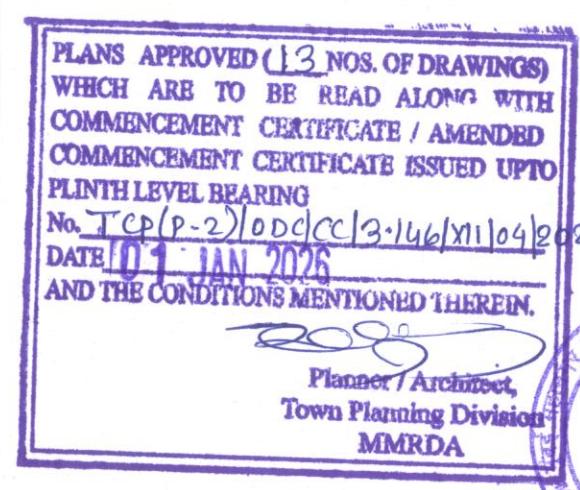
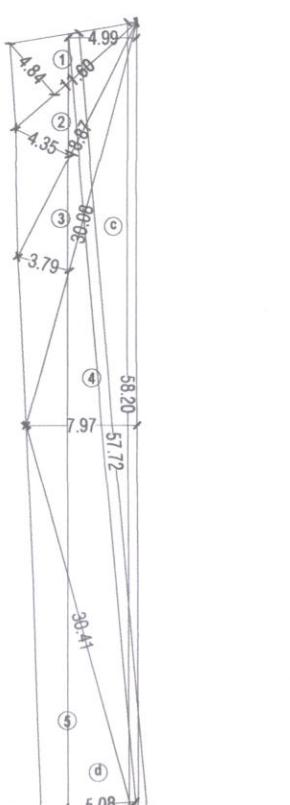
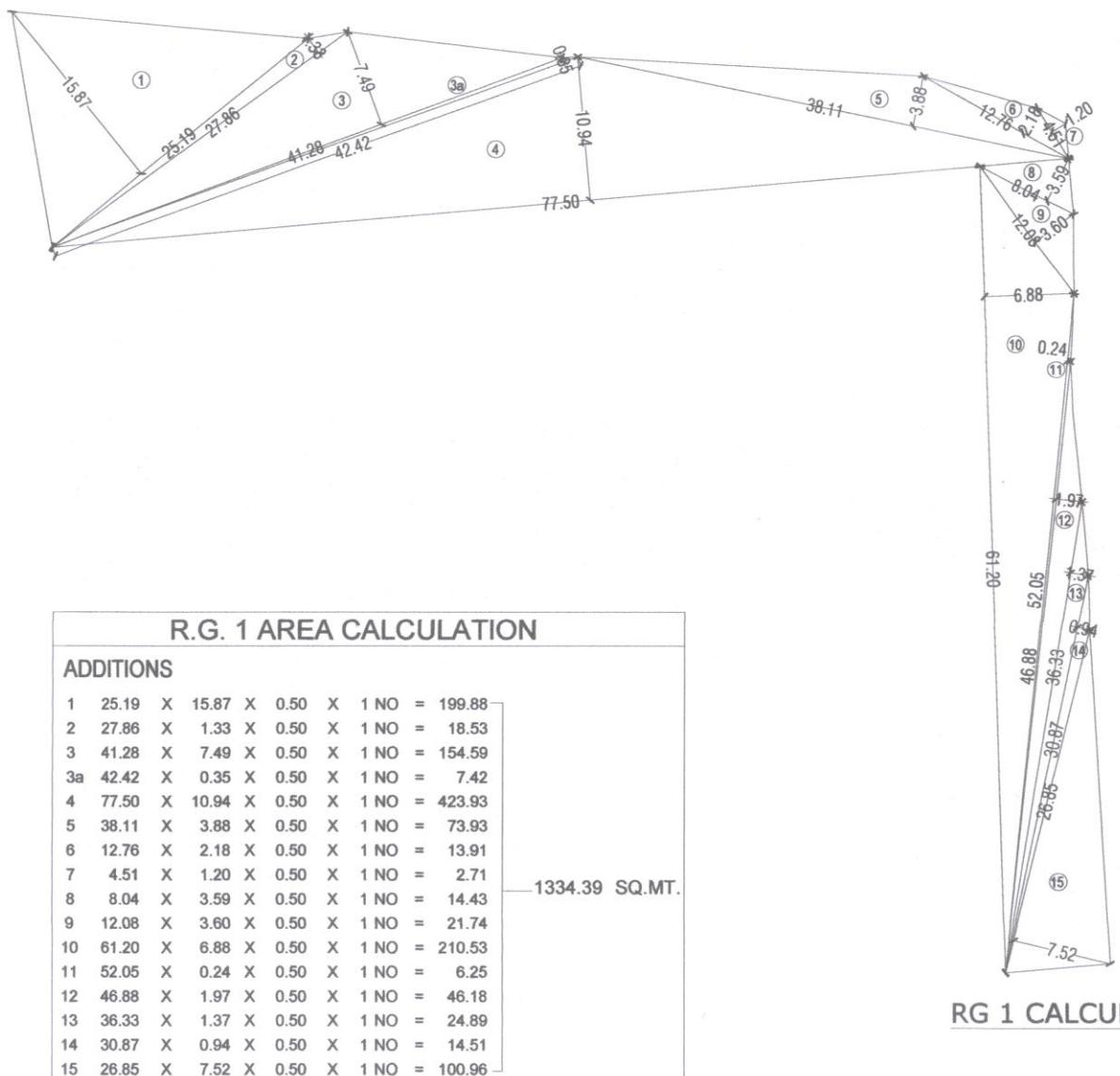


R.G. 3 AREA CALCULATION									
ADDITIONS									
1	10.38	X	2.30	X	0.50	X	1 NO	=	11.94
2	22.18	X	7.91	X	0.50	X	1 NO	=	87.72
3	22.18	X	2.19	X	2/3	X	1 NO	=	32.38
4	31.28	X	10.82	X	0.50	X	1 NO	=	169.22
5	20.72	X	5.34	X	0.50	X	1 NO	=	55.32
356.59 SQ.M.									
TOTAL R.G. 3 AREA CALCULATION							=	356.59 SQ.M.	

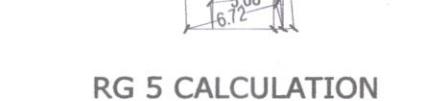
FILE No. :- 1/13
CONTENTS OF SHEET : BLOCK PLAN, LOCATION PLAN AND
R.G. AREA CALCULATION



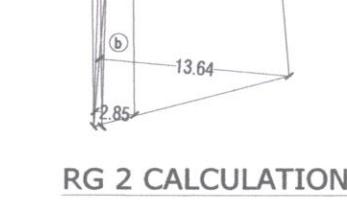
R.G. 4 AREA CALCULATION							
ADDITIONS							
1	16.16	X	5.42	X	0.50	X	1 NO = 43.79
2	16.82	X	6.19	X	0.50	X	1 NO = 52.06
3	16.82	X	1.24	X	2/3	X	1 NO = 13.90
4	33.97	X	6.29	X	0.50	X	1 NO = 106.84
5	33.97	X	6.48	X	0.50	X	1 NO = 110.06
							326.65 SQ.M.
TOTAL R.G. 4 AREA CALCULATION							= 326.65 SQ.MT.



R.G. 5 AREA CALCULATION						
ADDITIONS						
11.60	X	4.84	X	0.50	X	1 NO = 28.07
18.87	X	4.35	X	0.50	X	1 NO = 41.04
30.08	X	3.79	X	0.50	X	1 NO = 57.00
58.20	X	7.97	X	0.50	X	1 NO = 231.93
30.41	X	6.72	X	0.50	X	1 NO = 102.18
TOTAL R.G. 5 AREA CALCULATION						= 460.21 SQ.MT.



TOTAL R.G. 2 AREA CALCULATION = 1466.93 SQ.MT.



R.G.-1

R.G.1 AREA CALCULATION(MOTHER EARTH)

ADDITIONS

1	9.65	X	4.23	X	0.50	X	1	NO	=	20.41
2	11.94	X	1.16	X	0.50	X	1	NO	=	6.93
3	14.73	X	5.27	X	0.50	X	1	NO	=	38.81
4	6.66	X	5.64	X	0.50	X	1	NO	=	18.78
5	12.33	X	4.66	X	0.50	X	1	NO	=	28.73
6	12.33	X	0.28	X	2/3	X	1	NO	=	2.30
7	16.10	X	5.14	X	0.50	X	1	NO	=	41.38
8	21.40	X	3.78	X	0.50	X	1	NO	=	40.45
9	21.40	X	0.45	X	2/3	X	1	NO	=	6.42
10	12.75	X	0.92	X	0.50	X	1	NO	=	5.87
11	19.54	X	9.16	X	0.50	X	1	NO	=	89.49
12	20.43	X	4.79	X	0.50	X	1	NO	=	48.93
13	22.59	X	9.51	X	0.50	X	1	NO	=	107.42
14	22.59	X	1.73	X	2/3	X	1	NO	=	26.05
15	17.71	X	8.28	X	0.50	X	1	NO	=	73.32
16	13.92	X	0.52	X	2/3	X	1	NO	=	4.83
17	17.71	X	5.34	X	0.50	X	1	NO	=	47.29

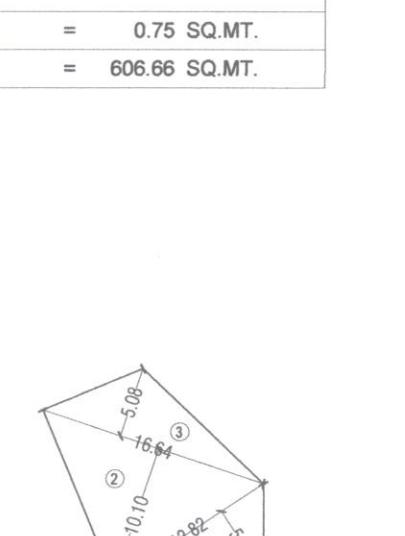
607.41 SQ.MT.

TOTAL (X) = 607.41 SQ.MT.

DEDUCTION

a 7.00 X 0.16 X 2/3 X 1 NO = 0.75

TOTAL (Y) = 0.75 SQ.MT.



R.G.2 AREA CALCULATION (MOTHER EA)									
ADDITIONS									
1	12.82	X	5.46	X	0.50	X	1 NO	=	35.00
2	16.64	X	10.10	X	0.50	X	1 NO	=	84.03
3	16.64	X	5.08	X	0.50	X	1 NO	=	42.27
TOTAL									
								=	161.30



PROFROMA A				
Sr. No.	Particulars	Areas in Sqm		
1	Plot area	45,744.70		
2	Non buildable plot	24.58		
3	Area under 25M wide road	13,275.60		
4	Area under 30M wide road	2,248.50		
5	Total road reservation (3+4)	15,524.10		
6	Area of road kept in abeyance	1934.60 (There is encroachment on 25m wide road, for which decision regarding quantum of compensation is in process. Whenever the quantum is finalized, the applicable BUA would be permitted/loaded)		
7	Total road reservation for FSI calculation (5-6)	13,589.50		
8	Area under Pedestrian Plaza	3,947.45		
9	Total reservation on plot u/r for FSI calculations (7+8)	17,536.95		
10	Net plot area [1- (2+5+8)]	26,248.57		
		Sub-plot A	Sub-plot B	Sub-plot D
11	Zone as per the ODC's Planning Proposals	Res. cum Shopping	Core Comm. (ID)	Core Comm. (ID)
12	Total Permissible FSI	3	4	4
13	Net Plot area	9,011.10	15,585.74	993.03
14	Add road and/or pedestrian plaza for FSI calculation	4,600	12,936.95	0
15	Plot area for FSI calculation (13+14)	13,611.10	28,522.69	993.03
16	Permissible Basic FSI	1.5	1.5	1.5
17	Total basic permissible BUA (15X16)	20,416.65	42,784.04	1,489.55
18	Permissible additional FSI	1.5	2.5	2.5
19	Total permissible additional BUA (15X18)	20,416.65	71,306.73	2,482.58
20	Total permissible BUA (17+19)(Basic + Additional)	40,833.30	1,14,090.76	3,972.12
21	Permissible fungible compensatory area (35% of 20)	14,291.66	39,931.77	1,390.24
22	Total permissible BUA (20+21)	55,124.96	1,54,022.53	5,362.36
23	Permissible Residential BUA of Subplot B	77011.26 (154022.53X50%)		
24	Permissible Commercial BUA 22(4) x 50%	77011.26 (154022.53X50%)		
25	Total permissible Residential BUA on Sub plot B by availing BUA potential of Subplot D	79692.44 [77011.26(Subplot D)+2681.18(Subplot D)] (Basic 22136.80 + Addl BUA 36894.65+ FCA 20661)		
26	Total permissible Commercial BUA on Sub plot B by availing BUA potential of Subplot D	79692.44 [77011.26(Subplot D)+2681.18(Subplot D)] (Basic 22136.80 + Addl BUA 36894.65+ FCA 20661)		
27	Proposed Residential BUA on Subplot B	37943.35 (Basic 22136.80 + Addl BUA 5970+ FCA 9836.56)		
28	Balanced Residential BUA on (25, 27)	41749.09		

FORM - II						
DESCRIPTION OF PROPOSAL AND PROPERTY :						
PROPOSED DEVELOPMENT ON SUBPLOT B BEARING CTS NO. 165 A/1 & 165 C/1 OF VILLAGE GOREGAON (WEST), GOREGAON, MUMBAI, ODC.						
JOB No.	DRG. No.	CHECKED BY	DESIGN BY	DRN. BY	DATE	REV
N	M/s. SATGURU CORPORATE SERVICES PRIVATE LIMITED			VILAS G.		
NORTH	NAME OF OWNER /C.A. TO OWNER			DIGITAL SIGNATURE OF OWNER /C.A. TO OWNER		
PRIYANK ABHAY BHATT	<p>Digitally signed by PRIYANK ABHAY BHATT</p> <p>2.0.2019, on Personal, file#-7186, 2.4.2019-Subdref01000fbef77508fc02d4fead058fface0778e6765b8eeaaea1806f7a, postalCode-400049, st-Maharashtra, serialNumber-2c4cf3d30a309427cb76404bab3dc2503b7998330109, name-PRIYANK ABHAY BHATT, Date: 2025.12.31 18:35:07 +05'30'</p>	<p>Ajeet Singh</p> <p>Digitally signed by Ajeet Singh Date: 2026.01.02 10:16:37 +05'30'</p>	<p>PRIYANK BHATT A R C H I T E C T</p> <p>202/A - Shiv Prisha CHSL, Juction of Gulmohar Road & Juhu Lane, JVPD Scheme, Vile Parle (West), Mumbai - 400049 ✉ :- pb010416@gmail.com 📞 :- 022 - 26255400</p>			
DIGITAL SIGNATURE OF ARCHITECT			NAME, ADDRESS OF ARCHITECT			
STAMP OF RECEIPT OF PLAN			STAMP OF APPROVAL OF PLAN			