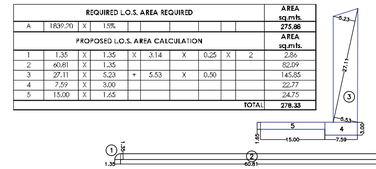
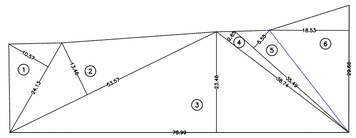
REQUIRED L.O.S. AREA REQUIRED									AREA sq.mts.
A	1839.20	X	15%						275.88
PROPOSED L.O.S. AREA CALCULATION									**AREA sq.mts.**
1	1.35	X	1.35	X	3.14	X	0.25	X 2	2.86
2	60.81	X	1.35						82.09
3	27.11	X	5.23	+	5.53	X	0.50		145.55
4	7.59	X	3.00						22.77
5	15.00	X	1.65						24.75
								TOTAL	278.33



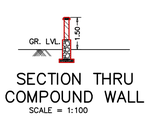
L.O.S. AREA DIAGRAM
SCALE 1:500



PLOT AREA DIAGRAM
SCALE = 1:500

PLOT AREA CALCULATION						
1	24.13	X	10.57	X	0.50	127.53
2	53.57	X	13.46	X	0.50	360.53
3	78.99	X	23.46	X	0.50	926.55
4	38.74	X	2.65	X	0.50	51.33
5	35.49	X	5.55	X	0.50	98.47
6	29.66	X	18.53	X	0.50	274.80
					TOTAL	1839.20

F.S.I. STATEMENT FOR RESIDENTIAL (IN SQ. MTS.)						
FLOOR	**GROSS AREA B.U.A/FLOOR**	**STAIRCASE LIFT & LOBBY AREA**	**PROPOSED AREA (-)**	**NET GROSS B.U.A**	**EXCESS AREA (+)**	**TOTAL NET GROSS B.U.A**
1st	437.07	94.03		343.04		343.04
2nd	440.00	94.03		345.97		345.97
3rd	445.32	94.03		351.30		351.30
4th	456.27	94.03	113.34	248.90		248.90
5th	456.27	94.03		362.24		362.24
6th	465.87	94.03		371.84		371.84
7th	479.87	94.03		385.84		385.84
8th	485.13	94.03		391.11		391.11
9th	547.46	93.95		453.50		453.50
10th	547.46	93.95		453.50		453.50
11th	551.78	93.95	70.73	387.10	51.92	439.03
12th	250.18	93.95	100.97	55.25		55.25
TOTAL	**5562.66**	**1128.02**	**285.04**	**4149.59**	**51.92**	**4201.52**
			NET F.S.I. :	4201.52	+ 1.35	**3112.24**
PROPOSED COMPENSATORY F.S.I. =			4201.52	-	3112.24	**1089.28**



SECTION THRU COMPOUND WALL
SCALE = 1:100

WATCHMAN CABIN AREA CALCULATION PERMISSIBLE= 3.00 SQ.M.					AREA sq.mts.
A.	1.62	X	1.51		2.96
				TOTAL	2.96



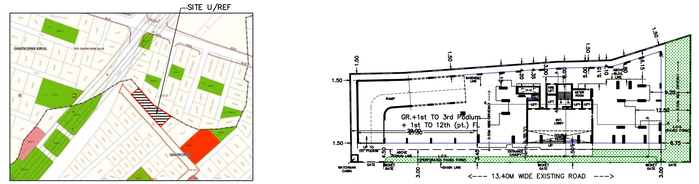
WATCHMAN CABIN AREA DIAGRAM
SCALE 1:100

RERA CARPET AREA STATEMENT						
Floor No.	**Flat No.**					
	1	**2**	**2A**	**3**	**4**	**5**
1st	57.60	93.99	-	51.32	65.63	43.28
2nd	57.60	93.99	-	51.32	65.63	46.40
3rd	57.60	99.08	-	51.32	65.63	46.40
4th	60.18	**REFUGE**	-	78.19	85.36	
5th	57.60	99.08	-	54.52	73.24	46.40
6th	57.60	101.15	-	62.10	73.24	46.40
7th	57.60	115.73	-	62.10	73.24	46.40
8th	57.60	115.73	-	134.27		49.43
9th	89.81	140.53	-	62.10	71.48	49.43
10th	89.81	62.44	76.12	62.10	71.48	49.43
11th	89.81	140.53	-	**REFUGE**		121.60
12th	-	-	-	-	-	49.43
				TOTAL FLAT NOS.		= **52**

PARKING STATEMENT (RESI.)			
PARKING AS PER RULE	**CARPET AREA**	**NOS. OF FLAT**	**REQUIRED**
below 45m2 REG44 (2) 21(1)(i)a (1 :0.25)	SHOWN IN TABLE	1	0.25
45 TO 60 REG44 (2) 21(1)(i)b (1 : 0.50)	SHOWN IN TABLE	20	10.00
60 TO 90 REG44 (2) 21(1)(i)c (1 :1)	SHOWN IN TABLE	20	20.00
ABOVE 90 REG44 (2) 21(1)(i)d (1 :2)	SHOWN IN TABLE	11	22.00
	TOTAL	**52**	**52.25**
		10% VISITOR'S	5.23
		TOTAL	57.48
		SAY	**58.00**

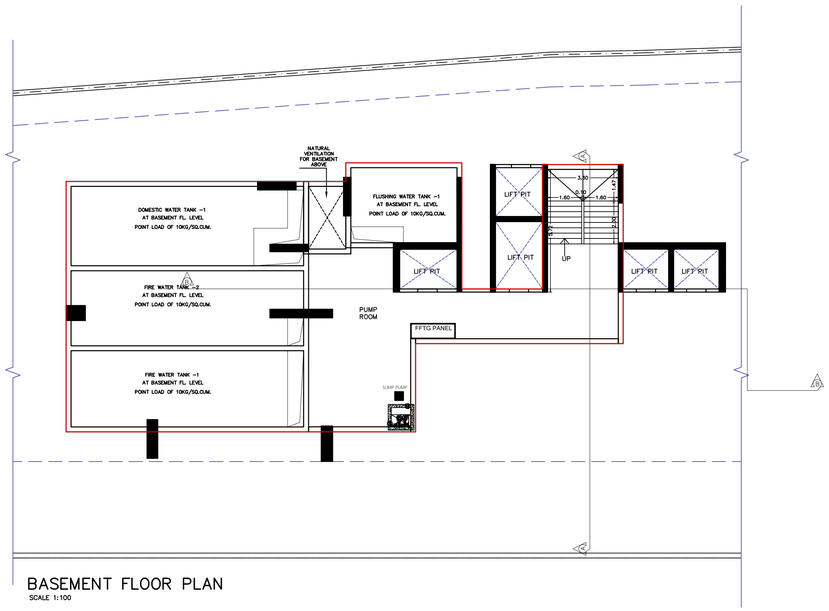
ADDITIONAL 50% PARKING CALCULATION	REQUIRED
PERMISSIBLE 50% PARKING	29.00
TOTAL PARKING PERMISSIBLE	87.00
SAY	**87.00**

PROPOSED PARKING STATEMENT			
PARKING LEVEL	**SURFACE PARKING**		**TOTAL**
	SMALL	**BIG**	
GROUND FL.	2	28	30
1st PODIUM	14	8	22
2nd PODIUM	19	8	27
3rdPODIUM	18	10	28
TOTAL	**53**	**54**	**107**

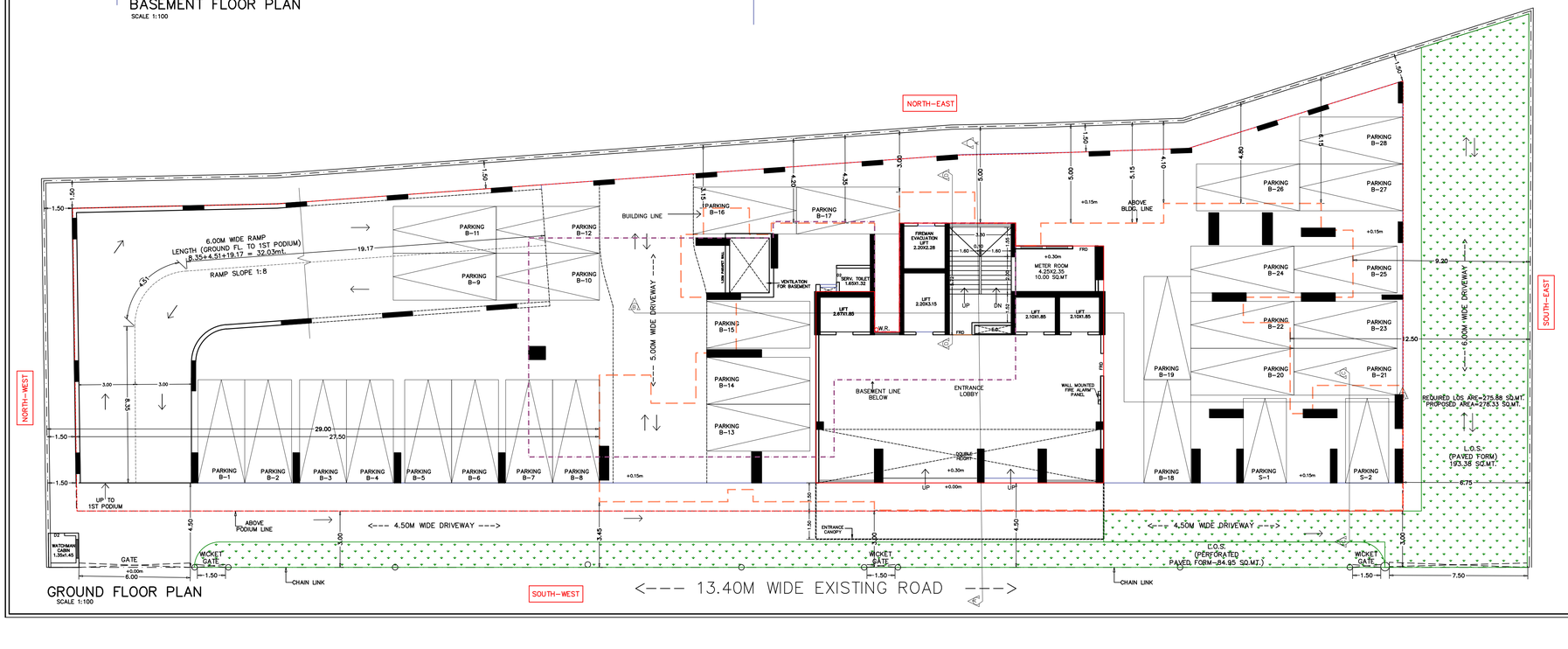


LOCATION PLAN SCALE :NTS

BLOCK PLAN
SCALE 1:500



BASEMENT FLOOR PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100

NOTE:
1. ALL CHAJJA'S ARE PROPOSED WITH LEVEL DIFFERENCE OF 0.60M BELOW FLOOR LEVEL
2. SERVICE DUCTS ARE PROPOSED UPTO 1.20M ALONG WITH 50% VOID AND WITH SERVICE SLAB WITH 0.60M LEVEL DIFFERENCE
3. GRILL FOR WINDOW ARE PROPOSED WITHIN BUILDING LINE

SR. NO.	PROFORMA A	AREA IN SQ MT
1	AREA OF PLOT AS PER P.R.CARD.	1,839.20
2	DEDUCTIONS FOR	
	(a) ROAD SET-BACK AREA	-
	(b) ANY RESERVATION	
	(c) AMENITY SPACE AS PER DCPR 27	
	TOTAL	-
3	BALANCE AREA OF THE PLOT	1,839.20
4	DEDUCTION FOR 15% RECREATIONAL GROUND / 10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)	-
5	NET AREA OF THE PLOT.	1,839.20
6	ZONAL BASIC FSI (1.00)	1,839.20
7	ADDITIONS FOR FLOOR SPACE FSI. 0.50 F.S.I. AS PER DCPR 32 I.E 1,839.20 X 0.50 = 919.60 SQ.MT.	816.10
8	A) INCENTIVE BUA IN LIEU OF REHAB COMPONENT (15% ON EXISTING BUA OR 10 SQ.MT. PER TENEMENT WHICHEVER IS HIGHER) AS PER DCPR 33(7)(B) 33.00 NOS. X 10.00 SQ.MT = 330.00 SQ.MT OR 1,975.27 SQ.MT X 15 % = 296.29 SQ.MT	330.00
	B) Protected FSI Proposed as per Reg. 30C of DCPR-2034 1,975.27 sq.mt. - 1,839.20 sq.mt. = 136.07 Sq.mt.	136.07
	C) FSI CREDIT AVAILABLE BY DRC I.E 1,839.20 X 0.70 =1,287.44 sq.m	
9	**PERMISSIBLE FLOOR AREA (4+7+8)**	**3,121.37**
10	TOTAL PROPOSED BUILT UP AREA	3,112.24
11	FSI CONSUMED ON NET HOLDING (10/6)	1.69
12	DETAILS OF RESIDENTIAL / NON - RESIDENTIAL AREAS	
	A) PURELY RESIDENTIAL BUILT UP AREA	3,112.24
	B) REMAINING NON- RESIDENTIAL BUILT UP AREA	-
13	TDR GENERATED IF ANY AS PER REGULATION 30 (A) AND 32	-
14	**FUNIBLE COMPENSATORY AREA AS PER REGULATION NO.31(3)**	-
A.	I) PERMISIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM =1,975.27 SQ.MT X 35%	691.34
	II) FUNGIBLE COMPENSATORY AREA FOR AVAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM.	691.34
B.	I) PERMISIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM - RESI. = 1,089.28 - 691.34	397.94
	II)FUNGIBLE COMPENSATORY AREA FOR AVAILED ON PAYMENT OF PREMIUM.	397.94
15	TOTAL BUILT AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA. [10+14(A)(II)+14(B)(II)]	4,201.52
16	**RESERVATION/DESIGNATION**	
A.	NAME OF RESERVATION	
B.	AREA OF RESERVATION AFFECTING THE PLOT	
C.	AREA OF RESERVATION LAND TO BE HANDED/HANDED OVER AS PER REGULATION NO.17	
D.	BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REGULATION N.17	
E.	AREA/BUILT UP AREA OF DESIGNATION	
17	**PLOT AREA / BUILT UP AMENITY TO HANDED OVER AS PER REGULATION NO**	
A.	14(A)	
B.	14(B)	
C.	15	
18	**REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REGULATION NO.27**	
19	**TENEMENT STATEMENT**	
A.	PROPOSED BUILT UP AREA (15ABOVE)	4,201.52
B.	LESS DEDUCTION OF NON-RESIDENTAL AREA (SHOP ETC)	-
C.	AREA AVAILLABLE FOR TENEMENTS [(I) MINUS (II)]	4,201.52
D.	TENEMINT PERMISSIBLE (DENSITY OF TENEMENT/HECTARE)	189
E.	TOTAL NO OF TENEMENT PROPOSED ON THE PLOT	52
20	**PARKING STATEMENT**	
	PARKING REQUIRED BY REGULATION FOR	
A.	CAR	58
B.	SCOOTER/MOTOR CYCLE	
C.	OUTSIDER (VISITORS)	
D.	COVERED GARAGE PERMISSIBLE	
E.	COVERED GARAGE PROPOSED	
21	TOTAL PARKING PROVIDED	107
22	**TRANSPORT VEHICLES PARKING**	
A.	SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
B.	TOTAL NO.OF TRANSPORT VEHICLES PARKING SPACE PROVIDED	

GENERAL NOTES
PLOT BOUNDARY SHOWN IN BLACK
PROPOSED WORK SHOWN IN RED
EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN YELLOW
EXTERNAL WALLS ARE 0.15m./0.10m. THK. INTERNAL WALLS ARE 0.10m. THK.

CERTIFICATE OF AREA.

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON _____ AND THAT THE DIMENSIONS OF THE SIDES etc. OF THE PLOT STATED ON THE PLANS ARE MEASURED ON SITE AND THE AREA SO WORKED OUT IS _____ sq.mt. AND SAME TALLIES WITH AREA STATED IN THE DOCUMENTS OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

Yash Rajesh Agarwal 20:17:10 +05'30'

SIGN. OF ARCHITECT

THIS CANCELS APPROVAL TO THE PREVIOUS SANCTIONED PLAN UNDER NO. P-7496/2021/(195/47)/N WARD/GHATKOPAR/337/1/NEW DATED 13.08.2021

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO P-7496/2021/(195/47)/N WARD/GHATKOPAR/337/1/NEW

SUYASH CHANDRAKANT BALIP	Sandeep Atmaram Kolhe	SUHAS VASANT NEMANE
S.E.(B.P.) N	A.E.(B.P.) L&N	E.E.(B.P.) E.S.-II

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT ON THE PLOT BEARING C.T.S. NO. 195/47 OF VILLAGE GHATKOPAR, AT GARODIA NAGAR, GHATKOPAR (E), MUMBAI – 400 077.

CONTENTS OF SHEET

GROUND FLOOR PLAN, BASEMENT FLOOR PLAN, PLOT AREA CALCULATION, L.O.S. AREA CALCULATION, BLOCK PLAN, LOCATION PLAN, F.S.I. STATEMENT, PARKING STATEMENT.

NAME & SIGNATURE OF OWNER

Nitesh Chatrabhuj Mange — Digitally signed by Nitesh Chatrabhuj Mange Date: 2022.12.30 20:13:49 +05'30'

M/S. GARODIA NAGAR MAHAVIRDHAM CHS. LTD.

NAME & SIGNATURE OF ARCHITECT

(CA/13/61572)

Yash Rajesh Agarwal — Digitally signed by Yash Rajesh Agarwal Date: 2022.12.30 20:17:10 +05'30'

REV-R3	DESCRIPTION	
NORTH	SCALE 1:100	DATE 30.12.2022
	DRAWN BY VINAYAK	CHECKED BY Ar. YASH
	SHEET NO. 1/8	JOB NO. 58

ARCHITECT YASH AGARWAL
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