L.O.S. ON MOTHER EARTH DIAG. (L.O.S. 1)

SCALE = 1:200

L.O.S. ON MOTHER EARTH CALCULATION (L.O.S. 1)

ADDITION				
1	1/2 X 30.58 X 1.53 X 1NO	=	23.39 SQ.MT	
2	1/2 X 30.58 X 1.60 X 1NO	=	24.46 SQ.MT	
3	1/2 X 8.88 X 4.32 X 1NO	=	19.14 SQ.MT	
4	1/2 X 9.80 X 2.16 X 1NO	=	9.57 SQ.MT	
5	1/2 X 6.29 X 0.74 X 1NO	=	2.33 SQ.MT	
6	1/2 X 6.86 X 0.23 X 1NO	=	0.79 SQ.MT	
7	1/2 X 6.86 X 2.34 X 1NO	=	8.03 SQ.MT	
8	1/2 X 7.29 X 2.02 X 1NO	=	7.36 SQ.MT	
9	1/2 X 7.29 X 2.02 X 1NO	=	7.36 SQ.MT	
	TOTAL ADDITION	=	102.43 SQ.MT	X
DEDUCTIONS				
A	2/3 X 0.75 X 0.11 X 1NO	=	0.06 SQ.MT	
	TOTAL DEDUCTION	=	0.06 SQ.MT	Y1
TOTAL BUILT UP AREA (X – Y1)		=	102.37 SQ.MT	X1

L.O.S. ON MOTHER EARTH DIAG. (L.O.S. 2)

SCALE = 1:200

L.O.S. ON MOTHER EARTH CALCULATION (L.O.S. 2)

ADDITION			
1	1.68 X 3.60 X 1NO	=	6.05 SQ.MT
2	0.33 X 2.99 X 1NO	=	0.99 SQ.MT
3	(2.99 + 2.57)/2 X 4.67 X 1NO	=	12.98 SQ.MT
4	(2.57 + 3.18)/2 X 0.60 X 1NO	=	1.73 SQ.MT
5	2.56 X 3.59 X 1NO	=	9.19 SQ.MT
	TOTAL ADDITION	=	30.94 SQ.MT X
	TOTAL L.O.S. AREA (102.37 + 30.94)	=	133.31 SQ.MT

TOTAL L.O.S. AREA REQD. = 121.44 SQ.MT.

TOTAL L.O.S. AREA PROP. = 133.31 SQ.MT. (102.37 + 30.94 SQ.MT.)

SECTION THRO COMPOUND WALL

SCALE = 1 : 100

PLOT AREA DIAGRAM

SCALE = 1:500

PLOT AREA CALCULATION				
ADDITIONS				
1	1/2 X 54.56 X 27.63 X 1NO	=	753.75 SQ.MT	
2	1/2 X 54.56 X 28.03 X 1NO	=	764.66 SQ.MT	
	TOTAL ADDITION	=	1518.41 SQ.MT	
	SAY	=	1518.00 SQ.MT	

CARPET AREA STATEMENT AS PER RERA

FLOOR	FLAT NOS.	CARPET AREA IN SQ.MTS.	TOTAL NO. OF FLATS
2ND	1	37.82	1 x 1 FLOOR = 01 Nos.
3RD TO 5TH & 6TH TO 10TH	1	127.07	5 x 5 FLOORS = 05 Nos.
6TH	1	132.71	1 x 1 FLOOR = 01 No.
11TH	1	133.26	1 x 1 FLOOR = 01 No.
2ND	2	37.82	1 x 1 FLOOR = 01 No.
3RD TO 6TH & 8TH TO 11TH	2	127.18	4 x 8 FLOORS = 08 Nos.
7TH	2	140.79	1 x 1 FLOOR = 01 No.
2ND TO 7TH	3	140.85	1 x 6 FLOORS = 06 Nos.
8TH TO 11TH	3	146.42	1 x 4 FLOORS = 04 Nos.
2ND TO 10TH	4	133.67	9 x 9 FLOORS = 09 Nos.
11TH	4	144.95	1 x 1 FLOOR = 01 No.
2ND, 6TH & 7TH	5	76.06	1 x 3 FLOORS = 03 Nos.
3RD TO 5TH	6	106.41	1 x 3 FLOORS = 03 Nos.
8TH TO 10TH	5	107.66	1 x 3 FLOORS = 03 Nos.
		TOTAL NOS. OF FLATS =	48 NOS.

TOTAL PARKING PROPOSED

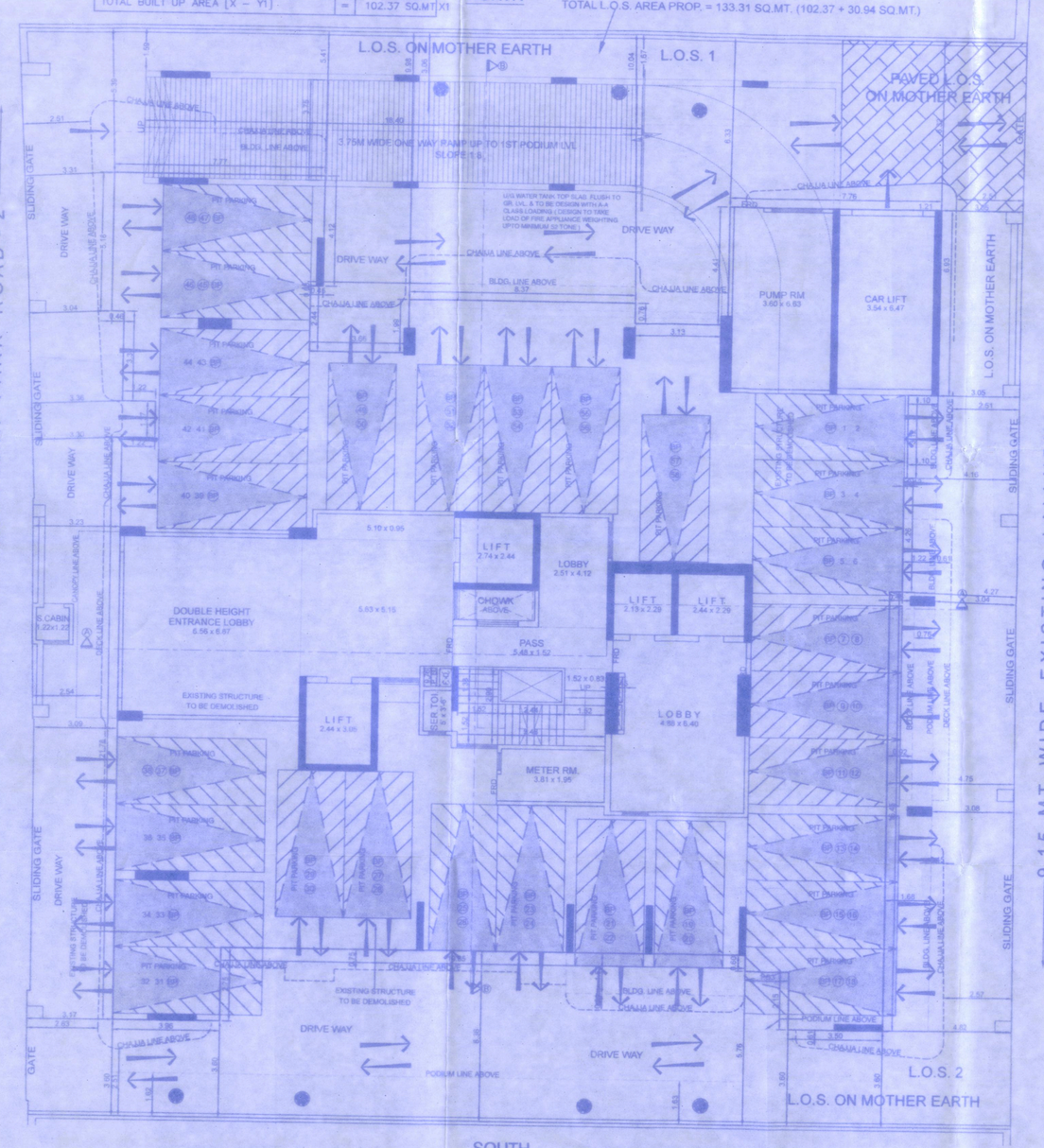
FLOOR	BIG	SMALL	TOTAL
STILT	58	N I L	58
1ST PODIUM	24	16	40
TOTAL	82	16	98 NOS

CAR PARKING STATEMENT

CARPET AREA IN SQ. MTS	TOTAL NO. OF FLATS	PARKING PERMISSIBLE AS PER D.C. REGULATIONS	PARKING REQUIRED
BELOW 45.00	02 Nos.	1 PARKING / 4 TENEMENTS	00.50
45.00 TO 60.00	N I L	1 PARKING / 2 TENEMENTS	N I L
60.00 TO 90.00	03 Nos.	1 PARKING / 1 TENEMENTS	03.00
90.00 ABOVE	43 Nos.	2 PARKING / 1 TENEMENTS	86.00
TOTAL	48.00 NOS.		89.50
50 % ADDITIONAL RESIDENTIAL PARKING FOR VISITORS			08.95
TOTAL PARKING REQUIRED		98.45 SAY	98.00
TOTAL PARKING PROPOSED			98.00

BUA SUMMARY

FLOOR	FSI BUA	FUGIBLE FSI	ST.LIFT LOBBY	ENT. LOBBY	PUMP ROOM	C. LIFT & RAMP	ELEC. MT. RM.	PARKING PODIUM	F/C + S/O	REFUGE AREA	TOTAL AREA
STILT	—	—	108.57	81.34	25.99	142.45	8.32	—	—	—	366.67
1 ST (PODIUM)	N I L	N I L	100.76	N I L	—	168.44	N I L	756.81	N I L	N I L	1026.01
2 ND	325.32	113.83	108.97	—	—	—	—	—	—	—	691.92
3 RD	482.58	168.88	108.97	—	—	—	—	—	143.81	—	760.43
4 TH	482.58	168.88	108.97	—	—	—	—	—	—	—	760.43
5 TH	482.58	168.88	108.97	—	—	—	—	—	—	—	760.43
6 TH	482.58	168.88	108.97	—	—	—	—	—	—	—	760.43
7 TH	390.36	136.60	108.97	—	—	—	—	—	—	124.50	760.43
8 TH	491.42	171.97	108.56	—	—	—	—	—	—	—	771.95
9 TH	491.42	171.97	108.56	—	—	—	—	—	—	—	771.95
10 TH	491.42	171.97	108.56	—	—	—	—	—	—	—	771.95
11 TH	433.72	151.77	108.56	—	—	—	—	—	—	—	694.05
TOTAL	4553.98	1593.63	1297.39	81.34	25.99	310.89	8.32	756.81	143.81	124.50	8896.66

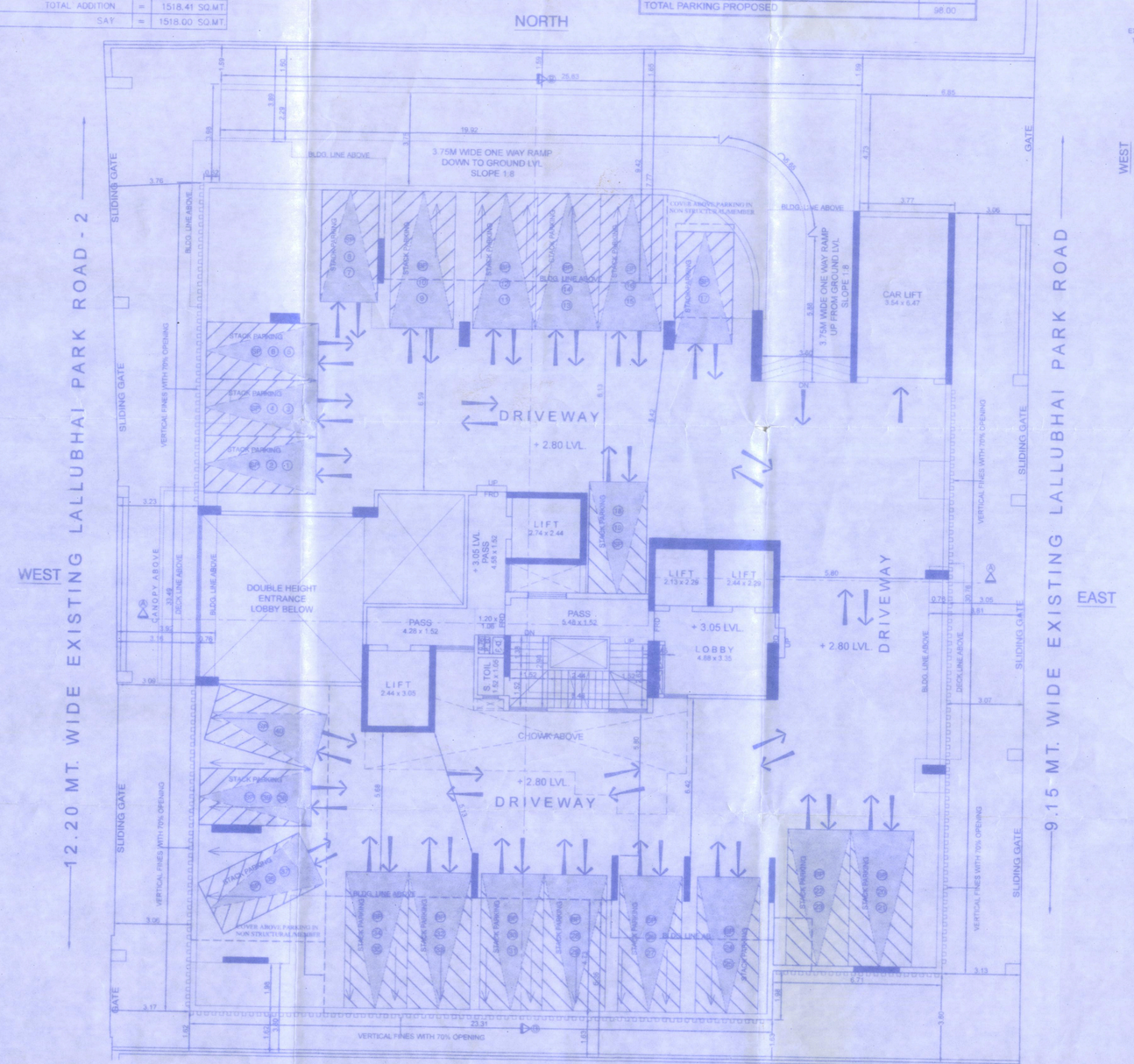


STILT FLOOR PLAN

SCALE = 1:100

NO. OF PARKING PROVIDED : 58 CARS

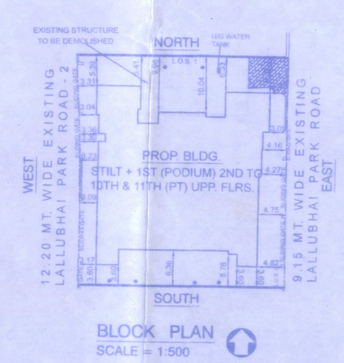
TOTAL NO. OF PARKING PROVIDED : 58 + 40 = 98 CARS



1ST FLOOR PLAN (PODIUM)

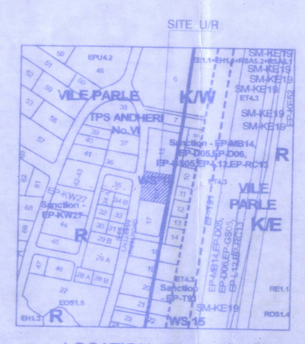
SCALE = 1:100

NO. OF PARKING PROVIDED : 40 CARS



BLOCK PLAN

SCALE = 1:500



LOCATION PLAN

SCALE = 1:4000

PROFORMA-B

CONTENTS OF SHEET: GROUND & PODIUM FLOOR PLAN , BLOCK & LOCATION PLAN, CARPET AREA STATEMENT, PLOT AREA DIAG. WITH CALC., CAR PARKING STATEMENT, SUMMARY.

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT. 27/11/2023 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 1518.00 SQ.MTS. (ONE THOUSAND FIVE HUNDRED AND EIGHTEEN) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP PROPERTY REGISTER CARD.

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING KNOWN AS **ANDHERI SHATRUNJAY CO-OP. HSG. SOC. LTD.** SITUATED AT PLOT BEARING C.T.S. NO. 630 & 630/1 OF VILLAGE VILE PARLE, F.P. NO. 16 OF T.P.S. - VI OF ANDHERI AT LALLUBHAI PARK ROAD, ANDHERI (WEST), MUMBAI - 400 058.

NAME, ADDRESS OF OWNER	DIGITAL SIGN
M/S. OM NAVKAR CREATORS LLP ADDRESS:- G 1 , SHIVKRUPA 'H' WING,OLD NAGARDAS ROAD, ANDHERI (EAST), MUMBAI -400 069.	For OM NAVKAR CREATORS LLP PARTNER
STAMP OF RECEIPT OF PLAN	STAMP OF APPROVAL OF PLAN

NORTH	SCALE	CHECKED BY	DRN. BY
	1:100		SAGAR

NAME, ADDRESS OF ARCHITECT	DIGITAL SIGN
CONCRETE DESIGNS 102, GANESH SMRUTI, MALAVIYA ROAD, VILE PARLE (EAST) MUMBAI - 400057. TELEFAX : 022 - 2617 5858, 2617 5959 Email - concretedesignsnd@gmail.com	CONCRETE DESIGNS ASHISH R. SOLANKI (CA/2000/26253)

FORMA - 'I'

AREA STATEMENT	TOTAL SQ.MT.
AREA OF PLOT	15 18.00
DEDUCTION FOR	
(a) SET- BACK- AREA	—
(b) RESERVATION	—
TOTAL DEDUCTION	—
BALANCE AREA OF PLOT	151 8.00
DEDUCTION FOR R. G.	—
NET AREA OF PLOT	151 8.00
ADDITIONS FOR FLOOR SPACE INDEX	—
(a) SET- BACK- AREA	—
(b) PROPOSED D.P.ROAD	—
TOTAL ADDITIONS	—
TOTAL AREA	151 8.00
ZONAL (BASIC) FSI	1 .00
ADDITIONAL FSI AS PER REG. NO. 33(11) FOR PTC	1 .00
ADDITIONAL FSI AS PER REG. NO. 33(11) FOR SALE	1 .00
PERMISSIBLE FSI	3 .00
PERMISSIBLE FLOOR AREA	4554 .00
PROPOSED BUA PTC	—
PROPOSED BUA SALE	—
i) PROPOSED BUA EXISTING T/S	518 .00
ii) PROPOSED BUA SALE	3035 .98
TOTAL BUA PROPOSED	4553 .98
FUNGIBLE COMPENSATORY AREA AS PER REG. NO. 31(3)	
(A) (i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM	1 122. 39
(ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM	1 122. 13
(B) (i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR EXISTING T/S WITHOUT CHARGING PREMIUM	471.50
(ii) FUNGIBLE COMPENSATORY AREA AVAILED ON FOR EXISTING T/S WITHOUT CHARGING PREMIUM	471.50
TOTAL BUA PROPOSED INCLUDING FUNGI. COMPENSATORY AREA	6 147. 61
FSI CONSUME ON PLOT	3.00

TENEMENT STATEMENT

PROPOSED BUILT UP AREA	
LESS DEA.V.S.ION OF NON-RES. AREA	AS
AREA AVAILABLE FOR TENEMENTS (i - ii)	PER
TENEMENTS PERM. (DENSITY OF TENT/HECT.)	GIVEN
TENEMENTS PROPOSED	STATEMENT

PARKING STATEMENT

PARKING REQUIRED BY REGULATION	98 NOS
PARKING PROVIDED	98 NOS

LOADING&UNLOADING STATEMENT

i	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED
ii	TOTAL TRANSPORT VEHICLES PARKING SPACES PROVIDED

Approved Subject to the condition Mentioned in this office permission Letter No. SRA/ENG/AD/MH/FUT/10199/2024 dt 23/10/25

Executive Engineer
Slum Rehabilitation Authority
Brihanmumbai