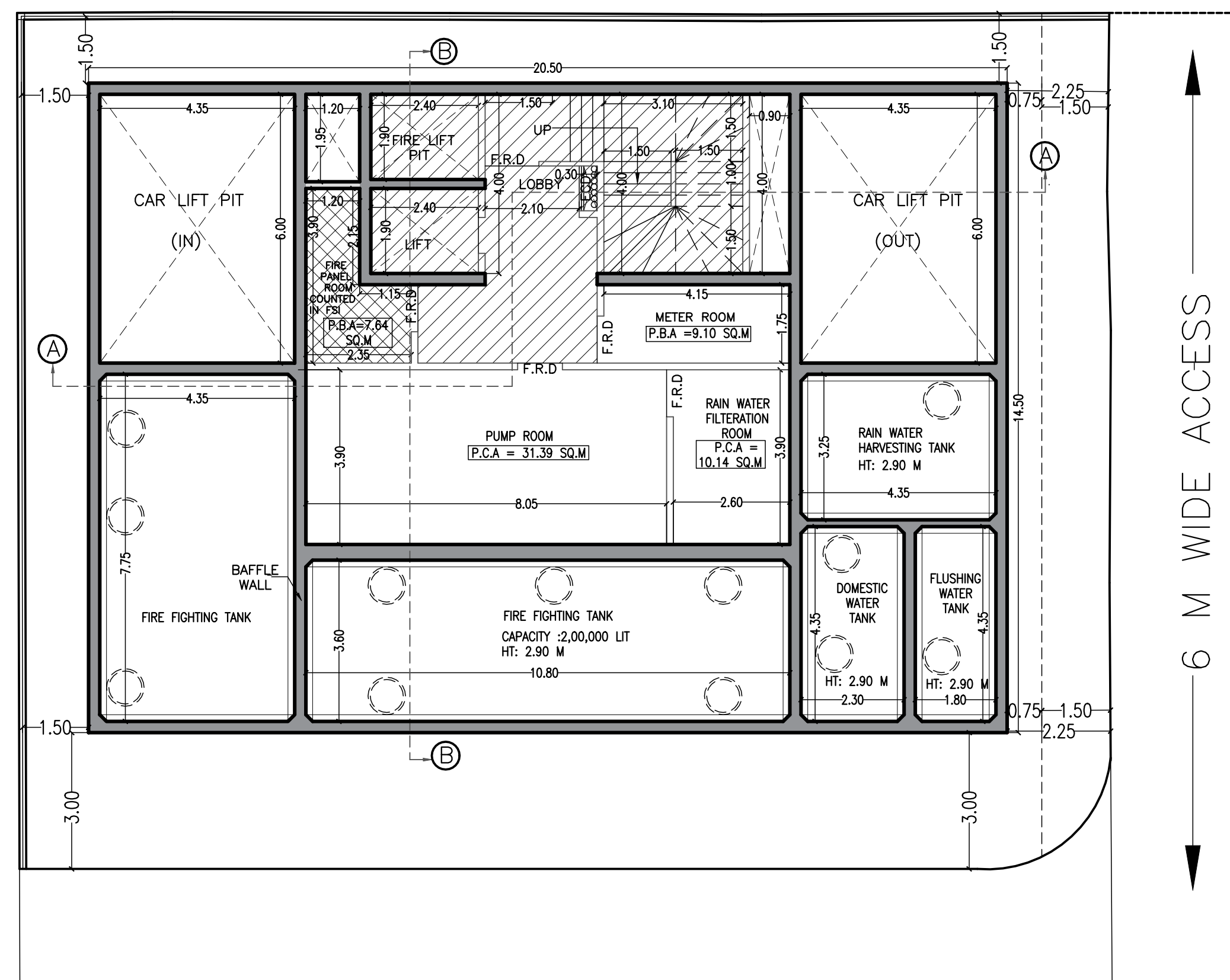
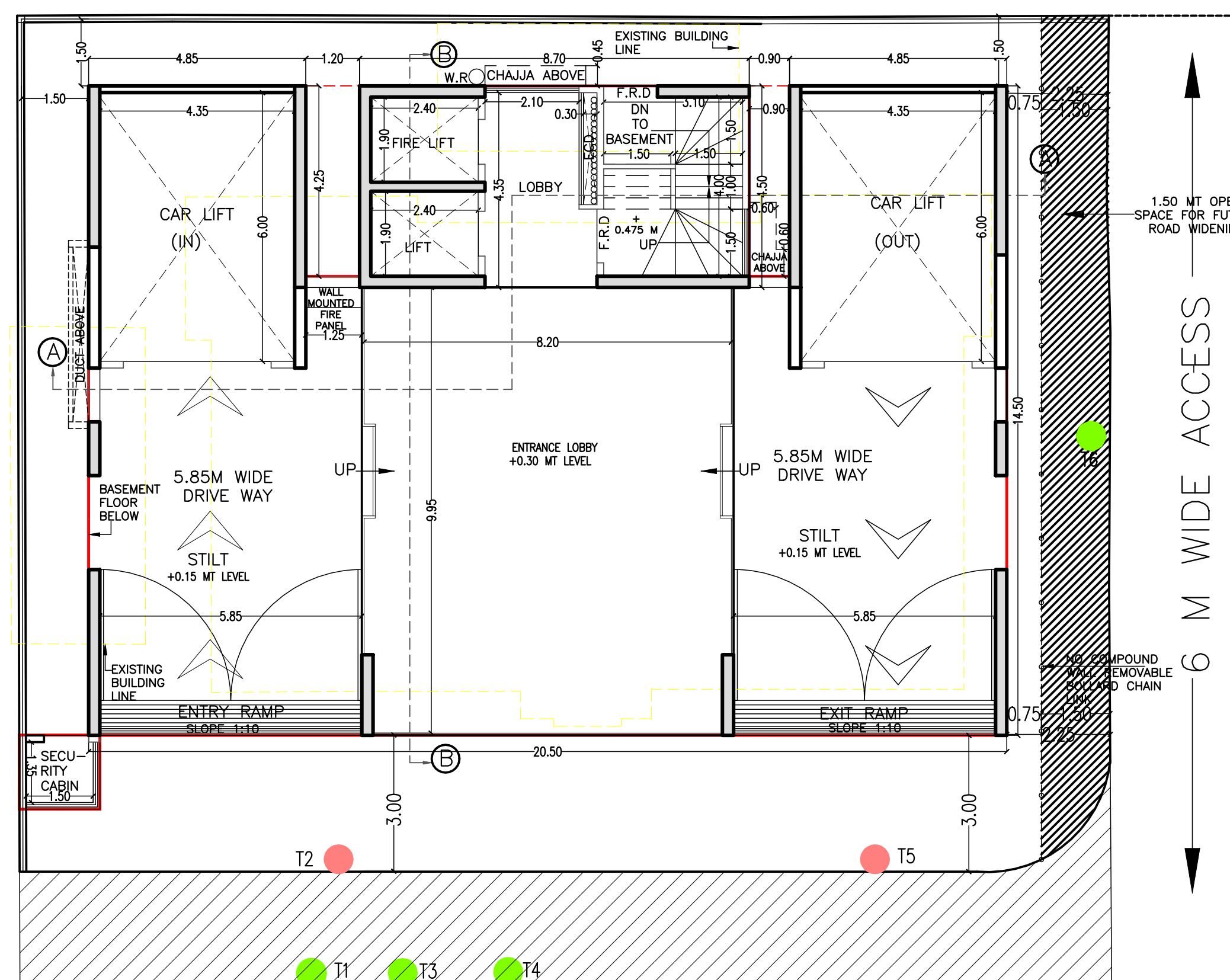
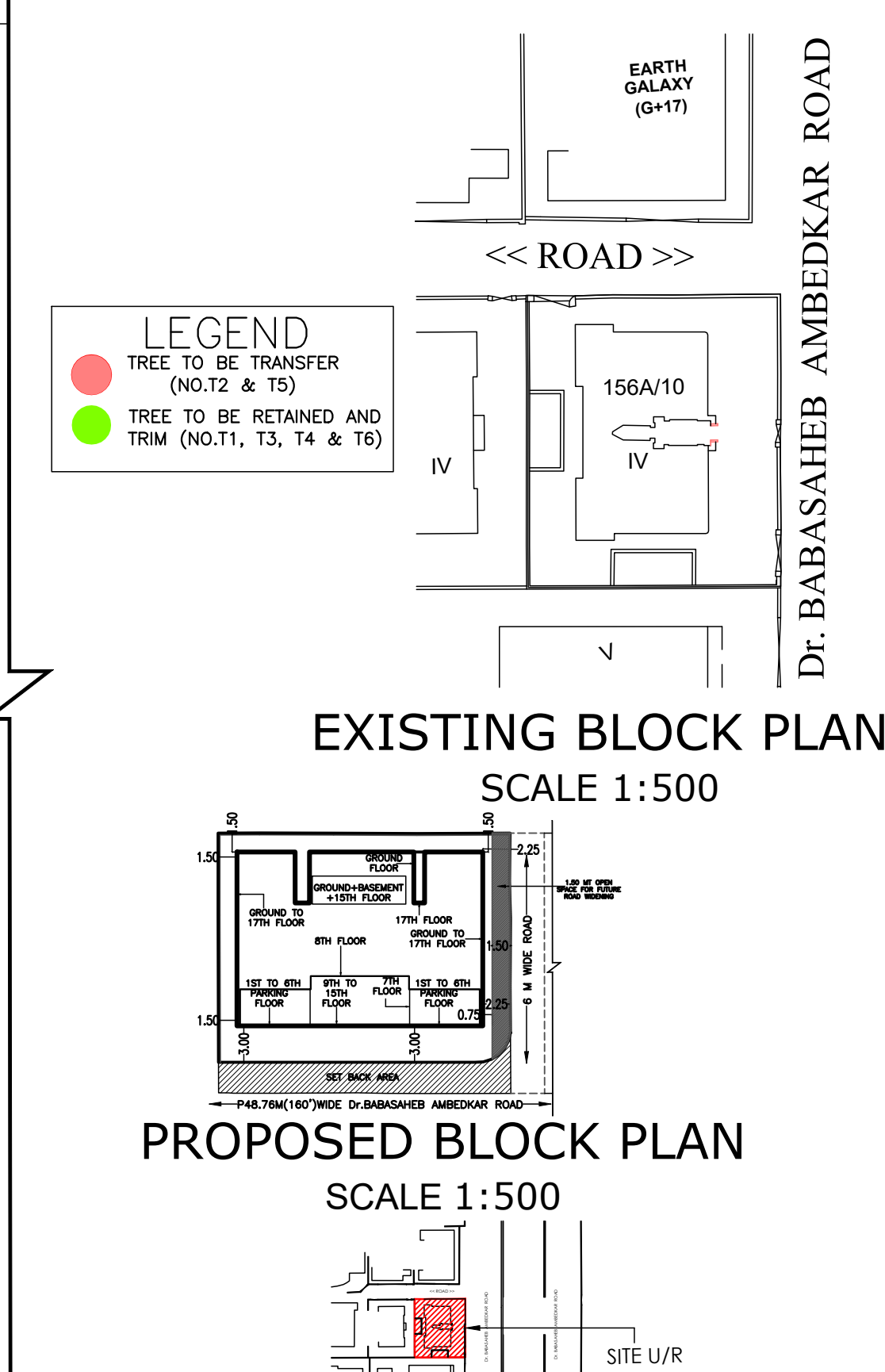




P48.76M(160') WIDE Dr.BABASAHEB AMBEDKAR ROAD
BASEMENT FLOOR PLAN SCALE 1:100

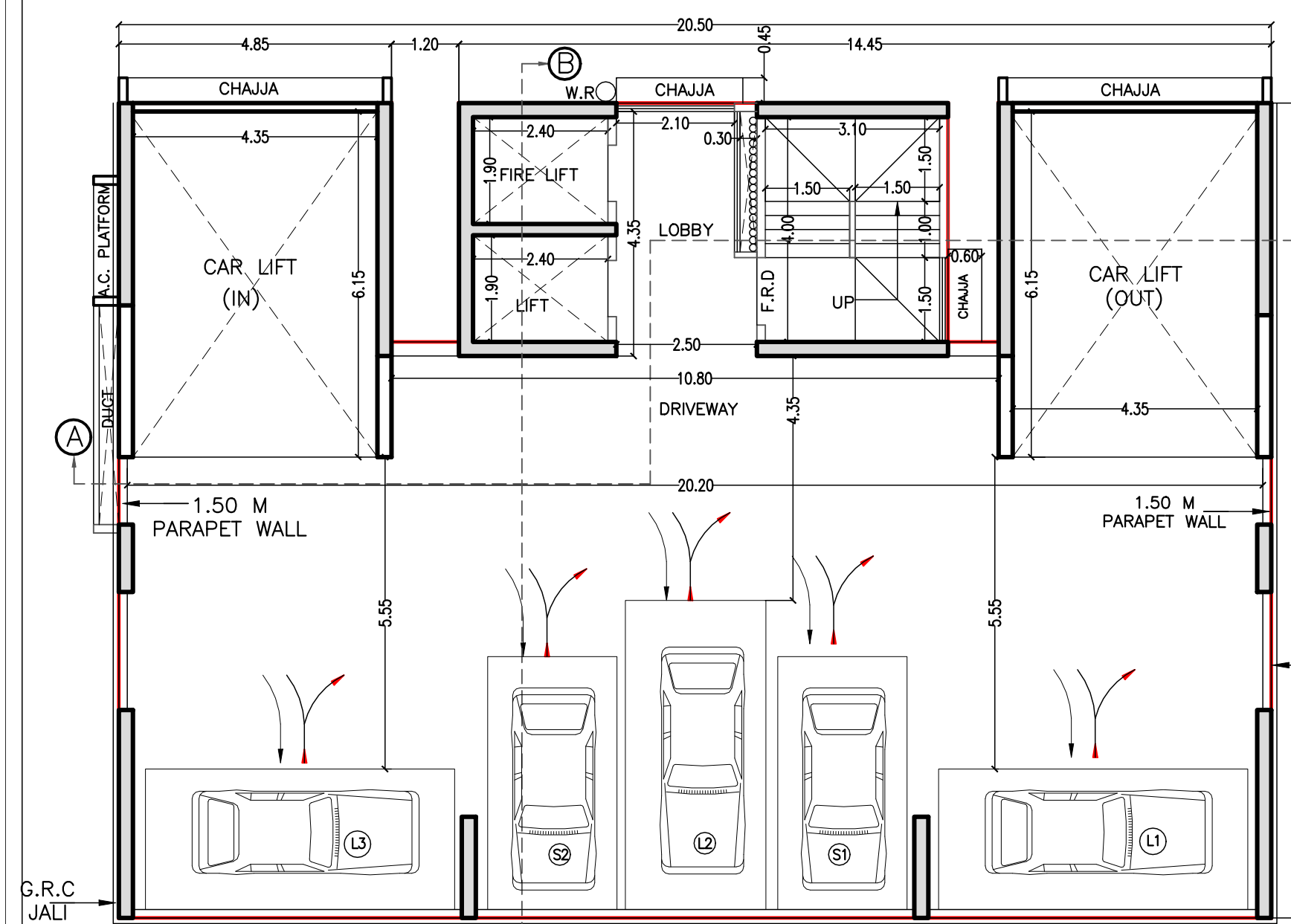


P48.76M(160') WIDE Dr.BABASAHEB AMBEDKAR ROAD
GROUND FLOOR PLAN SCALE 1:100

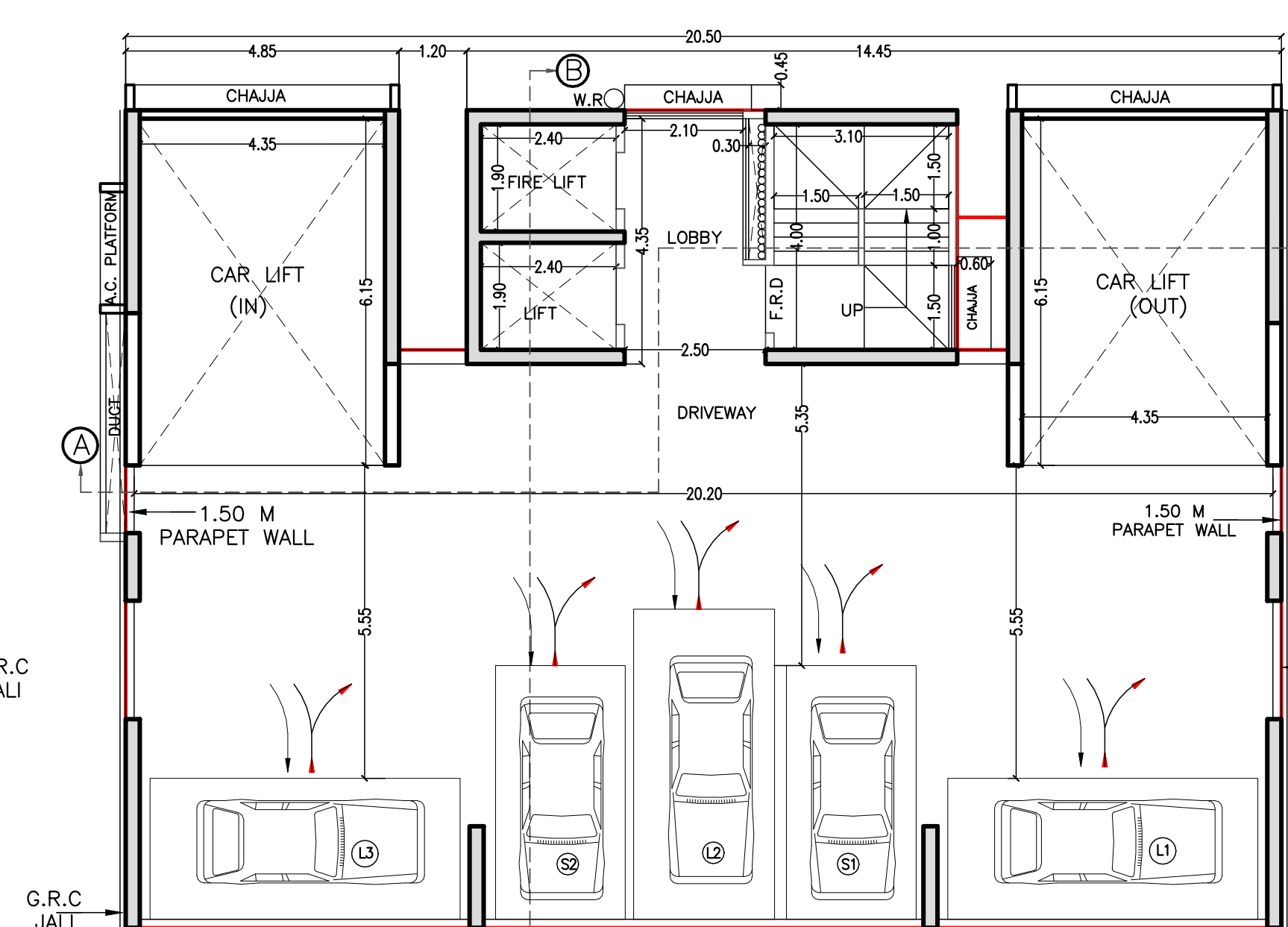


EXISTING BLOCK PLAN
SCALE 1:500

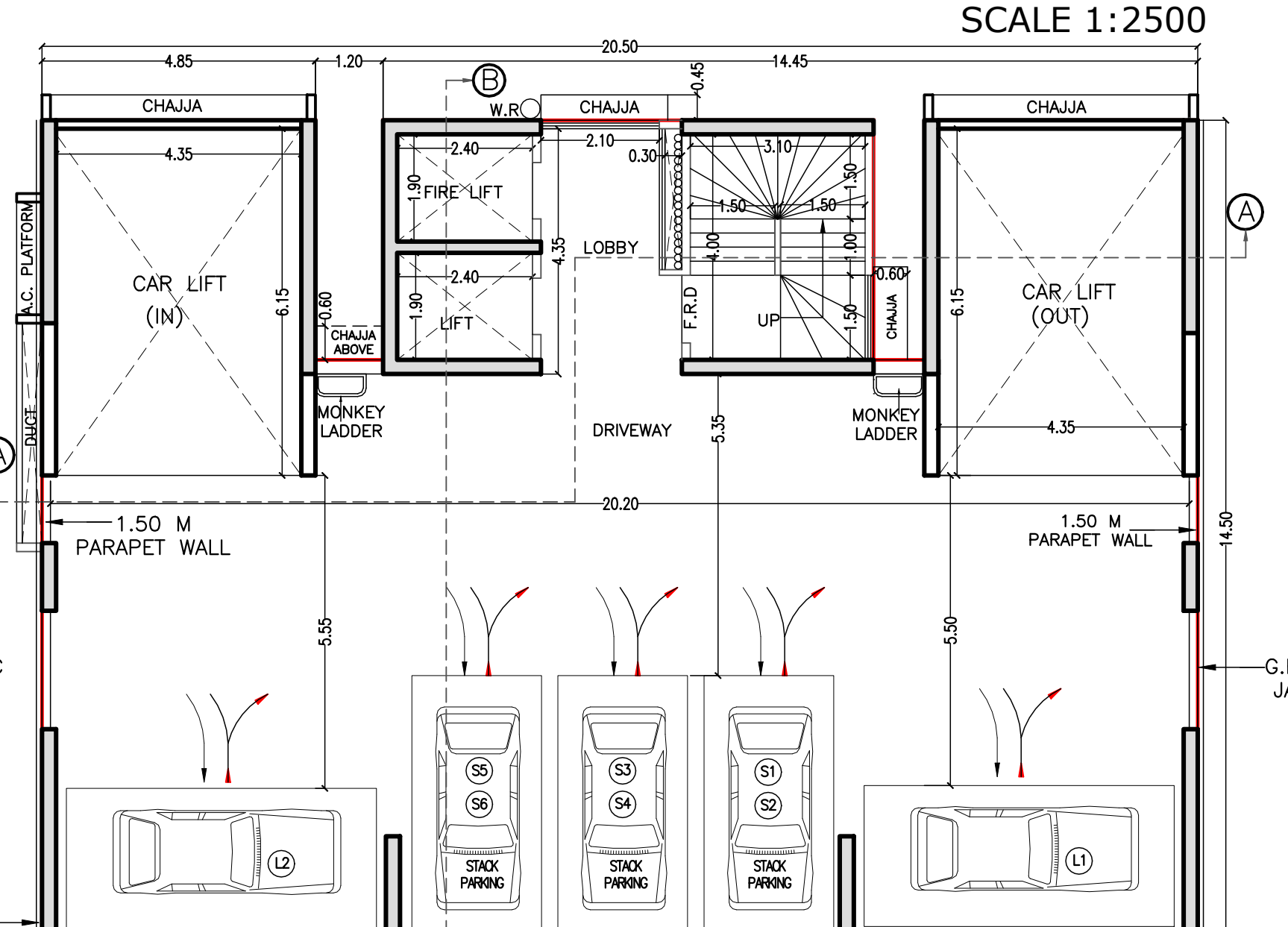
PROPOSED BLOCK PLAN
SCALE 1:500



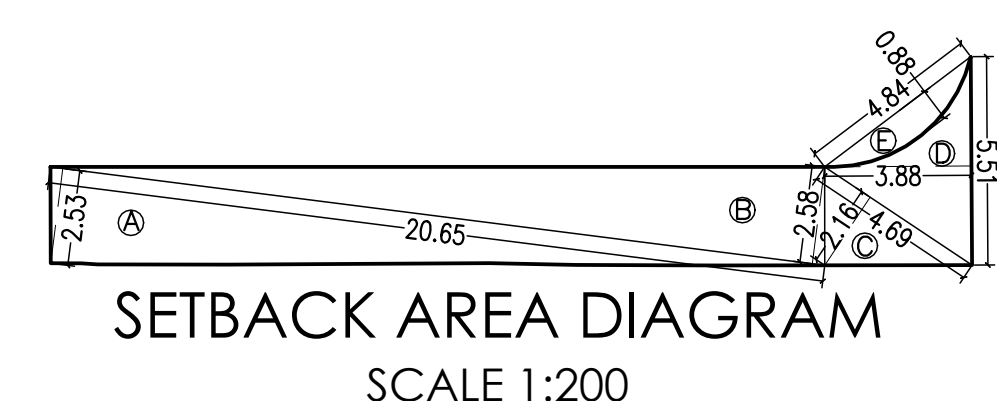
NO. OF SURFACE PARKING PER FLOOR = 05 CARS
TOTAL Nos. OF CARS ON 1ST TO 4TH FLOORS (5X4) = 20 CARS.



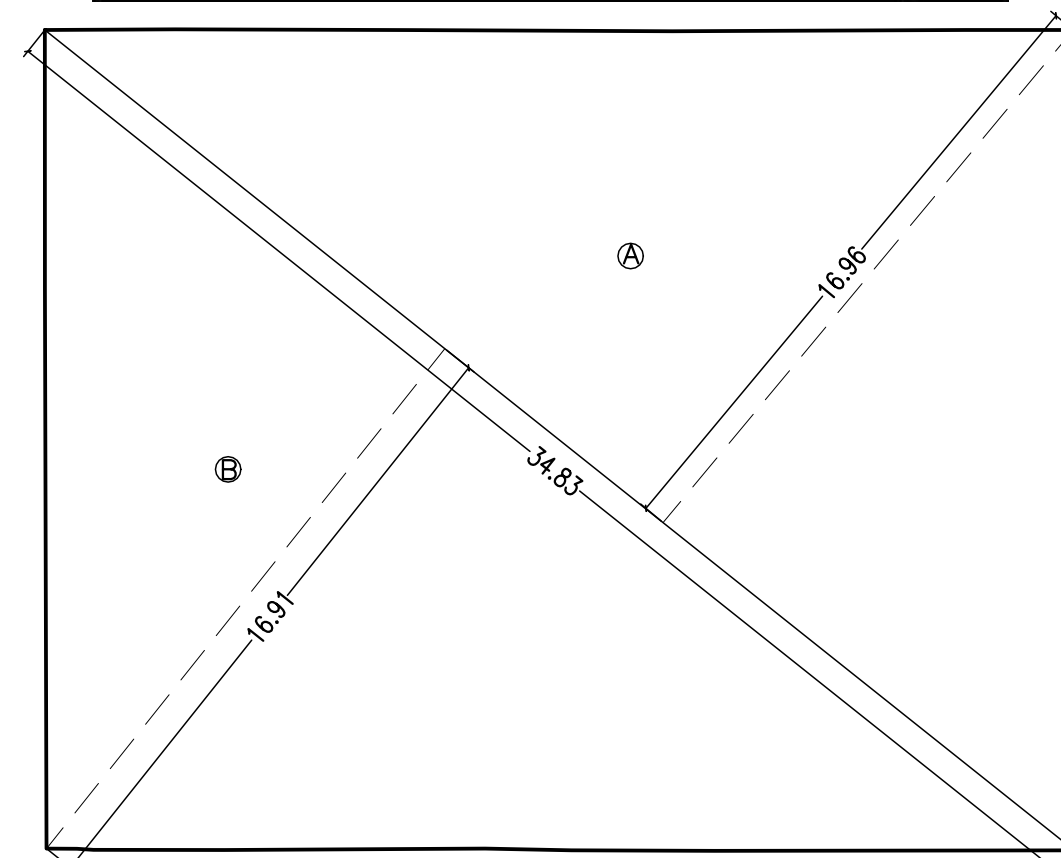
NO. OF SURFACE PARKING ON FLOOR = 05 CARS



NO. OF SURFACE PARKING PER FLOOR = 05 CARS
NO. OF STACK PARKING ON FLOOR = 03 CAR
TOTAL NO. OF PARKING ON FLOOR = 08 CARS.



SET BACK AREA CALCULATION FOR CS 156A/10							
ADDITION							SQ.M.
A	0.50	X	20.65	X	2.53	=	26.12
B	0.50	X	20.65	X	2.58	=	26.64
C	0.50	X	4.69	X	2.16	=	5.07
D	0.50	X	5.51	X	3.88	=	10.69
NET AREA							68.52
DEDUCTION							SQ.M.
E	0.66	X	4.84	X	0.88	=	2.81
TOTAL AREA							65.70



PLOT AREA DIAGRAM SCALE 1:200

PLOT AREA CALCULATION FOR CS 156A/10							
ADDITION							SQ.M.
A	0.50	X	34.83	X	16.96	=	295.36
B	0.50	X	34.83	X	16.91	=	294.49
TOTAL AREA OF PLOT							589.85
TOTAL AREA OF PLOT ACCORDING TO P.R. CARD							576.93

INCENTIVE SCHEME (A)		
TOTAL PERMISSIBLE TENANT CARPET AREA WITH 5% ELEGIBLE AREA	685.30	SQ.M.
TOTAL PERMISSIBLE TENANT BUA	822.36	
TOTAL PERMISSIBLE TENANT CARPET AREA FOR CALCULATION OF INCENTIVE	677.32	SQ.M.
TOTAL PERMISSIBLE TENANT BUA	812.76	SQ.M.
80% INCENTIVE ON THE TENANT AREA PERMISSIBLE	650.29	SQ.M.
TOTAL PERMISSIBLE AREA FOR SALE & REHAB. WITHOUT FUNGIBLE	1472.58	SQ.M.
ADD 35% FUNGIBLE FOR SALE BUA	227.58	SQ.M.
ADD 35% FUNGIBLE FOR REHAB BUA	287.83	SQ.M.
TOTAL AREA FOR SALE INCLUDING FUNGIBLE	877.81	SQ.M.
TOTAL PERMISSIBLE AREA SALE + TENANTS INCLUDING FUNGIBLE	1987.99	SQ.M.

FSI SCHEME (B)		
PLOT AREA	576.93	SQ.M.
FSI	3	
TOTAL	1730.79	SQ.M.
5% ELEGIBLE BUA AREA OF REHAB (26.54 X 1.20)	31.85	SQ.M.
TOTAL PERMISSIBLE BUILT UP AREA	1762.64	SQ.M.
TOTAL PERMISSIBLE TENANT CARPET AREA	685.30	SQ.M.
TOTAL PERMISSIBLE TENANT BUA	822.36	SQ.M.
ADD 35% FUNGIBLE FOR TENANT BUA	329.10	SQ.M.
BALANCE BUA FOR SALE	940.28	SQ.M.
ADD 35% FUNGIBLE FOR SALE BUA	329.10	SQ.M.
TOTAL AREA FOR SALE INCLUDING FUNGIBLE	1269.38	SQ.M.
TOTAL PERMISSIBLE AREA SALE + TENANTS INCLUDING FUNGIBLE	2379.96	SQ.M.

MHADA SURRENDER		
SURPLUS AREA	940.28	SQ.M.
% SURPLUS [1762.64/940.28]	53.34%	
THEREFORE 5% OF SURPLUS TO BE SURRENDER TO MHADA (940.28 X 5%)	47.01	SQ.M.
AREA AVAILABLE FOR SALE (940.28 - 47.01)	893.26	SQ.M.
FUNGIBLE 35% ON (893.26 X 35%)	312.64	SQ.M.
TOTAL SALE AREA INCLUDING FUNGIBLE	1205.91	SQ.M.

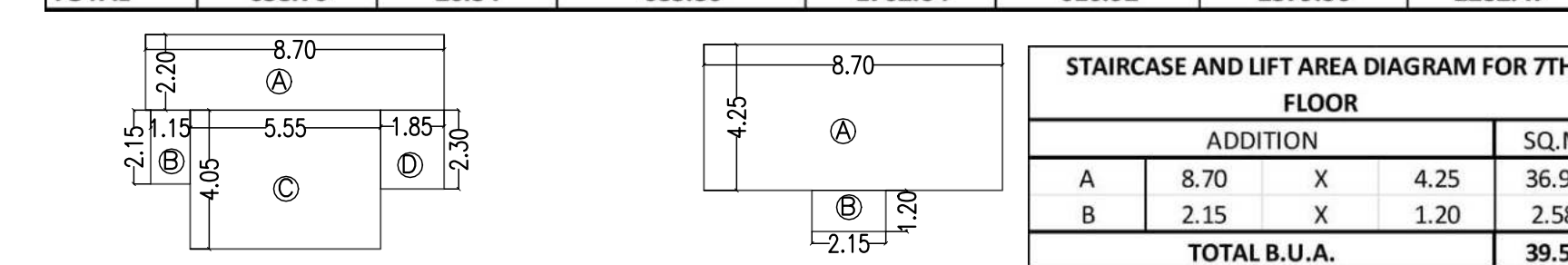
INCENTIVE AREA CALCULATION		
LAND RATE - RS 105730/ SECTION [16/106 OF R.R. 2022-23 9th Pg.No.85]		
RATE OF CONSTRUCTION - RS 30250/- PER SQ.M.T.		
RATIO : 105730/30250 = 3.50		
HENCE, FOR 1 PLOTS PERMISSIBLE INCENTIVE AREA IS 80%		

DETAIL OF FSI & NON-FSI BUA		
S.R.NO.	PROPOSED BUA	AREA (IN SQ.MT)
1	REHAB R.	1029.65
2	MHADA R.	47.82
3	SALE R.	1205.00
4	STAIRCASE, LIFT & LIFT LOBBY AREA	470.73
5	BASEMENT, PARKING FLOOR, REFUGE, STAIRCASE LIFT LOBBY AT TERRACE LEVEL, LMR, OHT, OTHER SERVICES, ETC.	2763.53
TOTAL		5516.73

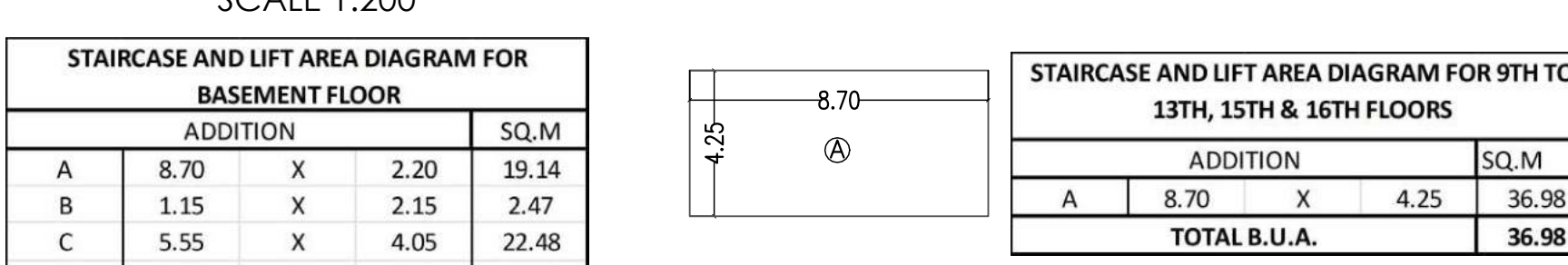
S.R.NO.	DESCRIPTION	RESIDENTIAL IN SQ.M.	COMMERCIAL IN SQ.M.	TOTAL IN SQ.M.
1	PERMISSIBLE B.U.A. (SR.NO.14 OF PROFORMA -A)	1762.64	0.00	1762.64
2	PERMISSIBLE FUNGIBLE B.U.A. (1X0.35)	616.92	0.00	616.92
3	TOTAL PERMISSIBLE B.U.A. (1+2)	2379.56	0.00	2379.56
4	PERMISSIBLE B.U.A. FOR REHAB, MHADA & M.C.G.M. [TOTAL (A+B) OF COL.NO. 14 OF TABLE-1]	869.37	0.00	869.37
5	REHAB RATIO (4/1)	0.493222824	0	
6	PERMISSIBLE FUNGIBLE B.U.A. FOR REHAB, MHADA AND M.C.G.M. COMPONENT (2X5)	304.28	0.00	304.28
7	PERMISSIBLE FUNGIBLE B.U.A. FOR SALE COMPONENT (2+6)	312.64	0.00	312.64
8	TOTAL PROPOSED B.U.A. INCLUDING FUNGIBLE F.S.I. (14+83 OF PROFORMA -A)	2282.47	0.00	2282.47
9	PROPOSED B.U.A. FOR REHAB TENANTS, MHADA NO MCGM INCLUDING FUNGIBLE F.S.I. [TOTAL (A+B) OF COLUMN NO. 19-16 OF TABLE-1]	1077.47	0.00	1077.47
10	EXCESS FUNGIBLE B.U.A. GIVEN TO REHAB TENANTS, MHADA AND MCGM [COLUMN NO.20 OF TABLE-1]	175.84	0.00	175.84
11	DEFICIT FUNGIBLE B.U.A. TO REHAB TENANTS, MHADA AND MCGM [TOTAL (A+B) OF COLUMN NO.21 OF TABLE-1]	96.18	0.00	96.18
12	PROPOSED FUNGIBLE B.U.A. (8-1)	519.84	0.00	519.84
13	FUNGIBLE B.U.A. UTILIZED FOR REHAB, MHADA AND MCGM (9-4)	208.10	0.00	208.10
14	FUNGIBLE B.U.A. FOR SALE (12-13)	311.74	0.00	311.74
15	READY RECKONER RATE FOR THE YEAR 2023-24			
16	% OF READY RECKONER RATE			
17	PREMIUM AMOUNT TO BE RECOVERED			
18	PAYMENT RECEIPT NO. & DATE			

CAR PARKING STATEMENT				
AREA OF THE TENAMENT	UNIT NOS.	TOTAL NO.	PARKING REQUIRED FOR EACH UNIT	TOTAL
UPTO 45 S.M.	REHAB- 701, 702	3	0.25	0.75
45 TO 60 S.M.	SALE- 1702	0	0.5	0.00
60 TO 90 S.M.	REHAB- 801, 802	2	1.00	2.00
ABOVE 90 S.M.	REHAB- 901, 902, 1101, 1201, 1202, 1301, 1302, 1401, SALE - 1001, 1002, 1102, 1501, 1502, 1601, 1602	15	2.00	30.00
RESI. PARKING				32.75
10% VISITOR'S PARKING		20		3.25
TOTAL RESI. PARKING				36.03
ADDITIONAL 50% PARKING				18.01
TOTAL PARKING PERMISSIBLE				54.04
SAY				54.00
TOTAL PARKING PROVIDED INCLUDING VISITORS				33.00

	CARPET AREA EXISTING	5% ELEGIBLE AREA	TOTAL CARPET AREA INCLUDING 5% ELEGIBLE AREA	EXISTING BUA	PERMISSIBLE FUNGIBLE (35%)	PERMISSIBLE B.U.A. WITH FUNGIBLE	PROPOSED B.U.A. WITH FUNGIBLE
REHAB R.	658.75	26.54	685.30	822.36	287.83	1110.18	1029.65
MHADA R.	0.00	0.00	0.00	47.01	63.47	47.82	
SALE R.	0.00	0.00	0.00	893.26	312.64	1205.91	1205.00
TOTAL	658.75	26.54	685.30	1762.64	616.92	2379.56	2282.47



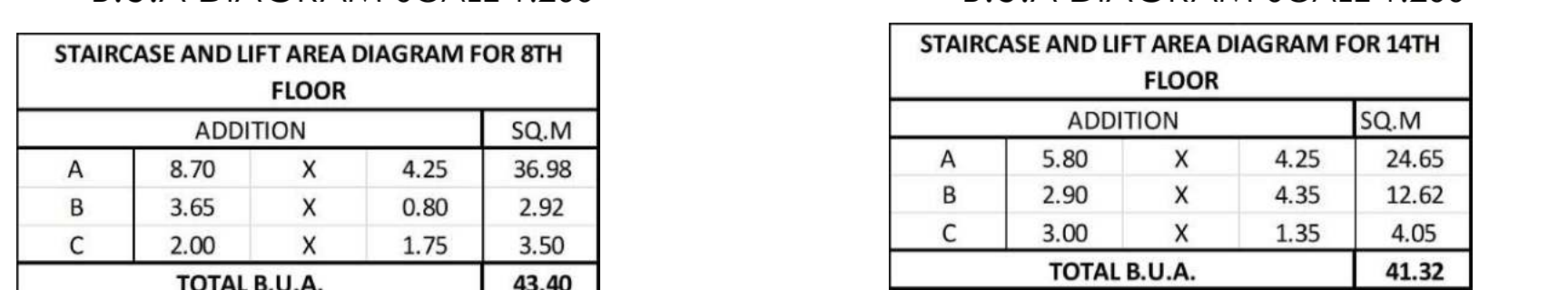
BASEMENT FLOOR STAIRCASE, LIFT AND LOBBY B.U.A. DIAGRAM SCALE 1:200



9TH TO 13TH, 15TH & 16TH FLOOR STAIRCASE, LIFT AND LOBBY B.U.A. DIAGRAM SCALE 1:200



8TH FLOOR STAIRCASE, LIFT AND LOBBY B.U.A. DIAGRAM SCALE 1:200



14TH FLOOR STAIRCASE, LIFT AND LOBBY B.U.A. DIAGRAM SCALE 1:200

PROFORMA 1		
1	GROSS PLOT AREA	576.93
a)	DEDUCTION OF RESERVATION PLOT	-
b)	DEDUCTION OF ROAD SET BACK	65.70
c)	DEDUCTION OF DP ROAD	-
2	NET PLOT AREA	511.23
A	FOR RESERVATION/ROAD AREA	-
a)	ROAD SET BACK AREA TO BE HANDED OVER (100%) (REGULATION NO.16)	65.70
b)	PROPOSED D.P. ROAD TO BE HANDED OVER (100%) (REGULATION NO.16)	-
c)	RESERVATION AREA TO BE HANDED OVER (100%) (REGULATION NO.17)	-
d)	RESERVATION AREA TO BE HANDED OVER (100%) AR (REGULATION NO.17)	-
B	FOR AMENITY AREA	-
a)	AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 14(A)	-
b)	AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 14(B)	-
c)	AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 35(A)BYEVANCE	-
C	DEDUCTION FOR EXISTING B.U.A. TO BE RETAINED IF ANY/LAND COMPONENT OF EXISTING B.U.A. EXISTING B.U.A. AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	65.70
3	TOTAL DEDUCTIONS [(2(A)+2(B))+2(C)] AS AND WHEN APPLICABLE	511.23
4	NET PLOT AREA (1 MINUS 3)	576.93
5	PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM/APPROPRIATE AUTHORITY AS PER SR. NO. 48 ABOVE	3 + 5% ELEGIBLE AREA component
6	ZONAL (BASIC) FSI (0.50 OR 0.75 OR 1 OR 1.33) + 5% Eligible area for rehab component	1762.64
7	BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6)	-
8	BUILT UP EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 26(1)	-
i	AS PER 2(A) AND 2(B) EXCEPT 2(A)(ii) ABOVE WITH IN CAP OF "ADMISSIBLE TOR" AS COLUMN 6 OF TABLE -12 ON REMAINING/BALANCE PLOT	-
ii	IN CASE OF 2(A)(ii) PERMISSIBLE C OVER AND ABOVE PERMISSIBLE B.U.A ON REMAINING/BALANCE PLOT	-
9	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER (WITHIN THE LIMIT OF PERMISSIBLE B.U.A ON REMAINING PLOT	0.00
10	BUILT UP AREA DUE TO ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER TABLE NO 12 OF REGULATION NO.30(A) ON REMAINING/BALANCE PLOT	-
11	BUILT UP AREA DUE TO ADDMISSIBLE "TOR" AS PER TABLE NO. 12 OF REGULATION NO.30(A) AND 32 ON REMAINING/BALANCE PLOT	1762.64
12	PERMISSIBLE BUILT UP AREA (AS THE CASE MAY BE WITH/WITHOUT BUA AS PER 26)	1762.64
13	PROPOSED BUILT UP AREA (AS THE CASE MAY BE WITH/WITHOUT BUA AS PER 26)	-
14	TOR GENERATED IF ANY AS PER REGULATION 30(A) AND 32	-
15	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO. 31(3)	PERMISSIBLE PROPOSED
a)	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	304.28 208.10
ii)	PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR NON-REHAB COMPONENT WITHOUT CHARGING PREMIUM	0.00 0.00
b)	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM	312.64 311.74
16	TOTAL PERMISSIBLE FUNGIBLE COMPENSATORY AREA (i + ii) Hs(i)	616.92 519.84
17	TOTAL BUILT UP AREA PERMISSIBLE INCLUDING FUNGIBLE COMPENSATORY AREA [REFER TABLE] [1762.64 + 304.28 + 312.64] [1762.64 + 208.10 + 311.74]	2379.56 2282.47
18	DEFICIT FUNGIBLE AREA FSI CONSUMED ON NET PLOT [13/4]	96.18 3.06
(iii)	OTHER REQUIREMENTS	-
(A)	RESERVATION/DESIGNATION	-
a)	NAME OF RESERVATION	-
b)	AREA OF RESERVATION AFFECTING THE PLOT	-
c)	AREA OF RESERVATION LAND TO BE HANDED/HANDED OVER AS PER REGULATION NO.17	-
d)	BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REGULATION NO.17	-
e)	AREA/BUILT UP AREA OF DESIGNATION	-
(B)	PLOT AREA/BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO.	-
i)	14(A)	-
ii)	14(B)	-
iii)	15	-
(C)	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REGULATION NO.27	-
(D)	TENEMENT STATEMENT	-
i)	PROPOSED BUILT UP AREA (13 ABOVE)	2282.47
ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	0.00
iii)	AREA AVAILABLE FOR TENEMENTS (ii) MINUS (iii)	2282.47
iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	79.32
v)	TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	20
(E)	PARKING STATEMENT	-
i)	PARKING REQUIRED BY REGULATIONS FOR -	-
ii)	CAR SCOOTER/MOTOR CYCLE OUTSIDERS (VISITORS) INCLUDING 50% ADDITIONAL PARKING	54.00
iii)	COVERED GARAGE PERMISSIBLE	-
iv)	SCOOTER/MOTOR CYCLE OUTSIDER (VISITORS)	-
v)	TRANSPORT VEHICLES PARKING	33.00
(F)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	-
i)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	-

FORM II

CONTENTS OF SHEET

FLOOR PLANS, PROPOSED BLOCK PLAN, CALCULATIONS, LOCATION PLAN

KAUSHAL ANISH CHOUHAN	Digitally signed by KAUSHAL ANISH CHOUHAN Date: 2023.03.12 15:09:45 +05'30'	Priyank J Bafna	Digitally signed by PRIYANK J BAFNA Date: 2023.03.12 15:09:45 +05'30'
ARCHITECT'S SIGNATURE	OWNER'S SIGNATURE		
REVISION	DESCRIPTION	DATE	SIGNATURE

--	--	--	--

CERTIFICATE OF AREA
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE WAS SURVEYED ON 21/11/2023 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 576.93 SQUARE METRS & F.S.I. CLAIMED ON 576.93 S.M. AND TALLIES WITH THE AREA IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME

DESCRIPTION OF PROPOSAL & PROPERTY
PARKING ARRANGEMENT AND ITS MANUEVERABILITY PLAN FOR PROPOSED REDEVELOPMENT OF "GIRUA BHUVAN" ON PLOT BEARING C.S. NO. 156A/10 AT DR. BABA SAHEB AMBEDKAR ROAD OF DADAR MATUNGA ESTATE, PLOT NO. 163(B) IN MATUNGA DIVISION, T/N WARD, MUMBAI 400 014.

SWAPNIL V. PATIL	SURAJ PRADEEP AMBRE	Pankaj Shridhar Bhoir
SUB-ENG(B.P) CITY - VII	ASST. ENG(B.P.) CITY - I	EXE. ENG(B.P) CITY - II

DATE: 07/03/2025	JOB NO. & DRG. NO.: RGB/600/FN-51/2023/01	SCALE: 1:100/AS STATED	DRAWN BY: KRISHNA/ANAKSHA	CHECKED BY: K.A.C
SIGNATURE NAME AND ADDRESS OF THE ARCHITECT				
ARCHITECT: KAUSHAL CHOUHAN				
201 & 202 HIND RAJASTHAN BUILDING 75 DOKASABHAI Phalke Road Dadar-(e), Mumbai - 400014, Tel.: 24112432				