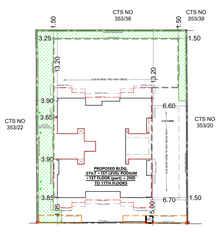
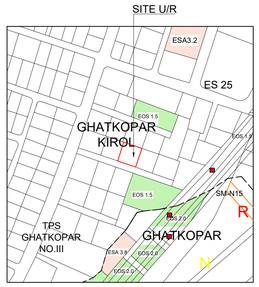


PLOT AREA CALCULATION							SQ.MT
1	22.50	X	47.47	X	0.50	=	267.02
2	11.25	X	47.47	X	0.50	=	133.51
3	17.05	X	35.59	X	0.50	=	151.70
TOTAL						=	**1104.46**
SAY						=	**1104.40**

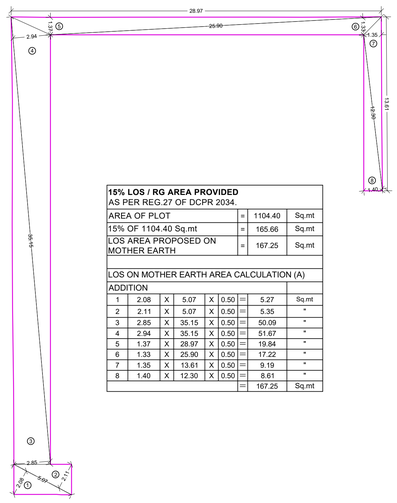
PLOT AREA DIAGRAM
SCALE 1:500



BLOCK PLAN
SCALE 1:500



LOCATION PLAN
SCALE 1:4000



15% LOS / RG AREA PROVIDED AS PER REG.27 OF DCPR 2034.			
AREA OF PLOT	=	1104.40	Sq.mt
15% OF 1104.40 Sq.mt	=	165.66	Sq.mt
LOS AREA PROPOSED ON MOTHER EARTH	=	167.25	Sq.mt

LOS ON MOTHER EARTH AREA CALCULATION (A)

ADDITION								
1	2.08	X	5.07	X	0.50	=	5.27	Sq.mt
2	2.11	X	5.07	X	0.50	=	5.35	"
3	2.85	X	35.15	X	0.50	=	50.09	"
4	2.94	X	35.15	X	0.50	=	51.67	"
5	1.37	X	28.97	X	0.50	=	19.84	"
6	1.33	X	25.90	X	0.50	=	17.22	"
7	1.35	X	13.61	X	0.50	=	9.19	"
8	1.40	X	12.30	X	0.50	=	8.61	"
						=	167.25	Sq.mt

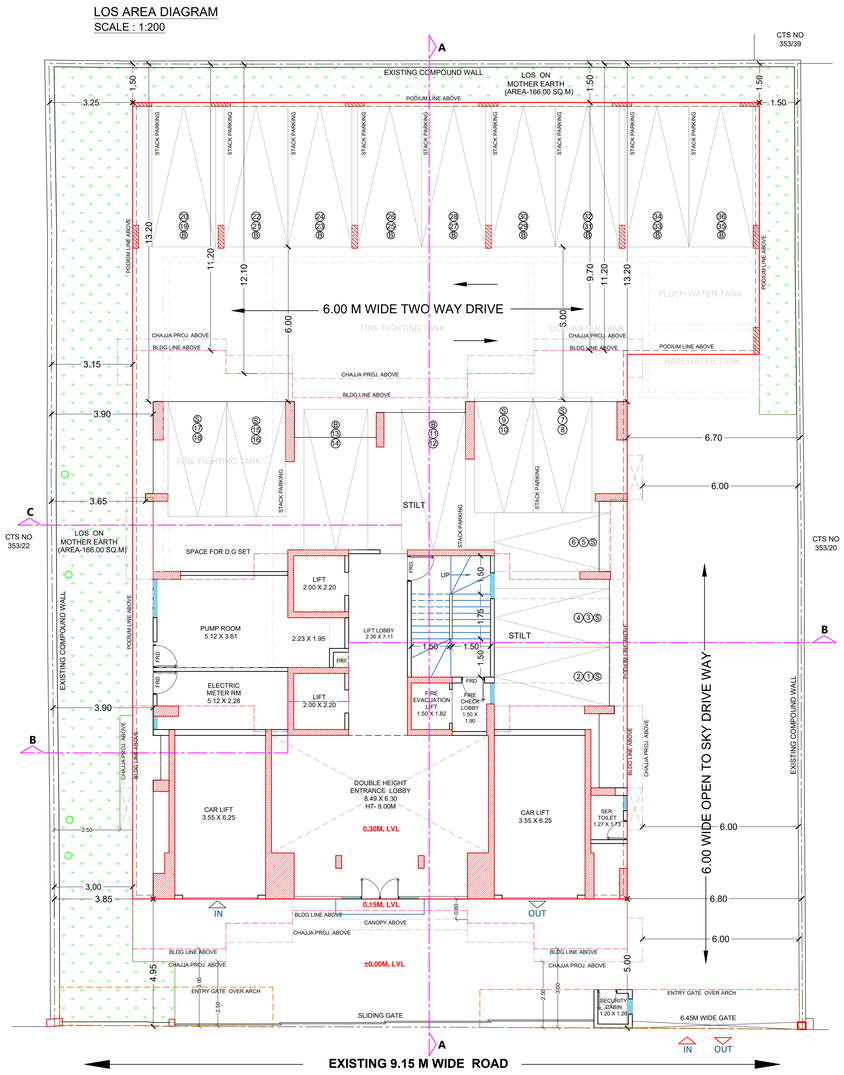
LOS AREA DIAGRAM
SCALE : 1:200

CARPET AREA OF TENEMENTS FOR PARKING SPACES PURPOSE								
AREA	403	AMALGAMATION 504 & 505	AMALGAMATION 1003 & 1004, 1103 & 1104, 1203 & 1204, 1303 & 1304, 1603 & 1604, 1703 & 1704	AMALGAMATION 1005 & 1006, 1105 & 1106, 1205 & 1206, 1305 & 1306, 1605 & 1606, 1705 & 1706	AMALGAMATION 1401 & 1402, 1501 & 1502	AMALGAMATION 1403 & 1404, 1503 & 1504	AMALGAMATION 1405 & 1406, 1505 & 1506	AMALGAMATION 1407 & 1408, 1507 & 1508
LIVING	8.05	13.07	15.58	15.58	22.45	22.45	15.58	15.58
"	2.70	2.53	2.53	2.53	-	-	2.53	2.53
"	2.68	1.15	1.15	1.15	-	-	1.15	1.15
"	1.15	-	-	-	-	-	-	-
DOOR JAM	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15
KITCHEN	5.39	6.25	7.72	7.47	8.58	8.58	7.72	7.47
DOOR JAM	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13
BED ROOM 1	11.22	11.56	13.23	13.23	15.08	15.08	13.23	13.23
"	0.95	-	-	-	-	0.00	-	-
DOOR JAM	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14
BED ROOM 2	-	9.76	11.13	11.13	13.12	13.57	11.13	11.13
"	-	0.65	0.70	0.65	0.65	0.70	0.70	0.65
DOOR JAM	-	0.14	0.14	0.14	0.14	0.14	0.14	0.14
TOILET / WC	2.88	3.60	3.24	3.60	3.60	3.24	3.24	3.60
DOOR JAM	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11
TOILET 1	2.88	3.11	3.11	3.11	3.11	3.11	3.11	3.11
DOOR JAM	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11
PASSAGE	2.21	3.65	3.29	3.65	3.65	3.65	3.29	3.65
TOTAL	**40.74**	**56.09**	**62.44**	**62.87**	**70.99**	**71.14**	**62.44**	**62.87**

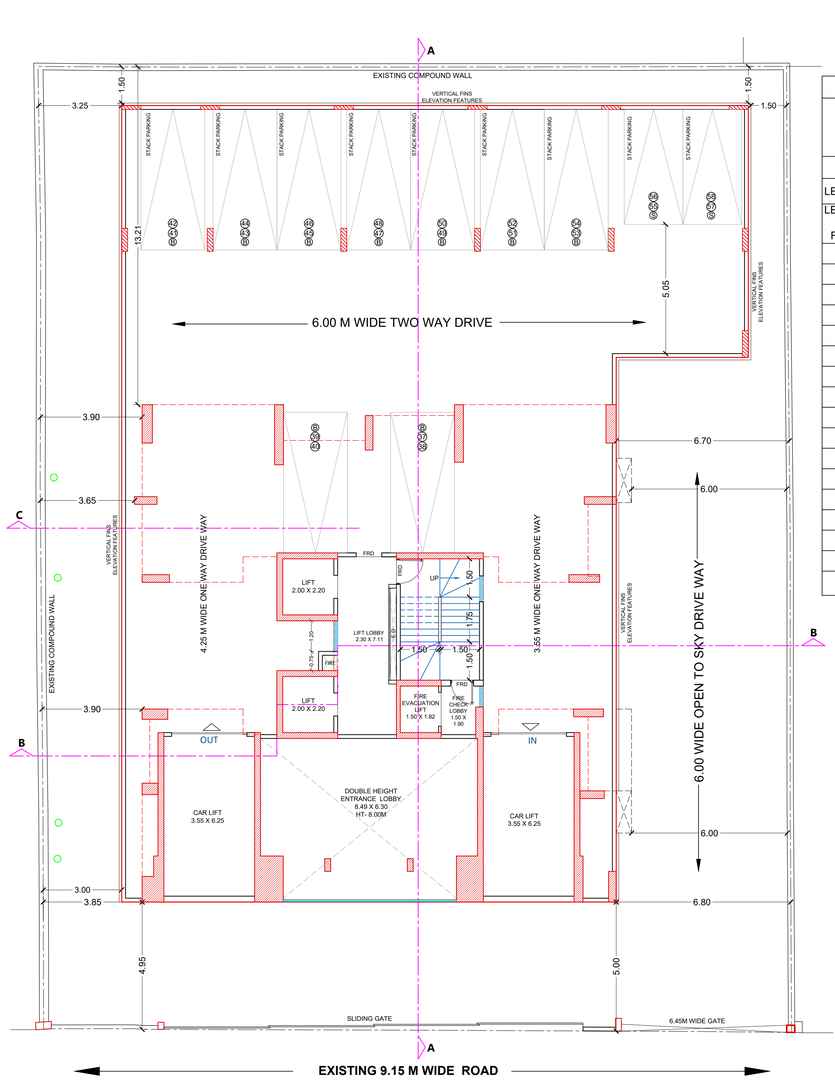
CARPET AREA OF TENEMENTS FOR PARKING SPACES PURPOSE									
AREA	201	202	203,303 & 503,603, 703,803 & 903	204,304,404	301,401,501	302,402,502	601,701,801,901, 1001,1101,1201, 1301,1601,1701	602,702,802, 902,1002,1102, 1202,1302, 1602,1702	604,704,804, 904
LIVING	16.92	16.92	8.05	13.07	17.92	17.92	22.45	22.45	14.07
"	-	-	2.70	2.53	-	-	-	-	2.53
"	-	-	2.68	1.15	-	-	-	-	1.15
"	-	-	1.15	-	-	-	-	-	-
DOOR JAM	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15
KITCHEN	6.25	6.25	5.39	6.25	7.47	7.47	8.58	8.58	7.47
DOOR JAM	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13
BED ROOM 1	11.56	11.56	11.22	11.56	13.07	13.07	15.08	15.08	13.23
"	-	-	0.95	-	-	-	-	0.00	-
DOOR JAM	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14
BED ROOM 2	9.76	10.22	-	9.76	11.13	11.59	13.12	13.57	11.13
"	0.65	0.70	-	0.65	0.65	0.70	0.65	0.70	0.65
DOOR JAM	0.14	0.14	-	0.14	0.14	0.14	0.14	0.14	0.14
TOILET / WC	3.60	3.24	2.88	3.60	3.60	3.24	3.60	3.24	3.60
DOOR JAM	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11
TOILET 1	3.11	3.11	2.88	3.11	3.11	3.11	3.11	3.11	3.11
DOOR JAM	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11
PASSAGE	3.65	3.65	2.21	3.65	3.65	3.65	3.65	3.65	3.65
TOTAL	**56.26**	**56.41**	**40.74**	**56.09**	**61.37**	**61.52**	**70.99**	**71.14**	**61.36**

PARKING STATEMENT AS PER REG.44 DCPR-2034				
NO.OF TENT.	CARPET AREA IN SQ.MT	DESCRIPTION	PARKING, REQD.	PARKING, PROVIDED
08	UP TO 45.00	One parking space Req. every four Tenement having carpet area up to.45.00 sq.mt OR One parking space for every Tenement	2	7
06	45.00 TO 60.00	One parking space Req. every two Tenement having carpet area above 45.00 to 60.00 sq.mt OR One parking space for every Tenement	3	6
50	60.00 TO 90.00	One parking space Req. every one Tenement having carpet area above 60.00 to 90.00 sq.mt	50	50
-	90.00 Above	Two parking space Req. every one Tenement having carpet area above 60.00 to 90.00 sq.mt	-	-
Total			55	63
10% for visitors			06	06
Parking Required			61	69

TOTAL PARKING PROVIDED			
	BIG	SMALL	TOTAL
GROUND	22	14	36
LEVEL -1 PODIUM	18	04	22
LEVEL -2 PODIUM / 1ST FLOOR	09	02	11
TOTAL PARKING	49	20	69



GROUND/STILT FLOOR PLAN
SCALE 1:100



LEVEL-1 PODIUM
SCALE 1:100

SUMMARY OF BUILT UP AREA		
FLOOR'S	BUILT UP AREA IN SQ.MT	STAIRCASE,LIFT, LIFT LOBBY, AREA CLAIMED FREE OF FSI
GROUND	-	-
LEVEL-1 PODIUM	-	-
LEVEL-2 PODIUM (PART) / 1ST FLOOR (PART)	-	-
2ND	239.06	51.91
3RD	249.68	51.91
4TH	249.68	51.91
5TH	249.68	51.91
6TH	275.22	51.91
7TH	275.22	51.91
8TH	275.22	51.91
9TH	275.22	51.91
10TH	299.59	51.91
11TH	299.59	51.91
12TH	299.59	51.91
13TH	299.59	51.91
14TH	299.59	51.91
15TH	299.59	51.91
16TH	299.59	51.91
17TH	299.59	51.91
TOTAL	4485.70	830.56

LEGEND		
01		WALL
02		R.C.C COLUMN
03		STAIRCASE, LIFT, LOBBY FREE OF FSI BY PREMIUM -
04		DOOR
05		WINDOW
06		EXISTING TREE

Proforma -' B '

File No :-P-10256/2022/(353-21)/N Ward/FP/337/1/NEW

Sheet No :- 1 /5

CONTENTS :-
BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM& CAL, GROUND FLOOR, LEVEL-1 PODIUM, SUMMARY OF BUILT UP AREA, CARPET AREA CALCULATION, PARKING STATEMENT, PROFORMA - A

THIS CANCELS APPROVAL TO THE PERVIOUS PLANS APPROVED u/no.P-10256/2022/(353-21)/N Ward/FP/337/1/NEW DATED 13/02/2024

THIS PLAN IS DIGITALLY SIGNED AND ISSUED

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE / LETTER NO. P-10256/2022/(353-21)/N Ward/FP/337/1/NEW DATED_____

SNEHA G NABAR
SE (B.P.) N

RAJARAM UTTAM JUWALEKAR
AE (B.P.) L&N

Suhas Vasant Nemane
EE (B.P.) ES-II

A	**Proforma A -1**	**Area in Sq.mt**
1)	Area of Plot as per PRC	1104.40
	Area as per TPS Ghatkopar No.III	1104.40
2)	Deductions for (a) Road set-back area (b) Proposed road (c) Any reservation (sub-plot_____) (d)____% amenity space as per (sub plot _____) Other	- - - -
3)	Balance area of plot (1 minus 2)	1104.40
4)	Deduction for 15% Recreational ground /10% Amenity space (if deductible for Ind)	NIL
5)	Net area of plot (3 minus 4)	1104.40
6)	Additions for floor space index 6 (a) 100% for D.P.Road (restricted to 40% or 80% of (3) above 6 (b) 100% for set-back (restricted to 40% or 80% of (3) above	- -
7)	Permissible Floor Area (BUA of existing bldg as per Approved building plan u/no.GB/762/BSI/AN dated 23.05.1970 is protected under Reg.30(C) of DCPR 2034) (1422.20 - 1104.40 = 317.80 SQ.M)	1422.20
8)	Floor Space Index permissible	1.00
9)	Additions for floor space index 9(a) FSI credit available by DRC 9(b) 0.50 F.S.I.as per DCPR 32 (1104.40 X 0.50 = 552.20Sq.M) Claimed 9(c) Incentive FSI as per DCPR 33(7)(B) (30 Tenements X 10.00M²) 9(d) % as per DCPR 33 9(e) other	- 486.60 300.00 - -
10)	Permissible FSI as per Reg. No. 30 of DCPR 2034	2208.80
11)	FSI consumed on net holding = 10/3	2.00
12)	Addition for FSI as per Reg.33(12)(B)	
a	BUA of Tolerated / Protected structure PAP	769.49
b	Incentive BUA for Sale Purpose (769.49 x 50%)	384.75
c	Permissible Floor Area (10+ 12)	3363.04
d	Proposed built up area	3363.04
16)	FSI consumed on net holding = 15/3	3.05
B	**Details of Residential / Non - Residential Areas**	-
1)	Purely Residential Built up area	3363.04
2)	Remaining Non- Residential Built up area	-
C	**Details of FSI availed as per DCPR 31 (3)**	
1)	**Fungible Built up Area proposed for Residential use** i) For rehabilitation of existing society members without charging premium (1352.15 Sq.m x 35%) ii) For Sale purpose by charging premium (2208.80 X 35% - 473.25) **Fungible Built up Area proposed for Non-Residential use** iii) For rehabilitation of existing members without charging premium iv) For Sale purpose by charging premium v) Total Fungible Compensatory area Proposed . (i + ii + iii + iv)	473.25 299.83 - - 773.08
2)	**Fungible Built up Area proposed for Residential use (Reg. 33(12)B)** i) Permissible Fungible Built up area for Tolerated / Protected structures PAP without charging premium as Per Reg. 33(12)B. (769.49 X 0.35) ii) Fungible Built up area proposed for Tolerated / Protected structures PAP without charging premium	269.32 234.27
3)	i) Permissible Fungible Built up area for INCENTIVE BUA on payment of premium 384.75 X 35% ii) Fungible Built up area Proposed on INCENTIVE BUA on payment of premium	134.66 116.00
4)	Total Fungible Built Up Area Proposed as per DCPR 31 (3) C(1)v + C(2) ii + C(3) ii	1123.35
5)	Total Gross Built Up Area permissible (14 + C3)	4486.39
6)	Total Gross Built Up Area proposed	4485.70
D	**Tenement Statement**	-
(i)	Proposed area (item A,12 above) or C-4	4485.70
(ii)	Less deduction of Non Residential area (Shop etc)	-
(iii)	Area available for tenement [(i) minus (ii)]	-
(iv)	Tenements permissible (450 tenements / hectare	202
(v)	Tenement proposed	64
(vi)	Tenement existing	-
	Total tenement on the plot	64
E	**Parking Statement**	-
(i)	Parking required by Regulation for - Car Scooter / Motor Cycle Outsiders (10% visitors)	55 - 06
(ii)	Covered garage permissible	-
(iii)	Covered garage proposed Car Scooter / Motor Cycle Outsiders (10% visitors)	63 - 06
	Total parking Required	61
	Total parking provided	69

Certificate of Area

Certificate that the plot under ref. was surveyed by me on 14-09-2021 and the dimensions of site etc. of the plot Stated on the plans are as measured on the site and the area so working-out tallies with the area stated in the Documents of ownership.

Nitin Bhaskar Tiwaskar

Description of Proposal & Property

Proposed redevelopment on the plot bearing CTS No. F.P.No.353/21 TPS III Village Ghatkopar Kirol, F.P.No. 353/21 of TPS Ghatkopar No. III, off R. B. Mehta road,Ghatkopar (East), in 'N' Ward, Mumbai 400077.

Name of Owner

M/S RDK CONSTRUCTIONS CA TO JAYANTHI CO-OPERATIVE HOUSING SOCIETY LIMITED
Unit No. 1, Gr Floor, Plot No. 32-33, TPS-I, Kamdar Shopping Arcade, Velji Shivji Wadi, Junction of Tilak Road & Hingwala Lane, Ghatkopar (East), Mumbai-400077.

NITIN PRABHU DAS KAMDAR

Date	Scale	Job No-	Drawn By	Checked By	Sign.
17-03-2025	1: 100		BALI		

North Line

Sign, Name & Address of Architect / LS

Tiwaskar & Associates
NITIN B.TIWASKAR
(LICENSE NO.T/158/LS)
Chartered Engineer , Licensed Surveyor
503, Exim link Premises co-op Society LTD, Opp. Atmosphere Complex, Mulund- Goregaon Link Road, Nahur (West) Mumbai - 400 078.

Nitin Bhaskar Tiwaskar

PERMISSIBLE AREA OF FITNESS CENTRE

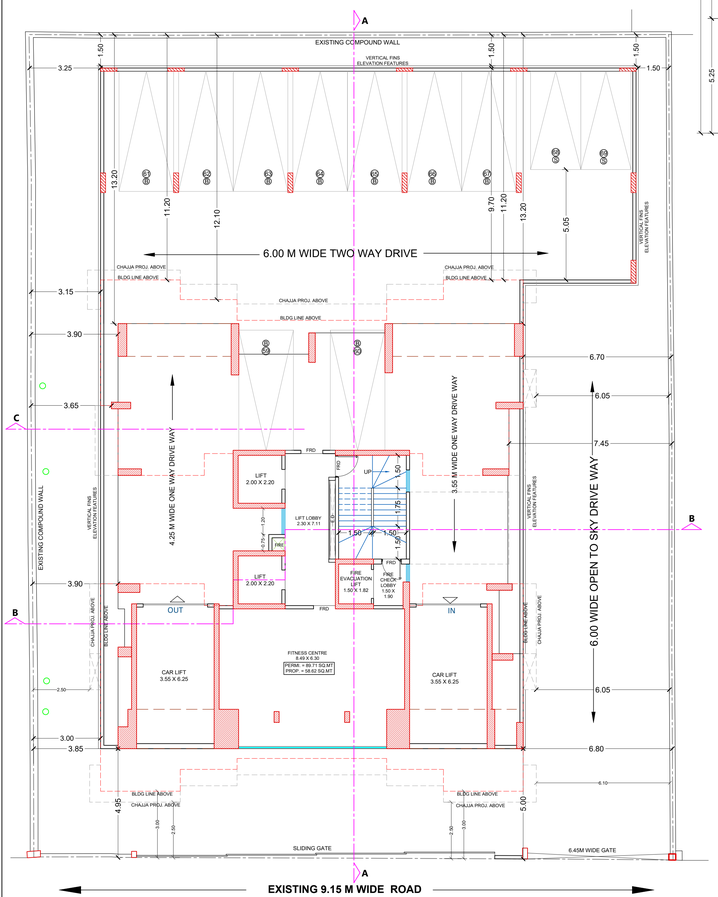
2% OF PERMISSIBLE BUA 4485.70 Sq.m = 89.71 Sq.m²
PROP. BUA OF FITNESS CENTRE = 58.62 Sq.m²



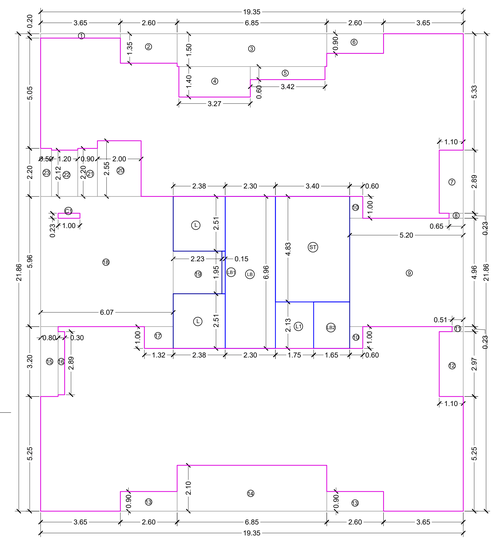
FITNESS CENTRE AREA DIAGRAM
1ST FLOOR
SCALE 1:100

FITNESS CENTRE AREA CALCULATION								
1ST FLOOR PODIUM								
F1	8.95	X	6.55	X	1	=	58.62	Sq.mt
TOTAL						=	58.62	Sq.mt

STAIRCASE,LIFT, LIFT LOBBY, AREA CLAIMED FREE OF FSI								
2ND TO 17TH FLOOR								
ST	3.40	X	4.83	X	1	=	16.42	Sq.mt
L	2.38	X	2.51	X	2	=	11.95	"
L1	1.75	X	2.13	X	1	=	3.73	"
LB	2.30	X	6.96	X	1	=	16.01	"
LB1	0.15	X	1.95	X	1	=	0.29	"
LB2	1.65	X	2.13	X	1	=	3.51	"
TOTAL						=	51.91	Sq.mt
TOTAL AREA (51.91 X 16 FLOOR)						=	830.56	Sq.mt

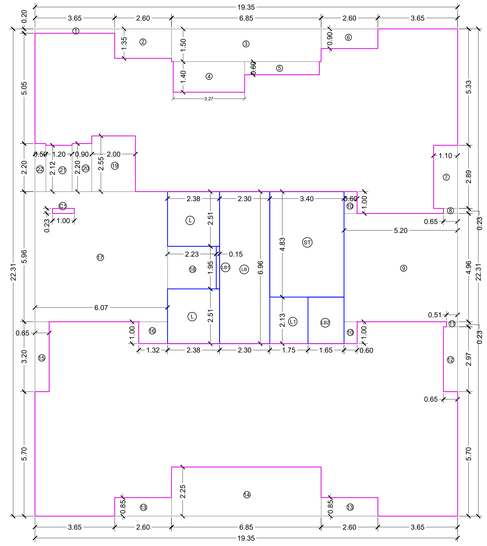


LEVEL- 2 PODIUM(PART) / 1ST FLOOR (PART)
SCALE 1:100



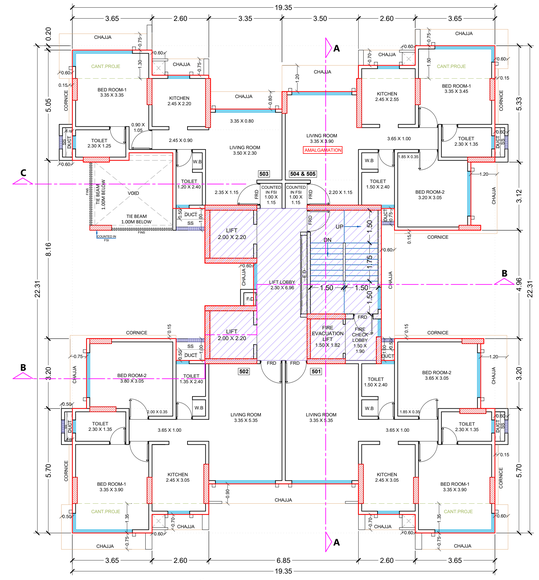
BUILT UP AREA DIAGRAM 2ND FLOOR
SCALE 1:100

BUILT UP AREA CALCULATION								
2ND FLOOR								
ADDITION								
A)	19.35	X	21.86	X	1	=	422.99	Sq.mt
C1	1.00	X	0.23	X	1	=	0.23	"
TOTAL						=	423.22	Sq.mt
DEDUCTION								Sq.mt
1	3.65	X	0.20	X	1	=	0.73	"
2	2.60	X	1.35	X	1	=	3.51	"
3	6.85	X	1.50	X	1	=	10.28	"
4	3.27	X	1.40	X	1	=	4.58	"
5	3.42	X	0.60	X	1	=	2.05	"
6	2.60	X	0.90	X	1	=	2.34	"
7	1.10	X	2.89	X	1	=	3.18	"
8	0.65	X	0.23	X	1	=	0.15	"
9	5.20	X	4.96	X	1	=	25.79	"
10	0.60	X	1.00	X	2	=	1.20	"
11	0.51	X	0.23	X	1	=	0.12	"
12	1.10	X	2.97	X	1	=	3.27	"
13	2.60	X	0.90	X	2	=	4.68	"
14	6.85	X	2.10	X	1	=	14.39	"
15	0.80	X	3.20	X	1	=	2.56	"
16	0.30	X	2.89	X	1	=	0.87	"
17	1.32	X	1.00	X	1	=	1.32	"
18	6.07	X	5.96	X	1	=	36.18	"
19	2.23	X	1.95	X	1	=	4.35	"
20	2.00	X	2.55	X	1	=	5.10	"
21	0.90	X	2.20	X	1	=	1.98	"
22	1.20	X	2.12	X	1	=	2.54	"
23	0.50	X	2.20	X	1	=	1.10	"
ST	3.40	X	4.83	X	1	=	16.42	"
L	2.38	X	2.51	X	2	=	11.95	"
L1	1.75	X	2.13	X	1	=	3.73	"
LB	2.30	X	6.96	X	1	=	16.01	"
LB1	0.15	X	1.95	X	1	=	0.29	"
LB2	1.65	X	2.13	X	1	=	3.51	"
TOTAL						=	184.16	Sq.mt
NET BUA 423.22 - 184.16						=	239.06	Sq.mt



BUILT UP AREA DIAGRAM 3RD TO 5TH FLOOR
SCALE 1:100

BUILT UP AREA CALCULATION								
3RD TO 5TH FLOOR								
ADDITION								
A)	19.35	X	22.31	X	1	=	431.70	Sq.mt
C1	1.00	X	0.23	X	1	=	0.23	"
TOTAL						=	431.93	Sq.mt
DEDUCTION								Sq.mt
1	3.65	X	0.20	X	1	=	0.73	"
2	2.60	X	1.35	X	1	=	3.51	"
3	6.85	X	1.50	X	1	=	10.28	"
4	3.27	X	1.40	X	1	=	4.58	"
5	3.42	X	0.60	X	1	=	2.05	"
6	2.60	X	0.90	X	1	=	2.34	"
7	1.10	X	2.89	X	1	=	3.18	"
8	0.65	X	0.23	X	1	=	0.15	"
9	5.20	X	4.96	X	1	=	25.79	"
10	0.60	X	1.00	X	2	=	1.20	"
11	0.51	X	0.23	X	1	=	0.12	"
12	0.65	X	2.97	X	1	=	1.93	"
13	2.60	X	0.85	X	2	=	4.42	"
14	6.85	X	2.25	X	1	=	15.41	"
15	0.65	X	3.20	X	1	=	2.08	"
16	1.32	X	1.00	X	1	=	1.32	"
17	6.07	X	5.96	X	1	=	36.18	"
18	2.23	X	1.95	X	1	=	4.35	"
19	2.00	X	2.55	X	1	=	5.10	"
20	0.90	X	2.20	X	1	=	1.98	"
21	1.20	X	2.12	X	1	=	2.54	"
22	0.50	X	2.20	X	1	=	1.10	"
ST	3.40	X	4.83	X	1	=	16.42	"
L	2.38	X	2.51	X	2	=	11.95	"
L1	1.75	X	2.13	X	1	=	3.73	"
LB	2.30	X	6.96	X	1	=	16.01	"
LB1	0.15	X	1.95	X	1	=	0.29	"
LB2	1.65	X	2.13	X	1	=	3.51	"
TOTAL						=	182.25	Sq.mt
NET BUA 431.93 - 182.25						=	249.68	Sq.mt



2ND FLOOR PLAN
SCALE 1:100

3RD & 4TH FLOOR PLAN
SCALE 1:100

5TH FLOOR PLAN
SCALE 1:100

LEGEND		
01		WALL
02		R.C.C COLUMN
03		STAIRCASE, LIFT, LOBBY FREE OF FSI BY PREMIUM
04		DOOR
05		WINDOW
06		EXISTING TREE

Proforma -' B '	File No :-P-10256/2022/(353-21)/N Ward/FP/337/1/NEW
	Sheet No :- 2 / 5

CONTENTS -
LEVEL-2 PODIUM/ 1ST, 2ND, 3RD,4TH,5TH FLOOR PLAN & BUA DIA & CAL, FITNESS CENTRE & AREA CAL, STAIRCASE,LIFT, LIFT LOBBY, AREA CLAIMED FREE OF FSI.

THIS CANCELS APPROVAL TO THE PERVIOUS PLANS APPROVED u/no.P-10256/2022/(353-21)/N Ward/FP/337/1/NEW DATED 13/02/2024

THIS PLAN IS DIGITALLY SIGNED AND ISSUED

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE / LETTER NO. P-10256/2022/(353-21)/N Ward/FP/337/1/NEW DATED_____

SNEHA G NABAR	RAJARAM UTTAM JUWALEKAR	Suhas Vasant Nemane
SE (B.P.) N	AE (B.P.) L&N	EE (B.P.) ES-II

Description of Proposal & Property

Proposed redevelopment on the plot bearing CTS No. F.P.No.353/21 TPS III Village Ghatkopar Kirol, F.P.No. 353/21 of TPS Ghatkopar No. III, off R. B. Mehta road,Ghatkopar (East), in 'N' Ward, Mumbai 400077.

Name of Owner

M/S RDK CONSTRUCTIONS CA TO
JAYANTHI CO-OPERATIVE HOUSING SOCIETY LIMITED
Unit No. 1, Gr Floor, Plot No. 32-33, TPS-I, Kamdar Shopping Arcade, Velji Shivji Wadi, Junction of Tilak Road & Hingwala Lane, Ghatkopar (East), Mumbai-400077.

NITIN PRABHU DAS KAMDAR

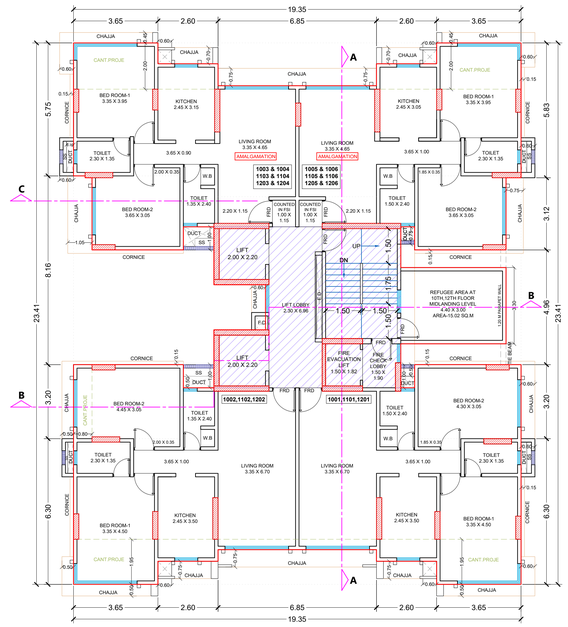
Date	Scale	Job No-	Drawn By	Checked By	Sign.
17-03-2025	1: 100		BALI		

North Line

Sign, Name & Address of Architect / LS

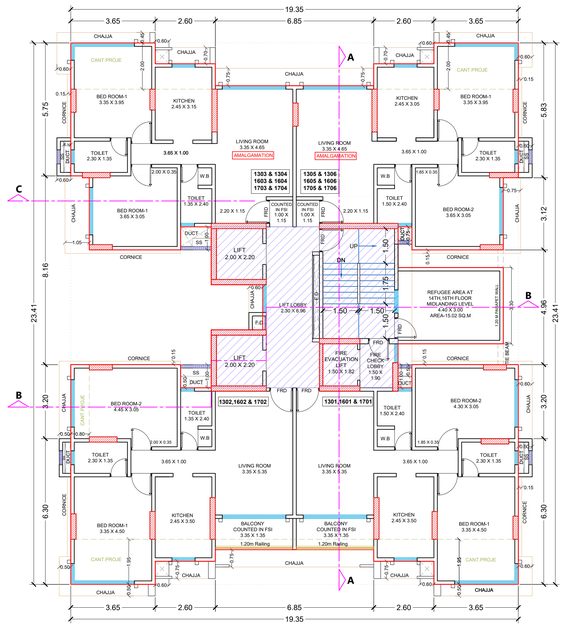
Tiwaskar & Associates
NITIN B.TIWASKAR
(LICENSE NO.T/158/LS)
Chartered Engineer , Licensed Surveyor
503, Exim link Premises co-op Society LTD, Opp. Atmosphere Complex, Mulund- Goregaon Link Road, Nahur (West) Mumbai - 400 078.

Nitin Bhaskar Tiwaskar
Digitally signed by Nitin Bhaskar Tiwaskar
Date: 2025-03-18 16:47:05 30



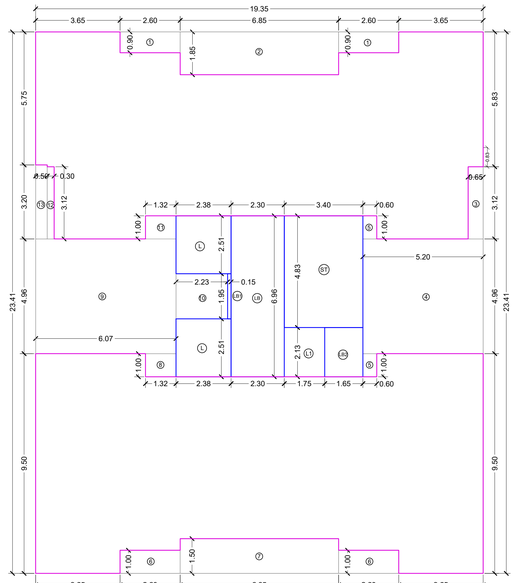
10TH TO 12TH FLOOR PLAN

SCALE 1:100



13TH,16TH & 17TH FLOOR PLAN

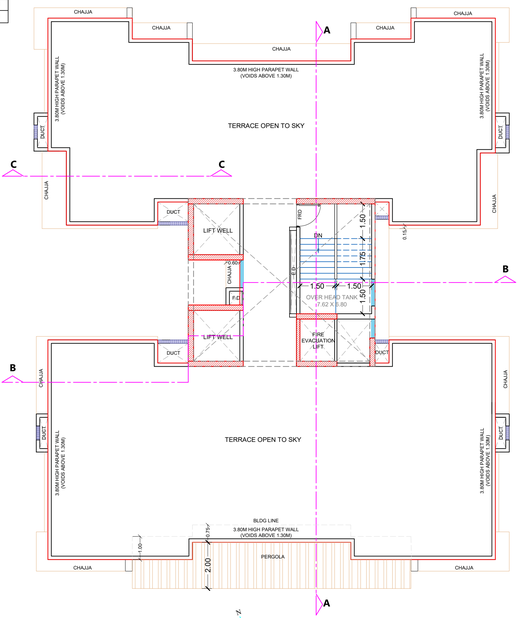
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BUILT UP AREA DIAGRAM 10TH TO 17TH FLOOR

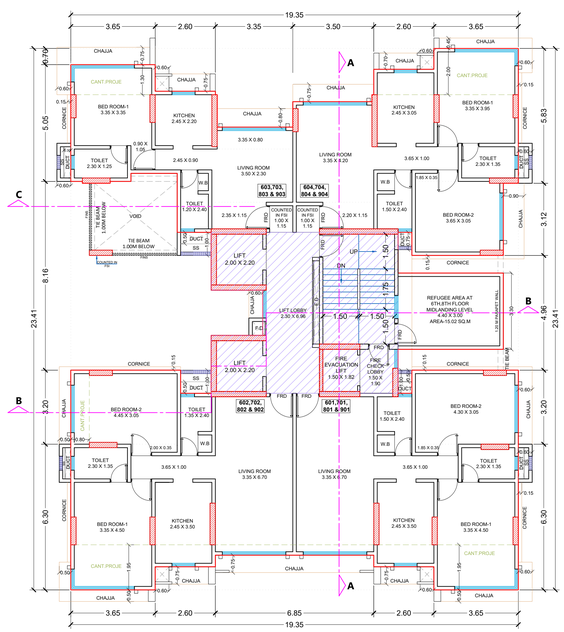
SCALE 1:100

BUILT UP AREA CALCULATION								
10TH TO 17TH FLOOR								
ADDITION								
A)	19.35	X	23.41	X	1	=	452.98	Sq.mt
TOTAL						=	452.98	Sq.mt
DEDUCTION								Sq.mt
1	2.60	X	0.90	X	2	=	4.68	"
2	6.85	X	1.85	X	1	=	12.67	"
3	0.65	X	3.12	X	1	=	2.03	"
4	5.20	X	4.96	X	1	=	25.79	"
5	0.60	X	1.00	X	2	=	1.20	"
6	2.60	X	1.00	X	2	=	5.20	"
7	6.85	X	1.50	X	1	=	10.28	"
8	1.32	X	1.00	X	1	=	1.32	"
9	6.07	X	4.96	X	1	=	30.11	"
10	2.23	X	1.95	X	1	=	4.35	"
11	1.32	X	1.00	X	1	=	1.32	"
12	0.30	X	3.12	X	1	=	0.94	"
13	0.50	X	3.20	X	1	=	1.60	"
ST	3.40	X	4.83	X	1	=	16.42	"
L	2.38	X	2.51	X	2	=	11.95	"
L1	1.75	X	2.13	X	1	=	3.73	"
LB	2.30	X	6.96	X	1	=	16.01	"
LB1	0.15	X	1.95	X	1	=	0.29	"
LB2	1.65	X	2.13	X	1	=	3.51	"
TOTAL						=	153.39	Sq.mt
NET BUA 452.98 - 153.39						=	299.59	Sq.mt



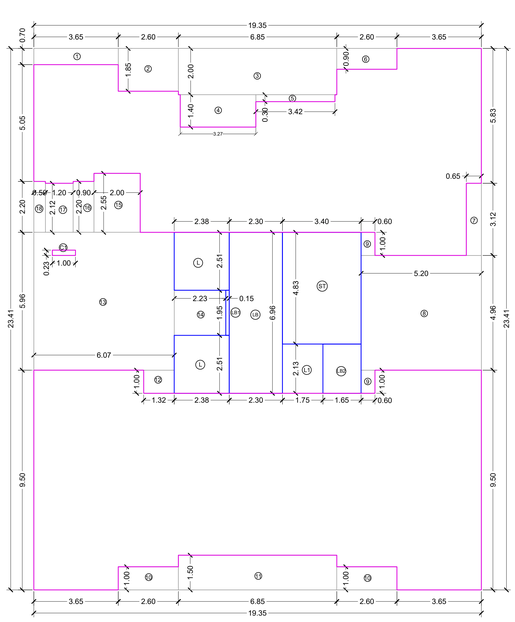
TERRACE FLOOR PLAN

SCALE 1:100



6TH,7TH,8TH & 9TH FLOOR PLAN

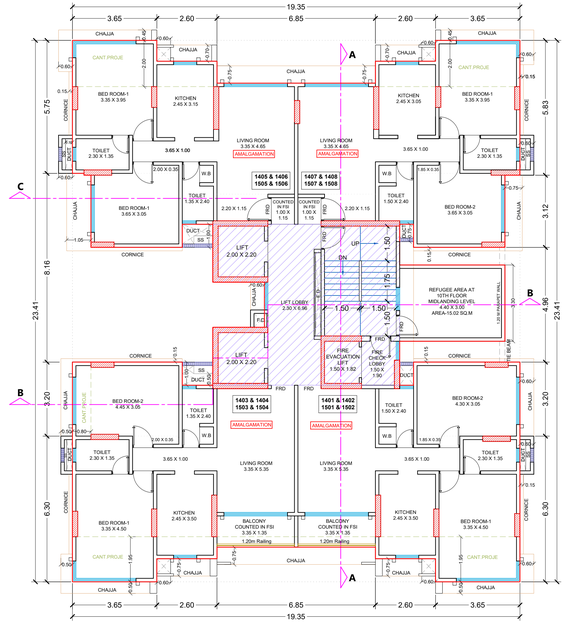
SCALE 1:100



BUILT UP AREA DIAGRAM 6TH TO 9TH FLOOR

SCALE 1:100

BUILT UP AREA CALCULATION								
6TH TO 9TH FLOOR								
ADDITION								
A)	19.35	X	23.41	X	1	=	452.98	Sq.mt
C1	1.00	X	0.23	X	1	=	0.23	"
TOTAL						=	453.21	Sq.mt
DEDUCTION								Sq.mt
1	3.65	X	0.70	X	1	=	2.56	"
2	2.60	X	1.85	X	1	=	4.81	"
3	6.85	X	2.00	X	1	=	13.70	"
4	3.27	X	1.40	X	1	=	4.58	"
5	3.42	X	0.30	X	1	=	1.03	"
6	2.60	X	0.90	X	1	=	2.34	"
7	0.65	X	3.12	X	1	=	2.03	"
8	5.20	X	4.96	X	1	=	25.79	"
9	0.60	X	1.00	X	2	=	1.20	"
10	2.60	X	1.00	X	2	=	5.20	"
11	6.85	X	1.50	X	1	=	10.28	"
12	1.32	X	1.00	X	1	=	1.32	"
13	6.07	X	5.96	X	1	=	36.18	"
14	2.23	X	1.95	X	1	=	4.35	"
15	2.00	X	2.55	X	1	=	5.10	"
16	0.90	X	2.20	X	1	=	1.98	"
17	1.20	X	2.12	X	1	=	2.54	"
18	0.50	X	2.20	X	1	=	1.10	"
ST	3.40	X	4.83	X	1	=	16.42	"
L	2.38	X	2.51	X	2	=	11.95	"
L1	1.75	X	2.13	X	1	=	3.73	"
LB	2.30	X	6.96	X	1	=	16.01	"
LB1	0.15	X	1.95	X	1	=	0.29	"
LB2	1.65	X	2.13	X	1	=	3.51	"
TOTAL						=	177.99	Sq.mt
NET BUA 453.21 - 177.99						=	275.22	Sq.mt



14TH & 15TH FLOOR PLAN

SCALE 1:100

LEGEND		
01		WALL
02		R.C.C COLUMN
03		STAIRCASE, LIFT, LOBBY FREE OF FSI BY PREMIUM
04		DOOR
05		WINDOW
06		EXISTING TREE

Proforma -' B '	File No :-P-10256/2022/(353-21)/N Ward/FP/337/1/NEW
	Sheet No :- 3 / 5

CONTENTS :-

6TH,8TH & 9TH,7TH, 10TH TO 13TH,16TH & 17TH,14TH & 15TH FLOOR PLAN & BUA DIA & CAL. TERRACE FLOOR PLAN.

THIS CANCELS APPROVAL TO THE PERVIOUS PLANS APPROVED u/no.P-10256/2022/(353-21)/N Ward/FP/337/1/NEW DATED 13/02/2024

THIS PLAN IS DIGITALLY SIGNED AND ISSUED

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE / LETTER NO. P-10256/2022/(353-21)/N Ward/FP/337/1/NEW DATED_____

SNEHA G NABAR	RAJARAM UTTAM JUWALEKAR	Suhas Vasant Nemane
SE (B.P.) N	AE (B.P.) L&N	EE (B.P.) ES-II

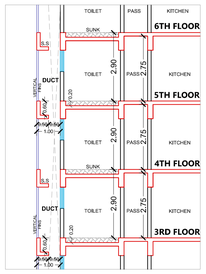
Description of Proposal & Property					
Proposed redevelopment on the plot bearing CTS No. F.P.No.353/21 TPS III Village Ghatkopar Kirol, F.P No. 353/21 of TPS Ghatkopar No. III, off R. B. Mehta road,Ghatkopar (East), in 'N' Ward, Mumbai 400077.					
Name of Owner					
M/S RDK CONSTRUCTIONS CA TO JAYANTHI CO-OPERATIVE HOUSING SOCIETY LIMITED Unit No. 1, Gr Floor, Plot No. 32-33, TPS-I, Kamdar Shopping Arcade, Velji Shivji Wadi, Junction of Tilak Road & Hingwala Lane, Ghatkopar (East), Mumbai-400077.					NITIN PRABHUDAS KAMDAR
Date	Scale	Job No-	Drawn By	Checked By	Sign.
17-03-2025	1: 100		BALI		
North Line	Sign, Name & Address of Architect / LS				

Tiwaskar V Associates

NITIN B.TIWASKAR
(LICENSE NO.T/158/LS)
Chartered Engineer , Licensed Surveyor
503, Exim link Premises co-op Society LTD, Opp. Atmosphere Complex, Mulund- Goregaon Link Road, Nahur (West) Mumbai - 400 078.

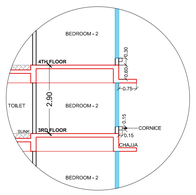
Nitin Bhaskar Tiwaskar

Digitally signed by Nitin Bhaskar Tiwaskar
DN: cn=Nitin Bhaskar Tiwaskar
c=IN o=Personal
Reason: I am the author of this document
Location:
Date: 2025-03-18 16:48:05:30



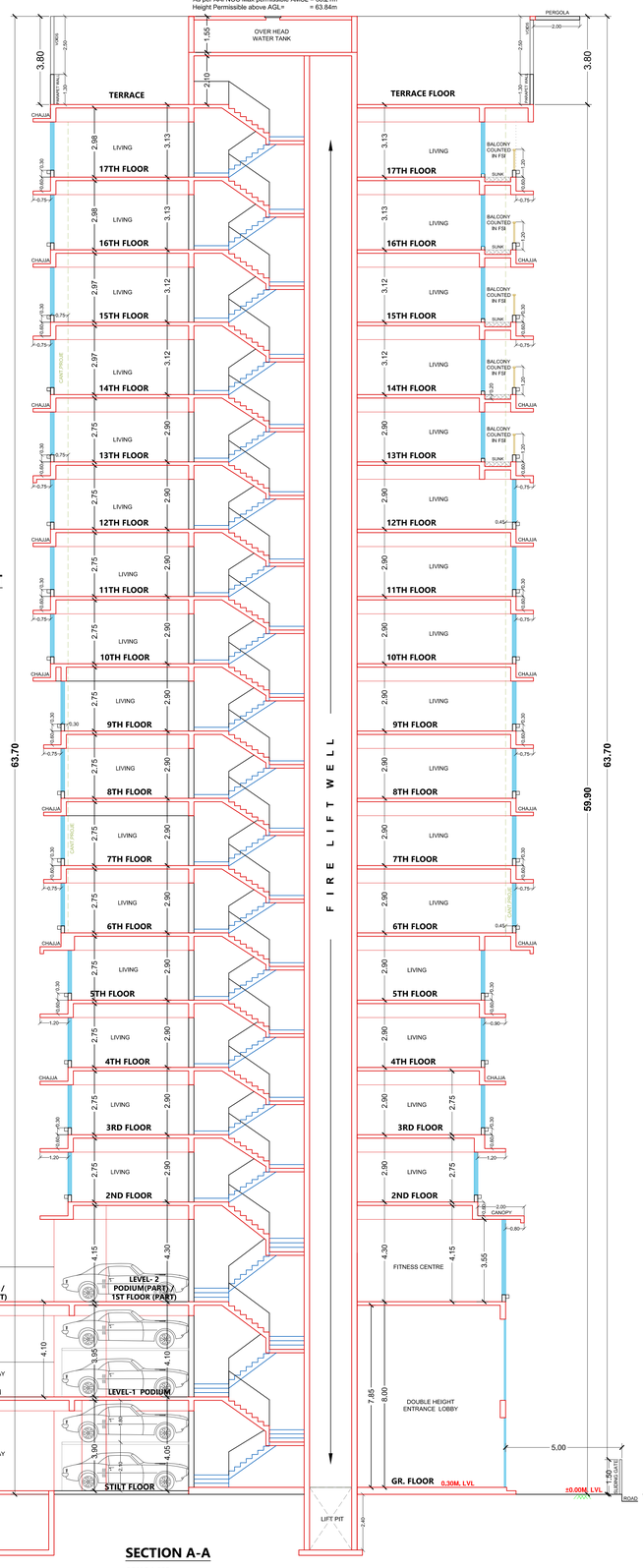
SECTION THROUGH TOILET SERVICE DUCT

SCALE 1:100



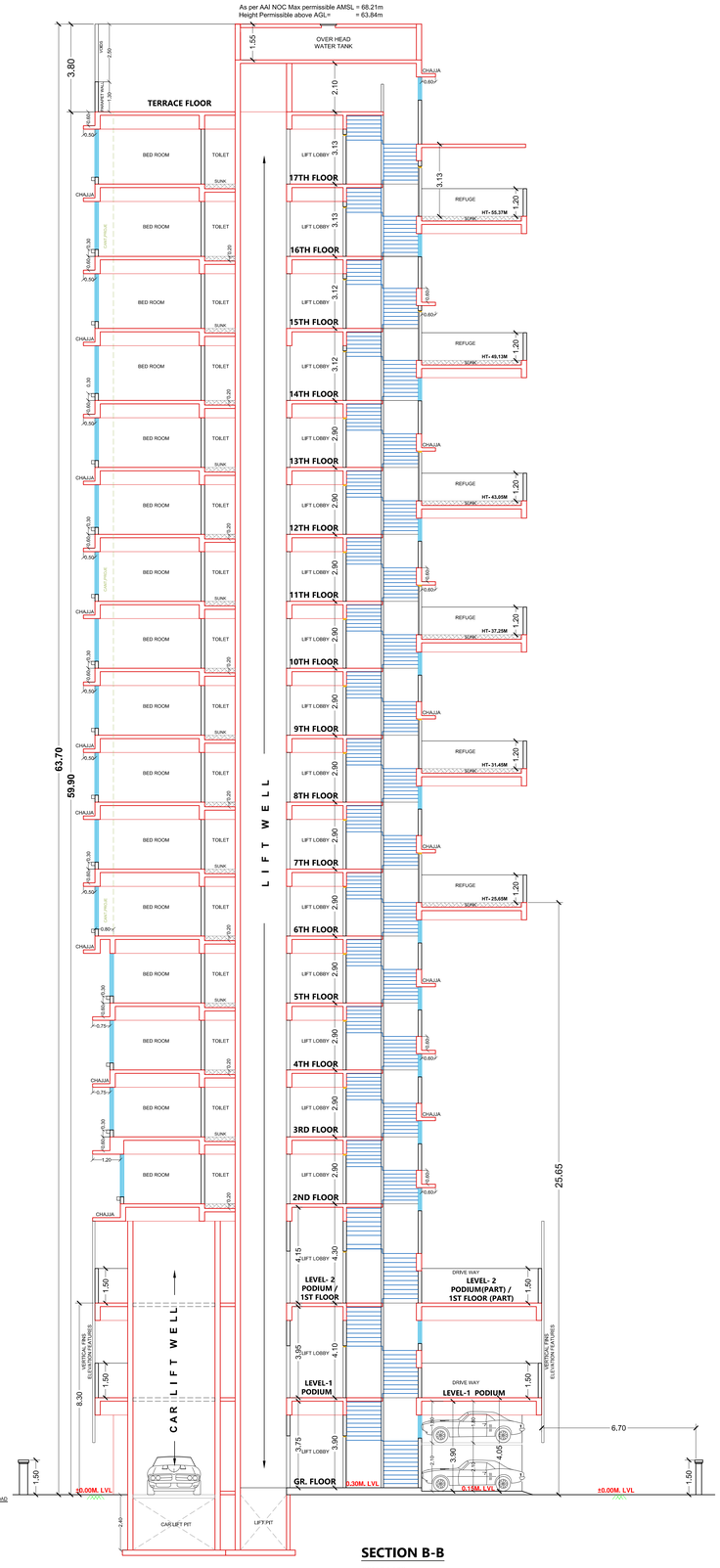
SECTION THROUGH WINDOW CORNICE

SCALE 1:100



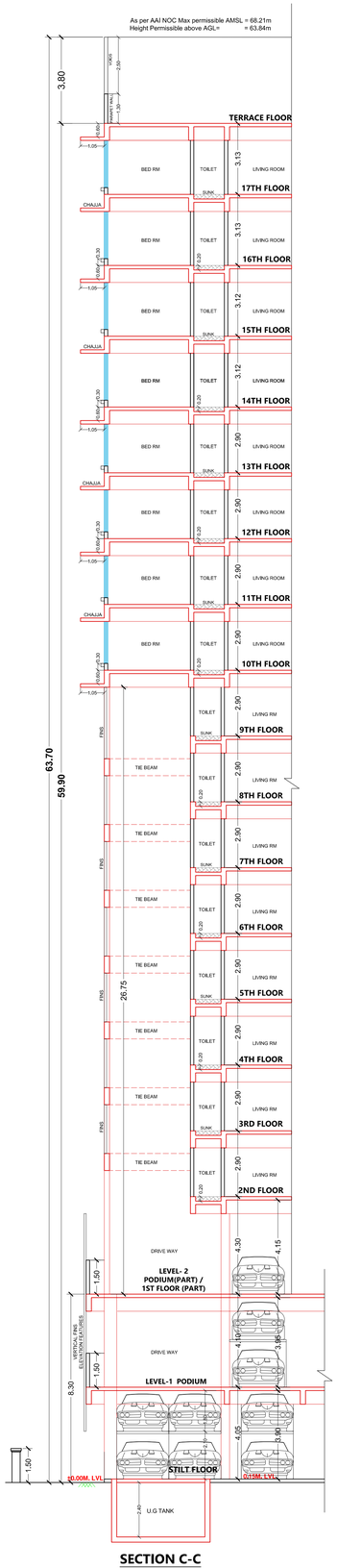
SECTION A-A

SCALE 1:100



SECTION B-B

SCALE 1:100



SECTION C-C

SCALE 1:100

Proforma -' B '	File No :-P-10256/2022/(353-21)/N Ward/FP/337/1/NEW
	Sheet No :- 4 / 5
	CONTENTS - SECTION - A-A, B-B,C-C.
THIS CANCELS APPROVAL TO THE PERVIOUS PLANS APPROVED u/no.P-10256/2022/(353-21)/N Ward/FP/337/1/NEW DATED 13/02/2024	
THIS PLAN IS DIGITALLY SIGNED AND ISSUED	
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE / LETTER NO. P-10256/2022/(353-21)/N Ward/FP/337/1/NEW DATED_____	

SNEHA G NABAR	RAJARAM UTTAM JUWALEKAR	Suhas Vasant Neman e
SE (B.P.) N	AE (B.P.) L&N	EE (B.P.) ES-II

LEGEND		
01		WALL
02		R.C.C COLUMN
03		STAIRCASE, LIFT, LOBBY FREE OF FSI BY PREMIUM -
04		DOOR
05		WINDOW
06		EXISTING TREE

Description of Proposal & Property

Proposed redevelopment on the plot bearing CTS No. F.P.No.353/21 TPS III Village Ghatkopar Kirol, F.P.No. 353/21 of TPS Ghatkopar No. III, off R. B. Mehta road,Ghatkopar (East), in 'N' Ward, Mumbai 400077.

Name of Owner

M/S RDK CONSTRUCTIONS CA TO JAYANTHI CO-OPERATIVE HOUSING SOCIETY LIMITED
Unit No. 1, Gr Floor, Plot No. 32-33, TPS-I, Kamdar Shopping Arcade, Veliji Shivji Wadi, Junction of Tilak Road & Hingwala Lane, Ghatkopar (East), Mumbai-400077.

NITIN PRABHU DAS KAMDAR

Date	Scale	Job No-	Drawn By	Checked By	Sign.
17-03-2025	1: 100		BALI		

North Line

Sign, Name & Address of Architect / LS

Tiwaskar & Associates
NITIN B.TIWASKAR
(LICENSE NO.T/158/LS)
Chartered Engineer , Licensed Surveyor
503, Exim link Premises co-op Society LTD.
Opp. Atmosphere Complex, Mulund- Goregaon Link Road, Nahur (West) Mumbai - 400 078.

Nitin Bhaskar Tiwaskar
Digitally signed by Nitin Bhaskar Tiwaskar
DN: cn=Nitin Bhaskar Tiwaskar, c=IN, o=Personal
Reason: I am the author of this document
Location:
Date: 2025-03-18 16:48+05:30

Proforma -' B '	File No :-P-10256/2022/(353-21)/N Ward/FP/337/1/NEW
	Sheet No :- 5 / 5
	CONTENTS - FUNGIBLE AREA STATEMENT

FUNGIBLE AREA STATEMENT											
SR. NO.	FLOOR	USER	EXISTING FLAT NO.	BUA AREA IN SQ.M	35% FUNGIBLE AREA	TOTAL BUA AREA IN SQ.M	PROPOSED FLAT NO.	FLOOR	FUNGIBLE AREA ALLOTED	PROPOSED BUA AREA OF REHAB FLAT	DEFICIT FUNGIBLE AREA ALLOTED
1	2	3	4	5	6	7	8	9	10	11	12
1	GR	R	A1	32.38	11.33	43.72	203	2ND	11.33	46.64	0.00
2		R	A2	45.66	15.98	61.64	202	2ND	15.98	63.73	0.00
3		R	A3	49.99	17.50	67.49	301	3RD	17.50	69.18	0.00
4		R	B16	32.38	11.33	43.72	303	3RD	11.33	46.34	0.00
5		R	B17	45.66	15.98	61.64	204	2ND	15.98	63.73	0.00
6		R	B18	49.99	17.50	67.49	604	6TH	17.50	69.20	0.00
7	1ST	R	A4	32.38	11.33	43.72	402	4TH	11.33	69.18	0.00
8		R	A5	45.66	15.98	61.64	102	1ST	15.98	63.73	0.00
9		R	A6	49.99	17.50	67.49	302	3RD	17.50	69.18	0.00
10		R	A7	54.64	19.13	73.77	602	6TH	19.13	79.25	0.00
11		R	B19	32.38	11.33	43.72	503	5TH	11.33	46.34	0.00
12		R	B20	45.66	15.98	61.64	304	3RD	15.98	63.73	0.00
13		R	B21	49.99	17.50	67.49	704	7TH	17.50	69.20	0.00
14		R	B22	54.64	19.13	73.77	1102	11TH	19.13	79.25	0.00
15	2ND	R	A8	32.38	11.33	43.72	603	6TH	11.33	46.34	0.00
16		R	A9	45.66	15.98	61.64	201	2ND	15.98	63.73	0.00
17		R	A10	49.99	17.50	67.49	601	6TH	17.50	79.25	0.00
18		R	A11	54.64	19.13	73.77	701	7TH	19.13	79.25	0.00
19		R	B23	32.38	11.33	43.72	703	7TH	11.33	46.34	0.00
20		R	B24	45.66	15.98	61.64	404	4TH	15.98	63.73	0.00
21		R	B25	49.99	17.50	67.49	802	8TH	17.50	107.38	0.00
22		R	B26	54.64	19.13	73.77	702	7TH	19.13	79.25	0.00
23	3RD	R	A12	32.38	11.33	43.72	803	8TH	11.33	46.34	0.00
24		R	A13	45.66	15.98	61.64	502	5TH	15.98	69.18	0.00
25		R	A14	49.99	17.50	67.49	401	4TH	17.50	69.18	0.00
26		R	A15	54.64	19.13	73.77	901	9TH	19.13	79.25	0.00
27		R	B27	32.38	11.33	43.72	903	9TH	11.33	46.34	0.00
28		R	B28	45.66	15.98	61.64	501	5TH	15.98	69.18	0.00
29		R	B29	49.99	17.50	67.49	904	9TH	17.50	69.20	0.00
30		R	B30	54.64	19.13	73.77	902	9TH	19.13	79.25	0.00
31				**1352.15**	**473.25**	1825.41			**473.25**		

Description of Proposal & Property

Proposed redevelopment on the plot bearing CTS No. F.P.No.353/21 TPS III Village Ghatkopar Kirol, F.P.No. 353/21 of TPS Ghatkopar No. III, off R. B. Mehta road,Ghatkopar (East), in 'N' Ward, Mumbai 400077.

Name of Owner

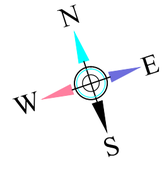
M/S RDK CONSTRUCTIONS CA TO
JAYANTHI CO-OPERATIVE HOUSING SOCIETY LIMITED
Unit No. 1, Gr Floor, Plot No. 32-33, TPS-I, Kamdar Shopping Arcade,
Velji Shivji Wadi, Junction of Tilak Road & Hingwala Lane, Ghatkopar (East),
Mumbai-400077.

NITIN PRABHU DAS KAMDAR

Digitally signed by NITIN PRABHUDAS KAMDAR
DN: c=IN, o=Personal, postalCode=400077, l=Mumbai Suburban, st=Maharashtra, street=1102, Siddha Darshan Ghatkopar East, Mumbai, Kurla Maharashtra India- 400077- Near Jain Upasarayy, title=2801, 2.5.4.20=6d779727f1fdfb69b499aa6a34c8d8f52b4376990708198a1f066d3e2beb, serialNumber=074e1a6835ec79622a4a499bc379e1fdbacbe62f79bd586b976c2f4a2ce42087, email=nitinpkamdar@gmail.com, cn=NITIN PRABHUDAS KAMDAR
Date: 2025.03.18 16:24:29 +05'30'

Date	Scale	Job No-	Drawn By	Checked By	Sign.
17-03-2025	1: 100		BALI		

North Line



Sign, Name & Address of Architect / LS

Tiwaskar & Associates

NITIN B.TIWASKAR
(LICENSE NO.T/158/LS)
Chartered Engineer , Licensed Surveyor
503, Exim link Premises co-op Society LTD,
Opp. Atmosphere Complex, Mulund- Goregaon
Link Road, Nahur (West) Mumbai - 400 078.

Nitin Bhaskar Tiwaskar

Digitally signed by Nitin Bhaskar Tiwaskar
DN: cn=Nitin Bhaskar Tiwaskar c=IN o=Personal
Reason: I am the author of this document
Location:
Date: 2025-03-18 16:48+05:30