

**PLOT AREA CALCULATION**

C.T.S. No. 1048 PLOT AREA CALCULATION

1	1/2 X 28.783 X 12.480 X 1.100	=	185.55 SQ.MT.
2	1/2 X 31.514 X 5.492 X 1.100	=	96.54 SQ.MT.
3	1/2 X 31.514 X 17.934 X 1.100	=	282.59 SQ.MT.
4	1/2 X 23.370 X 7.390 X 1.100	=	84.82 SQ.MT.
5	1/2 X 23.370 X 11.528 X 1.100	=	134.69 SQ.MT.
<b>TOTAL PLOT AREA CALCULATION</b>		=	<b>773.39 SQ.MT.</b>

**PLOT AREA CALCULATIONS BY TRIANGULATION METHOD**  
SCALE - 1:500



**BUILT-UP AREA SUMMARY**

FLOOR	CONSTRUCTION AREA	STAIRCASES, LIFT & FD	ED. LV	REFUGE AREA	SOCIETY OFFICE	FITNESS CENTER	METER ROOM	REFUGE AREA	REFUGE AREA
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
BASEMENT	308.69								
GR. FLOOR	148.87								
1st FLOOR (SERVICE)	154.92								
2nd FLOOR (SERVICE)	96.92								
3rd FLOOR (AMENITY)	153.52								
4th FLOOR (REFUGE)	248.85	65.80	1.24	67.23	20.00	42.47		63.85	67.84
5th FLOOR	325.46								
6th FLOOR	325.46								
7th FLOOR	325.46								
8th FLOOR	325.46								
9th FLOOR	325.46								
10th FLOOR	325.46								
11th FLOOR (REFUGE)	325.46	39.30	1.24	69.44				35.57	27.27
12th FLOOR	325.46								
13th FLOOR	325.46								
14th FLOOR	325.46								
15th FLOOR	325.46								
16th FLOOR	325.46								
17th FLOOR	325.46								
18th FLOOR	325.46								
19th FLOOR	325.46								
20th FLOOR	325.46								
21st FLOOR	325.46								
22nd FLOOR	325.46								
23rd FLOOR	325.46								
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93rd FLOOR	325.46								
94th FLOOR	325.46								
95th FLOOR	325.46								
96th FLOOR	325.46								
97th FLOOR	325.46								
98th FLOOR	325.46								
99th FLOOR	325.46								
100th FLOOR	325.46								
TOTAL AREA	5190.14	589.71	12.40	136.67	20.00	62.47	279.00		
EXCESS REFUGE AREA COUNTED IN P.E.I.							42.17		
TOTAL BUILT UP AREA	5232.31								

**METER ROOM AREA CALCULATION**

M1	1.500 X 1.200 X 1.100	=	1.81 SQ.MT.
M2	2.450 X 3.750 X 1.100	=	9.79 SQ.MT.
<b>TOTAL METER ROOM AREA CALCULATION</b>		=	<b>11.60 SQ.MT.</b>

**PARKING AREA STATEMENT**

SALE PARKING	No. LOTS	PARKING No.
CARPET AREA UP TO 60 SQ.M	1 CAR / 2 UNIT	0
CARPET AREA - 60 TO 120 SQ.M	1 CAR / 1 UNIT	0
CARPET AREA - 120 TO 180 SQ.M	1 CAR / 1 UNIT	0
CARPET AREA ABOVE 180 SQ.M	2 CAR / 1 UNIT	0
10% ADDITIONAL PARKING FOR VISITOR		1.80
TOTAL SALE PARKING REQUIRED		19.80
ADDITIONAL 50% PARKING AS PER REG. 31(3)(V)		9.90
TOTAL PARKING REQUIRED INCLUDING ADDITIONAL 50%		29.70
TOTAL PARKING PROVIDED		40

**PROFORMA - A**

1. AREA OF PLOT (AS PER P.R.C.)	773.39
2. DEDUCTIONS FOR	
(a) ROAD SET-BACK AREA	0.00
(b) AREA UNDER D.P. ROAD	0.00
(c) PLOT TO BE RETAINED FOR EXISTING BUILDING	0.00
TOTAL (a+b+c)	0.00
3. BALANCE AREA OF PLOT (1-2)	773.39
4. DEDUCTION FOR P.L.S. (TO BE DEDUCTED IN NEXT AMENDMENTS WHILE GETTING ADDITIONAL FSI FROM GOVT.)	0.00
5. NET AREA OF PLOT (3-4)	773.39
6. ADDITIONS FOR F.S.I.	0.00
7. 2(a) ROAD SET-BACK AREA	0.00
2(b) AREA UNDER D.P. ROAD	0.00
TOTAL ADDITIONS (2a+2b)	0.00
TOTAL AREA	773.39
8. MAXIMUM FSI PERMISSIBLE ON THE PLOT	ZONAL P.T.C. SALE TOTAL
9. MAXIMUM BUA PERMISSIBLE ON THE PLOT	4.00 of (1) 1.00 of (1) 1.00 of (1) 1.00
10. BUA PROPOSED (P.T.C. transferred to another plot)	773.39 773.39 773.39 2326.17
11. BUA PROPOSED FOR SALE COMPONENT FOR THE SCHEME	773.39 0.00 1546.78 2326.17
12. F.S.I. CONSUMED	
13. NO. OF P.T.C. TENEMENTS (RESIDENTIAL)	
14. DETAILS OF P.T.C. AVAILABLE AS PER DCR 31 (3)	
1. FUNGIBLE BUA COMPONENT WIDE DOPR 31(3) FOR PURELY P.T.C. RESI & COMM	---
2. PERM. FUNGIBLE BUA COMPONENT WIDE DOPR 31(3) FOR REHAB./ SALE COMPONENT	812.06
3. PROPOSED FUNGIBLE BUA COMPONENT WIDE DOPR 31(3) FOR REHAB./ SALE COMPONENT	0.00
4. TOTAL PERM. GROSS BUA INCLUDING FUNGIBLE (10+82)	3132.23
5. TOTAL GROSS BUA PROPOSED INCLUDING FUNGIBLE (10+83)	2326.17
6. BALANCE BUILT-UP AREA	812.06
C. TENEMENT STATEMENT	
1. PROPOSED AREA (a+b+c+d+e)	---
2. LESS DEDUCTION OF NON-RES. AREA	---
3. AREA AVAILABLE FOR TENEMENTS	---
4. TENEMENT PERM. (450/HECTARE)	AS PER STATEMENT
5. TENEMENTS PROPOSED	---
6. TENEMENTS EXISTING	---
7. TOTAL TENEMENT	---
D. PARKING STATEMENT	
1. PARKING REQUIRED BY REGULATIONS FOR CARS TRANSPORT VEHICLES COVERED GARAGES PERMISSIBLE	---
2. PARKING PROPOSED	---
3. TRANSPORT VEHICLES COVERED GARAGES PERMISSIBLE	---

**PROFORMA - B**

**CONTENTS OF SHEET**

BLOCK PLAN, LOCATION PLAN, GROUND FLOOR PLAN, 1ST (SERVICE) FLOOR PLAN, 2ND (SERVICE) FLOOR PLAN, 3RD (AMENITY) FLOOR PLAN, PARKING STATEMENT & BUILT UP STATEMENT

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

This certifies Approval to the Previous Plans sanctioned under no. **HW/PVT/013/2024/100/AP/15** Dated: **02/02/2025**

Approved Subject to the condition Mentioned in this office permission Letter No. **HW/PVT/013/2024/100/AP/15** Dated: **02/02/2025**

Executive Engineer  
Stum Rehabilitation Authority  
Bhramanmbar

**CERTIFICATE OF AREA**

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON \_\_\_\_\_ AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIED WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P. RECORD.

SIGNATURE OF ARCHITECTS

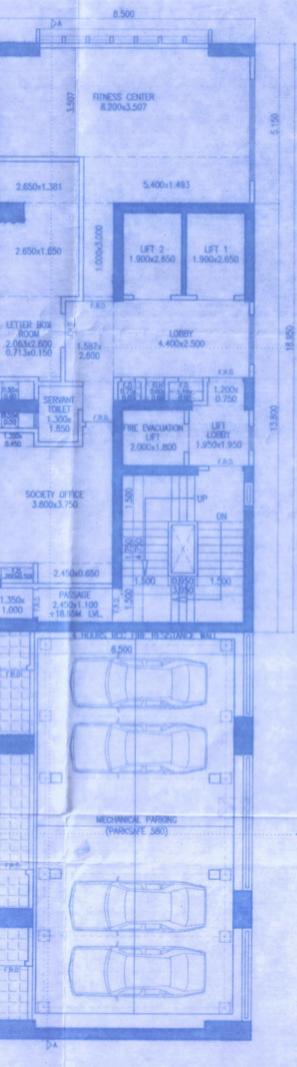
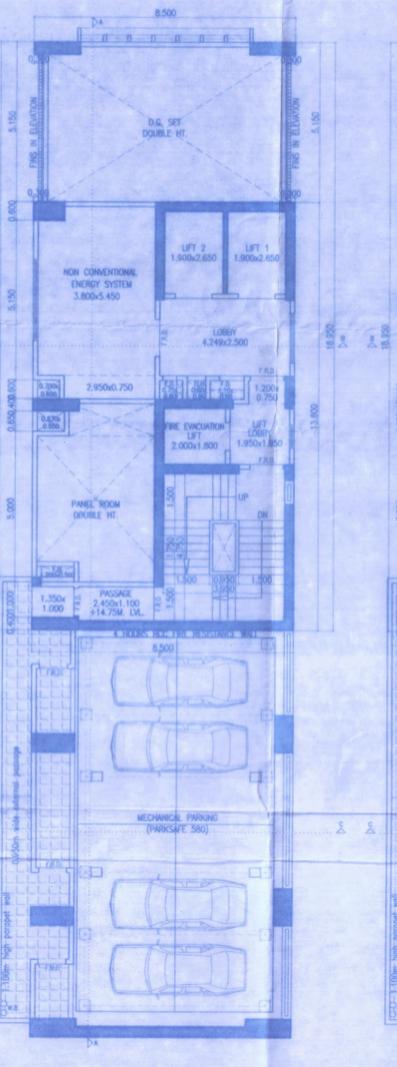
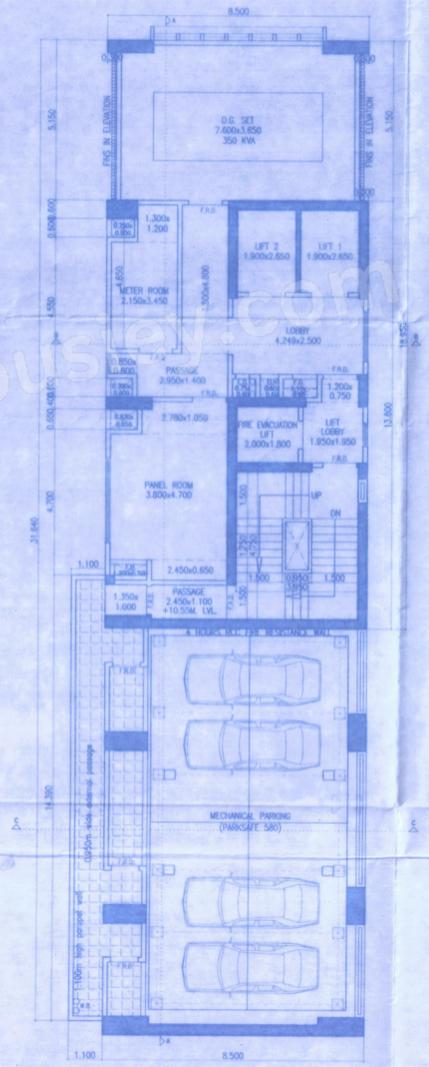
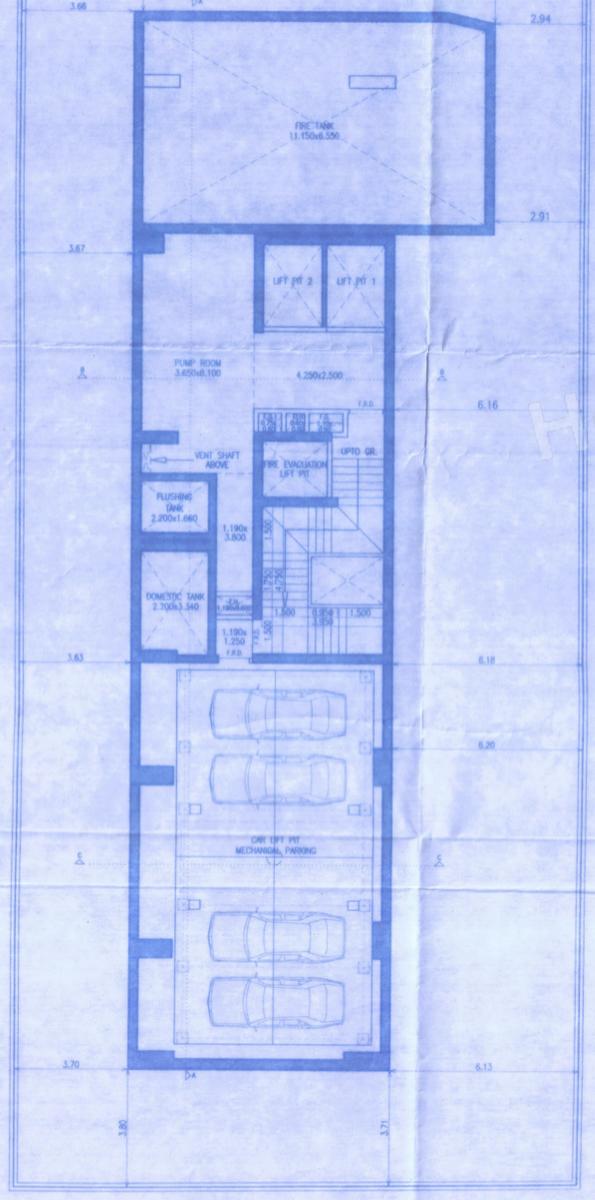
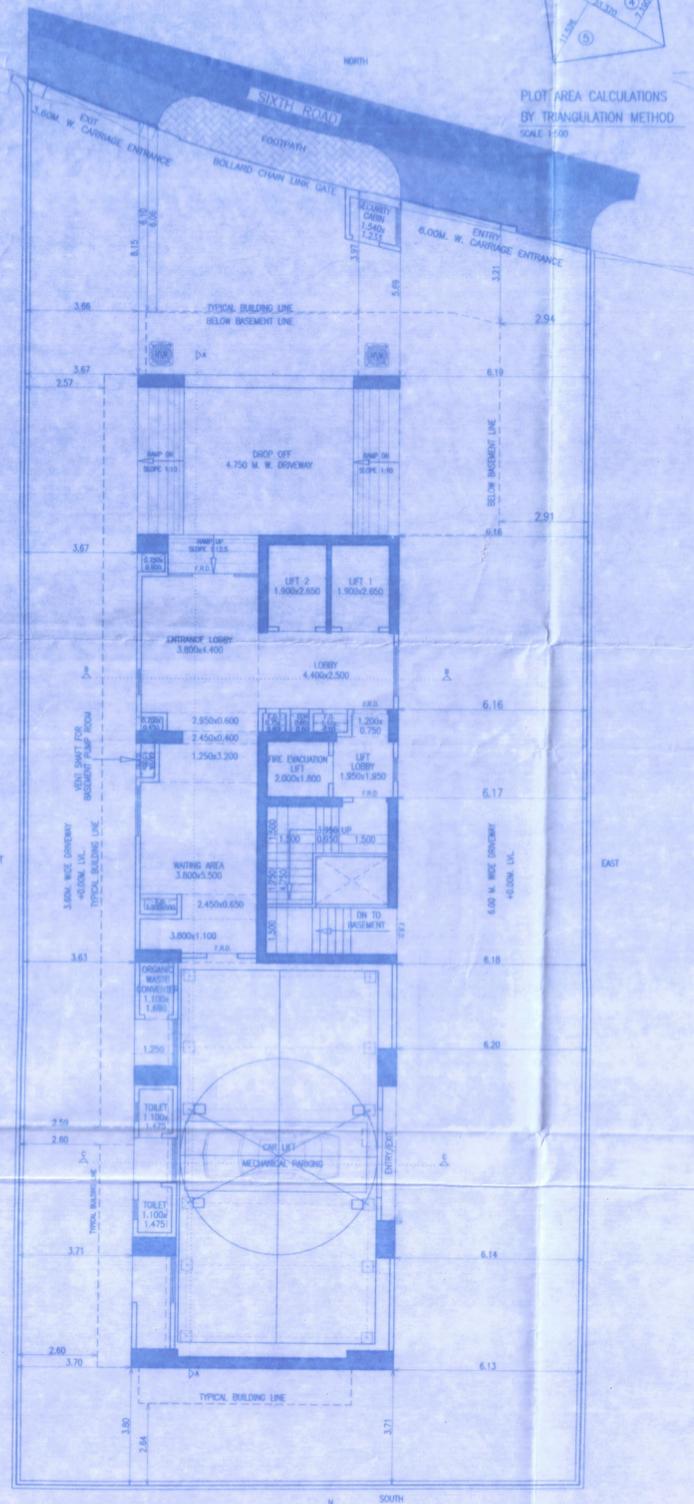
**DESCRIPTION OF PROPOSAL & PROPERTY**

PLAN SHOWING PROPERTY BEARING C.T.S. No. 1048, F.P. No. 48, TPS BANDRA No. IV, VILLAGE BANDRA-F, 6TH ROAD, ALMEIDA PARK, SITUATED IN H/W WARD, BANDRA (WEST), MUMBAI.

NAME OF OWNER  
M/s. Gold Fusion Realty Pvt. Ltd.

JOB NO. DATE DWG NO. SCALE DRN BY CHKD BY  
AAC-01 1:100 SHANKAR AR. SUYOG

ASPIRE ARCHITECTS & CONSULTANTS  
GROUND FLOOR: RAJAWADI BUILDING, 7TH RAJAWADI, RAJAWADI, WARD NO. 10, ELKANTH VALLEY, GHATKOPAR EAST, MUMBAI-400 077. Email: aspirearch03@gmail.com  
Contact: 9326528368 / 9820841112



GROUND FLOOR PLAN  
SCALE - 1:100

BASEMENT FLOOR PLAN  
SCALE - 1:100

1ST FLOOR PLAN (SERVICE FLOOR)  
SCALE - 1:100

2ND FLOOR PLAN (SERVICE FLOOR)  
SCALE - 1:100

3RD FLOOR PLAN (AMENITY FLOOR)  
SCALE - 1:100

**PROFORMA - B**  
**CONTENTS OF SHEET**  
 4TH (REFUGE) FLOOR PLAN,  
 TYPICAL FLOOR PLAN (5TH TO 10TH & 12TH FLOOR)  
 13TH FLOOR PLAN  
 11TH (REFUGE) FLOOR PLAN, TERRACE FLOOR PLAN

STAMP OF DATE OF RECEIPT OF PLANS

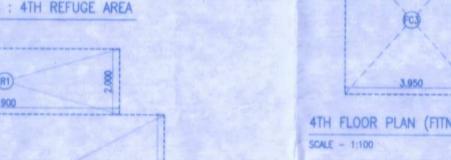
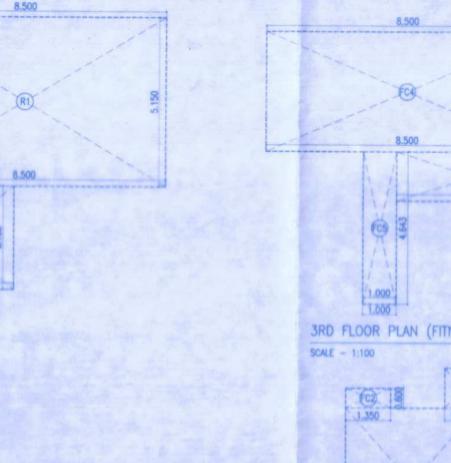
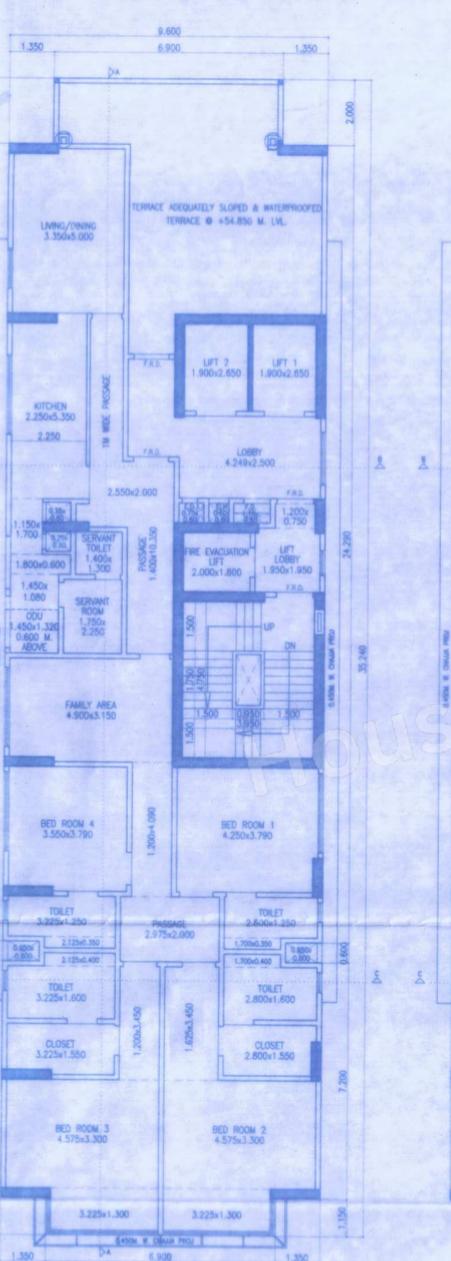
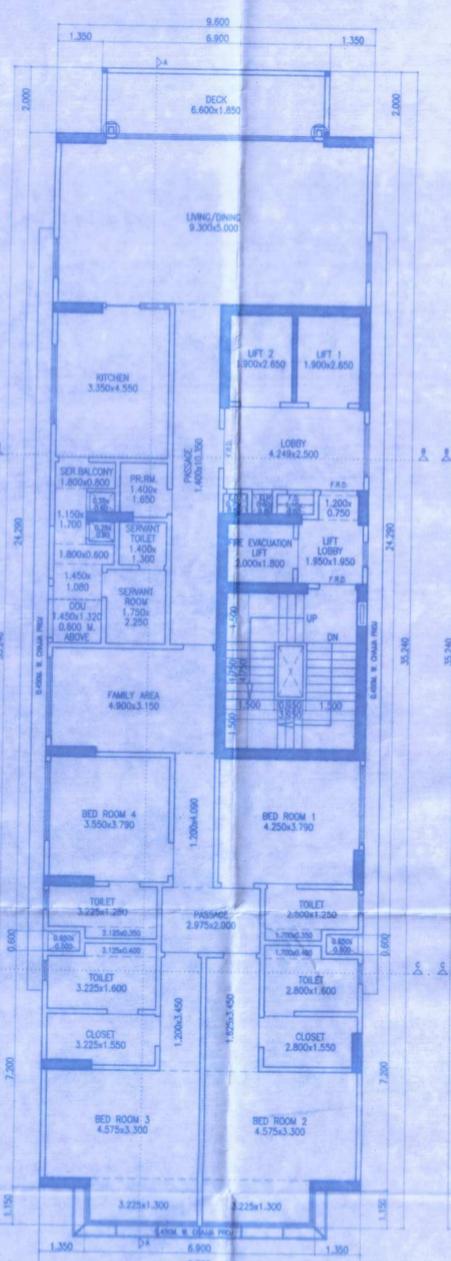
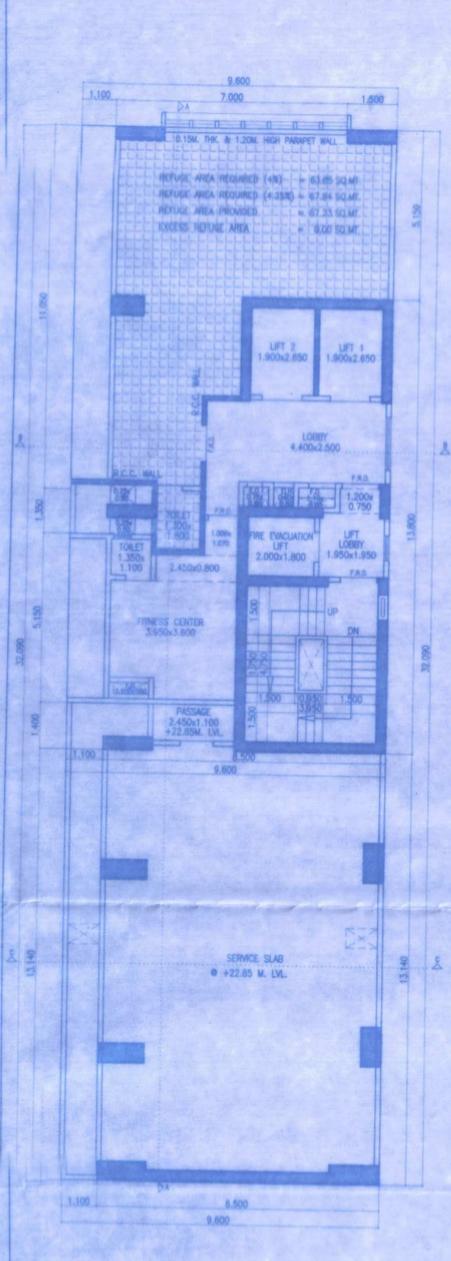
This conceals Approval to the Previous Plans sanctioned under no. **MV/PVT/0121/2024/1025/AR/S**  
 Dated: **03/02/2025**  
 Approved Subject to the condition mentioned in this office permission Letter No. **MV/PVT/0121/2024/1025/AR/S**  
 Dt: **03 JUL 2025**  
 Executive Engineer  
 Stum Rehabilitation Authority  
 Bhanumumbai

STAMP OF APPROVAL OF PLANS

DESCRIPTION OF PROPOSAL & PROPERTY  
 PLAN SHOWING PROPERTY BEARING C.T.S. No. 1048, F.P. No. 48, TPS BANDRA No. N, VILLAGE BANDRA-F, 6TH ROAD, ALMUDA PARK, SITUATED IN H/W WARD, BANDRA (WEST), MUMBAI.

NAME OF OWNER  
 S. Srid Fusion Realty Pvt. Ltd.  
 JOB NO. DATE DWG NO. SCALE DRN BY CHKD BY  
 AS-02 1:100 SHANKAR SURYD

PROJECTS & CONSULTANTS  
 MUMUDINI BUILDING, 7TH RAJAWADI, NEELKANTH VALLEY, GHATKOPAR EAST, MUMBAI-400 077. Email: aspirarch03@gmail.com  
 Contact: 9326528368 / 9820841112



REFUGE AREA CALCULATION FOR 4TH FLOOR REFUGE AREA STATEMENT

R1	8.500 X 5.150 X 1NO	=	43.78 SQ.MT.
R2	3.950 X 3.150 X 1NO	=	12.44 SQ.MT.
R3	2.950 X 2.800 X 1NO	=	7.67 SQ.MT.
R4	1.600 X 2.100 X 1NO	=	3.36 SQ.MT.
TOTAL REFUGE AREA CALCULATION		=	67.23 SQ.MT. Y4
REFUGE AREA REDD.4%		=	63.85 SQ.MT.
REFUGE AREA REDD.4.25%		=	67.84 SQ.MT.
EXCESS REFUGE AREA CALCULATION		=	0.00 SQ.MT.

REFUGE AREA CALCULATION FOR 11TH FLOOR REFUGE AREA STATEMENT

R1	6.900 X 2.000 X 1NO	=	13.80 SQ.MT.
R2	8.600 X 5.150 X 1NO	=	49.44 SQ.MT.
R3	1.400 X 3.100 X 1NO	=	4.34 SQ.MT.
R4	1.550 X 1.200 X 1NO	=	1.86 SQ.MT.
TOTAL REFUGE AREA CALCULATION		=	69.44 SQ.MT. Y4
REFUGE AREA REDD.4%		=	61.05 SQ.MT. Y4
REFUGE AREA REDD.4.25%		=	64.86 SQ.MT. Y4
EXCESS REFUGE AREA CALCULATION		=	8.39 SQ.MT. Y4

FITNESS CENTER AREA STATEMENT

4TH FLOOR FITNESS CENTER AREA CALCULATION

FC1	1.000 X 1.220 X 1NO	=	1.22 SQ.MT.
FC2	1.350 X 0.600 X 1NO	=	0.81 SQ.MT.
FC3	3.850 X 4.550 X 1NO	=	17.57 SQ.MT.
TOTAL FITNESS CENTER AREA CALCULATION		=	20.00 SQ.MT. A

3RD FLOOR FITNESS CENTER AREA

FC4	8.500 X 3.657 X 1NO	=	31.08 SQ.MT.
FC5	1.000 X 4.643 X 1NO	=	4.64 SQ.MT.
FC6	4.550 X 1.493 X 1NO	=	6.79 SQ.MT.
TOTAL FITNESS CENTER AREA CALCULATION		=	42.47 SQ.MT. B
PERMISSIBLE FITNESS CENTER AREA (3% OF 3132.23)		=	92.64 SQ.MT.
PROPOSED FITNESS CENTER AREA (A+B)		=	62.47 SQ.MT. C

4TH FLOOR PLAN (REFUGE FLOOR)  
SCALE - 1:100

TYPICAL FLOOR PLAN (5TH TO 10TH & 12TH FLOOR)  
SCALE - 1:100

11TH FLOOR PLAN (REFUGE FLOOR)  
SCALE - 1:100

13TH FLOOR  
SCALE - 1:100

TERRACE FLOOR PLAN  
SCALE - 1:100

LIFT MACHINE ROOM PLAN  
SCALE - 1:100

AREA LINE DIAGRAM : 4TH REFUGE AREA  
SCALE - 1:100

AREA LINE DIAGRAM : 11TH REFUGE AREA  
SCALE - 1:100

3RD FLOOR PLAN (FITNESS CENTER)  
SCALE - 1:100

4TH FLOOR PLAN (FITNESS CENTER)  
SCALE - 1:100