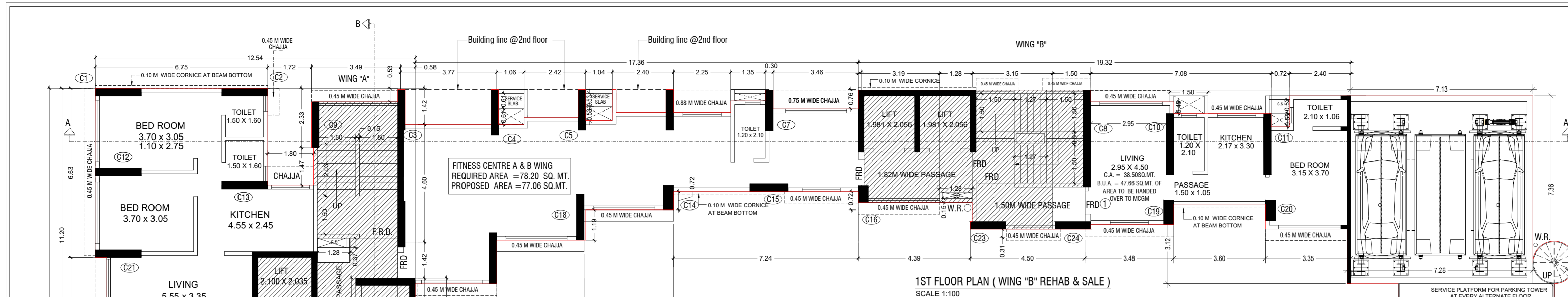


Approved Subject To Condition Mentioned In The File No. CHE/CTY/1062/F/S/337(NEW)
DIGITAL SIGN OF APPROVAL OF PLANS

SUB - ENG. (B.P) CITY ASST - ENG. (B.P) CITY EXE - ENG. (B.P) CITY

Municipal Corporation of Greater Mumbai
STAMP OF APPROVAL OF PLANS

Part occupation from Ground to 16th(pt) floor rehab wing-B except 1st floor dated 09-08-2021

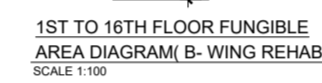


1ST FLOOR PLAN (WING "B" REHAB & SALE)
SCALE 1:100

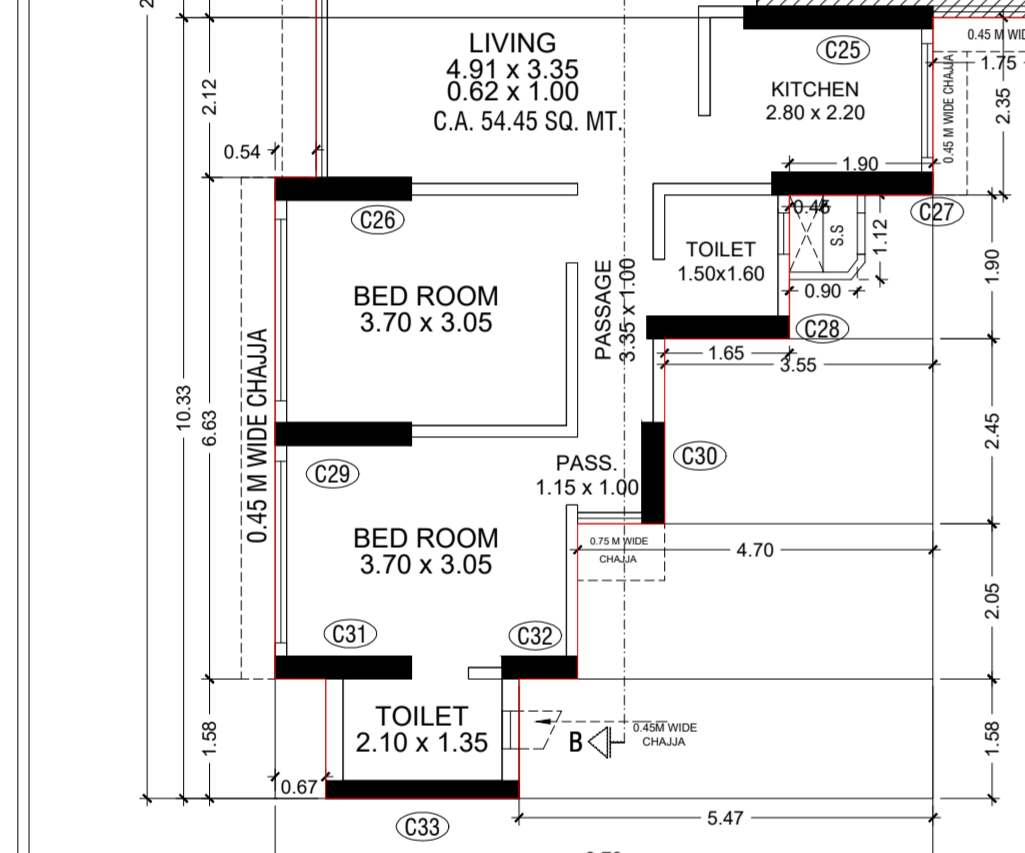
FITNESS CENTER (A & B WING)		
2 % OF BUA i.e. 3909.81		78.20 SQ.MT
PROVIDED AT 1ST FLOOR		77.06 SQ.MT

FUNGIBLE AREA CALCULATION		
1ST TO 16TH FLOOR (B - WING)		
F1	1.27 X 1.65 X 1 NO	= 2.10
TOTAL		= 2.10

PAP STATEMENT
AS PER L.O.I. CONDITION NO. F-16,
500.0 SQFT OF BUILT UP AREA HAS
TO BE HANDED OVER TO MCGM
FREE OF COST.
CARPET AREA = 38.50 SQ.MT.
BUILT-UP AREA = 47.66 SQ.MT.



1ST TO 16TH FLOOR FUNGIBLE AREA DIAGRAM (B-WING REHAB)
SCALE 1:100



1ST FLOOR PLAN (WING "A" SALE)
SCALE 1:100

BUILT UP AREA CALCULATION

1ST FLOOR (A WING)		
A	12.54 X 11.20 X 1 NO	= 140.45
B	8.70 X 10.33 X 1 NO	= 89.87
TOTAL ADDITION		= 230.32

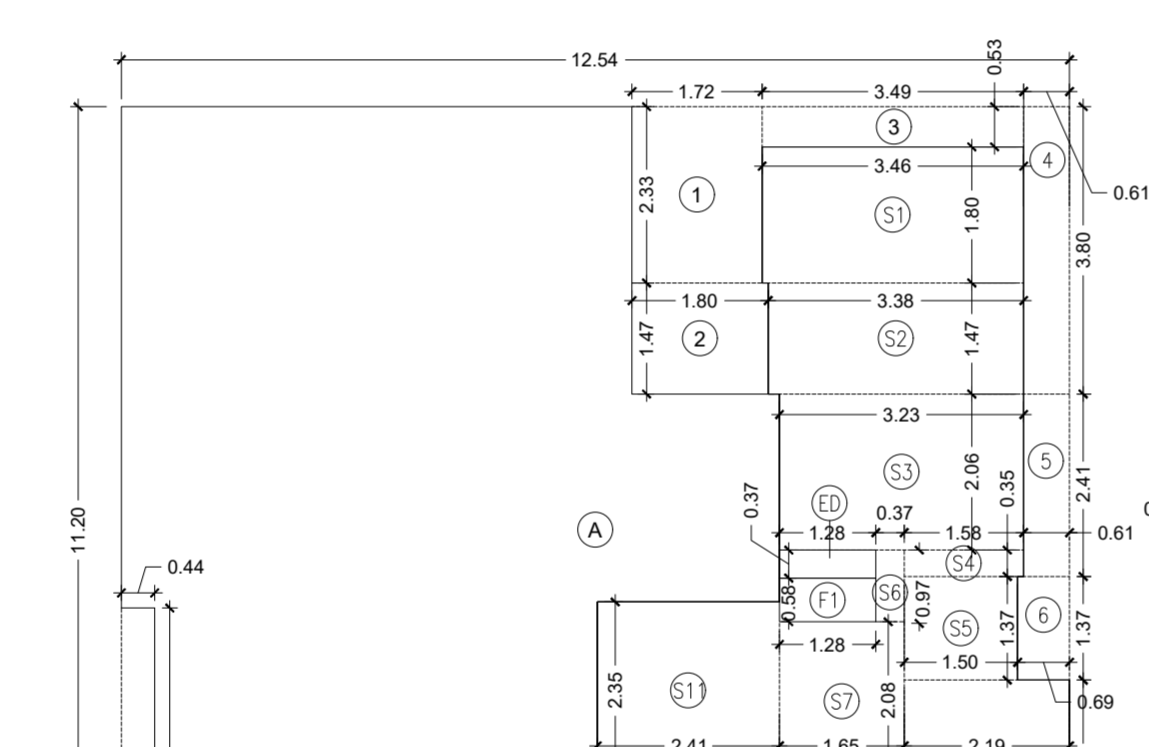
DEDUCTIONS

1	1.72 X 2.33 X 1 NO	= 4.01
2	1.80 X 1.47 X 1 NO	= 2.65
3	3.49 X 0.53 X 1 NO	= 1.85
4	0.61 X 3.80 X 1 NO	= 2.32
5	0.81 X 2.41 X 1 NO	= 1.95
6	0.69 X 1.37 X 1 NO	= 0.95
7	2.19 X 1.27 X 1 NO	= 2.78
8	1.90 X 1.90 X 1 NO	= 3.61
9	3.55 X 2.45 X 1 NO	= 8.70
10	4.70 X 2.05 X 1 NO	= 9.64
11	5.47 X 1.58 X 1 NO	= 8.64
12	0.67 X 1.58 X 1 NO	= 1.06
13	0.44 X 4.57 X 1 NO	= 2.01
14	0.54 X 2.12 X 1 NO	= 1.14
ED	1.28 X 0.37 X 1 NO	= 0.47
TOTAL DEDUCTION		= 51.30
TOTAL BUILT UP AREA [X - Y1]		= 179.02

STAIRCASE AREA CALCULATION

1ST FLOOR (A WING)		
S1	3.46 X 1.80 X 1 NO	= 6.23
S2	3.38 X 1.47 X 1 NO	= 4.97
S3	3.23 X 2.06 X 1 NO	= 6.65
S4	1.58 X 0.35 X 1 NO	= 0.55
S5	1.50 X 1.37 X 1 NO	= 2.06
S6	0.37 X 0.97 X 1 NO	= 0.36
S7	1.65 X 2.08 X 1 NO	= 3.43
S8	2.19 X 2.34 X 1 NO	= 5.12
S9	1.75 X 2.30 X 1 NO	= 4.03
S10	2.33 X 2.15 X 1 NO	= 5.01
S11	2.41 X 2.35 X 1 NO	= 5.66
TOTAL ADDITION		= 44.07

NET BUILT UP AREA [X1 - Y2] = 134.95



1ST FLOOR FITNESS CENTER AREA DIAGRAM (A & B WING)
SCALE 1:100

FITNESS CENTER AREA CALCULATION		
1ST FLOOR (A & B WING)		
1	3.77 X 4.60 X 1 NO	= 17.34
2	0.69 X 1.42 X 1 NO	= 0.98
3	3.19 X 1.65 X 1 NO	= 5.26
4	1.06 X 4.53 X 1 NO	= 4.80
5	2.35 X 1.19 X 1 NO	= 2.80
6	2.42 X 3.62 X 1 NO	= 8.76
7	1.04 X 3.50 X 1 NO	= 3.64
8	2.40 X 3.82 X 1 NO	= 9.17
9	2.25 X 1.84 X 1 NO	= 4.14
10	7.47 X 1.26 X 1 NO	= 9.41
11	1.35 X 2.29 X 1 NO	= 3.09
12	0.30 X 2.73 X 1 NO	= 0.82
13	3.46 X 1.98 X 1 NO	= 6.85
TOTAL		= 77.06

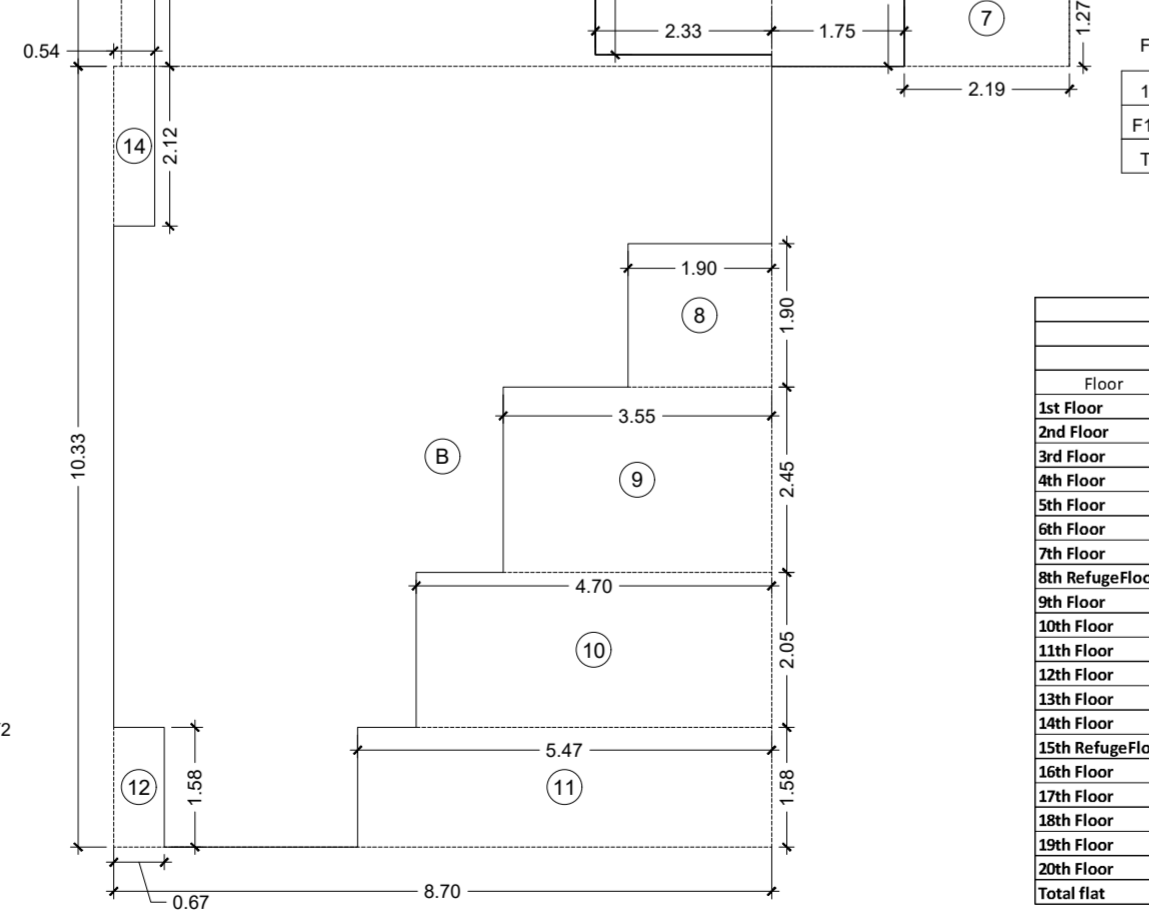


1ST TO 21ST FLOOR FUNGIBLE AREA DIAGRAM (A-WING REHAB)
SCALE 1:100

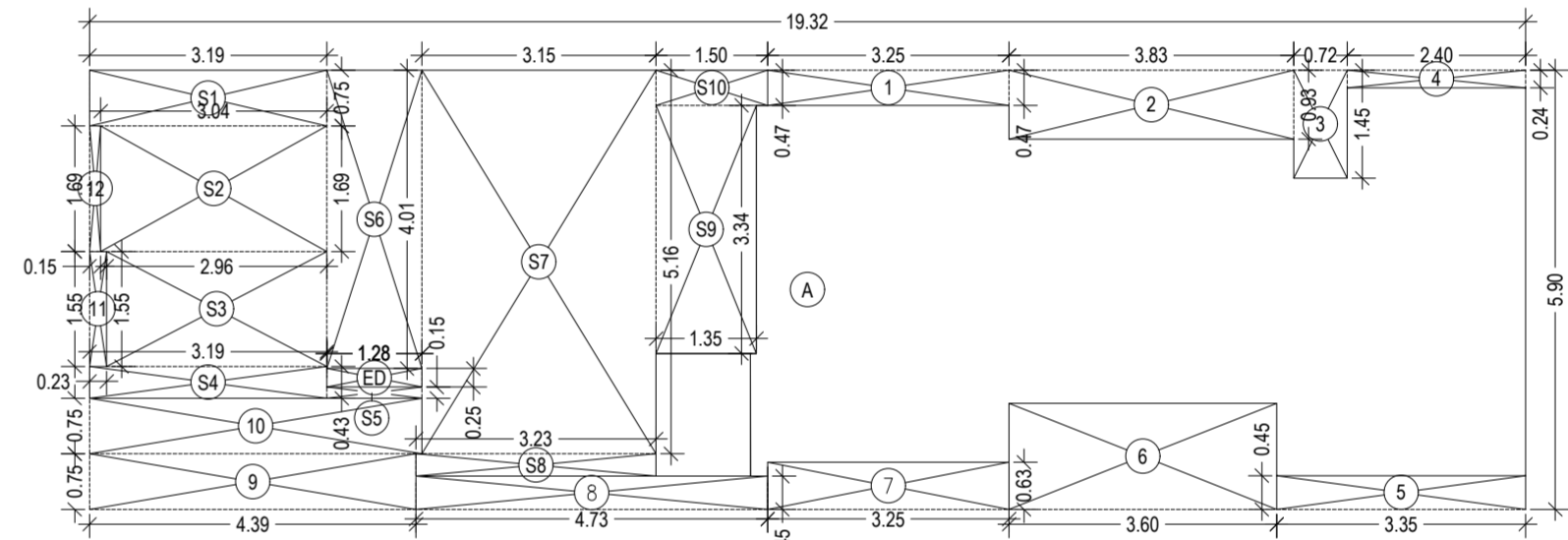
FUNGIBLE AREA CALCULATION		
1ST TO 21ST FLOOR (A WING)		
F1	1.28 X 0.59 X 1 NO	= 0.74
TOTAL FUNGIBLE AREA		= 0.74

FOR CAR PARKING PURPOSE				
CARPET AREA CALCULATION				
A-WING				
Floor	Flat No. 1	Flat No. 2	Flat No. 3	Total Flat
1st Floor	61.06	54.45	F.C.	2
2nd Floor	61.06	54.45	40.61	3
3rd Floor	61.06	54.45	40.61	3
4th Floor	61.06	54.45	40.61	3
5th Floor	61.06	54.45	40.61	3
6th Floor	61.06	54.45	40.61	3
7th Floor	61.06	54.45	40.61	3
8th RefugFloor	74.01	Refuge area	40.61	2
9th Floor	61.06	54.45	40.61	3
10th Floor	61.06	54.45	40.61	3
11th Floor	61.06	54.45	40.61	3
12th Floor	61.06	54.45	40.61	3
13th Floor	61.06	54.45	40.61	3
14th Floor	61.06	54.45	40.61	3
15th RefugFloor	77.32	Refuge area	40.61	2
16th Floor	61.06	54.45	40.61	3
17th Floor	61.06	54.45	40.61	3
18th Floor	61.06	54.45	40.61	3
19th Floor	61.06	54.45	40.61	3
20th Floor	61.06	54.45	40.61	2
Total flat	20	18	18	56

FOR CAR PARKING PURPOSE				
CARPET AREA CALCULATION				
B-WING				
Floor	Flat No. 1	Flat No. 2	Total Flat	
1st Floor	40.15	F.C.	1	
2nd Floor	36.99	36.90	2	
3rd Floor	36.99	36.90	2	
4th Floor	36.99	36.90	2	
5th Floor	36.99	36.90	2	
6th Floor	36.99	36.90	2	
7th Floor	36.99	36.90	2	
8th RefugFloor	36.99	Refuge area	1	
9th Floor	36.99	36.90	2	
10th Floor	36.99	36.90	2	
11th Floor	36.99	36.90	2	
12th Floor	36.99	36.90	2	
13th Floor	36.99	36.90	2	
14th Floor	36.99	36.90	2	
15th Floor	36.99	36.90	2	
16th Floor	36.99	36.90	1	
Total flat	16	13	29	



1ST FLOOR AREA DIAGRAM A- WING
SCALE 1:100



1ST FLOOR AREA DIAGRAM B- WING
SCALE 1:100

BUILT UP AREA CALCULATION		
1ST FLOOR (B WING)		
A	19.32 X 5.90 X 1 NO	= 113.99
TOTAL ADDITION		= 113.99

DEDUCTIONS		
1	3.25 X 0.47 X 1 NO	= 1.53
2	3.83 X 0.93 X 1 NO	= 3.56
3	0.72 X 1.45 X 1 NO	= 1.04
4	2.40 X 0.24 X 1 NO	= 0.58
5	3.35 X 0.45 X 1 NO	= 1.51
6	3.60 X 1.43 X 1 NO	= 5.15
7	3.25 X 0.63 X 1 NO	= 2.05
8	4.73 X 0.45 X 1 NO	= 2.13
9	4.39 X 0.75 X 1 NO	= 3.29
10	4.47 X 0.75 X 1 NO	= 3.35
11	0.23 X 1.55 X 1 NO	= 0.36
12	0.15 X 1.69 X 1 NO	= 0.25
ED	1.28 X 0.25 X 1 NO	= 0.32
TOTAL DEDUCTION		= 25.12
TOTAL BUILT UP AREA [X - Y1]		= 88.87

STAIRCASE AREA CALCULATION		
1ST FLOOR (B WING)		
S1	3.19 X 0.75 X 1 NO	= 2.39
S2	3.04 X 1.69 X 1 NO	= 5.14
S3	2.96 X 1.55 X 1 NO	= 4.59
S4	3.19 X 0.43 X 1 NO	= 1.37
S5	1.28 X 0.15 X 1 NO	= 0.19
S6	1.28 X 4.01 X 1 NO	= 5.13
S7	3.15 X 5.16 X 1 NO	= 16.25
S8	3.23 X 0.30 X 1 NO	= 0.97
S9	1.35 X 3.34 X 1 NO	= 4.51
S10	1.50 X 0.47 X 1 NO	= 0.71
TOTAL STAIRCASE AREA		= 41.21

PROFORMA 'B'

Contents of Sheet
1st Floor Plan (A & B WING)
1st Floor Area Diagram & Calculation (A & B WING)
1st Floor fungible Area Diagram & Calculation (A & B WING)

Certificate of Area
Certified that I have surveyed the Plot under reference and the Dimensions of the sides etc. of the Plot stated on the Plan are as measured on the site and the Area 1287.68 sqmt so worked out is and tallies with the area stated in the Final Demarcation Plan from C.S.L.R.

Description of Project and Property
Proposed Redevelopment of Municipal Property known as Mathubai Chawl On Plot Bearing C.S. No.157, 158, & 131(pt.) of Dadar Naigaon Division, G.D. Ambekar Marg, Parel, Mumbai -12.

Name and Address of the Developer SIGNATURE
M/s. Safal Realtors & Developers Pvt. Ltd.
231-233, Big Splash, Plot No. 78/79, Sector 17, Vashi, Navi Mumbai 400 703.

NAME ARCHITECT AND ADDRESS SIGNATURE
MHA TRE & ASSOCIATES ARCHITECTS
1161-162, Sai Krupa, Road No. 10, Near U.D.C.T., Wadala, Mumbai - 400 031, Telephone - 2410 1338.

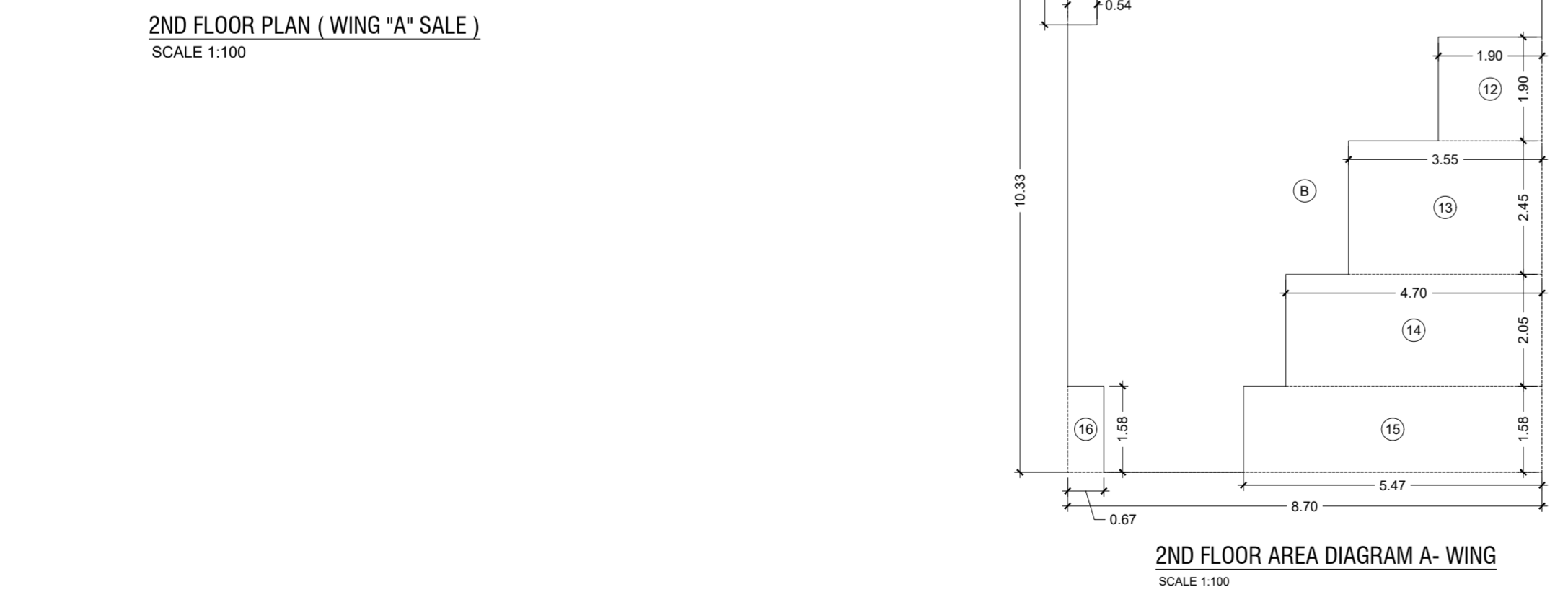
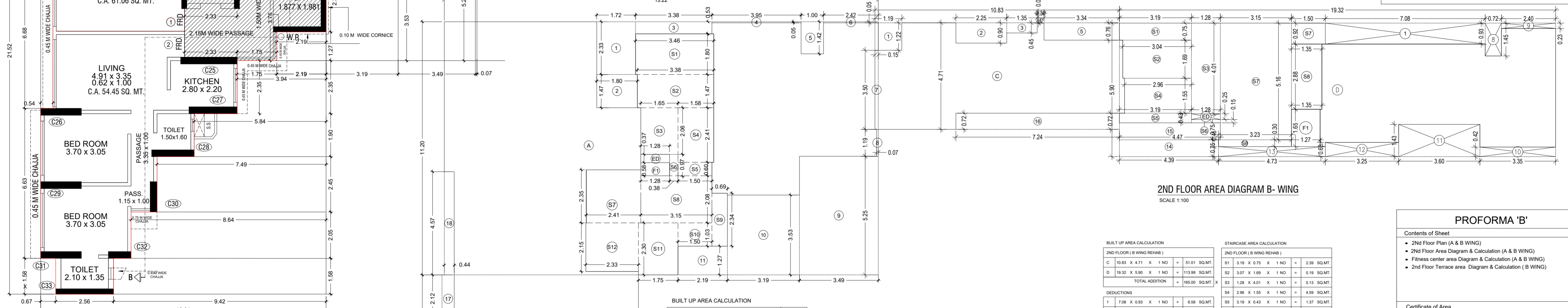
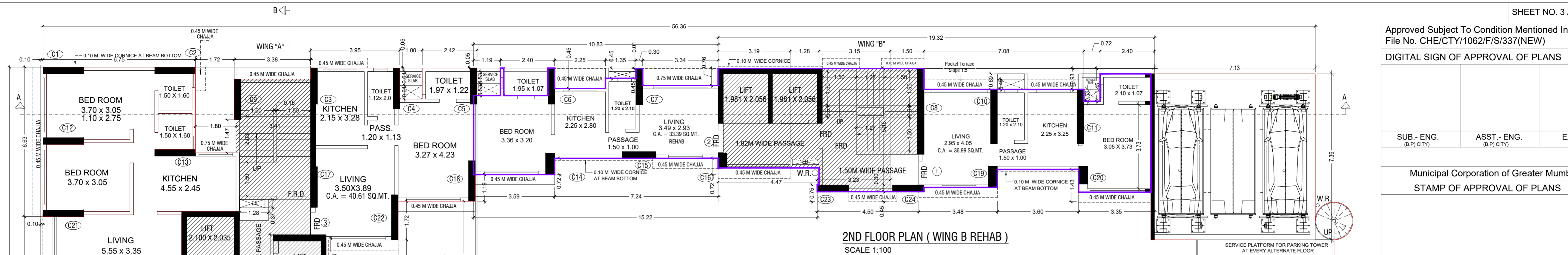
DRAWN BY: SHIVAJI CHECKED BY: PAYAL JOB NO. SCALE DATE
Mathubai/Arch/BMC/R/2 1:100 10-07-2022

Approved Subject To Condition Mentioned In The File No. CHE/CTY/1062/F/S/337(NEW)

DIGITAL SIGN OF APPROVAL OF PLANS

SUB.- ENG. (B.P) CITY ASST.- ENG. (B.P) CITY EXE.- ENG. (B.P) CITY

Municipal Corporation of Greater Mumbai
STAMP OF APPROVAL OF PLANS



BUILT UP AREA CALCULATION

2ND FLOOR (A- WING)	IN SQ.MT.
A 19.22 X 11.20 X 1 NO	= 215.26
B 8.70 X 10.33 X 1 NO	= 89.87
TOTAL ADDITION	= 305.13 SQ.MT.X

DEDUCTIONS

1 1.72 X 2.33 X 1 NO	= 4.01
2 1.80 X 1.47 X 1 NO	= 2.65
3 3.38 X 0.53 X 1 NO	= 1.79
4 3.95 X 0.05 X 1 NO	= 0.20
5 1.00 X 1.42 X 1 NO	= 1.42
6 2.42 X 0.05 X 1 NO	= 0.12
7 0.15 X 3.50 X 1 NO	= 0.53
8 0.07 X 1.19 X 1 NO	= 0.08
9 3.49 X 5.25 X 1 NO	= 18.32
10 3.19 X 3.53 X 1 NO	= 11.26
11 2.19 X 1.27 X 1 NO	= 2.78
12 1.90 X 1.90 X 1 NO	= 3.61
13 3.55 X 2.45 X 1 NO	= 8.70
14 4.70 X 2.05 X 1 NO	= 9.64
15 5.47 X 1.58 X 1 NO	= 8.64
16 0.67 X 1.58 X 1 NO	= 1.06
17 0.54 X 2.12 X 1 NO	= 1.14
18 0.44 X 4.57 X 1 NO	= 2.01
ED 1.28 X 0.37 X 1 NO	= 0.47
TOTAL DEDUCTION	= 78.43
TOTAL BUILT UP AREA [X - Y1]	= 226.70

STAIRCASE AREA CALCULATION

2ND FLOOR (A WING SALE)	IN SQ.MT.
S1 3.46 X 1.80 X 1 NO	= 6.23 SQ.MT.
S2 3.38 X 1.47 X 1 NO	= 4.97 SQ.MT.
S3 1.65 X 2.06 X 1 NO	= 3.40 SQ.MT.
S4 1.58 X 2.41 X 1 NO	= 3.81 SQ.MT.
S5 1.50 X 0.60 X 1 NO	= 0.90 SQ.MT.
S6 0.38 X 0.97 X 1 NO	= 0.37 SQ.MT.
S7 2.41 X 2.35 X 1 NO	= 5.66 SQ.MT.
S8 3.15 X 2.08 X 1 NO	= 6.55 SQ.MT.
S9 0.69 X 2.34 X 1 NO	= 1.61 SQ.MT.
S10 1.50 X 1.03 X 1 NO	= 1.55 SQ.MT.
S11 1.75 X 2.30 X 1 NO	= 4.03 SQ.MT.
S12 2.33 X 2.15 X 1 NO	= 5.01 SQ.MT.
TOTAL STAIRCASE AREA	= 44.09 SQ.MT. -Y2

NET BUILT UP AREA [X1 - Y2] = 182.61 SQ.MT.

BUILT UP AREA CALCULATION

2ND FLOOR (B WING REHAB)	IN SQ.MT.
C 10.83 X 4.71 X 1 NO	= 51.01 SQ.MT.
D 19.32 X 5.90 X 1 NO	= 113.99 SQ.MT.
TOTAL ADDITION	= 165.00 SQ.MT.X

DEDUCTIONS

1 7.08 X 0.93 X 1 NO	= 6.58 SQ.MT.
1 1.19 X 1.22 X 1 NO	= 1.45 SQ.MT.
2 2.25 X 0.90 X 1 NO	= 2.03 SQ.MT.
3 1.35 X 0.45 X 1 NO	= 0.61 SQ.MT.
4 0.30 X 0.01 X 1 NO	= 0.00 SQ.MT.
5 3.34 X 0.76 X 1 NO	= 2.54 SQ.MT.
7 0.15 X 3.50 X 1 NO	= 0.53 SQ.MT.
8 0.72 X 1.45 X 1 NO	= 1.04 SQ.MT.
9 2.40 X 0.24 X 1 NO	= 0.58 SQ.MT.
10 3.35 X 0.42 X 1 NO	= 1.41 SQ.MT.
11 3.60 X 1.43 X 1 NO	= 5.15 SQ.MT.
12 3.25 X 0.63 X 1 NO	= 2.05 SQ.MT.
13 4.73 X 0.45 X 1 NO	= 2.13 SQ.MT.
14 4.39 X 0.61 X 1 NO	= 2.68 SQ.MT.
15 4.47 X 0.75 X 1 NO	= 3.35 SQ.MT.
16 7.24 X 0.72 X 1 NO	= 5.21 SQ.MT.
ED 1.28 X 0.25 X 1 NO	= 0.32 SQ.MT.
TOTAL DEDUCTION	= 37.80 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]	= 127.20 SQ.MT. X1

STAIRCASE AREA CALCULATION

2ND FLOOR (B WING REHAB)	IN SQ.MT.
S1 3.19 X 0.75 X 1 NO	= 2.39 SQ.MT.
S2 3.07 X 1.69 X 1 NO	= 5.19 SQ.MT.
S3 1.28 X 4.01 X 1 NO	= 5.13 SQ.MT.
S4 2.96 X 1.55 X 1 NO	= 4.59 SQ.MT.
S5 3.19 X 0.43 X 1 NO	= 1.37 SQ.MT.
S6 1.28 X 0.15 X 1 NO	= 0.19 SQ.MT.
S7 1.50 X 0.92 X 1 NO	= 1.38 SQ.MT.
S7 3.15 X 5.16 X 1 NO	= 16.15 SQ.MT.
S8 1.35 X 2.88 X 1 NO	= 3.89 SQ.MT.
S8 3.23 X 0.30 X 1 NO	= 0.97 SQ.MT.
TOTAL STAIRCASE AREA	= 41.21 SQ.MT. Y2

NET BUILT UP AREA [X1 - Y2]

NET BUILT UP AREA	= 85.99 SQ.MT.
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PROFORMA 'B'

- Contents of Sheet
- 2nd Floor Plan (A & B WING)
 - 2nd Floor Area Diagram & Calculation (A & B WING)
 - Fitness center area Diagram & Calculation (A & B WING)
 - 2nd Floor Terrace area Diagram & Calculation (B WING)

Certificate of Area
Certified that I have surveyed the Plot under reference and the Dimensions of the sides etc. of the Plot stated on the Plan are as measured on the site and the Area 1287.68 sqmt so worked out is and tallies with the area stated in the Final Demarcation Plan from C.S.L.R.

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231-233, Big Splash, Plot No. 78/79, Sector 17, Vashi, Navi Mumbai 400 703.

NAME ARCHITECT AND ADDRESS
MHATRE & ASSOCIATES ARCHITECTS
1/161-162, Sai Krupa, Road No.10, Near U.D.C.T., Wadala, Mumbai - 400 031, Telephone - 2410 1338.

DRAWN BY	CHECK BY	JOB NO.	SCALE	DATE
SHIVAJI	PAYAL		1:100	10-07-2022

Part occupation from Ground to 16th(pt) floor rehab wing-B except 1st floor dated 09-08-2021

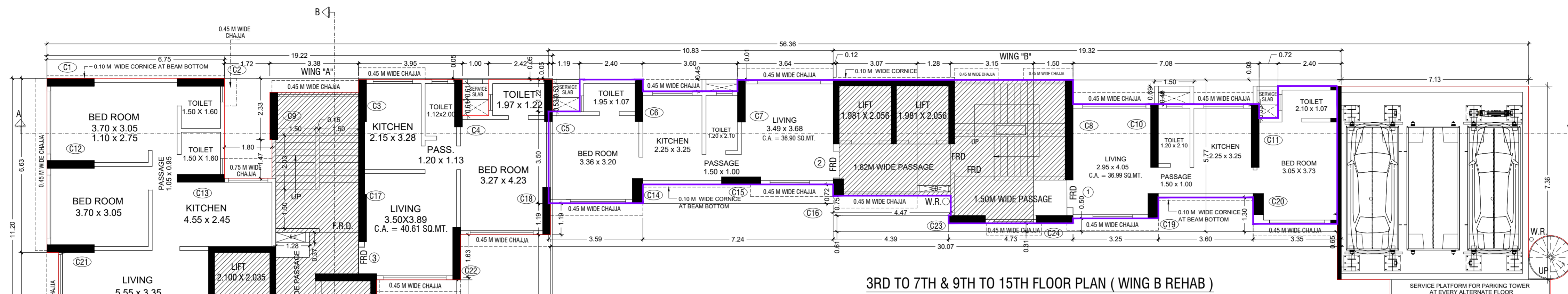
Approved Subject To Condition Mentioned In The File No. CHE/CTY/1062/F/S/337(NEW)

DIGITAL SIGN OF APPROVAL OF PLANS

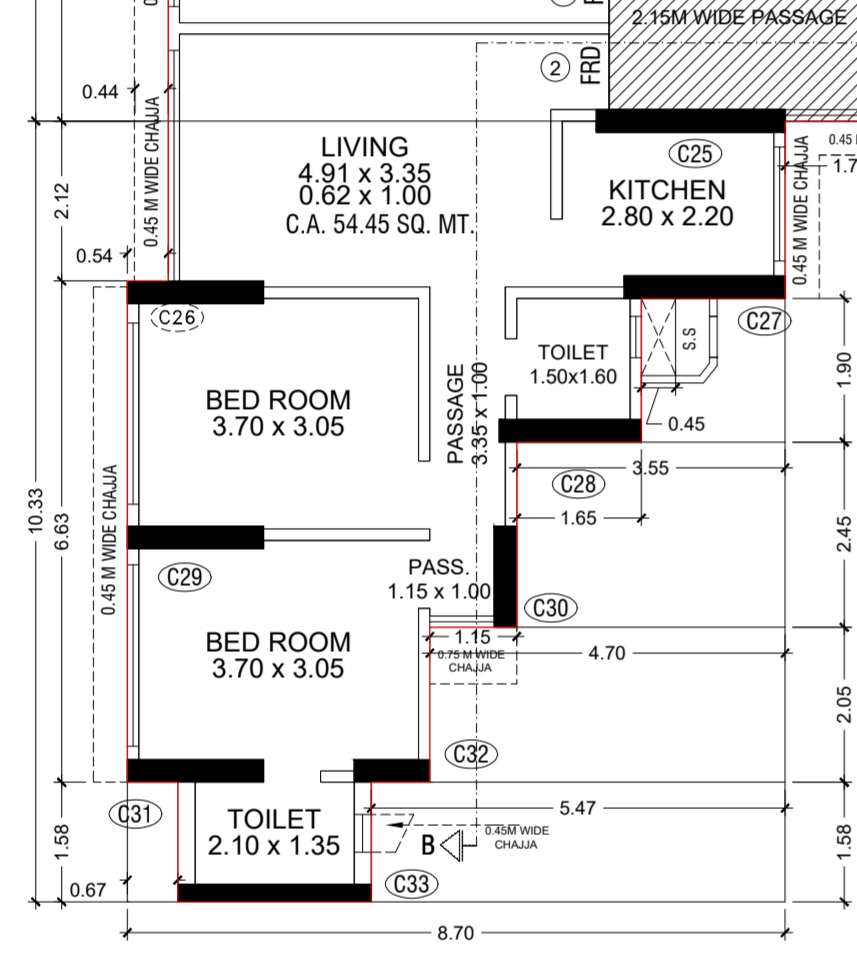
SUB - ENG. (B.P) CITY	ASST - ENG. (B.P) CITY	EXE - ENG. (B.P) CITY

Municipal Corporation of Greater Mumbai
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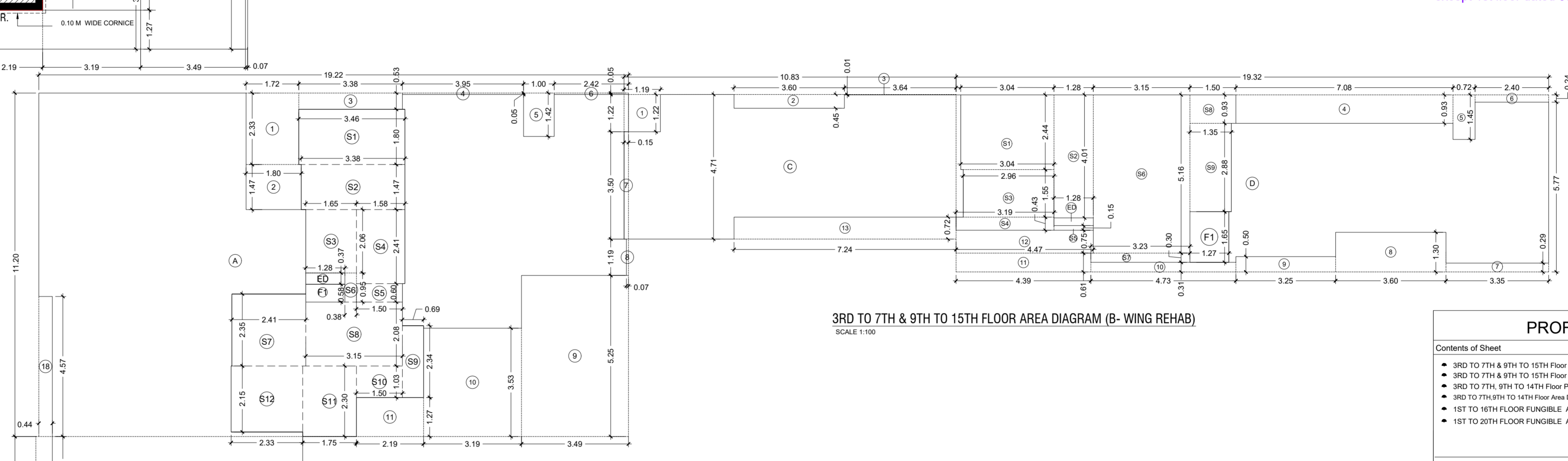
Part occupation from Ground to 16th(pt) floor rehab wing-B except 1st floor dated 09-08-2021



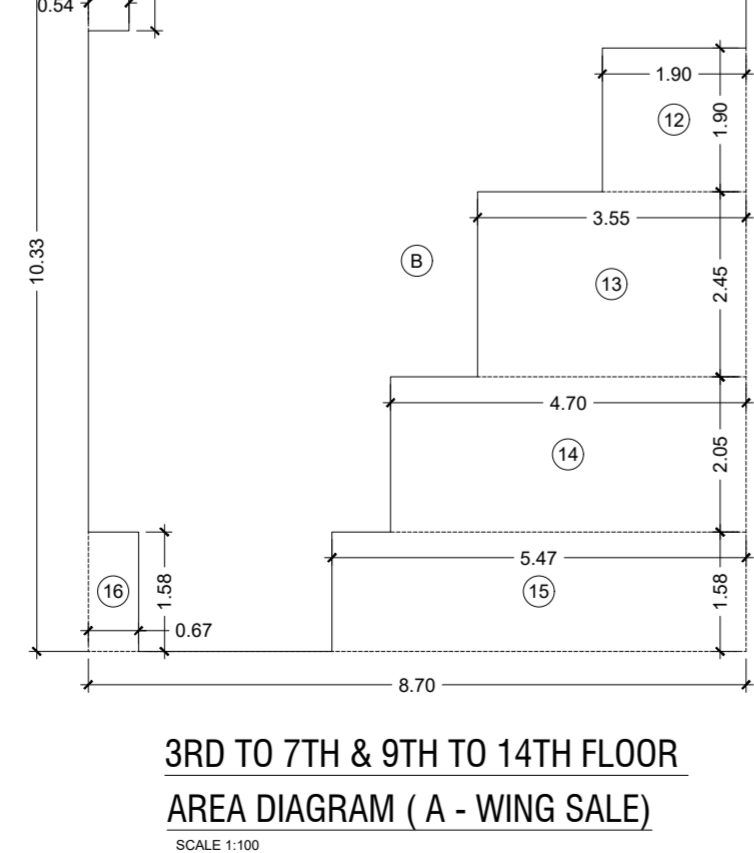
3RD TO 7TH & 9TH TO 15TH FLOOR PLAN (WING B REHAB)
SCALE 1:100



3RD TO 7TH & 9TH TO 14TH, FLOOR PLAN
(WING A SALE)
SCALE 1:100



3RD TO 7TH & 9TH TO 15TH FLOOR AREA DIAGRAM (B- WING REHAB)
SCALE 1:100



3RD TO 7TH & 9TH TO 14TH FLOOR
AREA DIAGRAM (A - WING SALE)
SCALE 1:100

BUILT UP AREA CALCULATION

3RD TO 7TH,9TH TO 14TH FLOOR (A WING SALE)		IN SQ.MT
A	19.22 X 11.20 X 1 NO	= 215.26
B	8.70 X 10.33 X 1 NO	= 89.87
TOTAL ADDITION		= 305.13

DEDUCTIONS

1	1.72 X 2.33 X 1 NO	= 4.01
2	1.80 X 1.47 X 1 NO	= 2.65
3	3.38 X 0.53 X 1 NO	= 1.79
4	3.95 X 0.05 X 1 NO	= 0.20
5	1.00 X 1.42 X 1 NO	= 1.42
6	2.42 X 0.05 X 1 NO	= 0.12
7	0.15 X 3.50 X 1 NO	= 0.53
8	0.07 X 1.19 X 1 NO	= 0.08
9	3.49 X 5.25 X 1 NO	= 18.32
10	3.19 X 3.53 X 1 NO	= 11.26
11	2.19 X 1.27 X 1 NO	= 2.78
12	1.90 X 1.90 X 1 NO	= 3.61
13	3.55 X 2.45 X 1 NO	= 8.70
14	4.70 X 2.05 X 1 NO	= 9.64
15	5.47 X 1.58 X 1 NO	= 8.64
16	0.67 X 1.58 X 1 NO	= 1.06
17	0.54 X 2.12 X 1 NO	= 1.14
18	0.44 X 4.57 X 1 NO	= 2.01
ED	1.28 X 0.37 X 1 NO	= 0.47
TOTAL DEDUCTION		= 78.43
TOTAL BUILT UP AREA [X - Y1]		= 226.70

STAIRCASE AREA CALCULATION

3RD TO 7TH,9TH TO 14TH & 16TH TO 20TH FLOOR (A WING SALE)		IN SQ.MT
S1	3.46 X 1.80 X 1 NO	= 6.23
S2	3.38 X 1.47 X 1 NO	= 4.97
S3	1.65 X 2.06 X 1 NO	= 3.40
S4	1.58 X 2.41 X 1 NO	= 3.81
S5	1.50 X 0.60 X 1 NO	= 0.90
S6	0.38 X 0.95 X 1 NO	= 0.36
S7	2.41 X 2.35 X 1 NO	= 5.66
S8	3.15 X 2.08 X 1 NO	= 6.55
S9	0.69 X 2.34 X 1 NO	= 1.61
S10	1.50 X 1.03 X 1 NO	= 1.55
S11	1.75 X 2.30 X 1 NO	= 4.03
S12	2.33 X 2.15 X 1 NO	= 5.01
TOTAL STAIRCASE AREA		= 44.09

NET BUILT UP AREA [X1 - Y2] = 182.61 SQ.MT.

BUILT UP AREA CALCULATION

3RD TO 7TH & 9TH TO 15TH FLOOR (B- WING REHAB)		IN SQ.MT
C	10.83 X 4.71 X 1 NO	= 51.01
D	19.32 X 5.77 X 1 NO	= 111.48
TOTAL ADDITION		= 162.49

DEDUCTIONS

1	1.19 X 1.22 X 1 NO	= 1.45
2	3.60 X 0.45 X 1 NO	= 1.62
3	3.64 X 0.01 X 1 NO	= 0.04
4	7.08 X 0.93 X 1 NO	= 6.58
5	0.72 X 1.45 X 1 NO	= 1.04
6	2.40 X 0.24 X 1 NO	= 0.58
7	3.35 X 0.29 X 1 NO	= 0.97
8	3.60 X 1.30 X 1 NO	= 4.68
9	3.25 X 0.50 X 1 NO	= 1.63
10	4.73 X 0.31 X 1 NO	= 1.47
11	4.39 X 0.61 X 1 NO	= 2.68
12	4.47 X 0.75 X 1 NO	= 3.35
13	7.24 X 0.72 X 1 NO	= 5.21
ED	1.28 X 0.15 X 1 NO	= 0.19
TOTAL DEDUCTION		= 31.49
TOTAL BUILT UP AREA [X - Y1]		= 131.00

STAIRCASE & LIFT AREA

3RD TO 7TH & 9TH TO 15TH FLOOR (B- WING REHAB)		IN SQ.MT
S1	3.04 X 2.44 X 1 NO	= 7.42
S2	1.28 X 4.01 X 1 NO	= 5.13
S3	2.96 X 1.55 X 1 NO	= 4.59
S4	3.19 X 0.43 X 1 NO	= 1.37
S5	1.28 X 0.15 X 1 NO	= 0.19
S6	3.15 X 5.16 X 1 NO	= 16.25
S7	3.23 X 0.30 X 1 NO	= 0.97
S8	1.50 X 0.93 X 1 NO	= 1.40
S9	1.35 X 2.88 X 1 NO	= 3.89
TOTAL STAIR & LIFT AREA PER FL		= 41.21

NET BUILT UP AREA [X1 - Y2] = 89.79 SQ.MT.

PROFORMA 'B'

- Contents of Sheet
- 3RD TO 7TH & 9TH TO 15TH Floor Plan (B WING Rehab)
 - 3RD TO 7TH & 9TH TO 15TH Floor Area Diagram & Calculation (B WING Rehab)
 - 3RD TO 7TH, 9TH TO 14TH Floor Plan (A WING SALE)
 - 3RD TO 7TH, 9TH TO 14TH Floor Area Diagram & Calculation (A WING SALE)
 - 1ST TO 16TH FLOOR FUNGIBLE Area Diagram & Calculation (B WING Rehab)
 - 1ST TO 20TH FLOOR FUNGIBLE Area Diagram & Calculation (A WING SALE)

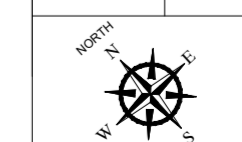
Certificate of Area
Certified that I have surveyed the Plot under reference and the Dimensions of the sides etc. of the Plot stated on the Plan are as measured on the site and the Area 1287.68 sqmt so worked out is and tallies with the area stated in the Final Demarcation Plan from C.S.L.R.

Description of Project and Property
Proposed Redevelopment of Municipal Property known as Mathubai Chawl On Plot Bearing C.S. No.157, 158, & 131(pt.) of Dadar Naigaon Division, G.D. Ambekar Marg, Parel, Mumbai -12.

Name and Address of the Developer
M/s. Safal Realtors & Developers Pvt. Ltd.
231-233, Big Splash, Plot No. 78/79, Sector 17, Vashi, Navi Mumbai 400 703.

Name Architect and Address
MHATRE & ASSOCIATES ARCHITECTS
1/161-162, Sai Krupa, Road No.10, Near U.D.C.T., Wadala, Mumbai - 400 031. Telephone - 2410 1338.

DRAWN BY SHIVAJI	CHECK BY PAYAL	JOB NO. Mathubai/Arch/BMCR/2	SCALE 1:100	DATE 10-07-2022
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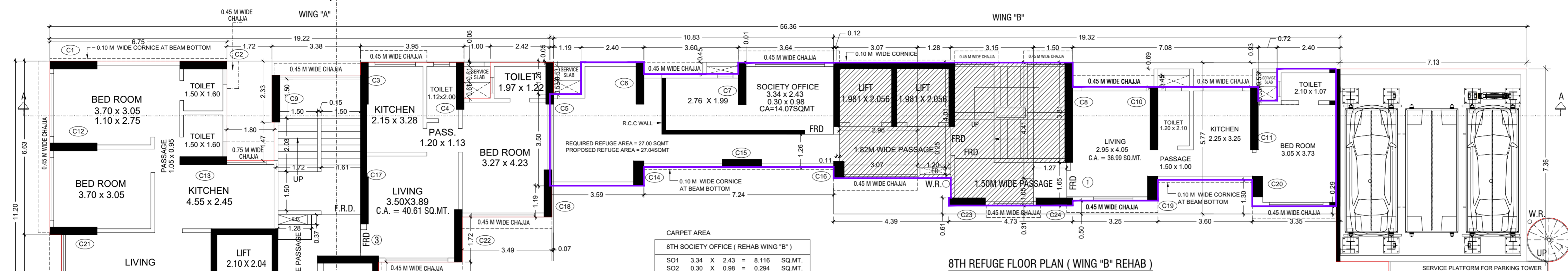
Approved Subject To Condition Mentioned In The File No. CHE/CTY/1062/FS/337(NEW)

DIGITAL SIGN OF APPROVAL OF PLANS

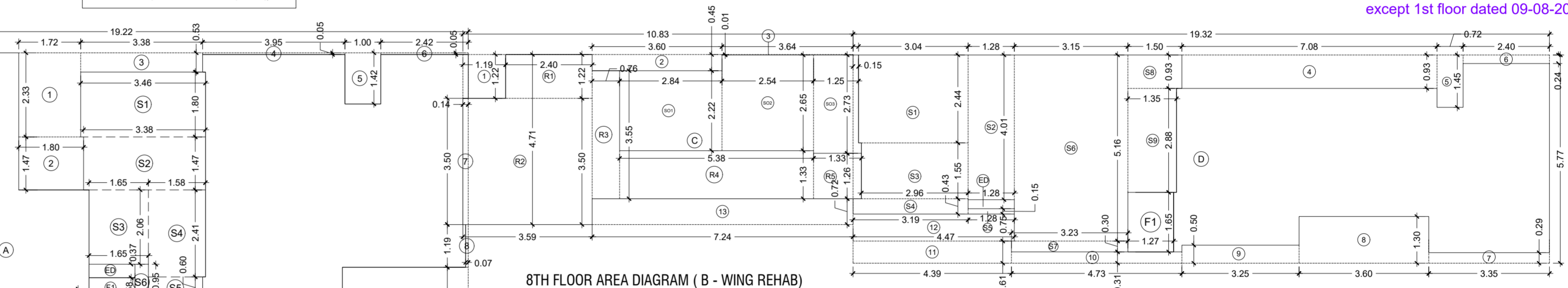
SUB.- ENG. (B.P) CITY)	ASST.- ENG. (B.P) CITY)	EXE.- ENG. (B.P) CITY)
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Municipal Corporation of Greater Mumbai
STAMP OF APPROVAL OF PLANS

Part occupation from Ground to 16th(pt) floor rehab except 1st floor dated 09-08-2021



8TH REFUGE FLOOR PLAN (WING "B" REHAB)
SCALE 1:100



8TH FLOOR AREA DIAGRAM (B - WING REHAB)
SCALE 1:100

BUILT UP AREA CALCULATION

Room	Dimensions	Area (SQ.MT.)
A	19.22 X 11.20 X 1 NO	= 215.26
B	8.70 X 10.33 X 1 NO	= 89.87
TOTAL ADDITION		= 305.13

Room	Dimensions	Area (SQ.MT.)
1	1.72 X 2.33 X 1 NO	= 4.01
2	1.80 X 1.47 X 1 NO	= 2.65
3	3.38 X 0.53 X 1 NO	= 1.79
4	3.95 X 0.05 X 1 NO	= 0.20
5	1.00 X 1.42 X 1 NO	= 1.42
6	2.42 X 0.05 X 1 NO	= 0.12
7	0.15 X 3.50 X 1 NO	= 0.53
8	0.07 X 1.19 X 1 NO	= 0.08
9	3.49 X 5.25 X 1 NO	= 18.32
10	3.19 X 3.53 X 1 NO	= 11.26
11	2.19 X 1.27 X 1 NO	= 2.78
12	1.90 X 1.90 X 1 NO	= 3.61
13	3.55 X 2.45 X 1 NO	= 8.70
14	4.70 X 2.05 X 1 NO	= 9.64
15	5.47 X 1.58 X 1 NO	= 8.64
16	0.67 X 1.58 X 1 NO	= 1.06
17	0.54 X 2.12 X 1 NO	= 1.14
18	0.44 X 4.57 X 1 NO	= 2.01
ED	1.28 X 0.37 X 1 NO	= 0.47
TOTAL DEDUCTION		= 78.43
TOTAL BUILT UP AREA [X - Y1]		= 226.70

BUILT UP AREA CALCULATION

Room	Dimensions	Area (SQ.MT.)
C	10.83 X 4.71 X 1 NO	= 51.01
D	19.32 X 5.77 X 1 NO	= 111.48
TOTAL ADDITION		= 162.49

Room	Dimensions	Area (SQ.MT.)
1	1.19 X 1.22 X 1 NO	= 1.45
2	3.60 X 0.45 X 1 NO	= 1.62
3	3.64 X 0.01 X 1 NO	= 0.04
4	7.08 X 0.93 X 1 NO	= 6.58
5	0.72 X 1.45 X 1 NO	= 1.04
6	2.40 X 0.24 X 1 NO	= 0.58
7	3.35 X 0.29 X 1 NO	= 0.97
8	3.60 X 1.30 X 1 NO	= 4.68
9	3.25 X 0.50 X 1 NO	= 1.63
10	4.73 X 0.31 X 1 NO	= 1.47
11	4.39 X 0.61 X 1 NO	= 2.64
12	4.47 X 0.75 X 1 NO	= 3.35
13	7.24 X 0.72 X 1 NO	= 5.21
ED	1.28 X 0.15 X 1 NO	= 0.19
TOTAL DEDUCTION		= 31.45
TOTAL BUILT UP AREA [X - Y1]		= 131.04

STAIRCASE & LIFT AREA

Room	Dimensions	Area (SQ.MT.)
S1	3.04 X 2.44 X 1 NO	= 7.42
S2	1.28 X 4.01 X 1 NO	= 5.13
S3	2.96 X 1.55 X 1 NO	= 4.59
S4	3.19 X 0.43 X 1 NO	= 1.37
S5	1.28 X 0.15 X 1 NO	= 0.19
S6	3.15 X 5.16 X 1 NO	= 16.25
S7	3.23 X 0.30 X 1 NO	= 0.97
S8	1.50 X 0.93 X 1 NO	= 1.40
S9	1.35 X 2.88 X 1 NO	= 3.89
TOTAL STAIR & LIFT AREA PER FL.		= 41.21

REFUGE AREA

Room	Dimensions	Area (SQ.MT.)
R1	2.40 X 1.22 X 1 NO	= 2.93
R2	3.59 X 3.50 X 1 NO	= 12.57
R3	0.76 X 3.55 X 1 NO	= 2.70
R4	5.38 X 1.33 X 1 NO	= 7.16
R5	1.33 X 1.26 X 1 NO	= 1.68
TOTAL REFUGE AREA		= 27.04

Room	Dimensions	Area (SQ.MT.)
R1	1.20 X 1.00 X 1 NO	= 1.20
R2	0.68 X 2.35 X 1 NO	= 1.60
R3	1.63 X 2.50 X 1 NO	= 4.08
R4	1.90 X 2.50 X 1 NO	= 4.75
R5	6.26 X 1.90 X 1 NO	= 11.89
R6	0.54 X 2.13 X 1 NO	= 1.15
R7	5.15 X 2.45 X 1 NO	= 12.62
R8	4.00 X 2.05 X 1 NO	= 8.20
R9	2.56 X 1.58 X 1 NO	= 4.05
TOTAL REFUGE AREA		= 49.54

Room	Dimensions	Area (SQ.MT.)
S1	3.46 X 1.80 X 1 NO	= 6.23
S2	3.38 X 1.47 X 1 NO	= 4.97
S3	1.65 X 2.06 X 1 NO	= 3.40
S4	1.58 X 2.41 X 1 NO	= 3.81
S5	1.50 X 0.60 X 1 NO	= 0.90
S6	0.38 X 0.95 X 1 NO	= 0.36
S7	2.41 X 2.35 X 1 NO	= 5.66
S8	3.15 X 2.08 X 1 NO	= 6.55
S9	0.69 X 2.34 X 1 NO	= 1.61
S10	1.50 X 1.03 X 1 NO	= 1.55
S11	1.75 X 2.30 X 1 NO	= 4.04
S12	2.33 X 2.15 X 1 NO	= 5.01
TOTAL STAIRCASE AREA		= 44.09

NET BUILT UP AREA [X1 - Y2 - Y3]	=	133.07
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8TH REFUGE FLOOR PLAN (WING "A" SALE)
SCALE 1:100

Room	Dimensions	Area (SQ.MT.)
A	19.22 X 11.20 X 1 NO	= 215.26
B	8.70 X 10.33 X 1 NO	= 89.87
TOTAL ADDITION		= 305.13

REFUGE AREA PROPOSED FOR B - WING

REFUGE FLOOR	HABITABLE AREA IN SQ.M.	REFUGE AREA IN SQ.M (REQUIRED)	REFUGE AREA IN SQ.M (PROPOSED)	AT THE HT OF REFUGE FLOOR FROM G.L.	DISTANCE BETWEEN TWO REFUGE FLOOR
8TH FLOOR	674.88	27.00	27.04	24.90 M	27.00 M

PROFORMA 'B'

- Contents of Sheet
- 8TH REFUGE Floor Plan (A & B WING)
 - 8TH REFUGE Floor Area Diagram & Calculation (A & B WING)
 - Refuge Floor Area Diagram & Calculation (A & B WING)
 - Society office Area Diagram & Calculation (B WING)
 - Refuge area Statement

Certificate of Area
Certified that I have surveyed the Plot under reference and the Dimensions of the sides etc. of the Plot stated on the Plan are as measured on the site and the Area 1287.68 sqmt so worked out is and tallies with the area stated in the Final Demarcation Plan from C.S.L.R.

Description of Project and Property
Proposed Redevelopment of Municipal Property known as Mathubai Chaw On Plot Bearing C.S. No.157, 158, & 131(pt.) of Dadar Naigaon Division, G.D. Ambekar Marg, Parel, Mumbai -12.

Name and Address of the Developer
M/s. Safal Realtors & Developers Pvt. Ltd.
231-233, Big Splash, Plot No. 78/79, Sector 17, Vashi, Navi Mumbai 400 703.

NAME ARCHITECT AND ADDRESS
MHATRE & ASSOCIATES ARCHITECTS
1/161-162, Sai Krupa, Road No.10, Near U.D.C.T., Wadala, Mumbai - 400 031, Telephone - 2410 1338.

DRAWN BY: SHIVAJI	CHECK BY: PAYAL	JOB NO.	SCALE	DATE
		Mathubai/Arch/BMC/R/2	1:100	10-07-2022

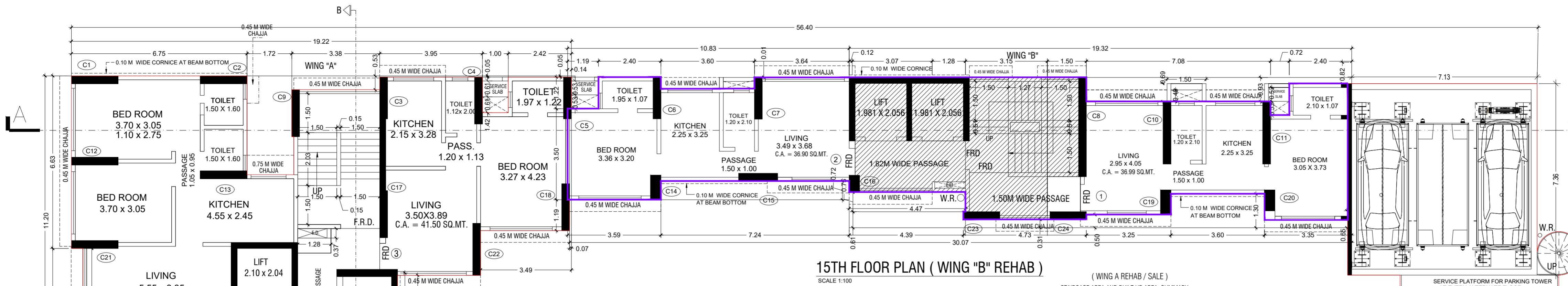
Approved Subject To Condition Mentioned In The File No. CHE/CTY/1062/FS/337(NEW)

DIGITAL SIGN OF APPROVAL OF PLANS

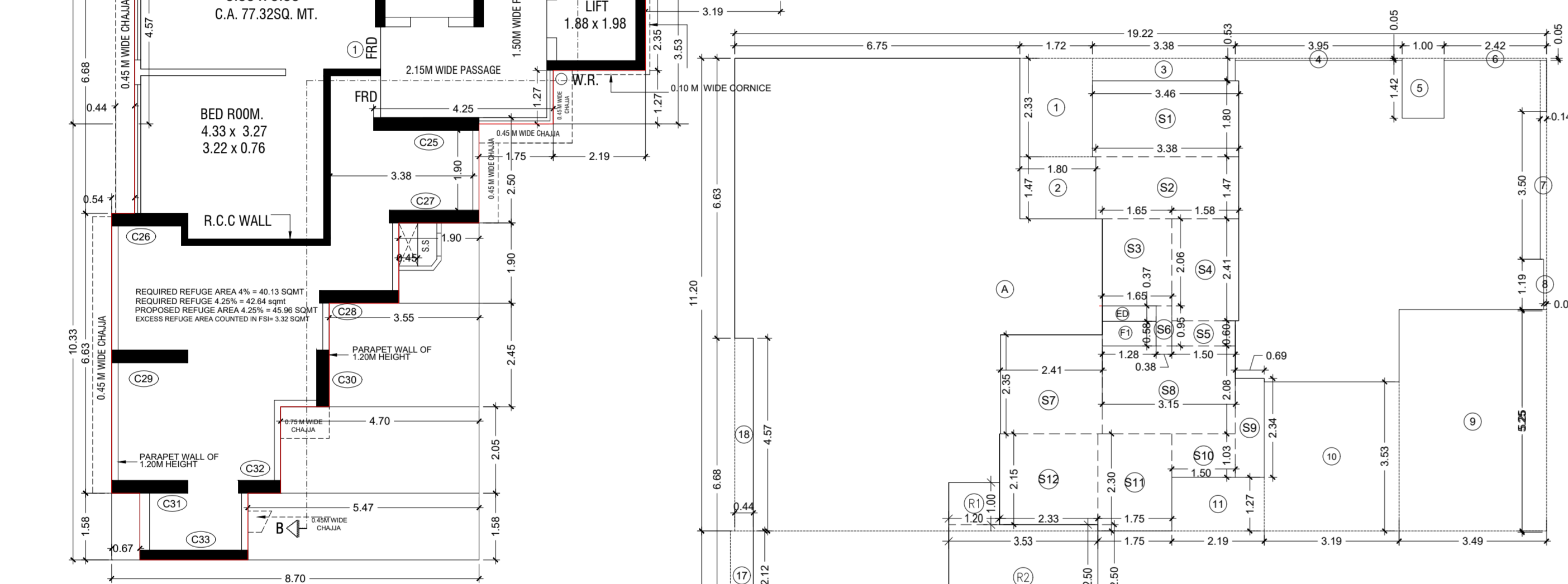
SUB.- ENG. (B.P) CITY ASST.- ENG. (B.P) CITY EXE.- ENG. (B.P) CITY

Municipal Corporation of Greater Mumbai
STAMP OF APPROVAL OF PLANS

Part occupation from Ground to 16th(pt) floor rehab wing-B except 1st floor dated 09-08-2021



15TH FLOOR PLAN (WING 'B' REHAB)
SCALE 1:100



15TH REFUGE FLOOR PLAN (WING 'A' SALE)
SCALE 1:100

REFUGE AREA STATEMENT FOR 15TH FLOOR (WING - A SALE)	
BUA OF 15TH (REFUGE), 16TH & 21ST FLOOR	
15TH FLOOR (REFUGE) = 136.65	(A)
16TH TO 19TH FLOOR BUA = 182.92 X 4 = 731.68	(B)
20TH FLOOR BUA = 134.94	(C)
TOTAL AREA (A + B + C) = 1003.27 SQ.MT	
TOTAL REFUGE REQUIRED = 4.25% OF = 42.64 SQ.MT	
TOTAL REFUGE AREA PROVIDED = 45.96 SQ.MT	
EXCESS REFUGE AREA COUNTED IN FSI= 3.32 SQMT	

15TH REFUGE FLOOR AREA DIAGRAM (A WING SALE)
SCALE 1:100

BUILT UP AREA CALCULATION

15TH REFUGE FLOOR (WING A)		SQ.MT.
A	19.22 X 11.20 X 1 NO	= 215.26
B	8.70 X 10.33 X 1 NO	= 89.87
TOTAL ADDITION		= 305.13

DEDUCTIONS

1	1.72 X 2.33 X 1 NO	= 4.01
2	1.80 X 1.47 X 1 NO	= 2.65
3	3.38 X 0.53 X 1 NO	= 1.79
4	3.95 X 0.05 X 1 NO	= 0.20
5	1.00 X 1.42 X 1 NO	= 1.42
6	2.42 X 0.05 X 1 NO	= 0.12
7	0.15 X 3.50 X 1 NO	= 0.53
8	0.07 X 1.19 X 1 NO	= 0.08
9	3.49 X 5.25 X 1 NO	= 18.32
10	3.19 X 3.53 X 1 NO	= 11.26
11	2.19 X 1.27 X 1 NO	= 2.78
12	1.90 X 1.90 X 1 NO	= 3.61
13	3.55 X 2.45 X 1 NO	= 8.70
14	4.70 X 2.05 X 1 NO	= 9.64
15	5.47 X 1.58 X 1 NO	= 8.64
16	0.67 X 1.58 X 1 NO	= 1.06
17	0.54 X 2.12 X 1 NO	= 1.14
18	0.44 X 4.57 X 1 NO	= 2.01
ED	1.28 X 0.37 X 1 NO	= 0.47
TOTAL DEDUCTION		= 78.43

REFUGE AREA CALCULATION

15TH REFUGE FLOOR (WING A)		SQ.MT.
R1	1.20 X 1.00 X 1 NO	= 1.20
R2	3.53 X 2.50 X 1 NO	= 8.82
R3	1.63 X 1.90 X 1 NO	= 3.09
R4	5.17 X 1.37 X 1 NO	= 7.08
R5	1.11 X 0.46 X 1 NO	= 0.51
R6	0.54 X 0.76 X 1 NO	= 0.41
R7	5.15 X 2.45 X 1 NO	= 12.61
R8	4.00 X 2.05 X 1 NO	= 8.20
R9	2.56 X 1.58 X 1 NO	= 4.04
TOTAL REFUGE AREA		= 45.96
TOTAL BUILT UP AREA		= 180.74

STAIRCASE AREA CALCULATION

3RD TO 7TH, 9TH TO 14TH & 15TH TO 20TH FLOOR (A WING SALE)		SQ.MT.
S1	3.46 X 1.80 X 1 NO	= 6.23
S2	3.38 X 1.47 X 1 NO	= 4.97
S3	1.65 X 2.06 X 1 NO	= 3.40
S4	1.58 X 2.41 X 1 NO	= 3.81
S5	1.50 X 0.60 X 1 NO	= 0.90
S6	0.38 X 0.95 X 1 NO	= 0.36
S7	2.41 X 2.35 X 1 NO	= 5.66
S8	3.15 X 2.08 X 1 NO	= 6.55
S9	0.69 X 2.34 X 1 NO	= 1.61
S10	1.50 X 1.03 X 1 NO	= 1.55
S11	1.75 X 2.30 X 1 NO	= 4.04
S12	2.33 X 2.15 X 1 NO	= 5.01
TOTAL STAIRCASE AREA		= 44.09

NET BUILT UP AREA [X-Y1 - Y3] = 136.65 SQ.MT.

REFUGE AREA PROPOSED FOR A - WING

REFUGE FLOOR	HABITABLE AREA IN SQ.M.	REFUGE AREA IN SQ.M. (REQUIRED)	REFUGE AREA IN SQ.M. (PROPOSED)	AT THE HT OF REFUGE FLOOR FROM G.L.	DISTANCE BETWEEN TWO REFUGE FLOOR
8TH FLOOR	1228.73	49.15 (4.03%)	49.54 (4.03%)	27.30 M	0.00
15TH FLOOR	1147.44	40.13 (4.25%)	45.96 (4.25%)	48.30 M	21.00

EXCESS REFUGE AREA COUNTED IN FSI= 3.32 SQMT

(WING A REHAB / SALE)

STAIRCASE AREA AND BUILT UP AREA SUMMARY

SR. NO	FLOOR	STAIRCASE LIFT & PASSAGE AREA	BUILT UP AREA (INCLUDING FUNGIBLE AREA)
1	GROUND FL.	43.22 SMT.	218.66 SMT.
2	1ST FLOOR	44.07 SMT.	134.95 SMT.
3	2ND FLOOR	44.09 SMT.	182.61 SMT.
4	3RD FLOOR	44.09 SMT.	182.61 SMT.
5	4TH FLOOR	44.09 SMT.	182.61 SMT.
6	5TH FLOOR	44.09 SMT.	182.61 SMT.
7	6TH FLOOR	44.09 SMT.	182.61 SMT.
8	7TH FLOOR	44.09 SMT.	182.61 SMT.
9	8TH FLOOR REFUGE	44.09 SMT.	133.07 SMT.
10	9TH FLOOR	44.09 SMT.	182.61 SMT.
11	10TH FLOOR	44.09 SMT.	182.61 SMT.
12	11TH FLOOR	44.09 SMT.	182.61 SMT.
13	12TH FLOOR	44.09 SMT.	182.61 SMT.
14	13TH FLOOR	44.09 SMT.	182.61 SMT.
15	14TH FLOOR	44.09 SMT.	182.61 SMT.
16	15TH REFUGE FLOOR	44.09 SMT.	136.65 SMT.
17	16TH FLOOR	44.09 SMT.	182.92 SMT.
18	17TH FLOOR	44.09 SMT.	182.92 SMT.
19	18TH FLOOR	44.09 SMT.	182.92 SMT.
20	19TH FLOOR	44.09 SMT.	182.92 SMT.
21	20TH (PT) FLOOR	45.19 SMT.	134.94 SMT.
EXCESS REFUGE AREA COUNTED IN FSI		3.32 SMT.	
TOTAL		926.10 SMT.	3684.59 SMT.

(WING B REHAB)

STAIRCASE AREA AND BUILT UP AREA SUMMARY

SR. NO	FLOOR	STAIRCASE LIFT & PASSAGE AREA	BUILT UP AREA (INCLUDING FUNGIBLE AREA)
1	GROUND FL.	40.42 SMT.	---
2	1ST FLOOR	41.32 SMT.	47.66 SMT.
3	2ND FLOOR	41.21 SMT.	85.99 SMT.
4	3RD FLOOR	41.21 SMT.	89.79 SMT.
5	4TH FLOOR	41.21 SMT.	89.79 SMT.
6	5TH FLOOR	41.21 SMT.	89.79 SMT.
7	6TH FLOOR	41.21 SMT.	89.79 SMT.
8	7TH FLOOR	41.21 SMT.	89.79 SMT.
9	8TH FL. REFUGE	41.21 SMT.	46.35 SMT.
10	9TH FLOOR	41.21 SMT.	89.79 SMT.
11	10TH FLOOR	41.21 SMT.	89.79 SMT.
12	11TH FLOOR	41.21 SMT.	89.79 SMT.
13	12TH FLOOR	41.21 SMT.	89.79 SMT.
14	13TH FLOOR	41.21 SMT.	89.79 SMT.
15	14TH FLOOR	41.21 SMT.	89.79 SMT.
16	15TH FLOOR	41.21 SMT.	89.79 SMT.
17	16TH FLOOR	41.91 SMT.	46.27 SMT.
TOTAL		700.48 SMT.	1303.75 SMT.

TOTAL PROPOSED AREA A & B WING	
TOTAL (A)	= 3684.59 sq.mts.
TOTAL (B)	= 1303.75 sq.mts.
TOTAL A+B	= 4988.34 sq.mts.

TOTAL COMMERCIAL REHAB AREA (X)	= 218.66 sq.mts. --(I)
TOTAL B - WING REHAB AREA (B -Y)	= 1256.09 sq.mts. --(II)
TOTAL REHAB COMM + RESI AREA	= 1474.75 sq.mts.
SALE RESI (A - X + Y)	= 3513.59 sq.mts. --(III)

PROFORMA 'B'

Contents of Sheet

- 15TH Floor Plan (B wing Rehab)
- 15TH Refuge Floor Plan (A wing Sale)
- 15TH Refuge Floor Area Diagram & Calculation(A wing Sale)
- 16TH (PT) Floor Area Diagram & Calculation(B WING)
- Refuge area Statement
- Built Up Area Summary
- B.U.A SUMMARY

Certificate of Area

Certified that I have surveyed the Plot under reference and the Dimensions of the sides etc. of the Plot stated on the Plan are as measured on the site and the Area 1287.68 sqmt so worked out is and tallies with the area stated in the Final Demarcation Plan from C.S.L.R.

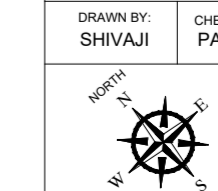
Description of Project and Property

Proposed Redevelopment of Municipal Property known as Mathubai Chawl On Plot Bearing C.S. No. 157, 158, & 131(pt.) of Dadar Naigaon Division, G.D. Ambekar Marg, Parel, Mumbai -12.

Name and Address of the Developer SIGNATURE
M/s. Safai Realtors & Developers Pvt. Ltd.
231-233, Big Splash, Plot No. 78/79, Sector 17, Vashi, Navi Mumbai 400 703.

NAME ARCHITECT AND ADDRESS SIGNATURE
MHATRE & ASSOCIATES ARCHITECTS
1/161-162, Sai Krupa, Road No. 10, Near U.D.C.T., Wadala, Mumbai - 400 031, Telephone - 2410 1338.

DRAWN BY: SHIVAJI CHECK BY: PAYAL JOB NO. SCALE DATE
1:100 10-07-2022



Mathubai/Arch/BMC/R/2 1:100 10-07-2022

Approved Subject To Condition Mentioned In The File No. CHE/CTY/1062/F/S/337(NEW)

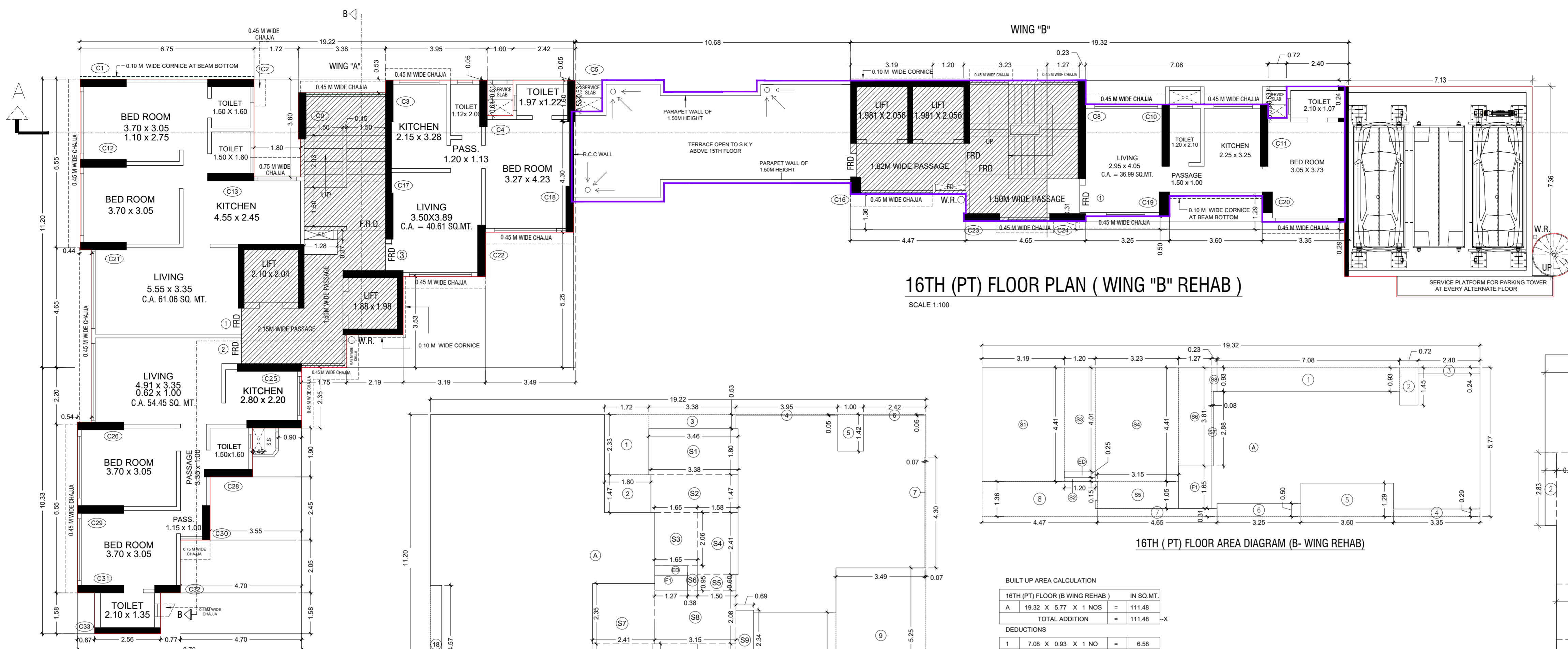
DIGITAL SIGN OF APPROVAL OF PLANS

SUB.- ENG. (B.P/CITY) ASST.- ENG. (B.P/CITY) EXE.- ENG. (B.P/CITY)

Municipal Corporation of Greater Mumbai

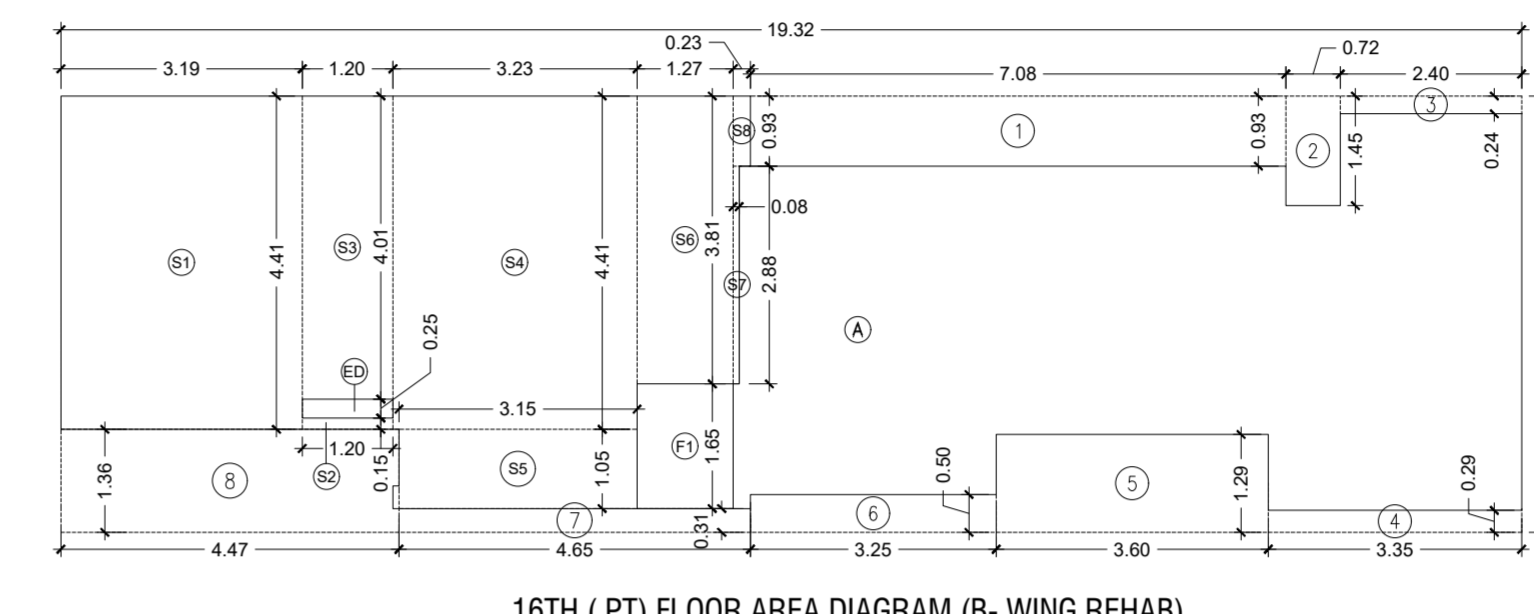
STAMP OF APPROVAL OF PLANS

Part occupation from Ground to 16th(pt) floor rehab wing-B except 1st floor dated 09-08-2021



16TH (PT) FLOOR PLAN (WING 'B' REHAB)

SCALE 1:100



16TH (PT) FLOOR AREA DIAGRAM (B- WING REHAB)

BUILT UP AREA CALCULATION

16TH (PT) FLOOR (B WING REHAB)	IN SQ.MT.
A 19.32 X 5.77 X 1 NO. =	111.48
TOTAL ADDITION =	111.48
DEDUCTIONS	
1 7.08 X 0.93 X 1 NO =	6.58
2 0.72 X 1.45 X 1 NO =	1.04
3 2.40 X 0.24 X 1 NO =	0.58
4 3.35 X 0.29 X 1 NO =	0.97
5 3.60 X 1.30 X 1 NO =	4.68
6 3.25 X 0.50 X 1 NO =	1.63
7 4.65 X 0.31 X 1 NO =	1.44
8 4.47 X 1.36 X 1 NO =	6.08
ED 1.20 X 0.25 X 1 NO =	0.30
TOTAL DEDUCTION =	23.30
TOTAL BUILT UP AREA (X-Y) =	88.18

STAIRCASE & LIFT AREA

16TH (PT) FLOOR (B WING REHAB)	SQ.MT.
S1 3.19 X 4.41 X 1 NO =	14.07
S2 1.20 X 0.15 X 1 NO =	0.18
S3 1.20 X 4.01 X 1 NO =	4.81
S4 3.23 X 4.41 X 1 NO =	14.24
S5 3.15 X 1.05 X 1 NO =	3.31
S6 1.27 X 3.81 X 1 NO =	4.84
S7 0.08 X 3.14 X 1 NO =	0.25
S8 0.23 X 0.93 X 1 NO =	0.21
TOTAL STAIR & LIFT AREA PER =	41.91

NET BUILT UP AREA (X1-Y2) = 46.27 SQ.MT.

16TH TO 19TH FLOOR PLAN (WING 'A' SALE)

SCALE 1:100

BUILT UP AREA CALCULATION

16TH TO 19TH FLOOR (A WING SALE)	IN SQ.MT.
A 19.22 X 11.20 X 1 NO =	215.26
B 8.70 X 10.33 X 1 NO =	89.87
TOTAL ADDITION =	305.13
DEDUCTIONS	
1 1.72 X 2.33 X 1 NO =	4.01
2 1.80 X 1.47 X 1 NO =	2.65
3 3.38 X 0.53 X 1 NO =	1.79
4 3.95 X 0.95 X 1 NO =	0.20
5 1.80 X 1.42 X 1 NO =	1.42
6 2.42 X 0.09 X 1 NO =	0.12
7 0.07 X 4.30 X 1 NO =	0.30
8 3.49 X 5.25 X 1 NO =	18.32
9 3.19 X 3.53 X 1 NO =	11.26
10 2.19 X 1.27 X 1 NO =	2.78
11 1.90 X 1.90 X 1 NO =	3.61
12 3.55 X 2.45 X 1 NO =	8.70
13 4.70 X 2.05 X 1 NO =	9.64
14 5.47 X 1.58 X 1 NO =	8.64
15 0.67 X 1.58 X 1 NO =	1.06
16 0.54 X 2.12 X 1 NO =	1.14
17 0.44 X 4.57 X 1 NO =	2.01
ED 1.28 X 0.37 X 1 NO =	0.47
TOTAL DEDUCTION =	78.12
TOTAL BUILT UP AREA (X-Y) =	227.01

STAIRCASE AREA CALCULATION

16TH TO 19TH FLOOR (A WING SALE)	IN SQ.MT.
S1 3.46 X 1.80 X 1 NO =	6.23
S2 3.38 X 1.47 X 1 NO =	4.97
S3 1.86 X 2.08 X 1 NO =	3.88
S4 1.58 X 2.41 X 1 NO =	3.81
S5 1.50 X 0.60 X 1 NO =	0.90
S6 0.38 X 0.95 X 1 NO =	0.36
S7 2.41 X 2.35 X 1 NO =	5.66
S8 3.15 X 2.08 X 1 NO =	6.55
S9 0.69 X 2.34 X 1 NO =	1.61
S10 1.50 X 1.03 X 1 NO =	1.55
S11 1.75 X 2.80 X 1 NO =	4.94
S12 2.33 X 2.15 X 1 NO =	5.01
TOTAL STAIRCASE AREA =	44.00

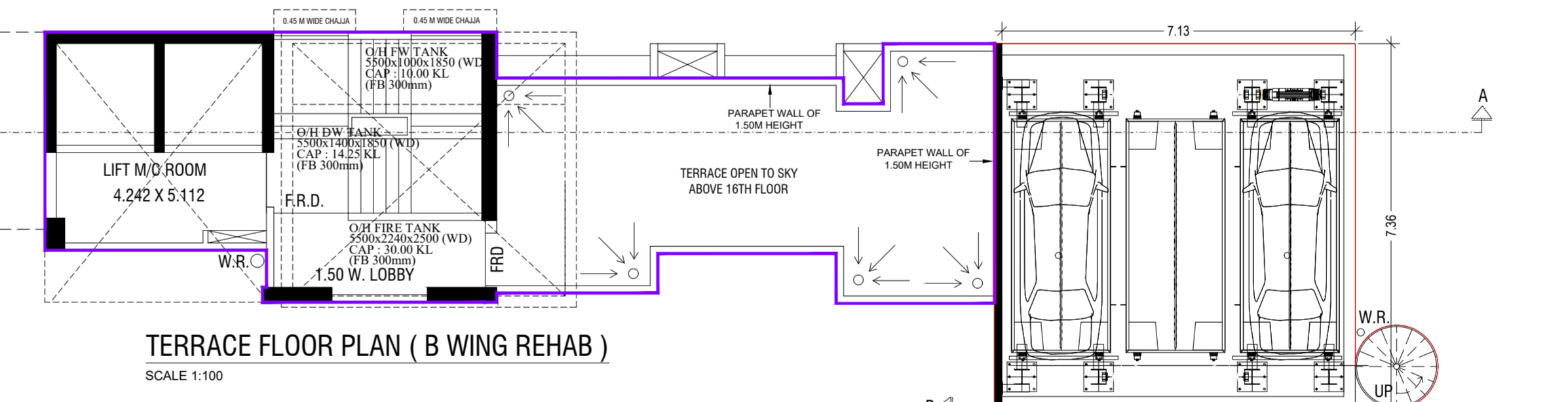
NET BUILT UP AREA (X1-Y2) = 182.92 SQ.MT.

16TH TO 19TH AREA DIAGRAM (A - WING SALE)

SCALE 1:100

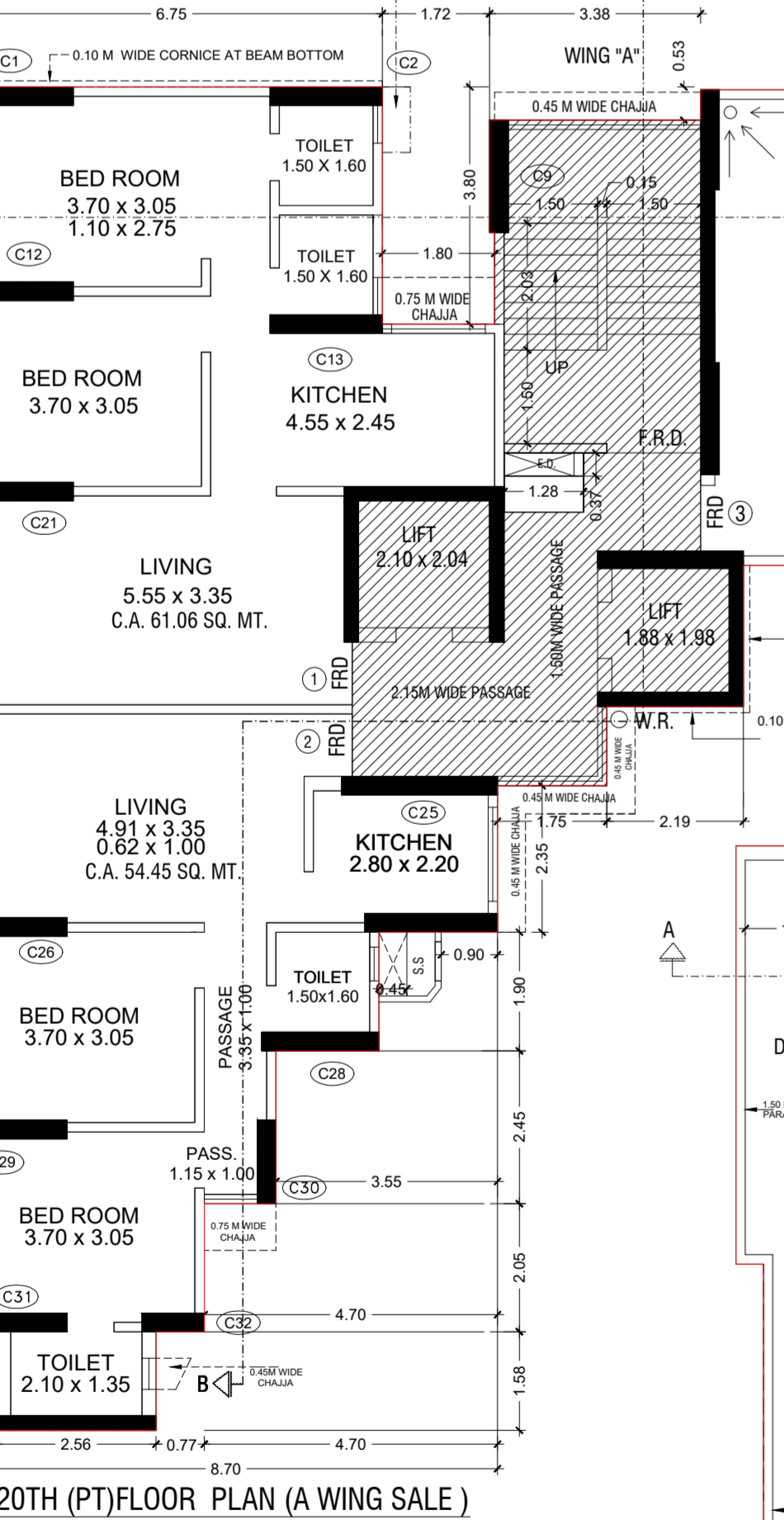
FOR TYPICAL FLOOR FUNGIBLE AREA DIAGRAM (A-WING)

FUNGIBLE AREA CALCULATION	FOR TYPICAL FLOOR (A-WING)
F1 1.65 X 1.42 X 1 NO =	2.34 SQ.MT.
TOTAL =	2.59 SQ.MT.



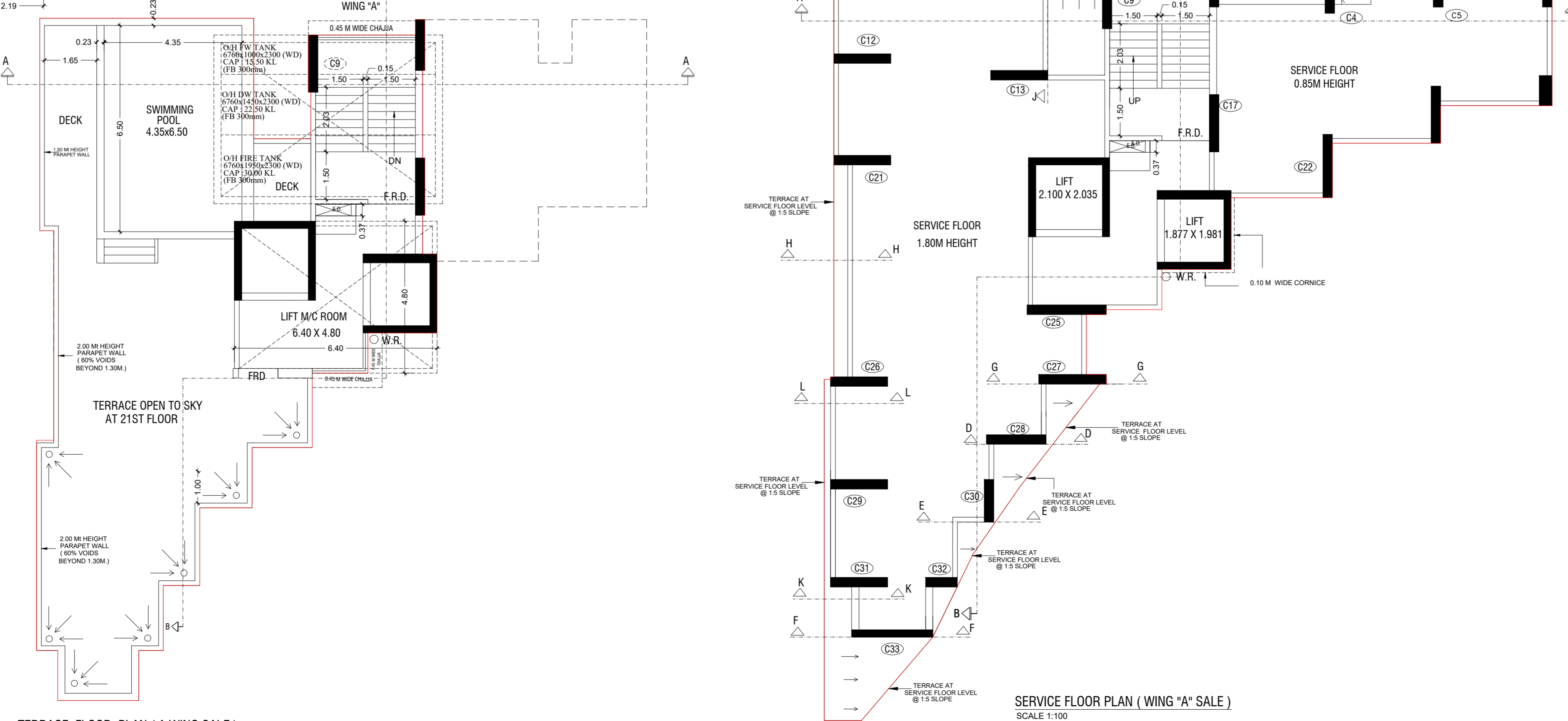
TERRACE FLOOR PLAN (B WING REHAB)

SCALE 1:100



20TH (PT) FLOOR PLAN (A WING SALE)

SCALE 1:100



SERVICE FLOOR PLAN (WING 'A' SALE)

SCALE 1:100

BUILT UP AREA CALCULATION

20TH (PT) FLOOR	IN SQ.MT.
1 6.75 X 3.80 X 1 NO =	25.65
2 0.44 X 2.83 X 1 NO =	1.25
3 5.85 X 5.10 X 1 NO =	29.84
4 2.41 X 2.75 X 1 NO =	6.63
5 5.83 X 2.15 X 1 NO =	12.53
6 6.26 X 2.27 X 1 NO =	14.21
7 1.90 X 2.50 X 1 NO =	4.75
8 6.80 X 2.13 X 1 NO =	14.48
9 5.15 X 2.45 X 1 NO =	12.62
10 4.00 X 2.05 X 1 NO =	8.20
11 2.56 X 1.58 X 1 NO =	4.04
F1 1.28 X 0.58 X 1 NO =	0.74
TOTAL =	134.94

20TH (PT) FLOOR AREA DIAGRAM (A - WING SALE)

SCALE 1:100

STAIRCASE AREA CALCULATION

20TH (PT) FLOOR	IN SQ.MT.
S1 3.38 X 1.80 X 1 NO =	6.08
S2 0.30 X 1.60 X 1 NO =	0.48
S3 0.23 X 0.69 X 1 NO =	0.16
S4 3.53 X 1.47 X 1 NO =	5.19
S5 3.38 X 0.61 X 1 NO =	2.06
S6 1.50 X 0.62 X 1 NO =	0.93
S7 1.65 X 1.45 X 1 NO =	2.39
S8 0.38 X 0.82 X 1 NO =	0.31
S9 1.80 X 1.80 X 1 NO =	3.24
S10 3.15 X 2.35 X 1 NO =	7.40
S11 3.15 X 2.06 X 1 NO =	6.49
S12 0.69 X 2.34 X 1 NO =	1.61
S13 1.50 X 1.03 X 1 NO =	1.55
S14 1.75 X 2.30 X 1 NO =	4.03
S15 2.33 X 2.15 X 1 NO =	5.01
TOTAL STAIRCASE AREA =	45.19

PROFORMA 'B'

Contents of Sheet

- 16TH TO 20TH Floor Plan (A WING SALE)
- 16TH TO 20TH Floor Area Diagram & Calculation(A WING)
- 16TH (PT) Floor Plan (B WING)
- 16TH (PT) Floor Area Diagram & Calculation(B WING)
- 21ST Floor Plan & Area Diagram, Calculation(A WING)
- Terrace Floor Plan (A & B wing)
- SERVICE FLOOR PLAN (WING 'A' SALE)

Certificate of Area

Certified that I have surveyed the Plot under reference and the Dimensions of the sides etc. of the Plot stated on the Plan are as measured on the site and the Area 1287.68 sqm so worked out is tallies with the area stated in the Final Demarcation Plan from C.S.L.R.

Description of Project and Property

Proposed Redevelopment of Municipal Property known as Mathubai Chawl On Plot Bearing C.S. No.157, 158, & 131(pt.) of Dadar Naigaon Division, G.D. Ambekar Marg, Parel, Mumbai -12.

Name and Address of the Developer

M/s. Safal Realtors & Developers Pvt. Ltd.
231-233, Big Splash, Plot No. 78/79, Sector 17, Vashi, Navi Mumbai 400 703.

NAME ARCHITECT AND ADDRESS

MHATRE & ASSOCIATES ARCHITECTS
1/161-162, Sai Krupa, Road No.10, Near U.D.C.T., Wadala, Mumbai - 400 031. Telephone - 2410 1338.

DRAWN BY: SHIVAJI CHECK BY: PAYAL JOB NO. SCALE DATE

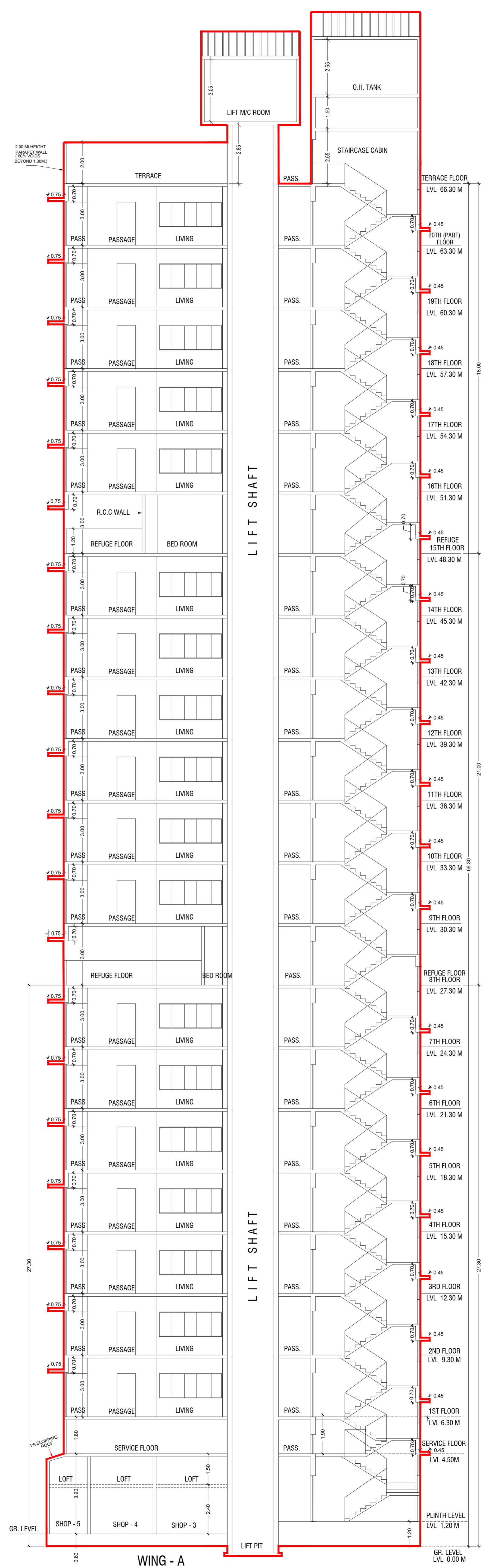
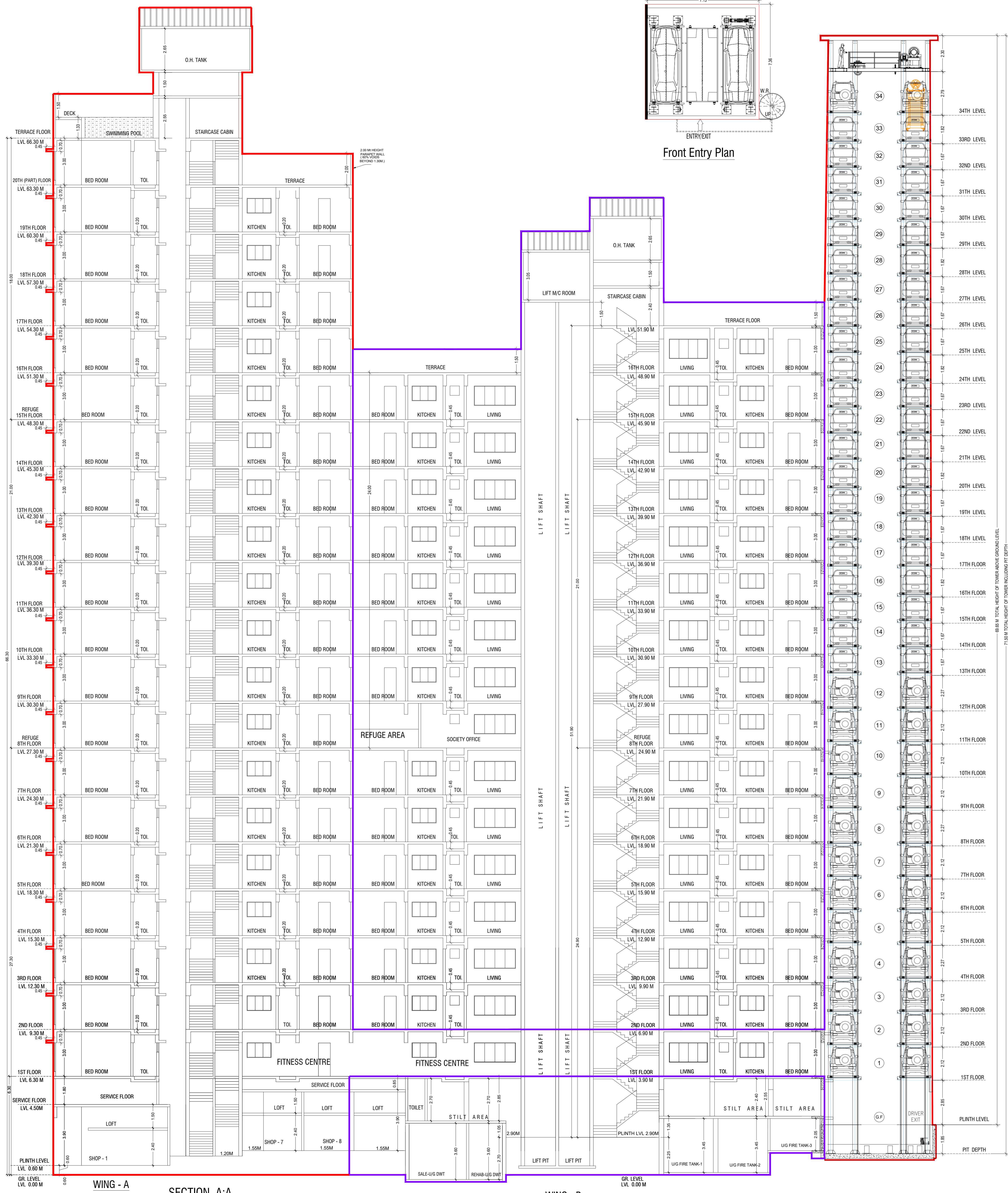
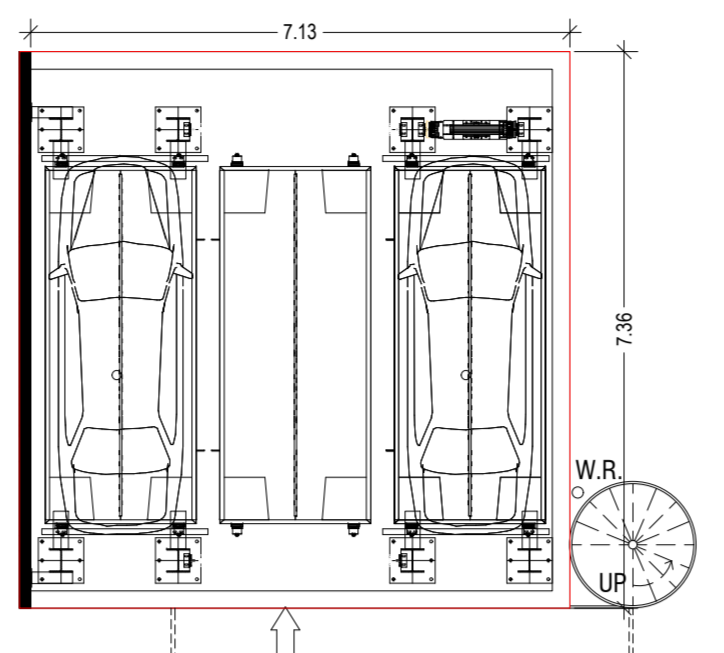
Mathubai/Arch/BMC/R/2 1:100 10-07-2022

SUB-ENG. (M.P.)	ASST-ENG. (M.P.)	EXE-ENG. (M.P.)
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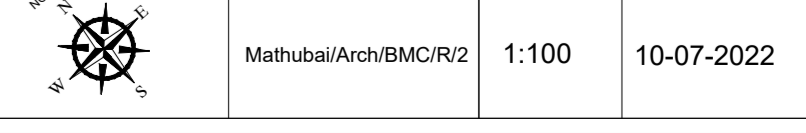
Municipal Corporation of Greater Mumbai

STAMP OF APPROVAL OF PLANS

Part occupation from Ground to 16th(pt) floor rehab wing-B except 1st floor dated 09-08-2021



PROFORMA 'B'			
Contents of Sheet			
<ul style="list-style-type: none"> SECTION A-A SECTION B-B 			
Certificate of Area			
<p>Certified that I have surveyed the Plot under reference and the Dimensions of the sites etc. of the Plot stated on the Plan are as measured on the site and the Area 1237.68 sqm so worked out is and tallies with the area stated in the Final Demarcation Plan from C.S.L.R.</p>			
Description of Project and Property			
<p>Proposed Redevelopment of Municipal Property known as Mathubai Chawl On Plot Bearing C.S. No.157, 158, & 131(pt.) of Dadar Naigaon Division, G.D. Ambekar Marg, Parel, Mumbai -12.</p>			
Name and Address of the Developer		SIGNATURE	
<p>M/s. Safal Realtors & Developers Pvt. Ltd. 231-233, Big Spah, Plot No. 7879, Sector 17, Vashi, Near Mumbai 400 703.</p>			
NAME ARCHITECT AND ADDRESS		SIGNATURE	
<p>MHATRE & ASSOCIATES ARCHITECTS 1161-162, Sai Krupa, Road No.10, Near I.D.C.T., Wadala, Mumbai - 400 031. Telephone : 2451 1338.</p>			
DRAWN BY SHIVAJI	CHECKED BY PAYAL	JOB NO.	SCALE
			DATE
			1:100
			10-07-2022



Subject : Proposed Redevelopment of Municipal Property known as Mathubai Chawl on the Plot Bearing C.T.S.No. 157, 158, 1/155 Of Dadar Naigaum Division At G.D. Ambedkar Marg, Naigaum, 'F/S' Ward, Mumbai :- 400 012

Sr. No.	Name of Tenement/ Occupant/ Member of Society	R/NR	Proposed Flat (Tentative Location)		Details of Existing Carpet Area				Details of Proposed Carpet Area			Carpet Area Considered for Incentive of FSI purpose	Carpet Area Considered for Incentive or FSI purposed	Carpet Area Consider for Incentive or FSI purposed and Add 5% As per 33(7)(5)(A) MAX 120.00	Carpet Area considered for Fungible FSI purpose	Permissible BUA	Permissible Fungible BUA in sq. mt.	Fungible BUA for Common Amenities	Net Permissible Fungible BUA	Total Permissible BUA including fungible BUA	Total Proposed BUA	Fungible BUA (18-17)	
			User	Flat No	Floor	Existing Carpet Area	Common Carpet Area	Mezz. Area in sq.mt.	Total Carpet Area	Carpet Area excluding Balcony	Balcony Area in sq.mt.	Total Carpet Area proposed	MIN OF 8 & 9 / MAX 120.00	Add 5% as per 33(7)(5)(a) {12(A) X 5%}	(12A+12B)	MIN OF 8 & 11 OF 11 & 12	(13 x 1.20)	14 x 0.35	As per the Statement	(15-16)	(14+15)	As per plans	Excess
1	2	3	4	5	6	7	7A	8	9	10	11	12A	12B	12	13	14	15	16	17	18	19	20	21
1	Shri. Sadashiv Mahadeo Morye	Res.	B-201	2nd	17.19	0.00	0.00	17.19	36.99	0.00	36.99	27.88	1.39	29.27	29.27	35.13	12.30	1.104	11.191	47.42	45.19	0.00	2.23
2	Shri. Laxman Ganpat Kudalkar	Res.	B-301	3rd	17.19	0.00	0.00	17.19	36.99	0.00	36.99	27.88	1.39	29.27	29.27	35.13	12.30	1.050	11.245	47.42	44.95	0.00	2.47
3	Shri. Barkya Madu Bane	Res.	B-302	3rd	17.19	0.00	0.00	17.19	36.90	0.00	36.90	27.88	1.39	29.27	29.27	35.13	12.30	1.050	11.245	47.42	44.84	0.00	2.58
4	Shri. Chandrakant Nana Loke	Res.	B-401	4th	17.19	0.00	0.00	17.19	36.99	0.00	36.99	27.88	1.39	29.27	29.27	35.13	12.30	1.050	11.245	47.42	44.95	0.00	2.47
5	Shri. Govind Ganu Mayanak	Res.	B-402	4th	17.19	0.00	0.00	17.19	36.90	0.00	36.90	27.88	1.39	29.27	29.27	35.13	12.30	1.050	11.245	47.42	44.84	0.00	2.58
6	Shri. Vishnu Bhagwan Bagad	Res.	B-501	5th	17.19	0.00	0.00	17.19	36.99	0.00	36.99	27.88	1.39	29.27	29.27	35.13	12.30	1.050	11.245	47.42	44.95	0.00	2.47
7	Shri. Dilip Vitthal Shendkar	Res.	B-502	5th	17.19	0.00	0.00	17.19	36.90	0.00	36.90	27.88	1.39	29.27	29.27	35.13	12.30	1.050	11.245	47.42	44.84	0.00	2.58
8	Smt. Sunanda Shantaram Sawant	Res.	B-601	6th	17.19	0.00	0.00	17.19	36.99	0.00	36.99	27.88	1.39	29.27	29.27	35.13	12.30	1.050	11.245	47.42	44.95	0.00	2.47
9	Shri. Anant Gyanba Ubhe	Res.	B-602	6th	17.19	0.00	0.00	17.19	36.90	0.00	36.90	27.88	1.39	29.27	29.27	35.13	12.30	1.050	11.245	47.42	44.84	0.00	2.58
10	Shri. Vishnu Gunaaji Oraskar	Res.	B-701	7th	10.22	0.00	0.00	10.22	36.99	0.00	36.99	27.88	1.39	29.27	29.27	35.13	12.30	1.050	11.245	47.42	44.95	0.00	2.47
11	Smt. Parvati Anaji Kudalkar	Res.	B-702	7th	10.22	0.00	0.00	10.22	36.90	0.00	36.90	27.88	1.39	29.27	29.27	35.13	12.30	1.050	11.245	47.42	44.84	0.00	2.58
12	Shri. Sakharan Vishram Bane	Res.	B-801	8th	10.22	0.00	0.00	10.22	36.99	0.00	36.99	27.88	1.39	29.27	29.27	35.13	12.30	2.100	10.195	47.42	46.35	0.00	1.07
13	Smt. Ankita Bhaskar Sawant	Res.	B-901	9th	10.22	0.00	0.00	10.22	36.99	0.00	36.99	27.88	1.39	29.27	29.27	35.13	12.30	1.050	11.245	47.42	44.95	0.00	2.47
14	Smt. Harsha Laxman Ghadi & Smt. Hemla	Res.	B-902	9th	10.22	0.00	0.00	10.22	36.90	0.00	36.90	27.88	1.39	29.27	29.27	35.13	12.30	1.050	11.245	47.42	44.84	0.00	2.58
15	Shri. Madukar Shankar Ghadi	Res.	B-1001	10th	10.22	0.00	0.00	10.22	36.99	0.00	36.99	27.88	1.39	29.27	29.27	35.13	12.30	1.050	11.245	47.42	44.95	0.00	2.47
16	Shri. Shivram Arjun Phalke	Res.	B-1002	10th	10.22	0.00	0.00	10.22	36.90	0.00	36.90	27.88	1.39	29.27	29.27	35.13	12.30	1.050	11.245	47.42	44.84	0.00	2.58
17	Shri. Bhagwan Vishram Bane	Res.	B-1101	11th	10.22	0.00	0.00	10.22	36.99	0.00	36.99	27.88	1.39	29.27	29.27	35.13	12.30	1.050	11.245	47.42	44.95	0.00	2.47
18	Shri. Vijay Dattaram Dhumal	Res.	B-1102	11th	10.22	0.00	0.00	10.22	36.90	0.00	36.90	27.88	1.39	29.27	29.27	35.13	12.30	1.050	11.245	47.42	44.84	0.00	2.58
19	Shri. Sitaram Vithoba Dakave	Res.	B-1201	12th	10.22	0.00	0.00	10.22	36.99	0.00	36.99	27.88	1.39	29.27	29.27	35.13	12.30	1.050	11.245	47.42	44.95	0.00	2.47
20	Smt. Galamma Baramappa Barad (Medar)	Res.	B-1202	12th	10.22	0.00	0.00	10.22	36.90	0.00	36.90	27.88	1.39	29.27	29.27	35.13	12.30	1.050	11.245	47.42	44.84	0.00	2.58
21	Shri. Santosh Sitaram Ghadi	Res.	B-1301	13th	11.15	0.00	0.00	11.15	36.99	0.00	36.99	27.88	1.39	29.27	29.27	35.13	12.30	1.050	11.245	47.42	44.95	0.00	2.47
22	Smt. Savitribai Gangaram Ghadi	Res.	B-1302	13th	11.15	0.00	0.00	11.15	36.90	0.00	36.90	27.88	1.39	29.27	29.27	35.13	12.30	1.050	11.245	47.42	44.84	0.00	2.58
23	Shri. Ravindra Govind Pardesi	Res.	B-1401	14th	11.15	0.00	0.00	11.15	36.99	0.00	36.99	27.88	1.39	29.27	29.27	35.13	12.30	1.050	11.245	47.42	44.95	0.00	2.47
24	Shri. Gunaji Shivram Mulam	Res.	B-1402	14th	11.15	0.00	0.00	11.15	36.90	0.00	36.90	27.88	1.39	29.27	29.27	35.13	12.30	1.050	11.245	47.42	44.84	0.00	2.58
25	Smt. Manisha Manohar Toraskar	Res.	B-1501	15th	11.15	0.00	0.00	11.15	36.99	0.00	36.99	27.88	1.39	29.27	29.27	35.13	12.30	1.050	11.245	47.42	44.95	0.00	2.47
26	Shri. Namdeo Krishna Toraskar	Res.	B-1502	15th	11.15	0.00	0.00	11.15	36.90	0.00	36.90	27.88	1.39	29.27	29.27	35.13	12.30	1.050	11.245	47.42	44.84	0.00	2.58
27	Shri. Ashok Anaji Kudalkar	Res.	B-1601	16th	7.62	0.00	0.00	7.62	36.99	0.00	36.99	27.88	1.39	29.27	29.27	35.13	12.30	2.100	10.195	47.42	46.27	0.00	1.15
28	Bhagwan G. Ghadi (Hutment Dwellers)	Res.	B-202	2nd	6.69	0.00	0.00	6.69	33.39	0.00	33.39	24.99	1.25	-	26.24	31.49	11.02	0.996	10.024	42.51	40.80	0.00	1.71
TOTAL R					348.34	0.00	0.00	348.34	1031.0	0.00	1031.04	777.75	38.89	790.40	816.64	979.97	342.99	31.50	311.49	1322.95	1256.09	0.00	66.86
1	Shri. Linganna Kumarappa Medar	Com	SHOP 1	GR.	21.65	0.00	0.00	21.65	22.50	0.00	22.50	21.65	1.08	22.73	22.73	27.28	9.55	1.03	8.518	36.83	25.83	0.00	11.001
	Shri. Suresh Gangappa Medar	Com	SHOP 2	GR.	21.65	0.00	0.00	21.65	22.22	0.00	22.50	21.65	1.08	22.73	22.73	27.28	9.55	1.04	8.508	36.83	25.83	0.00	11.001
2	Shri. Harshad Kashinath Dolas	Com	SHOP 3	GR.	13.56	0.00	0.00	13.56	22.13	0.00	22.13	13.56	0.68	14.24	14.24	17.09	5.98	1.03	4.950	23.07	25.41	2.34	0.00
3	Shri. Gajendra Kashinath Dolas	Com	SHOP 4	GR.	21.65	0.00	0.00	21.65	22.12	0.00	22.12	21.65	1.08	22.73	22.73	27.28	9.55	1.03	8.518	36.83	25.40	0.00	11.43
4	Shri. Govind Tipanna Naik	Com	SHOP 5	GR.	21.65	0.00	0.00	21.65	20.59	0.00	20.59	21.65	1.08	22.73	22.73	27.28	9.55	0.94	8.608	36.83	23.64	0.00	13.19
5	Shri. Chunilal Chapsi Gala	Com	SHOP 7	GR.	21.65	0.00	0.00	21.65	26.71	0.00	26.71	21.65	1.08	22.73	22.73	27.28	9.55	1.24	8.308	36.83	30.32	0.00	6.51
6	Shri. Suhasini Vishram Morye	Com	SHOP 8	GR.	21.65	0.00	0.00	21.65	26.58	0.00	26.58	21.65	1.08	22.73	22.73	27.28	9.55	1.23	8.318	36.83	30.52	0.00	6.31
7	Shri. Jagdish Ganpat Narvekar	Com	SHOP 6	GR.	4.65	0.00	0.00	4.65	5.30	0.00	5.30	4.65	0.23	4.88	4.88	5.86	2.05	0.25	1.801	7.91	6.08	0.00	1.83
8	Shri. Suresh Shankar Ghadi	Com																					
TOTAL NR					169.76	0.00	0.00	169.76	190.49	0.00	190.49	169.76	8.49	178.25	178.25	213.90	74.86	8.83	66.03	288.76	218.66	2.34	72.44
TOTAL R +NR					518.10	0.00	0.00	518.10	1221.53	0.00	1221.53	947.51	47.38	968.65	994.89	1193.86	417.85	40.33	377.52	1611.71	1474.75	2.34	139.31

1	2	3	4	5	6	7	7A	8	9	10	11	12A	12B	12	13	14	15	16	17	18	19	20	21
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