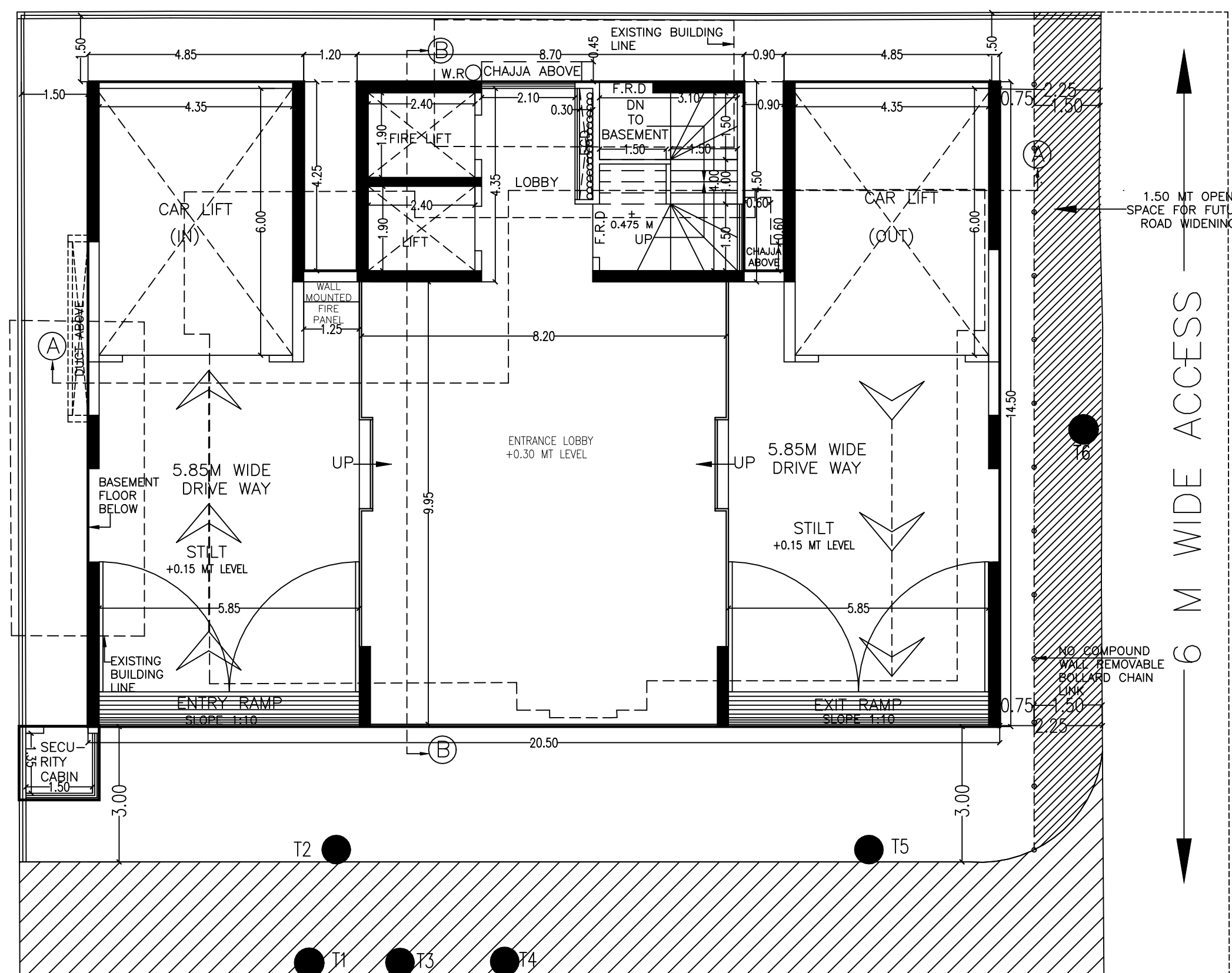
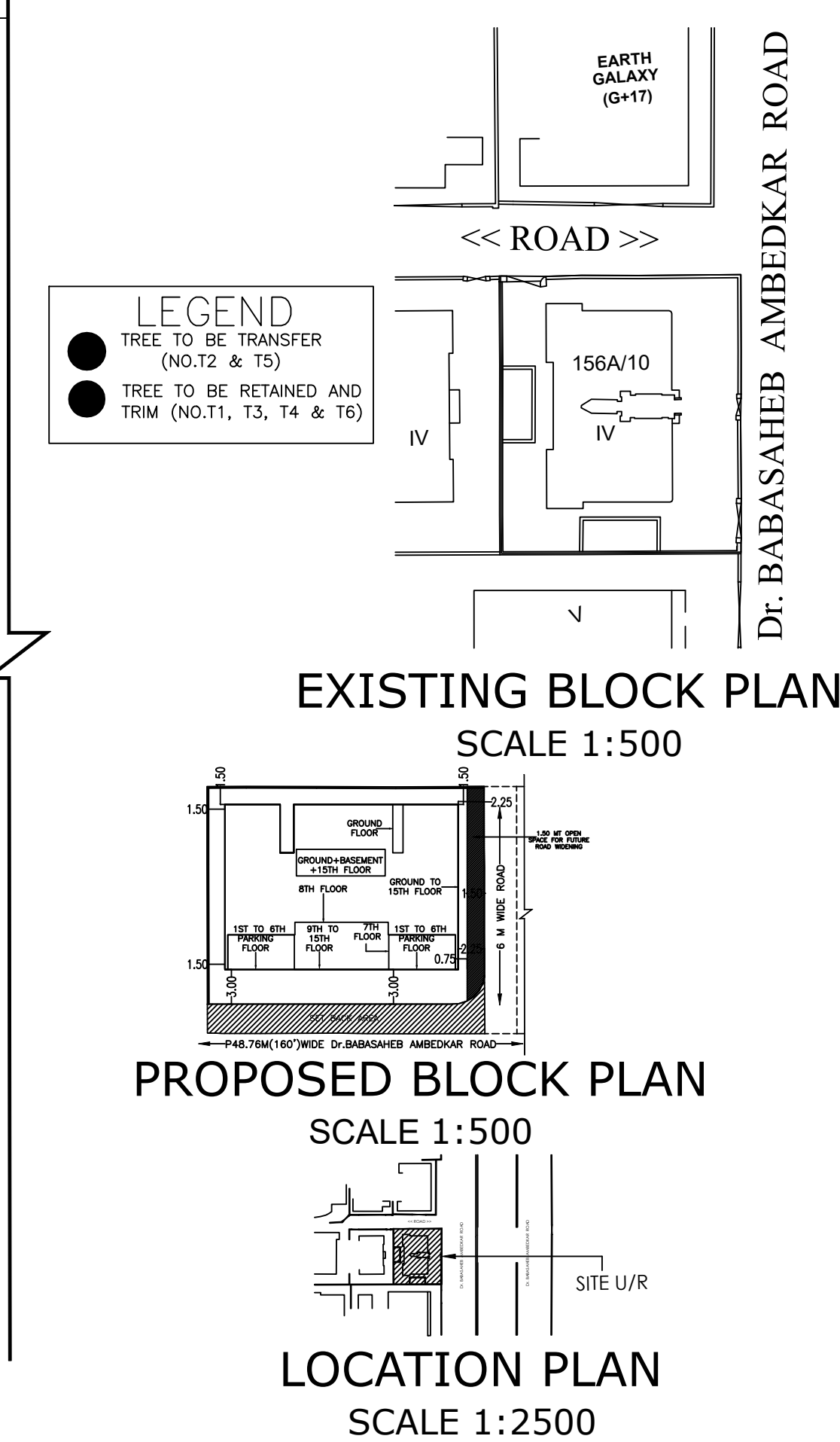


P48.76M(160') WIDE Dr.BABASAHEB AMBEDKAR ROAD  
BASEMENT FLOOR PLAN SCALE 1:100



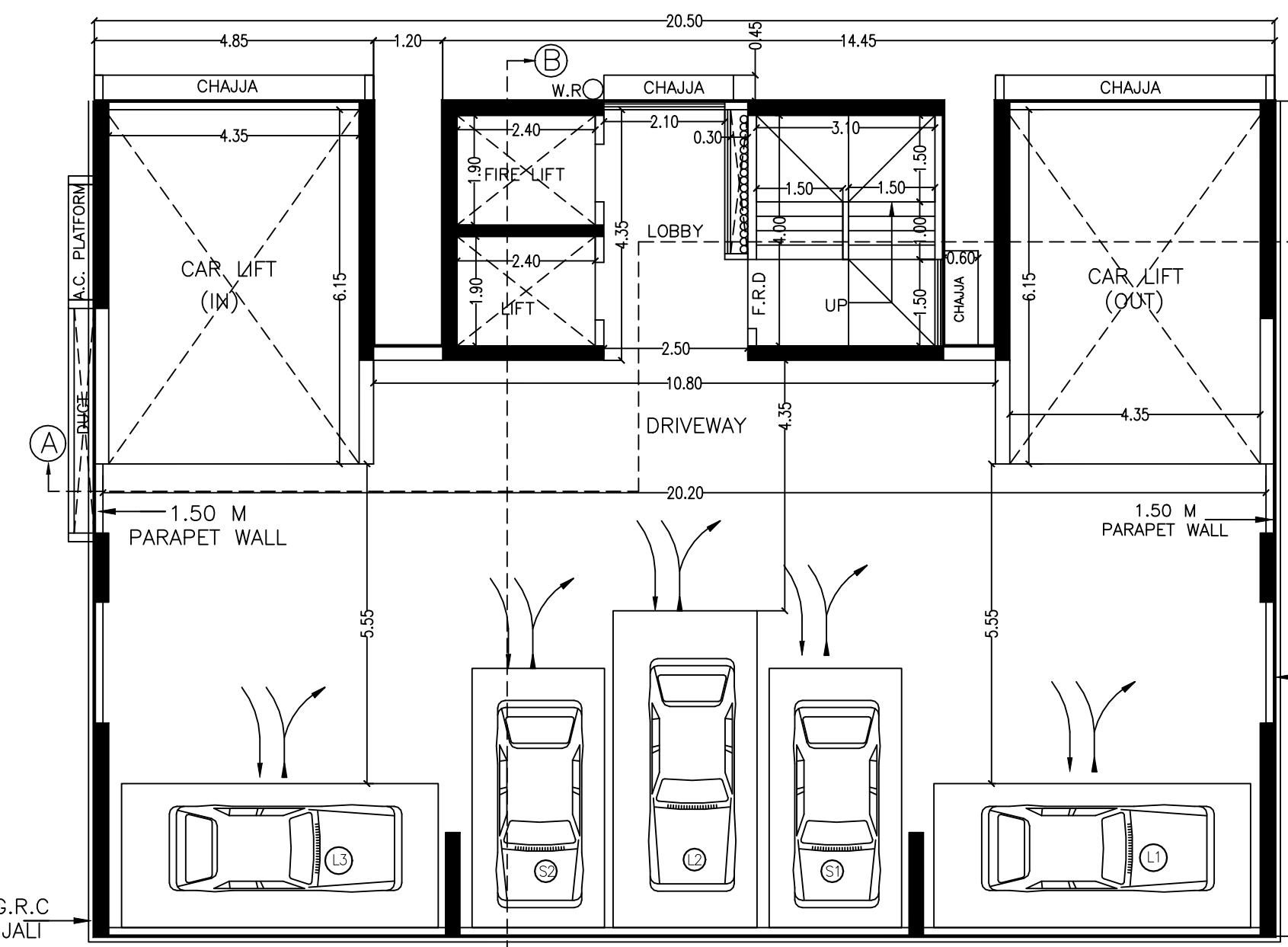
P48.76M(160') WIDE Dr.BABASAHEB AMBEDKAR ROAD  
GROUND FLOOR PLAN SCALE 1:100



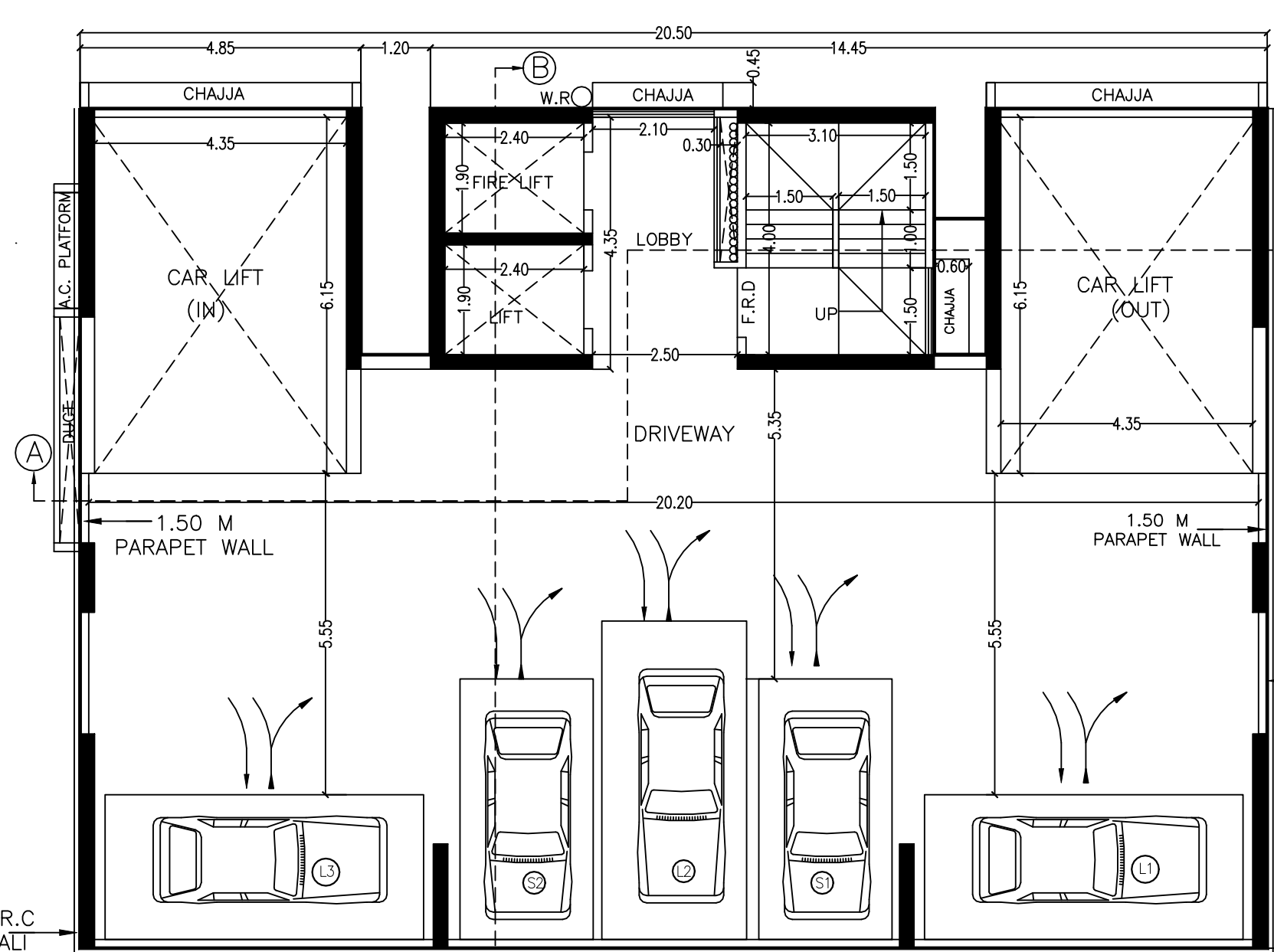
EXISTING BLOCK PLAN  
SCALE 1:500

PROPOSED BLOCK PLAN  
SCALE 1:500

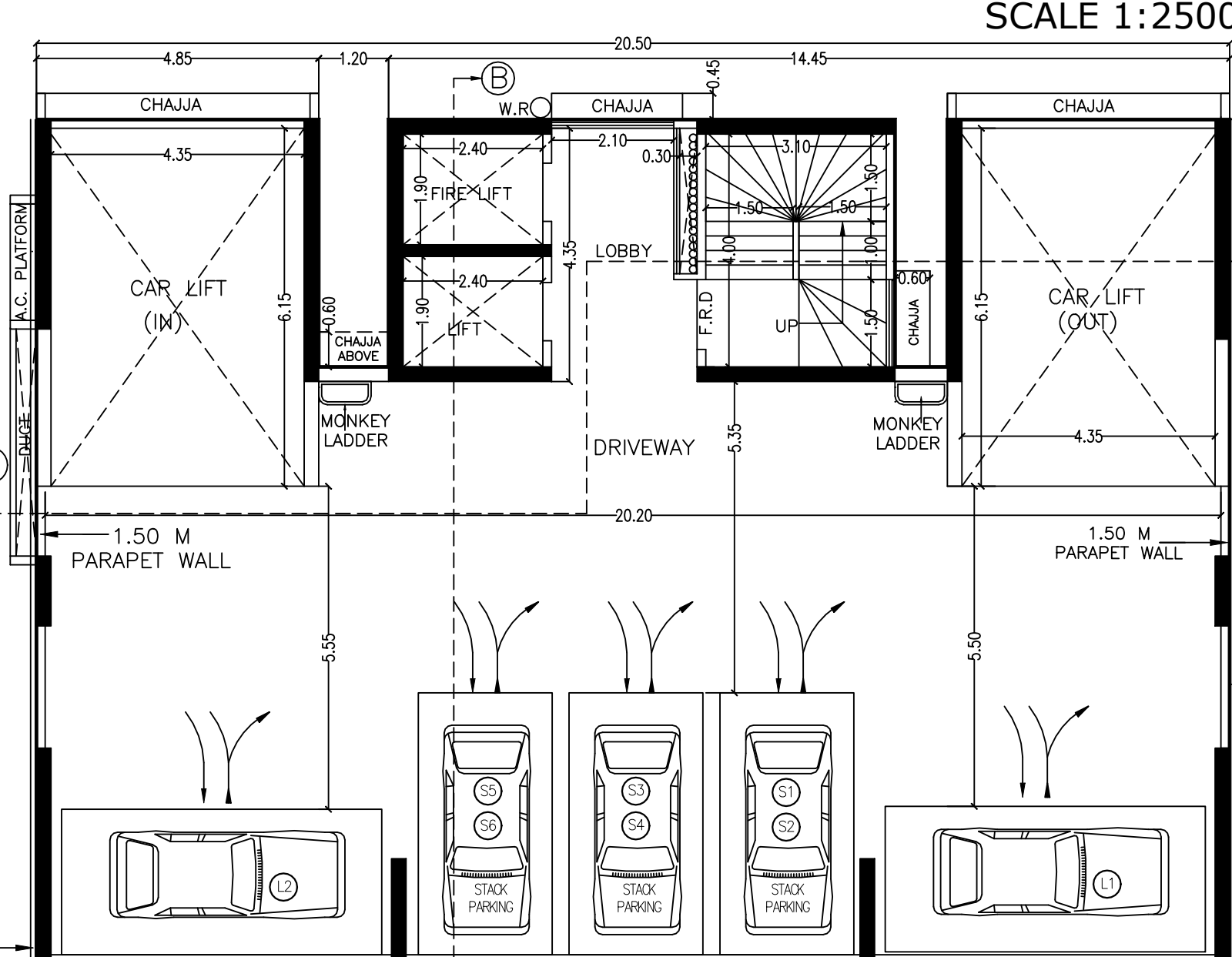
LOCATION PLAN  
SCALE 1:2500



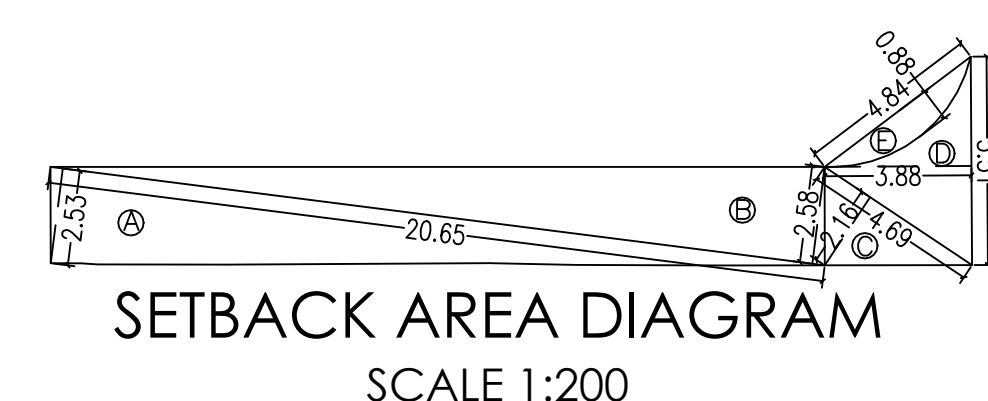
1ST TO 4TH PARKING FLOOR PLAN SCALE 1:100  
NO. OF SURFACE PARKING PER FLOOR = 05 CARS  
TOTAL NOS. OF CARS ON 1ST TO 4TH FLOORS (5X4) = 20 CARS.



5TH PARKING FLOOR PLAN SCALE 1:100  
NO. OF SURFACE PARKING ON FLOOR = 05 CARS

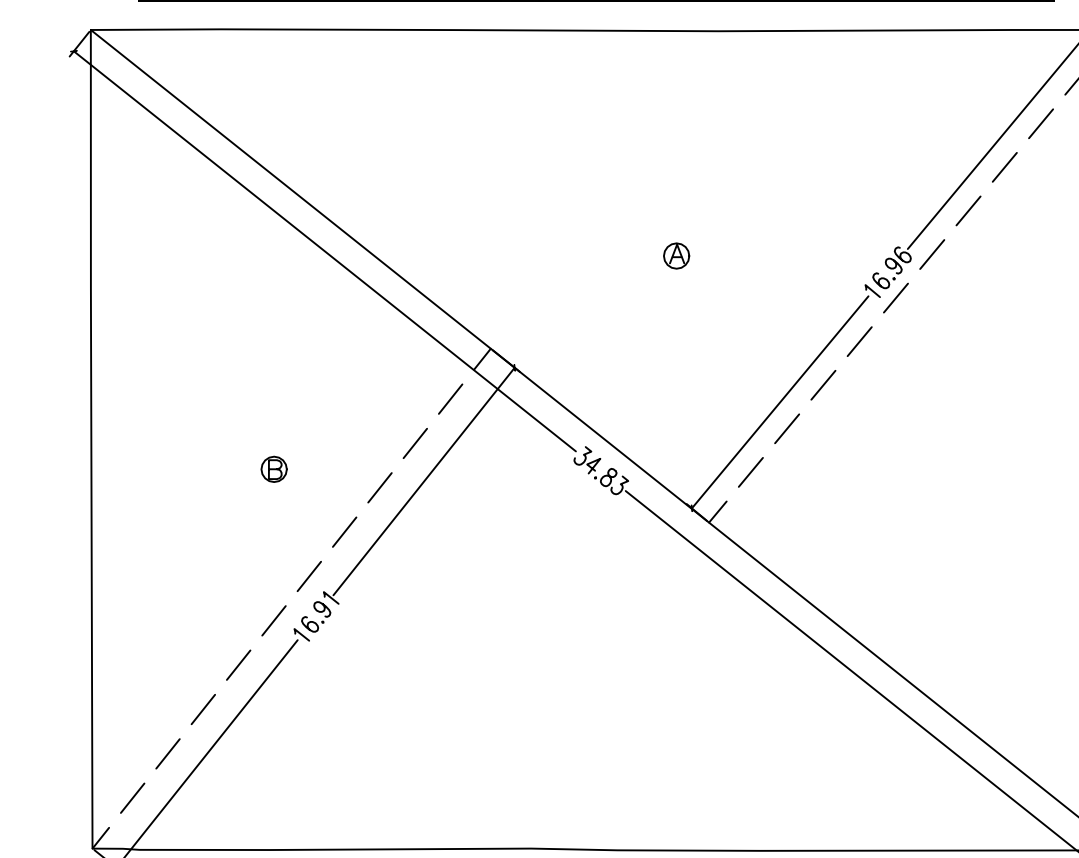


6TH PARKING FLOOR PLAN SCALE 1:100  
NO. OF SURFACE PARKING PER FLOOR = 05 CARS  
NO. OF STACK PARKING ON FLOOR = 03 CAR  
TOTAL NO. OF PARKING ON FLOOR = 08 CARS.



SETBACK AREA DIAGRAM  
SCALE 1:200

SET BACK AREA CALCULATION FOR CS 156A/10						
ADDITION						SQ.M.
A	0.50	X	20.65	X	2.53	= 26.12
B	0.50	X	20.65	X	2.58	= 26.64
C	0.50	X	4.69	X	2.16	= 5.07
D	0.50	X	5.51	X	3.88	= 10.69
NET AREA						68.52
DEDUCTION						SQ.M.
E	0.66	X	4.84	X	0.88	= 2.81
TOTAL AREA						65.70



PLOT AREA DIAGRAM SCALE 1:200

PLOT AREA CALCULATION FOR CS 156A/10						
ADDITION						SQ.M.
A	0.50	X	34.83	X	16.96	= 295.36
B	0.50	X	34.83	X	16.91	= 294.49
TOTAL AREA OF PLOT						589.85
TOTAL AREA OF PLOT ACCORDING TO P.R. CARD						576.93

INCENTIVE SCHEME (A)			
TOTAL PERMISSIBLE TENANT CARPET AREA WITH 5% ELIGIBLE AREA	685.30	SQ.M	
TOTAL PERMISSIBLE TENANT BUA	822.36		
TOTAL PERMISSIBLE TENANT CARPET AREA FOR CALCULATION OF INCENTIVE	677.32	SQ.M	
TOTAL PERMISSIBLE TENANT BUA	812.78	SQ.M	
80% INCENTIVE ON THE TENANT AREA PERMISSIBLE	650.23	SQ.M	
TOTAL PERMISSIBLE AREA FOR SALE & REHAB WITHOUT FUNGIBLE	1472.58	SQ.M	
ADD 35% FUNGIBLE FOR SALE BUA	227.58	SQ.M	
ADD 35% FUNGIBLE FOR REHAB BUA	287.83	SQ.M	
TOTAL AREA FOR SALE INCLUDING FUNGIBLE	877.81	SQ.M	
TOTAL PERMISSIBLE AREA SALE + TENANTS INCLUDING FUNGIBLE	1987.99		
FSI SCHEME (B)			
PLOT AREA	576.93	SQ.M	
FSI	3		
TOTAL	1730.79	SQ.M	
5% ELIGIBLE BUA AREA OF REHAB (26.54 X 1.20)	31.85	SQ.M	
TOTAL PERMISSIBLE BUILT UP AREA	1762.64	SQ.M	
TOTAL PERMISSIBLE TENANT CARPET AREA	685.30	SQ.M	
TOTAL PERMISSIBLE TENANT BUA	822.36	SQ.M	
ADD 35% FUNGIBLE FOR TENANT BUA	287.83	SQ.M	
BALANCE BUA FOR SALE	940.28	SQ.M	
ADD 35% FUNGIBLE FOR SALE BUA NOT CLAIMING AT THIS STAGE	0.00	SQ.M	
TOTAL AREA FOR SALE INCLUDING FUNGIBLE	940.28	SQ.M	
TOTAL PERMISSIBLE AREA SALE + TENANTS INCLUDING FUNGIBLE	2050.46	SQ.M	

SINCE "B" IS GREATER THAN "A" WE CONSIDER FSI SCHEME

MHADA SURRENDER			
SURPLUS AREA	940.28	SQ.M	
% SURPLUS [1762.64/940.28]	53.34%		
THEREFORE 5% OF SURPLUS TO BE SURRENDER TO MHADA (940.28 X 5%)	47.01	SQ.M	
ADD 35% FUNGIBLE FOR MHADA BUA	16.45	SQ.M	
AREA AVAILABLE FOR SALE [940.28 - 47.01]	893.26	SQ.M	
FUNGIBLE 35% ON (893.26 X 35%) NOT CLAIMING AT THIS STAGE	0.00	SQ.M	
TOTAL SALE AREA EXCLUDING FUNGIBLE	893.26	SQ.M	
INCENTIVE AREA CALCULATION			
LAND RATE - RS 105730/ SECTION [16/106 OF R.R. 2022-23 at Pg.No.85]			
RATE OF CONSTRUCTION - RS 30250/- PER SQ.MT.			
RATIO : 105730/30250 = 3.50			
HENCE, FOR 1 PLOTS PERMISSIBLE INCENTIVE AREA IS 80%			
DETAIL OF FSI & NON-FSI BUA			
SR.NO	PROPOSED BUA	AREA (IN SQ.MT)	
1	REHAB R.	1053.17	
2	MHADA R.	48.27	
3	SALE R.	893.14	
4	STAIRCASE, LIFT & LOBBY AREA	346.12	
5	BASEMENT, PARKING FLOOR, REFUGE, STAIRCASE LIFT LOBBY AT TERRACE LEVEL, LMR, OHT, OTHER SERVICES, ETC.	2582.33	
TOTAL		4923.02	

SR.NO.	DESCRIPTION	RESIDENTIAL IN SQ.M.	COMMERCIAL IN SQ.M.	TOTAL IN SQ.M.
1	PERMISSIBLE B.U.A. (SR.NO. 14 OF PROFORMA -A)	1762.64	0.00	1762.64
2	PERMISSIBLE FUNGIBLE B.U.A. (1X0.35)	304.28	0.00	304.28
3	TOTAL PERMISSIBLE B.U.A. (1+2)	2066.92	0.00	2066.92
4	PERMISSIBLE B.U.A. FOR REHAB, MHADA & M.C.G.M. [TOTAL (A+B) OF COL.NO. 14 OF TABLE-1]	869.37	0.00	869.37
5	REHAB RATIO (4/1)	0.493222824	0	
6	PERMISSIBLE FUNGIBLE B.U.A. FOR REHAB, MHADA AND M.C.G.M. COMPONENT (2X5)	304.28	0.00	304.28
7	PERMISSIBLE FUNGIBLE B.U.A. FOR SALE COMPONENT (2-6)	0.00	0.00	0.00
8	TOTAL PROPOSED B.U.A. INCLUDING FUNGIBLE F.S.I. (14+6) OF PROFORMA -A)	1994.58	0.00	1994.58
9	PROPOSED B.U.A. FOR REHAB TENEMENTS, MHADA NO MCGM INCLUDING FUNGIBLE F.S.I. [TOTAL (A+B) OF COLUMN NO. 19+16 OF TABLE-1]	1101.44	0.00	1101.44
10	EXCESS FUNGIBLE B.U.A. GIVEN TO REHAB TENEMENTS, MHADA AND MCGM [COLUMN NO. 20 OF TABLE-1]	322.28	0.00	322.28
11	PROPOSED FUNGIBLE B.U.A. TO REHAB TENEMENTS, MHADA AND MCGM [TOTAL (A+B) OF COLUMN NO. 21 OF TABLE-1]	72.21	0.00	72.21
12	PROPOSED FUNGIBLE B.U.A. (8-1)	231.94	0.00	231.94
13	FUNGIBLE B.U.A. UTILIZED FOR REHAB, MHADA AND MCGM (9-4)	232.07	0.00	232.07
14	FUNGIBLE B.U.A. FOR SALE (12-13)	0.00	0.00	0.00
15	READY RECKONER RATE FOR THE YEAR 2023-24	0.00	0.00	0.00
16	% OF READY RECKONER RATE			
17	PREMIUM AMOUNT TO BE RECOVERED			
18	PAYMENT RECEIPT NO. & DATE			

CAR PARKING STATEMENT				
AREA OF THE TENAMENT	UNIT NOS.	TOTAL NO.	PARKING REQUIRED FOR EACH UNIT	TOTAL
UPTO 45 S.M.	REHAB- 701, 702	2	0.25	0.50
45 TO 60 S.M.	NIL	0	0.5	0.00
60 TO 90 S.M.	REHAB- 801, 802, 1501	3	1.00	3.00
ABOVE 90 S.M.	REHAB- 902, 1001, 1002, 1101, 1102, 1201, 1401, SALE - 901, 1202, 1301, 1302, 1502.	12	2.00	24.00
RESI. PARKING		17		27.50
10% VISITOR'S PARKING				2.75
TOTAL RESI PARKING				30.25
ADDITIONAL 50% PARKING				15.13
TOTAL PARKING PERMISSIBLE				45.38
SAY				45.38
TOTAL PARKING PROVIDED INCLUDING VISITORS				33.00

	CARPET AREA EXISTING	5% ELIGIBLE AREA	TOTAL CARPET AREA INCLUDING 5% ELIGIBLE AREA	EXISTING BUA	PERMISSIBLE FUNGIBLE (35%)	PERMISSIBLE B.U.A. WITH FUNGIBLE	PROPOSED B.U.A WITH FUNGIBLE
REHAB R.	658.76	26.54	685.30	822.36	287.83	1110.18	1053.17
MHADA R.	47.01	0.00	47.01	16.45	63.47	48.27	48.27
SALE R.	0.00	0.00	0.00	893.26	0.00	893.26	893.14
TOTAL	658.76	26.54	685.30	1762.64	304.28	2066.92	1994.58

BASEMENT FLOOR STAIRCASE, LIFT AND LOBBY B.U.A DIAGRAM SCALE 1:200

STAIRCASE AND LIFT AREA DIAGRAM FOR BASEMENT FLOOR			
ADDITION			SQ.M
A	8.70	X	2.20
B	1.15	X	2.15
C	5.55	X	4.05
D	1.85	X	2.30
TOTAL B.U.A.			48.35

8TH FLOOR STAIRCASE, LIFT AND LOBBY B.U.A DIAGRAM SCALE 1:200

STAIRCASE AND LIFT AREA DIAGRAM FOR 8TH FLOOR			
ADDITION			SQ.M
A	8.70	X	4.25
B	3.65	X	0.80
C	2.00	X	1.75
TOTAL B.U.A.			43.40

7TH FLOOR STAIRCASE, LIFT AND LOBBY B.U.A DIAGRAM SCALE 1:200

STAIRCASE AND LIFT AREA DIAGRAM FOR 7TH FLOOR			
ADDITION			SQ.M
A	8.70	X	4.25
B	2.15	X	1.20
TOTAL B.U.A.			39.96

9TH TO 13TH & 15TH FLOOR STAIRCASE, LIFT AND LOBBY B.U.A DIAGRAM SCALE 1:200

STAIRCASE AND LIFT AREA DIAGRAM FOR 9TH TO 13TH & 15TH FLOORS			
ADDITION			SQ.M
A	8.70	X	4.25
B	2.90	X	4.35
C	3.00	X	1.35
TOTAL B.U.A.			41.32

STAIRCASE AND LIFT AREA DIAGRAM FOR 14TH FLOOR			
ADDITION			SQ.M
A	5.90	X	4.25
B	2.90	X	4.35
C	3.00	X	1.35
TOTAL B.U.A.			41.32

PROFORMA 1		
1	GROSS PLOT AREA	576.93
a)	DEDUCTION OF RESERVATION PLOT	-
b)	DEDUCTION OF ROAD SET BACK	65.70
c)	DEDUCTION OF DP ROAD	-
2	NET PLOT AREA	511.23
A	FOR RESERVATION/ROAD AREA	-
a)	ROAD SET BACK AREA TO BE HANDED OVER (100%) (REGULATION NO.16)	65.70
b)	PROPOSED D.P. ROAD TO BE HANDED OVER (100%) (REGULATION NO.36)	-
c)	(i) RESERVATION AREA TO BE HANDED OVER (100%) (REGULATION NO.17)	-
	(ii) RESERVATION AREA TO BE HANDED OVER (100%) (REGULATION NO.17)	-
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 35(A) (BYE-LINE)	-
C	DEDUCTION FOR EXISTING B.U.A. TO BE RETAINED IF ANY/LAND COMPONENT OF EXISTING B.U.A. EXISTING B.U.A. AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED.	-
3	TOTAL DEDUCTIONS [(2(A)+2(B))+2(C) AS AND WHEN APPLICABLE.	65.70
4	NET PLOT AREA (1 MINUS 3)	511.23
5	PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM/APPROPRIATE AUTHORITY AS PER SR. NO. ABOVE	576.93
6	ZONAL (BASIC) FSI (0.50 OR 0.75 OR 1 OR 1.33) + 5% Eligible area for rehab component	3 + 5% ELIGIBLE AREA
7	BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6)	1762.64
8	BUILT UP EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 30(A)	-
I	AS PER 2(A) AND 2(B) EXCEPT 2(A) (i) ABOVE WITH IN CAP OF "ADMISSIBLE TOR" AS COLUMN 6 OF TABLE -12 ON REMAINING/BALANCE PLOT	-
II	IN CASE OF 2(A) (ii) PERMISSIBLE OVER AND ABOVE PERMISSIBLE B.U.A ON REMAINING/BALANCE PLOT.	-
9	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER (WITHIN THE LIMIT OF PERMISSIBLE B.U.A ON REMAINING PLOT	-
10	BUILT UP AREA DUE TO ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER TABLE NO.12 OF REGULATION NO.30(A) ON REMAINING/BALANCE PLOT.	-
11	BUILT UP AREA DUE TO ADDITIONAL "TOR" AS PER TABLE NO. 12 OF REGULATION NO.30(A) AND 32 ON REMAINING/BALANCE PLOT	-
12	PERMISSIBLE BUILT UP AREA (AS THE CASE MAY BE WITH/WITHOUT BUA AS PER 2(B))	1762.64
13	PROPOSED BUILT UP AREA (AS THE CASE MAY BE WITH/WITHOUT BUA AS PER 2(B))	1762.51
14	TDR GENERATED IF ANY AS PER REGULATION 30(A) AND 32	-
15	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO. 31 (3)	-
a)	PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	PERMISSIBLE 304.28 PROPOSED 232.07
II)	PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR NON-REHAB COMPONENT WITHOUT CHARGING PREMIUM	0.00 0.00
b)	PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM	0.00 0.00
16	TOTAL PERMISSIBLE FUNGIBLE COMPENSATORY AREA [a (i + ii) + b(i)]	304.28 232.07
17	a) TOTAL BUILT UP AREA PERMISSIBLE INCLUDING FUNGIBLE COMPENSATORY AREA [REFER TABLE] [1762.64 + 304.28] [1762.51 + 232.07]	2066.92 1994.58
18	DEFICIT FUNGIBLE AREA FSI CONSUMED ON NET PLOT [13/4]	72.21 3.05
(II)	OTHER REQUIREMENTS	-
(A)	RESERVATION/DESIGNATION	-
a)	NAME OF RESERVATION	-
b)	AREA OF RESERVATION AFFECTING THE PLOT	-
c)	AREA OF RESERVATION LAND TO BE HANDED/HANDED OVER AS PER REGULATION NO.17	-
d)	BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REGULATION NO.17	-
e)	AREA/BUILT UP AREA OF DESIGNATION	-
(B)	PLOT AREA/BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO. 27	-
(i)	24(A)	-
(ii)	24(B)	-
(iii)	15	-
(C)	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REGULATION NO. 27	-
(D)	TENEMENT STATEMENT	-
(i)	PROPOSED BUILT UP AREA (13 ABOVE)	1994.58
	(LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	0.00
	AREA AVAILABLE FOR TENEMENTS [(i) MINUS (ii)]	1994.58
	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HCTARE)	79.31
	TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	17
(E)	PARKING STATEMENT	-
(i)	PARKING REQUIRED BY REGULATIONS FOR -	-
	CAR, SCOOTER/MOTOR CYCLE OUTSIDERS (VISITORS) INCLUDING 50% ADDITIONAL PARKING	45
(ii)	COVERED GARAGE PERMISSIBLE	-
(iii)	COVERED GARAGE PROPOSED CAR	-
(iv)	SCOOTER/MOTOR CYCLE OUTSIDER (VISITORS)	-
(F)	TRANSPORT VEHICLES PARKING	-
(i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	-
	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	-

FORM II			
CONTENTS OF SHEET			
FLOOR PLANS, PROPOSED BLOCK PLAN, CALCULATIONS, LOCATION PLAN			
KAUSHAL ANISH CHOUHAN		Priyank J Bafna	
ARCHITECT'S SIGNATURE		OWNER'S SIGNATURE	
REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA	
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE WAS SURVEYED ON 21/11/2023 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 576.93 SQUARE METRS & F.S.I. CLAIMED ON 576.93 S.M. AND TALLIES WITH THE AREA IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME.	
SIGNATURE OF REGISTERED ARCHITECT	
DESCRIPTION OF PROPOSAL & PROPERTY	
PARKING ARRANGEMENT AND ITS MANUEVERABILITY PLAN FOR PROPOSED REDEVELOPMENT OF "GIRLA BHUVAN" ON PLOT BEARING C.S. NO. 156A/10 AT DR. BABA SAHEB AMBEDKAR ROAD OF DADAR MATUNGIA ESTATE, PLOT NO. 163(B) IN MATUNGIA DIVISION, T/W/ N/ WARD, MUMBAI 400 014.	
DIGITAL SIGN OF APPROVAL OF PLANS	