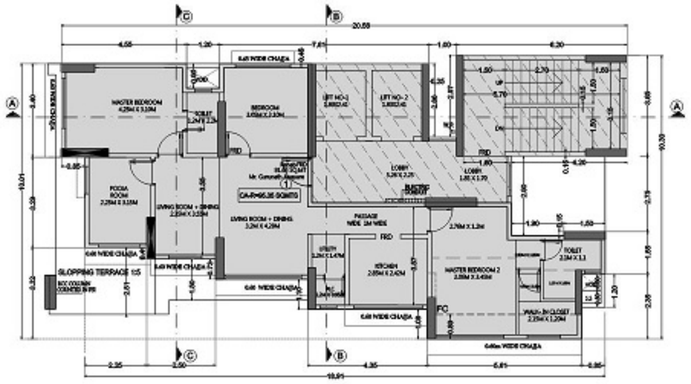
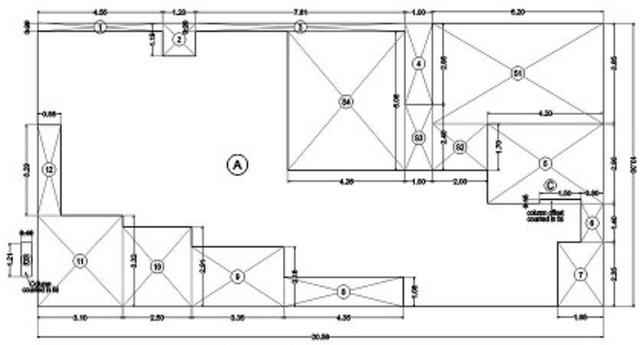
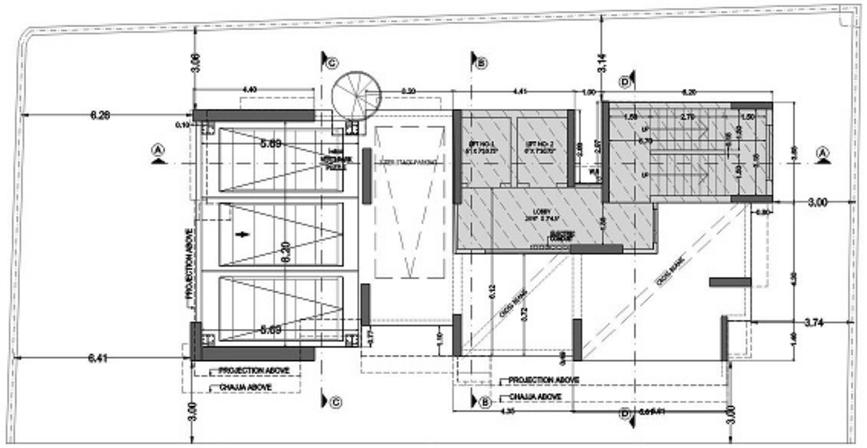


1ST FLOOR PLAN
SCALE: 1:100

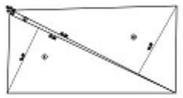


LINE DIAGRAM FOR 1ST FLOOR
SCALE :- 1:100



BALGOVINDDAS ROAD

PARKING FLOOR PLAN
SCALE: 1:100



PLOT AREA CALCULATION DIAGRAM
SCALE: 1:500

BLOCK PLAN
SCALE: 1:500

LOCATION PLAN
SCALE: 1:4000

PLOT AREA CALCULATION

ADDITION								
1	1/2	x	33.50	x	13.35	x 1 NO	=	223.61 SQ.MT.
2	1/2	x	33.50	x	0.82	x 1 NO	=	13.74 SQ.MT.
3	2/3	x	0.82	x	0.09	x 1 NO	=	0.05 SQ.MT.
4	1/2	x	33.50	x	14.34	x 1 NO	=	240.20 SQ.MT.
					TOTAL ADDITION		=	477.60 SQ.MT. X
					CLAIMED AS PER TPS RECORD		=	471.85 SQ.MT.

BUILT UP AREA CALCULATION

1ST FLOOR								
A	20.56	X	10.30	X	1 NO	=	211.77 SQ.MT.	
B	0.40	X	1.21	X	1 NO	=	0.48 SQ.MT.	
C (Column)	1.50	X	0.15	X	1 NO	=	0.22 SQ.MT.	
					TOTAL ADDITION	=	212.47 SQ.MT.	X

DEDUCTIONS

1	4.55	X	0.29	X	1 NO	=	1.32 SQ.MT.	
2	1.20	X	1.20	X	1 NO	=	1.44 SQ.MT.	
3	7.61	X	0.29	X	1 NO	=	2.21 SQ.MT.	
4	1.00	X	2.95	X	1 NO	=	2.95 SQ.MT.	
5	4.20	X	2.90	X	1 NO	=	12.18 SQ.MT.	
6	0.80	X	1.40	X	1 NO	=	1.12 SQ.MT.	
7	1.65	X	2.35	X	1 NO	=	3.87 SQ.MT.	
8	4.35	X	1.06	X	1 NO	=	4.69 SQ.MT.	
9	3.35	X	2.18	X	1 NO	=	7.30 SQ.MT.	
10	2.50	X	2.91	X	1 NO	=	7.27 SQ.MT.	
11	3.10	X	3.32	X	1 NO	=	10.29 SQ.MT.	
12	0.85	X	3.29	X	1 NO	=	2.80 SQ.MT.	
					TOTAL DEDUCTION	=	57.44 SQ.MT.	Y1
TOTAL BUILT UP AREA [X - Y1]						=	155.03 SQ.MT.	X1

STAIRCASE & LIFT AREA

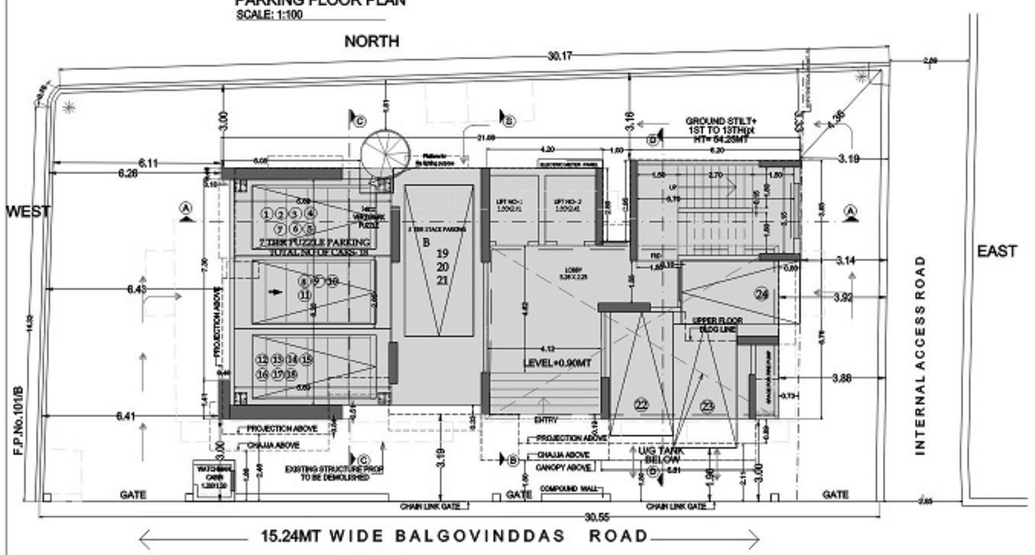
1ST FLOOR								
S1	6.20	X	3.65	X	1 NO	=	22.63 SQ.MT.	
S2	2.00	X	1.70	X	1 NO	=	3.40 SQ.MT.	
S3	1.00	X	2.40	X	1 NO	=	2.40 SQ.MT.	
S4	4.28	X	5.06	X	1 NO	=	21.56 SQ.MT.	
TOTAL STAIR. & LIFT AREA PER FL. [1ST FLOOR]						=	49.99 SQ.MT.	Y2

NET BUILT UP AREA [X1 - Y2]	=	105.04 SQ.MT.

RESIDENTIAL
PROPOSED BUILT-UP AREA STATEMENT

1	2	3		STAIRCASE/LIFT LIFT LOBBY CLAIMED FREE OF FSI
SR NO	FLOOR	GROSS BUILT-UP AREA		
1	GROUND	–		–
2	1ST	105.04 Sq.mts		49.99 Sq.mts
3	2ND	114.34 Sq.mts		49.99 Sq.mts
4	3RD	124.32 Sq.mts		49.31 Sq.mts
5	4TH REFUGE	74.02 Sq.mts		49.32 Sq.mts
6	5TH	133.30 Sq.mts		49.20 Sq.mts
7	6TH	133.30 Sq.mts		49.20 Sq.mts
8	7TH	133.30 Sq.mts		49.20 Sq.mts
9	8TH	133.30 Sq.mts		49.20 Sq.mts
10	9TH	133.30 Sq.mts		49.20 Sq.mts
11	10TH	133.30 Sq.mts	873.82 Sq.mts	49.20 Sq.mts
12	11TH REFUGE	107.12 Sq.mts		49.70 Sq.mts
13	12TH	107.15 Sq.mts		50.45 Sq.mts
14	13TH	96.94 Sq.mts	311.21 Sq.mts	50.88 Sq.mts
TOTAL	RESIDENTIAL	1528.73 Sq.mts		644.84 Sq.mts

GROSS TOTAL	1528.73 Sq.mts
LESS FUNGIBLE FSI CLAIMED (35%)	396.34 Sq.mts
NET BUA PROPOSED	1132.39 SQMTS



15.24MT WIDE BALGOVINDDAS ROAD

SOUTH

GROUND FLOOR PLAN
SCALE: 1:100

PARKING STATEMENT AS PER DCPR 2034

PARKING STATEMENT			
AREA OF FLATS IN SQMTS	PARKING REQUIRED	TOTAL NO. OF FLATS	PARKING PROPOSED
BELOW 45.00 sqmts	4 T/S 1 PARKING	02 NOS	0.50
45.00 TO 60.00	2 T/S 1 PARKING	06 NOS	3.00
60.00 TO 90.00	1 T/S 1 PARKING	10 NOS	10.00
90.00 OR ABOVE	1 T/S 2 PARKING	03 NOS	06.00
		21 NOS	19.50
25% PARKING FOR VISITORS			4.88
TOTAL PARKING REQUIRED			24.38 SAY 24.00
TOTAL PARKING PROPOSED			24.00

Sr. No.	Floor	Parking Spaces Required		
		Small	Big	Total
1	Stilt	3.00	3.00	6.00
2	Mechanised Tower Parking	03.00	15.00	18.00
	Total	06.00	18.00	24.00
	% Ratio to Total =	25%	75%	100%

TABLE NO. - V

COMPUTATION OF INCENTIVE B.U.A FOR PROPOSAL UNDER REG.33(7)(B)		
SR.NO.	DESCRIPTION	DESCRIPTION
1.	EXISTING BUA INCLUDING NR USER BUA (TOTAL OF COLUMN NO. 1g OF TABLE NO.III)	628.76 SQ.MT.
2.	15% INCENTIVE BUA ON 1 ABOVE	94.31 SQ.MT.
3.	NO. OF RESIDENTIAL TENEMENTS AS PER APPROVED PLAN (RESIDENTIAL TENEMENTS AS PER SR.NO.11 OF TABLE NO.11	11 NOS.
4.	INCENTIATIVE BUA BASED ON NO. OF RESENTIAL TENNAMENTS (SR.NO. 3 X 10.00)	110 SQ.MT.
5.	PERMISSIBLE INCENTIVE BUA WHICHEVER IS MORE OUT OF SR.NO. 2 & SR.NO. 4 ABOVE	110 SQ.MT.

NOTE: PROPOSAL SUBMITTED AFTER 27.06.2019 IS ELIGIBLE FOR INCENTIVE FSI UNDER REGULATION 33(7)(B) OF DCPR 2034

CARPET AREA STATEMENT FOR PARKING PURPOSE

FLOOR NO.	FLAT NO.	NO. OF FLATS	PARK CARPET AREA (SQ.M)
1ST	1	1	95.35
2ND	1	1	65.68
	2	1	38.25
3RD	1	1	68.04
	2	1	44.35
4TH	1	1	68.04
	2	REFUGE AREA	
5TH	1	1	75.25
	2	1	46.77
6TH	1	1	75.29
	2	1	46.77
7TH	1	1	75.29
	2	1	46.77
8TH	1	1	75.29
	2	1	46.77
9TH	1	1	75.29
	2	1	46.77
10TH	1	1	75.29
	2	1	46.77
11TH	1	1	98.76
	2	REFUGE/FITNESS CENTRE	
12TH	1	1	98.76
	2	SOCIETY OFFICE/TERRACE	
13TH	1	1	89.00
		TERRACE	
TOTAL		21	

TABLE NO. - III

FUNGIBLE COMPENSATORY AREA STATEMENT

Sr. No.		Description	BUA in Sq. MT. Commercial	Residential	Total
		(A) REHAB COMPONENT			
1.		Existing BUA of the Building to be Demolished:			
	a.	Commercial Structure Existing Prior to 01.04.1962	—	—	—
	b.	Residential Structure Existing Prior to 17.04.1962	—	—	—
	c.	As per CC Plans/ BCC Plan Approved u/no. — DEL —	—	—	—
	d.	As per Approved Plan u/no: EB/1770/A DATED 31.12.1966 and CC Granted on date: 22.06.1970	—	628.76	628.76
	e.	Others Specify	—	—	—
	f.	Existing BUA excluding Staircase/Lift/Lift Lobby/Otla of the Building to be Demolished as per redrafted plan out of (a) or (b) or (c) or (d) or (e)	—	607.63	607.63
	g.	Existing BUA accepted for allowing fungible area for Rehab without charging Premium from Above	—	607.63	607.63
2.		Permissible Fungible Area for Rehab without charging Premium [35% of 1 (g) above] = (3+4)	—	212.67	212.67
3.		Fungible Area availed for Rehab Component [Total of (Col. No.14 - Col. No.15) - Col No. 6 of Table No. II]	—	212.67	212.67
4.		Fungible Area kept in abeyance / unutilized (As per total of Col. No. 15 of Table No. II)	—	—	—
		(B) SALE COMPONENT	-	-	-
5.		Permissible BUA	Net Plot Area 471.85	50% Add FSI/TDR including setback 0.6 or 0.7 or 0.9 or 1.0 235.93	Total 424.66 1132.44
6.		Net Built Up Area Proposed (Sr. No.4 of Table No. 1)	Commercial —	Residential 1132.39	Total 1132.39
7.		Permissible Fungible Area (0.35 x Sr. No. 6)	—	396.34	396.34
8.		Fungible Area availed for Sale (7-3)	—	183.67	183.67

IOD DRAWING AS PER REG. 33(7)(B) OF DCPR 2034
File No. P-7589/2021/(101A)/G/North/FP/1/New

1/6

FORM 'I'

1.	AREA STATEMENT		SQ.MT.
1.	GROSS AREA OF PLOT AS PER P.R.CARD		471.85
	(a) AREA OF RESERVATION IN PLOT		—
	(b) AREA OF ROAD SET BACK		—
	(c) AREA OF DP ROAD		—
2.	DEDUCTIONS FOR		—
(a)	FOR RESERVATION/ROAD AREA TO BE HANDED OVER TO MCGM (100%)		—
	(a) ROAD SET BACK/WIDENING AREA (REGULATION NO 10)		
	(b) PROPOSED DP ROAD AREA (REGULATION NO 10)		—
	(c) (i) RESERVATION AREA (PLOT) TO BE HANDED OVER (100%) (REGULATION NO. 17)		—
	(ii) RESERVATION AREA TO BE HANDED OVER AS PER AR (REGULATION NO 17) (NOT TO BE DEDUCTED FOR COMPUTATION OF FSI i.e. at no 6 below)		—
	TOTAL AREA UNDER ROAD/RESERVATION		—
(b)	FOR AMENITY AREA TO BE HANDED OVER TO MCGM		—
	(a) AREA OF AMENITY PLOT AS PER DCR 14(A)		—
	(b) AREA OF AMENITY PLOT AS PER DCR 14(B)		—
	(c) AREA OF AMENITY PLOT AS PER DCR 35		—
	TOTAL AMENITY AREA		—
(C)	DEDUCTION FOR EXISTING BUA TO BE RETAINED IF ANY/LAND COMPONENT OF EXISTING BUA/EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED		—
3.	TOTAL DEDUCTIONS [3(A) +3(B)+3(C)]		—
4.	BALANCE AREA OF PLOT[FOR CALCULATING REQUIRED LOS] [1-3]		471.85
5.	PLOT AREA UNDER DEVELOPMENT [5(A, (B), 4 + 2(A&B)(B)]		471.85
6.	ZONAL (BASIC) FSI (0.60 OR 0.75 OR 1.0 OR 1.33)		1.33
7.	(a) PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI [5X6]		627.56
	(b) PERMISSIBLE BUILT UP AREA AS PER REGULATION 30(C) (PROTECTED DEVELOPMENT) AS PER OLD APPROVED DPO EDITION DATED 22.06.1974 =62.76 Sqmts		
	(c) PERMISSIBLE BUILT UP AREA (7b OR 7b ABOVE, WHICHEVER IS MORE)		627.56
8.	ADDITIONAL BUA AS PER REGULATION 30(A)(D)(iii)		—
	(a) ADDITIONAL BUA FOR 2(A)(iii) & 2(B) ABOVE WITHIN THE CAP OF "ADMISSIBLE TDR" AS PER TABLE NO.12 ON BALANCE PLOT.		—
	(b) ADDITIONAL BUA FOR 2(A)(iii) & 2(B)(b) ABOVE TO BE UTILIZED WITH IN THE PERMISSIBLE FSI AS PER COLUMN NO. 7 OF TABLE 12 OF REGULATION 30(A) AND AS MENTIONED IN TABLE 12 A OF REGULATION 33 (20%)		—
	(c) ADDITIONAL BUA IN CASE OF 2(A)(iii)(B) AS PER REGULATION 17(1) NOTE 24 (vii) &(viii) AS PER AR POLICY ON REMAINING PLOT		—
	TOTAL ADDITIONAL BUA		
9.	ADDITIONAL/INCENTIVE BUA WITHIN THE CAP OF "ADMISSIBLE TDR" AS PER TABLE 12 ON BALANCE PLOT		—
	(a) IN LIEU OF COST CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(A)(D)(iv)		—
	(b) 15% OF BR. NO. 7b ABOVE OR 10 SQMTS PER REHAB TENEMENT AS PER REG.33(7)(B) BUA OF Building using 15% OF 628.76 = 94.31 Sqmts (Total No of Tenements = 11 nos.) OR 10 SQ.MT. X 110 TNS		110.00
	(c) 65% OF REHAB COMPONENT AS PER REGULATION 33(7)(A)		—
	TOTAL ADDITIONAL BUA/INCENTIVE AREA		
10.	BUA DUE TO "ADDITIONAL FSI-ON PAYMENT OF PREMIUM" AS PER TABLE NO 12 OF REGULATION NO 30(A)(B)(AND(B.X 62%) (471.85 SQ.MT. X 0.62 = 292.55 SQ.MT.)		292.55
11.	BUA DUE TO "ADMISSIBLE TDR" AS PER TABLE NO 12 OF REGULATION NO 30(A) & 33 (BY RESTRICTING AREA UTILIZED IN BR. NO. 10(c) & ABOVE) (471.85 SQ.MT.X0.40 =(10.00 + 110.00 + 110.00 Sqmts) (see note)		
12.	GENERAL TDR NIL		
13.	SLUM TDR 30% MIN. : (212.33 SQ.MT. X 0.30 = 63.67) (IHC NO 699/1400Cons) Purchased = 72.17 Sqmts Intended = 102.33 Sqmts claimed = 102.33 Sqmts 50% MAX. : (212.33 SQ.MT. X 0.50 = 106.17) CLAIMED = 102.33		
	TOTAL = 102.33 Sqmts		102.33
12.	PERMISSIBLE BUILT UP AREA [7+8+9+10+11]		1132.44
13.	PROPOSED BUILT UP AREA		1132.39
14.	FOR GENERATED IF ANY AS PER REGULATION 30 (A) AND(E) FOR UNUTILIZED BUA ON PLOT		—
15.	PUNGIBLE COMPENSATORY AREA AS PER REG NO. 31(3)		—
16.	(i) PERMISSIBLE PUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM.		212.67
	(ii) PUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM.		212.67
16.	(iii) PERMISSIBLE PUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM.		183.67
	(iv) PUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM.		183.67
18.	TOTAL BUA PROPOSED INCLUDING PUNGIBLE COMPENSATORY AREA (13(c)+15(iii)+16(iv)(b))		1528.73
17.	FSI CONSUMED ON HET PLOT [13/4]		2.39
20.	OTHER REQUIREMENTS		—
	RECREATIONAL O.S. IN LAYOUT/PLOT AS PER REG. 27		
	TENEMENT STATEMENT		—
	(i) PROPOSED BUA (13 ABOVE)		1528.73
	(ii) LESS DEDUCTION OF NON – RESIDENTIAL AREA (SHOP ETC.)		—
	(iii) AREA AVAILABLE FOR TENEMENTS [(i) minus (ii)]		1528.73
	(iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)		60 NOS
	(v) TOTAL NO. OF TENEMENTS PROPOSED ON THE PLOT		21 NOS
(E)	PARKING STATEMENT		—
	(i) PARKING REQUIRED BY REGULATION FOR: CAR SCOOTER I MOTOR CYCLE OUTSIDERS (VISITORS)		24 NOS
	(ii) COVERED GARAGE PERMISSIBLE		—
	(iii) COVERED GARAGE PROPOSED		—
	CAR SCOOTER I MOTOR CYCLE OUTSIDERS (VISITORS)		—
	(iv) TOTAL PARKING PROVIDED		24 NOS
(F)	TRANSPORT VEHICLES PARKING		
	(i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION		—
	(ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED		—

FORM 'II'

CONTENTS OF SHEET

GROUND FLOOR PLAN, BLOCK PLAN & KEYPLAN , PLOT AREA CALCULATION TABLE – I , II , III , LOS AREA DIAGRAM & CALCULATION

STAMP OF DATE OF RECEIPT OF PLANS | STAMP OF APPROVAL OF PLANS

IOD APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER P-7589/2021/(101A)/G/North/FP/1/New ON EVEN DATE

THIS PLAN IS DIGITALLY SIGNED & DOES NOT REQUIRE SIGNATURE.

DRAFT PLAN FOR APPROVAL

S.E./S.P., CITY VIII	A.E./S.P., CITY VII	E.E./S.P.
		RAJESH S DHOLAY

REVISION	DESCRIPTION	DATE	SIGNATURE
—	—	—	—

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON ..... 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 471.85 SQ.MT.(FOUR HUNDRED SEVENTY ONE POINT EIGHTY FIVE ONLY) AND TALLIES WITH AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

Rasik Prabhudas Hingoo
SIGNATURE OF ARCHITECT

NORTH

DESCRIPTION OF PROPOSAL AND PROPERTY

Proposed redevelopment of building on plot bearing F.P. No. 101/A, T.P.S. III, Mahim of Balgovinddas Road at Mahim (West) in G/N ward

NAME OF OWNER :- Shri Gurunath Awasare
Secretary of, Nishigandh Co-op Hsg society Ltd.

ADDRESS :- Flat no 5, 2nd floor,Nishigandh CHSL, F.P.No. 101-A,TPS Mahim III, Balgovinddas Road,Mahim (west), Mumbai 400019, in G/N Ward.

SIGNATURE OF OWNER/ DEVELOPER

JOB NO.	DWG.NO.	DATE	SCALE	DRAWN BY	CHECKED BY
1872	06	20.05.2021	AS STATED	PETER	KRH

SIGNATURE, NAME & ADDRESS OF LICENSED ARCHITECTS

Rasik Prabhudas Hingoo
SIGNATURE OF ARCHITECT

HINGOO
RASIK P. HINGOO ASSOCIATES