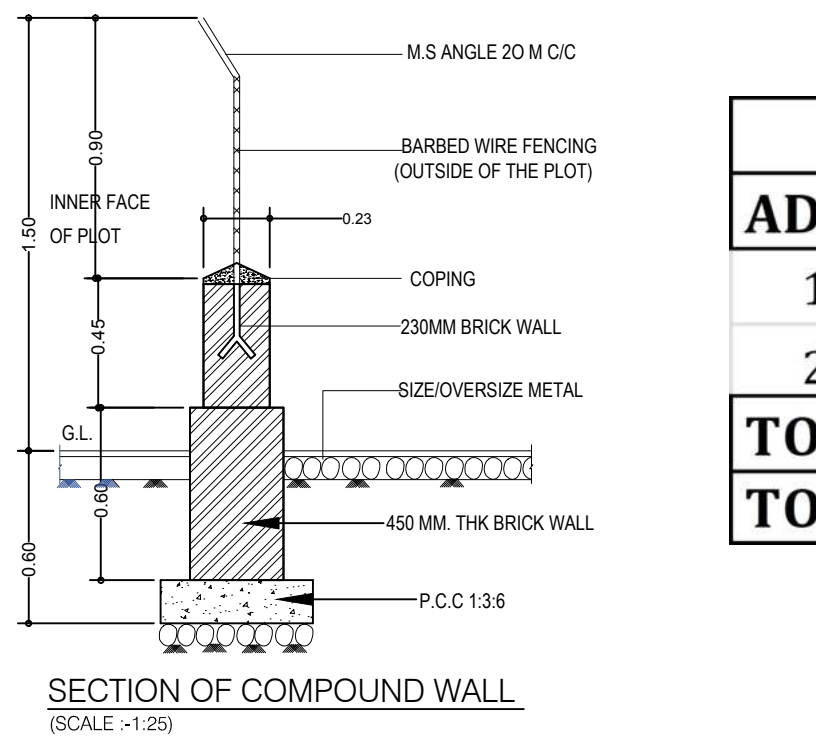
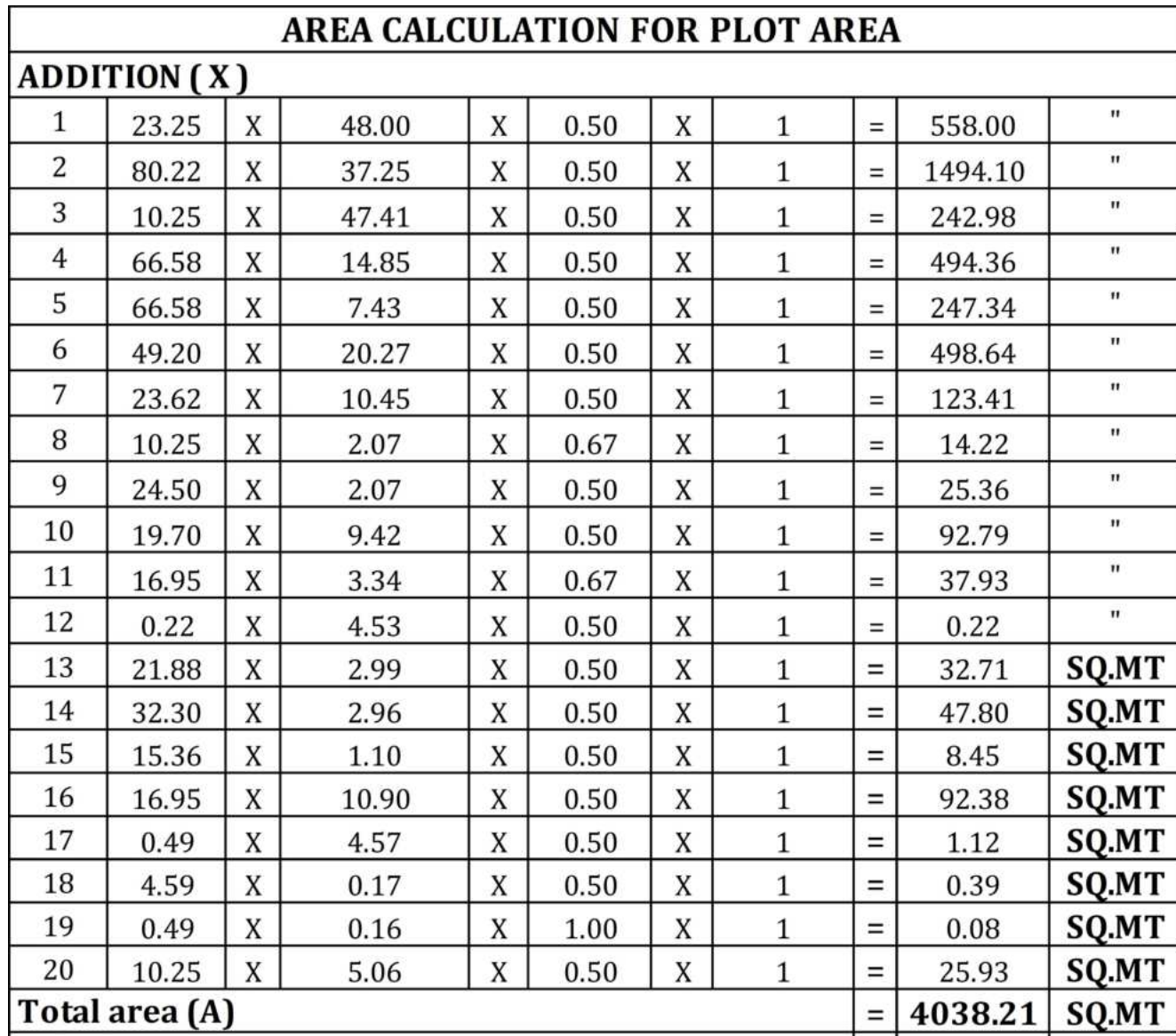




The diagram shows a large rectangle with a smaller rectangle cut out from its bottom-left corner. The overall width of the shape is 7.03. The overall height is 37.46. The cutout at the bottom-left has a width of 2.34 and a height of 23.26. The remaining part of the bottom edge, after the cutout, has a length of 4.69 (calculated as 7.03 - 2.34).

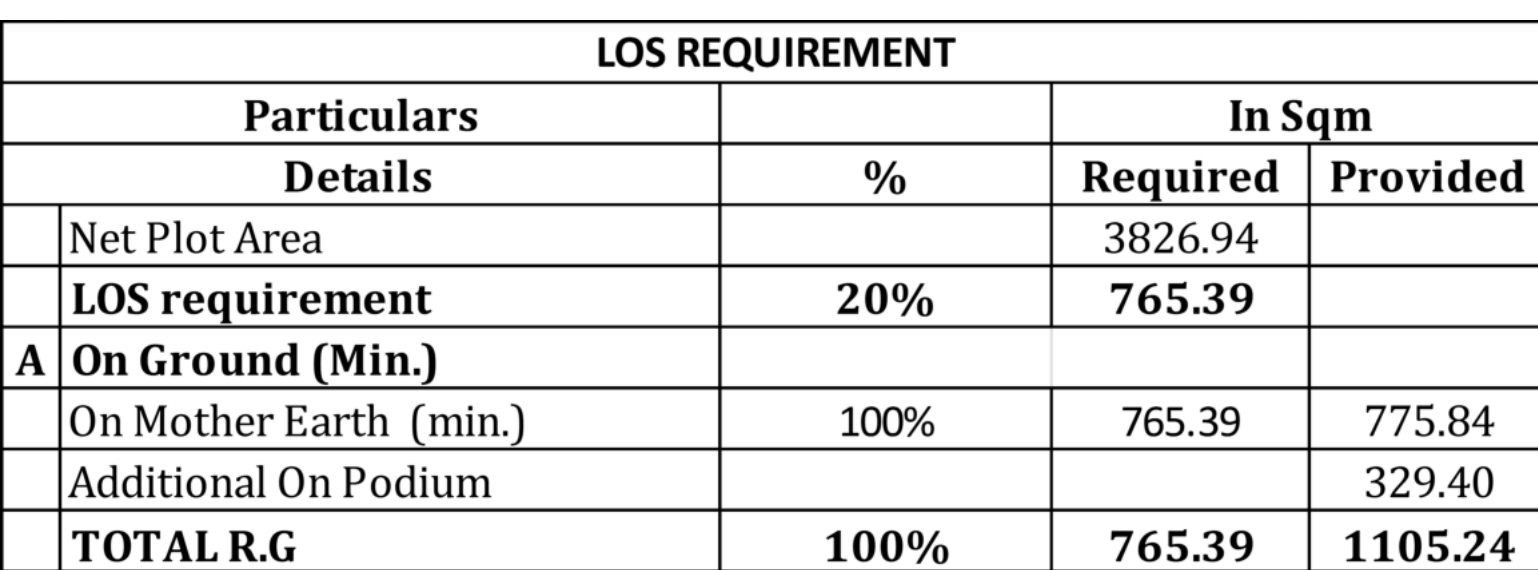
Sq.mt

WING (A-C)	TOTAL BUILT-UP AREA (SQ.MT.)	NET BUA	FURNIGBLE AREA(SQ.MT.)	ST. L, LO AREA (SQ.MT.)
COMM.	1031.98	764.63	297.65	234.62
RESI.	12713.47	9121.09	3192.38	5812.02
EXCESS FITNESS CENTER COUNTED IN FSI	0.00			
EXCESS METER ROOM COUNTED IN FSI	0.00			
TOTAL	13845.45	0.00	0.00	0.00
PERMISSIBLE METER ROOM (WING A-B)	27.60			
PROPOSED METER ROOM	27.60			
FITNESS CENTER PERMISSIBLE -2%	264.77			0.00
FITNESS CENTER PROPOSED	265.19			0.00



AREA CALCULATION FOR ROAD SETBACK										
ADDITION (Y)										
1	21.88	X	2.99	X	0.50	X	1	=	32.71	SQ.MT
2	32.30	X	2.96	X	0.50	X	1	=	47.80	SQ.MT
3	15.36	X	1.10	X	0.50	X	1	=	8.45	SQ.MT
4	16.95	X	10.90	X	0.50	X	1	=	94.79	SQ.MT
5	0.49	X	4.57	X	0.50	X	1	=	1.12	SQ.MT
6	4.59	X	0.17	X	0.50	X	1	=	0.39	SQ.MT
7	0.49	X	0.16	X	1.00	X	1	=	0.08	SQ.MT
8	10.25	X	5.06	X	0.50	X	1	=	25.93	SQ.MT
TOTAL AREA(Y)									211.27	SQ.MT

Total PLOT AREA (A+B)	=	3986.06	SQ.MT
Total ROAD SETBACK AREA		159.12	SQ.MT
NET Total plot area	=	3826.94	SQ.MT



5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000
5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580																																																																																																																																																																																																																																																																																																																																																																																																																																				



COMMERCIAL PARKING STATEMENT (B)			
User(Commercial) bua in sq.mt	Parking permissible as per D.C. rules	Area	Parking Requirement
One parking space for every 40 SQM of floor area upto 800 SQM		800.00	20.00
One parking space for every 80 SQM of floor area more than 800 SQM		231.98	2.90
TOTAL		1031.98	22.90
10% for visitors parking			2.29
TOTAL			25.19
TOTAL PARKING REQUIRED			25.19
SAY			25.00
TOTAL PARKING REQUIRED (A+B)			202.00
TOTAL PARKING PROVIDED			247.00

PARKING PROVIDED			
WING A & B			
FLOORS	BIG CAR	SMALL CAR	TOTAL
1ST BASEMENT	45	2	47
GROUND	0	1	1
1ST PODIUM	55	10	65
2nd PODIUM	55	10	65
3rd PODIUM	57	12	69
TOTAL	212	35	247
TOTAL (A+B)			247
TWO WHEELER PARKING			59

PROFORMA - A		As per DPR 2024
1.	AREA STATEMENT	SQ. MT.
1	Gross Area of Plot	3986.06
	(a) Area not in possession	0.00
	(b) Area of Road Set Back	159.12
	(c) Area of P. Road	0.00
	(d) Area not in possession	0.00
2	Deductions for	
(A) For Reservation / Road Area To Be Handled Over To MCGM (200%)	(a) Area not in possession	0.00
	(b) Road Set Back / Widening Area (Regulation No. 16)	159.12
	(c) Proposed P. Road Area (Regulation No. 16)	0.00
	(d) If Reservation Area (Plot) To Be Handled Over (200%) (Regulation No. 17)	0.00
	If Reservation Area To Be Handled Over As Per (Regulation No. 17) Not To Be Deducted for Compulsory OP (i.e. as per s.no. 5 below)	0.00
	Total Area Under Road/Reservation	159.12
	(B) Balance Area Of Plot (1 - 2A)	3826.94
	(i) For Amenity Area To Be Handled Over To MCGM	
	(a) Area Of Amenity Plot As Per DPR 2024 (i.e. 20% is 5%)	0.00
	(b) Area Of Plot for 24X(6)Hr As Per Part 14(B)	0.00
(c) Area Of Amenity Plot As Per DPR 35	0.00	
	Total Amenity Area	0.00
	(Deductions for Existing BUA To Be Retained If Any/Land As Component Of Existing BUA Existing BUA As Per Regulation Under Which The Development Was	-
3	Total Deductions (2A + 2B1 + 2B2)	159.12
4	Balance Area Of Plot For Calculating Required UOI (1 - 3)	3826.94
5	Plot Area Under Development (Sr. No. 4 + 2A2)(B2)	3826.94
6	Area (B2)(i) For 24X(6)Hr Of Plot (2 + 2B)	1.88
7	(a) Permissible Bulk Up Area As Per General Regulation 17.5 (A & B)	3826.94
	(b) Permissible Bulk Up Area As Per Regulation 30(C) (Protocol Development)	
8	Permissible Bulk Up Area (7a Or 7b Area, Whichever Is More)	3826.94
	Additional BUA As Per Regulation 30(A)(3a)	0.00
	(a) Additional BUA for 24X(6)Hr And 23Hr Above Within The Cap Of Admissible TDR As Per Regulation 30(A) And As Mentioned in Table 12A Of Regulation 32 (200%)	0.00
	(b) In case as per approved plan of existing building layout	501.68
9	(a) Additional BUA for 24X(6) & 30X(6) Above To Be Utilized Over And Above The Permissible (5) As Per Column No. 7 Of Table 12 Of Regulation 30(A) And As Mentioned in Table 12A Of Regulation 32 (200%)	118.24
	(a) Additional Incentive 5% Rights for Set Back 30% of Road Set Back Area within 24 Months	0.00
	(b) Additional Incentive 5% Rights for Set Back 30% of Road Set Back Area within 24 Months	0.00
	(c) Additional Incentive 5% Rights for Set Back 30% of Road Set Back Area within 24 Months	0.00
10	(a) 15% OF No. 7b Above Or 10 Sq. Mt. Per Retail Tenements As Per Reg. 33(7)(B)	740.00
	(b) 150% Of Retail Component As Per Regulation 33(7)(A)	740.00
	(c) Total Additional BUA / Incentive Area	740.00
	(d) BUA Due To Additional 5% On Payment Of Premium As Per Table No. 12 of Regulation No. 30(A)(3) As s. 42(b)	1913.47
11	(a) BUA Due To Additional TDR As Per Payment Of Premium No. 12 Of Regulation No. 30(A) & 32. If General TDR (DRC NO 00085/RS)	118.24
	(b) (a) Retaining TDR (DRC NO 00085/RS)	1819.86
	(c) Retaining TDR (i.e. as no. 4 + 20% DRC NO 99A/004/RE/04B	765.39
	(d) Total TDR	2585.25
12	Permissible Bulk Up Area (7 + 8a + 8b + 9a + 11 + 11a + 11b)	9885.58
13	Proposed Bulk Up Area	
	(a) Residential BUA	9121.09
	(b) Commercial BUA	764.43
	Total BUA	9885.52
14	TDR Generated (If Any As Per Regulation 30(A) And 32 for Utilised BUA Or Not)	
15	Fungible Compensatory Area As Per Reg. No. 31(3)	0.00
	(a) If Permissible Fungible Compensatory Area for Retail Component Without Charging Premium (Retail Exceeding Allowed BUA - 3846.58 Excluding Area of Existing Structures & Oita Area (1846.98 + 35% + 1344.46)	1137.50
	(b) If Proposed Fungible Compensatory Area for Retail Component without Charging Premium	1237.50
	(c) If Permissible Fungible Compensatory Area By Charging Premium	2222.46
	(d) Fungible Compensatory Area Available on Payment Of Premium (Residential)	1954.89
	(e) Fungible Compensatory Area Available on Payment Of Premium (Commercial)	267.55
	(f) Total Fungible Compensatory Area Available on Payment Of Premium	2222.44
	Total BUA Proposed Including Fungible Compensatory Area (13(a)+13(b)+15(f))	12345.45
	(g) TDR Consumed On Plot (13A)	2.58
	(H) Other Requirements	
	Requirements Of Recreational (S) in Layout / Plot As Per Reg. 27	0.00
Tenements Statement		
	(i) Proposed BUA (13 (a) Total)	13345.45
	(ii) Less Deduction of Non - Residential BUA	1031.98
	(iii) Area Available for Tenements (i) minus (ii)	12313.47
	(iv) Tenements Permissible (Density Of Tenements / hectare)	554.11
	(v) Total No. Of Tenements Proposed On The Plot	138.00
(F) Parking Statement		
	(i) Parking Required By Retail For	
	Car	262.00
	Scooter / Motor Cycle	
	Outsiders (Visitors)	
	(ii) Parking Proposed	
	Car	0.00
	Scooter / Motor Cycle	0.00
	Outsiders (Visitors)	0.00
	(iii) Covered Garage Permissible	0.00
	(iv) Covered Garage Proposed	0.00
	(v) Total Parking Proposed	247.00
(G) Transport Vehicle Parking		
	(i) Spaces For Transport Vehicles Parking Required By Regulation	0.00
	(ii) Total No. Of Transport Vehicles Parking Spaces Proposed	0.00

THIS CANCELS APPROVAL
TO THE PREVIOUS PLANS
SANCTIONED UNDER NO.
P-22373/2024(1019) P/S Ward PAHADI GOREGAON-W
DATED :- 24-12-2024

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED

APPROVED SUBJECT TO CONDITIONS MENTIONED THIS
OFFICE LETTER UNDER NO. P-223732024(1019)IPS Ward/PAHAD/ GOREGAON-W

SANTOSH Digitally signed by

HARISHCHANDRA

SANKHE

EXECUTIVE ENGINEER
BUILDING DEPARTMENT, WASHINGTON, D.C.

BUILDING PROPOSAL* WITH F + WARD	
Digitally signed	Digitally signed

ISHI RAHUL
Digitally signed by ISHI RAHUL
GANESH Datta

Rajesh Shridha
Digitally signed by Rajesh Shridha

GANESH 2025.11.03
17:51:51 +05'30'

S.E (B. P.) R-5	A.E.(B.P.) P-
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Pawar
Ameet

Ganpatra
0
ARCHITECT

AMEET PAWAR CA/2004/34543	OWNER/DE
FORM 3	

FORM-2

PLOT AREA DIAGRAM AND CALCULATION, BLOCK PLAN, LOCATION PLAN, PLOT AREA CALCULATION AND BUA SUMMARY

DESCRIPTION OF PROPOSAL

PROPOSED DEVELOPMENT OF PLOT BEARING CTS NO- 1019, VILLAGE PATA
GOREGAON W, WARD P/S, JAI TARAMANI C.H.S LTD, SITARAM TEMPLE ROAD
BANGUR NAGAR GOREGAON WEST MUMBAI MAHARASHTRA 400104

NAME OF OWNER
KUMAR VIRE PROPERTIES PVT LTD

ROMAN VIBE PROPERTIES FVT LTD.

NAME, ADDRESS & SIGNATURE OF ARCHITECT

GROUND FLOOR, SATYANARAYAN PRASAD-COMMERCIAL CENTRE, DAYALDAS ROAD, VILE PARLE (E), MUMBAI-400 057

aakar
PUNE PUNE (C), INDIA-411 004
Ph: 022-2612 9933/44/55/66.
www.aakararchitect.org

NORTH	JOB No.	DRAWN BY	CHECKED BY	PATH:-
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	ANIKET	J. Wati & Nurhidayah Jai Tarantani Grogogan PROPOSAL/02, F.I.I. Date: 19.09.2025
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