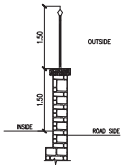
SUMMARY OF STAIRCASE/LIFT & LIFT LOBBY AREA STATEMENT

STRUCTURE		FLOOR	B U AREA sq.mts.	
RESIDENTIAL BUILDING		Lower basement floor		
		Upper basement floor		
		Ground lvl. parking floor		
		1st lvl. parking floor		
		2nd lvl. parking floor		
		3rd lvl. parking floor		
		4th lvl. parking floor		
		5th lvl. parking floor		
		Stilt lvl. floor (Podium)		
		Service/structural floor		
	1	1st floor (refuge floor)	202.90	*
	2	2nd floor	194.95	*
	3	3rd floor	194.95	*
	4	4th floor	194.95	*
	5	5th floor	194.95	*
	6	6th floor	194.95	*
	7	7th floor	194.95	*
	8	8th floor (refuge floor)	202.90	*
	9	9th floor	194.95	*
		Fire check floor		
		Service/structural floor		
	10	10th floor	194.95	*
	11	11th floor	194.95	*
	12	12th floor	194.95	*
	13	13th floor	194.95	*
	14	14th floor	194.95	*
	15	15th floor (refuge floor)	202.90	*
	16	16th floor	194.95	*
	17	17th floor	194.95	*
	18	18th floor	209.48	*
		Service/structural floor		
	19	19th floor	209.48	*
	20	20th floor	209.48	*
	21	21th floor	209.48	*
	22	22nd floor (refuge floor)	217.62	*
	23	23rd floor	209.48	*
	24	24th floor	209.48	*
	25	25th floor	209.48	*
		Fire check floor		
	26	26th floor	209.48	*
	27	27th floor	209.48	*
		Service/structural floor		
	28	28th floor	209.48	*
	29	29th floor (refuge floor)	212.41	*
	30	30th floor	209.48	*
	31	31st floor	209.48	*
	32	32nd floor	209.48	*
	33	33rd floor	209.48	*
	34	34th floor	209.48	*
	35	35th floor	209.48	*
	36	36th floor (refuge floor)	212.41	*
	37	37th floor	209.48	*
		Service/structural floor		
	38	38th floor	209.48	*
	39	39th floor	209.48	*
	40	40th floor	209.48	*
	41	41st floor	209.48	*
	42	42nd floor	209.48	*
		Fire check floor		
	43	43rd floor (refuge floor)	212.41	*
	44	44thfloor	209.48	*
	45	45th floor	224.77	*
		Service/structural floor		
		TOTAL FSI AREA (PROPOSED)	**9,235.66 sq.mts.**	
CLUB HOUSE				
		Lower ground floor	32.68	*
		Upper ground floor	33.71	*
		1st floor	38.18	*
		Terrace floor	36.18	*
		TOTAL BUILT UP AREA (CLUB HOUSE)	**140.75 sq.mts.**	

COMPREHENSIVE PARKING STATEMENT

CARPET AREA	No. OF TENEMENTS	TOTAL No. OF P.ARKING REQUIRED	TOTAL No. OF CAR PARKING PROPOSED	
BELOW 60.00 Sq.mts. 1 CAR PER 1 TENEMENT		NIL		
ABOVE 70.000 Sq.mts. 1 CAR PER 0.5 TENEMENT	116 (14 floors x 4 flats + 3 refuge floors x 3 flats + 2 lr. x 2 flats + 4 refuge floors x 1 flat) + 1 flat x 1 flat)	232		
20% VISITORS PARKING OF (20 + 270 = 290)		58		
SMALL CAR (4.80 x 2.30)				
LARGE CAR (5.00 x 2.60)				
GRAND TOTAL		290	341	

STRUCTURE	FLOOR	No. OF PARKING PROPOSED: TRANSPORT VEHICLE (T.V) (3.75 x 7.80)	PHYSICALLY HANDICAP (B) (5.00 x 2.60)	SMALL CAR (S) (4.50 x 2.30)	LARGE CAR (B) (5.00 x 2.60)	TOTAL Nos.	PROPOSED 2 WHEELAR PARKING (1.20 x 2.60)
RESIDENTIAL (METAL BOX)	LOWER BASEMENT PARKING	-	-	--	56	56	
	UPPER BASEMENT PARKING	-	-	--	43	43	23
	GROUND LVL PARKING	-	-	--	--	--	
	1st LVL PARKING	-	-	--	36	36	
	2nd LVL PARKING	-	-	--	39	39	
	3rd LVL PARKING	-	-	--	38	38	
	4th LVL PARKING	-	-	--	40	40	
	5th LVL PARKING	-	-	--	89	89	
TOTAL						341	23
MCGM PARKING LOT	LOWER BASEMENT	-	-	61	69	130	
	UPPER BASEMENT	-	-	40	59	119	20
	GROUND LVL PARKING	09	05	30	13	57	
	1st LVL PARKING	-	-	25	99	124	
	2nd LVL PARKING	-	-	24	100	124	
	3rd LVL PARKING	-	-	23	100	123	
	4th LVL PARKING	-	-	23	103	126	
TOTAL		09	05	246	543	803 (794 + 9 T.V.)	20



SECTION THROUGH COMPOUND WALL
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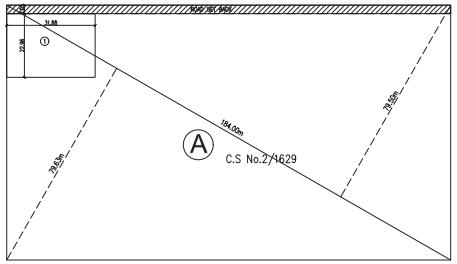
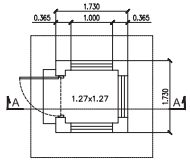


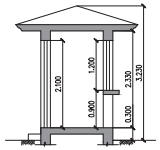
PLOT AREA DIAGRAM SCALE = 1:750

AMENITY AREA CALCULATION		
SNo	SIZE	AREA
1	31.88 x 22.96	731.96 sq.mts.
TOTAL		731.96 sq.mts.

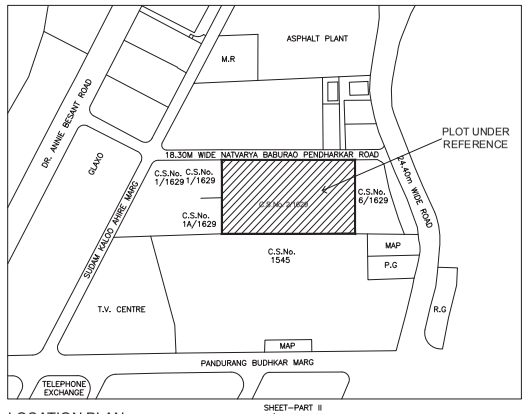
FOR C.S. No. 2/1629		
PLOT AREA CALCULATIONS.		
		All areas in Sq.mts.
Sno	List	Area
(A)	(31.88x0.6+ 79.00x 0.50)+ 184.00	148.28
	100%	148.28 Sq.mts.



PLAN OF SECURITY CABIN
SCALE = 1:50

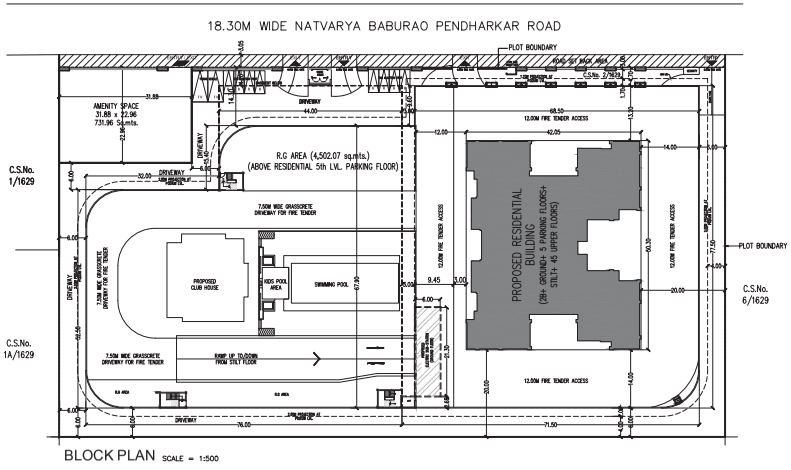


SECTION-AA
SCALE = 1:50



LOCATION PLAN
SCALE = 1:2500

SHEET–PART II
G/SOUTH WARD



BLOCK PLAN SCALE = 1:500

COMPREHENSIVE FSI AREA STATEMENT

STRUCTURE		FLOOR		FSI AREA		Sq.mts.
RESIDENTIAL BUILDING		Lower basement floor				
		Upper basement floor				
		Ground lvl. parking floor			60.21	*
		Pantry, toilet & ATM	60.21			
		1st lvl. parking floor				
		2nd lvl. parking floor			21.90	*
		Toilet	21.90			
		3rd lvl. parking floor				
		4th lvl. parking floor				
		5th lvl. parking floor			74.44	*
		Toilet & meter room	74.44			
		Stilt lvl. floor (Podium)				
		Club house excess area	257.09		857.68	*
		Auditorium, toilet & kitchen	600.59			
		Service/structural floor				
	1	1st floor (refuge floor)		1,103.91	1,116.39	*
		Meter room	12.48			
	2	2nd floor			1,393.58	*
	3	3rd floor			1,393.58	*
	4	4th floor			1,393.58	*
	5	5th floor			1,393.58	*
	6	6th floor			1,393.58	*
	7	7th floor			1,393.58	*
	8	8th floor (refuge floor)		1,103.91	1,116.39	*
		Meter room	12.48			
	9	9th floor			1,393.58	*
		Fire check floor				
		Service/structural floor				
	10	10th floor			1,393.58	*
	11	11th floor			1,393.58	*
	12	12th floor			1,393.58	*
	13	13th floor			1,393.58	*
	14	14th floor			1,393.58	*
	15	15th floor (refuge floor)		1,103.91	1,116.39	*
		Meter room	12.48			
	16	16th floor			1,393.58	*
	17	17th floor			1,393.58	*
	18	18th floor		800.80	1,379.05	*
		Terrace floor area	578.25			
		Service/structural floor				
	19	19th floor			800.80	*
	20	20th floor			800.80	*
	21	21th floor			800.80	*
	22	22nd floor (refuge floor)		503.46	590.88	*
		Break pressure tank & meter room	87.42			
	23	23rd floor			800.80	*
	24	24th floor			800.80	*
	25	25th floor			800.80	*
		Fire check floor				
	26	26th floor			800.80	*
	27	27th floor			800.80	*
		Service/structural floor				
	28	28th floor			800.80	*
	29	29th floor (refuge floor)		598.74	615.55	*
		Meter room	16.81			
	30	30th floor			800.80	*
	31	31st floor			800.80	*
	32	32nd floor			800.80	*
	33	33th floor			800.80	*
	34	34th floor			800.80	*
	35	35th floor			800.80	*
	36	36th floor (refuge floor)		616.98	633.79	*
		Meter room	16.81			
	37	37th floor			819.04	*
		Service/structural floor				
	38	38th floor			819.04	*
	39	39th floor			819.04	*
	40	40th floor			819.04	*
	41	41st floor			819.04	*
	42	42nd floor			819.04	*
		Fire check floor				
	43	43rd floor (refuge floor)		616.98	633.79	*
		Meter room	16.81			
	44	44th floor			819.04	*
	44	45th floor			273.70	
		Service/structural floor				
	45	Terrace floor				*
		TOTAL FSI AREA (PROPOSED)			**45,745.56**	**sq.mts.**
MCGM PARKING LOT		Lower basement floor			5,053.80	sq.mts.
		Upper basement floor			5,053.80	*
		Ground lvl. parking floor			4,603.35	*
		1st lvl. parking floor			4,603.35	*
		2nd lvl. parking floor			4,603.35	*
		3rd lvl. parking floor			4,603.35	*
		4th lvl. parking floor			4,603.35	*
		TOTAL BUILT UP AREA			33,124.35	sq.mts.
		TOTAL BUILT UP AREA CONSIDERED			**33,119.24**	**sq.mts.**
		ADDITIONAL FSI FOR PROPOSED RESIDENTIAL BUILDING IN LIEU OF MCGM PARKING LOT (50% OF 33,119.24)			**16,559.62**	**sq.mts.**

PROFORMA - B

CONTENT OF SHEET

. LOCATION PLAN & BLOCK PLAN, PLOT AREA DIAGRAM & CALCULATIONS
. SECTIONS THROUGH COMPOUND WALL & SECURITY CABIN
. COMPREHENSIVE BUILT UP AREA STATEMENT.
. COMPREHENSIVE PARKING STATEMENT.

APPROVED SUBJECT TO CONDITION MENTIONED IN THE FILE
FILE No. EEEB/ 1105/ GS/ A

Mithun Arun Bhise

Digitally signed by Mithun Arun Bhise
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S.E.B.P (CITY-X)

Satish Bhaskar Gite

Digitally signed by Satish Bhaskar Gite
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Date: 2017.05.04 18:53:43 +05'30'

A.E.B.P (CITY-VI)

Kishore Bhatija.

Digitally signed by Kishore. Bhatija.
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Date: 2017.05.02 14:24:51 +05'30'

DIRECTOR
K. Raheja Pvt. Ltd.

PROJECT

PROPOSED MULTI STORIED PUBLIC PARKING LOT & RESIDENTIAL BUILDING
ON PLOT BEARING C.S. No. 2/1629 PLOT No. 249 & 249A OF WORLI SCHEME No. 52, LOWER PAREL DIVISION, G/S WARD, MUMBAI.

NAME OF CONSULTING ARCHITECTS

RSP Architects Planners & Engineers (India) Pvt Ltd
709, BAJARANG, 7th FLOOR, BANDRA KURLA COMPLEX, BANDRA (EAST), MUMBAI-400 051.
TEL. : 022 5675 4398 \ 99 FAX : 022 5675 4397

NAME, ADDRESS & SIGNATURE OF ARCHITECT

Kasturi Kedar Pewekar

Digitally signed by Kasturi Kedar Pewekar
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Date: 2017.04.27 13:34:14 +05'30'

KASTURI K PEWEKAR
(CA/97/20974) ARCHITECT

PLOT No. C-30, BLOCK- G, Opp. SIDBI, BANDRA KURLA COMPLEX, BANDRA (E), MUMBAI - 400 051. TEL No.:- 26564100

NORTH LINE	SCALE	DATE
N	AS SHOWN	
	DRAWN BY: francis	CHECKED BY
DRAWING No.		REVISION No.
1		R-0

PROFORMA - A

		A AREA STATEMENT	Sq.mts.
	1	AREA OF PLOT AS PER P. R. CARD	14,638.91
	2	DEDUCTION FOR	
	(a)	ROAD SET-BACK (R.L.)	476.25
	(b)	PROPOSED ROAD	---
	(c)	ANY RESERVATION	---
	(d)	TOTAL (a + b + c)	476.25
	3	BALANCE AREA OF PLOT (1 - 2d)	14,162.66
	4	DEDUCTION FOR AMENITY OPEN SPACE (8% OF (1 ABOVE)	731.95
	5	BALANCE AREA OF THE PLOT (3 - 4)	13,430.71
	6	DEDUCTION FOR R.G (15% OF (5 ABOVE)	2,014.61
	7	NET AREA OF PLOT (5 - 6)	11,416.10
	8	PERMISSIBLE BUILTUP AREA AS PER DP/LAYER APPROVAL No.	15,721.82
		EEBP/1105/GS Date d 03.08.05.	
	9	ADDITION FOR SET BACK AREA (476.25 x 1.33)	633.41
	10	ADDITION FOR AMENITY SPACE AREA (731.96 x 1.33)	973.49
	11	TOTAL PERMISSIBLE BUILT UP AREA (8 + 9 + 10)	17,328.72
	12	FSI PERMISSIBLE FOR MCGM PARKING LOT BEING DEVELOPED AS PER NO TP/CA TO No. TP/643 (3)/(3) DATED March 1/03/11 and 08/08/11H.	4.00
	13	MAXIMUM PERMISSIBLE BUILT UP AREA (7) ABOVE (4 B)	45,664.40
	14	BUILT UP AREA of MCGM PUBLIC PARKING LOT PROPOSED (2.5+ 0 +4) (specify area)	33,119.24
	15	INCENTIVE FSI AS AT NOT PPL (50% OF 14 ABOVE)	16,559.62
	16	PERMISSIBLE BUILTUP AREA (11 + 15)	53,888.34
	17	FSI CONSUMED (16/1)	2.97
	B	DETAILS OF FSI AVAILED AS PER DCR -35 (4)	
	1	PAYABLE BUILTUP AREA (7) ABOVE (4 B)	11,660.92
		35% OF (16 ABOVE)	
	2	TOTAL PERMISSIBLE BUILT UP AREA OF RESIDENTIAL BUILDING (16 +17)	45,749.26
	3	TOTAL PROPOSED BUILT UP AREA	45,745.56
	C	TENEMENT STATEMENT	
	1	PLOT AREA (ITEM A 9 ABOVE)	
	2	TENEMENT DENSITY PERMISSIBLE PER HECTARE	
	3	TENEMENT PERMISSIBLE ON THE PLOT	
	4	TENEMENTS PROPOSED	
	5	TENEMENTS EXISTING	
	6	LESS NON - RESIDENTIAL TENEMENTS (Shops, etc)	
	7	TOTAL TENEMENTS ON THE PLOT (4 + 5 + 6)	
	D	PARKING STATEMENT	
	1	PARKING REQUIRED BY REGULATIONS FOR RESIDENTIAL BUILDING	
	(a)	CAR	
	(b)	SCOOTER / MOTOR CYCLE	
	(c)	OUTDOORS (VISITORS)	
	(d)	10% ADDITIONAL PARKING	
	2	TOTAL CAR PARKING PROVIDED	
	E	TRANSPORT VEHICLES PARKING	
	1	TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION	
	2	TRANSPORT VEHICLES PARKING PROPOSED	
	F	NOTES	
	1	BOUNDARY OF THE PLOT BOUNDED BLACK.	
	2	PROPOSED WORK SHOWN SHADED PINK.	
	3	DRAINAGE SHOWN IN DOTTED RED.	
	4	RECREATION GROUND SHOWN IN SHADED GREEN.	
	5	STRUCTURES TO BE DEMOLISHED SHOWN IN DOTTED YELLOW.	
	6	INTERNAL ACCESS ROAD SHOWN IN BURNT SIENNA.	

SIGN & NAME OF THE OWNER

F CERTIFICATE FOR AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 07.01.2004 AND THAT OF THE SIDES ETC., OF THE PLOT STATED ON PLAN ARE AS MEASURED ON THE SITE & THE AREA SO WORKED OUT IS 14,638.91 Sq.mts. (FOURTEEN THOUSAND SIX HUNDRED THIRTY EIGHT POINT NINTY ONE ONLY) & TALLIES WITH THE AREAS STATED IN THE DOCUMENTS OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF LICENCED ARCHITECT.