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PROPOSED REDEVELOPMENT
FOR DREAM PROJECT OF

RAGHUKUL CHS, KALWA

LOCATION

Location : Raghukul society,
Parsik Nagar, Kalwa, Thane
Project Scale : 10029.39 sq. m.
Type : Redevelopment housing







TRANSIT

The site is 1.8 km from Kalwa station, which takes 20-25 minutes walking and 5-10 minutes by a vehical.
Also, Thane station is just 18 minutes away by road
The site is also close to various bus stops nearby like Viraj tower(87m), Parsik Nagar(210m), Raj park(220m), Vimal Nagar(230m)
The eastern Express Highway is just 7 minutes(1.8km) far from the site.

SITE SURROUNDINGS-

D Mart
Sapphire Hospital
Vittal Temple
Parsik Coperative bank, Head office
Cremation ground
Mumbra Visarjan ghat
Reliance Market
IDBI Bank

CONNECTION MAPS



Thane station



Kalwa station



Godbundar Road



Eastern Express Highway



Mumbai-Nashik Expressway


PLOT A
PLOT B
PLOT C
PLOT D
25M WIDE D.P. ROAD
25M WIDE D.P. ROAD
25M WIDE D.P. ROAD
PATHWAY
TANK
SHED
OFFICE
TRANSFORMER
ROAD

CARPET AREA STATEMENT SUMMARY (PLOT A)

EXISTING CARPET AS PER MEASUREMENT		440
PLOT A	A1	20
	A2	20
	A3	20
	A4	15
TOTAL NO. OF MEMBERS		**75**
TOTAL CARPET AREA		**33,000**

CARPET AREA STATEMENT SUMMARY (PLOT B)

EXISTING CARPET AS PER MEASUREMENT		440	510
PLOT B	B1	20	-
	B2	20	-
	B3	20	-
	B4	-	20
TOTAL NO. OF MEMBERS		**60**	**20**
TOTAL CARPET AREA		**26,400**	**10,200**

CARPET AREA STATEMENT SUMMARY (PLOT C)

EXISTING CARPET AS PER MEASUREMENT		318	440	510
PLOT C	C1	20	-	-
	C2	20	-	-
	C3	-	-	20
	C4	-	20	-
	C5	1	24	1
TOTAL NO. OF MEMBERS		**41**	**44**	**21**
TOTAL CARPET AREA		**13, 038**	**19,360**	**10,710**

CARPET AREA STATEMENT SUMMARY (PLOT D)

EXISTING CARPET AS PER MEASUREMENT		440	510
PLOT D	D1	10	10
TOTAL NO. OF MEMBERS		**10**	**10**
TOTAL CARPET AREA		**4400**	**5100**

EXISTING CA AREAS SQ.FT	AS PER PLOT TOTAL UNIT		39% ADD UNIT NO.	UNIT C.A		59% UNIT NO.& MORE UPGRADE
318	41		29	442		12
440	190		117	612		73
510	50		29	709		21
	281		175			106

FLAT ALLOTMENT LIST- ACC. TO EXISTING AREA

SR.NO	EXISTING CA AREA SQ.FT	ALLOTTED AREA SQ.FT	ANALYSIS	
			O. OF FLAT	REMARKS
1	318	442	29	39% ADITIONAL
		512	4	UPPER STILIT FLATS
		612	4	UPGRADED TO 2 BHK
		593	3	UPGRADED TO 2 BHK
		709.88	1	UPGRADED TO 3 BHK
2	440	612	117	39% ADITIONAL
		700 & 709.8	59	UPGRADED TO 3BHK
		812	10	UPGRADED TO 3BHK
		612 + 442	2	2 diff. Flats
		440	2	JODI FLATS (1+1 BHK)
3	510 & 562	709.88	29	39% ADITIONAL
		812	16	UPGRADED TO 3 BHK
		442+442	5	JODI FLATS (1+1 BHK)
	TOTAL		281	

RAGHUKUL CHS

FLAT ALLOTMENT LIST- PLOT B

SR.NO	AREAS IN SQ.FT	TOTAL NO. OF FLA	NO. FLATS ALLOTED TO MEMBERS	REMAINING NO. OF FLATS FOR SALE
1	709.88	48	48	0
2	812.46	48	26	22
3	612.57	72	77	-5
4	TOTAL	168	151	17

BUILDING CONFIGURATION =
GROUND + MEZZANINE + 5 PODIUM + 24 FLOORS RESIDENTIAL

TOTAL UNITS = 168 UNITS
612.57 SQ.FT ~ 72 UNITS
709.88 SQ.FT ~ 48 UNITS
812.46 SQ.FT ~ 48 UNITS

PROPOSED NO. CARS= 240
PROPOSED NO. BIKES= 227

PARKING SUMMARY

LEVEL	CARS
GROUND FLOOR	31X2=62
1ST PODIUM FLOOR	38
2ND PODIUM FLOOR	35
3RD PODIUM FLOOR	35
4TH PODIUM FLOOR	35
5TH PODIUM FLOOR	35
TOTAL NO.OF CARS	240

FLAT ALLOTMENT LIST- PLOT C

SR.NO	AREAS IN SQ.FT	TOTAL NO. OF FLA	NO. FLATS ALLOTED TO MEMBERS	REMAINING NO. OF FLATS FOR SALE
1	512.47	6	4	2
2	593	58	3	55
3	700.3	52	41	11
4	612	46	46	0
5	442.07	87	49	38
6	TOTAL	249	143	106

BUILDING CONFIGURATION =
GROUND + MEZZANINE + 6 PODIUM + 29 FLOORS RESIDENTIAL

TOTAL UNITS = 249 UNITS
442.07 SQ.FT ~ 87 UNITS
593 SQ.FT ~ 58 UNITS
612.57 SQ.FT ~ 46 UNITS
700.30 SQ.FT ~ 52 UNITS
512.47 SQ.FT ~ 6 UNITS

PROPOSED NO. OF CARS= 238
PROPOSED NO. OF BIKES= 180

PARKING SUMMARY

LEVEL	CARS
GROUND FLOOR	28X2=56
1ST PODIUM FLOOR	22
2ND PODIUM FLOOR	32
3RD PODIUM FLOOR	32
4TH PODIUM FLOOR	32
5TH PODIUM FLOOR	32
6TH PODIUM FLOOR	32
TOTAL NO.OF CARS	238

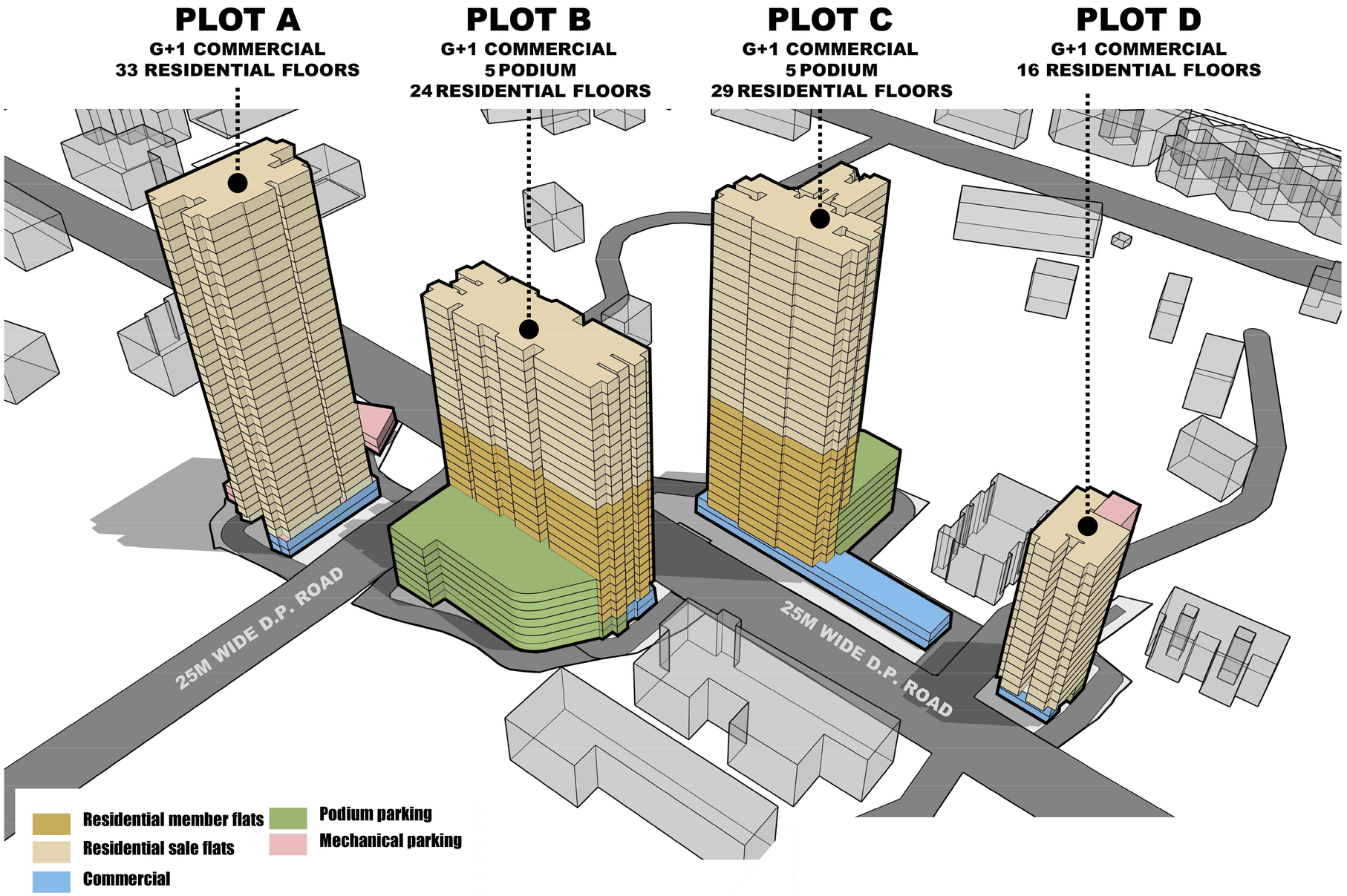
NOTE : THE ABOVE CALCULATION MAY DIFFER AND VARY AS PER FURTHER DESIGN DEVELOPMENT , MEP & RCC WORKING. KINDLY CONSIDER THESE CALCULATIONS AS REFERENCE & TENTATIVE.

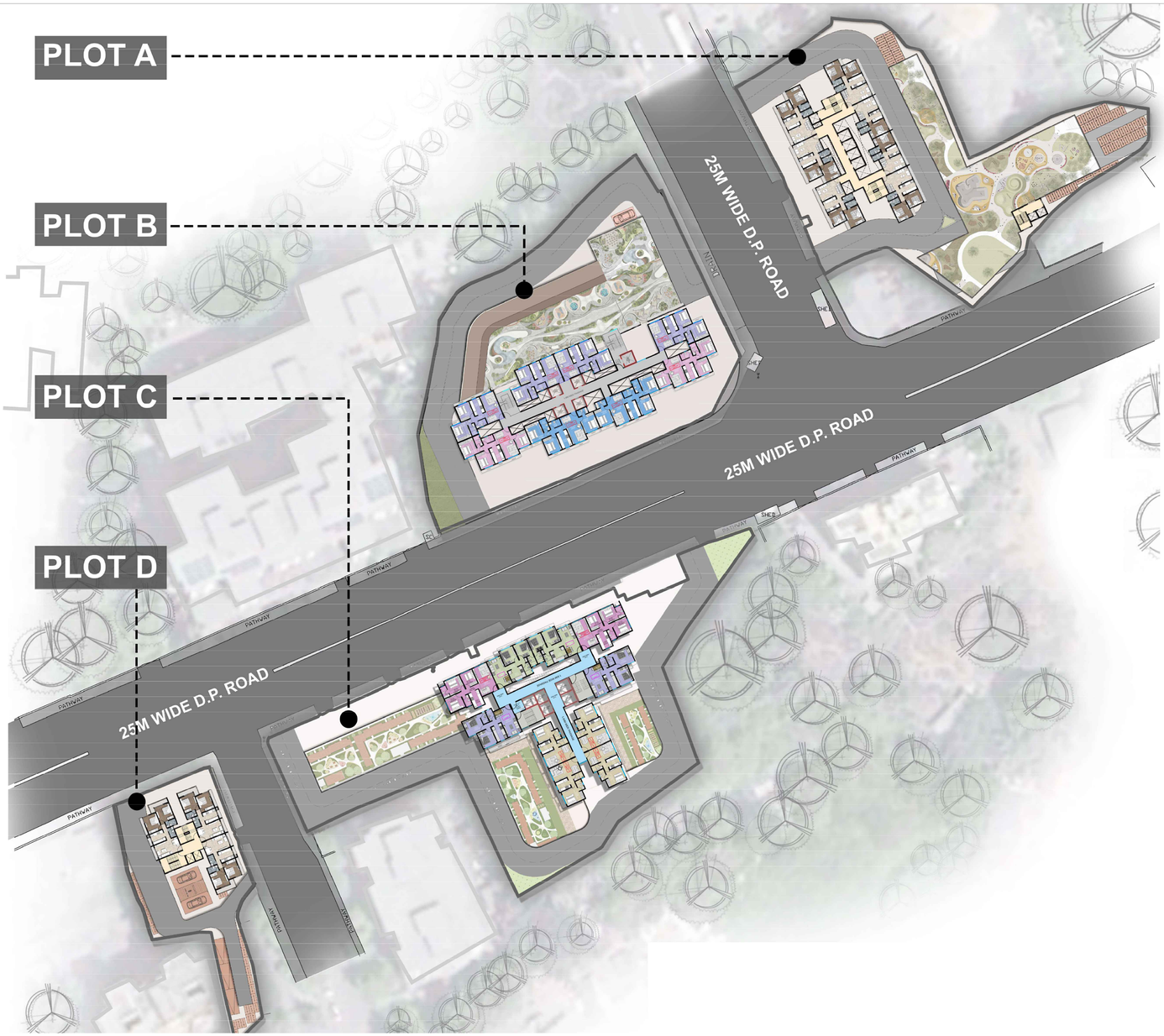
PROFORMA FOR RAGHUKUL CHS, C.T.S No. 32, Village- Parsik, Taluka- Thane (PLOT A)				
1	(A) AREA AS PER PREVIOUS SANCTION		2627	sq.mt.
2	Deduction for Subplot			
	Area Under Road		0.00	
	Area not in possession		175.90	
3	Net Area of Plot		2451.10	sq.mt.
4	Total FSI 1.1		3267.58	sq.mt.
	EXITING BUA AS PER SANCTION PLAN = 3267.58 SQ.M)			
	BASIC FSI AS PER NET PLOT AREAX 1.10 FSI= 2889.70 SQ.M. As per reg. 7.5 in UDCPR - Considering whichever is more. Hence, 3267.58 SQ.M AS BASIC FSI.			
5	ADDITION FOR (TDR)			
	ROAD WIDTH (AS PER DP)	25.00		mt.
	115% PERMISSIBLE T.D.R. OF (2451.10 X 115 % = 2818.77 SQ.MT.)	2818.77		sq.mt.
	30% SLUM T.D.R. OF (2818.77 X 30% = 845.63 SQ.MT.)		845.63	
	70% REGULAR T.D.R. OF (2818.77 X 70% = 1973.14 SQ.MT.)		1973.14	sq.mt.
6	ADDITION FOR (PREMIUM)50% AS PER UDCPR			
	(2451.10 X 50% = 1225.55 SQ.MT.)		1225.55	sq.mt.
7	5% GREEN BUILDING FSI		163.38	sq.mt.
8	ADDITION FOR (30YRS OLD BLDG BENIFIT)50% OF EXIST. AREA			
	AS PER OLD SANCTION (BUA= 3267.58 SQ.M.)			
	(3267.58 X 50% = 1633.79 SQ.MT.)		1633.79	sq.mt.
9	Total Permissible BUA (4+5+6+7+8)		9109.06	sq.mt.
	RESIDENTIAL PROPOSED		8709.06	
10	Ancillary FSI 60%		5225.44	sq.mt.
	COMMERCIAL PROPOSED		400.00	
11	Ancillary FSI 80%		320.00	sq.mt.
12	Total Permissible BUA (9+10+11)		14654.50	sq.mt.
			157741.06	sq.ft

PROFORMA FOR RAGHUKUL CHS , C.T.S No. 32, Village- Parsik, Taluka- Thane (PLOT B)				
1	(A) AREA AS PER PREVIOUS SANCTION		2933	sq.mt.
2	Deduction for Subplot		0.00	sq.mt.
	Area Under Road		0.00	sq.mt.
	Area not in possession		0.00	
3	Net Area of Plot		2933.00	sq.mt.
4	Total FSI 1.1		3504.97	sq.mt.
	EXITING BUA AS PER SANCTION PLAN = 3504.97 SQ.M)			
	BASIC FSI AS PER NET PLOT AREAX 1.10 FSI= 3226.30 SQ.M. As per reg. 7.5 in UDCPR - Considering whichever is more. Hence, 3504.97 SQ.M AS BASIC FSI.			
5	ADDITION FOR (TDR)			
	ROAD WIDTH (AS PER DP)	25.00		mt.
	115% PERMISSIBLE T.D.R. OF (2933 X 115 % = 3372.95 SQ.MT.)	3372.95		sq.mt.
	30% SLUM T.D.R. OF (3372.95 X 30% = 1011.89 SQ.MT.)		1011.89	
	70% REGULAR T.D.R. OF (3372.95 X 70% = 2361.07 SQ.MT.)		2361.07	sq.mt.
6	ADDITION FOR (PREMIUM)50% AS PER UDCPR			
	(2933 X 50% = 1466.50 SQ.MT.)		1466.50	sq.mt.
7	5% GREEN BUILDING FSI		175.25	sq.mt.
8	ADDITION FOR (30YRS OLD BLDG BENIFIT)50% OF EXIST. AREA			
	AS PER OLD SANCTION (BUA= 3504.97 SQ.M.)			
	(3504.97 X 50% = 1752.49 SQ.MT.)		1752.49	sq.mt.
9	Total Permissible BUA (4+5+6+7+8)		10272.1	sq.mt.
	RESIDENTIAL PROPOSED		9522.15	
10	Ancillary FSI 60%		5713.29	sq.mt.
	COMMERCIAL PROPOSED		750.00	
11	Ancillary FSI 80%		600.00	sq.mt.
12	Total Permissible BUA (9+10+11)		16585.45	sq.mt.
			178525.7	sq.ft

PROFORMA FOR RAGHUKUL CHS, C.T.S No. 32, Village- Parsik, Taluka- Thane (PLOT C)				
1	(A) AREA AS PER PREVIOUS SANCTION		3647.5	sq.mt.
2	Deduction for Subplot		0.00	sq.mt.
	Area Under Road		0.00	sq.mt.
	Area not in possession		0.00	
3	Net Area of Plot		3647.50	sq.mt.
4	Total FSI 1.1		4012.25	sq.mt.
	EXITING BUA AS PER SANCTION PLAN = 4012.25 SQ.M)			
	BASIC FSI AS PER NET PLOT AREAX 1.10 FSI= 4012.25 SQ.M. As per reg. 7.5 in UDCPR - Considering whichever is more. Hence, 4012.25 SQ.M AS BASIC FSI.			
5	ADDITION FOR (TDR)			
	ROAD WIDTH (AS PER DP)	25.00		mt.
	115% PERMISSIBLE T.D.R. OF (3647.50 X 115 % = 4194.63 SQ.MT.)	4194.63		sq.mt.
	30% SLUM T.D.R. OF (4194.63 X 30% = 1258.39 SQ.MT.)		1258.39	
	70% REGULAR T.D.R. OF (4198.63 X 70% = 2936.24 SQ.MT.)		2936.24	sq.mt.
6	ADDITION FOR (PREMIUM)50% AS PER UDCPR			
	(3647.50 X 50% = 1823.75 SQ.MT.)		1823.75	sq.mt.
7	5% GREEN BUILDING FSI		200.61	sq.mt.
8	ADDITION FOR (30YRS OLD BLDG BENIFIT)50% OF EXIST. AREA			
	AS PER OLD SANCTION (BUA= 4012.25 SQ.M.)			
	(4012.25 X 50% = 2006.13 SQ.MT.)		2006.13	sq.mt.
9	Total Permissible BUA (4+5+6+7+8)		12237.36	sq.mt.
	RESIDENTIAL PROPOSED		11137.36	
10	Ancillary FSI 60%		6682.42	sq.mt.
	COMMERCIAL PROPOSED		1100.00	
11	Ancillary FSI 80%		880.00	sq.mt.
12	Total Permissible BUA (9+10+11)		19799.78	sq.mt.
			213124.83	sq.ft

PROFORMA FOR RAGHUKUL CHS , C.T.S No. 32, Village- Parsik, Taluka- Thane (PLOT D)				
1	(A) AREA AS PER PREVIOUS SANCTION		972	sq.mt.
2	Deduction for Subplot		0.00	sq.mt.
	Area Under Road		0.00	sq.mt.
	Area not in possession		104.57	
3	Net Area of Plot		867.43	sq.mt.
4	Total FSI 1.1		970.00	sq.mt.
	EXITING BUA AS PER SANCTION PLAN = 970 SQ.M)			
	BASIC FSI AS PER NET PLOT AREAX 1.10 FSI= 954.17 SQ.M. As per reg. 7.5 in UDCPR - Considering whichever is more. Hence, 970 SQ.M AS BASIC FSI.			
5	ADDITION FOR (TDR)			
	ROAD WIDTH (AS PER DP)	25.00		mt.
	115% PERMISSIBLE T.D.R. OF (867.43 X 115 % = 997.54 SQ.MT.)	997.54		sq.mt.
	30% SLUM T.D.R. OF (997.54 X 30% = 299.26 SQ.MT.)		299.26	
	70% REGULAR T.D.R. OF (997.54 X 70% = 698.28 SQ.MT.)		698.28	sq.mt.
6	ADDITION FOR (PREMIUM)50% AS PER UDCPR			
	(867.43 X 50% = 486 SQ.MT.)		433.72	sq.mt.
7	5% GREEN BUILDING FSI		48.50	sq.mt.
8	ADDITION FOR (30YRS OLD BLDG BENIFIT)50% OF EXIST. AREA			
	AS PER OLD SANCTION (BUA= 970 SQ.M.)			
	(970 X 50% = 485 SQ.MT.)		485.00	sq.mt.
9	Total Permissible BUA (4+5+6+7+8)		2934.76	sq.mt.
	RESIDENTIAL PROPOSED		2684.76	
10	Ancillary FSI 60%		1610.86	sq.mt.
	COMMERCIAL PROPOSED		250.00	
11	Ancillary FSI 80%		200.00	sq.mt.
12	Total Permissible BUA (9+10+11)		4745.62	sq.mt.
			51081.80	sq.ft


PLOT A
G+1 COMMERCIAL
33 RESIDENTIAL FLOORS
PLOT B
G+1 COMMERCIAL
5 PODIUM
24 RESIDENTIAL FLOORS
PLOT C
G+1 COMMERCIAL
5 PODIUM
29 RESIDENTIAL FLOORS
PLOT D
G+1 COMMERCIAL
16 RESIDENTIAL FLOORS
25M WIDE D.P. ROAD
25M WIDE D.P. ROAD
Residential member flats
Residential sale flats
Commercial
Podium parking
Mechanical parking



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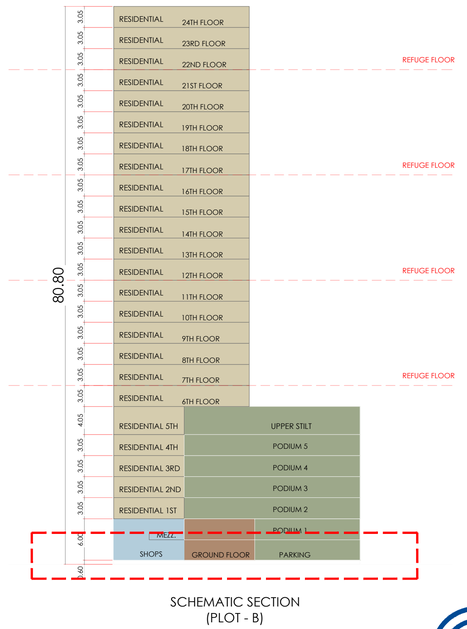
PROPOSED RESIDENTIAL REDEVELOPMENT AT
RAGHUKUL CHS, KALWA

PROPOSED LAYOUT PLAN

PLOT B

BUILDING CONFIGURATION =
GROUND + MEZZANINE + 5 PODIUM +
24 FLOORS RESIDENTIAL

NO. OF CARS = 31
NO. OF BIKES = 50



SCHEMATIC SECTION
(PLOT - B)



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PROPOSED RESIDENTIAL REDEVELOPMENT AT
RAGHUKUL CHS, KALWA

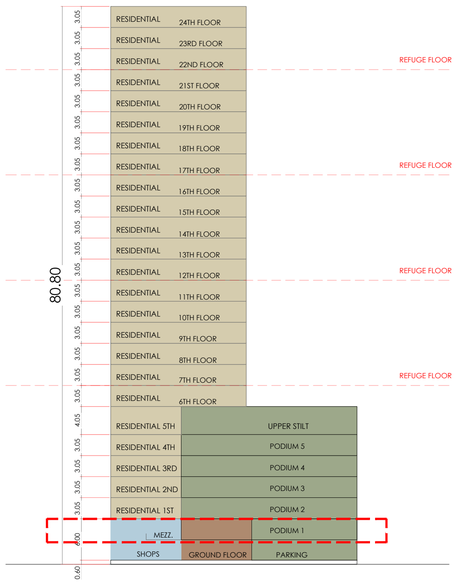
GROUND FLOOR PLAN

N

PLOT B

BUILDING CONFIGURATION =
GROUND + MEZZANINE + 5 PODIUM +
24 FLOORS RESIDENTIAL

NO. OF CARS = 38
NO. OF BIKES = 12



SCHEMATIC SECTION
(PLOT - B)



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PROPOSED RESIDENTIAL REDEVELOPMENT AT
RAGHUKUL CHS, KALWA

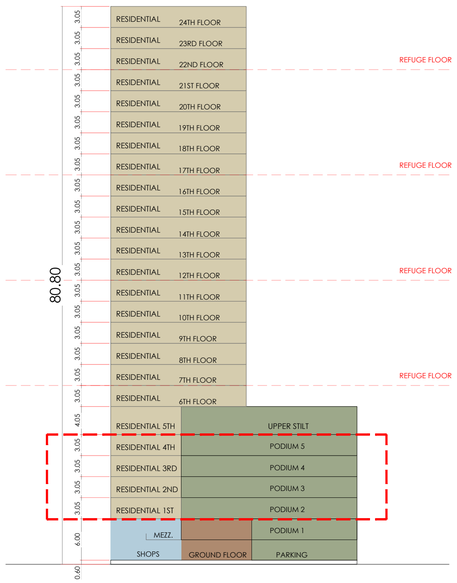
MEZZANINE FLOOR PLAN

N

PLOT B

BUILDING CONFIGURATION =
GROUND + MEZZANINE + 5 PODIUM +
24 FLOORS RESIDENTIAL

NO. OF CARS = 140
NO. OF BIKES = 112



SCHEMATIC SECTION
(PLOT - B)



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PROPOSED RESIDENTIAL REDEVELOPMENT AT
RAGHUKUL CHS, KALWA

2ND- 5TH PODIUM FLOOR PLAN

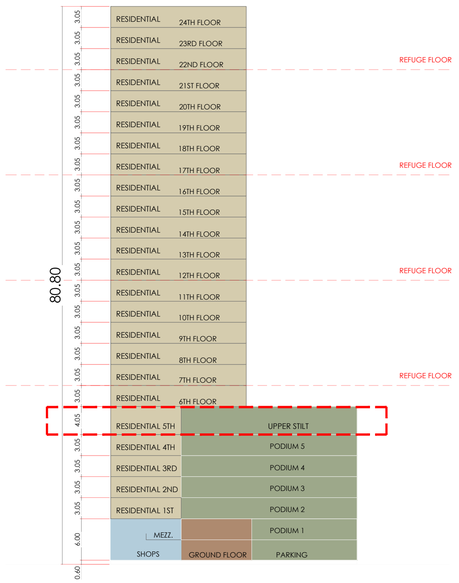
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PLOT B

BUILDING CONFIGURATION =
GROUND + MEZZANINE + 5 PODIUM +
24 FLOORS RESIDENTIAL

NO. OF BIKES = 53

- 2BHK 710 SQ.FT ~ 48 UNITS
- 2BHK 812 SQ.FT ~ 48 UNITS



SCHEMATIC SECTION
(PLOT - B)



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PROPOSED RESIDENTIAL REDEVELOPMENT AT
RAGHUKUL CHS, KALWA

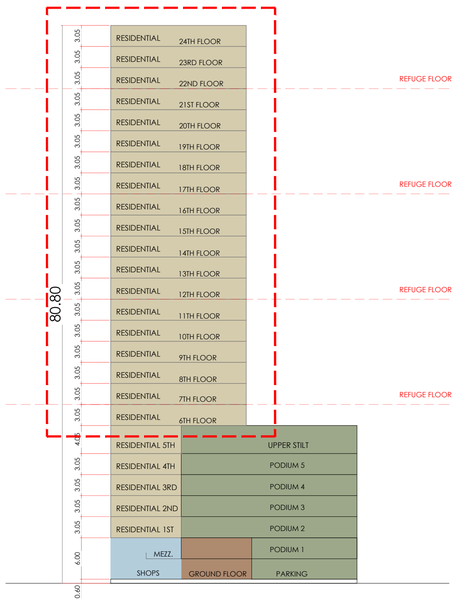
UPPER STILT FLOOR PLAN

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PLOT B

BUILDING CONFIGURATION =
GROUND + MEZZANINE + 5 PODIUM +
24 FLOORS RESIDENTIAL

- 2BHK 612 SQ.FT ~ 72 UNITS
- 2BHK 710 SQ.FT ~ 48 UNITS
- 2BHK 812 SQ.FT ~ 48 UNITS



SCHEMATIC SECTION
(PLOT - B)



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PROPOSED RESIDENTIAL REDEVELOPMENT AT
RAGHUKUL CHS, KALWA

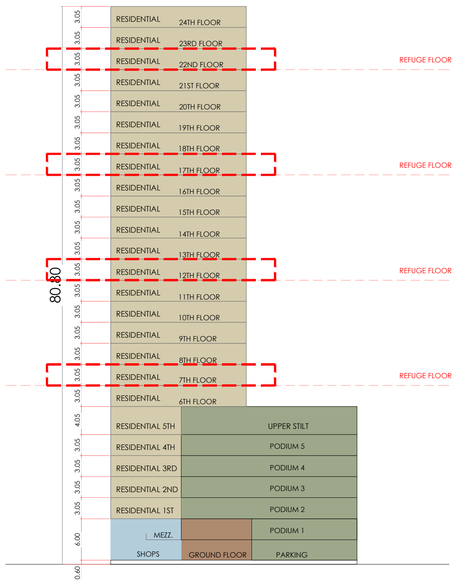
TYPICAL FLOOR PLAN

N

PLOT B

BUILDING CONFIGURATION =
GROUND + MEZZANINE + 5 PODIUM +
24 FLOORS RESIDENTIAL

- 2BHK 612 SQ.FT ~ 72 UNITS
- 2BHK 710 SQ.FT ~ 48 UNITS
- 2BHK 812 SQ.FT ~ 48 UNITS



SCHEMATIC SECTION
(PLOT - B)



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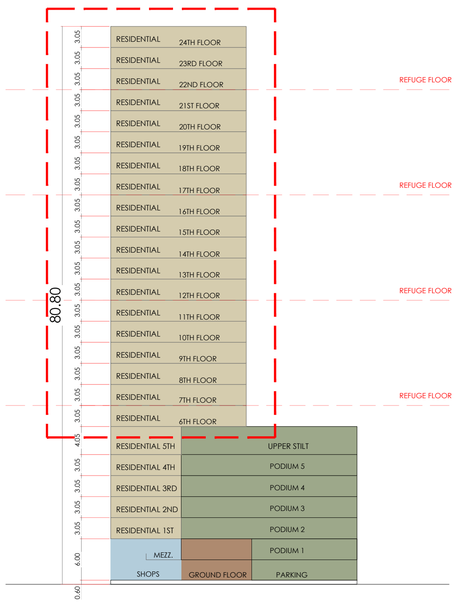
REFUGE FLOOR PLAN 2ND, 7TH, 12TH, 17TH

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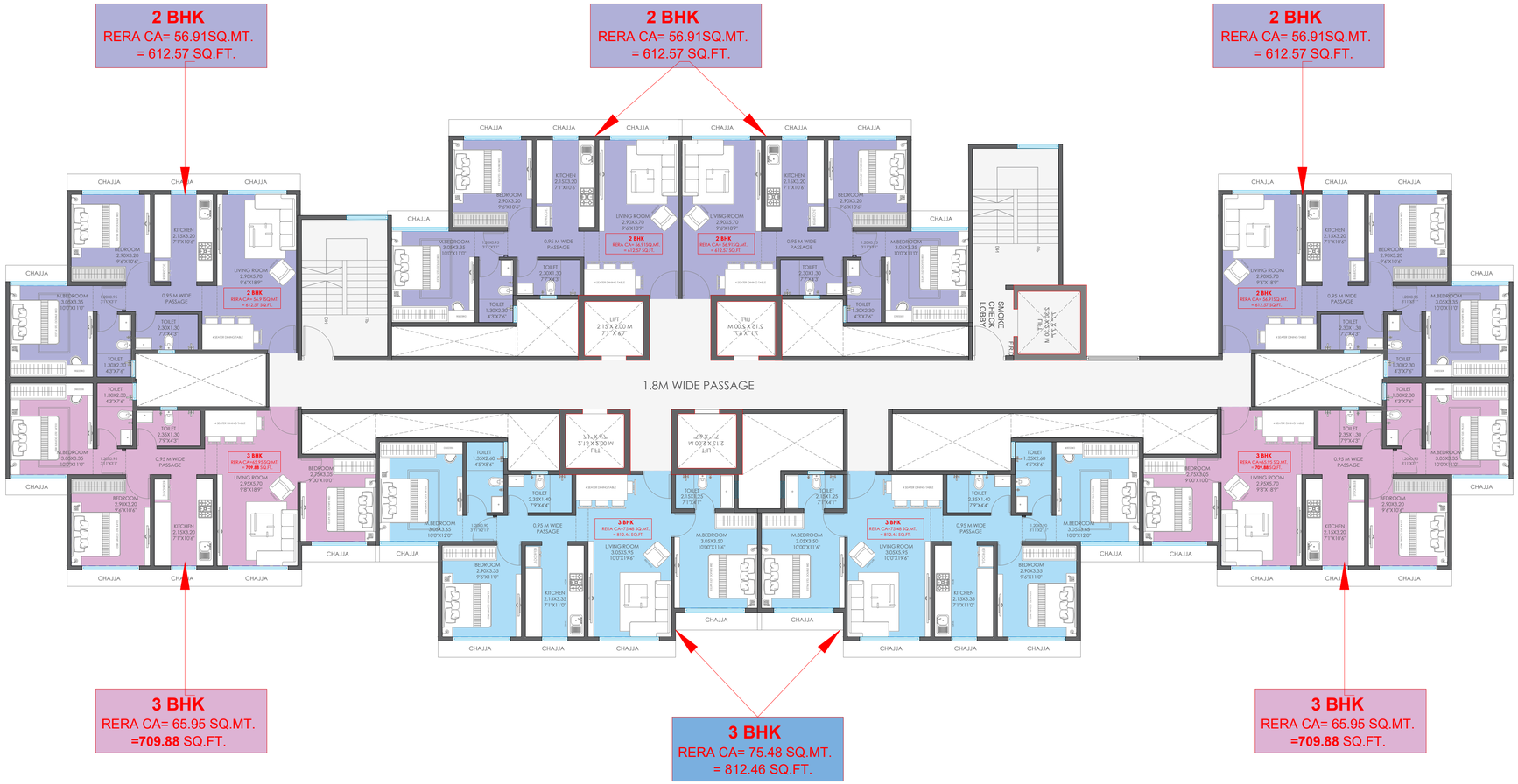
PLOT B

BUILDING CONFIGURATION =
GROUND + MEZZANINE + 5 PODIUM +
24 FLOORS RESIDENTIAL

- 2BHK 612 SQ.FT ~ 72 UNITS
- 2BHK 710 SQ.FT ~ 48 UNITS
- 2BHK 812 SQ.FT ~ 48 UNITS



SCHEMATIC SECTION
(PLOT - B)



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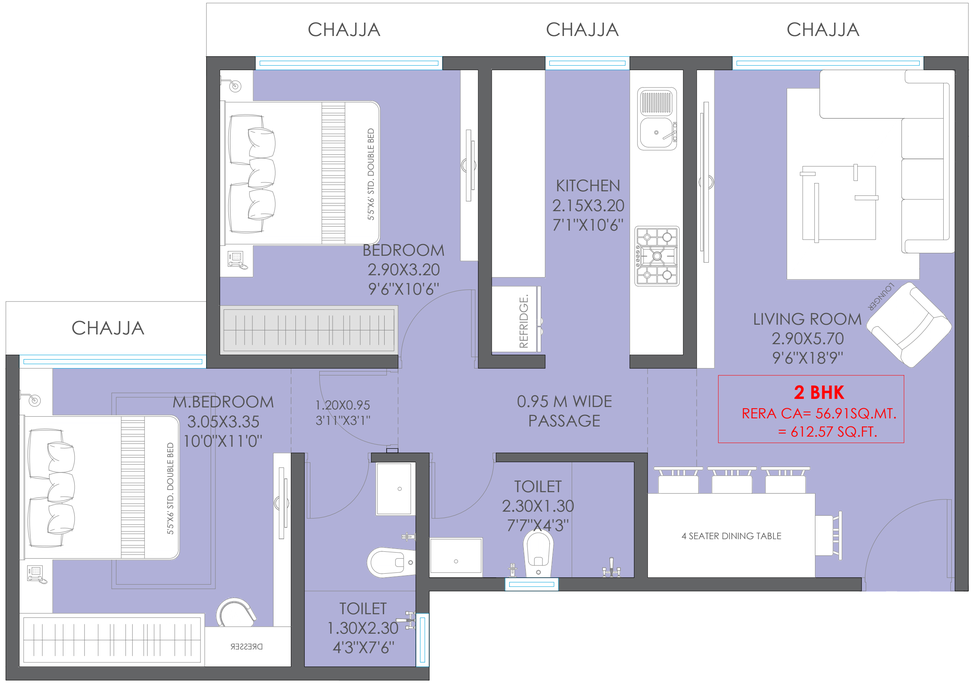
TYPICAL FLOOR PLAN

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PLOT B

2 BHK TYPE A
RERA CARPET AREA = 612 SQFT

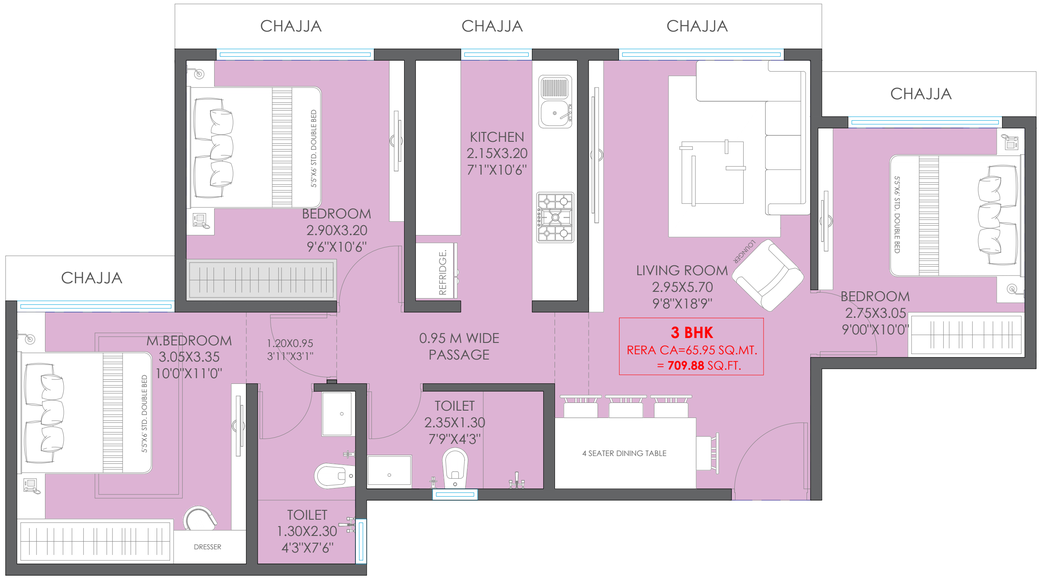




PLOT B

3 BHK TYPE A
RERA CARPET AREA = 710 SQFT

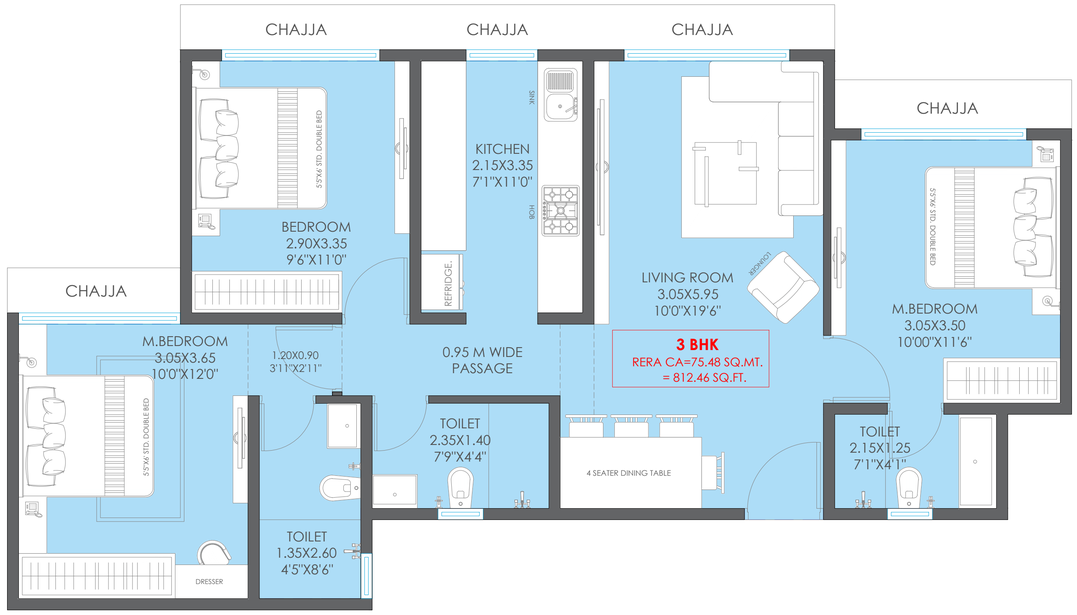




PLOT B

3 BHK TYPE A
RERA CARPET AREA = 812 SQFT

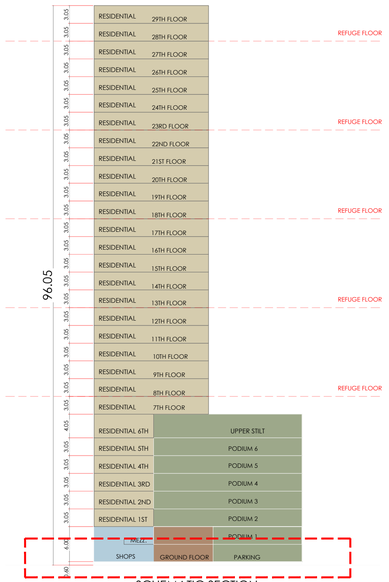




PLOT C

BUILDING CONFIGURATION =
GROUND + MEZZANINE + 6 PODIUM +
29 FLOORS RESIDENTIAL

NO. OF CARS = 28 X2=56



SCHEMATIC SECTION
(PLOT - C)



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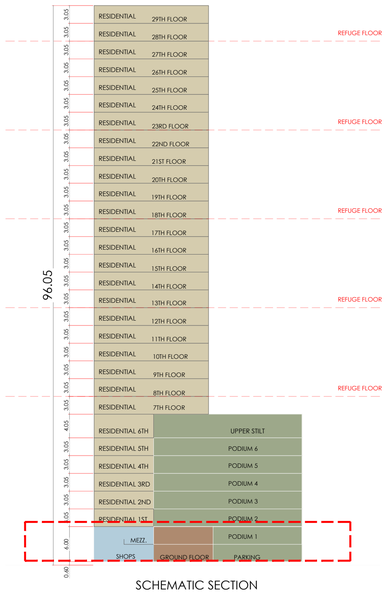
GROUND FLOOR PLAN

N

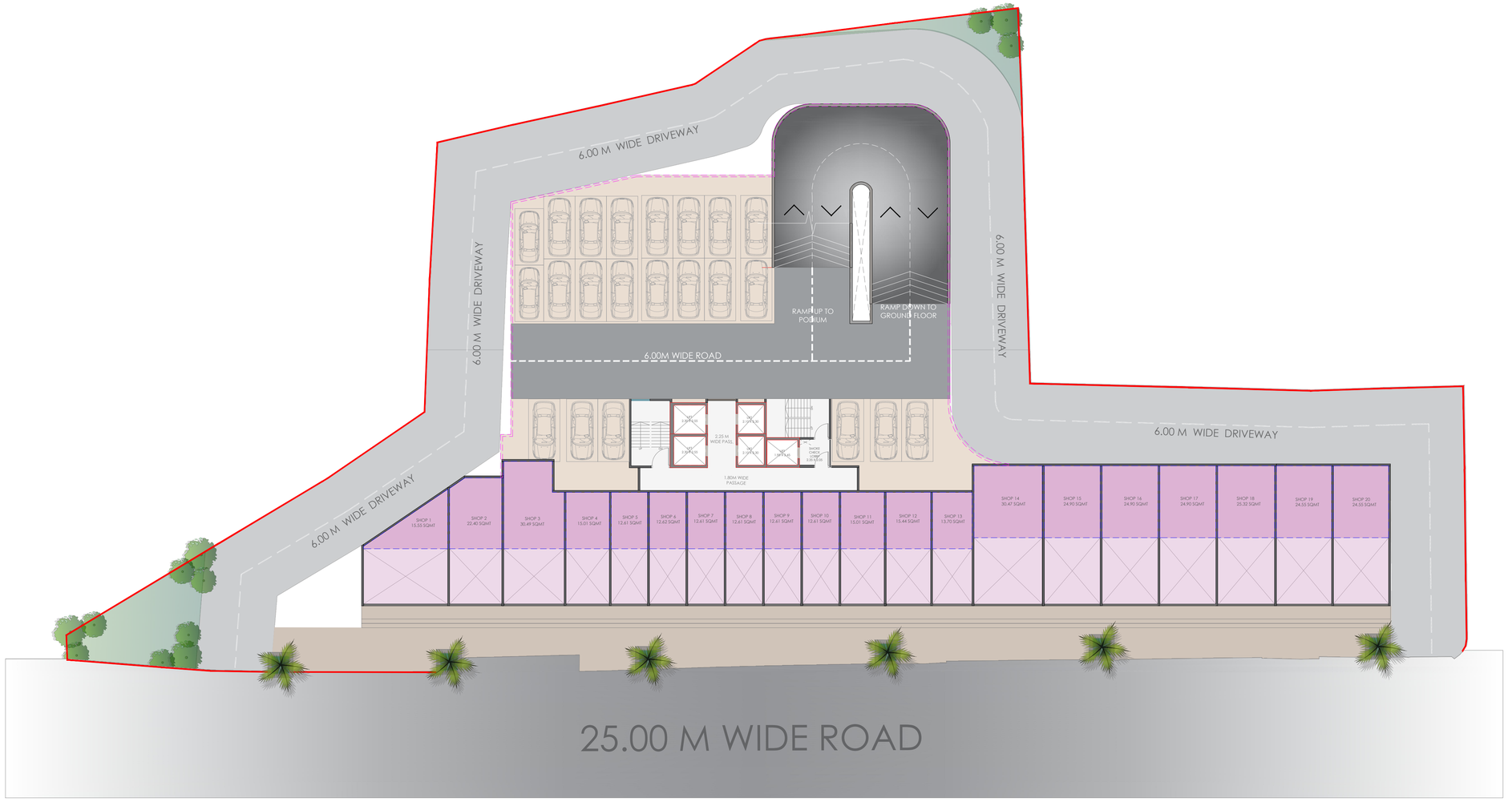
PLOT C

BUILDING CONFIGURATION =
GROUND + MEZZANINE + 6 PODIUM +
29 FLOORS RESIDENTIAL

NO. OF CARS = 22
NO. OF BIKES = 8



SCHEMATIC SECTION
(PLOT - C)



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PROPOSED RESIDENTIAL REDEVELOPMENT AT
RAGHUKUL CHS, KALWA

MEZZANINE FLOOR PLAN

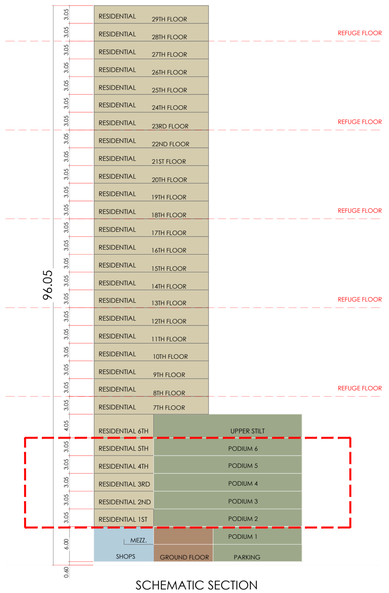
N

PLOT C

BUILDING CONFIGURATION =
GROUND + MEZZANINE + 6 PODIUM +
29 FLOORS RESIDENTIAL

NO. OF CARS = 182
NO. OF BIKES =

- 1BHK 512 SQ.FT ~ 6 UNITS
- 2BHK 593 SQ.FT ~ 58 UNITS
- 3BHK 700 SQ.FT ~ 52 UNITS



SCHEMATIC SECTION
(PLOT - C)



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PROPOSED RESIDENTIAL REDEVELOPMENT AT
RAGHUKUL CHS, KALWA

2ND-6TH PODIUM FLOOR PLAN

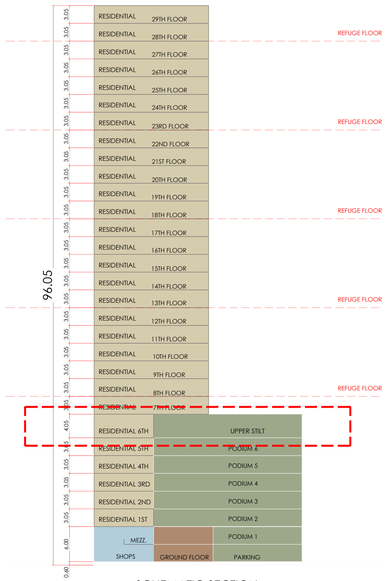
N

PLOT C

BUILDING CONFIGURATION =
GROUND + MEZZANINE + 6 PODIUM +
29 FLOORS RESIDENTIAL

NO. OF BIKES = 68

- 1BHK 512 SQ.FT ~ 6 UNITS
- 2BHK 593 SQ.FT ~ 58 UNITS
- 3BHK 700 SQ.FT ~ 52 UNITS



SCHEMATIC SECTION
(PLOT - C)



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PROPOSED RESIDENTIAL REDEVELOPMENT AT
RAGHUKUL CHS, KALWA

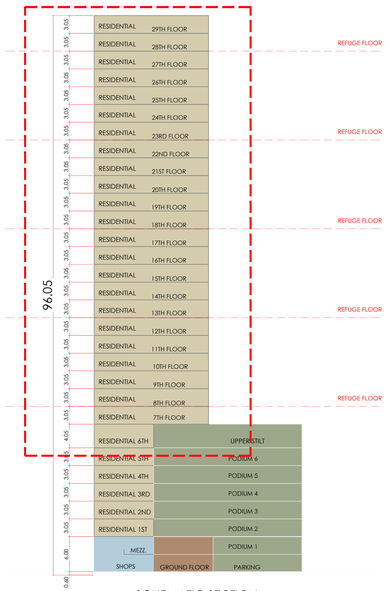
UPPER STILT FLOOR PLAN

N

PLOT C

BUILDING CONFIGURATION =
GROUND + MEZZANINE + 6 PODIUM +
29 FLOORS RESIDENTIAL

- 1BHK 442 SQ.FT ~ 87 UNITS
- 2BHK 593 SQ.FT ~ 58 UNITS
- 2BHK 612 SQ.FT ~ 46 UNITS
- 3BHK 700 SQ.FT ~ 52 UNITS



SCHEMATIC SECTION
(PLOT - C)



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PROPOSED RESIDENTIAL REDEVELOPMENT AT
RAGHUKUL CHS, KALWA

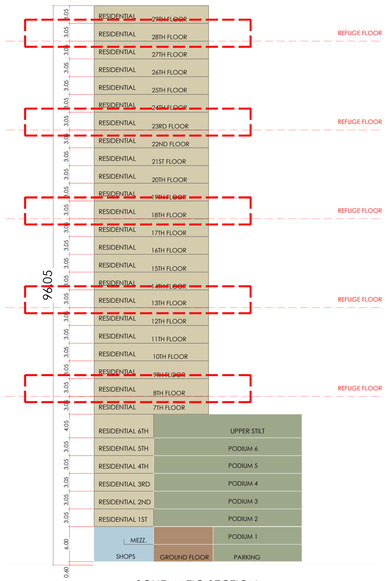
TYPICAL FLOOR PLAN

N

PLOT C

BUILDING CONFIGURATION =
GROUND + MEZZANINE + 6 PODIUM +
29 FLOORS RESIDENTIAL

- 1BHK 442 SQ.FT ~ 87 UNITS
- 2BHK 593 SQ.FT ~ 58 UNITS
- 2BHK 612 SQ.FT ~ 46 UNITS
- 3BHK 700 SQ.FT ~ 52 UNITS



SCHEMATIC SECTION
(PLOT - C)



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PROPOSED RESIDENTIAL REDEVELOPMENT AT
RAGHUKUL CHS, KALWA

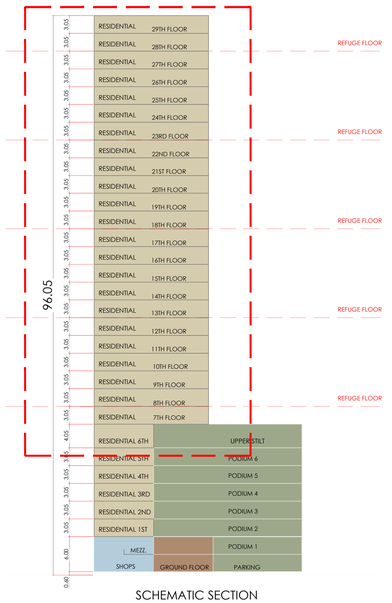
REFUGE FLOOR PLAN 8TH, 13TH, 18TH, 23RD, 28TH

N

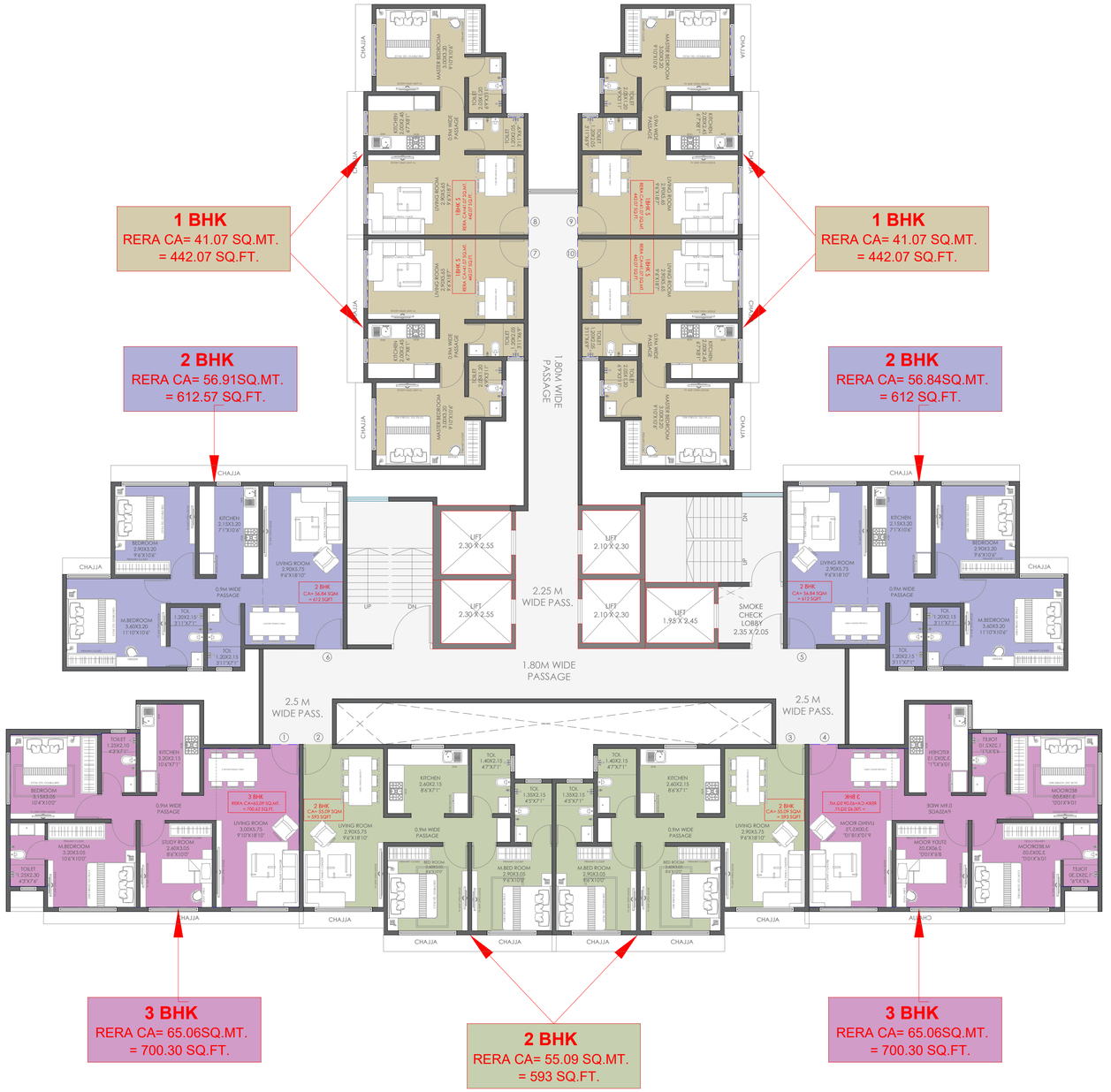
PLOT C

BUILDING CONFIGURATION =
GROUND + MEZZANINE + 6 PODIUM +
29 FLOORS RESIDENTIAL

- 1BHK 442 SQ.FT ~ 87 UNITS
- 2BHK 593 SQ.FT ~ 58 UNITS
- 2BHK 612 SQ.FT ~ 46 UNITS
- 3BHK 700 SQ.FT ~ 52 UNITS



SCHEMATIC SECTION
(PLOT - C)



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PROPOSED RESIDENTIAL REDEVELOPMENT AT
RAGHUKUL CHS, KALWA

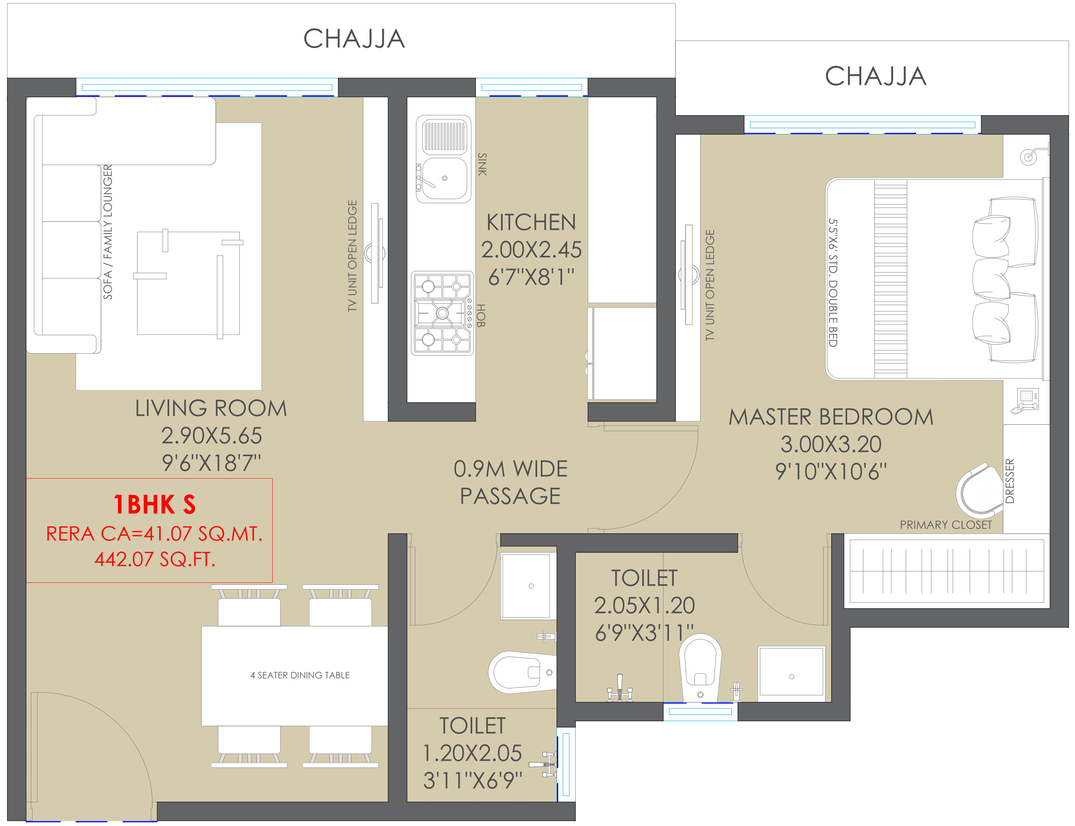
TYPICAL FLOOR PLAN

N

PLOT C



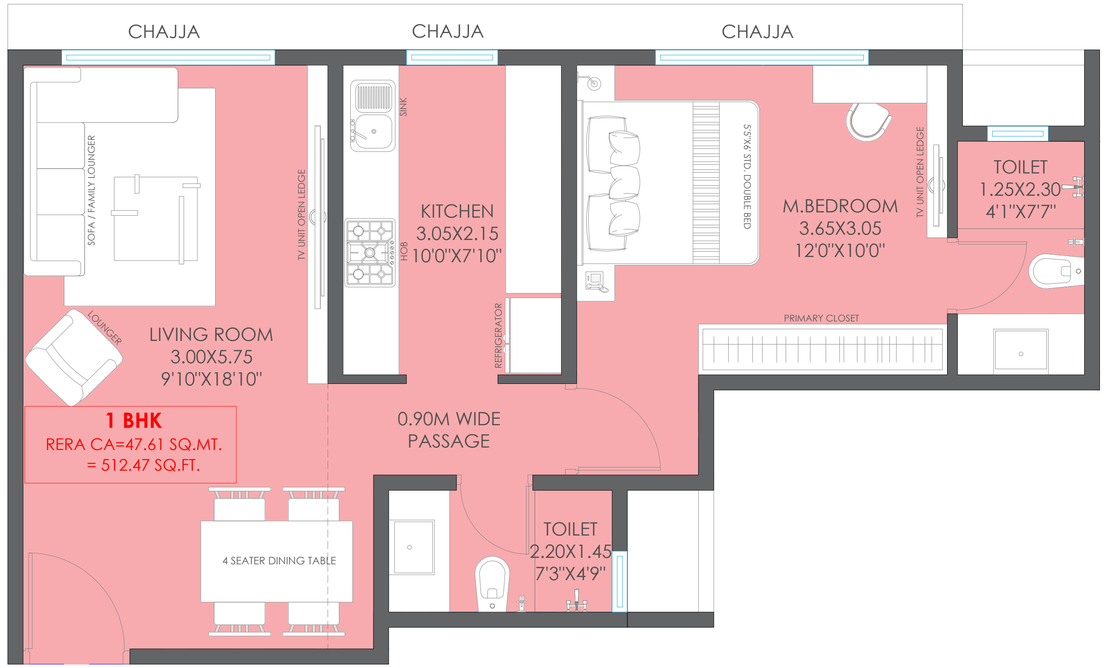
1 BHK TYPE A
RERA CARPET AREA = 442.07 SQFT



PLOT C

1 BHK
RERA CARPET AREA = 512.47 SQFT

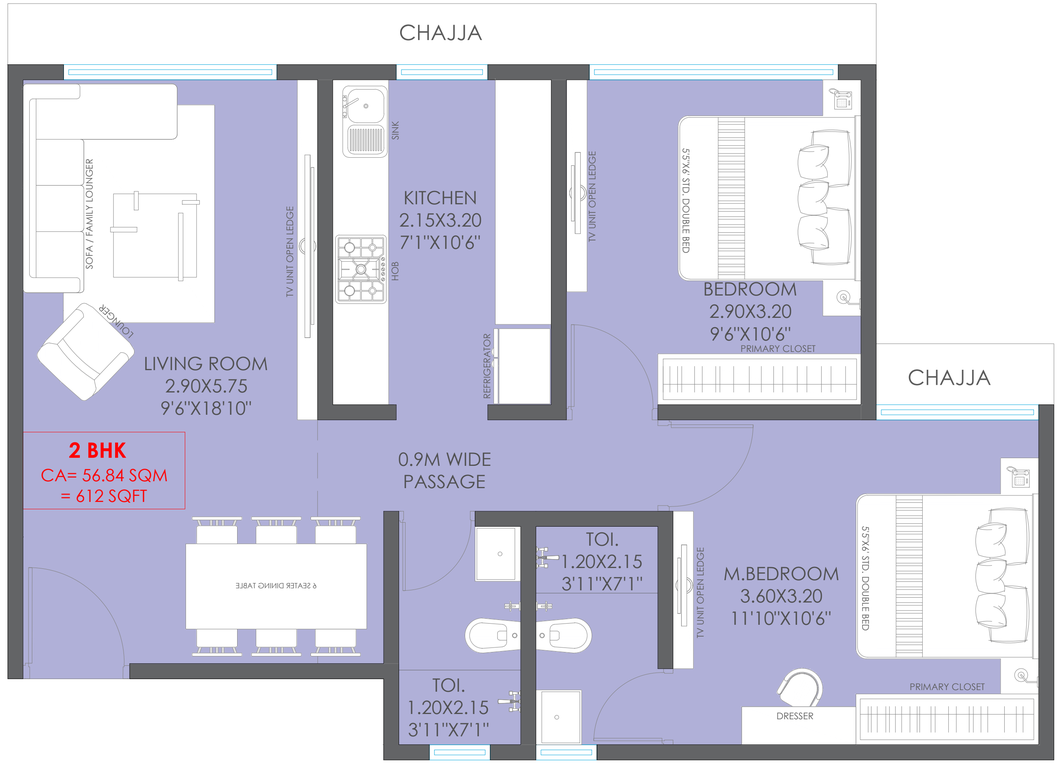




PLOT C

2 BHK TYPE A
RERA CARPET AREA = 612 SQFT

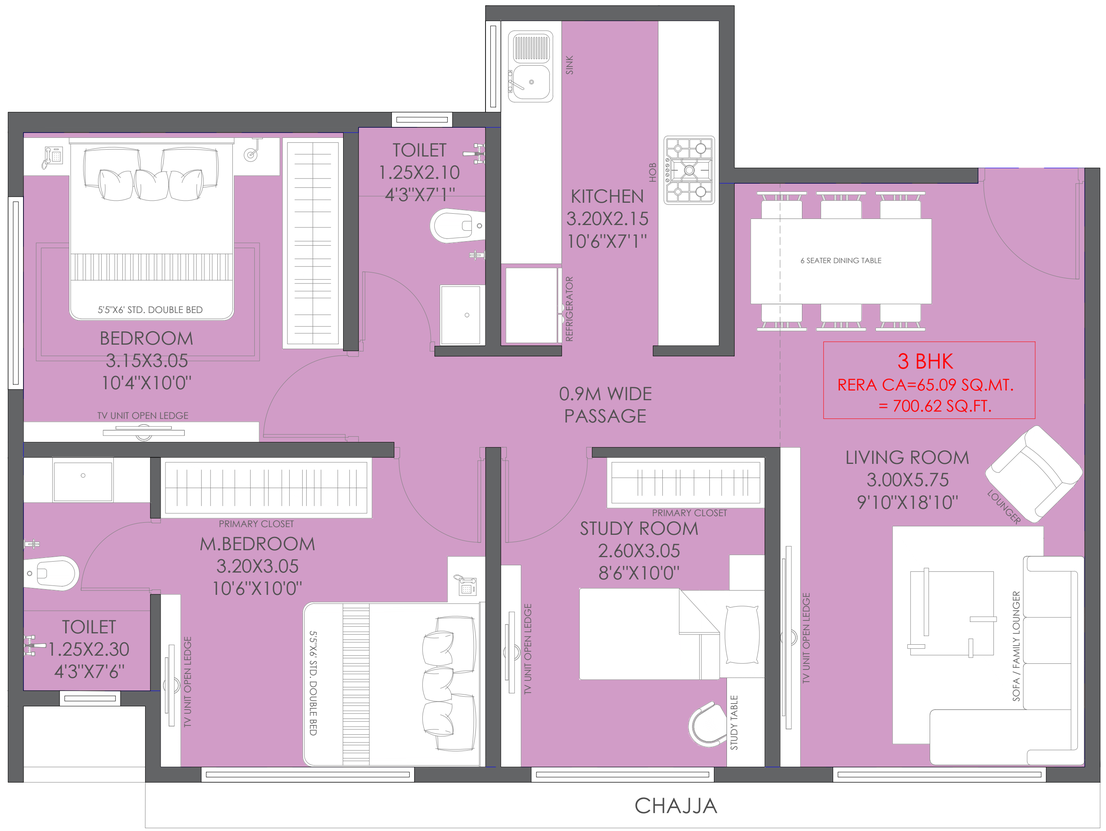




PLOT C

3 BHK
RERA CARPET AREA = 700.62 SQFT





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PROPOSED RESIDENTIAL REDEVELOPMENT AT
RAGHUKUL CHS, KALWA

UNIT PLANS

N








RAGHUKUL SOCIETY
WELCOME







NOTE-
VIEWS MIGHT CHANGE AS PER DESIGN.



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THANKYOU