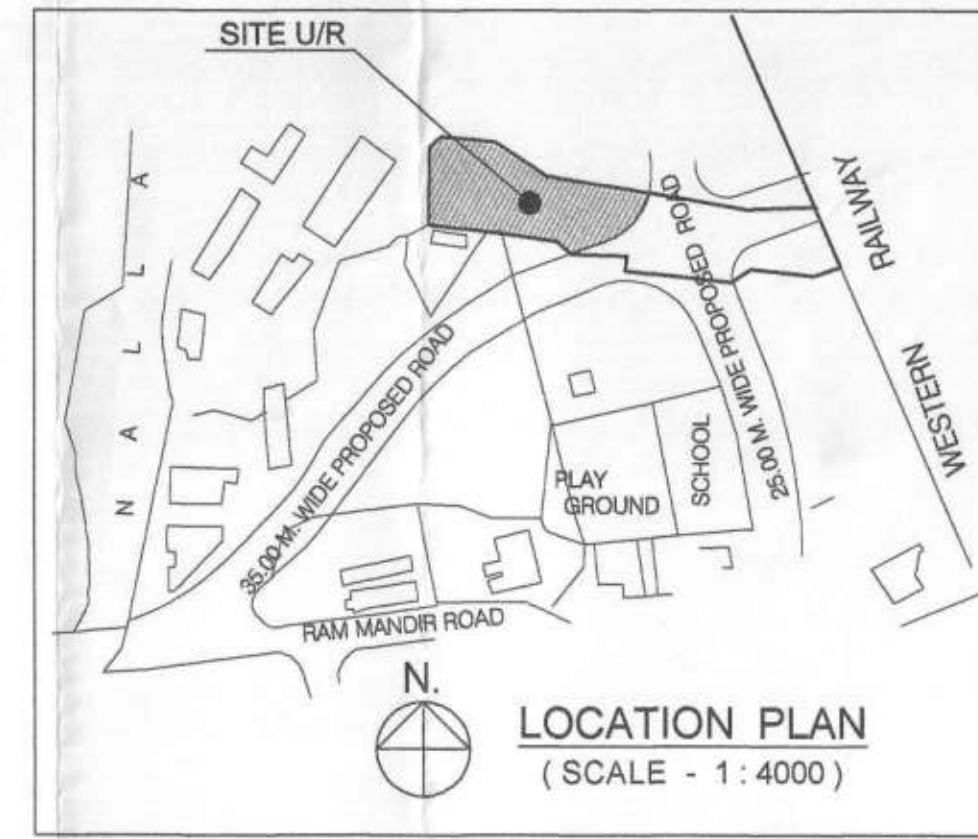




PLOT AREA CALCULATION

PLOT - A						
1	1/2	X 51.01	X 17.55	X 1 NO	=	447.61 SQ.MT.
2	1/2	X 53.23	X 5.91	X 1 NO	=	157.29 SQ.MT.
3	1/2	X 53.23	X 28.69	X 1 NO	=	763.58 SQ.MT.
4	1/2	X 50.87	X 26.55	X 1 NO	=	675.30 SQ.MT.
5	1/2	X 57.63	X 8.52	X 1 NO	=	245.50 SQ.MT.
6	1/2	X 57.63	X 8.90	X 1 NO	=	256.45 SQ.MT.
7	1/2	X 42.61	X 9.65	X 1 NO	=	205.59 SQ.MT.
8	1/2	X 33.04	X 12.43	X 1 NO	=	205.34 SQ.MT.
9	1/2	X 35.09	X 7.50	X 1 NO	=	131.59 SQ.MT.
10	1/2	X 39.51	X 8.96	X 1 NO	=	177.00 SQ.MT.
11	1/2	X 41.42	X 5.94	X 1 NO	=	123.02 SQ.MT.
12	1/2	X 41.42	X 5.37	X 1 NO	=	111.21 SQ.MT.
13	1/2	X 41.29	X 4.10	X 1 NO	=	84.64 SQ.MT.
14	1/2	X 41.26	X 4.50	X 1 NO	=	92.84 SQ.MT.
15	1/2	X 41.26	X 5.84	X 1 NO	=	120.48 SQ.MT.
16	1/2	X 41.63	X 8.95	X 1 NO	=	186.29 SQ.MT.
TOTAL ADDITION						= 3983.73 SQ.MT.

PLOT AREA CALCULATION

(SCALE 1 : 500)

PLOT - C (AREA RESERVED FOR D. P. ROAD)						
1	1/2	X	20.91	X	2.02	X1 NO = 21.12 SQ.MT.
2	1/2	X	15.17	X	4.21	X1 NO = 31.93 SQ.MT.
3	1/2	X	12.75	X	3.90	X1 NO = 24.86 SQ.MT.
4	1/2	X	14.23	X	3.77	X1 NO = 26.82 SQ.MT.
5	1/2	X	18.14	X	3.64	X1 NO = 33.01 SQ.MT.
6	1/2	X	26.11	X	3.11	X1 NO = 40.60 SQ.MT.
7	1/2	X	53.85	X	24.95	X1 NO = 671.78 SQ.MT.
8	1/2	X	91.13	X	7.15	X1 NO = 325.79 SQ.MT.
9	1/2	X	97.42	X	19.86	X1 NO = 967.38 SQ.MT.
10	1/2	X	97.42	X	11.10	X1 NO = 540.68 SQ.MT.
11	1/2	X	81.82	X	4.46	X1 NO = 137.86 SQ.MT.
12	1/2	X	54.11	X	4.19	X1 NO = 113.38 SQ.MT.
13	1/2	X	49.27	X	6.95	X1 NO = 171.21 SQ.MT.
14	1/2	X	29.30	X	12.25	X1 NO = 179.46 SQ.MT.
TOTAL ADDITION						= 3285.86 SQ.MT.

PLOT AREA SUMMARY			
DESCRIPTION	AREA AS PER P.P. CARD (IN SQ.MT.)	AREA AS PER TRIANGULATION (IN SQ.MT.)	SHOWN BY
PLOT - A	3983.37	3983.73	
PLOT -B	329.81	329.81	
AREA RESERVED FOR D.P. ROAD	3285.82	3285.86	
TOTAL PLOT AREA	7599.00	7599.40	

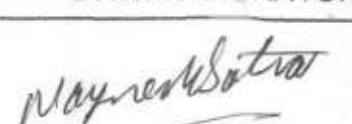
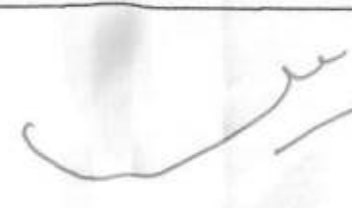
PLOT - B (RETAINED BY OWNER)						
1	1/2	X	6.89	X	2.65	1 X NO = 9.13 SQ.MT.
2	1/2	X	10.91	X	2.40	1 X NO = 13.09 SQ.MT.
3	1/2	X	40.05	X	11.40	1 X NO = 228.29 SQ.MT.
4	1/2	X	16.15	X	9.82	1 X NO = 79.30 SQ.MT.
TOTAL ADDITION						= 329.81 SQ.MT.



<u>PARKING STATEMENT</u>				
<u>RESIDENTIAL</u>				
CARPET AREA IN SQ.MT	TOTAL NO.OF FLATS WING		PARKING PERMISSIBLE AS PER D.C. REGULATION	PARKING REQUIRED
	A	B		
BELOW 45.00	---	433	1PARK / 4 TENE	108.25
45.00 TO 60.00	72		1PARK / 2 TENE	36
TOTAL				144.25
5 % ADDITIONAL PARKING FOR VISITORS			5% OF 144.25	7.21
TOTAL REQUIRED PARKING FOR RESIDENTIAL			144.25 + 7.21	151.46
<u>COMMERCIAL</u>				
SHOPS	TOTAL BUA - 203.75 SQ.MT.		1 PARK./40 SQ.M.	
			203.75/40	5.09
10 % ADDITIONAL PARKING FOR VISITORS				0.51
TOTAL REQUIRED PARKING FOR COMMERCIAL				5.60
TOTAL REQUIRED PARKING (RESIDENTIAL + COMMERCIAL)				151.46 + 5.60
				157.06
TOTAL PROPOSED CAR PARKING				208
TOTAL PROPOSED SCOOTER PARKING				75

SUMMARY (AREA IN SQ.MT.)

FLOOR'S	2			3							4		
	GROSS BUA			STAIRCASE, LIFT & PASSAGE AREA FOR PREMIUM							B. U. A		
	WING - A		WING - B	WING - A	WING - B	WING - A	WING - A	WING - B	WING - A		WING - B		
	COMM- ERCIAL	RESID- ENTIAL	RESID- ENTIAL	FIRE LIFT	FIRE STAIR, & LIFT	STAIR, LIFT & PASS.	COMM- ERCIAL	STAIR, LIFT & PASS.	COMM- ERCIAL	RESID- ENTIAL	RESID- ENTIAL		
GROUND(PT)	81.36	----	27.02	----	----	----	7.32	----	74.04	----	27.02		
1ST PODIUM	137.03	----	36.59	----	----	----	7.32	----	129.71	----	16.55		
2ND PODIUM	----	285.73	----	6.70	----	37.77	----	----	----	241.26	----		
3RD FLOOR	----	285.73	848.70	6.70	41.36	37.77	----	138.07	----	241.26	669.27		
4TH FLOOR	----	285.73	848.70	6.70	41.36	37.77	----	138.07	----	241.26	669.27		
5TH FLOOR	----	295.81	848.70	6.70	41.36	37.77	----	138.07	----	241.26	478.68		
6TH FLOOR	----	285.73	848.70	6.70	41.36	37.77	----	138.07	----	241.26	669.27		
7TH FLOOR	----	295.81	848.70	6.70	41.36	37.77	----	138.07	----	241.26	669.27		
8TH FLOOR	----	285.73	848.70	6.70	41.36	37.77	----	138.07	----	241.26	669.27		
9TH FLOOR	----	295.81	848.70	6.70	41.36	37.77	----	138.07	----	241.26	669.27		
10TH FLOOR	----	285.73	848.70	6.70	41.36	37.77	----	138.07	----	241.26	669.27		
11TH FLOOR	----	295.81	848.70	6.70	41.36	37.77	----	138.07	----	241.26	669.27		
12TH FLOOR	----	285.73	848.70	6.70	41.36	37.77	----	138.07	----	241.26	478.68		
13TH FLOOR	----	295.81	848.70	6.70	41.36	37.77	----	138.07	----	241.26	669.27		
14TH FLOOR	----	285.73	848.70	6.70	41.36	37.77	----	138.07	----	241.26	669.27		
15TH FLOOR	----	295.81	848.70	6.70	41.36	37.77	----	138.07	----	241.26	669.27		
16TH FLOOR	----	285.73	848.70	6.70	41.36	37.77	----	138.07	----	241.26	669.27		
17TH FLOOR	----	295.81	848.70	6.70	41.36	37.77	----	138.07	----	241.26	669.27		
18TH FLOOR	----	285.73	848.70	6.70	41.36	37.77	----	138.07	----	241.26	669.27		
19TH FLOOR	----	295.81	848.70	6.70	41.36	37.77	----	138.07	----	241.26	478.68		
20TH FLOOR	----	----	848.70	----	41.36	----	----	138.07	----	----	669.27		
21ST FLOOR	----	----	848.70	----	41.36	----	----	138.07	----	----	669.27		
22ND FLOOR	----	----	848.70	----	41.36	----	----	138.07	----	----	669.27		
23RD FLOOR	----	----	848.70	----	41.36	----	----	138.07	----	----	669.27		
24TH FLOOR	----	----	848.70	----	41.36	----	----	138.07	----	----	669.27		
25TH FLOOR	----	----	848.70	----	41.36	----	----	138.07	----	----	669.27		
26TH FLOOR	----	----	848.70	----	41.36	----	----	138.07	----	----	526.94		
27TH FLOOR	----	----	848.70	----	41.36	----	----	138.07	----	----	669.27		
28TH FLOOR	----	----	848.70	----	41.36	----	----	138.07	----	----	669.27		
29TH FLOOR	----	----	848.70	----	41.36	----	----	138.07	----	----	669.27		
30TH FLOOR	----	----	848.70	----	41.36	----	----	138.07	----	----	669.27		
31ST(PT) FLR	----	----	274.87	----	36.73	----	----	68.64	----	----	169.50		
TOTAL-1	218.39	5223.78	24102.08	120.60	1194.81	679.86	14.64	3934.60	203.75	4342.68	18238.57		
TOTAL-2	5442.17			1315.41		4629.10		4546.43					
TOTAL-3	29544.25			1315.41		5944.51			22785.00				

PROFORMA - A		SHEET NO. 1/4
I AREA STATEMENT		
1	AREA OF PLOT DEDUCTIONS	7599.00
2	AREA RETAINED BY OWNER	329.81
3	AREA UNDER D. P. ROAD	3285.82
4	TOTAL DEDUCTION (2+3)	3615.63
5	BALANCE PLOT AREA FOR DEVELOPMENT (1 - 4)	3983.37
6	5% POS	NA
7	NET PLOT AREA (5 - 6)	3983.37
8	ADD FOR FSI PURPOSE (3)	3285.82
9	TOTAL AREA (7 + 8)	7269.19
10	PERMISSIBLE BASIC F.S.I	1.50
11	PERMISSIBLE BUILT UP AREA (9 x 10)	10903.79
12	PERMISSIBLE ADDITIONAL FSI	1.50
13	PERMISSIBLE ADDITIONAL BUA (7 x 12)	5975.06
13a	PROPOSED ADDITIONAL BUA	5973.99
14	TOTAL B.U.A. PERMISSIBLE (11 + 13)	16878.65
15	TOTAL PROPOSED BUA (EXCL. FUNGIBLE)	16877.78
16	FUNGIBLE BUA PERMISSIBLE (35% OF 15)	5907.22
17	TOTAL FUNGIBLE BUA PROPOSED	5907.22
18	TOTAL PERMISSIBLE BUA (INCL. FUNGIBLE) (14 + 16)	22785.07
19	TOTAL PROPOSED BUA (INCL. FUNGIBLE) (15 + 17)	22785.00
20	PERMISSIBLE FSI (EXCL. FUNGIBLE)	3.00
21	FSI CONSUMED (10 + ((15 - 11) x 5)) (EXCL. FUNGIBLE)	2.999
II OTHER REQUIREMENTS		
A	RESERVATION / DESIGNATION	
	(a) NAME OF THE RESERVATION	
	(b) AREA OF THE RESERVATION AFFECTING THE PLOT	
	(c) AREA OF RESERVATION LAND TO BE HANDED / HANDED OVER AS PER REG. NO. 17	NIL
	(d) B. U. AREA OF AMENITY TO BE HANDED OVER AS PER REG. NO. 17	
	(e) AREA / B. U. A. OF DESIGNATION	
B	PLOT AREA / BUILT UP AMENITY TO BE HANDED OVER AS PER REG. NO.	
	(i) 14 (A)	NA
	(ii) 14 (B)	
	(iii) 15	
C	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT / PLOT AS PER REG. NO. 27	AS INDICATED IN DRG. NO. 3 & 4
D	TENEMENT AREA STATEMENT	
	i) PROPOSED BUILT UP AREA	22785.00
	ii) LESS DEDUCTION FOR NON - RESIDENTIAL AREA	203.75
	iii) AREA AVAILABLE FOR TENEMENTS (i - ii)	22581.25
	iv) TENEMENTS PERMISSIBLE	513
	v) TOTAL NO. OF TENEMENTS PROPOSED ON THE PLOT	505
E	PARKING AREA STATEMENT	
	i) PARKING REQUIRED BY REG. FOR -	
	CAR	
	SCOOTER / MOTORCYCLE	
	OUTSIDERS (VISITORS)	
	ii) COVERED GARAGE PERMISSIBLE	
	iii) COVERED GARAGE PROPOSED	
	CAR	
	SCOOTER / MOTORCYCLE	
	OUTSIDERS (VISITORS)	
	iv) TOTAL PARKING PROPOSED	
F	PARKING AREA STATEMENT	
	i) TOTAL TRANSPORT VEHICLE PARKING REQUIRED AS PER REG.	
	ii) TOTAL NO. OF TRANSPORT VEHICLE PARKING PROPOSED	NA
CERTIFICATE OF PLOT AREA		
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE & THE AREA SO WORKED OUT IS 7599.00 SQ.MTS. THE TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP TOWN PLANNING SCHEME RECORDS. SIGNATURE OF ARCHITECT		
PROFORMA - B		
CONTENT OF SHEET		
BLOCK PLAN, LOCATION PLAN, LINE AREA DIAGRAM & STATEMENT		
STAMP OF APPROVAL OF PLANS		
PLANS ARE: 16 NOS OF DRAWINGS WHICH ARE: 3 ALONG WITH SCHEMATIC: 11IFICATE / AMENDED SCHEMATIC: 11IFICATE ISSUED UPTO PLINTH LE NO. 11CPSP-27/0002/CC/3-156/1/24/2022 DATE: 11 JAN 2022 AND THE CEMENT ARE MENTIONED THEREIN.  Architect, Jointly Planning Division MMRDA 		
DESCRIPTION OF PROPOSAL AND PROPERTY		
PROPOSED DEVELOPMENT ON PLOT BEARING CTS NO 57 A AND 57 C AT VILLAGE GOREGAON SITUATED AT OFF RAMP MANDIR ROAD, GOREGAON WEST, MUMBAI		
NAME OF OWNER		OWNER'S SIGNATURE
M/S INTEGRATED AFFORDABLE HOME PVT. LTD.		
D' WING, KARMA SANKALP, CORNER OF 8TH & 7TH FLOOR OF RAJAWADI, GHATKOPAR (EAST), MUMBAI, MUMBAI CITY - 400077		
DRG. NO.	CHD. BY.	DESIGN BY.
1A/ODC/01	SNEHAL SHAH	SNEHAL SHAH
		UDAY
		DATE
		21-07-2021
NORTH		
NAME, ADDRESS & SIGNATURE OF ARCHITECT		
 T-3K Arch Licensed Surveyors & Engineers SNEHAL S. SHAH 107-108, MATHURJI ARCADE, PLOT NO. 32, PARULNARE SCHEME, SUBHASH ROAD, VILE PARLE - (EAST), MUMBAI - 400057 TEL. 022-26924993 		
SIGNATURE OF L.S.		