

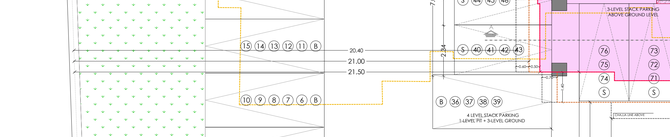
L.O.S. ON MOTHER EARTH LINE DIAGRAM
SCALE - 1:200

L.O.S. ON MOTHER EARTH AREA CALCULATION

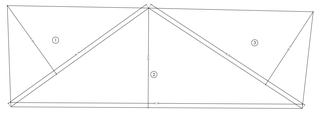
1	0.50	X	3.87	X	1.43	=	2.77
2	0.50	X	3.87	X	1.48	=	2.86
3	0.50	X	7.08	X	2.17	=	15.36
4	0.50	X	11.72	X	3.29	=	19.28
5	0.50	X	11.72	X	3.49	=	20.45
6	0.50	X	6.85	X	3.20	=	10.96
7	0.50	X	6.85	X	3.28	=	11.23
8	0.50	X	24.00	X	6.14	=	73.68
9	0.50	X	24.00	X	5.34	=	64.08
10	0.50	X	5.69	X	1.39	=	7.91
11	0.50	X	5.69	X	1.42	=	4.04
12	0.50	X	10.55	X	0.97	=	5.12
13	0.50	X	10.55	X	1.03	=	5.43
=	TOTAL PLOT AREA					=	243.17

TOTAL L.O.S. REQUIRED AS PER REG. 27 OF DCPR 2034 = 15% X 1582.75 SQ.MT. = 237.41 SQ.MT.

TOTAL L.O.S. PROP. ON MOTHER EARTH = 243.17 SQ.MT. (100%)



SECTION H - H THROUGH U.G. TANK
SCALE - 1:100



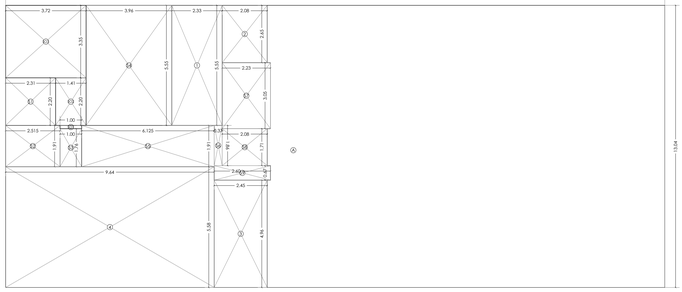
PLOT AREA LINE DIAGRAM
SCALE - 1:500

PLOT AREA CALCULATION

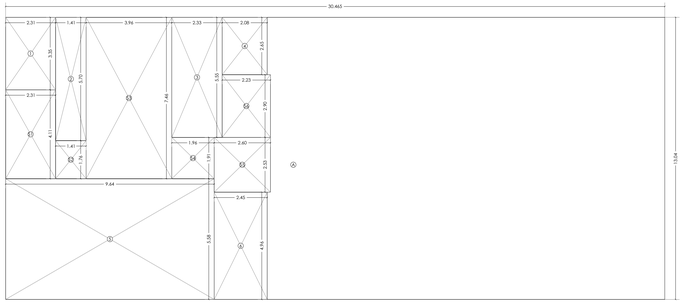
1	0.50	X	39.19	X	19.50	=	382.10
2	0.50	X	67.33	X	23.01	=	774.63
3	0.50	X	42.39	X	20.10	=	426.02
TOTAL PLOT AREA							1,582.75
AS PER PRC AREA							1679.00



LOCATION PLAN
SCALE - 1:500



1ST FLOOR BUILT-UP LINE DIAGRAM
SCALE - 1:100



GROUND FLOOR BUILT-UP LINE DIAGRAM
SCALE - 1:100

1ST FLOOR

A	30.465	X	13.04	X	1 NO	=	397.26 SQ.MT.
	TOTAL ADDITION					=	397.26 SQ.MT. X

DEDUCTIONS

1	2.33	X	5.55	X	1 NO	=	12.93 SQ.MT.
2	2.08	X	2.65	X	1 NO	=	5.51 SQ.MT.
3	2.45	X	4.96	X	1 NO	=	12.15 SQ.MT.
4	9.64	X	5.58	X	1 NO	=	53.79 SQ.MT.
TOTAL DEDUCTION						=	84.38 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	312.88 SQ.MT. X1

STAIRCASE & LIFT LOBBY AREA

SOCIETY OFFICE

SO1	1.00	X	0.15	X	1 NO	=	0.15 SQ.MT.
SO2	1.41	X	2.20	X	1 NO	=	3.10 SQ.MT.
SO3	3.72	X	3.35	X	1 NO	=	12.46 SQ.MT.
TOTAL STAIRCASE & LIFT LOBBY AREA						=	15.71 SQ.MT. Y2

STAIRCASE & LIFT LOBBY AREA

1ST

S1	2.31	X	2.20	X	1 NO	=	5.08 SQ.MT.
S2	2.515	X	1.91	X	1 NO	=	4.80 SQ.MT.
S3	1.00	X	1.76	X	1 NO	=	1.76 SQ.MT.
S4	3.96	X	5.55	X	1 NO	=	21.98 SQ.MT.
S5	6.125	X	1.91	X	1 NO	=	11.70 SQ.MT.
S6	0.37	X	1.86	X	1 NO	=	0.69 SQ.MT.
S7	2.23	X	3.05	X	1 NO	=	6.80 SQ.MT.
S8	2.08	X	1.71	X	1 NO	=	3.56 SQ.MT.
S9	2.60	X	0.67	X	1 NO	=	1.74 SQ.MT.
TOTAL STAIRCASE & LIFT LOBBY AREA						=	58.11 SQ.MT. Y3

NET BUILT UP AREA [X1 - (Y2 + Y3)]	=	239.06 SQ.MT.

GROUND FLOOR

A	30.465	X	13.04	X	1 NO	=	397.26 SQ.MT.
	TOTAL ADDITION					=	397.26 SQ.MT. X

DEDUCTIONS

1	2.31	X	3.35	X	1 NO	=	7.74 SQ.MT.
2	1.41	X	5.70	X	1 NO	=	8.04 SQ.MT.
3	2.33	X	5.55	X	1 NO	=	12.93 SQ.MT.
4	2.08	X	2.65	X	1 NO	=	5.51 SQ.MT.
5	9.64	X	5.58	X	1 NO	=	53.79 SQ.MT.
6	2.45	X	4.96	X	1 NO	=	12.15 SQ.MT.
TOTAL DEDUCTION						=	100.16 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	297.10 SQ.MT. X1

STAIRCASE & LIFT LOBBY AREA

GROUND FLOOR

S1	2.31	X	4.11	X	1 NO	=	9.49 SQ.MT.
S2	1.41	X	1.76	X	1 NO	=	2.48 SQ.MT.
S3	3.96	X	7.46	X	1 NO	=	29.54 SQ.MT.
S4	1.96	X	1.91	X	1 NO	=	3.74 SQ.MT.
S5	2.60	X	2.53	X	1 NO	=	6.58 SQ.MT.
S6	2.23	X	2.90	X	1 NO	=	6.47 SQ.MT.
TOTAL STAIRCASE & LIFT LOBBY AREA						=	58.30 SQ.MT. Y2

NET BUILT UP AREA [X1 - Y2]	=	238.80 SQ.MT.

PARKING STATEMENT AS PER DCPR 2034

(A) RESIDENTIAL			
AREA OF FLATS IN SQ.MT.	PARKING REQUIRED	TOTAL NO. OF FLATS	PARKING REQUIRED AS PER DCPR 2034
BELOW 45.00 SQ.MT.	4 T/S 1 PARKING	01 NOS.	0.25
45.00 TO 60.00 SQ.MT.	2 T/S 1 PARKING	15 NOS.	7.50
60.00 TO 90.00 SQ.MT.	1 T/S 1 PARKING	44 NOS.	44.00
90.00 OR ABOVE	1 T/S 2 PARKING	02 NOS.	4.00
TOTAL		62 NOS.	55.75
10% VISITORS PARKING			5.575
TOTAL PARKING REQUIRED FOR RESIDENTIAL -----(A)			61.325
(B) COMMERCIAL			
SHOPS TOTAL BUA FOR COML. = 477.86 SQ.MT. i) 01 FOR EVERY 40 SQ.MT. UP TO 800 SQ.MT. 477.86/40.00 = 11.95 SQ.MT.			11.95
10% VISITORS PARKING (MIN - 2.00)			2.00
TOTAL PARKING REQUIRED FOR COMMERCIAL -----(B)			13.95
TOTAL PARKING REQUIRED (A) + (B)			75.275 SAY 76.00
DETAILS OF PARKING PROVIDED			76.00

SR. NO.	FLOOR	BIG PARKING SPACE	SMALL PARKING SPACE	TOTAL
1.	GROUND FLOOR	39.00	10.00	49.00
2.	STIL FLOOR	0.00	27.00	27.00
3.	TOTAL	39.00	37.00	76.00
4.	RATIO TO TOTAL	51.32%	48.68%	100%

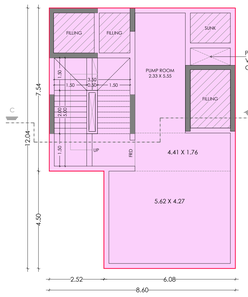
BUILT-UP AREA SUMMARY

FLOOR	HT. IN MT.	BUA	STAIRCASE, LIFTS & LIFTS LOBBY AREA
GR/PLINTH	+00.15	238.80	58.30
1ST	+04.35	239.06	58.11
2ND	+07.95	142.11	56.17
3RD	+11.05	277.99	55.71
4TH	+14.15	277.99	55.71
5TH	+17.25	277.99	55.71
6TH	+20.35	281.27	55.71
7TH	+23.45	208.91	56.17
8TH	+26.55	281.27	55.71
9TH	+29.65	281.27	55.71
10TH	+32.75	281.27	55.71
11TH	+35.85	281.27	55.71
12TH	+38.95	281.27	55.71
14TH	+42.05	301.93	55.71
15TH	+45.15	251.40	55.02
16TH	+48.25	301.93	55.71
17TH	+51.35	301.93	55.71
18TH	+54.45	301.93	55.71
19TH	+57.55	243.13	56.90
TERRACE	+60.65	---	---
GROSS BUA	---	5,052.72	1,064.90

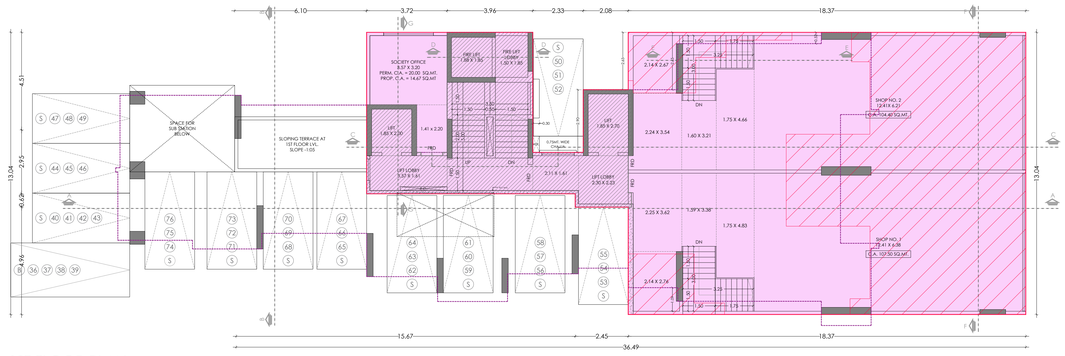
COMMERCIAL BUILT-UP AREA
GROSS BUILT-UP AREA = 477.86 SQ.MT.
FUNGIBLE COMPENSATORY AREA = 56.47 SQ.MT.
NET BUILT-UP AREA = 421.39 SQ.MT.

RESIDENTIAL BUILT-UP AREA
GROSS BUILT-UP AREA = 4,574.86 SQ.MT.
FUNGIBLE COMPENSATORY AREA = 1,197.65 SQ.MT.
NET BUILT-UP AREA = 3,377.21 SQ.MT.

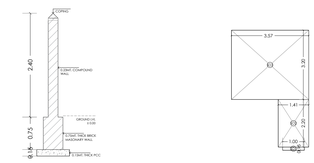
TOTAL BUILT-UP AREA
GROSS BUILT-UP AREA = 5,052.72 SQ.MT.
FUNGIBLE COMPENSATORY AREA = 1,254.12 SQ.MT.
NET BUILT-UP AREA = 3,798.60 SQ.MT.



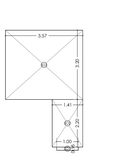
PT. BASEMENT FLOOR PLAN
SCALE - 1:100



1ST FLOOR PLAN
SCALE - 1:100



SECTION THROUGH COMPOUND WALL
SCALE - 1:50



C.A. LINE DIAGRAM - SOCIETY OFFICE
SCALE - 1:100

1ST FLOOR SOCIETY OFFICE

SO1	1.00	X	0.15	X	1 NO	=	0.15 SQ.MT.
SO2	1.41	X	2.20	X	1 NO	=	3.10 SQ.MT.
SO2	3.57	X	3.20	X	1 NO	=	11.42 SQ.MT.
					TOTAL ADDITION		14.67 SQ.MT.

PERMISSIBLE SOCIETY OFFICE C.A. FREE OF FSI = 20.00 SQ.MT.
PROPOSED SOCIETY OFFICE C.A. = 14.67 SQ.MT.

GROUND FLOOR PLAN
SCALE - 1:100

R.C.A. TABLE FOR RES. T/S FOR PARKING PURPOSE ONLY

FLAT NO.	1	2	3	4
GROUND	---	---	---	---
1ST	---	---	---	---
2ND	76.12	---	---	47.07
3RD	76.12	61.12	61.36	47.07
4TH	76.12	61.12	61.36	47.07
5TH	76.12	61.12	61.36	47.07
6TH	76.12	61.12	61.36	50.36
7TH	76.12	---	59.45	50.36
8TH	76.12	61.12	61.36	50.36
9TH	76.12	61.12	61.36	50.36
10TH	76.12	61.12	61.36	50.36
11TH	76.12	61.12	61.36	50.36
12TH	76.12	61.12	61.36	50.36
14TH	86.07	61.12	61.36	52.34
15TH	86.07	---	103.61	---
16TH	86.07	61.12	61.36	52.34
17TH	86.07	61.12	61.36	52.34
18TH	100.40	61.12	61.36	37.85
19TH	86.07	61.12	61.36	---
TOTAL RESIDENTIAL TENEMENT (FOR T/S DENSITY)				62.00



BLOCK PLAN
SCALE - 1:500

FORM I

PROPOSAL SUBMITTED U/REG. 33(7)(B) & 33(12)(B) OF DCPR 2034

I.	AREA STATEMENT	SQ. MT.
1.	GROSS AREA OF PLOT	1,582.75
	(a) AREA OF RESERVATION IN PLOT	-----
	(b) AREA OF ROAD SET BACK	-----
	(c) AREA OF DP ROAD	-----
2.	DEDUCTIONS FOR	-----
(A)	FOR RESERVATION/ROAD AREA TO BE HANDED OVER TO MCGM (100%)	-----
	(a) ROAD SET BACK/WIDENING AREA (REGULATION NO 16)	-----
	(b) PROPOSED DP ROAD AREA (REGULATIONNO 16)	-----
	(c) i) RESERVATION AREA (PLOT) TO BE HANDED OVER (100%) (REGULATION NO. 17)	-----
	ii) RESERVATION AREA TO BE HANDED OVER AS PER AR (REGULATION NO 17) (NOT TO BE DEDUCTED FOR COMPUTATION OF FSI i.e .sr.no 5 below)	-----
	TOTAL AREA UNDER ROAD/RESERVATION	-----
(B)	FOR AMENITY AREA TO BE HANDED OVER TO MCGM	-----
	(a) AREA OF AMENITY PLOT AS PER DCR 14(A)	-----
	(b) AREA OF AMENITY PLOT AS PER DCR 14(B)	-----
	(c) AREA OF AMENITY PLOT AS PER DCR 35	-----
	TOTAL AMENITY AREA	-----
(C)	DEDUCTION FOR EXISTING BUA TO BE RETAINED IF ANY/LAND COMPONENT OF EXISTING BUA/EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	-----
3.	TOTAL DEDUCTIONS [2(A) +2(B)+2(C)]	-----
4.	BALANCE AREA OF PLOT(FOR CACULATING REQUIRED LOS) [1-3]	1,582.75
5.	PLOT AREA UNDER DEVELOPMENT [SR. NO. 4 + 2(A)(c)(i)]	1,582.75
6.	ZONAL (BASIC) FSI (0.50 OR 0.75 OR 1.0 OR 1.33)	1.0
7.	(a) PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (SX6)	1,582.75
	(b) PROTECTED BUILT UP AREA AS PER REG. 30(c) AS PER APPROVED PLAN OF OLD EXISTING BLDG U/NO. _____ DTD. _____	-----
	PERMISSIBLE BUILT UP AREA (7a OR 7b)	-----
8.	ADDITIONAL BUA AS PER REGULATION 30(A)(3)(a)	-----
	(a) ADDITIONAL BUA FOR 2(A)(c)(i) & 2(B) ABOVE WITHIN THE CAP OF "ADMISSIBLE TDR" AS PER TABLE NO.12 ON BALANCE PLOT.	-----
	(b) ADDITIONAL BUA FOR 2(A)(ii) & 5(A)(b) ABOVE TO BE UTILIZED OVER AND ABOVE THE PERMISSIBLE FSI AS PER COLUMN NO. 7 OF TABLE 12 OF REGULATION 30(A) AND AS MENTIONED IN TABLE 12 A OF REGULATION 32 (2005)	-----
	(c) ADDITIONAL BUA IN CASE OF 2(A)(c)(ii) AS PER REGULATION 17(1) NOTE 20 (vii) &(viii) AS PER AR POLICY ON REMAINING PLOT	-----
	TOTAL ADDITIONAL BUA	-----
9.	ADDITIONAL/INCENTIVE BUA WITHIN THE CAP OF "ADMISSIBLE TDR" AS PER TABLE 12 ON BALANCE PLOT	-----
	(a) IN LIEU OF COST CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(A)(3)(b)	-----
	(b) INCENTIVE FSI AS PER REGULATION. 33(7)(B) PERM. 105Q.MT. X 27/15 = 270 SQ.MT.	269.94 (claimed)
	(c) 50% OF REHAB COMPONENT AS PER REGULATION 33(7)(A)	-----
	TOTAL ADDITIONAL BUA/INCENTIVE AREA	269.94
10.	BUA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO 12 OF REGULATION NO 30(A) (SR. NO. 5 X 50%) (1582.75 SQ.MT. X 0.50) = 791.37 SQ.MT.	791.37
11.	BUA DUE TO ADMISSIBLE TDR" AS PER TABLE NO 12 OF REGULATION NO 30(A) & 32 (BY RESTRICTING AREA UTILISED IN SR. NO. 8(a) & 9 ABOVE) 1582.75 X 0.90 = 1,424.48 SQ.MT. LESS INCENTIVE FSI 269.94 SQ.MT. = 1,154.54 SQ.MT. i) SLUM TDR = 575.83 SQ.MT. U/DRC. NO. SRA/1458/LAND DTD. 19.05.2022 ii) GENERAL TDR = 578.71 SQ.MT. U/DRC NO. RES/0018/2022 DTD. 15.03.2022 iii) TOTAL TDR = 1,154.54 SQ.MT.	1,154.54
12.	PERMISSIBLE BUILTUP AREA AS PER REG. 30(A) TABLE 12 OF DCPR 2034 [7+8+9+10+11]	3,798.60
a.	TOTAL PERMISSIBLE BUILT UP AREA [12 + 12A]	3,798.60
13.	PROPOSED BUILT UP AREA	3,798.60
14.	TDR GENERATED IF ANY AS PER REGULATION 30 (A) AND 32 FOR UNUTILIZED BUA ON PLOT	-----
15.	FUNGIBLE COMPENSATORY AREA AS PER REG NO. 31(3)	
a)	(i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM.	450.94
	(ii) FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM.	450.94
b)	(i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM.	821.37
	(ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM.	803.18
16.	TOTAL BUA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA 13(a) +15(a)(ii) +15(b)(ii)	5,052.72
17.	FSI CONSUMED ON NET PLOT [13/4]	2.40
(II)	OTHER REQUIREMENTS	-----
	REQUIREMENT OF RECREATIONAL O.S. IN LAYOUT/PLOT AS PER REG. 27	-----
	TENEMENT STATEMENT	-----
	(i) PROPOSED BUA (13 (a) ABOVE)	3,798.60
	(ii) LESS DEDUCTION OF NON - RESIDENTIAL AREA (SHOP ETC.)	421.39
	(iii) AREA AVAILABLE FOR TENEMENTS ((i) minus (ii))	3,377.21
	(iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE) 151.97 SAY 152.00	152.00
	(v) TOTAL NO. OF TENEMENTS PROPOSED ON THE PLOT	62.00
(III)	PARKING STATEMENT	-----
	(i) PARKING REQUIRED BY REGULATION FOR:	76.00
	CAR SCOOTER/ MOTOR CYCLE OUTSIDE VISITORS	76.00
	(ii) COVERED GARAGE PERMISSIBLE	
	(iii) COVERED GARAGE PROPOSED	
	CAR SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS)	76.00 ----- -----
	(iv) TOTAL CAR PARKING PROVIDED	76.00
(IV)	TRANSPORT VEHICLES PARKING	-----
	(i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION	-----
	(ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	-----

FORM 'II'

CONTENTS OF SHEET

PT. BASEMENT FLOOR, GROUND (PT.)/STILT (PT.) + 1ST FLOOR PLAN & BUA LINE DIAGRAM & CALCULATION, LOCATION PLAN, BLOCK PLAN, MOTHER EARTH LOS DIAGRAM & CALCULATION, PLOT AREA CALCULATION, SECTION THROUGH COMPOUND WALL, BUILT-UP AREA SUMMARY, RERA CARPET AREA STATEMENT OF RESIDENTIAL TENEMENTS, SOCIETY OFFICE C.A LINE DIAGRAM, PARKING STATEMENT AS PER DCPR 2034, SECTION OF U.G. TANK.

STAMP OF DATE OF RECIEPT OF PLANS	STAMP OF APPROVAL OF PLANS
THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. CHE/ES/1655/T/337(NEW)/AOD/1/ Amend Dated- 23 June 2023	THIS DRAWING SHALL BE READ IN CUNJUNCTION WITH LETTER UNDER NO. CHE/ES/1655/T/337(NEW)/337/2/ Amend\SIGNED ON EVEN DATE

THIS PLAN IS DIGITALLY SIGNED & DOES NOT REQUIRE SIGNATURE.

RANJIT SAHEBRAO BONGANE	Nitin Vasantrao Patil	Suhas Vasant Nemane
S.E.B.P. 'T/W'	A.E.B.P. 'S & T' WARD	EE (BP) ES-II

REVISION	DESCRIPTION	DATE	SIGNATURE
--------	----------	-------	--------

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 27.12.2020 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1582.75 SQ.MT. (IN WORDS ONE THOUSAND FIVE HUNDRED EIGHTY-TWO POINT SEVENTY FIVE SQUARE METERS ONLY) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

TANVI K DEDHIA Digitally signed by TANVI K DEDHIA Date: 2024.09.27 11:46:53 +05'30'

SIGNATURE OF ARCHITECT

NORTH	DESCRIPTION OF PROPOSAL AND PROPERTY
	PROPOSED RE-DEVELOPMENT OF SOCIETY BUILDING KNOWN AS "*NAVYOG APARTMENT CHS LTD.*" ON PLOT BEARING C.T.S. NO. 551/51 OF VILLAGE NAHUR AT PANDIT JAWAHARLAL NEHRU ROAD, NAHUR, MULUND (W), MUMBAI.
NAME OF OWNER	MR. KIRTI AJMERA, PARTNER OF M/S K. AJMERA DEVLOPERS C.A. TO NAVYOG APARTMENT CHS LTD. (OWNER)
ADDRESS	K. AJMERA DEVELOPERS 76, 10A.K STREET, GULAL WADI, NULL BAZAR, MUMBAI- 400 004.
	Kirti Rasiklal Ajmera Digitally signed by Kirti Rasiklal Ajmera Date: 2024.09.27 11:43:28 +05'30'
	SIGNATURE OF OWNER

JOB NO.	DWG.NO.	DATE	SCALE	DRAWN BY	CHECKED BY
2102	01/06	27.09.2024	AS STATED	MANDAR	TANVI D.

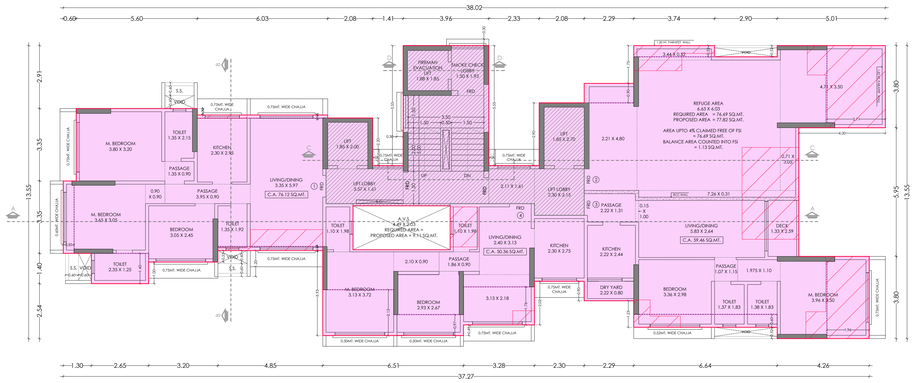
SIGNATURE, NAME & ADDRESS OF LICENCED ARCHITECTS

TANVI K DEDHIA Digitally signed by TANVI K DEDHIA Date: 2024.09.27 11:46:37 +05'30'

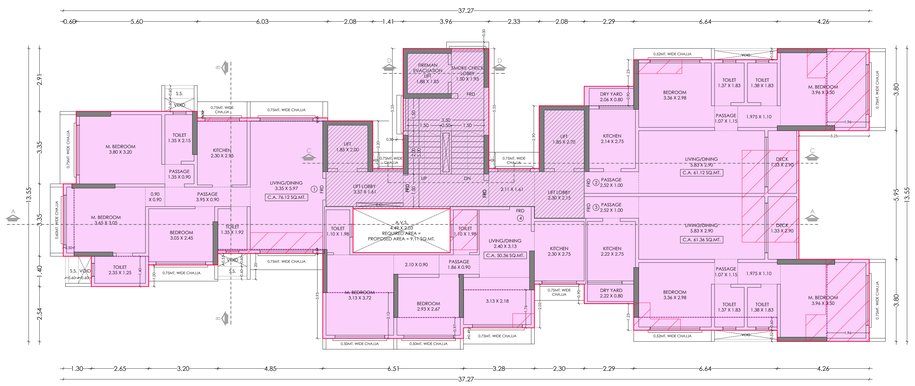
SIGNATURE OF ARCHITECT

T DESIGNS
314, NAVKHANA AIRLINES ROAD, OFF WORTH HALL, ANDHERI (E) (M).
CONTACT: +91 9773753691 | tdesignsbiz@gmail.com

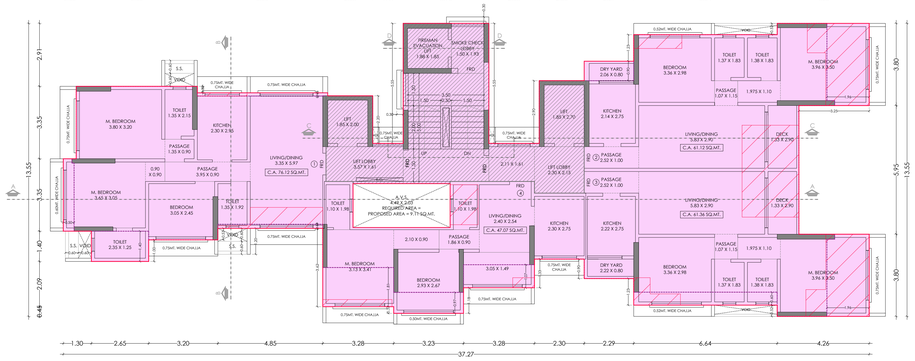
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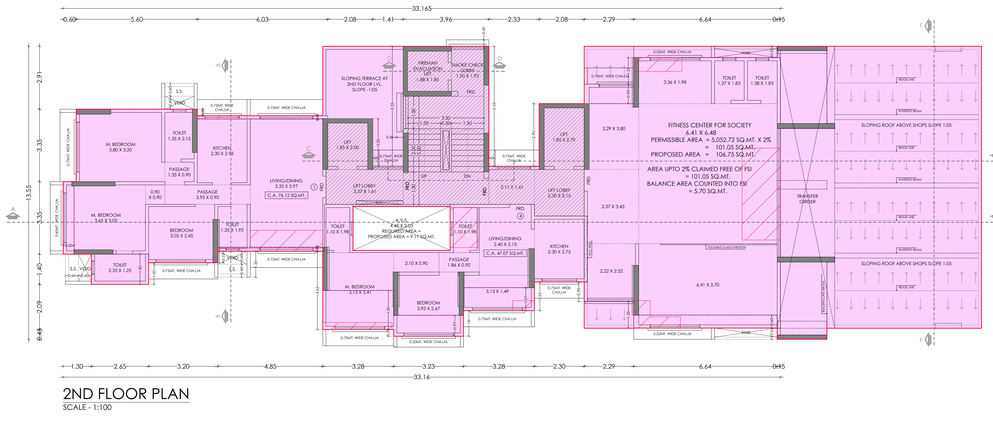
7TH FLOOR PLAN
SCALE - 1:100



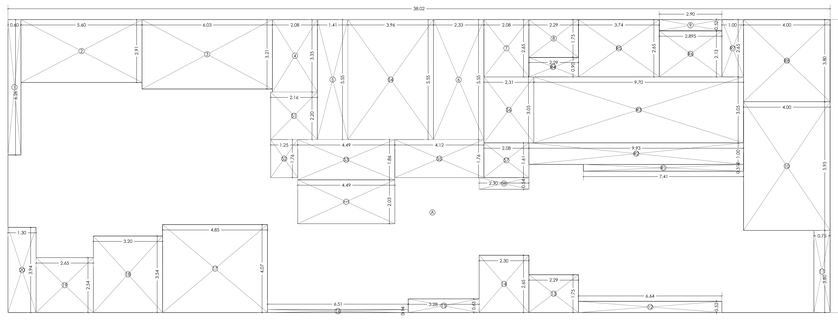
6TH, 8TH TO 12TH FLOOR PLAN
SCALE - 1:100



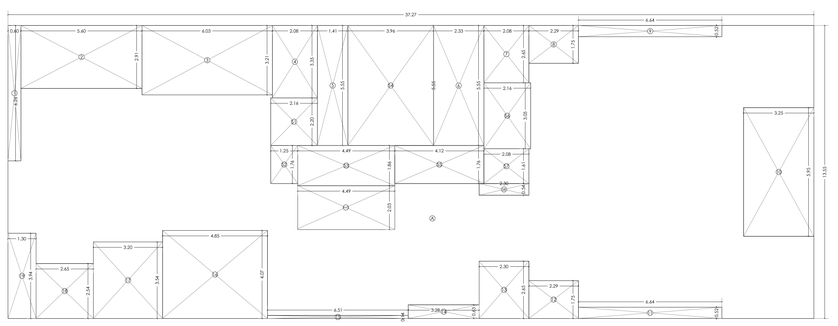
3RD TO 5TH FLOOR PLAN
SCALE - 1:100



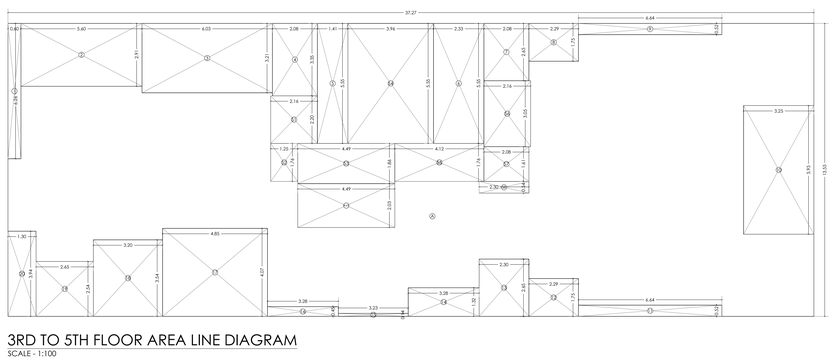
2ND FLOOR PLAN
SCALE - 1:100



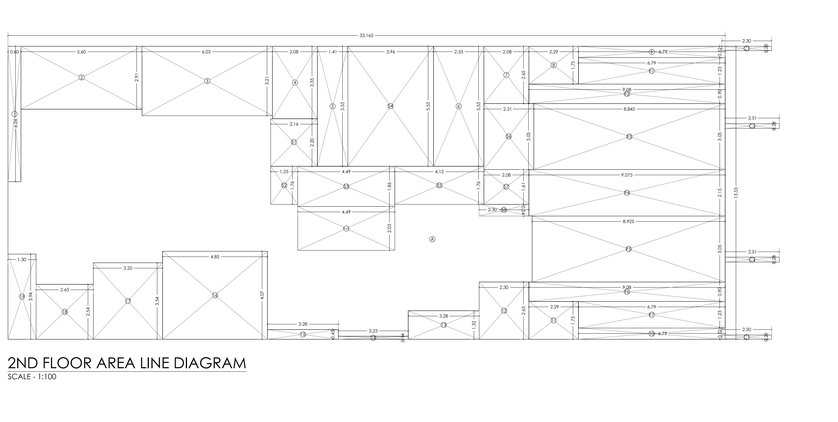
7TH FLOOR AREA LINE DIAGRAM
SCALE - 1:100



6TH, 8TH TO 12TH FLOOR AREA LINE DIAGRAM
SCALE - 1:100



3RD TO 5TH FLOOR AREA LINE DIAGRAM
SCALE - 1:100



2ND FLOOR AREA LINE DIAGRAM
SCALE - 1:100

6TH, 8TH TO 12TH FLOOR

A	37.27	X	13.55	X	1 NO	=	505.01	SQ.MT.
					TOTAL ADDITION	=	505.01	SQ.MT. X

DEDUCTIONS

1	0.60	X	6.26	X	1 NO	=	3.76	SQ.MT.
2	5.60	X	2.91	X	1 NO	=	16.30	SQ.MT.
3	6.03	X	3.21	X	1 NO	=	19.36	SQ.MT.
4	2.08	X	3.35	X	1 NO	=	6.97	SQ.MT.
5	1.41	X	5.55	X	1 NO	=	7.83	SQ.MT.
6	2.33	X	5.55	X	1 NO	=	12.93	SQ.MT.
7	2.08	X	2.65	X	1 NO	=	5.51	SQ.MT.
8	2.21	X	1.75	X	1 NO	=	4.01	SQ.MT.
9	6.64	X	0.52	X	1 NO	=	3.45	SQ.MT.
10	3.25	X	5.95	X	1 NO	=	19.34	SQ.MT.
11	6.64	X	0.52	X	1 NO	=	3.45	SQ.MT.
12	2.29	X	1.75	X	1 NO	=	4.01	SQ.MT.
13	2.30	X	2.65	X	1 NO	=	6.10	SQ.MT.
14	3.28	X	0.63	X	1 NO	=	2.07	SQ.MT.
15	6.51	X	0.14	X	1 NO	=	0.91	SQ.MT.
16	4.85	X	4.07	X	1 NO	=	19.74	SQ.MT.
17	3.20	X	3.54	X	1 NO	=	11.33	SQ.MT.
18	2.65	X	2.54	X	1 NO	=	6.73	SQ.MT.
19	1.30	X	3.94	X	1 NO	=	5.12	SQ.MT.
AVS	4.49	X	2.03	X	1 NO	=	9.11	SQ.MT.
					TOTAL DEDUCTION	=	168.03	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	336.98	SQ.MT. X1

STAIRCASE & LIFT LOBBY AREA
6TH, 8TH TO 12TH FLOOR

S1	2.16	X	2.20	X	1 NO	=	4.75	SQ.MT.
S2	1.25	X	1.76	X	1 NO	=	2.20	SQ.MT.
S3	4.49	X	1.86	X	1 NO	=	8.35	SQ.MT.
S4	3.96	X	5.55	X	1 NO	=	21.98	SQ.MT.
S5	4.12	X	1.76	X	1 NO	=	7.25	SQ.MT.
S6	2.16	X	3.05	X	1 NO	=	6.59	SQ.MT.
S7	2.08	X	1.61	X	1 NO	=	3.35	SQ.MT.
S8	2.30	X	0.54	X	1 NO	=	1.24	SQ.MT.
TOTAL STAIRCASE & LIFT LOBBY AREA						=	55.71	SQ.MT. Y2

NET BUILT UP AREA [X1 - Y2]	=	281.27	SQ.MT.

3RD TO 5TH FLOOR

A	37.27	X	13.55	X	1 NO	=	505.01	SQ.MT.
					TOTAL ADDITION	=	505.01	SQ.MT. X

DEDUCTIONS

1	0.60	X	6.26	X	1 NO	=	3.76	SQ.MT.
2	5.60	X	2.91	X	1 NO	=	16.30	SQ.MT.
3	6.03	X	3.21	X	1 NO	=	19.36	SQ.MT.
4	2.08	X	3.35	X	1 NO	=	6.97	SQ.MT.
5	1.41	X	5.55	X	1 NO	=	7.83	SQ.MT.
6	2.33	X	5.55	X	1 NO	=	12.93	SQ.MT.
7	2.08	X	2.65	X	1 NO	=	5.51	SQ.MT.
8	2.29	X	1.75	X	1 NO	=	4.01	SQ.MT.
9	6.64	X	0.52	X	1 NO	=	3.45	SQ.MT.
10	3.25	X	5.95	X	1 NO	=	19.34	SQ.MT.
11	6.64	X	0.52	X	1 NO	=	3.45	SQ.MT.
12	2.29	X	1.75	X	1 NO	=	4.01	SQ.MT.
13	2.30	X	2.65	X	1 NO	=	6.10	SQ.MT.
14	3.28	X	1.32	X	1 NO	=	4.33	SQ.MT.
15	3.23	X	0.14	X	1 NO	=	0.45	SQ.MT.
16	3.28	X	0.45	X	1 NO	=	1.48	SQ.MT.
17	4.85	X	4.07	X	1 NO	=	19.74	SQ.MT.
18	3.20	X	3.54	X	1 NO	=	11.33	SQ.MT.
19	2.65	X	2.54	X	1 NO	=	6.73	SQ.MT.
20	1.30	X	3.94	X	1 NO	=	5.12	SQ.MT.
AVS	4.49	X	2.03	X	1 NO	=	9.11	SQ.MT.
					TOTAL DEDUCTION	=	171.31	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	333.70	SQ.MT. X1

STAIRCASE & LIFT LOBBY AREA
3RD TO 5TH FLOOR

S1	2.16	X	2.20	X	1 NO	=	4.75	SQ.MT.
S2	1.25	X	1.76	X	1 NO	=	2.20	SQ.MT.
S3	4.49	X	1.86	X	1 NO	=	8.35	SQ.MT.
S4	3.96	X	5.55	X	1 NO	=	21.98	SQ.MT.
S5	4.12	X	1.76	X	1 NO	=	7.25	SQ.MT.
S6	2.16	X	3.05	X	1 NO	=	6.59	SQ.MT.
S7	2.08	X	1.61	X	1 NO	=	3.35	SQ.MT.
S8	2.30	X	0.54	X	1 NO	=	1.24	SQ.MT.
TOTAL STAIRCASE & LIFT LOBBY AREA						=	55.71	SQ.MT. Y2

NET BUILT UP AREA [X1 - Y2]	=	277.99	SQ.MT.

2ND FLOOR

A	33.16	X	13.55	X	1 NO	=	449.39	SQ.MT.
C1	2.30	X	0.20	X	2 NO	=	0.92	SQ.MT.
C2	2.51	X	0.23	X	2 NO	=	1.15	SQ.MT.
					TOTAL ADDITION	=	451.46	SQ.MT. X

DEDUCTIONS

1	0.60	X	6.26	X	1 NO	=	3.76	SQ.MT.
2	5.60	X	2.91	X	1 NO	=	16.30	SQ.MT.
3	6.03	X	3.21	X	1 NO	=	19.36	SQ.MT.
4	2.08	X	3.35	X	1 NO	=	6.97	SQ.MT.
5	1.41	X	5.55	X	1 NO	=	7.83	SQ.MT.
6	2.33	X	5.55	X	1 NO	=	12.93	SQ.MT.
7	2.08	X	2.65	X	1 NO	=	5.51	SQ.MT.
8	2.29	X	1.75	X	1 NO	=	4.01	SQ.MT.
9	6.79	X	0.52	X	1 NO	=	3.53	SQ.MT.
10	6.79	X	0.52	X	1 NO	=	3.53	SQ.MT.
11	2.29	X	1.75	X	1 NO	=	4.01	SQ.MT.
12	2.30	X	2.65	X	1 NO	=	6.10	SQ.MT.
13	3.28	X	1.324	X	1 NO	=	4.33	SQ.MT.
14	3.23	X	0.14	X	1 NO	=	0.45	SQ.MT.
15	3.28	X	0.45	X	1 NO	=	1.48	SQ.MT.
16	4.85	X	4.07	X	1 NO	=	19.74	SQ.MT.
17	3.20	X	3.54	X	1 NO	=	11.33	SQ.MT.
18	2.65	X	2.54	X	1 NO	=	6.73	SQ.MT.
19	1.30	X	3.94	X	1 NO	=	5.12	SQ.MT.
AVS	4.49	X	2.03	X	1 NO	=	9.11	SQ.MT.
					TOTAL DEDUCTION	=	152.13	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	299.33	SQ.MT. X1

FITNESS CENTER & SOCIETY OFFICE
2ND FLOOR

F1	6.79	X	1.23	X	1 NO	=	8.35	SQ.MT.
F2	9.08	X	0.90	X	1 NO	=	8.17	SQ.MT.
F3	9.075	X	2.15	X	1 NO	=	19.51	SQ.MT.
F5	8.925	X	3.05	X	1 NO	=	27.22	SQ.MT.
F6	9.08	X	0.90	X	1 NO	=	8.17	SQ.MT.
F7	6.79	X	1.23	X	1 NO	=	8.35	SQ.MT.
FITNESS CENTER & SOCIETY OFFICE						=	106.75	SQ.MT. Y2

STAIRCASE & LIFT LOBBY AREA
2ND FLOOR

S1	2.16	X	2.20	X	1 NO	=	4.75	SQ.MT.
S2	1.25	X	1.76	X	1 NO	=	2.20	SQ.MT.
S3	4.49	X	1.86	X	1 NO	=	8.35	SQ.MT.
S4	3.96	X	5.55	X	1 NO	=	21.98	SQ.MT.
S5	4.12	X	1.76	X	1 NO	=	7.25	SQ.MT.
S6	2.31	X	3.05	X	1 NO	=	7.05	SQ.MT.
S7	2.08	X	1.61	X	1 NO	=	3.35	SQ.MT.
S8	2.30	X	0.54	X	1 NO	=	1.24	SQ.MT.
TOTAL STAIRCASE & LIFT LOBBY AREA						=	56.17	SQ.MT. Y3

NET BUILT UP AREA [X1 - (Y2 + Y3)]	=	136.41	SQ.MT. X2
ADD FITNESS CENTER AREA COUNTED INTO FSI	=	5.70	SQ.MT. Y4
NET BUILT UP AREA [X2 - Y4]	=	142.11	SQ.MT. X3

7TH FLOOR

A	38.02	X	13.55	X	1 NO	=	515.17	SQ.MT.
					TOTAL ADDITION	=	515.17	SQ.MT. X

DEDUCTIONS

1	0.60	X	6.26	X	1 NO	=	3.76	SQ.MT.
2	5.60	X	2.91	X	1 NO	=	16.30	SQ.MT.
3	6.03	X	3.21	X	1 NO	=	19.36	SQ.MT.
4	2.16	X	3.35	X	1 NO	=	6.97	SQ.MT.
5	1.41	X	5.55	X	1 NO	=	7.83	SQ.MT.
6	2.33	X	5.55	X	1 NO	=	12.93	SQ.MT.
7	2.08	X	2.65	X	1 NO	=	5.51	SQ.MT.
8	2.29	X	1.75	X	1 NO	=	4.01	SQ.MT.
9	2.90	X	0.52	X	1 NO	=	1.51	SQ.MT.
10	4.00	X	5.95	X	1 NO	=	23.80	SQ.MT.
11	0.75	X	3.80	X	1 NO	=	2.85	SQ.MT.
12	6.63	X	0.52	X	1 NO	=	3.45	SQ.MT.
13	2.29	X	1.75	X	1 NO	=	4.01	SQ.MT.
14	2.30	X	2.65	X	1 NO	=	6.10	SQ.MT.
15	3.28	X	0.63	X	1 NO	=	2.07	SQ.MT.
16	6.51	X	0.14	X	1 NO	=	0.91	SQ.MT.
17	4.85	X	4.07	X	1 NO	=	19.74	SQ.MT.
18	3.20	X	3.54	X	1 NO	=	11.33	SQ.MT.
19	2.65	X	2.54	X	1 NO	=	6.73	SQ.MT.
20	1.30	X	3.94	X	1 NO	=	5.12	SQ.MT.
AVS	4.49	X	2.03	X	1 NO	=	9.11	SQ.MT.
					TOTAL DEDUCTION	=	173.40	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	341.77	SQ.MT. X1

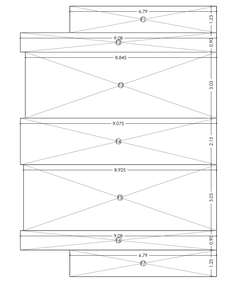
REFUGE AREA CALCULATION 7TH FLOOR

R1	7.41	X	0.312	X	1 NO	=	2.31	SQ.MT.
R2	9.93	X	1.00	X	1 NO	=	9.93	SQ.MT.
R3	9.70	X	3.05	X	1 NO	=	29.59	SQ.MT.
R4	2.29	X	0.90	X	1 NO	=	2.06	SQ.MT.
R5	3.74	X	2.65	X	1 NO	=	9.91	SQ.MT.
R6	2.895	X	2.13	X	1 NO	=	6.17	SQ.MT.
R7	1.00	X	2.65	X	1 NO	=	2.65	SQ.MT.
R8	4.00	X	3.80	X	1 NO	=	15.20	SQ.MT.
TOTAL REFUGE AREA						=	77.82	SQ.MT. Y2

STAIRCASE & LIFT LOBBY AREA
7TH FLOOR

S1	2.16	X	2.20	X	1 NO	=	4.75	SQ.MT.
S2	1.25	X	1.76	X	1 NO	=	2.20	SQ.MT.
S3	4.49	X	1.86	X	1 NO	=	8.35	SQ.MT.
S4	3.96	X	5.55	X	1 NO	=	21.98	SQ.MT.
S5	4.12	X	1.76	X	1 NO	=	7.25	SQ.MT.
S6	2.31	X	3.05	X	1 NO	=	7.05	SQ.MT.
S7	2.08	X	1.61	X	1 NO	=	3.35	SQ.MT.
S8	2.30	X	0.54	X	1 NO	=	1.24	SQ.MT.
TOTAL STAIRCASE & LIFT LOBBY AREA						=	56.17	SQ.MT. Y3

NET BUILT UP AREA [X1 - (Y2 + Y3)]	=	207.78	SQ.MT. X2
ADD REFUGE AREA COUNTED INTO FSI	=	1.13	SQ.MT. Y4
NET BUILT UP AREA [X2 - Y4]	=	208.91	SQ.MT. X3



BUILT-UP AREA LINE DIAGRAM - 2ND FLOOR FITNESS CENTER
SCALE - 1:100

2ND FLOOR FITNESS CENTER

F1	6.79	X	1.23	X	1 NO	=	8.35	SQ.MT.
F2	9.08	X	0.90	X	1 NO	=	8.17	SQ.MT.
F3	8.845	X	3.05	X	1 NO	=	26.98	SQ.MT.
F4	9.075	X	2.15	X	1 NO	=	19.51	SQ.MT.
F5	8.925	X	3.05	X	1 NO	=	27.22	SQ.MT.
F6	9.08	X	0.90	X	1 NO	=	8.17	SQ.MT.
F7	6.79	X	1.23	X	1 NO	=	8.75	SQ.MT.
					TOTAL ADDITION	=	106.75	SQ.MT.

TOTAL PROP. BUILT-UP AREA	=	5,152.72 SQ.MT.
TOTAL PERMISSIBLE FC AREA FREE OF FSI	=	2% X 5,152.72 SQ.MT. = 101.05 SQ.MT.
PROPOSED FC AREA	=	106.75 SQ.MT.
AREA UPTO 2% CLAIMED FREE OF FSI	=	101.05 SQ.MT.
BALANCE AREA COUNTED INTO FSI	=	5.70 SQ.MT.

FORM 'II'

CONTENTS OF SHEET

2ND TO 12TH FLOOR PLAN & BUA LINE DIAGRAM & CALCULATION & FITNESS CENTER BUA LINE DIAGRAM

STAMP OF DATE OF RECIEPT OF PLANS	STAMP OF APPROVAL OF PLANS
THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. CHE/ES/1655/T/337(NEW)/OCD/1/ Amend Dated- 23 June 2023	THIS DRAWING SHALL BE READ IN CUNJUNCTION WITH LETTER UNDER NO. CHE/ES/1655/T/337(NEW)/337/2/ Amend SIGNED ON EVEN DATE

THIS PLAN IS DIGITALLY SIGNED & DOES NOT REQUIRE SIGNATURE.

RANJIT SAHEBRAO BONGANE	Nitin Vasantrao Patil	Suhas Vasant Nemane
S.E.B.P. T/W'	A.E.B.P. 'S & T' WARD	EE (BP) ES-II

NORTH

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RE-DEVELOPMENT OF SOCIETY BUILDING KNOWN AS "NAVYOG APARTMENT CHS LTD." ON PLOT BEARING C.T.S. NO. 551/51 OF VILLAGE NAHUR AT PANDIT JAWAHARLAL NEHRU ROAD, NAHUR, MULUND (W), MUMBAI.

NAME OF OWNER: MR. KIRTI AJMERA, PARTNER OF M/S K. AJMERA DEVLOPERS C.A. TO NAVYOG APARTMENT CHS LTD. (OWNER)

ADDRESS

K AJMERA DEVELOPERS 16, EKTA STREET, DELA NAGAR, MULUND (W), MUMBAI - 400 004.

Kirti Rasiklal Ajmera — Digitally signed by Kirti Rasiklal Ajmera Date: 2024.09.27 11:44:44 +05'30'

SIGNATURE OF OWNER

JOB NO.	DWG.NO.	DATE	SCALE	DRAWN BY	CHECKED BY
2102	02/06	27.09.2024	AS STATED	MANDAR	TANVI D.

SIGNATURE, NAME & ADDRESS OF LICENCED ARCHITECTS

TANVI K DEDHIA — Digitally signed by TANVI K DEDHIA Date: 2024.09.27 11:46:20 +05'30'

SIGNATURE OF ARCHITECT

T-DESIGNS
B-42, TEXTILE MILL CO. ESTATE, SENAPATI BAPAT MARG, LOWER PAREL, MUMBAI - 400 013.
CONTACT: 9757752881 / 8169888881

C:\USERS\TDEDH\DESKTOP\TD\TDESIGNS\1655 - NAVYOG CHSL\DRAWING\REGULARIZATION AP\ISSUE\AMENDED DRAWING 2.40 FSI + FCA DTD. 27092024.DWG