BUILT UP AREA SUMMARY FOR (WING - A)

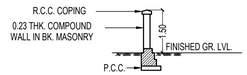
FLOOR	GROSS AREA (A)	STAIRCASE/LIFT AREA (B)	LESS LIFT WELL AREA (C)	STAIRCASE/LIFT AREA (D) = (B-C)	REFUGE AREA (E)	EXCESS REFUGE AREA	TOTAL BUILT UP AREA (F) = (A-D+E)	NO OF TENANTS
GROUND FLOOR	NIL	NIL	NIL	NIL			NIL	NIL
1ST PODIUM LVL	NIL	NIL	NIL	NIL			NIL	NIL
2ND PODIUM LVL	NIL	NIL	NIL	NIL			NIL	NIL
3RD PODIUM LVL	NIL	NIL	NIL	NIL			NIL	NIL
4TH PODIUM LVL	NIL	NIL	NIL	NIL			NIL	NIL
5TH FLOOR	292.29	58.53	NIL	58.53			233.76	04
6TH FLOOR	278.20	58.53	14.09	44.44			233.76	04
7TH FLOOR	283.58	58.51	14.09	44.42	65.85		173.31	03
8TH FLOOR	283.58	58.51	14.09	44.42			239.16	04
9TH FLOOR	283.58	58.51	14.09	44.42			239.16	04
10TH FLOOR	283.58	58.51	14.09	44.42			239.16	04
11TH FLOOR	283.58	58.51	14.09	44.42			239.16	04
12TH FLOOR	283.58	58.51	14.09	44.42			239.16	04
13TH FLOOR	283.58	58.51	14.09	44.42			239.16	04
14TH FLOOR	305.76	58.39	14.09	44.30	77.66	58.07	183.80	03
15TH FLOOR	321.48	58.34	14.09	44.25			277.23	04
TOTAL	3182.79	643.36	140.90	502.46	143.51	58.07	2536.82	42
EXCESS REFUGE AREA							58.07	
TOTAL BUILT UP AREA PROPOSED							2594.89	

BUILT UP AREA SUMMARY FOR (WING - B)

FLOOR	GROSS AREA (A)	STAIRCASE/LIFT AREA (B)	LESS LIFT WELL AREA (C)	STAIRCASE/LIFT AREA (D) = (B-C)	REFUGE AREA (E)	EXCESS REFUGE AREA	TOTAL BUILT UP AREA (F) = (A-D+E)	NO OF TENANTS
GROUND FLOOR	NIL	NIL	NIL	NIL			NIL	NIL
1ST PODIUM LVL	NIL	NIL	NIL	NIL			NIL	NIL
2ND PODIUM LVL	NIL	NIL	NIL	NIL			NIL	NIL
3RD PODIUM LVL	NIL	NIL	NIL	NIL			NIL	NIL
4TH PODIUM LVL	NIL	NIL	NIL	NIL			NIL	NIL
5TH FLOOR	291.88	58.53	NIL	58.53			233.35	04
6TH FLOOR	277.79	58.53	14.09	44.44			233.35	04
7TH FLOOR	285.85	58.51	14.09	44.42	65.85		175.58	03
8TH FLOOR	285.85	58.51	14.09	44.42			241.43	04
9TH FLOOR	285.85	58.51	14.09	44.42			241.43	04
10TH FLOOR	285.85	58.51	14.09	44.42			241.43	04
11TH FLOOR	285.85	58.51	14.09	44.42			241.43	04
12TH FLOOR	285.85	58.51	14.09	44.42			241.43	04
13TH FLOOR	285.85	58.51	14.09	44.42			241.43	04
14TH FLOOR	322.53	58.34	14.09	44.25	78.16	57.73	200.12	03
15TH FLOOR	325.06	58.53	14.09	44.44			280.62	04
TOTAL	3218.21	643.50	140.90	502.60	144.01	57.73	2571.60	42
EXCESS REFUGE AREA							57.73	
TOTAL BUILT UP AREA PROPOSED							2629.33	

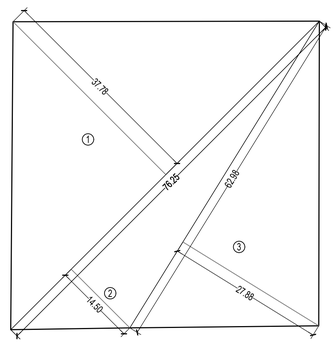
BUILT UP AREA SUMMARY FOR (WING - A & B)

FLOOR	(WING - A) BUILT UP AREA	(WING - B) BUILT UP AREA	TOTAL BUILT UP AREA	TOTAL NO OF TENANTS
GROUND FLOOR	NIL	NIL	480.16	NIL
1ST PODIUM LVL	NIL	NIL	NIL	NIL
2ND PODIUM LVL	NIL	NIL	NIL	NIL
3RD PODIUM LVL	NIL	NIL	NIL	NIL
4TH PODIUM LVL	NIL	NIL	NIL	NIL
5TH FLOOR	233.76	233.35	467.11	08
6TH FLOOR	233.76	233.35	467.11	08
7TH FLOOR	173.31	175.58	348.89	06
8TH FLOOR	239.16	241.43	480.59	08
9TH FLOOR	239.16	241.43	480.59	08
10TH FLOOR	239.16	241.43	480.59	08
11TH FLOOR	239.16	241.43	480.59	08
12TH FLOOR	239.16	241.43	480.59	08
13TH FLOOR	239.16	241.43	480.59	08
14TH FLOOR	183.80	200.12	383.92	06
15TH FLOOR	277.23	280.62	557.85	08
TOTAL	2536.82	2571.60	5588.58	84
EXCESS REFUGE AREA	58.07	57.73	115.80	
EXCESS FITNESS CENTER AREA WILL BE COUNTED IN FSI			57.99	
EXCESS SERVICES AREA WILL BE COUNTED IN FSI			7.95	
TOTAL BUILT UP AREA PROPOSED			5770.32	



SEC.THRO.COMPOUND WALL

SCALE:- 1:100



PLOT AREA DIAGRAM

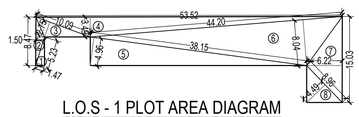
SCALE - 1:500

PLOT AREA CALCULATION

1	1/2	X	76.25	X	37.78	X 1 NO	=	1440.36	SQ.MT.
2	1/2	X	76.25	X	14.50	X 1 NO	=	552.81	SQ.MT.
3	0.50	X	62.98	X	27.88	X 1 NO	=	877.94	SQ.MT.
						TOTAL ADDITION	=	2871.11	SQ.MT. X
						SAY	=	2871.00	SQ.MT.

BLOCK PLAN

SCALE 1:500



L.O.S - 1 PLOT AREA DIAGRAM

SCALE - 1:500

L.O.S - 1 AREA CALCULATION

L.O.S - 1(MOTHER EARTH)									
1	1/2	X	5.23	X	1.47	X 1 NO	=	3.84	SQ.MT.
2	1/2	X	8.47	X	1.50	X 1 NO	=	6.35	SQ.MT.
3	1/2	X	10.09	X	2.75	X 1 NO	=	13.87	SQ.MT.
4	1/2	X	53.52	X	3.49	X 1 NO	=	93.39	SQ.MT.
5	0.50	X	38.15	X	4.96	X 1 NO	=	94.61	SQ.MT.
6	0.50	X	44.20	X	8.04	X 1 NO	=	177.68	SQ.MT.
7	1/2	X	15.03	X	6.22	X 1 NO	=	46.74	SQ.MT.
8	0.50	X	8.96	X	4.49	X 1 NO	=	20.12	SQ.MT.
						TOTAL ADDITION	=	456.60	SQ.MT. X

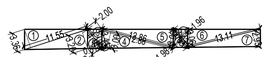
SUMMARY OF TOTAL LOS AREA PROPOSED

LOS NOS	LOS ON MOTHER EARTH	LOS ON PAVED	TOTAL LOS
LOS.NO.1	456.60	-	456.60 SQ.MT.
LOS.NO.2	117.62	16.30	133.92 SQ.MT.
TOTAL -	574.22	16.30	590.52 SQ.MT.

1	20% LOS AREA REQUIRED (2871.00 X 20%) = 574.20 SQ.MT.		
		MINIMUM REQUIRED LOS	PROPOSED LOS
2	100% LOS ON MOTHER EARTH	574.20 SQ.MT.	574.22 SQ.MT.
	TOTAL LOS	574.20 SQ.MT.	574.22 SQ.MT.

LOCATION PLAN

SCALE 1:4000



L.O.S - 2 PLOT AREA DIAGRAM

SCALE - 1:500

L.O.S - 2 AREA CALCULATION

L.O.S - 2 (MOTHER EARTH)									
1	1/2	X	11.55	X	3.36	X 1 NO	=	19.40	SQ.MT.
2	1/2	X	11.55	X	3.20	X 1 NO	=	18.48	SQ.MT.
3	1/2	X	3.41	X	0.81	X 1 NO	=	1.38	SQ.MT.
4	1/2	X	12.86	X	3.00	X 1 NO	=	19.29	SQ.MT.
5	1/2	X	12.86	X	3.08	X 1 NO	=	19.80	SQ.MT.
6	1/2	X	13.11	X	3.06	X 1 NO	=	20.06	SQ.MT.
7	1/2	X	13.11	X	2.93	X 1 NO	=	19.21	SQ.MT.
						TOTAL ADDITION	=	117.62	SQ.MT. X

L.O.S - 2 (PAVED)									
8	1/2	X	4.16	X	2.02	X 1 NO	=	4.20	SQ.MT.
9	1/2	X	4.16	X	2.00	X 1 NO	=	4.16	SQ.MT.
10	1/2	X	4.03	X	1.96	X 1 NO	=	3.99	SQ.MT.
11	1/2	X	4.03	X	1.96	X 1 NO	=	3.95	SQ.MT.
						TOTAL ADDITION	=	16.30	SQ.MT. X1
						TOTAL L.O.S - 2	=	133.92	SQ.MT. Z

L.O.S REQUIRED ON MOTHER EARTH = 20% OF 2871.00 SQ.MT. = 574.20 SQ.MT.
L.O.S PROPOSED ON MOTHER EARTH (L.O.S - 1) + (L.O.S - 2) = 574.22 SQ.MT.

PARKING REQD.FOR SHOPS

SHOPS	AREA	PARKING REQD.
one parking space every 150 sq.mtr of floor area upto 800 sq.mt	480.16	3.20
TOTAL	480.16	3.20
10% FOR VISITORS (MINIMUM 2.00 REQUIRED)		2.00
TOTAL PARKING REQD (SHOPS.)		5.20 SAY 05 NOS. --- (A)

CAR PARKING AREA STATEMENT AS PER DCPR 2034

CARPET AREA NO. OF FLAT	NO. OF FLAT	PARKING PERMISSIBLE AS PER D.C. RULE	REQUIRED PARK. / FLAT	PARKING REQUIRED
UP TO 45 SQ.MT	04 NOS	1 PARKING FOR 4 TENEMENT	04/4	01.00 NOS
45 TO 60 SQ.MT	33 NOS	1 PARKING FOR 1 TENEMENT	33/2	16.50 NOS
60 TO 90 SQ.MT	47 NOS	1 PARKING FOR 1 TENEMENT	47/1	47.00 NOS
ABOVE 90 SQ.MT	--	2 PARKING FOR 1 TENEMENT	00/0.5	--
TOTAL	84 NOS			64.50 NOS
10% ADDITIONAL PARKING FOR VISITORS				6.45 NOS
TOTAL				70.95 NOS
TOTAL PARKING REQUIRED				71 NOS --- (B)
TOTAL PARKING PROVIDED				150 NOS

TOTAL PARKING REQUIRED (A + B)	76 NOS
TOTAL PARKING PROVIDED (A + B)	150 NOS

PROPOSED CAR PARKING

FLOOR	TYPE OF CAR		TOTAL NUMBER OF CAR
	BIG CAR	SMALL CAR	
GROUND FLOOR	11	20	31
1ST PODIUM	33	05	38
2ND PODIUM	37	05	42
3RD PODIUM	34	05	39
TOTAL	115	35	150

CONSTRUCTION AREA SUMMARY

a	FSI AREA	5770.32	SQ.MT.
b	NON FSI AREA	8344.10	SQ.MT.
TOTAL CONSTRUCTION AREA		14114.42	SQ.MT.

A	PROFORMA - A	SQ.MTS.
I	Area Statement	
1	Area of Plot	2871.00
a)	Area of Reservation in plot	
b)	Area of Road Set back	--
c)	Area of D P Road	--
2	Deductions for	--
(A)	For reservation/road area	--
a)	Road set-back area to be handed over (100%) (Regulation no 16)	--
b)	Proposed d p road to be handed over (100%) (Regulation no 16)	--
c)	(i)Reservation area) to be handed over (100%) (Regulation no 17) (ii)	--
	Reservation area to be handed over as per AR (Regulation no 17)	--
(B)	For amenity area	
a)	Area of amenity plot/plots to be handed over as per dcr 14(A)	0.00
b)	Area of amenity plot/plots to be handed over as per dcr 14(B)	--
c)	Area of amenity plot/plots to be handed over as per dcr 35 (abeyance)	--
(C)	Deductions for existing built up area to be retained if any / Land component of existing BUA / Existing BUA as per regulation under which the development was allowed.	--
3	Total deductions: [2(A) +2(B)] +2(C) as and when applicable.]	0.00
4	Balance area of plot (1 minus 3)	2871.00
5	Plot area under Development after areas to be handed over to MCGM/appropriate Authority as per Sr. No. 4 above.	--
6	Zonal (basic) FSI (1 FSI)	ONE
7	Built up area as per zonal(basic) fsi (5 * 6) (in case of mill land permissible built up area kept in abeyance)	2871.00
8	Built up area equal to area of land handed over as per of regulation 30(A)	--
	(i) As per 2(A) and 2(B) except 2(A)(c)(ii) above with in cap of "Admissible TDR" as column 6 of Table-12 on remaining/balance plot.)	
	(ii) in case of 2(A) (c) (ii) permissible over and above permissible BUA on remaining balance plot.	--
9	Built up area in lieu of cost of construction of built up amenity to be handed over	--
10	Built up area due to "Additional FSI on payment of premium" as per table no 12 of regulation no 30(A) on remaining/balance plot (2871.00 X 0.50 = 1435.50 SQ.MTS.)	1435.50
11	Built up area due to admissible "TDR" as per table no 12 of regulation no 30(A) and 32 remaining/balance plot	
12	Incentive fsi as per reg 33(7) (b) of DCPR 2034 (Existing tenant 71 nos (71 x 10 sqm = 710.00 sqm)	
13	Permissible built up area { as the case may be with/without BUA as per 2 (c)}	4306.50
14	Proposed built up area { as the case may be with/without BUA as per 2 (c)}	4274.32
	Proposed residential area (Rehab 2163.92 sqmts + Sale 2468.93 sqmts)	3918.64
	Proposed Commercial area (Sale 355.68 sqmts)	355.68
15	TDR generated if any as per regulation 30 (A) and 32	---
16	Fungible compensatory area as per regulation no 31(3)	
a)	i)Permissible Fungible Compensatory area for Rehab component without charging premium (2400.24 X 0.35 = 840.08 SQ.MTS.)	840.08
	ii) Fungible Compensatory area availed for Rehab component without charging premium	840.08
b)	i) Permissible Fungible Compensatory area by charging premium sale commercial. (355.68 X 0.35 = 124.48 SQ.MTS.)	124.48
	ii) Fungible Compensatory area availed on payment of premium sale commercial.	124.48
c)	i) Permissible Fungible Compensatory area by charging premium. (1518.40 X 0.35 = 531.44 SQ.MTS.)	531.44
	ii) Fungible Compensatory area availed on payment of premium	531.44
17	Total Built up Area proposed including Fungible Compensatory Area [14+16(a)(ii) +16(b)(ii)]	5770.32
18	FSI consumed on Net Plot [14/ 4]	1.489
II	Other Requirements	--
(A)	Reservation/Designation	--
a)	Name of Reservation	--
b)	Area of Reservation affecting the plot	--
c)	Area of Reservation land to be handed/handed over as per Regulation No.17	--
d)	Built up area of Amenity to be handed over as per Regulation No.17	--
e)	Area/Built up Area of Designation	--
(B)	Plot area/Built up Amenity to be Handed Over as per Regulation No	
	(i) 14(A)	--
	(ii) 14(B)	--
	(iii) 15	--
(C)	Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27	--
(D)	Tenement Statement	
	(i) Proposed built up area (13 above)	5770.32
	(ii) Less deduction of Non-residential area (Shop etc.)	480.16
	(iii) Area available for tenements [(i) minus (ii).]	5290.16
	(iv) Tenements permissible (Density of tenements/hectare)	238 Nos.
	(v) Total number of Tenements proposed on the plot	84 Nos.
(E)	Parking Statement	--
	(i) _Parking required by Regulations for. -	--
	Car	76 Nos.
	Scooter/Motor cycle	--
	Outsiders (visitors)	--
	(ii) Covered garage permissible	--
	(iii) Covered garages proposed	--
	Car	--
	Scooter/Motor cycle	--
	Outsider (Visitors)	--
	(iv) Total parking provided	150 Nos.
(F)	Transport Vehicles Parking	
	(i) Spaces for transport vehicles parking required by Regulations	
	(ii) Total No. of transport vehicles parking spaces provided	

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 10.06.2023 AND THAT THE DIMENSIONS OF

Pawar Ameet Ganpatrao Digitally signed by Pawar Ameet Ganpatrao Date: 2024.12.17 13:35:44 +05'30'

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED

APPROVED SUBJECT TO THE CONDITION MENTIONED
IN THIS OFFICE LETTER NO. P-21397/2024/(831/3)/K/W Ward/AMBIVALI/337/1/NEW

Dated 19/12/2024

RAJENDRA HILAL PAGAR

EXECUTIVE ENGINEER
BUILDING PROPOSAL (W.S.-I) K/W

SHAILESH SHRIRAM RAKHONDE

S.E.(B.P.) K/W-S-1

RAMESH KALPNATH YADAV

A.E.(B.P.) K/W-N

Pawar Ameet Ganpatrao Digitally signed by Pawar Ameet Ganpatrao Date: 2024.12.17 13:33:38 +05'30'

ARCHITECT/LS
AMEET PAWAR CA/2004/34543

VISHAL ROSHANLAL AGARWAL

OWNER/DEVELOPER

PERFORMA 'B'

CONTENTS OF SHEET

BLOCK PLAN & LOCATION PLAN,
PLOT AREA DIAGRAM & PLOT AREA CALCULATION

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO. CTS . 831/3 OF AMBIVALI VILLAGE AT K/W WARD ANDHERI (W), MUMBAI

NAME OF OWNER

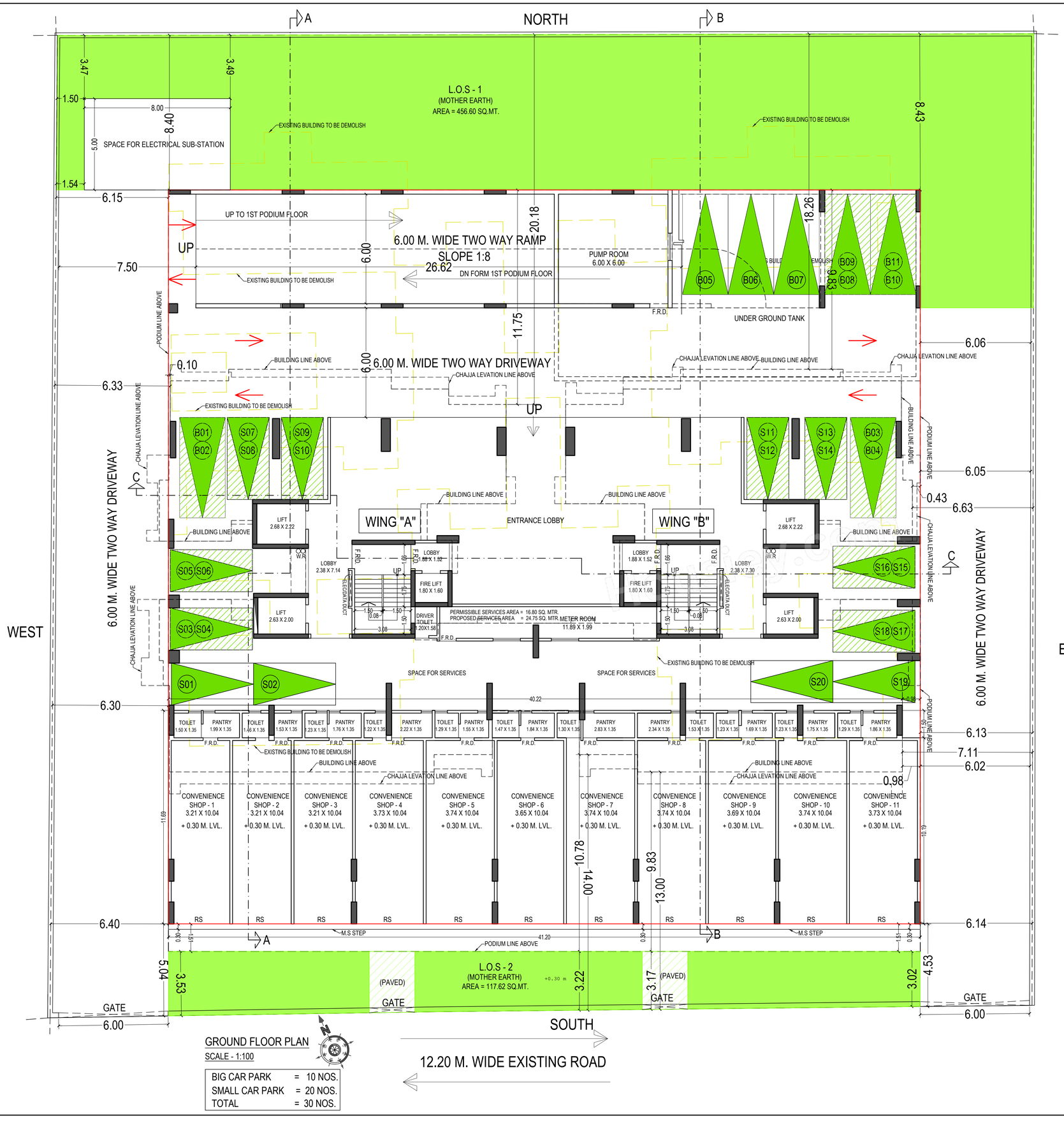
SWAROOP CONSTRUCTIONS PVT.LTD.
C.A. TO OWNER BABA CO OP. HSG SOC. LTD.

NAME, ADDRESS & SIGNATURE OF ARCHITECT

aakar ARCHITECTSCONSULTANTS

GROUND FLOOR, SATYANARAYAN PRASAD-
COMMERCIAL CENTRE, DAYALDAS ROAD,
VILE PARLE (E), MUMBAI- 400 057.
Ph:-022-2612 9933/ 44/ 55/ 66.
www.aakararchitect.org

NORTH	DRAWN BY	JOB NO	PATH:-
N	SADANAND	1123	X:\ASHISH\Western\Jogeshwari BMC\Job No\1123 - BABA Sadan CHS_Swarupl. 02. Bmc. drawing\01.B.M.C. PROPOSAL\01.F.s.i.-1\I.O.D - 1\ I.O.D - 1 16.12.2024



GROUND FLOOR PLAN
SCALE - 1:100

BIG CAR PARK	=	10 NOS.
SMALL CAR PARK	=	20 NOS.
TOTAL	=	30 NOS.

12.20 M. WIDE EXISTING ROAD

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED

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Dated 19/12/2024

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A.E.(B.P.) K/W-N

Pawar Ameet Ganpatrao
Digitally signed by Pawar Ameet Ganpatrao
Date: 2024.12.17 13:38:21 +05'30'
ARCHITECT/LS
AMEET PAWAR CA/2004/34543

VISHAL ROSHANLAL AGARWAL
OWNER/DEVELOPER

PERFORMA 'B'

CONTENTS OF SHEET

GROUND FLOOR PLAN

DESCRIPTION OF PROPOSAL

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NAME, ADDRESS & SIGNATURE OF ARCHITECT

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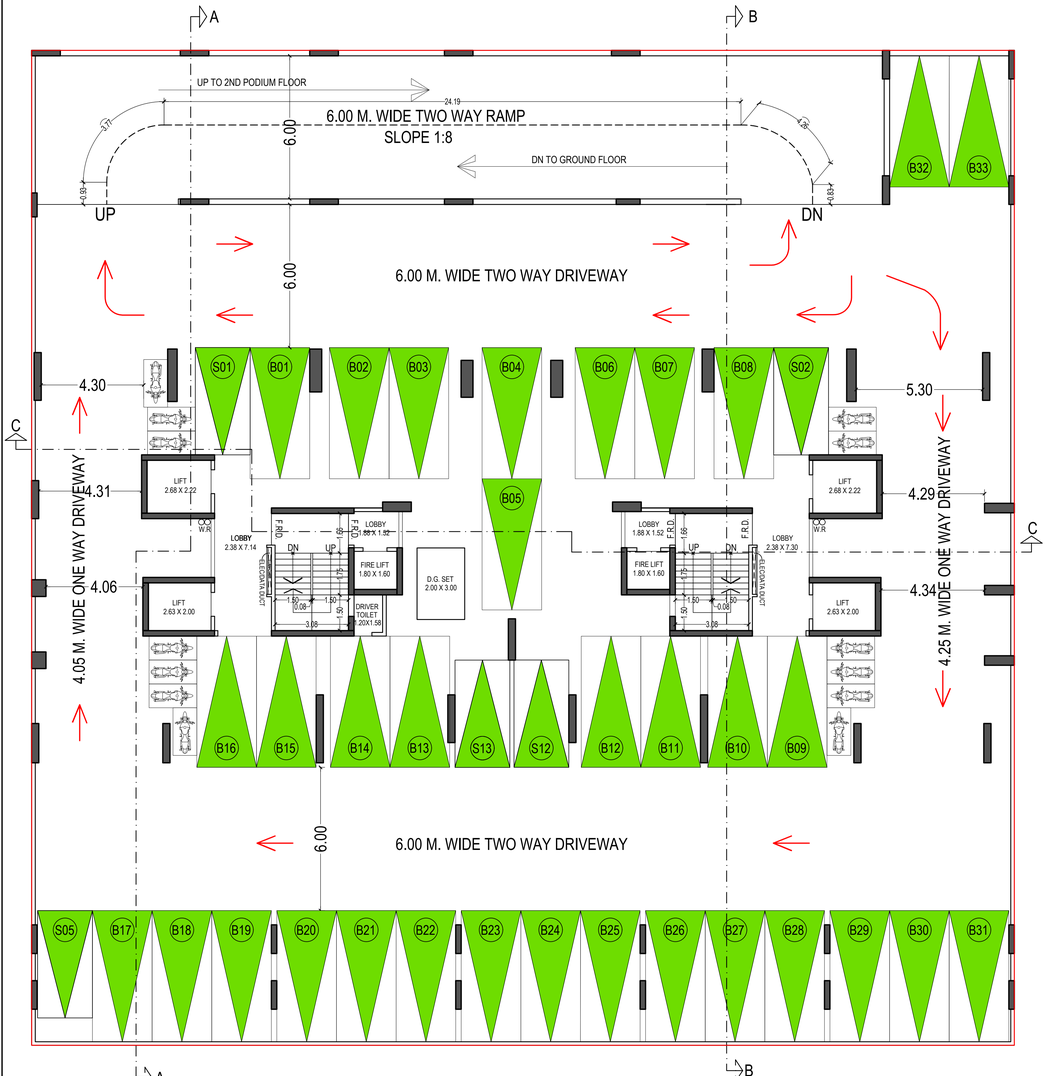
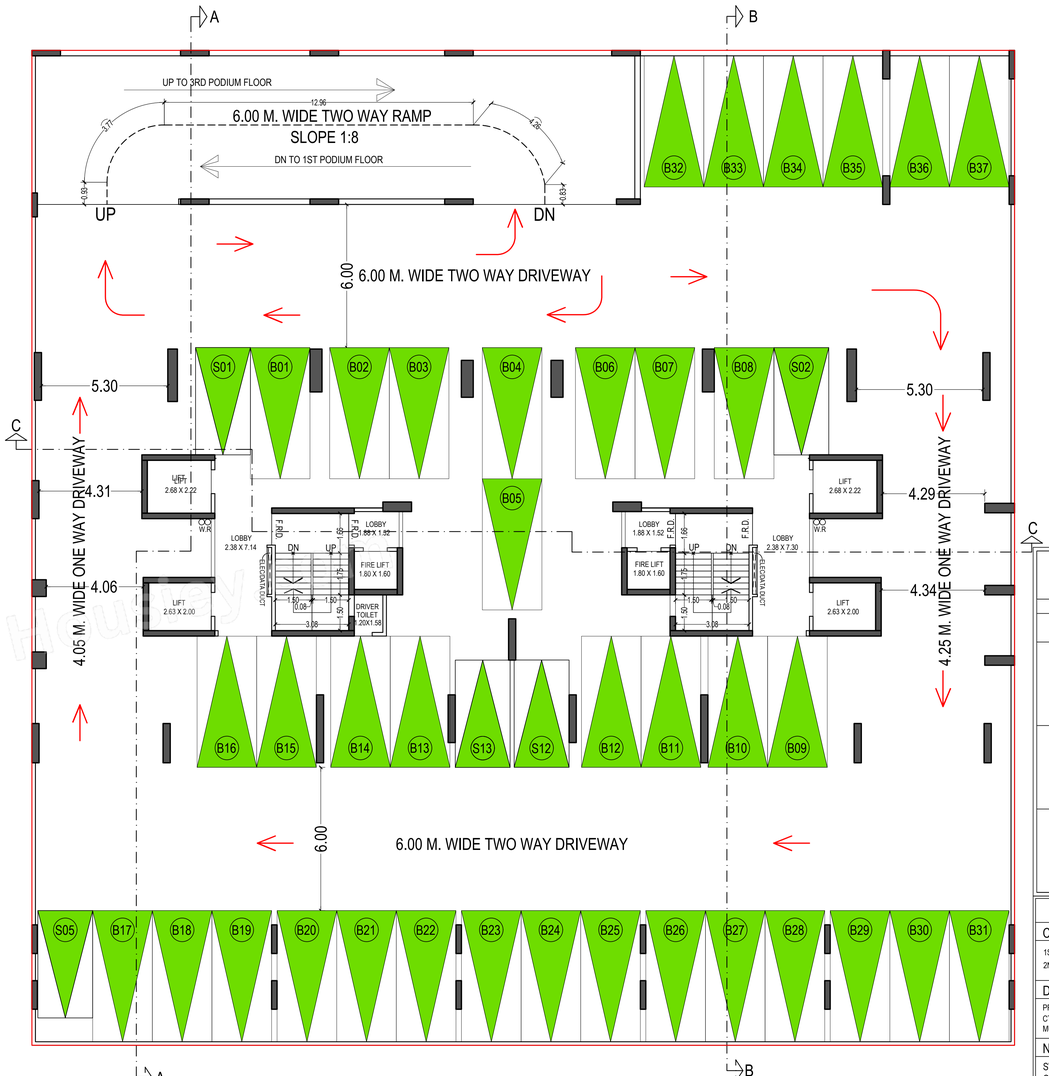
NORTH	DRAWN BY	JOB NO	PATH:-
N	SADANAND	1123	X:\ASHISH\Western\Jogeshwari BMC\Job No\1123 - BABA Sadan CHS_Swarupl. 02. Bmc. drawing\01.B.M.C. PROPOSAL\01.F.s.i.-1\I.O.D - 1\ I.O.D - 1 16.12.2024



1ST PODIUM FLOOR

SCALE - 1:100

BIG CAR PARK	=	33 NOS.
SMALL CAR PARK	=	05 NOS.
TOTAL	=	38 NOS.



2ND PODIUM FLOOR

SCALE - 1:100

BIG CAR PARK	=	37 NOS.
SMALL CAR PARK	=	05 NOS.
TOTAL	=	42 NOS.

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Dated 19/12/2024

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A.E.(B.P.) K/W-N

Pawar Ameet Ganpatrao
Digitally signed by Pawar Ameet Ganpatrao
Date: 2024.12.17 13:39:04 +05'30'
ARCHITECT/LS
AMEET PAWAR CA/2004/34543

VISHAL ROSHANLAL AGARWAL
OWNER/DEVELOPER

PERFORMA 'B'

CONTENTS OF SHEET

1ST PODIUM FLOOR
2ND PODIUM FLOOR

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO. CTS . 831/3 OF AMBIVALI VILLAGE AT K/W WARD ANDHERI (W), MUMBAI

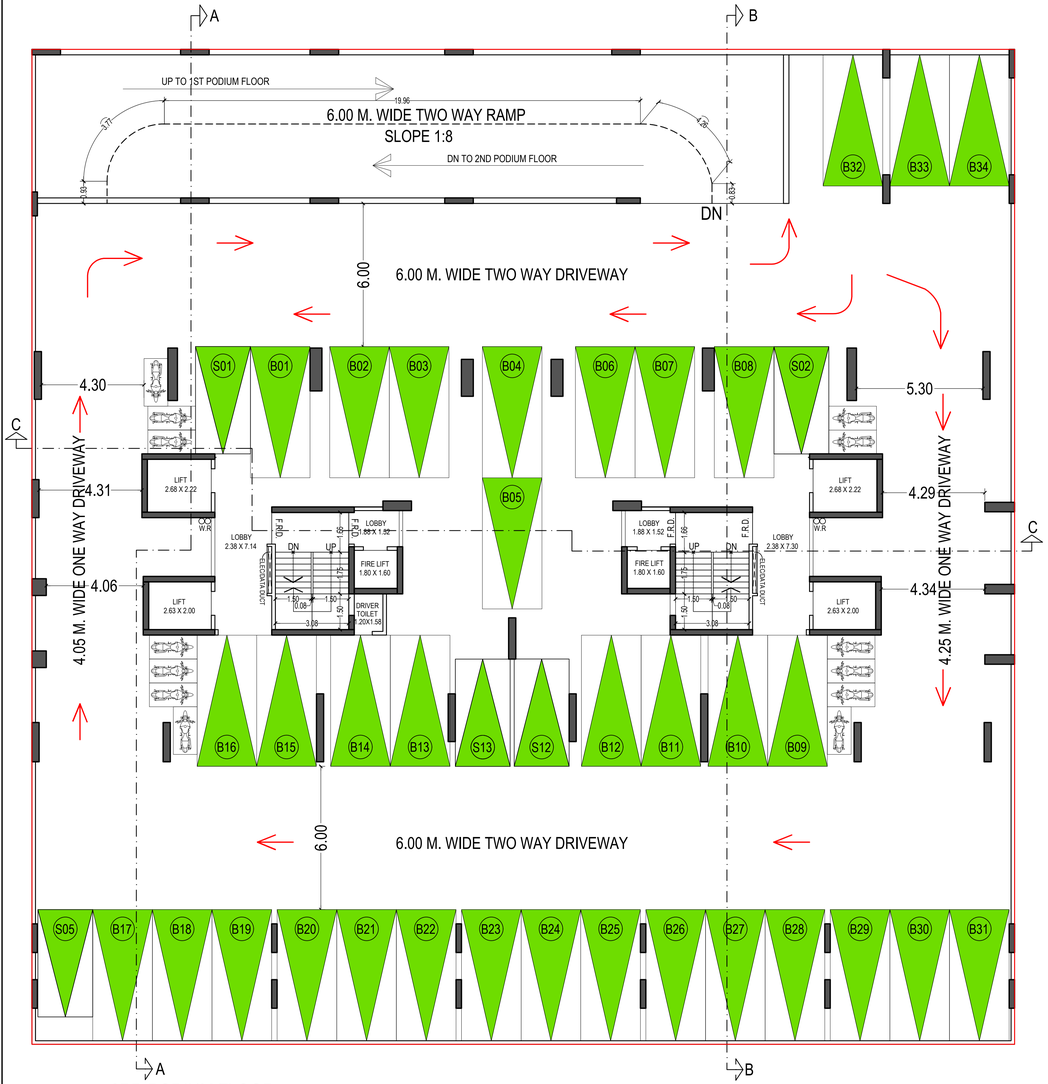
NAME OF OWNER

SWAROOP CONSTRUCTIONS PVT.LTD.
C.A. TO OWNER BABA CO OP. HSG SOC. LTD.

NAME, ADDRESS & SIGNATURE OF ARCHITECT

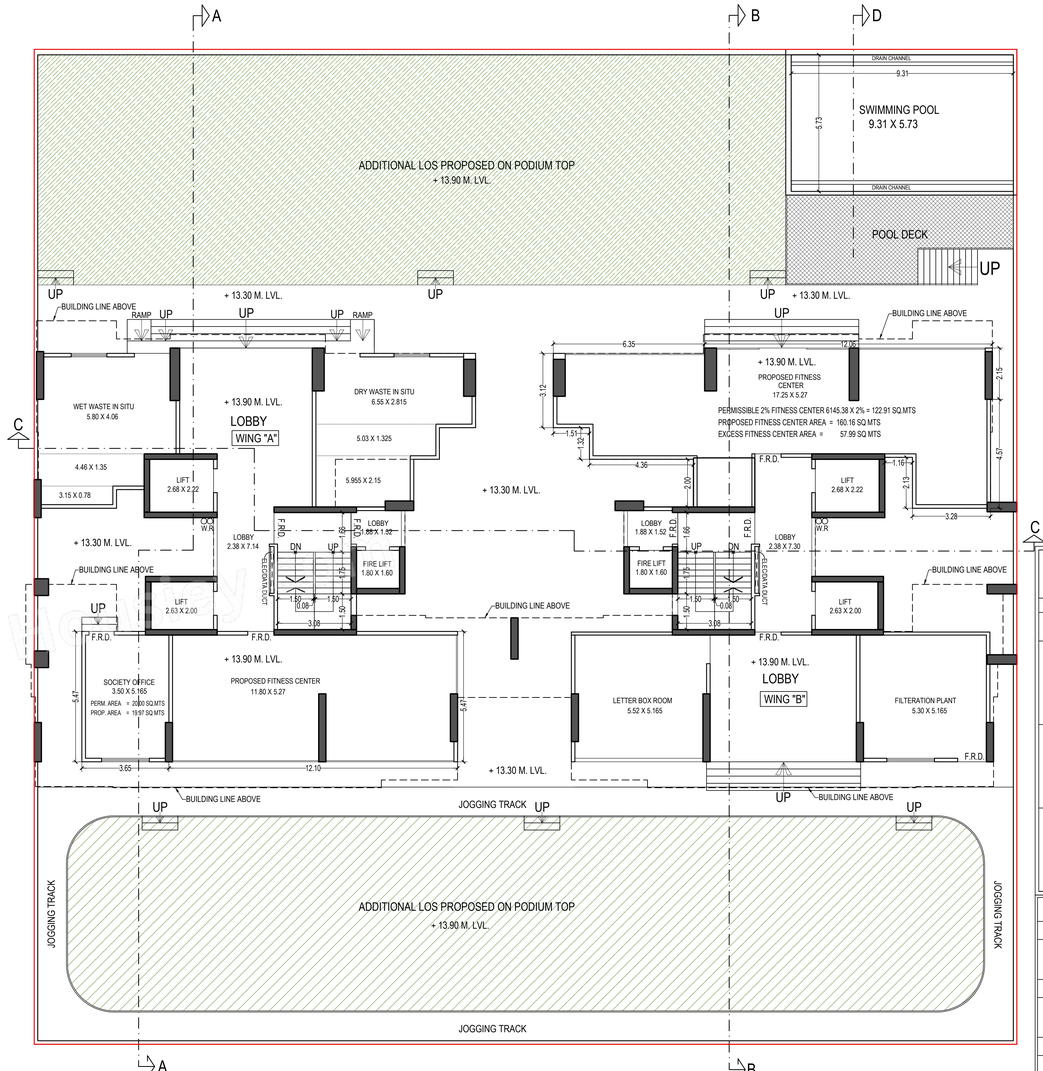
aakar ARCHITECTS&CONSULTANTS
GROUND FLOOR, SATYANARAYAN PRASAD-
COMMERCIAL CENTRE, DAYALDAS ROAD,
VILE PARLE (E), MUMBAI- 400 057.
Ph:-022-2612 9933/ 44/ 55/ 66.
www.aakararchitect.org

NORTH	DRAWN BY	JOB NO	PATH:-
	SADANAND	1123	X:\ASHISH\Western\Jogeshwari BMC\Job No\1123 - BABA Sadan CHS_Swarupi 02 .9mc drawing\01 B.M.C. PROPOSAL\01.F.s.i.-1\G.D.-1\ I.O.D.-1 16.12.2024



3RD PODIUM FLOOR
SCALE - 1:100

BIG CAR PARK	=	34 NOS.
SMALL CAR PARK	=	05 NOS.
TOTAL	=	39 NOS.



4TH PODIUM FLOOR
SCALE - 1:100

SECTION D -D
SECTION THROUGH POOL
SCALE - 1:100

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED

APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER NO. P-21397/2024/(831/3)/K/W Ward/AMBIVALI/337/1/NEW

Dated 19/12/2024

RAJENDRA HILAL PAGAR
EXECUTIVE ENGINEER
BUILDING PROPOSAL (W.S.-I) K/W

SHAILESH SHRIRAM RAKHONDE
S.E.(B.P.) K/W-S-1

RAMESH KALPNATH YADAV
A.E.(B.P.) K/W-N

Pawar Ameet Ganpatrao
Digitally signed by Pawar Ameet Ganpatrao
Date: 2024.12.17 13:39:26 +05'30'
ARCHITECT/LS
AMEET PAWAR CA/2004/34543

VISHAL ROSHANLAL AGARWAL
OWNER/DEVELOPER

PERFORMA 'B'

CONTENTS OF SHEET
3RD PODIUM FLOOR
4TH PODIUM FLOOR
SECTION D-D

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NAME OF OWNER
SWAROOP CONSTRUCTIONS PVT.LTD.
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NAME, ADDRESS & SIGNATURE OF ARCHITECT
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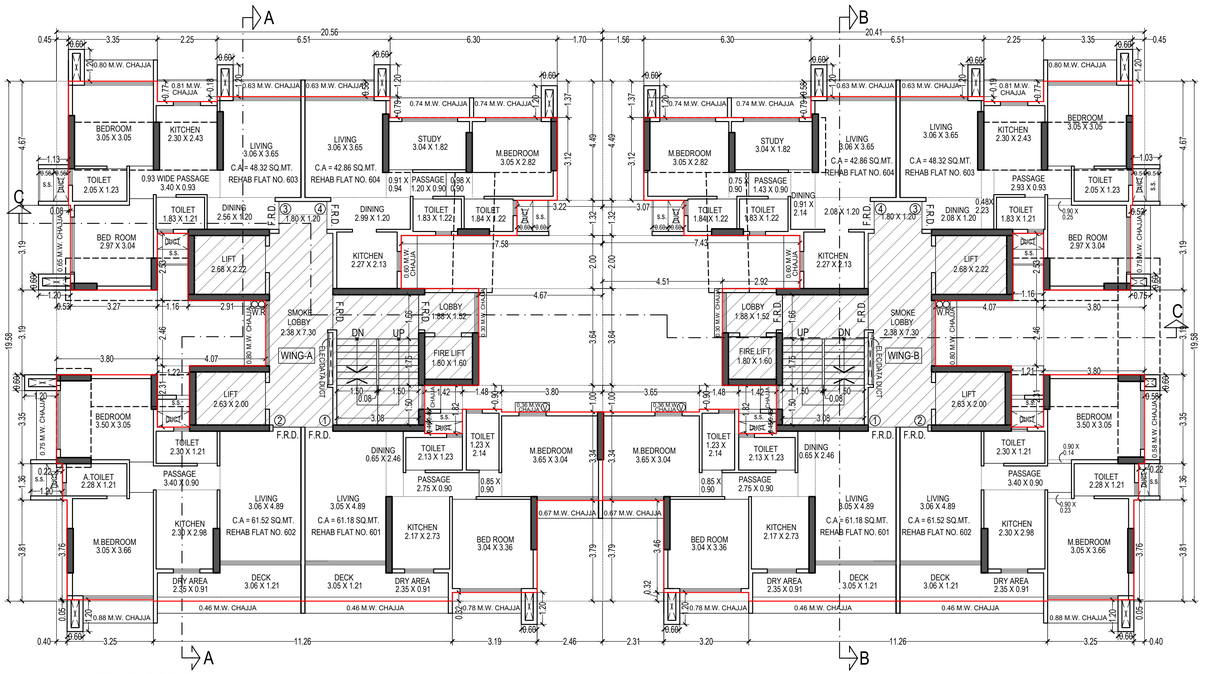
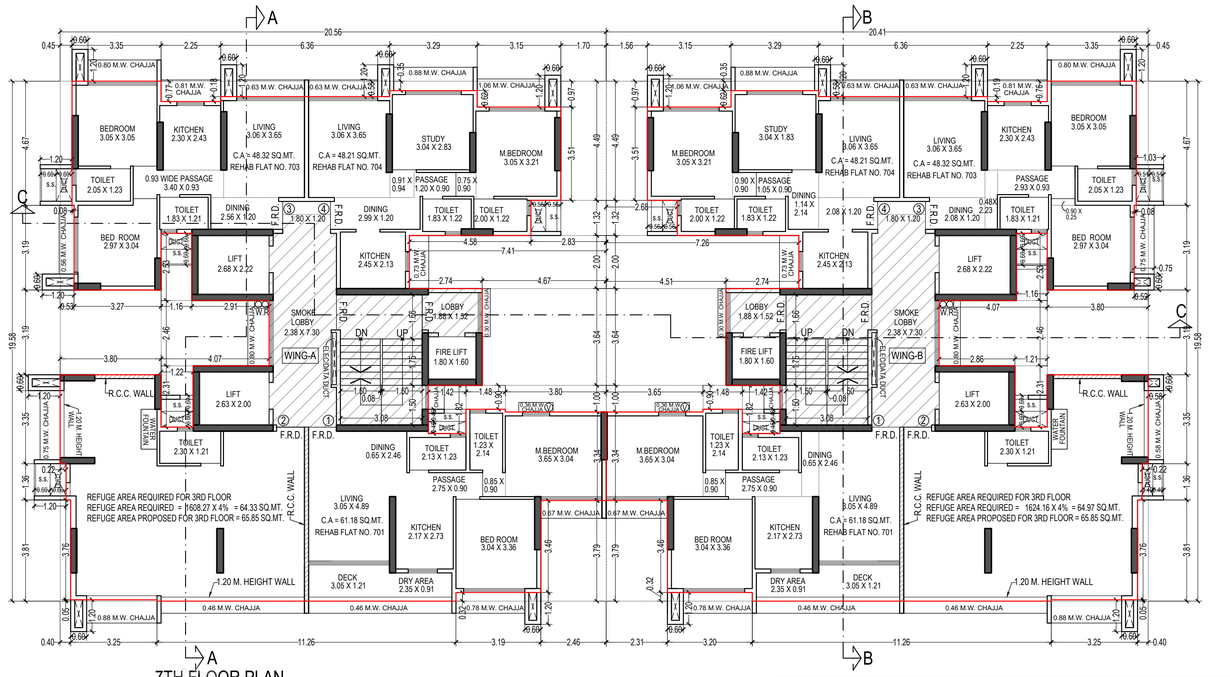
www.aakararchitect.org

NORTH	DRAWN BY	JOB NO	PATH:-
	SADANAND	1123	X:\ASHISH\Western\Jogeshwari BMC\Job No\1123 - BABA Sadan CHS_Swarupi 02 .9mc drawing\01 B.M.C. PROPOSAL\01.F.s.i.-.To.O.D - 1\ O.D - 1 16.12.2024



6TH FLOOR PLAN

SCALE - 1:100

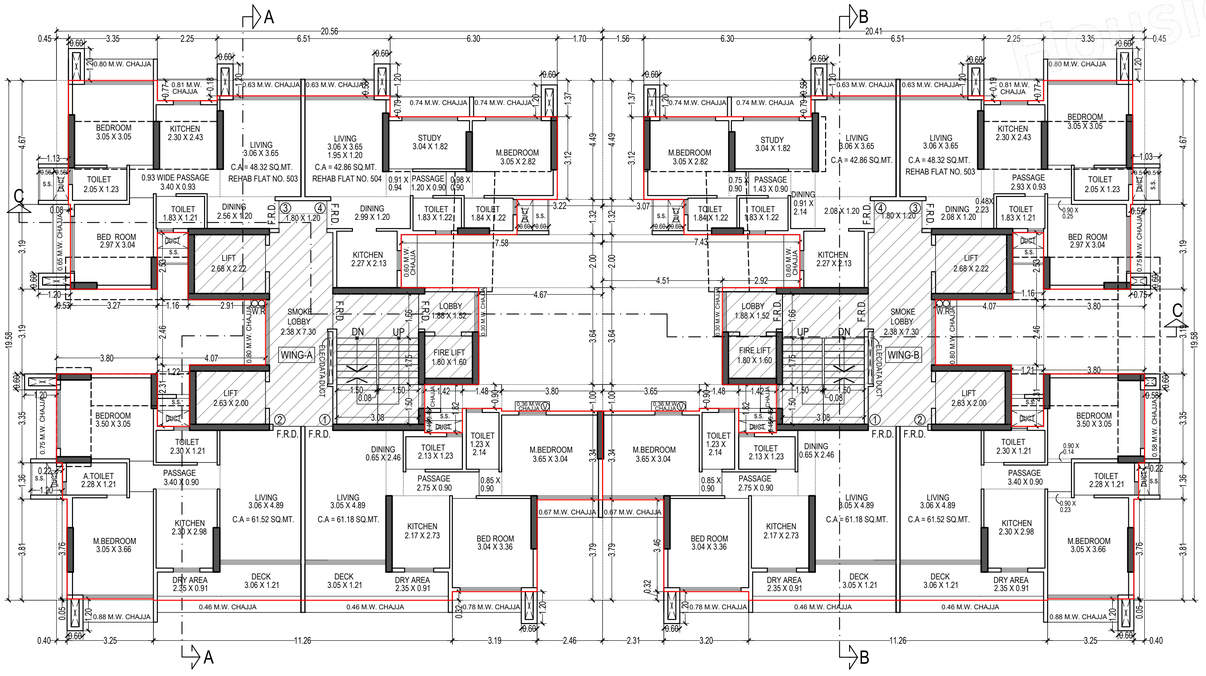


7TH FLOOR PLAN

SCALE - 1:100

REFUGE AREA REQUIRED FOR 3RD FLOOR
REFUGE AREA REQUIRED = 1608.27 X 4% = 64.33 SQ.MT.
REFUGE AREA PROPOSED FOR 3RD FLOOR = 65.85 SQ.MT.

REFUGE AREA REQUIRED FOR 3RD FLOOR
REFUGE AREA REQUIRED = 1624.16 X 4% = 64.97 SQ.MT.
REFUGE AREA PROPOSED FOR 3RD FLOOR = 65.85 SQ.MT.



5TH FLOOR PLAN

SCALE - 1:100

REFUGE AREA CALCULATION FOR WING - A
7TH FLOOR.
REFUGE AREA REQUIRED = (NET BUILT-UP AREA) X NO. OF UPPER FLOORS X 4% REFUGE AREA REQUIRED = (239.16 X 6 + 173.31) = 1608.27 X 4%) = 64.33 SQ.MT. REFUGE AREA REQUIRED = 64.33 SQ.MT.
TOTAL REFUGE AREA PROPOSED = 65.85 SQ.MT.
REFUGE AREA ALLOWED TO BE EXCEEDED UP TO MAX. LIMIT OF 4.25% (AS PER REG. NO. 48(8)(a)ii IN DCPR 2034 = 1608.27 X 4.25% = 68.35 SQ.MT.
EXCESS REFUGE AREA COUNTED IN F.S.I. = NIL

REFUGE AREA CALCULATION FOR WING - B
7TH FLOOR.
REFUGE AREA REQUIRED = (NET BUILT-UP AREA) X NO. OF UPPER FLOORS X 4% REFUGE AREA REQUIRED = (241.43 X 6 + 175.58) = 1624.16 X 4%) = 64.97 SQ.MT. REFUGE AREA REQUIRED = 64.97 SQ.MT.
TOTAL REFUGE AREA PROPOSED = 65.85 SQ.MT.
REFUGE AREA ALLOWED TO BE EXCEEDED UP TO MAX. LIMIT OF 4.25% (AS PER REG. NO. 48(8)(a)ii IN DCPR 2034 = 1624.16 X 4.25% = 69.03 SQ.MT.
EXCESS REFUGE AREA COUNTED IN F.S.I. = NIL

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED

APPROVED SUBJECT TO THE CONDITION MENTIONED
IN THIS OFFICE LETTER NO. P-21397/2024/(831/3)/K/W Ward/AMBIVALI/337/1/NEW

Dated 19/12/2024

RAJENDRA HILAL PAGAR
EXECUTIVE ENGINEER
BUILDING PROPOSAL (W.S.-I) K/W

SHAILESH SHRIRAM RAKHONDE
S.E.(B.P.) K/W-S-1

RAMESH KALPNATH YADAV
A.E.(B.P.) K/W-N

Pawar Ameet Ganpatrao
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Date: 2024.12.17 13:39:45 +05'30'
ARCHITECT/LS
AMEET PAWAR CA/2004/34543

VISHAL ROSHANLAL AGARWAL
OWNER/DEVELOPER

PERFORMA 'B'

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Ph.:022-2612 9933/ 44/ 55/ 66.
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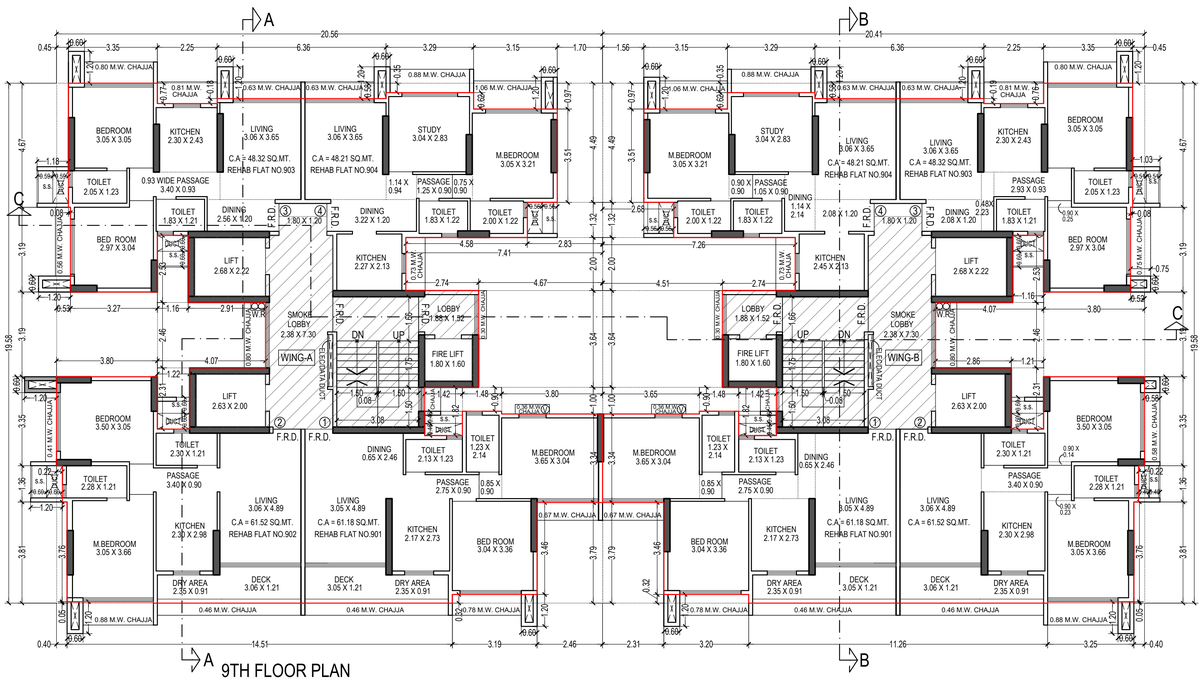
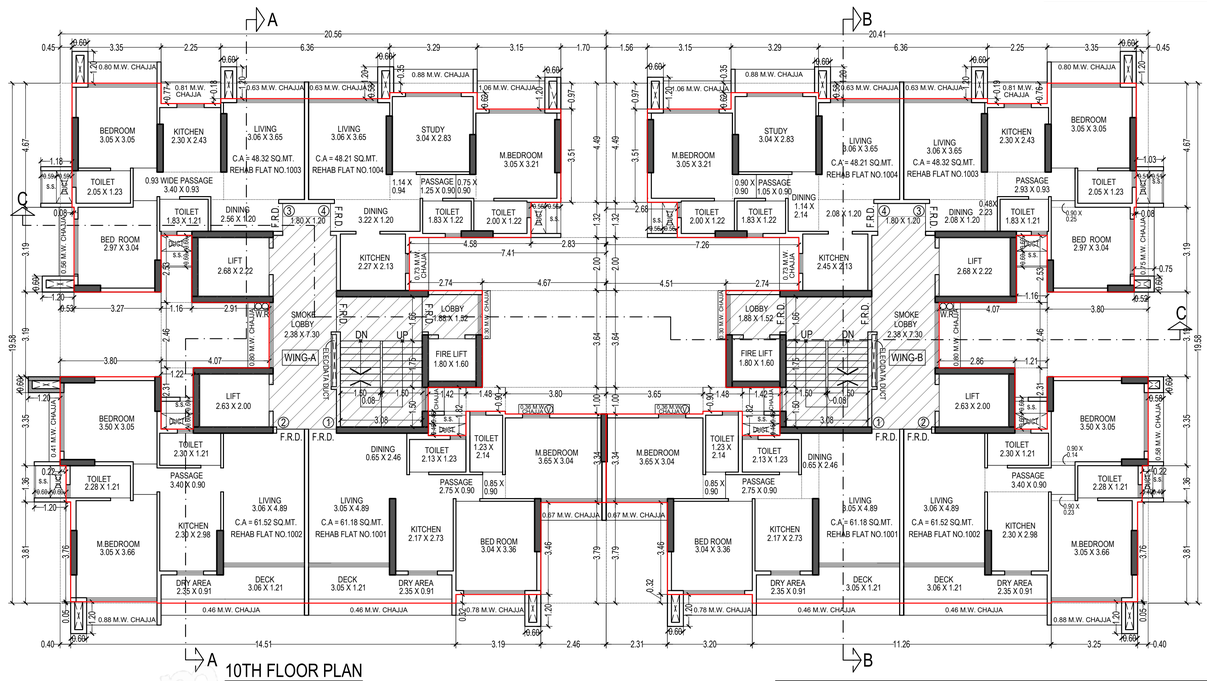
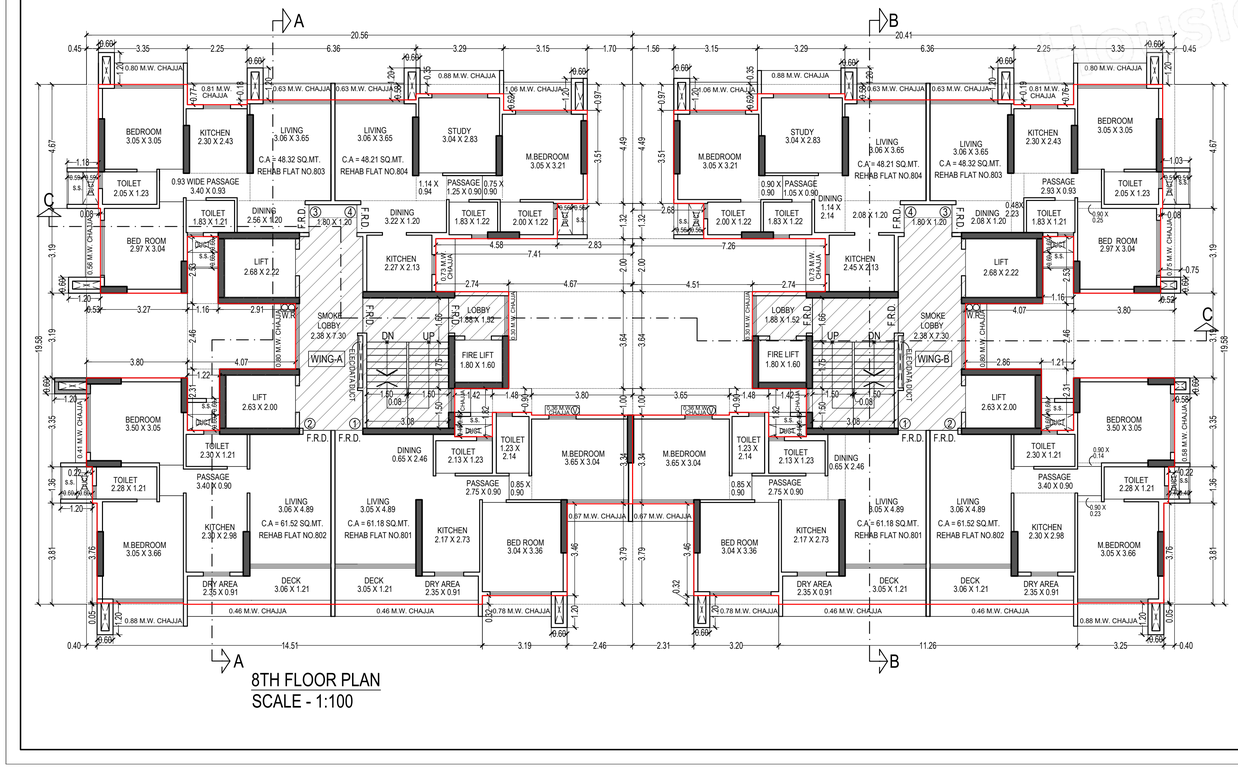
NORTH	DRAWN BY	JOB NO	PATH:-
N	SADANAND	1123	X:\ASHISH\Western\Jogeshwari BMC\Job No\1123 - BABA Sadan CHS_Swarup\ 02. Bmc. drawing\01.B.M.C. PROPOSAL\01.F.s.i.-1\I.O.D - 1\ I.O.D - 1 16.12.2024



9TH FLOOR PLAN
SCALE - 1:100



10TH FLOOR PLAN
SCALE - 1:100



8TH FLOOR PLAN
SCALE - 1:100

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APPROVED SUBJECT TO THE CONDITION MENTIONED
IN THIS OFFICE LETTER NO. P-21397/2024/(831/3)/K/W Ward/AMBIVALI/337/1/NEW

Dated 19/12/2024

RAJENDRA HILAL PAGAR
EXECUTIVE ENGINEER
BUILDING PROPOSAL (W.S.-I) K/W

SHAILESH SHRIRAM RAKHONDE
S.E.(B.P.) K/W-S-1

RAMESH KALPNATH YADAV
A.E.(B.P.) K/W-N

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AMEET PAWAR CA/2004/34543

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NAME OF OWNER

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www.aakararchitect.org

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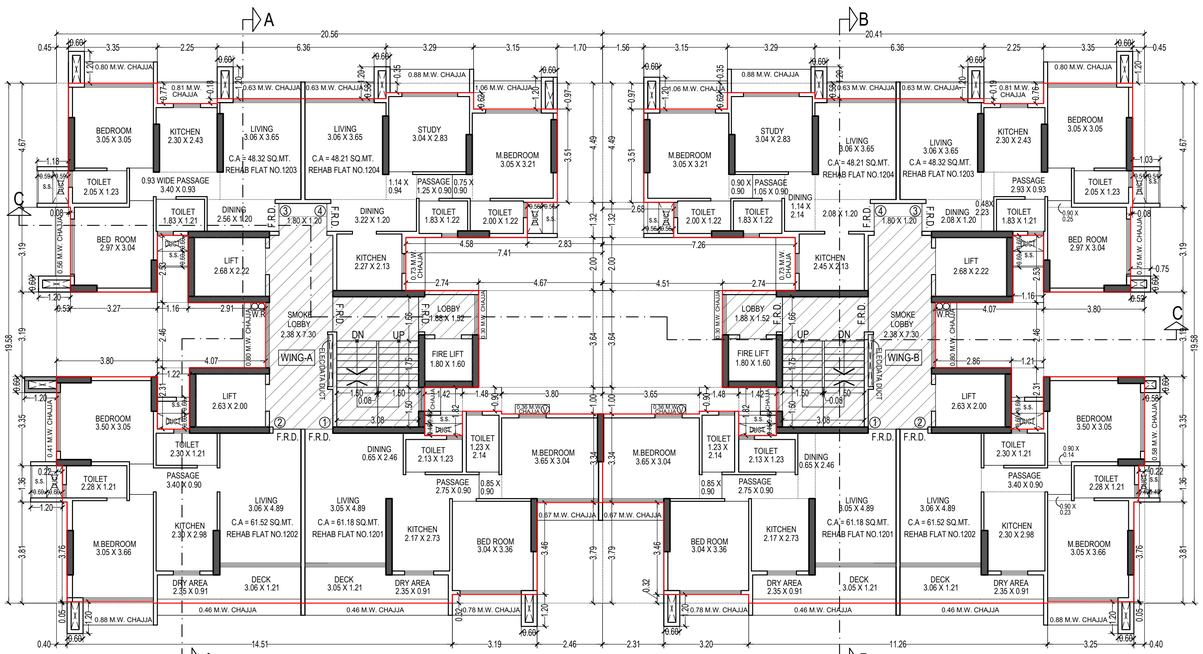

12TH FLOOR PLAN
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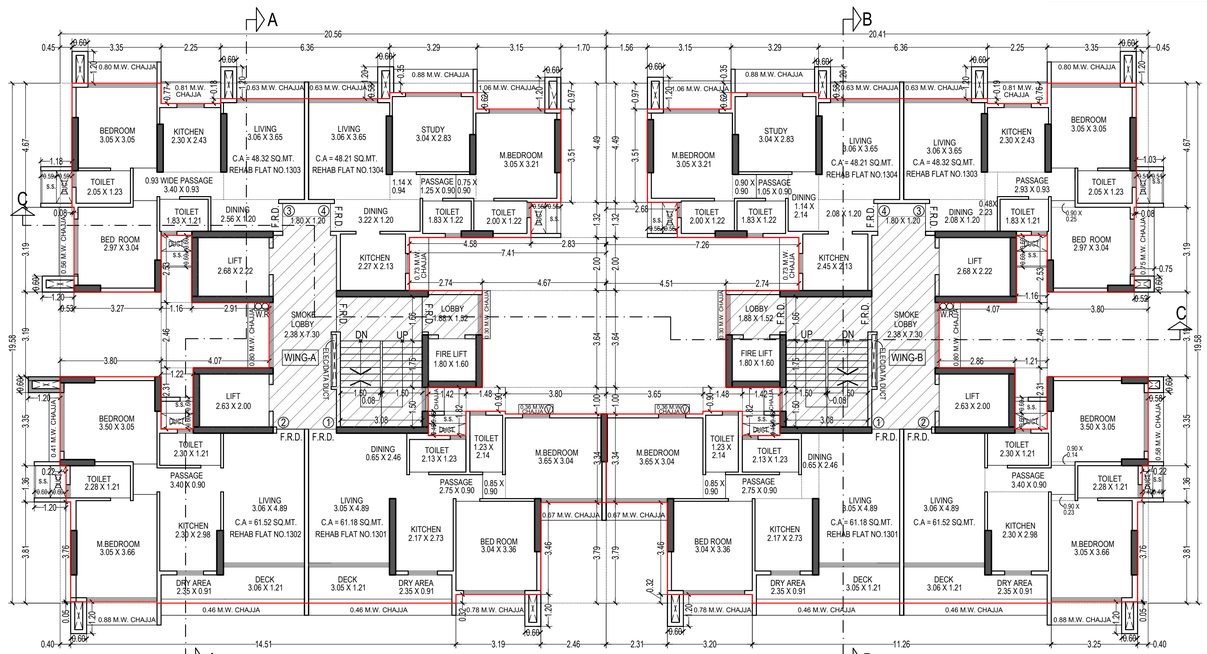
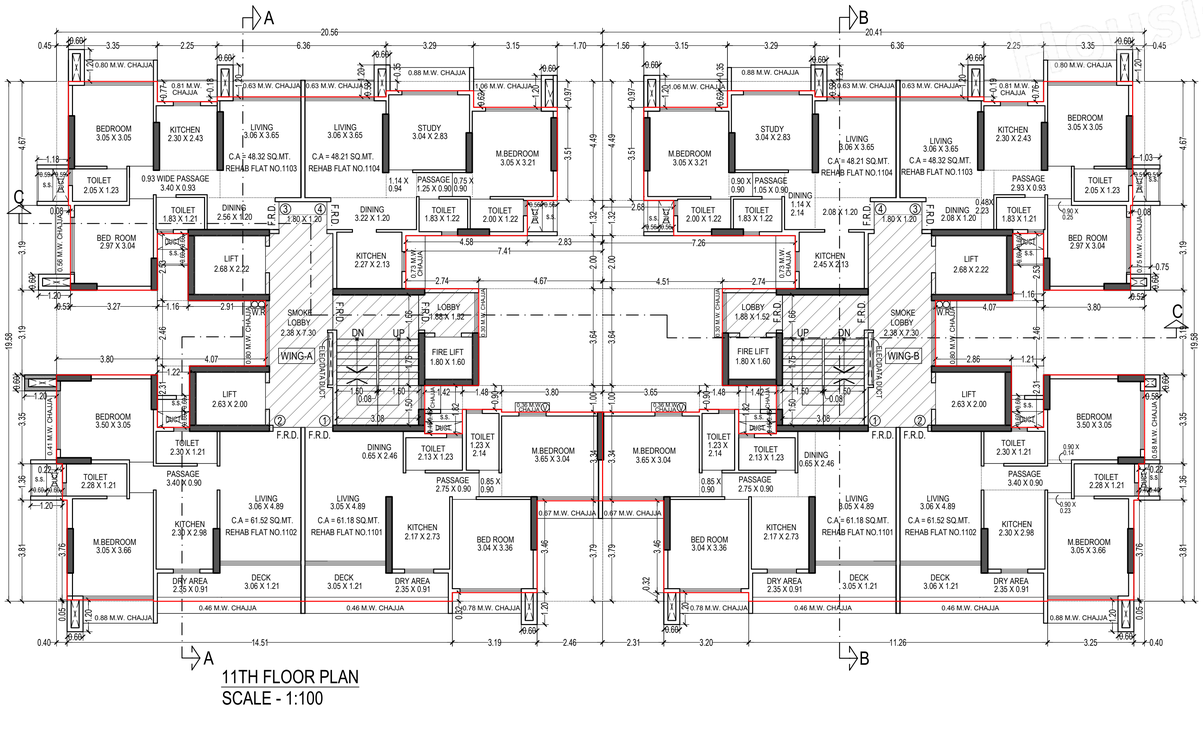


13TH FLOOR PLAN
SCALE - 1:100



11TH FLOOR PLAN
SCALE - 1:100

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED

APPROVED SUBJECT TO THE CONDITION MENTIONED
IN THIS OFFICE LETTER NO. P-21397/2024/(831/3)/K/W Ward/AMBIVALI/337/1/NEW

Dated 19/12/2024

RAJENDRA HILAL PAGAR
EXECUTIVE ENGINEER
BUILDING PROPOSAL (W.S.-I) K/W

SHAILESH SHRIRAM RAKHONDE
S.E.(B.P.) K/W-S-1

RAMESH KALPNATH YADAV
A.E.(B.P.) K/W-N

Pawar Ameet Ganpatrao
Digitally signed by Pawar Ameet Ganpatrao
Date: 2024.12.17 13:40:21 +05'30'
ARCHITECT/LS
AMEET PAWAR CA/2004/34543

VISHAL ROSHANLAL AGARWAL
OWNER/DEVELOPER

PERFORMA 'B'

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NAME OF OWNER

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GROUND FLOOR, SATYANARAYAN PRASAD-COMMERCIAL CENTRE, DAYALDAS ROAD, VILE PARLE (E), MUMBAI- 400 057.
Ph:-022-2612 9933/ 44/ 55/ 66.
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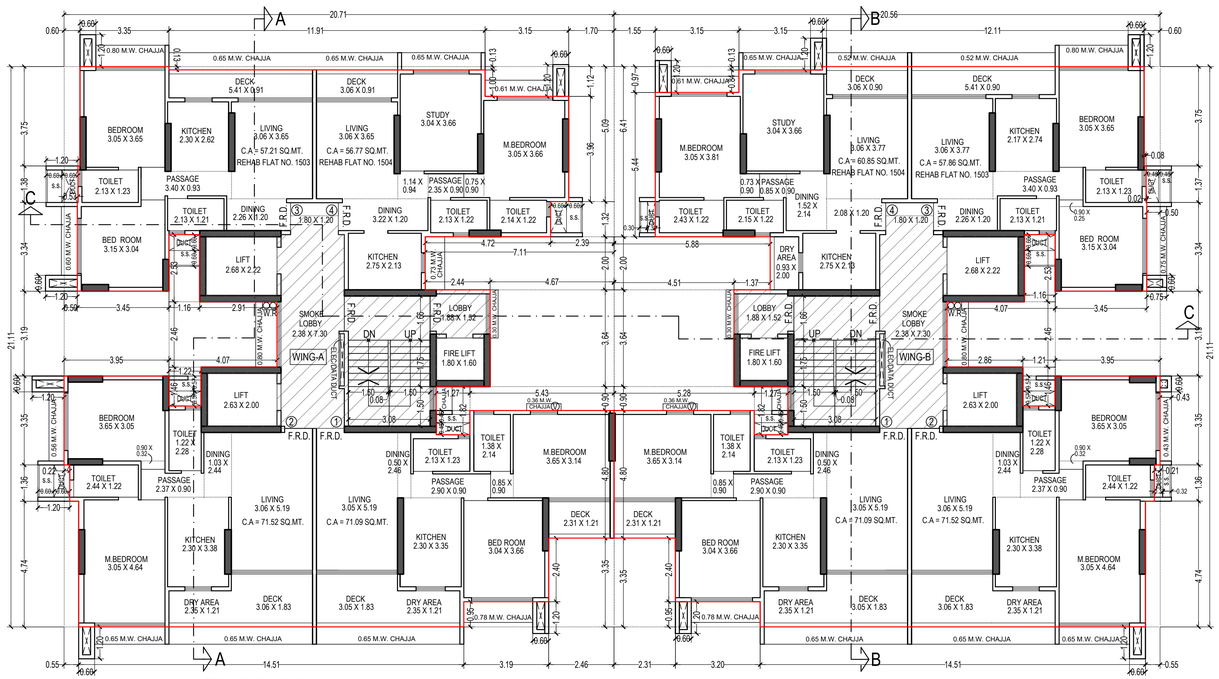

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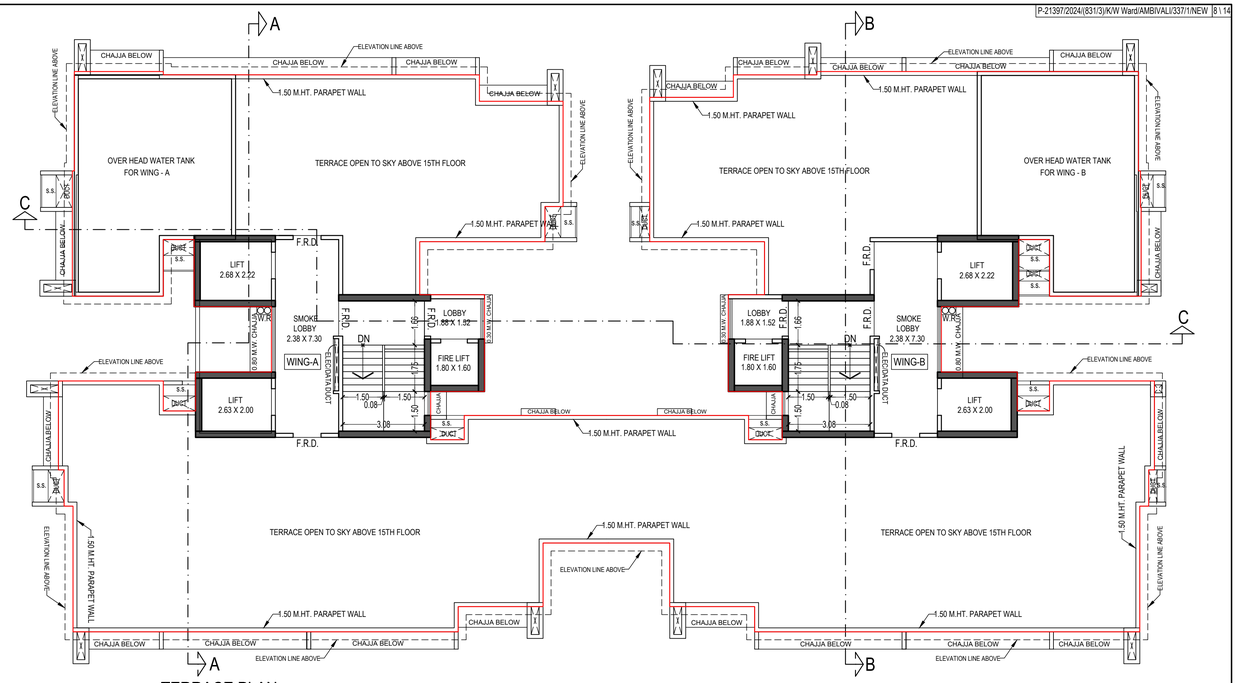
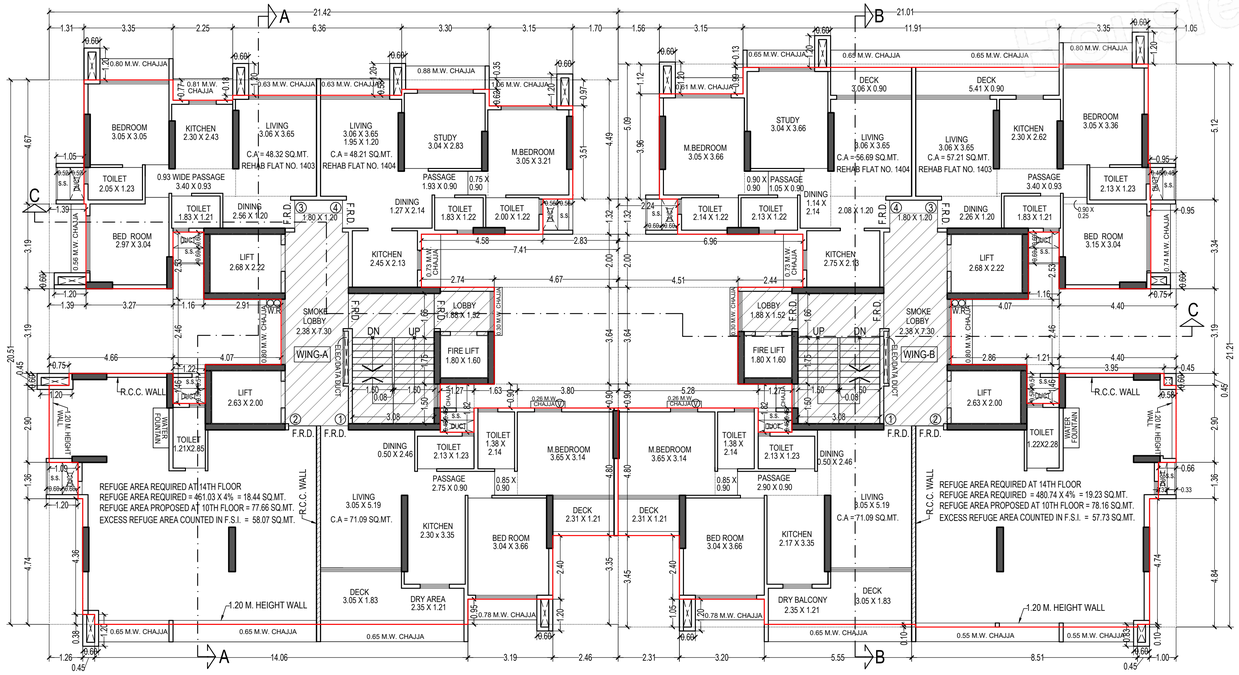


TERRACE PLAN
SCALE - 1:100



14TH FLOOR PLAN
SCALE - 1:100

REFUGE AREA CALCULATION FOR WING - A
14TH FLOOR.
REFUGE AREA REQUIRED = (NET BUILT-UP AREA) X NO. OF UPPER FLOORS X 4% REFUGE AREA REQUIRED = (277.23 + 183.80) = 461.03 X 4%) = 18.44 SQ.MT. REFUGE AREA REQUIRED = 18.44 SQ.MT.
TOTAL REFUGE AREA PROPOSED = 77.66 SQ.MT.
REFUGE AREA ALLOWED TO BE EXCEEDED UP TO MAX. LIMIT OF 4.25% (AS PER REG. NO. 48(8)(a)ii IN DCPR 2034 = 461.03 X 4.25% = 19.59 SQ.MT.
EXCESS REFUGE AREA COUNTED IN F.S.I. = 58.07 SQ.MT.

REFUGE AREA CALCULATION FOR WING - B
14TH FLOOR.
REFUGE AREA REQUIRED = (NET BUILT-UP AREA) X NO. OF UPPER FLOORS X 4% REFUGE AREA REQUIRED = (280.62 + 200.12) = 480.74 X 4%) = 19.23 SQ.MT. REFUGE AREA REQUIRED = 19.23 SQ.MT.
TOTAL REFUGE AREA PROPOSED = 78.16 SQ.MT.
REFUGE AREA ALLOWED TO BE EXCEEDED UP TO MAX. LIMIT OF 4.25% (AS PER REG. NO. 48(8)(a)ii IN DCPR 2034 = 480.74 X 4.25% = 20.43 SQ.MT.
EXCESS REFUGE AREA COUNTED IN F.S.I. = 57.73 SQ.MT.

REFUGE AREA REQUIRED AT 14TH FLOOR
REFUGE AREA REQUIRED = 461.03 X 4% = 18.44 SQ.MT.
REFUGE AREA PROPOSED AT 10TH FLOOR = 77.66 SQ.MT.
EXCESS REFUGE AREA COUNTED IN F.S.I. = 58.07 SQ.MT.

REFUGE AREA REQUIRED AT 14TH FLOOR
REFUGE AREA REQUIRED = 480.74 X 4% = 19.23 SQ.MT.
REFUGE AREA PROPOSED AT 10TH FLOOR = 78.16 SQ.MT.
EXCESS REFUGE AREA COUNTED IN F.S.I. = 57.73 SQ.MT.

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED

APPROVED SUBJECT TO THE CONDITION MENTIONED
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Dated 19/12/2024

RAJENDRA HILAL PAGAR
EXECUTIVE ENGINEER
BUILDING PROPOSAL (W.S.-I) K/W

SHAILESH SHRIRAM RAKHONDE
S.E.(B.P.) K/W-S-1

RAMESH KALPNATH YADAV
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AMEET PAWAR CA/2004/34543

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PERFORMA 'B'

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SECTION C -C
SCALE - 1:100

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A.E.(B.P.) K/W-N

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MUMBAI

NAME OF OWNER
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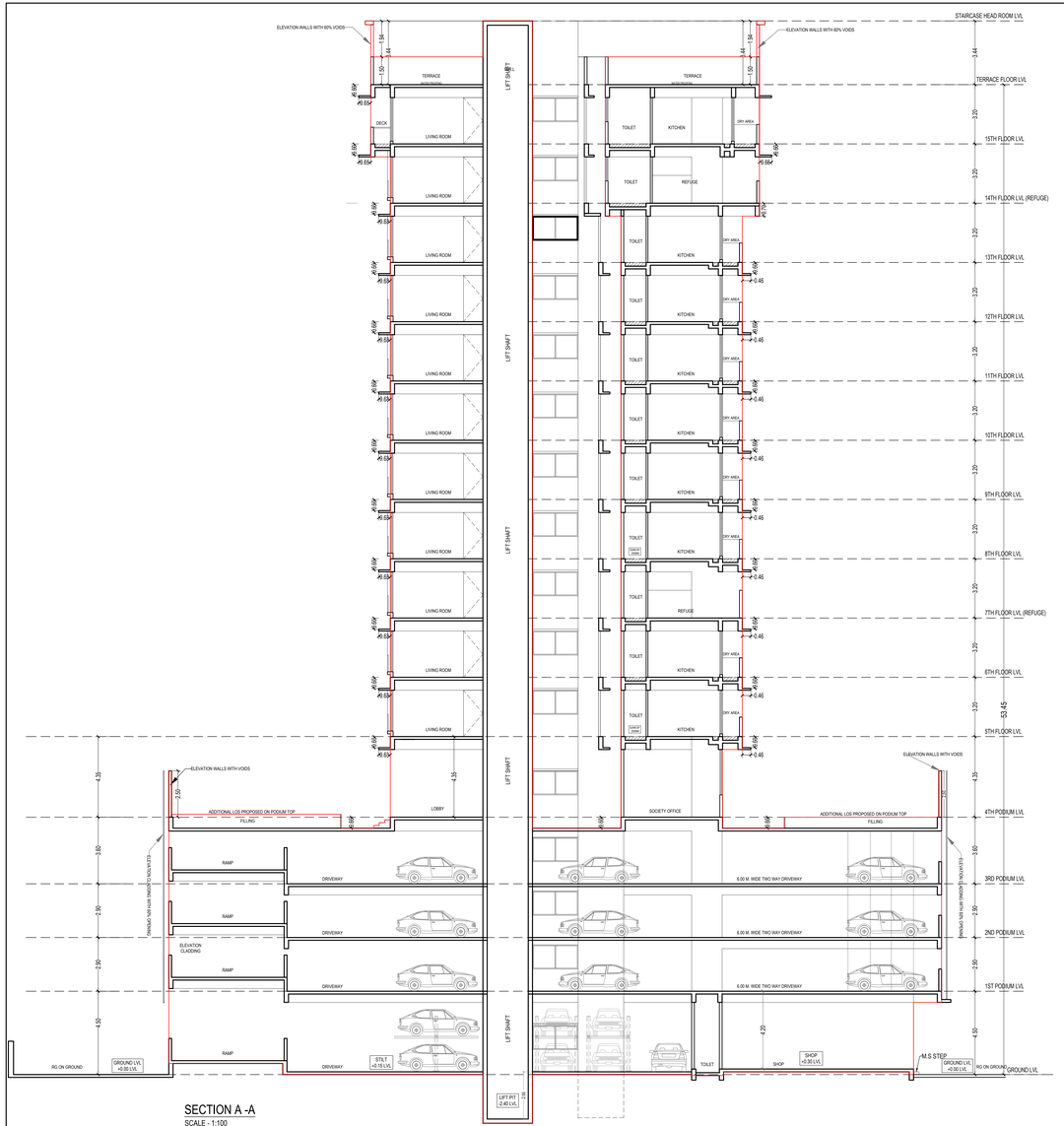
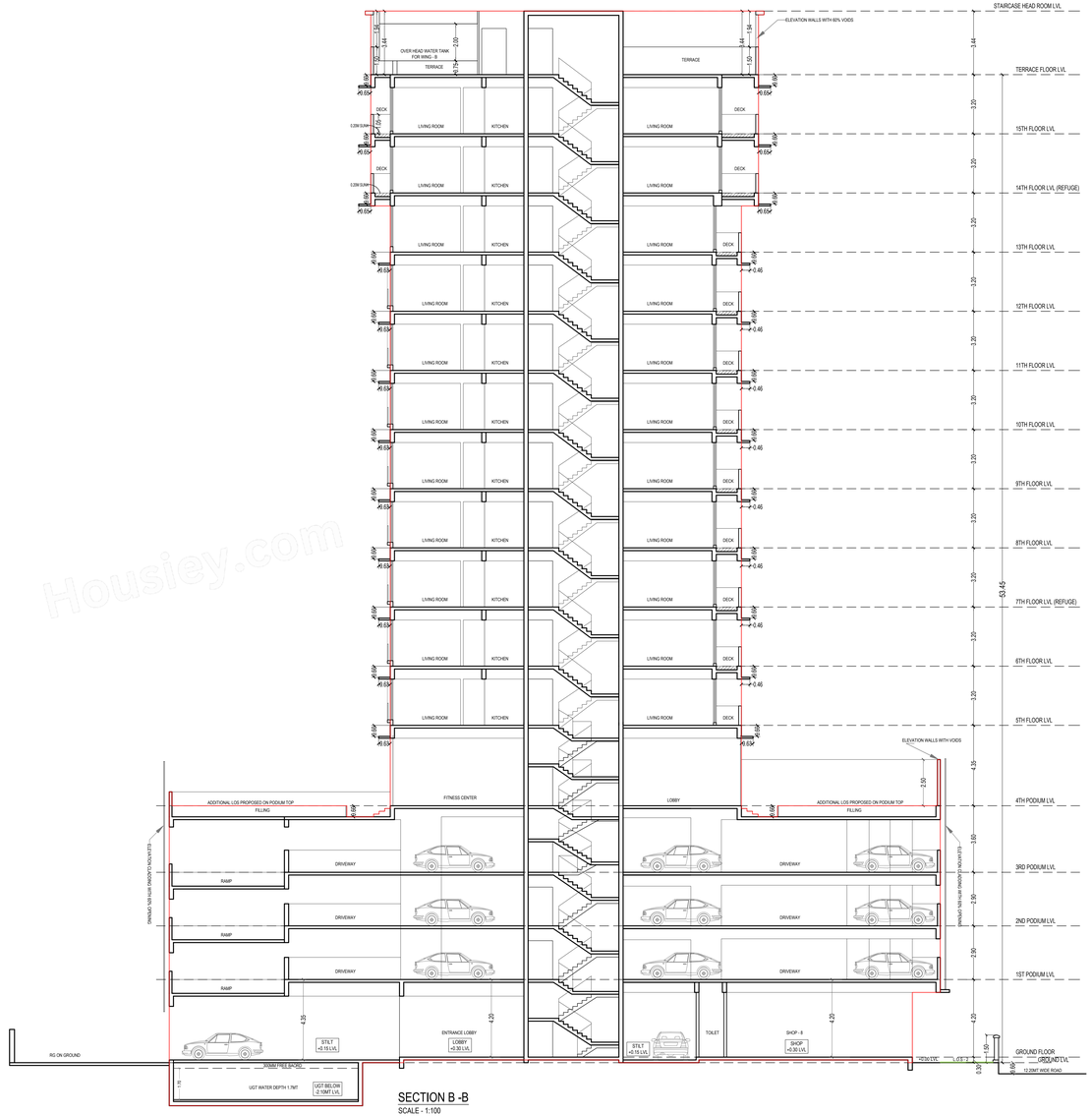


SECTION A -A
SCALE - 1:100



SECTION B -B
SCALE - 1:100

Housiey.com

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IN THIS OFFICE LETTER NO. P-2139720224(8312)(KW Ward/AMBIVALI/337/1/NEW

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RAJENDRA HILAL PAGAR
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RAMESH KALPNAT H YADAV
A.E.(B.P.) K/W-N

Pawar Ameet Ganpatrao
Digitally signed by Pawar Ameet Ganpatrao
Date: 2024.12.17 13:42:54 +05'30'
ARCHITECT/LS
AMEET PAWAR CA/2004/34543

VISHAL ROSHANLAL AGARWAL
OWNER/DEVELOPER

PERFORMA 'B'

CONTENTS OF SHEET

SECTION A-A
SECTION B-B

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO. CTS 8313 OF AMBIVALI VILLAGE AT K/W WARD ANDHERI (W), MUMBAI

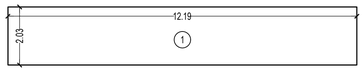
NAME OF OWNER

SWAROOP CONSTRUCTIONS PVT.LTD.
C.A. TO OWNER BABA CO OP. HSG SOC. LTD.

NAME, ADDRESS & SIGNATURE OF ARCHITECT

aakar ARCHITECTS & CONSULTANTS
GROUND FLOOR, SATYANARAYAN PRASAD-COMMERCIAL CENTRE, DAYALDAS ROAD, VILE PARLE (E), MUMBAI- 400 057.
Ph.:-022-2612 9933/ 44/ 55/ 66.
www.aakararchitect.org

NORTH	DRAWN BY	JOB NO	PATH:-
N	SADANAND	1123	K:\ASHISH\Western\Jogeshwari BMC\Job No\1123 - BABA Sadan CHS, Swarup\ 02. Bmc. drawings\01.B.M.C. PROPOSAL\01.P.J.-15.0.D. 1\ I.O.D.- 1. 16.12.2024

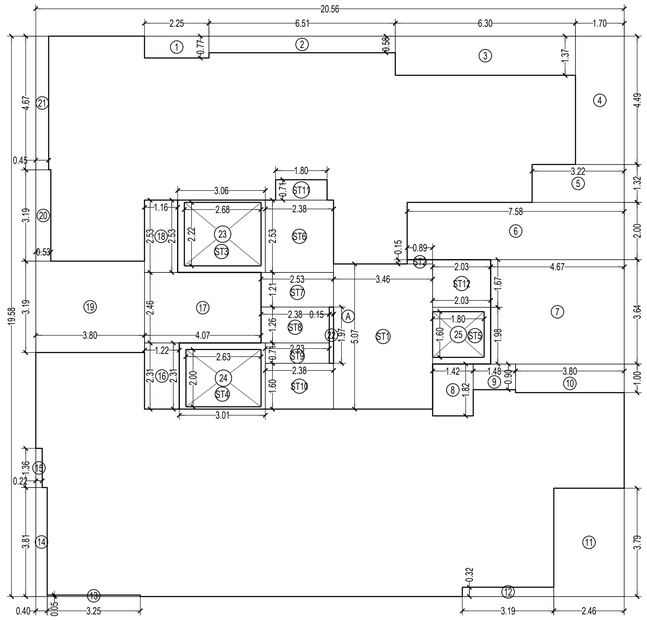


METER ROOM LINE AREA DIAGRAM
GROUND FLOOR
SCALE - 1:100

METER ROOM AREA CALCULATION

GROUND FLOOR									
1	12.19	X	2.03	X	1 NO	=	24.75	SQ.MT.	
					TOTAL ADDITION	=	24.75	SQ.MT.	X

PERMISSIBLE SERVICES AREA AS PER NOS. OF PROPOSED TENEMENTS
84 NOS / 50T X 10 SQ. MTR. = 16.80 SQ. MTR.
PERMISSIBLE SERVICES AREA = 16.80 SQ. MTR.
PROPOSED SERVICES AREA = 24.75 SQ. MTR.
EXCESS SERVICES AREA = 7.95 SQ. MTR.



LINE AREA DIAGRAM
5TH & 6TH FLOOR (WING - A)
SCALE - 1:100

BUILT UP AREA CALCULATION

5TH FLOOR (WING - A)									
A	20.56	X	19.58	X	1 NO	=	402.56	SQ.MT.	
					TOTAL ADDITION	=	402.56	SQ.MT.	X

DEDUCTIONS

1	2.25	X	0.77	X	1 NO	=	1.73	SQ.MT.	
2	6.51	X	0.58	X	1 NO	=	3.78	SQ.MT.	
3	6.29	X	1.37	X	1 NO	=	8.62	SQ.MT.	
4	1.71	X	4.49	X	1 NO	=	7.68	SQ.MT.	
5	3.22	X	1.33	X	1 NO	=	4.28	SQ.MT.	
6	7.58	X	2.00	X	1 NO	=	15.16	SQ.MT.	
7	4.67	X	3.64	X	1 NO	=	17.00	SQ.MT.	
8	1.42	X	1.82	X	1 NO	=	2.58	SQ.MT.	
9	1.48	X	0.90	X	1 NO	=	1.33	SQ.MT.	
10	3.80	X	1.00	X	1 NO	=	3.80	SQ.MT.	
11	2.46	X	3.79	X	1 NO	=	9.32	SQ.MT.	
12	3.19	X	0.32	X	1 NO	=	1.02	SQ.MT.	
13	3.25	X	0.05	X	1 NO	=	0.16	SQ.MT.	
14	0.40	X	3.81	X	1 NO	=	1.52	SQ.MT.	
15	0.23	X	1.37	X	1 NO	=	0.32	SQ.MT.	
16	1.22	X	2.31	X	1 NO	=	2.82	SQ.MT.	
17	4.07	X	2.46	X	1 NO	=	10.01	SQ.MT.	
18	1.16	X	2.53	X	1 NO	=	2.93	SQ.MT.	
19	3.80	X	3.19	X	1 NO	=	12.12	SQ.MT.	
20	0.53	X	3.19	X	1 NO	=	1.69	SQ.MT.	
21	0.45	X	4.67	X	1 NO	=	2.10	SQ.MT.	
22	0.15	X	1.97	X	1 NO	=	0.30	SQ.MT.	
					TOTAL DEDUCTION	=	124.36	SQ.MT.	Y1
GROSS BUILT UP AREA [X - Y1]						=	278.20	SQ.MT.	X1

STAIRCASE AREA CALCULATION

6TH FLOOR									
ST1	3.46	X	5.07	X	1 NO	=	17.54	SQ.MT.	
ST2	0.89	X	0.15	X	1 NO	=	0.13	SQ.MT.	
ST3	3.06	X	2.53	X	1 NO	=	7.74	SQ.MT.	
ST4	3.01	X	2.31	X	1 NO	=	6.95	SQ.MT.	
ST5	2.03	X	1.98	X	1 NO	=	4.02	SQ.MT.	
ST6	2.38	X	2.53	X	1 NO	=	6.02	SQ.MT.	
ST7	2.54	X	1.21	X	1 NO	=	3.07	SQ.MT.	
ST8	2.38	X	1.26	X	1 NO	=	3.00	SQ.MT.	
ST9	2.23	X	0.71	X	1 NO	=	1.58	SQ.MT.	
ST10	2.38	X	1.60	X	1 NO	=	3.81	SQ.MT.	
ST11	1.80	X	0.71	X	1 NO	=	1.28	SQ.MT.	
ST12	2.03	X	1.67	X	1 NO	=	3.39	SQ.MT.	
GROSS STAIRCASE AREA PER FL. (6TH FLOOR)						=	58.53	SQ.MT.	Y2
DEDUCTIONS									
23	2.68	X	2.22	X	1 NO	=	5.95	SQ.MT.	
24	2.63	X	2.00	X	1 NO	=	5.26	SQ.MT.	
25	1.80	X	1.60	X	1 NO	=	2.88	SQ.MT.	
TOTAL DEDUCTIONS						=	14.09	SQ.MT.	Y3
TOTAL LIFT LOBBY AREA PER FL. (Y2 - Y3)						=	44.44	SQ.MT.	Y4

BUILT UP AREA CALCULATION

5TH FLOOR (WING - A)									
A	20.56	X	19.58	X	1 NO	=	402.56	SQ.MT.	
					TOTAL ADDITION	=	402.56	SQ.MT.	X

DEDUCTIONS

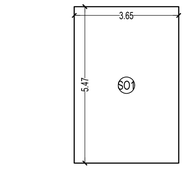
1	2.25	X	0.77	X	1 NO	=	1.73	SQ.MT.	
2	6.51	X	0.58	X	1 NO	=	3.78	SQ.MT.	
3	6.29	X	1.37	X	1 NO	=	8.62	SQ.MT.	
4	1.71	X	4.49	X	1 NO	=	7.68	SQ.MT.	
5	3.22	X	1.33	X	1 NO	=	4.28	SQ.MT.	
6	7.58	X	2.00	X	1 NO	=	15.16	SQ.MT.	
7	4.67	X	3.64	X	1 NO	=	17.00	SQ.MT.	
8	1.42	X	1.82	X	1 NO	=	2.58	SQ.MT.	
9	1.48	X	0.90	X	1 NO	=	1.33	SQ.MT.	
10	3.80	X	1.00	X	1 NO	=	3.80	SQ.MT.	
11	2.46	X	3.79	X	1 NO	=	9.32	SQ.MT.	
12	3.19	X	0.32	X	1 NO	=	1.02	SQ.MT.	
13	3.25	X	0.05	X	1 NO	=	0.16	SQ.MT.	
14	0.40	X	3.81	X	1 NO	=	1.52	SQ.MT.	
15	0.23	X	1.37	X	1 NO	=	0.32	SQ.MT.	
16	1.22	X	2.31	X	1 NO	=	2.82	SQ.MT.	
17	4.07	X	2.46	X	1 NO	=	10.01	SQ.MT.	
18	1.16	X	2.53	X	1 NO	=	2.93	SQ.MT.	
19	3.80	X	3.19	X	1 NO	=	12.12	SQ.MT.	
20	0.53	X	3.19	X	1 NO	=	1.69	SQ.MT.	
21	0.45	X	4.67	X	1 NO	=	2.10	SQ.MT.	
22	0.15	X	1.97	X	1 NO	=	0.30	SQ.MT.	
23	2.68	X	2.22	X	1 NO	=	5.95	SQ.MT.	
24	2.63	X	2.00	X	1 NO	=	5.26	SQ.MT.	
25	1.80	X	1.60	X	1 NO	=	2.88	SQ.MT.	
					TOTAL DEDUCTION	=	110.27	SQ.MT.	Y1
GROSS BUILT UP AREA [X - Y1]						=	292.29	SQ.MT.	X1

STAIRCASE AREA CALCULATION

5TH FLOOR									
ST1	3.46	X	5.07	X	1 NO	=	17.54	SQ.MT.	
ST2	0.89	X	0.15	X	1 NO	=	0.13	SQ.MT.	
ST3	3.06	X	2.53	X	1 NO	=	7.74	SQ.MT.	
ST4	3.01	X	2.31	X	1 NO	=	6.95	SQ.MT.	
ST5	2.03	X	1.98	X	1 NO	=	4.02	SQ.MT.	
ST6	2.38	X	2.53	X	1 NO	=	6.02	SQ.MT.	
ST7	2.54	X	1.21	X	1 NO	=	3.07	SQ.MT.	
ST8	2.38	X	1.26	X	1 NO	=	3.00	SQ.MT.	
ST9	2.23	X	0.71	X	1 NO	=	1.58	SQ.MT.	
ST10	2.38	X	1.60	X	1 NO	=	3.81	SQ.MT.	
ST11	1.80	X	0.71	X	1 NO	=	1.28	SQ.MT.	
ST12	2.03	X	1.67	X	1 NO	=	3.39	SQ.MT.	
TOTAL STAIRCASE AREA PER FL. (5TH FLOOR)						=	58.53	SQ.MT.	Y2

NET BUILT UP AREA [X1 - Y2]	=	233.76	SQ.MT.

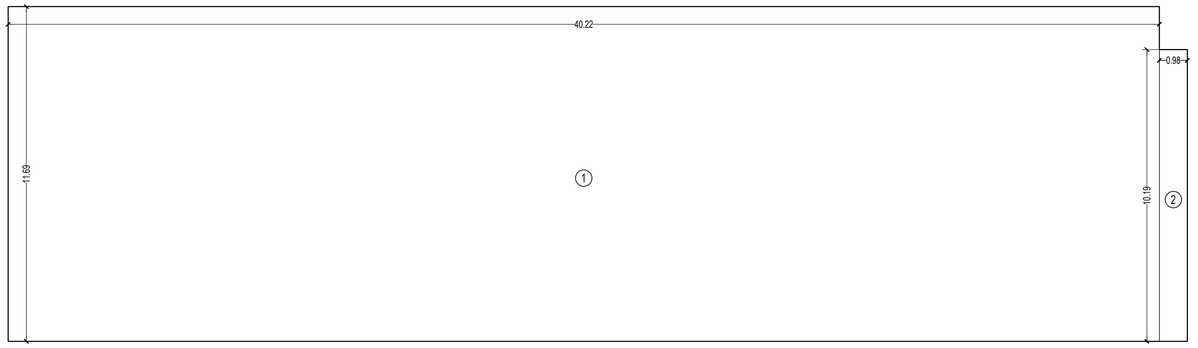
NET BUILT UP AREA [X1 - Y2]	=	233.76	SQ.MT.

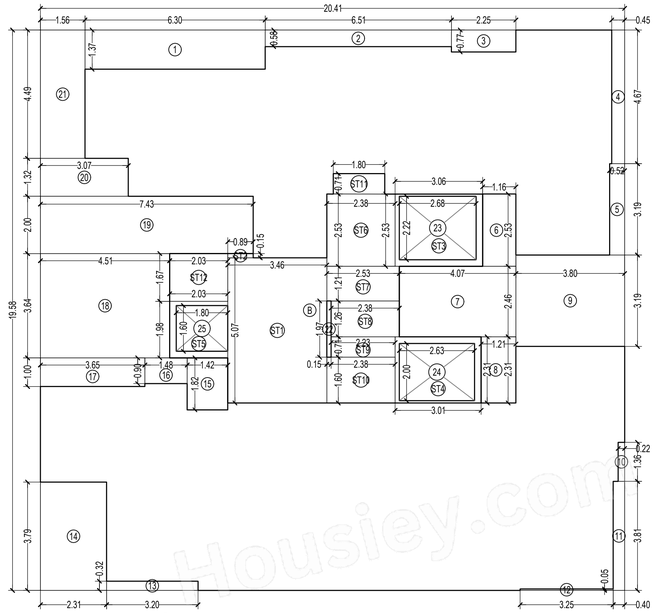


SOCIETY OFFICE LINE AREA DIAGRAM
4TH PODIUM FLOOR
SCALE - 1:100

SOCIETY OFFICE AREA CALCULATION

SO1	3.65	X	5.47	X	1 NO	=	19.97	SQ.MT.	
					TOTAL ADDITION	=	19.97	SQ.MT.	X





LINE AREA DIAGRAM
5TH & 6TH FLOOR (WING - B)
SCALE - 1:100

BUILT UP AREA CALCULATION

5TH FLOOR (WING - B)									
B	20.41	X	19.58	X	1 NO	=	399.63	SQ.MT.	
					TOTAL ADDITION	=	399.63	SQ.MT.	X

DEDUCTIONS

1	6.29	X	1.37	X	1 NO	=	8.62	SQ.MT.	
2	6.51	X	0.58	X	1 NO	=	3.78	SQ.MT.	
3	2.25	X	0.77	X	1 NO	=	1.73	SQ.MT.	
4	0.45	X	4.67	X	1 NO	=	2.10	SQ.MT.	
5	0.53	X	3.19	X	1 NO	=	1.69	SQ.MT.	
6	1.16	X	2.53	X	1 NO	=	2.93	SQ.MT.	
7	4.07	X	2.46	X	1 NO	=	10.01	SQ.MT.	
8	1.22	X	2.31	X	1 NO	=	2.82	SQ.MT.	
9	3.80	X	3.19	X	1 NO	=	12.12	SQ.MT.	
10	0.23	X	1.37	X	1 NO	=	0.32	SQ.MT.	
11	0.40	X	3.81	X	1 NO	=	1.52	SQ.MT.	
12	3.25	X	0.05	X	1 NO	=	0.16	SQ.MT.	
13	3.19	X	0.32	X	1 NO	=	1.02	SQ.MT.	
14	2.31	X	3.79	X	1 NO	=	8.75	SQ.MT.	
15	1.42	X	1.82	X	1 NO	=	2.58	SQ.MT.	
16	1.48	X	0.90	X	1 NO	=	1.33	SQ.MT.	
17	3.65	X	1.00	X	1 NO	=	3.65	SQ.MT.	
18	4.51	X	3.64	X	1 NO	=	16.42	SQ.MT.	
19	7.43	X	2.00	X	1 NO	=	14.86	SQ.MT.	
20	3.07	X	1.33	X	1 NO	=	4.08	SQ.MT.	
21	1.55	X	4.49	X	1 NO	=	6.96	SQ.MT.	
22	0.15	X	1.97	X	1 NO	=	0.30	SQ.MT.	
					TOTAL DEDUCTION	=	107.75	SQ.MT.	Y1
TOTAL BUILT UP AREA [X - Y1]						=	291.88	SQ.MT.	X1

STAIRCASE AREA CALCULATION

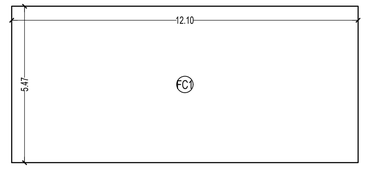
5TH FLOOR (WING - B)									
ST1	3.46	X	5.07	X	1 NO	=	17.54	SQ.MT.	
ST2	0.89	X	0.15	X	1 NO	=	0.13	SQ.MT.	
ST3	3.06	X	2.53	X	1 NO	=	7.74	SQ.MT.	
ST4	3.01	X	2.31	X	1 NO	=	6.95	SQ.MT.	
ST5	2.03	X	1.98	X	1 NO	=	4.02	SQ.MT.	
ST6	2.38	X	2.53	X	1 NO	=	6.02	SQ.MT.	
ST7	2.54	X	1.21	X	1 NO	=	3.07	SQ.MT.	
ST8	2.38	X	1.26	X	1 NO	=	3.00	SQ.MT.	
ST9	2.23	X	0.71	X	1 NO	=	1.58	SQ.MT.	
ST10	2.38	X	1.60	X	1 NO	=	3.81	SQ.MT.	
ST11	1.80	X	0.71	X	1 NO	=	1.28	SQ.MT.	
ST12	2.03	X	1.67	X	1 NO	=	3.39	SQ.MT.	
TOTAL STAIRCASE AREA PER FL. (5TH FLOOR (WING - B))						=	58.53	SQ.MT.	Y2

NET BUILT UP AREA [X1 - Y2]	=	233.35	SQ.MT.

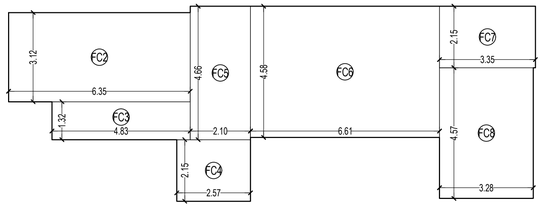
SHOPS LINE AREA DIAGRAM
GROUND FLOOR
SCALE - 1:100

BUILT UP AREA CALCULATION

GROUND FLOOR									
1	40.22	X	11.69	X	1 NO	=	470.17	SQ.MT.	
2	0.98	X	10.19	X	1 NO	=	9.99	SQ.MT.	
					TOTAL ADDITION	=	480.16	SQ.MT.	X



FITNESS CENTER LINE AREA DIAGRAM
4TH PODIUM FLOOR
SCALE - 1:100



FITNESS CENTER AREA CALCULATION

4TH PODIUM FLOOR									
FC1	12.10	X	5.47	X	1 NO	=	66.19	SQ.MT.	
FC2	6.35	X	3.12	X	1 NO	=	19.81	SQ.MT.	
FC3	4.83	X	1.32	X	1 NO	=	6.38	SQ.MT.	
FC4	2.57	X	2.15	X	1 NO	=	5.53	SQ.MT.	
FC5	2.10	X	4.66	X	1 NO	=	9.79	SQ.MT.	
FC6	6.61	X	4.58	X	1 NO	=	30.27	SQ.MT.	
FC7	3.35	X	2.15	X	1 NO	=	7.20	SQ.MT.	
FC8	3.28	X	4.57	X	1 NO	=	14.99	SQ.MT.	
					TOTAL ADDITION	=	160.16	SQ.MT.	X

PERMISSIBLE 2% FITNESS CENTER 5108.42 X 2% = 102.17 SQ.MTS
PROPOSED FITNESS CENTER AREA = 160.16 SQ.MTS
EXCESS FITNESS CENTER AREA = 57.99 SQ.MTS

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED

APPROVED SUBJECT TO THE CONDITION MENTIONED
IN THIS OFFICE LETTER NO. P-21397/2024/(831/3)/K/W Ward/AMBIVALI/337/1/NEW

Dated 19/12/2024

RAJENDRA HILAL PAGAR
EXECUTIVE ENGINEER
BUILDING PROPOSAL (W.S.-I) K/W

SHAILESH SHRIRAM RAKHONDE
S.E.(B.P.) K/W-S-1

RAMESH KALPNATH YADAV
A.E.(B.P.) K/W-N

Pawar Ameet Ganpatrao
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Date: 2024.12.17 13:43:13 +05'30'
ARCHITECT/LS
AMEET PAWAR CA/2004/34543

VISHAL ROSHANLAL AGARWAL
OWNER/DEVELOPER

PERFORMA 'B'

CONTENTS OF SHEET
LINE AREA DIAGRAM
BUILT UP AREA CALCULATION

DESCRIPTION OF PROPOSAL
PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO. CTS .831/3 OF AMBIVALI VILLAGE AT K/W WARD ANDHERI (W), MUMBAI

NAME OF OWNER
SWAROOP CONSTRUCTIONS PVT.LTD.
C.A. TO OWNER BABA CO OP. HSG SOC. LTD.

NAME, ADDRESS & SIGNATURE OF ARCHITECT
aakar ARCHITECTS&CONSULTANTS
GROUND FLOOR, SATYANARAYAN PRASAD-
COMMERCIAL CENTRE, DAYALDAS ROAD,
VILE PARLE (E), MUMBAI- 400 057.
PH:-022-2612 9933/ 44/ 55/ 66.
www.aakararchitect.org

NORTH	DRAWN BY	JOB NO	PATH:-
N	SADANAND	1123	X:\ASHISH\Western\Jogeshwari BMC\Job No\1123 - BABA Sadan CHS_Swarupl. 02. Bmc. drawing\01.B.M.C. PROPOSAL\01.F.s.i.-1\I.O.D - 1\ I.O.D - 1 16.12.2024

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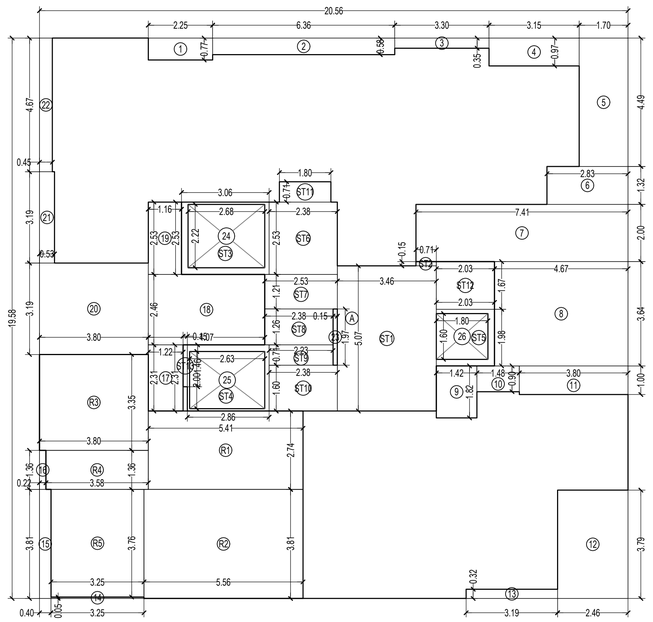


LINE AREA DIAGRAM
7TH TO 13TH FLOOR (WING - A)
SCALE - 1:100

BUILT UP AREA CALCULATION

7TH FLOOR (WING - A)								
A	20.56	X	19.58	X	1 NO	=	402.56	SQ.MT.
					TOTAL ADDITION	=	402.56	SQ.MT. X

DEDUCTIONS

1	2.25	X	0.77	X	1 NO	=	1.73	SQ.MT.
2	6.36	X	0.58	X	1 NO	=	3.69	SQ.MT.
3	3.30	X	0.35	X	1 NO	=	1.15	SQ.MT.
4	3.15	X	0.97	X	1 NO	=	3.06	SQ.MT.
5	1.71	X	4.49	X	1 NO	=	7.68	SQ.MT.
6	2.83	X	1.32	X	1 NO	=	3.74	SQ.MT.
7	7.41	X	2.00	X	1 NO	=	14.82	SQ.MT.
8	4.67	X	3.64	X	1 NO	=	17.00	SQ.MT.
9	1.42	X	1.82	X	1 NO	=	2.58	SQ.MT.
10	1.48	X	0.90	X	1 NO	=	1.33	SQ.MT.
11	3.80	X	1.00	X	1 NO	=	3.80	SQ.MT.
12	2.46	X	3.79	X	1 NO	=	9.32	SQ.MT.
13	3.19	X	0.32	X	1 NO	=	1.02	SQ.MT.
14	3.25	X	0.05	X	1 NO	=	0.16	SQ.MT.
15	0.40	X	3.81	X	1 NO	=	1.52	SQ.MT.
16	0.23	X	1.37	X	1 NO	=	0.32	SQ.MT.
17	1.22	X	2.31	X	1 NO	=	2.82	SQ.MT.
18	4.07	X	2.46	X	1 NO	=	10.01	SQ.MT.
19	1.16	X	2.53	X	1 NO	=	2.93	SQ.MT.
20	3.80	X	3.19	X	1 NO	=	12.12	SQ.MT.
21	0.53	X	3.19	X	1 NO	=	1.69	SQ.MT.
22	0.45	X	4.67	X	1 NO	=	2.10	SQ.MT.
23	0.15	X	1.97	X	1 NO	=	0.30	SQ.MT.
24	2.68	X	2.22	X	1 NO	=	5.95	SQ.MT.
25	2.63	X	2.00	X	1 NO	=	5.26	SQ.MT.
26	1.80	X	1.60	X	1 NO	=	2.88	SQ.MT.
					TOTAL DEDUCTION	=	118.98	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	283.58	SQ.MT. X1

STAIRCASE AREA CALCULATION

7TH FLOOR								
ST1	3.46	X	5.07	X	1 NO	=	17.54	SQ.MT.
ST2	0.71	X	0.15	X	1 NO	=	0.11	SQ.MT.
ST3	3.06	X	2.53	X	1 NO	=	7.74	SQ.MT.
ST4	3.01	X	2.31	X	1 NO	=	6.95	SQ.MT.
ST5	2.03	X	1.98	X	1 NO	=	4.02	SQ.MT.
ST6	2.38	X	2.53	X	1 NO	=	6.02	SQ.MT.
ST7	2.54	X	1.21	X	1 NO	=	3.07	SQ.MT.
ST8	2.38	X	1.26	X	1 NO	=	3.00	SQ.MT.
ST9	2.23	X	0.71	X	1 NO	=	1.58	SQ.MT.
ST10	2.38	X	1.60	X	1 NO	=	3.81	SQ.MT.
ST11	1.80	X	0.71	X	1 NO	=	1.28	SQ.MT.
ST12	2.03	X	1.67	X	1 NO	=	3.39	SQ.MT.
GROSS STAIRCASE AREA PER FL. (7TH FLOOR)						=	58.51	SQ.MT. Y2
DEDUCTIONS								
24	2.68	X	2.22	X	1 NO	=	5.95	SQ.MT.
25	2.63	X	2.00	X	1 NO	=	5.26	SQ.MT.
26	1.80	X	1.60	X	1 NO	=	2.88	SQ.MT.
TOTAL DEDUCTIONS						=	14.09	SQ.MT. Y3
TOTAL LIFT LOBBY AREA PER FL. (Y2 - Y3)						=	44.42	SQ.MT. Y4

REFUGE AREA CALCULATION

7TH FLOOR								
R1	5.41	X	2.74	X	1 NO	=	14.82	SQ.MT.
R2	5.56	X	3.81	X	1 NO	=	21.18	SQ.MT.
R3	3.80	X	3.35	X	1 NO	=	12.73	SQ.MT.
R4	3.58	X	1.37	X	1 NO	=	4.90	SQ.MT.
R5	3.25	X	3.76	X	1 NO	=	12.22	SQ.MT.
					TOTAL ADDITION	=	65.85	SQ.MT. Y5

NET BUILT UP AREA [X1 - (Y4+ Y5)]	=	173.31	SQ.MT.

BUILT UP AREA CALCULATION

8TH TO 13TH FLOOR (WING - A)								
A	20.56	X	19.58	X	1 NO	=	402.56	SQ.MT.
					TOTAL ADDITION	=	402.56	SQ.MT. X

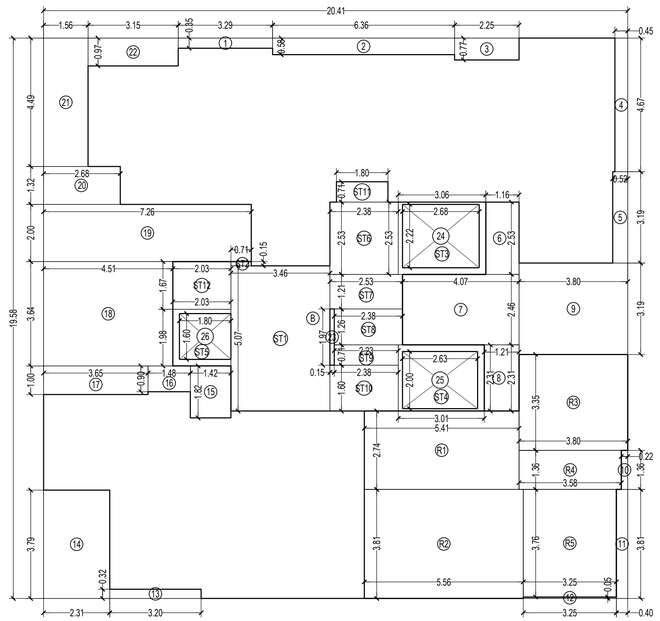
DEDUCTIONS

1	2.25	X	0.77	X	1 NO	=	1.73	SQ.MT.
2	6.36	X	0.58	X	1 NO	=	3.69	SQ.MT.
3	3.30	X	0.35	X	1 NO	=	1.15	SQ.MT.
4	3.15	X	0.97	X	1 NO	=	3.06	SQ.MT.
5	1.71	X	4.49	X	1 NO	=	7.68	SQ.MT.
6	2.83	X	1.32	X	1 NO	=	3.74	SQ.MT.
7	7.41	X	2.00	X	1 NO	=	14.82	SQ.MT.
8	4.67	X	3.64	X	1 NO	=	17.00	SQ.MT.
9	1.42	X	1.82	X	1 NO	=	2.58	SQ.MT.
10	1.48	X	0.90	X	1 NO	=	1.33	SQ.MT.
11	3.80	X	1.00	X	1 NO	=	3.80	SQ.MT.
12	2.46	X	3.79	X	1 NO	=	9.32	SQ.MT.
13	3.19	X	0.32	X	1 NO	=	1.02	SQ.MT.
14	3.25	X	0.05	X	1 NO	=	0.16	SQ.MT.
15	0.40	X	3.81	X	1 NO	=	1.52	SQ.MT.
16	0.23	X	1.37	X	1 NO	=	0.32	SQ.MT.
17	1.22	X	2.31	X	1 NO	=	2.82	SQ.MT.
18	4.07	X	2.46	X	1 NO	=	10.01	SQ.MT.
19	1.16	X	2.53	X	1 NO	=	2.93	SQ.MT.
20	3.80	X	3.19	X	1 NO	=	12.12	SQ.MT.
21	0.53	X	3.19	X	1 NO	=	1.69	SQ.MT.
22	0.45	X	4.67	X	1 NO	=	2.10	SQ.MT.
23	0.15	X	1.97	X	1 NO	=	0.30	SQ.MT.
24	2.68	X	2.22	X	1 NO	=	5.95	SQ.MT.
25	2.63	X	2.00	X	1 NO	=	5.26	SQ.MT.
26	1.80	X	1.60	X	1 NO	=	2.88	SQ.MT.
					TOTAL DEDUCTION	=	118.98	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	283.58	SQ.MT. X1

STAIRCASE AREA CALCULATION

8TH TO 13TH FLOOR								
ST1	3.46	X	5.07	X	1 NO	=	17.54	SQ.MT.
ST2	0.71	X	0.15	X	1 NO	=	0.11	SQ.MT.
ST3	3.06	X	2.53	X	1 NO	=	7.74	SQ.MT.
ST4	3.01	X	2.31	X	1 NO	=	6.95	SQ.MT.
ST5	2.03	X	1.98	X	1 NO	=	4.02	SQ.MT.
ST6	2.38	X	2.53	X	1 NO	=	6.02	SQ.MT.
ST7	2.54	X	1.21	X	1 NO	=	3.07	SQ.MT.
ST8	2.38	X	1.26	X	1 NO	=	3.00	SQ.MT.
ST9	2.23	X	0.71	X	1 NO	=	1.58	SQ.MT.
ST10	2.38	X	1.60	X	1 NO	=	3.81	SQ.MT.
ST11	1.80	X	0.71	X	1 NO	=	1.28	SQ.MT.
ST12	2.03	X	1.67	X	1 NO	=	3.39	SQ.MT.
GROSS STAIRCASE AREA PER FL.						=	58.51	SQ.MT. Y2
DEDUCTIONS								
24	2.68	X	2.22	X	1 NO	=	5.95	SQ.MT.
25	2.63	X	2.00	X	1 NO	=	5.26	SQ.MT.
26	1.80	X	1.60	X	1 NO	=	2.88	SQ.MT.
TOTAL DEDUCTIONS						=	14.09	SQ.MT. Y3
TOTAL LIFT LOBBY AREA PER FL. (Y2 - Y3)						=	44.42	SQ.MT. Y4

NET BUILT UP AREA [X1 - Y4]	=	239.16	SQ.MT.



LINE AREA DIAGRAM
7TH TO 13TH FLOOR (WING - B)
SCALE - 1:100

BUILT UP AREA CALCULATION

7TH FLOOR (WING - B)								
B	20.41	X	19.58	X	1 NO	=	399.63	SQ.MT.
					TOTAL ADDITION	=	399.63	SQ.MT. X

DEDUCTIONS

1	3.29	X	0.35	X	1 NO	=	1.15	SQ.MT.
2	6.36	X	0.58	X	1 NO	=	3.69	SQ.MT.
3	2.25	X	0.77	X	1 NO	=	1.73	SQ.MT.
4	0.45	X	4.67	X	1 NO	=	2.10	SQ.MT.
5	0.53	X	3.19	X	1 NO	=	1.69	SQ.MT.
6	1.16	X	2.53	X	1 NO	=	2.93	SQ.MT.
7	4.07	X	2.46	X	1 NO	=	10.01	SQ.MT.
8	1.22	X	2.31	X	1 NO	=	2.82	SQ.MT.
9	3.80	X	3.19	X	1 NO	=	12.12	SQ.MT.
10	0.23	X	1.37	X	1 NO	=	0.32	SQ.MT.
11	0.40	X	3.81	X	1 NO	=	1.52	SQ.MT.
12	3.25	X	0.05	X	1 NO	=	0.16	SQ.MT.
13	3.19	X	0.32	X	1 NO	=	1.02	SQ.MT.
14	2.31	X	3.79	X	1 NO	=	8.75	SQ.MT.
15	1.42	X	1.82	X	1 NO	=	2.58	SQ.MT.
16	1.48	X	0.90	X	1 NO	=	1.33	SQ.MT.
17	3.65	X	1.00	X	1 NO	=	3.65	SQ.MT.
18	4.51	X	3.64	X	1 NO	=	16.42	SQ.MT.
19	7.26	X	2.00	X	1 NO	=	14.52	SQ.MT.
20	2.68	X	0.32	X	1 NO	=	0.86	SQ.MT.
21	1.55	X	4.49	X	1 NO	=	6.96	SQ.MT.
22	3.15	X	0.97	X	1 NO	=	3.06	SQ.MT.
23	0.15	X	1.97	X	1 NO	=	0.30	SQ.MT.
24	2.68	X	2.22	X	1 NO	=	5.95	SQ.MT.
25	2.63	X	2.00	X	1 NO	=	5.26	SQ.MT.
26	1.80	X	1.60	X	1 NO	=	2.88	SQ.MT.
					TOTAL DEDUCTION	=	113.78	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	285.85	SQ.MT. X1

STAIRCASE AREA CALCULATION

7TH FLOOR								
ST1	3.46	X	5.07	X	1 NO	=	17.54	SQ.MT.
ST2	0.71	X	0.15	X	1 NO	=	0.11	SQ.MT.
ST3	3.06	X	2.53	X	1 NO	=	7.74	SQ.MT.
ST4	3.01	X	2.31	X	1 NO	=	6.95	SQ.MT.
ST5	2.03	X	1.98	X	1 NO	=	4.02	SQ.MT.
ST6	2.38	X	2.53	X	1 NO	=	6.02	SQ.MT.
ST7	2.54	X	1.21	X	1 NO	=	3.07	SQ.MT.
ST8	2.38	X	1.26	X	1 NO	=	3.00	SQ.MT.
ST9	2.23	X	0.71	X	1 NO	=	1.58	SQ.MT.
ST10	2.38	X	1.60	X	1 NO	=	3.81	SQ.MT.
ST11	1.80	X	0.71	X	1 NO	=	1.28	SQ.MT.
ST12	2.03	X	1.67	X	1 NO	=	3.39	SQ.MT.
GROSS STAIRCASE AREA PER FL.						=	58.51	SQ.MT. Y2
DEDUCTIONS								
24	2.68	X	2.22	X	1 NO	=	5.95	SQ.MT.
25	2.63	X	2.00	X	1 NO	=	5.26	SQ.MT.
26	1.80	X	1.60	X	1 NO	=	2.88	SQ.MT.
TOTAL DEDUCTIONS						=	14.09	SQ.MT. Y3
TOTAL LIFT LOBBY AREA PER FL. (Y2 - Y3)						=	44.42	SQ.MT. Y4

REFUGE AREA CALCULATION

7TH FLOOR								
R1	5.41	X	2.74	X	1 NO	=	14.82	SQ.MT.
R2	5.56	X	3.81	X	1 NO	=	21.18	SQ.MT.
R3	3.80	X	3.35	X	1 NO	=	12.73	SQ.MT.
R4	3.58	X	1.37	X	1 NO	=	4.90	SQ.MT.
R5	3.25	X	3.76	X	1 NO	=	12.22	SQ.MT.
					TOTAL ADDITION	=	65.85	SQ.MT. Y5

NET BUILT UP AREA [X1 - Y4]	=	175.58	SQ.MT.

BUILT UP AREA CALCULATION

8TH TO 13TH FLOOR (WING - B)								
B	20.41	X	19.58	X	1 NO	=	399.63	SQ.MT.
					TOTAL ADDITION	=	399.63	SQ.MT. X

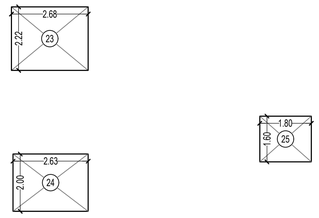
DEDUCTIONS

1	3.29	X	0.35	X	1 NO	=	1.15	SQ.MT.
2	6.36	X	0.58	X	1 NO	=	3.69	SQ.MT.
3	2.25	X	0.77	X	1 NO	=	1.73	SQ.MT.
4	0.45	X	4.67	X	1 NO	=	2.10	SQ.MT.
5	0.53	X	3.19	X	1 NO	=	1.69	SQ.MT.
6	1.16	X	2.53	X	1 NO	=	2.93	SQ.MT.
7	4.07	X	2.46	X	1 NO	=	10.01	SQ.MT.
8	1.22	X	2.31	X	1 NO	=	2.82	SQ.MT.
9	3.80	X	3.19	X	1 NO	=	12.12	SQ.MT.
10	0.23	X	1.37	X	1 NO	=	0.32	SQ.MT.
11	0.40	X	3.81	X	1 NO	=	1.52	SQ.MT.
12	3.25	X	0.05	X	1 NO	=	0.16	SQ.MT.
13	3.19	X	0.32	X	1 NO	=	1.02	SQ.MT.
14	2.31	X	3.79	X	1 NO	=	8.75	SQ.MT.
15	1.42	X	1.82	X	1 NO	=	2.58	SQ.MT.
16	1.48	X	0.90	X	1 NO	=	1.33	SQ.MT.
17	3.65	X	1.00	X	1 NO	=	3.65	SQ.MT.
18	4.51	X	3.64	X	1 NO	=	16.42	SQ.MT.
19	7.26	X	2.00	X	1 NO	=	14.52	SQ.MT.
20	2.68	X	0.32	X	1 NO	=	0.86	SQ.MT.
21	1.55	X	4.49	X	1 NO	=	6.96	SQ.MT.
22	3.15	X	0.97	X	1 NO	=	3.06	SQ.MT.
23	0.15	X	1.97	X	1 NO	=	0.30	SQ.MT.
24	2.68	X	2.22	X	1 NO	=	5.95	SQ.MT.
25	2.63	X	2.00	X	1 NO	=	5.26	SQ.MT.
26	1.80	X	1.60	X	1 NO	=	2.88	SQ.MT.
					TOTAL DEDUCTION	=	113.78	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	285.85	SQ.MT. X1

STAIRCASE AREA CALCULATION

8TH TO 13TH FLOOR								
ST1	3.46	X	5.07	X	1 NO	=	17.54	SQ.MT.
ST2	0.71	X	0.15	X	1 NO	=	0.11	SQ.MT.
ST3	3.06	X	2.53	X	1 NO	=	7.74	SQ.MT.
ST4	3.01	X	2.31	X	1 NO	=	6.95	SQ.MT.
ST5	2.03	X	1.98	X	1 NO	=	4.02	SQ.MT.
ST6	2.38	X	2.53	X	1 NO	=	6.02	SQ.MT.
ST7	2.54	X	1.21	X	1 NO	=	3.07	SQ.MT.
ST8	2.38	X	1.26	X	1 NO	=	3.00	SQ.MT.
ST9	2.23	X	0.71	X	1 NO	=	1.58	SQ.MT.
ST10	2.38	X	1.60	X	1 NO	=	3.81	SQ.MT.
ST11	1.80	X	0.71	X	1 NO	=	1.28	SQ.MT.
ST12	2.03	X	1.67	X	1 NO	=	3.39	SQ.MT.
GROSS STAIRCASE AREA PER FL.						=	58.51	SQ.MT. Y2
DEDUCTIONS								
24	2.68	X	2.22	X	1 NO	=	5.95	SQ.MT.
25	2.63	X	2.00	X	1 NO	=	5.26	SQ.MT.
26	1.80	X	1.60	X	1 NO	=	2.88	SQ.MT.
TOTAL DEDUCTIONS						=	14.09	SQ.MT. Y3
TOTAL LIFT LOBBY AREA PER FL. (Y2 - Y3)						=	44.42	SQ.MT. Y4

NET BUILT UP AREA [X1 - Y4]	=	241.43	SQ.MT.



LIFT WELL AREA DIAGRAM
SCALE 1:100

LIFT WELL AREA CALCULATION

6TH TO 15TH FLOOR PLAN (WING - A + B)								
23	2.68	X	2.22	X	1 NO	=	5.95	SQ.MT.
24	2.63	X	2.00	X	1 NO	=	5.26	SQ.MT.
25	1.80	X	1.60	X	1 NO	=	2.88	SQ.MT.
					TOTAL DEDUCTION	=	14.09	SQ.MT. Y1

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED

APPROVED SUBJECT TO THE CONDITION MENTIONED
IN THIS OFFICE LETTER NO. P-21397/2024/(831/3)/K/W Ward/AMBIVALI/337/1/NEW

Dated 19/12/2024

RAJENDRA HILAL PAGAR
Digitally signed by RAJENDRA HILAL PAGAR
DN: c=IN, o=MUNICIPAL CORPORATION OF GREATER MUMBAI, ou=BUILDING PROPOSAL, 2.5.4.20=3b7c8b0c5fc4c1e5d3c51e98f21b77
EXECUTIVE ENGINEER
BUILDING PROPOSAL (W.S.-I) K/W

SHAILESH SHRIRAM RAKHONDE
Digitally signed by SHAILESH SHRIRAM RAKHONDE
S.E.(B.P.) K/W-S-1

RAMESH KALPNATH YADAV
Digitally signed by RAMESH KALPNATH YADAV
A.E.(B.P.) K/W-N

Pawar Ameet Ganpatrao
Digitally signed by Pawar Ameet Ganpatrao
Date: 2024.12.17 13:43:46 +05'30'
ARCHITECT/LS
AMEET PAWAR CA/2004/34543

VISHAL ROSHANLAL AGARWAL
Digitally signed by VISHAL ROSHANLAL AGARWAL
OWNER/DEVELOPER

PERFORMA 'B'

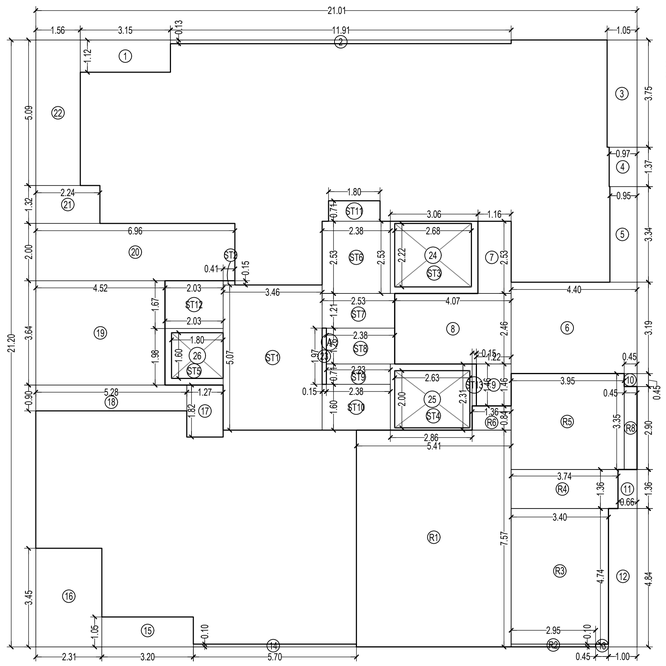
CONTENTS OF SHEET
LINE AREA DIAGRAM
BUILT UP AREA CALCULATION

DESCRIPTION OF PROPOSAL
PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO. CTS . 831/3 OF AMBIVALI VILLAGE AT K/W WARD ANDHERI (W), MUMBAI

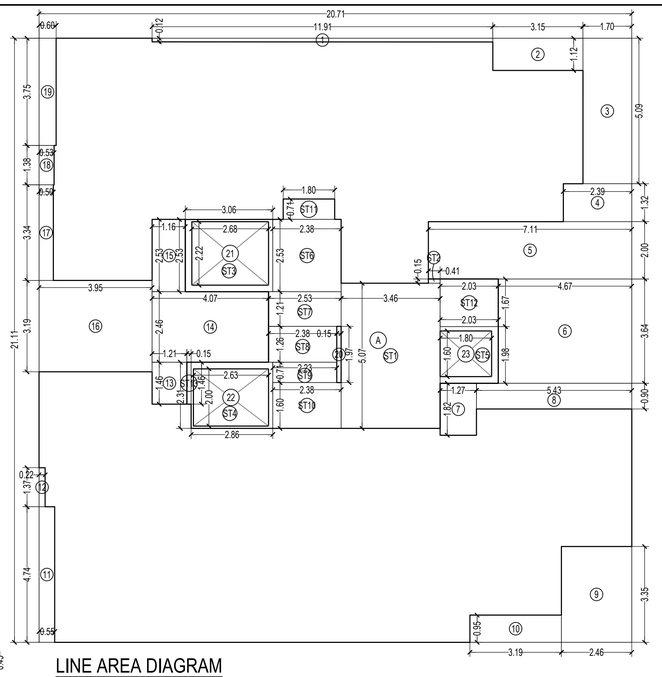
NAME OF OWNER
SWAROOP CONSTRUCTIONS PVT.LTD.
C.A. TO OWNER BABA CO OP. HSG SOC. LTD.

NAME, ADDRESS & SIGNATURE OF ARCHITECT
aakar ARCHITECTS&CONSULTANTS
GROUND FLOOR, SATYANARAYAN PRASAD-
COMMERCIAL CENTRE, DAYALDAS ROAD,
VILE PARLE (E), MUMBAI- 400 057.
Ph:-022-2612 9933/ 44/ 55/ 66.
www.aakararchitect.org

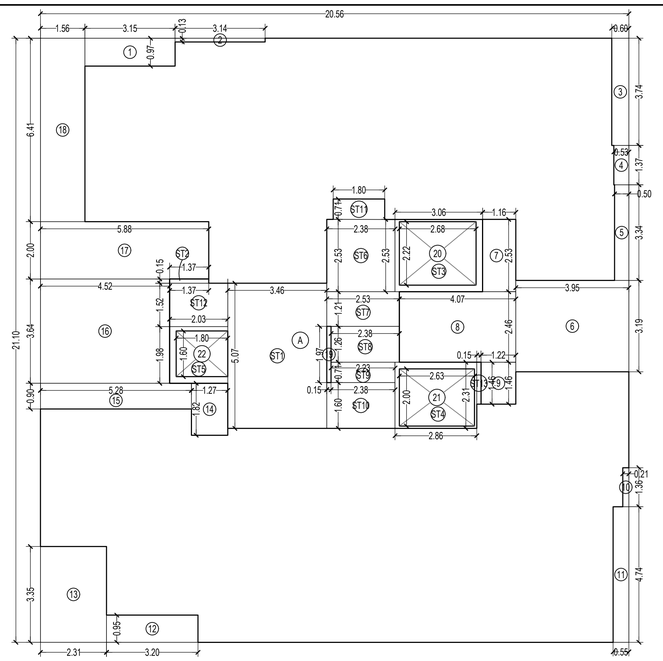
NORTH	DRAWN BY	JOB NO	PATH:-
	SADANAND	1123	X:\ASHISH\Western\Jogeshwari BMC\Job No\1123 - BABA Sadan CHS_Swarupi\ 02. Bmc. drawing\01.B.M.C. PROPOSAL\01.F.s.i.-1\I.O.D - 1\ I.O.D - 1 16.12.2024



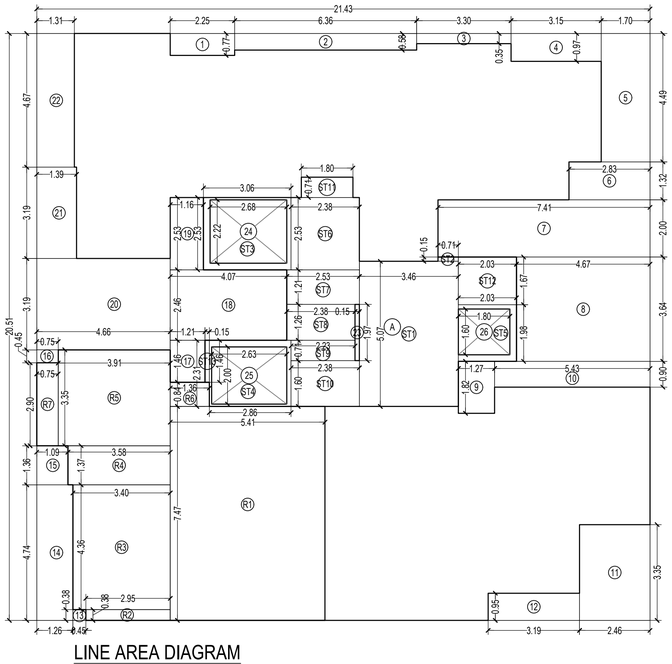
LINE AREA DIAGRAM
14TH FLOOR (WING - B)
SCALE - 1:100



LINE AREA DIAGRAM
15TH FLOOR (WING - A)
SCALE - 1:100



LINE AREA DIAGRAM
15TH FLOOR (WING - B)
SCALE - 1:100



LINE AREA DIAGRAM
14TH FLOOR (WING - A)
SCALE - 1:100

BUILT UP AREA CALCULATION

14TH FLOOR (WING - A)								
A	21.43	X	20.51	X	1 NO	=	439.53	SQ.MT.
					TOTAL ADDITION	=	439.53	SQ.MT. X

DEDUCTIONS

1	2.25	X	0.77	X	1 NO	=	1.73	SQ.MT.
2	6.36	X	0.58	X	1 NO	=	3.69	SQ.MT.
3	3.30	X	0.35	X	1 NO	=	1.15	SQ.MT.
4	3.15	X	0.97	X	1 NO	=	3.06	SQ.MT.
5	1.70	X	4.49	X	1 NO	=	7.63	SQ.MT.
6	2.83	X	1.32	X	1 NO	=	3.74	SQ.MT.
7	7.41	X	2.00	X	1 NO	=	14.82	SQ.MT.
8	4.67	X	3.64	X	1 NO	=	17.00	SQ.MT.
9	1.27	X	1.82	X	1 NO	=	2.31	SQ.MT.
10	5.43	X	0.90	X	1 NO	=	4.89	SQ.MT.
11	2.46	X	3.35	X	1 NO	=	8.24	SQ.MT.
12	3.19	X	0.95	X	1 NO	=	3.03	SQ.MT.
13	0.45	X	0.38	X	1 NO	=	0.17	SQ.MT.
14	1.26	X	4.74	X	1 NO	=	5.97	SQ.MT.
15	1.09	X	1.36	X	1 NO	=	1.48	SQ.MT.
16	0.75	X	0.45	X	1 NO	=	0.34	SQ.MT.
17	1.21	X	1.46	X	1 NO	=	1.77	SQ.MT.
18	4.07	X	2.46	X	1 NO	=	10.01	SQ.MT.
19	1.16	X	2.53	X	1 NO	=	2.93	SQ.MT.
20	4.66	X	3.19	X	1 NO	=	14.87	SQ.MT.
21	1.39	X	3.19	X	1 NO	=	4.43	SQ.MT.
22	1.31	X	4.67	X	1 NO	=	6.12	SQ.MT.
23	0.15	X	1.97	X	1 NO	=	0.30	SQ.MT.
24	2.68	X	2.22	X	1 NO	=	5.95	SQ.MT.
25	2.63	X	2.00	X	1 NO	=	5.26	SQ.MT.
26	1.80	X	1.60	X	1 NO	=	2.88	SQ.MT.
					TOTAL DEDUCTION	=	133.77	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	305.76	SQ.MT. X1

STAIRCASE AREA CALCULATION

14TH FLOOR								
ST1	3.46	X	5.07	X	1 NO	=	17.54	SQ.MT.
ST2	0.71	X	0.15	X	1 NO	=	0.11	SQ.MT.
ST3	3.06	X	2.53	X	1 NO	=	7.74	SQ.MT.
ST4	2.86	X	2.31	X	1 NO	=	6.61	SQ.MT.
ST5	2.03	X	1.98	X	1 NO	=	4.02	SQ.MT.
ST6	2.38	X	2.53	X	1 NO	=	6.02	SQ.MT.
ST7	2.54	X	1.21	X	1 NO	=	3.07	SQ.MT.
ST8	2.38	X	1.26	X	1 NO	=	3.00	SQ.MT.
ST9	2.23	X	0.71	X	1 NO	=	1.58	SQ.MT.
ST10	2.38	X	1.60	X	1 NO	=	3.81	SQ.MT.
ST11	1.80	X	0.71	X	1 NO	=	1.28	SQ.MT.
ST12	2.03	X	1.67	X	1 NO	=	3.39	SQ.MT.
ST13	0.15	X	1.46	X	1 NO	=	0.22	SQ.MT.
GROSS STAIRCASE AREA PER FL. (14TH FLOOR)						=	58.39	SQ.MT. Y2
DEDUCTIONS								
24	2.68	X	2.22	X	1 NO	=	5.95	SQ.MT.
25	2.63	X	2.00	X	1 NO	=	5.26	SQ.MT.
26	1.80	X	1.60	X	1 NO	=	2.88	SQ.MT.
TOTAL DEDUCTIONS						=	14.09	SQ.MT. Y3
TOTAL LIFT LOBBY AREA PER FL. (Y2 - Y3)						=	44.30	SQ.MT. Y4

REFUGE AREA CALCULATION

14TH FLOOR								
R1	5.41	X	7.47	X	1 NO	=	40.41	SQ.MT.
R2	2.95	X	0.38	X	1 NO	=	1.12	SQ.MT.
R3	3.40	X	4.36	X	1 NO	=	14.82	SQ.MT.
R4	3.58	X	1.37	X	1 NO	=	4.90	SQ.MT.
R5	3.91	X	3.35	X	1 NO	=	13.10	SQ.MT.
R6	1.36	X	0.84	X	1 NO	=	1.14	SQ.MT.
R7	0.75	X	2.90	X	1 NO	=	2.17	SQ.MT.
					TOTAL ADDITION	=	77.66	SQ.MT. Y5

NET BUILT UP AREA [X1 - (Y4+ Y5)]	=	183.80	SQ.MT.

BUILT UP AREA CALCULATION

14TH FLOOR (WING - B)								
A	21.01	X	21.20	X	1 NO	=	445.41	SQ.MT.
					TOTAL ADDITION	=	445.41	SQ.MT. X

DEDUCTIONS

1	3.15	X	1.12	X	1 NO	=	3.53	SQ.MT.
2	11.91	X	0.13	X	1 NO	=	1.55	SQ.MT.
3	1.05	X	3.75	X	1 NO	=	3.94	SQ.MT.
4	0.97	X	1.37	X	1 NO	=	1.33	SQ.MT.
5	0.95	X	3.34	X	1 NO	=	3.17	SQ.MT.
6	4.40	X	3.19	X	1 NO	=	14.04	SQ.MT.
7	1.16	X	2.53	X	1 NO	=	2.93	SQ.MT.
8	4.07	X	2.46	X	1 NO	=	10.01	SQ.MT.
9	1.22	X	1.46	X	1 NO	=	1.78	SQ.MT.
10	0.21	X	1.36	X	1 NO	=	0.29	SQ.MT.
11	0.55	X	4.74	X	1 NO	=	2.61	SQ.MT.
12	3.19	X	0.95	X	1 NO	=	3.03	SQ.MT.
13	2.31	X	3.35	X	1 NO	=	7.74	SQ.MT.
14	1.27	X	1.82	X	1 NO	=	2.31	SQ.MT.
15	5.28	X	0.90	X	1 NO	=	4.75	SQ.MT.
16	4.52	X	3.64	X	1 NO	=	16.45	SQ.MT.
17	5.88	X	2.00	X	1 NO	=	11.76	SQ.MT.
18	1.56	X	6.41	X	1 NO	=	10.00	SQ.MT.
19	0.15	X	1.97	X	1 NO	=	0.30	SQ.MT.
20	2.68	X	2.22	X	1 NO	=	5.95	SQ.MT.
21	2.63	X	2.00	X	1 NO	=	5.26	SQ.MT.
22	1.80	X	1.60	X	1 NO	=	2.88	SQ.MT.
					TOTAL DEDUCTION	=	122.88	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	322.53	SQ.MT. X1

STAIRCASE AREA CALCULATION

14TH FLOOR								
ST1	3.46	X	5.07	X	1 NO	=	17.54	SQ.MT.
ST2	0.41	X	0.15	X	1 NO	=	0.06	SQ.MT.
ST3	3.06	X	2.53	X	1 NO	=	7.74	SQ.MT.
ST4	2.86	X	2.31	X	1 NO	=	6.61	SQ.MT.
ST5	2.03	X	1.98	X	1 NO	=	4.02	SQ.MT.
ST6	2.38	X	2.53	X	1 NO	=	6.02	SQ.MT.
ST7	2.54	X	1.21	X	1 NO	=	3.07	SQ.MT.
ST8	2.38	X	1.26	X	1 NO	=	3.00	SQ.MT.
ST9	2.23	X	0.71	X	1 NO	=	1.58	SQ.MT.
ST10	2.38	X	1.60	X	1 NO	=	3.81	SQ.MT.
ST11	1.80	X	0.71	X	1 NO	=	1.28	SQ.MT.
ST12	2.03	X	1.67	X	1 NO	=	3.39	SQ.MT.
ST13	0.15	X	1.46	X	1 NO	=	0.22	SQ.MT.
GROSS STAIRCASE AREA PER FL. (14TH FLOOR)						=	58.34	SQ.MT. Y2
DEDUCTIONS								
23	2.68	X	2.22	X	1 NO	=	5.95	SQ.MT.
24	2.63	X	2.00	X	1 NO	=	5.26	SQ.MT.
25	1.80	X	1.60	X	1 NO	=	2.88	SQ.MT.
TOTAL DEDUCTIONS						=	14.09	SQ.MT. Y3
TOTAL LIFT LOBBY AREA PER FL. (Y2 - Y3)						=	44.25	SQ.MT. Y4

REFUGE AREA CALCULATION

14TH FLOOR								
R1	5.41	X	7.57	X	1 NO	=	40.95	SQ.MT.
R2	2.95	X	0.10	X	1 NO	=	0.30	SQ.MT.
R3	3.40	X	4.74	X	1 NO	=	16.12	SQ.MT.
R4	3.74	X	1.37	X	1 NO	=	5.12	SQ.MT.
R5	3.95	X	3.35	X	1 NO	=	13.23	SQ.MT.
R6	1.36	X	0.84	X	1 NO	=	1.14	SQ.MT.
R7	0.45	X	2.90	X	1 NO	=	1.30	SQ.MT.
					TOTAL ADDITION	=	78.16	SQ.MT. Y5

NET BUILT UP AREA [X1 - (Y4+ Y5)]	=	200.12	SQ.MT.

BUILT UP AREA CALCULATION

15TH FLOOR (WING - A)								
A	20.71	X	21.11	X	1 NO	=	437.19	SQ.MT.
					TOTAL ADDITION	=	437.19	SQ.MT. X

DEDUCTIONS

1	11.91	X	0.12	X	1 NO	=	1.43	SQ.MT.
2	3.15	X	1.12	X	1 NO	=	3.53	SQ.MT.
3	1.70	X	5.09	X	1 NO	=	8.65	SQ.MT.
4	2.39	X	1.32	X	1 NO	=	3.15	SQ.MT.
5	7.11	X	2.00	X	1 NO	=	14.22	SQ.MT.
6	4.67	X	3.64	X	1 NO	=	17.00	SQ.MT.
7	1.27	X	1.82	X	1 NO	=	2.31	SQ.MT.
8	5.43	X	0.90	X	1 NO	=	4.89	SQ.MT.
9	2.46	X	3.35	X	1 NO	=	8.24	SQ.MT.
10	3.19	X	0.95	X	1 NO	=	3.03	SQ.MT.
11	0.55	X	4.74	X	1 NO	=	2.61	SQ.MT.
12	0.22	X	1.37	X	1 NO	=	0.30	SQ.MT.
13	1.21	X	1.46	X	1 NO	=	1.77	SQ.MT.
14	4.07	X	2.46	X	1 NO	=	10.01	SQ.MT.
15	1.16	X	2.53	X	1 NO	=	2.93	SQ.MT.
16	3.95	X	3.19	X	1 NO	=	12.60	SQ.MT.
17	0.50	X	3.34	X	1 NO	=	1.67	SQ.MT.
18	0.53	X	1.38	X	1 NO	=	0.73	SQ.MT.
19	0.60	X	3.75	X	1 NO	=	2.25	SQ.MT.
20	0.15	X	1.97	X	1 NO	=	0.30	SQ.MT.
21	2.68	X	2.22	X	1 NO	=	5.95	SQ.MT.
22	2.63	X	2.00	X	1 NO	=	5.26	SQ.MT.
23	1.80	X	1.60	X	1 NO	=	2.88	SQ.MT.
					TOTAL DEDUCTION	=	115.71	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	321.48	SQ.MT. X1

STAIRCASE AREA CALCULATION

15TH FLOOR								
ST1	3.46	X	5.07	X	1 NO	=	17.54	SQ.MT.
ST2	0.41	X	0.15	X	1 NO	=	0.06	SQ.MT.
ST3	3.06	X	2.53	X	1 NO	=	7.74	SQ.MT.
ST4	2.86	X	2.31	X	1 NO	=	6.61	SQ.MT.
ST5	2.03	X	1.98	X	1 NO	=	4.02	SQ.MT.
ST6	2.38	X	2.53	X	1 NO	=	6.02	SQ.MT.
ST7	2.54	X	1.21	X	1 NO	=	3.07	SQ.MT.
ST8	2.38	X	1.26	X	1 NO	=	3.00	SQ.MT.
ST9	2.23	X	0.71	X	1 NO	=	1.58	SQ.MT.
ST10	2.38	X	1.60	X	1 NO	=	3.81	SQ.MT.
ST11	1.80	X	0.71	X	1 NO	=	1.28	SQ.MT.
ST12	2.03	X	1.67	X	1 NO	=	3.39	SQ.MT.
ST13	0.15	X	1.46	X	1 NO	=	0.22	SQ.MT.
GROSS STAIRCASE AREA PER FL. (15TH FLOOR)						=	58.34	SQ.MT. Y2
DEDUCTIONS								
21	2.68	X	2.22	X	1 NO	=	5.95	SQ.MT.
22	2.63	X	2.00	X	1 NO	=	5.26	SQ.MT.
23	1.80	X	1.60	X	1 NO	=	2.88	SQ.MT.
TOTAL DEDUCTIONS						=	14.09	SQ.MT. Y3
TOTAL LIFT LOBBY AREA PER FL. (Y2 - Y3)						=	44.25	SQ.MT. Y4

NET BUILT UP AREA [X1 - Y4]	=	277.23	SQ.MT.

BUILT UP AREA CALCULATION

15TH FLOOR (WING - B)								
A	20.56	X	21.10	X	1 NO	=	433.82	SQ.MT.
					TOTAL ADDITION	=	433.82	SQ.MT. X

DEDUCTIONS

1	3.15	X	0.97	X	1 NO	=	3.06	SQ.MT.
2	3.14	X	0.13	X	1 NO	=	0.41	SQ.MT.
3	0.60	X	3.74	X	1 NO	=	2.24	SQ.MT.
4	0.53	X	1.37	X	1 NO	=	0.73	SQ.MT.
5	0.50	X	3.34	X	1 NO	=	1.67	SQ.MT.
6	3.95	X	3.19	X	1 NO	=	12.60	SQ.MT.
7	1.16	X	2.53	X	1 NO	=	2.93	SQ.MT.
8	4.07	X	2.46	X	1 NO	=	10.01	SQ.MT.
9	1.22	X	1.46	X	1 NO	=	1.78	SQ.MT.
10	0.21	X	1.36	X	1 NO	=	0.29	SQ.MT.
11	0.55	X	4.74	X	1 NO	=	2.61	SQ.MT.
12	3.19	X	0.95	X	1 NO	=	3.03	SQ.MT.
13	2.31	X	3.35	X	1 NO	=	7.74	SQ.MT.
14	1.27	X	1.82	X	1 NO	=	2.31	SQ.MT.
15	5.28	X	0.90	X	1 NO	=	4.75	SQ.MT.
16	4.52	X	3.64	X	1 NO	=	16.45	SQ.MT.
17	5.88	X	2.00	X	1 NO	=	11.76	SQ.MT.
18	1.56	X	6.41	X	1 NO	=	10.00	SQ.MT.
19	0.15	X	1.97	X	1 NO	=	0.30	SQ.MT.
20	2.68	X	2.22	X	1 NO	=	5.95	SQ.MT.
21	2.63	X	2.00	X	1 NO	=	5.26	SQ.MT.
22	1.80	X	1.60	X	1 NO	=	2.88	SQ.MT.
					TOTAL DEDUCTION	=	108.76	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	325.06	SQ.MT. X1

STAIRCASE AREA CALCULATION

15TH FLOOR								
ST1	3.46	X	5.07	X	1 NO	=	17.54	SQ.MT.
ST2	1.37	X	0.15	X	1 NO	=	0.21	SQ.MT.
ST3	3.06	X	2.53	X	1 NO	=	7.74	SQ.MT.
ST4	3.01	X	2.31	X	1 NO	=	6.95	SQ.MT.
ST5	2.03	X	1.98	X	1 NO	=	4.02	SQ.MT.
ST6	2.38	X	2.53	X	1 NO	=	6.02	SQ.MT.
ST7	2.54	X	1.21	X	1 NO	=	3.07	SQ.MT.
ST8	2.38	X	1.26	X	1 NO	=	3.00	SQ.MT.
ST9	2.23	X	0.71	X	1 NO	=	1.58	SQ.MT.
ST10	2.38	X	1.60	X	1 NO	=	3.81	SQ.MT.
ST11	1.80	X	0.71	X	1 NO	=	1.28	SQ.MT.
ST12	2.03	X	1.52	X	1 NO	=	3.09	SQ.MT.
ST13	0.15	X	1.46	X	1 NO	=	0.22	SQ.MT.
GROSS STAIRCASE AREA PER FL. (15TH FLOOR)						=	58.53	SQ.MT. Y2
DEDUCTIONS								
20	2.68	X	2.22	X	1 NO	=	5.95	SQ.MT.
21	2.63	X	2.00	X	1 NO	=	5.26	SQ.MT.
22	1.80	X	1.60	X	1 NO	=	2.88	SQ.MT.
TOTAL DEDUCTIONS						=	14.09	SQ.MT. Y3
TOTAL LIFT LOBBY AREA PER FL. (Y2 - Y3)						=	44.44	SQ.MT. Y4

NET BUILT UP AREA [X1 - Y4]	=	280.62	SQ.MT.

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED

APPROVED SUBJECT TO THE CONDITION MENTIONED
IN THIS OFFICE LETTER NO. P-21397/2024/(831/3)/K/W Ward/AMBIVALI/337/1/NEW

Dated 19/12/2024

RAJENDRA HILAL PAGAR
EXECUTIVE ENGINEER
BUILDING PROPOSAL (W.S.-I) K/W

SHAILESH SHRIRAM RAKHONDE
S.E.(B.P.) K/W-S-1

RAMESH KALPNATH YADAV
A.E.(B.P.) K/W-N

Pawar Ameet Ganpatrao
Digitally signed by Pawar Ameet Ganpatrao
Date: 2024.12.17 13:45:20 +05'30'
ARCHITECT/LS
AMEET PAWAR CA/2004/34543

VISHAL ROSHANLAL AGARWAL
OWNER/DEVELOPER

PERFORMA 'B'

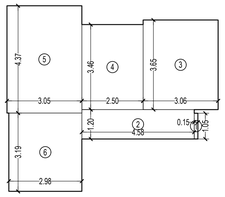
CONTENTS OF SHEET
LINE AREA DIAGRAM
BUILT UP AREA CALCULATION

DESCRIPTION OF PROPOSAL
PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO. CTS . 831/3 OF AMBIVALI VILLAGE AT K/W WARD ANDHERI (W), MUMBAI

NAME OF OWNER
SWAROOP CONSTRUCTIONS PVT.LTD.
C.A. TO OWNER BABA CO OP. HSG SOC. LTD.

NAME, ADDRESS & SIGNATURE OF ARCHITECT
aakar ARCHITECTS&CONSULTANTS
GROUND FLOOR, SATYANARAYAN PRASAD-
COMMERCIAL CENTRE, DAYALDAS ROAD,
VILE PARLE (E), MUMBAI- 400 057.
Ph:-022-2612 9933/ 44/ 55/ 66.
www.aakararchitect.org

NORTH	DRAWN BY	JOB NO	PATH:-
N	SADANAND	1123	X:\ASHISH\Western\Jogeshwari BMC\Job No\1123 - BABA Sadan CHS_Swarup\ 02. Bmc. drawing\01.B.M.C. PROPOSAL\01.F.s.i.-1\I.O.D - 1\ I.O.D - 1 16.12.2024

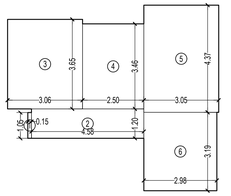


RERA CARPET AREA DIAGRAM

FLAT NO. 3 (5TH TO 14TH FLOOR) (WING - A)
SCALE - 1:100

CARPET AREA CALCULATION FOR PARKING PURPOSE

FLAT NO. 3 (5TH TO 14TH FLOOR) (WING - A)								NOS. 10	
1	0.15	X	1.05	X	1 NO	=	0.16	SQ.MT.	
2	4.58	X	1.20	X	1 NO	=	5.50	SQ.MT.	
3	3.06	X	3.65	X	1 NO	=	11.17	SQ.MT.	
4	2.50	X	3.46	X	1 NO	=	8.65	SQ.MT.	
5	3.05	X	4.37	X	1 NO	=	13.33	SQ.MT.	
6	2.98	X	3.19	X	1 NO	=	9.51	SQ.MT.	
					TOTAL CARPET AREA	=	48.32	SQ.MT.	X

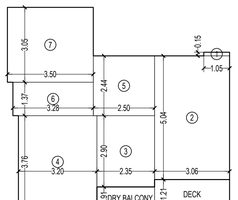


RERA CARPET AREA DIAGRAM

FLAT NO. 3 (5TH TO 13TH FLOOR) (WING - B)
SCALE - 1:100

CARPET AREA CALCULATION FOR PARKING PURPOSE

FLAT NO. 3 (5TH TO 13TH FLOOR) (WING - B)								NOS. 09	
1	0.15	X	1.05	X	1 NO	=	0.16	SQ.MT.	
2	4.58	X	1.20	X	1 NO	=	5.50	SQ.MT.	
3	3.06	X	3.65	X	1 NO	=	11.17	SQ.MT.	
4	2.50	X	3.46	X	1 NO	=	8.65	SQ.MT.	
5	3.05	X	4.37	X	1 NO	=	13.33	SQ.MT.	
6	2.98	X	3.19	X	1 NO	=	9.51	SQ.MT.	
					TOTAL CARPET AREA	=	48.32	SQ.MT.	X



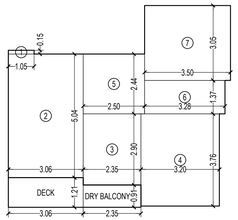
RERA CARPET AREA DIAGRAM

FLAT NO. 2 (5TH, 6TH & 8TH TO 13TH FLOOR) (WING - A)
SCALE - 1:100

CARPET AREA CALCULATION FOR PARKING PURPOSE

FLAT NO. 2 (5TH, 6TH & 8TH TO 13TH FLOOR) (WING - A)								NOS. 08	
1	1.05	X	0.15	X	1 NO	=	0.16	SQ.MT.	
2	3.06	X	5.04	X	1 NO	=	15.42	SQ.MT.	
3	2.35	X	2.90	X	1 NO	=	6.82	SQ.MT.	
4	3.20	X	3.76	X	1 NO	=	12.03	SQ.MT.	
5	2.50	X	2.44	X	1 NO	=	6.10	SQ.MT.	
6	3.27	X	1.37	X	1 NO	=	4.48	SQ.MT.	
7	3.50	X	3.05	X	1 NO	=	10.67	SQ.MT.	
					TOTAL ADDITION	=	55.68	SQ.MT.	X

DECK / DRY BALCONY AREA								
DECK	3.06	X	1.21	X	1 NO	=	3.70	SQ.MT.
DRY BALCONY	2.35	X	0.91	X	1 NO	=	2.14	SQ.MT.
					TOTAL ADDITION	=	5.84	SQ.MT. X1
TOTAL CARPET AREA [X + X1]						=	61.52	SQ.MT.



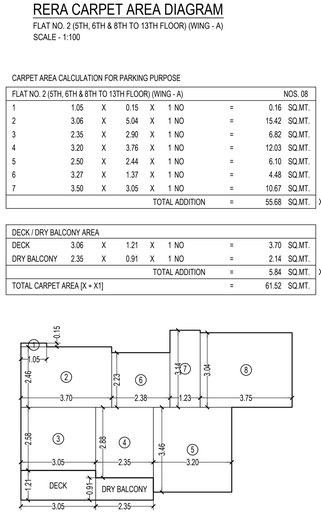
RERA CARPET AREA DIAGRAM

FLAT NO. 2 (5TH, 6TH & 8TH TO 13TH FLOOR) (WING - B)
SCALE - 1:100

CARPET AREA CALCULATION FOR PARKING PURPOSE

FLAT NO. 2 (5TH, 6TH & 8TH TO 13TH FLOOR) (WING - B)								NOS. 08	
1	1.05	X	0.15	X	1 NO	=	0.16	SQ.MT.	
2	3.06	X	5.04	X	1 NO	=	15.42	SQ.MT.	
3	2.35	X	2.90	X	1 NO	=	6.82	SQ.MT.	
4	3.20	X	3.76	X	1 NO	=	12.03	SQ.MT.	
5	2.50	X	2.44	X	1 NO	=	6.10	SQ.MT.	
6	3.27	X	1.37	X	1 NO	=	4.48	SQ.MT.	
7	3.50	X	3.05	X	1 NO	=	10.67	SQ.MT.	
					TOTAL ADDITION	=	55.68	SQ.MT.	X

DECK / DRY BALCONY AREA								
DECK	3.06	X	1.21	X	1 NO	=	3.70	SQ.MT.
DRY BALCONY	2.35	X	0.91	X	1 NO	=	2.14	SQ.MT.
					TOTAL ADDITION	=	5.84	SQ.MT. X1
TOTAL CARPET AREA [X + X1]						=	61.52	SQ.MT.



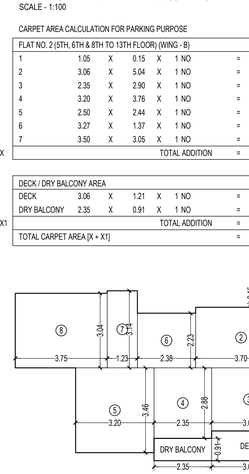
RERA CARPET AREA DIAGRAM

FLAT NO. 1 (5TH TO 13TH FLOOR) (WING - A)
SCALE - 1:100

CARPET AREA CALCULATION FOR PARKING PURPOSE

FLAT NO. 1 (5TH TO 13TH FLOOR) (WING - A)								NOS. 09	
2	3.70	X	2.46	X	1 NO	=	9.10	SQ.MT.	
3	3.05	X	2.58	X	1 NO	=	7.87	SQ.MT.	
4	2.35	X	2.88	X	1 NO	=	6.77	SQ.MT.	
5	3.19	X	3.46	X	1 NO	=	11.04	SQ.MT.	
6	2.38	X	2.23	X	1 NO	=	5.31	SQ.MT.	
7	1.23	X	3.14	X	1 NO	=	3.86	SQ.MT.	
8	3.75	X	3.04	X	1 NO	=	11.40	SQ.MT.	
					TOTAL ADDITION	=	55.35	SQ.MT.	X

DECK / DRY BALCONY AREA								
DECK	3.05	X	1.21	X	1 NO	=	3.69	SQ.MT.
DRY BALCONY	2.35	X	0.91	X	1 NO	=	2.14	SQ.MT.
					TOTAL ADDITION	=	5.83	SQ.MT. X1
TOTAL CARPET AREA [X + X1]						=	61.18	SQ.MT.



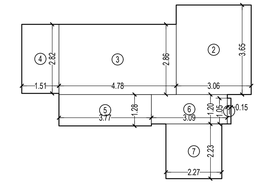
RERA CARPET AREA DIAGRAM

FLAT NO. 2 (5TH, 6TH & 8TH TO 13TH FLOOR) (WING - B)
SCALE - 1:100

CARPET AREA CALCULATION FOR PARKING PURPOSE

FLAT NO. 2 (5TH, 6TH & 8TH TO 13TH FLOOR) (WING - B)								NOS. 08	
1	1.05	X	0.15	X	1 NO	=	0.16	SQ.MT.	
2	3.06	X	5.04	X	1 NO	=	15.42	SQ.MT.	
3	2.35	X	2.90	X	1 NO	=	6.82	SQ.MT.	
4	3.20	X	3.76	X	1 NO	=	12.03	SQ.MT.	
5	2.50	X	2.44	X	1 NO	=	6.10	SQ.MT.	
6	3.27	X	1.37	X	1 NO	=	4.48	SQ.MT.	
7	3.50	X	3.05	X	1 NO	=	10.67	SQ.MT.	
					TOTAL ADDITION	=	55.68	SQ.MT.	X

DECK / DRY BALCONY AREA								
DECK	3.06	X	1.21	X	1 NO	=	3.70	SQ.MT.
DRY BALCONY	2.35	X	0.91	X	1 NO	=	2.14	SQ.MT.
					TOTAL ADDITION	=	5.84	SQ.MT. X1
TOTAL CARPET AREA [X + X1]						=	61.52	SQ.MT.

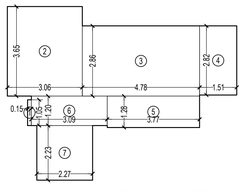


RERA CARPET AREA DIAGRAM

FLAT NO. 4 (5TH & 6TH FLOOR) (WING - B)
SCALE - 1:100

CARPET AREA CALCULATION FOR PARKING PURPOSE

FLAT NO. 4 (5TH & 6TH FLOOR) (WING - B)								NOS. 02	
1	0.15	X	1.05	X	1 NO	=	0.16	SQ.MT.	
2	3.06	X	3.65	X	1 NO	=	11.17	SQ.MT.	
3	4.78	X	2.86	X	1 NO	=	13.67	SQ.MT.	
4	1.51	X	2.82	X	1 NO	=	4.26	SQ.MT.	
5	3.77	X	1.28	X	1 NO	=	4.83	SQ.MT.	
6	3.09	X	1.20	X	1 NO	=	3.71	SQ.MT.	
7	2.27	X	2.23	X	1 NO	=	5.06	SQ.MT.	
					TOTAL CARPET AREA	=	42.86	SQ.MT.	X

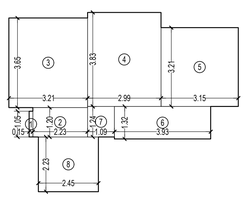


RERA CARPET AREA DIAGRAM

FLAT NO. 4 (5TH & 6TH FLOOR) (WING - A)
SCALE - 1:100

CARPET AREA CALCULATION FOR PARKING PURPOSE

FLAT NO. 4 (5TH & 6TH FLOOR) (WING - A)								NOS. 02	
1	0.15	X	1.05	X	1 NO	=	0.16	SQ.MT.	
2	3.06	X	3.65	X	1 NO	=	11.17	SQ.MT.	
3	4.78	X	2.86	X	1 NO	=	13.67	SQ.MT.	
4	1.51	X	2.82	X	1 NO	=	4.26	SQ.MT.	
5	3.77	X	1.28	X	1 NO	=	4.83	SQ.MT.	
6	3.09	X	1.20	X	1 NO	=	3.71	SQ.MT.	
7	2.27	X	2.23	X	1 NO	=	5.06	SQ.MT.	
					TOTAL CARPET AREA	=	42.86	SQ.MT.	X

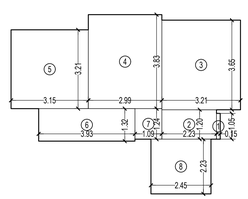


RERA CARPET AREA DIAGRAM

FLAT NO. 4 (7TH TO 14TH FLOOR) (WING - A)
SCALE - 1:100

CARPET AREA CALCULATION FOR PARKING PURPOSE

FLAT NO. 4 (7TH TO 14TH FLOOR) (WING - A)								NOS. 08	
1	0.15	X	1.05	X	1 NO	=	0.16	SQ.MT.	
2	2.23	X	1.20	X	1 NO	=	2.68	SQ.MT.	
3	3.21	X	3.65	X	1 NO	=	11.72	SQ.MT.	
4	3.00	X	3.83	X	1 NO	=	11.49	SQ.MT.	
5	3.15	X	3.21	X	1 NO	=	10.11	SQ.MT.	
6	3.93	X	1.33	X	1 NO	=	5.23	SQ.MT.	
7	1.09	X	1.25	X	1 NO	=	1.36	SQ.MT.	
8	2.45	X	2.23	X	1 NO	=	5.46	SQ.MT.	
					TOTAL ADDITION	=	48.21	SQ.MT.	X

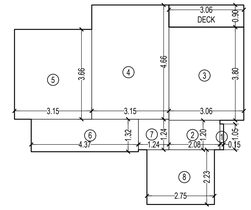


RERA CARPET AREA DIAGRAM

FLAT NO. 4 (7TH TO 13TH FLOOR) (WING - B)
SCALE - 1:100

CARPET AREA CALCULATION FOR PARKING PURPOSE

FLAT NO. 4 (7TH TO 13TH FLOOR) (WING - B)								NOS. 07	
1	0.15	X	1.05	X	1 NO	=	0.16	SQ.MT.	
2	2.23	X	1.20	X	1 NO	=	2.68	SQ.MT.	
3	3.21	X	3.65	X	1 NO	=	11.72	SQ.MT.	
4	3.00	X	3.83	X	1 NO	=	11.49	SQ.MT.	
5	3.15	X	3.21	X	1 NO	=	10.11	SQ.MT.	
6	3.93	X	1.33	X	1 NO	=	5.23	SQ.MT.	
7	1.09	X	1.25	X	1 NO	=	1.36	SQ.MT.	
8	2.45	X	2.23	X	1 NO	=	5.46	SQ.MT.	
					TOTAL ADDITION	=	48.21	SQ.MT.	X



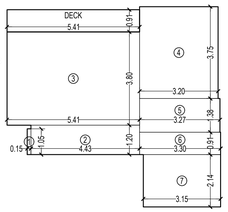
RERA CARPET AREA DIAGRAM

FLAT NO. 4 (14TH FLOOR) (WING - B)
SCALE - 1:100

CARPET AREA CALCULATION FOR PARKING PURPOSE

FLAT NO. 4 (14TH FLOOR) (WING - B)								NOS. 01	
1	0.15	X	1.05	X	1 NO	=	0.16	SQ.MT.	
2	2.08	X	1.20	X	1 NO	=	2.50	SQ.MT.	
3	3.06	X	3.80	X	1 NO	=	11.63	SQ.MT.	
4	3.15	X	4.66	X	1 NO	=	14.68	SQ.MT.	
5	3.15	X	3.66	X	1 NO	=	11.53	SQ.MT.	
6	4.37	X	1.32	X	1 NO	=	5.77	SQ.MT.	
7	1.24	X	1.24	X	1 NO	=	1.54	SQ.MT.	
8	2.75	X	2.23	X	1 NO	=	6.13	SQ.MT.	
					TOTAL ADDITION	=	53.94	SQ.MT.	X

DECK AREA								
DECK	3.06	X	0.90	X	1 NO	=	2.75	SQ.MT.
					TOTAL ADDITION	=	2.75	SQ.MT. X1
TOTAL CARPET AREA [X + X1]						=	56.69	SQ.MT.



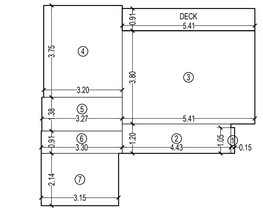
RERA CARPET AREA DIAGRAM

FLAT NO. 3 (14TH FLOOR) (WING - B)
SCALE - 1:100

CARPET AREA CALCULATION FOR PARKING PURPOSE

FLAT NO. 3 (14TH FLOOR) (WING - B)								NOS. 01	
1	0.15	X	1.05	X	1 NO	=	0.16	SQ.MT.	
2	4.43	X	1.20	X	1 NO	=	5.32	SQ.MT.	
3	5.41	X	3.80	X	1 NO	=	20.56	SQ.MT.	
4	3.20	X	3.75	X	1 NO	=	12.00	SQ.MT.	
5	3.27	X	1.38	X	1 NO	=	4.51	SQ.MT.	
6	3.30	X	0.91	X	1 NO	=	3.00	SQ.MT.	
7	3.15	X	2.14	X	1 NO	=	6.74	SQ.MT.	
					TOTAL ADDITION	=	52.29	SQ.MT.	X

DECK AREA								
DECK	5.41	X	0.91	X	1 NO	=	4.92	SQ.MT.
					TOTAL ADDITION	=	4.92	SQ.MT. X1
TOTAL CARPET AREA [X + X1]						=	57.21	SQ.MT.



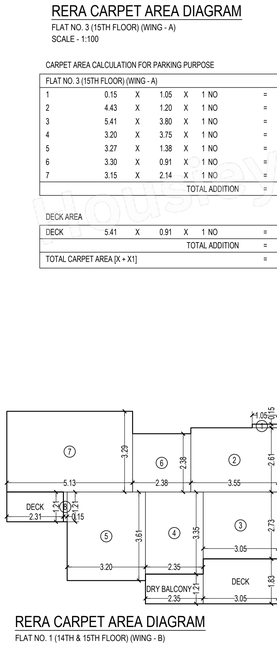
RERA CARPET AREA DIAGRAM

FLAT NO. 3 (15TH FLOOR) (WING - A)
SCALE - 1:100

CARPET AREA CALCULATION FOR PARKING PURPOSE

FLAT NO. 3 (15TH FLOOR) (WING - A)								NOS. 01	
1	0.15	X	1.05	X	1 NO	=	0.16	SQ.MT.	
2	4.43	X	1.20	X	1 NO	=	5.32	SQ.MT.	
3	5.41	X	3.80	X	1 NO	=	20.56	SQ.MT.	
4	3.20	X	3.75	X	1 NO	=	12.00	SQ.MT.	
5	3.27	X	1.38	X	1 NO	=	4.51	SQ.MT.	
6	3.30	X	0.91	X	1 NO	=	3.00	SQ.MT.	
7	3.15	X	2.14	X	1 NO	=	6.74	SQ.MT.	
					TOTAL ADDITION	=	52.29	SQ.MT.	X

DECK AREA								
DECK	5.41	X	0.91	X	1 NO	=	4.92	SQ.MT.
					TOTAL ADDITION	=	4.92	SQ.MT. X1
TOTAL CARPET AREA [X + X1]						=	57.21	SQ.MT.



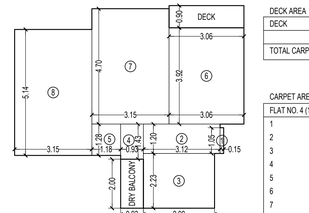
RERA CARPET AREA DIAGRAM

FLAT NO. 3 (15TH FLOOR) (WING - B)
SCALE - 1:100

CARPET AREA CALCULATION FOR PARKING PURPOSE

FLAT NO. 3 (15TH FLOOR) (WING - B)								NOS. 01	
1	0.15	X	1.05	X	1 NO	=	0.16	SQ.MT.	
2	4.43	X	1.20	X	1 NO	=	5.32	SQ.MT.	
3	5.41	X	3.92	X	1 NO	=	21.21	SQ.MT.	
4	3.20	X	3.75	X	1 NO	=	12.00	SQ.MT.	
5	3.27	X	1.38	X	1 NO	=	4.51	SQ.MT.	
6	3.30	X	0.91	X	1 NO	=	3.00	SQ.MT.	
7	3.15	X	2.14	X	1 NO	=	6.74	SQ.MT.	
					TOTAL ADDITION	=	52.94	SQ.MT.	X

DECK AREA								
DECK	5.41	X	0.91	X	1 NO	=	4.92	SQ.MT.
					TOTAL ADDITION	=	4.92	SQ.MT. X1
TOTAL CARPET AREA [X + X1]						=	57.86	SQ.MT.



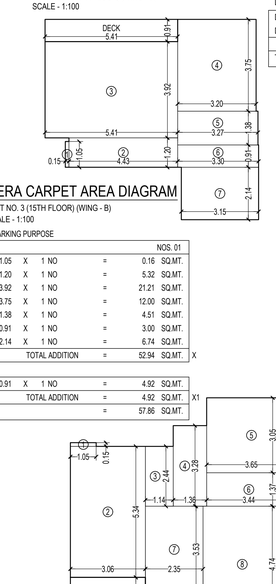
RERA CARPET AREA DIAGRAM

FLAT NO. 4 (15TH FLOOR) (WING - A)
SCALE - 1:100

CARPET AREA CALCULATION FOR PARKING PURPOSE

FLAT NO. 4 (15TH FLOOR) (WING - A)								NOS. 01	
1	0.15	X	1.05	X	1 NO	=	0.16	SQ.MT.	
2	2.08	X	1.20	X	1 NO	=	2.50	SQ.MT.	
3	3.06	X	3.80	X	1 NO	=	11.63	SQ.MT.	
4	3.15	X	4.66	X	1 NO	=	14.68	SQ.MT.	
5	3.15	X	3.66	X	1 NO	=	11.53	SQ.MT.	
6	4.37	X	1.33	X	1 NO	=	5.81	SQ.MT.	
7	1.24	X	1.25	X	1 NO	=	1.55	SQ.MT.	
8	2.75	X	2.23	X	1 NO	=	6.13	SQ.MT.	
					TOTAL ADDITION	=	53.99	SQ.MT.	X

DECK AREA								
DECK	3.06	X	0.91	X	1 NO	=	2.78	SQ.MT.
					TOTAL ADDITION	=	2.78	SQ.MT. X1
TOTAL BUILT UP AREA [X - Y1]						=	56.77	SQ.MT.



RERA CARPET AREA DIAGRAM

FLAT NO. 3 (15TH FLOOR) (WING - B)
SCALE - 1:100

CARPET AREA CALCULATION FOR PARKING PURPOSE

FLAT NO. 3 (15TH FLOOR) (WING - B)								NOS. 01	
1	0.15	X	1.05	X	1 NO	=	0.16	SQ.MT.	
2	4.43	X	1.20	X	1 NO	=	5.32	SQ.MT.	
3	5.41	X	3.92	X	1 NO	=	21.21	SQ.MT.	
4	3.20	X	3.75	X	1 NO	=	12.00	SQ.MT.	
5	3.27	X	1.38	X	1 NO	=	4.51	SQ.MT.	
6	3.30	X	0.91	X	1 NO	=	3.00	SQ.MT.	
7	3.15	X	2.14	X	1 NO	=	6.74	SQ.MT.	
					TOTAL ADDITION	=	52.94	SQ.MT.	X

DECK AREA								
DECK	5.41	X	0.91	X	1 NO	=	4.92	SQ.MT.
					TOTAL ADDITION	=	4.92	SQ.MT. X1
TOTAL CARPET AREA [X + X1]						=	57.86	SQ.MT.

RERA CARPET AREA DIAGRAM

FLAT NO. 2 (15TH TO 17TH FLOOR) (WING - B)
SCALE - 1:100

CARPET AREA CALCULATION FOR PARKING PURPOSE

FLAT NO. 2 (15TH FLOOR) (WING - B)								NOS. 01	
1	1.05	X	0.15	X	1 NO	=	0.16	SQ.MT.	
2	3.06	X	5.34	X	1 NO	=	16.34	SQ.MT.	
3	1.14	X	2.44	X	1 NO	=	2.78	SQ.MT.	
4	1.37	X	3.28	X	1 NO	=	4.49	SQ.MT.	
5	3.65	X	3.05	X	1 NO	=	11.13	SQ.MT.	
6	3.44	X	1.37	X	1 NO	=	4.71	SQ.MT.	
7	2.35	X	3.53	X	1 NO	=	8.30	SQ.MT.	
8	3.20	X	4.74	X	1 NO	=	15.17	SQ.MT.	
					TOTAL ADDITION	=	63.08	SQ.MT.	X

DECK / DRY BALCONY AREA								
DECK	3.06	X	1.83	X	1 NO	=	5.60	SQ.MT.
DRY BALCONY	2.35	X	1.21	X	1 NO	=	2.84	SQ.MT.
					TOTAL ADDITION	=	8.44	SQ.MT. X1
TOTAL CARPET AREA [X + X1]						=	71.52	SQ.MT.

CARPET AREA SUMMARY FOR (WING - A & B)

FLAT NO.	CARPET AREA (WING - A)	CARPET AREA (WING - B)
501	61.18	61.18
502	61.52	61.52
503	48.32	48.32
504	42.86	42.86
601	61.18	61.18
602	61.52	61.52
603	48.32	48.32
604	42.86	42.86
701	61.18	61.18
702	REFUGE	REFUGE
703	48.32	48.32
704	48.21	48.21
801	61.18	61.18
802	61.52	61.52
803	48.32	48.32
804	48.21	48.21
901	61.18	61.18
902	61.52	61.52
903	48.32	48.32
904	48.21	48.21
1001	61.18	61.18
1002	61.52	61.52
1003	48.32	48.32
1004	48.21	48.21
1101	61.18	61.18
1102	61.52	61.52
1103	48.32	48.32
1104	48.21	48.21
1201	61.18	61.18
1202	61.52	61.52
1203	48.32	48.32
1204	48.21	48.21
1301	61.18	61.18
1302	61.52	61.52
1303	48.32	48.32
1304	48.21	48.21
1401	71.09	71.09
1402	REFUGE	REFUGE
1403	48.32	57.21
1404	48.21	56.69
1501	71.09	71.09
1502	71.52	71.52
1503	57.21	57.86
1504	56.77	60.85

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED

APPROVED SUBJECT TO THE CONDITION MENTIONED
IN THIS OFFICE LETTER NO. P-21397/2024/(831/3)/K/W Ward/AMBIVALI/337/1/NEW

Dated 19/12/2024

RAJENDRA HILAL PAGAR
Digitally signed by RAJENDRA HILAL PAGAR
Date: 2024.12.19 15:22:27 +05'30'

EXECUTIVE ENGINEER
BUILDING PROPOSAL (W.S.-I) K/W

SHAILESH SHRIRAM RAKHONDE
S.E.(B.P.) K/W-S-1

RAMESH KALPNATH YADAV
A.E.(B.P.) K/W-N

Pawar Ameet Ganpatrao
Digitally signed by Pawar Ameet Ganpatrao
Date: 2024.12.17 13:45:41 +05'30'
ARCHITECT/LS
AMEET PAWAR CA/2004/34543

VISHAL ROSHANLAL AGARWAL
OWNER/DEVELOPER

PERFORMA 'B'

CONTENTS OF SHEET

RERA CARPET AREA DIAGRAM
CARPET AREA CALCULATION FOR PARKING PURPOSE

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO. CTS . 831/3 OF AMBIVALI VILLAGE AT K/W WARD ANDHERI (W), MUMBAI

NAME OF OWNER

SWAROOP CONSTRUCTIONS PVT.LTD.
C.A. TO OWNER BABA CO OP. HSG SOC. LTD.

NAME, ADDRESS & SIGNATURE OF ARCHITECT

aakar ARCHITECTS&CONSULTANTS

GROUND FLOOR, SATYANARAYAN PRASAD-COMMERCIAL CENTRE, DAYALDAS ROAD, VILE PARLE (E), MUMBAI- 400 057.
Ph.-022-26121 9933/ 44/ 55/ 66.
www.aakararchitect.org

NORTH	DRAWN BY	JOB NO	PATH:-
N	SADANAND	1123	X:\ASHISH\Western\Jogeshwari BMC\Job No\1123 - BABA Sadan CHS_Swarupi 02. Bmc drawing\01.B.M.C. PROPOSAL\01.F.s.i.-TI.D.D - TI. I.O.D - 1 16.12.2024