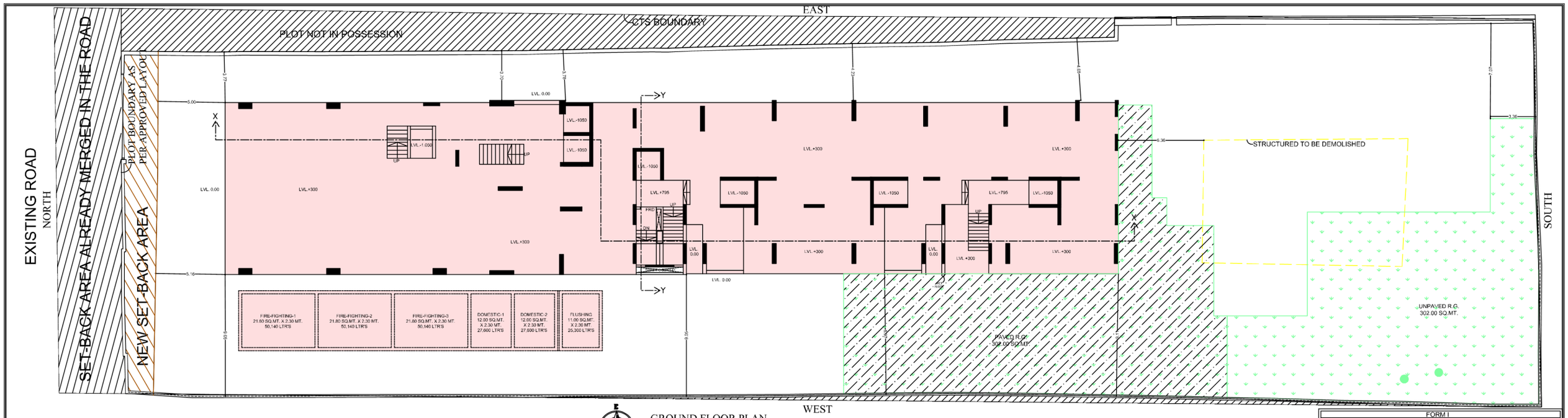
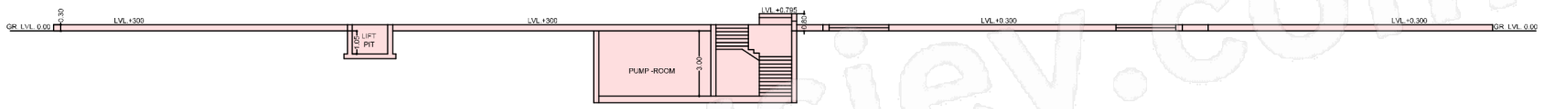
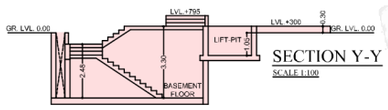


GROUND FLOOR PLAN
SCALE 1:100

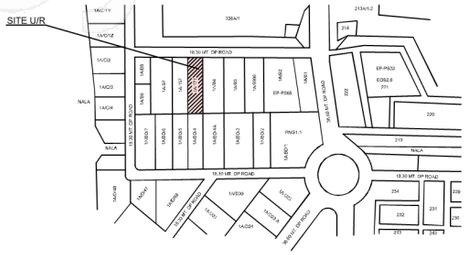


SECTION X-X
SCALE 1:100

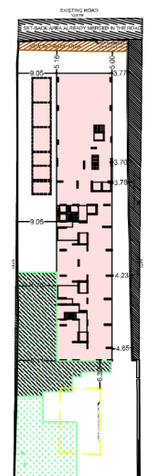


SECTION Y-Y
SCALE 1:100

BASEMENT FOR PUMP ROOM
SCALE 1:100



LOCATION PLAN
SCALE 1:4000



BLOCK PLAN
SCALE 1:500

I.		FORM I AREA STATEMENT	SQ.MT.
		AREA OF PLOT (AS PER LAYOUT)	3077.00
		LESS AREA UNDER ENCROACHMENT	234.00
1.		AREA OF PLOT (AS PER LAYOUT LESS AREA OF ENCHROACHMENT)	2843.00
	(a)	AREA OF RESERVATION IN PLOT	
	(b)	AREA OF ROAD SET BACK (AREA SUBJECT TO CONFIRMATION ON SITE BY DILR)	36.61
	(c)	AREA OF D.P ROAD (AREA ALREADY MERGED IN ROAD) (AREA SUBJECT TO CONFIRMATION ON SITE BY DILR)	64.39
2.		DEDUCTION FOR,	
(A)		FOR RESERVATION / ROAD AREA	
	(a)	ROAD SET-BACK AREA TO BE HANDED OVER (100%) (REGULATION NO 16) (AREA SUBJECT TO CONFIRMATION ON SITE BY DILR)	36.61
	(b)	PROPOSED D.P ROAD TO BE HANDED OVER (100%) (REGULATION NO 18) (AREA SUBJECT TO CONFIRMATION ON SITE BY DILR)	64.39
	(c)	(i) RESERVATION AREA TO BE HANDED OVER (100%) (REGULATION NO 17)	
		(ii) RESERVATION AREA TO BE HANDED OVER AS PER AR (REGULATION NO 17)	
(B)		FOR AMENITY AREA	
	(a)	AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(A)	
	(b)	AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(B)	
	(c)	AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 35 (adeyance)	
	(C)	DEDUCTION FOR EXISTING BUA TO BE RETAINED IF ANY / LAND COMPONENT OF EXISTING BUA / EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED.	
3.		TOTAL DEDUCTION. [(2(A) +2(B)) =2(C) AS AND WHEN APPLICABLE.]	101.00
4.		BALANCE AREA OF PLOT (1 MINUS 3)	2742.00
5.		PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM / APPROPRIATE AUTHORITY AS PER Sr. NO. 4 ABOVE.	2742.00
6.		ZONAL (BASIC) FSI (0.50 or 0.75 or 1 or 1.33)	1.00
7.		BUILT-UP AREA AS PER ZONAL (BASIC IFSI (5 * 6)	2742.00
8.		BUILT-UP EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 30(A)	
	(i)	AS PER 2(A) AND 2(B) EXCEPT 2(A)(C) (ii) ABOVE WITH IN CAP OF "ADMISSIBLE TDR" AS COLUMN 6 OF TABLE-12 ON REMAINING /BALANCE PLOT.)	
	(ii)	IN CASE OF 2(A)(C) (ii) PERMISSIBLE OVER AND ABOVE PERMISSIBLE BUA ON REMAININF / BALANCE PLOT.	
9.		BUILT-UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUA AMENITY TO BE HANDED OVER (WITH-IN THE LIMIT OF PERMISSIBLE BUA ON REMAINING PLOT)	
10.		BUILT-UP AREA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO 12 OF REGULATION NO 30(A) ON REMAINING/BALANCE PLOT.	
11.		BUILT-UP AREA DUE TO ADMISSIBLE "TDR AS PER TABLE NO 12 OF REGULATION NO 30(A) AND 32 ON REMAINING / BALANCE PLOT.	
12.		PERMISSIBLE BUA	2742.00
13.		PROPOSED BUILT UP AREA	0.00
14.		TDR GENERATED IF ANY AS PER REGULATION 30 (A)	
15.		FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31(3)	
	(a)	(i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	
		(ii) FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	
	(b)	(i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM	
		(ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM	0.00
16.		TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [13 +15(a)(i)+15(b)(i)]	0.00
17.		FSI CONSUMED ON NET PLOT [13/ 4]	0.00
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 PER REGULATION NO.27	
(D)		TENEMENT STATEMENT	
	(i)	PROPOSED BUILT UP AREA (13 ABOVE)	0.00
	(ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	0.00
	(iii)	AREA AVAILABLE FOR TENEMENTS [(i) minus (ii)]	0.00
	(iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	0.00
	(v)	TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	
(E)		PARKING STATEMENT	
	(i)	PARKING REQUIRED BY REGULATIONS FOR, - CAR SCOOTER/MOTOR CYCLE OUTSIDERS (VISITORS)	
	(ii)	COVERED GARAGE PERMISSIBLE	
	(iii)	COVERED GARAGES PROPOSED CAR SCOOTER/MOTOR CYCLE OUTSIDER (VISITORS)	
	(iv)	TOTAL PARKING PROVIDED	
(F)		TRANSPORT VEHICLES PARKING	
	(i)	SPACES 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 19-12-2018 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THREE THOUSAND SEVENTY SEVEN SQ. METER SITE AND THE AREA SO WORKED OUT IS" 3077.00 SQUARE METERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

BIPIN BABULAL KHATRI
Digitally signed by BIPIN BABULAL KHATRI
Date: 2021.06.14 18:00:41 +05'30'

SIGNATURE OF LICENSED SURVEYOR
ARCHITECT/ENGINEER/STRUCTURAL ENGINEER
SUPERVISOR OR ARCHITECT

FORM II

CONTENTS OF THE SHEET

PLINTH PLAN (WING A, B & C) SECTION X-X, Y-Y,
LOCATION & BLOCK PLAN, BASEMENT FOR PUMP ROOM.

SANCTIONING AUTHORITY

STAMP OF RECEIPTS OF PLANS	&	STAMP OF APPROVAL OF PLANS

THIS PLAN IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN THE IOD ISSUED UNDER EVEN NO. P-7008/2021/(1A/171)/P/S Ward PAHADI GOREGAON W/337/1/New ON EVEN DATE.

AKSHAY BHARGAV DUDHANE Digitally signed by AKSHAY BHARGAV DUDHANE Date: 2021.06.14 18:12:59 +05'30'	HARESH CHANDI RAM BHAGAT Digitally signed by HARESH CHANDI RAM BHAGAT DN: c=IN, o=GOVERNMENT OF MAHARASHTRA, ou=Authorised Signatory of the Commissioner, Municipal Corporation of Greater Mumbai, cn=HARESH CHANDI RAM BHAGAT Date: 2021.06.14 18:12:59 +05'30'	ANIL PRABHAKAR DHIWAR Digitally signed by ANIL PRABHAKAR DHIWAR DN: c=IN, o=GOVERNMENT OF MAHARASHTRA, ou=Authorised Signatory of the Commissioner, Municipal Corporation of Greater Mumbai, cn=ANIL PRABHAKAR DHIWAR Date: 2021.06.14 18:12:59 +05'30'
S.E. (B.P.) R2	A.E. (B.P.) P WARD	E.E. (B.P.) P WARD

REVISION

REV.	DATE	DESCRIPTION

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED DEVELOPMENT OF PROPERTY BEARING C.T.S. NO. 1A/171, PLOT NO. B9 VILLAGE PAHADI GOREGAON (W) AT LAXMI NAGAR, OFF LINK ROAD GOREGAON WEST MUMBAI.

NAME OF OWNER/APPLICANT	SIGNATURE
ANGEL CONSTRUCTION COMPANY	AJAY MALSHI DEDHIA Digitally signed by AJAY MALSHI DEDHIA Date: 2021.06.14 17:39:46 +05'30'
SIGNATURE OF L.SURVEYOR	BIPIN BABULAL KHATRI Digitally signed by BIPIN BABULAL KHATRI Date: 2021.06.14 18:00:41 +05'30'

ALL DIMENTIONS ARE IN METER

DRAWN	S. K. & A. S.
CHECKED	P.R.V.R.
SCALE	as above
DATE	19.12.2018
DWG NO	1A/171 / P / 2018

VK 188 — 1/1 — Bipin Khatri L.S.No.- K/2860/LS.

Vastu Khubi
ENGINEERS, PLANNERS & L.S. SURVEYOR
3RD FLOOR,SAXENA HOUSE, ABOVE CENTRAL BANK OF INDIA, PLOT NO.36 JUNCTION OF BRAHMANDAND MARG, JAI BHAWANI NAGAR ROAD NO.5, GOREGAON (WEST), MUMBAI 400 104.
E.mail: vastukhubi@gmail.com

housiey.com