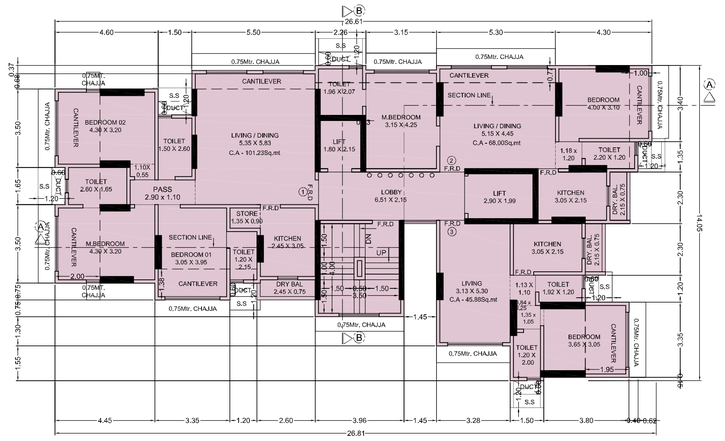
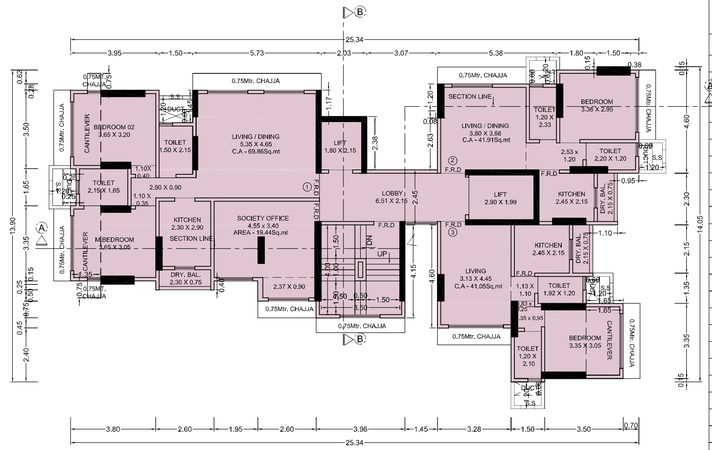
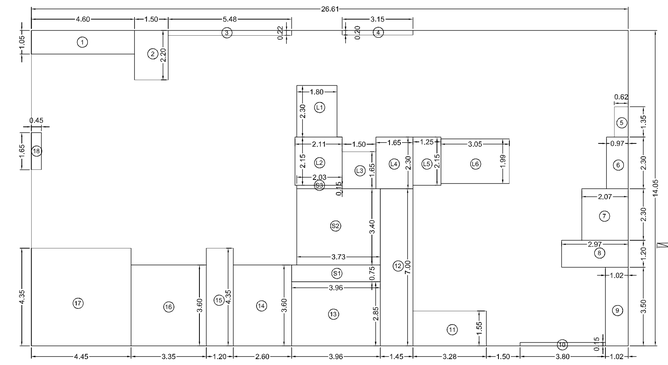


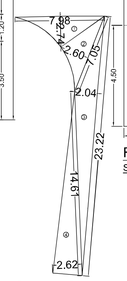
2nd TO 5th FLOOR PLAN
SCALE - 1:100

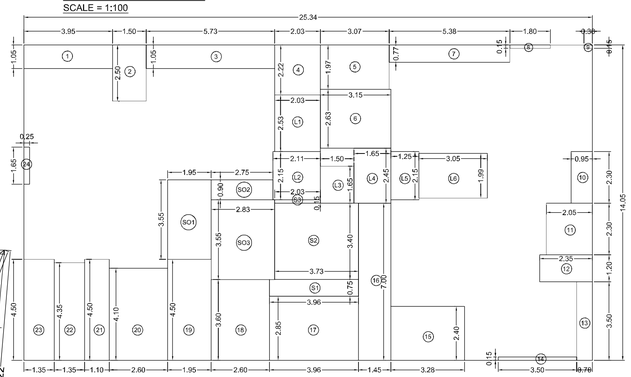


FIRST FLOOR PLAN
SCALE = 1:100



2nd TO 6th FLOOR AREA DIAGRAM
SCALE = 1:100





FIRST FLOOR AREA DIAGRAM
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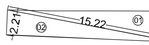
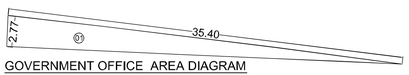
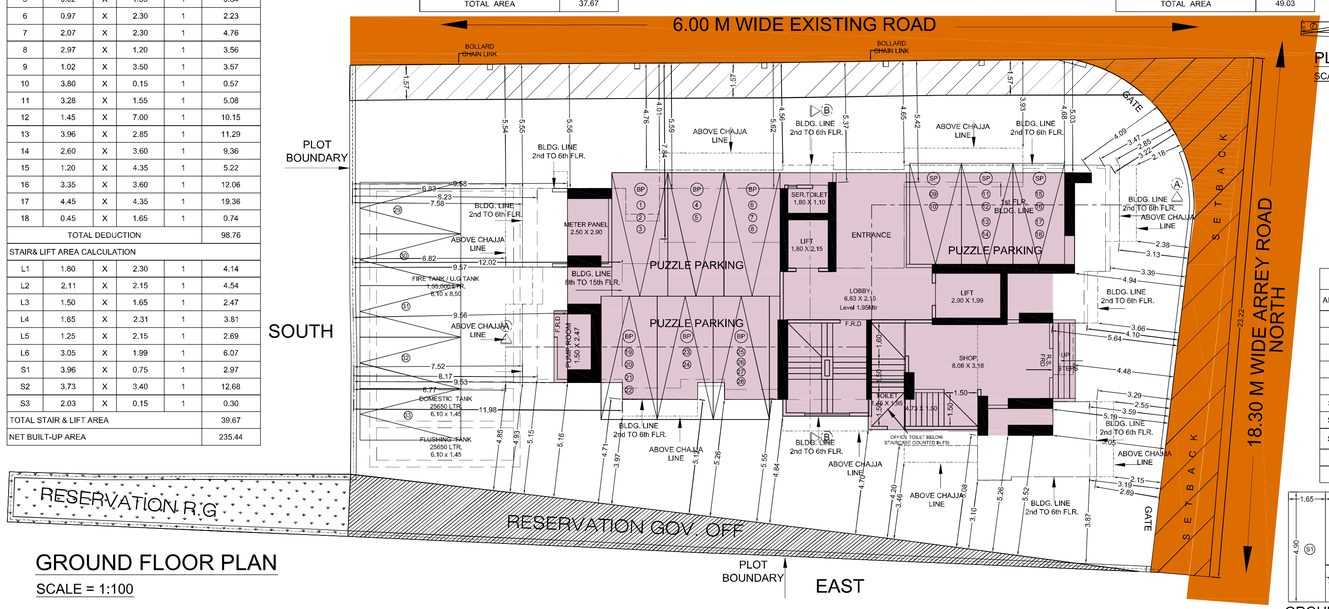


GARDEN / PARK AREA DIAGRAM
HANDED OVER TO M.C.G.M
SCALE = 1:200



GOVERNMENT OFFICE AREA DIAGRAM
HANDED OVER TO M.C.G.M
SCALE = 1:200

SETBACK AREA DIAGRAM
SCALE = 1:200



GROUND FLOOR PLAN
SCALE = 1:100

2nd TO 6th FLOOR B.U.A CALCULATION					
ADDITION					
A	26.61	X	14.05	1	373.87
DEDUCTIONS					
1	4.60	X	1.05	1	4.83
2	1.50	X	2.20	1	3.30
3	5.48	X	0.22	1	1.21
4	3.15	X	0.20	1	0.63
5	0.62	X	1.35	1	0.84
6	0.97	X	2.30	1	2.23
7	2.07	X	2.30	1	4.76
8	2.97	X	1.20	1	3.56
9	1.02	X	3.50	1	3.57
10	3.80	X	0.15	1	0.57
11	3.28	X	1.55	1	5.08
12	1.45	X	7.00	1	10.15
13	3.96	X	2.85	1	11.29
14	2.60	X	3.60	1	9.36
15	1.20	X	4.35	1	5.22
16	3.35	X	3.60	1	12.06
17	4.45	X	4.35	1	19.36
18	0.45	X	1.65	1	0.74
TOTAL DEDUCTION					98.76
STAIR& LIFT AREA CALCULATION					
L1	1.80	X	2.30	1	4.14
L2	2.11	X	2.15	1	4.54
L3	1.50	X	1.65	1	2.47
L4	1.65	X	2.31	1	3.81
L5	1.25	X	2.15	1	2.69
L6	3.05	X	1.99	1	6.07
S1	3.96	X	0.75	1	2.97
S2	3.73	X	3.40	1	12.68
S3	2.03	X	0.15	1	0.30
TOTAL STAIR & LIFT AREA					39.67
NET BUILT-UP AREA					235.44

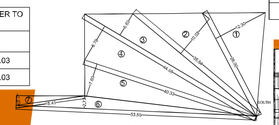
GARDEN/PARK CALCULATION HANDED OVER TO M.C.G.M					
ADDITION					
1	2.74	X	15.22	0.50	20.85
2	2.21	X	15.22	0.50	16.82
TOTAL AREA					37.67

SETBACK AREA CALCULATION					
ADDITION					
1	7.98	X	2.74	0.50	10.93
2	2.60	X	7.05	0.50	9.16
3	2.04	X	23.22	0.50	23.68
4	2.62	X	14.61	0.50	19.14
TOTAL AREA					62.92

GOVT. OFFICE CALCULATION HANDED OVER TO M.C.G.M					
ADDITION					
1	2.77	X	35.40	0.50	49.03
TOTAL AREA					49.03

1st FLOOR B.U.A CALCULATION					
ADDITION					
A	25.34	X	14.05	1	356.03
DEDUCTIONS					
1	3.95	X	1.05	1	4.15
2	1.50	X	2.50	1	3.75
3	5.73	X	1.05	1	6.02
4	2.03	X	2.22	1	4.51
5	3.07	X	1.97	1	6.05
6	3.15	X	2.63	1	8.28
7	5.38	X	0.77	1	4.14
8	1.80	X	0.15	1	0.27
9	0.38	X	0.15	1	0.06
10	0.95	X	2.30	1	2.18
11	2.05	X	2.30	1	4.71
12	2.35	X	1.20	1	2.82
13	0.70	X	3.50	1	2.45
14	3.50	X	0.15	1	0.53
15	3.28	X	2.40	1	7.87
16	1.45	X	7.00	1	10.15
17	3.96	X	2.85	1	11.29
18	2.60	X	3.60	1	9.36
19	1.95	X	4.50	1	8.78
20	2.60	X	4.10	1	10.66
21	1.10	X	4.50	1	4.95
22	1.35	X	4.35	1	5.87
23	1.35	X	4.50	1	6.08
24	0.25	X	1.65	1	0.41
TOTAL DEDUCTION					125.33
SOCIETY OFFICE AREA CALCULATION					
SO1	1.95	X	3.55	1	6.92
SO2	2.75	X	0.90	1	2.48
SO3	2.83	X	3.55	1	10.05
TOTAL AREA					19.44
STAIR& LIFT AREA CALCULATION					
L1	2.03	X	2.53	1	5.14
L2	2.11	X	2.15	1	4.54
L3	1.50	X	1.65	1	2.47
L4	1.65	X	2.45	1	4.04
L5	1.25	X	2.15	1	2.69
L6	3.05	X	1.99	1	6.07
S1	3.96	X	0.75	1	2.97
S2	3.73	X	3.40	1	12.68
S3	2.03	X	0.15	1	0.30
TOTAL STAIR & LIFT AREA					40.90
NET BUILT-UP AREA					170.35

PLOT AREA CALCULATION					
ADDITION					
1	12.30	X	26.00	0.50	159.84
2	10.02	X	35.84	0.50	179.56
3	5.63	X	44.58	0.50	125.49
4	8.79	X	44.58	0.50	195.93
5	7.60	X	40.33	0.50	153.25
6	2.77	X	53.65	0.50	74.31
7	2.20	X	15.45	0.50	17.00
TOTAL AREA					905.38

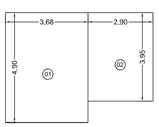


PLOT AREA DIAGRAM
SCALE = 1:500

BLOCK PLAN
SCALE = 1:500

1st FLOOR AREA CAL. (SHOP)					
ADDITION					
1	1.60	X	2.25	1	3.60
TOTAL					3.60

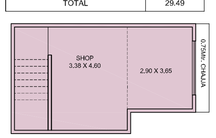
OFFICE TOILET AREA DIAGRAM (SHOP)
SCALE - 1:100



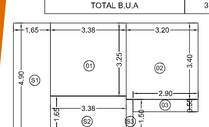
1st FLOOR AREA DIAGRAM (SHOP)
SCALE - 1:100

GROUND FLOOR AREA CAL. (SHOP)					
ADDITION					
1	3.38	X	3.25	1	10.99
2	3.20	X	3.40	1	10.88
3	2.90	X	0.55	1	1.60
TOTAL					23.46
INTERNAL STAIR (SHOP) COUNTED IN FSI					
S1	1.65	X	4.90	1	8.08
S2	3.38	X	1.65	1	5.58
S3	0.30	X	1.50	1	0.45
TOTAL					14.11
TOTAL B.U.A					37.57

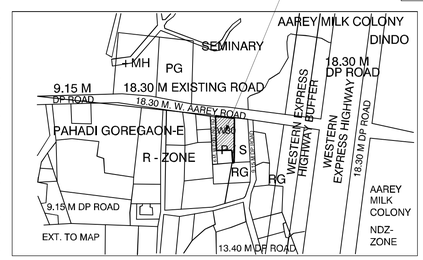
1st FLOOR AREA CAL. (SHOP)					
ADDITION					
1	3.68	X	4.90	1	18.03
2	2.90	X	3.95	1	11.46
TOTAL					29.49



1st FLOOR OF SHOP
SCALE - 1:100



GROUND FLOOR AREA DIAGRAM (SHOP)
SCALE - 1:100



LOCATION PLAN
SCALE = 1:4000

CONTENTS OF SHEET :

GROUND FLOOR PLAN, 1st , 2nd To 5th FLOOR PLAN & B.U.A CALCULATION, BLOCK PLAN , 7th Floor , 8th to 14th, LOCATION PLAN, PLOT AREA CALCULATION, SECTION THROUGH U.G TANK Reser . R.G AREA & gov. Office DIAGRAM & CALCULATION, SET BACK AREA CALCULATION

	PROFORMA –A	AS PER DCPR 2034
A	AREA STATEMENT	SQ. METERS
1	Gross Area of plot	905.38
	(a) Area in Reservation in plot	86.70
	(b) Area of setback	62.92
	(c) Area of dp Road	-
2	Dieductions for	-
	(A) For Reservation / Road Area	-
	(a) Road set-back area to be handed over (100%) (Regulation no.16)	62.92
	(b) Proposed DP road to be handed over (100%) (Regulation no.16)	-
	(c) Reservation area (plot) to be handed over (Regulation no.17)	86.70
	(B) Total Deductions	-
	(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 Regulations under which the development allowed.	-
3	Total Deductions: [2(A) +2(B) +2(C)]	-
4	Plot area under Development [1- (2(A)+2(B))]	755.76
5	Zonal (basic) FSI	1.00
6	(a) Permissible built up area as per Zonal (basic) FSI (4x5)	755.76
	(b) Permissible built up area as per Reg. 30(c) (Protected Development)	-
	Permissible Built up Area (6a or 6b above , whichever is more)	755.76
7	BUA equal to Land area handed over as per reg. 30(A)(3) [2B above]	-
	Setback added 2 TIMES 62.92 X 2 = 125.84	125.84
8	Incentive BUA in lieu of rehab component (15% of 6b abovеor 10sq.mts per tenament as per reg. 33 (7)(B))	-
9	Built up area due to additional FSI on payment of premium as per table no 12 of Regulations No. 30(A) [4x50%]	377.88
	0.33 F.S.I as per DCR 33	-
10	a)Floor Space Index Credit Available by Development Right TDR approved as per DRC No and SRA/7113/Goregaon 640 Sq. Mt. and DRC No. 000823/Rnl. 40.18 Sq. Mt.	680.18
	b) Built up area Permissible (7 +10a)	-
11	Permissible Built up area (6+7+8+9+10+11)	1939.66
13	Proposed Built up area	1939.66
14	TDR generated if any as per regulation 30 (A)	-
15	Fungible Compensatory area as per regulations No 31(3)	-
	(a) (i) Permissible Commercial Fungible Area	19.53
	(ii) Proposed Commercial Fungible Area	14.86
	(b) (i) Permissible Residential Fungible Area	659.35
	(ii) Proposed Residential Fungible Area	655.30
16	Total BUA proposed including FCA [13 + 15(a)(ii)	2609.82
17	FSI consumed on net plot (13/4)	2.57
II	OTHER REQUIREMENTS	-
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	TENEMENT STATEMENT	-
	(a) Proposed built up area (13 above)	2609.82
	(b) Less of Non - Residential area (Shop etc.)	---
	(c) area available for tenements ((a) minus (b)	2609.82
	(d) Tenements permissible (450 / hectare) = permissible)	---
D	PARKING STATEMENT	AS PER STATEMENT
	(a) car	
	(b) scooter / motor cycle	
	(c) Outsides (visitors)	
	(d) Coverage garage permissible	
	(e) Transport vehicles parking	

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT. 20/10/2017 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 905.38 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP \ TOWN PLANNING SCHEME RECORDS.

Manish Arvind Karnik
Digitally signed by Manish Arvind Karnik Date: 2023.01.23 17:48:12 +05'30'

SIGNATURE OF ARCHITECTS

PROFORMA-B
DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S No. 281 OF VILLAGE PAHADI GOREGOAN,AT ARREY ROAD , GOREGOAN (E)

NOTES
1) THIS CANCELS APPROVAL TO THE PREVIOUS PLAN SANCTIONED UNDER NO. CHE/WSII/0038/P/337(NEW) DATED 22/06/2022
2) APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO. CHE/WSII/0038/P/337(NEW) DATED:

S.E.B.P.P1	A.E.B.P.P WARD	E.E.B.P.P WARD

NAME & SIGNATURE OF OWNER

MALA YATIN DESAI
Digitally signed by MALA YATIN DESAI Date: 2023.01.23 17:53:15 +05'30'
UDAYCHAL GOREGOAN C.H.S. Ltd.
(CHAIRMAN)

JOB No.	DRG. No.	DATE	DRN. BY	CHK.BY	REVISION
			JAY	M.A.K	

NORTH

NAME, ADDRESS & OF ARCHITECT

MANISH KARNIK & ASSOCIATES
ARCHITECTS & INT. DESIGNER
4, SHIV PRAKASH, OPP CANARA BANK, JAIPRAKASH NAGAR, GOREGAON (EAST), MUMBAI-400063

SIGNATURE

Manish Arvind Karnik
Digitally signed by Manish Arvind Karnik Date: 2023.01.23 17:48:42 +05'30'