

FORM - I

Floors	Built up Area	Fungible Area	Total Area in Sq.mts	St. case, Lift, Lobby Area	No. of Tenants	Height of Floor
Basement Floor	Nil	Nil	Nil	Nil	Nil	5.90
Gr. Floor	Nil	Nil	Nil	51.34	0	3.05
1st Floor	7.41	0.84	3.25	51.34	0	3.05
2nd Floor	194.81	54.11	208.72	51.34	1	3.05
3rd Floor	154.61	54.11	208.72	51.34	1	3.05
4th Floor	154.61	54.11	208.72	51.34	1	3.05
5th Floor	154.61	54.11	208.72	51.34	1	3.05
6th Floor	154.61	54.11	208.72	51.34	1	3.05
7th Floor	154.61	54.11	208.72	51.34	1	3.05
8th Floor	154.61	54.11	208.72	51.34	1	3.05
9th Floor	154.61	54.11	208.72	51.34	1	3.05
10th Floor	154.61	54.11	208.72	51.34	1	3.05
11th Floor	154.61	54.11	208.72	51.34	1	3.05
12th Floor	154.61	54.11	208.72	51.34	1	3.05
13th Floor	154.61	54.11	208.72	51.34	1	3.05
14th Floor	222.03	42.71	164.74	51.34	1	3.05
15th Floor	154.61	54.11	208.72	51.34	1	3.05
16th Floor	154.61	54.11	208.72	51.34	1	3.05
17th Floor	154.61	54.11	208.72	51.34	1	3.05
18th Floor	154.61	54.11	208.72	51.34	1	3.05
19th Floor	111.01	38.86	149.87	61.74	0	3.05
20th Floor	154.61	54.11	208.72	51.34	1	3.05
21st Floor	111.01	38.86	149.87	61.74	0	3.05
Total Area	2847.21	1029.78	3971.99	1150.28	18	69.95



BLOCK PLAN SCALE - 1:500



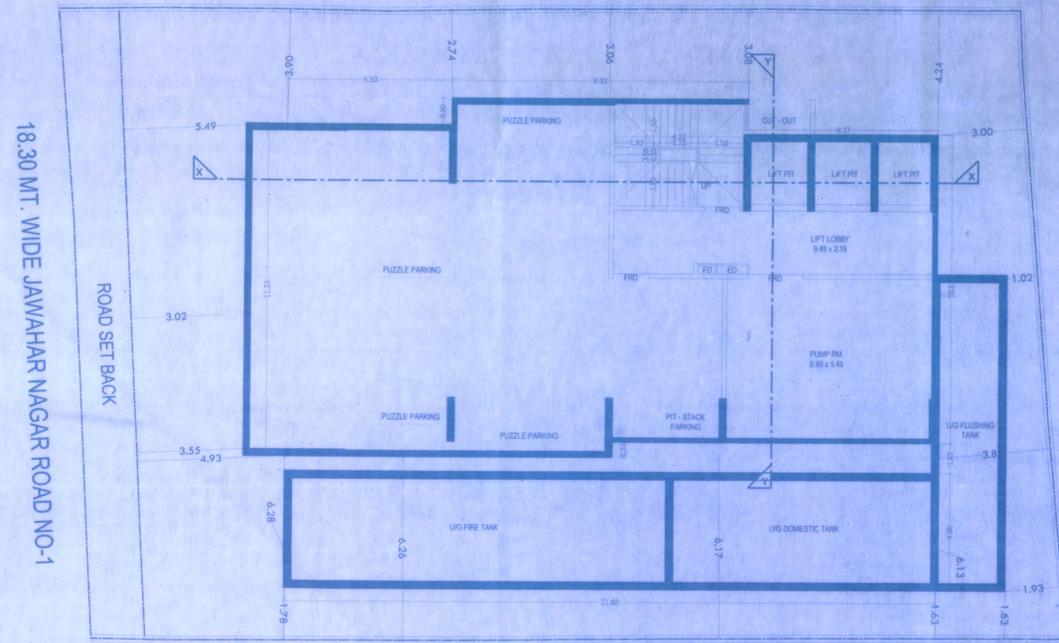
LOCATION PLAN SCALE - 1:4000

CARPET AREA IN SQ.MT.	NOS. OF FLATS	PARKING REQ. BY RULE	NOS. OF PARKING
UP TO 45.00 SQ.MT.	1	1 FOR EVERY 2 TENEMENTS	1
45 TO 60.00 SQ.MT.	1	1 FOR EVERY 2 TENEMENTS	1
60 TO 90.00 SQ.MT.	1	1 FOR EVERY 2 TENEMENTS	1
ABOVE 90.00 SQ.MT.	18.00	2 FOR EVERY 1 TENEMENTS	36.00 NOS.
TOTAL	18.00		36.00 NOS.
10% PARKING SPACES FOR VISITORS			03.00 NOS.
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL			39.00 NOS.
TOTAL PARKING SPACES PROVIDED FOR RESIDENTIAL			39.00 NOS.

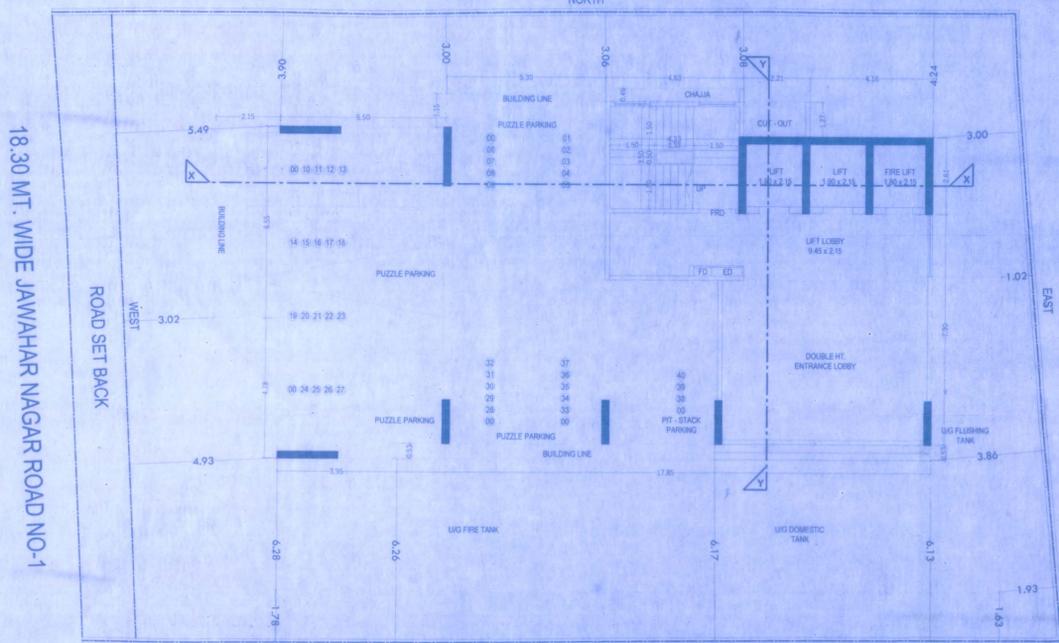
Plot Area Calculation	
Additions	
1	40.03 x 18.25 x 0.50 = 364.87 Sq.mts
2	40.03 x 18.49 x 0.50 = 370.06 Sq.mts
Total	= 734.95 Sq.mts
Total Triangulation Area	= 734.95 Sq.mts
Plot Area As Per P.R. Card	= 735.00 Sq.mts

BUA CAL TYPICAL FLOOR	
A	23.95 x 12.48 x 1.00 = 298.90 sq.mt.
Total	= 298.90 sq.mt.
Deduction	
1	7.65 x 1.15 x 1.00 = 8.80 sq.mt.
2	4.48 x 0.25 x 1.00 = 1.12 sq.mt.
3	6.37 x 1.44 x 1.00 = 9.17 sq.mt.
4	2.15 x 4.78 x 1.00 = 10.28 sq.mt.
5	17.85 x 0.53 x 1.00 = 9.46 sq.mt.
Total	= 38.83 sq.mt.
Net BUA For per Floor	= 260.07 sq.mt.

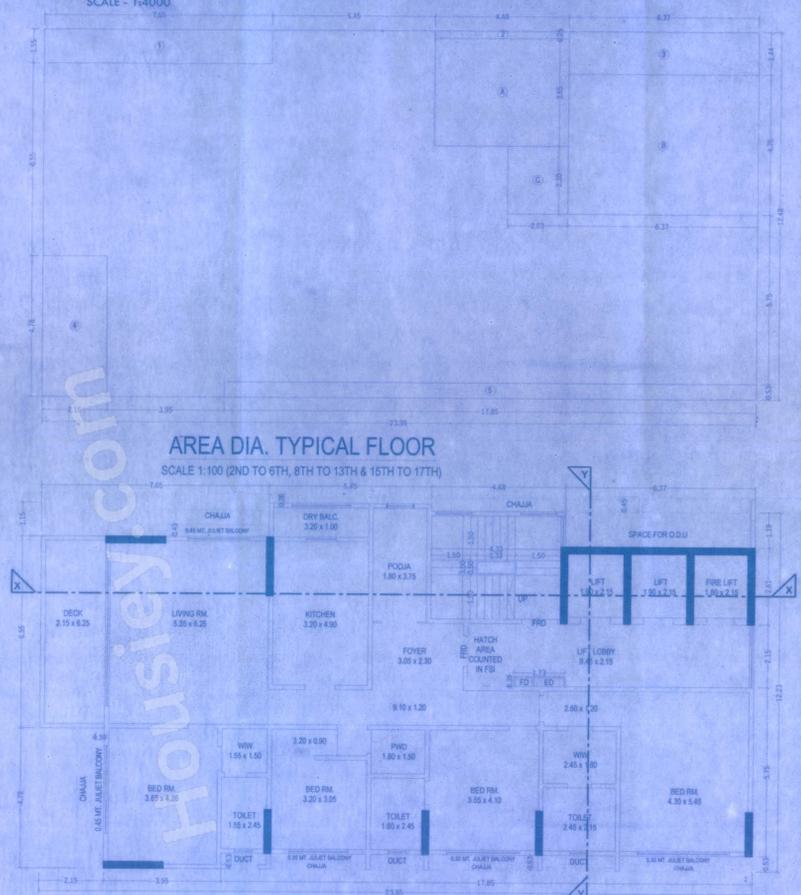
Road Set Back Area Calculation	
Additions	
1	21.68 x 1.98 x 0.50 = 21.46 Sq.mts
2	21.68 x 1.78 x 0.50 = 19.30 Sq.mts
Total	= 40.76 Sq.mts



BASEMENT FLOOR PLAN SCALE 1:100



GR. FLOOR PLAN SCALE 1:100

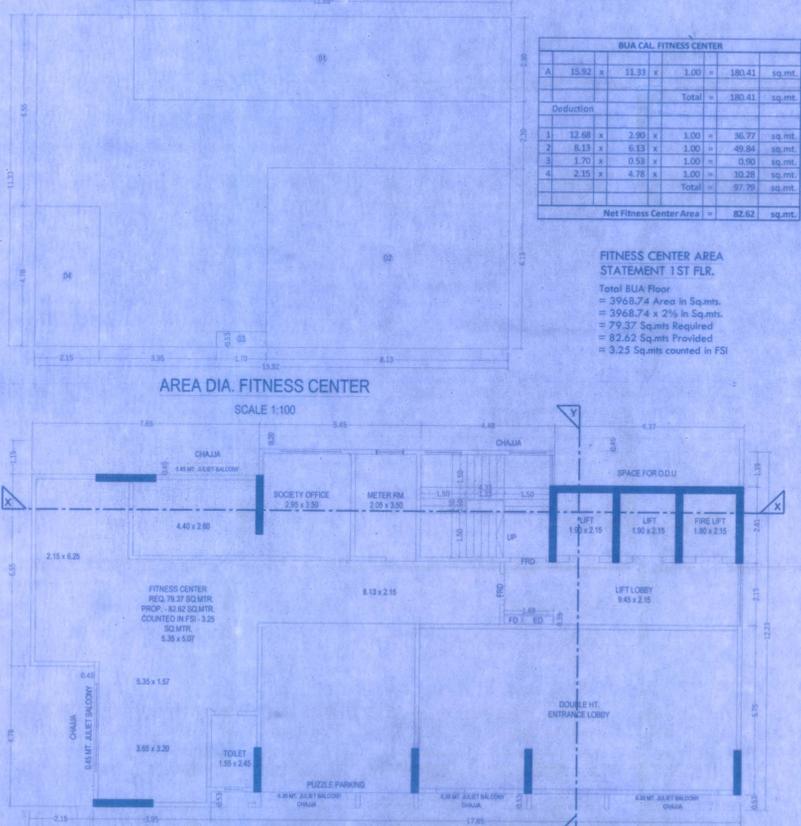


AREA DIA. TYPICAL FLOOR SCALE 1:100 (2ND TO 6TH, 8TH TO 13TH & 15TH TO 17TH)

TYPICAL FLOOR PLAN SCALE 1:100 (2ND TO 6TH, 8TH TO 13TH & 15TH TO 17TH)

BUA CAL FITNESS CENTER	
A	15.92 x 11.31 x 1.00 = 180.41 sq.mt.
Total	= 180.41 sq.mt.
Deduction	
1	12.68 x 2.90 x 1.00 = 36.77 sq.mt.
2	8.13 x 6.13 x 1.00 = 49.84 sq.mt.
3	1.70 x 0.53 x 1.00 = 0.90 sq.mt.
4	2.15 x 4.78 x 1.00 = 10.28 sq.mt.
Total	= 97.79 sq.mt.
Net Fitness Center Area	= 82.62 sq.mt.

FITNESS CENTER AREA STATEMENT 1ST FLR.  
 Total BUA Floor = 3965.74 Area in Sq.mts.  
 = 3965.74 x 2% in Sq.mts.  
 = 79.37 Sq.mts Required  
 = 82.62 Sq.mts Provided  
 = 3.25 Sq.mts counted in FSI



AREA DIA. FITNESS CENTER SCALE 1:100

1ST FLOOR PLAN SCALE 1:100

AREA STATEMENT		SQ.MT
1	GROSS AREA OF PLOT	736.40
A	AREA OF RESERVATION IN PLOT	--
B	AREA OF ROAD SET BACK	--
C	AREA OF DP ROAD	--
2	DEDUCTIONS FOR	--
A	FOR RESERVATION / ROAD AREA	--
i	ROAD SET BACK AREA TO BE HANDED OVER (100% (REGULATION NO. 16)	40.76
ii	PROPOSED DP ROAD TO BE HANDED OVER (100% (REGULATION NO. 16)	--
iii	RESERVATION AREA (PLOT) TO BE HANDED OVER (100% (REGULATION NO. 17)	--
B	FOR AMENITY AREA	--
i	AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(A)	--
ii	AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(B)	--
iii	AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 15	--
iv	AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 36	--
C	DEDUCTIONS FOR EXISTING BUA AS PER REG. UNDER WHICH IT WAS ALLOWED	--
i	LAND COMPONENT OF EXISTING BUA AS PER REG. UNDER WHICH IT WAS ALLOWED	--
3	TOTAL DEDUCTIONS - (2(A)+2(B)+2(C))	40.76
4	BALANCE AREA OF PLOT (1 MINUS 3)	695.64
5	PLOT UNDER DEVELOPMENT AREA	695.64
6	PERMISSIBLE FSI	4.00
7	PERMISSIBLE BUA AS PER FSI (5 x 6)	2782.56
8	BUA AGAINST ROAD AREA AS PER REGULATION 32 FOR SALE DEVELOPMENT (40.76 x 4 = 163.04 SQ.MT.)	163.04
9	BALANCE BUA FOR DEVELOPMENT UNDER REGULATION 33(1) [7-8]	2945.60
10	ZONAL BUA UNDER REGULATION	--
11	BALANCE ADDITIONAL BUA FOR PTC & PROPORTIONATE SALE DEVELOPMENT UNDER SCHEME [9-10]	--
12	A BUA PERMISSIBLE FOR PTC TENEMENTS [11 x 50%]	--
B	EQUIVALENT SALE BUA AGAINST PTC	--
13	PERMISSIBLE BUILT UP AREA	ZONAL PLOT POTENTIAL US 33(1) OF DCPR 2034 FREE SALE COMPONENT TOTAL
	1.00 OF (10) 50% OF (11) 50% OF (14)	2945.60
14	A PROPOSED BUILT UP AREA	2942.21
B	EXISTING BUILT UP AREA	--
	TOTAL BUILT UP AREA (14A + 14B)	2942.21
15	TDR GENERATED IF ANY AS PER REG. NO. 30(A)	--
16	FUNGIBLE COMPENSATORY AREA AS PER REG. NO. 31(3)	--
A	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM (736.40 x 0.35 = 257.74 SQ.MT.)	257.74
ii	PROPOSED FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT BY WITHOUT CHARGING PREMIUM	204.33
B	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM (1030.96 - 204.33 = 826.63 SQ.MT.)	773.22
ii	PROPOSED FUNGIBLE COMPENSATORY AREA (1029.78 - 204.33 = 825.45 SQ.MT.)	825.45
	TOTAL PROPOSED FUNGIBLE COMPENSATORY AREA (16A) + 16B) 1029.78	1029.78
18	TOTAL PROPOSED BUA INCLUDING FUNGIBLE COMPENSATORY AREA (14A) + 17)	3971.99
19	FSI CONSUMED ON NET PLOT (14 (A) / 4)	--
A	PLOT AREA / BUA TO BE HANDED OVER AS PER REG NO	--
i	AREA OF ROAD SET BACK	--
B	REQUIREMENT OF RECREATIONAL O.S. IN LAYOUT (PLOT AS PER REG. 27	--
C	TENEMENT STATEMENT	--
i	PROPOSED BUA [14 (A) ABOVE]	--
ii	LESS DEDUCTION OF NON - RESIDENTIAL AREA (SHOP ETC.)	--
iii	AREA AVAILABLE FOR TENEMENTS (0) minus (0)	--
iv	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	--
v	TOTAL NO. OF TENEMENTS PROPOSED ON THE PLOT	--
D	PARKING STATEMENT	--
i	PARKING REQUIRED BY REGULATION FOR	40 Nos
CAR	SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS)	--
ii	COVERED GARAGE PERMISSIBLE	--
iii	COVERED GARAGE PROPOSED	--
CAR	SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS)	--
	TOTAL PARKING PROPOSED	40 Nos
E	TRANSPORT VEHICLES PARKING	--
i	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION	--
ii	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	--

FORM - II

CONSENTS OF SHEET

STILT FLOOR, 1ST & TYPICAL FLOOR PLAN, PLOT AREA DIA., CALC., CARPET AREA SUMMARY, BUILT UP AREA STATEMENT, BLOCK PLAN & LOCATION PLAN

STAMP OF DATE OF RECEIPT OF PLANS STAMP OF APPROVAL OF PLANS

PLANS FOR CONSIDERATION

Approved Subject to the condition Mentioned in this office permission Letter No. P-5/T.N.T./2011/2021/030/AR/S

Executive Engineer  
Slum Rehabilitation Authority  
Bhrammumbai

REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED UNDER REFERENCE ON 04/02/2021 AND THAT THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 736.40 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ARCHITECT / LS

NORTH DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED S.R. SCHEME UREG. 33(1) OF DCPR- 2034 ON NON SLUM PLOT BEARING C.T.S. NO. 671, 671/1- 11 OF PAHADJI GOREGAON, VILLAGE GOREGAON (W) MUMBAI.

NAME OF OWNER M/S. ARIHA SPACES LLP

For ARIHA SPACES LLP ADDRESS: G-1, GROUND FLOOR, WASHINGTON PLAZA, TOPPWALL LANE, OFF S.V. ROAD, GOREGAON WEST MUMBAI - 400 104.

Partner

SIGNATURE OF OWNER / DEVELOPER

JOB NO.	DWG. NO.	DATE	SCALE	DRAWN BY	CHECKED BY

SCALE 1:100

SIGNATURE, NAME & ADDRESS OF ARCHITECT / LS

Shri. Bhaskar Mishra  
for Archproindia  
LICENCE SURVEYOR/ARCHITECT  
UNIT NO. 1, GR. FLOOR,  
ECO SPACE IT PARK PREMISES CO. OP. SOC. LTD., OLD NAGARDAS ROAD, ANDHERI - (E) MUMBAI - 400069

SIGNATURE OF LICENCE SURVEYOR PLOT 131 JAWAHAR NAGAR 19-08-2024 IDA PROPOSAL