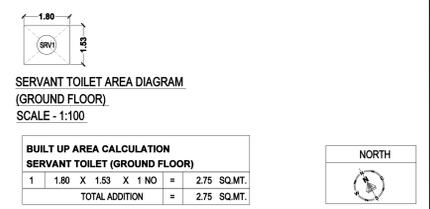
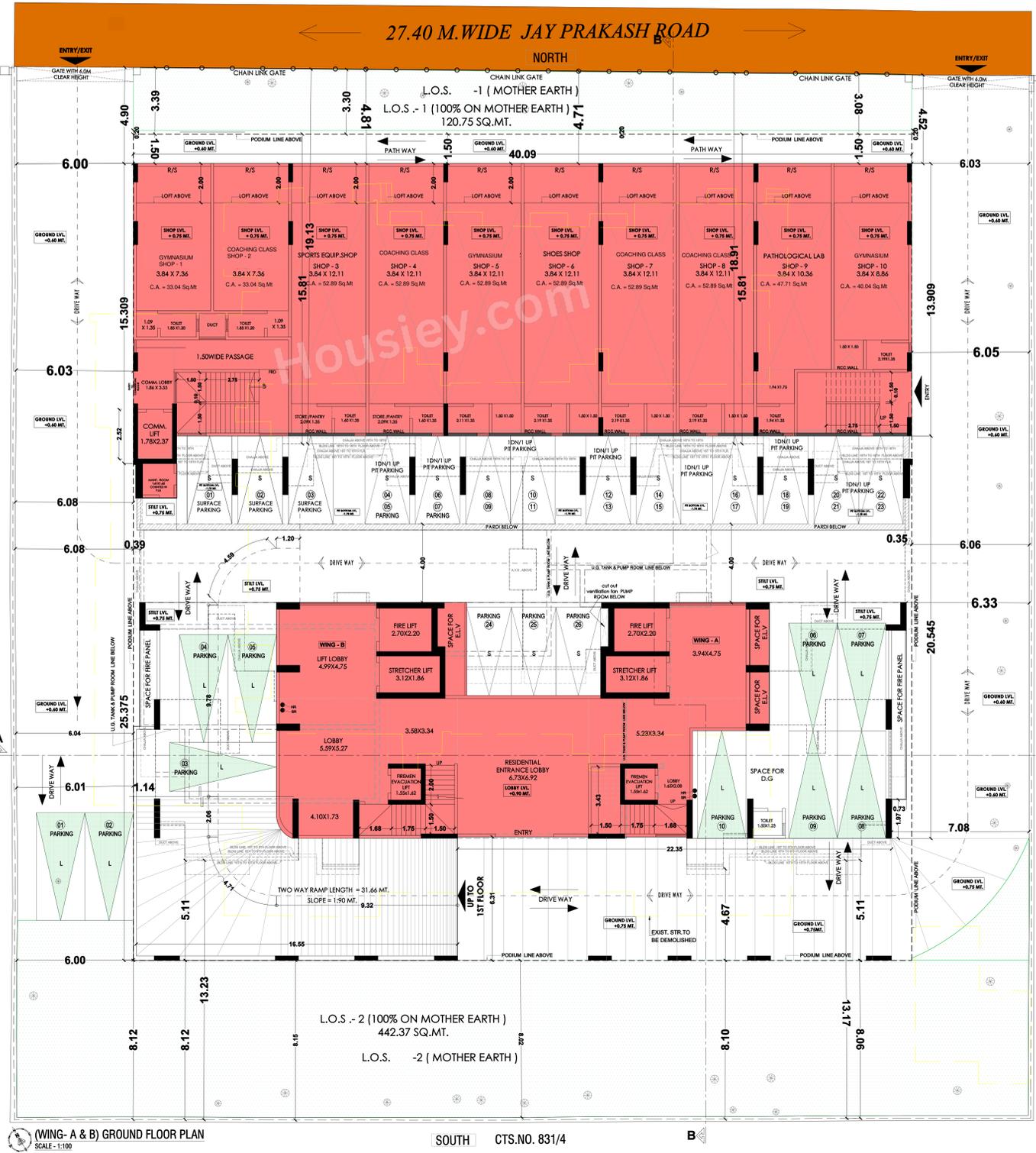
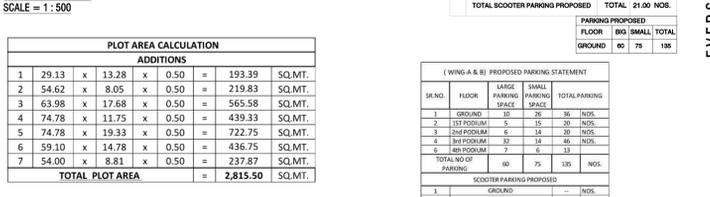
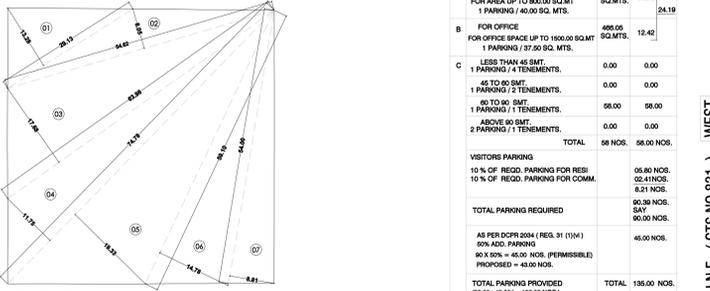
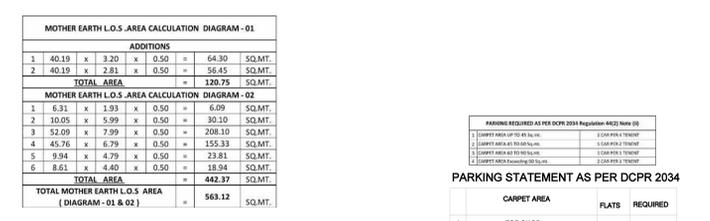
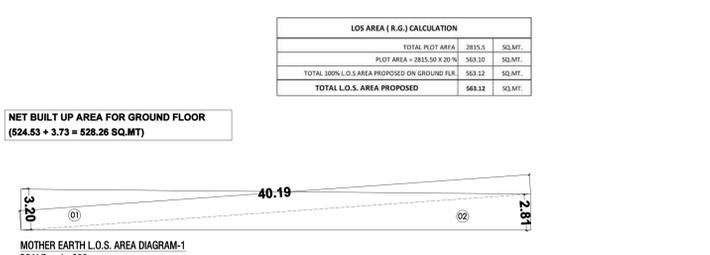


SUMMARY ( COMMERCIAL )										WING - A & B									
SR.NO	FLOOR	NET B.U.A. AREA	ADD. 30% F.C.F.A. AREA	GROSS BUILT AREA	STAIRCASE AREA	STAIRCASE ENTRANCE LOBBY AREA	WING - A & B TOTAL GROSS B.U.A.	METER ROOM (COUNT IN FS)	METER ROOM (AREA OF FS)	SOCKET OFFICE (AREA OF FS)	REFUSE AREA (AREA OF FS)	REFUSE AREA (AREA OF FS)	FITNESS CENTER 1 (AREA OF FS)	FITNESS CENTER 2 (AREA OF FS)	U.G. TANK & PUMP ROOM (AREA OF FS)	EXCESS B.U.A.	SQ.MT.		
1	PART BASEMENT	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
2	GROUND FLOOR (SHOP & PODIUM PARKING)	438.11	146.34	584.45	0	0	---	---	---	---	---	---	---	---	---	---	---	---	
3	1ST FLOOR (SHOP & PODIUM PARKING)	453.21	153.92	607.13	0	0	---	---	---	---	---	---	---	---	---	---	---	---	
4	2ND FLOOR (PART TERRACE & METER ROOM AREA)	9.22	3.23	12.45	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
<b>TOTAL COMMERCIAL B.U.A. = 900.54 SQ.MT.</b>																			
5	3RD FLOOR (PART TERRACE & METER ROOM AREA)	6.05	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
6	4TH FLOOR (PART TERRACE & METER ROOM AREA)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
<b>TOTAL COMMERCIAL B.U.A. = 906.59 SQ.MT.</b>																			

SUMMARY ( RESIDENTIAL )																	
WING - A					WING - B					WING - A & B TOTAL GROSS B.U.A.							
SR.NO	FLOOR	NET B.U.A. AREA	ADD. 30% F.C.F.A. AREA	GROSS BUILT AREA	STAIRCASE AREA	SR.NO	FLOOR	NET B.U.A. AREA	ADD. 30% F.C.F.A. AREA	GROSS BUILT AREA	STAIRCASE AREA	WING - A & B TOTAL GROSS B.U.A.	WING - A & B TOTAL GROSS B.U.A.	WING - A & B TOTAL GROSS B.U.A.	WING - A & B TOTAL GROSS B.U.A.	WING - A & B TOTAL GROSS B.U.A.	WING - A & B TOTAL GROSS B.U.A.
1	1ST FLOOR	176.59	61.56	238.15	5.80	1	1ST FLOOR	176.79	61.56	238.35	5.80	476.17	---	---	---	---	---
2	2ND FLOOR	176.79	61.56	238.35	5.80	2	2ND FLOOR	176.79	61.56	238.35	5.80	476.17	---	---	---	---	---
3	3RD FLOOR	176.79	61.56	238.35	5.80	3	3RD FLOOR	176.79	61.56	238.35	5.80	476.17	---	---	---	---	---
4	4TH FLOOR (REFUSE)	134.36	45.53	179.89	5.20	4	4TH FLOOR (REFUSE)	134.36	45.53	179.89	5.20	318.78	---	---	---	---	---
5	5TH FLOOR	176.79	61.56	238.35	5.80	5	5TH FLOOR	176.79	61.56	238.35	5.80	476.17	---	---	---	---	---
6	6TH FLOOR	176.79	61.56	238.35	5.80	6	6TH FLOOR	176.79	61.56	238.35	5.80	476.17	---	---	---	---	---
7	7TH FLOOR	176.79	61.56	238.35	5.80	7	7TH FLOOR	176.79	61.56	238.35	5.80	476.17	---	---	---	---	---
8	8TH FLOOR	176.79	61.56	238.35	5.80	8	8TH FLOOR	176.79	61.56	238.35	5.80	476.17	---	---	---	---	---
9	9TH FLOOR	176.79	61.56	238.35	5.80	9	9TH FLOOR	176.79	61.56	238.35	5.80	476.17	---	---	---	---	---
10	10TH FLOOR	176.79	61.56	238.35	5.80	10	10TH FLOOR	176.79	61.56	238.35	5.80	476.17	---	---	---	---	---
11	11TH FLOOR (REFUSE)	134.36	45.53	179.89	5.20	11	11TH FLOOR (REFUSE)	134.36	45.53	179.89	5.20	318.78	---	---	---	---	---
12	12TH FLOOR	176.79	61.56	238.35	5.80	12	12TH FLOOR	176.79	61.56	238.35	5.80	476.17	---	---	---	---	---
13	13TH FLOOR	176.79	61.56	238.35	5.80	13	13TH FLOOR	176.79	61.56	238.35	5.80	476.17	---	---	---	---	---
14	14TH FLOOR	176.79	61.56	238.35	5.80	14	14TH FLOOR	176.79	61.56	238.35	5.80	476.17	---	---	---	---	---
15	15TH FLOOR	176.79	61.56	238.35	5.80	15	15TH FLOOR	176.79	61.56	238.35	5.80	476.17	---	---	---	---	---
<b>TOTAL B.U.A. RESIDENTIAL = 3880.00 SQ.MT.</b>																	
<b>TOTAL B.U.A. COMMERCIAL + RESIDENTIAL (WING A &amp; B) = 4766.59 SQ.MT.</b>																	



**CONTENTS OF THE SHEET**

STILT FLOOR PLAN, LOCATION PLAN, BLOCK PLAN, MOTHER EARTH L.O.S. AREA DIAGRAM SUMMARY, APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER U/N.O. P-16328/2023/(831/1)KW WARD/AMBIWALI DATED - 20/10/2023

SANTOSH GOPAL MANDAVKAR, RAJESH KALPANATH YADAV, RAJENDRA HILAL PAGAR

S.E.(B.P.) K/E-N, A.E.(B.P.) KW N, E.E.(B.P.) KW Ward

**CERTIFICATE OF AREA**

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS 2815.50 SQ.MTS. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS

HANSRAJ RAGHURAJ VISHWAKARMA, VISHWAKARMA ARMA

PROFORMA-A AREA STATEMENT	AREA IN SQ.MT.
1 GROSS AREA OF PLOT	2815.50
2 DEDUCTIONS FOR:	---
3 TOTAL DEDUCTIONS: 2(A)+2(B)+2(C)	---
4 BALANCE AREA OF PLOT (1 - 3)	2815.50
5 PLOT AREA UNDER DEVELOPMENT	2815.50
6 ZONAL (BASIC) FSI (1 OR 1.33)	1.00
7 PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6)	2815.50
8 BUILT UP AREA DUE TO ADDITIONAL FSI (As per 2 of Regulation 30A)	---
9 BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER	---
10 BUILT UP AREA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO. 12 OF REGULATION NO. 30(A)	1407.75
11 BUILT UP AREA DUE TO ADDITIONAL "FSI" AS PER TABLE NO. 12 OF REGULATION NO. 30(A) SUBJECT TO REGULATION NO. 30(A)3	---
12 INCENTIVE F.S.I. AS PER REG. 33(7)(B)-15% OF EXISTING B.U.A. OR 10 SQ.MT. PER TENEMENT (48X10= 480.00 SQ.MT.)	480.00
13 BUILT UP AREA DUE TO ADDITIONAL "FSI" AS PER TABLE NO. 12 OF REGULATION NO. 30(A) SUBJECT TO REGULATION NO. 30(A)3 (S.U.M. TDR)	0.00
14 EXISTING BUILT UP AREA (HOD DATED 14.04.1972 & OCC 07.04.1977)	2399.16
15 NET B.U.A. AREA PROPOSED	2267.00
16 TDR GENERATED IF ANY AS PER REGULATION 30(A)	---
17 FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO. 31(1)	---
18 Total Built up area permissible including fungible premium (RES)	754.07
19 Fungible Compensatory area for rehab component without charging premium (RES)	754.07
20 Fungible Compensatory area for rehab component without charging premium (COMM)	---
21 Fungible Compensatory area for rehab component without charging premium (COMM)	307.49
22 Fungible Compensatory area available on payment of premium (COMM)	307.49
23 Fungible Compensatory area available on payment of premium (RES)	565.16
24 Fungible Compensatory area available on payment of premium (RES)	565.16
25 Total Built up area permissible including fungible premium (RES)	6349.39
26 TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (13+15+21)	6292.98
27 FSI CONSUMED ON NET PLOT [13/4]	1.66
(A) RESERVATION/DESIGNATION	---
(B) Name of Reservation	---
(C) Area of Reservation affecting the plot	---
(D) Area of Reservation to be handed/over as per Regulation No.17	---
(E) Built up area of Amenity to be handed over as per Regulation No.17	---
(F) (Area) Built up Area of Designation	---
(G) RESERVATION/DESIGNATION	---
(H) 14(A)	---
(I) 14(B)	---
(J) 15	---
(K) Requirement of Recreational Open Space in Layout /Plot as per Regulation No.27	---
(L) Tenement Statement	---
(M) Proposed Built up Area (13 Above)	6292.98
(N) Less deduction of Non-residential area (Shop etc)	1186.03
(O) Area available for tenements [(1) minus (N)]	5106.95
(P) Tenement Statement (Density of tenement/hectare =450/10000 X5113.29	229.80
(Q) Total No of Tenement Proposed on the plot	58.00
(R) Parking Statement	---
(S) Parking Required by regulation for-	135.00
(T) Car Proposed	135.00
(U) Scooter/Motor-cycle	21.00
(V) Outsider (Visitor)	---
(W) Covered garage permissible	---
(X) Covered garage proposed	---
(Y) Car	---
(Z) Scooter/Motor-cycle	---
(AA) Outsider (Visitor)	---

**DESCRIPTION OF PROPOSAL & PROPERTY**

PROPOSED REDEVELOPMENT SCHEME OF THE EXISTING BUILDING KNOWN AS "GITA PRAKSH CO-OP.HSG. SOCIETY" ON PLOT BEARING CTS. NO. 831/1, OF VILLAGE AMBIVALI, FOUR BUNGLOWS, J.P. ROAD ANDHERI (W) , MUMBAI-400 053.

**SIGNATURE OF ARCHITECT**

HANSRAJ RAGHURAJ VISHWAKARMA, VISHWAKARMA ARMA

**NAME OF OWNER**

SHRI. MAHESH L. VERAT PARTNER OF M/S. GURURUPA REALCON INFRABUILD LLP. C-106,VASHI PLAZA,SECTOR-17,VASHI,NAVI MUMBAI-400703

**SIGNATURE OF OWNER**

Mahesh Lira

**CHECKED BY** HANSRAJ

**SCALE** 1:100

**DATE** 13.09.2023

**INGENIOUS ARCHITECTS**

ARCHITECTURE | PLANNING | INTERIORS  
G/1, Road No. 5, 6th Cross, Indira Nagar, Post: 560025, Bangalore  
email: arch Ingenious@gmail.com | web: ingeniousarchitects.co.in