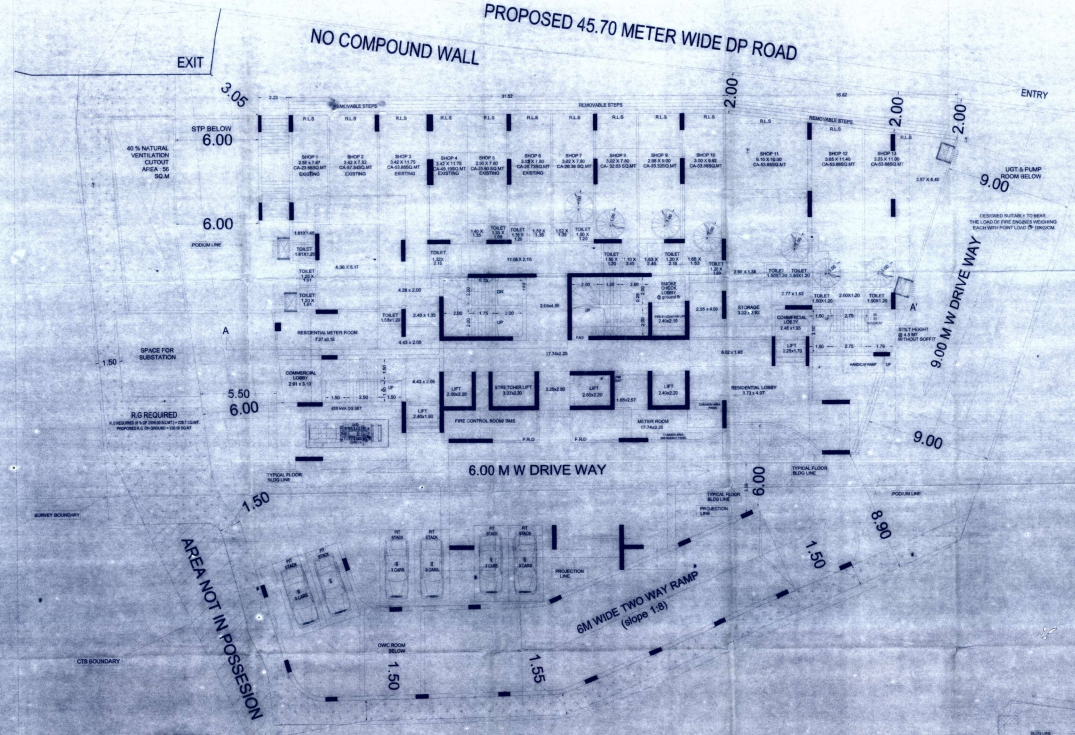
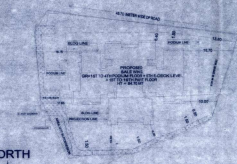


GROUND FLOOR PLAN
SALE WING
SCALE = 1:100



PROPOSED BLOCK PLAN
SCALE = 1:500

BUILT UP AREA STATEMENT (SALE BLDG.)

FLOORS	(1) TOTAL CONSTRUCTION AREA sq.mt	(2) STAIRCASE ENTRANCE AREA sq.mt	(3) REFUGE AREA sq.mt	(4) 3.5 (1%) SUBTOTAL S.U.C.(OF WASTE COLL. 12.5 SQ.M OF COMMON PASSAGE AREA) sq.mt	(5) SLOPING TERRACE AREA sq.mt	(6) ENTRANCE LOBBY AREA sq.mt	(7) COMM. OFFICE AREA sq.mt	(8) JAN. UPASHRAY AREA sq.mt	(9) COMMON PASSAGE AREA sq.mt	(10) PROP.TNT EXISTING AREA sq.mt	(11) PROP. TNT DECK AREA sq.mt	(12) SALE DECK AREA sq.mt	(12A) EXCESS REFUGE sq.mt	(13) FITNESS CENTER AREA sq.mt	(14) EXCESS FITNESS CENTER sq.mt	(15) SALE COMM.BUA AREA sq.mt	(16) SALE RES.BUA AREA sq.mt	(17) TOTAL EXT.TNT BUA sq.mt	(18) BUA BUILT UP AREA sq.mt	(19) TOTAL BUA BUILT UP AREA sq.mt
									(EQUITED IN FSI)							SALE B.U.AREA.				
																(1+2 TO 12)	(16+17)		19+13+15)	
GROUND FLOOR	1169.08	171.89	207.31	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1ST PODIUM FLR	1035.84	181.18	-	3.18	-	-	-	162.75	138.48	49.62	-	-	-	-	-	334.91	-	-	749.28	-
2ND PODIUM FLR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3RD PODIUM FLR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4TH PODIUM FLR	-	-	-	-	-	-	-	-	-	-	-	-	-	357.95	60.85	-	-	-	-	-
1ST FLOOR	1169.08	171.89	207.31	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1ST FLOOR	704.33	181.87	156.35	3.15	-	-	-	-	1.00	-	-	17.99	-	-	-	490.21	-	-	427.02	-
1REF FLOOR	704.33	170.08	-	3.15	-	-	-	-	1.00	-	-	26.73	-	-	-	661.36	-	-	578.12	-
2ND FLOOR	704.33	170.08	-	3.15	-	-	-	-	1.00	-	-	26.73	-	-	-	661.36	-	-	578.12	-
2ND FLOOR	704.33	170.08	-	3.15	-	-	-	-	1.00	-	-	26.73	-	-	-	661.36	-	-	578.12	-
3RD FLOOR	704.33	170.08	-	3.15	-	-	-	-	1.00	-	-	26.73	-	-	-	661.36	-	-	578.12	-
4TH FLOOR	704.33	170.08	-	3.15	-	-	-	-	1.00	-	-	26.73	-	-	-	661.36	-	-	578.12	-
5TH FLOOR	704.33	170.08	-	3.15	-	-	-	-	1.00	-	-	26.73	-	-	-	661.36	-	-	578.12	-
6TH FLOOR	704.33	170.08	-	3.15	-	-	-	-	1.00	46.02	4.43	32.33	-	-	-	489.80	70.70	-	608.40	-
7TH FLOOR	704.33	170.08	-	3.15	-	-	-	-	-	-	-	-	-	-	-	-	608.40	-	-	-
8TH FLOOR	704.33	170.08	156.35	3.15	38.50	-	-	-	0.70	375.25	16.93	-	-	-	-	-	608.40	-	-	-
9TH FLOOR	710.20	181.03	-	3.15	-	-	-	-	0.70	613.39	25.64	-	-	-	-	-	640.02	-	-	-
10TH FLOOR	710.20	181.03	-	3.15	-	-	-	-	0.70	463.24	21.32	4.52	-	-	-	75.08	640.02	77.08	-	-
11TH FLOOR	710.20	181.03	-	3.15	-	-	-	-	0.70	270.34	15.58	9.26	-	-	-	141.71	640.02	151.30	-	-
12TH FLOOR	710.20	181.03	-	3.15	-	-	-	-	0.70	268.66	13.11	13.98	-	-	-	141.71	640.02	151.30	-	-
13TH FLOOR	710.20	181.03	-	3.15	-	-	-	-	0.70	268.66	13.11	13.98	-	-	-	141.71	640.02	151.30	-	-
14TH FLOOR	704.33	170.08	-	3.15	-	-	-	-	1.00	334.03	13.07	13.98	-	-	-	324.74	537.06	341.50	-	-
15TH FLOOR	704.33	170.08	-	3.15	-	-	-	-	1.00	1.00	-	-	-	-	-	204.91	537.06	-	-	-
16TH FLOOR	704.33	167.26	156.35	3.15	-	-	-	-	1.00	146.24	6.04	8.00	63.80	-	-	204.91	537.06	328.14	-	-
17TH FLOOR	704.33	170.08	-	3.15	-	-	-	-	1.00	146.24	9.14	12.99	-	-	-	408.35	537.06	428.20	-	-
18TH FLOOR	704.33	170.08	-	3.15	-	-	-	-	1.00	146.24	9.14	17.99	-	-	-	408.35	537.06	428.20	-	-
19TH FLOOR	704.33	170.08	-	3.15	-	-	-	-	1.00	142.20	5.14	17.99	-	-	-	408.35	537.06	428.20	-	-
20TH FLOOR	704.33	170.08	-	3.15	-	-	-	-	1.00	-	-	-	-	-	-	-	537.06	-	-	-
TOTAL	16347.78	3830.72	490.94	238.32	38.50	78.72	183.75	108.48	55.60	3172.59	151.52	291.59	63.80	357.95	60.85	7709.67	8108.54	2742.49	11627.99	01
																(3+4+15+16)			11+21+22	

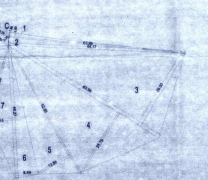
TENEMENT STATEMENT

FLOORS	(20) FITNESS CENTER TENANT	(21) SOCIETY OFFICE	(22) SALE RESI TENANT	(23) SALE COMM TENANT	(24) SALE COMM. OFFICE	(25) EXISTING COMM. PAN VEL	(26) EXISTING RESI. TENANT	(27) TOTAL RESI. + COMM.
GROUND FLOOR	-	-	-	-	-	-	-	-
1ST PODIUM FLR	-	-	-	-	-	-	-	-
2ND PODIUM FLR	-	-	-	-	-	-	-	-
3RD PODIUM FLR	-	-	-	-	-	-	-	-
4TH PODIUM FLR	-	01	01	-	-	-	-	02
1ST FLOOR	-	-	-	-	-	-	-	-
1REF FLOOR	-	-	-	-	-	-	-	02
2ND FLOOR	-	-	-	08	-	-	-	08
2ND FLOOR	-	-	-	08	-	-	-	08
3RD FLOOR	-	-	-	08	-	-	-	08
4TH FLOOR	-	-	-	08	-	-	-	08
5TH FLOOR	-	-	-	08	-	-	-	08
6TH FLOOR	-	-	-	07	-	-	-	07
7TH FLOOR	-	-	-	-	-	-	-	-
8TH FLOOR	-	-	-	-	-	-	-	06
9TH FLOOR	-	-	-	06	-	-	-	06
10TH FLOOR	-	-	-	01	-	-	-	01
11TH FLOOR	-	-	-	02	-	-	-	02
12TH FLOOR	-	-	-	02	-	-	-	02
13TH FLOOR	-	-	-	02	-	-	-	02
14TH FLOOR	-	-	-	02	-	-	-	02
15TH FLOOR	-	-	-	02	-	-	-	02
16TH FLOOR	-	-	-	02	-	-	-	02
17TH FLOOR	-	-	-	02	-	-	-	02
18TH FLOOR	-	-	-	02	-	-	-	02
19TH FLOOR	-	-	-	02	-	-	-	02
20TH FLOOR	-	-	-	-	-	-	-	-
TOTAL	01	01	01	90	01	01	01	05
								148

EXISTING TENEMENT B.U.AREA 2211.62
EXISTING TENEMENT FUNGIBLE AREA 774.09
SALE B.U.AREA 8459.68

FOR DRAWING SHEET NO + 01/12

Approved Subject to the conditions Mentioned in this office permission Letter no. STA/DCR/ Dt. 2 0 SEP 2023
Executive Engineer
Slum Rehabilitation Authority



PLOT AREA DIAGRAM
SCALE = 1:500

PARKING 01 - TENEMENT

SALE WING MIDD OF FLATS	NO.OF FLATS	REQUIRED PARKING / FLAT	REQUIRED PARKING	PARKING PROPOSED
BELOW 40.00 sq.mt	55	1.00 1 PARKING	55 / 4	1.25 = 52
40.00 TO 60.00 sq.mt	17	1.25 1 PARKING	17 / 2	8.5 = 09
60.00 TO 90.00 sq.mt	100	1.50 1 PARKING	100 / 1	100
ABOVE 90.00 sq.mt	05	3.00 TO 1 PARKING	05 / 0.5	15
TOTAL	177			125 A
10% PARKING FOR VISITORS			12.50 =13	5 B
TOTAL (A + B) =			137.50	130 C
TOTAL RESIDENTIAL PARKING REQUIRED			142.00	
FOR COMMERCIAL PARKING				
SALE COMM.BUA AREA (GROUND + 1ST FLOOR) = 848.68 SQ.MT				
1 PARKING FOR EVERY 40 SQ.mt = 850 / 40 = 20				22
1 PARKING FOR EVERY 80 SQ.mt = 168.68 / 80 = 2 = 0.5 EAV 1 EV				
10% PARKING OR MINIMUM 2 FOR VISITORS (22 X 10% = 2.2) = 02				24
SALE OFFICE BUA AREA (1ST FLOOR) = 763.75 SQ.MT				
1 PARKING FOR EVERY 50 SQ.MT = 763.75 / 50 = 15.27 = 15.27 EAV 16				34
10% PARKING OR MINIMUM 2 FOR VISITORS (16 X 10% = 0.4) = 02				36
PRAYER HALL BUA AREA (1ST FLOOR) = 150.48 SQ.MT				
1 PARKING FOR EVERY 10 SQ.MT = 150.48 / 10 = 15.05 SAY 15.00				15
10% PARKING OR MINIMUM 2 FOR VISITORS (30 X 10% = 03) = 02				17
TOTAL COMMERCIAL PARKING				52 D
TOTAL PARKING REQUIRED (C + D)				184.00 E
ADDITION PARKING (184-130=)				77 F
TOTAL (E +F)				261.00 NOS
TOTAL PROPOSED PARKING				261.00 NOS

PROPOSED PARKING STATEMENT FOR (SALE WING)

SR.NO - PLFOOR	BIG CAR NOS	SMALL CAR NOS	TOTAL NOS
01 - GR FLOOR	43	05	12
02 - 1ST PODIUM FLOOR	08	00	12
03 - 2ND PODIUM FLOOR	38	23	61
03 - 3RD PODIUM FLOOR	38	23	61
03 - 4TH PODIUM FLOOR	38	23	61
TOTAL PARKING	139	82	221

R G AREA DIAG. 1:500

R G AREA CALCULATION

1	E.Wall	4.87	1.7	X	1.00	X 1.00	=	8.28	SQ.MT	
2	U/D	3.00	2.25	X	1.00	X 1.00	=	6.75	SQ.MT	
3	U/D	2.37	3.5	X	1.00	X 1.00	=	8.29	SQ.MT	
4	U/D	3.00	3.5	X	1.00	X 1.00	=	10.50	SQ.MT	
5	U/D	12.16	3.75	X	1.00	X 1.00	=	45.60	SQ.MT	
6	U/D	20.25	3.75	X	1.00	X 1.00	=	75.94	SQ.MT	
7	U/D	3.75	3.00	X	1.00	X 1.00	=	11.25	SQ.MT	
8	U/D	1.37	2.75	X	1.00	X 1.00	=	3.77	SQ.MT	
9	U/D	3.65	2.5	X	1.00	X 1.00	=	9.13	SQ.MT	
10	U/D	10.15	2.5	X	1.00	X 1.00	=	25.38	SQ.MT	
11	U/D	3.97	3.75	X	1.00	X 1.00	=	14.88	SQ.MT	
12	U/D	3.75	2.5	X	1.00	X 1.00	=	9.38	SQ.MT	
13	U/D	2.75	2.5	X	1.00	X 1.00	=	6.88	SQ.MT	
14	U/D	4.25	2.5	X	1.00	X 1.00	=	10.63	SQ.MT	
15	U/D	3.75	2.5	X	1.00	X 1.00	=	9.38	SQ.MT	
16	U/D	2.75	2.5	X	1.00	X 1.00	=	6.88	SQ.MT	
17	U/D	2.87	2.5	X	1.00	X 1.00	=	7.18	SQ.MT	
18	U/D	3.62	2.5	X	1.00	X 1.00	=	9.05	SQ.MT	
19	U/D	3.34	2.5	X	1.00	X 1.00	=	8.35	SQ.MT	
20	U/D	3.84	2.5	X	1.00	X 1.00	=	9.60	SQ.MT	
21	U/D	16.47	2.5	X	1.00	X 1.00	=	41.18	SQ.MT	
22	U/D	3.25	2.5	X	1.00	X 1.00	=	8.13	SQ.MT	
23	U/D	2.52	2.5	X	1.00	X 1.00	=	6.30	SQ.MT	
24	U/D	3.84	2.5	X	1.00	X 1.00	=	9.60	SQ.MT	
25	U/D	3.75	2.5	X	1.00	X 1.00	=	9.38	SQ.MT	
26A	U/D	4.25	2.5	X	1.00	X 1.00	=	10.63	SQ.MT	
26B	U/D	2.87	2.5	X	1.00	X 1.00	=	7.18	SQ.MT	
						TOTAL DEDUCTION	=	338.12	SQ.MT	(1)
TOTAL R.G AREA PROPOSED (11-2+338)							=	336.12	SQ.MT	

R.G AREA CALCULATION

A	R.G AREA REQUIRED 8% OF 2825.48 (NET PLOT)	=	226.03 SQ.MT
B	R.G AREA PROPOSED	=	336.12 SQ.MT

BUILT UP AREA CALCULATION

1	U/D	3	69.00	X	3.00	X 1.00	=	621.00	SQ.MT	
2	U/D	3	67.17	X	3.00	X 1.00	=	604.53	SQ.MT	
3	U/D	3	69.00	X	3.00	X 1.00	=	621.00	SQ.MT	
4	U/D	3	69.00	X	3.00	X 1.00	=	621.00	SQ.MT	
5	U/D	3	69.00	X	3.00	X 1.00	=	621.00	SQ.MT	
6	U/D	3	69.00	X	3.00	X 1.00	=	621.00	SQ.MT	
7	U/D	3	67.17	X	3.00	X 1.00	=	604.53	SQ.MT	
8	U/D	3	69.00	X	3.00	X 1.00	=	621.00	SQ.MT	
9	U/D	3	69.00	X	3.00	X 1.00	=	621.00	SQ.MT	
10	U/D	3	69.00	X	3.00	X 1.00	=	621.00	SQ.MT	
11	U/D	3	69.00	X	3.00	X 1.00	=	621.00	SQ.MT	
12	U/D	3	69.00	X	3.00	X 1.00	=	621.00	SQ.MT	
						TOTAL	=	7451.53	SQ.MT	
								(3+4+10+12)	=	2484.18

FORM - I
SCHEME 33(11)

		SQ.MT
1	AREA OF PLOT	2825.10
2	DEDUCTION FOR	
	(a) ROAD SET-BACK AREA	38.61
	(b) PROPOSED ROAD	-
3	BALANCE AREA OF PLOT (1 minus 2)	2825.49
4	DEDUCTION FOR 10% RECREATION GROUND (10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)	-
5	NET AREA OF PLOT (3 minus 4)	2825.49
5A	SET BACK AREA ACQ FOR FSI	38.61
6	PLOT AREA FOR FSI PURPOSE	2786.10
6A	PERMISSIBLE FLOOR SPACE INDEX	4.18
7	PERMISSIBLE B.U.A.	11436.40
8	ZONAL F.S.I.	2786.10
9	BUA AGAINST ROAD SET BACK (2a TWO TIMES)	NIL
10	BALANCED ADDITIONAL B.U.A. (7-8-9)	NIL
	a. B.U.A. AGAINST PTC AREA 100% OF ADDITIONAL FSI	4288.65
	b. B.U.A. FOR SALE COMPONENT(50% OF ADDITIONAL FSI)	4288.65
11	TOTAL SALE B.U.A. PERMISSIBLE IN SRTT(	8736.25
12	TOTAL SALE IN STIL BUA AFTER CLUBBING	8736.25
13	FSI SANCTIONED FOR THE SCHEME. (33%)	4.00
14	PERMISSIBLE FUNGIBLE FSI (8+L)	3077.85
15	TOTAL PERMISSIBLE SALE B.U.A. INCLUDING FUNGIBLE F.S.I.	11793.85
15A	PROPOSED PURE SALE BUILT UP AREA'S	
	A) EXISTING TENAMENT B.U.A = 2211.62 SQ.MT	10671.27
	B) SALE RESI + COMM BUA = 8459.68 SQ.MT	
	TOTAL BUILT UP AREA PROPOSED	10671.27
16	FSI CONSUMED ON NET HOLDING	3.75
17	PERMISSIBLE FUNGIBLE AREA	0
18	A) EXISTING TNT FUNG = 2211.62 X 35% = 774.09 SQ.MT	3734.93
	B) SALE RESI + COMM = 8459.68 X 35% = 2960.87 SQ.MT	
19	PROPOSED FUNGIBLE AREA	
	A) EXISTING TNT FUNG = 2211.62 X 35% = 760.85 SQ.MT	760.85
	B) SALE RESI + COMM = 8459.68 X 35% = NIL	
19	TOTAL PROPOSED FUNGIBLE AREA	760.85
19	TOTAL GROSS BUILTUP AREA PROPOSED (15A + 18)	11431.30

FORM II

CONTENTS OF SHEET

PLOT AREA DIAGRAM, RG AREA CALCULATION, BUA STATEMENT AND CALCULATION PROJECT PARAMETERS, PARKING STATEMENT, EXISTING TENEMENT TABLE

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

REVISION	DESCRIPTION	DATE	SIGNATURE

NORTH LINE

NORTH

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED SR SCHEME ON NON SLUM PLOT BEARING C.T.S NO. 69/B/B OF VILLAGE MALAD EAST, TALUKA - BORIVALI, GOREGAON-MULUND LINK ROAD, GOREGAON (E), MUMBAI 400063 IN P/S WARD UNDER REG 33(11) OF DCPR-2034.

NAME OF OWNER :-
M/s D.G.S TOWNSHIP PVT.LTD

JOB NO.	DWG NO.	DATE	SCALE	CHECKED BY	DRAWN BY
	01 / 12	18-9-2023	AS SHOWN	PRASHANT	ANKIT

SIGNATURE, NAME & ADDRESS OF LICENCE SURVEYOR

ARCH VIEW ASSOCIATES
ENGINEERS & ARCHITECT
FLAT NO. 46/2248, SUPRABHAT CO. OF HSG. SOCIETY, GANDHI NAGAR, NEAR MHADA OFFICE, BANDRA (E), MUMBAI - 400 051.
Email: archviewassociates@gmail.com