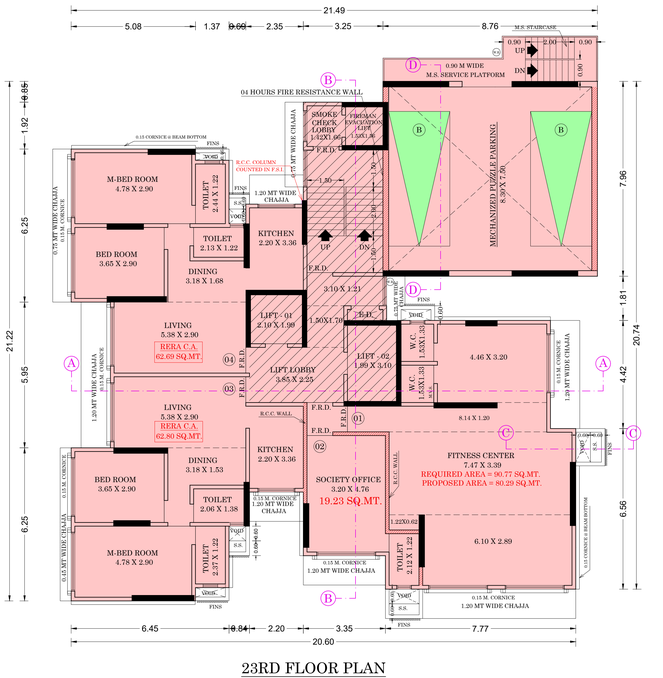
15TH REFUGE FLOOR PLAN

SCALE - 1: 100



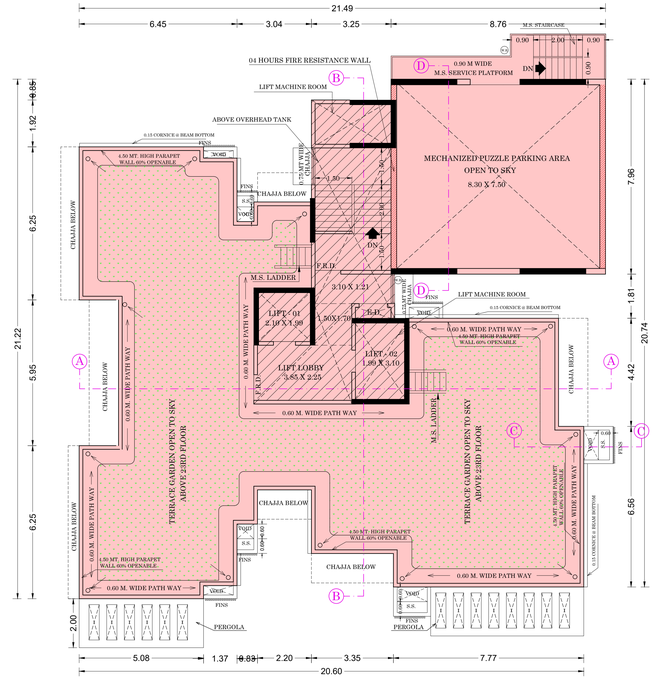
22ND REFUGE FLOOR PLAN

SCALE - 1: 100



23RD FLOOR PLAN

SCALE - 1: 100



TERRACE FLOOR PLAN

SCALE - 1: 100

FORM - II

CONTENTS OF THE SHEET
10TH TO 23TH & TERRACE FLOOR PLAN
DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED REDEVELOPMENT ON PLOT BEARING C.T.S. NO. 307/A, 307/A/1 TO 307/A/5 OF VILLAGE POISAR AT 27.40 M. WIDE S.V. ROAD, KANDIVALI (W), MUMBAI IN R/S WARD.

DGN. BY	PR&N&Y	JOB No.		
DRAWN	PR&N&Y	OFFICE FILE NO.	55	
CHECKED BY	DIVYESH	SHEET NO.	03/07	
DATE	21-02-2025	SCALE	1:100	

SIGNATURE, NAME & ADDRESS OF OWNER

M/S. KONARK STRUCTURAL ENGINEERS PVT. LTD.
C.A. TO MODERN ROOFKAMAL C.H.S.L.
OFFICE AT 7, 1ST FLOOR, ROSHAN APSARA BUILDING, ROSHAN NAGAR, CHANDAVARKAR LANE, BORIVALI (W), MUMBAI – 400 092

ARVIND SONMAL SHAH 2025.02.2 1 11:20:21 +05'30'

SIGNATURE, NAME & ADDRESS OF R.C.C. CONSULTANT

M/S. UNISTEPS CONSULTING PVT.LTD. (STR/C/40)
ROW HOUSE -04, DHEERAJ SAVERA OPP. SIDDHARTH NAGAR, BORIVALI (E), MUMBAI- 400 066

DHAVAL SHIRISH JADHAV — S.E.B.P. (R7)

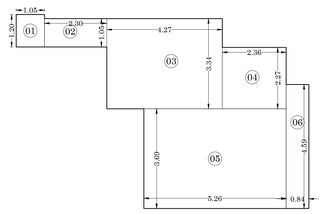
Shivshant Sudhakarrao Doke — A.E.B.P. (R1)

SANTOSH UTTAMRAO RAUT — Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2025.02.25 18:15:39 +05'30' — E.E.B.P.(R1)

SIGNATURE NAME & ADDRESS OF ARCHITECT/L.S.

DIVYESH PAREKH — Prop&Dir. LIC.NO.CS/REVIEW/538 — 1105, Ildiltzire Business Center, Gulmohar Road, Borivali (W), Mumbai - 92, divyapatel4@gmail.com

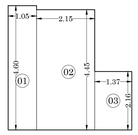
DIVYESH HARESH PAREKH 2025.02.21 11:16:38 +05'30'



1ST FLOOR RERA CARPET AREA DIAGRAM
(PROFESSIONAL OFFICE NO. 01) (SCALE - 1:100)

RERA CARPET AREA CALCULATION

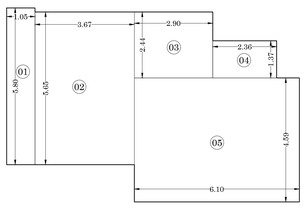
1ST FLOOR (PROFESSIONAL OFFICE NO. 01)							
01	1.05	X	1.20	X	1 NO	=	1.26 SQ.MT.
02	2.30	X	1.05	X	1 NO	=	2.41 SQ.MT.
03	4.27	X	3.34	X	1 NO	=	14.26 SQ.MT.
04	2.36	X	2.27	X	1 NO	=	5.35 SQ.MT.
05	5.26	X	3.69	X	1 NO	=	19.41 SQ.MT.
06	0.84	X	4.59	X	1 NO	=	3.85 SQ.MT.
TOTAL RERA CARPET AREA						=	46.54 SQ.MT.



1ST FLOOR RERA CARPET AREA DIAGRAM
(PROFESSIONAL OFFICE NO. 02) (SCALE - 1:100)

RERA CARPET AREA CALCULATION

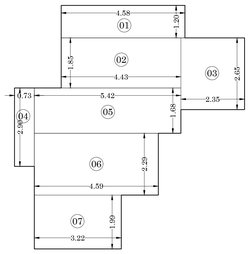
1ST FLOOR (PROFESSIONAL OFFICE NO. 02)							
01	1.05	X	4.60	X	1 NO	=	4.83 SQ.MT.
02	2.15	X	4.45	X	1 NO	=	9.57 SQ.MT.
03	1.37	X	2.16	X	1 NO	=	2.95 SQ.MT.
TOTAL RERA CARPET AREA						=	17.35 SQ.MT.



2ND TO 4TH FLOOR RERA CARPET AREA DIAGRAM
(FLAT NO. 01) (SCALE - 1:100)

RERA CARPET AREA CALCULATION

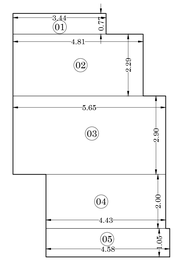
2ND TO 4TH FLOOR (FLAT NO. 01)							
01	1.05	X	5.80	X	1 NO	=	6.09 SQ.MT.
02	3.67	X	5.65	X	1 NO	=	20.73 SQ.MT.
03	2.90	X	2.44	X	1 NO	=	7.07 SQ.MT.
04	2.36	X	1.37	X	1 NO	=	3.23 SQ.MT.
05	6.10	X	4.59	X	1 NO	=	27.99 SQ.MT.
TOTAL RERA CARPET AREA						=	65.11 SQ.MT.



1ST TO 6TH FLOOR RERA CARPET AREA DIAGRAM
(FLAT NO. 02) (SCALE - 1:100)

RERA CARPET AREA CALCULATION

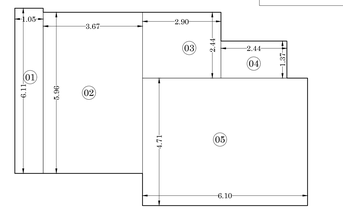
1ST TO 6TH FLOOR (FLAT NO. 02)							
01	4.58	X	1.20	X	1 NO	=	5.49 SQ.MT.
02	4.43	X	1.85	X	1 NO	=	8.19 SQ.MT.
03	2.35	X	2.65	X	1 NO	=	6.22 SQ.MT.
04	0.73	X	2.90	X	1 NO	=	2.11 SQ.MT.
05	5.42	X	1.68	X	1 NO	=	9.10 SQ.MT.
06	4.59	X	2.29	X	1 NO	=	10.51 SQ.MT.
07	3.22	X	1.99	X	1 NO	=	6.40 SQ.MT.
TOTAL RERA CARPET AREA						=	48.02 SQ.MT.



1ST TO 6TH FLOOR RERA CARPET AREA DIAGRAM
(FLAT NO. 03) (SCALE - 1:100)

RERA CARPET AREA CALCULATION

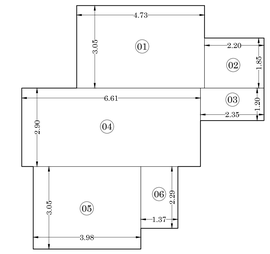
1ST TO 6TH FLOOR (FLAT NO. 03)							
01	3.44	X	0.77	X	1 NO	=	2.64 SQ.MT.
02	4.81	X	2.29	X	1 NO	=	11.01 SQ.MT.
03	5.65	X	2.90	X	1 NO	=	16.38 SQ.MT.
04	4.43	X	2.00	X	1 NO	=	8.86 SQ.MT.
05	4.58	X	1.05	X	1 NO	=	4.80 SQ.MT.
TOTAL RERA CARPET AREA						=	43.69 SQ.MT.



5TH TO 8TH FLOOR RERA CARPET AREA DIAGRAM
(FLAT NO. 01) (SCALE - 1:100)

RERA CARPET AREA CALCULATION

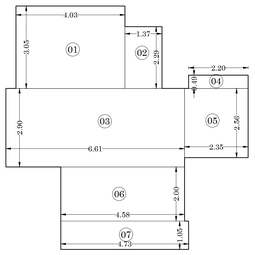
5TH TO 8TH FLOOR (FLAT NO. 01)							
01	1.05	X	6.11	X	1 NO	=	6.41 SQ.MT.
02	3.67	X	5.96	X	1 NO	=	21.87 SQ.MT.
03	2.90	X	2.44	X	1 NO	=	7.07 SQ.MT.
04	2.44	X	1.37	X	1 NO	=	3.34 SQ.MT.
05	6.10	X	4.71	X	1 NO	=	28.73 SQ.MT.
TOTAL RERA CARPET AREA						=	67.42 SQ.MT.



7TH FLOOR RERA CARPET AREA DIAGRAM
(FLAT NO. 02) (SCALE - 1:100)

RERA CARPET AREA CALCULATION

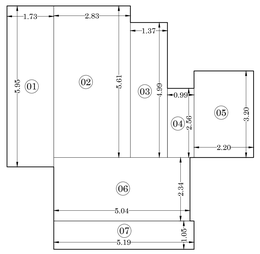
7TH FLOOR (FLAT NO. 02)							
01	4.73	X	3.05	X	1 NO	=	14.42 SQ.MT.
02	2.20	X	1.85	X	1 NO	=	4.07 SQ.MT.
03	2.35	X	1.20	X	1 NO	=	2.82 SQ.MT.
04	6.61	X	2.90	X	1 NO	=	19.16 SQ.MT.
05	3.98	X	3.05	X	1 NO	=	12.13 SQ.MT.
06	1.37	X	2.29	X	1 NO	=	3.13 SQ.MT.
TOTAL RERA CARPET AREA						=	55.73 SQ.MT.



7TH FLOOR RERA CARPET AREA DIAGRAM
(FLAT NO. 03) (SCALE - 1:100)

RERA CARPET AREA CALCULATION

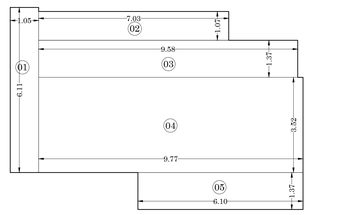
7TH FLOOR (FLAT NO. 03)							
01	4.03	X	3.05	X	1 NO	=	12.29 SQ.MT.
02	1.37	X	2.29	X	1 NO	=	3.13 SQ.MT.
03	6.61	X	2.90	X	1 NO	=	19.16 SQ.MT.
04	2.20	X	0.49	X	1 NO	=	1.07 SQ.MT.
05	2.35	X	2.56	X	1 NO	=	6.01 SQ.MT.
06	4.58	X	2.00	X	1 NO	=	9.16 SQ.MT.
07	4.73	X	1.05	X	1 NO	=	4.96 SQ.MT.
TOTAL RERA CARPET AREA						=	55.78 SQ.MT.



8TH FLOOR RERA CARPET AREA DIAGRAM
(FLAT NO. 03) (SCALE - 1:100)

RERA CARPET AREA CALCULATION

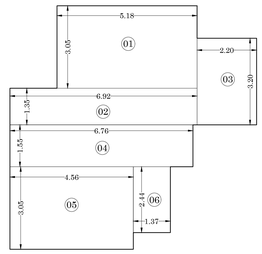
8TH FLOOR (FLAT NO. 03)							
01	1.73	X	5.95	X	1 NO	=	10.30 SQ.MT.
02	2.83	X	5.61	X	1 NO	=	15.87 SQ.MT.
03	1.37	X	4.99	X	1 NO	=	6.83 SQ.MT.
04	0.99	X	2.56	X	1 NO	=	2.53 SQ.MT.
05	2.20	X	3.20	X	1 NO	=	7.04 SQ.MT.
06	5.04	X	2.34	X	1 NO	=	11.79 SQ.MT.
07	5.19	X	1.05	X	1 NO	=	5.44 SQ.MT.
TOTAL RERA CARPET AREA						=	59.80 SQ.MT.



9TH TO 13TH FLOOR RERA CARPET AREA DIAGRAM
(FLAT NO. 01) (SCALE - 1:100)

RERA CARPET AREA CALCULATION

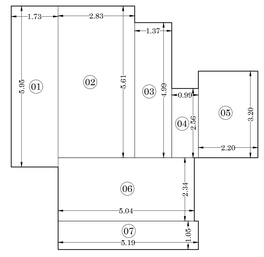
9TH TO 13TH FLOOR (FLAT NO. 01)							
01	1.05	X	6.11	X	1 NO	=	6.41 SQ.MT.
02	7.03	X	1.07	X	1 NO	=	7.52 SQ.MT.
03	9.58	X	1.37	X	1 NO	=	13.12 SQ.MT.
04	9.77	X	3.52	X	1 NO	=	34.39 SQ.MT.
05	6.10	X	1.37	X	1 NO	=	8.35 SQ.MT.
TOTAL RERA CARPET AREA						=	69.79 SQ.MT.



9TH FLOOR RERA CARPET AREA DIAGRAM
(FLAT NO. 02) (SCALE - 1:100)

RERA CARPET AREA CALCULATION

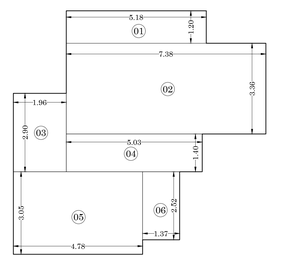
9TH FLOOR (FLAT NO. 02)							
01	5.18	X	3.05	X	1 NO	=	15.79 SQ.MT.
02	6.92	X	1.35	X	1 NO	=	9.34 SQ.MT.
03	2.20	X	3.20	X	1 NO	=	7.04 SQ.MT.
04	6.76	X	1.55	X	1 NO	=	10.47 SQ.MT.
05	4.56	X	3.05	X	1 NO	=	13.90 SQ.MT.
06	1.37	X	2.44	X	1 NO	=	3.34 SQ.MT.
TOTAL RERA CARPET AREA						=	59.88 SQ.MT.



9TH FLOOR RERA CARPET AREA DIAGRAM
(FLAT NO. 03) (SCALE - 1:100)

RERA CARPET AREA CALCULATION

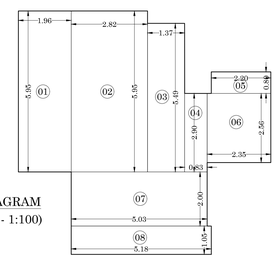
9TH FLOOR (FLAT NO. 03)							
01	1.73	X	5.95	X	1 NO	=	10.30 SQ.MT.
02	2.83	X	5.61	X	1 NO	=	15.87 SQ.MT.
03	1.37	X	4.99	X	1 NO	=	6.83 SQ.MT.
04	0.99	X	2.56	X	1 NO	=	2.53 SQ.MT.
05	2.20	X	3.20	X	1 NO	=	7.04 SQ.MT.
06	5.04	X	2.34	X	1 NO	=	11.79 SQ.MT.
07	5.19	X	1.05	X	1 NO	=	5.44 SQ.MT.
TOTAL RERA CARPET AREA						=	59.80 SQ.MT.



10TH TO 13TH FLOOR RERA CARPET AREA DIAGRAM
(FLAT NO. 02) (SCALE - 1:100)

RERA CARPET AREA CALCULATION

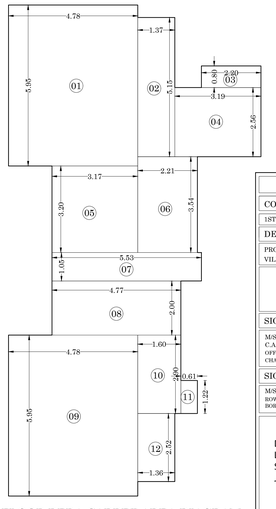
10TH TO 13TH FLOOR (FLAT NO. 02)							
01	5.18	X	1.20	X	1 NO	=	6.21 SQ.MT.
02	7.38	X	3.36	X	1 NO	=	24.79 SQ.MT.
03	1.96	X	2.90	X	1 NO	=	5.68 SQ.MT.
04	5.03	X	1.40	X	1 NO	=	7.04 SQ.MT.
05	4.78	X	3.05	X	1 NO	=	14.57 SQ.MT.
06	1.37	X	2.52	X	1 NO	=	3.45 SQ.MT.
TOTAL RERA CARPET AREA						=	61.74 SQ.MT.



10TH TO 13TH FLOOR
RERA CARPET AREA DIAGRAM
(FLAT NO. 03) (SCALE - 1:100)

RERA CARPET AREA CALCULATION

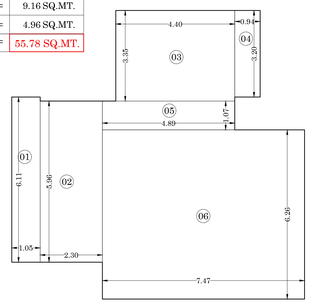
10TH TO 13TH FLOOR (FLAT NO. 03)							
01	1.96	X	5.95	X	1 NO	=	11.66 SQ.MT.
02	2.82	X	5.95	X	1 NO	=	16.77 SQ.MT.
03	1.37	X	5.49	X	1 NO	=	7.52 SQ.MT.
04	0.83	X	2.90	X	1 NO	=	2.40 SQ.MT.
05	2.20	X	0.80	X	1 NO	=	1.76 SQ.MT.
06	2.35	X	2.56	X	1 NO	=	6.01 SQ.MT.
07	5.03	X	2.00	X	1 NO	=	10.06 SQ.MT.
08	5.18	X	1.05	X	1 NO	=	5.43 SQ.MT.
TOTAL RERA CARPET AREA						=	61.61 SQ.MT.



22ND FLOOR RERA CARPET AREA DIAGRAM
(FLAT NO. 03) (SCALE - 1:100)

RERA CARPET AREA CALCULATION

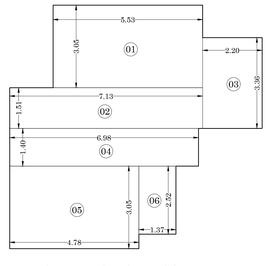
22ND FLOOR (FLAT NO. 03)							
01	4.78	X	5.95	X	1 NO	=	28.44 SQ.MT.
02	1.37	X	5.15	X	1 NO	=	7.05 SQ.MT.
03	2.20	X	0.80	X	1 NO	=	1.76 SQ.MT.
04	3.19	X	2.56	X	1 NO	=	8.16 SQ.MT.
05	3.17	X	3.20	X	1 NO	=	10.14 SQ.MT.
06	2.21	X	3.54	X	1 NO	=	7.82 SQ.MT.
07	5.53	X	1.05	X	1 NO	=	5.80 SQ.MT.
08	4.77	X	2.00	X	1 NO	=	9.54 SQ.MT.
09	4.78	X	5.95	X	1 NO	=	28.44 SQ.MT.
10	1.60	X	2.90	X	1 NO	=	4.64 SQ.MT.
11	0.61	X	1.22	X	1 NO	=	0.74 SQ.MT.
12	1.36	X	2.52	X	1 NO	=	3.42 SQ.MT.
TOTAL RERA CARPET AREA						=	115.95 SQ.MT.



14TH TO 22ND FLOOR
RERA CARPET AREA DIAGRAM
(FLAT NO. 01) (SCALE - 1:100)

RERA CARPET AREA CALCULATION

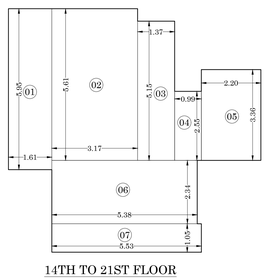
14TH TO 22ND FLOOR (FLAT NO. 01)							
01	6.11	X	1.05	X	1 NO	=	6.41 SQ.MT.
02	2.30	X	5.96	X	1 NO	=	13.70 SQ.MT.
03	4.40	X	3.35	X	1 NO	=	14.74 SQ.MT.
04	0.94	X	3.20	X	1 NO	=	3.00 SQ.MT.
05	4.89	X	1.07	X	1 NO	=	5.23 SQ.MT.
06	7.47	X	6.26	X	1 NO	=	46.76 SQ.MT.
TOTAL RERA CARPET AREA						=	89.84 SQ.MT.



14TH & 16TH TO 21ST FLOOR
RERA CARPET AREA DIAGRAM
(FLAT NO. 02) (SCALE - 1:100)

RERA CARPET AREA CALCULATION

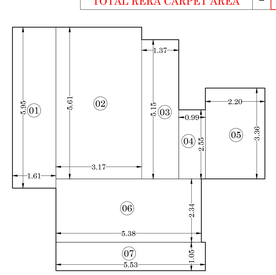
14TH & 16TH TO 21ST FLOOR (FLAT NO. 02)							
01	5.53	X	3.05	X	1 NO	=	16.86 SQ.MT.
02	7.13	X	1.51	X	1 NO	=	10.76 SQ.MT.
03	2.20	X	3.36	X	1 NO	=	7.39 SQ.MT.
04	6.98	X	1.40	X	1 NO	=	9.77 SQ.MT.
05	4.78	X	3.05	X	1 NO	=	14.57 SQ.MT.
06	1.37	X	2.52	X	1 NO	=	3.45 SQ.MT.
TOTAL RERA CARPET AREA						=	62.80 SQ.MT.



14TH TO 21ST FLOOR
RERA CARPET AREA DIAGRAM
(FLAT NO. 03) (SCALE - 1:100)

RERA CARPET AREA CALCULATION

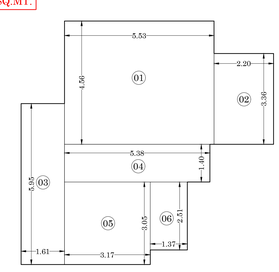
14TH TO 21ST FLOOR (FLAT NO. 03)							
01	1.61	X	5.95	X	1 NO	=	9.57 SQ.MT.
02	3.17	X	5.61	X	1 NO	=	17.78 SQ.MT.
03	1.37	X	5.15	X	1 NO	=	7.05 SQ.MT.
04	0.99	X	2.55	X	1 NO	=	2.52 SQ.MT.
05	2.20	X	3.36	X	1 NO	=	7.39 SQ.MT.
06	5.38	X	2.34	X	1 NO	=	12.58 SQ.MT.
07	5.53	X	1.05	X	1 NO	=	5.80 SQ.MT.
TOTAL RERA CARPET AREA						=	62.69 SQ.MT.



23RD FLOOR RERA CARPET AREA DIAGRAM
(FLAT NO. 04) (SCALE - 1:100)

RERA CARPET AREA CALCULATION

23RD FLOOR (FLAT NO. 04)							
01	1.61	X	5.95	X	1 NO	=	9.57 SQ.MT.
02	3.17	X	5.61	X	1 NO	=	17.78 SQ.MT.
03	1.37	X	5.15	X	1 NO	=	7.05 SQ.MT.
04	0.99	X	2.55	X	1 NO	=	2.52 SQ.MT.
05	2.20	X	3.36	X	1 NO	=	7.39 SQ.MT.
06	5.38	X	2.34	X	1 NO	=	12.58 SQ.MT.
07	5.53	X	1.05	X	1 NO	=	5.80 SQ.MT.
TOTAL RERA CARPET AREA						=	62.69 SQ.MT.



23RD FLOOR RERA CARPET AREA DIAGRAM
(FLAT NO. 03) (SCALE - 1:100)

RERA CARPET AREA CALCULATION

23RD FLOOR (FLAT NO. 03)							
01	5.53	X	4.56	X	1 NO	=	25.21 SQ.MT.
02	2.20	X	3.36	X	1 NO	=	7.39 SQ.MT.
03	1.61	X	5.95	X	1 NO	=	9.57 SQ.MT.
04	5.38	X	1.40	X	1 NO	=	7.53 SQ.MT.
05	3.17	X	3.05	X	1 NO	=	9.66 SQ.MT.
06	1.37	X	1.51	X	1 NO	=	3.44 SQ.MT.
TOTAL RERA CARPET AREA						=	62.80 SQ.MT.

FORM - II

CONTENTS OF THE SHEET

1ST TO 23RD FLOOR RERA CARPET AREA DIAGRAM & CALCULATION

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT ON PLOT BEARING C.T.S. NO. 307/A, 307/A/1 TO 307/A/5 OF VILLAGE POISAR AT 27.40 M. WIDE S.V. ROAD, KANDIVALI (W), MUMBAI IN R/S WARD.

DGN. BY	PRoNiT	JOB No.	
DRAWN	PRoNiT	OFFICE FILE NO.	55
CHECKED BY	DIVYESH	SHEET NO.	04/07
DATE	21-02-2025	SCALE	1:100

SIGNATURE, NAME & ADDRESS OF OWNER

M/S. KONARK STRUCTURAL ENGINEERS PVT. LTD.
C.A. TO MODERN BOOPSAMAL C.H.S.L.
OFFICE AT 7, 1ST FLOOR, ROSHAN APSARA BUILDING, ROSHAN NAGAR, CHANDAVARKAR LANE, BORIVALI (W), MUMBAI – 400 092

ARVIND SOMMAL SHAH 2025.02.21 11:20:41 +05'30'

SIGNATURE, NAME & ADDRESS OF R.C.C. CONSULTANT

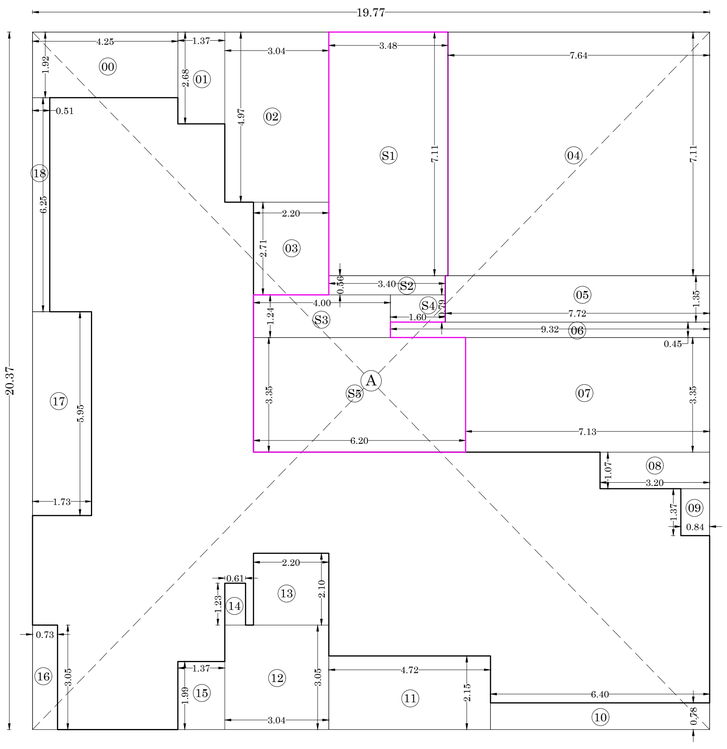
M/S. UNISTEPS CONSULTING PVT.LTD. (STRC/740)
ROW HOUSE -04, DHEERAJ SAYERA OPP. SIDDHARTH NAGAR, BORIVALI (E), MUMBAI- 400 066

SIGNATURE NAME & ADDRESS OF ARCHITECT/L.S.

DIVYESH PAREKH
PANEL LICENSED SURVEYOR
1105, Sahyam Business Center, Gulmohar Road, Borivali (W), Mumbai - 92. divyparekh@gmail.com
DIVYESH HARESH PAREKH 2025.02.21 11:16:53 +05'30'

S.E.B.P. (R7)	A.E.B.P. (R1)	E.E.B.P.(R1)
DHAVAL SHIRISH JADHAV	Shivshant Sudhakarao Doke	SANTOSH UTTAMRAO RAUT Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2025.03.25 18:15:51 +05'30'

P-19689/2023/(307/A AND OTHER)/R/S WARD/POISAR R/S	05/07



BUILT UP AREA DIAGRAM
(1ST TO 4TH FLOOR) SCALE 1:100

BUILT UP AREA CALCULATION

(1ST TO 4TH FLOOR)						
A	19.77	X	20.37	X 1 NO	=	402.71 SQ.MT.
			TOTAL ADDITION		=	402.71 SQ.MT. (A)

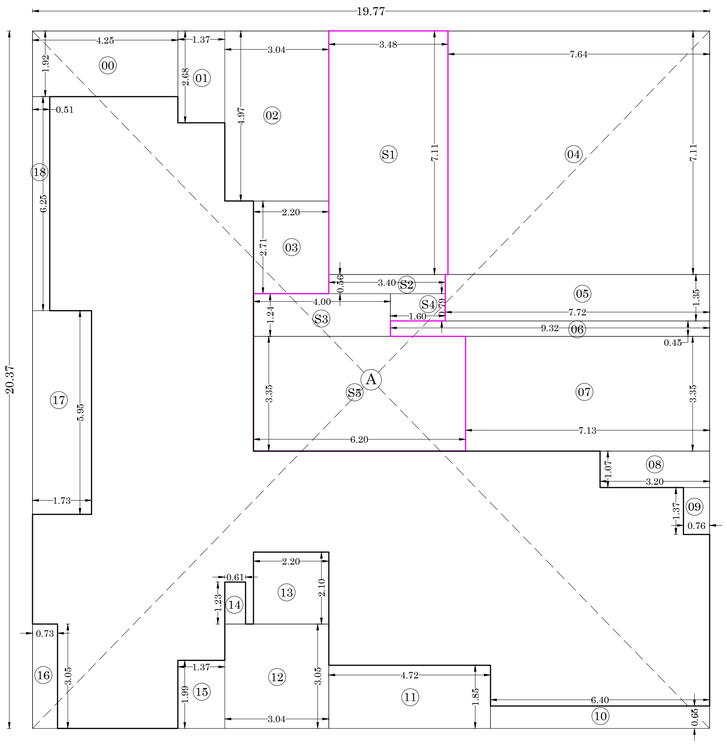
DEDUCTIONS

00	4.25	X	1.92	X 1 NO	=	8.16 SQ.MT.
01	1.37	X	2.68	X 1 NO	=	3.67 SQ.MT.
02	3.04	X	4.97	X 1 NO	=	15.10 SQ.MT.
03	2.20	X	2.71	X 1 NO	=	5.96 SQ.MT.
04	7.64	X	7.11	X 1 NO	=	54.32 SQ.MT.
05	7.72	X	1.35	X 1 NO	=	10.42 SQ.MT.
06	9.32	X	0.45	X 1 NO	=	4.19 SQ.MT.
07	7.13	X	3.35	X 1 NO	=	23.88 SQ.MT.
08	3.20	X	1.07	X 1 NO	=	3.42 SQ.MT.
09	0.84	X	1.37	X 1 NO	=	1.15 SQ.MT.
10	6.40	X	0.78	X 1 NO	=	4.99 SQ.MT.
11	4.72	X	2.15	X 1 NO	=	10.14 SQ.MT.
12	3.04	X	3.05	X 1 NO	=	9.27 SQ.MT.
13	2.20	X	2.10	X 1 NO	=	4.62 SQ.MT.
14	0.61	X	1.23	X 1 NO	=	0.75 SQ.MT.
15	1.37	X	1.99	X 1 NO	=	2.72 SQ.MT.
16	0.73	X	3.05	X 1 NO	=	2.22 SQ.MT.
17	1.73	X	5.95	X 1 NO	=	10.29 SQ.MT.
18	0.51	X	6.25	X 1 NO	=	3.18 SQ.MT.
			TOTAL DEDUCTION		=	178.45 SQ.MT. (B)

STAIRCASE & LIFT AREA CALCULATION

(1ST TO 4TH FLOOR)						
S1	3.48	X	7.11	X 1 NO	=	24.74 SQ.MT.
S2	3.40	X	0.56	X 1 NO	=	1.90 SQ.MT.
S3	4.00	X	1.24	X 1 NO	=	4.96 SQ.MT.
S4	1.60	X	0.79	X 1 NO	=	1.26 SQ.MT.
S5	6.20	X	3.35	X 1 NO	=	20.77 SQ.MT.
TOTAL STAIR. & LIFT AREA					=	53.63 SQ.MT. (C)
TOTAL DEDUCTION (B + C)					=	232.08 SQ.MT. (D)
GROSS BUILT UP AREA [A - D]					=	170.63 SQ.MT. (E)

LIFT AREA ON EACH FLOOR	=	12.74 SQ.MT.
TOTAL STAIR. & LIFT AREA	=	53.63 SQ.MT. (A)
LIFT AREA	=	12.74 SQ.MT. (B)
(A - B) 53.63 - 12.74	=	40.89 SQ.MT. (C)



BUILT UP AREA DIAGRAM
(5TH & 6TH FLOOR) SCALE 1:100

BUILT UP AREA CALCULATION

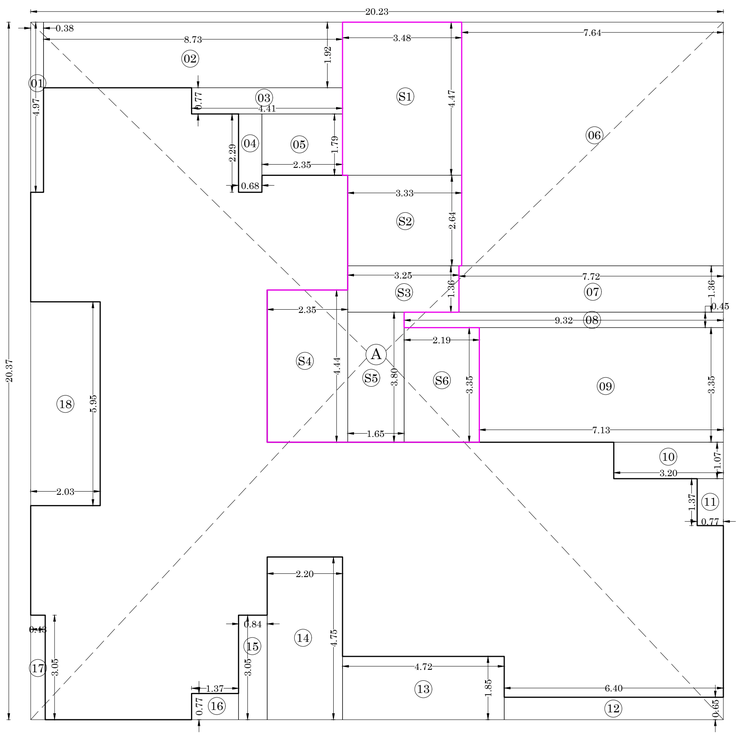
(5TH & 6TH FLOOR)						
A	19.77	X	20.37	X 1 NO	=	402.71 SQ.MT.
			TOTAL ADDITION		=	402.71 SQ.MT. (A)

DEDUCTIONS

00	4.25	X	1.92	X 1 NO	=	8.16 SQ.MT.
01	1.37	X	2.68	X 1 NO	=	3.67 SQ.MT.
02	3.04	X	4.97	X 1 NO	=	15.10 SQ.MT.
03	2.20	X	2.71	X 1 NO	=	5.96 SQ.MT.
04	7.64	X	7.11	X 1 NO	=	54.32 SQ.MT.
05	7.72	X	1.35	X 1 NO	=	10.42 SQ.MT.
06	9.32	X	0.45	X 1 NO	=	4.19 SQ.MT.
07	7.13	X	3.35	X 1 NO	=	23.88 SQ.MT.
08	3.20	X	1.07	X 1 NO	=	3.42 SQ.MT.
09	0.76	X	1.37	X 1 NO	=	1.04 SQ.MT.
10	6.40	X	0.65	X 1 NO	=	4.16 SQ.MT.
11	4.72	X	1.85	X 1 NO	=	8.73 SQ.MT.
12	3.04	X	3.05	X 1 NO	=	9.27 SQ.MT.
13	2.20	X	2.10	X 1 NO	=	4.62 SQ.MT.
14	0.61	X	1.23	X 1 NO	=	0.75 SQ.MT.
15	1.37	X	1.99	X 1 NO	=	2.72 SQ.MT.
16	0.73	X	3.05	X 1 NO	=	2.22 SQ.MT.
17	1.73	X	5.95	X 1 NO	=	10.29 SQ.MT.
18	0.51	X	6.25	X 1 NO	=	3.18 SQ.MT.
			TOTAL DEDUCTION		=	176.10 SQ.MT. (B)

STAIRCASE & LIFT AREA CALCULATION

(5TH & 6TH FLOOR)						
S1	3.48	X	7.11	X 1 NO	=	24.74 SQ.MT.
S2	3.40	X	0.56	X 1 NO	=	1.90 SQ.MT.
S3	4.00	X	1.24	X 1 NO	=	4.96 SQ.MT.
S4	1.60	X	0.79	X 1 NO	=	1.26 SQ.MT.
S5	6.20	X	3.35	X 1 NO	=	20.77 SQ.MT.
TOTAL STAIR. & LIFT AREA					=	53.63 SQ.MT. (C)
LIFT AREA					=	12.74 SQ.MT. (X)
(C - X) 53.63 - 12.74					=	40.89 SQ.MT.
TOTAL DEDUCTION (B + C)					=	229.73 SQ.MT. (D)
GROSS BUILT UP AREA [A - D]					=	172.98 SQ.MT. (E)



BUILT UP AREA DIAGRAM
(7TH FLOOR) SCALE 1:100

BUILT UP AREA CALCULATION

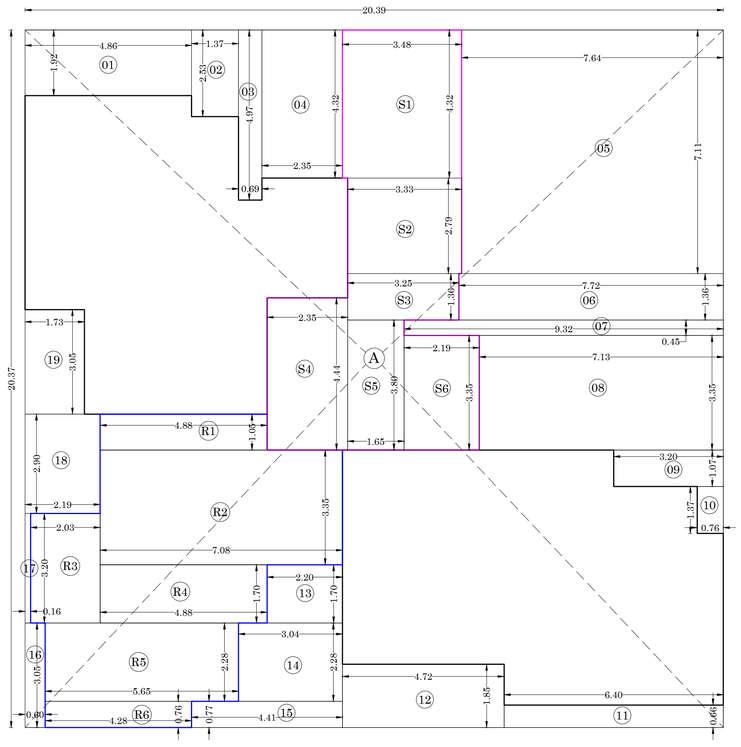
(7TH FLOOR)						
A	20.23	X	20.37	X 1 NO	=	412.08 SQ.MT.
			TOTAL ADDITION		=	412.08 SQ.MT. (A)

DEDUCTIONS

01	0.38	X	4.97	X 1 NO	=	1.88 SQ.MT.
02	8.73	X	1.92	X 1 NO	=	16.76 SQ.MT.
03	4.41	X	0.77	X 1 NO	=	3.39 SQ.MT.
04	0.68	X	2.29	X 1 NO	=	1.55 SQ.MT.
05	2.35	X	1.79	X 1 NO	=	4.20 SQ.MT.
06	7.64	X	7.11	X 1 NO	=	54.32 SQ.MT.
07	7.72	X	1.36	X 1 NO	=	10.49 SQ.MT.
08	9.32	X	0.45	X 1 NO	=	4.19 SQ.MT.
09	7.13	X	3.35	X 1 NO	=	23.88 SQ.MT.
10	3.20	X	1.07	X 1 NO	=	3.42 SQ.MT.
11	0.77	X	1.37	X 1 NO	=	1.05 SQ.MT.
12	6.40	X	0.65	X 1 NO	=	4.16 SQ.MT.
13	4.72	X	1.85	X 1 NO	=	8.73 SQ.MT.
14	2.20	X	4.75	X 1 NO	=	10.45 SQ.MT.
15	0.84	X	3.05	X 1 NO	=	2.56 SQ.MT.
16	1.37	X	0.77	X 1 NO	=	1.05 SQ.MT.
17	0.43	X	3.05	X 1 NO	=	1.31 SQ.MT.
18	2.03	X	5.95	X 1 NO	=	12.07 SQ.MT.
			TOTAL DEDUCTION		=	165.46 SQ.MT. (B)

STAIRCASE & LIFT AREA CALCULATION

(7TH FLOOR)						
S1	3.48	X	4.47	X 1 NO	=	15.55 SQ.MT.
S2	3.33	X	2.64	X 1 NO	=	8.79 SQ.MT.
S3	3.25	X	1.36	X 1 NO	=	4.42 SQ.MT.
S4	2.35	X	4.44	X 1 NO	=	10.43 SQ.MT.
S5	1.65	X	3.80	X 1 NO	=	6.27 SQ.MT.
S6	2.19	X	3.35	X 1 NO	=	7.33 SQ.MT.
TOTAL STAIR. & LIFT AREA					=	52.79 SQ.MT. (C)
LIFT AREA					=	12.74 SQ.MT. (X)
(C - X) 52.79 - 12.74					=	40.05 SQ.MT.
TOTAL DEDUCTION (B + C)					=	218.25 SQ.MT. (D)
GROSS BUILT UP AREA [A - D]					=	193.83 SQ.MT. (E)



BUILT UP AREA DIAGRAM
(8TH REFUGE FLOOR) SCALE 1:100

BUILT UP AREA CALCULATION

(8TH REFUGE FLOOR)						
A	20.39	X	20.37	X 1 NO	=	415.34 SQ.MT.
			TOTAL ADDITION		=	415.34 SQ.MT. (A)

DEDUCTIONS

01	4.86	X	1.92	X 1 NO	=	9.33 SQ.MT.
02	1.37	X	2.53	X 1 NO	=	3.47 SQ.MT.
03	0.69	X	4.97	X 1 NO	=	3.43 SQ.MT.
04	2.35	X	4.32	X 1 NO	=	10.15 SQ.MT.
05	7.64	X	7.11	X 1 NO	=	54.32 SQ.MT.
06	7.72	X	1.36	X 1 NO	=	10.50 SQ.MT.
07	9.32	X	0.45	X 1 NO	=	4.20 SQ.MT.
08	7.13	X	3.35	X 1 NO	=	23.86 SQ.MT.
09	3.20	X	1.07	X 1 NO	=	3.42 SQ.MT.
10	0.76	X	1.37	X 1 NO	=	1.04 SQ.MT.
11	6.40	X	0.66	X 1 NO	=	4.22 SQ.MT.
12	4.72	X	1.85	X 1 NO	=	8.73 SQ.MT.
13	2.20	X	1.70	X 1 NO	=	3.74 SQ.MT.
14	3.04	X	2.28	X 1 NO	=	6.93 SQ.MT.
15	4.41	X	0.77	X 1 NO	=	3.39 SQ.MT.
16	0.60	X	3.05	X 1 NO	=	1.83 SQ.MT.
17	0.16	X	3.20	X 1 NO	=	0.51 SQ.MT.
18	2.19	X	2.90	X 1 NO	=	6.35 SQ.MT.
19	3.05	X	1.73	X 1 NO	=	5.27 SQ.MT.
			TOTAL DEDUCTION		=	164.69 SQ.MT. (B)

REFUGE AREA CALCULATION

(8TH REFUGE FLOOR)						
R1	4.88	X	1.05	X 1 NO	=	5.12 SQ.MT.
R2	7.08	X	3.35	X 1 NO	=	23.71 SQ.MT.
R3	2.03	X	3.20	X 1 NO	=	6.49 SQ.MT.
R4	4.88	X	1.70	X 1 NO	=	8.29 SQ.MT.
R5	5.65	X	2.28	X 1 NO	=	12.88 SQ.MT.
R6	4.28	X	0.76	X 1 NO	=	3.25 SQ.MT.
TOTAL REFUGE AREA					=	59.74 SQ.MT. (C)

STAIRCASE & LIFT AREA CALCULATION

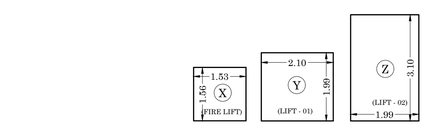
(8TH REFUGE FLOOR)						
S1	3.48	X	4.32	X 1 NO	=	15.03 SQ.MT.
S2	3.33	X	2.79	X 1 NO	=	9.29 SQ.MT.
S3	3.25	X	1.36	X 1 NO	=	4.42 SQ.MT.
S4	2.35	X	4.44	X 1 NO	=	10.43 SQ.MT.
S5	1.65	X	3.80	X 1 NO	=	6.27 SQ.MT.
S6	2.19	X	3.35	X 1 NO	=	7.33 SQ.MT.
TOTAL STAIR. & LIFT AREA					=	52.77 SQ.MT. (C)
LIFT AREA					=	12.74 SQ.MT. (X)
(C - X) 52.79 - 12.74					=	40.03 SQ.MT.
TOTAL DEDUCTION (B + C)					=	277.20 SQ.MT. (D)
GROSS BUILT UP AREA [A - D]					=	138.14 SQ.MT. (E)

REFUGE AREA STATEMENT 8TH FLOOR

REFUGE AREA REQUIRED = 8TH TO 14TH FLOOR AREA
= 1406.10 X 4% = 56.24 SQ.MT. (AS PER 4.00%)
= 1406.10 X 4.25% = 59.76 SQ.MT. (AS PER 4.25%)

REFUGE AREA REQUIRED ON 8TH FLOOR = 59.76 SQ.MT.

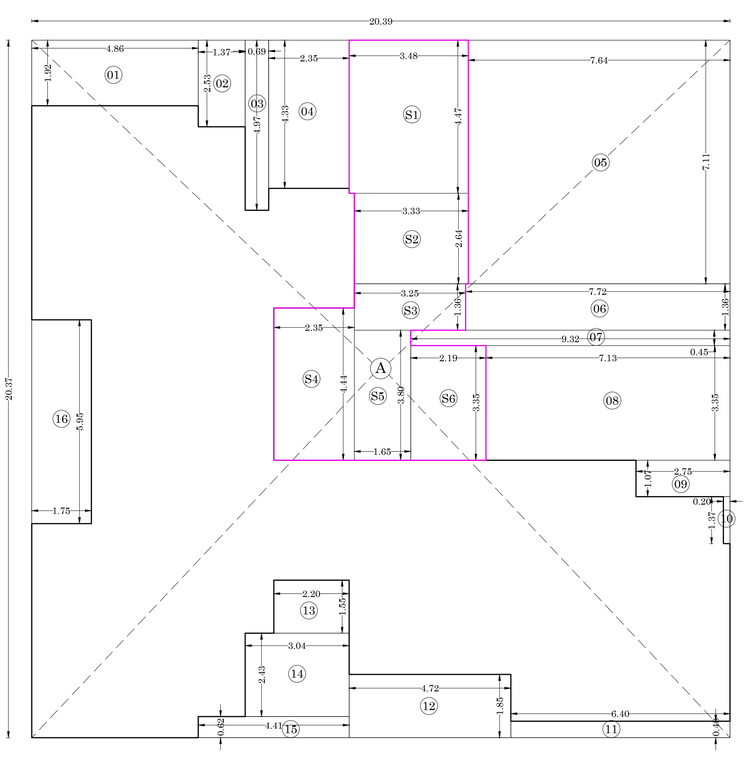
REFUGE AREA PROPOSED ON 8TH FLOOR = 59.74 SQ.MT.



LIFT AREA DIAGRAM
(2ND TO 9TH FLOOR) SCALE 1:100

LIFT AREA CALCULATION

(2ND TO 9TH FLOOR)						
X	1.53	X	1.56	X 1 NO	=	2.39 SQ.MT.
Y	2.10	X	1.99	X 1 NO	=	4.18 SQ.MT.
Z	1.99	X	3.10	X 1 NO	=	6.17 SQ.MT.
TOTAL LIFT AREA					=	12.74 SQ.MT.



BUILT UP AREA DIAGRAM
(9TH FLOOR) SCALE 1:100

BUILT UP AREA CALCULATION

(9TH FLOOR)						
A	20.39	X	20.37	X 1 NO	=	415.34 SQ.MT.
			TOTAL ADDITION		=	415.34 SQ.MT. (A)

DEDUCTIONS

01	4.86	X	1.92	X 1 NO	=	9.33 SQ.MT.
02	1.37	X	2.53	X 1 NO	=	3.47 SQ.MT.
03	0.69	X	4.97	X 1 NO	=	3.43 SQ.MT.
04	2.35	X	4.33	X 1 NO	=	10.17 SQ.MT.
05	7.64	X	7.11	X 1 NO	=	54.32 SQ.MT.
06	7.72	X	1.36	X 1 NO	=	10.50 SQ.MT.
07	9.32	X	0.45	X 1 NO	=	4.19 SQ.MT.
08	7.13	X	3.35	X 1 NO	=	23.86 SQ.MT.
09	2.75	X	1.07	X 1 NO	=	2.94 SQ.MT.
10	0.20	X	1.37	X 1 NO	=	0.28 SQ.MT.
11	6.40	X	0.48	X 1 NO	=	3.07 SQ.MT.
12	4.72	X	1.85	X 1 NO	=	8.73 SQ.MT.
13	2.20	X	1.55	X 1 NO	=	3.41 SQ.MT.
14	3.04	X	2.43	X 1 NO	=	7.39 SQ.MT.
15	4.41	X	0.62	X 1 NO	=	2.73 SQ.MT.
16	1.75	X	5.95	X 1 NO	=	10.41 SQ.MT.
			TOTAL DEDUCTION		=	158.23 SQ.MT. (B)

STAIRCASE & LIFT AREA CALCULATION

(9TH FLOOR)						
S1	3.48	X	4.47	X 1 NO	=	15.55 SQ.MT.
S2	3.33	X	2.64	X 1 NO	=	8.79 SQ.MT.
S3	3.25	X	1.36	X 1 NO	=	4.42 SQ.MT.
S4	2.35	X	4.44	X 1 NO	=	10.43 SQ.MT.
S5	1.65	X	3.80	X 1 NO	=	6.27 SQ.MT.
S6	2.19	X	3.35	X 1 NO	=	7.33 SQ.MT.
TOTAL STAIR. & LIFT AREA					=	52.79 SQ.MT. (C)
LIFT AREA					=	12.74 SQ.MT. (X)
(C - X) 52.79 - 12.74					=	40.05 SQ.MT.
TOTAL DEDUCTION (B + C)					=	211.02 SQ.MT. (D)
GROSS BUILT UP AREA [A - D]					=	204.32 SQ.MT. (E)

FORM - II

CONTENTS OF THE SHEET

GROUND TO 9TH FLOOR BUILT UP AREA DIAGRAM & CALCULATION

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT ON PLOT BEARING C.T.S. NO. 307/A, 307/A/1 TO 307/A/5 OF VILLAGE POISAR AT 27.40 M. WIDE S.V. ROAD, KANDIVALI (W), MUMBAI IN R/S WARD.

DGN. BY	PR@N@Y	JOB No.	
DRAWN	PR@N@Y	OFFICE FILE NO.	55
CHECKED BY	DIVYESH	SHEET NO.	05/07
DATE	21-02-2025	SCALE	1:100

N W E S

SIGNATURE, NAME & ADDRESS OF OWNER

M/S. KONARK STRUCTURAL ENGINEERS PVT. LTD.
C.A. TO MODERN ROOPKAMAL C.H.S.L.,
OFFICE AT 7, 1ST FLOOR, ROSHAN APSARA BUILDING, ROSHAN NAGAR, CHANDAVARKAR LANE, BORIVALI (W), MUMBAI – 400 092

ARVIND SONMAL SHAH 2025.02.21 11:21:02 +05'30'

SIGNATURE, NAME & ADDRESS OF R.C.C. CONSULTANT

M/S. UNISTEPS CONSULTING PVT.LTD. (STR/C/40)
ROW HOUSE -04, DHEERAJ SAVERA OPP. SIDDHARTH NAGAR, BORIVALI (E), MUMBAI- 400 066

DHAVAL SHIRISH JADHAV — S.E.B.P. (R7)

Shivshant Sudhakarrao Doke — A.E.B.P. (R1)

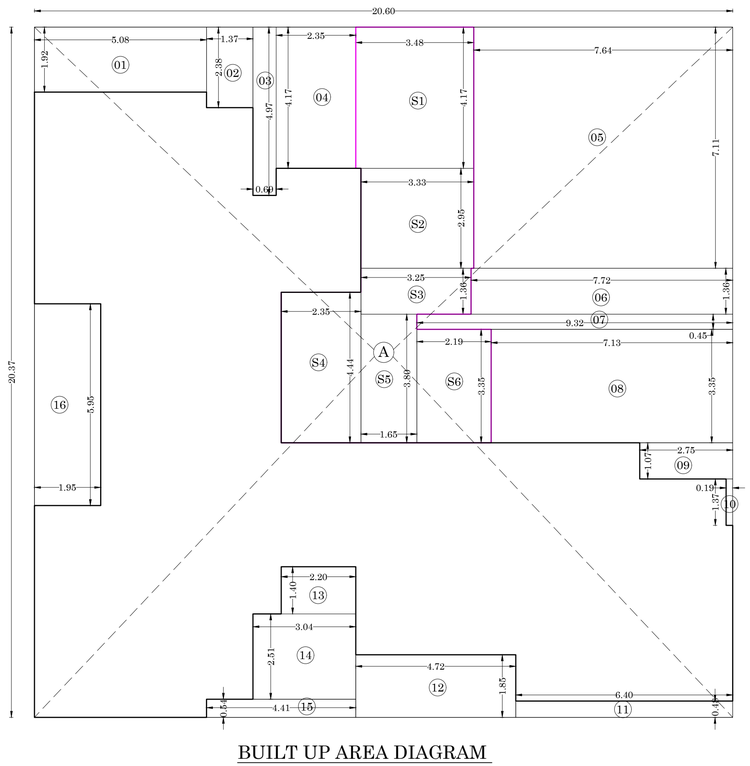
SANTOSH UTTAMRAO RAUT — Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2025.02.25 18:16:05 +05'30' — E.E.B.P.(R1)

SIGNATURE NAME & ADDRESS OF ARCHITECT/L.S.

DIVYESH PAREKH
P/1447/S LICENSED SURVEYOR
1105, Solitaire Business Center, Gulmohar Road, Borivali (W), Mumbai - 92. divyparekh@gmail.com

DIVYESH HARESH PAREKH 2025.02.21 11:17:08 +05'30'

P-19689/2023/(307/A AND OTHER)/R/S WARD/POISAR R/S	06/07



BUILT UP AREA DIAGRAM
(10TH TO 13TH FLOOR) SCALE 1:100

BUILT UP AREA CALCULATION

(10TH TO 13TH FLOOR)

A	20.60	X	20.37	X 1 NO	=	419.62 SQ.MT.
				TOTAL ADDITION	=	419.62 SQ.MT. (A)

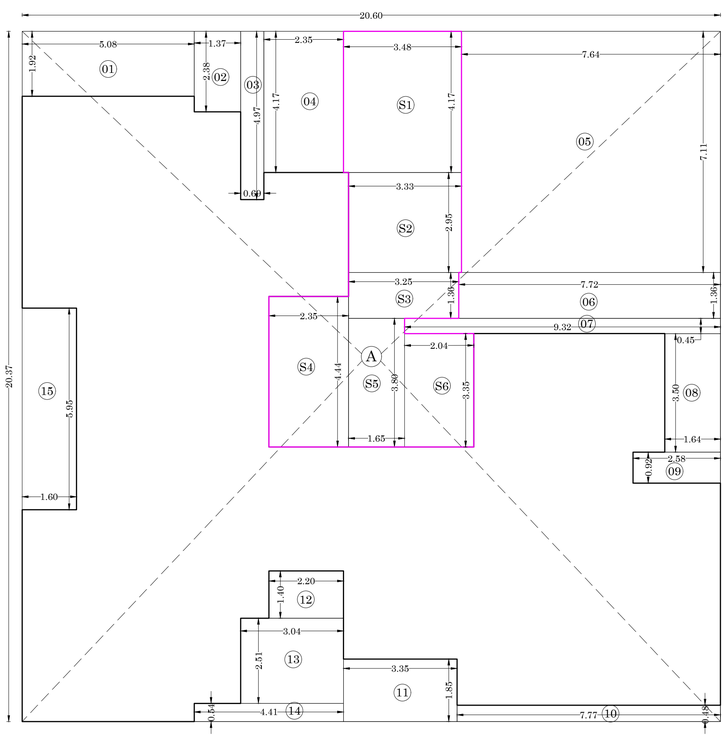
DEDUCTIONS

01	5.08	X	1.92	X 1 NO	=	9.75 SQ.MT.
02	1.37	X	2.38	X 1 NO	=	3.26 SQ.MT.
03	0.69	X	4.97	X 1 NO	=	3.42 SQ.MT.
04	2.35	X	4.17	X 1 NO	=	9.79 SQ.MT.
05	7.64	X	7.11	X 1 NO	=	54.32 SQ.MT.
06	7.72	X	1.36	X 1 NO	=	10.49 SQ.MT.
07	9.32	X	0.45	X 1 NO	=	4.19 SQ.MT.
08	7.13	X	3.35	X 1 NO	=	23.88 SQ.MT.
09	2.75	X	1.07	X 1 NO	=	2.94 SQ.MT.
10	0.19	X	1.37	X 1 NO	=	0.26 SQ.MT.
11	6.40	X	0.48	X 1 NO	=	3.07 SQ.MT.
12	4.72	X	1.85	X 1 NO	=	8.73 SQ.MT.
13	2.20	X	1.40	X 1 NO	=	3.08 SQ.MT.
14	3.04	X	2.51	X 1 NO	=	7.63 SQ.MT.
15	4.41	X	0.54	X 1 NO	=	2.38 SQ.MT.
16	1.95	X	5.95	X 1 NO	=	11.60 SQ.MT.
				TOTAL DEDUCTION	=	158.79 SQ.MT. (B)

STAIRCASE & LIFT AREA CALCULATION

(10TH TO 13TH FLOOR)

S1	3.48	X	4.17	X 1 NO	=	14.52 SQ.MT.
S2	3.33	X	2.95	X 1 NO	=	9.82 SQ.MT.
S3	3.25	X	1.36	X 1 NO	=	4.42 SQ.MT.
S4	2.35	X	4.44	X 1 NO	=	10.43 SQ.MT.
S5	1.65	X	3.80	X 1 NO	=	6.27 SQ.MT.
S6	2.19	X	3.35	X 1 NO	=	7.33 SQ.MT.
TOTAL STAIR. & LIFT AREA					=	52.79 SQ.MT. (C)
LIFT AREA					=	12.74 SQ.MT. (X)
(C - X) 52.79 - 12.74					=	40.05 SQ.MT.
TOTAL DEDUCTION (B + C)					=	211.58 SQ.MT. (D)
GROSS BUILT UP AREA [A - D]					=	208.04 SQ.MT. (E)



BUILT UP AREA DIAGRAM
(14TH & 16TH TO 21ST FLOOR) SCALE 1:100

BUILT UP AREA CALCULATION

(14TH & 16TH TO 21ST FLOOR)

A	20.60	X	20.37	X 1 NO	=	419.62 SQ.MT.
				TOTAL ADDITION	=	419.62 SQ.MT. (A)

DEDUCTIONS

01	5.08	X	1.92	X 1 NO	=	9.75 SQ.MT.
02	1.37	X	2.38	X 1 NO	=	3.26 SQ.MT.
03	0.69	X	4.97	X 1 NO	=	3.42 SQ.MT.
04	2.35	X	4.17	X 1 NO	=	9.79 SQ.MT.
05	7.64	X	7.11	X 1 NO	=	54.32 SQ.MT.
06	7.72	X	1.36	X 1 NO	=	10.49 SQ.MT.
07	9.32	X	0.45	X 1 NO	=	4.19 SQ.MT.
08	1.64	X	3.50	X 1 NO	=	5.74 SQ.MT.
09	2.58	X	0.92	X 1 NO	=	2.37 SQ.MT.
10	7.77	X	0.48	X 1 NO	=	3.72 SQ.MT.
11	3.35	X	1.85	X 1 NO	=	6.19 SQ.MT.
12	2.20	X	1.40	X 1 NO	=	3.08 SQ.MT.
13	3.04	X	2.51	X 1 NO	=	7.63 SQ.MT.
14	4.41	X	0.54	X 1 NO	=	2.38 SQ.MT.
15	1.60	X	5.95	X 1 NO	=	9.52 SQ.MT.
				TOTAL DEDUCTION	=	135.85 SQ.MT. (B)

STAIRCASE & LIFT AREA CALCULATION

(14TH & 16TH TO 21ST FLOOR)

S1	3.48	X	4.17	X 1 NO	=	14.52 SQ.MT.
S2	3.33	X	2.95	X 1 NO	=	9.82 SQ.MT.
S3	3.25	X	1.36	X 1 NO	=	4.42 SQ.MT.
S4	2.35	X	4.44	X 1 NO	=	10.43 SQ.MT.
S5	1.65	X	3.80	X 1 NO	=	6.27 SQ.MT.
S6	2.04	X	3.35	X 1 NO	=	6.83 SQ.MT.
TOTAL STAIR. & LIFT AREA					=	52.29 SQ.MT. (C)
LIFT AREA					=	12.74 SQ.MT. (X)
(C - X) 52.29 - 12.74					=	39.55 SQ.MT.
TOTAL DEDUCTION (B + C)					=	188.14 SQ.MT. (D)
GROSS BUILT UP AREA [A - D]					=	231.48 SQ.MT. (E)

BUILT UP AREA CALCULATION

(15TH REFUGE FLOOR)

A	20.60	X	20.37	X 1 NO	=	419.62 SQ.MT.
				TOTAL ADDITION	=	419.62 SQ.MT. (A)

DEDUCTIONS

01	5.08	X	1.92	X 1 NO	=	9.75 SQ.MT.
02	1.37	X	2.38	X 1 NO	=	3.26 SQ.MT.
03	0.69	X	4.97	X 1 NO	=	3.42 SQ.MT.
04	2.35	X	4.17	X 1 NO	=	9.79 SQ.MT.
05	7.64	X	7.11	X 1 NO	=	54.32 SQ.MT.
06	7.72	X	1.36	X 1 NO	=	10.49 SQ.MT.
07	9.32	X	0.45	X 1 NO	=	4.19 SQ.MT.
08	1.64	X	3.50	X 1 NO	=	5.74 SQ.MT.
09	2.58	X	0.92	X 1 NO	=	2.37 SQ.MT.
10	7.77	X	0.48	X 1 NO	=	3.72 SQ.MT.
11	3.35	X	1.85	X 1 NO	=	6.19 SQ.MT.
12	2.20	X	1.40	X 1 NO	=	3.08 SQ.MT.
13	3.04	X	2.51	X 1 NO	=	7.63 SQ.MT.
14	4.41	X	0.54	X 1 NO	=	2.38 SQ.MT.
15	1.60	X	5.95	X 1 NO	=	9.52 SQ.MT.
				TOTAL DEDUCTION	=	135.85 SQ.MT. (B)

REFUGE AREA CALCULATION

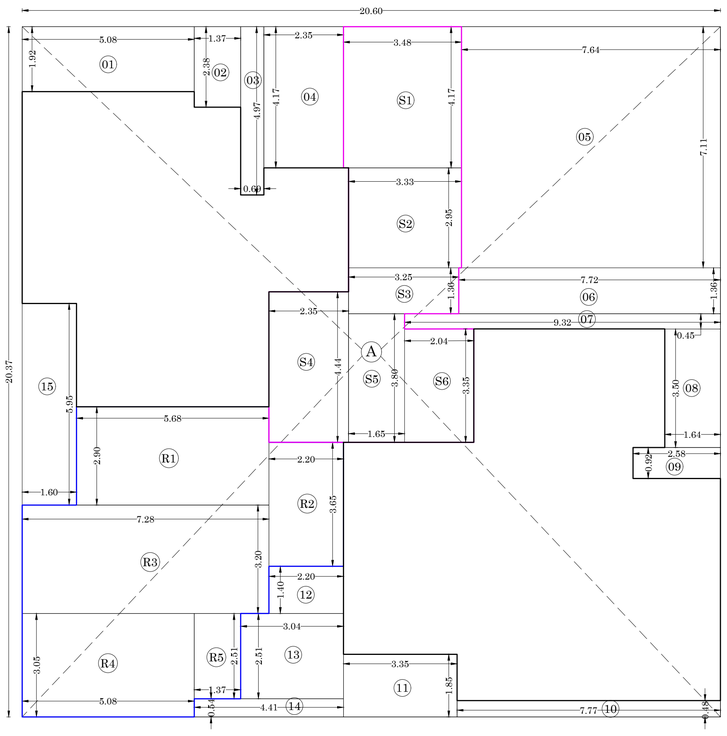
(15TH REFUGE FLOOR)

R1	5.68	X	2.90	X 1 NO	=	16.47 SQ.MT.
R2	2.20	X	3.65	X 1 NO	=	8.03 SQ.MT.
R3	7.28	X	3.20	X 1 NO	=	23.29 SQ.MT.
R4	5.08	X	3.05	X 1 NO	=	15.49 SQ.MT.
R5	1.37	X	2.51	X 1 NO	=	3.43 SQ.MT.
TOTAL REFUGE AREA					=	66.71 SQ.MT. (C)

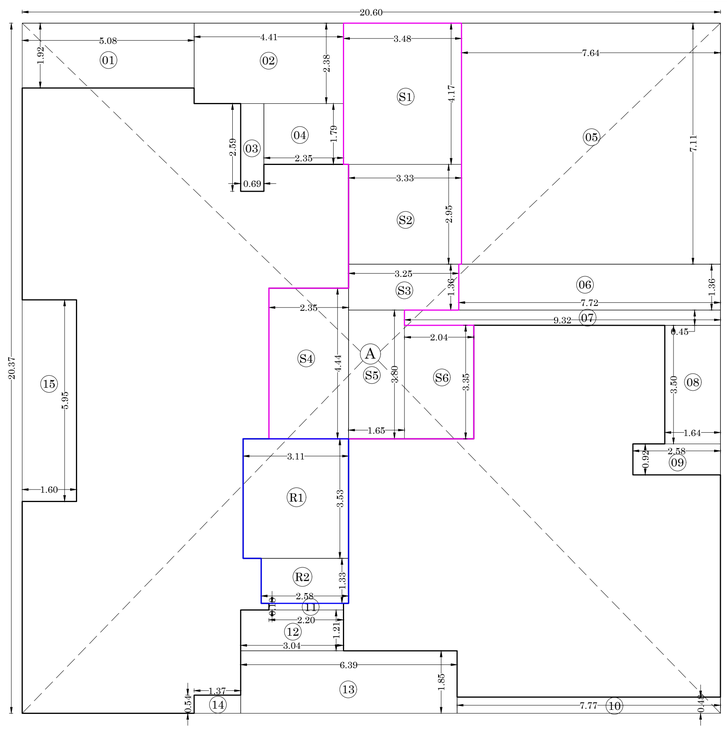
STAIRCASE & LIFT AREA CALCULATION

(15TH REFUGE FLOOR)

S1	3.48	X	4.17	X 1 NO	=	14.52 SQ.MT.
S2	3.33	X	2.95	X 1 NO	=	9.82 SQ.MT.
S3	3.25	X	1.36	X 1 NO	=	4.42 SQ.MT.
S4	2.35	X	4.44	X 1 NO	=	10.43 SQ.MT.
S5	1.65	X	3.80	X 1 NO	=	6.27 SQ.MT.
S6	2.04	X	3.35	X 1 NO	=	6.83 SQ.MT.
TOTAL STAIR. & LIFT AREA					=	52.29 SQ.MT. (D)
LIFT AREA					=	12.74 SQ.MT. (X)
(C - X) 52.29 - 12.74					=	39.55 SQ.MT.
TOTAL DEDUCTION (B + C + D)					=	254.85 SQ.MT. (E)
GROSS BUILT UP AREA [A - D]					=	164.77 SQ.MT. (F)



BUILT UP AREA DIAGRAM
(15TH REFUGE FLOOR) SCALE 1:100



BUILT UP AREA DIAGRAM
(22ND REFUGE FLOOR) SCALE 1:100

BUILT UP AREA CALCULATION

(22ND REFUGE FLOOR)

A	20.60	X	20.37	X 1 NO	=	419.62 SQ.MT.
				TOTAL ADDITION	=	419.62 SQ.MT. (A)

DEDUCTIONS

01	5.08	X	1.92	X 1 NO	=	9.75 SQ.MT.
02	4.41	X	2.38	X 1 NO	=	10.49 SQ.MT.
03	0.69	X	2.59	X 1 NO	=	1.78 SQ.MT.
04	2.35	X	1.79	X 1 NO	=	4.20 SQ.MT.
05	7.64	X	7.11	X 1 NO	=	54.32 SQ.MT.
06	7.72	X	1.36	X 1 NO	=	10.49 SQ.MT.
07	9.32	X	0.45	X 1 NO	=	4.19 SQ.MT.
08	1.64	X	3.50	X 1 NO	=	5.74 SQ.MT.
09	2.58	X	0.92	X 1 NO	=	2.37 SQ.MT.
10	7.77	X	0.48	X 1 NO	=	3.72 SQ.MT.
11	2.58	X	0.18	X 1 NO	=	0.46 SQ.MT.
12	3.04	X	1.21	X 1 NO	=	3.67 SQ.MT.
13	6.39	X	1.85	X 1 NO	=	11.82 SQ.MT.
14	1.37	X	0.54	X 1 NO	=	0.73 SQ.MT.
15	1.60	X	5.95	X 1 NO	=	9.52 SQ.MT.
				TOTAL DEDUCTION	=	133.25 SQ.MT. (B)

REFUGE AREA CALCULATION

(22ND REFUGE FLOOR)

R1	3.11	X	3.53	X 1 NO	=	10.97 SQ.MT.
R2	2.58	X	1.33	X 1 NO	=	3.43 SQ.MT.
TOTAL REFUGE AREA					=	14.40 SQ.MT. (C)

STAIRCASE & LIFT AREA CALCULATION

(22ND REFUGE FLOOR)

S1	3.48	X	4.17	X 1 NO	=	14.52 SQ.MT.
S2	3.33	X	2.95	X 1 NO	=	9.82 SQ.MT.
S3	3.25	X	1.36	X 1 NO	=	4.42 SQ.MT.
S4	2.35	X	4.44	X 1 NO	=	10.43 SQ.MT.
S5	1.65	X	3.80	X 1 NO	=	6.27 SQ.MT.
S6	2.04	X	3.35	X 1 NO	=	6.83 SQ.MT.
TOTAL STAIR. & LIFT AREA					=	52.29 SQ.MT. (D)
LIFT AREA					=	12.74 SQ.MT. (X)
(D - X) 52.29 - 12.74					=	39.55 SQ.MT.
TOTAL DEDUCTION (B + C + D)					=	199.94 SQ.MT. (E)
GROSS BUILT UP AREA [A - D]					=	219.68 SQ.MT. (F)

REFUGE AREA STATEMENT 22ND FLOOR

REFUGE AREA REQUIRED = 4% ON 22ND & 23RD FLOOR AREA
= 355.28 X 4% = 14.21 SQ.MT. (AS PER 4.00%)
= 355.28 X 4.25% = 15.09 SQ.MT. (AS PER 4.25%)

REFUGE AREA REQUIRED ON 22ND FLOOR = 15.09 SQ.MT.

REFUGE AREA PROPOSED ON 22ND FLOOR = 14.40 SQ.MT.

BUILT UP AREA CALCULATION

(23RD FLOOR)

A	20.60	X	20.37	X 1 NO	=	419.62 SQ.MT.
				TOTAL ADDITION	=	419.62 SQ.MT. (A)

DEDUCTIONS

01	5.08	X	1.92	X 1 NO	=	9.75 SQ.MT.
02	1.37	X	2.38	X 1 NO	=	3.26 SQ.MT.
03	0.69	X	4.97	X 1 NO	=	3.42 SQ.MT.
04	2.35	X	4.17	X 1 NO	=	9.79 SQ.MT.
05	7.64	X	7.11	X 1 NO	=	54.32 SQ.MT.
06	7.72	X	1.36	X 1 NO	=	10.49 SQ.MT.
07	9.32	X	0.45	X 1 NO	=	4.19 SQ.MT.
08	1.03	X	4.41	X 1 NO	=	4.54 SQ.MT.
09	7.77	X	0.47	X 1 NO	=	3.65 SQ.MT.
10	3.35	X	1.85	X 1 NO	=	6.19 SQ.MT.
11	2.20	X	1.40	X 1 NO	=	3.08 SQ.MT.
12	3.04	X	2.51	X 1 NO	=	7.63 SQ.MT.
13	4.41	X	0.54	X 1 NO	=	2.38 SQ.MT.
14	1.60	X	5.95	X 1 NO	=	9.52 SQ.MT.
				TOTAL DEDUCTION	=	132.21 SQ.MT. (B)

FITNESS CENTER AREA CALCULATION

(23RD FLOOR)

FC1	6.25	X	3.35	X 1 NO	=	20.93 SQ.MT.
FC2	9.94	X	1.35	X 1 NO	=	13.41 SQ.MT.
FC3	6.74	X	4.01	X 1 NO	=	27.02 SQ.MT.
FC4	1.03	X	6.56	X 1 NO	=	6.75 SQ.MT.
FC5	5.37	X	2.27	X 1 NO	=	12.18 SQ.MT.
TOTAL FITNESS CENTER AREA					=	80.29 SQ.MT. (C)

SOCIETY OFFICE AREA CALCULATION

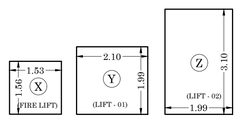
(23RD FLOOR)

SO1	3.20	X	2.31	X 1 NO	=	7.39 SQ.MT.
SO2	3.35	X	2.60	X 1 NO	=	8.71 SQ.MT.
SO3	1.38	X	2.27	X 1 NO	=	3.13 SQ.MT.
TOTAL SOCIETY OFFICE AREA					=	19.23 SQ.MT. (D)

STAIRCASE & LIFT AREA CALCULATION

(23RD FLOOR)

S1	3.48	X	4.17	X 1 NO	=	14.52 SQ.MT.
S2	3.33	X	2.95	X 1 NO	=	9.82 SQ.MT.
S3	3.25	X	1.36	X 1 NO	=	4.42 SQ.MT.
S4	2.35	X	4.44	X 1 NO	=	10.43 SQ.MT.
S5	1.65	X	3.80	X 1 NO	=	6.27 SQ.MT.
S6	2.04	X	3.35	X 1 NO	=	6.83 SQ.MT.
TOTAL STAIR. & LIFT AREA					=	52.29 SQ.MT. (E)
LIFT AREA					=	12.74 SQ.MT. (X)
(E - X) 52.29 - 12.74					=	39.55 SQ.MT.
TOTAL DEDUCTION (B + C + D + E)					=	284.02 SQ.MT. (F)
GROSS BUILT UP AREA [A - D]					=	135.60 SQ.MT. (G)



LIFT AREA DIAGRAM
(10TH TO 23RD FLOOR) SCALE 1:100

LIFT AREA CALCULATION

(10TH TO 23RD FLOOR)

X	1.53	X	1.56	X 1 NO	=	2.39 SQ.MT.
Y	2.10	X	1.99	X 1 NO	=	4.18 SQ.MT.
Z	1.99	X	3.10	X 1 NO	=	6.17 SQ.MT.
TOTAL LIFT AREA					=	12.74 SQ.MT.

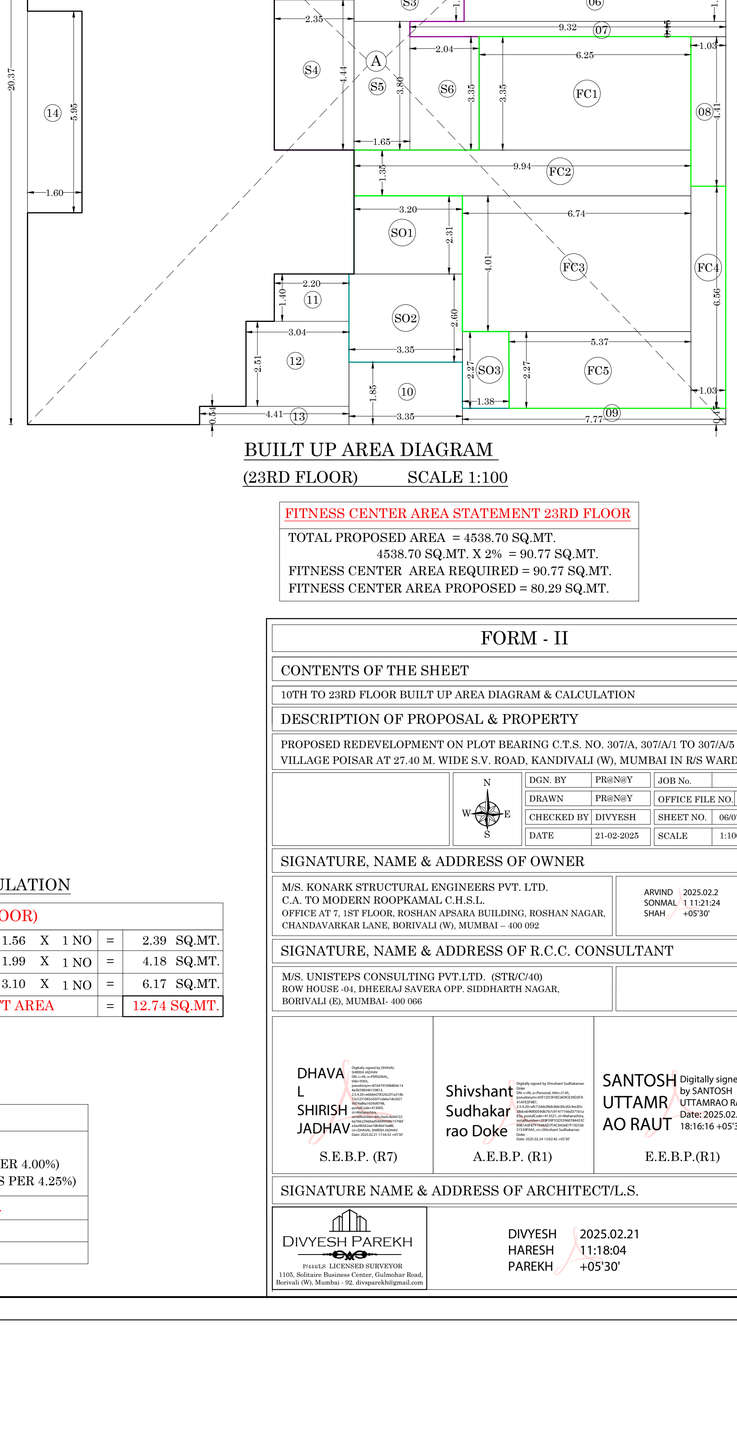
REFUGE AREA STATEMENT 15TH FLOOR

REFUGE AREA REQUIRED = 15TH TO 21ST FLOOR AREA
= 1553.65 X 4% = 62.15 SQ.MT. (AS PER 4.00%)
= 1553.65 X 4.25% = 66.03 SQ.MT. (AS PER 4.25%)

REFUGE AREA REQUIRED ON 15TH FLOOR = 66.03 SQ.MT.

REFUGE AREA PROPOSED ON 15TH FLOOR = 66.71 SQ.MT.

66.71 - 66.03 = 0.68 SQ.MT. AREA COUNTED IN F.S.I.



BUILT UP AREA DIAGRAM
(23RD FLOOR) SCALE 1:100

FITNESS CENTER AREA STATEMENT 23RD FLOOR

TOTAL PROPOSED AREA = 4538.70 SQ.MT.
4538.70 SQ.MT. X 2% = 90.77 SQ.MT.
FITNESS CENTER AREA REQUIRED = 90.77 SQ.MT.
FITNESS CENTER AREA PROPOSED = 80.29 SQ.MT.

FORM - II

CONTENTS OF THE SHEET

10TH TO 23RD FLOOR BUILT UP AREA DIAGRAM & CALCULATION

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT ON PLOT BEARING C.T.S. NO. 307/A, 307/A/1 TO 307/A/5 OF VILLAGE POISAR AT 27.40 M. WIDE S.V. ROAD, KANDIVALI (W), MUMBAI IN R/S WARD.

DGN. BY	PR@N@Y	JOB No.	
DRAWN	PR@N@Y	OFFICE FILE NO.	55
CHECKED BY	DIVYESH	SHEET NO.	06/07
DATE	21-02-2025	SCALE	1:100

SIGNATURE, NAME & ADDRESS OF OWNER

M/S. KONARK STRUCTURAL ENGINEERS PVT. LTD.
C.A. TO MODERN ROOPKAMAL C.H.S.L.
OFFICE AT 7, 1ST FLOOR, ROSHAN APSARA BUILDING, ROSHAN NAGAR, CHANDAVARKAR LANE, BORIVALI (W), MUMBAI – 400 092

ARVIND SONMAL SHAH 2025.02.21 11:21:24 +05'30'

SIGNATURE, NAME & ADDRESS OF R.C.C. CONSULTANT

M/S. UNISTEPS CONSULTING PVT.LTD. (STR/C/40)
ROW HOUSE -04, DHEERAJ SAVERA OPP. SIDDHARTH NAGAR, BORIVALI (E), MUMBAI- 400 066

DHAVAL SHIRISH JADHAV — S.E.B.P. (R7)

Shivshant Sudhakar rao Doke — A.E.B.P. (R1)

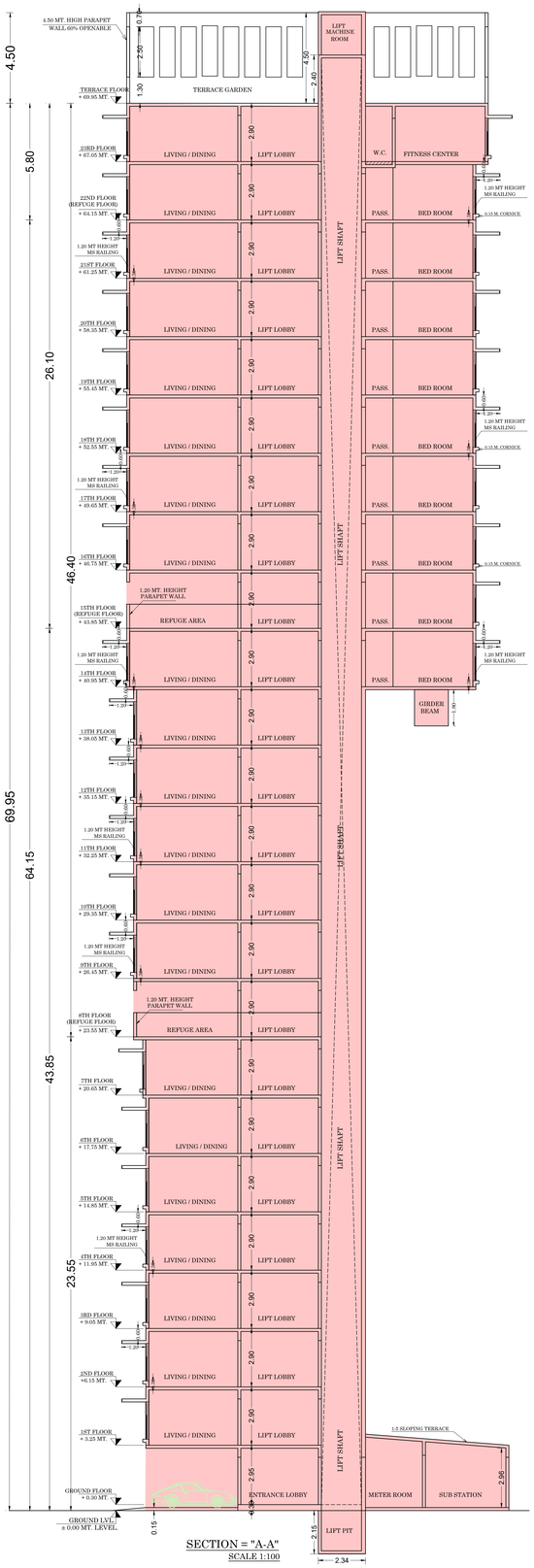
SANTOSH UTTAMRAO AO RAUT — Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2025.02.25 18:16:16 +05'30' — E.E.B.P.(R1)

SIGNATURE NAME & ADDRESS OF ARCHITECT/L.S.

DIVYESH PAREKH — PRACTICE LICENSED SURVEYOR
1105, Solitaire Business Center, Gulmohar Road, Borivali (W), Mumbai - 92. divyparekh@gmail.com

DIVYESH HARESH PAREKH 2025.02.21 11:18:04 +05'30'

P-19689/2023/(307/A AND OTHER)/R/S WARD/POISAR R/S	07/07



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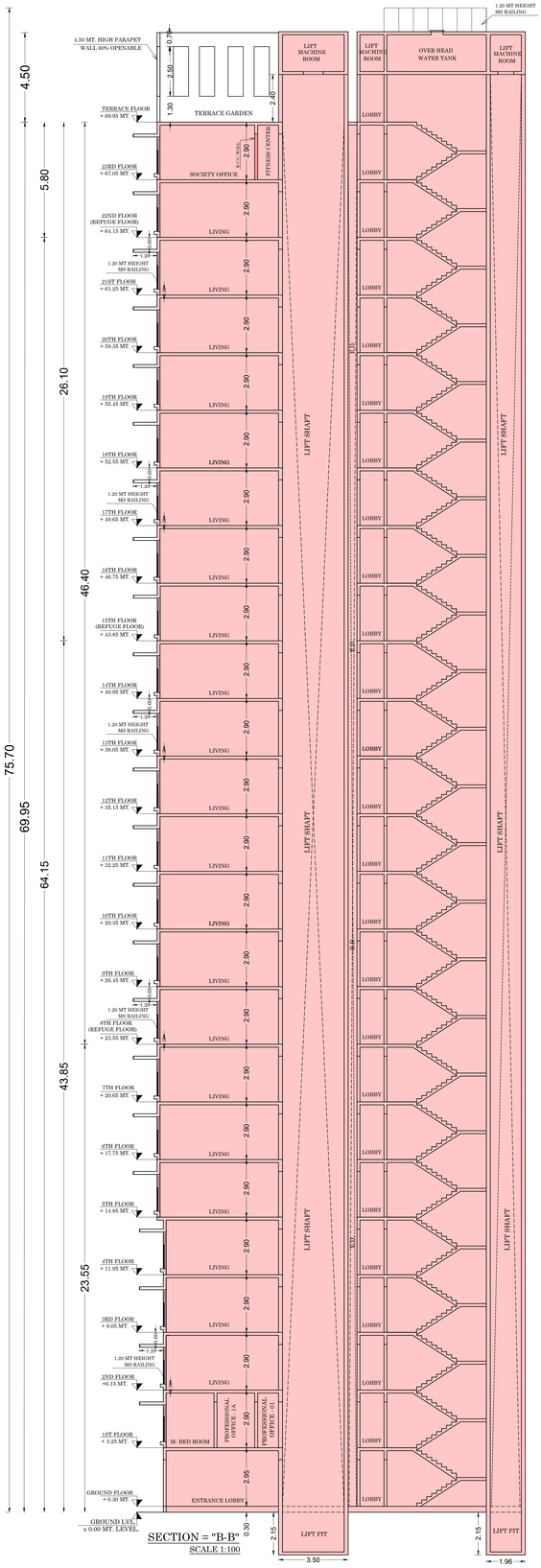
SCALE 1:100



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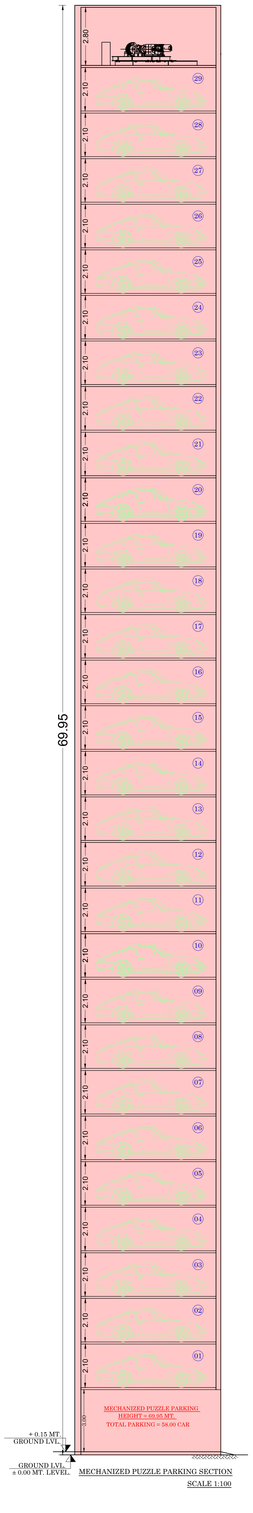

MECHANIZED PUZZLE PARKING SECTION
SCALE 1:100

SECTION - C-C
TOILET DUCT
SCALE 1:100

FORM - II

CONTENTS OF THE SHEET

SECTION

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT ON PLOT BEARING C.T.S. NO. 307/A, 307/A/1 TO 307/A/5 OF VILLAGE POISAR AT 27.40 M. WIDE S.V. ROAD, KANDIVALI (W), MUMBAI IN RS WARD.

DGN. BY	PRSN6/Y	JOB No.	
DRAWN	PRSN6/Y	OFFICE FILE NO.	55
CHECKED BY	DIVY/DH	SHEET NO.	07/07
DATE	21-02-2025	SCALE	1:100

SIGNATURE, NAME & ADDRESS OF OWNER

M/S. KONARK STRUCTURAL ENGINEERS PVT. LTD.
C.A. TO MODERN BOOPKAMAL C.H.S.L.
OFFICE AT 7, 1ST FLOOR, ROSHAN APSARA BUILDING, ROSHAN NAGAR, CHANDIVARKAR LANE, BORIVALI (W), MUMBAI – 400 092

ARVIND SOMAL SHAH 2025.02.21 11:21:09 +05'30'

SIGNATURE, NAME & ADDRESS OF R.C.C. CONSULTANT

M/S. UNISTEPS CONSULTING PVT.LTD. (STRUC/40)
ROW HOUSE -04, DHEERAJ SAVERA OPP. SIDDHARTH NAGAR, BORIVALI (E), MUMBAI- 400 066

DHAVAL SHIRISH JADHAV
S.E.B.P. (R7)

Shivshant Sudhakar rao Doke
A.E.B.P. (R1)

SANTOSH UTTAMRAO RAUT Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2025.02.25 19:16:29 +05'30'
E.E.B.P.(R1)

SIGNATURE NAME & ADDRESS OF ARCHITECT/L.S.

DIVYESH PAREKH
Provide LS BOND/SURVIVOR
1105, Sellmore Business Center, Golmedhar Road, Mira Road (E), Thane - 401107. Mobile No. 9820139999

DIVYESH HARESH PAREKH 2025.02.21 11:18:22 +05'30'