

PLOT AREA DIAGRAM
SCALE - 1 : 500

PLOT AREA CALCULATION

1	47.25	X	25.55	X	0.50	=	603.62	S.MT	
2	47.25	X	4.00	X	0.50	=	94.50	S.MT	
3	46.11	X	28.10	X	0.50	=	647.85	S.MT	
4	9.98	X	1.89	X	0.67	=	12.64	S.MT	
5	30.83	X	9.15	X	0.50	=	141.05	S.MT	
6	28.38	X	13.75	X	0.50	=	194.77	S.MT	
							=	1694.77	S.MT

SETBACK AREA CALCULATION

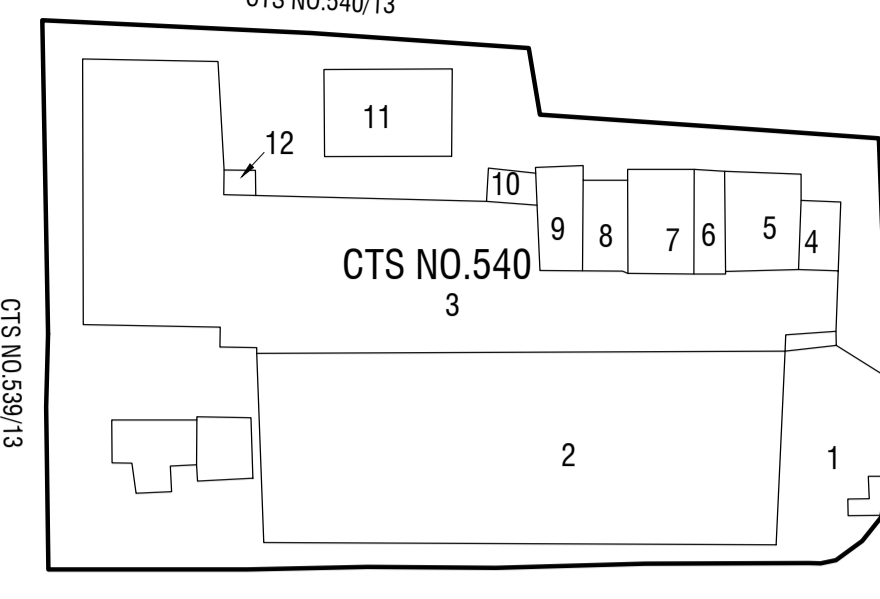
a	49.80	X	3.50	X	0.50	=	87.15	S.MT	
b	49.80	X	1.95	X	0.50	=	48.56	S.MT	
c	9.00	X	6.44	X	0.50	=	28.98	S.MT	
d	6.00	X	1.00	X	0.67	=	4.00	S.MT	
e	9.00	X	3.30	X	0.50	=	14.85	S.MT	
f	21.75	X	2.70	X	0.50	=	29.38	S.MT	
g	21.75	X	2.80	X	0.50	=	30.45	S.MT	
							=	243.35	S.MT

DEDUCTION :

4	9.98	X	1.89	X	0.67	=	12.57	S.MT	
							=	230.78	S.MT
							=	230.00	S.MT
							=	1925.55	S.MT

TOTAL PLOT AREA (AS PER TRIANGULAR) (1694.77 + 230.78)
= 1925.55 S.MT.

HOWEVER PLOT AREA IS RESTRICTED TO (AS PER PRC)
= 1924.20 SQ. MT.



CTS PLAN
SCALE 1:500

PR CARD AREA STATEMENT 15% PHY. PAVED R. G. AREA DIAGRAM
SCALE - 1 : 500

CTS NO.	AREA IN SQ.MT.
540	363.50
540/1	386.70
540/2	486.10
540/3	483.30
540/4	13.10
540/5	33.70
540/6	13.10
540/7	30.80
540/8	21.30
540/9	23.00
540/10	7.50
540/11	56.90
540/12	5.20
TOTAL AREA	1924.20

15% PHY. PAVED R. G. AREA CALCULATION

1	0.50	X	8.59	X	4.42	X	1	N0	=	18.98	SQ.MT.
2	0.50	X	8.59	X	4.30	X	1	N0	=	18.47	SQ.MT.
3	0.50	X	8.10	X	4.03	X	1	N0	=	16.32	SQ.MT.
4	0.50	X	8.10	X	4.07	X	1	N0	=	16.48	SQ.MT.
5	0.50	X	15.90	X	5.92	X	1	N0	=	47.06	SQ.MT.
6	0.50	X	15.90	X	5.97	X	1	N0	=	48.67	SQ.MT.
7	0.50	X	9.86	X	5.45	X	1	N0	=	26.92	SQ.MT.
8	0.50	X	9.86	X	4.57	X	1	N0	=	22.53	SQ.MT.
9	0.50	X	8.66	X	3.84	X	1	N0	=	16.63	SQ.MT.
10	0.50	X	8.66	X	3.84	X	1	N0	=	16.63	SQ.MT.
TOTAL AREA PROPOSED										= 248.69	SQ.MT.
TOTAL AREA REQUIRED										= 241.42	SQ.MT.

5% AMENITY SPACE AREA DIAGRAM
SCALE - 1 : 200

1	0.50	X	14.30	X	6.14	X	1	N0	=	43.90	SQ.MT.
2	0.50	X	14.30	X	5.74	X	1	N0	=	41.04	SQ.MT.
TOTAL AREA PROPOSED										= 84.94	SQ.MT.
5% AREA REQUIRED										= 84.71	SQ.MT.

AS PER I TO C PERMISSION ISSUED U.NE.CHE/2932/DPWS/P&R/DT. 07.03.2009

BUILT UP AREA CALCULATION GROUND FLOOR

ADDITION	
A	36.00 X 16.15 X 1 N0 = 581.40 SQ.MT.
B	2/3 X 7.38 X 1.32 X 1 N0 = 6.49 SQ.MT.
TOTAL ADDITION = 587.89 SQ.MT.	
DEDUCTIONS	
1	12.14 X 6.70 X 1 N0 = 81.34 SQ.MT.
2	1/2 X 5.43 X 4.98 X 1 N0 = 13.52 SQ.MT.
TOTAL DEDUCTION = 94.86 SQ.MT.	
NET BUILT UP AREA [X-Z] = 493.03 SQ.MT.	

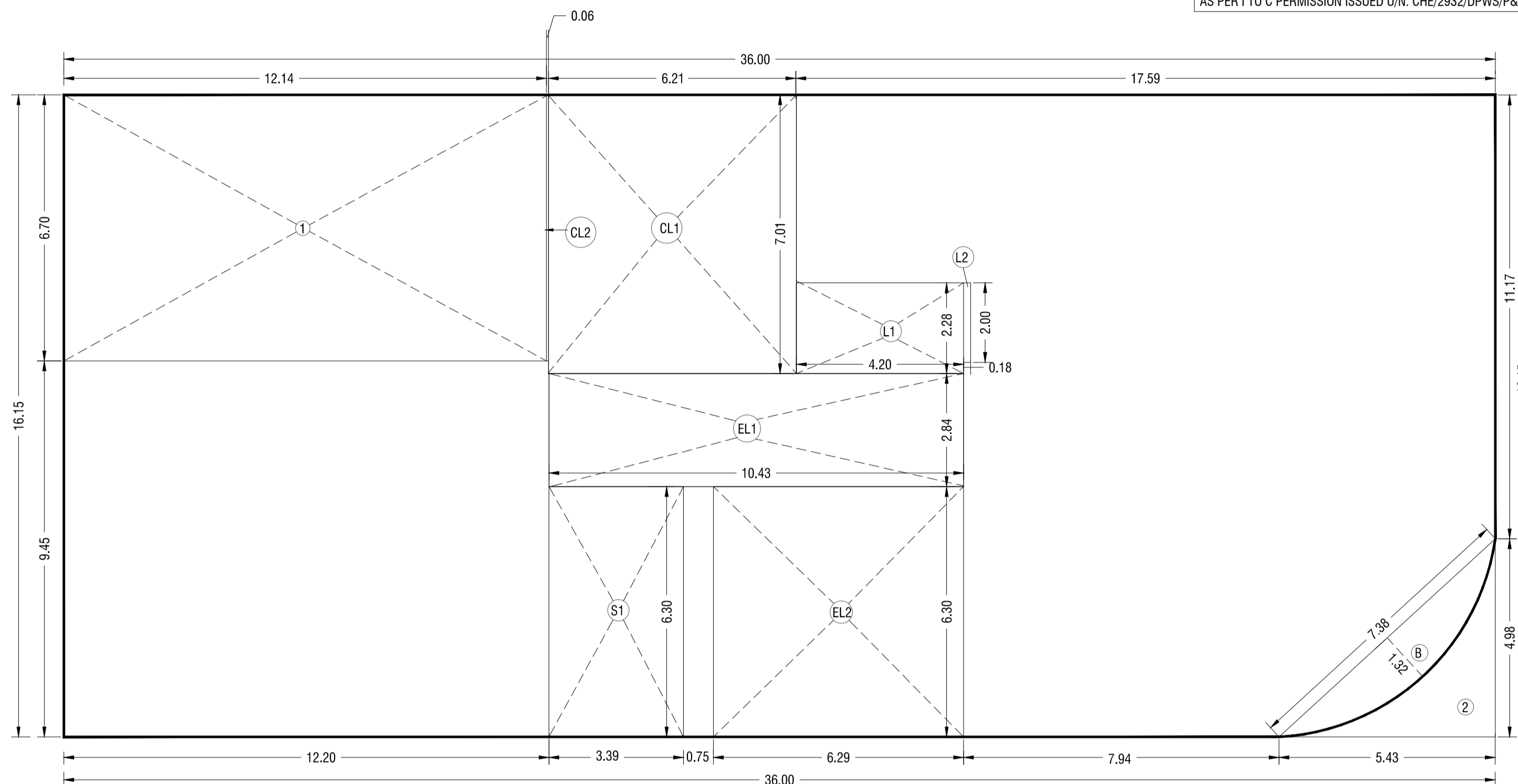
STAIRCASE & LIFT AREA / LOBBY / CAR LIFT/PASSAGE

CL1	6.21 X 7.01 X 1 N0 = 43.53 SQ.MT.
CL2	0.06 X 6.70 X 1 N0 = 0.40 SQ.MT.
L1	4.20 X 2.28 X 1 N0 = 9.58 SQ.MT.
L2	0.18 X 2.00 X 1 N0 = 0.36 SQ.MT.
S1	3.39 X 6.30 X 1 N0 = 21.36 SQ.MT.
TOTAL AREA = 75.23 SQ.MT.	

ENTRANCE LOBBY/PASSAGE

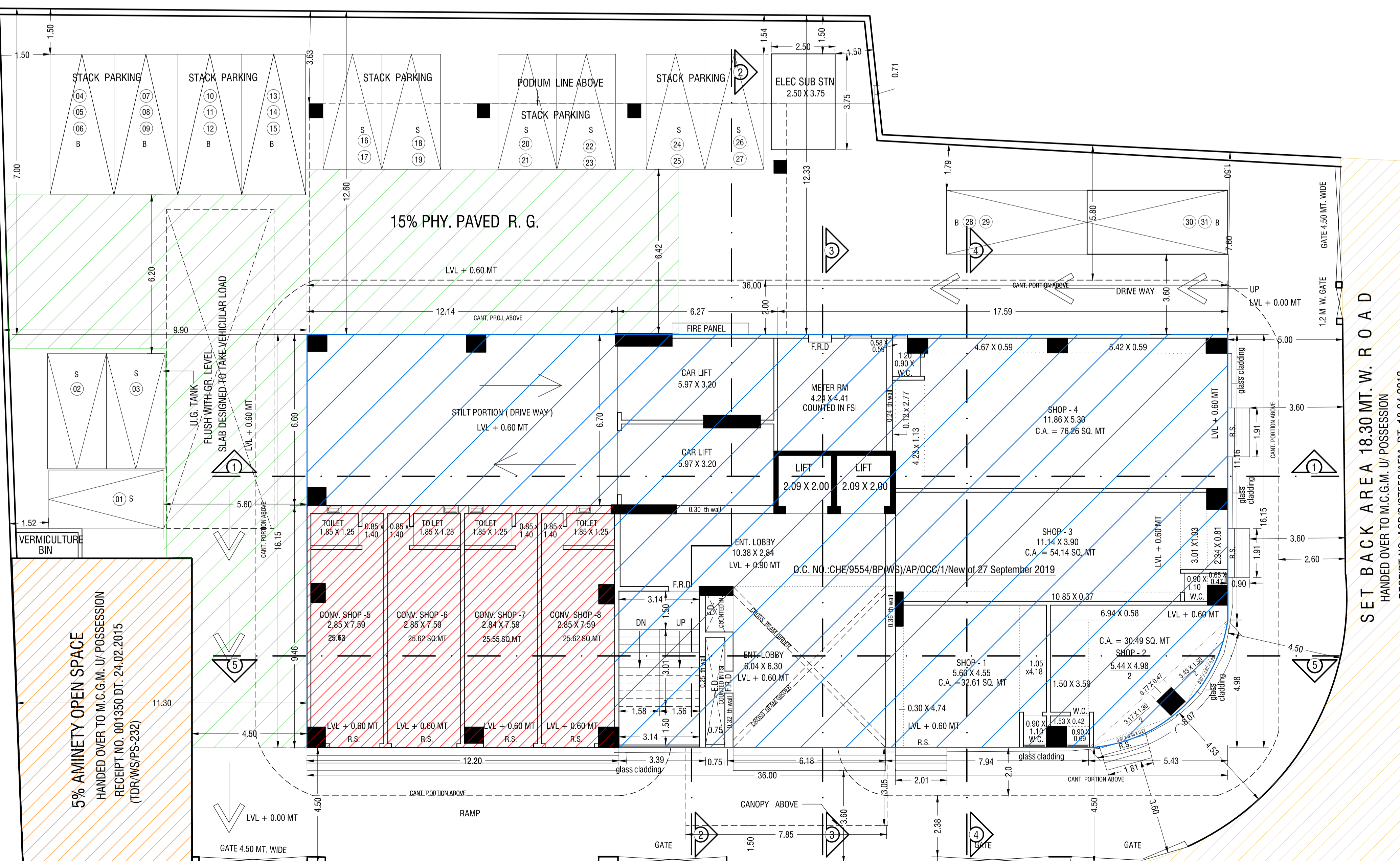
EL1	10.43 X 2.84 X 1 N0 = 29.62 SQ.MT.
EL2	6.29 X 6.30 X 1 N0 = 39.63 SQ.MT.
TOTAL AREA = 69.25 SQ.MT.	

TOTAL DEDUCTION (Y1 TO Y3) = 239.34 SQ.MT.



GROUND FLOOR AREA DIAGRAM
SCALE 1:100

SOUTH



SET BACK AREA 13.40 MT. W. ROAD
HANDOVER TO M.C.G.M. U/NO. ACQ/WS/FSI-1938 DT. 04.02.2015

NORTH

WEST

GROUND FLOOR PLAN
SCALE 1:100

BUILT UP AREA SUMMARY

FLOOR	EXISTING B/UP AREA (SQ.MT)	PROPOSED B/UP AREA (SQ.MT)	TOTAL B/UP AREA (SQ.MT)
GR. FLOOR	233.14	115.41	348.55
1ST FLOOR	246.90	---	246.90
2ND FLOOR	708.75	---	708.75
3RD FLOOR	708.75	---	708.75
4TH FLOOR	706.61	---	706.61
5TH FLOOR	706.61	---	706.61
6TH FLOOR	653.03	---	653.03
7TH FLOOR	591.61	56.67	648.28
PART TERRACE COUNTED IN FSI			
	43.59	---	43.59
SERVICE AREA COUNTED IN FSI			
	35.40	---	35.40
EXCESS REFUGE AREA COUNTED IN FSI			
	0.26	---	0.26
TOTAL	4634.65	172.08	4806.73

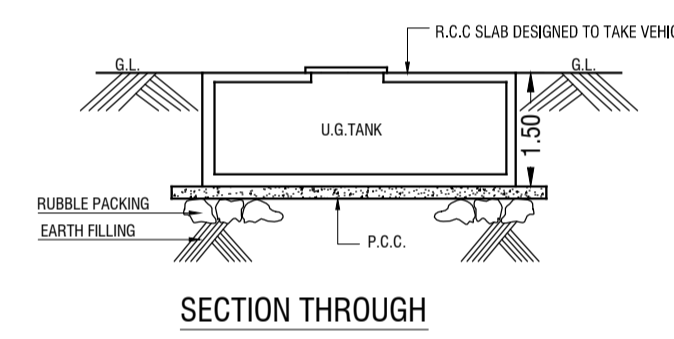
STAIRCASE AREA SUMMARY ST. LIFT & L.P

FLOOR	AREA (SQ.MT)
GR. FLOOR	75.23
1ST FLOOR	97.78
2ND FLOOR	49.33
3RD FLOOR	49.33
4TH FLOOR	51.47
5TH FLOOR	51.47
6TH FLOOR	55.00
7TH FLOOR	47.65
TOTAL	477.26

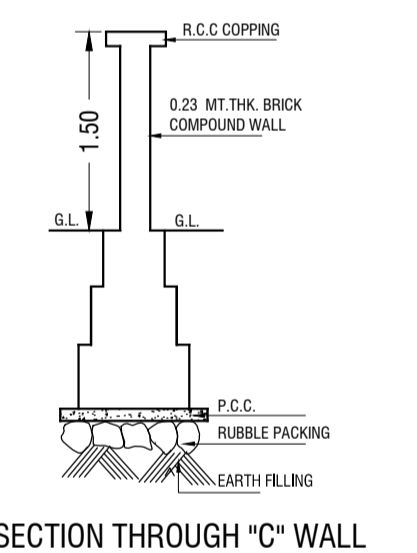
CAR PARKING AREA STATEMENT

TOTAL CARPET AREA	PARKING PERM. AS PER D.C.RULE	PARKING REQUIRED	ADD 10%	TOTAL PARKING REQD.	PARKING PROPOSED
SHOP 192.85 (AS PER DCR 1991)	FOR SHOP 1 PARKING FOR EVERY 40.0 SQ.MT. UPTO 800.0 MT. AND 1 PARKING FOR EVERY 80 SQ.MT. FOR AREA EXCEEDING 800.0 SQ.MT. (192.85 / 40) = 4.82 PARKINGS	4.82			
SHOP 102.41 (AS PER DCR 1991)	FOR CONVENIENCE SHOPS 1 PARKING FOR EVERY 150.0 SQ.MT. FOR SHOP HAVING CARPET AREA UPTO 20. SQ.MT. AND 1 PARKING FOR EVERY 50.0 SQ.MT. FOR SHOP HAVING CARPET AREA ABOVE 20. SQ.MT. (102.41 / 50) = 2.05 PARKINGS	2.05			
OFFICE 3687.19 (AS PER DCR 1991)	FOR OFFICES 1 PARKING FOR EVERY 37.50 SQ.MT. UPTO 1500 MT. AND 1 PARKING FOR EVERY 75.00 SQ.MT. FOR AREA EXCEEDING 1500 SQ.MT. UPTO 1500 = 40.00 PARKINGS 3687.19 / 1500 = 29.16 PARKINGS	69.16			
TOTAL AREA		76.03	7.80	83.83	84 NOS.

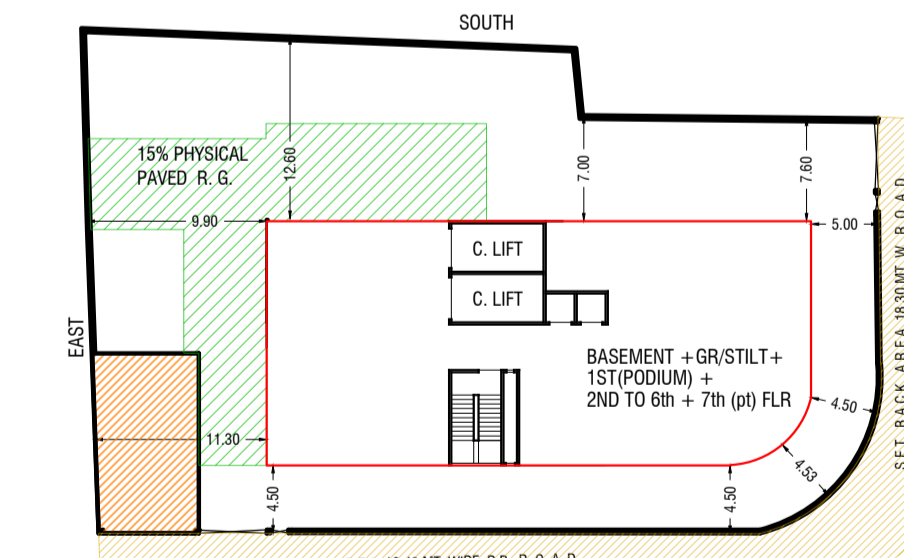
FLOOR	BIG	SMALL	TOTAL
BASEMENT	08	22	30
GROUND FLR	18	15	33
1ST FLOOR (PODIUM)	22	--	22
TOTAL	48	37	85



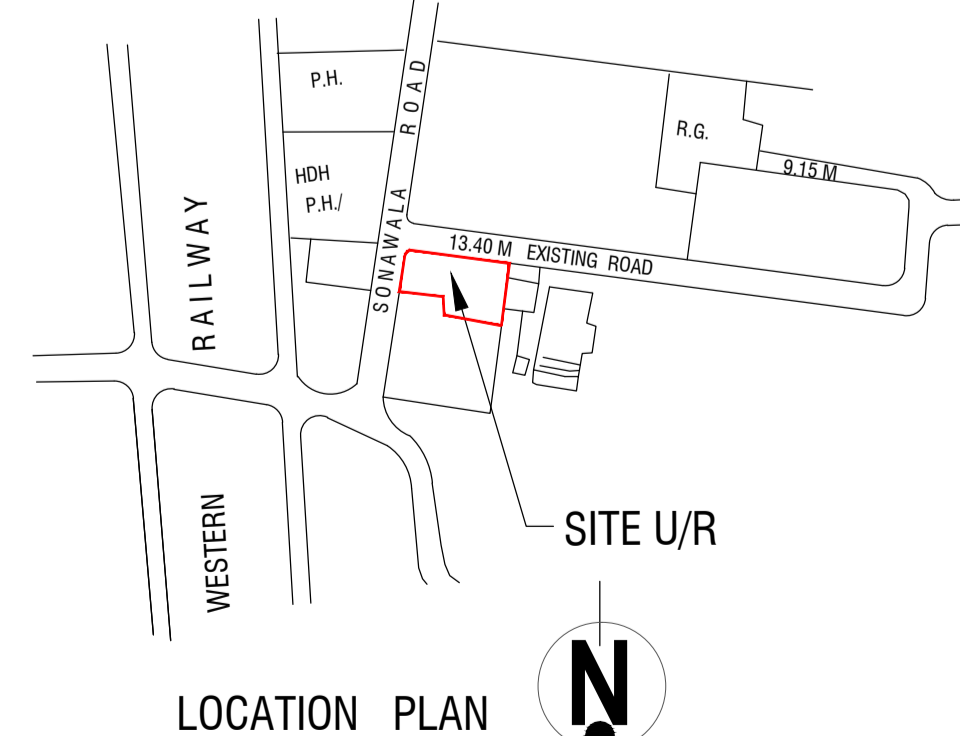
SECTION THROUGH SUBMERGIBLE U.G.TANK



SECTION THROUGH 'C' WALL



BLOCK PLAN
SCALE - 1 : 500



LOCATION PLAN
SCALE - 1 : 4000

FORM I

AREA STATEMENT	AS PER DCR 1991	AS PER DCR 2034	1/6
1	AREA OF PLOT	1924.20	1924.20
a)	AREA OF RESERVATION IN PLOT	---	---
b)	AREA OF ROAD SET BACK / DP ROAD	230.00	230.00
c)	ANY RESERVATION / AREA NOT IN POSSESSION	---	---
DEDUCTIONS FOR			
FOR RESERVATION / ROAD AREA			
a)	ROAD SET-BACK AREA TO BE HANDED OVER 100% (REG. 16)	230.00	230.00
b)	PROPOSED DP ROAD TO BE HANDED OVER 100% (REG. 16)	---	---
c)	RESERVATION AREA TO BE HANDED OVER (REG. 17)	---	---
d)	RESERVATION AREA TO BE HANDED OVER AS PER (REG. 17)	---	---
FOR AMENITY AREA			
a)	AREA OF AMENITY PLOT / PLOTS TO BE HANDED OVER AS DCR 14 (A)	---	---
b)	AREA OF AMENITY PLOT / PLOTS TO BE HANDED OVER AS DCR 14 (B)	84.71	84.71
c)	AREA OF AMENITY PLOT / PLOTS TO BE HANDED OVER AS DCR 35 (ABYVANCE)	---	---
DEDUCTION FOR EXISTING BUA TO BE RETAINED IN ANY / LAND COMPONENT OF EXISTING BUA (EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED / DEDUCTION FOR AREA NOT IN POSSESSION)			
3	TOTAL DEDUCTIONS [2(A) + 2(B) + 2(C) and as when applicable]	314.71	314.71
4	BALANCE AREA OF PLOT (1-3)	1609.49	1609.49
5	PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM / APPROPRIATE AUTHORITY AS PER SR NO. 4 ABOVE.	1609.49	1609.49
6	ZONAL (BASIC) FSI (0.50 OR 0.75 OR 1 OR 1.33)	1.00	1.00
7	i) DEDUCTION FOR 15% RG AS PER DCR 1991	---	---
ii)	BUA AS PER ZONAL (BASIC) FSI (5 X 6)	1609.49	1609.49
8	BUILT UP EQUAL TO AREA OF LAND HANDED OVER AS PER REG 30 (A)	---	---
i)	AS PER 2(A) AND 2(B) EXCEPT 2(A)(I) ABOVE WITHIN CAP OF 'ADMISSIBLE TDR' AS COLUMN - 6 OF TABLE - 12 ON REMAINING / BALANCE PLOT.	230.00	230.00
ii)	IN CASE OF 2(A)(I) PERMISSIBLE OVER AND ABOVE PERMISSIBLE BUA ON REMAINING / BALANCE PLOT	---	---
9	BUA IN LIEU OF COST OF CONSTRUCTION OF BUA AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON REMAINING PLOT.	---	---
10	BUA DUE TO 'ADDITIONAL FSI ON PAYMENT OF PREMIUM' AS PER TABLE NO. 12 OF REG. 30(A) ON REMAINING / BALANCE PLOT. (5 X 0.50) = 1609.49 X 0.50 = 804.75 SQ.MT. (AS PER LAST APPROVED PLAN)	804.75	804.75
11	A) BUA DUE TO ADMISSIBLE TDR AS PER TABLE NO. 12 OF REG. 30(A) AND 32 ON REMAINING / BALANCE PLOT AS PER LAST APPROVED PLAN ALREADY CLAIMED (5 ABOVE X 0.90) = 1609.49 X 0.90 = 1448.54 SQ. MT. CLAIMED = 175.00	1448.54	1448.54
B)	BUA DUE TO ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER REG. 33(19) (5 ABOVE X 4.00) = 1609.49 X 4.00 = 6437.96	---	---
12	PERMISSIBLE BUA (AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2(C)) 7(B) + 8(I) + 10 + 11A + AAB	3862.60	175.00 4037.60
13	PROPOSED BUA (AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2(C))	3862.60	172.08 4034.68
14	TDR GENERATED IF ANY AS PER REG. 30 (A) AND 32	---	---
15	FUNGIBLE COMPENSATORY AREA AS PER REG. 31(3)	---	---
1 a)	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	---	---
ii)	FUNGIBLE COMPENSATORY AREA AVAILABLE FOR REHAB COMPONENT WITH CHARGING PREMIUM	772.52	772.52
b)	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM 13 ABOVE X 20%	772.05	772.05
16	TOTAL BUA PERMISSIBLE INCLUDING FUNGIBLE COMPENSATORY AREA [13 + 15(4) + 15(5)(a)(i) + 15(5)(d)(ii)]	4634.65	175.00 4810.12
16	TOTAL BUA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [13 + 15(4) + 15(5)(a)(i) + 15(5)(d)(ii)]	4634.65	172.08 4806.73
17	BALANCE AREA	0.47	2.92 3.39
18	FSI CONSUMED ON NET PLOT (13 / 4)	2.40	2.40 2.51

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 REG. 17	---
d)	BUA OF AMENITY TO BE HANDED OVER AS PER REG. 17	---
e)	AREA / BUA OF DESIGNATION	---
B	PLOT AREA / BUA AMENITY TO BE HANDED OVER AS PER REG.	---
i)	14 (A)	---
ii)	14 (B) ALREADY HANDED OVER	84.17
iii)	15	---
C	REQUIREMENT OF L.O.S IN LAYOUT / PLOT AS PER REG 27 (1609.49 X 15%) = 241.42 SQ.MT	241.42
D	TENEMENT STATEMENT	---
i)	PROPOSED BUA (13 ABOVE)	4806.73
ii)	LESS DEDUCTION OF NON RES. AREA (SHOP ETC.)	---
iii)	AREA AVAILABLE FOR TENEMENT (H-I)	---
iv)	TENEMENT PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)	---
v)	TOTAL NO. OF TENEMENTS PROPOSED ON THE PLOT.	---
E	PARKING STATEMENT	---
i)	PARKING REQUIRED BY REGULATION FOR CAR / SCOOTER / MOTORCYCLE / OUTSIDERS (VISITORS)	84.00
ii)	COVERED GARAGE PERMISSIBLE	---
iii)	COVERED GARAGES PROPOSED	---
iv)	CAR / SCOOTER / MOTORCYCLE / OUTSIDERS (VISITORS)	---
v)	TOTAL PARKING PROVIDED	85.00
F	TRANSPORT VEHICLES PARKING	---
i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REG.	---
ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED.	---

FORM - II

CONTENTS OF SHEET:

BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM, RG AREA DIAGRAM, AMENITY AREA DIAGRAM, PLOT AREA CALCULATION, RG AREA CALCULATION, AMENITY AREA CALCULATION, BUA AND STAIRCASE SUMMARY, GROUND FLOOR PLAN, GROUND FLOOR BUA DIAGRAM AND CALCULATION, PARKING STATEMENT.

DESCRIPTION OF PROPERTY:

PROPOSED COMMERCIAL BUILDING ON PLOT BEARING C.T.S. NO. 540, 540-1 TO 12 OF VILLAGE - PAHADI GOREGAON AT GOREGAON (E) MUMBAI.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 17.03.2009 AND THE DIMENSIONS OF THE SITES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON THE GROUND AND THE AREA SO WORKED OUT TO THE BEST OF MY KNOWLEDGE TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P. SCHEME RECORDS AND RECORDS DEPT. CITY SURVEY RECORDS AREA IN WORDS AND FIGURES: 1924.20 SQ. MT. (ONE THOUSAND NINE HUNDRED TWENTY FOUR POINT TWENTY ONLY).

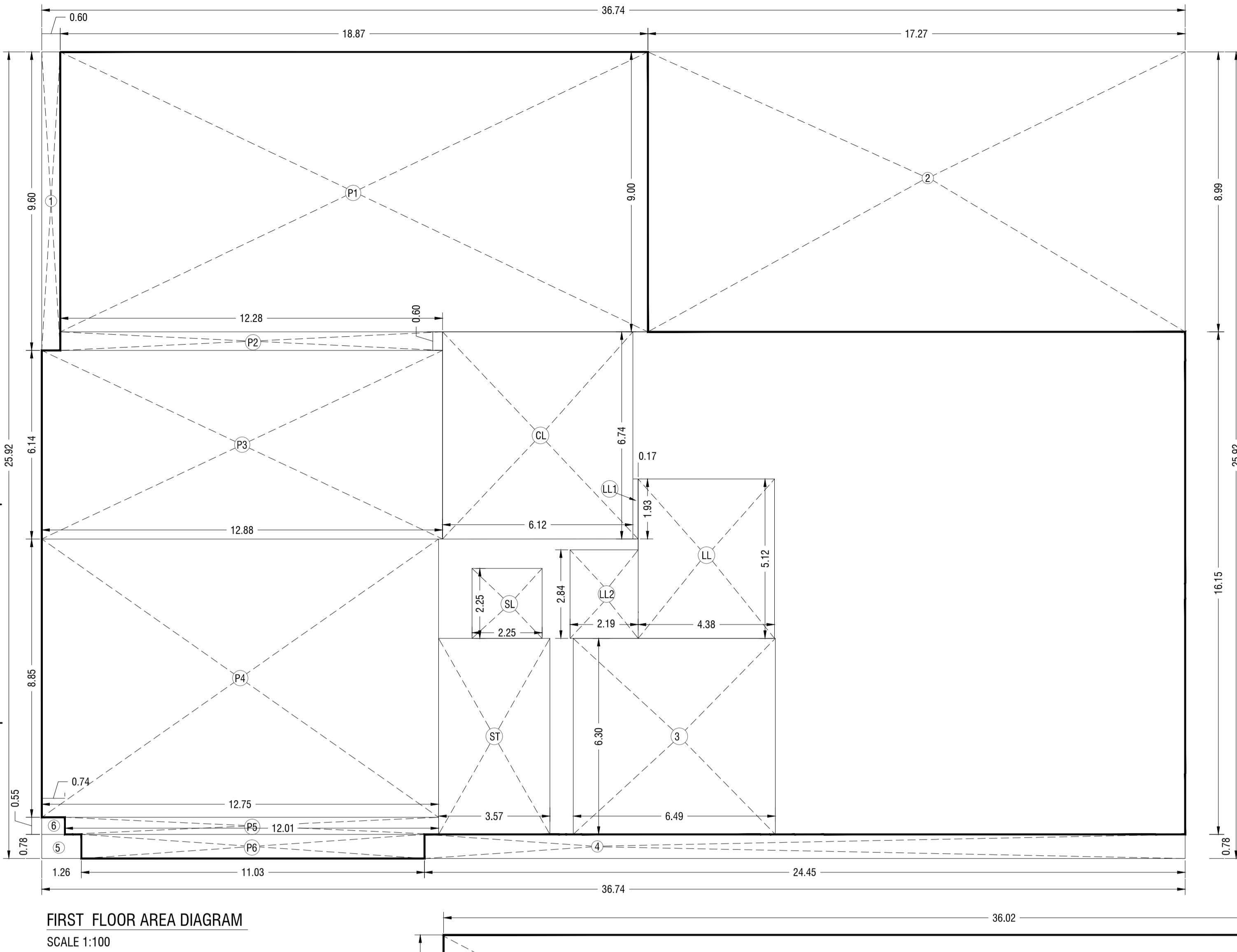
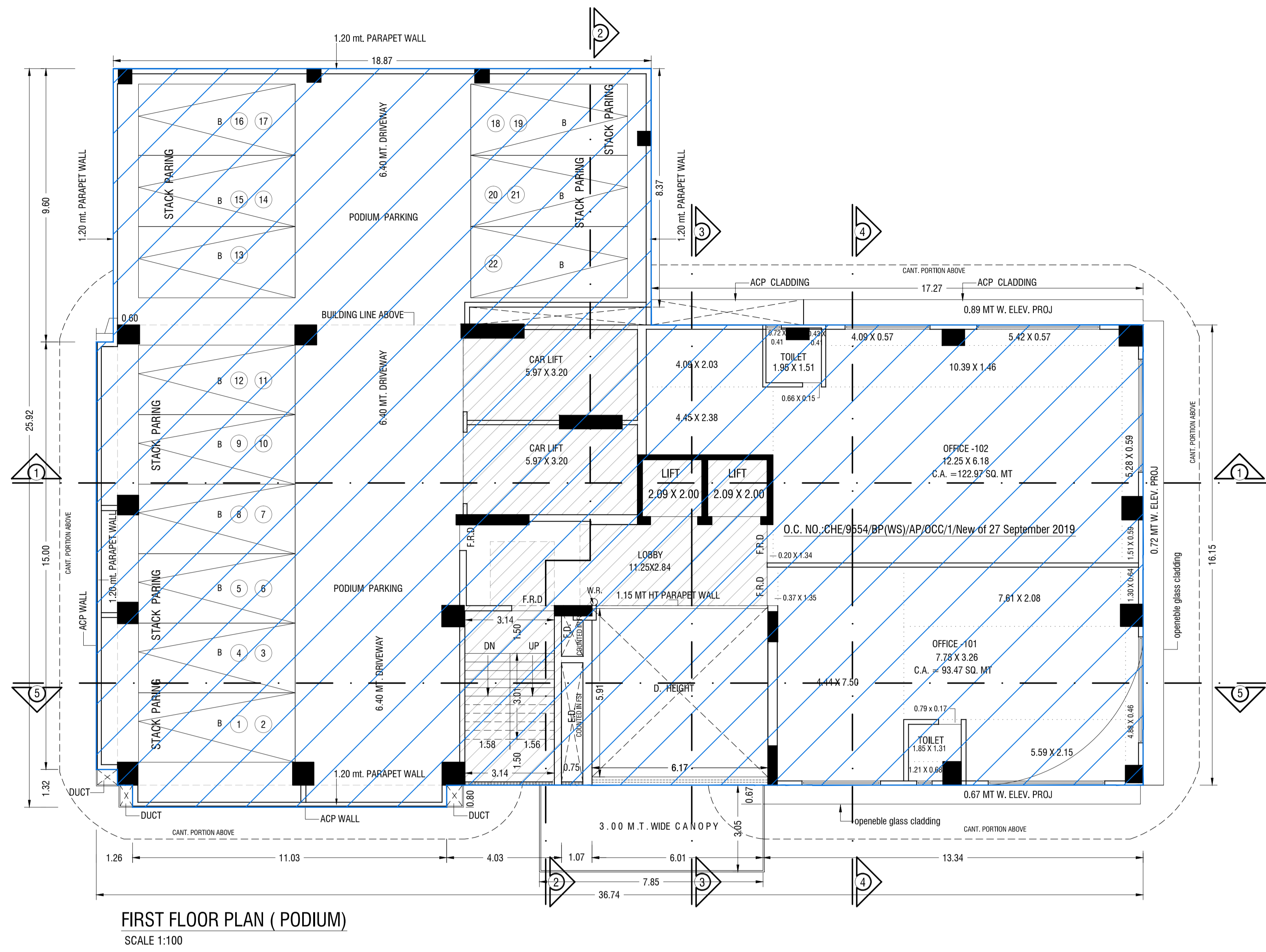
NAME, ADDRESS OF OWNER:	SIGNATURE	NORTHLINE
SHRI. HASMUKH R. HIRANI C.A. TO OWNER FOR HIRANI REALTORS		
NAME AND ADDRESS OF ARCHITECT:	SIGNATURE	
ATUL A. RANA (B.ARCH.) "VANI CLASSIC", 'C' BLOCK, 1ST FLOOR, NEXT TO RIVA MILLENIUM, M. G. ROAD, KANDIVALI (W), MUMBAI - 400 067. TEL.: 28689336 / 2867 3226.		
B.M.C. FILE NO. CHE/9554/BS/WS/AP	FILE NAME	
DRG. NO. 01	AMENDED PLAN	

STAMP OF APPROVALS OF PLANS

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. CHE/9554/BS/WS/AP DATED: 16/07/2018.

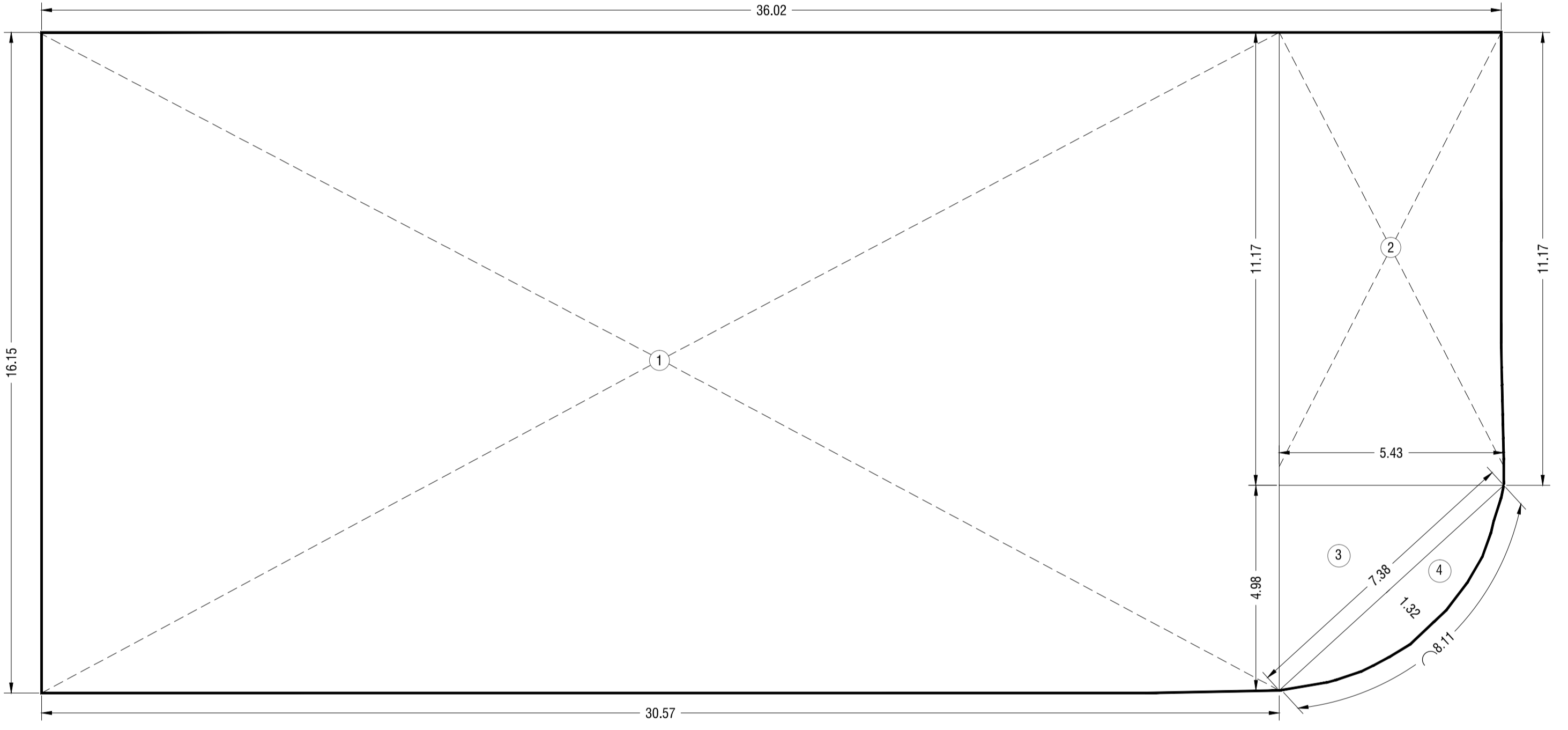
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH LETTER ISSUED UNDER NO. CHE/9554/BS/WS/AP SIGNED ON EVEN DATE.

S.E.(B.P) / P WARD	A.E.(B.P) / P WARD	E.E.(B.P) / P WARD
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1ST FLOOR BUILT UP AREA CALC

ADDITION		
A	36.74 X 25.92 X 1 NO	= 952.30 SQ.MT.
TOTAL ADDITION		= 952.30 SQ.MT.
DEDUCTIONS		
1	8.89 X 9.80 X 1 NO	= 5.76 SQ.MT.
2	12.27 X 8.90 X 1 NO	= 155.26 SQ.MT.
3	6.49 X 6.30 X 1 NO	= 40.89 SQ.MT.
4	11.11 X 0.78 X 1 NO	= 8.67 SQ.MT.
5	1.26 X 0.78 X 1 NO	= 0.98 SQ.MT.
6	0.74 X 0.58 X 1 NO	= 0.41 SQ.MT.
TOTAL DEDUCTION		= 211.97 SQ.MT.
STAIRCASE & LIFT AREA		
ST	3.57 X 6.30 X 1 NO	= 22.49 SQ.MT.
SL	2.25 X 2.25 X 1 NO	= 5.06 SQ.MT.
LL	4.38 X 5.12 X 1 NO	= 22.43 SQ.MT.
LL1	0.17 X 1.93 X 1 NO	= 0.33 SQ.MT.
LL2	2.19 X 2.84 X 1 NO	= 6.22 SQ.MT.
CL	6.12 X 6.74 X 1 NO	= 41.25 SQ.MT.
TOTAL		= 97.78 SQ.MT.
PODIUM		
P1	18.87 X 9.60 X 1 NO	= 181.15 SQ.MT.
P2	12.28 X 0.60 X 1 NO	= 7.37 SQ.MT.
P3	12.88 X 6.14 X 1 NO	= 79.08 SQ.MT.
P4	12.75 X 8.85 X 1 NO	= 112.84 SQ.MT.
P5	12.01 X 0.55 X 1 NO	= 6.61 SQ.MT.
P6	11.03 X 0.78 X 1 NO	= 8.60 SQ.MT.
TOTAL		= 395.65 SQ.MT.
TOTAL DEDUCTION (Y1 TO Y3)		= 705.40 SQ.MT.
NET BUILT UP AREA (X-Z)		= 246.90 SQ.MT.



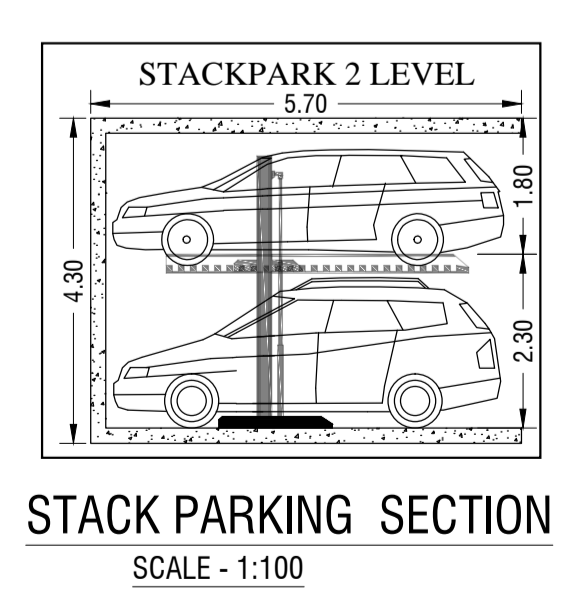
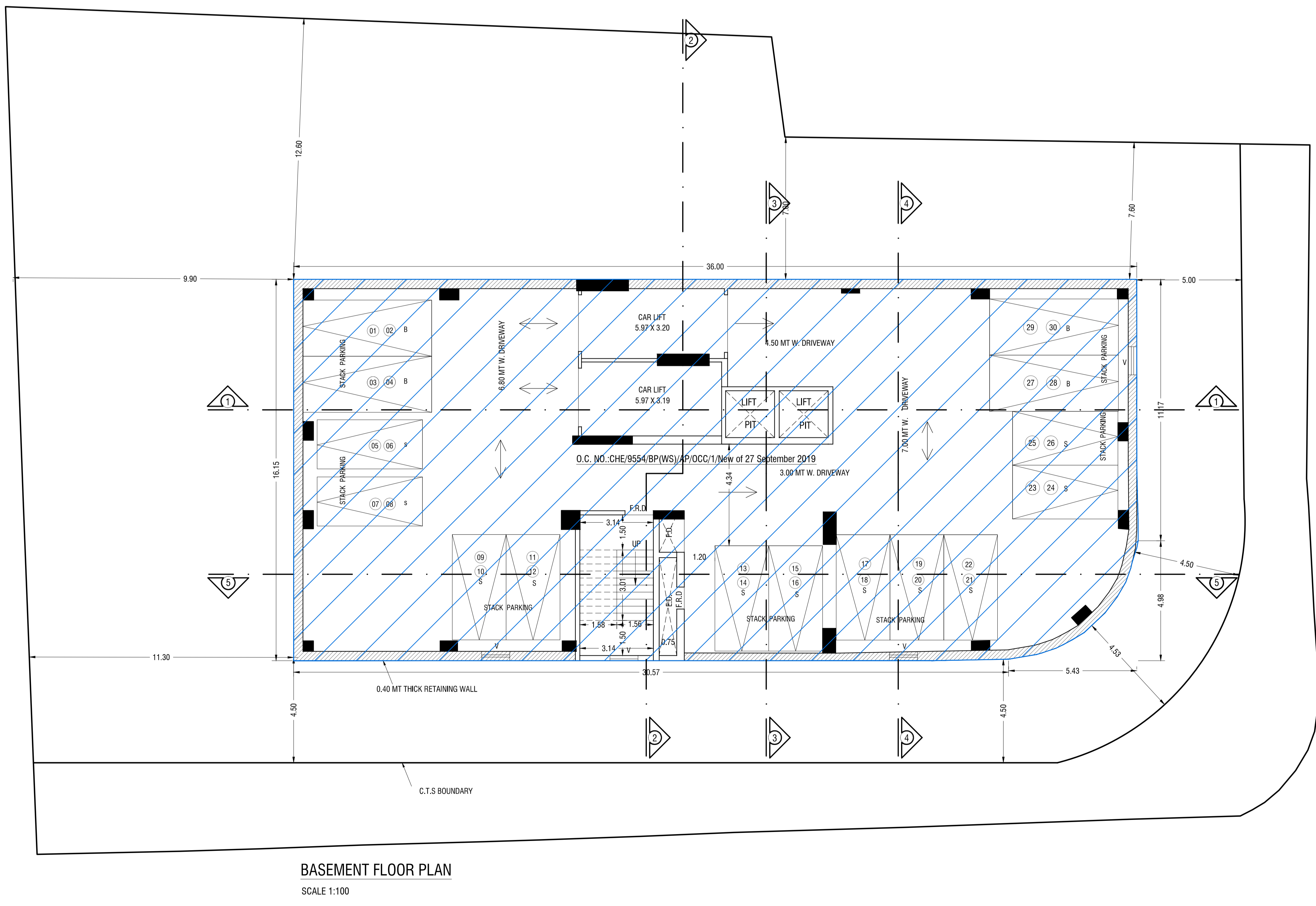
BASEMENT FLOOR AREA DIAGRAM SCALE 1:100.

BUILT UP AREA CALCULATION BASEMENT FLOOR

ADDITION		
1	30.57 X 16.15 X 1 NO	= 493.71 SQ.MT.
2	5.43 X 11.17 X 1 NO	= 60.65 SQ.MT.
3	5.43 X 4.98 X 0.50	= 13.52 SQ.MT.
4	2.0 X 7.38 X 1.32 X 1 NO	= 6.53 SQ.MT.
NET BUILT UP AREA(FREE OF FSI)		= 574.41 SQ.MT.

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. CHE/9554/BP(WS)/AP DATED: 16/07/2018.

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH LETTER ISSUED UNDER NO. CHE/9554/BP(WS)/AP SIGNED ON EVEN DATE.



STACKPARK 2 LEVEL SCALE - 1:100

PROFORMA - B

CONTENTS OF SHEET:
BASEMENT FLOOR PLAN, BASEMENT FLOOR BUA DIAGRAM AND CALCULATION.
FIRST FLOOR PLAN, FIRST FLOOR BUA DIAGRAM AND CALCULATION.

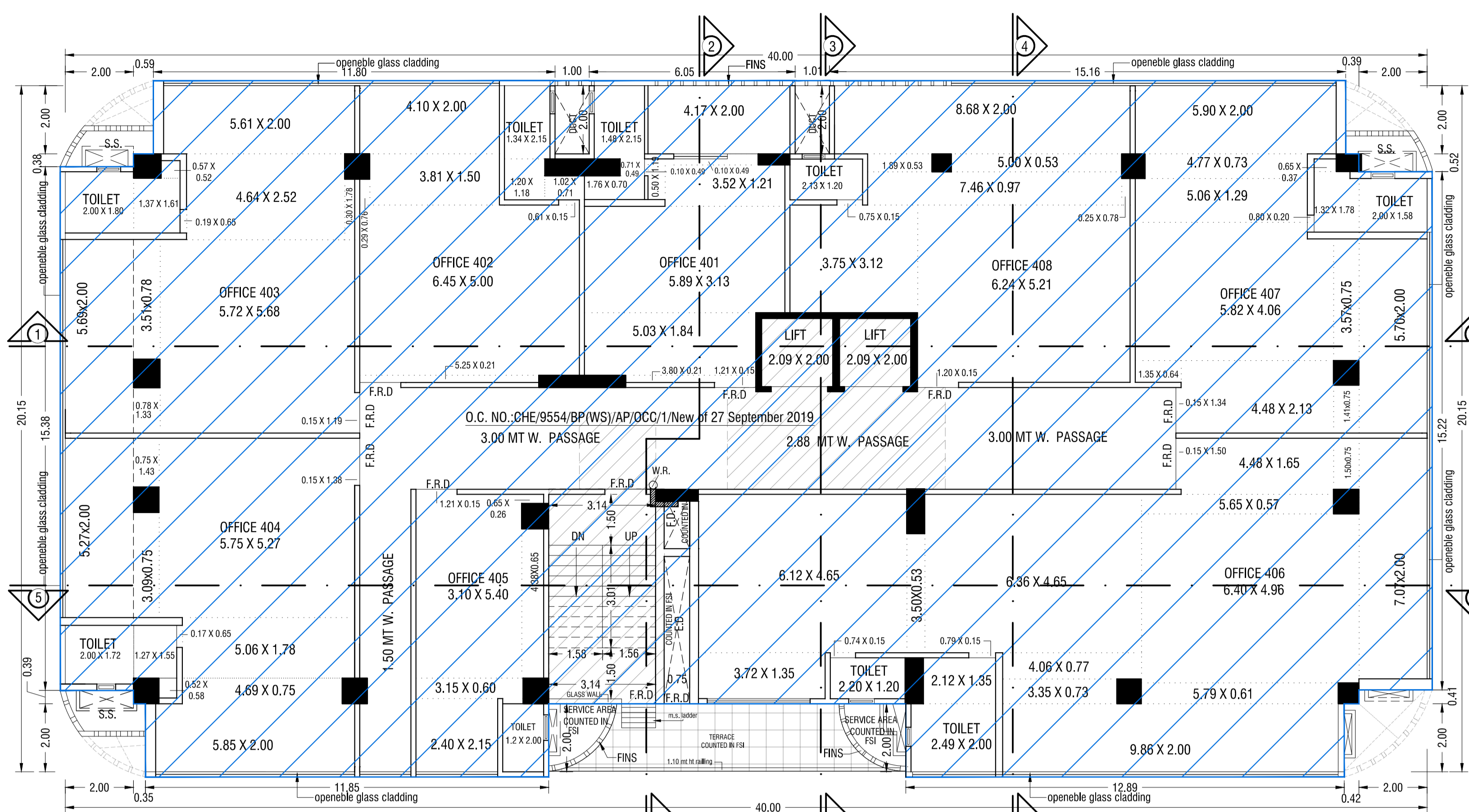
DESCRIPTION OF PROPERTY:
PROPOSED COMMERCIAL BUILDING ON PLOT BEARING C.T.S. NO. 540, 540-1 TO 12 OF VILLAGE - PAHADI GOREGAON AT GOREGAON (E) MUMBAI.

NAME AND ADDRESS OF OWNER:	SIGNATURE	
SHRI. HASMUKH R. HIRANI C.A. TO OWNER FOR HIRANI REALTORS		
NAME AND ADDRESS OF ARCHITECT:	SIGNATURE	NORTHLINE
ATUL A. RANA (B. ARCH) *VINI CLASSIC*, C-1 BLOCK, 1ST FLOOR, NEXT TO RMA MILENIUM, M. G. ROAD, KANDIVALI (W), MUMBAI - 400 067. TEL.: 28663336 / 28673226.		

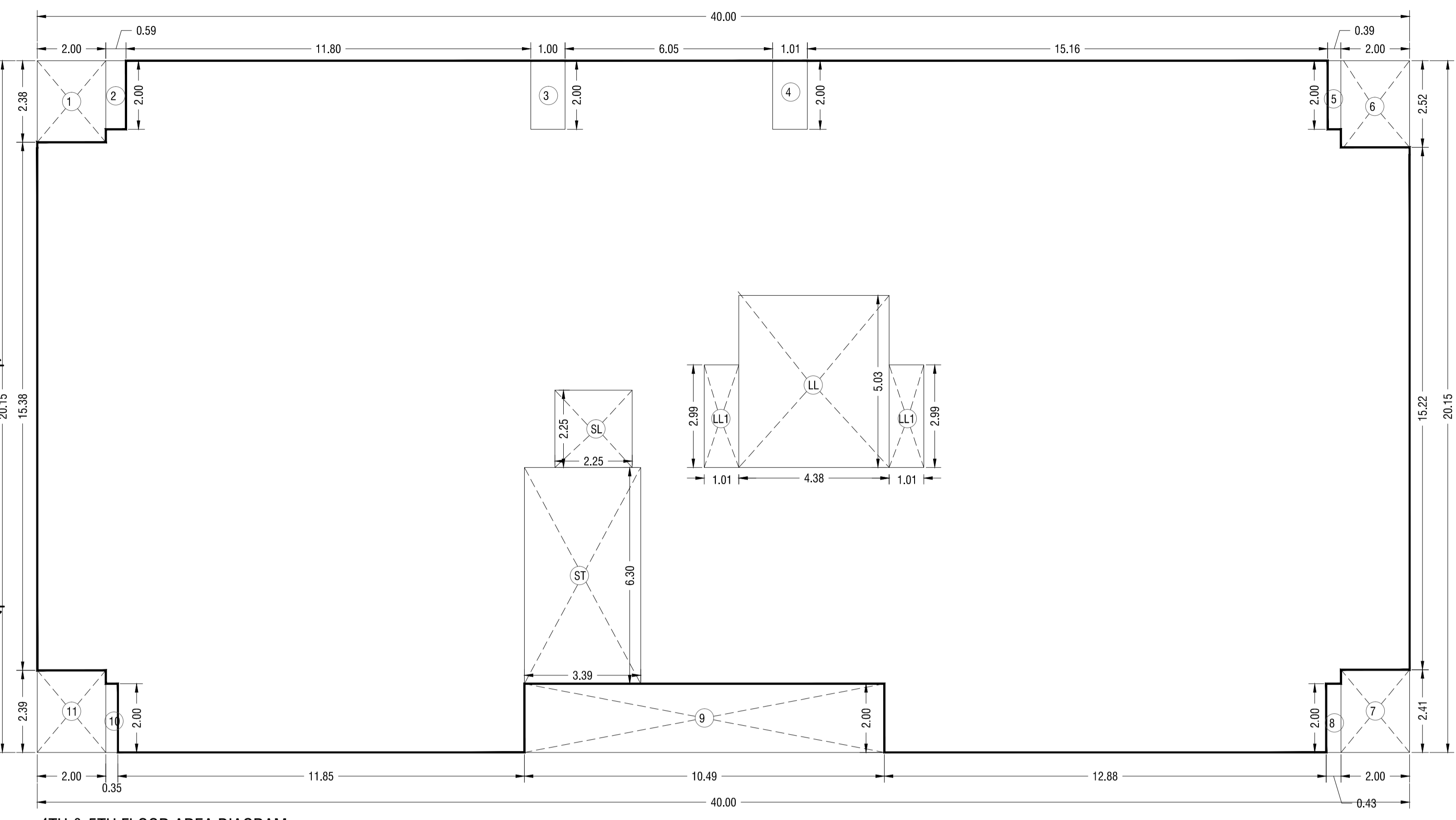
B.M.C. FILE NO.: CHE/9554/ BP(WS)/AP

DRG. NO.	02	FILE NAME	AMENDED PLANS

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



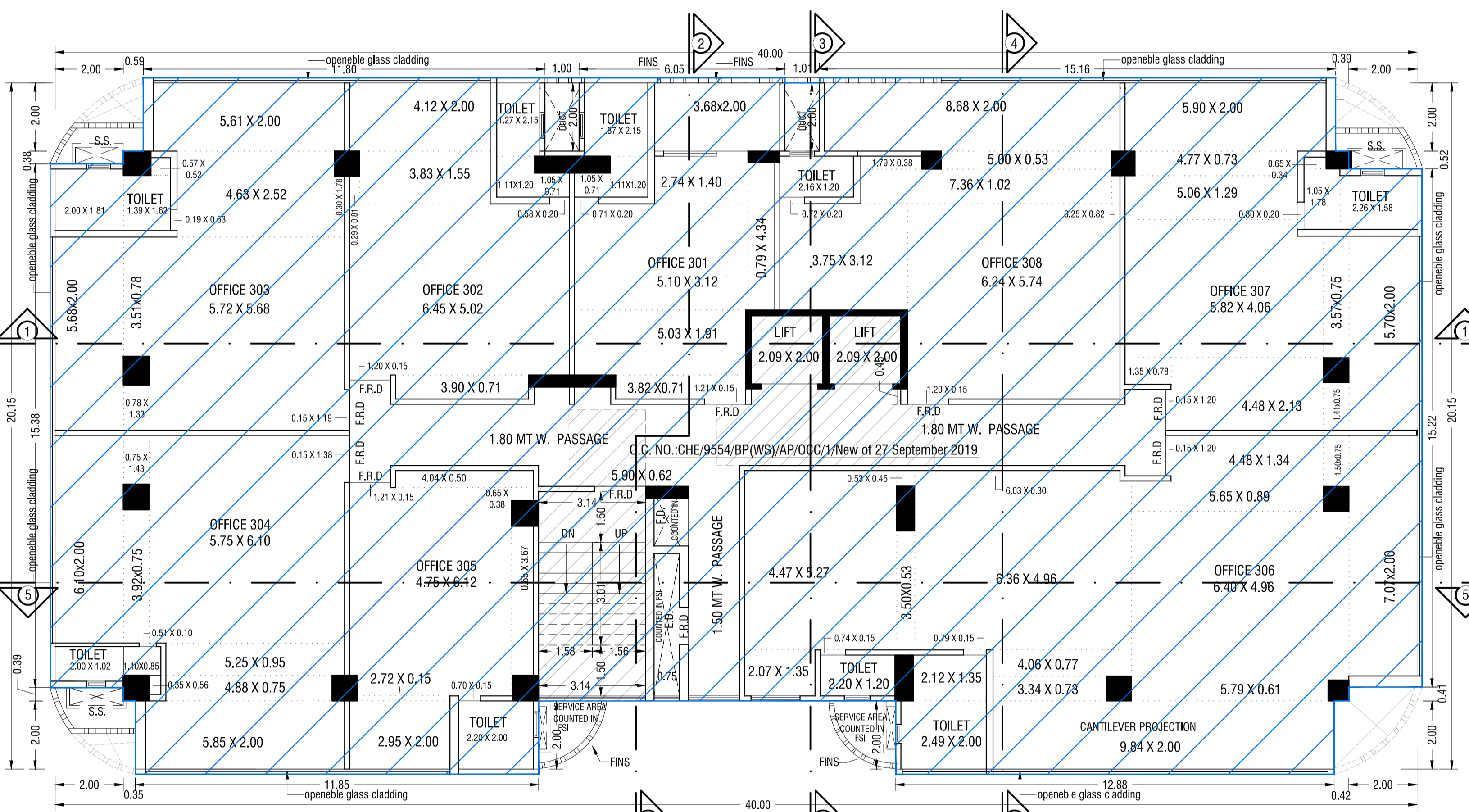
4TH FLOOR PLAN
SCALE 1:100



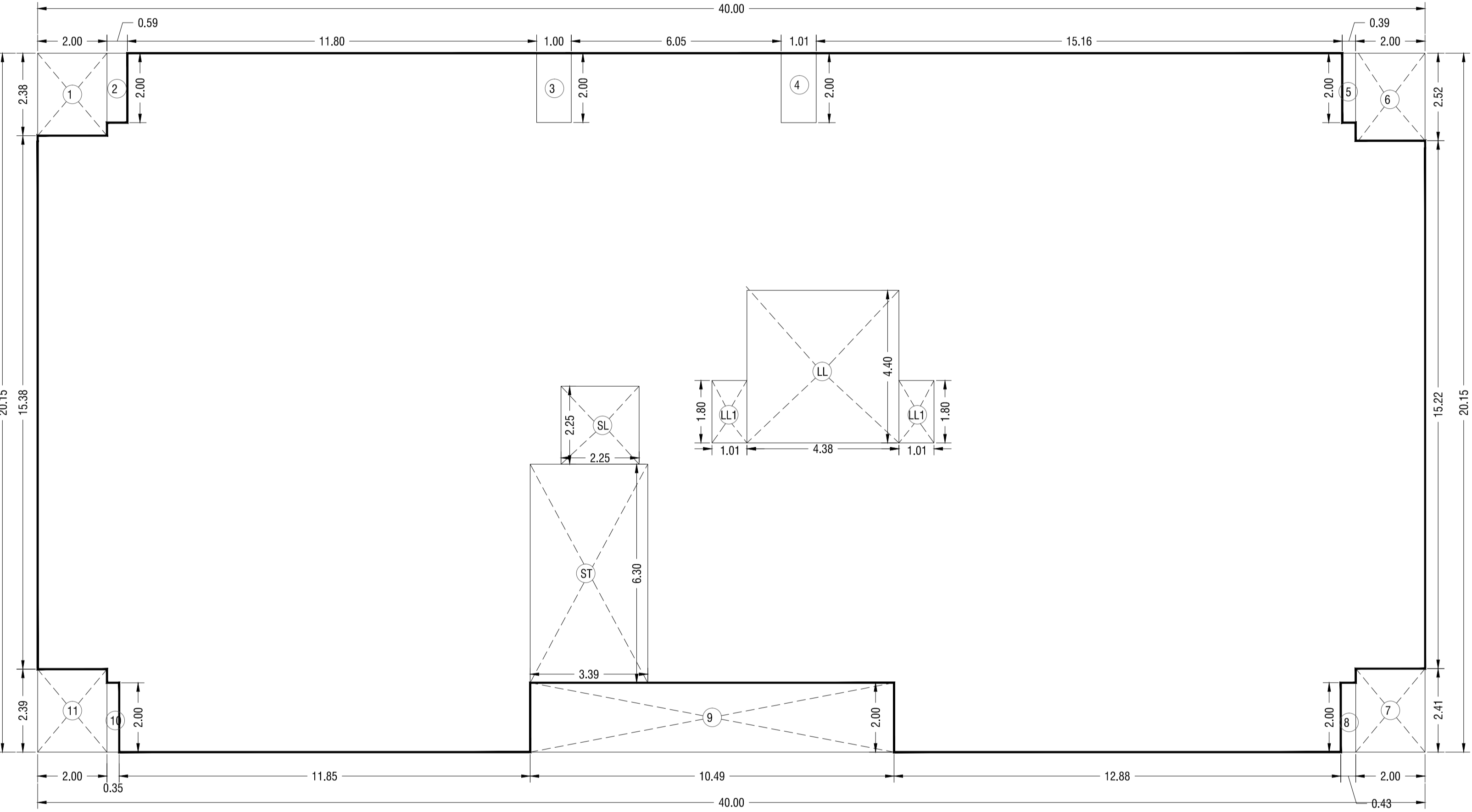
4TH & 5TH FLOOR AREA DIAGRAM
SCALE 1:100

BUILT UP AREA CALCULATION (4TH & 5TH FLR.)

ADDITION		
A	40.00 X 20.15 X 1 NO	= 806.00 SQ.MT.
TOTAL ADDITION		= 806.00 SQ.MT.
DEDUCTIONS		
1	2.00 X 2.38 X 1 NO	= 4.76 SQ.MT.
2	0.59 X 2.00 X 1 NO	= 1.18 SQ.MT.
3	1.00 X 2.00 X 1 NO	= 2.00 SQ.MT.
4	1.01 X 2.00 X 1 NO	= 2.02 SQ.MT.
5	0.39 X 2.00 X 1 NO	= 0.78 SQ.MT.
6	2.00 X 2.52 X 1 NO	= 5.04 SQ.MT.
7	2.00 X 2.41 X 1 NO	= 4.82 SQ.MT.
8	0.43 X 2.00 X 1 NO	= 0.86 SQ.MT.
9	10.49 X 2.00 X 1 NO	= 20.98 SQ.MT.
10	0.35 X 2.00 X 1 NO	= 0.70 SQ.MT.
11	2.00 X 2.39 X 1 NO	= 4.78 SQ.MT.
TOTAL DEDUCTION		= 47.92 SQ.MT.
STAIRCASE & LIFT AREA		
ST	3.39 X 6.30 X 1 NO	= 21.36 SQ.MT.
SL	2.25 X 2.25 X 1 NO	= 5.06 SQ.MT.
LL	4.38 X 5.03 X 1 NO	= 22.03 SQ.MT.
LL1	1.01 X 2.99 X 2 NO	= 3.02 SQ.MT.
TOTAL		= 51.47 SQ.MT.
TOTAL DEDUCTION (Y1 & Y2)		= 99.39 SQ.MT.
NET BUILT UP AREA [X-2]		= 706.61 SQ.MT.



3RD FLOOR PLAN
SCALE 1:100



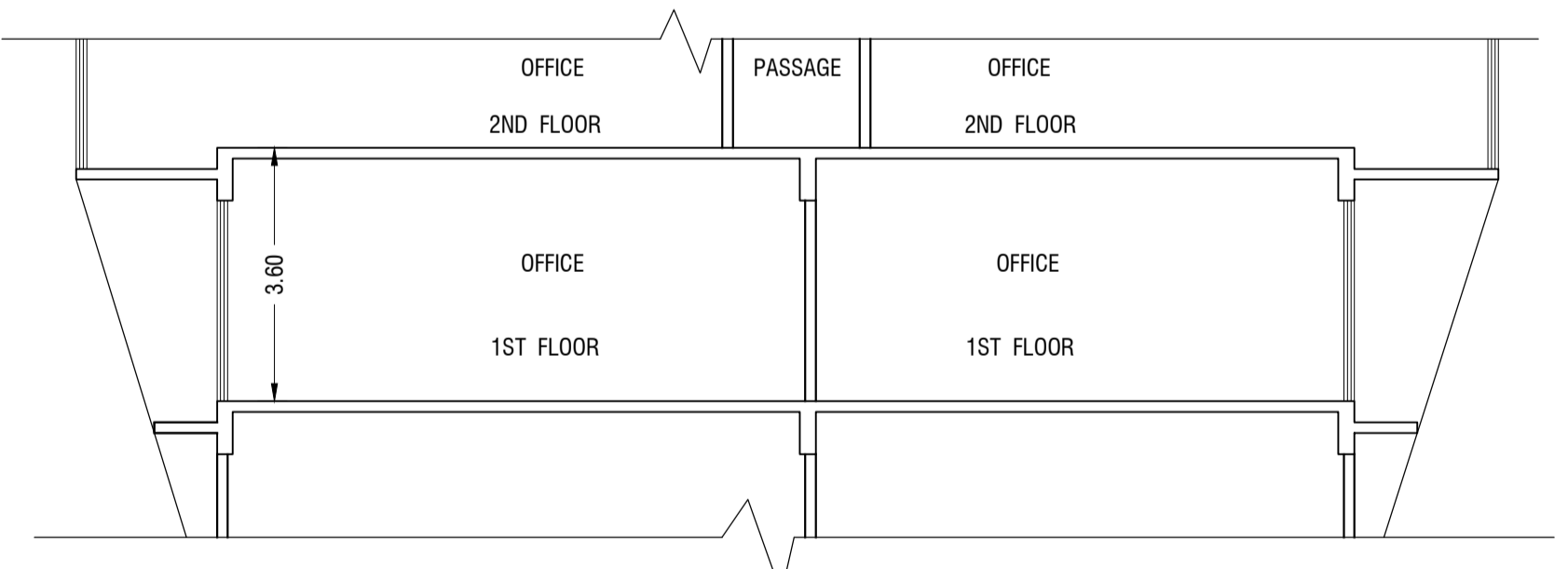
2ND & 3RD FLOOR AREA DIAGRAM
SCALE 1:100

BUILT UP AREA CALCULATION (2ND & 3RD FLR.)

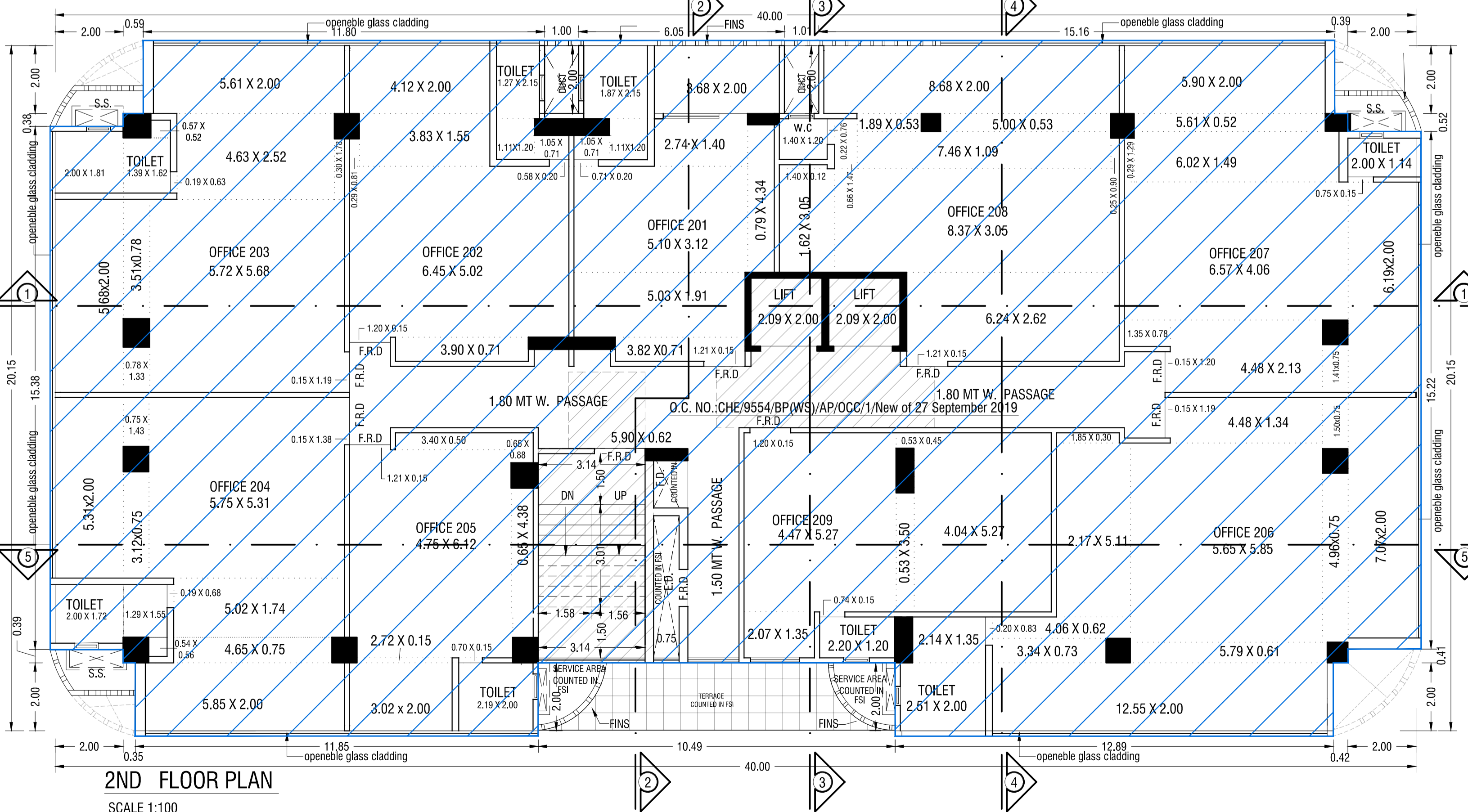
ADDITION		
A	40.00 X 20.15 X 1 NO	= 806.00 SQ.MT.
TOTAL ADDITION		= 806.00 SQ.MT.
DEDUCTIONS		
1	2.00 X 2.38 X 1 NO	= 4.76 SQ.MT.
2	0.59 X 2.00 X 1 NO	= 1.18 SQ.MT.
3	1.00 X 2.00 X 1 NO	= 2.00 SQ.MT.
4	1.01 X 2.00 X 1 NO	= 2.02 SQ.MT.
5	0.39 X 2.00 X 1 NO	= 0.78 SQ.MT.
6	2.00 X 2.52 X 1 NO	= 5.04 SQ.MT.
7	2.00 X 2.41 X 1 NO	= 4.82 SQ.MT.
8	0.43 X 2.00 X 1 NO	= 0.86 SQ.MT.
9	10.49 X 2.00 X 1 NO	= 20.98 SQ.MT.
10	0.35 X 2.00 X 1 NO	= 0.70 SQ.MT.
11	2.00 X 2.39 X 1 NO	= 4.78 SQ.MT.
TOTAL DEDUCTION		= 47.92 SQ.MT.
STAIRCASE & LIFT AREA		
ST	3.39 X 6.30 X 1 NO	= 21.36 SQ.MT.
SL	2.25 X 2.25 X 1 NO	= 5.06 SQ.MT.
LL	4.38 X 4.40 X 1 NO	= 19.27 SQ.MT.
LL1	1.01 X 1.80 X 2 NO	= 3.64 SQ.MT.
TOTAL		= 49.33 SQ.MT.
TOTAL DEDUCTION (Y1 & Y2)		= 97.25 SQ.MT.
NET BUILT UP AREA [X-2]		= 708.75 SQ.MT.

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. CHE/9554/BP(WS)/AP DATED: 16/07/2018.

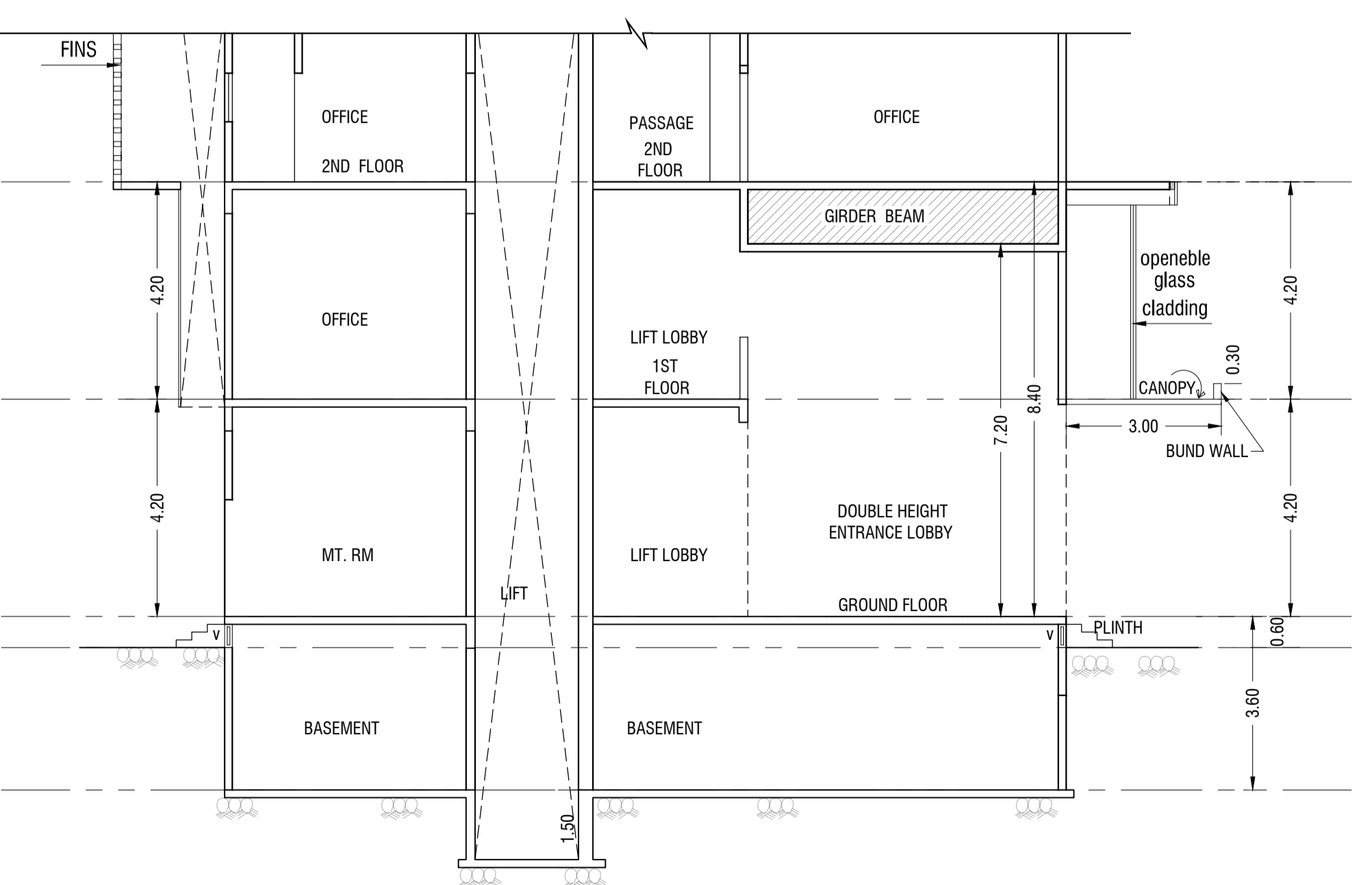
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH LETTER ISSUED UNDER NO. CHE/9554/BP(WS)/AP SIGNED ON EVEN DATE.



SECTION : 4-4. (THROUGH FIRST FLOOR)
SCALE : 1:100



2ND FLOOR PLAN
SCALE 1:100



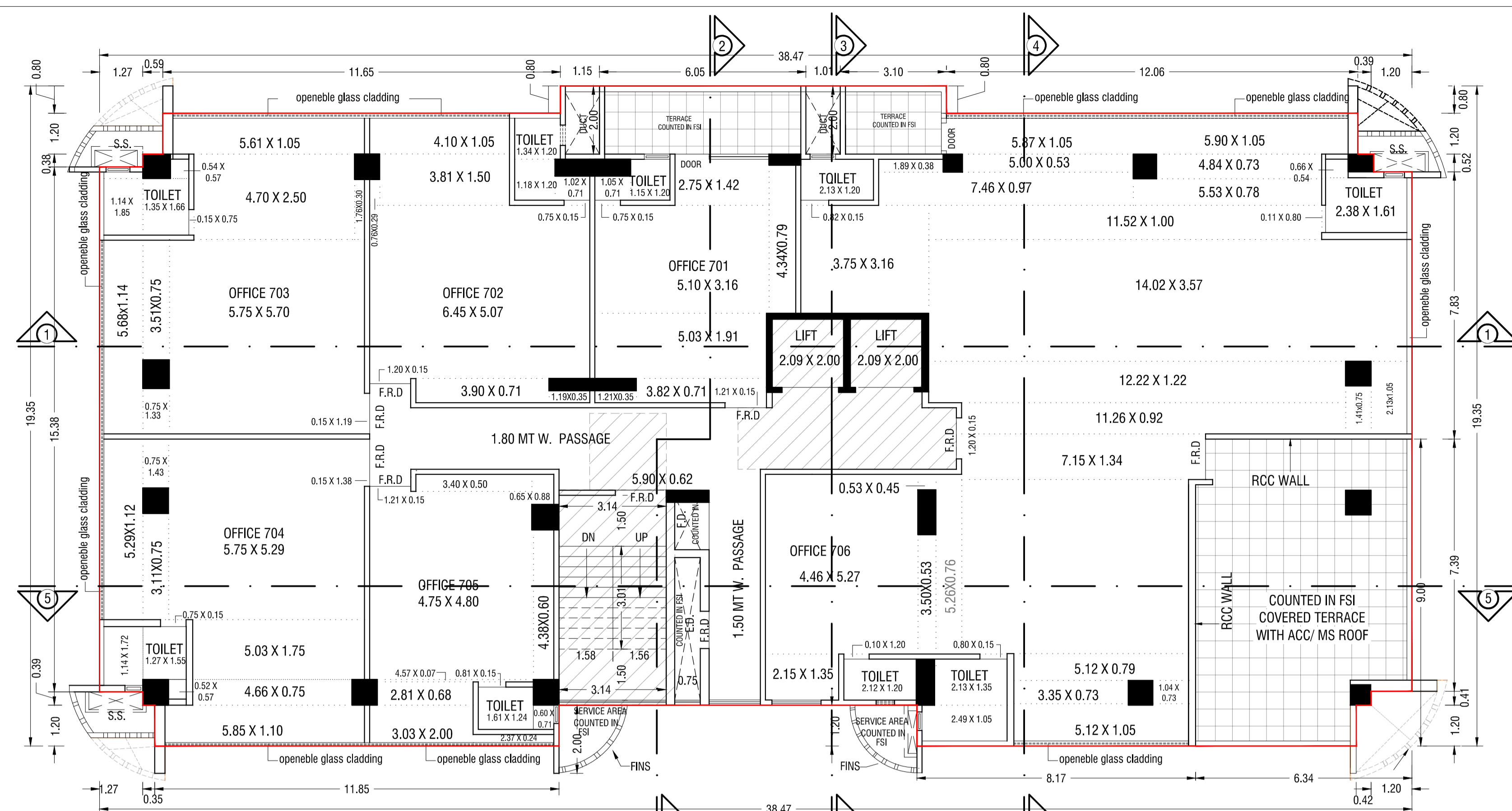
SECTION : 3-3. (THROUGH ENTRANCE LOBBY)
SCALE : 1:100

PROFORMA - B

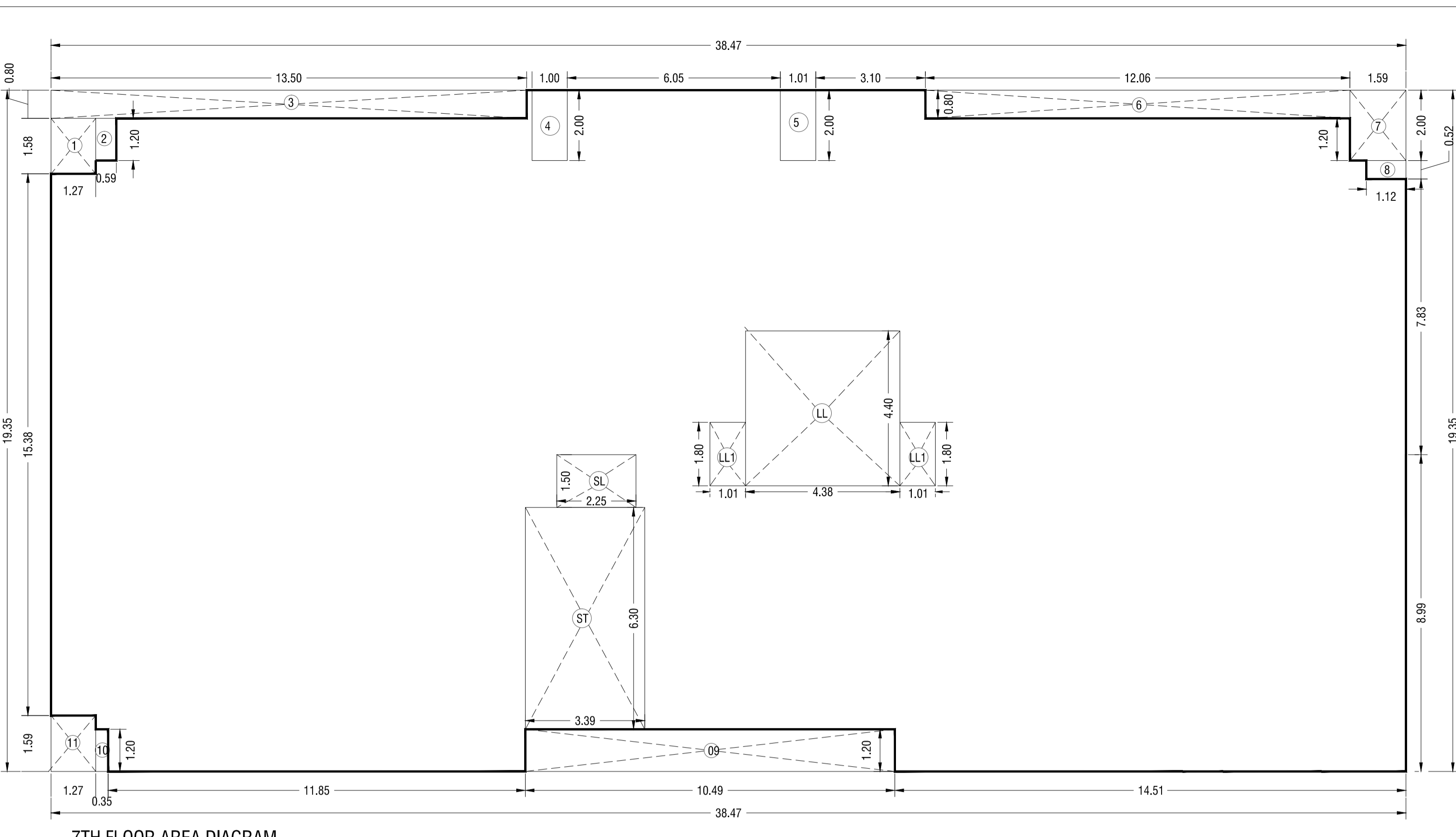
CONTENTS OF SHEET:
2ND TO 4TH FLOOR PLAN, 2ND TO 5TH FLOOR BUA DIAGRAM AND CALCULATION. SECTION 3-3 AND SECTION 4-4.

DESCRIPTION OF PROPERTY:
PROPOSED COMMERCIAL BUILDING ON PLOT BEARING C.T.S. NO. 540-1 TO 12 OF VILLAGE - PAHADI GOREGAON AT GOREGAON (E) MUMBAI.

NAME, ADDRESS OF OWNER:	SIGNATURE	
SHRI. HASMUKH R. HIRANI C.A. TO OWNER FOR HIRANI REALTORS		
NAME AND ADDRESS OF ARCHITECT:	SIGNATURE	NORTHLINE
ATUL A. RANA (B. ARCH) "VINI CLASSIC", "C" BLOCK, 1ST FLOOR, NEXT TO RMA MILENIA, M. G. ROAD, KANDIVALI (W), MUMBAI - 400 067. TEL.: 28693308 / 28673226.		
B.M.C. FILE NO.: CHE/9554/ BP(WS)/AP		
DRG. NO. 03	FILE NAME	AMENDED PLANS
S.E.(B.P) / P WARD	A.E.(B.P) / P WARD	E.E.(B.P) / P WARD



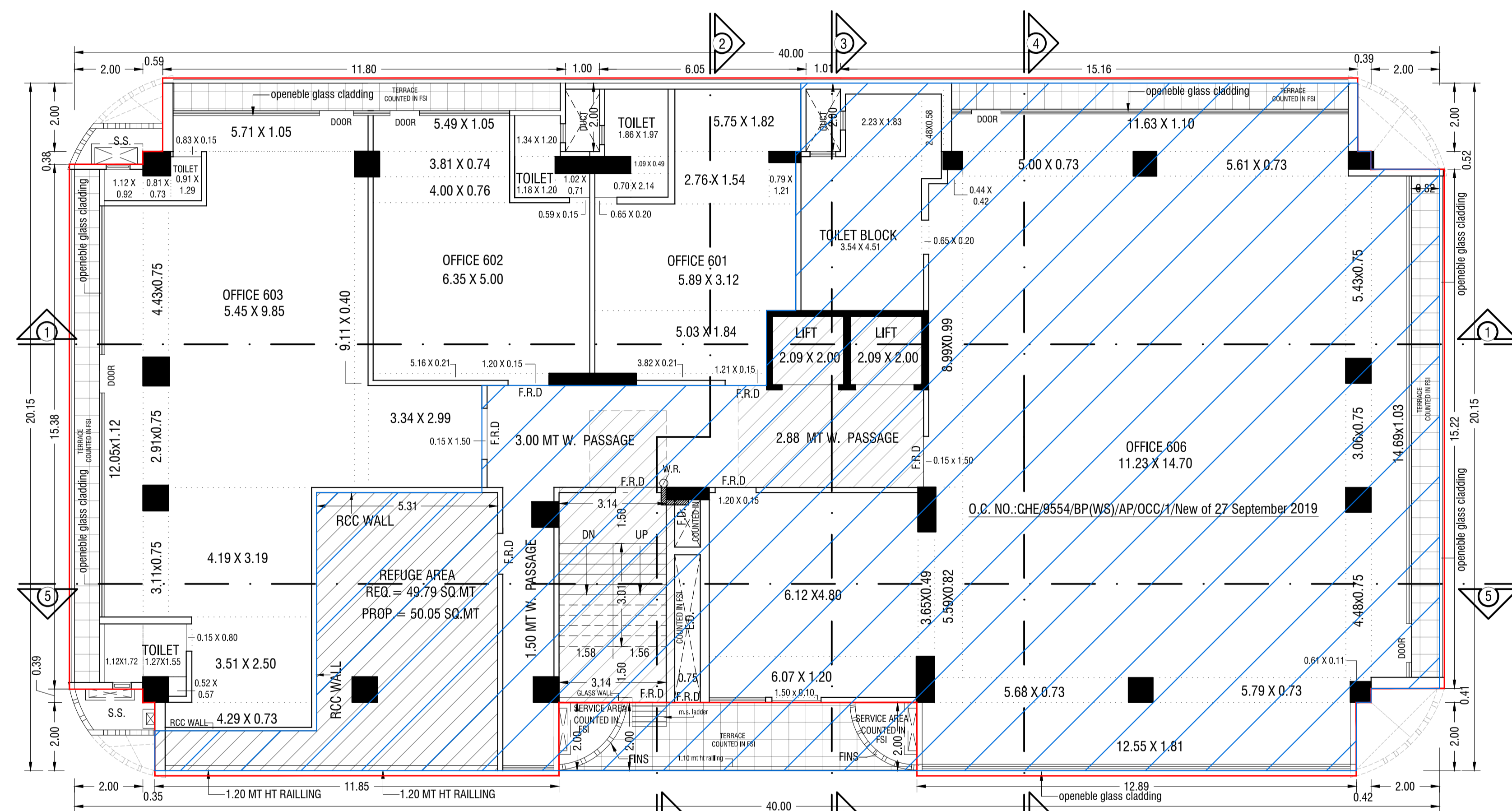
7TH FLOOR PLAN
SCALE 1:100



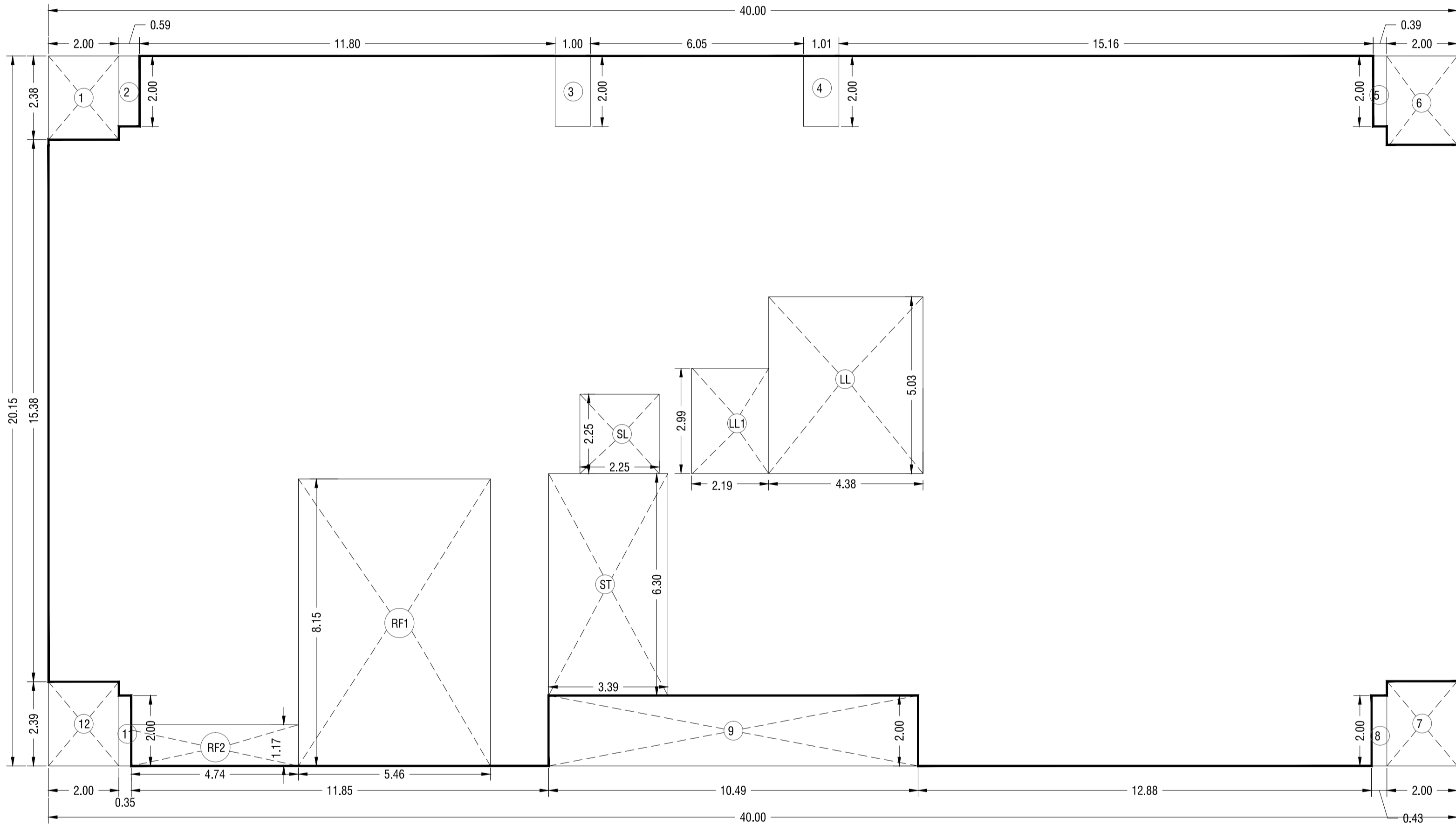
7TH FLOOR AREA DIAGRAM
SCALE 1:100

BUILT UP AREA CALCULATION 7TH FLOOR PLAN

ADDITION	
1	38.47 X 19.35 X 1 NO = 744.39 SQ.MT.
TOTAL ADDITION = 744.39 SQ.MT. X	
DEDUCTIONS	
2	0.59 X 1.20 X 1 NO = 0.71 SQ.MT.
3	13.50 X 0.80 X 1 NO = 10.80 SQ.MT.
4	1.00 X 2.00 X 1 NO = 2.00 SQ.MT.
5	1.01 X 2.00 X 1 NO = 2.02 SQ.MT.
6	15.16 X 0.80 X 1 NO = 12.13 SQ.MT.
7	1.59 X 2.00 X 1 NO = 3.18 SQ.MT.
8	1.12 X 0.52 X 1 NO = 0.58 SQ.MT.
9	10.49 X 1.20 X 1 NO = 12.59 SQ.MT.
10	0.35 X 1.20 X 1 NO = 0.42 SQ.MT.
11	1.27 X 1.59 X 1 NO = 2.02 SQ.MT.
TOTAL DEDUCTION = 48.46 SQ.MT. Y1	
STAIRCASE & LIFT AREA	
ST	3.39 X 6.30 X 1 NO = 21.36 SQ.MT.
SL	1.50 X 2.25 X 1 NO = 3.38 SQ.MT.
LL	4.38 X 4.40 X 1 NO = 19.27 SQ.MT.
LL1	1.01 X 1.80 X 2 NO = 3.64 SQ.MT.
TOTAL = 47.65 SQ.MT. Y2	
TOTAL ADDITION (Y1 + Y2) = 561.11 SQ.MT. Z	
NET BUILT UP AREA (Z-2) = 548.29 SQ.MT.	



6TH FLOOR PLAN
SCALE 1:100



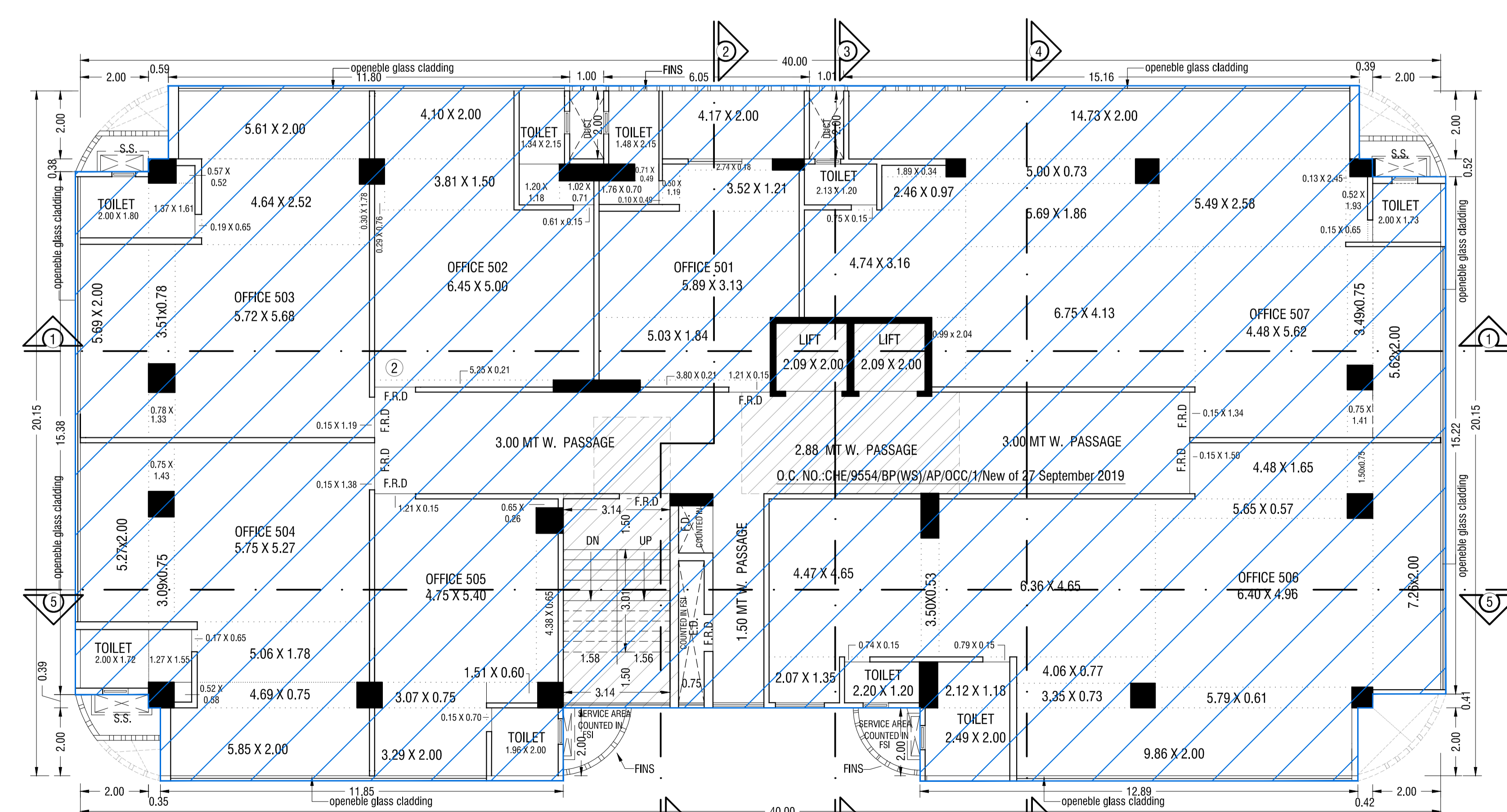
6TH FLOOR AREA DIAGRAM
SCALE 1:100

BUILT UP AREA CALCULATION 6TH FLOOR PLAN

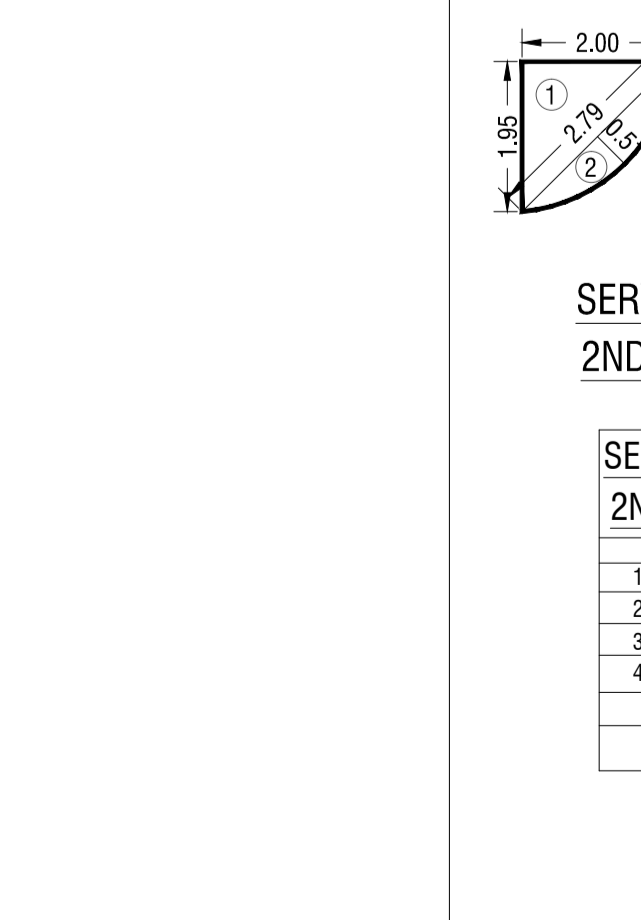
ADDITION	
A	40.00 X 20.15 X 1 NO = 806.00 SQ.MT.
TOTAL ADDITION = 806.00 SQ.MT. X	
DEDUCTIONS	
1	2.00 X 2.38 X 1 NO = 4.76 SQ.MT.
2	0.59 X 2.00 X 1 NO = 1.18 SQ.MT.
3	1.00 X 2.00 X 1 NO = 2.00 SQ.MT.
4	1.01 X 2.00 X 1 NO = 2.02 SQ.MT.
5	0.39 X 2.00 X 1 NO = 0.78 SQ.MT.
6	2.00 X 2.32 X 1 NO = 4.64 SQ.MT.
7	2.00 X 2.41 X 1 NO = 4.82 SQ.MT.
8	0.43 X 2.00 X 1 NO = 0.86 SQ.MT.
9	10.49 X 2.00 X 1 NO = 20.98 SQ.MT.
10	0.35 X 2.00 X 1 NO = 0.70 SQ.MT.
11	2.00 X 2.39 X 1 NO = 4.78 SQ.MT.
TOTAL DEDUCTION = 47.92 SQ.MT. Y1	
STAIRCASE & LIFT AREA	
ST	3.39 X 6.30 X 1 NO = 21.36 SQ.MT.
SL	2.25 X 2.25 X 1 NO = 5.06 SQ.MT.
LL	4.38 X 4.40 X 1 NO = 19.27 SQ.MT.
LL1	2.19 X 2.99 X 1 NO = 6.55 SQ.MT.
TOTAL = 55.04 SQ.MT. Y2	
TOTAL ADDITION (Y1 + Y2) = 152.97 SQ.MT. Z	
NET BUILT UP AREA (Z-2) = 633.03 SQ.MT.	

REFUGE AREA STATEMENT -
REFUGE AREA AT 6TH FLOOR
REFUGE AREA REQUIRED = (NET BUILT UP AREA)
BUILT UP AREA OF 6TH & 7TH FL. = 1244.64
REFUGE AREA REQUIRED = 4 X TOTAL BUILT UP AREA OF 2 FLOORS
REQUIRED REFUGE AREA = 4 X 1244.64
100 = 497.9 SQ. MTS.
TOTAL REFUGE AREA PROVIDED = 50.05 SQ.MTS.
EXCESS REFUGE AREA COUNTED IN F.S.I = 0.26 SQ.MTS.

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. CHE/9554/BP(WS)/AP DATED: 16/07/2018.
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH LETTER ISSUED UNDER NO. CHE/9554/BP(WS)/AP SIGNED ON EVEN DATE.

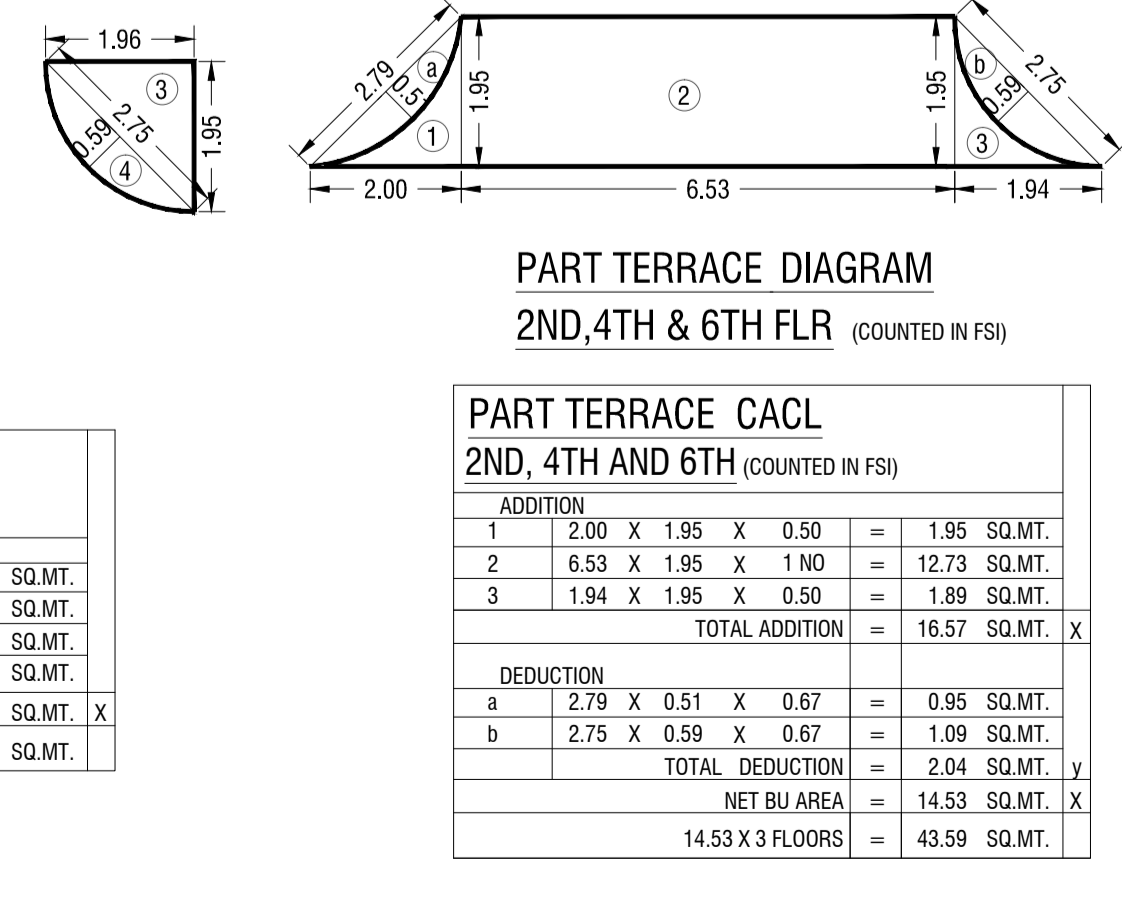


5TH FLOOR PLAN
SCALE 1:100



SERVICE AREA CACL. 2ND TO 7TH FLR (COUNTED IN FSI)

ADDITION	
1	2.00 X 1.95 X 0.50 = 1.95 SQ.MT.
2	2.75 X 0.51 X 0.67 = 0.95 SQ.MT.
3	1.98 X 1.95 X 0.50 = 1.91 SQ.MT.
4	2.75 X 0.59 X 0.67 = 1.09 SQ.MT.
TOTAL ADDITION = 5.90 SQ.MT. X	
TOTAL DEDUCTION (Y1 TO Y3) = 152.97 SQ.MT. Z	
NET BUILT UP AREA = 35.40 SQ.MT.	



PART TERRACE CACL. 2ND, 4TH & 6TH (COUNTED IN FSI)

ADDITION	
1	2.00 X 1.95 X 0.50 = 1.95 SQ.MT.
2	6.50 X 1.95 X 0.50 = 12.73 SQ.MT.
3	1.94 X 1.95 X 0.50 = 1.89 SQ.MT.
TOTAL ADDITION = 16.57 SQ.MT. X	
DEDUCTION	
a	2.75 X 0.51 X 0.67 = 0.95 SQ.MT.
b	2.75 X 0.59 X 0.67 = 1.09 SQ.MT.
TOTAL DEDUCTION = 2.04 SQ.MT. Y1	
NET BUILT UP AREA = 14.53 SQ.MT. X	
14.53 X 3 FLOORS = 43.59 SQ.MT.	

PROFORMA - B

CONTENTS OF SHEET:
5TH TO 7TH FLOOR PLAN, 6TH AND 7TH FLOOR BUA DIAGRAM AND CALCULATION.
REFUGE AREA DIAGRAM AND CALCULATION.

DESCRIPTION OF PROPERTY:
PROPOSED COMMERCIAL BUILDING ON PLOT BEARING C.T.S. NO. 540, 540-1 TO 12 OF VILLAGE - PAHADI GOREGAON AT GOREGAON (E) MUMBAI.

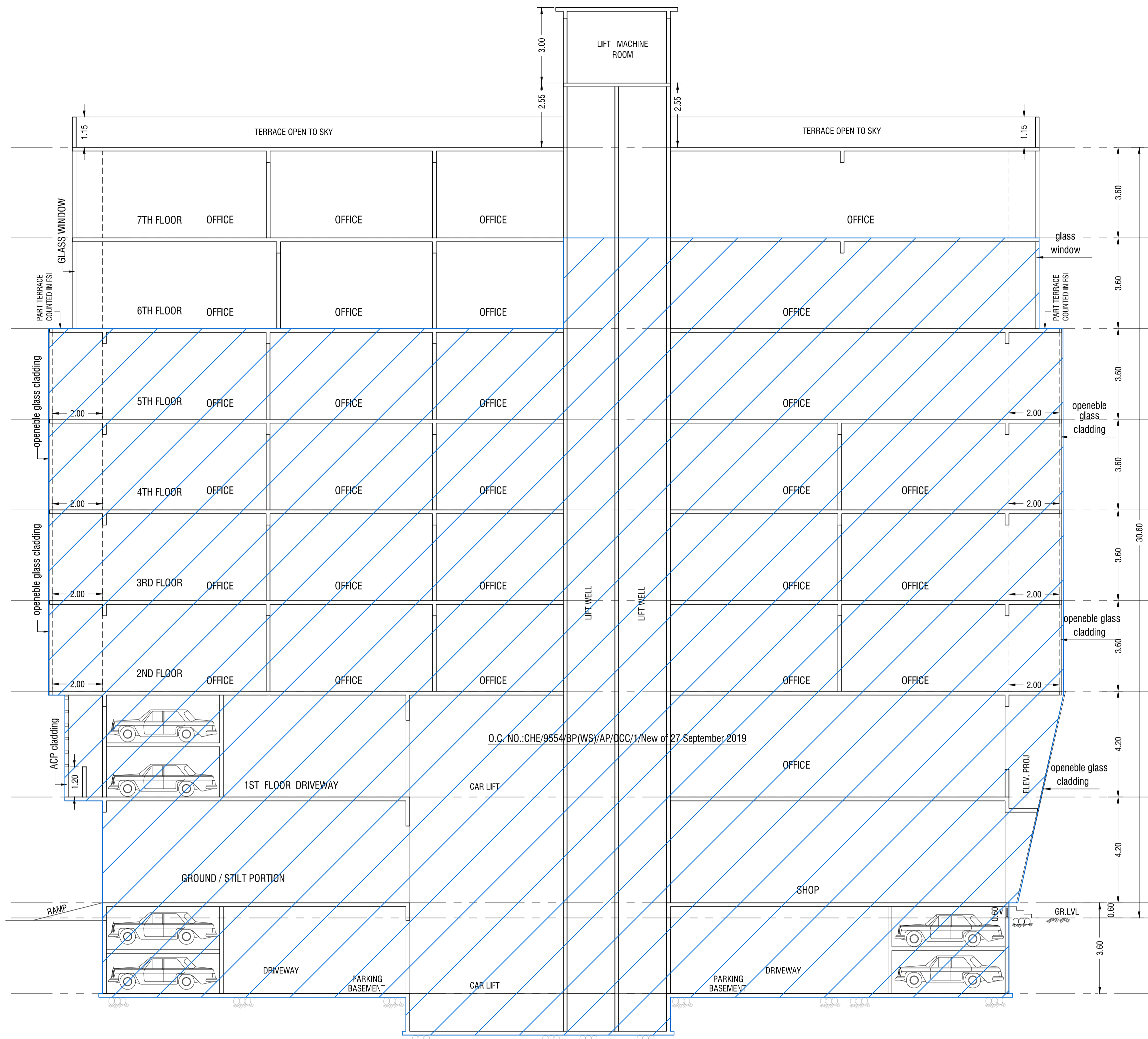
NAME, ADDRESS OF OWNER:	SIGNATURE
SHRI. HASMUKH R. HIRANI C.A. TO OWNER FOR HIRANI REALTORS	

NAME AND ADDRESS OF ARCHITECT:	SIGNATURE	NORTHLINE
ATUL A. RANA (B.ARCH) *WIN CLASSIC*, 'C' BLOCK, 1ST FLOOR, NEXT TO RMA MILENIAL, M. G. ROAD, KANDIVALI (W), MUMBAI - 400 067. TEL.: 28693309 / 28673226.		

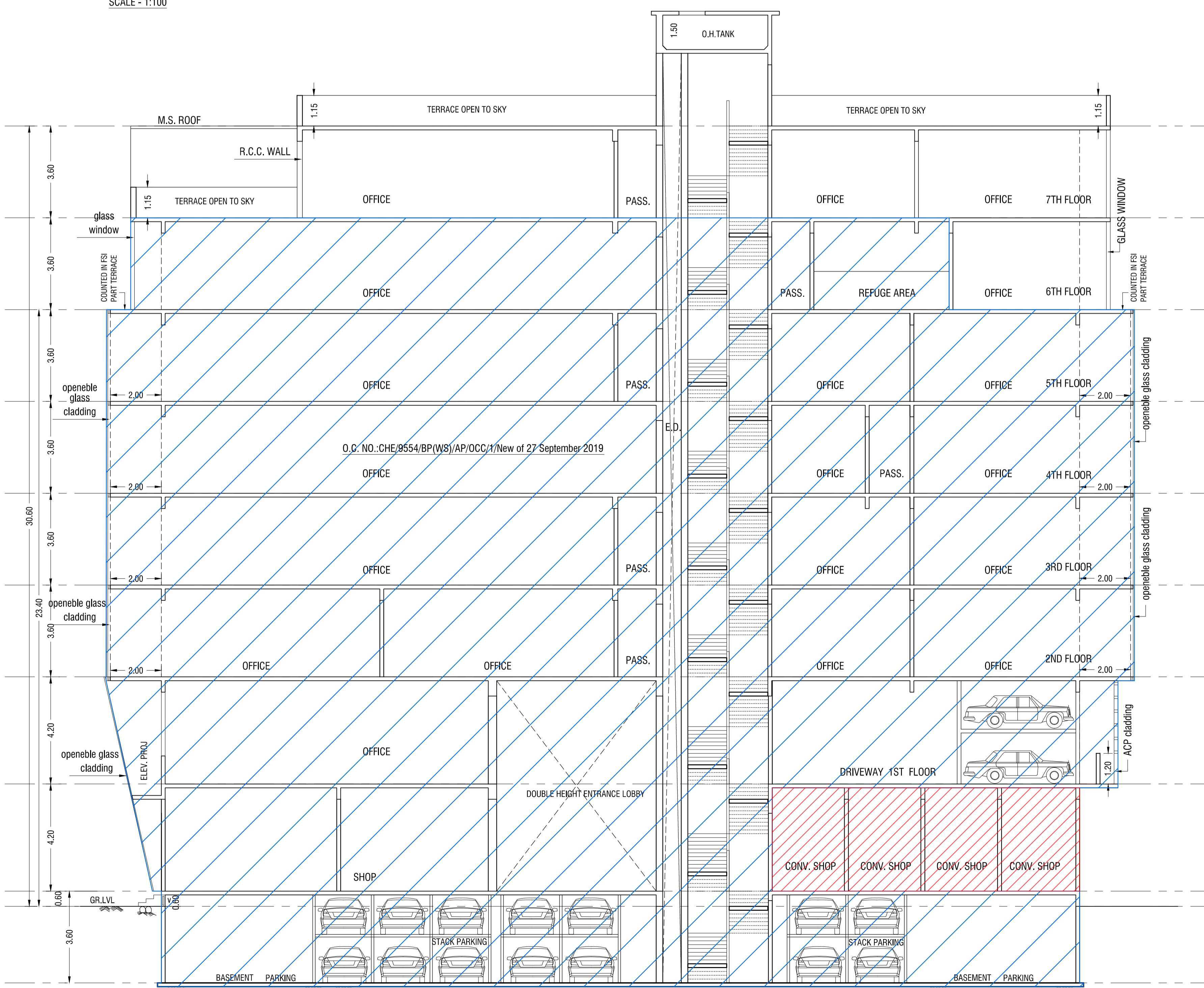
B.M.C. FILE NO.: CHE/9554/ BP(WS)/AP

DRG. NO.	Q4	FILE NAME	AMENDED PLANS

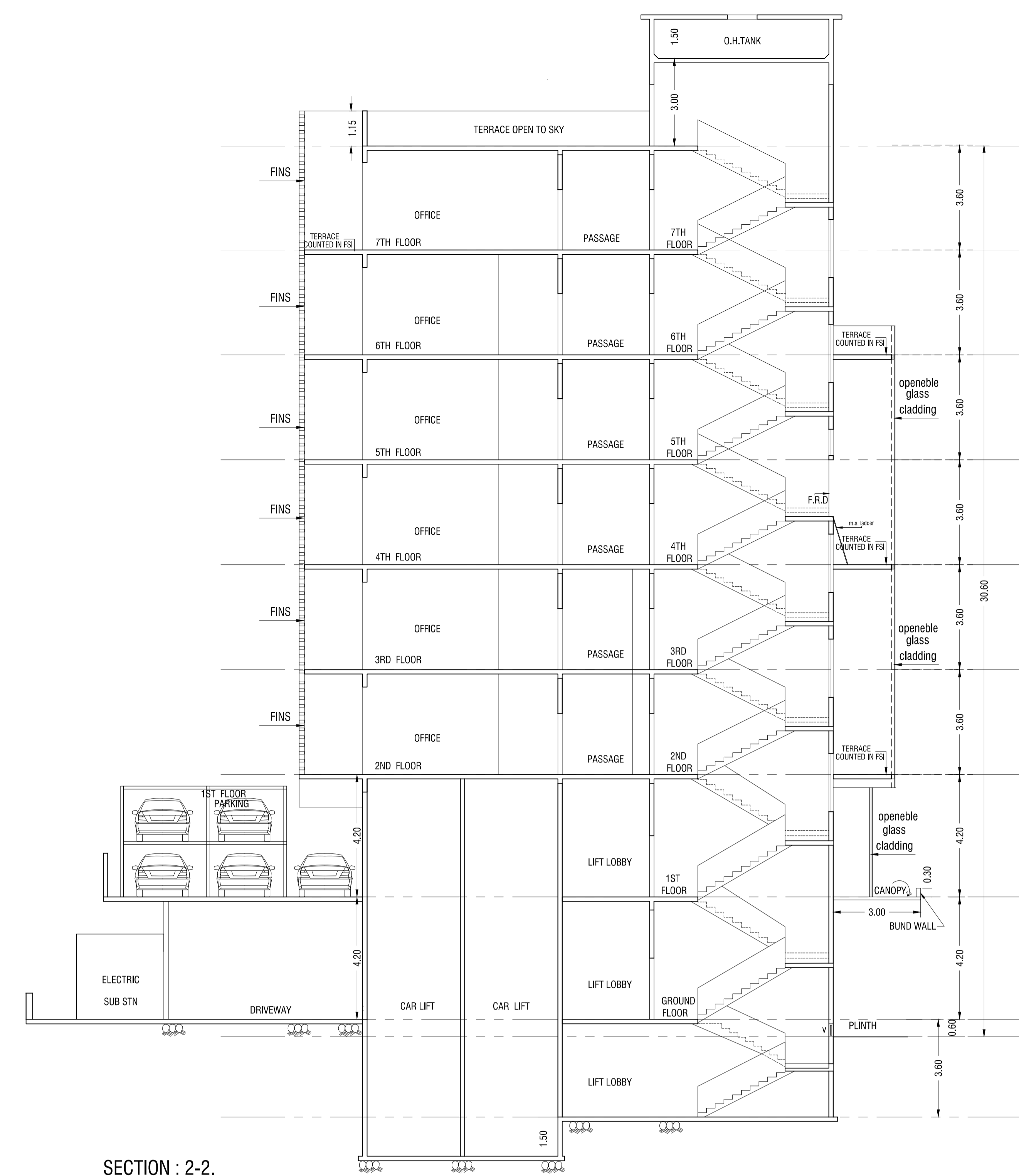
S.E.(B.P) / P WARD	A.E.(B.P) / P WARD	E.E.(B.P) / P WARD



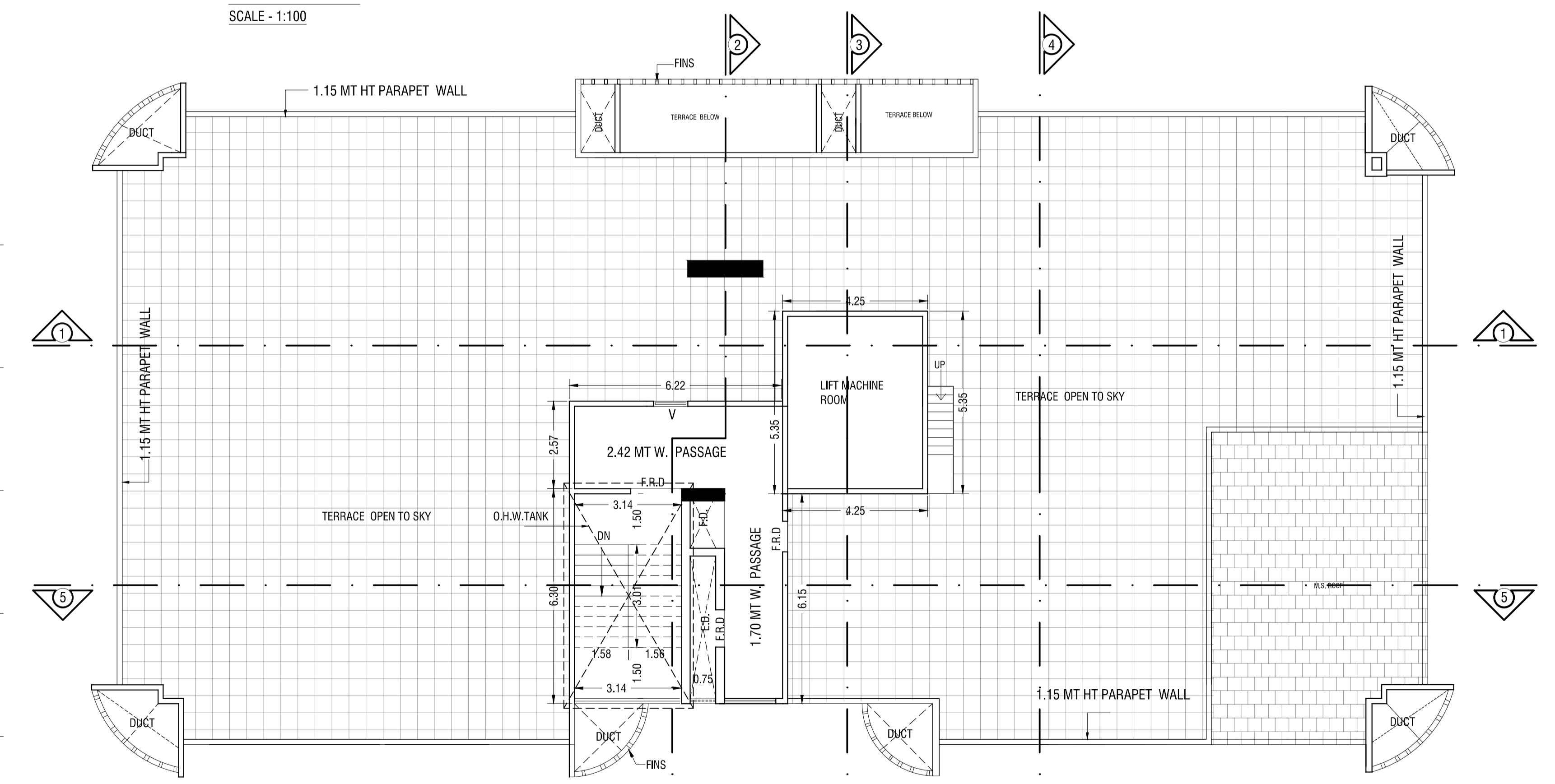
SECTION - 1-1.
SCALE - 1:100



SECTION - 5-5
SCALE - 1:100



SECTION : 2-2.
SCALE - 1:100



TERRACE FLOOR PLAN
SCALE 1:100

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. CHE/9554/BP(WS)/AP DATED: 16/07/2018.

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH LETTER ISSUED UNDER NO. CHE/9554/BP(WS)/AP SIGNED ON EVEN DATE.

PROFORMA - B		
CONTENTS OF SHEET:		
TERRACE FLOOR PLAN.		
SECTION 1-1, SECTION 2-2 AND SECTION 5-5		
DESCRIPTION OF PROPERTY:		
PROPOSED COMMERCIAL BUILDING ON PLOT BEARING C.T.S. NO. 540, 540-1 TO 12 OF VILLAGE - PAHADI GOREGAON AT GOREGAON (E) MUMBAI.		
NAME, ADDRESS OF OWNER:		SIGNATURE
SHRI. HASMUKH R. HIRANI C.A. TO OWNER FOR HIRANI REALTORS		
NAME AND ADDRESS OF ARCHITECT:		SIGNATURE
ATUL A. RANA (B. ARCH.) "VINI CLASSIC", C' BLOCK, 1ST FLOOR, NEXT TO RMA MILEMARK, M. G. ROAD, KANDIVALI (W), MUMBAI - 400 067. TEL. : 28685036 / 2867 3238.		
B.M.C. FILE NO.: CHE/9554/ BP(WS)/AP		
DRG. NO. 05	FILE NAME	AMENDED PLANS
S.E.(B.P) / P WARD	A.E.(B.P) / P WARD	E.E.(B.P) / P WARD

GROUND FLOOR CARPET AREA CALCULATION
SHOP NO. 1
SHOP NO. 2
SHOP NO. 3
SHOP NO. 4

1ST FLOOR CARPET AREA CALCULATION
OFFICE NO.101
OFFICE NO.102
OFFICE NO.103

2ND FLOOR CARPET AREA CALCULATION
OFFICE NO.201
OFFICE NO.202
OFFICE NO.203

3RD FLOOR CARPET AREA CALCULATION
OFFICE NO.301
OFFICE NO.302
OFFICE NO.303

4TH FLOOR CARPET AREA CALCULATION
OFFICE NO.401
OFFICE NO.402
OFFICE NO.403
OFFICE NO.404

5TH FLOOR CARPET AREA CALCULATION
OFFICE NO.501
OFFICE NO.502
OFFICE NO.503
OFFICE NO.504

6TH FLOOR CARPET AREA CALCULATION
OFFICE NO.601
OFFICE NO.602
OFFICE NO.603

7TH FLOOR CARPET AREA CALCULATION
OFFICE NO.701
OFFICE NO.702
OFFICE NO.703
OFFICE NO.704

CONVENIENCE SHOPS
SHOP NO. 5
SHOP NO. 6
SHOP NO. 7
SHOP NO. 8

CARPET AREA AS PER RERA
SHOP NO. 5 = 25.62
SHOP NO. 6 = 25.62
SHOP NO. 7 = 25.55
SHOP NO. 8 = 25.62
TOTAL = 102.41

SANITATION STATEMENT

Table with columns: FLOOR, CARPET AREA, TOTAL PERSON REQUIRED, REQUIRED AS PER D.C. RULE FOR MALE, PROPOSED FOR MALE, REQUIRED AS PER D.C. RULE FOR FEMALE, PROPOSED FOR FEMALE, TOTAL PROPOSED. Rows include GROUND, FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH, and TOTAL.

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. CHE/9554/BP(WS)/AP DATED: 16/07/2018.

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH LETTER ISSUED UNDER NO. CHE/9554/BP(WS)/AP SIGNED ON EVEN DATE.

PROFORMA - B

Table with columns: CONTENTS OF SHEET, DESCRIPTION OF PROPERTY, NAME, ADDRESS OF OWNER, SIGNATURE, NAME AND ADDRESS OF ARCHITECT, SIGNATURE, NORTHLINE, DRG. NO., FILE NAME, AMENDED PLANS, S.E.(B.P) / P WARD, A.E.(B.P) / P WARD, E.E.(B.P) / P WARD.



ATUL A. RANA (B. ARCH.)
"MMI CLASSIC", C-1, BLOCK, 1ST FLOOR,
NEXT TO RMA MULLENBIA, M. G. ROAD,
KANDIVALI (W), MUMBAI - 400 067.
TEL.: 29885381 / 2987 3226.

