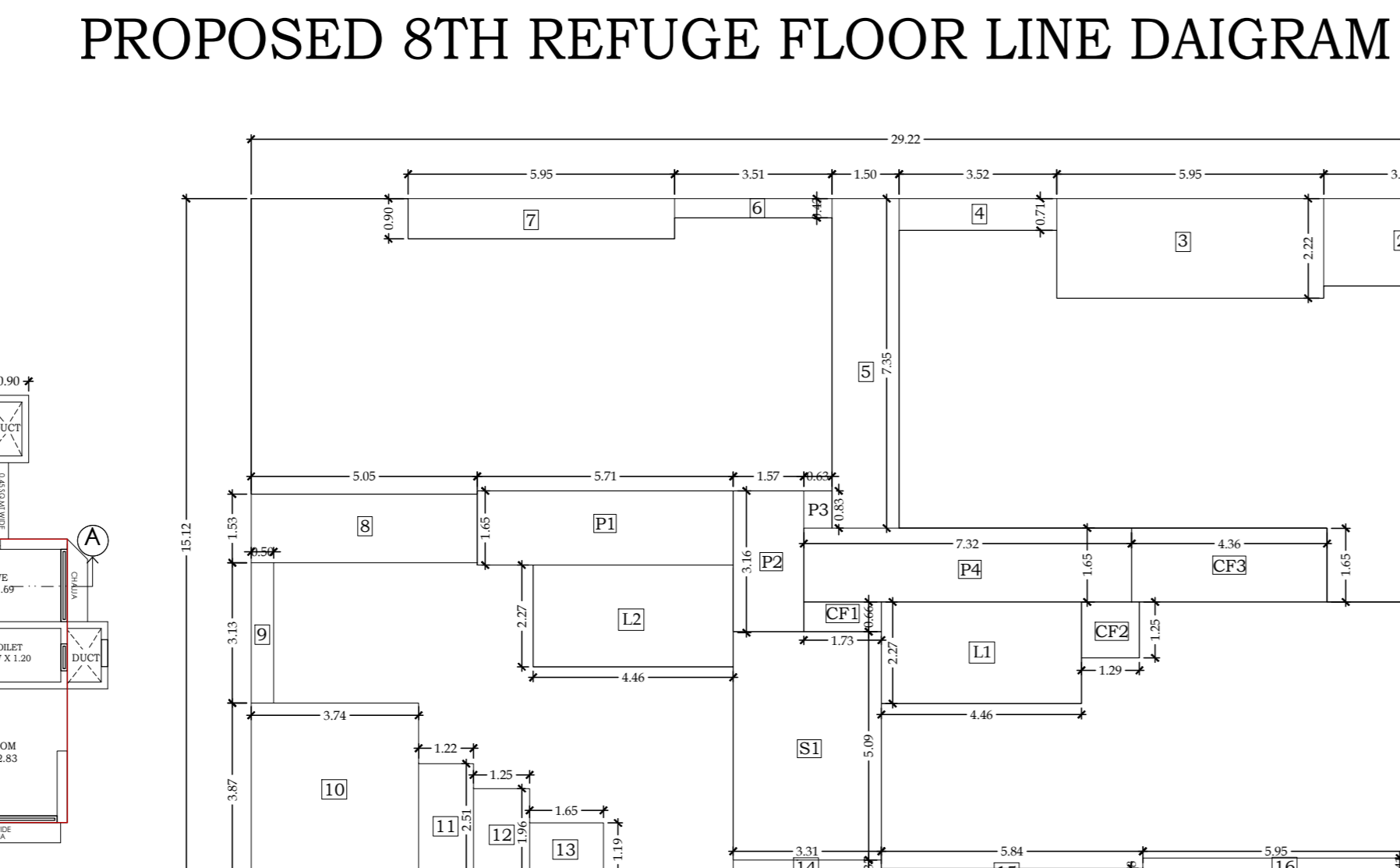
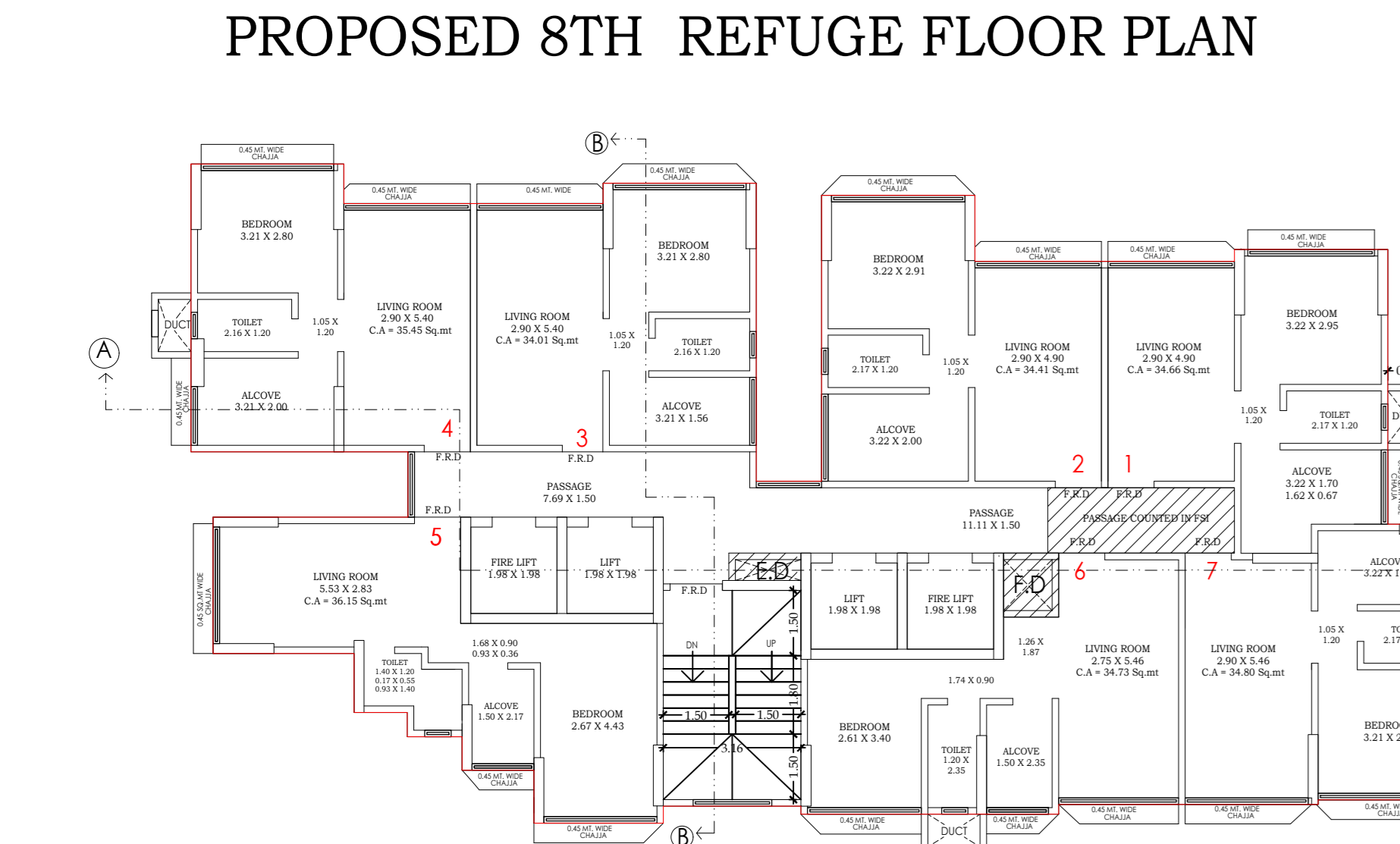


BUILT UP AREA CAL. FOR 8TH FLOOR			
ADDITION (X)	Y	Z	TOTAL
A	29.22	X 15.12	X 1.00 = 441.81 SQ.MT
<b>441.81 TOTAL</b>			
DUCT DEDUCTION			
1	1.77	X 8.26	X 1.00 = 14.62 SQ.MT
2	3.52	X 1.96	X 1.00 = 6.90 SQ.MT
3	5.95	X 2.23	X 1.00 = 13.27 SQ.MT
4	3.52	X 1.77	X 1.00 = 6.23 SQ.MT
5	1.50	X 7.35	X 1.00 = 11.03 SQ.MT
6	3.51	X 0.89	X 1.00 = 3.12 SQ.MT
7	5.95	X 0.90	X 1.00 = 5.36 SQ.MT
8	6.50	X 1.03	X 1.00 = 6.70 SQ.MT
9	4.50	X 3.13	X 1.00 = 14.17 SQ.MT
10	3.74	X 3.07	X 1.00 = 11.47 SQ.MT
11	1.22	X 2.51	X 1.00 = 3.06 SQ.MT
12	1.25	X 1.96	X 1.00 = 2.45 SQ.MT
13	1.05	X 3.19	X 1.00 = 3.35 SQ.MT
14	6.37	X 3.31	X 1.00 = 21.22 SQ.MT
15	3.94	X 0.18	X 1.00 = 0.70 SQ.MT
16	5.95	X 0.41	X 1.00 = 2.44 SQ.MT
17	3.36	X 0.51	X 1.00 = 1.71 SQ.MT
<b>TOTAL = 92.88 SQ.MT</b>			
STAIRCASE, LIFT, LOBBY & PASSAGE DEDUCTION			
S1	3.31	X 5.09	X 1.00 = 16.85 SQ.MT
P1	5.71	X 1.65	X 1.00 = 9.42 SQ.MT
L1	1.57	X 3.14	X 1.00 = 4.93 SQ.MT
CP1	6.01	X 0.92	X 1.00 = 5.52 SQ.MT
P4	7.32	X 1.65	X 1.00 = 12.08 SQ.MT
L2	4.46	X 2.27	X 1.00 = 10.12 SQ.MT
R1	4.46	X 2.27	X 1.00 = 10.12 SQ.MT
R2	1.17	X 4.69	X 1.00 = 5.48 SQ.MT
R3	4.11	X 4.47	X 1.00 = 18.37 SQ.MT
R4	4.88	X 1.59	X 1.00 = 7.77 SQ.MT
R5	1.85	X 5.71	X 1.00 = 10.56 SQ.MT
R6	3.96	X 5.61	X 1.00 = 22.23 SQ.MT
R7	3.44	X 0.64	X 1.00 = 2.20 SQ.MT
R8	1.77	X 0.88	X 1.00 = 1.56 SQ.MT
<b>TOTAL = 142.20 SQ.MT</b>			
COMMON AREA			
CP1	0.66	X 1.73	X 1.00 = 1.14 SQ.MT
CP2	1.29	X 1.25	X 1.00 = 1.61 SQ.MT
CP3	4.36	X 1.65	X 1.00 = 7.19 SQ.MT
<b>TOTAL COMMON AREA = 9.95 SQ.MT</b>			
<b>TOTAL DEDUCTION (1+2+3) (Y)</b> = 235.00 SQ.MT			
<b>TOTAL BUILT UP AREA (X-Y)</b> = 206.73 SQ.MT			

REFUGE FLOOR AREA STATEMENT			
8TH TO 14TH BUILT-UP AREA WITH FUNGIBLE = 1915.72 SQ.MT.			
PERMISSIBLE REFUGUE AREA 4.25% = 1915.72 X 4% = 76.63 SQ.MT.			
PROPOSED REFUGUE AREA 8TH FLOOR = 78.15 SQ.MT.			
<b>REFUGUE FLOOR AREA STATEMENT</b>			
15TH TO 21ST BUILT-UP AREA WITH FUNGIBLE = 2189.94 SQ.MT.			
PERMISSIBLE REFUGUE AREA 4.25% = 2189.94 X 4.25% = 93.07 SQ.MT.			
PROPOSED REFUGUE AREA 15TH FLOOR = 88.77 SQ.MT.			

TOTAL BUA			
FLOORS	TOTAL REHAB BUA PER FLOOR	TOTAL SALE BUA PER FLOOR	TOTAL BUA PERMANENT SALE PER FLOOR
GROUND FLOOR	157	157	157
1ST	275.95	41.44	133.53
2ND	164.6	130.23	284.83
3RD	164.6	130.23	284.83
4TH	164.6	130.23	284.83
5TH	164.6	130.23	284.83
6TH	164.6	130.23	284.83
7TH	164.6	130.23	284.83
8TH	206.74	0	206.74
9TH	164.6	130.23	284.83
10TH	164.6	130.23	284.83
11TH	164.6	130.23	284.83
12TH	164.6	130.23	284.83
13TH	164.6	130.23	284.83
14TH	164.6	130.23	284.83
15TH	164.6	130.23	284.83
16TH	164.6	130.23	284.83
17TH	164.6	130.23	284.83
18TH	164.6	130.23	284.83
19TH	164.6	130.23	284.83
20TH	164.6	130.23	284.83
21ST	284.83	160.73	284.83
22ND	284.83	0	284.83
<b>TOTAL 3566.75 2280.65 5847.40</b>			
<b>Excess Rehab 104.85 104.85</b>			
<b>G.Total 3461.9 2185.50 5847.40</b>			

BUILT UP AREA CAL. FOR TYPICAL FLOOR			
ADDITION (X)	Y	Z	TOTAL
A	29.22	X 15.12	X 1.00 = 441.81 SQ.MT
<b>441.81 TOTAL</b>			
DUCT DEDUCTION			
1	1.77	X 8.26	X 1.00 = 14.62 SQ.MT
2	3.52	X 1.96	X 1.00 = 6.90 SQ.MT
3	5.95	X 2.23	X 1.00 = 13.27 SQ.MT
4	3.52	X 1.77	X 1.00 = 6.23 SQ.MT
5	1.50	X 7.35	X 1.00 = 11.03 SQ.MT
6	3.51	X 0.89	X 1.00 = 3.12 SQ.MT
7	5.95	X 0.90	X 1.00 = 5.36 SQ.MT
8	6.50	X 1.03	X 1.00 = 6.70 SQ.MT
9	4.50	X 3.13	X 1.00 = 14.17 SQ.MT
10	3.74	X 3.07	X 1.00 = 11.47 SQ.MT
11	1.22	X 2.51	X 1.00 = 3.06 SQ.MT
12	1.25	X 1.96	X 1.00 = 2.45 SQ.MT
13	1.05	X 3.19	X 1.00 = 3.35 SQ.MT
14	6.37	X 3.31	X 1.00 = 21.22 SQ.MT
15	3.94	X 0.18	X 1.00 = 0.70 SQ.MT
16	5.95	X 0.41	X 1.00 = 2.44 SQ.MT
17	3.36	X 0.51	X 1.00 = 1.71 SQ.MT
<b>TOTAL = 92.88 SQ.MT</b>			
STAIRCASE, LIFT, LOBBY & PASSAGE DEDUCTION			
S1	3.31	X 5.09	X 1.00 = 16.85 SQ.MT
P1	5.71	X 1.65	X 1.00 = 9.42 SQ.MT
L1	1.57	X 3.14	X 1.00 = 4.93 SQ.MT
CP1	6.01	X 0.92	X 1.00 = 5.52 SQ.MT
P4	7.32	X 1.65	X 1.00 = 12.08 SQ.MT
L2	4.46	X 2.27	X 1.00 = 10.12 SQ.MT
R1	4.46	X 2.27	X 1.00 = 10.12 SQ.MT
R2	1.17	X 4.69	X 1.00 = 5.48 SQ.MT
R3	4.11	X 4.47	X 1.00 = 18.37 SQ.MT
R4	4.88	X 1.59	X 1.00 = 7.77 SQ.MT
R5	1.85	X 5.71	X 1.00 = 10.56 SQ.MT
R6	3.96	X 5.61	X 1.00 = 22.23 SQ.MT
R7	3.44	X 0.64	X 1.00 = 2.20 SQ.MT
R8	1.77	X 0.88	X 1.00 = 1.56 SQ.MT
<b>TOTAL = 142.20 SQ.MT</b>			
COMMON AREA			
CP1	0.66	X 1.73	X 1.00 = 1.14 SQ.MT
CP2	1.29	X 1.25	X 1.00 = 1.61 SQ.MT
CP3	4.36	X 1.65	X 1.00 = 7.19 SQ.MT
<b>TOTAL COMMON AREA = 9.95 SQ.MT</b>			
<b>TOTAL DEDUCTION (1+2+3) (Y)</b> = 235.00 SQ.MT			
<b>TOTAL BUILT UP AREA (X-Y)</b> = 206.73 SQ.MT			

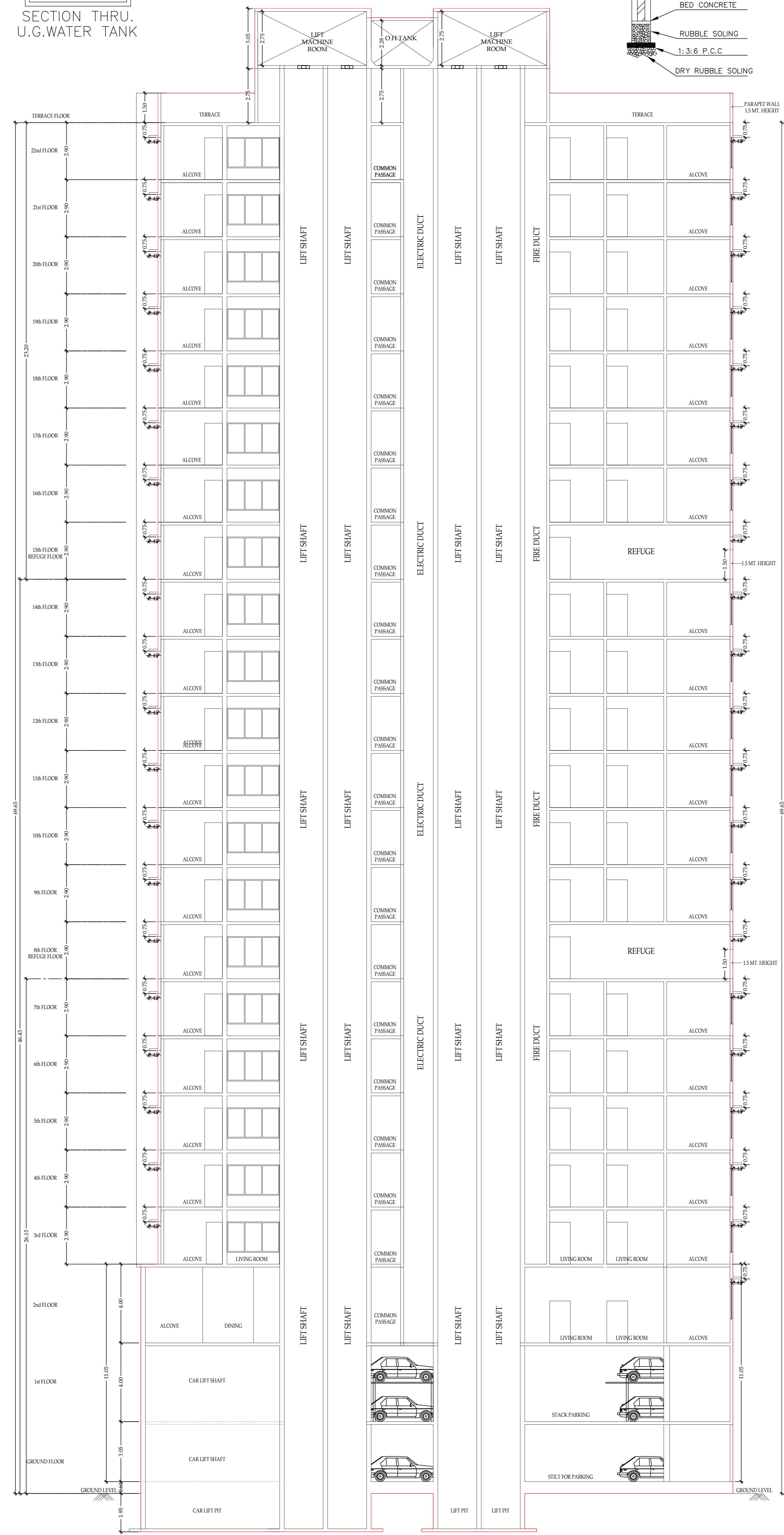
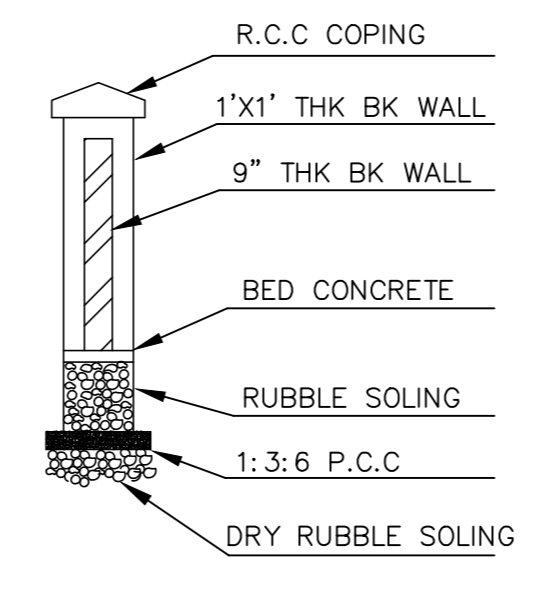
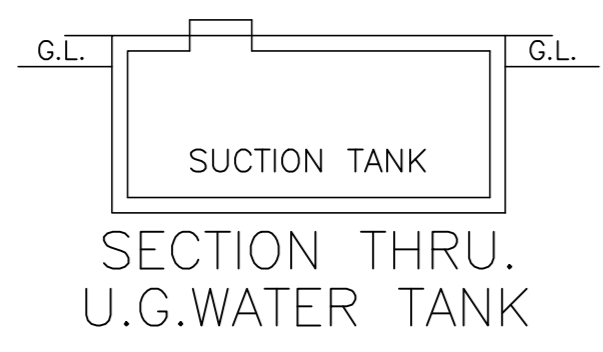


BUILT UP AREA CAL. FOR TYPICAL FLOOR			
ADDITION (X)	Y	Z	TOTAL
A	29.22	X 15.12	X 1.00 = 441.81 SQ.MT
<b>441.81 TOTAL</b>			
DUCT DEDUCTION			
1	1.77	X 8.26	X 1.00 = 14.62 SQ.MT
2	3.52	X 1.96	X 1.00 = 6.90 SQ.MT
3	5.95	X 2.23	X 1.00 = 13.27 SQ.MT
4	3.52	X 1.77	X 1.00 = 6.23 SQ.MT
5	1.50	X 7.35	X 1.00 = 11.03 SQ.MT
6	3.51	X 0.89	X 1.00 = 3.12 SQ.MT
7	5.95	X 0.90	X 1.00 = 5.36 SQ.MT
8	6.50	X 1.03	X 1.00 = 6.70 SQ.MT
9	4.50	X 3.13	X 1.00 = 14.17 SQ.MT
10	3.74	X 3.07	X 1.00 = 11.47 SQ.MT
11	1.22	X 2.51	X 1.00 = 3.06 SQ.MT
12	1.25	X 1.96	X 1.00 = 2.45 SQ.MT
13	1.05	X 3.19	X 1.00 = 3.35 SQ.MT
14	6.37	X 3.31	X 1.00 = 21.22 SQ.MT
15	3.94	X 0.18	X 1.00 = 0.70 SQ.MT
16	5.95	X 0.41	X 1.00 = 2.44 SQ.MT
17	3.36	X 0.51	X 1.00 = 1.71 SQ.MT
<b>TOTAL = 92.88 SQ.MT</b>			
STAIRCASE, LIFT, LOBBY & PASSAGE DEDUCTION			
S1	3.31	X 5.09	X 1.00 = 16.85 SQ.MT
P1	5.71	X 1.65	X 1.00 = 9.42 SQ.MT
L1	1.57	X 3.14	X 1.00 = 4.93 SQ.MT
CP1	6.01	X 0.92	X 1.00 = 5.52 SQ.MT
P4	7.32	X 1.65	X 1.00 = 12.08 SQ.MT
L2	4.46	X 2.27	X 1.00 = 10.12 SQ.MT
R1	4.46	X 2.27	X 1.00 = 10.12 SQ.MT
R2	1.17	X 4.69	X 1.00 = 5.48 SQ.MT
R3	4.11	X 4.47	X 1.00 = 18.37 SQ.MT
R4	4.88	X 1.59	X 1.00 = 7.77 SQ.MT
R5	1.85	X 5.71	X 1.00 = 10.56 SQ.MT
R6	3.96	X 5.61	X 1.00 = 22.23 SQ.MT
R7	3.44	X 0.64	X 1.00 = 2.20 SQ.MT
R8	1.77	X 0.88	X 1.00 = 1.56 SQ.MT
<b>TOTAL = 142.20 SQ.MT</b>			
COMMON AREA			
CP1	0.66	X 1.73	X 1.00 = 1.14 SQ.MT
CP2	1.29	X 1.25	X 1.00 = 1.61 SQ.MT
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<b>TOTAL COMMON AREA = 9.95 SQ.MT</b>			
<b>TOTAL DEDUCTION (1+2+3) (Y)</b> = 235.00 SQ.MT			
<b>TOTAL BUILT UP AREA (X-Y)</b> = 206.73 SQ.MT			

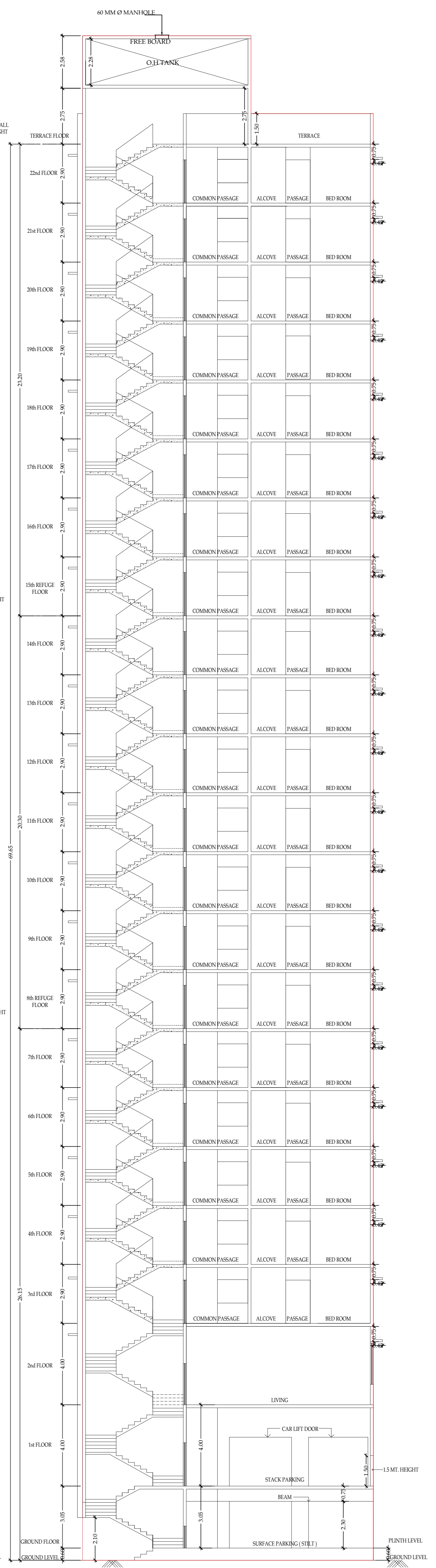
REFUGE FLOOR AREA STATEMENT			
8TH TO 14TH BUILT-UP AREA WITH FUNGIBLE = 1915.72 SQ.MT.			
PERMISSIBLE REFUGUE AREA 4.25% = 1915.72 X 4% = 76.63 SQ.MT.			
PROPOSED REFUGUE AREA 8TH FLOOR = 78.15 SQ.MT.			
<b>REFUGUE FLOOR AREA STATEMENT</b>			
15TH TO 21ST BUILT-UP AREA WITH FUNGIBLE = 2189.94 SQ.MT.			
PERMISSIBLE REFUGUE AREA 4.25% = 2189.94 X 4.25% = 93.07 SQ.MT.			
PROPOSED REFUGUE AREA 15TH FLOOR = 88.77 SQ.MT.			

TOTAL BUA			
FLOORS	TOTAL REHAB BUA PER FLOOR	TOTAL SALE BUA PER FLOOR	TOTAL BUA PERMANENT SALE PER FLOOR
GROUND FLOOR	157	157	157
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2ND	164.6	130.23	284.83
3RD	164.6	130.23	284.83
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5TH	164.6	130.23	284.83
6TH	164.6	130.23	284.83
7TH	164.6	130.23	284.83
8TH	206.74	0	206.74
9TH	164.6	130.23	284.83
10TH	164.6	130.23	284.83
11TH	164.6	130.23	284.83
12TH	164.6	130.23	284.83
13TH	164.6	130.23	284.83
14TH	164.6	130.23	284.83
15TH	164.6	130.23	284.83
16TH	164.6	130.23	284.83
17TH	164.6	130.23	284.83
18TH	164.6	130.23	284.83
19TH	164.6	130.23	284.83
20TH	164.6	130.23	284.83
21ST	284.83	160.73	284.83
22ND	284.83	0	284.83
<b>TOTAL 3566.75 2280.65 5847.40</b>			
<b>Excess Rehab 104.85 104.85</b>			
<b>G.Total 3461.9 2185.50 5847.40</b>			

BUILT UP AREA CAL. FOR TYPICAL FLOOR			
ADDITION (X)	Y	Z	TOTAL
A	29.22	X 15.12	X 1.00 = 441.81 SQ.MT
<b>441.81 TOTAL</b>			
DUCT DEDUCTION			
1	1.77	X 8.26	X 1.00 = 14.62 SQ.MT
2	3.52	X 1.96	X 1.00 = 6.90 SQ.MT
3	5.95	X 2.23	X 1.00 = 13.27 SQ.MT
4	3.52	X 1.77	X 1.00 = 6.23 SQ.MT
5	1.50	X 7.35	X 1.00 = 11.03 SQ.MT
6	3.51	X 0.89	X 1.00 = 3.12 SQ.MT
7	5.95	X 0.90	X 1.00 = 5.36 SQ.MT
8	6.50	X 1.03	X 1.00 = 6.70 SQ.MT
9	4.50	X 3.13	X 1.00 = 14.17 SQ.MT
10	3.74	X 3.07	X 1.00 = 11.47 SQ.MT
11	1.22	X 2.51	X 1.00 = 3.06 SQ.MT
12	1.25	X 1.96	X 1.00 = 2.45 SQ.MT
13	1.05	X 3.19	X 1.00 = 3.35 SQ.MT
14	6.37	X 3.31	X 1.00 = 21.22 SQ.MT
15	3.94	X 0.18	X 1.00 = 0.70 SQ.MT
16	5.95	X 0.41	X 1.00 = 2.44 SQ.MT
17	3.36	X 0.51	X 1.00 = 1.71 SQ.MT
<b>TOTAL = 92.88 SQ.MT</b>			
STAIRCASE, LIFT, LOBBY & PASSAGE DEDUCTION			
S1	3.31	X 5.09	X 1.00 = 16.85 SQ.MT
P1	5.71	X 1.65	X 1.00 = 9.42 SQ.M



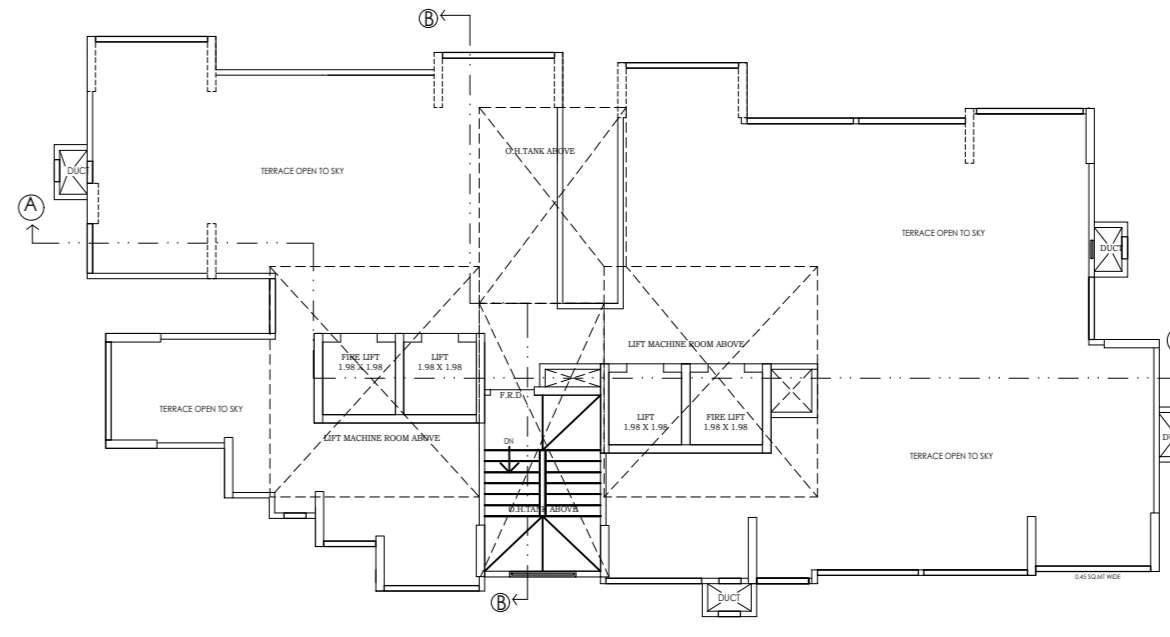
SECTION A - A



SECTION B - B

TABLE II  
DETAILS OF FINISHES FOR ROOF / SLOPE & PREMIUM CALCULATION

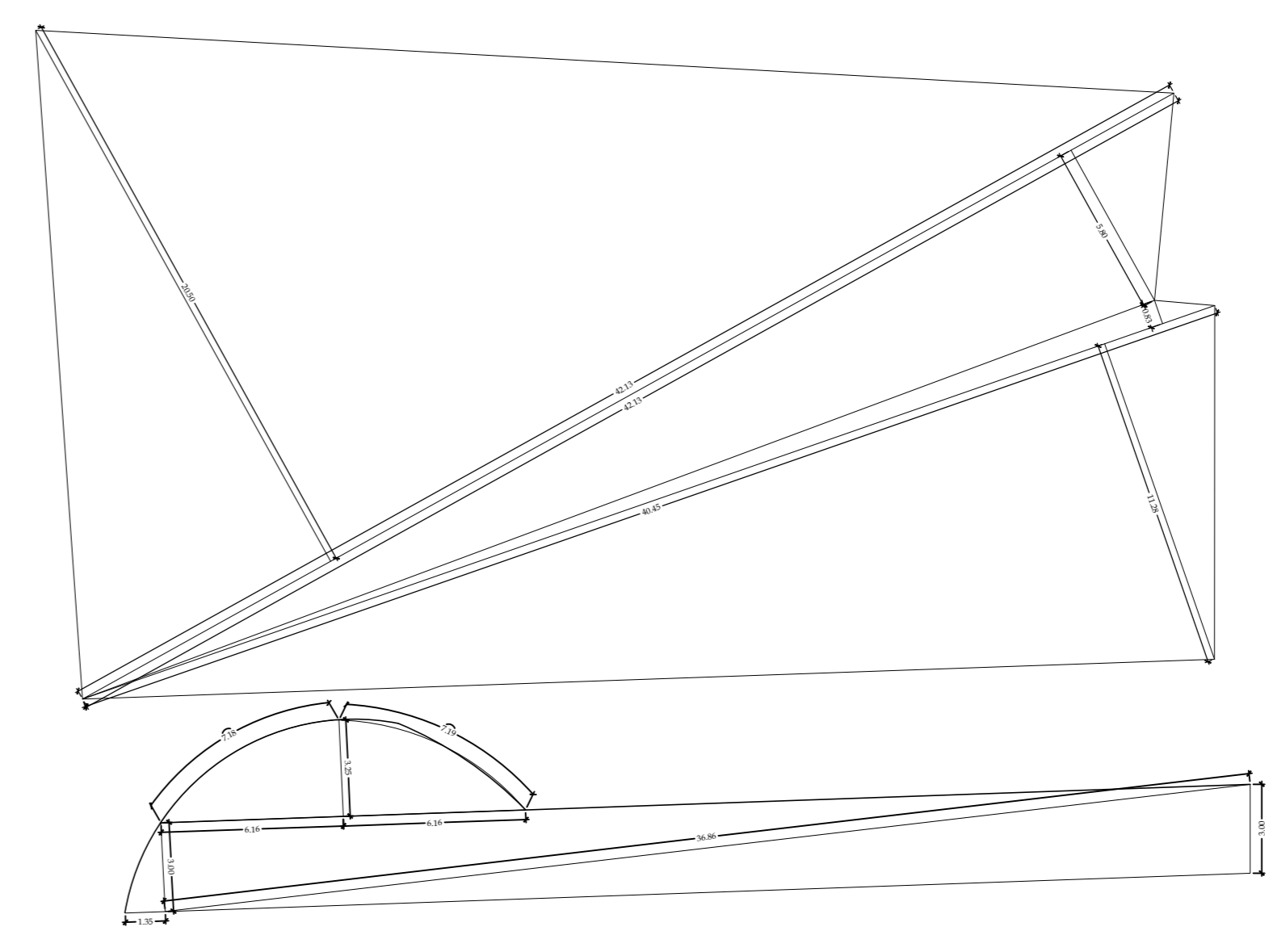
Sr.No.	DESCRIPTION	MEASUREMENT	UNIT	QTY	UNIT PRICE	TOTAL
1.	Permissible B.I.A. (Slopes of Perforated)	5077.01	.....	5077.01	.....	5077.01
2.	Permissible Fungus B.I.A. (1 x 120 or 120)	1846.99	.....	1846.99	.....	1846.99
3.	Total Permissible B.I.A. (1 x 2)	7244.48	.....	7244.48	.....	7244.48
4.	Extra Permissible B.I.A. (Slopes of Perforated 1:5) (Slopes of Perforated of slope 1:2) (Slopes of Perforated of slope 1:1) (Slopes of Perforated of slope 1:1)	1847.43	.....	1847.43	.....	1847.43
5.	Permissible Fungus B.I.A. For Areas (Areas & 40% Component) (Areas of 40% of Total B.I.A. of 10)	1847.43	.....	1847.43	.....	1847.43
6.	Permissible B.I.A. (Slopes of Perforated 1:5) (Slopes of Perforated of slope 1:2) (Slopes of Perforated of slope 1:1) (Slopes of Perforated of slope 1:1)	5084.05	.....	5084.05	.....	5084.05
7.	Permissible Fungus B.I.A. For Area (Component 1 "S" = 2')	805.86	.....	805.86	.....	805.86
8.	Permissible B.I.A. (Slopes of Perforated 1:5) (Slopes of Perforated of slope 1:2) (Slopes of Perforated of slope 1:1) (Slopes of Perforated of slope 1:1)	4154	.....	4154	.....	4154
9.	Ready Reckoner Rate for the year 2008					
10.	% of Ready Reckoner Rate					
11.	Premium amount to be received (40% of 10)					
12.	Premium Receipt No. & Date					



PROPOSED TERRACE FLOOR PLAN

Plot Area Calculation

Item	Description	Area (S.M.)
1)	1:3	3.00
2)	3:88	3.00
A)	1:1	3.2
B)	1:1	3.2
TOTAL		139.8



PLOT AREA & SETBACK AREA DAIGRAM  
SCALE - 1:200

**FORM II**  
FILE NO. CHE/CTY/0329/FS/337(NEW)

APPROVAL & SIGNATURE OF AUTHORITY

S.E.B.P. (CITY)-VIII      A.E.B.P. (CITY)-V      E.E.B.P. (CITY)-III

CONTENT OF SHEET

PROPOSED TYPICAL FLOOR PLAN

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF BUILDING NO. 240E, C.S.NO.23 OF DADAR NAIGAON DIV., F/SOUTH WARD, KNOWN AS BORI CHAWL, ADAM MISTRY LANE, PAREL, MUMBAI-400012

NAME OF OWNER: M/S. ZOEB ENTERPRISES  
SIGN. OF DEVELOPER: MOHAMMED ASLAM ABDUL MAJID ANSARI

DATE: 11/08/2021      SCALE: 1:100      DRAWN BY: A. ANSARI

MUMBAI-400012

SIGN. OF ARCH./L.S.: M/s. RAJ & ASSOCIATES

30-A/21-B, IRFAN PALACE, FIRST FLOOR, SHAIKH HAFIZUDDIN MARG, 2ND SANKLI STREET, BYCULLA, MUMBAI - 400 008.