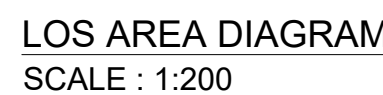


CARPET AREA OF TENEMENTS / FOR PARKING SPACES PURPOSE															
AREA	403	AMALGAMATION 504 & 505		AMALGAMATION 1003 & 1004 1103 & 1104 1203 & 1204 1303 & 1304 1603 & 1604 1703 & 1704		AMALGAMATION 1005 & 1006 1105 & 1106 1205 & 1206 1305 & 1306 1605 & 1606 1705 & 1706		AMALGAMATION 1401 & 1402 1501 & 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
	*	2.68	1.15	1.15	1.15	-	-	-	-	2.53	2.53	2.53	2.53	2.53	2.53
	*	1.15	-	-	-	-	-	-	-	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	0.15	0.15	0.15	0.15	0.15	0.15	0.15
KITCHEN	5.39	6.29	7.72	7.47	7.47	8.58	8.58	8.58	8.58	7.72	7.47	7.47	7.47	7.47	7.47
BED ROOM 1	0.13	0.13	0.13	0.13	0.13	0.13	0.13	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	13.23	15.08	15.08	15.08	15.08	13.23	13.23	13.23	13.23	13.23	13.23
		0.95				0.95				0.95					
DOOR JAM	0.14	0.14	0.14	0.14	0.14	0.14	0.14	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	11.13	13.12	13.57	13.57	13.57	11.13	11.13	11.13	11.13	11.13	11.13
	-	3.65	0.60	0.60	0.65	0.65	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.65
DOOR JAM	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14
TOILET / W.C	2.88	3.90	3.24	3.24	3.60	3.60	3.24	3.24	3.24	3.60	3.24	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	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	3.11	3.11	3.11	3.11	3.11	3.11	3.11
TOILET 1	0.11	0.11	0.11	0.11	0.11	0.11	0.11	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	3.65	3.65	3.65	3.29	3.65	3.29	3.65	3.29	3.65
TOTAL	40.74	56.09	62.44	62.87	62.87	70.99	71.14	62.44	62.87						

CARPET AREA OF TENEMENTS FOR PARKING SPACES PURPOSE									
AREA	201	202	203,303 & 503,803 & 703,803 & 903	204,304,404	301,401,501	302,402,502	801,701,801,1001,1101,1201,1301,1401,1501,1601,1701	802,702,802,902,1002,1102,1202,1302,1402,1502,1602,1702	804,704,804,904
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	0.70	0.70	0.65	0.65
DOOR JAM	0.14	0.14	-	0.14	0.14	0.14	0.14	0.14	0.14
TILE / 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
TILE	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 Tentemen having carpet area up to 45.00 sq.mt. OR One parking space for every Tentemen	2	7
06	45.00 TO 60.00	One parking space Req. every two Tentemen having carpet area above 45.00 to 60.00 sq.mt. OR One parking space for every Tentemen	3	6
50	60.00 TO 90.00	One parking space Req. every one Tentemen having carpet area above 60.00 to 90.00 sq.mt.	50	50
-	90.00 Above	Two parking space Req. every one Tentemen having carpet area above 90.00 to 90.00 sq.mt.	-	-
Total			55	63
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



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	= 5.37 Sq.mt
2	1.18	X	5.07	X	0.50	= 5.25 *
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



SUMMARY OF BUILT UP AREA		
FLOOR'S	BUILT UP AREA IN SQ.MT	STAIRCASE,LIF 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

Proforma -' B '	File No :-P-10256/2022/(353-21)N Ward/IP/337/11NEW
	Sheet No :- 1/5
CONTENTS -	
BLOCK & LOCATION : PLOT AREA DIAGRAM& CAL. GROUND FLOOR, LEVEL-1 PODIUM, SUMARY OF BUILT UP AREA, CARPET AREA CALCULATION, PARKING STATEMENT, PROFORMA - A	
THIS CANCELS APPROVAL TO THE PERVIOUS PLANS APPROVED <u>umo.P-10256/2022/(353-21)N Ward/IP/337/11NEW DATED 13/02/2024</u>	
THIS PLAN IS DIGITALLY SIGNED AND ISSUED	
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE / LETTER NO. <u>P-10256/2022/(353-21)N Ward/IP/337/11NEW DATED _____</u>	
 SNEHA N. Sneha G General Manager NABAR Deputy Commissioner	 RAJARAM Rajaram Uttam UTTAM Juvalekar JUWALEKAR Municipal Engineer
SE (B.P.) N	AE (B.P.) L&N
	Suhas Vasant Nemane Suhas Vasant Nemane Deputy Commissioner EE (B.P.) ES-II

A	Proforma A -1	Area in Sq.mt
1)	Area of Plot as per PRC	1104.40
2)	Area as per TPS Ghatkopar No.III	1104.40
	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 Dr.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/BS/IAN 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. as per DCPR 32 (1104.40 X 0.50 = 552.20Sq.M) Claimed	486.60
	9(c) Incentive FSI as per DCPR 33(7)(B) (30 Tenements X 10.00M ²)	300.00
	9(d) % as per DCPR 33	-
	9(e) other _____	-
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 structures 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
	f) 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)	
	Fungible Built up Area proposed for Residential use	
	i) For rehabilitation of existing society members without charging premium (1952.15 Sq.m X 35%)	473.25
1)	ii) For Sale purpose by charging premium (2208.80 X 35% - 473.25)	299.83
	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)	773.08
	Fungible Built up Area proposed for Residential use (Reg. 33(12)(B))	
2)	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)	269.32
	ii) Fungible Built up area proposed for Tolerated / Protected structures PAP without charging premium	234.27
3)	i) Permissible Fungible Built up area for INCENTIVE BUA on payment of premium 384.75 X 35%	134.66
	ii) Fungible Built up area Proposed on INCENTIVE BUA on payment of premium	116.00
4)	Total Fungible Built up Area Proposed as per DCPR 31 (3) C(1)+ C(2) + i) + 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 (Non Residential area (Shop etc)	-
(iii)	Area available for tenement (ii) minus (i)	769.49
(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	55
	Scooter / Motor Cycle Outsiders (10% visitors)	06
(ii)	Covered garage permissible	-
(iii)	Covered garage proposed	
	Car	63
	Scooter / Motor Cycle Outsiders (10% visitors)	06
	Total parking Required	61
	Total parking provided	69

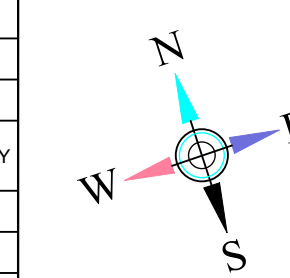
Certificate of Area	Ntin Bhaskar ar Trivas kar	Details of plot Surveyed on 14-09-2021 by Ntin Bhaskar ar Trivas kar of the area of 14.4 sq. m.
Certificate that the plot under ref. was surveyed by me on 14-09-2021 and the dimensions of site etc. of the plot Stated on the plans are as measured on the site and the area so working-out tallies with the area stated in the Documents of ownership.		

Description of Proposal & Property
Proposed redevelopment on the plot bearing GTS No. 5, B No 353/21, TPS III Village, Chotkoner Kizil

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 Shivi Wadi, Junction of Tilak Road & Hingwala Lane, Ghatkopar (East), Mumbai-400077.	NITIN PRABHU DAS

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

North Line	Sign, Name & Address of Architect / LS
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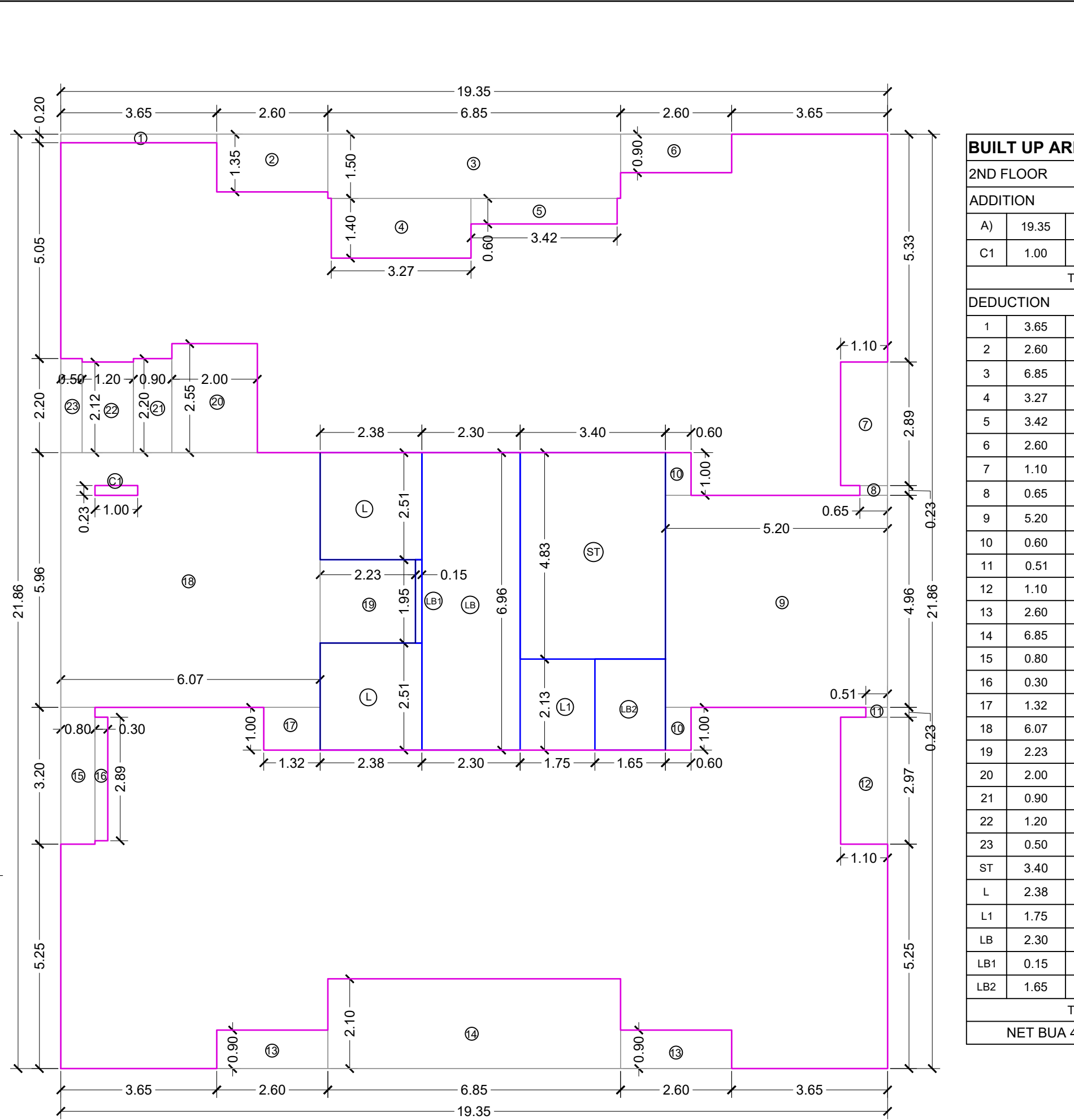
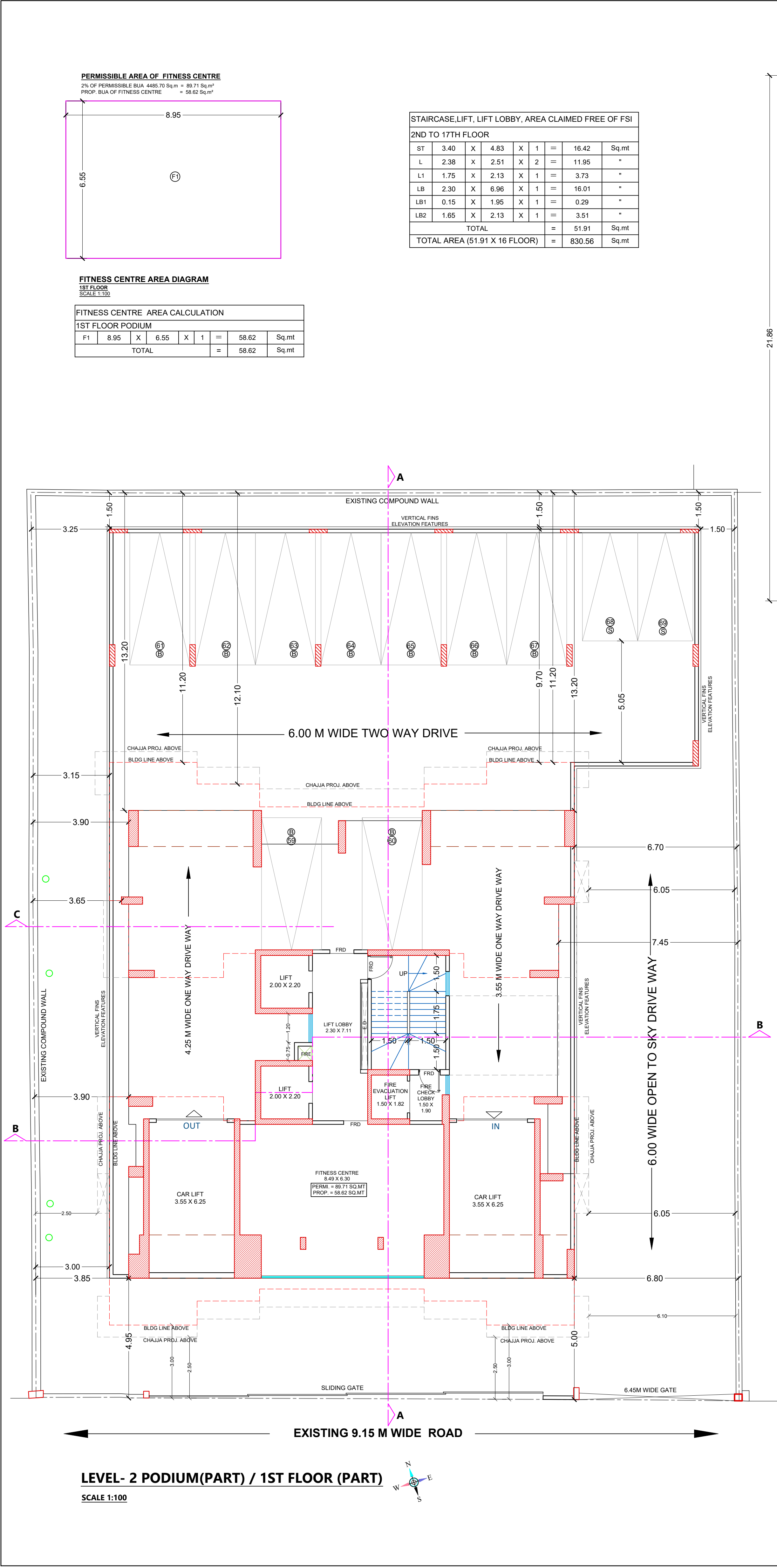


NITIN B. TIWASKAR
(LICENSE NO. T/158/Ls)
Chartered Engineer , Licensed Surveyor
503, Exim link Premises co-op Society LTD,
Opp. Atmosphere Complex, Mulund- Goregaon
Link Road, Nahur (West) Mumbai - 400 078.

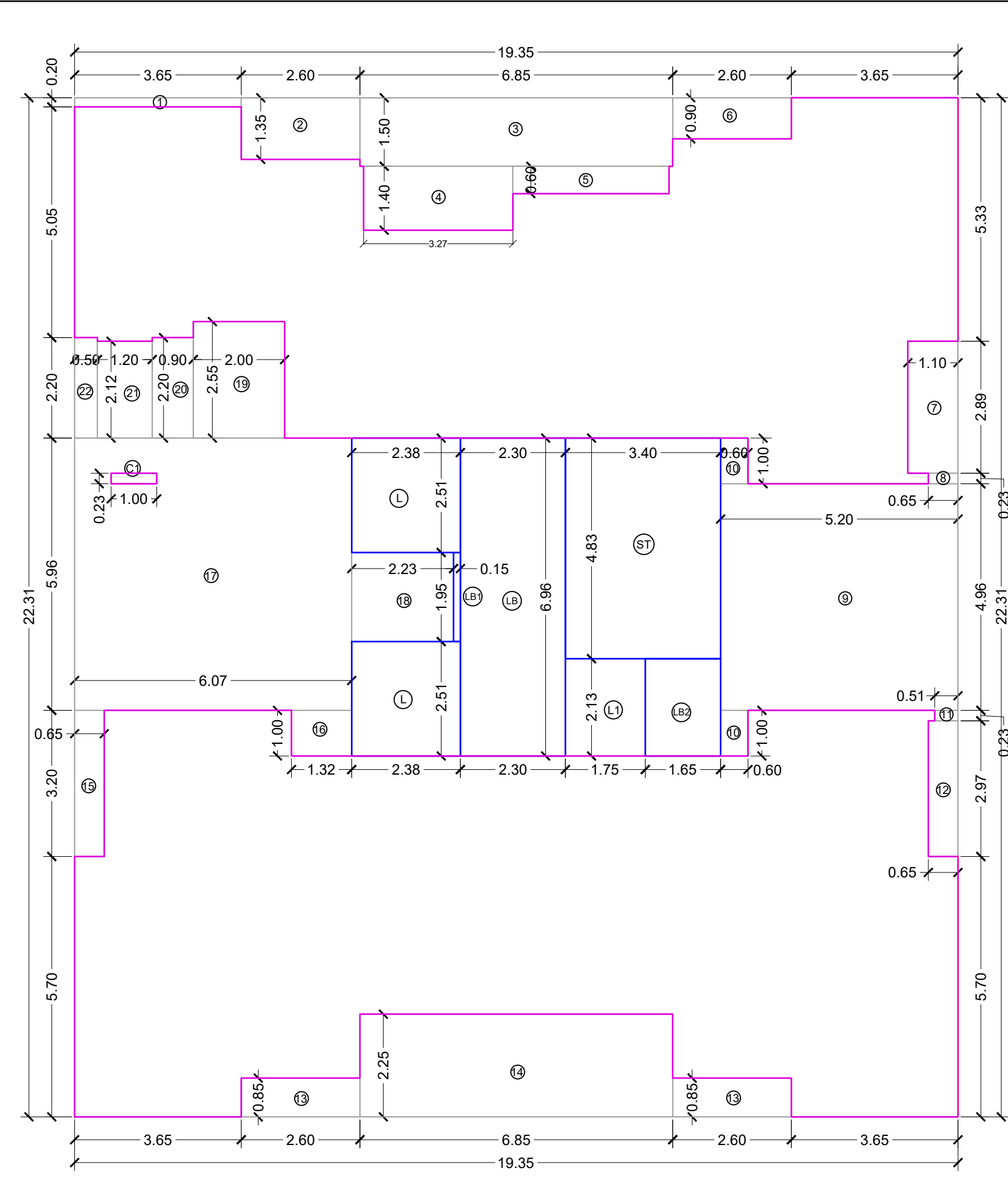
Nitin
Bhaskar
Tiwaskar

Originally signed by
Nitin Bhaskar
Tiwaskar
Date of issue
15/08/2018
Expiry date
15/08/2019

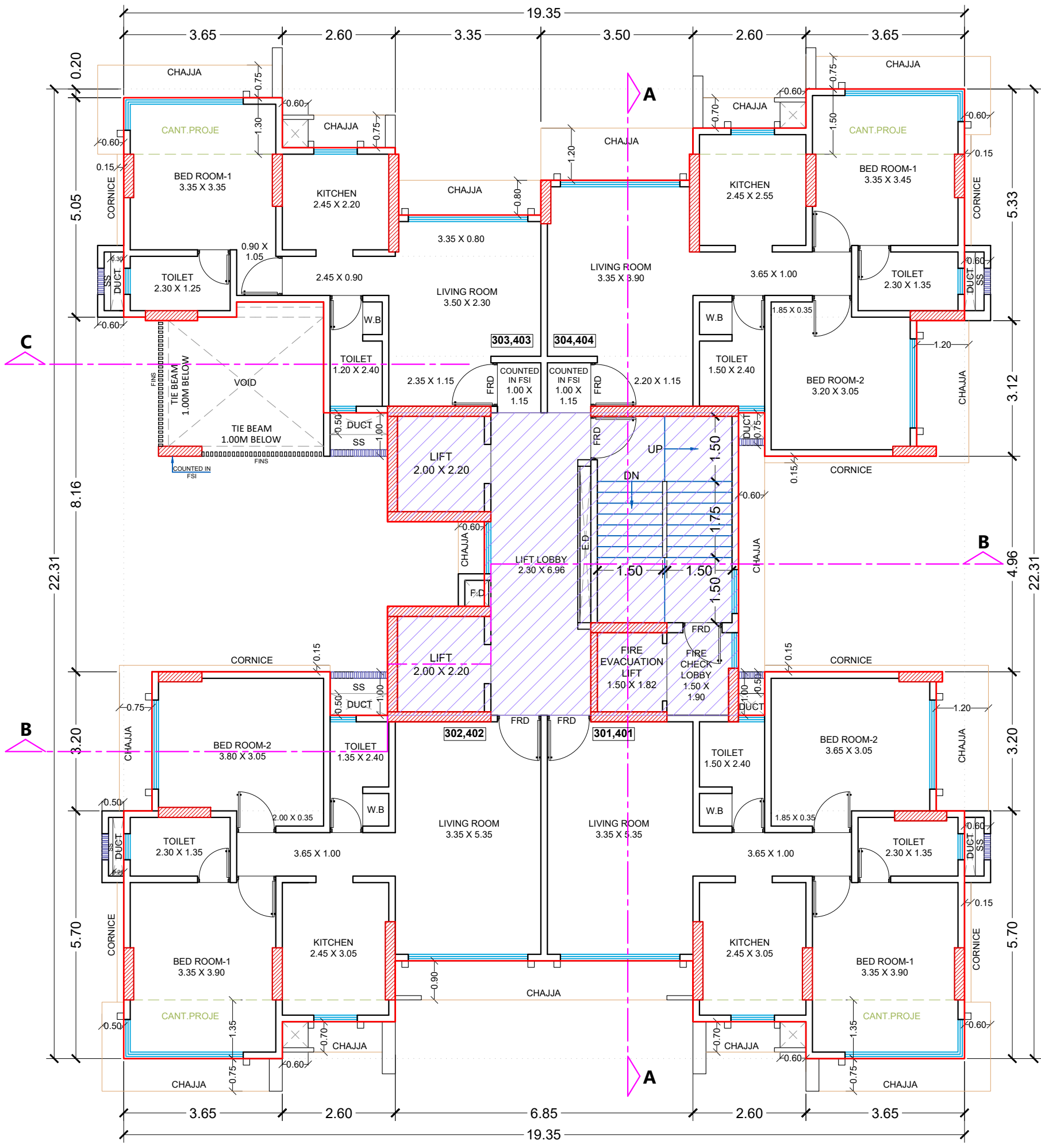
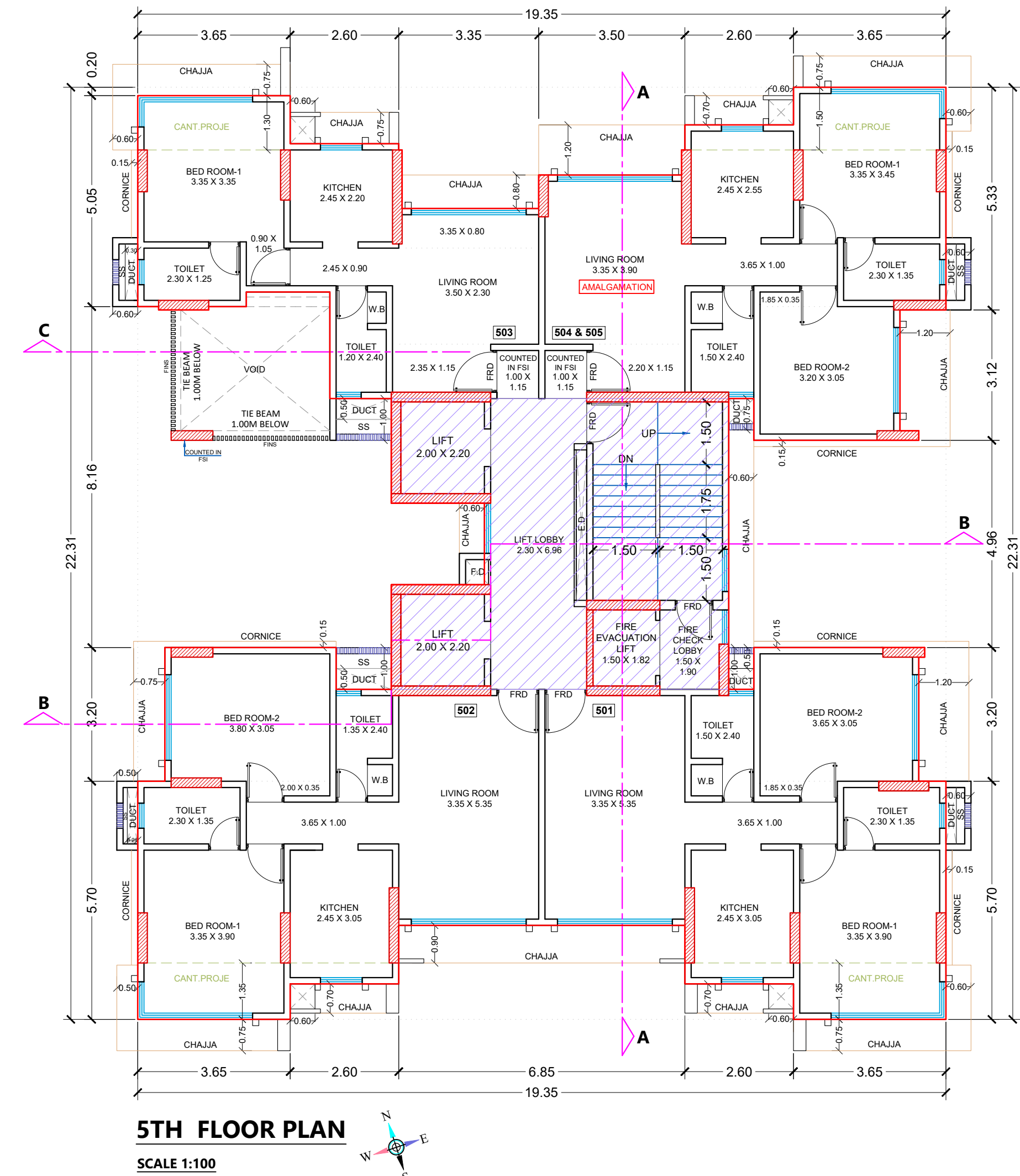
LEGEND		
01		WALL
02		R.C.C COLUMN
03		STAIRCASE, LIFT, LOBBY FREE OF FSI PREMIUM -
04		DOOR
05		WINDOW
06		EXISTING TREE



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	Sq.mt	
TOTAL						=	423.22	Sq.mt	
DEDUCTION									
1	3.65	X	0.20	X	1	=	0.73	Sq.mt	
2	2.60	X	1.35	X	1	=	3.51	Sq.mt	
3	6.85	X	1.50	X	1	=	10.28	Sq.mt	
4	3.27	X	1.40	X	1	=	4.58	Sq.mt	
5	3.42	X	0.60	X	1	=	2.05	Sq.mt	
6	2.60	X	0.90	X	1	=	2.34	Sq.mt	
7	1.10	X	2.89	X	1	=	3.18	Sq.mt	
8	0.65	X	0.23	X	1	=	0.15	Sq.mt	
9	5.20	X	4.96	X	1	=	25.79	Sq.mt	
10	0.60	X	1.00	X	2	=	1.20	Sq.mt	
11	0.51	X	0.23	X	1	=	0.12	Sq.mt	
12	1.10	X	2.97	X	1	=	3.27	Sq.mt	
13	2.80	X	0.90	X	2	=	4.68	Sq.mt	
14	6.85	X	2.10	X	1	=	14.39	Sq.mt	
15	0.80	X	3.20	X	1	=	2.56	Sq.mt	
16	0.30	X	2.89	X	1	=	0.87	Sq.mt	
17	1.32	X	1.00	X	1	=	1.32	Sq.mt	
18	6.07	X	5.96	X	1	=	36.18	Sq.mt	
19	2.23	X	1.95	X	1	=	4.35	Sq.mt	
20	2.00	X	2.55	X	1	=	5.10	Sq.mt	
21	0.90	X	2.20	X	1	=	1.98	Sq.mt	
22	1.20	X	2.12	X	1	=	2.54	Sq.mt	
23	0.50	X	2.20	X	1	=	1.10	Sq.mt	
ST	3.40	X	4.83	X	1	=	16.42	Sq.mt	
L	2.38	X	2.51	X	2	=	11.95	Sq.mt	
L1	1.75	X	2.13	X	1	=	3.73	Sq.mt	
LB	2.30	X	6.96	X	1	=	16.01	Sq.mt	
LB1	0.15	X	1.95	X	1	=	0.29	Sq.mt	
LB2	1.65	X	2.13	X	1	=	3.51	Sq.mt	
TOTAL						=	184.16	Sq.mt	
NET BUA 423.22 - 184.16						=	239.06	Sq.mt	



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									
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	*	
BT	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



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 PVIOUS 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

Description of Proposal & Property
Proposed redevelopment on the plot bearing CTS No. F.P.No.353/21 TPS III Village Ghatkopar Kiroli, 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,
Vaji Shivji Wadi, Junction of Tilak Road & Hingwala Lane, Ghatkopar (East),
Mumbai-400077.

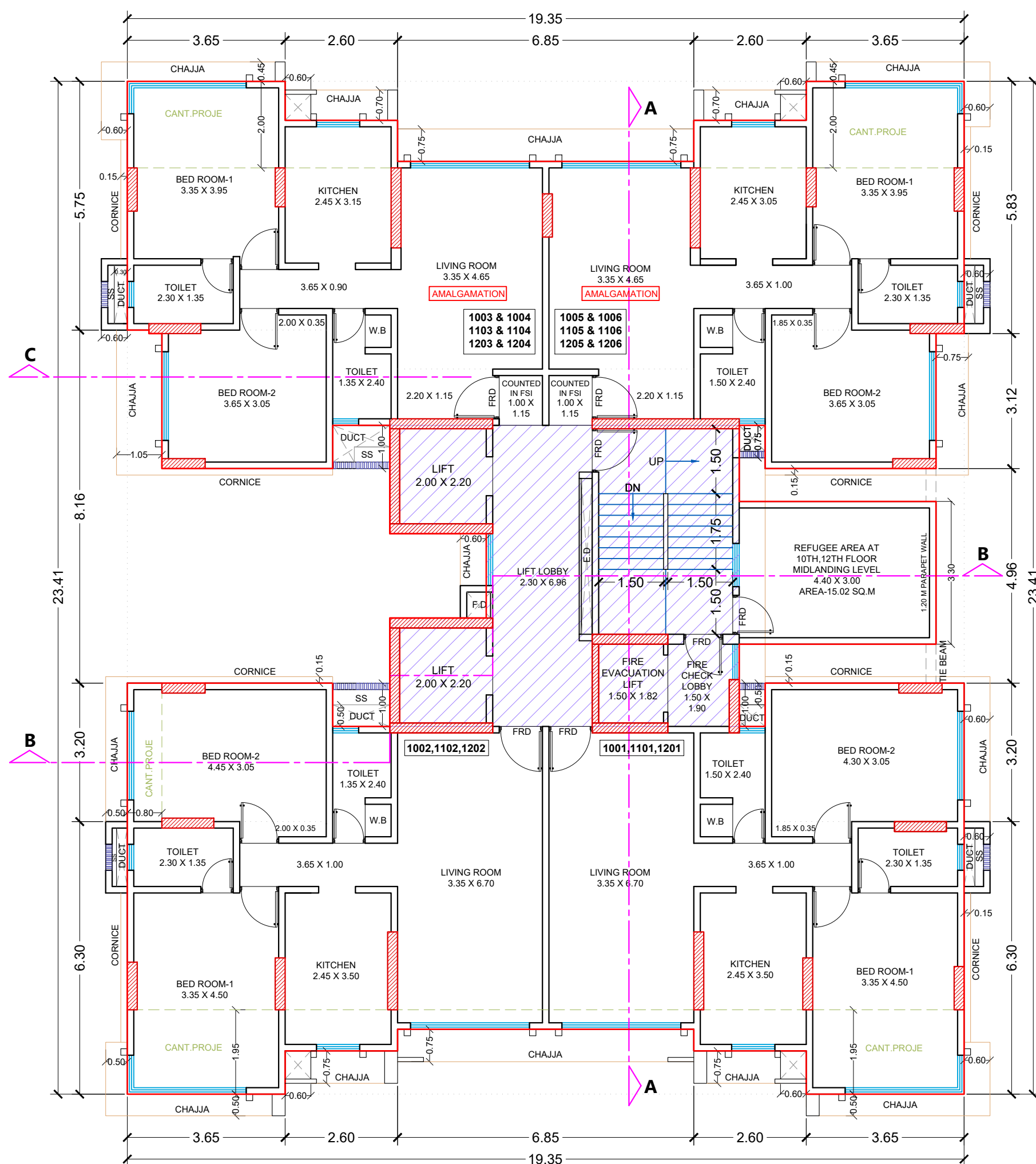
NITIN PRABHU DAS KAMDAR

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

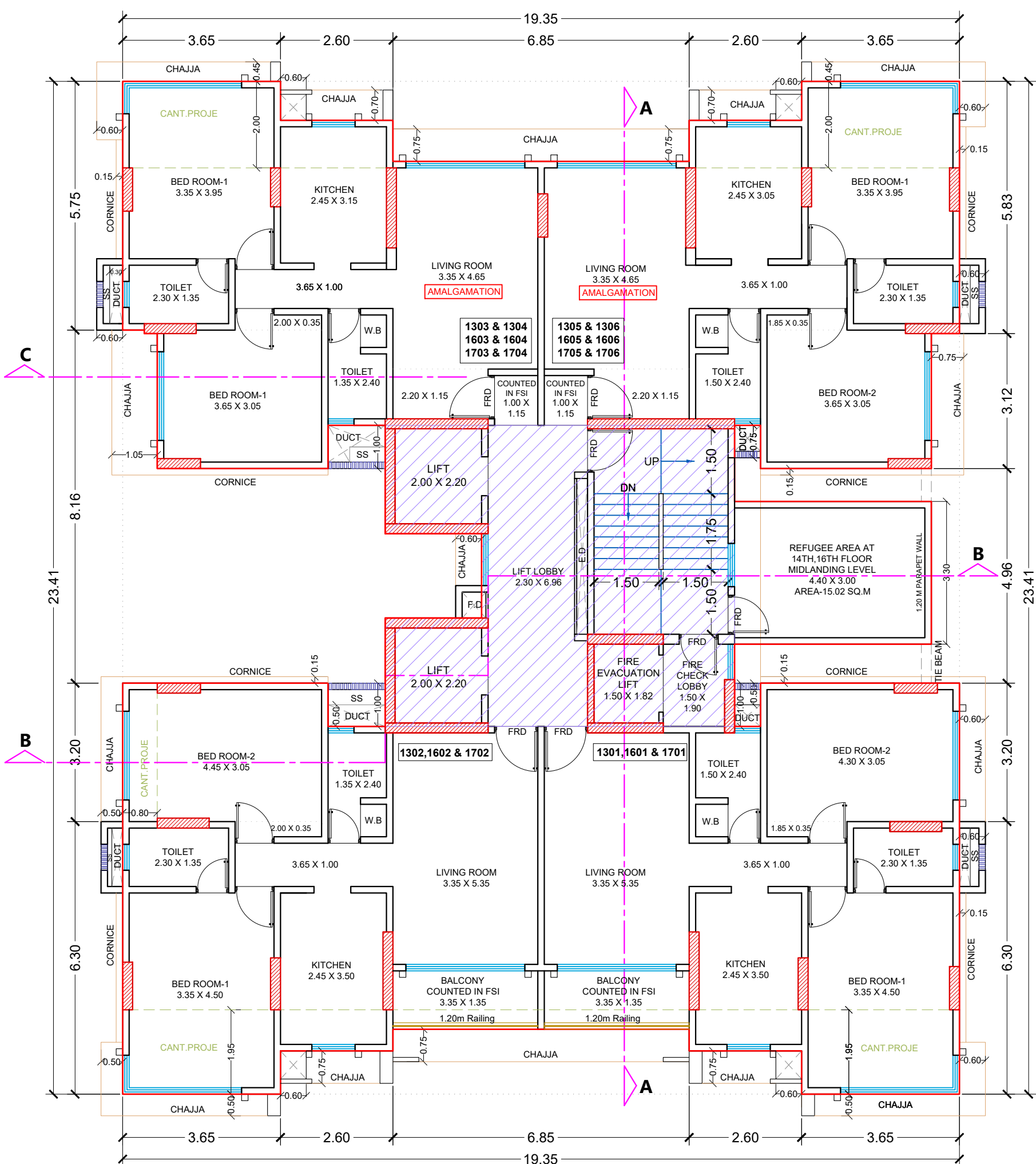
North Line Sign, Name & Address of Architect / LS

Twaskar & 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.

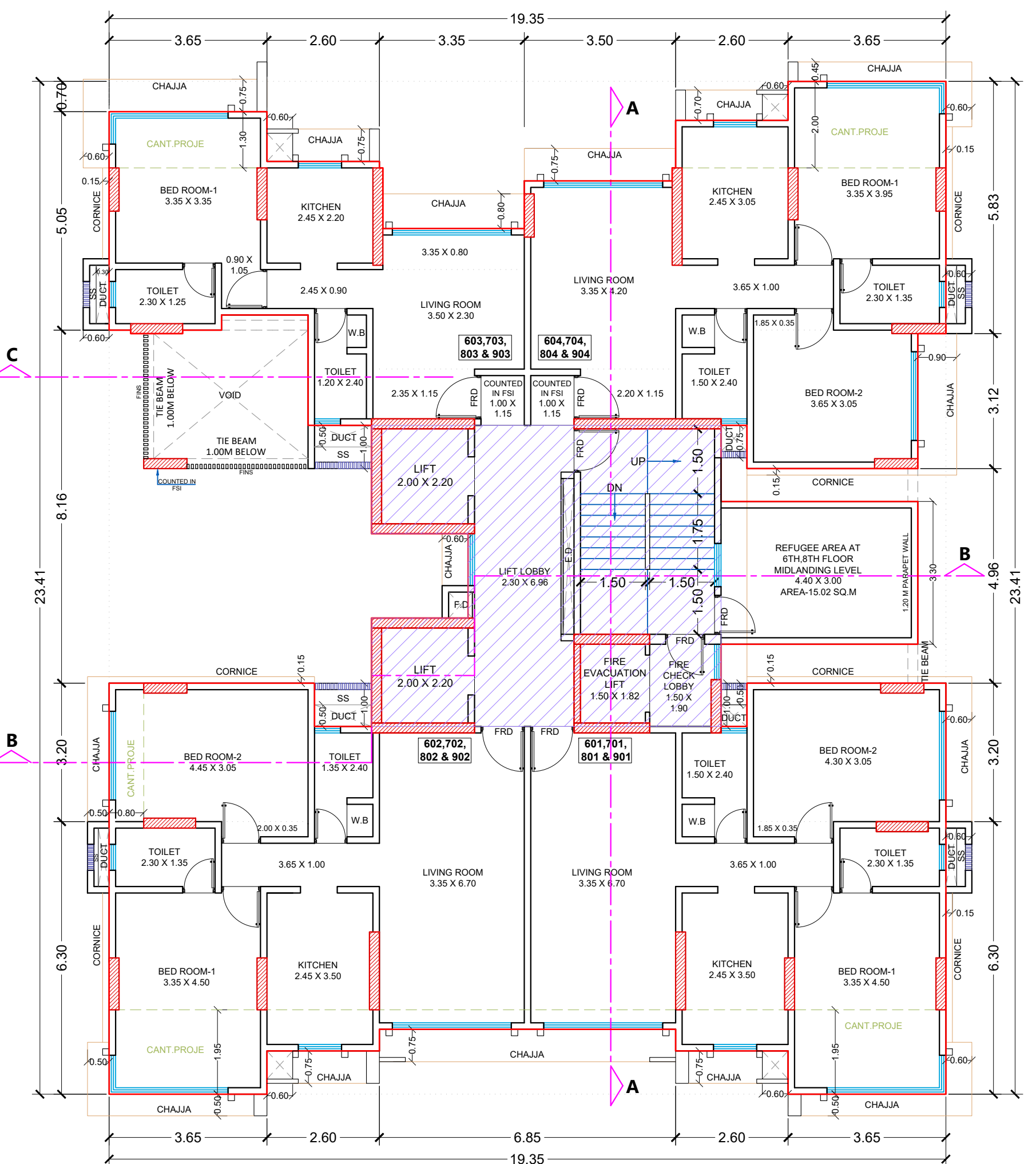
Nitin Bhaskar Tiwaskar
Digitally signed by
Nitin Bhaskar
DN: cn=Nitin
Bhaskar Tiwaskar,
c=IN, o=Twaskar &
Associates,
ou=Surveyor,
email=ntiwaskar@twaskar.com



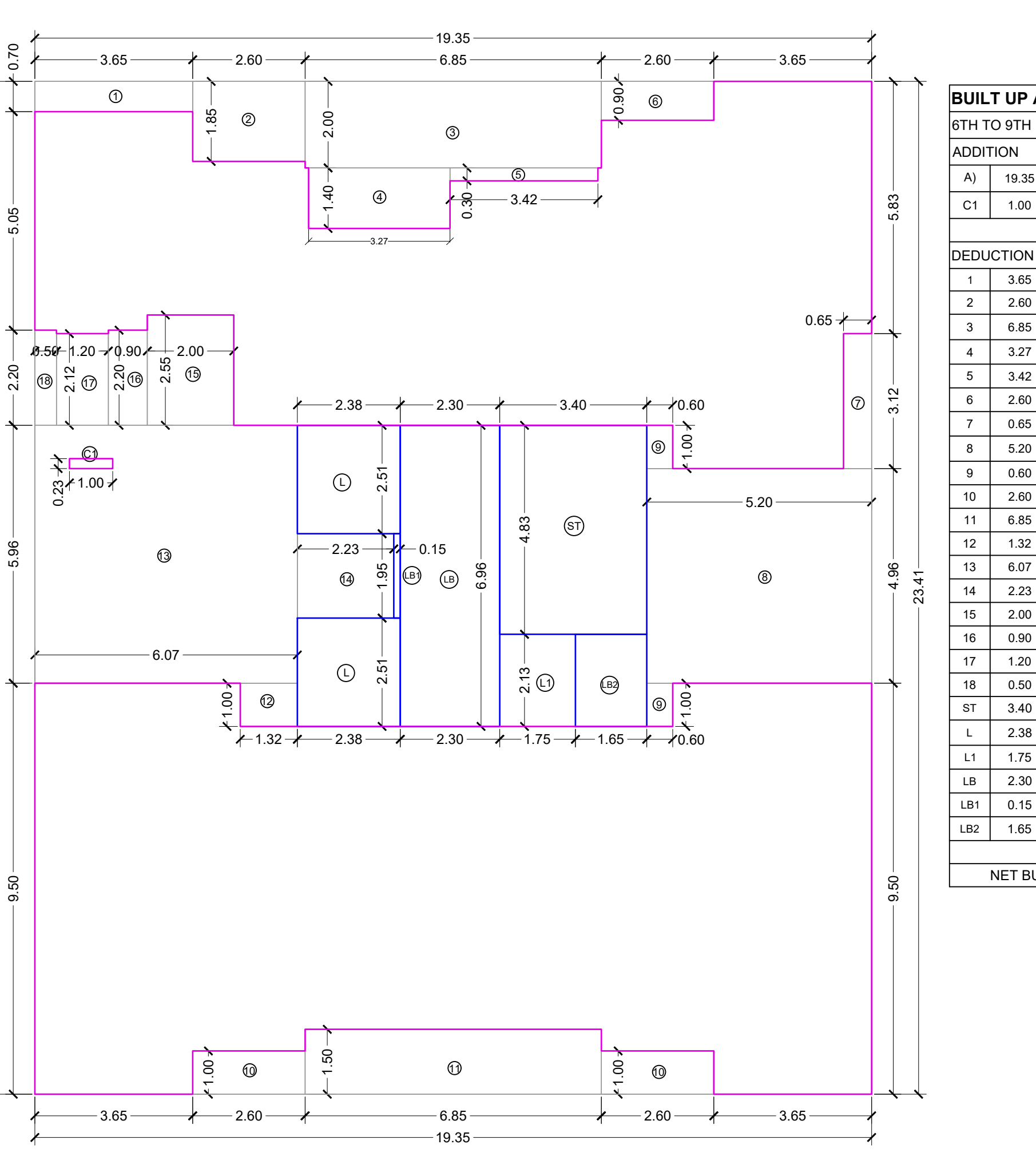
10TH TO 12TH FLOOR PLAN
SCALE 1:100



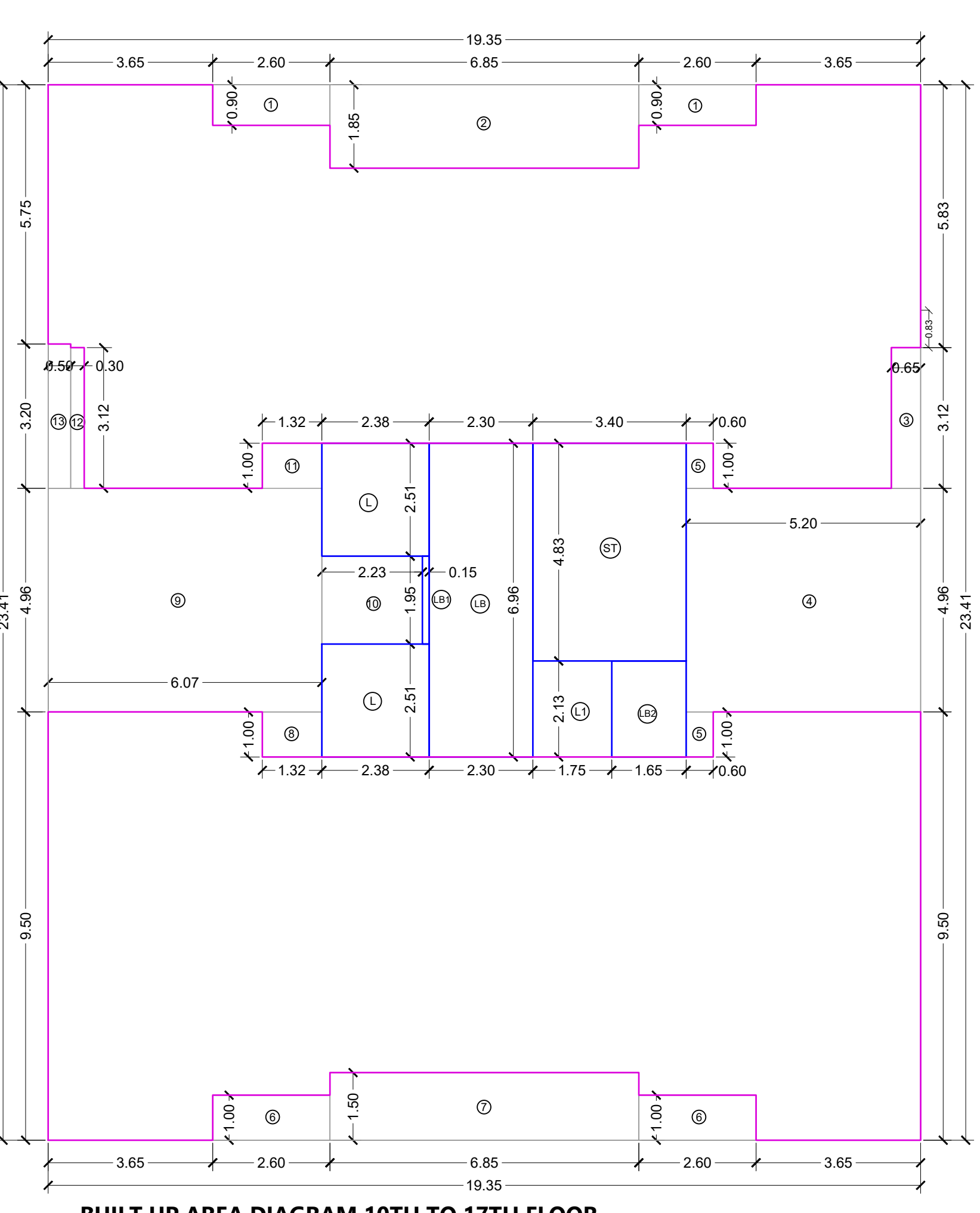
13TH, 16TH & 17TH FLOOR PLAN
SCALE 1:100



6TH, 7TH, 8TH & 9TH FLOOR PLAN
SCALE 1:100

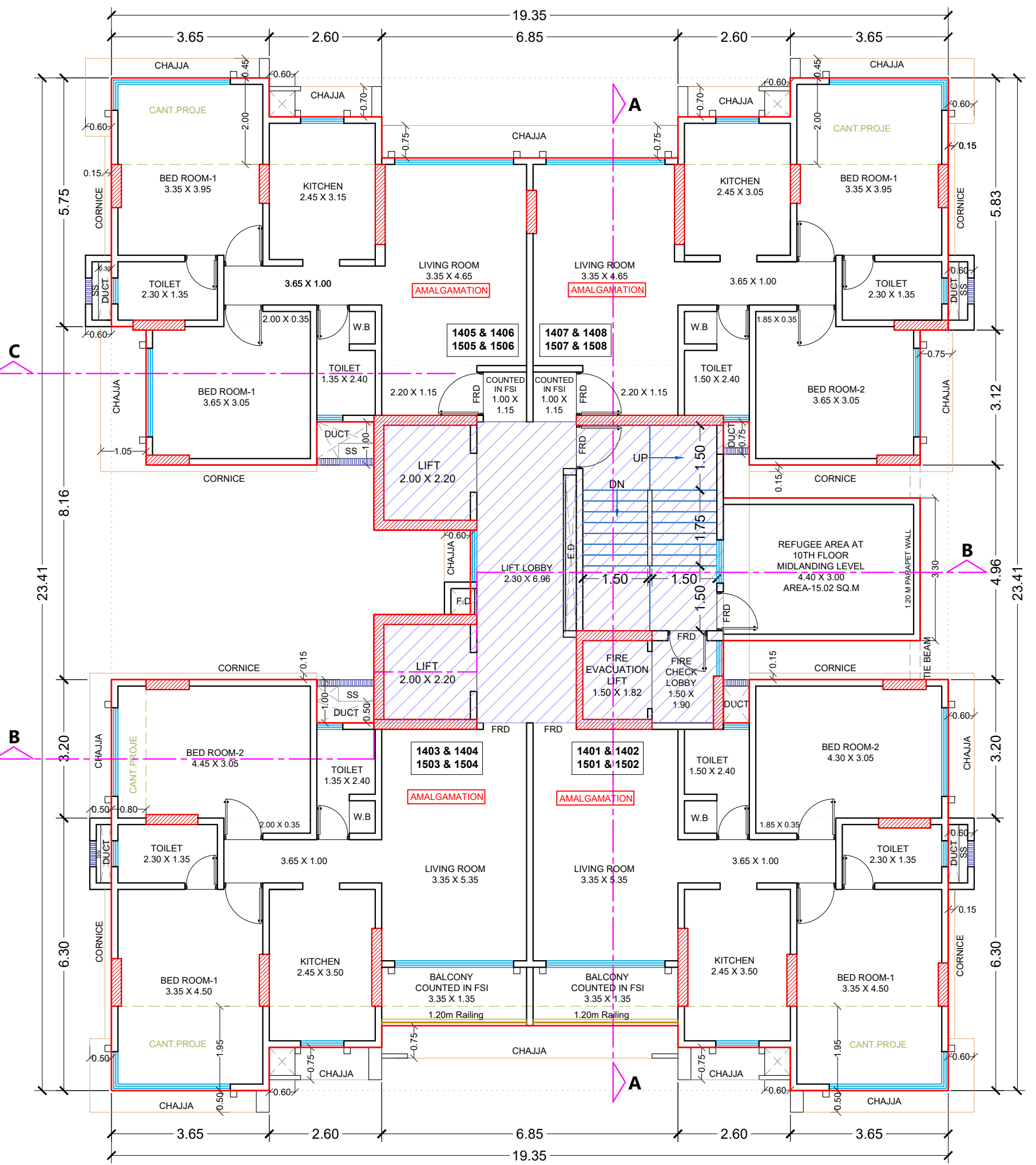


BUILT UP AREA DIAGRAM 6TH TO 9TH FLOOR
SCALE 1:100



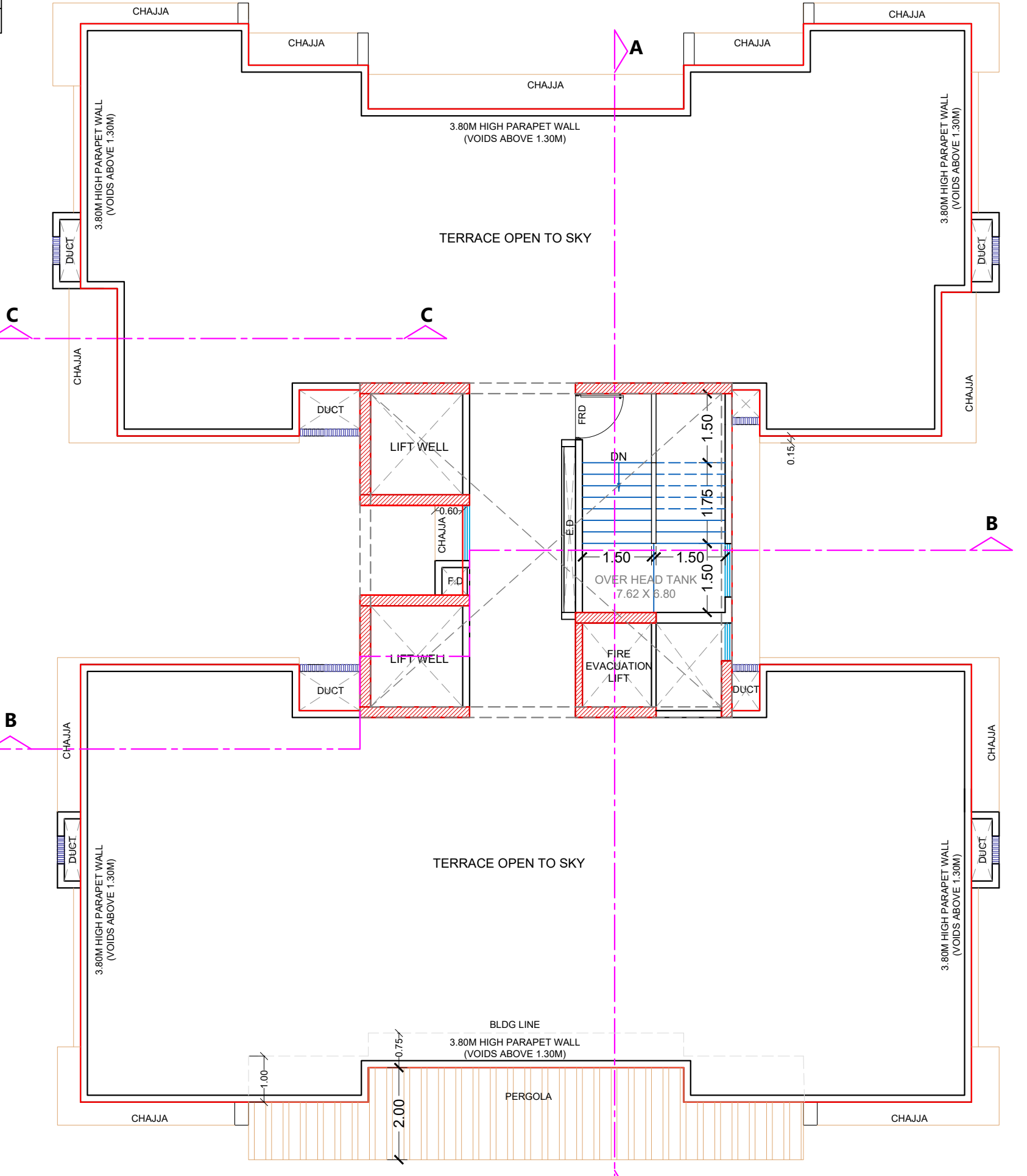
BUILT UP AREA DIAGRAM 10TH TO 17TH FLOOR
SCALE 1:100

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									
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	"	
L1	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	Sq.mt



14TH & 15TH FLOOR PLAN
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									
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	"	
L1	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								163.39	Sq.mt
NET BUA								452.98 - 163.39	Sq.mt



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

THIS CANCELS APPROVAL TO THE PVIOUS 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

Description of Proposal & Property

Proposed redevelopment on the plot bearing CTS No. F.P.No.353/21 TPS III Village Ghatkopar Kiroi, 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, 1st Floor, Plot No. 32-33, TPS-I, Kamdar Shopping Arcade, Vajji Shivji Wadi, Junction of Tiak Road & Hingwala Lane, Ghatkopar (East), Mumbai-400077.

NITIN PRABHUD AS KAMDAR

Digitally signed by Nitin Bhaskar Tiwaskar
DN: cn=Nitin Bhaskar Tiwaskar, o=Chartered Engineer, Reason: I am the author of this document
Date: 2025.03.18 16:48:05.30

Date

Scale

Job No-

Drawn By

Checked By

Sign.

17-03-2025

1: 100

BALI

North Line

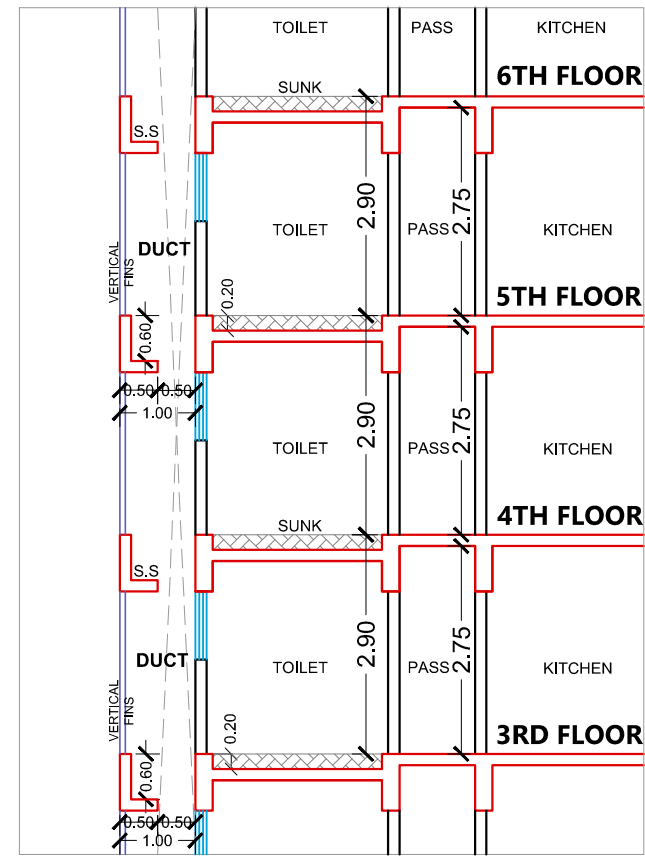
Sign, Name & Address of Architect / LS

Tiwaskar & Associates

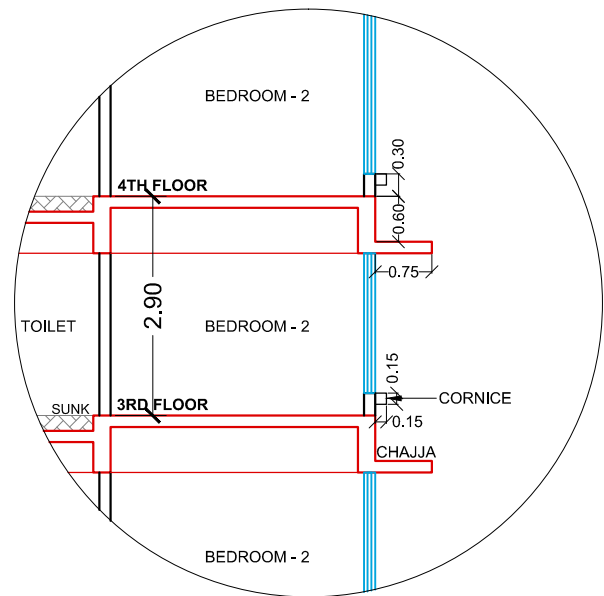
NITIN B. TIWASKAR
(LICENSE NO.T/158/LS)

Chartered Engineer, Licensed Surveyor

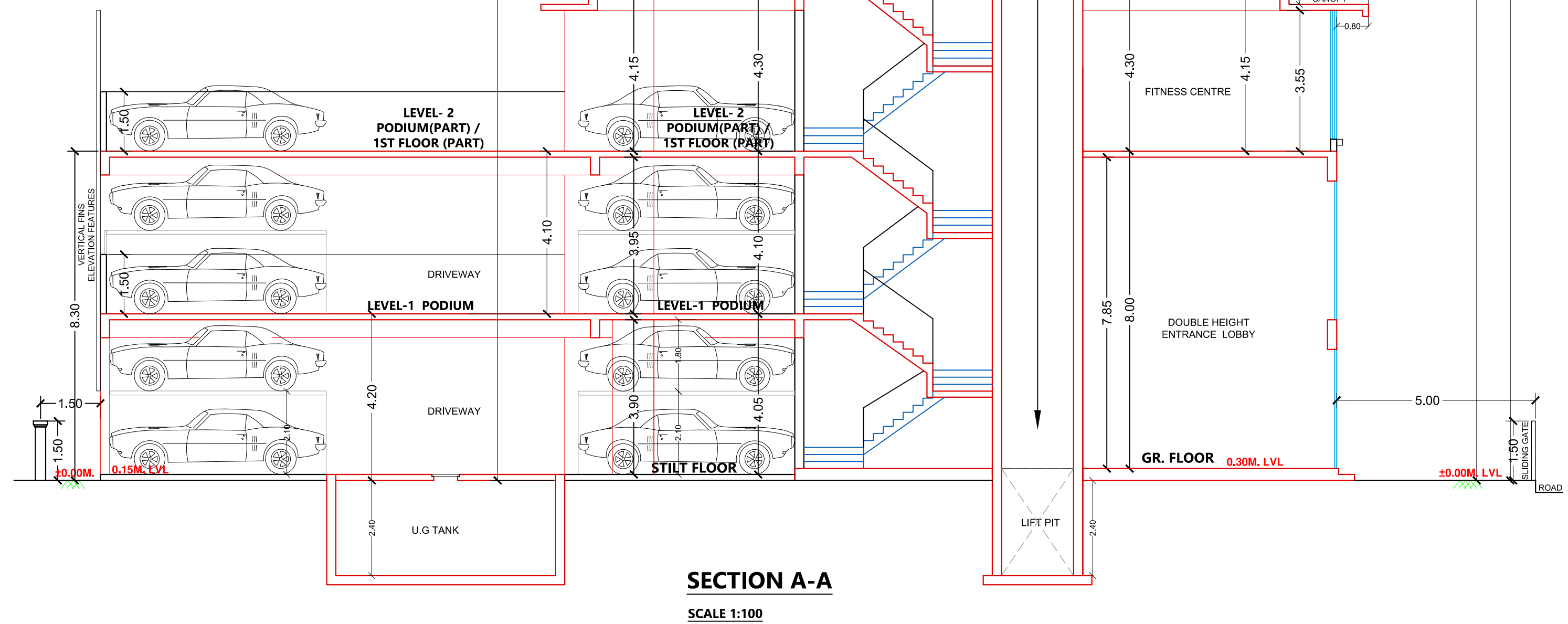
503, Exim link Premises co-op Society LTD, Opp. Atmosphere Complex, Mulund - Goregaon Link Road, Nahur (West) Mumbai - 400 078.



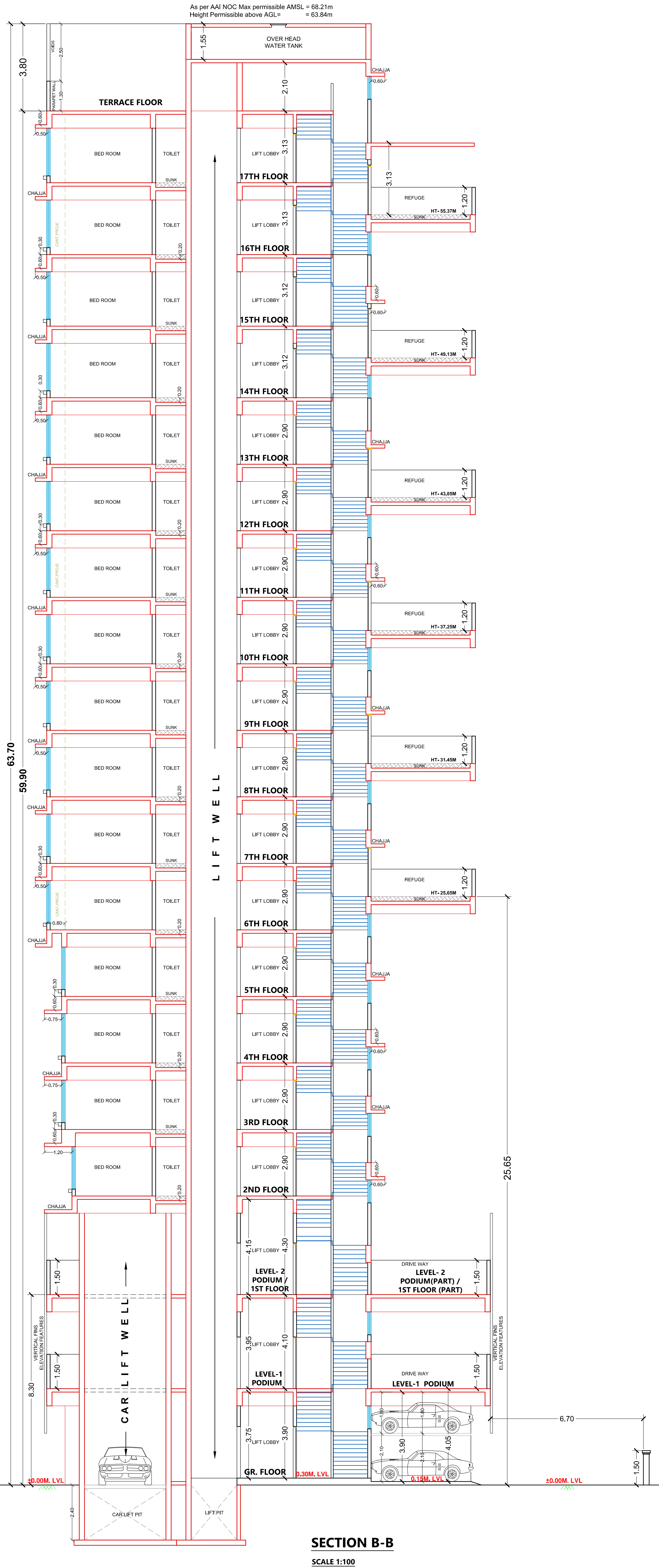
SECTION THROUGH TOILET SERVICE DUCT
SCALE 1:100



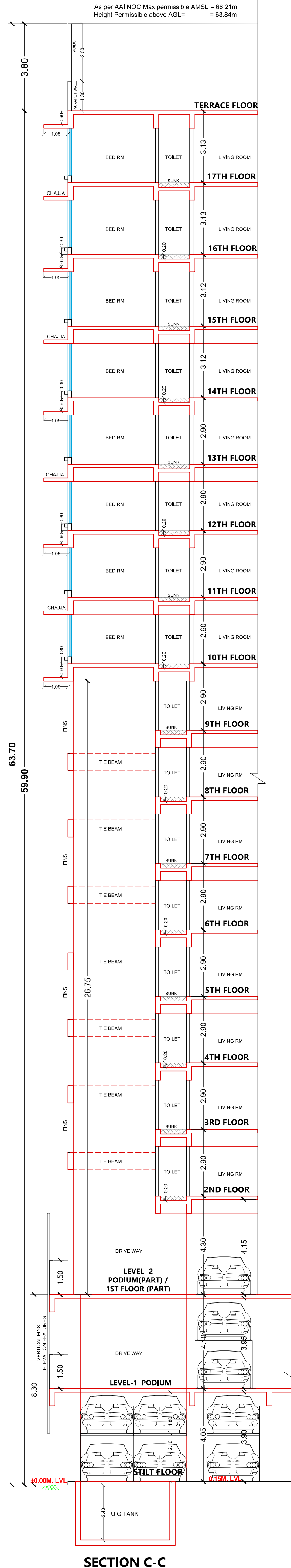
SECTION THROUGH WINDOW CORNICE
SCALE 1:100



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 PVIOUS 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 Neman e 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,
Vejli 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		

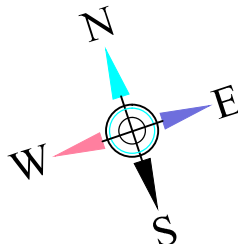
North Line Sign, Name & Address of Architect / LS

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, Nahrur (West) Mumbai - 400 078.

Nitin
Bhaskar
ar

Digitally signed by
Nitin Bhaskar
DN: cn=Nitin Bhaskar
Reason: I am the
author of this
document
Date: 2025.03.18
10:48:05.50

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 Allotted	Proposed BUA Area of Rehab Flat	Deficit Fungible Area Allotted
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 Property Proposed redevelopment on the plot bearing CTS No. F.P.No.353/21 TPS III Village Ghatkopar Kiroli, 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.					
Date 17-03-2025				Scale 1: 100	
Job No-		Drawn By BALI		Checked By	
Sign.				Sign.	
North Line		Sign, Name & Address of Architect / LS			
		<i>Tiwaskar & Associates</i> NITIN B.TIWASKAR (LICENSE NO.T/158/LS) <u>Chartered Engineer , Licensed Surveyor</u> 503, Exim link Premises co-op Society LTD, Opp. Atmosphere Complex, Mulund- Goregaon Link Road, Nahur (West) Mumbai - 400 078.			
Nitin Bhaskar Tiwaskar Digitaly signed by Nitin Bhaskar Tiwaskar DN: cn=Nitin Bhaskar Tiwaskar c=IN o=Personal Reason: I am the author of this document Date: 2025-03-18 16:48:05.38		Nitin Bhaskar Tiwaskar Digitaly signed by Nitin Bhaskar Tiwaskar DN: cn=Nitin Bhaskar Tiwaskar c=IN o=Personal Reason: I am the author of this document Date: 2025-03-18 16:48:05.38			