

NET PLOT AREA CALCULATION

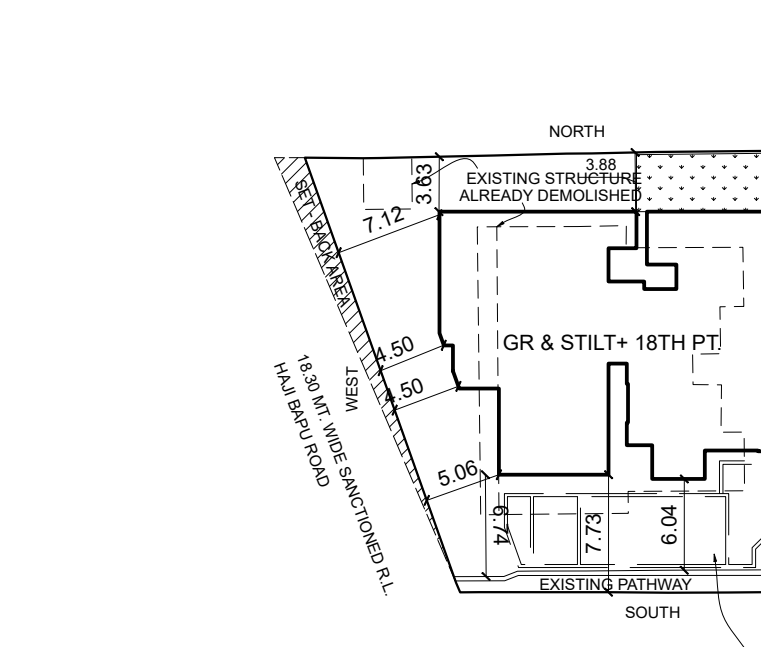
Table with 2 columns: Dimensions and Area. 1. 0.50 x 45.75 x 16.00 x 1NO = 366.00 SQ.MT. 2. 0.50 x 45.75 x 22.62 x 1NO = 517.43 SQ.MT. TOTAL = 883.43 SQ.MT.

EXISTING INTERNAL LAYOUT ROAD AREA CALCULATION

Table with 2 columns: Dimensions and Area. a. 2/3 x 6.50 x 1.40 x 1NO = 6.07 SQ.MT. b. 0.50 x 6.50 x 3.22 x 1NO = 10.47 SQ.MT. TOTAL INTERNAL LAYOUT ROAD AREA = 16.54 SQ.MT. NET PLOT AREA (A-B) = 866.89 SQ.MT.

SET - BACK AREA CALCULATION

Table with 2 columns: Dimensions and Area. 1. 0.50 x 31.27 x 1.85 x 1NO = 28.92 SQ.MT. 2. 0.50 x 16.01 x 1.35 x 1NO = 912.35 SQ.MT. AS PER PRC AREA = 959.60 SQ.MT.



BLOCK PLAN

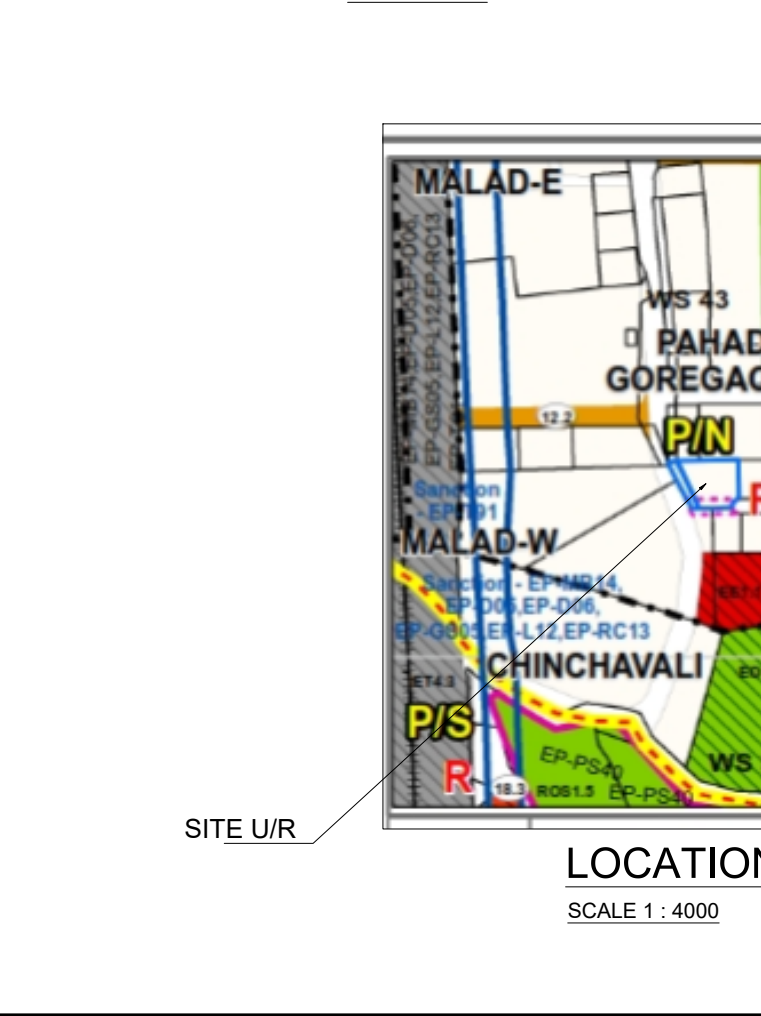


TABLE NO - I

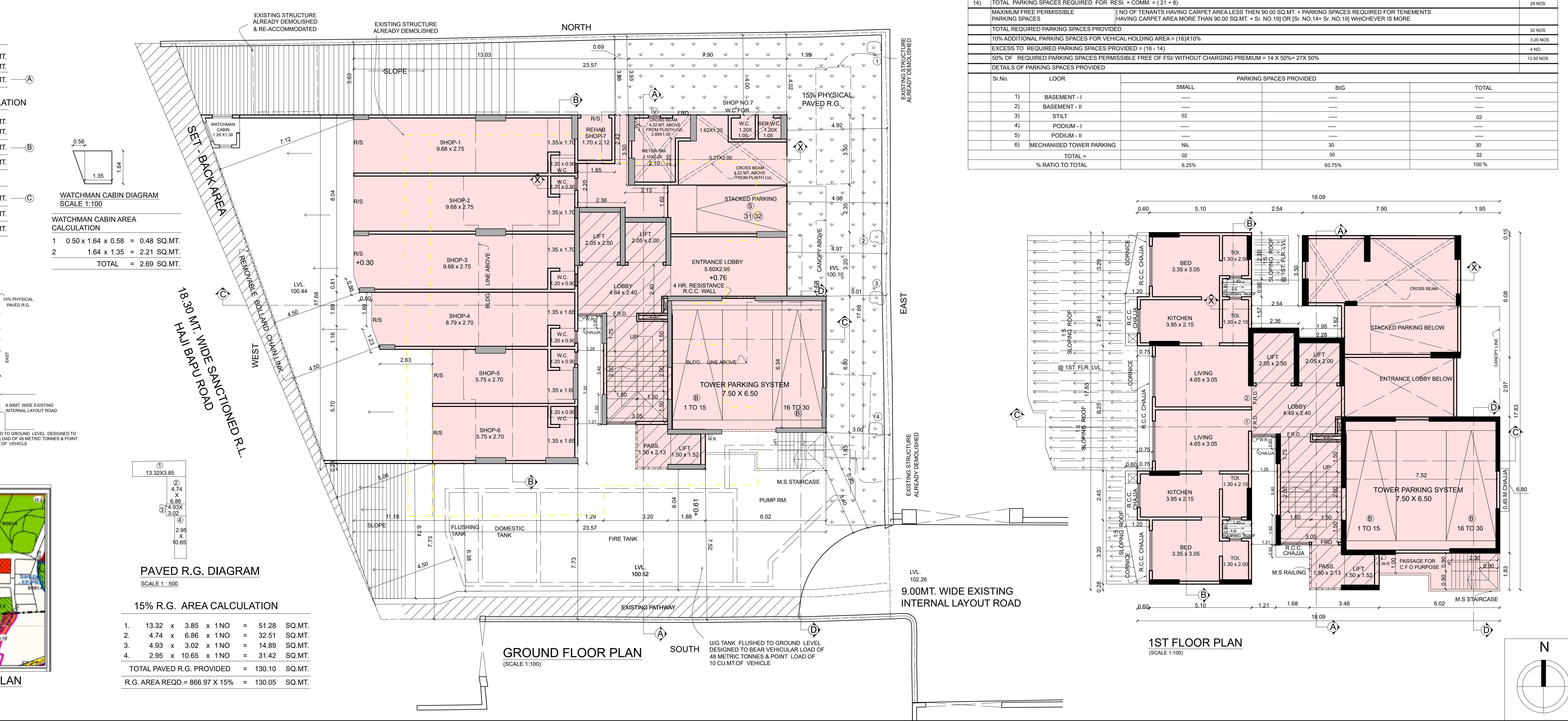
PROPOSED BUILT UP AREA STATEMENT table with columns: Sr.No, WING, FLOOR NO, COMMERCIAL, RESIDENTIAL, TOTAL (4 + 5) IN SQ.MT., STAIRCASE/LIFT/LOBBY AREA IN SQ.MT., FLAT/RESOCIETY OFFICE/FITNESS CENTER/ REFUGE AREA IN SQ.MT.

TABLE NO - III

FUNGIBLE COMPENSATORY AREA STATEMENT table with columns: Sr.No, DESCRIPTION, B.U.A. IN SQ.MT. (COMMERCIAL, RESIDENTIAL, TOTAL), NET PLOT AREA, 50% ADD. FSI, 90% TDR + 2 TIMES SETBACK OVER & ABOVE, TOTAL.

TABLE NO - IV

PARKING SPACES STATEMENT table with columns: Sr.No, WING, FLOOR, CARPET AREA OF TENEMENT IN SQ.MT. (FLAT NO. 1, 2, 3), NO. OF TENEMENTS PROPOSED PER FLOOR, NO. OF TENEMENTS IN GROUP OF REQUIRED PARKING SPACES (BELOW 45 SQ.MT., ABOVE 45 TO 90 SQ.MT., ABOVE 90 SQ.MT.), TOTAL PARKING.

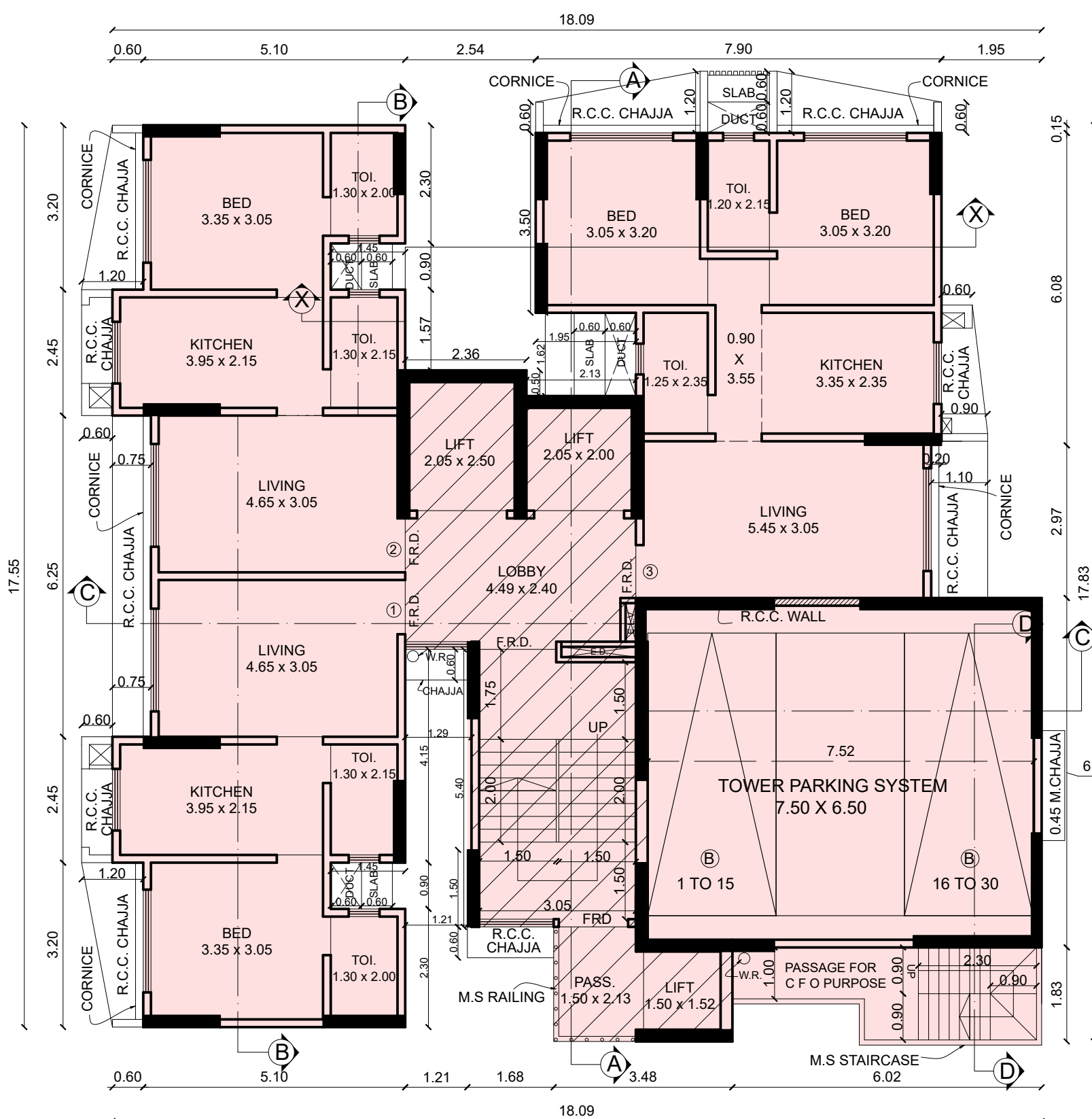


PROFORMA - A

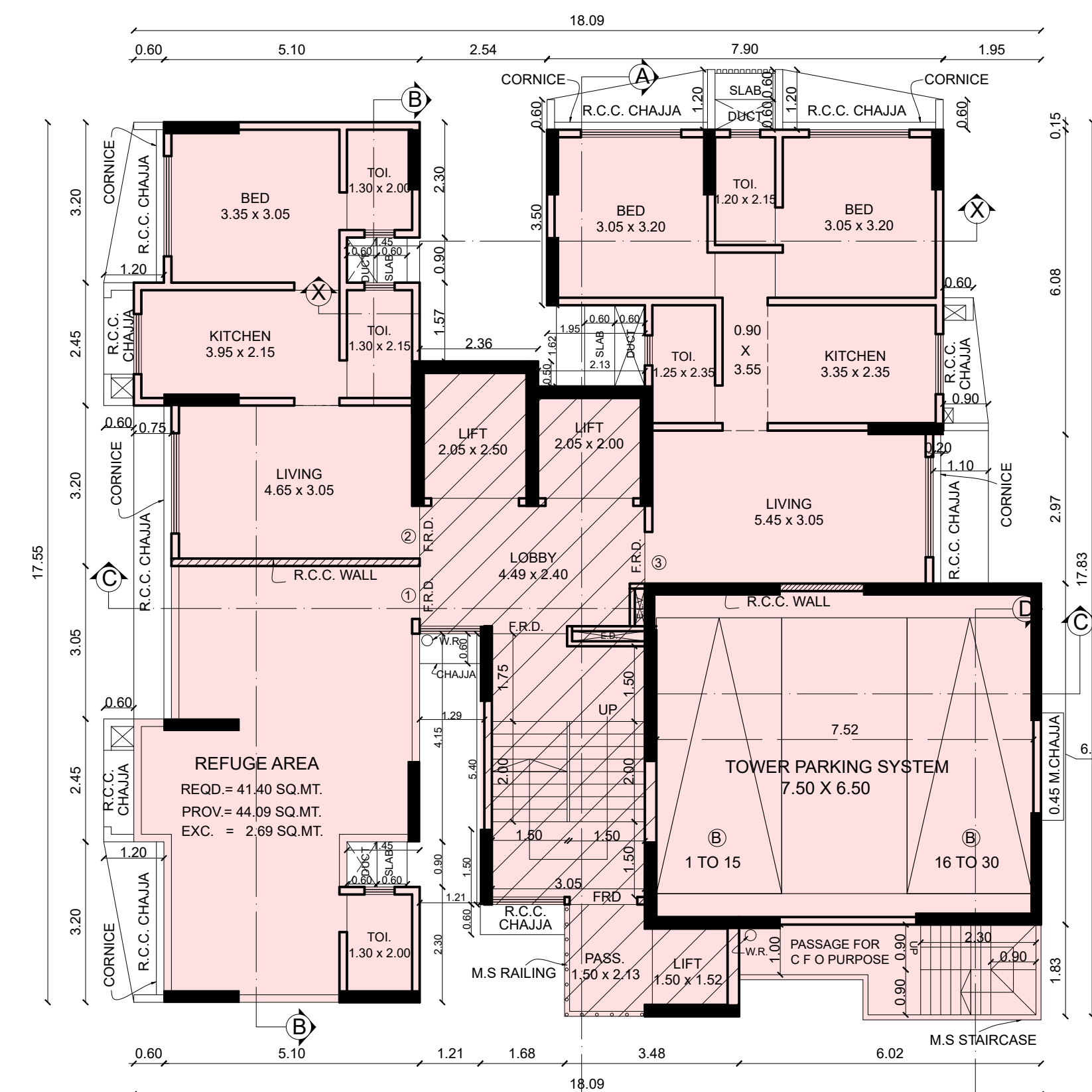
Table with columns: AREA STATEMENT, SQ.MT., and NO. OF PARKING REQUIRED. Includes sections for Area of Reservation, Deductions for Road Area, Balance Area of Plot, and Total B.U.A. Proposed.

PROFORMA - B

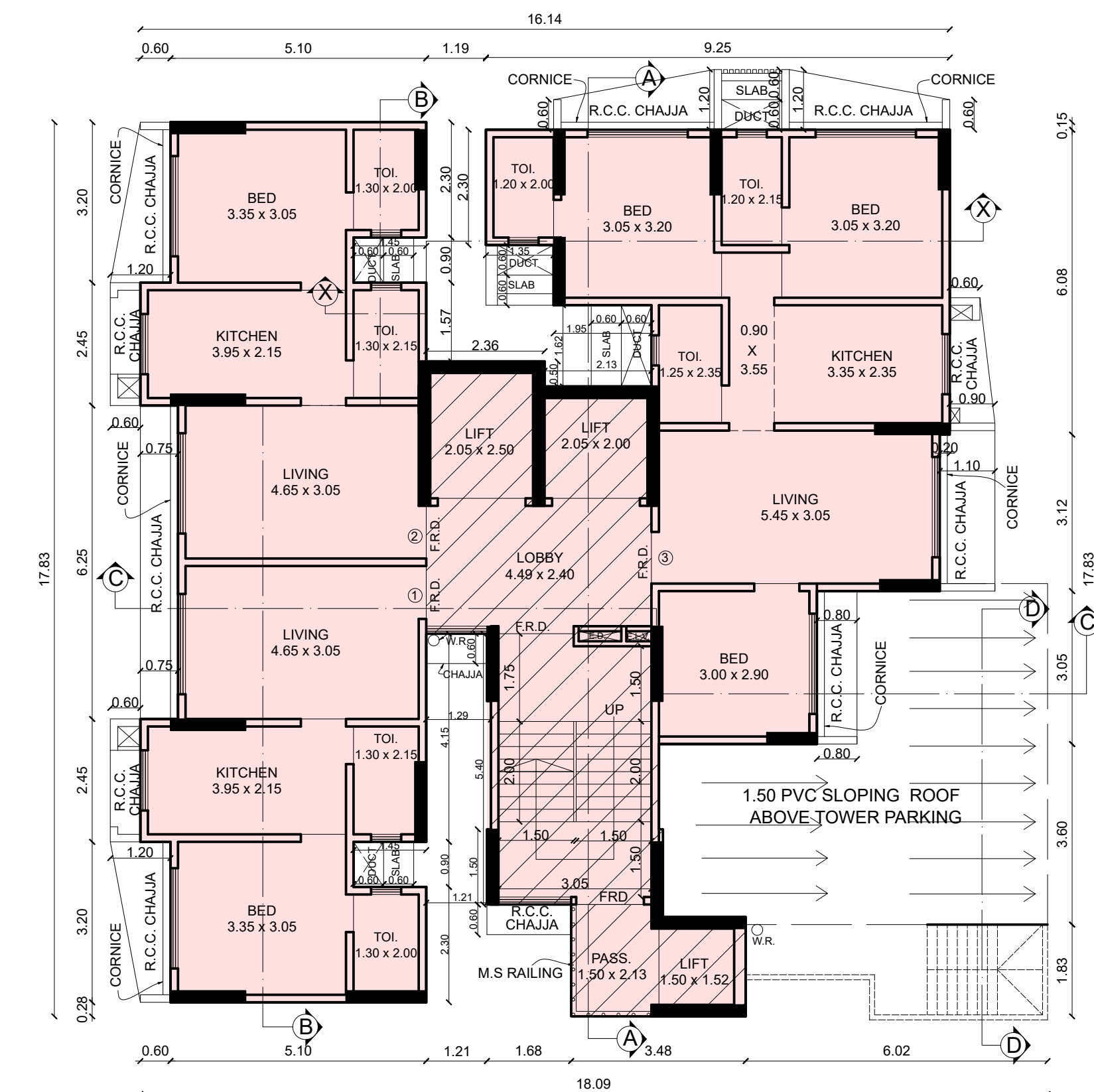
Table with columns: CONTENTS OF SHEET, DESCRIPTION OF PROPERTY, NAME ADDRESS & SIGN. OF OWNER, NAME ADDRESS & SIGNATURE OF ARCHITECT. Includes details about the ground floor plan, location plan, and parking spaces.



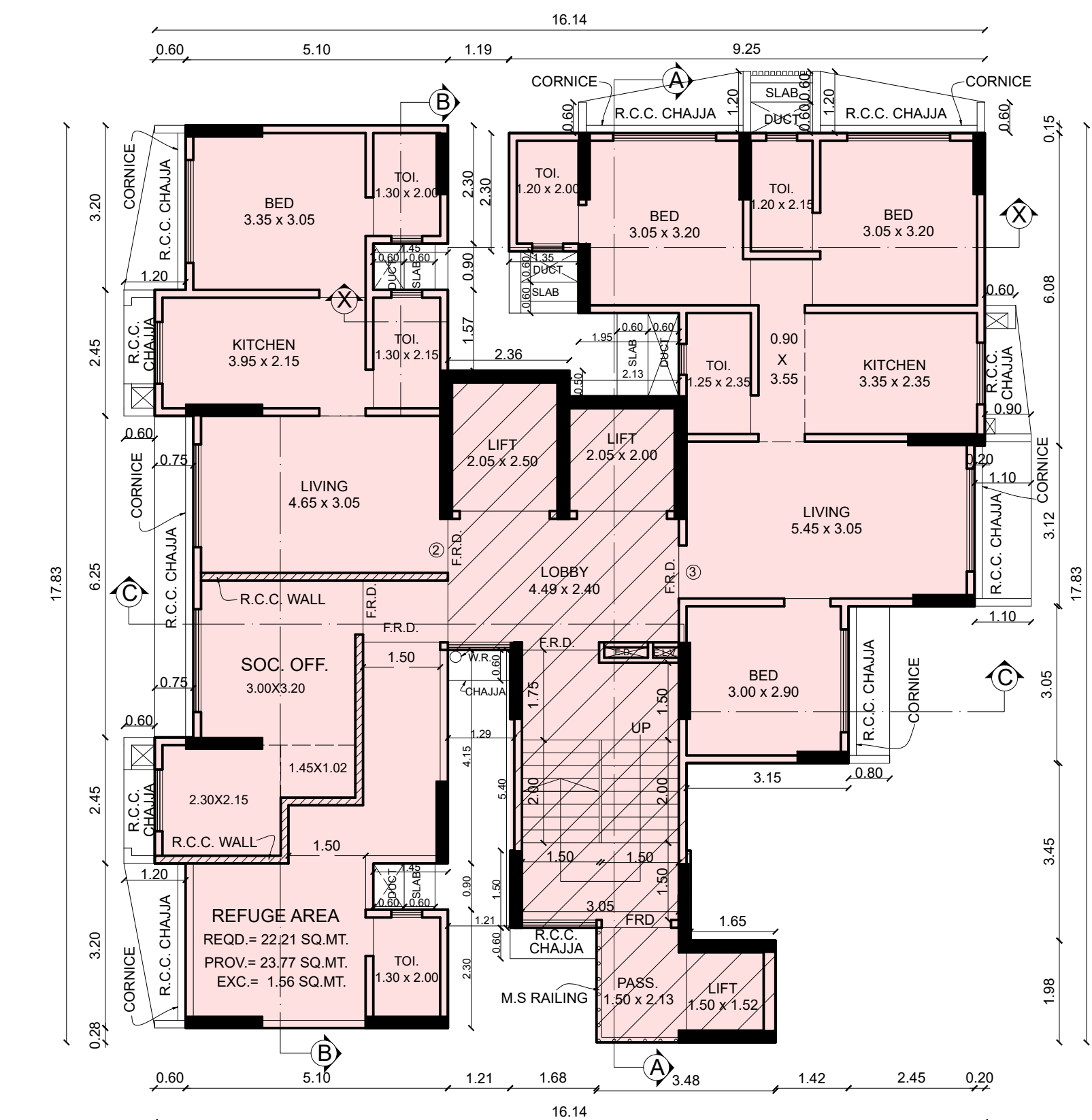
2ND TO 7TH & 9TH TO 12TH FLOOR PLAN (SCALE 1:100)



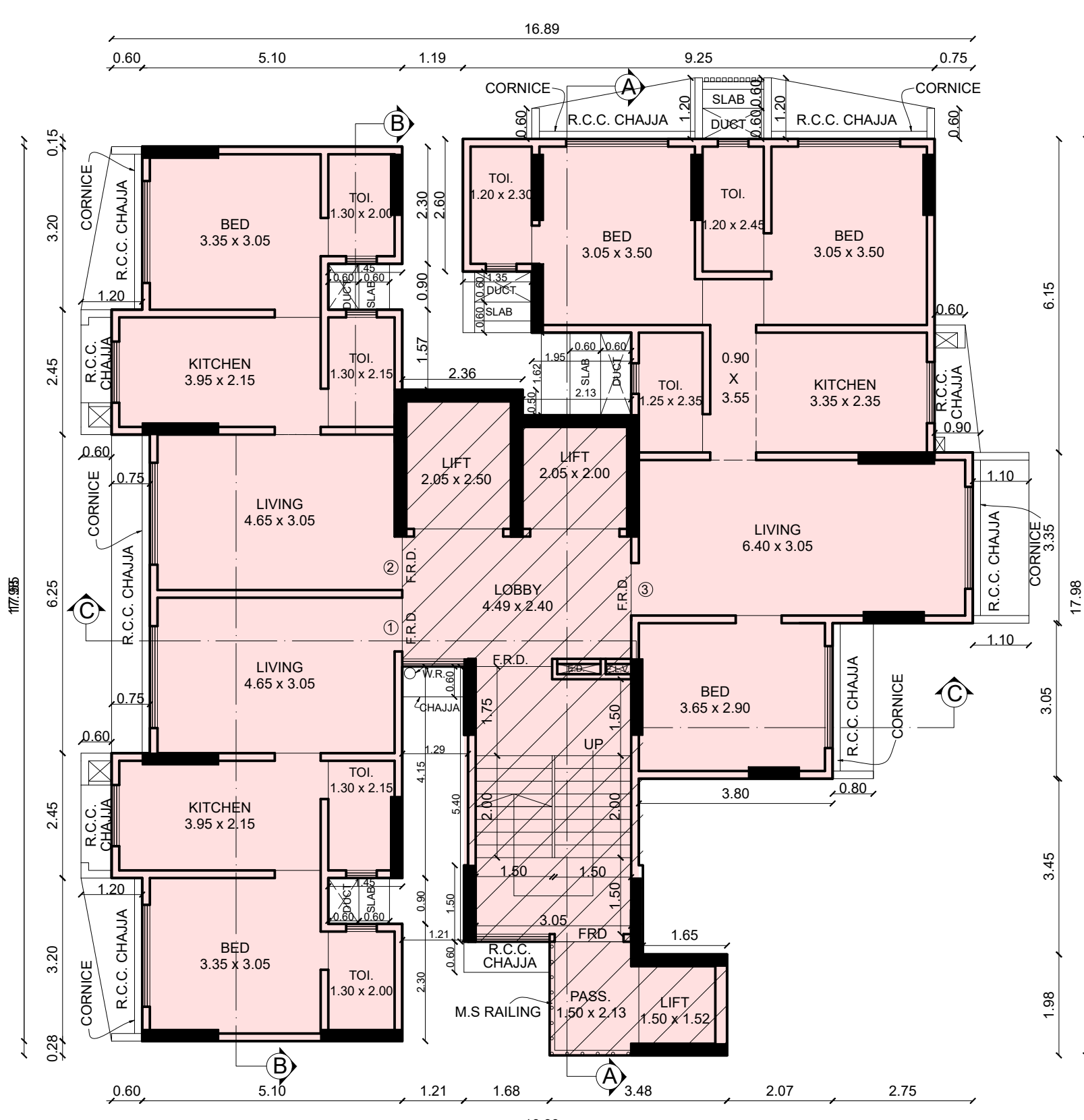
8TH FLOOR PLAN (REFUGE FLOOR) (SCALE 1:100)



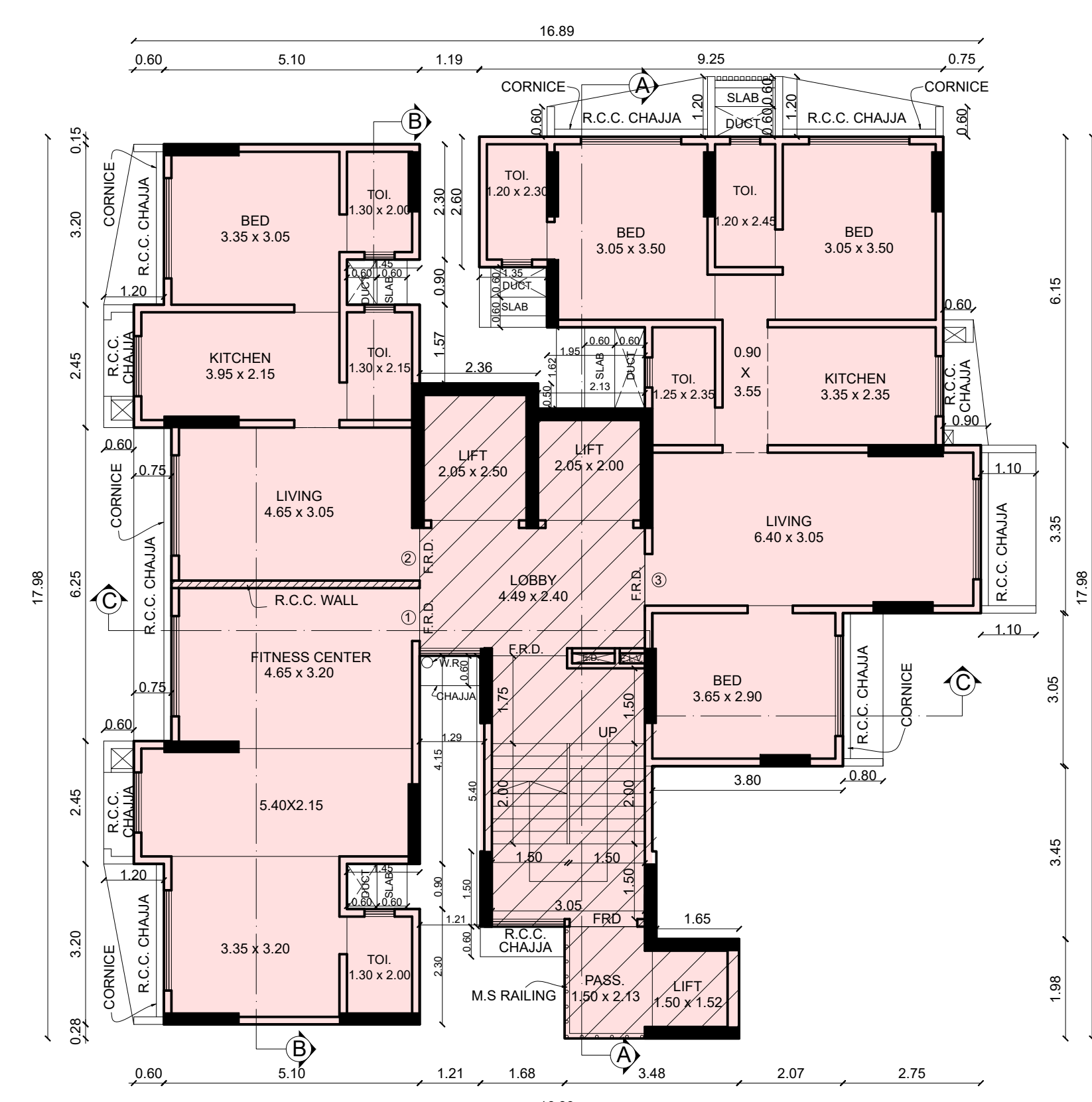
13TH & 14TH FLOOR PLAN (SCALE 1:100)



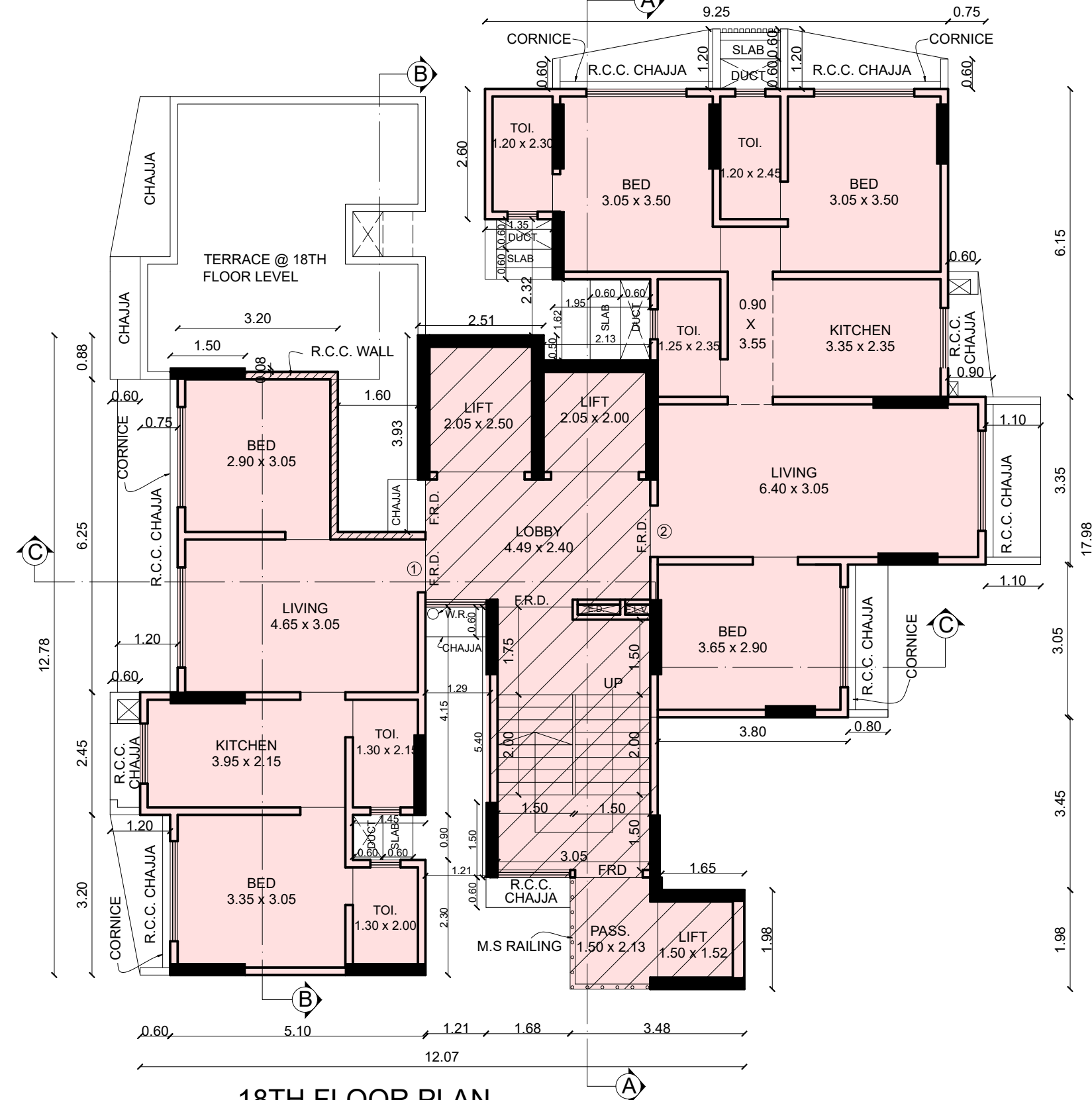
15TH FLOOR PLAN (REFUGE FLOOR) (SCALE 1:100)



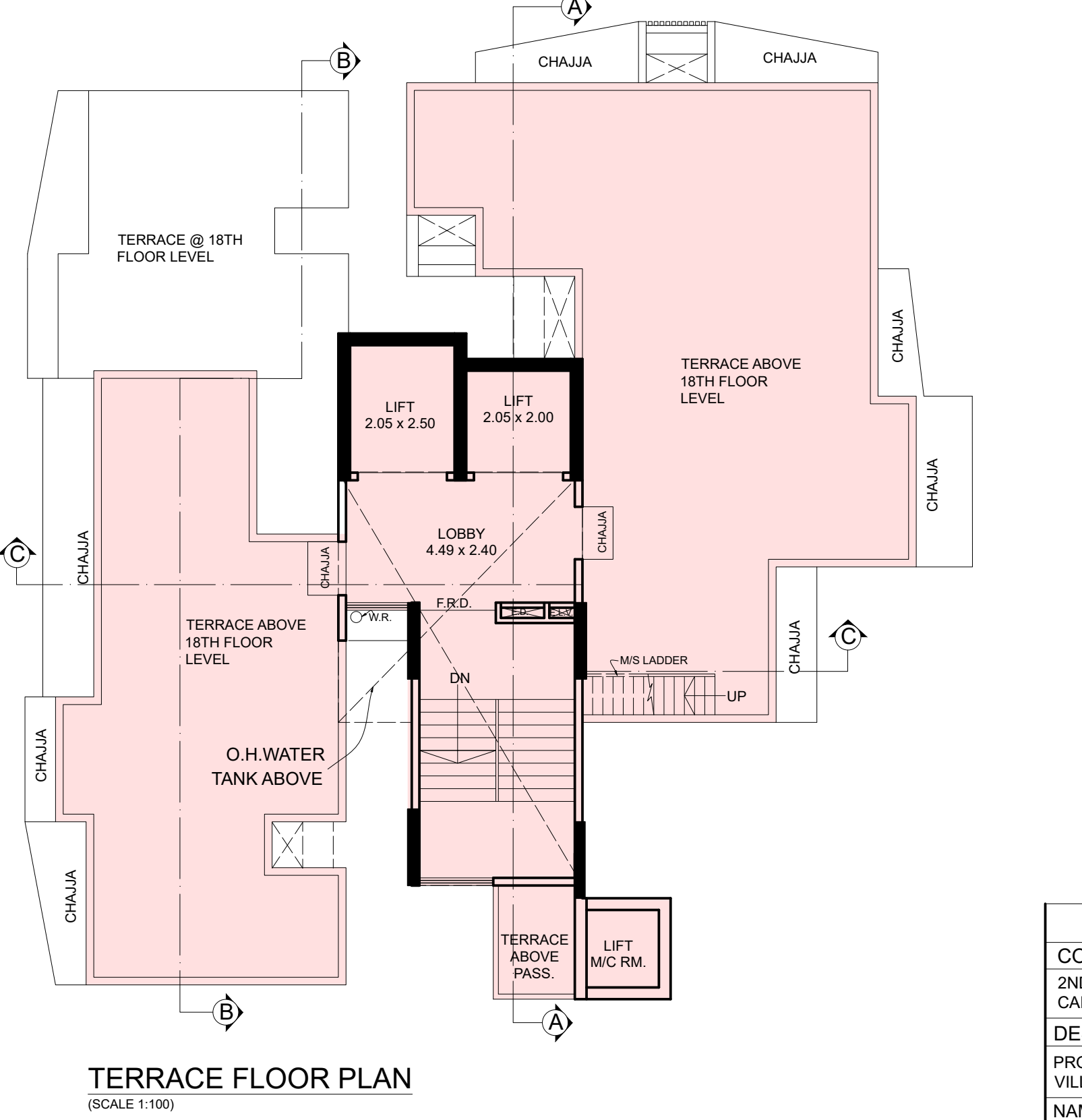
16TH FLOOR PLAN (SCALE 1:100)



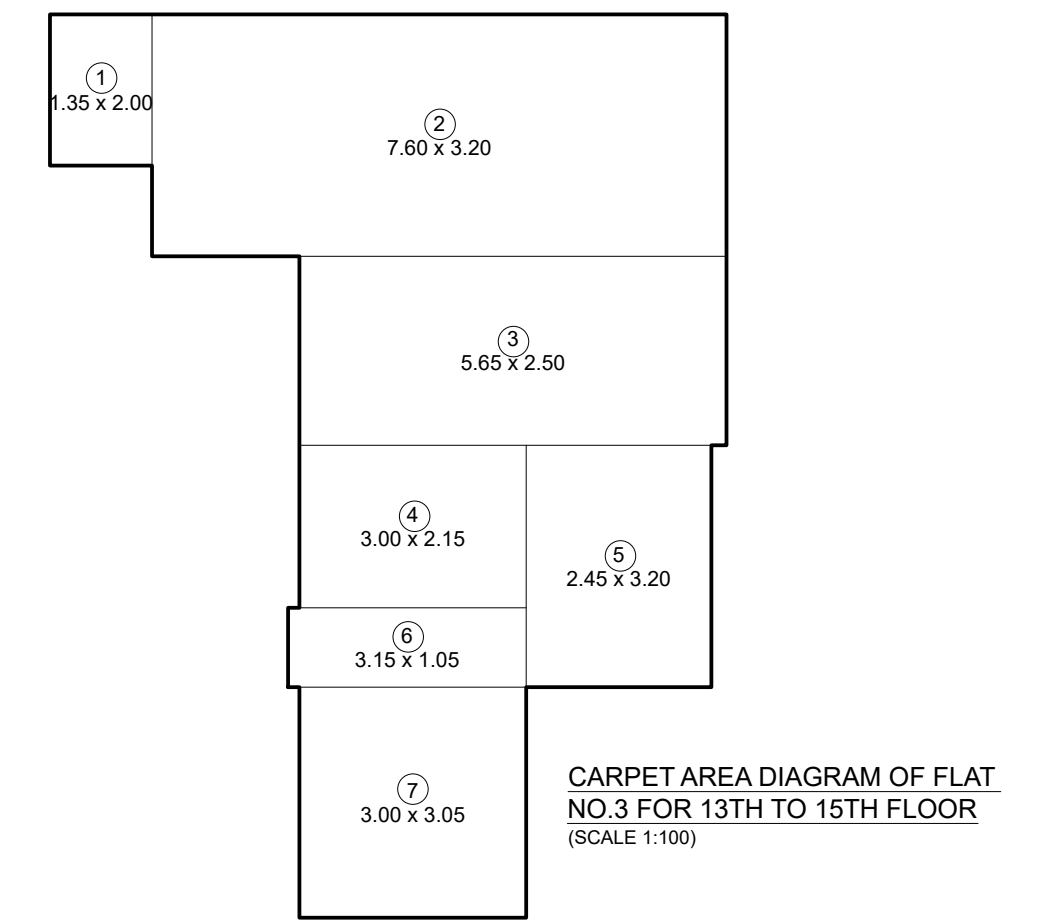
17TH FLOOR PLAN (SCALE 1:100)



18TH FLOOR PLAN (SCALE 1:100)



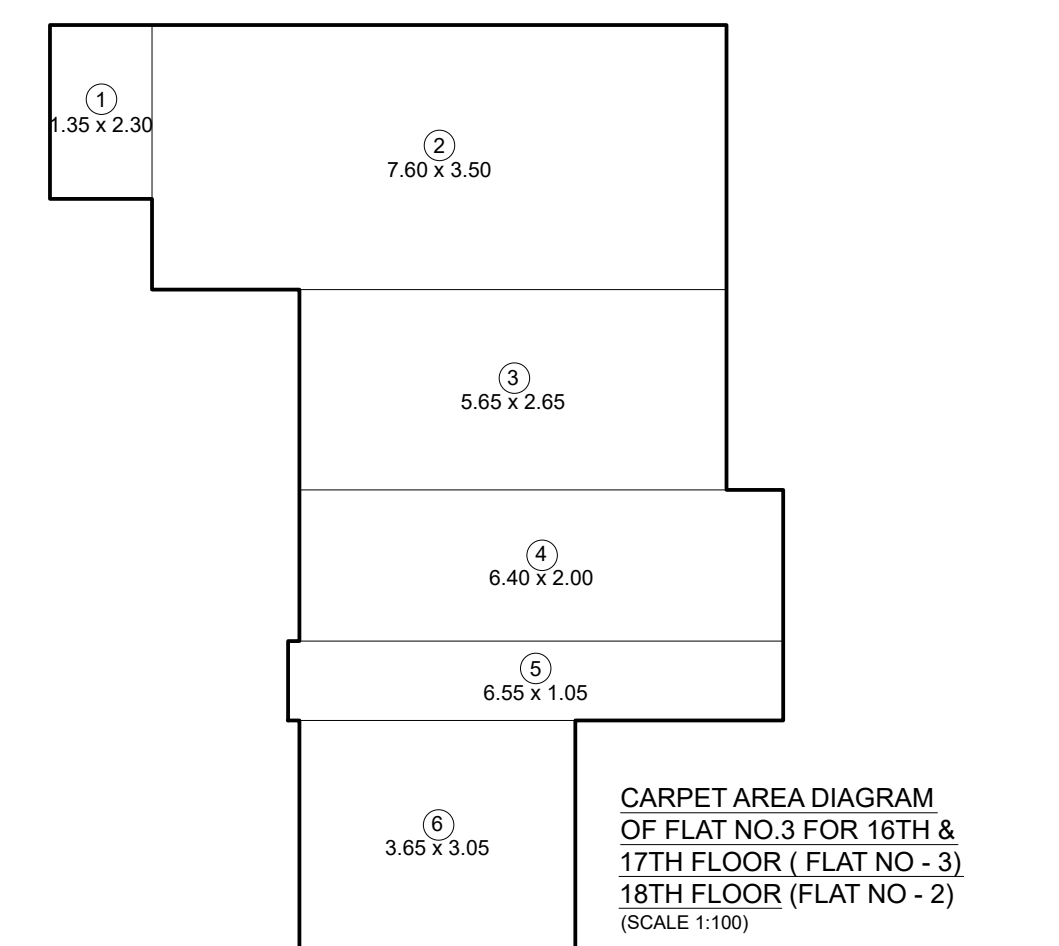
TERRACE FLOOR PLAN (SCALE 1:100)



**CARPET AREA CALCULATION FOR 13TH TO 15TH FLOOR, FLAT NO.3**

ADDITION

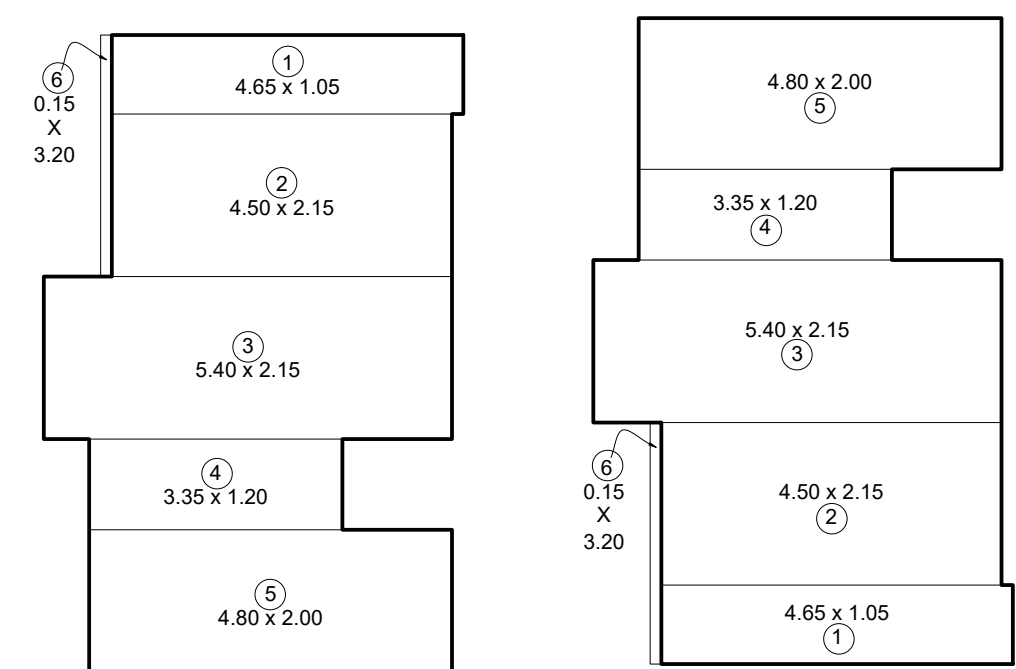
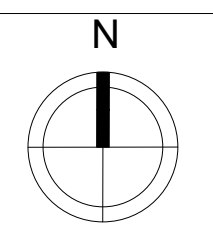
1	1.35 X 2.00 X 1NO	= 2.70 SQ.MT.
2	7.60 X 3.20 X 1NO	= 24.32 SQ.MT.
3	5.65 X 2.50 X 1NO	= 14.13 SQ.MT.
4	3.00 X 2.15 X 1NO	= 6.45 SQ.MT.
5	2.45 X 3.20 X 1NO	= 7.84 SQ.MT.
6	3.15 X 1.05 X 1NO	= 3.31 SQ.MT.
7	3.00 X 3.05 X 1NO	= 9.15 SQ.MT.
<b>TOTAL ADDITION</b>		<b>= 67.90 SQ.MT.</b>



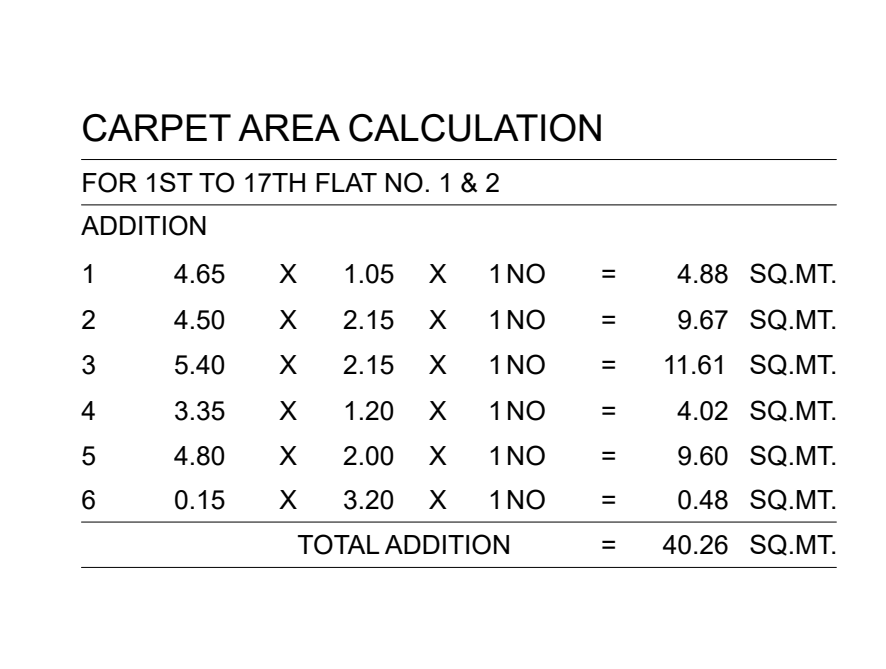
**CARPET AREA CALCULATION FOR 16TH TO 17TH FLOOR, FLAT NO.3 FOR 18TH FLOOR, FLAT NO.2**

ADDITION

1	1.35 X 2.30 X 1NO	= 3.11 SQ.MT.
2	7.60 X 3.50 X 1NO	= 26.60 SQ.MT.
3	5.65 X 2.65 X 1NO	= 14.97 SQ.MT.
4	6.40 X 2.00 X 1NO	= 12.80 SQ.MT.
5	6.55 X 1.05 X 1NO	= 6.88 SQ.MT.
6	3.65 X 3.05 X 1NO	= 11.13 SQ.MT.
<b>TOTAL ADDITION</b>		<b>= 75.49 SQ.MT.</b>



CARPET AREA DIAGRAM OF FLAT NO.1 FOR 1ST TO 17TH FLOOR (SCALE 1:100)

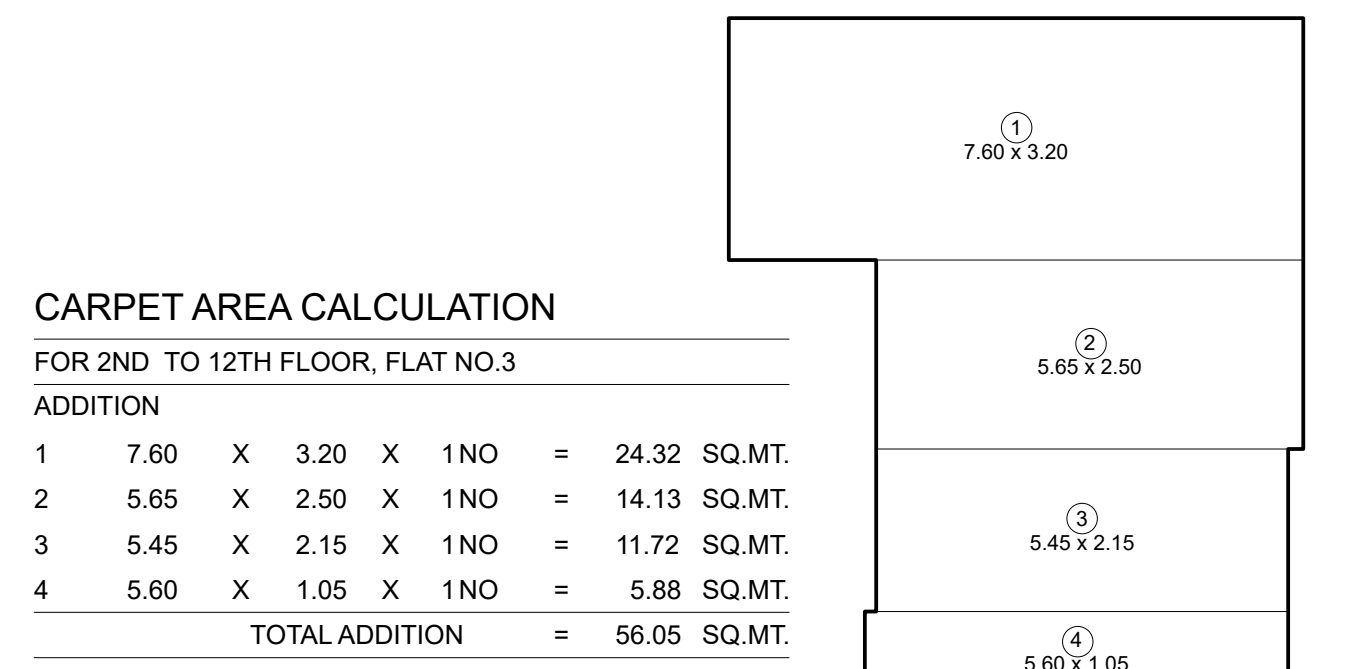


CARPET AREA DIAGRAM OF FLAT NO.2 FOR 1ST TO 17TH FLOOR (SCALE 1:100)

**CARPET AREA CALCULATION FOR 1ST TO 17TH FLAT NO. 1 & 2**

ADDITION

1	4.65 X 1.05 X 1NO	= 4.88 SQ.MT.
2	4.50 X 2.15 X 1NO	= 9.67 SQ.MT.
3	5.40 X 2.15 X 1NO	= 11.61 SQ.MT.
4	3.35 X 1.20 X 1NO	= 4.02 SQ.MT.
5	4.80 X 2.00 X 1NO	= 9.60 SQ.MT.
6	0.15 X 3.20 X 1NO	= 0.48 SQ.MT.
<b>TOTAL ADDITION</b>		<b>= 40.26 SQ.MT.</b>

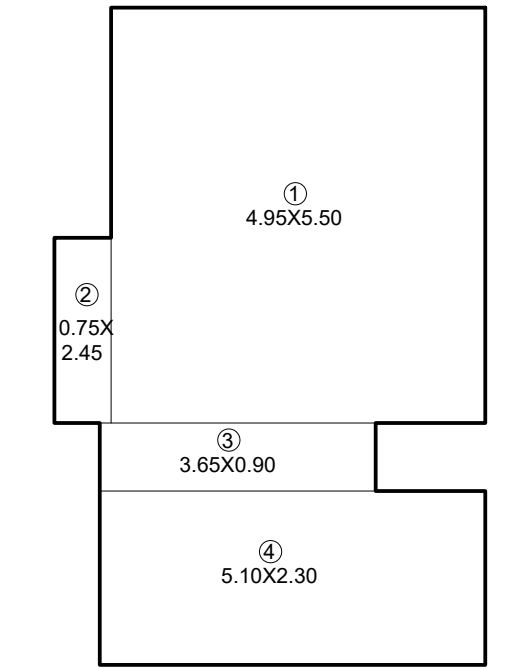


CARPET AREA DIAGRAM OF FLAT NO.3 FOR 2ND TO 7TH & 9TH TO 12TH FLOOR (SCALE 1:100)

**CARPET AREA CALCULATION FOR 2ND TO 12TH FLOOR, FLAT NO.3**

ADDITION

1	7.60 X 3.20 X 1NO	= 24.32 SQ.MT.
2	5.65 X 2.50 X 1NO	= 14.13 SQ.MT.
3	5.45 X 2.15 X 1NO	= 11.72 SQ.MT.
4	5.60 X 1.05 X 1NO	= 5.88 SQ.MT.
<b>TOTAL ADDITION</b>		<b>= 56.05 SQ.MT.</b>



REFUGE AREA DIAGRAM @ 8TH FLOOR FIT. CEN. AREA DIAGRAM @ 17TH FLOOR (SCALE 1:100)

**REFUGE AREA CALCULATION (FOR 8TH FLOOR) FIT. CEN. AREA CALCULATION (FOR 17TH FLOOR)**

ADDITION

1	4.95 X 5.50 X 1NO	= 27.23 SQ.MT.
2	0.75 X 2.45 X 1NO	= 1.84 SQ.MT.
3	3.65 X 0.90 X 1NO	= 3.29 SQ.MT.
4	5.10 X 2.30 X 1NO	= 11.73 SQ.MT.
<b>TOTAL</b>		<b>= 44.09 SQ.MT.</b>

**REFUGE AREA CALCULATION FOR 8TH FLOOR**

8TH TO 14TH FLOOR BUILTUP AREA = 1035.11 SQ.MT.  
 REFUGE AREA REQ. = 1035.11 X 4% = 41.40 SQ.MT.  
 REFUGE AREA REQD. = 41.40 SQ.MT.  
 REFUGE AREA PROVD. = 44.09 SQ.MT.  
 EXC. REFUGE AREA = 44.09 - 41.40 = 2.69 SQ.MT.

**SUMMARY FOR REFUGE AREA 8TH FLOOR**

FLOORS	TOTAL B.U.A.
8TH FLOOR	106.39 SQ.MT.
9TH FLOOR	150.48 SQ.MT.
10TH FLOOR	150.48 SQ.MT.
11TH FLOOR	150.48 SQ.MT.
12TH FLOOR	150.48 SQ.MT.
13TH FLOOR	163.40 SQ.MT.
14TH FLOOR	163.40 SQ.MT.
<b>TOTAL</b>	<b>1035.11 SQ.MT.</b>

**SUMMARY FOR REFUGE AREA 15TH FLOOR**

FLOORS	TOTAL B.U.A.
15TH FLOOR	119.31 SQ.MT.
16TH FLOOR	171.29 SQ.MT.
17TH FLOOR	127.20 SQ.MT.
18TH FLOOR	137.37 SQ.MT.
<b>TOTAL</b>	<b>555.17 SQ.MT.</b>

**REFUGE AREA CALCULATION FOR 15TH FLOOR**

ADDITION

1	1.65 X 3.18 X 1NO	= 5.25 SQ.MT.
2	3.10 X 1.13 X 1NO	= 3.50 SQ.MT.
3	3.65 X 0.90 X 1NO	= 3.29 SQ.MT.
4	5.10 X 2.30 X 1NO	= 11.73 SQ.MT.
<b>TOTAL</b>		<b>= 23.77 SQ.MT.</b>

**REFUGE AREA CALCULATION FOR 15TH FLOOR**

15TH TO 18TH FLOOR BUILTUP AREA = 555.17 SQ.MT.  
 REFUGE AREA REQ. = 555.17 X 4% = 22.21 SQ.MT.  
 REFUGE AREA REQD. = 22.21 SQ.MT.  
 REFUGE AREA PROVD. = 23.77 SQ.MT.  
 EXC. REFUGE AREA = 23.77 - 22.21 = 1.56 SQ.MT.

**PROFORMA - B**

**CONTENTS OF SHEET**  
 2ND TO 18TH FLOOR PLANS, TERRACE FLOOR PLAN, REFUGE AREA DIAGRAM & CALCULATION, CARPET AREA DIAGRAM & CALCULATION

**DESCRIPTION OF PROPERTY**  
 PROPOSED COMMERCIAL/RESIDENTIAL BUILDING ON PLOT BEARING C.T.S.NO.21A/1A/OF VILLAGE-PAHADI GOREGAON EAST AT MALAD (EAST)MUMBAI -97.

**NAME ADDRESS & SIGN. OF OWNER**  
**SHRI. HIMANSHU DAMJI MARU**  
 PARTNER OF M/S KANAK REALITY & C.A. TO OWNER,  
 PLOT NO. 88, PUSHPA PARK, DAFTARY ROAD, MALAD (E) MUMBAI - 400 097

**THIS CANCELS APPROVAL OF PREVIOUS PLANS ISSUED UNDER NO P-8092/2021 (21A/1A/AND OTHER)/P/N WARD/PAHADI GOREGAON- E DATED - 31/01/2022.**

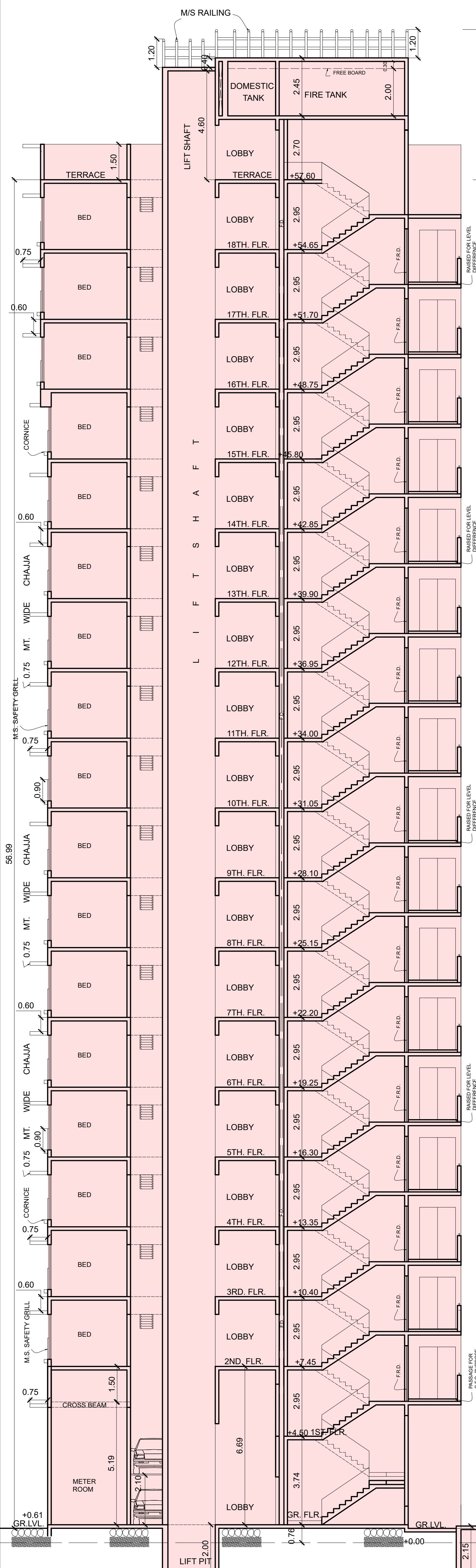
**THIS DRAWING SHALL BE READ IN CONJUNCTION WITH LETTER ISSUED UNDER NO P-8092/2021 (21A/1A/AND OTHER)/P/N WARD/PAHADI GOREGAON- E SIGNED ON EVEN DATE.**

**NAME, ADDRESS & SIGNATURE OF ARCHITECT.**

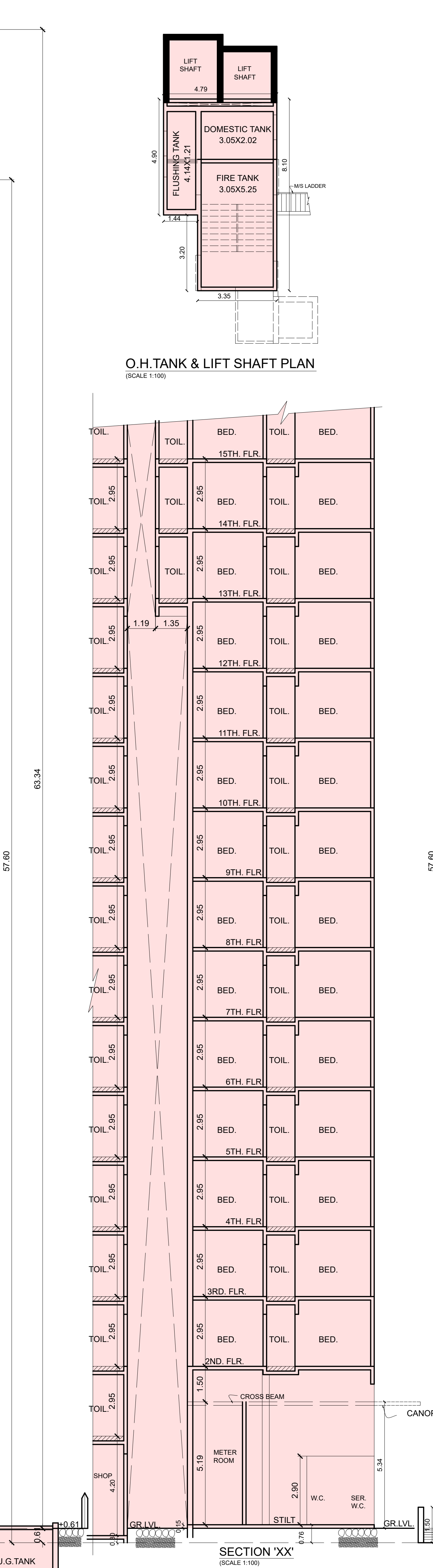
S.E.(B.P.) A.E.(B.P.) E.E.(B.P.)

**HARISH GANDHI**  
 BUILDING CONSULTANTS LLP  
**HARISH D. GANDHI**  
 802, 745 FLY EDGE,  
 NEXT TO KORA KENDRA FLY OVER,  
 S.V.ROAD, BORIVALI (W), MUMBAI - 92.  
 Phone No.: 022 - 28984118  
 Email: architect\_harish\_gandhi@yahoo.com

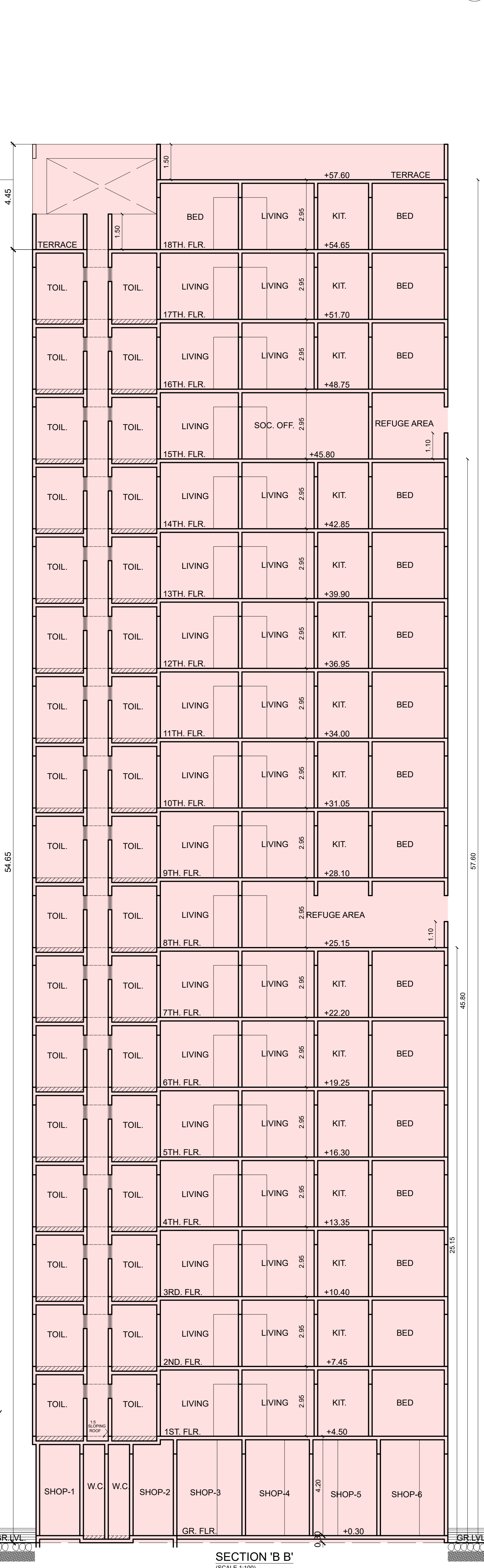




SECTION 'AA'  
(SCALE 1:100)



SECTION 'XX'  
(SCALE 1:100)



SECTION 'B B'  
(SCALE 1:100)

O.H. TANK & LIFT SHAFT PLAN  
(SCALE 1:100)

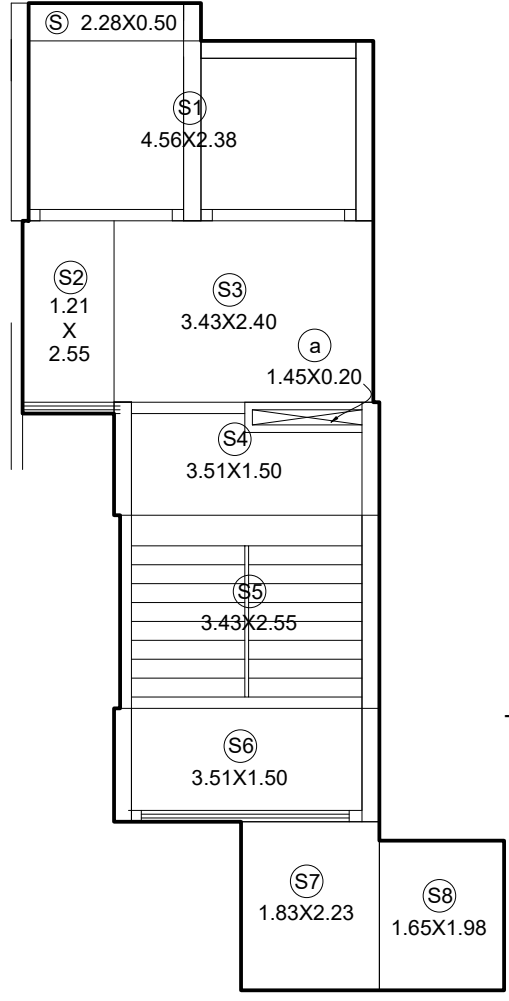
**STAIRCASE AREA CALCULATION**

FOR ST. CASE, LIFT (GR. & 1ST. FL.)

S	2.28	X	0.50	X	1NO	=	1.14	SQ.MT.	
S1	4.56	X	2.38	X	1NO	=	10.85	SQ.MT.	
S2	1.21	X	2.55	X	1NO	=	3.09	SQ.MT.	
S3	3.43	X	2.40	X	1NO	=	8.23	SQ.MT.	
S4	3.51	X	1.50	X	1NO	=	5.27	SQ.MT.	
S5	3.43	X	2.55	X	1NO	=	8.75	SQ.MT.	
S6	3.51	X	1.50	X	1NO	=	5.27	SQ.MT.	
S7	1.83	X	2.23	X	1NO	=	4.08	SQ.MT.	
S8	1.65	X	1.98	X	1NO	=	3.27	SQ.MT.	
TOTAL							=	49.95	SQ.MT.

DEDUCTIONS  
a) 1.45 X 0.20 X 1NO = 0.29 SQ.MT.  
TOTAL STAIRCASE AREA = 49.95 - 0.29 = 49.66 SQ.MT.

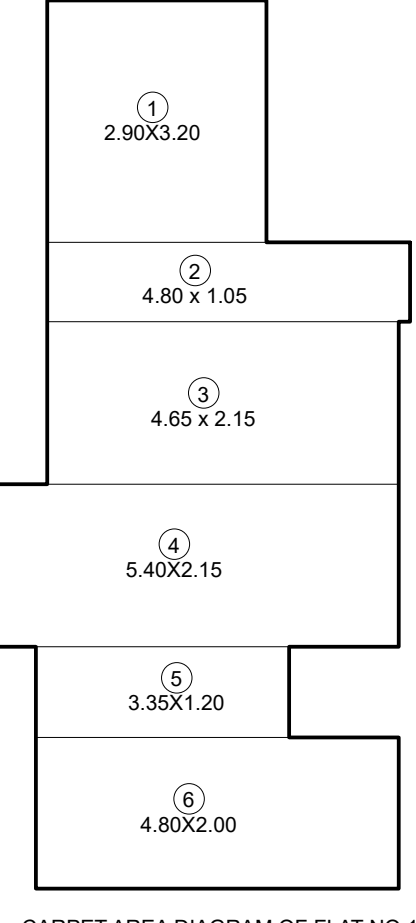
STAIRCASE AREA DIAGRAM  
FOR GR. & 1ST. FL.  
SCALE - 1 : 100



**CARPET AREA CALCULATION**

FOR 18TH FLOOR FLAT NO. 1

ADDITION									
1	2.90	X	3.20	X	1NO	=	9.28	SQ.MT.	
2	4.80	X	1.05	X	1NO	=	5.04	SQ.MT.	
3	4.65	X	2.15	X	1NO	=	10.00	SQ.MT.	
4	5.40	X	2.15	X	1NO	=	11.61	SQ.MT.	
5	3.35	X	1.20	X	1NO	=	4.02	SQ.MT.	
6	4.80	X	2.00	X	1NO	=	9.60	SQ.MT.	
TOTAL ADDITION							=	49.55	SQ.MT.



CARPET AREA DIAGRAM OF FLAT NO. 1  
FOR 18TH FLOOR  
(SCALE 1:100)

- TOTAL RESIDENTIAL AREA PROPOSED = 1995.51 SQ.MT. (2866.49 + 98.40 + 9.05) / 1.35
- TOTAL COMMERCIAL AREA PROPOSED = 141.74 SQ.MT. (175.94 - 15.41) / 1.35
- EXISTING B.U.A. CONSIDER TO RESI. = 688.20 SQ.MT.
- EXISTING B.U.A. CONSIDER TO COMM. = 137.18 SQ.MT.
- FUNGIBLE AREA FOR REHAB WITHOUT CHARGING PREMIUM (RESI.) = 142.47 SQ.MT. (888.20 X 35%) - 98.40
- FUNGIBLE AREA FOR REHAB WITHOUT CHARGING PREMIUM (COMM.) = 32.60 SQ.MT. (137.18 X 35%) - 15.41
- FUNGIBLE AREA BY CHARGING PREMIUM (RESI.) = 448.51 SQ.MT. (1995.51 - 688.20) X 35% = 457.56
- FUNGIBLE AREA BY CHARGING PREMIUM (COMM.) = 1.60 SQ.MT. (457.56 - 9.05) (TENANT FUNGIBLE AREAS PER EXTRACT)
- FUNGIBLE AREA FOR REHAB WITHOUT CHARGING PREMIUM (COMM.) = 1.60 SQ.MT. (141.74 - 137.18) X 35%
- TOTAL BUA PROP = 1+2+5+6+7+8 = 2762.43 SQ.MT.

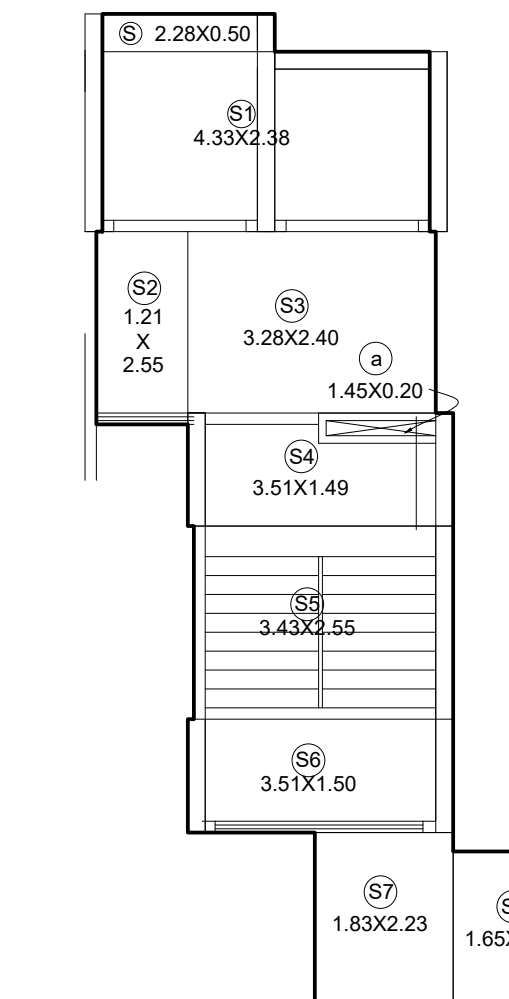
**STAIRCASE AREA CALCULATION**

FOR ST. CASE, LIFT (2ND TO 12TH. FL.)

S	2.28	X	0.50	X	1NO	=	1.14	SQ.MT.	
S1	4.33	X	2.38	X	1NO	=	10.31	SQ.MT.	
S2	1.21	X	2.55	X	1NO	=	3.09	SQ.MT.	
S3	3.28	X	2.40	X	1NO	=	7.87	SQ.MT.	
S4	3.51	X	1.49	X	1NO	=	5.23	SQ.MT.	
S5	3.43	X	2.55	X	1NO	=	8.75	SQ.MT.	
S6	3.51	X	1.50	X	1NO	=	5.27	SQ.MT.	
S7	1.83	X	2.23	X	1NO	=	4.08	SQ.MT.	
S8	1.65	X	1.98	X	1NO	=	3.27	SQ.MT.	
TOTAL							=	49.01	SQ.MT.

DEDUCTIONS  
a) 1.45 X 0.20 X 1NO = 0.29 SQ.MT.  
TOTAL STAIRCASE AREA = 49.01 - 0.29 = 48.72 SQ.MT.

STAIRCASE AREA DIAGRAM  
FOR 2ND TO 12TH. FL.  
SCALE - 1 : 100



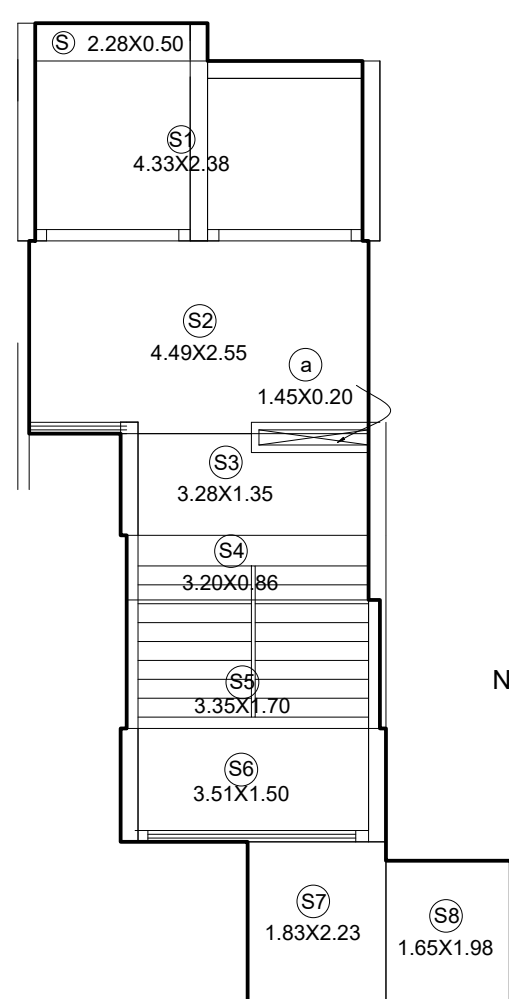
**STAIRCASE AREA CALCULATION**

FOR ST. CASE, LIFT (13TH TO 18TH. FL.)

S	2.28	X	0.50	X	1NO	=	1.14	SQ.MT.	
S1	4.33	X	2.38	X	1NO	=	10.31	SQ.MT.	
S2	4.49	X	2.55	X	1NO	=	11.45	SQ.MT.	
S3	3.28	X	1.35	X	1NO	=	4.42	SQ.MT.	
S4	3.20	X	0.86	X	1NO	=	2.74	SQ.MT.	
S5	3.35	X	1.70	X	1NO	=	5.69	SQ.MT.	
S6	3.51	X	1.50	X	1NO	=	5.27	SQ.MT.	
S7	1.83	X	2.23	X	1NO	=	4.08	SQ.MT.	
S8	1.65	X	1.98	X	1NO	=	3.27	SQ.MT.	
TOTAL							=	48.37	SQ.MT.

DEDUCTIONS  
a) 1.45 X 0.20 X 1NO = 0.29 SQ.MT.  
NET STAIRCASE AREA = 48.40 - 0.29 = 48.08 SQ.MT.

STAIRCASE AREA DIAGRAM  
FOR 13TH TO 18TH. FL.  
(SCALE - 1 : 100)



**PROFORMA - B**

CONTENTS OF SHEET  
SECTION 'AA', 'BB', 'XX' & 'YY', STAIRCASE AREA DIAGRAM & CALCULATION, CARPET AREA DIAGRAM & CALCULATION

DESCRIPTION OF PROPERTY  
PROPOSED COMMERCIAL/RESIDENTIAL BUILDING ON PLOT BEARING C.T.S.NO.21A/1A OF VILLAGE-PAHADI GOREGAON EAST AT MALAD (EAST) MUMBAI - 97.

NAME, ADDRESS & SIGN. OF OWNER  
**SHRI. HIMANSHU DAMJI MARU**  
PARTNER OF M/S KANAK REALTY & C.A. TO OWNER.  
PLOT NO. 88, PUSHPA PARK, DAFTARY ROAD, MALAD (E) MUMBAI - 400 097

THIS CANCELS APPROVAL OF PREVIOUS PLANS ISSUED UNDER NO. P-8092/2021 (21A/1A/AND OTHER)/P/N WARD/PAHADI GOREGAON- E DATED - 31/01/2022

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH LETTER ISSUED UNDER NO. P-8092/2021 (21A/1A/AND OTHER)/P/N WARD/PAHADI GOREGAON- E SIGNED ON EVEN DATE.

S.E.(B.P.) A.E.(B.P.) E.E.(B.P.)

NAME, ADDRESS & SIGNATURE OF ARCHITECT.  
**HARISH GANDHI**  
BUILDING CONSULTANTS LLP  
**HARISH D. GANDHI**  
802, 765 FLY EDGE,  
NEXT TO KORA KENDRA FLY OVER,  
S.V. ROAD, BORAJI (W), MUMBAI - 92.  
Phone No.: 022-28984118  
Email: architect.harish.gandhi@yahoo.com

I/D RICHARD DATA/HIMANSHU BHAI/MALAD - E/ PROPOSED/AMENDED/03.NOV.2023

