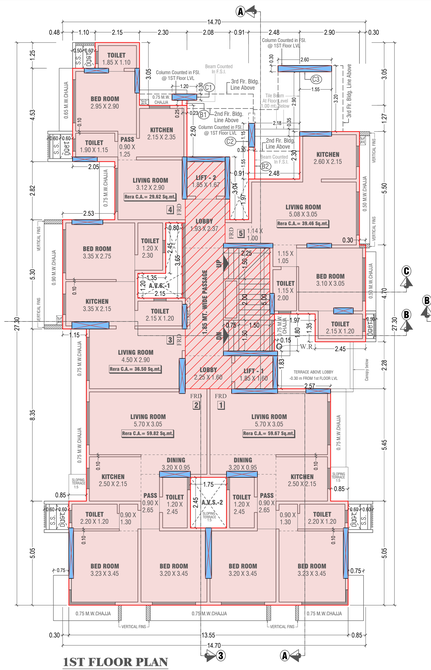
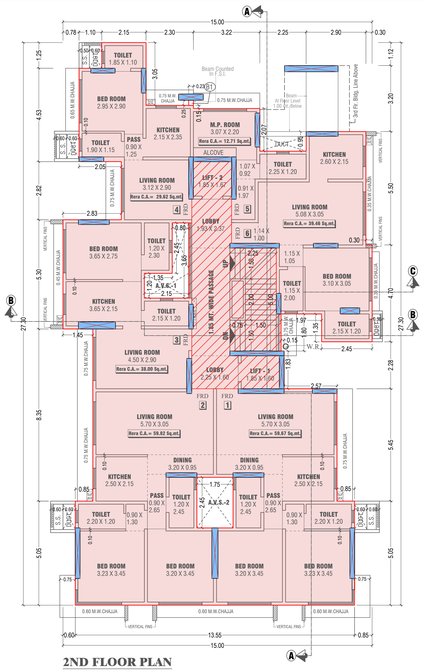
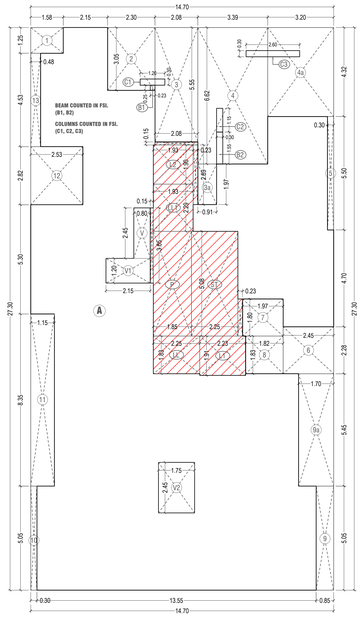


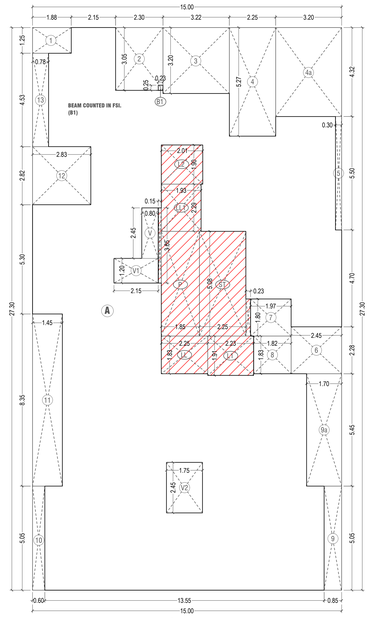
1ST FLOOR PLAN
SCALE - 1:100



2ND FLOOR PLAN
SCALE - 1:100



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



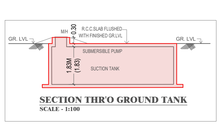
BUILT UP LINE AREA DIAGRAM FOR 2ND FLOOR
SCALE - 1:100



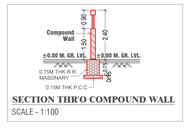
LOCATION PLAN
SCALE - 1:4000



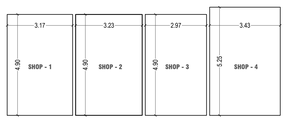
BLOCK PLAN
SCALE - 1:500



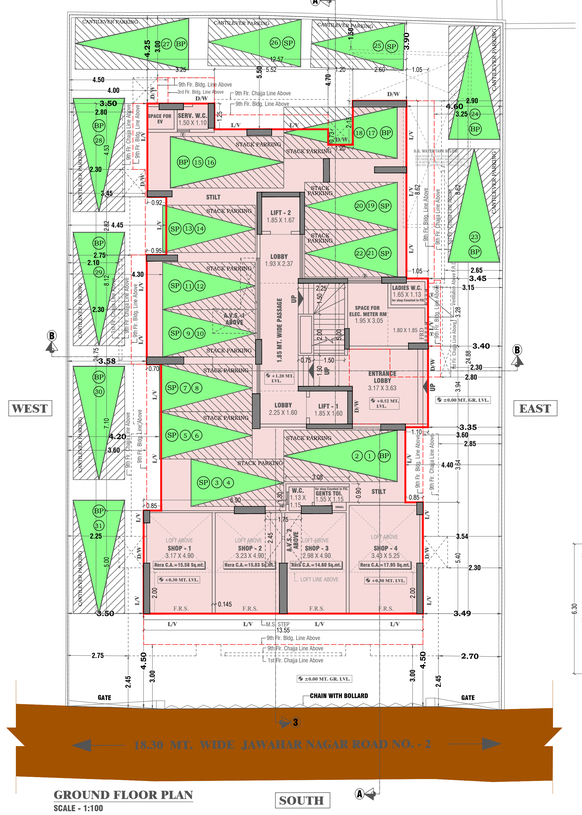
SECTION THR'O GROUND TANK
SCALE - 1:100



SECTION THR'O 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 AREA CALCULATIONS

FOR 1ST FLOOR

ADDITION							IN SQ.MT.
A)	14.70	X	27.30	X	1 NO	=	401.31
BEAM COUNTED IN FSI.							
B1)	0.23	X	0.25	X	1 NO	=	0.06
B2)	0.30	X	1.55	X	1 NO	=	0.46
TOTAL BEAM AREA						=	0.52
COLUMNS COUNTED IN FSI.							
C1)	1.20	X	0.30	X	1 NO	=	0.36
C2)	0.30	X	1.15	X	1 NO	=	0.34
C3)	2.60	X	0.30	X	1 NO	=	0.78
TOTAL COLUMNS AREA						=	1.48
TOTAL ADDITION	[401.31 + 0.52+1.48]					=	**403.31** (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]					=	**287.80** (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
	0.28	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]						=	**248.57**

BUILT UP AREA CALCULATIONS

FOR 2ND FLOOR

ADDITION							IN SQ.MT.
A)	15.00	X	27.30	X	1 NO	=	409.50
BEAM COUNTED IN FSI.							
B1)	0.23	X	0.25	X	1 NO	=	0.06
TOTAL ADDITION						=	**409.56** (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]					=	**301.06** (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 [X1 - Y1]						=	**262.65**

RERA CARPET AREA CALCULATIONS

FOR GROUND FLOOR
SHOP NOS. - 1

ADDITIONS							IN SQ.MT.
1)	3.17	X	4.90	X	1 NO	=	15.53
TOTAL ADDITIONS AREA						=	**15.53**

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)	2.97	X	4.90	X	1 NO	=	14.55
TOTAL ADDITIONS AREA						=	**14.55**

RERA CARPET AREA CALCULATIONS

FOR GROUND FLOOR
SHOP NOS. - 4

ADDITIONS							IN SQ.MT.
1)	3.43	X	5.25	X	1 NO	=	18.01
TOTAL ADDITIONS AREA						=	**18.01**

BUILT UP AREA CALCULATIONS

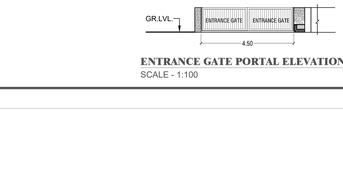
FOR GROUND FLOOR

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	1.43	X	1 NO	=	2.79
TOTAL ADDITION						=	**2.79** (Y1)
TOTAL NET BUILT UP AREA	[X1 + Y1]					=	**75.97**

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 ADDITIONS							= **688.10**
NET PLOT AREA SAY							= **688.10** (X)



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

PAP REQUIRED AREA / PAP PROPOSED AREA

SR.NO.	CARPET AREA	B.U.A.	35% FUNGIBLE AREA	REQUIRED AREA	FLAT NO.	FLOOR NO.	PROPOSED AREA	AREA TO BE KEPTIN ABEYANCE
	1	2	3	4	5	6	7	8
1	27.88	33.45	11.70	45.15	305	3RD	44.31	0.84
2	27.88	33.45	11.70	45.15	403	4TH	43.98	1.17
3	27.88	33.45	11.70	45.15	503	5TH	43.98	1.17
4	27.88	33.45	11.70	45.15	603	6TH	43.98	1.17
5	27.88	33.45	11.70	45.15	703	7TH	43.98	1.17
6	27.88	33.45	11.70	45.15	803	8TH	43.98	1.17
TOTAL	167.28	200.70	70.20	270.90			264.21	6.69

TABLE NO - I

PROPOSED BUILT UP AREA STATEMENT

Sr. No.	Wing	Floor No.	Proposed BUA (in sqmt)		Total (4 + 5) (in sqmt)	Staircase/ lift/ lift lobby area (in sqmt)		Staircase/ lift/ lift lobby premium area (in sqmt)		Flat/NR/Society Office/ Fitness Centre/Refuge area
			Commercial	Residential		Commercial	Residential	lift well less	Total (in sqmt)	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)		(9)	
1	A	BASEMENT FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NIL
		GROUND FLOOR	75.97	0.00	75.97	0.00	0.00	0.00	0.00	PIT, STILT PARKING/ ELEC. METER RM/FIRE PUMP
		1ST FLOOR	0.00	248.57	248.57	0.00	39.23	0.00	39.23	FLAT 5 NOS
		2ND FLOOR	0.00	262.65	262.65	0.00	38.41	0.00	38.41	FLAT 6 NOS
		3RD FLOOR	0.00	253.17	253.17	0.00	38.41	0.00	38.41	FLAT 5 NOS / FITNESS CENTRE
		4TH FLOOR	0.00	276.67	276.67	0.00	38.41	0.00	38.41	FLAT 5 NOS / SOCIETY OFFICE
		5TH FLOOR	0.00	299.12	299.12	0.00	38.41	0.00	38.41	FLAT 5 NOS
		6TH FLOOR	0.00	297.25	297.25	0.00	38.41	0.00	38.41	FLAT 5 NOS
		7TH FLOOR	0.00	297.25	297.25	0.00	38.41	6.05	32.36	FLAT 5 NOS
		8TH FLOOR	0.00	306.53	306.53	0.00	38.41	6.05	32.36	FLAT 5 NOS
		9TH FLOOR	0.00	306.53	306.53	0.00	38.41	6.05	32.36	FLAT 5 NOS
2	Total BUA Proposed		75.97	2547.74	2623.71	0.00	346.51	18.15	328.36	

Sr. No.								
3	Fitness Centre	PERMISSIBLE AREA					52.47	
		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	IHPH 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			2623.71			
		EXCESS FITNESS CENTRE AREA			0.00			
		EXCESS REFUGE AREA			0.00			
		TOTAL			2623.71			

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 (2 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	59.67	59.82	36.50	29.62	39.46	0.00	5.00	3	2	0	0	
		2nd	59.67	59.82	38.00	29.62	12.71	39.46	6.00	4	2	0	0	
		3rd	59.67	59.82	38.00	34.88	39.46	0.00	5.00	3	2	0	0	
		4th	65.60	64.96	40.13	44.22	39.46	0.00	5.00	3	0	2	0	
		5th	65.60	64.96	40.13	44.22	61.60	0.00	5.00	2	0	3	0	
		6th	65.60	64.96	40.13	44.22	59.64	0.00	5.00	2	1	2	0	
		7th	65.60	64.96	40.13	44.22	59.64	0.00	5.00	2	1	2	0	
		8th	65.60	64.96	40.13	53.55	59.64	0.00	5.00	1	2	2	0	
		9th	65.60	64.96	40.13	53.55	59.64	0.00	5.00	1	2	2	0	
2	Total Residential Tenements (For Tenement Density)								46.0	21.0	12.0	13.0	0.0	
3	Required Parking Spaces (From 2 Above)										5.25	6	13	0	24.25
4	10% Visitors parking (3 X 10%)														2.43
5	Total Required Parking Spaces for **Residential** Tenements (3 + 4)														**26.68**
6	Total Parking Spaces Permissible (Tenement wise & Shall not be more than Nos of T/S)														
7	**(B) Commertial:-**														

Sr No.		Description	Parking Requirement		BUA in sq.mt.	No. of Parkings Required
8						
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	75.97	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	iii) 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)				**30.57**
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)				0
19		50% of Required Parking Spaces Permissible free of FSI/ without charging premium = 14 X 50%				15
20		**DETAILS OF PARKING SPACES PROVIDED**				

Sr No	Floor	Parking Spaces Provided		
		Small	Big	Total
1	Stilt Parking	18.0	13.0	31.0
2	1st Podium Parking	0.0	0.0	0.0
3	2nd Podium Parking	0.0	0.0	0.0
	Total	**18.0**	**13.0**	**31.0**
	% Ratio to Total	58.06	41.94	100

FILE NO. P-16294/2023/(638)/P/S Ward/PAHADI GOREGAON-W/337

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)(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)(a) & 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)(c)(ii) AS PER REGULATION 17(1) NOTE 2(iv&) & (vii) 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 (0.90 X 688.10)	619.29
	a)	SLUM TDR (SRA/0027/Construction/2024 = 124.00)	124.00
	b)	GENERAL TDR (ROAD/0072/2023 = 107.31 restrict to 107.10)	107.10
	c)	PROTECTED AREA	148.19
	d)	TOTAL TDR (11a+11b+11c)	379.29
12	a)	ADD FSI AS PER 33(12)(B) - REHAB (PAP) [27.88 X 1.20 X 6 NOS] = 200.70	200.70
	b)	ADD SALE FSI IN LIEU OF PAP REHAB @ 50%AS PER 33(12)(B) (200.70 X 0.50) =100.35	100.35
13		PERMISSIBLE BUILT UP AREA (7a+8+9b+10+11d+12a+12b)	1952.49
14		PROPOSED BUILT UP AREA - RESIDENTIAL	1896.33
15		PROPOSED BUILT UP AREA - COMMERCIAL	56.16
16		PROPOSED BUILT UP AREA (14 + 15)	1952.49
17		FUNGIBLE COMPENSATORY AREA AS PER REGULATIONS NO. 31(3)	
	i)	Total perm. fungible compensatory area	683.37
a)	i)	Prop. fungible compensatory area for rehab comp. w/o charging premium (RES.)	234.91] =250.96
	ii)	Prop. fungible compensatory area for rehab comp. w/o charging premium (COMM.)	16.05]
	iii)	Fungible compensatory area availed by charging premium (RES.)	318.03
	iv)	Fungible compensatory area availed by charging premium (COMM.)	3.60
b)		Fungible compensatory area as per Reg 33(12)(B)	
	i)	Permissible fungible for pap tenants	70.20
	ii)	Proposed fungible for pap tenants (by keeping 6.69 Sq. MT. in abeyance)	63.51
	iii)	Permissible fungible fsi for sale in lieu of rehab as per 33(12)(B)	35.12
	iv)	Proposed fungible fsi for sale in lieu of rehab as per 33(12)(B)	35.12
c)		TOTAL FUNGIBLE PROPOSED [17a(i) + 17a(ii) + 17a(iv) + 17b(ii) 17b (iv)] =	671.22
18		TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [13 + 17(c)]	2623.71
19		FSI CONSUMED ON NET PLOT [14 / 4]	2.84

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)	1952.49
	ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	56.16
	iii)	AREA AVAILABLE FOR TENEMENTS (ii) MINUS (ii)	1896.33
	iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)	85 Nos
	v)	TOTAL NUMBERS OF TENEMENTS PROPOSED ON THE PLOT.	46 Nos
E)		PARKING STATEMENT	
	i)	PARKING REQ. BY REGULATIONS FOR	
		CAR	27 Nos.
		SCOOTER/ MOTOR CYCLE	
		OUTSIDERS (VISITORS)	4 Nos.
	ii)	COVERED GARAGE PERMISSIBLE	
	iii)	COVERED GARAGES PROPOSED	
		CAR	
		SCOOTER/ MOTOR CYCLE	
		TOTAL PARKING REQUIRED	31 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: 2024.06.29 17:44:52 +05'30'

FORM - II

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 redevelopment of existing building on plot bearing C.T.S. No. 638, 638/1 to 638/12 of Village Pahadi Goregaon West, Plot No. 153, 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 Ball Spaces LLP, C. A. To Sutaria CHSL (Owner/Lessee)

SUSHANT VIJAY PARMAR — Digitally signed by SUSHANT VIJAY PARMAR Date: 2024.06.29 14:28:38 +05'30'

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

OWNER / DEVELOPER SIGNATURE

NORTH	Job no.	Drawing No.	Scale	Drawn By	Checked By	Date
		01/03	AS SHOWN	Vaseem Khan		22-06-2024

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

AR DESIGN STUDIO — ARCHITECT & PROJECT CONSULTANT
Ankit Uttamchand Jain — Digitally signed by Ankit Uttamchand Jain Date: 2024.06.29 17:46:48 +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

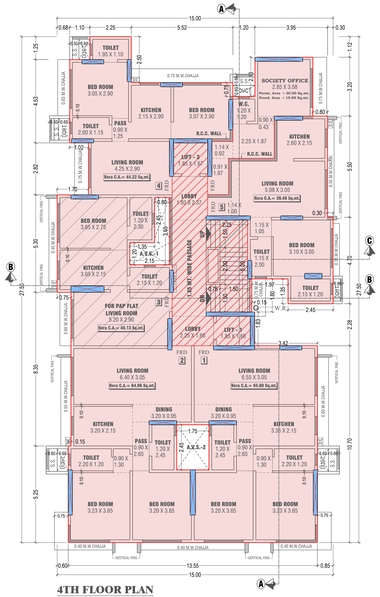
STAMP FOR APPROVAL

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

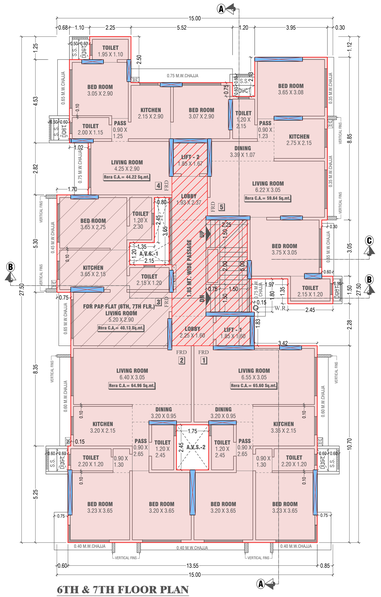
1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED
2) THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER No.P-16294/2023/(638)/P/S Ward/PAHADI GOREGAON-W/337 DATED 06.07.2023
3) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH AMENDED CONDITION UNDER NO. P-6600/2021/(202)/P/S WARD/PAHADI GOREGAON - W ON EVEN DATE"

Rahul Ganesh Ishi	Rajesh Shridhar More	SANTOSH HARISHCHANDRA SANKHE
Digitally signed by Rahul Ganesh Ishi Date: 2024.07.01 13:14:35 +05'30'	Digitally signed by Rajesh Shridhar More Date: 2024.07.01 16:31:25 +05'30'	Digitally signed by SANTOSH HARISHCHANDRA SANKHE Date: 2024.07.15 18:24:04 +05'30'
S.E.(B.P.) R5	A.E.(B.P.) P WARD	E.E.(B.P.) P WARD

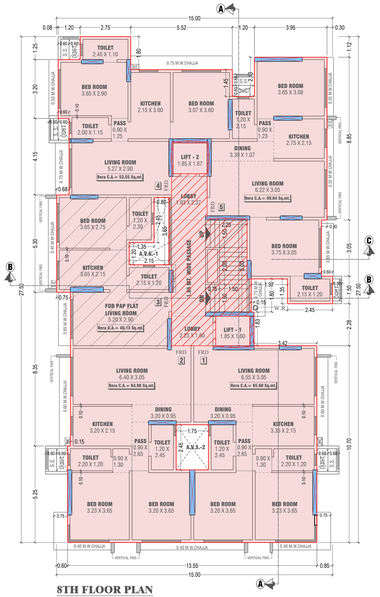
SHEET SIZE : A0



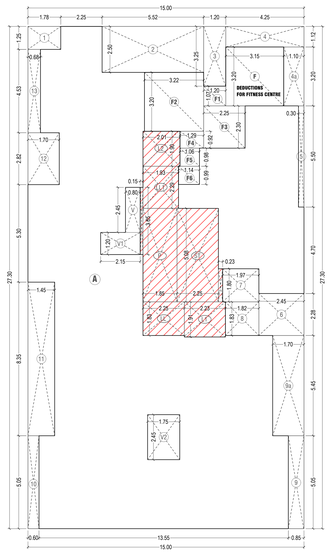
4TH FLOOR PLAN
SCALE - 1:100



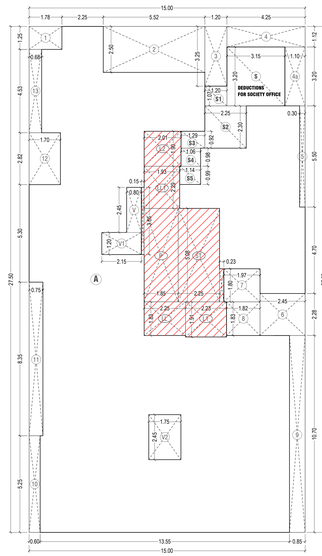
6TH & 7TH FLOOR PLAN
SCALE - 1:100



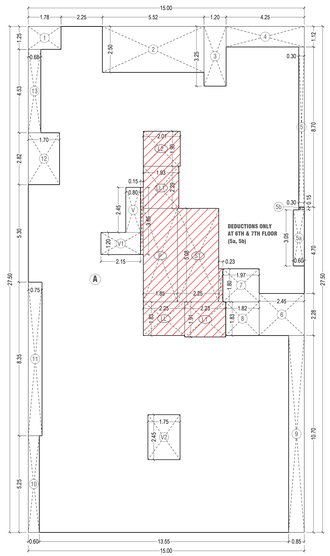
8TH FLOOR PLAN
SCALE - 1:100



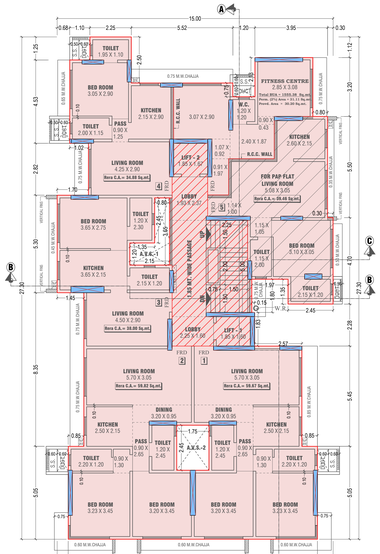
BUILT UP LINE AREA DIAGRAM FOR 3RD FLOOR
SCALE - 1:100



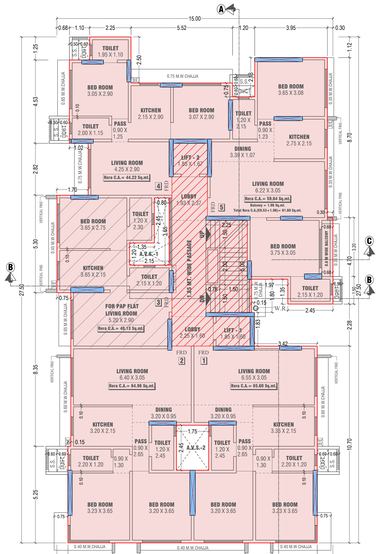
BUILT UP LINE AREA DIAGRAM FOR 4TH FLOOR
SCALE - 1:100



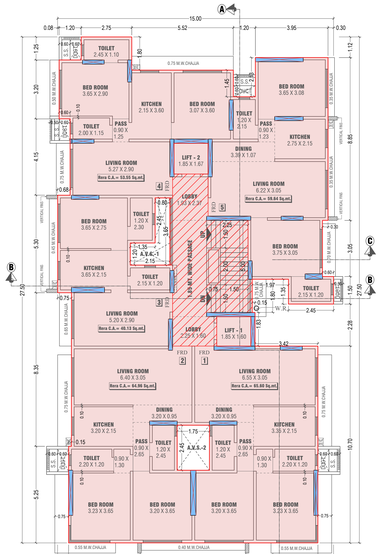
BUILT UP LINE AREA DIAGRAM FOR 5TH TO 7TH FLOOR
SCALE - 1:100



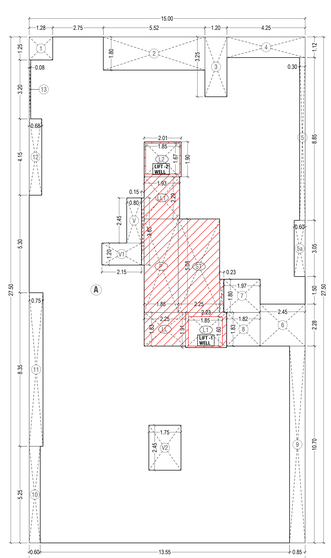
3RD FLOOR PLAN
SCALE - 1:100



5TH FLOOR PLAN
SCALE - 1:100



9TH FLOOR PLAN
SCALE - 1:100



BUILT UP LINE AREA DIAGRAM FOR 8TH & 9TH 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 [X1 - Y1]						= 253.17

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 [X1 - Y1]						= 276.67

BUILT UP AREA CALCULATIONS FOR 5TH TO 7TH 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 [X1 - Y1]						= 299.12

BUILT UP AREA CALCULATIONS FOR 6TH & 7TH 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
5a)	0.30	X	5.15	X	1 NO	= 1.54
5b)	0.60	X	3.05	X	1 NO	= 1.83
TOTAL DEDUCTIONS						= 76.84 (Y)
TOTAL GROSS BUILT UP AREA						[X - Y] = 335.66 (X1)

STAIRCASE, LIFT & LOBBY AREA CALCULATIONS

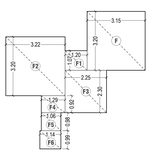
DEDUCTIONS						IN SQ.MT.
ST)	2.25	X	5.08	X	1 NO	= 11.43
	0.23	X	1.80	X	1 NO	= 0.41
L1)	2.23	X	1.91	X	1 NO	= 4.26
L2)	2.01	X	1.90	X	1 NO	= 3.82
LL)	2.25	X	1.83	X	1 NO	= 4.12
LL1)	1.93	X	2.29	X	1 NO	= 4.42
P)	1.85	X	5.08	X	1 NO	= 9.40
	0.15	X	3.65	X	1 NO	= 0.55
TOTAL DEDUCTIONS ST.CASE, LIFT LOBBY AREA						= 38.41 (Y1)
TOTAL NET BUILT UP AREA [X1 - Y1]						= 297.25

BUILT UP AREA CALCULATIONS FOR 8TH & 9TH 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)	1.28	X	1.25	X	1 NO	= 1.60
2)	5.52	X	1.80	X	1 NO	= 9.94
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	8.85	X	1 NO	= 2.65
5a)	0.60	X	3.05	X	1 NO	= 1.83
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)	0.68	X	4.15	X	1 NO	= 2.82
13)	0.08	X	3.20	X	1 NO	= 0.26
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						= 67.56 (Y)
TOTAL GROSS BUILT UP AREA						[X - Y] = 344.94 (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 [X1 - Y1]						= 306.53



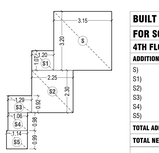
FITNESS CENTRE LINE AREA DIAGRAM FOR 3RD FLOOR
SCALE - 1:100

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 = (2623.71 x 2%)	
PERMISSIBLE FITNESS CENTRE AREA = 52.47 Sq.mt.	
PROVIDED FITNESS CENTRE AREA	= 30.20 Sq.mt.
EXCESS PROVIDED AREA COUNTED IN FSI.	= NIL



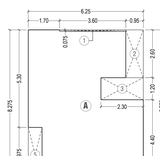
SOCIETY OFFICE LINE AREA DIAGRAM FOR 4TH FLOOR
SCALE - 1:100

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

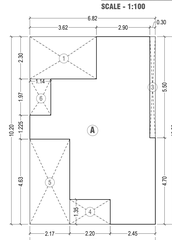
PERMISSIBLE FOR SOCIETY OFFICE AREA	= 20.00 Sq.mt.
PROVIDED AREA SOCIETY OFFICE	= 19.89 Sq.mt.
EXCESS PROVIDED AREA COUNTED IN FSI.	= NIL



BUILT UP LINE AREA DIAGRAM FOR 4TH TO 8TH FLOOR PAP FLAT NOS. - 3
SCALE - 1:100

BUILT UP AREA CALCULATIONS FOR 4TH TO 8TH FLOOR (PAP FLATS NO. - 3)

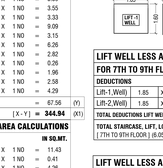
ADDITION						IN SQ.MT.
A)	6.25	X	8.275	X	1 NO	= 51.72
TOTAL ADDITION						= 51.72 (X)
DEDUCTIONS						IN SQ.MT.
1)	3.60	X	0.075	X	1 NO	= 0.27
2)	0.95	X	2.60	X	1 NO	= 2.47
3)	2.30	X	1.20	X	1 NO	= 2.76
4)	0.075	X	0.075	X	1 NO	= 0.01
5)	0.75	X	2.975	X	1 NO	= 2.23
TOTAL DEDUCTIONS						= 7.74 (Y)
TOTAL NET BUILT UP AREA						[X - Y] = 43.98 (X1)



BUILT UP LINE AREA DIAGRAM FOR 3RD FLOOR PAP FLAT NOS. -5
SCALE - 1:100

BUILT UP AREA CALCULATIONS FOR 3RD FLOOR (PAP FLATS NO. - 5)

ADDITION						IN SQ.MT.
A)	6.82	X	10.20	X	1 NO	= 69.56
TOTAL ADDITION						= 69.56 (X)
DEDUCTIONS						IN SQ.MT.
1)	3.62	X	2.30	X	1 NO	= 8.33
3)	0.30	X	5.50	X	1 NO	= 1.65
4)	2.20	X	1.35	X	1 NO	= 2.97
5)	2.17	X	4.63	X	1 NO	= 10.05
6)	1.14	X	1.97	X	1 NO	= 2.25
TOTAL DEDUCTIONS						= 25.25 (Y)
TOTAL NET BUILT UP AREA						[X - Y] = 44.31 (X1)



LIFT WELL LESS AREA DIAGRAM

LIFT WELL LESS AREA CALCULATIONS FOR 7TH TO 9TH FLOOR

DEDUCTIONS						
Lift-1,Well)	1.85	X	1.60	X	1 NO	= 2.96 SQ.MT.
Lift-2,Well)	1.85	X	1.67	X	1 NO	= 3.09 SQ.MT.
TOTAL DEDUCTIONS LIFT WELL AREA						= 6.05 SQ.MT. (Y2)
TOTAL STAIRCASE, LIFT, LOBBY PREMIUM AREA (7TH TO 9TH FLOOR) (6.05 x 3)						= 18.15 SQ.MT.

LIFT WELL LESS AREA CALCULATIONS FOR 8TH & 9TH FLOOR

DEDUCTIONS						
Lift-1,Well)	1.85	X	1.60	X	1 NO	= 2.96 SQ.MT.
Lift-2,Well)	1.85	X	1.67	X	1 NO	= 3.09 SQ.MT.
TOTAL DEDUCTIONS LIFT WELL AREA						= 6.05 SQ.MT. (Y2)
TOTAL STAIRCASE, LIFT, LOBBY PREMIUM AREA [Y1 - Y2]						= 32.36 SQ.MT.

FORM - II

CONTENTS OF SHEET :

3RD TO 9TH FLOOR PLAN, BUILT UP LINE AREA DIAGRAM & CALCULATIONS PAP FLAT AREA DIAGRAM AND CALCULATION 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 at 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)

SUSHANT VIJAY PARMAR
Digitally signed by SUSHANT VIJAY PARMAR
Date: 2024.06.29 14:29:55 +05'30'

OWNER / DEVELOPER SIGNATURE

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

Job no.	Drawing No.	Scale No.	Down By	Checked By	Date No.
	02/03	AS SHOWN	Vaseem Khan		22-06-2024

NORTH

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

AR DESIGN STUDIO
ARCHITECT & PROJECT CONSULTANT
Ankit Uttamchand Jain
Digitally signed by Ankit Uttamchand Jain
Date: 2024.06.29 17:47:11 +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. : +91-7738229864

BRIHANMUMBAI MUNICIPAL CORPORATION

THE PLANS FOR APPROVAL

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

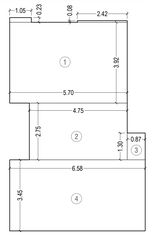
1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED
2) THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO.P-16294/2023/(638)/P/S Ward/PAHADI GOREGAON-W/337 DATED 06.07.2023.
3) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH AMENDED CONDITION UNDER NO. P-6600/2021/(202)/P/S WARD/PAHADI GOREGAON - W ON EVEN DATE.

Rahul Ganesh Ishi
Digitally signed by Rahul Ganesh Ishi
Date: 2024.07.01 13:43:54 +05'30'
S.E.(B.P.) RS

Rajesh Shridhar More
Digitally signed by Rajesh Shridhar More
Date: 2024.07.01 16:31:41 +05'30'
A.E.(B.P.) P WARD

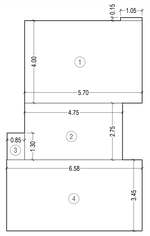
SANTOSH HARISHCHANDRA ANDRA SANKHE
Digitally signed by SANTOSH HARISHCHANDRA SANKHE
Date: 2024.07.15 18:23:50 +05'30'
E.E.(B.P.) P WARD

SHEET SIZE : A0



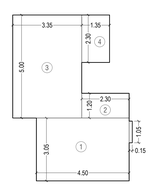
RERA CARPET LINE AREA DIAGRAM
FOR 1ST TO 3RD FLOOR
FLAT NOS. - 1
SCALE - 1:100

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)	0.87	X	1.30	X	1 NO	=	1.13	
4)	6.58	X	3.45	X	1 NO	=	22.70	
TOTAL ADDITIONS RERA CARPET AREA						=	59.67	



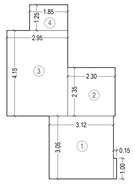
RERA CARPET LINE AREA DIAGRAM
FOR 1ST TO 3RD FLOOR
FLAT NOS. - 2
SCALE - 1:100

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)	6.58	X	3.45	X	1 NO	=	22.70	
TOTAL ADDITIONS RERA CARPET AREA						=	59.82	



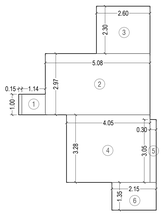
RERA CARPET LINE AREA DIAGRAM
FOR 1ST FLOOR
FLAT NOS. - 3
SCALE - 1:100

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 RERA CARPET AREA						=	36.50	



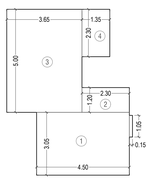
RERA CARPET LINE AREA DIAGRAM
FOR 1ST & 2ND FLOOR
FLAT NOS. - 4
SCALE - 1:100

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 RERA CARPET AREA						=	29.62	



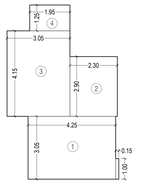
RERA CARPET LINE AREA DIAGRAM
FOR 1ST, 3RD & 4TH FLOOR (FLAT NOS. 5)
FOR 2ND FLOOR (FLAT NOS. 6)
SCALE - 1:100

RERA CARPET AREA CALCULATIONS								
FOR 1ST, 3RD & 4TH FLOOR (FLAT NOS. 5)								
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 RERA CARPET AREA						=	39.46	



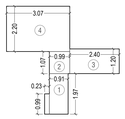
RERA CARPET LINE AREA DIAGRAM
FOR 2ND TO 3RD FLOOR
FLAT NOS. - 3
SCALE - 1:100

RERA CARPET AREA CALCULATIONS								
FOR 2ND TO 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 RERA CARPET AREA						=	38.00	



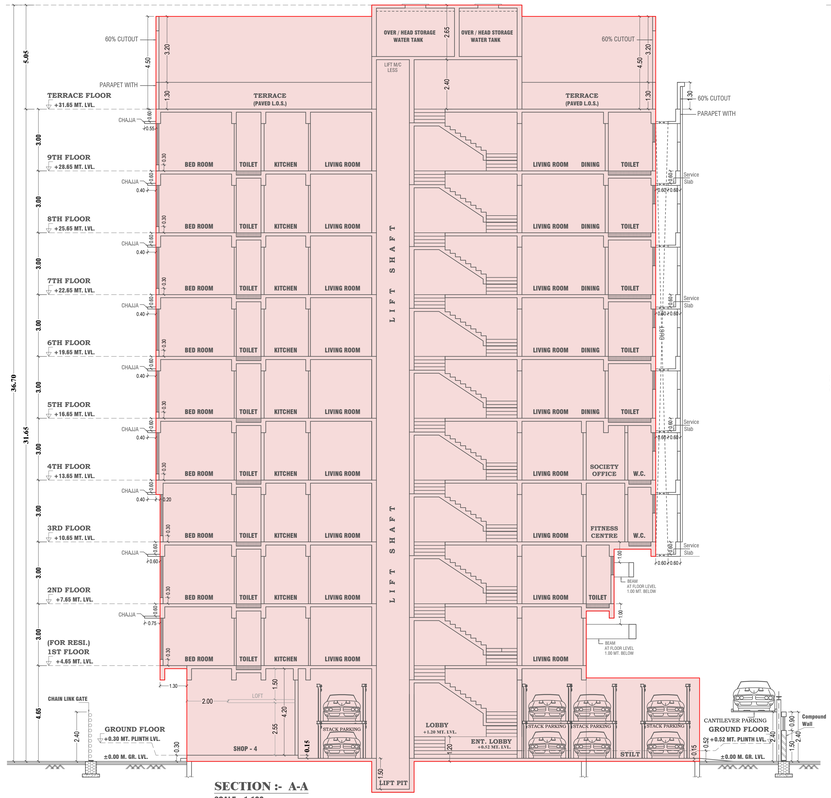
RERA CARPET LINE AREA DIAGRAM
FOR 3RD FLOOR
FLAT NOS. - 4
SCALE - 1:100

RERA CARPET AREA CALCULATIONS								
FOR 3RD 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)	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 RERA CARPET AREA						=	34.88	

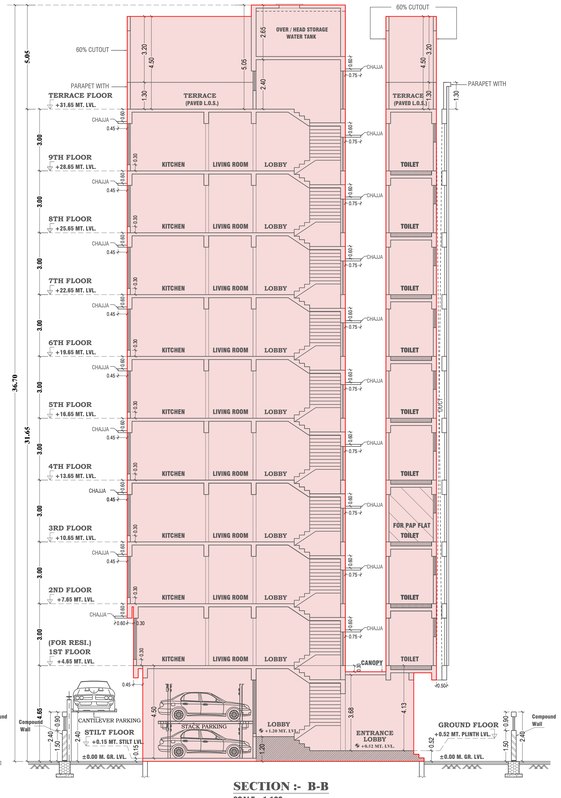


RERA CARPET LINE AREA DIAGRAM
FOR 2ND FLOOR
FLAT NOS. - 5
SCALE - 1:100

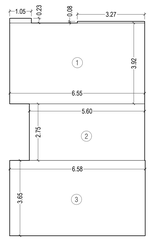
RERA CARPET AREA CALCULATIONS								
FOR 2ND FLOOR								
FLAT NOS. - 5								
ADDITIONS								IN SQ.MT.
D.J.)	0.23	X	0.99	X	1 NO	=	0.23	
1)	0.91	X	1.97	X	1 NO	=	1.79	
2)	0.99	X	1.07	X	1 NO	=	1.06	
3)	2.40	X	1.20	X	1 NO	=	2.88	
4)	3.07	X	2.20	X	1 NO	=	6.75	
TOTAL ADDITIONS AREA						=	12.71	



SECTION :- A-A
SCALE - 1:100

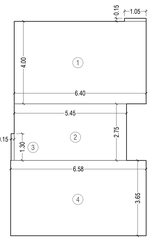


SECTION :- B-B
SCALE - 1:100



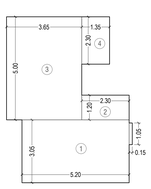
RERA CARPET LINE AREA DIAGRAM
FOR 4TH TO 9TH FLOOR
FLAT NOS. - 1
SCALE - 1:100

RERA CARPET AREA CALCULATIONS								
FOR 4TH TO 9TH 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)	6.58	X	3.65	X	1 NO	=	24.02	
TOTAL ADDITIONS RERA CARPET AREA						=	65.60	



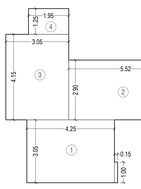
RERA CARPET LINE AREA DIAGRAM
FOR 4TH TO 9TH FLOOR
FLAT NOS. - 2
SCALE - 1:100

RERA CARPET AREA CALCULATIONS								
FOR 4TH TO 9TH 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)	6.58	X	3.65	X	1 NO	=	24.02	
TOTAL ADDITIONS RERA CARPET AREA						=	64.96	



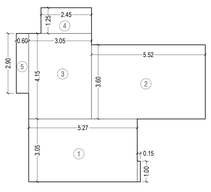
RERA CARPET LINE AREA DIAGRAM
FOR 4TH TO 9TH FLOOR
FLAT NOS. - 3
SCALE - 1:100

RERA CARPET AREA CALCULATIONS								
FOR 4TH TO 9TH FLOOR								
FLAT NOS. - 3 (4TH TO 8TH FLR. FOR PAP FLAT)								
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 RERA CARPET AREA						=	40.13	



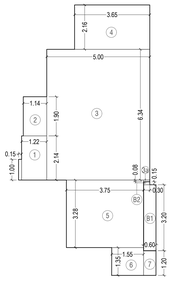
RERA CARPET LINE AREA DIAGRAM
FOR 4TH TO 7TH FLOOR
FLAT NOS. - 4
SCALE - 1:100

RERA CARPET AREA CALCULATIONS								
FOR 4TH TO 7TH 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 RERA CARPET AREA						=	44.22	



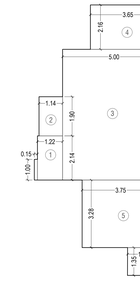
RERA CARPET LINE AREA DIAGRAM
FOR 8TH & 9TH FLOOR
FLAT NOS. - 4
SCALE - 1:100

RERA CARPET AREA CALCULATIONS								
FOR 8TH & 9TH FLOOR								
FLAT NOS. - 4								
ADDITIONS								IN SQ.MT.
D.J.)	0.15	X	1.00	X	1 NO	=	0.15	
1)	5.27	X	3.05	X	1 NO	=	16.07	
2)	5.52	X	3.60	X	1 NO	=	19.87	
3)	3.05	X	4.15	X	1 NO	=	12.66	
4)	2.45	X	1.25	X	1 NO	=	3.06	
5)	0.60	X	2.90	X	1 NO	=	1.74	
TOTAL ADDITIONS RERA CARPET AREA						=	53.55	



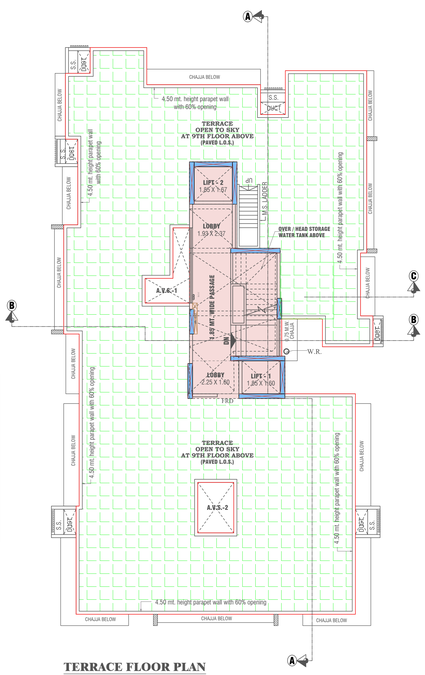
RERA CARPET LINE AREA DIAGRAM
FOR 5TH TO 9TH FLOOR
FLAT NOS. - 5
SCALE - 1:100

RERA CARPET AREA CALCULATIONS								
FOR 5TH TO 9TH FLOOR								
FLAT NOS. - 5								
ADDITIONS								IN SQ.MT.
D.J.)	0.15	X	1.00	X	1 NO	=	0.15	
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	
3a)	0.30	X	0.08	X	1 NO	=	0.02	
4)	3.65	X	2.16	X	1 NO	=	7.88	
5)	3.75	X	3.28	X	1 NO	=	12.30	
6)	1.55	X	1.35	X	1 NO	=	2.09	
7)	0.60	X	1.20	X	1 NO	=	0.72	
TOTAL ADDITIONS RERA CARPET AREA						=	59.64	(X)
BALCONY								
ADDITIONS								IN SQ.MT.
B1)	0.60	X	3.20	X	1 NO	=	1.92	
B2)	0.30	X	0.15	X	1 NO	=	0.04	
TOTAL ADDITIONS AREA						=	1.96	(Y)
TOTAL RERA CARPET AREA (X + Y)						=	61.60	

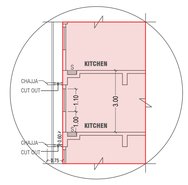


RERA CARPET LINE AREA DIAGRAM
FOR 6TH TO 9TH FLOOR
FLAT NOS. - 5
SCALE - 1:100

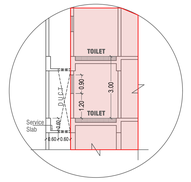
RERA CARPET AREA CALCULATIONS								
FOR 6TH TO 9TH FLOOR								
FLAT NOS. - 5								
ADDITIONS								IN SQ.MT.
D.J.)	0.15	X	1.00	X	1 NO	=	0.15	
1)	1.22	X	2.14	X	1 NO	=	2.61	
2)	1.14	X	1.90	X	1 NO	=	2.17	
3)	5.00	X	6.34	X	1 NO	=	31.70	
3a)	0.30	X	0.08	X	1 NO	=	0.02	
4)	3.65	X	2.16	X	1 NO	=	7.88	
5)	3.75	X	3.28	X	1 NO	=	12.30	
6)	1.55	X	1.35	X	1 NO	=	2.09	
7)	0.60	X	1.20	X	1 NO	=	0.72	
TOTAL ADDITIONS RERA CARPET AREA						=	59.64	



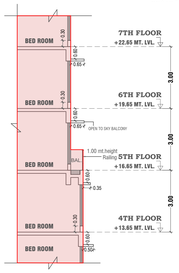
TERRACE FLOOR PLAN
SCALE - 1:100



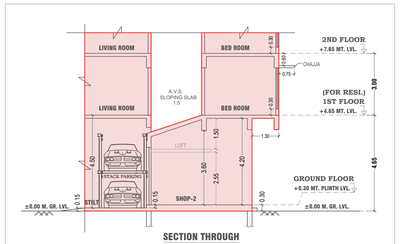
STANDARD SECTION THROUGH
KITCHEN CUT OUT
DETAIL AT '1'
SCALE - 1:100



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



SECTION :- C-C
SCALE - 1:100



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

FORM - II

CONTENTS OF SHEET :

TERRACE FLOOR PLAN, RERA CARPET LINE AREA DIAGRAM & CALCULATIONS WITH SECTION:- A-A & B-B, C-C, DETAIL AT '1', 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 ADDRESS :-
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: 2024.06.29 14:31:36 +05'30'

OWNER / DEVELOPER SIGNATURE

Job no.	Drawing No.	Scale No.	Dawn By	Checked By	Date No.
	03/03	AS SHOWN	Vaseem Khan		22-06-2024

NORTH

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

AR DESIGN STUDIO
ARCHITECT & PROJECT CONSULTANT

Ankit Uttamchand and Jain
Digitally signed by Ankit Uttamchand Jain
Date: 2024.06.29 17:43:22 +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. - +91-7738729884

BRIHANMUMBAI MUNCIPAL CORPORATION
THE PLANS FOR APPROVAL

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

1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED
2) THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER No.P-16294/2023/(638)/P/S Ward/PAHADI GOREGAON-W/337 DATED 06.07.2023.
3) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH AMENDED CONDITION UNDER NO. P-6600/2021/(202)/P/S WARD/PAHADI GOREGAON - W ON EVEN DATE"

Rahul Ganesh Ishi	Rajesh Shridhar More	SANTOSH HARISHC HANDRA SANKHE
Digitally signed by Rahul Ganesh Ishi Date: 2024.07.01 13:15:10 +05'30'	Digitally signed by Rajesh Shridhar More Date: 2024.07.01 16:32:00 +05'30'	Digitally signed by SANTOSH HARISHCHANDR A SANKHE Date: 2024.07.15 18:24:19 +05'30'
S.E.(B.P.) R5	A.E.(B.P.) P WARD	E.E.(B.P.) P WARD