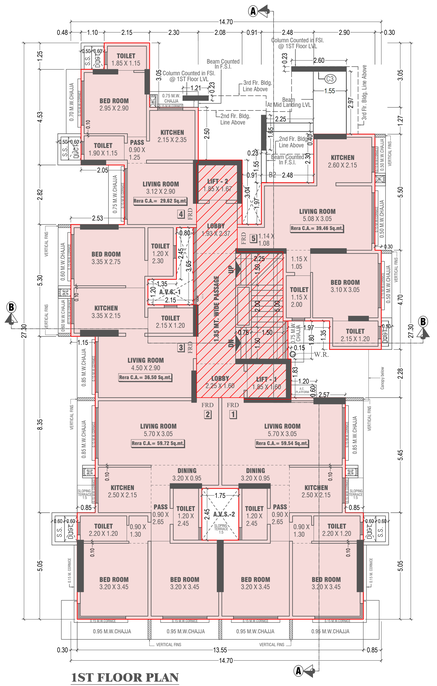
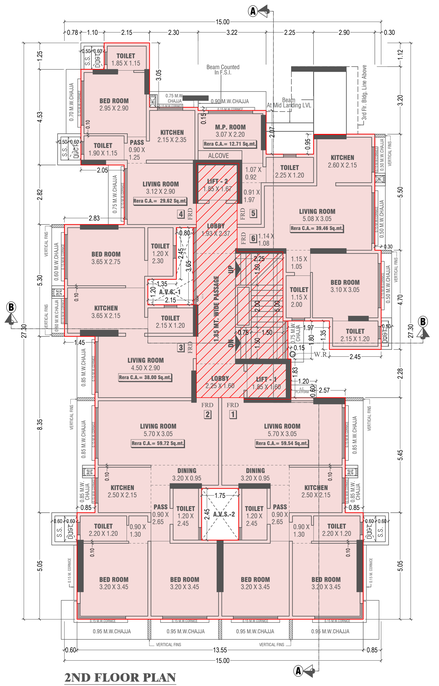
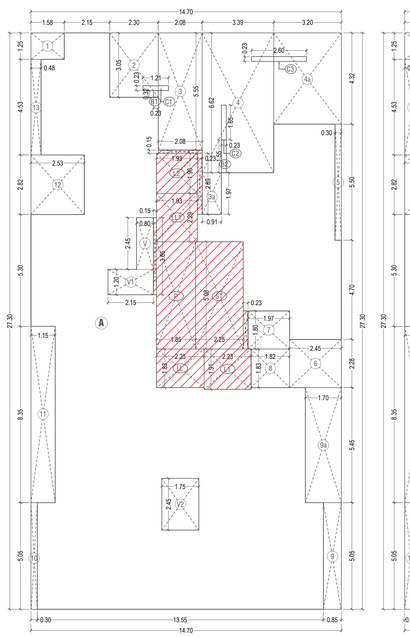
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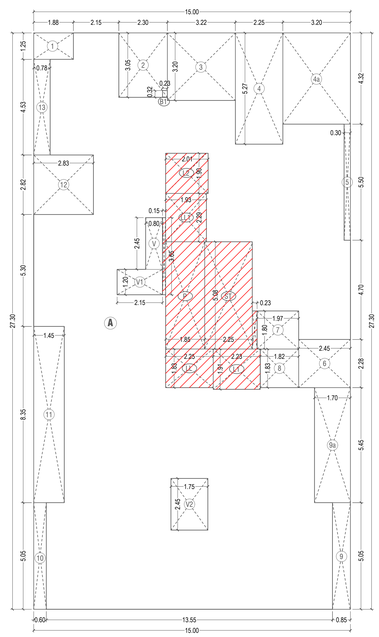
1ST FLOOR PLAN
SCALE - 1:100



2ND FLOOR PLAN
SCALE - 1:100

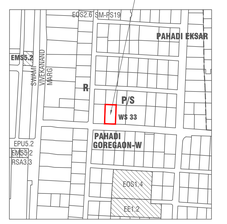


BUILT UP LINE AREA DIAGRAM FOR 1ST FLOOR
SCALE - 1:100



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

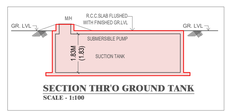
PROPOSED SITE U/R



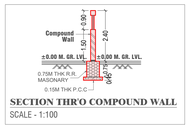
LOCATION PLAN
SCALE - 1:4000



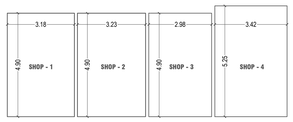
BLOCK PLAN
SCALE - 1:500



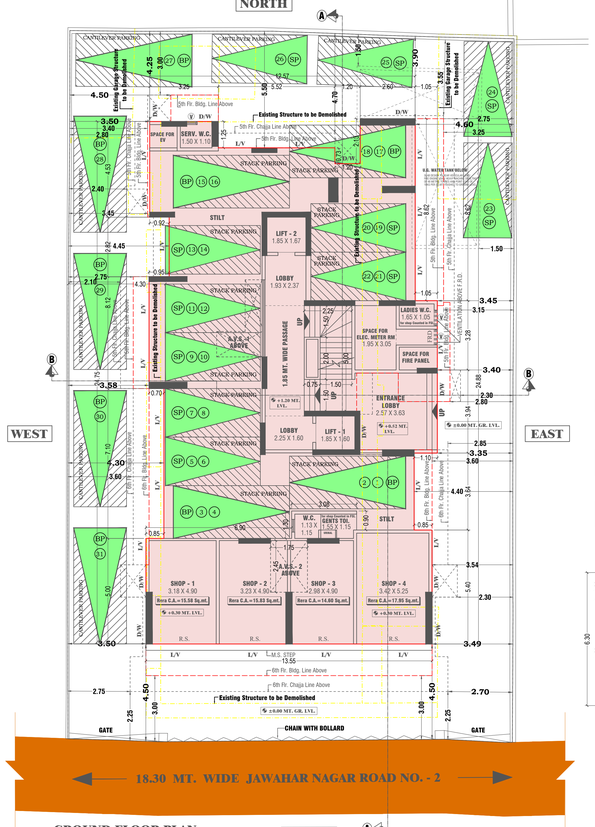
SECTION THRO GROUND TANK
SCALE - 1:100



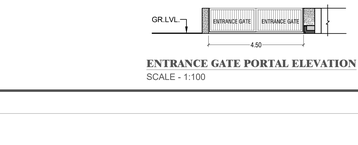
SECTION THRO COMPOUND WALL
SCALE - 1:100



RERA CARPET LINE AREA DIAGRAM FOR 1ST TO 3RD FLOOR SHOP NOS. - 1, 2, 3, 4
SCALE - 1:100



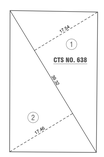
GROUND FLOOR PLAN
SCALE - 1:100



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



ENTRANCE GATE PORTAL ELEVATION
SCALE - 1:100



PLOT LINE AREA DIAGRAM
SCALE - 1:500

BUILT UP AREA CALCULATIONS FOR 1ST FLOOR

ADDITION							IN SQ.MT.
A)	14.70	X	27.30	X	1 NO	=	401.31
BEAM							
B1)	0.23	X	0.32	X	1 NO	=	0.07
B2)	0.23	X	1.55	X	1 NO	=	0.35
TOTAL BEAM						=	0.42
COLUMN							
C1)	1.21	X	0.23	X	1 NO	=	0.28
C2)	0.23	X	1.65	X	1 NO	=	0.38
C3)	2.60	X	0.23	X	1 NO	=	0.60
TOTAL COLUMN						=	1.26
TOTAL ADDITION			[401.31 + 0.42+1.26]			=	**402.99** (X)
DEDUCTIONS							**IN SQ.MT.**
1)	1.58	X	1.25	X	1 NO	=	1.98
2)	2.30	X	3.05	X	1 NO	=	7.02
3)	2.08	X	5.55	X	1 NO	=	11.54
3a)	0.91	X	1.97	X	1 NO	=	1.79
4)	3.39	X	6.62	X	1 NO	=	22.44
4a)	3.20	X	4.32	X	1 NO	=	13.82
5)	0.30	X	5.50	X	1 NO	=	1.65
6)	2.45	X	2.28	X	1 NO	=	5.59
7)	1.97	X	1.80	X	1 NO	=	3.55
8)	1.82	X	1.83	X	1 NO	=	3.33
9)	0.85	X	5.05	X	1 NO	=	4.29
9a)	1.70	X	5.45	X	1 NO	=	9.26
10)	0.30	X	5.05	X	1 NO	=	1.52
11)	1.15	X	8.35	X	1 NO	=	9.60
12)	2.53	X	2.82	X	1 NO	=	7.13
13)	0.48	X	4.53	X	1 NO	=	2.17
V)	0.80	X	2.45	X	1 NO	=	1.96
V1)	2.15	X	1.20	X	1 NO	=	2.58
V2)	1.75	X	2.45	X	1 NO	=	4.29
TOTAL DEDUCTIONS						=	115.51 (Y)
TOTAL GROSS BUILT UP AREA			[X - Y]			=	**287.48** (X1)

STAIRCASE, LIFT & LOBBY AREA CALCULATIONS

DEDUCTIONS							IN SQ.MT.
ST)	2.25	X	5.08	X	1 NO	=	11.43
	0.23	X	1.80	X	1 NO	=	0.41
L1)	2.23	X	1.91	X	1 NO	=	4.26
L2)	1.93	X	1.90	X	1 NO	=	3.67
	2.08	X	0.15	X	1 NO	=	0.31
	0.23	X	2.89	X	1 NO	=	0.66
LL)	2.25	X	1.83	X	1 NO	=	4.12
LL1)	1.93	X	2.29	X	1 NO	=	4.42
P)	1.85	X	5.08	X	1 NO	=	9.40
	0.15	X	3.65	X	1 NO	=	0.55
TOTAL DEDUCTIONS ST.CASE, LIFT LOBBY AREA						=	**39.23** (Y1)
TOTAL NET BUILT UP AREA			[X1 - Y1]			=	**248.25**

BUILT UP AREA CALCULATIONS FOR 2ND FLOOR

ADDITION							IN SQ.MT.
A)	15.00	X	27.30	X	1 NO	=	409.50
BEAM							
B1)	0.23	X	0.32	X	1 NO	=	0.07
TOTAL ADDITION						=	**409.57** (X)
DEDUCTIONS							**IN SQ.MT.**
1)	1.88	X	1.25	X	1 NO	=	2.35
2)	2.30	X	3.05	X	1 NO	=	7.02
3)	3.22	X	3.20	X	1 NO	=	10.30
4)	2.25	X	5.27	X	1 NO	=	11.86
4a)	3.20	X	4.32	X	1 NO	=	13.82
5)	0.30	X	5.50	X	1 NO	=	1.65
6)	2.45	X	2.28	X	1 NO	=	5.59
7)	1.97	X	1.80	X	1 NO	=	3.55
8)	1.82	X	1.83	X	1 NO	=	3.33
9)	0.85	X	5.05	X	1 NO	=	4.29
9a)	1.70	X	5.45	X	1 NO	=	9.26
10)	0.60	X	5.05	X	1 NO	=	3.03
11)	1.45	X	8.35	X	1 NO	=	12.11
12)	2.83	X	2.82	X	1 NO	=	7.98
13)	0.78	X	4.53	X	1 NO	=	3.53
V)	0.80	X	2.45	X	1 NO	=	1.96
V1)	2.15	X	1.20	X	1 NO	=	2.58
V2)	1.75	X	2.45	X	1 NO	=	4.29
TOTAL DEDUCTIONS						=	108.50 (Y)
TOTAL GROSS BUILT UP AREA			[X - Y]			=	**301.07** (X1)

STAIRCASE, LIFT & LOBBY AREA CALCULATIONS

DEDUCTIONS							IN SQ.MT.
ST)	2.25	X	5.08	X	1 NO	=	11.43
	0.23	X	1.80	X	1 NO	=	0.41
L1)	2.23	X	1.91	X	1 NO	=	4.26
L2)	2.01	X	1.90	X	1 NO	=	3.82
LL)	2.25	X	1.83	X	1 NO	=	4.12
LL1)	1.93	X	2.29	X	1 NO	=	4.42
P)	1.85	X	5.08	X	1 NO	=	9.40
	0.15	X	3.65	X	1 NO	=	0.55
TOTAL DEDUCTIONS ST.CASE, LIFT LOBBY AREA						=	**39.41** (Y1)
TOTAL NET BUILT UP AREA			[X1 - Y1]			=	**262.66**

RERA CARPET AREA CALCULATIONS FOR GROUND FLOOR SHOP NOS. - 1

ADDITIONS							IN SQ.MT.
1)	3.18	X	4.90	X	1 NO	=	15.58
TOTAL ADDITIONS AREA						=	**15.58**

RERA CARPET AREA CALCULATIONS FOR GROUND FLOOR SHOP NOS. - 2

ADDITIONS							IN SQ.MT.
1)	3.23	X	4.90	X	1 NO	=	15.83
TOTAL ADDITIONS AREA						=	**15.83**

RERA CARPET AREA CALCULATIONS FOR GROUND FLOOR SHOP NOS. - 3

ADDITIONS							IN SQ.MT.
1)	2.98	X	4.90	X	1 NO	=	14.60
TOTAL ADDITIONS AREA						=	**14.60**

RERA CARPET AREA CALCULATIONS FOR GROUND FLOOR SHOP NOS. - 4

ADDITIONS							IN SQ.MT.
1)	3.42	X	5.25	X	1 NO	=	17.95
TOTAL ADDITIONS AREA						=	**17.95**

BUILT UP AREA CALCULATIONS FOR GROUND FLOOR

ADDITION							IN SQ.MT.
A)	13.55	X	6.30	X	1 NO	=	85.36
TOTAL ADDITION						=	**85.36** (X)
DEDUCTIONS							**IN SQ.MT.**
1)	6.90	X	1.30	X	1 NO	=	8.97
2)	3.57	X	0.90	X	1 NO	=	3.21
TOTAL DEDUCTIONS						=	12.18 (Y)
TOTAL BUILT UP AREA			[X - Y]			=	**73.18** (X1)
ADDITION (LADIES W.C.)							**IN SQ.MT.**
3)	1.95	X	1.35	X	1 NO	=	2.63
TOTAL ADDITION						=	**2.63** (Y1)
TOTAL NET BUILT UP AREA			[X1 + Y1]			=	**75.81**

PLOT AREA CALCULATIONS (CTS NO. 638)

ADDITIONS							IN SQ.MT.
1)	0.50	X	39.32	X	17.54	X 1 NO	= 344.84
2)	0.50	X	39.32	X	17.46	X 1 NO	= 343.26
TOTAL ADDITION							= **688.10**
NET PLOT AREA SAY							= **688.10** (X)

TABLE NO - I

PROPOSED BUILT UP AREA STATEMENT

Sr. No.	Floor No.	Proposed BUA (in sqmt)		Total (4 + 5) (in sqmt)	Staircase/ lift/ lift lobby area (in sqmt)		Flat/NR/Society Office/ Fitness Centre/Refuge area
		Commercial	Residential		Commercial	Residential	
(1)	(2)	(3)	(4)	(5)	(6)	(9)	(10)
1	GROUND FLOOR	75.81	0.00	75.81	0.00	0.00	PT. STILT PARKING/ ELEC. METER RM/FIRE PANEL
	1ST FLOOR	0.00	248.25	248.25	0.00	39.23	FLAT 5 NOS
	2ND FLOOR	0.00	262.66	262.66	0.00	38.41	FLAT 6 NOS
	3RD FLOOR	0.00	253.17	253.17	0.00	38.41	FLAT 5 NOS / FITNESS CENTRE
	4TH FLOOR	0.00	276.67	276.67	0.00	38.41	FLAT 5 NOS / SOCIETY OFFICE
	5TH FLOOR	0.00	299.12	299.12	0.00	38.41	FLAT 5 NOS
	6TH FLOOR	0.00	139.70	139.70	0.00	41.40	FLAT 2 NOS
2	Total BUA Proposed	75.81	1479.57	1555.38	0.00	234.27	

3	Fitness Centre	PERMISSIBLE AREA	31.11
		PROVIDED AREA	30.20
		EXCESS AREA	0.00
4	Society Office	PERMISSIBLE AREA	20.00
		PROVIDED AREA	19.89
5	Amenity area/ BUA in sqm (Reg 14A OR 14B)	Required = N.A.	
		Provided = N.A.	
6	IH/PH provided	Required BUA = N.A. Sq.mt. No. of Tenements	
		Provided BUA = N.A. Sq.mt No. of Tenements	

7	Refuge Area	4% Required (in sqmt)	4.25% Required (in sqmt)	Provided (in sqmt)	Excess provided	Proposed at floor	BUA considered for Refuge Area From Floor ---- to ----	Total BUA
		0.00	0.00	0.00	0.00	NIL	NIL	0.00

8	NET BUILT UP AREA PROPOSED	
	TOTAL BUILT UP AREA	1555.38
	EXCESS FITNESS CENTRE AREA	0.00
	EXCESS REFUGE AREA	0.00
	TOTAL	1555.38

TABLE NO - IV

PARKING SPACES STATEMENT

Sr No.	Wing	Floor	Carpet Area of Tenement in sq.mt.						No. of Tenements proposed per floor	No of Tenements in Group of Required Parking Spaces				Total Parking
			Flat No. 1	Flat No. 2	Flat No. 3	Flat No. 4	Flat No. 5	Flat No. 6		Below 45 sqmt (1 for 4 T/s)	Above 45 to 60 sqmt (1 for 2 T/s)	Above 60 to 90 sqmt (1 for every T/s)	Above 90 (for 1 T/s)	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
1	(A) Residential:													
		Ground	0.0	0.00	0.00	0.00	0.00	0.00	0.0	0	0	0	0	
		1st	59.54	59.72	36.50	29.62	39.46	0.00	5.00	3	2	0	0	
		2nd	59.54	59.72	38.00	29.62	12.71	39.46	6.00	4	2	0	0	
		3rd	59.54	59.72	38.00	34.88	39.46	0.00	5.00	3	2	0	0	
		4th	65.49	64.85	40.13	44.22	39.46	0.00	5.00	3	0	2	0	
		5th	65.49	64.85	40.13	44.22	61.50	0.00	5.00	2	0	3	0	
		6th	65.49	64.85	0.00	0.00	0.00	0.00	2.00	0	0	2	0	
2	Total Residential Tenements (For Tenement Density)								28.0	15.0	6.0	7.0	0.0	
3	Required Parking Spaces (From 2 Above)									3.75	3	7	0	13.75
4	10% Visitors parking (3 X 10%)													1.38
5	Total Required Parking Spaces for Residential Tenements (3 + 4)													15.13
6	Total Parking Spaces Permissible (Tenement wise & Shall not be more than Nos of T/S)													
7	(B) Commertial:-													

8	Description	Parking Requirement		BUA in sq.mt.	No. of Parkings Required
9	a) Commercial/ IT Park	i) 01 for every 40 sqmt. Up to 800 sq.mt	ii) 01 for every 80 sq.mt exceeding 800 sq.mt	75.81	1.90
10	b) Convenience shopping	i) 01 for every 150 sq.mt. for shop upto 20 sq.mt		0	0.00
		ii) 01 for every 50 sq.mt. for shop over 20 sq.mt		0	0.00
11	c) Office	i) 01 for every 37.50 sq.mt. for office area upto 1500 sq.mt	ii) 01 for every 75.00 sq.mt. for office area exceeding 1500 sq.mt		0.00
12	d) 10 % Visitors (Min 2 Nos.)				2.00
13	Total Required Parking Spaces for Commercial User				3.90
14	Total Parking Spaces Required for Res + Comm. = (5 + 13)				19.02
15	Maximum free permissible parking spaces	[No of Tenants having Carpet area less than 90.00 sqm + Parking spaces required for Tenements having carpet area more than 90.00 sqm + Sr No 19] or [Sr No 14 + Sr No 19] whichever is more			0
16	Total Required Parking Spaces provided				31
18	Excess to required Parking Spaces Provided= (16-14)				12
19	50% of Required Parking Spaces Permissible free of FSI/ without charging premium = 14 X 50%				10
20	DETAILS OF PARKING SPACES PROVIDED				

Sr No	Floor	Parking Spaces Provided		
		Small	Big	Total
1	Stilt Parking	21.0	10.0	31.0
2	1st Podium Parking	0.0	0.0	0.0
3	2nd Podium Parking	0.0	0.0	0.0
	Total	21.0	10.0	31.0
	% Ratio to Total	67.74	32.26	100

FILE NO. P-16294/2023/(638)/P/S Ward/PAHADI GOREGAON-W

FORM- I

I.		AREA STATEMENT	SQ. MT.
1		AREA OF PLOT	688.10
	a)	AREA OF RESERVATION IN PLOT	-----
	b)	AREA OF ROAD SETBACK	-----
	c)	AREA OF D.P ROAD	-----
2		DEDUCTIONS FOR	
(A)		FOR RESERVATION / ROAD AREA	
	a)	ROAD SET-BACK AREA TO BE HANDED OVER (100%)(REGULATION NO. 16)	-----
	b)	PROPOSED D.P ROAD TO BE HANDED OVER (100%)(REGULATION NO. 16)	-----
	c)	RESERVATION AREA (PLOT) TO BE HANDED OVER (REGULATION NO.17)	-----
		TOTAL AREA UNDER ROAD/ RESERVATION	-----
(B)		FOR AMENITY AREA TO BE HANDED OVER TO MCGM	
	a)	AREA OF AMENITY PLOT/PLOTS AS PER DCR 14(A)	-----
	b)	AREA OF AMENITY PLOT/PLOTS AS PER DCR 14(B)	-----
	c)	AREA OF AMENITY PLOT/PLOTS AS PER DCR 15	-----
	d)	AREA OF AMENITY PLOT/PLOTS AS PER DCR 35	-----
(C)		DEDUCTIONS 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 (1 MINUS 3)	688.10
5		PLOT AREA UNDER DEVELOPMENT (4 + (2(A) + 2(B)))	688.10
6		ZONAL (BASIC) F.S.I (1 OR 1.33)	1.00
7	a)	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5 * 6)	688.10
	b)	PERMISSIBLE BUILT UP AREA AS PER REGULATION 30(C)	836.29
		PERMISSIBLE BUILT UP AREA (7a OR 7b ABOVE, WHICHEVER IS MORE)	836.29
8		ADDITIONAL BUA AS PER REGULATION 30(A)(3)(a)	-----
	a)	ADDITIONAL BUA FOR 2(A)(ii)(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) & 2(A)(b) ABOVE TO BE UTILIZED OVER & ABOVE THE PERMISSIBLE FSI AS PER COLUMN NO. 7 OF TABLE NO.12 OF REGULATION 30(A) AND AS MENTIONED IN TABLE 12 A OF REGULATION 32 (200%) ADDITIONAL INCENTIVE FSI RIGHTS FOR SET BACK AREA @ 10% OF ROAD AREA WITHIN 24 MONTHS	-----
	c)	ADDITIONAL BUA IN CASE OF 2(A)(ii)(I) 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 OF CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(A)(3)(b)	-----
	b)	15% OF SR. NO. 7b ABOVE OR 10 SQ.MT. PER REHAB TENEMENTS AS PER REG.33(7)(B) NUMBER OF TENANTS X 10 SQ.MT (24 X 10 = 240.00 SQ. MT.)	240.00
10		BUILT UP AREA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO. 12 OF REGULATION NO. 30(A) (0.50 X 688.10)	344.05
11		BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO. 12 OF REGULATION NO. 30(A) SUBJECT TO REGULATION NO. 30(A) & 32 ON REMAINING/ BALANCE PLOT (0.99 X 688.10)	-----
	a)	SLUM TDR (min. 20% of total permissible TDR) (619.29 X 20%)	-----
	b)	GENERAL TDR (bal. 80% of total permissible TDR) (619.29 -)	-----
	c)	PROTECTED AREA	148.19
	d)	TOTAL TDR (11a+11b+11c)	148.19
12	a)	ADD FSI AS PER 33(12)(B) - REHAB (PAP) [27.88 X 1.20 X 6 NOS.] = 200.70	-----
	b)	ADD SALE FSI IN LIEU OF PAP REHAB @ 50%AS PER 33(12)(B) [200.70 X 0.50] =100.35	-----
13		PERMISSIBLE BUILT UP AREA (7a+8+9b+10+11d+12a+12b)	1420.34
14		PROPOSED BUILT UP AREA - RESIDENTIAL	1342.69
15		PROPOSED BUILT UP AREA - COMMERCIAL	59.76
16		PROPOSED BUILT UP AREA (14 + 15)	1402.45
17		FUNGIBLE COMPENSATORY AREA AS PER REGULATIONS NO. 31(3)	
	i)	Total perm. fungible compensatory area	490.86
a)	i)	Prop. fungible compensatory area for rehab comp. w/o charging premium (RES.)	136.88
	ii)	Prop. fungible compensatory area for rehab comp. w/o charging premium (COMM.)	16.05
	iii)	Fungible compensatory area availed by charging premium (RESI.)	-----
	iv)	Fungible compensatory area availed by charging premium (COMM.)	-----
b)		Fungible compensatory area as per Reg.33(12)(B)	
	i)	Permissible fungible for pap tenants	-----
	ii)	Proposed fungible for pap tenants	-----
	iii)	Permissible fungible fsi for sale in lieu of rehab as per 33(12)(B)	-----
	iv)	Proposed fungible fsi for sale in lieu of rehab as per 33(12)(B)	-----
c)		TOTAL FUNGIBLE PROPOSED (17a(i) + 17a(ii) + 17a(iii) + 17a(iv) + 17b(i) 17b (iv)) =	152.93
18		TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [13 + 17(c)]	1555.38
19		FSI CONSUMED ON NET PLOT [14 / 4]	2.04

II. OTHER REQUIREMENTS

A)		RESERVATIONS / DESIGNATION	
	a)	NAME OF RESERVATION	-----
	b)	AREA OF RESERVATION AFFECTING THE PLOT	-----
	c)	AREA OF RESERVATION LAND TO BE HANDED/HANDED OVER AS PER REG.NO.17	-----
	d)	BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REG. NO.17	-----
	e)	AREA / BUILT UP AREA OF DESIGNATION	-----
B)		PLOT AREA / BUILT UP AMENITY TO BE HANDED OVER AS PER REG. NO.	
	i)	14(A)	-----
	ii)	14(B)	-----
	iii)	15	-----
C)		REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REG. NO. 27	
D)		TENEMENT STATEMENT	
	i)	PROPOSED BUILT UP AREA (13 ABOVE)	1555.38
	ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	75.81
	iii)	AREA AVAILABLE FOR TENEMENTS [(i) MINUS (ii).]	1479.57
	iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)	67 Nos
	v)	TOTAL NUMBERS OF TENEMENTS PROPOSED ON THE PLOT.	28 Nos
E)		PARKING STATEMENT	
	i)	PARKING REQ. BY REGULATIONS FOR	
		CAR	16 Nos.
		SCOOTER/ MOTOR CYCLE	
		OUTSIDERS (VISITORS)	3 Nos.
	ii)	COVERED GARAGE PERMISSIBLE	
	iii)	COVERED GARAGES PROPOSED	
		CAR	
		SCOOTER/ MOTOR CYCLE	
		TOTAL PARKING REQUIRED	19 Nos
	iv)	TOTAL PARKING PROVIDED	31 Nos
F)		TRANSPORT VEHICLE PARKING	
		SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
		TOTAL NO. TRANSPORT VEHICLES PARKING SPACES PROPOSED.	

CERTIFICATE OF AREA

Certified That I Have Surveyed The Plot Under Reference on Dt :14/01/23 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 688.10 sq. mts. And Tallies With The Area Stated in the Document of Ownership .

ANKIT UTTAMCHAND JAIN — Digitally signed by ANKIT UTTAMCHAND JAIN Date: 2023.06.05 12:54:03 +05'30'

FORM - II

THIS PLAN IS DIGITALLY SIGN

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTEER UNDER NO.P-16294/2023/(638)/P/S Ward/PAHADI GOREGAON-W SIGNED ON EVEN DATE.

NOTES

ALL RERA CARPET AREA IS ONLY FOR PARKING PURPOSE.

CONTENTS OF SHEET :

GROUND TO 2ND FLOOR PLAN, BUILT UP LINE AREA DIAGRAM & CALCULATIONS WITH, BUILT UP AREA STATEMENT, PLOT AREA DIAGRAM & CALCULATION, PAP STATEMENT, PARKING AREA STATEMENT, RERA AREA CALCULATION, BLOCK PLAN, LOCATION PLAN, TYPICAL SECTION THROUGH U.G. TANK AND COMPOUND WALL.

DESCRIPTION OF PROPOSAL AND PROPERTY

Proposed redevelopement of existing building on plot bearing C.T.S. No. 638, 638/1 to 638/12 of Village Pahadi Goregaon West, Plot No. 163, at Jawahar Nagar, Road No. 2, Goregaon (W), in P/South Ward, Mumbai - 400 104.

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER

Mr. Sushant V. Parmar, Partner of Bali Spaces LLP, C. A. To Sutaria CHSL (Owner/Lessee)

Office No. 04, 1st Floor, 'A' Wing, Onkar Bldg., Opp. Oberoi Mall, Gen. A. K. Vaidya Marg, Dindoshi, Malad (East), Mumbai- 400097.

SUSHANT VIJAY PARMAR — Digitally signed by SUSHANT VIJAY PARMAR Date: 2023.06.05 12:09:34 +05'30'

OWNER / DEVELOPER SIGNATURE

NORTH	Job no.	Drawing No.	Scale	Drawn By	Checked By	Date
		01/03	AS SHOWN	PRAKASH	MANASI	25-05-2023

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

AR DESIGN STUDIO — ARCHITECT & PROJECT CONSULTANT

ANKIT UTTAMCHAND JAIN — Digitally signed by ANKIT UTTAMCHAND JAIN Date: 2023.06.05 12:55:11 +05'30'

AR. ANKIT U. JAIN
B. ARCH
REG. NO. CA / 2014/ 64556

OFFICE ADDRESS :- 2127, EAZE ZONE MALL, GOREGAON MULUND LINK ROAD, SUNDER NAGAR, MALAD (WEST), MUMBAI - 400064. | TEL :- +91-7738723684

BRIHANMUMBAI MUNICIPAL CORPORATION

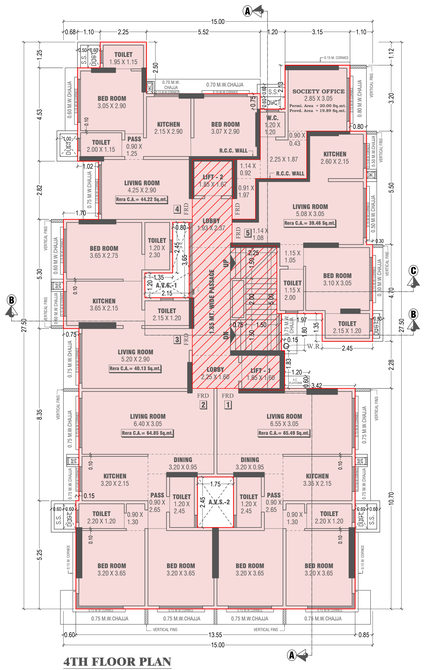
THE PLANS FOR APPROVAL

1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED

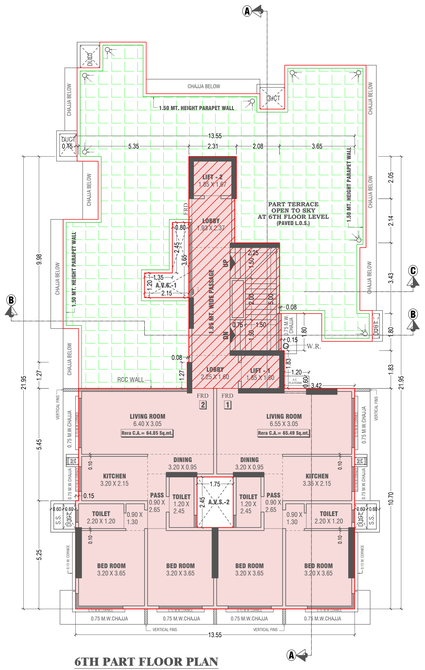
Rahul Ganesh Ishi	HARESH CHANDRA M BHAGAT	SANTOSH HARISHCHAN DRA SANKHE
Digitally signed by Rahul Ganesh Ishi Date: 2023.06.06 15:34:02 +05'30'	Digitally signed by HARESH CHANDRAM BHAGAT Date: 2023.06.07 19:27:14 +05'30'	Digitally signed by SANTOSH HARISHCHANDRA SANKHE Date: 2023.07.06 16:51:56 +05'30'
S.E.(B.P.) RS	A.E.(B.P.) P WARD	E.E.(B.P.) P WARD

SHEET SIZE : A0

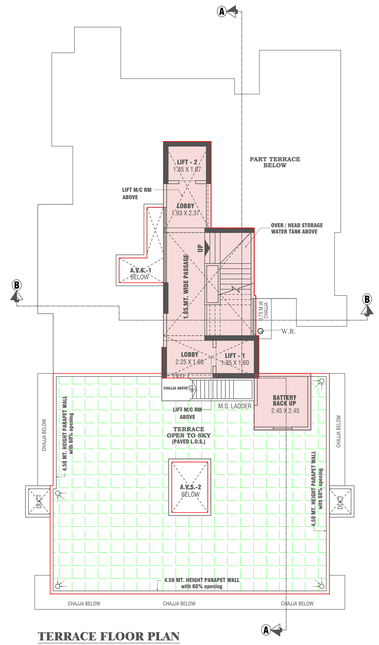
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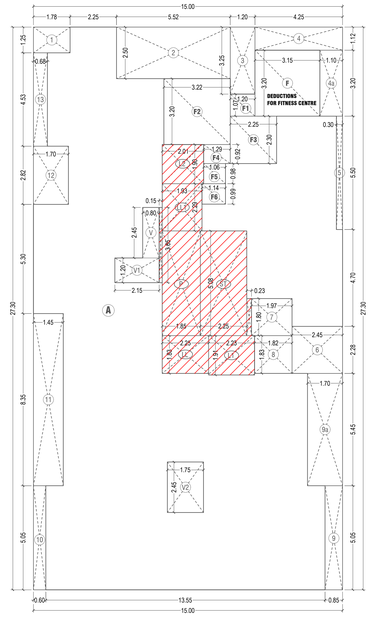
4TH FLOOR PLAN
SCALE - 1:100



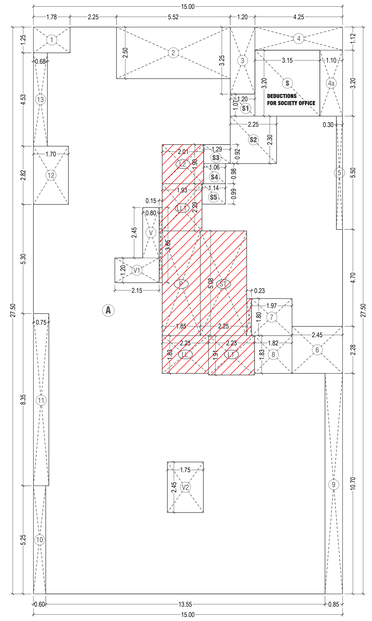
6TH PART FLOOR PLAN
SCALE - 1:100



TERRACE FLOOR PLAN
SCALE - 1:100



BUILT UP LINE AREA DIAGRAM FOR 3RD FLOOR
SCALE - 1:100



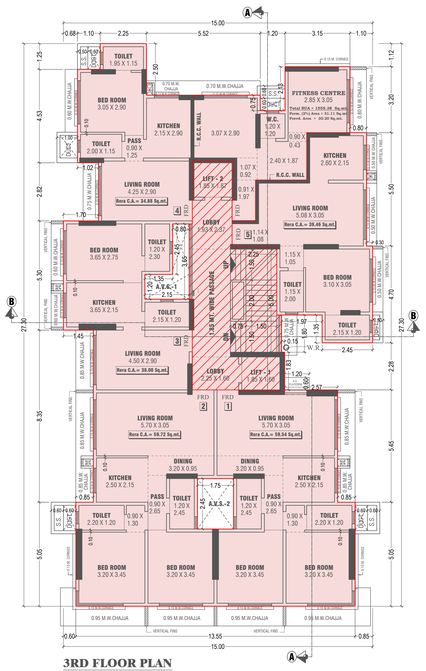
BUILT UP LINE AREA DIAGRAM FOR 4TH FLOOR
SCALE - 1:100

BUILT UP AREA CALCULATIONS
FOR 3RD FLOOR

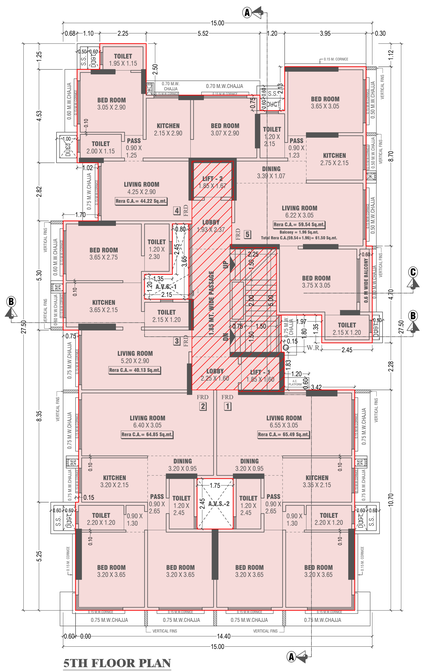
ADDITION							IN SQ.MT.	
A)	15.00	X	27.30	X	1 NO	=	409.50	
TOTAL ADDITION						=	409.50	(X)
DEDUCTIONS							**IN SQ.MT.**	
1)	1.78	X	1.25	X	1 NO	=	2.23	
2)	5.52	X	2.50	X	1 NO	=	13.80	
3)	1.20	X	3.25	X	1 NO	=	3.90	
4)	4.25	X	1.12	X	1 NO	=	4.76	
4a)	1.10	X	3.20	X	1 NO	=	3.52	
5)	0.30	X	5.50	X	1 NO	=	1.65	
6)	2.45	X	2.28	X	1 NO	=	5.59	
7)	1.97	X	1.80	X	1 NO	=	3.55	
8)	1.82	X	1.83	X	1 NO	=	3.33	
9)	0.85	X	5.05	X	1 NO	=	4.29	
9a)	1.70	X	5.45	X	1 NO	=	9.26	
10)	0.60	X	5.05	X	1 NO	=	3.03	
11)	1.45	X	8.35	X	1 NO	=	12.11	
12)	1.70	X	2.82	X	1 NO	=	4.79	
13)	0.68	X	4.53	X	1 NO	=	3.08	
V)	0.80	X	2.45	X	1 NO	=	1.96	
V1)	2.15	X	1.20	X	1 NO	=	2.58	
V2)	1.75	X	2.45	X	1 NO	=	4.29	
F)	3.15	X	3.20	X	1 NO	=	10.08	
F1)	1.20	X	1.07	X	1 NO	=	1.28	
F2)	3.22	X	3.20	X	1 NO	=	10.30	
F3)	2.25	X	2.30	X	1 NO	=	5.18	
F4)	1.29	X	0.92	X	1 NO	=	1.19	
F5)	1.06	X	0.98	X	1 NO	=	1.04	
F6)	1.14	X	0.99	X	1 NO	=	1.13	
TOTAL DEDUCTIONS						=	117.92	(Y)
TOTAL GROSS BUILT UP AREA					[X - Y]	=	291.58	(X1)

STAIRCASE, LIFT & LOBBY AREA CALCULATIONS

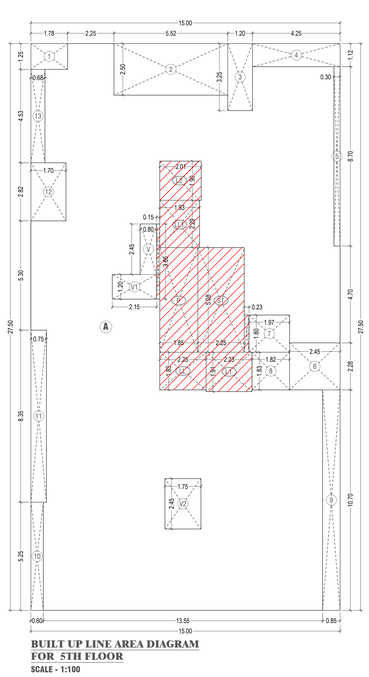
DEDUCTIONS							IN SQ.MT.	
ST)	2.25	X	5.08	X	1 NO	=	11.43	
	0.23	X	1.80	X	1 NO	=	0.41	
L1)	2.23	X	1.91	X	1 NO	=	4.26	
L2)	2.01	X	1.90	X	1 NO	=	3.82	
LL)	2.25	X	1.83	X	1 NO	=	4.12	
LL1)	1.93	X	2.29	X	1 NO	=	4.42	
P)	1.85	X	5.08	X	1 NO	=	9.40	
	0.15	X	3.65	X	1 NO	=	0.55	
TOTAL DEDUCTIONS ST.CASE, LIFT LOBBY AREA						=	38.41	(Y1)
TOTAL NET BUILT UP AREA						=	253.17	
[X1 - Y1]								



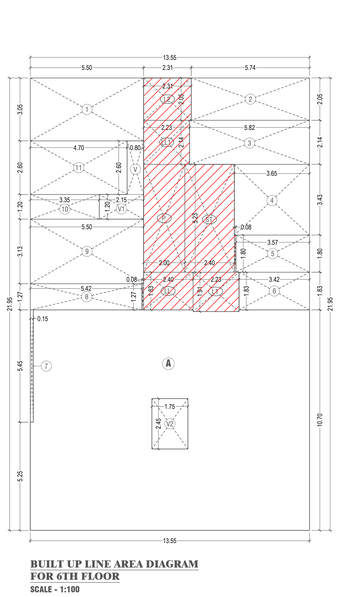
3RD FLOOR PLAN
SCALE - 1:100



5TH FLOOR PLAN
SCALE - 1:100



BUILT UP LINE AREA DIAGRAM FOR 5TH FLOOR
SCALE - 1:100



BUILT UP LINE AREA DIAGRAM FOR 6TH FLOOR
SCALE - 1:100

BUILT UP AREA CALCULATIONS
FOR 4TH FLOOR

ADDITION							IN SQ.MT.	
A)	15.00	X	27.50	X	1 NO	=	412.50	
TOTAL ADDITION						=	412.50	(X)
DEDUCTIONS							**IN SQ.MT.**	
1)	1.78	X	1.25	X	1 NO	=	2.23	
2)	5.52	X	2.50	X	1 NO	=	13.80	
3)	1.20	X	3.25	X	1 NO	=	3.90	
4)	4.25	X	1.12	X	1 NO	=	4.76	
4a)	1.10	X	3.20	X	1 NO	=	3.52	
5)	0.30	X	5.50	X	1 NO	=	1.65	
6)	2.45	X	2.28	X	1 NO	=	5.59	
7)	1.97	X	1.80	X	1 NO	=	3.55	
8)	1.82	X	1.83	X	1 NO	=	3.33	
9)	0.85	X	10.70	X	1 NO	=	9.09	
10)	0.60	X	5.25	X	1 NO	=	3.15	
11)	0.75	X	8.35	X	1 NO	=	6.26	
12)	1.70	X	2.82	X	1 NO	=	4.79	
13)	0.68	X	4.53	X	1 NO	=	3.08	
V)	0.80	X	2.45	X	1 NO	=	1.96	
V1)	2.15	X	1.20	X	1 NO	=	2.58	
V2)	1.75	X	2.45	X	1 NO	=	4.29	
S)	3.15	X	3.20	X	1 NO	=	10.08	
S1)	1.20	X	1.07	X	1 NO	=	1.28	
S2)	2.25	X	2.30	X	1 NO	=	5.17	
S3)	1.29	X	0.92	X	1 NO	=	1.19	
S4)	1.06	X	0.98	X	1 NO	=	1.04	
S5)	1.14	X	0.99	X	1 NO	=	1.13	
TOTAL DEDUCTIONS						=	97.42	(Y)
TOTAL GROSS BUILT UP AREA					[X - Y]	=	315.08	(X1)

STAIRCASE, LIFT & LOBBY AREA CALCULATIONS

DEDUCTIONS							IN SQ.MT.	
ST)	2.25	X	5.08	X	1 NO	=	11.43	
	0.23	X	1.80	X	1 NO	=	0.41	
L1)	2.23	X	1.91	X	1 NO	=	4.26	
L2)	2.01	X	1.90	X	1 NO	=	3.82	
LL)	2.25	X	1.83	X	1 NO	=	4.12	
LL1)	1.93	X	2.29	X	1 NO	=	4.42	
P)	1.85	X	5.08	X	1 NO	=	9.40	
	0.15	X	3.65	X	1 NO	=	0.55	
TOTAL DEDUCTIONS ST.CASE, LIFT LOBBY AREA						=	38.41	(Y1)
TOTAL NET BUILT UP AREA						=	276.67	
[X1 - Y1]								

BUILT UP AREA CALCULATIONS
FOR 5TH FLOOR

ADDITION							IN SQ.MT.	
A)	15.00	X	27.50	X	1 NO	=	412.50	
TOTAL ADDITION						=	412.50	(X)
DEDUCTIONS							**IN SQ.MT.**	
1)	1.78	X	1.25	X	1 NO	=	2.23	
2)	5.52	X	2.50	X	1 NO	=	13.80	
3)	1.20	X	3.25	X	1 NO	=	3.90	
4)	4.25	X	1.12	X	1 NO	=	4.76	
5)	0.30	X	8.70	X	1 NO	=	2.61	
6)	2.45	X	2.28	X	1 NO	=	5.59	
7)	1.97	X	1.80	X	1 NO	=	3.55	
8)	1.82	X	1.83	X	1 NO	=	3.33	
9)	0.85	X	10.70	X	1 NO	=	9.09	
10)	0.60	X	5.25	X	1 NO	=	3.15	
11)	0.75	X	8.35	X	1 NO	=	6.26	
12)	1.70	X	2.82	X	1 NO	=	4.79	
13)	0.68	X	4.53	X	1 NO	=	3.08	
V)	0.80	X	2.45	X	1 NO	=	1.96	
V1)	2.15	X	1.20	X	1 NO	=	2.58	
V2)	1.75	X	2.45	X	1 NO	=	4.29	
TOTAL DEDUCTIONS						=	74.97	(Y)
TOTAL GROSS BUILT UP AREA					[X - Y]	=	337.53	(X1)

STAIRCASE, LIFT & LOBBY AREA CALCULATIONS

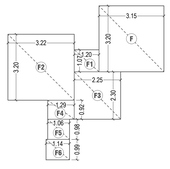
DEDUCTIONS							IN SQ.MT.	
ST)	2.25	X	5.08	X	1 NO	=	11.43	
	0.23	X	1.80	X	1 NO	=	0.41	
L1)	2.23	X	1.91	X	1 NO	=	4.26	
L2)	2.01	X	1.90	X	1 NO	=	3.82	
LL)	2.25	X	1.83	X	1 NO	=	4.12	
LL1)	1.93	X	2.29	X	1 NO	=	4.42	
P)	1.85	X	5.08	X	1 NO	=	9.40	
	0.15	X	3.65	X	1 NO	=	0.55	
TOTAL DEDUCTIONS ST.CASE, LIFT LOBBY AREA						=	38.41	(Y1)
TOTAL NET BUILT UP AREA						=	299.12	
[X1 - Y1]								

BUILT UP AREA CALCULATIONS
FOR 6TH FLOOR

ADDITION							IN SQ.MT.	
A)	13.55	X	21.95	X	1 NO	=	297.42	
TOTAL ADDITION						=	297.42	(X)
DEDUCTIONS							**IN SQ.MT.**	
1)	5.50	X	3.05	X	1 NO	=	16.78	
2)	5.74	X	2.05	X	1 NO	=	11.77	
3)	5.82	X	2.14	X	1 NO	=	12.45	
4)	3.65	X	3.43	X	1 NO	=	12.52	
5)	3.57	X	1.80	X	1 NO	=	6.43	
6)	3.42	X	1.83	X	1 NO	=	6.26	
7)	0.15	X	5.45	X	1 NO	=	0.82	
8)	5.42	X	1.27	X	1 NO	=	6.88	
9)	5.50	X	3.13	X	1 NO	=	17.22	
10)	3.35	X	1.20	X	1 NO	=	4.02	
11)	4.70	X	2.60	X	1 NO	=	12.22	
12)	1.70	X	2.82	X	1 NO	=	4.79	
13)	0.68	X	4.53	X	1 NO	=	3.08	
V)	0.80	X	2.60	X	1 NO	=	2.08	
V1)	2.15	X	1.20	X	1 NO	=	2.58	
V2)	1.75	X	2.45	X	1 NO	=	4.29	
TOTAL DEDUCTIONS						=	116.32	(Y)
TOTAL GROSS BUILT UP AREA					[X - Y]	=	181.10	(X1)

STAIRCASE, LIFT & LOBBY AREA CALCULATIONS

DEDUCTIONS							IN SQ.MT.	
ST)	2.40	X	5.23	X	1 NO	=	12.55	
	0.08	X	1.80	X	1 NO	=	0.14	
L1)	2.23	X	1.91	X	1 NO	=	4.26	
L2)	2.31	X	2.05	X	1 NO	=	4.73	
LL)	2.40	X	1.83	X	1 NO	=	4.39	
	0.08	X	1.27	X	1 NO	=	0.10	
LL1)	2.23	X	2.14	X	1 NO	=	4.77	
P)	2.00	X	5.23	X	1 NO	=	10.46	
TOTAL DEDUCTIONS ST.CASE, LIFT LOBBY AREA						=	41.40	(Y1)
TOTAL NET BUILT UP AREA						=	139.70	
[X1 - Y1]								



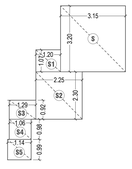
FITNESS CENTRE LINE AREA DIAGRAM FOR 3RD FLOOR
SCALE - 1:100

BUILT UP AREA CALCULATIONS
FOR FITNESS CENTRE
3RD FLOOR

ADDITION							IN SQ.MT.	
F)	3.15	X	3.20	X	1 NO	=	10.08	
F1)	1.20	X	1.07	X	1 NO	=	1.28	
F2)	3.22	X	3.20	X	1 NO	=	10.30	
F3)	2.25	X	2.30	X	1 NO	=	5.18	
F4)	1.29	X	0.92	X	1 NO	=	1.19	
F5)	1.06	X	0.98	X	1 NO	=	1.04	
F6)	1.14	X	0.99	X	1 NO	=	1.13	
TOTAL ADDITIONS						=	30.20	

FITNESS CENTRE AREA STATEMENT

PERMISSIBLE FOR FITNESS CENTRE AREA = 2% OF TOTAL GROSS BUILT UP AREA = (1896.47 x 2%)	
PERMISSIBLE FITNESS CENTRE AREA	= 37.93 Sq.mt.
PROVIDED FITNESS CENTRE AREA	= 30.20 Sq.mt.
EXCESS PROVIDED AREA COUNTED IN FSI.	= NIL



SOCIETY OFFICE LINE AREA DIAGRAM FOR 4TH FLOOR
SCALE - 1:100

BUILT UP AREA CALCULATIONS
FOR SOCIETY OFFICE
4TH FLOOR

ADDITION							IN SQ.MT.	
S)	3.15	X	3.20	X	1 NO	=	10.08	
S1)	1.20	X	1.07	X	1 NO	=	1.28	
S2)	2.25	X	2.30	X	1 NO	=	5.17	
S3)	1.29	X	0.92	X	1 NO	=	1.19	
S4)	1.06	X	0.98	X	1 NO	=	1.04	
S5)	1.14	X	0.99	X	1 NO	=	1.13	
TOTAL ADDITIONS						=	19.89	
TOTAL NET BUILT UP AREA						=	19.89	

SOCIETY OFFICE AREA STATEMENT

PERMISSIBLE FOR SOCIETY OFFICE AREA	= 20.00 Sq.mt.
PROVIDED AREA SOCIETY OFFICE	= 19.89 Sq.mt.
EXCESS PROVIDED AREA COUNTED IN FSI.	= NIL

FORM - II

THIS PLAN IS DIGITALLY SIGN

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO.P-16294/2023/(638)/P/S Ward/PAHADI GOREGAON-W SIGNED ON EVEN DATE.

CONTENTS OF SHEET :

3RD TO 6TH & TERRACE FLOOR PLAN, BUILT UP LINE AREA DIAGRAM & CALCULATIONS FITNESS CENTER CALCULATION AND DIAGRAM, SOCIETY OFFICE CALCULATION AND DIAGRAM

DESCRIPTION OF PROPOSAL AND PROPERTY

Proposed redevelopment of existing building on plot bearing C.T.S. No. 638, 638/1 to 638/12 of Village Pahadi Goregaon West, Plot No. 163, at Jawahar Nagar, Road No. 2, Goregaon (W), in P/South Ward, Mumbai - 400 104.

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER

Mr. Sushant V. Parmar, Partner of Bell Spaces LLP, C. A. To Sutaria CHSL (Owner/Lessee)

Office No. 04, 1st Floor, 'A' Wing, Onkar Bldg., Opp. Oberoi Mall, Gen. A. K. Vaidya Marg, Dindoshi, Malad (East), Mumbai- 400097.

SUSHANT VIJAY PARMAR — Digitally signed by SUSHANT VIJAY PARMAR Date: 2023.06.05 12:10:28 +05'30'

OWNER / DEVELOPER SIGNATURE

NORTH

Job no.	Drawing No.	Scale No.	Drawn By	Checked By	Date No.
	02/03	AS SHOWN	Vaseem Khan		25-05-2023

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

AR DESIGN STUDIO
ARCHITECT & PROJECT CONSULTANT

ANKIT UTTAM CHAND JAIN — Digitally signed by ANKIT UTTAMCHAND JAIN Date: 2023.06.05 12:55:58 +05'30'

AR. ANKIT U. JAIN
B.ARCH
REG. NO. CA / 2014/ 64556

OFFICE ADDRESS :- 2127, EAZE ZONE MALL, GOREGAON MULUND LINK ROAD, SUNDER NAGAR, MALAD (WEST), MUMBAI - 4000064. | TEL. - +91-7738723684

BRIHANMUMBAI MUNCIPAL CORPORATION

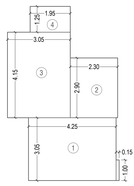
THE PLANS FOR APPROVAL

1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED

S.E.(B.P.) R5	A.E.(B.P.) P WARD	E.E.(B.P.) P WARD
Rahul Ganesh Ishi — Digitally signed by Rahul Ganesh Ishi Date: 2023.06.06 15:35:00 +05'30'	HARESH CHANDIRAM BHAGAT — Digitally signed by HARESH CHANDIRAM BHAGAT Date: 2023.06.07 19:27:46 +05'30'	SANTOSH HARISHCHANDRA SANKHE — Digitally signed by SANTOSH HARISHCHANDRA SANKHE Date: 2023.07.06 16:52:10 +05'30'

SHEET SIZE : A0

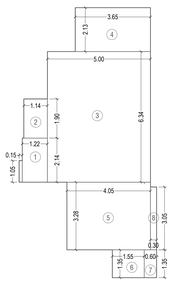
FILE NO. P-16294/2023/(638)/P/S Ward/PAHADI GOREGAON-W



RERA CARPET LINE AREA DIAGRAM
FOR 3RD FLOOR
FLAT NOS. - 4
SCALE - 1:100

RERA CARPET AREA CALCULATIONS
FOR 3RD FLOOR
FLAT NOS. - 4

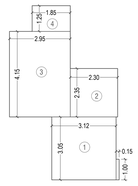
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D.J.)	0.15	X	1.00	X	1 NO	=	0.15
1)	4.25	X	3.05	X	1 NO	=	12.96
2)	2.30	X	2.90	X	1 NO	=	6.67
3)	3.05	X	4.15	X	1 NO	=	12.66
4)	1.95	X	1.25	X	1 NO	=	2.44
TOTAL ADDITIONS AREA						=	34.88



RERA CARPET LINE AREA DIAGRAM
FOR 5TH FLOOR
FLAT NOS. - 5
SCALE - 1:100

RERA CARPET AREA CALCULATIONS
FOR 5TH FLOOR
FLAT NOS. - 5

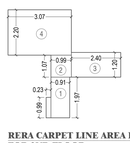
ADDITIONS							IN SQ.MT.
D.J.)	0.15	X	1.05	X	1 NO	=	0.16
1)	1.22	X	2.14	X	1 NO	=	2.61
2)	1.14	X	1.90	X	1 NO	=	2.17
3)	5.00	X	6.34	X	1 NO	=	31.70
4)	3.65	X	2.13	X	1 NO	=	7.77
5)	4.05	X	3.28	X	1 NO	=	13.28
6)	1.55	X	1.35	X	1 NO	=	2.09
7)	0.60	X	1.35	X	1 NO	=	0.81
8)	0.30	X	3.05	X	1 NO	=	0.91
TOTAL ADDITIONS AREA						=	61.50



RERA CARPET LINE AREA DIAGRAM
FOR 1ST & 2ND FLOOR
FLAT NOS. - 4
SCALE - 1:100

RERA CARPET AREA CALCULATIONS
FOR 1ST & 2ND FLOOR
FLAT NOS. - 4

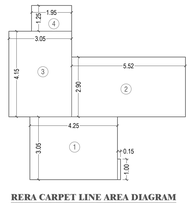
ADDITIONS							IN SQ.MT.
D.J.)	0.15	X	1.00	X	1 NO	=	0.15
1)	3.12	X	3.05	X	1 NO	=	9.52
2)	2.30	X	2.35	X	1 NO	=	5.40
3)	2.95	X	4.15	X	1 NO	=	12.24
4)	1.85	X	1.25	X	1 NO	=	2.31
TOTAL ADDITIONS AREA						=	29.62



RERA CARPET LINE AREA DIAGRAM
FOR 2ND FLOOR
FLAT NOS. - 5
SCALE - 1:100

RERA CARPET AREA CALCULATIONS
FOR 2ND FLOOR
FLAT NOS. - 5

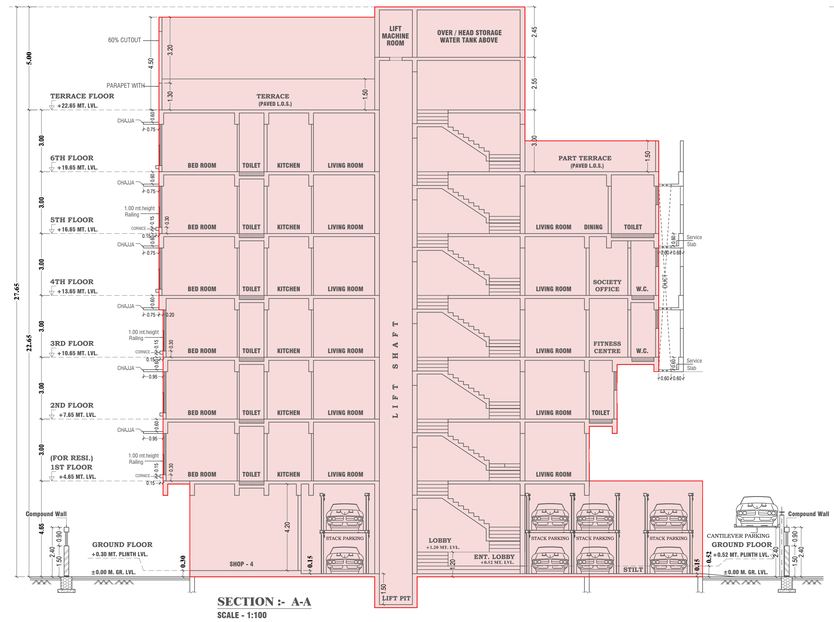
ADDITIONS							IN SQ.MT.
D.J.)	0.23	X	0.99	X	1 NO	=	0.23
1)	0.91	X	1.97	X	1 NO	=	1.79
2)	0.99	X	1.07	X	1 NO	=	1.06
3)	2.40	X	1.20	X	1 NO	=	2.88
4)	3.07	X	2.20	X	1 NO	=	6.75
TOTAL ADDITIONS AREA						=	12.71



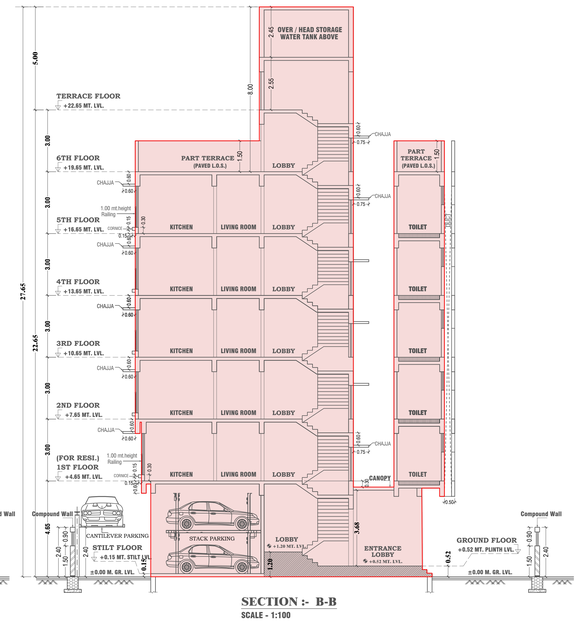
RERA CARPET LINE AREA DIAGRAM
FOR 4TH & 5TH FLOOR
FLAT NOS. - 4
SCALE - 1:100

RERA CARPET AREA CALCULATIONS
FOR 4TH & 5TH FLOOR
FLAT NOS. - 4

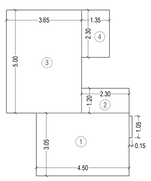
ADDITIONS							IN SQ.MT.
D.J.)	0.15	X	1.00	X	1 NO	=	0.15
1)	4.25	X	3.05	X	1 NO	=	12.96
2)	5.52	X	2.90	X	1 NO	=	16.01
3)	3.05	X	4.15	X	1 NO	=	12.66
4)	1.95	X	1.25	X	1 NO	=	2.44
TOTAL ADDITIONS AREA						=	44.22



SECTION :- A-A
SCALE - 1:100



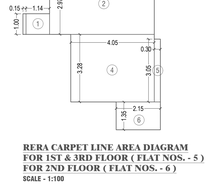
SECTION :- B-B
SCALE - 1:100



RERA CARPET LINE AREA DIAGRAM
FOR 2ND & 3RD FLOOR
FLAT NOS. - 3
SCALE - 1:100

RERA CARPET AREA CALCULATIONS
FOR 2ND & 3RD FLOOR
FLAT NOS. - 3

ADDITIONS							IN SQ.MT.
D.J.)	0.15	X	1.05	X	1 NO	=	0.16
1)	4.50	X	3.05	X	1 NO	=	13.73
2)	2.30	X	1.20	X	1 NO	=	2.76
3)	3.65	X	5.00	X	1 NO	=	18.25
4)	1.35	X	2.30	X	1 NO	=	3.10
TOTAL ADDITIONS AREA						=	38.00



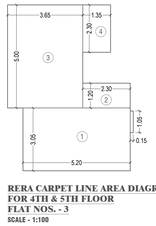
RERA CARPET LINE AREA DIAGRAM
FOR 1ST & 3RD FLOOR (FLAT NOS. - 5)
FOR 2ND FLOOR (FLAT NOS. - 6)
SCALE - 1:100

RERA CARPET AREA CALCULATIONS
FOR 1ST & 3RD FLOOR
FLAT NOS. - 5

ADDITIONS							IN SQ.MT.
D.J.)	0.15	X	1.00	X	1 NO	=	0.15
1)	1.14	X	1.00	X	1 NO	=	1.14
2)	5.08	X	2.97	X	1 NO	=	15.09
3)	2.60	X	2.30	X	1 NO	=	5.98
4)	4.05	X	3.28	X	1 NO	=	13.28
5)	0.30	X	3.05	X	1 NO	=	0.92
6)	2.15	X	1.35	X	1 NO	=	2.90
TOTAL ADDITIONS AREA						=	39.46

RERA CARPET AREA CALCULATIONS
FOR 2ND FLOOR
FLAT NOS. - 6

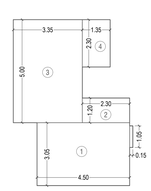
ADDITIONS							IN SQ.MT.
D.J.)	0.15	X	1.00	X	1 NO	=	0.15
1)	1.14	X	1.00	X	1 NO	=	1.14
2)	5.08	X	2.97	X	1 NO	=	15.09
3)	2.60	X	2.30	X	1 NO	=	5.98
4)	4.05	X	3.28	X	1 NO	=	13.28
5)	0.30	X	3.05	X	1 NO	=	0.92
6)	2.15	X	1.35	X	1 NO	=	2.90
TOTAL ADDITIONS AREA						=	39.46



RERA CARPET LINE AREA DIAGRAM
FOR 4TH & 5TH FLOOR
FLAT NOS. - 3
SCALE - 1:100

RERA CARPET AREA CALCULATIONS
FOR 4TH & 5TH FLOOR
FLAT NOS. - 3

ADDITIONS							IN SQ.MT.
D.J.)	0.15	X	1.05	X	1 NO	=	0.16
1)	5.20	X	3.05	X	1 NO	=	15.86
2)	2.30	X	1.20	X	1 NO	=	2.76
3)	3.65	X	5.00	X	1 NO	=	18.25
4)	1.35	X	2.30	X	1 NO	=	3.10
TOTAL ADDITIONS AREA						=	40.13



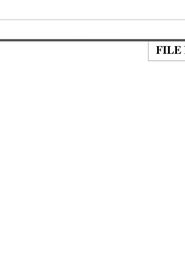
RERA CARPET LINE AREA DIAGRAM
FOR 1ST FLOOR
FLAT NOS. - 3
SCALE - 1:100

RERA CARPET AREA CALCULATIONS
FOR 1ST FLOOR
FLAT NOS. - 3

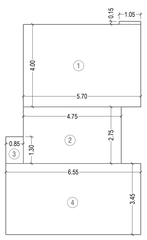
ADDITIONS							IN SQ.MT.
D.J.)	0.15	X	1.05	X	1 NO	=	0.16
1)	4.50	X	3.05	X	1 NO	=	13.73
2)	2.30	X	1.20	X	1 NO	=	2.76
3)	3.35	X	5.00	X	1 NO	=	16.75
4)	1.35	X	2.30	X	1 NO	=	3.10
TOTAL ADDITIONS AREA						=	36.50

STANDARD SECTION THROUGH KITCHEN CUT OUT
DETAIL AT '1'
SCALE - 1:100

STANDARD SECTION THROUGH TOILET DUCT/ SERVICE SLAB
DETAIL AT '2'
SCALE - 1:100



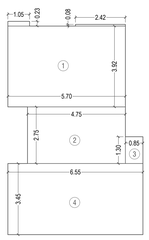
SECTION :- C-C
SCALE - 1:100



RERA CARPET LINE AREA DIAGRAM
FOR 1ST TO 3RD FLOOR
FLAT NOS. - 2
SCALE - 1:100

RERA CARPET AREA CALCULATIONS
FOR 1ST TO 3RD FLOOR
FLAT NOS. - 2

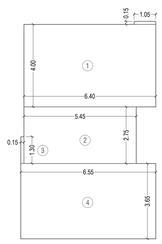
ADDITIONS							IN SQ.MT.
D.J.)	1.05	X	0.15	X	1 NO	=	0.16
1)	5.70	X	4.00	X	1 NO	=	22.80
2)	4.75	X	2.75	X	1 NO	=	13.06
3)	0.85	X	1.30	X	1 NO	=	1.10
4)	6.55	X	3.45	X	1 NO	=	22.60
TOTAL ADDITIONS AREA						=	59.72



RERA CARPET LINE AREA DIAGRAM
FOR 1ST TO 3RD FLOOR
FLAT NOS. - 1
SCALE - 1:100

RERA CARPET AREA CALCULATIONS
FOR 1ST TO 3RD FLOOR
FLAT NOS. - 1

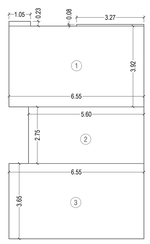
ADDITIONS							IN SQ.MT.
D.J.)	1.05	X	0.23	X	1 NO	=	0.24
1)	5.70	X	3.92	X	1 NO	=	22.34
	2.42	X	0.08	X	1 NO	=	0.20
2)	4.75	X	2.75	X	1 NO	=	13.06
3)	0.85	X	1.30	X	1 NO	=	1.10
4)	6.55	X	3.45	X	1 NO	=	22.60
TOTAL ADDITIONS AREA						=	59.54



RERA CARPET LINE AREA DIAGRAM
FOR 4TH TO 6TH FLOOR
FLAT NOS. - 2
SCALE - 1:100

RERA CARPET AREA CALCULATIONS
FOR 4TH TO 6TH FLOOR
FLAT NOS. - 2

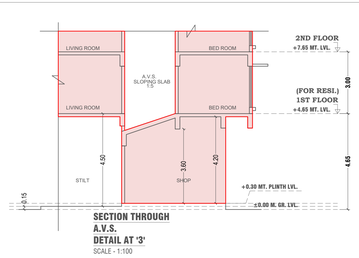
ADDITIONS							IN SQ.MT.
D.J.)	1.05	X	0.15	X	1 NO	=	0.16
1)	6.40	X	4.00	X	1 NO	=	25.60
2)	5.45	X	2.75	X	1 NO	=	14.99
3)	0.15	X	1.30	X	1 NO	=	0.19
4)	6.55	X	3.65	X	1 NO	=	23.91
TOTAL ADDITIONS AREA						=	64.85



RERA CARPET LINE AREA DIAGRAM
FOR 4TH TO 6TH FLOOR
FLAT NOS. - 1
SCALE - 1:100

RERA CARPET AREA CALCULATIONS
FOR 4TH TO 6TH FLOOR
FLAT NOS. - 1

ADDITIONS							IN SQ.MT.
D.J.)	1.05	X	0.23	X	1 NO	=	0.24
1)	6.55	X	3.92	X	1 NO	=	25.68
	3.27	X	0.08	X	1 NO	=	0.26
2)	5.60	X	2.75	X	1 NO	=	15.40
3)	6.55	X	3.65	X	1 NO	=	23.91
TOTAL ADDITIONS AREA						=	65.49



SECTION THROUGH A.V.S.
DETAIL AT '3'
SCALE - 1:100

FORM - II

THIS PLAN IS DIGITALLY SIGN

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTEER UNDER NO.P-16294/2023/(638)/P/S Ward/PAHADI GOREGAON-W SIGNED ON EVEN DATE.

CONTENTS OF SHEET :

RERA CARPET LINE AREA DIAGRAM & CALCULATIONS WITH SECTION:- A-A & B-B, C-C, DETAIL AT '1', DETAIL AT '2', DETAIL AT '3', DETAIL AT '2', DETAIL AT '3'.

DESCRIPTION OF PROPOSAL AND PROPERTY

Proposed redevelopment of existing building on plot bearing C.T.S. No. 638, 638/1 to 638/12 of Village Pahadi Goregaon West, Plot No. 163, at Jawahar Nagar, Road No. 2, Goregaon (W), in P/South Ward, Mumbai - 400 104.

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER

Mr. Sushant V. Parmar, Partner of Bali Spaces LLP,
C. A. To Sutaria CHSL (Owner/Lessee)

Office No. 04, 1st Floor, 'A' Wing, Onkar Bldg., Opp. Oberoi Mall, Gen. A. K. Vaidya Marg, Dindoshi, Malad (East), Mumbai- 400097.

SUSHANT VIJAY PARMAR
Digitally signed by SUSHANT VIJAY PARMAR
Date: 2023.06.05 12:11:01 +05'30'

OWNER / DEVELOPER SIGNATURE

NORTH

Job no.	Drawing No.	Scale No.	Dawn By	Checked By	Date No.
	03/03	AS SHOWN	Vaseem Khan		25-05-2023

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

ANKIT UTTAM CHAND JAIN
Digitally signed by ANKIT UTTAMCHAND JAIN
Date: 2023.06.05 12:50:54 +05'30'

AR DESIGN STUDIO
ARCHITECT & PROJECT CONSULTANT

AR. ANKIT U. JAIN
B. ARCH
REG. NO. CA / 2014/ 64556

OFFICE ADDRESS :- 2127, EAZE ZONE MALL, GOREGAON MULUND LINK ROAD, SUNDER NAGAR, MALAD (WEST), MUMBAI - 400064 | TEL: +91-7738723684

BRIHANMUMBAI MUNCIPAL CORPORATION

THE PLANS FOR APPROVAL

1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED

S.E.(B.P.) R5	A.E.(B.P.) P WARD	E.E.(B.P.) P WARD
Rahul Ganesh Ishi — Digitally signed by Rahul Ganesh Ishi Date: 2023.06.06 15:36:05 +05'30'	HARESH CHANDIR AM BHAGAT — Digitally signed by HARESH CHANDIRAM BHAGAT Date: 2023.06.07 19:28:22 +05'30'	SANTOSH HARISHC HANDRA SANKHE — Digitally signed by SANTOSH HARISHCHANDRA SANKHE Date: 2023.07.06 16:52:23 +05'30'