

FLOOR	GROSS BUA IN SQ.MT (A)	STAIRCASE, LIFT & LOBBY (B)	BALANCE AREA (C-A-B)	TENANT/RESIDENT PROPOSED
1ST	635.80	102.80	533.00	8.00
2ND	635.80	102.80	533.00	8.00
3RD	634.70	0.00	634.70	8.00
4TH	773.73	0.00	773.73	10.00
5TH	773.73	0.00	773.73	10.00
FITNESS CENTRE AREA COUNTED				
IN FSI	46.85	0.00	46.85	0.00
TOTAL	3500.62	205.60	3295.02	44.00
LESS CLAIMED REHAB FUNGIBLE AREA				434.09
NET BUILT UP AREA				2860.93

FLOOR	FLAT NO. 01	FLAT NO. 02	FLAT NO. 03	FLAT NO. 04	FLAT NO. 05
1ST	82.14	82.2	48.03	67.80	41.05
2ND	82.14	82.2	48.03	67.80	41.05
3RD	82.14	82.2	48.03	67.80	41.05
4TH	82.14	82.2	48.03	68.69	41.05
5TH	82.14	82.2	48.03	68.69	41.05

FLOOR	FLAT NO. 01	FLAT NO. 02	FLAT NO. 03	FLAT NO. 04	FLAT NO. 05
1ST	67.40	61.36	42.12	-	-
2ND	67.40	61.36	42.12	-	-
3RD	67.40	61.36	42.12	-	-
4TH	67.40	61.36	42.12	62.55	62.55
5TH	67.40	61.36	42.12	62.55	62.55

ITEM	AMOUNT	REMARKS
CARPET AREA	30.00	2.50
LESS THAN 45 SQ.MT	5.00	2.50
PARKING/TENEMENTS	29.00	29.00
ABOVE 90 SQ.MT	0.00	0.00
PARKING/TENEMENTS	44.00	34.00
TOTAL	44.00	34.00
VISITOR PARKING	1.40	-
50% OF REQUIRED PARKING	2.20	-
TOTAL PARKING REQUIRED	88.00	-
AS PER DCPR 2034 (REG. III) (VI) 50% ADDITIONAL PARKING	0.00	-
TOTAL PARKING PROVIDED	88.00	-
BIG CAR	48.00	-
SMALL CAR	40.00	-

S.No	DESCRIPTION	SQ.MT.	LAND SDR	RECEIPT NO.	AMOUNT Rs.
A)	CONSUMED BUILT UP AREA OF REHABILITATION COMPONENT FOR PURELY RESIDENTIAL IN EXISTING STRUCTURE/S	2313.22	-	-	-
B)	CONSUMED BUILT UP AREA OF REHABILITATION COMPONENT FOR NON-RESIDENTIAL IN EXISTING STRUCTURE/S TO BE RE-ACCOMMODATED (A+B)	-	-	-	-
C)	TOTAL BUILT UP AREA OF EXISTING STRUCTURE/S PROPOSED TO BE RE-ACCOMMODATED (A+B)	2313.22	-	-	-
D)	MAXIMUM FUNGIBLE BUILT UP AREA COMPONENT REHABILITATION BUILT UP AREA COMPONENT = (A + 0.35 * B + 0.35)	809.63	-	-	-
E)	FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT OF PURELY RESIDENTIAL USE	809.63	-	-	-
F)	FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT OF PURELY NON-RESIDENTIAL USE	-	-	-	-
G)	FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT (E + F)	434.09	-	-	-
H)	ADMISSIBLE BUILT UP AREA	2860.93	-	-	-
I)	COMM AREA PROPOSED SALE (NET AREA)	-	-	-	-
J)	RESI AREA PROPOSED SALE (NET AREA)	2860.93	-	-	-
K)	FUNGIBLE BUILT UP AREA PROPOSED FOR SALE NON-RESIDENT COMPONENT	-	-	-	-
L)	FUNGIBLE BUILT UP AREA PROPOSED FOR SALE RESIDENTIAL COMPONENT	-	-	-	-
M)	PREMIUM TO BE PAID FOR FUNGIBLE BUILT UP AREA FOR PURELY RESIDENTIAL EXCLUDING REHAB (a) Area of amenity plot/plots to be handed over as per DCR 35 (b) Area of amenity plot/plots to be handed over as per AR (Regulation No.17) (c) Area of amenity plot/plots to be handed over as per AR (Regulation No.17)	-	-	-	-
N)	PREMIUM TO BE PAID FOR FUNGIBLE BUILT UP AREA FOR NON-RESIDENTIAL EXCLUDING REHAB AREA = 0.40 XSDR RATE ON DATE OF PAYMENT 'X'	-	-	-	-
O)	GROSS BUILT UP AREA CONSUMED	3295.02	-	-	-
P)	NET BUILT UP AREA CONSUMED	2860.93	-	-	-

LINE	LENGTH	AREA
a	35.84 X 7.54 X 0.50	= 135.12
b	21.92 X 37.78 X 0.50	= 414.07
c	23.53 X 39.60 X 0.50	= 465.89
d	2.89 X 39.60 X 0.50	= 57.22
e	37.25 X 7.42 X 0.50	= 138.20
f	2.93 X 35.98 X 0.50	= 52.71
g	5.23 X 35.98 X 0.50	= 94.09
h	4.13 X 34.29 X 0.50	= 70.81
i	17.30 X 34.29 X 0.50	= 296.61
j	4.07 X 33.68 X 0.50	= 68.54
k	8.06 X 32.18 X 0.50	= 129.69
l	11.68 X 30.85 X 0.50	= 180.16
m	2.40 X 30.24 X 0.50	= 36.36
TOTAL AREA		= 2139.15 SQ.MT

LINE	LENGTH	AREA
1	2.42 X 1.05 X 0.50	= 0.67
2	11.47 X 0.94 X 0.50	= 3.97
3	8.95 X 1.76 X 0.50	= 7.88
4	5.17 X 1.17 X 0.50	= 3.02
5	5.17 X 1.35 X 0.50	= 3.52
6	3.95 X 2.44 X 0.50	= 6.79
7	4.03 X 0.28 X 0.50	= 0.52
8	8.23 X 1.71 X 0.50	= 5.33
9	7.94 X 1.99 X 0.50	= 7.90
10	2.85 X 0.67 X 0.50	= 0.95
11	7.33 X 1.30 X 0.50	= 4.76
12	21.20 X 3.08 X 0.50	= 32.44
13	17.59 X 3.06 X 0.50	= 26.91
14	9.45 X 2.20 X 0.50	= 10.40
15	15.37 X 1.49 X 0.50	= 11.45
16	8.85 X 0.40 X 0.50	= 1.73
17	12.10 X 0.45 X 0.50	= 2.72
18	12.18 X 0.24 X 0.50	= 13.03
TOTAL AREA		= 143.70

LINE	LENGTH	AREA
n	37.24 X 7.72 X 0.50	= 143.75
o	37.24 X 5.73 X 0.50	= 106.69
p	13.17 X 5.73 X 0.50	= 37.85
TOTAL AREA		= 288.30

TOTAL AREA OF PLOT (A + B)	= 2427.45	Sq. Mts.
AREA OF PLOT AS PER P.R.C.	= 2427.30	Sq. Mts.

LINE	LENGTH	AREA
1	0.50 X 13.90 X 0.87 X 1 NO	= 6.09
2	0.50 X 13.90 X 2.65 X 1 NO	= 18.54
3	0.50 X 10.96 X 1.21 X 1 NO	= 6.63
4	0.50 X 10.41 X 4.05 X 1 NO	= 21.08
5	0.50 X 9.32 X 2.91 X 1 NO	= 13.58
6	0.50 X 9.53 X 0.78 X 1 NO	= 3.72
7	0.50 X 11.59 X 7.58 X 1 NO	= 43.98
8	0.50 X 12.67 X 5.62 X 1 NO	= 35.60
9	0.50 X 12.67 X 3.88 X 1 NO	= 24.58
10	0.50 X 17.15 X 5.51 X 1 NO	= 47.25
11	0.50 X 21.01 X 3.99 X 1 NO	= 41.91
12	0.50 X 32.08 X 4.91 X 1 NO	= 78.71
13	0.50 X 32.08 X 5.95 X 1 NO	= 95.38
TOTAL ADDITION		= 437.03

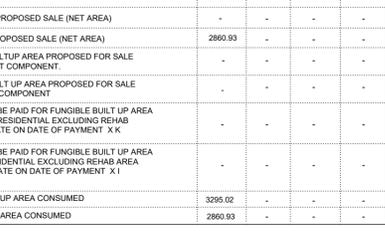
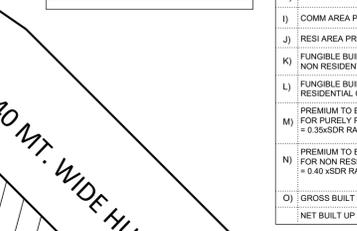
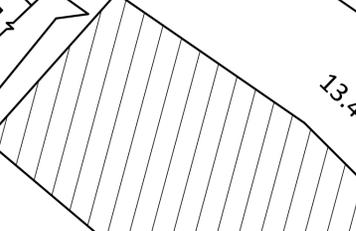
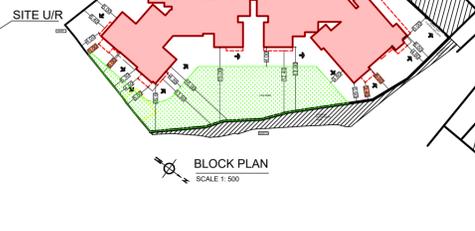
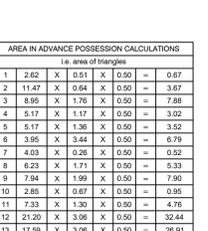
LINE	LENGTH	AREA
1	23 X 7.09 X 1.47 X 1 NO	= 6.95
TOTAL DEDUCTION		= 6.95
TOTAL PROPOSED LOS AREA (X - Y1)		= 430.08
REQ. 20% LOS AREA (219.00 X 20% = 438.00)		= 427.80

LINE	LENGTH	AREA
1	23 X 7.09 X 1.47 X 1 NO	= 6.95
TOTAL DEDUCTION		= 6.95
TOTAL PROPOSED LOS AREA (X - Y1)		= 430.08
REQ. 20% LOS AREA (219.00 X 20% = 438.00)		= 427.80

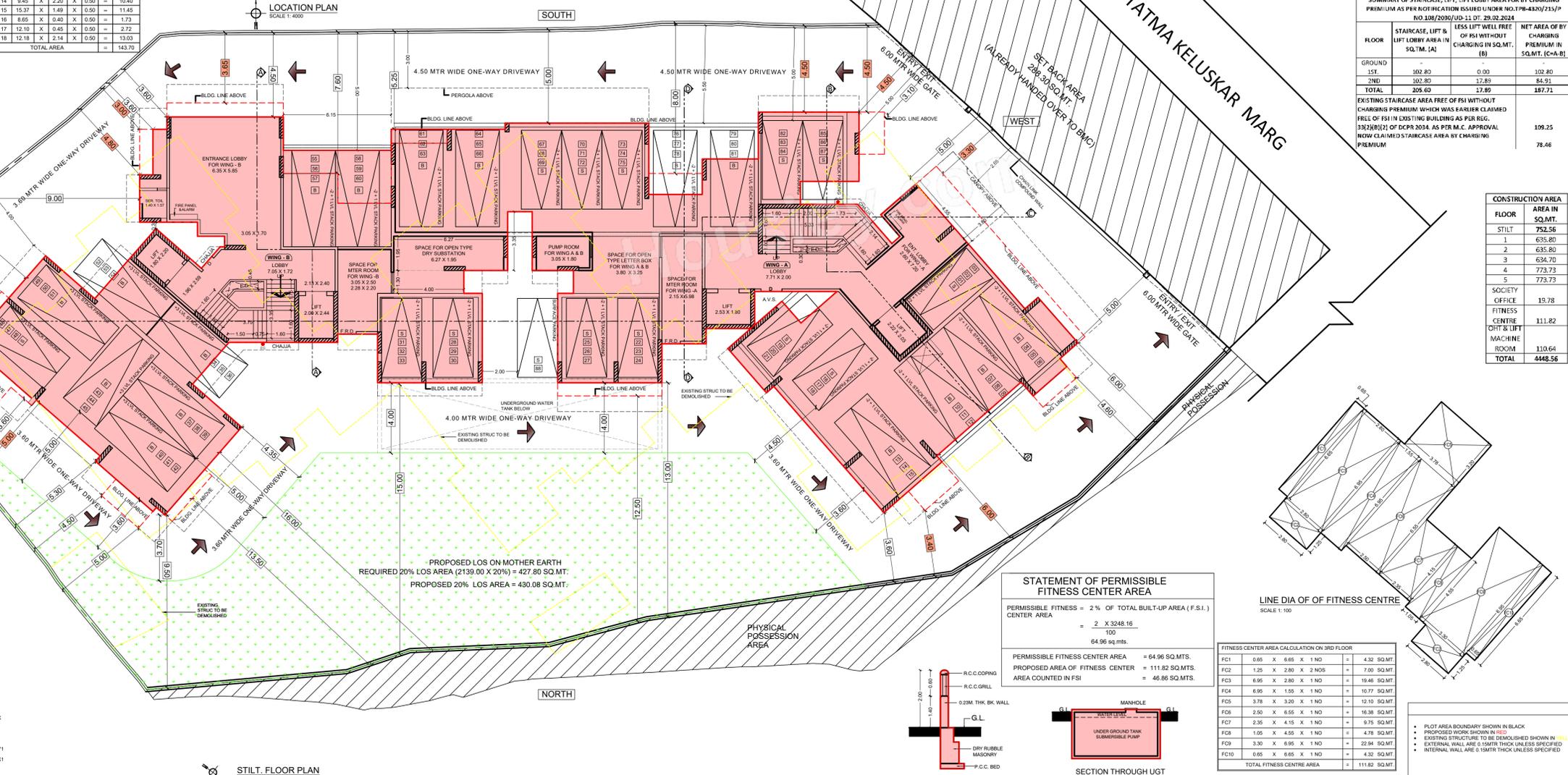
LINE	LENGTH	AREA
1	23 X 7.09 X 1.47 X 1 NO	= 6.95
TOTAL DEDUCTION		= 6.95
TOTAL PROPOSED LOS AREA (X - Y1)		= 430.08
REQ. 20% LOS AREA (219.00 X 20% = 438.00)		= 427.80

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TOTAL DEDUCTION		= 6.95
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1	23 X 7.09 X 1.47 X 1 NO	= 6.95
TOTAL DEDUCTION		= 6.95
TOTAL PROPOSED LOS AREA (X - Y1)		= 430.08
REQ. 20% LOS AREA (219.00 X 20% = 438.00)		= 427.80



AREA STATEMENT	AREA IN SQ.MT
1. AREA OF PLOT	2427.30
a) Area of plot as per PRC	2427.30
b) Area of plot as per CONVEYANCE DEED	---
c) Area of Reservation in plot	---
d) Area of Road Set back (Setback area is already Marge in road & also hand over to BMC)	288.30
e) Area not in Possession	---
2. DEDUCTIONS	---
(A) FOR RESERVATION/ROAD AREA	---
(B) PREMIUM TO BE PAID FOR FUNGIBLE BUILT UP AREA (i) Road set-back area to be handed over (100%) (Regulation No.16) (ii) Proposed D.P. road to be handed over (100%) (Regulation No.16) (iii) Reservation area (plot) to be handed over (Regulation No.17) (iv) Reservation area (plot) to be handed over as per AR (Regulation No.17)	---
(C) FOR AMENITY AREA (i) Area of amenity plot/plots to be handed over as per DCR 14(A) (ii) Area of amenity plot/plots to be handed over as per DCR 35 (iii) Area of amenity plot/plots to be handed over as per AR (Regulation No.17)	---
(D) DEDUCTIONS FOR EXISTING BUA/EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	---
3. TOTAL DEDUCTIONS: (2(A)+(B)+(C)+(D))	288.30
4. BALANCE AREA OF PLOT (1 minus 3)	2139.00
5. PLOT AREA UNDER DEVELOPMENT	2139.00
6. ZONAL (BASIC) FSI (0.50 or 0.75 or 1 or 1.33)	1.00
7. PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6)	2139.00
8. BUILT UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 30(A) (i) AS PER 2(AN) 2(B) EXCEPT 2(A)(C)(D)(E) WITH IN CAP OF "ADMISSIBLE TOR" AS COLUMN 6 OF TABLE 12 ON GRANTING BALANCE PLOT. (ii) ROAD SETBACK AREA TO BE HANDED OVER (100%)	---
9. BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER	---
10. BUILT UP AREA DUE TO "50% ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO.12 OF REGULATION NO.30(A) SUBJECT TO REGULATION NO.30(A)(3) (2139.00 X 50%)	---
11. BUILT UP AREA DUE TO "ADMISSIBLE TOR" AS PER TABLE NO. 12 OF REGULATION NO.30 (A) SUBJECT TO REGULATION NO. 30(A)(3) (i) INCENTIVE F.S.I. AS PER REG. 33(7)(B) - 15% OF EXISTING U.A. OR 10 SQ.MT. PER TENEMENT (46 X 10) (ii) PERMISSIBLE 70% TOR (2139.00 X 70% = 1497.30 SQ.MT.) (iii) 80% GENERAL TOR = 1497.30 X 200 = 299.46 SAR = 300.00 TO BE PURCHASE (iv) 20% SLUM TOR = (1497.30 X 20% = 299.46) SAR = 300.00 TO BE PURCHASE	109.25
12. PERMISSIBLE BUILT UP AREA (7+8+9+10+11)	78.46
13. PROPOSED BUILT UP AREA	2860.93
14. TOR GENERATED IF ANY AS PER REGULATION 30 (A) AND 37	---
15. FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO.31(3)	---
a) i) Permissible Fungible Compensatory area for rehab component without charging premium (RES) (2313.22 X 35% AS PER APPROVED PLAN)	809.63
ii) Permissible Fungible Compensatory area for rehab component without charging premium	434.09
16. TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA	3295.02
17. FSI CONSUMED ON NET PLOT (13/4)	1.337
18. OTHER REQUIREMENTS	---
(A) RESERVATION/DESIGNATION	---
(i) Name of Reservation	---
(ii) Area of Reservation affecting the plot	---
(iii) Area of Reservation land to be handed/handed over as per regulation No.17	---
(iv) Built up area of Amenity to be handed over as per regulation No.17	---
(v) Area/Built up Area of Designation	---
(vi) Plot Area / Built up Area to be handed over as per regulation No. 14(A) (i) 14(A) (ii) 14(B) (iii) 15	---
(C) Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27	3295.02
(D) TENEMENT STATEMENT (i) Proposed Built up Area (13above) (ii) Less deduction of Non-residential area (Shop etc) (iii) Area available for tenements (i) minus (ii) (iv) Tenement permissible (Density of tenement/hectare) (v) Total No. of Tenement Proposed on the plot	44.00
(E) PARKING STATEMENT (i) Parking Required by regulations for:- (ii) Covered garage proposed (iii) Covered garage permissible (iv) 50% Additional car parking as per DCPR 2034 (REG. 31 (1)(vi)) (v) Scooter/Motor cycle (vi) Total parking required (vii) Total parking provided (BIG + 48 + 40 SMALL PARKING)	88.00
(D) TRANSPORT VEHICLES PARKING (i) Space for transport vehicles parking required by Regulations (ii) Total No. of transport vehicles parking spaces provided	---

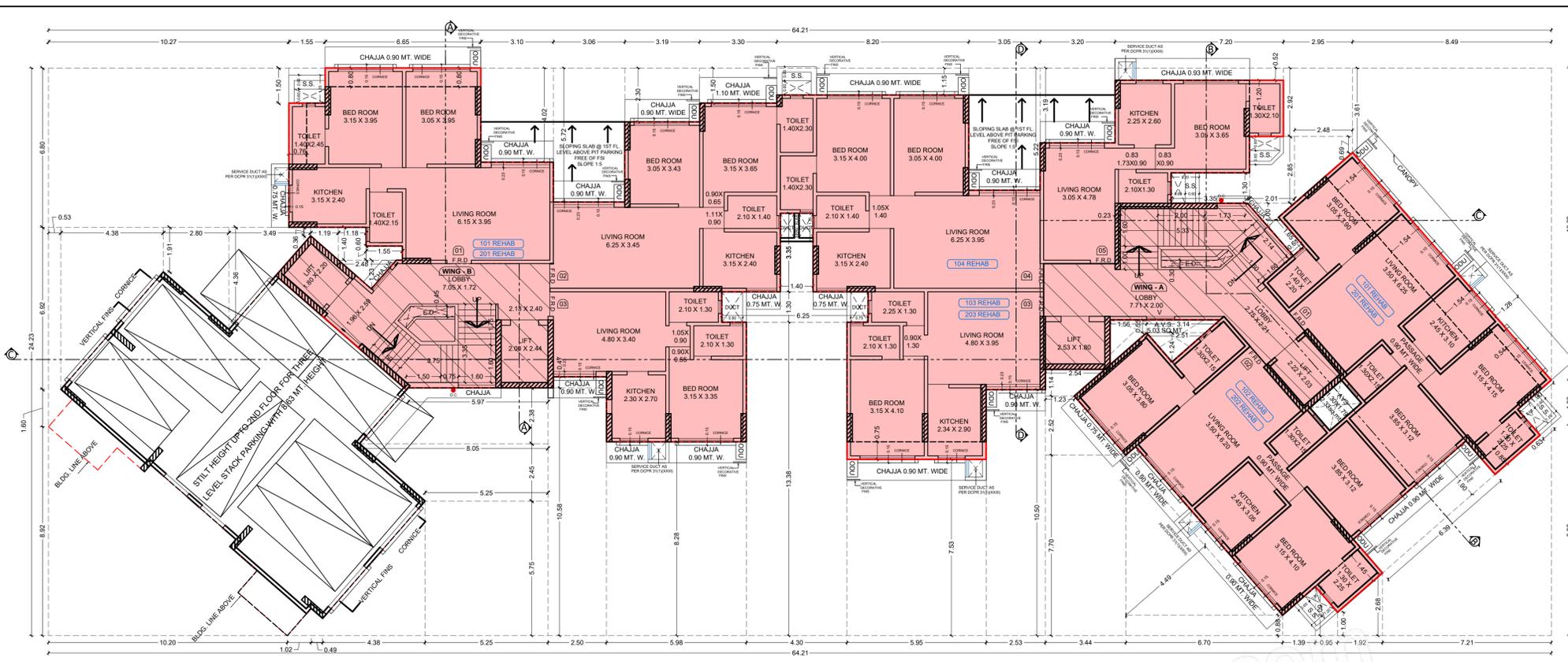


FLOOR	STAIRCASE, LIFT & LOBBY (B)	BALANCE AREA (C-A-B)	TENANT/RESIDENT PROPOSED
1ST	102.80	533.00	8.00
2ND	102.80	533.00	8.00
3RD	0.00	634.70	8.00
4TH	0.00	773.73	10.00
5TH	0.00	773.73	10.00

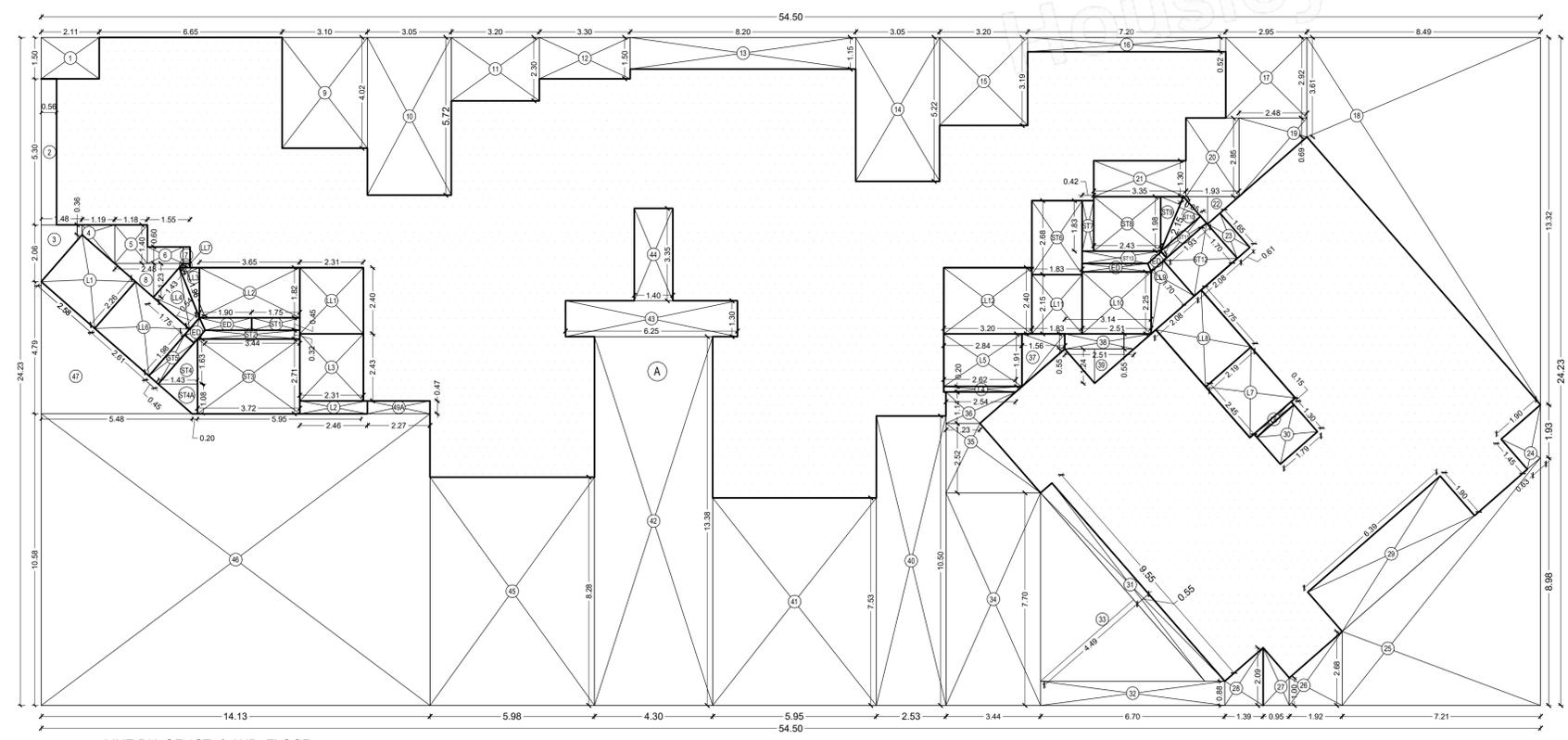
FLOOR	FLAT NO. 01	FLAT NO. 02	FLAT NO. 03	FLAT NO. 04	FLAT NO. 05
1ST	82.14	82.2	48.03	67.80	41.05
2ND	82.14	82.2	48.03	67.80	41.05
3RD	82.14	82.2	48.03	67.80	41.05
4TH	82.14	82.2	48.03	68.69	41.05
5TH	82.14	82.2	48.03	68.69	41.05

FLOOR	FLAT NO. 01	FLAT NO. 02	FLAT NO. 03	FLAT NO. 04	FLAT NO. 05
1ST	67.40	61.36	42.12	-	-
2ND	67.40	61.36	42.12	-	-
3RD	67.40	61.36	42.12	-	-
4TH	67.40	61.36	42.12	62.55	62.55
5TH	67.40	61.36	42.12	62.55	62.55

ITEM	AMOUNT	REMARKS
CARPET AREA	30.00	2.50
LESS THAN 45 SQ.MT	5.00	2.50
PARKING/TENEMENTS	29.00	29.00
ABOVE 90 SQ.MT	0.00	0.00
PARKING/TENEMENTS	44.00	34.00
TOTAL	44.00	34.00
VISITOR PARKING	1.40	-
50% OF REQUIRED PARKING	2.20	-
TOTAL PARKING REQUIRED	88.00	-
AS PER DCPR 2034 (REG. III) (VI) 50% ADDITIONAL PARKING	0.00	-
TOTAL PARKING PROVIDED	88.00	-
BIG CAR	48.00	-
SMALL CAR	40.0	



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



LINE DIA OF 1ST. & 2ND. FLOOR
SCALE 1: 100

1ST. & 2ND. FLOOR BUILT UP AREA CALCULATION			
A	54.50 X 24.23 X 1 NO	=	1320.54 SQ.MT.
TOTAL ADDITION		=	1320.54 SQ.MT.
DEDUCTIONS			
1	2.11 X 1.50 X 1 NO	=	3.17 SQ.MT.
2	0.56 X 5.30 X 1 NO	=	2.97 SQ.MT.
3	(2.06 + 0.36) / 2 X 1.48 X 1 NO	=	1.79 SQ.MT.
4	(0.36 + 1.40) / 2 X 1.19 X 1 NO	=	1.05 SQ.MT.
5	1.18 X 1.40 X 1 NO	=	1.65 SQ.MT.
6	1.29 X 0.60 X 1 NO	=	0.77 SQ.MT.
7	0.26 X 0.60 X 1 NO	=	0.16 SQ.MT.
8	1/2 X 2.48 X 1.23 X 1 NO	=	1.53 SQ.MT.
9	3.10 X 4.02 X 1 NO	=	12.46 SQ.MT.
10	3.05 X 5.72 X 1 NO	=	17.45 SQ.MT.
11	3.20 X 2.30 X 1 NO	=	7.36 SQ.MT.
12	3.30 X 1.50 X 1 NO	=	4.95 SQ.MT.
13	8.20 X 1.15 X 1 NO	=	9.43 SQ.MT.
14	3.05 X 5.22 X 1 NO	=	15.92 SQ.MT.
15	3.20 X 3.19 X 1 NO	=	10.21 SQ.MT.
16	7.20 X 0.52 X 1 NO	=	3.74 SQ.MT.
17	2.95 X 2.92 X 1 NO	=	8.61 SQ.MT.
18	(3.61 + 13.32) / 2 X 8.49 X 1 NO	=	71.87 SQ.MT.
19	(0.69 + 2.85) / 2 X 2.45 X 1 NO	=	4.39 SQ.MT.
20	1.93 X 2.85 X 1 NO	=	5.50 SQ.MT.
21	3.35 X 1.30 X 1 NO	=	4.36 SQ.MT.
22	1/2 X 2.01 X 1.00 X 1 NO	=	1.01 SQ.MT.
23	0.61 X 1.65 X 1 NO	=	1.01 SQ.MT.
24	(0.63 + 1.90) / 2 X 1.45 X 1 NO	=	1.83 SQ.MT.
25	(2.68 + 8.98) / 2 X 7.21 X 1 NO	=	42.03 SQ.MT.
26	(1.00 + 2.68) / 2 X 1.92 X 1 NO	=	3.53 SQ.MT.
27	(1.00 + 2.09) / 2 X 0.95 X 1 NO	=	1.47 SQ.MT.
28	(0.88 + 2.09) / 2 X 1.39 X 1 NO	=	2.06 SQ.MT.
29	6.39 X 1.90 X 1 NO	=	12.14 SQ.MT.
30	1.79 X 1.30 X 1 NO	=	2.33 SQ.MT.
31	(9.07 + 9.55) / 2 X 0.55 X 1 NO	=	5.12 SQ.MT.
32	6.70 X 0.88 X 1 NO	=	5.90 SQ.MT.
33	1/2 X 9.07 X 4.49 X 1 NO	=	20.36 SQ.MT.
34	3.44 X 7.71 X 1 NO	=	26.52 SQ.MT.
35	(3.44 + 1.23) / 2 X 2.52 X 1 NO	=	5.88 SQ.MT.
36	(1.23 + 2.54) / 2 X 1.14 X 1 NO	=	2.15 SQ.MT.
37	(1.91 + 0.55) / 2 X 1.56 X 1 NO	=	1.92 SQ.MT.
38	(2.51 + 3.14) / 2 X 0.55 X 1 NO	=	1.55 SQ.MT.
39	1/2 X 2.51 X 1.24 X 1 NO	=	1.56 SQ.MT.
40	2.53 X 10.50 X 1 NO	=	26.57 SQ.MT.
41	5.95 X 7.53 X 1 NO	=	44.80 SQ.MT.
42	4.30 X 13.38 X 1 NO	=	57.53 SQ.MT.
43	6.25 X 1.30 X 1 NO	=	8.13 SQ.MT.
44	1.40 X 3.35 X 1 NO	=	4.69 SQ.MT.
45	5.98 X 8.28 X 1 NO	=	49.51 SQ.MT.
46	14.13 X 10.58 X 1 NO	=	149.50 SQ.MT.
47	0.50 X 5.48 X 4.79 X 1 NO	=	13.12 SQ.MT.
ED	(0.61 + 0.82) / 2 X 0.45 X 1 NO	=	0.32 SQ.MT.
ED	(1.69 + 1.90) / 2 X 0.45 X 1 NO	=	0.81 SQ.MT.
ED	(2.50 + 2.38) / 2 X 0.30 X 1 NO	=	0.73 SQ.MT.
ED	(0.75 + 0.65) / 2 X 0.30 X 1 NO	=	0.21 SQ.MT.
TOTAL DEDUCTION		=	684.74 SQ.MT.
TOTAL BUILT UP AREA (X - Y1)		=	635.80 SQ.MT.

LIFT, LOBBY & STAIRCASE AREA CALCULATION			
L1	2.58 X 2.28 X 1 NO	=	5.83 SQ.MT.
L2	2.46 X 0.47 X 1 NO	=	1.16 SQ.MT.
L3	2.31 X 2.43 X 1 NO	=	5.61 SQ.MT.
L4	(2.62 + 2.84) / 2 X 0.20 X 1 NO	=	0.55 SQ.MT.
L5	2.84 X 1.91 X 1 NO	=	5.42 SQ.MT.
L6	0.15 X 1.79 X 1 NO	=	0.27 SQ.MT.
L7	2.45 X 2.19 X 1 NO	=	5.37 SQ.MT.
ST1	1.75 X 0.45 X 1 NO	=	0.79 SQ.MT.
ST2	(3.72 + 3.44) / 2 X 0.32 X 1 NO	=	1.15 SQ.MT.
ST3	3.72 X 2.71 X 1 NO	=	10.08 SQ.MT.
ST4	0.50 X 1.63 X 1.43 X 1 NO	=	1.17 SQ.MT.
ST4A	(1.43 + 0.20) / 2 X 1.08 X 1 NO	=	0.88 SQ.MT.
ST5	1.98 X 0.45 X 1 NO	=	0.89 SQ.MT.
ST6	1.53 X 2.68 X 1 NO	=	4.90 SQ.MT.
ST7	0.42 X 1.83 X 1 NO	=	0.77 SQ.MT.
ST8	2.43 X 1.98 X 1 NO	=	4.81 SQ.MT.
ST9	1/2 X 2.15 X 0.76 X 1 NO	=	0.82 SQ.MT.
ST10	1/2 X 2.15 X 0.85 X 1 NO	=	0.91 SQ.MT.
ST11	0.33 X 1.93 X 1 NO	=	0.64 SQ.MT.
ST12	1.70 X 2.08 X 1 NO	=	3.54 SQ.MT.
ST13	(2.85 + 2.38) / 2 X 0.45 X 1 NO	=	1.18 SQ.MT.
LL1	2.31 X 2.40 X 1 NO	=	5.54 SQ.MT.
LL2	3.65 X 1.82 X 1 NO	=	6.64 SQ.MT.
LL3	1/2 X 1.96 X 0.68 X 1 NO	=	0.67 SQ.MT.
LL4	(1.43 + 0.54) / 2 X 1.75 X 1 NO	=	1.70 SQ.MT.
LL6	2.61 X 2.28 X 1 NO	=	5.90 SQ.MT.
LL7	(0.39 + 0.28) / 2 X 0.15 X 1 NO	=	0.05 SQ.MT.
LL8	2.75 X 2.19 X 1 NO	=	6.02 SQ.MT.
LL9	(2.08 + 0.60) / 2 X 1.70 X 1 NO	=	2.28 SQ.MT.
LL10	2.51 X 2.25 X 1 NO	=	5.65 SQ.MT.
LL11	1.83 X 2.15 X 1 NO	=	3.93 SQ.MT.
LL12	3.20 X 2.40 X 1 NO	=	7.68 SQ.MT.
TOTAL LIFT, LOBBY AREA PER FL.		=	102.80 SQ.MT.
NET BUILT UP AREA PER FLOOR (X1 - Y2)		=	533.00 SQ.MT.

STAMP & DATE OF APPROVAL OF PLAN

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE
LETTER NO. P-18905 / 2023 / (201A) / L WARD / KURLA-W / 337 (NEW)

ANANDRA O VASANT PAWAR S.E. (B.P.) M-II
RAJARAM UTTAM JUWALEKAR A.E. (B.P.) L&N
NARENDRA MADHUKA R KOTKAR E.E. (B.P.) E.S. - I

CONTENTS OF SHEET
• 1ST. & 2ND. FLOOR PLAN
• 1ST. & 2ND. FLOOR AREA DIAGRAM & CALCULATION

NAME & SIGNATURE OF OWNER
Aftab Ayaz Mulani

DESCRIPTION OF PROPOSAL
PROPOSED REDEVELOPMENT OF EXISTING RESIDENTIAL BUILDING KNOWN AS MURLI MILAN CHS LTD ON PLOT BEARING CTS NO. 2011A OF VILLAGE KURLA PART 4 AT MATCH FACTORY LANE, SITUATED AT HUTATMA PRABHAKAR KELUSKAR MARG, L WARD, KURLA (WEST), MUMBAI.

M/S. MAJESTIC ROYALE VISMIT INFRAVENTURES LLP, C.A. TO OWNER MURLI MILAN CHS. LTD.

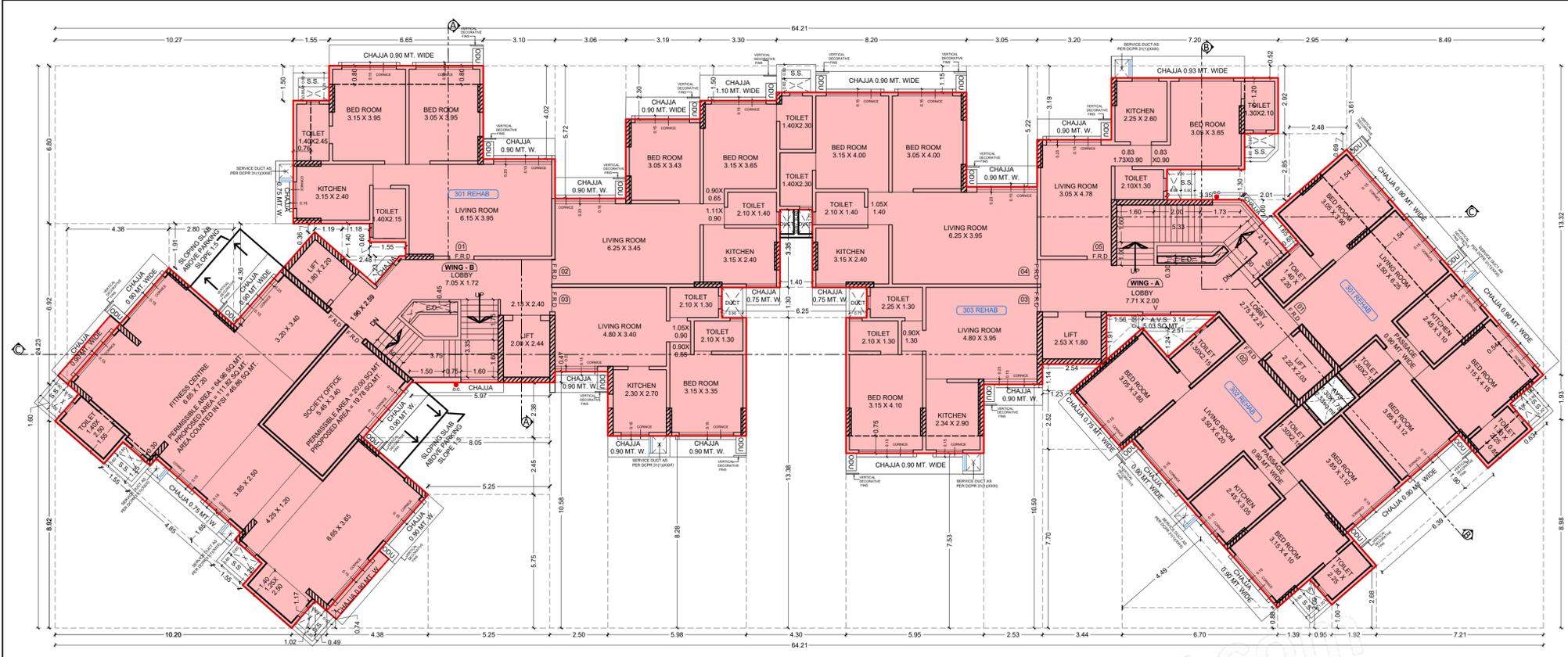
NORTH

NAME & SIGNATURE OF ARCHITECT
AR. ADITI DILIP YADAV

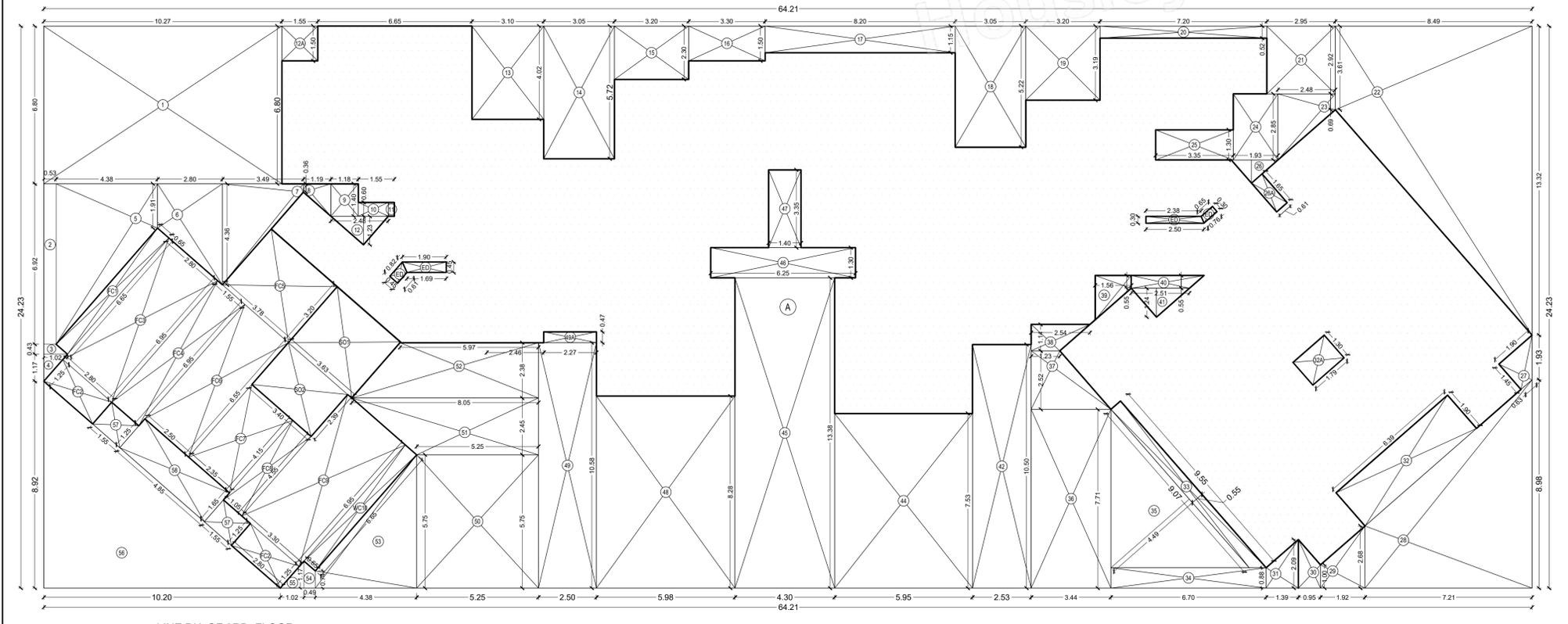
A D SPACE STUDIO
ARCHITECTS & LIAISONING CONSULTANTS
1405, Phoenix Mahaveer University, L.B.S. Marg, Dhanday (W), Mumbai 400 078
Mob. : 9869063952 / 9769122275 Tel. : 922 - 49767413
Mail : forgedimensions@adspacestudio.co

Aditi Dilip Yadav

SHEET - 2 / 6



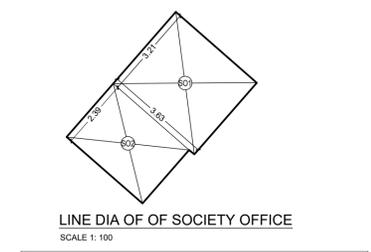
3RD FLOOR PLAN
SCALE 1:100



LINE DIA OF 3RD FLOOR
SCALE 1:100

3RD FLOOR BUILT UP AREA CALCULATION			
A	64.21 X 24.23 X 1 NO	=	1555.81 SQ.MT.
TOTAL ADDITION		=	1555.81 SQ.MT. X
DEDUCTIONS			
1	10.27 X 6.80 X 1 NO	=	69.84 SQ.MT.
2	0.53 X 6.92 X 1 NO	=	3.67 SQ.MT.
3	(0.53 + 1.02) / 2 X 0.43 X 1 NO	=	0.33 SQ.MT.
4	1/2 X 1.17 X 1.02 X 1 NO	=	0.60 SQ.MT.
5	(6.92 + 1.91) / 2 X 4.38 X 1 NO	=	19.34 SQ.MT.
6	(1.91 + 4.36) / 2 X 2.80 X 1 NO	=	8.78 SQ.MT.
7	(4.36 + 0.36) / 2 X 3.49 X 1 NO	=	8.24 SQ.MT.
8	(0.36 + 1.40) / 2 X 1.19 X 1 NO	=	1.05 SQ.MT.
9	1.18 X 1.40 X 1 NO	=	1.65 SQ.MT.
10	1.29 X 0.60 X 1 NO	=	0.77 SQ.MT.
11	0.28 X 0.60 X 1 NO	=	0.16 SQ.MT.
12	1/2 X 2.48 X 1.23 X 1 NO	=	1.53 SQ.MT.
12A	1.55 X 1.50 X 1 NO	=	2.33 SQ.MT.
13	3.10 X 4.02 X 1 NO	=	12.46 SQ.MT.
14	3.05 X 5.72 X 1 NO	=	17.45 SQ.MT.
15	3.20 X 2.30 X 1 NO	=	7.36 SQ.MT.
16	3.30 X 1.50 X 1 NO	=	4.95 SQ.MT.
17	8.20 X 1.15 X 1 NO	=	9.43 SQ.MT.
18	3.05 X 5.22 X 1 NO	=	15.92 SQ.MT.
19	3.20 X 3.19 X 1 NO	=	10.21 SQ.MT.
20	7.20 X 0.52 X 1 NO	=	3.74 SQ.MT.
21	2.95 X 2.92 X 1 NO	=	8.61 SQ.MT.
22	(3.61 + 13.32) / 2 X 8.49 X 1 NO	=	71.87 SQ.MT.
23	(0.69 + 2.85) / 2 X 2.48 X 1 NO	=	4.39 SQ.MT.
24	1.93 X 2.85 X 1 NO	=	5.50 SQ.MT.
25	3.35 X 1.30 X 1 NO	=	4.36 SQ.MT.
26	1/2 X 2.01 X 1.00 X 1 NO	=	1.01 SQ.MT.
26A	0.61 X 1.65 X 1 NO	=	1.01 SQ.MT.
27	(0.63 + 1.90) / 2 X 1.45 X 1 NO	=	1.83 SQ.MT.
28	(2.68 + 8.98) / 2 X 7.21 X 1 NO	=	42.03 SQ.MT.
29	(1.00 + 2.68) / 2 X 1.92 X 1 NO	=	3.53 SQ.MT.
30	(1.00 + 2.09) / 2 X 0.95 X 1 NO	=	1.47 SQ.MT.
31	(0.88 + 2.09) / 2 X 1.39 X 1 NO	=	2.06 SQ.MT.
32	6.39 X 1.90 X 1 NO	=	12.14 SQ.MT.
32A	1.30 X 1.79 X 1 NO	=	2.33 SQ.MT.
33	(9.07 + 9.55) / 2 X 0.55 X 1 NO	=	5.12 SQ.MT.
34	6.70 X 0.88 X 1 NO	=	5.90 SQ.MT.
35	1/2 X 9.07 X 4.49 X 1 NO	=	20.36 SQ.MT.
36	3.44 X 7.71 X 1 NO	=	26.52 SQ.MT.
37	(3.44 + 1.23) / 2 X 2.52 X 1 NO	=	5.88 SQ.MT.
38	(1.23 + 2.54) / 2 X 1.14 X 1 NO	=	2.15 SQ.MT.
39	(1.91 + 0.55) / 2 X 1.56 X 1 NO	=	1.92 SQ.MT.
40	(2.51 + 3.14) / 2 X 0.55 X 1 NO	=	1.55 SQ.MT.
41	1/2 X 2.51 X 1.24 X 1 NO	=	1.56 SQ.MT.
42	2.53 X 10.50 X 1 NO	=	26.57 SQ.MT.
44	5.95 X 7.53 X 1 NO	=	44.80 SQ.MT.
45	4.30 X 13.38 X 1 NO	=	57.53 SQ.MT.
46	6.25 X 1.30 X 1 NO	=	8.13 SQ.MT.
47	1.40 X 3.35 X 1 NO	=	4.69 SQ.MT.
48	5.98 X 8.28 X 1 NO	=	49.51 SQ.MT.
49	2.50 X 10.58 X 1 NO	=	26.45 SQ.MT.
49A	2.27 X 0.47 X 1 NO	=	1.07 SQ.MT.
50	5.25 X 5.75 X 1 NO	=	30.19 SQ.MT.
51	(5.25 + 8.05) / 2 X 2.45 X 1 NO	=	16.28 SQ.MT.
52	(8.05 + 5.97) / 2 X 2.38 X 1 NO	=	16.67 SQ.MT.
53	(5.75 + 0.74) / 2 X 4.38 X 1 NO	=	14.20 SQ.MT.
54	(0.74 + 1.17) / 2 X 0.49 X 1 NO	=	0.47 SQ.MT.
55	1/2 X 1.02 X 1.17 X 1 NO	=	0.60 SQ.MT.
56	1/2 X 10.20 X 8.92 X 1 NO	=	45.49 SQ.MT.
57	1.55 X 1.25 X 2 NOS	=	3.88 SQ.MT.
58	4.85 X 1.65 X 1 NO	=	8.00 SQ.MT.
ED	(0.61 + 0.82) / 2 X 0.45 X 1 NO	=	0.32 SQ.MT.
ED	(1.69 + 1.90) / 2 X 0.45 X 1 NO	=	0.81 SQ.MT.
ED	(2.50 + 2.38) / 2 X 0.30 X 1 NO	=	0.73 SQ.MT.
ED	(0.75 + 0.65) / 2 X 0.30 X 1 NO	=	0.21 SQ.MT.
TOTAL DEDUCTION		=	789.51 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]		=	766.30 SQ.MT. X1

SOCIETY OFFICE AREA CALCULATION			
SO1	3.21 X 3.63 X 1 NO	=	11.65 SQ.MT.
SO2	2.39 X 3.40 X 1 NO	=	8.13 SQ.MT.
TOTAL SOCIETY OFFICE AREA		=	19.78 SQ.MT. Y1
FITNESS CENTRE AREA CALCULATION			
FC1	0.65 X 6.65 X 1 NO	=	4.32 SQ.MT.
FC2	1.25 X 2.80 X 2 NOS	=	7.00 SQ.MT.
FC3	6.95 X 2.80 X 1 NO	=	19.46 SQ.MT.
FC4	6.95 X 1.55 X 1 NO	=	10.77 SQ.MT.
FC5	3.78 X 3.20 X 1 NO	=	12.10 SQ.MT.
FC6	2.50 X 6.55 X 1 NO	=	16.38 SQ.MT.
FC7	2.35 X 4.15 X 1 NO	=	9.75 SQ.MT.
FC8	1.05 X 4.55 X 1 NO	=	4.78 SQ.MT.
FC9	3.30 X 6.95 X 1 NO	=	22.94 SQ.MT.
FC10	0.65 X 6.65 X 1 NO	=	4.32 SQ.MT.
TOTAL FITNESS CENTRE AREA		=	111.82 SQ.MT. Y2
NET BUILT UP AREA PER FLOOR [X1 - Y1-Y2]		=	654.70 SQ.MT.



SOCIETY OFFICE AREA CALCULATION ON 3RD FLOOR			
SO1	3.21 X 3.63 X 1 NO	=	11.65 SQ.MT.
SO2	2.39 X 3.40 X 1 NO	=	8.13 SQ.MT.
TOTAL SOCIETY OFFICE AREA		=	19.78 SQ.MT.

STAMP & DATE OF APPROVAL OF PLAN

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE
LETTER NO. P-18905 / 2023 / (201A) / L WARD / KURLA-W / 337 (NEW)

ANANDR AO VASANT PAWAR	RAJARAM UTTAM JUWALEKAR	NARENDRA MADHUKAR KOTKAR
S.E. (B.P.) M-II	A.E. (B.P.) L&N	E.E. (B.P.) E.S. - I

CONTENTS OF SHEET

- 3RD FLOOR PLAN
- 3RD FLOOR AREA DIAGRAM & CALCULATION
- SOCIETY OFFICE AREA CALCULATION

NAME & SIGNATURE OF OWNER

Aftab Ayaz Mulani

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT OF EXISTING RESIDENTIAL BUILDING KNOWN AS MURLI MILAN CHS LTD ON PLOT BEARING CTS NO. 2011A OF VILLAGE KURLA PART 4 AT MATCH FACTORY LANE, SITUATED AT HUTATMA PRABHAKAR KULLUSKAR MARG, L WARD, KURLA (WEST), MUMBAI.

M/S. MAJESTIC ROYALE VISMIT INFRAVENTURES LLP. C.A. TO OWNER MURLI MILAN CHS. LTD.

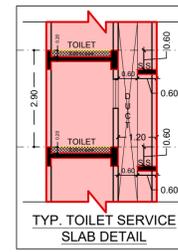
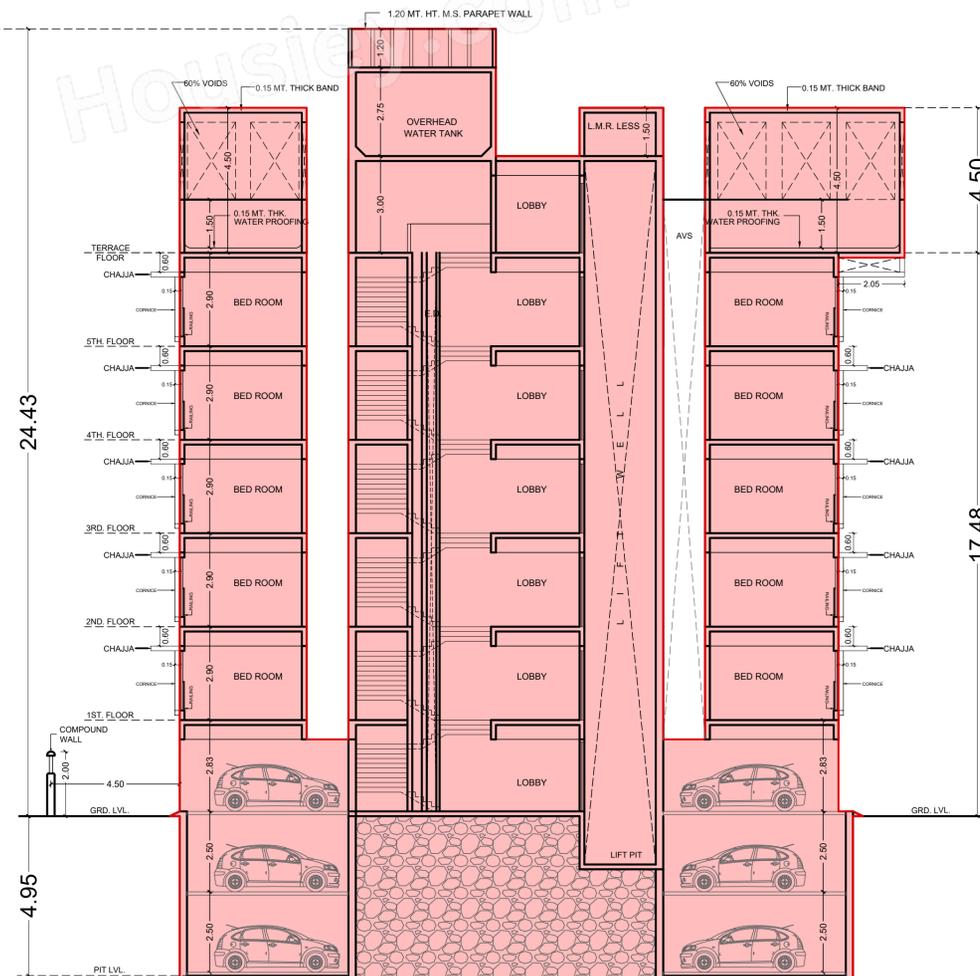
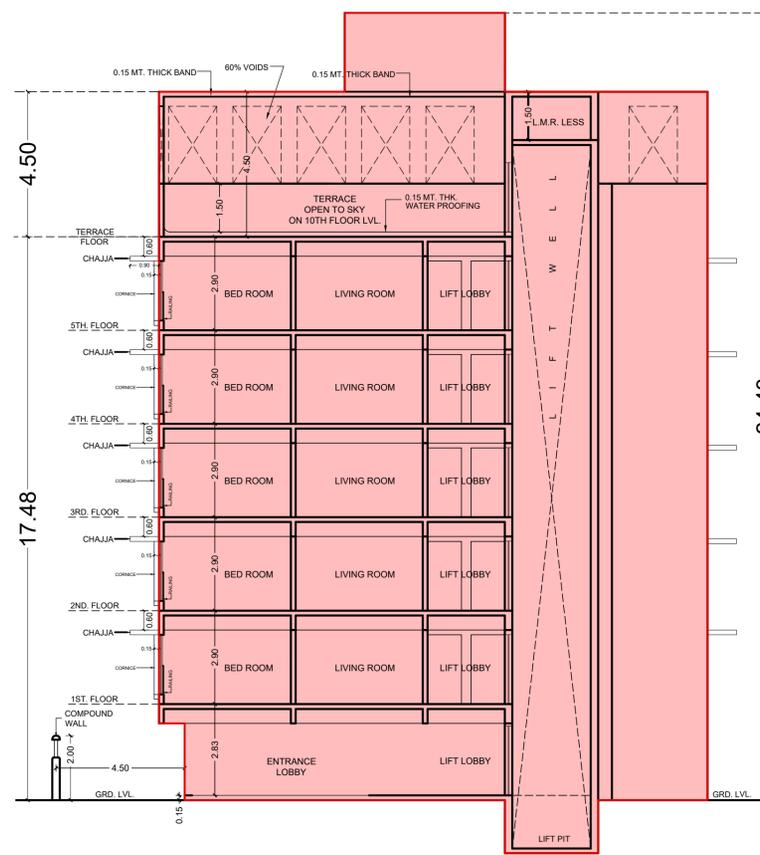
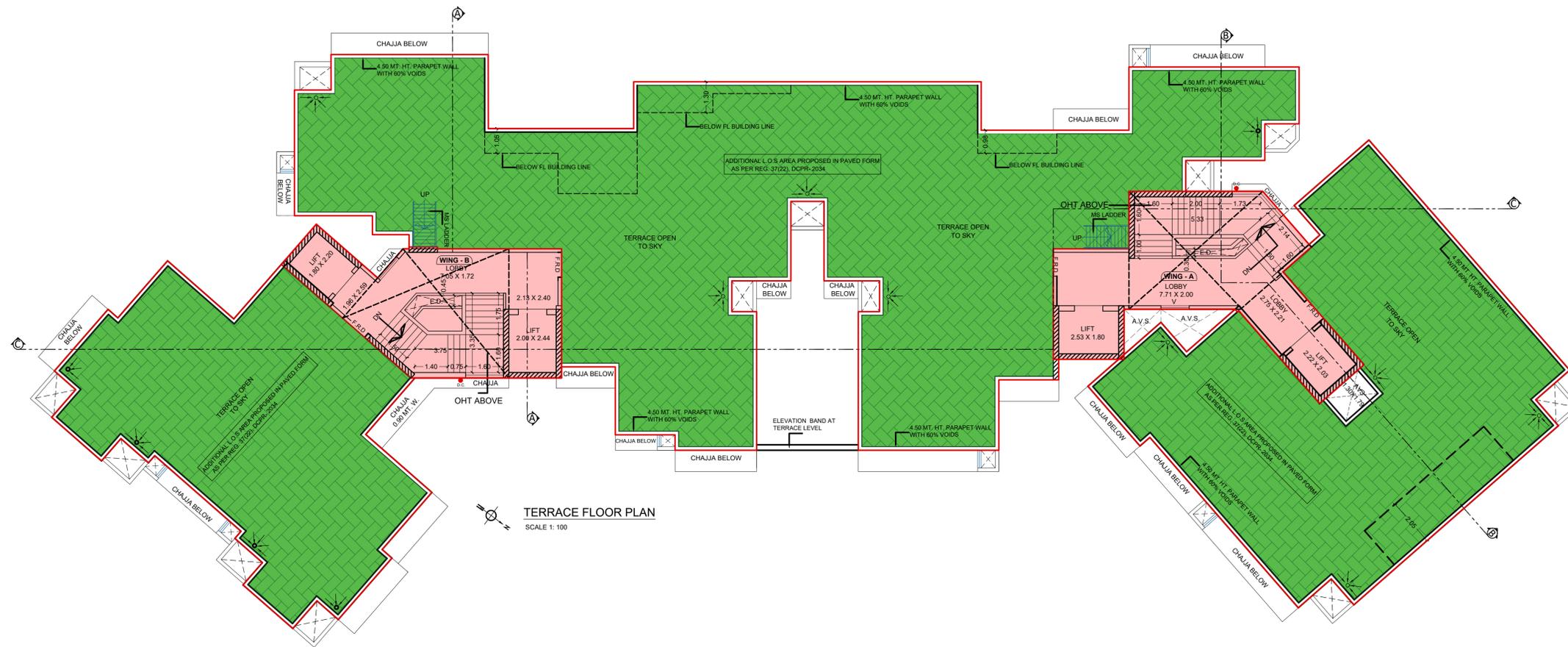
NAME & SIGNATURE OF ARCHITECT

AR. ADITI DILIP YADAV

A D SPACE STUDIO
ARCHITECTS & LIAISON CONSULTANTS

1405, Phoenix Mahavir University, L.B.S. Marg, Bhandup (W), Mumbai 400 075
Mob: 986903052 / 9789122275 Tel: 022 - 49767413
Mail: forqdimensions@adspacestudio.co

SHEET : 3 / 6



STAMP & DATE OF APPROVAL OF PLAN	
APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. P-18905 / 2023 / (201/A) / L WARD / KURLA-W / 337 (NEW)	
ANANDR AO VASANT PAWAR S.E. (B.P.) M-II	RAJARAM UTTAM JUWALEKAR A.E. (B.P.) L&N
NARENDRA MADHUKAR KOTKAR E.E. (B.P.) E.S. - I	
CONTENTS OF SHEET • TERRACE FLOOR PLAN • SECTION A-A • SECTION B-B • SECTION THROUGH TOILET DUCT	NAME & SIGNATURE OF OWNER <div style="text-align: right;"> Aftab Ayaz Mulani <small>Digitally signed by Aftab Ayaz Mulani DN: cn=Aftab Ayaz Mulani, o=9944, postalCode=400112, email=ayazmulani@rediffmail.com, serialNumber=3729613172e4e6125, 1.3.6.1.4.1.31470.1.1.1=9944, c=IN</small> </div>
DESCRIPTION OF PROPOSAL PROPOSED REDEVELOPMENT OF EXISTING RESIDENTIAL BUILDING KNOWN AS MURLI MILAN CHS LTD. ON PLOT BEARING CTS NO. 201/A OF VILLAGE KURLA PART 4 AT MATCH FACTORY LANE, SITUATED AT HUTATMA PRABHAKAR KELUSKAR MARG, L WARD, KURLA (WEST), MUMBAI.	M/S. MAJESTIC ROYALE VISMIT INFRAVENTURES LLP, C.A. TO OWNER MURLI MILAN CHS. LTD.
NORTH	NAME & SIGNATURE OF ARCHITECT <div style="text-align: right;"> AR. ADITI DILIP YADAV <small>Digitally signed by Aditi Dilip Yadav DN: cn=Aditi Dilip Yadav, o=AD SPACE STUDIO ARCHITECTS & LIASONING CONSULTANTS, postalCode=400078, email=adityadav@adspacestudio.com, serialNumber=3729613172e4e6125, 1.3.6.1.4.1.31470.1.1.1=9944, c=IN</small> </div>
1405, Phoenix Mahavir University, L.B.S. Marg, Bhandup (W), Mumbai 400 078 Mob. : 989963052 / 9769122275 Tel. : 022 - 49767413 Mail : forgedimensions@adspacestudio.co	
SHEET 5 / 6	



STAMP & DATE OF APPROVAL OF PLAN

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE
LETTER NO. P-18905 / 2023 / (201/A) / L WARD / KURLA-W / 337 (NEW)

ANANDRA OVASANT PAWAR S.E. (B.P.) M-II	RAJARAM UTTAM JUWALEKAR A.E. (B.P.) L&N	NARENDRA MADHUKAR KOTKAR E.E. (B.P.) E.S. - I
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CONTENTS OF SHEET

- SECTION C-C
- SECTION D-D

NAME & SIGNATURE OF OWNER

Aftab Ayaz Mulani

Digitally signed by Aftab Ayaz Mulani
DN: c=IN, o=Personal, ou=0444,
email=mulani@rediffmail.com, cn=Aftab Ayaz Mulani

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT OF EXISTING RESIDENTIAL BUILDING KNOWN AS MURLI MILAN CHS LTD ON PLOT BEARING CTS NO. 201/A OF VILLAGE KURLA PART 4 AT MATCH FACTORY LANE, SITUATED AT HUTATMA PRABHAKAR KELUSKAR MARG, L WARD, KURLA (WEST), MUMBAI.

M/S. MAJESTIC ROYALE VISMIT INFRAVENTURES LLP. C.A. TO OWNER MURLI MILAN CHS. LTD.

NAME & SIGNATURE OF ARCHITECT

AR. ADITI DILIP YADAV

ADITI DILIP YADAV

Registered Architect No. 2242
Mumbai, Maharashtra
Date: 2024.09.27 11:00:42 +05'30'

A D SPACE STUDIO
ARCHITECTS & LIASONING CONSULTANTS

1405, Phoenix Mahavir Universe, L.S. Marg, Bhandup (W), Mumbai 400 078
Mob. : 9869080552 / 9769122275 Tel. 022 - 43167413
Mail : forgedimensions@adspacestudio.co

SHEET : 6 / 6

REHAB FUNGIBLE AREA STATEMENT															
Sr No.	Name of Tenament/ occupant/ member of society				R/ NR	Structure No.	Proposed flat Flat No.	Details of Existing Area as per plan	Permissible fungible 35% of column 6	Total Permissible BUA = 6 + 7	Total proposed BUA for Rehab as per plan	Actual Fungible consumed = 9-6	Rehab fungible without charging = 7 if column 10 > column 7	Rehab fungible with charging = 10 - 7 if column 10 > column 7	Fungible consume
	Name	Structure No.	Floor Name	Tennement Flat No.											Deficit = 10-7
1	2				3	4	5	6	7	8	9	10	11	12	13
1		A-Wing	GR	A1	RESIDENTIAL	B-Wing	301	50.71	17.75	68.46	73.09	22.38	17.75	4.63	--
2		A-Wing	GR	A2		B-Wing	101	49.44	17.30	66.74	73.09	23.65	17.30	6.35	--
3		A-Wing	GR	A3		A-Wing	302	50.27	17.59	67.86	88.20	37.93	17.59	20.34	--
4		A-Wing	GR	A4		A-Wing	303, 502	50.71	17.75	68.46	140.71	52.55	30.86	21.69	--
5		B-Wing	2ND	B11			37.45	13.11	50.56						
6		A-Wing	1ST	A5		A-Wing	504	50.71	17.75	68.46	76.52	25.81	17.75	8.06	--
7		A-Wing	1ST	A6		A-Wing	501	49.44	17.30	66.74	88.20	38.76	17.30	21.46	--
10		A-Wing	1ST	A8		A-Wing	401	50.71	17.75	68.46	88.20	37.49	17.75	19.74	--
11		A-Wing	2ND	A9		A-Wing	404	50.71	17.75	68.46	76.52	25.81	17.75	8.06	--
13		A-Wing	2ND	A11		A-Wing	403	37.45	13.11	50.56	52.51	15.06	13.11	1.95	--
15		A-Wing	3RD	A13		A-Wing	102	50.71	17.75	68.46	88.20	37.49	17.75	19.74	--
16		A-Wing	3RD	A14		B-Wing	401	49.44	17.30	66.74	73.09	23.65	17.30	6.35	--
18		A-Wing	3RD	A16		A-Wing	301	63.41	22.19	85.60	88.20	24.79	22.19	2.60	--
19		B-Wing	GR	B1		A-Wing	402	50.71	17.75	68.46	88.72	38.01	17.75	20.26	--
21		B-Wing	GR	B3		A-Wing	101	37.45	13.11	50.56	88.20	50.75	13.11	37.64	--
22		B-Wing	GR	B4		A-Wing	201	63.41	22.19	85.60	88.20	24.79	22.19	2.60	--
23		B-Wing	1ST	B6		B-Wing	201	49.44	17.30	66.74	73.09	23.65	17.30	6.35	--
24		B-Wing	1ST	B7		A-Wing	103, 104	37.45	13.11	50.56	52.51	15.06	13.11	1.95	--
27		B-Wing	2ND	B10		B-Wing	504	49.44	17.30	66.74	68.64	19.20	17.30	1.90	--
30		B-Wing	3RD	B14		B-Wing	404	49.44	17.30	66.74	68.64	19.20	17.30	1.90	--
31		B-Wing	3RD	B15		A-Wing	203	37.45	13.11	50.56	52.51	15.06	13.11	1.95	--
32		B-Wing	3RD	B16		A-Wing	202	63.41	22.19	85.60	88.20	24.79	22.19	2.60	--
34		C-Wing	GR	C2		B-Wing	501	52.00	18.20	70.20	73.09	21.09	18.20	2.89	--
35		C-Wing	1ST	C3		B-Wing	505	50.71	17.75	68.46	68.64	17.93	17.75	0.18	--
37		C-Wing	1ST	C5		A-Wing	503	49.44	17.30	66.74	52.5	3.06	17.30	-14.24	--
45		C-Wing	3RD	C12	B-Wing	405	49.44	17.30	66.74	68.64	19.20	17.30	1.90	--	
TOTAL								1280.95	448.33	--	--	--	448.33	--	--
CLAIMED REHAB FUNGIBLE AREA = 448.33 - 14.24 (EXISTING FLAT NO. C5 HAS BEEN ALLOTTED TWO FLATS I.E. A-503 & A-903; SINCE WE ARE NOT CONSIDERING FLAT NO. A-903 THE REHAB FUNGIBLE AREA HAS BEEN DEDUCTED) =														434.09	
NET REHAB FUNGIBLE AREA CLAIMED = 434.09															

STAMP & DATE OF APPROVAL OF PLAN	
CONTENTS OF SHEET	NAME & SIGNATURE OF OWNER
<ul style="list-style-type: none"> FUNGIBLE AREA STATEMENT 	<p>Aftab Ayaz Mulani</p> <p><small>Digitally signed by Aftab Ayaz Mulani DN: cn=A, o=Personal, ou=5044, password=6011246930409899, d34711649299, 2.5.4.20=60650725a96a65217130 63a237007af5671abc1d597a504c 80a6a2c19, postalCode=400016, c=Maharashtra, serialNumber=32259831125ee0b32 513844f42846c074e9460228a1 73616d6c3ee27, cn=Aftab Ayaz Mulani Date: 2024.09.27 11:10:58 +05'30'</small></p>
DESCRIPTION OF PROPOSAL	NAME & SIGNATURE OF ARCHITECT
<p>PROPOSED REDEVELOPMENT OF EXISTING RESIDENTIAL BUILDING KNOWN AS MURLI MILAN CHS LTD ON PLOT BEARING CTS NO. 281/A OF VILLAGE KURLA PART 4 AT MATCH FACTORY LANE, SITUATED AT HUTATMA PRABHAKAR KELUSKAR MARG, L WARD, KURLA (WEST), MUMBAI.</p>	<p>AR. ADITI DILIP YADAV</p> <p>Aditi Dilip Yadav</p> <p><small>M/S. MAJESTIC ROYALE VISMIT INFRAVENTURES LLP, C.A.TO OWNER MURLI MILAN CHS. LTD.</small></p>
NORTH	ARCHITECTS & LIASONING CONSULTANTS
	<p>AD SPACE STUDIO ARCHITECTS & LIASONING CONSULTANTS</p> <p><small>1405, Phoenix Mahavir Universe, L.B.S. Marg, Bhandup (W), Mumbai 400 078 Mob: 986963082 / 9769122279 Tel: +92 - 49767413 Mail: forgedimensions@adspacestudio.co</small></p>
SHEET : 1 / 1	