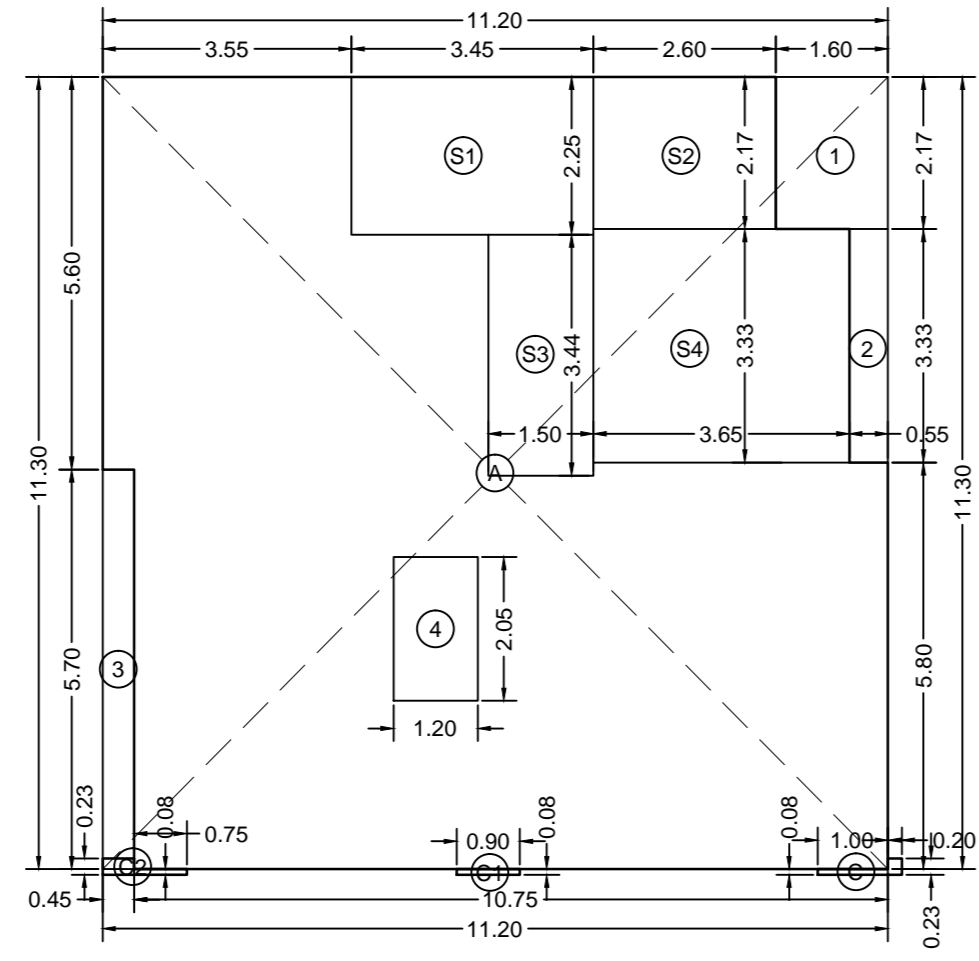


**BUILT UP AREA DIAGRAM
1ST FLOOR (WING - A)
(COMMERCIAL)
SCALE 1:100**

BUILT UP AREA CALCULATION

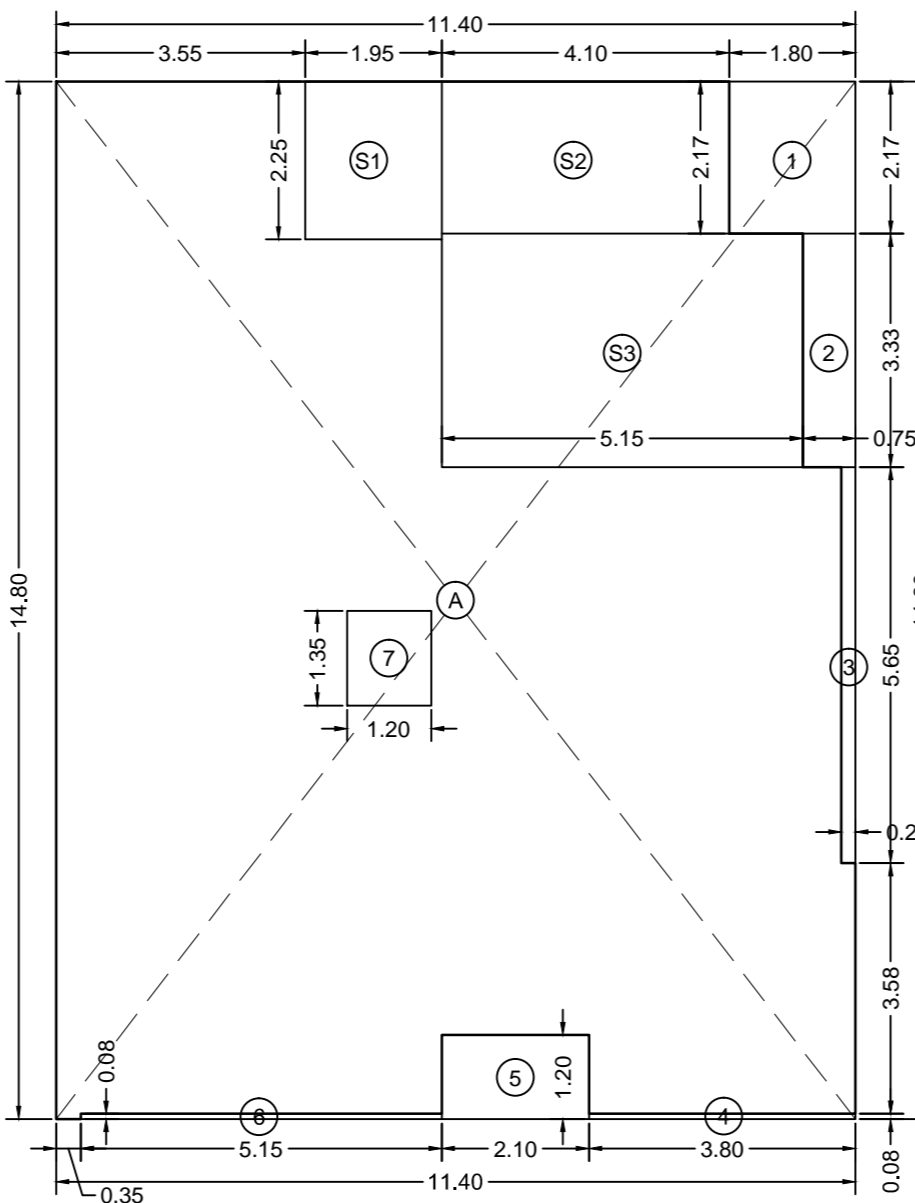
1ST FLOOR (COMMERCIAL) (WING - A)	
A	12.95 X 29.82 X 1 NO = 386.17 SQ.MT
TOTAL ADDITION = 386.17 SQ.MT	
DEDUCTIONS	
1	0.19 X 14.75 X 1 NO = 2.80 SQ.MT
2	1.14 X 4.55 X 1 NO = 5.19 SQ.MT
3	4.42 X 1.43 X 1 NO = 6.32 SQ.MT
4	5.08 X 2.55 X 1 NO = 12.95 SQ.MT
5	1.25 X 3.15 X 1 NO = 3.94 SQ.MT
6	1.35 X 2.00 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

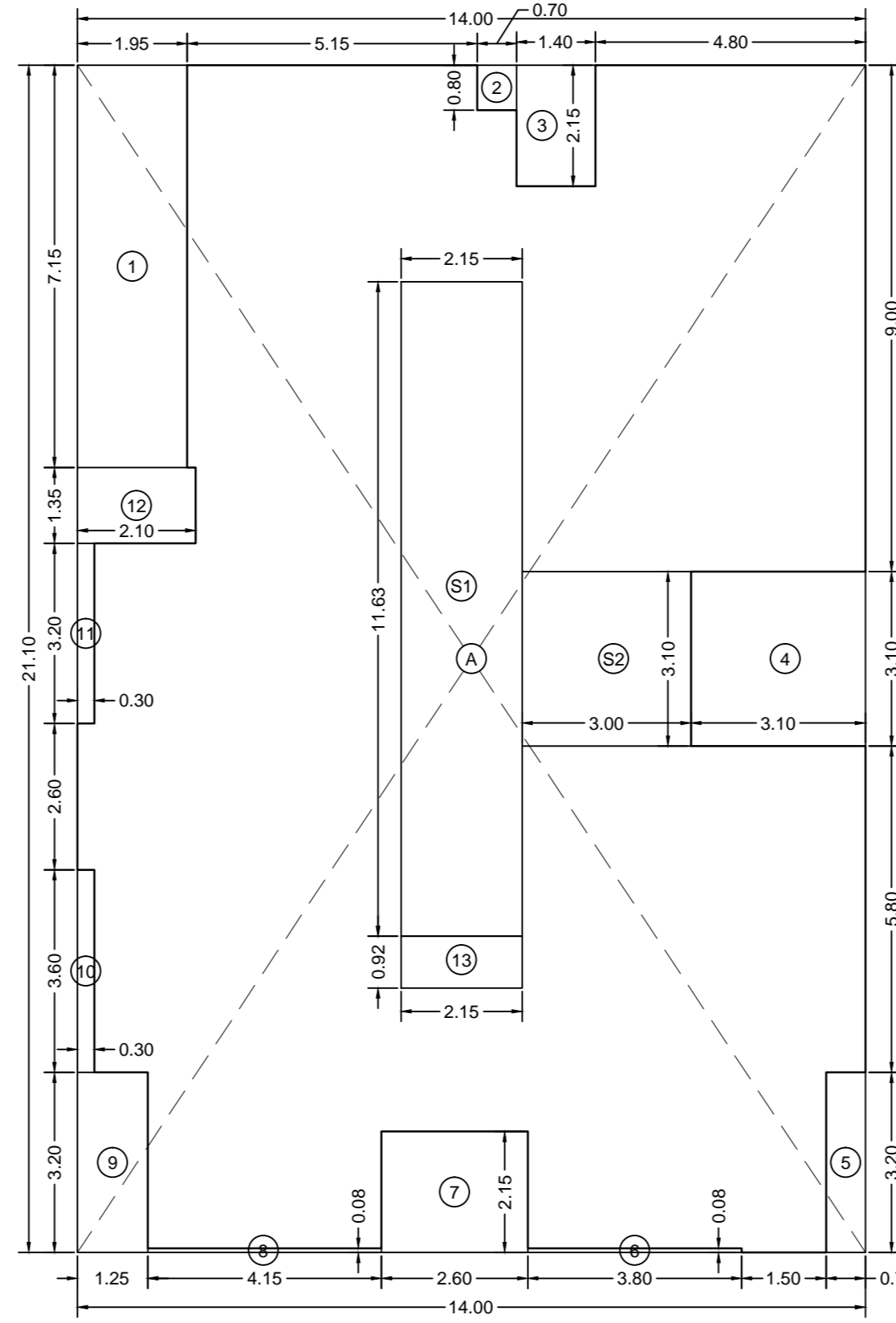
2ND FLOOR (WING - C)	
A	11.20 X 11.30 X 1 NO = 126.56 SQ.MT
TOTAL ADDITION = 126.56 SQ.MT	
DEDUCTIONS	
C	0.20 X 0.23 X 1 NO = 0.05 SQ.MT
1	1.00 X 0.08 X 1 NO = 0.08 SQ.MT
C1	0.90 X 0.08 X 1 NO = 0.07 SQ.MT
C2	0.45 X 0.23 X 1 NO = 0.10 SQ.MT
0.75 X 0.08 X 1 NO = 0.06 SQ.MT	
TOTAL DEDUCTION = 0.36 SQ.MT	
TOTAL BUILT UP AREA [126.56 - 0.36] = 126.20 SQ.MT	



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

BUILT UP AREA CALCULATION

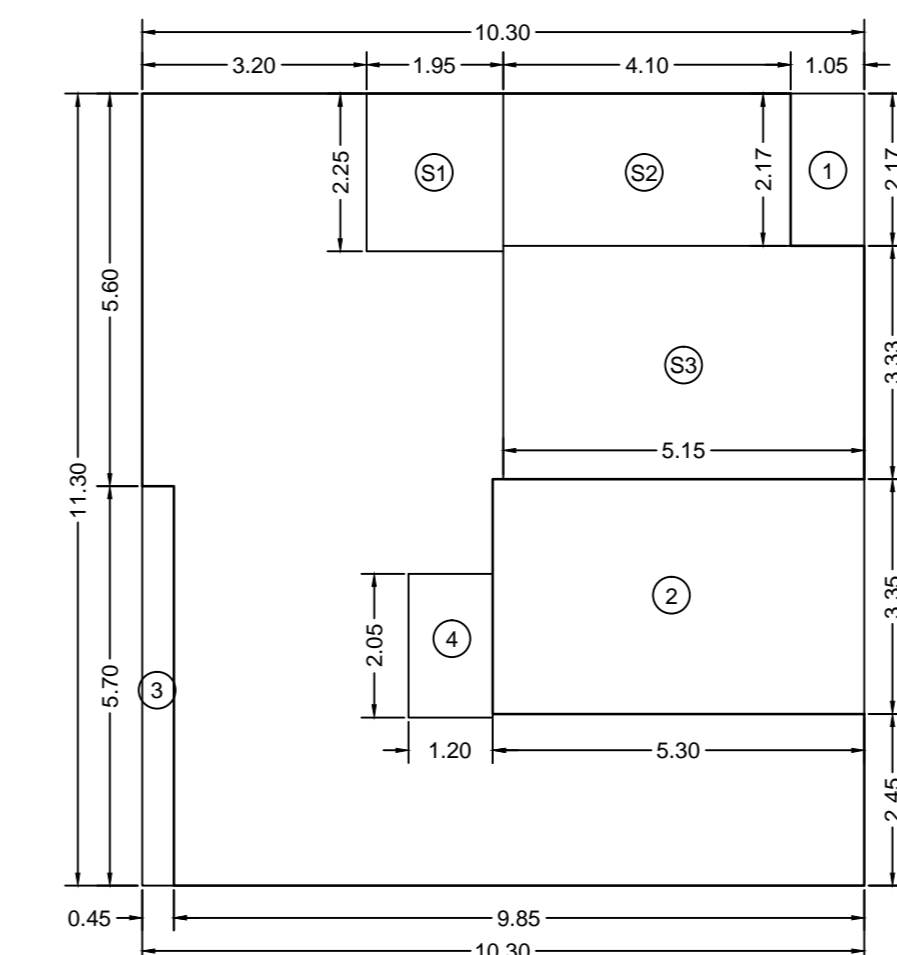
3RD TO 5TH FLOOR (WING - C)	
A	11.40 X 14.80 X 1 NO = 168.72 SQ.MT
TOTAL ADDITION = 168.72 SQ.MT	
DEDUCTIONS	
1	1.80 X 2.17 X 1 NO = 3.91 SQ.MT
2	0.75 X 3.33 X 1 NO = 2.50 SQ.MT
3	0.20 X 5.65 X 1 NO = 1.13 SQ.MT
4	3.80 X 0.08 X 1 NO = 0.30 SQ.MT
5	2.10 X 1.20 X 1 NO = 2.52 SQ.MT
6	5.15 X 0.08 X 1 NO = 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

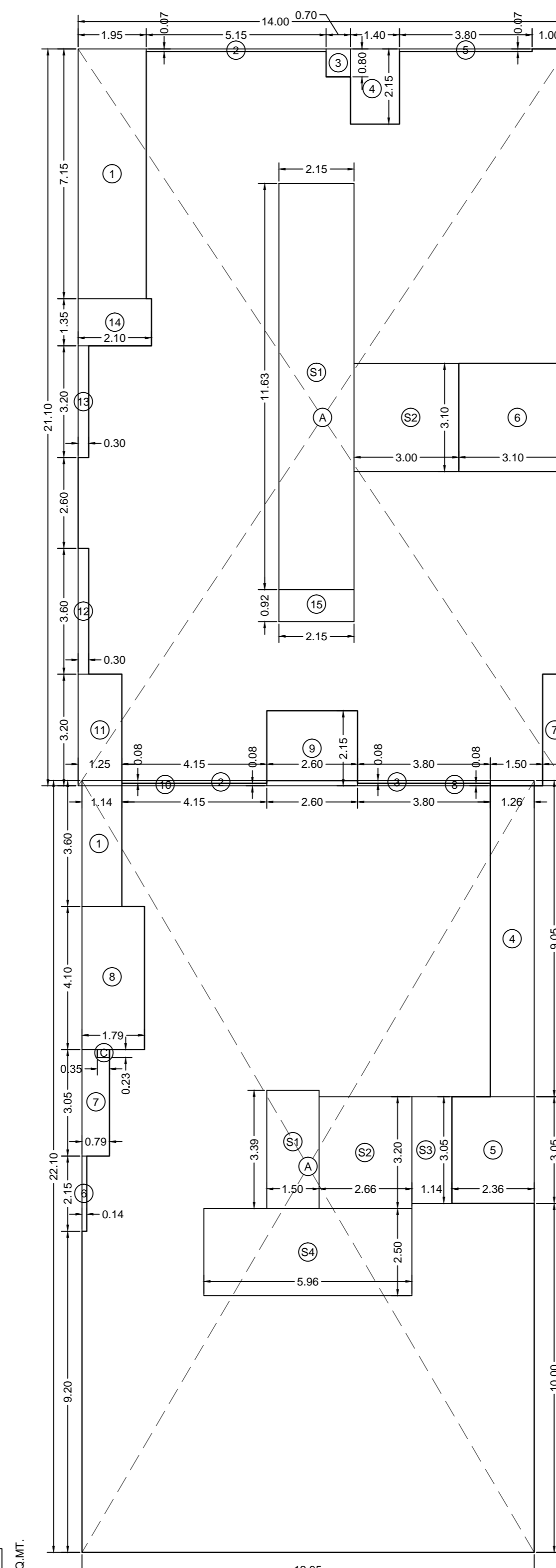
1ST FLOOR (WING - C)	
A	10.30 X 11.30 X 1 NO = 116.39 SQ.MT
TOTAL ADDITION = 116.39 SQ.MT	
DEDUCTIONS	
1	1.05 X 2.17 X 1 NO = 2.28 SQ.MT
2	5.30 X 3.35 X 1 NO = 17.76 SQ.MT
3	0.45 X 5.70 X 1 NO = 2.57 SQ.MT
4	1.20 X 2.05 X 1 NO = 2.46 SQ.MT
S1	1.95 X 2.25 X 1 NO = 4.39 SQ.MT
S2	4.10 X 2.17 X 1 NO = 8.90 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%] = 16.38 SQ.MT	
EXCESS FITNESS CENTER AREA [60.88 - 16.38] = 44.50 SQ.MT	

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
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

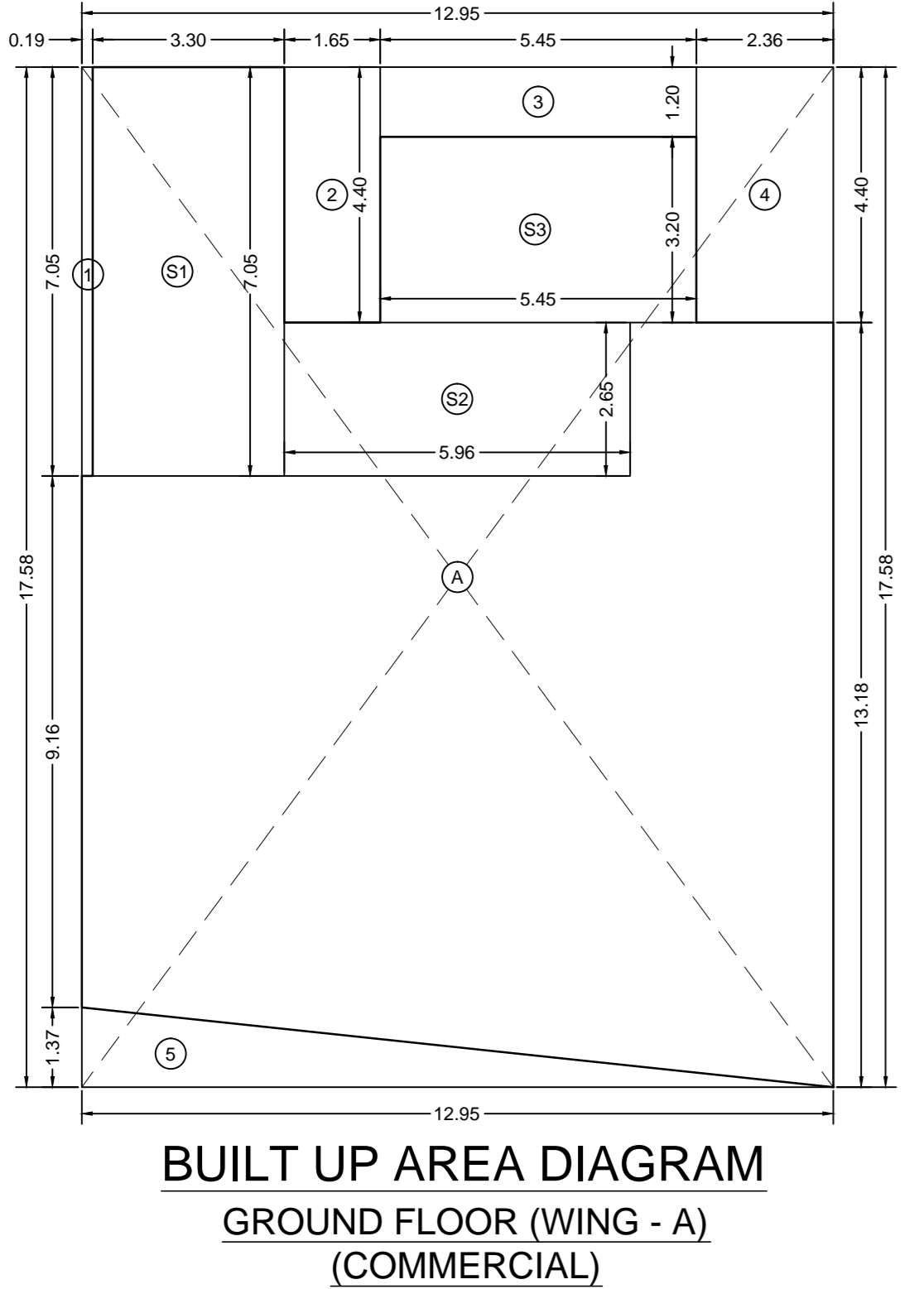
3RD & 4TH FLOOR (WING - A)	
A	12.95 X 22.10 X 1 NO = 286.20 SQ.MT
TOTAL ADDITION = 286.20 SQ.MT	
DEDUCTIONS	
C	0.35 X 0.23 X 1 NO = 0.08 SQ.MT
TOTAL DEDUCTION = 0.08 SQ.MT	
TOTAL BUILT UP AREA [286.20 - 0.08] = 286.12 SQ.MT	



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

BUILT UP AREA CALCULATION

1ST FLOOR (WING - B)	
A	12.95 X 22.10 X 1 NO = 286.20 SQ.MT
TOTAL ADDITION = 286.20 SQ.MT	
DEDUCTIONS	
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 5.22 X 1 NO = 6.58 SQ.MT
5	2.36 X 3.28 X 1 NO = 7.74 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 = 7.36 SQ.MT
S1	1.50 X 3.39 X 1 NO = 5.09 SQ.MT
S2	2.66 X 3.20 X 1 NO = 8.51 SQ.MT
S3	1.14 X 3.05 X 1 NO = 3.48 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	



**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 CALCULATION

1ST FLOOR (WING - B)	
A	14.00 X 21.10 X 1 NO = 295.40 SQ.MT
TOTAL ADDITION = 295.40 SQ.MT	
DEDUCTIONS	
1	1.95 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
10	1.79 X 4.10 X 1 NO = 7.36 SQ.MT
S1	1.25 X 1.15 X 1 NO = 1.44 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 [295.40 - 74.14] = 221.26 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	---	161.18 SQ.MT	---	297.95 SQ.MT
1ST FLOOR	288.07 SQ.MT	---	---	---	288.07 SQ.MT
2ND FLOOR	---	214.66 SQ.MT	---	---	214.66 SQ.MT
3RD FLOOR	---	220.92 SQ.MT	---	---	220.92 SQ.MT
4TH FLOOR	---	220.92 SQ.MT	---	---	220.92 SQ.MT
5TH FLOOR	---	222.96 SQ.MT	---	---	222.96 SQ.MT
TOTAL AREA	645.84 SQ.MT	673.54 SQ.MT	161.18 SQ.MT	---	1480.56 SQ.MT
EXCESS FITNESS CENTER AREA	---	---	---	---	44.50 SQ.MT
GRAND TOTAL AREA	---	---	---	---	1525.06 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	56.92 SQ.MT	---	31.68 SQ.MT	---	88.60 SQ.MT
1ST FLOOR	---	---	---	30.44 SQ.MT	30.44 SQ.MT
2ND FLOOR	---	---	---	30.71 SQ.MT	30.71 SQ.MT
3RD FLOOR	---	---	---	30.44 SQ.MT	30.44 SQ.MT
4TH FLOOR	---	---	---	30.44 SQ.MT	30.44 SQ.MT
5TH FLOOR	---	---	---	30.44 SQ.MT	30.44 SQ.MT
TOTAL AREA	56.92 SQ.MT	---	---	152.47 SQ.MT	209.39 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 (288.07/3750) = 7.68 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) = 20.00 Nos.

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

TOTAL PARKING = 48.85 Nos.

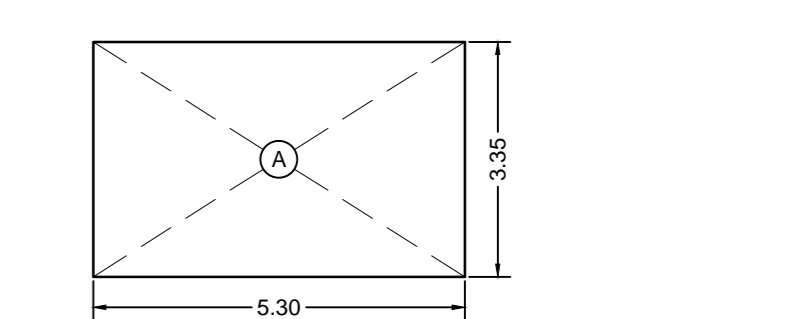
10% FOR VISITORS = 04.09 Nos.

TOTAL PARKING REQUIRED = 52.94 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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BRIHANMUMBAI MUNICIPAL CORPORATION

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT ON PLOT BEARING NEW C.T.S. NO. 447A, 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

ABHJIT A. MEHTA
LIC. NO. M/5005
PROJECT CONSULTANT & LIC. SURVEYOR
101, MAHARAJA VASUDEV
V.P. ROAD, ANDHERI (W),
MUMBAI-400058.