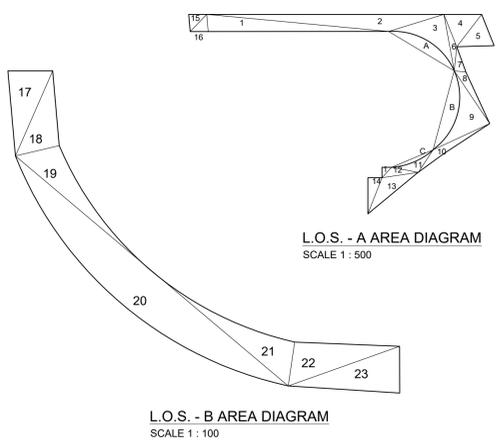


### L.O.S AREA CALCULATION

ADDITION	
1	30.68 X 2.90 X 0.50 = 44.49
2	39.95 X 2.91 X 0.50 = 58.13
3	12.92 X 7.32 X 0.50 = 47.29
4	6.92 X 5.06 X 0.50 = 17.51
5	6.92 X 4.88 X 0.50 = 16.88
6	9.76 X 1.16 X 0.50 = 5.66
7	4.59 X 1.78 X 0.50 = 4.09
8	10.79 X 1.51 X 0.50 = 8.15
9	13.92 X 8.07 X 0.50 = 56.17
10	14.63 X 1.39 X 0.50 = 11.63
11	7.57 X 2.54 X 0.50 = 9.61
12	6.00 X 1.51 X 0.50 = 4.53
13	11.03 X 3.19 X 0.50 = 17.59
14	6.59 X 2.21 X 0.50 = 7.28
15	4.04 X 2.20 X 0.50 = 4.44
16	4.04 X 2.21 X 0.50 = 4.46
17	3.15 X 1.38 X 0.50 = 2.17
18	3.15 X 1.21 X 0.50 = 1.91
19	4.94 X 1.23 X 0.50 = 3.04
20	11.35 X 1.51 X 0.50 = 11.31
21	4.91 X 1.27 X 0.50 = 3.12
22	3.88 X 1.33 X 0.50 = 2.58
23	3.88 X 1.47 X 0.50 = 2.85
TOTAL = 344.89	
DEDUCTION	
A	12.77 X 2.05 X 0.66 = 17.28
B	13.92 X 2.01 X 0.66 = 22.05
C	7.57 X 0.63 X 0.66 = 3.15
TOTAL DEDUCTION = 42.47	
TOTAL NET AREA = 302.41	
TOTAL L.O.S AREA PROVIDED = 302.41	
L.O.S AREA REQUIRED 1511.97 X 20% = 302.39	

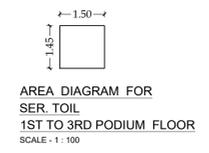
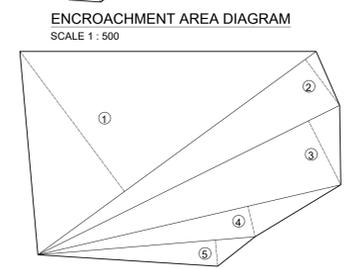


### PLOT AREA CALCULATION METHOD

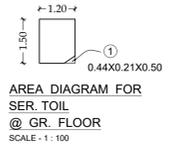
1	0.50 x 58.19 x 29.60 x 1NO = 861.21 SQ.MT.
2	0.50 x 58.19 x 9.72 x 1NO = 282.81 SQ.MT.
3	0.50 x 56.77 x 12.16 x 1NO = 345.16 SQ.MT.
4	0.50 x 52.35 x 5.33 x 1NO = 139.52 SQ.MT.
5	0.50 x 36.68 x 4.47 x 1NO = 81.98 SQ.MT.
TOTAL = 1710.68 SQ.MT.	
TOTAL AREA AS PER P.R.C. = 1710.00 SQ.MT.	

### ENCROACHMENT AREA CALCULATION

1	0.50 x 6.00 x 0.35 x 1NO = 1.05 SQ.MT.
2	0.50 x 9.98 x 0.52 x 1NO = 2.60 SQ.MT.
3	0.50 x 9.07 x 2.54 x 1NO = 11.52 SQ.MT.
4	0.50 x 9.07 x 3.28 x 1NO = 14.88 SQ.MT.
5	0.50 x 9.75 x 6.63 x 1NO = 32.32 SQ.MT.
6	0.50 x 13.50 x 3.03 x 1NO = 20.46 SQ.MT.
7	0.50 x 11.02 x 4.25 x 1NO = 23.42 SQ.MT.
8	0.50 x 16.10 x 1.87 x 1NO = 15.06 SQ.MT.
9	0.50 x 16.90 x 4.15 x 1NO = 35.07 SQ.MT.
10	0.50 x 10.66 x 3.00 x 1NO = 15.99 SQ.MT.
11	0.50 x 13.87 x 3.70 x 1NO = 25.66 SQ.MT.
TOTAL = 198.03 SQ.MT.	
NET PLOT AREA = A - B = 1511.97 SQ.MT.	



BUILT UP AREA CALCULATION FOR 1ST TO 3RD PODIUM (SER. TOIL.)  
A 1.50 X 1.45 X 1NO = 2.17 SQ.MT.



BUILT UP AREA CALCULATION FOR GR. FLOOR (SER. TOIL.)  
A 1.20 X 1.50 X 1NO = 1.80 SQ.MT.  
TOTAL ADDITION = 1.80 SQ.MT.

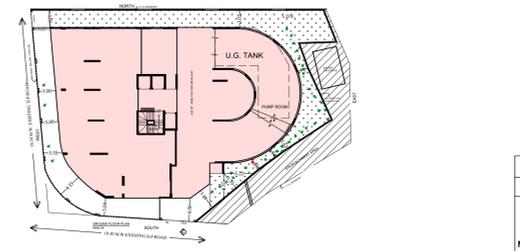
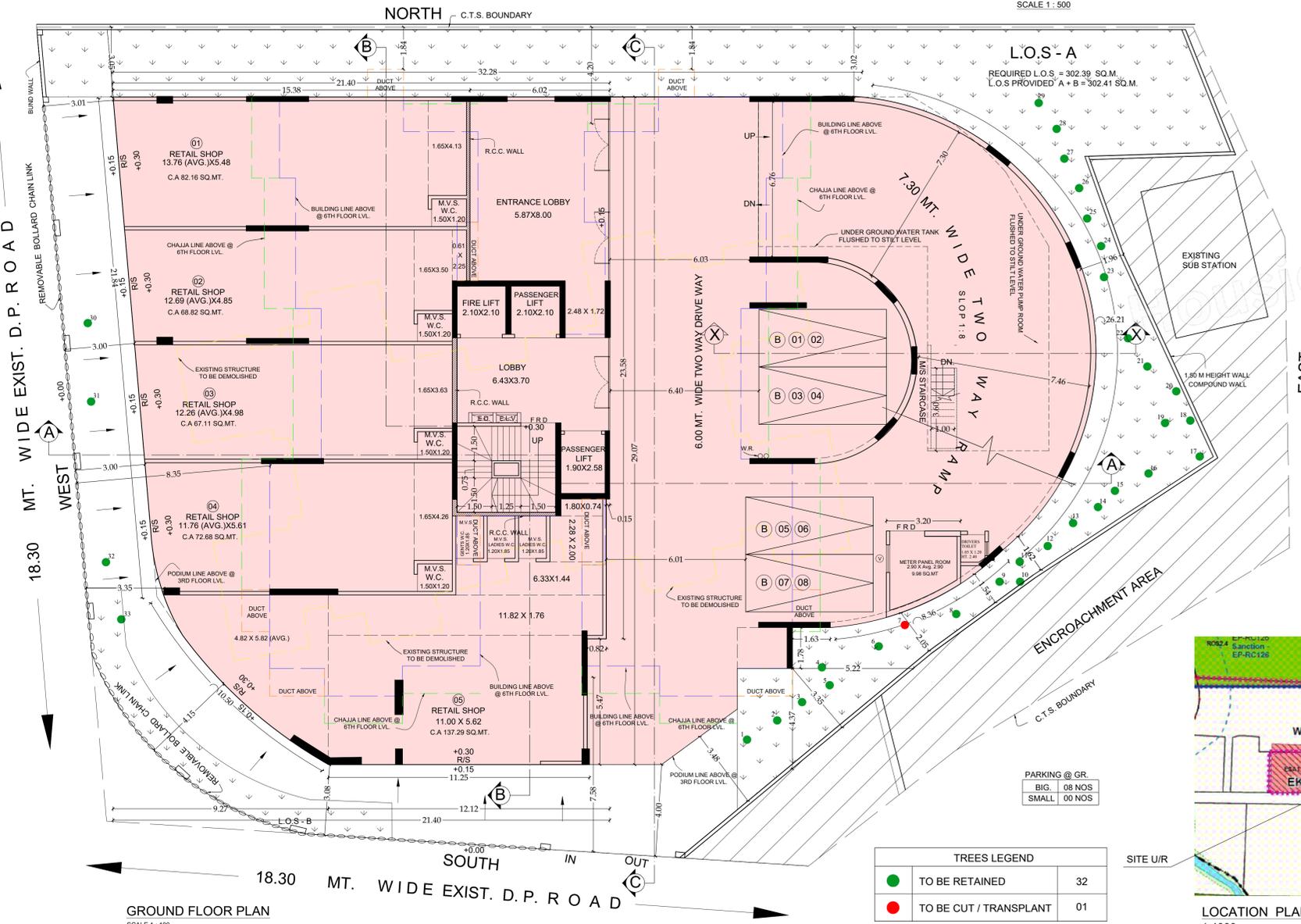
DEDUCTIONS  
1 0.44 X 0.21 X 0.50 = 0.05 SQ.MT.  
TOTAL GR. FL. SER. TOIL. AREA = 1.75 SQ.MT.

### TABLE NO - I PROPOSED BUILT UP AREA STATEMENT

Sr. No.	Wing	Floor No.	Proposed Built up Area (in sq. mt.)		Total (4+5) (in sq. mt.)	Staircase/ lift/ lift lobby area (in sq. mt.)	Flat/NR/Society Office/ Fitness Centre/Refuge Area
			Commercial	Residential			
1	01	02	504.99	679.53	1184.52	0.00	0.00
2	BUA Proposed				1184.52	0.00	0.00
3	Fitness Center Clif.						
4	Net BUA Proposed (2+3)				1258.07		
5	Fungible Compensatory Area Proposed [Sr. no. 2 - (Sr. no. 2 / 1.95)] or As proposed						
6	Fitness center						Provided at 4th Floor
7	Society Office						Provided at 4th Floor
8	Refuge Area						BUA CONSIDERED FOR REFUGE AREA
9	Service Toilet						Total BUA

### FORM - I AREA STATEMENT

Sr. No.	Area Statement	SQ.MT.
1	Area of plot (As Per P.R.C.)	1710.00
2	Area of Road Set Back	----
3	Area of D.P. Road	----
4	Deductions for	----
5	A) For Reservation Road Area to be handed over to MCGM (100%)	----
6	a) Road set back widening area (Regulation No.16)	----
7	b) Proposed D.P. Road area (Regulation No. 16)	----
8	c) Reservation area (set) to be handed over (Regulation No. 17)	----
9	(i) Reservation area (set) to be handed over (Regulation No. 17)	----
10	(ii) Reservation area to be handed over as per AR (Y%) (Regulation No. 17) (Not to be deducted for Computation of F.S.I. i.e. sr. no 5 below)	----
11	Total Area under Road/ Reservation	198.03
12	Encroachment Area	198.03
13	For Amenity area to be handed over to MCGM	----
14	a) Area of amenity plot as per DCR 14(A)	----
15	b) Area of amenity plot as per DCR 14(B)	----
16	c) Area of amenity plot as per DCR 35	----
17	Deduction for Existing B.U.A. to be retained if any/ Land component of Existing B.U.A./ Existing B.U.A. as per Regulation under which the development was allowed	----
18	Total Deductions: [2(A)+2(B)+2(C)+2(D)]	198.03
19	Balance area of Plot (for calculating required LOS)[1-3]	1511.97
20	Pot area under Development [Sr. no. 4 + 2(A)(C)(U)]	1511.97
21	Zonal (Basic) F.S.I. (0.50 or 0.75 or 1 or 1.33)	ONE
22	Permissible Built up Area as per Zonal (Basic) F.S.I. (5X6)	1511.97
23	Permissible Built up Area as per regulation 30(C) (Protected Development)	----
24	Additional B.U.A. as per regulation 30(A)(3)(a)	----
25	a) D.P. Road area as per layout within the cap of 'admissible TDR' as per Table No.12 on balance plot	----
26	b) Two time set back as per layout to be utilized over and above the permissible F.S.I. as per column no.7 of Table no.12 of regulation 30(A) and to be mentioned in Table No.12 A of Regulation 32 (200% or 250%)	----
27	c) Additional B.U.A. for 2(A)(C)(U) as per Regulation 17(1) Note 20(vi) & (vii) as per AR Policy on remaining plot (Y% as per Table no.5 of Regulation 17(1))	----
28	d) In lieu of cost of construction of amenity buildings as per regulation 30(A)(3)(b)	----
29	e) 50% of rehab component as per regulation 30(7)(A)	----
30	f) Built up area due to additional F.U. without payment of premium' as per reg. no.33(7) with in cap of admissible tdr (46 X10)	----
31	Total additional B.U.A. / Incentive area	----
32	B.U.A. due to 'Additional F.S.I. on Payment of Premium' as per Table No.12 of Regulation No.30(A) [Sr.No. 5X50%	----
33	B.U.A. due to admissible 'TDR' as per Table No.12 of Regulation No.30(A) & 32(b) restricting area utilized in Sr.No. 8(a) & 9 above)	----
34	a) General TDR 1511.97/30% X20% = 1088.62-180.93	----
35	b) SlumTDR 1511.97/90% X20%	----
36	PERMISSIBLE B.U.A. [4+7b+10+11a+11b]	1511.97
37	EXISTING B.U.A.	----
38	PROPOSED B.U.A. (RESIDENTIAL = 679.53 + 73.56 + COMM. = 504.99)	1258.07
39	TOTAL B.U.A. CONSUMED	1258.07
40	TDR generated if any as per Regulation 30(A) & 32 for unutilized B.U.A. on plot	----
41	Fungible Compensatory Area as per Regulation No.31(3)	----
42	a) Permissible Fungible Compensatory area for Rehab component without charging premium (Res)	----
43	b) Permissible Fungible Compensatory area by charging premium (Res)	----
44	c) Fungible Compensatory area available on payment of premium (Res)	----
45	d) Permissible Fungible Compensatory area for rehab comp. without charging premium (Comm.)	----
46	e) Fungible Compensatory area available on payment of premium (Comm.)	----
47	f) Permissible Fungible Compensatory area by charging premium (Comm.)	----
48	PERMISSIBLE B.U.A. [12+16(a)]+16(b)(U)+16(c)(U)+16(d)(U)]	1258.07
49	F.S.I. consumed on Net Plot (1/44)	0.83
50	PROPOSED B.U.A. STATEMENT	1258.07
51	A) PROPOSED BUILT UP AREA	1258.07
52	B) AREA AVAILABLE FOR TENEMENTS (A)	753.08
53	C) TENEMENTS PERMISSIBLE DENSITY OF TENEMENTS(HECTARE)	34 NOS.
54	D) TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	06 NOS.
55	PARKING STATEMENT	104 NOS.
56	A) PARKING REQUIRED BY REGULATION FOR:	23 NOS.
57	SCOOTER / MOTOR CYCLE	----
58	OUTSIDER (VISITORS)	----
59	B) COVERED GARAGE PERMISSIBLE	----
60	C) COVERED GARAGE PROPOSED	----
61	SCOOTER / MOTOR CYCLE	----
62	OUTSIDER (VISITORS)	----
63	D) TOTAL PARKING PROVIDED	104 NOS.
64	TRANSPORT VEHICLES PARKING	----
65	A) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION	----
66	B) TOTAL NUMBER OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	----
67	CERTIFICATE OF AREA	----
68	CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 12/09/2023 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1710.00 SQ.MT. (ONE THOUSAND SEVEN HUNDRED TEN ONLY) AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P.S. RECORD.	Harish Dolatrai Gandhi
69	SIGNATURE OF ARCHITECT	Harish Dolatrai Gandhi



### TABLE NO - IV PARKING SPACES STATEMENT

Sr. No.	Wing	Floor	Carpet Area of Tenement in sq.mt.				No. of Tenements proposed per floor	No of Tenements in Group of Required Parking Spaces				Total Parking
			Flat No. 1	Flat No. 2	Flat No. 3	Flat No. 4		Below 45 sqmt (1 for 4 T/s)	Above 45 to 60 sqmt (1 for 2 T/s)	Above 60 to 90 sqmt (1 for every 7 T/s)	Above 90 (2 for 1 T/s)	
1	(A)	Residential					(8)	(9)	(10)	(11)	(12)	(13)
2	A	1st	NIL	NIL	NIL	NIL	0.00	0.00	0.00	0.00	0.00	0.00
3	A	2nd	NIL	NIL	NIL	NIL	0.00	0.00	0.00	0.00	0.00	0.00
4	A	3rd	NIL	NIL	NIL	NIL	0.00	0.00	0.00	0.00	0.00	0.00
5	A	4th	NIL	NIL	NIL	NIL	0.00	0.00	0.00	0.00	0.00	0.00
6	A	5th	94.56	80.00	NIL	NIL	2.00	0.00	0.00	1.00	1.00	2.00
7	A	6th	94.56	80.00	80.00	94.56	4.00	0.00	0.00	2.00	2.00	2.00
8	A	Total Residential Tenements (For Tenement Density)					6.00	0.00	0.00	3.00	3.00	9
9	A	Required Parking Spaces (From 2 Above)					0	0	3	6	6	0.90
10	A	10% Visitors parking (3 X 10%)										9.90
11	A	Total Required Parking Spaces for Residential Tenements (3 + 4)										9.90
12	A	Total Residential Parking space required										9.90
13	A	COMMERCIAL										
14	A	DESCRIPTION										
15	A	CONVENIENCE SHOPPING										
16	A	OTHERS										
17	A	10% VISITORS (MIN. 2 NOS.)										2.00
18	A	TOTAL REQUIRED PARKING SPACES FOR COMMERCIAL USER										13.15
19	A	TOTAL PARKING SPACES REQUIRED FOR RESL + COMM. = (5 + 13)										23.05
20	A	MAXIMUM FREE PERMISSIBLE PARKING SPACES										SAY 23
21	A	TOTAL REQUIRED PARKING SPACES PROVIDED										104.00
22	A	10% Additional Parking Spaces for Vehicle holding Area = (16) x 10%										SAY -
23	A	Excess to required Parking Spaces Provided= (16- 14)										SAY -
24	A	50% of Required Parking Spaces Permissible fee of FSI/without charging premium = 6 X 50%										SAY -
25	A	DETAILS OF PARKING SPACES PROVIDED										
26	A	Floor										
27	A	Small										
28	A	Big										
29	A	Total										
30	A	% Ratio to Total										

### FORM - II CONTENTS OF SHEET

GROUND FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, COMPOUND WALL, SER. TOI & SECURITY CAVIN CALCULATION, PLOT AREA DIAGRAM & CALCULATION, R.G. AREA DIAGRAM & CALCULATION, SUMMARY

DESCRIPTION OF PROPERTY  
PROPOSED REDEVELOPMENT OF BUILDING ON LAND BEARING C.T.S. NO. 374B/17/1 OF VILLAGE EKSAR IN 'RC' WARD, SITUATED AT CHIKUWADI, BORIVALI (W), MUMBAI - 400092

NAME, ADDRESS & SIGN. OF OWNER  
GOPALKRISHNA P. SHETTY  
PARTNER OF M/S. NEO SMILE DEVELOPERS  
C.A. TO DARSHAN TOWER CH.S.L., SHOP NO. 1 & 2, SATYADEEP CH.S.L. LTD., CHIKUWADI BORIVALI (WEST), MUMBAI - 400092

GOPALKRISHNA P. SHETTY  
HNA PANDU SHETTY

NOTE:  
1) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1888 UNDER NO. P-17945/2023/(374/B/17/1)/RC Ward/Eksar (RC) SIGNED ON EVEN DATE.  
2) THIS PLANS ARE DIGITALLY SIGNED, DOES NOT REQUIRE PHYSICAL SIGNATURE.

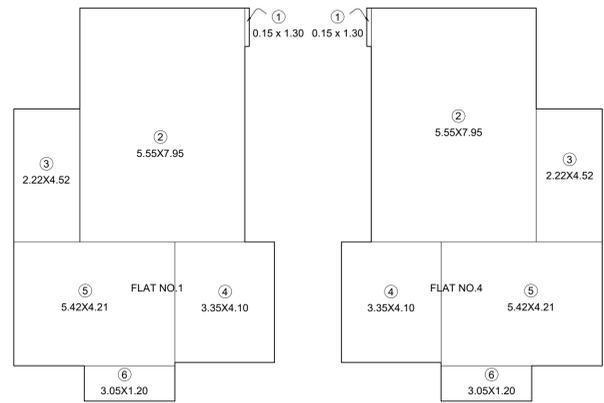
Ashvini Kishor Sonar  
Swarnil Bhagawat Patil  
Hanumant Sadasshivra O Bure

SE. (B.P.) R-7  
AE. (B.P.) R-II  
E.E. (B.P.) R-I

NAME, ADDRESS & SIGNATURE OF ARCHITECT.  
HARISH GANDHI  
BUILDING CONSULTANTS LLP  
805, FLY EDGE,  
NEXT TO KOKA KENGA RIVER OVER,  
S.V. ROAD, BORIVALI (W), MUMBAI - 92,  
Phone No.: 022 - 28984418  
Email: info@hgc.co.in

Harish Dolatrai Gandhi



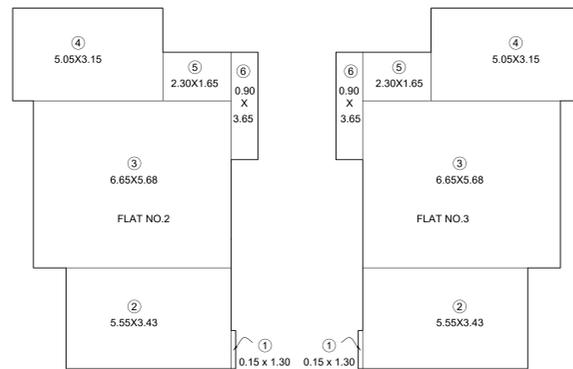


**CARPET AREA CALCULATION**  
FOR 6TH FLOOR FLAT NO. 1 & 4  
FOR 5TH FLOOR FLAT NO. 1

ADDITION			
1	0.15	X	1.30 X 1NO = 0.19 SQ.MT.
2	5.55	X	7.95 X 1NO = 44.12 SQ.MT.
3	2.22	X	4.52 X 1NO = 10.03 SQ.MT.
4	5.42	X	4.21 X 1NO = 22.82 SQ.MT.
5	3.35	X	4.10 X 1NO = 13.74 SQ.MT.
6	3.05	X	1.20 X 1NO = 3.66 SQ.MT.
<b>TOTAL ADDITION = 94.56 SQ.MT.</b>			

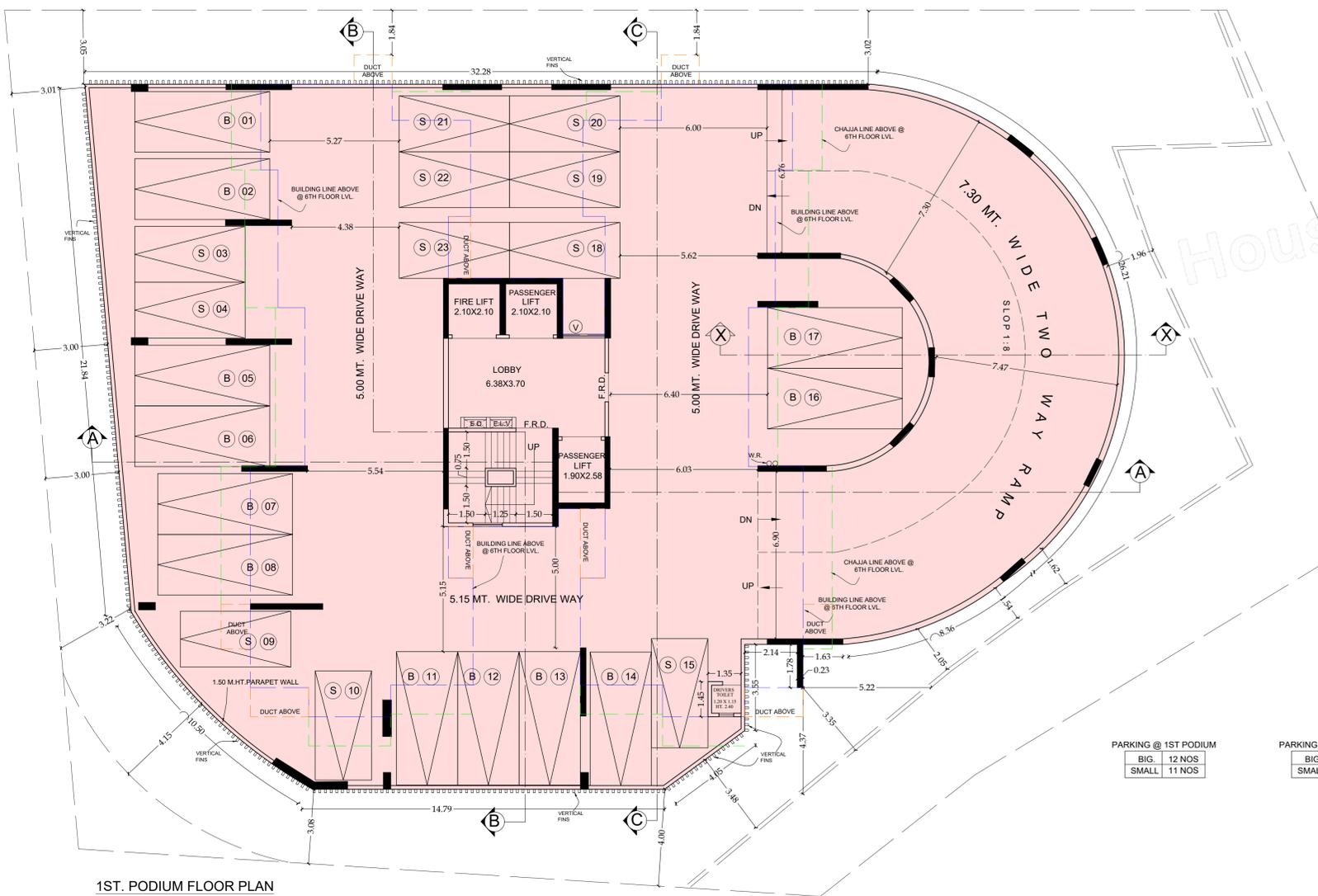
**CARPET AREA CALCULATION**  
FOR 6TH FLOOR FLAT NO. 2 & 3  
FOR 5TH FLOOR FLAT NO. 2

ADDITION			
1	0.15	X	1.30 X 1NO = 0.19 SQ.MT.
2	5.55	X	3.43 X 1NO = 19.04 SQ.MT.
3	6.65	X	5.68 X 1NO = 37.77 SQ.MT.
4	5.05	X	3.15 X 1NO = 15.91 SQ.MT.
5	2.30	X	1.65 X 1NO = 3.80 SQ.MT.
6	0.90	X	3.65 X 1NO = 3.29 SQ.MT.
<b>TOTAL ADDITION = 80.00 SQ.MT.</b>			



CARPET AREA DIAGRAM FOR 6TH FLOOR FLAT NO. 2 & 3  
5TH FLOOR FLAT NO. 2  
(SCALE 1:100)

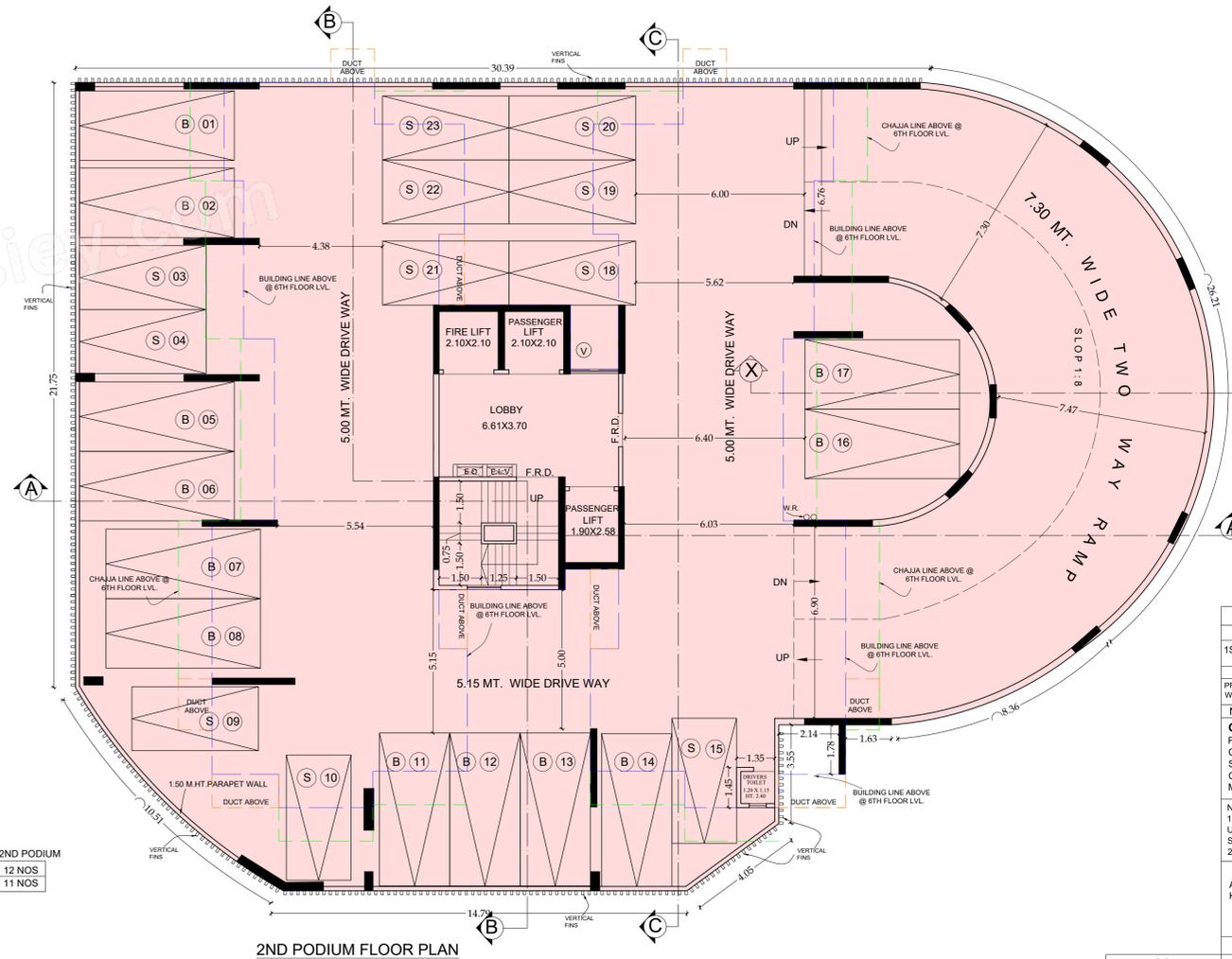
CARPET AREA DIAGRAM FOR 6TH FLOOR FLAT NO. 1 & 4  
5TH FLOOR FLAT NO. 1  
(SCALE 1:100)



PARKING @ 1ST PODIUM  
BIG. 12 NOS  
SMALL 11 NOS

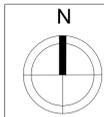
PARKING @ 2ND PODIUM  
BIG. 12 NOS  
SMALL 11 NOS

1ST. PODIUM FLOOR PLAN  
SCALE 1 : 100

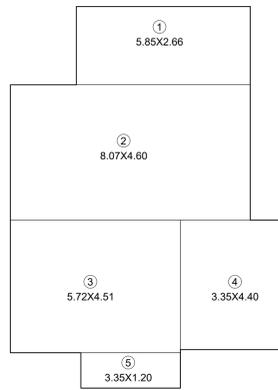


2ND PODIUM FLOOR PLAN  
SCALE 1 : 100

FORM - II		
CONTENTS OF SHEET		
1ST & 2ND PODIUM FLOOR PLAN , FLATS CARPET AREA CALCULATION.		
DESCRIPTION OF PROPERTY		
PROPOSED REDEVELOPMENT OF BUILDING ON LAND BEARING C.T.S. NO. 374/B/17/1 OF VILLAGE EK SAR IN 'R/C' WARD, SITUATED AT CHIKUWADI, BORIVALI (W), MUMBAI - 400092		
NAME, ADDRESS & SIGN. OF OWNER		
GOPALKRISHNA P. SHETTY PARTNER OF M/S. NEO SMILE DEVELOPERS C.A. TO DARSHAN TOWER C.H.S.L., SHOP NO. 1 & 2, SATYADEEP C.H.S. LTD., CHIKUWADI BORIVALI (WEST), MUMBAI - 400092		GOPALKRISHNA P. SHETTY HNA PANDU SHETTY
NOTE : 1) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1888 UNDER NO. P-17945/2023/(374/B/17/1)/R/C Ward/Eksar (RC) SIGNED ON EVEN DATE. 2) THIS PLANS ARE DIGITALLY SIGNED, DOES NOT REQUIRE PHYSICAL SIGNATURE.		
Ashvini Kishor Sonar	Swapnil Bhagawat Patil	HANUMANT SADASHIVRAO BURE
S.E. (B.P.)-7	A.E. (B.P.)-II	E.E. (B.P.)-I
NAME, ADDRESS & SIGNATURE OF ARCHITECT.		
<b>HARISH GANDHI</b> BUILDING CONSULTANTS LLP HARISH D. GANDHI 802, 765 FLY EDGE, NEXT TO KOKA KENOSA FLY OVER, S.V. ROAD, BORIVALI (W), MUMBAI - 92, Phone No.: 022 - 28984418 Email: info@hgdg.co.in		



Harish Dolatrai Gandhi  
Digitally signed by Harish Dolatrai Gandhi  
DN: cn=Harish Dolatrai Gandhi, o=Harish Dolatrai Gandhi, email=info@hgdg.co.in, c=IN  
Date: 2024.01.25 12:29:48 +05'30'



AREA DIAGRAM FOR SOCIETY OFF. @ 4TH AMENITY FLOOR SCALE: 1:100

**BUILT UP AREA CALCULATION FOR SOCIETY OFFICE**

ADDITION

1	5.35	X	3.53	X	1NO	=	18.89	SQ.MT.
2	0.45	X	2.03	X	1NO	=	0.91	SQ.MT.
<b>TOTAL ADDITION</b>							<b>=</b>	<b>19.80</b>

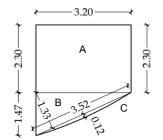
MAXIMUM PERMISSIBLE AREA = 20.00 SQ.MT.

AREA DIAGRAM FOR FITNESS CEN. @ 4TH AMENITY FLOOR SCALE: 1:100

**BUILT UP AREA CALCULATION FOR FITNESS CEN.**

ADDITION

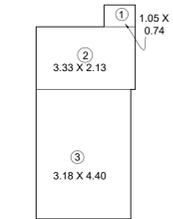
1	5.85	X	2.66	X	1NO	=	15.56	SQ.MT.
2	8.07	X	4.60	X	1NO	=	37.12	SQ.MT.
3	5.72	X	4.51	X	1NO	=	25.80	SQ.MT.
4	3.35	X	4.40	X	1NO	=	14.74	SQ.MT.
5	3.35	X	1.20	X	1NO	=	4.02	SQ.MT.
<b>TOTAL ADDITION</b>							<b>=</b>	<b>97.24</b>



AREA DIAGRAM FOR METER ROOM @ GR. FLOOR SCALE: 1:100

**BUILT UP AREA CALCULATION FOR GR. FLOOR (METER ROOM)**

A	3.20	X	2.30	X	1.00	=	7.36	SQ.MT.
B	3.52	X	1.33	X	0.50	=	2.34	SQ.MT.
C	3.52	X	0.12	X	0.66	=	0.28	SQ.MT.
<b>TOTAL ADDITION</b>							<b>=</b>	<b>9.98</b>

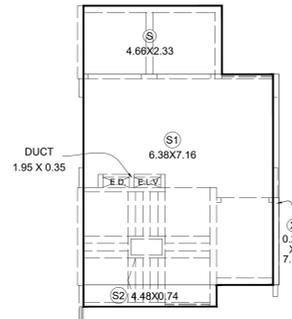


REFUGE AREA DIAGRAM FOR 6TH FLOOR (SCALE 1:100)

**REFUGE AREA CALCULATION AT MIDLANDING 6TH FLOOR**

ADDITION

1	1.05	X	0.74	X	1NO	=	0.78	SQ.MT.
2	3.33	X	2.13	X	1NO	=	7.09	SQ.MT.
3	3.18	X	4.90	X	1NO	=	13.99	SQ.MT.
<b>TOTAL ADDITION</b>							<b>=</b>	<b>21.86</b>



STAIRCASE LIFT LOBBY AREA DIAGRAM FOR 5TH & 6TH FLOOR (SCALE 1:100)

**STAIRCASE ,LIFT,LOBBY AREA CALCULATION FOR 6TH FLOOR**

ADDITION

S	4.66	X	2.33	X	1NO	=	10.86	SQ.MT.
S1	6.38	X	7.16	X	1NO	=	45.68	SQ.MT.
S2	4.48	X	0.74	X	1NO	=	3.31	SQ.MT.
<b>TOTAL ADDITION</b>							<b>=</b>	<b>59.85</b>

DEDUCTION

DUCT	1.95	X	0.35	X	1NO	=	0.68	SQ.MT.
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**TOTAL ST.CASE , LIFT (6TH FLOOR) = 59.17 SQ.MT.**

**FOR 5TH FLOOR**

ADDITION

X	0.20	X	7.16	X	1NO	=	1.43	SQ.MT.
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**TOTAL 5TH FLOOR STAIRCASE AREA = 61.28 SQ.MT.**

DEDUCTION

DUCT	1.95	X	0.35	X	1NO	=	0.68	SQ.MT.
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**TOTAL ST.CASE , LIFT (5TH FLOOR) = 60.60 SQ.MT.**

**STAIRCASE ,LIFT,LOBBY AREA CALCULATION FOR GR. FLOOR**

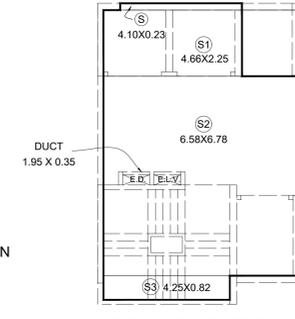
ADDITION

S	4.10	X	0.23	X	1NO	=	0.94	SQ.MT.
S1	4.66	X	2.25	X	1NO	=	10.49	SQ.MT.
S2	6.58	X	6.78	X	1NO	=	44.61	SQ.MT.
S3	4.25	X	0.82	X	1NO	=	3.49	SQ.MT.
<b>TOTAL ADDITION</b>							<b>=</b>	<b>59.53</b>

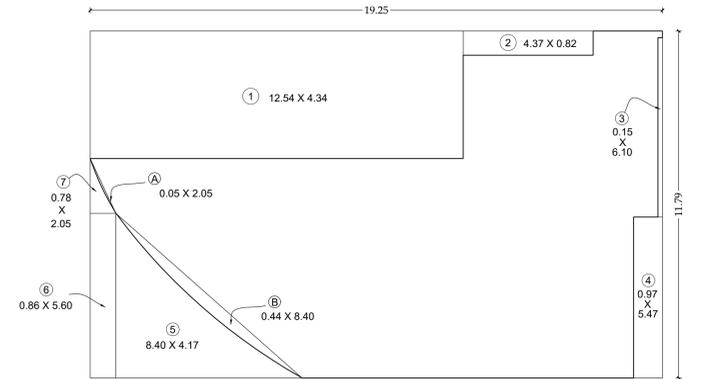
DEDUCTION

DUCT	1.95	X	0.35	X	1NO	=	0.68	SQ.MT.
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**TOTAL ST.CASE , LIFT (GROUND) = 58.85 SQ.MT.**



STAIRCASE LIFT LOBBY AREA DIAGRAM FOR GR. FLOOR (SCALE 1:100)



SHOP NO. 5 BUA LINE DIAGRAM (SCALE 1:100)

**SHOP NO 5 BUILT UP AREA**

GROUND FLOOR							
19.25	X	11.79	X	1.00	=	226.96	
A	0.05	X	2.05	X	0.66	=	0.07
B	0.44	X	8.40	X	0.66	=	2.44
<b>TOTAL AREA</b>		<b>=</b>	<b>229.46</b>				

DEDUCTION

1	12.54	X	4.34	X	1.00	=	54.34
2	4.37	X	0.82	X	1.00	=	3.58
3	0.15	X	6.10	X	1.00	=	0.92
4	0.97	X	5.47	X	1.00	=	5.30
5	8.40	X	4.17	X	0.50	=	17.49
6	0.86	X	5.60	X	1.00	=	4.82
7	0.78	X	2.05	X	0.50	=	0.80
<b>TOTAL AREA</b>		<b>=</b>	<b>87.25</b>				
<b>SHOP NO 5 AREA</b>		<b>=</b>	<b>142.22</b>				

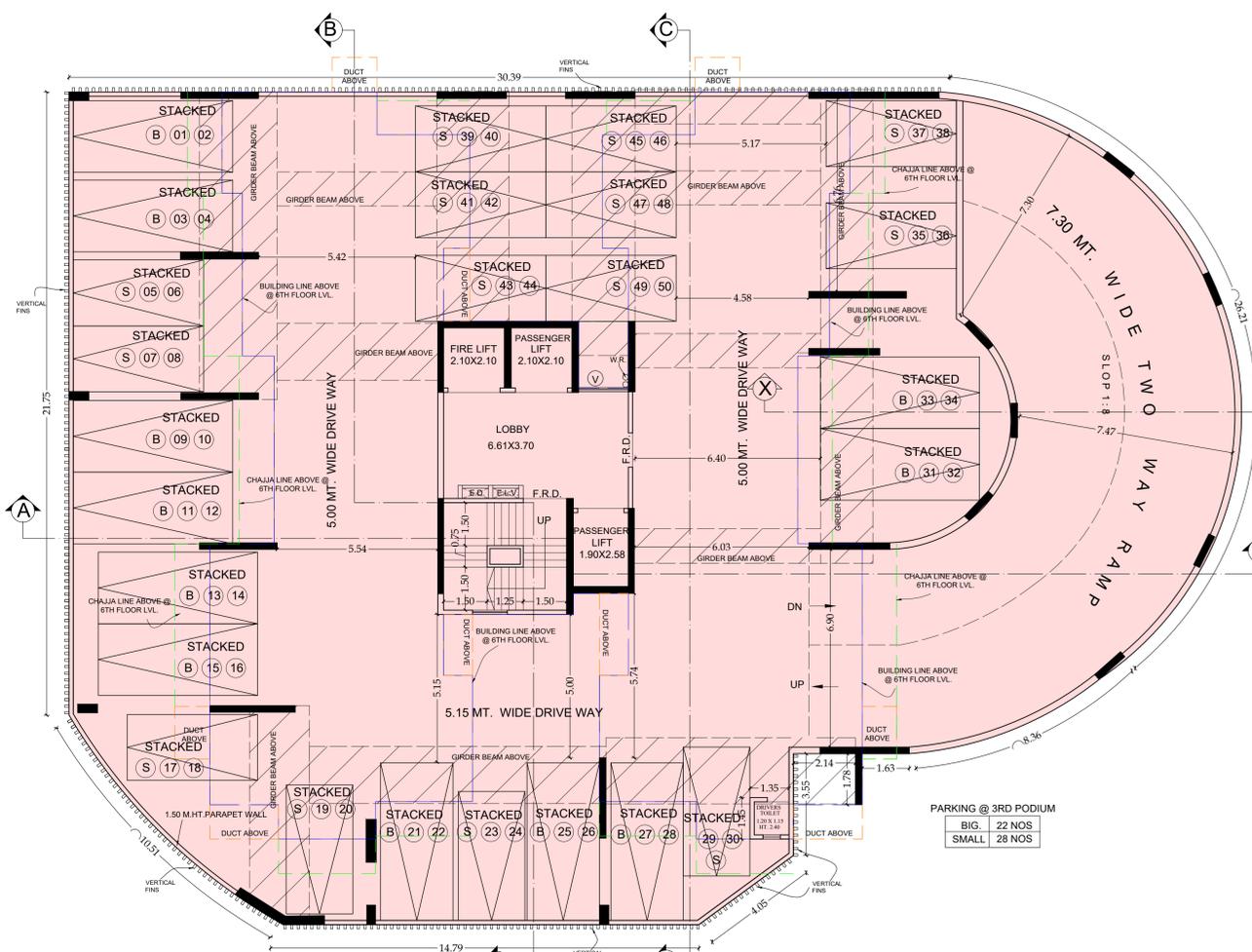
**REQUIREMENT**  
W.C./URNAL REQD. 1/25 PERSONS FOR MALE.  
W.C. REQD. 1/15 PERSONS FOR FEMALE.

**SANITATION STATEMENT**

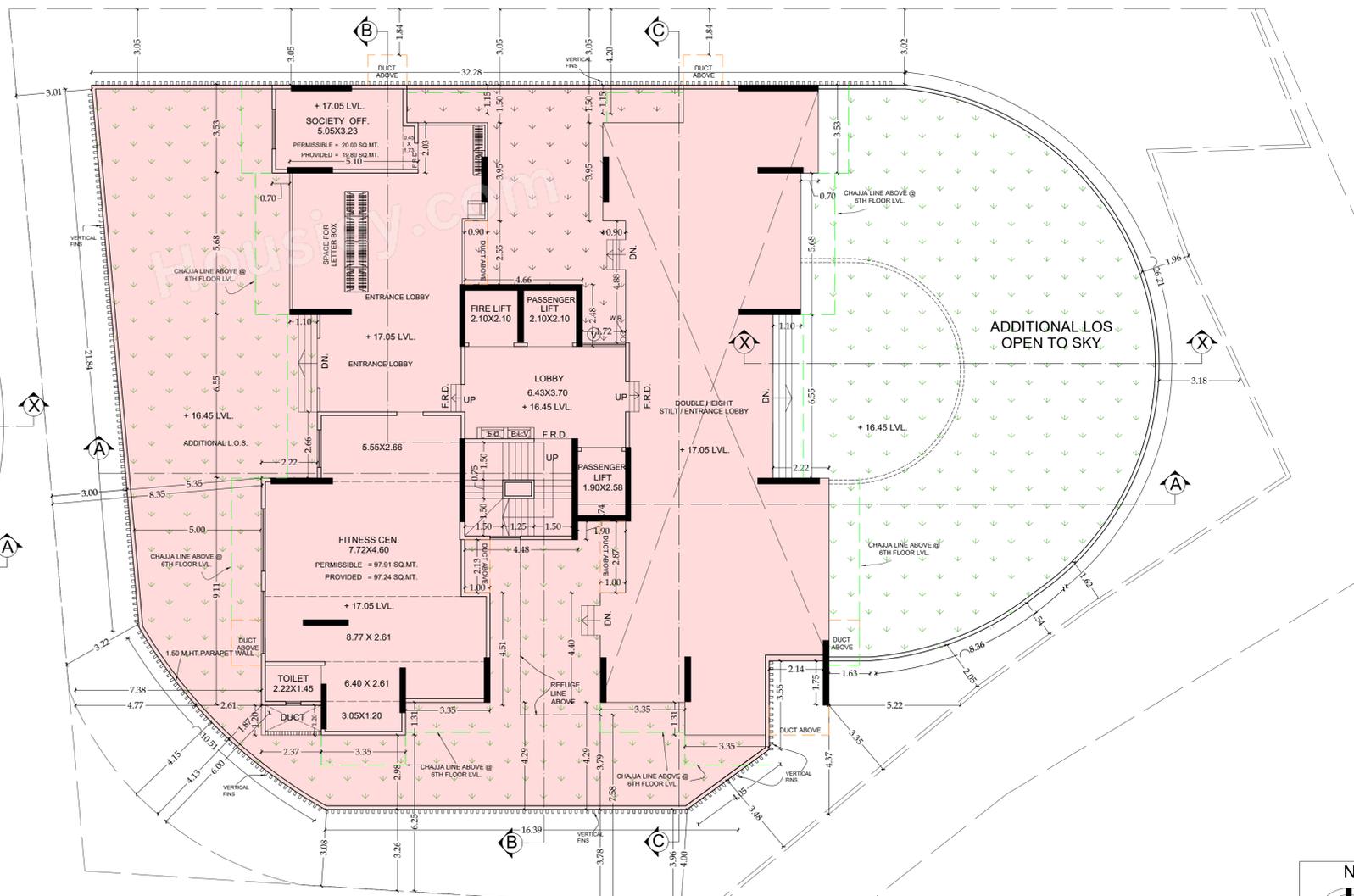
FLOOR	NO. OF PERSONS	TOILET REQD.	TOILET PROVIDED.
GR. FLR.	MALE 1/25 PERSON	23	0.92
SHOP	FEMALE 1/15 PERSON	24	1.60
			2.00

AREA OF GR. FL (SHOP NO 5) 142.22 SQ.MT.  
NO OF PERSONS 142.22 X 33.30 / 100 47.36 SAY 47 NOS.

FLOOR	NO. OF PERSONS	TOILET REQD.	TOILET PROVIDED.
GR. FLR.	MALE 1/25 PERSON	23	0.92
SHOP	FEMALE 1/15 PERSON	24	1.60
			2.00



3RD PODIUM FLOOR PLAN SCALE 1:100



4TH AMENITY FLOOR PLAN SCALE 1:100

**FORM - II**

**CONTENTS OF SHEET**  
3RD PODIUM FLOOR PLAN, FITNESS CENTER AREA CALCULATION, LINE DIAGRAM & CALCULATION, SOCIETY OFF. AREA CALCULATION, METER ROOM AREA CALCULATION, REFUGE & STAIRCASE AREA CALCULATIONS

**DESCRIPTION OF PROPERTY**  
PROPOSED REDEVELOPMENT OF BUILDING ON LAND BEARING C.T.S. NO. 374B/17/1 OF VILLAGE EK SAR IN 'R/C' WARD, SITUATED AT CHIKHWADI, BORIVALI (W), MUMBAI - 400092

**NAME, ADDRESS & SIGN. OF OWNER**  
GOPALKRISHNA P. SHETTY  
PARTNER OF M/S. NEO SMILE DEVELOPERS  
C.A. TO DARSHAN TOWER C.H.S.L.,  
SHOP NO. 1 & 2, SATYADEEP C.H.S. LTD.,  
CHIKHWADI BORIVALI (WEST),  
MUMBAI - 400092

**GOPALKRISHNA P. SHETTY**  
HNA PANDU SHETTY

**NOTE :**  
1) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1888 UNDER NO. P-17945/2023/(374/B/17/1)/R/C Ward/Eksar (RC) SIGNED ON EVEN DATE.  
2) THIS PLANS ARE DIGITALLY SIGNED, DOES NOT REQUIRE PHYSICAL SIGNATURE.

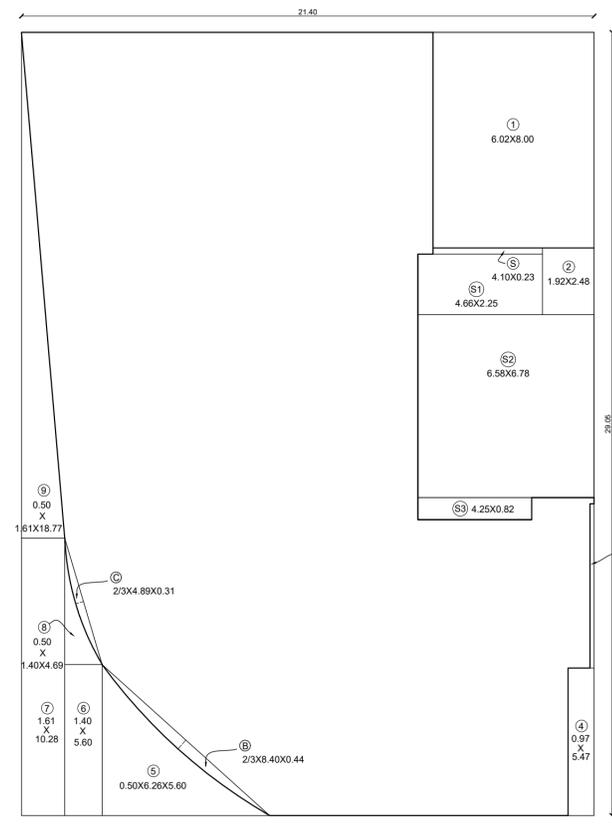
Ashvini Kishor Sonar	Swagnil Bhagawat Patil	HANUMANT SADASHIVRAO BURE
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S.E. (B.P.) R-7      A.E. (B.P.) R-II      E.E. (B.P.) R-I

**NAME, ADDRESS & SIGNATURE OF ARCHITECT.**

**HARISH GANDHI BUILDING CONSULTANTS LLP**  
HARISH D. GANDHI  
802, 765 FLY EDGE,  
NEXT TO KOKA KENOSA FLY OVER,  
S.V. ROAD, BORIVALI (W), MUMBAI - 92.  
Phone No.: 022 - 28984418  
Email: info@hgbc.co.in

**Harish Dolatrai Gandhi**



**BUILT UP AREA CALCULATION**

FOR GROUND FLOOR

A	21.40 X 29.05 X 1NO	= 621.67 SQ.MT.
B	2/3 X 8.40 X 0.44	= 2.46 SQ.MT.
C	2/3 X 4.89 X 0.31	= 1.01 SQ.MT.
<b>TOTAL ADDITION</b>		<b>= 625.14 SQ.MT.</b>

DEDUCTIONS

1	6.02 X 8.00 X 1NO	= 48.16 SQ.MT.
2	1.92 X 2.48 X 1NO	= 4.76 SQ.MT.
3	0.15 X 6.10 X 1NO	= 0.91 SQ.MT.
4	0.97 X 5.47 X 1NO	= 5.31 SQ.MT.
5	0.50 X 6.26 X 5.60	= 17.53 SQ.MT.
6	1.40 X 5.60 X 1NO	= 7.84 SQ.MT.
7	1.61 X 10.28 X 1NO	= 16.56 SQ.MT.
8	0.50 X 1.40 X 4.69	= 3.29 SQ.MT.
9	0.50 X 1.61 X 18.77	= 15.11 SQ.MT.
S	4.10 X 0.23 X 1NO	= 0.94 SQ.MT.
S1	4.66 X 2.25 X 1NO	= 10.49 SQ.MT.
S2	6.58 X 6.78 X 1NO	= 44.61 SQ.MT.
S3	4.25 X 0.82 X 1NO	= 3.49 SQ.MT.
<b>TOTAL DEDUCTION</b>		<b>= 179.00 SQ.MT.</b>

TOTAL B.U. AREA ON FLOOR = 446.14 SQ.MT.

FOR GROUND FLOOR STAIRCASE COUNTED IN FSI

GROUND FLOOR STAIRCASE AREA	= 58.85 SQ.MT.
NOW GR. FLOOR BUA WITH STAIRCASE (446.14 + 58.85)	= 504.99 SQ.MT.

**BUILT UP AREA CALCULATION**

FOR 5TH FLOOR

A	14.65 X 26.07 X 1NO	= 381.93 SQ.MT.
<b>TOTAL ADDITION</b>		<b>= 381.93 SQ.MT.</b>

DEDUCTIONS

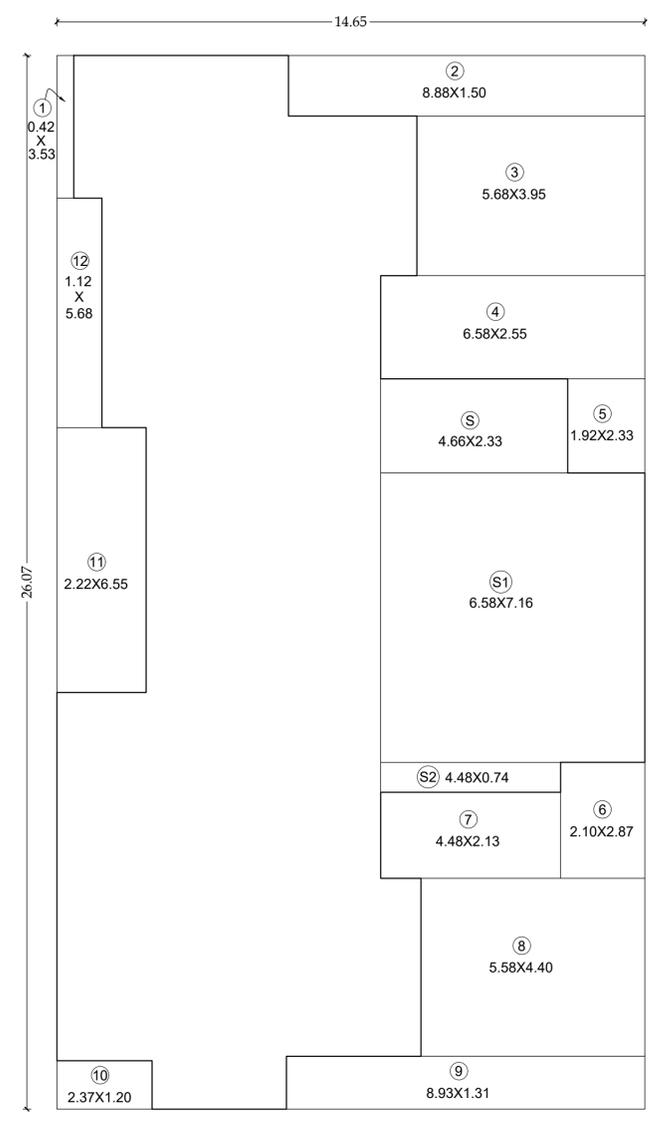
1	0.42 X 3.53 X 1NO	= 1.48 SQ.MT.
2	8.88 X 1.50 X 1NO	= 13.32 SQ.MT.
3	5.68 X 3.95 X 1NO	= 22.44 SQ.MT.
4	6.58 X 2.55 X 1NO	= 16.78 SQ.MT.
5	1.92 X 2.33 X 1NO	= 4.47 SQ.MT.
6	2.10 X 2.87 X 1NO	= 6.03 SQ.MT.
7	4.48 X 2.13 X 1NO	= 9.54 SQ.MT.
8	5.58 X 4.40 X 1NO	= 24.55 SQ.MT.
9	8.93 X 1.31 X 1NO	= 11.70 SQ.MT.
10	2.37 X 1.20 X 1NO	= 2.84 SQ.MT.
11	2.22 X 6.55 X 1NO	= 14.54 SQ.MT.
12	1.12 X 5.68 X 1NO	= 6.36 SQ.MT.
S	4.66 X 2.33 X 1NO	= 10.86 SQ.MT.
S1	6.58 X 7.16 X 1NO	= 47.11 SQ.MT.
S2	4.48 X 0.74 X 1NO	= 3.32 SQ.MT.
<b>TOTAL DEDUCTION</b>		<b>= 195.34 SQ.MT.</b>

TOTAL B.U. AREA ON FLOOR = 186.59 SQ.MT.

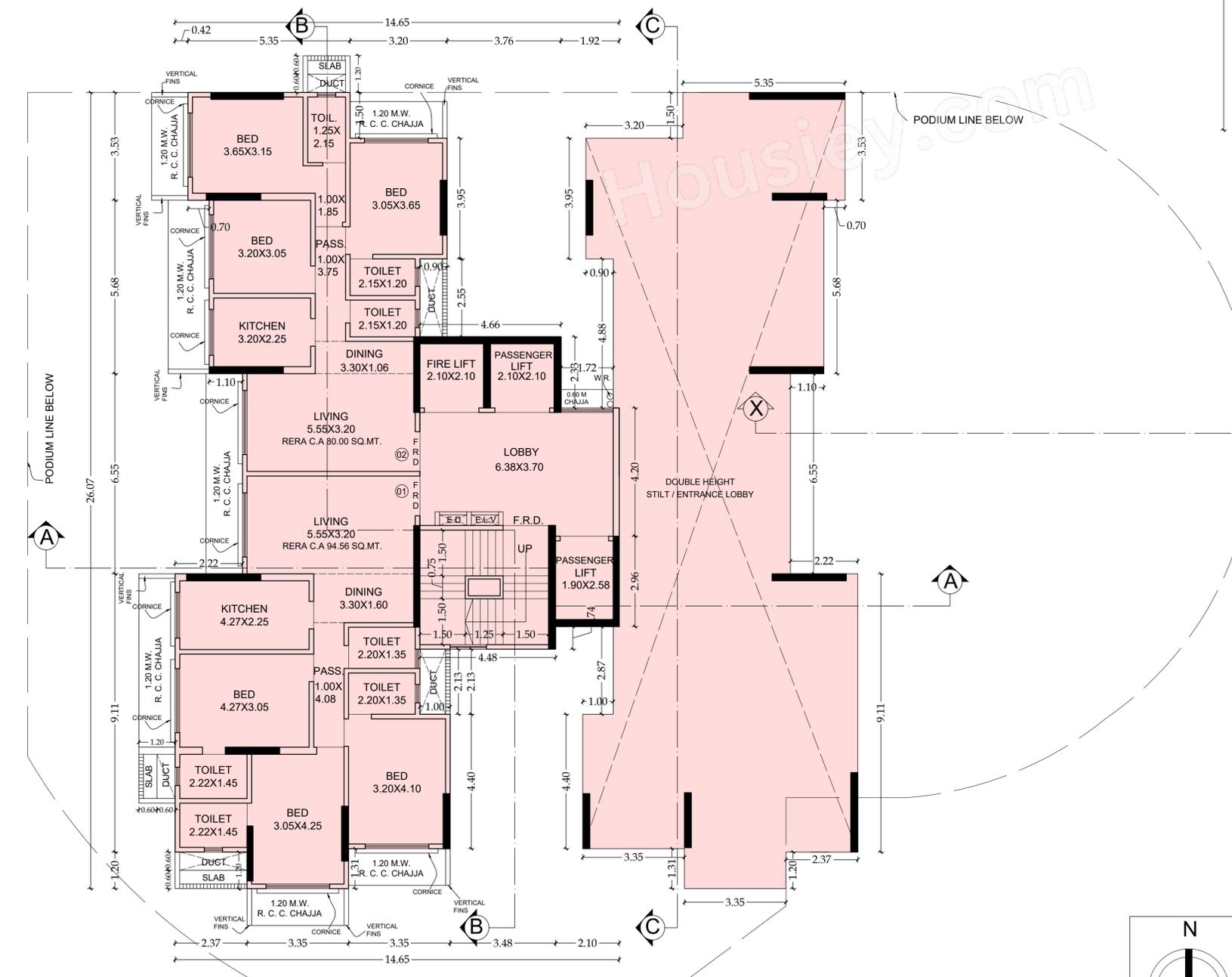
FOR 5TH FLOOR STAIRCASE COUNTED IN FSI

5TH FLOOR STAIRCASE AREA	= 60.60 SQ.MT.
NOW 5TH FLOOR BUA WITH STAIRCASE (186.59 + 60.60)	= 247.19 SQ.MT.

AREA DIAGRAM FOR GROUND FLOOR  
SCALE - 1 : 150

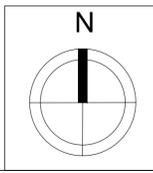


AREA DIAGRAM FOR 5TH FLOOR  
SCALE - 1 : 100



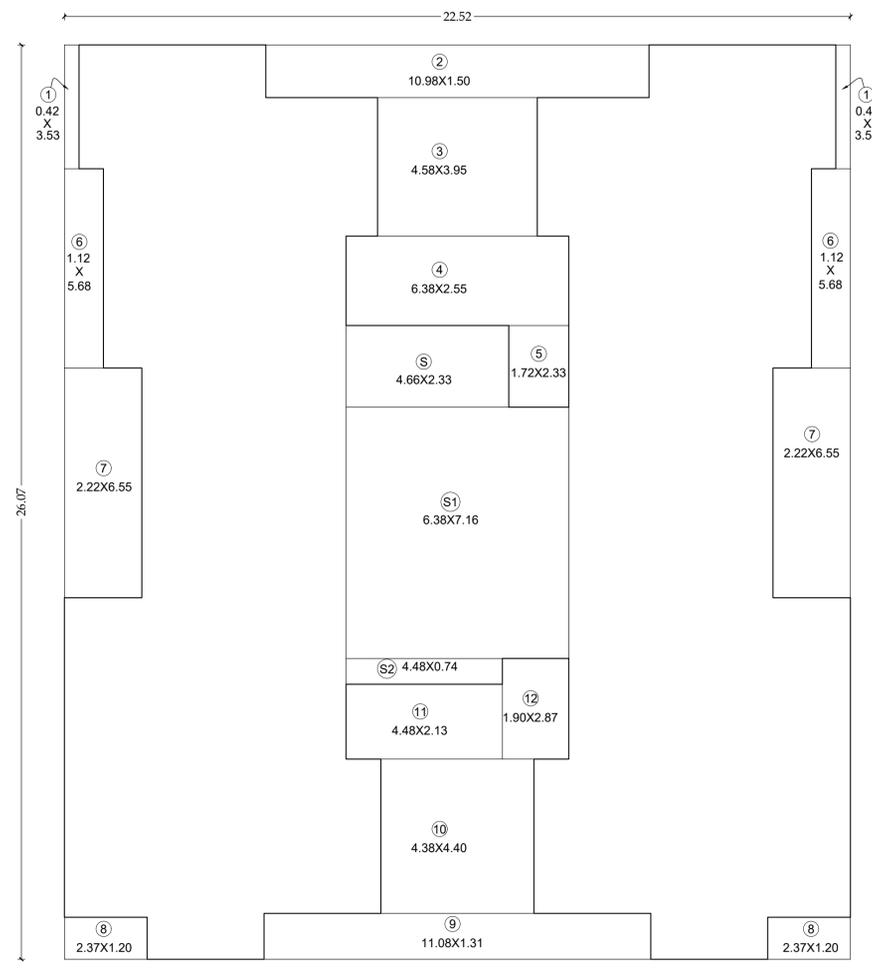
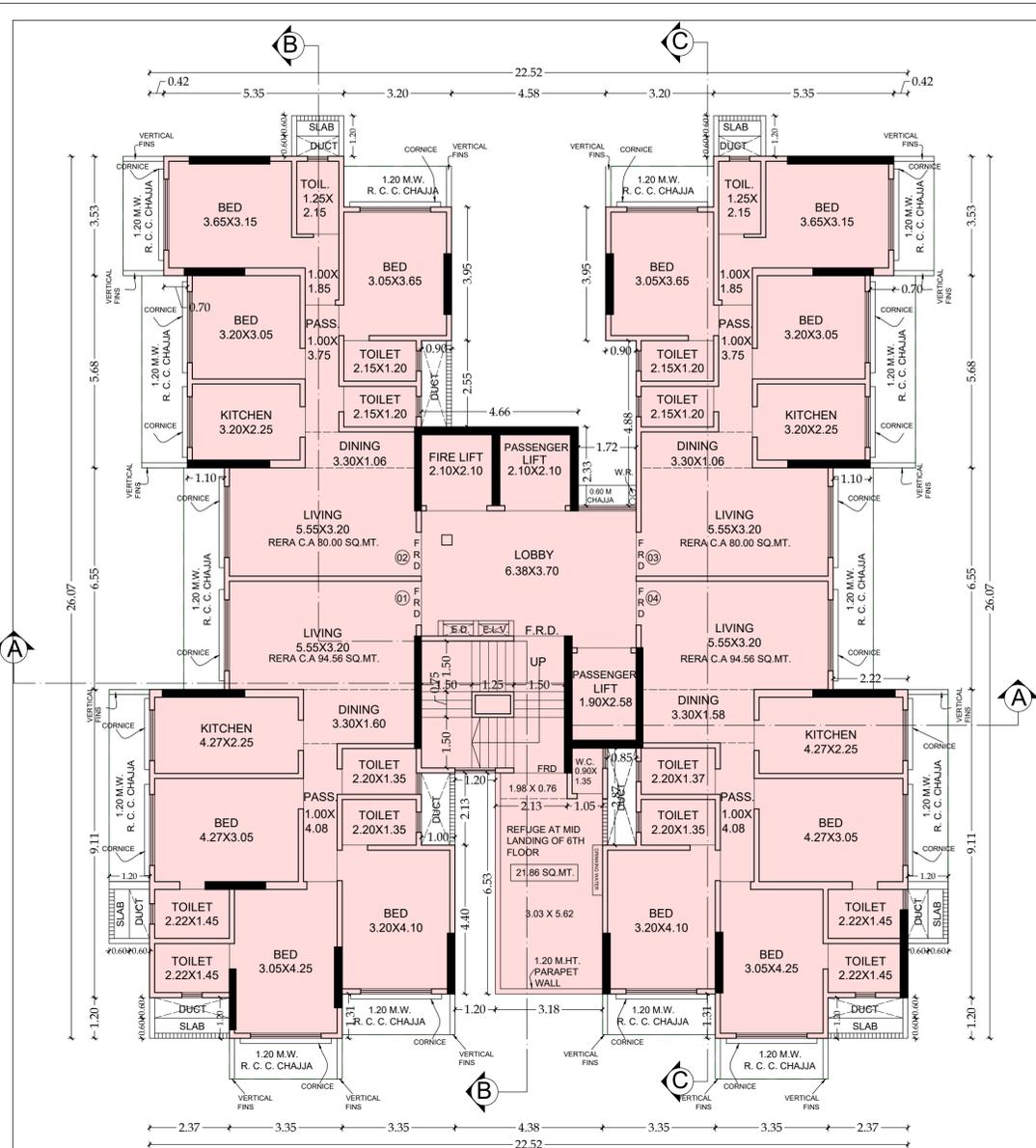
5TH FLOOR PLAN  
SCALE 1 : 100

FORM - II	
CONTENTS OF SHEET	
5TH FLOOR PLAN & LINE DIAGRAM & CALCULATION, GROUND LINE DIAGRAM & CALCULATION	
DESCRIPTION OF PROPERTY	
PROPOSED REDEVELOPMENT OF BUILDING ON LAND BEARING C.T.S. NO. 374/B/17/1 OF VILLAGE EK SAR IN 'R/C' WARD, SITUATED AT CHIKUWADI, BORIVALI (W), MUMBAI - 400092	
NAME, ADDRESS & SIGN. OF OWNER	
GOPALKRISHNA P. SHETTY PARTNER OF M/S. NEO SMILE DEVELOPERS C.A. TO DARSHAN TOWER C.H.S.L., SHOP NO. 1 & 2, SATYADEEP C.H.S. LTD., CHIKUWADI BORIVALI (WEST), MUMBAI - 400092	GOPALKRISHNA P. SHETTY HNA PANDU SHETTY
NOTE : 1) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1888 UNDER NO. P-17945/2023/(374/B/17/1)/R/C Ward/Eksar (RC) SIGNED ON EVEN DATE. 2) THIS PLANS ARE DIGITALLY SIGNED, DOES NOT REQUIRE PHYSICAL SIGNATURE.	
Ashvini Kishor Sonar S.E. (B.P.) R-7	Swapnil Bhagawat Patil A.E. (B.P.) R-II
NAME, ADDRESS & SIGNATURE OF ARCHITECT.	
HARISH GANDHI BUILDING CONSULTANTS LLP HARISH D. GANDHI 802, 765 FLY EDGE, NEXT TO KORA KENDRA FLY OVER, S.V. ROAD, BORIVALI (W), MUMBAI - 92, Phone No.: 022 - 28984418 Email: info@hgbc.co.in	



**HARISH GANDHI**  
BUILDING CONSULTANTS LLP  
HARISH D. GANDHI  
802, 765 FLY EDGE,  
NEXT TO KORA KENDRA FLY OVER,  
S.V. ROAD, BORIVALI (W), MUMBAI - 92,  
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Email: info@hgbc.co.in

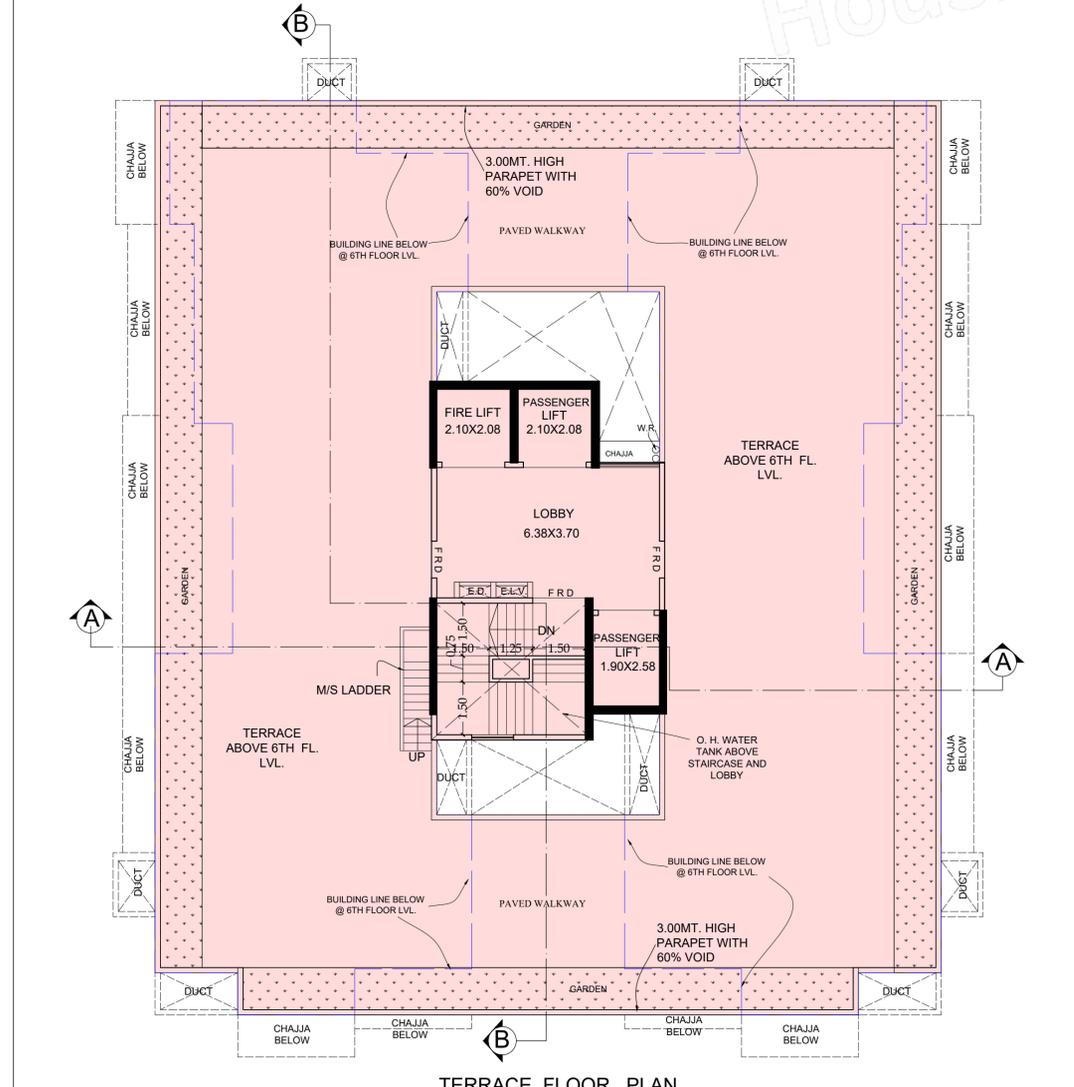
**Harish Dolatra Gandhi**



AREA DIAGRAM FOR 6TH FLOOR  
SCALE - 1 : 100

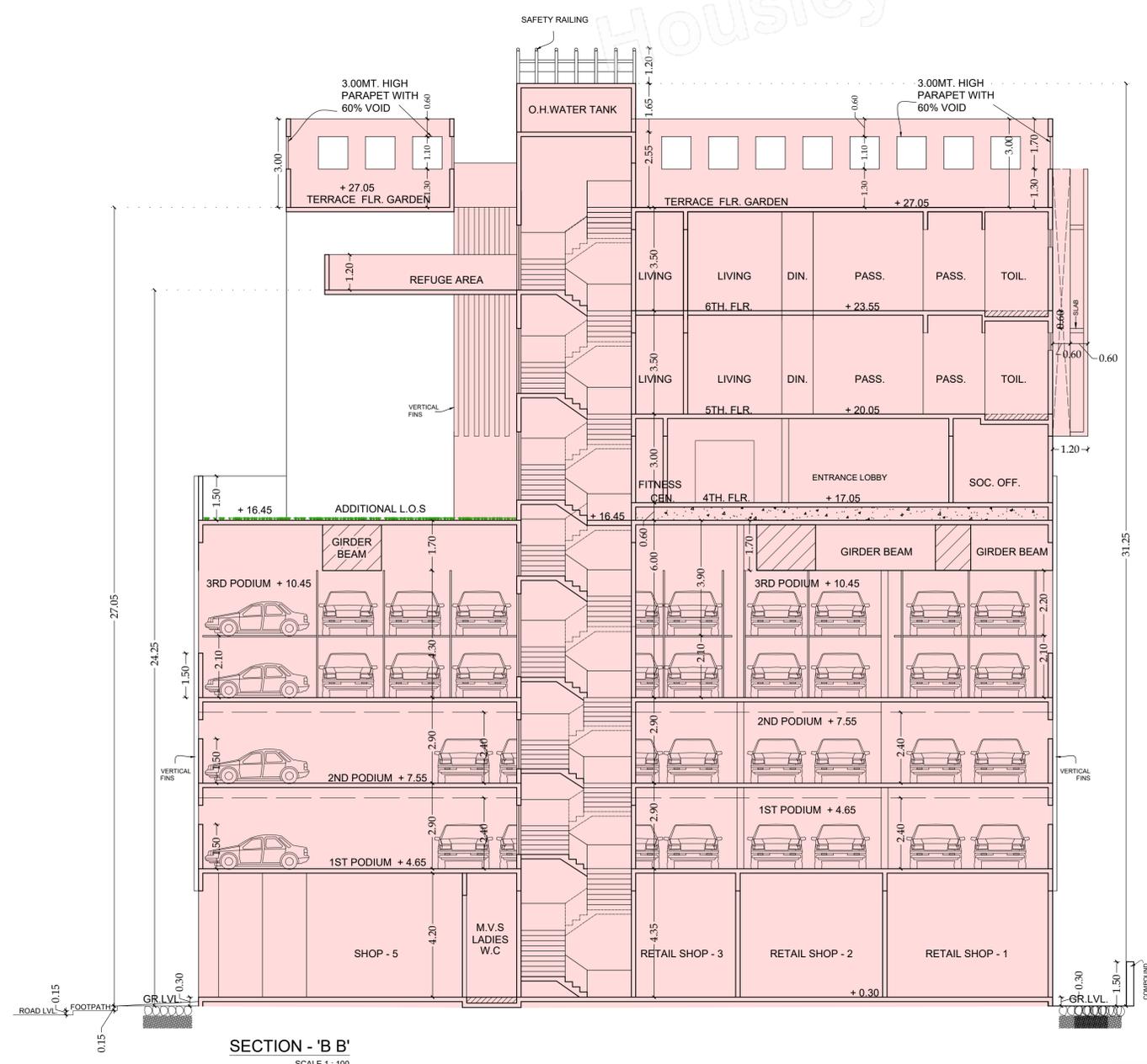
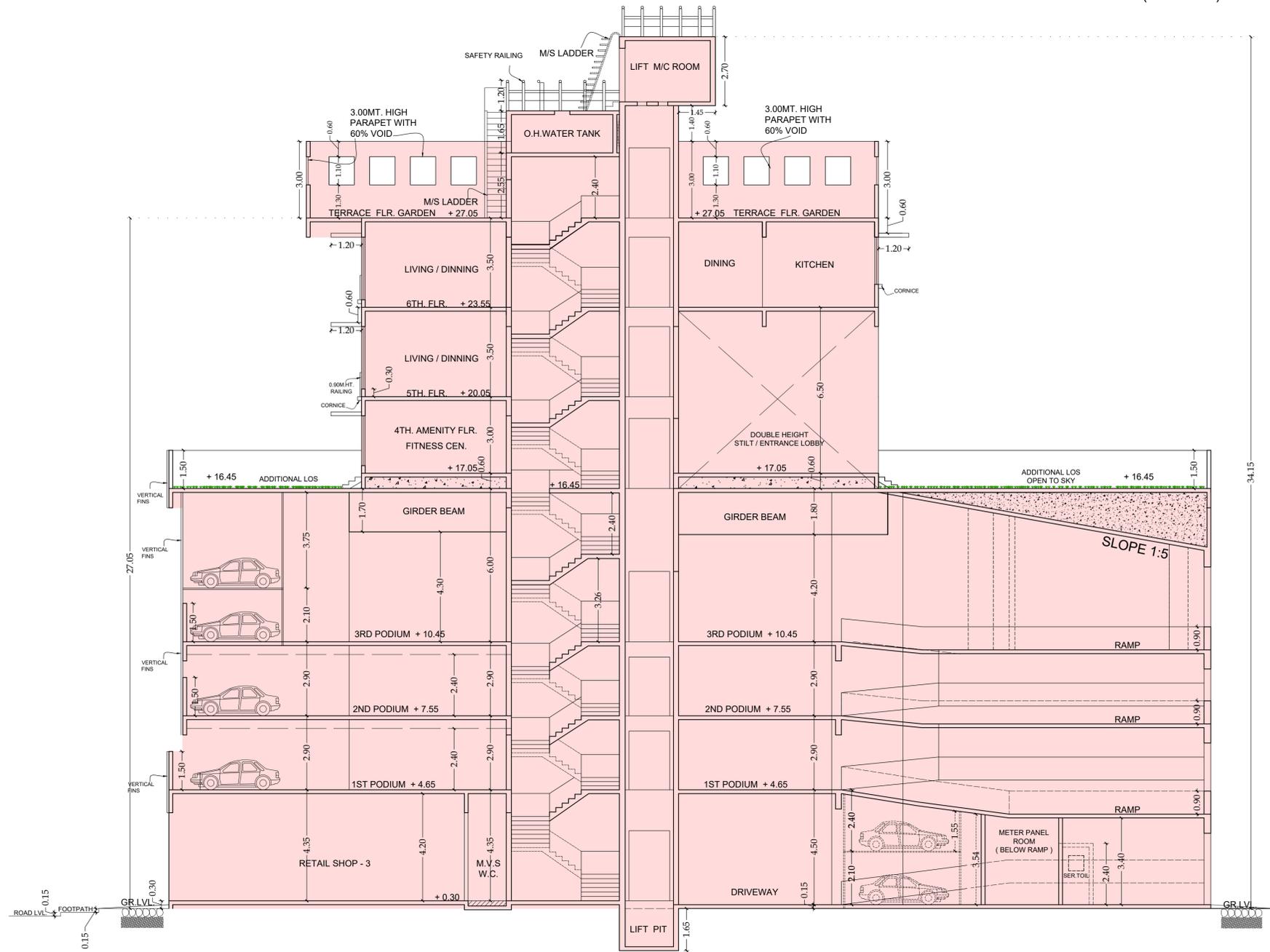
**BUILT UP AREA CALCULATION**

FOR 6TH FLOOR										
A	22.52	X	26.07	X	1 NO	=	587.09	SQ.MT.		
							<b>TOTAL ADDITION</b>	<b>= 587.09</b>	<b>SQ.MT.</b>	
DEDUCTIONS										
1	0.42	X	3.53	X	2 NOS	=	2.96	SQ.MT.		
2	10.98	X	1.50	X	1 NO	=	16.47	SQ.MT.		
3	4.58	X	3.95	X	1 NO	=	18.09	SQ.MT.		
4	6.38	X	2.55	X	1 NO	=	16.27	SQ.MT.		
5	1.72	X	2.33	X	1 NO	=	4.01	SQ.MT.		
6	1.12	X	5.68	X	2 NOS	=	12.72	SQ.MT.		
7	2.22	X	6.55	X	2 NOS	=	29.08	SQ.MT.		
8	2.37	X	1.20	X	2 NOS	=	5.69	SQ.MT.		
9	11.08	X	1.31	X	1 NO	=	14.51	SQ.MT.		
10	4.38	X	4.40	X	1 NO	=	19.27	SQ.MT.		
11	4.48	X	2.13	X	1 NO	=	9.54	SQ.MT.		
12	1.90	X	2.87	X	1 NO	=	5.45	SQ.MT.		
S	4.66	X	2.33	X	1 NO	=	10.86	SQ.MT.		
S1	6.38	X	7.16	X	1 NO	=	45.68	SQ.MT.		
S2	4.48	X	0.74	X	1 NO	=	3.32	SQ.MT.		
							<b>TOTAL DEDUCTION</b>	<b>= 213.92</b>	<b>SQ.MT.</b>	
							<b>TOTAL B.U. AREA ON FLOOR</b>	<b>= 373.17</b>	<b>SQ.MT.</b>	
FOR 6TH FLOOR STAIRCASE COUNTED IN FSI										
							<b>6TH FLOOR STAIRCASE AREA</b>	<b>= 59.17</b>	<b>SQ.MT.</b>	
							<b>NOW 6TH FLOOR BUA WITH STAIRCASE</b>	<b>(373.17 + 59.17)</b>	<b>= 432.34</b>	<b>SQ.MT.</b>

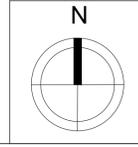


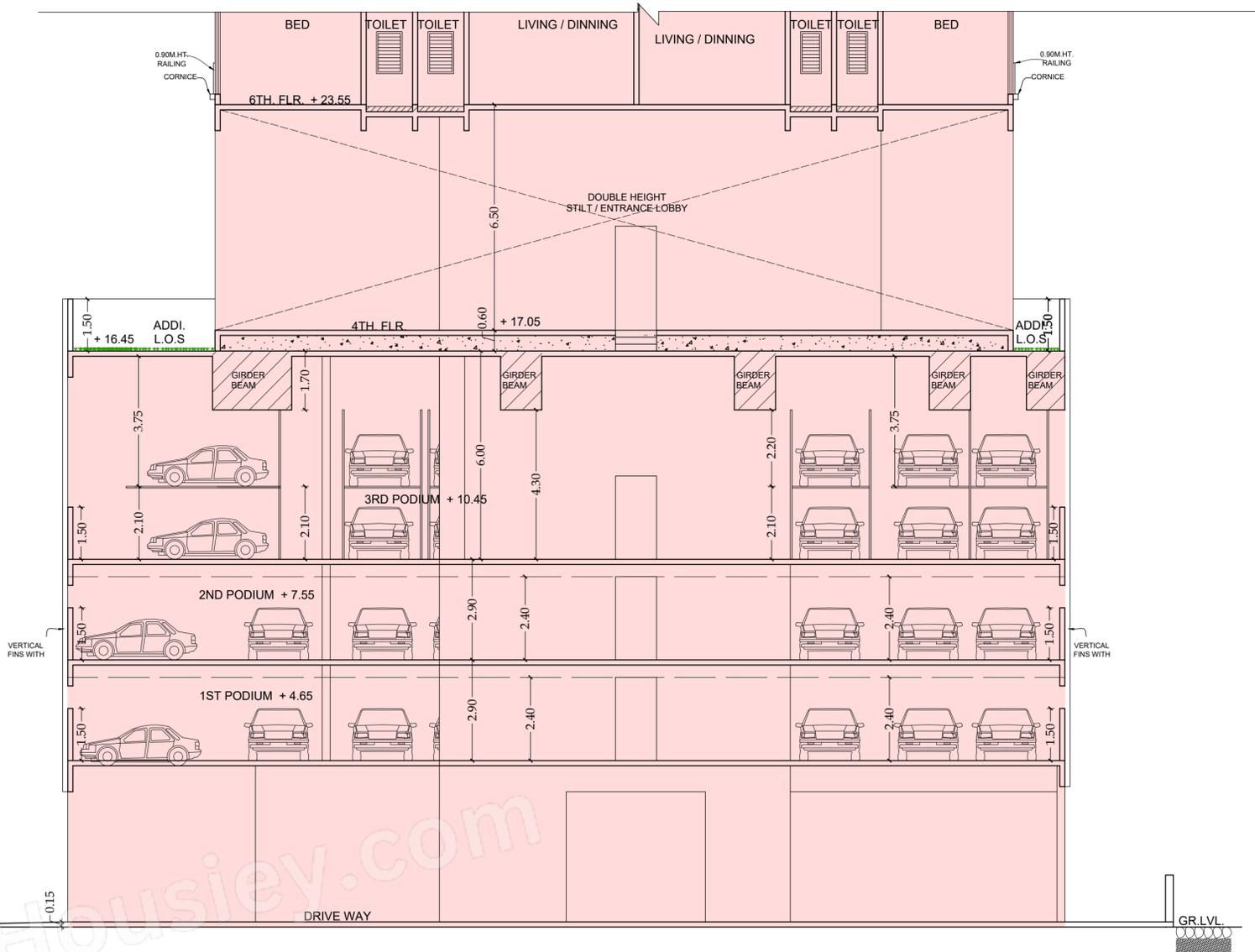
FORM - II	
CONTENTS OF SHEET 6TH FLOOR PLAN & LINE DIAGRAM & CALCULATION, TERRACE FLOOR PLAN	
DESCRIPTION OF PROPERTY PROPOSED REDEVELOPMENT OF BUILDING ON LAND BEARING C.T.S. NO. 374/B/17/1 OF VILLAGE EK SAR IN 'R/C' WARD, SITUATED AT CHIKUWADI, BORIVALI (W), MUMBAI - 400092	
NAME, ADDRESS & SIGN. OF OWNER <b>GOPALKRISHNA P. SHETTY</b> PARTNER OF M/S. NEO SMILE DEVELOPERS C.A. TO DARSHAN TOWER C.H.S.L., SHOP NO. 1 & 2 SATYADEEP C.H.S. LTD., CHIKUWADI BORIVALI (WEST), MUMBAI - 400092	
NOTE : 1) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1888 UNDER NO. P-17945/2023/(374/B/17/1)/R/C Ward/Eksar (RC) SIGNED ON EVEN DATE. 2) THIS PLANS ARE DIGITALLY SIGNED, DOES NOT REQUIRE PHYSICAL SIGNATURE.	
Ashvini Kishor Sonar S.E. (B.P.) R-7	Swapnil Bhagawat Patil A.E. (B.P.) R-II
NAME, ADDRESS & SIGNATURE OF ARCHITECT. <b>HANUMANT SADASHIVRAO BURE</b> Digitally signed by HANUMANT SADASHIVRAO BURE Date: 2024.01.25 17:30:25 +05'30'	

**HARISH GANDHI BUILDING CONSULTANTS LLP**  
Harish Dolatrai Gandhi  
802, 765 FLY EDGE, NEXT TO KORA KENDRA FLY OVER, S.V. ROAD, BORIVALI (W), MUMBAI - 92.  
Phone No.: 022 - 25984418  
Email: info@hgbc.co.in

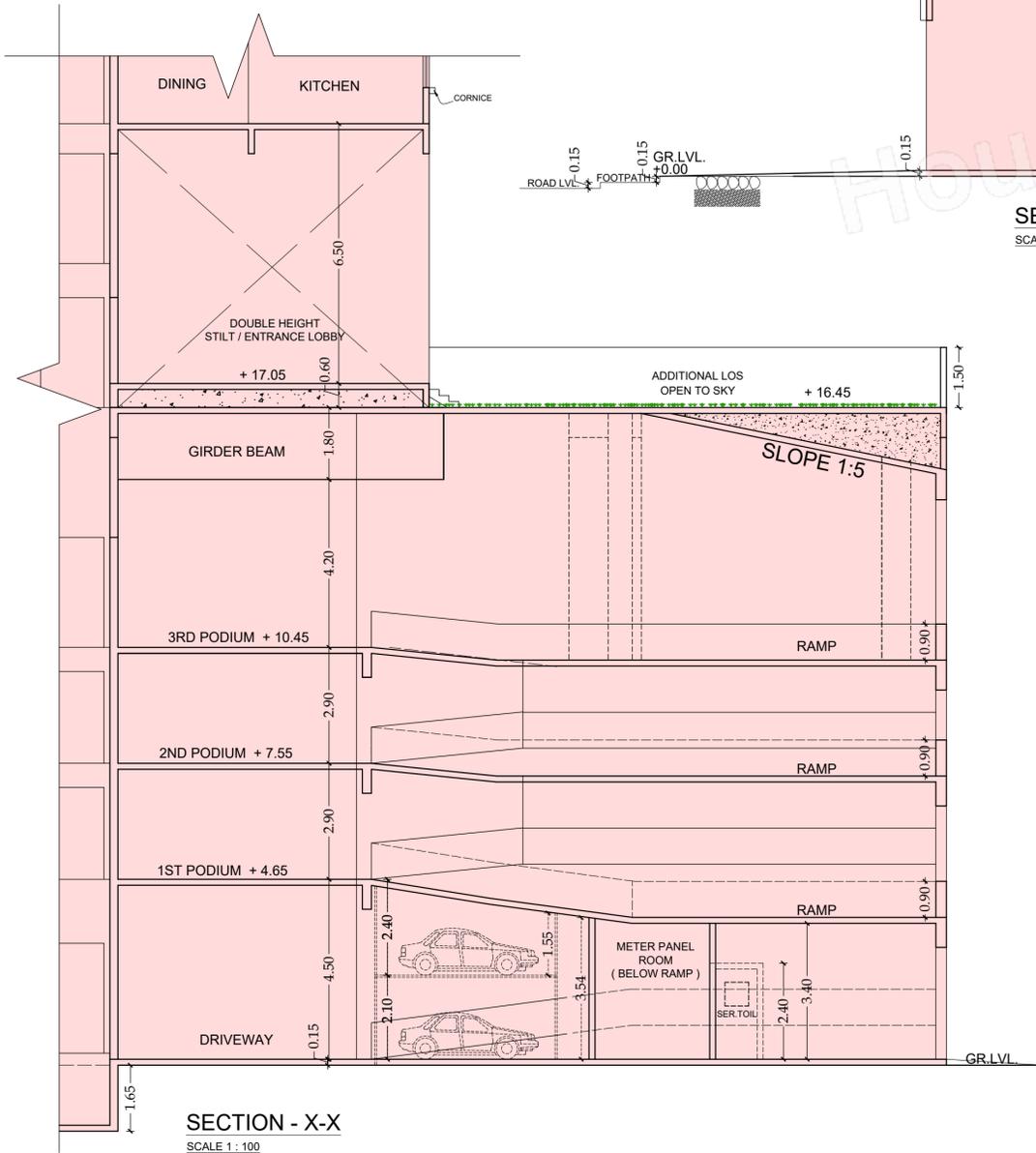


FORM - II		
CONTENTS OF SHEET SECTION A-A & SECTION B-B		
DESCRIPTION OF PROPERTY PROPOSED REDEVELOPMENT OF BUILDING ON LAND BEARING C.T.S. NO. 374/B/17/1 OF VILLAGE EK SAR IN 'R/C' WARD, SITUATED AT CHIKUWADI, BORIVALI (W), MUMBAI - 400092		
NAME, ADDRESS & SIGN. OF OWNER <b>GOPALKRISHNA P. SHETTY</b> PARTNER OF M/S. NEO SMILE DEVELOPERS C.A. TO DARSHAN TOWER C.H.S.L., SHOP NO. 1 & 2, SATYADEEP C.H.S. LTD., CHIKUWADI BORIVALI (WEST), MUMBAI - 400092		
NOTE : 1) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 34B OF MMC ACT 1888 UNDER NO. P-17945/2023/(374/B/17/1)/R/C Ward/Eksar (RC) SIGNED ON EVEN DATE. 2) THESE PLANS ARE DIGITALLY SIGNED, DOES NOT REQUIRE PHYSICAL SIGNATURE.		
Ashvini Kishor Sonar S.E. (B.P.) R-7	Swapnil Bhagawat Patil A.E. (B.P.) R-II	HANUMANT SADASHIVRAO BURE E.E. (B.P.) R-I
NAME, ADDRESS & SIGNATURE OF ARCHITECT. <b>HARISH GANDHI</b> BUILDING CONSULTANTS LLP 802, 765 FLY EDGE, NEXT TO KORA KENDRA FLY OVER, S.V. ROAD, BORIVALI (W), MUMBAI - 92. Phone No.: 022 - 28984418 Email: info@hgbc.co.in		





SECTION - 'CC'  
SCALE 1 : 100



SECTION - 'X-X'  
SCALE 1 : 100

FORM - II		
CONTENTS OF SHEET SECTION C-C, SECTION - X		
DESCRIPTION OF PROPERTY PROPOSED REDEVELOPMENT OF BUILDING ON LAND BEARING C.T.S. NO. 374/B/17/1 OF VILLAGE EKSAR IN 'R/C' WARD, SITUATED AT CHIKUWADI, BORIVALI (W), MUMBAI - 400092		
NAME, ADDRESS & SIGN. OF OWNER <b>GOPALKRISHNA P. SHETTY</b> PARTNER OF M/S. NEO SMILE DEVELOPERS C.A. TO DARSHAN TOWER C.H.S.L., SHOP NO. 1 & 2, SATYADEEP C.H.S. LTD., CHIKUWADI BORIVALI (WEST), MUMBAI - 400092		
 Digitally signed by HNA PANDU SHETTY DN: cn=HNA PANDU SHETTY, o=HNA PANDU SHETTY, email=hna.pandu.shetty@gmail.com, c=IN		 Digitally signed by HANUMANT SADASHIVRAO BURE DN: cn=HANUMANT SADASHIVRAO BURE, o=HANUMANT SADASHIVRAO BURE, email=hnanambure@gmail.com, c=IN
NOTE : 1) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1888 UNDER NO. P-17945/2023/(374/B/17/1)/R/C Ward/Eksar (RC) SIGNED ON EVEN DATE. 2) THIS PLANS ARE DIGITALLY SIGNED, DOES NOT REQUIRE PHYSICAL SIGNATURE.		
 Digitally signed by Ashvini Kishor Sonar DN: cn=Ashvini Kishor Sonar, o=Ashvini Kishor Sonar, email=ashvinikishorsonar@gmail.com, c=IN	 Digitally signed by Swapnil Bhagawat Patil DN: cn=Swapnil Bhagawat Patil, o=Swapnil Bhagawat Patil, email=swapnilbhagawatpatil@gmail.com, c=IN	S.E. (B.P.) R-7 A.E. (B.P.) R-II E.E. (B.P.) R-I
NAME, ADDRESS & SIGNATURE OF ARCHITECT.		
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