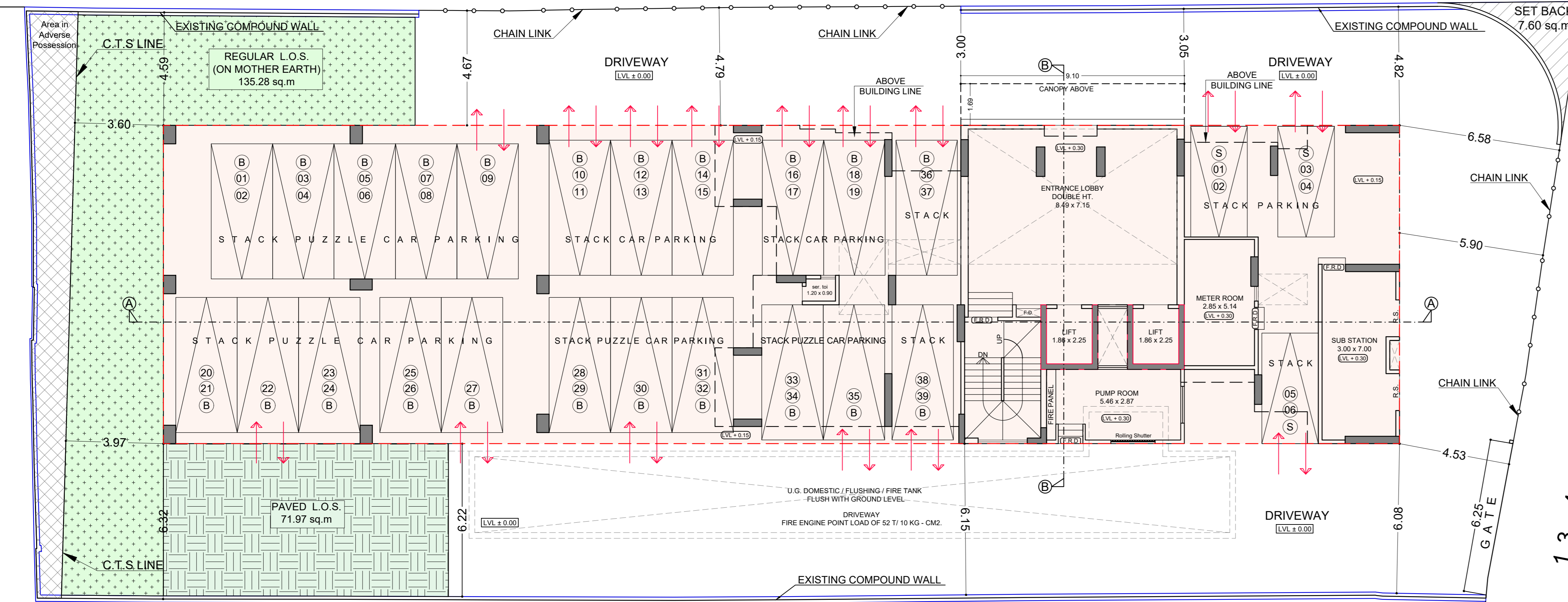
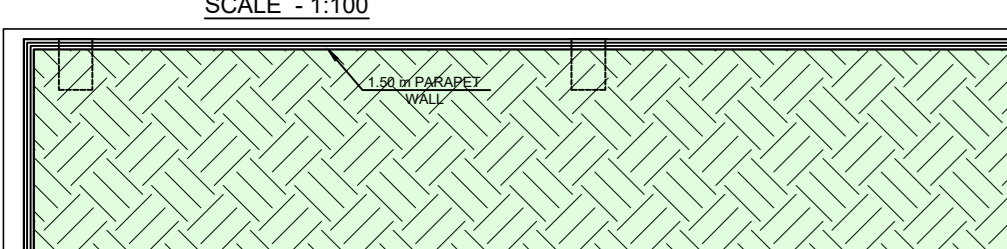


9.00 m WIDE EXISTING ROAD

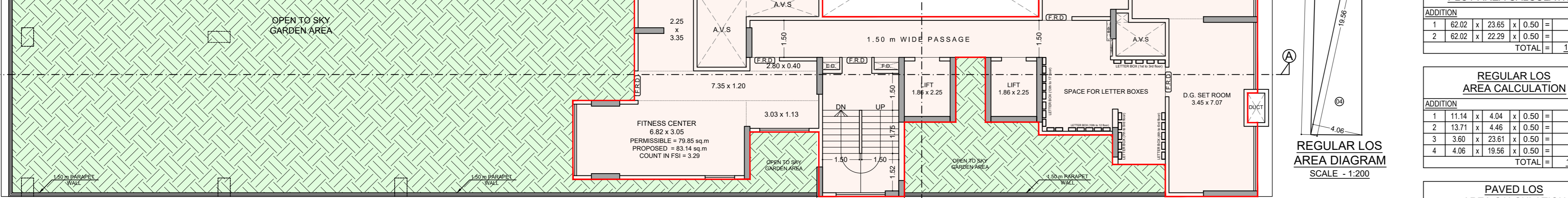


GROUND FLOOR PLAN SCALE - 1:100

Table for SET BACK AREA CALCULATION with columns for ADDITION, REDUCTION, and TOTAL.

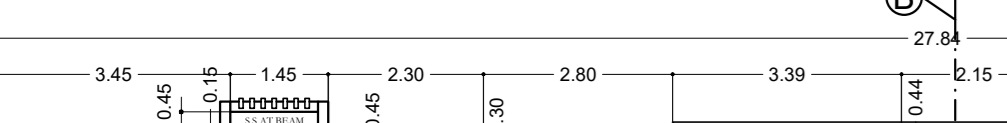


SET BACK AREA DIAGRAM SCALE - 1:100

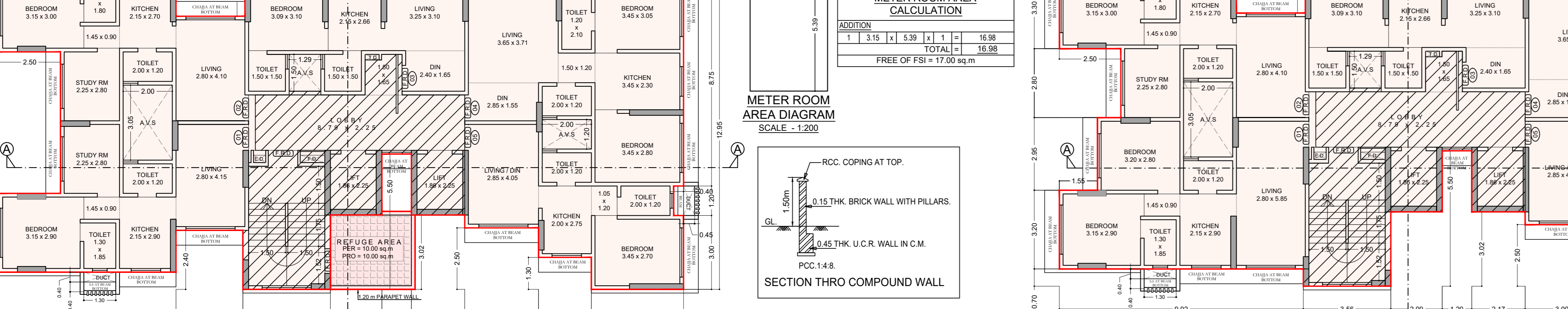


PODIUM FLOOR PLAN SCALE - 1:100

Table for PAVED LOS AREA CALCULATION with columns for ADDITION and TOTAL.

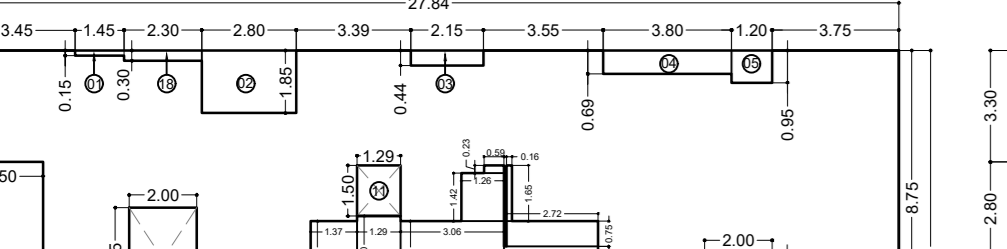


PAVED LOS AREA DIAGRAM SCALE - 1:200



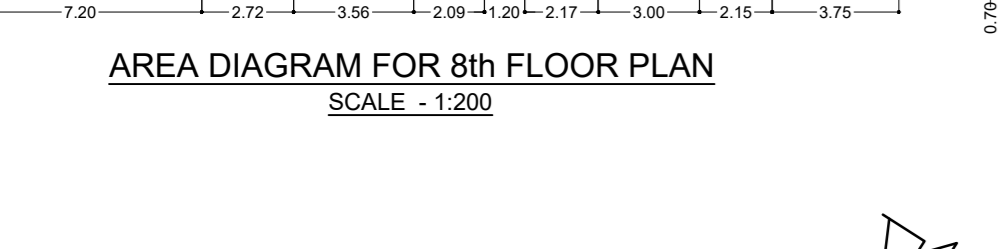
TYPICAL 1st & 2nd FLOOR PLAN SCALE - 1:100

Table for 8th REFUGE FLOOR PLAN AREA CALCULATION with columns for ADDITION, REDUCTION, and TOTAL.

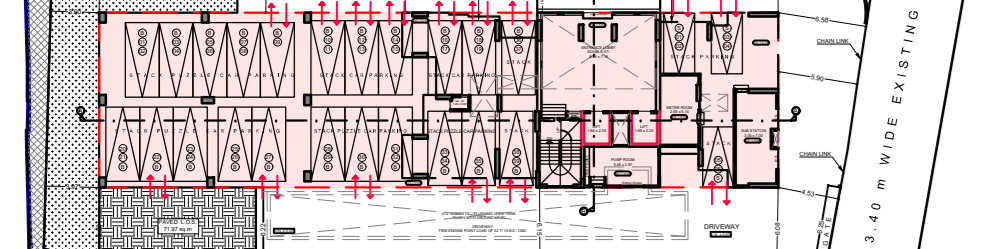


8th REFUGE FLOOR PLAN SCALE - 1:100

Table for 9th to 17th floor plan area calculation with columns for ADDITION, REDUCTION, and TOTAL.



AREA DIAGRAM FOR TYPICAL 9th to 17th FLOOR PLAN SCALE - 1:200

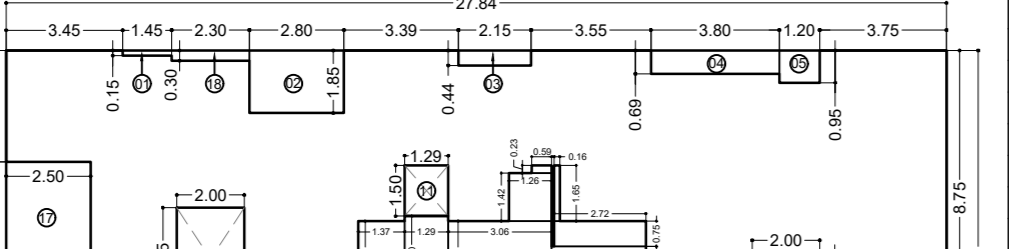


AREA DIAGRAM FOR 8th FLOOR PLAN SCALE - 1:200



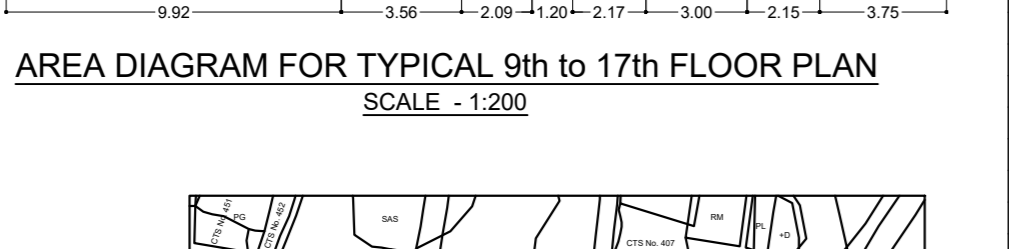
AREA DIAGRAM FOR TYPICAL 9th to 17th FLOOR PLAN SCALE - 1:200

Table for 8th floor plan area calculation with columns for ADDITION, REDUCTION, and TOTAL.

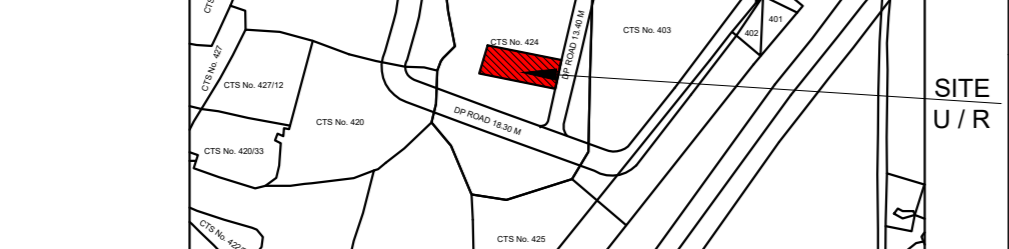


8th FLOOR PLAN AREA CALCULATION

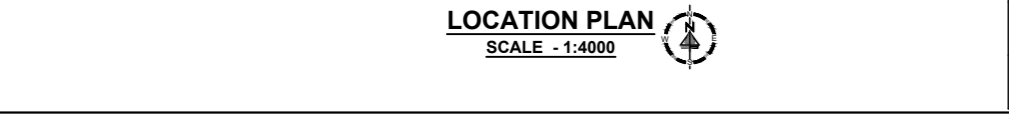
Table for 9th to 17th floor plan area calculation with columns for ADDITION, REDUCTION, and TOTAL.



AREA DIAGRAM FOR TYPICAL 9th to 17th FLOOR PLAN SCALE - 1:200

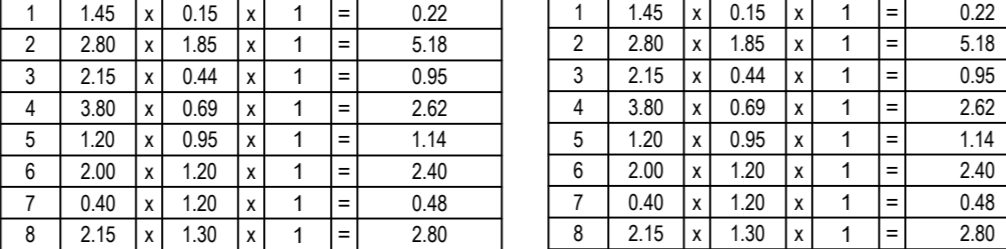


AREA DIAGRAM FOR 8th FLOOR PLAN SCALE - 1:200



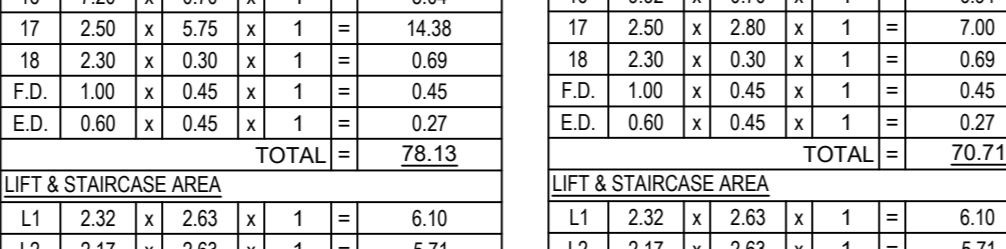
AREA DIAGRAM FOR TYPICAL 9th to 17th FLOOR PLAN SCALE - 1:200

Table for 8th floor plan area calculation with columns for ADDITION, REDUCTION, and TOTAL.

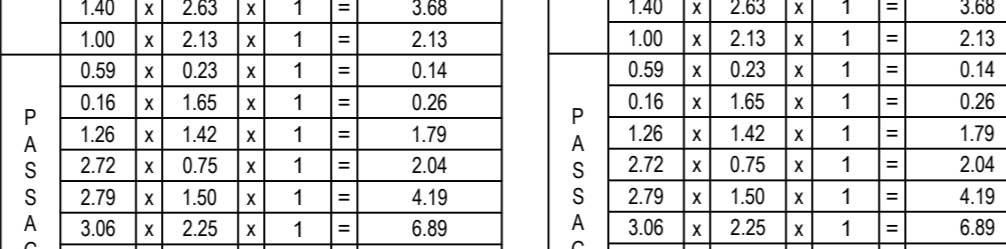


8th FLOOR PLAN AREA CALCULATION

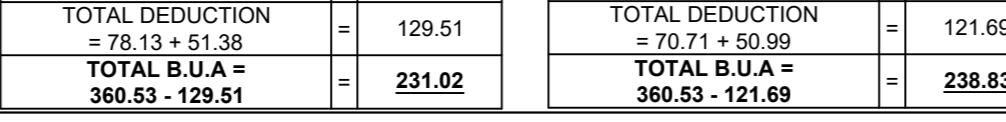
Table for 9th to 17th floor plan area calculation with columns for ADDITION, REDUCTION, and TOTAL.



AREA DIAGRAM FOR TYPICAL 9th to 17th FLOOR PLAN SCALE - 1:200

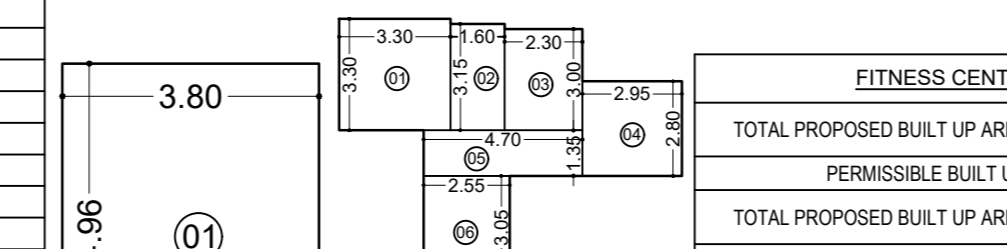


AREA DIAGRAM FOR 8th FLOOR PLAN SCALE - 1:200



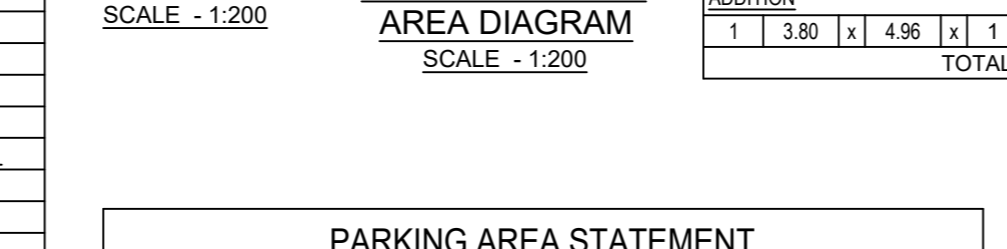
AREA DIAGRAM FOR TYPICAL 9th to 17th FLOOR PLAN SCALE - 1:200

Table for 8th floor plan area calculation with columns for ADDITION, REDUCTION, and TOTAL.

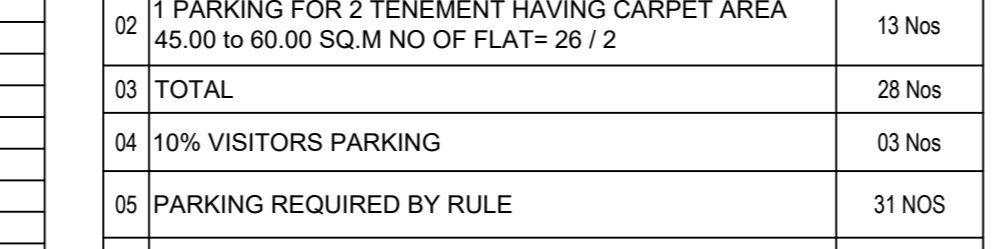


8th FLOOR PLAN AREA CALCULATION

Table for 9th to 17th floor plan area calculation with columns for ADDITION, REDUCTION, and TOTAL.



AREA DIAGRAM FOR TYPICAL 9th to 17th FLOOR PLAN SCALE - 1:200

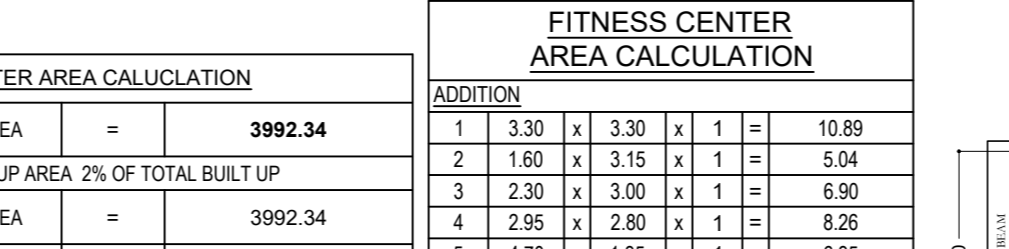


AREA DIAGRAM FOR 8th FLOOR PLAN SCALE - 1:200



AREA DIAGRAM FOR TYPICAL 9th to 17th FLOOR PLAN SCALE - 1:200

Table for 8th floor plan area calculation with columns for ADDITION, REDUCTION, and TOTAL.

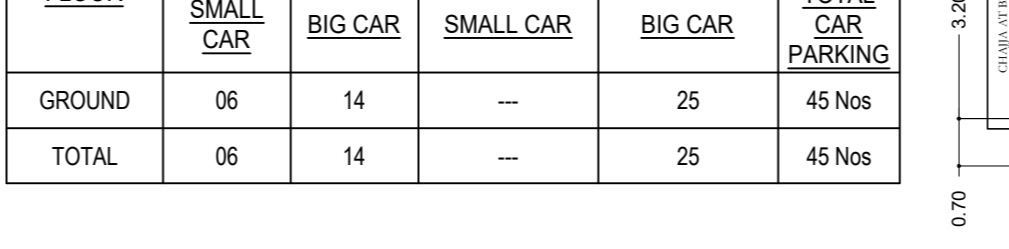


8th FLOOR PLAN AREA CALCULATION

Table for 9th to 17th floor plan area calculation with columns for ADDITION, REDUCTION, and TOTAL.



AREA DIAGRAM FOR TYPICAL 9th to 17th FLOOR PLAN SCALE - 1:200

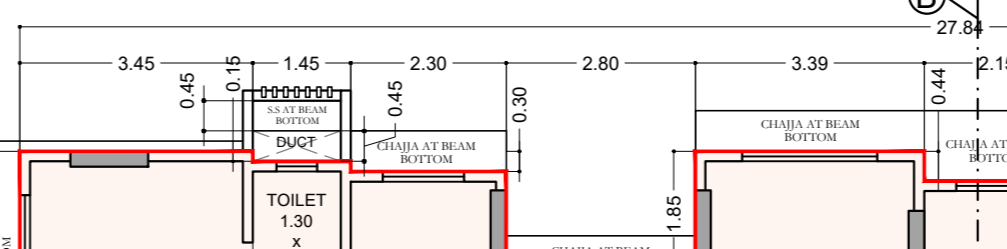


AREA DIAGRAM FOR 8th FLOOR PLAN SCALE - 1:200



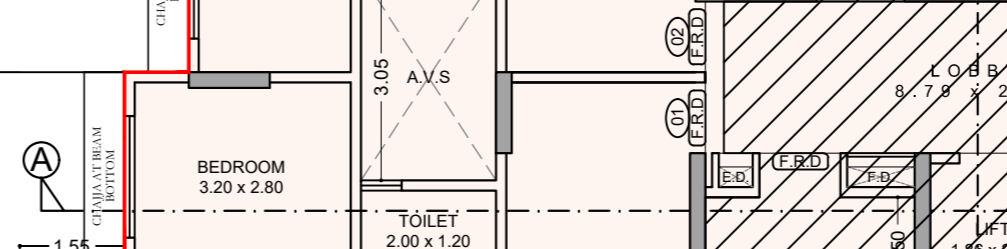
AREA DIAGRAM FOR TYPICAL 9th to 17th FLOOR PLAN SCALE - 1:200

Table for 8th floor plan area calculation with columns for ADDITION, REDUCTION, and TOTAL.

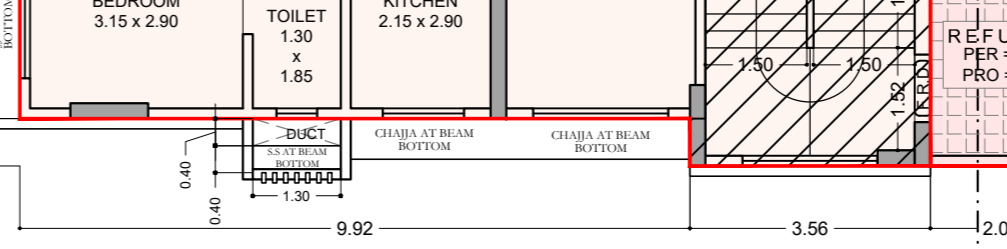


8th FLOOR PLAN AREA CALCULATION

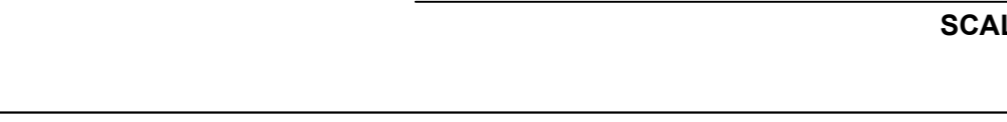
Table for 9th to 17th floor plan area calculation with columns for ADDITION, REDUCTION, and TOTAL.



AREA DIAGRAM FOR TYPICAL 9th to 17th FLOOR PLAN SCALE - 1:200

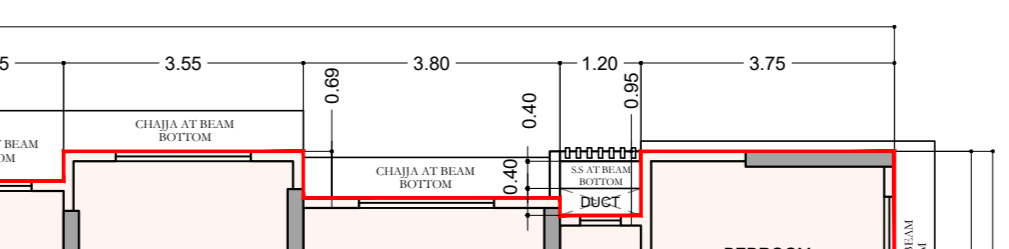


AREA DIAGRAM FOR 8th FLOOR PLAN SCALE - 1:200



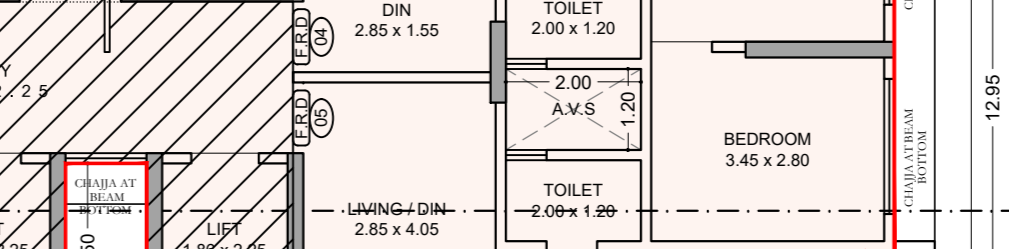
AREA DIAGRAM FOR TYPICAL 9th to 17th FLOOR PLAN SCALE - 1:200

Table for 8th floor plan area calculation with columns for ADDITION, REDUCTION, and TOTAL.

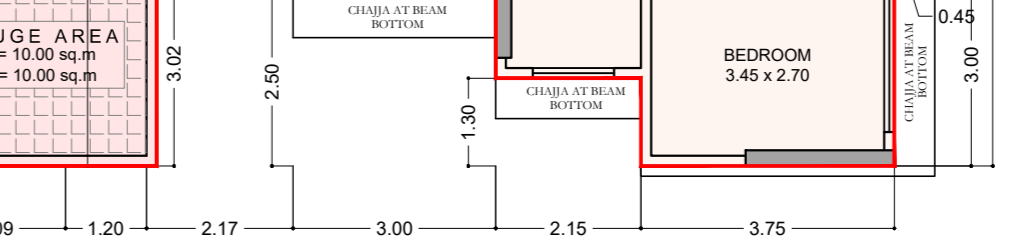


8th FLOOR PLAN AREA CALCULATION

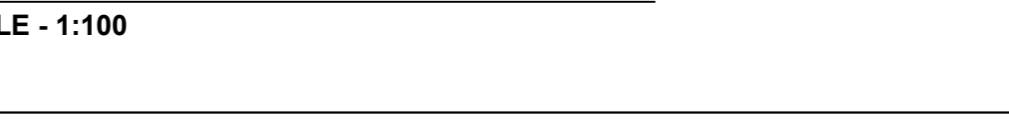
Table for 9th to 17th floor plan area calculation with columns for ADDITION, REDUCTION, and TOTAL.



AREA DIAGRAM FOR TYPICAL 9th to 17th FLOOR PLAN SCALE - 1:200

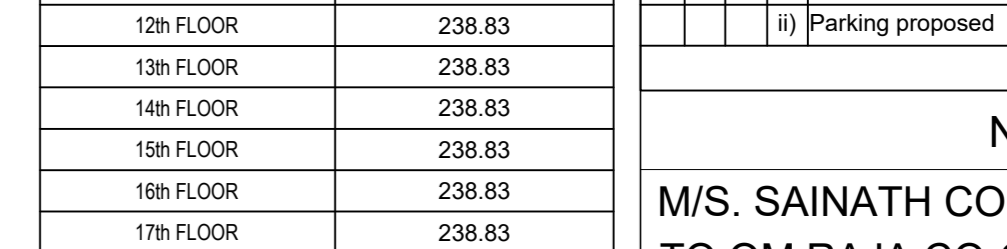


AREA DIAGRAM FOR 8th FLOOR PLAN SCALE - 1:200



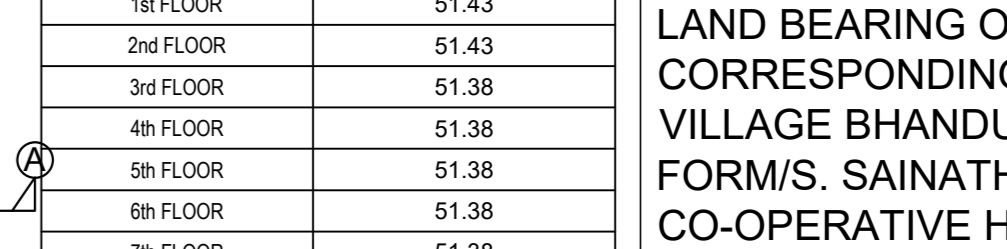
AREA DIAGRAM FOR TYPICAL 9th to 17th FLOOR PLAN SCALE - 1:200

Table for 8th floor plan area calculation with columns for ADDITION, REDUCTION, and TOTAL.

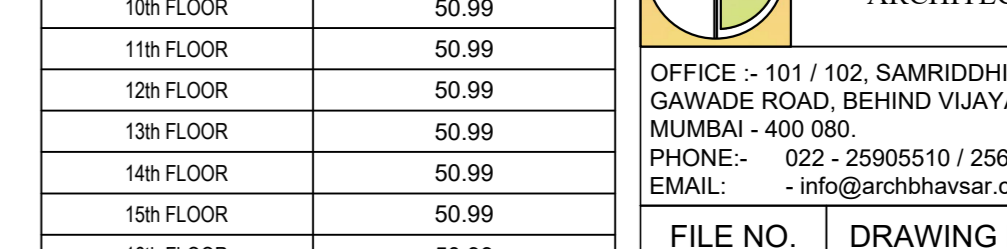


8th FLOOR PLAN AREA CALCULATION

Table for 9th to 17th floor plan area calculation with columns for ADDITION, REDUCTION, and TOTAL.



AREA DIAGRAM FOR TYPICAL 9th to 17th FLOOR PLAN SCALE - 1:200



AREA DIAGRAM FOR 8th FLOOR PLAN SCALE - 1:200



AREA DIAGRAM FOR TYPICAL 9th to 17th FLOOR PLAN SCALE - 1:200

CONTENTS OF SHEET 01/02. GROUND FLOOR PLAN. PODIUM FLOOR PLAN. 1st TO 17th FLOOR PLAN. THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. P-9055 / 2021 / (424/pt) / S Ward / BHANDUP - W / IOD / 1 / New DATED: 13 / 01 / 2022. APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER NO. P-9055/2021/(424/pt)/S Ward/BHANDUP-W. E.E. (B.P.)-II. S.E. (B.P.) S/W A.E. (B.P.) S & T. PROFORMA - A. AREA STATEMENT. AREA IN SQ. MT. 1. GROSS AREA OF PLOT 1350.80. 2. AREA OF RESERVATION IN PLOT Nil. 3. AREA OF ROAD SET BACK (Curvature of existing 13.40m wide road) 7.60. 4. AREA OF P. ROAD ONE Nil. 5. AREA OF RESERVATION / ROAD AREA Nil. 6. ROAD SET BACK AREA TO BE HANDLED OVER (100%) (REGULATION NO.16) 0.00. 7. PROPOSED D.P. ROAD TO BE HANDLED OVER (100%) (REGULATION NO.16) Nil. 8. RESERVATION AREA (P50) TO BE HANDLED OVER (REGULATION NO.17) Nil. 9. AREA OF AMENITY PLOTS TO BE HANDLED OVER AS PER DCR 14(A) Nil. 10. AREA OF AMENITY PLOTS TO BE HANDLED OVER AS PER DCR 14(B) Nil. 11. AREA OF AMENITY PLOTS TO BE HANDLED OVER AS PER DCR 15 Nil. 12. AREA OF AMENITY PLOTS TO BE HANDLED OVER AS PER DCR 35 Nil. 13. DEDUCTIONS FOR EXISTING B.U.A. AS PER REGULATION Nil. 14. BALANCE COMPONENT OF EXISTING B.U.A. TO BE RETAINED IF ANY 7.60. 15. BALANCE AREA OF PLOT (1 + 3) 1343.20. 16. PLOT AREA UNDER DEVELOPMENT 1343.20. 17. PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (54) 1343.20. 18. BUILT UP AREA IN EXCESS OF COST OF CONSTRUCTION OF BUILT UP AREA TO BE HANDLED OVER Nil. 19. BUILT UP AREA IN EXCESS OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDLED OVER Nil. 20. BUILT UP AREA DUE TO ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER TABLE NO.12 OR REGULATION NO.30(A) 671.60. 21. BUILT UP AREA DUE TO ADMISSIBLE 'TDR' AS PER TABLE NO.12 OF REGULATION NO.30(A) SUBJECT TO REGULATION NO.30(A)3 Nil. 22. ADD FOR RESERVATION / ROAD TDR 300.04. 23. ADD FOR RESERVATION / ROAD TDR (17+8+9+12+13) 340.00. 24. ROAD SET BACK TDR = 7.60 x 2 = 15.20. 25. PERMISSIBLE BUILT UP AREA (7+8+9+12+13) 2970.24. 26. PROPOSED BUILT UP AREA 2970.24. 27. TDR GENERATED IF ANY AS PER REGULATION 30(A) Nil. 28. FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO.31(3) Nil. 29. PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR rehab component without charging premium 460.46. 30. PERMISSIBLE FUNGIBLE COMPENSATORY AREA for rehab component with charging premium 579.66. 31. PERMISSIBLE FUNGIBLE COMPENSATORY AREA by charging premium 579.66. 32. TOTAL FUNGIBLE PERMISSIBLE AREA (400 + 100) 1040.12. 33. TOTAL FUNGIBLE PROPOSED AREA (400 + 100) 1026.10. 34. TOTAL BUILT UP AREA PERMISSIBLE INCLUDING FUNGIBLE COMPENSATORY AREA (14+17+20+17+20) 3996.34. 35. TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (15+17+17+20) 3995.63. 36. FSI CONSUMED ON NET PLOT (14 / 4) 2.21. OTHER REQUIREMENTS / DESIGNATION. a) Name of Reservation Nil. b) Area of Reservation affecting the plot Nil. c) Area of Reservation land to be handed / handed over as per Regulation No.17 Nil. d) Built up area of Amenity to be handed over as per regulation No.17 Nil. e) Area / Built up Area of Designation Nil. f) Reservation / Designation Nil. g) (14A) Nil. h) (14B) Nil. i) (14C) Nil. j) Requirement of Recreational open space in layout / plot as per regulation no.27 Nil. k) Tenement Statement 3995.63. l) Proposed built up area (13 above) 3995.63. m) Less deduction of Non residential area (Shop etc.) 3995.63. n) Area available for tenements (i) minus (j) 180 Nos. o) Tenement permitted (Density of tenement / hectare) 45 Nos. p) Total No. of Tenement proposed on the plot 85 Nos. q) Parking Statement 238.83. r) Fracking req. by Rule 31 Nos. s) Fracking proposed 45 Nos. PROFORMA - B. NAME OF OWNER M/S. SAINATH CORPORATION C.A. TO OM RAJA CO-OPERATIVE HOUSING SOCIETY LTD. DESCRIPTION OF PROPOSAL PROPOSED REDEVELOPMENT OF BUILDING ON LAND BEARING OLD CTS NO. 424 (PT) CORRESPONDING TO NEW CTS NO. 424/2 OF VILLAGE BHANDUP OF BHANDUP (W), MUMBAI FORMS. SAINATH CORPORATION C.A. TO OM RAJA CO-OPERATIVE HOUSING SOCIETY LTD. BHAVSAR & ASSOCIATES ARCHITECTS - PLANNERS - ENGINEERS. OFFICE: 101 / 102, SAMRIDHI APARTMENT, GANESH GAWADI ROAD, BEHIND VIJAYA BANK, MULLUND - WEST, MUMBAI - 400 090. PHONE: 022 - 25005510 / 25682873. EMAIL: info@bhavsar.com. FILE NO. DRAWING NO. REV. DATE DIRECTION. BA - 01 R1 28.07.2023. SCALE DESIGN DRAWN BY CHECKED BY. 1:100 A.A.R A.A.R H.S.B.

SECTION - AA & BB
TERRACE FLOOR PLAN

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. P-9055 / 2021 / (424(pt)) / S Ward / BHANDUP - W / IOD / 1 / New DATED: 13 / 01 / 2022

APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER NO. P-9055/2021/(424(pt))/S Ward/BHANDUP-W

E.E. (B.P.)-II

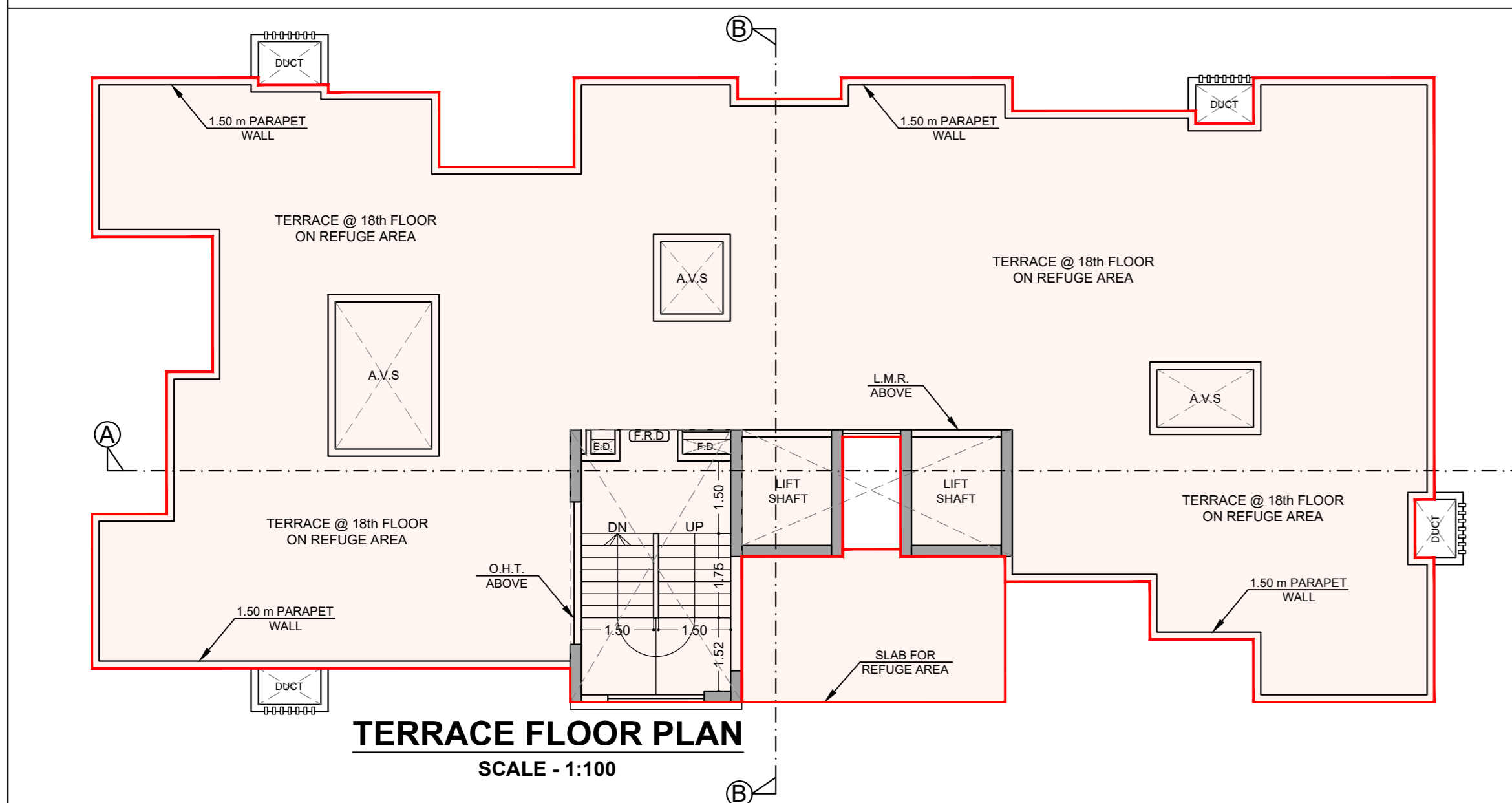
S.E. (B.P.) S / W

A.E. (B.P.) S & T



SECTION - AA
SCALE - 1:100

SECTION - BB
SCALE - 1:100



TERRACE FLOOR PLAN
SCALE - 1:100

NAME OF OWNER
M/S. SAINATH CORPORATION C.A.
TO OM RAJA CO-OPERATIVE
HOUSING SOCIETY LTD.

DESCRIPTION OF PROPOSAL
PROPOSED REDEVELOPMENT OF BUILDING ON LAND BEARING OLD CTS NO. 424 (PT) CORRESPONDING TO NEW CTS NO. 424/2 OF VILLAGE BHANDUP OF BHANDUP (W), MUMBAI FORM/S. SAINATH CORPORATION C.A. TO OM RAJA CO-OPERATIVE HOUSING SOCIETY LTD.

<p>BHAVSAR & ASSOCIATES ARCHITECTS - PLANNERS - ENGINEERS</p> <p>OFFICE - 101 / 102, SAMRIDHI APARTMENT, GANESH GAWADE ROAD, BEHIND VIJAYA BANK, MULUND - WEST, MUMBAI - 400 050. PHONE:- 022 - 25905510 / 25682873 EMAIL:- info@archbhavsar.com</p>				
FILE NO.	DRAWING NO.	REV.	DATE	DIRECTION
----	BA - 01	R1	28.07.2023	
SCALE	DESIGN	DRAWN BY	CHECKED BY	
1:100	A.A.R	A.A.R	H.S.B	