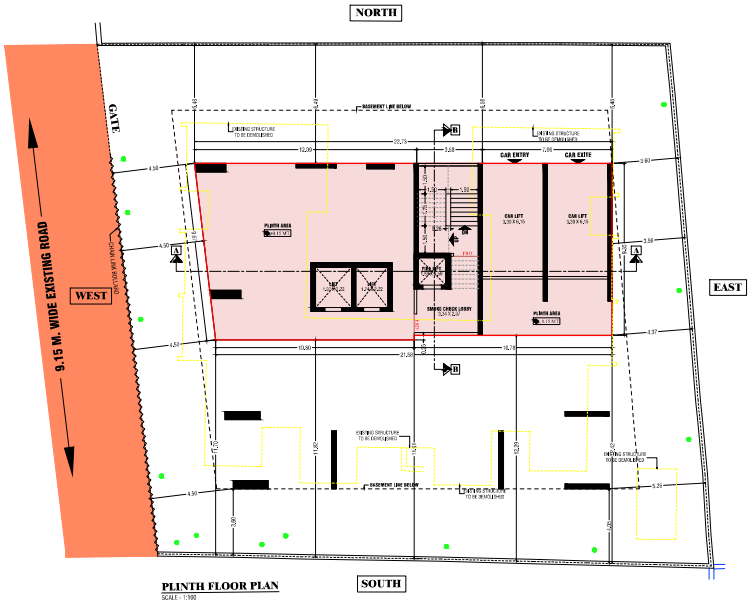
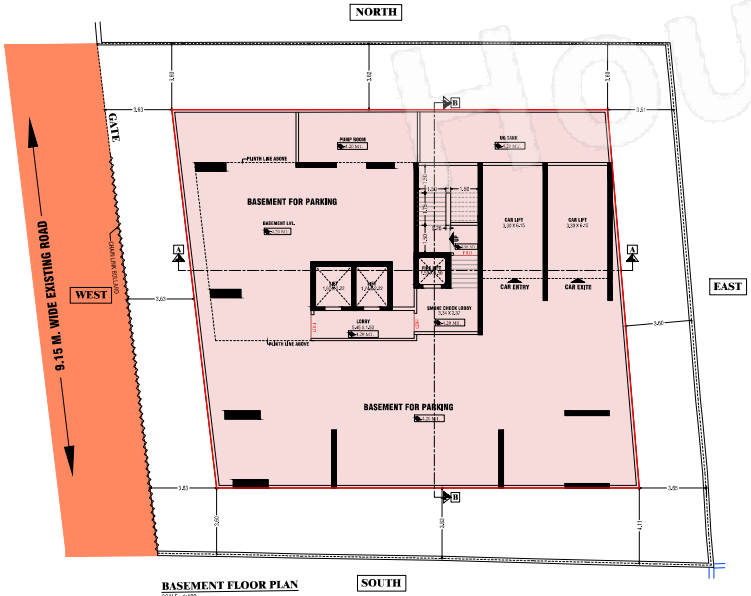
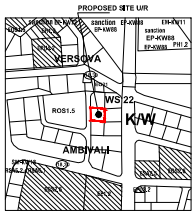
ZERO FSI DWG	SHEET SIZE : A0
FILE NO - P-24221/2024/(833/94)/K/W Ward/AMBIVALI/337/1/New	



PLINTH FLOOR PLAN
SCALE - 1:100

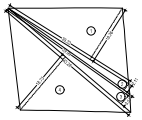


BASEMENT FLOOR PLAN
SCALE - 1:100



LOCATION PLAN
SCALE - 1:4000

BLOCK PLAN
SCALE - 1:500

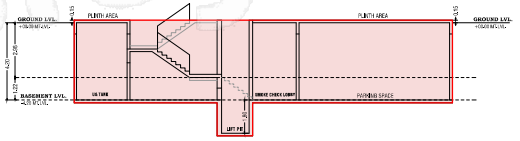


PLOT AREA DIAGRAM
SCALE - 1:500

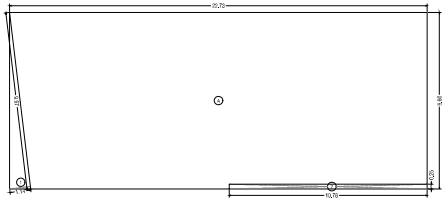
PLOT AREA CALCULATION

PLOT AREA (CTS NO. 833/94)							
1	128	X	89.23	X	16.26	X 1.90	= 315.01 SQ.MT.
2	128	X	89.80	X	5.21	X 1.90	= 42.99 SQ.MT.
3	128	X	45.26	X	5.21	X 1.90	= 73.25 SQ.MT.
4	128	X	45.26	X	16.26	X 1.90	= 466.15 SQ.MT.
					TOTAL AREA(M)		= 836.00 SQ.MT.

SECTION - AA
SCALE - 1:100



SECTION - BB
SCALE - 1:100



PLINTH AREA DIAGRAM
SCALE - 1:100

BUILT UP AREA CALCULATION

PLINTH AREA DIAGRAM							
A	22.73	X	9.68	X	1.90	=	418.21 SQ.MT.
					TOTAL AREA(M)	=	418.21 SQ.MT.

ENGINEERING

1	1.0	X	0.67	X	5.14	X 1.90	= 6.91 SQ.MT.
2	15.78	X	9.25	X	1.90		= 2.79 SQ.MT.
					TOTAL DEDUCTION		= 9.71 SQ.MT. (-)
TOTAL BUILT UP AREA (B + F1)							= 211.20 SQ.MT. (F)

FORM - I

I		AREA STATEMENT	PLAN AS PER DCPR 2034 AREA IN SQ.M
	1	AREA OF PLOT (C.T.S. NO. 833 PLOT NO. 94)	836.00
		a) Area of Reservation in Plot	------
		b) Area of Road Set-back	------
		c) Area of D.P. Road	------
	2	DEDUCTIONS FOR	
	(A)	FOR RESERVATION / ROAD AREA	
		a) Road Set-back Area to be Handed Over (100%) (Regulation No 16)	------
		b) Proposed D.P. Road to be Handed Over (100%) (Regulation No 16)	------
		c) Reservation area (plot) to be Handed Over (Regulation no.17)	------
		d) Area Under Encroachment	------
	(B)	FOR AMENITY AREA	
		a) Area of Amenity Plot / Plots to be Handed Over As Per DCPR 14 (A)	------
		b) Area of Amenity Plot / Plots to be Handed Over As Per DCPR 14 (B) (10% HANDED OVER TO MCGM)	------
		c) Area of Amenity Plot / Plots to be Handed Over As Per DCPR 15	------
		d) Area of Amenity Plot / Plots to be Handed Over As Per DCPR 35	------
	(C)	DEDUCTIONS FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY	
		All Land Component of Existing BUA As Per Regulation Under Which The Development Was Allowed;	------
	3	TOTAL DEDUCTIONS (2(A) + 2(B) + 2(C))	------
	4	BALANCE AREA OF PLOT (1 Minus 3)	836.00
	5	PLOT AREA UNDER DEVELOPMENT	836.00
	6	ZONAL (Basic) FSI (1 or 1.25)	10.00
	7	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5 * 6)	------
	8	BUILT UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION OF 30(A)	------
		A) As per 2(a)and 2(b)except 2(d)(d)above with in cap of "admissible fsi" (as column 6 of table - 12 on remaining) balance plot)	
		a) In case of 2(a)(b) (i) permissible over and above Permissible BUA on remaining / balance plot 250% For Set-Back = (100.00 X 2)	------
	9	10% of sr. no. 7b above or 10 sq.mt. per rehab tenements as per reg.33(7)(5) Number of tenants x 10 sq.mt (90 x 10 = 90.00 sq. m)	------
	10	BUILT UP AREA DUE TO " ADDITIONAL FSI ON PAYMENT OF PREMIUM " AS PER TABLE NO 12 OF REGULATION NO 30(A) SUBJECT TO REGULATION NO 30(A)3 (0.50 X 0.00)	------
	11	BUILT UP AREA AS PER REG. 33(9) (1000 X 2 - 900) NO. 12 OF REGULATION NO 30(A) REMAINING BALANCE PLOT .	------
	11	PRORATA SHARE (30.70 x 14)	------
	12	V.P. QUOTA	------
	13	BUILT UP AREA DUE TO ADMISSIBLE "TDR " AS PER TABLE NO 12 OF REGULATION NO 30(A) SUBJECT TO REGULATION NO 33(A) (ROAD WIDTH 0.00MT) (0.70 X 0.00)	------
		A) Slum TDR	------
		B) General TDR	------
		C) Protected Area	------
		D) Total TDR	------
	12	PERMISSIBLE BUILT UP AREA (7+8+10+ 11)	------
	14	PROPOSED BUILT UP AREA	
		A) Residential Built up area	------
		B) Commercial Built up area	------
		Total Proposed Built up area 1a) (A + B)	------
	15	TDR GENERATED IF ANY AS PER REGULATION 30(A)	------
	16	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31 (3)	
	(a)	i) Permissible Fungible Compensatory Area For Rehab Component Without Charging Premium(Resi.)	------
		ii) Proposed Fungible Compensatory Area For Rehab Component Without Charging Premium(Resi.)	------
	(b)	i) Permissible Fung. Compensatory Area by Charging Premium (Resi.)	------
		ii) Fungible Compensatory Area Availed On Payment Of Premium (Resi.)	------
	(c)	i) Permissible Fungible Compensatory Area For Rehab Component Without Charging Premium(Com.)	------
		ii) Proposed Fungible Compensatory Area For Rehab Component Without Charging Premium(Com.)	------
	(d)	i) Permissible Fung. Compensatory Area by Charging Premium (Com.)	------
		ii) Fungible Compensatory Area Availed On Payment Of Premium (Com.)	------
		TOTAL FUNGIBLE COMPENSATORY AREA PROVIDED	------
	17	TOTAL BUILT UP AREA PROPOSED(INCLUDING FUNGIBLE COMPENSATORY AREA (14 + 15(a)(ii) + 16(b)(ii))	------
	18	FSI CONSUMED ON NET PLOT	------
II		OTHER REQUIREMENTS	
	A	RESERVATION / DESIGNATION	
		a) Name of Reservation	------
		b) Area of Reservation Affecting The Plot	------
		c) Area of Reservation Land to be Handed / Handed Over As Per Regulation No. 17	------
		d) Built up Area of Amenity to be Handed Over As Per Regulation No. 17	------
		e) Area / Built up Area of Designation	------
	B	PLOT AREA / BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO	
		i) 14 (A)	------
		ii) 14 (B)	------
		iii) 15	------
	C	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT / PLOT AS REGULATION NO. 27	------
	D	TENEMENT STATEMENT	
		i) Proposed Built up Area (14 Above)	------
		ii) Less Deduction of Non-Residential Area (Shop Etc.)	------
		iii) Area Available For Tenements (i) Minus ii))	------
		iv) Tenements Permissible (Density of Tenements / Hectare)	------
		v) Total Number of Tenements Proposed on The Plot	------
	E	PARKING STATEMENT	
		i) PARKING REQUIRED BY REGULATIONS FOR	
		Car	------
		Scooter / Motor Cycle	------
		(ii) COVERED GARAGE PERMISSIBLE	------
		(iii) COVERED GARAGE PROPOSED	------
		Car	------
		Scooter / Motor Cycle	------
		Outsiders (Visitors)	------
		(iv) TOTAL PARKING PROVIDED	------
	F	TRANSPORT VEHICLES PARKING	
		i) Space For Transport Vehicles Parking Required By Regulations	------
		ii) Total No. of Transport Vehicles Parking Spaces Provided	------

CERTIFICATE OF AREA

Certified That I Have Surveyed The Plot Under Reference on Dt. 28/11/2024 And That The Dimensions of The Sides, etc. of The Plot Stated on The Plan Are As Measured on Site And The Area so Worked Out is 836.00 sq. mts. And Tallies With The Area Stated in the Document of Ownership .

Ankit Uttamchand Jain — Digitally signed by Ankit Uttamchand Jain Date: 2025.04.25 12:31:00 +05'30'

FORM - II

THIS PLAN IS VERTICALLY SIGN

APPROVED SUBJECT TO CONDITION MENTIONED IN THIS OFFICE LETTER UNDER NO. CHE/BP/P/24/833/94/K/W Ward/AMBIVALI/337/1/New (ACKNOWLEDGEMENT DATE 24.04.2025)

CONTENTS OF SHEET :

PLINTH FLOOR PLAN, BASEMENT FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, PLINTH AREA DIAGRAM AND CALCULATION, PLOT AREA DIAGRAM AND CALCULATION, SECTION - AA AND SECTION - BB.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSE REDEVELOPMENT ON PLOT NO.94 BEARING C.T.S. NO. 833 OF VILLAGE AMBIVALI SITUATED AT MODEL TOWN, FOUR BUNGALOWS, ANDHERI (WEST), MUMBAI - 400053.

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER

Mr. Vikram Jayantilal Lodha, Director of M/S. Meghna Infracon Infrastructure Limited. CA TO OWNER
Address: New Peoples Chsl., 103/104, Shram Chambers, S. V. Road Goregaon (W), Mumbai - 400062.

VIKRAM JAYANTILAL LODHA — Digitally signed by VIKRAM JAYANTILAL LODHA Date: 2025.04.25 12:33:56 +05'30'

OWNER / DEVELOPER SIGNATURE

NORTH	Job no.	Drawing No.	Scale	Drawn By	Checked By	Date
		01/01	AS SHOWN	Devan Jadhav	Manasi Kadam	24/04/2025

AR DESIGN STUDIO — ARCHITECT & PROJECT CONSULTANT

Ankit Uttamchand Jain — Digitally signed by Ankit Uttamchand Jain Date: 2025.04.25 12:32:00 +05'30'

AR. ANKIT U. JAIN
B. ARCH.
REG. NO. CA / 2014/ 84539

OFFICE ADDRESS :- 2127, FAZE ZONE MALL, OCPR/GAON MULUND LINK ROAD, SUNDER NAGAR, MALAD (WEST), MUMBAI - 400064 | TEL: +91-7738723684

BRIHANMUMBAI MUNICIPAL CORPORATION

b) THE DOCUMENTS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED

RAMESH BHIMANNA SHINDE — Digitally signed by RAMESH BHIMANNA SHINDE	RAMESH KALPNATH YADAV	RAJENDRA HILAL PAGAR — Digitally signed by RAJENDRA HILAL PAGAR Date: 2025.04.25 12:18:53 +05'30'
S.E.(BP)W-S	A.E.(BP)K/W-N	E.E. (B.P.) K/W WARD