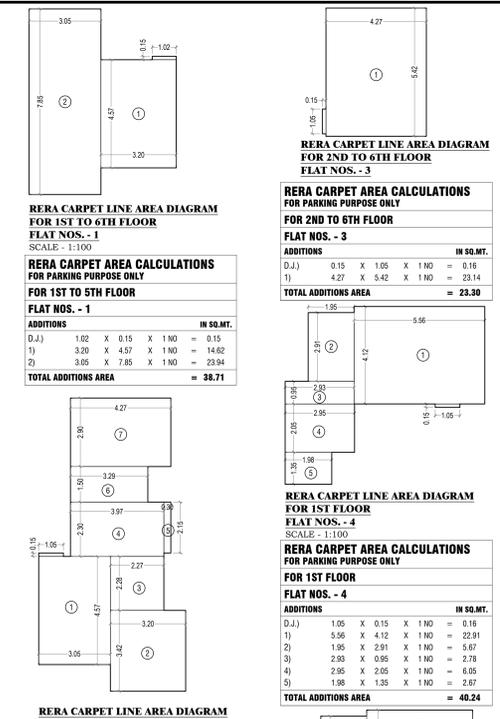
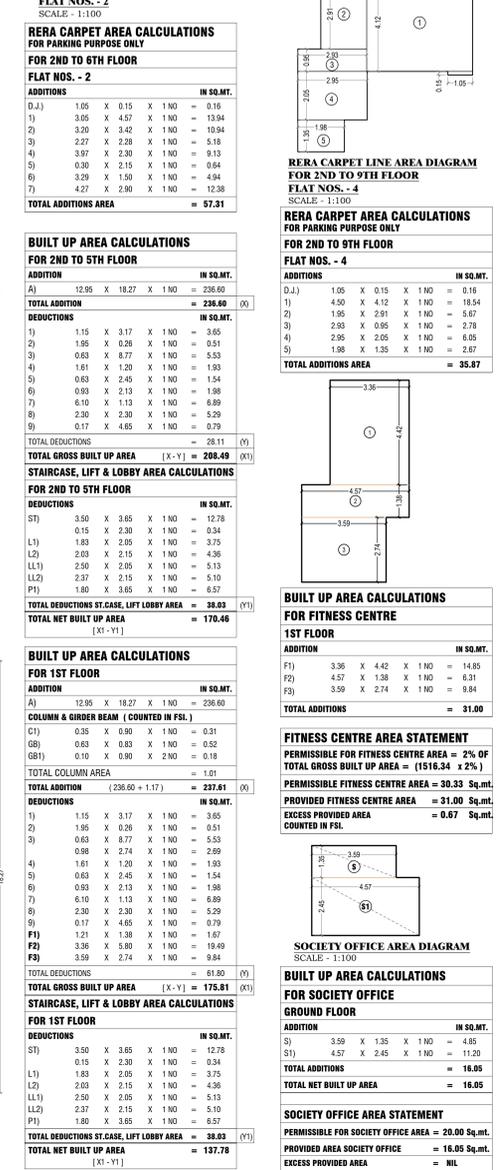
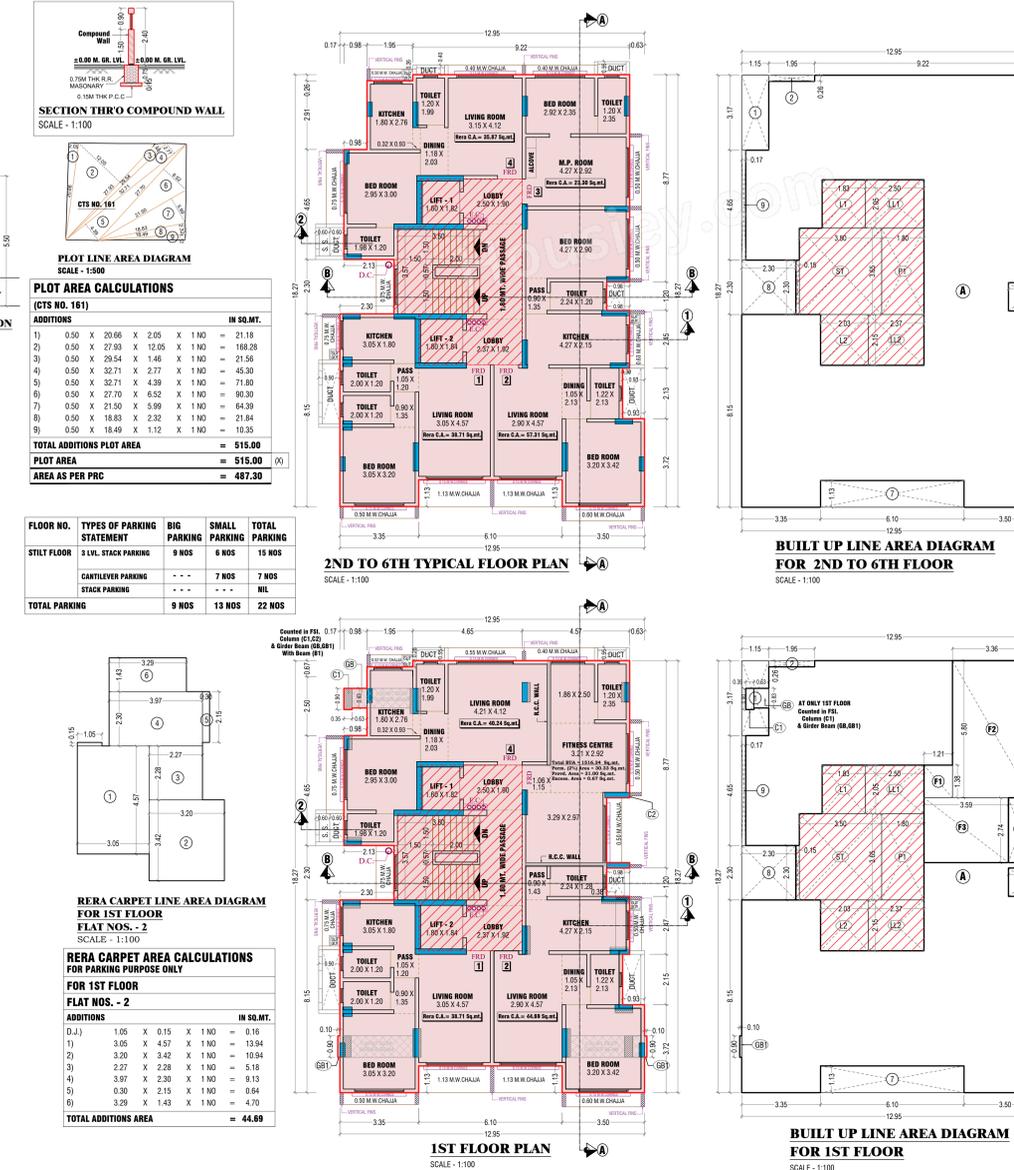
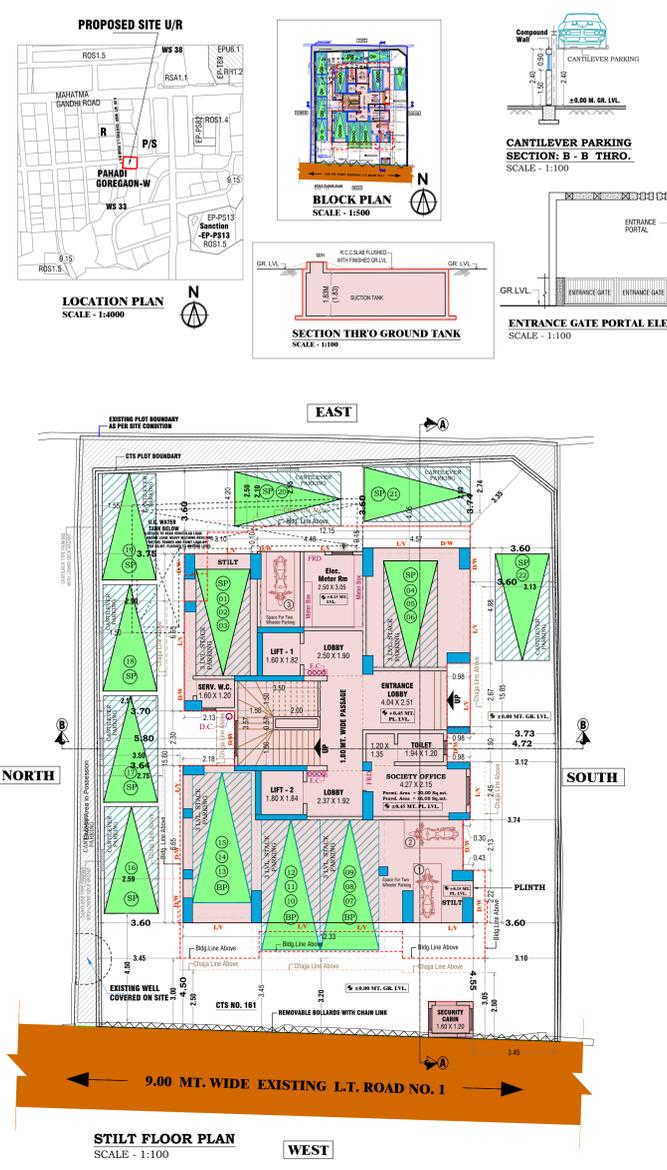


TABLE NO - IV PARKING SPACES STATEMENT												
Sr No.	Wing	Floor	Carpet Area of Tenement in sq.mt. (WING A)				No. of Tenements proposed per floor	No of Tenements in Group of Required Parking Spaces				Total Parking
			Flat No. 1	Flat No. 2	Flat No. 3	Flat No. 4		Below 45 sqmt (1 for 4 T/S)	Above 45 to 60 sqmt (1 for 2 T/S)	Above 60 to 90 sqmt (1 for every T/S)	Above 90 sqmt (2 for 1 T/S)	
1	(A)	RESIDENTIAL										
		STILT FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		1ST FLOOR	38.71	44.69	40.24	3.00	3.00	0.00	0.00	0.00	0.00	
		2nd FLOOR	38.71	44.69	40.24	3.00	3.00	0.00	0.00	0.00	0.00	
		3rd FLOOR	38.71	44.69	40.24	3.00	3.00	0.00	0.00	0.00	0.00	
		4th FLOOR	38.71	44.69	40.24	3.00	3.00	0.00	0.00	0.00	0.00	
		5th FLOOR	38.71	44.69	40.24	3.00	3.00	0.00	0.00	0.00	0.00	
		6th FLOOR	38.71	44.69	40.24	3.00	3.00	0.00	0.00	0.00	0.00	
		7th FLOOR	41.41	49.87	23.29	3.00	3.00	1.00	0.00	0.00	0.00	
		8th FLOOR	41.41	49.87	23.29	3.00	3.00	1.00	0.00	0.00	0.00	
		9th FLOOR	41.41	49.87	23.29	3.00	3.00	1.00	0.00	0.00	0.00	
2		Total Residential Tenements (For Tenement Density)				35.00	35.00	8.00	0.00	0.00	0.00	
3		Required Parking Spaces (From 2 Above)						6.75	4	0	10.75	
4		Required Parking spaces between 45 to 60 sq.mt.									6.75	
5		Providing 1 parking for each tenements between 45 to 60 sq.mt.									8.00	
6		Total Required Parking Spaces for Residential Tenements (4+5)									14.75	
7		10% Visitors Parking (3x10%)									1.48	
8		Total Required Parking Spaces for Residential Tenements (3+4)									16.23	
9		Total Parking Spaces Permissible (tenement wise & shall not to be more than Nos of T/S)									16.23	

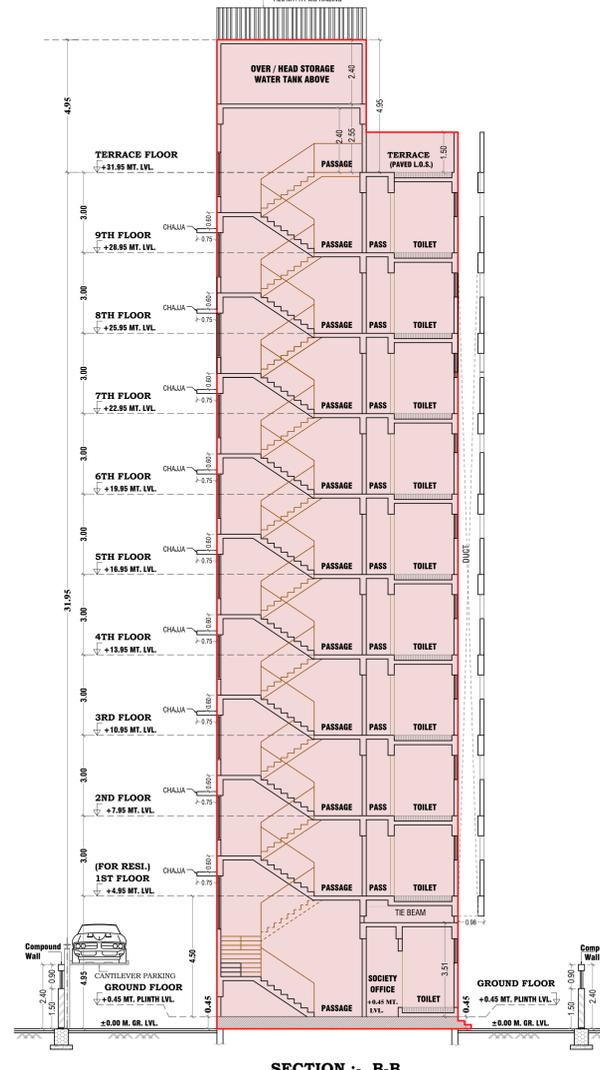
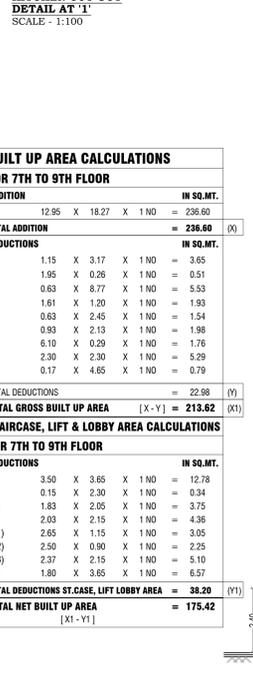
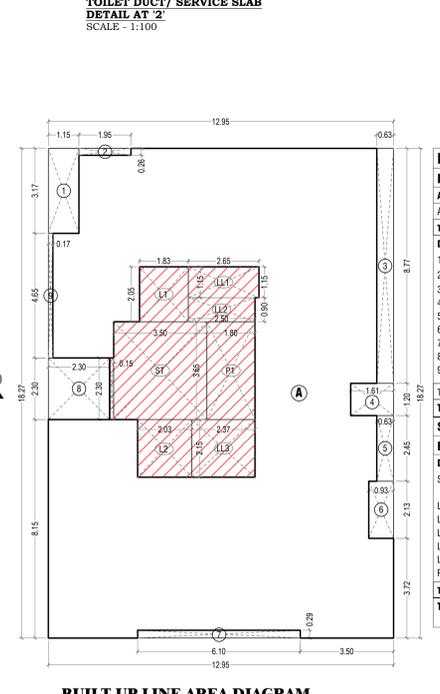
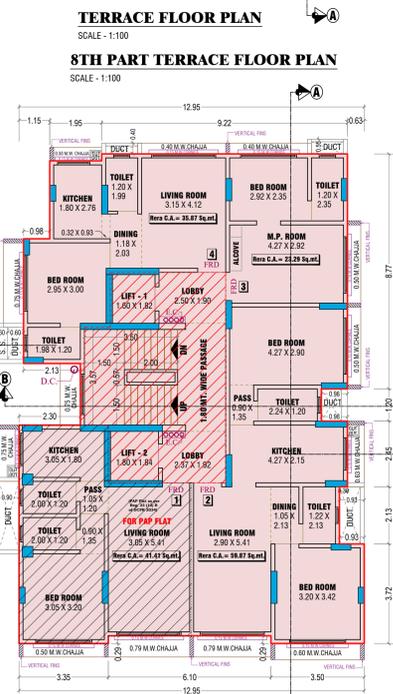
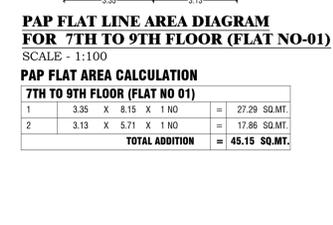
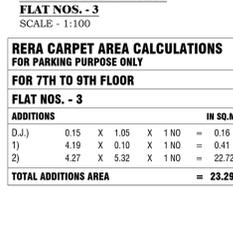
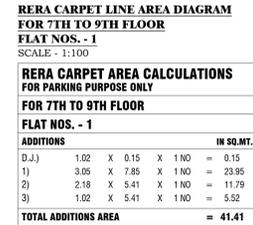
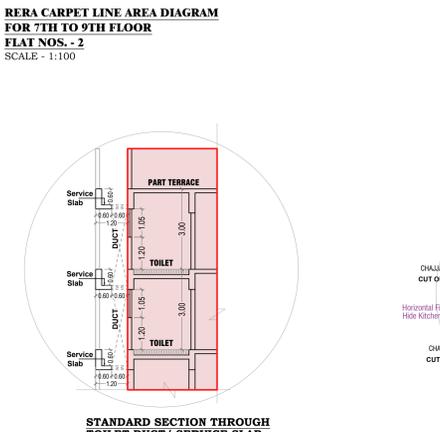
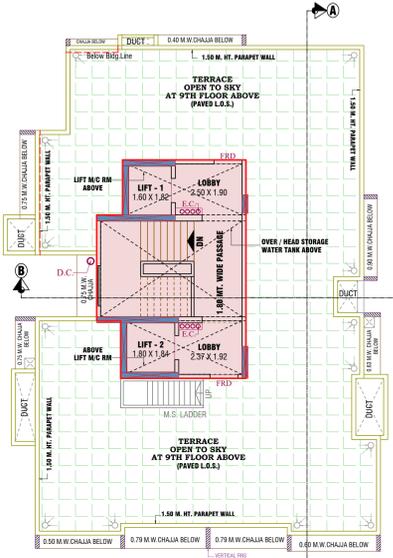
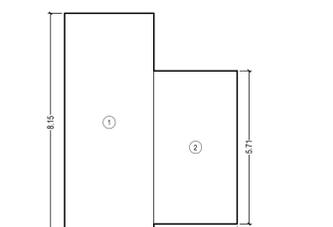
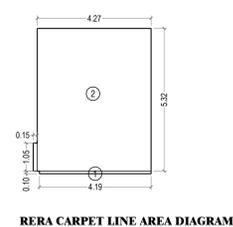
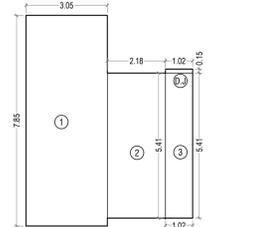
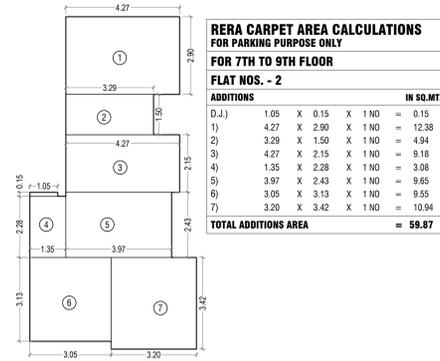
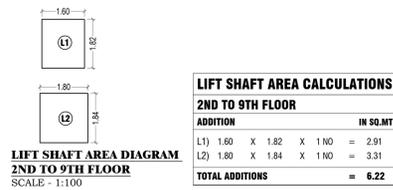
TABLE NO - I PROPOSED BUILT UP AREA SUMMARY										
Sr. No.	Floor No.	Proposed BUA (in sqmt)		Total (4 + 5) (in sqmt)	Staircase/ lift/ lobby area (in sqmt)		Staircase lift/ lobby area (counted in Premium)	Flat/NR/Society Office/ Fitness Centre/Refuge area		
		Commercial	Residential		Commercial	Residential				
1	STILT FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	Stilt Car Park/ Society Off/ Meter Rm/ Serv. Toll.		
	1ST FLOOR	0.00	137.78	137.78	0.00	38.03	38.03	FLAT 3 NOS / FITNESS CENTRE		
	2ND FLOOR	0.00	170.46	170.46	0.00	38.03	38.03	FLAT 4 NOS		
	3RD FLOOR	0.00	170.46	170.46	0.00	38.03	38.03	FLAT 4 NOS		
	4TH FLOOR	0.00	170.46	170.46	0.00	38.03	38.03	FLAT 4 NOS		
	5TH FLOOR	0.00	170.46	170.46	0.00	38.03	38.03	FLAT 4 NOS		
	6TH FLOOR	0.00	170.46	170.46	0.00	38.03	38.03	FLAT 4 NOS		
	7th FLOOR	0.00	175.42	175.42	0.00	38.20	38.20	FLAT 4 NOS		
	8th FLOOR	0.00	175.42	175.42	0.00	38.20	38.20	FLAT 4 NOS		
	9th FLOOR	0.00	175.42	175.42	0.00	38.20	38.20	FLAT 4 NOS		
2	Total BUA Proposed		0.00	1516.34	1516.34	0.00	342.78	292.51		
3	Fitness Centre							30.33		
4	Society Office							31.00		
5	Amenity area/ BUA in sqm (Reg 14A OR 14B)							0.67		
6	IH/PH provided							20.00		
7	Refuge Area							16.05		
8	NET BUILT UP AREA PROPOSED							1516.34		
	PERMISSIBLE AREA							30.33		
	PROVIDED AREA							31.00		
	EXCESS AREA							0.67		
	PERMISSIBLE AREA							20.00		
	PROVIDED AREA							16.05		
	Required							= N.A.		
	Provided							= N.A.		
	Required BUA = N.A. Sq.mt; No. of Tenements									
	Provided BUA = N.A. Sq.mt; No. of Tenements									
	4% Required (in sqmt)		0.00	0.00	0.00	0.00	0.00	NIL		
	4.25% Required (in sqmt)		0.00	0.00	0.00	0.00	0.00	NIL		
	Provided (in sqmt)		0.00	0.00	0.00	0.00	0.00	NIL		
	Excess provided		0.00	0.00	0.00	0.00	0.00	NIL		
	Proposed at floor									
	From Floor									
	Total BUA							0.00		
	TOTAL BUILT UP AREA							1516.34		
	EXCESS FITNESS CENTRE AREA							0.67		
	EXCESS REFUGE AREA							0.00		
	TOTAL							1517.01		



FORM - I		PLAN AS PER DCR 2014 AREA IN SQ.M
I AREA STATEMENT		
1	AREA OF PLOT (AS PER P.R.C.)	487.30
	(a) Area of Reservation in Plot	---
	(b) Area of Road Set Back	---
	(c) Area of O.P Road	---
2	DEDUCTIONS FOR RESERVATION / ROAD AREA	---
	(a) Road Set Back Area to be Handled Over (100% / 1 Regulation No 16)	---
	(b) Proposed O.P Road to be Handled Over (100% / 1 Regulation No 16)	---
	(c) Reservation area (to be Handled Over As Per Regulation no. 17)	---
	(d) Area Under Encroachment	---
3	FOR AMENITY AREA	---
	(a) Area of Amenity Plot / Plots to be Handled Over As Per DCR 14 (A)	---
	(b) Area of Amenity Plot / Plots to be Handled Over As Per DCR 14 (B) (10% HANDLED OVER TO MCGM)	---
	(c) Area of Amenity Plot / Plots to be Handled Over As Per DCR 15	---
	(d) Area of Amenity Plot / Plots to be Handled Over As Per DCR 35	---
4	DEDUCTIONS FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY	---
	(a) Land Component of Existing BUA As Per Regulation Under Which The Development Was Allowed	---
5	TOTAL DEDUCTIONS: [(2A) + (2B) + (2C)]	---
6	PLOT AREA UNDER DEVELOPMENT (C.M.S. 3)	487.30
7	ZONAL (Basic) FR 1 (1 or 1.3)	1.00
8	BUILT UP AREA EQUAL TO AREA OF LAND HANDLED OVER AS PER REGULATION NO 30(A)	487.30
	(a) As per 2(a) and 2(b) subject to 2(c) (subject to in cap of 'admissible 1st' 200% For Set Back = 00.00 x 2)	---
	(b) In case of 2(a)(ii) (ii) permissible over and above permissible BUA on remaining / balance plot	---
9	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDLED OVER	---
	15% of sq. ft. 70 above or 18% above per floor tenements as per 30(B)	---
	Number of benches 10 sq.mt (1 x 10 = 10 sq.mt)	110.00
10	BUILT UP AREA DUE TO ADDITIONAL FSI ON PAYMENT AS PREMIUM AS PER TABLE NO 12 OF REGULATION NO 30(A) SUBJECT TO REGULATION NO 30(A) (1) (5 X 487.30 = 2436.50)	2436.50
11	BUILT UP AREA DUE TO ADDMISSIBLE 'TDR' AS PER TABLE NO 12 OF REGULATION NO 30(A) SUBJECT TO REGULATION NO 30(A) (ROAD WIDTH 9.00MT) (5 X 487.30 = 2436.50) (2436.50 - 110 = 2326.50)	2326.50
12	BUILT UP AREA EQUAL TO AREA OF LAND HANDLED OVER AS PER REGULATION NO 30(A)	135.05
	(a) Sum TDR	120.82
	(b) General TDR DCR No. - 765	12.82
	(c) General TDR	---
	(d) Protected Area	---
	Total TDR	133.64
13	PERMISSIBLE BUILT UP AREA AS PER (7+11+12)	974.60
14	PERMISSIBLE BUILT UP AREA AS PER 30(1) (B) (ROAD WIDTH 9.00MT) (4 X 487.30)	1949.20
	(a) Permissible BUILT UP AREA COMPONENT OF 30(1) (B) (27.88 X 1.20 X 487.30)	100.35
	PROPOSED BUILT UP AREA	100.35
15	PROPOSED BUILT UP AREA	1125.12
	(a) Residential Built up area	---
	(b) Commercial Built up area	---
	Total Proposed Built up area 13(A) + 14 (B) + 15(B)	1125.12
17	PERMISSIBLE FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31 (B)	399.79
	(a) (i) Propos. Fungible Compensatory Area For Rehab Component W/O Charging Premium(Resi.)	161.34
	(ii) Fungible Compensatory Area Available For Rehab Component W/O Charging Premium(Comm.)	161.34
	(iii) Permissible Fungible Compensatory Area by Charging Premium (Residential)	179.78
	(iv) Proposed Fungible Compensatory Area by Charging Premium (Residential)	177.90
	(v) Permissible Fungible Compensatory Area by Charging Premium (Commercial)	---
	(vi) Proposed Fungible Compensatory Area by Charging Premium (Commercial)	---
	(vii) Permissible Fungible Compensatory Area to be handled over as per 30(1) (B)	35.12
	(viii) Proposed Fungible Compensatory Area to be handled over as per 30(1) (B)	35.10
	(ix) Permissible fungible compensatory area for sale as per 30(1) (B)	17.55
	(x) Proposed fungible compensatory area for sale as per 30(1) (B)	17.55
18	TOTAL PROPOSED FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31 (B)	391.89
19	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [(15(A) + 15(B) + 17) + 18]	1517.01
20	OTHER REQUIREMENTS	2.31
II RESERVATION / DESIGNATION		
	(a) Name of Reservation	---
	(b) Area of Reservation Affecting The Plot	---
	(c) Area of Reservation Land to be Handled / Handled Over As Per Regulation No. 17	---
	(d) Built up Area of Amenity to be Handled Over As Per Regulation No. 17	---
	(e) Area / Built up Area of Designation	---
B PLOT AREA / BUILT UP AMENITY TO BE HANDLED OVER AS PER REGULATION NO 30		
	(i) 15 (A)	---
	(ii) 15 (B)	---
	(iii) 15	---
C REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT / PLOT AS REGULATION NO. 27		
	(i) Proposed Built up Area (13 Above)	1517.01
	(ii) Less Deduction of Non-Residential Area (Shop Etc.)	---
	(iii) Area Available For Tenements [(i) Minus (ii)]	1517.01
	(iv) Tenements Permissible (Density of Tenements / Haecare)	68 NOS.
	(v) Total Number of Tenements Proposed on The Plot	95 NOS.
E PARKING STATEMENT		
	(i) PARKING REQUIRED BY REGULATIONS FOR	---
	Car	16 NOS.
	Scooter / Motor Cycle	---
	(ii) COVERED GARAGE PERMISSIBLE	---
	(iii) COVERED GARAGE PROPOSED	---
	Car	---
	Scooter / Motor Cycle	---
	(iv) TOTAL PARKING PROVIDED	---
	(v) TOTAL PARKING REQUIRED	22 NOS.
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		
I certify that I have Surveyed The Plot Under Reference on Dt. 11/02/23 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 515.00 sq.mts. And Tallies With The Area Stated in The Document of Ownership.		



FORM - II		PLAN AS PER DCR 2014 AREA IN SQ.M
THIS PLAN IS DIGITALLY SIGNED		
1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED		
2) THIS CANCELS APPROVAL TO THE PREVIOUS PLAN SANCTIONED UNDER NOS. P-15515/2023(161)/P/S Ward/PAHADI GOREGAON-W/337 DATED 24.03.2023		
3) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH AMENDED CONDITION UNDER NO. P-15515/2023(161)/P/S Ward/PAHADI GOREGAON - W ON EVEN DATE		
CONTENTS OF SHEET:		
FLOOR PLAN, BUILT UP AREA DIAGRAM AND CALCULATION, RERA AREA DIAGRAM AND CALCULATION, BUILT UP AREA SUMMARY, PARKING AREA STATEMENT, BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM AND CALCULATION.		
DESCRIPTION OF PROPOSAL AND PROPERTY		
PROPOSED DEVELOPMENT ON PLOT BEARING C.T.S. NO. 161, 161A, 161B AND 161C OF VILLAGE PAHADI GOREGAON WEST, L.T. ROAD NO. 1, GOREGAON WEST, IN PSHUDDH WARD, MALABAR - 400002.		
NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER		
Shri. Vikram Jayantilal Lohia & M/s. Megha Ash Construction		
102/104, Shivam Chambers, S.V. Road, Goregaon West, Mumbai - 400104.		
OWNER / DEVELOPER SIGNATURE		
Job no.	01/2	AS SHOWN
Scale	AS SHOWN	Yagnesh Bangera
Drawn By	AS SHOWN	MANASI
Checked By	AS SHOWN	17/04/2025
Date	AS SHOWN	
NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT		
AR. ANKIT U. JAIN		
B. ARCH		
REG. NO. CA/2016/6456		
OFFICE ADDRESS - 2127, FAZE ZONE MALL, GOREGAON MUMBAI LINK ROAD, SUNDER NAGAR, MALAD (WEST), MUMBAI - 400064 TEL: +91 7788723694		
BRIHANMUMBAI MUNICIPAL CORPORATION		
STAMP FOR APPROVAL		
1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED		
S.E.P. P6	A.E.B.P (P WARD)	E.E.B.P (P WARD)



FORM - II

THIS PLAN IS DIGITALLY SIGN

1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED

2) THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. P-15515/2023/(161)/P/S WARD/PAHADI GOREGAON W/337. DATED 24.03.2023.

3) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH AMENDED CONDITION UNDER NO. P-15515/2023/(161)/P/S WARD/PAHADI GOREGAON - W. ON EVEN DATE.

NOTES

ALL RERA CARPET AREA IS ONLY FOR PARKING PURPOSE.

CONTENTS OF SHEET:

FLOOR PLANS, BUILT UP AREA DIAGRAM AND CALCULATION, RERA AREA DIAGRAM AND CALCULATION, SECTION -AA AND SECTION -BB, TERRACE FLOOR PLAN, DETAIL AT '1', DETAIL AT '2', LIFT SHAFT AREA CALCULATIONS.

DESCRIPTION OF PROPOSAL AND PROPERTY

Proposed re-development on plot bearing C.T.S. Nos. 161, 161/1, 161/2 and 161/3 of Village Pahadi Goregaon West, LT. Road No. 1, Goregaon (West) in P/South Ward, Mumbai - 400002.

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER

Shri. Vikram Jayantilal Lodha of M/s. Meghna Aakar Construction

ADDRESS,

102/104, Shivam Chambers, S.V. Road, Goregaon West, Mumbai - 400104.

OWNER / DEVELOPER SIGNATURE

Job no. 02/02 **Scale** AS SHOWN **Drawn By** Yagnesh Bangera **Checked By** MANASI **Date** 17/04/2025

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

AR. ANKIT U. JAIN
REG. NO. CA/2014/64556

OFFICE ADDRESS - 2127, EAZE ZONE MALL, GOREGAON MULLUND LINK ROAD, SUNDER NAGAR, MALAD (WEST), MUMBAI - 400064 | TEL: +91-7738723684

BRIHANMUMBAI MUNICIPAL CORPORATION

STAMP FOR APPROVAL

1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED

S.E.B.P. R6 A.E.B.P (P WARD) E.E.B.P (P WARD)