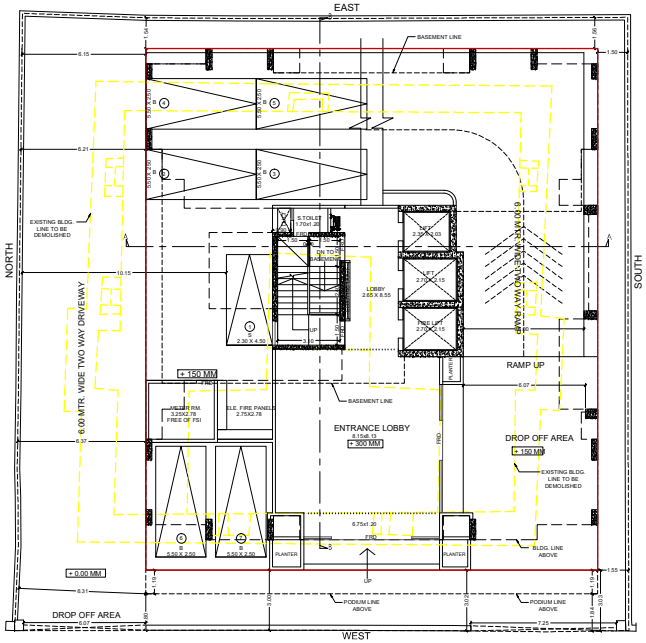
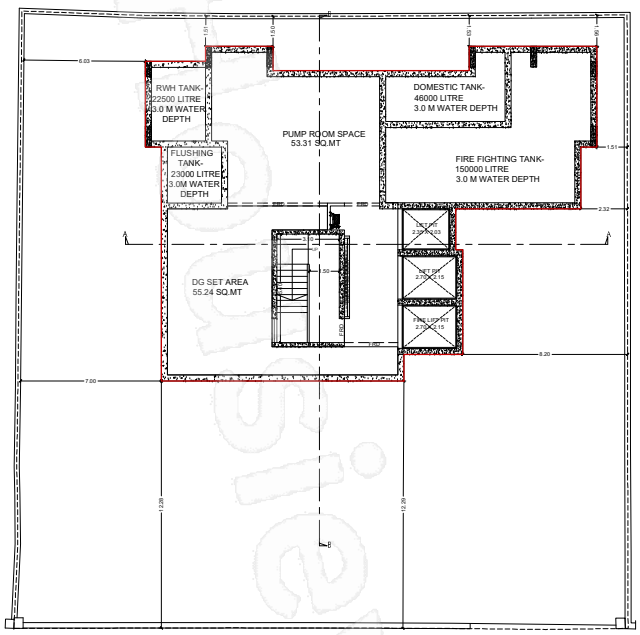


01 GROUND FLOOR PLAN
SCALE 1:100

GROUND FLOOR	
BIG CAR PARKING	06 NOS
SMALL CAR PARKING	01 NOS
TOTAL NO CAR PARKING	07 NOS



01 BASEMENT FLOOR PLAN
SCALE 1:100

STAIRCASE AND LIFT FOR PREMIUM FORM BASEMENT FLOOR TO 20TH FLOOR	
SUMMARY OF STAIRCASE + LIFT OF BUILDING	
PROPOSED GROUND FLOOR	000.00
PROPOSED 1ST PODIUM FLOOR	000.00
PROPOSED 2ND PODIUM FLOOR	000.00
PROPOSED 3RD PODIUM FLOOR	000.00
PROPOSED 4TH PODIUM FLOOR	000.00
PROPOSED 5TH PODIUM FLOOR	000.00
PROPOSED 6TH PODIUM FLOOR	000.00
PROPOSED 7TH FLOOR	65.31
PROPOSED 8TH FLOOR	65.31
PROPOSED 9TH FLOOR	65.31
PROPOSED 10TH FLOOR	65.31
PROPOSED 11TH FLOOR	65.22
PROPOSED 12TH FLOOR	65.22
PROPOSED 13TH FLOOR	65.22
PROPOSED 14TH FLOOR	65.22
PROPOSED 15TH FLOOR	65.22
PROPOSED 16TH FLOOR	67.07
PROPOSED 17TH FLOOR	67.07
PROPOSED 18TH FLOOR	65.22
PROPOSED 19TH FLOOR	65.22
PROPOSED 20TH FLOOR	65.22
TOTAL AREA PROPOSED	917.14

SUMMARY OF BUILT - UP AREA BASEMENT FLOOR TO 20TH FLOOR		
FLOORS	BUILT UP AREA PROPOSED (SQ.MT)	FLATS
PROPOSED BASEMENT FLOOR	000.00	00
PROPOSED GROUND FLOOR	000.00	00
PROPOSED 1ST PODIUM FLOOR	000.00	00
PROPOSED 2ND PODIUM FLOOR	000.00	00
PROPOSED 3RD PODIUM FLOOR	000.00	00
PROPOSED 4TH PODIUM FLOOR	000.00	00
PROPOSED 5TH PODIUM FLOOR	000.00	00
PROPOSED 6TH PODIUM FLOOR	000.00	00
PROPOSED 7TH FLOOR	304.83	05
PROPOSED 8TH FLOOR (206.24+3.55)	209.79	03
PROPOSED 9TH FLOOR	318.93	05
PROPOSED 10TH FLOOR	318.93	05
PROPOSED 11TH FLOOR	365.43	04
PROPOSED 12TH FLOOR	365.43	05
PROPOSED 13TH FLOOR	365.43	05
PROPOSED 14TH FLOOR	374.00	04
PROPOSED 15TH FLOOR	374.00	05
PROPOSED 16TH FLOOR	372.15	07
PROPOSED 17TH FLOOR	372.15	07
PROPOSED 18TH FLOOR	374.00	04
PROPOSED 19TH FLOOR	374.00	05
PROPOSED 20TH FLOOR	374.00	05
TOTAL BUILT UP AREA PROPOSED	4863.07	69

TOTAL BUA WITH FUNGIBLE PERMISSIBLE	4919.01
DEFICIT	34.74
PERMISSIBLE B.U.AREA	4884.27
TOTAL PROPOSED AREA	4863.07
BALANCE B.U.AREA	21.20

TABLE-II		
DETAILS OF FUNGIBLE B.U.A. FOR REHAB/SALE & PREMIUM CALCULATIONS		
Sr. No.	DESCRIPTION	RESIDENTIAL
1.	Permissible B.U.A.(Sr.No.14 of Proforma-A	3643.71
2.	Permissible fungible B.U.A. (1X0.35)	1275.30
3.	Total Permissible B.U.A. (1+2)	4919.01
4.	Total Proposed B.U.A. Including Fungible	4863.07
5.	Permissible Fungible B.U.A. For Rehab, Estate Column No.15 Table -J + PAP	525.75+187.35 713.10
6.	Fungible B.U.A. utilized For Rehab, Estate (Column No.19-14-20)(Table -J) + PAP	493.32+185.04 678.36
7.	Permissible fungible B.U.A. for Sale (2-5)	562.20
8.	Fungible B.U.A. used For Sale (4-1-6)	541.00
9.	Ready Reckner Rate for the year 2021	
10.	% of Ready Reckner Rate	
11.	Premium amount to be recovered. (Additional 50%)	
12.	Payment receipt No.& Date	

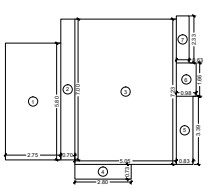
PARKING STATEMENT (REHAB & SALE)			
REHAB PARKING IS AS PER MCHA & SALE AS PER REGL DCPR 2034 As per DC Regl 38 TABLE 21, 38 NO.1			
SI.NO	DESCRIPTION	NO.S	PARKING REQUIRED
1	CARPET AREA UPTO 40.00 SQ.MT	26/8	4.00 NOS
2	CARPET AREA UP TO 60.00 SQ.MT	07/0	3.50 NOS
3	CARPET AREA UP TO 90.00 SQ.MT	32/1	32.00 NOS
4	CARPET AREA MORE THAN 90.00 SQ.MT	09/0.5	12.00 NOS
5	TOTAL	68 NOS	53.50 NOS
6	ADD 10 % MINI VISITOR PARKING		5.35 NOS
7	TOTAL PARKING REQUIRED		58.85 NOS
8	20 % EXTRA (20% PROVIDED)		11.77 NOS
9	TOTAL REQUIRED (11+12)		70.62 NOS
10	TOTAL PROVIDED		70.00 NOS

PARKING TABLE			
FLOOR	BIG CAR	SMALL CAR	TOTAL
GROUND	06	01	07
1ST PODIUM	06	02	08
2ND PODIUM	06	02	08
3RD PODIUM	06	02	08
4TH PODIUM	06	02	08
5TH PODIUM	06	02	08
6TH PODIUM	19	04	23
TOTAL	55	15	70

33(12) Table - DCPR 2034		
Sr.No.	Description	33(12) Ex.Lim
A	Amount of Tenement (TP)	102.00
	Total Floor area (sq.m)	
B	Residential area (sq.m - 50%)	
	Amount of commercial (sq.m)	362.00
C	Amount of tenement demolished	0
	Amount of commercial demolished	0
D	Total area of hutment	105.00
E	Amount of area of TDR generation	0.00
F	Total area of Fungible area (sq.m)	362.00
G	Total area	467.00

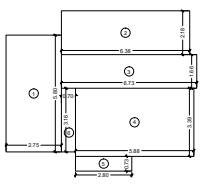
SOCIETY OFFICE @ 6TH PODIUM FLOOR FREE OF FSI						
1	1.20	X	2.45	X	1 NO	= 2.94 SQ.MT.
2	4.55	X	3.65	X	1 NO	= 16.61 SQ.MT.
3	0.15	X	0.75	X	1 NO	= 0.11 SQ.MT.
4	1.00	X	0.15	X	1 NO	= 0.15 SQ.MT.
TOTAL ADDITION						= 19.82 SQ.MT. X

METER ROOM @ GROUND FLOOR						
METER ROOM AREA CALCULATION AS PER DCPR 2034(NEW)						
GROUND FLOOR FREE OF F.S.I.						
M/T	3.55	X	3.08	X	1 NO	= 10.93 SQ.MT.
TOTAL						= 10.93 SQ.MT. X
ROAD WIDTH 18 MTR REMARKS (10 % OF PLOT AREA 1500M) TOTAL OF STAIRS + ELEV + LIB						= 13.80 SQ.MT. T



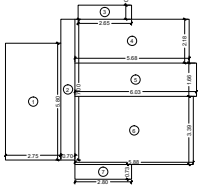
STAIRCASE,LIFT & LIFT LOBBY AREA DIAGRAM 7TH TO 10TH FLOOR
SCALE 1:100

STAIRCASE,LIFT & LIFT LOBBY AREA CALCULATION							
7TH TO 10TH FLOOR							
1	2.75	X	5.80	X	1 NO	=	15.95 SQ.MT.
2	0.70	X	7.00	X	1 NO	=	4.90 SQ.MT.
3	5.05	X	7.23	X	1 NO	=	36.51 SQ.MT.
4	2.80	X	0.73	X	1 NO	=	2.04 SQ.MT.
5	0.83	X	3.39	X	1 NO	=	2.81 SQ.MT.
6	0.98	X	1.66	X	1 NO	=	1.63 SQ.MT.
7	0.63	X	2.33	X	1 NO	=	1.47 SQ.MT.
TOTAL ADDITION						=	65.31 SQ.MT. X



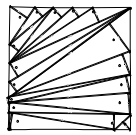
STAIRCASE,LIFT & LIFT LOBBY AREA DIAGRAM 11TH TO 15TH,18TH TO 20TH FLOOR
SCALE 1:100

STAIRCASE,LIFT & LIFT LOBBY AREA CALCULATION							
11TH TO 15TH, 18TH TO 20TH FLOOR							
1	2.75	X	5.80	X	1 NO	=	15.95 SQ.MT.
2	6.38	X	2.18	X	1 NO	=	13.91 SQ.MT.
3	6.73	X	1.66	X	1 NO	=	11.17 SQ.MT.
4	5.88	X	3.39	X	1 NO	=	19.93 SQ.MT.
5	2.80	X	0.73	X	1 NO	=	2.04 SQ.MT.
6	0.70	X	3.18	X	1 NO	=	2.21 SQ.MT.
TOTAL ADDITION						=	65.22 SQ.MT. X



STAIRCASE,LIFT & LIFT LOBBY AREA DIAGRAM 16TH & 17TH FLOOR
SCALE 1:100

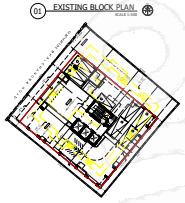
STAIRCASE,LIFT & LIFT LOBBY AREA CALCULATION							
16TH & 17TH FLOOR							
1	2.75	X	5.80	X	1 NO	=	15.95 SQ.MT.
2	0.70	X	7.00	X	1 NO	=	4.90 SQ.MT.
3	2.65	X	0.70	X	1 NO	=	1.86 SQ.MT.
4	5.68	X	2.18	X	1 NO	=	12.38 SQ.MT.
5	6.03	X	1.66	X	1 NO	=	10.01 SQ.MT.
6	5.88	X	3.39	X	1 NO	=	19.93 SQ.MT.
7	2.80	X	0.73	X	1 NO	=	2.04 SQ.MT.
TOTAL ADDITION						=	67.07 SQ.MT. X



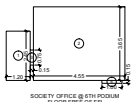
01 PLOT AREA DIAGRAM
SCALE 1:100

PLOT AREA CALCULATION							
1	1/2	X	11.08	X	5.19	X 1 NO	= 28.75 SQ.MT.
2	1/2	X	14.12	X	2.97	X 1 NO	= 20.97 SQ.MT.
3	1/2	X	17.53	X	2.83	X 1 NO	= 24.80 SQ.MT.
4	1/2	X	20.88	X	3.21	X 1 NO	= 33.51 SQ.MT.
5	1/2	X	24.88	X	2.76	X 1 NO	= 34.33 SQ.MT.
6	1/2	X	33.28	X	3.93	X 1 NO	= 65.36 SQ.MT.
7	1/2	X	35.52	X	4.01	X 1 NO	= 71.22 SQ.MT.
8	1/2	X	37.75	X	3.09	X 1 NO	= 58.32 SQ.MT.
9	1/2	X	37.75	X	8.85	X 1 NO	= 167.04 SQ.MT.
10	1/2	X	32.45	X	5.42	X 1 NO	= 87.94 SQ.MT.
11	1/2	X	30.89	X	1.33	X 1 NO	= 20.54 SQ.MT.
12	1/2	X	31.14	X	4.50	X 1 NO	= 70.07 SQ.MT.
13	1/2	X	30.43	X	5.36	X 1 NO	= 81.55 SQ.MT.
14	1/2	X	30.50	X	2.47	X 1 NO	= 37.67 SQ.MT.
15	1/2	X	30.34	X	3.84	X 1 NO	= 58.25 SQ.MT.
16	1/2	X	5.55	X	2.73	X 1 NO	= 7.58 SQ.MT.
17	1/2	X	26.61	X	4.10	X 1 NO	= 54.55 SQ.MT.
18	1/2	X	4.21	X	0.45	X 1 NO	= 0.95 SQ.MT.
TOTAL ADDITION							= 923.40 SQ.MT. X

01 EXISTING BLOCK PLAN
SCALE 1:500

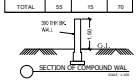


01 PROPOSED BLOCK PLAN
SCALE 1:500

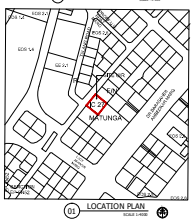


SOCIETY OFFICE @ 6TH PODIUM FLOOR FREE OF FSI

METER ROOM @ GROUND FLOOR



SECTION OF COMPOUND WAL



01 LOCATION PLAN
SCALE 1:500

FILE NO. :-P4613(0001)(1861013)FINORTH-MATUNGA | SHEET NO :- 1/7

DIGITAL SIGN FOR IOD APPROVAL OF PLANS

SUB. - ENG. (R.P.)(I)(T)'	ASST. - ENG. (R.P.)(I)(T)'	EXE. - ENG. (R.P.)(I)(T)'
Pramod Dilipra o Bhosale	Suraj Prakash Gupta	Dinesh Shivra m Naik

PROFORMA - A			
File No	1993/(2020/(1)/(2)/(7)/FMR/(N)/(A)/NGA		
Sr. No.	PROFORMA A - DESCRIPTION	AS PER DCPR 2017	AS PER DCPR 2034 (NEW)	TOTAL
A				
1	AREA OF PLOT	923.00	923.00	923.00
2	DEDUCTION			
	a) road set back	0.00	0.00	0.00
	b) any other reservation			
	c) amenity as per DCPR 14 - 2034			
3	BALANCE AREA OF PLOT	923.00	0.00	923.00
	DEDUCT FOR OPEN SPACE FOR EXISTING PHYSICAL LEBL			
4	i) road set back (NOC)	0.00		0.00
5	ADD ON FUTURE AVAILABLE AT ENDSCAPE ON GROUND FLOOR	0.00		0.00
	a) road set back			
	b) any other reservation			
	c) amenity as per DCPR 14 - 2034			
6	TOTAL AREA OF PLOT FOR FSI CALCULATION FOR LEBS			
	a) COMPONENT AS DEBIT (FLOT NOA DEVIEW)	923.00	923.00	923.00
7	PERMISSIBLE FSI (SEE TABLE 21 DCPR 2034 REGULATION) AND for FSI 2.5 (2.5 minus FSI 1.0 of plot)	1.00 & 0.5		1 for civic and 0.5 (base FSI for hutment)
8	TOTAL PERMISSIBLE FSI AS PER 33(12) AND 33(9) AS PER REGULATION 33 (9) AND 33(12) - NOTE - 33(9) is on Mixed residential (50:50) & commercial - 1.5 FSI is permissible on 50% residential & 50% commercial - 1.5 x 0.5 = 0.75 and 0.75 x 1.5 = 1.125 and 1.125 x 50% = 0.56 and 0.56 + 1 = 1.56 and 1.56 x 50% = 0.78 and 0.78 + 1 = 1.78	1.00	1.00 (max permissible FSI is 1.00 , (required only 1.0 is required + 0.5 FSI is given + 50% incentive = 1.5 FSI is given + 50% incentive = 2.25 FSI)	4
9	TOTAL PERMISSIBLE BUA (7 X 8)	923.00	923.00	
	PERMISSIBLE BUA UNDER 33(9) AND 33(12) AS PER REGULATION 33(9) AND 33(12)			
10	a) total fsi (7 X 8)	923.00	923.00	1846.00
	ADD FSI PERMISSIBLE UNDER 33(9) , 33(12) & 37(1)			
	i) other government FSI as per 33 (7)	0.00	0.00	
	ii) other TDR permissible - (Annexure of 33 (8)	0.00	0.00	
	iii) Premium FSI payable on net basis - (50% of area as per DCPR 2034 - 33(5)	0.00	0.00	
	iv) Premium FSI payable - (Excess over plot area (iii) - (ii))	0.00	0.00	
	v) Total	0.00		
11	DEDUCT EXISTING BUILT UP AREA - REMARKS	0.00	0.00	
12	TOTAL BUILT UP AREA (10 + 11)	923.00	923.00	1846.00
	a) Permissible residential BUA	923.00	923.00	1846.00
	b) Proposed residential BUA		0.00	0
	c) Total	923.00	923.00	1846.00
13	PROPOSED BUA (10 + 12)			
	a) Proposed residential BUA	923.00	923.00	1846.00
	b) Proposed commercial BUA	0.00	0.00	0
	c) Total	923.00	923.00	1846.00
14	DETAIL OF EXISTING AREA REGULATION - DCPR 2034	Type 33(9)	Type 33(9) (on 50:50 ratio)	TOTAL
		RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL
15	a) Permissible built up area (Area)	461.50	461.50	461.50	461.50	923.00	923.00
	b) Permissible FSI	0.50	0.50	0.50	0.50	1.00	1.00
16	TOTAL BUA REQUIRED TO BE BUILT (Proposed)	461.50	461.50	461.50	461.50	923.00	923.00
17	a) Total	923.00	923.00	923.00	923.00	1846.00	1846.00
	b) Balance	0.00	0.00	0.00	0.00	0.00	0.00
18	TOTAL BUA REQUIRED TO BE BUILT (Proposed) after deducting deficit fsi value	1846.00					
19	BALANCE						21.20
A	REMUNERATIVE SCHEME						
	1. TENEMENT PROPOSED						
	2. TENEMENT PROVIDED						
	3. TENEMENT DEFICIT						
	a. TOTAL INCOME TENEMENTS (EXISTING - PROPOSED)						
B	FUNDING STATEMENT						
	1. Net long required						
	2. 10% additional long 33(3)(a)(iii)						
	3. 20% in lieu Parking						
	4. Total Parking Permissible						
	a) Parking provided in basement						
	b) Additional income (Parking equipment)						
	c) Total Parking provided						
	d) Excess parking provided						
C	FINANCIAL INCOME FUNDING						
	1. Income for Tenement sale (regulated sales equation)						
	2. Income for Transport vehicle Register sales equation						
D		AS PER STATEMENT					

NOTE :-

BOUNDARY OF THE PLOT BOUNDED BLACK
PROPOSED WORK SHOWN PINK.
'B' DENOTES BALCONY
AREA UNDER SET BACK SHOWN IN YELLOW.
STRUCTURES TO BE DEMOLISHED SHOWN IN DOTTED YELLOW
RECREATION SHOWN IN GREEN
AREA UNDER PROPOSED ROAD SHOWN IN BROWN
DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS
DRAINAGE SHOWN IN YELLOW LINES.

PERFORMA - B

CONTENT OF SHEET

PROFORMA A, -GROUND FLOOR, BASEMENT FLOOR, STAIRCASE,LIFT, & LOBBY AREA DIAGRAM & CALCULATION,BLOCK & LOCATION PLAN, BUA SUMMERY,STAIRCASE, LIFT, LOBBY AREA SUMMERY, PLOT AREA DIAGRAM & CALCULATION, PARKING AREA STATEMENT & CALCULATION,SOCIETY & METER ROOM AREA DIAGRAM & CALCULATION.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT ON PLOT BEARING C.S.No.185/10 OF MATUNGA DIVISION, PLOT NO 215 OF DADAR MATUNGA ESTATE, FN WARD, SITUATED AT BHALCHANDRA ROAD, MUMBAI 400019 BUILDING KNOWN AS "LAMBA BUILDING".

NAME OF OWNER	SIGNATURE
M/S OM SAI GANESH BUILDERS & DEVELOPERS PVT. LTD.	ANIL NAGRAJ MUTHA Digitally signed by ANIL NAGRAJ MUTHA Date: 2022.12.16 17:51:24 +05'30'
NAME, ADDRESS OF ARCHITECT	**SIGNATURE**
M.D.CHANGANI OF B.N.SHAH & ASSOCIATES 316, WADALA UDYOG BHAVAN, NAIGAON CROSS RD, WADALA(E), MUMBAI 400031 +9122 24144465 info@studioc.in	Milind D. Changani

JOB NO.	DWG.NO	SCALE	DATE	DRAWN BY	CHKD BY
0000	0000	1:100	19-05-2022	MUKESH	AR.MILIND

CERTIFICATE OF AREA

NORTH

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS GOT SURVEYED BY ME ON AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF O W N E R S H I P T I T P R E C O R D .