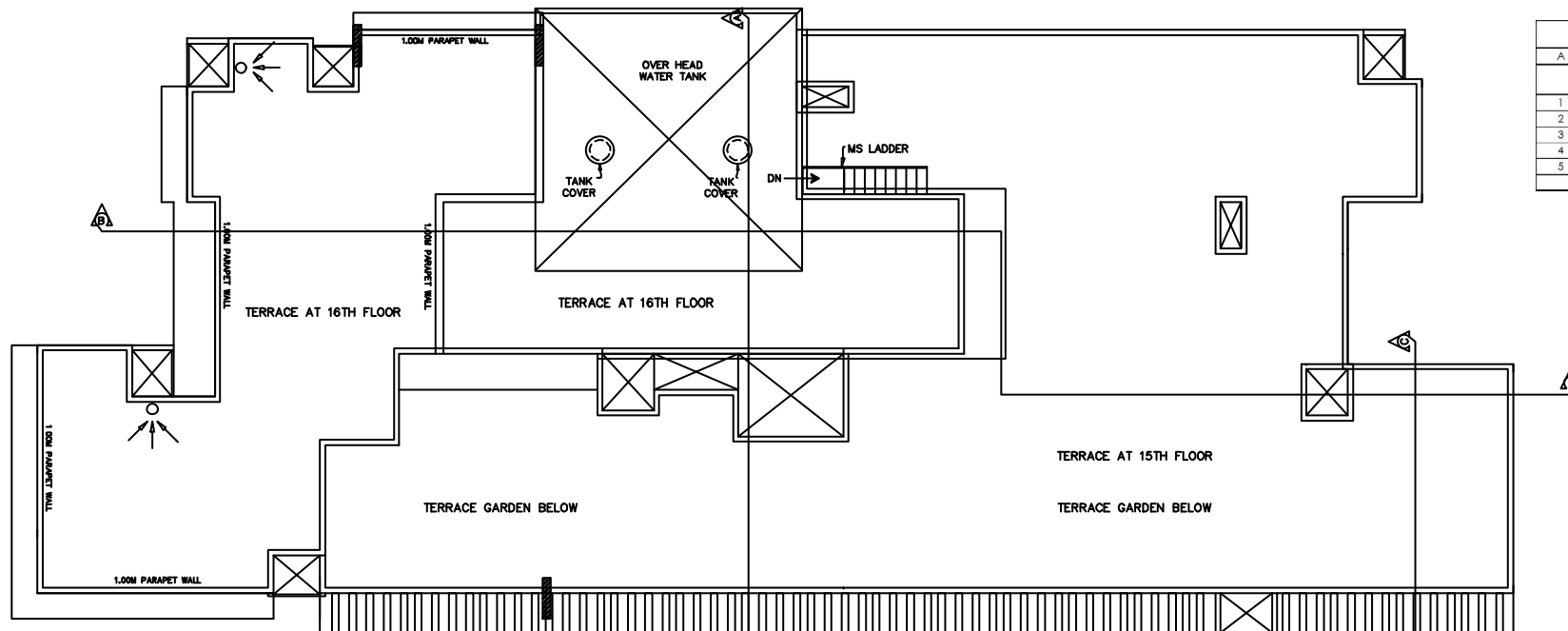
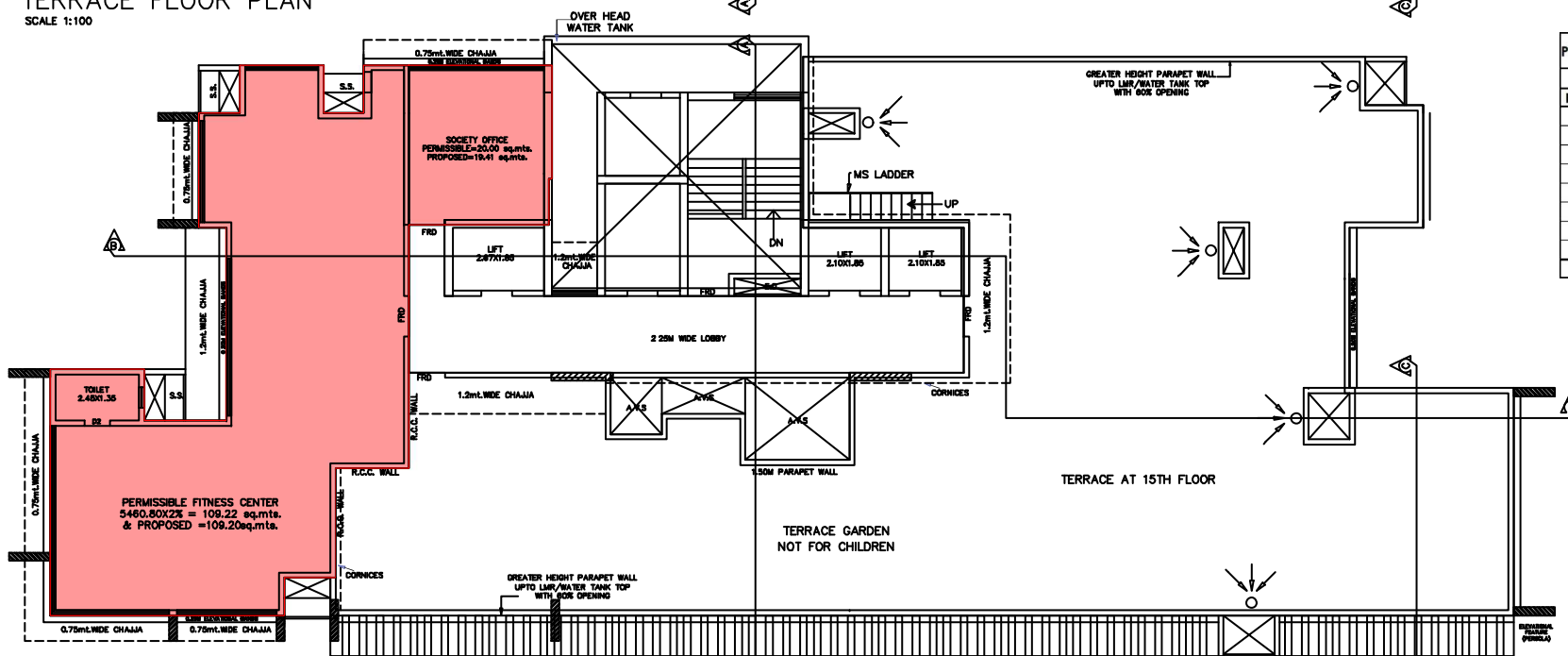
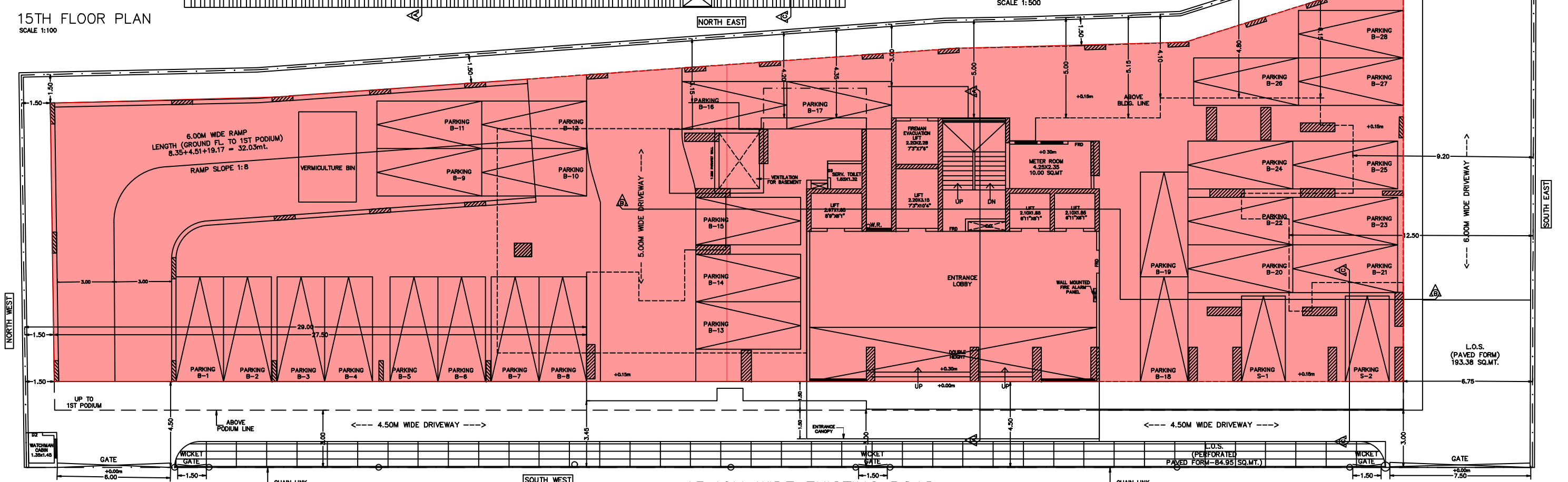


TERRACE FLOOR PLAN
SCALE 1:100



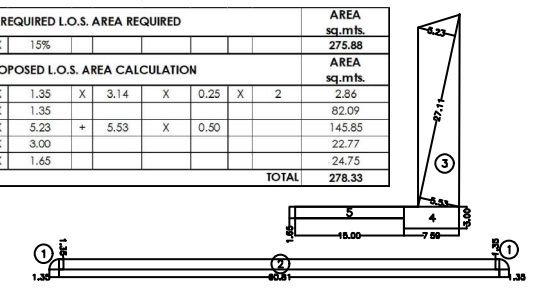
15TH FLOOR PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100

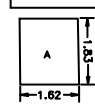
<--- 13.40M WIDE EXISTING ROAD --->

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			145.85
4	7.59	X	3.00							22.77
5	15.00	X	1.65							24.75
									TOTAL	278.33

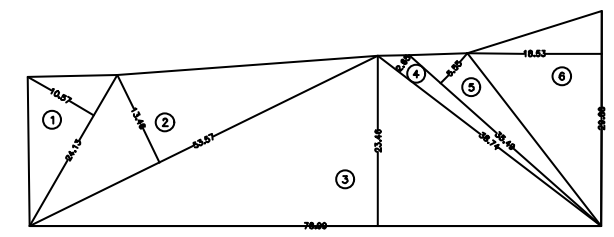


L.O.S. AREA DIAGRAM
SCALE 1:500

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



WATCHMAN CABIN AREA DIAGRAM
SCALE 1:100

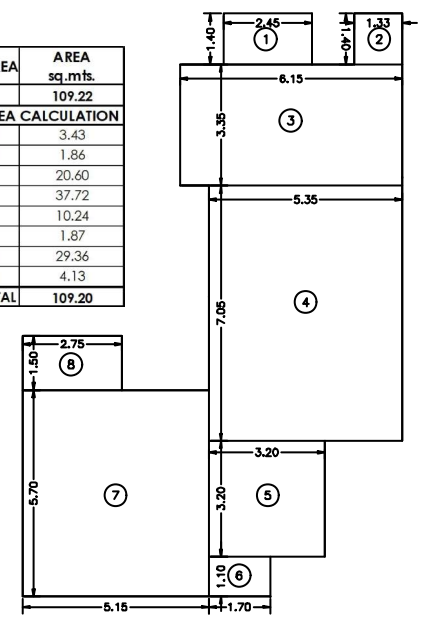


PLOT AREA DIAGRAM
SCALE = 1:500

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

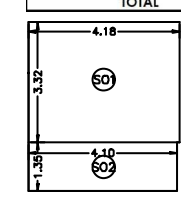
TDR UTILIZATION TABLE						SQ.MT.
PERMISSIBLE TDR	=	1839.20	X	0.70	=	1287.44
TDR UTILIZED						
SLUM TDR -SRA/0008/REHABSPILLO VER/2023					=	164.32
RES/0029/2023					=	105.08
00825/RD					=	348.46
RES/0031/2023					=	203.68
TOTAL TDR AVAILABLE					**=**	**821.54**
RESTRICTED UPTO = 1287.44 - 330.00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

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

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**

AS CERTIFIED BY ARCHITECT

RERA CARPET AREA STATEMENT						
	FLAT NO.					
FLOORNO.	1	2	2A	3	4	5
1ST FLOOR	57.60	93.99	-	51.44	65.63	43.28
2ND FLOOR	57.60	93.99	-	51.44	65.63	46.40
3RD FLOOR	57.60	99.08	-	51.44	65.63	46.40
4th FLOOR	60.18	REFUGE	-	163.67		-
5th FLOOR	57.60	99.08	-	54.64	73.24	46.40
6th FLOOR	57.60	101.15	-	62.21	73.24	46.40
7th FLOOR	57.60	115.86	-	62.21	73.24	46.40
8th FLOOR	57.60	115.86	138.23		71.48	49.43
9th FLOOR	89.81	145.60	-	62.21	75.32	49.43
10th FLOOR	89.81	143.62		62.21	75.32	49.43
11th FLOOR	89.81	145.60	-	REFUGE	125.21	
12th FLOOR	89.81	159.20	-	176.70		
13th FLOOR	89.81	159.20	-	176.70		
14th FLOOR	89.81	145.60	-	190.30		
TOTAL NO. OF FLATS						59

PARKING STATEMENT			
FLOOR	PARK REQD	NO OF FLATS	PERM PARK
BELOW 45.00 SQ.MT.	1 FOR 4 FLATS	1	0.25
45.00 TO 60.00 SQ.MT.	1 FOR 2 FLATS	19	9.50
60.00 TO 90.00 SQ.MT.	1 FOR 1 FLATS	20	20.00
ABOVE 90.00 SQ.MT.	2 FOR 1 FLATS	19	38.00
TOTAL		59	67.75
10% FOR VISITORS PARKING		=	6.78
TOTAL PARKING REQUIRED		=	74.53
SAY		=	**75.00**
Additonal 50% permissible		=	37.50
Total Permissible parking		=	112.50
Say		=	113.00

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

FULL OCCUPATION PERMISSION FOR RESIDENTIAL BUILDING COMPRISING OF PART BASEMENT (-03.83 MTRS.) + GROUND FLOOR + 1ST TO 3RD PODIUM FLOOR + GIRDER FLOOR + 1ST TO 14TH UPPER RESIDENTIAL FLOOR + SOCIETY OFFICE AND FITNESS CENTER AT TERRACE FLOOR LEVEL IS HERE BY GRANTED VIDE THIS OFFICE LETTER U/NO. P-7496/2021/(195/47)/N WARD/GHATKOPAR/OCC/1/NEW

SNEHA G NABAR — S.E.(B.P)-N
RAJARAM UTTAM JUWALEKAR — A.E.(B.P) L&N
Suhas Vasant Kamane — E.E.(B.P) ES-II

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
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)(II)+14(B)(II)]	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/BIULT 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-RESIDENTAL 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	

DESCRIPION OF PROPERTY
PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING C.T.S. NO. 195/47 OF VILLAGE GHATKOPAR AT GARODIA NAGAR GHATKOPAR (E). MUMBAI. 400077.

CERTIFICATE OF AREA
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE AND THAT THE DIMENSIONS OF THESIDES, ETC. OF THE PLOT STATED ON THE PLANS ARE MEASUREDON SITE AND THE AREA SO WORKED OUT IS 1839.20SQ.MT. ANDSAME TALLIES WITH AREA STATED IN THE DOCUMENTS OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

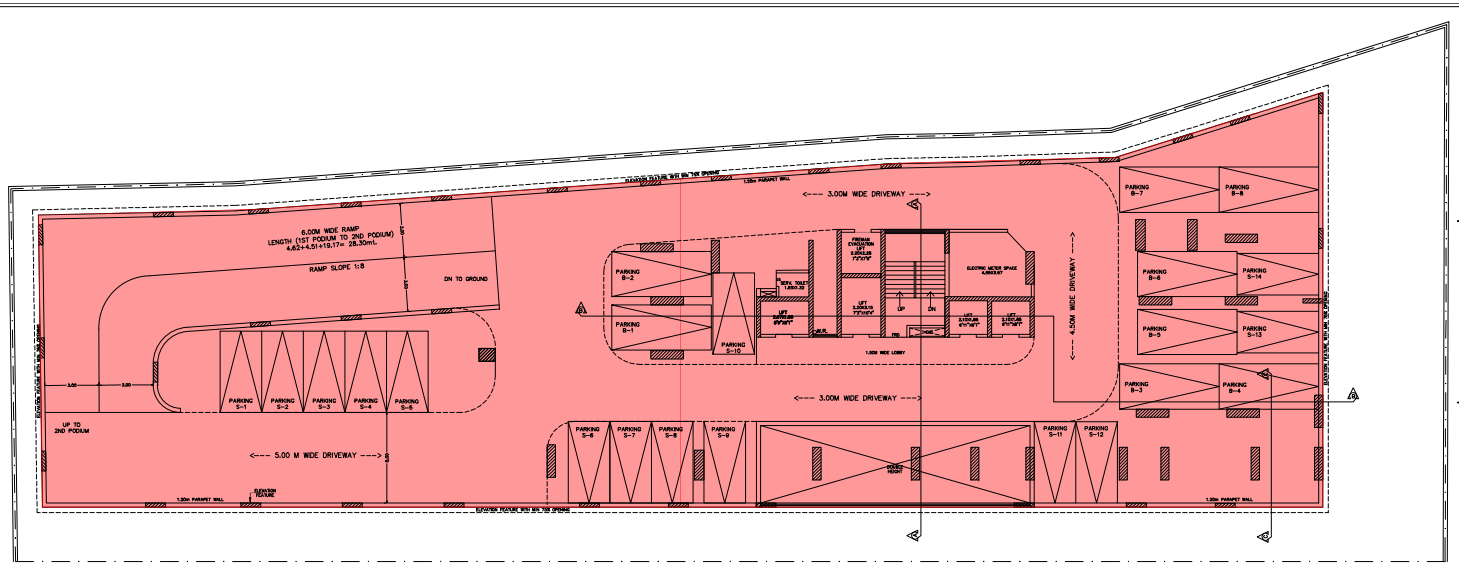
DARSHAN RAMANLAL PATEL
SIGNATURE OF ARCHITECT

NAME OF OWNER
GARODIA NAGAR MAHAVIRDHAM CHS LTD — NITESH CHATRABHUJ MANGE

ARCHITECTS
DARSHAN RAMANLAL PATEL

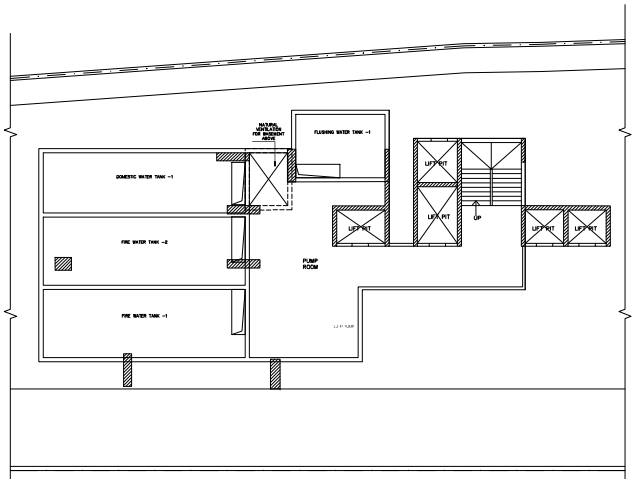
EASTERN ARCHITECTS
Ar. DARSHAN PATEL (CA/2016/78098)
1, 1ST FLOOR, SWAGAT CHS, HINGWALE LANE, OPP. TO POPULAR HOTEL, GHATKOPAR (E)-400077

EASTERN Architects

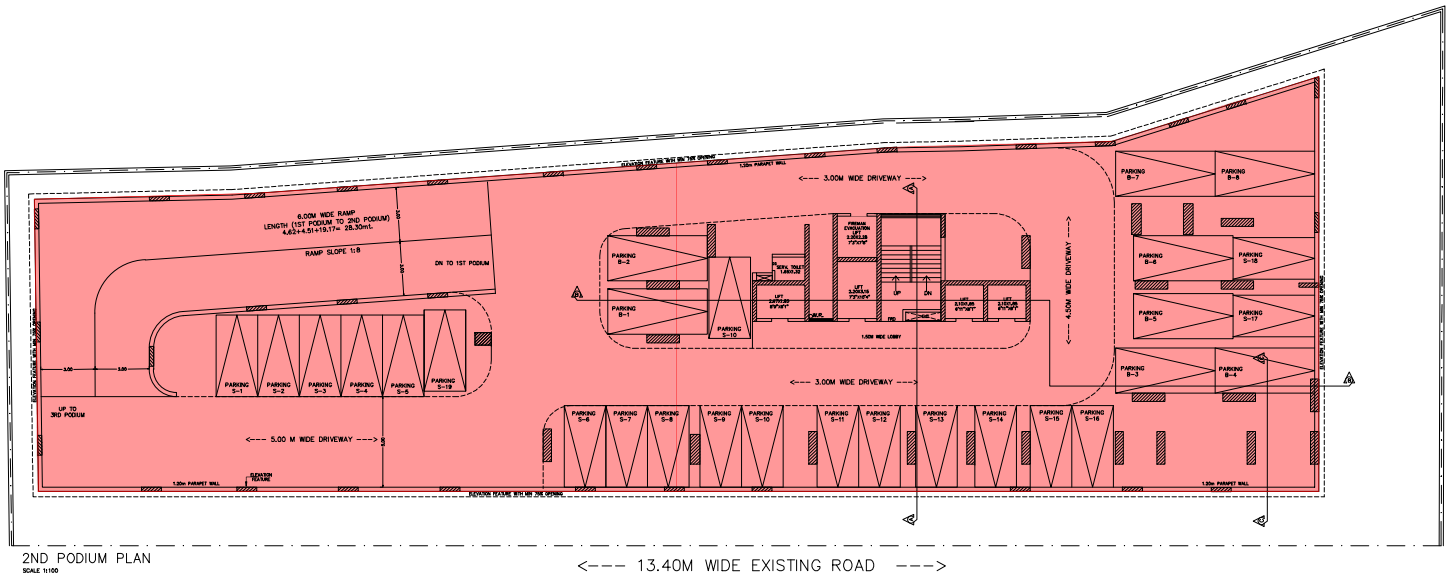


1ST PODIUM PLAN
SCALE 1:100

<--- 13.40M WIDE EXISTING ROAD --->



BASEMENT FLOOR PLAN
SCALE 1:100



2ND PODIUM PLAN
SCALE 1:100

<--- 13.40M WIDE EXISTING ROAD --->

Proforma - B

CONTENTS OF SHEET

PODIUM PLANS

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NAME OF OWNER

GARODIA NAGAR MAHAVIRDHAM CHS LTD

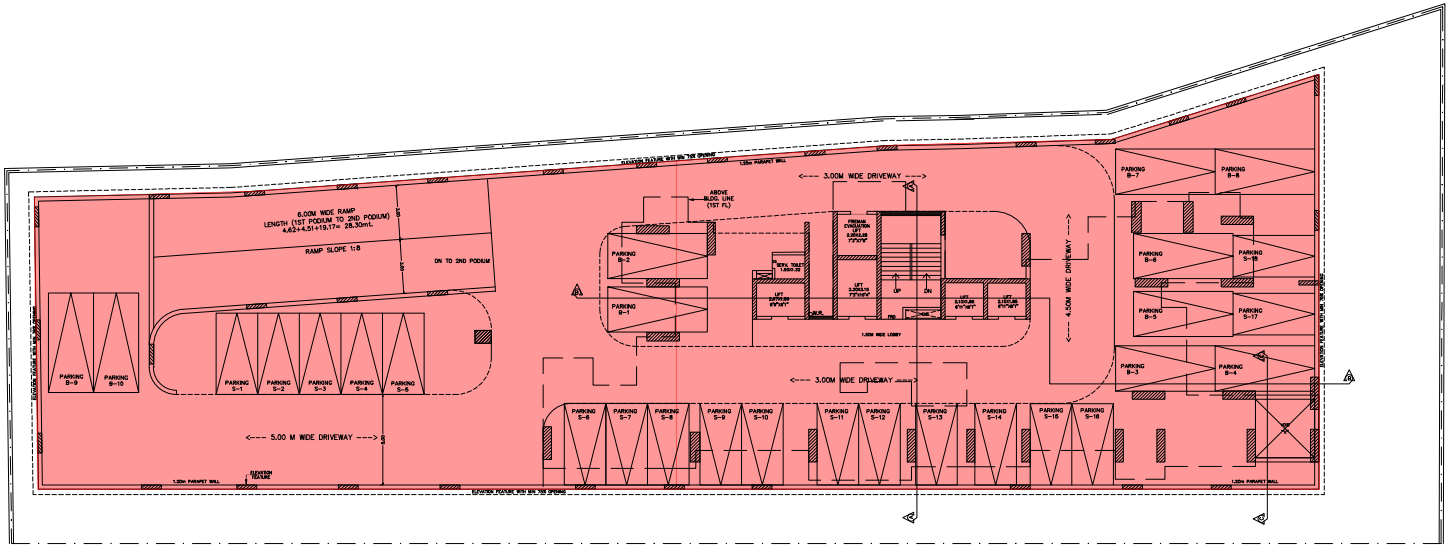
NITESH CHATRABHUJ MANGE

ARCHITECTS

DARSHAN RAMANLAL PATEL

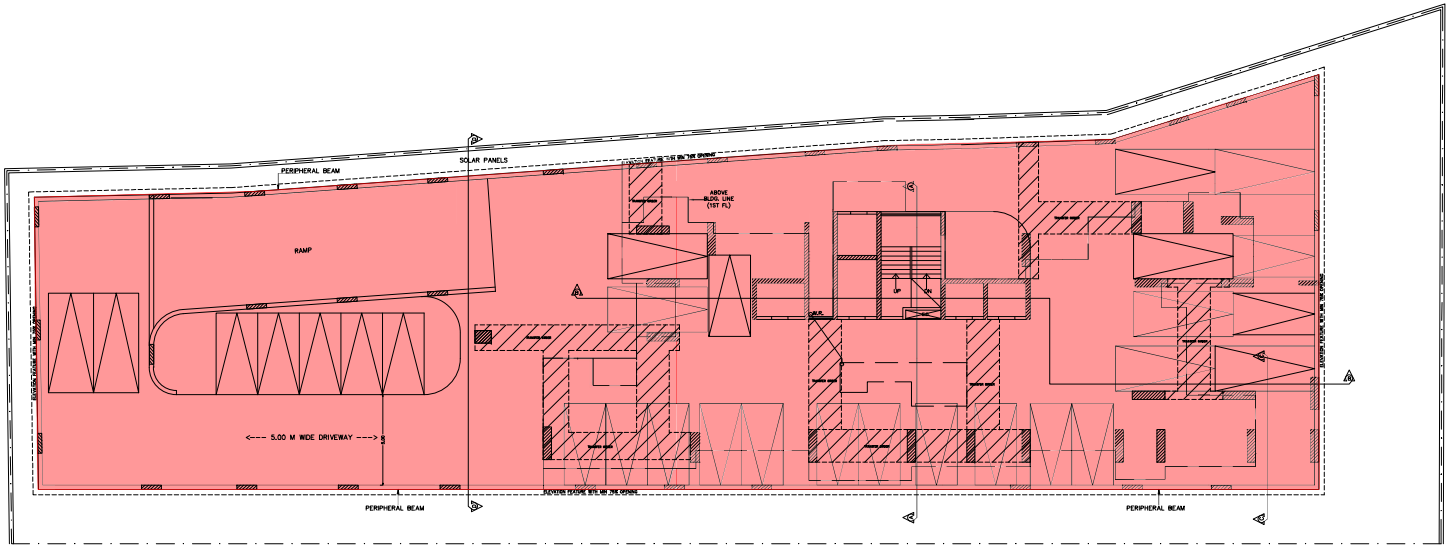
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1, 1ST FLOOR, SWAGAT CHS, HINGWALE LANE, OPP. TO POPULAR HOTEL, GHATKOPAR (E)- 400077

EASTERN Architects



3RD PODIUM PLAN
SCALE 1:100

<--- 13.40M WIDE EXISTING ROAD --->



GIRDER LEVEL PLAN
SCALE 1:100

<--- 13.40M WIDE EXISTING ROAD --->

Proforma - B

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PODIUM PLANS

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SNEHA NAGAT
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RAMABAI UTTAM JUWALEKAR
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NAME OF OWNER

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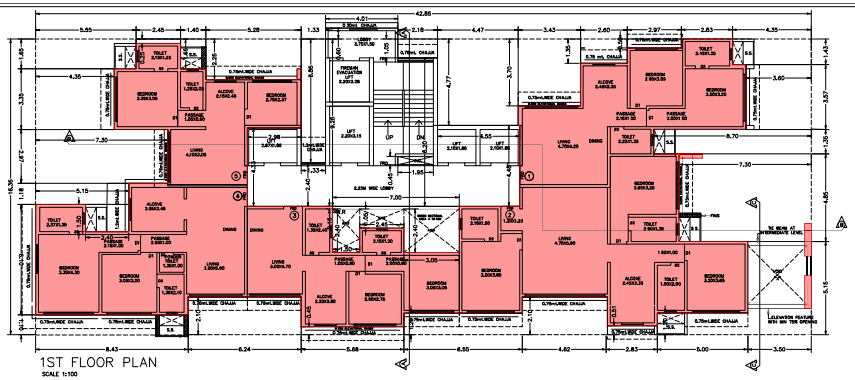
NITESH CHATRABHUJ MANGE
Digitally signed by NITESH CHATRABHUJ MANGE
Date: 2021.10.05 13:51:55 +05'30'

ARCHITECTS

DARSHAN RAMANLAL PATEL
Digitally signed by DARSHAN RAMANLAL PATEL
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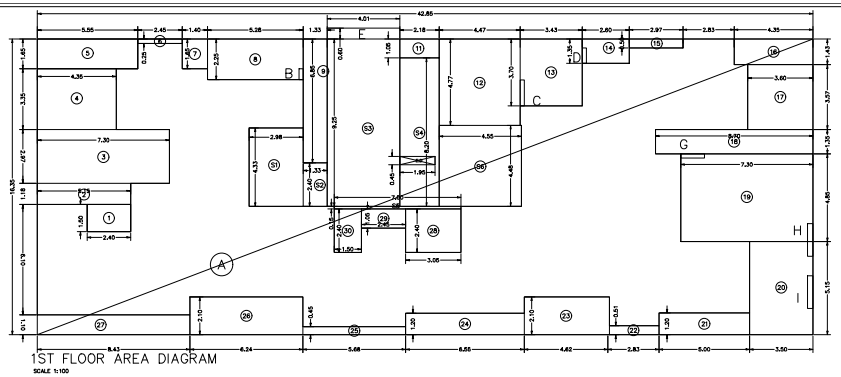
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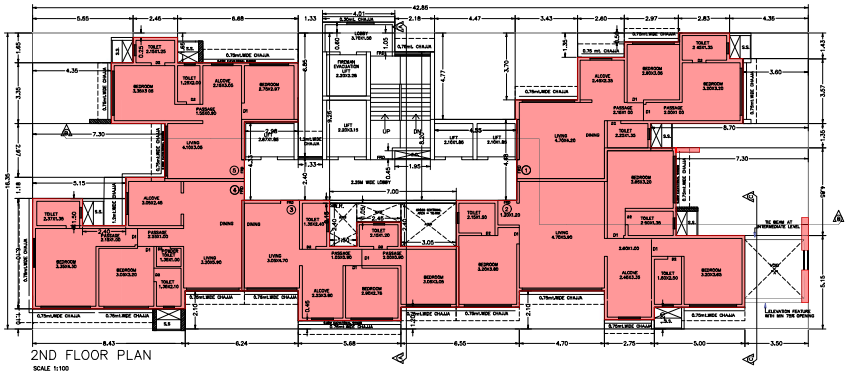
1ST FLOOR PLAN

SCALE 1:100



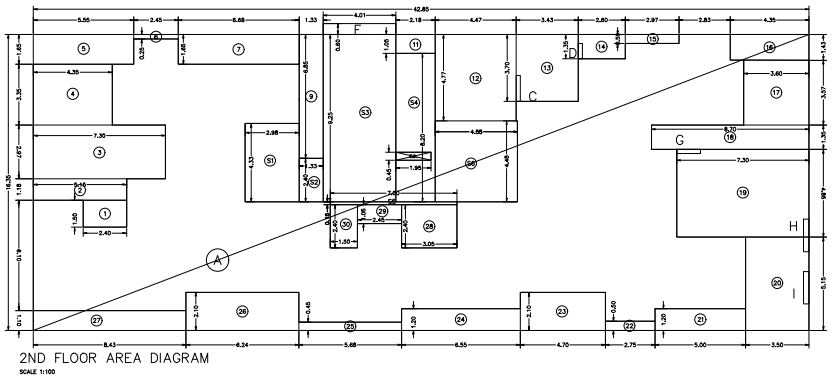
1ST FLOOR AREA DIAGRAM

SCALE 1:100



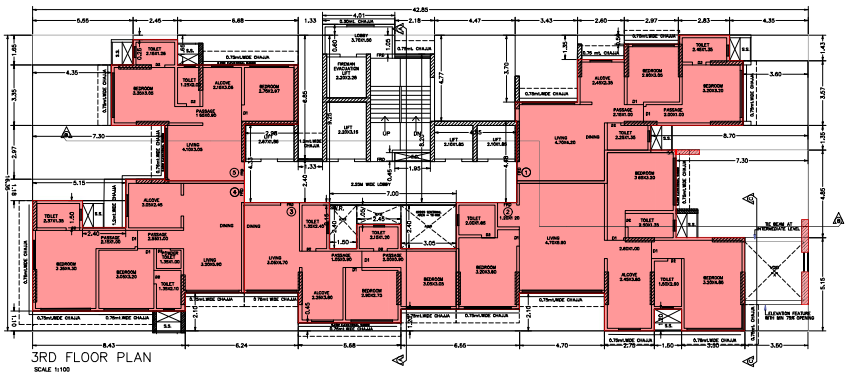
2ND FLOOR PLAN

SCALE 1:100



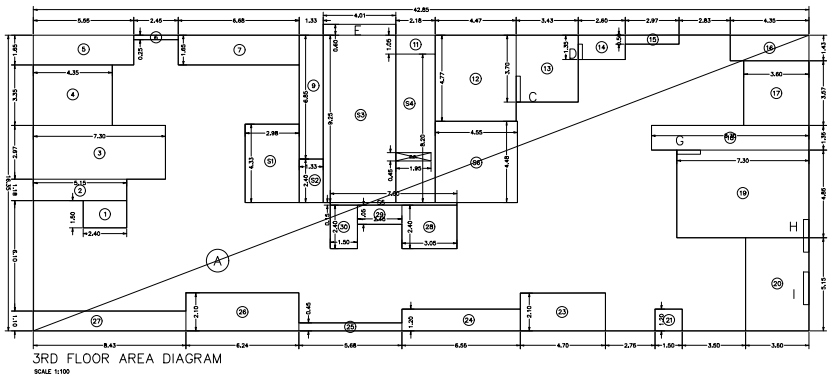
2ND FLOOR AREA DIAGRAM

SCALE 1:100



3RD FLOOR PLAN

SCALE 1:100



3RD FLOOR AREA DIAGRAM

SCALE 1:100

R.U.A CALCULATION for 2ND FLOOR						AREA (sq.mts.)
A	40.80	x	14.00			708.60
B	1.03	x	0.40			0.35
C	1.03	x	0.40			0.25
D	1.30	x	0.40			0.52
E	1.30	x	0.10			0.13
F	1.30	x	1.10			0.36
	1.30	x	1.10			0.36
					TOTAL	709.71
DEDUCTION :						
1	1.40	x	1.10			3.42
2	1.13	x	0.40			6.85
3	1.30	x	0.40			11.40
4	1.30	x	0.40			11.40
5	1.30	x	0.10			9.12
6	1.05	x	0.15			0.68
7	1.68	x	0.40			11.40
8	1.30	x	0.05			9.12
9	1.13	x	0.40			2.28
10	1.47	x	4.77			21.12
11	1.47	x	4.77			21.12
12	1.40	x	1.10			3.42
13	1.57	x	0.10			1.40
14	1.30	x	1.10			8.32
15	1.40	x	3.57			12.35
16	1.70	x	1.10			11.73
17	1.30	x	4.05			20.41
18	1.30	x	4.05			20.41
19	1.03	x	0.40			1.65
20	1.13	x	0.40			1.36
21	1.13	x	0.10			9.12
22	1.13	x	0.10			2.86
23	1.30	x	0.40			2.26
24	1.04	x	0.10			13.13
25	1.45	x	0.40			9.12
26	0.05	x	0.40			7.28
27	1.30	x	0.40			2.28
28	1.30	x	0.40			3.42
					TOTAL	204.71
					TOTAL GARDEN BUILT-UP AREA	460.00
LIFT & STAIR CASE BUILTUP AREA						
29	1.88	x	1.13			13.90
30	1.33	x	1.40			5.19
31	1.88	x	1.40			19.18
32	1.13	x	1.40			11.88
33	1.88	x	1.40			19.18
34	1.33	x	1.40			20.28
35	1.03	x	0.40			2.8
					TOTAL	94.00
DEDUCTION :						
36	1.30	x	0.45			0.80
					TOTAL	0.80
					TOTAL LIFT & STAIR CASE BUILT-UP AREA	94.00
					PIT BUILT-UP AREA	260.87

R.U.A CALCULATION for 1ST FLOOR						AREA (sq.mts.)
A	40.80	x	14.00			708.60
B	1.03	x	0.40			0.35
C	1.03	x	0.40			0.25
D	1.30	x	0.40			0.52
E	1.30	x	0.10			0.13
F	1.30	x	1.10			0.36
	1.30	x	1.10			0.36
					TOTAL	709.71
DEDUCTION :						
1	2.40	x	1.50			3.60
2	1.13	x	0.40			6.85
3	1.30	x	0.40			11.40
4	1.30	x	0.40			11.40
5	1.45	x	0.10			9.12
6	1.05	x	0.15			0.68
7	1.68	x	0.40			11.40
8	1.30	x	0.05			9.12
9	1.13	x	0.40			2.28
10	1.47	x	4.77			21.12
11	1.47	x	4.77			21.12
12	1.40	x	1.10			3.42
13	1.57	x	0.10			1.40
14	1.30	x	1.10			8.32
15	1.40	x	3.57			12.35
16	1.70	x	1.10			11.73
17	1.30	x	4.05			20.41
18	1.30	x	4.05			20.41
19	1.03	x	0.40			1.65
20	1.13	x	0.40			1.36
21	1.13	x	0.10			9.12
22	1.13	x	0.10			2.86
23	1.30	x	0.40			2.26
24	1.04	x	0.10			13.13
25	1.45	x	0.40			9.12
26	0.05	x	0.40			7.28
27	1.30	x	0.40			2.28
28	1.30	x	0.40			3.42
					TOTAL	204.71
					TOTAL GARDEN BUILT-UP AREA	460.00
LIFT & STAIR CASE BUILTUP AREA						
29	1.88	x	1.13			13.90
30	1.33	x	1.40			5.19
31	1.88	x	1.40			19.18
32	1.13	x	1.40			11.88
33	1.88	x	1.40			19.18
34	1.33	x	1.40			20.28
35	1.03	x	0.40			2.8
					TOTAL	94.00
DEDUCTION :						
36	1.30	x	0.45			0.80
					TOTAL	0.80
					TOTAL LIFT & STAIR CASE BUILT-UP AREA	94.00
					NET BUILT-UP AREA	260.87

R.U.A CALCULATION for 3RD FLOOR						AREA (sq.mts.)
A	40.80	x	14.00			708.60
B	1.03	x	0.40			0.35
C	1.03	x	0.40			0.25
D	1.30	x	0.40			0.52
E	1.30	x	0.10			0.13
F	1.30	x	1.10			0.36
	1.30	x	1.10			0.36
					TOTAL	709.71
DEDUCTION :						
1	2.40	x	1.50			3.60
2	1.13	x	0.40			6.85
3	1.30	x	0.40			11.40
4	1.30	x	0.40			11.40
5	1.45	x	0.10			9.12
6	1.05	x	0.15			0.68
7	1.68	x	0.40			11.40
8	1.30	x	0.05			9.12
9	1.13	x	0.40			2.28
10	1.47	x	4.77			21.12
11	1.47	x	4.77			21.12
12	1.40	x	1.10			3.42
13	1.57	x	0.10			1.40
14	1.30	x	1.10			8.32
15	1.40	x	3.57			12.35
16	1.70	x	1.10			11.73
17	1.30	x	4.05			20.41
18	1.30	x	4.05			20.41
19	1.03	x	0.40			1.65
20	1.13	x	0.40			1.36
21	1.13	x	0.10			9.12
22	1.13	x	0.10			2.86
23	1.30	x	0.40			2.26
24	1.04	x	0.10			13.13
25	1.45	x	0.40			9.12
26	0.05	x	0.40			7.28
27	1.30	x	0.40			2.28
28	1.30	x	0.40			3.42
					TOTAL	204.71
					TOTAL GARDEN BUILT-UP AREA	460.00
LIFT & STAIR CASE BUILTUP AREA						
29	1.88	x	1.13			13.90
30	1.33	x	1.40			5.19
31	1.88	x	1.40			19.18
32	1.13	x	1.40			11.88
33	1.88	x	1.40			19.18
34	1.33	x	1.40			20.28
35	1.03	x	0.40			2.8
					TOTAL	94.00
DEDUCTION :						
36	1.30	x	0.45			0.80
					TOTAL	0.80
					TOTAL LIFT & STAIR CASE BUILT-UP AREA	94.00
					NET BUILT-UP AREA	260.87

Proforma - B

CONTENTS OF SHEET

FLOOR PLANS WITH AREA DIAGRAM WITH AREA CALCULATION

1st to 3rd Floor Plan

P-7496/2021/(195/47)/N WARD/GHATKOPAR

FULL OCCUPATION PERMISSION FOR RESIDENTIAL BUILDING COMPRISING OF PART BASEMENT +03.83 MTRS.) + GROUND FLOOR + 1ST TO 3RD PODIUM FLOOR + GIRDER FLOOR + 1ST TO 14TH UPPER RESIDENTIAL FLOOR + SOCIETY OFFICE AND FITNESS CENTER AT TERRACE FLOOR LEVEL IS HERE BY GRANTED VIDE THIS OFFICE LETTER
U/NO. P-7496/2021/(195/47)/N WARD/GHATKOPAR/OCC/1/NEW

SNEHA G NABAR
S.E.(B.P)-N

RAJARAM UTTAM JUWALEKAR
A.E.(B.P) L&N

Gulve Vikram Narayan
E.E.(B.P) E.S-II

DESCRIPION OF PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING C.T.S. NO. 195/47 OF VILLAGE GHATKOPAR AT GARODIA NAGAR GHATKOPAR (E), MUMBAI 400077.

NAME OF OWNER

GARODIA NAGAR MAHAVIRDHAM CHS LTD

MITESH CHATRABHUJ MANGE

ARCHITECTS

DARSHAN RAMANLAL PATEL

EASTERN ARCHITECTS
Ar. DARSHAN PATEL (CA/2016/78098)
1, 1ST FLOOR, SWAGAT CHS, HINGWALE LANE, OPP. TO POPULAR HOTEL, GHATKOPAR (E)- 400077

EASTERN Architects