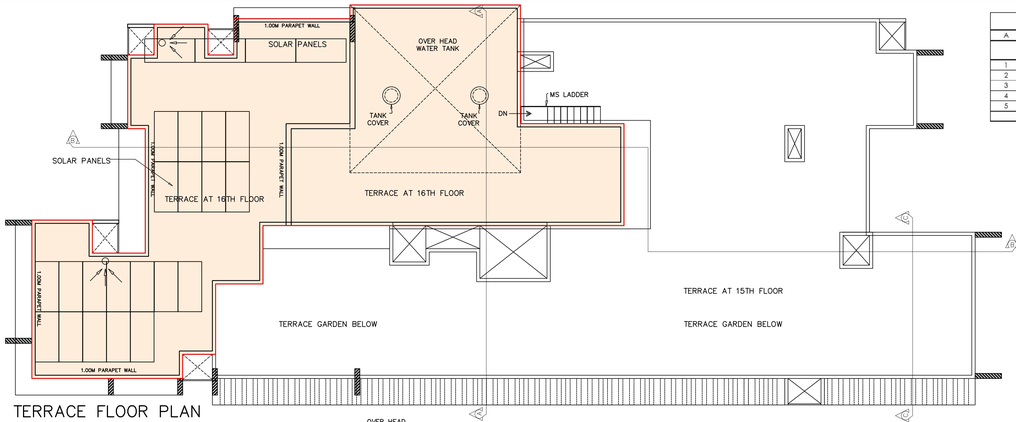
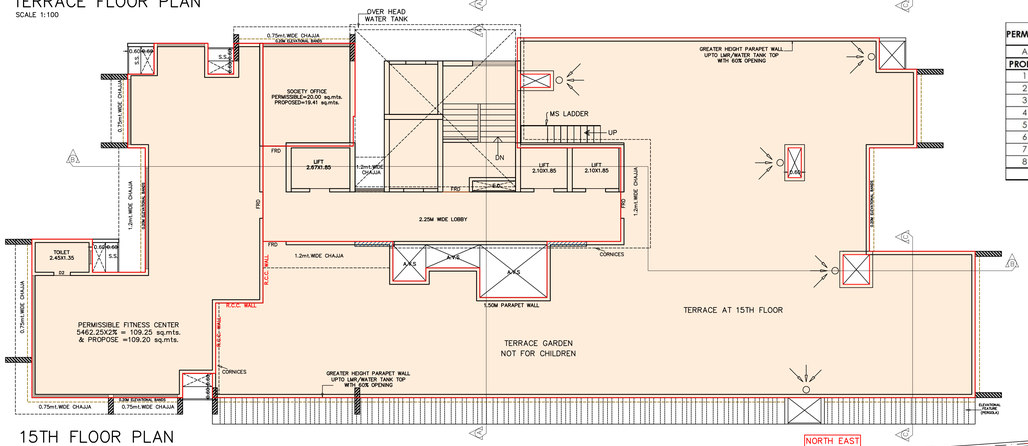


TERRACE FLOOR PLAN

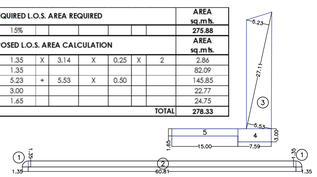
SCALE 1:100



15TH FLOOR PLAN

SCALE 1:100

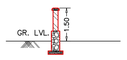
REQUIRED L.O.S. AREA REQUIRED										AREA sq.mts.
A	1839.20	X	15%							275.88
PROPOSED L.O.S. AREA CALCULATION										AREA sq.mts.
1	7.35	X	1.35	X	3.14	X	0.25	X	2	2.86
2	60.81	X	1.35							82.09
3	27.11	X	5.23	+	5.53	X	0.50			145.85
4	7.59	X	3.00							22.77
5	15.00	X	1.65							24.75
									TOTAL	278.33



L.O.S. AREA DIAGRAM

SCALE 1:500

WATCHMAN CABIN AREA CALCULATION PERMISSIBLE= 3.00 SQ.M.		AREA sq.mts.
A.	1.62X1.83	2.96
	TOTAL	2.96



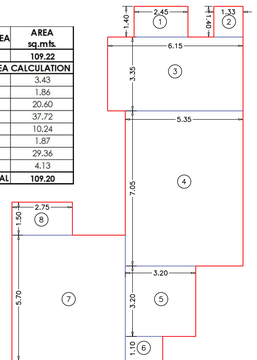
SECTION THRU COMPOUND WALL

SCALE = 1:100

WATCHMAN CABIN AREA DIAGRAM

SCALE 1:100

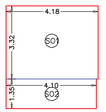
PERMISSIBLE FITNESS CENTER AREA				AREA sq.mts.
A	5460.80	X	2%	109.22
PROPOSED FITNESS CENTER AREA CALCULATION				
1	2.45	X	1.40	3.43
2	1.33	X	1.40	1.86
3	6.15	X	3.35	20.60
4	5.35	X	7.05	37.72
5	3.20	X	3.20	10.24
6	1.70	X	1.10	1.87
7	5.15	X	5.70	29.36
8	2.75	X	1.50	4.13
			TOTAL	109.20



FITNESS CENTER AREA DIAGRAM

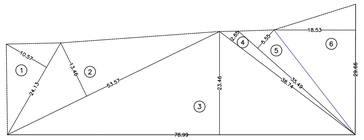
SCALE 1:500

SOCIETY OFFICE AREA				AREA sq.mts.
PERMISSIBLE				20.00
PROPOSED SOCIETY OFFICE AREA CALCULATION				
SO1	4.18	X	3.32	13.88
SO2	4.10	X	1.35	5.54
TOTAL				19.41



SOCIETY OFFICE 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

TDR UTILIZATION TABLE						SQ.MT.
PERMISSIBLE TDR	=	1839.20	X	0.70	=	1287.44
TDR UTILIZED						
SLUM TDR -SRA/0008/REHABSPILLO VER/2023					=	164.32
RES/0029/2023					=	105.08
00825/RD					=	348.46
RES/0031/2023					=	203.68
TOTAL TDR AVAILABLE					=	821.54
RESTRICTED UPTO = 1287.44 - 330.00 [INCENTIVE FSI 33(7)(B)] - 136.07 (PROTECTED)					=	821.37

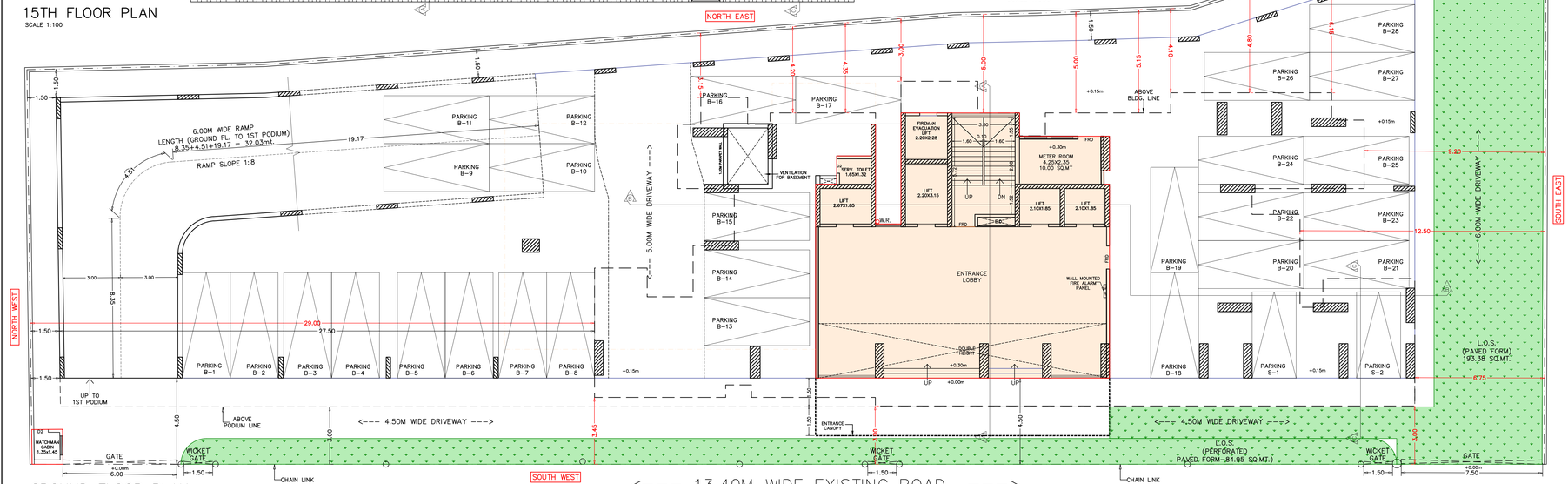
F.S.I. STATEMENT FOR RESIDENTIAL (IN SQ. MTS.)						
FLOOR	GROSS AREA B.U.A/FLOOR	STAIRCASE LIFT & LOBBY AREA	PROPOSED AREA (-)	NET GROSS B.U.A	EXCESS AREA (+)	TOTAL NET GROSS B.U.A
1st	437.07	94.03		343.04		343.04
2nd	440.00	94.03		345.97		345.97
3rd	445.32	94.03		351.30		351.30
4th	456.27	94.03	113.34	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		387.10
12th	549.44	93.95		455.49		455.49
13th	549.44	93.95		455.49		455.49
14th	549.44	93.95		455.49		455.49
TOTAL	6960.80	1315.93	184.07	5460.80	0.00	5460.80
			NET F.S.I. :	5460.80	÷ 1.35	4045.04
			PROPOSED COMPENSATORY F.S.I. =	5460.80	- 4045.04	1415.76

RERA CARPET AREA STATEMENT						
Floor No.	Flat No.					
	1	2	2A	3	4	5
1st	57.60	93.99	-	51.44	65.63	43.28
2nd	57.60	93.99	-	51.44	65.63	46.40
3rd	57.60	99.08	-	51.44	65.63	46.40
4th	60.18	REFUGE	-	78.31	85.36	
5th	57.60	99.08	-	54.64	73.24	46.40
6th	57.60	101.15	-	62.21	73.24	46.40
7th	57.60	115.86	-	62.21	73.24	46.40
8th	57.60	115.86	138.23		71.48	49.43
9th	89.81	145.60	-	62.21	75.32	49.43
10th	89.81	67.50	76.12	62.21	75.32	49.43
11th	89.81	145.60	-	REFUGE	125.21	
12th	89.81	159.20	-	176.70		
13th	89.81	159.20	-	177.70		
14th	89.81	145.60		190.30		
	TOTAL FLAT NOS.			=	61	

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	19	9.50
60 TO 90 REG44 (2) 21(1)(i)c (1 :1)	SHOWN IN TABLE	21	21.00
ABOVE 90 REG44 (2) 21(1)(i)d (1 :2)	SHOWN IN TABLE	17	34.00
	TOTAL	58	64.75
		10% VISITOR'S	6.48
		TOTAL	71.23
		SAY	71.00

ADDITIONAL 50% PARKING CALCULATION	REQUIRED
PERMISSIBLE 50% PARKING	35.50
TOTAL PARKING PERMISSIBLE	106.50
SAY	107.00

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

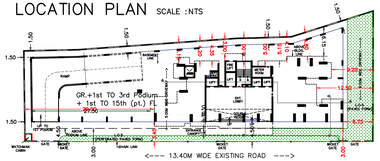


GROUND FLOOR PLAN

SCALE 1:100



LOCATION PLAN SCALE :NTS



BLOCK PLAN

SCALE 1:500

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 SETBACK 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
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 PERMISSIBLE TDR = 1,839.20 X 0.70 =1,287.44 sq.m. SLUM TDR - SRA/0008/Rehabspillover/2023 = 164.32 SQ.MT RES/0029/2023 = 105.08 SQ.MT 00825/RD= 348.46 SQ.MT RES/0031/2023 = 203.68 SQ.MT. TOTAL TDR AVAILABLE = 821.54 SQ.MT. RESTRICTED UPTO = 1287.44 - 330.00 [INCENTIVE FSI 33(7)(B)] - 136.07 (PROTECTED) = 821.37 SQ.MT.	821.37
9	**PERMISSIBLE FLOOR AREA (6+7+8)**	**4,046.24**
10	TOTAL PROPOSED BUILT UP AREA	4,045.04
11	FSI CONSUMED ON NET HOLDING (10/6)	2.20
12	DETAILS OF RESIDENTIAL / NON - RESIDENTIAL AREAS	
	A) PURELY RESIDENTIAL BUILT UP AREA	4,045.04
	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. = 1,415.76 - 691.34 = 724.42 SQ.MT.	724.42
	II)FUNGIBLE COMPENSATORY AREA FOR AVAILED ON PAYMENT OF PREMIUM.	724.42
15	TOTAL BUILT AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [10+14(A)]|[14(B)|[I]	5,460.80
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)	5,460.80
B.	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC)	-
C.	AREA AVAILLABLE FOR TENEMENTS [(I) MINUS (II)]	5,460.80
D.	TENEMNET PERMISSIBLE (DENSITY OF TENEMENT/HECTARE)	246
E.	TOTAL NO OF TENEMENT PROPOSED ON THE PLOT	62
20	**PARKING STATEMENT**	
	PARKING REQUIRED BY REGULATION FOR	
A.	CAR	73.00
B.	SCOOTER/MOTOR CYCLE	
C.	OUTSIDER (VISITORS)	
D.	COVERED GARAGE PERMISSIBLE	
E.	COVERED GARAGE PROPOSED	
21	TOTAL PARKING PROVIDED	107.00
22	**TRANSPORT VEHICLES PARKING**	
A.	SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
B.	TOTAL NO.OF TRANSPORT VEHICLES PARKING SPACE PROVIDED	

GENERAL NOTES	CERTIFICATE OF AREA.
PLOT BOUNDARY SHOWN IN BLACK	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.
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.	SIGN OF ARCHITECT

THIS CANCELS APPROVAL TO THE PREVIOUS SANCTIONED PLAN UNDER NO. P-7496/2021/(195/47)/N WARD/GHATKOPAR/337/I/NEW DATED 03.01.2023

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

SUYASH CHANDRAK ANT BAILP	SANDEEP ATMARA M.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, 15TH FLOOR PLAN, PLOT AREA CALCULATION, L.O.S. AREA CALCULATION, BLOCK PLAN, LOCATION PLAN, F.S.I. STATEMENT, PARKING STATEMENT, 15th FLOOR PLAN AND TERRACE FLOOR PLAN.

NAME & SIGNATURE OF OWNER	NAME & SIGNATURE OF ARCHITECT
NITESH CHATRABHUJ J.MANGE Digitally signed by NITESH CHATRABHUJ MANGE Date: 2024.01.11 13:08:21 +05'30'	(CA/13/61572) Yash Rajesh Agarwal Digitally signed by Yash Rajesh Agarwal Date: 2024.01.11 14:59:30 +05'30'

M/S. GARODIA NAGAR MAHAVIRDHAM CHS. LTD.

REV-R3	DESCRIPTION	
NORTH	SCALE 1:100	DATE 06.01.2024
	DRAWN BY SIDDHI	CHECKED BY Ar. YASH
	SHEET NO. 1/8	JOB NO. 58

ARCHITECT YASH AGARWAL

CONSULTING ARCHITECTS & PROJECT MANAGEMENT CONSULTANT

105 Rajshree Plaza, Opp. Shreyas Cinema, L.B.S. Marg, Ghatkopar (W), Mumbai-400 086. Email - arc.yash@gmail.com Mob. - 9892109022