RESIDENTIAL BUA SUMMARY FOR TOWER-1 TO TOWER-9										
	Tower-1	Tower-2	Tower-3	Tower-4	Tower-5	Tower-6	Tower-7	Tower-8	Tower-9	Nos. of Tenents
1st FLOOR	239.82	149.25	89.61	151.47	151.47	160.13	169.07	142.28	270.04	17
2nd FLOOR	239.82	149.25	89.61	151.47	151.47	173.88	169.07	142.28	270.02	17
3rd FLOOR	333.61	388.04	284.2	286.19	286.2	421.11	0	0	338.44	29
4th FLOOR	0	0	0	0	0	0	0	0	338.44	9
TOTAL	813.25	687.54	463.42	589.13	589.14	775.12	338.14	284.56	1216.94	68
GRAND TOTAL					5767.24					

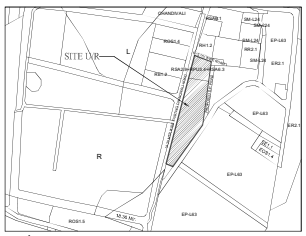
TOTAL SUMMARY OF BUILT UP AREA FOR RESIDENTIAL IN TOWER 1 TO TOWER 9			
RESI BUILTUP AREA FOR TOWER 1 TO TOWER 9	=	5767.24	SQ.MT.
PERMISSIBLE FREE OF FSI FITNESS CENTER i.e. 2% of RESI BUA (A)	=	115.36	SQ.MT.
PROPOSED AREA OF FITNESS CENTER (B)	=	102.98	SQ.MT.
EXCESS AREA OF FITNESS CENTER (B - A)	=	000.00	SQ.MT.
NOMCL, RESI BUA INCLUDING EXCESS FITNESS CENTER (X)	=	6002.14	SQ.MT.

RESI. BUA SUMMARY FOR TOWER-1 TO TOWER-9			
FLOOR	BUA	STAIRCASE, LIFT & LOBBY	TOTAL
Gr. FLOOR	1193.59	202.80	1397.39
1st FLOOR	1827.77	154.93	1972.69
TOTAL	3021.36	426.86	4126.16

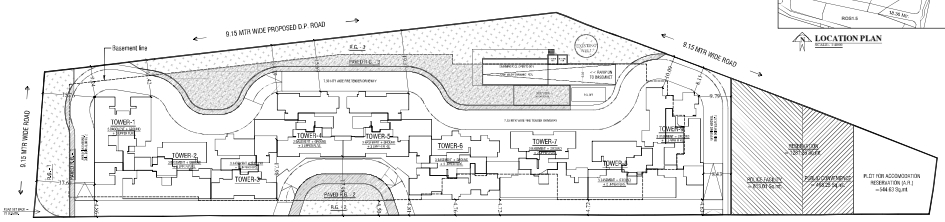
EXCESS SOCIETY OFFICE AREA COUNTED IN FSI (Y1)	=	9.04	SQ.MT.
EXCESS MOTOR ROOM AREA COUNTED IN FSI (Y2)	=	306.98	SQ.MT.
CHANGING ROOM (SWIMMING POOL) (Y3)	=	10.08	SQ.MT.
FM ROOM (TOWER 9) (Y4)	=	12.63	SQ.MT.
TOTAL PROPOSED RESIDENTIAL BUILT UP AREA (X + Y1 + Y2 + Y3 + Y4)	=	6356.47	SQ.MT.

TOTAL PROPOSED BUA		
RESI BUA	=	6356.47
COMMERCIAL BUA	=	4130.34
TOTAL BUA		10486.81

COMMERCIAL BUA STATEMENT		
Total Bua FSI		10,356.20
Total Commercial BUA		4,130.34
Total Residential BUA		6,225.86
- 15 % RESTRICTED		
Required 15% Bulk of The Hotel is Given for Office		
Proposed Res Bua		6,356.47
Proposed BUA	15%	1,046.95
		130.81



LOCATION PLAN
SCALE - 1:500



BLOCK PLAN
SCALE - 1:500

PROFORMA - A (As per DCPR 2034)				
		Reservation	1 to R Plot	Total
		Sq.mtr	Sq.mtr	Sq.mtr
1	Gross plot area 12030.00 Sq.mtr as per PR Cards	2,409.96	10,391.54	12,800.50
	a Area of reservation	-	-	-
	b Area of Road setback	-	21.00	21.00
	c Area of DP road	-	-	-
2	Deductions for	-	-	-
	a For Reservation road area	-	-	-
	a Setback area as per DCPR 36	-	-	-
	b DP road area as per DCPR 36	-	-	-
	c Reservation area as per DCPR 37	-	-	-
	Total of 2A	-	-	-
	b For Amenity area	-	-	-
	a Area of amenity as per DCPR 16(A)	-	-	-
	b Area of amenity DCPR 16 (B)	1,280.98	-	1,280.98
	c Area of amenity as per DCPR 15	-	-	-
	d Area of amenity as per DCPR 35	-	-	-
	Total of 2B	1,280.98	-	1,280.98
	c Deduction for existing BUA to be retained			
	a Land component of the same	-	-	-
	Total of 2C	-	-	-
3	Total Deductions [Total of 2A+2B+2C]	1,280.98	21.00	1,301.98
3a	Net Balance reservation area [Sr 1 minus Sr 3]	1,128.37	-	1,128.37
	Plot Area to be surrendered for 40% / 30%	544.61	-	-
4	Balance Plot Area for Planning purpose	-	10,370.54	10,370.54
5	Plot Area for FSI Purpose		10,370.54	10,370.54
6	Zonal Basic FSI 1.00	- 1.00	10,370.54	10,370.54
7	Premium FSI 0.50	- 0.50	-	-
8	Permissible TDR 0.90	- 0.90	-	-
	Additional area over and above AR Policy	-	-	-
9	Permissible BUA (6+7+8)	-	10,370.54	10,370.54
10	Proposed BUA			-
	A Residential			6,238.47
	B Commercial			4,130.34
	Total Proposed Built up Area			10,368.81
	Fungible Compensatory FSI			-
	A Residential	35%		-
	B Commercial	35%		-
	Total Proposed Fungible BUA			-
	Total Proposed Built up Area including Fungible			10,368.81
11	FSI Consumed (10/4)			1.00
12	Tenement Statement			
	(i) Proposed built up area (12 above)			10,368.81
	(ii) Less deduction of Non-residential area (Shop etc.)			4,130.34
	(iii) Area available for tenements [(i) minus (ii)]			6,238.47
	(iv) Tenements permissible [density of tenements/hectare) - 450 per hectare for FSI 1		450	1.548
	(v) Total number of Tenements proposed on the plot			68
13	Tenement Statement			
	(i) Min. PARK. REQD. BY BELE (Considering 25% Visitor)			-
	(ii) Max. Parking Permissible (Considering 25% Visitor)			-
	(iii) Min. PARK. REQD. BY BELE (Considering 5% Visitor)			80
	(iv) Max. Parking Permissible (Considering 5% Visitor)			-
14	TOTAL PARK. PROVIDED			77+3
15	TRANSPORT VEHICLE PARKING			-

PROFORMA -B

CONTENTS OF SHEET

BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM AND CALCULATION, RESERVATION AND AR PLOT AREA DIAGRAM AND CALCULATION, R.G. AREA DIAGRAM & R.G. AREA CALCULATION

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. P-5303/2026, 24 And Other/L Ward/CHANDIVALI 09-11-2026

S.E.(B.P)	A.E./(B.P) 'L' WARD	E.E. (B.P.) ES-1

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE IS GOT SURVEYED THROUGH SURVEYING AGENCY TO ASCERTAIN THE CORRECTNESS OF THE AREA MENTIONED IN THE PROPERTY CARD. THE SAID SURVEY HAS BEEN CARRIED OUT ON THE BASIS OF THE BOUNDARIES OF THE PROPERTY SHOWN BY THE OWNERS. THE SAID AREA AS PER SURVEY NOW WORKS OUT TO 12918.24 SQ.MTS .

Shashikant Laxman Jadhav

SIGNATURE OF LICENSED SURVEYOR (L.S.)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED DEVELOPMENT ON PLOT BEARING C.T.S. NO. 24, 241, 242 & 243 OF VILLAGE CHANDIVALI, CHANDIVALI ROAD, 'L' WARD, MUMBAI.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
		06/11	
	SCALE	DATE	CHECKED BY
	1:500	-	-

REVISIONS	DESCRIPTION :
-	-

NAME AND ADDRESS OF DESIGN ARCHITECT

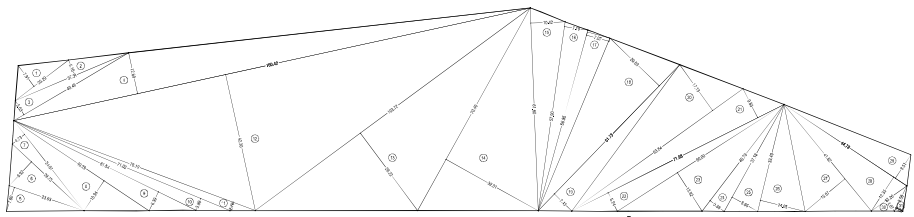
EDIFICE CONSULTANTS PVT. LTD.

FIRST FLOOR PLOT #24 UJAGAR INFOTECH PARK, OPPOSITE DEONAR BUS DEPOT SUMDER BAUG, GAVANPADA ST., MULUND, MAHARASHTRA 400081

NAME OF THE OWNER	SIGNATURE
M/S. GOOREJ PROPERTIES. LTD.	Rajendra Patil

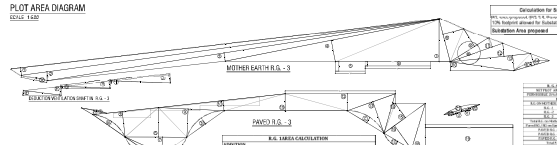
AUTHORIZED SIGNATORY

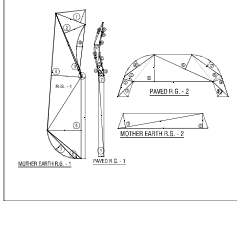
NAME AND ADDRESS OF LICENSED SURVEYOR (L.S)	SIGNATURE
B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai - 4000 080	Shashikant Laxman Jadhav



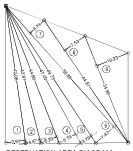
PLOT AREA DIAGRAM
SCALE - 1:500

Calculation for Substation in PG	
10% Area proposed BTS 1 & Proposed BTS 2	30+30 Sq. mtr
15% footprint allowed for Substation	209.25 Sq.mtr
Substation Area proposed	100 Sq.mtr





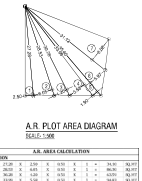
A.R. AREA STATEMENT		
PROJECT NAME	GOOREJ	
PROPOSED DATE (MCD)		
	AREA (SQ.MTR)	RATIO
ACCESSIBILITY		
R.G. - 1	200.00	8.0%
R.G. - 2	1250.00	50.0%
R.G. - 3	1000.00	40.0%
TOTAL	2450.00	98.0%
Setback - in Mother Earth	50.00	
Setback - in Paved Area	1200.00	
PAVED R.G. - 1	50.00	2.0%
PAVED R.G. - 2	200.00	8.0%
PAVED R.G. - 3	1000.00	40.0%
TOTAL	2500.00	
TOTAL R.G. AREA PROPOSED	2500.00	100%
R.G. REQUIRED	2500.00	100%



RESERVATION AREA DIAGRAM
SCALE - 1:500

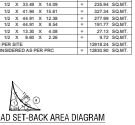
RESERVATION PLOT AREA CALCULATION										
ADDITION										
1	16.35	X	5.00	X	0.50	X	1	=	40.88	SQ.MT.
2	10.15	X	4.87	X	0.50	X	1	=	24.70	SQ.MT.
3	19.60	X	5.00	X	0.50	X	1	=	49.00	SQ.MT.
4	10.15	X	3.75	X	0.50	X	1	=	19.03	SQ.MT.
5	19.60	X	5.00	X	0.50	X	1	=	49.00	SQ.MT.
6	10.15	X	7.62	X	0.50	X	1	=	38.71	SQ.MT.
7	10.40	X	5.75	X	0.50	X	1	=	29.90	SQ.MT.
8	10.15	X	5.75	X	0.50	X	1	=	29.15	SQ.MT.
9	10.15	X	10.87	X	0.50	X	1	=	55.16	SQ.MT.
10	10.40	X	10.87	X	0.50	X	1	=	56.53	SQ.MT.
TOTAL OF PLOT AREA								=	1,186.06	SQ.MT.

PLOT AREA CALCULATION										
1	1/2	X	20.28	X	7.60			=	80.69	SQ.MT.
2	1/2	X	37.62	X	5.11			=	96.41	SQ.MT.
3	1/2	X	40.38	X	5.64			=	113.96	SQ.MT.
4	1/2	X	160.88	X	12.73			=	1028.06	SQ.MT.
5	1/2	X	24.00	X	7.62			=	91.44	SQ.MT.
6	1/2	X	29.82	X	9.94			=	148.21	SQ.MT.
7	1/2	X	34.71	X	4.70			=	81.44	SQ.MT.
8	1/2	X	49.30	X	10.87			=	267.39	SQ.MT.
9	1/2	X	49.30	X	10.87			=	267.39	SQ.MT.
10	1/2	X	71.20	X	3.40			=	120.92	SQ.MT.
11	1/2	X	79.42	X	2.77			=	109.91	SQ.MT.
12	1/2	X	160.88	X	42.42			=	3412.06	SQ.MT.
13	1/2	X	104.02	X	29.31			=	1524.41	SQ.MT.
14	1/2	X	70.61	X	32.10			=	1132.09	SQ.MT.
15	1/2	X	61.78	X	10.45			=	322.60	SQ.MT.
16	1/2	X	68.07	X	7.21			=	245.24	SQ.MT.
17	1/2	X	57.02	X	7.09			=	202.14	SQ.MT.
18	1/2	X	61.91	X	20.90			=	646.66	SQ.MT.
19	1/2	X	61.91	X	7.45			=	230.61	SQ.MT.
20	1/2	X	64.03	X	17.18			=	550.02	SQ.MT.
21	1/2	X	72.19	X	9.88			=	356.90	SQ.MT.
22	1/2	X	72.19	X	6.28			=	226.66	SQ.MT.
23	1/2	X	60.19	X	13.86			=	417.00	SQ.MT.
24	1/2	X	40.60	X	8.40			=	170.65	SQ.MT.
25	1/2	X	37.39	X	9.88			=	184.75	SQ.MT.
26	1/2	X	37.39	X	10.87			=	203.21	SQ.MT.
27	1/2	X	41.98	X	15.65			=	327.34	SQ.MT.
28	1/2	X	66.91	X	12.38			=	277.99	SQ.MT.
29	1/2	X	66.91	X	9.58			=	160.77	SQ.MT.
30	1/2	X	13.35	X	4.08			=	27.13	SQ.MT.
31	1/2	X	9.60	X	2.38			=	9.72	SQ.MT.
AREA AS PER SITE								=	12918.24	SQ.MT.
AREA CONSIDERED AS PER PRC								=	12918.00	SQ.MT.



A.R. PLOT AREA DIAGRAM
SCALE - 1:500

A.R. AREA CALCULATION										
ADDITION										
1	27.20	X	2.50	X	0.50	X	1	=	34.00	SQ.MT.
2	27.20	X	2.50	X	0.50	X	1	=	34.00	SQ.MT.
3	36.00	X	5.05	X	0.50	X	1	=	90.90	SQ.MT.
4	23.90	X	5.50	X	0.50	X	1	=	94.63	SQ.MT.
5	35.60	X	3.90	X	0.50	X	1	=	69.42	SQ.MT.
6	35.60	X	5.97	X	0.50	X	1	=	106.27	SQ.MT.
7	23.90	X	5.50	X	0.50	X	1	=	94.63	SQ.MT.
TOTAL A.R. PLOT AREA								=	524.85	SQ.MT.



ROAD SET-BACK AREA DIAGRAM
SCALE - 1:500

ROAD SET-BACK AREA CALCULATION										
1	1/2	X	8.74	X	2.66			=	11.78	SQ.MT.
2	1/2	X	11.80	X	6.00			=	35.40	SQ.MT.
TOTAL ADDITION								=	38.61	SQ.MT. X
DEDUCTIONS										
a	2/3	X	11.80	X	2.24			=	17.61	SQ.MT.
TOTAL DEDUCTION								=	17.61	SQ.MT. Y1
TOTAL ROAD SET BACK AREA [X - Y1]								=	21.00	SQ.MT. R1

R.G. AREA CALCULATION										
ADDITION										
1	24.67	X	1.50	X	0.50	X	1	=	18.50	SQ.MT.
2	24.67	X	1.50	X	0.50	X	1	=	18.50	SQ.MT.
3	3.20	X	1.18	X	0.50	X	1	=	1.89	SQ.MT.
4	3.20	X	1.18	X	0.50	X	1	=	1.89	SQ.MT.
5	4.92	X	1.49	X	0.50	X	1	=	3.66	SQ.MT.
6	6.96	X	0.44	X	2.25	X	1	=	2.04	SQ.MT.
7	13.56	X	1.72	X	0.50	X	1	=	11.66	SQ.MT.
8	7.86	X	0.65	X	2.25	X	1	=	11.51	SQ.MT.
TOTAL								=	69.66	SQ.MT.
DEDUCTION (D)										
a	8.43	X	0.82	X	2.25	X	1	=	15.61	SQ.MT.
b	5.22	X	0.35	X	2.25	X	1	=	3.84	SQ.MT.
c	5.22	X	0.35	X	2.25	X	1	=	3.84	SQ.MT.
d	3.61	X	0.35	X	2.25	X	1	=	2.84	SQ.MT.
TOTAL								=	1.28	SQ.MT.
TOTAL OF PAVED R.G. - 1 (A-B)								=	68.38	SQ.MT.

R.G. AREA CALCULATION										
ADDITION										
1	36.21	X	6.08	X	0.50	X	1	=	54.77	SQ.MT.
2	27.23	X	0.40	X	0.50	X	1	=	10.10	SQ.MT.
TOTAL OF R.G. - 2								=	114.75	SQ.MT.

PAVED R.G. 1 AREA CALCULATION										
ADDITION										
1	6.50	X	2.19	X	0.50	X	1	=	7.12	SQ.MT.
2	6.50	X	2.19	X	0.50	X	1	=	7.12	SQ.MT.
3	11.20	X	2.87	X	0.50	X	1	=	16.05	SQ.MT.
4	11.20	X	1.75	X	2.25	X	1	=	13.23	SQ.MT.
5	24.21	X	5.20	X	0.50	X	1	=	62.92	SQ.MT.
6	19.08	X	4.76	X	0.50	X	1	=	45.40	SQ.MT.
7	19.08	X	4.76	X	0.50	X	1	=	45.40	SQ.MT.
8	11.05	X	2.76	X	0.50	X	1	=	15.22	SQ.MT.
9	6.47	X	3.06	X	0.50	X	1	=	9.73	SQ.MT.
10	6.47	X	3.06	X	0.50	X	1	=	9.73	SQ.MT.
TOTAL OF PAVED R.G. - 1 (A+B)								=	237.52	SQ.MT.

PAVED R.G. 2 AREA CALCULATION										
ADDITION										
1	12.00	X	0.91	X	0.50	X	1	=	10.92	SQ.MT.
2	12.00	X	2.84	X	0.50	X	1	=	17.04	SQ.MT.
3	109.62	X	2.84	X	0.50	X	1	=	155.93	SQ.MT.
4	16.13	X	0.65	X	0.50	X	1	=	10.56	SQ.MT.
5	9.62	X	2.88	X	0.50	X	1	=	13.86	SQ.MT.
6	14.62	X	2.88	X	0.50	X	1	=	21.05	SQ.MT.
7	14.62	X	3.75	X	0.50	X	1	=	27.41	SQ.MT.
8	11.66	X	0.49	X	0.50	X	1	=	2.86	SQ.MT.
9	11.66	X	0.49	X	0.50	X	1	=	2.86	SQ.MT.
10	11.55	X	2.47	X	0.50	X	1	=	14.26	SQ.MT.
11	14.91	X	2.91	X	0.50	X	1	=	21.66	SQ.MT.
12	14.91	X	2.91	X	0.50	X	1	=	21.66	SQ.MT.
13	20.53	X	1.58	X	0.50	X	1	=	16.17	SQ.MT.
14	11.86	X	0.68	X	0.50	X	1	=	4.03	SQ.MT.
TOTAL								=	339.89	SQ.MT.
DEDUCTION (D)										
a	7.42	X	0.52	X	2.25	X	1	=	8.67	SQ.MT.
b	7.42	X	0.52	X	2.25	X	1	=	8.67	SQ.MT.
c=a+b	2.94	X	1.46	X	2.25	X	1	=	9.77	SQ.MT.
TOTAL								=	27.11	SQ.MT.
TOTAL OF R.G. - 2 (A-B)								=	312.78	SQ.MT.

PAVED R.G. 3 AREA CALCULATION										
ADDITION										
1	7.03	X	0.60	X	2.25	X	1	=	9.48	SQ.MT.
2	7.03	X	0.60	X	2.25	X	1	=	9.48	SQ.MT.
3	11.12	X	2.08	X	2.25	X	1	=	51.77	SQ.MT.
4	2.54	X	0.87	X	2.25	X	1	=	4.92	SQ.MT.
5	2.54	X	0.87	X	2.25	X	1	=	4.92	SQ.MT.
6	11.06	X	2.42	X	2.25	X	1	=	60.47	SQ.MT.
7	10.06	X	2.48	X	2.25	X	1	=	56.08	SQ.MT.
8	10.06	X	2.48	X	2.25	X	1	=	56.08	SQ.MT.
9	15.49	X	2.11	X	2.25	X	1	=	73.92	SQ.MT.
10	15.16	X	0.75	X	2.25	X	1	=	25.47	SQ.MT.
11	19.26	X	0.75	X	2.25	X	1	=	32.36	SQ.MT.
TOTAL								=	464.94	SQ.MT.
DEDUCTION (D)										
a	3.75	X	0.75	X	2.25	X	1	=	6.33	SQ.MT.
TOTAL								=	6.33	SQ.MT.
TOTAL OF R.G. - 3 (A-B)								=	458.61	SQ.MT.