

CONTENTS OF SHEET.

- BUILDING 1 - 5 - NON TOWER
- 1 BASEMENT PLAN
- 2 BASEMENT AREA CALCULATION
- 3 BASEMENT VENTILATION CALCULATION

**STAMP OF APPROVAL PLANS.**  
 THIS CANCELS APPROVAL TO THE PREVIOUS PLAN SANCTIONED UNDER NO.CHE/ES/5881/T/337(NEW) DTD.25/10/2021.  
 APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO.CHE/ES/5881/T/337(NEW)

EXECUTIVE ENGINEER BLDG. PROP - III

S.E.(B.P.)T/W A.E.(B.P.)S&T

STAMP OF DATE OF RECEIPT OF PLANS.

REV.	DESCRIPTION.	DATE.	SIGNATURE.

DESCRIPTION OF PROPOSAL & PROPERTY

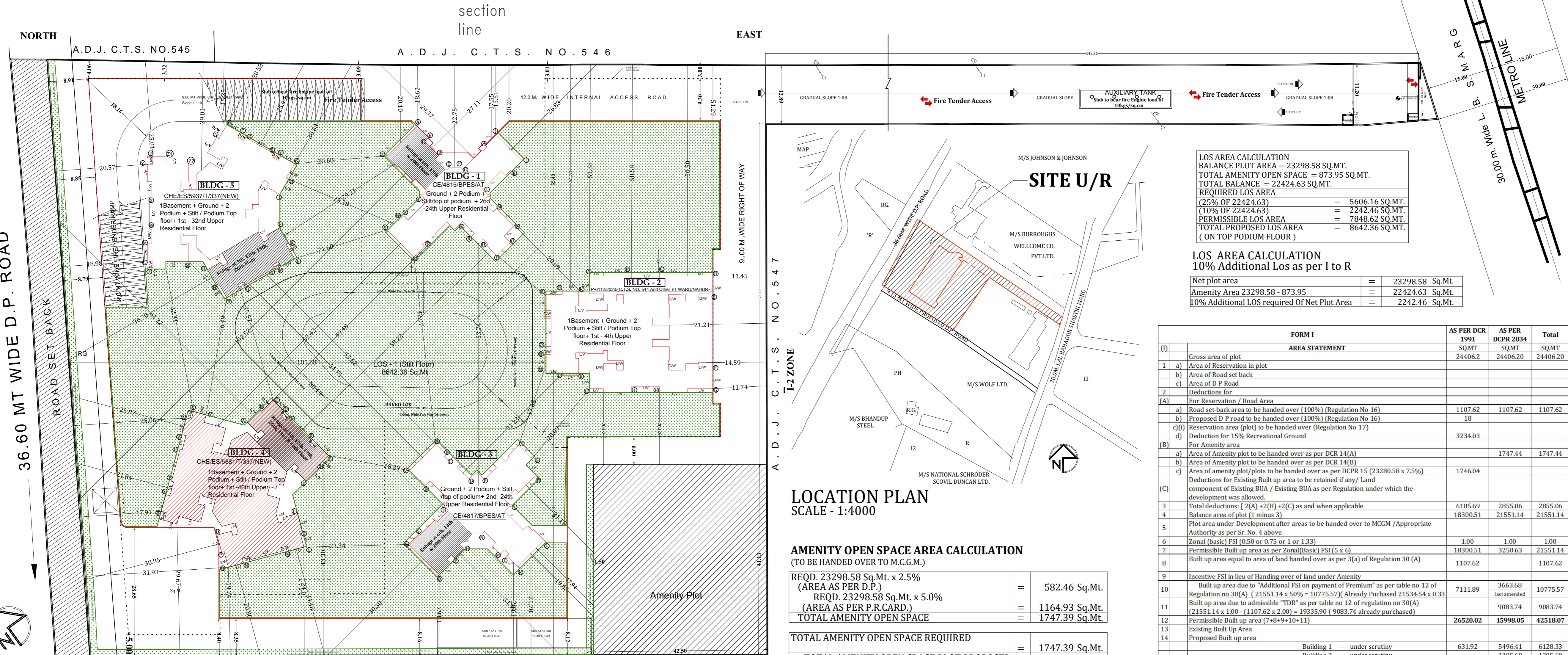
**AMMENDED PLAN OF RESIDENTIAL BLDG. NO. 4 AT PROPERTY BEARING C.T.S. NO.544 & 544/1 OF VILLAGE-NAHUR,TAL-KURLA,DIST-MUMBAI,M.S.D**

NAME OF OWNER

**M/S RUNVAL CONSTRUCTION**  
 SIGN.NAME & ADDRESS OF ARCHITECT

**DAISARIA ASSOCIATES**  
 ARCHITECTURE | DESIGN | PROJECT MANAGEMENT | INTERIOR  
 Web: www.daisaria.com E-mail: admin@daisaria.com  
 801, SKYLINE EPTTOME, NEAR JOLLY GYMKHANA,KOROL, ROAD, VADAVNAR (WEST), MUMBAI - 400068  
 TEL:- 022- 61110594

NORTH LINE	AMENDED DRAWING	JOB NO : 804	SCALE : AS SHOWN
DATE:	29/12/2021	DRN BY : DJ	CHKD BY : MVD



**LOS AREA CALCULATION**  
 BALANCE PLOT AREA = 23298.58 SQ.MT.  
 TOTAL AMENITY OPEN SPACE = 873.95 SQ.MT.  
 TOTAL BALANCE = 22424.63 SQ.MT.  
 REQUIRED LOS AREA (25% OF 22424.63) = 5606.16 SQ.MT.  
 (10% OF 22424.63) = 2242.46 SQ.MT.  
 PERMISSIBLE LOS AREA = 7848.62 SQ.MT.  
 TOTAL PROPOSED LOS AREA (ON TOP PODIUM FLOOR) = 8642.36 SQ.MT.

**LOS AREA CALCULATION**  
 10% Additional Los as per I to R

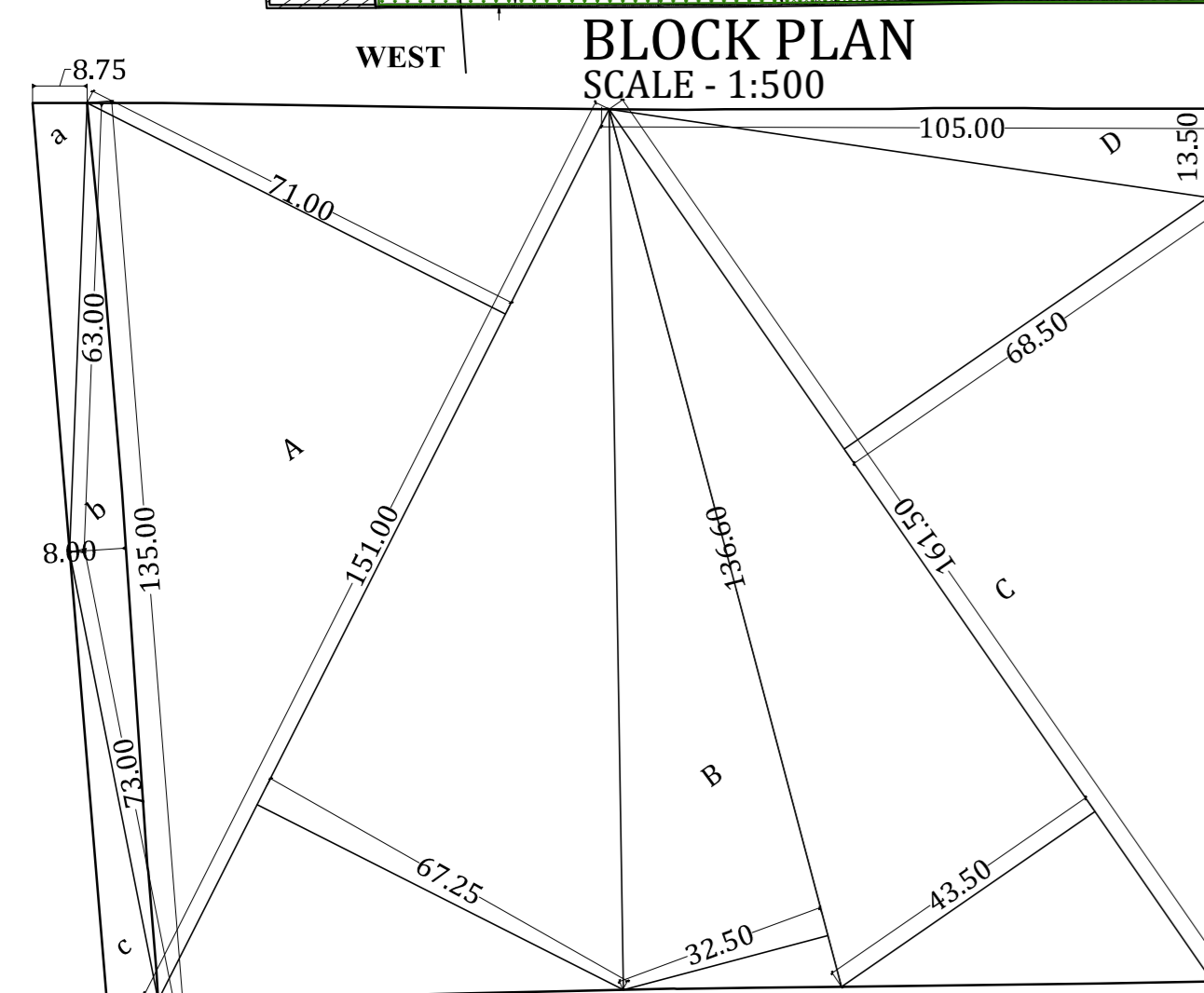
Net plot area	=	23298.58	Sq.Mt.
Amenity Area 23298.58 - 873.95	=	22424.63	Sq.Mt.
10% Additional LOS required Of Net Plot Area	=	2242.46	Sq.Mt.



**AMENITY OPEN SPACE AREA CALCULATION**  
 (TO BE HANDED OVER TO M.C.G.M.)

REQD. 23298.58 Sq.Mt. x 2.5%	=	582.46	Sq.Mt.
REQD. 23298.58 Sq.Mt. x 5.0%	=	1164.93	Sq.Mt.
TOTAL AMENITY OPEN SPACE	=	1747.39	Sq.Mt.

TOTAL AMENITY OPEN SPACE REQUIRED = 1747.39 Sq.Mt.  
 TOTAL AMENITY OPEN SPACE PLOT PROPOSED = 1748.03 Sq.Mt.



**PLOT AREA CALCULATION BY TRIANGULATION**

A	(71.00 + 67.25) X 0.50 X 151.00	=	10437.88	Sq.Mt.
B	139.00 X 32.50 X 0.50	=	2258.75	Sq.Mt.
C	(43.50 + 68.50) X 0.50 X 161.50	=	9044.00	Sq.Mt.
D	105.00 X 13.50 X 0.50	=	708.75	Sq.Mt.
E	76.00 X 10.50 X 0.50	=	399.00	Sq.Mt.
F	131.50 X 14.00 X 0.50	=	920.50	Sq.Mt.
G	(12.00 + 4.78) X 0.50 X 161.50	=	637.64	Sq.Mt.
TOTAL PLOT AREA		=	24406.52	Sq.Mt.
PLOT AREA AS PER P.R.CARD		=	24406.20	Sq.Mt.

**PLOT AREA AS PER P.R. CARD**

C.T.S. NO.544	=	19441.20	Sq.Mt.
C.T.S. NO.544/1	=	4965.00	Sq.Mt.
PLOT AREA AS PER P.R.CARD	=	24406.20	Sq.Mt.

**SET BACK AREA CALCULATION AS PER TRIANGULATION**

a	63.00 X 8.75 X 0.50	=	275.62	Sq.Mt.
b	135.00 X 8.00 X 0.50	=	340.00	Sq.Mt.
c	73.00 X 8.00 X 0.50	=	292.00	Sq.Mt.
TOTAL SET BACK AREA		=	1107.62	Sq.Mt.

PLOT AREA CALCULATION SCALE - 1:1000

**PARKING SUMMARY (Building 1 - 5)**

TOTAL PARKING REQUIRED AS PER FULL POTENTIAL PROPOSED PARKING	1273
TOTAL	1268

**TENANTS / PARKING SUMMARY (Building 1 - 5)**

BUILDING	NO. OF TENANTS	PERMISSIBLE PARKING (4 WHEELER)	PERMISSIBLE PARKING (2 WHEELER)
BUILDING - 1	90	139	45
BUILDING - 2	24	38	12
BUILDING - 3	90	140	45
BUILDING - 4	264	425	132
BUILDING - 5	184	296	92
TOTAL	652	1038	326

**TENANTS AREA STATEMENT (Building 4)(RERA carpet area)**

FLOORS	FLAT 1	FLAT 2	FLAT 3	FLAT 4	FLAT 5	FLAT 6
Typical Floor (20 to 46) (Except refuge)	92.21	92.21	59.91	59.91	59.91	59.91
No of Floors - 24	40	40	40	40	40	40
Refuge Floor (19th, 26th, 33rd, 40th Floor)	92.12	92.12	Refuge	59.91	59.91	
No of Floors - 4	6	6	6	6	6	
Total No.Flats	46.00	46.00	40.00	46.00	46.00	
No of Flats with Rera Carpet between 45 - 60 Sq.mt	= 172.00 Nos.					
No of Flats with Rera Carpet between 60 - 90 Sq.mt	= 92.00 Nos.					
No of Flats with Flat Rera Carpet above 90 Sq.mt	= 264.00					

**PARKING STATEMENT (Building 4)**

	No of flats	No of Parking
1 parking for 4 flats upto 45.00 sq.m carpet area	172.00	86
1 parking for 2 flats upto 60.00 sq.m carpet area	92.00	184.00
1 parking for 1 flats upto 90.00 sq.m carpet area	264.00	264.00
2 parking for 1 flats above 90.00 sq.m carpet area	92.00	184.00
Total	264.00	132.00
5% Visitors Parking		284
Total Permissible Parking		141.75
Permissible 50% additional parking		425
Total Permissible Parking		425

**PROVIDED PARKING SUMMARY (Building 1 - 5)**

FLOOR	SMALL	BIG	TOTAL	2 WHEELER
BASEMENT 1	11	396	407	75
LOWER GROUND FLOOR	54	192	246	157
UPPER GROUND / PODIUM 1 FLOOR	57	220	277	75
PODIUM 2 FLOOR	64	233	297	75
STILT FLOOR	22	19	41	73
TOTAL	208	1060	1268	380

**F.S.I / COMPENSATORY F.S.I SUMMARY (Building 4)**

FLOORS	GROSS BUA / FLOOR	STAIRCASE, LIFT & LOBBY	NET GROSS BUA	FUNGIBLE FSI PROP.	NET FSI
	A	B	C = A - B	D = C - E	E = C / 1.35
1st Basement Floor					
Ground Floor					
1st podium					
2nd podium					
Stilt Floor					
1st Floor	703.81	203.11	500.70	129.81	370.89
2nd Floor	703.81	203.11	500.70	129.81	370.89
3rd Floor	703.81	203.11	500.70	129.81	370.89
4th Floor	703.81	203.11	500.70	129.81	370.89
5th Floor (Refuge)	560.78	203.11	357.67	92.73	264.94
6th Floor	703.81	203.11	500.70	129.81	370.89
7th Floor	703.81	203.11	500.70	129.81	370.89
8th Floor	703.81	203.11	500.70	129.81	370.89
9th Floor	703.81	203.11	500.70	129.81	370.89
10th Floor	703.81	203.11	500.70	129.81	370.89
11th Floor	703.81	203.11	500.70	129.81	370.89
12th Floor (Refuge)	560.78	203.11	357.67	92.73	264.94
13th Floor	703.81	203.11	500.70	129.81	370.89
14th Floor	703.81	203.11	500.70	129.81	370.89
15th Floor	703.81	203.11	500.70	129.81	370.89
16th Floor	703.81	203.11	500.70	129.81	370.89
17th Floor	703.81	203.11	500.70	129.81	370.89
18th Floor	703.81	203.11	500.70	129.81	370.89
19th Floor (Refuge)	560.78	203.11	357.67	92.73	264.94
20th Floor	703.81	203.11	500.70	129.81	370.89
21st Floor	703.81	203.11	500.70	129.81	370.89
22nd Floor	703.81	203.11	500.70	129.81	370.89
23rd Floor	703.81	203.11	500.70	129.81	370.89
24th Floor	703.81	203.11	500.70	129.81	370.89
25th Floor	703.81	203.11	500.70	129.81	370.89
26th Floor (Refuge)	560.78	203.11	357.67	92.73	264.94
27th Floor	703.81	203.11	500.70	129.81	370.89
28th Floor	703.81	203.11	500.70	129.81	370.89
29th Floor	703.81	203.11	500.70	129.81	370.89
30th Floor	703.81	203.11	500.70	129.81	370.89
31st Floor	703.81	203.11	500.70	129.81	370.89
32nd Floor	703.81	203.11	500.70	129.81	370.89
33rd Floor (Refuge)	560.78	203.11	357.67	92.73	264.94
34th Floor	703.81	203.11	500.70	129.81	370.89
35th Floor	703.81	203.11	500.70	129.81	370.89
36th Floor	703.81	203.11	500.70	129.81	370.89
37th Floor	703.81	203.11	500.70	129.81	370.89
38th Floor	703.81	203.11	500.70	129.81	370.89
39th Floor	703.81	203.11	500.70	129.81	370.89
40th Floor (Refuge)	560.78	203.11	357.67	92.73	264.94
41st Floor	703.81	203.11	500.70	129.81	370.89
42nd Floor	703.81	203.11	500.70	129.81	370.89
43rd Floor	703.81	203.11	500.70	129.81	370.89
44th Floor	703.81	203.11	500.70	129.81	370.89
45th Floor	703.81	203.11	500.70	129.81	370.89
46th Floor	703.81	203.11	500.70	129.81	370.89
Total (A)	31517.08	9343.06	22174.02	5748.82	16425.20

**FORM I AREA STATEMENT**

	AS PER DCR 1991 SQ.MT	AS PER DCPR 2034 SQ.MT	Total SQ.MT
1 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			
b) For Amenity area			
c) Deduction for 15% Recreational Ground			
3 Total deductions: [2(A) + 2(B) + 2(C)] as and when applicable	6105.69	2855.06	2855.06
4 Balance area of plot (1 minus 3)	18300.51	21551.14	21551.14
5 Plot area under Development after areas to be handed over to MCGM / Appropriate Authority as per Sr. No. 4 above.			
6 Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)	1.00	1.00	1.00
7 Permissible Built up area as per Zonal(Basic) FSI (5 x 6)	18300.51	3250.63	21551.14
8 Built up area equal to area of land handed over as per 3(a) of Regulation 30 (A)	1107.62		1107.62
9 Incentive FSI in lieu of Handing over of land under Amenity			
10 Built up area due to "Additional FSI on payment of Premium" as per table no 12 of Regulation no 30(A) ( 21551.14 x 50% = 10775.57) ( Already Purchased 21534.54 x 0.33)	7111.89	3663.68	10775.57
11 Built up area due to admissible "DTR" as per table no 12 of regulation no 30(A) (21551.14 x 1.00 - (1107.62 x 2.00) = 19335.90 ( 9083.74 already purchased)	9083.74		9083.74
12 Permissible Built up area (7+8+9+10+11)	26520.02	15998.05	42518.07
13 Existing Built Up Area			
14 Proposed Built up area			
15 Total Proposed Built Up Area	631.92	5495.62	6127.54
16 Balance BUA			
17 Fungible Compensatory area as per regulation no 31(3)			
18 Existing Fungible Area Bldg 1 & 3			
b) i) Permissible Fungible Compensatory area for Rehab component without Charging Premium			
ii) Fungible Compensatory area availed for Rehab component without Charging Premium			
c) i) Permissible Fungible Compensatory area by Charging Premium			
ii) Fungible Compensatory area availed on Payment of Premium			
19 Total Built up Area ( Existing + Proposed )			
20 FSI Consumed on Net Plot (15/4)	0.03	1.94	1.96
(ii) Other Requirements			
(A) Reservation / Designation			
a) Name of Reservation			
b) Area of Reservation affecting the plot			
c) Area of Reservation land to be handed over as per Regulation No. 17			
d) Built up area of Amenity to be handed over as per Regulation No. 17			
e) Area / Built up area of Designation			
(B) Plot Area / Built up Area to be handed over as per regulation No.			
i) 14(A)			
ii) 14(B)			
iii) 15			
(C) Requirement of Recreational Open space in Layout / Plot as per Regulation No. 27			
(D) Tenement statement			
(i) Proposed Built up Area ( 14 above)	631.92	5495.62	5587.54
(ii) Less Deduction of Non - residential area(Shop Etc.)			
(iii) Area available for tenements [(14minus)(ii)]	631.92	5495.62	5587.54
(iv) Tenements permissible ( Density of tenements / Hectare)	28.44	2473.00	2501.44
(v) Total number of Tenements proposed on the plot	350.00	302.00	652.00
(E) Parking statement			
(i) Parking Required by regulation for			
Car	273.00	765.00	1038.00
Scoutor / Motor cycle			
Outsiders (Visitors)			
(ii) Covered garage Permissible			
(iii) Covered garage Proposed			
Car			
Scoutor / Motor cycle			
Outsiders (Visitors)			
(iv) Total Parking Provided	331.00	937.00	1268.00



CONTENTS OF SHEET.

BUILDING 1 - 5 - NON TOWER  
1 | PODIUM TOP RG CALCULATION

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SANCTIONED UNDER NO.CHE/ES/5881/T/337(NEW)  
DTD.25/10/2021  
APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN  
THIS OFFICE LETTER NO.CHE/ES/5881/T/337(NEW)

EXECUTIVE ENGINEER BLDG. PROP - III

S.E.(B.P.)T/W

A.E.(B.P.)S&T

STAMP OF DATE OF RECEIPT OF PLANS.

REV.	DESCRIPTION.	DATE.	SIGNATURE.

DESCRIPTION OF PROPOSAL & PROPERTY

AMMENDED PLAN OF RESIDENTIAL BLDG. NO. 4  
AT PROPERTY BEARING C.T.S. NO.544 & 544/10F  
VILLAGE-NAHUR,TAL-KURLA,DIST-MUMBAI,M.S.D

NAME OF OWNER

M/S RUNWAL CONSTRUCTION

SIGN.NAME & ADDRESS OF ARCHITECT

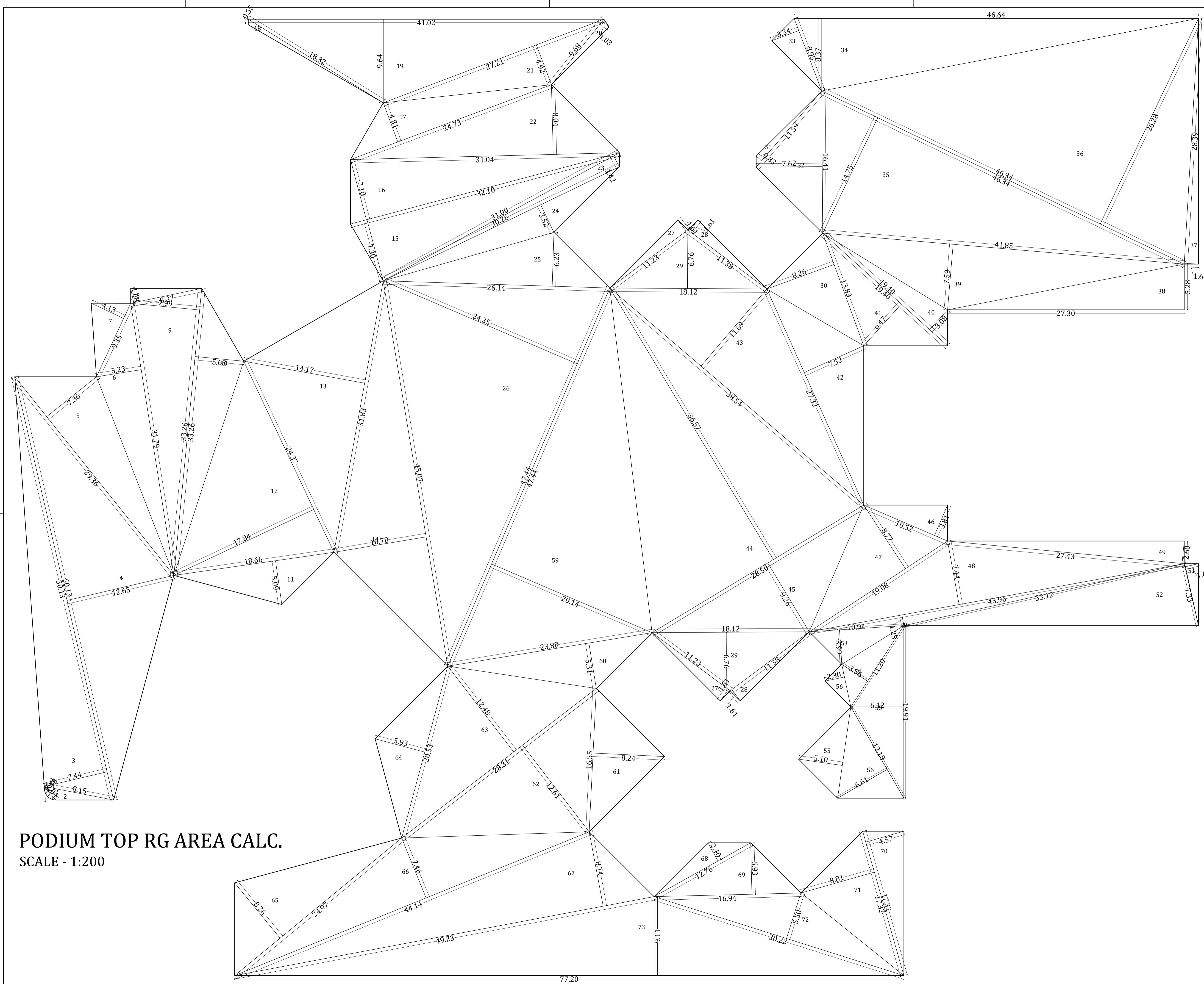


AR. MANOJ DAISARIA

NORTH LINE	AMENDED DRAWING	JOB NO : 804	SCALE : AS SHOWN
		DATE : 29/12/2021	DRN BY : DJ
			CHKD BY : MVD

LOS AREA CALCULATION

PODIUM TOP FLOOR			
1	2/3	X 2.04	X 0.46 X 1 NO = 0.63 SQ.MT.
2	1/2	X 8.19 X 1.28 X 1 NO = 5.22 SQ.MT.	
3	1/2	X 50.13 X 7.44 X 1 NO = 186.48 SQ.MT.	
4	1/2	X 50.13 X 12.65 X 1 NO = 317.07 SQ.MT.	
5	1/2	X 29.36 X 7.36 X 1 NO = 108.04 SQ.MT.	
6	1/2	X 31.79 X 5.23 X 1 NO = 83.13 SQ.MT.	
7	1/2	X 9.35 X 4.13 X 1 NO = 19.31 SQ.MT.	
8	1/2	X 8.37 X 1.68 X 1 NO = 7.03 SQ.MT.	
9	1/2	X 33.26 X 7.99 X 1 NO = 132.87 SQ.MT.	
10	1/2	X 33.26 X 5.63 X 1 NO = 93.63 SQ.MT.	
11	1/2	X 18.66 X 5.09 X 1 NO = 47.49 SQ.MT.	
12	1/2	X 24.37 X 17.84 X 1 NO = 217.38 SQ.MT.	
13	1/2	X 31.83 X 14.17 X 1 NO = 225.52 SQ.MT.	
14	1/2	X 45.07 X 10.78 X 1 NO = 242.93 SQ.MT.	
15	1/2	X 32.10 X 7.30 X 1 NO = 117.17 SQ.MT.	
16	1/2	X 32.10 X 7.18 X 1 NO = 115.24 SQ.MT.	
17	1/2	X 24.73 X 4.81 X 1 NO = 59.48 SQ.MT.	
18	1/2	X 18.32 X 0.55 X 1 NO = 5.04 SQ.MT.	
19	1/2	X 41.02 X 9.64 X 1 NO = 197.72 SQ.MT.	
20	1/2	X 9.68 X 1.03 X 1 NO = 4.99 SQ.MT.	
21	1/2	X 27.21 X 4.92 X 1 NO = 66.94 SQ.MT.	
22	1/2	X 31.04 X 8.04 X 1 NO = 124.78 SQ.MT.	
23	1/2	X 31.00 X 1.42 X 1 NO = 22.01 SQ.MT.	
24	1/2	X 30.26 X 3.52 X 1 NO = 53.26 SQ.MT.	
25	1/2	X 26.14 X 6.23 X 1 NO = 81.43 SQ.MT.	
26	1/2	X 47.44 X 24.35 X 1 NO = 577.58 SQ.MT.	
27	1/2	X 11.23 X 1.61 X 2 NOS = 18.08 SQ.MT.	
28	1/2	X 11.38 X 1.61 X 2 NOS = 18.32 SQ.MT.	
29	1/2	X 18.12 X 6.76 X 2 NOS = 122.49 SQ.MT.	
30	1/2	X 13.83 X 8.26 X 1 NO = 57.12 SQ.MT.	
31	1/2	X 11.59 X 0.83 X 1 NO = 4.81 SQ.MT.	
32	1/2	X 16.41 X 7.62 X 1 NO = 62.52 SQ.MT.	
33	1/2	X 8.95 X 3.34 X 1 NO = 14.95 SQ.MT.	
34	1/2	X 46.64 X 8.37 X 1 NO = 195.19 SQ.MT.	
35	1/2	X 46.34 X 14.75 X 1 NO = 341.76 SQ.MT.	
36	1/2	X 46.34 X 26.28 X 1 NO = 608.91 SQ.MT.	
37	1/2	X 28.39 X 1.64 X 1 NO = 23.28 SQ.MT.	
38	1/2	X 27.30 X 5.28 X 1 NO = 72.07 SQ.MT.	
39	1/2	X 41.85 X 7.59 X 1 NO = 158.82 SQ.MT.	
40	1/2	X 19.40 X 3.08 X 1 NO = 29.88 SQ.MT.	
41	1/2	X 19.40 X 6.47 X 1 NO = 62.76 SQ.MT.	
42	1/2	X 27.32 X 7.52 X 1 NO = 102.72 SQ.MT.	
43	1/2	X 38.54 X 11.69 X 1 NO = 225.27 SQ.MT.	
44	1/2	X 28.50 X 36.57 X 1 NO = 521.12 SQ.MT.	
45	1/2	X 28.50 X 9.27 X 1 NO = 132.10 SQ.MT.	
46	1/2	X 10.52 X 3.81 X 1 NO = 20.04 SQ.MT.	
47	1/2	X 19.08 X 8.77 X 1 NO = 83.67 SQ.MT.	
48	1/2	X 43.96 X 7.44 X 1 NO = 163.53 SQ.MT.	
49	1/2	X 27.43 X 2.60 X 1 NO = 35.66 SQ.MT.	
50	1/2	X 43.96 X 1.25 X 1 NO = 27.48 SQ.MT.	
51	1/2	X 7.33 X 1.60 X 1 NO = 5.86 SQ.MT.	
52	1/2	X 33.12 X 7.33 X 1 NO = 121.38 SQ.MT.	
53	1/2	X 10.94 X 3.99 X 1 NO = 21.83 SQ.MT.	
54	1/2	X 11.20 X 3.56 X 1 NO = 19.94 SQ.MT.	
55	1/2	X 19.91 X 6.12 X 1 NO = 60.92 SQ.MT.	
56	1/2	X 10.64 X 5.10 X 1 NO = 27.13 SQ.MT.	
57	1/2	X 12.18 X 6.61 X 1 NO = 40.25 SQ.MT.	
58	1/2	X 5.02 X 2.30 X 1 NO = 5.77 SQ.MT.	
59	1/2	X 47.44 X 20.14 X 1 NO = 477.72 SQ.MT.	
60	1/2	X 23.88 X 5.31 X 1 NO = 63.40 SQ.MT.	
61	1/2	X 16.55 X 8.24 X 1 NO = 68.19 SQ.MT.	
62	1/2	X 28.31 X 12.61 X 1 NO = 178.49 SQ.MT.	
63	1/2	X 28.31 X 12.48 X 1 NO = 176.65 SQ.MT.	
64	1/2	X 20.53 X 5.93 X 1 NO = 60.87 SQ.MT.	
65	1/2	X 24.97 X 8.26 X 1 NO = 103.13 SQ.MT.	
66	1/2	X 44.14 X 7.46 X 1 NO = 164.64 SQ.MT.	
67	1/2	X 49.23 X 8.74 X 1 NO = 215.14 SQ.MT.	
68	1/2	X 12.76 X 2.40 X 1 NO = 15.31 SQ.MT.	
69	1/2	X 16.94 X 5.93 X 1 NO = 50.23 SQ.MT.	
70	1/2	X 17.32 X 4.57 X 1 NO = 39.58 SQ.MT.	
71	1/2	X 17.32 X 8.81 X 1 NO = 76.29 SQ.MT.	
72	1/2	X 30.22 X 5.50 X 1 NO = 83.10 SQ.MT.	
73	1/2	X 77.20 X 9.11 X 1 NO = 351.65 SQ.MT.	
TOTAL ADDITION = 8642.39 SQ.MT.			



PODIUM TOP RG AREA CALC.  
SCALE - 1:200



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- 1. BASEMENT PLAN
- 2. BASEMENT AREA CALCULATION
- 3. BASEMENT VENTILATION CALCULATION

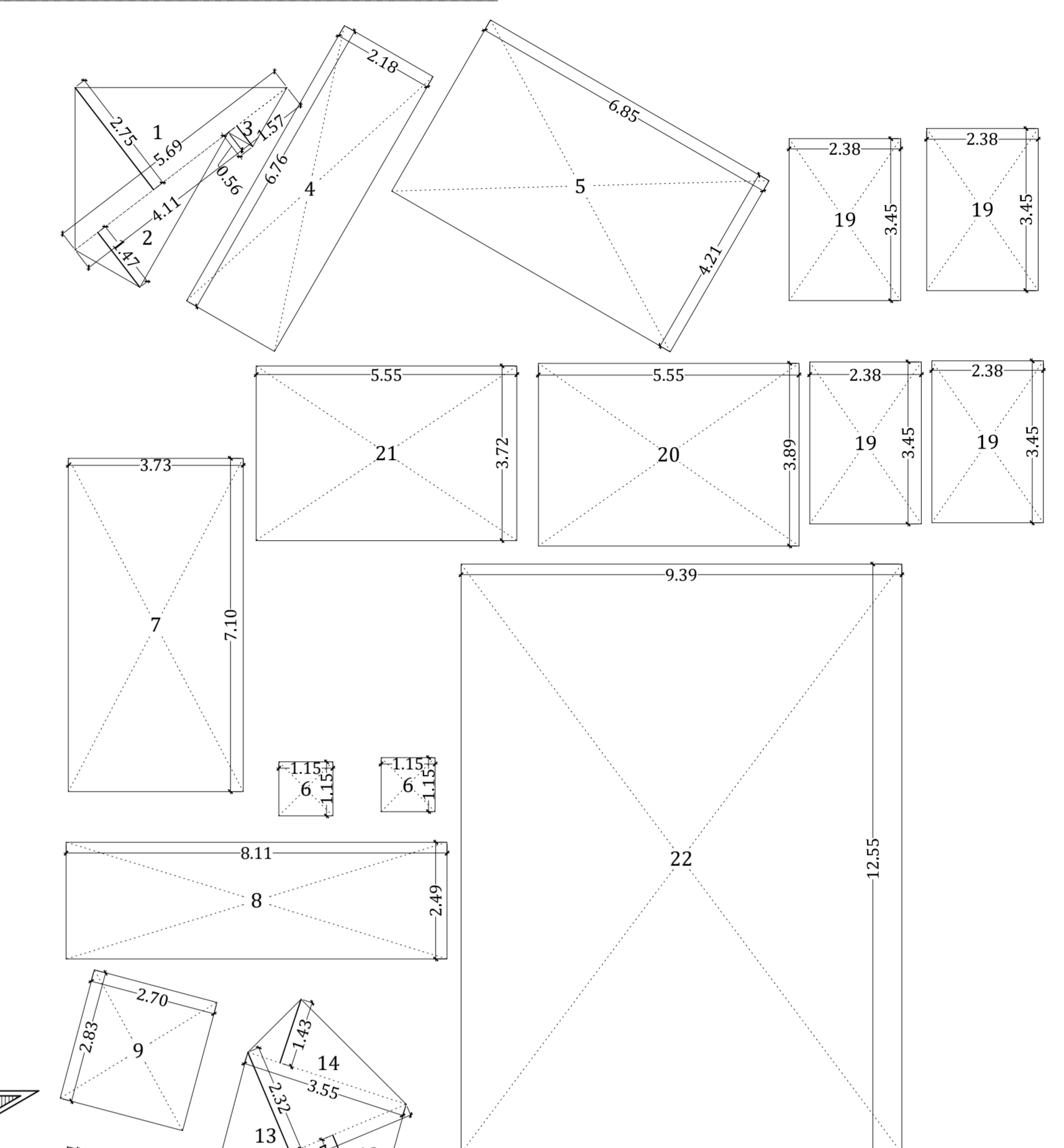
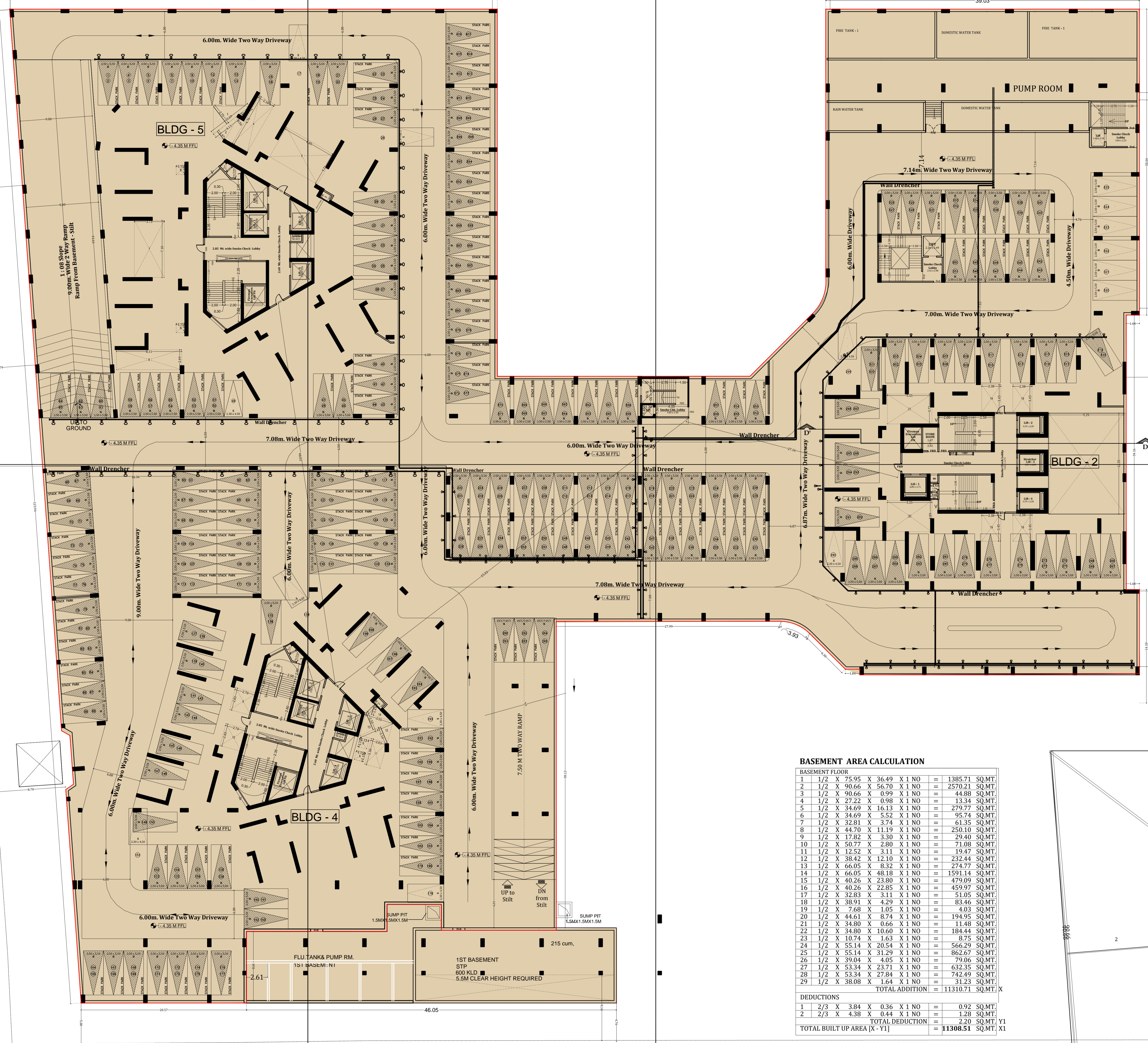
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EXECUTIVE ENGINEER BLDG. PROP - III

S.E.(B.F.)T/W

A.E.(B.P.)S&T



**BASEMENT VENTI. CALC.**  
 SCALE - 1:200

BASEMENT VENTILATION CALCULATION

BASEMENT AREA	=	11308.51 Sq.Mt.
2.5% BASEMENT VENTILATION REQUIRED	=	282.71 Sq.Mt.
2.5% BASEMENT VENTILATION PROVIDED	=	334.28 Sq.Mt.

BASEMENT VENTILATION AREA CALCULATION

BASEMENT FLOOR				
1	1/2 X	5.69 X 2.75	X 1 NO	= 7.82 SQ.MT.
2	1/2 X	4.11 X 1.47	X 1 NO	= 3.02 SQ.MT.
3	1/2 X	1.57 X 0.55	X 1 NO	= 0.44 SQ.MT.
4	6.76 X	2.18 X 1 NO		= 14.74 SQ.MT.
5	6.85 X	4.21 X 1 NO		= 28.84 SQ.MT.
6	1.15 X	1.15 X 4 NOS		= 5.29 SQ.MT.
7	3.73 X	7.10 X 1 NO		= 26.48 SQ.MT.
8	8.11 X	2.49 X 1 NO		= 20.19 SQ.MT.
9	2.83 X	2.70 X 1 NO		= 7.64 SQ.MT.
10	2.83 X	2.70 X 1 NO		= 7.64 SQ.MT.
11	3.30 X	2.03 X 1 NO		= 6.70 SQ.MT.
12	1/2 X	4.47 X 2.16	X 1 NO	= 4.83 SQ.MT.
13	1/2 X	4.47 X 2.32	X 1 NO	= 5.19 SQ.MT.
14	1/2 X	3.55 X 1.43	X 1 NO	= 2.54 SQ.MT.
19	2.38 X	3.45 X 4 NOS		= 32.84 SQ.MT.
20	5.55 X	3.89 X 1 NO		= 21.59 SQ.MT.
21	5.55 X	3.72 X 1 NO		= 20.65 SQ.MT.
22	9.39 X	12.55 X 1 NO		= 117.84 SQ.MT.
TOTAL ADDITION	=	334.28 SQ.MT.	X	

BASEMENT AREA CALCULATION

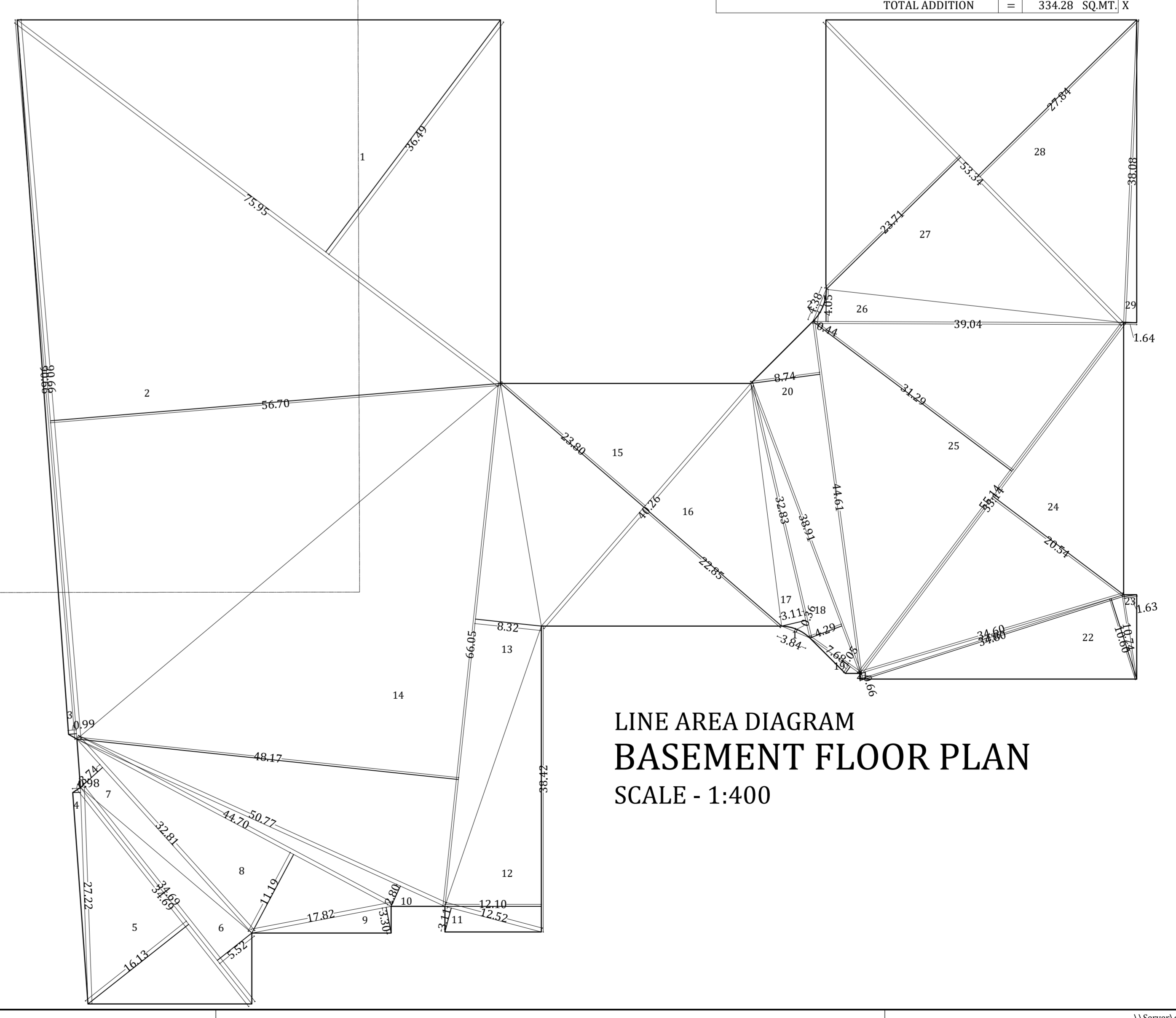
BASEMENT FLOOR				
1	1/2 X	75.95 X 36.49	X 1 NO	= 1385.71 SQ.MT.
2	1/2 X	90.66 X 56.70	X 1 NO	= 2570.21 SQ.MT.
3	1/2 X	90.66 X 0.99	X 1 NO	= 44.88 SQ.MT.
4	1/2 X	27.22 X 0.98	X 1 NO	= 13.34 SQ.MT.
5	1/2 X	34.69 X 16.13	X 1 NO	= 279.77 SQ.MT.
6	1/2 X	34.69 X 5.52	X 1 NO	= 95.74 SQ.MT.
7	1/2 X	32.81 X 3.74	X 1 NO	= 61.35 SQ.MT.
8	1/2 X	44.70 X 11.19	X 1 NO	= 250.10 SQ.MT.
9	1/2 X	17.82 X 3.30	X 1 NO	= 29.40 SQ.MT.
10	1/2 X	50.77 X 2.80	X 1 NO	= 71.08 SQ.MT.
11	1/2 X	12.52 X 3.11	X 1 NO	= 19.47 SQ.MT.
12	1/2 X	38.42 X 12.10	X 1 NO	= 232.44 SQ.MT.
13	1/2 X	66.05 X 8.32	X 1 NO	= 274.77 SQ.MT.
14	1/2 X	66.05 X 48.18	X 1 NO	= 1591.14 SQ.MT.
15	1/2 X	40.26 X 23.80	X 1 NO	= 479.09 SQ.MT.
16	1/2 X	40.26 X 22.85	X 1 NO	= 459.87 SQ.MT.
17	1/2 X	32.83 X 3.11	X 1 NO	= 51.05 SQ.MT.
18	1/2 X	38.91 X 4.29	X 1 NO	= 83.46 SQ.MT.
19	1/2 X	7.68 X 1.05	X 1 NO	= 4.03 SQ.MT.
20	1/2 X	44.61 X 8.74	X 1 NO	= 194.95 SQ.MT.
21	1/2 X	34.80 X 0.66	X 1 NO	= 11.48 SQ.MT.
22	1/2 X	34.80 X 10.60	X 1 NO	= 184.44 SQ.MT.
23	1/2 X	10.74 X 1.63	X 1 NO	= 8.75 SQ.MT.
24	1/2 X	55.14 X 20.54	X 1 NO	= 566.29 SQ.MT.
25	1/2 X	55.14 X 31.29	X 1 NO	= 862.67 SQ.MT.
26	1/2 X	39.04 X 4.05	X 1 NO	= 79.06 SQ.MT.
27	1/2 X	53.34 X 23.71	X 1 NO	= 632.35 SQ.MT.
28	1/2 X	53.34 X 27.84	X 1 NO	= 742.49 SQ.MT.
29	1/2 X	38.08 X 1.64	X 1 NO	= 31.23 SQ.MT.
TOTAL ADDITION	=	11310.71 SQ.MT.	X	
DEDUCTIONS				
1	2/3 X	3.84 X 0.36	X 1 NO	= 0.92 SQ.MT.
2	2/3 X	4.38 X 0.44	X 1 NO	= 1.28 SQ.MT.
TOTAL DEDUCTION	=	2.20 SQ.MT.	X	
TOTAL BUILT UP AREA (X-V)	=	11308.51 SQ.MT.	X	

PARKING STATEMENT

BASEMENT FLOOR	SURFACE	STACK
SMALL	11	
BIG	06	396
TOTAL	407	

BASEMENT FLOOR PLAN SCALE - 1:200

LINE AREA DIAGRAM BASEMENT FLOOR PLAN SCALE - 1:400



STAMP OF DATE OF RECEIPT OF PLANS.

REV.	DESCRIPTION.	DATE.	SIGNATURE.

DESCRIPTION OF PROPOSAL & PROPERTY

AMMENDED PLAN OF RESIDENTIAL BLDG. NO. 4  
 AT PROPERTY BEARING C.T.S. NO.544 & 544/10F  
 VILLAGE-NAHUR, TAL-KURLA, DIST-MUMBAI, M.S.D

NAME OF OWNER

M/S RUNWAL CONSTRUCTION

SIGN.NAME & ADDRESS OF ARCHITECT



AR. MANOJ DASARIA  
 NORTH LINE  
 AMENDED DRAWING  
 JOB NO : 804  
 DATE : 29/12/2021  
 SCALE : AS SHOWN  
 DRN BY : DJ  
 CHKD BY : MVD



**STAMP OF APPROVAL PLANS.**  
 THIS CANCELS APPROVAL TO THE PREVIOUS PLAN  
 SANCTIONED UNDER NO.CHE/ES/5881/7/337(NEW)  
 DTD:25/02/2021  
 APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN  
 THIS OFFICE LETTER NO.CHE/ES/5881/7/337(NEW)

EXECUTIVE ENGINEER BLDG. PROP - III  
 S.E.(B.F.)/T/W A.E.(B.P.)S&T

STAMP OF DATE OF RECEIPT OF PLANS.

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**DESCRIPTION OF PROPOSAL & PROPERTY**  
 AMMENDED PLAN OF RESIDENTIAL BLDG. NO. 4  
 AT PROPERTY BEARING C.T.S. NO.544 & 544/10/F  
 VILLAGE-NAHUR, TAL-KURLA, DIST-MUMBAI, M.S.D

NAME OF OWNER

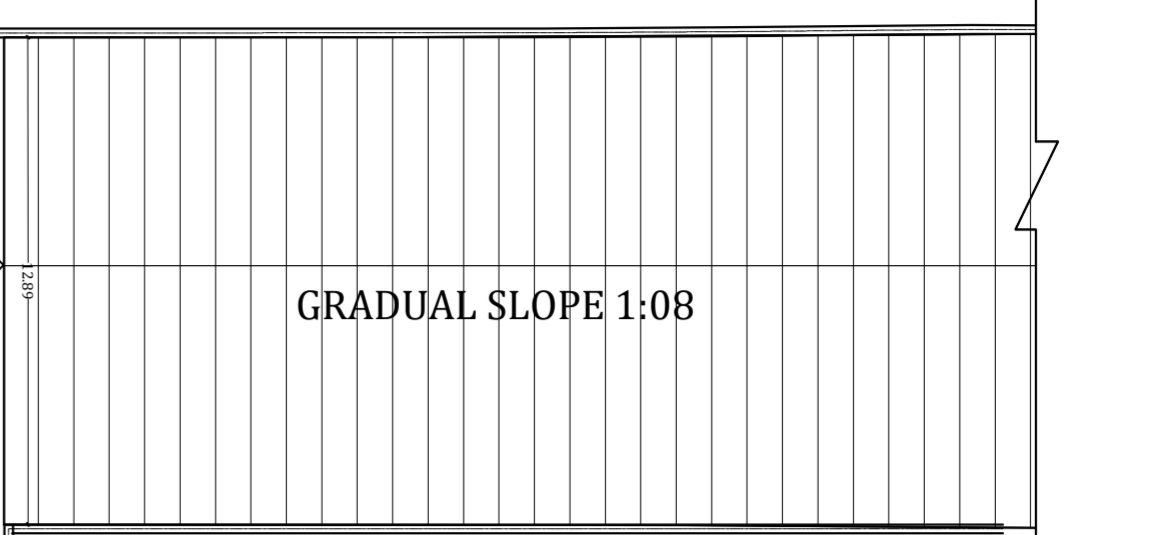
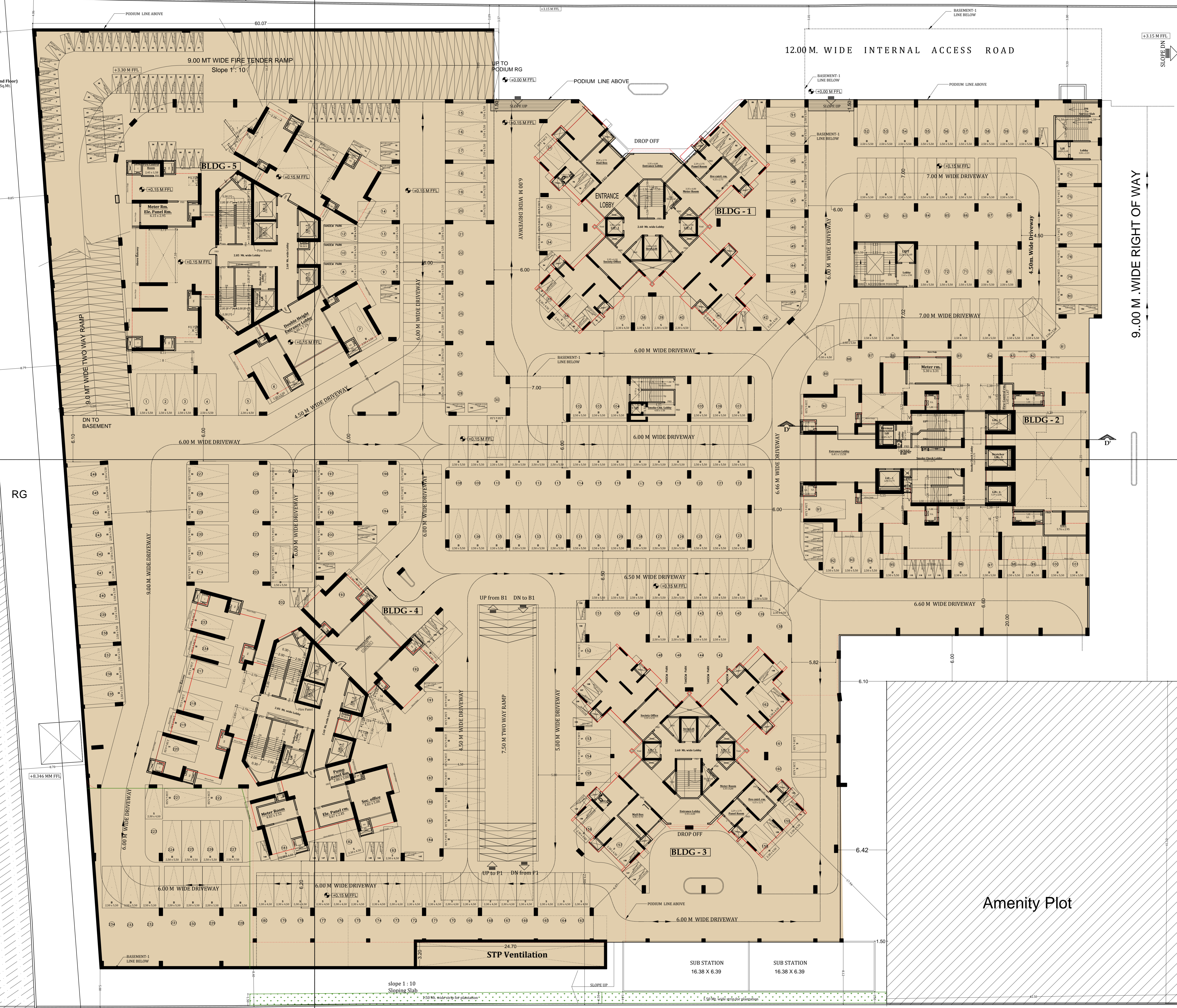
M/S RUNWAL CONSTRUCTION  
 SIGN.NAME & ADDRESS OF ARCHITECT

**DAISARIA ASSOCIATES**  
 ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT | TRAINING  
 301/1, VANDANA APARTMENTS, 1ST FLOOR, ANANDKUMAR MARG,  
 NEEL DINDOLI, OPP.INDIAN AIR FORCE, NEAR JIJEE  
 GONDWANA SCHOOL, BLDG. VISHVAKAR  
 VILE PARLE, MUMBAI - 400057  
 TEL: 022-43181848

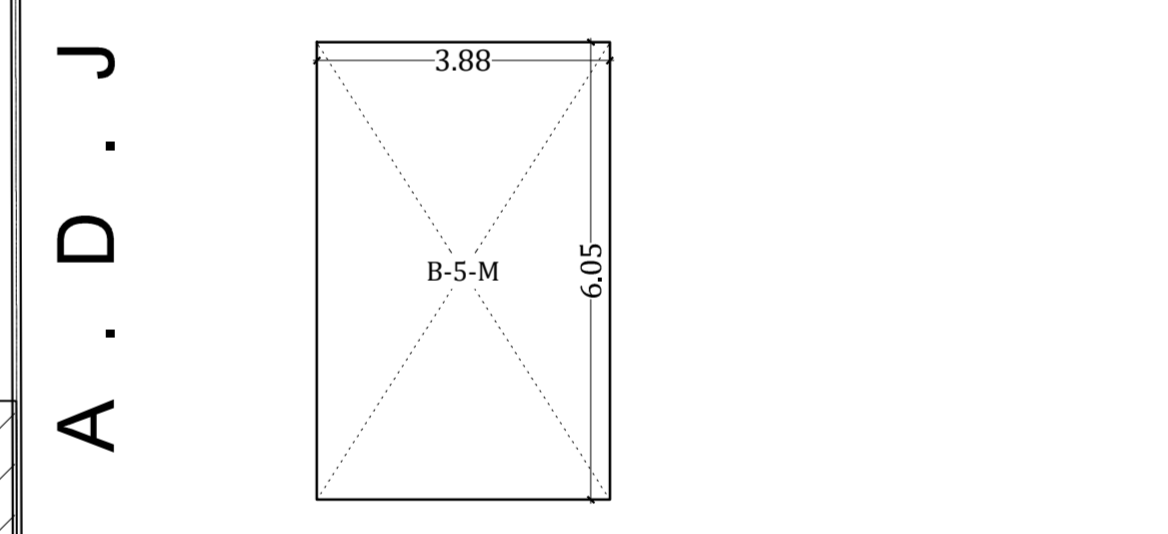
AR. MANOJ DARSARIA  
 NORTH LINE AMENDED DRAWING DATE: 29/12/2021 SCALE: AS SHOWN DRN BY: DJ CHD BY: MVD

NORTH EAST  
 A.D.J. C.T.S. NO.545 A.D.J. C.T.S. NO.546

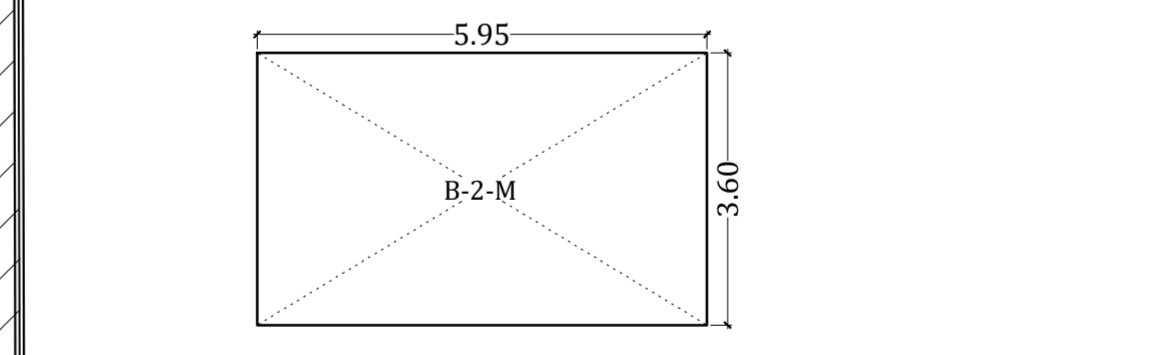
36.60 MT WIDE D.P. ROAD  
 ROAD SET BACK



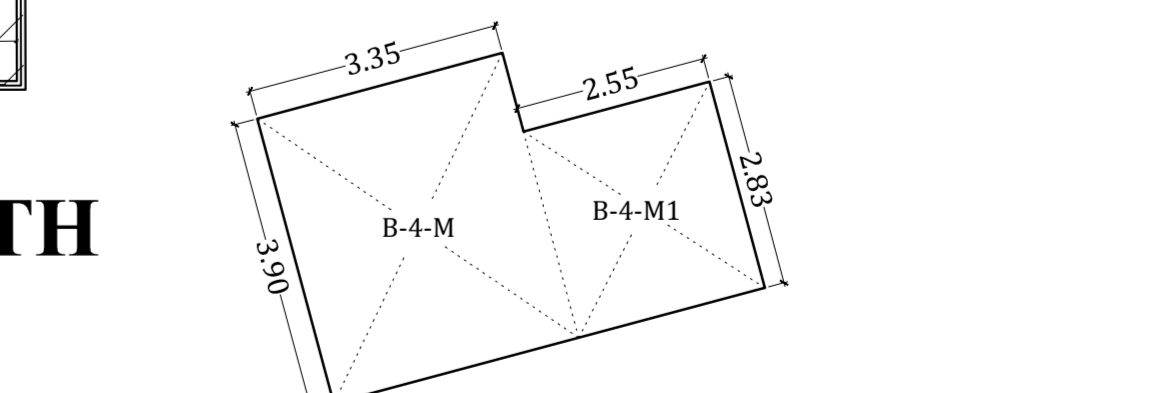
**LINE AREA DIAGRAM**  
**BUILDING - 4 (SOC. OFFICE)**  
 SCALE - 1:100  
 SOCIETY OFFICE AREA CALCULATION  
 BLDG. 4 GR. FLOOR  
 B-4-S 5.37 X 5.43 X 1 NO = 29.16 Sq.Mt.  
 TOTAL ADDITION = 29.16 Sq.Mt. X



**LINE AREA DIAGRAM**  
**BUILDING - 5 (METER ROOM)**  
 SCALE - 1:100  
 METER ROOM AREA CALCULATION  
 BLDG. 5 GR. FLOOR  
 B-5-M 3.88 X 6.05 X 1 NO = 23.47 Sq.Mt.  
 TOTAL ADDITION = 23.47 Sq.Mt. X



**LINE AREA DIAGRAM**  
**BUILDING - 2 (METER ROOM)**  
 SCALE - 1:100  
 METER ROOM AREA CALCULATION  
 BLDG. 2 GR. FLOOR  
 B-2-M 5.95 X 3.60 X 1 NO = 21.42 Sq.Mt.  
 TOTAL ADDITION = 21.42 Sq.Mt. X



**LINE AREA DIAGRAM**  
**BUILDING - 4 (METER ROOM)**  
 SCALE - 1:100  
 METER ROOM AREA CALCULATION  
 BLDG. 4 GR. FLOOR  
 B-4-M 3.35 X 2.55 X 1 NO = 13.07 Sq.Mt.  
 B-4-M1 2.55 X 2.83 X 1 NO = 7.22 Sq.Mt.  
 TOTAL ADDITION = 20.29 Sq.Mt. X

**GROUND FLOOR PLAN**  
 SCALE - 1:200

**PARKING STATEMENT**

GROUND FLOOR	SURFACE	STACK
SMALL	54	
BIG	192	
TOTAL	246	
TWO - WHEELER	157	



NORTH

A.D.J. C.T.S. NO.545

A . D . J . C . T . S . N O . 5 4 6

EAST

36.60 MT WIDE D.P. ROAD

ROAD SET BACK

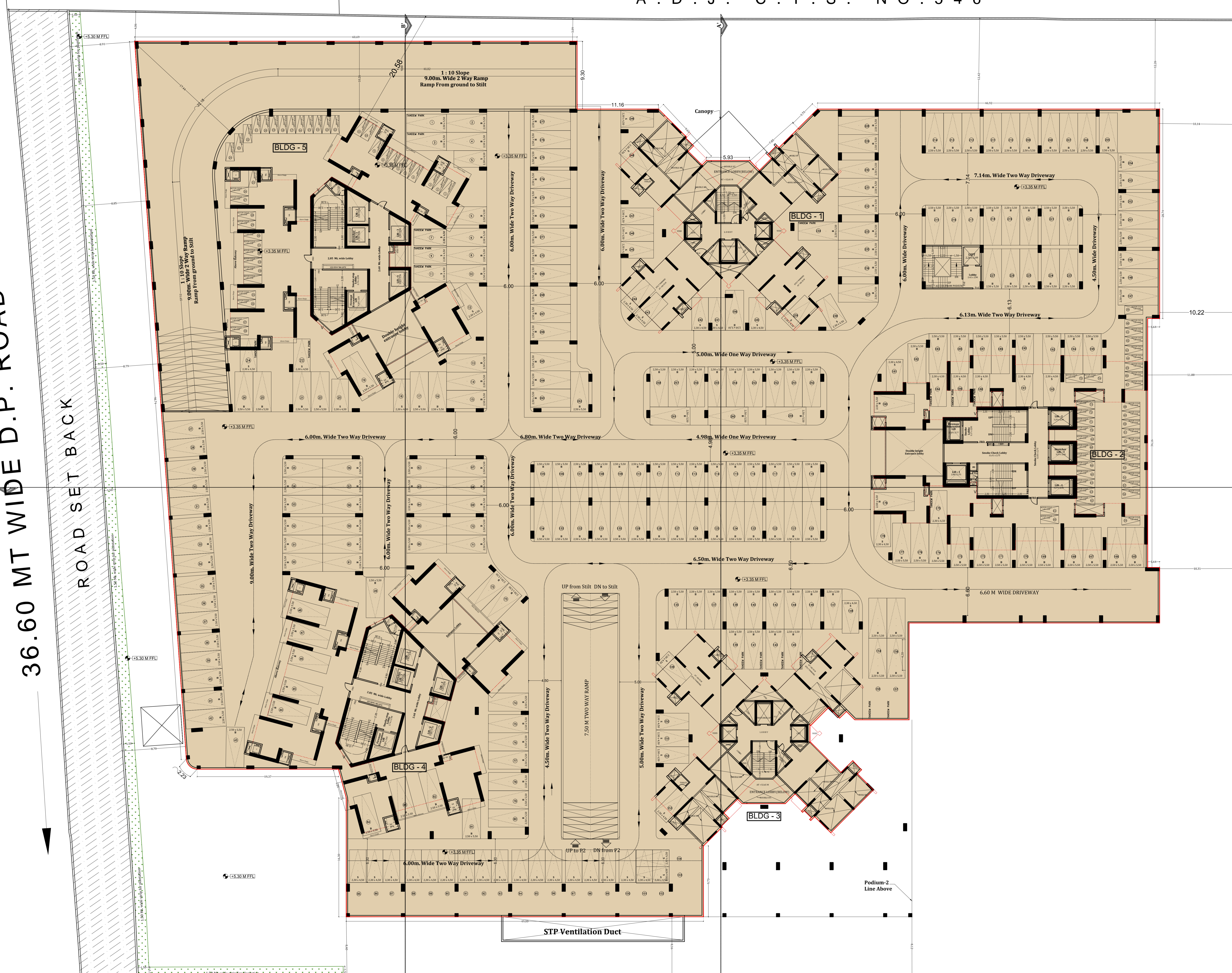
WEST

SOUTH

A . D . J . C . T . S . N O . 5 4 7  
I-2 ZONE

1ST PODIUM FLOOR PLAN  
SCALE - 1:200

PARKING STATEMENT			
1ST PODIUM FLOOR	SURFACE	STACK	2 wheel
SMALL	57		
BIG	220		
TOTAL	277		75



PROFOMA - B

5

CONTENTS OF SHEET.

BUILDING 1 - 5 - NON TOWER

1 1ST PODIUM FLOOR PLAN

STAMP OF APPROVAL PLANS.

THIS CANCELS APPROVAL TO THE PREVIOUS PLAN  
SANCTIONED UNDER NO CHE/ES/5881/7/337(NEW)  
DTD: 25/02/2021  
APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN  
THIS OFFICE LETTER NO.CHE/ES/5881/7/337(NEW)

EXECUTIVE ENGINEER BLDG. PROP - III

S.E.(B.P.)T/W

A.E.(B.P.)S&T

STAMP OF DATE OF RECEIPT OF PLANS.

REV. DESCRIPTION. DATE. SIGNATURE.

DESCRIPTION OF PROPOSAL & PROPERTY

AMMENDED PLAN OF RESIDENTIAL BLDG. NO. 4  
AT PROPERTY BEARING C.T.S. NO.544 & 544/1/OF  
VILLAGE-NAHUR, TAL-KURLA, DIST-MUMBAI, M.S.D

NAME OF OWNER

M/S RUNWAL CONSTRUCTION

SIGN.NAME & ADDRESS OF ARCHITECT



AR. MANOJ DARSARIA

NORTH LINE

AMENDED DRAWING

JOB NO : 804

DATE : 29/12/2021

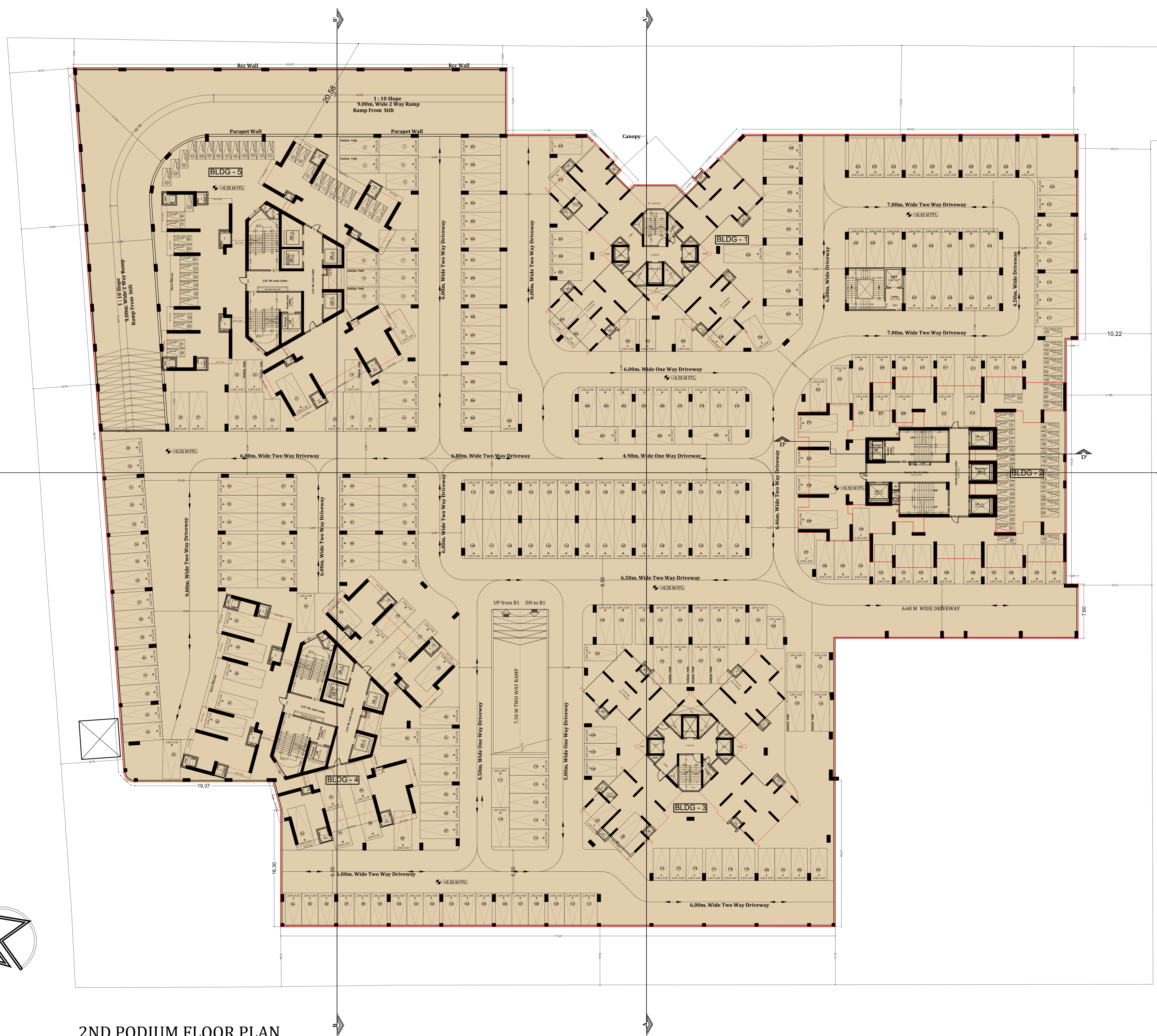
SCALE : AS SHOWN

DRN BY : DJ

CHKD BY : MVD



9.0 MT WIDE FIRE TENDER RAMP



2ND PODIUM FLOOR PLAN  
SCALE - 1:200

**PARKING STATEMENT**

2ND PODIUM FLOOR			
SMALL	SURFACE	STACK	2 WHEEL
64	233		
<b>TOTAL</b>	<b>297</b>		<b>75</b>

CONTENTS OF SHEET.

BUILDING 1 - 5 - NON TOWER  
1 2ND PODIUM FLOOR PLAN

STAMP OF APPROVAL PLANS.

THIS CANCELS APPROVAL TO THE PREVIOUS PLAN  
SANCTIONED UNDER NO CHE/ES/5881/T/337(NEW)  
DTD 25/02/2021  
APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN  
THIS OFFICE LETTER NO.CHE/ES/5881/T/337(NEW)

EXECUTIVE ENGINEER BLDG. PROP - III

S.E.(B.P.)T/W

A.E.(B.P.)S&T

STAMP OF DATE OF RECEIPT OF PLANS.

REV.	DESCRIPTION.	DATE.	SIGNATURE.

DESCRIPTION OF PROPOSAL & PROPERTY

AMMENDED PLAN OF RESIDENTIAL BLDG. NO. 4  
AT PROPERTY BEARING C.T.S. NO.544 & 544/1/OF  
VILLAGE-NAHUR, TAL-KURLA, DIST-MUMBAI, M.S.D

NAME OF OWNER

M/S RUNWAL CONSTRUCTION

SIGN.NAME & ADDRESS OF ARCHITECT



AR. MANOJ DARSARIA

NORTH LINE	AMENDED DRAWING	JOB NO : 804	SCALE : AS SHOWN
		DATE : 29/12/2021	DRN BY : DJ CHKD BY : MVD



CONTENTS OF SHEET.

BUILDING 1 - 5 - NON TOWER  
1 STILT / TOP OF PODIUM FLOOR PLAN

STAMP OF APPROVAL PLANS.

THIS CANCELS APPROVAL TO THE PREVIOUS PLAN  
SANCTIONED UNDER NO.CHE/ES/5881/T/337(NEW)  
DTD:25/10/2021  
APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN  
THIS OFFICE LETTER NO.CHE/ES/5881/T/337(NEW)

EXECUTIVE ENGINEER BLDG. PROP - III

S.E.(B.P.)T/W

A.E.(B.P.)S&T

STAMP OF DATE OF RECEIPT OF PLANS.

REV.	DESCRIPTION.	DATE.	SIGNATURE.

DESCRIPTION OF PROPOSAL & PROPERTY

AMMENDED PLAN OF RESIDENTIAL BLDG. NO. 4  
AT PROPERTY BEARING C.T.S. NO.544 & 544/10F  
VILLAGE-NAHUR, TAL-KURLA, DIST-MUMBAI, M.S.D

NAME OF OWNER

M/S RUNWAL CONSTRUCTION

SIGN.NAME & ADDRESS OF ARCHITECT

**DAISARIA**  
ASSOCIATES  
ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT | CONSTRUCTION  
REGD. OFFICE: 101, MIDC INDUSTRIAL ESTATE, ANDHRA APARTMENTS  
101, MIDC INDUSTRIAL ESTATE, ANDHRA APARTMENTS  
CHANDANAHALLI, BELLARY, KARNATAKA  
CITY: BANGALORE - 560008  
TEL: 91-88600-440008

AR. MANOJ DASARIYA

NORTH LINE AMENDED JOB NO: 804 SCALE: AS SHOWN  
DRAWING DATE: DRN BY: DJ

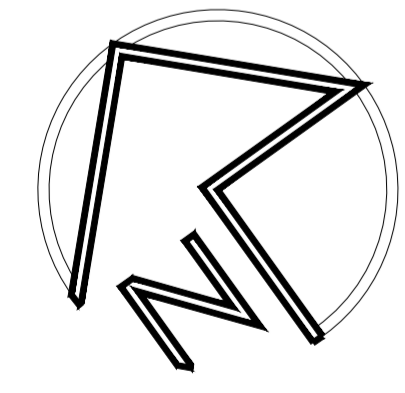
29/12/2021 CHKD BY: MVD



STILT /PODIUM TOP FLOOR PLAN  
SCALE - 1:200

PARKING STATEMENT

STILT FLOOR	SURFACE	STACK	2 wheel
SMALL	22		
BIG	19		
TOTAL	41		73









STAMP OF APPROVAL PLANS.

THIS CANCELS APPROVAL TO THE PREVIOUS PLAN SANCTIONED UNDER NO.CHE/ES/5881/T/337(NEW) DTD.25/10/2021. APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO.CHE/ES/5881/T/337(NEW)

EXECUTIVE ENGINEER BLDG. PROP - III

S.E.(B.P.)T/W

A.E.(B.P.)S&T

STAMP OF DATE OF RECEIPT OF PLANS.

REV.	DESCRIPTION.	DATE.	SIGNATURE.

DESCRIPTION OF PROPOSAL & PROPERTY

AMMENDED PLAN OF RESIDENTIAL BLDG. NO. 4 AT PROPERTY BEARING C.T.S. NO.544 & 544/10F VILLAGE-NAHUR,TAL-KURLA,DIST-MUMBAI,M.S.D

NAME OF OWNER

M/S RUNWAL CONSTRUCTION

SIGN.NAME & ADDRESS OF ARCHITECT



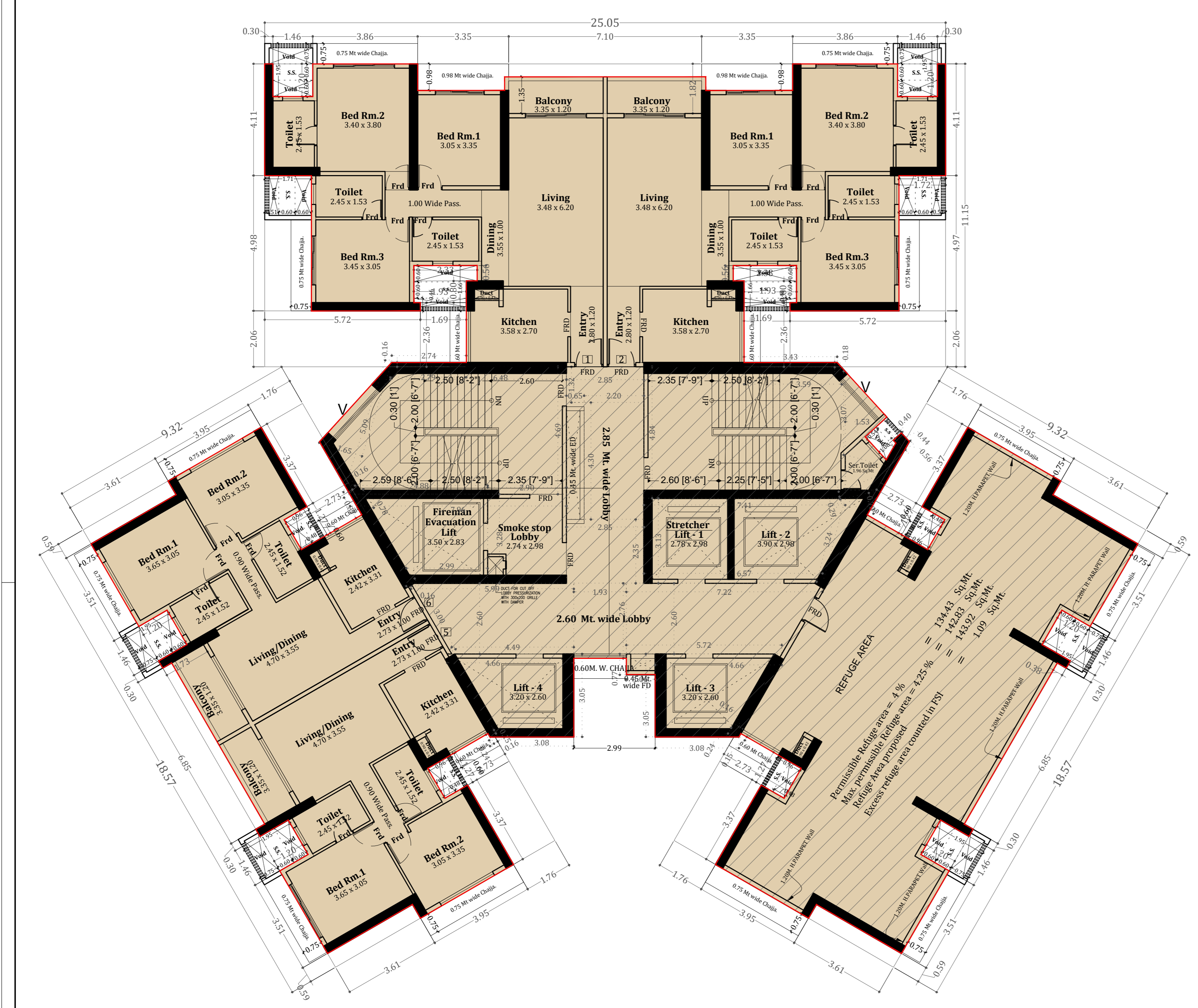
DAISARIA ASSOCIATES  
 ARCHITECTS & INTERIORS DESIGN CONSULTANTS  
 Web: www.daisaria.com | Email: info@daisaria.com  
 B3, SKYLINE ETTIME, NEAR BILEE CHURCHANA LEBU, ROAD VISHVAHAR (WEST), MUMBAI - 400048  
 TEL: 022-43110954

AR. MANOJ DAISARIA

NORTH LINE

AMENDED DRAWING

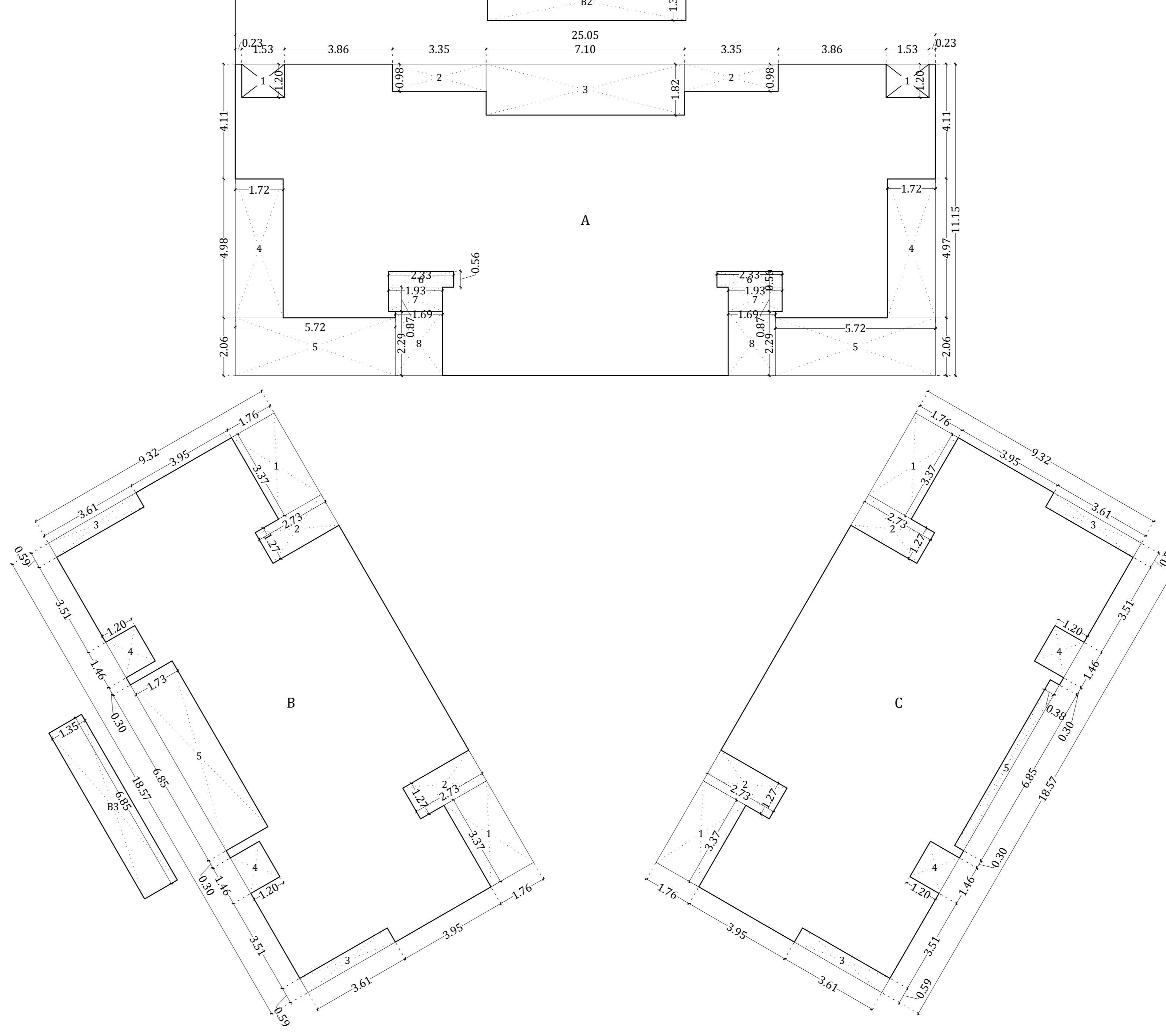
JOB NO : 679 SCALE : AS SHOWN  
 DATE : 29/12/2021 DRN BY : DJ  
 CHKD BY : MVD



REFUGE FLOOR PLAN (5TH & 12TH, 19TH, 26TH, 33RD, 40TH FLOOR)  
 SCALE - 1:100

**REFUGE AREA CALCULATION**  
 (5TH, 12TH, 19TH, 26TH, 33RD, 40TH FLOOR)

(500.70 x 6) + 356.58	=	3360.78	Sq.Mt.
Min. permissible Refuge area = 3360.78 x 4 %	=	134.43	Sq.Mt.
Max. permissible Refuge area = 3360.78 x 4.25 %	=	142.83	Sq.Mt.
Refuge Area proposed	=	143.92	Sq.Mt.
Excess refuge area counted in FSI	=	1.09	Sq.Mt.



LINE AREA DIAGRAM  
 REFUGE FLOOR PLAN (5TH & 12TH, 19TH, 26TH, 33RD, 40TH FLOOR)  
 SCALE - 1:100

BUILT UP AREA CALCULATION

REFUGE FLOOR

A	25.05	X	11.15	X	1	NO	=	279.31	SQ.MT.
TOTAL ADDITION									= 279.31 SQ.MT. X

DEDUCTIONS

1	1.53	X	1.20	X	2	NOS	=	3.67	SQ.MT.
2	3.35	X	0.98	X	2	NOS	=	6.57	SQ.MT.
3	7.10	X	1.83	X	1	NO	=	12.99	SQ.MT.
4	1.72	X	4.98	X	2	NOS	=	17.13	SQ.MT.
5	5.72	X	2.06	X	2	NOS	=	23.57	SQ.MT.
6	2.33	X	0.56	X	2	NOS	=	2.61	SQ.MT.
7	1.93	X	0.87	X	2	NOS	=	3.36	SQ.MT.
8	1.69	X	2.29	X	2	NOS	=	7.74	SQ.MT.
TOTAL DEDUCTION									= 77.64 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]									= 201.67 SQ.MT. A

BUILT UP AREA CALCULATION

TYPICAL FLOOR

B	9.32	X	18.57	X	1	NO	=	173.07	SQ.MT.
TOTAL ADDITION									= 173.07 SQ.MT. X

DEDUCTIONS

1	1.76	X	3.37	X	2	NOS	=	11.86	SQ.MT.
2	2.73	X	1.27	X	2	NOS	=	6.93	SQ.MT.
3	3.61	X	0.59	X	2	NOS	=	4.26	SQ.MT.
4	1.20	X	1.46	X	2	NOS	=	3.50	SQ.MT.
5	6.85	X	1.73	X	1	NO	=	11.85	SQ.MT.
TOTAL DEDUCTION									= 38.40 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]									= 134.67 SQ.MT. B

REFUGE AREA CALCULATION

TYPICAL FLOOR

C	9.32	X	18.57	X	1	NO	=	173.07	SQ.MT.
TOTAL ADDITION									= 173.07 SQ.MT. X

DEDUCTIONS

1	1.76	X	3.37	X	2	NOS	=	11.86	SQ.MT.
2	2.73	X	1.27	X	2	NOS	=	6.93	SQ.MT.
3	3.61	X	0.59	X	2	NOS	=	4.26	SQ.MT.
4	1.20	X	1.46	X	2	NOS	=	3.50	SQ.MT.
5	6.85	X	0.38	X	1	NO	=	2.60	SQ.MT.
TOTAL DEDUCTION									= 29.15 SQ.MT. Y1
TOTAL REFUGE AREA									= 143.92 SQ.MT. C

TOTAL BUILT UP AREA CALCULATION PER FLOOR (A + B + D + E) + Balcony Add	=	337.59 + 18.99	=	356.58	SQ.MT.
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Excess Refuge area counted in FSI (356.58 + 1.09) = 357.67 SQ.MT.

BALCONY AREA CALCULATION

TYPICAL FLOOR

B1	0.15	X	0.50	X	2	NOS	=	0.15	SQ.MT.
B2	7.10	X	1.35	X	1	NO	=	9.59	SQ.MT.
TOTAL ADDITION									= 9.74 SQ.MT. X

BALCONY AREA CALCULATION

TYPICAL FLOOR

B3	6.85	X	1.35	X	1	NOS	=	9.25	SQ.MT.
TOTAL ADDITION									= 9.25 SQ.MT. Y

TOTAL BALCONY AREA PER FLOOR (X + Y)	=	18.99	SQ.MT.
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