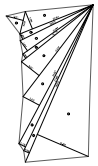


PLOT AREA CALCULATION

PLOT AREA								
1	1/2	X	6,955	X	6.147	X 1 NO	=	17.13 SQ.MT.
2	1/2	X	23,961	X	5.398	X 1 NO	=	64.61 SQ.MT.
3	1/2	X	25.478	X	1.612	X 1 NO	=	21.49 SQ.MT.
4	1/2	X	23.099	X	5.935	X 1 NO	=	45.81 SQ.MT.
5	1/2	X	39.711	X	1.486	X 1 NO	=	29.83 SQ.MT.
6	1/2	X	33.819	X	6.557	X 1 NO	=	110.72 SQ.MT.
7	1/2	X	45.947	X	6.976	X 1 NO	=	320.48 SQ.MT.
8	1/2	X	47.092	X	2.110	X 1 NO	=	49.68 SQ.MT.
9	1/2	X	49.970	X	1.799	X 1 NO	=	44.91 SQ.MT.
10	1/2	X	45.970	X	10.269	X 1 NO	=	235.49 SQ.MT.
					TOTAL ADDITION		=	920.00 SQ.MT.

PLOT AREA DIAGRAM
SCALE - 1:500

BLOCK PLAN
SCALE - 1:500

SANITARY REQUIREMENT FOR 1ST FL. SHOP

TOTAL BUILT UP AREA	317.29 SQ.MT.
TOTAL NO. OF PERSONS AS PER OCCUPANT LOAD FOR SHOP = (1+2)X 317.29 / 100 = (3+2) NOS. SAY 6 NOS.	6 NOS.
TOTAL NO. OF PERSON AS PER OCCUPANT LOAD	6 NOS.
50% MALE POPULATION = 3 / 2=	3 NOS.
50% FEMALE POPULATION = 3 / 2=	3 NOS.
NO. OF WC/ REQUIRED FOR MALE = 3 / 25 = 0.12 SAY 0	1 NOS.
NO. OF WC/ REQUIRED FOR FEMALE = 3 / 25 = 0.12 SAY 0	1 NOS.
NO. OF WC/ PROPOSED FOR MALE	1 NOS.
NO. OF WC/ PROPOSED FOR FEMALE	1 NOS.

SANITARY REQUIREMENT FOR 2ND FL. SHOP

TOTAL BUILT UP AREA	317.29 SQ.MT.
TOTAL NO. OF PERSONS AS PER OCCUPANT LOAD FOR SHOP = (1+2)X 317.29 / 100 = (3+2) NOS. SAY 6 NOS.	6 NOS.
TOTAL NO. OF PERSON AS PER OCCUPANT LOAD	6 NOS.
50% MALE POPULATION = 3 / 2=	3 NOS.
50% FEMALE POPULATION = 3 / 2=	3 NOS.
NO. OF WC/ REQUIRED FOR MALE = 3 / 25 = 0.12 SAY 0	1 NOS.
NO. OF WC/ REQUIRED FOR FEMALE = 3 / 25 = 0.12 SAY 0	1 NOS.
NO. OF WC/ PROPOSED FOR MALE	1 NOS.
NO. OF WC/ PROPOSED FOR FEMALE	1 NOS.

CAR PARKING AREA STATEMENT

RESIDENTIAL USER			
CARPET AREA IN SQ.MT.	NO.OF FLATS	NO.OF PARKING REQUIRED	PARKING PROVIDED
UPTO 30 SQ.MT	28	1 PARKING FOR 4 TENEMENTS	7+0
30 TO 60 SQ.MT	10	1 PARKING FOR 2 TENEMENTS	5+0
60 TO 90 SQ.MT	30	1 PARKING FOR 1 TENEMENTS	30
ABOVE 90 SQ.MT	0	2 PARKING FOR 1 TENEMENTS	0+0
TOTAL	72		37+0
10 % ADDITIONAL PARKING FOR VISITORS REQD.			4
TOTAL			41+0
NON RESIDENTIAL USER			
CAR PARKING FOR COMMERCIAL, SHOP, RESTRO, OFFICE PROVISION AREA = 100 / 2.5 SQ.M.			PARKING PROVIDED
UPTO 100 SQ.MT.	44.29	1 PARKING FOR 60 SQ.MT.	1+0
ABOVE 100 SQ.MT.	3.40	1 PARKING FOR 30 SQ.MT.	1+0
RESTAURANT AREA	0.00	1 PARKING FOR 30 SQ.MT.	0+0
TOTAL			2+0
10 % ADDITIONAL PARKING FOR VISITORS/GUEST			0+0
TOTAL			2+0
TOTAL PARKING REQD.	FOR RESIDENTIAL USER		34+0
	FOR COMMERCIAL USER		2+0
	TOTAL PARKING REQUIRED		36+0
	ADD		0+0
ADDITIONAL CONSIDERATION FOR PARKING SHOP FOR PARKING PROVIDED			0+0
PROVIDED PARKING			0+0

RERA CARPET AREA STATEMENT

FLOOR	FLAT NOS.	CARPET AREA (PREMISES) SQ.MT.	TOTAL NOS. OF TENEMENTS
GROUND FLOOR	SHOP-1	37.88	1 + 1 SHOPS, = 05 Nos.
	SHOP-2	33.71	
	SHOP-3	35.73	
	SHOP-4	33.70	
	SHOP-5	72.88	
1ST & 2ND FLOOR	SHOP-1	34.24	1 x 2 Floors = 02 Nos.
3RD TO 6TH + 7TH TO 10TH + 11TH TO 15TH + 16TH TO 20TH FLOOR	1	44.60	1 x 19 Floors = 19 Nos.
6TH + 10TH FLOOR	1	36.24	1 x 2 Floors = 02 Nos.
11TH FLOOR	1	44.88	1 x 01 Floors = 01 Nos.
3RD TO 6TH + 7TH TO 10TH + 11TH TO 15TH + 16TH TO 20TH FLOOR	2	45.39	1 x 19 Floors = 19 Nos.
21TH FLOOR	2	35.26	1 x 01 Floors = 01 Nos.
4TH TO 21ST FLOOR	3	45.39	1 x 19 Floors = 19 Nos.
4TH TO 21ST FLOOR	4	45.25	1 x 19 Floors = 19 Nos.
TOTAL NOS. OF TENEMENTS			72 NOS.

COMMON STAIRCASE AREA BY CHARGING PREMIUM

FLOOR	STAIRCASE AREA	LESS LIFT WELL	TOTAL COMMON STAIRCASE AREA BY CHARGING PREMIUM
1	2	3	4 = 2-3
GROUND FLOOR	0	0	0
1ST FLOOR	75.21	0	75.21
2ND FLOOR	75.21	0	75.21
3RD FLOOR	49.89	0	49.89
4TH FLOOR	49.89	0	49.89
5TH FLOOR	49.89	0	49.89
6TH FLOOR (REFUGE FLOOR)	49.89	0	49.89
7TH FLOOR	49.89	0	49.89
8TH FLOOR	49.89	0	49.89
9TH FLOOR	49.89	0	49.89
10TH FLOOR	49.89	0	49.89
11TH FLOOR	49.89	0	49.89
12TH FLOOR	49.89	0	49.89
13TH FLOOR	49.89	0	49.89
14TH FLOOR	49.89	0	49.89
15TH FLOOR	49.89	11.29	38.11
16TH FLOOR	49.89	11.29	38.11
17TH FLOOR	49.89	11.29	38.11
18TH FLOOR	49.89	11.29	38.11
19TH FLOOR	49.89	11.29	38.11
20TH (REFUGE FLOOR)	49.89	11.29	38.11
21ST FLOOR	49.89	11.29	38.11
TOTAL	1195.43	45.41	1149.41
TOTAL COMMON STAIRCASE AREA BY CHARGING PREMIUM			1195.41

BUILT UP AREA STATEMENT

FLOOR	CONSTRUCTION AREA	LESS STAIRCASE AREA	LESS OTHERS (SEPTICTANK & REFUGE AREA)	COMMON PLINTH AREA	PERIPHERAL WALL	NET BUA AREA
GROUND FLOOR	1173.89	0	0	1173.89	8.50	1165.39
1ST FLOOR	1173.89	75.21	0	1173.89	8.50	1165.39
2ND FLOOR	1173.89	75.21	0	1173.89	8.50	1165.39
3RD FLOOR	1173.89	49.89	0	1173.89	8.50	1165.39
4TH FLOOR	1173.89	49.89	0	1173.89	8.50	1165.39
5TH FLOOR	1173.89	49.89	0	1173.89	8.50	1165.39
6TH FLOOR (REFUGE FLOOR)	1173.89	49.89	55.70	1173.89	8.50	1165.39
7TH FLOOR	1173.89	49.89	0	1173.89	8.50	1165.39
8TH FLOOR	1173.89	49.89	0	1173.89	8.50	1165.39
9TH FLOOR	1173.89	49.89	0	1173.89	8.50	1165.39
10TH FLOOR	1173.89	49.89	0	1173.89	8.50	1165.39
11TH FLOOR	1173.89	49.89	0	1173.89	8.50	1165.39
12TH FLOOR	1173.89	49.89	0	1173.89	8.50	1165.39
13TH FLOOR	1173.89	49.89	0	1173.89	8.50	1165.39
14TH FLOOR	1173.89	49.89	0	1173.89	8.50	1165.39
15TH FLOOR	1173.89	49.89	0	1173.89	8.50	1165.39
16TH FLOOR	1173.89	49.89	0	1173.89	8.50	1165.39
17TH FLOOR	1173.89	49.89	0	1173.89	8.50	1165.39
18TH FLOOR	1173.89	49.89	0	1173.89	8.50	1165.39
19TH FLOOR	1173.89	49.89	0	1173.89	8.50	1165.39
20TH (REFUGE FLOOR)	1173.89	49.89	55.70	1173.89	8.50	1165.39
21ST FLOOR	1173.89	49.89	0	1173.89	8.50	1165.39
TOTAL	23514.78	1195.29	111.40	23514.78	170.00	22037.09
TOTAL BUILT UP AREA						44073.18

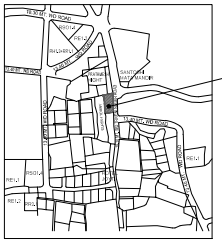
CHE/WSII/4684/P/N/337(NEW) | SHEET NO. - 1

CONTENTS OF SHEET

GROUND FLOOR PLAN, BASEMENT FLOOR PLAN, 1ST & 2ND FLOOR AREA, BUA AREA DIAGRAM & AREA CALCULATIONS, SECTION THROUGH COMPOUND WALL, BLOCK PLAN & LOCATION PLAN, PLOT AREA DIAGRAM & AREA CALCULATION, BUILT UP AREA STATEMENT, TENEMENT STATEMENT, CAR PARKING AREA STATEMENT.

FORM - I		
	AREA STATEMENT	SQ.MT.
A		
1	AREA OF THE PLOT AS PER P.R. CARD	906.00
a) AREA OF RESERVATION IN PLOT		-
b) AREA OF ROAD SET BACK		11.00
c) AREA OF D.P ROAD		-
2	DEDUCTIONS FOR :	
a) FOR RESERVATION/ROAD AREA		
b) ROAD SET BACK AREA TO BE HANDED OVER (100%) (REGULATION NO 18)		11.00
b) PROPOSED D.P ROAD TO BE HANDED OVER (100% REGULATION NO 36)		
c) RESERVATION AREA(PORT) TO BE BE HANDED OVER(100%) (REGULATION NO 37)		
d) AND LABLE OF THE PLOT NOT IN POSSESSION		33.00
TOTAL AREA UNDER ROAD/RESERVATION		51.00
B) FOR AMENITY AREA		
a) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER (45 PER DCR 14(A)		
b) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER (45 PER DCR 14(B)		
c) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER (45 PER DCR 35		
d) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER (45 PER DCR 35		
TOTAL AMENITY AREA		
C) DEDUCTION FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY/-LAND COMPONENT OF EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED		
3	TOTAL DEDUCTION (3A)+(3B)+(3C)=(3D)	31.00
4	BALANCE AREA OF THE PLOT(1)-(3)	861.00
5	PROPOSED AREA UNDER DEVELOPMENT ASPER SER. NO. 4 ABOVE	861.00
6	ZONAL (BASIC) FSI(I) SEE(R-0.75 OR 1.0 OR 1.33)	1.00
7	PERMISSIBLE BUILT UP AREA AS PER ZONAL(BASIC) FSI (5X6)	861.00
8	BUILT UP (GUN. TO AREA OF LAND HANDED OVER AS PER REG. 36(A) PERMISSIBLE OVER AND ABOVE PERMISSIBLE BUA ON REMAINING BUILDER PLOT i.e. (861.0 SQ.MT. SET BACK x 1.) TIMES CLEARED AS PER THE UD CLARIFICATION DATED 24.11.2023 WITH MAXIMUM OF 1.25 TIMES OF TOTAL FSI (1.0))	31.00
9	INCENTIVE ADDITIONAL BUA OF 30 SQ.MTR X 0 TENENTS = 0.00 SQ.MTR.	0.00
10	PERMISSIBLE FSI AVAILABLE BY ADDITIONAL FSI ON PAYMENT OF PREMIUM ASPERTABLE NO. 12 OF REGULATION NO. 30 (IN) ON BALANCE PLOT (8.10 X 861.00 = 6.10 SQ.MT.)	431.53
11	BUA DUE TO ADMISSIBLE TDR ASPER TABLE 12 OF REGULATION NO. 30 (A) & 30 ON BALANCE PLOT	
ADMISSIBLE TDR AS PER ROAD WIDTH OF (6.10MTR. 1.90 X 861.00 = 771.55 (G)MT.		
i) BUAN TDR (GEN.F.T.0.5) = 385.275 SQ.MTR.		
ii) GENERAL TDR (30% X 771.55) = 385.275 SQ.MTR.		771.55
12	PERMISSIBLE FSI AS PER REG. 30(A)(1) (I) OR PLOT POTENTIAL=(10 SE-ADDITIONAL FSI + (0.90 TDR)	1.40
13	TOTAL PERMISSIBLE BUILT UP AREA (Sr.7+8+9+10+11) ABOVE	2135.14
14	TOTAL PROPOSED BUILT UP AREA OF BUILDING	2135.14
15	PERMISSIBLE FSI AS PER SANC.LEED (with/without c/w TPB-4815/CR - 25/2018/LEED III dtd 24/11/2021 (2.40/4.1.2b)	1.00
16	F.S.I CONSUMED ON NET HOLDING = 3/4	1.60
17	PERMISSIBLE ADDITIONAL FSI AS PER COMBINATION OF REG NO. 33(32)(B) & REG. NO. 30(A) (4.0-2.40)=1.57 FSI	1354.10
18	TOTAL PERMISSIBLE BUILT UP AREA (10X - 12 + 13) + (14 + 1) + 17) ABOVE	3840.24
19	TOTAL PERMISSIBLE BUA FOR SALE AS PER 30(A)(1) &(sale) over and above (18-17) (F.S.I. 4.0 - (1.0 + 2.40)	1354.10
20	TOTAL PERMISSIBLE BUA FOR SALE AS PER 33(32)(B)	677.05
21	TOTAL PERMISSIBLE BUA TO BE HANDED OVER TO BMC AS PER 33(20)(B)	677.05
22	TOTAL PROPOSED BUILT UP AREA AS PER 30(A) (F.S.I. 2.40)	2135.14
23	TOTAL PROPOSED BUA FOR SALE AS PER 33(20)(B)	677.05
24	TOTAL PROPOSED BUA TO BE HANDED OVER TO BMC AS PER 33(20)(B)	677.05
25	TOTAL PROPOSED BUA AS PER CONSIDERATION (22+23+24)	3490.24
26	F.S.I CONSUMED ON NET HOLDING = 3/4	1.00
B	DETAILS OF RESIDENTIAL / NON-RESIDENTIAL AREA	
1	TOTAL PROPOSED RESI BUILT UP AREA AS PER 30(A) FOR (F.S. 2.40) (2300.34 - 509.43)	1556.71
2	TOTAL PROPOSED RESI BUA FOR SALE ASPER 33(20)(B)	677.05
3	TOTAL PROPOSED RESI BUA TO BE HANDED OVER TO BMC AS PER 33(20)(B)	677.05
4	REMAINING NON-RESIDENTIAL BUILT UP AREA 30(A) (F.S.I. 2.40)	509.43
5	TOTAL PERMISSIBLE BUILT UP AREA (1+2+3+4)	3440.24
C	DETAILS OF FSI AVAILED AS PER REG. NO. 31(3) OF DCPR 2034	
1	PERMISSIBLE FUNGIBLE BUILT UP AREA COMPONENT PROPOSED FOR PURELY RESI. SE PER 33(E) =(1556.71 X 0.25)	552.85
2	PERMISSIBLE FUNGIBLE BUILT UP AREA COMPONENT PROPOSED FOR PURELY RESI. FOR SALE AS PER 33(20)(B) =(677.05 X 0.25)	231.07
3	PERMISSIBLE FUNGIBLE BUILT UP AREA COMPONENT PROPOSED FOR PURELY NON RESI.AS PER 33(A)= (509.43 X 0.4)	171.30
4	TOTAL PERMISSIBLE FUNGIBLE BUILT UP AREA = (C1 + C2)	571.12
5	TOTAL FUNGIBLE BUILT UP AREA W/O CHARGING PREMIUM(Exist. RESI.) (0.03 X 1.35)	0.00
6	EXISTING BUA OF RESIDENTIAL USER AS PER RE DRAFTED PLAN = 0.00 SQ.MT.)	
TOTAL FUNGIBLE BUILT UP AREA W/O CHARGING PREMIUM(Exist. NON RESI.) (0.03 X 0.35)		0.00
EXISTING BUA OF NON RESIDENTIAL USER AS PER RE DRAFTED PLAN = 0.00 SQ.MT.)		
7	TOTAL FUNGIBLE BUILT UP AREA BY CHARGING PREMIUM (SE3) 30(A)	552.85
8	TOTAL FUNGIBLE BUILT UP AREA BY CHARGING PREMIUM (SE3) SALE ASPER 33(20)(B)	231.07
9	FUNGIBLE BUILT UP AREA BY CHARGING PREMIUM(NON RESI.) 30(A)	171.30
10	TOTAL GROSS BUILT UP AREA PERMISSIBLE(= (14 + C3)	4631.34
11	TOTAL GROSS BUILT UP AREA PROPOSED = (B3 + C4)	4631.34
D	DETAILS OF TENAMENT STATEMENT AS PER REG. NO. 31(3) OF DCPR 2034	
1	PROP. AREA (ITEM C - COMPUTED)	4631.34
2	LESS DEDUCTION OF NON RESI. AREA(SHOPS/etc)	687.73
3	AREA OF TENEMENTS	3943.61
4	TENEMENTS PERMISSIBLE(450/HECTARE)	16.46
5	TENEMENTS EXISTING	0.00
6	TENEMENTS PROPOSED	71.00
7	TOTAL TENEMENTS (5 + 6)	71.00
E	DETAILS OF PARKING STATEMENT AS PER REG. NO. 31(3) OF DCPR 2034	
1	TOTAL PARKING REQUIRED BY REGULATION	81.19
OUTSIDER (VISITORS)		1.50
2	SHOPS	0.00
3	TOTAL PARKING EXISTING	0.00
4	TOTAL PARKING REQUIRED	81.29
5	TOTAL PARKING PROVIDED	84.00
F	PARKING TO BE CONSIDERED	
1	LOADING & UNLOADING STATEMENT	
2	LOADING & UNLOADING REQUIRED	N/A
3	TOTAL LOADING UNLOADING PROVIDED	N/A

SITE U/R

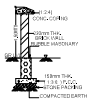


LOCATION PLAN
SCALE - 1:4000

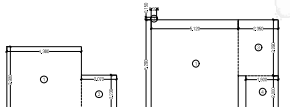
SET BACK AREA DIAGRAM
SCALE - 1:500

SET BACK AREA CALCULATION

SET BACK AREA								
1	1/2	X	16.822	X	1.278	X 1 NO	=	10.81 SQ.MT.
2	1/2	X	3.730	X	2.283	X 1 NO	=	4.19 SQ.MT.
					TOTAL ADDITION		=	15.00 SQ.MT.



COMPOUND WALL
SCALE - 1:100



LINE DIAGRAM OF STAIRCASE & LIFT LIFT LOBBY AREA (FOR COMMERCIAL) (BY CHARGING PREMIUM) AT 1ST & 2ND FLOOR
SCALE - 1:100

LINE DIAGRAM OF STAIRCASE & LIFT LIFT LOBBY AREA (FOR RESIDENTIAL) (W/O CHARGING PREMIUM) AT 1ST & 2ND FLOOR
SCALE - 1:100

CAR PARKING AREA STATEMENT

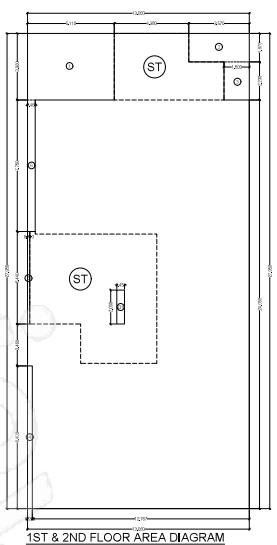
	RESIDENTIAL		TOTAL PARKING
TOWER PARKING	37	41	78+0
TOTAL	37	41	78+0
TOTAL REQUIRED PARKING			83
TOTAL PROPOSED PARKING			78

TENEMENT STATEMENT

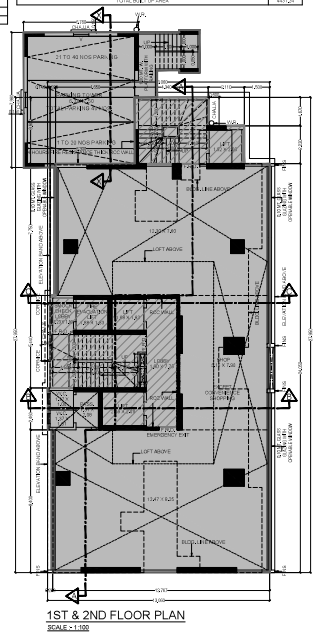
	COMM.	RESI.	TOTAL
GROUND FL.	5	-	5
1ST FL.	1	-	1
2ND FL.	1	-	1
3RD TO 21ST FL.	-	-	-
3RD FL.	-	2	2
4TH FL.	-	4	4
5TH FL.	-	4	4
6TH FL.	-	3	3
7TH FL.	-	4	4
8TH FL.	-	4	4
9TH FL.	-	4	4
10TH FL.	-	4	4
11TH FL.	-	4	4
12TH FL.	-	4	4
13TH FL.	-	4	4
14TH FL.	-	4	4
15TH FL.	-	4	4
16TH FL.	-	4	4
17TH FL.	-	4	4
18TH FL.	-	4	4
19TH FL.	-	4	4
20TH FL.	-	4	4
21ST FL.	-	4	4
TOTAL	7	72	79

AREA CALCULATION OF STAIRCASE 1ST & 2ND FLOOR

SR. NO.	AREA CALCULATION OF STAIRCASE (FOR COMMERCIAL) (BY CHARGING PREMIUM)							SQ.MT.
1	4.269	X	1.200	X	1.20	X 1 NO	=	17.08
2	0.203	X	1.200	X	1.20	X 1 NO	=	0.29
TOTAL AREA OF STAIRCASE (FOR COMMERCIAL) (BY CHARGING PREMIUM)							=	17.37
AREA CALCULATION OF STAIRCASE (FOR RESIDENTIAL) (W/O CHARGING PREMIUM)								
1	0.203	X	1.200	X	1.20	X 1 NO	=	0.29
2	0.203	X	1.100	X	1.20	X 1 NO	=	0.26
3	0.203	X	1.200	X	1.20	X 1 NO	=	0.29
4	1.269	X	1.200	X	1.20	X 1 NO	=	1.83
5	4.269	X	1.200	X	1.20	X 1 NO	=	17.08
TOTAL AREA OF STAIRCASE (FOR RESIDENTIAL) (W/O CHARGING PREMIUM)							=	19.75
TOTAL STAIRCASE AREA							=	37.12



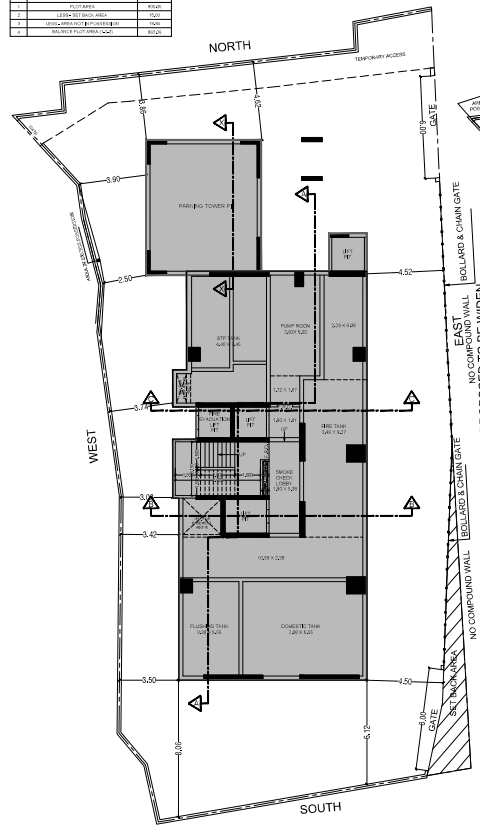
1ST & 2ND FLOOR AREA DIAGRAM
SCALE - 1:100



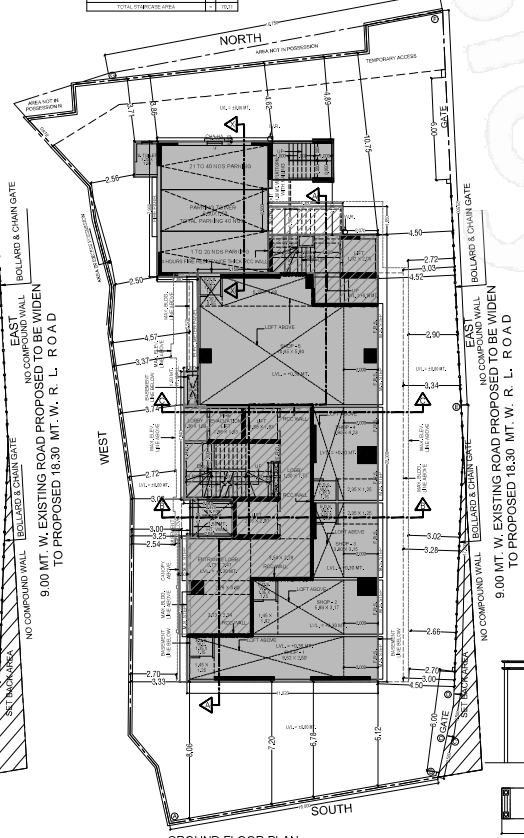
1ST & 2ND FLOOR PLAN
SCALE - 1:100

BUILT UP AREA CALCULATION OF 1ST & 2ND FLOOR

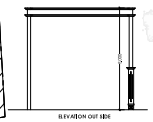
ADDITION AREA								
A	13.893	X	17.293	X	1	=	240.29	
DEDUCTION AREA								
1	0.203	X	3.408	X	1	=	0.69	
2	0.203	X	1.419	X	1	=	0.29	
3	1.269	X	2.278	X	1	=	2.89	
4	0.203	X	0.458	X	1	=	0.09	
5	0.203	X	5.418	X	1	=	1.10	
6	0.203	X	1.278	X	1	=	0.26	
7	0.203	X	2.278	X	1	=	0.46	
8	5.269	X	2.278	X	1	=	12.00	
TOTAL AREA OF DEDUCTION						=	17.77	
TOTAL BUA	A	-	DEDUCTION	=	BUA	=	222.52	
TOTAL AREA						=	222.52	



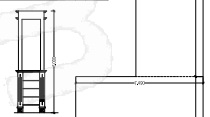
BASEMENT FLOOR PLAN
SCALE - 1:100



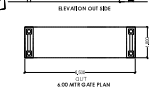
GROUND FLOOR PLAN
SCALE - 1:100



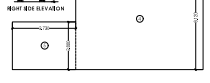
ELEVATION OUT SIDE



RIGHT SIDE ELEVATION



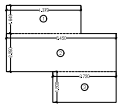
6.00 MTR GATE PLAN



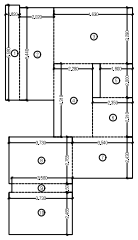
GROUND FLOOR AREA DIAGRAM
SCALE - 1:100

BLOCK AREA CALCULATION OF GROUND FLOOR

ADDITION AREA								
A	13.893	X	17.293	X	1	=	240.29	
DEDUCTION AREA								
1	0.203	X	0.203	X	1	=	0.04	
2	0.203	X	0.203	X	1	=	0.04	
3	1.269	X	2.278	X	1	=	2.89	
4	0.203	X	0.458	X	1	=	0.09	
5	0.203	X	5.418	X	1	=	1.10	
6	0.203	X	1.278	X	1	=	0.26	
7	0.203	X	2.278	X	1	=	0.46	
8	5.269	X	2.278	X	1	=	12.00	
TOTAL AREA OF ADDITION						=	15.88	
TOTAL AREA OF GROUND FLOOR						=	225.41	



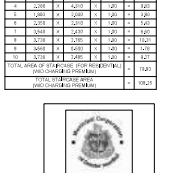
LINE DIAGRAM OF STAIRCASE & LIFT LIFT LOBBY AREA (FOR COMMERCIAL) (W/O CHARGING PREMIUM) AT GROUND FLOOR
SCALE - 1:100



LINE DIAGRAM OF STAIRCASE & LIFT LIFT LOBBY AREA (FOR RESIDENTIAL) (W/O CHARGING PREMIUM) AT GROUND FLOOR
SCALE - 1:100

AREA CALCULATION OF STAIRCASE GROUND FLOOR

SR. NO.	AREA CALCULATION OF STAIRCASE (FOR COMMERCIAL) (W/O CHARGING PREMIUM)							SQ.MT.
1	4.278	X	1.248	X	1.20	X 1 NO	=	6.41
2	4.278	X	1.200	X	1.20	X 1 NO	=	6.16
3	4.278	X	1.080	X	1.20	X 1 NO	=	5.54
TOTAL AREA OF STAIRCASE (FOR COMMERCIAL) (BY CHARGING PREMIUM)							=	18.43
AREA CALCULATION OF STAIRCASE (FOR RESIDENTIAL) (W/O CHARGING PREMIUM)								
1	0.203	X	1.200	X	1.20	X 1 NO	=	0.29
2	0.203	X	1.040	X	1.20	X 1 NO	=	0.25
3	4.278	X	1.200	X	1.20	X 1 NO	=	6.16
4	4.278	X	1.200	X	1.20	X 1 NO	=	6.16
5	4.278	X	1.080	X	1.20	X 1 NO	=	5.54
6	4.278	X	1.200	X	1.20	X 1 NO	=	6.16
7	4.278	X	1.200	X	1.20	X 1 NO	=	6.16
8	4.278	X	1.200	X	1.20	X 1 NO	=	6.16
9	4.278	X	1.200	X	1.20	X 1 NO	=	6.16
10	4.278	X	1.248	X	1.20	X 1 NO	=	6.41
TOTAL AREA OF STAIRCASE (FOR RESIDENTIAL) (W/O CHARGING PREMIUM)							=	59.20
TOTAL STAIRCASE AREA (W/O CHARGING PREMIUM)							=	59.20



THIS DRAWING IS DIGITALLY SIGNED AND NO PHYSICAL SIGN REQUIRED.

CERTIFICATE OF PLOT AREA :

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT : AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 990.00 AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP \ PROPERTY REGISTER CARD.

Jigar Kishore Nagda — Digitally signed by Jigar Kishore Nagda, Date: 2024.10.01 13:43:+05'30'

SIGNATURE OF LICENCED SURVEYOR

FORM - II

DESCRIPTION OF PROPOSAL AND PROPERTY :

PROPOSED REDEVELOPMENT ON PLOT BEARING CTS NO. 790 A , OF VILLAGE MALAD EAST, MUMBAI.

FILE No.	CHE/WSII/4684/P/N/337(NEW)				
JOB No.	DRG. No.	CHECKED BY	DESIGN BY	DRN. BY	DATE	REV
			TEJAS	TEJAS	19-09-2024	

NAME & SIGNATURE OF C.A. TO OWNER	NAME & SIGNATURE OF R.C.C. CONSULTANT	NAME, ADDRESS & SIGNATURE OF ARCHITECT
MAHESH SHASHIKANT PAWAR — Digitally signed by MAHESH SHASHIKANT PAWAR, Date: 2024.10.05 11:55:32 +05'30'	Rajesh Shridhar More — Digitally signed by Rajesh Shridhar More, Date: 2024.10.08 10:46:20 +05'30'	
S.E.B.P. - R.3	A.E.B.P. (P' WARD)	E.E.B.P. (P' WARD)

PLAN'S FOR CONSIDERATION

LEGEND :

PROPOSED WORK SHOWN RED WASH

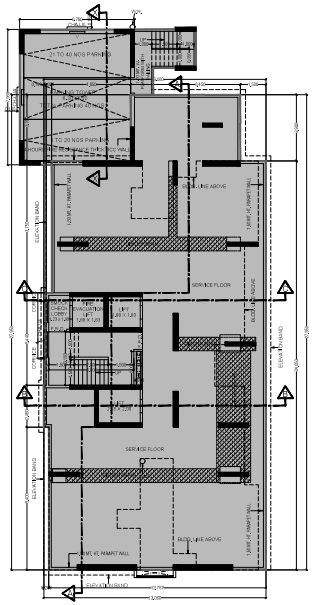
STAIRCASE, LIFT, LOBBY AREA SHOWN GREEN

NORTH

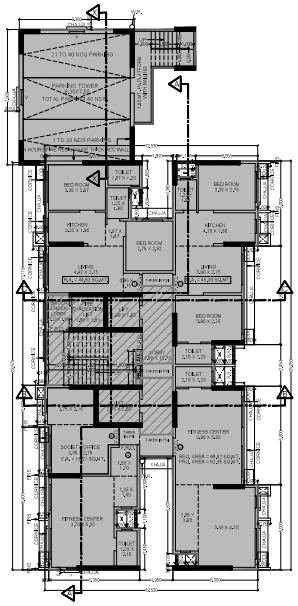
CHE/WSII/4684/P/N/337(NEW)	SHEET NO. - 2

CONTENTS OF SHEET

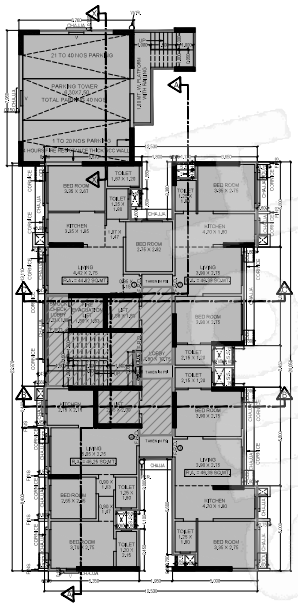
3RD TO 19TH FLOOR PLAN, BUA AREA DIAGRAM & CALCULATION, RERA SOCIETY OFFICE & FITNESS CENTER AREA DIAGRAM & CALCULATION.



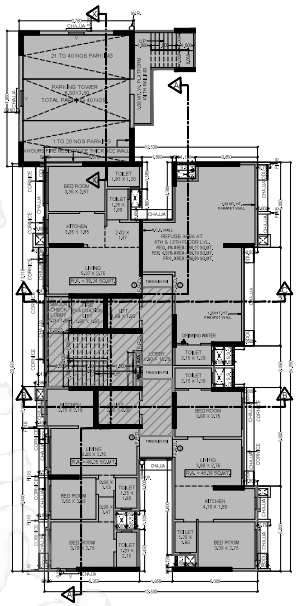
SERVICE FLOOR PLAN
SCALE - 1:100



3RD FLOOR PLAN
SCALE - 1:100



4TH TO 5TH, 7TH TO 12TH, 17TH TO 19TH & 21ST FLOOR PLAN
SCALE - 1:100



6TH & 13TH FLOOR PLAN
SCALE - 1:100

BUILT UP AREA CALCULATION

3RD FLOOR							
A	12,200	X	24,950	X	1.190	=	361,26 SQ.MT.
				TOTAL ADDITION		=	361,26 SQ.MT.

DEDUCTIONS

1	5,950	X	15,150	X	1.190	=	0,79 SQ.MT.
2	3,470	X	5,950	X	1.190	=	4,48 SQ.MT.
3	1,200	X	1,200	X	1.190	=	1,44 SQ.MT.
4	1,200	X	5,950	X	1.190	=	7,08 SQ.MT.
5	5,950	X	5,950	X	2.19075	=	77,28 SQ.MT.
6	5,950	X	5,950	X	1.190	=	42,06 SQ.MT.
7	1,200	X	8,739	X	1.190	=	12,47 SQ.MT.
8	1,200	X	8,950	X	1.190	=	12,77 SQ.MT.
9	1,200	X	5,950	X	1.190	=	7,08 SQ.MT.
10	1,200	X	5,450	X	1.190	=	7,23 SQ.MT.
11	1,200	X	5,950	X	1.190	=	7,08 SQ.MT.
				TOTAL DEDUCTIONS		=	82,37 SQ.MT.
TOTAL BUILT UP AREA (A - D)						=	278,89 SQ.MT.

STAIRCASE AREA CALCULATION

3RD TO 19TH FLOOR							
ST1	1,200	X	6,725	X	1.190	=	7,98 SQ.MT.
ST2	1,200	X	5,840	X	1.190	=	8,31 SQ.MT.
ST3	3,970	X	5,250	X	1.190	=	24,96 SQ.MT.
ST4	5,250	X	2,200	X	1.190	=	13,85 SQ.MT.
ST5	1,200	X	2,100	X	1.190	=	2,98 SQ.MT.
ST6	1,200	X	2,100	X	1.190	=	2,98 SQ.MT.
ST7	1,200	X	5,840	X	1.190	=	8,31 SQ.MT.
TOTAL STAIRCASE AREA PER FLOOR (3RD FLOOR)						=	69,38 SQ.MT.

SOCIETY OFFICE AREA CALCULATION

3RD FLOOR							
S01	5,275	X	5,150	X	1.190	=	15,08 SQ.MT.
S02	1,250	X	5,775	X	1.190	=	8,51 SQ.MT.
S03	5,250	X	5,175	X	1.190	=	15,77 SQ.MT.
S04	5,250	X	5,490	X	1.190	=	17,08 SQ.MT.
TOTAL SOCIETY OFFICE AREA PER FLOOR (3RD FLOOR)						=	56,45 SQ.MT.

FITNESS CENTER AREA CALCULATION

3RD FLOOR							
F01	5,450	X	5,150	X	1.190	=	16,61 SQ.MT.
F02	4,250	X	5,450	X	1.190	=	13,08 SQ.MT.
F03	5,250	X	5,250	X	1.190	=	16,29 SQ.MT.
F04	5,250	X	5,250	X	1.190	=	16,29 SQ.MT.
F05	1,250	X	5,775	X	1.190	=	8,51 SQ.MT.
F06	5,275	X	5,150	X	1.190	=	15,08 SQ.MT.
F07	1,250	X	5,775	X	1.190	=	8,51 SQ.MT.
F08	5,250	X	5,475	X	1.190	=	16,98 SQ.MT.
F09	1,250	X	5,450	X	1.190	=	8,31 SQ.MT.
TOTAL FITNESS CENTER AREA PER FLOOR (3RD FLOOR)						=	102,26 SQ.MT.

NET BUILT UP AREA (B1 + B2+B3+B4) = 396,29 SQ.MT.

BUILT UP AREA CALCULATION

4TH & 13TH FLOOR							
A	12,200	X	24,950	X	1.190	=	361,26 SQ.MT.
				TOTAL ADDITION		=	361,26 SQ.MT.

DEDUCTIONS

1	5,950	X	15,150	X	1.190	=	0,79 SQ.MT.
2	3,470	X	5,950	X	1.190	=	4,48 SQ.MT.
3	1,200	X	1,200	X	1.190	=	1,44 SQ.MT.
4	1,200	X	5,950	X	1.190	=	7,08 SQ.MT.
5	5,950	X	5,950	X	2.19075	=	77,28 SQ.MT.
6	5,950	X	5,950	X	1.190	=	42,06 SQ.MT.
7	1,200	X	8,739	X	1.190	=	12,47 SQ.MT.
8	1,200	X	8,950	X	1.190	=	12,77 SQ.MT.
9	1,200	X	5,950	X	1.190	=	7,08 SQ.MT.
10	1,200	X	5,450	X	1.190	=	7,23 SQ.MT.
11	1,200	X	5,950	X	1.190	=	7,08 SQ.MT.
				TOTAL DEDUCTIONS		=	82,37 SQ.MT.
TOTAL BUILT UP AREA (A - D)						=	278,89 SQ.MT.

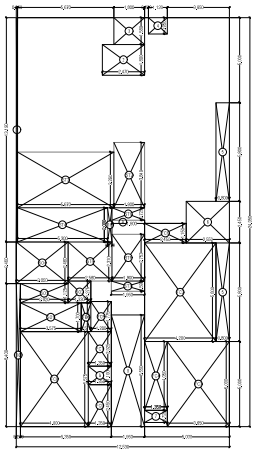
REFUGE AREA CALCULATION

4TH & 13TH FLOOR							
R1	1,200	X	5,250	X	1.190	=	7,48 SQ.MT.
R2	1,250	X	5,250	X	1.190	=	7,77 SQ.MT.
R3	5,250	X	5,250	X	1.190	=	16,29 SQ.MT.
R4	4,250	X	5,250	X	1.190	=	13,08 SQ.MT.
R5	1,250	X	1,250	X	1.190	=	1,86 SQ.MT.
TOTAL REFUGE AREA						=	46,47 SQ.MT.
TOTAL BUILT UP AREA (A + D + E)						=	325,36 SQ.MT.

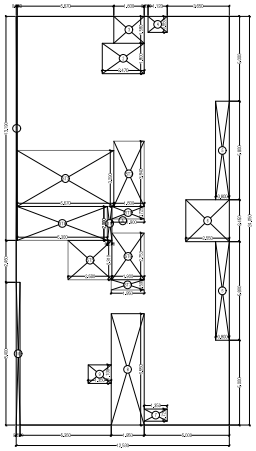
STAIRCASE AREA CALCULATION

4TH & 13TH FLOOR							
ST1	1,200	X	6,725	X	1.190	=	7,98 SQ.MT.
ST2	1,200	X	5,840	X	1.190	=	8,31 SQ.MT.
ST3	3,970	X	5,250	X	1.190	=	19,96 SQ.MT.
ST4	5,250	X	2,200	X	1.190	=	13,85 SQ.MT.
ST5	1,200	X	2,100	X	1.190	=	2,98 SQ.MT.
ST6	1,200	X	2,100	X	1.190	=	2,98 SQ.MT.
ST7	1,200	X	5,840	X	1.190	=	8,31 SQ.MT.
TOTAL STAIRCASE AREA PER FLOOR (4TH & 13TH FLOOR)						=	69,38 SQ.MT.

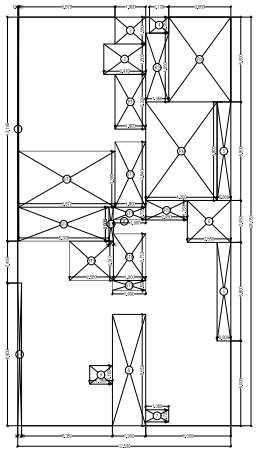
NET BUILT UP AREA (B1 + B2) = 278,89 SQ.MT.



3RD FLOOR AREA DIAGRAM
SCALE - 1:100



4TH TO 5TH, 7TH TO 12TH, 14TH TO 19TH & 21ST FLOOR AREA DIAGRAM
SCALE - 1:100



6TH & 13TH FLOOR AREA DIAGRAM
SCALE - 1:100

BUILT UP AREA CALCULATION

4TH TO 5TH, 7TH TO 12TH, 14TH TO 19TH & 21ST FLOOR							
A	12,200	X	24,950	X	1.190	=	361,26 SQ.MT.
				TOTAL ADDITION		=	361,26 SQ.MT.

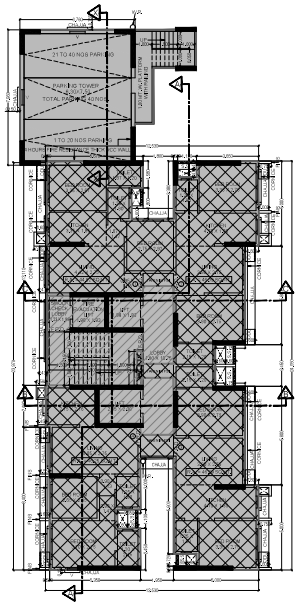
DEDUCTIONS

1	5,950	X	15,150	X	1.190	=	0,79 SQ.MT.
2	3,470	X	5,950	X	1.190	=	4,48 SQ.MT.
3	1,200	X	1,200	X	1.190	=	1,44 SQ.MT.
4	1,200	X	5,950	X	1.190	=	7,08 SQ.MT.
5	5,950	X	5,950	X	2.19075	=	77,28 SQ.MT.
6	5,950	X	5,950	X	1.190	=	42,06 SQ.MT.
7	1,200	X	8,739	X	1.190	=	12,47 SQ.MT.
8	1,200	X	8,950	X	1.190	=	12,77 SQ.MT.
9	1,200	X	5,950	X	1.190	=	7,08 SQ.MT.
10	1,200	X	5,450	X	1.190	=	7,23 SQ.MT.
11	1,200	X	5,950	X	1.190	=	7,08 SQ.MT.
				TOTAL DEDUCTIONS		=	82,37 SQ.MT.
TOTAL BUILT UP AREA (A - D)						=	278,89 SQ.MT.

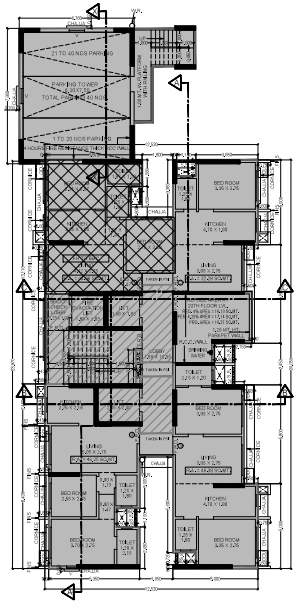
STAIRCASE AREA CALCULATION

4TH TO 5TH, 7TH TO 12TH, 14TH TO 19TH & 21ST FLOOR							
ST1	1,200	X	6,725	X	1.190	=	7,98 SQ.MT.
ST2	1,200	X	5,840	X	1.190	=	8,31 SQ.MT.
ST3	3,970	X	5,250	X	1.190	=	19,96 SQ.MT.
ST4	5,250	X	2,200	X	1.190	=	13,85 SQ.MT.
ST5	1,200	X	2,100	X	1.190	=	2,98 SQ.MT.
ST6	1,200	X	2,100	X	1.190	=	2,98 SQ.MT.
ST7	1,200	X	5,840	X	1.190	=	8,31 SQ.MT.
TOTAL STAIRCASE AREA PER FLOOR (4TH TO 5TH, 7TH TO 12TH, 14TH TO 19TH & 21ST FLOOR)						=	69,38 SQ.MT.

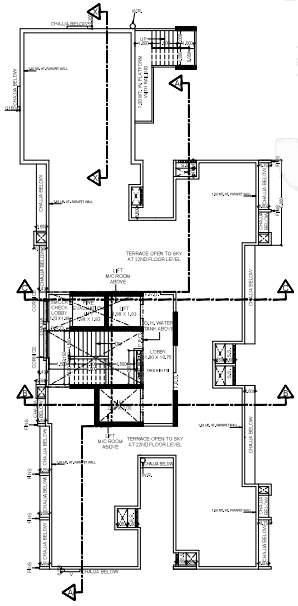
NET BUILT UP AREA (B1 + B2) = 278,89 SQ.MT.



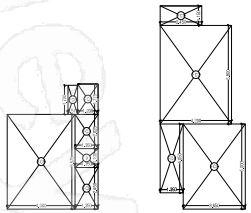
14TH TO 16TH FLOOR PLAN (AH TO BMC)
SCALE - 1:100



20TH FLOOR PLAN
SCALE - 1:100



TERRACE FLOOR PLAN
SCALE - 1:100



FITNESS CENTER AREA DIAGRAM AT 3RD FLOOR
SCALE - 1:100

FITNESS CENTER AREA CALCULATION

3RD FLOOR							
F01	5,450	X	1,250	X	1.190	=	8,61 SQ.MT.
F02	4,250	X	5,250	X	1.190	=	26,08 SQ.MT.
F03	5,250	X	5,250	X	1.190	=	16,29 SQ.MT.
F04	5,250	X	5,250	X	1.190	=	16,29 SQ.MT.
F05	5,250	X	1,275	X	1.190	=	3,77 SQ.MT.
F06	5,275	X	1,250	X	1.190	=	3,91 SQ.MT.
F07	1,250	X	1,225	X	1.190	=	1,79 SQ.MT.
F08	1,250	X	5,250	X	1.190	=	7,77 SQ.MT.
F09	1,250	X	5,250	X	1.190	=	7,77 SQ.MT.
TOTAL FITNESS CENTER AREA PER FLOOR (3RD FLOOR)						=	102,26 SQ.MT.

STATEMENT OF PERMISSIBLE FITNESS CENTER AREA

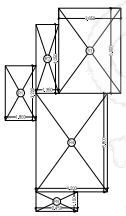
PERMISSIBLE FITNESS CENTER AREA	= 2% OF TOTAL BUILT UP AREA = 2 X 441.24 100 = 88.62 sq.mts	
PERMISSIBLE FITNESS AREA		= 88.6 2 SQ.MTS.
PROP. AREA OF FITNESS CENTER		= 102.26 SQ.MTS.
EXCESS AREA OF FITNESS CENTER		= NIL

SOCIETY OFFICE AREA DIAGRAM AT 3RD FLOOR
SCALE - 1:100

SOCIETY OFFICE AREA CALCULATION

SOCIETY OFFICE AREA (3RD FLOOR)							
S01	5,250	X	2,450	X	1.190	=	15,08 SQ.MT.
S02	1,250	X	5,250	X	1.190	=	8,31 SQ.MT.
S03	1,450	X	5,250	X	1.190	=	9,28 SQ.MT.
S04	5,250	X	5,250	X	1.190	=	16,29 SQ.MT.
				TOTAL ADDITION		=	49,21 SQ.MT.

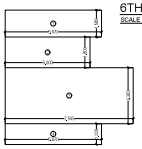
PERMISSIBLE SOCIETY OFFICE AREA	
PERMISSIBLE FITNESS AREA	= 102.26 SQ.MTS.
PROPOSED AREA	= 49.21 SQ.MTS.
EXCESS AREA COUNTED IN FSI	= NIL



REFUGE AREA DIAGRAM AT 6TH & 13TH FLOOR
SCALE - 1:100

REFUGE AREA CALCULATION

6TH & 13TH FLOOR							
R1	1,200	X	5,250	X	1.190	=	7,48 SQ.MT.
R2	1,250	X	5,250	X	1.190	=	7,77 SQ.MT.
R3	5,250	X	5,250	X	1.190	=	16,29 SQ.MT.
R4	4,250	X	5,250	X	1.190	=	13,08 SQ.MT.
R5	1,250	X	1,250	X	1.190	=	1,86 SQ.MT.
TOTAL REFUGE AREA						=	46,47 SQ.MT.



LINE DIAGRAM OF FLAT NO. - 1 BUILT UP AREA CALC. (20TH FLOOR)
SCALE - 1:100

BUILT UP AREA CALCULATION

20TH FLOOR (FLAT NO. 01)							
1	5,250	X	1,250	X	1.190	=	7,77 SQ.MT.
2	5,250	X	1,250	X	1.190	=	7,77 SQ.MT.
3	7,245	X	5,250	X	1.190	=	45,00 SQ.MT.
4	5,250	X	1,250	X	1.190	=	7,77 SQ.MT.
				TOTAL ADDITION		=	68,31 SQ.MT.

BUA TO BE HANDED OVER TO BMC AS PER 33(20)(B)	
FLOOR	TOTAL AREA
14TH FLOOR	278,89
15TH FLOOR	278,89
16TH FLOOR	278,89
20TH FLOOR	49,21
TOTAL AREA	877,88
PERMISSIBLE BUA TO BE HANDED OVER TO BMC	877,88
PROPOSED BUA TO BE HANDED OVER TO BMC	877,88

RESIDENTIAL LIFT WELL AREA DIAGRAM
SCALE - 1:100

LIFT WELL AREA CALCULATION

RESIDENTIAL LIFT WELL AREA							
1	1,200	X	2,200	X	2.19075	=	5,80 SQ.MT.
2	3,450	X	2,200	X	1.190	=	8,95 SQ.MT.
				TOTAL ADDITION		=	14,75 SQ.MT.

REFUGE AREA STATEMENT 6TH FLOOR	
FLOOR	TOTAL AREA
6TH FLOOR	1,52,48
7TH FLOOR	2,08,20
8TH FLOOR	2,08,20
9TH FLOOR	2,08,20
10TH FLOOR	2,08,20
11TH FLOOR	2,08,20
12TH FLOOR	2,08,20
TOTAL AREA	14,09,27
REQUIRED REFUGE AREA 4%	56,37
PERMISSIBLE REFUGE AREA 6.25%	88,09
PROPOSED AREA	96,88
EXCESS REFUGE AREA COUNTED IN FSI	NIL

REFUGE AREA STATEMENT 13TH FLOOR	
FLOOR	TOTAL AREA
13TH FLOOR	1,52,48
14TH FLOOR	2,08,20
15TH FLOOR	2,08,20
16TH FLOOR	2,08,20
17TH FLOOR	2,08,20
18TH FLOOR	2,08,20
19TH FLOOR	2,08,20
TOTAL AREA	14,09,27
REQUIRED REFUGE AREA 4%	56,37
PERMISSIBLE REFUGE AREA 6.25%	88,09
PROPOSED AREA	96,88
EXCESS REFUGE AREA COUNTED IN FSI	NIL

LEGEND :

PROPOSED WORK SHOWN RED WASH
STAIRCASE, LIFT, LOBBY AREA SHOWN GREEN
AH TO BMC

THIS DRAWING IS DIGITALLY SIGNED AND NO PHYSICAL SIGN REQUIRED.

PLAN'S FOR CONSIDERATION

FORM - II

DESCRIPTION OF PROPOSAL AND PROPERTY :

PROPOSED REDEVELOPMENT ON PLOT BEARING CTS NO. 790 A , OF VILLAGE MALAD EAST, MUMBAI.

FILE No.	CHE/WSII/4684/P/N/337(NEW)				
JOB No.	DRG. No.	CHECKED BY	DESIGN BY	DRN. BY	DATE	REV
				TEJAS	19-09-2024	

M/S. GHANWAT DEVELOPERS PVT. LTD.
NEFL KANT H PORAT GHANWAT
Digitally signed by NEFL KANT H PORAT GHANWAT
Date: 2024.09.20 12:04:52 +05'30'
GHANWAT ESTATE, OPP. SHIVTA MANDIR ROAD, OPP. TIRUPATI HOTEL, WEST W.E. HIGHWAY, MALAD (E), MUMBAI - 400 097.

FRAMES STRUCTURAL
CONSULTANTS India Pvt. Ltd.
Sec. Chief Executive Officer
Business Head Architectural
Bandra(W), Mumbai-400 050.

SOLUTIONS (INDIA) CONSULTANTS LLP
HUSTOPAN SOLUTIONS, 1504, 15TH FLOOR
PROPERTY PARADAI BEHIND BLUE HANGAR, AVION CINEMA EST, MUMBAI-MARTOSET
E-MAIL : SOLUTIONS@INDIA.CONSULTANTS.LLP@GMAIL.COM

Jigar Kishore Nagda
Digitally signed by Jigar Kishore Nagda
Date: 2024.09.20 17:11:40 +05'30'
L.I.S. NAME : NAGDA
L.I.S. No. 107-R-L.2

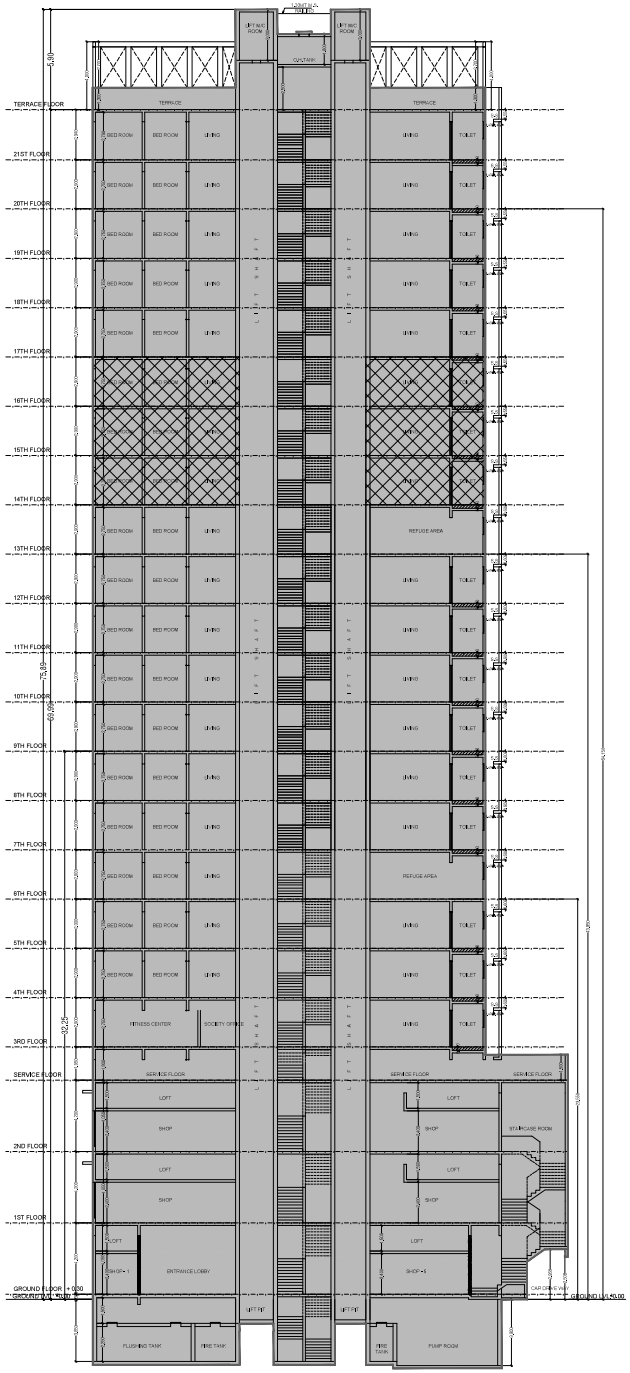
NAME & SIGNATURE OF C.A. TO OWNER	NAME & SIGNATURE OF R.C.C. CONSULTANT	NAME, ADDRESS & SIGNATURE OF ARCHITECT
MAHESH SHASHIKANT NAWAR Digitally signed by MAHESH SHASHIKANT NAWAR Date: 2024.10.03 11:56:26 +05'30'	Rajesh Shridhar More Digitally signed by Rajesh Shridhar More Date: 2024.10.08 10:46:39 +05'30'	
S.E.B.P. - R.3	A.E.B.P. (P' WARD)	E.E.B.P. (P' WARD)

NORTH
N

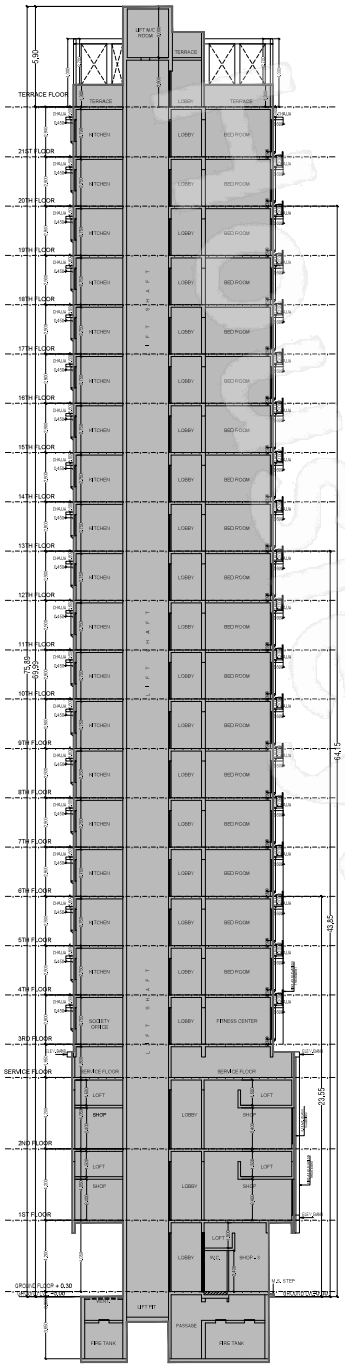
CHE/WSII/4684/P/N/337(NEW)	SHEET NO. - 3

CONTENTS OF SHEET

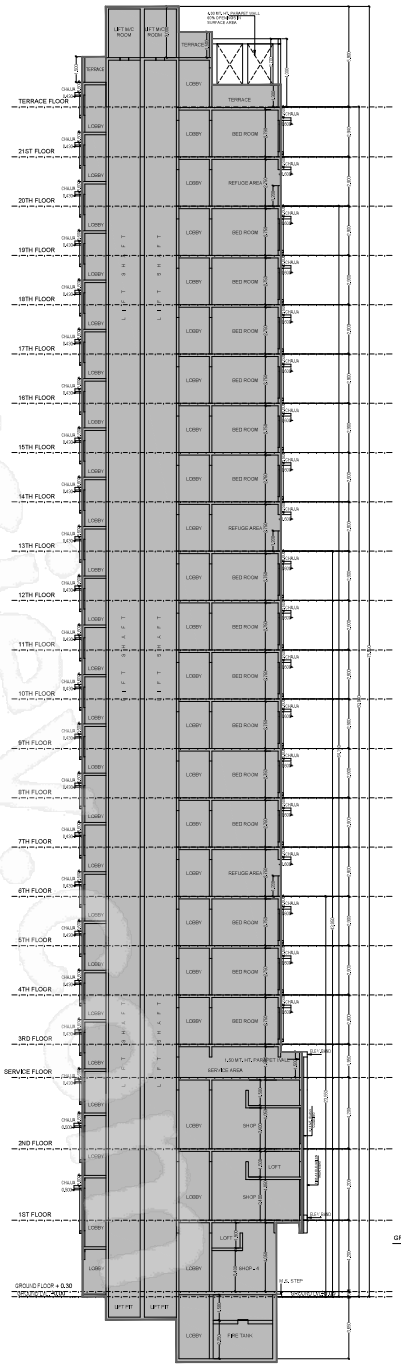
20TH & 21ST FLOOR BUILT UP AREA DIAGRAM & CALCULATION. REFUGE AREA DIAGRAM & CALCULATION. SECTION A-A, B-B, C-C.



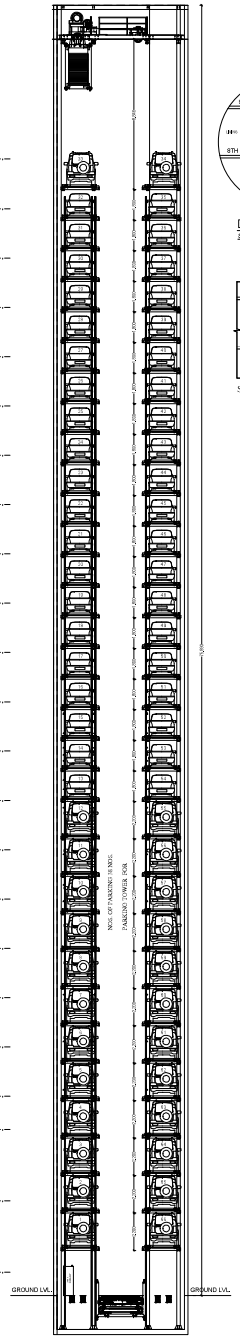
SECTION A-A
SCALE - 1:100



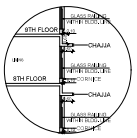
SECTION B-B
SCALE - 1:100



SECTION C-C
SCALE - 1:100



SECTION THRU
PARKING TOWER X-X
SCALE - 1:100



DETAIL SECTION
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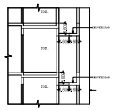
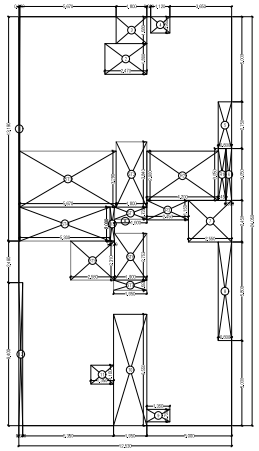


SECTION THROUGH
TOILET
SCALE - 1:50



20TH FLOOR AREA DIAGRAM
SCALE - 1:100

BUILT UP AREA CALCULATION

19TH FLOOR						
A	(200)	X	(1295)	X	1.90	= 501.25 SQMT.
				TOTAL ADDITION		= 501.25 SQMT. X

DEDUCTIONS

1	(200)	X	(1.19)	X	1.90	= 0.71 SQMT.
2	(0.75)	X	(1.00)	X	1.90	= 1.43 SQMT.
3	(1.20)	X	(1.00)	X	1.90	= 2.28 SQMT.
4	(1.20)	X	(2.00)	X	1.90	= 4.56 SQMT.
5	(1.60)	X	(3.70)	X	1.90	= 11.25 SQMT.
6	(1.20)	X	(1.20)	X	1.90	= 2.71 SQMT.
7	(1.20)	X	(1.40)	X	1.90	= 3.19 SQMT.
8	(1.60)	X	(2.00)	X	1.90	= 6.08 SQMT.
9	(1.20)	X	(1.70)	X	1.90	= 3.87 SQMT.
10	(1.60)	X	(3.00)	X	1.90	= 10.27 SQMT.
11	(1.20)	X	(1.00)	X	1.90	= 2.28 SQMT.
12	(1.20)	X	(1.40)	X	1.90	= 3.19 SQMT.
13	(1.20)	X	(2.00)	X	1.90	= 4.56 SQMT.
				TOTAL DEDUCTION		= 41.85 SQMT. (1)

REFUGE AREA CALCULATION

19TH FLOOR						
R1	(1.60)	X	(3.00)	X	1.90	= 10.27 SQMT.
R2	(4.20)	X	(3.00)	X	1.90	= 23.94 SQMT.
R3	(1.60)	X	(1.00)	X	1.90	= 3.04 SQMT.
TOTAL REFUGE AREA						= 36.87 SQMT. (2)
TOTAL BUILT UP AREA = (1)+(2)						= 542.28 SQMT. (3)

STAIRCASE AREA CALCULATION

19TH FLOOR						
ST1	(1.20)	X	(1.70)	X	1.90	= 3.88 SQMT.
ST2	(1.20)	X	(3.40)	X	1.90	= 7.76 SQMT.
ST3	(1.20)	X	(2.00)	X	1.90	= 4.56 SQMT.
ST4	(1.20)	X	(3.00)	X	1.90	= 6.84 SQMT.
ST5	(1.20)	X	(1.20)	X	1.90	= 2.74 SQMT.
ST6	(1.20)	X	(1.20)	X	1.90	= 2.74 SQMT.
ST7	(1.20)	X	(2.00)	X	1.90	= 4.56 SQMT.
TOTAL STAIRCASE AREA PER FLOOR (19TH FLOOR)						= 33.08 SQMT. (4)

NET BUILT UP AREA (3) + (4)	=	575.36 SQMT.

REFUGE AREA DIAGRAM
AT 20TH FLOOR
SCALE - 1:100

REFUGE AREA CALCULATION

R1	(1.60)	X	(3.00)	X	1.90	= 9.12 SQMT.
R2	(4.20)	X	(3.00)	X	1.90	= 23.94 SQMT.
R3	(1.60)	X	(1.00)	X	1.90	= 3.04 SQMT.
TOTAL REFUGE AREA						= 36.10 SQMT.

REFUGE AREA
STATEMENT 20TH FLOOR

FLOOR	TOTAL AREA
20TH FLOOR	594.28
21ST FLOOR	239.28
TOTAL AREA	833.56
REQUIRED REFUGE AREA 4.25%	35.43
PERMISSIBLE REFUGE AREA 4.25%	17.71
PROPOSED AREA	36.10
EXCESS REFUGE AREA COUNTED IN FSI	nil

PLAN'S FOR CONSIDERATION

THIS DRAWING IS DIGITALLY SIGNED AND NO PHYSICAL SIGN REQUIRED.

LEGEND :

PROPOSED WORK SHOWN RED WASH
STAIRCASE, LIFT, LOBBY AREA SHOWN GREEN
AH TO BMC

FORM - II

DESCRIPTION OF PROPOSAL AND PROPERTY :

PROPOSED REDEVELOPMENT ON PLOT BEARING CTS NO. 790 A , OF VILLAGE MALAD EAST, MUMBAI.

FILE No.	CHE/WSII/4684/P/N/337(NEW)				
JOB No.	DRG. No.	CHECKED BY	DESIGN BY	DRN BY	DATE	REV
			TEJAS	TEJAS	19-09-2024	

M/s. GHANWAT DEVELOPERS PVT. LTD.
NEELKANT H POPAT GHANWAT
Digitally signed by NEELKANTH POPAT GHANWAT
Date: 2024.10.08 11:53:00 +05'30'
GANWAT ESTATE, OPP. CITY TV NAKA, NEAR GPO, BUS STOP NAKA, MAL, AGARTAKI, MALADE (E), MUMBAI - 400097.

FRAMES STRUCTURAL CONSULTANTS Pvt. Ltd.
Sai Krupa, Ground Floor, Sai Nagar, Near Ram Housing Society, Borivali (W) Mumbai.

SOMEDITORIAL CONSULTANTS LLP
RUSTOMJEE ACELA, 1204 - 12TH FLOOR, PROPJ-N,2-PHASE DANDERDAD, JIJAMATA NAGAR, AKURDI-PIMPRI-CHINCHWAD-411044
E-MAIL: someditorial.consultants.llp@gmail.com
Jigar Kishore Nagda
Digitally signed by Jigar Kishore Nagda
Date: 2024.10.08 17:14:42 +05'30'
L21, SECTOR - 1, NAKODA LAYOUT, SECTOR-1, NAVI MUMBAI, 21

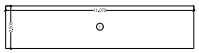
NAME & SIGNATURE OF C.A. TO OWNER	NAME & SIGNATURE OF R.C.C. CONSULTANT	NAME, ADDRESS & SIGNATURE OF ARCHITECT
MAHESH SHASHIKANT PAWAR Digitally signed by MAHESH SHASHIKANT PAWAR Date: 2024.10.08 11:57:38 +05'30'	Rajesh Shridhar More Digitally signed by Rajesh Shridhar More Date: 2024.10.08 10:46:52 +05'30'	
S.E.B.P. - R3	A.E.B.P. ('P' WARD)	E.E.B.P. ('P' WARD)

NORTH
N

CHE/WSII/4684/P/N/337(NEW)	SHEET NO. - 4

CONTENTS OF SHEET

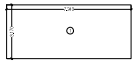
RERA CARPET AREA DIAGRAM & CALCULATION.



LINE DIAGRAM OF SHOP NO. 1
RERA CARPET AREA CALC.
(GROUND FLOOR)
SCALE 1:100

RERA CARPET AREA CALCULATION

GROUND FLOOR (SHOP NO.,01)							
1	11.270	X	2.200	X	1 NO	=	27.28 SQ.MT.
					TOTAL ADDITION	=	27.28 SQ.MT.



LINE DIAGRAM OF SHOP NO. 2
RERA CARPET AREA CALC.
(GROUND FLOOR)
SCALE 1:100

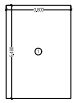
RERA CARPET AREA CALCULATION

GROUND FLOOR (SHOP NO.,02)							
1	7.240	X	3.170	X	1 NO	=	22.97 SQ.MT.
					TOTAL ADDITION	=	22.97 SQ.MT.

LINE DIAGRAM OF SHOP NO. 3
RERA CARPET AREA CALC.
(GROUND FLOOR)
SCALE 1:100

RERA CARPET AREA CALCULATION

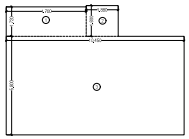
GROUND FLOOR (SHOP NO.,03)							
1	12.100	X	6.400	X	1 NO	=	77.44 SQ.MT.
					TOTAL ADDITION	=	77.44 SQ.MT.



LINE DIAGRAM OF SHOP NO. 4
RERA CARPET AREA CALC.
(GROUND FLOOR)
SCALE 1:100

RERA CARPET AREA CALCULATION

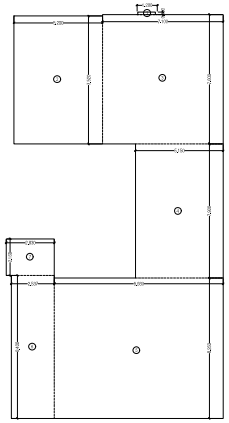
GROUND FLOOR (SHOP NO.,04)							
1	12.100	X	6.400	X	1 NO	=	77.44 SQ.MT.
					TOTAL ADDITION	=	77.44 SQ.MT.



LINE DIAGRAM OF SHOP NO. 5
RERA CARPET AREA CALC.
(GROUND FLOOR)
SCALE 1:100

RERA CARPET AREA CALCULATION

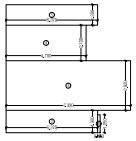
GROUND FLOOR (SHOP NO.,05)							
1	4.700	X	1.720	X	1 NO	=	8.08 SQ.MT.
2	1.900	X	1.800	X	1 NO	=	3.42 SQ.MT.
3	15.450	X	1.800	X	1 NO	=	27.81 SQ.MT.
					TOTAL ADDITION	=	39.31 SQ.MT.



LINE DIAGRAM OF SHOP NO. 1
RERA CARPET AREA CALC.
(1ST & 2ND FLOOR)
SCALE 1:100

RERA CARPET AREA CALCULATION

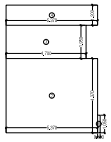
1ST & 2ND FLOOR (SHOP NO.,01)							
1	1.200	X	10.100	X	1 NO	=	12.12 SQ.MT.
2	3.200	X	7.200	X	1 NO	=	23.04 SQ.MT.
3	2.100	X	2.800	X	1 NO	=	5.88 SQ.MT.
4	5.100	X	7.800	X	1 NO	=	39.78 SQ.MT.
5	8.900	X	9.200	X	1 NO	=	81.88 SQ.MT.
6	2.207	X	6.800	X	1 NO	=	15.01 SQ.MT.
7	3.200	X	2.100	X	1 NO	=	6.72 SQ.MT.
					TOTAL ADDITION	=	184.38 SQ.MT.



LINE DIAGRAM OF FLAT NO. - 1
RERA CARPET AREA CALC.
(3RD TO 5TH, 7TH TO 12TH, 14TH TO 19TH & 21ST FLOOR)
SCALE 1:100

RERA CARPET AREA CALCULATION

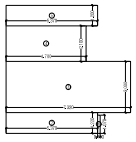
3RD TO 5TH, 7TH TO 12TH, 14TH TO 19TH & 21ST FLOOR (FLAT NO.,01)							
1	3.100	X	1.200	X	1 NO	=	3.72 SQ.MT.
2	3.200	X	1.200	X	1 NO	=	3.84 SQ.MT.
3	7.200	X	3.200	X	1 NO	=	23.04 SQ.MT.
4	4.700	X	2.200	X	1 NO	=	10.34 SQ.MT.
5	3.200	X	1.200	X	1 NO	=	3.84 SQ.MT.
					TOTAL ADDITION	=	44.80 SQ.MT.



LINE DIAGRAM OF FLAT NO. - 1
RERA CARPET AREA CALC.
(6TH & 13TH FLOOR)
SCALE 1:100

RERA CARPET AREA CALCULATION

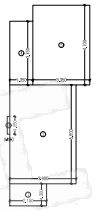
6TH & 13TH FLOOR (FLAT NO.,01)							
1	3.100	X	1.200	X	1 NO	=	3.72 SQ.MT.
2	3.200	X	1.200	X	1 NO	=	3.84 SQ.MT.
3	7.200	X	3.200	X	1 NO	=	23.04 SQ.MT.
4	4.700	X	2.200	X	1 NO	=	10.34 SQ.MT.
					TOTAL ADDITION	=	40.94 SQ.MT.



LINE DIAGRAM OF FLAT NO. - 1
RERA CARPET AREA CALC.
(20TH FLOOR)
SCALE 1:100

RERA CARPET AREA CALCULATION

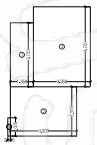
20TH FLOOR (FLAT NO.,01)							
1	3.100	X	1.200	X	1 NO	=	3.72 SQ.MT.
2	3.200	X	1.200	X	1 NO	=	3.84 SQ.MT.
3	7.200	X	3.200	X	1 NO	=	23.04 SQ.MT.
4	4.700	X	2.200	X	1 NO	=	10.34 SQ.MT.
5	3.200	X	1.200	X	1 NO	=	3.84 SQ.MT.
					TOTAL ADDITION	=	44.80 SQ.MT.



LINE DIAGRAM OF FLAT NO. - 2
RERA CARPET AREA CALC.
(3RD TO 5TH, 7TH TO 12TH, 14TH TO 19TH & 21ST FLOOR)
SCALE 1:100

RERA CARPET AREA CALCULATION

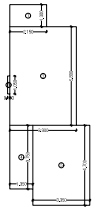
3RD TO 5TH, 7TH TO 12TH, 14TH TO 19TH & 21ST FLOOR (FLAT NO.,02)							
1	3.100	X	1.200	X	1 NO	=	3.72 SQ.MT.
2	3.200	X	1.200	X	1 NO	=	3.84 SQ.MT.
3	7.200	X	3.200	X	1 NO	=	23.04 SQ.MT.
4	4.700	X	2.200	X	1 NO	=	10.34 SQ.MT.
5	3.200	X	1.200	X	1 NO	=	3.84 SQ.MT.
					TOTAL ADDITION	=	44.80 SQ.MT.



LINE DIAGRAM OF FLAT NO. - 2
RERA CARPET AREA CALC.
(20TH FLOOR)
SCALE 1:100

RERA CARPET AREA CALCULATION

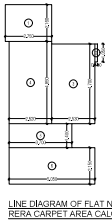
20TH FLOOR (FLAT NO.,02)							
1	3.100	X	1.200	X	1 NO	=	3.72 SQ.MT.
2	3.200	X	1.200	X	1 NO	=	3.84 SQ.MT.
3	7.200	X	3.200	X	1 NO	=	23.04 SQ.MT.
4	4.700	X	2.200	X	1 NO	=	10.34 SQ.MT.
					TOTAL ADDITION	=	40.94 SQ.MT.



LINE DIAGRAM OF FLAT NO. - 3
RERA CARPET AREA CALC.
(4TH TO 21ST FLOOR)
SCALE 1:100

RERA CARPET AREA CALCULATION

4TH TO 21ST FLOOR (FLAT NO.,03)							
1	3.100	X	1.200	X	1 NO	=	3.72 SQ.MT.
2	3.200	X	1.200	X	1 NO	=	3.84 SQ.MT.
3	7.200	X	3.200	X	1 NO	=	23.04 SQ.MT.
4	4.700	X	2.200	X	1 NO	=	10.34 SQ.MT.
5	3.200	X	1.200	X	1 NO	=	3.84 SQ.MT.
					TOTAL ADDITION	=	44.80 SQ.MT.



LINE DIAGRAM OF FLAT NO. - 4
RERA CARPET AREA CALC.
(4TH TO 21ST FLOOR)
SCALE 1:100

RERA CARPET AREA CALCULATION

4TH TO 21ST FLOOR (FLAT NO.,04)							
1	3.100	X	1.200	X	1 NO	=	3.72 SQ.MT.
2	3.100	X	1.200	X	1 NO	=	3.72 SQ.MT.
3	7.200	X	4.200	X	1 NO	=	30.24 SQ.MT.
4	7.200	X	4.200	X	1 NO	=	30.24 SQ.MT.
5	3.200	X	1.200	X	1 NO	=	3.84 SQ.MT.
6	3.200	X	1.200	X	1 NO	=	3.84 SQ.MT.
					TOTAL ADDITION	=	84.60 SQ.MT.

PLAN'S FOR CONSIDERATION

LEGEND :

PROPOSED WORK SHOWN RED WASH
STAIRCASE, LIFT, LOBBY AREA SHOWN GREEN
AH TO BMC

THIS DRAWING IS DIGITALLY SIGNED AND NO PHYSICAL SIGN REQUIRED.

NORTH
N

FORM - II

DESCRIPTION OF PROPOSAL AND PROPERTY :

PROPOSED REDEVELOPMENT ON PLOT BEARING CTS NO. 790 A , OF VILLAGE MALAD EAST, MUMBAI.

FILE No.	CHE/WSII/4684/P/N/337(NEW)					
JOB No.	DRG. No.	CHECKED BY	DESIGN BY	DRN. BY	DATE	REV
			TEJAS		15-07-2024	

M/S. GHANWAT DEVELOPERS PVT. LTD.
NEELKANT H POPAT
GHANWAT
GHANWAT ESTATE OFF. SITTA NAKA BE GATE, OPP. TRADE JET HOTEL, NEAR TOLL, AIRPORT ROAD, ANDHERI - EAST, MUMBAI - 400099.

FRAMES STRUCTURAL CONSULTANTS Shop No. 10 Sai Krupa Shopping Centre, Near Bhim Nagar Bus Stop, Mira Road (East), Dist. Thane - 401 104.

SOHAM CONSULTANTS PROPRIETOR : PROF. N. G. PARADKAR (B.Arch. M.Arch.) ARCHITECT & CONSULTANT, VADODARA-390007. E-MAIL : sohamconsultants1@gmail.com

Digitally signed by Jigar Kishore Nagda
Date: 2024.10.08 10:47:04 +05'30'
Jigar Kishore Nagda
L.I.A. (CAT-I) - NAGDA L.S. / 16 / 101-110, 21

NAME & SIGNATURE OF C.A. TO OWNER	NAME & SIGNATURE OF R.C.C. CONSULTANT	NAME, ADDRESS & SIGNATURE OF ARCHITECT
MAHESH SHASHIKANT PAWAR Digitally signed by MAHESH SHASHIKANT PAWAR Date: 2024.10.05 11:08:14 +05'30'	Rajesh Shridhar More Digitally signed by Rajesh Shridhar More Date: 2024.10.08 10:47:04 +05'30'	
S.E.B.P. - R.3	A.E.B.P. ('P' WARD)	E.E.B.P. ('P' WARD)