

CAR PARKING STATEMENT

AREA IN SQ.MT.	FLAT NOS.	PARK. REQD. BY RULE
BELOW 45.00	16 NOS.	2.00 NOS.
45.00 TO 60.00	88 NOS.	22.00 NOS.
60.00 TO 90.00	09 NOS.	4.50 NOS.
ABOVE 90.00	NIL	NIL
TOTAL	113 NOS.	28.50 NOS.
10% VISITORS PARKING		2.85 NOS.
TOTAL PARKING REQD.	31.35 NOS.	SAY-31.00 NOS.
50% ADDITIONAL CAR PARKING WITHOUT CHARGING OF PREMIUM (31.00 x 0.50)		15.50 NOS.
TOTAL PARKING PERMISSIBLE		46.50 NOS.
TOTAL PARKING PROP.		35.00 NOS.

BUILT UP AREA STATEMENT

FREE OF F.S.I

PROPOSED FLOORS	PROPOSED RESIDENTIAL TENEMENTS NO. (REHAB./SALE)	PROPOSED RESIDENTIAL B.U.A (FSI + FFSI) IN SQ.MT.	STAIRCASE, LIFT & LOBBY AREA (RESIDENTIAL) IN SQ.MT.	LIFT CORE AREA IN SQ.MT.	STAIRCASE, LIFT & LOBBY PREMIUM AREA B-C+D IN SQ.MT.	SOCIETY OFFICE AREA E IN SQ.MT.	REFUGE AREA F IN SQ.MT.	PUMP ROOM / METER ROOM G IN SQ.MT.	A.H.U. D.G. SET ROOM H IN SQ.MT.	STILT AREA I IN SQ.MT.	OH TANK & LIFT MC ROOM AREA J IN SQ.MT.	TOTAL CONSTRUCTION AREA A+B+D+E+F+G+H+I+J IN SQ.MT.
BASEMENT FLR	---	---	---	---	---	---	---	---	---	---	---	167.83
GR. FLR	---	---	---	---	---	19.05	---	14.72	47.04	---	368.23	398.10
1ST FLR	08 Nos.	497.90	37.78	9.31	28.47	---	---	---	---	---	---	526.56
2ND FLR	08 Nos.	497.90	37.78	9.31	28.47	---	---	---	---	---	---	526.56
3RD FLR	08 Nos.	497.90	37.78	9.31	28.47	---	---	---	---	---	---	526.56
4TH FLR	08 Nos.	497.90	37.78	9.31	28.47	---	---	---	---	---	---	526.56
5TH FLR	08 Nos.	497.90	37.78	9.31	28.47	---	---	---	---	---	---	526.56
6TH FLR	08 Nos.	497.90	37.78	9.31	28.47	---	---	---	---	---	---	526.56
7TH FLR	08 Nos.	497.90	37.78	9.31	28.47	---	---	---	---	---	---	526.56
8TH FLR	06 Nos.	364.94	37.78	9.31	28.47	---	---	---	---	---	---	528.73
REFUGE AREA	---	13.43	---	---	---	---	135.31	---	---	---	---	---
9TH FLR	08 Nos.	497.90	37.78	9.31	28.47	---	---	---	---	---	---	526.56
10TH FLR	08 Nos.	497.90	37.78	9.31	28.47	---	---	---	---	---	---	526.56
11TH FLR	06 Nos.	375.61	38.56	9.31	29.25	---	---	---	---	---	147.39	526.56
12TH FLR	06 Nos.	375.61	38.56	9.31	29.25	---	---	---	---	---	---	526.56
13TH FLR	06 Nos.	375.61	38.56	9.31	29.25	---	---	---	---	---	---	526.56
14TH FLR	06 Nos.	375.61	38.56	9.31	29.25	---	---	---	---	---	---	526.56
15TH FLR	05 Nos.	337.53	38.56	9.31	29.25	---	---	---	---	---	---	528.73
REFUGE AREA	---	7.77	---	---	---	---	---	---	---	---	---	---
16TH FLR	06 Nos.	375.61	38.56	9.31	29.25	---	---	---	---	---	---	405.85
TERRACE FLR	---	---	---	---	---	---	---	---	---	---	---	---
TOTAL AREA	113 Nos.	7082.82	609.07	148.96	460.11	19.05	173.39	25.54	47.04	368.23	253.46	8410.49

CONTENTS OF THE SHEET

GROUND FLOOR PLAN, LOCATION PLAN, CAR PARKING AREA STATEMENT, BUILT UP AREA STATEMENT, BLOCK PLAN & CALCULATION, PLOT AREA DIAGRAM & CALCULATION, CAR PARKING AREA STATEMENT.

STAMP OF DATE OF APPROVAL OF PLANS

STAMP OF AREA

STAMP OF APPROVAL

Prashant t. Damodar Charak
19-19-43
2025-07-08
465-97

Digitally signed by Prashant t. Damodar Charak Date: 2025.07.08 19:19:43 +05'30'

Akash Rajendra Akolkar
2025.07.08 19:19:43 +05'30'

Amol Vinayak Chaudhari
2025.07.08 19:19:43 +05'30'

Digitally signed by Amol Vinayak Chaudhari Date: 2025.07.08 19:19:43 +05'30'

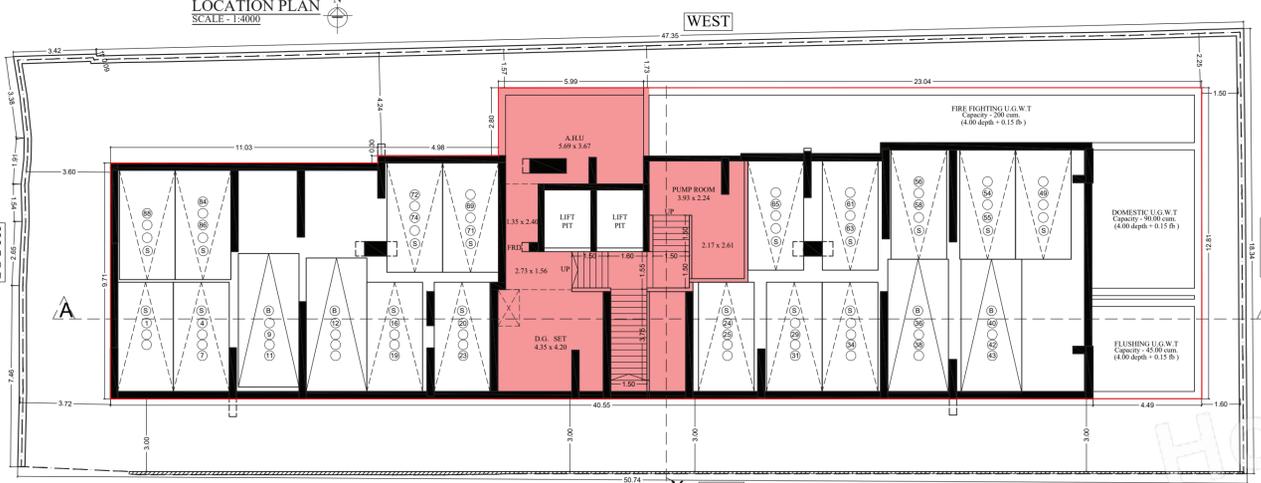
Digitally signed by Prashant t. Damodar Charak Date: 2025.07.08 19:19:43 +05'30'

S E (MHADA) D E (MHADA) E E (MHADA)

CERTIFICATE OF AREA

I CERTIFY THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON... AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS - 8410.49 - SQ.MTS. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP AND T.P. RECORDS.

Govind Dewoolkar
SIGNATURE OF LICENSED SURVEYOR



SOCIETY OFFICE AREA CALCULATION

GROUND FLOOR	AREA	DEDUCTION	TOTAL
501	4.23 X 1.16 X 1 NO =	4.91 SQ.MT	
502	4.08 X 2.67 X 1 NO =	10.78 SQ.MT	
503	2.42 X 1.41 X 1 NO =	3.41 SQ.MT	
TOTAL DEDUCTION		19.05 SQ.MT	

CARPET AREA STATEMENT (ONLY FOR CAR PARKING PURPOSE)

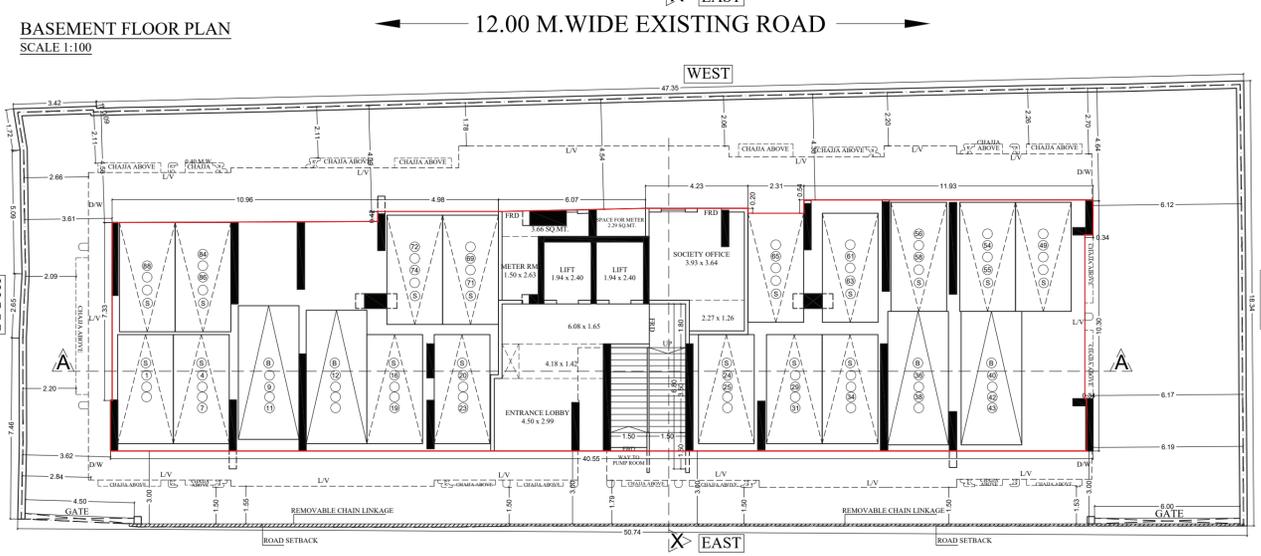
FLAT NO. - 2 (1ST TO 10TH FLOOR)

ROOM	AREA	TOTAL
LIVING	2.74 X 2.36 = 6.46 sq.mt	6.46
BALCONY	2.79 X 0.85 = 2.37 sq.mt	2.37
KITCHEN	2.34 X 3.69 = 8.63 sq.mt	8.63
BED ROOM	3.08 X 1.09 = 3.36 sq.mt	3.36
BED ROOM	2.74 X 3.34 = 9.15 sq.mt	9.15
STUDY ROOM	1.20 X 0.90 = 1.08 sq.mt	1.08
BALCONY	1.76 X 0.85 = 1.50 sq.mt	1.50
TOILET	1.15 X 2.39 = 2.75 sq.mt	2.75
TOILET	1.01 X 2.34 = 2.37 sq.mt	2.37
TOTAL CARPET AREA		31.77 sq.mt

CARPET AREA STATEMENT (ONLY FOR CAR PARKING PURPOSE)

FLAT NO. - 1 (1ST TO 7TH, 9TH & 10TH FLOOR)

ROOM	AREA	TOTAL
LIVING	2.74 X 2.36 = 6.46 sq.mt	6.46
BALCONY	2.79 X 0.85 = 2.37 sq.mt	2.37
KITCHEN	2.34 X 3.69 = 8.63 sq.mt	8.63
BED ROOM	3.08 X 1.09 = 3.36 sq.mt	3.36
BED ROOM	2.74 X 3.34 = 9.15 sq.mt	9.15
STUDY ROOM	1.20 X 0.90 = 1.08 sq.mt	1.08
BALCONY	1.76 X 0.85 = 1.50 sq.mt	1.50
TOILET	1.15 X 2.39 = 2.75 sq.mt	2.75
TOILET	1.01 X 2.34 = 2.37 sq.mt	2.37
TOTAL CARPET AREA		31.77 sq.mt



D.G. SET AREA CALCULATION

GROUND FLOOR	AREA	DEDUCTION	TOTAL
1	4.35 X 4.11 X 1 NO =	17.88 SQ.MT	
2	3.05 X 0.09 X 1 NO =	0.27 SQ.MT	
3	2.71 X 1.56 X 1 NO =	4.26 SQ.MT	
TOTAL ADDITION		22.41 SQ.MT	



METER ROOM AREA CALCULATION

REQUIRED ELEC. METER ROOM AREA

FLAT NO.	AREA	DEDUCTION	TOTAL
1	1.00 X 0.23 X 1 NO =	0.23 SQ.MT	
2	1.65 X 2.40 X 1 NO =	3.96 SQ.MT	
3	1.65 X 0.15 X 1 NO =	0.24 SQ.MT	
4	1.65 X 0.15 X 1 NO =	0.24 SQ.MT	
5	1.02 X 0.50 X 1 NO =	0.51 SQ.MT	
6	1.02 X 0.50 X 1 NO =	0.51 SQ.MT	
TOTAL ADDITION		6.70 SQ.MT	

CARPET AREA STATEMENT (ONLY FOR CAR PARKING PURPOSE)

FLAT NO. - 3 (1ST TO 14TH & 16TH FLOOR)

ROOM	AREA	TOTAL
LIVING	2.74 X 2.36 = 6.46 sq.mt	6.46
BALCONY	2.79 X 0.85 = 2.37 sq.mt	2.37
KITCHEN	2.34 X 3.69 = 8.63 sq.mt	8.63
BED ROOM	3.08 X 1.09 = 3.36 sq.mt	3.36
BED ROOM	2.74 X 3.34 = 9.15 sq.mt	9.15
STUDY ROOM	1.20 X 0.90 = 1.08 sq.mt	1.08
BALCONY	1.76 X 0.85 = 1.50 sq.mt	1.50
TOILET	1.15 X 2.39 = 2.75 sq.mt	2.75
TOILET	1.01 X 2.34 = 2.37 sq.mt	2.37
TOTAL CARPET AREA		31.77 sq.mt

AREA STATEMENT

Sl. No.	DESCRIPTION	Area	Total
1	Area of Plot	8410.49	8410.49
2	Area as per Layout	8410.49	8410.49
3	Deduction for	---	---
a)	Road Set-back Area	4.82	4.82
b)	Area reserved for	---	---
c)	Area reserved for	---	---
d)	% amenity space as per DCR 56-57 (Sub-plot)	---	---
e)	other	---	---
4	Balance area of plot (1 - 2)	880.13	880.13
5	Deduction for 15% Recreation Ground/ 10% Amenity space (if deduction for land)	4.82	4.82
6	net area of plot	880.13	880.13
7	Total Area (5 + 6)	884.95	884.95
8	Floor Space Index Permissible	3.00	3.00
9	Permissible B.U.A. (Plot Area x 3.00 - pro-rata - V.P. Quota) (884.95 x 3.00 - 264.88 sq.mts.) (48.00 x 36.15 - 1728.00 sq.mts.) (V.P. Quota = 900.00 sq.mts.)	5282.85	5282.85
10	Existing Floor Area	2.41	2.41
11	Proposed Built-up Area	5282.85	5282.85
12	Excess Built-up Area Taken in Floor Space Index	N.A.	N.A.
13	Total Built-up Proposed	5282.85	5282.85
14	BALANCE B.U.A. (FSI CONSUMED ON NET HOLDING = 147 (V.P. Quota = 900.00 sq.mts.)	6.41	6.41
A	DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREA	5282.85	5282.85
B	REMAINING NON-RESIDENTIAL BUILT UP AREA	NIL	NIL



A.H.U. AREA CALCULATION

GROUND FLOOR	AREA	DEDUCTION	TOTAL
1	1.35 X 2.78 X 1 NO =	3.75 SQ.MT	
2	5.69 X 3.67 X 1 NO =	20.88 SQ.MT	
TOTAL ADDITION		24.63 SQ.MT	



PUMP ROOM AREA CALCULATION

GROUND FLOOR	AREA	DEDUCTION	TOTAL
1	2.27 X 2.61 X 1 NO =	5.92 SQ.MT	
2	3.97 X 2.34 X 1 NO =	9.28 SQ.MT	
TOTAL ADDITION		14.72 SQ.MT	

CARPET AREA STATEMENT (ONLY FOR CAR PARKING PURPOSE)

FLAT NO. - 4 (1ST TO 16TH FLOOR)

ROOM	AREA	TOTAL
LIVING	2.74 X 2.36 = 6.46 sq.mt	6.46
BALCONY	2.79 X 0.85 = 2.37 sq.mt	2.37
KITCHEN	2.34 X 3.69 = 8.63 sq.mt	8.63
BED ROOM	3.08 X 1.09 = 3.36 sq.mt	3.36
BED ROOM	2.74 X 3.34 = 9.15 sq.mt	9.15
STUDY ROOM	1.20 X 0.90 = 1.08 sq.mt	1.08
BALCONY	1.76 X 0.85 = 1.50 sq.mt	1.50
TOILET	1.15 X 2.39 = 2.75 sq.mt	2.75
TOILET	1.01 X 2.34 = 2.37 sq.mt	2.37
TOTAL CARPET AREA		31.77 sq.mt

DETAILS OF FSI AVAILABLE AS PER DCR 31 (3)

Sl. No.	DESCRIPTION	Area	Total
1	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 31 (3) FOR P.R.R. RESIDENTIAL - 5282.85 X 0.15 = 1440.00	1799.97	1799.97
2	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 31 (3) FOR NON-RESIDENTIAL	1799.97	1799.97
3	TOTAL FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 31 (3) FOR NON-RESIDENTIAL	1799.97	1799.97
4	TOTAL GROSS BUILT UP AREA PROPOSED - (14 + B3)	7082.82	7082.82



ROAD SETBACK AREA CALCULATION

ROAD	AREA	DEDUCTION	TOTAL
1	1.02 X 0.37 X 0.10 X 1 NO =	0.38 SQ.MT	
2	1.02 X 0.37 X 0.12 X 1 NO =	0.38 SQ.MT	
3	1.02 X 1.40 X 0.03 X 1 NO =	0.21 SQ.MT	
4	1.02 X 1.50 X 0.03 X 1 NO =	0.15 SQ.MT	
5	1.02 X 1.60 X 0.03 X 1 NO =	0.24 SQ.MT	
6	1.02 X 1.50 X 0.03 X 1 NO =	0.24 SQ.MT	
7	1.02 X 2.00 X 0.03 X 1 NO =	0.30 SQ.MT	
8	1.02 X 0.17 X 0.07 X 1 NO =	0.01 SQ.MT	
TOTAL ROAD SETBACK AREA		1.92 SQ.MT	

CARPET AREA STATEMENT (ONLY FOR CAR PARKING PURPOSE)

FLAT NO. - 5 (1ST TO 16TH FLOOR)

ROOM	AREA	TOTAL
LIVING	2.74 X 2.36 = 6.46 sq.mt	6.46
BALCONY	2.79 X 0.85 = 2.37 sq.mt	2.37
KITCHEN	2.34 X 3.69 = 8.63 sq.mt	8.63
BED ROOM	3.08 X 1.09 = 3.36 sq.mt	3.36
BED ROOM	2.74 X 3.34 = 9.15 sq.mt	9.15
STUDY ROOM	1.20 X 0.90 = 1.08 sq.mt	1.08
BALCONY	1.76 X 0.85 = 1.50 sq.mt	1.50
TOILET	1.15 X 2.39 = 2.75 sq.mt	2.75
TOILET	1.01 X 2.34 = 2.37 sq.mt	2.37
TOTAL CARPET AREA		31.77 sq.mt

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO. 32 KNOWN AS NISHANT CH.S. ON PLOT BEARING GTS. NO. 60, VILAGE, CHEMBUR, SUBHASH NAGAR, MUMBAI.

NAME OF OWNER: SHANAYA STAR CO TO NISHANT CH.S.L.

ABDUL RAHIM ISMAIL PAYAK
Digitally signed by ABDUL RAHIM ISMAIL PAYAK Date: 2025.07.08 13:24:04 +05'30'

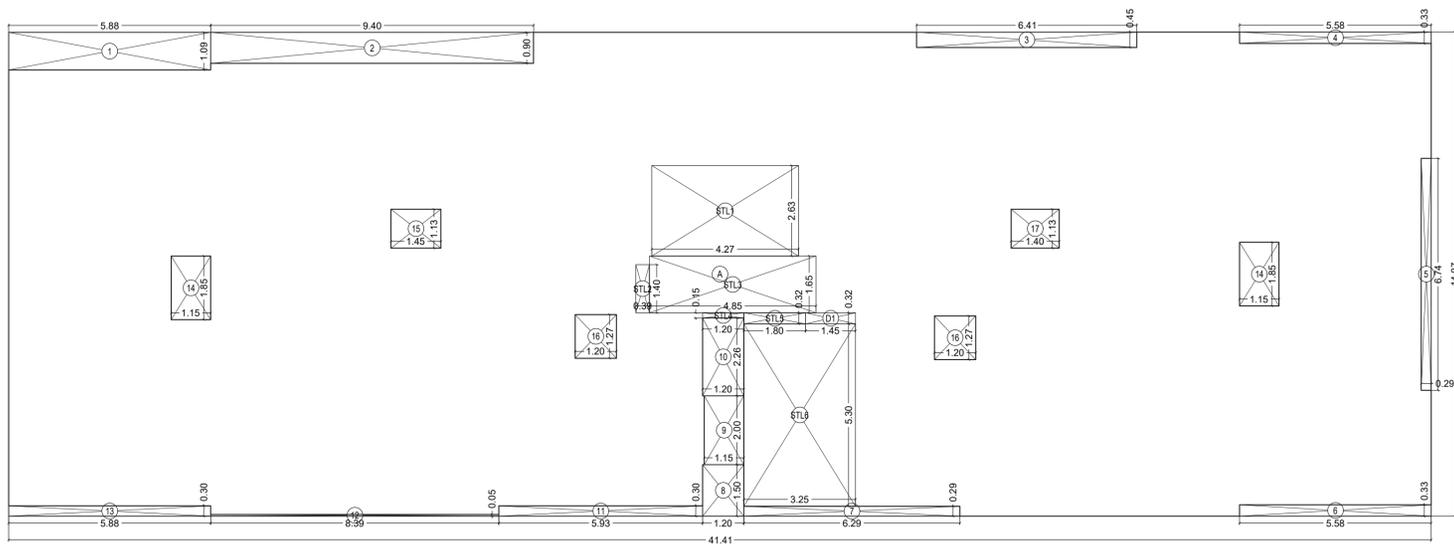
Jitendra Govind Dewoolkar
Digitally signed by Jitendra Govind Dewoolkar Date: 2025.07.08 13:24:04 +05'30'

ELLORA
PROJECT CONSULTANT PVT. LTD.
GROUND FLOOR: 317-321,
NAND CHERNIER NAGAR,
SERVICE ROAD BANDRA (E),
MUMBAI 400 015.

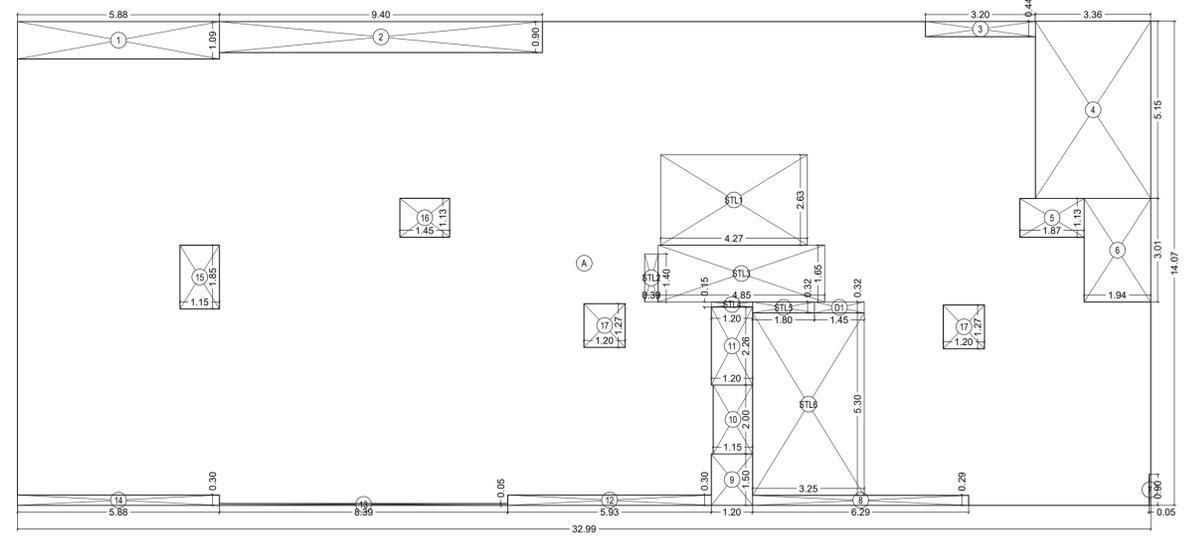


PLOT AREA CALCULATION

Sl. No.	DESCRIPTION	Area	Total
1	1/2 X 18.16 X 1.84 X 1 NO =	16.08 SQ.MT	
2	1/2 X 13.32 X 2.14 X 1 NO =	14.25 SQ.MT	
3	1/2 X 15.21 X 2.28 X 1 NO =	20.94 SQ.MT	
4	1/2 X 20.22 X 2.54 X 1 NO =	25.68 SQ.MT	
5	1/2 X 23.91 X 5.21 X 1 NO =	62.29 SQ.MT	



BUILT UP AREA LINE DIAGRAM FOR 1ST TO 7TH, 9TH & 10TH FLOOR
SCALE 1:100



BUILT UP AREA LINE DIAGRAM FOR 8TH REFUGE FLOOR
SCALE 1:100



8TH FLOOR PLAN
SCALE 1:100



1ST TO 7TH, 9TH & 10TH FLOOR PLAN
SCALE 1:100

BUILT UP AREA CALCULATION

TYPICAL 1ST TO 7TH, 9TH & 10TH FLOOR

A	41.41	X	14.07	X	1 NO	=	582.64	SQ.MT
TOTAL ADDITION								= 582.64

DEDUCTIONS

1	5.88	X	1.09	X	1 NO	=	6.41	SQ.MT
2	9.40	X	0.90	X	1 NO	=	8.46	SQ.MT
3	6.41	X	0.45	X	1 NO	=	2.88	SQ.MT
4	5.58	X	0.33	X	1 NO	=	1.84	SQ.MT
5	0.29	X	6.74	X	1 NO	=	1.95	SQ.MT
6	5.58	X	0.33	X	1 NO	=	1.84	SQ.MT
7	6.29	X	0.29	X	1 NO	=	1.82	SQ.MT
8	1.20	X	1.50	X	1 NO	=	1.80	SQ.MT
9	1.15	X	2.00	X	1 NO	=	2.30	SQ.MT
10	1.20	X	2.26	X	1 NO	=	2.71	SQ.MT
11	5.93	X	0.30	X	1 NO	=	1.78	SQ.MT
12	8.39	X	0.05	X	1 NO	=	0.42	SQ.MT
13	5.88	X	0.30	X	1 NO	=	1.76	SQ.MT
14	1.15	X	1.85	X	2 NOS	=	4.26	SQ.MT
15	1.45	X	1.13	X	1 NO	=	1.64	SQ.MT
16	1.20	X	1.27	X	2 NOS	=	3.05	SQ.MT
17	1.40	X	1.13	X	1 NO	=	1.58	SQ.MT
TOTAL DEDUCTION								= 46.50
TOTAL BUILT UP AREA [X - Y1]								= 536.14

STAIRCASE LOBBY AREA CALCULATION

TYPICAL 1ST TO 7TH, 9TH & 10TH FLOOR

STL1	4.27	X	2.63	X	1 NO	=	11.23	SQ.MT
STL2	0.40	X	1.40	X	1 NO	=	0.56	SQ.MT
STL3	4.85	X	1.65	X	1 NO	=	8.00	SQ.MT
STL4	1.20	X	0.15	X	1 NO	=	0.18	SQ.MT
STL5	1.80	X	0.32	X	1 NO	=	0.58	SQ.MT
STL6	3.25	X	5.30	X	1 NO	=	17.23	SQ.MT
TOTAL STAIRCASE LOBBY AREA								= 37.78

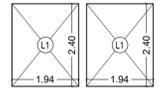
DUCT AREA CALCULATION

TYPICAL 1ST TO 7TH, 9TH & 10TH FLOOR

D1	1.45	X	0.32	X	1 NO	=	0.46	SQ.MT
TOTAL DUCT AREA								= 0.46

NET BUILT UP AREA [X1 - (Y2+Y3)]

						=	497.90	SQ.MT
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LIFT CORE AREA DIAGRAM FOR 1ST TO 16TH FLOOR
SCALE: 1:100

LIFT CORE AREA CALCULATION

1ST TO 16TH FLOOR

L1	1.94	X	2.40	X	2 NOS	=	9.31	SQ.MT
TOTAL LIFT CORE AREA								= 9.31

REFUGE AREA CALCULATION

8TH FLOOR

REFUGE AREA REQUIRED

4% OF B.U. AREA OF 8TH TO 14TH FLR	=	114.53	SQ.MT.
PERMISSIBLE UPTO 4.25% (2863.18 X 0.0425)	=	121.69	SQ.MT.
EXCESS REFUGE AREA			= 13.43

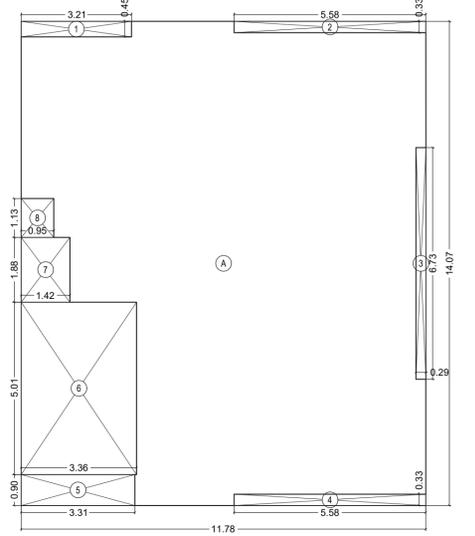
REFUGE AREA CALCULATION

8TH FLOOR

A	11.78	X	14.07	X	1 NO	=	165.74	SQ.MT
TOTAL ADDITION								= 165.74

DEDUCTIONS

1	3.21	X	0.45	X	1 NO	=	1.44	SQ.MT
2	5.58	X	0.33	X	1 NO	=	1.84	SQ.MT
3	0.29	X	6.73	X	1 NO	=	1.95	SQ.MT
4	5.58	X	0.33	X	1 NO	=	1.84	SQ.MT
5	3.31	X	0.90	X	1 NO	=	2.98	SQ.MT
6	3.36	X	5.01	X	1 NO	=	16.83	SQ.MT
7	1.42	X	1.88	X	1 NO	=	2.67	SQ.MT
8	0.95	X	1.13	X	1 NO	=	1.07	SQ.MT
TOTAL DEDUCTION								= 30.62
TOTAL BUILT UP AREA [X - Y1]								= 135.12



BUILT UP AREA LINE DIAGRAM FOR 8TH REFUGE FLOOR
SCALE 1:100

BUILT UP AREA CALCULATION

8TH FLOOR

A	32.99	X	14.07	X	1 NO	=	464.17	SQ.MT
TOTAL ADDITION								= 464.17

DEDUCTIONS

1	5.88	X	1.09	X	1 NO	=	6.41	SQ.MT
2	9.40	X	0.90	X	1 NO	=	8.46	SQ.MT
3	3.20	X	0.44	X	1 NO	=	1.41	SQ.MT
4	3.36	X	5.15	X	1 NO	=	17.30	SQ.MT
5	1.87	X	1.13	X	1 NO	=	2.11	SQ.MT
6	1.94	X	3.01	X	1 NO	=	5.84	SQ.MT
7	0.05	X	0.90	X	1 NO	=	0.05	SQ.MT
8	6.29	X	0.29	X	1 NO	=	1.82	SQ.MT
9	1.20	X	1.50	X	1 NO	=	1.80	SQ.MT
10	1.15	X	2.00	X	1 NO	=	2.30	SQ.MT
11	1.20	X	2.26	X	1 NO	=	2.71	SQ.MT
12	5.93	X	0.30	X	1 NO	=	1.78	SQ.MT
13	8.39	X	0.05	X	1 NO	=	0.42	SQ.MT
14	5.88	X	0.30	X	1 NO	=	1.76	SQ.MT
15	1.15	X	1.85	X	1 NO	=	2.13	SQ.MT
16	1.45	X	1.13	X	1 NO	=	1.64	SQ.MT
17	1.20	X	1.27	X	2 NOS	=	3.05	SQ.MT
TOTAL DEDUCTION								= 60.99
TOTAL BUILT UP AREA [X - Y1]								= 403.18

STAIRCASE LOBBY AREA CALCULATION

8TH FLOOR

STL1	4.27	X	2.63	X	1 NO	=	11.23	SQ.MT
STL2	0.40	X	1.40	X	1 NO	=	0.56	SQ.MT
STL3	4.85	X	1.65	X	1 NO	=	8.00	SQ.MT
STL4	1.20	X	0.15	X	1 NO	=	0.18	SQ.MT
STL5	1.80	X	0.32	X	1 NO	=	0.58	SQ.MT
STL6	3.25	X	5.30	X	1 NO	=	17.23	SQ.MT
TOTAL STAIRCASE LOBBY AREA PER FL (8TH FLOOR)								37.78

DUCT AREA CALCULATION

8TH FLOOR

D1	1.45	X	0.32	X	1 NO	=	0.46	SQ.MT
TOTAL DUCT AREA PER FL (8TH FLOOR)								0.46

NET BUILT UP AREA [X1 - (Y2+Y3)]

						=	364.94	SQ.MT
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CONTENTS OF THE SHEET

FLOOR PLANS, AREA DIAGRAMS & AREA CALCULATIONS.

STAMP OF DATE OF APPROVAL OF PLANS

Akash Rajendra Akolkar Digitally signed by Akash Rajendra Akolkar Date: 2025.07.08 18:26:13 +05'30'	Amol Vinayak Chaudhari Digitally signed by Amol Vinayak Chaudhari Date: 2025.07.08 18:26:13 +05'30'	Prashant Damodar Dhatrak Digitally signed by Prashant Damodar Dhatrak Date: 2025.07.08 19:21:01 +05'30'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO.32 KNOWN AS NISHANT C.H.S.ON PLOT BEARING CTS. NO.826 (pt), VILLAGE-CHEMBUR,SUBHASH NAGAR,MUMBAI.

NAME OF OWNER

SHANAYA STAR CA TO NISHANT C.H.S.L.

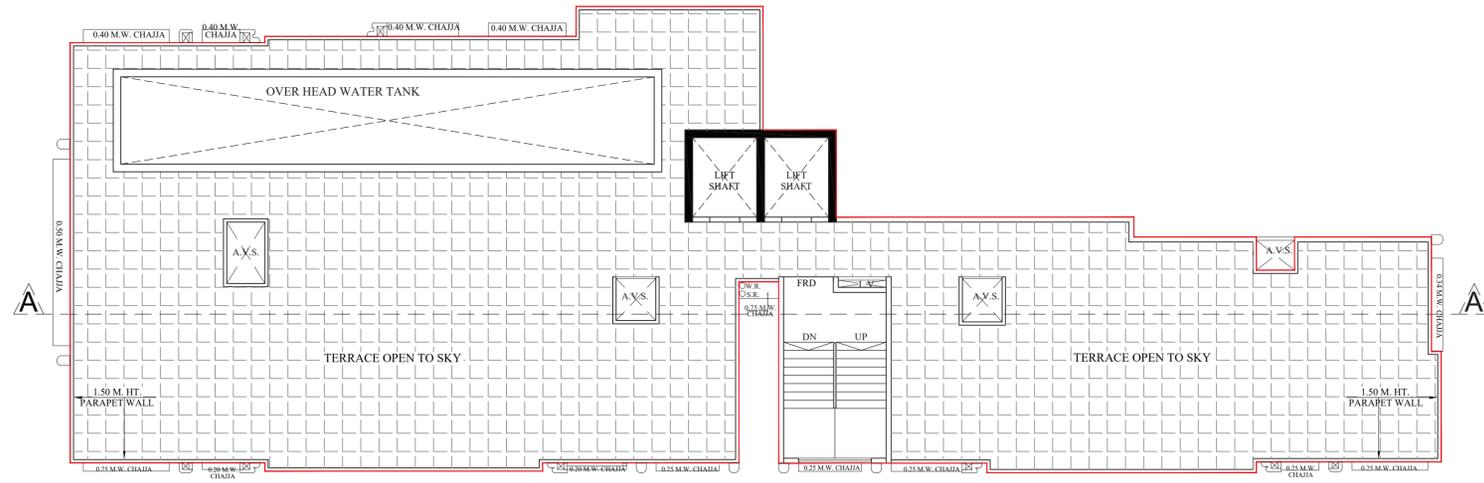
ABDUL RAHIM ISMAIL PAYAK
 Digitally signed by ABDUL RAHIM ISMAIL PAYAK
 Date: 2025.07.08 13:24:25 +05'30'

DGN. BY	SONAL	JOB No.
DRAWN	SUPIRIYA	
SCALE	As Noted	
DATE		

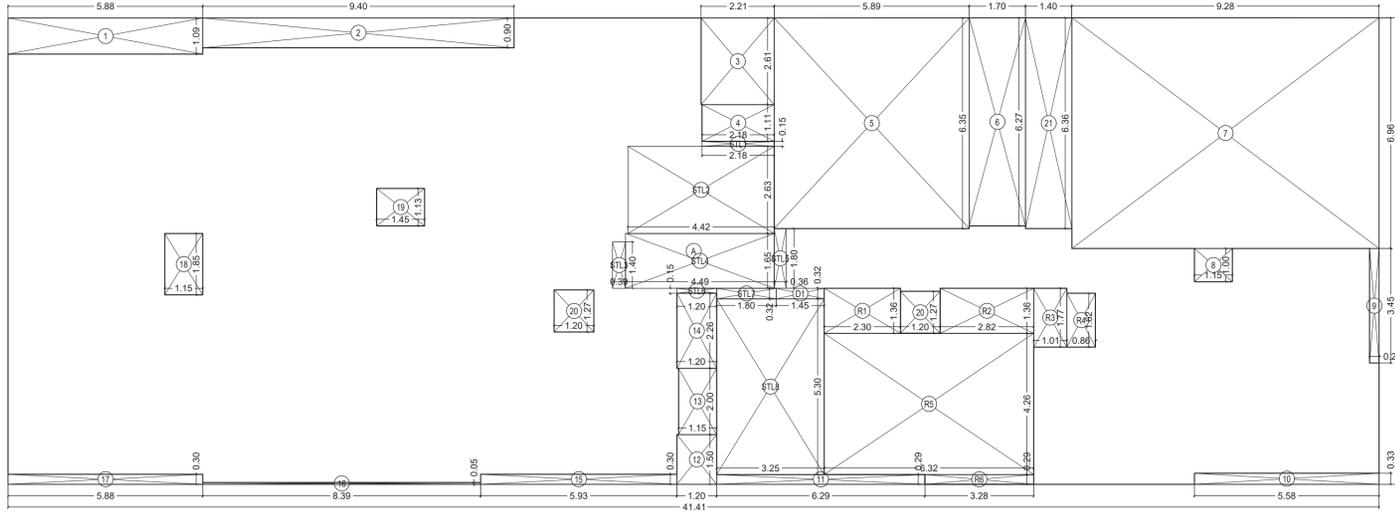
Jitendra Govind Dewoolkar
 Digitally signed by Jitendra Govind Dewoolkar
 Date: 2025.07.08 18:26:13 +05'30'

SIGNATURE NAME & ADDRESS OF L.S.

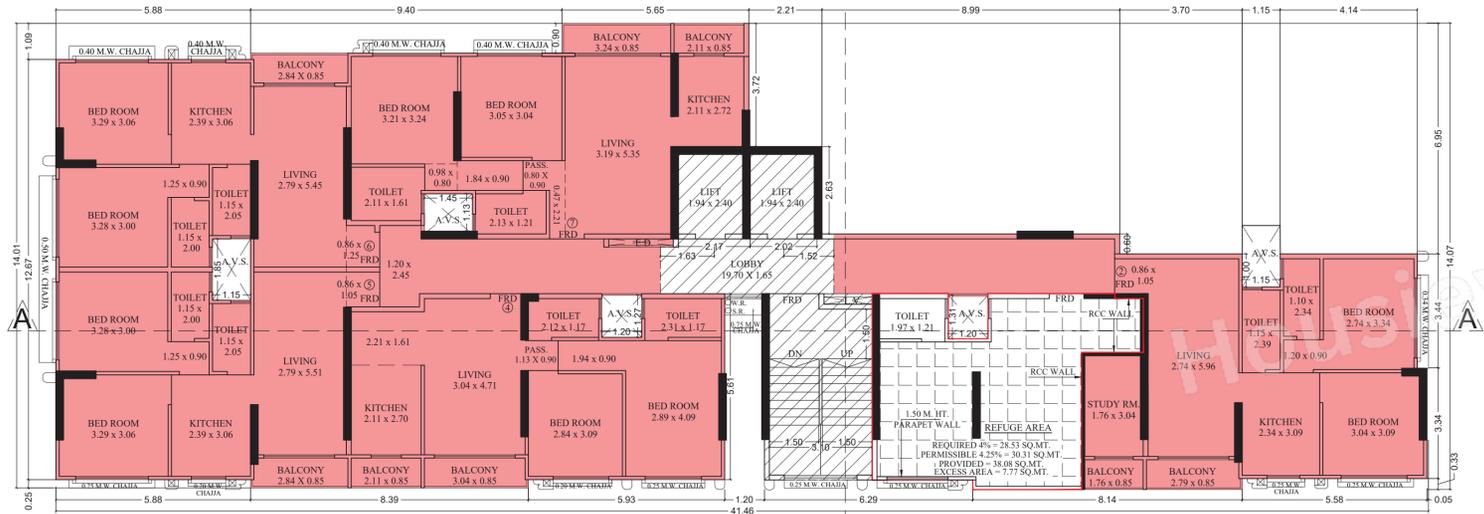
ELLORA
 PROJECT CONSULTANT PVT. LTD.
 NINAD C.H.S., BLDG.NO.7,
 SERVICE ROAD,
 KHER NAGAR,BANDRA (E),
 MUMBAI 400 051.
 TEL : 28786753 / 28786758.



TERRACE FLOOR PLAN
SCALE 1:100



BUILT UP AREA LINE DIAGRAM FOR 15TH FLOOR
SCALE 1:100



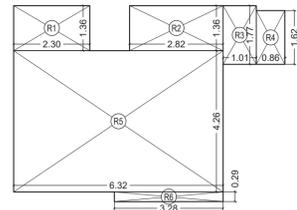
15TH FLOOR PLAN
SCALE 1:100

BUILT UP AREA CALCULATION

15TH FLOOR										
A	41.41	X	14.07	X	1	NO	=	582.64	SQ.MT	
							TOTAL ADDITION	=	582.64	SQ.MT

DEDUCTIONS

1	5.88	X	1.09	X	1	NO	=	6.41	SQ.MT	
2	9.40	X	0.90	X	1	NO	=	8.46	SQ.MT	
3	2.21	X	2.61	X	1	NO	=	5.77	SQ.MT	
4	2.18	X	1.11	X	1	NO	=	2.42	SQ.MT	
5	5.89	X	6.35	X	1	NO	=	37.40	SQ.MT	
6	1.70	X	6.27	X	1	NO	=	10.66	SQ.MT	
7	9.28	X	6.96	X	1	NO	=	64.59	SQ.MT	
8	1.15	X	1.00	X	1	NO	=	1.15	SQ.MT	
9	0.29	X	3.45	X	1	NO	=	1.00	SQ.MT	
10	5.58	X	0.33	X	1	NO	=	1.84	SQ.MT	
11	6.29	X	0.29	X	1	NO	=	1.82	SQ.MT	
12	1.20	X	1.50	X	1	NO	=	1.80	SQ.MT	
13	1.15	X	2.00	X	1	NO	=	2.30	SQ.MT	
14	1.20	X	2.26	X	1	NO	=	2.71	SQ.MT	
15	5.93	X	0.30	X	1	NO	=	1.78	SQ.MT	
16	8.39	X	0.05	X	1	NO	=	0.42	SQ.MT	
17	5.88	X	0.30	X	1	NO	=	1.76	SQ.MT	
18	1.15	X	1.85	X	1	NO	=	2.13	SQ.MT	
19	1.45	X	1.13	X	1	NO	=	1.64	SQ.MT	
20	1.20	X	1.27	X	2	NOS	=	3.05	SQ.MT	
21	1.40	X	6.36	X	1	NO	=	8.90	SQ.MT	
							TOTAL DEDUCTION	=	168.01	SQ.MT



BUILT UP AREA LINE DIAGRAM FOR 15TH REFUGE FLOOR
SCALE 1:100

REFUGE AREA CALCULATION

15TH FLOOR										
REFUGE AREA REQUIRED										
4% OF B.U. AREA OF 15TH & 16TH FLR										
713.14	X	0.04	=	28.53	SQ.MT.					
PERMISSIBLE UPTO 4.25% (713.14 X 0.0425)										
			=	30.31	SQ.MT.					
EXCESS REFUGE AREA COUNTED IN FSI										
R1	2.30	X	1.36	X	1	NO	=	3.13	SQ.MT	
R2	2.83	X	1.36	X	1	NO	=	3.85	SQ.MT	
R3	1.01	X	1.77	X	1	NO	=	1.79	SQ.MT	
R4	0.86	X	1.62	X	1	NO	=	1.39	SQ.MT	
R5	6.33	X	4.26	X	1	NO	=	26.97	SQ.MT	
R6	3.29	X	0.29	X	1	NO	=	0.95	SQ.MT	
							TOTAL REFUGE AREA	=	38.08	SQ.MT
							TOTAL BUILT UP AREA [X - (Y1+Y2)]	=	376.55	SQ.MT

REFUGE AREA CALCULATION

15TH FLOOR										
R1	2.30	X	1.36	X	1	NO	=	3.13	SQ.MT	
R2	2.83	X	1.36	X	1	NO	=	3.85	SQ.MT	
R3	1.01	X	1.77	X	1	NO	=	1.79	SQ.MT	
R4	0.86	X	1.62	X	1	NO	=	1.39	SQ.MT	
R5	6.33	X	4.26	X	1	NO	=	26.97	SQ.MT	
R6	3.28	X	0.29	X	1	NO	=	0.95	SQ.MT	
							TOTAL REFUGE AREA	=	38.08	SQ.MT
							TOTAL BUILT UP AREA [X - (Y1+Y2)]	=	376.55	SQ.MT

STAIRCASE LOBBY AREA CALCULATION

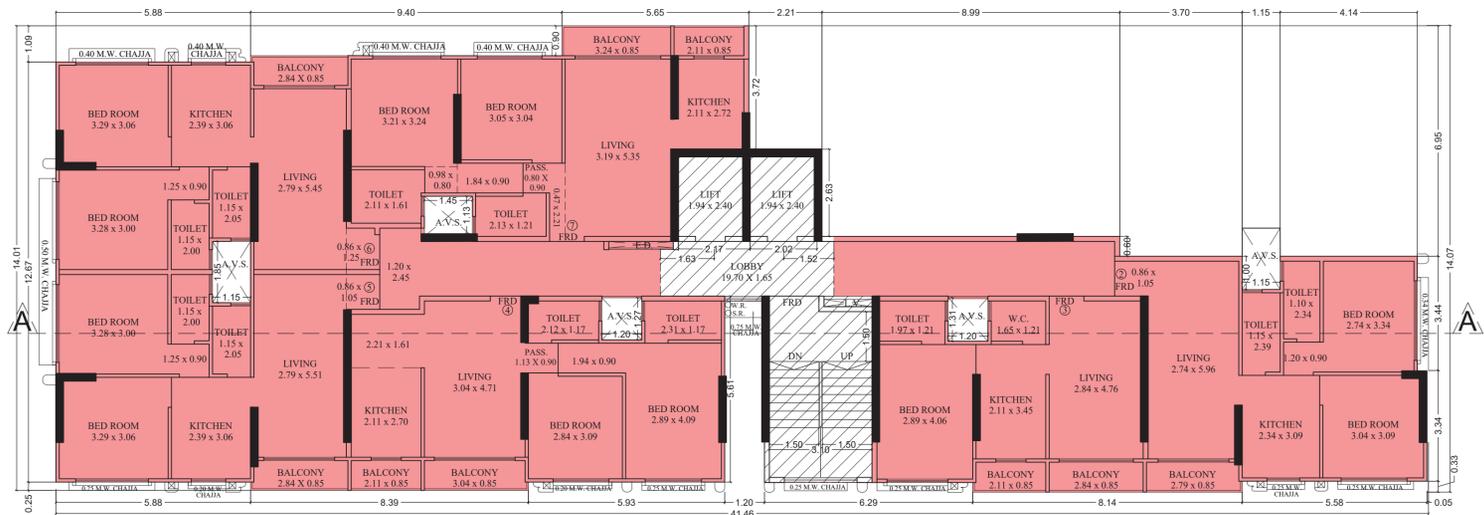
15TH FLOOR										
STL1	2.18	X	0.15	X	1	NO	=	0.33	SQ.MT	
STL2	4.42	X	2.63	X	1	NO	=	11.62	SQ.MT	
STL3	0.40	X	1.40	X	1	NO	=	0.56	SQ.MT	
STL4	4.49	X	1.65	X	1	NO	=	7.41	SQ.MT	
STL5	0.36	X	1.80	X	1	NO	=	0.65	SQ.MT	
STL6	1.20	X	0.15	X	1	NO	=	0.18	SQ.MT	
STL7	1.80	X	0.32	X	1	NO	=	0.58	SQ.MT	
STL8	3.25	X	5.30	X	1	NO	=	17.23	SQ.MT	
							TOTAL STAIRCASE LOBBY AREA (15TH FLOOR)	=	38.56	SQ.MT

DUCT AREA CALCULATION

15TH FLOOR										
D1	1.45	X	0.32	X	1	NO	=	0.46	SQ.MT	
							TOTAL DUCT AREA (15TH FLOOR)	=	0.46	SQ.MT

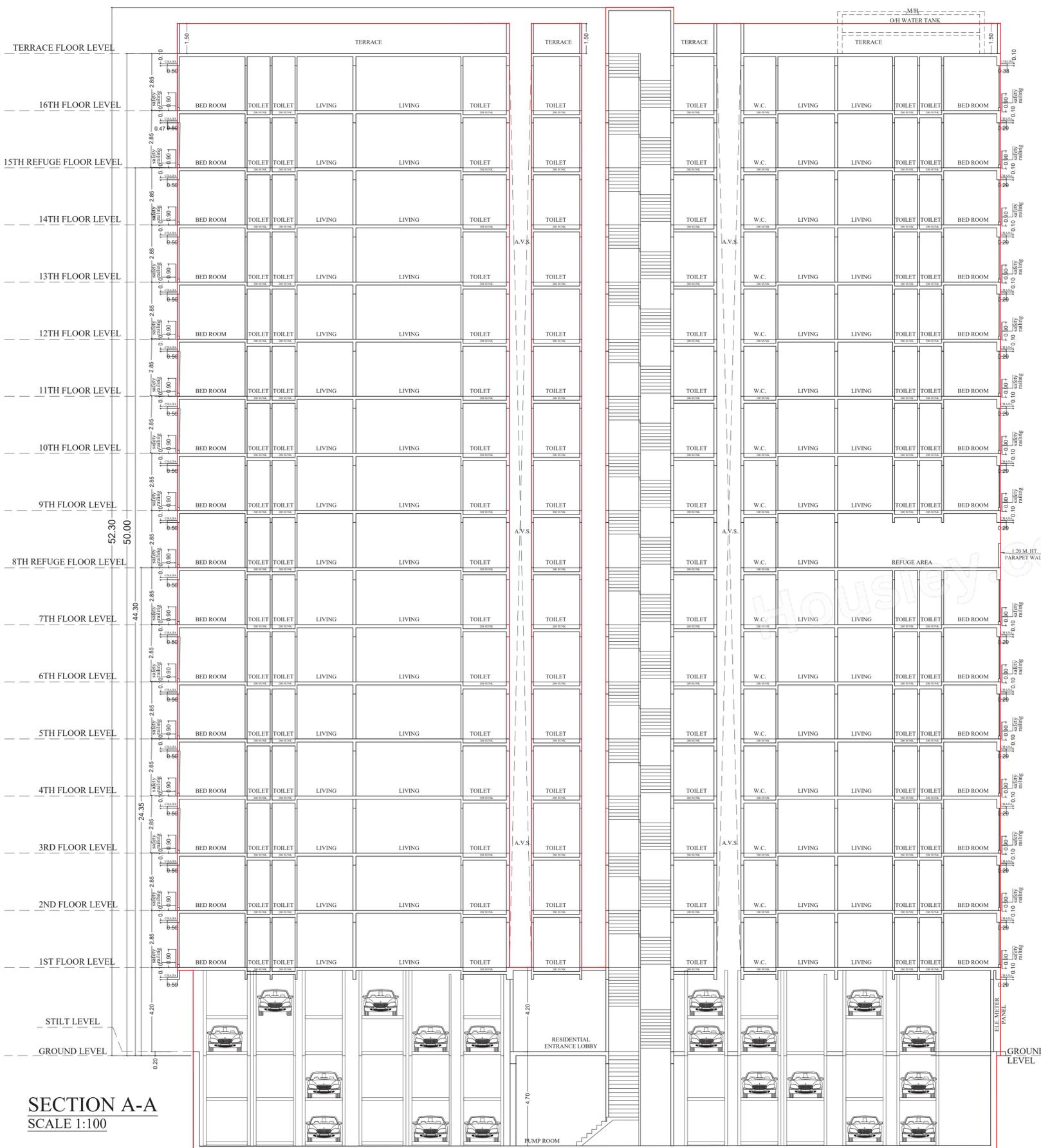
NET BUILT UP AREA

[X1 - (Y3+Y4)]	=	337.53	SQ.MT
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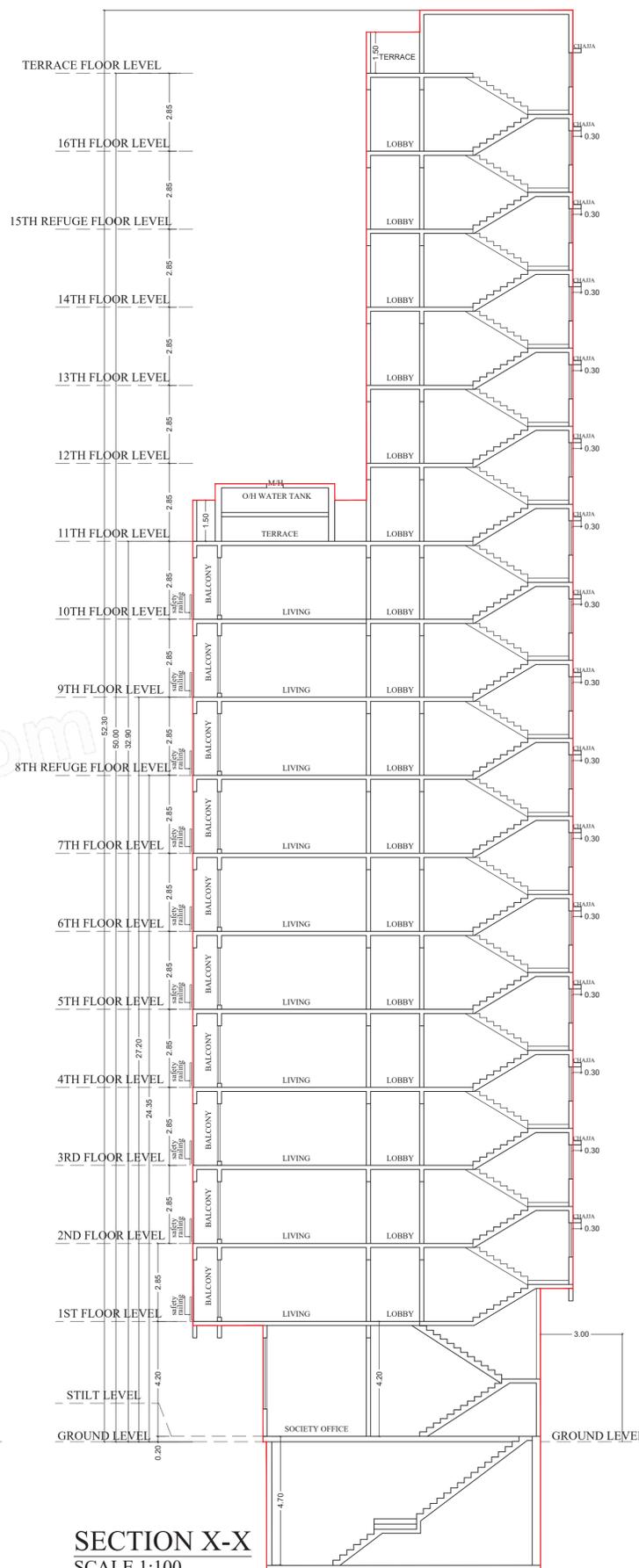


13TH, 14TH & 16TH FLOOR PLAN
SCALE 1:100

CONTENTS OF THE SHEET		
FLOOR PLANS, AREA DIAGRAMS & AREA CALCULATIONS.		
STAMP OF DATE OF APPROVAL OF PLANS		
S E (MHADA)	D E (MHADA)	E E (MHADA)
DESCRIPTION OF PROPOSAL & PROPERTY		
PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO.32 KNOWN AS NISHANT C.H.S., ON PLOT BEARING CTS. NO.826 (pt), VILLAGE-CHEMBUR, SUBHASH NAGAR, MUMBAI.		
NAME OF OWNER		
SHANAYA STAR CA TO NISHANT C.H.S.L.		
ABDUL RAHIM ISMAIL PAYAK		
Date: 2025.07.08		19:21:01 +05'30'
SIGNATURE NAME & ADDRESS OF L.S.		
PROJECT CONSULTANT PVT. LTD. NINAD C.H.S., BLDG. NO.7, SERVICE ROAD, KHER NAGAR, BANDRA (E), MUMBAI 400 051. TEL : 28786753 / 28786758.		
DGN. BY	SONAL	JOB Np.
DRAWN	SUPRIYA	
SCALE	As Noted	
DATE		



SECTION A-A
SCALE 1:100



SECTION X-X
SCALE 1:100

CONTENTS OF THE SHEET		
SECTION A-A, SECTION X-X		
STAMP OF DATE OF APPROVAL OF PLANS		
Akash Rajendra Akolkar Digitally signed by Akash Rajendra Akolkar Date: 2025.07.08 18:23:17 +05'30'	Amol Vinayak Chaudhari Digitally signed by Amol Vinayak Chaudhari Date: 2025.07.08 18:26:13 +05'30'	Prashant Damodar Dhatrik Digitally signed by Prashant Damodar Dhatrik Date: 2025.07.08 19:21:01 +05'30'
S.E (MHADA)	D.E (MHADA)	E.E (MHADA)
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NAME OF OWNER		
SHANAYA STAR CA TO NISHANT C.H.S.L.		
Abdul Rahim Ismail Payak Digitally signed by Abdul Rahim Ismail Payak Date: 2025.07.08 13:25:23 +05'30'		
SIGNATURE NAME & ADDRESS OF L.S.		
Jitendra Govind Dewoolkar Digitally signed by Jitendra Govind Dewoolkar Date: 2025.07.08 14:58:04 +05'30'		
ELLORA PROJECT CONSULTANT PVT. LTD. NINAD C.H.S. BLDG. NO.7, SERVICE ROAD, KHER NAGAR, BANDRA (E), MUMBAI 400 051. TEL : 28786753 / 28786758.		
DGN. BY SONAL	JOB No.	
DRAWN SUPRIYA		
SCALE As Noted		
DATE		