

**15% L.O.S AREA CALCULATION**

15% L.O.S AREA	
L.O.S ON MOTHER EARTH	
A	1/2 X 5.33 X 5.20 X 1 NO = 13.86 SQ.MT
B	1/2 X 7.44 X 2.31 X 1 NO = 8.59 SQ.MT
C	1/2 X 5.44 X 0.36 X 1 NO = 0.98 SQ.MT
D	1/2 X 5.34 X 0.17 X 1 NO = 0.45 SQ.MT
E	1/2 X 5.34 X 0.19 X 1 NO = 0.51 SQ.MT
F	1/2 X 4.53 X 0.67 X 1 NO = 1.52 SQ.MT
G	1/2 X 7.55 X 2.91 X 1 NO = 10.99 SQ.MT
H	1/2 X 7.55 X 2.05 X 1 NO = 7.74 SQ.MT
I	1/2 X 6.23 X 4.17 X 1 NO = 12.99 SQ.MT
J	1/2 X 12.24 X 4.83 X 1 NO = 29.56 SQ.MT
K	1/2 X 10.69 X 4.28 X 1 NO = 22.88 SQ.MT
L	1/2 X 6.91 X 1.47 X 1 NO = 5.08 SQ.MT
M	1/2 X 3.85 X 1.33 X 1 NO = 2.52 SQ.MT
N	1/2 X 3.22 X 0.98 X 1 NO = 1.58 SQ.MT
O	1/2 X 3.63 X 1.46 X 1 NO = 2.65 SQ.MT
P	1/2 X 4.67 X 1.16 X 1 NO = 2.71 SQ.MT
Q	1/2 X 3.25 X 3.35 X 1 NO = 5.44 SQ.MT
TOTAL L.O.S ON MOTHER EARTH	= 130.09 SQ.MT
PAVED L.O.S	
1	2.15 X 0.50 X 1 NO = 1.08 SQ.MT
2	2.44 X 6.90 X 1 NO = 16.84 SQ.MT
3	1.80 X 2.25 X 1 NO = 4.05 SQ.MT
4	0.75 X 8.90 X 1 NO = 6.68 SQ.MT
5	1/2 X 0.60 X 3.50 X 1 NO = 1.05 SQ.MT
6	1/2 X 4.14 X 3.78 X 1 NO = 7.82 SQ.MT
7	1/2 X 4.10 X 1.46 X 1 NO = 2.99 SQ.MT
8	1/2 X 4.65 X 1.28 X 1 NO = 2.98 SQ.MT
9	1/2 X 3.74 X 2.57 X 1 NO = 4.81 SQ.MT
10	1/2 X 4.21 X 2.99 X 1 NO = 6.29 SQ.MT
11	1/2 X 4.21 X 1.13 X 1 NO = 2.38 SQ.MT
12	1/2 X 3.88 X 1.44 X 1 NO = 2.79 SQ.MT
13	1/2 X 5.02 X 1.84 X 1 NO = 4.62 SQ.MT
14	1/2 X 5.02 X 2.51 X 1 NO = 6.30 SQ.MT
15	(3.54 + 3.27) / 2 X 4.46 X 1 NO = 15.19 SQ.MT
16	(3.27 + 3.14) / 2 X 5.24 X 1 NO = 16.79 SQ.MT
17	(3.14 + 3.01) / 2 X 2.81 X 1 NO = 8.81 SQ.MT
18	(3.01 + 2.96) / 2 X 1.58 X 1 NO = 5.91 SQ.MT
TOTAL L.O.S PROPOSED (130.09 + 117.21)	= 247.30 SQ.MT
TOTAL PERMISSIBLE L.O.S AREA (1648.40 X 15%)	= 247.26 SQ.MT
TOTAL PROPOSED L.O.S AREA	= 247.30 SQ.MT

**PROFORMA A**

NO.	DESCRIPTION	SQ.MT
1	Gross Area of plot as per P.R.C.	1712.40
2	Area of Reservation in plot	64.00
3	Total Deductions: [2(a) + 2(b) + 2(c)]	64.00
4	Plot area under Development [1 - 2(a) + 2(b)]	1648.40
5	Zonal (basic) FSI	1648.40
6	Permissible built up area as per Zonal (basic) FSI (4x5)	1648.40
7	Permissible built up area as per Reg. 30(c) (Protected Development)	---
8	BLU equal to Land area handed over as per reg. 30(A)(3) (2B above)	128.00
9	Incentive BLU in lieu of rehab component (15% of above) 10sq.mts per tenement as per reg. 33 (7)(B) - 30 NOS X 10.00 SQ.MTS	300.00
10	Built up area due to additional FSI on payment of premium as per table no 12 of Regulations No. 30(A) (45-50) 824.20 (planned 400.00)	400.00
11	Permissible Built up area (6+7+8+9+10)	2476.40
12	Proposed Built up area Residential = 1960.04 Commercial = 369.98	2330.02
13	TDR generated if any as per regulation 30 (A)	---
14	Fungible Compensatory area as per regulations No 31(c)	---
15	a) Fungible Built up Area component proposed vide DCR 31(c) for purely Residential = 0.196004 X 335 = 65.67 sq.mt without charging premium = 296.28 sq.mt with charging premium = 176.65 sq.mt	436.93
16	b) Fungible Built up Area component proposed vide DCR 31(c) for Non-Residential = 0.196004 X 0.33 = 0.064681 X 129.49 sq.mt	54.86
17	c) Total Fungible Built up Area vide DCR 35(4) = (a + b)	491.79
18	Total Gross Built UP AREA Proposed (12+14+15+16+17)	2821.81
19	FSI consumed on net plot (12+14)	1.41
<b>OTHER REQUIREMENTS</b>		
<b>A) Reservation / Designation</b>		
(a) Name of Reservation		
(b) Area of Reservation land handed over as per Regulation No.17		
(c) Built up area of amenity to be handed over as per Regulation No.17		
(d) Area / Built up area of Designation		
<b>B) Plot area built up Amenity to be handed over as per regulation No.</b>		
(a) E4 (A)		
(b) E4 (B)		
<b>C) Requirement of LOS as per Regulations No.27 ( 15% or 20% or 25% )</b>		
<b>D) TENEMENT STATEMENT</b>		
(a) Proposed built up area ( 13 above )		
(b) Less of Non - Residential area ( Shop etc. )		
(c) area available for tenements ( a) minus (b)		
(d) tenements permitted (450 / hectare )		
(e) tenements proposed		
<b>PARKING STATEMENT</b>		
(a) car parking required		
(b) scooter / motor cycle		
(c) Disabled ( visitors )		
(d) Coverage garage permissible		
(e) car parking provided		

**PROFORMA - B**

**CONTENTS OF SHEET**

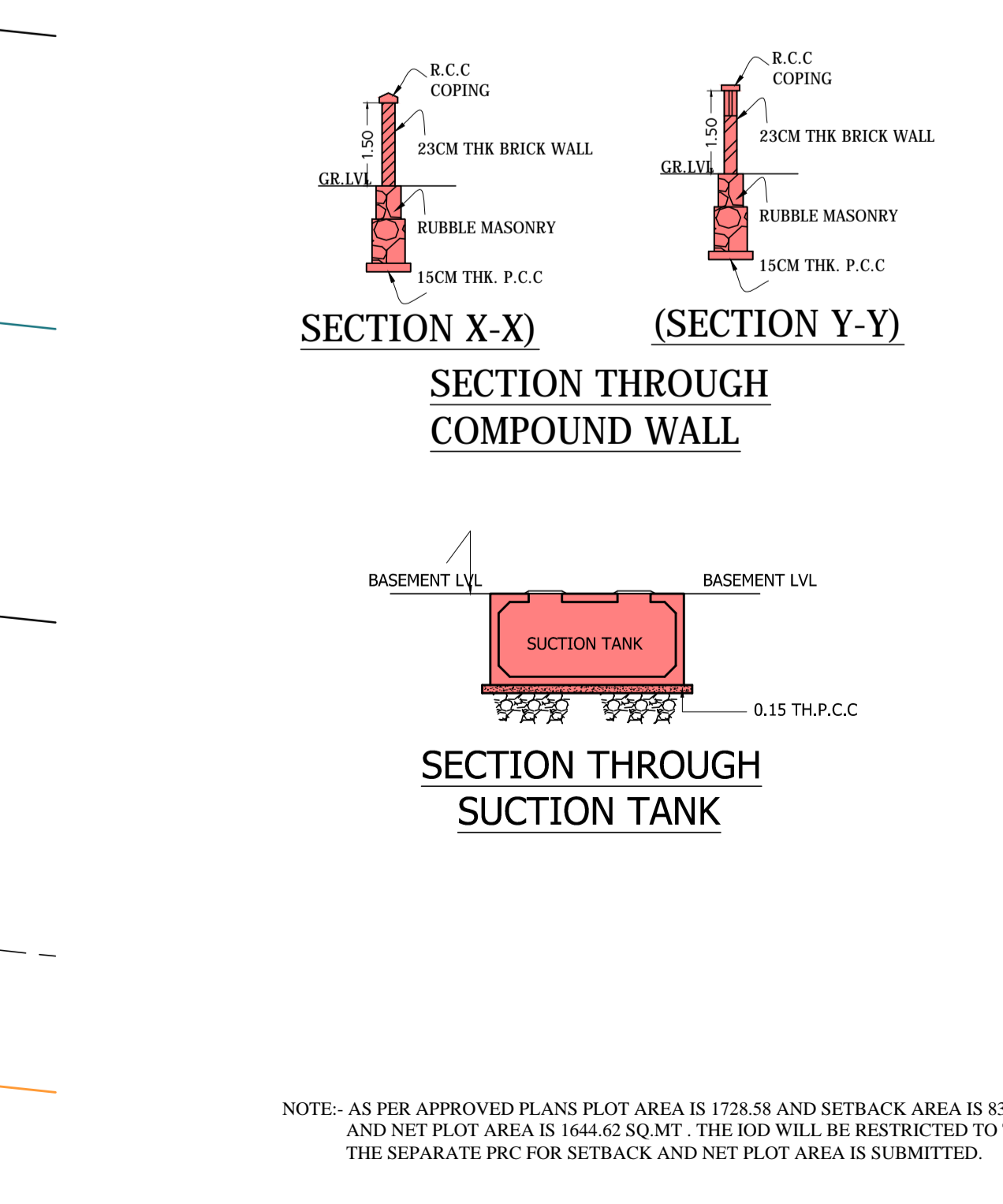
GROUND FLOOR PLAN, 1ST FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, L.O.S AREA DIAGRAM, FOOT AREA DIAGRAM & CALCULATIONS

**NOTES**  
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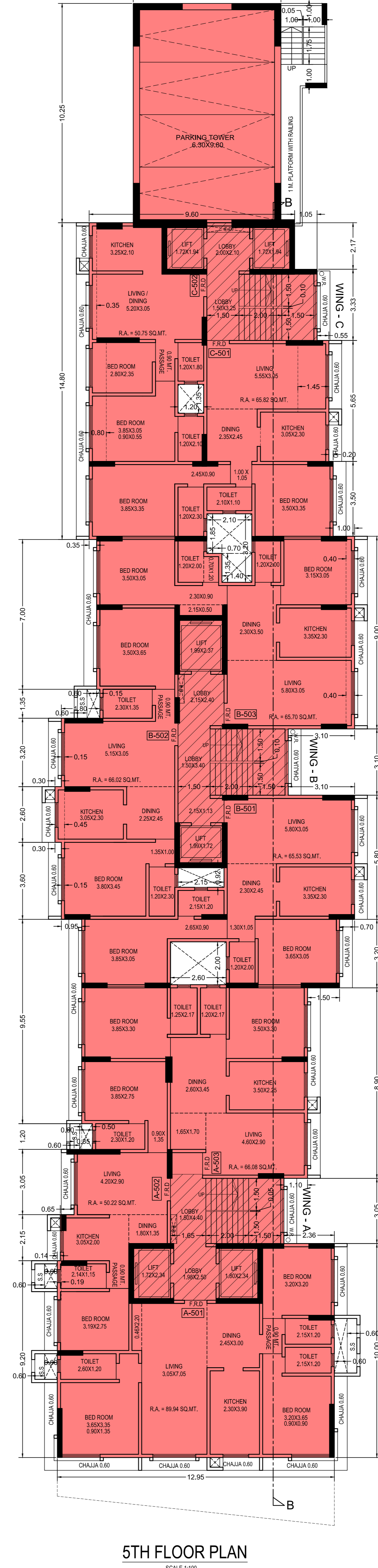
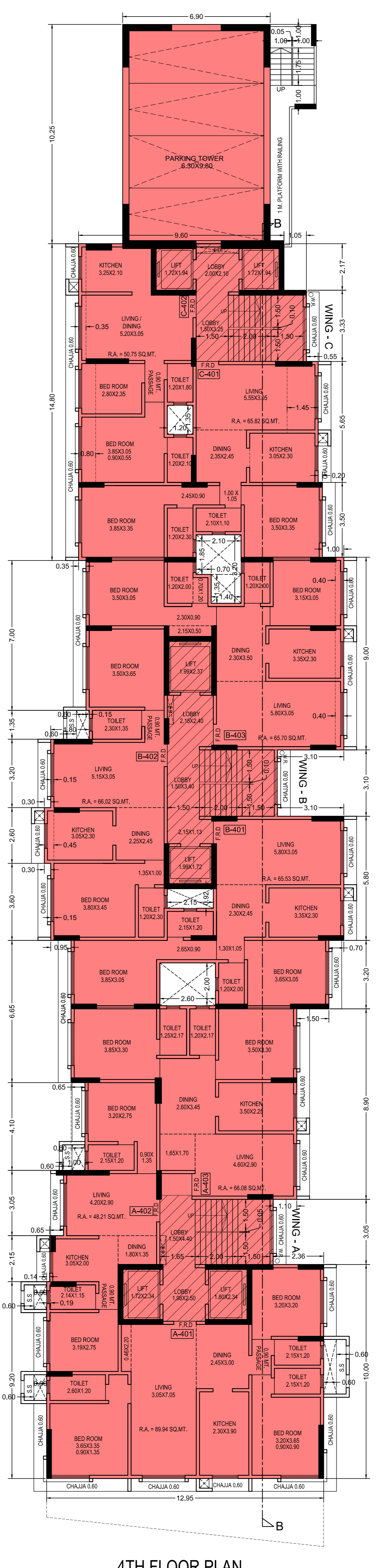
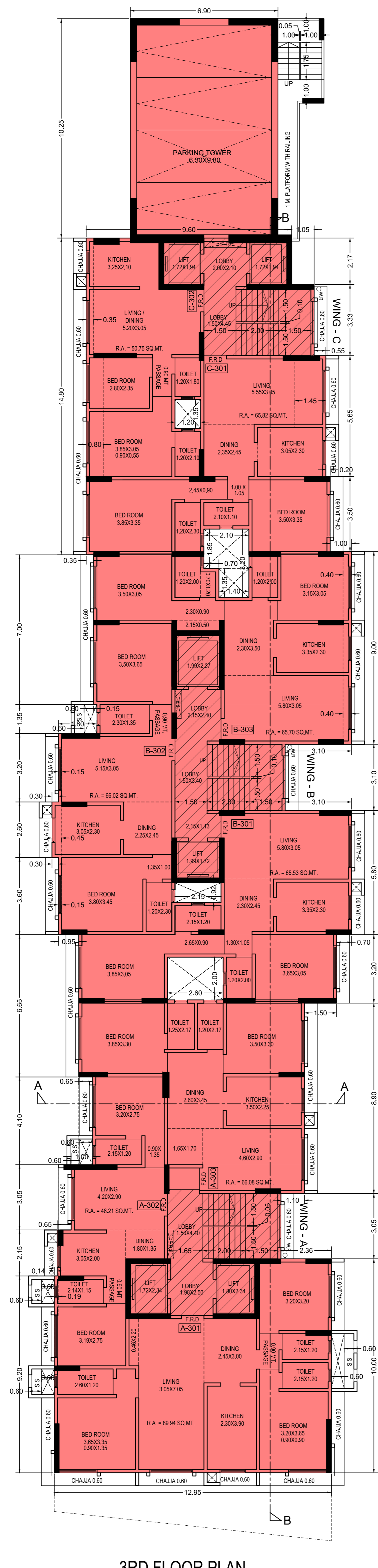
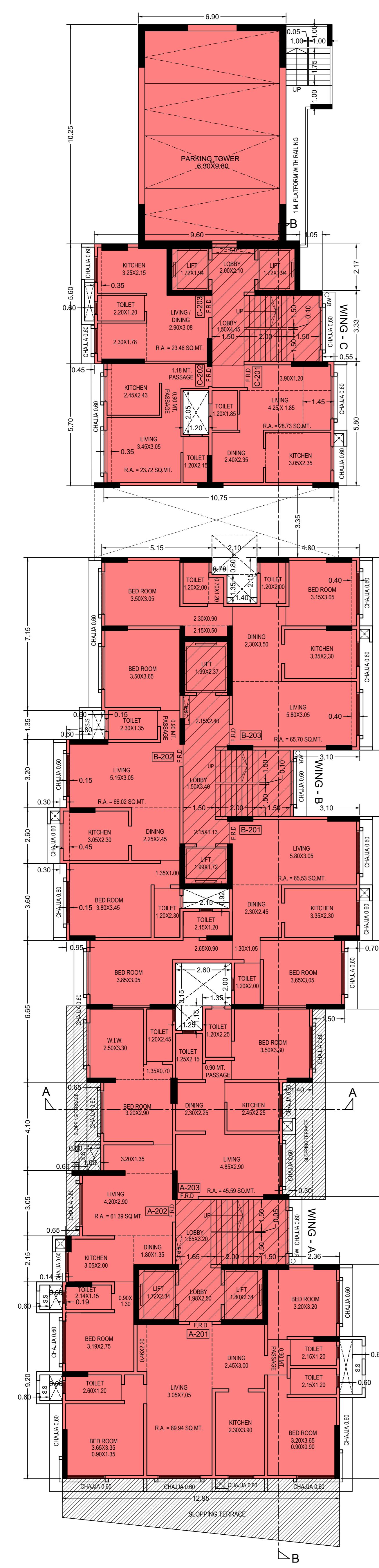
**PLAN FOR APPROVAL**

1) THIS IS DIGITALLY SIGNED AND ISSUED  
2) APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE IOD UNDER AUTO DCR FILE NO. CHE/WS/4902/K/E/337(NEW) NEW DTD- 12.12.2023

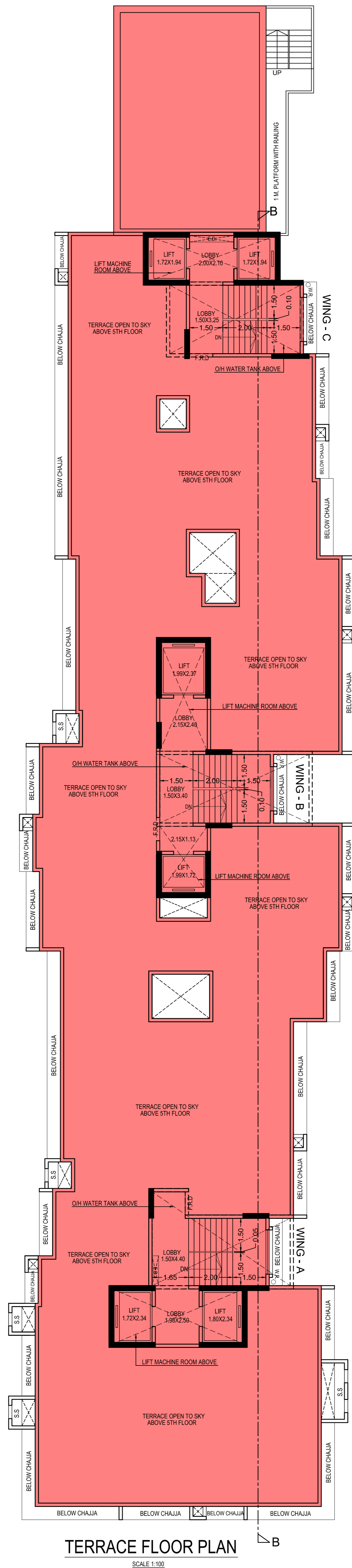
S.E (B.P./K/WS)	A.E (B.P./K/E)	E.E (B.P./K/E WARD)
BRIHANMUMBAI MUNICIPAL CORPORATION		
<b>DESCRIPTION OF PROPOSAL &amp; PROPERTY</b>		
PROPOSED REDEVELOPMENT ON PLOT BEARING NEW C.T.S. NO. 647A, 647B (OLD C.T.S. NO. 647, 647A) TO 647G, 648 AND 648(1) TO 648(3) OF VILLAGE ANDHERI AT SIR. M.V. ROAD, ANDHERI (EAST), MUMBAI- 400069		
<b>NAME, SIGNATURE OF OWNER/APPLICANT</b>		
NEW INDIA CONSTRUCTIONS 401A, VERTEX WAKAS, SIR. M. V. ROAD, ANDHERI EAST, MUMBAI - 400069.		
<b>CERTIFICATE OF AREA</b>		
Certified that I have surveyed the plot and reference on site and the dimensions of the plot stated in plan are as measured on site and the area is worked out by the Surveyor's Office, Mumbai. I have issued this Certificate of Area and signed with the seal used in the documents of owner's approval.		
<b>NAME, ADDRESS &amp; SIGNATURE OF LIC. SURVEYOR</b>		
<b>ABHJIT A. MEHTA</b> LIC. NO. M/2518 PROJECT CONSULTANT & LIC. SURVEYOR V.P. ROAD, ANDHERI (EAST), MUMBAI-400055.		



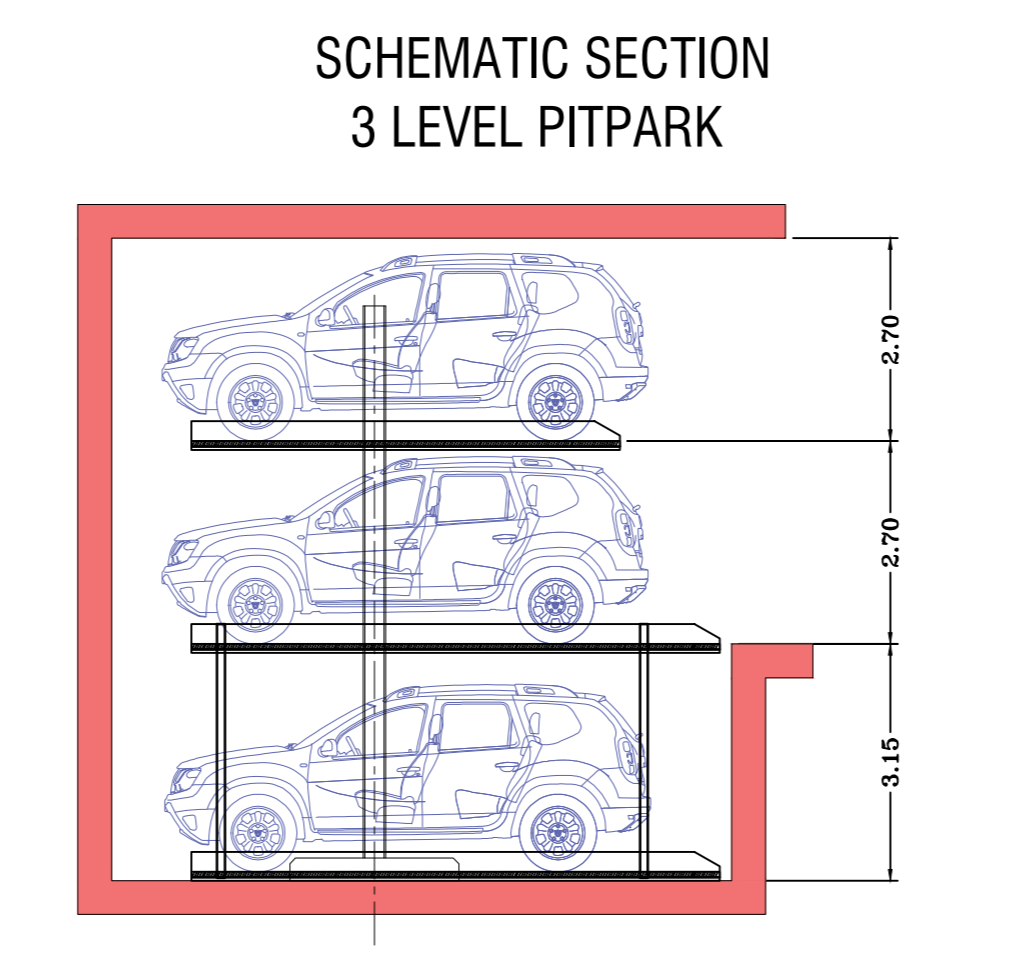
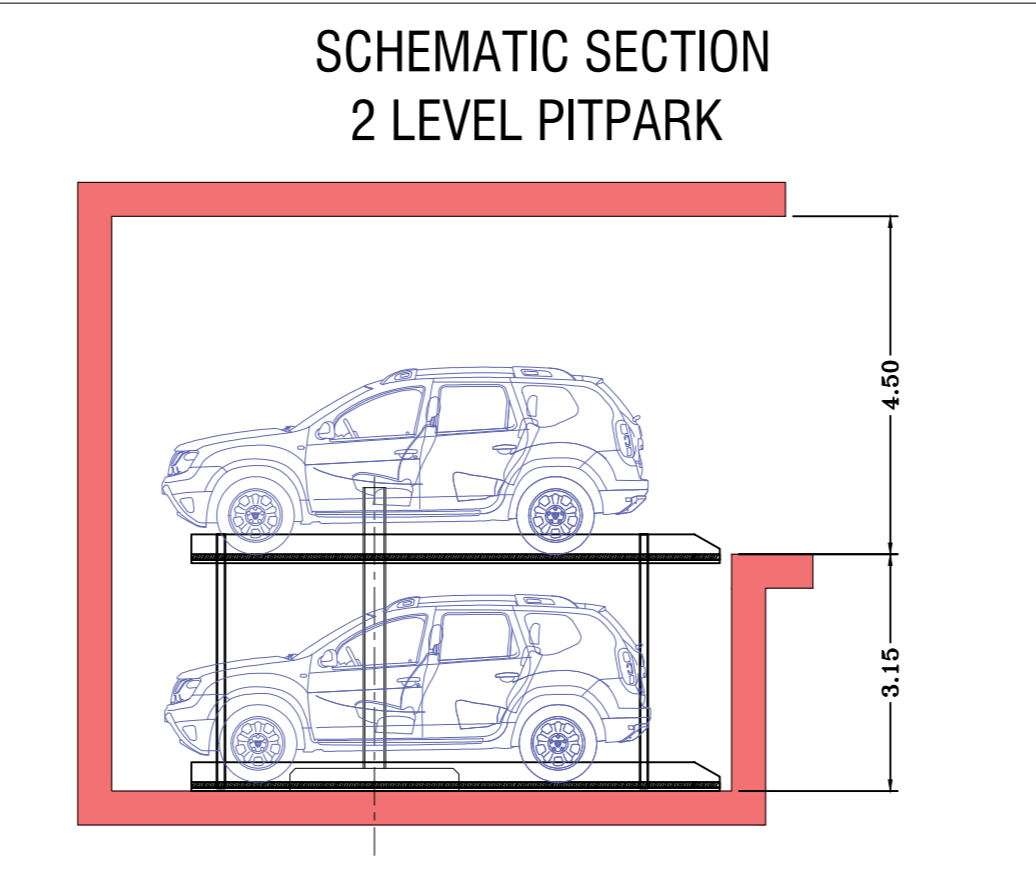
NOTE: AS PER APPROVED PLANS PLOT AREA IS 1728.58 AND SETBACK AREA IS 64.00 SQUARE METERS AND NET PLOT AREA IS 1648.40 SQ.MT. THE IOD WILL BE RESTRICTED TO THE EXTENT TILL THE SEPARATE PRC FOR SETBACK AND NET PLOT AREA IS SUBMITTED.



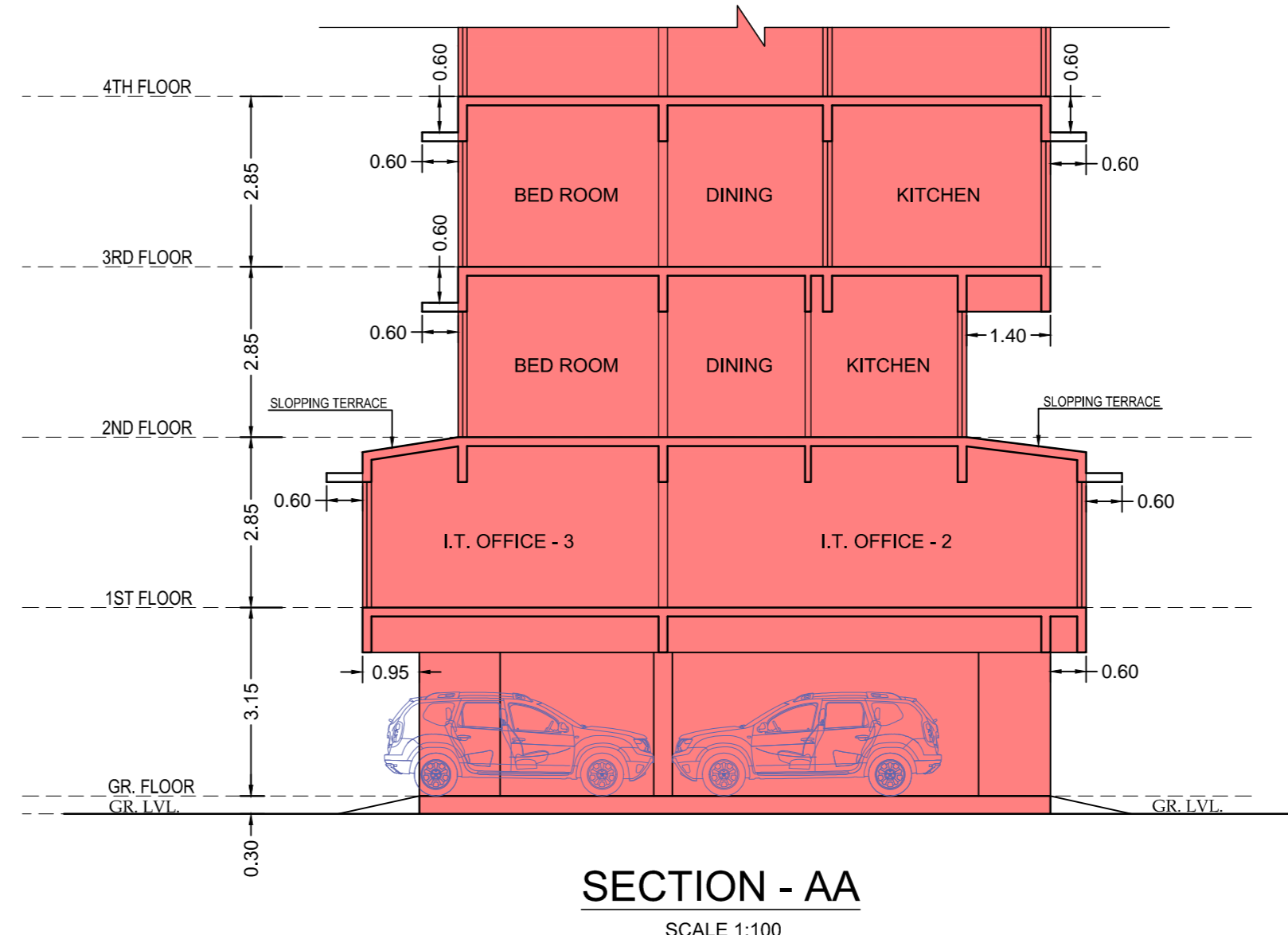
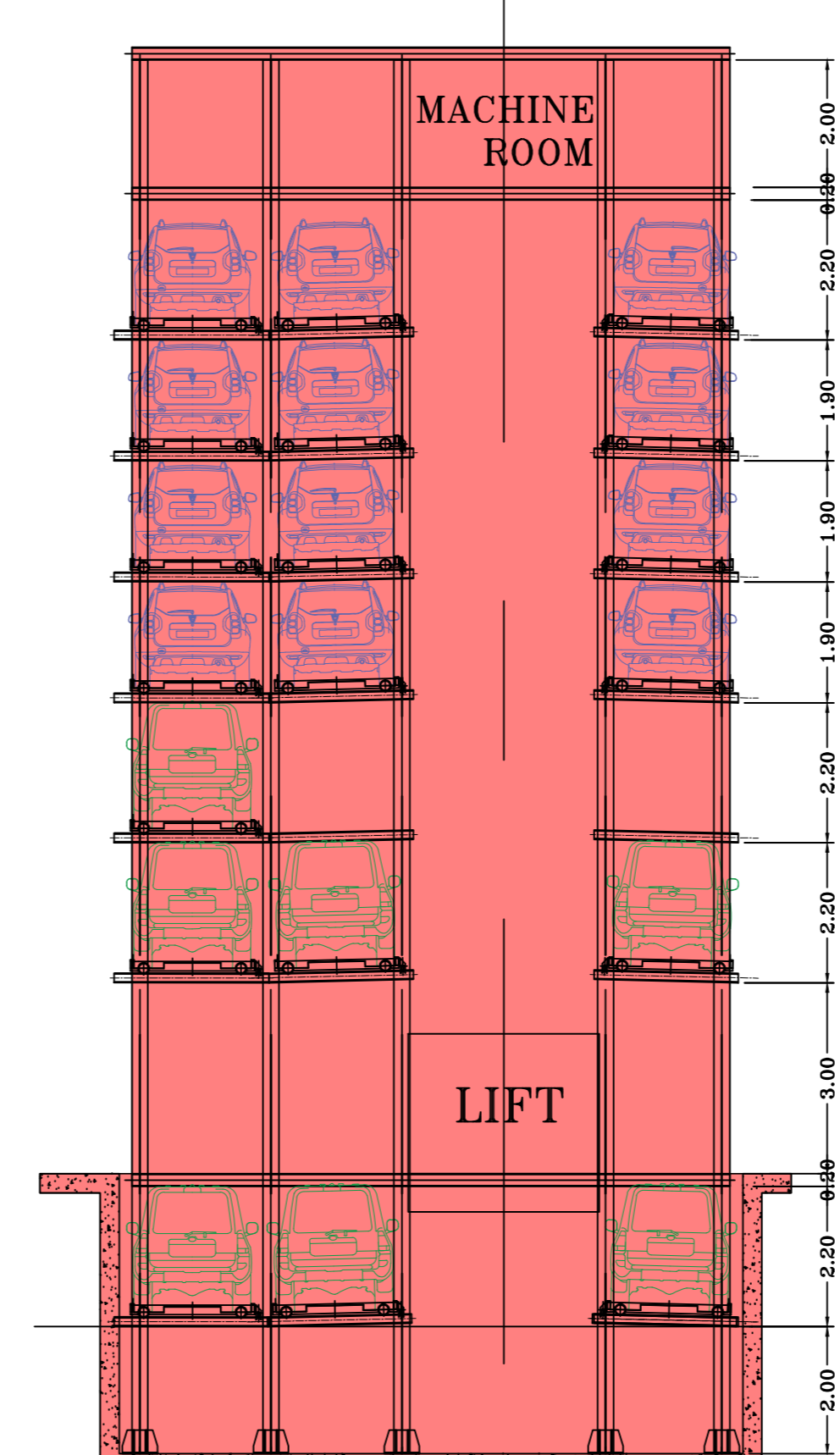
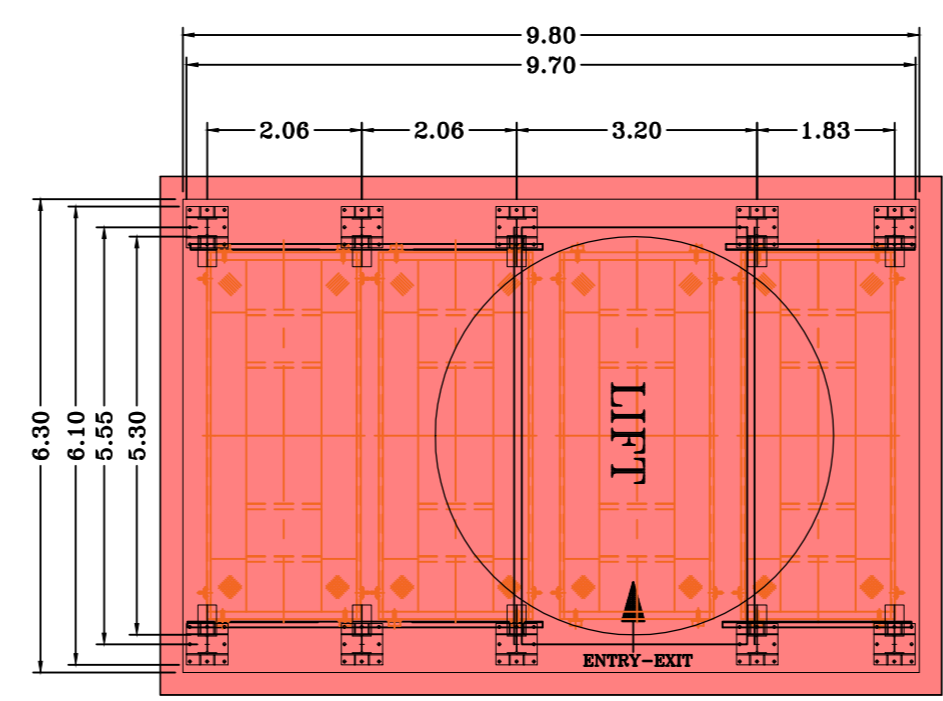
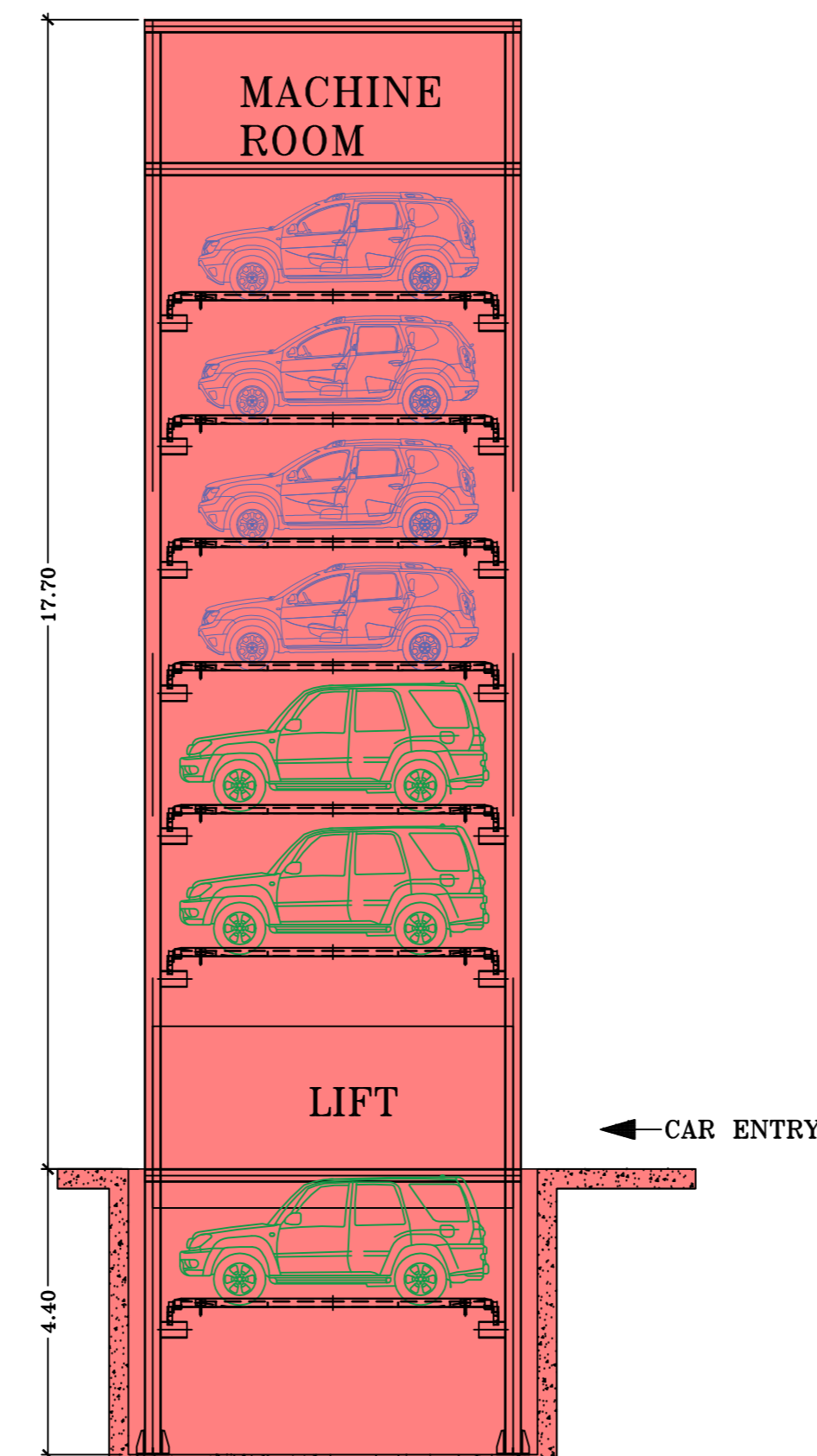
PROFORMA - B		
CONTENTS OF SHEET		
TYPICAL FLOOR PLANS		
NOTES THIS IS DIGITALLY SIGNED DOES NOT REQUIRE SIGNATURE		
PLAN FOR APPROVAL 1) THIS IS DIGITALLY SIGNED AND ISSUED 2) APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE IOO UNDER AUTO DCR FILE NO. CHE/WS/4902/K/E/337(NEW) NEW DTD: 12.12.2023		
S.E (B.P./K/WS)	A.E (B.P./K/E)	E.E (B.P./K/E WARD)
BRIHANMUMBAI MUNICIPAL CORPORATION		
DESCRIPTION OF PROPOSAL & PROPERTY PROPOSED REDEVELOPMENT ON PLOT BEARING NEW C.T.S. NO. 647A, 647B (OLD C.T.S. NO. 647, 647/1 TO 647/6, 648 AND 648/1 TO 648/3) OF VILLAGE ANDHERI AT SIR. M.V. ROAD, ANDHERI (EAST), MUMBAI- 400069		
NAME, SIGNATURE OF OWNER/APPLICANT NEW INDIA CONSTRUCTIONS 40/A, VERTEX VIKAS, SIR M. V. ROAD, ANDHERI EAST, MUMBAI - 400069.		
NAME, ADDRESS & SIGNATURE OF LIC. SURVEYOR  <b>ABHIJIT A. MEHTA</b> LIC. NO. MUM/2015 PROJECT CONSULTANT & LIC. SURVEYOR 101, MAHAR VATSALYA V.P. ROAD, ANDHERI (W), MUMBAI 400 058.		



TERRACE FLOOR PLAN  
SCALE 1:100



Tower Parking 1X2  
Total cars- 40 nos



SECTION - AA  
SCALE 1:100

PROFORMA - B		
CONTENTS OF SHEET		
TERRACE FLOOR PLAN, SECTIONS		
NOTES THIS IS DIGITALLY SIGNED DOES NOT REQUIRE SIGNATURE		
PLAN FOR APPROVAL		
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S.E (B.P.)K/WSI	A.E (B.P.)K/E	E.E (B.P.)K/E WARD
BRIHANMUMBAI MUNICIPAL CORPORATION		
DESCRIPTION OF PROPOSAL & PROPERTY		
PROPOSED REDEVELOPMENT ON PLOT BEARING NEW C.T.S. NO. 647A, 647B (OLD C.T.S. NO. 647, 647/1 TO 647/6, 648 AND 648/1 TO 648/3) OF VILLAGE ANDHERI AT SIR. M.V. ROAD, ANDHERI (EAST), MUMBAI- 400069		
NAME, SIGNATURE OF OWNER/APPLICANT		
NEW INDIA CONSTRUCTIONS 401A, VERTEX VIKAS, SIR M. V. ROAD, ANDHERI EAST, MUMBAI - 400069		
NAME, ADDRESS & SIGNATURE OF LIC. SURVEYOR		
ABHIJIT A. MEHTA LIC. NO. M/2015 PROJECT CONSULTANT & LIC. SURVEYOR 101, MAHERI WATKETA V.F. ROAD, ANDHERI (W), MUMBAI 400 058.		

CONTENTS OF SHEET

SECTION: RERA CARPET AREA CALCULATIONS

NOTES:  
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PLAN FOR APPROVAL

1) THIS IS DIGITALLY SIGNED AND ISSUED  
2) APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE IOD  
UNDER AUTO OCR FILE NO. CHE/WS/4902/KE/337(NEW)  
NEW DTD: 12.12.2023

S.E (B.P./K/WS) A.E (B.P./K/E) E.E (B.P./K/E WARD)



DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT ON PLOT BEARING NEW C.T.S. NO. 647A, 647B (OLD C.T.S. NO. 647, 647/1 TO 647/6, 648 AND 648/1 TO 648/3) OF VILLAGE ANDHERI AT SIR. M.V. ROAD, ANDHERI (EAST), MUMBAI - 400069

NAME, SIGNATURE OF OWNER/APPLICANT

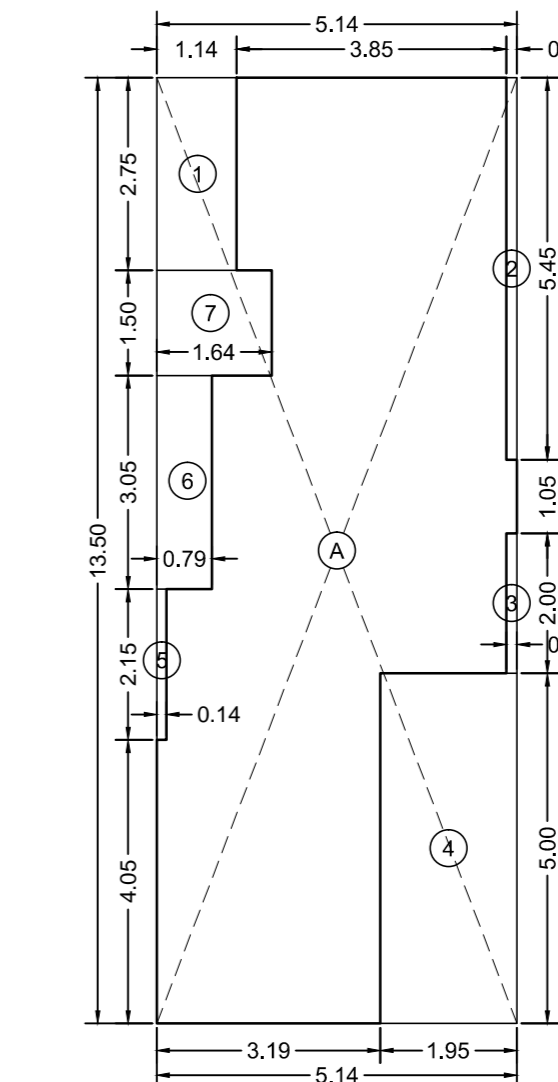
NEW INDIA CONSTRUCTIONS  
401A, VERTEX VKAS, SIR. M. V. ROAD,  
ANDHERI EAST, MUMBAI - 400069.

NAME, ADDRESS & SIGNATURE OF LIC. SURVEYOR

**ABHJIT A. MEHTA**  
LIC. NO. M/D/183  
PROJECT CONSULTANT & LIC. SURVEYOR  
100, MARUTI NAKSHA, P.P. ROAD, ANDHERI (W),  
MUMBAI 400 055.

**RERA CARPET AREA CALCULATION**

1ST TO 5TH FLOOR (WING - B) (TOTAL - 05) (FLAT NO. - B-102 TO B-502)	
A	5.60 X 14.40 X 1 NO = 80.64 SQ.MT.
TOTAL ADDITION = 80.64 SQ.MT.	
DEDUCTIONS	
1	1.95 X 3.65 X 1 NO = 7.12 SQ.MT.
2	0.15 X 5.38 X 1 NO = 0.81 SQ.MT.
3	0.15 X 7.97 X 1 NO = 1.20 SQ.MT.
4	0.30 X 3.60 X 1 NO = 1.08 SQ.MT.
5	0.30 X 3.20 X 1 NO = 0.96 SQ.MT.
6	2.10 X 1.65 X 1 NO = 3.47 SQ.MT.
TOTAL DEDUCTION = 14.64 SQ.MT.	
TOTAL RERA CARPET AREA (80.64 - 14.64) = 66.00 SQ.MT.	



RERA CARPET AREA DIAGRAM  
5TH FLOOR (WING - A) (FLAT NO. - A-502)

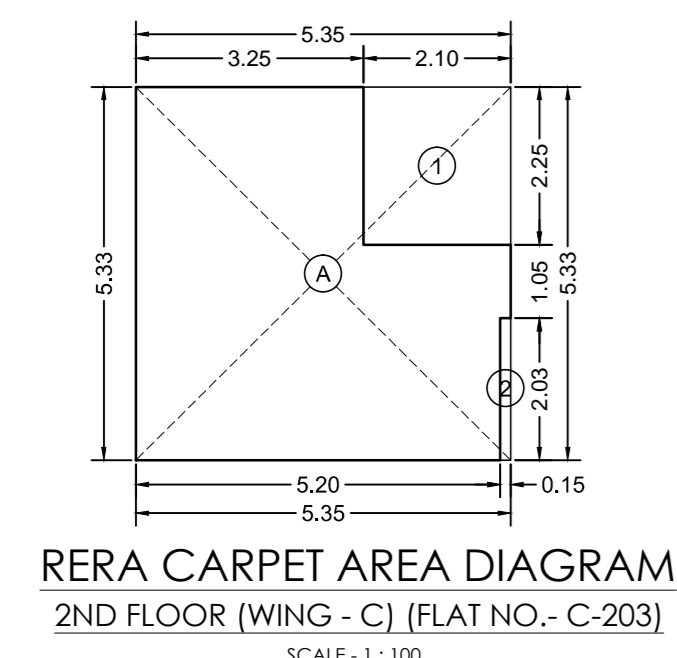
**RERA CARPET AREA CALCULATION**

5TH FLOOR (WING - A) (TOTAL - 01) (FLAT NO. - A-502)	
A	5.14 X 13.50 X 1 NO = 69.39 SQ.MT.
TOTAL ADDITION = 69.39 SQ.MT.	
DEDUCTIONS	
1	1.14 X 2.75 X 1 NO = 3.14 SQ.MT.
2	0.15 X 5.45 X 1 NO = 0.82 SQ.MT.
3	0.15 X 2.00 X 1 NO = 0.30 SQ.MT.
4	1.95 X 5.00 X 1 NO = 9.75 SQ.MT.
5	0.14 X 2.15 X 1 NO = 0.30 SQ.MT.
6	0.79 X 3.05 X 1 NO = 2.41 SQ.MT.
7	1.64 X 1.50 X 1 NO = 2.46 SQ.MT.
TOTAL DEDUCTION = 19.18 SQ.MT.	
TOTAL RERA CARPET AREA (69.39 - 19.18) = 50.21 SQ.MT.	

**RERA CARPET AREA CALCULATION**

1ST FLOOR (WING - B) (TOTAL - 01) (FLAT NO. - B-101)	
A	5.95 X 8.70 X 1 NO = 51.77 SQ.MT.
TOTAL ADDITION = 51.77 SQ.MT.	
DEDUCTIONS	
1	0.15 X 5.42 X 1 NO = 0.81 SQ.MT.
2	0.25 X 2.15 X 1 NO = 0.54 SQ.MT.
3	0.70 X 3.20 X 1 NO = 2.24 SQ.MT.
TOTAL DEDUCTION = 3.59 SQ.MT.	
TOTAL AREA (51.77 - 3.59) = 48.18 SQ.MT.	

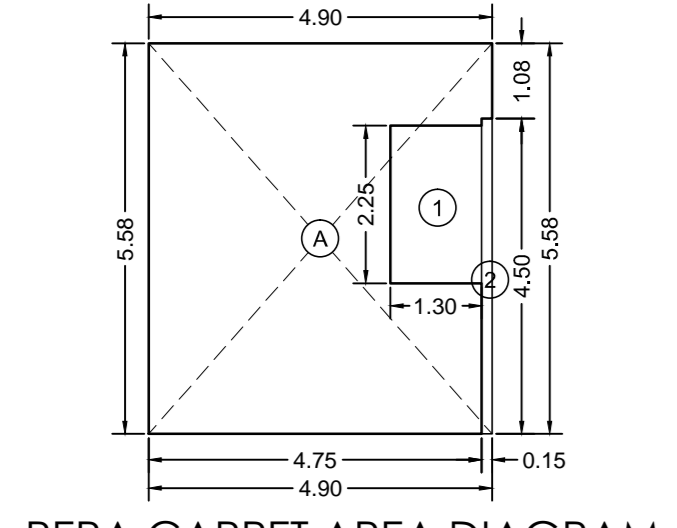
RERA CARPET AREA DIAGRAM  
1ST FLOOR (WING - B) (FLAT NO. - B-101)



RERA CARPET AREA DIAGRAM  
2ND FLOOR (WING - C) (FLAT NO. - C-203)

**RERA CARPET AREA CALCULATION**

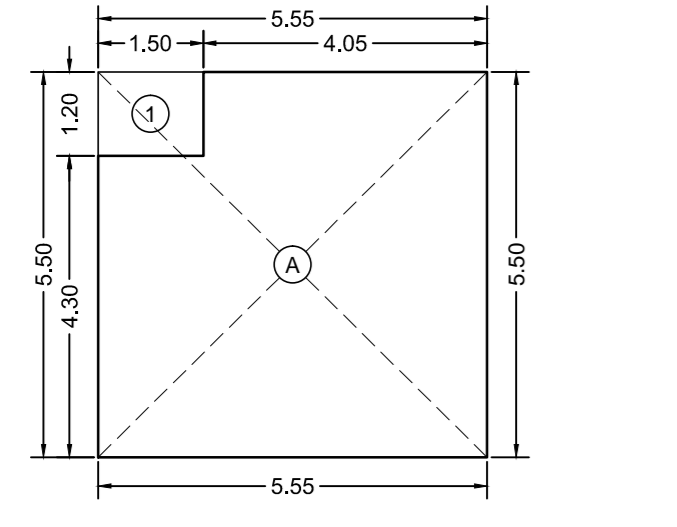
2ND FLOOR (WING - C) (TOTAL - 01) (FLAT NO. - C-203)	
A	5.35 X 5.33 X 1 NO = 28.52 SQ.MT.
TOTAL ADDITION = 28.52 SQ.MT.	
DEDUCTIONS	
1	2.10 X 2.25 X 1 NO = 4.73 SQ.MT.
2	0.15 X 2.03 X 1 NO = 0.30 SQ.MT.
TOTAL DEDUCTION = 5.03 SQ.MT.	
TOTAL RERA CARPET AREA (28.52 - 5.03) = 23.49 SQ.MT.	



RERA CARPET AREA DIAGRAM  
2ND FLOOR (WING - C) (FLAT NO. - C-202)

**RERA CARPET AREA CALCULATION**

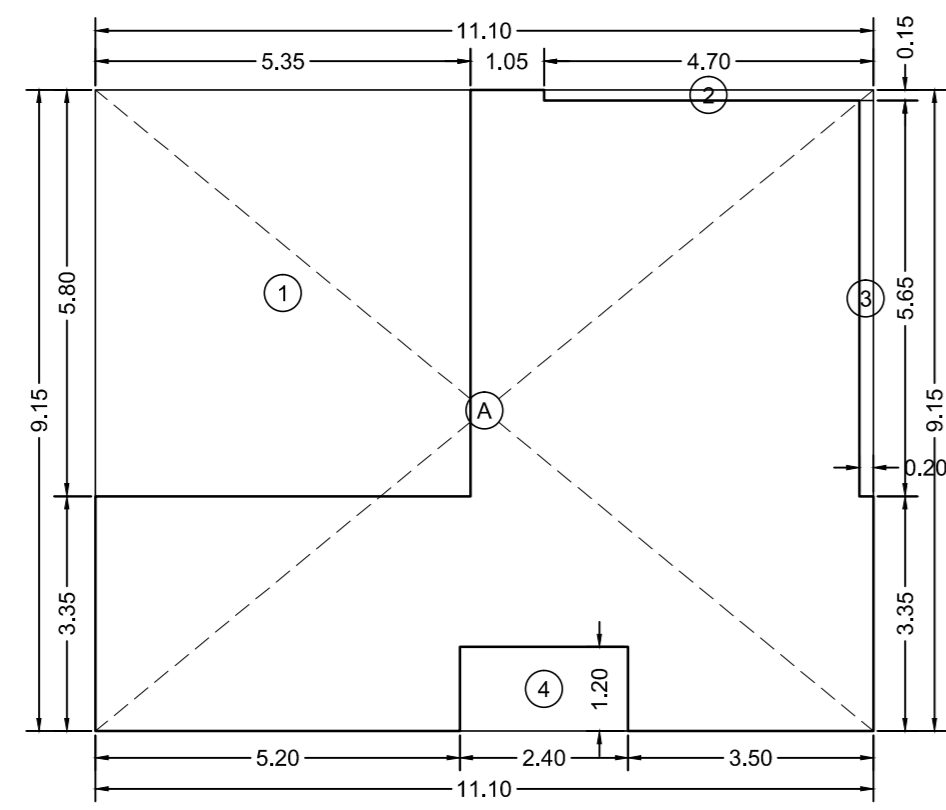
2ND FLOOR (WING - C) (TOTAL - 01) (FLAT NO. - C-202)	
A	4.90 X 5.58 X 1 NO = 27.34 SQ.MT.
TOTAL ADDITION = 27.34 SQ.MT.	
DEDUCTIONS	
1	1.30 X 2.25 X 1 NO = 2.93 SQ.MT.
2	0.15 X 4.50 X 1 NO = 0.68 SQ.MT.
TOTAL DEDUCTION = 3.61 SQ.MT.	
TOTAL RERA CARPET AREA (27.34 - 3.61) = 23.73 SQ.MT.	



RERA CARPET AREA DIAGRAM  
2ND FLOOR (WING - C) (FLAT NO. - C-201)

**RERA CARPET AREA CALCULATION**

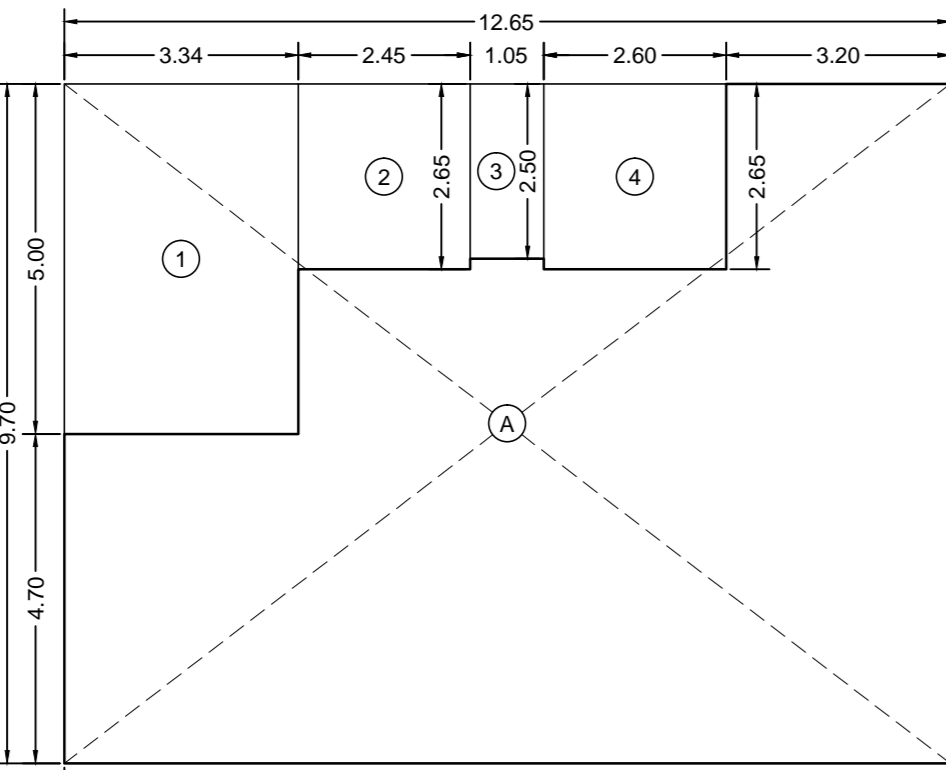
2ND FLOOR (WING - C) (TOTAL - 01) (FLAT NO. - C-201)	
A	5.55 X 5.50 X 1 NO = 30.53 SQ.MT.
TOTAL ADDITION = 30.53 SQ.MT.	
DEDUCTIONS	
1	1.50 X 1.20 X 1 NO = 1.80 SQ.MT.
TOTAL DEDUCTION = 1.80 SQ.MT.	
TOTAL RERA CARPET AREA (30.53 - 1.80) = 28.73 SQ.MT.	



RERA CARPET AREA DIAGRAM  
3RD TO 5TH FLOOR (WING - C) (FLAT NO. - C-301 TO C-501)

**RERA CARPET AREA CALCULATION**

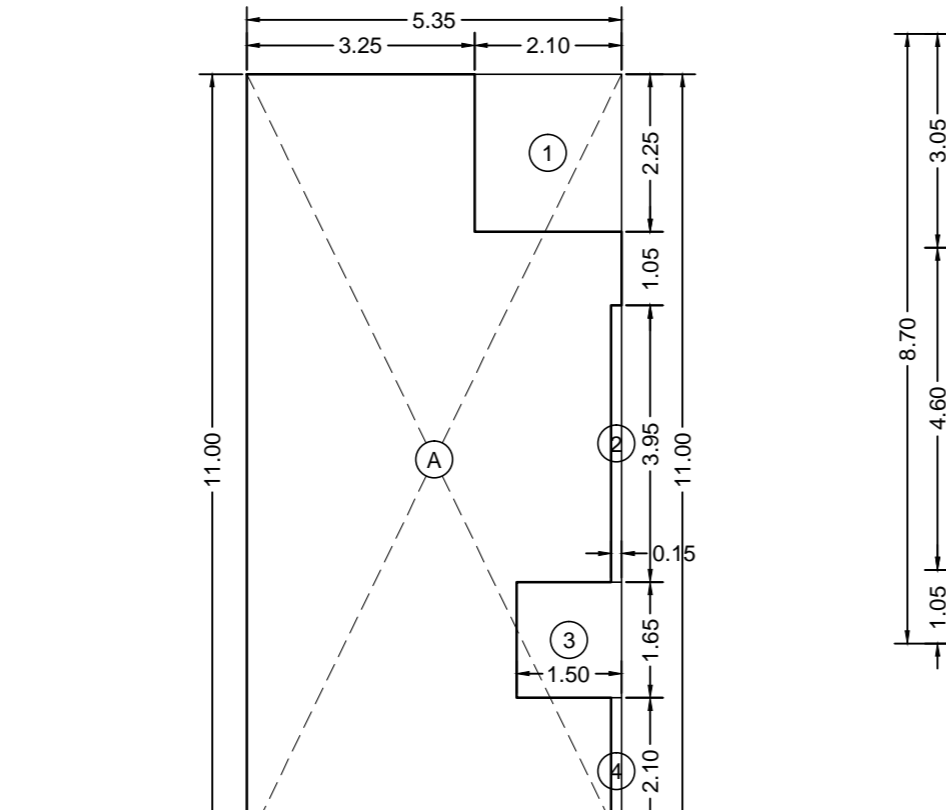
3RD TO 5TH FLOOR (WING - C) (TOTAL - 03) (FLAT NO. - C-301 TO C-501)	
A	11.10 X 9.15 X 1 NO = 101.57 SQ.MT.
TOTAL ADDITION = 101.57 SQ.MT.	
DEDUCTIONS	
1	5.35 X 5.80 X 1 NO = 31.03 SQ.MT.
2	4.70 X 0.15 X 1 NO = 0.71 SQ.MT.
3	0.20 X 5.65 X 1 NO = 1.13 SQ.MT.
4	2.40 X 1.20 X 1 NO = 2.88 SQ.MT.
TOTAL DEDUCTION = 35.75 SQ.MT.	
TOTAL RERA CARPET AREA (101.57 - 35.75) = 65.82 SQ.MT.	



RERA CARPET AREA DIAGRAM  
2ND TO 5TH FLOOR (WING - A) (FLAT NO. - A-201 TO A-501)

**RERA CARPET AREA CALCULATION**

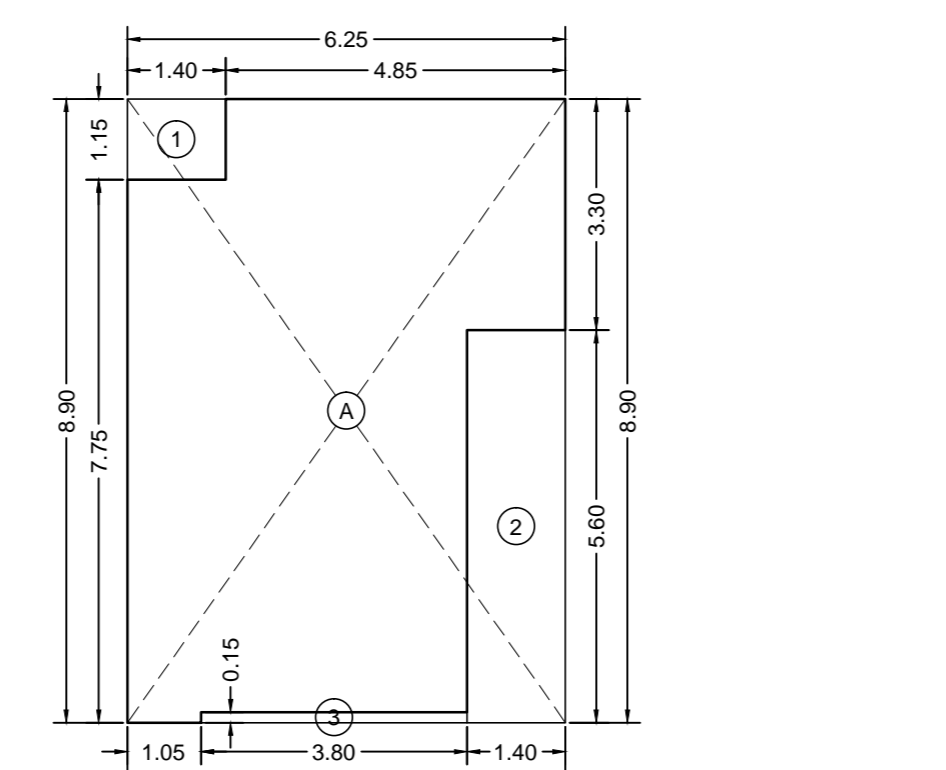
2ND TO 5TH FLOOR (WING - A) (TOTAL - 04) (FLAT NO. - A-201 TO A-501)	
A	12.65 X 9.70 X 1 NO = 122.71 SQ.MT.
TOTAL ADDITION = 122.71 SQ.MT.	
DEDUCTIONS	
1	3.34 X 5.00 X 1 NO = 16.70 SQ.MT.
2	2.45 X 2.65 X 1 NO = 6.49 SQ.MT.
3	1.05 X 2.50 X 1 NO = 2.63 SQ.MT.
4	2.60 X 2.65 X 1 NO = 6.88 SQ.MT.
TOTAL DEDUCTION = 32.71 SQ.MT.	
TOTAL RERA CARPET AREA (122.71 - 32.71) = 90.00 SQ.MT.	



RERA CARPET AREA DIAGRAM  
3RD TO 5TH FLOOR (WING - C) (FLAT NO. - C-302 TO C-502)

**RERA CARPET AREA CALCULATION**

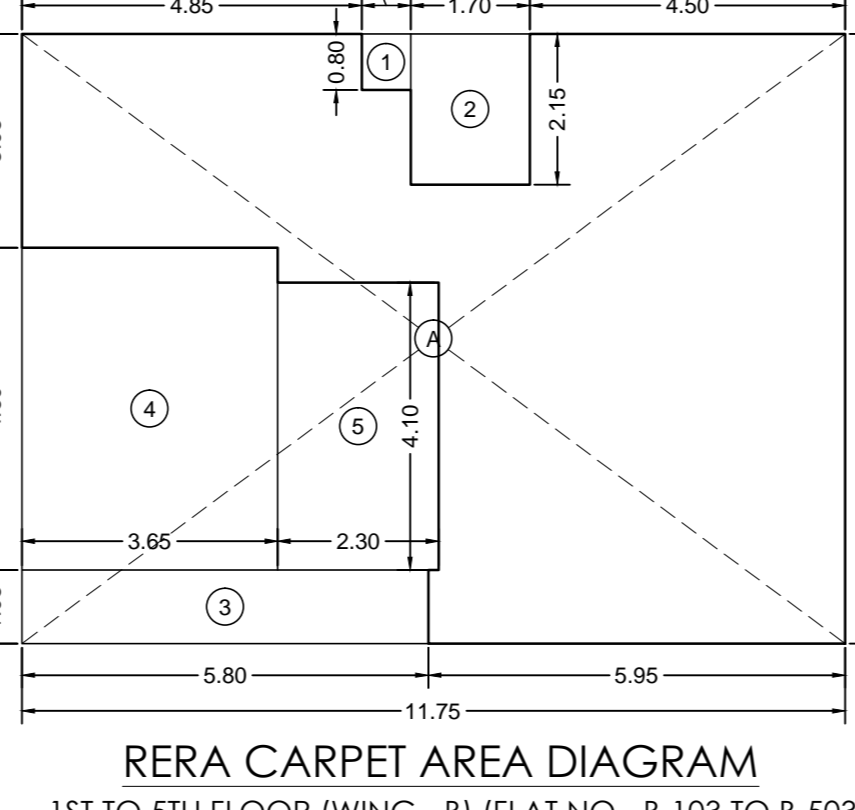
3RD TO 5TH FLOOR (WING - C) (TOTAL - 03) (FLAT NO. - C-302 TO C-502)	
A	5.35 X 11.00 X 1 NO = 58.85 SQ.MT.
TOTAL ADDITION = 58.85 SQ.MT.	
DEDUCTIONS	
1	2.10 X 2.25 X 1 NO = 4.73 SQ.MT.
2	0.15 X 3.95 X 1 NO = 0.59 SQ.MT.
3	1.50 X 1.65 X 1 NO = 2.48 SQ.MT.
4	0.15 X 2.10 X 1 NO = 0.32 SQ.MT.
TOTAL DEDUCTION = 8.12 SQ.MT.	
TOTAL RERA CARPET AREA (58.85 - 8.12) = 50.73 SQ.MT.	



RERA CARPET AREA DIAGRAM  
2ND FLOOR (WING - A) (FLAT NO. - A-203)

**RERA CARPET AREA CALCULATION**

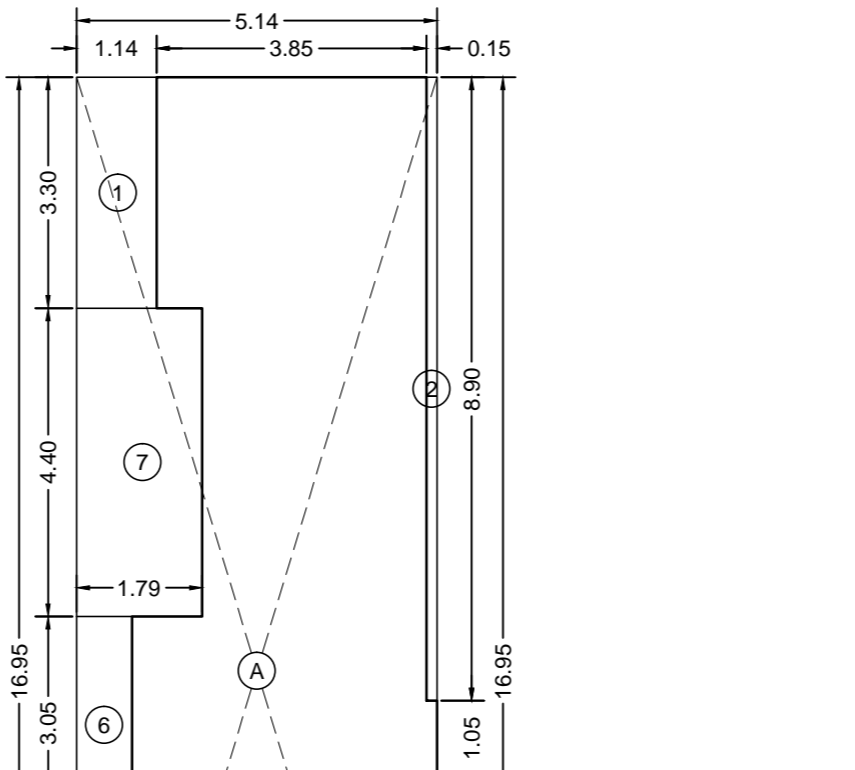
2ND FLOOR (WING - A) (TOTAL - 01) (FLAT NO. - A-203)	
A	6.25 X 8.90 X 1 NO = 55.63 SQ.MT.
TOTAL ADDITION = 55.63 SQ.MT.	
DEDUCTIONS	
1	1.40 X 1.15 X 1 NO = 1.61 SQ.MT.
2	1.40 X 5.60 X 1 NO = 7.84 SQ.MT.
3	3.80 X 0.15 X 1 NO = 0.57 SQ.MT.
TOTAL DEDUCTION = 10.02 SQ.MT.	
TOTAL RERA CARPET AREA (55.63 - 10.02) = 45.61 SQ.MT.	



RERA CARPET AREA DIAGRAM  
1ST TO 5TH FLOOR (WING - B) (FLAT NO. - B-103 TO B-503)

**RERA CARPET AREA CALCULATION**

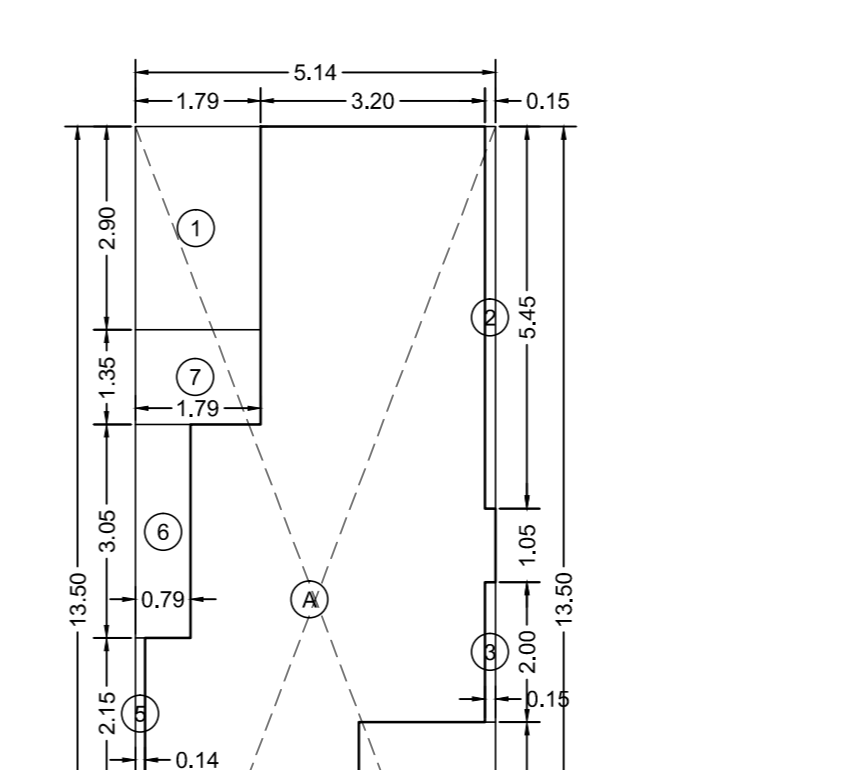
1ST TO 5TH FLOOR (WING - B) (TOTAL - 05) (FLAT NO. - B-103 TO B-503)	
A	11.75 X 8.70 X 1 NO = 102.23 SQ.MT.
TOTAL ADDITION = 102.23 SQ.MT.	
DEDUCTIONS	
1	0.70 X 0.80 X 1 NO = 0.56 SQ.MT.
2	1.70 X 2.15 X 1 NO = 3.66 SQ.MT.
3	5.80 X 1.05 X 1 NO = 6.09 SQ.MT.
4	3.65 X 4.60 X 1 NO = 16.79 SQ.MT.
5	2.30 X 4.10 X 1 NO = 9.43 SQ.MT.
TOTAL DEDUCTION = 36.53 SQ.MT.	
TOTAL RERA CARPET AREA (102.23 - 36.53) = 65.70 SQ.MT.	



RERA CARPET AREA DIAGRAM  
2ND FLOOR (WING - A) (FLAT NO. - A-202)

**RERA CARPET AREA CALCULATION**

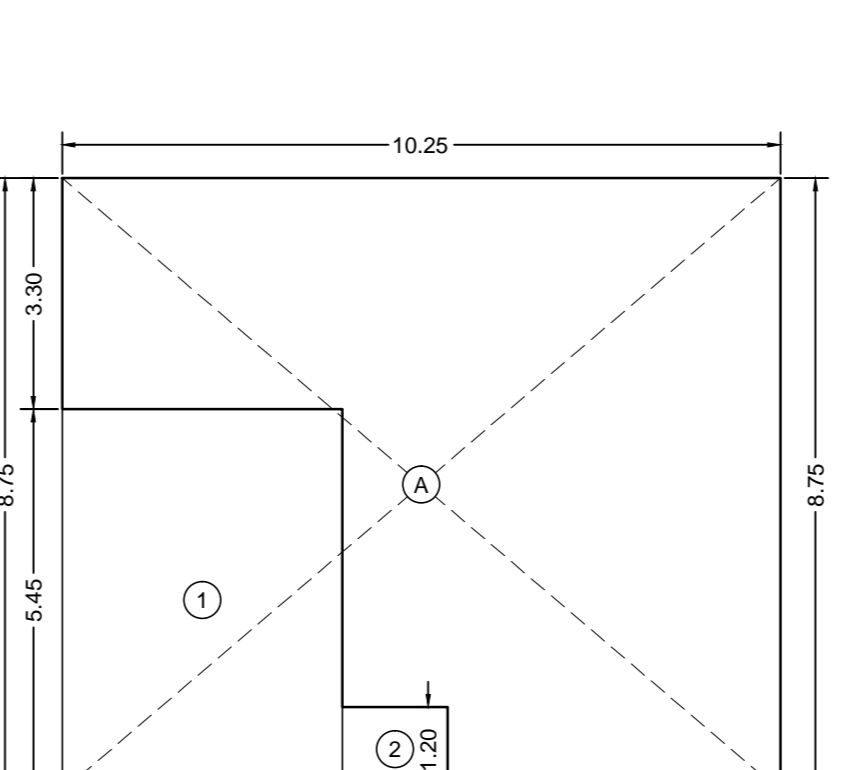
2ND FLOOR (WING - A) (TOTAL - 01) (FLAT NO. - A-202)	
A	5.14 X 16.95 X 1 NO = 87.12 SQ.MT.
TOTAL ADDITION = 87.12 SQ.MT.	
DEDUCTIONS	
1	1.14 X 3.30 X 1 NO = 3.76 SQ.MT.
2	0.15 X 8.90 X 1 NO = 1.34 SQ.MT.
3	0.15 X 2.00 X 1 NO = 0.30 SQ.MT.
4	1.95 X 5.00 X 1 NO = 9.75 SQ.MT.
5	0.14 X 2.15 X 1 NO = 0.30 SQ.MT.
6	0.79 X 3.05 X 1 NO = 2.41 SQ.MT.
7	1.79 X 4.40 X 1 NO = 7.88 SQ.MT.
TOTAL DEDUCTION = 25.74 SQ.MT.	
TOTAL RERA CARPET AREA (87.12 - 25.74) = 61.38 SQ.MT.	



RERA CARPET AREA DIAGRAM  
3RD & 4TH FLOOR (WING - A) (FLAT NO. - A-302 & A-402)

**RERA CARPET AREA CALCULATION**

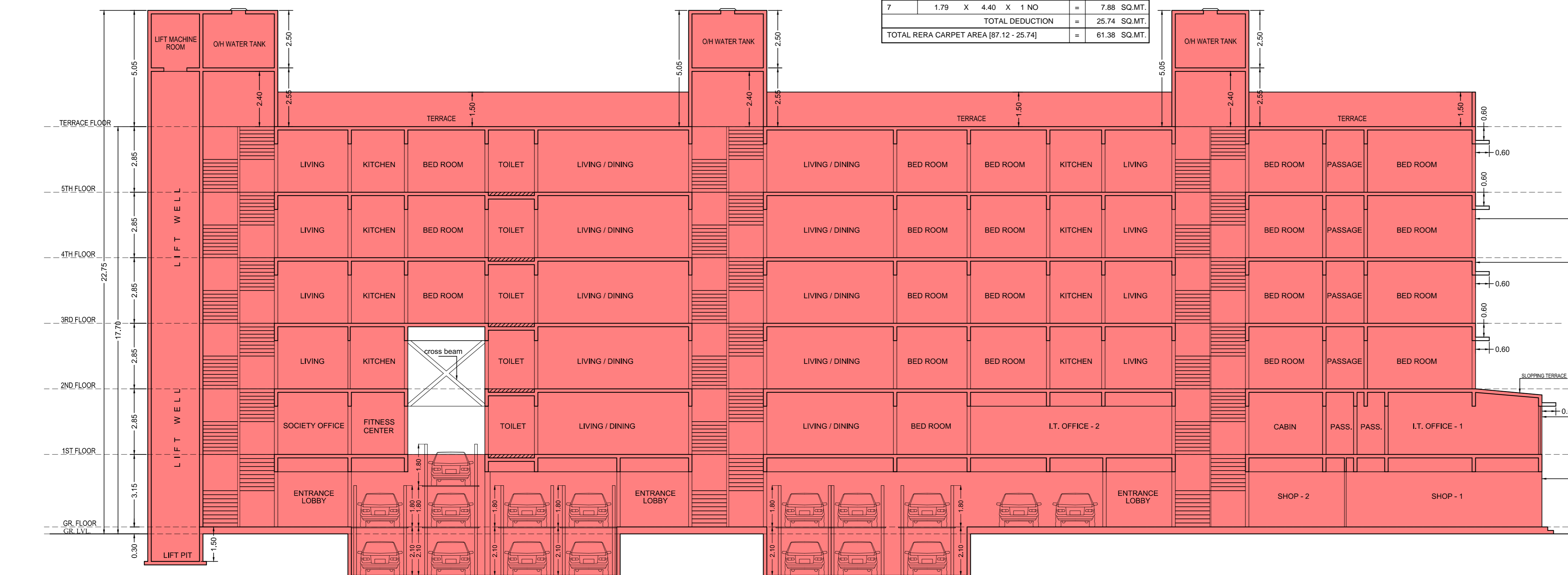
3RD & 4TH FLOOR (WING - A) (TOTAL - 02) (FLAT NO. - A-302 & A-402)	
A	5.14 X 13.50 X 1 NO = 69.39 SQ.MT.
TOTAL ADDITION = 69.39 SQ.MT.	
DEDUCTIONS	
1	1.79 X 2.90 X 1 NO = 5.19 SQ.MT.
2	0.15 X 5.45 X 1 NO = 0.82 SQ.MT.
3	0.15 X 2.00 X 1 NO = 0.30 SQ.MT.
4	1.95 X 5.00 X 1 NO = 9.75 SQ.MT.
5	0.14 X 2.15 X 1 NO = 0.30 SQ.MT.
6	0.79 X 3.05 X 1 NO = 2.41 SQ.MT.
7	1.79 X 1.35 X 1 NO = 2.42 SQ.MT.
TOTAL DEDUCTION = 21.19 SQ.MT.	
TOTAL RERA CARPET AREA (69.39 - 21.19) = 48.20 SQ.MT.	



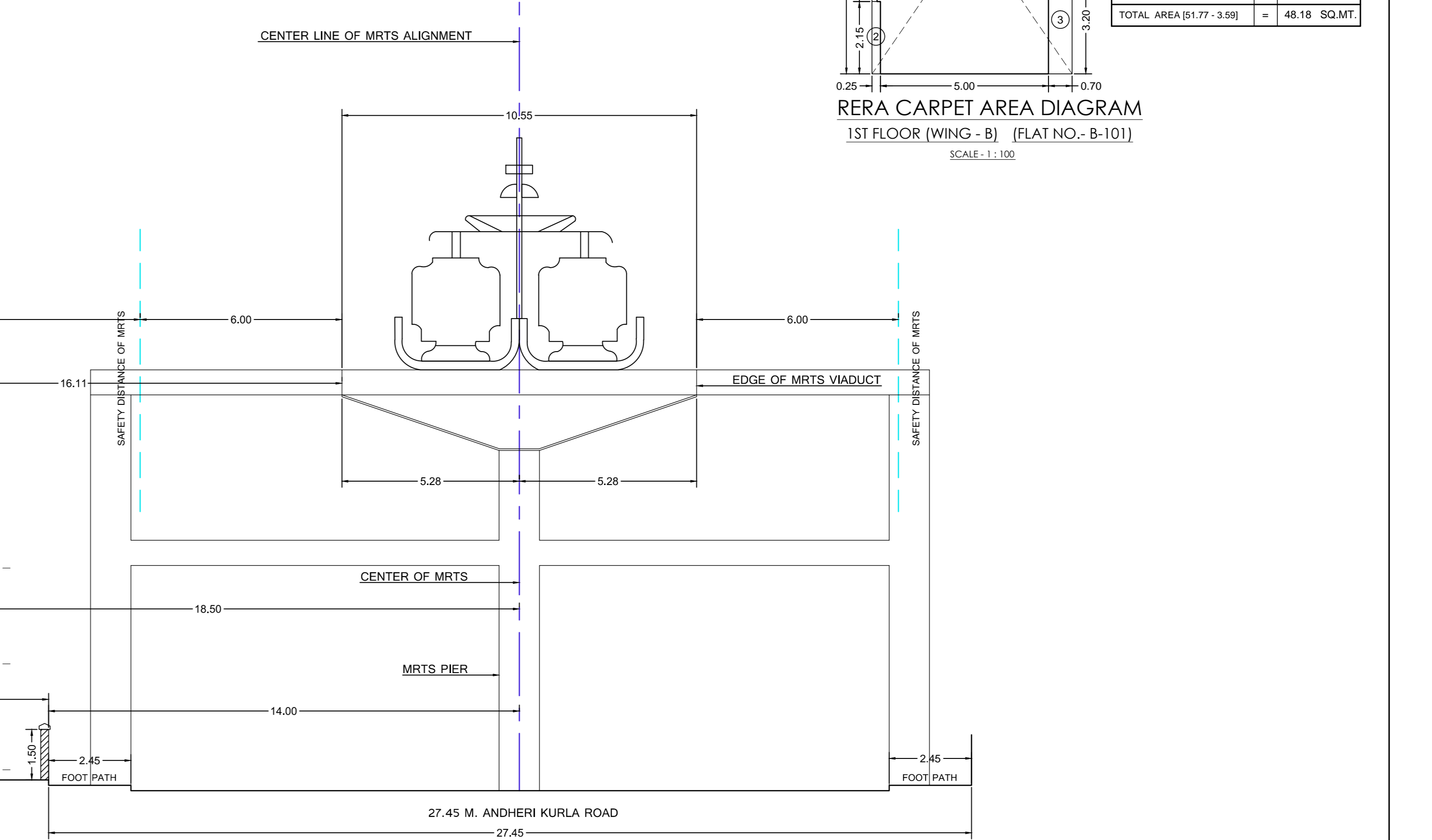
RERA CARPET AREA DIAGRAM  
3RD TO 5TH FLOOR (WING - A) (FLAT NO. - A-303 TO A-503)

**RERA CARPET AREA CALCULATION**

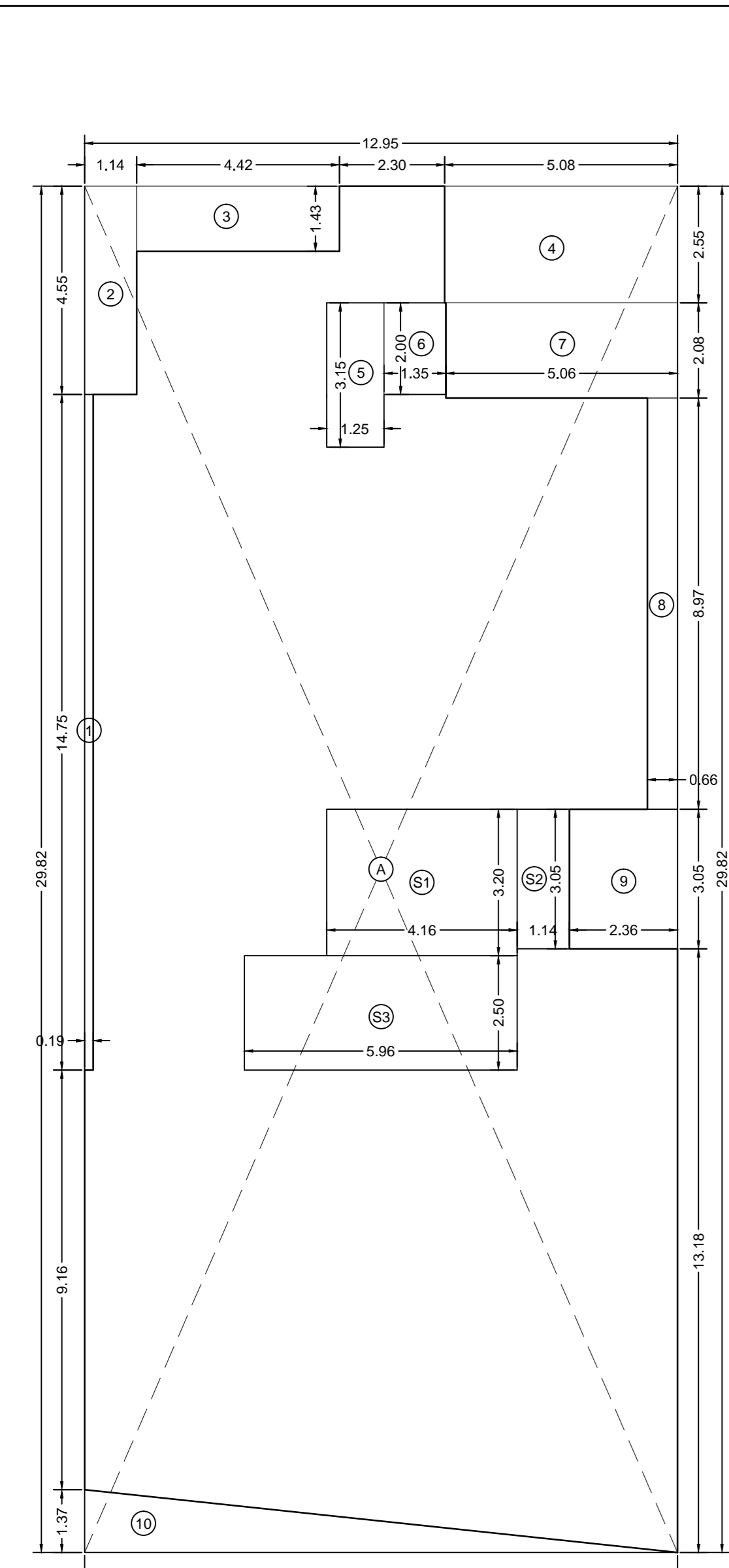
3RD TO 5TH FLOOR (WING - A) (TOTAL - 03) (FLAT NO. - A-303 TO A-503)	
A	10.25 X 8.75 X 1 NO = 89.69 SQ.MT.
TOTAL ADDITION = 89.69 SQ.MT.	
DEDUCTIONS	
1	4.00 X 5.45 X 1 NO = 21.80 SQ.MT.
2	1.50 X 1.20 X 1 NO = 1.80 SQ.MT.
TOTAL DEDUCTION = 23.60 SQ.MT.	
TOTAL RERA CARPET AREA (89.69 - 23.60) = 66.09 SQ.MT.	



SECTION - BB  
SCALE: 1:100



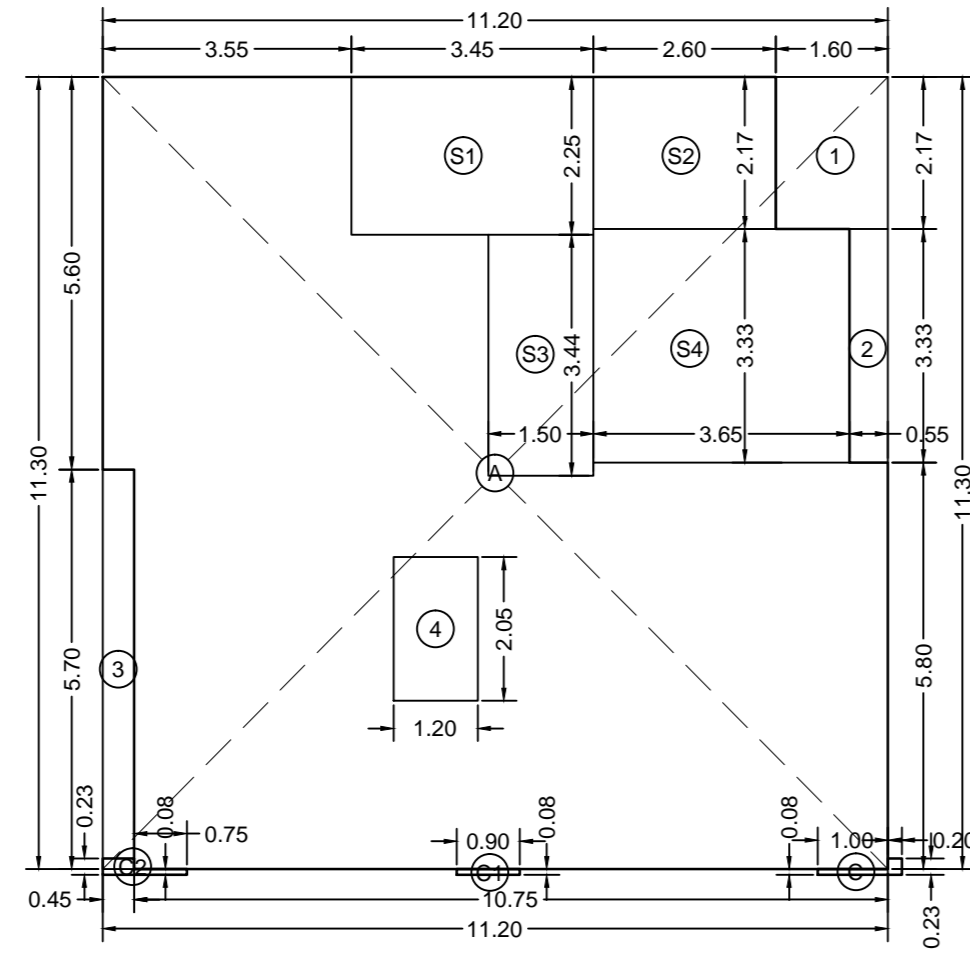
RERA CARPET AREA DIAGRAM  
1ST FLOOR (WING - B) (FLAT NO. - B-101)



**BUILT UP AREA DIAGRAM  
1ST FLOOR (WING - A)  
(COMMERCIAL)  
SCALE 1:100**

**BUILT UP AREA CALCULATION**

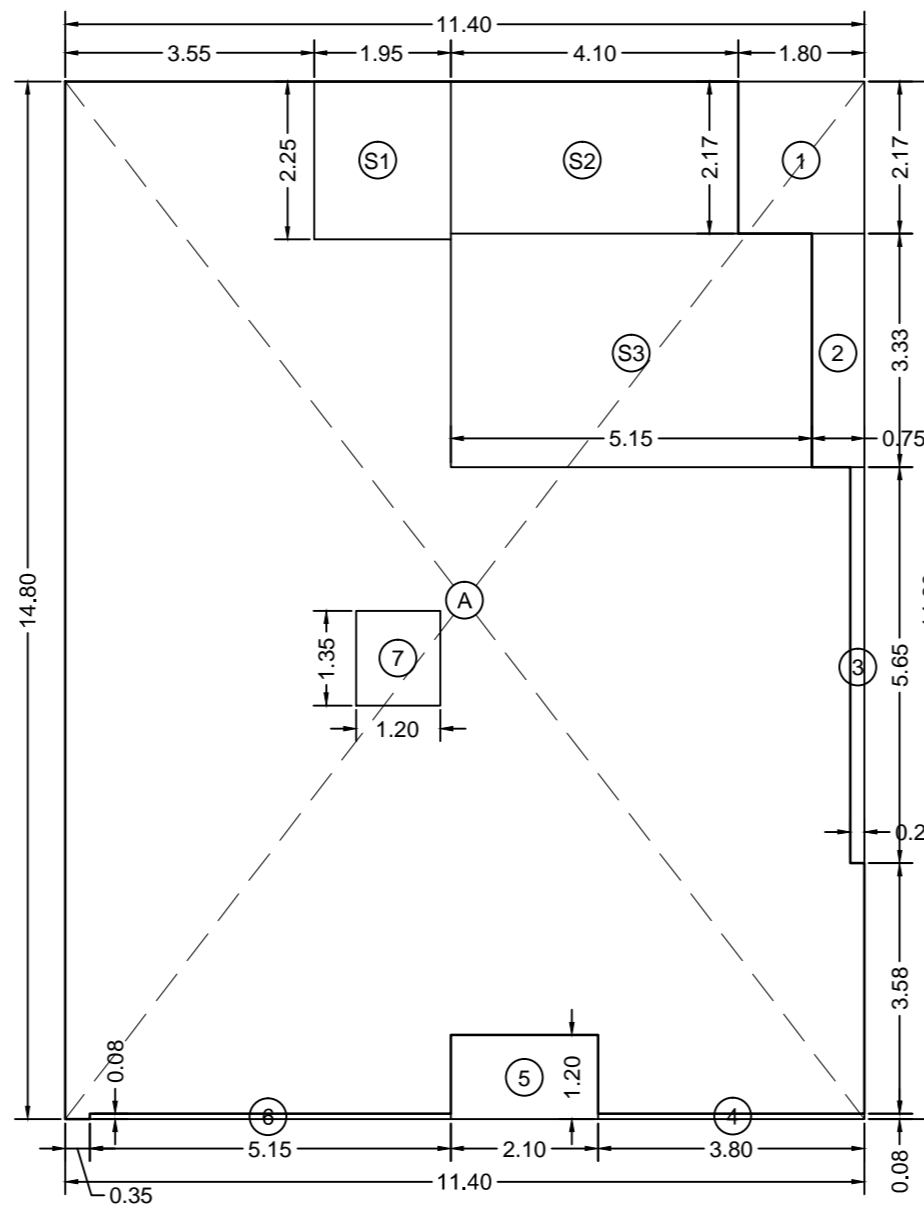
1ST FLOOR (COMMERCIAL) (WING - A)	
A	12.95 X 29.82 X 1 NO = 386.17 SQ.MT
TOTAL ADDITION = 386.17 SQ.MT	
DEDUCTIONS	
1	0.19 X 14.75 X 1 NO = 2.80 SQ.MT
2	1.14 X 4.55 X 1 NO = 5.19 SQ.MT
3	4.42 X 1.43 X 1 NO = 6.32 SQ.MT
4	5.08 X 2.55 X 1 NO = 12.95 SQ.MT
5	1.25 X 3.15 X 1 NO = 3.94 SQ.MT
6	1.35 X 2.00 X 1 NO = 2.70 SQ.MT
7	5.06 X 2.08 X 1 NO = 10.52 SQ.MT
8	0.66 X 8.97 X 1 NO = 5.92 SQ.MT
9	2.36 X 3.05 X 1 NO = 7.20 SQ.MT
10	1.02 X 12.85 X 1.37 X 1 NO = 8.87 SQ.MT
S1	4.16 X 3.20 X 1 NO = 13.31 SQ.MT
S2	1.14 X 3.05 X 1 NO = 3.48 SQ.MT
S3	5.96 X 2.50 X 1 NO = 14.90 SQ.MT
TOTAL DEDUCTION = 98.10 SQ.MT	
TOTAL BUILT UP AREA [386.17 - 98.10] = 288.07 SQ.MT	



**BUILT UP AREA DIAGRAM  
2ND FLOOR (WING - C)  
SCALE 1:100**

**BUILT UP AREA CALCULATION**

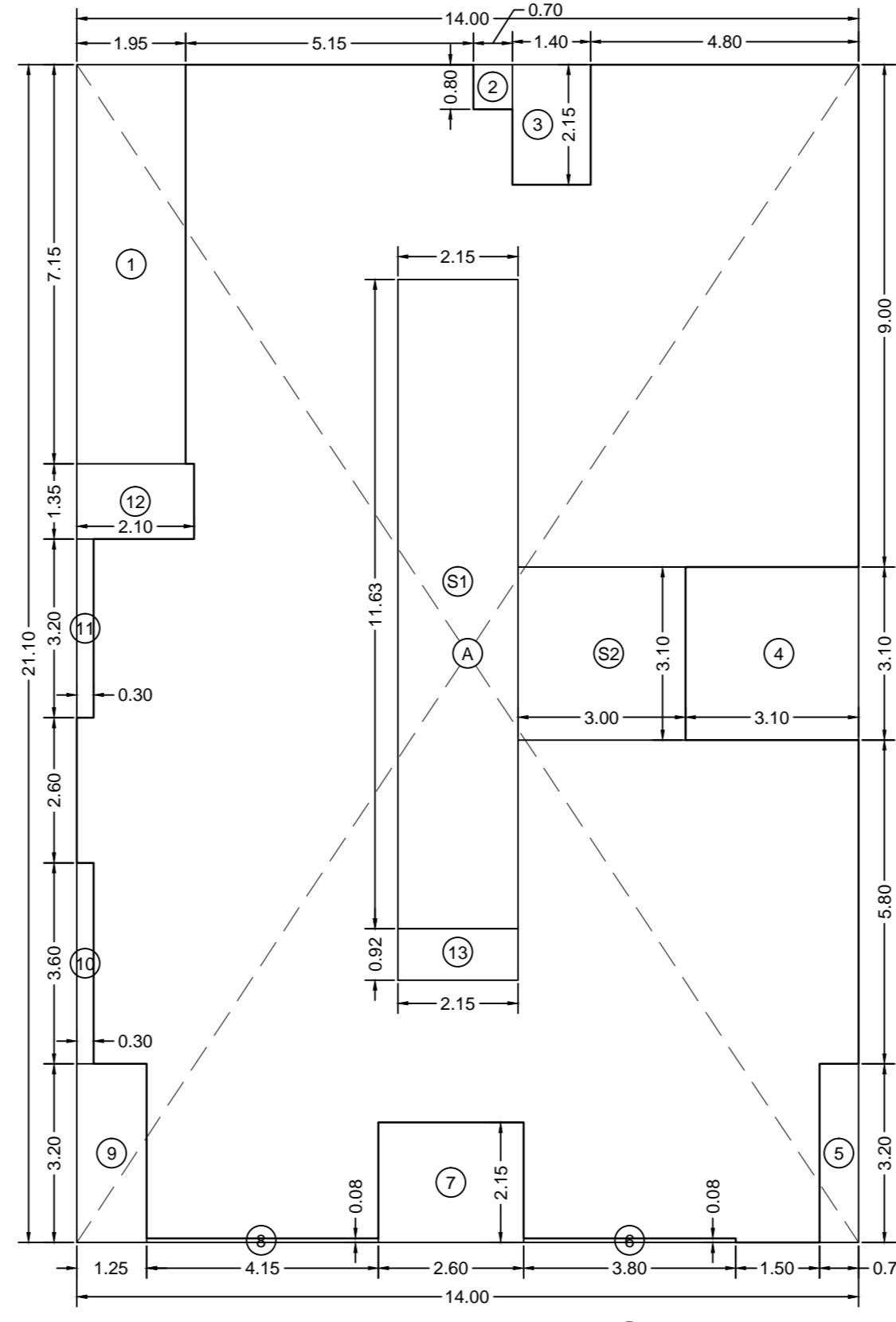
2ND FLOOR (WING - C)	
A	11.20 X 11.30 X 1 NO = 126.56 SQ.MT
TOTAL ADDITION = 126.56 SQ.MT	
DEDUCTIONS	
C	0.20 X 0.23 X 1 NO = 0.05 SQ.MT
1	1.00 X 0.08 X 1 NO = 0.08 SQ.MT
C1	0.90 X 0.08 X 1 NO = 0.07 SQ.MT
C2	0.45 X 0.23 X 1 NO = 0.10 SQ.MT
0.75 X 0.08 X 1 NO = 0.06 SQ.MT	
TOTAL DEDUCTION = 0.26 SQ.MT	
TOTAL BUILT UP AREA [126.56 - 0.26] = 126.30 SQ.MT	



**BUILT UP AREA DIAGRAM  
3RD TO 5TH FLOOR (WING - C)  
SCALE 1:100**

**BUILT UP AREA CALCULATION**

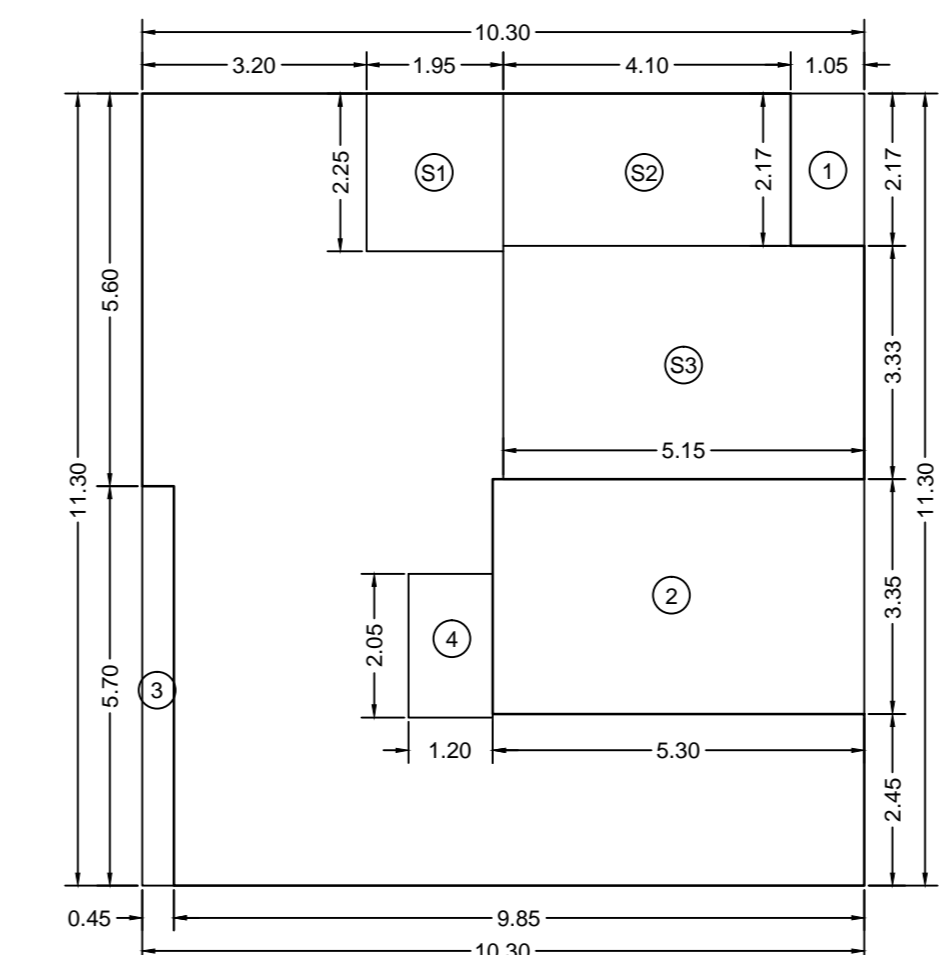
3RD TO 5TH FLOOR (WING - C)	
A	11.40 X 14.80 X 1 NO = 168.72 SQ.MT
TOTAL ADDITION = 168.72 SQ.MT	
DEDUCTIONS	
1	1.80 X 2.17 X 1 NO = 3.91 SQ.MT
2	0.75 X 3.33 X 1 NO = 2.50 SQ.MT
3	0.20 X 5.65 X 1 NO = 1.13 SQ.MT
4	3.80 X 0.08 X 1 NO = 0.30 SQ.MT
5	2.10 X 1.20 X 1 NO = 2.52 SQ.MT
6	5.15 X 0.08 X 1 NO = 0.41 SQ.MT
7	1.20 X 1.35 X 1 NO = 1.62 SQ.MT
S1	1.95 X 2.25 X 1 NO = 4.39 SQ.MT
S2	4.10 X 2.17 X 1 NO = 8.90 SQ.MT
S3	5.15 X 3.33 X 1 NO = 17.15 SQ.MT
TOTAL DEDUCTION = 42.83 SQ.MT	
TOTAL BUILT UP AREA [168.72 - 42.83] = 125.89 SQ.MT	



**BUILT UP AREA DIAGRAM  
2ND FLOOR (WING - B)  
SCALE 1:100**

**BUILT UP AREA CALCULATION**

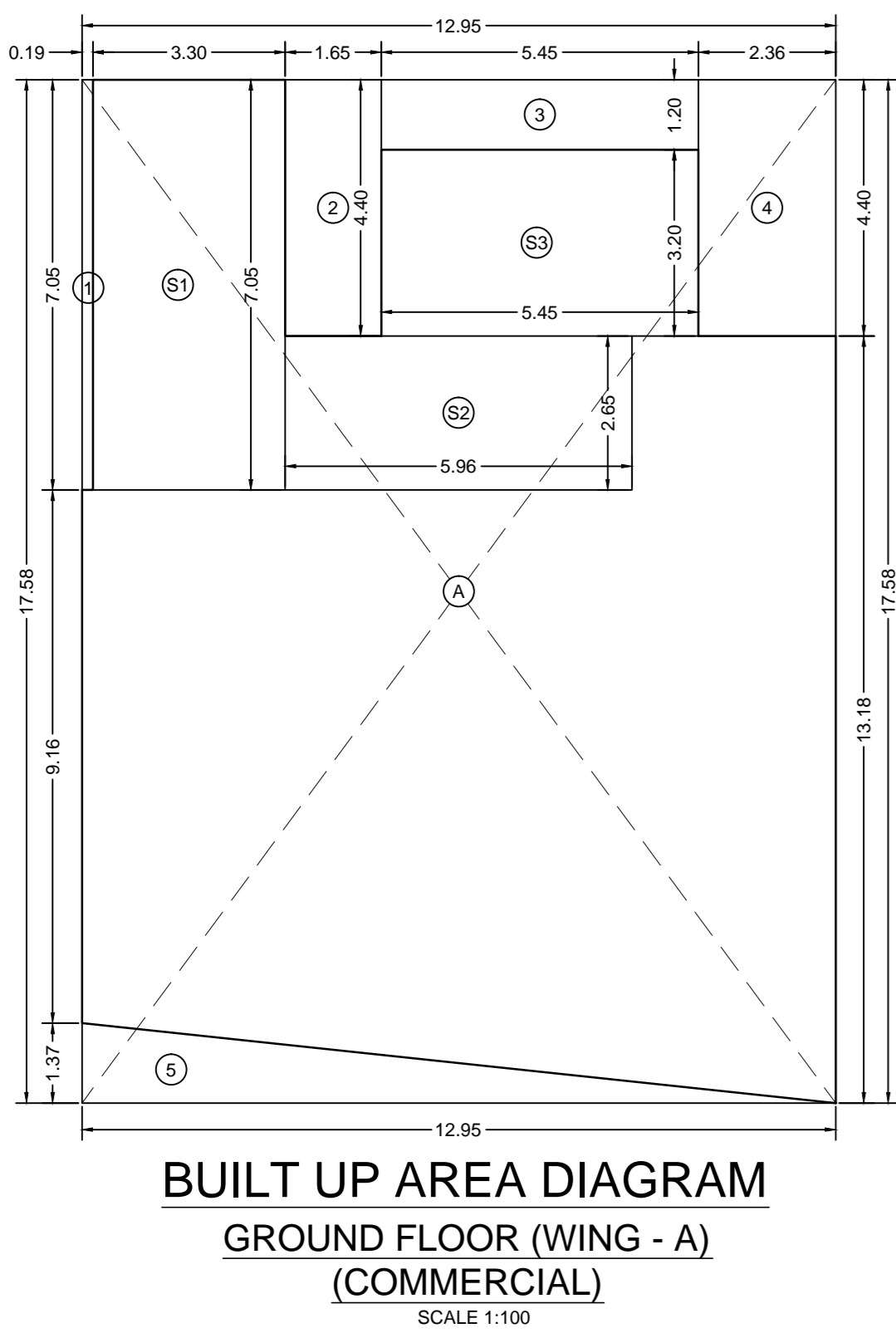
2ND FLOOR (WING - B)	
A	14.00 X 21.10 X 1 NO = 295.40 SQ.MT
TOTAL ADDITION = 295.40 SQ.MT	
DEDUCTIONS	
1	1.85 X 7.15 X 1 NO = 13.34 SQ.MT
2	0.70 X 0.80 X 1 NO = 0.56 SQ.MT
3	1.40 X 2.15 X 1 NO = 3.01 SQ.MT
4	3.10 X 3.10 X 1 NO = 9.61 SQ.MT
5	0.70 X 3.20 X 1 NO = 2.24 SQ.MT
6	3.80 X 0.08 X 1 NO = 0.30 SQ.MT
7	2.60 X 2.15 X 1 NO = 5.59 SQ.MT
8	4.15 X 0.08 X 1 NO = 0.33 SQ.MT
9	1.25 X 3.20 X 1 NO = 4.00 SQ.MT
10	0.30 X 3.60 X 1 NO = 1.08 SQ.MT
11	0.30 X 3.20 X 1 NO = 0.96 SQ.MT
12	2.10 X 1.35 X 1 NO = 2.84 SQ.MT
13	2.15 X 0.92 X 1 NO = 1.98 SQ.MT
S1	2.15 X 11.63 X 1 NO = 25.00 SQ.MT
S2	3.00 X 3.10 X 1 NO = 9.30 SQ.MT
TOTAL DEDUCTION = 80.74 SQ.MT	
TOTAL BUILT UP AREA [295.40 - 80.74] = 214.66 SQ.MT	



**FITNESS CENTER AREA DIAGRAM  
1ST FLOOR (WING - C)  
SCALE 1:100**

**FITNESS CENTER AREA CALCULATION**

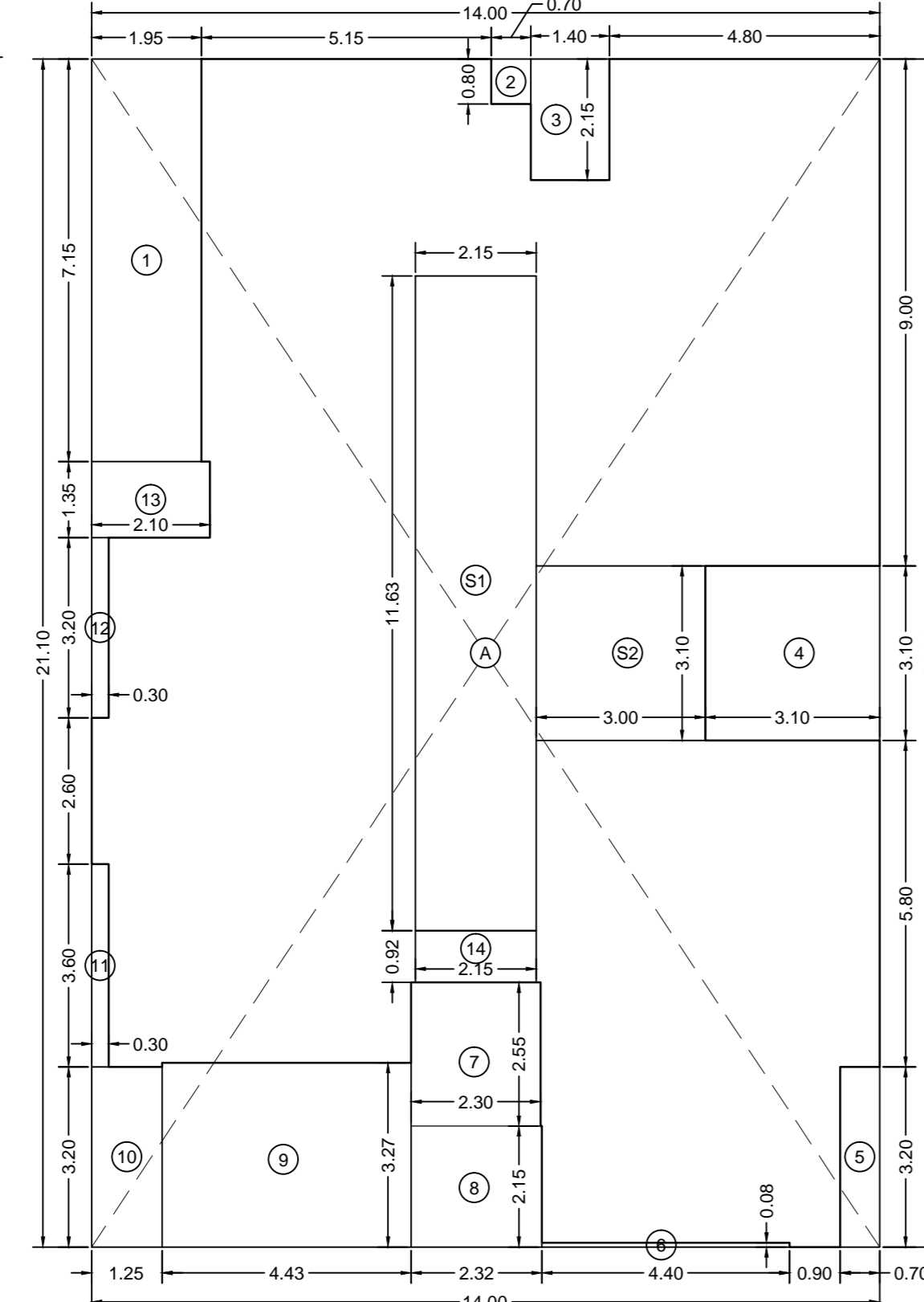
1ST FLOOR (WING - C)	
A	10.30 X 11.30 X 1 NO = 116.39 SQ.MT
TOTAL ADDITION = 116.39 SQ.MT	
DEDUCTIONS	
1	1.05 X 2.17 X 1 NO = 2.28 SQ.MT
2	5.30 X 3.35 X 1 NO = 17.76 SQ.MT
3	0.45 X 5.70 X 1 NO = 2.57 SQ.MT
4	1.20 X 2.05 X 1 NO = 2.46 SQ.MT
S1	1.95 X 2.25 X 1 NO = 4.39 SQ.MT
S2	4.10 X 2.17 X 1 NO = 8.90 SQ.MT
S3	5.15 X 3.33 X 1 NO = 17.15 SQ.MT
TOTAL DEDUCTION = 55.51 SQ.MT	
TOTAL FITNESS CENTER AREA [116.39 - 55.51] = 60.88 SQ.MT	
PERMISSIBLE FITNESS CENTER AREA [80.88 X 2%] = 16.35 SQ.MT	
EXCESS FITNESS CENTER AREA [60.88 - 16.35] = 44.53 SQ.MT	



**BUILT UP AREA DIAGRAM  
GROUND FLOOR (WING - A)  
(COMMERCIAL)  
SCALE 1:100**

**BUILT UP AREA CALCULATION**

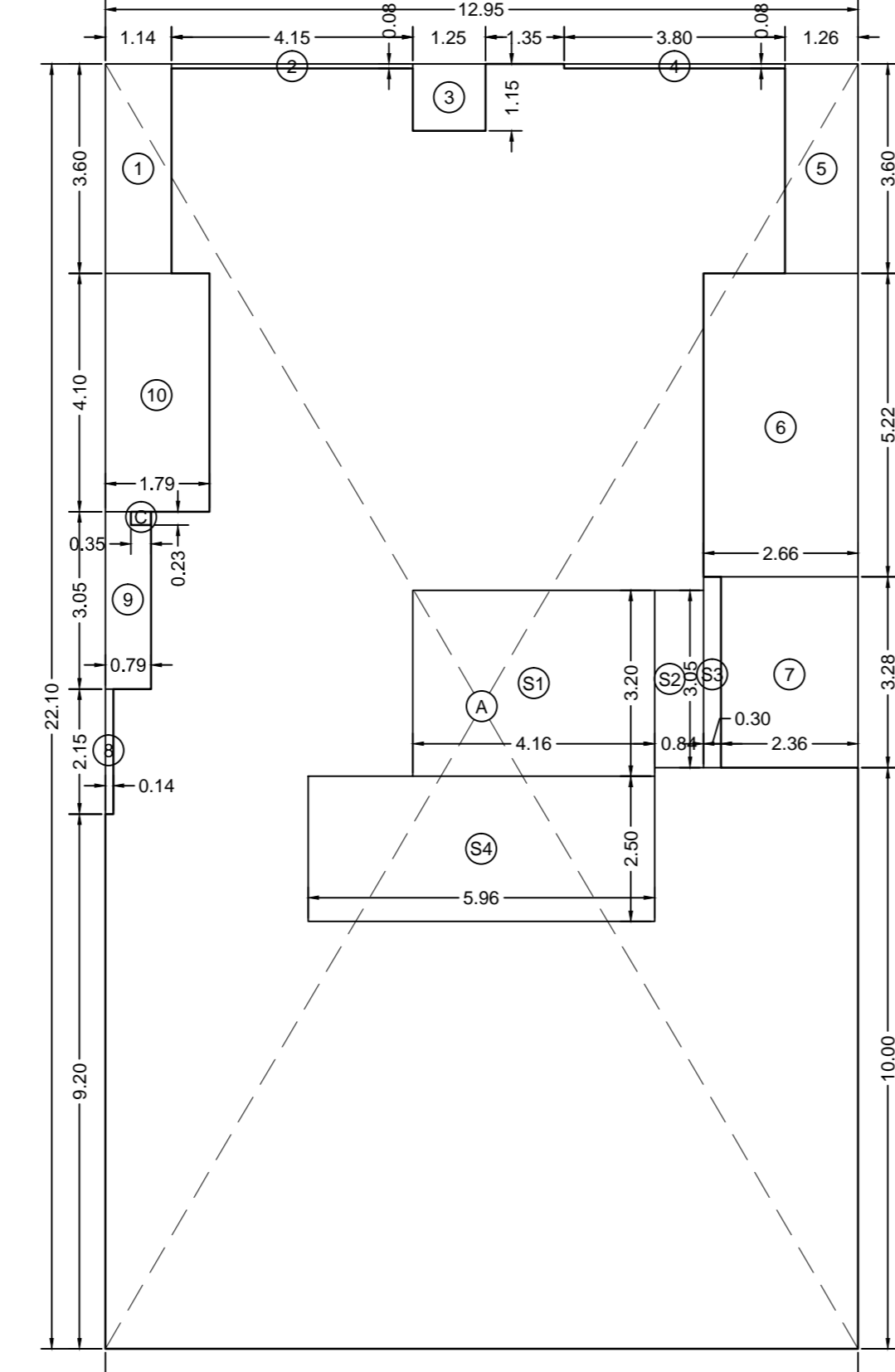
GROUND FLOOR (COMMERCIAL) (WING - A)	
A	12.95 X 17.58 X 1 NO = 227.66 SQ.MT
TOTAL ADDITION = 227.66 SQ.MT	
DEDUCTIONS	
1	0.19 X 7.05 X 1 NO = 1.34 SQ.MT
2	1.85 X 4.40 X 1 NO = 8.18 SQ.MT
3	5.45 X 1.20 X 1 NO = 6.54 SQ.MT
4	2.36 X 4.40 X 1 NO = 10.38 SQ.MT
5	1.2 X 12.85 X 1.37 X 1 NO = 8.87 SQ.MT
S1	3.30 X 7.05 X 1 NO = 23.27 SQ.MT
S2	5.96 X 2.65 X 1 NO = 15.79 SQ.MT
S3	5.45 X 3.20 X 1 NO = 17.44 SQ.MT
TOTAL DEDUCTION = 60.89 SQ.MT	
TOTAL BUILT UP AREA [227.66 - 60.89] = 166.77 SQ.MT	



**BUILT UP AREA DIAGRAM  
1ST FLOOR (WING - B)  
SCALE 1:100**

**BUILT UP AREA CALCULATION**

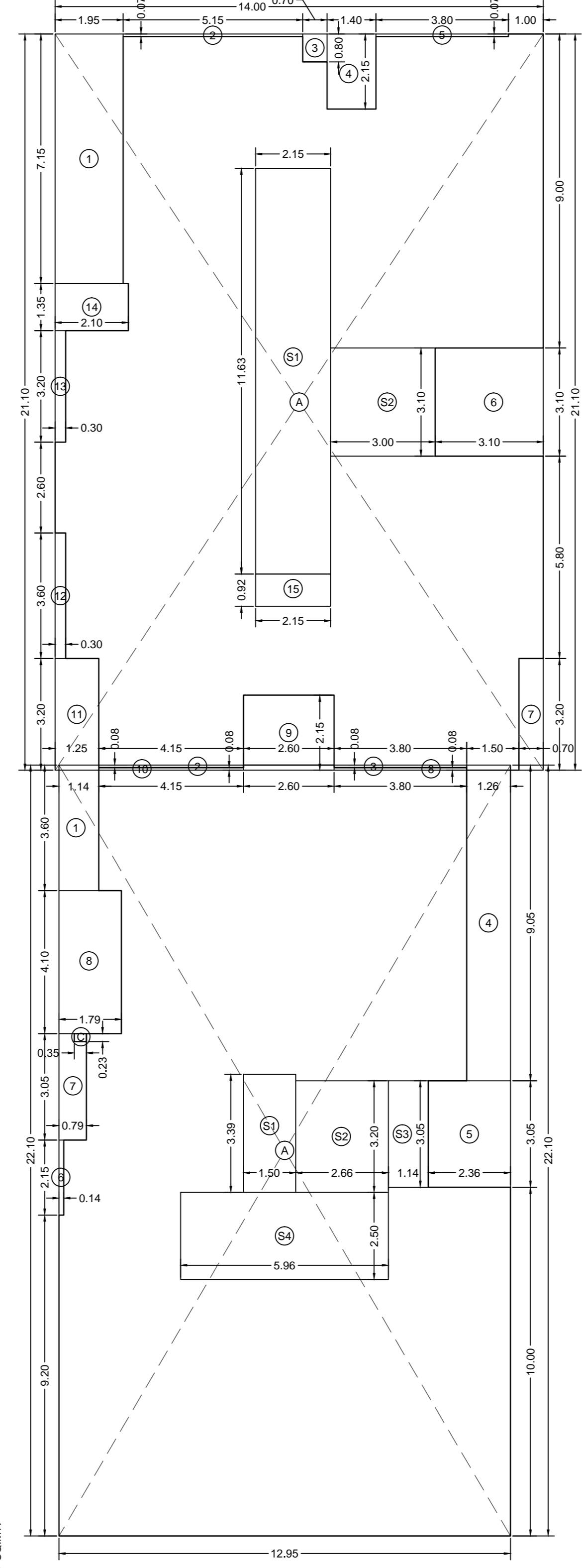
1ST FLOOR (WING - B)	
A	14.00 X 22.10 X 1 NO = 309.40 SQ.MT
TOTAL ADDITION = 309.40 SQ.MT	
DEDUCTIONS	
1	1.95 X 7.15 X 1 NO = 13.94 SQ.MT
2	0.70 X 0.80 X 1 NO = 0.56 SQ.MT
3	1.40 X 2.15 X 1 NO = 3.01 SQ.MT
4	3.10 X 3.10 X 1 NO = 9.61 SQ.MT
5	0.70 X 3.20 X 1 NO = 2.24 SQ.MT
6	4.40 X 0.08 X 1 NO = 0.35 SQ.MT
7	2.30 X 2.35 X 1 NO = 5.41 SQ.MT
8	2.32 X 2.15 X 1 NO = 4.99 SQ.MT
9	4.43 X 3.27 X 1 NO = 14.49 SQ.MT
10	1.25 X 3.20 X 1 NO = 4.00 SQ.MT
11	0.30 X 3.60 X 1 NO = 1.08 SQ.MT
12	0.30 X 3.20 X 1 NO = 0.96 SQ.MT
13	2.10 X 1.35 X 1 NO = 2.84 SQ.MT
14	2.15 X 0.92 X 1 NO = 1.98 SQ.MT
15	1.79 X 4.10 X 1 NO = 7.35 SQ.MT
S1	4.10 X 3.20 X 1 NO = 13.12 SQ.MT
S2	0.84 X 3.05 X 1 NO = 2.56 SQ.MT
S3	0.30 X 3.28 X 1 NO = 0.98 SQ.MT
S4	5.96 X 2.50 X 1 NO = 14.90 SQ.MT
TOTAL DEDUCTION = 74.14 SQ.MT	
TOTAL BUILT UP AREA [309.40 - 74.14] = 235.26 SQ.MT	



**BUILT UP AREA DIAGRAM  
2ND FLOOR (WING - A)  
SCALE 1:100**

**BUILT UP AREA CALCULATION**

2ND FLOOR (WING - A)	
A	12.95 X 22.10 X 1 NO = 286.20 SQ.MT
TOTAL ADDITION = 286.20 SQ.MT	
DEDUCTIONS	
C	0.35 X 0.23 X 1 NO = 0.08 SQ.MT
1	1.14 X 3.60 X 1 NO = 4.10 SQ.MT
2	4.15 X 0.08 X 1 NO = 0.33 SQ.MT
3	1.25 X 1.15 X 1 NO = 1.44 SQ.MT
4	3.80 X 0.08 X 1 NO = 0.30 SQ.MT
5	1.26 X 3.60 X 1 NO = 4.54 SQ.MT
6	2.66 X 5.22 X 1 NO = 13.89 SQ.MT
7	2.36 X 3.28 X 1 NO = 7.74 SQ.MT
8	0.14 X 2.15 X 1 NO = 0.30 SQ.MT
9	0.79 X 3.05 X 1 NO = 2.41 SQ.MT
10	1.79 X 4.10 X 1 NO = 7.35 SQ.MT
11	1.25 X 1.15 X 1 NO = 1.44 SQ.MT
S1	4.10 X 3.20 X 1 NO = 13.12 SQ.MT
S2	0.84 X 3.05 X 1 NO = 2.56 SQ.MT
S3	0.30 X 3.28 X 1 NO = 0.98 SQ.MT
S4	5.96 X 2.50 X 1 NO = 14.90 SQ.MT
TOTAL DEDUCTION = 74.14 SQ.MT	
TOTAL BUILT UP AREA [286.20 - 74.14] = 212.06 SQ.MT	



**BUILT UP AREA DIAGRAM  
3RD TO 5TH FLOOR (WING - B)  
3RD & 4TH FLOOR (WING - A)  
SCALE 1:100**

**BUILT UP AREA CALCULATION**

3RD TO 5TH FLOOR (WING - B)	
A	14.00 X 21.10 X 1 NO = 295.40 SQ.MT
TOTAL ADDITION = 295.40 SQ.MT	
DEDUCTIONS	
1	1.85 X 7.15 X 1 NO = 13.34 SQ.MT
2	0.70 X 0.80 X 1 NO = 0.56 SQ.MT
3	1.40 X 2.15 X 1 NO = 3.01 SQ.MT
4	3.10 X 3.10 X 1 NO = 9.61 SQ.MT
5	0.70 X 3.20 X 1 NO = 2.24 SQ.MT
6	3.80 X 0.08 X 1 NO = 0.30 SQ.MT
7	2.60 X 2.15 X 1 NO = 5.59 SQ.MT
8	4.15 X 0.08 X 1 NO = 0.33 SQ.MT
9	1.25 X 3.20 X 1 NO = 4.00 SQ.MT
10	0.30 X 3.60 X 1 NO = 1.08 SQ.MT
11	0.30 X 3.20 X 1 NO = 0.96 SQ.MT
12	2.10 X 1.35 X 1 NO = 2.84 SQ.MT
13	2.15 X 0.92 X 1 NO = 1.98 SQ.MT
14	2.10 X 1.35 X 1 NO = 2.84 SQ.MT
15	2.15 X 0.92 X 1 NO = 1.98 SQ.MT
S1	2.15 X 11.63 X 1 NO = 25.00 SQ.MT
S2	3.00 X 3.10 X 1 NO = 9.30 SQ.MT
TOTAL DEDUCTION = 81.37 SQ.MT	
TOTAL BUILT UP AREA [295.40 - 81.37] = 214.03 SQ.MT	

**BUILT UP AREA CALCULATION**

3RD & 4TH FLOOR (WING - A)	
A	12.95 X 22.10 X 1 NO = 286.20 SQ.MT
TOTAL ADDITION = 286.20 SQ.MT	
DEDUCTIONS	
C	0.35 X 0.23 X 1 NO = 0.08 SQ.MT
1	1.14 X 3.60 X 1 NO = 4.10 SQ.MT
2	4.15 X 0.08 X 1 NO = 0.33 SQ.MT
3	3.80 X 0.08 X 1 NO = 0.30 SQ.MT
4	1.26 X 3.60 X 1 NO = 4.54 SQ.MT
5	2.36 X 3.05 X 1 NO = 7.20 SQ.MT
6	0.14 X 2.15 X 1 NO = 0.30 SQ.MT
7	0.79 X 3.05 X 1 NO = 2.41 SQ.MT
8	1.79 X 4.10 X 1 NO = 7.35 SQ.MT
9	3.80 X 0.08 X 1 NO = 0.30 SQ.MT
10	1.25 X 1.15 X 1 NO = 1.44 SQ.MT
S1	4.10 X 3.20 X 1 NO = 13.12 SQ.MT
S2	2.66 X 5.22 X 1 NO = 13.89 SQ.MT
S3	1.14 X 3.20 X 1 NO = 3.65 SQ.MT
S4	5.96 X 2.50 X 1 NO = 14.90 SQ.MT
TOTAL DEDUCTION = 65.36 SQ.MT	
TOTAL BUILT UP AREA [286.20 - 65.36] = 220.84 SQ.MT	

**SUMMARY**

FLOOR	NON-RESIDENTIAL	RESIDENTIAL (WING - A)	RESIDENTIAL (WING - B)	RESIDENTIAL (WING - C)	TOTAL BUILT UP AREA
GROUND FLOOR	136.77 SQ.MT	---	---	---	136.77 SQ.MT
1ST FLOOR	288.07 SQ.MT	166.18 SQ.MT	---	---	454.25 SQ.MT
2ND FLOOR	---	214.66 SQ.MT	---	---	214.66 SQ.MT
3RD FLOOR	---	220.92 SQ.MT	214.03 SQ.MT	---	434.95 SQ.MT
4TH FLOOR	---	220.92 SQ.MT	214.03 SQ.MT	---	434.95 SQ.MT
5TH FLOOR	---	222.96 SQ.MT	214.03 SQ.MT	---	437.00 SQ.MT
TOTAL AREA	424.84 SQ.MT	876.76 SQ.MT	100.93 SQ.MT	483.53 SQ.MT	2872.06 SQ.MT
EXCESS FITNESS CENTER AREA					44.53 SQ.MT
GRAND TOTAL AREA					2917.81 SQ.MT

**STAIR/LIFT/PASS. AREA ARE CLAIMED FOR PREMIUM**

FLOOR	NON-RESIDENTIAL	RESIDENTIAL (WING - A)	RESIDENTIAL (WING - B)	RESIDENTIAL (WING - C)	TOTAL BUILT UP AREA
GROUND FLOOR	96.92 SQ.MT	---	---	---	96.92 SQ.MT
1ST FLOOR	---	31.68 SQ.MT	34.30 SQ.MT	30.44 SQ.MT	96.43 SQ.MT
2ND FLOOR	---	31.75 SQ.MT	34.30 SQ.MT	30.71 SQ.MT	96.76 SQ.MT
3RD FLOOR	---	31.98 SQ.MT	34.30 SQ.MT	30.44 SQ.MT	96.72 SQ.MT
4TH FLOOR	---	31.98 SQ.MT	34.30 SQ.MT	30.44 SQ.MT	96.72 SQ.MT
5TH FLOOR	---	31.98 SQ.MT	34.30 SQ.MT	30.44 SQ.MT	96.72 SQ.MT
TOTAL AREA	96.92 SQ.MT	159.38 SQ.MT	171.50 SQ.MT	152.47 SQ.MT	579.85 SQ.MT

**PARKING STATEMENT**  
AS PER MODIFIED D.C.P.R. 2014

PARKING REQUIRED FOR SHOP ONE FOR EVERY 4000 SQ.MT (136.77/4000) = 3.42 Nos.

PARKING REQUIRED FOR OFFICE ONE FOR EVERY 3750 SQ.MT (386.17/3750) = 10.30 Nos.

BELOW 4500 SQ.MT CARPET AREA ONE PARKING REQD. FOR 4 T'S NO OF FLATS (1/4) = 0.75 Nos.

4500 TO 6000 SQ.MT CARPET AREA ONE PARKING REQD. FOR 2 T'S NO OF FLATS (1/2) = 4.00 Nos.

6000 TO 9000 SQ.MT CARPET AREA ONE PARKING REQD. FOR 1 T'S NO OF FLATS (2/1) = 25.00 Nos.

ABOVE 9000 SQ.MT CARPET AREA TWO PARKING REQD. FOR 1 T'S NO OF FLATS (1/2) = NIL.

TOTAL PARKING = 40.85 Nos.

10% FOR VISITORS = 04.09 Nos.

TOTAL PARKING REQUIRED = 45 Nos.

TOTAL PARKING PROVIDED = 61 Nos.

**PARKING STATEMENT**

FLOOR	SMALL	BIG	TOTAL
GROUND FLOOR	41.00Nos	1.00Nos	42.00Nos
PARKING TOWER	---	19.00Nos	19.00Nos
TOTAL	41.00Nos	20.00Nos	61.00Nos



**SOCIETY OFFICE AREA DIAGRAM  
1ST FLOOR (WING - C)  
SCALE 1:100**

**SOCIETY OFFICE AREA CALCULATION**

1ST FLOOR (WING - C)	
A	5.30 X 3.35 X 1 NO = 17.76 SQ.MT
TOTAL SOCIETY OFFICE AREA = 17.76 SQ.MT	
PERMISSIBLE SOCIETY OFFICE AREA = 20.00 SQ.MT	

**PROFORMA - B**

**CONTENTS OF SHEET**

CALCULATIONS

NOTES  
THIS IS DIGITALLY SIGNED DOES NOT REQUIRE SIGNATURE

PLAN FOR APPROVAL

1) THIS IS DIGITALLY SIGNED AND ISSUED  
2) APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE 100  
UNDER AUTO DCR FILE NO. CHE/WS/4902/K/E/337(NEW)  
NEW DTD:- 12.12.2023

S.E (R.P./H/WS)	A.E (R.P./E)	E.E (R.P./E) WARD
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BRIHANNUMBAI