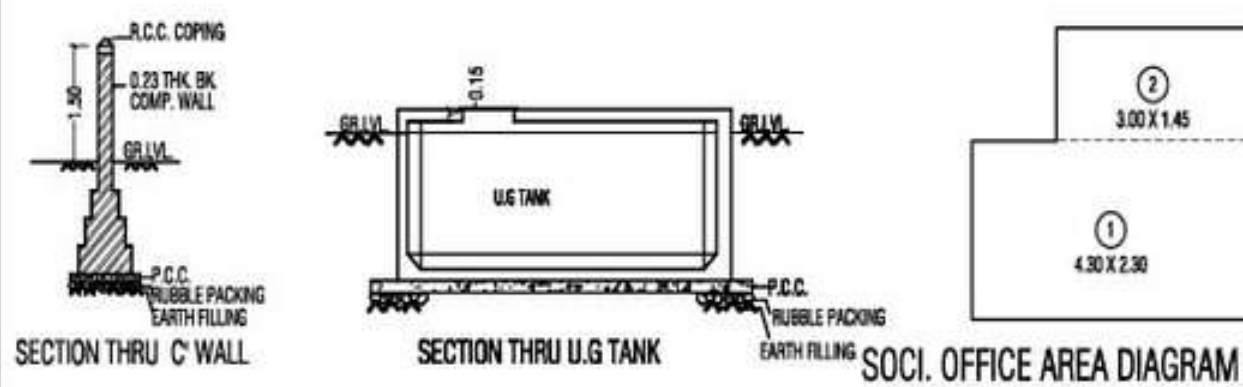
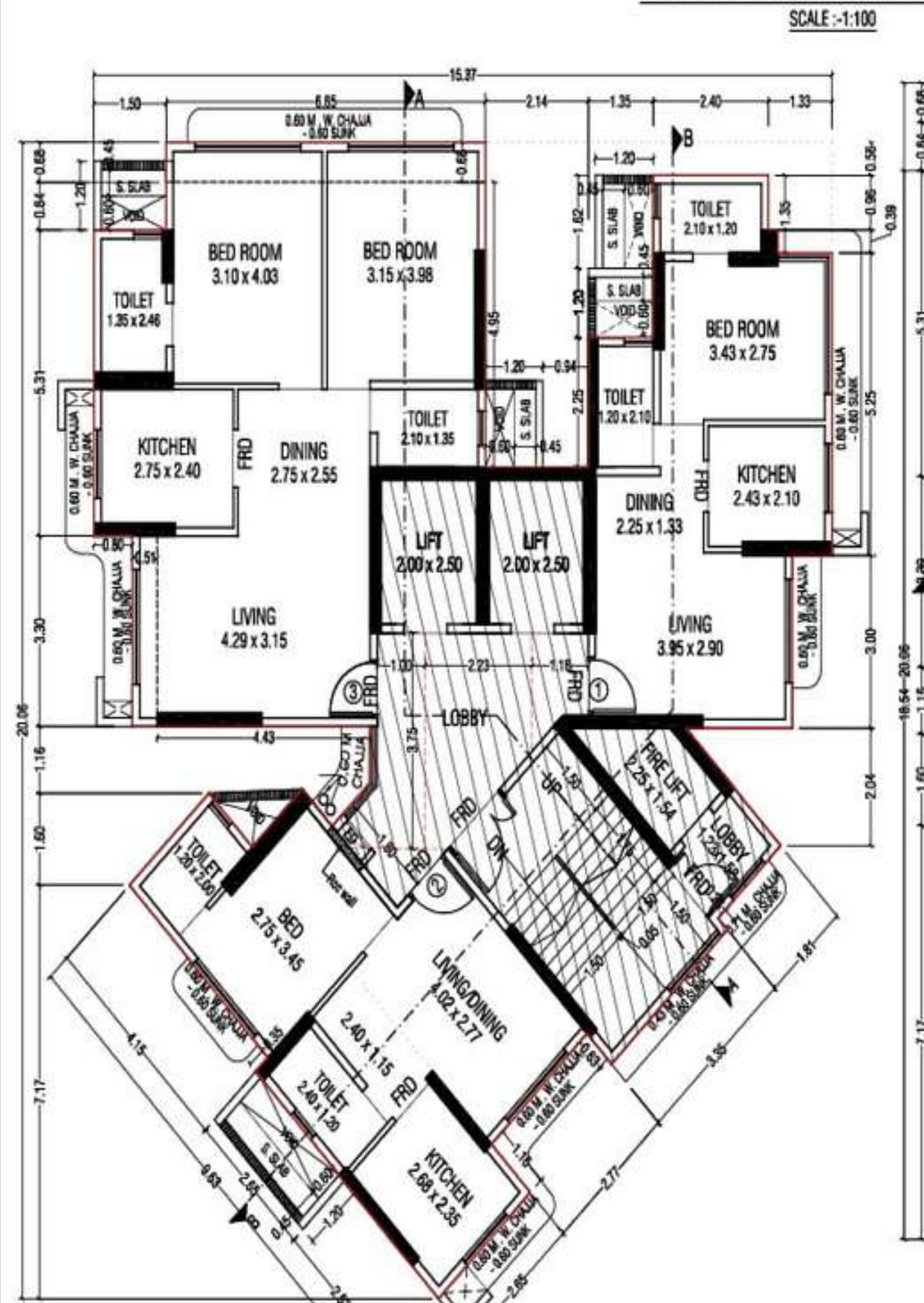




SOCI. OFFICE AREA CALCULATION

1	4.30 X 2.30 X 1 NO	= 9.89 SQ.MT.
2	3.00 X 1.45 X 1 NO	= 4.35 SQ.MT.
	TOTAL ADDITION	= 14.24 SQ.MT.

SOCI. OFFICE AREA DIAGRAM (14th FLR)



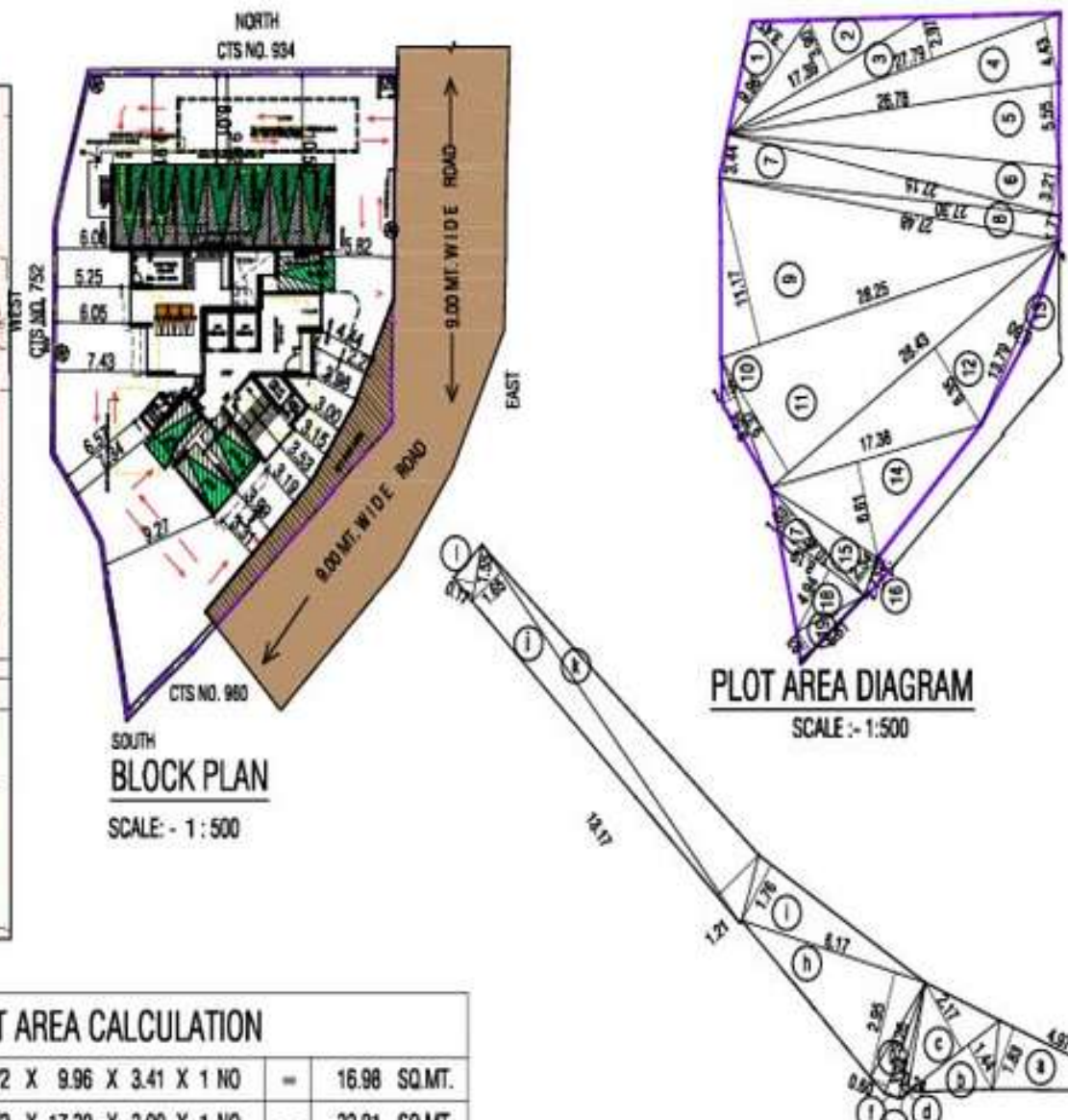
12TH, 13TH & 15TH FLOOR PLAN
SCALE:- 1 : 100



14TH FLOOR PLAN
SCALE:- 1 : 100



LOCATION PLAN
SCALE:- 1 : 4000



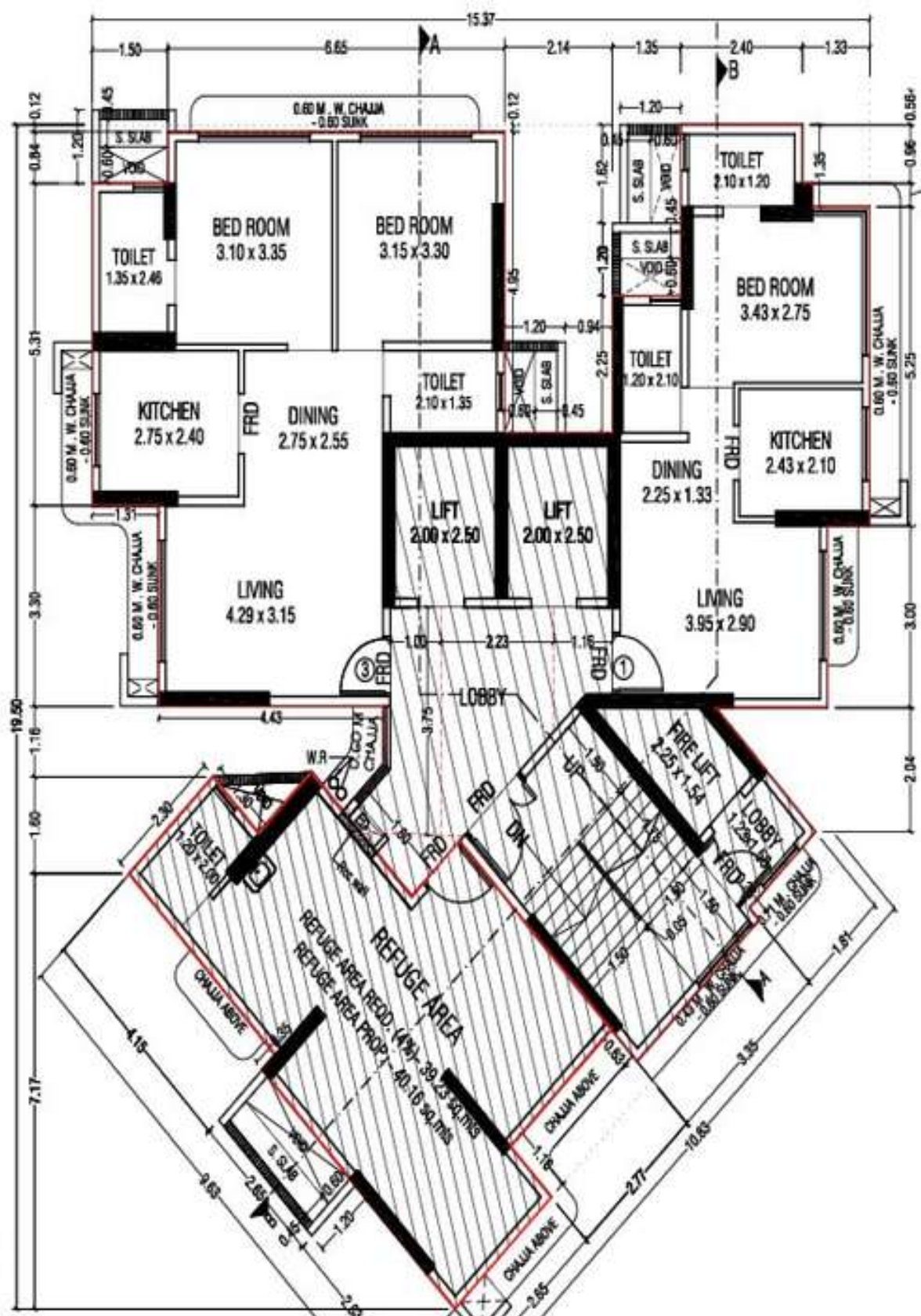
PLOT AREA CALCULATION

1	1/2 X 9.96 X 3.41 X 1 NO	= 16.98 SQ.MT.
2	1/2 X 17.39 X 3.90 X 1 NO	= 33.91 SQ.MT.
3	1/2 X 27.79 X 2.97 X 1 NO	= 41.27 SQ.MT.
4	1/2 X 27.79 X 4.43 X 1 NO	= 61.55 SQ.MT.
5	1/2 X 26.78 X 5.55 X 1 NO	= 74.31 SQ.MT.
6	1/2 X 27.15 X 3.21 X 1 NO	= 43.58 SQ.MT.
7	1/2 X 27.30 X 3.44 X 1 NO	= 46.96 SQ.MT.
8	1/2 X 27.48 X 1.71 X 1 NO	= 23.50 SQ.MT.
9	1/2 X 28.25 X 11.17 X 1 NO	= 157.78 SQ.MT.
10	1/2 X 9.54 X 1.15 X 1 NO	= 5.49 SQ.MT.
11	1/2 X 28.43 X 9.37 X 1 NO	= 133.19 SQ.MT.
12	1/2 X 28.43 X 6.35 X 1 NO	= 90.27 SQ.MT.
13	1/2 X 13.79 X 0.60 X 1 NO	= 4.14 SQ.MT.
14	1/2 X 17.38 X 6.61 X 1 NO	= 57.44 SQ.MT.
15	1/2 X 10.42 X 2.54 X 1 NO	= 13.23 SQ.MT.
16	1/2 X 2.73 X 1.15 X 1 NO	= 1.57 SQ.MT.
17	1/2 X 10.42 X 1.63 X 1 NO	= 8.49 SQ.MT.
18	1/2 X 8.19 X 4.94 X 1 NO	= 20.23 SQ.MT.
19	1/2 X 6.81 X 1.83 X 1 NO	= 6.23 SQ.MT.
	NET PLOT AREA	= 840.12 SQ.MT.

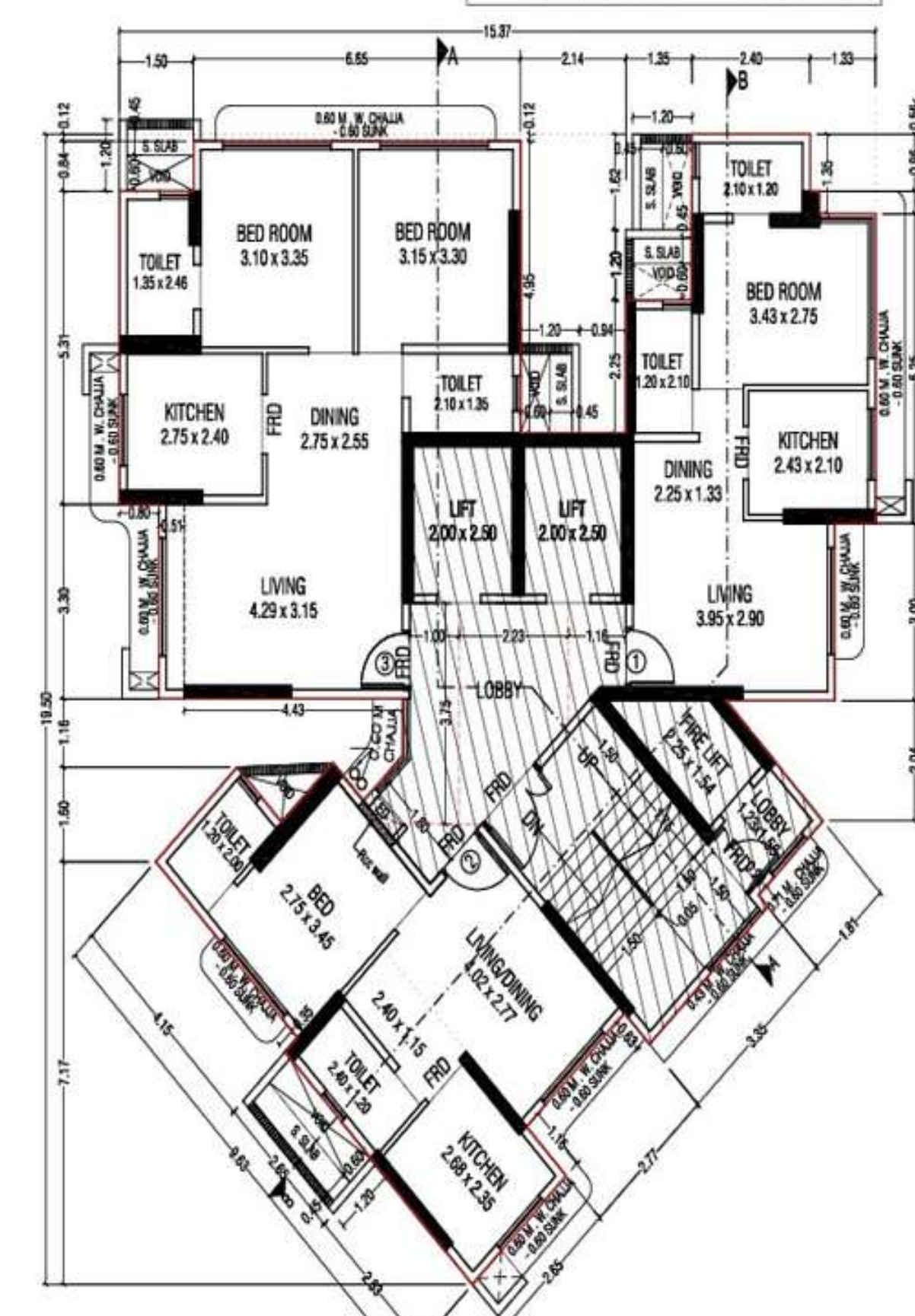
SET-BACK AREA CALCULATION

a	1/2 X 4.97 X 1.83 X 1 NO	= 4.55 SQ.MT.
b	1/2 X 3.54 X 1.43 X 1 NO	= 2.53 SQ.MT.
c	1/2 X 3.54 X 2.17 X 1 NO	= 3.84 SQ.MT.
d	1/2 X 3.24 X 0.24 X 1 NO	= 0.39 SQ.MT.
e	2/3 X 0.34 X 0.05 X 1 NO	= 0.01 SQ.MT.
f	1/2 X 3.28 X 0.46 X 1 NO	= 0.75 SQ.MT.
g	1/2 X 3.28 X 0.60 X 1 NO	= 0.98 SQ.MT.
h	1/2 X 6.16 X 2.94 X 1 NO	= 9.08 SQ.MT.
i	1/2 X 6.16 X 1.85 X 1 NO	= 5.70 SQ.MT.
j	1/2 X 13.15 X 1.65 X 1 NO	= 10.72 SQ.MT.
k	1/2 X 13.15 X 1.21 X 1 NO	= 8.02 SQ.MT.
l	1/2 X 1.55 X 0.71 X 1 NO	= 0.55 SQ.MT.
	TOTAL SET-BACK AREA	= 47.10 SQ.MT.
	TOTAL PLOT AREA (840.12+47.10)	= 887.22 SQ.MT.
	PLOT AREA AS PER PRC	= 887.10 SQ.MT.

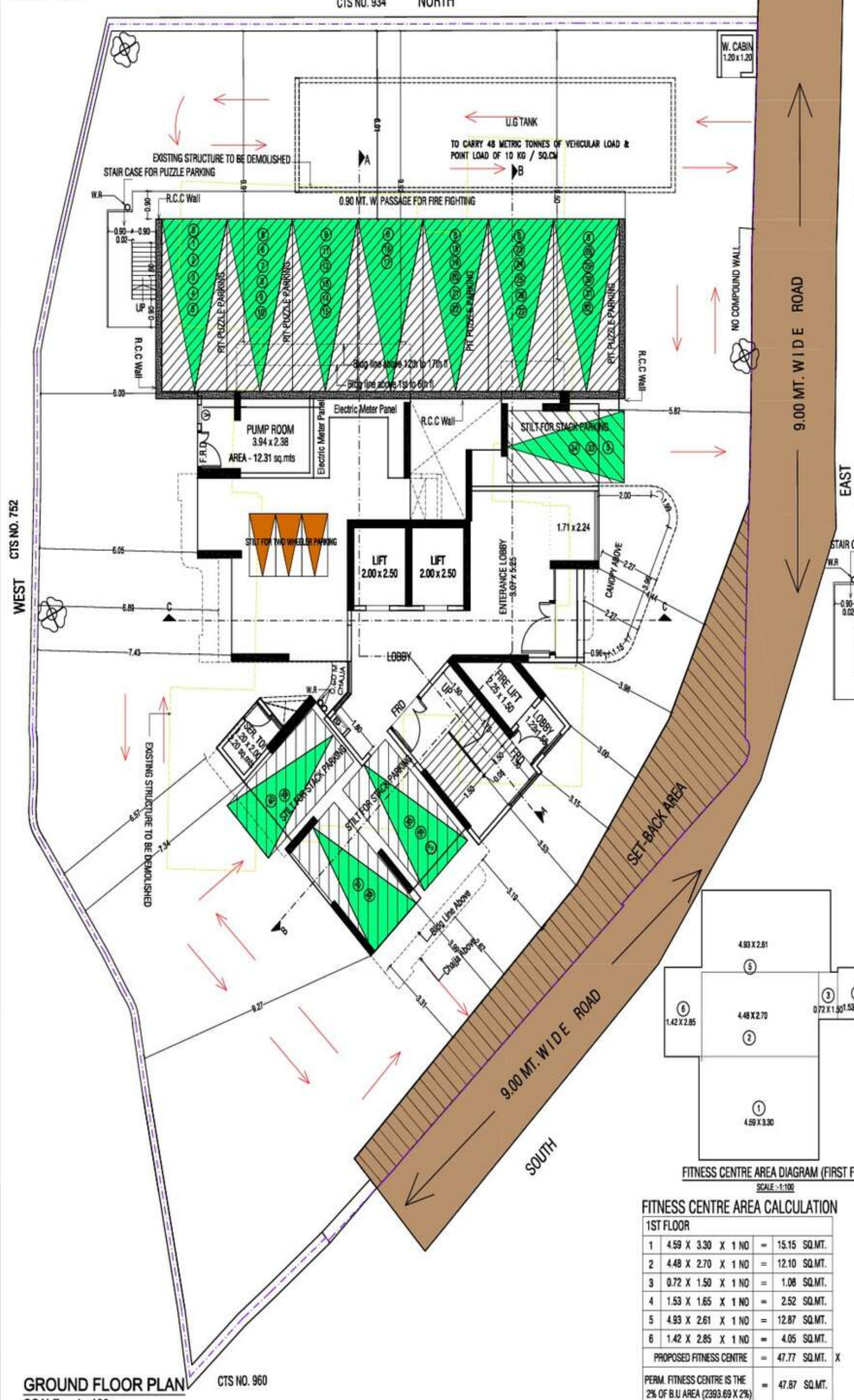
SET-BACK AREA DIAGRAM
SCALE:- 1:200



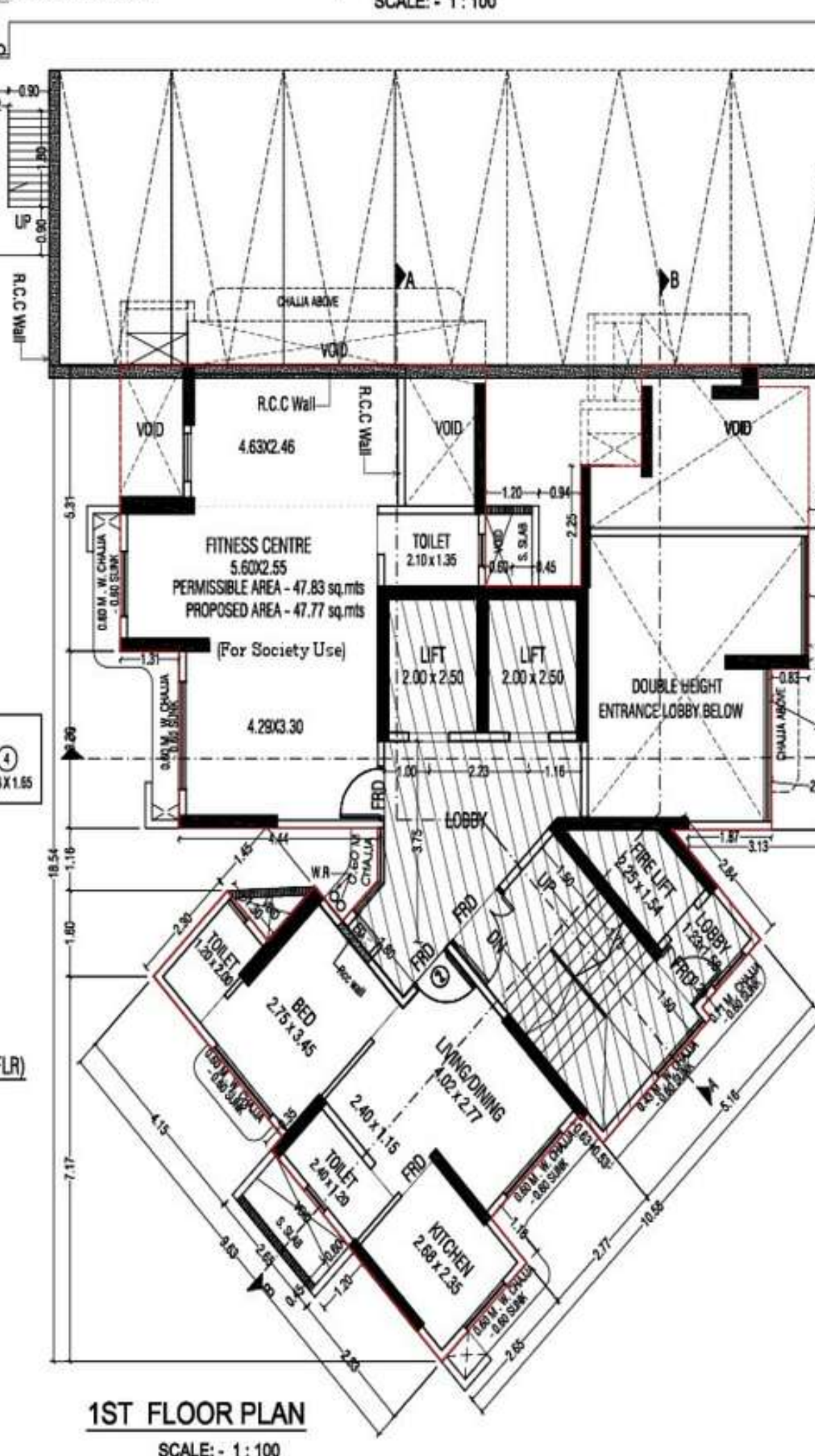
7TH FLOOR PLAN
SCALE:- 1 : 100



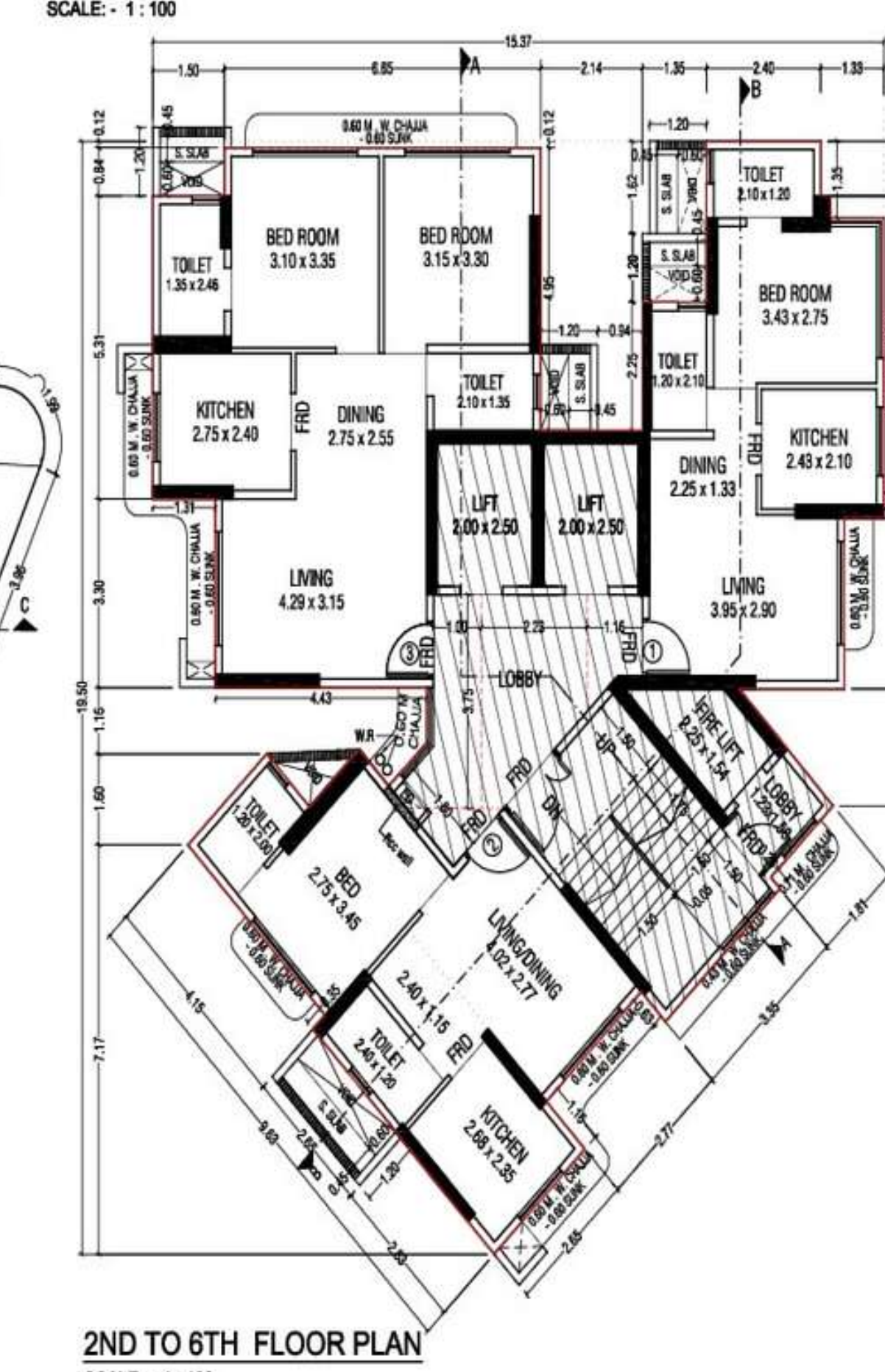
8TH TO 11TH FLOOR PLAN
SCALE:- 1 : 100



GROUND FLOOR PLAN
SCALE:- 1 : 100



1ST FLOOR PLAN
SCALE:- 1 : 100



2ND TO 6TH FLOOR PLAN
SCALE:- 1 : 100

FITNESS CENTRE AREA CALCULATION

1	4.59 X 3.30 X 1 NO	= 15.15 SQ.MT.
2	4.48 X 2.70 X 1 NO	= 12.10 SQ.MT.
3	0.72 X 1.50 X 1 NO	= 1.08 SQ.MT.
4	1.53 X 1.65 X 1 NO	= 2.52 SQ.MT.
5	4.93 X 2.61 X 1 NO	= 12.87 SQ.MT.
6	1.42 X 2.85 X 1 NO	= 4.05 SQ.MT.
	PROPOSED FITNESS CENTRE	= 47.77 SQ.MT.
	PERM. FITNESS CENTRE IS THE 2% OF B.U AREA (2360.69 X 2%)	= 47.87 SQ.MT.

FITNESS CENTRE AREA DIAGRAM (FIRST FLR)
SCALE:- 1:100

As per Regulation No. 33 (7) (B)		1/4
CHE/P-7421/2021(939A/12)/P/N		
FORM - 1		
1	AREA STATEMENT	As per DPR 2034 (sq. mt.)
1	Area of plot as per PRC	887.10
(a)	Area of Reservation in plot	---
(b)	Area of Road Set-back	47.10
(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 to (Regulation No. 17)	---
	Total Deductions	---
	Total area under road / Reservation	---
(B)	For Amenity area-	---
(a)	Area of amenity plot/plots to be handed over as per DCR 14(A)	---
(b)	Area of amenity plot/plots to be handed over as per DCR 14(B)	---
(c)	Area of amenity plot/plots to be handed over as per DCR 15	---
(d)	Area of amenity plot/plots to be handed over as per DCR 35	---
	Total Amenity Area	---
(C)	Deductions for Existing Built up area to be retained. If any -	---
(a)	Land component of Existing BUA as per regulation under which the development was allowed.	---
3	Total deductions (2(A) + 2(B) + 2(C))	47.10
4	Balance area of plot (1 - 3)	840.00
5	Plot area under Development	---
6	Zonal (Basic) FSI	1.00
7	(a) Permissible Built up Area as per Zonal (Basic) FSI (5 X 6)	840.00
(b)	Permissible Built up Area as per Regulation 30(C) (Protected Development)	---
	Permissible Built up Area (7a or 7b above, whichever is more)	---
8	BUA equal to land area handed over as per reg. 30(A) (3)(a)	---
9	BUA in lieu of cost of construction of built up amenity to be handed over	---
10	BUA area due to "Additional FSI on Payment of Premium" as per Table No. 12 of Regulation No. 30(A) (4 x 50%)	420.00
11	(a) Built up area due to "admissible TDR" as per Table No. 12 of Regulation No. 30(A) Plot area TDR = 1.00 x 840.00 x 0.50 = 420.00 (420.00 - 180.00) = 240.00 Built up area due to "admissible TDR" DRC (U/s SPN/1438/Land = 120.00 sq.mts. DRC (U/s RES/0006/2021 120.00 sq.mts. TDR generated in lieu of Rehab Component 10 sq.mts per tenement or 50% of rehab component as per Reg. 33(7b) etc. 18 Existing Members x 10 sq.mts = 180.00 sq.mts. Addition for Set-Back Area (47.10 x 2) 94.20	240.00
(b)	Incentive BUA in lieu of Rehab Component 10 sq.mts per tenement or 50% of rehab component as per Reg. 33(7b) etc. 18 Existing Members x 10 sq.mts = 180.00 sq.mts. Addition for Set-Back Area (47.10 x 2) 94.20	180.00
12	Permissible Built up Area (7 + 9 + 10 + 11)	1774.20
13	Proposed Built up Area	1774.20
14	TDR generated if any as per regulation 30(A)	---
15	Fungible Compensatory Area as per Regulation No. 31(3)	---
(a)	Perm. Fungible Compensatory Area for Rehab comp. who charging premium	283.69
(i)	Fungible Compensatory Area. available for Rehab comp. who charging premium	283.69
(b)	(i) Permissible Fungible Compensatory Area by charging premium	337.28
2	(ii) Fungible Compensatory Area. proposed on payment of premium	336.73
16	Total BUA permissible including FCA (13 + 15(a)(i) + 15(b)(i))	2394.62
17	Total BUA proposed including FCA	2394.62
18	Balance Area (16 - 17)	---
19	FSI consumed on Net Plot (13/4)	2.11
II	OTHER REQUIREMENTS	Sq.Mts.
A	Reservation/Designation	---
(a)	Name of Reservation	---
(b)	Area of Reservation land handed over as per Regulation No. 17	---
(c)	Built up Area of Amenity to be handed over as per Regulation No. 17	---
(d)	Area/Built up Area of Designation	---
B	Plot area/Built up Amenity to be Handed Over as per Regulation No.	---
(a)	14(A)	---
(b)	14(B)	---
(c)	15	---
C	Requirement of LOS as per Regulation No. 27 (15% or 20% or 25%)	---
D	Tenement Statement	---
i	Proposed built up area (13 above)	2394.62
ii	Less deduction of Non-Residential Area (Shops etc.)	---
iii	Area available for Tenements (i) minus (ii)	2394.62
iv	Tenements Permissible (450 / hectare) =	108 NOS
v	Total number of Tenements Proposed on the plot	49 NOS
E	Parking Statement	---
i	Parking required by regulations for -	24 NOS
	Car	---
	Motor cycle	---
	Outsiders (Visitors)	---
ii	Covered Garages Permissible	---
iii	Covered Garages Proposed	---
	Car	---
	Motor cycle	---
	Outsiders (Visitors)	---
	Total parking provided	40 NOS
F	Transport Vehicles Parking	---
i	Spaces for Transport Vehicles Parking Required by Regulations	---
ii	Total No. of Transport vehicles parking spaces provided	---
CERTIFICATE FOR AREA		
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS GOT SURVEYED BY ME ON (06-06-2010) AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 840.00 sq.mts (Eight Four Zero Point Zero Zero) TALLIES WITH THE AREA STATED IN P.R. CARD		
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT, 1888 UNDER NO. P-7421/2021 (939A/12)/P/N In Ward/PAHADI GOREGAON-W/COGN New AND EVEN DATE		
GANESH MALI	Digitally signed by GANESH MALI DN: cn=GANESH MALI, o=GANESH MALI, email=ganesh.mali@nandapurkar.com, c=IN	Anil Prabhakar Dhiwar
ARVIND NANDAPURKAR	Digitally signed by Arvind Nandapurkar DN: cn=Arvind Nandapurkar, o=Arvind Nandapurkar, email=arvind.nandapurkar@nandapurkar.com, c=IN	HIRO DEVJANI
ARVIND NANDAPURKAR	Digitally signed by Arvind Nandapurkar DN: cn=Arvind Nandapurkar, o=Arvind Nandapurkar, email=arvind.nandapurkar@nandapurkar.com, c=IN	M/S RAM DEV ASSOCIATES
PROFORMA - B		
CONTENTS OF THE SHEET		
GROUND & FIRST TO 14TH FLOOR PLAN, BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATIONS, PARKING AREA STATEMENT.		
DESCRIPTION OF PROPOSAL & PROPERTY		
PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 839/A/12 OF VILLAGE - PAHADI GOREGAON, NADADWALA COLONY NO.1, OFF. S. V ROAD, MALAD (W), MUMBAI - 400 082.		
NAME OF OWNER		
VIRAL CHS		
SIGNATURE, NAME AND ADDRESS OF ARCHITECT		
Mr. ARVIND NANDAPURKAR (Architect)	Mrs. UTTARA NANDAPURKAR [B. E. (Civil)]	
Mr. ONKAR NANDAPURKAR (Architect)	Mrs. GRISHMA NANDAPURKAR (Architect)	
Nandapurkar Associates Pvt. Ltd.		
4/32, LUNAT NAGAR - II, M.G. ROAD, GOREGAON-W, MUMBAI - 62.		
PH : 2877 5590 / 28779909. Mobile : 98203 26427 / 98194 67858		
E-mail : nandapurkarandassociates@gmail.com		
DRG BY:-	JOB NO :	VIRAL CHS, FUNGIBLE BMC DRAWING.