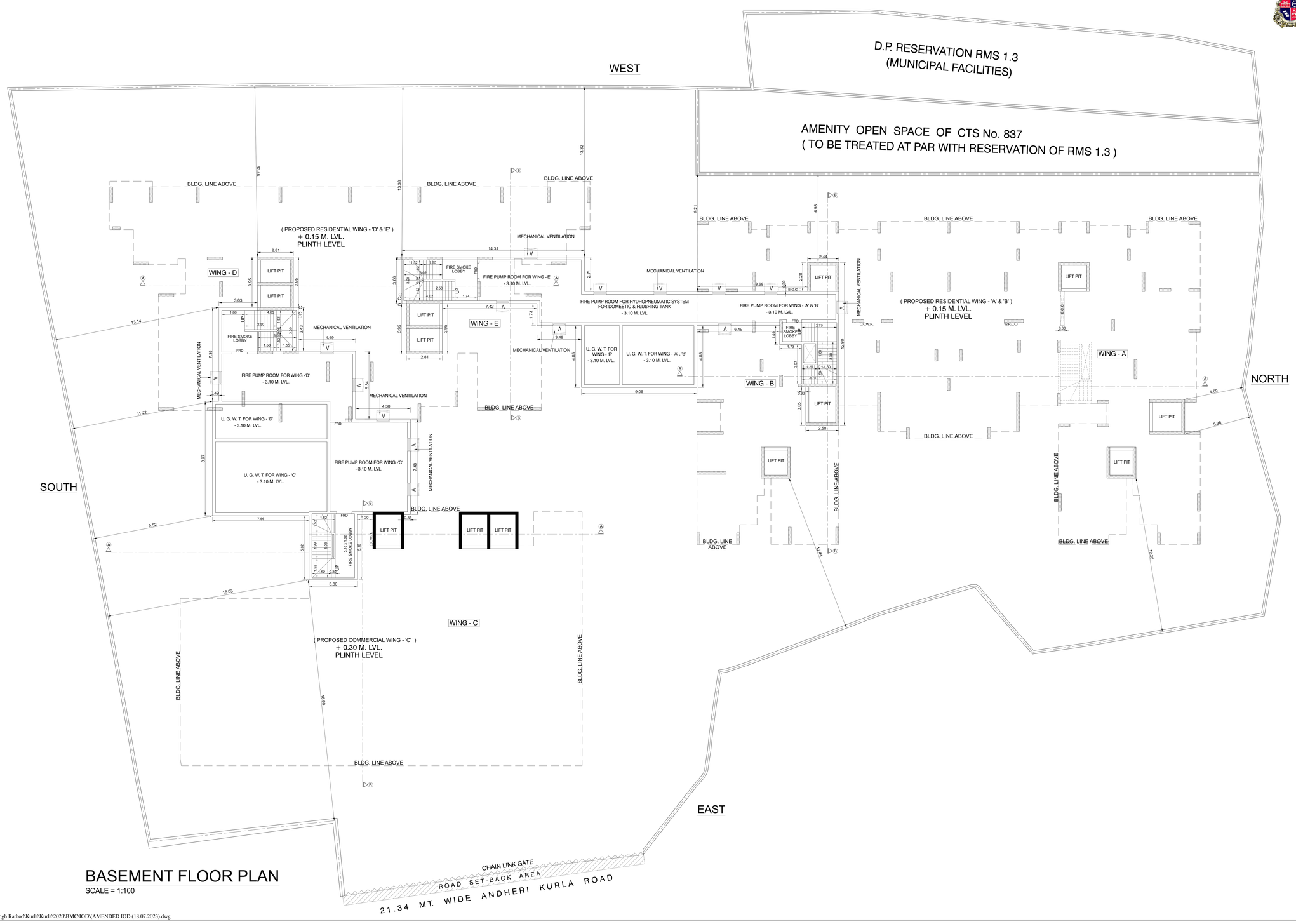


BASEMENT FLOOR PLAN

SCALE = 1:100

1/9

Z:\Arjunsingh Rathod\Kurla\Kurla\2020\BMC\IOD\(AMENDED IOD (18.07.2023).dwg

CHE/ES/1920/L/337(NEW)/CC/1/NEW 1/9

A	PROFORMA - A		
1	AREA OF PLOT		5016.50
	a) Area of Reservation in plot		N I L
	b) Area of Road Set Back		N I L
	c) Area of D P Road		N I L
	d) 5% amenity space as per DCR 57		N I L
2	DEDUCTIONS FOR		
	(A) For Reservation/Road Area to be handed over to MCGM (100%)		
	a) Road Set Back/widening area (Regulation No 16)		19.50
	b) Proposed D P road area (Regulation No 16)		N I L
	c) (i) Reservation Area (plot) to be handed over to (Regulation No 17) as per possession receipt		261.80
	(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)		N I L
	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)		N I L
	b) Area of amenity plot as per DCR 14(B)	as per possession receipt	240.50
	c) Area of amenity plot as per DCR 35		N I L
	d) Amenity open space (as per possession receipt)		502.30
	Total Amenity area		502.30
	(C) Deduction of existing BUA to be retained if any / land component of existing BUA/Existing BUA as per regulation under which the development was allowed		N I L
3	Total deductions: [2(A) + 2(B) + 2(C)]		521.80
4	Balance area of plot (for calculating required LOS) [1 - 3]		4494.70
5	Plot area under development [Sr. no. 4 + 2(A) (c)(ii)]		4494.70
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)		4494.70
	b) permissible built up area as per regulation 30(C) (Protected development)		N I L
	permissible built up area (7a or 7b above, whichever is more)		4494.70
8	Additional built up area 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. (200%)		N I L
	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%)		N I L
	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. [Y% as per table no. 5 of regulation 17(1)]		N I L
	Total Additional BUA		N I L
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)		N I L
	b) 50% of rehab component as per reg. 33(7)(A)		N I L
	c) 15% of sr.no. 7b above or 10 sqmts per rehab tenement as per reg. 33(7)(B)		N I L
	Total Additional BUA / Incentive area		N I L
10	a) BUA due to "Additional" FSI on payment of premium" as per Table No 12 of Regulation No 30(A) [sr. no. 5 X 50%] (Already claimed 200 + Now Claiming = 2047.35)		2247.35
	b) Amenity open space fsi Already handed over to M.C.G.M.	502.30 x 2.00	1004.60
11	BUA due to admissible "TDR" as per table no. 12 of regulation no. 30(A) & 32 (by restricting area utilised beyond zonal FSI in sr. no. 7(b), 8(a) & 9 above)		N I L
12	Permissible built up area [7+8+9+10+11]		7746.65
13	Proposed built up area		7746.65
14	TDR generated if any as per regulation 30 (A) and 32 for unutilized BUA on plot		N I L
15	Fungible compensatory area as per regulation no. 31(3)		
	a) (i) perm. fungible compensatory area for rehab comp. w/o charging premium		N I L
	(ii) fungible compensatory area availed for rehab comp. w/o charging premium		N I L
	b) (i) permissible fungible compensatory area by charging premium		2711.33
	(ii) fungible compensatory area availed on payment of premium		2711.17
16	Total built up area proposed including FCA [13+15(a)(ii)+15(b)(ii)]		10457.82
17	FSI consumed on net plot [13/5]		1.613
B	Tenement Statement		
1	PROPOSED AREA (Item 16)		10457.82
2	LESS DEDUCTIONS OF NON RESI. AREA		3183.86
3	AREA AVAILABLE FOR TENEMENTS [(i) - (ii)]		7273.96
4	TENEMENTS PERMISSIBLE AS PER (200 \ HECTARE) = 137.82 SAY		146 NOS.
5	TENEMENTS PERMISSIBLE AS PER (450 \ HECTARE) = 310.09 SAY		327 NOS.
6	TENEMENTS PROPOSED		149 NOS.
7	TENEMENTS EXISTING		
8	TOTAL TENEMENTS PROPOSED (6 + 7)		149 NOS.
C	Parking Statement		
1	TOTAL PARKING REQUIRED	(RESIDENTIAL + COMMERCIAL)	111 NOS.
2	TOTAL PARKING PROPOSED	(RESIDENTIAL + COMMERCIAL)	128 NOS.
D	Transport Vehicle Parking Statement		
1	TRANSPORT VEHICLE PARKING REQUIRED		01 NO.
2	TRANSPORT VEHICLE PARKING PROPOSED		01 NO.

PROFORMA - B

CONTENTS OF SHEET: BASEMENT FLOOR PLAN.

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT : 16 / 01 /17 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 5016.50 SQ. MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP \ PROPERTY REGISTER CARD.

Jay Hitesh Solanki

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO. 837 OF VILLAGE MOHILI AT KURLA-ANDHERI ROAD, KURLA (WEST), MUMBAI.

NAME, ADDRESS OF C.A. TO OWNER	DIGITAL SIGN
M/S. ARA BUILDERS PVT. LTD. Address :- 102, 1ST FLOOR, RAJVEER ROYALS, ANDHERI GHATKOPAR LINK RD., ANDHERI (EAST), Mumbai - 400093.	ANJALI NARESH GUPTA

B.M.C. FILE NO. CHE/ES/1920/L/337(NEW)/CC/1/NEW

THIS CANCELS APPROVAL TO THE PREVIOUS PLAN SANCTIONED U/R. NO. CHE/ES/1920/L/337(NEW)/CC/1/NEW DATED : 26/06/2023

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN IS NOT REQUIRED.

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO. CHE/ES/1920/L/337(NEW)/CC/1/NEW DATED :

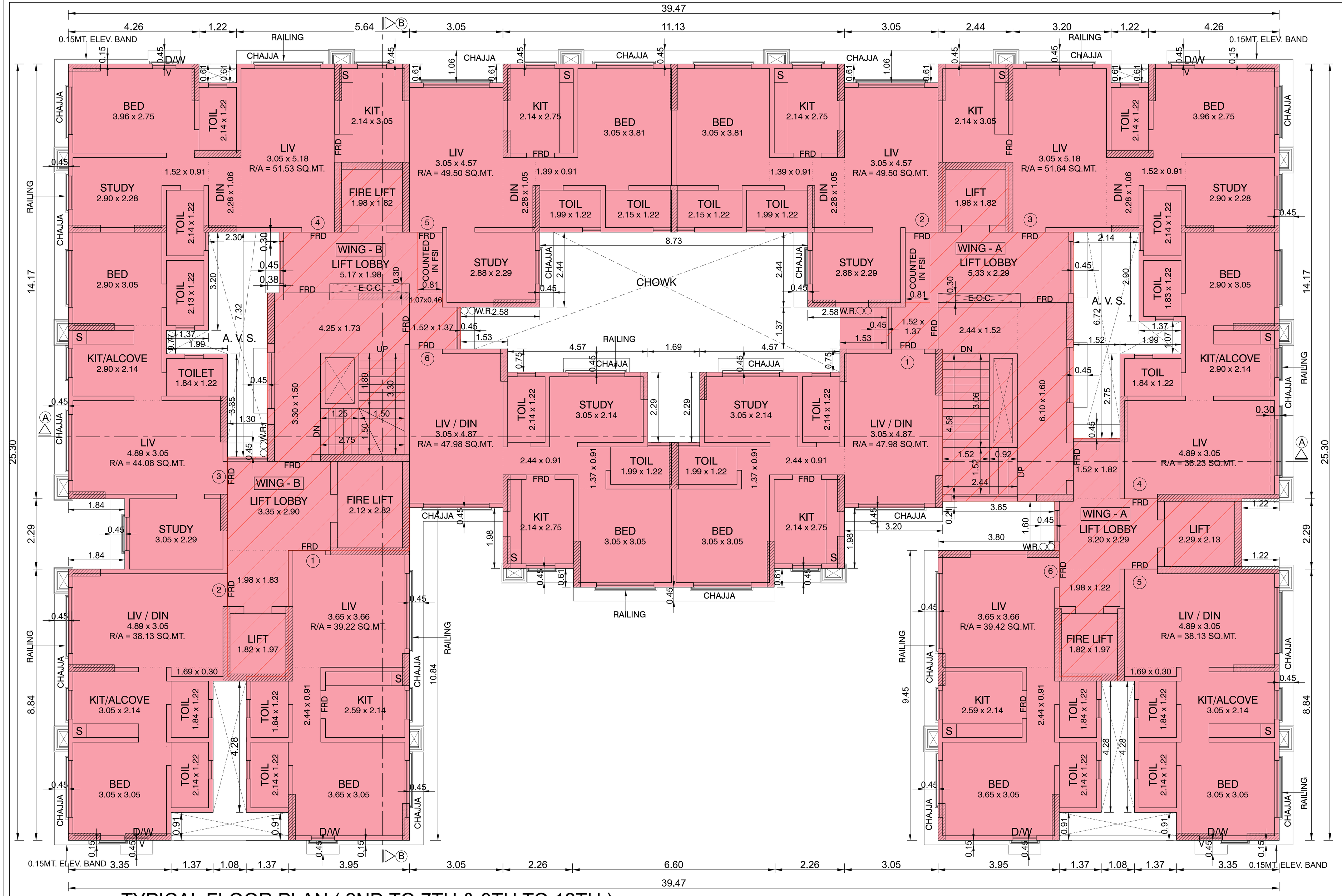
STAMP OF APPROVAL OF PLAN

Sagar Prasad Manjrekar S.E. (B.P.) L/W	SANDEEP ATMARAM KOLHE A.E. (B.P.) L&N	NARENDRA MADHUKAR KOTKAR E.E. (B.P.)-I E.S.

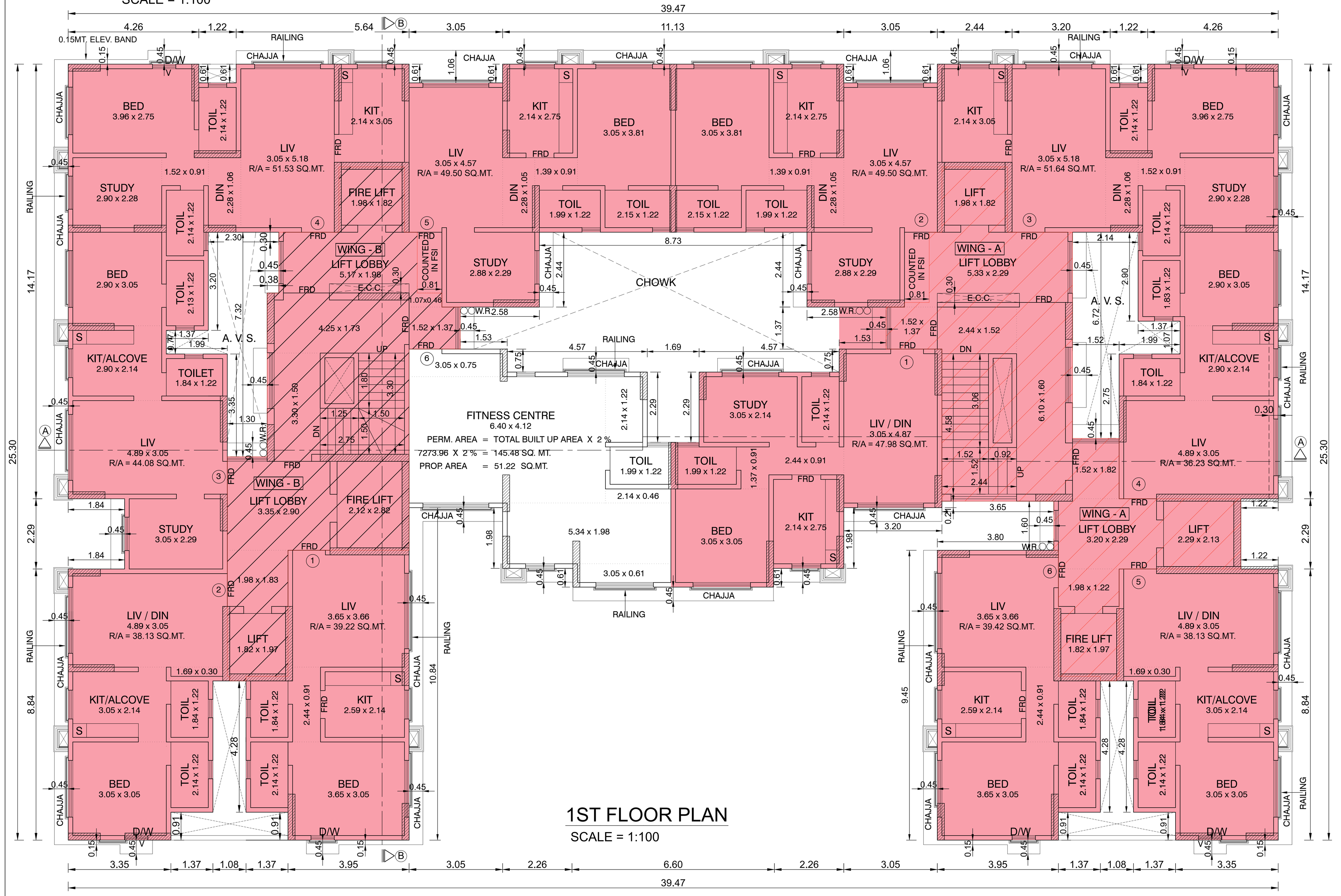
NORTH	SCALE	CHECKED BY	DRN. BY
	1:100		SAGAR

NAME, ADDRESS OF ARCHITECT	DIGITAL SIGN
CONCRETE DESIGNS 102, GANESH SMRUTI, MALAVIYA ROAD, VILE PARLE (EAST), MUMBAI - 400057. TELEFAX - 022 - 2617 5858, 2617 5959 Email - concretedesigns2016@gmail.com	Jay Hitesh Solanki ARCHITECT

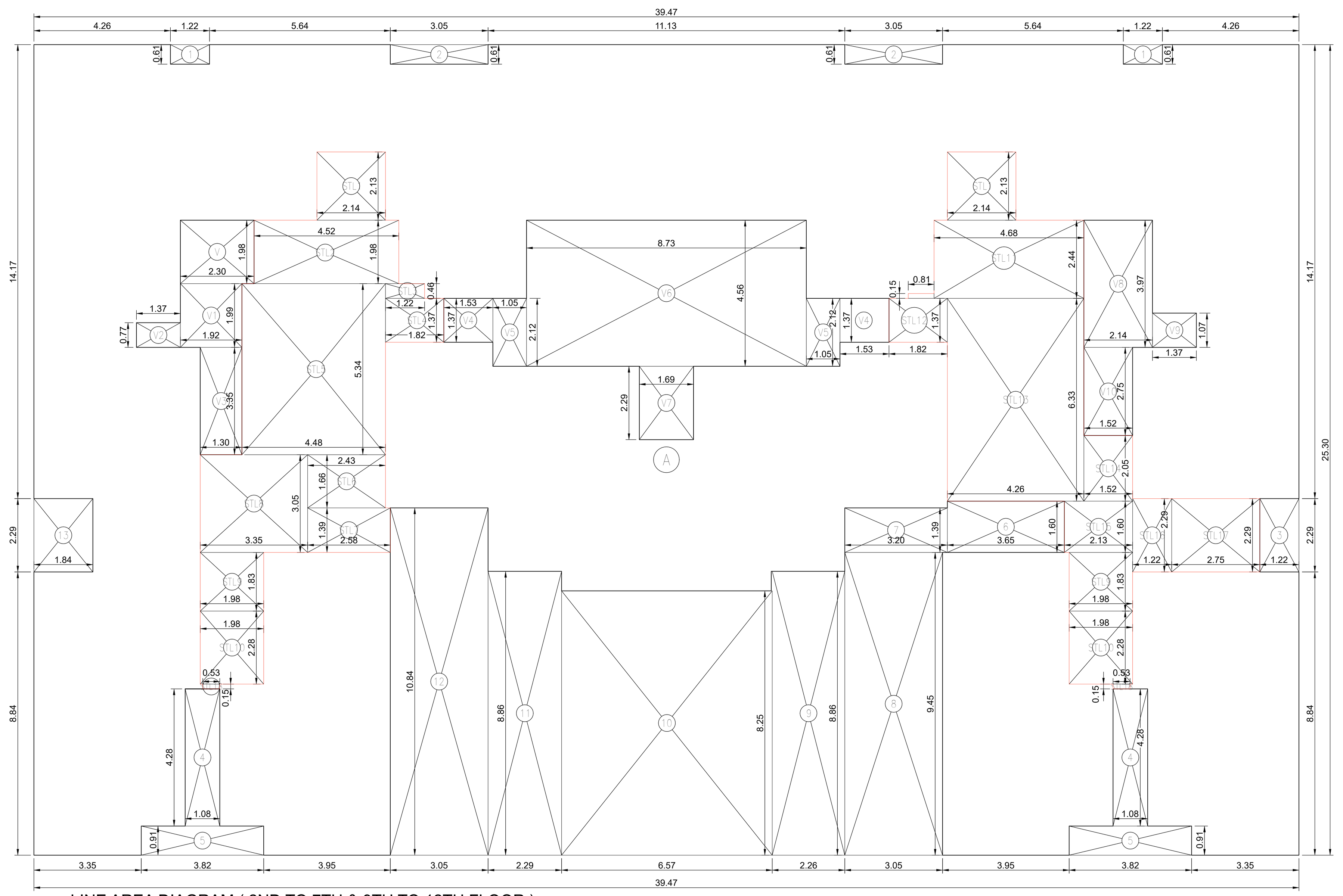
(WING - A + B)



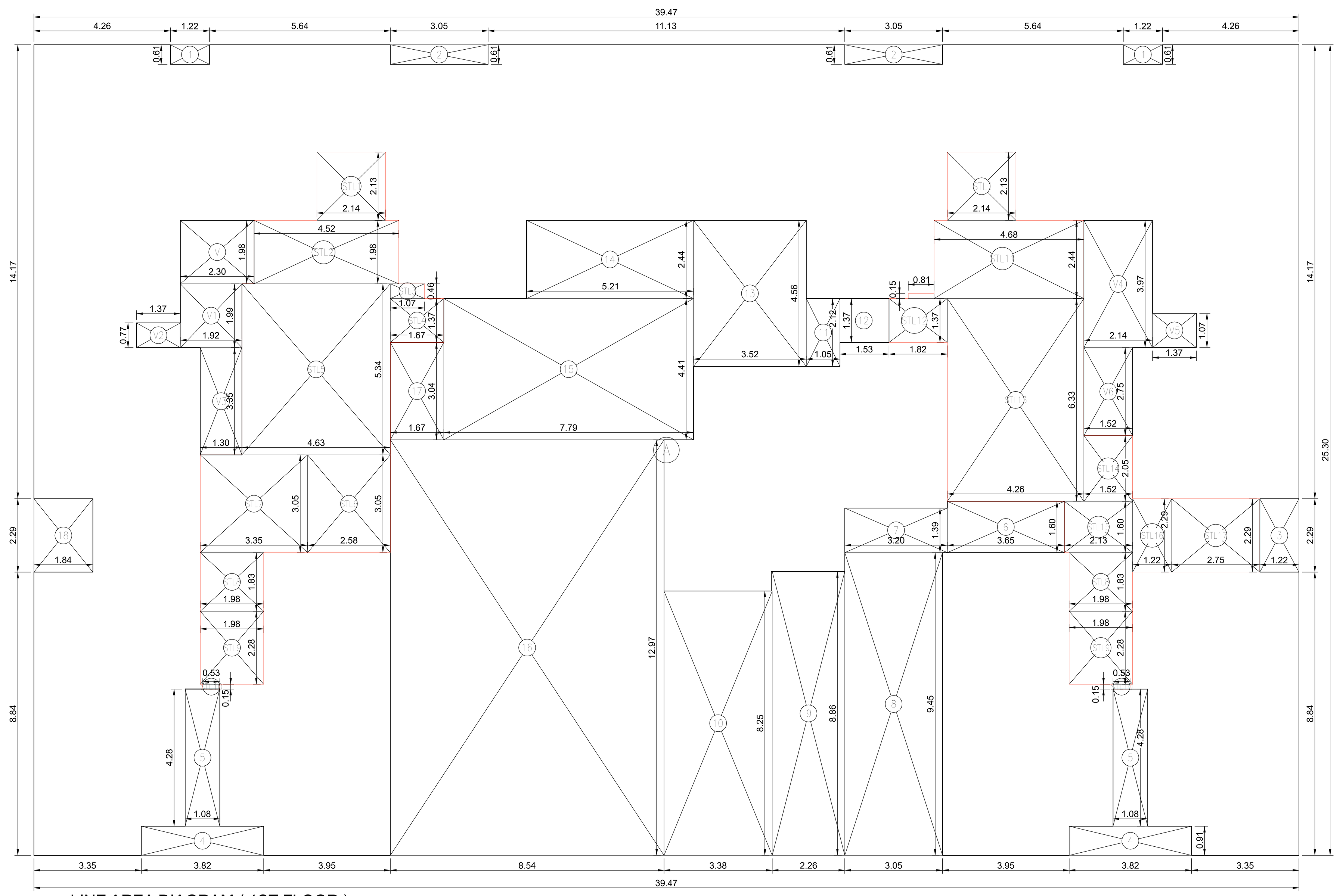
TYPICAL FLOOR PLAN (2ND TO 7TH & 9TH TO 12TH)
SCALE = 1:100



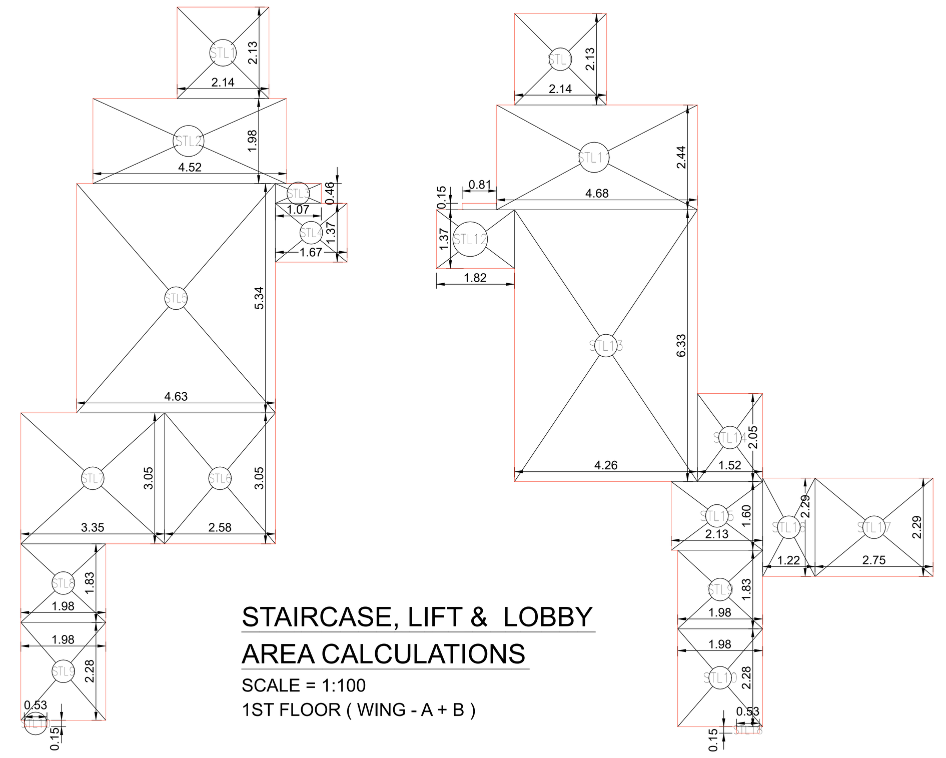
1ST FLOOR PLAN
SCALE = 1:100



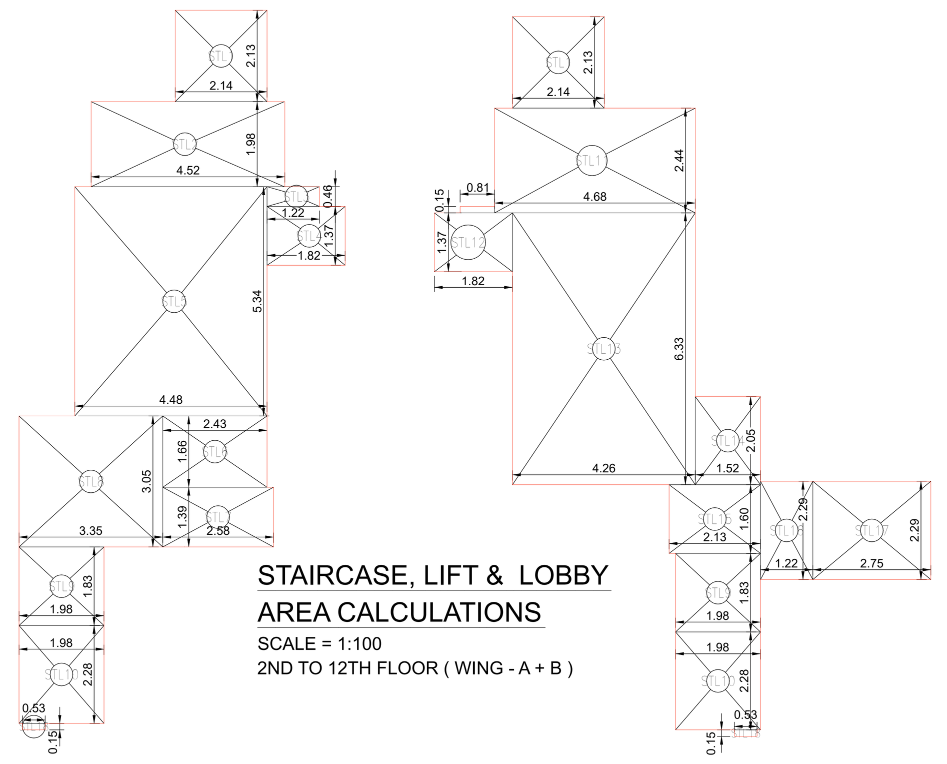
LINE AREA DIAGRAM (2ND TO 7TH & 9TH TO 12TH FLOOR)
SCALE = 1:100 (WING - A + B)



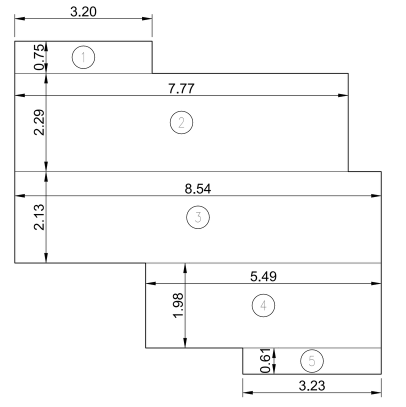
LINE AREA DIAGRAM (1ST FLOOR)
SCALE = 1:100 (WING - A + B)



STAIRCASE, LIFT & LOBBY AREA CALCULATIONS
SCALE = 1:100
1ST FLOOR (WING - A + B)



STAIRCASE, LIFT & LOBBY AREA CALCULATIONS
SCALE = 1:100
2ND TO 12TH FLOOR (WING - A + B)



LINE AREA DIAGRAM FOR FITNESS CENTRE (1ST FLOOR)
SCALE = 1:100 (WING - A + B)

BUILT UP AREA CALCULATION				
1ST FLOOR (WING – A + B)				
ADDITION				
A	39.47 X 25.30 X 1 NO	=	998.59 SQ.MT.	
TOTAL ADDITION		=	998.59 SQ.MT.	X
DEDUCTIONS				
1	1.22 X 0.61 X 2 NOS	=	1.49 SQ.MT.	
2	3.05 X 0.61 X 2 NOS	=	3.72 SQ.MT.	
3	1.22 X 2.29 X 1 NO	=	2.79 SQ.MT.	
4	3.82 X 0.91 X 2 NOS	=	6.95 SQ.MT.	
5	1.08 X 4.28 X 2 NOS	=	9.24 SQ.MT.	
6	3.65 X 1.60 X 1 NO	=	5.84 SQ.MT.	
7	3.20 X 1.39 X 1 NO	=	4.45 SQ.MT.	
8	3.05 X 9.45 X 1 NO	=	28.82 SQ.MT.	
9	2.26 X 8.86 X 1 NO	=	20.02 SQ.MT.	
10	3.38 X 8.25 X 1 NO	=	27.89 SQ.MT.	
11	1.05 X 2.12 X 1 NO	=	2.23 SQ.MT.	
12	1.53 X 1.37 X 1 NO	=	2.10 SQ.MT.	
13	3.52 X 4.56 X 1 NO	=	16.05 SQ.MT.	
14	5.21 X 2.44 X 1 NO	=	12.71 SQ.MT.	
15	7.79 X 4.41 X 1 NO	=	34.35 SQ.MT.	
16	1.67 X 3.04 X 1 NO	=	5.08 SQ.MT.	
17	8.54 X 12.97 X 1 NO	=	110.76 SQ.MT.	
18	1.84 X 2.29 X 1 NO	=	4.21 SQ.MT.	
V	2.30 X 1.98 X 1 NO	=	4.55 SQ.MT.	
V1	1.92 X 1.99 X 1 NO	=	3.82 SQ.MT.	
V2	1.37 X 0.77 X 1 NO	=	1.05 SQ.MT.	
V3	1.30 X 3.35 X 1 NO	=	4.36 SQ.MT.	
V4	2.14 X 3.97 X 1 NO	=	8.50 SQ.MT.	
V5	1.37 X 1.07 X 1 NO	=	1.47 SQ.MT.	
V6	1.52 X 2.75 X 1 NO	=	4.18 SQ.MT.	
TOTAL DEDUCTION		=	326.63 SQ.MT.	Y1
TOTAL BUILT UP AREA [X – Y1]		=	671.96 SQ.MT.	X1

STAIRCASE, LIFT & LOBBY AREA CALCULATION				
1ST FLOOR (WING – A + B)				
STL1	2.14 X 2.13 X 2 NOS	=	9.12 SQ.MT.	
STL2	4.52 X 1.98 X 1 NO	=	8.95 SQ.MT.	
STL3	1.07 X 0.46 X 1 NO	=	0.49 SQ.MT.	
STL4	1.67 X 1.37 X 1 NO	=	2.29 SQ.MT.	
STL5	4.63 X 5.34 X 1 NO	=	24.72 SQ.MT.	
STL6	2.58 X 3.05 X 1 NO	=	7.87 SQ.MT.	
STL7	3.35 X 3.05 X 1 NO	=	10.22 SQ.MT.	
STL8	1.98 X 1.83 X 2 NOS	=	7.25 SQ.MT.	
STL9	1.98 X 2.28 X 2 NOS	=	9.03 SQ.MT.	
STL10	0.53 X 0.15 X 2 NOS	=	0.16 SQ.MT.	
STL11	4.68 X 2.44 X 1 NO	=	11.42 SQ.MT.	
STL12	1.82 X 1.37 X 1 NO	=	2.49 SQ.MT.	
	0.81 X 0.15 X 1 NO	=	0.12 SQ.MT.	
STL13	4.26 X 6.33 X 1 NO	=	26.97 SQ.MT.	
STL14	1.52 X 2.05 X 1 NO	=	3.12 SQ.MT.	
STL15	2.13 X 1.60 X 1 NO	=	3.41 SQ.MT.	
STL16	1.22 X 2.29 X 1 NO	=	2.79 SQ.MT.	
STL17	2.75 X 2.29 X 1 NO	=	6.30 SQ.MT.	
TOTAL STAIRCASE LOBBY AREA		=	136.72 SQ.MT.	Y2
NET BUILT UP AREA [X1 – Y2]		=	535.24 SQ.MT.	

BUILT UP AREA CALCULATION				
2ND TO 7TH & 9TH TO 12TH FLOOR (WING – A + B)				
ADDITION				
A	39.47 X 25.30 X 1 NO	=	998.59 SQ.MT.	
TOTAL ADDITION		=	998.59 SQ.MT.	X
DEDUCTIONS				
1	1.22 X 0.61 X 2 NOS	=	1.49 SQ.MT.	
2	3.05 X 0.61 X 2 NOS	=	3.72 SQ.MT.	
3	1.22 X 2.29 X 1 NO	=	2.79 SQ.MT.	
4	1.08 X 4.28 X 2 NOS	=	9.24 SQ.MT.	
5	3.82 X 0.91 X 2 NOS	=	6.95 SQ.MT.	
6	3.65 X 1.60 X 1 NO	=	5.84 SQ.MT.	
7	3.20 X 1.39 X 1 NO	=	4.45 SQ.MT.	
8	3.05 X 9.45 X 1 NO	=	28.82 SQ.MT.	
9	2.26 X 8.86 X 1 NO	=	20.02 SQ.MT.	
10	6.57 X 8.25 X 1 NO	=	54.20 SQ.MT.	
11	2.29 X 8.86 X 1 NO	=	20.29 SQ.MT.	
12	3.05 X 10.84 X 1 NO	=	33.06 SQ.MT.	
13	1.84 X 2.29 X 1 NO	=	4.21 SQ.MT.	
V	2.30 X 1.98 X 1 NO	=	4.55 SQ.MT.	
V1	1.92 X 1.99 X 1 NO	=	3.82 SQ.MT.	
V2	1.37 X 0.77 X 1 NO	=	1.05 SQ.MT.	
V3	1.30 X 3.35 X 1 NO	=	4.36 SQ.MT.	
V4	1.53 X 1.37 X 2 NOS	=	4.19 SQ.MT.	
V5	1.05 X 2.12 X 2 NOS	=	4.45 SQ.MT.	
V6	8.73 X 4.56 X 1 NO	=	39.81 SQ.MT.	
V7	1.69 X 2.29 X 1 NO	=	3.87 SQ.MT.	
V8	2.14 X 3.97 X 1 NO	=	8.50 SQ.MT.	
V9	1.37 X 1.07 X 1 NO	=	1.47 SQ.MT.	
V10	1.52 X 2.75 X 1 NO	=	4.18 SQ.MT.	
TOTAL DEDUCTION		=	275.33 SQ.MT.	Y1
TOTAL BUILT UP AREA [X – Y1]		=	723.26 SQ.MT.	X1

STAIRCASE, LIFT & LOBBY AREA CALCULATION				
2ND TO 7TH & 9TH TO 12TH FLOOR (WING – A + B)				
STL1	2.14 X 2.13 X 2 NOS	=	9.12 SQ.MT.	
STL2	4.52 X 1.98 X 1 NO	=	8.95 SQ.MT.	
STL3	1.22 X 0.46 X 1 NO	=	0.56 SQ.MT.	
STL4	1.82 X 1.37 X 1 NO	=	2.49 SQ.MT.	
STL5	4.48 X 5.34 X 1 NO	=	23.92 SQ.MT.	
STL6	2.43 X 1.66 X 1 NO	=	4.03 SQ.MT.	
STL7	2.58 X 1.39 X 1 NO	=	3.59 SQ.MT.	
STL8	3.35 X 3.05 X 1 NO	=	10.22 SQ.MT.	
STL9	1.98 X 1.83 X 2 NOS	=	7.25 SQ.MT.	
STL10	1.98 X 2.28 X 2 NOS	=	9.03 SQ.MT.	
STL11	4.68 X 2.44 X 1 NO	=	11.42 SQ.MT.	
STL12	1.82 X 1.37 X 1 NO	=	2.49 SQ.MT.	
	0.81 X 0.15 X 1 NO	=	0.12 SQ.MT.	
STL13	4.26 X 6.33 X 1 NO	=	26.97 SQ.MT.	
STL14	1.52 X 2.05 X 1 NO	=	3.12 SQ.MT.	
STL15	2.13 X 1.60 X 1 NO	=	3.41 SQ.MT.	
STL16	1.22 X 2.29 X 1 NO	=	2.79 SQ.MT.	
STL17	2.75 X 2.29 X 1 NO	=	6.30 SQ.MT.	
STL18	0.53 X 0.15 X 2 NOS	=	0.16 SQ.MT.	
TOTAL STAIRCASE LOBBY AREA		=	135.94 SQ.MT.	Y2
NET BUILT UP AREA [X1 – Y2]		=	587.32 SQ.MT.	

BUILT UP AREA CALCULATION (WING – A + B)			
1ST FLOOR (FITNESS CENTRE AREA)			
ADDITION			
1	3.20 X 0.75 X 1 NO	=	2.40 SQ.MT.
2	7.77 X 2.29 X 1 NO	=	17.79 SQ.MT.
3	8.54 X 2.13 X 1 NO	=	18.19 SQ.MT.
4	5.49 X 1.98 X 1 NO	=	10.87 SQ.MT.
5	3.23 X 0.61 X 1 NO	=	1.97 SQ.MT.
TOTAL ADDITION		=	51.22 SQ.MT.
PERM. AREA = TOTAL BUILT UP AREA X 2 % 7273.96 X 2 % = 145.48 SQ. MT. PROP. AREA = 51.22 SQ.MT.			

STAIRCASE, LIFT & LOBBY AREA CALCULATION			
1ST FLOOR (WING – A + B)			
STL1	2.14 X 2.13 X 2 NOS	=	9.12 SQ.MT.
STL2	4.52 X 1.98 X 1 NO	=	8.95 SQ.MT.
STL3	1.07 X 0.46 X 1 NO	=	0.49 SQ.MT.
STL4	1.67 X 1.37 X 1 NO	=	2.29 SQ.MT.
STL5	4.63 X 5.34 X 1 NO	=	24.72 SQ.MT.
STL6	2.58 X 3.05 X 1 NO	=	7.87 SQ.MT.
STL7	3.35 X 3.05 X 1 NO	=	10.22 SQ.MT.
STL8	1.98 X 1.83 X 2 NOS	=	7.25 SQ.MT.
STL9	1.98 X 2.28 X 2 NOS	=	9.03 SQ.MT.
STL10	0.53 X 0.15 X 2 NOS	=	0.16 SQ.MT.
STL11	4.68 X 2.44 X 1 NO	=	11.42 SQ.MT.
STL12	1.82 X 1.37 X 1 NO	=	2.49 SQ.MT.
	0.81 X 0.15 X 1 NO	=	0.12 SQ.MT.
STL13	4.26 X 6.33 X 1 NO	=	26.97 SQ.MT.
STL14	1.52 X 2.05 X 1 NO	=	3.12 SQ.MT.
STL15	2.13 X 1.60 X 1 NO	=	3.41 SQ.MT.
STL16	1.22 X 2.29 X 1 NO	=	2.79 SQ.MT.
STL17	2.75 X 2.29 X 1 NO	=	6.30 SQ.MT.
TOTAL ADDITION		=	136.72 SQ.MT.
TOTAL AREA		=	136.72 SQ.MT.

STAIRCASE, LIFT & LOBBY AREA CALCULATION			
2ND TO 12TH FLOOR (WING – A + B)			
STL1	2.14 X 2.13 X 2 NOS	=	9.12 SQ.MT.
STL2	4.52 X 1.98 X 1 NO	=	8.95 SQ.MT.
STL3	1.22 X 0.46 X 1 NO	=	0.56 SQ.MT.
STL4	1.82 X 1.37 X 1 NO	=	2.49 SQ.MT.
STL5	4.48 X 5.34 X 1 NO	=	23.92 SQ.MT.
STL6	2.43 X 1.66 X 1 NO	=	4.03 SQ.MT.
STL7	2.58 X 1.39 X 1 NO	=	3.59 SQ.MT.
STL8	3.35 X 3.05 X 1 NO	=	10.22 SQ.MT.
STL9	1.98 X 1.83 X 2 NOS	=	7.25 SQ.MT.
STL10	1.98 X 2.28 X 2 NOS	=	9.03 SQ.MT.
STL11	4.68 X 2.44 X 1 NO	=	11.42 SQ.MT.
STL12	1.82 X 1.37 X 1 NO	=	2.49 SQ.MT.
	0.81 X 0.15 X 1 NO	=	0.12 SQ.MT.
STL13	4.26 X 6.33 X 1 NO	=	26.97 SQ.MT.
STL14	1.52 X 2.05 X 1 NO	=	3.12 SQ.MT.
STL15	2.13 X 1.60 X 1 NO	=	3.41 SQ.MT.
STL16	1.22 X 2.29 X 1 NO	=	2.79 SQ.MT.
STL17	2.75 X 2.29 X 1 NO	=	6.30 SQ.MT.
STL18	0.53 X 0.15 X 2 NOS	=	0.16 SQ.MT.
TOTAL ADDITION		=	135.94 SQ.MT.
		=	X 11 FLOOR
TOTAL AREA		=	1495.34 SQ.MT.

PROFORMA-B

CONTENTS OF SHEET: 1ST TO 12TH FLOOR PLAN, BUILT UP AREA DIAG. WITH CALC.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO. 837 OF VILLAGE MOHILI AT KURLA-ANDHERI ROAD, KURLA (WEST), MUMBAI.

NAME, ADDRESS OF C.A. TO OWNER	DIGITAL SIGN
M/S. ARA BUILDERS PVT. LTD. Address :- 102, 1ST FLOOR, RAJVEER ROYALS, ANDHERI GHATKOPAR LINK RD., ANDHERI (EAST), Mumbai - 400093.	ANJALI NARESH GUPTA Digitally signed by ANJALI NARESH GUPTA DN: c=IN, st=Maharashtra, 2.5.4.20=237c5845cdb5d162a41bd7acc5be7a0d95e188ee6d634917087b9db3b8497c13, postalCode=400037, street=D2 127 KARMAKSHETRA CHS SSS NAGAR FLANK RD NEAR SHANAMUKHANANDA HALL SION KOLIWADA ANTOP HILL,Mumbai,Maharashtra-400037, pseudonym=d43d8faa69f1ba09930b7527b754b2b8, serialNumber=9d542beafe37ae52245c3493a891c2c4e3caa4f8008dbf7c10e1c0040ac739cf, o=Personal, cn=ANJALI NARESH GUPTA Date: 2023.08.08 17:58:29 +05'30'

B.M.C. FILE NO. CHE/ES/1920/L/337(NEW)/CC/1/NEW

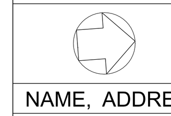
THIS CANCELS APPROVAL TO THE PREVIOUS PLAN SANCTIONED U/R. NO. CHE/ES/1920/L/337(NEW)/CC/1/NEW DATED : 26/06/2023

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN IS NOT REQUIRED.

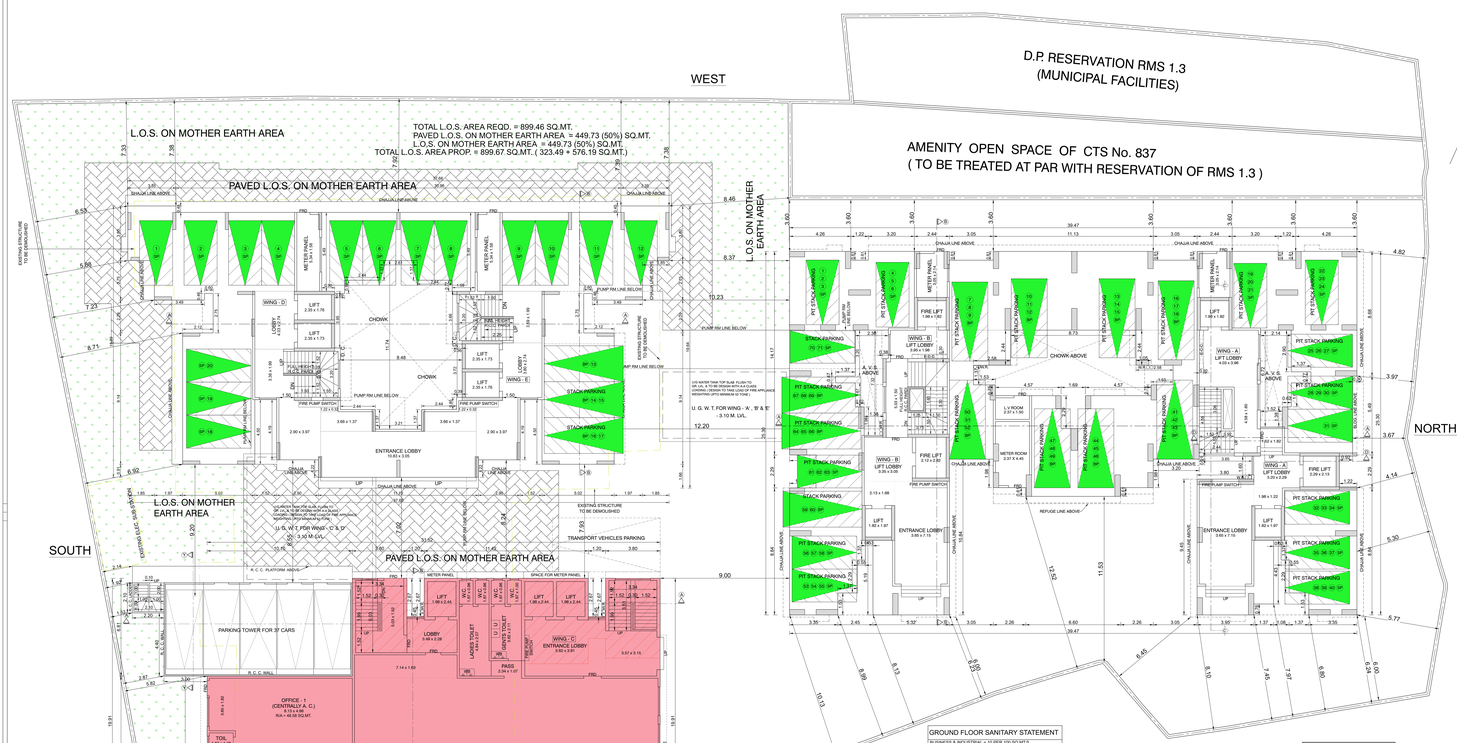
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO. CHE/ES/1920/L/337(NEW)/CC/1/NEW
DATED :

STAMP OF APPROVAL OF PLAN

S.E. (B.P.) L/W	A.E. (B.P.) L&N	E.E. (B.P.)-I E.S.
Sagar Prasad Manjrekar Digitally signed by Sagar Prasad Manjrekar DN: c=IN, o=Personal, 2.5.4.20=cd2aea79373aaec20448444bb9204071d99f7cccdc4732563f1cde23550f27ad, postalCode=421201, st=Maharashtra, serialNumber=a644f34b3a5cc213b3ef19403dbbd7d19424533ead8528f16cc4f295071bc3fd, cn=Sagar Prasad Manjrekar Date: 2023.08.09 14:59:00 +05'30'	SANDEEP ATMARAM KOLHE Digitally signed by SANDEEP ATMARAM KOLHE DN: c=IN, o=PERSONAL, title=5718, pseudonym=bdf07e0f154747d58bb0d2c934108652, 2.5.4.20=2652ec10186696c424061603ac89ce15d1d3fb45fb3ad46f06b3d703ae92bee8, postalCode=400104, st=Maharashtra, serialNumber=3091c643ce463b4d564bf80c9bea699f7c8cc60afa59164633df6e2716b283e7, cn=SANDEEP ATMARAM KOLHE Date: 2023.08.10 12:14:53 +05'30'	NARENDRA MADHUKAR KOTKAR Digitally signed by NARENDRA MADHUKAR KOTKAR DN: c=IN, o=MUNICIPAL CORPORATION OF GREATER MUMBAI, ou=BUILDING PROPOSAL) E.S., 2.5.4.20=471df34b765b851243e6f7569de7e12f53235532f7ebebab087fb1a43aaa748e, postalCode=400083, st=Maharashtra, serialNumber=D48D9560B37CDC300BC7FD9D3222CDCB7D6CBA0F44524EF95F04804F2B7D5630, cn=NARENDRA MADHUKAR KOTKAR Date: 2023.08.10 13:15:34 +05'30'

NORTH	SCALE	CHECKED BY	DRN. BY
	1:100		SAGAR

NAME, ADDRESS OF ARCHITECT	DIGITAL SIGN
CONCRETE DESIGNS 102, GANESH SMRUTI, MALAVIYA ROAD, VILE PARLE (EAST), MUMBAI - 400057. TELEFAX - 022 - 2617 5858, 2617 5959 Email - concretedesigns2016@gmail.com	Jay Hitesh Solanki Digitally signed by Jay Hitesh Solanki DN: c=IN, o=Personal, title=4049, pseudonym=2D97E3B32F930B795D51797CBD44C8110E051C4C, 2.5.4.20=5d1bb26cbda6b4c107fe68eb3f691515c725acc642497f4471982aea38a17e13, postalCode=400057, st=Maharashtra, serialNumber=38024D2951908E94C6514337C496941CBF3118FDFC716E83D6EE57DD6E585DE2, cn=Jay Hitesh Solanki Date: 2023.08.08 17:50:42 +05'30' ARCHITECT



STILT FLOOR PLAN

SCALE = 1:100

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Z:\Arjunsingh Rathod\Kurla\Kurla\2020\BMC\IOD\AMENDED IOD (18.07.2023).dwg

GROUND FLOOR SANITARY STATEMENT		
BUSINESS & INDUSTRIAL = 10 PER 100 SQ.MT.S (DR. FLOOR OFFICE AREA = 468.29 SQ. MT.S)		
OCCUPANT LOAD AS PER 468.29/10 = 46.83 NO.S.		
TOTAL OCCUPANT = 46.83	SAY = 47 NO.S.	
50% FEMALE OCCUPANT = 23.50 NO.S.	SAY = 24.00 NO.S.	
W. C. REQUIRED 1 FOR EVERY 15 PERSONS = 1.60 NO.S.	SAY = 2.00 NO.S.	
50% MALE OCCUPANT = 23.00 NO.S.	SAY = 1.00 NO.S.	
W. C. REQUIRED 1 FOR EVERY 25 PERSONS = 0.96 NO.S.		
URINALS REQUIRED 1 FOR EVERY 15 PERSONS = 1.60 NO.S.	SAY = 2.00 NO.S.	

SUMMARY COMMERCIAL (WING - C)			
FLOOR	FLOOR AREA	LESS ST. CASE LIFT & LIFT PASS. AREA	NET FLOOR AREA
GROUND	552.32	84.03	468.29
1 ST	592.09	84.03	508.06
2 ND	592.09	84.03	508.06
3 RD	592.09	84.03	508.06
4 TH	592.09	84.03	508.06
5 TH	592.09	84.03	508.06
6 TH	260.39	85.12	175.27
TOTAL	3773.16	589.30	3183.86
TOTAL BUILT UP AREA PROPOSED = 3183.86 SQ.MT.			

SUMMARY RESIDENTIAL (WING - A + B)			
FLOOR	FLOOR AREA	LESS ST. CASE LIFT & LIFT PASS. AREA	NET FLOOR AREA
STILT	N I L	N I L	N I L
1 ST	671.96	136.72	535.24
2 ND	723.26	135.94	587.32
3 RD	723.26	135.94	587.32
4 TH	723.26	135.94	587.32
5 TH	723.26	135.94	587.32
6 TH	723.26	135.94	587.32
7 TH	723.26	135.94	587.32
8 TH	616.48	135.94	482.54
9 TH	723.26	135.94	587.32
10 TH	723.26	135.94	587.32
11 TH	723.26	135.94	587.32
12 TH	723.26	135.94	587.32
TOTAL	8523.04	1632.06	6890.98
TOTAL BUILT UP AREA PROPOSED = 6890.98 SQ.MT.			

SUMMARY RESIDENTIAL (WING - D + E)			
FLOOR	FLOOR AREA	LESS ST. CASE LIFT & LIFT PASS. AREA	NET FLOOR AREA
STILT	N I L	N I L	N I L
1 ST	466.84	83.86	382.98
TOTAL	466.84	83.86	382.98
TOTAL BUILT UP AREA PROPOSED = 382.98 SQ.MT.			

TOTAL BUILT UP AREA PROPOSED = 10457.82 SQ.MT.
(6890.98 + 3183.86 + 382.98)

STAIRCASE AREA SUMMARY	
(WING - A + B)	
STILT	N I L
1 ST	136.72
2 ND	135.94
3 RD	135.94
4 TH	135.94
5 TH	135.94
6 TH	135.94
7 TH	135.94
8 TH	135.94
9 TH	135.94
10 TH	135.94
11 TH	135.94
12 TH	135.94
TOTAL	1632.06
(WING - C)	
GROUND	84.03
1 ST	84.03
2 ND	84.03
3 RD	84.03
4 TH	84.03
5 TH	84.03
6 TH	85.12
TOTAL	589.30
(WING - D + E)	
STILT	N I L
1 ST	83.86
TOTAL	83.86
TOTAL STAIRCASE, LIFT, LOBBY AREA FOR PREMIUM = 2305.22 SQ.MT.	

FUNGIBLE AREA STATEMENT :-		
1. PERMISSIBLE F.S.I.	=	7746.65 sq.mts
2. PROPOSED F.S.I.	=	7746.65 sq.mts
3. NON - RESIDENTIAL	=	2356.41 sq.mts
4. PERMISSIBLE FUNGIBLE COMMERCIAL 35%	=	825.44 sq.mts
5. PROPOSED FUNGIBLE COMMERCIAL 35%	=	825.44 sq.mts
6. RESIDENTIAL USER	=	5388.24 sq.mts
7. PERMISSIBLE FUNGIBLE RESIDENTIAL 35%	=	1885.88 sq.mts
8. PROPOSED FUNGIBLE RESIDENTIAL 35%	=	1885.73 sq.mts
9. GROSS PERMISSIBLE (2 + 4 + 7)	=	10957.57 sq.mts
10. TOTAL PROPOSED BUA (2 + 5 + 8)	=	10957.57 sq.mts
11. TOTAL PERMISSIBLE FUNGIBLE FSI (4 + 7)	=	2711.32 sq. mts.
12. TOTAL PROPOSED FUNGIBLE FSI (5 + 8)	=	2711.17 sq. mts.

TOTAL BUILT UP AREA FOR TRANSPORT VEHICLES AREA = 2817.15 sq.mt. GROUND TO 2ND FLOOR	1 PARKING FOR FLOOR AREA UPTO 2000 SQ.MT. (2017.15/2000)	01.41
TOTAL PARKING REQUIRED		01.41 SAY 01.00
TOTAL PARKING REQUIRED	=	01.00 NOs.
TOTAL PARKING PROVIDED	=	01.00 NOs.

CAR PARKING STATEMENT			
FLOOR	BIG PARKING	SMALL PARKING	TOTAL PARKING
TOWER PARKING	37.00	N I L	37.00 Nos.
GROUND	37.00	54.00	91.00 Nos.
TOTAL	74.00	54.00	128.00 Nos.

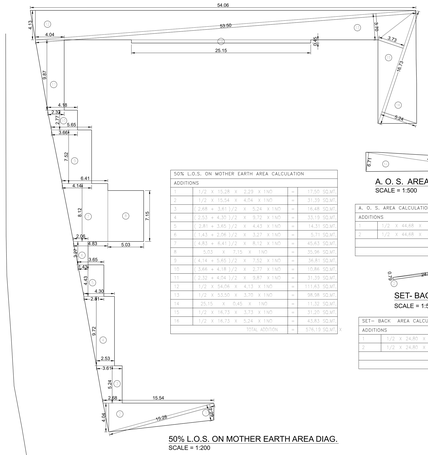
CARPET AREA STATEMENT AS PER RERA (WING - A)				
FLOOR	FLAT NOS.	CARPET AREA IN SQ.MTS.	TOTAL NO. OF FLATS	
1ST TO 7TH & 9TH TO 12TH	1	47.98	1 x 11 FLOORS	= 11 Nos.
1ST TO 12TH	2	49.50	1 x 12 FLOORS	= 12 Nos.
1ST TO 12TH	3	51.64	1 x 12 FLOORS	= 12 Nos.
1ST TO 12TH	4	36.23	1 x 12 FLOORS	= 12 Nos.
1ST TO 12TH	5	38.13	1 x 12 FLOORS	= 12 Nos.
1ST TO 12TH	6	39.42	1 x 12 FLOORS	= 12 Nos.
			NOS. OF FLATS	= 71 NOS.

CARPET AREA STATEMENT AS PER RERA (WING - B)				
FLOOR	FLAT NOS.	CARPET AREA IN SQ.MTS.	TOTAL NO. OF FLATS	
1ST TO 12TH	1	39.22	1 x 12 FLOORS	= 12 Nos.
1ST TO 12TH	2	38.13	1 x 12 FLOORS	= 12 Nos.
1ST TO 12TH	3	44.08	1 x 12 FLOORS	= 12 Nos.
1ST TO 12TH	4	51.53	1 x 12 FLOORS	= 12 Nos.
1ST TO 12TH	5	48.50	1 x 12 FLOORS	= 12 Nos.
2ND TO 7TH & 9TH TO 12TH	6	47.98	1 x 10 FLOORS	= 10 Nos.
			NOS. OF FLATS	= 70 NOS.

TOTAL NOS. OF FLATS (WING A + B) = 141 NOS.

CARPET AREA STATEMENT AS PER RERA (WING - D)				
FLOOR	FLAT NOS.	CARPET AREA IN SQ.MTS.	TOTAL NO. OF FLATS	
1ST	1	51.68	1 x 1 FLOOR	= 01 No.
1ST	2	40.36	1 x 1 FLOOR	= 01 No.
1ST	3	33.99	1 x 1 FLOOR	= 01 No.
1ST	4	49.27	1 x 1 FLOOR	= 01 No.
			NOS. OF FLATS	= 4 NOS.

CARPET AREA STATEMENT AS PER RERA (WING - E)				
FLOOR	FLAT NOS.	CARPET AREA IN SQ.MTS.	TOTAL NO. OF FLATS	
1ST	1	40.36	1 x 1 FLOOR	= 01 No.
1ST	2	51.68	1 x 1 FLOOR	= 01 No.
1ST	3	49.27	1 x 1 FLOOR	= 01 No.
1ST	4	33.99	1 x 1 FLOOR	= 01 No.
			NOS. OF FLATS	= 4 NOS.



BLOCK PLAN
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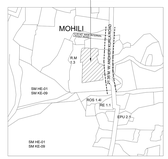

LOCATION PLAN
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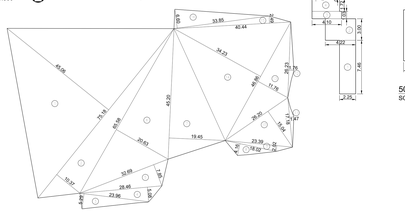

PLOT AREA DIAGRAM
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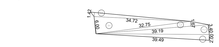


D.P. RESERVATION RMS 1.3 AREA DIAGRAM
SCALE = 1:500

D.P. RESERVATION RMS 1.3 AREA CALCULATIONS			
ADDITIONS			
1	1/2 x 39.49 x 3.25 x 1 NO.	=	64.23 SQ.MT.
2	1/2 x 39.19 x 3.44 x 1 NO.	=	66.82 SQ.MT.
3	1/2 x 39.19 x 3.47 x 1 NO.	=	67.70 SQ.MT.
4	1/2 x 39.75 x 4.00 x 1 NO.	=	79.50 SQ.MT.
5	1/2 x 39.75 x 3.43 x 1 NO.	=	68.12 SQ.MT.
		TOTAL	346.37 SQ.MT.
		SAY	347.00 SQ.MT.

A. O. S. AREA DIAGRAM
SCALE = 1:500

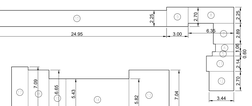
A. O. S. AREA CALCULATION			
ADDITIONS			
1	1/2 x 44.68 x 6.70 x 1 NO.	=	149.96 SQ.MT.
		TOTAL	149.96 SQ.MT.
		SAY	149.00 SQ.MT.

SET- BACK AREA DIAGRAM
SCALE = 1:500

SET- BACK AREA CALCULATION			
ADDITIONS			
1	1/2 x 24.80 x 0.79 x 1 NO.	=	9.80 SQ.M.
2	1/2 x 24.80 x 0.79 x 1 NO.	=	9.80 SQ.M.
		TOTAL ADDITION	19.60 SQ.M.
		SAY	19.50 SQ.M.

50% L.O.S. ON MOTHER EARTH AREA DIAG.
SCALE = 1:200

50% L.O.S. ON MOTHER EARTH AREA CALCULATION			
ADDITIONS			
1	1/2 x 15.28 x 2.29 x 1 NO.	=	17.50 SQ.MT.
2	1/2 x 15.34 x 4.04 x 1 NO.	=	31.33 SQ.MT.
3	2.48 x 3.61 (1) x 5.24 x 1 NO.	=	16.48 SQ.MT.
4	2.53 x 4.45 (1) x 8.72 x 1 NO.	=	19.19 SQ.MT.
5	2.81 x 1.45 (2) x 4.40 x 1 NO.	=	14.13 SQ.MT.
6	1.43 x 2.96 (2) x 3.27 x 1 NO.	=	5.71 SQ.MT.
7	1.43 x 4.41 (2) x 8.72 x 1 NO.	=	43.43 SQ.MT.
8	3.63 x 1.15 x 1 NO.	=	35.94 SQ.MT.
9	1.14 x 1.45 (1) x 7.332 x 1 NO.	=	24.81 SQ.MT.
10	1.14 x 1.45 x 4.13 x 1 NO.	=	10.80 SQ.MT.
11	2.32 x 4.54 (1) x 5.87 x 1 NO.	=	31.59 SQ.MT.
12	1/2 x 9.06 x 4.13 x 1 NO.	=	17.43 SQ.MT.
13	1/2 x 33.00 x 3.70 x 1 NO.	=	38.99 SQ.MT.
14	25.15 x 0.45 x 1 NO.	=	11.32 SQ.MT.
15	1/2 x 25.15 x 2.29 x 1 NO.	=	28.79 SQ.MT.
16	1/2 x 16.73 x 5.24 x 1 NO.	=	43.83 SQ.MT.
	TOTAL ADDITION		576.19 SQ.MT.



50% PAVED L.O.S. ON MOTHER EARTH AREA DIAG.
SCALE = 1:200

50% PAVED L.O.S. ON MOTHER EARTH AREA CALCULATION			
ADDITIONS			
1	2.25 x 7.44 x 1 NO.	=	16.73 SQ.M.
2	4.22 x 3.00 x 1 NO.	=	12.66 SQ.M.
3	2.25 x 3.00 x 1 NO.	=	6.75 SQ.M.
4	3.82 x 1.72 x 1 NO.	=	6.57 SQ.M.
5	3.00 x 1.00 x 2 NOS.	=	6.00 SQ.M.
6	2.25 x 1.00 x 2 NOS.	=	4.50 SQ.M.
7	2.85 x 2.83 x 2 NOS.	=	16.17 SQ.M.
8	3.00 x 2.25 x 2 NOS.	=	13.50 SQ.M.
9	3.00 x 2.25 x 2 NOS.	=	13.50 SQ.M.
10	4.35 x 2.25 x 2 NOS.	=	19.14 SQ.M.
11	2.85 x 1.75 x 2 NOS.	=	9.98 SQ.M.
12	3.44 x 2.70 x 1 NO.	=	9.29 SQ.M.
13	3.58 x 1.75 x 1 NO.	=	6.26 SQ.M.
14	8.77 x 0.82 x 1 NO.	=	7.19 SQ.M.
15	2.48 x 5.43 x 1 NO.	=	13.47 SQ.M.
16	1.00 x 4.45 x 1 NO.	=	4.45 SQ.M.
17	2.30 x 7.09 x 1 NO.	=	16.31 SQ.M.
	TOTAL ADDITION		213.43 SQ.M.

PLOT AREA CALCULATIONS			
ADDITIONS			
1	1/2 x 75.18 x 45.06 x 1 NO.	=	1693.81 SQ.MT.
2	1/2 x 15.16 x 15.37 x 1 NO.	=	290.61 SQ.MT.
3	1/2 x 3.25 x 3.43 x 1 NO.	=	5.57 SQ.MT.
4	1/2 x 29.49 x 5.09 x 1 NO.	=	75.25 SQ.MT.
5	1/2 x 22.93 x 7.85 x 1 NO.	=	128.31 SQ.MT.
6	1/2 x 21.13 x 41.94 x 1 NO.	=	442.94 SQ.MT.
7	1/2 x 45.20 x 15.45 x 1 NO.	=	435.01 SQ.MT.
8	1/2 x 14.03 x 4.18 x 1 NO.	=	29.48 SQ.MT.
9	1/2 x 23.18 x 3.43 x 1 NO.	=	39.74 SQ.MT.
10	1/2 x 24.25 x 15.54 x 1 NO.	=	188.22 SQ.MT.
11	1/2 x 12.18 x 14.43 x 1 NO.	=	87.81 SQ.MT.
12	1/2 x 29.23 x 1.19 x 1 NO.	=	17.38 SQ.MT.
13	1/2 x 46.86 x 11.76 x 1 NO.	=	275.54 SQ.MT.
14	1/2 x 45.88 x 14.23 x 1 NO.	=	326.21 SQ.MT.
15	1/2 x 40.44 x 2.45 x 1 NO.	=	49.05 SQ.MT.
16	1/2 x 34.86 x 8.49 x 1 NO.	=	147.74 SQ.MT.
	TOTAL ADDITION	=	4337.34 SQ.M.
	SAY	=	4337.00 SQ.M.
	SET- BACK AREA	=	19.50 SQ.M.
	PLOT AREA (4337.00 - 19.50)	=	4317.50 SQ.M.
	AMENITY SPACE SPACE	=	439.35 SQ.M.
	BALANCE AREA OF PLOT (4317.50 - 439.35)	=	3878.15 SQ.M.

CAR PARKING STATEMENT (WING - A + B)			
CARPET AREA IN SQ.MT.S	TOTAL NO. OF FLATS	PARKING PERMISSIBLE AS PER D.C. REGULATIONS	PARKING REQUIRED
BELOW 45.00	72 Nos.	1 PARKING / 4 TENEMENTS	18.00
45.00 TO 60.00	69 Nos.	1 PARKING / 2 TENEMENTS	34.50
60.00 TO 90.00	N I L	1 PARKING / 1 TENEMENTS	N I L
ABOVE 90.00	N I L	2 PARKING / 1 TENEMENTS	N I L
TOTAL PARKING	141 NOs.		52.50
10% ADDITIONAL PARKING FOR VISITORS			05.25
TOTAL PARKING REQUIRED		57.75 SAY	58 NOS.
TOTAL PARKING REQUIRED = 58 NOs.			

CAR PARKING STATEMENT (COMMERCIAL) (AS PER APPROVED D.C.P.R. PARKING) (WING - C)			
CARPET AREA IN SQ.MT.S	TOTAL NO. OF FLATS	PARKING PERMISSIBLE AS PER D.C. REGULATIONS	PARKING REQUIRED
COMMERCIAL CARPET AREA = (2817.15 sq.mt. GROUND TO 6TH FLOOR		1 PARKING FOR 40.00 SQ.MT UPTO 800 SQ.MT.	20.00
		UPTO 800 SQ.MT. (2017.15) 1 PARKING FOR 80.00 SQ.MT	25.21
TOTAL PARKING			45.21
10% COMMERCIAL ADDITIONAL PARKING FOR VISITORS			04.52
TOTAL PARKING REQUIRED		49.73 SAY	50.00
TOTAL PARKING REQUIRED = 50.00 NOs.			

CAR PARKING STATEMENT (WING - D + E) (AS PER APPROVED D.C.P.R. PARKING)			
CARPET AREA IN SQ.MT.S	TOTAL NO. OF FLATS	PARKING PERMISSIBLE AS PER D.C. REGULATIONS	PARKING REQUIRED
BELOW 45.00	04 Nos.	1 PARKING / 4 TENEMENTS	01.00
45.00 TO 60.00	04 Nos.	1 PARKING / 2 TENEMENTS	02.00
60.00 TO 90.00	N I L	1 PARKING / 1 TENEMENTS	N I L
ABOVE 90.00	N I L	2 PARKING / 1 TENEMENTS	N I L
TOTAL PARKING	08 NOs.		03.00
10% ADDITIONAL PARKING FOR VISITORS			00.30
TOTAL PARKING REQUIRED		03.30 SAY	03.00 NOS
TOTAL PARKING REQUIRED = 03 NOs.			
TOTAL PARKING REQUIRED = 111 NOs. (58 + 50 + 03) (WING A+B + WING C + WING D+E)			
TOTAL PARKING PROVIDED = 128 NOs.			

P R O F O R M A - B

CONTENTS OF SHEET: STILT FLOOR PLAN, BLOCK & LOCATION PLAN, R. G. AREA DIAG. WITH CALC., PLOT AREA DIAG. WITH CALC., PARKING AREA STATEMENT, SUMMARY.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO. 837 OF VILLAGE MOHILI AT KURLA-ANDHERI ROAD, KURLA (WEST), MUMBAI.

NAME, ADDRESS OF C.A. TO OWNER

M/S. ARA BUILDERS PVT. LTD.

Address :- 102, 1ST FLOOR, RAJVEER ROYALS, ANDHERI GHATKOPAR LINK RD., ANDHERI (EAST), Mumbai - 400093.

DIGITAL SIGN

ANJALI NARESH GUPTA

B.M.C. FILE NO. CHE/ES/1920/L/337(NEW)/CC/1/NEW

THIS CANCELS APPROVAL TO THE PREVIOUS PLAN SANCTIONED U/R. NO. CHE/ES/1920/L/337(NEW)/CC/1/NEW DATED : 26/06/2023

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN IS NOT REQUIRED.

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO. CHE/ES/1920/L/337(NEW)/CC/1/NEW DATED :-

STAMP OF APPROVAL OF PLAN

Sagar Prasad Manjunkar
S.E. (B.P.) L/W

SANDEEP ATMARAM MOHOLKAR
A.E. (B.P.) L&N

NARENDRA MADHUKA RKOTKAR
E.E. (B.P.) E.S.

NORTH	SCALE	CHECKED BY	DRN. BY
	1:100		SAGAR

NAME, ADDRESS OF ARCHITECT

CONCRETE DESIGNS
102, GANESH SMRUTI, MALAVIYA ROAD, VILE PARLE (EAST), MUMBAI - 400057.
TELEFAX :- 022 - 2617 5988, 2617 9959
Email - concretedesignscon@gmail.com

DIGITAL SIGN

Jay Hitesh Solanki
ARCHITECT