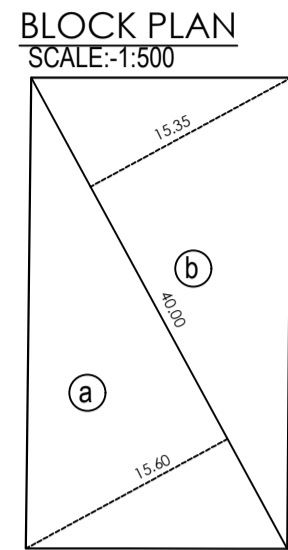
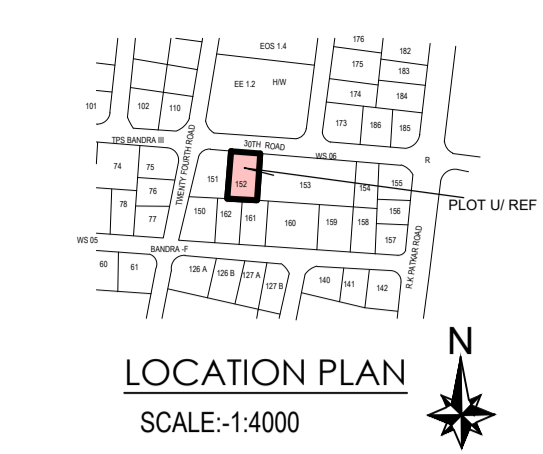
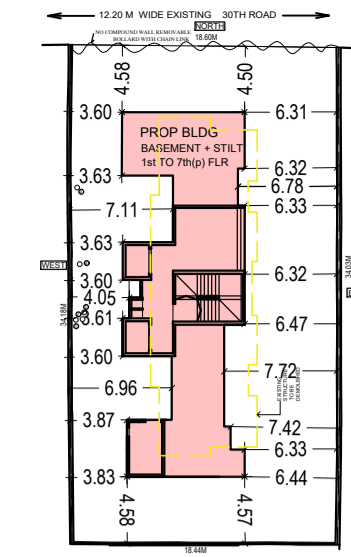
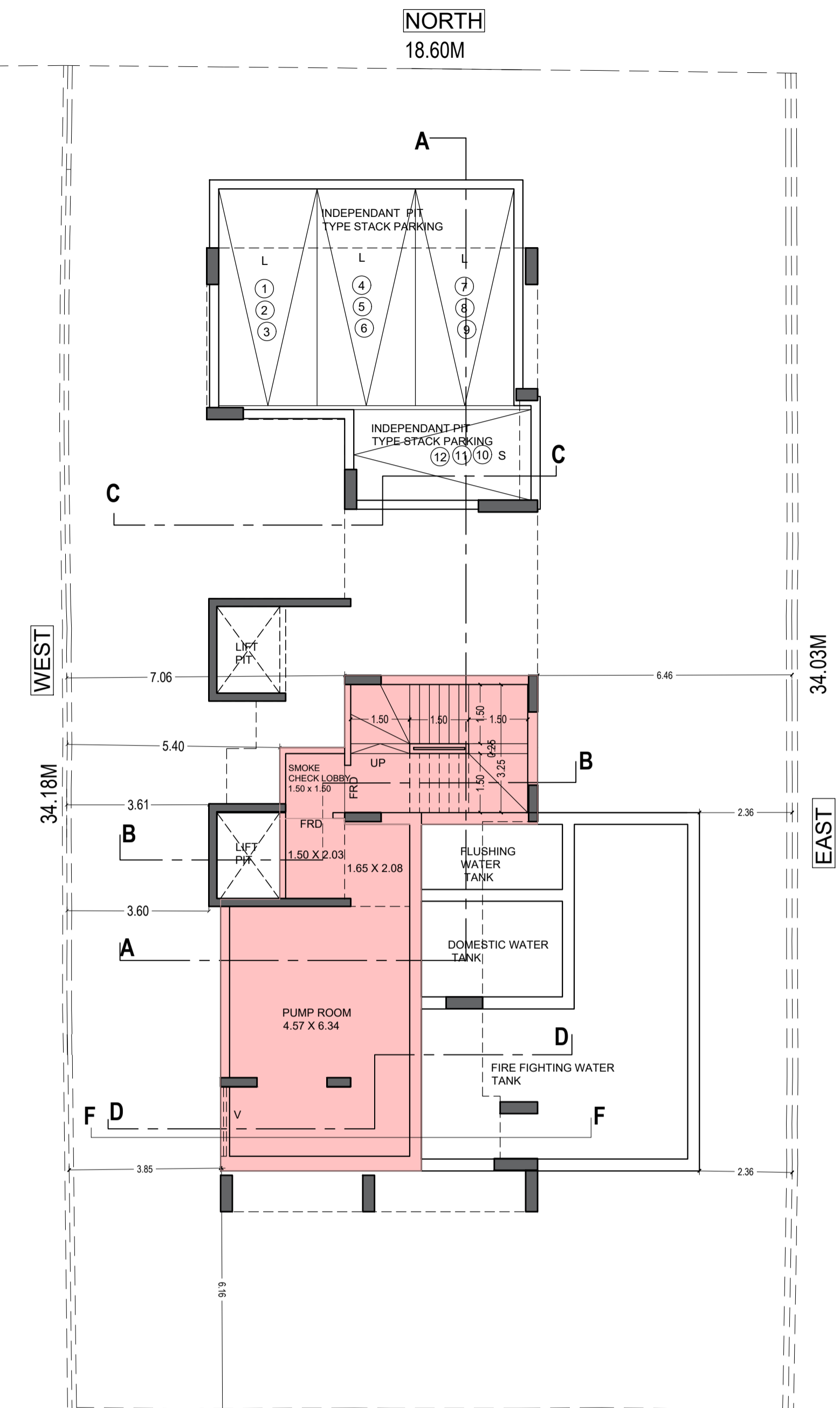
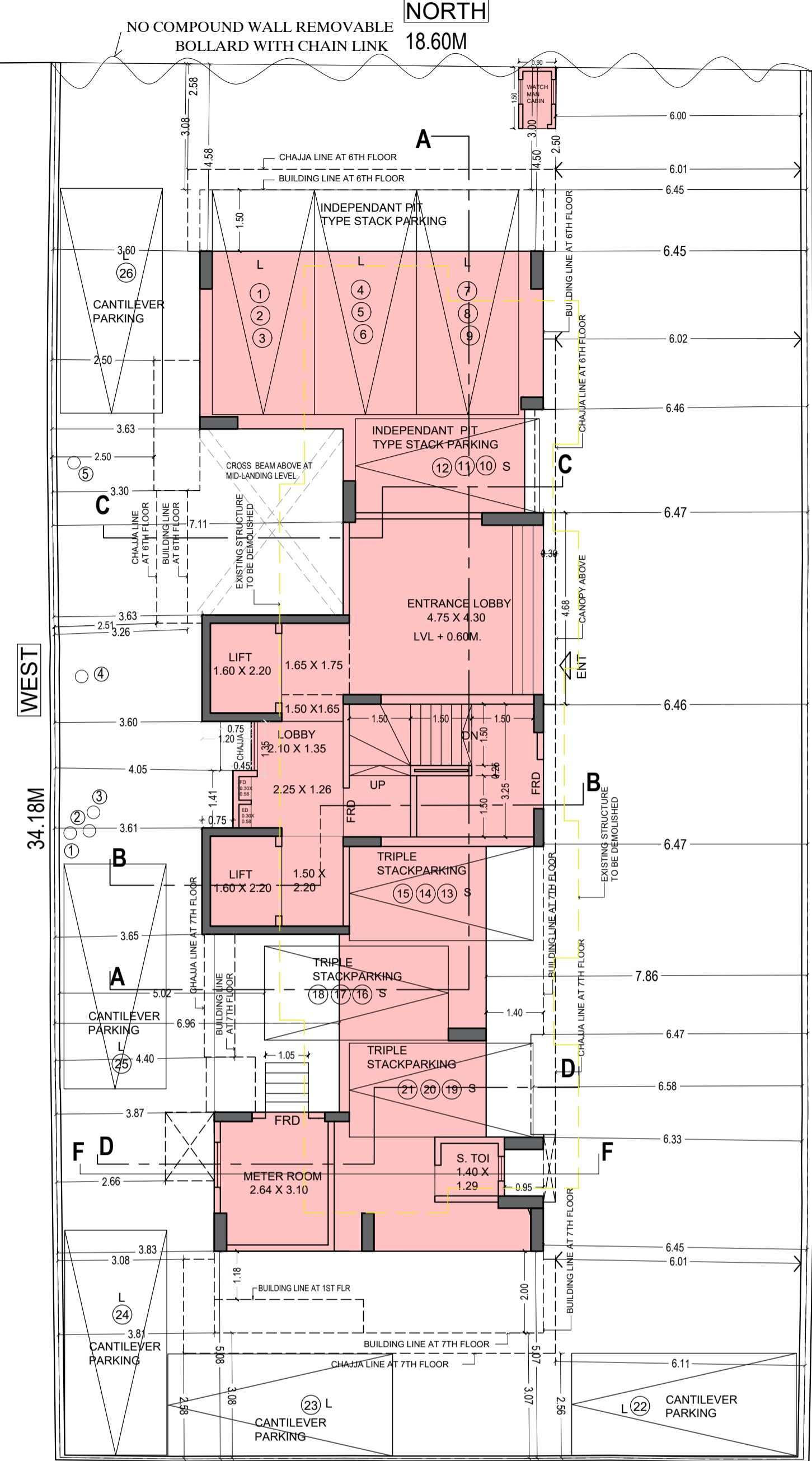


12.20 M WIDE EXISTING 30TH ROAD NORTH 18.60M

12.20 M WIDE EXISTING 30TH ROAD NORTH 18.60M



PLOT AREA CALCULATION	
a)	0.50 X 40.00 X 15.60 = 312.00 SQ.MT
b)	0.50 X 40.00 X 15.35 = 307.00 -
	NET PLOT AREA = 619.00 SQMT
	AS PER PRC AREA = 618.70 SQMT

PLOT AREA DIAGRAM SCALE: 1:500

THIS PLAN IS DIGITALLY SIGNED & DOES NOT REQUIRE SIGNATURE

PROFORMA - B

CONTENTS OF THE SHEET
GROUND FLOOR PLAN, BASEMENT FLOOR PLAN, BLOCK & LOCATION PLAN, SUMMARY

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT BLDG. ON PLOT BEARING CTS NO 685, P.P NO 152, TPS BANDRA NO III, 30TH ROAD, BANDRA (WEST), MUMBAI-400050

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT: 07/06/2022 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 618.70 SQ.MTS. (SIX HUNDRED EIGHTEEN POINT SEVENTY SQUARE METERS) AND TALLIES WITH THE STATE IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD.

MR. SAHIL AIDASANI & PARTNER OF FAUCETT DEVELOPERS
C.A TO IDEAL MANOHAR CHS LTD

NAME & SIGN OF OWNER

MR. SAHIL AIDASANI & PARTNER OF FAUCETT DEVELOPERS
C.A TO IDEAL MANOHAR CHS LTD

NAME & SIGN OF STRUCTURAL ENGINEER

GIRISH T. WADHWA
CONSULTING CIVIL & STRUCTURAL ENGINEER
BE (CIVIL), ME (STRUCTURES), MIE
LICENSE No/ STR-840015818

IOD APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER P-14055/2022/(152)/H/W Ward/FP Dated : 21.03.2023

E.E.(B.P.)H Ward

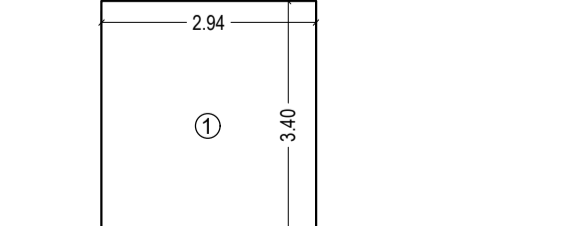
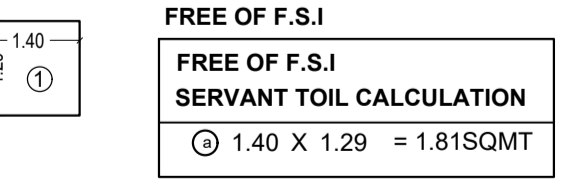
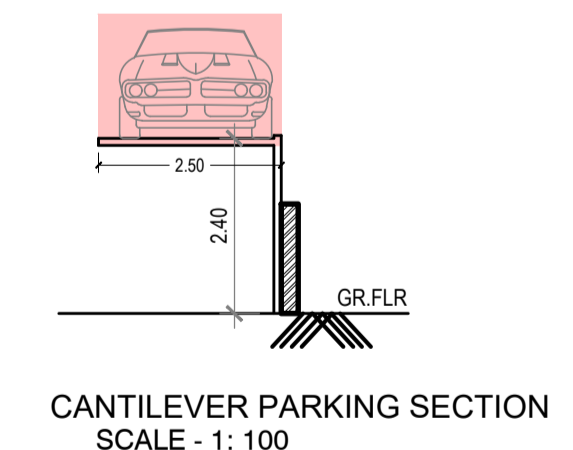
A.E.(B.P.)H Ward

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

DRAWN BY: RAVI, CHECKED BY: AS SHOWN, SCALE: AS SHOWN, DATE: 20/03/2023

Sr. No.	Wing	Floor	Carpet Area of Tenement in sq. mt.	No. of Tenements proposed per floor				No. of Tenements in Group of Required Parking Spaces				Total Parking		
				Flat No. 1	Flat No. 2	Flat No. 3	Flat No. 4	Below 45 sqmt	Above 45 to 60 sqmt	Above 60 to 90 sqmt	Above 90 sqmt			
1 [A] Residential :-														
	A	Gr	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil		
		1st	74.40	55.77	Nil	Nil	2	Nil	1	1	Nil	Nil		
		2nd	89.65	60.80	Nil	Nil	2	Nil	Nil	2	Nil	Nil		
		3rd	89.65	60.80	Nil	Nil	2	Nil	Nil	2	Nil	Nil		
		4th	89.65	60.80	Nil	Nil	2	Nil	Nil	2	Nil	Nil		
		5th	89.65	72.67	Nil	Nil	2	Nil	Nil	2	Nil	Nil		
		6th	89.65	79.98	Nil	Nil	2	Nil	Nil	2	Nil	Nil		
		7th	Nil	80.83	Nil	Nil	1	Nil	Nil	1	Nil	Nil		
2 Total Res. Tenements (For Tenement Density)								13		2		11	Nil	
3 Required Parking Spaces (From 2 above)								Nil		1.00		11.00		12.00
4 10% Visitors parking (Min 01) = 12.00 X 10% = 1.20								Nil		Nil		1.20		1.00
5 Total Required Parking Spaces for Residential Tenements (3 + 4)								Nil		1.00		12.20		13.00
6 Total Parking Spaces Permissible (Per Tenement wise & shall not be more than Nos of 1/5)								Nil		1.00		11.00		12.00
7 [B] Commercial :-														
8 Description														
COMMERCIAL				Parking Requirement				BUA in sq.mt.		No. of Parking Required				
9 a) Commercial/SHOP				1 for every 40.00 sq.mt. upto 800sqmt/ 1 for every 80.00 sq.mt. ABOVE				Nil		Nil		Nil		
10 b) I.T.OFFICE				1 for every 37.50SQ.MT.UPTO 1500sqmt/ 1 for every 37.50 sq.mt. upto 1500sqmt				X / 37.50		Nil		Nil		
11 c) Others				= X x 10%				Nil		Nil		Nil		
12 d) 10% Visitors (Min 2 Nos.)				= X x 10%				Nil		Nil		Nil		
13 Total Required Parking Spaces for Commercial User								Nil		Nil		Nil		Nil
14 Total Required Parking Spaces Required for Residential								1.00		1.20		2.20		13.00
15 Maximum free Permissible parking spaces required for Tenants having carpet area less than 90.00 sq.mt. + Parking spaces required for Tenants having carpet area more than 90.00 sq.mt. + Sr.No.17) or (Sr.No. 14+ Sr.No. 19) whichever is more								Nil		Nil		Nil		Nil
16 Total Required Parking Spaces Provided								Nil		Nil		26.00		26.00
17 10% Additional Parking Spaces for Vehicle holding Area = (14 X 10 %								Nil		Nil		Nil		Nil
18 Excess required Parking Spaces Provided = (16-14)								Nil		Nil		13.00		13.00
19 50 % of Required Parking Spaces Permissible free of FSI/ without charging premium = 14 X 50%								Nil		Nil		7.00		7.00
20 DETAILS OF PARKING SPACES PROVIDED														
Sr. No.		Floor		Parking Spaces Provided				Total						
				Large		Small								
1		5th		14.00		12.00		26.00						
		Total		14.00		12.00		26.00						
		% Ratio to Total		54 %		46%								

Sr. No.	Wing	Floor No.	Proposed Built up area (in Sq. mt.)		Staircase / Lift / Lift/lobby (Area in Sq. mt.)	Flat/ Nr/ Society Office/ Fitness center/ Refuge area
			Commercial	Residential		
1	A	BASMENT	Nil	Nil	Nil	Nil
		GR	Nil	Nil	Nil	Nil
		1ST	Nil	183.50	183.50	Nil
		2ND	Nil	201.06	201.06	Nil
		3RD	Nil	205.79	205.79	Nil
		4TH	Nil	205.79	205.79	Nil
		5TH	Nil	217.50	217.50	Nil
		6TH	Nil	224.30	224.30	Nil
Total BUA Proposed			1365.66	1365.66		
3 Fungible compensatory area proposed			317.61	317.61		
4 Net BUA Proposed (2-3) (SR.NO.2/1.35 OR AS PROPOSED)			1048.05	1048.05		
5 Fitness Centre			Permissible = X 2% = Provided = Not provided			
6 Society Office			Permissible = 20.00 Sq. Mt. Provided = Not provided			
7 Amenity area/BUA in sqmt (Reg 14A or 14B)			Required = Nil Provided = Nil			Not Provided
8 R/P/PH provided			Required BUA = Nil Provided BUA = Nil	Sq. Mt. No. of Tenements		Not provided
9 Refuge Area			Required (in m ²) Provided (in m ²)	Excess Proposed at floor	BUA considered for Refuge Area Floor from --- to ---	Total BUA



1) 2.94 X 3.40 = 10.00 SQ.MT
FOR 50 TENENT 10.00 SQ.M FREE

PROFORMA - A	
1. AREA STATEMENT	SQ.MT.
1. GROSS AREA OF PLOT	AS PER P.R.CARD
(a) AREA OF RESERVATION IN PLOT	----
(b) AREA OF ROAD SET BACK	----
(c) AREA OF DP ROAD	----
2. DEDUCTIONS FOR	----
(A) FOR RESERVATION/ROAD AREA TO BE HANDED OVER TO MCGM (100%)	----
(a) ROAD SET BACK WIDENING AREA (REGULATION NO 16)	----
(b) PROPOSED DP ROAD AREA (REGULATION NO 16)	----
(c) (i) RESERVATION AREA (PLOT) TO BE HANDED OVER (100%) (REGULATION NO. 17)	----
(ii) RESERVATION AREA TO BE HANDED OVER AS PER AR (REGULATION NO 17)	----
(NOT TO BE DEDUCTED FOR COMPUTATION OF FSI i.e. sr.no 5 below)	----
TOTAL AREA UNDER ROAD/RESERVATION	----
(B) FOR AMENITY AREA TO BE HANDED OVER TO MCGM	----
(a) AREA OF AMENITY PLOT AS PER DCR 14(A)	----
(b) AREA OF AMENITY PLOT AS PER DCR 14(B)	----
(c) AREA OF AMENITY PLOT AS PER DCR 35	----
TOTAL AMENITY AREA	----
(C) DEDUCTION FOR EXISTING BUA TO BE RETAINED IF ANYLAND COMPONENT OF EXISTING BUA/EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	----
3. TOTAL DEDUCTIONS [2(A) + 2(B) + 2(C)]	----
4. BALANCE AREA OF PLOT (FOR CALCULATING REQUIRED LOS) [1-3]	618.70
5. PLOT AREA UNDER DEVELOPMENT [SR. NO. 4 + 2(A)+(C)(iii)]	618.70
6. ZONAL (BASIC) FSI (0.50 OR 0.75 OR 1.0 OR 1.33)	1.0
7. (a) PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6)	618.70
(b) PERMISSIBLE BUILT UP AREA AS PER REGULATION 30(C) (PROTECTED DEVELOPMENT)	618.70
PERMISSIBLE BUILT UP AREA (7a OR 7b ABOVE, WHICHEVER IS MORE)	618.70
8. ADDITIONAL BUA AS PER REGULATION 30(A)(3)(a)	----
(a) ADDITIONAL BUA FOR 2(A)(i) & 2(B) ABOVE WITHIN THE CAP OF "ADMISSIBLE TDR" AS PER TABLE NO. 12 ON BALANCE PLOT.	----
(b) ADDITIONAL BUA FOR 2(A)(a) & 2(A)(b) ABOVE TO BE UTILIZED OVER AND ABOVE THE PERMISSIBLE FSI AS PER COLUMN NO. 7 OF TABLE 12 OF REGULATION 30(A) AND AS MENTIONED IN TABLE 12 A OF REGULATION 32 (200%) ADDITIONAL INCENTIVE FSI RIGHTS FOR SETBACK AREA @10% OF ROAD AREA WITHIN 24 MONTHS	----
(c) ADDITIONAL BUA IN CASE OF 2(A)(c)(ii) AS PER REGULATION 17(1) NOTE 20 (vi) & (vii) AS PER AR POLICY ON REMAINING PLOT	----
(d) DP ROAD AREA DISTRIBUTED ON SUB PLOT AS PER APPROVED LAYOUT	----
TOTAL ADDITIONAL BUA	----
9. ADDITIONAL INCENTIVE BUA WITHIN THE CAP OF "ADMISSIBLE TDR" AS PER TABLE 12 ON BALANCE PLOT	----
(a) IN LIEU OF COST CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(A)(3)(b)	----
(b) 15% OF SR. NO. 7b ABOVE OR 10 SQMTRS PER REHAB TENEMENT AS PER REG 33(7)(B) AREA X 15% = OR 10 SQ.MTRS X 12 members = 120SQ.MTS	120.00
(c) 50% OF REHAB COMPONENT AS PER REGULATION 33(7)(A)	----
TOTAL ADDITIONAL BUA/INCENTIVE AREA	----
10. BUA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO 12 OF REGULATION NO 30(A) (SR.NO.5 X 50%)	618.70 SQ.MT. X 0.50 = 309.35 SQ.MT.
11. BUA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO 12 OF REGULATION NO 30(A) & 32b ON REMAINING/ BALANCE PLOT PERMISSIBLE "TDR"	309.35
12. PERMISSIBLE BUILT UP AREA [7+8+9+10+11]	1048.05
13. PROPOSED BUILT UP AREA	1048.05
14. TDR GENERATED IF ANY AS PER REGULATION 30 (A) AND 32 FOR UNUTILIZED BUA	----
15. FUNGIBLE COMPENSATORY AREA AS PER REG NO. 31(3)	----
a) (i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM.	200.72
(ii) FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM.	200.72
(iii) FUNGIBLE AREA KEPT IN ABEYANCE	NIL
b) (i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM. FOR RESIDENTIAL 1048.05 X 35% = 366.81 - 200.72 = 166.09	166.09
(ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM.	116.89
16. TOTAL BUA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [13 +15(a)(i) +15(b)(ii)]	1365.66
17. FSI CONSUMED ON NET PLOT [13/4]	1.69
(iii) OTHER REQUIREMENTS	----
REQUIREMENT OF RECREATIONAL O.S. IN LAYOUT/PLOT AS PER REG. 27	----
TENEMENT STATEMENT	----
(i) PROPOSED BUA (13 (a) ABOVE)	1365.66
(ii) LESS DEDUCTION OF NON - RESIDENTIAL AREA (SHOP ETC.)	----
(iii) AREA AVAILABLE FOR TENEMENTS [(i) minus (ii)]	1365.66
(iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	61 NOS
(v) TOTAL NO. OF TENEMENTS PROPOSED ON THE PLOT	13 NOS
(E) PARKING STATEMENT	----
(i) PARKING REQUIRED BY REGULATION FOR:	(12.00 + 1.00)
CAR	13.00 NOS
SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS)	12.00 NOS
(ii) COVERED GARAGE PERMISSIBLE	1.00 NOS
(iii) COVERED GARAGE PROVIDED	----
(iv) TOTAL PARKING PROVIDED	26.00 NOS
(F) TRANSPORT VEHICLES PARKING	----
(i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION	----
(ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	----
SIGNATURE, NAME & ADDRESS OF ARCHITECT	
ASHOK GANDHI CONSULTANTS LLP SARITA S. MANJUNATH ARCHITECTS PLANNERS VALUERS 303/304, E-SQUARE PREMISES, SUBHASH ROAD, VILE PARLE (E.), MUMBAI-400 057. OFFICE : TEL: 022 40044074 M. - 98210 39752, 98218 50189 sarita@ashokgandhiconsultants.com info@ashokgandhiconsultants.com LICENSE NO CA/712187	

TABLE NO - 3			
FUNGIBLE COMPENSATORY AREA STATEMENT			
Sr. No.	Description	Commercial	Residential
(A) REHAB COMPONENT			
1	Existing BUA of the building to be demolished:		
a	Commercial structure existing prior to 01-04-1962	Nil	Nil
b	Residential structure existing prior to 17-04-1964	Nil	Nil
c	As per OC Plans / BCC plan Approved u/no. dt/.....	Nil	Nil
d	As per Approved Plans and CC granted Approved plan Approved u/no. dt/..... Full CC dated	Nil	Nil
e	Others Specify	Nil	Nil
f	Existing BUA excluding staircase / lift/ lift lobby/ office of the building to be demolished as per restricted plan out of (a) or (b) or (c) or (d) or (e)	Nil	Nil
g	Existing BUA accepted for allowing fungible area for Rehab without charging premium from above	Nil	573.48
2	Permissible Fungible Area for rehab without charging premium (35% of (g) above) = (3+4)	Nil	200.72
3	Fungible Area availed for Rehab Component [Total of (Col.No.14 - Col.No.15) - Col.No.8 of Table no. 2]	Nil	200.72
4	Fungible Area kept in abeyance/ unutilised 94% per total of Col. No of 16 Table No. 2)	Nil	Nil
(B) SALE COMPONENT			
5	Permissible BUA	Net Plot Area	50% Addl FSI
		Commercial/Residential	Incentive FSI
		Total	Total
6	Net Built up area proposed (Sr. No. 4 of Table No-1)	618.70	309.35
7	Permissible Fungible Area for Sale	Nil	1048.05
8	Fungible Area availed for Sale (7-2)	Nil	166.09
		116.89	116.89

THIS PLAN IS DIGITALLY SIGNED & DOES NOT REQUIRE SIGNATURE

PROFORMA - B

CONTENT OF SHEET
1ST TO 7TH FLOOR PLAN, TERRACE FLOOR PLAN, FUNGIBLE AREA STATEMENT.

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED REDEVELOPMENT BLDG. ON PLOT BEARING CTS NO 685 F.P NO 152, TPS BANDRA NO III, 30TH ROAD, BANDR (WEST), MUMBAI-400050.

NAME & SIGN OF OWNER

MR. SAHIL AIDASANI & PARTNER OF FAUCETT DEVELOPERS
C.A. TO IDEAL MANOHAR CHS LTD

NAME & SIGN OF STRUCTURAL ENGINEER

GIRISH T. WADHWIA
CONSULTING CIVIL & STRUCTURAL ENGINEER
BE (CIVIL), ME (STRUCTURES), MIE
LICENSE No / STR-840015818

NOT APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER P-14055/2022/(152)/HW Ward/FP Dated :-21.03.2023

E.E.(B.P.) H Ward

A.E.(B.P.)H Ward

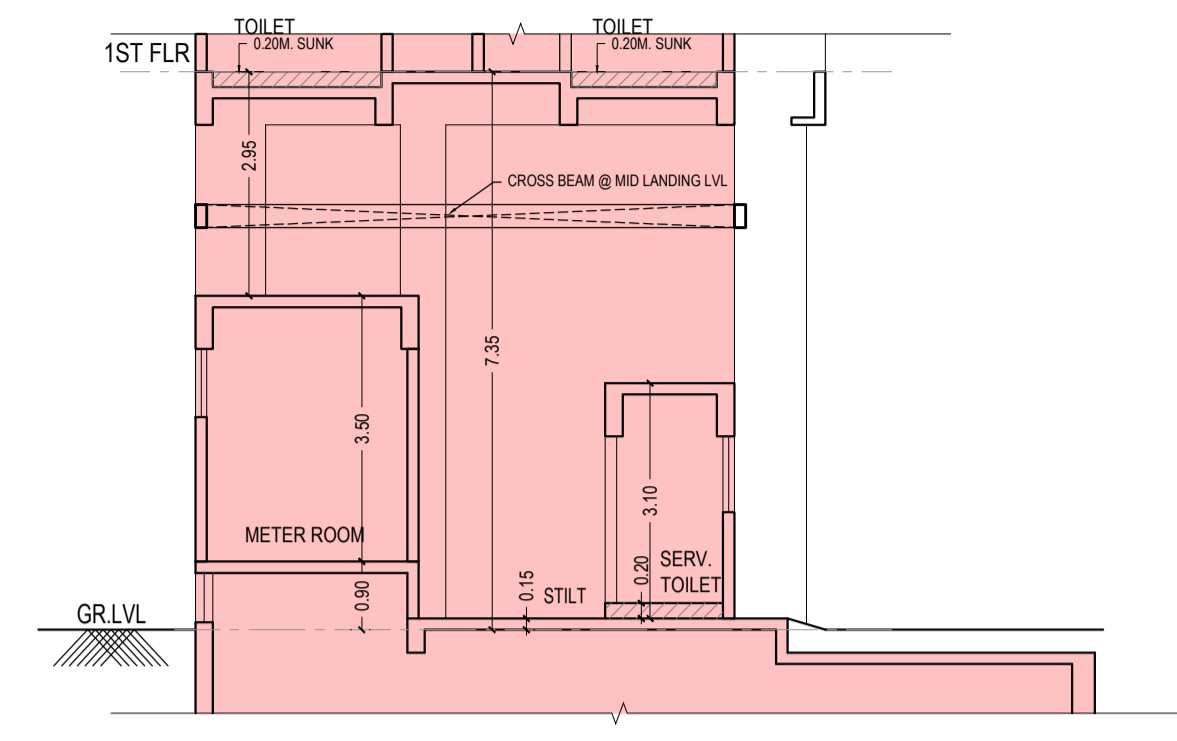
S.E.(B.P.) K/W N-1

DRN BY	CHEK. BY	SCALE	DATE
RAVI		AS SHOWN	20/03/2023

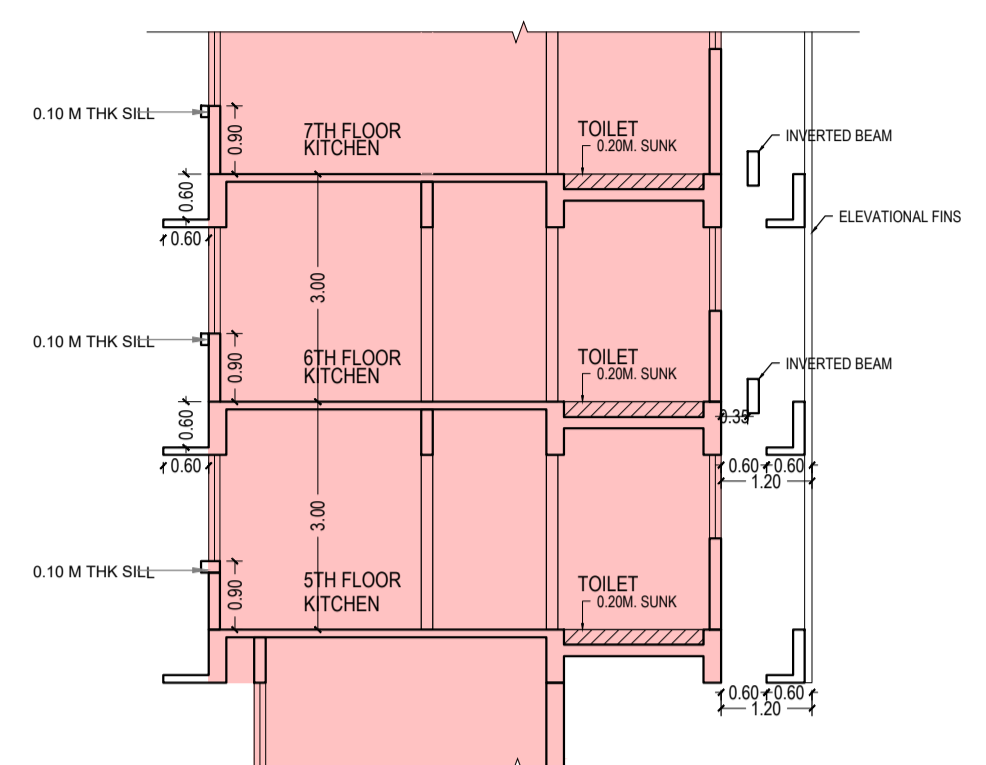
NAME, ADDRESS & SIGN OF ARCHITECT

ASHOK GANDHI CONSULTANTS LLP
SARITA S. MANJUNATH
ARCHITECTS PLANNERS VALUERS
303/304, E-SQUARE PREMISES, SUBHASH ROAD,
VILLE PARLE (E), MUMBAI-400 057.
OFFICE TEL: 022 40044074
M - 98210 39752, 98210 50189
sarita@ashokgandhiconsultants.com
info@ashokgandhiconsultants.com
LICENSE NO. CA17512167

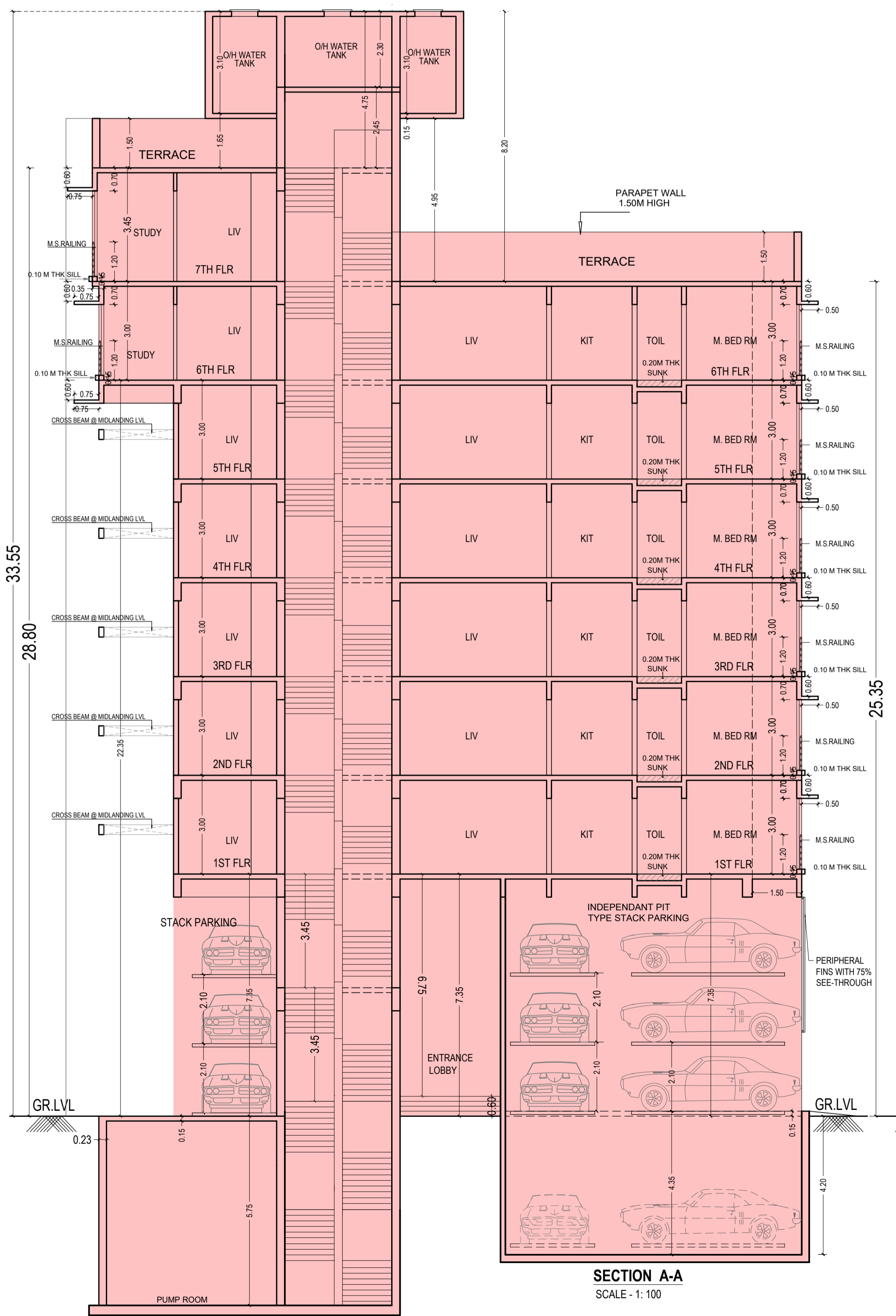




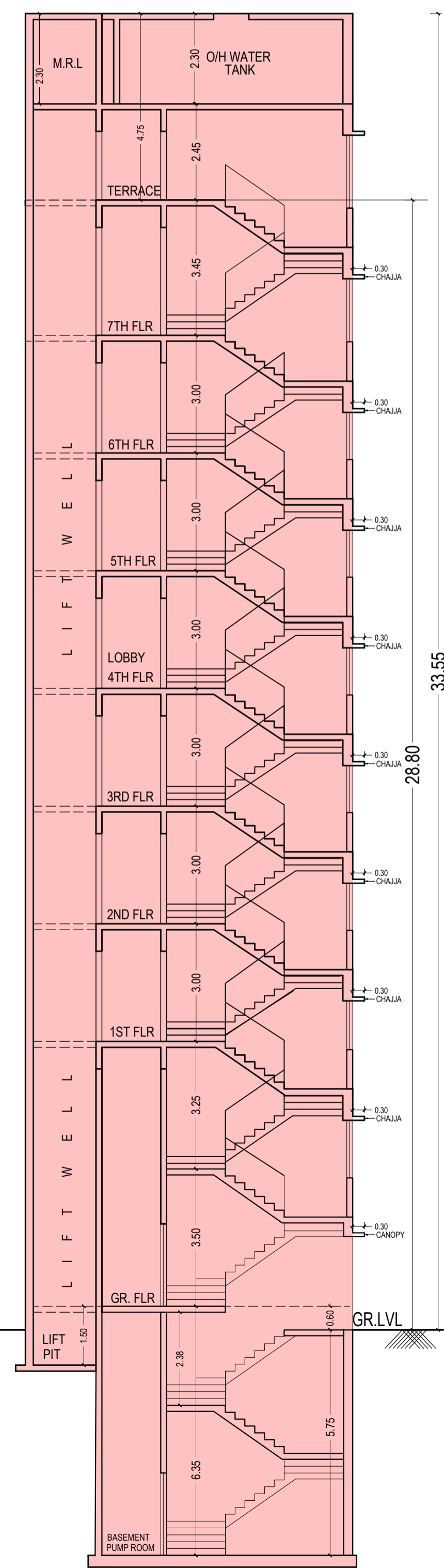
SECTION F-F
SCALE - 1:100



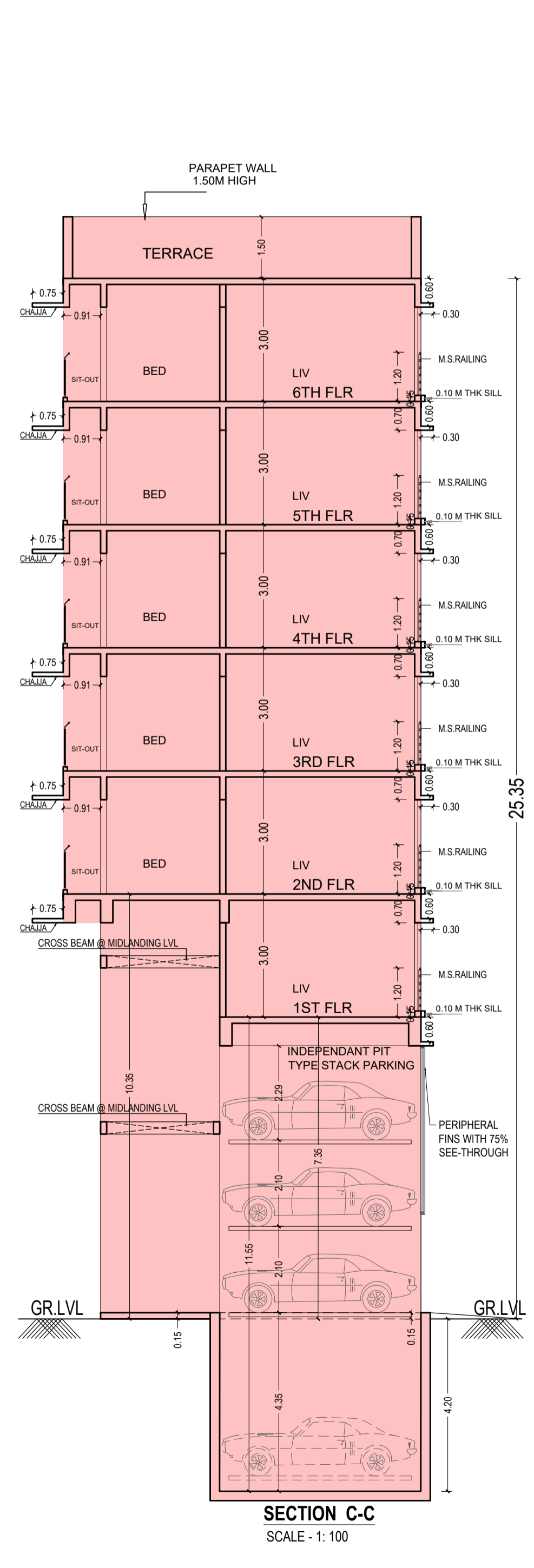
SECTION E-E
SCALE - 1:100
THIS PLAN IS DIGITALLY SIGNED & DOES NOT REQUIRE SIGNATURE



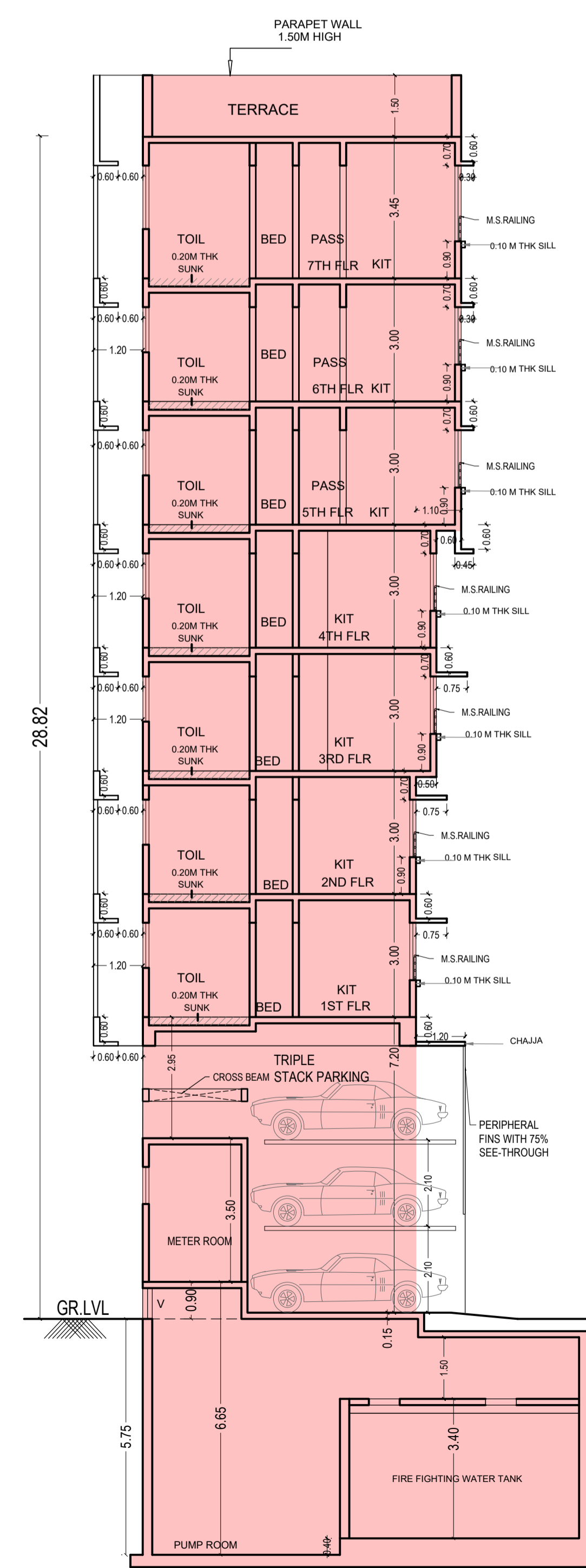
SECTION A-A
SCALE - 1:100



SECTION B-B
SCALE - 1:100



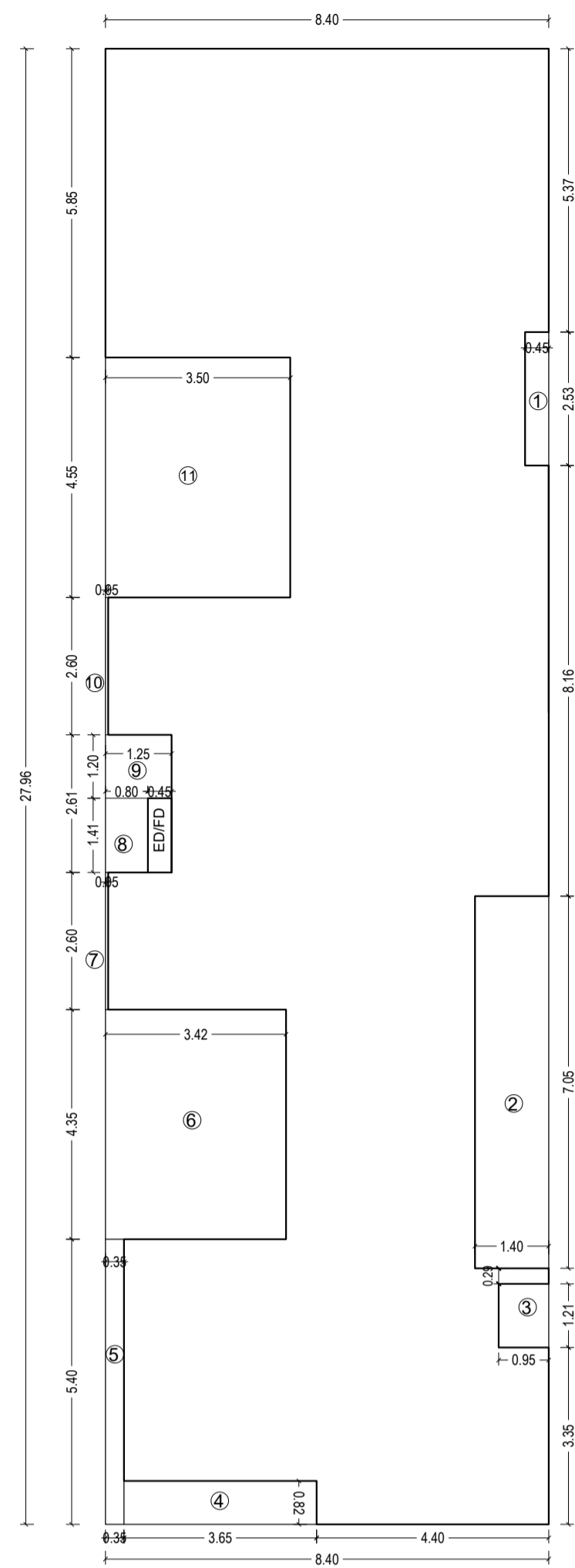
SECTION C-C
SCALE - 1:100



SECTION D-D
SCALE - 1:100

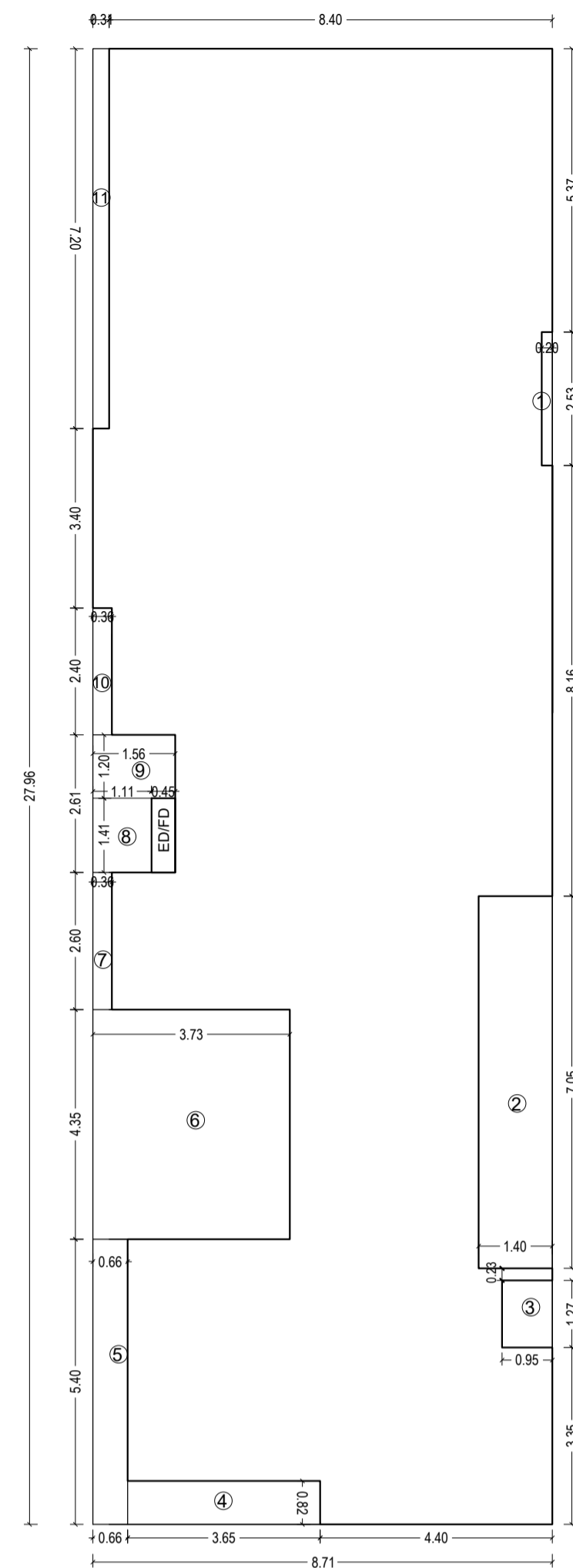
PROFORMA - B			
CONTENT OF SHEET			
SECTION A-A, SECTION B-B SECTION C-C, SECTION D-D, SECTION E-E, SECTION F-F			
DESCRIPTION OF PROPOSAL & PROPERTY			
PROPOSED REDEVELOPMENT BLDG. ON PLOT BEARING CTS NO 685, F.P NO 152, TPS BANDRA NO II, 30TH ROAD, BANDR (WEST), MUMBAI-400050.			
NAME & SIGN OF OWNER			
MR. SAAHIL AIDASANI & PARTNER OF FAUCETT DEVELOPERS C.A TO IDEAL MANOHAR CHS LTD			
NAME & SIGN OF STRUCTURAL ENGINEER			
GIRISH T. WADHWA CONSULTING CIVIL & STRUCTURAL ENGINEER BE (CIVIL), ME (STRUCTURES), MIE LICENSE No / STR.340015818			
IOD APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER P-14055/2022/(152)/H/W Ward/FP Dated -21.03.2023			
E.E.(B.P.)H Ward		A.E.(B.P.)H Ward	
S.E.(B.P.) K/W N-1			
DRN BY	CHEK. BY	SCALE	DATE
RAVI		AS SHOWN	20/03/2023
NAME, ADDRESS & SIGN OF ARCHITECT			

ASHOK GANDHI CONSULTANTS LLP
SARITA S. MANJUNATH
 ARCHITECTS PLANNERS VALUERS
 303 / 304, E-SQUARE PREMISES, SUBHASH ROAD,
 VILE PARLE (E), MUMBAI-400 057.
 OFFICE : TEL - 022 40044074
 M. - 98210 39752, 98218 50189
 sarita@ashokgandhiconsultants.com
 info@ashokgandhiconsultants.com
 LICENSE NO CA/75/2187



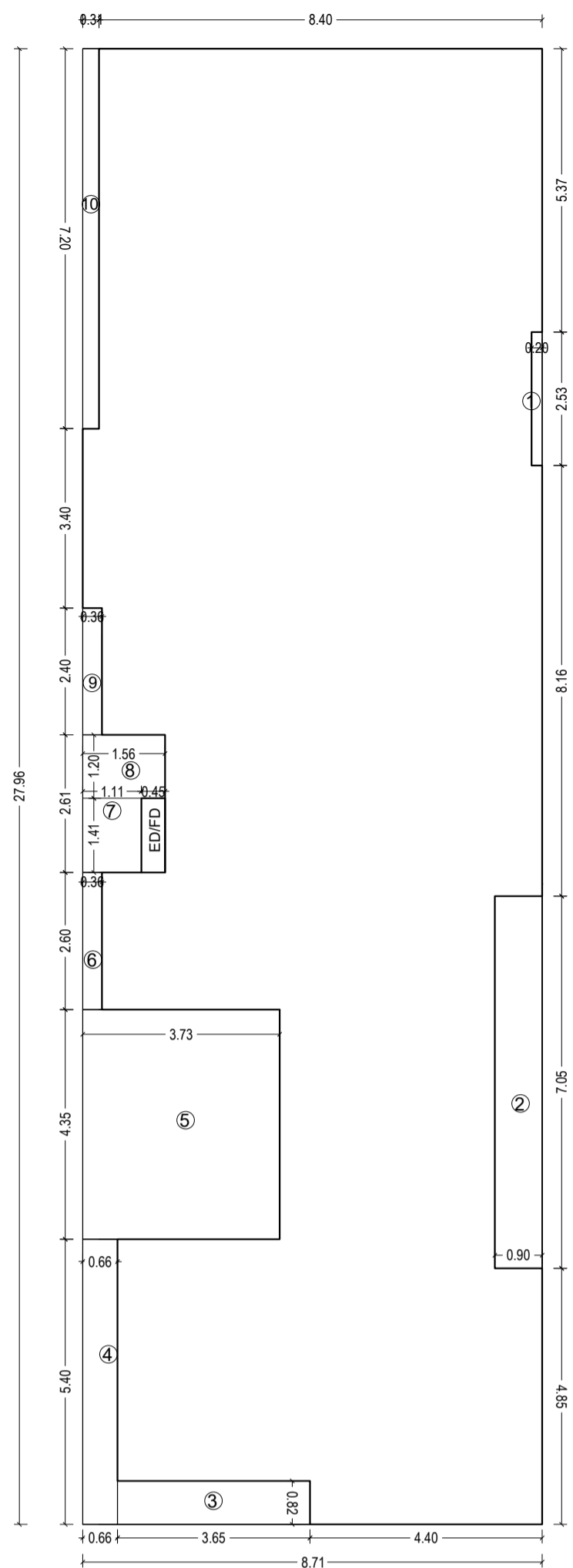
BUILT UP AREA DIAGRAM 1ST FL
SCALE 1:100

BUILT UP AREA CALC						
1ST FLOOR						
A)	8.40	x	27.96	=	234.86	SQ.MT
DEDUCTION						
1)	0.45	x	2.53	=	1.14	SQ.MT
2)	1.40	x	7.05	=	9.87	SQ.MT
3)	0.95	x	1.21	=	1.15	SQ.MT
4)	0.82	x	3.65	=	2.99	SQ.MT
5)	0.35	x	5.40	=	1.89	SQ.MT
6)	3.42	x	4.35	=	14.88	SQ.MT
7)	0.05	x	2.60	=	0.13	SQ.MT
8)	0.80	x	1.41	=	1.13	SQ.MT
9)	1.25	x	1.20	=	1.50	SQ.MT
10)	0.05	x	2.60	=	0.13	SQ.MT
11)	3.50	x	4.55	=	15.93	SQ.MT
ED	0.45	x	1.41	=	0.63	SQ.MT
B) TOTAL				=	61.37	SQ.MT
TOTAL BUILT UP AREA (A - B)				=	183.60	SQ.MT



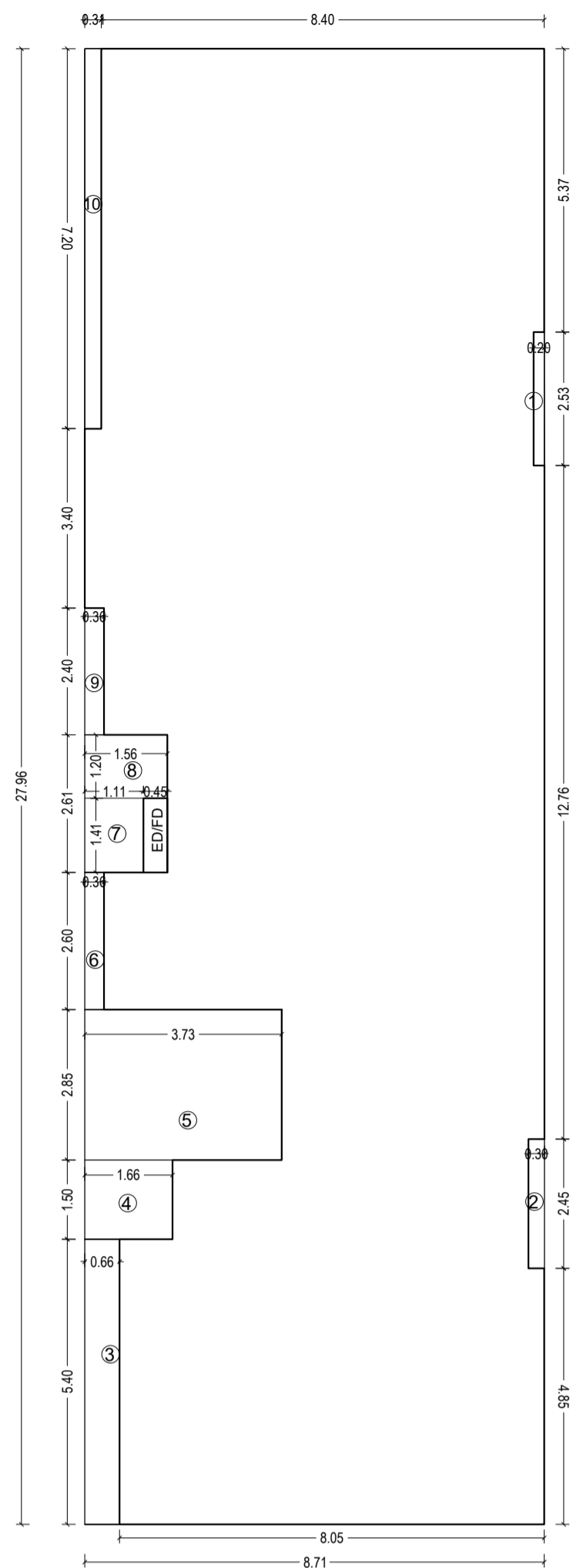
BUILT UP AREA DIAGRAM 2ND FL
SCALE 1:100

BUILT UP AREA CALC						
2ND FLOOR						
A)	8.71	x	27.96	=	243.63	SQ.MT
DEDUCTION						
1)	0.20	x	2.53	=	0.51	SQ.MT
2)	1.40	x	7.05	=	9.87	SQ.MT
3)	0.95	x	1.27	=	1.21	SQ.MT
4)	3.65	x	0.82	=	2.99	SQ.MT
5)	0.66	x	5.40	=	3.56	SQ.MT
6)	3.73	x	4.35	=	16.23	SQ.MT
7)	0.36	x	2.60	=	0.94	SQ.MT
8)	1.11	x	1.41	=	1.57	SQ.MT
9)	1.56	x	1.20	=	1.87	SQ.MT
10)	0.36	x	2.40	=	0.86	SQ.MT
11)	0.31	x	7.20	=	2.23	SQ.MT
ED	0.45	x	1.41	=	0.63	SQ.MT
B) TOTAL DEDUCTION				=	42.47	SQ.MT
TOTAL BUILT UP AREA (A-B)				=	201.06	SQ.MT



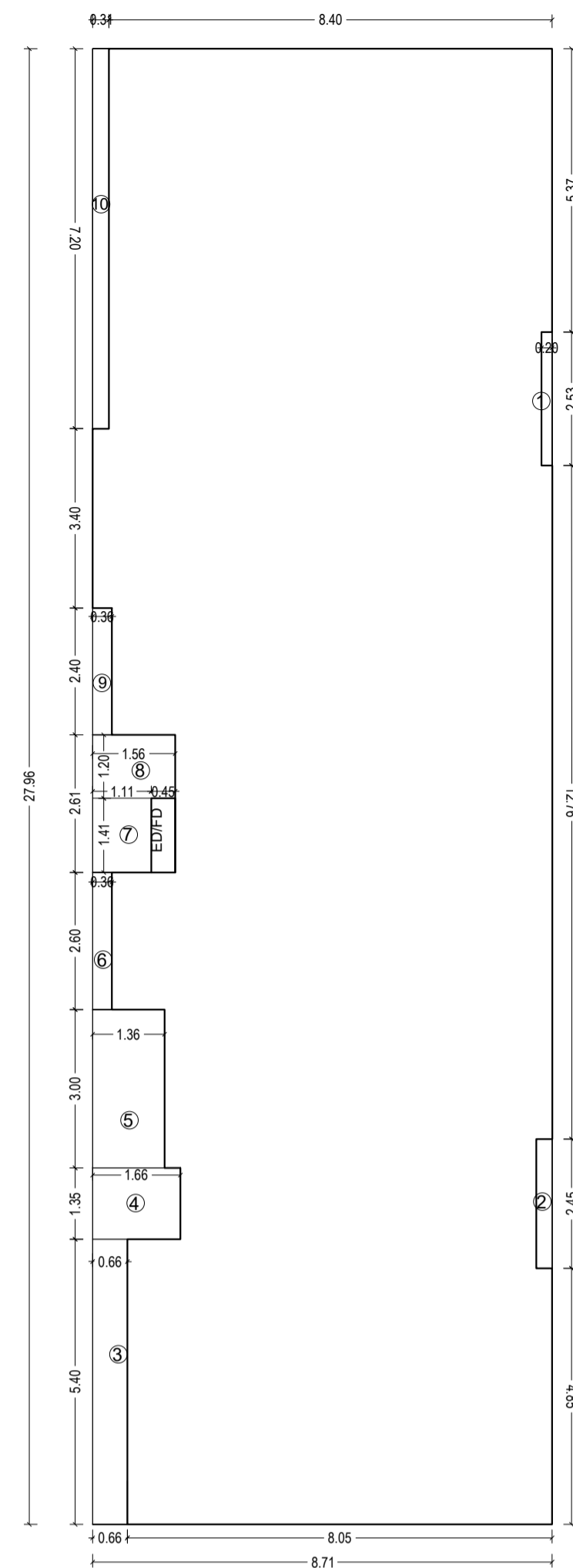
BUILT UP AREA DIAGRAM 3RD & 4TH FL
SCALE 1:100

BUILT UP AREA CALC						
3RD & 4TH FLOOR						
A)	8.71	x	27.96	=	243.63	SQ.MT
DEDUCTION						
1)	0.20	x	2.55	=	0.51	SQ.MT
2)	0.90	x	7.05	=	6.35	SQ.MT
3)	0.82	x	3.65	=	2.99	SQ.MT
4)	0.66	x	5.40	=	3.56	SQ.MT
5)	3.73	x	4.35	=	16.23	SQ.MT
6)	0.36	x	2.60	=	0.94	SQ.MT
7)	1.11	x	1.41	=	1.57	SQ.MT
8)	1.56	x	1.20	=	1.87	SQ.MT
9)	0.36	x	2.40	=	0.86	SQ.MT
10)	0.31	x	7.20	=	2.23	SQ.MT
ED	0.45	x	1.41	=	0.63	SQ.MT
B) TOTAL DEDUCTIONS				=	37.74	SQ.MT
TOTAL BUILT UP AREA = A - (B +)				=	206.79	SQ.MT



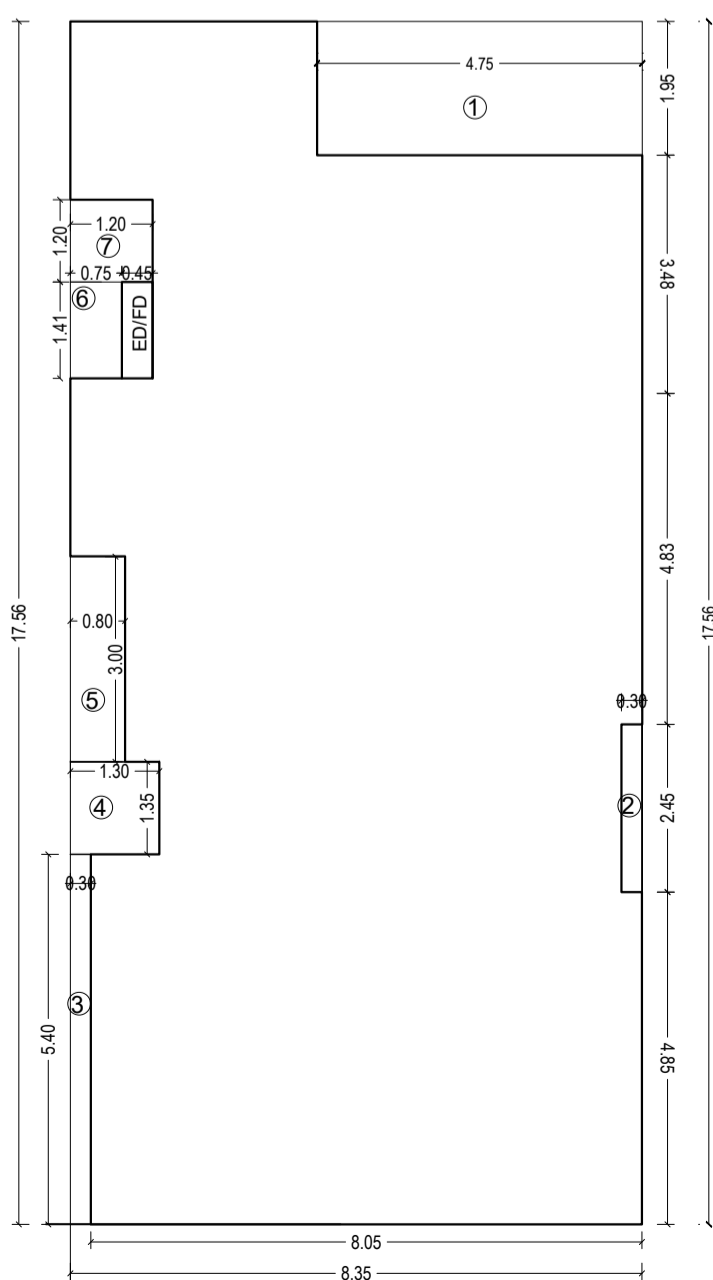
BUILT UP AREA DIAGRAM 5TH FL
SCALE 1:100

BUILT UP AREA CALC						
5TH FLOOR						
A)	8.71	x	27.96	=	243.63	SQ.MT
DEDUCTION						
1)	0.20	x	2.55	=	0.51	SQ.MT
2)	0.30	x	2.45	=	0.74	SQ.MT
3)	0.66	x	5.40	=	3.56	SQ.MT
4)	1.66	x	1.50	=	2.49	SQ.MT
5)	3.73	x	2.85	=	10.63	SQ.MT
6)	0.36	x	2.60	=	0.94	SQ.MT
7)	1.11	x	1.41	=	1.57	SQ.MT
8)	1.56	x	1.20	=	1.87	SQ.MT
9)	0.36	x	2.40	=	0.86	SQ.MT
10)	0.31	x	7.20	=	2.23	SQ.MT
ED	0.45	x	1.41	=	0.63	SQ.MT
B) TOTAL DEDUCTIONS				=	26.03	SQ.MT
TOTAL BUILT UP AREA(A-B)				=	217.60	SQ.MT



BUILT UP AREA DIAGRAM 6TH FL
SCALE 1:100

BUILT UP AREA CALC						
6TH FLOOR						
A)	8.71	x	27.96	=	243.63	SQ.MT
DEDUCTION						
1)	0.20	x	2.55	=	0.51	SQ.MT
2)	0.30	x	2.45	=	0.74	SQ.MT
3)	0.66	x	5.40	=	3.56	SQ.MT
4)	1.66	x	1.35	=	2.24	SQ.MT
5)	1.36	x	3.00	=	4.08	SQ.MT
6)	0.36	x	2.60	=	0.94	SQ.MT
7)	1.11	x	1.41	=	1.57	SQ.MT
8)	1.56	x	1.20	=	1.87	SQ.MT
9)	0.36	x	2.40	=	0.86	SQ.MT
10)	0.31	x	7.20	=	2.23	SQ.MT
ED	0.45	x	1.41	=	0.63	SQ.MT
B) TOTAL DEDUCTIONS				=	19.23	SQ.MT
TOTAL BUILT UP AREA (A-B)				=	224.30	SQ.MT



BUILT UP AREA DIAGRAM 7TH FL
SCALE 1:100

BUILT UP AREA CALC						
7TH FLOOR						
A)	8.35	x	17.56	=	146.63	SQ.MT
DEDUCTION						
1)	4.75	x	1.95	=	9.26	SQ.MT
2)	0.30	x	2.45	=	0.74	SQ.MT
3)	0.30	x	5.40	=	1.62	SQ.MT
4)	1.30	x	1.35	=	1.76	SQ.MT
5)	0.80	x	3.00	=	2.40	SQ.MT
6)	0.75	x	1.41	=	1.06	SQ.MT
7)	1.20	x	1.20	=	1.44	SQ.MT
ED	0.45	x	1.41	=	0.63	SQ.MT
B) TOTAL DEDUCTIONS				=	18.90	SQ.MT
TOTAL BUILT UP AREA (A-B)				=	127.72	SQ.MT

THIS PLAN IS DIGITALLY SIGNED & DOES NOT REQUIRE SIGNATURE

PROFORMA - B

CONTENT OF SHEET
1ST TO 9TH FLOOR AREA DIAGRAM & CALCULATION
DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED REDEVELOPMENT BLDG. ON PLOT BEARING CTS NO 685 F.P NO 152, TPS BANDRA NO III, 30TH ROAD, BANDR (WEST), MUMBAI-400050.
NAME & SIGN OF OWNER
MR. SAAHIL AIDASANI & PARTNER OF FAUCETT DEVELOPERS C.A TO IDEAL MANOHAR CHS LTD
NAME & SIGN OF STRUCTURAL ENGINEER

GIRISH T. WADHWA
CONSULTING CIVIL & STRUCTURAL ENGINEER
BE (CIVIL), ME (STRUCTURES), MIE
LICENSE No/ STR-840015818

IOD APPROVED SUBJECT TO CONDITIONS MENTIONED IN
THIS OFFICE LETTER P-14055/2022/(152)/HW Ward/FP Dated :-21.03.2023

E.E.(B.P.)H Ward

A.E.(B.P.)H Ward

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

DRN BY	CHEK. BY	SCALE	DATE
RAVI		AS SHOWN	20/03/2023

NAME, ADDRESS & SIGN OF ARCHITECT

ASHOK GANDHI CONSULTANTS LLP
S A R I T A S. M A N J U N A T H
ARCHITECTS PLANNERS VALUERS
303 / 304, E-SQUARE PREMISES, SUBHASH ROAD,
VILE PARLE (E), MUMBAI-400 057.
OFFICE : TEL: 022 40044074
M : 98210 39752, 98218 50189
sarita@ashokgandhiconsultants.com
info@ashokgandhiconsultants.com
LICENSE NO CA/175/2187

THIS PLAN IS DIGITALLY SIGNED & DOES NOT REQUIRE SIGNATURE

PROFORMA - B

CONTENT OF SHEET

RERA CARPET AREA DIAGRAM & CALCULATION

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT BLDG. ON PLOT BEARING CTS NO 685 F.P NO 152, TPS BANDRA NO III, 30TH ROAD, BANDR (WEST), MUMBAI-400050.

NAME & SIGN OF OWNER

MR. SAAHIL AIDASANI & PARTNER OF FAUCETT DEVELOPERS
C.A TO IDEAL MANOHAR CHS LTD

NAME & SIGN OF STRUCTURAL ENGINEER

GIRISH T. WADHWA
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THIS OFFICE LETTER P-14055/2022/(152)/H/W Ward/FP Dated :-21.03.2023

E.E.(B.P.)H Ward

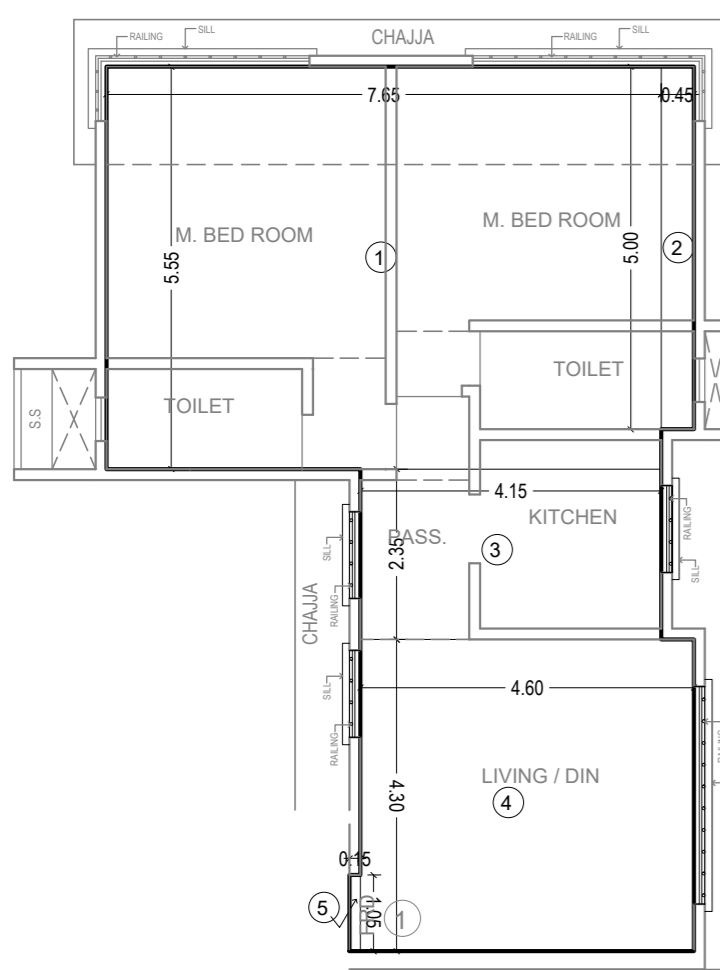
A.E.(B.P.)H Ward

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

DRN BY	CHEK. BY	SCALE	DATE
RAVI		AS SHOWN	20/03/2023

NAME, ADDRESS & SIGN OF ARCHITECT

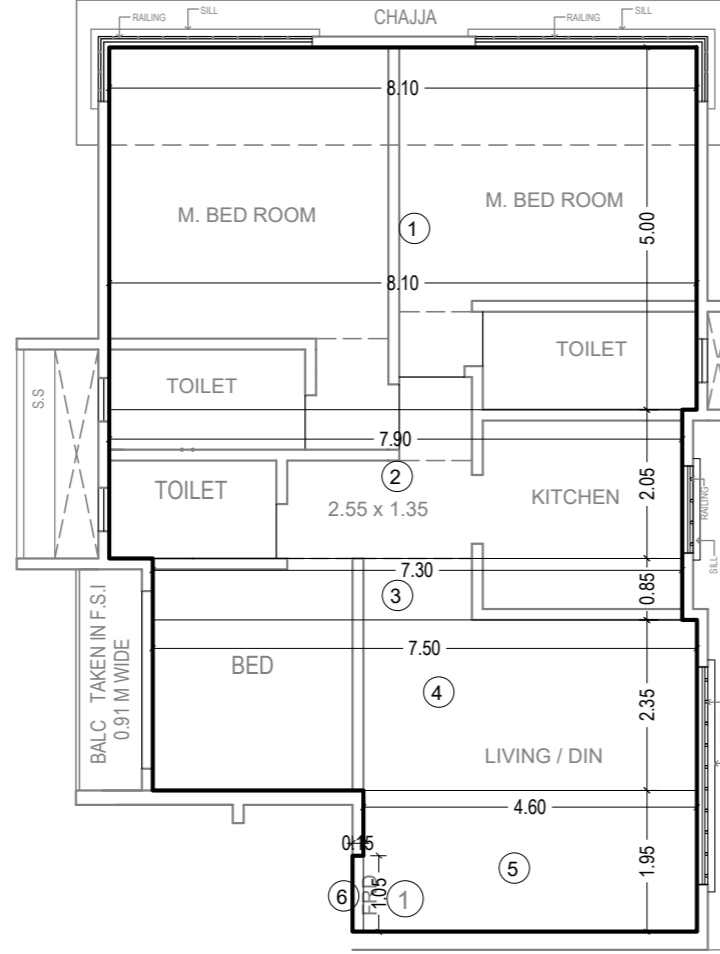
ASHOK GANDHI CONSULTANTS LLP
SARITA S. MANJUNATH
ARCHITECTS PLANNERS VALUERS
303 / 304, E-SQUARE PREMISES, SUBHASH ROAD,
VILE PARLE (E), MUMBAI-400 057.
OFFICE : TEL- 022 40044074
M. -98210 39752, 98218 50189
sarita@ashokgandhiconsultants.com
info@ashokgandhiconsultants.com
LICENSE NO CA/75/2167



1st FLOOR PLAN
SCALE 1:100

CARPET AREA 1ST FL.						
FLAT No. 1						
A	ADDITION		=			
1	7.65 x 5.55	=		42.46	SQ. M	
2	0.45 x 5.00	=		2.25	SQ. M	
3	4.15 x 2.35	=		9.75	SQ. M	
4	4.60 x 4.30	=		19.78	SQ. M	
5	0.15 x 1.05	=		0.16	SQ. M	
RERA CARPET				=	74.40	SQ. M

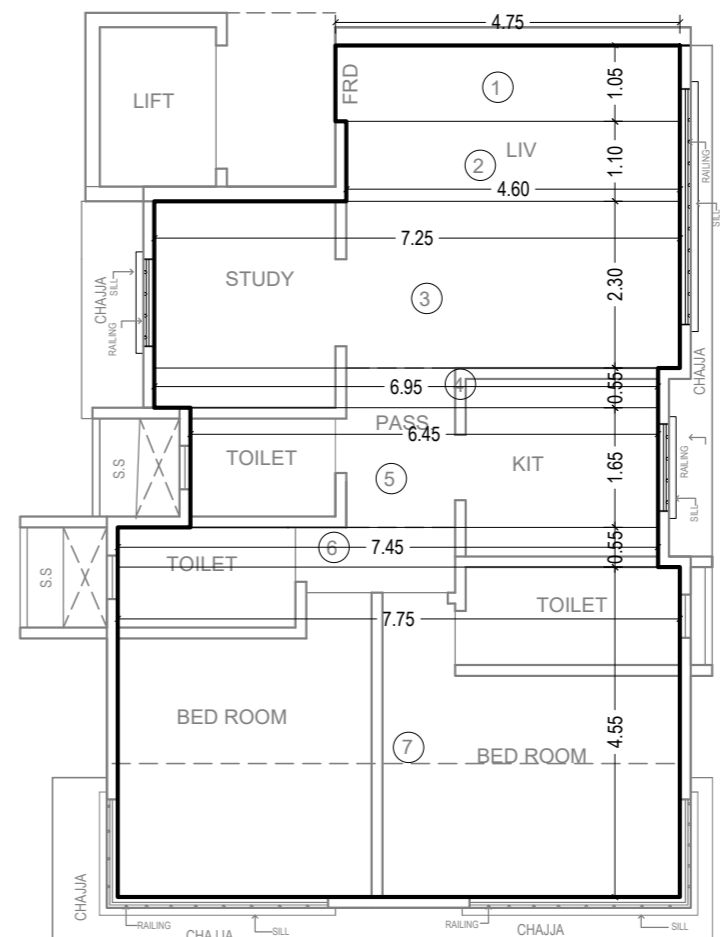
FLAT 1 - 1NOS.



2nd TO 6th FLOOR PLAN
SCALE 1:100

CARPET AREA 2nd to 6th FL.						
FLAT No. 1						
A	ADDITION		=			
1	8.10 x 5.00	=		40.50	SQ. M	
2	7.90 x 2.05	=		16.20	SQ. M	
3	7.30 x 0.85	=		6.21	SQ. M	
4	7.50 x 2.35	=		17.63	SQ. M	
5	4.60 x 1.95	=		8.97	SQ. M	
6	0.15 x 1.05	=		0.16	SQ. M	
RERA CARPET				=	89.65	SQ. M

FLAT 1 - 5 NOS.

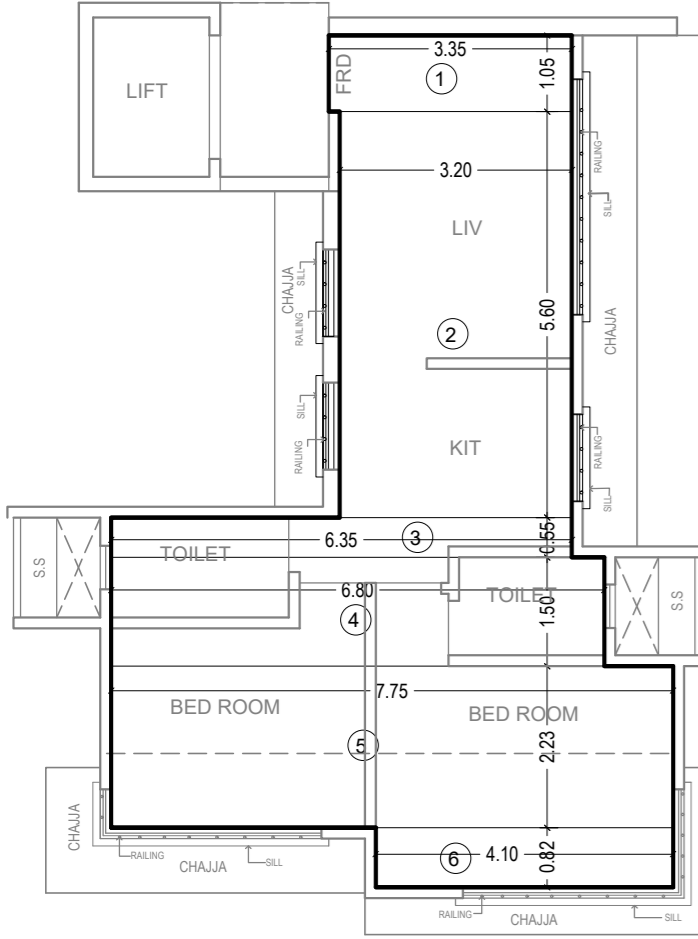


7th FLOOR PLAN

SCALE 1:100

CARPET AREA 7th FL.						
FLAT No. 2						
A	ADDITION		=			
1	4.75 x 1.05	=		4.99	SQ. M	
2	4.60 x 1.10	=		5.06	SQ. M	
3	7.25 x 2.30	=		16.68	SQ. M	
4	6.95 x 0.55	=		3.82	SQ. M	
5	6.45 x 1.65	=		10.64	SQ. M	
6	7.45 x 0.55	=		4.10	SQ. M	
7	7.75 x 4.55	=		35.26	SQ. M	
RERA CARPET				=	80.55	SQ. M

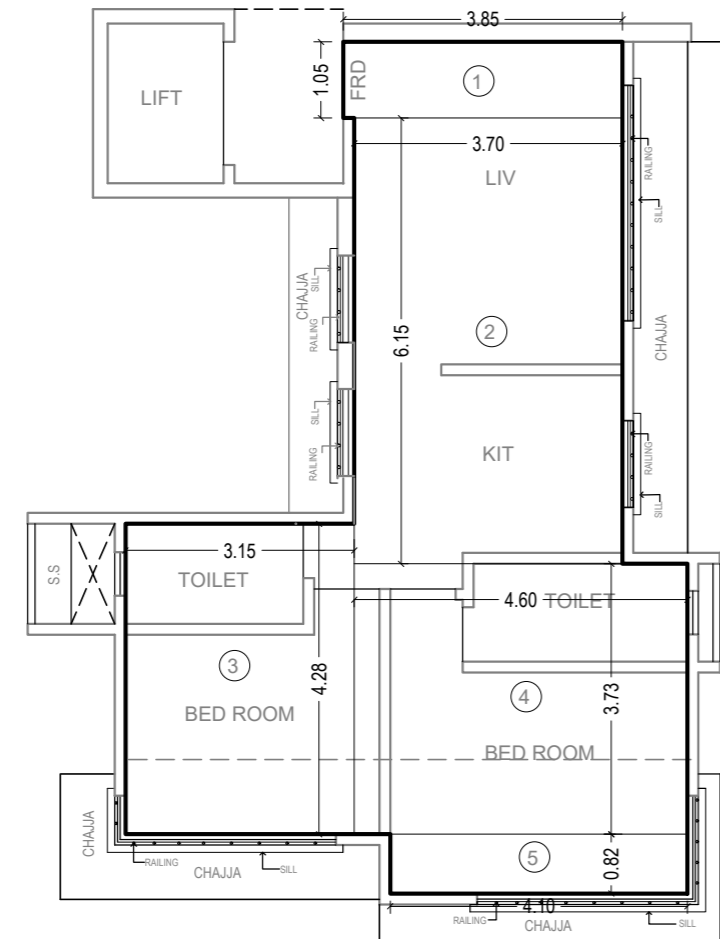
FLAT 2 - 1NOS.



1ST & 2ND FLOOR PLAN
SCALE 1:100

CARPET AREA 1ST & 2ND FL.						
FLAT No. 2						
A	ADDITION		=			
1	3.35 x 1.05	=		3.52	SQ. M	
2	3.20 x 5.60	=		17.92	SQ. M	
3	6.35 x 0.55	=		3.49	SQ. M	
4	6.80 x 1.50	=		10.20	SQ. M	
5	7.75 x 2.23	=		17.28	SQ. M	
6	4.10 x 0.82	=		3.36	SQ. M	
RERA CARPET				=	55.77	SQ. M

FLAT 2 - 2NOS.

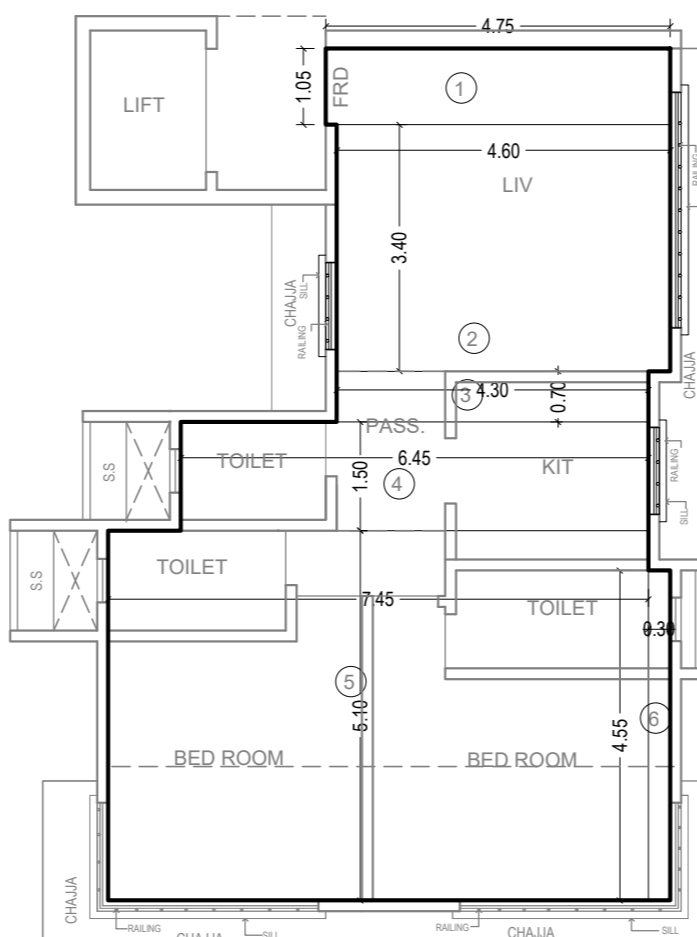


3rd & 4th FLOOR PLAN

SCALE 1:100

CARPET AREA 3rd & 4th FL.						
FLAT No. 2						
A	ADDITION		=			
1	3.85 x 1.05	=		4.04	SQ. M	
2	3.70 x 6.15	=		22.76	SQ. M	
3	3.15 x 4.28	=		13.48	SQ. M	
4	4.60 x 3.73	=		17.16	SQ. M	
5	0.82 x 4.10	=		3.36	SQ. M	
RERA CARPET				=	60.80	SQ. M

FLAT 2 - 2NOS.

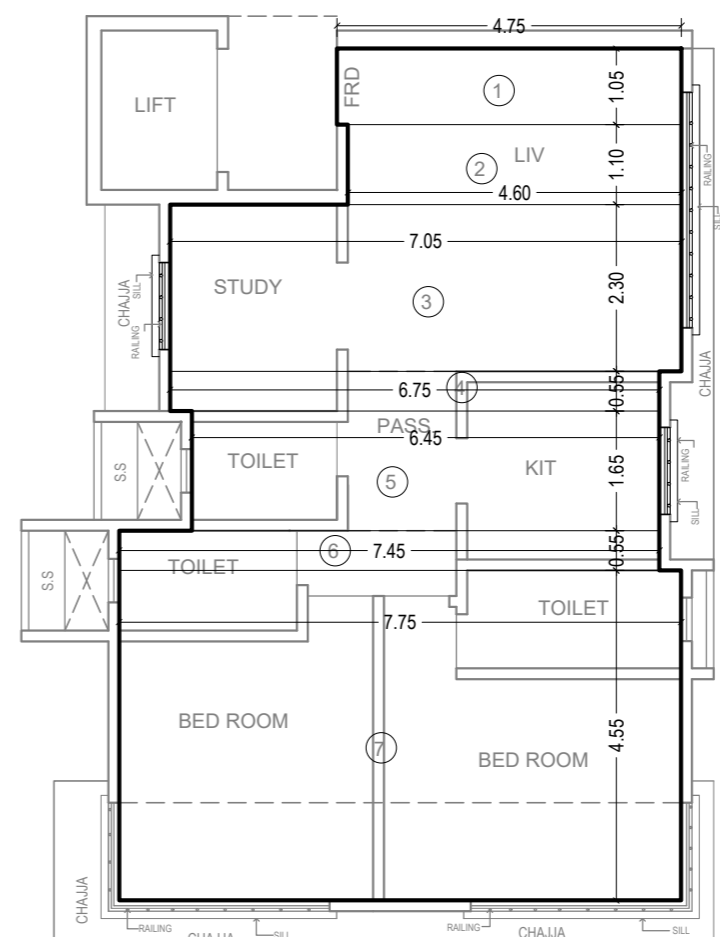


5th FLOOR PLAN

SCALE 1:100

CARPET AREA 5th FL.						
FLAT No. 2						
A	ADDITION		=			
1	4.75 x 1.05	=		4.99	SQ. M	
2	4.60 x 3.40	=		15.64	SQ. M	
3	4.30 x 0.70	=		3.01	SQ. M	
4	6.45 x 1.50	=		9.68	SQ. M	
5	7.45 x 5.10	=		38.00	SQ. M	
6	0.30 x 4.55	=		1.37	SQ. M	
RERA CARPET				=	72.67	SQ. M

FLAT 2 - 1NOS.



6th FLOOR PLAN

SCALE 1:100

CARPET AREA 6th FL.						
FLAT No. 2						
A	ADDITION		=			
1	4.75 x 1.05	=		4.99	SQ. M	
2	4.60 x 1.10	=		5.06	SQ. M	
3	7.05 x 2.30	=		16.22	SQ. M	
4	6.75 x 0.55	=		3.71	SQ. M	
5	6.45 x 1.65	=		10.64	SQ. M	
6	7.45 x 0.55	=		4.10	SQ. M	
7	7.75 x 4.55	=		35.26	SQ. M	
RERA CARPET				=	79.98	SQ. M

FLAT 2 - 1NOS.