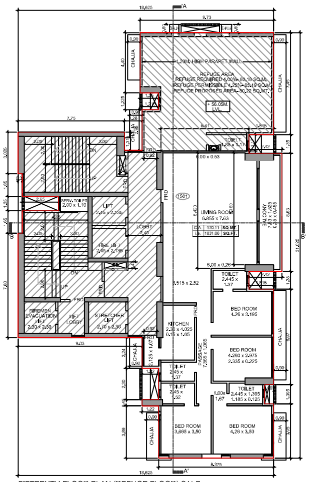
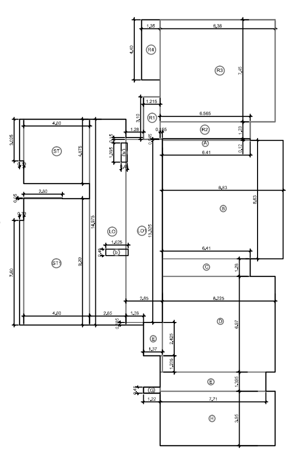


FIFTEENTH FLOOR PLAN (REFUGE FLOOR) SALE.
SCALE : 1 = 100.



AREA DIAGRAM (15TH. FLOOR) REFUGE FLR. (SALE).
SCALE : 1 = 100.

BUILT UP AREA CALCULATIONS.

FIFTEENTH FLOOR (REFUGE FLOOR)							SQ.MT
A	6.410	X	0.120	X	1	=	0.77
B	8.830	X	8.630	X	1	=	76.20
C	6.410	X	1.280	X	1	=	8.20
4	8.225	X	6.970	X	1	=	57.33
	0.150	X	1.205	X	1	=	0.18
E	1.370	X	2.425	X	1	=	3.32
F	7.710	X	1.395	X	1	=	10.76
G	1.220	X	0.450	X	1	=	0.55
H	8.375	X	3.950	X	1	=	33.08
TOTAL PROPOSED BUILT UP AREA OF 15TH. FLR.						=	190.39

REFUGE AREA CALCULATION							SQ.MT
R1	1.215	X	3.100	X	1	=	3.77
R2	6.565	X	1.230	X	1	=	8.07
	0.155	X	0.045	X	1	=	0.01
R3	8.380	X	7.450	X	1	=	62.43
R4	1.350	X	4.400	X	1	=	5.94
TOTAL PROPOSED REFUGE AREA						=	80.22

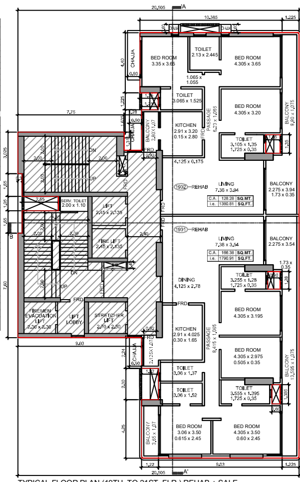
STAIRCASE & LIFT AREA CALCULATIONS.

FIFTEENTH FLOOR							SQ.MT
ST	4.800	X	4.675	X	1	=	22.44
	0.300	X	3.025	X	1	=	0.91
ST1	4.800	X	9.200	X	1	=	44.16
	2.800	X	0.050	X	1	=	0.14
	0.300	X	7.600	X	1	=	2.28
LO	2.650	X	14.975	X	1	=	39.68
LO1	2.650	X	13.325	X	1	=	35.31
	1.280	X	0.150	X	1	=	0.19
	1.280	X	0.185	X	1	=	0.24
TOTAL						=	145.35

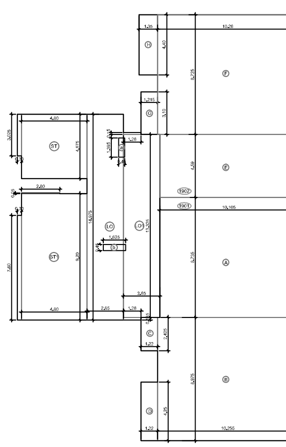
DEDUCTIONS.							SQ.MT
a	1.395	X	0.450	X	1	=	0.63
b	0.450	X	1.625	X	1	=	0.73
TOTAL DEDUCTIONS.						=	1.36
TOTAL STAIRCASE & LIFT AREA ON 15 TH. FLR.						=	143.99

PERMISSIBLE REFUGE AREA

BUILT UP AREA (INCLUDING FUNGIBLE).		SMT
15TH. FLR.	=	190.39
16TH. FLR.	=	270.62
17TH. FLR.	=	270.62
18TH. FLR.	=	270.62
19TH. FLR.	=	334.06
20TH. FLR.	=	334.06
21ST. FLR.	=	334.06
TOTAL BUILT UP AREA	=	2004.43
PERMISSIBLE REFUGE AREA 4% TO 4.25%		
= 4% OF GROSS B.U.A	=	80.18
= 4.25% OF GROSS B.U.A	=	85.19
TOTAL PROPOSED REFUGE AREA.	=	80.22



TYPICAL FLOOR PLAN (19TH. TO 21ST. FLR.) REHAB + SALE.
SCALE : 1 = 100.



AREA DIAGRAM (19TH. TO 21ST. FLOOR) REHAB + SALE.
SCALE : 1 = 100.

BUILT UP AREA CALCULATIONS FLAT WISE.

NINETEENTH TO TWENTY FIRST FLOOR.

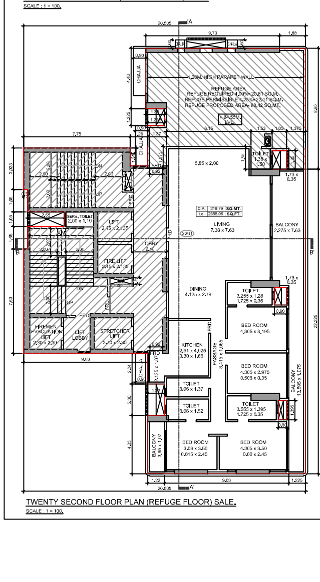
FLAT NO. 1901							SQ.MT
A	10.105	X	8.735	X	1	=	88.27
B	10.255	X	8.975	X	1	=	92.04
C	1.220	X	2.425	X	1	=	2.96
D	1.220	X	4.250	X	1	=	5.19
TOTAL PROPOSED BUILT UP AREA OF FLAT NO. 1901.						=	188.45

FLAT NO. 1902.							SQ.MT
E	10.105	X	4.590	X	1	=	46.38
F	10.260	X	8.725	X	1	=	89.52
G	1.215	X	3.100	X	1	=	3.77
H	1.350	X	4.400	X	1	=	5.94
TOTAL PROPOSED BUILT UP AREA OF FLAT NO. 1901.						=	145.61
TOTAL PROPOSED BUILT UP AREA / FLR.						=	334.06

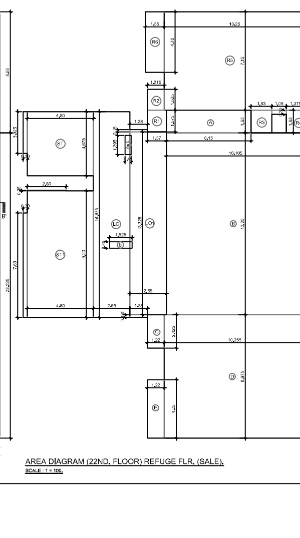
STAIRCASE & LIFT AREA CALCULATIONS.

NINETEENTH TO TWENTY FIRST FLOOR							SQ.MT
ST	4.800	X	4.675	X	1	=	22.44
	0.300	X	3.025	X	1	=	0.91
ST1	4.800	X	9.200	X	1	=	44.16
	2.800	X	0.050	X	1	=	0.14
	0.300	X	7.600	X	1	=	2.28
LO	2.650	X	14.975	X	1	=	39.68
LO1	2.650	X	13.325	X	1	=	35.31
	1.280	X	0.150	X	1	=	0.19
	1.250	X	0.185	X	1	=	0.23
TOTAL						=	145.35

DEDUCTIONS.							SQ.MT
a	0.450	X	1.395	X	1	=	0.63
b	1.625	X	0.450	X	1	=	0.73
TOTAL DEDUCTIONS.						=	1.36
TOTAL STAIRCASE & LIFT AREA / FLR.						=	143.99



TWENTY SECOND FLOOR PLAN (REFUGE FLOOR) SALE.
SCALE : 1 = 100.



AREA DIAGRAM (22ND. FLOOR) REFUGE FLR. (SALE).
SCALE : 1 = 100.

BUILT UP AREA CALCULATIONS.

TWENTY SECOND FLOOR (REFUGE FLOOR)							SQ.MT
A	6.150	x	1.650	x	1	=	10.15
B	10.105	x	13.250	x	1	=	133.89
C	1.220	x	2.425	x	1	=	2.96
D	10.255	x	8.975	x	1	=	92.04
E	1.220	x	4.250	x	1	=	5.19
TOTAL PROPOSED BUILT UP AREA OF 22ND. FLR.						=	244.22

REFUGE AREA CALCULATION							SQ.MT
R1	1.370	X	1.575	X	1	=	2.16
R2	1.215	X	1.525	X	1	=	1.85
R3	1.530	X	1.650	X	1	=	2.52
R4	1.375	X	1.650	X	1	=	2.27
R5	10.260	X	7.150	X	1	=	73.36
	1.050	X	0.300	X	1	=	0.32
R6	1.350	X	4.400	X	1	=	5.94
TOTAL PROPOSED REFUGE AREA						=	88.42

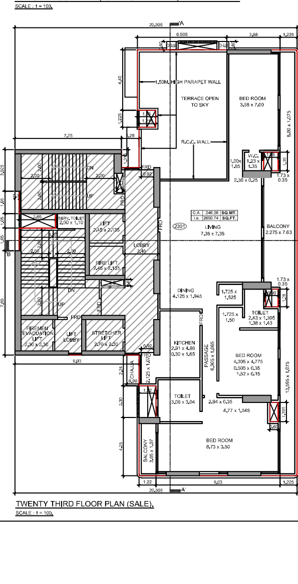
STAIRCASE & LIFT AREA CALCULATIONS.

TWENTY SECOND FLOOR							SQ.MT
ST	4.800	X	4.675	X	1	=	22.44
	0.300	X	3.025	X	1	=	0.91
ST1	4.800	X	9.200	X	1	=	44.16
	2.800	X	0.050	X	1	=	0.14
	0.300	X	7.600	X	1	=	2.28
LO	2.650	X	14.975	X	1	=	39.68
LO1	2.650	X	13.325	X	1	=	35.31
	1.280	X	0.150	X	1	=	0.19
	1.280	X	0.185	X	1	=	0.24
TOTAL						=	145.35

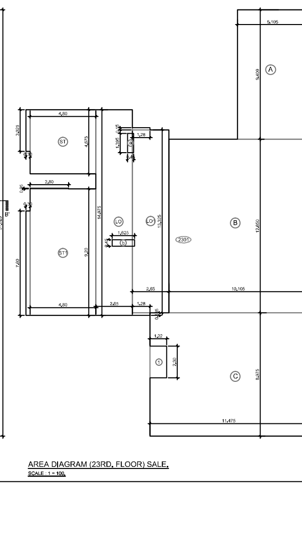
DEDUCTIONS.							SQ.MT
a	1.395	X	0.450	X	1	=	0.63
b	0.450	X	1.625	X	1	=	0.73
TOTAL DEDUCTIONS.						=	1.36
TOTAL STAIRCASE & LIFT AREA OF 22 ND. FLR.						=	143.99

PERMISSIBLE REFUGE AREA

BUILT UP AREA (INCLUDING FUNGIBLE).		SMT
22ND. FLR.	=	244.22
23RD. FLR.	=	276.00
TOTAL BUILT UP AREA		520.22
PERMISSIBLE REFUGE AREA 4% TO 4.25%		
= 4% OF GROSS B.U.A	=	20.81
= 4.25% OF GROSS B.U.A	=	22.11
TOTAL PROPOSED REFUGE AREA.	=	88.42
EXCESS REFUGE AREA	=	66.31



TWENTY THIRD FLOOR PLAN (SALE).
SCALE : 1 = 100.



AREA DIAGRAM (23RD. FLOOR) SALE.
SCALE : 1 = 100.

BUILT UP AREA CALCULATIONS.

23RD. FLOOR							SQ.MT
A	5.105	x	9.400	x	1	=	47.99
B	10.105	x	12.650	x	1	=	127.83
C	11.475	x	8.975	x	1	=	102.99
					TOTAL	=	278.80

DEDUCTIONS.							
1	1.220	x	2.300	x	1	=	2.81
TOTAL DEDUCTIONS.						=	2.81
TOTAL PROPOSED BUILT UP AREA ON 23RD. FLOOR.						=	276.00

STAIRCASE & LIFT AREA CALCULATIONS.

23RD. FLOOR							SQ.MT
ST	4.800	X	4.675	X	1	=	22.44
	0.300	X	3.025	X	1	=	0.91
ST1	4.800	X	9.200	X	1	=	44.16
	2.800	X	0.050	X	1	=	0.14
	0.300	X	7.600	X	1	=	2.28
LO	2.650	X	14.975	X	1	=	39.68
LO1	2.650	X	13.325	X	1	=	35.31
	1.280	X	0.150	X	1	=	0.19
	1.250	X	0.185	X	1	=	0.23
TOTAL						=	145.35

DEDUCTIONS.							SQ.MT
a	0.450	X	1.395	X	1	=	0.63
b	1.625	X	0.450	X	1	=	0.73
TOTAL DEDUCTIONS.						=	1.36
TOTAL STAIRCASE & LIFT AREA 23RD. FLOOR.						=	143.99

FILE No.P-12718/2022/(377)/G/North/MAHIM | 4

JITENDRA ARJUNRAO KHONDE

EX. ENG. (B.P.) City-III

SANDIPKUMAR ARVIND WAGH

ASST. ENG. (B.P.) City-VII

PRAMOD DILIPRAO BHOSALE

SUB. ENG. (B.P.) City-

CONTENTS OF THE SHEET

FIFTEENTH FLOOR PLAN, NINETEENTH TO TWENTY FIRST FLOOR PLAN, TWENTY SECOND FLOOR PLAN, TWENTY THIRD FLOOR PLAN, AREA DIAGRAM & AREA CALCULATIONS.

REVISION	DESCRIPTION	DATE	SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING KNOWN AS 'OCEANA' ON PLOT BEARING C. S. NO. 377(PT.) OF MAHIM DIVISION, G/N WARD, AT KELUSKAR ROAD DADAR (W), MUMBAI-400 028.

NAME OF OWNER AND SIGNATURE

KOHINOOR PLANET CONSTRUCTIONS PVT. LTD.

UNMESH MANOHAR JOSHI — Digitally signed by UNMESH MANOHAR JOSHI Date: 2023.09.12 14:08:07 +05'30'

AUTHORISED SIGNATORY

NAME OF DESIGN ARCHITECT

ARCHITECT:
Sandeep Shikre & Associates
202-204, Prabhadevi Industrial Estate, Veer Savarkar Marg, Prabhadevi, Mumbai - 400 025.

SIGNATURE | NAME AND ADDRESS OF ARCHITECT / L.S.

Akshay Devram Phapale
AKSHAY PHAPALE
LICENSE SURVEYOR.

RISING PLANET
902, 9th Floor Mayflower,
Hiranandani Meadows,
Gladys Alwares Road,
Thane (West) - 400 610
Email - planetrising1@gmail.com

JOB NO.	DRG. NO.	SCALE	DATE	DRAWN BY
	4	1 = 100	SEPT. 2023	SUBRAMANYA

NORTH | **CERTIFICATE OF AREA**

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERANCE AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP RECORDS