TABLE SHOWING TOTAL BUILT UP AREA STATEMENT OF SALE BUILDING

BUILT UP AREA STATEMENT

FLOOR	CONSTRUCTED AREA	STAIRCASE, LIFT & LIFT LOBBY AREA	REFUGE AREA	PODIUM/STILT/ AMENITIES AREA	P.T.C AREA	EXISTING 2.5% AREA RESTAREA	EXISTING 2.5% AREA FUNGIBLE AREA	BUILT UP AREA OF SALE AFTER CALCULATION	AREA COUNTED IN SALE FUNGIBLE
PART BASMENT FLOOR	1331.03	82.35	-----	17.00	-----	-----	-----	-----	-----
GROUND FLOOR	1360.95	82.35	-----	-----	-----	-----	-----	-----	-----
1ST FLOOR	329.09 + 1028.71	82.56	-----	-----	-----	103.68	70.03	-----	-----
2ND FLOOR	340.82 + 1026.05	82.56	-----	-----	-----	102.01	74.25	-----	-----
3RD FLOOR	355.46 + 876.25	82.56	-----	139.29	-----	103.86	75.24	25.69	-----
4TH FLOOR	409.70	82.33	-----	-----	-----	290.22	127.13	-----	-----
5TH FLOOR	503.01	83.95	-----	-----	94.15 + 3.00	221.04	90.13	10.23	-----
6TH FLOOR	504.96	83.95	-----	-----	94.15 + 3.07	222.75	90.81	10.23	-----
7TH FLOOR (REFUGE)	564.86	83.72	118.69	23.88	94.15 + 6.05 + 14.73	114.45	32.49	9.43 +14.87	-----
8TH FLOOR	529.26	85.46	-----	-----	188.57 + 11.15	142.41	47.55	74.71 + 5.63 + 14.30	-----
9TH FLOOR	529.26	85.46	-----	-----	188.57 + 8.40	142.41	47.55	74.67 + 4.01 + 10.19	-----
10TH FLOOR	529.26	85.46	-----	-----	188.57 + 8.40	142.41	47.55	74.67 + 4.01 + 10.19	-----
11TH FLOOR	529.26	85.46	-----	-----	188.57 + 8.40	142.41	47.55	74.67 + 4.01 + 10.19	-----
12TH FLOOR	530.53	94.91	-----	-----	317.83 + 28.36	72.30	9.80	-----	-----
13TH FLOOR	530.53	94.91	-----	-----	317.83 + 28.36	72.30	9.80	-----	-----
14TH FLOOR (REFUGE)	530.53	85.39	127.71	-----	188.48 + 12.07 + 2.60	-----	-----	136.35 + 10.57 + 18.78	-----
15TH FLOOR	530.53	94.91	-----	-----	254.87 + 22.75	113.16	31.00	12.94	-----
16TH FLOOR	530.53	82.35	-----	-----	-----	71.21	9.18	367.79	-----
17TH FLOOR	530.53	82.35	-----	-----	-----	-----	-----	126.38	321.80
18TH FLOOR	530.53	82.35	-----	-----	-----	-----	-----	-----	448.18
19TH FLOOR	520.74	82.35	-----	-----	-----	-----	-----	-----	447.78
20TH FLOOR	345.26	82.35	-----	-----	-----	-----	-----	-----	262.91
TOTAL	15163.42	1872.02	266.40	181.06	2106.95	2319.10	811.68	1100.17	1480.67
							4230.95		1480.67
							5711.62		

PERMISSIBLE BUILT UP AREA OF SALE = 4230.95 SQ.MT.
PERMISSIBLE FUNGIBLE BUILT UP AREA OF SALE = 1480.83 SQ.MT.
(4230.95 X 35% = 1480.83 SQ.MT.)
PROPOSED FUNGIBLE BUILT UP AREA OF SALE = 1480.67 SQ.MT.
PERMISSIBLE SALE AREA WITH FUNGIBLE BUILT UP AREA = 5711.78 SQ.MT.
PROPOSED SALE AREA WITH FUNGIBLE BUILT UP AREA = 5711.62 SQ.MT.
BALANCE SALE FUNGIBLE AREA = 0.16 SQ.MT.

PAYMENT OF AREA STATEMENT OF ITEM PODIUM FLOOR OF SALE WING 'B' & 'D' BLDG	
TOTAL PODIUM SALEABLE AREA	1130.25 SQMT
DEDUCTED 2% OF ITEM SALE 1130.25 X 2%	22.60 SQMT
PROPOSED ITEM SALE CENTRE AREA	1129.25 SQMT
1129.25 SQMT WITH FUNGIBLE 2.5 SQ.FTS	
EXCESS PODIUM CENTRE AREA COUNTED IN SALE BUILTUP AREA = 1129.25 - 1131.60 = -2.34 SQ.MT.	

PARKING AREA TABLE BIG & SMALL PARKING ON PODIUM FLOOR				
SR. NO.	PODIUM FLOOR	BIG	SMALL	TOTAL
1	PART BASMENT	46	12	58
2	GROUND	38	19	57
3	1ST	32	16	48
4	2ND	32	22	54
	TOTAL	148	69	217

TABLE SHOWING TENEMANT STATEMENT OF SALE BUILDING

FLOOR NOS	SALE UNITS	EXISTING UNITS	P.T.C UNITS	AMENITIES
GROUND FLOOR	-----	-----	-----	-----
1ST RESIDENTIAL FLOOR	-----	3.00	-----	-----
2ND RESIDENTIAL FLOOR	-----	3.00	-----	-----
3RD RESIDENTIAL FLOOR	-----	3.00	-----	-----
4TH RESIDENTIAL FLOOR	-----	3.00	-----	-----
5TH RESIDENTIAL FLOOR	-----	4.00	3.00	-----
6TH RESIDENTIAL FLOOR	-----	4.00	3.00	-----
7TH (REFUGE) RESIDENTIAL FLOOR	-----	2.00	3.00	-----
8TH RESIDENTIAL FLOOR	1.00	2.00	-----	1.00
9TH RESIDENTIAL FLOOR	1.00	2.00	5.00	-----
10TH RESIDENTIAL FLOOR	1.00	2.00	5.00	-----
11TH RESIDENTIAL FLOOR	1.00	2.00	5.00	-----
12TH RESIDENTIAL FLOOR	-----	1.00	10.00	-----
13TH RESIDENTIAL FLOOR	-----	1.00	10.00	-----
14TH (REFUGE) RESIDENTIAL FLOOR	1.00	-----	5.00	-----
15TH RESIDENTIAL FLOOR	-----	1.00	10.00	-----
16TH RESIDENTIAL FLOOR	4.00	1.00	-----	-----
17TH RESIDENTIAL FLOOR	5.00	-----	-----	-----
18TH RESIDENTIAL FLOOR	5.00	-----	-----	-----
19TH RESIDENTIAL FLOOR	5.00	-----	-----	-----
20TH RESIDENTIAL FLOOR	3.00	-----	-----	-----
TOTAL SALE BUILT UP AREA	27.00	36.00	70.00	01.00
+	63.00 NOS		34.00 NOS	
		127.00 NOS		

PARKING STATEMENT FOR PTC UNITS

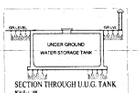
FLOOR	C.A. BELOW PLINTH	C.A. BETWEEN 4TH TO GROUND	C.A. BETWEEN 8TH TO 4TH	C.A. ABOVE 9TH FLOOR
REQUIRED	1 Nos. + 0.5 C.F.	1 Nos. + 1.5 C.F.	1 Nos. + 2.5 C.F.	1 Nos. + 3 C.F.
1ST TO 3RD FLOOR	0.00	---	---	---
TOTAL	0.00	---	---	---
PARKING NOS.	0.00 C.F.	---	---	---

TOTAL PTC PARKING = 127 NOS + 7 NOS

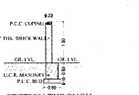
PARKING STATEMENT FOR UNITS IN SALE

FLOOR	C.A. BELOW PLINTH	C.A. BETWEEN 4TH TO GROUND	C.A. BETWEEN 8TH TO 4TH	C.A. ABOVE 9TH FLOOR
REQUIRED	1 Nos. + 0.5 C.F.	1 Nos. + 1.5 C.F.	1 Nos. + 2.5 C.F.	1 Nos. + 3 C.F.
1ST TO 20TH FLOOR	---	4.00	20.00	21.00
TOTAL	---	4.00	20.00	21.00
PARKING NOS.	---	4.0+2.00	20.0 + 10.00	21.0 + 10.50

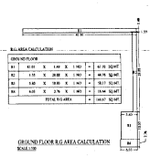
TOTAL = 21.00 + 10.50 = 31.50 NOS
VERIFIED PARKING DATA
FOR 4TH TO 8TH FLOOR
TOTAL PARKING NOS FOR 4TH TO 8TH RESIDENTIAL = 20.00 + 10.00 = 30.00
ADDITIONAL 1 PARKING AT REFUGE AREA = 0.5 + 0.5 = 1.00 = 1.00
TOTAL = 30.00 + 1.00 = 31.00
TOTAL PARKING REQUIRED FOR 1ST TO 8TH FLOOR = 31.00 NOS
= 127.00 + 31.00 =
TOTAL PARKING PROVIDED = 158.00 NOS



SECTION THROUGH U.G. TANK
SCALE : 1:50



SECTION THROUGH COMPOUND WALL
SCALE : 1:50



R.G. AREA CALCULATION

GROUND FLOOR								
R1	40.00	X	1.00	X	1.00	=	40.00	SQMT
R2	1.50	X	20.00	X	1.00	=	30.00	SQMT
R3	8.00	X	10.00	X	1.00	=	80.00	SQMT
R4	8.00	X	2.75	X	1.00	=	22.00	SQMT
					TOTAL R.G. AREA	=	182.00	SQMT

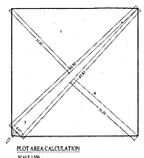
GROUND FLOOR R.G. AREA CALCULATION
SCALE 1:100

R.G. AREA STATEMENT.
TOTAL PLOT AREA = 2000.00
TOTAL R.G. AREA REQUIRED = 0.5% 2000.00 = 10.00 SQ.MTS
TOTAL R.G. AREA PROPOSED = 182.00 SQ.MTS.

SITE UR

LOCATION PLAN
SCALE : 1:4000

BLOCK PLAN
SCALE 1:500



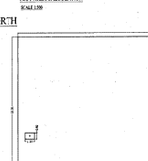
PLOT AREA CALCULATION
SCALE 1:500

1	15 X	40.00 X	0.40 X 1.00	=	240.00	SQMT
2	15 X	4.00 X	2.00 X 1.00	=	120.00	SQMT
3	15 X	40.00 X	4.00 X 1.00	=	1600.00	SQMT
4	15 X	10.00 X	0.00 X 1.00	=	150.00	SQMT
			TOTAL PLOT AREA	=	2110.00	SQMT

ROAD SET BACK AREA CALCULATION
SCALE : 200

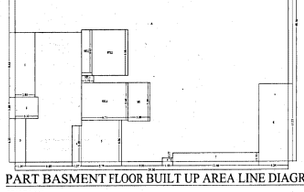
ROAD SET BACK AREA CALCULATION

ROAD SET BACK							
1	15 X	0.45 X	0.30 X 1.00	=	2.03	SQMT
2	15 X	0.15 X	4.15 X 1.00	=	10.38	SQMT
3	15 X	4.70 X	1.15 X 1.00	=	5.40	SQMT
4	15 X	0.00 X	1.10 X 1.00	=	0.00	SQMT
5	15 X	0.00 X	1.45 X 1.00	=	0.00	SQMT
			TOTAL ADDITION	=	18.79	SQMT
DEDUCTIONS							
6	15 X	0.15 X	1.30 X 1.00	=	2.93	SQMT
			TOTAL DEDUCTION	=	2.93	SQMT
TOTAL ROAD SET BACK AREA (S - T)				=	15.86	SQMT



PLOT AREA CALCULATION
SCALE 1:500

NORTH



PART BASMENT FLOOR BUILT UP AREA LINE DIAGRAM
SCALE 1:200

BUILT UP AREA CALCULATION

PART BASMENT FLOOR							
A	40.00 X	40.00 X	1.00	=	1600.00	SQMT
			TOTAL AREA(P)	=	1600.00	SQMT X
DEDUCTIONS							
1	2.00 X	0.40 X	1.00	=	0.80	SQMT
2	3.00 X	0.15 X	1.00	=	0.45	SQMT
3	0.50 X	0.15 X	1.00	=	0.08	SQMT
4	1.07 X	0.50 X	1.00	=	0.53	SQMT
5	0.75 X	0.50 X	1.00	=	0.38	SQMT
6	1.50 X	0.15 X	1.00	=	0.23	SQMT
7	2.00 X	0.30 X	1.00	=	0.60	SQMT
8	0.20 X	0.15 X	1.00	=	0.03	SQMT
9	0.20 X	0.15 X	1.00	=	0.03	SQMT
10	1.15 X	0.62 X	1.00	=	0.71	SQMT
			TOTAL DEDUCTION	=	3.80	SQMT (1)
TOTAL BUILT UP AREA (P - 1)				=	1597.17	SQMT (B)

METER ROOM AREA CALCULATION

PART BASMENT FLOOR							
M1	2.00 X	3.75 X	1.00	=	7.50	SQMT
TOTAL METER ROOM AREA (PART BASEMENT FLOOR)				=	7.50	SQMT (2)

STATIC SOLUBRRY AREA CALCULATION

PART BASEMENT FLOOR							
SP1	1.50 X	3.25 X	1.00	=	4.88	SQMT
SP2	3.25 X	4.00 X	1.00	=	26.00	SQMT
SP3	2.75 X	4.00 X	1.00	=	11.00	SQMT
SP4	4.75 X	2.00 X	1.00	=	10.00	SQMT
TOTAL STATIC SOLUBRRY AREA (PART BASEMENT FLOOR)				=	51.88	SQMT (3)
NET BUILT UP AREA (PART BASEMENT FLOOR) (B) - (1)+(2)+(3)				=	1537.80	SQMT

FORM - I

	AREA STATEMENT		
1	AREA OF PLOT		
2	AREA OF RECREATIONAL OPEN SPACE		
3	AREA OF ROAD SET BACK		10.00
4	AREA OF ROAD		
5	DEDUCTING FOR		
	NET AREA OF PLOT AFTER DEDUCTING		
6	ADD FOR FSI AREA AS PER DEVELOPMENT PLAN		0.50
7	ADD FOR FSI AREA AS PER DEVELOPMENT PLAN FOR TDR		
8	TOTAL AREA AS PER DEVELOPMENT PLAN (INCLUDING TDR)		
9	ADD FOR FSI AREA FOR PAYMENT OF PREMIUM FSI		
10	AREA OF ROADS TO BE HANDED OVER AS PER DP		
11	AREA OF RECREATIONAL OPEN SPACE TO BE HANDED OVER		
12	AREA OF SLUM TO BE HANDED OVER AS PER DP		
13	STRUCTURAL OR OTHER BUILT UP AREAS NOT ELIGIBLE FOR FSI AS PER DCR		
14	AREA OF SLUM TO BE HANDED OVER AS PER DEVELOPMENT PLAN		
15	TOTAL DEDUCTIONS (10 + 11 + 12 + 13 + 14)		
16	NET AREA OF PLOT (9 - 15)		10.50
17	BALANCE AREA OF PLOT (16 - 9)		20.00
18	PLOT AREA UNDER DEVELOPMENT AFTER AREA FOR TDR AND FSI AS PER DCR APPROVED AUTHORITY GOVERNED BY CC/OD/FSI		
19	AMOUNT OF FSI AS PER DCR		
20	AMOUNT OF FSI AS PER DEVELOPMENT PLAN		0.50
21	TDR AVAILABLE		2000.00
22	TDR AVAILABLE FOR PURCHASE FOR FSI		
23	TDR AVAILABLE FOR PURCHASE FOR TDR		
24	TOTAL FSI AVAILABLE (20 + 21 + 22 + 23)		0.50
25	TOTAL BUILT UP AREA ALLOWABLE (17 X 24)		1000.00
26	BUILT UP AREA OF SLUM TO BE HANDED OVER AS PER DEVELOPMENT PLAN		
27	BUILT UP AREA OF SLUM TO BE HANDED OVER AS PER DCR		
28	TOTAL BUILT UP AREA ALLOWABLE (25 + 26 + 27)		1000.00
29	BUILT UP AREA OF SLUM TO BE HANDED OVER AS PER DEVELOPMENT PLAN		
30	BUILT UP AREA OF SLUM TO BE HANDED OVER AS PER DCR		
31	TOTAL BUILT UP AREA TO BE HANDED OVER (29 + 30)		
32	BUILT UP AREA FOR SALE COMPONENT AS PER DEVELOPMENT PLAN		1480.67
33	BUILT UP AREA FOR SALE COMPONENT AS PER DCR		
34	TOTAL BUILT UP AREA FOR SALE COMPONENT (32 + 33)		1480.67
35	BUILT UP AREA FOR PTC COMPONENT AS PER DEVELOPMENT PLAN		
36	BUILT UP AREA FOR PTC COMPONENT AS PER DCR		
37	TOTAL BUILT UP AREA FOR PTC COMPONENT (35 + 36)		
38	TOTAL BUILT UP AREA (34 + 37)		1480.67
39	BUILT UP AREA TO BE HANDED OVER TO THE SOCIETY FOR MAINTENANCE PURPOSE AS PER DEVELOPMENT PLAN		
40	BUILT UP AREA TO BE HANDED OVER TO THE SOCIETY FOR MAINTENANCE PURPOSE AS PER DCR		
41	TOTAL BUILT UP AREA TO BE HANDED OVER TO THE SOCIETY FOR MAINTENANCE PURPOSE (39 + 40)		
42	TOTAL BUILT UP AREA FOR PAYMENT OF PREMIUM (38 - 41)		1480.67
43	TOTAL BUILT UP AREA FOR SALE (38 - 39)		1480.67
44	TOTAL BUILT UP AREA FOR PTC (37 - 41)		
45	PARKING AREA AS PER DEVELOPMENT PLAN		5711.62
46	PARKING AREA AS PER DCR		
47	OTHER REQUIREMENTS		
48	REQUIRED FSI AS PER DCR		
49	PAID FSI AS PER DCR		
50	AREA OF REQUIRED OPEN SPACE TO BE HANDED OVER AS PER DCR		
51	AREA OF RESERVATION LAND TO BE HANDED OVER AS PER DCR		
52	AREA OF RESERVATION LAND TO BE HANDED OVER AS PER DEVELOPMENT PLAN		
53	BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER DEVELOPMENT PLAN		
54	AREA OF BUILT UP AMENITY TO BE HANDED OVER AS PER DCR		
55	AREA OF BUILT UP AMENITY TO BE HANDED OVER AS PER DEVELOPMENT PLAN		
56	NOTE		
57	FSI		
58	TDR		
59	TOTAL FSI		
60	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LIEU OF PLOT AS PER DEVELOPMENT PLAN		
61	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LIEU OF PLOT AS PER DCR		
62	PROPOSED RECREATIONAL OPEN SPACE IN PLOT AS PER DEVELOPMENT PLAN		
63	PROPOSED RECREATIONAL OPEN SPACE IN PLOT AS PER DCR		
64	AREA AVAILABLE FOR DEMAND FSI (PART SALE)		
65	TOTAL PREMIUM FSI AVAILABLE FOR PAYMENT OF PREMIUM		
66	TOTAL PREMIUM FSI AVAILABLE FOR PAYMENT OF PREMIUM AS PER DEVELOPMENT PLAN		24 NOS
67	TOTAL PREMIUM FSI AVAILABLE FOR PAYMENT OF PREMIUM AS PER DCR		
68	TOTAL PREMIUM PAYABLE		44 NOS
69	TRANSFER FSI AVAILABLE		
70	SPACE OF TRANSFER FSI AS PER DEVELOPMENT PLAN		
71	SPACE OF TRANSFER FSI AS PER DCR		
72	TOTAL FSI OF TRANSFER FSI AS PER DEVELOPMENT PLAN		
NOTE	THE PROPOSED FSI IS AVAILABLE FOR SALE ONLY. PREMIUM FSI AND TDR WHICHEVER IS NEEDED THE PROPORTION OF ADD FSI WHICH IS NEEDED IS ALLOWED		

FORM - II

CONTENT OF SHEET

* GROUND FLOOR LAYOUT PLAN * SALE BUILT UP AREA STATEMENT, * SALE TENAMENT STATEMENT
*PARKING AREA STATEMENT, * BLOCK & LOCATION PLAN, PLOT AREA CALCULATION ETC

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF SIDES, ETC OF PLOT AS PLOTTED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA OF PLOT IS ACCORDING TO THE DOCUMENTS OF TITLE AND THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS

SIGNATURE OF LICENSED SURVEYOR/ARCHITECT/ ENGINEER /STRUCTURAL ENGINEER.

ARCHITECT DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SALE DEVELOPMENT OF SALE WING UNDER REFERENCE ON CONSTRUCTED NO. 1004, PLOT NO. 1027 (PT.) AND NON CORRESPONDING C T S NO. 10 BLOCK OF VILLAGE MULUND WEST, MUMBAI. ANNEXURE KNOWN AS "MEETANANDAN CHAMPACHETHI HOUSING SOCIETY.

NAME & SIGN. OF OWNER

For Oscar Infrastructure Pvt. Ltd.
M/s. OSCAR INFRASTRUCTURE PVT LTD.

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF DATE OF APPROVAL OF PLANS

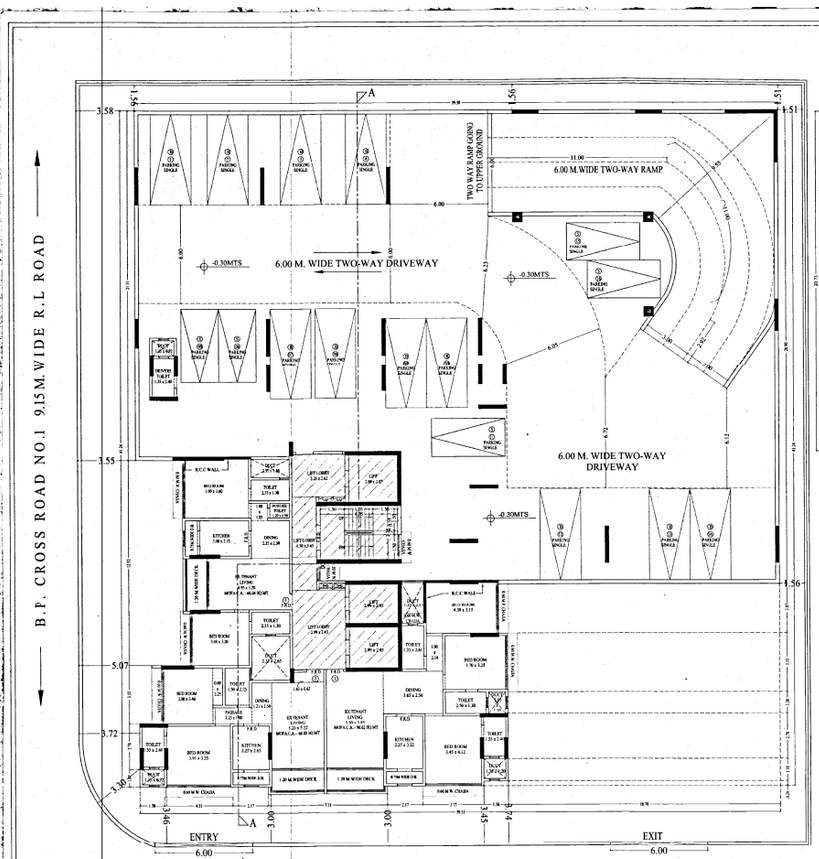
Approved Subject to the condition Mentioned in the office Commencement Letter bearing No. CHE/ ap/ol/ 0251110/ AH/ C Dt. 13 - 11 - 2025

Executive Engineer
Slum Rehabilitation Authority

NAME ADDRESS AND SIGN. OF ARCHITECT

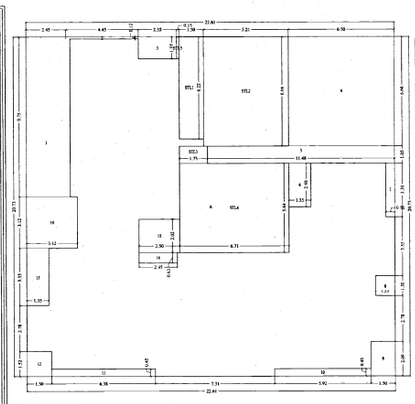
M/S. SPECO ARCHITECT

2ND FLOOR, OFFICE NO 9 MALUK MEGAL, DR. AMBEDKAR ROAD, ATLADAR T.T., Sanjay (E), MUMBAI 400 004
Tel. No. 022 - 2563 1 - 2563 2
Mob. +91-9833 - 98 - 1 - 98 - 1 - 98
Mail: M/s. SPECO ARCHITECT@gmail.com
J.D. NO.: CAP/A/ 1 - 1 - 1 -



1ST (PODIUM) FLOOR PLAN

SCALE 1:100



1ST PODIUM FLOOR BUILT UP AREA LINE DIAGRAM

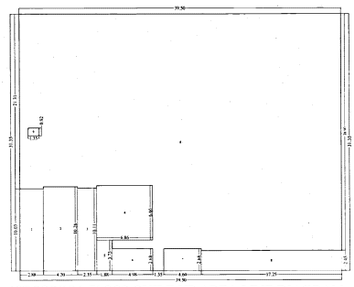
SCALE 1:100

BUILT UP AREA CALCULATION

1ST FLOOR								
A	22.41	X	20.75	X	1 NO	=	464.71	SQ.MT
					TOTAL ADDITION	=	464.71	SQ.MT X
DEDUCTIONS								
1	2.45	X	12.87	X	1 NO	=	31.53	SQ.MT
2	4.45	X	0.12	X	1 NO	=	0.53	SQ.MT
3	2.15	X	1.53	X	1 NO	=	3.22	SQ.MT
4	6.58	X	6.46	X	1 NO	=	42.51	SQ.MT
5	11.48	X	5.03	X	1 NO	=	57.77	SQ.MT
6	1.23	X	2.88	X	1 NO	=	3.42	SQ.MT
7	0.35	X	0.38	X	1 NO	=	0.13	SQ.MT
8	1.26	X	0.46	X	1 NO	=	0.58	SQ.MT
9	1.30	X	2.68	X	1 NO	=	3.54	SQ.MT
10	5.92	X	0.47	X	1 NO	=	2.78	SQ.MT
11	6.38	X	0.45	X	1 NO	=	2.87	SQ.MT
12	1.50	X	1.52	X	1 NO	=	2.28	SQ.MT
13	1.25	X	1.35	X	1 NO	=	1.69	SQ.MT
14	3.12	X	1.11	X	1 NO	=	3.46	SQ.MT
15	2.90	X	2.02	X	1 NO	=	5.85	SQ.MT
16	2.15	X	0.61	X	1 NO	=	1.31	SQ.MT
					TOTAL DEDUCTION	=	159.62	SQ.MT Y1
TOTAL BUILT UP AREA (X - Y1)						=	305.09	SQ.MT X1

STAIRCASE LOBBY AREA CALCULATION

1ST FLOOR								
STL1	1.50	X	4.60	X	1 NO	=	6.90	SQ.MT
STL2	5.21	X	6.66	X	1 NO	=	34.70	SQ.MT
STL3	1.75	X	1.05	X	1 NO	=	1.83	SQ.MT
STL4	6.71	X	3.66	X	1 NO	=	24.55	SQ.MT
STL5	6.15	X	1.37	X	1 NO	=	8.43	SQ.MT
TOTAL STAIRCASE LOBBY AREA PER FL (1ST FLOOR)						=	82.36	SQ.MT Y2
NET BUILT UP AREA (X1 - Y2)						=	296.53	SQ.MT

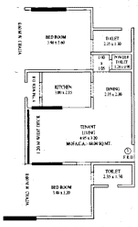


1ST PODIUM FLOOR BUILT UP AREA LINE DIAGRAM

SCALE 1:200

BUILT UP AREA CALCULATION

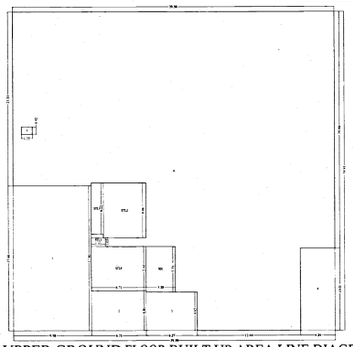
1ST PODIUM FLOOR								
A	39.50	X	31.35	X	1 NO	=	1238.33	SQ.MT
					TOTAL ADDITION	=	1238.33	SQ.MT X
DEDUCTIONS								
1	2.80	X	10.05	X	1 NO	=	28.09	SQ.MT
2	4.26	X	10.24	X	1 NO	=	43.60	SQ.MT
3	2.25	X	10.11	X	1 NO	=	22.74	SQ.MT
4	6.06	X	6.66	X	1 NO	=	40.40	SQ.MT
5	1.00	X	7.71	X	1 NO	=	7.71	SQ.MT
6	4.98	X	2.68	X	1 NO	=	13.35	SQ.MT
7	4.60	X	2.68	X	1 NO	=	12.33	SQ.MT
8	17.25	X	2.45	X	1 NO	=	42.26	SQ.MT
9	1.35	X	0.92	X	1 NO	=	1.24	SQ.MT
					TOTAL DEDUCTION	=	217.62	SQ.MT Y1
TOTAL PODIUM AREA (X - Y1)						=	1020.71	SQ.MT X1



FLAT NO.3
1ST FLOOR

CARPET AREA STATEMENT FLAT NO 3
(1ST FLOOR UNITS)

PARTICULARS	SIZES	CARPET AREA
LIVING	4.19 X 3.08	20.31 SQ.MT
	1.25 X 1.25	
	3.70 X 2.20	
	0.75 X 0.90	
KITCHEN	2.15 X 2.20	8.02 SQ.MT
	1.20 X 1.25	
	0.75 X 2.00	
DINING	0.75 X 2.00	6.40 SQ.MT
	0.75 X 0.75	
	0.75 X 2.00	
	1.20 X 1.20	
POWDER TOILET	1.20 X 0.90	1.11 SQ.MT
	0.75 X 0.90	
BED ROOM	0.75 X 2.00	17.36 SQ.MT
	3.90 X 3.00	
TOILET	1.20 X 1.50	1.80
	0.75 X 0.75	
BED ROOM	0.75 X 2.00	14.44 SQ.MT
	3.90 X 3.20	
TOILET	1.20 X 1.50	1.80
	0.75 X 0.75	
CARPET AREA		69.04 SQ.MT



UPPER GROUND FLOOR BUILT UP AREA LINE DIAGRAM

SCALE 1:200

BUILT UP AREA CALCULATION

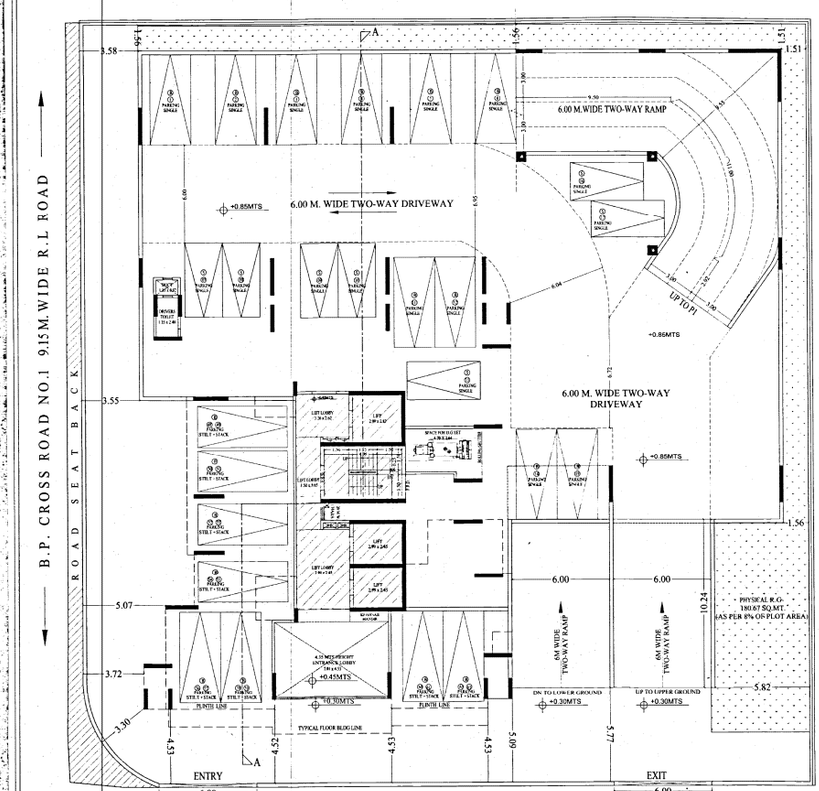
UPPER GROUND FLOOR								
A	39.50	X	16.96	X	1 NO	=	1336.95	SQ.MT
					TOTAL ADDITION	=	1336.95	SQ.MT X
DEDUCTIONS								
1	9.58	X	17.40	X	1 NO	=	166.61	SQ.MT
2	4.71	X	4.90	X	1 NO	=	23.1	SQ.MT
3	6.27	X	4.65	X	1 NO	=	29.16	SQ.MT
4	4.24	X	10.61	X	1 NO	=	42.94	SQ.MT
5	1.95	X	0.92	X	1 NO	=	1.79	SQ.MT
					TOTAL DEDUCTION	=	273.60	SQ.MT Y1
TOTAL BUILT UP AREA (X - Y1)						=	1063.35	SQ.MT X1

STAIRCASE LOBBY AREA CALCULATION

UPPER GROUND FLOOR								
STL1	1.50	X	4.52	X	1 NO	=	6.78	SQ.MT
STL2	5.21	X	6.66	X	1 NO	=	34.70	SQ.MT
STL3	1.75	X	1.05	X	1 NO	=	1.83	SQ.MT
STL4	6.71	X	3.66	X	1 NO	=	24.55	SQ.MT
TOTAL STAIRCASE LOBBY AREA (UPPER GROUND FLOOR)						=	67.87	SQ.MT Y2

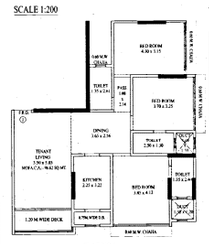
SALE SOCIETY OFFICE AREA CALCULATION

UPPER GROUND FLOOR								
SOC	3.50	X	7.25	X	1 NO	=	25.81	SQ.MT
TOTAL SALE SOCIETY OFFICE AREA (UPPER GROUND FLOOR)						=	25.81	SQ.MT Y3
NET BUILT UP AREA (UPPER GROUND FLOOR) (X1 - (Y2 + Y3))						=	1169.93	SQ.MT



GROUND FLOOR PLAN

SCALE 1:100



FLAT NO.1
1ST TO 4TH FLOOR

CARPET AREA STATEMENT FLAT NO 1
(1ST TO 4TH FLOOR UNITS)

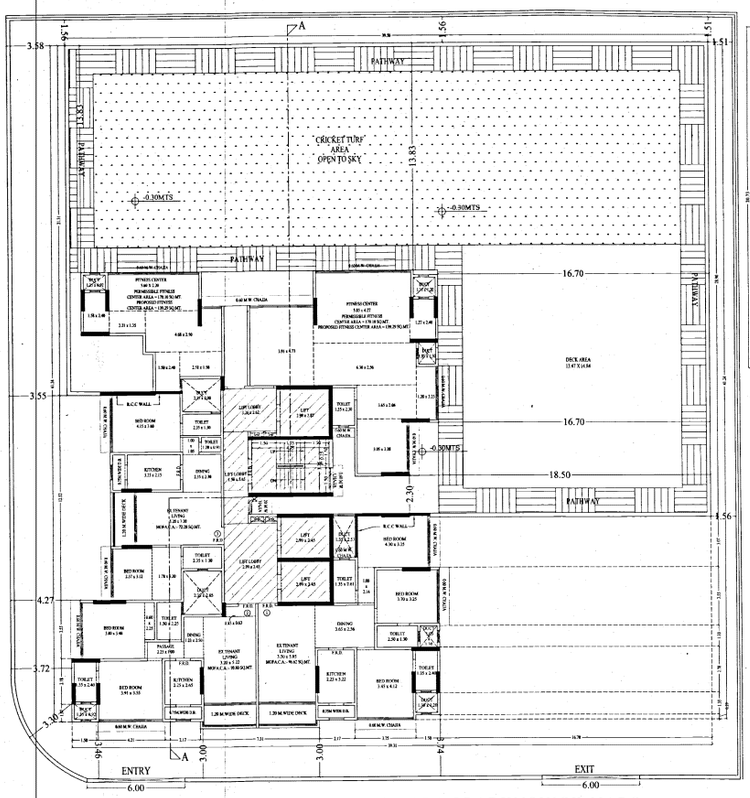
PARTICULARS	SIZES	CARPET AREA
LIVING	0.90 X 1.00	20.36 SQ.MT
	3.90 X 5.00	
	3.90 X 0.75	
	3.90 X 1.20	
	1.05 X 3.15	
	1.05 X 2.25	
KITCHEN	1.05 X 2.25	8.00 SQ.MT
	0.90 X 0.75	
DINING & PASSAGE	0.90 X 1.00	11.40 SQ.MT
	1.00 X 2.14	
	1.20 X 2.90	
TOILET	1.20 X 1.50	3.60 SQ.MT
	0.75 X 0.75	
BED ROOM	0.75 X 2.00	10.74 SQ.MT
	3.90 X 1.00	
	0.75 X 0.75	
BED ROOM	0.75 X 2.00	15.82 SQ.MT
	3.90 X 3.25	
	0.75 X 0.75	
TOILET	1.20 X 1.50	3.60 SQ.MT
	0.75 X 0.75	
BED ROOM	0.75 X 2.00	17.73 SQ.MT
	3.90 X 3.50	
	0.75 X 0.75	
TOILET	1.20 X 2.40	3.24
	0.75 X 0.75	
CARPET AREA		98.82 SQ.MT

FLAT NO.2
1ST & 2ND FLOOR

CARPET AREA STATEMENT FLAT NO 2
(1ST & 2ND FLOOR UNITS)

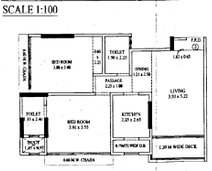
PARTICULARS	SIZES	CARPET AREA
LIVING	0.75 X 1.00	3.18
	1.80 X 0.90	1.62
	1.20 X 1.20	1.44
	1.20 X 1.20	1.44
	1.20 X 1.20	1.44

B.P. CROSS ROAD NO.1 9.15M.WIDE R.L ROAD



3RD (PODIUM) FLOOR PLAN

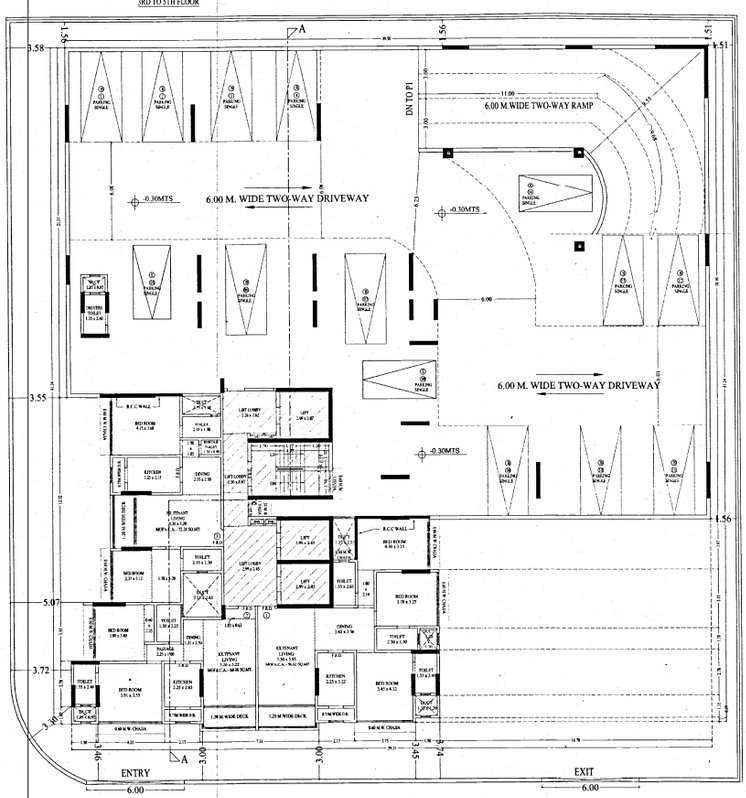
SCALE 1:100



FLAT NO.2
3RD TO 5TH FLOOR

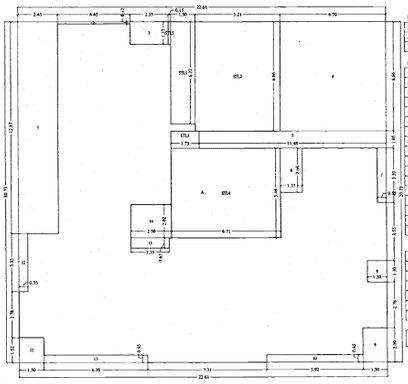
CARPET AREA STATEMENT FLAT NO.2
3RD TO 5TH FLOOR UNITS

PARTICULARS	DIMS	CARPET AREA
LIVING	0.15 X 1.06	0.16
	1.83 X 3.60	6.52
	3.20 X 5.32	16.93	23.00 SQ.MT.
	7.20 X 1.20	7.84
	0.15 X 1.20	0.16
	3.35 X 0.90	2.72
KITCHEN	2.25 X 2.00	3.90	7.80 SQ.MT.
	0.90 X 0.18	0.12
	2.25 X 0.75	1.60
DINING & PASSAGE	1.05 X 0.20	0.20	8.20 SQ.MT.
	2.30 X 2.20	5.05
TOILET	0.75 X 2.20	1.60	5.46 SQ.MT.
	0.75 X 1.20	0.77
	0.15 X 1.00	0.15
BED ROOM	3.30 X 3.00	12.92	13.42 SQ.MT.
	0.90 X 2.20	1.98
	0.15 X 0.90	0.12
	3.05 X 3.00	11.00	11.30 SQ.MT.
TOILET	1.30 X 1.60	2.04
	0.15 X 0.75	0.11
	CARPET AREA	70.80SQ.MT.



2ND (PODIUM) FLOOR PLAN

SCALE 1:100



3RD PODIUM FLOOR BUILT UP AREA LINE DIAGRAM

SCALE 1:100

BUILT UP AREA CALCULATION

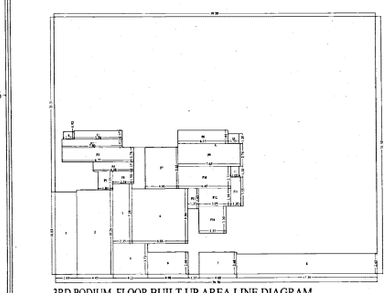
3RD PODIUM								
A	22.61	X	20.75	X	1 NO	=	469.31	SQ.MT
					TOTAL ADDITION	=	469.31	SQ.MT. X

DEDUCTIONS

1	2.45	X	12.85	X	1 NO	=	31.51	SQ.MT
2	4.45	X	0.12	X	1 NO	=	0.53	SQ.MT
3	2.25	X	1.25	X	1 NO	=	2.81	SQ.MT
4	6.50	X	6.66	X	1 NO	=	43.29	SQ.MT
5	11.40	X	1.85	X	1 NO	=	21.01	SQ.MT
6	1.35	X	2.68	X	1 NO	=	3.62	SQ.MT
7	0.55	X	3.30	X	1 NO	=	1.82	SQ.MT
8	1.20	X	1.30	X	1 NO	=	1.56	SQ.MT
9	1.90	X	2.80	X	1 NO	=	5.32	SQ.MT
10	5.92	X	0.45	X	1 NO	=	2.66	SQ.MT
11	4.38	X	0.45	X	1 NO	=	1.97	SQ.MT
12	1.90	X	1.15	X	1 NO	=	2.18	SQ.MT
13	0.75	X	1.55	X	1 NO	=	1.16	SQ.MT
14	2.50	X	2.05	X	1 NO	=	5.13	SQ.MT
15	2.25	X	0.65	X	1 NO	=	1.46	SQ.MT
					TOTAL DEDUCTION	=	137.91	SQ.MT. Y1
TOTAL BUILT UP AREA (X - Y1)						=	331.40	SQ.MT. X1

STAIRCASE LOBBY AREA CALCULATION

3RD FLOOR								
STL1	1.90	X	4.25	X	1 NO	=	8.07	SQ.MT
STL2	5.15	X	6.66	X	1 NO	=	34.29	SQ.MT
STL3	1.75	X	1.05	X	1 NO	=	1.83	SQ.MT
STL4	4.75	X	5.44	X	1 NO	=	34.58	SQ.MT
STL5	4.15	X	1.25	X	1 NO	=	5.19	SQ.MT
TOTAL STAIRCASE LOBBY AREA PER FL (3RD FLOOR)						=	83.96	SQ.MT Y2
NET BUILT UP AREA (X1 - Y2)						=	209.41	SQ.MT



3RD PODIUM FLOOR BUILT UP AREA LINE DIAGRAM

SCALE 1:200

BUILT UP AREA CALCULATION

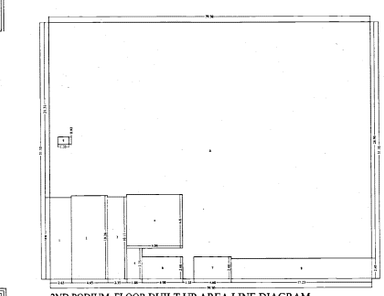
3RD PODIUM FLOOR								
A	29.50	X	21.25	X	1 NO	=	626.55	SQ.MT
					TOTAL ADDITION	=	626.55	SQ.MT. X

DEDUCTIONS

1	2.45	X	16.05	X	1 NO	=	39.30	SQ.MT
2	4.45	X	10.26	X	1 NO	=	45.66	SQ.MT
3	2.35	X	7.28	X	1 NO	=	17.11	SQ.MT
4	1.86	X	4.66	X	1 NO	=	8.67	SQ.MT
5	4.23	X	3.72	X	1 NO	=	15.74	SQ.MT
6	4.90	X	2.40	X	1 NO	=	11.76	SQ.MT
7	4.40	X	2.40	X	1 NO	=	10.56	SQ.MT
8	11.25	X	2.45	X	1 NO	=	27.56	SQ.MT
9	1.25	X	4.95	X	1 NO	=	6.19	SQ.MT
10	1.15	X	1.30	X	1 NO	=	1.50	SQ.MT
11	1.05	X	1.80	X	1 NO	=	1.89	SQ.MT
					TOTAL DEDUCTION	=	225.79	SQ.MT. Y1
TOTAL BUILT UP AREA (X - Y1)						=	400.76	SQ.MT. X1

FITNESS CENTER AREA CALCULATION

3RD PODIUM FLOOR								
F1	1.90	X	1.05	X	1 NO	=	1.99	SQ.MT
F2	7.40	X	1.05	X	1 NO	=	7.77	SQ.MT
F3	4.75	X	1.30	X	1 NO	=	15.44	SQ.MT
F4	4.90	X	1.15	X	1 NO	=	5.64	SQ.MT
F5	1.80	X	2.25	X	1 NO	=	4.05	SQ.MT
F6	2.20	X	1.30	X	1 NO	=	2.87	SQ.MT
F7	4.06	X	1.05	X	1 NO	=	38.42	SQ.MT
F8	4.55	X	1.66	X	1 NO	=	8.09	SQ.MT
F9	3.65	X	2.70	X	1 NO	=	21.27	SQ.MT
F10	4.40	X	2.75	X	1 NO	=	17.40	SQ.MT
F11	3.20	X	2.10	X	1 NO	=	6.24	SQ.MT
F12	1.95	X	2.14	X	1 NO	=	8.45	SQ.MT
F13	1.25	X	2.40	X	1 NO	=	3.31	SQ.MT
F14	1.15	X	1.90	X	1 NO	=	2.39	SQ.MT
TOTAL FITNESS CENTER AREA (3RD FLOOR)						=	159.29	SQ.MT Y2
NET PODIUM AREA (X1 - Y2)						=	224.25	SQ.MT



2ND PODIUM FLOOR BUILT UP AREA LINE DIAGRAM

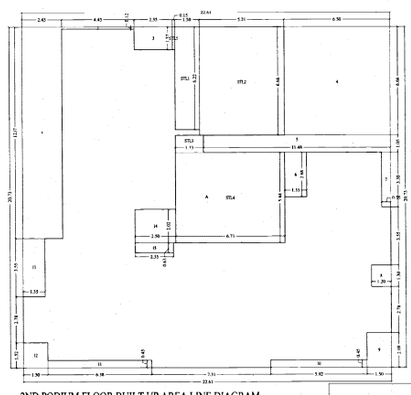
SCALE 1:200

BUILT UP AREA CALCULATION

2ND PODIUM FLOOR								
A	29.50	X	21.25	X	1 NO	=	626.55	SQ.MT
					TOTAL ADDITION	=	626.55	SQ.MT. X

DEDUCTIONS

1	2.45	X	16.05	X	1 NO	=	39.30	SQ.MT
2	4.45	X	10.26	X	1 NO	=	45.66	SQ.MT
3	2.35	X	10.11	X	1 NO	=	23.76	SQ.MT
4	1.86	X	4.66	X	1 NO	=	8.67	SQ.MT
5	[illegible]						[illegible]	
6	4.90	X	2.40	X	1 NO	=	11.76	SQ.MT
7	4.40	X	2.40	X	1 NO	=	10.56	SQ.MT
8	11.25	X	2.45	X	1 NO	=	27.56	SQ.MT
9	1.15	X	4.95	X	1 NO	=	5.69	SQ.MT
					TOTAL DEDUCTION	=	217.68	SQ.MT. Y1
TOTAL PODIUM AREA (X - Y1)						=	408.87	SQ.MT



2ND PODIUM FLOOR BUILT UP AREA LINE DIAGRAM

SCALE 1:100

BUILT UP AREA CALCULATION

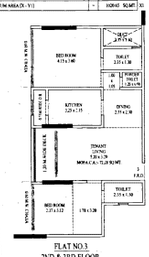
2ND FLOOR								
A	22.61	X	20.75	X	1 NO	=	469.31	SQ.MT
					TOTAL ADDITION	=	469.31	SQ.MT. X

DEDUCTIONS

1	2.45	X	12.85	X	1 NO	=	31.51	SQ.MT
2	4.45	X	0.12	X	1 NO	=	0.53	SQ.MT
3	2.25	X	1.25	X	1 NO	=	2.81	SQ.MT
4	6.50	X	6.66	X	1 NO	=	43.29	SQ.MT
5	11.40	X	1.85	X	1 NO	=	21.01	SQ.MT
6	1.35	X	2.68	X	1 NO	=	3.62	SQ.MT
7	0.55	X	3.30	X	1 NO	=	1.82	SQ.MT
8	1.20	X	1.30	X	1 NO	=	1.56	SQ.MT
9	1.90	X	2.80	X	1 NO	=	5.32	SQ.MT
10	1.92	X	1.45	X	1 NO	=	2.86	SQ.MT
11	4.38	X	0.45	X	1 NO	=	1.97	SQ.MT
12	1.90	X	1.15	X	1 NO	=	2.18	SQ.MT
13	0.75	X	1.55	X	1 NO	=	1.16	SQ.MT
14	2.50	X	2.05	X	1 NO	=	5.13	SQ.MT
15	2.25	X	0.65	X	1 NO	=	1.46	SQ.MT
					TOTAL DEDUCTION	=	116.91	SQ.MT Y1
TOTAL BUILT UP AREA (X - Y1)						=	348.40	SQ.MT X1

STAIRCASE LOBBY AREA CALCULATION

2ND FLOOR								
STL1	1.90	X	4.25	X	1 NO	=	8.07	SQ.MT
STL2	5.15	X	6.66	X	1 NO	=	34.29	SQ.MT
STL3	1.75	X	1.05	X	1 NO	=	1.83	SQ.MT
STL4	4.75	X	5.44	X	1 NO	=	34.58	SQ.MT
STL5	4.15	X	1.25	X	1 NO	=	5.19	SQ.MT
TOTAL STAIRCASE LOBBY AREA PER FL (2ND FLOOR)						=	83.96	SQ.MT Y2
NET BUILT UP AREA (X1 - Y2)						=	264.39	SQ.MT



FLAT NO.3
2ND & 3RD FLOOR

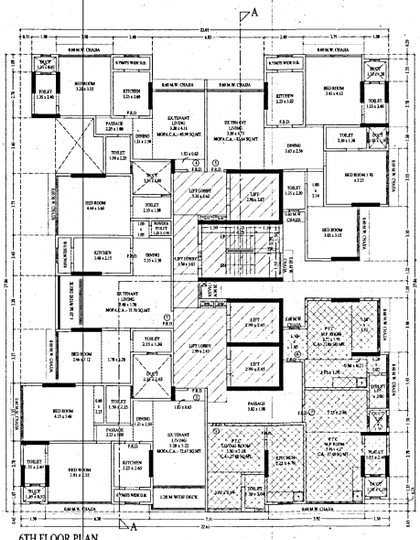
CARPET AREA STATEMENT FLAT NO.3
2ND & 3RD FLOOR UNITS

PARTICULARS	DIMS	CARPET AREA
LIVING	0.15 X 1.06	0.16
	3.20 X 5.32	16.93	24.12 SQ.MT.
	1.20 X 1.20	1.44
	0.15 X 0.90	0.12
KITCHEN	2.25 X 1.80	3.74
	2.25 X 2.25	4.88	8.80 SQ.MT.
	0.75 X 2.25	1.61
	0.15 X 0.90	0.14
DINING	2.30 X 2.30	5.41	6.46 SQ.MT.
	1.05 X 0.20	0.20
POWDER TOILET	1.20 X 1.00	1.20	1.32 SQ.MT.
	0.15 X 0.80	0.12
BED ROOM	3.30 X 3.00	12.92	13.42 SQ.MT.
	1.00 X 2.05	2.10
	2.15 X 2.15	4.62	6.72 SQ.MT.
TOILET	1.30 X 1.30	1.69
	0.15 X 0.80	0.12
BED ROOM	3.30 X 3.00	12.92	13.42 SQ.MT.
	0.90 X 2.20	1.98
	0.15 X 0.90	0.12
TOILET	1.30 X 1.60	2.04
	0.15 X 0.75	0.11
	CARPET AREA	72.28SQ.MT

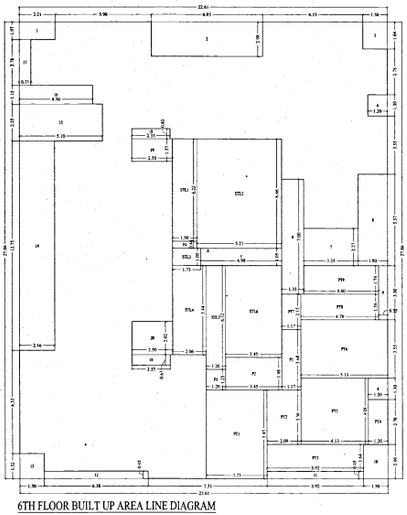
FORM - II
CONTENT OF SHEET
* 2ND PODIUM FLOOR PLAN WITH BUA LINE DIAGRAM & BUILT UP AREA CALCULATION. * 3RD PODIUM FLOOR PLAN WITH BUA LINE DIAGRAM & BUILT UP AREA CALCULATION. * CARPET AREA STATEMENT.
CERTIFICATE OF AREA
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS ..... SQUAREMETRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS. SIGNATURE OF LICENSED SURVEYOR, ARCHITECT, ENGINEER, STRUCTURAL ENGINEER
ARCHITECT DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED IMPLEMENTATION OF SCHEME UNDER REGULATION 33 (10) ON SURVEY NO. 1086, PLOT NO. 10C/1 (PT.) AND 10C/2 (PT.) CORRESPONDING C.T.S. NO. 91/B, OF VILLAGE MULUND WEST, M/E WARD - BHANDUP(N) AS "WEST NANDANVAN COOPERATIVE HOUSING SOCIETY.
NAME & SIGN. OF OWNER
"M/s. OSCAR INFRASTRUCTURE PVT LTD." For Oscar Infrastructure Pvt. Ltd. Director
STAMP OF DATE OF RECEIPT OF PLANS / STAMP OF DATE OF APPROVAL OF PLANS
Approved Subject to the condition Mentioned in the office permission Letter no. SRA/ENG/T/P/F/1041/R/S.111/0/A/P/C. Dt. 18 DEC 2023 Executive Engineer Slum Rehabilitation Authority
NAME ADDRESS AND SIGN. OF ARCHITECT
M/S. SPECO ARCHITECT AR. NITIN GUNJAL Council Arch. CA/2000-41434 AR. NITIN GUNJAL REG. NO. CA/2000-41434

DRN BY	
CHK BY	
SCALE	AS SHOWN
NORTH	

M/S. SPECO ARCHITECT



6TH FLOOR PLAN
SCALE 1:100



6TH FLOOR BUILT UP AREA LINE DIAGRAM
SCALE 1:100

BUILT UP AREA CALCULATION

6TH FLOOR

A	22.61	X	27.06	X	1 NO	=	609.91	SQ.MT.
					TOTAL ADDITION	=	609.91	SQ.MT. X

DEDUCTIONS

1	2.21	X	1.07	X	1 NO	=	2.36	SQ.MT.
2	4.85	X	2.89	X	1 NO	=	14.02	SQ.MT.
3	1.38	X	1.68	X	1 NO	=	2.46	SQ.MT.
4	1.20	X	1.40	X	2 NOS.	=	3.36	SQ.MT.
5	4.98	X	1.05	X	1 NO	=	5.23	SQ.MT.
6	1.35	X	7.00	X	1 NO	=	9.45	SQ.MT.
7	3.03	X	2.27	X	1 NO	=	7.00	SQ.MT.
8	1.80	X	5.75	X	1 NO	=	10.35	SQ.MT.
9	0.55	X	2.30	X	1 NO	=	1.26	SQ.MT.
10	1.50	X	2.06	X	1 NO	=	3.14	SQ.MT.
11	5.92	X	0.45	X	1 NO	=	2.66	SQ.MT.
12	6.18	X	0.45	X	1 NO	=	2.87	SQ.MT.
13	1.50	X	1.52	X	1 NO	=	2.28	SQ.MT.
14	3.16	X	0.75	X	1 NO	=	2.36	SQ.MT.
15	3.64	X	2.23	X	1 NO	=	11.48	SQ.MT.
16	4.50	X	1.15	X	1 NO	=	5.18	SQ.MT.
17	0.75	X	2.78	X	1 NO	=	2.07	SQ.MT.
18	2.25	X	0.65	X	2 NOS.	=	2.96	SQ.MT.
19	2.50	X	1.37	X	1 NO	=	3.43	SQ.MT.
20	2.50	X	2.02	X	1 NO	=	5.05	SQ.MT.
					TOTAL DEDUCTION	=	124.91	SQ.MT. Y1
TOTAL BUILT UP AREA (X - Y1)						=	484.96	SQ.MT. X1

STAIRCASE LOBBY AREA CALCULATION

6TH FLOOR

STL1	1.50	X	6.22	X	1 NO	=	9.33	SQ.MT.
STL2	3.25	X	4.66	X	1 NO	=	15.16	SQ.MT.
STL3	1.73	X	1.05	X	1 NO	=	1.82	SQ.MT.
STL4	3.96	X	5.44	X	1 NO	=	21.53	SQ.MT.
STL5	1.20	X	6.22	X	1 NO	=	7.46	SQ.MT.
STL6	3.45	X	5.99	X	1 NO	=	19.29	SQ.MT.
TOTAL STAIRCASE LOBBY AREA PER FL (6TH FLOOR)						=	83.59	SQ.MT. Y2

COMMON PASSAGE AREA CALCULATION

6TH FLOOR

P1	2.28	X	1.25	X	1 NO	=	2.90	SQ.MT.
P2	3.61	X	1.96	X	1 NO	=	7.07	SQ.MT.
P3	1.17	X	3.68	X	1 NO	=	4.31	SQ.MT.
P4	1.90	X	0.64	X	1 NO	=	1.22	SQ.MT.
TOTAL COMMON PASSAGE AREA PER FL (6TH FLOOR)						=	15.50	SQ.MT. Y3

P.T.C AREA CALCULATION

6TH FLOOR

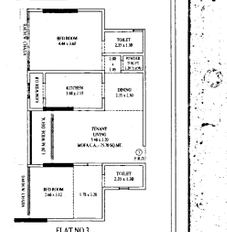
PT1	3.75	X	5.45	X	1 NO	=	20.43	SQ.MT.
PT2	2.09	X	3.36	X	1 NO	=	7.02	SQ.MT.
PT3	3.92	X	1.44	X	1 NO	=	5.65	SQ.MT.
PT4	1.20	X	2.79	X	1 NO	=	3.34	SQ.MT.
PT5	4.12	X	4.00	X	1 NO	=	16.48	SQ.MT.
PT6	3.55	X	3.55	X	1 NO	=	12.60	SQ.MT.
PT7	4.15	X	2.15	X	1 NO	=	2.92	SQ.MT.
PT8	4.78	X	1.56	X	1 NO	=	7.46	SQ.MT.
PT9	4.00	X	1.74	X	1 NO	=	6.96	SQ.MT.
TOTAL P.T.C AREA PER FL (6TH FLOOR)						=	96.15	SQ.MT. Y4

NET BUILT UP AREA (GALE AREA) (X1-Y2+Y3+Y4) = 513.04 SQ.MT.

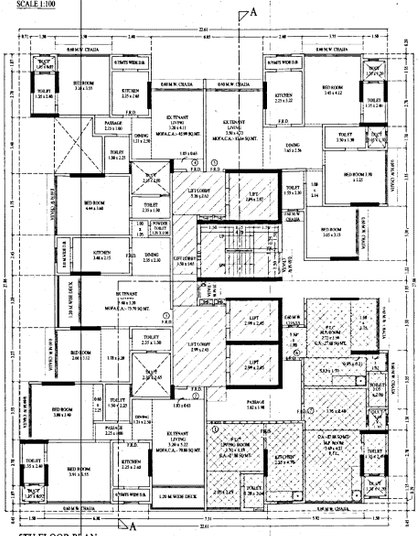
SALE AREA & P.T.C PASSAGE AREA FOR 6TH FLOOR W.L.R.D.E.F.G.H.I.J.
TOTAL FLOOR AREA = 609.91 SQ.MT.
PASSAGE AREA = 15.50 SQ.MT.
P.T.C AREA = 96.15 SQ.MT.
SALE AREA = 513.04 SQ.MT.
P.T.C PASSAGE AREA = 96.15 X 15.50 / 609.91
P.T.C PASSAGE AREA = 2.44 SQ.MT.
SALE PASSAGE AREA = 15.50 - 2.44
SALE PASSAGE AREA = 13.12 SQ.MT.

CARPET AREA STATEMENT FLAT NO.3
6TH & 8TH FLOOR UNITS

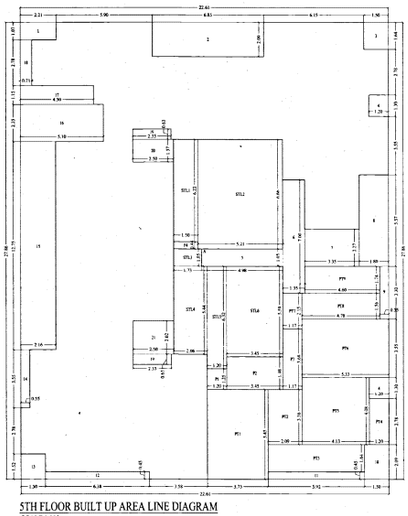
PARTICULARS	SIZES	CARPET AREA
LIVING	4.10 X 1.95	8.00
	5.90 X 2.65	15.64
	1.20 X 1.95	2.34
	0.75 X 0.60	0.45
KITCHEN	0.75 X 0.90	0.68
	2.10 X 2.70	5.67
	0.85 X 0.25	0.21
DINING	2.10 X 2.70	5.67
	1.20 X 0.30	0.36
POWDER TOILET	1.05 X 0.90	0.95
	1.05 X 1.50	1.58
BED ROOM	4.00 X 3.00	12.00
	4.00 X 2.90	11.60
TOILET	0.75 X 0.75	0.56
	0.75 X 0.75	0.56
BED ROOM	3.00 X 3.00	9.00
	1.75 X 2.20	3.85
TOILET	2.00 X 3.15	6.30
	2.35 X 1.50	3.53
	0.75 X 0.75	0.56
CARPET AREA		75.19 SQ.MT.



FLAT NO.3
5TH & 9TH FLOOR



5TH FLOOR PLAN
SCALE 1:100



5TH FLOOR BUILT UP AREA LINE DIAGRAM
SCALE 1:100

BUILT UP AREA CALCULATION

5TH FLOOR

A	22.61	X	27.06	X	1 NO	=	609.91	SQ.MT.
					TOTAL ADDITION	=	609.91	SQ.MT. X

DEDUCTIONS

1	2.21	X	1.07	X	1 NO	=	2.36	SQ.MT.
2	4.85	X	2.89	X	1 NO	=	14.02	SQ.MT.
3	1.38	X	1.68	X	1 NO	=	2.46	SQ.MT.
4	1.20	X	1.40	X	2 NOS.	=	3.12	SQ.MT.
5	4.98	X	1.05	X	1 NO	=	5.23	SQ.MT.
6	1.35	X	7.00	X	1 NO	=	9.45	SQ.MT.
7	3.03	X	2.27	X	1 NO	=	7.00	SQ.MT.
8	1.80	X	5.75	X	1 NO	=	10.35	SQ.MT.
9	0.55	X	2.30	X	1 NO	=	1.27	SQ.MT.
10	1.50	X	2.06	X	1 NO	=	3.14	SQ.MT.
11	5.92	X	0.45	X	1 NO	=	2.66	SQ.MT.
12	6.18	X	0.45	X	1 NO	=	2.87	SQ.MT.
13	1.50	X	1.52	X	1 NO	=	2.28	SQ.MT.
14	0.55	X	3.55	X	1 NO	=	1.95	SQ.MT.
15	3.64	X	0.75	X	1 NO	=	2.36	SQ.MT.
16	5.15	X	2.23	X	1 NO	=	11.48	SQ.MT.
17	4.50	X	1.15	X	1 NO	=	5.18	SQ.MT.
18	0.75	X	2.78	X	1 NO	=	2.07	SQ.MT.
19	2.25	X	0.65	X	2 NOS.	=	2.96	SQ.MT.
20	2.50	X	1.37	X	1 NO	=	3.43	SQ.MT.
21	2.50	X	2.02	X	1 NO	=	5.05	SQ.MT.
					TOTAL DEDUCTION	=	120.90	SQ.MT. Y1
TOTAL BUILT UP AREA (X - Y1)						=	489.01	SQ.MT. X1

STAIRCASE LOBBY AREA CALCULATION

5TH FLOOR

STL1	1.50	X	6.22	X	1 NO	=	9.33	SQ.MT.
STL2	3.25	X	4.66	X	1 NO	=	15.16	SQ.MT.
STL3	1.73	X	1.05	X	1 NO	=	1.82	SQ.MT.
STL4	3.96	X	5.44	X	1 NO	=	21.53	SQ.MT.
STL5	1.20	X	6.22	X	1 NO	=	7.46	SQ.MT.
STL6	3.45	X	5.99	X	1 NO	=	19.29	SQ.MT.
TOTAL STAIRCASE LOBBY AREA PER FL (5TH FLOOR)						=	83.59	SQ.MT. Y2

COMMON PASSAGE AREA CALCULATION

5TH FLOOR

P1	1.20	X	1.25	X	1 NO	=	1.50	SQ.MT.
P2	3.61	X	1.96	X	1 NO	=	7.07	SQ.MT.
P3	1.17	X	3.68	X	1 NO	=	4.31	SQ.MT.
P4	1.90	X	0.64	X	1 NO	=	1.22	SQ.MT.
TOTAL COMMON PASSAGE AREA PER FL (5TH FLOOR)						=	13.30	SQ.MT. Y3

P.T.C AREA CALCULATION

5TH FLOOR

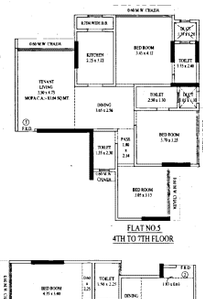
PT1	3.75	X	5.45	X	1 NO	=	20.43	SQ.MT.
PT2	2.09	X	3.36	X	1 NO	=	7.02	SQ.MT.
PT3	3.92	X	1.44	X	1 NO	=	5.65	SQ.MT.
PT4	1.20	X	2.79	X	1 NO	=	3.34	SQ.MT.
PT5	4.12	X	4.00	X	1 NO	=	16.48	SQ.MT.
PT6	3.55	X	3.55	X	1 NO	=	12.60	SQ.MT.
PT7	4.15	X	2.15	X	1 NO	=	2.92	SQ.MT.
PT8	4.78	X	1.56	X	1 NO	=	7.46	SQ.MT.
PT9	4.00	X	1.74	X	1 NO	=	6.96	SQ.MT.
TOTAL P.T.C AREA PER FL (5TH FLOOR)						=	96.15	SQ.MT. Y4

NET BUILT UP AREA (GALE AREA) (X1-Y2+Y3+Y4) = 511.63 SQ.MT.

SALE AREA & P.T.C PASSAGE AREA FOR 5TH FLOOR W.L.R.D.E.F.G.H.I.J.
TOTAL FLOOR AREA = 489.91 SQ.MT.
PASSAGE AREA = 13.30 SQ.MT.
P.T.C AREA = 96.15 SQ.MT.
SALE AREA = 511.63 SQ.MT.
P.T.C PASSAGE AREA = 96.15 X 13.30 / 489.91
P.T.C PASSAGE AREA = 2.09 SQ.MT.
SALE PASSAGE AREA = 13.30 - 2.09
SALE PASSAGE AREA = 11.21 SQ.MT.

CARPET AREA STATEMENT FLAT NO.3
4TH & 6TH TO 12TH & 14TH TO 18TH FLOOR UNITS

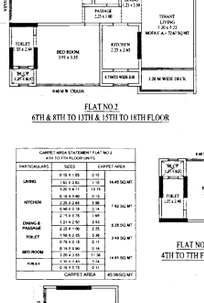
PARTICULARS	SIZES	CARPET AREA
LIVING	4.10 X 1.95	8.00
	5.90 X 2.65	15.64
	1.20 X 1.95	2.34
	0.75 X 0.60	0.45
KITCHEN	0.75 X 0.90	0.68
	2.10 X 2.70	5.67
	0.85 X 0.25	0.21
DINING	2.10 X 2.70	5.67
	1.20 X 0.30	0.36
POWDER TOILET	1.05 X 0.90	0.95
	1.05 X 1.50	1.58
BED ROOM	4.00 X 3.00	12.00
	4.00 X 2.90	11.60
TOILET	0.75 X 0.75	0.56
	0.75 X 0.75	0.56
BED ROOM	3.00 X 3.00	9.00
	1.75 X 2.20	3.85
TOILET	2.00 X 3.15	6.30
	2.35 X 1.50	3.53
	0.75 X 0.75	0.56
CARPET AREA		75.19 SQ.MT.



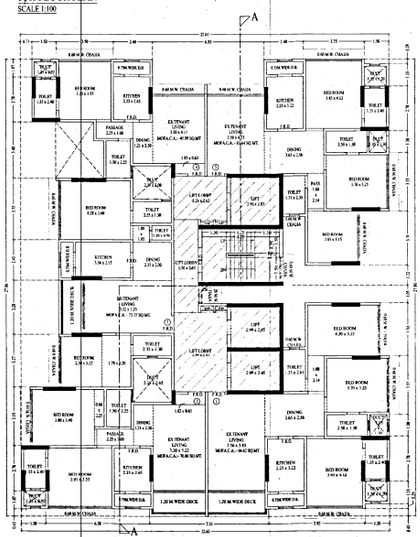
FLAT NO.3
4TH TO 7TH FLOOR

CARPET AREA STATEMENT FLAT NO.3
4TH & 8TH TO 12TH & 14TH TO 18TH FLOOR UNITS

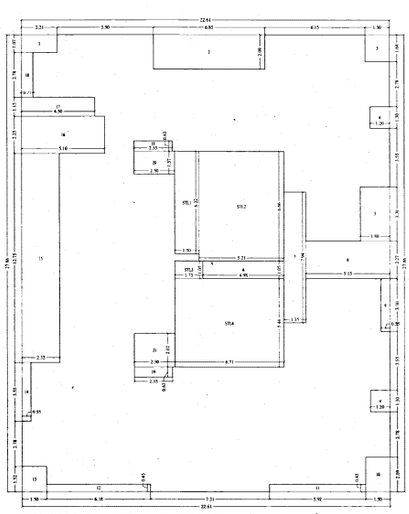
PARTICULARS	SIZES	CARPET AREA
LIVING	4.10 X 1.95	8.00
	5.90 X 2.65	15.64
	1.20 X 1.95	2.34
	0.75 X 0.60	0.45
KITCHEN	0.75 X 0.90	0.68
	2.10 X 2.70	5.67
	0.85 X 0.25	0.21
DINING	2.10 X 2.70	5.67
	1.20 X 0.30	0.36
POWDER TOILET	1.05 X 0.90	0.95
	1.05 X 1.50	1.58
BED ROOM	4.00 X 3.00	12.00
	4.00 X 2.90	11.60
TOILET	0.75 X 0.75	0.56
	0.75 X 0.75	0.56
BED ROOM	3.00 X 3.00	9.00
	1.75 X 2.20	3.85
TOILET	2.00 X 3.15	6.30
	2.35 X 1.50	3.53
	0.75 X 0.75	0.56
CARPET AREA		75.19 SQ.MT.



FLAT NO.2
6TH & 8TH TO 13TH & 15TH TO 18TH FLOOR



4TH FLOOR PLAN
SCALE 1:100



4TH FLOOR BUILT UP AREA LINE DIAGRAM
SCALE 1:100

BUILT UP AREA CALCULATION

4TH FLOOR

A	22.61	X	27.06	X	1 NO	=	609.91	SQ.MT.
					TOTAL ADDITION	=	609.91	SQ.MT. X

DEDUCTIONS

1	2.21	X	1.07	X	1 NO	=	2.36	SQ.MT.
2	4.85	X	2.89	X	1 NO	=	14.02	SQ.MT.
3	1.38	X	1.68	X	1 NO	=	2.46	SQ.MT.
4	1.20	X	1.40	X	2 NOS.	=	3.12	SQ.MT.
5	4.98	X	1.05	X	1 NO	=	5.23	SQ.MT.
6	1.35	X	7.00	X	1 NO	=	9.45	SQ.MT.
7	3.03	X	2.27	X	1 NO	=	7.00	SQ.MT.
8	1.80	X	5.75	X	1 NO	=	10.35	SQ.MT.
9	0.55	X	2.30	X	1 NO	=	1.27	SQ.MT.
10	1.50	X	2.06	X	1 NO	=	3.14	SQ.MT.
11	5.92	X	0.45	X	1 NO	=	2.66	SQ.MT.
12	6.18	X	0.45	X	1 NO	=	2.87	SQ.MT.
13	1.50	X	1.52	X	1 NO	=	2.28	SQ.MT.
14	0.55	X	3.55	X	1 NO	=	1.95	SQ.MT.
15	3.64	X	0.75	X	1 NO	=	2.36	SQ.MT.
16	5.15	X	2.23	X	1 NO	=	11.48	SQ.MT.
17	4.50	X	1.15	X	1 NO	=	5.18	SQ.MT.
18	0.75	X	2.78	X	1 NO	=	2.07	SQ.MT.
19	2.25	X	0.65	X	2 NOS.	=	2.96	SQ.MT.
20	2.50	X	1.37	X	1 NO	=	3.43	SQ.MT.
21	2.50	X	2.02	X	1 NO	=	5.05	SQ.MT.
					TOTAL DEDUCTION	=	120.90	SQ.MT. Y1
TOTAL BUILT UP AREA (X - Y1)						=	489.01	SQ.MT. X1

STAIRCASE LOBBY AREA CALCULATION

4TH FLOOR

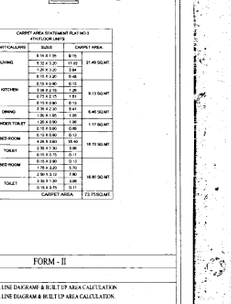
STL1	1.50	X	6.22	X	1 NO	=	9.33	SQ.MT.
STL2	3.25	X	4.66	X	1 NO	=	15.16	SQ.MT.
STL3	1.73	X	1.05	X	1 NO	=	1.82	SQ.MT.
STL4	4.75	X	5.44	X	1 NO	=	26.00	SQ.MT.
TOTAL STAIRCASE LOBBY AREA PER FL (4TH FLOOR)						=	52.31	SQ.MT. Y2

NET BUILT UP AREA (X1 - Y2) = 437.55 SQ.MT.

CARPET AREA STATEMENT FLAT NO.3
4TH FLOOR UNITS

PARTICULARS	SIZES	CARPET AREA
LIVING	4.10 X 1.95	8.00
	5.90 X 2.65	15.64
	1.20 X 1.95	2.34
	0.75 X 0.60	0.45
KITCHEN	0.75 X 0.90	0.68
	2.10 X 2.70	5.67
	0.85 X 0.25	0.21
DINING	2.10 X 2.70	5.67
	1.20 X 0.30	0.36
POWDER TOILET	1.05 X 0.90	0.95
	1.05 X 1.50	1.58
BED ROOM	4.00 X 3.00	12.00
	4.00 X 2.90	11.60
TOILET	0.75 X 0.75	0.56
	0.75 X 0.75	0.56
BED ROOM	3.00 X 3.00	9.00
	1.75 X 2.20	3.85
TOILET	2.00 X 3.15	6.30
	2.35 X 1.50	3.53
	0.75 X 0.75	0.56
CARPET AREA		75.19 SQ.MT.

FLAT NO.3
4TH FLOOR



FLAT NO.4
4TH TO 7TH FLOOR

FORM - II

CONTENT OF SHEET

- 4TH FLOOR PLAN WITH BUA LINE DIAGRAM & BUILT UP AREA CALCULATION
- 5TH FLOOR PLAN WITH BUA LINE DIAGRAM & BUILT UP AREA CALCULATION
- 6TH FLOOR PLAN WITH BUA LINE DIAGRAM & BUILT UP AREA CALCULATION
- TYPICAL FLOOR CARPET AREA STATEMENT.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF SIDES, ETC. OF PLOT STAND ON THE PLAN AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS ..... SQUARE METERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF LICENSED SURVEYOR ARCHITECT ENGINEER, STRUCTURAL ENGINEER.

ARCHITECT DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED IMPLEMENTATION OF SCHEME UNDER REGULATION 33 (10) ON SURVEY NO. 1008, PLOT NO. NOT FIX AND 1020 (PART) BEING CTS NO. 9/1B OF VILLAGE MULUND WEST, MUMBAI - 400080 KNOWN AS "WEST NANDAVANA CO-OPERATIVE HOUSING SOCIETY.

NAME & SIGN. OF OWNER

"M/s. OSCAR INFRASTRUCTURE PVT. LTD."
For Oscar Infrastructure Pvt. Ltd.
Director

STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF DATE OF APPROVAL OF PLANS
Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/ Mulund/ 0147/20+S 1110/ MRC dt 18 DEC 2023 Executive Engineer Slum Rehabilitation Authority	

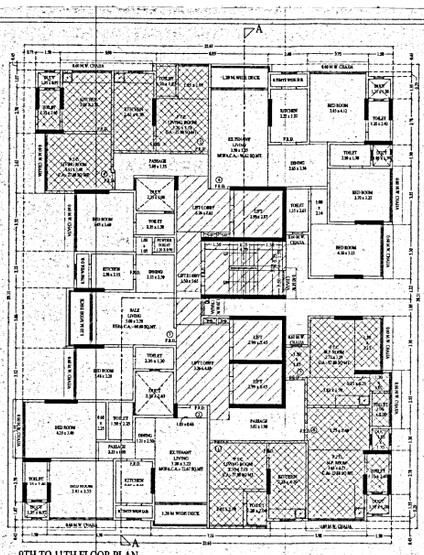
NAME ADDRESS AND SIGNATURE OF ARCHITECT

M/S. SPECO ARCHITECT

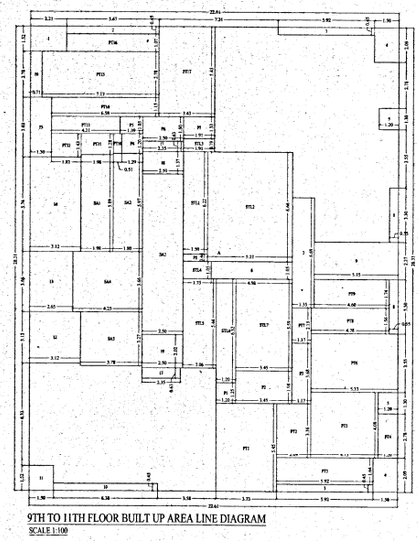
DRN BY	
CHK BY	
SCALE	AS SHOWN
NORTH	N

SPECO ARCHITECT
2ND FLOOR, OFFICE NO.9 MAYUR NIWAS, DR. AMBEDKAR ROAD, AT DADAR T.T., DADAR (E), MUMBAI - 400 014
TEL. +91-9821 990 792

ARCHITECT M/s. SPECO ARCHITECT
REG. NO. CA/1988-31128 AR. NITIN GUNAJI
Council of Arch. CA/2000/42482



9TH TO 11TH FLOOR PLAN
SCALE 1:100



9TH TO 11TH FLOOR BUILT UP AREA LINE DIAGRAM
SCALE 1:100

BUILT UP AREA CALCULATION

9TH TO 11TH (TYPICAL) FLOOR							
A	22.61	X	28.31	X	1.90	=	608.09 SQ.MT.
			TOTAL ADDITION			=	608.09 SQ.MT. A

DEDUCTIONS

1	2.23	X	1.52	X	1.90	=	6.36 SQ.MT.
2	3.67	X	0.45	X	1.90	=	2.51 SQ.MT.
3	3.92	X	0.45	X	2.90X	=	5.31 SQ.MT.
4	3.92	X	2.99	X	2.90X	=	6.27 SQ.MT.
5	1.20	X	1.30	X	2.90X	=	3.12 SQ.MT.
6	4.98	X	1.65	X	1.90	=	5.23 SQ.MT.
7	1.35	X	4.69	X	1.90	=	5.82 SQ.MT.
8	4.55	X	1.30	X	2.90X	=	2.42 SQ.MT.
9	5.15	X	2.27	X	1.90	=	11.09 SQ.MT.
10	4.98	X	0.45	X	1.90	=	4.27 SQ.MT.
11	1.90	X	1.12	X	1.90	=	2.28 SQ.MT.
12	3.12	X	1.12	X	1.90	=	3.71 SQ.MT.
13	3.67	X	3.41	X	1.90	=	3.38 SQ.MT.
14	3.12	X	3.74	X	1.90	=	11.06 SQ.MT.
15	1.38	X	3.63	X	1.90	=	4.72 SQ.MT.
16	0.75	X	2.78	X	1.90	=	3.97 SQ.MT.
17	2.75	X	0.62	X	2.90X	=	3.96 SQ.MT.
18	2.98	X	1.37	X	1.90	=	3.42 SQ.MT.
19	2.98	X	2.42	X	1.90	=	5.95 SQ.MT.
			TOTAL DEDUCTION			=	108.01 SQ.MT.
TOTAL BUILT UP AREA (A - DD)						=	499.08 SQ.MT. B

STAIRCASE LOBBY AREA CALCULATION

9TH TO 11TH (TYPICAL) FLOOR							
STL1	1.98	X	4.22	X	1.90	=	9.11 SQ.MT.
STL2	3.51	X	4.66	X	1.90	=	34.98 SQ.MT.
STL3	1.91	X	0.80	X	1.90	=	1.52 SQ.MT.
STL4	1.75	X	1.05	X	1.90	=	1.92 SQ.MT.
STL5	2.98	X	5.44	X	1.90	=	30.20 SQ.MT.
STL6	1.39	X	4.32	X	1.90	=	11.38 SQ.MT.
STL7	3.41	X	3.39	X	1.90	=	19.39 SQ.MT.
TOTAL STAIRCASE LOBBY AREA PER FL. (TYPICAL FLR.)						=	108.50 SQ.MT. T3

COMMON PASSAGE AREA CALCULATION

9TH TO 11TH (TYPICAL) FLOOR							
P1	1.20	X	1.25	X	1.90	=	2.70 SQ.MT.
P2	3.42	X	1.90	X	1.90	=	6.82 SQ.MT.
P3	1.17	X	3.60	X	1.90	=	4.76 SQ.MT.
P4	1.96	X	1.35	X	1.90	=	3.80 SQ.MT.
P5	1.39	X	1.05	X	1.90	=	1.92 SQ.MT.
P6	2.38	X	1.36	X	1.90	=	3.76 SQ.MT.
P7	1.96	X	1.36	X	1.90	=	3.79 SQ.MT.
P8	1.20	X	0.44	X	1.90	=	0.96 SQ.MT.
TOTAL COMMON PASSAGE AREA PER FL. (TYPICAL FLR.)						=	23.60 SQ.MT. T4

P.T.C AREA CALCULATION

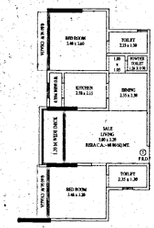
9TH TO 11TH (TYPICAL) FLOOR							
PT1	1.75	X	3.45	X	1.90	=	20.78 SQ.MT.
PT2	2.00	X	3.36	X	1.90	=	7.00 SQ.MT.
PT3	3.92	X	1.04	X	1.90	=	4.75 SQ.MT.
PT4	1.30	X	2.78	X	1.90	=	3.24 SQ.MT.
PT5	4.13	X	4.08	X	1.90	=	16.82 SQ.MT.
PT6	3.50	X	5.55	X	1.90	=	18.92 SQ.MT.
PT7	1.17	X	5.55	X	1.90	=	12.02 SQ.MT.
PT8	4.78	X	1.56	X	1.90	=	7.46 SQ.MT.
PT9	4.68	X	1.78	X	1.90	=	15.94 SQ.MT.
PT10	6.51	X	3.38	X	1.90	=	41.61 SQ.MT.
PT11	1.90	X	1.38	X	1.90	=	2.23 SQ.MT.
PT12	1.80	X	3.63	X	1.90	=	2.00 SQ.MT.
PT13	4.22	X	1.88	X	1.90	=	4.42 SQ.MT.
PT14	6.98	X	1.55	X	1.90	=	7.22 SQ.MT.
PT15	3.17	X	2.78	X	1.90	=	15.95 SQ.MT.
PT16	5.67	X	1.87	X	1.90	=	4.87 SQ.MT.
PT17	3.41	X	3.63	X	1.90	=	18.49 SQ.MT.
TOTAL P.T.C AREA FOR FL. (TYPICAL FLOOR)						=	178.57 SQ.MT. T6

SALE AREA

9TH TO 11TH (TYPICAL) FLOOR							
SA1	1.90	X	3.09	X	1.90	=	11.66 SQ.MT.
SA2	1.90	X	1.97	X	1.90	=	10.76 SQ.MT.
SA3	2.70	X	0.75	X	1.90	=	3.82 SQ.MT.
SA4	3.27	X	3.69	X	1.90	=	22.57 SQ.MT.
SA5	3.38	X	2.27	X	1.90	=	12.35 SQ.MT.
TOTAL SALE AREA PER FL. (TYPICAL FLOOR)						=	74.67 SQ.MT. T7

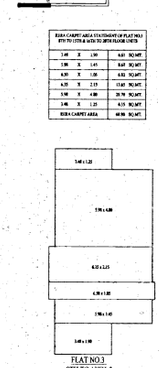
NET BUILT UP AREA (EXISTING TIN AREA) = 189.96 SQ.MT.
(T1 - (T2+T3+T4+T6))

SALE AREA & P.T.C PASSAGE AREA FOR 9TH TO 11TH FLOOR CALCULATION:
TOTAL FLOOR AREA = 611.20 SQ.MT.
PASSAGE AREA = 23.60 SQ.MT.
P.T.C AREA = 178.57 SQ.MT.
SALE AREA = 74.67 SQ.MT.
EXISTING TIN AREA = 189.96 SQ.MT.
P.T.C PASSAGE AREA = 178.57 X 23.60 / 611.20
P.T.C PASSAGE AREA = 6.89 SQ.MT.
EXISTING TIN AREA = 189.96 X 23.60 / 611.20
EXISTING TIN AREA = 18.29 SQ.MT.
SALE PASSAGE AREA = 23.60 - 6.89 - 18.29
SALE PASSAGE AREA = 0.42 SQ.MT.

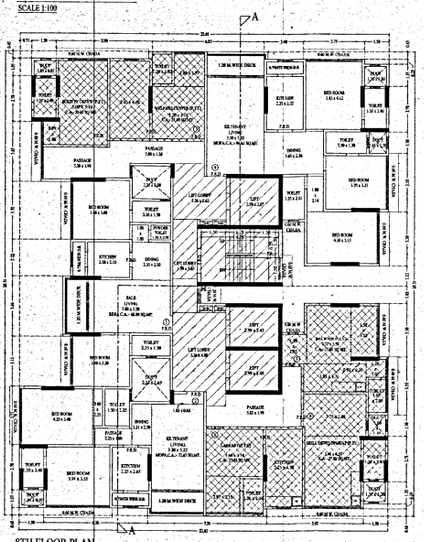


EHA CARPET AREA STATEMENT OF FLAT NO.3
9TH TO 13TH & 16TH TO 20TH FLOOR UNITS

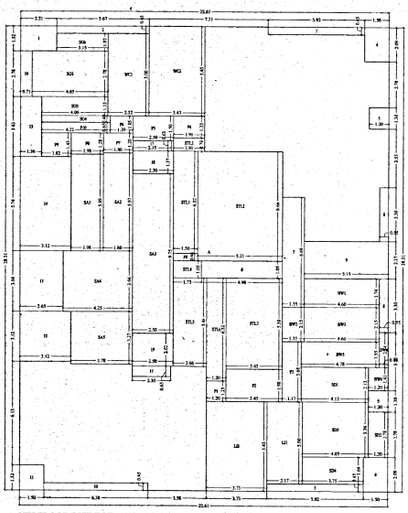
3.48	X	1.90	6.61 SQ.MT.
3.96	X	1.45	8.65 SQ.MT.
4.30	X	1.05	4.52 SQ.MT.
4.35	X	2.15	15.02 SQ.MT.
3.98	X	4.00	28.70 SQ.MT.
3.48	X	1.25	4.35 SQ.MT.
EHA CARPET AREA			68.06 SQ.MT.



FLAT NO.3
8TH TO 13TH &
16TH TO 20TH FLOOR



8TH FLOOR PLAN
SCALE 1:100



8TH FLOOR BUILT UP AREA LINE DIAGRAM
SCALE 1:100

BUILT UP AREA CALCULATION

8TH FLOOR							
A	22.61	X	28.31	X	1.90	=	608.09 SQ.MT.
			TOTAL ADDITION			=	608.09 SQ.MT. A

DEDUCTIONS

1	2.23	X	1.52	X	1.90	=	6.36 SQ.MT.
2	3.67	X	0.45	X	1.90	=	2.51 SQ.MT.
3	3.92	X	0.45	X	2.90X	=	5.31 SQ.MT.
4	3.92	X	2.99	X	2.90X	=	6.27 SQ.MT.
5	1.20	X	1.30	X	2.90X	=	3.12 SQ.MT.
6	4.98	X	1.65	X	1.90	=	5.23 SQ.MT.
7	1.35	X	4.69	X	1.90	=	5.82 SQ.MT.
8	4.55	X	1.30	X	2.90X	=	2.42 SQ.MT.
9	5.15	X	2.27	X	1.90	=	11.09 SQ.MT.
10	4.98	X	0.45	X	1.90	=	4.27 SQ.MT.
11	1.90	X	1.12	X	1.90	=	2.28 SQ.MT.
12	3.12	X	1.12	X	1.90	=	3.71 SQ.MT.
13	3.67	X	3.41	X	1.90	=	3.38 SQ.MT.
14	3.12	X	3.74	X	1.90	=	11.06 SQ.MT.
15	1.38	X	3.63	X	1.90	=	4.72 SQ.MT.
16	0.75	X	2.78	X	1.90	=	3.97 SQ.MT.
17	2.75	X	0.62	X	2.90X	=	3.96 SQ.MT.
18	2.98	X	1.37	X	1.90	=	3.42 SQ.MT.
19	2.98	X	2.42	X	1.90	=	5.95 SQ.MT.
			TOTAL DEDUCTION			=	108.01 SQ.MT.
TOTAL BUILT UP AREA (A - DD)						=	499.08 SQ.MT. B

STAIRCASE LOBBY AREA CALCULATION

8TH FLOOR							
STL1	1.98	X	4.22	X	1.90	=	9.11 SQ.MT.
STL2	3.51	X	4.66	X	1.90	=	34.98 SQ.MT.
STL3	1.91	X	0.80	X	1.90	=	1.52 SQ.MT.
STL4	1.75	X	1.05	X	1.90	=	1.92 SQ.MT.
STL5	2.98	X	5.44	X	1.90	=	30.20 SQ.MT.
STL6	1.39	X	4.32	X	1.90	=	11.38 SQ.MT.
STL7	3.41	X	3.39	X	1.90	=	19.39 SQ.MT.
TOTAL STAIRCASE LOBBY AREA PER FL. (8TH FLOOR)						=	108.50 SQ.MT. T3

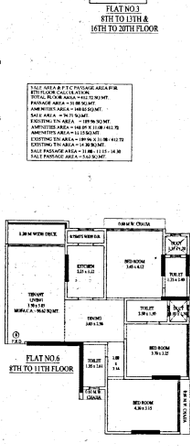
COMMON PASSAGE AREA CALCULATION

8TH FLOOR							
P1	1.20	X	1.25	X	1.90	=	2.70 SQ.MT.
P2	3.42	X	1.90	X	1.90	=	6.82 SQ.MT.
P3	1.17	X	3.60	X	1.90	=	4.76 SQ.MT.
P4	1.96	X	1.35	X	1.90	=	3.80 SQ.MT.
P5	2.38	X	1.36	X	1.90	=	3.76 SQ.MT.
P6	1.20	X	1.35	X	1.90	=	3.09 SQ.MT.
P7	1.96	X	1.36	X	1.90	=	3.79 SQ.MT.
P8	1.20	X	0.44	X	1.90	=	0.96 SQ.MT.
P9	1.98	X	1.20	X	1.90	=	4.52 SQ.MT.
P10	4.21	X	0.45	X	1.90	=	3.60 SQ.MT.
TOTAL COMMON PASSAGE AREA PER FL. (8TH FLOOR)						=	31.80 SQ.MT. T4

SOCIETY OFFICE AREA CALCULATION

8TH FLOOR							
SO1	3.12	X	1.05	X	1.90	=	3.37 SQ.MT.
SO2	4.65	X	2.78	X	1.90	=	12.01 SQ.MT.
SO3	4.00	X	1.12	X	1.90	=	4.47 SQ.MT.
SO4	4.25	X	0.90	X	1.90	=	3.83 SQ.MT.
TOTAL SOCIETY OFFICE AREA PER FL. (8TH FLOOR)						=	23.68 SQ.MT. T5

SALE AREA & P.T.C PASSAGE AREA FOR 8TH TO 11TH FLOOR CALCULATION:
TOTAL BUILT UP AREA = 611.20 SQ.MT.
PASSAGE AREA = 31.80 SQ.MT.
P.T.C AREA = 178.57 SQ.MT.
SALE AREA = 74.67 SQ.MT.
AMENITIES AREA = 11.15 SQ.MT.
EXISTING TIN AREA = 189.96 X 31.80 / 611.20
EXISTING TIN AREA = 18.29 SQ.MT.
SALE PASSAGE AREA = 31.80 - 11.15 - 18.29
SALE PASSAGE AREA = 2.36 SQ.MT.



FLAT NO.6
8TH TO 11TH FLOOR

SALE AREA

8TH FLOOR							
SA1	1.90	X	3.09	X	1.90	=	11.66 SQ.MT.
SA2	1.90	X	1.97	X	1.90	=	10.76 SQ.MT.
SA3	2.70	X	0.75	X	1.90	=	3.82 SQ.MT.
SA4	4.25	X	3.66	X	1.90	=	25.76 SQ.MT.
SA5	3.38	X	1.27	X	1.90	=	12.26 SQ.MT.
TOTAL SALE AREA PER FL. (8TH FLOOR)						=	74.76 SQ.MT. T6

NET BUILT UP AREA (EXISTING TIN AREA) = 189.96 SQ.MT.
(T1 - (T2+T3+T4+T5+T6))

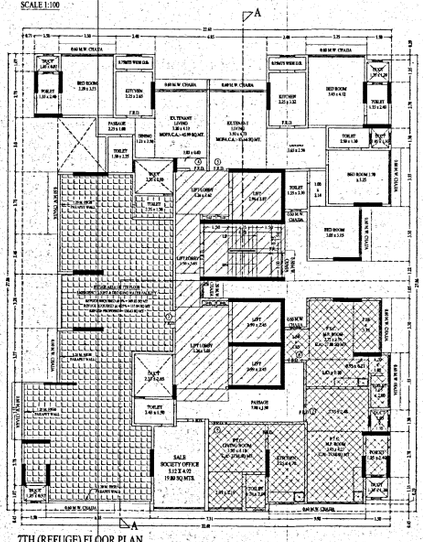
P.T.C AREA CALCULATION

8TH FLOOR							
PT1	1.75	X	3.45	X	1.90	=	20.78 SQ.MT.
PT2	2.00	X	3.36	X	1.90	=	7.00 SQ.MT.
PT3	3.92	X	1.04	X	1.90	=	4.75 SQ.MT.
PT4	1.30	X	2.78	X	1.90	=	3.24 SQ.MT.
PT5	4.13	X	4.08	X	1.90	=	16.82 SQ.MT.
PT6	3.50	X	5.55	X	1.90	=	18.92 SQ.MT.
PT7	1.17	X	5.55	X	1.90	=	12.02 SQ.MT.
PT8	4.78	X	1.56	X	1.90	=	7.46 SQ.MT.
PT9	4.68	X	1.78	X	1.90	=	15.94 SQ.MT.
TOTAL P.T.C AREA PER FL. (8TH FLOOR)						=	94.13 SQ.MT. T7

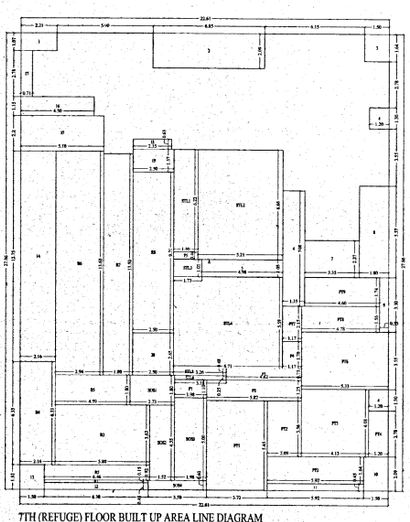
SOCIETY OFFICE SALE AREA CALCULATION

8TH FLOOR							
SO61	2.75	X	1.00	X	1.90	=	5.23 SQ.MT.
SO62	1.92	X	4.25	X	1.90	=	15.18 SQ.MT.
SO63	3.98	X	1.68	X	1.90	=	11.34 SQ.MT.
SO64	3.38	X	0.60	X	1.90	=	3.85 SQ.MT.
TOTAL SOCIETY OFFICE SALE AREA PER FL. (8TH FLOOR)						=	35.58 SQ.MT. T8

NET BUILT UP AREA (SALE AREA) = 146.96 SQ.MT.
(T5 + T6 + T8)



7TH (REFUGE) FLOOR PLAN
SCALE 1:100



7TH (REFUGE) FLOOR BUILT UP AREA LINE DIAGRAM
SCALE 1:100

BUILT UP AREA CALCULATION

7TH (REFUGE) FLOOR							
A	22.61	X	27.66	X	1.90	=	594.01 SQ.MT.
			TOTAL ADDITION			=	594.01 SQ.MT. A

DEDUCTIONS

1	2.23	X	1.69	X	1.90	=	7.16 SQ.MT.
2	4.05	X	2.08	X	1.90	=	16.22 SQ.MT.
3	1.38	X	1.64	X	1.90	=	3.86 SQ.MT.
4	3.92	X	0.45	X	2.90X	=	5.31 SQ.MT.
5	4.96	X	1.08	X	1.90	=	5.75 SQ.MT.
6	1.35	X	7.08	X	1.90	=	18.01 SQ.MT.
7	3.35	X	2.27	X	1.90	=	14.46 SQ.MT.
8	4.98	X	0.45	X	1.90	=	4.27 SQ.MT.
9	4.55	X	3.30	X	1.90	=	28.52 SQ.MT.
10	1.30	X	2.09	X	1.90	=	5.14 SQ.MT.
11	3.92	X	0.45	X	1.90	=	3.36 SQ.MT.
12	4.18	X	0.45	X	1.90	=	3.58 SQ.MT.
13	1.30	X	1.52	X	1.90	=	3.76 SQ.MT.
14	2.16	X	2.75	X	1.90	=	11.34 SQ.MT.
15	3.38	X	2.25	X	1.90	=	14.46 SQ.MT.
16	4.50	X	1.15	X	1.90	=	5.84 SQ.MT.
17	0.75	X	2.78	X	1.90	=	3.97 SQ.MT.
18	2.75	X	0.62	X	1.90	=	3.49 SQ.MT.
19	2.98	X	1.37	X	1.90	=	3.42 SQ.MT.
20	2.98	X	2.42	X	1.90	=	6.89 SQ.MT.
			TOTAL DEDUCTION			=	185.48 SQ.MT. D
TOTAL BUILT UP AREA (A - D) = (T1+T2)						=	408.53 SQ.MT. B

REFUGE AREA CALCULATION

7TH (REFUGE) FLOOR							
R1	6.98	X	0.15	X	1.90	=	0.98 SQ.MT.
R2	4.46	X	0.95	X	1.90	=	3.94 SQ.MT.
R3	1.95	X	3.63	X	1.90	=	13.43 SQ.MT.
R4	2.96	X	4.15	X	1.90	=	23.07 SQ.MT.
R5	4.59	X	1.08	X	1.90	=	5.16 SQ.MT.
R6	2.96	X	13.63	X	1.90	=	76.73 SQ.MT.
R7	1.80	X	12.98	X	1.90	=	44.26 SQ.MT.
R8	2.59	X	5.75	X	1.90	=	26.98 SQ.MT.
TOTAL REFUGE AREA						=	198.60 SQ.MT. T1
TOTAL BUILT UP AREA (B - (T1+T2))						=	209.93 SQ.MT. T2

STAIRCASE LOBBY AREA CALCULATION

7TH (REFUGE) FLOOR							
STL1	1.98	X	4.22	X	1.90	=	9.11 SQ.MT.
STL2	3.51	X	4.66	X	1.90	=	34.98 SQ.MT.
STL3	1.91	X	0.80	X	1.90	=	1.52 SQ.MT.
STL4	4.71	X	1.58	X	1.90	=	17.01 SQ.MT.
STL5	3.38	X	0.60	X	1.90	=	3.86 SQ.MT.
STL6	5.18	X	0.22	X	1.90	=	2.16 SQ.MT.
TOTAL STAIRCASE LOBBY AREA PER FL. (7TH FLOOR)						=	68.75 SQ.MT. T3

COMMON PASSAGE AREA CALCULATION

7TH (REFUGE) FLOOR							
P1	1.96	X	1.10	X	1.90	=	2.16 SQ.MT.
P2	1.92	X	1.25	X	1.90	=	3.28 SQ.MT.
P3	4.42	X	0.75	X	1.90	=	3.37 SQ.MT.
P4	1.17	X	1.70	X	1.90	=	1.99 SQ.MT.
P5	1.96	X	0.44	X	1.90	=	0.86 SQ.MT.
TOTAL COMMON PASSAGE AREA (7TH FLOOR)						=	11.66 SQ.MT. T4

REFUGE AREA STATEMENT

REFUGE AREA OF 7TH FLOOR
BUA OF 7TH FLOOR = 594.01 - 185.48 = 408.53 SQ.MT.
BUA OF 8TH TO 11TH FLOOR = 611.20 X 4 = 2444.80 SQ.MT.
BUA OF 8TH TO 11TH FLOOR = (211.05 + 48.18) X 2 = 518.46 SQ.MT.
7TH TO 11TH FLOOR TOTAL BUA = 3371.79 SQ.MT.
REFUGE AREA REQUIRED 6% = 202.31 SQ.MT.
REFUGE AREA PROVIDED = 198.60 SQ.MT.
REFUGE AREA PROPOSED = 198.60 SQ.MT.
EXCESS REFUGE AREA = 29.60 SQ.MT.
(198.60 - 168.91)

EXCESS REFUGE AREA FOR
7TH FLOOR CALCULATION:
TOTAL REFUGE AREA = 198.60 SQ. MT.
EXCESS REFUGE AREA = 29.60 SQ. MT.
P.T.C AREA = 178.89 SQ. MT.
SALE AREA = 146.96 SQ. MT.
P.T.C REFUGE AREA = 178.89 X 29.60 / 3371.79
P.T.C REFUGE AREA = 14.71 SQ.MT.
SALE REFUGE AREA = 29.60 - 14.71
SALE REFUGE AREA = 14.89 SQ.MT.

SALE AREA & P.T.C PASSAGE AREA FOR
7TH FLOOR CALCULATION:
TOTAL SALE AREA = 146.96 SQ.MT.
P.T.C AREA = 178.89 SQ.MT.
SALE AREA = 146.96 SQ.MT.
P.T.C PASSAGE AREA = 178.89 X 23.60 / 611.20
P.T.C PASSAGE AREA = 6.91 SQ.MT.
SALE PASSAGE AREA = 23.60 - 6.91
SALE PASSAGE AREA = 9.42 SQ.MT.

CARPET AREA STATEMENT FLAT NO.6
8TH TO 11TH FLOOR UNITS

PARTICULARS	DATA	CARPET AREA
LIVING	4.00 X 4.00 2.50 X 0.90	16.00 SQ.MT. 2.25 SQ.MT.
	2.50 X 1.75 3.50 X 1.20	4.37 SQ.MT. 4.20
KITCHEN	3.50 X 1.75 2.00 X 0.75	6.13 1.50
	2.00 X 0.75 2.00 X 0.75	1.50 1.50
DINING & PASSAGE	1.50 X 2.50 1.50 X 2.34	3.75 SQ.MT. 3.51
TOILET	1.50 X 2.34 0.75 X 2.34	3.51 1.75
BED ROOM	3.50 X 3.50 4.00 X 3.75	12.25 SQ.MT. 15.00
BED ROOM	3.50 X 3.50 3.75 X 3.25	12.25 12.18
TOILET	1.50 X 2.34 0.75 X 2.34	3.51 1.75
BED ROOM	3.50 X 3.50 4.00 X 3.75	12.25 SQ.MT. 15.00
TOILET	1.50 X 2.34 0.75 X 2.34	3.51 1.75
BED ROOM	3.50 X 3.50 4.00 X 3.75	12.25 SQ.MT. 15.00
TOILET	1.50 X 2.34 0.75 X 2.34	3.51 1.75
CARPET AREA		195.52 SQ.MT.

FORM - II

CONTENT OF SHEET

* 7TH (REFUGE) FLOOR PLAN WITH BUA LINE DIAGRAM & BUILT UP AREA CALCULATION WITH REFUGE AREA STATEMENT.
* 8TH FLOOR PLAN WITH BUA LINE DIAGRAM & BUILT UP AREA CALCULATION
* TYPICAL 9TH - 11TH FLOOR PLAN WITH BUA LINE DIAGRAM & BUILT UP AREA CALCULATION
* TYPICAL FLOOR CARPET AREA STATEMENT.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF BEARS, ETC. OF PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS _____ SQM MEMBERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF LICENSED SURVEYOR/ARCHITECT/ ENGINEER/ STRUCTURAL ENGINEER.

ARCHITECT DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED IMPLEMENTATION OF SCHEME UNDER REGULATION 33(10) ON SURVEY NO. 1080, PLOT NO.1012 (PT.) AND 1020 (PT.) OF VILLAGE MULUND WEST, MUMBAI - 400080 KNOWN AS "WEST NANDANVAN CO-OPERATIVE HOUSING SOCIETY.

NAME & SIGN OF OWNER

"M/s. OSCAR INFRASTRUCTURE PVT LTD."
For Oscar Infrastructure Pvt. Ltd.
Director

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF DATE OF APPROVAL OF PLANS

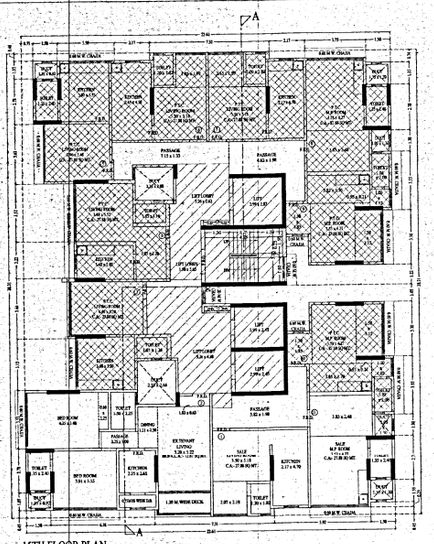
Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/ T / PVT / MUL / 0023 / to / n/ l.c.
Dt. 18 OCT 2023
Executive Engineer
Slum Rehabilitation Authority

NAME ADDRESS AND SIGNATURE OF ARCHITECT

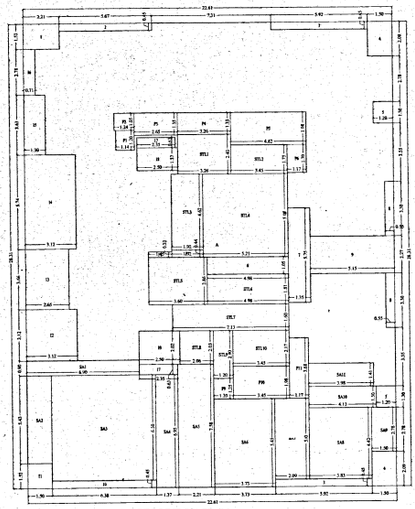
M/S. SPECO ARCHITECT

SPECO ARCHITECT
2ND FLOOR, OFFICE NO.9 MAYUR SOHAM, DR. AMBEDKAR ROAD, AT DADAR T.T. DADAR (E), MUMBAI - 400014
TEL. +91-022-24127118
Mob. 9820190708
AR. SPECO ARCHITECT
REG. NO. CA/2000/30-01 Tel. No. 9820190708 Email Id. speco.arch@gmail.com
Council of Arch. CA/2000/30-01

DRAWN
CHK.BY
SCALE AS SHOWN
NORTH



15TH FLOOR PLAN
SCALE 1:100



15TH FLOOR BUILT UP AREA LINE DIAGRAM
SCALE 1:100

BUILT UP AREA CALCULATION							
15TH FLOOR							
A	22.41	X	20.31	X	1 NO	=	455.09 SQ.MT.
			TOTAL ADDITION			=	455.09 SQ.MT. A

DEDUCTIONS								
1	2.21	X	1.52	X	1 NO	=	3.36 SQ.MT.	
2	5.67	X	0.45	X	1 NO	=	2.55 SQ.MT.	
3	3.92	X	0.45	X	2 NOS	=	3.53 SQ.MT.	
4	1.50	X	2.00	X	2 NOS	=	6.27 SQ.MT.	
5	1.20	X	1.10	X	2 NOS	=	2.52 SQ.MT.	
6	4.96	X	1.05	X	1 NO	=	5.21 SQ.MT.	
7	1.15	X	2.75	X	1 NO	=	3.16 SQ.MT.	
8	0.75	X	1.10	X	2 NOS	=	1.65 SQ.MT.	
9	1.15	X	2.75	X	1 NO	=	3.16 SQ.MT.	
10	6.38	X	0.45	X	1 NO	=	2.87 SQ.MT.	
11	1.50	X	1.52	X	1 NO	=	2.28 SQ.MT.	
12	1.52	X	2.12	X	1 NO	=	3.22 SQ.MT.	
13	2.42	X	3.60	X	1 NO	=	8.71 SQ.MT.	
14	2.12	X	3.74	X	1 NO	=	7.92 SQ.MT.	
15	1.38	X	3.41	X	1 NO	=	4.71 SQ.MT.	
16	0.75	X	2.75	X	1 NO	=	2.06 SQ.MT.	
17	2.25	X	0.45	X	2 NOS	=	2.03 SQ.MT.	
18	2.50	X	1.37	X	1 NO	=	3.43 SQ.MT.	
19	2.50	X	2.42	X	1 NO	=	6.05 SQ.MT.	
			TOTAL DEDUCTION			=	69.38 SQ.MT.	Y1
TOTAL BUILT UP AREA (X - Y1)						=	385.71 SQ.MT.	Z1

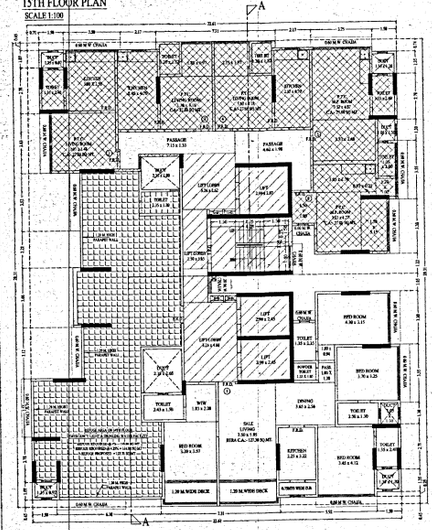
STAIRCASE LOBBY AREA CALCULATION							
15TH FLOOR							
STL1	1.26	X	2.40	X	1 NO	=	3.02 SQ.MT.
STL2	3.41	X	1.75	X	1 NO	=	5.97 SQ.MT.
STL3	1.92	X	4.42	X	1 NO	=	8.49 SQ.MT.
STL4	3.21	X	5.05	X	1 NO	=	16.21 SQ.MT.
STL5	3.68	X	2.86	X	1 NO	=	10.52 SQ.MT.
STL6	4.98	X	1.88	X	1 NO	=	9.36 SQ.MT.
STL7	7.13	X	1.60	X	1 NO	=	11.41 SQ.MT.
STL8	2.86	X	2.00	X	1 NO	=	5.72 SQ.MT.
STL9	1.26	X	2.00	X	1 NO	=	2.52 SQ.MT.
STL10	3.41	X	2.17	X	1 NO	=	7.40 SQ.MT.
TOTAL STAIRCASE LOBBY AREA (FROM 15TH FLOOR)						=	96.58 SQ.MT. Y2

COMMON PASSAGE AREA CALCULATION							
15TH FLOOR							
P1	1.14	X	1.28	X	1 NO	=	1.37 SQ.MT.
P2	1.14	X	1.05	X	1 NO	=	1.20 SQ.MT.
P3	2.65	X	1.19	X	1 NO	=	3.15 SQ.MT.
P4	1.28	X	4.62	X	1 NO	=	5.91 SQ.MT.
P5	4.62	X	1.98	X	1 NO	=	9.15 SQ.MT.
P6	1.28	X	1.28	X	1 NO	=	1.64 SQ.MT.
P7	1.05	X	0.84	X	1 NO	=	0.88 SQ.MT.
P8	1.05	X	0.91	X	1 NO	=	0.96 SQ.MT.
P9	1.28	X	1.28	X	1 NO	=	1.64 SQ.MT.
P10	3.45	X	1.98	X	1 NO	=	6.83 SQ.MT.
P11	1.19	X	1.28	X	1 NO	=	1.52 SQ.MT.
TOTAL COMMON PASSAGE AREA PER FL (15TH FLOOR)						=	35.05 SQ.MT. Y3

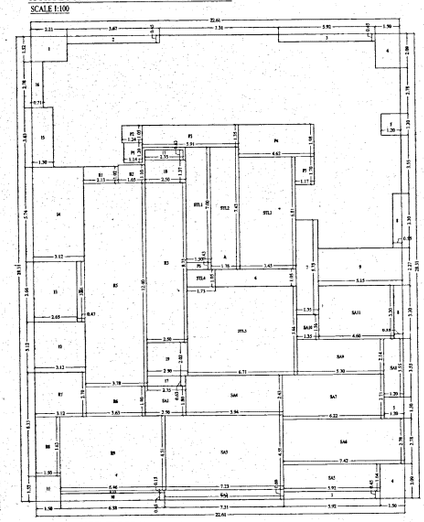
SALE AREA CALCULATION							
15TH FLOOR							
SA1	4.98	X	0.98	X	1 NO	=	4.88 SQ.MT.
SA2	1.38	X	1.42	X	1 NO	=	1.96 SQ.MT.
SA3	4.38	X	4.38	X	1 NO	=	19.18 SQ.MT.
SA4	2.52	X	3.52	X	1 NO	=	8.87 SQ.MT.
SA5	3.25	X	7.01	X	1 NO	=	22.78 SQ.MT.
SA6	3.78	X	5.45	X	1 NO	=	20.59 SQ.MT.
SA7	2.69	X	2.98	X	1 NO	=	8.01 SQ.MT.
SA8	3.41	X	4.42	X	1 NO	=	15.08 SQ.MT.
SA9	1.98	X	2.78	X	1 NO	=	5.51 SQ.MT.
SA10	4.12	X	1.98	X	1 NO	=	8.16 SQ.MT.
SA11	3.98	X	1.41	X	1 NO	=	5.61 SQ.MT.
TOTAL SALE AREA PER FL (15TH FLOOR)						=	144.66 SQ.MT. Y4

NET BUILT UP AREA (F.T.C. AREA) (Z1 - (Y1+Y2+Y3))	=	254.19 SQ.MT.	

SALE AREA & F.T.C PASSAGE AREA FOR 15TH (REFUGE) FLOOR CALCULATION
TOTAL FLOOR AREA = 390.91 SQ.MT.
PASSAGE AREA = 35.05 SQ.MT.
F.T.C AREA = 254.19 SQ.MT.
SALE AREA = 144.66 SQ.MT.
F.T.C PASSAGE AREA = 254.19 X 35.05 / 390.91
F.T.C PASSAGE AREA = 22.79 SQ.MT.
EXS. T.N. PASSAGE AREA = 35.05-22.79
EXS. T.N. PASSAGE AREA = 12.26 SQ.MT.



14TH (RUFGUE) FLOOR PLAN
SCALE 1:100



14TH (REFUGE) FLOOR BUILT UP AREA LINE DIAGRAM
SCALE 1:100

BUILT UP AREA CALCULATION							
14TH (REFUGE) FLOOR							
A	22.41	X	20.31	X	1 NO	=	455.09 SQ.MT.
			TOTAL ADDITION			=	455.09 SQ.MT. Z

DEDUCTIONS								
1	2.21	X	1.52	X	1 NO	=	3.36 SQ.MT.	
2	5.67	X	0.45	X	1 NO	=	2.55 SQ.MT.	
3	3.92	X	0.45	X	2 NOS	=	3.53 SQ.MT.	
4	1.50	X	2.00	X	2 NOS	=	6.27 SQ.MT.	
5	1.20	X	1.10	X	2 NOS	=	2.52 SQ.MT.	
6	4.96	X	1.05	X	1 NO	=	5.21 SQ.MT.	
7	1.15	X	2.75	X	1 NO	=	3.16 SQ.MT.	
8	0.75	X	1.10	X	2 NOS	=	1.65 SQ.MT.	
9	1.15	X	2.75	X	1 NO	=	3.16 SQ.MT.	
10	6.38	X	0.45	X	1 NO	=	2.87 SQ.MT.	
11	1.50	X	1.52	X	1 NO	=	2.28 SQ.MT.	
12	1.52	X	2.12	X	1 NO	=	3.22 SQ.MT.	
13	2.42	X	3.60	X	1 NO	=	8.71 SQ.MT.	
14	2.12	X	3.74	X	1 NO	=	7.92 SQ.MT.	
15	1.38	X	3.41	X	1 NO	=	4.71 SQ.MT.	
16	0.75	X	2.75	X	1 NO	=	2.06 SQ.MT.	
17	2.25	X	0.45	X	2 NOS	=	2.03 SQ.MT.	
18	2.50	X	1.37	X	1 NO	=	3.43 SQ.MT.	
19	2.50	X	2.42	X	1 NO	=	6.05 SQ.MT.	
			TOTAL DEDUCTION			=	69.38 SQ.MT.	Y1
TOTAL BUILT UP AREA (Z - Y1)						=	385.71 SQ.MT.	Z1

REFUGE AREA CALCULATION							
14TH (REFUGE) FLOOR							
R1	2.11	X	1.05	X	1 NO	=	2.17 SQ.MT.
R2	1.05	X	1.05	X	1 NO	=	1.02 SQ.MT.
R3	2.38	X	1.75	X	1 NO	=	4.16 SQ.MT.
R4	0.47	X	3.68	X	1 NO	=	1.72 SQ.MT.
R5	3.78	X	12.46	X	1 NO	=	46.97 SQ.MT.
R6	3.60	X	2.38	X	1 NO	=	8.56 SQ.MT.
R7	3.12	X	2.38	X	1 NO	=	8.42 SQ.MT.
R8	1.38	X	3.60	X	1 NO	=	5.42 SQ.MT.
R9	4.98	X	3.60	X	1 NO	=	16.56 SQ.MT.
R10	6.38	X	0.17	X	2 NO	=	2.16 SQ.MT.
TOTAL REFUGE AREA						=	107.71 SQ.MT. Y2
TOTAL BUILT UP AREA (X - (Y1+Y2))						=	442.02 SQ.MT. Z2

STAIRCASE LOBBY AREA CALCULATION							
14TH (REFUGE) FLOOR							
STL1	1.26	X	2.00	X	1 NO	=	2.52 SQ.MT.
STL2	3.36	X	2.42	X	1 NO	=	8.13 SQ.MT.
STL3	3.41	X	4.42	X	1 NO	=	15.08 SQ.MT.
STL4	3.73	X	1.88	X	1 NO	=	7.01 SQ.MT.
STL5	4.71	X	3.44	X	1 NO	=	16.20 SQ.MT.
TOTAL STAIRCASE LOBBY AREA (14TH (REFUGE) FLOOR)						=	48.94 SQ.MT. Y3

COMMON PASSAGE AREA CALCULATION							
14TH (REFUGE) FLOOR							
P1	1.14	X	1.28	X	1 NO	=	1.37 SQ.MT.
P2	1.14	X	1.05	X	1 NO	=	1.20 SQ.MT.
P3	1.56	X	1.19	X	1 NO	=	1.86 SQ.MT.
P4	4.62	X	1.98	X	1 NO	=	9.15 SQ.MT.
P5	1.17	X	1.28	X	1 NO	=	1.50 SQ.MT.
P6	1.70	X	4.62	X	1 NO	=	8.05 SQ.MT.
TOTAL COMMON PASSAGE AREA (14TH FLOOR)						=	22.94 SQ.MT. Y4

SALE AREA CALCULATION							
14TH (REFUGE) FLOOR							
SA1	4.98	X	1.00	X	1 NO	=	4.98 SQ.MT.
SA2	7.21	X	0.60	X	1 NO	=	4.33 SQ.MT.
SA3	5.21	X	4.42	X	1 NO	=	23.03 SQ.MT.
SA4	2.96	X	2.42	X	1 NO	=	14.41 SQ.MT.
SA5	3.92	X	1.44	X	1 NO	=	5.65 SQ.MT.
SA6	7.42	X	2.78	X	1 NO	=	20.62 SQ.MT.
SA7	4.21	X	2.75	X	1 NO	=	11.58 SQ.MT.
SA8	1.98	X	2.52	X	1 NO	=	4.99 SQ.MT.
SA9	3.38	X	2.14	X	1 NO	=	11.38 SQ.MT.
SA10	1.25	X	1.98	X	1 NO	=	2.31 SQ.MT.
SA11	4.48	X	1.98	X	1 NO	=	13.18 SQ.MT.
TOTAL SALE AREA PER FL (14TH (REFUGE) FLOOR)						=	138.31 SQ.MT. Y5

NET BUILT UP AREA (F.T.C. AREA) (Z1 - (Y1+Y2+Y3))	=	158.48 SQ.MT.	

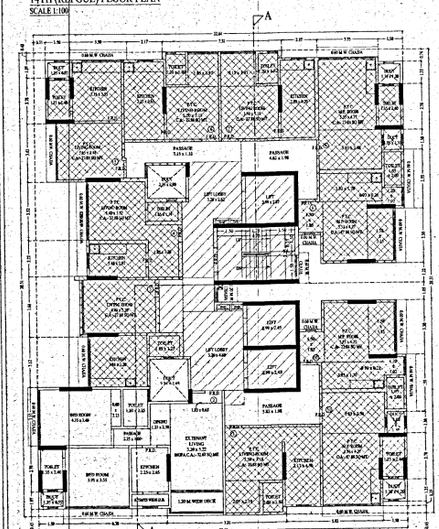
SALE AREA & F.T.C PASSAGE AREA FOR 14TH (REFUGE) FLOOR CALCULATION
TOTAL FLOOR AREA = 390.91 SQ.MT.
PASSAGE AREA = 22.94 SQ.MT.
F.T.C AREA = 158.48 SQ.MT.
SALE AREA = 138.31 SQ.MT.
F.T.C PASSAGE AREA = 158.48 X 22.94 / 390.91
F.T.C PASSAGE AREA = 12.07 SQ.MT.
SALE PASSAGE AREA = 22.94 - 12.07
SALE PASSAGE AREA = 10.87 SQ.MT.

REFUGE AREA CALCULATION

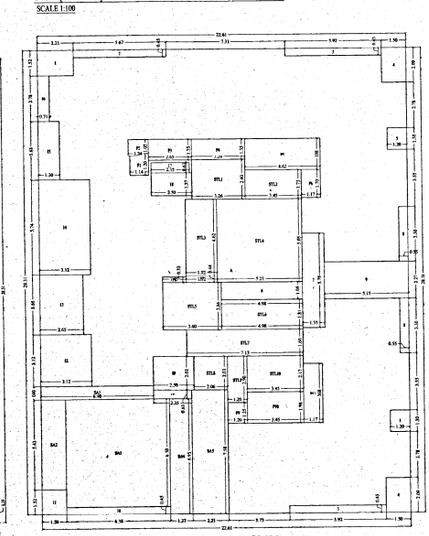
REFUGE AREA (R-FIGURE)

BUA OF 14th FLOOR = 390.91 - (158.48) = 232.43 SQ.MT.
BUA OF 15TH FLOOR = 390.91 = 254.19 = 390.91 SQ.MT.
BUA OF 16TH TO 18TH FLOOR = 442.02 X 3 = 1326.06 SQ.MT.
BUA OF 19TH FLOOR = 442.02 SQ.MT.
20TH FLOOR TOTAL BUA = 442.02 SQ.MT.
TOTAL BUA = 2759.15 SQ.MT.
REFUGE AREA REQUIRED 5% = 138.00 SQ.MT.
REFUGE AREA PROVIDED 4.23% = 116.88 SQ.MT.
REFUGE AREA PROVIDED = 127.71 SQ.MT.
EXCESS REFUGE AREA = 127.71 SQ.MT.
(127.71 - 116.88)

EXCESS REFUGE AREA FOR
14TH FLOOR = 10.87 SQ.MT.
TOTAL FLOOR AREA = 2711.15 SQ.MT.
EXCESS REFUGE AREA = 127.71 SQ.MT.
F.T.C AREA = 1933.50 SQ.MT.
SALE AREA = 777.65 SQ.MT.
F.T.C REFUGE AREA = 127.71 X 1933.50 / 2759.15
F.T.C REFUGE AREA = 1.2.90 SQ.MT.
SALE REFUGE AREA = 127.71 - 2.90
SALE REFUGE AREA = 124.81 SQ.MT.



12TH & 13TH FLOOR PLAN
SCALE 1:100



12TH & 13TH FLOOR BUILT UP AREA LINE DIAGRAM
SCALE 1:100

BUILT UP AREA CALCULATION							
12TH & 13TH (TYPICAL) FLOOR							
A	22.41	X	20.31	X	1 NO	=	455.09 SQ.MT.
			TOTAL ADDITION			=	455.09 SQ.MT. A

DEDUCTIONS								
1	2.21	X	1.52	X	1 NO	=	3.36 SQ.MT.	
2	5.67	X	0.45	X	1 NO	=	2.55 SQ.MT.	
3	3.92	X	0.45	X	2 NOS	=	3.53 SQ.MT.	
4	1.50	X	2.00	X	2 NOS	=	6.27 SQ.MT.	
5	1.20	X	1.10	X	2 NOS	=	2.52 SQ.MT.	
6	4.96	X	1.05	X	1 NO	=	5.21 SQ.MT.	
7	1.15	X	2.75	X	1 NO	=	3.16 SQ.MT.	
8	0.75	X	1.10	X	2 NOS	=	1.65 SQ.MT.	
9	1.15	X	2.75	X	1 NO	=	3.16 SQ.MT.	
10	6.38	X	0.45	X	1 NO	=	2.87 SQ.MT.	
11	1.50	X	1.52	X	1 NO	=	2.28 SQ.MT.	
12	1.52	X	2.12	X	1 NO	=	3.22 SQ.MT.	
13	2.42	X	3.60	X	1 NO	=	8.71 SQ.MT.	
14	2.12	X	3.74	X	1 NO	=	7.92 SQ.MT.	
15	1.38	X	3.41	X	1 NO	=	4.71 SQ.MT.	
16	0.75	X	2.75	X	1 NO	=	2.06 SQ.MT.	
17	2.25	X	0.45	X	2 NOS	=	2.03 SQ.MT.	
18	2.50	X	1.37	X	1 NO	=	3.43 SQ.MT.	
19	2.50	X	2.42	X	1 NO	=	6.05 SQ.MT.	
			TOTAL DEDUCTION			=	69.38 SQ.MT.	Y1
TOTAL BUILT UP AREA (X - Y1)						=	385.71 SQ.MT.	Z1

STAIRCASE LOBBY AREA CALCULATION							
12TH & 13TH (TYPICAL) FLOOR							
STL1	1.26	X	2.40	X	1 NO	=	3.02 SQ.MT.
STL2	3.41	X	1.75	X	1 NO	=	5.97 SQ.MT.
STL3	1.92	X	4.42	X	1 NO	=	8.49 SQ.MT.
STL4	3.21	X	5.05	X	1 NO	=	16.21 SQ.MT.
STL5	3.68	X	2.86	X	1 NO	=	10.52 SQ.MT.
STL6	4.98	X	1.88	X	1 NO	=	9.36 SQ.MT.
STL7	7.13	X	1.60	X	1 NO	=	11.41 SQ.MT.
STL8	2.86	X	2.00	X	1 NO	=	5.72 SQ.MT.
STL9	1.26	X	2.00	X	1 NO	=	2.52 SQ.MT.
STL10	3.41	X	2.17	X	1 NO	=	7.40 SQ.MT.
TOTAL STAIRCASE LOBBY AREA (TYPICAL FLOOR)						=	96.58 SQ.MT. Y2

COMMON PASSAGE AREA CALCULATION							
12TH & 13TH (TYPICAL) FLOOR							
P1	1.14	X	1.28	X	1 NO	=	1.37 SQ.MT.
P2	1.14	X	1.05	X	1 NO	=	1.20 SQ.MT.
P3	2.65	X	1.19	X	1 NO	=	3.15 SQ.MT.
P4	1.28	X	4.62	X	1 NO	=	5.91 SQ.MT.
P5	4.62	X	1.98	X	1 NO	=	9.15 SQ.MT.
P6	1.17	X	1.28	X	1 NO	=	1.50 SQ.MT.
P7	1.05	X	0.84	X	1 NO	=	0.88 SQ.MT.
P8	1.05	X	0.91	X	1 NO	=	0.96 SQ.MT.
P9	1.28	X	1.28	X	1 NO	=	1.64 SQ.MT.
P10	3.45	X	1.98	X	1 NO	=	6.83 SQ.MT.
P11	1.19	X	1.28	X	1 NO	=	1.52 SQ.MT.
TOTAL COMMON PASSAGE AREA (TYPICAL FLOOR)						=	35.05 SQ.MT. Y3

SALE AREA CALCULATION							
12TH & 13TH (TYPICAL) FLOOR							
SA1	4.98	X	0.98	X	1 NO	=	4.88 SQ.MT.
SA2	1.38	X	1.42	X	1 NO	=	1.96 SQ.MT.
SA3	4.38	X	4.38	X	1 NO	=	19.18 SQ.MT.
SA4	2.52	X	3.52	X	1 NO	=	8.87 SQ.MT.
SA5	3.25	X	7.01	X	1 NO	=	22.78 SQ.MT.
TOTAL SALE AREA (TYPICAL FLOOR)						=	57.68 SQ.MT. Y4

NET BUILT UP AREA (F.T.C. AREA) (Z1 - (Y1+Y2+Y3))	=	207.03 SQ.MT.	

SALE AREA & F.T.C PASSAGE AREA FOR 12TH & 13TH (TYPICAL) FLOOR
TOTAL FLOOR AREA = 390.91 SQ.MT.
PASSAGE AREA = 35.05 SQ.MT.
F.T.C AREA = 207.03 SQ.MT.
SALE AREA = 57.68 SQ.MT.
F.T.C PASSAGE AREA = 207.03 X 35.05 / 390.91
F.T.C PASSAGE AREA = 18.56 SQ.MT.
EXS. T.N. PASSAGE AREA = 35.05-18.56
EXS. T.N. PASSAGE AREA = 17.13 SQ.MT.

FORM - II

CONTENT OF SHEET

- 15TH & 15TH FLOOR PLAN WITH BUA LINE DIAGRAM & BUILT UP AREA CALCULATION
- 14TH (REFUGE) FLOOR PLAN WITH BUA LINE DIAGRAM & BUILT UP AREA CALCULATION
- 12TH FLOOR PLAN WITH BUA LINE DIAGRAM & BUILT UP AREA CALCULATION

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF SIDES, ETC. OF PLOT ESTATION ON PLAN ARE AS MEASURED IN SITE AND THE AREA SO WORKED OUT IS ..... SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME EXTRACT.

SIGNATURE OF LICENSED SURVEYOR/ARCHITECT/ ENGINEER/ STRUCTURAL ENGINEER.

ARCHITECT DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED IMPLEMENTATION OF SCHEME UNDER REGULATION 33(11) ON SURVEY NO. 188, PLOT NO 102 (P2) AND SER CORRESPONDING CTS NO. 91B, OF VILLAGE KURLA WEST, MUMBAI - 400070 KNOWN AS "WEST NANDANVAN CO-OPERATIVE HOUSING SOCIETY.

NAME & SIGN. OF OWNER

M/s. OSCAR INFRASTRUCTURE PVT LTD.
For Oscar Infrastructure Pvt. Ltd.
Director

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF DATE OF APPROVAL OF PLANS

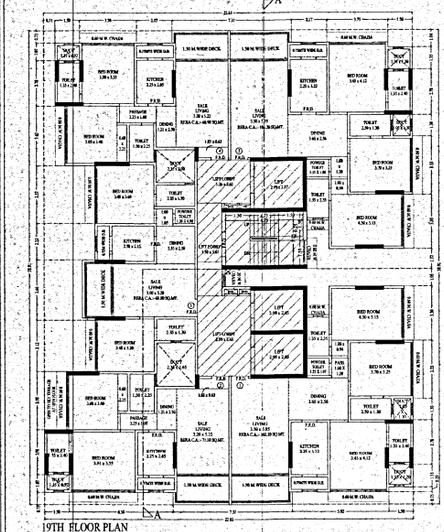
Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/ 7 /NT/ 0141/ 2023/ 0253110/ AP/ C
Dt. 18 DEC 2023
Executive Engineer
Slum Rehabilitation Authority

NAME ADDRESS AND SIGNATURE OF ARCHITECT

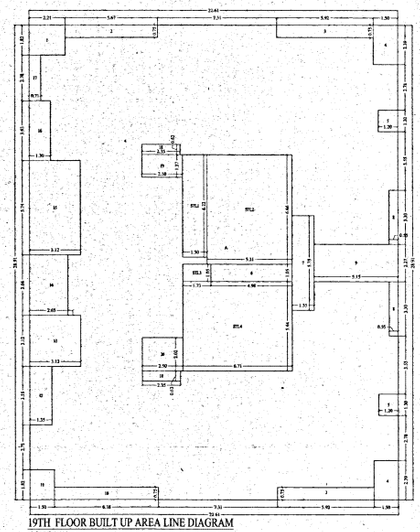
M/S. SPECO ARCHITECT

DRN.BY	
CHK.BY	
SCALE	AS SHOWN
NORTH	N

SPECO ARCHITECT
3RD FLOOR, OFFICE NO 9 MAYUR NIWAS, DR. AMBEDKAR ROAD, AT DADAR T.T., DADAR (E), MUMBAI-400 014
TEL: +91-9820 190 724
A.R. Mrs. SPECO ARCHITECT
REG NO CA/2000-34422 ARCHITECT
Council of Arch. CA/2000-34422



19TH FLOOR PLAN
SCALE 1:100



19TH FLOOR BUILT UP AREA LINE DIAGRAM
SCALE 1:100

BUILT UP AREA CALCULATION

19TH FLOOR							
A	22.61	X	28.91	X	1 NO	=	653.66 SQ.MT
					TOTAL ADDITION	=	653.66 SQ.MT X

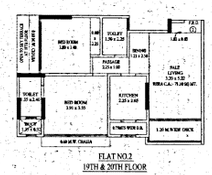
DEDUCTIONS

1	2.21	X	1.02	X	1 NO	=	4.02 SQ.MT
2	5.67	X	0.75	X	1 NO	=	4.25 SQ.MT
3	5.92	X	0.75	X	2 NOS	=	8.88 SQ.MT
4	1.36	X	2.39	X	1 NOS	=	3.25 SQ.MT
5	1.36	X	1.26	X	1 NOS	=	1.72 SQ.MT
6	4.96	X	1.02	X	1 NO	=	5.06 SQ.MT
7	1.25	X	2.25	X	1 NO	=	2.81 SQ.MT
8	0.92	X	1.38	X	2 NOS	=	2.54 SQ.MT
9	3.15	X	2.27	X	1 NO	=	7.15 SQ.MT
10	6.38	X	0.75	X	1 NO	=	4.79 SQ.MT
11	1.38	X	1.02	X	1 NO	=	1.41 SQ.MT
12	1.25	X	3.35	X	1 NO	=	4.19 SQ.MT
13	3.12	X	3.15	X	1 NO	=	9.83 SQ.MT
14	1.38	X	3.62	X	1 NO	=	4.99 SQ.MT
15	3.12	X	5.34	X	1 NO	=	17.01 SQ.MT
16	1.38	X	3.62	X	1 NO	=	4.99 SQ.MT
17	0.75	X	2.38	X	1 NO	=	1.97 SQ.MT
18	2.25	X	0.62	X	2 NOS	=	2.79 SQ.MT
19	2.38	X	1.37	X	1 NO	=	3.63 SQ.MT
20	2.38	X	2.02	X	1 NO	=	4.81 SQ.MT
					TOTAL DEDUCTION	=	112.51 SQ.MT Y1
TOTAL BUILT UP AREA [X - Y1]						=	541.15 SQ.MT Y2

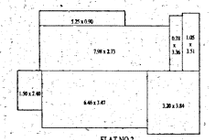
STAIRCASE LOBBY AREA CALCULATION

19TH TO 21ST FLOOR							
STL1	1.38	X	4.22	X	1 NO	=	5.82 SQ.MT
STL2	1.25	X	4.46	X	1 NO	=	5.58 SQ.MT
STL3	1.75	X	1.05	X	1 NO	=	1.84 SQ.MT
STL4	6.71	X	5.66	X	1 NO	=	38.00 SQ.MT
TOTAL STAIRCASE LOBBY AREA PER FL (19TH FLOOR)						=	51.24 SQ.MT Y3

NET BUILT UP AREA [Y1 - Y3]	=	447.79 SQ.MT	



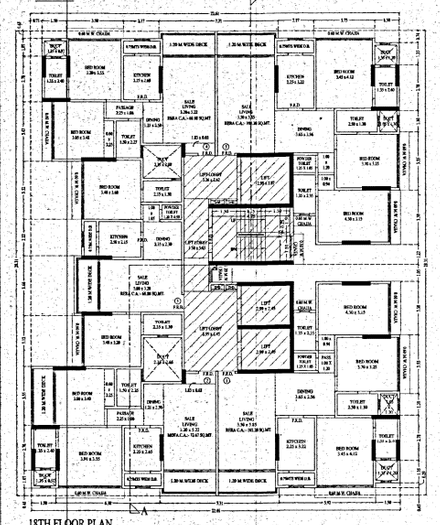
FLAT NO.2
19TH & 20TH FLOOR



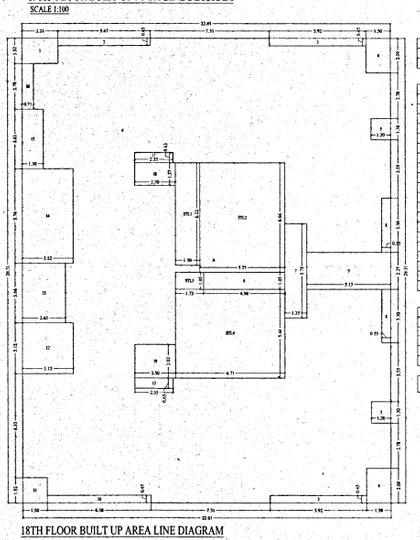
FLAT NO.2
19TH TO 21ST FLOOR

RERA CARPET AREA STATEMENT OF FLAT NO.2
(19TH & 20TH FLOOR UNITS)

1.70	X	2.40	=	3.68 SQ.MT
4.46	X	5.47	=	23.41 SQ.MT
1.40	X	4.46	=	6.24 SQ.MT
1.00	X	3.31	=	3.31 SQ.MT
4.35	X	3.36	=	14.61 SQ.MT
7.90	X	2.75	=	21.73 SQ.MT
3.20	X	4.50	=	14.40 SQ.MT
RERA CARPET AREA			=	91.38 SQ.MT



18TH FLOOR PLAN
SCALE 1:100



18TH FLOOR BUILT UP AREA LINE DIAGRAM
SCALE 1:100

BUILT UP AREA CALCULATION

18TH FLOOR							
A	22.61	X	28.91	X	1 NO	=	653.66 SQ.MT
					TOTAL ADDITION	=	653.66 SQ.MT X

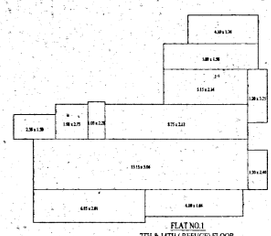
DEDUCTIONS

1	2.21	X	1.02	X	1 NO	=	2.26 SQ.MT
2	5.67	X	0.45	X	1 NO	=	2.55 SQ.MT
3	5.92	X	0.45	X	2 NOS	=	5.33 SQ.MT
4	1.36	X	2.39	X	1 NOS	=	3.25 SQ.MT
5	1.36	X	1.26	X	1 NOS	=	1.72 SQ.MT
6	4.96	X	1.02	X	1 NO	=	5.06 SQ.MT
7	1.25	X	2.25	X	1 NO	=	2.81 SQ.MT
8	0.92	X	1.38	X	2 NOS	=	2.54 SQ.MT
9	3.15	X	2.27	X	1 NO	=	7.15 SQ.MT
10	6.38	X	0.75	X	1 NO	=	4.79 SQ.MT
11	1.38	X	1.02	X	1 NO	=	1.41 SQ.MT
12	1.25	X	3.35	X	1 NO	=	4.19 SQ.MT
13	3.12	X	3.15	X	1 NO	=	9.83 SQ.MT
14	1.38	X	3.62	X	1 NO	=	4.99 SQ.MT
15	3.12	X	5.34	X	1 NO	=	17.01 SQ.MT
16	1.38	X	3.62	X	1 NO	=	4.99 SQ.MT
17	0.75	X	2.38	X	1 NO	=	1.97 SQ.MT
18	2.25	X	0.62	X	2 NOS	=	2.79 SQ.MT
19	2.38	X	1.37	X	1 NO	=	3.63 SQ.MT
20	2.38	X	2.02	X	1 NO	=	4.81 SQ.MT
					TOTAL DEDUCTION	=	108.96 SQ.MT Y1
TOTAL BUILT UP AREA [X - Y1]						=	544.21 SQ.MT Y2

STAIRCASE LOBBY AREA CALCULATION

18TH FLOOR							
STL1	1.38	X	4.22	X	1 NO	=	5.82 SQ.MT
STL2	1.25	X	4.46	X	1 NO	=	5.58 SQ.MT
STL3	1.75	X	1.05	X	1 NO	=	1.84 SQ.MT
STL4	6.71	X	5.66	X	1 NO	=	38.00 SQ.MT
TOTAL STAIRCASE LOBBY AREA PER FL (18TH FLOOR)						=	52.24 SQ.MT Y3

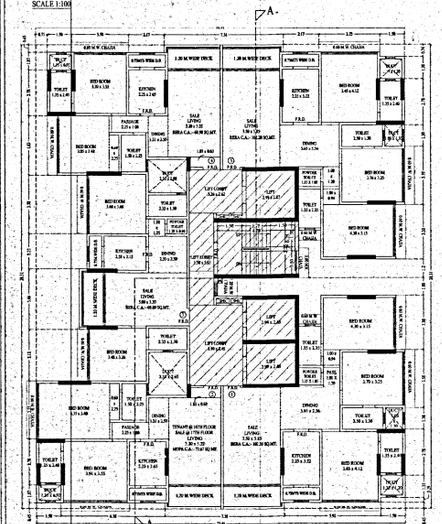
NET BUILT UP AREA [Y1 - Y3]	=	448.18 SQ.MT	



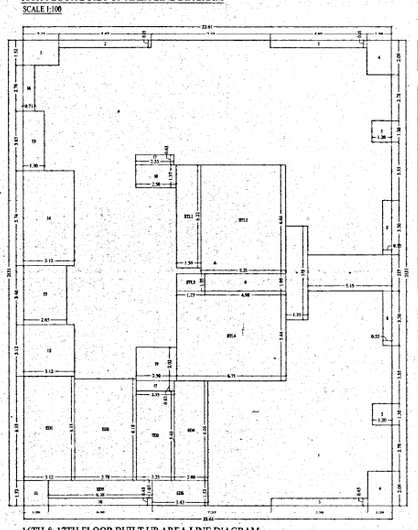
FLAT NO.1
7TH & 14TH (REFUGE) FLOOR

RERA CARPET AREA STATEMENT OF FLAT NO.1
(6TH TO 13TH UNITS)

4.40	X	3.05	=	13.39 SQ.MT
4.00	X	3.64	=	14.56 SQ.MT
1.20	X	2.40	=	2.88 SQ.MT
11.00	X	3.86	=	42.46 SQ.MT
3.35	X	1.70	=	5.69 SQ.MT
1.90	X	2.13	=	4.05 SQ.MT
1.05	X	2.28	=	2.39 SQ.MT
4.75	X	2.13	=	10.11 SQ.MT
1.20	X	2.20	=	2.64 SQ.MT
3.12	X	2.14	=	6.68 SQ.MT
3.40	X	1.76	=	5.98 SQ.MT
4.20	X	1.76	=	7.39 SQ.MT
RERA CARPET AREA			=	127.18 SQ.MT



16TH & 17TH FLOOR PLAN
SCALE 1:100



16TH & 17TH FLOOR BUILT UP AREA LINE DIAGRAM
SCALE 1:100

BUILT UP AREA CALCULATION

16TH & 17TH FLOOR							
A	22.61	X	28.91	X	1 NO	=	653.66 SQ.MT
					TOTAL ADDITION	=	653.66 SQ.MT X

DEDUCTIONS

1	2.21	X	1.02	X	1 NO	=	2.26 SQ.MT
2	5.67	X	0.45	X	1 NO	=	2.55 SQ.MT
3	5.92	X	0.45	X	2 NOS	=	5.33 SQ.MT
4	1.36	X	2.39	X	2 NOS	=	6.77 SQ.MT
5	1.36	X	1.26	X	2 NOS	=	3.43 SQ.MT
6	4.96	X	1.02	X	1 NO	=	5.13 SQ.MT
7	1.25	X	2.75	X	1 NO	=	3.56 SQ.MT
8	0.92	X	2.38	X	2 NOS	=	4.38 SQ.MT
9	3.15	X	2.27	X	1 NO	=	7.15 SQ.MT
10	6.38	X	0.95	X	1 NO	=	6.06 SQ.MT
11	1.38	X	1.02	X	1 NO	=	1.41 SQ.MT
12	1.25	X	3.35	X	1 NO	=	4.19 SQ.MT
13	3.12	X	3.15	X	1 NO	=	9.83 SQ.MT
14	2.65	X	2.68	X	1 NO	=	7.10 SQ.MT
15	3.12	X	5.34	X	1 NO	=	17.01 SQ.MT
16	1.38	X	3.62	X	1 NO	=	4.99 SQ.MT
17	0.75	X	2.38	X	1 NO	=	1.97 SQ.MT
18	2.25	X	0.62	X	2 NOS	=	2.79 SQ.MT
19	2.38	X	1.37	X	1 NO	=	3.63 SQ.MT
20	2.38	X	2.02	X	1 NO	=	4.81 SQ.MT
					TOTAL DEDUCTION	=	109.96 SQ.MT Y1
TOTAL BUILT UP AREA [X - Y1]						=	543.71 SQ.MT Y2

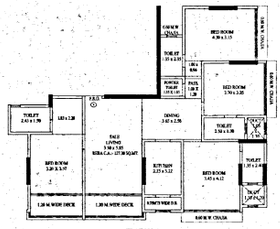
STAIRCASE LOBBY AREA CALCULATION

16TH & 17TH FLOOR							
STL1	1.38	X	4.22	X	1 NO	=	5.82 SQ.MT
STL2	1.25	X	4.46	X	1 NO	=	5.58 SQ.MT
STL3	1.75	X	1.05	X	1 NO	=	1.84 SQ.MT
STL4	6.71	X	5.66	X	1 NO	=	38.00 SQ.MT
TOTAL STAIRCASE LOBBY AREA PER FL (TYPICAL FLOOR)						=	52.24 SQ.MT Y3

FOR TN AREA CALCULATION

16TH & 17TH FLOOR							
EDS	3.12	X	4.19	X	1 NO	=	13.73 SQ.MT
EDS	3.78	X	4.19	X	1 NO	=	15.84 SQ.MT
EDS	2.35	X	5.40	X	1 NO	=	12.76 SQ.MT
EDS	2.00	X	4.00	X	1 NO	=	11.40 SQ.MT
EDS	4.38	X	3.07	X	1 NO	=	4.83 SQ.MT
EDS	3.41	X	1.52	X	1 NO	=	5.21 SQ.MT
TOTAL EDS TN AREA PER FL (TYPICAL FLOOR)						=	68.59 SQ.MT Y3

NET BUILT UP AREA (SALE AREA) [Y1 - (Y3+Y4)]	=	447.39 SQ.MT	



FLAT NO.1
14TH (REFUGE) FLOOR

FORM - II

CONTENT OF SHEET

- TYPICAL (14TH) TO 17TH FLOOR PLAN WITH BUA LINE DIAGRAM & BUILT UP AREA CALCULATION
- 18TH FLOOR PLAN WITH BUA LINE DIAGRAM & BUILT UP AREA CALCULATION
- 19TH FLOOR PLAN WITH BUA LINE DIAGRAM & BUILT UP AREA CALCULATION
- TYPICAL FLOOR CARPET AREA STATEMENT.
- CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF BUILT, ETC. OF PLOT STATED ON THIS PLAN ARE AS MEASURED ON SITE AND THE AREA IS WORKED OUT IS ..... SQ.M (APPROX) AND FALLS WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF LICENSED SURVEYOR/ARCHITECT/ ENGINEER/ STRUCTURAL ENGINEER.

ARCHITECT DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED IMPLEMENTATION OF SCHEME UNDER REGULATION 33(5) ON SURVEY NO. 1/100, PLOT NO.1027 (PT.) AND SUB CORRESPONDING C.T.S. NO. 9/1B, OF VILLAGE MULUND WEST MUMBAI - 400080 KNOWN AS "WEST NANDANVAN CO-OPERATIVE HOUSING SOCIETY.

NAME & SIGN. OF OWNER

"M/s. OSCAR INFRASTRUCTURE PVT LTD."
For Oscar Infrastructure Pvt. Ltd.
Director

STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF DATE OF APPROVAL OF PLANS
Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/-/ pur/ 0441/ 2020 / S.R.A.110 / MHC Dt. 18 DEC 2020 Executive Engineer Slum Rehabilitation Authority	

NAME ADDRESS AND SIGNATURE OF ARCHITECT

M/S. SPECO ARCHITECT.

SPECO ARCHITECT

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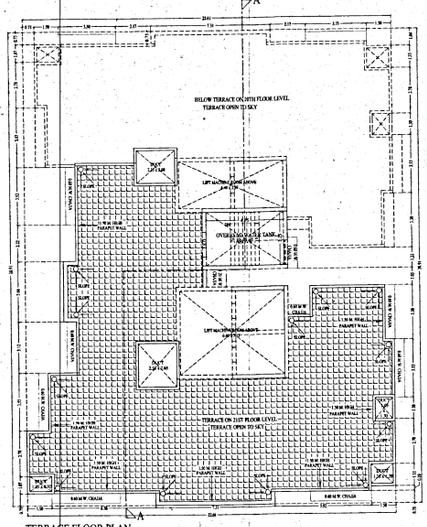
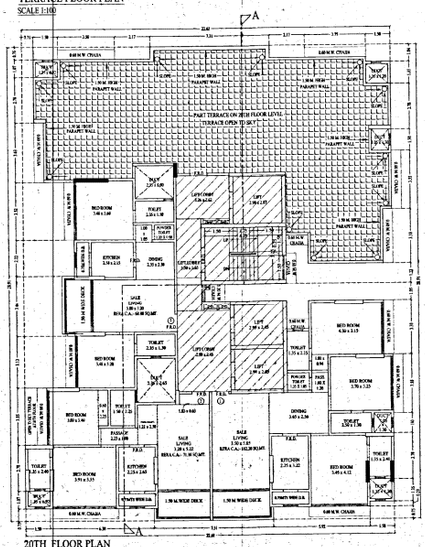
Council of Arch. CA/2000/24147

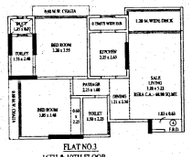
DRN.BY	
CHK.BY	
SCALE	AS SHOWN
NORTH	N



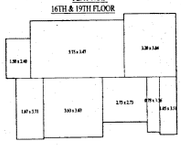
TERRACE FLOOR PLAN
SCALE 1:100



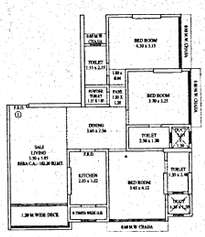
20TH FLOOR PLAN
SCALE 1:100



FLAT NO.1
16TH & 19TH FLOOR

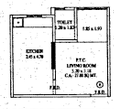


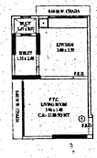
BUA CARPET AREA STATEMENT OF FLAT NO.1 16TH TO 19TH FLOOR UNITS		
1.90	X 2.40	3.60 SQ.MT.
3.75	X 3.45	19.93 SQ.MT.
3.40	X 3.66	12.39 SQ.MT.
1.65	X 2.75	4.53 SQ.MT.
3.60	X 3.60	12.10 SQ.MT.
2.75	X 2.75	7.56 SQ.MT.
4.78	X 3.36	16.05 SQ.MT.
1.00	X 3.35	3.35 SQ.MT.
BUA CARPET AREA		80.01 SQ.MT.



FLAT NO.1
16TH TO 20TH FLOOR

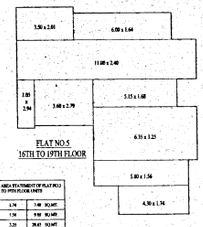
BUA CARPET AREA STATEMENT OF FLAT NO.1 16TH TO 20TH FLOOR UNITS		
1.60	X 4.00	7.22 SQ.MT.
2.70	X 4.25	1.20 SQ.MT.
3.45	X 1.60	12.05 SQ.MT.
4.75	X 3.70	17.57 SQ.MT.
1.20	X 2.00	2.40 SQ.MT.
1.20	X 3.25	3.90 SQ.MT.
3.15	X 2.75	8.66 SQ.MT.
1.00	X 1.50	1.50 SQ.MT.
4.30	X 3.70	15.91 SQ.MT.
BUA CARPET AREA		90.20 SQ.MT.





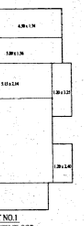
CARPET AREA STATEMENT FLAT NO.1 TYPICAL PLAN (P.T.O)		
	SIZES	CARPET AREA
LIVING	4.15 X 3.85	15.98 SQ.MT.
	3.20 X 3.35	10.72 SQ.MT.
	1.65 X 1.85	3.05 SQ.MT.
KITCHEN	4.15 X 2.40	9.96 SQ.MT.
	2.45 X 1.35	3.31 SQ.MT.
TOILET	1.20 X 1.80	2.16 SQ.MT.
	0.75 X 0.75	0.56 SQ.MT.
CARPET AREA		25.83 SQ.MT.

CARPET AREA STATEMENT FLAT NO.1 TYPICAL PLAN (P.T.O)		
	SIZES	CARPET AREA
LIVING	4.25 X 3.85	16.36 SQ.MT.
	3.20 X 3.35	10.72 SQ.MT.
	1.65 X 1.85	3.05 SQ.MT.
KITCHEN	4.15 X 2.40	9.96 SQ.MT.
	2.45 X 1.35	3.31 SQ.MT.
TOILET	1.20 X 1.80	2.16 SQ.MT.
	0.75 X 0.75	0.56 SQ.MT.
CARPET AREA		25.83 SQ.MT.

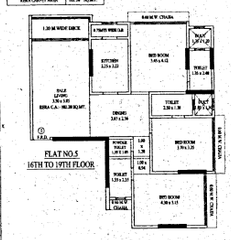


FLAT NO.5
16TH TO 19TH FLOOR

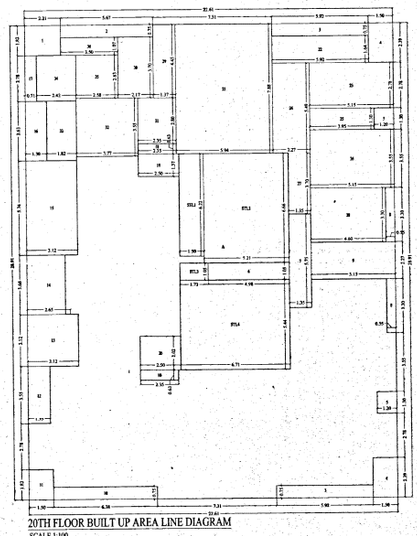
BUA CARPET AREA STATEMENT OF FLAT NO.5 16TH TO 19TH FLOOR UNITS		
4.30	X 1.70	7.30 SQ.MT.
3.00	X 1.70	5.10 SQ.MT.
6.25	X 3.25	20.31 SQ.MT.
3.15	X 1.60	5.04 SQ.MT.
2.60	X 2.70	10.04 SQ.MT.
1.40	X 2.14	2.99 SQ.MT.
11.00	X 2.40	26.40 SQ.MT.
6.00	X 1.50	9.00 SQ.MT.
3.30	X 2.00	7.01 SQ.MT.
BUA CARPET AREA		92.30 SQ.MT.



FLAT NO.1
16TH TO 20TH FLOOR



FLAT NO.5
16TH TO 19TH FLOOR



20TH FLOOR BUILT UP AREA LINE DIAGRAM
SCALE 1:100

BUILT UP AREA CALCULATION

20TH FLOOR							
A	22.61	X	18.91	X	1.90	=	405.66 SQ.MT.
			TOTAL ADDITION			=	405.66 SQ.MT. A

DEDUCTIONS

1	2.10	X	1.60	X	1.90	=	6.65 SQ.MT.
2	5.45	X	0.75	X	1.90	=	6.23 SQ.MT.
3	3.92	X	0.75	X	1.90	=	5.58 SQ.MT.
4	1.50	X	2.70	X	1.90	=	7.71 SQ.MT.
5	1.20	X	1.30	X	1.90	=	3.12 SQ.MT.
6	4.90	X	1.05	X	1.90	=	5.25 SQ.MT.
7	1.35	X	1.75	X	1.90	=	4.36 SQ.MT.
8	0.25	X	1.20	X	1.90	=	0.60 SQ.MT.
9	3.15	X	2.27	X	1.90	=	13.60 SQ.MT.
10	0.35	X	0.75	X	1.90	=	0.49 SQ.MT.
11	1.50	X	1.52	X	1.90	=	4.33 SQ.MT.
12	1.20	X	1.35	X	1.90	=	3.08 SQ.MT.
13	1.15	X	1.15	X	1.90	=	2.51 SQ.MT.
14	3.65	X	1.66	X	1.90	=	11.50 SQ.MT.
15	3.12	X	1.74	X	1.90	=	10.01 SQ.MT.
16	1.35	X	1.65	X	1.90	=	4.73 SQ.MT.
17	0.75	X	1.35	X	1.90	=	1.93 SQ.MT.
18	2.25	X	0.65	X	1.90	=	2.78 SQ.MT.
19	1.50	X	1.17	X	1.90	=	3.33 SQ.MT.
20	1.50	X	1.52	X	1.90	=	3.42 SQ.MT.
21	3.96	X	2.08	X	1.90	=	16.21 SQ.MT.
22	3.92	X	1.64	X	1.90	=	9.71 SQ.MT.
23	3.15	X	2.28	X	1.90	=	14.31 SQ.MT.
24	2.27	X	1.69	X	1.90	=	13.46 SQ.MT.
25	1.95	X	1.20	X	1.90	=	3.51 SQ.MT.
26	3.15	X	1.25	X	1.90	=	10.28 SQ.MT.
27	1.25	X	1.70	X	1.90	=	3.98 SQ.MT.
28	4.40	X	1.39	X	1.90	=	11.18 SQ.MT.
29	1.37	X	4.41	X	1.90	=	6.46 SQ.MT.
30	2.15	X	1.70	X	1.90	=	6.88 SQ.MT.
31	2.35	X	2.08	X	1.90	=	9.28 SQ.MT.
32	1.75	X	2.05	X	1.90	=	11.04 SQ.MT.
33	1.82	X	2.45	X	1.90	=	8.46 SQ.MT.
34	2.45	X	2.70	X	1.90	=	6.75 SQ.MT.
35	2.50	X	2.45	X	1.90	=	6.79 SQ.MT.
36	1.50	X	1.97	X	1.90	=	5.73 SQ.MT.
			TOTAL DEDUCTION			=	208.46 SQ.MT. B1
TOTAL BUILT UP AREA (A - B1)						=	197.20 SQ.MT. B2

STAIRCASE LOBBY AREA CALCULATION

20TH FLOOR							
ST1.1	1.90	X	4.25	X	1.90	=	9.18 SQ.MT.
ST1.2	1.20	X	4.66	X	1.90	=	10.78 SQ.MT.
ST1.3	1.75	X	1.05	X	1.90	=	1.93 SQ.MT.
ST1.4	4.75	X	1.66	X	1.90	=	14.38 SQ.MT.
TOTAL STAIRCASE LOBBY AREA PER FL (20TH FLOOR)						=	36.27 SQ.MT. B3

NET BUILT UP AREA (B2 - B3)	=	360.93 SQ.MT.

FORM - II

CONTENT OF SHEET

* 20TH (P.T) FLOOR PLAN WITH BUA LINE DIAGRAM & BUILT UP AREA CALCULATION
* TERRACE FLOOR PLAN .
* TYPICAL FLOOR CARPET AREA STATEMENT.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS ..... SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF LICENSED SURVEYOR/ARCHITECT/ ENGINEER/ STRUCTURAL ENGINEER.

ARCHITECT DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED IMPLEMENTATION OF SCHEME UNDER REGULATION 33(11) ON SURVEY NO. 1088, PLOT NO.10(P.T.) AND 10B CORRESPONDING C.T.S. NO. 91B, OF VILLAGE MULUND WEST, MUMBAI - 400080 KNOWN AS "WEST BANDAMAN CO-OPERATIVE HOUSING SOCIETY.

NAME & SIGN. OF OWNER

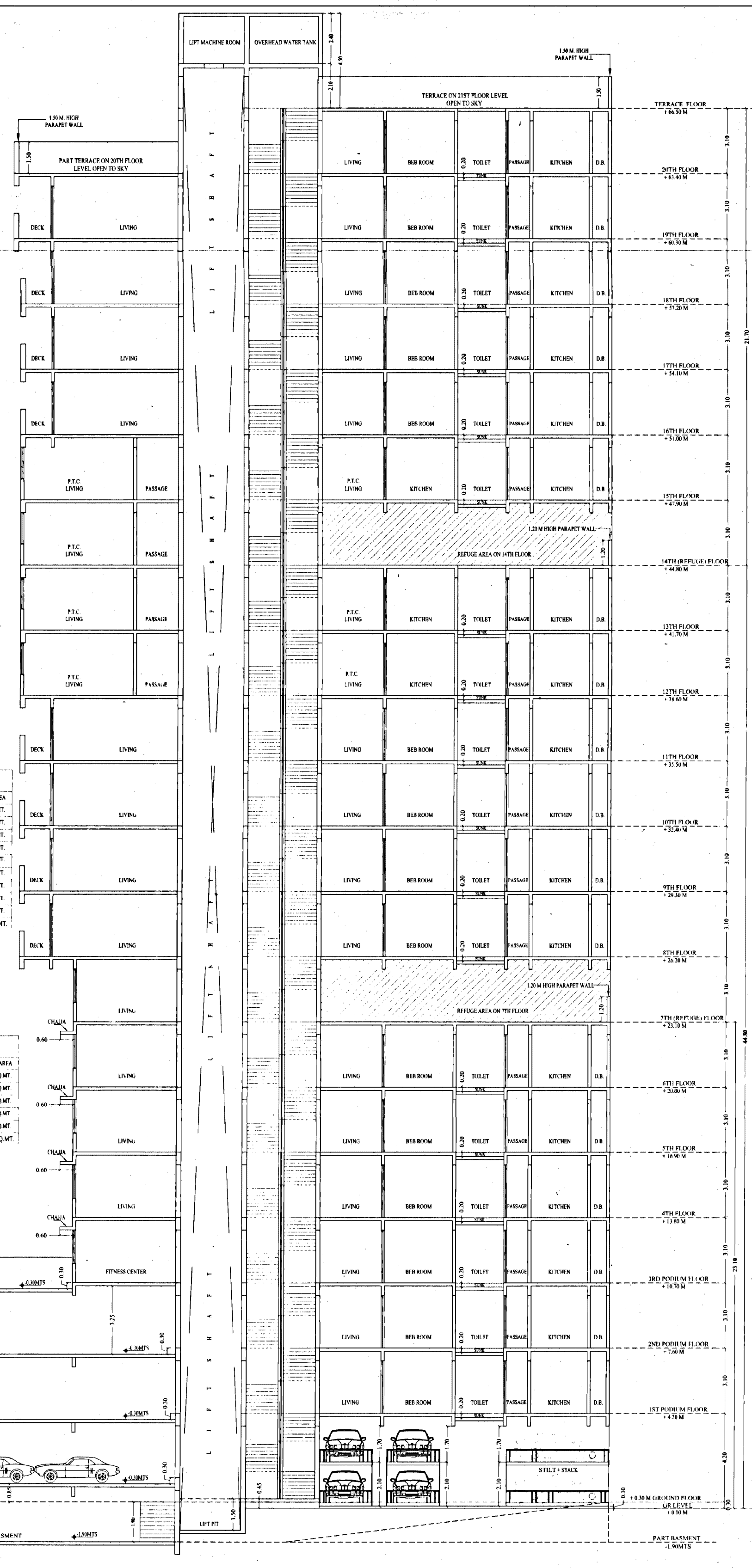
"M/s. OSCAR INFRASTRUCTURE PVT LTD."
For Oscar Infrastructure Pvt. Ltd.

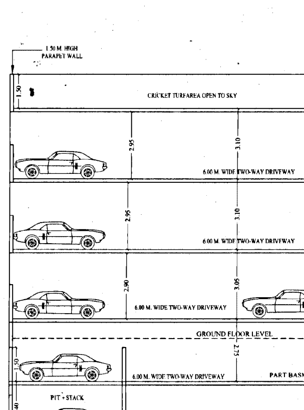
STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF DATE OF APPROVAL OF PLANS
Approved Subject to the condition Mentioned in the office permission Letter no. EE/SRA/CFO/P/PT/0061/2023/110/NPIC Dt. 18 DEC 2023 Executive Engineer Slum Rehabilitation Authority	

NAME, ADDRESS AND SIGNATURE OF ARCHITECT

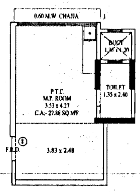
DENSITY		M/S. SPECO ARCHITECT
CHALLY		2ND FLOOR, OFFICE NO.9 MAYUR NIWAS DR. AMBEDKAR ROAD, AT DADAR T.T., DADAR (E), MUMBAI - 400 014. TEL. : +91-9820 98776. EMAIL : speco.arch@gmail.com. ARUNTIN CHAUHAN. REG. NO. CA/2000/42
SCALE	AS SHOWN	
NORTH		

Council of Arch. CA/2000/42



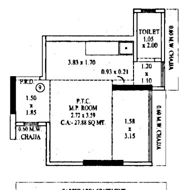


SECTION A - - - - -A
SCALE - 1 : 100



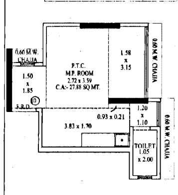
CARPET AREA STATEMENT
FLAT NO.08 TYPICAL FLOOR (P.T.C)

	SIZES	CARPET AREA
LIVING	0.15 X 1.05	0.16 SQ.MT.
	3.83 X 2.48	9.50 SQ.MT.
	3.53 X 4.27	15.07 SQ.MT.
TOILET	1.35 X 2.40	3.24 SQ.MT.
	0.15 X 0.75	0.11 SQ.MT.
	CARPET AREA	28.08 SQ.MT.



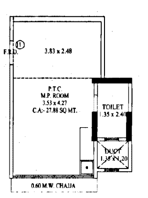
CARPET AREA STATEMENT
FLAT NO.09 TYPICAL FLOOR (P.T.C)

	SIZES	CARPET AREA
M.P. ROOM	0.15 X 1.05	0.16 SQ.MT.
	1.50 X 1.85	2.78 SQ.MT.
	2.72 X 3.59	9.76 SQ.MT.
	1.58 X 3.15	4.98 SQ.MT.
	3.83 X 1.70	6.51 SQ.MT.
	0.93 X 0.21	0.20 SQ.MT.
	1.20 X 1.10	1.32 SQ.MT.
TOILET	1.05 X 2.00	2.10 SQ.MT.
	0.15 X 0.75	0.11 SQ.MT.
	CARPET AREA	27.92 SQ.MT.



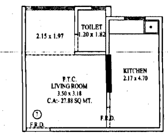
CARPET AREA STATEMENT
FLAT NO.10 TYPICAL FLOOR (P.T.C)

	SIZES	CARPET AREA
M.P. ROOM	0.15 X 1.05	0.16 SQ.MT.
	1.50 X 1.85	2.78 SQ.MT.
	2.72 X 3.59	9.76 SQ.MT.
	1.58 X 3.15	4.98 SQ.MT.
	3.83 X 1.70	6.51 SQ.MT.
	0.93 X 0.21	0.20 SQ.MT.
	1.20 X 1.10	1.32 SQ.MT.
TOILET	1.05 X 2.00	2.10 SQ.MT.
	0.15 X 0.75	0.11 SQ.MT.
	CARPET AREA	27.92 SQ.MT.



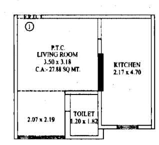
CARPET AREA STATEMENT
FLAT NO.11 TYPICAL FLOOR (P.T.C)

	SIZES	CARPET AREA
LIVING	0.15 X 1.05	0.16 SQ.MT.
	3.83 X 2.48	9.50 SQ.MT.
	3.53 X 4.27	15.07 SQ.MT.
TOILET	1.35 X 2.40	3.24 SQ.MT.
	0.15 X 0.75	0.11 SQ.MT.
	CARPET AREA	28.08 SQ.MT.



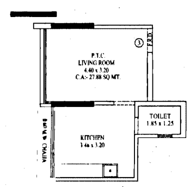
CARPET AREA STATEMENT
FLAT NO.07 TYPICAL FLOOR (P.T.C)

	SIZES	CARPET AREA
LIVING	0.15 X 1.05	0.16 SQ.MT.
	3.50 X 3.18	11.13 SQ.MT.
	2.15 X 1.97	4.24 SQ.MT.
KITCHEN	0.15 X 0.90	0.14 SQ.MT.
	2.17 X 4.70	10.20 SQ.MT.
TOILET	1.20 X 1.82	2.18 SQ.MT.
	0.15 X 0.75	0.11 SQ.MT.
	CARPET AREA	28.16 SQ.MT.



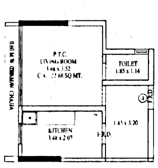
CARPET AREA STATEMENT
FLAT NO.01 TYPICAL FLOOR (P.T.C)

	SIZES	CARPET AREA
LIVING	3.50 X 3.18	11.13 SQ.MT.
	2.07 X 2.19	4.53 SQ.MT.
KITCHEN	2.17 X 4.70	10.20 SQ.MT.
TOILET	1.20 X 1.82	2.18 SQ.MT.
	CARPET AREA	28.04 SQ.MT.



CARPET AREA STATEMENT
FLAT NO.03 TYPICAL FLOOR (P.T.C)

	SIZES	CARPET AREA
LIVING	0.23 X 1.05	0.24 SQ.MT.
	4.40 X 3.20	14.08 SQ.MT.
	0.15 X 0.90	0.14 SQ.MT.
KITCHEN	3.48 X 3.20	11.14 SQ.MT.
TOILET	1.85 X 1.25	2.31 SQ.MT.
	0.15 X 0.75	0.11 SQ.MT.
	CARPET AREA	28.02 SQ.MT.



CARPET AREA STATEMENT
FLAT NO.04 TYPICAL FLOOR (P.T.C)

	SIZES	CARPET AREA
LIVING	0.23 X 1.05	0.24 SQ.MT.
	1.85 X 3.20	5.92 SQ.MT.
	0.15 X 0.90	0.14 SQ.MT.
	3.48 X 3.52	12.25 SQ.MT.
KITCHEN	0.15 X 0.90	0.14 SQ.MT.
	3.48 X 2.07	7.20 SQ.MT.
TOILET	1.85 X 1.14	2.11 SQ.MT.
	0.15 X 0.75	0.11 SQ.MT.
	CARPET AREA	28.11 SQ.MT.

FORM - II

CONTENT OF SHEET

* BUILDING SECTION ON A - - - - - -A.
* TYPICAL FLOOR CARPET AREA STATEMENT.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF SIDES, ETC OF PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS .........SQUAREMETERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF LICENSED SURVEYOR ARCHITECT/ ENGINEER/ STRUCTURAL ENGINEER.

ARCHITECT DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED IMPLEMENTATION OF SCHEME UNDER REGULATION 33(11) ON SURVEY NO. 1000, PLOT NO.1027 (PT.) AND 1028 CORRESPONDING C.T.S. NO. 913B, OF VILLAGE MULUND WEST, MUMBAI - 400080 KNOWN AS "WEST NANDANVAN CO-OPERATIVE HOUSING SOCIETY.

NAME & SIGN. OF OWNER

"M/s. OSCAR INFRASTRUCTURE PVT LTD."
For Oscar Infrastructure Pvt. Ltd.
Director
(Stamp: OSCAR INFRASTRUCTURE PVT. LTD. MUMBAI)

STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF DATE OF APPROVAL OF PLANS
Approved Subject to the condition Mentioned in this office permisson Letter no SRA/ENG/T/PVT/0141/20231110/AP/C Dt 18 DEC 2023 Executive Engineer Slum Rehabilitation Authority	(Stamp: M/s. SPECO ARCHITECT Mumbai)

NAME ADDRESS AND SIGNATURE OF ARCHITECT

DRN.BY		M/S. SPECO ARCHITECT
CHK.BY		SPECO ARCHITECT
SCALE	AS SHOWN	2ND FLOOR, OFFICE NO.9 MAYUR NIWAS, DR. AMBEDKAR ROAD, AT DADAR T.T.
NORTH	N	AR NITIN GUNJAL REG. NO. CA/2008/42482

M/s. SPECO ARCHITECT
AR. NITIN GUNJAL
Council of Arch. CA/2008/42482
Email: ar.nitingunjal@gmail.com