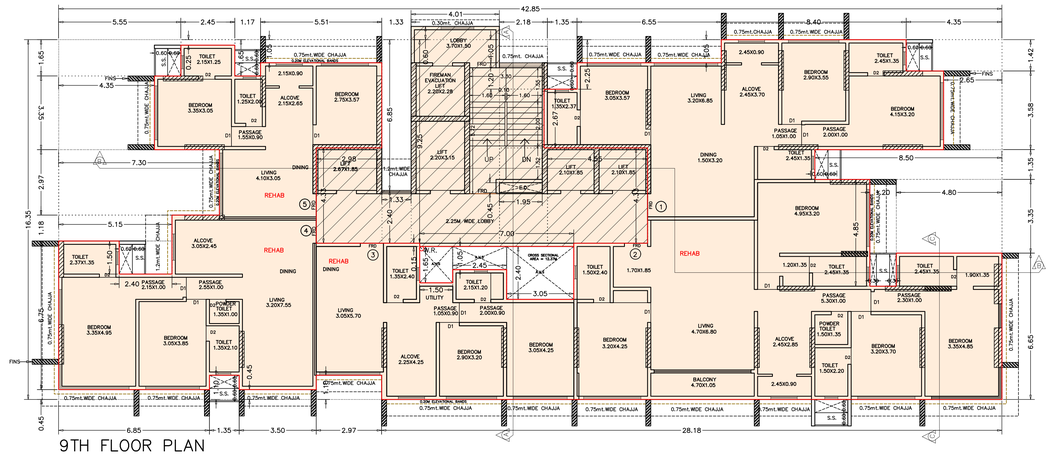
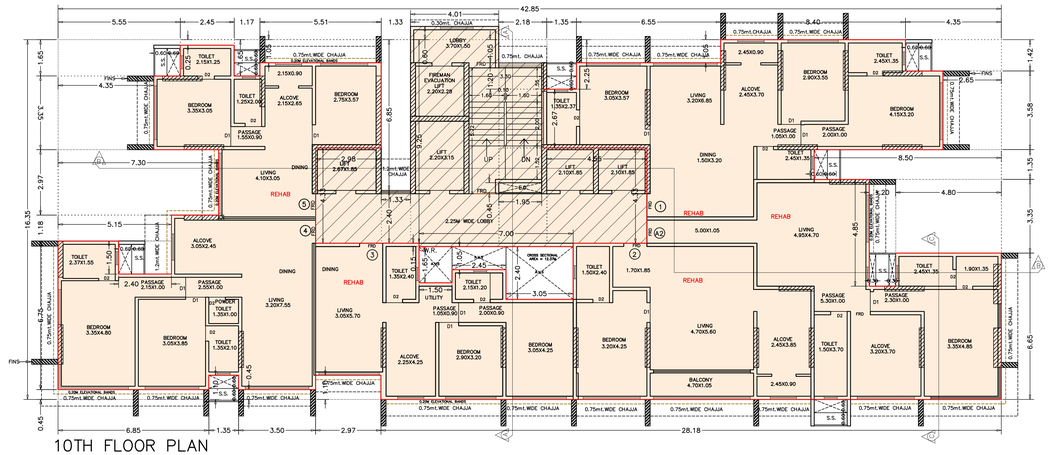


9TH FLOOR PLAN

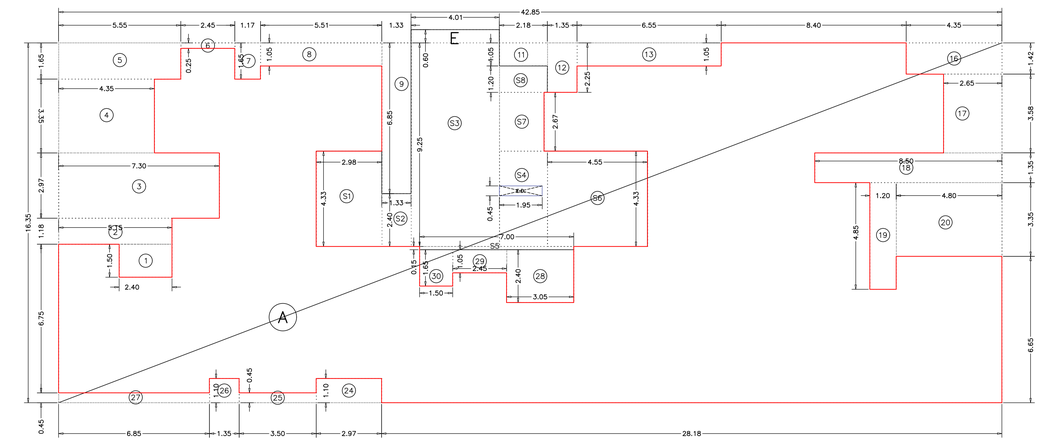
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10TH FLOOR PLAN

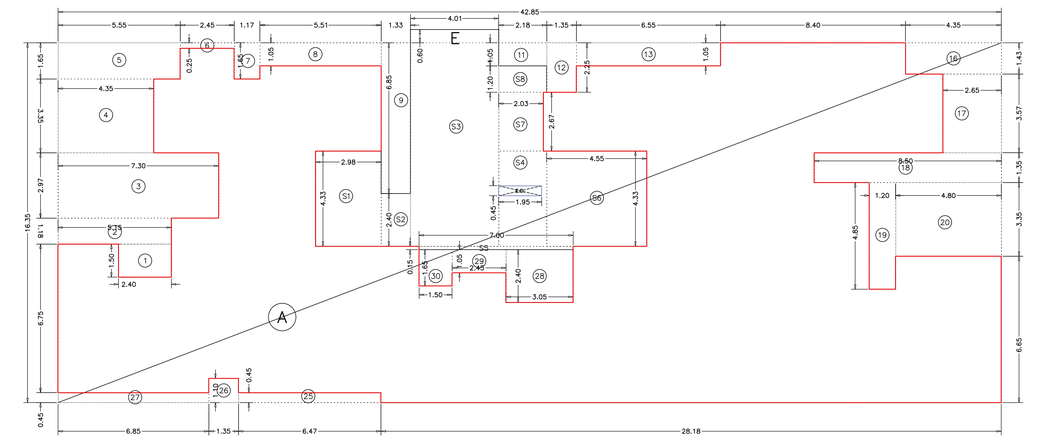
SCALE 1:100

B.U.A CALCULATION for 9TH & 10 TH FLOOR							AREA sq.mts.
A.	42.85	X	16.35			700.60	
E.	4.01	X	0.60			2.41	703.00
					TOTAL	703.00	
DEDUCTION :-							
1	2.40	x	1.50			3.60	
2	5.15	x	1.18			6.08	
3	7.30	x	2.97			21.68	
4	4.35	x	3.35			14.57	
5	5.55	x	1.65			9.16	
6	2.45	x	0.25			0.61	
7	1.17	x	1.65			1.93	
8	5.51	x	1.05			5.79	
9	1.33	x	6.85			9.11	
11	2.18	x	1.05			2.29	
12	1.35	x	2.25			3.04	
13	6.55	x	1.05			6.88	
16	4.35	x	1.42			6.18	155.55
17	2.65	x	3.58			9.49	
18	8.50	x	1.35			11.48	
19	1.20	x	4.85			5.82	
20	4.80	x	3.35			16.08	
24	2.97	x	1.10			3.27	
25	3.50	x	0.45			1.58	
26	1.35	x	1.10			1.49	
27	6.85	x	0.45			3.08	
28	3.05	x	2.40			7.32	
29	2.45	x	1.05			2.57	
30	1.50	x	1.65			2.48	
					TOTAL	155.55	
					TOTAL GROSS BUILT UP AREA		547.46
LIFT & STAIR-CASE BUILTUP AREA							
S1.	2.98	x	4.33			12.90	
S2.	1.33	x	2.40			3.19	
S3.	4.01	x	9.25			37.09	
S4.	2.18	x	4.48			9.77	
S5.	7.00	x	0.15			1.05	
S6.	4.55	x	4.48			20.38	
S7.	2.03	x	2.67			5.42	93.95
S8.	2.18	x	1.20			2.62	
E.	4.01	X	0.60			2.41	
					TOTAL	94.83	
DEDUCTION :-							
ED	1.95	X	0.45			0.88	
					TOTAL	0.88	
					TOTAL LIFT & STAIR-CASE BUILT UP AREA		93.95
					NET BUILT UP AREA		453.50



9TH & 10TH FLOOR AREA DIAGRAM

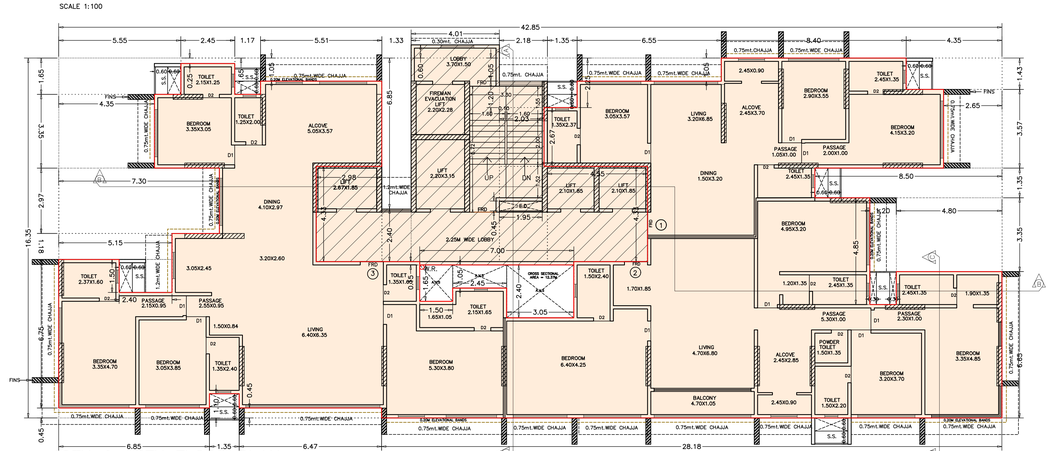
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12TH,13TH,&14TH FLOOR DIAGRAM

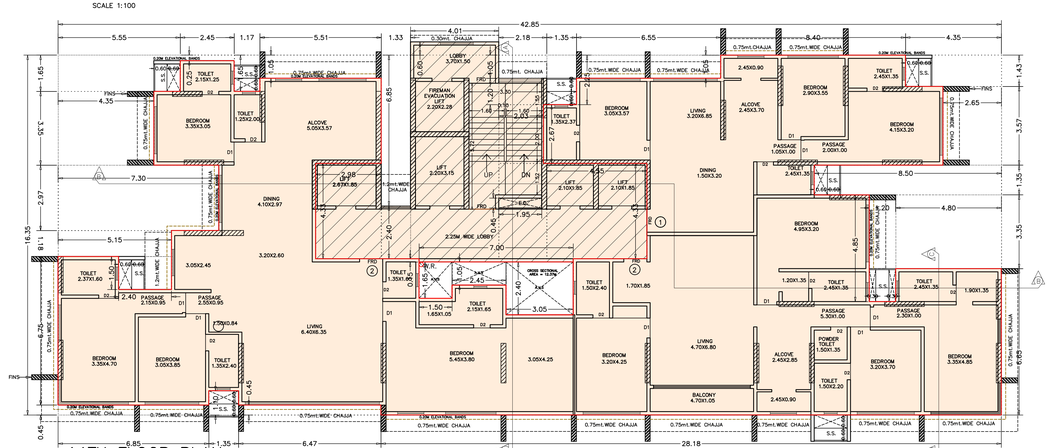
SCALE 1:100

B.U.A CALCULATION for 12TH,13TH & 14 TH FLOOR							AREA sq.mts.
A.	42.85	x	16.35			700.60	
E.	4.01	X	0.60			2.41	703.00
					TOTAL	703.00	
DEDUCTION :-							
1	2.40	x	1.50			3.60	
2	5.15	x	1.18			6.08	
3	7.30	x	2.97			21.68	
4	4.35	x	3.35			14.57	
5	5.55	x	1.65			9.16	
6	2.45	x	0.25			0.61	
7	1.17	x	1.65			1.93	
8	5.51	x	1.05			5.79	
9	1.32	x	6.85			9.04	
11	2.18	x	1.05			2.29	
12	1.35	x	2.25			3.04	
13	6.55	x	1.05			6.88	
16	4.35	X	1.43			6.22	153.57
17	2.65	X	3.57			9.46	
18	8.50	X	1.35			11.48	
19	1.20	X	4.85			5.82	
20	4.80	X	3.35			16.08	
25	6.47	X	0.45			2.91	
26	1.35	X	1.10			1.49	
27	6.85	X	0.45			3.08	
28	3.05	X	2.40			7.32	
29	2.45	X	1.05			2.57	
30	1.50	X	1.65			2.48	
					TOTAL	153.57	
					TOTAL GROSS BUILT UP AREA		549.44
LIFT & STAIR-CASE BUILTUP AREA							
S1.	2.98	x	4.33			12.90	
S2.	1.33	x	2.40			3.19	
S3.	4.01	x	9.25			37.09	
S4.	2.18	x	4.48			9.77	
S5.	7.00	x	0.15			1.05	
S6.	4.55	x	4.48			20.38	93.95
S7.	2.03	X	2.67			5.42	
S8.	2.18	X	1.20			2.62	
E.	4.01	X	0.60			2.41	
					TOTAL	94.83	
DEDUCTION :-							
ED	1.95	X	0.45			0.88	
					TOTAL	0.88	
					TOTAL LIFT & STAIR-CASE BUILT UP AREA		93.95
					NET BUILT UP AREA		455.49



12TH & 13TH FLOOR PLAN

SCALE 1:100



14TH FLOOR PLAN

SCALE 1:100

THIS CANCELS APPROVAL TO THE PREVIOUS SANCTIONED PLAN UNDER NO. P-7496/2021/(195/47)/N WARD/GHATKOPAR/337/1/NEW DATED 03.01.2023

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

SUYASH CHANDRAK ANT BA.OP
S.E.(B.P.) N

SANDEEP ATMARA M.KOLHE
A.E.(B.P.) L&N

SUHAS VASANT NEMANE
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

9TH, 12TH,13TH & 14TH FLOOR PLAN, & AREA DIAGRAM & AREA CALCULATION

NAME & SIGNATURE OF OWNER

NITESH CHATRABHUJ UJ MANGE

M/S. GARODIA NAGAR MAHAVIRDHAM CHS. LTD.

NAME & SIGNATURE OF ARCHITECT

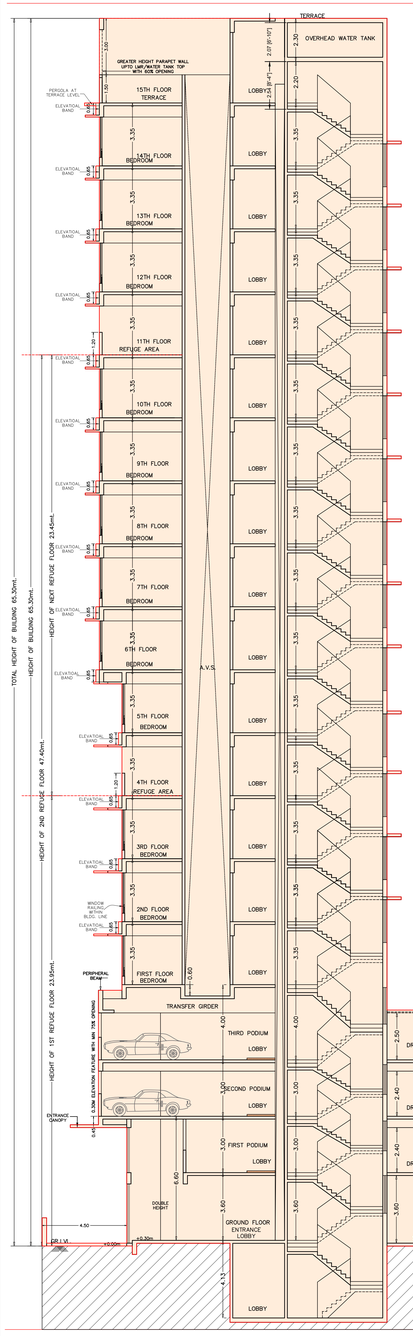
(CA/13/61572)

Yash Rajesh Agarwal

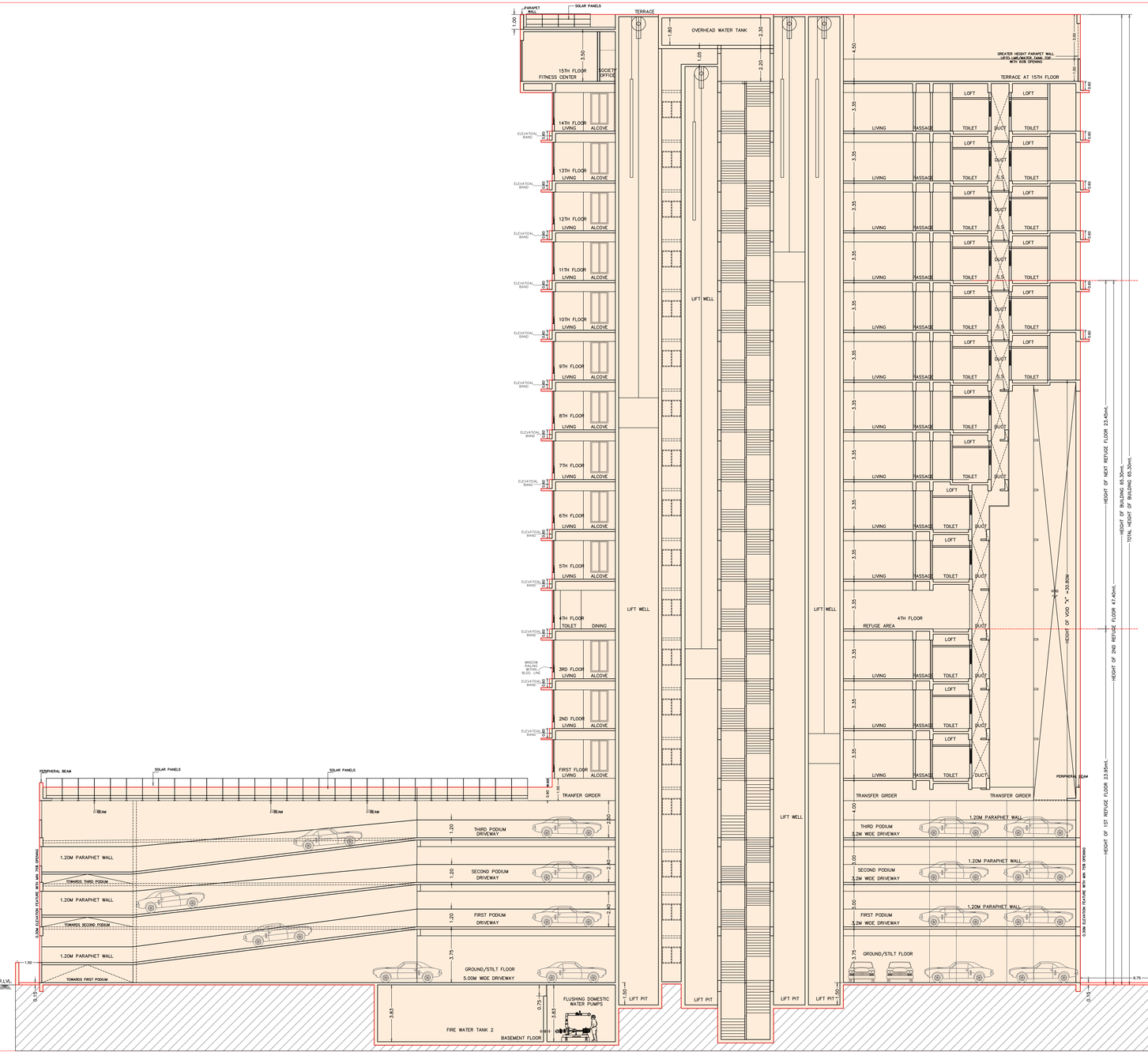
REV-R3	DESCRIPTION	
NORTH	SCALE 1:100	DATE 06.01.2024
	DRAWN BY SIDDHI	CHECKED BY Ar. YASH
	SHEET NO. 7/8	JOB NO. 58

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

PERMISSIBLE TOP ELEVATION AMSL = +70.54M



SECTION AA'



SECTION BB'

SECTION CC'

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

SUYASH CHANDRAK KANT BALPE
S.E.(B.P.) N

SANDEEP ATMARA M KOLHE
A.E.(B.P.) L&N

SUHAS VASANT NEMANE
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

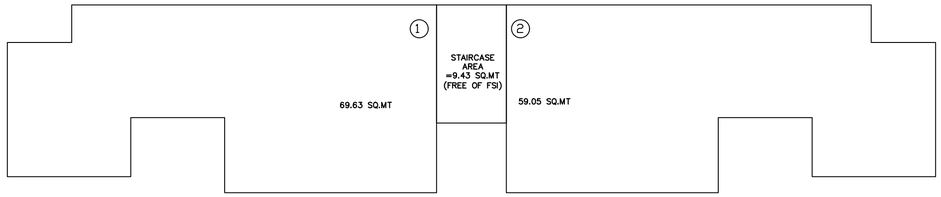
SECTION AA, SECTION BB & SECTION CC

NAME & SIGNATURE OF OWNER	NAME & SIGNATURE OF ARCHITECT
NITESH CHATRABHUJ MANGE	(CA/13/61572)
M/S. GARODIA NAGAR MAHAVIRDHAM CHS. LTD.	Yash Rajesh Agarwal

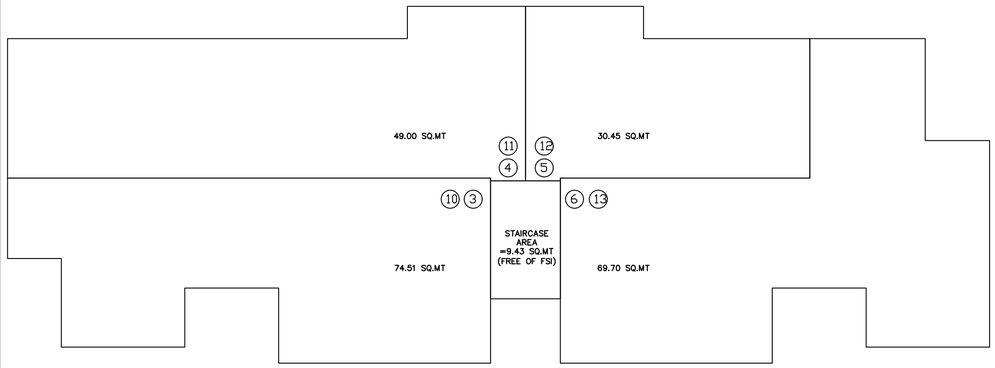
REV-R3	DESCRIPTION
NORTH	SCALE 1:100 / DATE 06.01.2024
	DRAWN BY SIDDHI / CHECKED BY Ar. YASH
	SHEET NO. 8/8 / JOB NO. 58

ARCHITECT YASH AGARWAL
CONSULTING ARCHITECT & PROJECT MANAGEMENT CONSULTANT
101 Rashtree Plaza, Opp. Shreyas Cinemas, L.B.S. Marg, Ghatkopar (W), Mumbai-400 086.
Email :- arc.yash@gmail.com Mob. - 9892109622

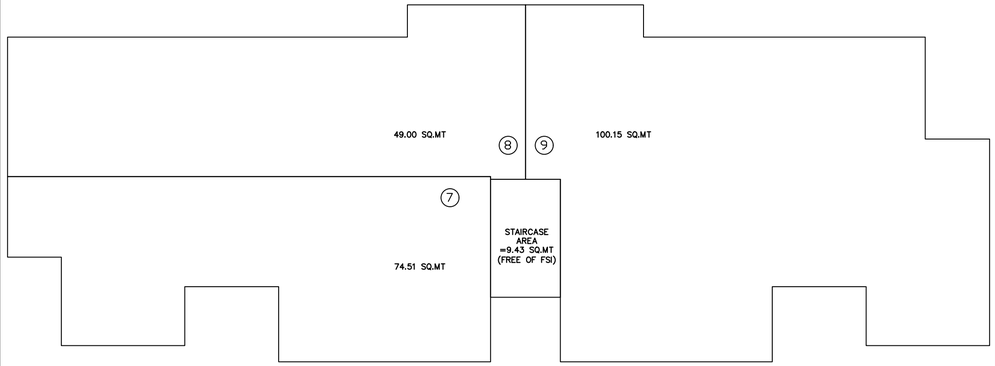
BUILDING A



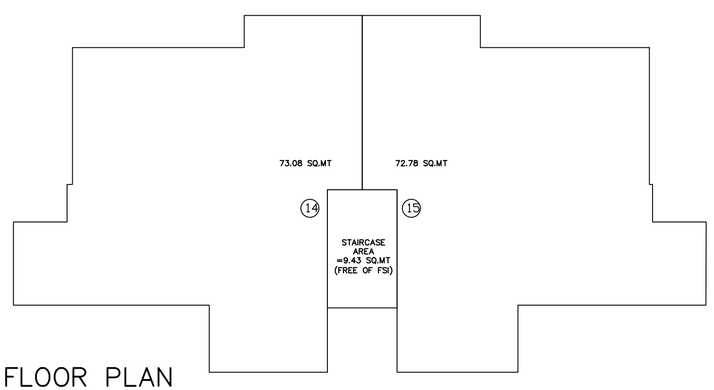
GROUND FLOOR PLAN



1ST & 3RD FLOOR PLAN

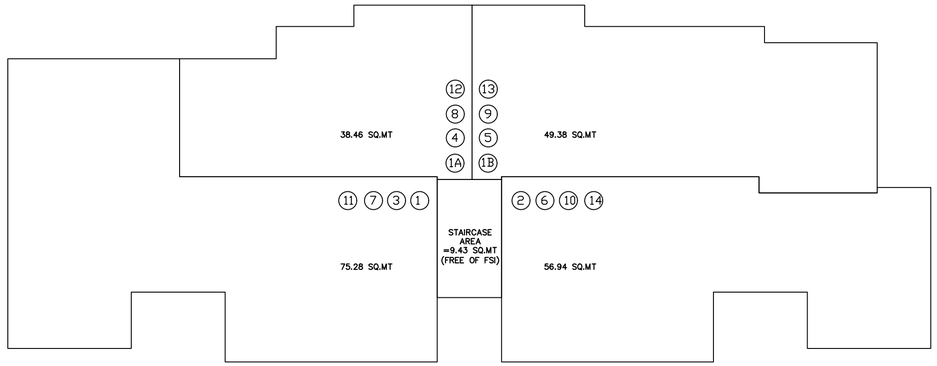


2ND FLOOR PLAN

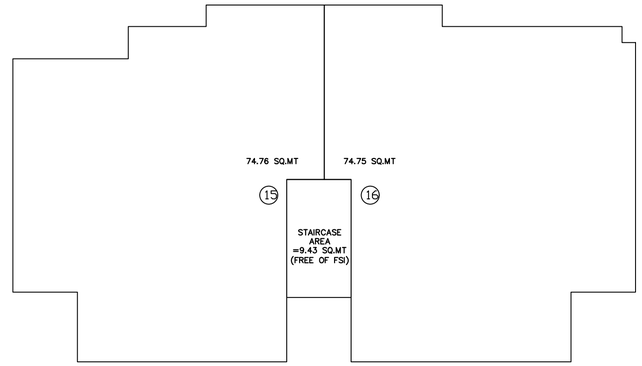


4TH FLOOR PLAN

BUILDING B



GROUND, 1ST 2ND & 3RD FLOOR PLAN



4TH FLOOR PLAN

DETAILS OF EXISTING REHAB TENANTS INCLUDING FUNGIBLE AREA

Sr. No.	NAME	EXISTING			EXISTING BUA DETAILS			FLOOR WISE COMMON FUNG. BUA	PROPOSED		TOTAL PROP. BUA FOR REHAB			FUNGIBLE BUA		
		Wing	FLOOR	FLAT NO.	EXISTING BUA	PERMISSIBLE FUNGIBLE BUA	TOTAL BUA		FLOOR	FLAT NO.	NON FUNGIBLE	FUNGIBLE	TOTAL BUA	DEFICIT BUA TO BE KEPT IN ABEYANCE	WITHOUT PREMIUM	WITH PREMIUM
1	2	3a	3b	3c	4a=3dX1.20	4b=4ax35%	4c=4a+4b	5			6a.	6b.	6c=(6a+6b)	7=(6c-4c) (-ve)	(4b or 6b) whichever is less	(6b-4b)
	BLDG A															
1.	Amee Shah	A	GF	1	69.63	24.37	94.00		3	302	78.75	27.56	106.31	0.00	24.37	3.19
2.	Harsha R Parmar	A	GF	2	59.05	20.67	79.72		11	1101	71.78	25.12	96.90	0.00	20.67	4.45
3.	Nirupama J Bhanushali	A	1	3	74.51	26.08	100.59		5	502	78.75	27.56	106.31	0.00	26.08	1.48
4.	Nareshbhai J Sheth	A	1	4	49.00	17.15	66.15		6	603	49.76	17.42	67.18	0.00	17.15	0.27
5.	Rajnikant R Mehta	A	1	6	69.70	24.40	94.10		2&9	204 & 905	93.27	32.64	125.91	0.00	24.40	8.25
6.	Pankaj S Patel	A	2	7	74.51	26.08	100.59		2,3 &4	201, 301&401	142.59	49.91	192.50	0.00	43.23	6.68
7.	Pankaj S Patel	A	2	8	49.00	17.15	66.15									
8.	Ketan R Pathak	A	1	5	30.45	10.66	41.11		7	702 & 705	130.70	45.74	176.44	0.00	45.71	0.03
9.	Ketan R Pathak	A	2	9	100.15	35.05	135.20									
10.	Vinayak D Khot	A	3	10	74.51	26.08	100.59		8	802	90.90	31.82	122.72	0.00	26.08	5.74
11.	Ashok R Gathani	A	3	11	49.00	17.15	66.15		5	501	49.05	17.17	66.21	0.00	17.15	0.02
12.	Paruben R Patel	A	3	12	30.45	10.66	41.11		8	805	40.55	14.19	54.74	0.00	10.66	3.53
13.	Abhay J Bagadia	A	3	13	69.70	24.40	94.10		10	1001	71.78	25.12	96.90	0.00	24.40	0.73
14.	Pradeep B Mehta	A	4	14	73.08	25.58	98.66		6	602	80.28	28.10	108.38	0.00	25.58	2.52
15.	Harsukhbhai L Sanura	A	4	15	72.78	25.47	98.25		1&10	103 & 1005	82.55	28.89	111.44	0.00	25.47	3.42
	BLDG B															
16.	Sharmishta J Parikh	B	GF	1	75.28	26.35	101.63		4	403 & 404	132.86	46.50	179.36	0.00	39.81	20.15
17.	Jitendra R Parikh	B	GF	1A	38.46	13.46	51.92									
18.	Mukesh N Shah	B	GF	1B	49.38	17.28	66.66		1	104	52.72	18.45	71.17	0.00	17.28	1.17
19.	Subhash K Chheda	B	GF	2	56.94	19.93	76.87		5	504	58.39	20.44	78.83	0.00	19.93	0.51
20.	Nitesh C Mange	B	1	3	75.28	26.35	101.63		10	1002A & 1002	113.78	39.82	153.60	0.00	39.81	13.47
21.	Nitesh C Mange	B	1	4	38.46	13.46	51.92									
22.	Bhartiben V Shah	B	1	5	49.38	17.28	66.66		7	703	49.76	17.42	67.18	0.00	17.28	0.13
23.	Vasant R Shah	B	1	6	56.94	19.93	76.87		7	704	58.39	20.44	78.83	0.00	19.93	0.51
24.	Mahendra D Dedhia	B	2	7	75.28	26.35	101.63		9	803 & 804	109.76	38.42	148.18	0.00	26.35	12.07
25.	Kalpana V Shah	B	2	8	38.46	13.46	51.92		10	1003	49.76	17.42	67.18	0.00	13.46	3.96
26.	Pravin N Patel	B	2	9	49.38	17.28	66.66		8	903	49.76	17.42	67.18	0.00	17.28	0.13
27.	Parvatiben N Patel	B	2	10	56.94	19.93	76.87		8	904	60.07	21.02	81.09	0.00	19.93	1.09
28.	Naresh R Bhayani	B	3	11	75.28	26.35	101.63		9	902	113.78	39.82	153.60	0.00	26.35	13.47
29.	Kirtikumar K Doshi	B	3	12	38.46	13.46	51.92		3	303	42.00	14.70	56.70	0.00	13.46	1.24
30.	Manilal P Sejpal	B	3	13	49.38	17.28	66.66		3	304	52.72	18.45	71.17	0.00	17.28	1.17
31.	Jayprakash J Bhayani	B	3	14	56.94	19.93	76.87		6	604	58.39	20.44	78.83	0.00	19.93	0.51
32.	Pravin R Vora	B	4	15	74.76	26.17	100.93		1	102	75.62	26.47	102.09	0.00	26.17	0.30
33.	Deepak P Parekh	B	4	16	74.75	26.16	100.91		2	202	75.62	26.47	102.09	0.00	26.16	0.31
	TOTAL				**1975.27**	**691.34**	**2666.61**				**2214.09**	**774.93**	**2989.02**	**0.00**	**691.34**	**110.51**

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

DETAILS OF EXISTING REHAB TENEMENTS INCLUDING FUNGIBLE

NAME & SIGNATURE OF OWNER

NITESH CHATRABHUJ MANGE
Digitally signed by NITESH CHATRABHUJ MANGE
Date: 2024.01.11 15:15:06 +05'30'

M/S. GARODIA NAGAR MAHAVIRDHAM CHS. LTD.

NAME & SIGNATURE OF ARCHITECT

Yash Rajesh Agarwal
Digitally signed by Yash Rajesh Agarwal
Date: 2024.01.11 15:06:02 +05'30'

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

ARCHITECT YASH AGARWAL
CONSULTING ARCHITECT & 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