

**CONTENTS -**  
BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM & CAL, STILT/GROUND FLOOR PLAN, SETBACK AREA DIAGRAM & CAL, SUMMARY OF BUILT UP AREA, PARKING STATEMENTS, RERA CARPET AREA STATEMENTS, COMMERCIAL AREA CALCULATION

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. P.9045/2021/(210/38A/2)/S Ward/BHANDUP-W/337/1/Amend

E. E. (B.P) E.S.-II

S. E. (B.P) S-W      A. E. (B.P) S & T

PROFORMA - A			
1	i)	AREA OF PLOT (AS PER P.R.C.)	800.00
	ii)	AREA OF PLOT (AS PER CONVEYANCE DEED)	
		AREA OF PLOT CONSIDERED	800.00
a)		AREA OF RESERVATION IN PLOT	
b)		AREA OF ROAD SET BACK	128.18
c)		AREA OF D.P. ROAD	
2		DEDUCTIONS FOR	
(A)		FOR RESERVATION / ROAD AREA	
a)		ROAD SET-BACK AREA TO BE HANDED OVER(100%)	
b)		PROPOSED D.P. ROAD TO BE HANDED OVER (100%)	
c)		i) RESERVATION AREA TO BE HANDED OVER (100%) (ROS 1.5)	
		ii)RESERVATION AREA TO BE HANDED OVER AS PER AR	
(B)		FOR AMENITY AREA	
a)		AREA OF AMENITY PLOT TO BE HANDED OVER AS PER DCR 14(A)	
b)		AREA OF AMENITY PLOT TO BE HANDED OVER AS PER DCR 14(B)	
c)		AREA OF AMENITY PLOT TO BE HANDED OVER AS PER DCR 35	
(C)		DEDUCTION FOR EXISTING BUILT-UP AREA TO BE RETAINED IF ANY	
a)		LAND COMPONENT OF EXISTING BUA / EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	
3		TOTAL DEDUCTION [2(A) + 2(B) + 2(C)]	128.18
4		BALANCE AREA OF PLOT	671.82
5		PLOT AREA UNDER DEVELOPMENT (4)	
6		ZONAL (BASIC) FSI	1.00
7		BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6)	671.82
8		BUILT UP EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 30(A)	
	(i)	AS PER 2(A) AND 2(B) EXCEPT 2(A)(c) (ii)ABOVE WITH IN CAP OF 'ADMISSIBLE TDR' AS COLUMN 6 OF TABLE-12 ON REMAINING / BALANCE PLOT (2 X 2 A(a)) [28.18 X 2 = 256.36]	256.36
	(ii)	IN CASE OF 2(A) (c) (ii) PERMISSIBLE OVER AND ABOVE PERMISSIBLE BUA ON REMAINING / BALANCE PLOT	
9		BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER (within the limit of permissible BUA on remaining plot)	
10		BUILT UP AREA DUE TO ADDITIONAL FSI ON PAYMENT OF PREMIUM/AS PER TABLE NO 12 OF REGULATION NO 30(A) ON REMAINING/BALANCE PLOT [671.82 X 0.50 = 335.91]	335.91
11		BUILT UP AREA DUE TO ADMISSIBLE 'TDR' AS PER TABLE NO 12 OF REGULATION NO 30(A) AND 32 SUBJECT TO REGULATION NO. 33 (A) 3	
a)		T.D.R. PERMISSIBLE	0.00
13		PERMISSIBLE BUA (as the case may be with/ without BUA as per 2(c)) [7 + 8 + 10 + 11 + 12]	1264.09
14		PROPOSED BUA (as the case may be with/ without BUA as per 2(c)) Permissible BUA as per sanctioned govt. notification dt. 24.11.2021 to Reg. 30(A)(3)(a) = 1264.09 X 1.25 = 1580.11 sq. mt.	1264.09
i)		RESIDENTIAL AREA	1103.47
ii)		NON-RESIDENTIAL AREA	160.62
16		TDR GENERATED IF ANY AS PER REGULATION 30(A) AND 32	
17		FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31(3)	
(A) i)		PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR RESIDENTIAL (1103.47 - 18.43 = 1085.04 X 35%)	379.64
ii)		FUNGIBLE COMPENSATORY AREA AVAILED FOR RESIDENTIAL	352.59
(B) i)		PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR NON RESIDENTIAL (160.62 X 35%)	56.21
ii)		FUNGIBLE COMPENSATORY AREA AVAILED FOR NON RESIDENTIAL	56.21
18		PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM (13 + 17(A)(i) + 17(B)(ii))	1699.94
19		TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (13 + 17(A)(i) + 17(B)(ii))	1672.89
20		FSI CONSUMED ON NET PLOT (14/4)	1.88
ii)		OTHER REQUIREMENTS	
(A)		RESERVATION / DESIGNATION	
a)		NAME OF RESERVATION	
b)		AREA OF RESERVATION AFFECTING THE PLOT	
c)		AREA OF RESERVATION LAND TO BE HANDED/HANDED OVER AS PER REGULATION NO.17	
d)		BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REGULATION NO.17	
e)		AREA/BUILT UP AREA DESIGNATION	
(B)		PLOT AREA /BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO.	
i)		14(A)	
ii)		14(B)	
iii)		15	
(C)		REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REGULATION NO.27	
(D)		TENEMENT STATEMENT	
i)		PROPOSED BUILT UP AREA (19 ABOVE)	1672.89
ii)		LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC)	216.83
iii)		AREA AVAILABLE FOR TENEMENTS [(ii) MINUS (i)]	1456.06
iv)		TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE) [(iii x 450) / 10000]	65.00
(E)		TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	40.00
(F)		PARKING STATEMENT	
i)		PARKING REQUIRED BY REGULATIONS FOR- CAR,SCOOTER/MOTOR CYCLE, OUTSIDERS (VISITORS)	
ii)		COVERED GARAGE PERMISSIBLE	
iii)		COVERED GARAGE PROPOSED CAR SCOOTER/ MOTOR CYCLE OUTSIDER (VISITORS)	
iv)		TOTAL PARKING PROVIDED	
(F)		TRANSPORT VEHICLES PARKING	
(i)		SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION	
(ii)		SPACE FOR TRANSPORT VEHICLES PARKING SPACE PROVIDED	

This Cancels Approval to the Previous Plans Sanctioned under no. P.9045/2021/(210/38A/2)/S Ward/BHANDUP-W/OD/1/New dated 30.01.2022

**PARKING STATEMENT AS PER DCPR - 2034**

NO. OF TENT.	CARPET AREA IN SQ.MT.	DESCRIPTION	PARKING REQD.
40	UP TO 45.00	One parking space req. for every four tenement having carpet area up to 45.00 sq.mt.	10.00
0	45.00 to 60.00	One parking space req. for every two tenement having carpet area above 45.00 to 60.00 sq.mt.	0
0	60.00 to 90.00	One parking space req. for every tenement having carpet area above 60.00 to 90.00 sq.mt.	0
0	90.00 Above	Two parking space req. for every one tenement having carpet area above 90.00 sq.mt.	0
Total			10.00
10% for visitors			1.00
Total parking required			11.00
Total parking provided (Comm. + Res. + IT Unit + BMC Amenity) (3.00 + 6.00 + 3.00 + 11.00)			23.00
Big parking			12
Small parking			11

**PARKING STATEMENT AS PER DCPR 2034 (SHOP)**

NO OF TENT.	BUILT UP AREA	DESCRIPTION	PARKING REQ.	PARKING PROP.
SHOPPING OVERNIGHT SHOPPING	54.00 SQ.MTR (50.150) (54.50/150)	One parking space for every 100 sq.m of floor area in the case of shopping user with each shop up to 20 sq.m in area.	0.36	1
10% for additional			2	2
Total parking req.			2.36	3

**PARKING STATEMENT AS PER DCPR 2034 (IT UNIT)**

NO OF TENT.	BUILT UP AREA	DESCRIPTION	PARKING REQ.	PARKING PROP.
IT UNIT	158.10 SQ.MTR (800.40) (158.10/40)	One parking space req. every 40 sq.m of floor area up to 900 sq.m	3.95	4
10% for additional			2	2
Total parking req.			5.95	6

**PARKING STATEMENT AS PER DCPR 2034 (BMC AMENITY)**

NO OF TENT.	BUILT UP AREA	DESCRIPTION	PARKING REQ.	PARKING PROP.
BMC AMENITY	99.75 SQ.MTR (00.40) (99.75/40)	One parking space req. every 40 sq.m of floor area up to 900 sq.m	0.99	1
10% for additional			2	2
Total parking req.			2.99	3

**RESIDENTIAL RERA CARPET AREA FOR CAR PARKING ONLY**

FLOOR	FLAT NO.1	FLAT NO. 2	FLAT NO. 3	FLAT NO. 4
2nd FLOOR	33.73	33.04	33.30	35.86
3rd FLOOR	33.73	33.04	33.30	35.86
4th FLOOR	33.73	33.04	33.30	35.86
5th FLOOR	33.73	33.04	33.30	35.86
6th FLOOR	33.73	33.04	33.30	35.86
7th FLOOR	33.73	33.04	33.30	35.86
8th FLOOR	33.73	33.04	33.30	-
9th FLOOR	33.73	33.04	33.30	35.86
10th FLOOR	33.73	33.04	33.30	35.86
11th FLOOR	33.73	33.04	33.30	35.86
12th FLOOR	-	33.04	-	-

**SHOP RERA CARPET AREA FOR CAR PARKING ONLY**

FLOOR	SHOP NO.1	SHOP NO. 2	SHOP NO. 3	SHOP NO. 4	SHOP NO. 5
GROUND	18.49	8.78	9.44	9.35	3.69

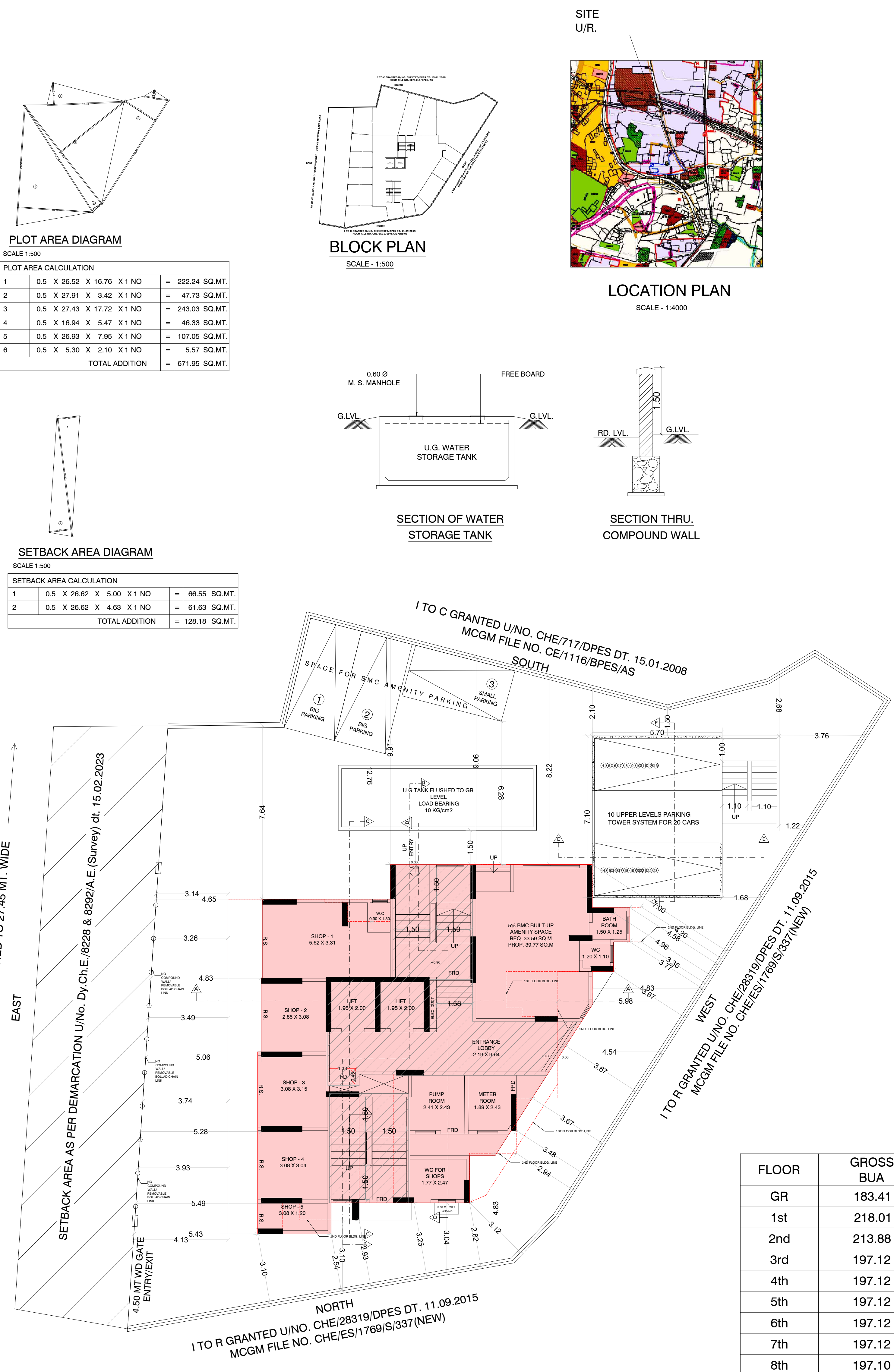
**IT USER RERA CARPET AREA FOR CAR PARKING ONLY**

FLOOR	IT USER NO.1	IT USER NO.2	IT USER NO.3	IT USER NO.4	IT USER NO.5	IT USER NO.6
1st FLOOR	24.48	9.23	9.56	19.38	32.21	25.94

**20% COMMERCIAL AREA CALCULATION AS PER REG. 14(B) OF DCPR 2034**

AREA OF PLOT = 671.82 SQ.MT  
BASIC ZONAL FSI 1.00 = 671.82 SQ.MT  
MIN. 20% COMMERCIAL AREA = 134.36 SQ.MT  
AS PER ZONAL BASIC FSI  
COMMERCIAL AREA PROP. = 160.62 SQ.MT  
FROM BASIC ZONAL FSI

FLOOR	GROSS BUA	STAIRCASE AREA	AMENITY AREA	ELEC. ROOM + PUMP ROOM	REFUGE AREA	PROPOSED BUILT UP AREA
GR	183.41	70.91	39.83	12.23	----	60.44
1st	218.01	61.61	----	----	----	156.40
2nd	213.88	43.63	----	----	----	170.25
3rd	197.12	43.64	----	----	----	153.48
4th	197.12	43.64	----	----	----	153.48
5th	197.12	43.64	----	----	----	153.48
6th	197.12	43.64	----	----	----	153.48
7th	197.12	43.64	----	----	----	153.48
8th	197.10	43.63	----	----	21.25	132.22
9th	197.12	43.64	----	----	----	153.48
10th	197.12	43.64	----	----	----	153.48
11th	123.35	44.13	----	----	----	79.22
TOTAL	2317.23	571.03	39.83	12.23	21.25	1672.89



STILT/GROUND FLOOR PLAN  
SCALE: 1:100

**Certificate of Area**  
Certificate that the plot under ref. was surveyed by me on 02.10.2021 and the dimensions of site etc. of the plot Stated on the plans are as measured on the site and the area so working out tallies with the area stated in the Documents of ownership.

**Description of Proposal & Property**  
PROPOSED RESIDENTIAL - COMMERCIAL BUILDING ON PLOT BEARING CTS NO. 210/38A/2 OF VILLAGE BHANDUP WEST, AT LAKE ROAD, BHANDUP WEST, MUMBAI 400078.

**Name of Owner**  
SURENDRA C. SAWANT PARTNER OF M/S SAINATH BUILDCON

DATE	SCALE	JOB NO.	DRAWN BY	CHECKED BY	SIGN.
24.09.2023	1:100				

**North Line**  
Sign, Name & Address of Architect / LS  
**DILIP JAYAWANT & ASSOCIATES**  
ARCHITECT & DESIGNER  
104, RAMKRISHNA APARTMENT,  
MULLUND (EAST), MUMBAI - 400 081.  
dilipj.associates@gmail.com

RAHUL D. JAYAWANT  
L.S. LIC. NO. : J187LS



CONTENTS -

GROUND AND 1ST FLOOR PLAN & AREA DIAGRAM AND CALCULATION

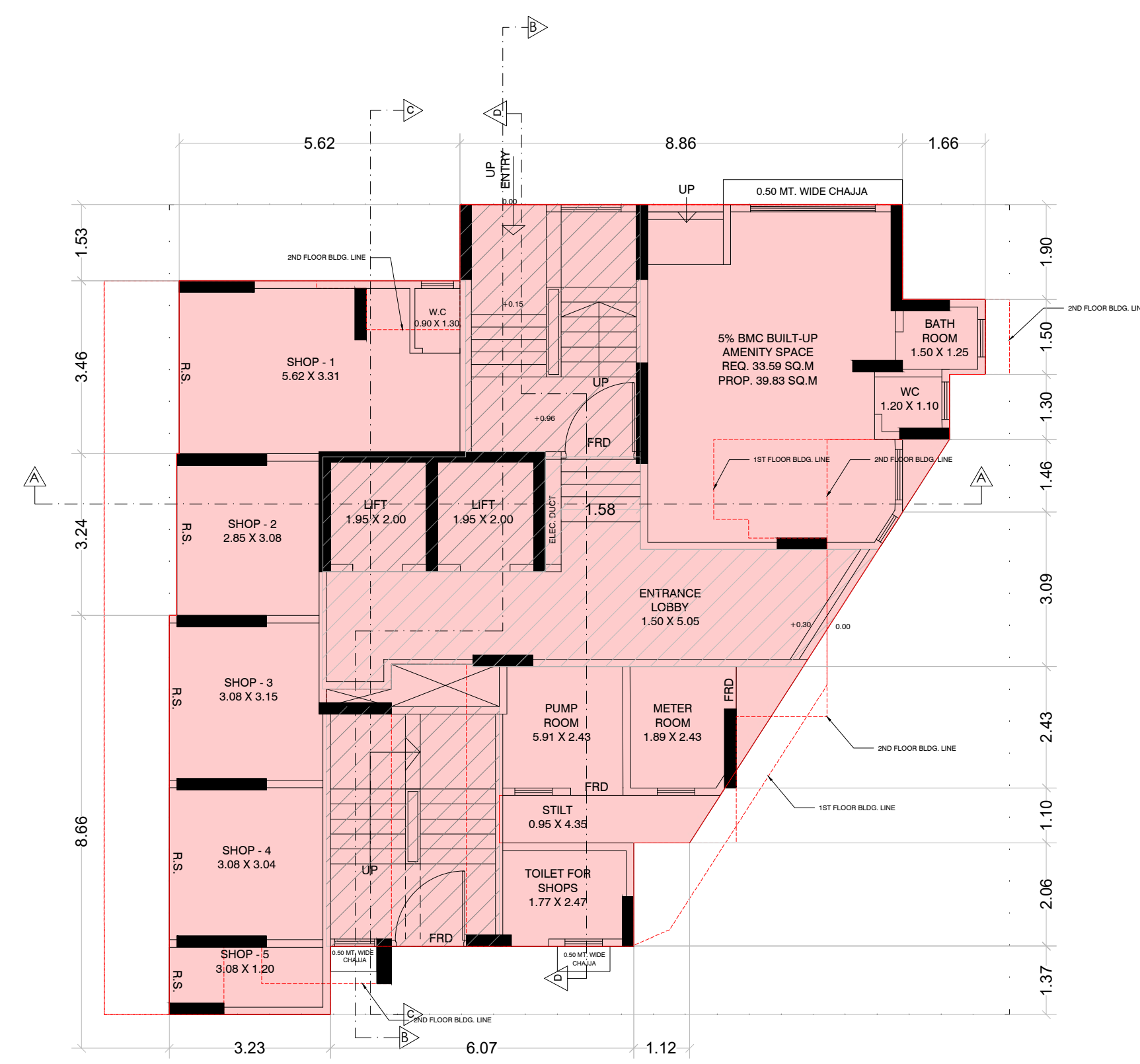
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E. E. (B.P) E.S-II

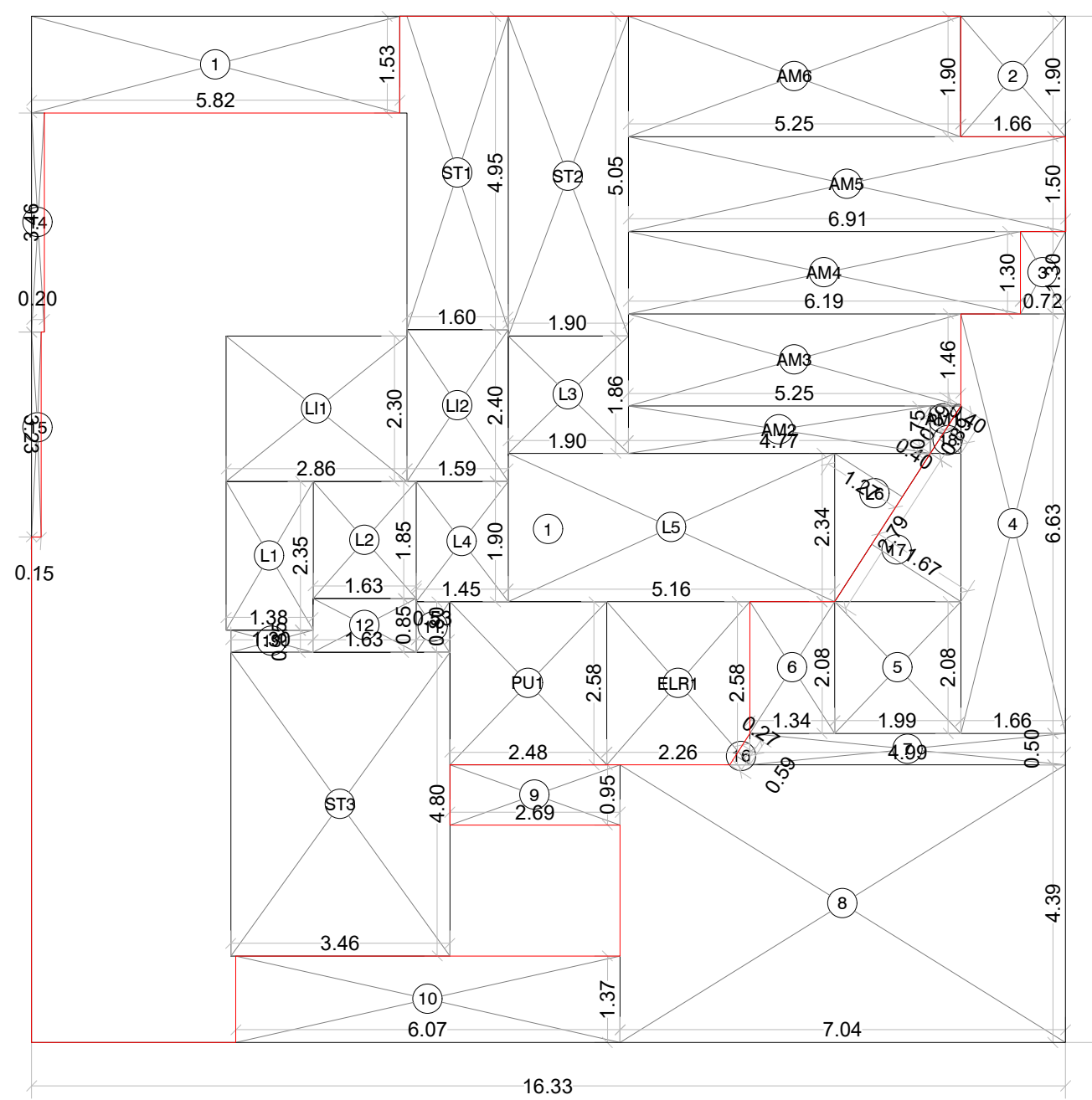
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A. E. (B.P) S & T

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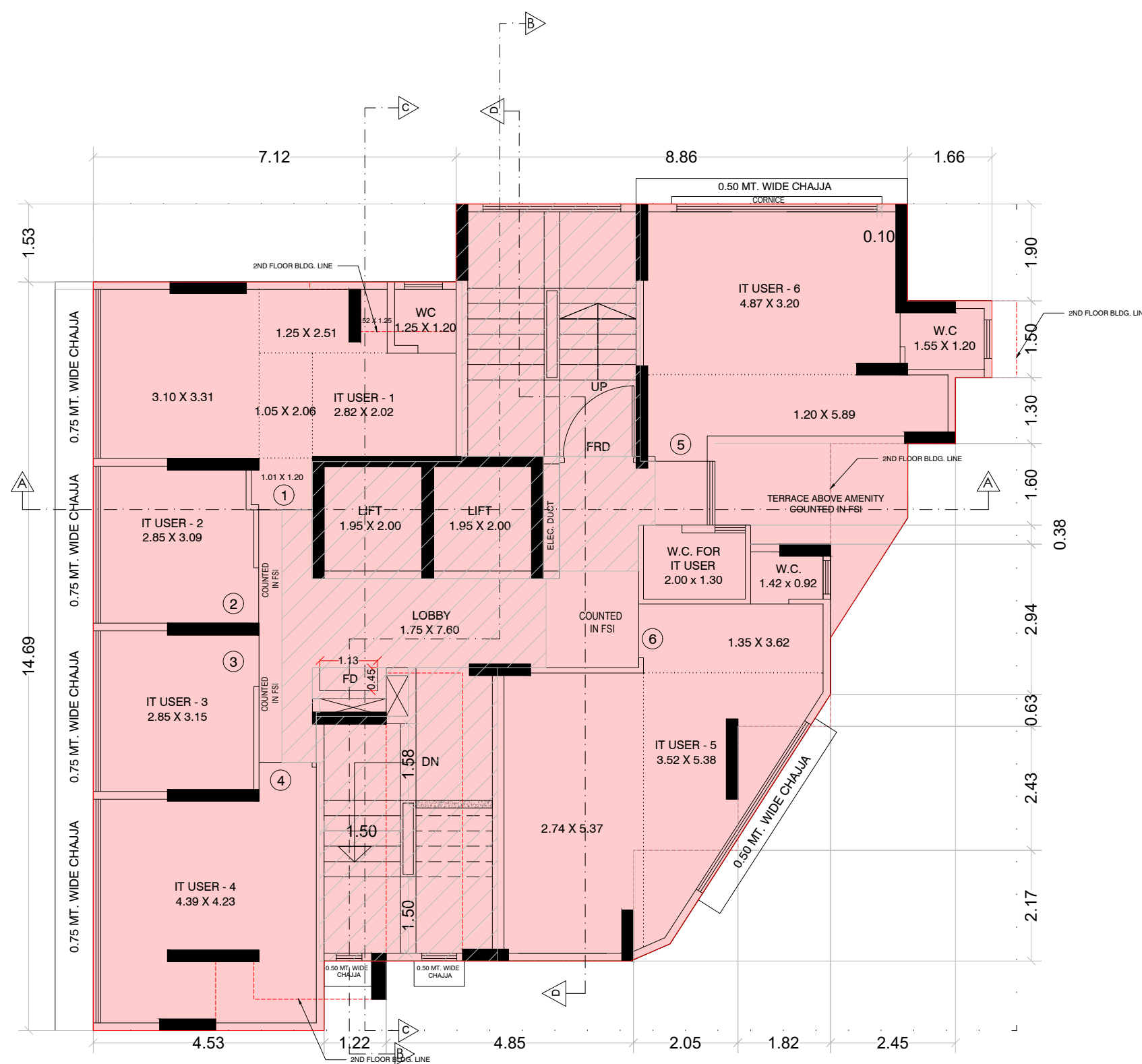
STILT/GROUND FLOOR PLAN  
SCALE: 1:100



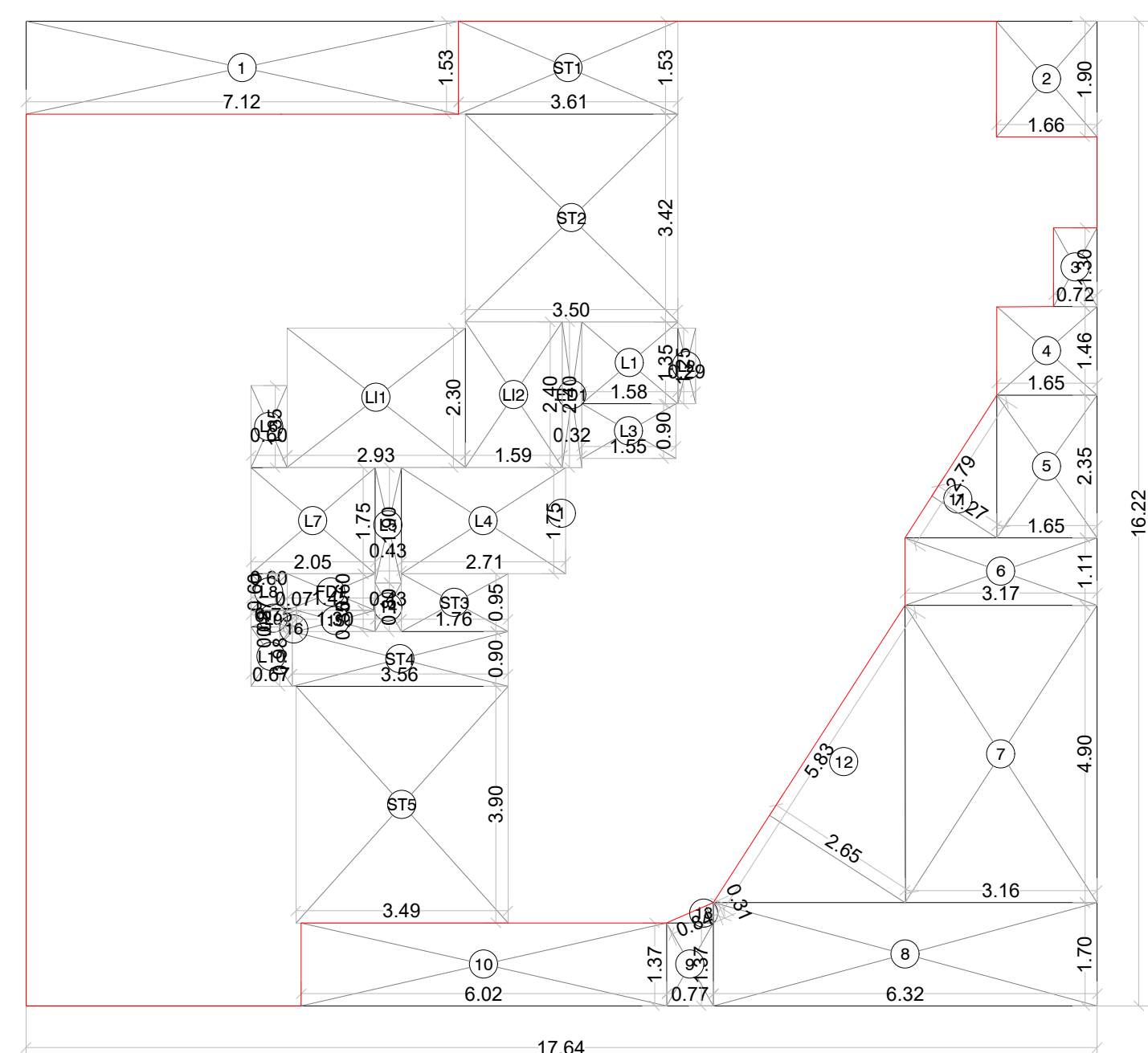
STILT/GROUND FLOOR AREA DIAGRAM  
SCALE: 1:100

BUILT UP AREA CALCULATION

GROUND FLOOR						
1	16.33	X	16.22 X 1 NO	=	264.87	SQ.MT.
TOTAL ADDITION				=	264.87	SQ.MT.
DEDUCTIONS						
1	5.82	X	1.53 X 1 NO	=	8.90	SQ.MT.
2	1.66	X	1.90 X 1 NO	=	3.15	SQ.MT.
3	0.72	X	1.30 X 1 NO	=	0.94	SQ.MT.
4	1.66	X	6.63 X 1 NO	=	11.01	SQ.MT.
5	1.99	X	2.08 X 1 NO	=	4.14	SQ.MT.
6	1.34	X	2.08 X 1 NO	=	2.79	SQ.MT.
7	4.99	X	0.50 X 1 NO	=	2.50	SQ.MT.
8	7.04	X	4.39 X 1 NO	=	30.91	SQ.MT.
9	2.69	X	0.95 X 1 NO	=	2.56	SQ.MT.
10	6.07	X	1.37 X 1 NO	=	8.32	SQ.MT.
11	0.53	X	0.80 X 1 NO	=	0.42	SQ.MT.
12	1.63	X	0.85 X 1 NO	=	1.39	SQ.MT.
13	1.30	X	0.35 X 1 NO	=	0.46	SQ.MT.
14	0.20	X	3.46 X 1 NO	=	0.69	SQ.MT.
15	0.20	X	3.46 X 1 NO	=	0.69	SQ.MT.
16	1/2	X	0.59 X 0.27 X 1 NO	=	0.08	SQ.MT.
17	1/2	X	2.79 X 1.67 X 1 NO	=	2.33	SQ.MT.
18	1/2	X	0.89 X 0.40 X 1 NO	=	0.18	SQ.MT.
TOTAL DEDUCTION				=	81.46	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]				=	183.41	SQ.MT.
STAIRCASE LIFT, LIFT LOBBY AREA CALCULATION						
GROUND FLOOR						
L1	2.86	X	2.30 X 1 NO	=	6.58	SQ.MT.
L2	1.59	X	2.40 X 1 NO	=	3.82	SQ.MT.
ST1	1.60	X	4.95 X 1 NO	=	7.92	SQ.MT.
ST2	1.90	X	5.05 X 1 NO	=	9.59	SQ.MT.
ST3	3.46	X	4.80 X 1 NO	=	16.61	SQ.MT.
L1	1.38	X	2.35 X 1 NO	=	3.24	SQ.MT.
L2	1.63	X	1.85 X 1 NO	=	3.02	SQ.MT.
L3	1.90	X	1.88 X 1 NO	=	3.53	SQ.MT.
L4	1.45	X	1.90 X 1 NO	=	2.76	SQ.MT.
L5	5.16	X	2.34 X 1 NO	=	12.07	SQ.MT.
L6	1/2	X	2.79 X 1.27 X 1 NO	=	1.77	SQ.MT.
TOTAL LOBBY AREA PER FL.				=	70.91	SQ.MT.
AMENITY AREA CALCULATION						
GROUND FLOOR						
AM1	1/2	X	0.89 X 0.40 X 1 NO	=	0.18	SQ.MT.
AM2	4.77	X	0.75 X 1 NO	=	3.58	SQ.MT.
AM3	5.25	X	1.46 X 1 NO	=	7.67	SQ.MT.
AM4	6.19	X	1.30 X 1 NO	=	8.05	SQ.MT.
AM5	6.91	X	1.50 X 1 NO	=	10.37	SQ.MT.
AM6	5.25	X	1.90 X 1 NO	=	9.98	SQ.MT.
TOTAL AMENITY AREA PER FL.				=	39.83	SQ.MT.
PUMP ROOM AREA CALCULATION						
GROUND FLOOR						
PU1	2.48	X	2.58 X 1 NO	=	6.40	SQ.MT.
TOTAL PUMP ROOM AREA PER FL.				=	6.40	SQ.MT.
ELEC RM AREA CALCULATION						
GROUND FLOOR						
ELR1	2.26	X	2.58 X 1 NO	=	5.83	SQ.MT.
TOTAL ELEC. RM. AREA PER FL.				=	5.83	SQ.MT.
NET BUILT UP AREA [X1 - (Y2+Y3+Y4+Y5)]				=	60.44	SQ.MT.



1ST FLOOR PLAN  
SCALE : 1:100



1ST FLOOR PLAN  
SCALE : 1:100

BUILT UP AREA CALCULATION

1ST FLOOR						
1	17.84	X	16.22 X 1 NO	=	288.12	SQ.MT.
TOTAL ADDITION				=	288.12	SQ.MT.
DEDUCTIONS						
1	7.12	X	1.53 X 1 NO	=	10.89	SQ.MT.
2	1.66	X	1.90 X 1 NO	=	3.15	SQ.MT.
3	0.72	X	1.30 X 1 NO	=	0.94	SQ.MT.
4	1.65	X	1.46 X 1 NO	=	2.41	SQ.MT.
5	1.65	X	2.35 X 1 NO	=	3.88	SQ.MT.
6	3.17	X	1.11 X 1 NO	=	3.52	SQ.MT.
7	3.16	X	4.90 X 1 NO	=	15.48	SQ.MT.
8	6.32	X	1.70 X 1 NO	=	10.74	SQ.MT.
9	0.77	X	1.37 X 1 NO	=	1.05	SQ.MT.
10	6.02	X	1.37 X 1 NO	=	8.25	SQ.MT.
11	1/2	X	2.79 X 1.27 X 1 NO	=	1.77	SQ.MT.
12	1/2	X	2.61 X 2.65 X 1 NO	=	3.46	SQ.MT.
13	1/2	X	0.78 X 0.31 X 1 NO	=	0.12	SQ.MT.
14	0.43	X	0.80 X 1 NO	=	0.34	SQ.MT.
15	1.30	X	0.35 X 1 NO	=	0.46	SQ.MT.
16	0.07	X	0.08 X 1 NO	=	0.01	SQ.MT.
FD1	1.45	X	0.60 X 1 NO	=	0.87	SQ.MT.
ED1	0.32	X	2.40 X 1 NO	=	0.77	SQ.MT.
TOTAL DEDUCTION				=	68.11	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]				=	218.01	SQ.MT.
LIFT AREA CALCULATION						
1ST FLOOR						
L1	2.93	X	2.30 X 1 NO	=	6.74	SQ.MT.
L2	1.59	X	2.40 X 1 NO	=	3.82	SQ.MT.
TOTAL LIFT AREA PER FL.				=	10.56	SQ.MT.
STAIRCASE AREA CALCULATION						
1ST FLOOR						
ST1	3.61	X	1.53 X 1 NO	=	5.52	SQ.MT.
ST2	3.50	X	3.42 X 1 NO	=	11.97	SQ.MT.
ST3	1.78	X	0.95 X 1 NO	=	1.67	SQ.MT.
ST4	3.56	X	0.90 X 1 NO	=	3.20	SQ.MT.
ST5	3.49	X	3.90 X 1 NO	=	13.61	SQ.MT.
TOTAL STAIRCASE AREA PER FL.				=	35.97	SQ.MT.
LIFT LOBBY AREA CALCULATION						
1ST FLOOR						
L1	1.58	X	1.35 X 1 NO	=	2.13	SQ.MT.
L2	0.29	X	1.25 X 1 NO	=	0.36	SQ.MT.
L3	1.55	X	0.90 X 1 NO	=	1.40	SQ.MT.
L4	2.71	X	1.75 X 1 NO	=	4.74	SQ.MT.
L5	0.43	X	1.90 X 1 NO	=	0.82	SQ.MT.
L6	0.60	X	1.35 X 1 NO	=	0.81	SQ.MT.
L7	2.05	X	1.75 X 1 NO	=	3.59	SQ.MT.
L8	0.60	X	0.60 X 1 NO	=	0.36	SQ.MT.
L9	0.75	X	0.27 X 1 NO	=	0.20	SQ.MT.
L10	0.68	X	0.98 X 1 NO	=	0.67	SQ.MT.
TOTAL LIFT LOBBY AREA PER FL.				=	15.08	SQ.MT.
NET BUILT UP AREA [X1 - (Y2+Y3+Y4)]				=	156.40	SQ.MT.

Description of Proposal & Property

PROPOSED RESIDENTIAL - COMMERCIAL BUILDING ON PLOT BEARING CTS NO. 210/38A/2 OF VILLAGE BHANDUP WEST, AT LAKE ROAD, BHANDUP WEST, MUMBAI 400078.

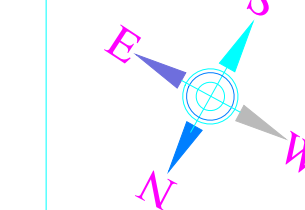
Name of Owner

SURENDRA C. SAWANT PARTNER OF M/S SAINATH BUILDCON

DATE	SCALE	JOB NO.	DRAWN BY	CHECKED BY	SIGN.
24.09.2023	1:100				

North Line  
Sign, Name & Address of Architect / LS  
**DILIP JAYAWANT & ASSOCIATES**  
ARCHITECT & DESIGNER

104, RAMKRISHNA APARTMENT,  
SALVI WADI, CHAPHEKAR BANDHU MARG,  
MULUND (EAST), MUMBAI - 400 081.  
dilipj.associates@gmail.com





**CONTENTS -**  
 2ND TO 7TH AND 9TH TO 10TH FLOOR PLAN & AREA DIAGRAM AND CALCULATION

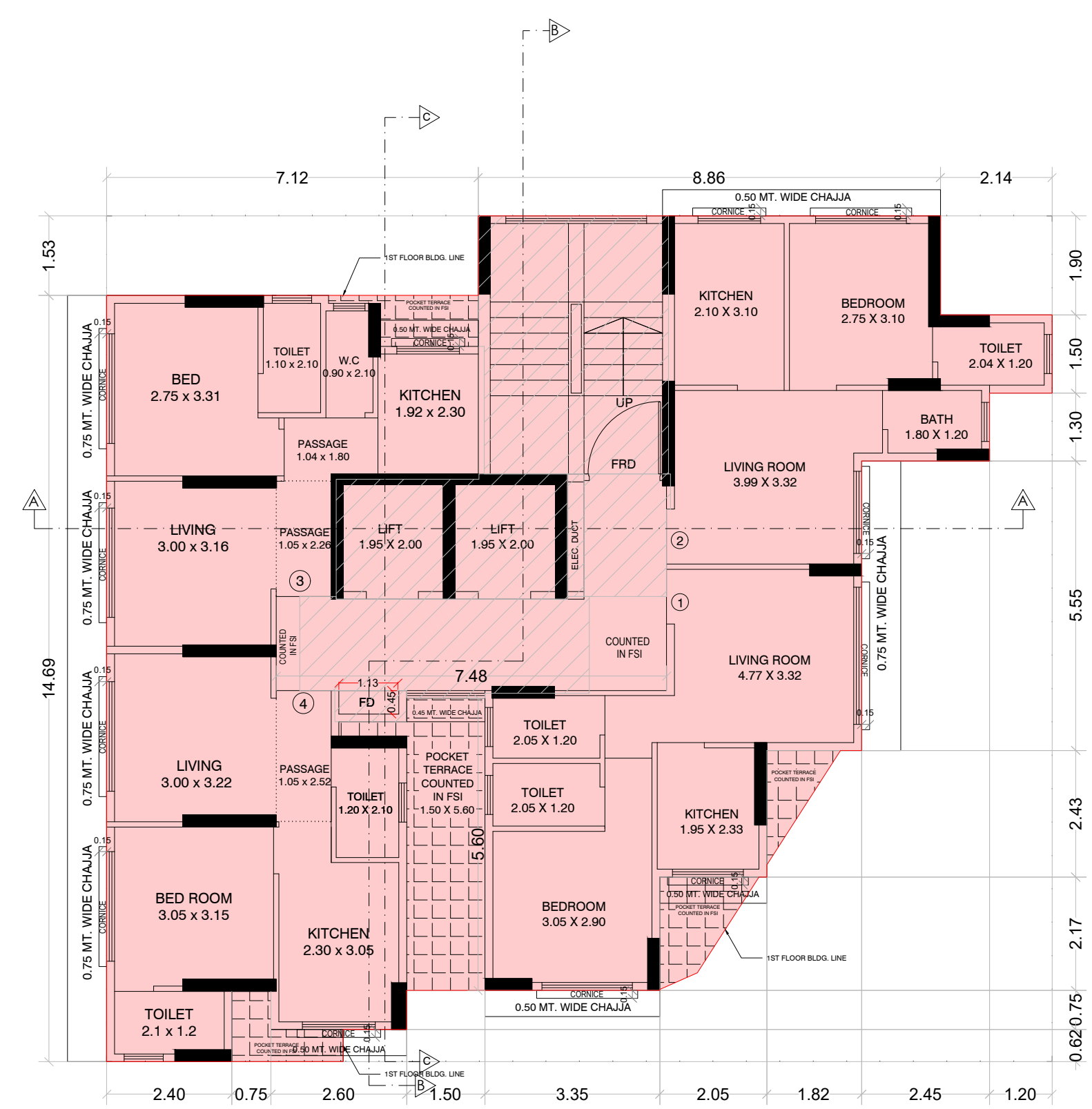
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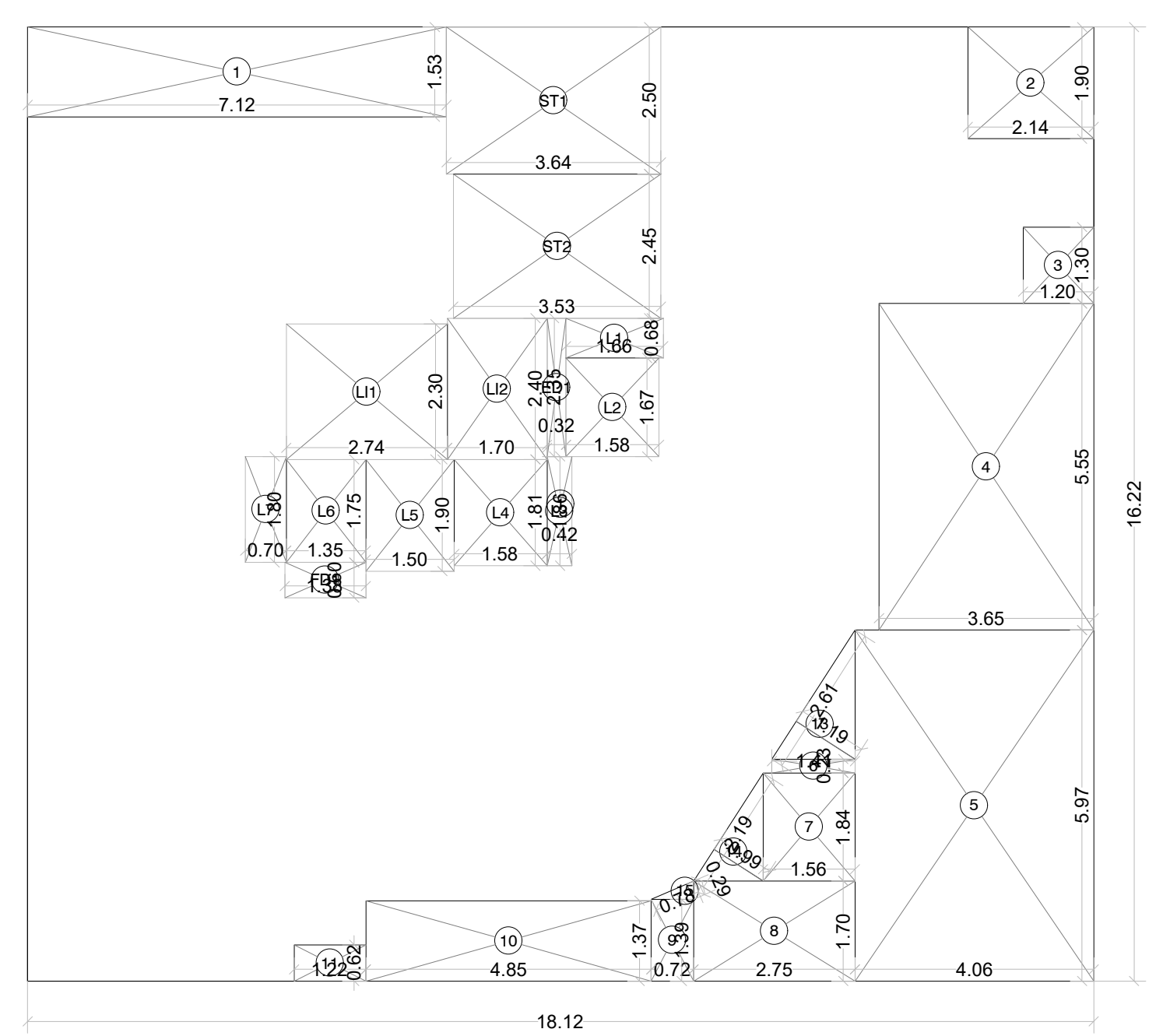
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A. E. (B.P) S & T

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2ND FLOOR PLAN  
 SCALE : 1:100



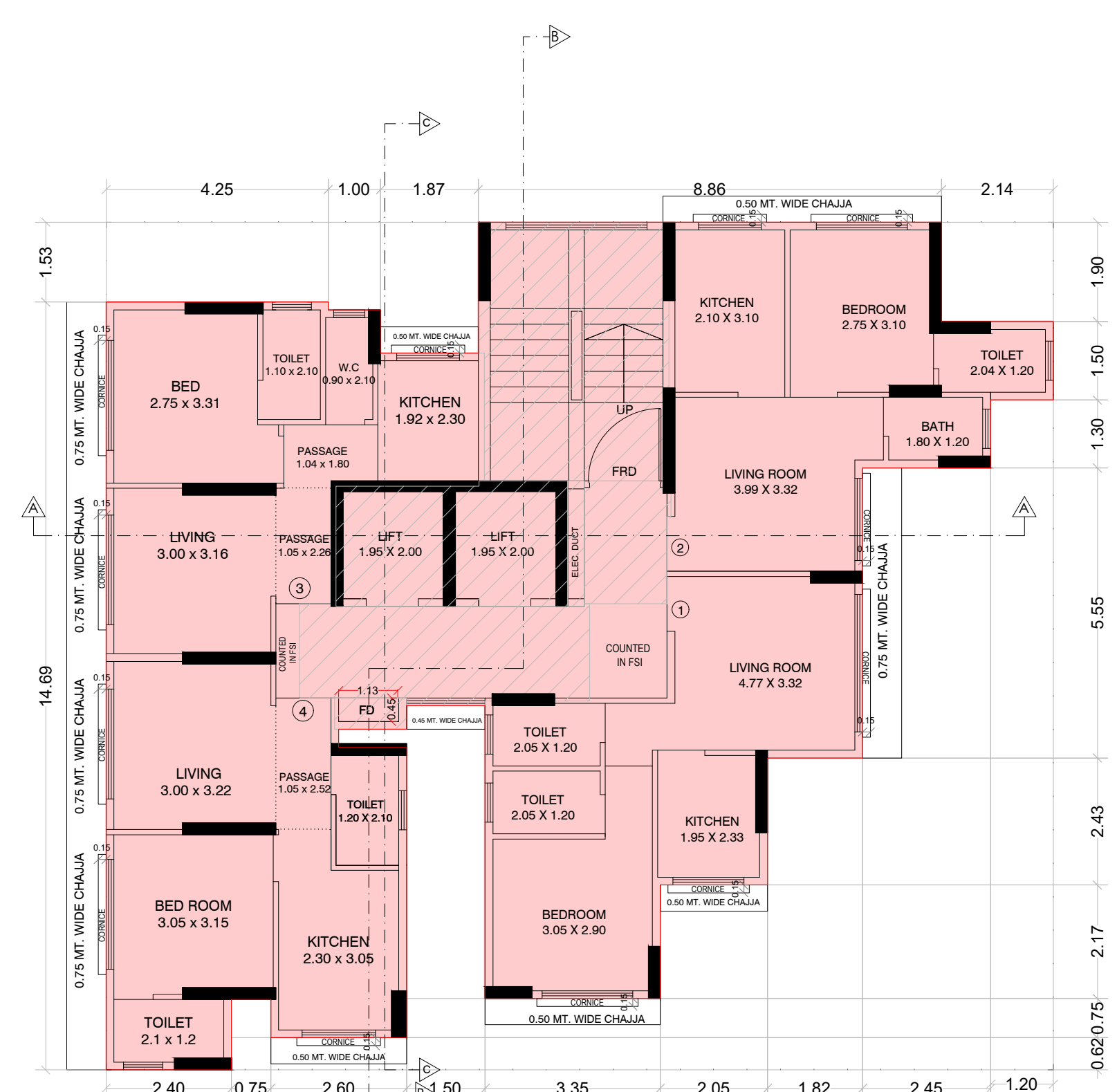
2ND FLOOR PLAN  
 SCALE : 1:100

**BUILT UP AREA CALCULATION**

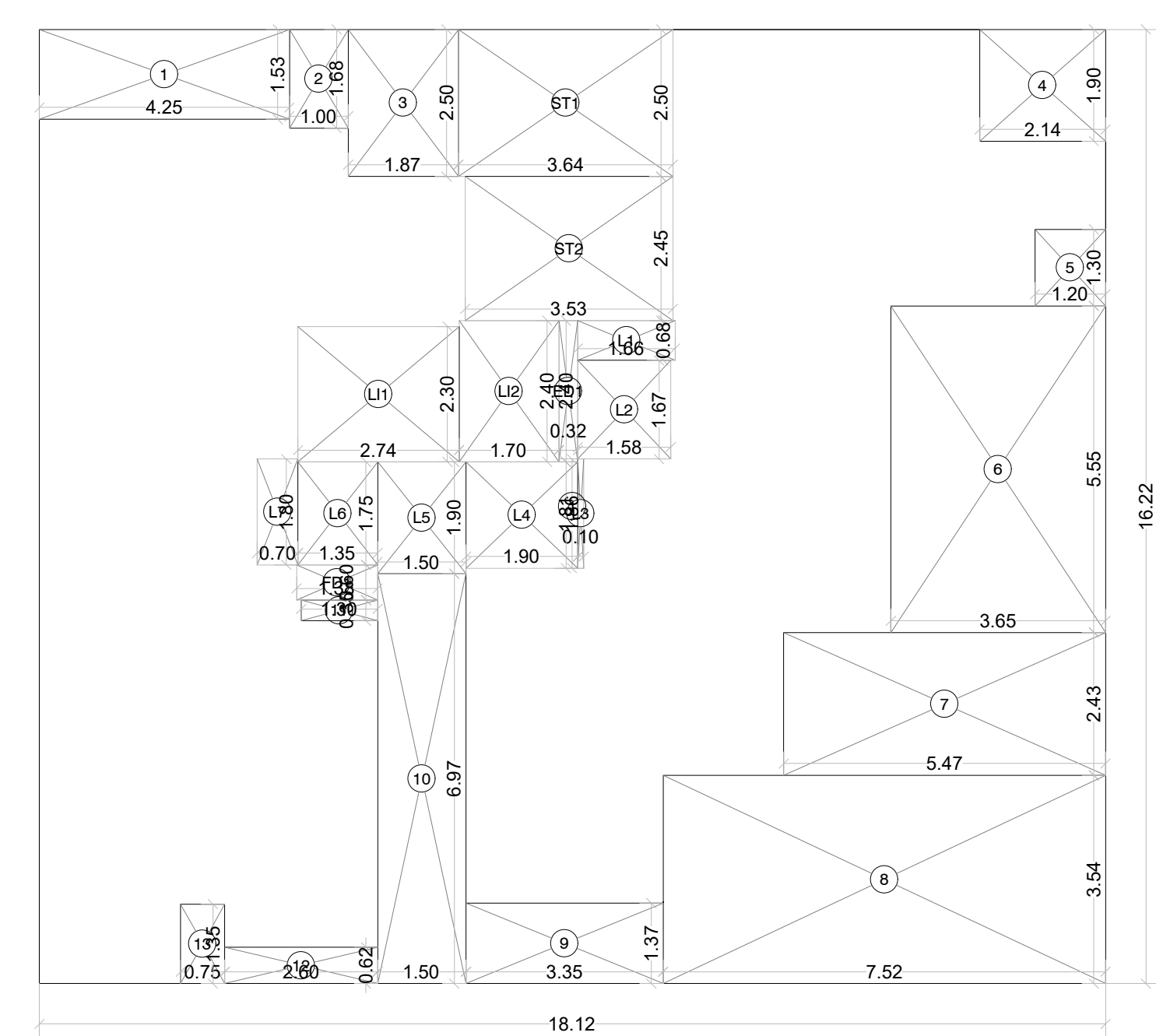
2ND FLOOR											
1	18.12	X	16.22	X	1	NO	=	293.91	SQ.MT.		
							TOTAL ADDITION	=	293.91	SQ.MT.	
<b>DEDUCTIONS</b>											
1	7.12	X	1.53	X	1	NO	=	10.89	SQ.MT.		
2	2.14	X	1.90	X	1	NO	=	4.07	SQ.MT.		
3	1.20	X	1.30	X	1	NO	=	1.56	SQ.MT.		
4	3.65	X	5.55	X	1	NO	=	20.26	SQ.MT.		
5	4.06	X	5.97	X	1	NO	=	24.24	SQ.MT.		
6	1.41	X	0.23	X	1	NO	=	0.32	SQ.MT.		
7	1.56	X	1.84	X	1	NO	=	2.87	SQ.MT.		
8	2.75	X	1.70	X	1	NO	=	4.68	SQ.MT.		
9	0.72	X	1.39	X	1	NO	=	1.00	SQ.MT.		
10	4.85	X	1.37	X	1	NO	=	6.64	SQ.MT.		
11	1.22	X	0.82	X	1	NO	=	0.76	SQ.MT.		
13	1/2	X	2.61	X	1.19	X	1	NO	=	1.55	SQ.MT.
14	1/2	X	2.19	X	0.99	X	1	NO	=	1.08	SQ.MT.
15	1/2	X	0.78	X	0.29	X	1	NO	=	0.11	SQ.MT.
							TOTAL DEDUCTION	=	80.03	SQ.MT.	
							TOTAL BUILT UP AREA [X - Y1]	=	213.88	SQ.MT.	
<b>LIFT AREA CALCULATION</b>											
2ND FLOOR											
L1	2.74	X	2.30	X	1	NO	=	6.30	SQ.MT.		
L2	1.70	X	2.40	X	1	NO	=	4.08	SQ.MT.		
							TOTAL LIFT AREA PER FL.	=	10.38	SQ.MT.	
<b>STAIRCASE AREA CALCULATION</b>											
2ND FLOOR											
ST1	3.65	X	2.50	X	1	NO	=	9.13	SQ.MT.		
ST2	3.53	X	2.45	X	1	NO	=	8.66	SQ.MT.		
							TOTAL STAIRCASE AREA PER FL.	=	17.78	SQ.MT.	
<b>FIRE DUCT AREA CALCULATION</b>											
2ND FLOOR											
FD1	1.38	X	0.60	X	1	NO	=	0.83	SQ.MT.		
							TOTAL FIRE DUCT AREA PER FL.	=	0.83	SQ.MT.	
<b>ELEC DUCT AREA CALCULATION</b>											
2ND FLOOR											
ED1	0.32	X	2.35	X	1	NO	=	0.75	SQ.MT.		
							TOTAL ELEC DUCT AREA PER FL.	=	0.75	SQ.MT.	
<b>LIFT LOBBY AREA CALCULATION</b>											
2ND FLOOR											
L1	1.66	X	0.68	X	1	NO	=	1.13	SQ.MT.		
L2	1.58	X	1.68	X	1	NO	=	2.65	SQ.MT.		
L3	0.42	X	1.86	X	1	NO	=	0.78	SQ.MT.		
L4	1.58	X	1.81	X	1	NO	=	2.86	SQ.MT.		
L5	1.50	X	1.90	X	1	NO	=	2.85	SQ.MT.		
L6	1.35	X	1.75	X	1	NO	=	2.36	SQ.MT.		
L7	0.70	X	1.80	X	1	NO	=	1.26	SQ.MT.		
							TOTAL LOBBY AREA PER FL.	=	13.89	SQ.MT.	
							NET BUILT UP AREA	=	170.25	SQ.MT.	
							[X1 - (Y2+Y3+Y4+Y5+Y6)]				

**BUILT UP AREA CALCULATION**

3RD TO 7TH AND 9TH TO 10TH FLOOR										
1	18.12	X	16.22	X	1	NO	=	293.91	SQ.MT.	
							TOTAL ADDITION	=	293.91	SQ.MT.
<b>DEDUCTIONS</b>										
1	4.25	X	1.53	X	1	NO	=	6.50	SQ.MT.	
2	1.00	X	1.88	X	1	NO	=	1.88	SQ.MT.	
3	1.87	X	2.50	X	1	NO	=	4.68	SQ.MT.	
4	2.14	X	1.90	X	1	NO	=	4.07	SQ.MT.	
5	1.20	X	1.30	X	1	NO	=	1.56	SQ.MT.	
6	3.65	X	5.55	X	1	NO	=	20.26	SQ.MT.	
7	5.47	X	2.43	X	1	NO	=	13.29	SQ.MT.	
8	7.52	X	3.54	X	1	NO	=	26.62	SQ.MT.	
9	3.35	X	1.37	X	1	NO	=	4.59	SQ.MT.	
10	1.50	X	6.97	X	1	NO	=	10.46	SQ.MT.	
11	1.30	X	0.35	X	1	NO	=	0.46	SQ.MT.	
12	2.80	X	0.82	X	1	NO	=	1.61	SQ.MT.	
13	0.75	X	1.35	X	1	NO	=	1.01	SQ.MT.	
							TOTAL DEDUCTION	=	96.79	SQ.MT.
							TOTAL BUILT UP AREA [X - Y1]	=	197.12	SQ.MT.
<b>LIFT AREA CALCULATION</b>										
3RD TO 7TH AND 9TH TO 10TH FLOOR										
L1	2.74	X	2.30	X	1	NO	=	6.30	SQ.MT.	
L2	1.70	X	2.40	X	1	NO	=	4.08	SQ.MT.	
							TOTAL LIFT AREA PER FL.	=	10.38	SQ.MT.
<b>STAIRCASE AREA CALCULATION</b>										
3RD TO 7TH AND 9TH TO 10TH FLOOR										
ST1	3.65	X	2.50	X	1	NO	=	9.13	SQ.MT.	
ST2	3.53	X	2.45	X	1	NO	=	8.65	SQ.MT.	
							TOTAL STAIRCASE AREA PER FL.	=	17.78	SQ.MT.
<b>FIRE DUCT AREA CALCULATION</b>										
3RD TO 7TH AND 9TH TO 10TH FLOOR										
FD1	1.38	X	0.60	X	1	NO	=	0.83	SQ.MT.	
							TOTAL FIRE DUCT AREA PER FL.	=	0.83	SQ.MT.
<b>ELEC DUCT AREA CALCULATION</b>										
3RD TO 7TH AND 9TH TO 10TH FLOOR										
ED1	0.32	X	2.40	X	1	NO	=	0.77	SQ.MT.	
							TOTAL ELEC DUCT AREA PER FL.	=	0.77	SQ.MT.
<b>LIFT LOBBY AREA CALCULATION</b>										
3RD TO 7TH AND 9TH TO 10TH FLOOR										
L1	1.66	X	0.68	X	1	NO	=	1.13	SQ.MT.	
L2	1.58	X	1.68	X	1	NO	=	2.65	SQ.MT.	
L3	0.10	X	1.86	X	1	NO	=	0.19	SQ.MT.	
L4	1.90	X	1.81	X	1	NO	=	3.44	SQ.MT.	
L5	1.50	X	1.90	X	1	NO	=	2.85	SQ.MT.	
L6	1.35	X	1.75	X	1	NO	=	2.36	SQ.MT.	
L7	0.70	X	1.80	X	1	NO	=	1.26	SQ.MT.	
							TOTAL LOBBY AREA PER FL.	=	13.88	SQ.MT.
							NET BUILT UP AREA	=	153.48	SQ.MT.
							[X1 - (Y2+Y3+Y4+Y5+Y6)]			



3RD TO 7TH AND 9TH TO 10TH FLOOR PLAN  
 SCALE : 1:100



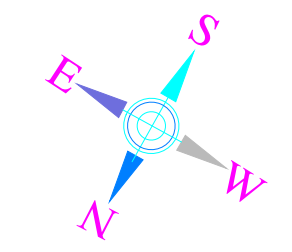
3RD TO 7TH AND 9TH TO 10TH FLOOR PLAN  
 SCALE : 1:100

**Description of Proposal & Property**  
 PROPOSED RESIDENTIAL - COMMERCIAL BUILDING ON PLOT BEARING CTS NO. 210/38A/2 OF VILLAGE BHANDUP WEST, AT LAKE ROAD, BHANDUP WEST, MUMBAI 400078.

**Name of Owner**  
 SURENDRA C. SAWANT PARTNER OF M/S SAINATH BUILDCON

DATE	SCALE	JOB NO.	DRAWN BY	CHECKED BY	SIGN.
24.09.2023	1: 100				

**North Line**  
 Sign, Name & Address of Architect / LS  
**DILIP JAYAWANT & ASSOCIATES**  
 ARCHITECT & DESIGNER  
 104, RAMKRISHNA APARTMENT,  
 SALVI WADI, CHAPHEKAR BANDHU MARG,  
 MULUND (EAST), MUMBAI - 400 081.  
 dilipj.associates@gmail.com





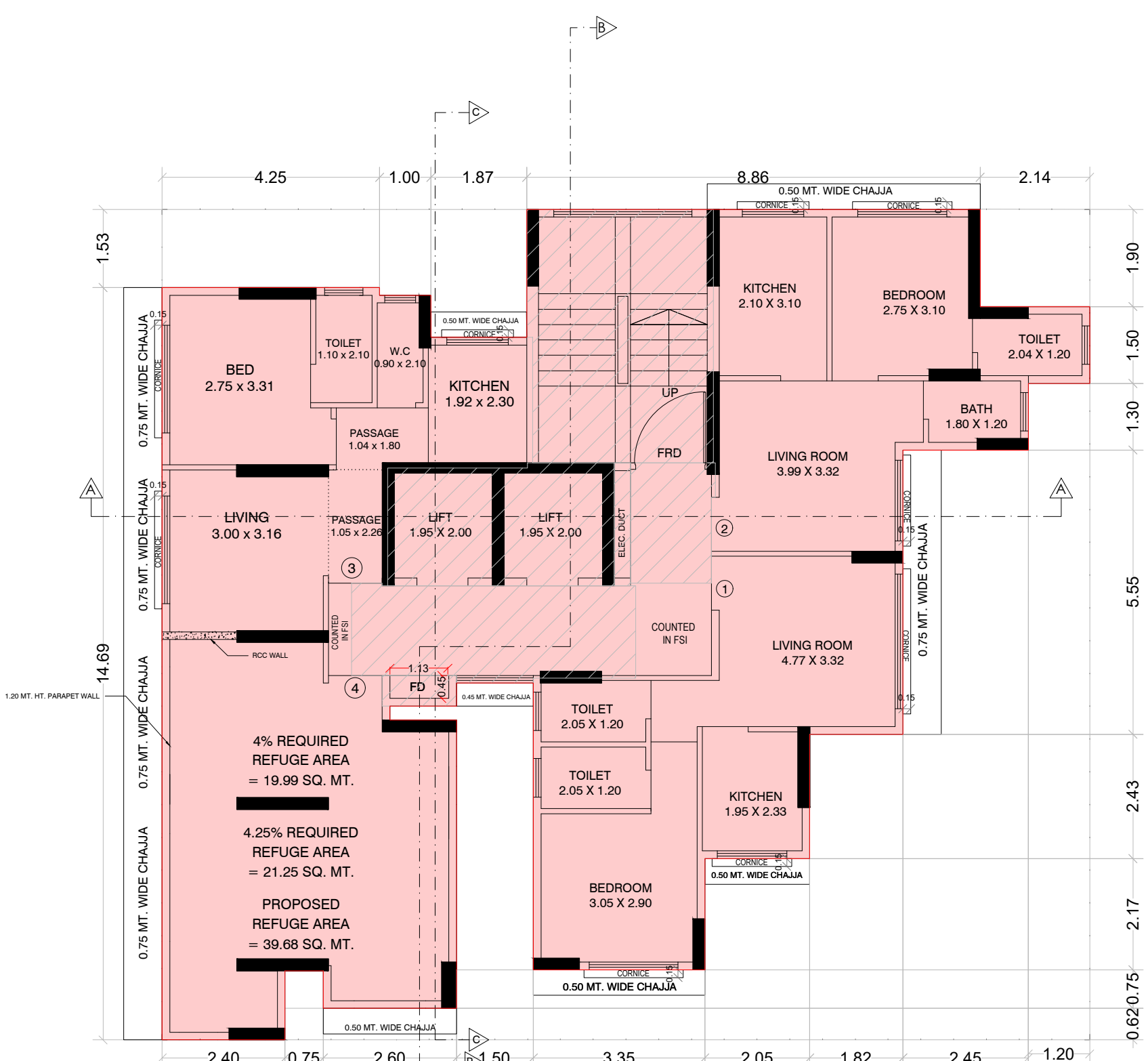
CONTENTS -  
8TH AND 11TH FLOOR PLAN & AREA DIAGRAM AND CALCULATION

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO.  
P-9045/2021/(210/38A/2)/S Ward/BHANDUP-W/337/1/Amend

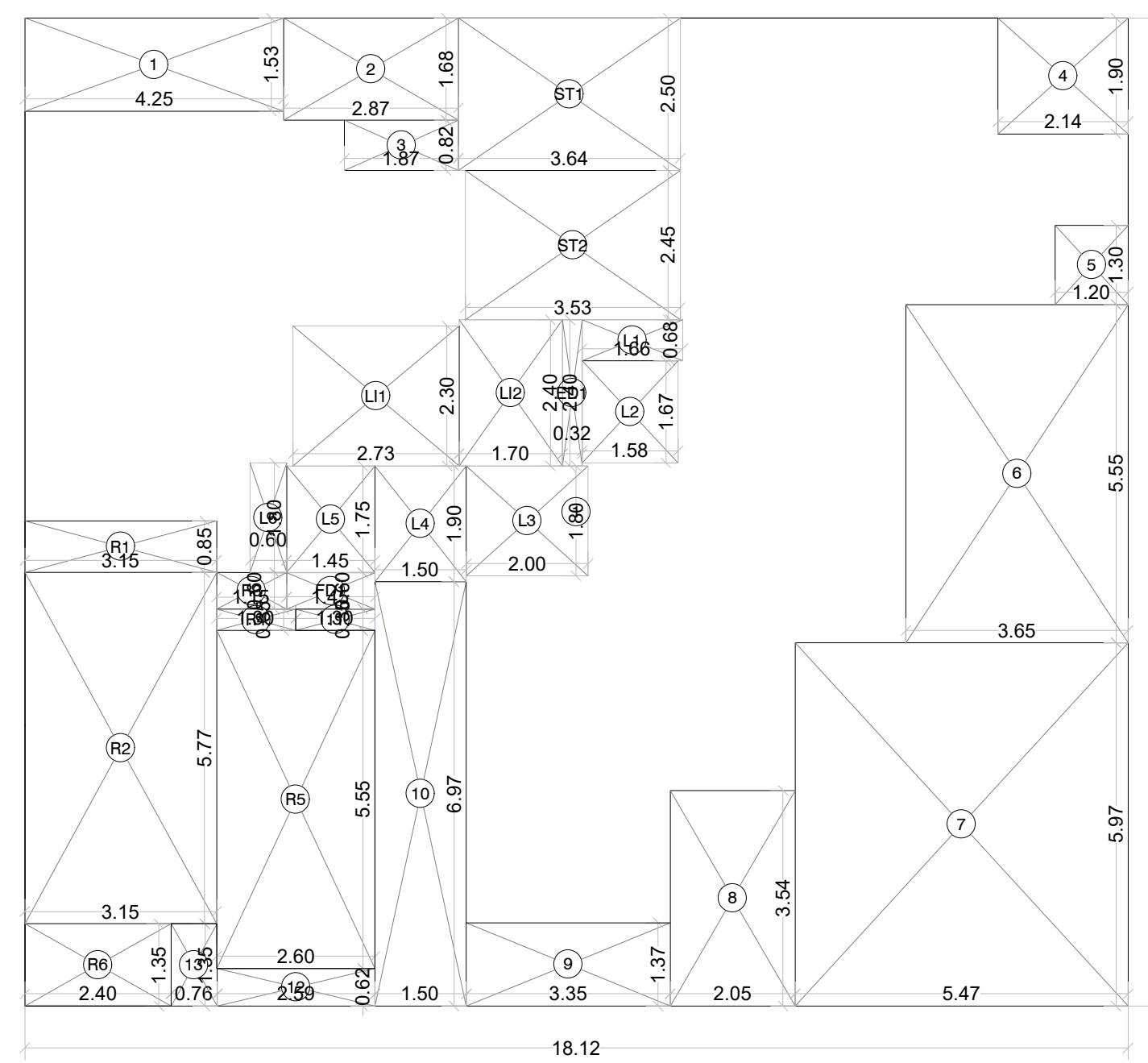
E. E. (B.P) E.S.-II

S. E. (B.P) S-W A. E. (B.P) S & T

This Cancels Approval to the Previous Plans Sanctioned under no.  
P-9045/2021/(210/38A/2)/S Ward/BHANDUP-W/OD1/New dated  
30.01.2022



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

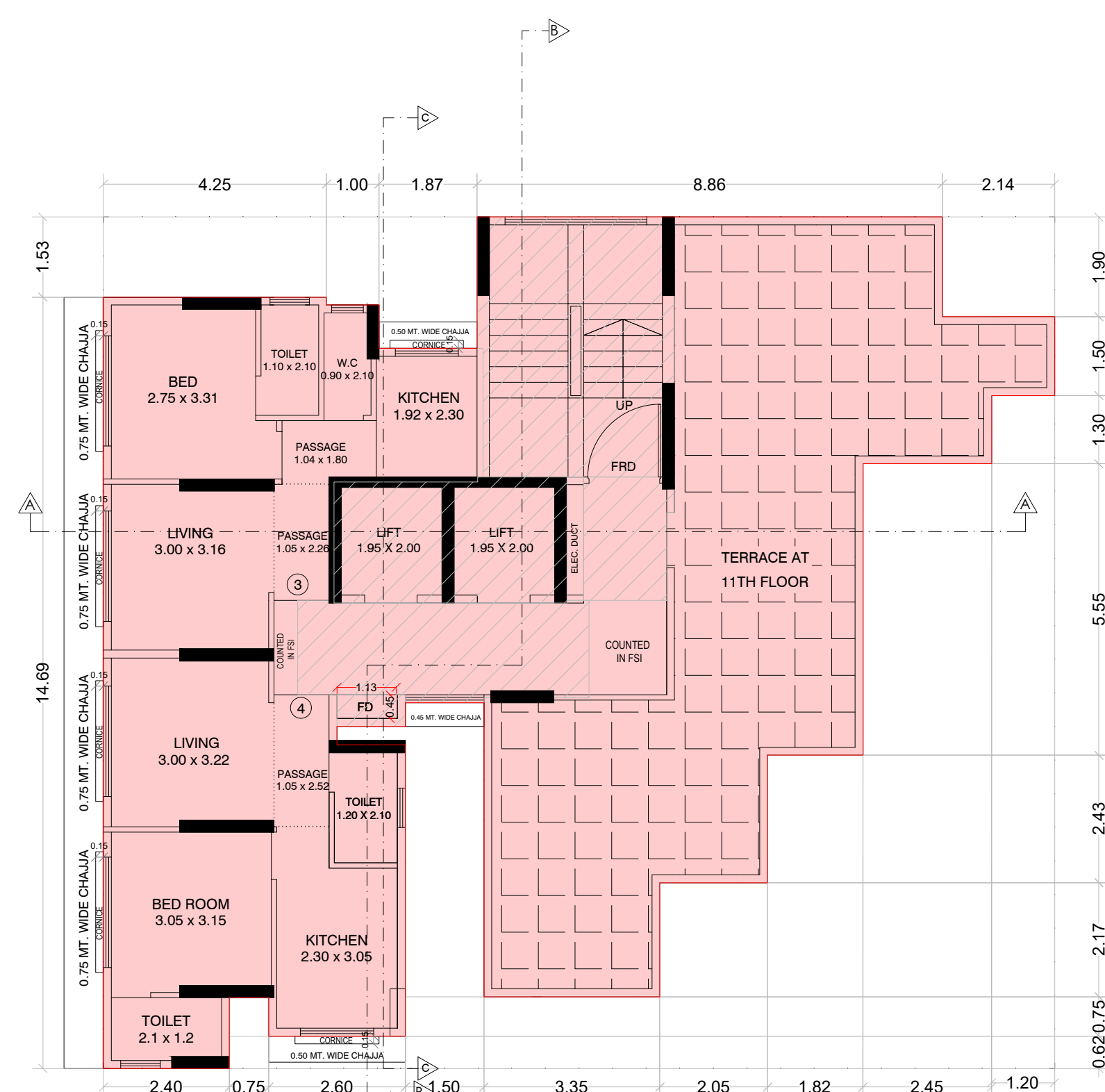


8TH FLOOR PLAN (REFUGE FLOOR)  
SCALE : 1:100

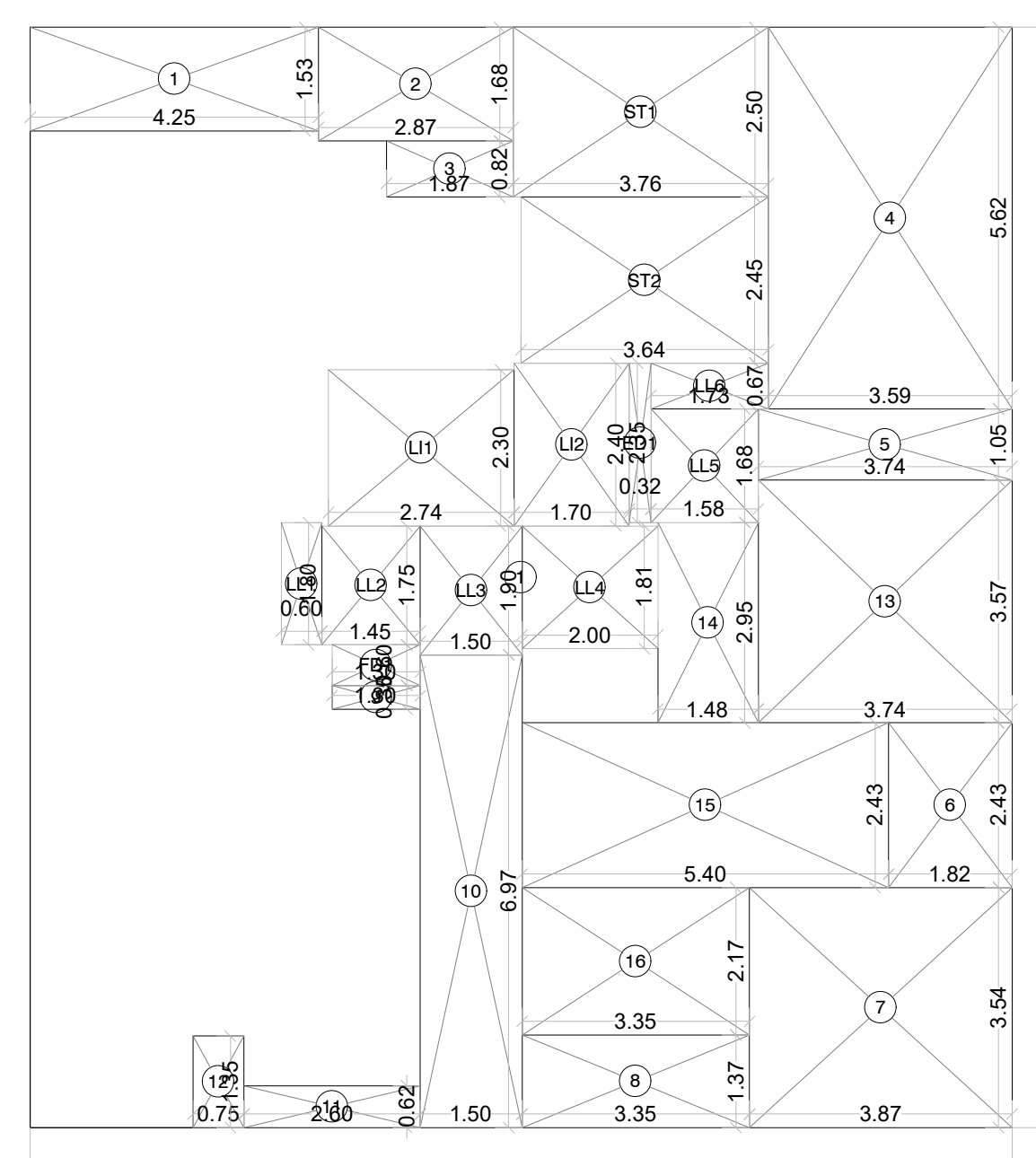
REFUGE AREA STATEMENT AT 8TH FLOOR

8TH FLOOR BUA	= 113.79 SQ.MT
TYPICAL FLOOR BUA (9TH TO 11TH FLOOR)	
153.48 x 2 FLOOR	= 306.96 SQ.MT
11TH FLOOR BUA	= 79.22 SQ.MT
<b>TOTAL</b>	<b>= 499.97 SQ.MT</b>
4% PERMISSIBLE REFUGE AREA	= 19.99 SQ.MT
4.25% PERMISSIBLE REFUGE AREA	= 21.25 SQ.MT
PROPOSED REFUGE AREA	= 39.68 SQ.MT
EXCESS REFUGE AREA	= 18.43 SQ.MT
(COUNTED IN FUNGIBLE F.S.I)	

BUILT UP AREA CALCULATION				
8TH FLOOR				
1	18.12	X 16.22	X 1 NO	= 293.91 SQ.MT.
			<b>TOTAL ADDITION</b>	<b>= 293.91 SQ.MT.</b>
DEDUCTIONS				
1	4.25	X 1.53	X 1 NO	= 6.50 SQ.MT.
2	2.87	X 1.68	X 1 NO	= 4.82 SQ.MT.
3	1.87	X 0.82	X 1 NO	= 1.53 SQ.MT.
4	2.14	X 1.90	X 1 NO	= 4.07 SQ.MT.
5	1.20	X 1.30	X 1 NO	= 1.56 SQ.MT.
6	3.65	X 5.55	X 1 NO	= 20.26 SQ.MT.
7	5.47	X 5.97	X 1 NO	= 32.66 SQ.MT.
8	2.05	X 3.54	X 1 NO	= 7.26 SQ.MT.
9	3.35	X 1.37	X 1 NO	= 4.59 SQ.MT.
10	1.50	X 6.97	X 1 NO	= 10.46 SQ.MT.
11	1.30	X 0.35	X 1 NO	= 0.46 SQ.MT.
12	2.59	X 0.62	X 1 NO	= 1.61 SQ.MT.
13	0.76	X 1.35	X 1 NO	= 1.03 SQ.MT.
			<b>TOTAL DEDUCTION</b>	<b>= 96.61 SQ.MT.</b>
REFUGE AREA CALCULATION				
8TH FLOOR				
R1	3.15	X 0.85	X 1 NO	= 2.68 SQ.MT.
R2	3.15	X 5.77	X 1 NO	= 18.18 SQ.MT.
R3	1.15	X 0.60	X 1 NO	= 0.69 SQ.MT.
R4	1.30	X 0.35	X 1 NO	= 0.46 SQ.MT.
R5	2.60	X 5.55	X 1 NO	= 14.43 SQ.MT.
R6	2.40	X 1.35	X 1 NO	= 3.24 SQ.MT.
			<b>TOTAL REFUGE AREA</b>	<b>= 39.68 SQ.MT.</b>
			<b>TOTAL BUILT UP AREA [X - (Y1+Y2)]</b>	<b>= 157.42 SQ.MT.</b>
LIFT AREA CALCULATION				
8TH FLOOR				
L11	2.73	X 2.30	X 1 NO	= 6.28 SQ.MT.
L12	1.70	X 2.40	X 1 NO	= 4.08 SQ.MT.
			<b>TOTAL LIFT AREA PER FL.</b>	<b>= 10.36 SQ.MT.</b>
STAIRCASE AREA CALCULATION				
8TH FLOOR				
ST1	3.65	X 2.50	X 1 NO	= 9.13 SQ.MT.
ST2	3.53	X 2.45	X 1 NO	= 8.65 SQ.MT.
			<b>TOTAL STAIRCASE AREA PER FL.</b>	<b>= 17.78 SQ.MT.</b>
FIRE DUCT AREA CALCULATION				
8TH FLOOR				
FD1	1.45	X 0.60	X 1 NO	= 0.87 SQ.MT.
			<b>TOTAL FIRE DUCT AREA PER FL.</b>	<b>= 0.87 SQ.MT.</b>
ELEC DUCT AREA CALCULATION				
8TH FLOOR				
ED1	0.32	X 2.40	X 1 NO	= 0.77 SQ.MT.
			<b>TOTAL ELEC DUCT AREA PER FL.</b>	<b>= 0.77 SQ.MT.</b>
LOBBY AREA CALCULATION				
8TH FLOOR				
L1	1.66	X 0.68	X 1 NO	= 1.13 SQ.MT.
L2	1.58	X 1.68	X 1 NO	= 2.65 SQ.MT.
L3	2.00	X 1.80	X 1 NO	= 3.60 SQ.MT.
L4	1.50	X 1.90	X 1 NO	= 2.85 SQ.MT.
L5	1.45	X 1.75	X 1 NO	= 2.54 SQ.MT.
L6	0.60	X 1.80	X 1 NO	= 1.08 SQ.MT.
			<b>TOTAL LOBBY AREA PER FL.</b>	<b>= 13.85 SQ.MT.</b>
			<b>NET BUILT UP AREA [X1 - (Y3+Y4+Y5+Y6+Y7)]</b>	<b>= 113.79 SQ.MT.</b>



11TH FLOOR PLAN  
SCALE : 1:100



11TH FLOOR PLAN  
SCALE : 1:100

BUILT UP AREA CALCULATION				
11TH FLOOR				
1	14.47	X 16.22	X 1 NO	= 234.70 SQ.MT.
			<b>TOTAL ADDITION</b>	<b>= 234.70 SQ.MT.</b>
DEDUCTIONS				
1	4.25	X 1.53	X 1 NO	= 6.50 SQ.MT.
2	2.87	X 1.68	X 1 NO	= 4.82 SQ.MT.
3	1.87	X 0.82	X 1 NO	= 1.53 SQ.MT.
4	3.59	X 5.63	X 1 NO	= 20.21 SQ.MT.
5	3.74	X 1.05	X 1 NO	= 3.93 SQ.MT.
6	1.82	X 2.43	X 1 NO	= 4.42 SQ.MT.
7	3.87	X 3.54	X 1 NO	= 13.70 SQ.MT.
8	3.35	X 1.37	X 1 NO	= 4.59 SQ.MT.
9	1.30	X 0.35	X 1 NO	= 0.46 SQ.MT.
10	1.50	X 6.97	X 1 NO	= 10.46 SQ.MT.
11	2.60	X 0.62	X 1 NO	= 1.61 SQ.MT.
12	0.75	X 1.35	X 1 NO	= 1.01 SQ.MT.
13	3.74	X 3.57	X 1 NO	= 13.35 SQ.MT.
14	1.48	X 2.95	X 1 NO	= 4.37 SQ.MT.
15	5.40	X 2.43	X 1 NO	= 13.12 SQ.MT.
16	3.35	X 2.17	X 1 NO	= 7.27 SQ.MT.
			<b>TOTAL DEDUCTION</b>	<b>= 111.35 SQ.MT.</b>
			<b>TOTAL BUILT UP AREA [X - Y1]</b>	<b>= 123.35 SQ.MT.</b>
LIFT AREA CALCULATION				
11TH FLOOR				
L11	2.74	X 2.30	X 1 NO	= 6.30 SQ.MT.
L12	1.70	X 2.40	X 1 NO	= 4.08 SQ.MT.
			<b>TOTAL LIFT AREA PER FL.</b>	<b>= 10.38 SQ.MT.</b>
STAIRCASE AREA CALCULATION				
11TH FLOOR				
ST1	3.76	X 2.50	X 1 NO	= 9.40 SQ.MT.
ST2	3.64	X 2.45	X 1 NO	= 8.92 SQ.MT.
			<b>TOTAL STAIRCASE AREA PER FL.</b>	<b>= 18.32 SQ.MT.</b>
LIFT LOBBY AREA CALCULATION				
11TH FLOOR				
LL1	0.60	X 1.80	X 1 NO	= 1.08 SQ.MT.
LL2	1.45	X 1.75	X 1 NO	= 2.54 SQ.MT.
LL3	1.50	X 1.90	X 1 NO	= 2.85 SQ.MT.
LL4	2.00	X 1.81	X 1 NO	= 3.62 SQ.MT.
LL5	1.58	X 1.68	X 1 NO	= 2.65 SQ.MT.
LL6	1.73	X 0.67	X 1 NO	= 1.16 SQ.MT.
			<b>TOTAL LIFT LOBBY AREA PER FL.</b>	<b>= 13.90 SQ.MT.</b>
FIRE DUCT AREA CALCULATION				
11TH FLOOR				
FD1	1.30	X 0.60	X 1 NO	= 0.78 SQ.MT.
			<b>TOTAL FIRE DUCT AREA PER FL.</b>	<b>= 0.78 SQ.MT.</b>
ELEC DUCT AREA CALCULATION				
11TH FLOOR				
ED1	0.32	X 2.35	X 1 NO	= 0.75 SQ.MT.
			<b>TOTAL ELEC DUCT AREA PER FL.</b>	<b>= 0.75 SQ.MT.</b>
			<b>NET BUILT UP AREA [X1 - (Y2+Y3+Y4+Y5+Y6)]</b>	<b>= 79.22 SQ.MT.</b>

Description of Proposal & Property

PROPOSED RESIDENTIAL - COMMERCIAL BUILDING ON PLOT BEARING  
CTS NO. 210/38A/2 OF VILLAGE BHANDUP WEST, AT LAKE ROAD, BHANDUP  
WEST, MUMBAI 400078.

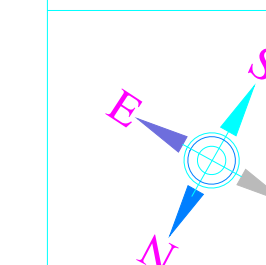
Name of Owner

SURENDRA C. SAWANT PARTNER OF M/S  
SAINATH BUILDCON

DATE	SCALE	JOB NO.	DRAWN BY	CHECKED BY	SIGN.
24.09.2023	1: 100				

North Line Sign, Name & Address of Architect / LS

**DILIP JAYAWANT & ASSOCIATES**  
ARCHITECT & DESIGNER  
104, RAMKRISHNA APARTMENT,  
SALVI WADI, CHAPHEKAR BANDHU MARG,  
MULUND (EAST), MUMBAI - 400 081.  
dilipj.associates@gmail.com

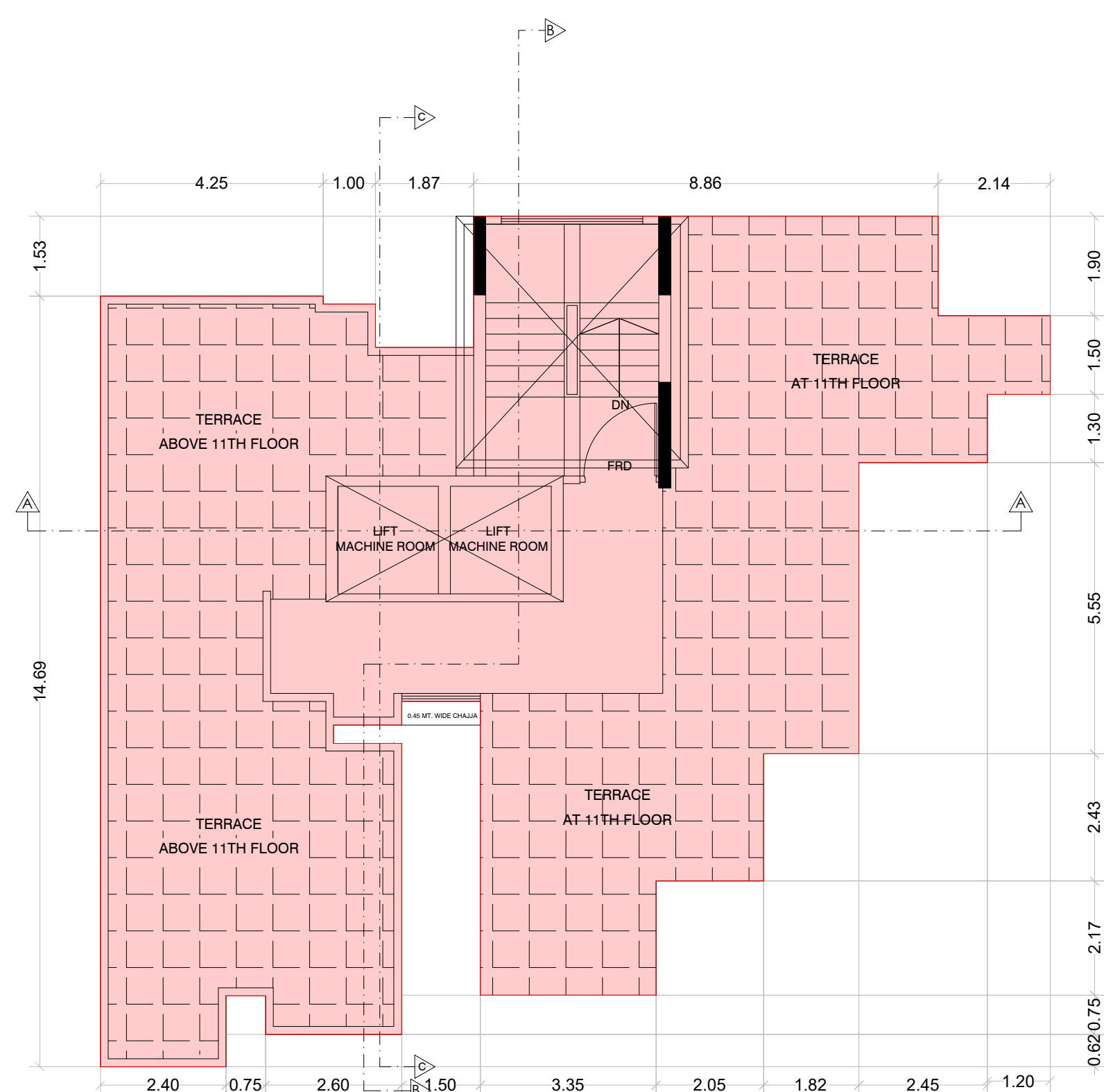




E. E. (B.P) E.S.-II

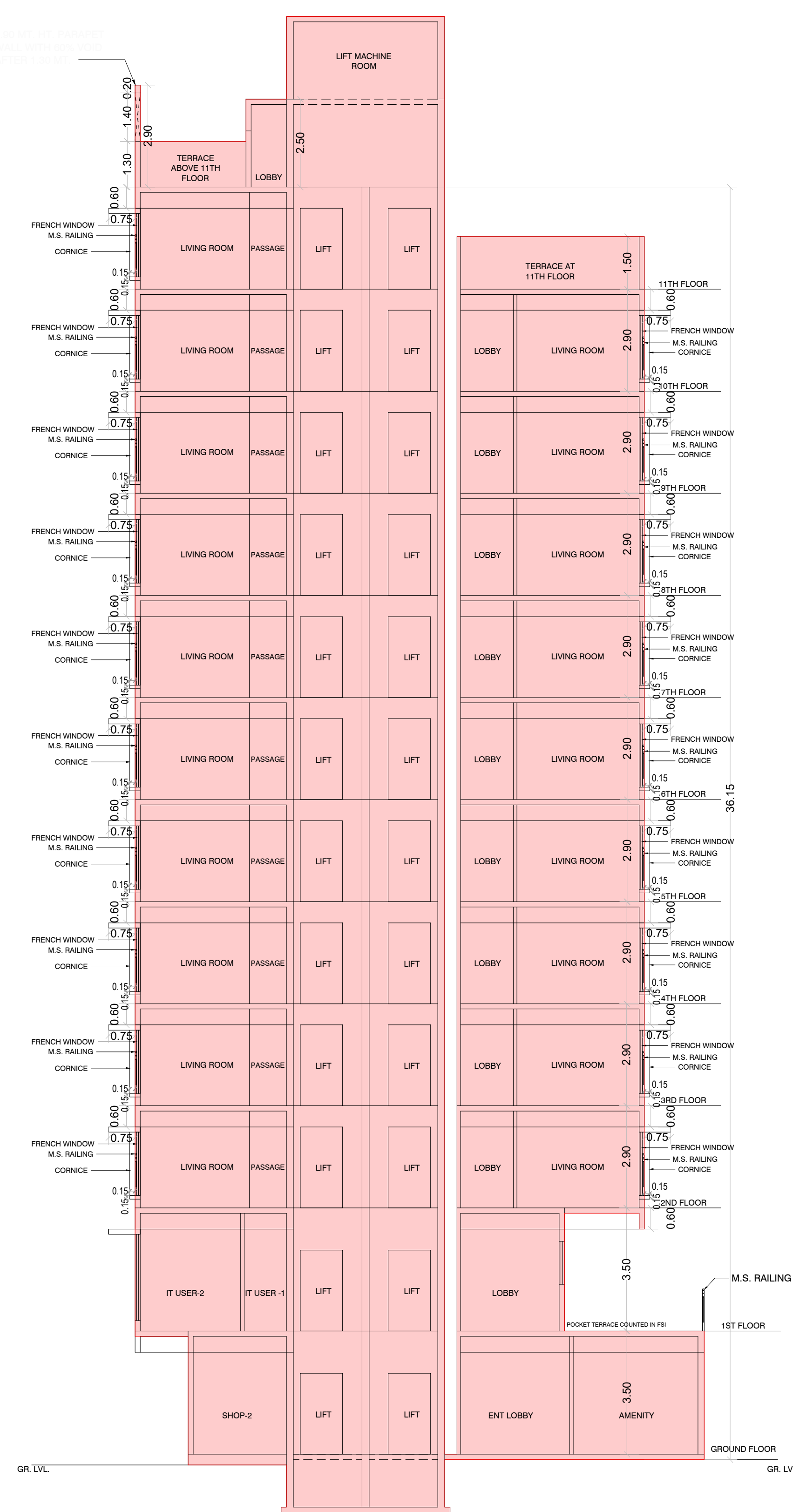
S. E. (B.P) S-W

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

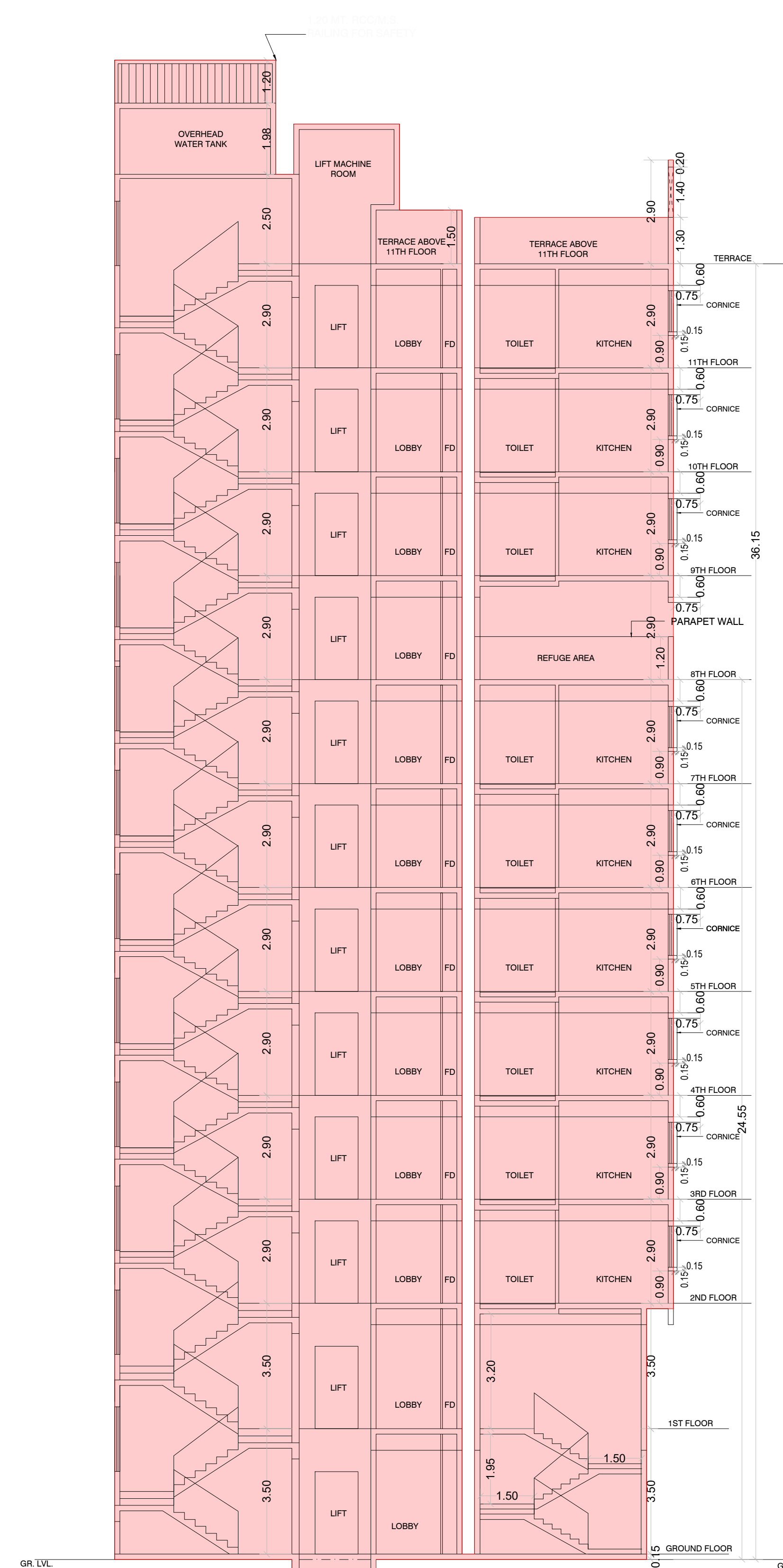


TERRACE FLOOR PLAN  
 SCALE : 1:100

This Cancels Approval to the Previous Plans Sanctioned under no. P-9045/2021/(210/38A/2)/S Ward/BHANDUP-W/IOD/1/New dated 30.01.2022



SECTION A-A  
 SCALE :- 1:100



SECTION B-B  
 SCALE :- 1:100

Description of Proposal & Property

PROPOSED RESIDENTIAL - COMMERCIAL BUILDING ON PLOT BEARING CTS NO. 210/38A/2 OF VILLAGE BHANDUP WEST, AT LAKE ROAD, BHANDUP WEST, MUMBAI 400078.

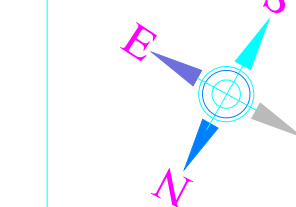
Name of Owner

SURENDRA C. SAWANT PARTNER OF M/S SAINATH BUILDCON

DATE	SCALE	JOB NO.	DRAWN BY	CHECKED BY	SIGN.
24.09.2023	1: 100				

North Line Sign, Name & Address of Architect / LS  
 DILIP JAYAWANT & ASSOCIATES  
 ARCHITECT & DESIGNER

104, RAMKRISHNA APARTMENT, SALVI WADI, CHAPHEKAR BANDHU MARG, MULUND (EAST), MUMBAI - 400 081.  
 dilipj.associates@gmail.com



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 SECTION C-C, D-D, E-E AND F-F, SECTION A-A WINDOW ELEVATION SECTION, SECTION B-B WINDOW ELEVATION SECTION

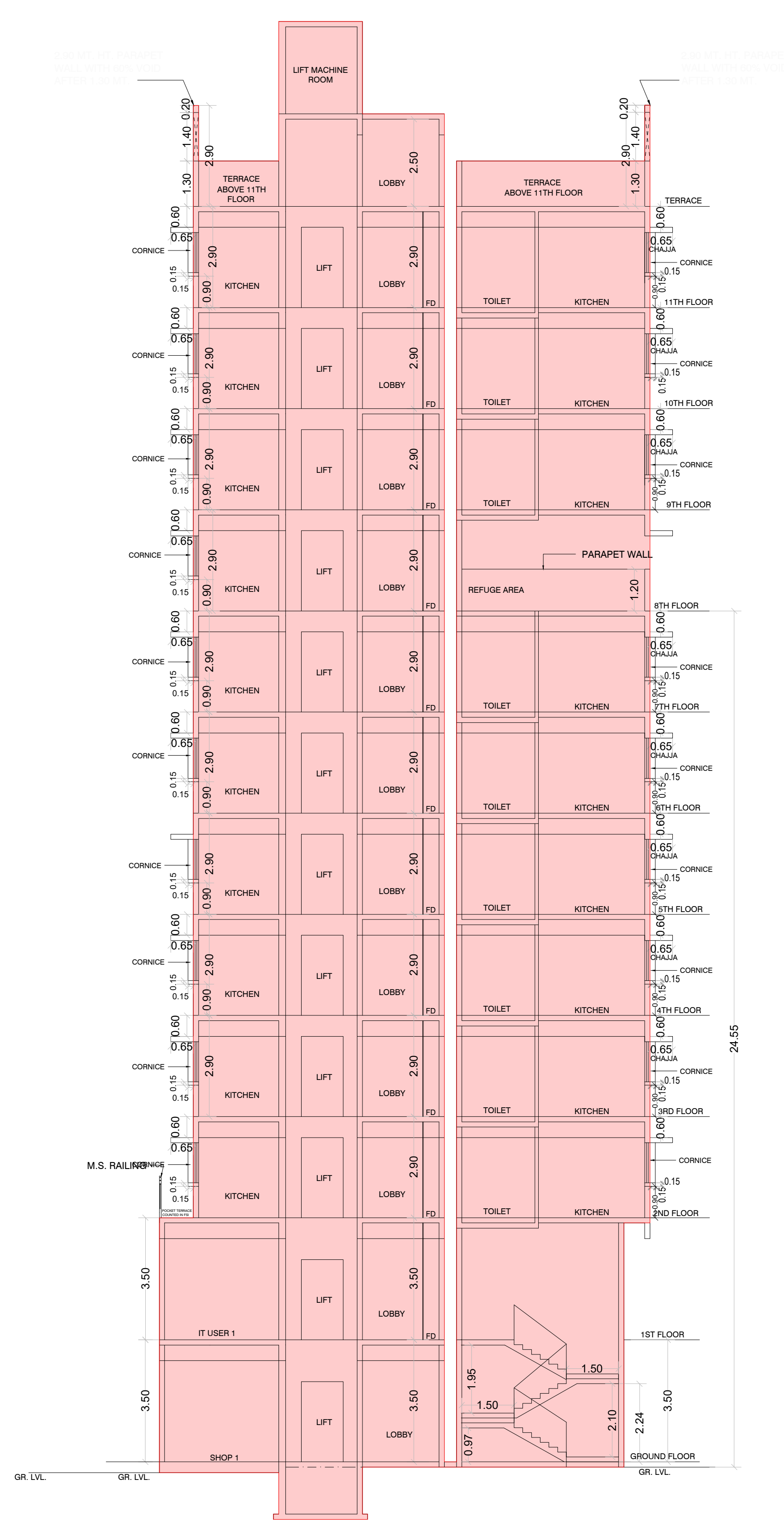
APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. P-9045/2021/(210/38A/2)/S Ward/BHANDUP-W/337/1/Amend

E. E. (B.P) E.S.-II

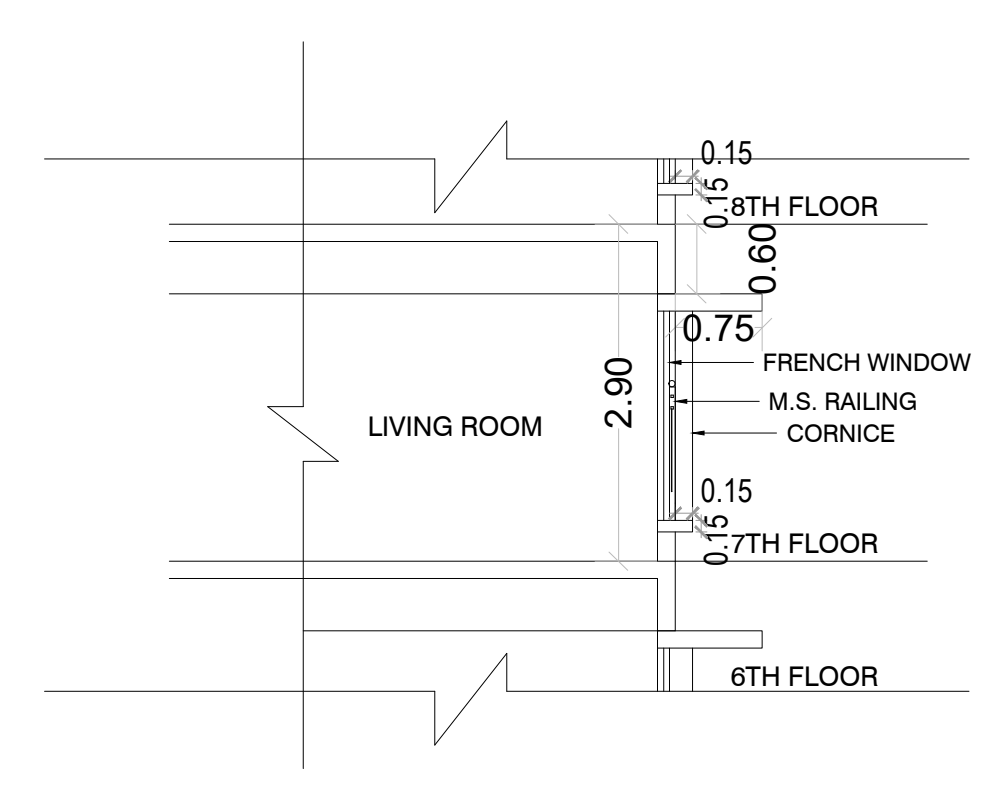
S. E. (B.P) S-W

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

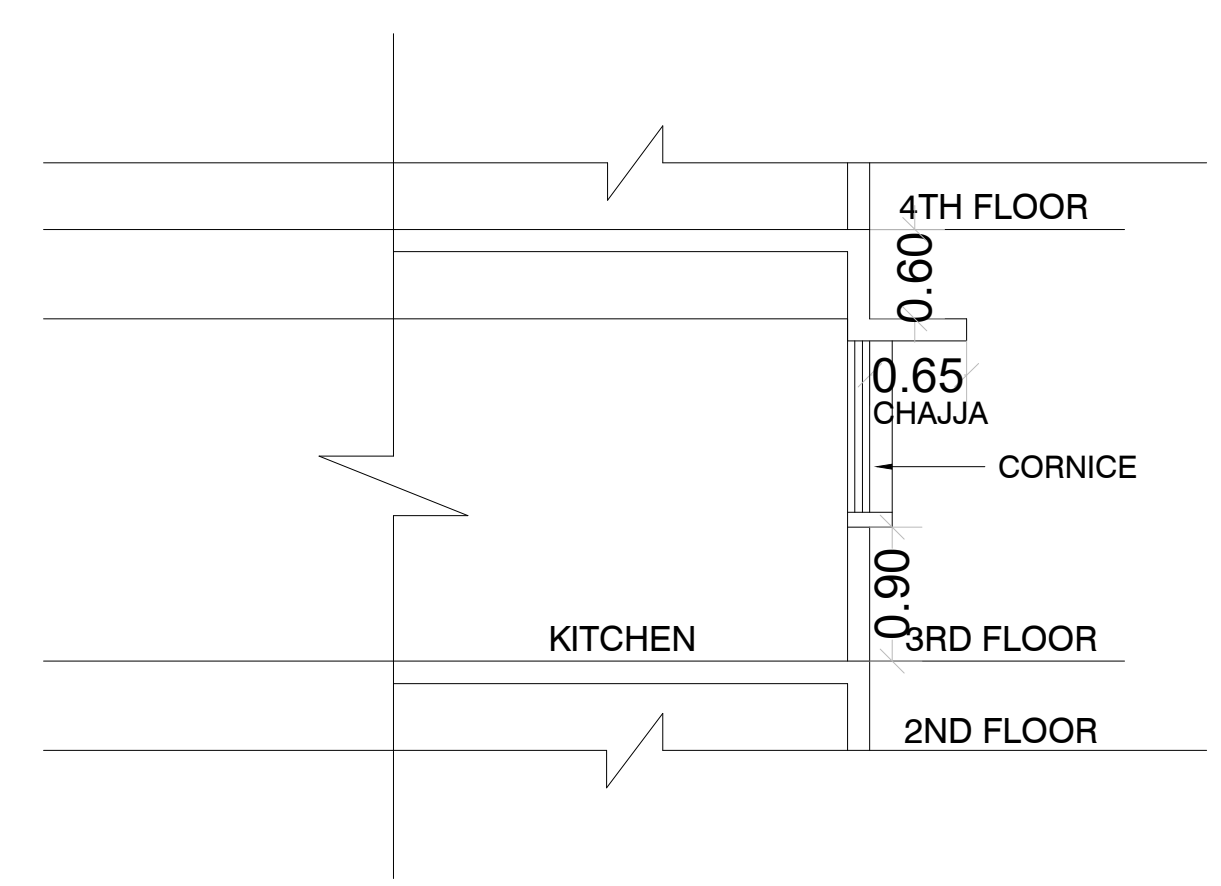
This Cancels Approval to the Previous Plans Sanctioned under no. P-9045/2021/(210/38A/2)/S Ward/BHANDUP-W/IOD/1/New dated 30.01.2022



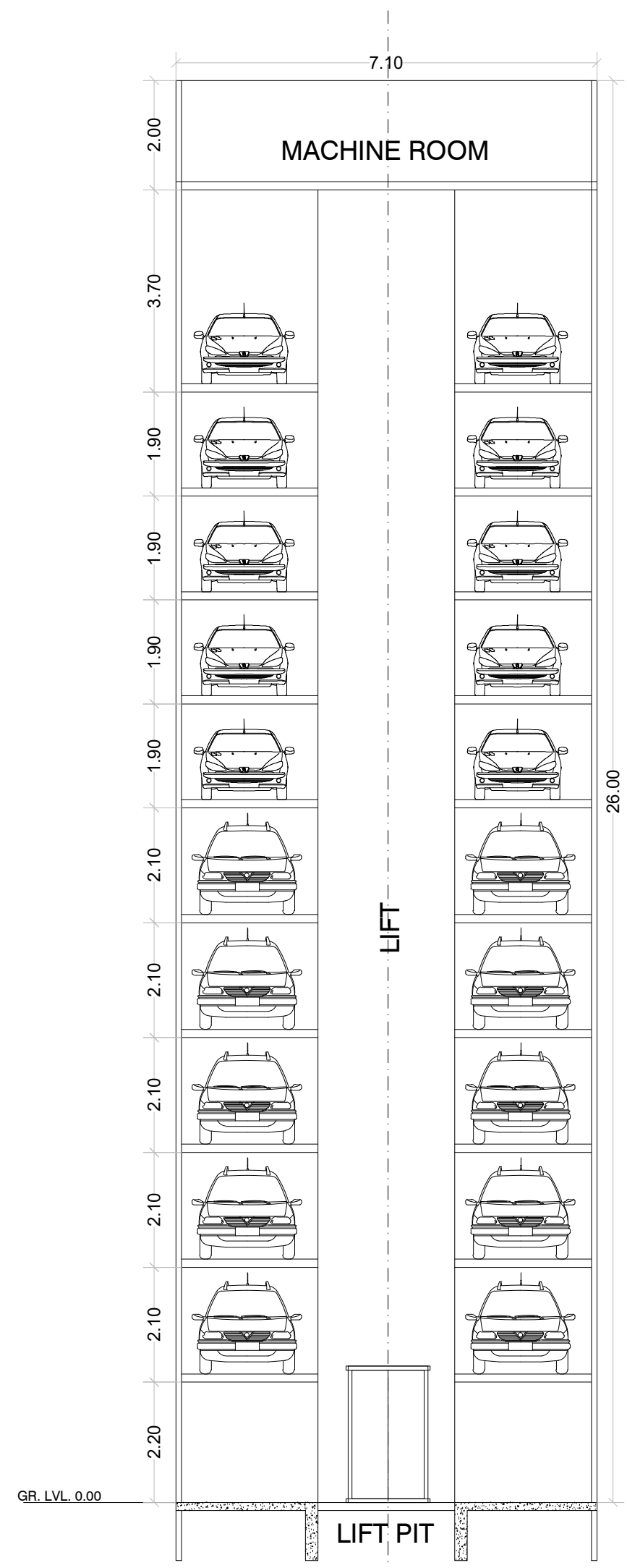
SECTION C-C  
 SCALE :- 1:100



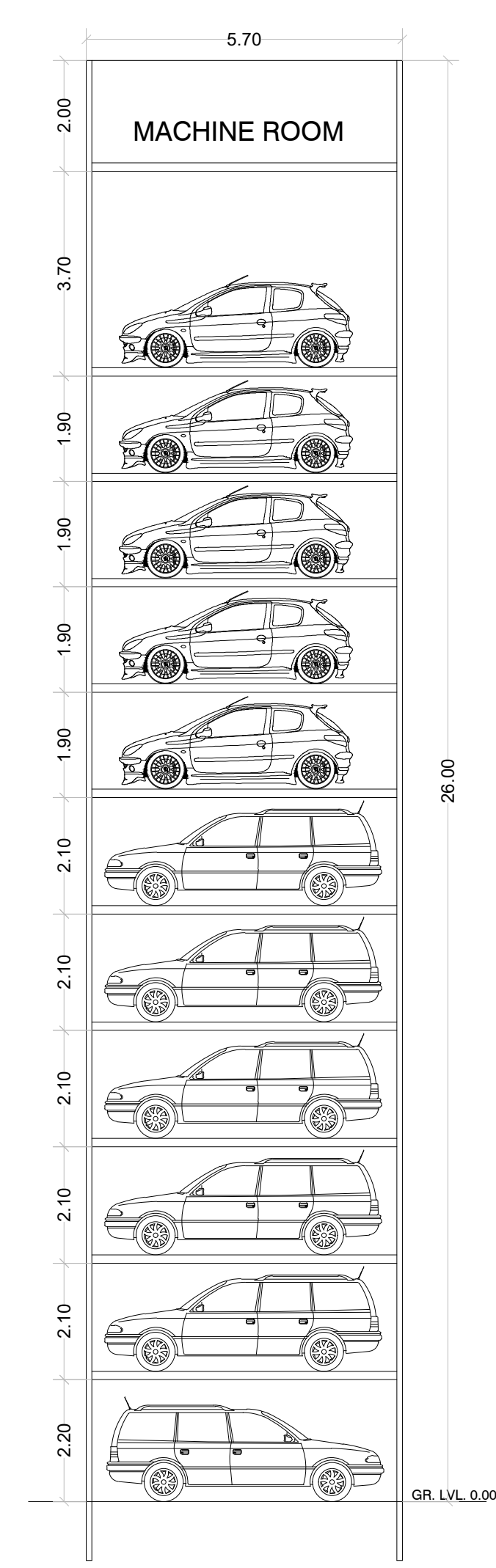
SECTION A-A WINDOW ELEVATION SECTION  
 SCALE - NTS



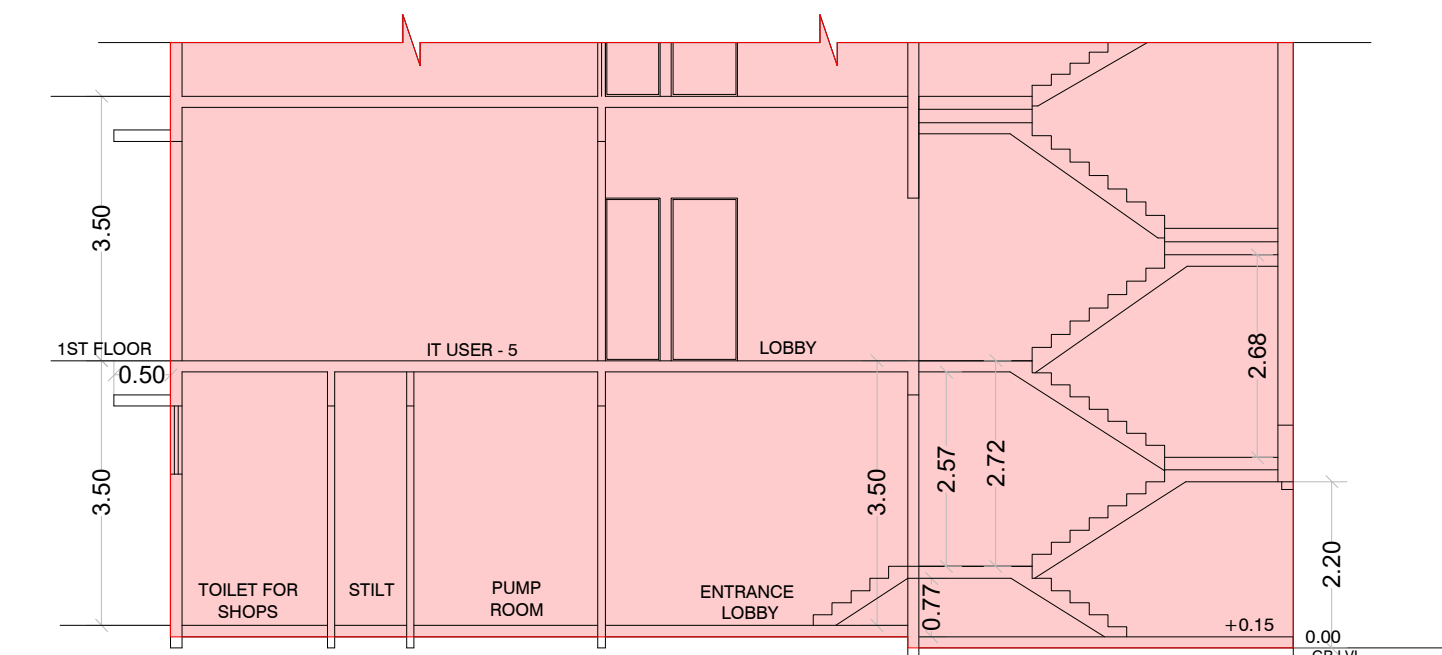
SECTION B-B WINDOW ELEVATION SECTION  
 SCALE - NTS



SECTION F-F  
 SCALE :- 1:100



SECTION E-E  
 SCALE :- 1:100



SECTION D-D  
 SCALE :- 1:100

Description of Proposal & Property

PROPOSED RESIDENTIAL - COMMERCIAL BUILDING ON PLOT BEARING CTS NO. 210/38A/2 OF VILLAGE BHANDUP WEST, AT LAKE ROAD, BHANDUP WEST, MUMBAI 400078.

Name of Owner

SURENDRA C. SAWANT PARTNER OF M/S SAINATH BUILDCON

DATE	SCALE	JOB NO.	DRAWN BY	CHECKED BY	SIGN.
24.09.2023	1: 100				

North Line Sign, Name & Address of Architect / LS

DILIP JAYAWANT & ASSOCIATES  
 ARCHITECT & DESIGNER  
 104, RAMKRISHNA APARTMENT,  
 SALVI WADI, CHAPHEKAR BANDHU MARG,  
 MULUND (EAST), MUMBAI - 400 081.  
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