

BUILDING	FLOOR	CONTA	RES	NO	FSI AREA	FSI	MS	MEZ	BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	SAFETY	OTHER	TOTAL
WING A	GROUND FLOOR	200.56	7.242	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.56
WING A	4TH FLOOR	0.00	384.802	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.993	0.00	10.043	0.00	0.00	392.894
WING A	4TH FLOOR	0.00	469.254	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.993	0.00	10.043	0.00	0.00	477.239
WING A	11ST FLOOR	0.00	346.800	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.986	0.00	20.086	0.00	0.00	372.872
WING A	TYPICAL 28TH TO 36TH FLOOR	0.00	5163.488	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	197.823	0.00	110.473	0.00	0.00	4850.902
WING A	REFUGE 21ST FLOOR	0.00	944.222	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.986	0.00	20.086	0.00	0.00	833.374
WING A	TYPICAL 25TH TO 27TH FLOOR	0.00	2809.942	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	107.958	0.00	60.258	0.00	0.00	2840.702
WING A	RECREATIONAL FLOOR	0.00	468.157	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.993	0.00	10.043	0.00	0.00	440.121
WING A	REFUGE 16TH FLOOR	0.00	471.026	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.993	0.00	10.043	0.00	0.00	416.804
WING A	TYPICAL 15TH TO 17TH FLOOR	0.00	2802.300	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	107.958	0.00	60.258	0.00	0.00	2834.582
WING A	REFUGE 11TH FLOOR	0.00	942.002	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.986	0.00	20.086	0.00	0.00	831.784
WING A	TYPICAL 1ST TO 3TH FLOOR	0.00	4203.400	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	161.937	191.807	0.00	0.00	0.00	3951.126
WING A	TOTAL	290.566	18681.633	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	161.937	755.706	0.00	421.806	215.957	18480.130

Index	Basic FSI (per serial no. 7)	Premium FSI (per serial no. 3)	TDROR (per serial no. 3)	Incentive FSI for green building (10-15% Note: 3)	Additional FSI (10-15% Note: 3)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20% of Applicable)	Drawing Value
B1 Permissible Area	1.100	2.900	0.000	0.000	0.000	0.000	0.000	4.000	0.000	0.000
B2 Existing Computed Area	0.036	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
B3 Balance Area to be Consumed	1.064	2.900	0.000	0.000	0.000	0.000	0.000	4.000	0.000	0.000
B4 Total Permissible Area	1843.300	1000.850	0.000	0.000	0.000	6824.002	129.314	18497.466	0.000	0.000
B5 Proposed P-Line Area (Should not exceed B4)	1642.980	9892.000	0.000	0.000	0.000	6918.897	129.313	18480.190	0.000	18480.190
B6 Area Consumed	1.100	2.900	0.000	0.000	0.000	0.000	0.000	3.968	0.000	0.000

Building Name	Floor Name	Carpet Area	Tenament No.	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Maximise Area	Total Carpet Area
WING A	TYPICAL 1ST TO 3TH FLOOR	2,34,83,6,8,9,10,11	9	40,960	0.000	0.000	0.000	40,960
WING A	TYPICAL 4TH TO 10TH FLOOR	2,3,4,5,6,8,9,10,11	9	41,573	0.000	0.000	0.000	41,573
WING A	TYPICAL 11TH TO 17TH FLOOR	2,3,4,5,6,8,9,10,11	9	41,307	0.000	0.000	0.000	41,307
WING A	TYPICAL 18TH TO 24TH FLOOR	2,3,4,5,6,8,9,10,11	9	41,310	0.000	0.000	0.000	41,310
WING A	TYPICAL 25TH TO 27TH FLOOR	2,3,4,5,6,8,9,10,11	9	64,658	0.000	0.000	0.000	64,658
WING A	REFUGE 28TH FLOOR	7,12	2	40,960	0.000	0.000	0.000	40,960
WING A	REFUGE 29TH FLOOR	7,12	2	41,573	0.000	0.000	0.000	41,573
WING A	REFUGE 30TH FLOOR	7,12	2	41,307	0.000	0.000	0.000	41,307
WING A	REFUGE 31TH FLOOR	7,12	2	64,658	0.000	0.000	0.000	64,658
WING A	REFUGE 32TH FLOOR	7,12	2	62,902	0.000	0.000	0.000	62,902
WING A	REFUGE 33TH FLOOR	7,12	2	25,510	0.000	0.000	0.000	25,510

Building Name	Floor Name	Carpet Area	Tenament No.	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Maximise Area	Total Carpet Area
WING A	TYPICAL 1ST TO 3TH FLOOR	2,3,4,5,6,8,9,10,11	9	40,960	0.000	0.000	0.000	40,960
WING A	TYPICAL 4TH TO 10TH FLOOR	2,3,4,5,6,8,9,10,11	9	41,573	0.000	0.000	0.000	41,573
WING A	TYPICAL 11TH TO 17TH FLOOR	2,3,4,5,6,8,9,10,11	9	41,307	0.000	0.000	0.000	41,307
WING A	TYPICAL 18TH TO 24TH FLOOR	2,3,4,5,6,8,9,10,11	9	41,310	0.000	0.000	0.000	41,310
WING A	TYPICAL 25TH TO 27TH FLOOR	2,3,4,5,6,8,9,10,11	9	64,658	0.000	0.000	0.000	64,658
WING A	REFUGE 28TH FLOOR	7,12	2	40,960	0.000	0.000	0.000	40,960
WING A	REFUGE 29TH FLOOR	7,12	2	41,573	0.000	0.000	0.000	41,573
WING A	REFUGE 30TH FLOOR	7,12	2	41,307	0.000	0.000	0.000	41,307
WING A	REFUGE 31TH FLOOR	7,12	2	64,658	0.000	0.000	0.000	64,658
WING A	REFUGE 32TH FLOOR	7,12	2	62,902	0.000	0.000	0.000	62,902
WING A	REFUGE 33TH FLOOR	7,12	2	25,510	0.000	0.000	0.000	25,510

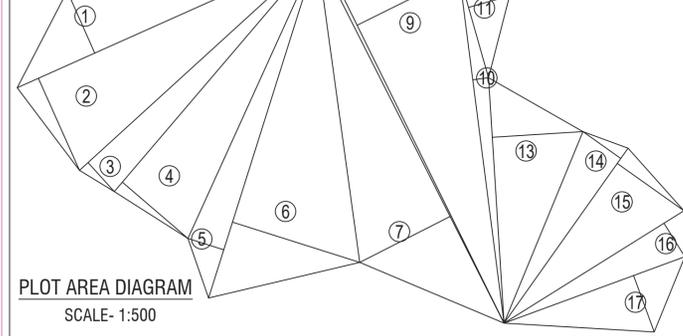
Building Name	USE	TENAMENT AREA	car	motor	NO OF Tenement/Units	car	motor	Transport Vehicle/Bus/Mini Bus
WING A	Commercial	For every 100 sqm. carpet area or thereof thereof.	2	6	265.488	5.310	15.929	-
WING A	Residential	For every two tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 Sq.m.	1	2	1	0.500	1.000	-
WING A	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. or less than 90 sq.m.	1	2	225	117.500	235.000	-
WING A	Residential	For every two tenements with each tenement having carpet area more than 90 Sq.m.	0	2	8	0.000	8.000	-
Total	-	-	-	-	-	123.310	259.929	-
Minimum parking(7%)	-	-	-	-	-	3.990	12.200	-
Total	-	-	-	-	-	129.210	272.129	0.000

Building Name	Car	Motor	Transport Vehicle/Bus/Mini bus	Proposed	Status
Total	52	100	0	198	FAIL

Sl. No.	Area	Dimensions	Area	Sl. No.	Area	Dimensions	Area
1	1/2	X 48.501 X 9.999	242.481	10	1/2	X 51.792 X 2.348	60.804
2	1/2	X 48.501 X 14.872	360.653	11	1/2	X 15.804 X 6.303	49.806
3	1/2	X 47.457 X 5.776	137.056	12	1/2	X 8.053 X 0.245	0.987
4	1/2	X 46.125 X 12.755	294.162	13	1/2	X 36.239 X 13.408	242.946
5	1/2	X 53.225 X 5.539	147.407	14	1/2	X 31.628 X 6.863	108.532
6	1/2	X 53.225 X 19.705	524.399	15	1/2	X 31.628 X 12.046	190.495
7	1/2	X 61.067 X 14.964	456.903	16	1/2	X 31.291 X 5.812	90.932
8	1/2	X 61.067 X 0.620	18.931	17	1/2	X 28.416 X 8.874	126.082
9	1/2	X 60.657 X 16.806	509.701				
TOTAL ADDITION 3562.277 SQ.MT.							

Building	Req. Size	Prop. Size	Status
WING A	Telecom Room	3.00X3.400	OK

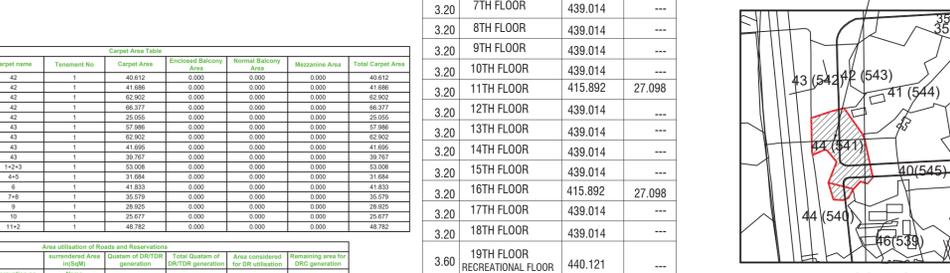
Sl. No.	Name	Length	Height	Yes
WING A	7	0.600	1.300	3



Building No.	F.S.I AREA (sq.mt.)	NON-F.S.I AREA (sq.mt.)	TOTAL GROSS AREA (F.S.I.+NON F.S.I.)
WING-A (B+GR+1ST TO 42ND)	18480.190	1333.081	19813.271
WING-B (GR+1ST)	100.680	---	100.680
Total Area	18580.870	1333.081	19913.951

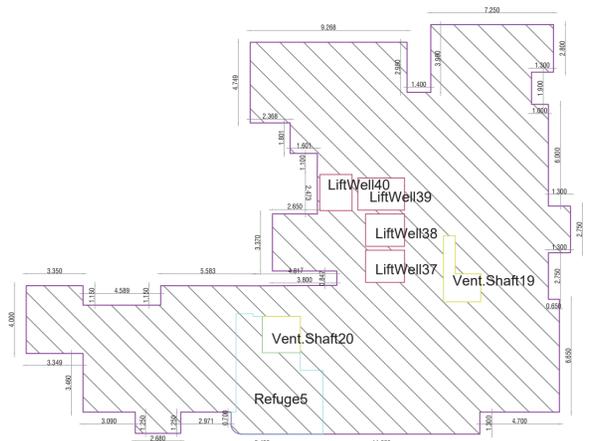
HT.	FLOOR	B.U.A.	NON-FSI
-2.00	BASEMENT FLOOR	---	595.50
0.90	PLINTH LEVEL	---	---
4.20	GROUND FLOOR	298.198	107.494
2.40	SERVICE FLOOR	---	415.00
3.20	1ST FLOOR	439.014	---
3.20	2ND FLOOR	439.014	---
3.20	3RD FLOOR	439.014	---
3.20	4TH FLOOR	439.014	---
3.20	5TH FLOOR	439.014	---
3.20	6TH FLOOR	415.892	27.098
3.20	7TH FLOOR	439.014	---
3.20	8TH FLOOR	439.014	---
3.20	9TH FLOOR	439.014	---
3.20	10TH FLOOR	439.014	---
3.20	11TH FLOOR	415.892	27.098
3.20	12TH FLOOR	439.014	---
3.20	13TH FLOOR	439.014	---
3.20	14TH FLOOR	439.014	---
3.20	15TH FLOOR	439.014	---
3.20	16TH FLOOR	415.892	27.098
3.20	17TH FLOOR	439.014	---
3.20	18TH FLOOR	439.014	---
3.60	19TH FLOOR	RECREATIONAL FLOOR	440.121
3.20	20TH FLOOR	440.121	---
3.20	21ST FLOOR	416.687	27.388
3.20	22ND FLOOR	440.121	---
3.20	23RD FLOOR	440.121	---
3.20	24TH FLOOR	440.121	---
3.20	25TH FLOOR	440.121	---
3.20	26TH FLOOR	416.687	27.388
3.20	27TH FLOOR	440.121	---
3.20	28TH FLOOR	441.372	---
3.20	29TH FLOOR	441.372	---
3.20	30TH FLOOR	441.372	---
3.20	31ST FLOOR	417.860	27.504
3.20	32ND FLOOR	441.372	---
3.20	33RD FLOOR	441.372	---
3.20	34TH FLOOR	441.372	---
3.20	35TH FLOOR	441.372	---
3.20	36TH FLOOR	417.860	27.504
3.20	37TH FLOOR	441.372	---
3.20	38TH FLOOR	441.372	---
3.20	39TH FLOOR	441.372	---
3.20	40TH FLOOR	441.372	---
3.20	41ST FLOOR	417.209	24.009
3.20	42ND FLOOR	326.864	---
142.30	TOTAL	18480.190	1333.081

HT.	FLOOR	B.U.A.	NON-FSI
0.60	PLINTH LEVEL	---	---
4.20	GROUND FLOOR	50.340	---
3.60	1ST FLOOR	50.340	---
8.40	TOTAL	100.680	---

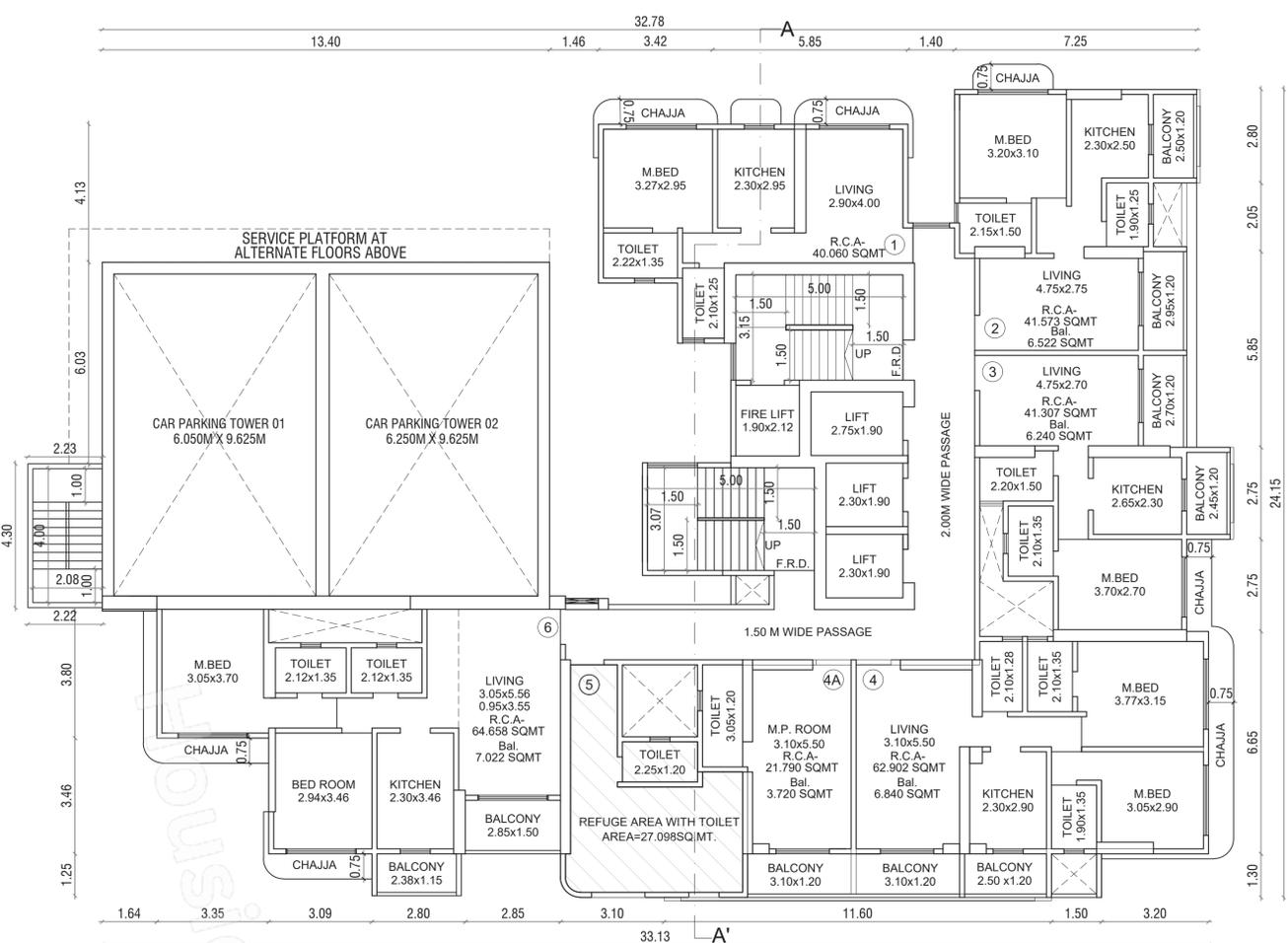


Signature valid
Digitally signed by P. R. B. S. H. T. T. M. M. A. N. D. H. A. R. J. A. G. A. D. E. K. A. R.
Date: 2023.08.25 15:00:00 IST
Reason: Approved Drawing Plan
Designation: Architect/Engineer/Supervisor
Project Code: MBMC-23-57025
Application Number: SB/RC/2023/00014
Proposal Number: 138872
Certificate Number: MBMC/RC/2023/APL/00025

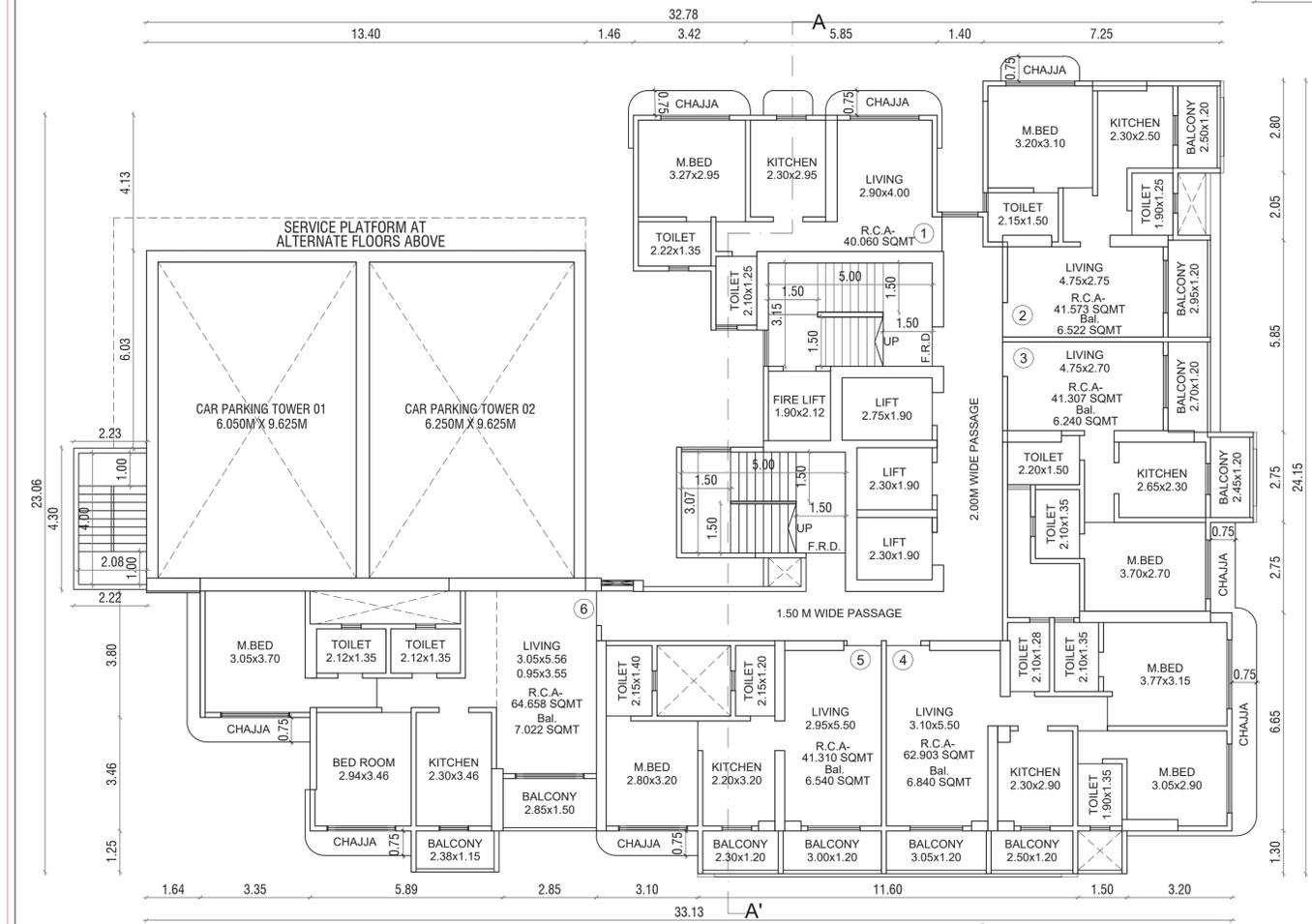
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	23.136	24.126	471.026
BLOCK AREA TOTAL=471.026SQ.M			
LiftWell40	-	-	27.586
LiftWell39	-	-	4.028
LiftWell38	-	-	4.370
LiftWell37	-	-	4.370
Vent.Shaft19	-	-	4.628
Vent.Shaft20	-	-	5.005
TOTAL Deduction=155.134SQ.M			
Net Building Area=315.892(Sq.M)			



BUILT-UP AREA CALCULATION REFUGE 6TH-11TH FLOOR WING A SCALE- 1:200

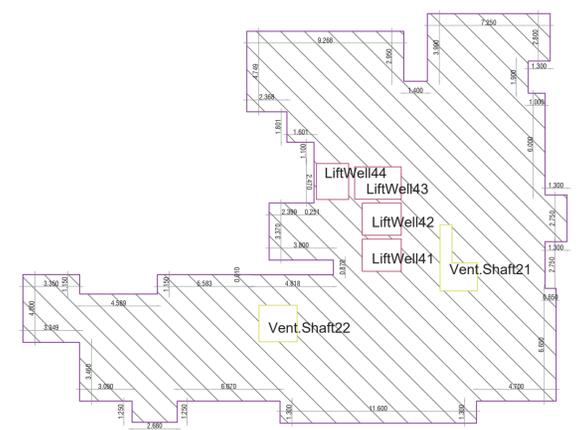


REFUGE FLOOR PLAN (6TH & 11TH FLOOR) WING-A SCALE- 1:100



TYPICAL FLOOR PLAN (1ST TO 5TH & 7TH TO 10TH FLOOR) WING-A SCALE- 1:100

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	23.136	24.126	471.026
BLOCK AREA TOTAL=471.026SQ.M			
LiftWell44	-	-	4.028
LiftWell43	-	-	4.370
LiftWell42	-	-	4.370
Vent.Shaft21	-	-	4.628
Vent.Shaft22	-	-	5.005
TOTAL Deduction=126.090SQ.M			
Net Building Area=344.936(Sq.M)			



BUILT-UP AREA CALCULATION TYPICAL 1ST TO 5TH -7TH TO 10TH FLOOR WING A SCALE- 1:200

Proforma 1 : Area Statement

1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	3562.277
(a) As per ownership document (7/12, CTS extract)	3900.000
(b) as per TIR or City Survey measurement sheet	3900.000
(c) as per Demarcated drawing area	3562.277
LESS	
2. Area not in possession	113.708
3. Entire area (1-2)	3448.569
4. Deductions for	
(a) Proposed U.P./D.P. Road widening Area /Service Road / Highway widening	1904.114
(b) Any D.P. Reservation area	0.000
(c) Green Belt	0.000
Total (a+b+c)	1904.114
5. Balance area of plot (3-4)	1544.455
6. Amenity Space	0.000
(Applicable if (1) > 20000 sqmt - Nil	
(Required - (a) Upto 20000 sqmt - Nil	
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.000
7. Net Plot Area (5-6)	1544.455
8. Recreational Open Space	
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.000
Proposed	0.000
(b) If area is less than 4000 sqmt -Check -	
(i) If it is full number like 1/2, 2/5, 4/19 etc. As per 7.12 abstract or City Survey Number -No Recreational open space is required	
(ii) If it is subdivision like 1/2, 2/5, 125/1 419/1 etc then recreational open space is required.	
(A) 10 % Subject to minimum 200 sqmt	0.000
Proposed	0.000
(B) Exemption to leave open space subject to availing basic F.S.I. of 75 %	
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2023-07-07 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/T.P. Scheme Records/Land Records Department/City Survey records.

Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)
Owner's Declaration -
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
Job No.

Name Of: Owner LEENA CONSTRUCTIONS PRIVATE LIMITED

Postal Address : Imperial Tower, South Wing, Flat No. 4001, B.B. NAKASHA MARG, TARDEO ROAD, MUMBAI/MUMBAI, MAHARASHTRA-400034
Phone No: 9821164754

DESCRIPTION OF PROJECT :
Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.-45

SITE ADDRESS :
(OLD) SURVEY NO. 540/2; 541/2; (NEW) SURVEY NO. 45/2, 44/2; VILLAGE - BHAYANDAR, TAL. & DIST. - THANE.

Name Of Engineer - BASAVARAJ GADEKAR
ADDRESS OF OFFICE
OFFICE:
1002, NAKSHATRA TOWER, 10TH FLR., BEHIND, BALAJI HOSP., GOLDEN NEST CIRCLE, MIRA ROAD (EAST), DIST. - THANE

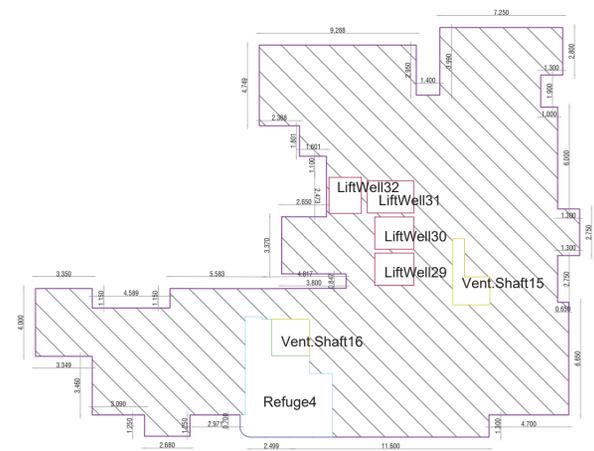
OWNERS SIGN -
TECHNICAL PERSON SIGN
Signature valid

03 SCALE - 1:100 Date: 25/08/25
JOB NO - MBMC-23-57025 CHECK BY -
SUBMISSION DRAWING

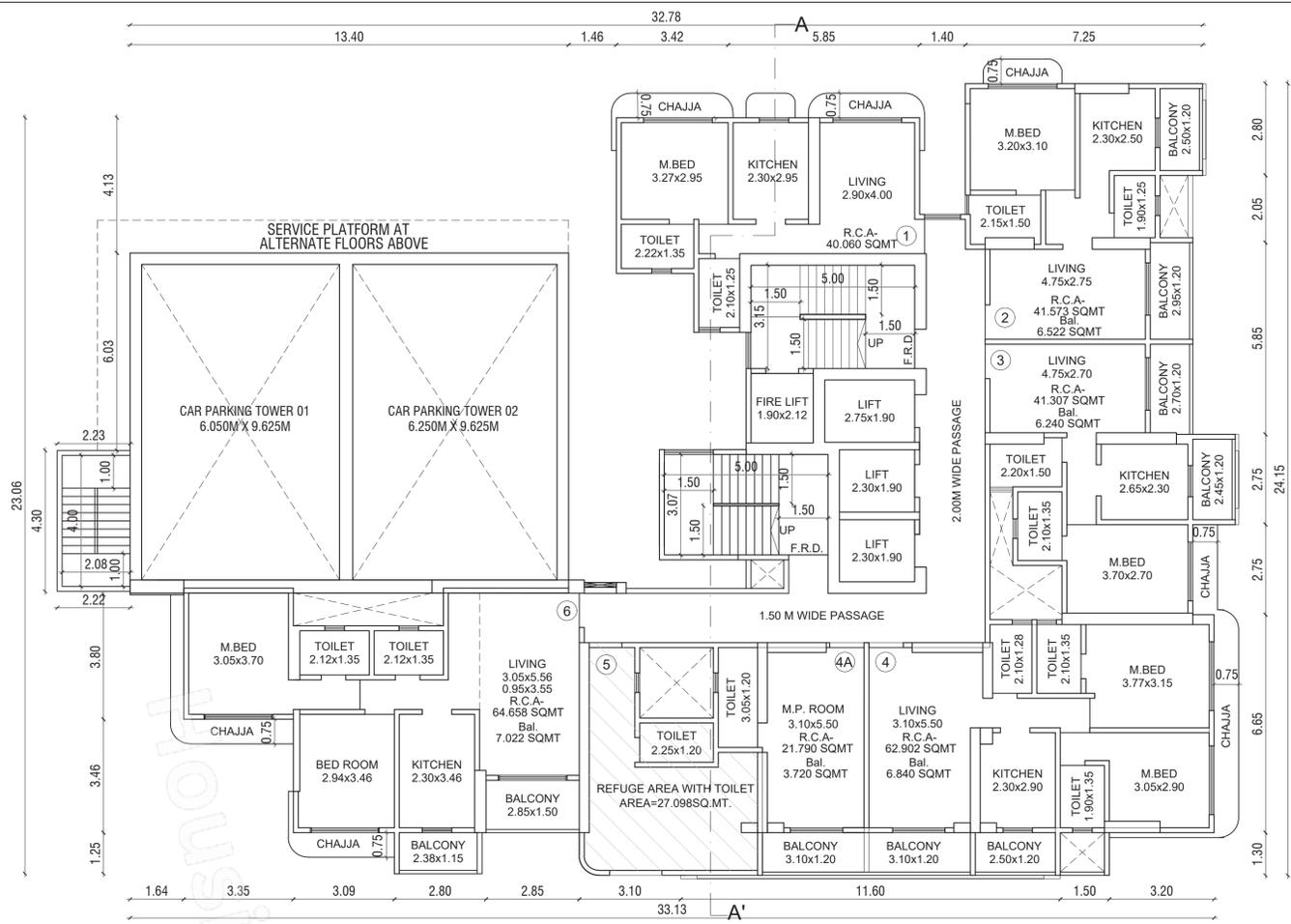
Signature valid
Digitally signed by P. B. SAVARAJ GADEKAR
Date: 2023.08.25 15:00:05 IST
Reason: Approved Drawing Plan
Designation: Architect/Engineer/Supervisor
Project Code: MBMC-23-57025
Application Number: 452/2/2023/THA
Proposal Number: 1538/22
Certificate Number: MBMC/REG/2023/APL/00025

BUILT UP AREA CALCULATION FOR REFUGE 16TH FLOOR WING A

AREA NAME	LENGTH	BREADTH	Area(Sq.M)
BLOCK	32.78	24.10	471.026
BLOCK AREA TOTAL 471.026 SQ.M			
Refuge4	-	-	27.288
LiftWell32	-	-	4.028
LiftWell31	-	-	5.225
LiftWell30	-	-	4.310
LiftWell29	-	-	4.310
Vent.Shaft15	-	-	4.838
Vent.Shaft16	-	-	5.209
TOTAL Deduction = 65.198 SQ.M			
Net Builtup Area = 405.828 SQ.M			



BUILT-UP AREA CALCULATION REFUGE 16TH FLOOR WING A
SCALE- 1:200



REFUGE FLOOR PLAN (16TH FLOOR)
WING-A SCALE- 1:100

Reserved for Stamps of Approval plan

Proforma 1 : Area Statement

1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	3562.277
(a) As per ownership document (7/12, CTS extract)	3900.000
(b) as per TILR or City Survey measurement sheet	3900.000
(c) as per Demarcated drawing area	3562.277
LESS	-
2. Area not in possession	113.708
3. Entire area (1-2)	3448.569
4. Deductions for	-
(a) Proposed D.P./D.P. Road widening Area /Service Road / Highway widening	1904.114
(b) Any D.P. Reservation area	0.000
(c) Green Belt	0.000
Total (a+b+c)	1904.114
5. Balance area of plot (3-4)	1544.455
6. Amenity Space	0.000
(Applicable if (1) > 20000 sqmt	-
(Required - (a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.000
7. Net Plot Area (5-6)	1544.455
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.000
Proposed	0.000
(b) If area is less than 4000 sqmt -Check -	-
i) If it is full number like 1/2, 2/5, 4/19 etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2, 2/5, 1/25/1 419/1 etc then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.000
Proposed	0.000
(B) Exemption to leave open space subject to availing basic F.S.I. of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2023-07-07 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/Land Records Department/City Survey records.

Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)
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Owner (s) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
Job No.

Name Of: Owner LEENA CONSTRUCTIONS PRIVATE LIMITED

Postal Address : Imperial Tower, South Wing, Flat No. 4001, B.B. NAKASHA MARG, TARDEO ROAD, MUMBAI/MUMBAI, MAHARASHTRA-400034
Phone No.: 9821164754

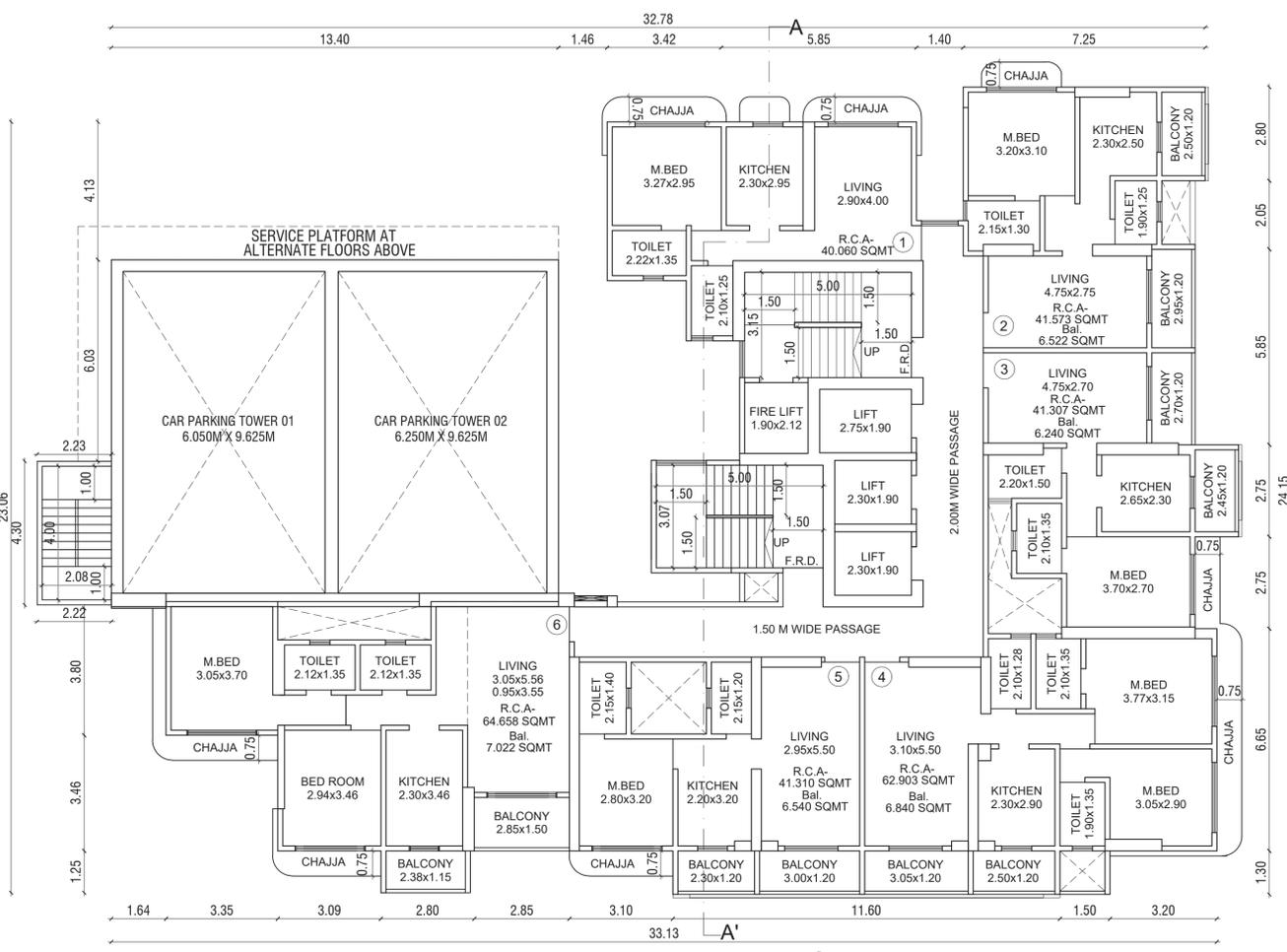
DESCRIPTION OF PROJECT :
Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.-45

SITE ADDRESS :
(OLD) SURVEY NO. 540/2; 541/2; (NEW) SURVEY NO. 45/2, 44/2; VILLAGE - BHAYANDAR, TAL. & DIST. - THANE.

Name Of Engineer - BASAVARAJ GADEKAR
ADDRESS OF OFFICE
OFFICE -
1002, NAKSHATRA TOWER, 10TH FLR., BEHIND, BALAJI HOSP., GOLDEN NEST CIRCLE, MIRA ROAD (EAST), DIST. - THA

OWNERS SIGN -
TECHNICAL PERSON SIGN
Signature valid

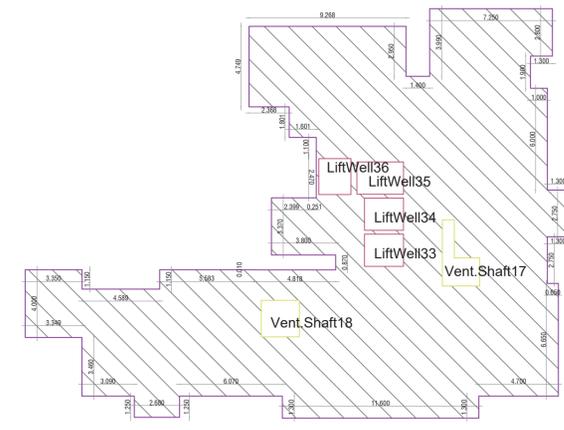
04 SCALE - 1:100 Date: 25/08/25
JOB NO - MBMC-23-57025 CHECK BY - -
SUBMISSION DRAWING



TYPICAL FLOOR PLAN (12TH TO 15TH & 17TH TO 18TH FLOOR)
WING-A SCALE- 1:100

BUILT UP AREA CALCULATION FOR TYPICAL 12TH TO 15TH TO 17TH TO 18TH FLOOR WING A

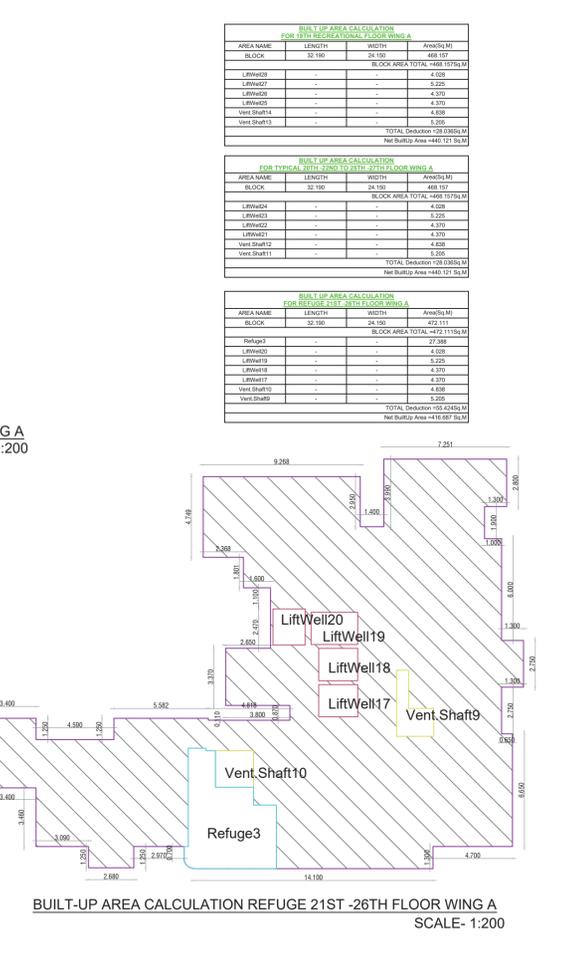
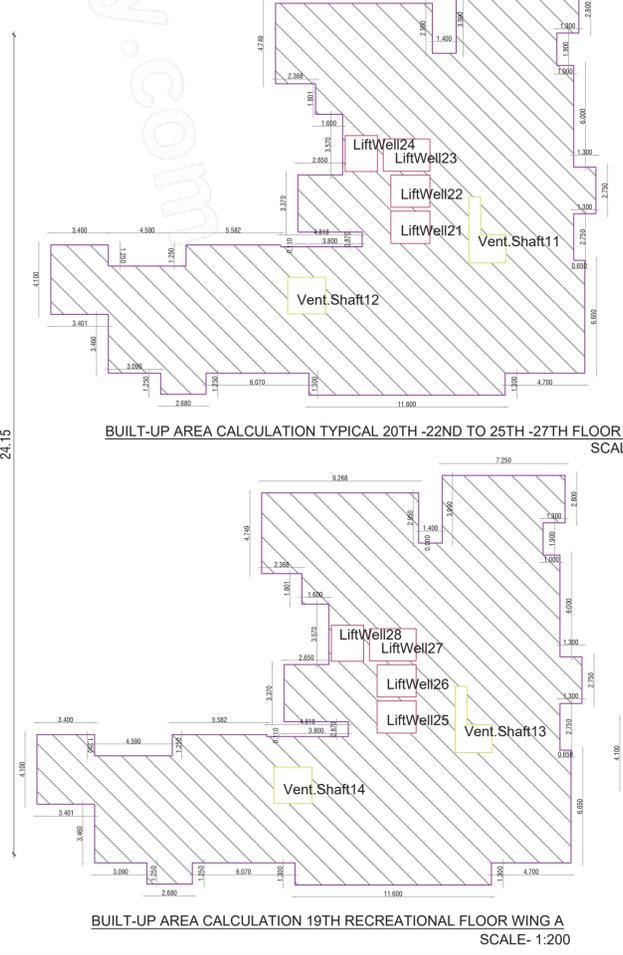
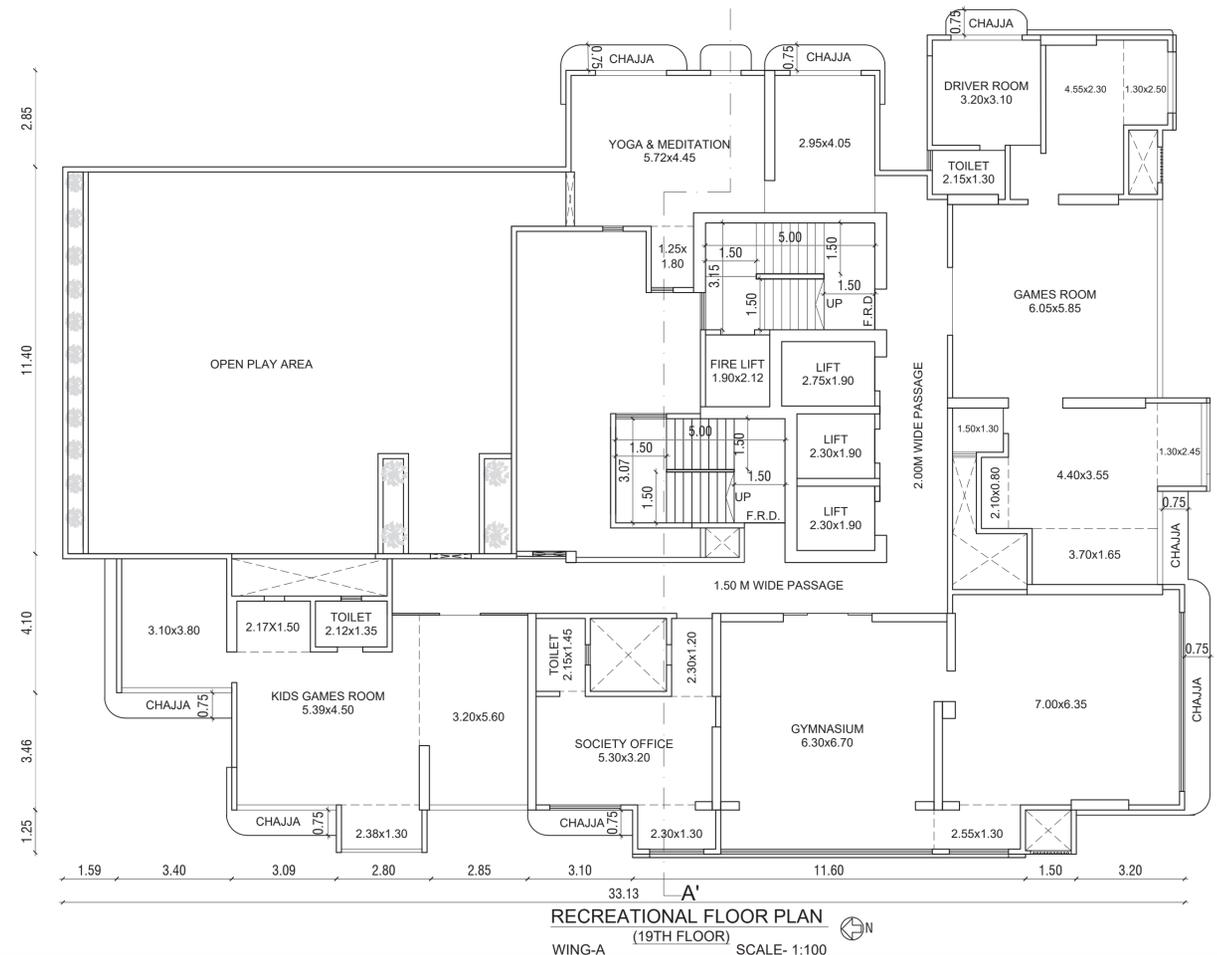
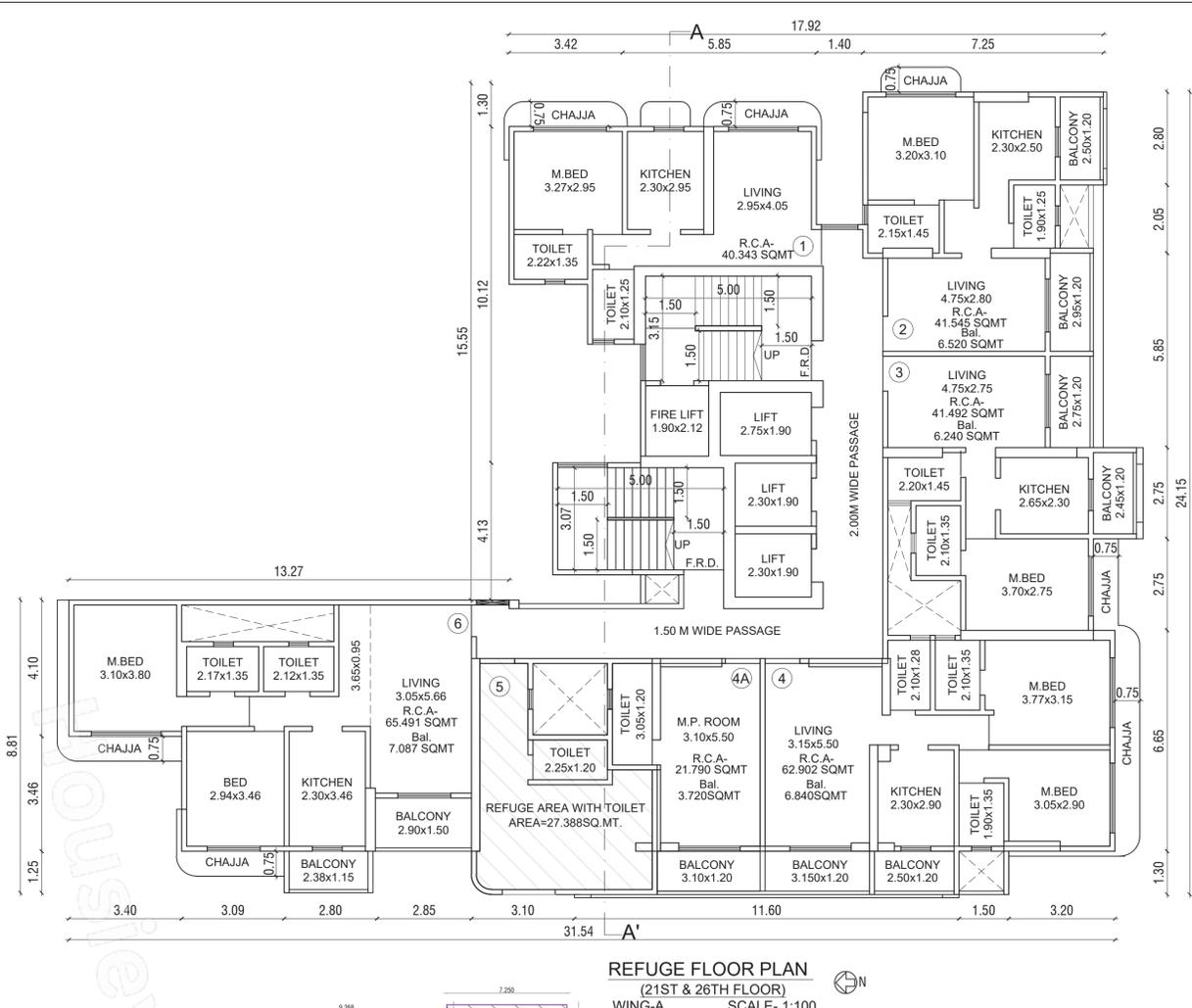
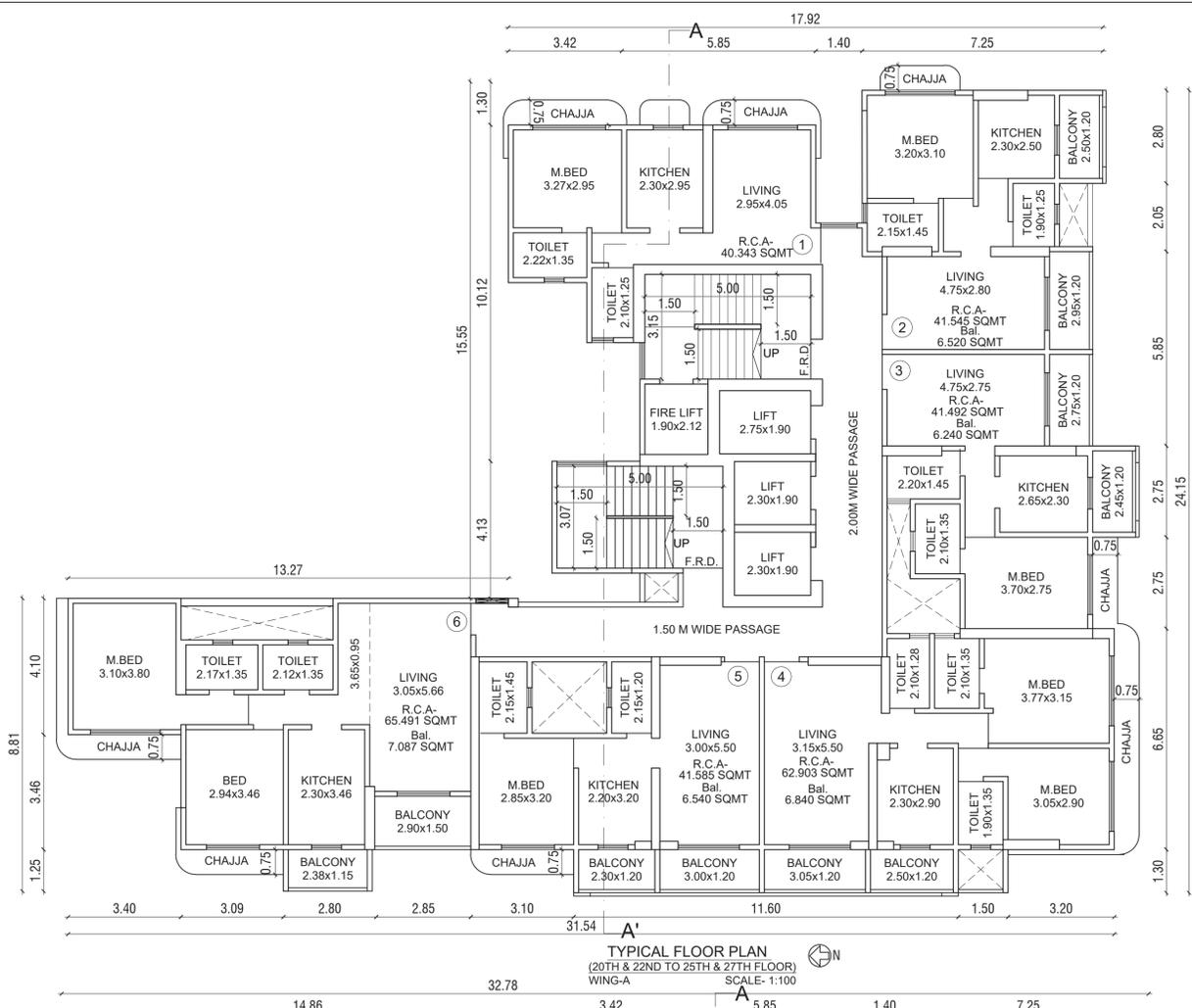
AREA NAME	LENGTH	BREADTH	Area(Sq.M)
BLOCK	32.78	24.10	467.920
BLOCK AREA TOTAL 467.920 SQ.M			
LiftWell30	-	-	4.028
LiftWell31	-	-	5.225
LiftWell34	-	-	4.310
LiftWell35	-	-	4.310
Vent.Shaft17	-	-	4.838
Vent.Shaft18	-	-	5.209
TOTAL Deduction = 65.198 SQ.M			
Net Builtup Area = 402.722 SQ.M			



BUILT-UP AREA CALCULATION TYPICAL 12TH TO 15TH - 17TH TO 18TH FLOOR WING A
SCALE- 1:200

Signature valid

Digitally signed by P. R. S. H. D. T. T. M. M. A. N. D. H. A. R. J. A. K. A. R.
 Date: 2025.08.25 15:10:05 IST
 Reason: Approved Drawing Plan
 Designation: Associate Engineer
 Location: 1002, NAKSHATRA TOWER, 10TH FLR., BEHIND, BALAJI HOSP., GOLDEN NEST CIRCLE, MIRA ROAD (EAST), DIST - THANE
 Project Code: MBMC-23-57025
 Application Number: SBMNC/2025/050114
 Proposal Number: 1588702
 Certificate Number: MBMC/CRB/2025/APL/00025



BUILT UP AREA CALCULATION FOR TYPICAL 20TH-22ND TO 25TH-27TH FLOOR WING A				
AREA NAME	LENGTH	WIDTH	Area(Sq.M)	
BLOCK	32.190	24.190	488.107	
LIFTWELL20	-	-	4.028	
LIFTWELL21	-	-	4.370	
LIFTWELL22	-	-	4.370	
LIFTWELL23	-	-	4.370	
Vent.Shaft11	-	-	4.308	
Vent.Shaft12	-	-	5.225	
TOTAL Deck Area			488.107	
Net Builtup Area			448.121	SLY 17

BUILT UP AREA CALCULATION FOR TYPICAL 21ST-26TH FLOOR WING A				
AREA NAME	LENGTH	WIDTH	Area(Sq.M)	
BLOCK	32.190	24.190	488.107	
LIFTWELL24	-	-	4.028	
LIFTWELL25	-	-	4.370	
LIFTWELL26	-	-	4.370	
LIFTWELL27	-	-	4.370	
LIFTWELL28	-	-	4.370	
Vent.Shaft13	-	-	4.308	
Vent.Shaft14	-	-	5.225	
TOTAL Deck Area			488.107	
Net Builtup Area			448.121	SLY 17

Reserved for Stamp of Approval plan

Proforma 1: Area Statement

1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	3562.277
(a) As per ownership document (7/12, CTS extract)	3900.000
(b) as per TLR or City Survey measurement sheet	3900.000
(c) as per Demarcated drawing area	3562.277
LESS	
2. Area not in possession	113.708
3. Entire area (1-2)	3448.569
4. Deductions for	
(a) Proposed D.P./D.P. Road widening Area /Service Road / Highway widening	1904.114
(b) Any D.P. Reservation area	0.000
(c) Green Belt	0.000
Total (a+b+c)	1904.114
5. Balance area of plot (3-4)	1544.455
6. Amenity Space	0.000
(Applicable if (1) > 20000 sqmt - Nil	
(a) If full number like 1, 2, 125, 419, etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	0.000
(b) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.000
Proposed	0.000
(c) If area is less than 4000 sqmt - Check -	
(d) If it is full number like 1, 2, 125, 419, etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	0.000
(e) If it is subdivision like 1/2, 2/5, 125/1, 419/1 etc then recreational open space is required.	0.000
(f) 10 % Subject to minimum 200 sqmt	0.000
Proposed	0.000
(g) Exemption to leave open space subject to availing basic F.S.I. of 75 %	
(h) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	

Certificate of Area:
 Certified that the plot under reference was surveyed by me on 2023-07-07 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/T.P. Scheme Records/Land Records Department/City Survey records.

Signature
 (Name of Architect/ Licensed Engineer/ Supervisor.)
 Owner's Declaration -
 I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature
 Architect/ Licensed Engineer/ Supervisor name and signature
 Job No.

Name Of: Owner LEENA CONSTRUCTIONS PRIVATE LIMITED

Postal Address : Imperial Tower, South Wing, Flat No. 4001, B.B. Nakashe Marg, Tardeo Road, Mumbai/Maharashtra-400034
 Phone No: 9821164754

DESCRIPTION OF PROJECT :
 Type of Proposal : Mixed
 BUILDING ON CTS. NO./SURVEY NO.-45

SITE ADDRESS :
 (OLD) SURVEY NO. 5402; 5412; (NEW) SURVEY NO. 45/2, 44/2; VILLAGE - BHAYANDAR, TAL. & DIST. - THANE.

Name Of Engineer - BASAVARAJ GADEKAR
 ADDRESS OF OFFICE
 OFFICE
 1002, NAKSHATRA TOWER, 10TH FLR., BEHIND, BALAJI HOSP., GOLDEN NEST CIRCLE, MIRA ROAD (EAST), DIST - THANE

OWNERS SIGN - TECHNICAL PERSON SIGN
 Signature valid

05	SCALE - 1:100	Date: 25/08/25
	JOB NO - MBMC-23-57025	CHECK BY - -

SUBMISSION DRAWING

