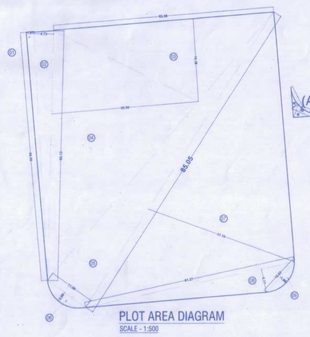


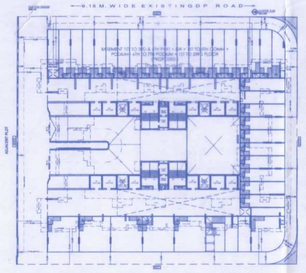
PLOT AREA DIAGRAM
SCALE - 1:500

ROAD SET-LACK AREA DIAGRAM
SCALE - 1:500

PLOT AREA CALCULATION								
ADDITIONS								
1	1.91	x	60.59	x	0.50	=	57.86	SQ.MT.
2	60.77	x	8.71	x	0.50	=	143.72	SQ.MT.
3	53.56	x	19.16	x	0.50	=	512.92	SQ.MT.
4	60.12	x	35.56	x	0.50	=	1,068.93	SQ.MT.
5	85.13	x	10.38	x	0.50	=	484.39	SQ.MT.
6	11.38	x	2.56	x	0.50	=	14.57	SQ.MT.
7	83.05	x	37.15	x	0.50	=	1,579.80	SQ.MT.
8	51.27	x	3.77	x	0.50	=	147.92	SQ.MT.
9	10.02	x	1.86	x	0.50	=	9.32	SQ.MT.
TOTAL PLOT AREA						=	4,019.94	SQ.MT.
ROAD SET-BACK AREA -A							14.23	SQ.MT.
ROAD SET-BACK AREA -B							13.53	SQ.MT.
TOTAL SET BACK AREA							27.76	SQ.MT.
TOTAL PLOT AREA							4,047.70	SQ.MT.

ROAD SET- BACK AREA CALCULATION (A)								
ADDITIONS								
1	5.66	x	1.18	x	0.50	=	3.32	SQ.MT.
2	5.11	x	0.87	x	0.50	=	2.22	SQ.MT.
3	5.11	x	2.06	x	0.50	=	5.26	SQ.MT.
4	5.09	x	0.47	x	0.50	=	1.18	SQ.MT.
5	6.42	x	0.20	x	0.50	=	0.64	SQ.MT.
6	4.14	x	0.16	x	0.50	=	0.34	SQ.MT.
7	17.91	x	0.14	x	0.50	=	1.25	SQ.MT.
TOTAL ROAD SET-BACK AREA						=	14.23	SQ.MT.

ROAD SET- BACK AREA CALCULATION (B)								
ADDITIONS								
1	18.32	x	0.07	x	0.50	=	0.60	SQ.MT.
2	6.60	x	0.04	x	0.50	=	0.13	SQ.MT.
3	6.60	x	1.72	x	0.50	=	5.68	SQ.MT.
4	5.70	x	1.82	x	0.50	=	5.18	SQ.MT.
5	26.57	x	0.15	x	0.50	=	1.94	SQ.MT.
TOTAL ROAD SET-BACK AREA						=	13.53	SQ.MT.



BLOCK PLAN
SCALE - 1:500

LOCATION PLAN
SCALE - 1:4000

SITE UNDER REFERENCE

FILE NO :

SHEET NO. 1/14

SUMMARY (COMMERICAL)												
SR.NO	FLOOR	NET B.U.A. AREA	ADD.35% F.C. FSI. AREA	GROSS BUILT AREA	STAIRCASE AREA	STAIRCASE & ENTRANCE LOBBY AREA REDU	TOTAL COMM CONSTRUCTION B.U.A				WING - A & B TOTAL GROSS B.U.A	
1	BASEMENT 1ST	—	—	—	—	—	—	—	—	—	—	
2	BASEMENT 2ND	—	—	—	—	—	—	—	—	—	—	SQ.MT.
	BASEMENT 3RD	—	—	—	—	—	—	—	—	—	—	
3	BASEMENT 4TH PART	—	—	—	—	—	—	—	—	—	—	SQ.MT.
4	GROUND FLR. (SHOP COMM.)	991.90	347.16	1339.06	149.05	924.32	—	—	—	—	—	SQ.MT.
5	1ST FLR. (OFFICE COMM. & PODIUM)	1098.64	370.53	1429.17	57.41	—	—	—	—	—	—	SQ.MT.
6	2nd FLR. (OFFICE COMM. & PODIUM)	415.67	145.49	561.16	55.26	—	—	—	—	—	—	SQ.MT.
7	3rd FLR. (OFFICE COMM. & PODIUM)	415.67	145.49	561.16	55.26	—	—	—	—	—	—	SQ.MT.
8	4th FLR. (OFFICE COMM. & PODIUM)	415.67	145.49	561.16	55.26	—	—	—	—	—	—	SQ.MT.
9	5th FLR. (OFFICE COMM. & PODIUM)	415.67	145.49	561.16	55.26	—	—	—	—	—	—	SQ.MT.
	TOTAL COMMERCIAL B.U.A.	3713.24	1299.63	5012.87	422.5	—	—	—	—	—	—	SQ.MT.
10	6TH PODIUM	—	—	—	—	—	—	—	—	—	—	SQ.MT.
11	7TH PODIUM (E LEVEL)	—	—	—	—	—	—	—	—	—	—	SQ.MT.

SUMMARY (RESIDENTIAL)												
WING -A						WING-B						
SR.NO	FLOOR	NET B.U.A. AREA	ADD.35% F.C. FSI. AREA	GROSS BUILT AREA	STAIRCASE AREA	SR.NO	FLOOR	NET B.U.A. AREA	ADD.35% F.C. FSI. AREA	GROSS BUILT AREA	STAIRCASE AREA	WING - A & B TOTAL GROSS B.U.A.	WING - A & B TOTAL GROSS STAIRCASE AREA
1	1ST FLR (REFUGE)	217.14	76.00	293.14	228.90	1	1ST FLR (REFUGE)	114.78	111.43	429.81	230.10	723.95	460.00
2	2nd FLR	380.43	133.15	513.58	228.90	2	2nd FLR	141.61	127.90	489.51	230.10	1006.89	460.00
3	3rd FLR	380.43	133.15	513.58	228.90	3	3rd FLR	141.61	127.90	489.51	230.10	1006.89	460.00
4	4th FLR	380.43	133.15	513.58	228.90	4	4th FLR	141.61	127.90	489.51	230.10	1006.89	460.00
5	5th FLR	380.43	133.15	513.58	228.90	5	5th FLR	141.61	127.90	489.51	230.10	1006.89	460.00
6	6th FLR	380.43	133.15	513.58	228.90	6	6th FLR	141.61	127.90	489.51	230.10	1006.89	460.00
7	7th FLR	380.43	133.15	513.58	228.90	7	7th FLR	141.61	127.90	489.51	230.10	1006.89	460.00
8	8th FLR (REFUGE)	217.14	76.00	293.14	228.90	8	8th FLR (REFUGE)	114.78	111.43	429.81	230.10	723.95	460.00
9	9th FLR	380.43	133.15	513.58	228.90	9	9th FLR	141.61	127.90	489.51	230.10	1006.89	460.00
10	10th FLR	380.43	133.15	513.58	228.90	10	10th FLR	141.61	127.90	489.51	230.10	1006.89	460.00
11	11th FLR	380.43	133.15	513.58	228.90	11	11th FLR	141.61	127.90	489.51	230.10	1006.89	460.00
12	12th FLR	380.43	133.15	513.58	228.90	12	12th FLR	141.61	127.90	489.51	230.10	1006.89	460.00
13	13th FLR	380.43	133.15	513.58	228.90	13	13th FLR	141.61	127.90	489.51	230.10	1006.89	460.00
14	14th FLR	380.43	133.15	513.58	228.90	14	14th FLR	141.61	127.90	489.51	230.10	1006.89	460.00
15	15th FLR (REFUGE)	217.14	76.00	293.14	228.90	15	15th FLR (REFUGE)	114.78	111.43	429.81	230.10	723.95	460.00
16	16th FLR	380.43	133.15	513.58	228.90	16	16th FLR	141.61	127.90	489.51	230.10	1006.89	460.00
17	17th FLR	380.43	133.15	513.58	228.90	17	17th FLR	141.61	127.90	489.51	230.10	1006.89	460.00
18	18th FLR	380.43	133.15	513.58	228.90	18	18th FLR	141.61	127.90	489.51	230.10	1006.89	460.00
19	19th FLR	380.43	133.15	513.58	228.90	19	19th FLR	141.61	127.90	489.51	230.10	1006.89	460.00
20	20th FLR	380.43	133.15	513.58	228.90	20	20th FLR	141.61	127.90	489.51	230.10	1006.89	460.00
21	21st FLR	380.43	133.15	513.58	228.90	21	21st FLR	141.61	127.90	489.51	230.10	1006.89	460.00
22	22nd FLR (REFUGE)	329.97	115.49	444.46	228.90	22	22nd FLR (REFUGE)	114.78	111.43	429.81	230.10	876.73	460.00
23	23rd FLR	380.43	133.15	513.58	228.90	23	23rd FLR	141.61	127.90	489.51	230.10	1006.89	460.00
24	(1ST & 8th ,15th FLR. REFUGE) EXCESS B.U.A. (COUNTED IN FSI)	2.08	0.73	2.81	—	24	(1ST & 8th ,15th FLR. REFUGE) EXCESS B.U.A. (COUNTED IN FSI)	2.08	0.73	2.81	—	5.61	—
25	(22nd FLR. REFUGE) EXCESS B.U.A. (COUNTED IN FSI)	3.49	1.22	4.71	—	25	(22nd FLR. REFUGE) EXCESS B.U.A. (COUNTED IN FSI)	3.49	1.22	4.71	—	9.43	—
26	(7TH PODIUM (E LEVEL) FLR. FITNESS CENTER) EXCESS B.U.A. (COUNTED IN FSI)	53.06	18.57	71.64	—	26	(7TH PODIUM (E LEVEL) FLR. FITNESS CENTER) EXCESS B.U.A. (COUNTED IN FSI)	53.06	18.57	71.64	—	143.270	—
	TOTAL B.U.A. RESIDENTIAL	8267.79	2893.73	11161.52	5287.70	27	TOTAL B.U.A. RESIDENTIAL	8267.79	2893.73	11161.52	5292.30	22352.60	—
	TOTAL B.U.A. RESIDENTIAL (WING - A + B)	16535.81	5786.93	22332.80	10580.00	SQ.MT.							
	TOTAL B.U.A COMMERCIAL + RESIDENTIAL (WING-A + B)	27248.67		SQ.MT.									

NON FSI BUA (WING -A & B)									
METER ROOM (FREE OF FSI) COMM	SOCIETY OFFICE (FREE OF FSI)	REFUGE AREA (FREE OF FSI) WING - A & B	FITNESS CENTRE - 1 & 2 (FREE OF FSI)	FITNESS CENTRE - 3 (FREE OF FSI)	U.G. TANK BASEMENT (FREE OF FSI)	STP TANK BASEMENT (FREE OF FSI)	O.H. TANK (FREE OF FSI)	EXCESS B.U.A	SQ.MT.
—	—	—	—	—	—	186.75	—	—	SQ.MT.
—	—	—	—	—	—	—	—	—	SQ.MT.
—	—	—	—	—	921.65	—	—	—	SQ.MT.
98.256	—	—	—	—	—	—	—	—	SQ.MT.
—	—	—	—	—	—	—	—	—	SQ.MT.
—	—	—	—	—	—	—	—	—	SQ.MT.
—	—	—	—	—	—	—	—	—	SQ.MT.
—	—	—	—	—	—	—	—	—	SQ.MT.
—	19.60	—	590.99	—	—	—	—	149.27	SQ.MT.
TOTAL COMM	19.60	—	590.99	—	921.65	186.75	—	—	SQ.MT.
—	—	287.48	—	—	—	—	—	1.87	SQ.MT.
—	—	—	—	—	—	—	—	—	SQ.MT.
—	—	—	—	—	—	—	—	—	SQ.MT.
—	—	—	—	—	—	—	—	—	SQ.MT.
—	—	—	—	—	—	—	—	—	SQ.MT.
—	—	287.48	—	—	—	—	—	1.87	SQ.MT.
—	—	—	—	—	—	—	—	—	SQ.MT.
—	—	—	—	—	—	—	—	—	SQ.MT.
—	—	—	—	—	—	—	—	—	SQ.MT.
—	—	—	—	—	—	—	—	—	SQ.MT.
—	—	—	—	—	—	—	—	—	SQ.MT.
—	—	—	—	—	—	—	—	—	SQ.MT.
—	—	A-66.79 A-81.96	—	—	—	—	—	9.43	SQ.MT.
—	—	—	—	—	—	—	—	—	SQ.MT.
TOTAL B.U.A. RESIDENTIAL	39.32	995.17	1180.78	—	1843.3	373.5	—	158.51	SQ.MT.

PROFARMA - A			
A		Area Statement	Sq.mt.
1	a	Area of the plot as per MHADA Layout & offer letter dated 05/07/2024	4092.96
	b	Deduction for 15% Recreational Ground / 10% Amenity space	0.00
	c	Least area consider for FSI (As Per MHADA APPROVED LAYOUT)	4047.70
2		Deduction for	
	a	Road Set-back area	27.76
	b	Proposed Road (14.23 + 13.53 = 27.76)	-
	c	Any Reservation	-
	d	Anemity space as per DCPR-2034	-
	e	other	-
4		Deduction for 15% Recreational Ground / 10% Amenity space	0.00
5		Net area of plot	4019.94
6		Additions for Floor Sapce Index	-
		2 (a) / 2 (b) 100% of D.P. road / Set Back / Access road for FSI purpose only	-
7		Total Area (5)	4047.70
8		Gross Plot Area considered for F.S.I	4047.70
9		Floor Space Index Permissible	3.00
10		Permissible BUA	12143.10
	a	Additional BUA as per MHADA Offer Letter dated 28240.82	8241.72
	b	Permissible Net B.U.A (Residential 16384.82	16384.82
		Permissible Net B.U.A (Commercial 4000)	4000.00
		Total Permissible Net B.U.A (Residential + 16384.82 + Commercial 4000 = 20384.82)	20384.82
		Proposed Net B.U.A (Residential = 16384.82	16384.82
		Proposed Net B.U.A (COMMERCIAL FSI Residential USE = 213.29	213.29
		Permissible Net B.U.A (COMMERCIAL = 3786.71) (PROPOSED= 3713.24	3713.24
		TOTAL NET PROPOSED (RESI + COMM.) 16384.82 +213.39 + 3713.24	20311.45
		Balance Net B.U.A	0.00
		PROPOSED Residential	16598.21
		PROPOSED Commercial	3713.24
12		Floor Space Index consumed	4.10
8		Details of F.S.I. availed as per DCPR 31 (3)	Sq.mt.
		Permissible Total Fungible B.U.A for residentail (16384.82 X 35%)	5734.69
1		Proposed Total Fungible B.U.A for residentail (16384.82 X 35%)	5734.69
		Balance Fungible B.U.A	0.00
		Permissible Fungible B.U.A for Commercial (4000 X 35%)	1400.00
		Proposed Fungible B.U.A for Commercial (3713.24 X 35%)	1299.63
2		Permissible Fungible Compensatory B.U.A for Rehab component without charging premium (4092.96 X 35%)	1432.53
		Proposed Fungible Compensatory B.U.A for Rehab component without charging premium	
		Permissible Fungible Compensatory B.U.A for Sale component by charging premium	4705.69
		Proposed Fungible Compensatory B.U.A for Sale component by charging premium (5734.49 - 1029.69 = 4705.69)	4705.69
	i	Permissible Gross B.U.A (16384.82 + 5734.69 + 1400 Including F.C.F.S.I)	27519.51
	ii	Proposed Gross B.U.A including F.C. F.S.I (16384.82 + 213.29 + 5734.69 + 3713.24 +1299.63)	27345.67
	ii	Gross Balance B.U.A	173.84

FUNGIBLE AREA STATEMENT AS PER DCPR 2034- Regulation 31(3)			
PERMISSIBLE		35%	TOTAL
RESIDENTIAL	16384.82	5734.69	22119.51
PROPOSED		35%	TOTAL
RESIDENTIAL	16384.82	5734.69	22119.51

A) Fungible B.U.A For Residential USERS Without charging premium = 2940 SQ.MT.

B) Fungible B.U.A For Residential USERS By charging premium = 4705.69 SQ.MT. (5734.69 - 2940)

PARKING REQUIRED AS PER DCPR 2034 Regulation 44(2) Note (ii)		
1 CARPET AREA UP TO 45 Sq.mt.	1 CAR PER 4 TENEMT	
2 CARPET AREA 45 TO 60 Sq.mt.	1 CAR PER 2 TENEMT	
3 CARPET AREA 60 TO 90 Sq.mt.	2 CAR PER 1 TENEMT	
4 CARPET AREA Exceeding 90 Sq.mt.	2 CAR PER 1 TENEMT	
PARKING PROVIDED		
	NO. OF FLAT (RESI.)	PARKING REQ.
AREA BELOW 45 SQ.MT	92	23.00
AREA BETWEEN 45 - 60 Sq.mt.	85	42.50
AREA BETWEEN 60 - 90 Sq.mt.	154	154.00
AREA ABOVE 90 Sq.mt.	NIL	NIL
Total	331	219.50
SHOP (COMM.)		PARKING REQ.
SHOP TOTAL AREA PROPOSED = 800 + 1968.23 = 2768.23 SQ.MT.	24.68 SAY	20.00
SHOP GR.FLR. + 1ST FLR AREA 1 CAR PARKING SPACES FOR EVERY 40 SQ.MT. 800 /40.00 SQ.MT.		
SHOP TOTAL AREA 1 CAR PARKING SPACES FOR EVERY 80 SQ.MT. (968.23 /80 SQ.MT.		25.00
OFFICE (COMM.)		PARKING REQ.
OFFICE TOTAL AREA PROPOSED = 1500 + 744.64 = 2244.64 SQ.MT.	9.93 SAY 10	10.00
2ND TO 5TH FLR AREA 1 CAR PARKING SPACES FOR EVERY 37.50 SQ.MT. (500 /37.50 SQ.MT.		40.00
2ND TO 5TH FLR AREA 1 CAR PARKING SPACES FOR EVERY 75 SQ.MT.744.64 /75 SQ.MT.		10.00
TOTAL RESI & COMM. PARKING		314.50
10% VISITORS PARKING (COMM) 9.50 SAY 10		10.00
10% VISITORS PARKING (RESI)		21.95
TOTAL REQUIRED PARKING		346.45
346.45 SAY 347		347.00
PERMISSIBLE 50% ADDITIONAL PARKING (347 X 50%)		173.50
173.50 SAY 174		174.00
PROPOSED 50% ADDITIONAL PARKING		174.00
PARKING BY PAYING PERMIUM		128.00
TOTAL NO.OF PARKING PERMISSIBLE		649.00
TOTAL PARKING PROPOSED		649.00
TOTAL PARKING PROPOSED	SMALL	LARGE	Total
	417	232	649

NOTES -
1) ALL DIMENSIONS ARE IN METERS.
2) SCALES USED a: FLOOR PLANS 1:100
b: BLOCK PLAN 1:500
c: LOCATION PLAN 1:4000
3) THE PLANS ARE PROPOSED AS PER PROVISIONS OF DCPR 2034 AND AS PER THE PREVAILING REGULATIONS AND CIRCULARS ISSUED BY MCGM & MHADA FROM TIME TO TIME.
4) GUIDELINES ISSUED IN EODB FOLLOWED.
5) THE ARITHMATIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

CONTENTS OF THE SHEET

GROUND FLOOR & LOCATION PLAN , BLOCK PLAN,
B.U.A. SUMMARY , PARKING STATEMENT

PLAN FOR APPROVAL

Issued by B.P. Cell / Greater Mumbai / Mhada
Read Along with this office letter
No. Mhada — 11311/ 6241/2024
Date 30 OCT 2024
Ex. Eng. B P Cell GM/Mhada (W.B.)

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 4094.11 SQ.MTS. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS

CERTIFICATE OF AREA

SIGN OF ARCHITECT

L	TENAMENT STATEMNT	
(i)	PROPOSED AREA	27345.67
(ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC)	NIL
(iii)	AREA AVAILAILE FOR TENEMENT	27345.67
(iv)	TENEMENT PERMISSIBLE= 450/10000 X 27345.67	1231
(v)	TENEMENT PROPOSED (NEW)	233 NOS.
(vi)	TENEMENT EXISTING	98 NOS.
	TOTAL TENEMENT ON THE PLOT	331 NOS.
(v)	SHOP PROPOSED (NEW)	0.00 NOS.
(vi)	SHOP EXISTING	40 NOS.
	TOTAL SHOP ON THE PLOT	72 NOS.
	TOTAL OFFICE ON THE PLOT	28 NOS.
C	PARKING STATEMENT	
(i)	TOTAL PARKING PERMISSIBLE BY REGULATION	649 NOS.
(ii)	TOTAL NO. OF PARKING PROVIDED	649 NOS.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF THE EXISTING STRUCTURES BEARING NOS.921-1018 KNOWN AS "OSHIWARA RIDDHI SIDDHI CHSL" ON PLOT BEARING CTS. NO.1/P1,1,VILLAGE OSHIWARA, ABARSH NAGAR, NEW LINK ROAD, OSHIWARA, JOGESHWARI (W) MHADA SCHEME NO.84 Mumbai – 400 102.

SIGNATURE OF ARCHITECT

NAME OF OWNER

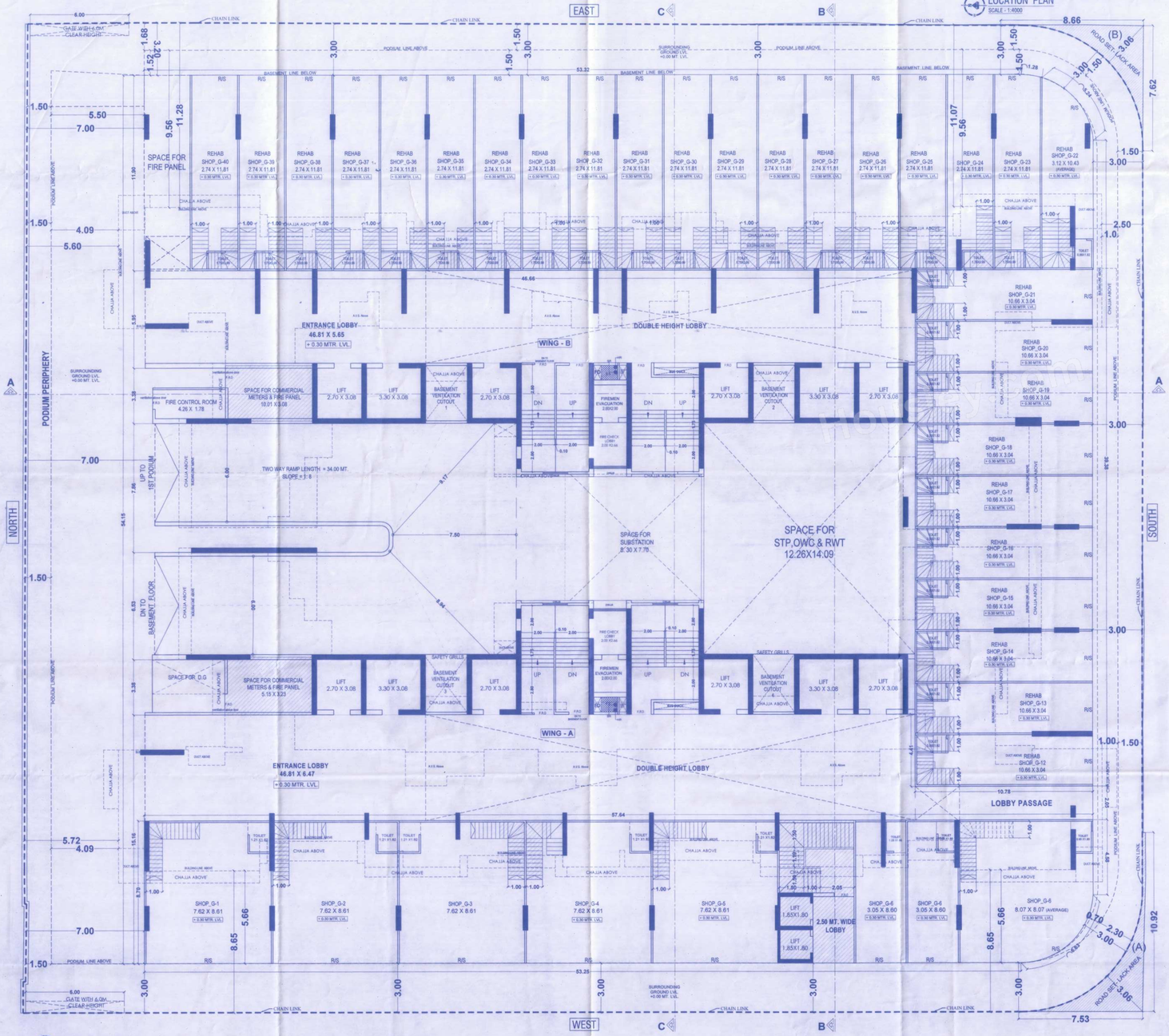
SHRI. MAHESH L. VERAT PAINTNER OF
M/S. GURUKRUPA REALCON INFRABUILD LLP.
C-106,VASHI PLAZA,SECTOR-17,VASHI,NAVI Mumbai-400703

SIGNATURE OF OWNER

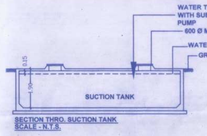
DRAWN	RAJARAM
CHECKED BY	HANSRAJ
SCALE	1:100
DATE	25.07.2024

NORTH

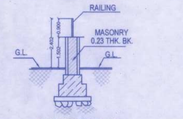
INGENIOUS ARCHITECTS
ARCHITECTURE | PLANNING | INTERIORS
16, Dimple Arcade, Asha Nagar, Thakur Village, Kandivali (E), Mumbai-101.
email: arch.ingenious@gmail.com | web : ingeniousarchitects.co.in



GROUND FLOOR
SCALE - 1:100



SECTION THRO. SUCTION TANK
SCALE - 1:75



SECT. THRU.COMP.WALL
SCALE - N.T.S.