

PLOT AREA CALCULATIONS

AREA OF 1) 47.70 X 19.903 X 0.50 = 474.70 SQ.MT.
 AREA OF 2) 47.70 X 19.903 X 0.50 = 474.70 SQ.MT.
 TOTAL AREA OF THE PLOT = 949.40 SQ.MT.

SET - BACK AREA CALCULATIONS

AREA OF 1) 2.20 X 22.40 X 1NO. = 49.72 SQ.MT.
 TOTAL SET-BACK AREA = 49.72 SQ.MT.
 NET PLOT AREA (949.40 - 49.72) = 899.68 SQ.MT.
 NET AREA OF THE PLOT = 899.68 SQ.MT.

BUILT UP AREA - SUMMARY
(WING :- A) (RESIDENTIAL) (in sq.mts)

FLOOR	TOTAL FLOOR AREA
GROUND	60.72
FIRST	71.77
SECOND	71.77
THIRD	71.77
FOURTH	71.77
FIFTH	85.35
SIXTH	85.35
SEVENTH	85.35
TOTAL	603.85

TOTAL BUILT UP AREA PROPOSED = 603.85 SQ.MT.
 FUNGIBLE AREA ALREADY CLAIMED = 142.53 SQ. MT.
 FUNGIBLE AREA NOW CLAIMING = 14.12 SQ. MT.
 NET BUILT UP AREA = 447.30 SQ. MT. (603.85 - 156.55)

(COMMERCIAL + RESIDENTIAL) = (1844.62+903.85)
 TOTAL BUILT UP AREA PROPOSED = 2448.47 SQ.MT. (WITH FUNGIBLE AREA)

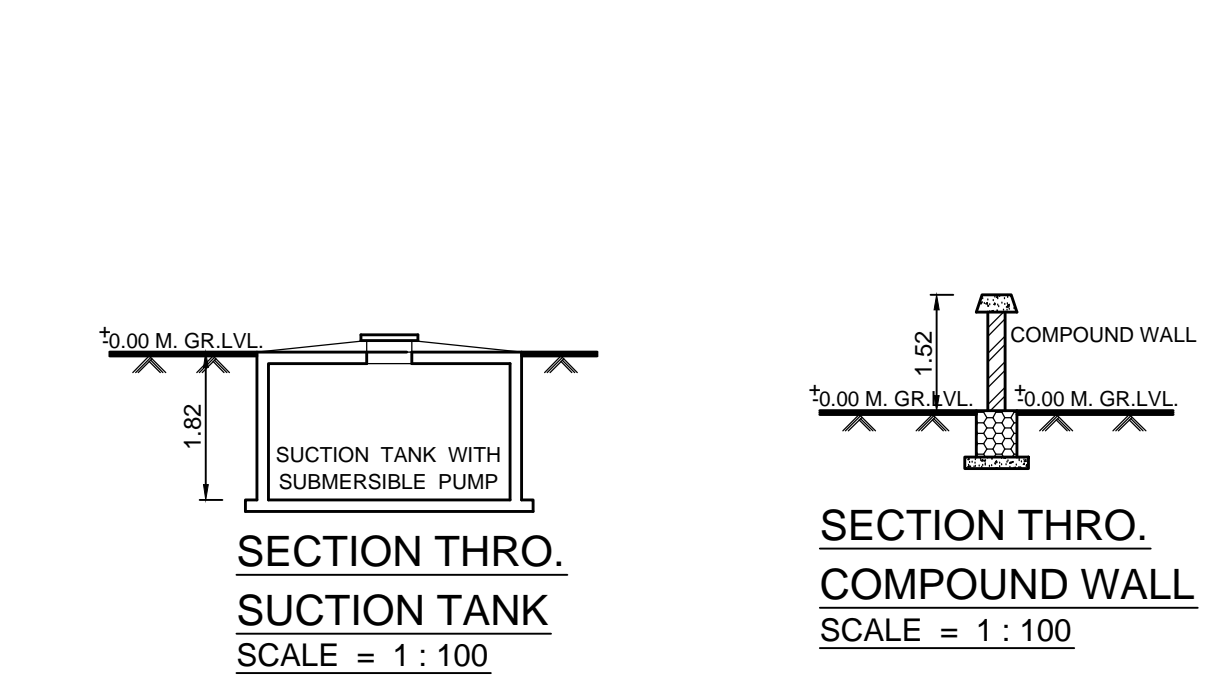
(COMMERCIAL + RESIDENTIAL) = (1580.59 + 447.30)
 NET BUILT UP AREA PROPOSED = 2027.89 SQ.MT. (WITHOUT FUNGIBLE AREA)

BUILT UP AREA - SUMMARY
(WING :- B) (COMMERCIAL) (in sq.mts)

FLOOR	TOTAL FLOOR AREA
GROUND	163.48
FIRST	236.02
SECOND	241.02
THIRD	241.02
FOURTH	241.02
FIFTH	241.02
SIXTH	241.02
SEVENTH	241.02
TOTAL	1844.62

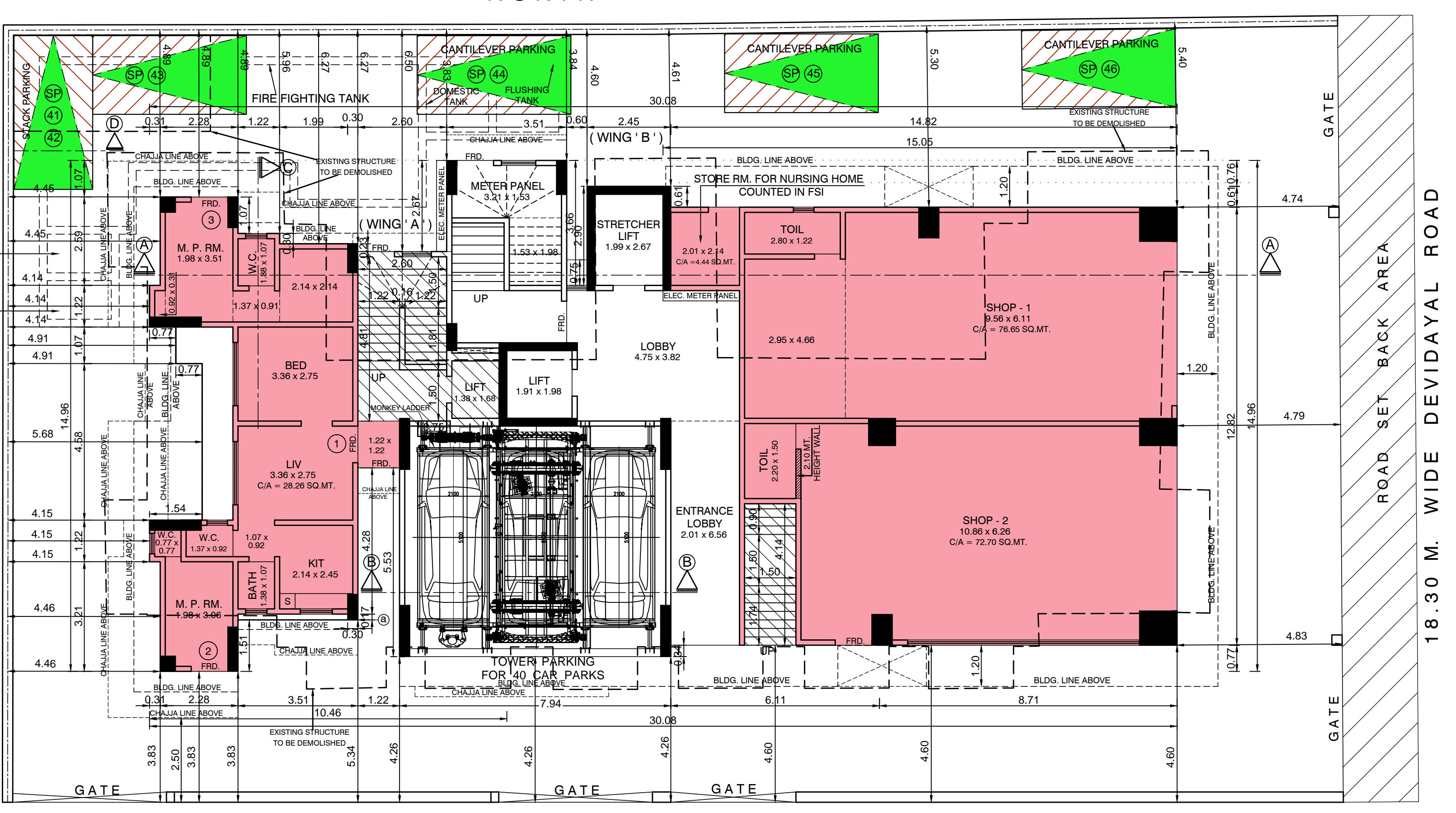
TOTAL BUILT UP AREA PROPOSED = 1844.62 SQ.MT.
 FUNGIBLE AREA ALREADY CLAIMED = 284.03 SQ. MT.
 NET BUILT UP AREA = 1580.59 SQ. MT. (1844.62 - 264.03)

- FUNGIBLE AREA STATEMENT :-**
1. PERMISSIBLE F.S.I. = 2040.40 sq.mts
 2. PROPOSED F.S.I. = 2027.89 sq.mts
 3. NON-RESIDENTIAL = 1580.59 sq.mts
 4. RESIDENTIAL USER = 447.30 sq.mts
 5. PERMISSIBLE FUNGIBLE COMMERCIAL 20% = 316.12 sq.mts
 6. PERMISSIBLE FUNGIBLE RESIDENTIAL 35% = 156.55 sq.mts
 7. PROPOSED FUNGIBLE COMMERCIAL 20% = 264.03 sq.mts
 8. PROPOSED FUNGIBLE RESIDENTIAL 35% = 156.55 sq.mts
 9. GROSS PERMISSIBLE = 2448.47 sq. mts.
 10. TOTAL PROPOSED BUA = 64.60 sq.mts.
 11. BALANCE AREA

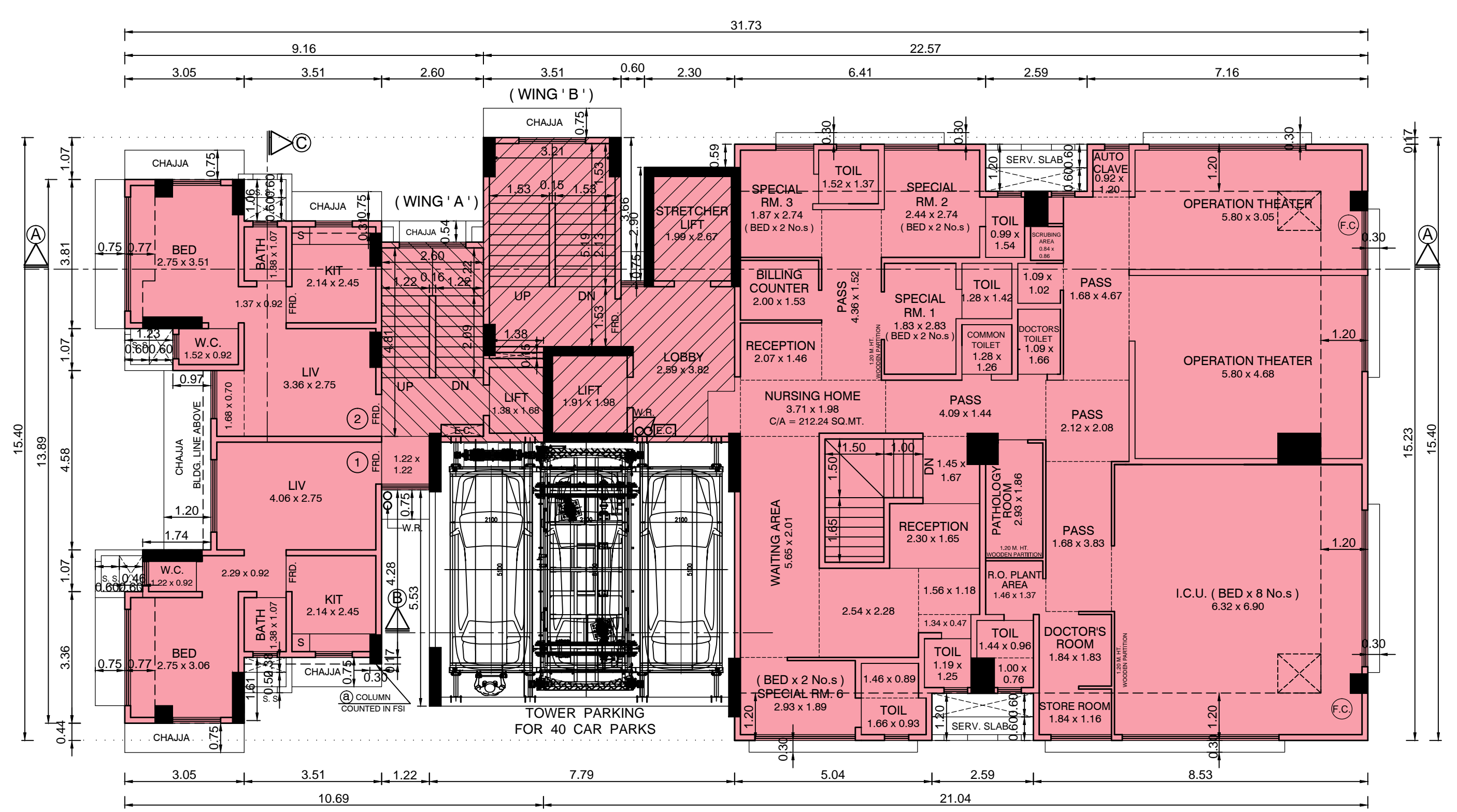


CAR PARKING STATEMENT

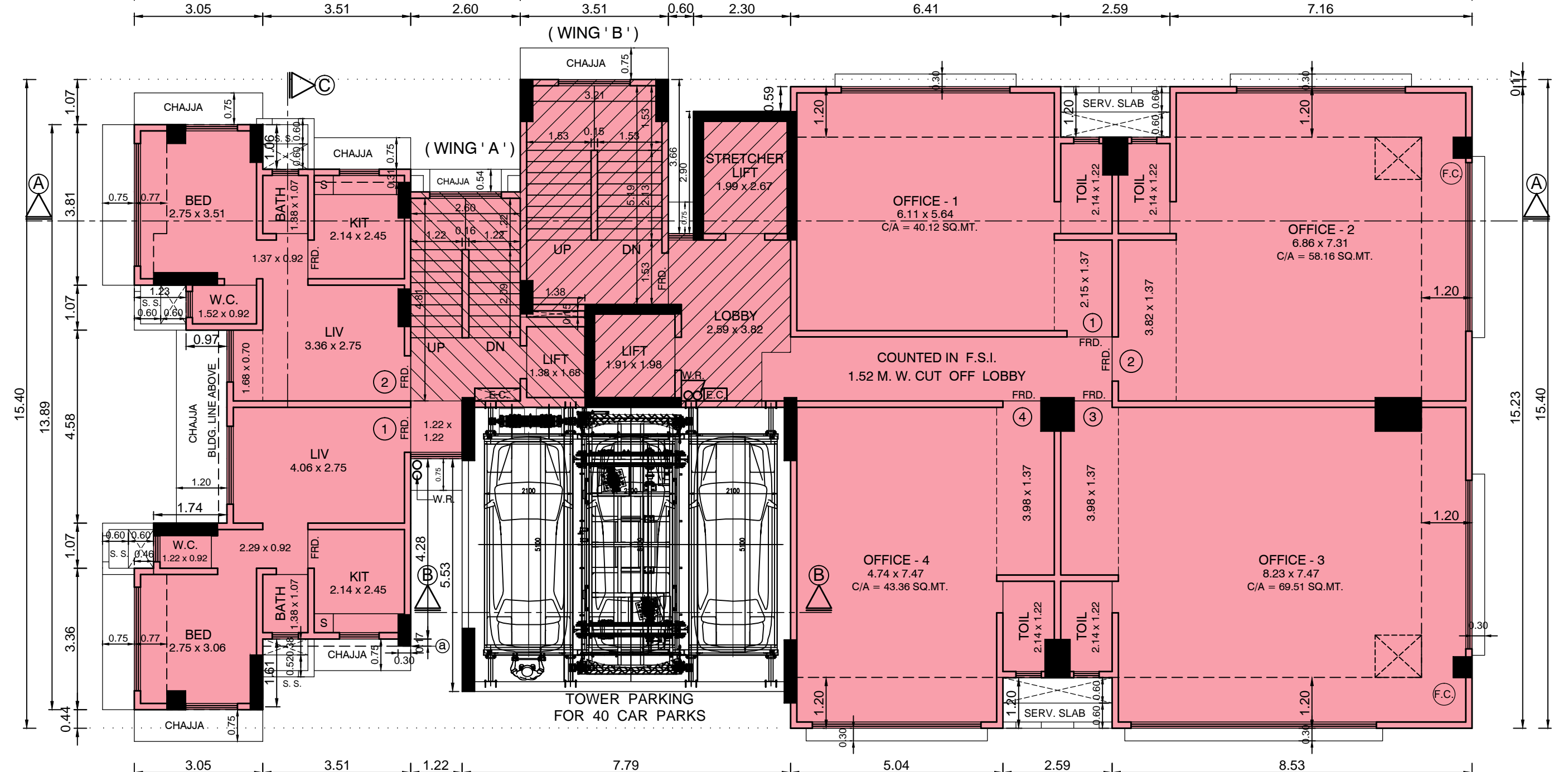
FLOOR	BIG PARKING	SMALL PARKING	TOTAL PARKING
GROUND FLOOR	06.00	06.00	06.00 Nos
TOWER PARKING	40.00	00.00	40.00 Nos
TOTAL	40.00	06.00	46.00 Nos



GROUND FLOOR PLAN
SCALE = 1:100 (WING :- A & B)



FIRST FLOOR PLAN
SCALE = 1:100 (WING :- A & B)



SECOND FLOOR PLAN
SCALE = 1:100 (WING :- A & B)

(AS PER LAST APPROVED PLANS)

CAR PARKING STATEMENT (WING :- B)

COMMERCIAL PARKING STATEMENT

CARPET AREA IN SQ. MT.S	TOTAL NO. OF FLATS	PARKING PERMISSIBLE AS PER D.C. REGULATIONS	PARKING REQUIRED
SHOP CARPET AREA = 134.31 sq.mt.	1	1 PARKING FOR 40.00 SQ.MT.	03.31
OFFICE CARPET AREA = 1060.76 sq.mt.	1	1 PARKING FOR 37.50 SQ.MT.	28.28
10% ADDITIONAL VISITORS PARKING FOR (SHOP & OFFICE)			2.83
TOTAL PARKING REQUIRED			34.42

CAR PARKING STATEMENT (WING :- A)

RESIDENTIAL PARKING STATEMENT

BELOW 35.00 TO 45.00	11.00 NOS.	1 PARKING / 4 TENEMENTS	02.75
35.00 TO 45.00	01.00 NOS.	1 PARKING / 2 TENEMENTS	0.50
45.00 TO 70.00	NIL	1 PARKING / 1 TENEMENTS	NIL
ABOVE 70.00	NIL	2 PARKING / 1 TENEMENTS	NIL
TOTAL PARKING	12.00 NOS.		3.25
25% ADDITIONAL VISITORS PARKING FOR RESIDENTIAL			0.81
TOTAL PARKING REQUIRED			4.00
TOTAL PARKING REQUIRED (WING :- A + B)			38.00
TOTAL PARKING REQUIRED			= 38.00 NOS.

CAR PARKING STATEMENT (WING :- A & B)
(AS PER DCPR 2034)

CARPET AREA IN SQ. MT.S	TOTAL NO. OF FLATS	PARKING PERMISSIBLE AS PER D.C. REGULATIONS	PARKING REQUIRED
NURSING HOME / DOCTOR CONSULTING RM GROUND FLOOR	1	1 PARKING FOR 150.00 SQ.MT.	01.41
OFFICE CARPET AREA (7th floor)	1	1 PARKING FOR 40.00 SQ.MT. UPTO 176.80 SQ.MT.	4.42
TOTAL PARKING			5.83
10% COMMERCIAL ADDITIONAL PARKING FOR VISITORS			0.58
TOTAL PARKING REQUIRED			6.41

BELOW 45.00 TO 60.00: 05.00 NOS. 1 PARKING / 4 TENEMENTS 1.25
 60.00 TO 90.00: NIL 1 PARKING / 2 TENEMENTS NIL
 ABOVE 90.00: NIL 2 PARKING / 1 TENEMENTS NIL

TOTAL PARKING 05.00 NOS. 1.25
 5% ADDITIONAL PARKING FOR VISITORS 1.00
 TOTAL PARKING REQUIRED 2.25
 TOTAL PARKING REQUIRED (6 + 2) = 8 NOS.

TOTAL PARKING REQUIRED 38 + 8 = 46.00 NOS.
 TOTAL PARKING PROPOSED = 46.00 NOS.

PROFORMA - B

CONTENTS OF SHEET: GROUND FLOOR PLAN, 1ST & 2ND FLOOR PLAN, PLOT & SET - BACK AREA DIAGRAM & CALCULATIONS, BLOCK & LOCATION PLAN, WITH BUILT UP AREA SUMMARY.

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE NO. DT. 01/08/2009 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 949.40 SQ. MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD.

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.S. No. 1074, 1074 / 1 TO 10 OF VILLAGE MULUND AT MULUND (WEST), MUMBAI.

NAME, ADDRESS OF OWNER DIGITAL SIGN
M/S. BALAJI DEVELOPERS

B.M.C. FILE NO. CE / 4786 / BPES / AT

STAMP OF APPROVAL OF PLAN

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER FILE NO. CE/4786/BPES/AT DATED 08/10/2015.

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER AUTODOCR NO. CE/4786/BPES/AT.

S.E.(B.P.)TW **A.E.(B.P.)S&T** **E.E.(B.P.)E-S-II**

NORTH **SCALE** **CHECKED BY** **DRN. BY**

CONCRETE DESIGNS
102, GANESH SMRUTTI, MALAVIYA ROAD, VILE PARLE (EAST), MUMBAI - 400057.
TELEFAX - 022 - 2617 5858, 2617 5959
Email - concrete.designs2001@gmail.com

NAME, ADDRESS OF ARCHITECT DIGITAL SIGN

PROFORMA - A

A	AREA OF PLOT	AS PER 1991	AS PER DCPR 2034 9(a)(b)	TOTAL
1	AREA OF PLOT	949.40	949.40	949.40
a)	Area of Reservation in plot	NIL	---	NIL
b)	Area of Road Set Back	NIL	---	NIL
c)	Area of D P Road	NIL	---	NIL
2	DEDUCTIONS FOR			
(A)	For Reservation/Road Area to be handed over to MCGM (100%)			
a)	Road Set Back/widening area (Regulation No 16)	49.72	---	49.72
b)	Proposed D P Road area (Regulation No 16)	NIL	---	NIL
c)	(i) Reservation Area (plot) to be handed over to (Regulation No 17)	NIL	---	NIL
	(ii) Reservation Area to be handed over as per AR (Regulation No 17)	NIL	---	NIL
	(Not to be deducted for computation of FSI i.e. sr. no. 5 below)			
	Total area under road / reservation	49.72	---	49.72
(B)	For Amenity area to be handed over to MCGM			
a)	Area of amenity plot as per DCR 14(A)	NIL	---	NIL
b)	Area of amenity plot as per DCR 14(B)	NIL	---	NIL
c)	Area of amenity plot as per DCR 35	NIL	---	NIL
	Total Amenity area	NIL	---	NIL
(C)	Deduction of existing BUA to be retained if any / land component of existing BUA/Existing BUA as per regulation under which the development was allowed			
3	Total deductions: [2(A) + 2(B) + 2(C)]	49.72	---	49.72
4	Balance area of plot (for calculating required LOS) [1 - 3]	899.68	---	899.68
5	Plot area under development [Sr. no. 4 + 2(A) (c)(ii)]	899.68	---	899.68
6	Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)	1.00	---	1.00
7	a) permissible built up area as per zonal (basic) FSI (5 X 6)	899.68	---	899.68
	b) permissible built up area as per regulation 30(C) (Protected development)	NIL	---	NIL
	permissible built up area (7a or 7b above, whichever is more)	899.68	---	899.68
8	Additional built up area as per regulation 30(A)(3)(a)			
a)	Additional BUA for 2(A)(c)(i) & 2(B) above within the cap of "admissible TDR" as per Table 12 on 12 on balance plot	49.72	---	49.72
b)	additional BUA for 2(A)(a) & 2(A)(b) above to be utilized over and above the permissible FSI as per column no. 7 of table 12 of regulation 30(A) and to the mentioned in table 12 A of regulation 32 (200% of 250%)	NIL	---	NIL
c)	additional BUA in case of 2(A)(c)(ii) as per regulation 17(1) note 20(vii) & (viii) as per AR policy on remaining plot. [% as per table no. 5 of regulation 17(1)]	NIL	---	NIL
	Total Additional BUA	49.72	---	49.72
9	Additional / Incentive BUA within the cap of "admissible TDR" as per Table 12 on balance plot			
a)	in lieu of cost of construction of amenity buildings as per regulation 30(A)(3)(b)	NIL	---	NIL
b)	50% of rehab component as per reg. 33(7)(A)	NIL	---	NIL
c)	15% of sr.no. 7b above or 10 sq.mts per rehab tenement as per reg. 33(7)(B)	NIL	---	NIL
	Total Additional BUA / Incentive area	NIL	---	NIL
10	BUA due to "Additional" FSI on payment of premium" as per Table No 12 of Regulation No 30(A) [sr. no. 5 X 50%]	289.68	41.33	331.01
11	BUA due to admissible "TDR" as per table no. 12 of regulation no. 30(A) & 32 (by restricting area utilised beyond zonal FSI in sr. no. 7(b), 8(a) & 9 above)			
a)	General TDR [sr.no. 5 X 50% or 70% or 90% or 100% X 50% or 80% max. (Now Claiming)	NIL	199.99	199.99
b)	Slum TDR [sr.no. 5 X 50% or 70% or 90% or 100% X 50% or 20% min. (Already Loaded)	560.00	---	560.00
	Total TDR	560.00	199.99	759.99
12	Permissible built up area [7+8+9+10+11]	1799.08	241.32	2040.40
13	Proposed built up area	1727.14	300.75	2027.89
14	TDR generated if any as per regulation 30 (A) and 32 for unutilized BUA on plot	NIL	NIL	NIL
15	Fungible compensatory area as per regulation no. 31(3)			
a)	(i) perm. fungible compensatory area for rehab comp. w/o charging premium	NIL	NIL	NIL
	(ii) fungible compensatory area available for rehab comp. w/o charging premium	NIL	NIL	NIL
b)	(i) permissible fungible compensatory area by charging premium	406.47	192.73	599.20
	(ii) fungible compensatory area available on payment of premium	406.47	14.11	420.58
16	Total built up area proposed including FCA [13+15(a)(i)+15(b)(ii)]	2133.61	314.86	2448.47
17	FSI consumed on net plot [13/5]	1.920	---	2.254

B Tenement Statement

	PROPOSED AREA (Item 16)	LESS DEDUCTIONS OF NON RESI. AREA	AREA AVAILABLE FOR TENEMENTS (ii) - (iii)
1	2133.61	314.86	2448.47
2	1584.25	260.37	1844.62
3	549.36	54.49	603.85

4 TENEMENTS PERMISSIBLE AS PER (200 HECTARE)

5 TENEMENTS PERMISSIBLE AS PER (450 HECTARE)

6 TENEMENTS PROPOSED

7 TENEMENTS EXISTING

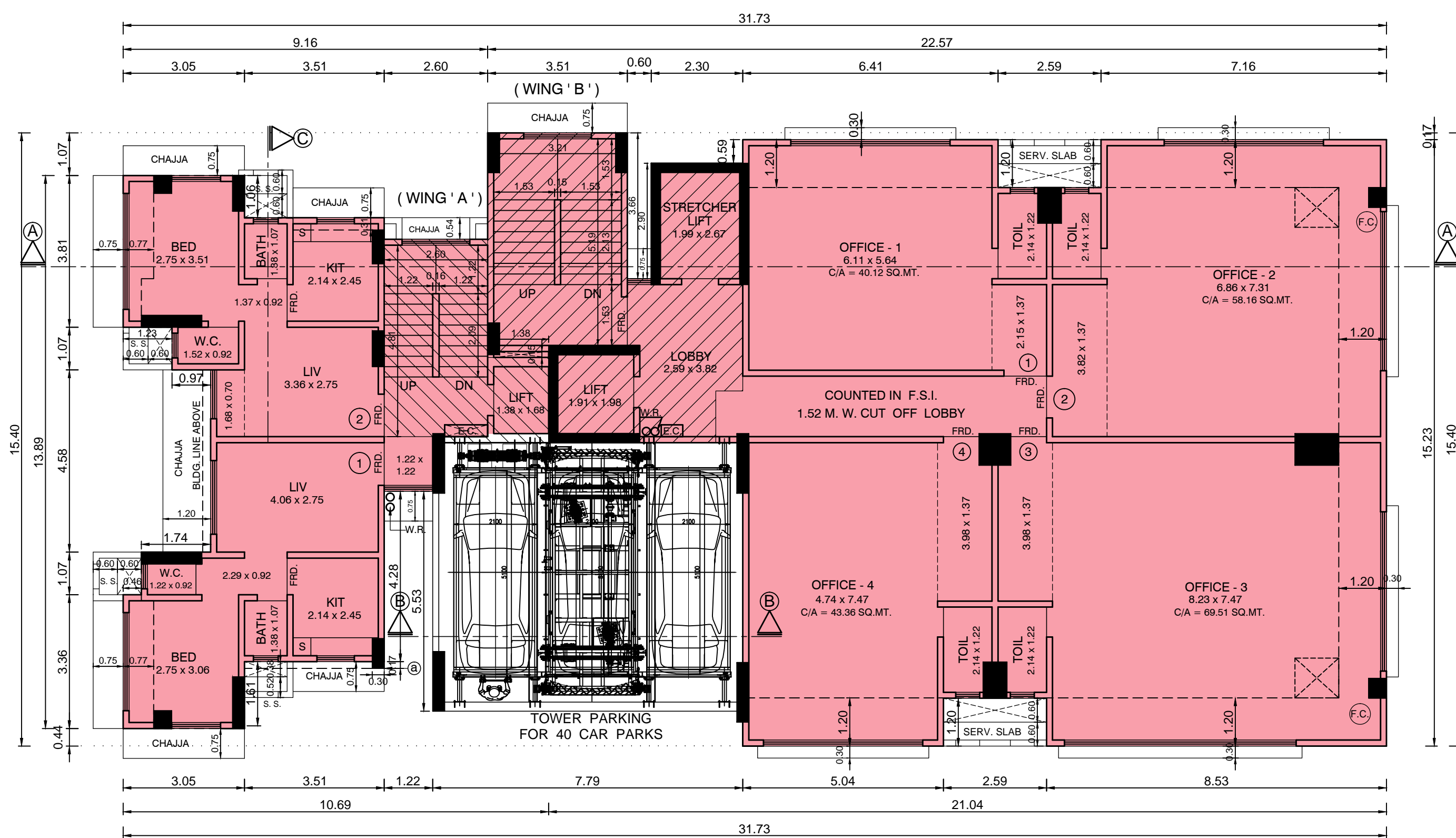
8 TOTAL TENEMENTS PROPOSED (6 + 7)

C Parking Statement

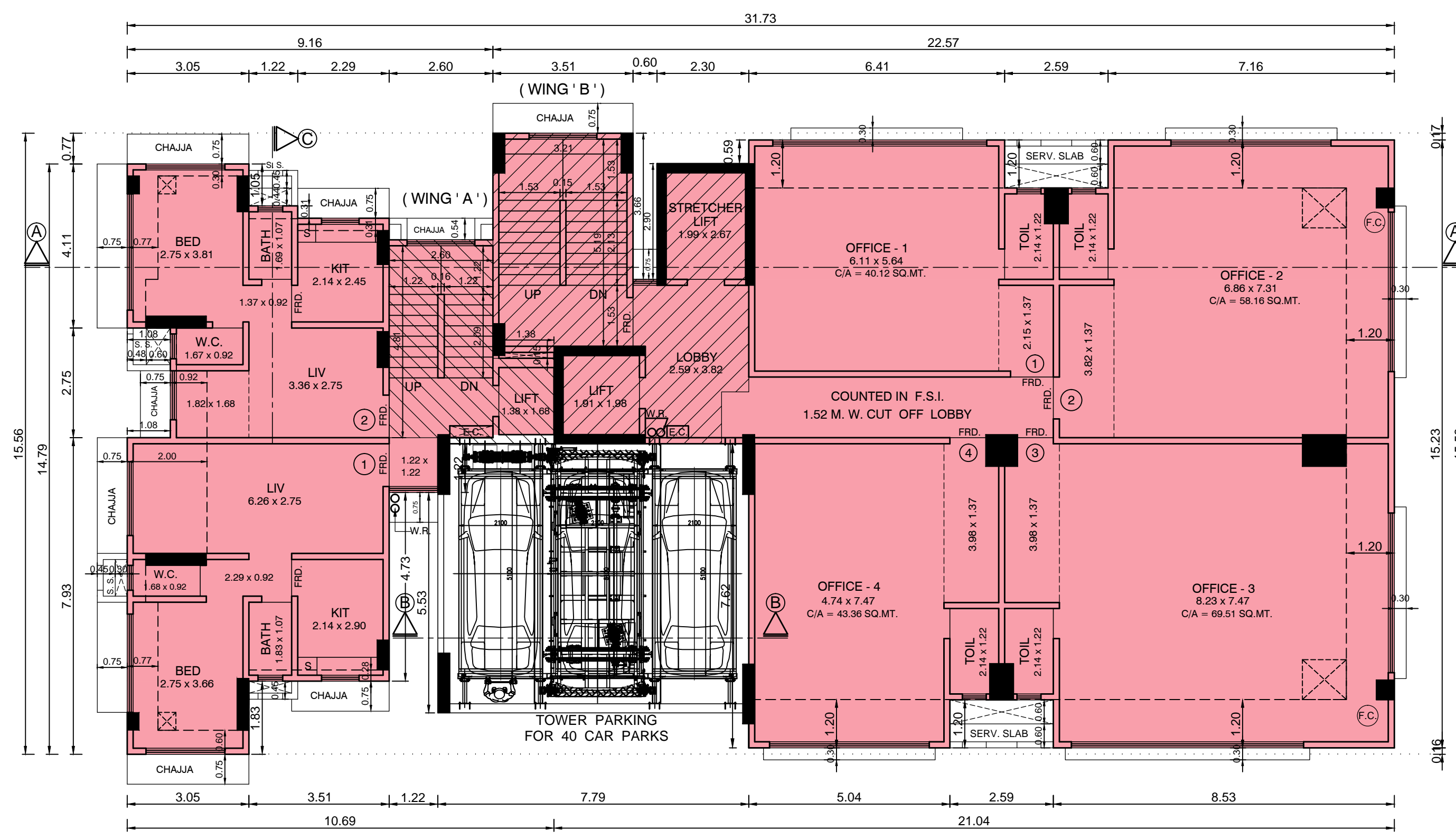
	TOTAL PARKING REQUIRED	TOTAL PARKING PROPOSED	NO. OF PARKING CONDONED
1	38 NOS.	---	46 NOS.
2	46 NOS.	---	46 NOS.
3	NIL	---	NIL

D Transport Vehicle Parking Statement

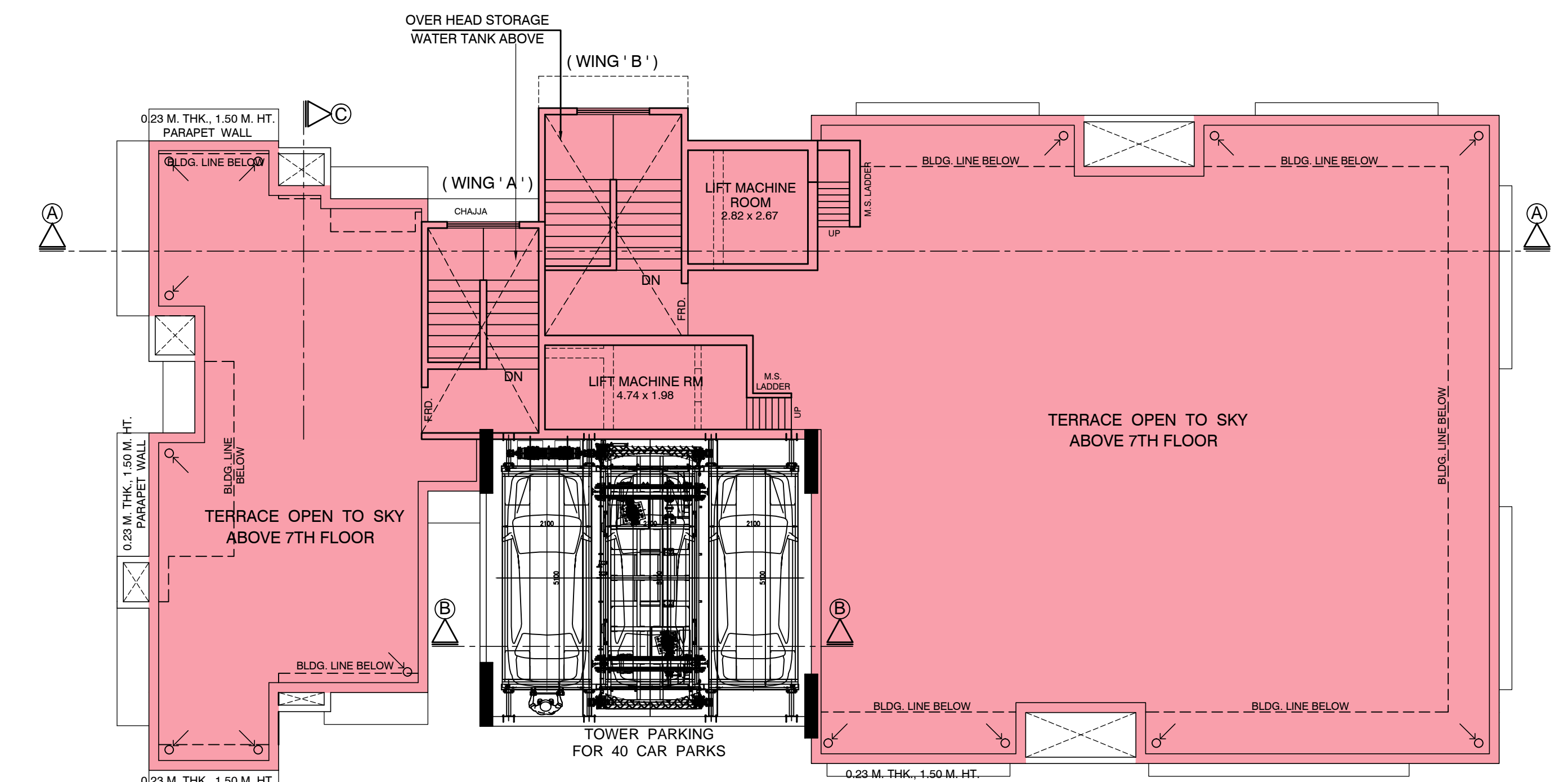
	TRANSPORT VEHICLE PARKING REQUIRED	TRANSPORT VEHICLE PARKING PROPOSED
1	-----	-----
2	-----	-----



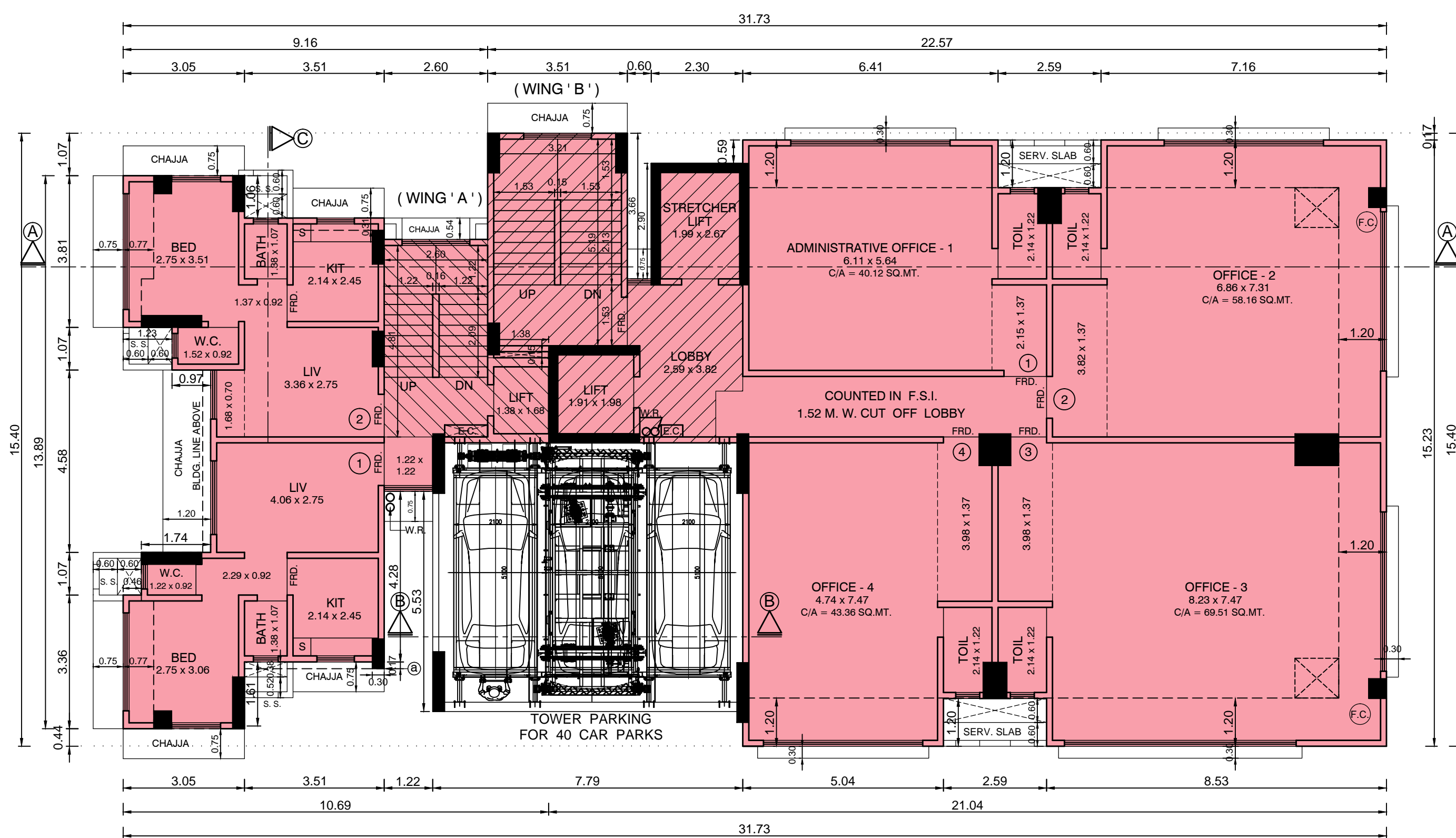
FOURTH FLOOR PLAN
SCALE = 1:100 (WING :- A & B)



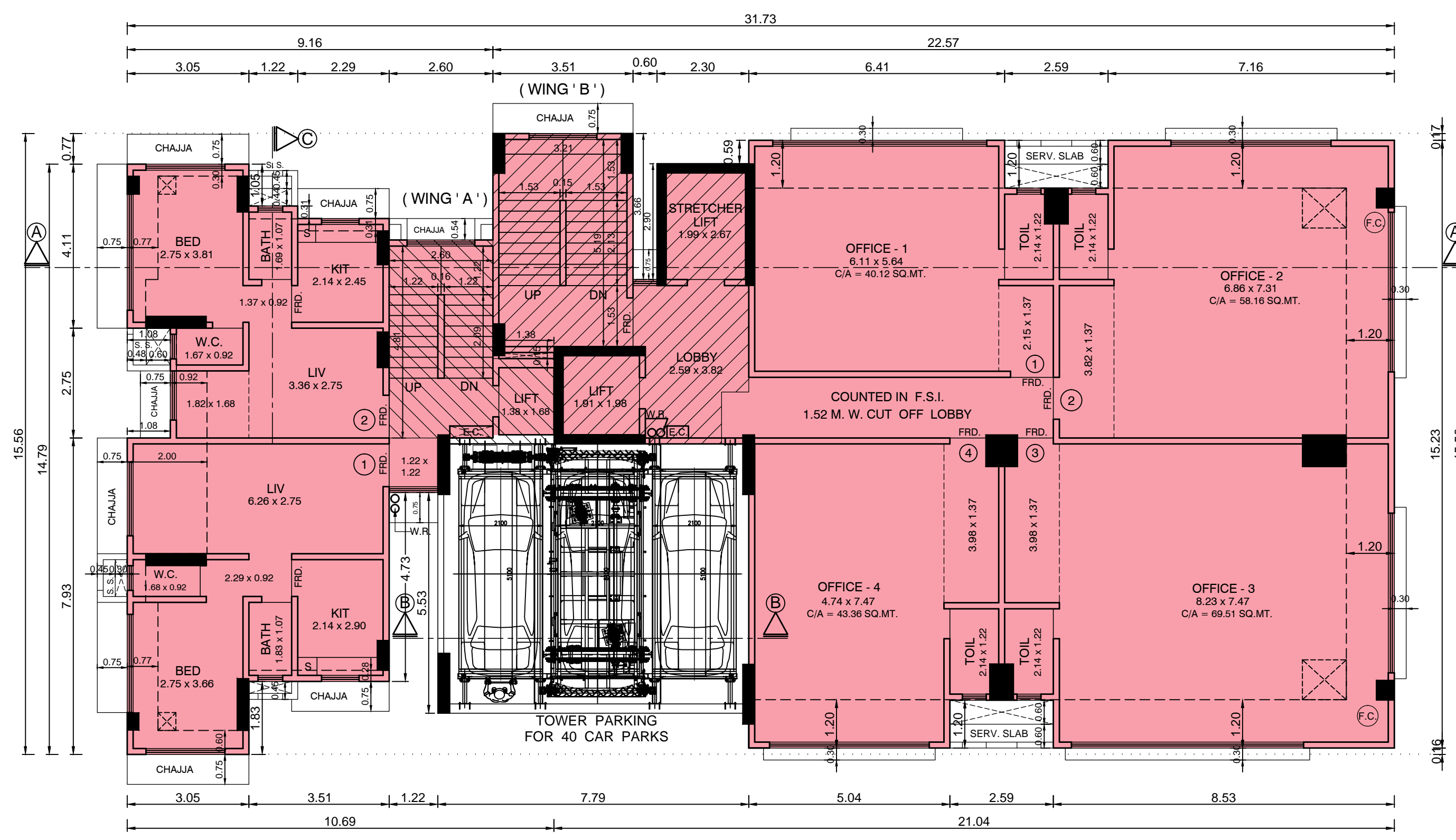
SEVENTH FLOOR PLAN
SCALE = 1:100 (WING :- A & B)



TERRACE FLOOR PLAN
SCALE = 1:100 (WING :- A & B)

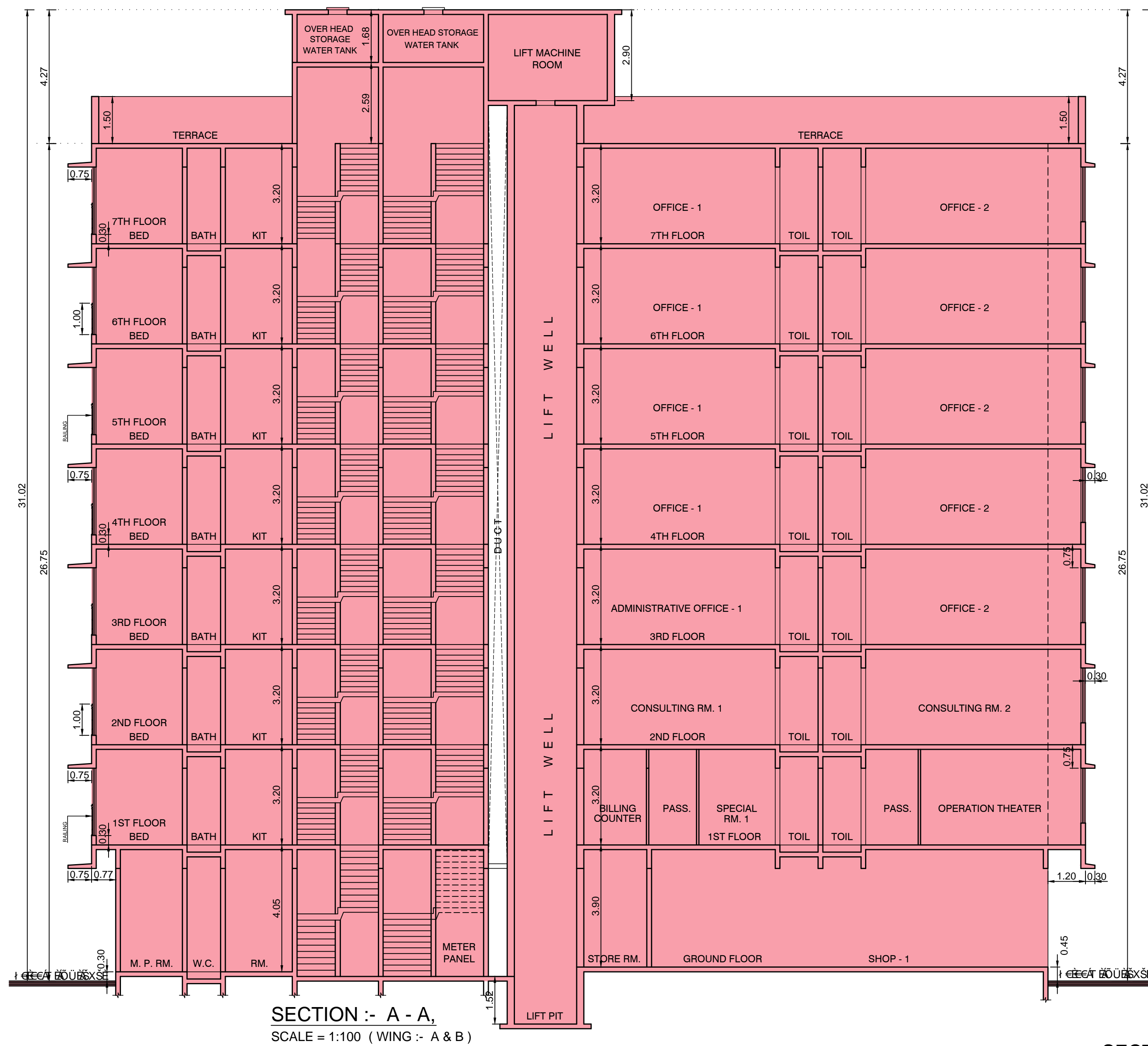


THIRD FLOOR PLAN
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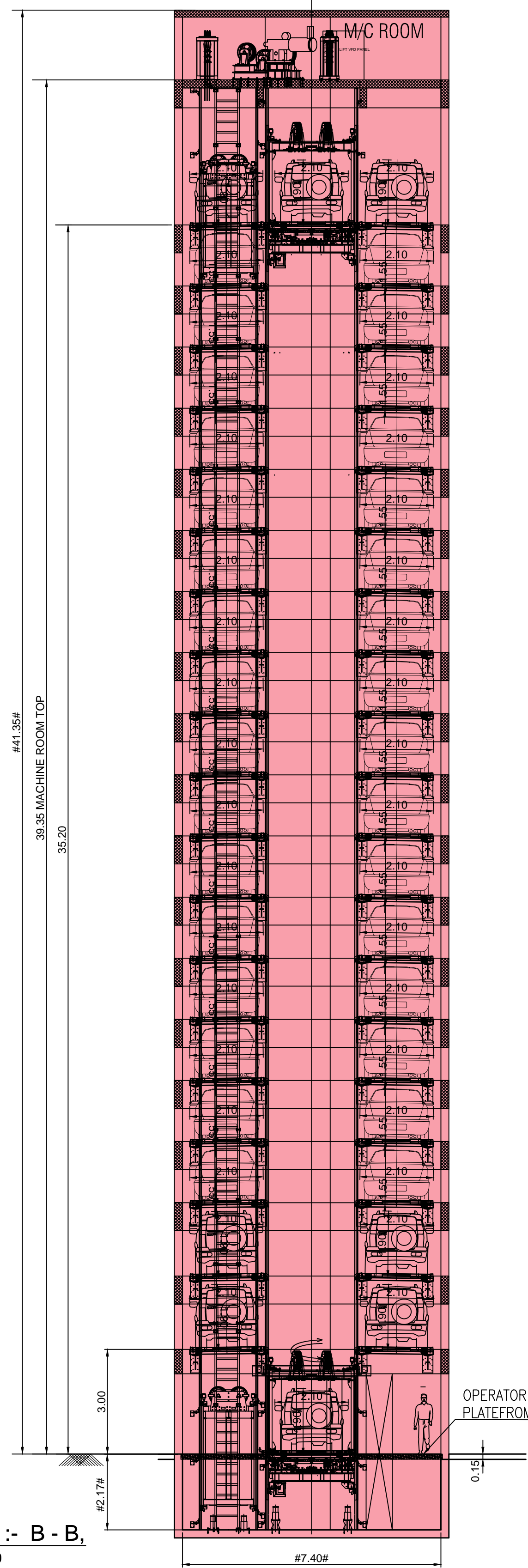


FIFTH & SIXTH FLOOR PLAN
SCALE = 1:100 (WING :- A & B)

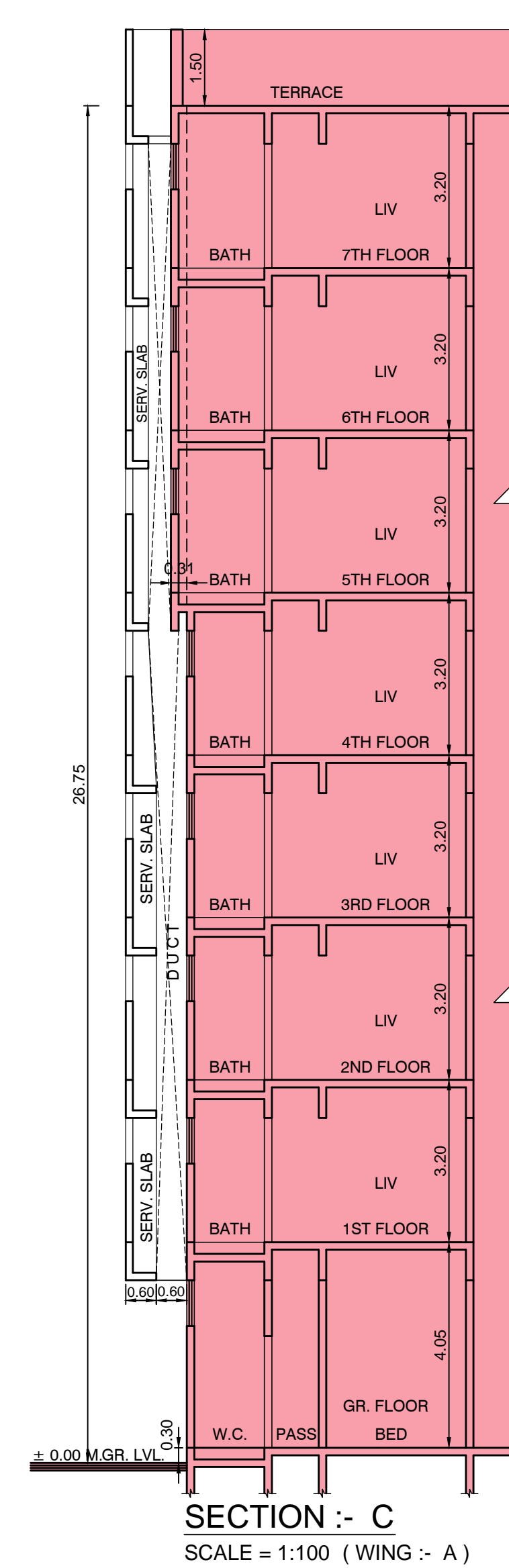
PROFORMA - B			
CONTENTS OF SHEET: 3RD TO 7TH FLOOR PLAN, TERRACE FLOOR PLAN.			
DESCRIPTION OF PROPOSAL AND PROPERTY			
PROPOSED BUILDING ON PLOT BEARING C.T.S. No. 1074, 1074/1 TO 10 OF VILLAGE MULUND AT MULUND (WEST), MUMBAI.			
NAME, ADDRESS OF OWNER		DIGITAL SIGN	
M/s. BALAJI DEVELOPERS			
B.M.C. FILE NO.		CE / 4786 / BPES / AT	
STAMP OF APPROVAL OF PLAN			
THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER FILE NO. CE/4786/BPES/AT DATED 08/10/2015.			
APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER AUTODCR NO. CE/4786/BPES/AT.			
S.E.(B.P.)T/W		A.E.(B.P.)S&T	E.E.(B.P.)E.S-II
NORTH	SCALE	CHECKED BY	DRN. BY
	1:100		SAGAR (22.10.19)
NAME, ADDRESS OF ARCHITECT		DIGITAL SIGN	
CONCRETE DESIGNS 102, CANESH SMRUTI, MALAVIYA ROAD, VILE PARLE (EAST), MUMBAI - 400057. TELEFAX - 022 - 2617 5858, 2617 5959 Email - concrete.designs06@gmail.com			



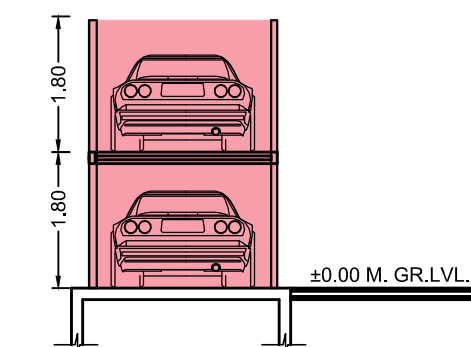
SECTION :- A-A,
SCALE = 1:100 (WING :- A & B)



SECTION :- B-B,
SCALE = 1:100
SECTION THROUGH TOWER PARKING



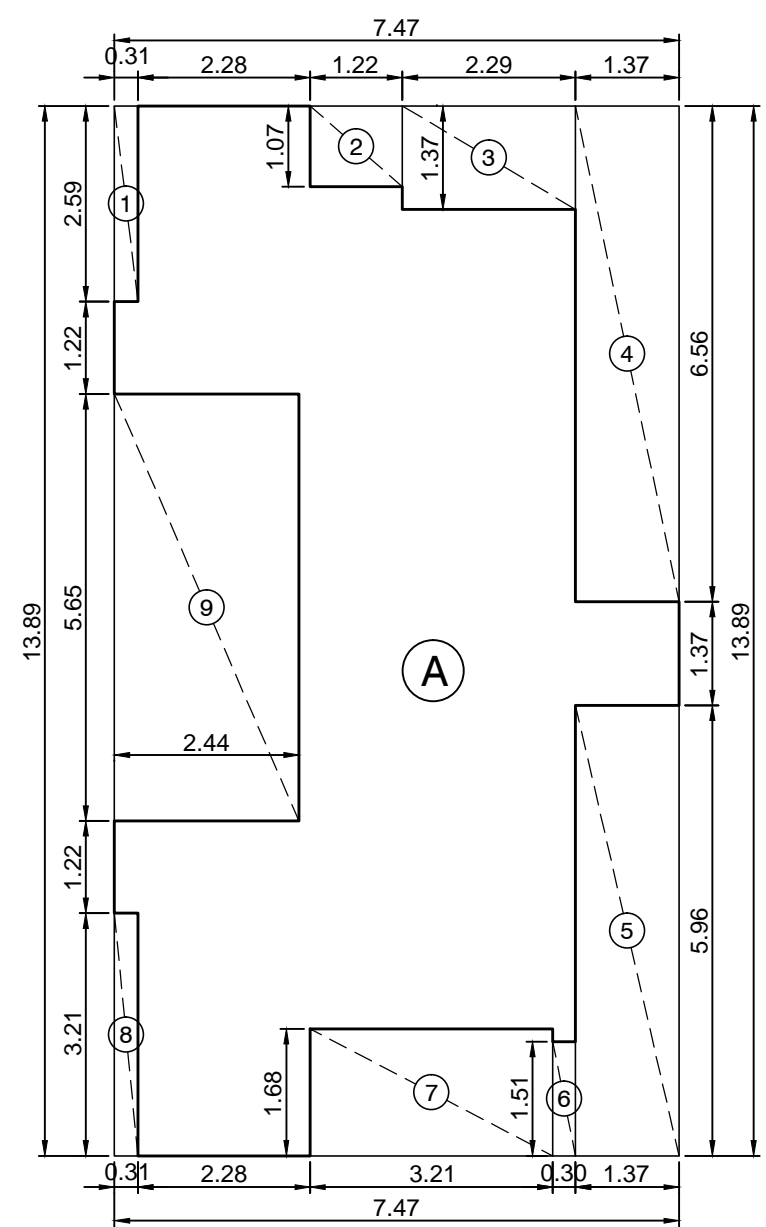
SECTION :- C
SCALE = 1:100 (WING :- A)



SECTION :- D
SCALE = 1:100
SECTION THROUGH STACK PARKING

PROFORMA - B

CONTENTS OF SHEET: SECTION :- A - A , B - B , C , D.			
DESCRIPTION OF PROPOSAL AND PROPERTY			
PROPOSED BUILDING ON PLOT BEARING C.T.S. No. 1074, 1074 / 1 TO 10 OF VILLAGE MULUND AT MULUND (WEST), MUMBAI.			
NAME, ADDRESS OF OWNER		DIGITAL SIGN	
M/s. BALAJI DEVELOPERS			
B.M.C. FILE NO. CE / 4786 / BPES / AT			
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S.E.(B.P.)TW		A.E.(B.P.)S&T	E.E.(B.P.)E-S-II
NORTH	SCALE	CHECKED BY	DRN. BY
	1:100		SAGAR (22.10.19)
NAME, ADDRESS OF ARCHITECT		DIGITAL SIGN	
CONCRETE DESIGNS 102, GANESH SMRLTI, MALAVIYA ROAD, VILE PARLE (EAST), MUMBAI - 400057. TELEFAX - 022 - 2617 5858, 2617 5959 Email - concretedesigns2016@gmail.com			

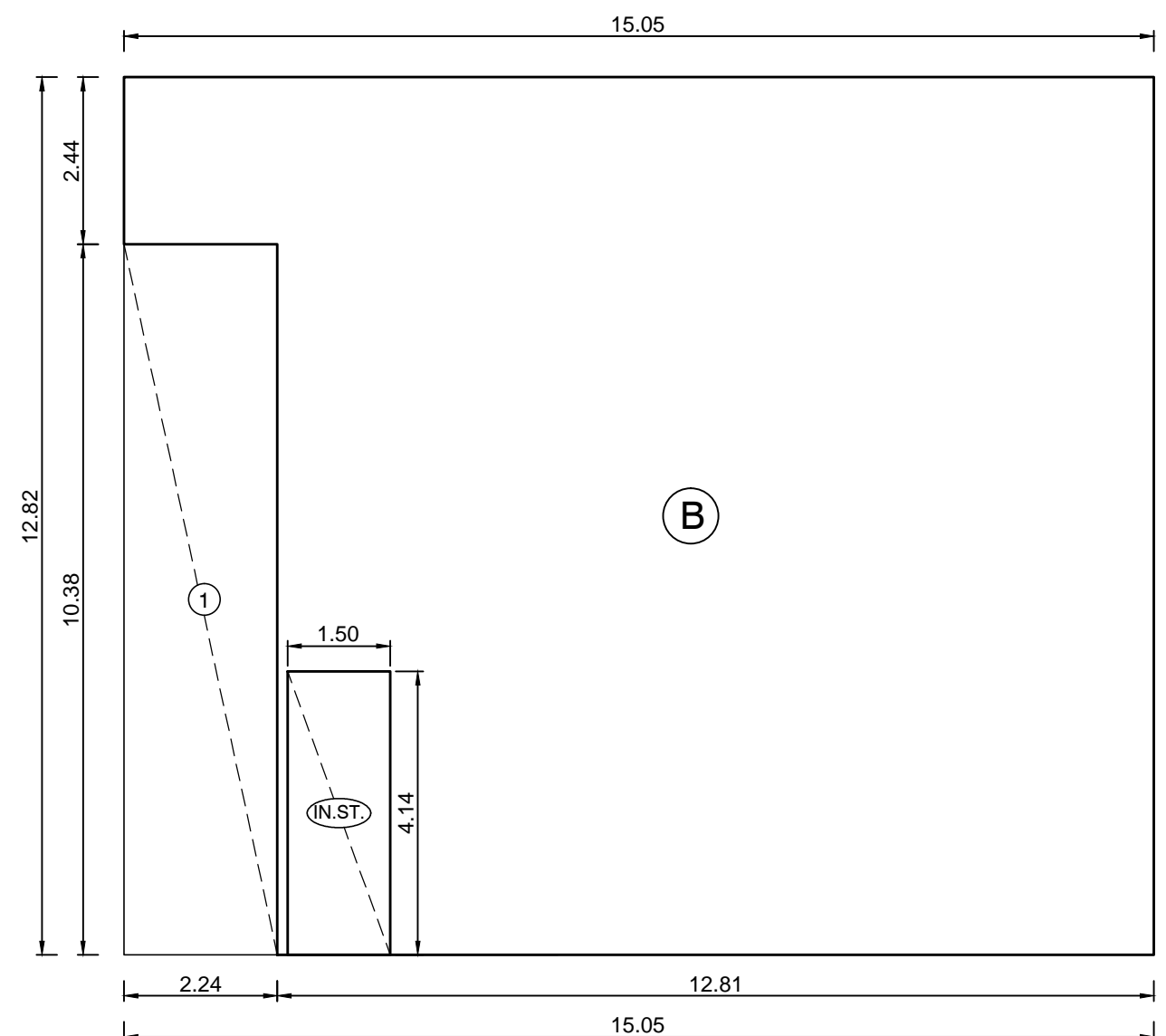


BUILT UP LINE AREA DIAGRAM (GROUND FLOOR)
SCALE = 1:100 (WING :- A) (RESIDENTIAL)

BUILT UP AREA CALCULATION	
GROUND FLOOR (WING :- A)	
ADDITION (RESIDENTIAL)	
A)	7.47 X 13.89 X 1 NO. = 103.76 SQ.MT.
TOTAL ADDITION = 103.76 SQ.MT.	
DEDUCTIONS	
1)	0.31 X 2.59 X 1 NO. = 0.80 SQ.MT.
2)	1.22 X 1.07 X 1 NO. = 1.31 SQ.MT.
3)	2.29 X 1.37 X 1 NO. = 3.14 SQ.MT.
4)	1.37 X 6.56 X 1 NO. = 8.99 SQ.MT.
5)	1.37 X 5.96 X 1 NO. = 8.17 SQ.MT.
6)	0.30 X 1.51 X 1 NO. = 0.45 SQ.MT.
7)	3.21 X 1.68 X 1 NO. = 5.39 SQ.MT.
8)	0.31 X 3.21 X 1 NO. = 1.00 SQ.MT.
9)	2.44 X 5.65 X 1 NO. = 13.79 SQ.MT.
TOTAL DEDUCTIONS = 43.04 SQ.MT.	
TOTAL NET BUILT UP AREA = 60.72 SQ.MT.	

BUILT UP AREA CALCULATION	
1ST TO 4TH FLOOR (WING :- A)	
ADDITION (RESIDENTIAL)	
A)	10.69 X 13.89 X 1 NO. = 148.48 SQ.MT.
a)	0.30 X 0.17 X 1 NO. = 0.05 SQ.MT.
TOTAL ADDITION = 148.53 SQ.MT.	
DEDUCTIONS	
1)	3.51 X 1.06 X 1 NO. = 3.72 SQ.MT.
2)	2.60 X 1.60 X 1 NO. = 4.16 SQ.MT.
3)	1.53 X 4.42 X 1 NO. = 6.76 SQ.MT.
4)	2.76 X 1.22 X 1 NO. = 3.37 SQ.MT.
5)	4.13 X 5.96 X 1 NO. = 24.61 SQ.MT.
6)	3.51 X 1.68 X 1 NO. = 5.90 SQ.MT.
7)	0.46 X 1.07 X 1 NO. = 0.49 SQ.MT.
8)	2.20 X 4.58 X 1 NO. = 10.08 SQ.MT.
9)	1.23 X 1.07 X 1 NO. = 1.32 SQ.MT.
TOTAL DEDUCTIONS = 60.41 SQ.MT.	
TOTAL BUILT UP AREA = 88.12 SQ.MT.	
STAIRCASE, LIFT & LOBBY AREA CALCUL.	
1ST TO 4TH FLOOR	
DEDUCTIONS	
ST)	2.60 X 2.82 X 1 NO. = 7.33 SQ.MT.
L)	1.53 X 2.14 X 1 NO. = 3.27 SQ.MT.
P1)	2.60 X 2.14 X 1 NO. = 5.56 SQ.MT.
P2)	1.23 X 0.15 X 1 NO. = 0.19 SQ.MT.
TOTAL DEDUCTIONS = 16.35 SQ.MT.	
TOTAL NET BUILT UP AREA = 71.77 SQ.MT.	

BUILT UP AREA CALCULATION	
5TH TO 7TH FLOOR (WING :- A)	
ADDITION (RESIDENTIAL)	
A)	10.69 X 14.79 X 1 NO. = 158.10 SQ.MT.
TOTAL ADDITION = 158.10 SQ.MT.	
DEDUCTIONS	
1)	1.22 X 1.05 X 1 NO. = 1.28 SQ.MT.
2)	2.29 X 1.36 X 1 NO. = 3.11 SQ.MT.
3)	2.60 X 1.90 X 1 NO. = 4.94 SQ.MT.
4)	1.53 X 4.72 X 1 NO. = 7.22 SQ.MT.
5)	2.76 X 1.22 X 1 NO. = 3.37 SQ.MT.
6)	4.13 X 6.56 X 1 NO. = 27.09 SQ.MT.
7)	3.51 X 1.83 X 1 NO. = 6.42 SQ.MT.
8)	1.08 X 2.75 X 1 NO. = 2.97 SQ.MT.
TOTAL DEDUCTIONS = 56.40 SQ.MT.	
TOTAL BUILT UP AREA = 101.70 SQ.MT.	
STAIRCASE, LIFT & LOBBY AREA CALCUL.	
5TH TO 7TH FLOOR	
DEDUCTIONS	
ST)	2.60 X 2.82 X 1 NO. = 7.33 SQ.MT.
L)	1.53 X 2.14 X 1 NO. = 3.27 SQ.MT.
P1)	2.60 X 2.14 X 1 NO. = 5.56 SQ.MT.
P2)	1.23 X 0.15 X 1 NO. = 0.19 SQ.MT.
TOTAL DEDUCTIONS = 16.35 SQ.MT.	
TOTAL NET BUILT UP AREA = 85.35 SQ.MT.	

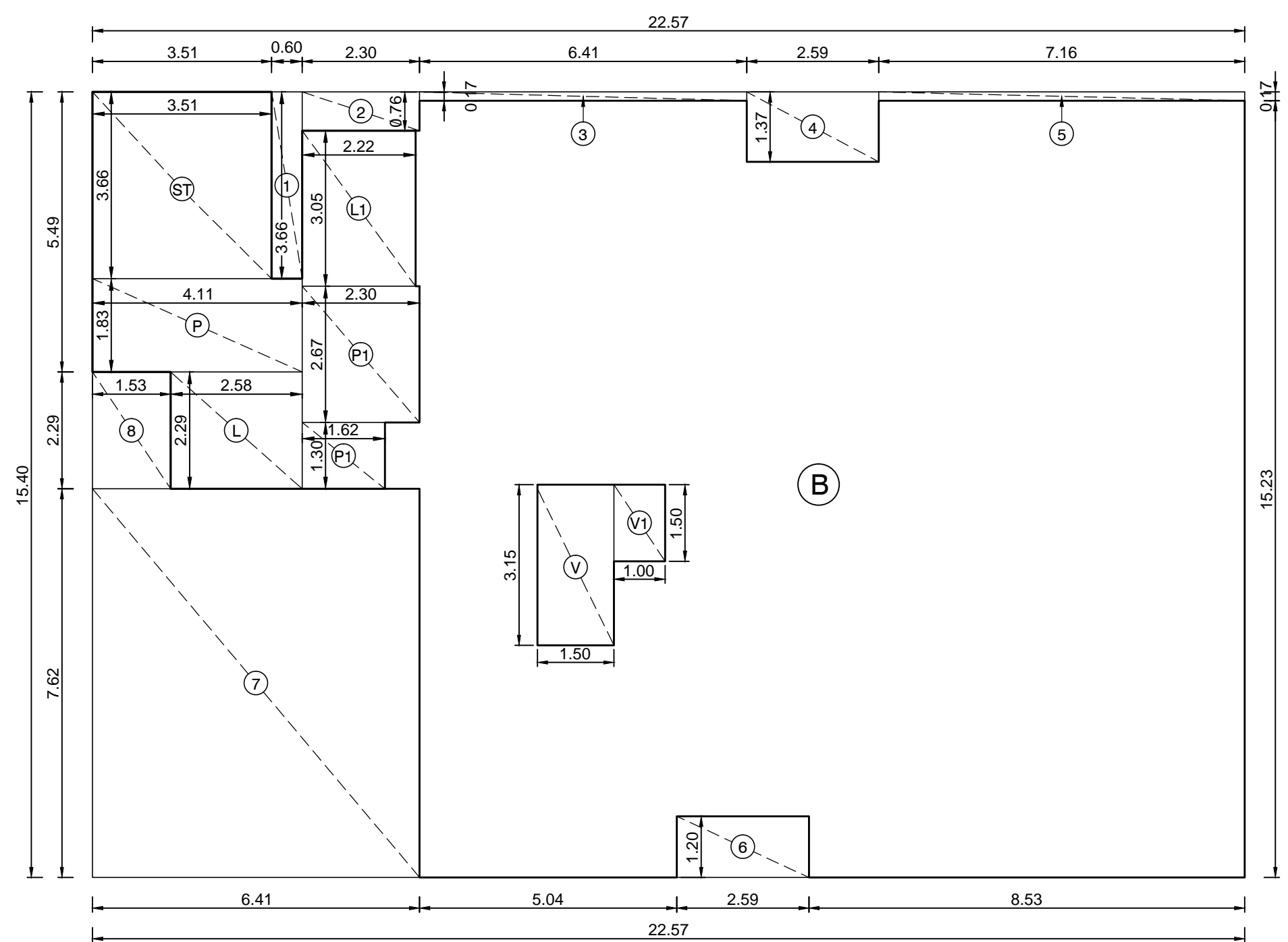


BUILT UP LINE AREA DIAGRAM (GROUND FLOOR)
SCALE = 1:100 (WING :- B) (COMMERCIAL)

BUILT UP AREA CALCULATION	
GROUND FLOOR (WING :- B)	
ADDITION (COMMERCIAL)	
B)	15.05 X 12.82 X 1 NO. = 192.94 SQ.MT.
TOTAL ADDITION = 192.94 SQ.MT.	
DEDUCTIONS	
1)	2.24 X 10.38 X 1 NO. = 23.25 SQ.MT.
IN.ST)	1.50 X 4.14 X 1 NO. = 6.21 SQ.MT.
TOTAL DEDUCTIONS = 29.46 SQ.MT.	
TOTAL NET BUILT UP AREA = 163.48 SQ.MT.	

BUILT UP AREA CALCULATION	
2ND TO 7TH FLOOR (WING :- B)	
ADDITION (COMMERCIAL)	
B)	22.57 X 15.40 X 1 NO. = 347.58 SQ.MT.
TOTAL ADDITION = 347.58 SQ.MT.	
DEDUCTIONS	
1)	0.60 X 3.66 X 1 NO. = 2.20 SQ.MT.
2)	2.30 X 0.76 X 1 NO. = 1.75 SQ.MT.
3)	6.41 X 0.17 X 1 NO. = 1.09 SQ.MT.
4)	2.59 X 1.37 X 1 NO. = 3.55 SQ.MT.
5)	7.16 X 0.17 X 1 NO. = 1.22 SQ.MT.
6)	2.59 X 1.20 X 1 NO. = 3.11 SQ.MT.
7)	6.41 X 7.62 X 1 NO. = 48.84 SQ.MT.
8)	1.53 X 2.29 X 1 NO. = 3.50 SQ.MT.
TOTAL DEDUCTIONS = 65.26 SQ.MT.	
TOTAL BUILT UP AREA = 282.32 SQ.MT.	
STAIRCASE, LIFT & LOBBY AREA CALCUL.	
2ND TO 7TH FLOOR	
DEDUCTIONS	
ST)	3.51 X 3.66 X 1 NO. = 12.85 SQ.MT.
L)	2.58 X 2.29 X 1 NO. = 5.91 SQ.MT.
L1)	2.22 X 3.05 X 1 NO. = 6.77 SQ.MT.
P)	4.11 X 1.83 X 1 NO. = 7.52 SQ.MT.
P1)	2.30 X 2.67 X 1 NO. = 6.14 SQ.MT.
P2)	1.62 X 1.30 X 1 NO. = 2.11 SQ.MT.
TOTAL DEDUCTIONS = 41.30 SQ.MT.	
TOTAL NET BUILT UP AREA = 241.02 SQ.MT.	

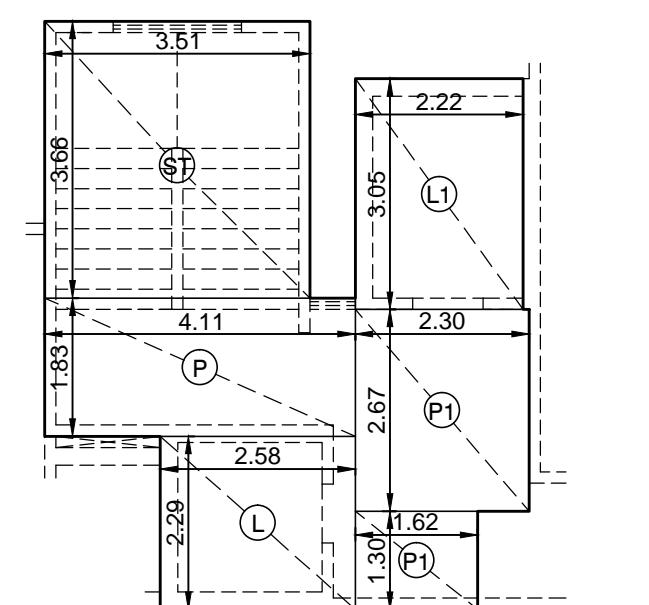
BUILT UP AREA CALCULATION (WING :- B)	
1ST FLOOR	
(SAME AS 2ND TO 7TH FLOOR) = 241.02 SQ.MT.	
DEDUCTION	
V)	1.50 X 3.15 X 1 NO. = 4.73 SQ.MT.
V1)	1.00 X 1.50 X 1 NO. = 1.50 SQ.MT.
TOTAL DEDUCTIONS = 6.23 SQ.MT.	
TOTAL BUILT UP AREA = 234.79 SQ.MT.	



BUILT UP LINE AREA DIAGRAM (1ST TO 7TH FLOOR)
SCALE = 1:100 (WING :- B) (COMMERCIAL)

STAIRCASE, LIFT & LOBBY AREA CALCUL.	
1ST TO 7TH FLOOR (RESIDENTIAL) (WING :- A)	
ADDITIONS	
ST)	2.60 X 2.82 X 1 NO. = 7.33 SQ.MT.
L)	1.53 X 2.14 X 1 NO. = 3.27 SQ.MT.
P1)	2.60 X 2.14 X 1 NO. = 5.56 SQ.MT.
P2)	1.23 X 0.15 X 1 NO. = 0.19 SQ.MT.
TOTAL ADDITIONS = 16.35 SQ.MT.	
TOTAL AREA X 7 FLOOR = 114.45 SQ.MT.	

INTERNAL STAIRCASE LINE AREA DIAGRAM (GROUND FLR.)	
SCALE = 1:100 (WING :- B) (COMMERCIAL)	



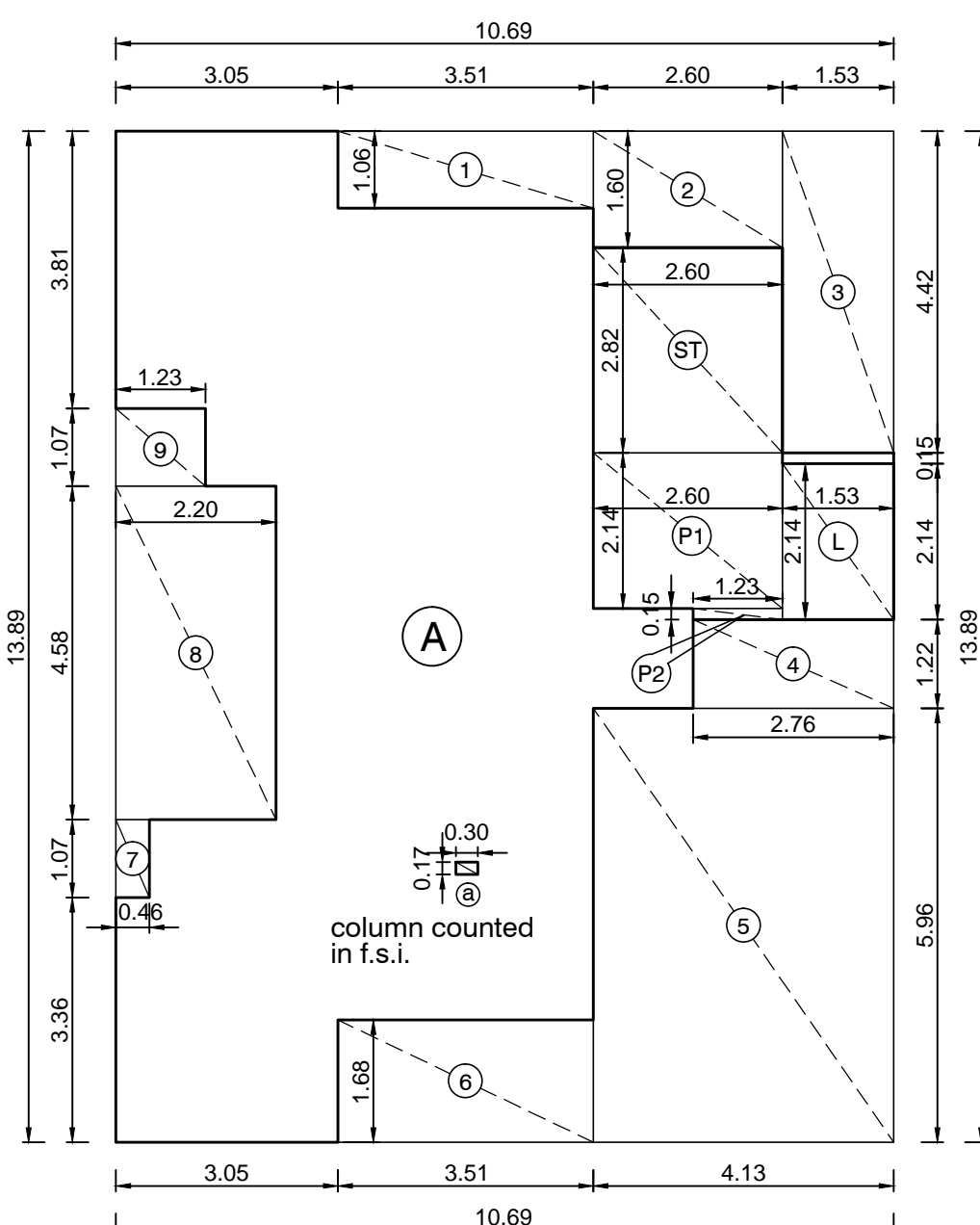
STAIRCASE, LIFT & LOBBY LINE AREA DIAGRAM (1ST TO 8TH FLR.)
SCALE = 1:100 (WING :- B) (COMMERCIAL)

STAIRCASE, LIFT & LOBBY AREA CALCUL.	
GROUND FLOOR (COMMERCIAL) (WING :- B)	
ADDITIONS (PREMIUM AREA)	
IN.ST)	1.50 X 4.14 X 1 NO. = 6.21 SQ.MT.
TOTAL ADDITIONS = 6.21 SQ.MT.	
TOTAL AREA = 6.21 SQ.MT.	
1ST TO 7TH FLOOR (COMMERCIAL) (WING :- B)	
ADDITIONS (PREMIUM AREA)	
ST)	3.51 X 3.66 X 1 NO. = 12.85 SQ.MT.
L)	2.58 X 2.29 X 1 NO. = 5.91 SQ.MT.
L1)	2.22 X 3.05 X 1 NO. = 6.77 SQ.MT.
P)	4.11 X 1.83 X 1 NO. = 7.52 SQ.MT.
P1)	2.30 X 2.67 X 1 NO. = 6.14 SQ.MT.
P2)	1.62 X 1.30 X 1 NO. = 2.11 SQ.MT.
TOTAL ADDITIONS = 41.30 SQ.MT.	
TOTAL AREA X 7 FLOOR = 41.30 SQ.MT.	
TOTAL NET PREMIUM AREA = 295.31 SQ.MT.	

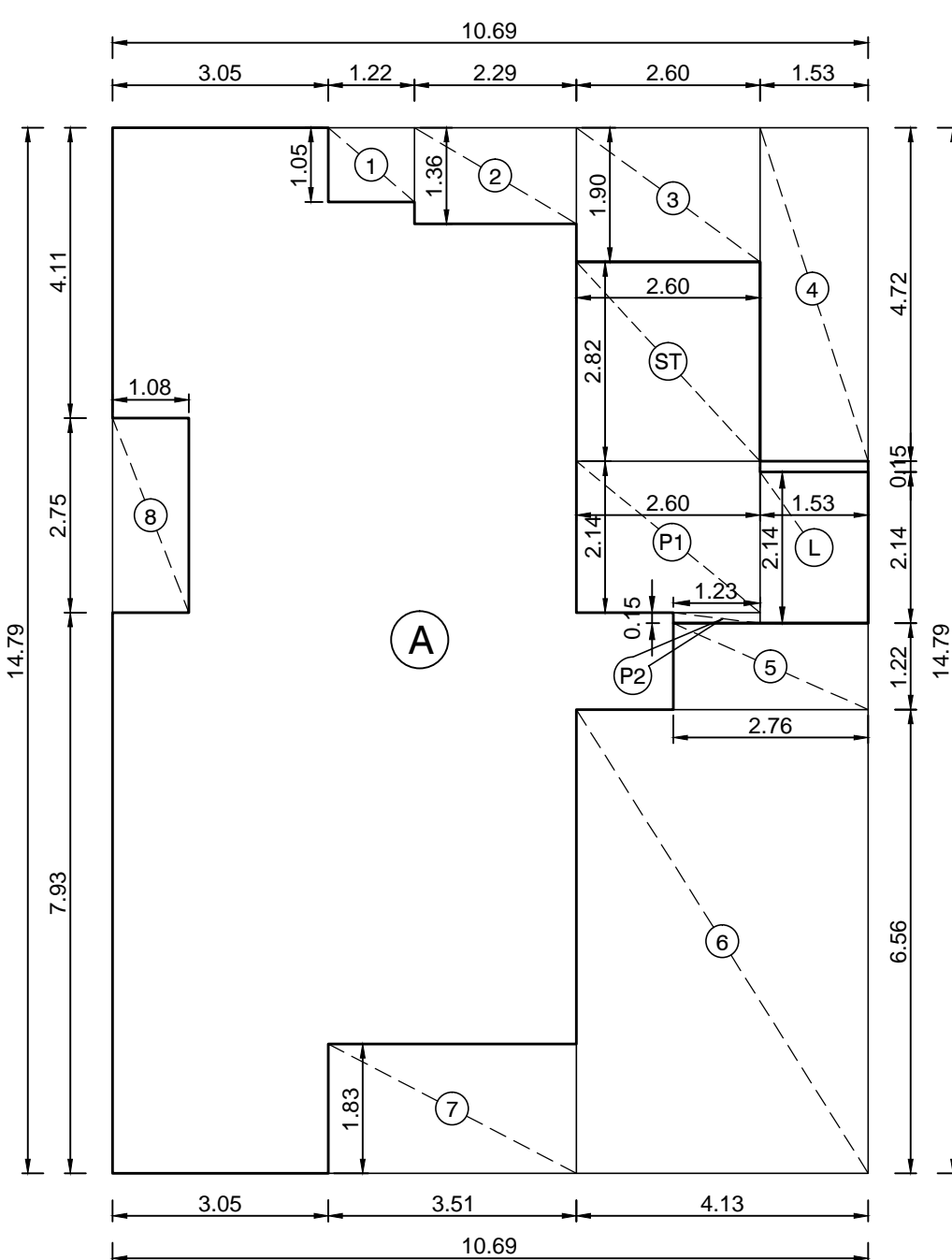
(COMMERCIAL + RESIDENTIAL) = (295.31 + 114.45)
NET STAIR CASE AREA PREMIUM = 409.76 SQ.MT.

CARPET AREA CALCULATIONS FOR PARKING PURPOSE (FLAT NO. - 1)		
FLAT NO.	ROOM (WING :- A)	CARPET AREA (IN SQ. MT.S)
1	LIV = 3.36 X 2.75 = 9.24	28.26 SQ. MT. 01 FLOOR X 1 No. = 01 NO. (GROUND FLR.)
	KIT = 2.14 X 2.45 = 5.24	
	BED = 3.36 X 2.75 = 9.24	
	W.C. = 1.37 X 0.92 = 1.26	
	BATH = 1.38 X 1.07 = 1.48	
	PASS = 1.07 X 0.92 = 0.98	
TOTAL NOS. OF FLATS = 08.00 NOS.		

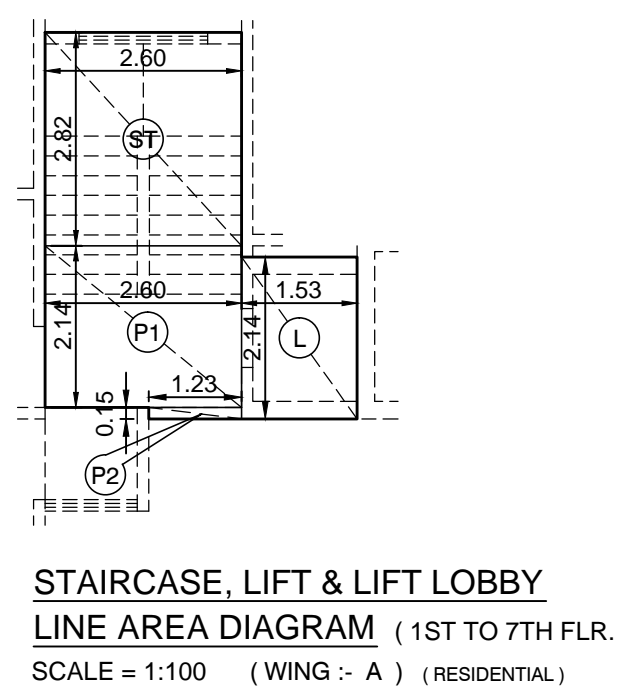
CARPET AREA CALCULATIONS FOR PARKING PURPOSE (FLAT NO. - 2)		
FLAT NO.	ROOM (WING :- A)	CARPET AREA (IN SQ. MT.S)
2	M.P. RM. = 1.98 X 3.06 = 6.06	6.88 SQ. MT. 01 FLOOR X 1 No. = 01 NO. (GROUND FLR.)
	W.C. = 0.77 X 0.77 = 0.59	
	D.J. = 0.23	
2	LIV = 3.36 X 2.75 = 9.24	30.00 SQ. MT. 04 FLOOR X 1 No. = 04 NOS. (1ST TO 4TH FLR.)
	KIT = 2.14 X 2.45 = 5.24	
	BED = 2.75 X 3.51 = 9.65	
	W.C. = 1.52 X 0.92 = 1.40	
	BATH = 1.38 X 1.07 = 1.48	
	PASS = 1.37 X 0.92 = 1.26	
TOTAL NOS. OF FLATS = 09.00 NOS.		
TOTAL NOS. OF FLATS (8 + 9) = 17.00 NOS.		



BUILT UP LINE AREA DIAGRAM (1ST TO 4TH FLOOR)
SCALE = 1:100 (WING :- A) (RESIDENTIAL)



BUILT UP LINE AREA DIAGRAM (5TH TO 7TH FLR.)
SCALE = 1:100 (WING :- A) (RESIDENTIAL)



STAIRCASE, LIFT & LOBBY LINE AREA DIAGRAM (1ST TO 7TH FLR.)
SCALE = 1:100 (WING :- A) (RESIDENTIAL)

PROFORMA - B			
CONTENTS OF SHEET: BUILT UP LINE AREA DIAGRAM & CALCULATIONS			
DESCRIPTION OF PROPOSAL AND PROPERTY			
PROPOSED BUILDING ON PLOT BEARING C.T.S. No. 1074, 1074 / 1 TO 10 OF VILLAGE MULUND AT MULUND (WEST), MUMBAI.			
NAME, ADDRESS OF OWNER		DIGITAL SIGN	
M/s. BALAJI DEVELOPERS			
B.M.C. FILE NO. CE / 4786 / BPES / AT			
STAMP OF APPROVAL OF PLAN			
THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER FILE NO. CE/4786/BPES/AT DATED 08/10/2015.			
APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER AUTODCR NO. CE/4786/BPES/AT.			
S.E.(B.P.)/TW		A.E.(B.P.)S&T	
NORTH		SCALE	
		1:100	
CHECKED BY		DRN. BY	
		SAGAR (22.10.19)	
NAME, ADDRESS OF ARCHITECT		DIGITAL SIGN	
CONCRETE DESIGNS			
102, GANESH SMRUTI, MALAVIYA ROAD, VILE PARLE (EAST), MUMBAI - 400057. TELEFAX - 022 - 2617 5888, 2617 5959			
Email - concretedesigns2016@gmail.com			