

NOTES

- 1 PLOT BOUNDARY SHOWN IN BLACK.
- 2 PROPOSED WORK SHOWN IN RED.
- 3 EXIST. STRUC. TO BE RETAINED SHOWN IN BLUE.
- 4 ROAD SHOWN IN BROWN WASH.
- 5 SET BACK SHOWN IN GREEN HATCH.
- 6 R.G AREA SHOWN IN GREEN.
- 7 EXIST. STRUC. TO BE DEMOLISHED SHOWN IN YELLOW.
- 8 RED HATCHED PORTION FOR C.C. C. C.

FORM I

A	AREA STATEMENT	Plan as per DCR 2034 APPROVED	Plan as per DCR 2034	Total SQ. MT.
1	Area of Plot	17366.30	---	17366.30
2	Area of Reservation in Plot	---	---	---
3	Area of Road Set-Back	524.60	524.60	524.60
4	Area of D.P. Road	---	263.81	263.81
5	ENCROACHMENT AREA	---	---	---
6	DEDUCTION FOR FOR AMENITY AREA	---	---	---
7	FOR RESERVATION / ROAD AREA	---	---	---
8	ROAD SETBACK AREA TO BE HANDED OVER (100% REG. NO. 16)	---	---	---
9	PROPOSED D.P. ROAD TO BE HANDED OVER (100% REG. NO. 16)	---	---	---
10	RESERVATION AREA TO BE HANDED OVER (100% REG. NO. 17)	---	---	---
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BUILT - UP AREA SUMMARY (3RD TO 6TH FLOORS) AMENDED 21-08-2020

FLOOR	NET FLR. AREA	10% BALC.	PROP. BALC.	EXCESS BAL.	TOTAL (A)	AREA CLAIMED FREE OFF F.S.I. D.C.R. 35 (2) (C)
Gr. flr.	---	---	---	---	---	---
1st flr. (podium)	---	---	---	---	---	---
2nd flr. (podium)	---	---	---	---	---	---
3rd flr.	908.53 sq. mt.	90.85 sq. mt.	79.67 sq. mt.	NIL	908.53 sq. mt.	251.38 sq. mt.
4th flr.	908.53 sq. mt.	90.85 sq. mt.	79.67 sq. mt.	NIL	908.53 sq. mt.	251.38 sq. mt.
5th flr.	908.53 sq. mt.	90.85 sq. mt.	79.67 sq. mt.	NIL	908.53 sq. mt.	251.38 sq. mt.
6th flr.	908.53 sq. mt.	90.85 sq. mt.	79.67 sq. mt.	NIL	908.53 sq. mt.	251.38 sq. mt.
TOTAL	3634.12 sq. mt.	363.40 sq. mt.	318.68 sq. mt.	0.00 sq. mt.	3634.12 sq. mt.	1005.52 sq. mt.

BUILT - UP AREA SUMMARY (7TH TO 23RD FLOORS)

FLOOR	NOW PROPOSED AS PER DCR 1991 (A)	NET FLR. AREA NOW PROPOSED AS PER DCR 2034 (B)	FUNGIBLE PROPOSED AS PER MODIFIED DCR 1991 (C)	FUNGIBLE NOW PROPOSED AS PER DCR 2034 (D)	TOTAL (E)	S7/L11 fee of Rs 3120/m ² charging premium
7th flr.	745.21 sq. mt.	---	260.83 sq. mt.	---	1006.04 sq. mt.	223.36 sq. mt.
8th flr.	811.97 sq. mt.	---	284.19 sq. mt.	---	1096.16 sq. mt.	176.12 sq. mt.
9th flr.	811.97 sq. mt.	---	284.19 sq. mt.	---	1096.16 sq. mt.	176.12 sq. mt.
10th flr.	827.79 sq. mt.	---	289.73 sq. mt.	---	1117.52 sq. mt.	176.12 sq. mt.
11th flr.	811.97 sq. mt.	---	284.19 sq. mt.	---	1096.16 sq. mt.	176.12 sq. mt.
12th flr.	608.92 sq. mt.	202.59 sq. mt.	213.12 sq. mt.	70.81 sq. mt.	1095.54 sq. mt.	177.02 sq. mt.
13th flr.	406.09 sq. mt.	404.75 sq. mt.	142.13 sq. mt.	141.87 sq. mt.	1094.64 sq. mt.	177.92 sq. mt.
14th flr.	202.83 sq. mt.	607.34 sq. mt.	70.89 sq. mt.	---	1095.74 sq. mt.	178.82 sq. mt.
15th flr.	202.83 sq. mt.	607.34 sq. mt.	70.89 sq. mt.	---	1095.74 sq. mt.	178.82 sq. mt.
16th flr.	202.83 sq. mt.	607.34 sq. mt.	70.89 sq. mt.	---	1095.74 sq. mt.	178.82 sq. mt.
17th flr.	202.83 sq. mt.	607.34 sq. mt.	70.89 sq. mt.	---	1095.74 sq. mt.	178.82 sq. mt.
18th flr.	202.83 sq. mt.	607.34 sq. mt.	70.89 sq. mt.	---	1095.74 sq. mt.	178.82 sq. mt.
19th flr.	202.83 sq. mt.	607.34 sq. mt.	70.89 sq. mt.	---	1095.74 sq. mt.	178.82 sq. mt.
20th flr.	---	809.50 sq. mt.	---	283.34 sq. mt.	1092.84 sq. mt.	179.72 sq. mt.
21st flr.	---	809.50 sq. mt.	---	283.34 sq. mt.	1092.84 sq. mt.	179.72 sq. mt.
22nd flr.	---	857.92 sq. mt.	---	300.21 sq. mt.	1158.13 sq. mt.	179.72 sq. mt.
23rd flr.	---	862.92 sq. mt.	---	301.97 sq. mt.	1164.89 sq. mt.	179.72 sq. mt.
TOTAL	6240.90 sq. mt.	7591.22 sq. mt.	2184.32 sq. mt.	2656.92 sq. mt.	18673.36 sq. mt.	3074.58 sq. mt.

FUNGIBLE AREA STATEMENT

1) PERMISSIBLE AREA	= 31952.60 SQ.MTS
2) EXISTING BLDG. A, C & D	= 14111.84 SQ.MTS
3) PROP. B.U.A. (BLDG. F)	= 222.76 SQ.MTS
4) BALANCE AREA (31952.60 - 14111.84 - 222.76)	= 17618.00 SQ.MTS
5) RESI BUILT UP AREA 3RD TO 6TH FLRS. BLDG. 'B' (17618.00 - 3634.12)	= 13983.88 SQ.MTS
6) PERMISSIBLE FUNGIBLE FSI ON RESIDENTIAL AREA 13983.88 X 35% = 4894.36 SQ.MTS	
7) PROPOSED RESIDENTIAL NET BUILT UP AREA (6240.90 + 7591.22) = 13832.12 SQ.MTS	
8) PROPOSED FUNGIBLE FSI ON RESIDENTIAL AREA (2184.32 + 2656.92) = 4841.24 SQ.MTS	
TOTAL (13832.12 + 4841.24)	= 18673.36 SQ.MTS

TOTAL AREA SUMMARY

FLOOR	NET B.U. AREA	EXCESS BAL.	TOTAL B.U. AREA	ST. L. L. FREE OFF F.S.I.
3rd to 6th FLR	3634.12 sq. mt.	NIL	3634.12 sq. mt.	1005.52 sq. mt.
7th to 23rd FLR	13832.12 sq. mt.	4841.24 sq. mt.	18673.36 sq. mt.	3074.58 sq. mt.
TOTAL	17466.24 sq. mt.	4841.24 sq. mt.	22307.48 sq. mt.	4080.10 sq. mt.

AREA SUMMARY 1991

FLOOR	NET B.U. AREA	EXCESS BAL.	TOTAL B.U. AREA	ST. L. L. FREE OFF F.S.I.
3rd to 6th FLR	3634.12 sq. mt.	NIL	3634.12 sq. mt.	1005.52 sq. mt.
7th to 19th FLR	6240.90 sq. mt.	NIL	6240.90 sq. mt.	---
TOTAL	9875.02 sq. mt.	---	9875.02 sq. mt.	---

CONSTRUCTION AREA STATEMENT

F.S.I. AREA WITH FUNGIBLE	NON F.S.I. AREA	TOTAL B.U. AREA
22307.48 sq. mt.	12620.17 sq. mt.	34927.65 sq. mt.

PARKING AREA STATEMENT (AS PER OLD DCR 1991)

RESEIDENTIAL	CARPET AREA PER FLAT (IN SQ. M.)	NOS. OFF FLATS	PARK REQ. AS/RULE
00 - 35 SQ.M.	0000	0.00	---
35 - 45 SQ.M.	244	6.00	---
45 - 70 SQ.M.	402	20.00	---
ABOVE 70 SQ.M.	64	26.00	---
TOTAL	64	26.00	---

PARKING AREA STATEMENT (AS PER MODIFIED DCR 1991)

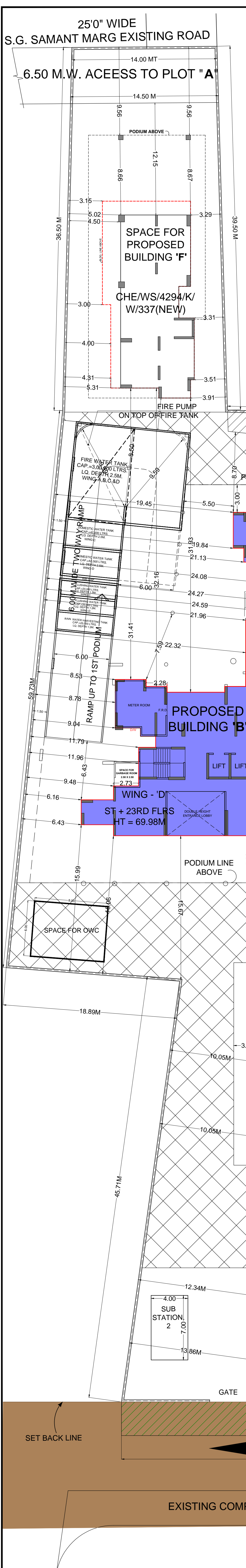
RESEIDENTIAL	CARPET AREA PER FLAT (IN SQ. M.)	NOS. OFF FLATS	PARK REQ. AS/RULE
00 - 35 SQ.M.	0004	0.00	---
35 - 45 SQ.M.	0002	0.00	---
45 - 70 SQ.M.	681	34.00	---
ABOVE 70 SQ.M.	680	112.00	---
TOTAL	1345	146.00	---

PARKING STATEMENT

PARKING REQ. BY RULE 29 + 225 + 122 = 376 NOS.	TOTAL PARKING PROVIDED = 287 NOS.	APPROX. UTR MCR 3579 DATED 15/10/2012
16.79 PARKING CONDENSED AS PER CONCESSION APPROVAL UTR MCR 3579 DATED 15/10/2012	45.00 NOS.	---
FLOORS: BIG PARK, SMALL PARK, TOTAL	150 NOS.	---
1st floor podium	22 NOS.	---
2nd floor podium	31 NOS.	---
TOTAL	150 NOS.	---

TOTAL B.U.A. SUMMARY

FLOOR	NET B.U. AREA	EXCESS BAL.	TOTAL B.U. AREA	ST. L. L. FREE OFF F.S.I.
3rd to 6th FLR	3634.12 sq. mt.	NIL	3634.12 sq. mt.	1005.52 sq. mt.
7th to 23rd FLR	13832.12 sq. mt.	4841.24 sq. mt.	18673.36 sq. mt.	3074.58 sq. mt.
TOTAL	17466.24 sq. mt.	4841.24 sq. mt.	22307.48 sq. mt.	4080.10 sq. mt.



ENCROACHED AREA 263.81 SQ.MT.

PERFORATED PAVED L.O.S. - 2 1049.31 SQ.MT.

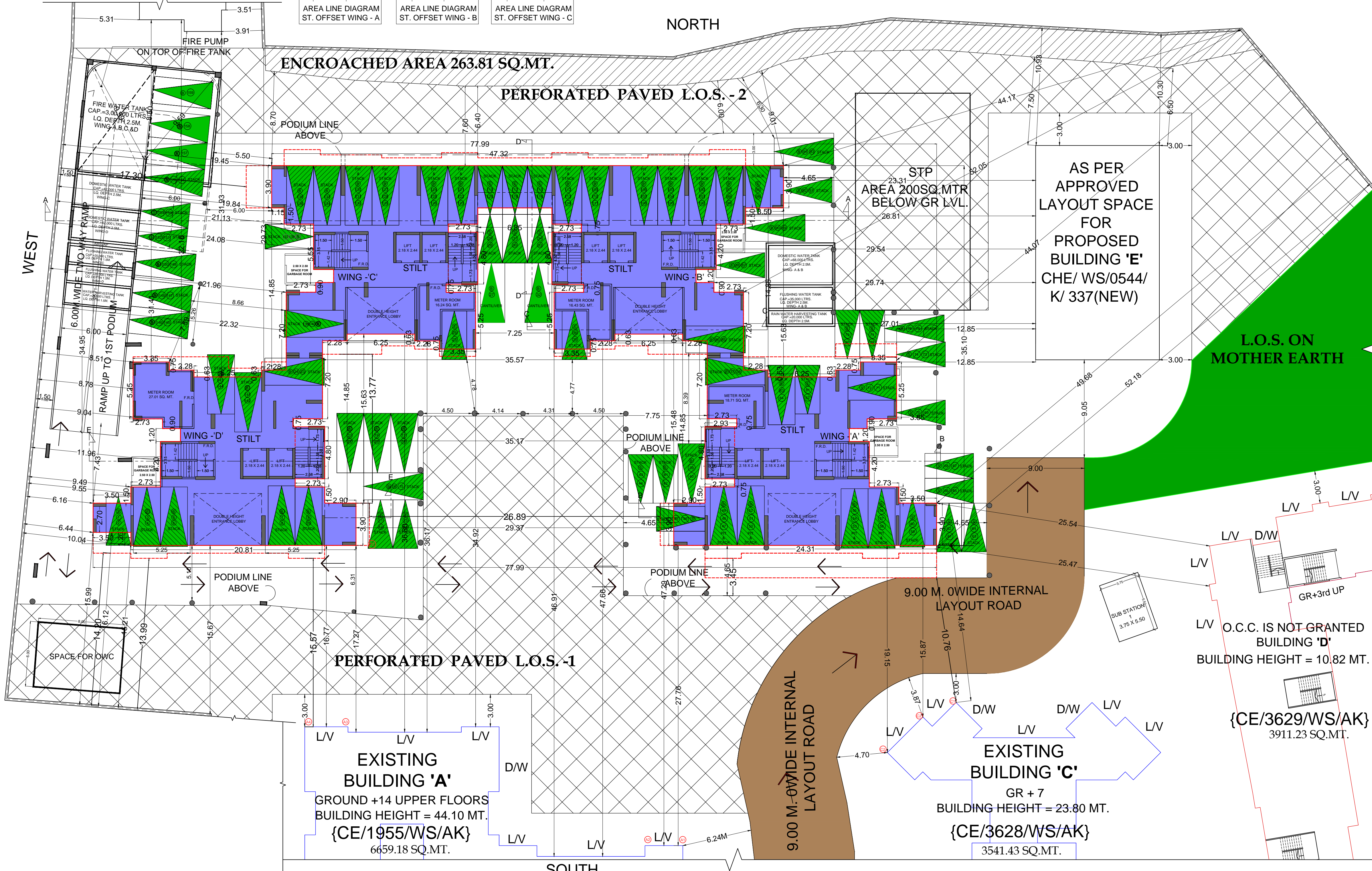
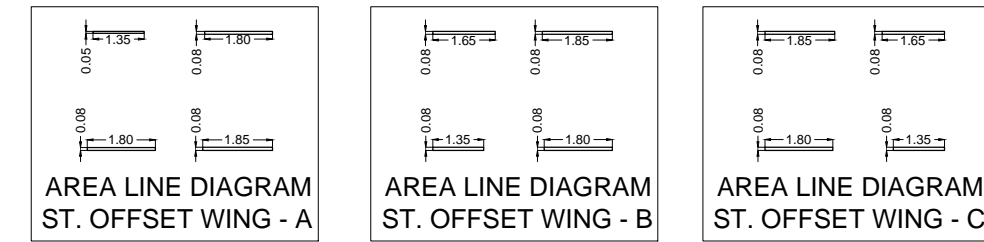
PERFORATED PAVED L.O.S. - 1 1716.12 SQ.MT.

AS PER APPROVED LAYOUT SPACE FOR PROPOSED BUILDING 'E' CHE/ WS/0544/ K/ 337(NEW)

STP AREA 200

COLUMN OFFSET AREA (WING - A) 17TH. TO 23RD. FLOORS		COLUMN OFFSET AREA (WING - A) 13TH. TO 16TH. FLOORS		COLUMN OFFSET AREA (WING - B) 14TH. TO 23RD. FLOORS		COLUMN OFFSET AREA (WING - C) 17TH. (PT.) TO 23RD. FLOORS	
column	0.08 X 1.85 = 0.148 SQ.MT	column	0.08 X 1.85 = 0.148 SQ.MT	column	0.08 X 1.85 = 0.148 SQ.MT	column	0.08 X 1.85 = 0.148 SQ.MT
offset	0.08 X 1.65 = 0.132 SQ.MT	offset	0.08 X 1.65 = 0.132 SQ.MT	offset	0.08 X 1.65 = 0.132 SQ.MT	offset	0.08 X 1.65 = 0.132 SQ.MT
	0.05 X 1.35 = 0.068 SQ.MT		0.05 X 1.35 = 0.068 SQ.MT		0.08 X 1.35 = 0.108 SQ.MT		0.08 X 1.35 = 0.108 SQ.MT
	0.08 X 1.80 = 0.144 SQ.MT		0.08 X 1.80 = 0.144 SQ.MT		0.08 X 1.80 = 0.144 SQ.MT		0.08 X 1.80 = 0.144 SQ.MT
TOTAL	= 0.49 SQ.MT	TOTAL	= 0.49 SQ.MT	TOTAL	= 0.53 SQ.MT	TOTAL	= 0.53 SQ.MT
0.49 X 7 FLR.	= 3.43 SQ.MT	0.49 X 4 FLR.	= 1.96 SQ.MT	0.53 X 10 FLR.	= 5.30 SQ.MT	0.53 X 6 FLR.	= 3.18 SQ.MT

TOTAL COLUMN OFFSET AREA = 13.87 SQ.MT.
(3.43+1.96 + 5.30 + 3.18)



STILT FLOOR PLAN
SCALE 1:200

NOTE : PARKING IN GREEN HATCH ONLY IS
SUBJECTED FOR PART O.C. APPROVAL
1) PROVISIONAL PARKING FOR PART O.C. OF WING 'D'.
2) ACTUAL PARKING WILL BE PROVIDED BEFORE FULL O.C.

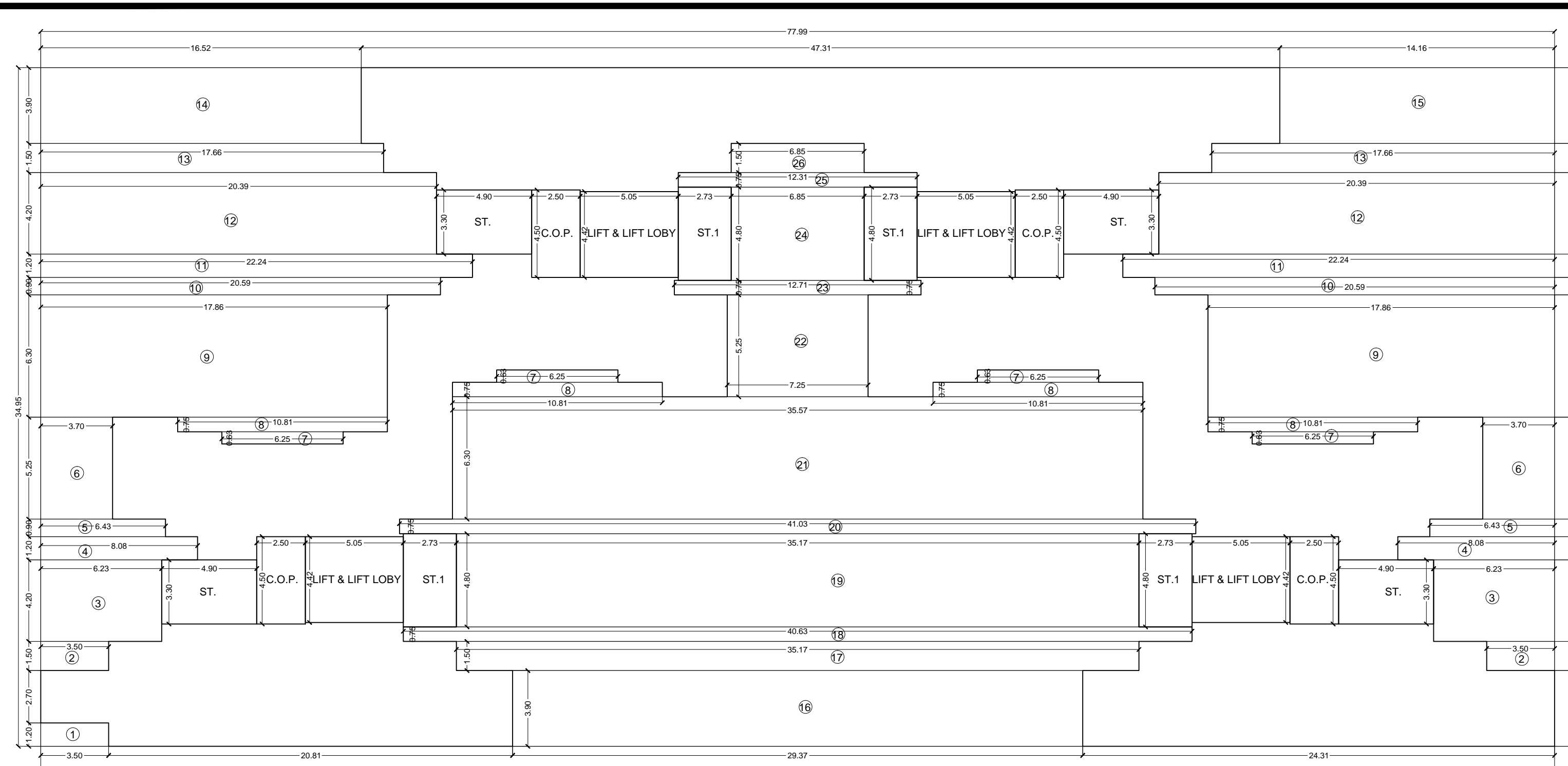
EAST

NORTH

SOUTH

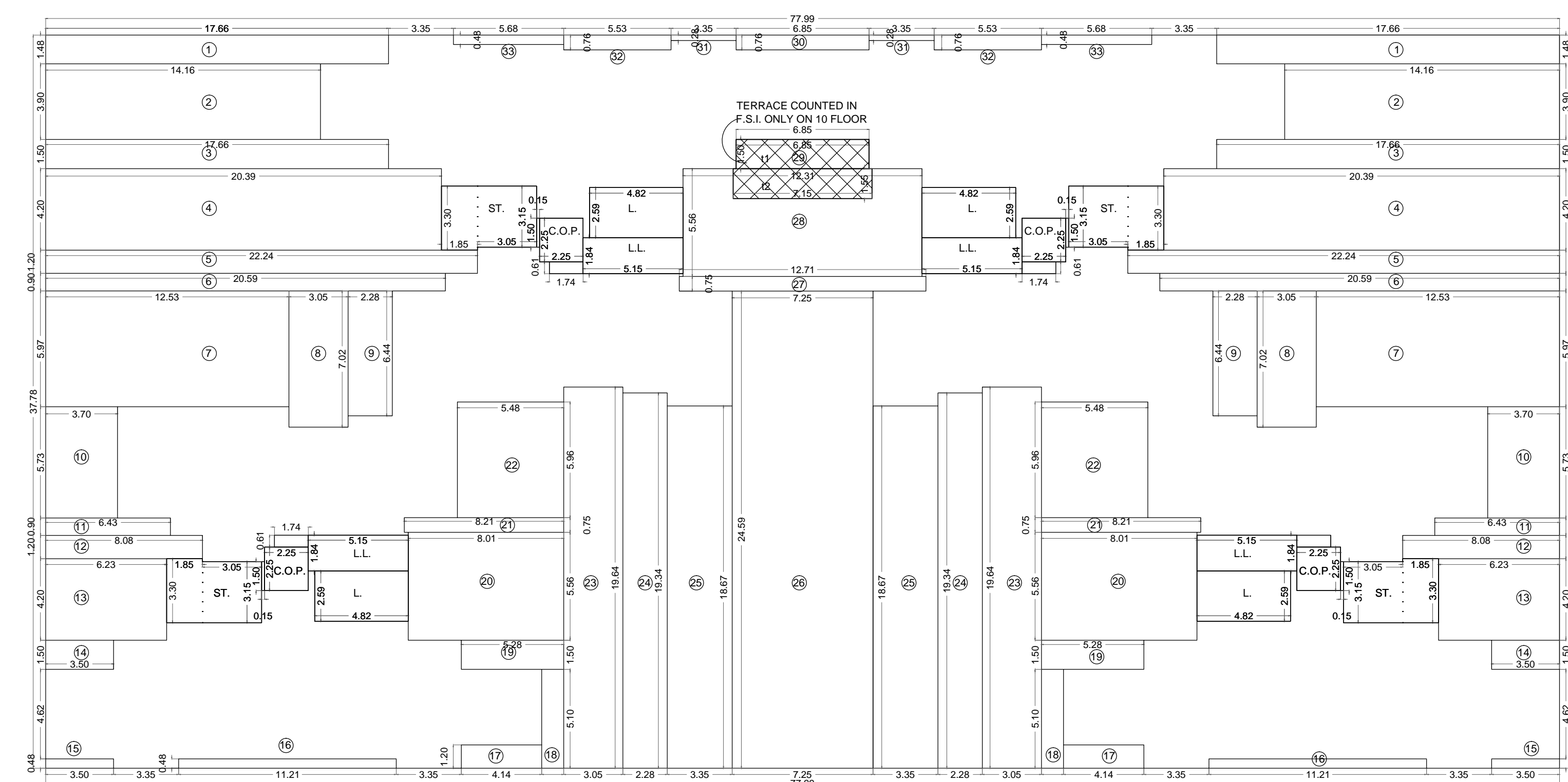
FORM II		
CONTENTS OF SHEET STILT FLOOR PLAN		
STAMP OF DATE OF RECEIPT		
THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTION UNDER NO. CE/ 3627/ WS/ AK DATE - 17/01/2023		
APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER U/NO. CE/ 3627/ WS/ AK DATED - 3.1.2024		
PLAN FOR APPROVAL		
S.E.B.P.(K / WN 2)	A.E.B.P.(K/W-N ward)	E.E.B.P.(K/W ward)
DESCRIPTION OF PROPOSAL		
PROPOSED BLDG. 'B' PLAN ON PLOT BEARING C.T.S. NO. 68/A/1 & 68/A/2 (OLD C.T.S NO : 68-A,68-A/1 TO 23, 69, 69 1 TO 47 OF VILLAGE BANDIVALI, JOGESHWARI (WEST), MUMBAI		
NAME & ADDRESS OF OWNER		SIGNATURE OF OWNER
M/S. FIONA REALTY PRIVATE LIMITED 15 / 17, KHAWAJA MANZIL, GROUND FLOOR, SHOP NO. 07, KAMATHIPURA 5TH LANE, MUMBAI - 400 008.		
SHEET.NO.	SCALE	DATE
02	AS SHOWN	
NAME, ADDRESS & SIGNATURE OF ARCHITECT		

CE/ 3627/ WS/ AK 3/16



AREA DIAGRAM FOR 3RD TO 6TH FLOOR PLAN
(AS PER D.C.R. 1991 PRIOR TO MODIFICATION ALREADY APPROVED) scale 1:200

BUILT UP AREA CALCULATION FOR 3RD TO 6TH FLOOR (D.C.R. 1991)	
A	77.99 X 34.95 X 1NO = 2725.75 SQ.MT.
TOTAL ADDITION = 2725.75 SQ.MT.	
DEDUCTIONS	
1	3.50 X 1.20 X 1NO = 4.20 SQ.MT.
2	3.50 X 1.50 X 2NO = 10.50 SQ.MT.
3	6.23 X 4.20 X 2NO = 52.32 SQ.MT.
4	8.08 X 1.20 X 2NO = 19.39 SQ.MT.
5	6.43 X 0.90 X 2NO = 11.57 SQ.MT.
6	3.70 X 5.25 X 2NO = 38.85 SQ.MT.
7	6.25 X 0.63 X 4NO = 15.75 SQ.MT.
8	10.61 X 0.75 X 4NO = 32.43 SQ.MT.
9	17.86 X 6.30 X 2NO = 225.04 SQ.MT.
10	20.59 X 0.90 X 2NO = 37.06 SQ.MT.
11	22.24 X 1.20 X 2NO = 53.38 SQ.MT.
12	20.39 X 4.20 X 2NO = 171.28 SQ.MT.
13	17.66 X 1.50 X 2NO = 52.98 SQ.MT.
14	16.52 X 3.90 X 1NO = 64.63 SQ.MT.
15	14.16 X 3.90 X 1NO = 55.22 SQ.MT.
16	29.37 X 3.90 X 1NO = 114.54 SQ.MT.
17	35.17 X 1.50 X 1NO = 52.76 SQ.MT.
18	40.63 X 0.75 X 1NO = 30.47 SQ.MT.
19	35.17 X 4.80 X 1NO = 168.82 SQ.MT.
20	41.03 X 0.75 X 1NO = 30.77 SQ.MT.
21	35.57 X 6.30 X 1NO = 224.09 SQ.MT.
22	7.25 X 0.63 X 4NO = 9.14 SQ.MT.
23	12.71 X 0.75 X 1NO = 9.53 SQ.MT.
24	6.85 X 4.80 X 1NO = 32.88 SQ.MT.
25	12.21 X 0.75 X 4NO = 36.63 SQ.MT.
26	6.85 X 1.50 X 1NO = 10.28 SQ.MT.
STAIR-CASE, LIFT, LIFT LOBBY & PASSAGE	
ST	4.90 X 3.30 X 4NO = 64.68 SQ.MT.
ST1	2.74 X 4.20 X 4NO = 46.22 SQ.MT.
L.L.	5.05 X 4.42 X 4NO = 89.28 SQ.MT.
C.O.P.	2.50 X 4.50 X 4NO = 45.00 SQ.MT.
TOTAL DEDUCTION = 1817.22 SQ.MT.	
NET BUILT UP AREA = 908.53 SQ.MT.	
BALCONY AREA CALCULATION	
BALCONY AREA PERMISSIBLE IS 10% OFF	
NET FLOOR AREA = 908.53 / 10% = 90.85 SQ.MT.	
B1	3.35 X 1.20 X 1NO = 4.02 SQ.MT.
B2	2.28 X 0.75 X 6NO = 13.68 SQ.MT.
B3	6.25 X 0.63 X 4NO = 15.75 SQ.MT.
B4	0.63 X 3.90 X 2NO = 4.96 SQ.MT.
B5	3.50 X 1.20 X 1NO = 4.20 SQ.MT.
B6	3.50 X 1.50 X 2NO = 10.50 SQ.MT.
TOTAL ADDITION = 79.67 SQ.MT.	
EXCESS BALCONY = 11.18 SQ.MT.	
TOTAL BUILT UP AREA = 908.53 SQ.MT.	



AREA DIAGRAM FOR 8TH TO 11TH FLOOR LINE AREA DIAGRAM
(AS PER MODIFIED D.C.R. 1991) scale 1:200

BUILT UP AREA CALCULATION FOR 7TH FLOOR (D.C.R. 1991)	
SAME AS 8TH TO 11TH FLOOR = 1096.16 SQ.MT.	
DEDUCTION	
a	3.35 X 0.28 X 2NOS. = 1.88 SQ.MT.
b	5.68 X 0.28 X 2NOS. = 3.18 SQ.MT.
TOTAL DEDUCTION = 5.06 SQ.MT.	
NET BUILT UP AREA = 1091.10 SQ.MT.	
DEDUCTION	
34	3.50 X 4.62 X 2NOS. = 32.34 SQ.MT.
35	3.50 X 3.90 X 2NOS. = 27.30 SQ.MT.
36	6.85 X 4.62 = 31.65 SQ.MT.
TOTAL DEDUCTION = 91.29 SQ.MT.	
BUILT UP AREA = 999.81 SQ.MT.	
TOTAL BUILT UP AREA = 1006.04 SQ.MT.	
999.81 + 6.23 (excess refuge) = 1006.04 SQ.MT.	
NET BUILT UP AREA = 745.21 SQ.MT.	
35% FUNGIBLE (745.21 X 0.35) = 260.83 SQ.MT.	

BUILT UP AREA CALCULATION FOR 10TH FLOOR (D.C.R. 1991)	
SAME AS 8TH TO 11TH FLOOR = 1096.16 SQ.MT.	
ADDITION	
11	6.85 X 1.50 X 1NOS. = 10.28 SQ.MT.
12	7.15 X 1.55 X 1NOS. = 11.08 SQ.MT.
TOTAL = 21.36 SQ.MT.	
BUILT UP AREA = 1117.52 SQ.MT.	
35% FUNGIBLE (1117.52 X 0.35) = 391.13 SQ.MT.	
NET BUILT UP AREA = 726.39 SQ.MT.	

BUILT UP AREA CALCULATION 8TH, 9TH & 11TH FLOOR (D.C.R. 1991)	
A	77.99 X 37.78 = 2946.46 SQ.MT.
DEDUCTIONS	
1	17.66 X 1.48 X 2 NOS. = 52.27 SQ.MT.
2	14.16 X 3.90 X 2 NOS. = 110.45 SQ.MT.
3	17.66 X 1.50 X 2 NOS. = 52.98 SQ.MT.
4	20.39 X 4.20 X 2 NOS. = 171.28 SQ.MT.
5	22.24 X 1.20 X 2 NOS. = 53.38 SQ.MT.
6	20.59 X 0.90 X 2 NOS. = 37.06 SQ.MT.
7	12.53 X 5.97 X 2 NOS. = 149.61 SQ.MT.
8	3.05 X 7.02 X 2 NOS. = 42.82 SQ.MT.
9	2.28 X 6.44 X 2 NOS. = 29.37 SQ.MT.
10	3.70 X 5.73 X 2 NOS. = 42.40 SQ.MT.
11	6.43 X 0.90 X 2 NOS. = 11.57 SQ.MT.
12	8.08 X 1.20 X 2 NOS. = 19.39 SQ.MT.
13	8.23 X 4.20 X 2 NOS. = 69.32 SQ.MT.
14	3.50 X 1.50 X 2 NOS. = 10.50 SQ.MT.
15	3.50 X 0.48 X 2 NOS. = 3.36 SQ.MT.
16	11.21 X 0.48 X 2 NOS. = 10.78 SQ.MT.
17	4.14 X 1.20 X 2 NOS. = 9.94 SQ.MT.
18	1.14 X 5.10 X 2 NOS. = 11.63 SQ.MT.
19	5.28 X 1.50 X 2 NOS. = 15.84 SQ.MT.
20	8.01 X 5.56 X 2 NOS. = 89.07 SQ.MT.
21	8.21 X 0.75 X 2 NOS. = 12.32 SQ.MT.
22	5.48 X 5.96 X 2 NOS. = 65.32 SQ.MT.
23	3.05 X 19.64 X 2 NOS. = 119.80 SQ.MT.
24	2.28 X 19.34 X 2 NOS. = 88.19 SQ.MT.
25	3.35 X 18.67 X 2 NOS. = 125.09 SQ.MT.
26	7.25 X 24.59 X 1 NOS. = 178.29 SQ.MT.
27	12.71 X 0.75 X 1 NOS. = 9.53 SQ.MT.
28	12.31 X 5.56 X 1 NOS. = 68.44 SQ.MT.
29	6.85 X 1.50 X 1 NOS. = 10.28 SQ.MT.
30	6.85 X 0.75 X 1 NOS. = 5.14 SQ.MT.
31	3.35 X 0.28 X 2 NOS. = 1.88 SQ.MT.
32	5.53 X 0.76 X 2 NOS. = 8.41 SQ.MT.
33	5.68 X 0.48 X 2 NOS. = 5.45 SQ.MT.
STAIR-CASE, LIFT, LIFT LOBBY & PASSAGE	
ST	3.05 X 3.15 X 4NOS. = 38.43 SQ.MT.
ST1	1.85 X 3.30 X 4NOS. = 24.42 SQ.MT.
ST2	0.15 X 1.50 X 4NOS. = 0.90 SQ.MT.
ST3	1.74 X 0.61 X 4NOS. = 4.25 SQ.MT.
LIFT	4.82 X 2.59 X 4NOS. = 49.94 SQ.MT.
L.L.	5.15 X 1.84 X 4NOS. = 37.90 SQ.MT.
TOTAL DEDUCTION = 1850.30 SQ.MT.	
BUILT UP AREA = 1096.16 SQ.MT.	
NET BUILT UP AREA = 811.97 SQ.MT.	
35% FUNGIBLE (811.97 X 0.35) = 284.19 SQ.MT.	

BUILT UP AREA CALCULATION 8TH, 9TH & 11TH FLOOR (D.C.R. 1991)	
A	77.99 X 37.78 = 2946.46 SQ.MT.
DEDUCTIONS	
1	17.66 X 1.48 X 2 NOS. = 52.27 SQ.MT.
2	14.16 X 3.90 X 2 NOS. = 110.45 SQ.MT.
3	17.66 X 1.50 X 2 NOS. = 52.98 SQ.MT.
4	20.39 X 4.20 X 2 NOS. = 171.28 SQ.MT.
5	22.24 X 1.20 X 2 NOS. = 53.38 SQ.MT.
6	20.59 X 0.90 X 2 NOS. = 37.06 SQ.MT.
7	12.53 X 5.97 X 2 NOS. = 149.61 SQ.MT.
8	3.05 X 7.02 X 2 NOS. = 42.82 SQ.MT.
9	2.28 X 6.44 X 2 NOS. = 29.37 SQ.MT.
10	3.70 X 5.73 X 2 NOS. = 42.40 SQ.MT.
11	6.43 X 0.90 X 2 NOS. = 11.57 SQ.MT.
12	8.08 X 1.20 X 2 NOS. = 19.39 SQ.MT.
13	8.23 X 4.20 X 2 NOS. = 69.32 SQ.MT.
14	3.50 X 1.50 X 2 NOS. = 10.50 SQ.MT.
15	3.50 X 0.48 X 2 NOS. = 3.36 SQ.MT.
16	11.21 X 0.48 X 2 NOS. = 10.78 SQ.MT.
17	4.14 X 1.20 X 2 NOS. = 9.94 SQ.MT.
18	1.14 X 5.10 X 2 NOS. = 11.63 SQ.MT.
19	5.28 X 1.50 X 2 NOS. = 15.84 SQ.MT.
20	8.01 X 5.56 X 2 NOS. = 89.07 SQ.MT.
21	8.21 X 0.75 X 2 NOS. = 12.32 SQ.MT.
22	5.48 X 5.96 X 2 NOS. = 65.32 SQ.MT.
23	3.05 X 19.64 X 2 NOS. = 119.80 SQ.MT.
24	2.28 X 19.34 X 2 NOS. = 88.19 SQ.MT.
25	3.35 X 18.67 X 2 NOS. = 125.09 SQ.MT.
26	7.25 X 24.59 X 1 NOS. = 178.29 SQ.MT.
27	12.71 X 0.75 X 1 NOS. = 9.53 SQ.MT.
28	12.31 X 5.56 X 1 NOS. = 68.44 SQ.MT.
29	6.85 X 1.50 X 1 NOS. = 10.28 SQ.MT.
30	6.85 X 0.75 X 1 NOS. = 5.14 SQ.MT.
31	3.35 X 0.28 X 2 NOS. = 1.88 SQ.MT.
32	5.53 X 0.76 X 2 NOS. = 8.41 SQ.MT.
33	5.68 X 0.48 X 2 NOS. = 5.45 SQ.MT.
STAIR-CASE, LIFT, LIFT LOBBY & PASSAGE	
ST	3.05 X 3.15 X 4NOS. = 38.43 SQ.MT.
ST1	1.85 X 3.30 X 4NOS. = 24.42 SQ.MT.
ST2	0.15 X 1.50 X 4NOS. = 0.90 SQ.MT.
ST3	1.74 X 0.61 X 4NOS. = 4.25 SQ.MT.
LIFT	4.82 X 2.59 X 4NOS. = 49.94 SQ.MT.
L.L.	5.15 X 1.84 X 4NOS. = 37.90 SQ.MT.
TOTAL DEDUCTION = 1850.30 SQ.MT.	
BUILT UP AREA = 1096.16 SQ.MT.	
NET BUILT UP AREA = 811.97 SQ.MT.	
35% FUNGIBLE (811.97 X 0.35) = 284.19 SQ.MT.	

BUILT UP AREA CALCULATION 14TH TO 23RD. FLR. WING - C	
BUILT UP AREA WING - C = 273.50 SQ.MT.	
NET BUILT UP AREA = 202.59 SQ.MT.	
35% FUNGIBLE (202.59 X 0.35) = 70.91 SQ.MT.	

BUILT UP AREA CALCULATION 12TH TO 19TH. FLR. WING - D	
BUILT UP AREA WING - D = 273.82 SQ.MT.	
NET BUILT UP AREA = 202.59 SQ.MT.	
35% FUNGIBLE (202.59 X 0.35) = 70.91 SQ.MT.	

BUILT UP AREA CALCULATION 20TH TO 23RD. FLR. WING - D	
BUILT UP AREA WING - D = 273.82 SQ.MT.	
NET BUILT UP AREA = 202.16 SQ.MT.	
35% FUNGIBLE (202.16 X 0.35) = 70.76 SQ.MT.	

BUILT UP AREA CALCULATION WING 'A' 12TH FLR. (D.C.R. 1991) & WING 'D' 12TH TO 19TH. FLR.	
A	25.55 X 18.87 = 482.13 SQ.MT.
DEDUCTIONS	
1	3.70 X 5.97 = 22.09 SQ.MT.
2	6.43 X 0.90 = 5.79 SQ.MT.
3	8.08 X 1.20 = 9.70 SQ.MT.
4	6.23 X 4.20 = 26.17 SQ.MT.
5	3.50 X 1.50 = 5.25 SQ.MT.
6	3.50 X 0.48 = 1.68 SQ.MT.
7	11.21 X 0.48 = 5.38 SQ.MT.
8	4.14 X 1.20 = 4.97 SQ.MT.
9	4.14 X 1.50 = 6.21 SQ.MT.
10	6.87 X 5.56 = 38.20 SQ.MT.
11	7.07 X 0.75 = 5.30 SQ.MT.
12	4.34 X 5.86 = 25.87 SQ.MT.
13	2.28 X 0.71 = 1.62 SQ.MT.
14	3.05 X 1.29 = 3.93 SQ.MT.
15	8.83 X 0.24 = 2.12 SQ.MT.
STAIR-CASE, LIFT, LIFT LOBBY & PASSAGE	
ST	3.05 X 3.15 = 9.61 SQ.MT.
ST1	1.85 X 3.30 = 6.11 SQ.MT.
ST2	0.15 X 1.50 = 0.23 SQ.MT.
ST3	1.74 X 0.61 = 1.06 SQ.MT.
LIFT	4.82 X 2.59 = 12.48 SQ.MT.
L.L.	5.15 X 1.84 = 9.48 SQ.MT.
TOTAL DEDUCTION = 208.31 SQ.MT.	
BUILT UP AREA = 273.82 SQ.MT.	
NET BUILT UP AREA = 67.51 SQ.MT.	
35% FUNGIBLE (67.51 X 0.35) = 23.63 SQ.MT.	

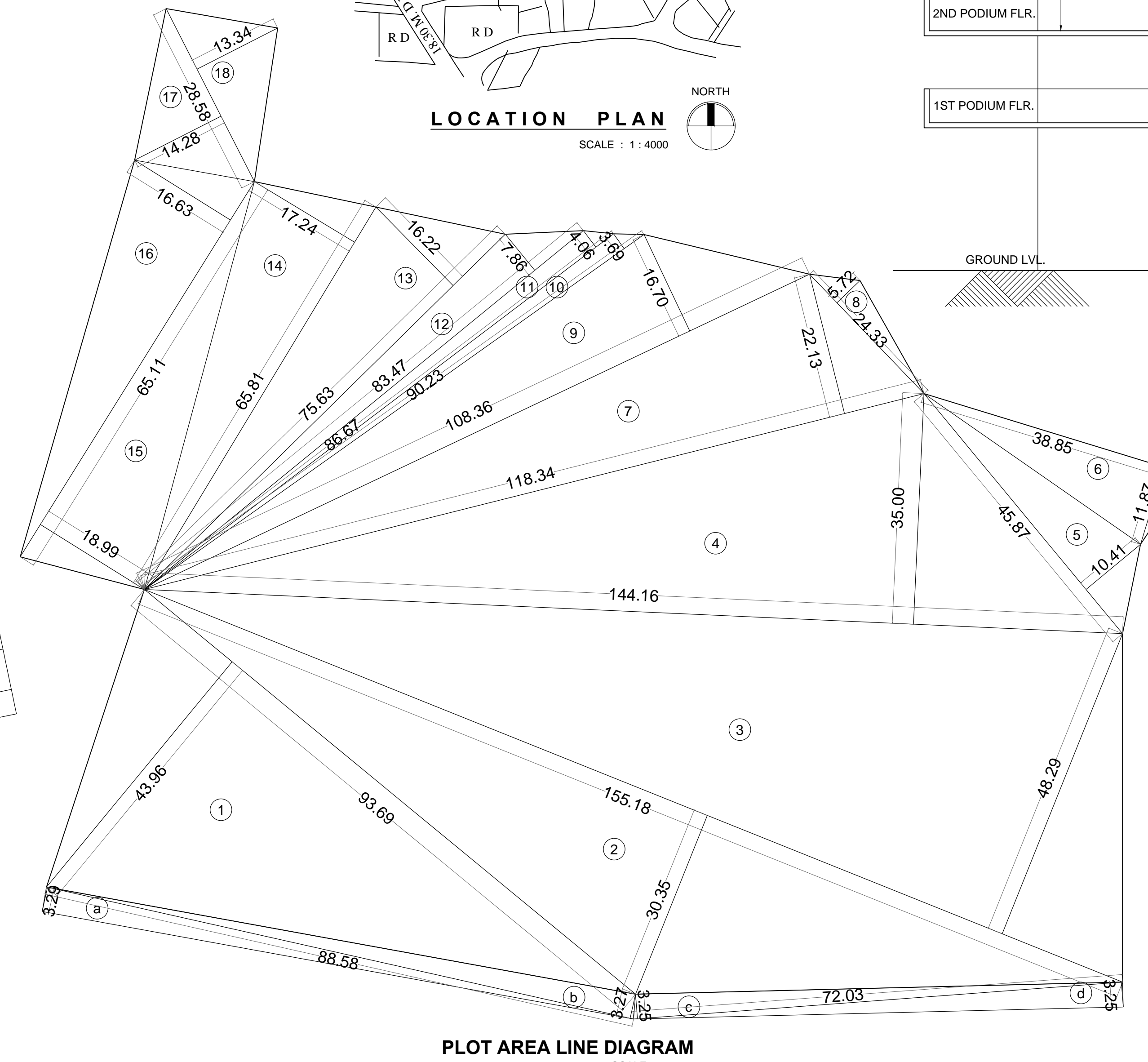
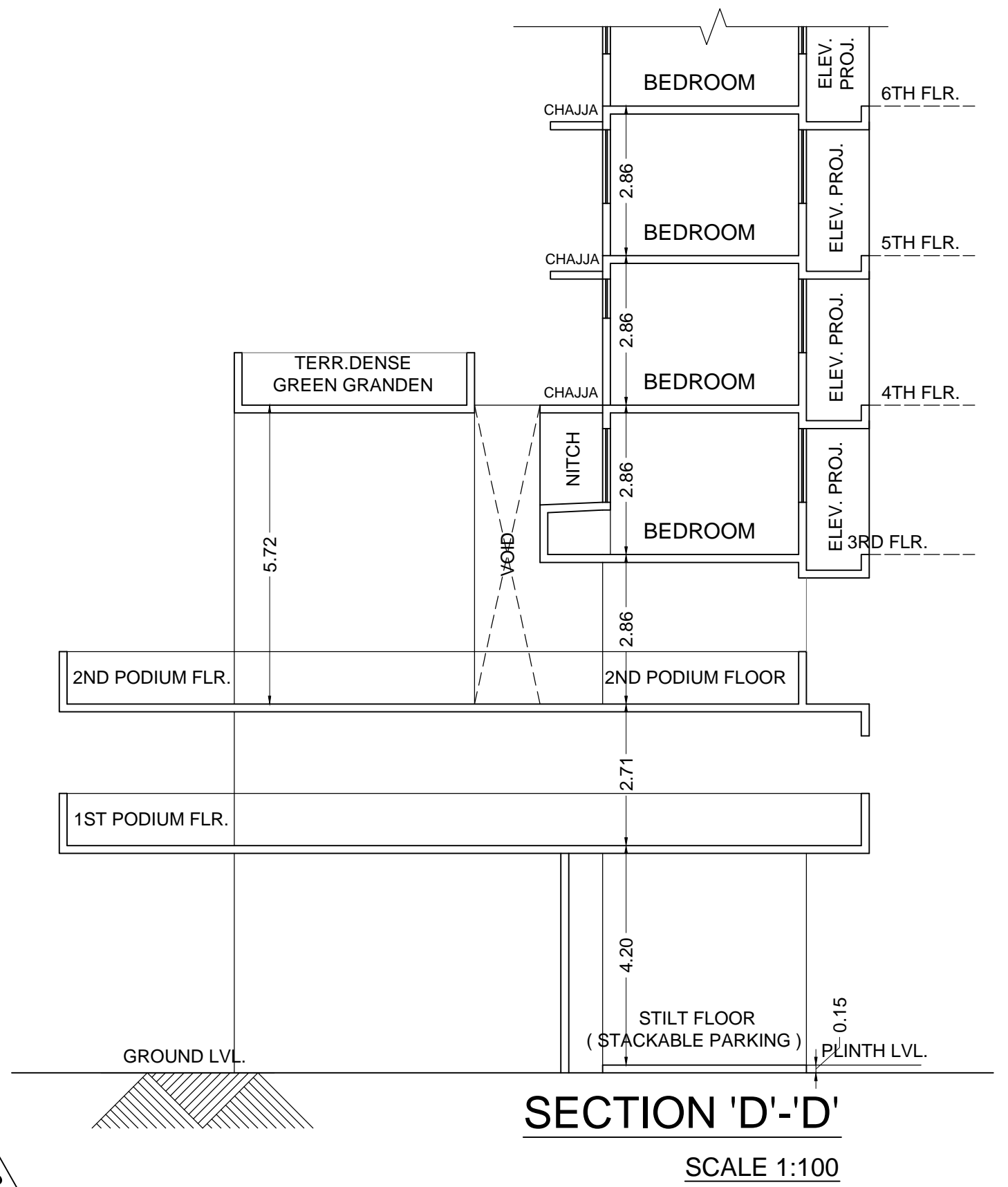
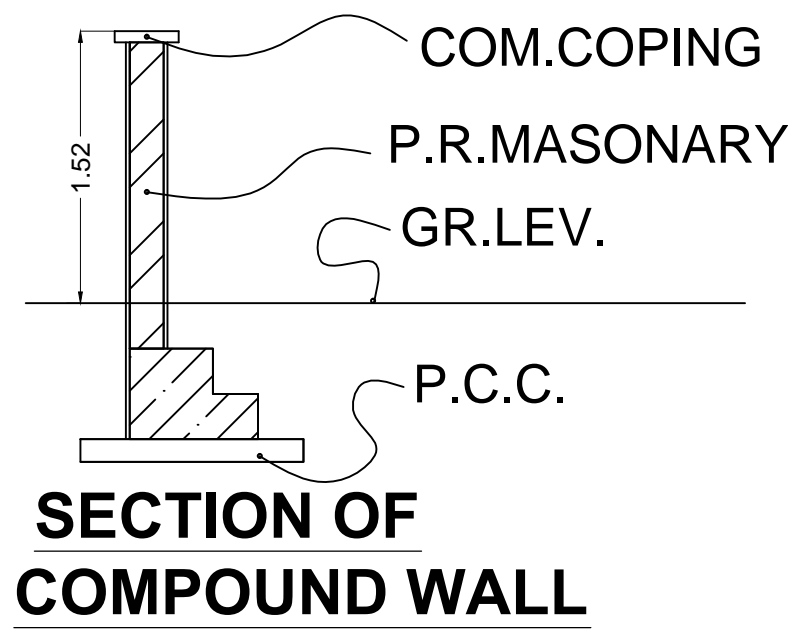
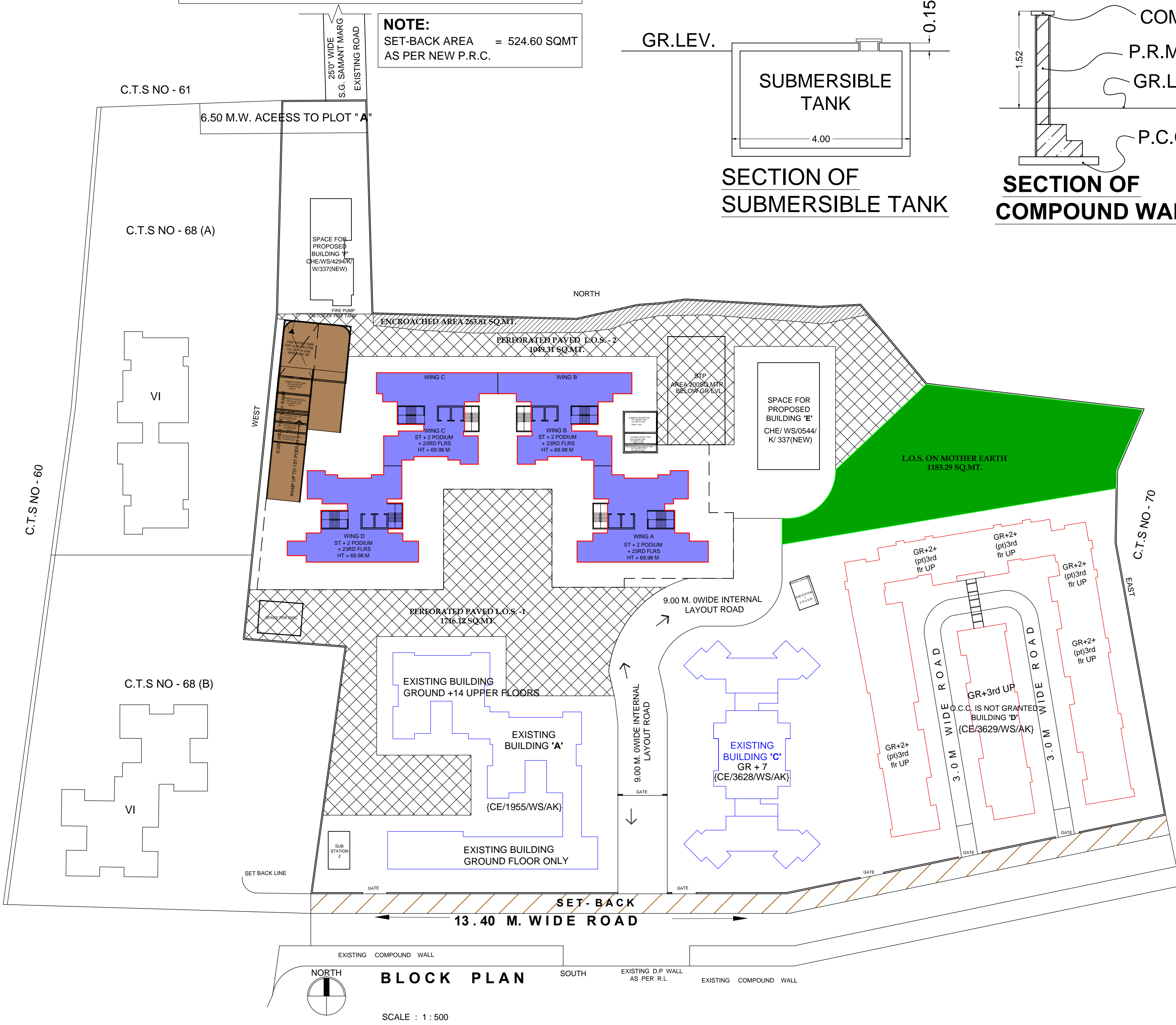
BUILT UP AREA CALCULATION WING 'A' 13TH TO 18TH. FLR. (D.C.P.R. 2034) & WING 'D' 20TH. TO 23RD. FLR.	
A	25.55 X 18.87 = 482.13 SQ.MT.
DEDUCTIONS	
1	3.70 X 5.97 = 22.09 SQ.MT.
2	6.43 X 0.90 = 5.79 SQ.MT.
3	8.08 X 1.20 = 9.70 SQ.MT.
4	6.23 X 4.20 = 26.17 SQ.MT.
5	3.50 X 1.50 = 5.25 SQ.MT.
6	3.50 X 0.48 = 1.68 SQ.MT.
7	11.21 X 0.48 = 5.38 SQ.MT.
8	4.14 X 1.20 = 4.97 SQ.MT.
9	4.14 X 1.50 = 6.21 SQ.MT.
10	6.87 X 5.56 = 38.20 SQ.MT.
11	7.07 X 0.75 = 5.30 SQ.MT.
12	4.34 X 5.86 = 25.87 SQ.MT.
13	2.28 X 0.71 = 1.62 SQ.MT.
14	3.05 X 1.29 = 3.93 SQ.MT.
15	8.83 X 0.24 = 2.12 SQ.MT.
STAIR-CASE, LIFT, LIFT LOBBY & PASSAGE	
ST	3.05 X 3.15 = 9.61 SQ.MT.
ST1	1.85 X 3.30 = 6.11 SQ.MT.
ST2	0.15 X 1.50 = 0.23 SQ.MT.
ST3	1.74 X 0.61 = 1.06 SQ.MT.
LIFT	4.82 X 2.59 = 12.48 SQ.MT.
L.L.	5.15 X 1.84 = 9.48 SQ.MT.
TOTAL DEDUCTION = 209.21 SQ.MT.	
BUILT UP AREA = 272.92 SQ.MT.	
NET BUILT UP AREA = 63.71 SQ.MT.	
35% FUNGIBLE (63.71 X 0.35) = 22.30 SQ.MT.	

BUILT UP AREA CALCULATION WING 'A' 19TH. TO 21ST. FLR. (D.C.P.R. 2034)	
A	25.55 X 18.87 = 482.13 SQ.MT.
DEDUCTIONS	
1	3.70 X 5.97 = 22.09 SQ.MT.
2	6.43 X 0.90 = 5.79 SQ.MT.
3	8.08 X 1.20 = 9.70 SQ.MT.
4	6.23 X 4.20 = 26.17 SQ.MT.
5	3.50 X 1.50 = 5.25 SQ.MT.
6	3.50 X 0.48 = 1.68 SQ.MT.
7	11.21 X 0.48 = 5.38 SQ.MT.
8	4.14 X 1.20 = 4.97 SQ.MT.
9	4.14 X 1.50 = 6.21 SQ.MT.
10	6.87 X 5.56 = 38.20 SQ.MT.
11	7.07 X 0.75 = 5.30 SQ.MT.
12	4.34 X 5.86 = 25.87 SQ.MT.
13	2.28 X 0.71 = 1.62 SQ.MT.
14	3.05 X 1.29 = 3.93 SQ.MT.
15	8.83 X 0.24 = 2.12 SQ.MT.
STAIR-CASE, LIFT, LIFT LOBBY & PASSAGE	
ST	3.05 X 3.15 = 9.61 SQ.MT.
ST1	1.85 X 3.30 = 6.11 SQ.MT.
ST2	0.15 X 1.50 = 0.23 SQ.MT.
ST3	1.74 X 0.61 = 1.06 SQ.MT.
LIFT	4.82 X 2.59 = 12.48 SQ.MT.
L.L.	5.15 X 1.84 = 9.48 SQ.MT.
TOTAL DEDUCTION = 209.21 SQ.MT.	
BUILT UP AREA = 272.92 SQ.MT.	
NET BUILT UP AREA = 63.71 SQ.MT.	
35% FUNGIBLE (63.71 X 0.35) = 22.30 SQ.MT.	

BUILT UP AREA CALCULATION WING 'B' 12TH. & 13TH. FLR. (D.C.R. 1991)	
A	24.84 X 19.11 = 474.69 SQ.MT.
DEDUCTIONS	
1	3.50 X 1.48 = 5.18 SQ.MT.
2	3.50 X 1.50 = 5.25 SQ.MT.
3	6.23 X 4.20 = 26.17 SQ.MT.
4	8.08 X 1.2

NOTE: PLOT NO 68-A & 68-B ARE SUB-DIVIDED PLOTS AS PER SUB-DIVISION APPROVED UNDER NO CE/281/BS/ILLOKWN DATED 29/01/75 & THE SAME IS SHOWN IN C.T.S RECORD & BOTH ARE DEDUCTED FROM MAIN C.T.S NO. 68 & ACCESS & GARDEN ARE PROVIDED AS PER D.C. RULE.

NOTE: SET-BACK AREA = 524.60 SQMT AS PER NEW P.R.C.



PLOT AREA CALC.

NET PLOT AREA CALCULATIONS:

- 0.50 X 93.69 X 43.96 = 2059.31 sq.mt.
- 0.50 X 155.18 X 30.35 = 2354.86 sq.mt.
- 0.50 X 155.18 X 48.29 = 3746.82 sq.mt.
- 0.50 X 144.16 X 35.00 = 2522.80 sq.mt.
- 0.50 X 45.87 X 10.41 = 238.75 sq.mt.
- 0.50 X 38.85 X 11.87 = 230.57 sq.mt.
- 0.50 X 118.34 X 22.13 = 1309.43 sq.mt.
- 0.50 X 24.33 X 5.72 = 69.58 sq.mt.
- 0.50 X 108.36 X 16.70 = 904.81 sq.mt.
- 0.50 X 90.23 X 3.69 = 166.47 sq.mt.
- 0.50 X 86.67 X 4.06 = 175.94 sq.mt.
- 0.50 X 83.47 X 7.86 = 328.04 sq.mt.
- 0.50 X 75.63 X 16.22 = 613.36 sq.mt.
- 0.50 X 65.81 X 17.24 = 567.28 sq.mt.
- 0.50 X 65.11 X 18.99 = 618.22 sq.mt.
- 0.50 X 65.11 X 16.63 = 541.39 sq.mt.
- 0.50 X 28.58 X 14.28 = 204.06 sq.mt.
- 0.50 X 28.58 X 13.34 = 190.63 sq.mt.

NET PLOT AREA = 16842.32 sqmt

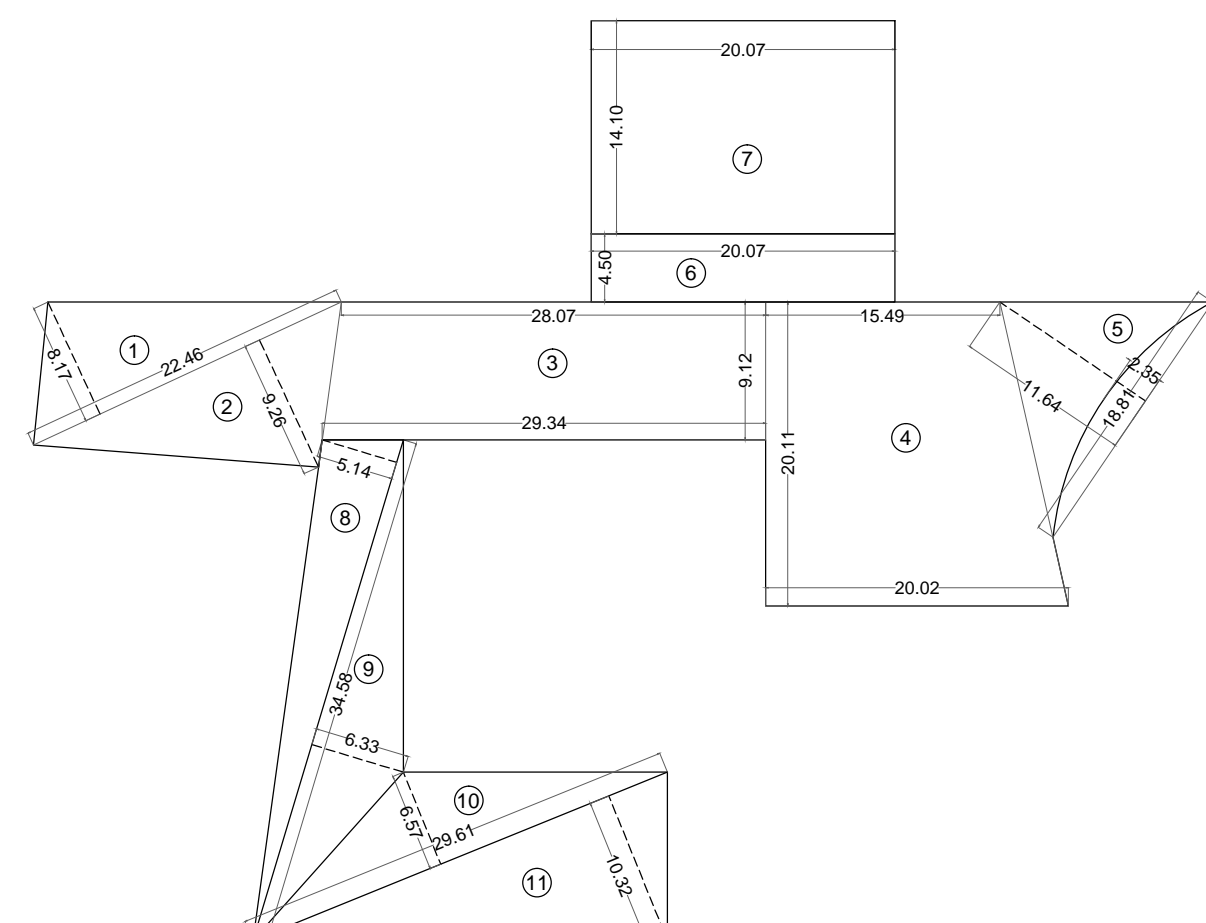
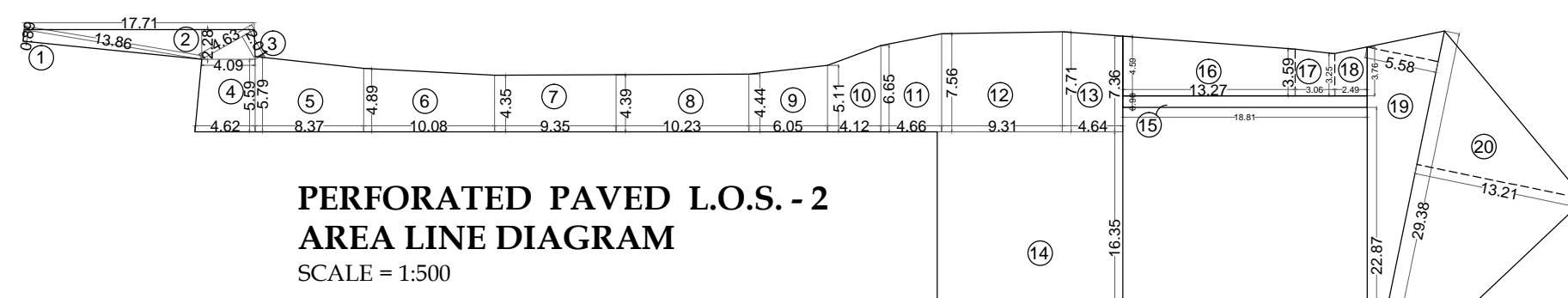
SET-BACK AREA CALCULATIONS:

- 0.50 X 88.58 X 3.29 = 145.71 sq.mt.
- 0.50 X 88.58 X 3.27 = 144.81 sq.mt.
- 0.50 X 72.03 X 3.25 = 117.05 sq.mt.
- 0.50 X 72.03 X 3.25 = 117.05 sq.mt.

NET SET-BACK AREA = 524.62 sq.mt.

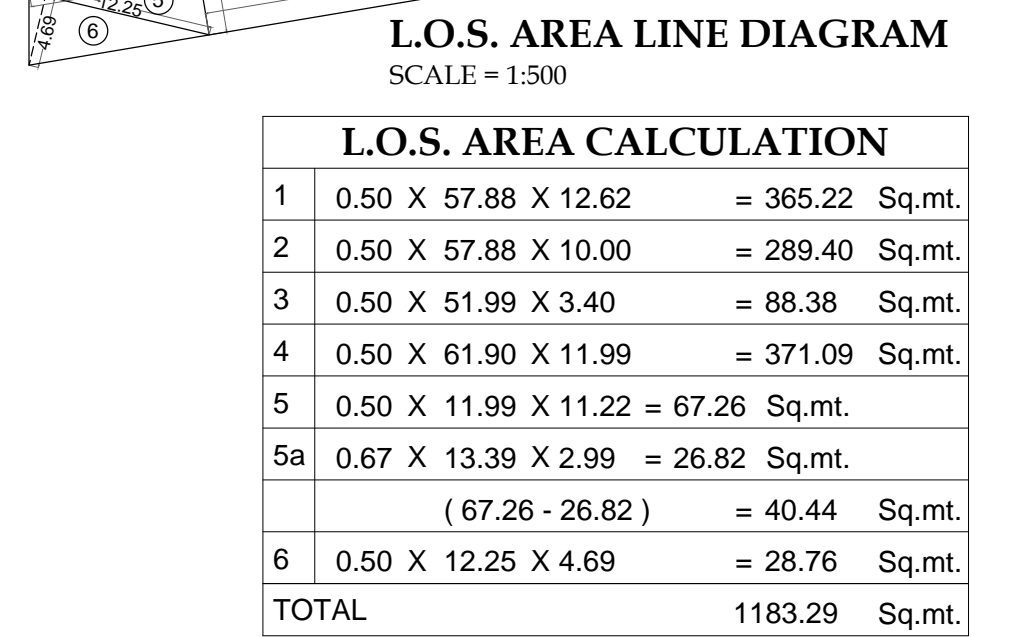
TOTAL PLOT AREA
(NET PLOT AREA + TOTAL SETBACK AREA)
= 17366.94 sqmt

TOTAL PLOT AREA AS PER P.R.C = 17366.30 SQMT



PERFORATED PAVED L.O.S. - 2 AREA CALCULATION

1	0.50 X	13.86	X	0.89	=	6.17	Sq.mt.
2	0.50 X	17.71	X	2.28	=	20.19	Sq.mt.
3	0.50 X	4.63	X	2.01	=	4.65	Sq.mt.
4	0.50 X (4.09 + 4.62)	X	5.59	=	24.34	Sq.mt.	
5	0.50 X (5.79 + 4.89)	X	8.37	=	44.70	Sq.mt.	
6	0.50 X (4.89 + 4.35)	X	10.08	=	46.57	Sq.mt.	
7	0.50 X (4.35 + 4.39)	X	9.35	=	40.86	Sq.mt.	
8	0.50 X (4.39 + 4.44)	X	10.23	=	45.17	Sq.mt.	
9	0.50 X (4.44 + 5.11)	X	6.05	=	28.89	Sq.mt.	
10	0.50 X (5.11 + 6.65)	X	4.12	=	24.23	Sq.mt.	
11	0.50 X (6.65 + 7.56)	X	4.66	=	33.11	Sq.mt.	
12	0.50 X (7.56 + 7.71)	X	9.31	=	71.08	Sq.mt.	
13	0.50 X (7.71 + 7.36)	X	4.64	=	34.96	Sq.mt.	
14		14.28	X	16.35	=	233.48	Sq.mt.
15		18.81	X	0.90	=	16.93	Sq.mt.
16	0.50 X (3.25 + 3.76)	X	0.90	=	8.73	Sq.mt.	
17	0.50 X (7.71 + 7.36)	X	4.64	=	34.96	Sq.mt.	
18	0.50 X (4.59 + 3.59)	X	13.27	=	54.27	Sq.mt.	
19	0.50 X	29.38	X	5.58	=	81.97	Sq.mt.
20	0.50 X	29.38	X	13.21	=	194.05	Sq.mt.
TOTAL					=	1049.31	Sq.mt.



L.O.S. AREA STATEMENT

25% L.O.S. ON NET PLOT AREA (15657.53 X 25%)	=	3914.38 SQ.MT.
60% L.O.S. REQD. ON GROUND (3914.38 X 60%)	=	2348.63 SQ.MT.
50% L.O.S. REQD. ON MOTHER EARTH (2348.63 X 50%)	=	1174.32 SQ.MT.
L.O.S. PROPOSED ON MOTHER EARTH	=	1183.29 SQ.MT.
L.O.S. PERFORATED PAVED REQD. (3914.38 - 1174.32)	=	2740.06 SQ.MT.
L.O.S. PERFORATED PAVED PROPOSED	=	2765.43 SQ.MT.
TOTAL L.O.S. REQUIRED	=	3914.38 SQ.MT.
TOTAL L.O.S. PROPOSED	=	3948.72 SQ.MT.

ENCROACHED AREA CALCULATION

1	0.50 X	18.29	X	2.30	=	21.03	Sq.mt.
2	0.50 X	18.29	X	1.73	=	15.82	Sq.mt.
3	0.50 X	10.20	X	3.20	=	16.32	Sq.mt.
4	0.50 X	10.12	X	3.01	=	15.23	Sq.mt.
5	0.50 X	19.47	X	2.95	=	28.72	Sq.mt.
6	0.50 X	10.23	X	2.63	=	13.45	Sq.mt.
7	0.50 X	6.70	X	2.41	=	8.07	Sq.mt.
8	0.50 X	11.51	X	3.34	=	19.22	Sq.mt.
9	0.50 X	6.61	X	1.71	=	5.65	Sq.mt.
10	0.50 X	4.49	X	2.98	=	6.69	Sq.mt.
11	0.50 X	4.49	X	2.38	=	5.34	Sq.mt.
12	0.50 X	9.31	X	2.42	=	11.27	Sq.mt.
13	0.50 X	9.11	X	1.78	=	8.11	Sq.mt.
14	0.50 X	25.04	X	2.72	=	34.05	Sq.mt.
15	0.50 X	20.68	X	2.71	=	28.02	Sq.mt.
16	0.50 X	3.28	X	3.00	=	4.92	Sq.mt.
17	0.50 X	3.28	X	7.48	=	12.27	Sq.mt.
18	0.50 X	8.88	X	2.17	=	9.63	Sq.mt.
TOTAL					=	263.81	Sq.mt.

Annexure IV { Circular T - 3 & T - 5 }

1	Plot Area	17366.30 sq.m.
2	Considering the road width of 13.40 m, the permissible BUA as per DCR 1991 (14761.35+17366.30) (17366.30 X 1.85 = 32127.05 - 17366.30 = 14761.35)	32127.65 sq.m.
3	BUA proposed to be retained as per Regulation 9(b) of DCRP 2034	24027.21 sq.m.
4	Plot Area	17366.30 sq.m.
5	Deduction as per Regulation 14 (A) i.e. 5% of 10000 + 10% of (500 + 684.17)	1184.17 sq.m.
5a	Set - back area	524.60 sq.m.
5b	Encroachment	263.81 sq.m.
6	Net plot Area (4 - 5 - 5a - 5b)	15393.72 sq.m.
7	Zonal (basic) FSI	1.00
8	Additional FSI on payment of premium /TDR as per Table 12 of regulation 30(A) additional fsi 15393.72 X 0.50 = 7696.86 PERMISSIBLE TDR 15393.72 X 0.70 = 10775.60 - 524.60 - 1828.97 = 8422.03 set - back area = 524.60	18472.46 sq.m.
9	Permissible BUA (67+8)	33866.18 sq.m.
10	BUA proposed to be retained as per Regulation 9(b) of DCAR 2034 (as per 3 above) BLDG. A + C + D = 14111.84 BLDG. B = 9915.37	24027.21 sq.m.
11	Balance BUA to be constructed as per DCPR 2034 (9-10)	9838.97 sq.mt.
12	Proportional plot area of balance development 15393.72 X 9838.97 = 4472.26 sq.m. say 4472.00 sq.m. - 33866.18	4472.00 sq.m.
13	Regulation 14 (A) is applicable to 9838.97 sq.m. Original plot area is more than 10000 sq.m. Area in excess of 10000 = 15393.72-10000=5393.72 sq.m. Area attracting 10% of AOS is 5393.72/10=539.372 i.e. 0.35% (i) Amenity as per 14 (A) = (4472.00X0.35)X10% + (4472.00X0.65)X5% = 156.52 + 145.34 = 301.86 SQ.M.	301.86 sq.m.

FORM II

CONTENTS OF SHEET
BLOCK PLAN, LOCATION PLAN, R.G. AREA LINE DIAGRAM & CALCULATION, STATEMENT, AMENITY LINE AREA DIAGRAM, STATEMENT & PLOT AREA DIAGRAM & CALCULATION ETC.

STAMP OF DATE OF RECEIPT

PLAN FOR APPROVAL

S.E.B.P. (K / W 2)	A.E.B.P. (K/W-ward)	E.E.B.P. (K/W ward)
--------------------	---------------------	---------------------

DESCRIPTION OF PROPOSAL
PROPOSED BLDG. 'B' PLAN ON PLOT BEARING C.T.S. NO. 68/A1 & 68/A2 (OLD C.T.S NO : 68-A, 68-A/1 TO 23, 69, 69 1 TO 47 OF VILLAGE BANDIVALI, JOGESHWARI (WEST), MUMBAI

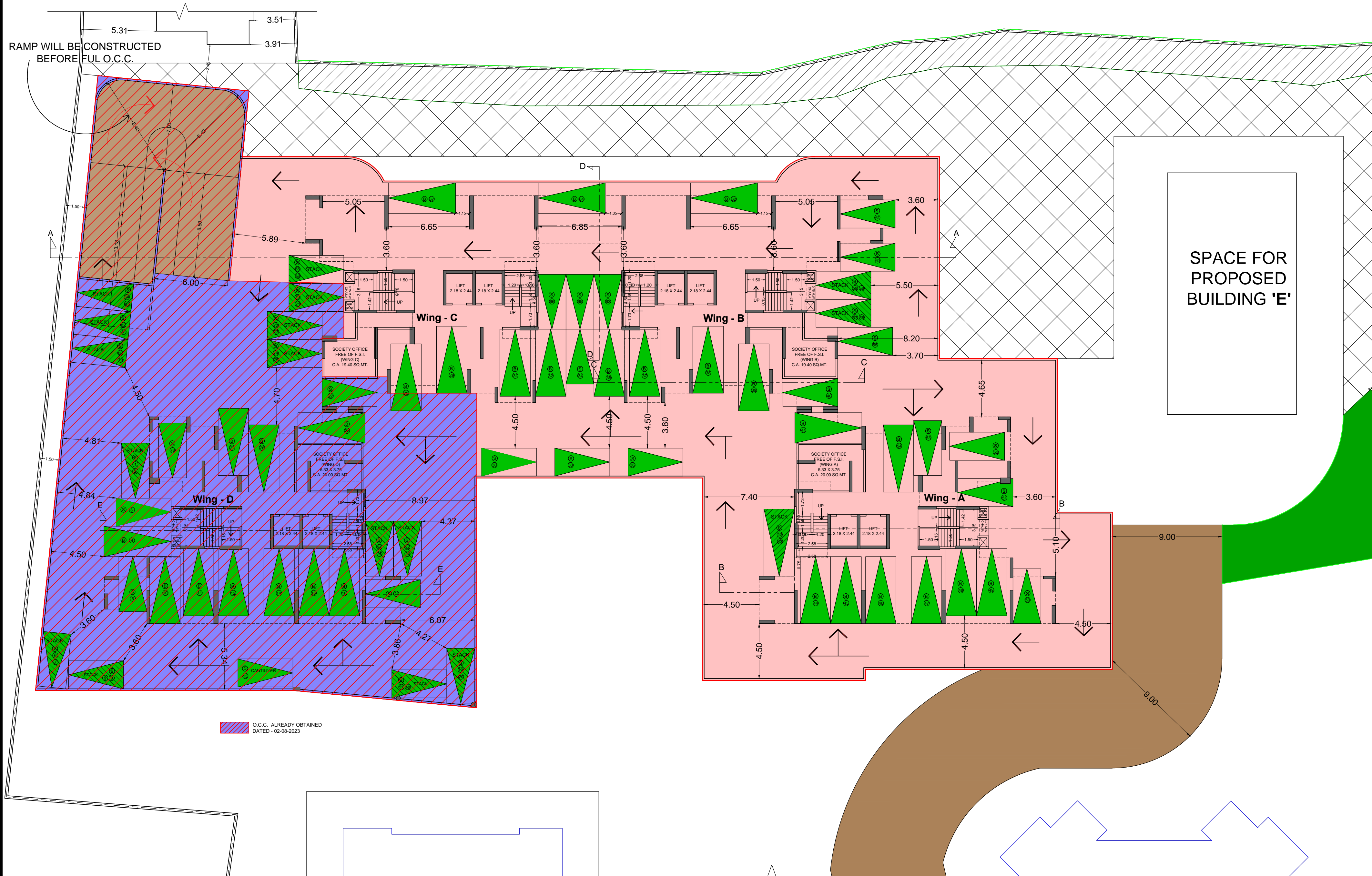
NAME & ADDRESS OF OWNER
M/S. FIONA REALTY PRIVATE LIMITED
15 / 17, KHAJAWA MANJAL GROUND FLOOR,
SHOP NO 67, KAMATHIPURKA STILL LANE,
MUMBAI - 400 008.

SIGNATURE OF OWNER

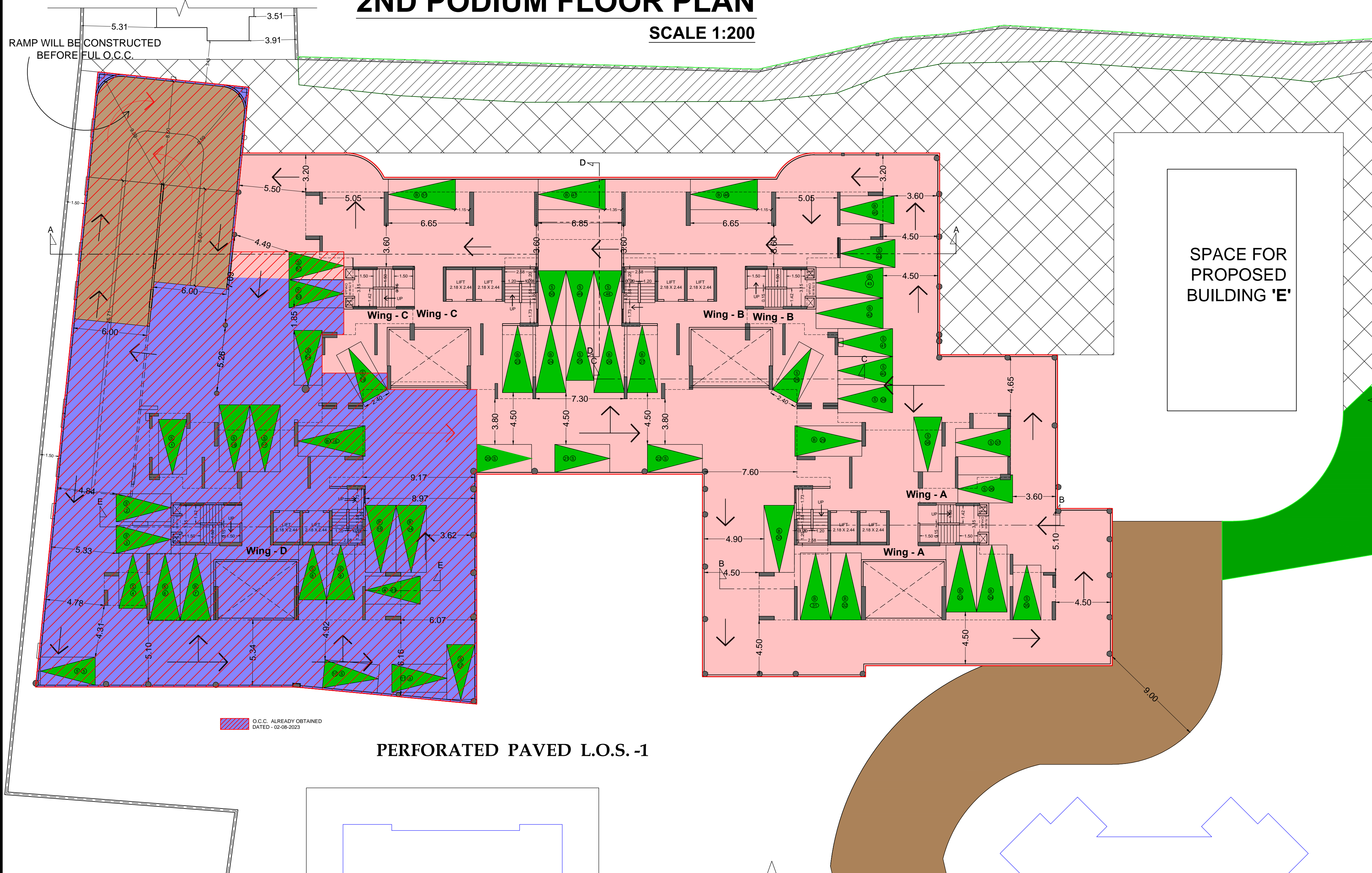
SHEET NO. 04
SCALE AS SHOWN
DATE
DRN. BY.
CHKD. BY.

NAME, ADDRESS & SIGNATURE OF ARCHITECT

SARANG ARCHITECTS
S-2, 203/1, THE PRINCE BUILDING PARK,
OFF. MAHAKALI CAVES ROAD, SHANTI NAGAR,
ANDHERI (E), MUMBAI - 400019



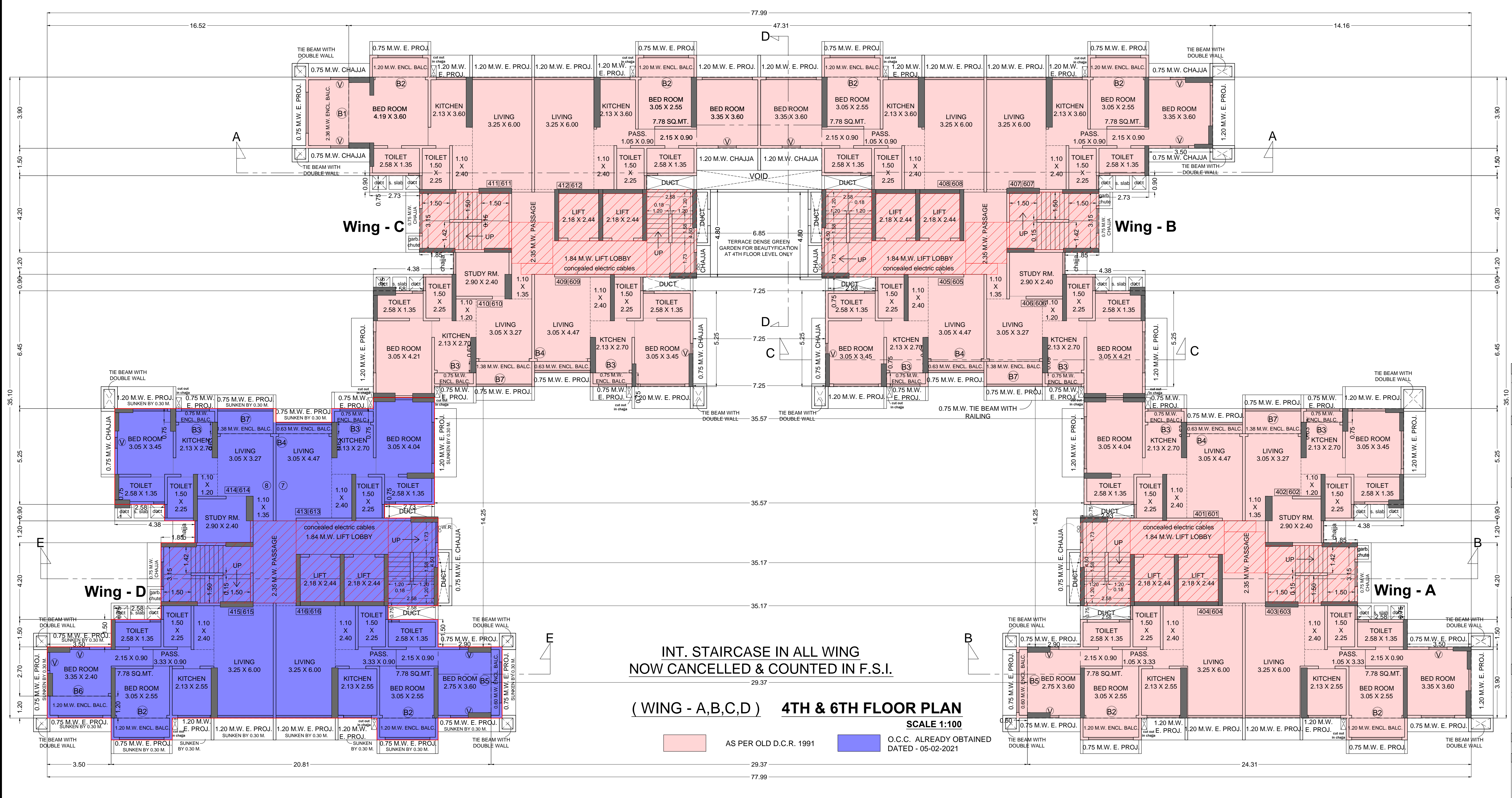
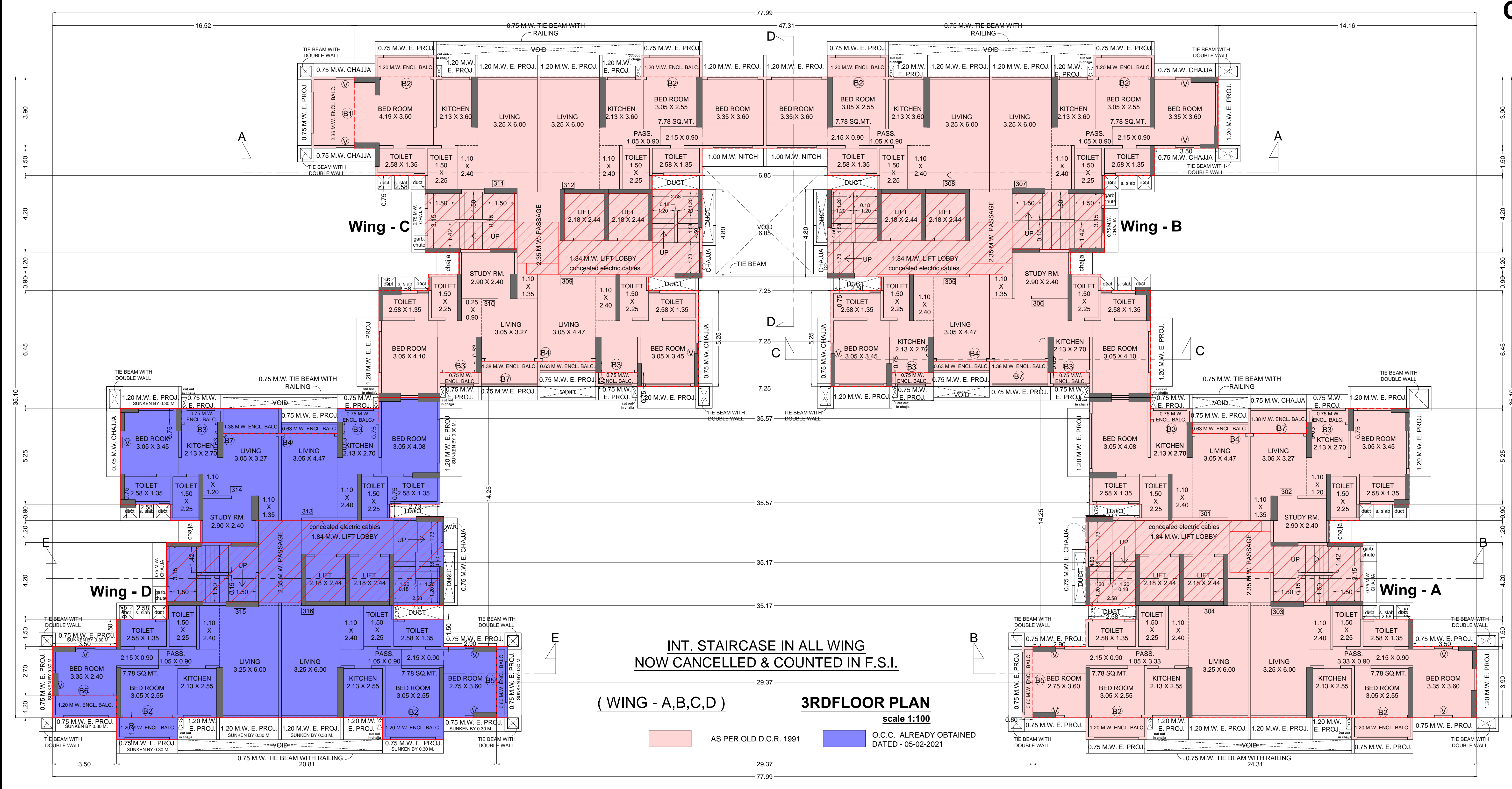
2ND PODIUM FLOOR PLAN
SCALE 1:200



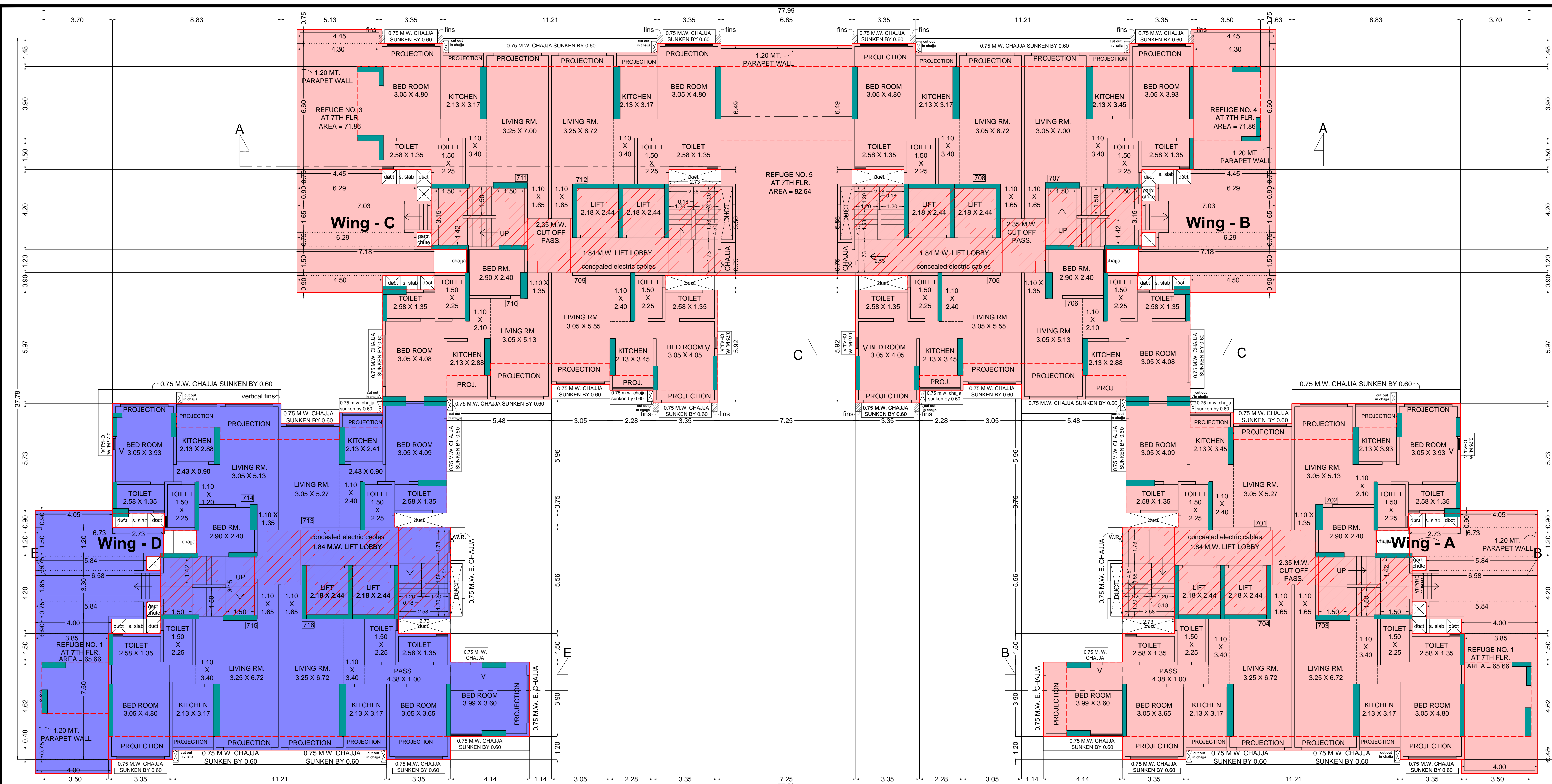
PERFORATED PAVED L.O.S. - 1

1ST PODIUM FLOOR PLAN
SCALE 1:200

FORM II		
CONTENTS OF SHEET PODIUM FLOOR PLAN		
STAMP OF DATE OF RECEIPT		
THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTION UNDER NO. CE/ 3627/ WS/ AK DATE - 17/01/2023		
APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER U/NO. CE/ 3627/ WS/ AK DATED - 3.1.2024		
PLAN FOR APPROVAL		
S.E.B.P. (K / WN 2)	A.E.B.P. (K/W-N ward)	E.E.B.P. (K/W ward)
DESCRIPTION OF PROPOSAL		
PROPOSED BLDG. 'B' PLAN ON PLOT BEARING C.T.S. NO. 68/A/1 & 68/A/2 (OLD C.T.S NO : 68-A,68-A/1 TO 23, 69, 69 1 TO 47 OF VILLAGE BANDIVALI, JOGESHWARI (WEST), MUMBAI		
NAME & ADDRESS OF OWNER		SIGNATURE OF OWNER
M/S. FIONA REALTY PRIVATE LIMITED 15 / 17, KHAWAJA MANZIL, GROUND FLOOR, SHOP NO. 07, KAMATHIPURA 5TH LANE, MUMBAI - 400 008.		
SHEET NO.	SCALE	DATE
05	AS SHOWN	
NAME, ADDRESS & SIGNATURE OF ARCHITECT		
SARANG ARCHITECTS S-1, 2ND FLOOR, PIPINACLE BUSINESS PARK, OFF. ANANDKAL GAY'S ROAD, SHANTI NAGAR, ANDHERI (E), MUMBAI - 400093		



FORM II		
CONTENTS OF SHEET		
FLOOR PLANS		
STAMP OF DATE OF RECEIPT		
THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTION UNDER NO. CE/ 3627/ WS/ AK DATE: 17/07/2023		
THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED APPROVAL SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO. CE/ 3627/ WS/ AK DATED: 3.1.2024		
PLAN FOR APPROVAL		
S.E.B.P. (K/ WN 2)	A.E.B.P. (K/W-N ward)	E.E.B.P. (K/W ward)
DESCRIPTION OF PROPOSAL		
PROPOSED BLDG. 'B' PLAN ON PLOT BEARING C.T.S. NO. 68/A/1 & 68/A/2 (OLD C.T.S. NO. 68-68-A/1 TO 23, 69, 69-1 TO 47 OF VILLAGE BANDIVALI, JOGESHWARI (WEST), MUMBAI		
NAME & ADDRESS OF OWNER		SIGNATURE OF OWNER
M/S. FIONA REALTY PRIVATE LIMITED 15/17, KHAWAJA MANZIL, GROUND FLOOR, SHOP NO. 65, KAMATHIBURDA, 5TH LANE, MUMBAI - 400 008		
SHEET NO.	SCALE	DATE
06	AS SHOWN	
NAME, ADDRESS & SIGNATURE OF ARCHITECT		
SARANG ARCHITECTS 15, 2ND FLOOR, PENNSYLVANIA BUSINESS PARK, OFF. NO. 404, KALANDURGAOVI, ROAD, WAKUR, ANDHERY (E), MUMBAI - 400 005		



7TH REFUGE FLOOR PLAN (WING - A,B,C,D) scale 1:100
 AS PER MODIFIED D.C.R. 1991 O.C.C. ALREADY OBTAINED DATED - 05-02-2021

REFUGE AREA STATEMENT FOR 16TH, 18TH, 20TH & 22ND FLOOR

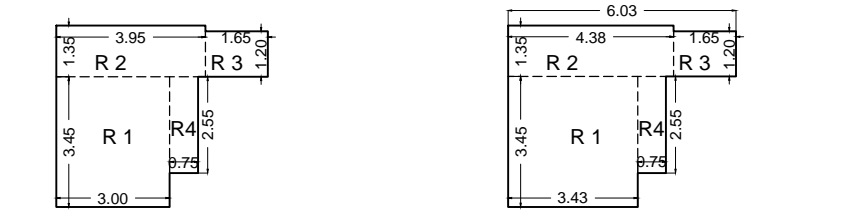
REFUGE FLOOR AREA	4% ABOVE FLOOR AREA 16TH TO 23RD.
REFUGE FL. REQUIRED.	8883.66 X 4% (MIN.) = 355.35 SQ.MT.
PROVIDED REFUGE	19.57 X 15 = 293.55 SQ.MT.

REF. NO 5 & 6 REFUGE AREA CALC. (15 NOS.)

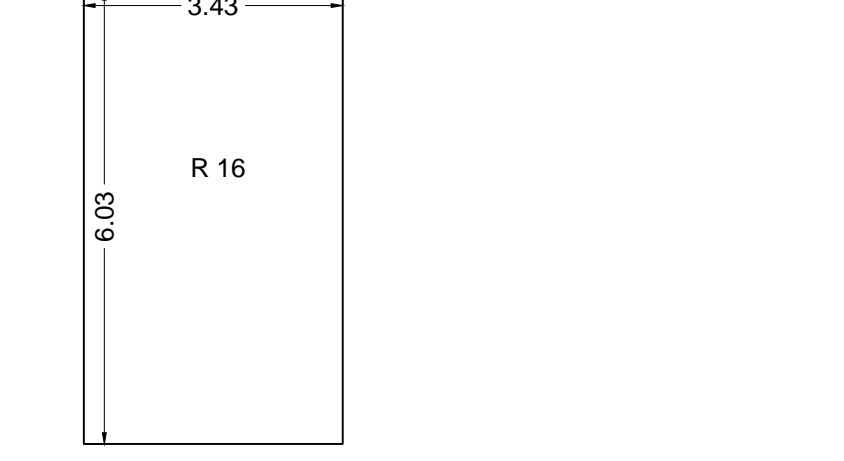
R 1	3.00 X 3.45	= 10.35 SQ.MT.
R 2	3.95 X 1.35	= 5.33 SQ.MT.
R 3	1.65 X 1.20	= 1.98 SQ.MT.
R 4	0.75 X 2.55	= 1.91 SQ.MT.
TOTAL		= 19.57 SQ.MT.

REF. NO 5 (22ND. FLR.) REFUGE AREA CALC.

R 1	3.43 X 3.45	= 11.83 SQ.MT.
R 2	4.38 X 1.35	= 5.91 SQ.MT.
R 3	1.65 X 1.20	= 1.98 SQ.MT.
R 4	0.75 X 2.55	= 1.91 SQ.MT.
TOTAL		= 21.63 SQ.MT.



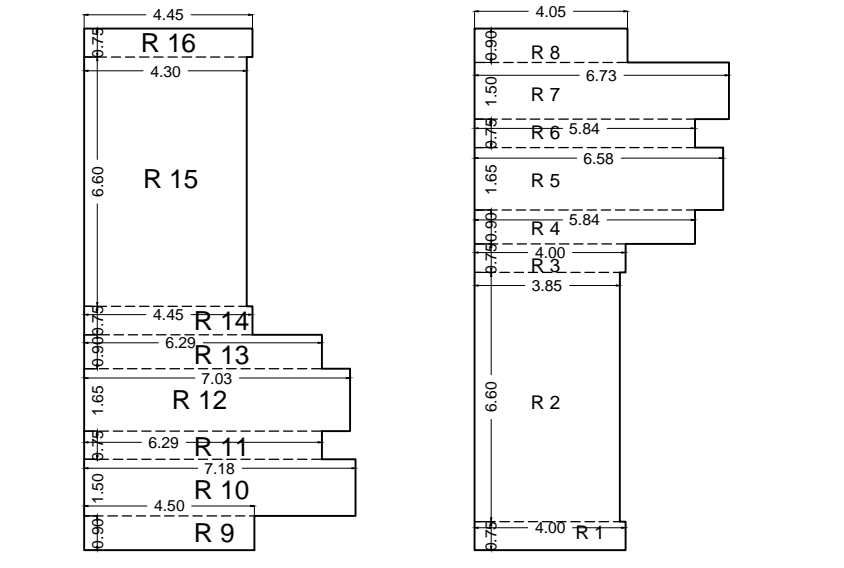
REFUGE NO. 5 & 6 LINE AREA DIAGRAM (on 16th 18th 20th & 22nd flr) SCALE 1:200



REFUGE AREA (7th flr.) DIAGRAM NO. 5 SCALE 1:200

REFUGE AREA CALC. NO. 5

R 16	6.85 X 12.05	= 82.54 SQ.MT.
TOTAL		82.54 SQ.MT.



REFUGE AREA (7th flr.) DIAGRAM NO. 3 & 4 SCALE 1:200

REFUGE AREA CALC. NO. 1 & 2

R 1	4.00 X 0.75	= 3.00 SQ.MT.
R 2	3.85 X 6.60	= 25.41 SQ.MT.
R 3	4.00 X 0.75	= 3.00 SQ.MT.
R 4	5.84 X 0.90	= 5.26 SQ.MT.
R 5	6.58 X 1.65	= 10.86 SQ.MT.
R 6	5.84 X 0.75	= 4.38 SQ.MT.
R 7	6.73 X 1.50	= 10.10 SQ.MT.
R 8	4.05 X 0.90	= 3.65 SQ.MT.
TOTAL		65.66 SQ.MT.

2 NOS. OF REFUGE
TOTAL 2.00 X 65.66 = 131.32 SQ.MT.

REFUGE AREA CALC. NO. 3 & 4

R 9	4.50 X 0.90	= 4.05 SQ.MT.
R 10	7.18 X 1.50	= 10.77 SQ.MT.
R 11	6.29 X 0.75	= 4.72 SQ.MT.
R 12	7.03 X 1.65	= 11.60 SQ.MT.
R 13	6.29 X 0.90	= 5.66 SQ.MT.
R 14	4.45 X 0.75	= 3.34 SQ.MT.
R 15	4.30 X 6.60	= 28.38 SQ.MT.
R 16	4.45 X 0.75	= 3.34 SQ.MT.
TOTAL		71.86 SQ.MT.

2 NOS. OF REFUGE
TOTAL 2.00 X 71.86 = 143.72 SQ.MT.

REFUGE AREA STATEMENT FOR 7TH FLOOR

REFUGE FLOOR AREA	4% ABOVE 6TH TO 15TH FLOOR AREA
REFUGE FL. REQUIRED.	(1096.16+1096.16+1117.52+1096.16+1095.54+1094.64+1093.74+1093.74) = 8733.66 X 4% = 351.35 sq.mt.
PROVIDED REFUGE	357.58 SQ.MT.
EXCESS REFUGE	6.23 SQ.MT.

FORM II

CONTENTS OF SHEET
 FLOOR PLANS, REFUGE AREA LINE DIAGRAM & CALCULATION

STAMP OF DATE OF RECEIPT
 THIS SANCTION APPROVAL TO THE PREVIOUS PLANS SANCTION UNDER NO. CE/ 3627/ WS/ AK DATED - 15/07/2023

PLAN FOR APPROVAL
 THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO. CE/ 3627/ WS/ AK DATED - 3.1.2024

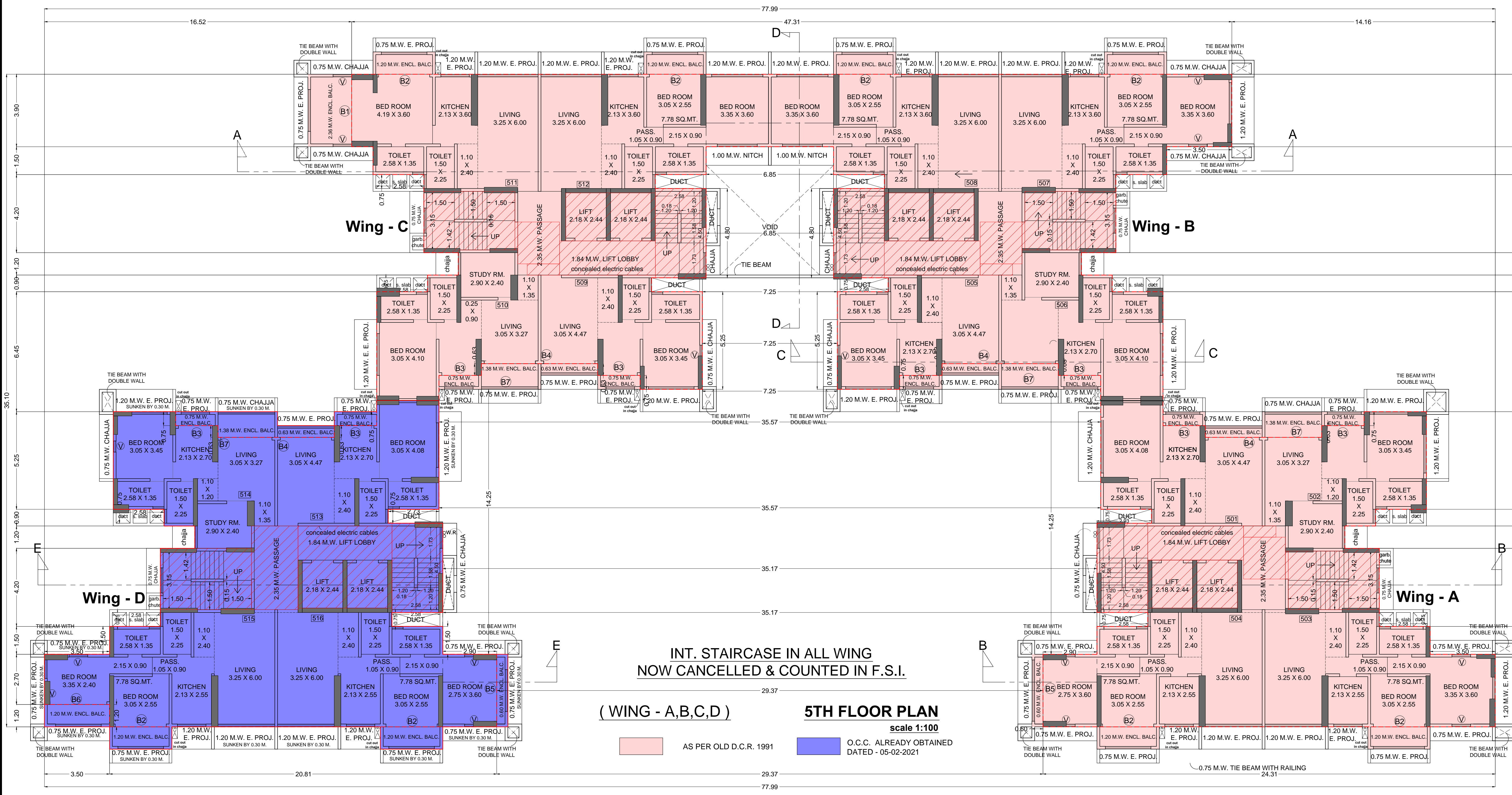
NAME & ADDRESS OF OWNER
 S.E.B.P.(K/WN 2) A.E.B.P.(K/WN ward) E.E.B.P.(K/W ward)

DESCRIPTION OF PROPOSAL
 PROPOSED BLDG. 'B' PLAN ON PLOT BEARING C.T.S. NO. 68/A/1 & 68/A/2 (OLD C.T.S. NO - 68-A-68-A/1 TO 23, 69, 69-1 TO 47 OF VILLAGE BANDIVALI), JOGESHWARI (WEST), MUMBAI

NAME & ADDRESS OF OWNER
 M/S. FIONA REALTY PRIVATE LIMITED
 SHOP NO. 95, KAMATHI BURGIA TITH LANE, MUMBAI - 400 008

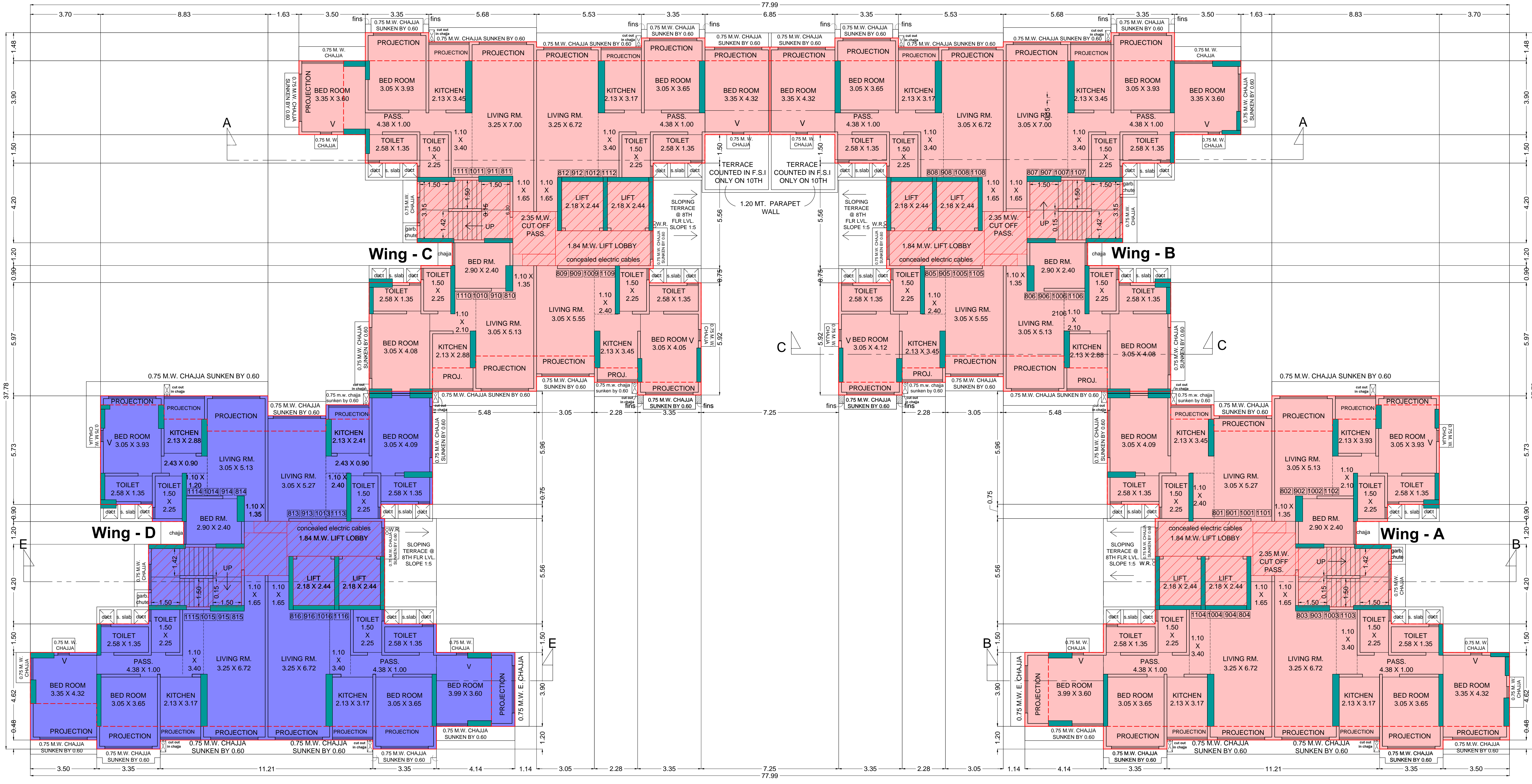
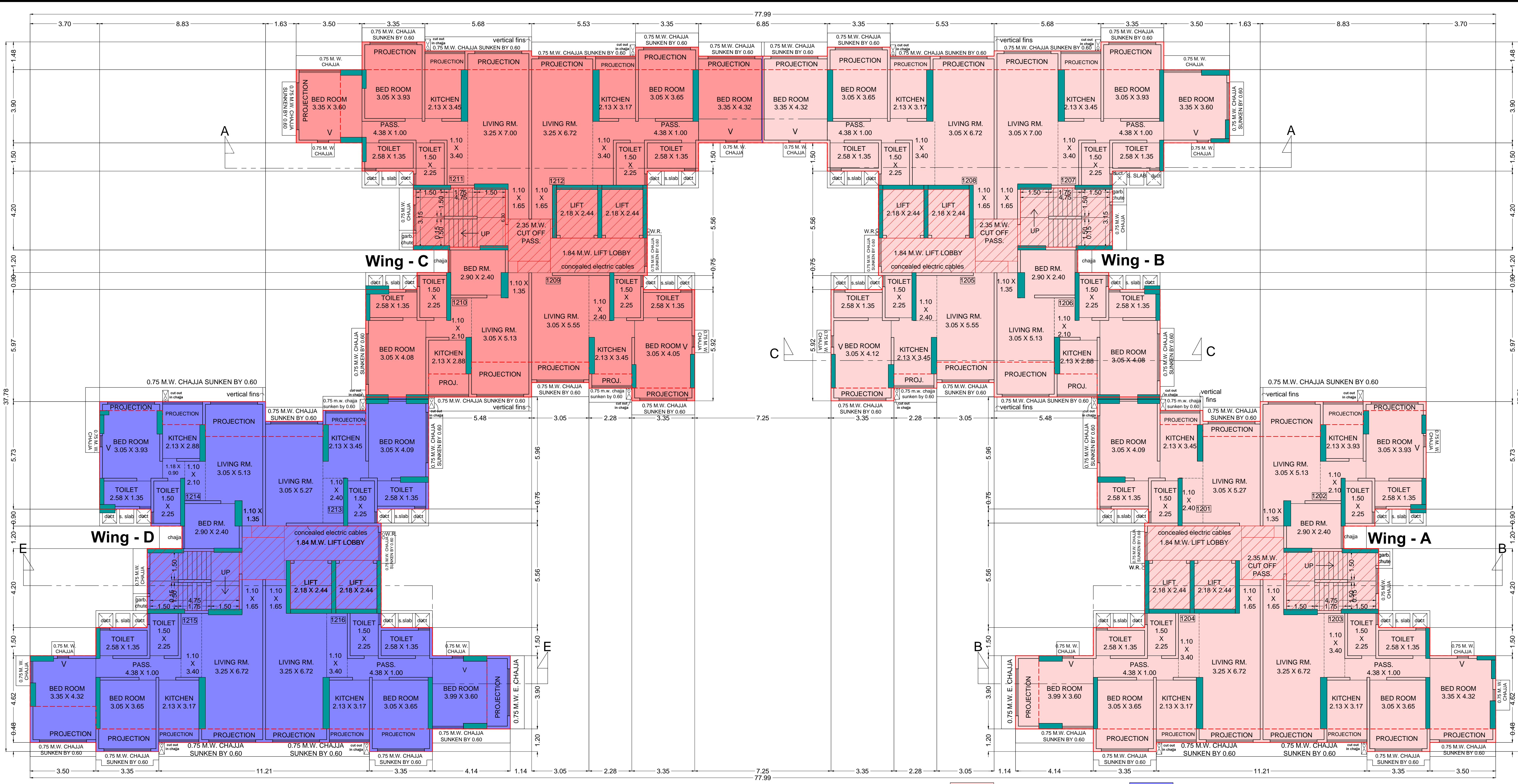
NAME, ADDRESS & SIGNATURE OF ARCHITECT

SARANG ARCHITECTS
 15, 2ND FLOOR, PRINCIPAL BUSINESS PARK, 9TH ANHOLKAR CROSSROADS, SECTOR 16, ANANDERI (B), MUMBAI - 400 005



5TH FLOOR PLAN (WING - A,B,C,D) scale 1:100
 AS PER OLD D.C.R. 1991 O.C.C. ALREADY OBTAINED DATED - 05-02-2021

INT. STAIRCASE IN ALL WING NOW CANCELLED & COUNTED IN F.S.I.



FORM II
CONTENTS OF SHEET FLOOR PLANS.

STAMP OF DATE OF RECEIPT
THIS CANCELS APPROVAL TO THE PREVIOUS PLANS
SANCTION UNDER NO. C/2/307/WS/ AK
DATE - 17/07/2023
THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS
OFFICE LETTER UNDER NO. C/2/307/WS/ AK
DATED - 3.1.2024

PLAN FOR APPROVAL

S.E.B.P. (K/WN 2)	A.E.B.P. (K/W-N ward)	E.E.B.P. (K/W ward)
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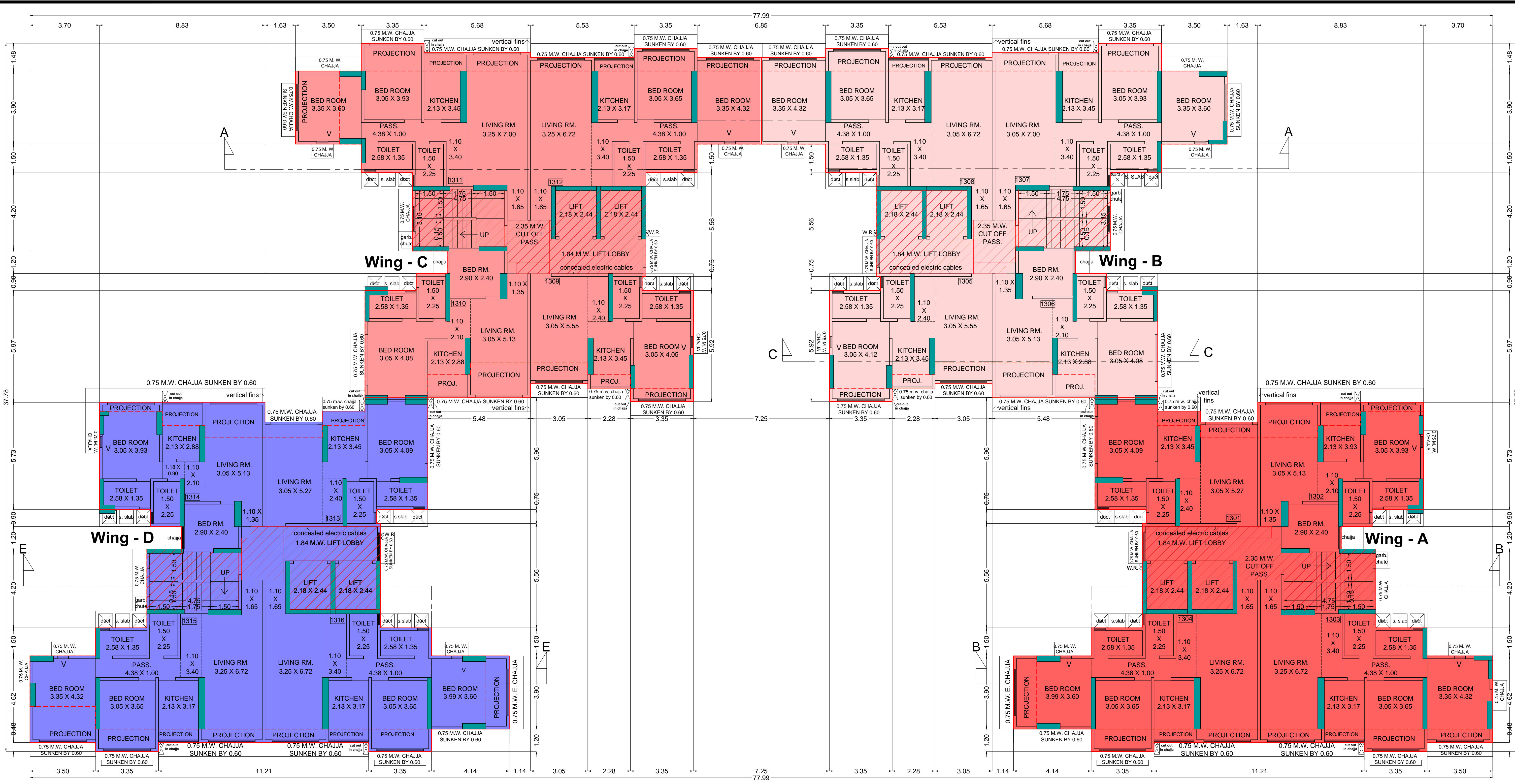
DESCRIPTION OF PROPOSAL
PROPOSED BLDG. 'B' PLAN ON PLOT BEARING
C.T.S. NO. 68/A/1 & 68/A/2 (OLD C.T.S NO - 68-68-A/1
TO 23, 69, 69 1 TO 47 OF VILLAGE BANDIVALI,
JOGESHWARI (WEST), MUMBAI

NAME & ADDRESS OF OWNER SIGNATURE OF OWNER

M/S. FIONA REALTY PRIVATE LIMITED
15/17, KHAJAJA MANZIL, GROUND FLOOR,
SHOP NO. 05, KAMATHIYERIA TITH LANE,
MUMBAI - 400 008.

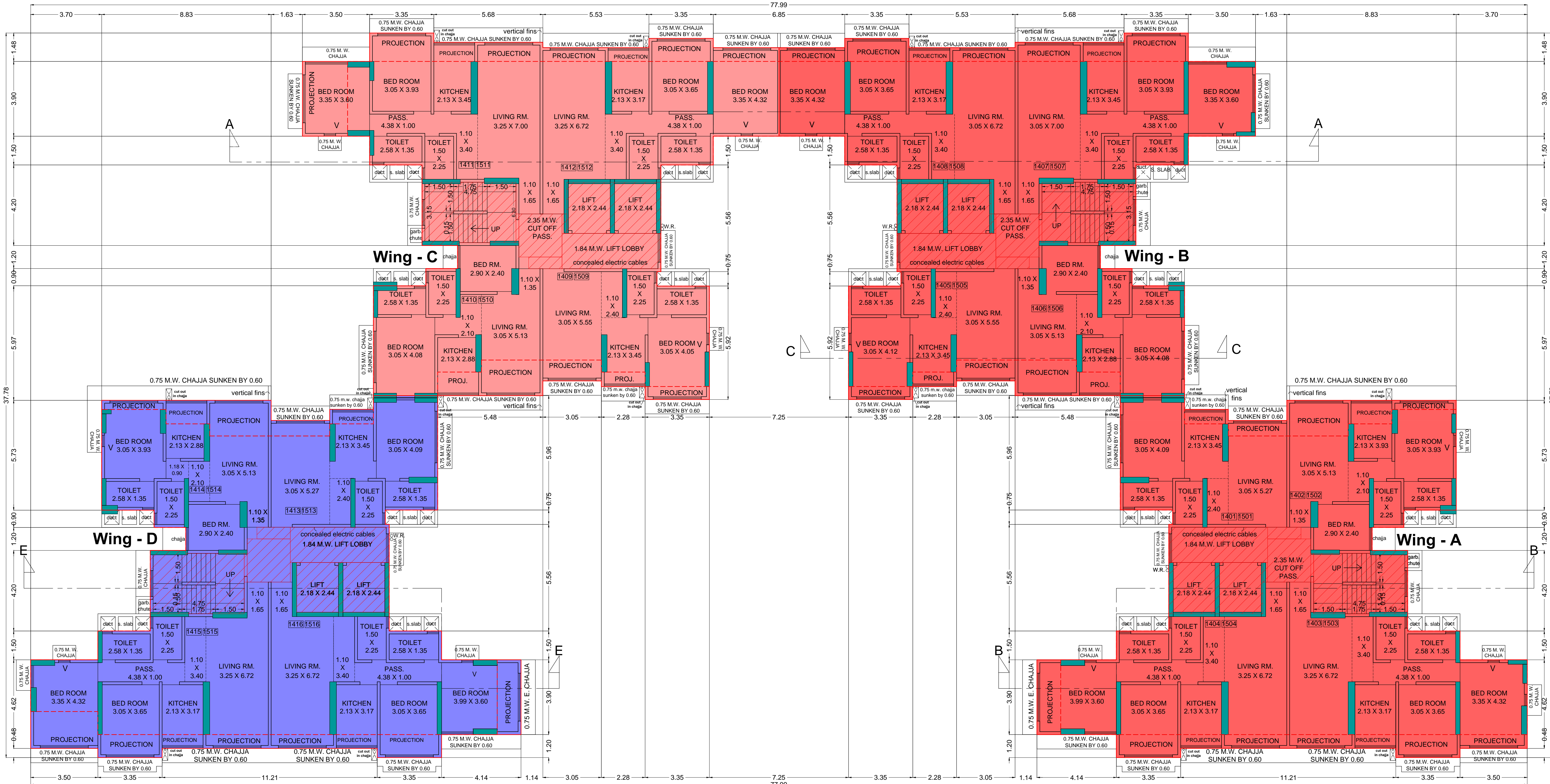
SHEET NO. 08 SCALE AS SHOWN DATE DRN. BY: CHD. BY:

SARANG ARCHITECTS
15, 2ND FLOOR, PENINSULA BUSINESS PARK,
OFF. NO. 100, KAMATHIYERIA TITH LANE,
ANDHERI (E), MUMBAI - 400 005



13TH FLOOR PLAN
scale 1:100

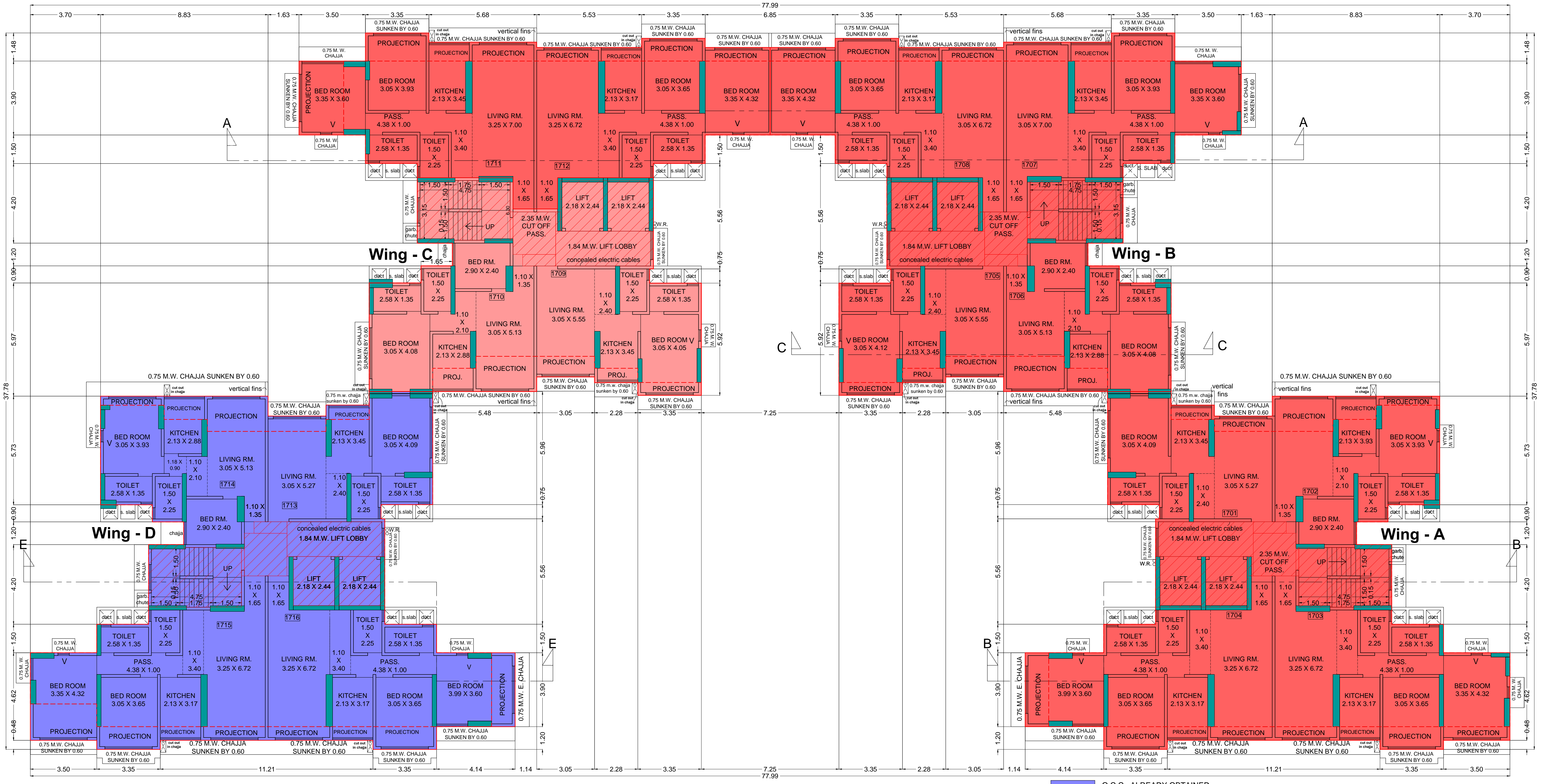
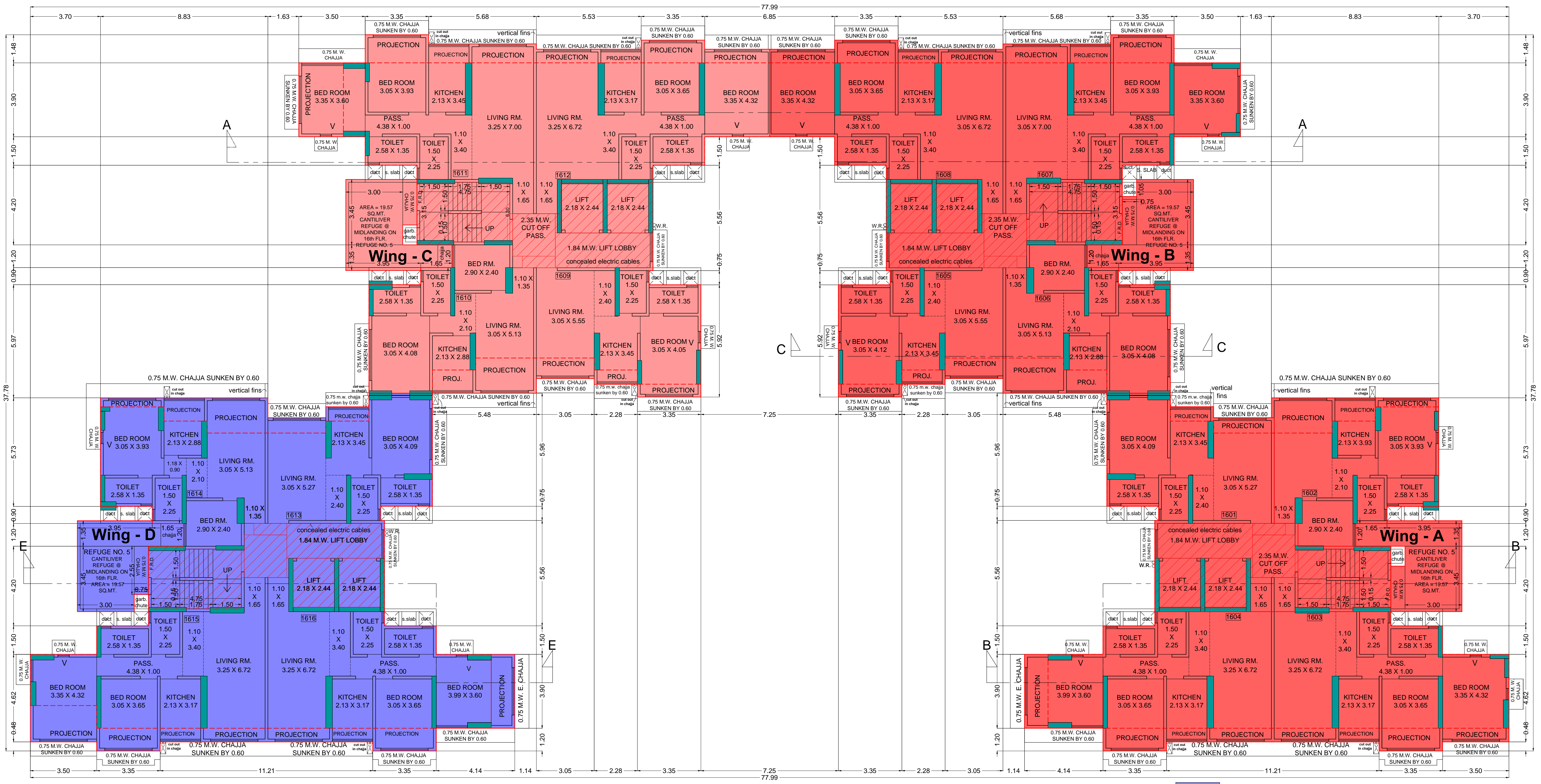
- AS PER MODIFIED D.C.R. 1991
- AS PER LAST APPROVED DCPR 2034
- O.C.C. ALREADY OBTAINED DATED - 05-02-2021
- PROPOSED DCPR 2034



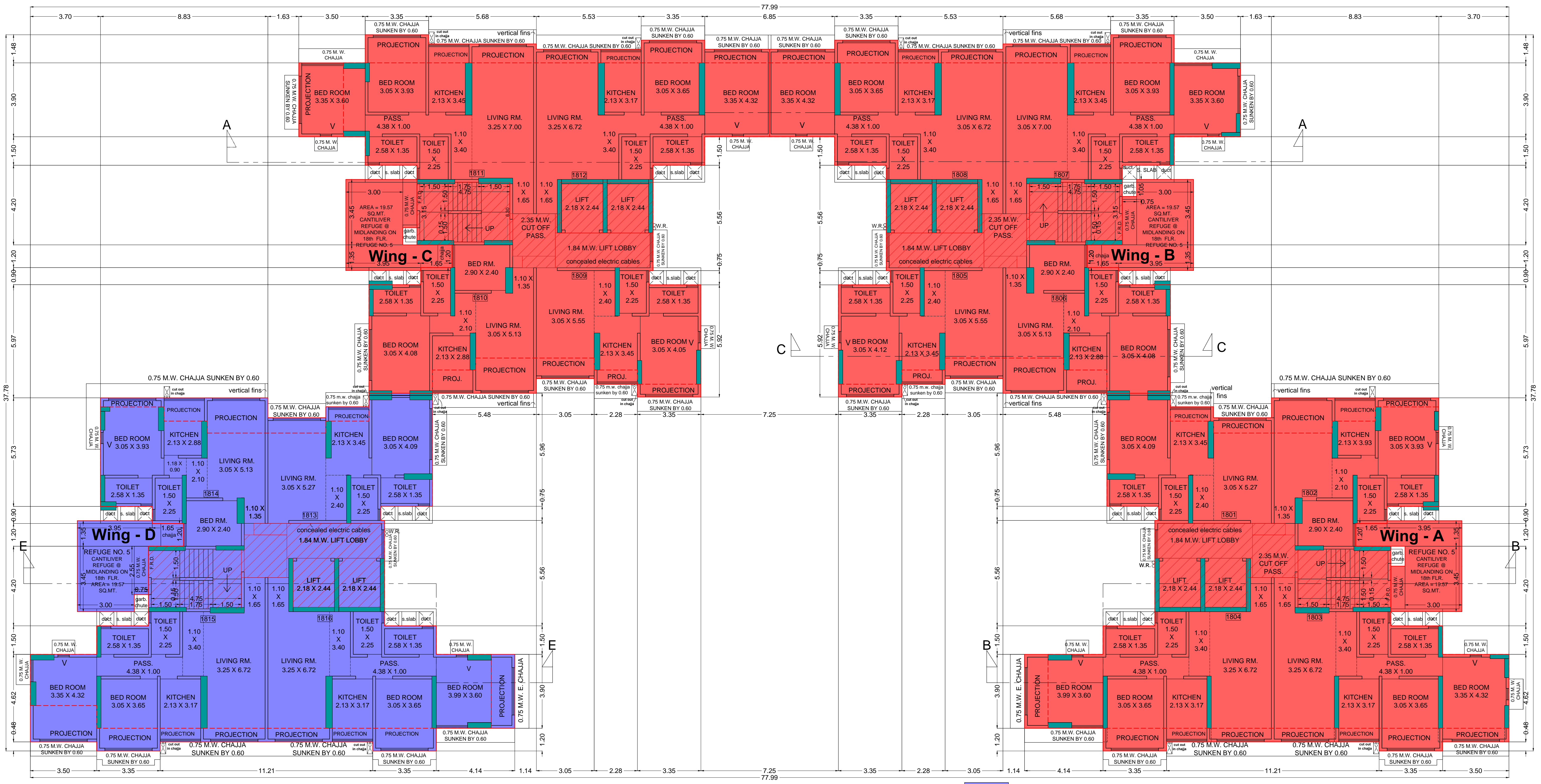
14TH & 15TH FLOOR PLAN
scale 1:100

- AS PER LAST APPROVED DCPR 2034
- O.C.C. ALREADY OBTAINED DATED - 05-02-2021
- PROPOSED DCPR 2034

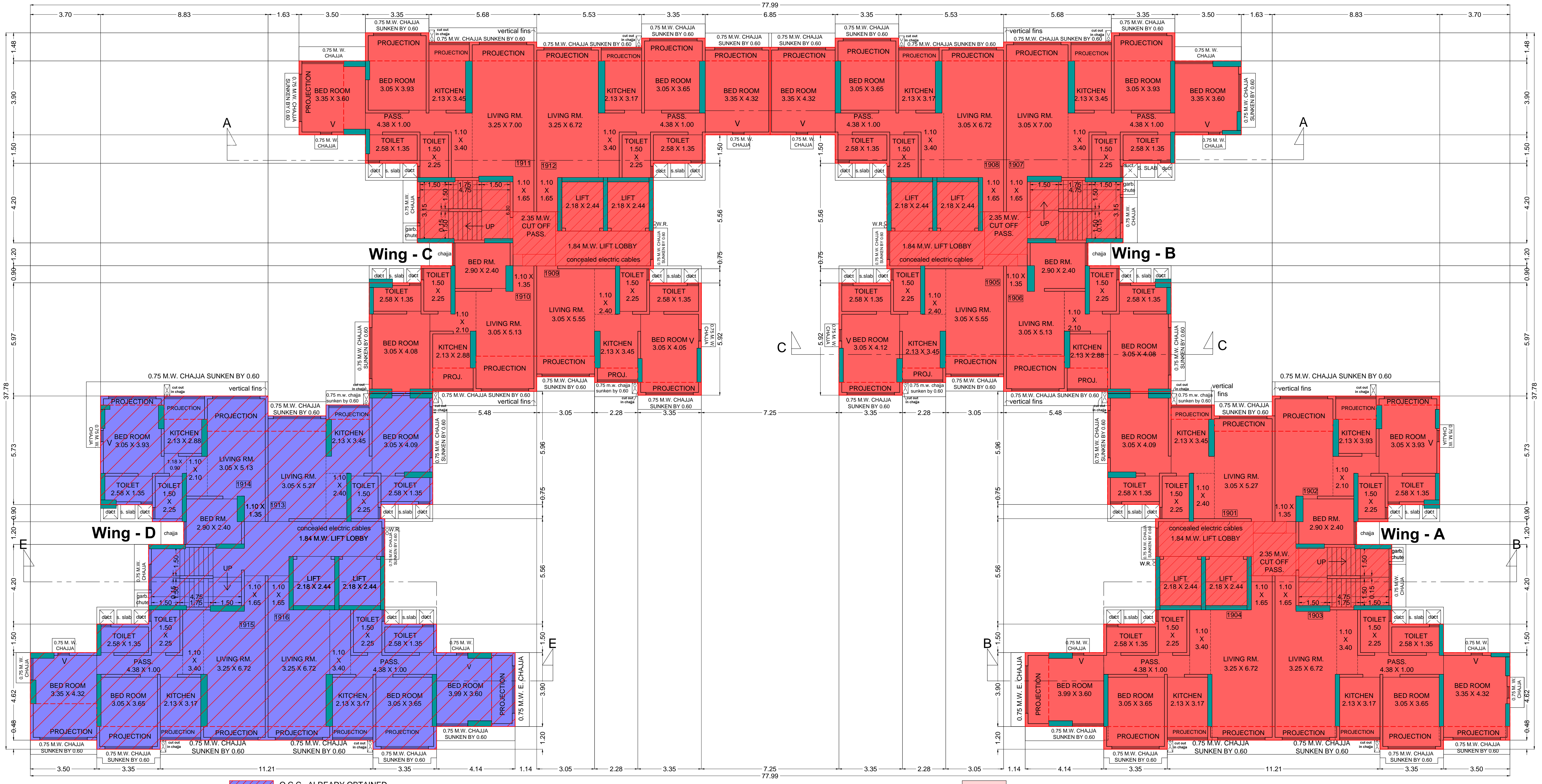
FORM II		
CONTENTS OF SHEET FLOOR PLANS.		
STAMP OF DATE OF RECEIPT		
THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTION UNDER NO. CE/ 3627/ WS/ AK DATE - 15/07/2023		
THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO. CE/ 3627/ WS/ AK DATED - 3.1.2024		
PLAN FOR APPROVAL		
S.E.B.P. (K/ WN 2)	A.E.B.P. (K/W-N ward)	E.E.B.P. (K/W ward)
DESCRIPTION OF PROPOSAL		
PROPOSED BLDG. 'B' PLAN ON PLOT BEARING C.T.S. NO. 68/A/1 & 68/A/2 (OLD C.T.S. NO. 68-A/68-A/1 TO 23, 69, 69 1 TO 47 OF VILLAGE BANDIVALI, JOGESHWARI (WEST), MUMBAI		
NAME & ADDRESS OF OWNER		SIGNATURE OF OWNER
M/S. FIONA REALTY PRIVATE LIMITED 15/17, KHAWAJA MANZIL, GROUND FLOOR, SHOP NO. 05, KAMATHIYERIA TITHI LANE, MUMBAI - 400 008.		
SHEET NO.	SCALE	DATE
09	AS SHOWN	
NAME, ADDRESS & SIGNATURE OF ARCHITECT		
SARANG ARCHITECTS <small>15, 2ND FLOOR, PUNJABI BUSINESS PARK, OFF. NO. 05, KAMATHIYERIA TITHI LANE, ANDHERI (E), MUMBAI - 400 005</small>		



FORM II		
CONTENTS OF SHEET FLOOR PLANS.		
STAMP OF DATE OF RECEIPT		
THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTION UNDER NO. CE/ 3627/ WS/ AK DATE - 15/07/2023		
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PLAN FOR APPROVAL		
S.E.B.P. (K/ W/ 2)	A.E.B.P. (K/W/ ward)	E.E.B.P. (K/W/ ward)
DESCRIPTION OF PROPOSAL		
DESIGNED BLDG. 'B' PLAN ON PLOT BEARING C.T.S. NO. 68/A/1 & 68/A/2 (OLD C.T.S NO - 68-A/68-A/1 TO 23, 69, 69 1 TO 47 OF VILLAGE BANDIVALI, JOGESHWARI (WEST), MUMBAI)		
NAME & ADDRESS OF OWNER		SIGNATURE OF OWNER
M/S. FIONA REALTY PRIVATE LIMITED 15/17, KHAWAJA MANZIL, GROUND FLOOR, SHOP NO.05, KAMATHIYERIA TITH LANE, MUMBAI - 400 008.		
SHEET NO.	SCALE	DATE
10	AS SHOWN	
NAME, ADDRESS & SIGNATURE OF ARCHITECT		
SARANG ARCHITECTS 15, 2ND FLOOR, PUNJABI BUSINESS PARK, OFF. NO. 104, KAMATHIYERIA TITH LANE, ANDHERI (E), MUMBAI - 400 005		

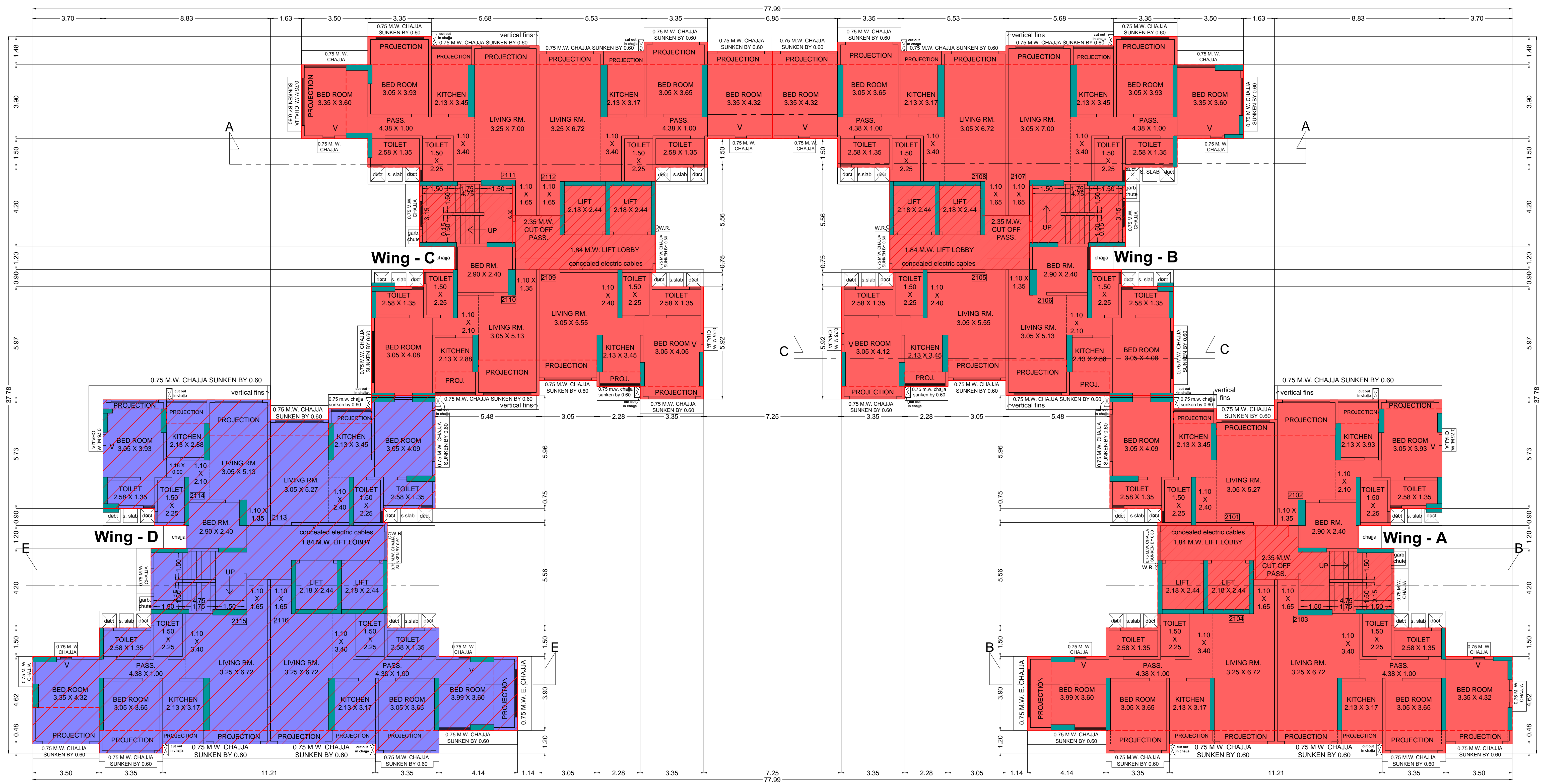


18TH FLOOR PLAN
scale 1:100

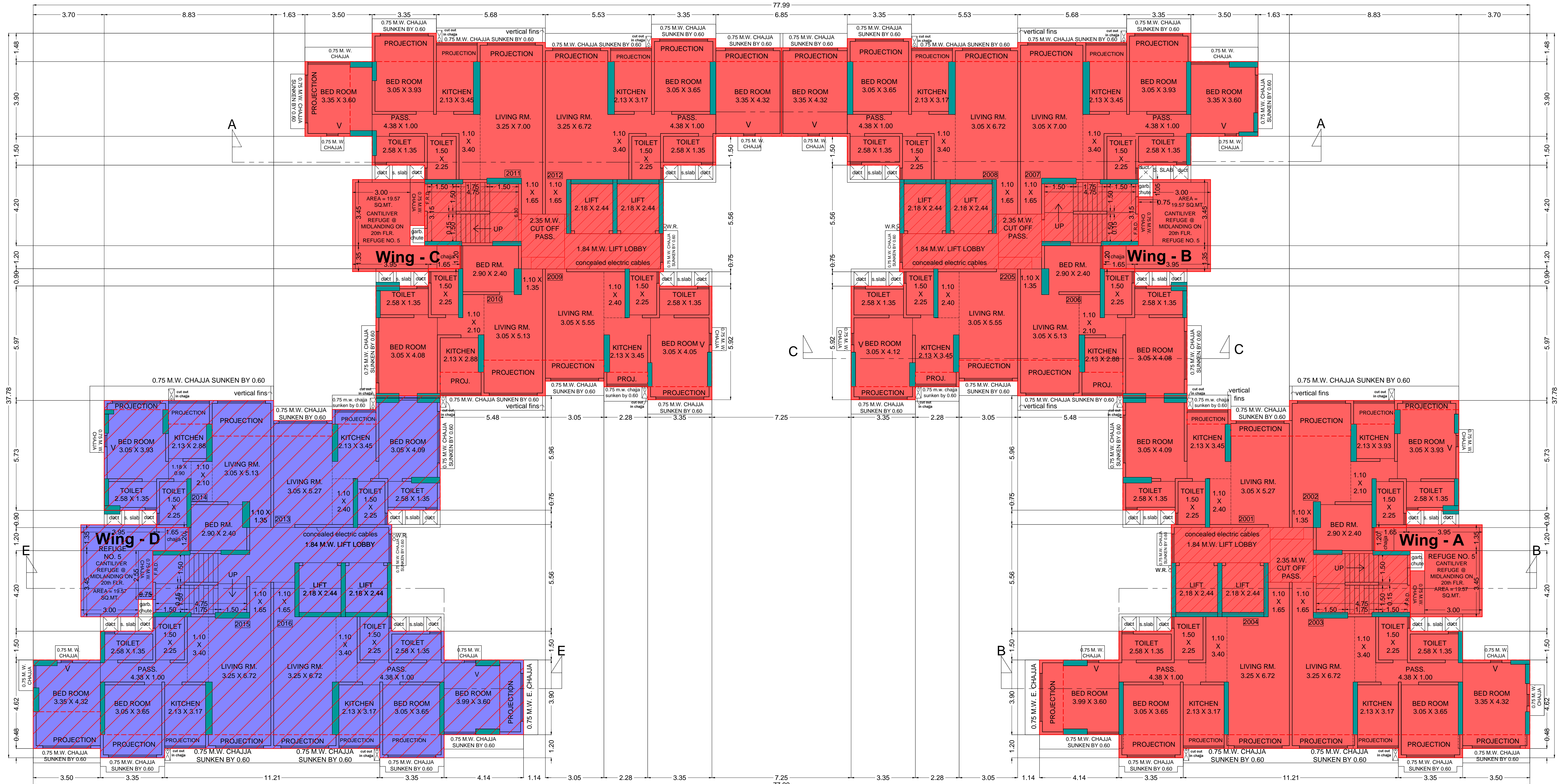


19TH FLOOR PLAN
scale 1:100

FORM II		
CONTENTS OF SHEET FLOOR PLANS.		
STAMP OF DATE OF RECEIPT		
THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTION UNDER NO. CE/ 3627/ WS/ AK DATE: 15/07/2023		
THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO. CE/ 3627/ WS/ AK DATED: 3.1.2024		
PLAN FOR APPROVAL		
S.E.B.P. (K/ WN 2)	A.E.B.P. (KWN ward)	E.E.B.P. (KW ward)
DESCRIPTION OF PROPOSAL		
PROPOSED BLDG. 'B' PLAN ON PLOT BEARING C.T.S. NO. 68/A/1 & 68/A/2 (OLD C.T.S NO - 68-A/68-A/1 TO 23, 69, 69 1 TO 47 OF VILLAGE BANDIVALI, JOGESHWARI (WEST), MUMBAI		
NAME & ADDRESS OF OWNER		SIGNATURE OF OWNER
M/S. FIONA REALTY PRIVATE LIMITED 15/17, KILWAJIA MANZIL, GROUND FLOOR, SHOP NO. 05, KAMATHIBURGA TITH LANE, MUMBAI - 400 008.		
SHEET NO.	SCALE	DATE
11	AS SHOWN	
NAME, ADDRESS & SIGNATURE OF ARCHITECT		
SARANG ARCHITECTS 15, 2ND FLOOR, PENSAR BUILDING, PANSAL OFF. NO. 04, KAMATHIBURGA TITH LANE, ANDHERI (E), MUMBAI - 400 005		

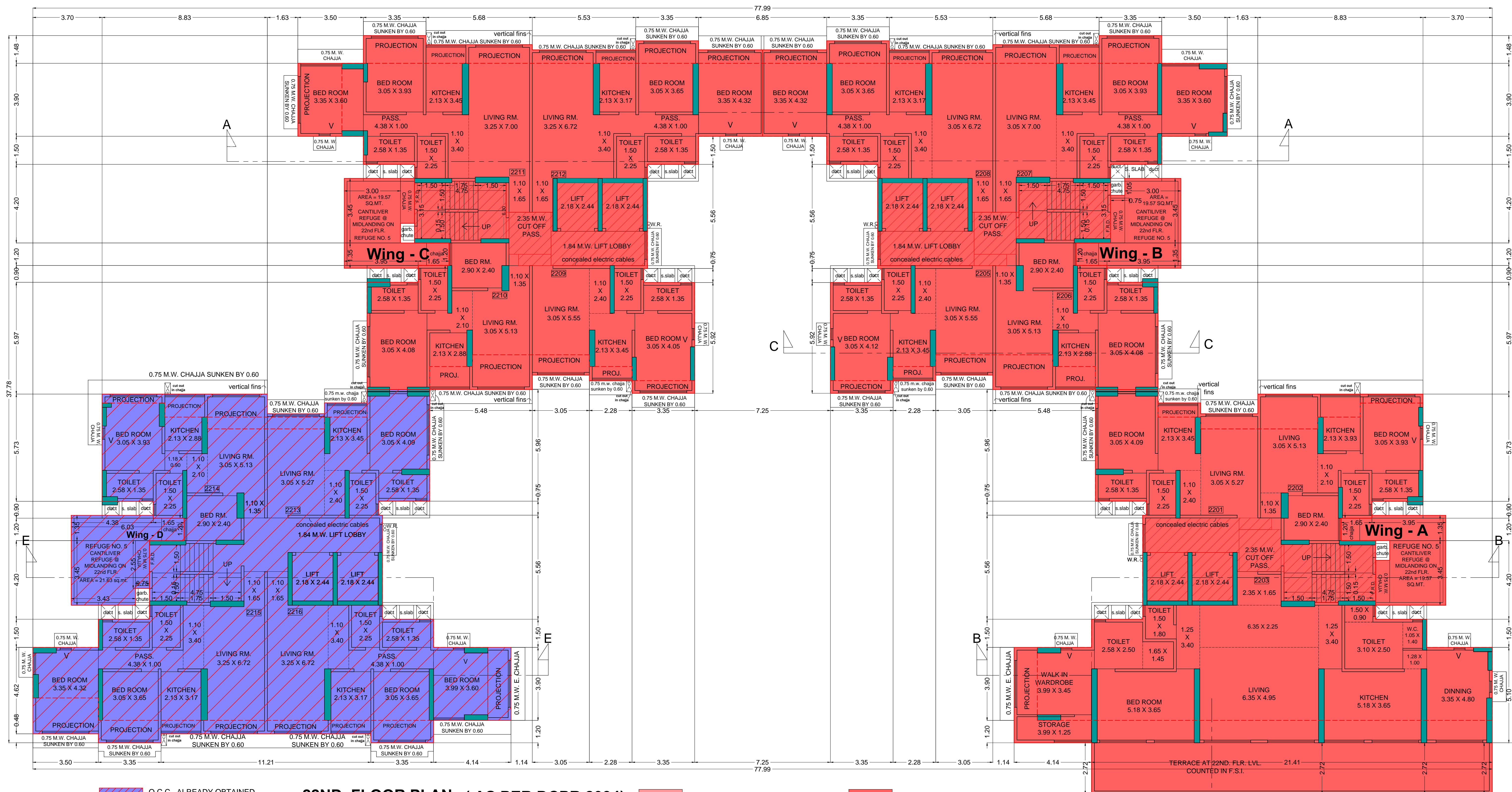
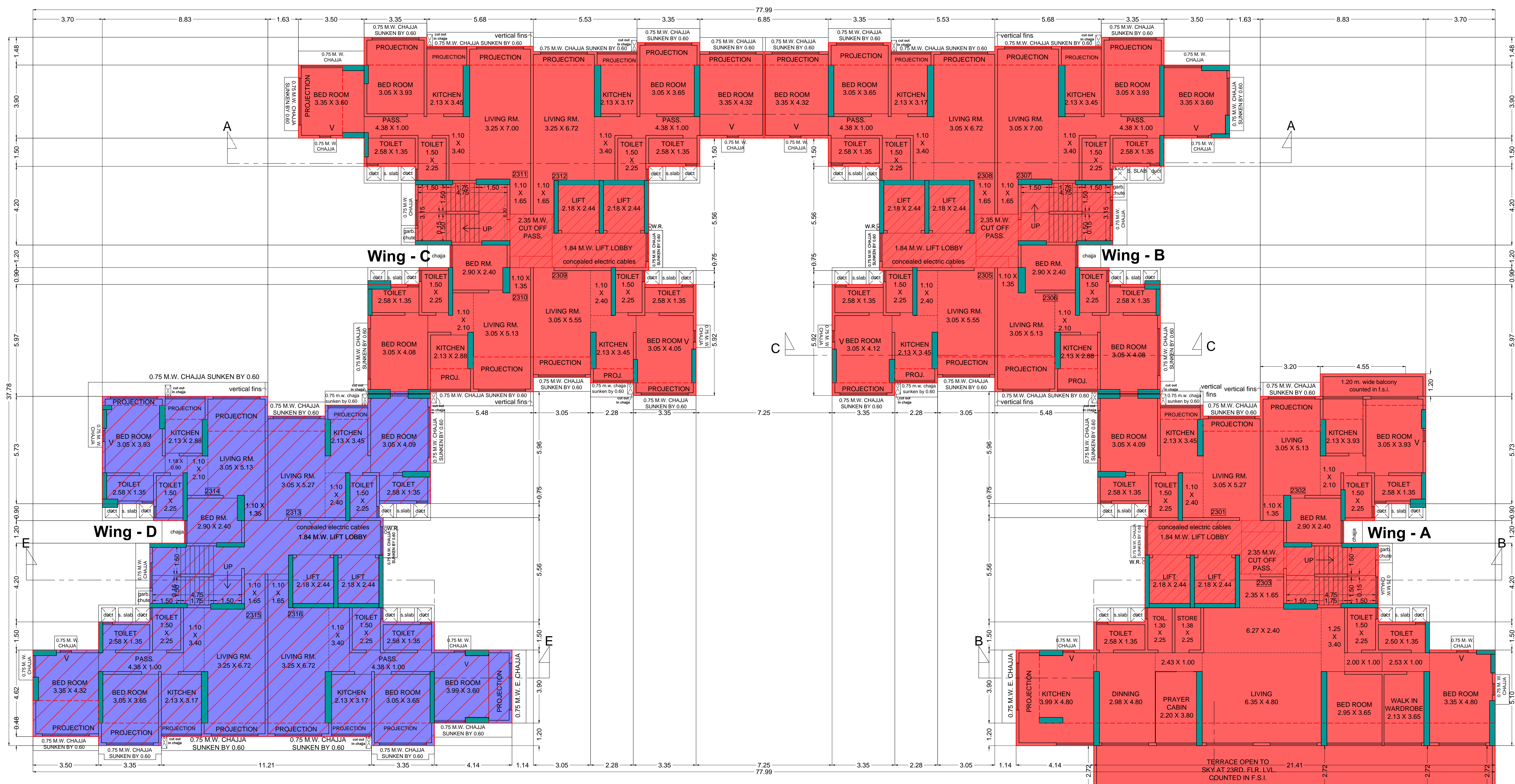


21ST. FLOOR PLAN (AS PER DCPR 2034)
scale 1:100
AS PER LAST APPROVED DCPR 2034
PROPOSED DCPR 2034



20TH. FLOOR PLAN (AS PER DCPR 2034)
scale 1:100
AS PER LAST APPROVED DCPR 2034
PROPOSED DCPR 2034

FORM II		
CONTENTS OF SHEET FLOOR PLANS.		
STAMP OF DATE OF RECEIPT		
THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTION UNDER NO. CE/ 3627/ WS/ AK DATE - 17/07/2023		
THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO. CE/ 3627/ WS/ AK DATED - 3.1.2024		
PLAN FOR APPROVAL		
S.E.B.P.(K/WN 2)	A.E.B.P.(KW-n ward)	E.E.B.P.(KW ward)
DESCRIPTION OF PROPOSAL		
PROPOSED BLDG. 'B' PLAN ON PLOT BEARING C.T.S. NO. 68/A/1 & 68/A/2 (OLD C.T.S NO. 68-A-6/A-1 TO 23, 69, 69 T TO 47 OF VILLAGE BANDIVALI, JOGESHWARI (WEST), MUMBAI)		
NAME & ADDRESS OF OWNER		SIGNATURE OF OWNER
M/S. FIONA REALTY PRIVATE LIMITED 15/ 17, KHAWAJA MANZIL, GROUND FLOOR, SHIPO NO. 65, KAMATHIWARA TITHI LANE, MUMBAI - 400 008.		
SHEET NO.	SCALE	DATE
12	AS SHOWN	
NAME, ADDRESS & SIGNATURE OF ARCHITECT		
SARANG ARCHITECTS 15, 2ND FLOOR, PUNJABI BUSINESS PARK, OFF. NO. 104, CANTONMENT ROAD, SHIPO NO. 65, ANDHERI (E), MUMBAI - 400 005		



FORM II		
CONTENTS OF SHEET		
FLOOR PLANS.		
STAMP OF DATE OF RECEIPT		
THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTION UNDER NO. CE/3627/WS/ AK DATE - 17/09/2023		
THIS PLAN IS ENTIRELY SIGNED AND PHYSICAL SIGN NOT REQUIRED APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO. CE/3627/WS/ AK DATED - 17/09/2023		
PLAN FOR APPROVAL		
S.E.B.P. (K/ WN 2)	A.E.B.P. (KW-N ward)	E.E.B.P. (KW ward)
DESCRIPTION OF PROPOSAL		
PROPOSED BLDG. 'B' PLAN ON PLOT BEARING C.T.S. NO. 68/A1 & 68/A2 (OLD C.T.S. NO. 68-A68-A/1 TO 23, 69, 69 1 TO 47 OF VILLAGE BANDIVALI, JOGESHWARI (WEST), MUMBAI)		
NAME & ADDRESS OF OWNER		SIGNATURE OF OWNER
M/S. HONA REALTY PRIVATE LIMITED 15/17, KHANAJA MANZIL, GROUND FLOOR, SHEKHAR NAGAR, KAMATEERBA, STIL LANE, MUMBAI - 400 038		
SHEET NO.	SCALE	DATE
13	AS SHOWN	
NAME, ADDRESS & SIGNATURE OF ARCHITECT		
SARANG ARCHITECTS 54, 52ND FLOOR, PRESHAD NAGAR, PASTEL OFF. MANANGALJI, KAMATEERBA, STIL LANE, MUMBAI - 400 038		

CARPET CALCULATION (3rd to 6th flr.) WING B & C		8 NOS.	
FLAT NO	308,408, 508,608,312,412, 512,612		
LIVING	3.25 X 6.00 = 19.50 SQ.MT.		
KITCHEN	2.13 X 3.60 = 7.67 SQ.MT.		
TILET	1.50 X 2.25 = 3.38 SQ.MT.		
BEDROOM	3.05 X 2.55 = 7.78 SQ.MT.		
BEDROOM	3.35 X 3.60 = 12.06 SQ.MT.		
TILET	2.15 X 0.90 = 1.94 SQ.MT.		
TILET	2.58 X 1.35 = 3.48 SQ.MT.		
TOTAL	58.45 SQ.MT.		

CARPET CALCULATION (3rd to 6th flr.) WING B & C		4 NOS.	
FLAT NO	307,407,507,607		
LIVING	3.25 X 6.00 = 19.50 SQ.MT.		
KITCHEN	2.13 X 3.60 = 7.67 SQ.MT.		
PASS	1.05 X 0.90 = 0.95 SQ.MT.		
TILET	1.50 X 2.25 = 3.38 SQ.MT.		
BEDROOM	3.05 X 2.55 = 7.78 SQ.MT.		
BEDROOM	2.75 X 3.60 = 9.90 SQ.MT.		
TILET	2.15 X 0.90 = 1.94 SQ.MT.		
TILET	2.58 X 1.35 = 3.48 SQ.MT.		
TOTAL	57.24 SQ.MT.		

CARPET CALCULATION (3rd to 6th flr.) WING B & C		4 NOS.	
FLAT NO	311,411,511,611		
LIVING	3.25 X 6.00 = 19.50 SQ.MT.		
KITCHEN	2.13 X 3.60 = 7.67 SQ.MT.		
TILET	1.50 X 2.25 = 3.38 SQ.MT.		
BEDROOM	4.19 X 3.60 = 15.08 SQ.MT.		
TILET	2.58 X 1.35 = 3.48 SQ.MT.		
TOTAL	51.75 SQ.MT.		

CARPET CALCULATION (3rd to 6th flr.) WING B & C		8 NOS.	
FLAT NO	305,405,505,605,309,409,509,609		
LIVING	3.05 X 4.47 = 13.63 SQ.MT.		
KITCHEN	2.13 X 2.70 = 5.75 SQ.MT.		
TILET	1.50 X 2.25 = 3.38 SQ.MT.		
BEDROOM	3.05 X 4.04 = 12.32 SQ.MT.		
TILET	2.58 X 1.35 = 3.48 SQ.MT.		
TOTAL	41.20 SQ.MT.		

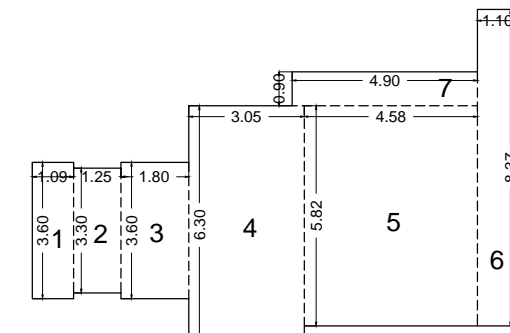
CARPET CALCULATION (3rd to 6th flr.) WING B & C		8 NOS.	
FLAT NO	306,406,506,606,310,410,510,610		
LIVING	3.05 X 3.27 = 9.97 SQ.MT.		
KITCHEN	2.13 X 2.70 = 5.75 SQ.MT.		
PASS	1.10 X 1.20 = 1.32 SQ.MT.		
TILET	1.50 X 2.25 = 3.38 SQ.MT.		
BEDROOM	3.05 X 4.21 = 12.84 SQ.MT.		
TILET	2.58 X 1.35 = 3.48 SQ.MT.		
STUDY	2.90 X 2.40 = 6.96 SQ.MT.		
TOTAL	45.19 SQ.MT.		

CARPET CALCULATION (3rd to 6th flr.) WING A & D		8 NOS.	
FLAT NO	315,415, 515,615,303,403, 503,603		
LIVING	3.25 X 6.00 = 19.50 SQ.MT.		
KITCHEN	2.13 X 2.70 = 5.75 SQ.MT.		
TILET	1.50 X 2.25 = 3.38 SQ.MT.		
BEDROOM	3.05 X 2.55 = 7.78 SQ.MT.		
BEDROOM	3.35 X 2.40 = 8.04 SQ.MT.		
TILET	2.15 X 0.90 = 1.94 SQ.MT.		
TILET	2.58 X 1.35 = 3.48 SQ.MT.		
TOTAL	54.83 SQ.MT.		

CARPET CALCULATION (3rd to 6th flr.) WING A & D		8 NOS.	
FLAT NO	313,413,513,613,301,401,501,601		
LIVING	3.05 X 4.47 = 13.63 SQ.MT.		
KITCHEN	2.13 X 2.70 = 5.75 SQ.MT.		
TILET	1.50 X 2.25 = 3.38 SQ.MT.		
BEDROOM	3.05 X 4.04 = 12.32 SQ.MT.		
TILET	2.58 X 1.35 = 3.48 SQ.MT.		
TOTAL	41.20 SQ.MT.		

CARPET CALCULATION (3rd to 6th flr.) WING A & D		8 NOS.	
FLAT NO	314,414,514,614,302,402,502,602		
LIVING	3.05 X 3.27 = 9.97 SQ.MT.		
KITCHEN	2.13 X 2.70 = 5.75 SQ.MT.		
PASS	1.10 X 1.20 = 1.32 SQ.MT.		
TILET	1.50 X 2.25 = 3.38 SQ.MT.		
BEDROOM	3.05 X 3.45 = 10.52 SQ.MT.		
TILET	2.58 X 1.35 = 3.48 SQ.MT.		
STUDY	2.90 X 2.40 = 6.96 SQ.MT.		
TOTAL	42.87 SQ.MT.		

CARPET CALCULATION (3rd to 6th flr.) WING A & D		8 NOS.	
FLAT NO	316,416,516,616,304,404,504,604		
LIVING	3.25 X 6.00 = 19.50 SQ.MT.		
KITCHEN	2.13 X 2.55 = 5.43 SQ.MT.		
PASS	1.05 X 3.33 = 3.50 SQ.MT.		
TILET	1.50 X 2.25 = 3.38 SQ.MT.		
BEDROOM	3.05 X 2.55 = 7.78 SQ.MT.		
BEDROOM	2.75 X 3.60 = 9.90 SQ.MT.		
TILET	2.15 X 0.90 = 1.94 SQ.MT.		
TILET	2.58 X 1.35 = 3.48 SQ.MT.		
TOTAL	57.55 SQ.MT.		

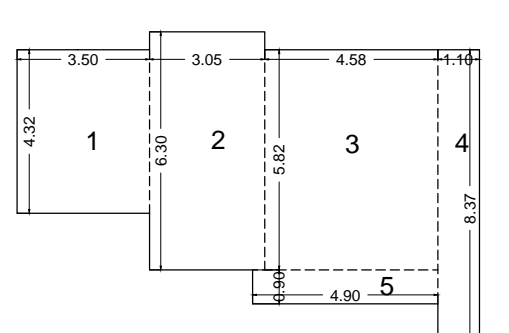


CARPET AREA DIAGRAM SCALE 1:200

704,804,904,1004,1104,1204,1304,1404,1504,1604,1704,1804,1904,2004,2104

716,816,916,1016,1116,1216,1316,1416,1516,1616,1716,1816,1916,2016,2116,2216,2316

CARPET AREA CALCULATION		FLAT NO. - 704,804,904,1004,1104,1204,1304,1404,1504,1604,1704,1804,1904,2004,2104	
32 NOS.	716,816,916,1016,1116,1216,1316,1416,1516,1616,1716,1816,1916,2016,2116,2216,2316		
1	1.09 X 3.60 = 3.92 SQ.MT.		
2	1.25 X 3.30 = 4.13 SQ.MT.		
3	1.80 X 3.60 = 6.48 SQ.MT.		
4	3.05 X 6.30 = 19.22 SQ.MT.		
5	4.58 X 5.82 = 26.66 SQ.MT.		
6	1.10 X 8.37 = 9.21 SQ.MT.		
7	4.90 X 0.90 = 4.41 SQ.MT.		
TOTAL	74.03 SQ.MT.		

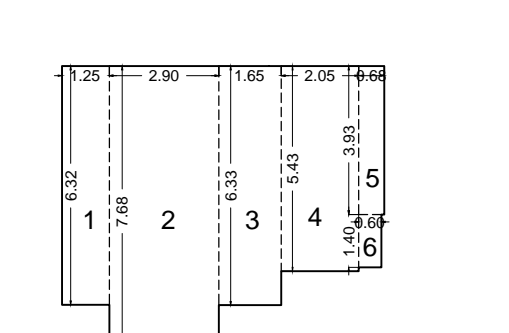


CARPET AREA DIAGRAM SCALE 1:200

806,906,1006,1106,1206,1306,1406,1506,1606,1706,1806,1906,2006,2106,2206,2306

812,912,1012,1112,1212,1312,1412,1512,1612,1712,1812,1912,2012,2112,2212,2312

CARPET AREA CALCULATION		FLAT NO. - 806,906,1006,1106,1206,1306,1406,1506,1606,1706,1806,1906,2006,2106,2206,2306	
32 NOS.	812,912,1012,1112,1212,1312,1412,1512,1612,1712,1812,1912,2012,2112,2212,2312		
1	3.50 X 4.32 = 15.12 SQ.MT.		
2	3.05 X 6.30 = 19.22 SQ.MT.		
3	4.58 X 5.82 = 26.66 SQ.MT.		
4	4.90 X 0.90 = 4.41 SQ.MT.		
5	1.10 X 8.37 = 9.21 SQ.MT.		
TOTAL	74.62 SQ.MT.		

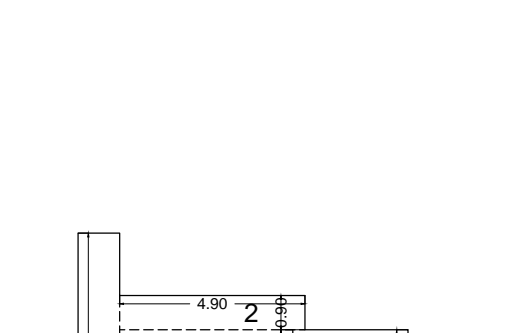


CARPET AREA DIAGRAM SCALE 1:200

702,802,902,1002,1102,1202,1302,1402,1502,1602,1702,1802,1902,2002,2102,2202,2302

714,814,914,1014,1114,1214,1314,1414,1514,1614,1714,1814,1914,2014,2114,2214,2314

CARPET AREA CALCULATION		FLAT NO. - 702,802,902,1002,1102,1202,1302,1402,1502,1602,1702,1802,1902,2002,2102,2202,2302	
34 NOS.	714,814,914,1014,1114,1214,1314,1414,1514,1614,1714,1814,1914,2014,2114,2214,2314		
1	1.25 X 6.32 = 7.90 SQ.MT.		
2	2.90 X 7.66 = 22.27 SQ.MT.		
3	1.65 X 6.33 = 10.44 SQ.MT.		
4	2.05 X 5.43 = 11.13 SQ.MT.		
5	0.68 X 3.93 = 2.67 SQ.MT.		
6	0.60 X 1.40 = 0.84 SQ.MT.		
TOTAL	55.25 SQ.MT.		

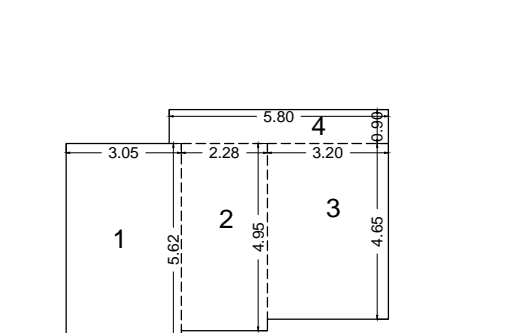


CARPET AREA DIAGRAM SCALE 1:200

703,707,711 & 715

709,809,909,1009,1109,1209,1309,1409,1509,1609,1709,1809,1909,2009,2109,2209,2309

CARPET AREA CALCULATION		FLAT NO. - 703,707,711 & 715	
4 NOS.	709,809,909,1009,1109,1209,1309,1409,1509,1609,1709,1809,1909,2009,2109,2209,2309		
1	1.10 X 8.37 = 9.21 SQ.MT.		
2	4.90 X 0.90 = 4.41 SQ.MT.		
3	4.58 X 5.82 = 26.66 SQ.MT.		
4	3.05 X 6.30 = 19.22 SQ.MT.		
TOTAL	59.50 SQ.MT.		

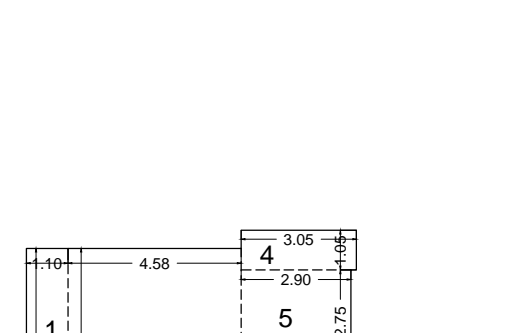


CARPET AREA DIAGRAM SCALE 1:200

705,805,905,1005,1105,1205,1305,1405,1505,1605,1705,1805,1905,2005,2105,2205,2305

709,809,909,1009,1109,1209,1309,1409,1509,1609,1709,1809,1909,2009,2109,2209,2309

CARPET AREA CALCULATION		FLAT NO. - 705,805,905,1005,1105,1205,1305,1405,1505,1605,1705,1805,1905,2005,2105,2205,2305	
34 NOS.	709,809,909,1009,1109,1209,1309,1409,1509,1609,1709,1809,1909,2009,2109,2209,2309		
1	3.05 X 5.82 = 17.14 SQ.MT.		
2	2.28 X 4.95 = 11.29 SQ.MT.		
3	3.20 X 4.65 = 14.88 SQ.MT.		
4	5.80 X 0.90 = 5.22 SQ.MT.		
TOTAL	48.53 SQ.MT.		

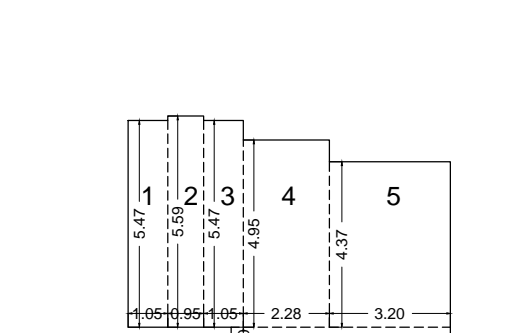


CARPET AREA DIAGRAM SCALE 1:200

708 & 712

713,813,913,1013,1113,1213,1313,1413,1513,1613,1713,1813,1913,2013,2113,2213,2313

CARPET AREA CALCULATION		FLAT NO. - 708 & 712	
2 NOS.	713,813,913,1013,1113,1213,1313,1413,1513,1613,1713,1813,1913,2013,2113,2213,2313		
1	1.10 X 8.37 = 9.21 SQ.MT.		
2	4.58 X 5.82 = 26.66 SQ.MT.		
3	4.90 X 0.90 = 4.41 SQ.MT.		
4	3.05 X 1.05 = 3.20 SQ.MT.		
5	2.90 X 2.75 = 7.98 SQ.MT.		
6	3.05 X 2.50 = 7.63 SQ.MT.		
TOTAL	59.09 SQ.MT.		

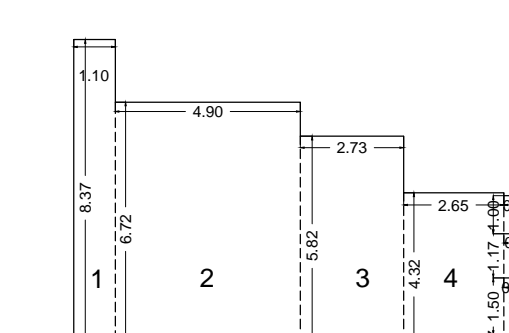


CARPET AREA DIAGRAM SCALE 1:200

701,801,901,1001,1101,1201,1301,1401,1501,1601,1701,1801,1901,2001,2101,2201,2301

713,813,913,1013,1113,1213,1313,1413,1513,1613,1713,1813,1913,2013,2113,2213,2313

CARPET AREA CALCULATION		FLAT NO. - 701,801,901,1001,1101,1201,1301,1401,1501,1601,1701,1801,1901,2001,2101,2201,2301	
34 NOS.	713,813,913,1013,1113,1213,1313,1413,1513,1613,1713,1813,1913,2013,2113,2213,2313		
1	1.05 X 5.47 = 5.74 SQ.MT.		
2	0.95 X 5.59 = 5.31 SQ.MT.		
3	1.05 X 5.47 = 5.74 SQ.MT.		
4	2.28 X 4.95 = 11.29 SQ.MT.		
5	3.20 X 4.37 = 13.98 SQ.MT.		
6	5.80 X 0.90 = 5.22 SQ.MT.		
TOTAL	47.28 SQ.MT.		

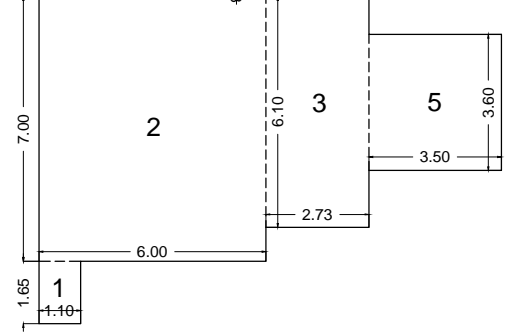


CARPET AREA DIAGRAM SCALE 1:200

803,903,1003,1103,1203,1303,1403,1503,1603,1703,1803,1903,2003,2103

815,915,1015,1115,1215,1315,1415,1515,1615,1715,1815,1915,2015,2115,2215,2315

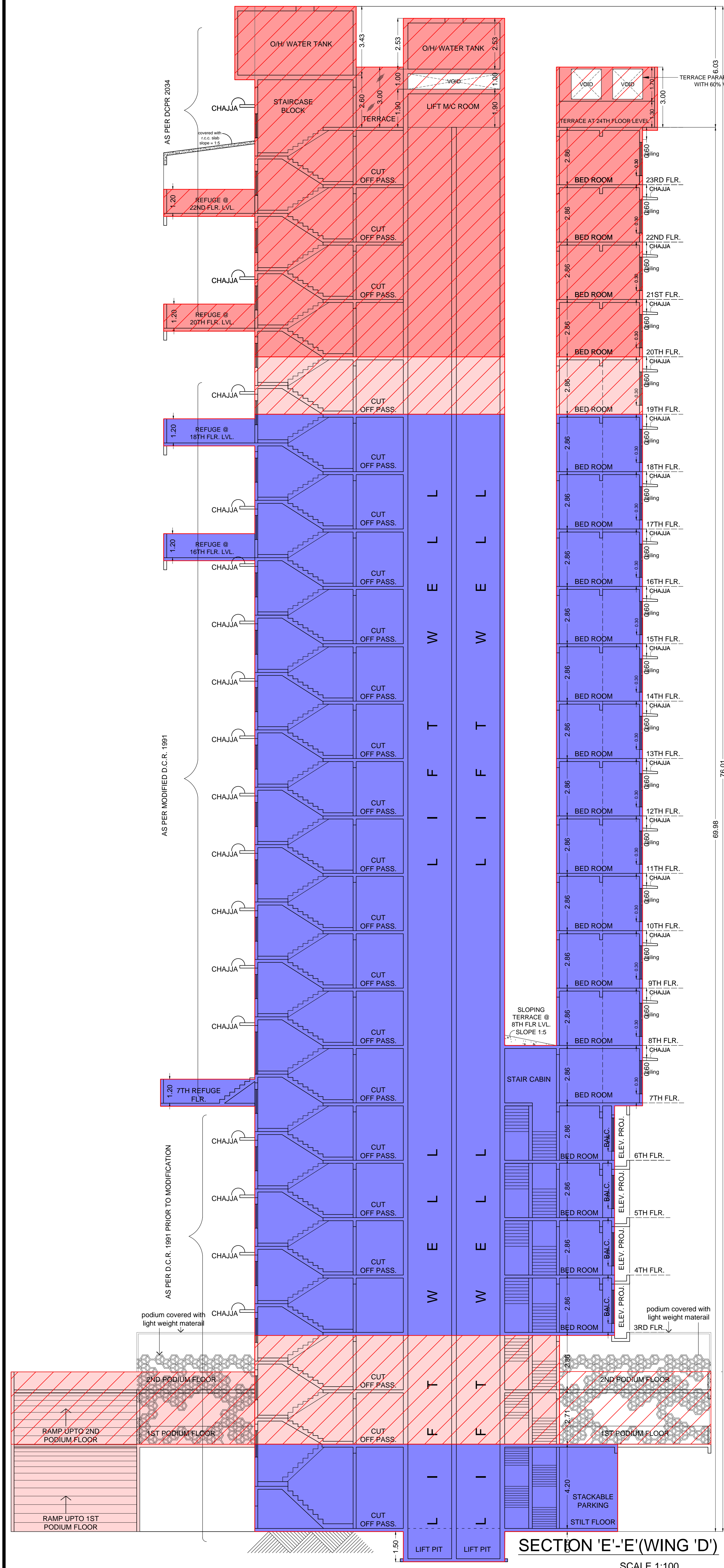
CARPET AREA CALCULATION		FLAT NO. - 803,903,1003,1103,1203,1303,1403,1503,1603,1703,1803,1903,2003,2103	
30 NOS.	815,915,1015,1115,1215,1315,1415,1515,1615,1715,1815,1915,2015,2115,2215,2315		
1	1.10 X 8.37 = 9.21 SQ.MT.		
2	4.90 X 6.72 = 32.93 SQ.MT.		
3	2.73 X 6.82 = 18.69 SQ.MT.		
4	2.65 X 4.32 = 11.45 SQ.MT.		
5	0.77 X 4.00 = 3.08 SQ.MT.		
6	0.85 X 1.17 = 0.99 SQ.MT.		
7	0.70 X 1.50 = 1.05 SQ.MT.		
8	0.85 X 0.57 = 0.48 SQ.MT.		
9	3.05 X 0.48 = 1.46 SQ.MT.		
TOTAL	74.23 SQ.MT.		



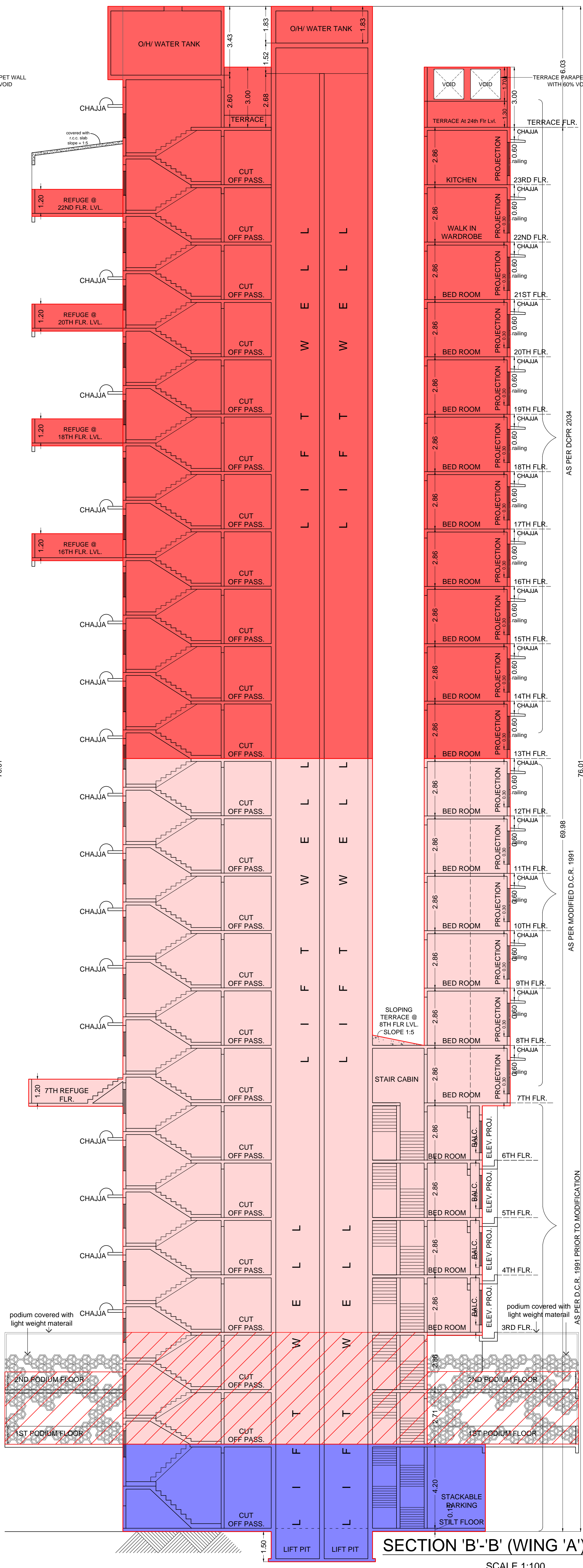
CARPET AREA DIAGRAM SCALE 1:200

807,907,1007,1107,1207,1307,1407,1507,1607,1707,1807,1907,2007,2107,2207,2307

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SECTION 'E'-E' (WING 'D')
SCALE 1:100



SECTION 'B'-B' (WING 'A')
SCALE 1:100

- O.C.C. ALREADY OBTAINED DATED - 02-08-2023
- O.C.C. ALREADY OBTAINED DATED - 05-02-2021
- AS PER MODIFIED D.C.R. 1991
- AS PER LAST APPROVED DCPR 2034
- PROPOSED DCPR 2034

FORM II		
CONTENTS OF SHEET SECTIONS		
STAMP OF DATE OF RECEIPT		
THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTION UNDER NO. CE/ 3627/ WS/ AK. DATE - 17/01/2023		
THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED. APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO. CE/ 3627/ WS/ AK. DATED - 3.1.2024		
PLAN FOR APPROVAL		
S.E.B.P. (K / WN 2)	A.E.B.P. (KW-N ward)	E.E.B.P. (KW ward)
DESCRIPTION OF PROPOSAL		
PROPOSED BLDG. 'B' PLAN ON PLOT BEARING C.T.S. NO. 68/A/1 & 68/A/2 (OLD C.T.S. NO. 68-A, 68-A/1 TO 23, 68-1 TO 47 OF VILLAGE BANDIVALI, JOGESHWARI (WEST), MUMBAI		
NAME & ADDRESS OF OWNER		SIGNATURE OF OWNER
M/S. FIONA REALTY PRIVATE LIMITED 15/ 17, KHAWAJA MANZIL, CHOKENDI FLOOR, SHOP NO. 07, KAMATHIPURA 5TH LANE, MUMBAI - 400 008.		
SHEET NO.	SCALE	DATE
16	AS SHOWN	AS PER D.C.R. 1991
NAME, ADDRESS & SIGNATURE OF ARCHITECT		
SARANG ARCHITECTS 31, 2ND FLOOR, PENSACLE BUSINESS PARK, OFF. ADARVAULI CATER ROAD, SHANTINAGAR, ANDHERI (E), MUMBAI - 400005		