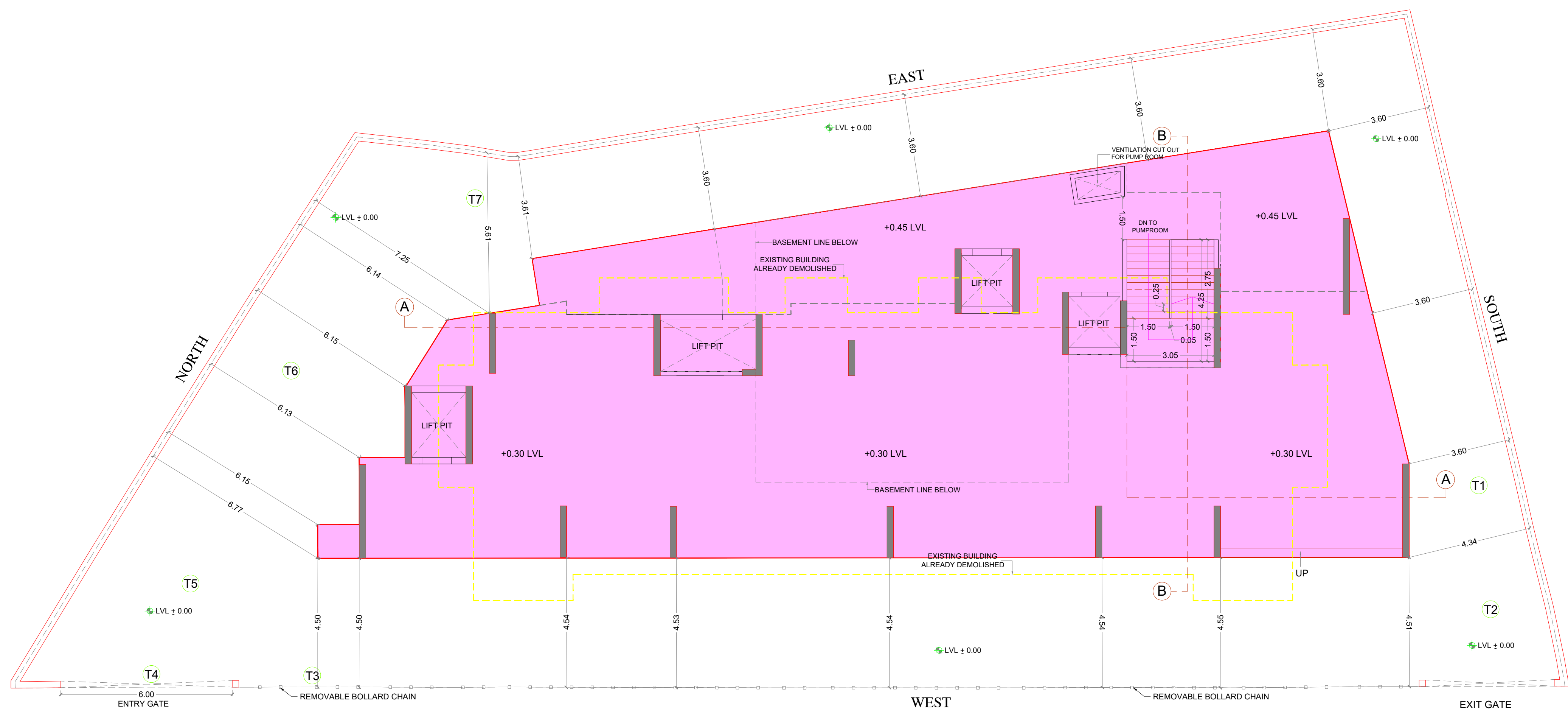
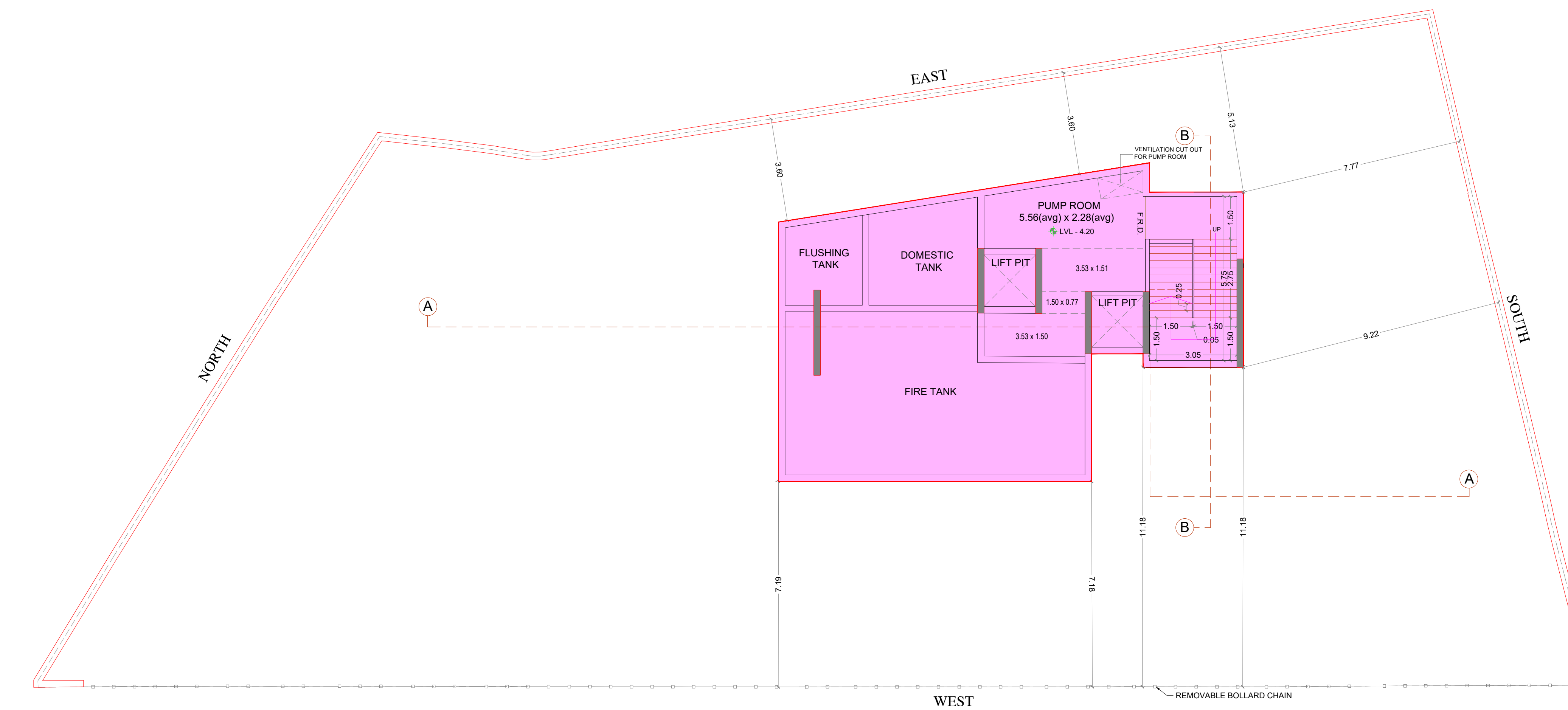
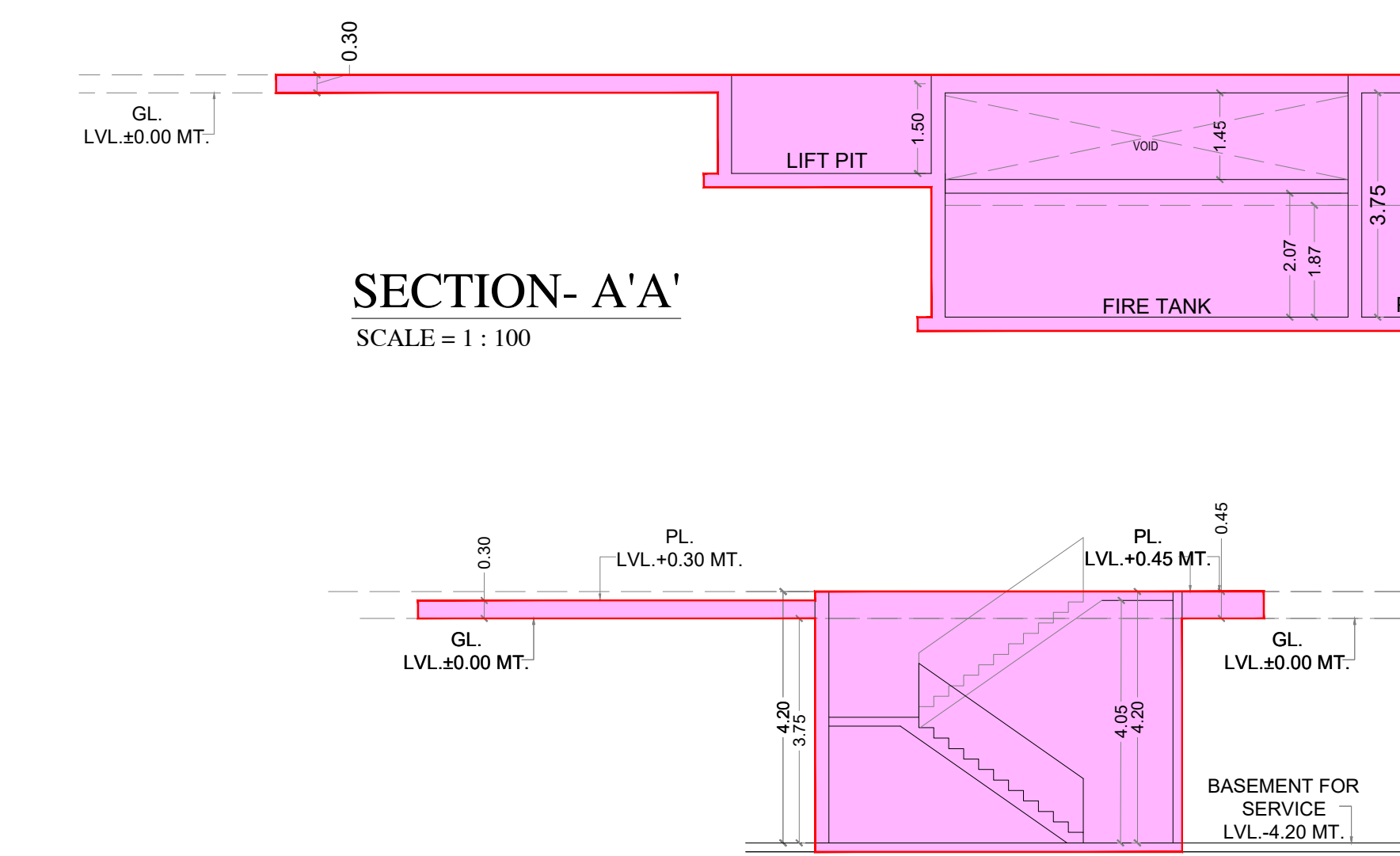
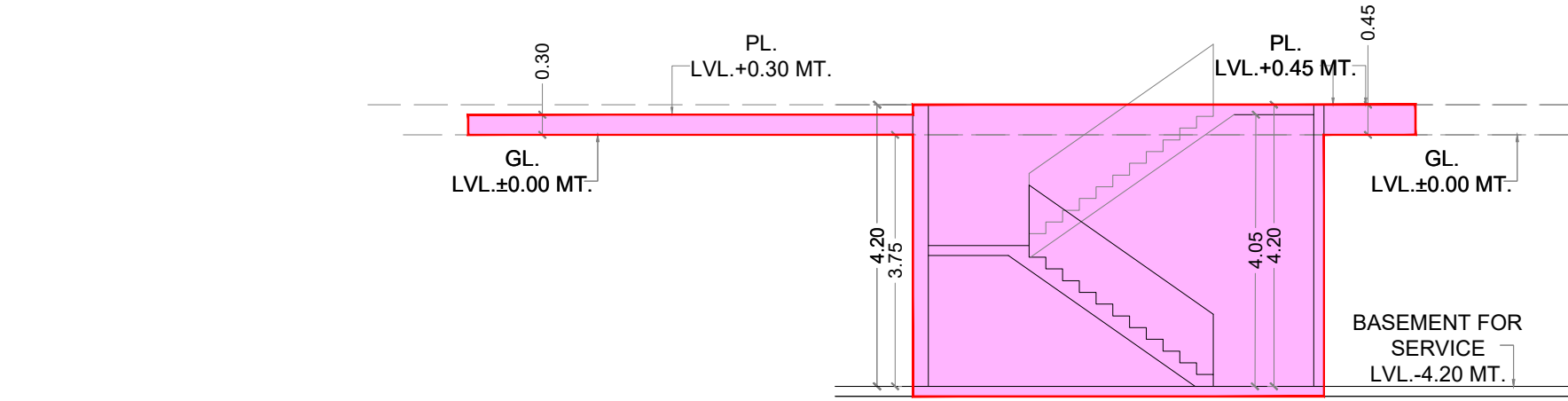
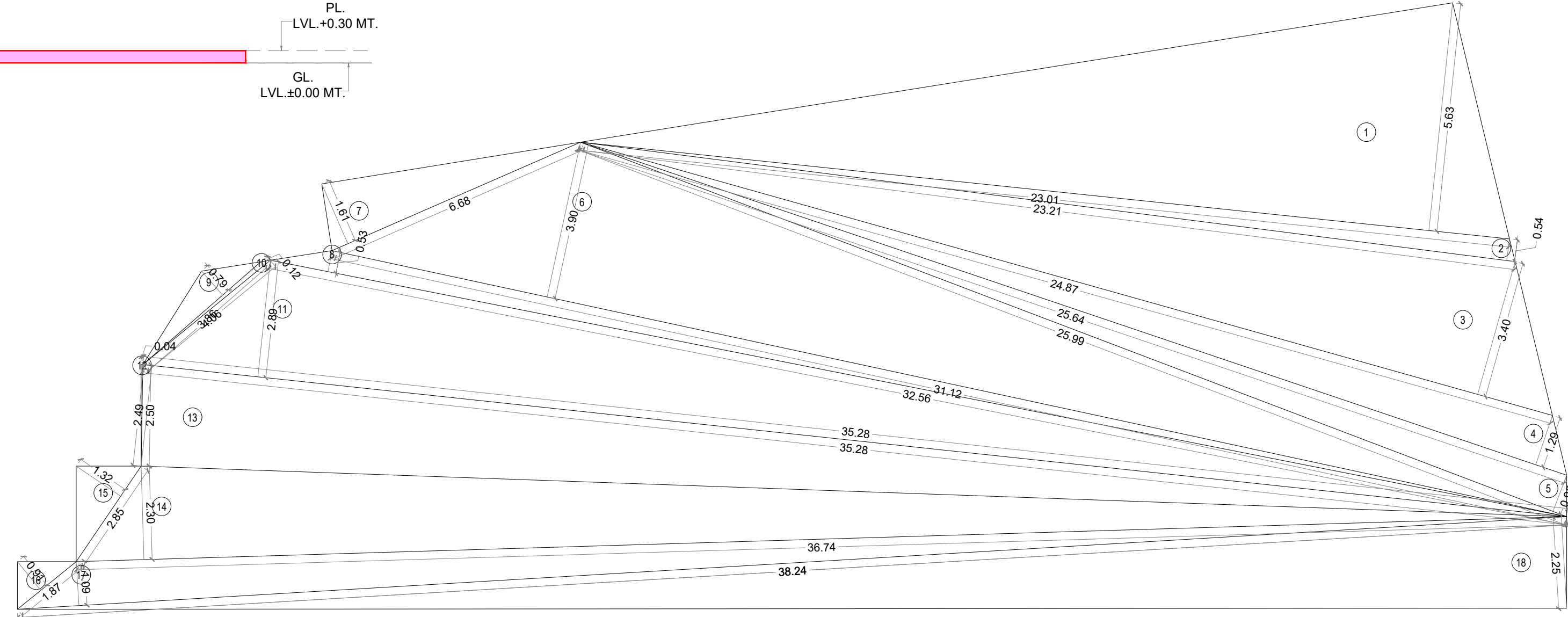
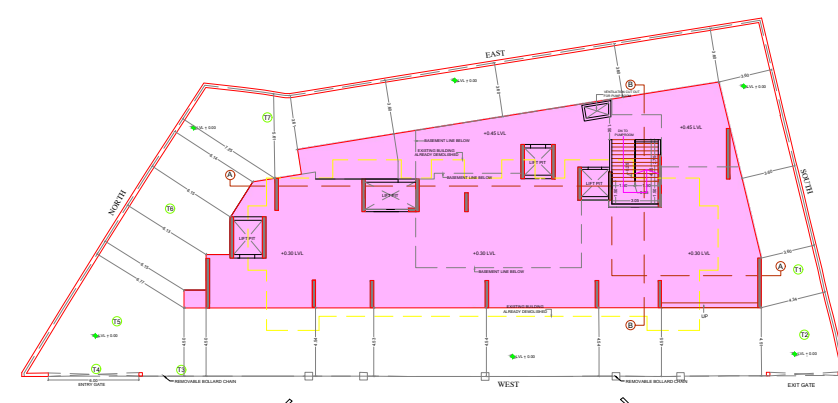
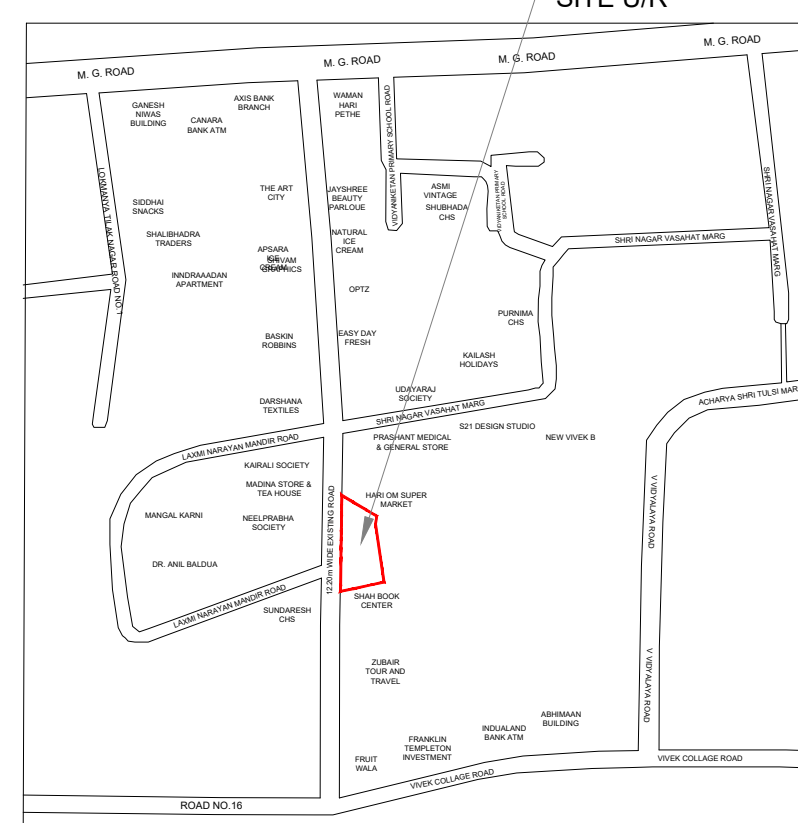
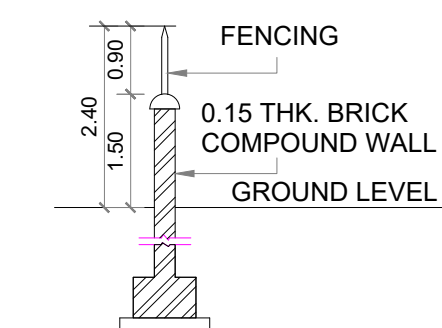
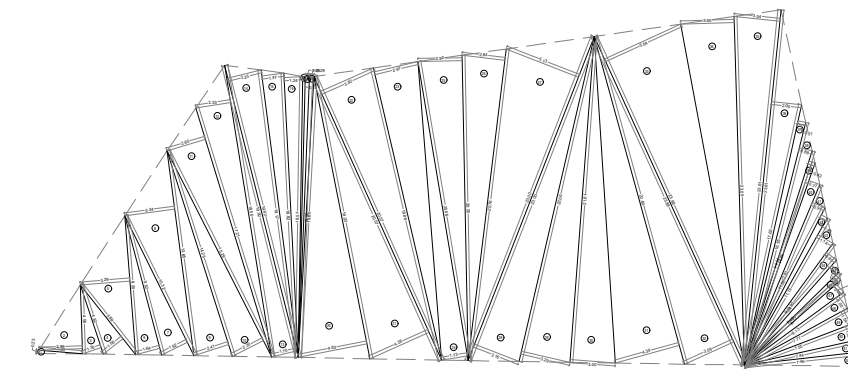


PLINTH PLAN
SCALE 1:100

← 12.20m WIDE EXISTING ROAD →

BASEMENT FOR SERVICES
SCALE 1:100SECTION- A-A'
SCALE = 1 : 100SECTION- B-B'
SCALE = 1 : 100PLINTH AREA DIAG.
SCALE = 1 : 100BLOCK PLAN
SCALE - 1:500LOCATION PLAN
SCALE - 1:4000SECTION THROUGH
COMPOUND WALL
SCALE 1:100PLOT AREA DIAGRAM
SCALE - 1:500

PLOT AREA CALCULATION					
1	1/2 X	2.88 X	0.23 X	1 NO	= 0.33 SQ.MT
2	1/2 X	4.56 X	2.86 X	1 NO	= 6.52 SQ.MT
3	1/2 X	4.82 X	1.30 X	1 NO	= 3.13 SQ.MT
4	1/2 X	5.89 X	1.66 X	1 NO	= 4.89 SQ.MT
5	1/2 X	9.20 X	3.29 X	1 NO	= 15.13 SQ.MT
6	1/2 X	9.52 X	1.64 X	1 NO	= 7.81 SQ.MT
7	1/2 X	10.32 X	1.92 X	1 NO	= 9.91 SQ.MT
8	1/2 X	13.65 X	3.34 X	1 NO	= 22.80 SQ.MT
9	1/2 X	14.25 X	2.41 X	1 NO	= 17.17 SQ.MT
10	1/2 X	15.29 X	2.30 X	1 NO	= 17.58 SQ.MT
11	1/2 X	17.21 X	2.65 X	1 NO	= 22.80 SQ.MT
12	1/2 X	19.55 X	2.33 X	1 NO	= 22.78 SQ.MT
13	1/2 X	19.92 X	1.70 X	1 NO	= 16.93 SQ.MT
14	1/2 X	19.92 X	2.25 X	1 NO	= 22.41 SQ.MT
15	1/2 X	19.17 X	1.47 X	1 NO	= 14.09 SQ.MT
16	1/2 X	18.82 X	1.24 X	1 NO	= 11.67 SQ.MT
17	1/2 X	18.57 X	0.15 X	1 NO	= 1.39 SQ.MT
18	1/2 X	18.56 X	0.29 X	1 NO	= 2.69 SQ.MT
19	1/2 X	18.60 X	0.29 X	1 NO	= 2.70 SQ.MT
20	1/2 X	19.03 X	4.83 X	1 NO	= 44.05 SQ.MT
21	1/2 X	20.57 X	4.28 X	1 NO	= 44.02 SQ.MT
22	1/2 X	20.57 X	3.82 X	1 NO	= 39.29 SQ.MT
23	1/2 X	19.86 X	2.97 X	1 NO	= 29.49 SQ.MT
24	1/2 X	20.06 X	1.73 X	1 NO	= 17.35 SQ.MT
25	1/2 X	20.20 X	2.92 X	1 NO	= 29.49 SQ.MT
26	1/2 X	20.76 X	2.84 X	1 NO	= 29.48 SQ.MT
27	1/2 X	23.00 X	5.13 X	1 NO	= 59.00 SQ.MT
28	1/2 X	23.00 X	3.16 X	1 NO	= 36.34 SQ.MT
29	1/2 X	22.06 X	3.29 X	1 NO	= 36.30 SQ.MT
30	1/2 X	21.61 X	3.00 X	1 NO	= 32.42 SQ.MT
31	1/2 X	22.49 X	4.39 X	1 NO	= 49.37 SQ.MT
32	1/2 X	23.88 X	3.59 X	1 NO	= 42.86 SQ.MT
33	1/2 X	23.88 X	5.54 X	1 NO	= 66.15 SQ.MT
34	1/2 X	23.05 X	3.55 X	1 NO	= 40.91 SQ.MT
35	1/2 X	23.61 X	3.04 X	1 NO	= 35.89 SQ.MT
36	1/2 X	23.61 X	2.00 X	1 NO	= 23.61 SQ.MT
37	1/2 X	17.62 X	0.51 X	1 NO	= 4.49 SQ.MT
38	1/2 X	16.55 X	0.88 X	1 NO	= 7.28 SQ.MT
39	1/2 X	14.85 X	0.42 X	1 NO	= 3.13 SQ.MT
40	1/2 X	14.14 X	0.77 X	1 NO	= 5.44 SQ.MT
41	1/2 X	12.93 X	0.91 X	1 NO	= 5.88 SQ.MT
42	1/2 X	11.68 X	0.45 X	1 NO	= 2.64 SQ.MT
43	1/2 X	11.15 X	1.14 X	1 NO	= 6.36 SQ.MT
44	1/2 X	9.95 X	0.85 X	1 NO	= 4.23 SQ.MT
45	1/2 X	9.24 X	0.66 X	1 NO	= 3.05 SQ.MT
46	1/2 X	8.77 X	0.46 X	1 NO	= 2.02 SQ.MT
47	1/2 X	8.49 X	0.72 X	1 NO	= 3.06 SQ.MT
48	1/2 X	8.13 X	1.00 X	1 NO	= 4.07 SQ.MT
49	1/2 X	7.77 X	1.04 X	1 NO	= 4.04 SQ.MT
50	1/2 X	7.55 X	1.08 X	1 NO	= 4.08 SQ.MT
51	1/2 X	7.44 X	0.81 X	1 NO	= 3.01 SQ.MT
52	1/2 X	7.46 X	0.92 X	1 NO	= 3.43 SQ.MT
TOTAL ADDITION					= 944.96 SQ.MT X

PLINTH AREA CALCULATION					
1	1/2 X	23.01 X	5.63 X	1 NO	= 64.78 SQ.MT
2	1/2 X	23.21 X	0.54 X	1 NO	= 6.27 SQ.MT
3	1/2 X	24.87 X	3.40 X	1 NO	= 42.28 SQ.MT
4	1/2 X	25.64 X	1.29 X	1 NO	= 16.54 SQ.MT
5	1/2 X	25.99 X	0.95 X	1 NO	= 12.35 SQ.MT
6	1/2 X	31.12 X	3.90 X	1 NO	= 60.68 SQ.MT
7	1/2 X	6.68 X	1.61 X	1 NO	= 5.38 SQ.MT
8	1/2 X	32.56 X	0.53 X	1 NO	= 8.63 SQ.MT
9	1/2 X	3.86 X	0.79 X	1 NO	= 1.52 SQ.MT
10	1/2 X	4.06 X	0.12 X	1 NO	= 0.24 SQ.MT
11	1/2 X	35.28 X	2.89 X	1 NO	= 50.98 SQ.MT
12	1/2 X	2.50 X	0.04 X	1 NO	= 0.05 SQ.MT
13	1/2 X	35.28 X	2.49 X	1 NO	= 43.92 SQ.MT
14	1/2 X	36.74 X	2.30 X	1 NO	= 42.25 SQ.MT
15	1/2 X	2.85 X	1.32 X	1 NO	= 1.88 SQ.MT
16	1/2 X	1.87 X	0.91 X	1 NO	= 0.85 SQ.MT
17	1/2 X	38.24 X	1.09 X	1 NO	= 20.84 SQ.MT
18	1/2 X	38.24 X	2.25 X	1 NO	= 43.02 SQ.MT
TOTAL ADDITION					= 422.46 SQ.MT X

FORM - I		IN SQ.MTS.
A. AREA STATEMENT		
1) AREA OF THE PLOTS AS PER PRO		944.96
AREA CONSIDERED FOR THE DEVELOPMENT		916.00
a) AREA OF RESERVATION IN PLOT		-----
b) AREA OF ROAD SET BACK ALREADY HANDED OVER		-----
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 (100%) (REGULATION NO 17)		-----
TOTAL AREA UNDER ROAD/RESERVATION		-----
B) FOR AMENITY AREA		
a) AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 14(A)		-----
b) AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 14(B)		-----
c) AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 15		-----
d) AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 35		-----
TOTAL AMENITY AREA		-----
C) DEDUCTION FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY LAND COMPONENT OF EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED		-----
D) ENCROACHMENT AREA		-----
3) TOTAL DEDUCTION -2(A)+2(B)+2(C)+2(D)		-----
4) BALANCE AREA OF THE PLOT (1) (3) FOR F.S.J CALCULATION PURPOSE		916.00
5) PLOT UNDER DEVELOPMENT (1-3(A)+2(B))		916.00
6) ZONAL (BASIC) FSI		ONE
7) PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6)		916.00
8) PERMISSIBLE FSI AVAILABLE BY DEVELOPMENT RIGHTS ON PAYMENT OF PREMIUM		-----
8(A) ADDITIONAL FSI AS PER REG. NO 30(A) (1) TABLE NO 12		-----
8(B) ADMISSIBLE TDR AS PER ROAD WIDTH OF 12.20 MT.		-----
9) PERMISSIBLE FSI AS PER REG.30(A)(1)		-----
10) TOTAL PERMISSIBLE BUILT UP AREA (7+8(A)+8(B)) ABOVE AS PER REG.30(A)(1)		-----
11) TOTAL PROPOSED BUILT UP AREA AS PER REG.30(A)(1)		-----
B. DETAILS OF RESIDENTIAL / NON-RESIDENTIAL AREA		
1 PURELY RESIDENTIAL BUILT UP AREA		-----
2 REMAINING NON-RESIDENTIAL BUILT UP AREA		-----
C. DETAILS OF FSI AVAILED AS PER REG. NO. 31(3) OF DCPR 2034		
1 FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE FOR PURELY RESI.		-----
2 FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE FOR PURELY NON RESI.		-----
3 TOTAL FUNGIBLE BUILT UP AREA PERMISSIBLE = (C1 + C2)		-----
4 FUNGIBLE BUILT UP AREA COMPONENT PROPOSED FOR PURELY RESI.		-----
5 FUNGIBLE BUILT UP AREA W/O CHARGING PREMIUM FOR RESIDENTIAL		-----
6 TOTAL FUNGIBLE BUILT UP AREA BY CHARGING PREMIUM FOR RESIDENTIAL		-----
7 FUNGIBLE BUILT UP AREA W/O CHARGING PREMIUM FOR PURELY COMMERCIAL		-----
8 TOTAL FUNGIBLE BUILT UP AREA BY CHARGING PREMIUM FOR COMMERCIAL		-----
D. DETAILS OF FSI AVAILED AS PER REG. NO. 33 (20)(B) OF DCPR 2034		
1 PERMISSIBLE BUILT UP AREA (AS PER REG. 33(20)(B) DCPR2034		-----
A.H.R.R 50% SALE A.H.R.R 50%		-----
2 PROPOSED BUILT UP AREA (AS PER REG. 33(20)(B) DCPR2034		-----
A.H.R.R 50% SALE A.H.R.R 50%		-----
E. DETAILS OF FSI AVAILED AS PER REG. NO. 31(3) OF DCPR 2034 FOR REG. NO. 33 (20)(b)		
1 FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE FOR PURELY RESI.		-----
2 FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE FOR PURELY NON RESI.		-----
3 TOTAL FUNGIBLE BUILT UP AREA PERMISSIBLE = (E1 + E2)		-----
4 FUNGIBLE BUILT UP AREA COMPONENT PROPOSED FOR SALE A.H.R.R 50% PURELY RESI.		-----
5 FUNGIBLE BUILT UP AREA W/O CHARGING PREMIUM FOR BMC A.H.R.R 50% PURELY RESI.		-----
6 TOTAL GROSS BUILT UP AREA PERMISSIBLE = (A10+C3+D1+E3)		-----
7 TOTAL GROSS BUILT UP AREA PROPOSED = (A11+C4+C6+C7+C8+D2+E4+E5)		-----
F. TENEMENT STATEMENT		
1 PROP. AREA (ITEM C & ABOVE)		-----
2 LESS DEDUCTION OF NON RESI. AREA(SHOP&Etc)		-----
3 AREA OF TENEMENTS		-----
4 TENEMENTS PERMISSIBLE (450/RECTARE)		-----
5 TENEMENTS EXISTING		-----
6 TENEMENTS PROPOSED		-----
7 TOTAL TENEMENTS (5 + 6)		-----
I. PARKING STATEMENT		
1 TOTAL PARKING REQUIRED BY REGULATIONS FOR RESIDENTIAL		-----
SHOPS AND OFFICE		-----
TOTAL		-----
2 OUTSIDERS (VISITORS)		-----
3 TOTAL PARKING EXISTING		-----
4 TOTAL PARKING REQUIRED		-----
5 TOTAL PARKING PROVIDED		-----
6 PARKING TO BE CONDONED		-----
G. LOADING & UNLOADING STATEMENT		
1 LOADING & UNLOADING REQUIRED		-----
2 TOTAL LOADING & UNLOADING PROVIDED		-----

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE AND THAT THE DIMENSIONS OF SIDES, ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS I.E. 916.00 SQ.MTS. (NINE HUNDRED AND SIXTEEN SQ.MTS.) AND D.P. TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / RECORDS

SIGNATURE OF ARCHITECT

KRISHNA H. MAKHELA
(LICENSED SURVEYOR)
LICENCE NO. M / 440 / A.S.

OWNER / DEVELOPER

FORM - II

CONTENTS OF SHEET

BASEMENT PLAN , PLINTH PLAN & CALCULATION , PLOT AREA DIAG. & CALC. BLOCK & LOCATION PLAN, SECTION A-A & B-B, SECTION THROUGH COMPOUND WALL.

DESCRIPTION OF PROP / PROPERTY

PROPOSED RE-DEVELOPMENT OF EXISTING BUILDING KNOWN AS 'SOULJANYA CHSL' ON PLOT BEARING C.T.S. NO. 275, 275/1 TO 275/9 OF VILLAGE PAHADI GOREGAON - WEST SITUATED IN P/S WARD, MUMBAI 400 062.

NAME & ADDRESS OF OWNER

SHRI VIKRAM JAYANTILAL LODHA.

102/104, SHIVAM CHAMBERS, S. V. ROAD, GOREGAON (W), MUMBAI - 400 062.

NAME & ADDRESS OF R.C.C. CONSULTANTS

RUPESH CHOWDHURY

M/S UNISTEPS CONSULTING PVT LTD.

ROW HOUSE 4, DHEERAJ SAVERA, OPP SIDDHARTH

NAGAR, BORIVALI EAST MUMBAI 400066

NAME, ADDRESS & SIGNATURE OF LICENSED SURVEYOR

KRISHNA H. MAKHELA
OF M/s. KEYARCH

339, 3RD FLOOR, V-MALL,
THAKUR COMPLEX, ASHA
NAGAR ROAD, KANDIVALI
EAST, MUMBAI 400101.



KRISHNA MAKHELA
(LICENSED SURVEYOR)
LICENCE NO. : M/440/A.S

B.M.C. FILE NO. P-19743/2023/(275 And Other)/P/S Ward/PAHADI GOREGAON-W

DRG. NO.	JOB NO.	FILE NAME	DRAWN BY
01			SAGAR