STILT FLOOR PLAN (+0.30MT. LVL) / PODIUM 'PI' FLOOR PLAN (+1.90MT. LVL)

SCALE : 1: 100

PARKING PROPOSED PODIUM 'P1' FLOOR

TYPE OF PARKING	BIG PARKING	SMALL PARKING	TOTAL
SURFACE PARKING	22 NOS	22 NOS	44 NOS
STACK PARKING	35 NOS	00 NOS	35 NOS
TOTAL PARKING	57 NOS	22 NOS	79 NOS

TABLE NO - IV

PARKING SPACES STATEMENT

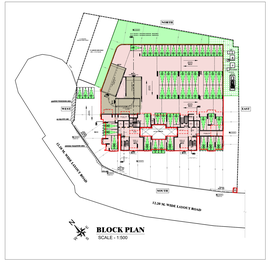
Sr No.	Wing	Floor	Carpet Area of Tenement in sq.mt. only for parking purpose								No. of Tenements proposed per floor	No of Tenements in Group of Required Parking Space				Total Parking
			WING -A				WING -B					Below 45 sqmt (1 for 4 T/s)	Above 45 to 60 sqmt (1 for 2 T/s)	Above 60 to 90 sqmt (1 for every T/s)	Above 90 sqmt (2 for 1 T/s)	
			Flat No. 1	Flat No. 2	Flat No. 3	Flat No. 4	Flat No. 1	Flat No. 2	Flat No. 3	Flat No. 4						
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)
1		**(A) Residential:**														
	A	LOWER GR. FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		PODIUM-1 FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		PODIUM-2 FLOOR	40.09	59.26	0.00	0.00	59.26	57.73	0.00	0.00	4.00	1.00	3.00	0.00	0.00	4.00
		AMENITY FLOOR	40.09	59.26	0.00	0.00	59.26	57.73	0.00	0.00	4.00	1.00	3.00	0.00	0.00	4.00
		1ST FLOOR	40.09	40.10	74.77	59.26	59.26	74.77	57.82	57.73	8.00	2.00	4.00	2.00	0.00	
		2nd FLOOR	40.09	40.10	74.77	59.26	59.26	74.77	57.82	57.73	8.00	2.00	4.00	2.00	0.00	
		3rd FLOOR	40.09	40.10	74.77	59.26	59.26	74.77	57.82	57.73	8.00	2.00	4.00	2.00	0.00	
		4th FLOOR	40.09	40.10	74.77	59.26	59.26	74.77	57.82	57.73	8.00	2.00	4.00	2.00	0.00	
		5th FLOOR	40.09	40.10	74.77	59.26	59.26	74.77	57.82	57.73	8.00	2.00	4.00	2.00	0.00	
		6th FLOOR	40.09	40.10	74.77	59.26	59.26	74.77	57.82	57.73	8.00	2.00	4.00	2.00	0.00	
		7th FLOOR	40.09	40.10	74.77	59.26	59.26	74.77	57.82	57.73	8.00	2.00	4.00	2.00	0.00	
		8th FLOOR	40.09	40.10	74.77	59.26	59.26	74.77	57.82	57.73	8.00	2.00	4.00	2.00	0.00	
		9th FLOOR	40.09	40.10	74.77	59.26	59.26	74.77	57.82	57.73	8.00	2.00	4.00	2.00	0.00	
		10th FLOOR	40.09	40.10	74.77	59.26	59.26	74.77	57.82	57.73	8.00	2.00	4.00	2.00	0.00	
		11th FLOOR	40.09	40.10	74.77	59.26	59.26	74.77	57.82	57.73	8.00	2.00	4.00	2.00	0.00	
		12th FLOOR	40.09	40.10	74.77	59.26	59.26	74.77	57.82	57.73	8.00	2.00	4.00	2.00	0.00	
		13th FLOOR	40.09	40.10	74.77	59.26	59.26	74.77	57.82	57.73	8.00	2.00	4.00	2.00	0.00	
		14th FLOOR	40.09	40.10	74.77	59.26	59.26	74.77	57.82	57.73	8.00	2.00	4.00	2.00	0.00	
		15th FLOOR	40.09	40.10	74.77	59.26	59.26	74.77	57.82	57.73	8.00	2.00	4.00	2.00	0.00	
		16th FLOOR	40.09	40.10	74.77	59.26	59.26	74.77	57.82	57.73	8.00	2.00	4.00	2.00	0.00	
		17th FLOOR	40.09	40.10	74.77	59.26	59.26	74.77	57.82	57.73	8.00	2.00	4.00	2.00	0.00	
		18th FLOOR	40.09	40.10	74.77	59.26	59.26	74.77	57.82	57.73	8.00	2.00	4.00	2.00	0.00	
		19th FLOOR	40.09	40.10	74.77	59.26	59.26	74.77	57.82	57.73	8.00	2.00	4.00	2.00	0.00	
		20th FLOOR	40.09	40.10	74.77	59.26	59.26	74.77	57.82	57.73	8.00	2.00	4.00	2.00	0.00	
2	Total Residential Tenements (For Tenement Density)										**168.00**	**42.00**	**84.00**	**40.00**	**0.00**	**64**
3	Required Parking Spaces (From Z Above)											10.5	43	40.00	0	93.50
4	10% Visitors parking (I X 10%)															9.35
5	Total Required Parking Spaces for **Residential** Tenements (3 + 4)															**102.85**
6	Total Parking Spaces Permissible (Tenement wise & Shall not be more than Nos of T/S)															
7	Total Parking Spaces Required for Res.(say)															**103.00**
8	**Total Parking Spaces provided (Full Potential)**															**155.00**
9	**DETAILS OF PARKING SPACES PROVIDED**															

Sr No	TYPE OF PARKING	Parking Spaces Provided							
		SURFACE PARKING		STACK PARKING		TOTAL BIG PARKING	TOTAL SMALL PARKING	TOTAL Parking
		BIG	SMALL	BIG	SMALL			
1	LOWER GR. FLOOR	**23**	**22**	**0**	**0**	**23**	**22**	**45**
2	1ST PODIUM FLOOR	**22**	**22**	**20**	**0**	**42**	**22**	**64**
3	2ND PODIUM FLOOR	**22**	**24**	**0**	**0**	**22**	**24**	**46**
	Total	**67**	**68**	**20**	**0**	**87**	**68**	**155**

TABLE NO - I

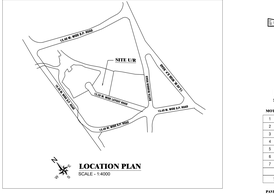
PROPOSED BUILT UP AREA STATEMENT

Sr No	Wing	Floor No.	Proposed BUA (in sqmt)		Total (4 + 8) (in sqmt)	Staircase/ lift/ lift lobby area (in sqmt)				FlatNR/Society Office/ Fitness Centre/Refuge area
			Commercial	Residential		Residential				
				WING - A	WING - B		Commercial	WING - A	WING - B	TOTAL	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
1	A & B	LOWER GR. FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00/PARKING/PUMP ROOM
		1ST PODIUM FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00/PARKING / METER ROOM
		2nd PODIUM FLOOR	0.00	115.99	133.38	249.35	0.00	45.33	46.71	93.04	FLATS / SOCIETY OFFICE / PARKING
		3rd AMENITY FLOOR	0.00	109.13	127.87	237.00	0.00	45.30	45.16	90.46	FLATS / FITNESS CENTRE / AMENITY AREA
		1st FLOOR	0.00	238.19	272.17	510.36	0.00	44.99	44.85	89.84	Flats
		2nd FLOOR	0.00	233.57	270.71	504.28	0.00	44.99	44.85	89.84	Flats
		3rd FLOOR	0.00	233.47	270.54	504.01	0.00	44.99	44.85	89.84	Flats
		4th FLOOR	0.00	233.47	270.54	504.01	0.00	44.99	44.85	89.84	Flats
		5th FLOOR	0.00	233.47	270.54	504.01	0.00	44.99	44.85	89.84	Flats / Refuge area
		6th FLOOR	0.00	233.47	270.54	504.01	0.00	44.99	44.85	89.84	Flats
		7th FLOOR	0.00	233.47	270.54	504.01	0.00	44.99	44.85	89.84	Flats / Refuge area
		8th FLOOR	0.00	233.47	270.54	504.01	0.00	44.99	44.85	89.84	Flats
		9th FLOOR	0.00	233.47	270.54	504.01	0.00	44.99	44.85	89.84	Flats / Refuge area
		10th FLOOR	0.00	233.47	270.54	504.01	0.00	44.99	44.85	89.84	Flats
		11th FLOOR	0.00	233.47	270.54	504.01	0.00	44.99	44.85	89.84	Flats / Refuge area
		12th FLOOR	0.00	233.47	270.54	504.01	0.00	44.99	44.85	89.84	Flats
		13th FLOOR	0.00	233.47	270.54	504.01	0.00	44.99	44.85	89.84	Flats / Refuge area
		14th FLOOR	0.00	233.47	270.54	504.01	0.00	44.99	44.85	89.84	Flats
		15th FLOOR	0.00	233.47	270.54	504.01	0.00	44.99	44.85	89.84	Flats / Refuge area
		16th FLOOR	0.00	233.47	270.54	504.01	0.00	44.99	44.85	89.84	Flats
		17th FLOOR	0.00	233.66	270.54	504.20	0.00	44.99	44.85	89.84	Flats / Refuge area
		18th FLOOR	0.00	233.85	270.54	504.39	0.00	44.99	44.85	89.84	Flats
		19th FLOOR	0.00	233.85	270.54	504.39	0.00	44.99	44.85	89.84	Flats / Refuge area
		20th FLOOR	0.00	233.85	270.54	504.39	0.00	44.99	44.85	89.84	Flats
2		**Total BUA Proposed**	**0.00**	**4900.87**	**5673.83**	**10574.50**	**0.00**	**991.43**	**988.87**	**1980.30**	
3		**Fitness Centre**	**PERMISSIBLE AREA**							**211.49**	
			PROVIDED AREA							**206.04**	
			EXCESS AREA							**0.00**	
4		**Society Office**	**PERMISSIBLE AREA**							**20.00**	
			PROVIDED AREA							**20.97**	
			EXCESS AREA							**0.97**	
5		**Amenity area/ BUA in sqm (Reg 14A OR 14B)**	**PERMISSIBLE AREA**							**187.69**	
			PROVIDED AREA							**187.69**	
6		**In|Pl provided**	**Required BUA** = N.A. Sq.mt. No. of Tenements								
			Provided BUA = N.A. Sq.mt. No. of Tenements								
7		**Refuge Area**	**4% Required (in sqmt)**	**4.25% Required (in sqmt)**	**Provided (in sqmt)**	**Excess provided**	**Proposed at floor**			**BUA considered for Refuge Area Per Floor ---- ---- Total BUA**	
			NIL	NIL	NIL	NIL	NIL			NIL	NIL
8		NET BUILT UP AREA PROPOSED	TOTAL BUILT UP AREA			10574.50					
			EXCESS FITNESS CENTRE AREA			0.00					
			EXCESS SOCIETY OFFICE AREA			0.97					
			EXCESS REFUGE AREA			0.00					
			TOTAL			**10575.47**					



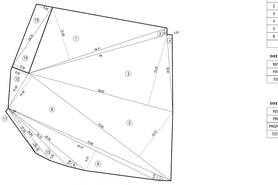
BLOCK PLAN

SCALE - 1:500



LOCATION PLAN

SCALE - 1:4000

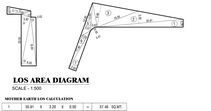


PLOT AREA DIAGRAM

SCALE - 1:500

PLOT AREA CALCULATION :-

1	30.41	X	22.00	X	0.00	=	669.01 SQ.MT.
2	58.41	X	2.52	X	0.00	=	73.65 SQ.MT.
3	34.60	X	29.23	X	0.00	=	971.05 SQ.MT.
4	30.07	X	2.00	X	0.00	=	31.12 SQ.MT.
5	70.92	X	22.07	X	0.00	=	765.24 SQ.MT.
6	15.00	X	15.46	X	0.00	=	346.56 SQ.MT.
7	15.00	X	3.07	X	0.00	=	138.82 SQ.MT.
8	42.27	X	9.24	X	0.00	=	390.56 SQ.MT.
9	36.58	X	3.08	X	0.00	=	90.92 SQ.MT.
10	24.84	X	1.00	X	0.00	=	19.95 SQ.MT.
11	21.00	X	1.40	X	0.00	=	15.26 SQ.MT.
12	15.46	X	5.00	X	0.00	=	32.95 SQ.MT.
13	33.23	X	4.35	X	0.00	=	75.79 SQ.MT.
14	29.79	X	6.00	X	0.00	=	89.38 SQ.MT.
15	29.79	X	6.00	X	0.00	=	87.61 SQ.MT.
TOTAL PLOT AREA						**=**	**3753.89 SQ.MT.**
1% AMENITY AREA						**=**	**37.54 SQ.MT.**
TOTAL PLOT AREA						**=**	**3906.29 SQ.MT.**



LOS AREA DIAGRAM

SCALE - 1:500

MOTHER EARTH LOS CALCULATION

1	35.91	X	3.20	X	0.50	=	57.46 SQ.MT.
2	33.91	X	5.60	X	0.50	=	94.96 SQ.MT.
3	16.30	X	9.68	X	0.50	=	78.80 SQ.MT.
4	12.60	X	3.00	X	0.50	=	18.90 SQ.MT.
5	14.80	X	5.47	X	0.50	=	35.85 SQ.MT.
6	16.90	X	3.25	X	0.50	=	27.94 SQ.MT.
7	17.90	X	3.00	X	0.50	=	31.33 SQ.MT.
	TOTAL R.G. AREA					=	395.23 SQ.MT.
	TOTAL REQUIRED AREA 30%					=	213.37 SQ.MT.

PAYED LOS CALCULATION

1	11.57	X	3.05	X	0.50	=	17.64 SQ.MT.
2	11.57	X	0.87	X	0.50	=	4.88 SQ.MT.
3	3.83	X	2.46	X	0.50	=	4.71 SQ.MT.
4	20.53	X	3.85	X	0.50	=	39.515 SQ.MT.
5	19.84	X	2.52	X	0.50	=	20.038 SQ.MT.
6	19.98	X	6.20	X	0.50	=	61.938 SQ.MT.
	TOTAL					=	148.23 SQ.MT.

TOTAL LOS ON GROUND FLOOR

MOTHER EARTH RG AREA	=	395.23	SQ.MT.
PAIDD RG AREA	=	148.23	SQ.MT.
TOTAL	=	494.89	SQ.MT.

TOTAL AREA

REQUIRED LOS 2666.29 X 25%	=	713.24	SQ.MT.
PROPOSED LOS ON GROUND FLOOR	=	494.89	SQ.MT.
PROPOSED LOS ON PODIUM 3RD FLOOR	=	875.48	SQ.MT.
TOTAL PROPOSED LOS	=	1369.34	SQ.MT.

METER ROOM AREA DIAGRAM (A-WING)

SCALE - 1:500

METER ROOM AREA CALCULATION (WING- A)

A	1.20	X	3.00	X	1.5000	=	4.05 SQ.MT.
B	2.60	X	2.74	X	1.5000	=	10.64 SQ.MT.
TOTAL AMENITY AREA						**=**	**14.77 SQ.MT.**

METER ROOM AREA DIAGRAM (B-WING)

SCALE - 1:500

METER ROOM AREA CALCULATION (WING- B)

A	1.20	X	2.00	X	1.5000	=	3.78 SQ.MT.
TOTAL AMENITY AREA						**=**	**3.78 SQ.MT.**

5 % AMENITY OPEN SPACE AREA DIAGRAM

SCALE - 1:500

AMENITY AREA CALCULATION

1	27.08	X	6.00	X	0.50	=	80.06 SQ.MT.
2	26.79	X	6.00	X	0.50	=	80.37 SQ.MT.
TOTAL AMENITY AREA						**=**	**197.69 SQ.MT.**

FILE NO. CHE/ES/0951/S/337(NEW)

FORM - I

			PLAN AS PER PLOT AREA AREA IN SQ.MT.
I	**AREA STATEMENT**		
1	**AREA OF PLOT** - (AS PER APPROVED LAYOUT)		3753.89
	(a) Area of Reservation in Plot		------
	(b) Area of Road Set-back		------
	(c) Area of D.P.Road		------
2	**DEDUCTIONS FOR:**		------
(A)	**FOR RESERVATION / ROAD AREA**		------
	(a) Road Set-back Area to be Handed Over (100%) (Regulation No 16)		------
	(b) Proposed D.P.Road to be Handed Over (100%) (Regulation No 16)		------
	(c) Reservation area (plot) to be Handed Over (Regulation no.17)		------
	(d) Area Under Encroachment		------
(B)	**FOR AMENITY AREA**		187.69
	(a) Area of Amenity Plot (Plots to be Handed Over As Per DCPR 14 (A)		------
	(b) Area of Amenity Plot (Plots to be Handed Over As Per DCPR 14 (B)) (10% HANDED OVER TO MCGM)		------
	(c) Area of Amenity Plot (Plots to be Handed Over As Per DCPR 15)		------
	(d) Area of Amenity Plot (Plots to be Handed Over As Per DCPR 38		------
(C)	**DEDUCTIONS FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY**		------
	(a) Land Component of Existing BUA As Per Regulation Under Which The Development Was Allowed		------
3	**TOTAL DEDUCTIONS (2(A) + 2(B) + 2(C))**		187.69
4	**BALANCE AREA OF PLOT (1 Minus 3)**		3906.20
5	**PLOT AREA UNDER DEVELOPMENT**		3906.20
6	**ZONAL (Basic (FSI) (as 1.33)**		1.00
7	**PERMISSIBLE BUILT UP AREA AS PER ZONAL (Basic) FSI**		3906.20
8	**BUILT UP AREA EQUAL TO AREA OF LAND AWARDED OVER AS PER REGULATION OF 30(A)**		------
	A) As per Zoland Zilleneyat (Gaon)(relative with in cap of admissible 1M^ 200% For Set-Back = (as column 5 of table - 12 on remaining (balance plot) (00.00 x 2)		------
	B) Permissible BUA on remaining (balance plot) Permissible BUA on remaining (balance plot		------
9	**BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE AWARDED OVER**		------
10	**10% of sr. no. 7b above or 10 sq.mt. per rehab tenements as per reg.33(7)(b)**		------
11	**Number of tenants x 10 sq.mt (50 x 10 = 500 sq. mt).** **PERMISSIBLE BUILT UP AREA IN LIEU OF RECREATION GROUND OF FREEHOLD (AS PER TABLE NO 12 OF REGULATION NO 30(A) SUBJECT TO REGULATION NO 30(A)(I) (0.50 X 2000.25 = 1703.15)**		1703.15
11a	**ADDITIONAL FSI PERMISSIBLE AS PER REG.33(10)**		------
12	**BUILT UP AREA DUE TO ADMISSIBLE TDR (AS PER TABLE NO 13 OF REGULATION NO 30(A) SUBJECT TO REGULATION NO 30(A) (ROAD WIDTH 12.20 MT) (0.75 X 3906.20 = 2486.34)**		2486.34
	(A) Slum TDR (SRA/1328/Rehab/Final)		300.00
	(B) General TDR (ROAD/0045/2023)		909.02
	(C) General TDR (R/0)		711.34
	(D) Amenity Area (187.69 X 2 = 375.38) Total TDR		375.38 2295.74
13	**PERMISSIBLE BUILT UP AREA (7+8+9+10+11 + 11a + 12)**		7945.64
14	**PROPOSED BUILT UP AREA**		------
	A) Residential Built up area		7945.64
	B) Commercial Built up area		------
	Total Proposed Built up area 13(A + B)		7945.64
15	**TDR GENERATED IF ANY AS PER REGULATION 30(A)**		------
16	**FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31 (3)**		------
(A)	(i) Fungible Compensatory Area For Rehab Component W/O Charging Premium(Res.) (0.00sq.mt. in absence)		------
	(ii) Fungible Compensatory Area Availed For Rehab Component W/O Charging Premium(Comm.) (0.00 sq.m. in absence)		------
(B)	(i) Propos. Fungible Compensatory Area by Charging Premium (Residential)		2729.83
	(ii) Fungible Compensatory Area Availed On Payment Of Premium (Commercial)		------
17	**TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (14 + 16a(ii) + 16b(i))**		10675.47
18	**FSI CONSUMED ON NET PLOT**		2.20
II	**OTHER REQUIREMENTS**		
A	**RESIGNATION / DEDICATION**		
	(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		187.69
	(e) Area / Built up Area of Dmnjdar/Dmnj		
B	**PLOT AREA / BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO**		
	(i) 14 (6)		
	(ii) 14 (8)		
	(iii) 15		
C	**REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT / PLOT AS REGULATION NO. 27**		
D	**TENEMENT STATEMENT**		
	(i) Proposed Built up Area (13 Above)		10575.47
	(ii) Less Deduction of Non-Residential Area (Shop Etc.)		------
	(iii) Area Available For Tenements ((i) Minus (ii))		10575.47
	(iv) Tenements Permissible (Density of Dwellings / Hectare)		475
	(v) Total Number of Tenements Proposed on The Plot		168
E	**PARKING STATEMENT**		
	(i) PARKING REQUIRED BY REGULATIONS FOR		
	Car		103
	Scooter / Motor Cycle		
	(ii) COVERED GARAGE PERMISSIBLE		
	(iii) COVERED GARAGE PROPOSED		
	Car		
	Scooter / Motor Cycle		
	Outsiders (Visitors)		
	(iv) TOTAL PARKING PROVIDED		155
F	**TRANSPORT VEHICLES PARKING**		
	(i) Space For Transport Vehicle Parking Required By Regulations		
	(ii) Total No. of Transport Vehicles Parking Spaces Provided		

CERTIFICATE OF AREA

Certified That I Have Surveyed The Plot Under Reference on Dt. 21/07/2023 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 3753.89 sq. mts. And Tallies With The Area Stated in the Document of Ownership / R.B.C.

ANKIT UTTAMCHAND JAIN

Digitally signed by ANKIT UTTAMCHAND JAIN
Date: 2024.03.01 15:54:15 +05'30'

FORM - II

NOTES :-

ALL REN CARPET AREA IS ONLY FOR PARKING PURPOSE.

CONTENTS OF SHEET :-

STILT FLOOR PLAN, PARKING AREA STATEMENT, BUILT UP AREA SUMMARY, PLOT AREA DIAGRAM AND CALCULATION, PG AREA DIAGRAM AND CALCULATION, LOCATION PLAN & BLOCK PLAN.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL BLDG. "SAMARTH ALIRA" ON PLOT NO.- 3 OF PLOT BEARING C.T.S. NO.- 303A/3A/2 OF VILLAGE BHANDUP AT GATTA NAMUN ROAD, BHANDUP (W), MUMBAI - 400078.

NAME ADDRESS & SIGNATURE OF DEVELOPER

M/s.- NIRMER AVASIAN R.L COMPANY

Office Address – 317, Eastay Business Park, City of Joy, (S.E) Road, Mulund (W), Mumbai 400080

Dhansukh Nanda

Digitally signed by Dhansukh Nanda
Date: 2024.03.01 15:54:15 +05'30'

DEVELOPER SIGNATURE

NORTH	Job no.	Drawing No.	Scale	Drawn By	Checked By	Date
		01/02	AS SHOWN	**Prakash Kadam**	**Bhanari Kadam**	02/11/2023

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

AR DESIGN STUDIO
ARCHITECT & PROJECT CONSULTANT

ANKIT UTTAM CHAND JAIN

AR. ANKIT U. JAIN
B. ARCH
REG. NO. CA / 2014-64598

OFFICE ADDRESS :- 2127, EAGE ZONE MALL, CORPORATION MULUND LINK ROAD, SUNDER NAGAR, MAJAS (WEST) - MUMBAI - 400064 (TEL. +91-7738720984)

BRIHANNIRBHAI MUNICIPAL CORPORATION

STAMP FOR APPROVAL

THIS PLAN IS DIGITALLY SIGNED AND ISSUED

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS APPROVED LETTER NO. CHE/ES/0951/S/337(NEW) DATED. -18/12/2023

APPROVED SUBJECT TO CONDITIONS IN THIS OFFICE LETTER NO.CHE/ES/0951/S/337(NEW) DATED.

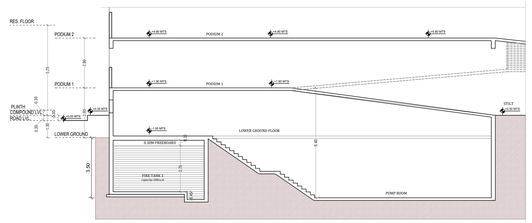
Hemant Shreeram Madhavi	Nitin Vasantrao Patil	Suhas Vasant Nemane
E.E.(B.P.)S & T / E	**A.E.(B.P.) S & T**	**E.E.(B.P.) (E/S) - II**

LOWER GROUND LEVEL FLOOR PLAN (-1.00MT. LVL)

SCALE : 1 :100

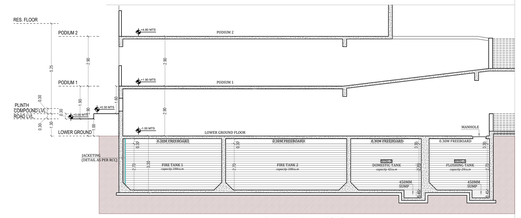
PARKING PROPOSED LOWER GROUND LEVEL FLOOR

TYPTE OF PARKING	BIG PARKING	SMALL PARKING	TOTAL
SURFACE PARKING	23 NOS	22 NOS	45 NOS
TOTAL PARKING	23 NOS	22 NOS	45 NOS



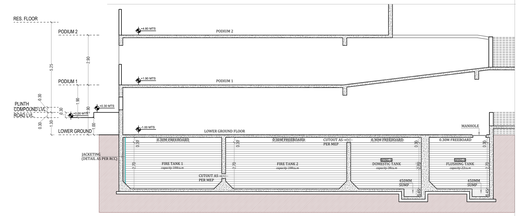
SECTION -A'A'

SCALE - 1:100



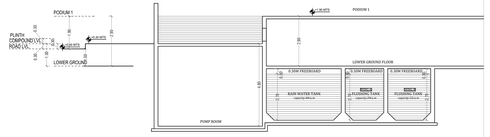
SECTION -B'B'

SCALE - 1:100



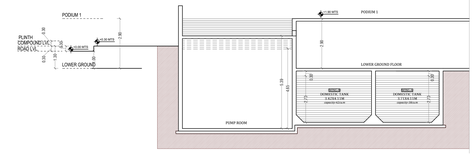
SECTION -C'C'

SCALE - 1:100



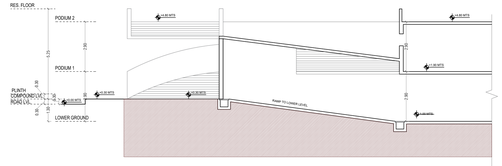
SECTION -D'D'

SCALE - 1:100



SECTION -E'E'

SCALE - 1:100



SECTION -F'F'

SCALE - 1:100

FORM - II

THIS PLAN IS DIGITALLY SIGN

DRAFT PLAN

NOTES :

ALL RERA CARPET AREA IS ONLY FOR PARKING PURPOSE.

CONTENTS OF SHEET :

LOWER GROUND LEVEL FLOOR PLAN (-1.00MT. LVL), SECTION - AA, SECTION - BB, SECTION - CC, SECTION - DD, SECTION - EE SECTION - FF

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL BLDG. "SAMARTH AURA" ON PLOT NO.- 3 OF PLOT BEARING C.T.S. NO.- 303/A/3/A/2 OF VILLAGE BHANDUP AT DATTA MANDIR ROAD, BHANDUP (W), MUMBAI - 400078

NAME ADDRESS & SIGNATURE OF DEVELOPER

M/S. SHREE ASHAPURA COMBINE
Office Address – 517, Ecstasy Business Park, City of Joy, J.S.D. Road, Mulund (W), Mumbai 400080

Dhansukh Nanda
Digitally signed by Dhansukh Nanda
Date: 2024.03.01 15:54:39 +05'30'

DEVELOPER SIGNATURE

NORTH	Job no.	Drawing No.	Scale	Drawn By	Checked By	Date
		02/07	AS SHOWN	Prakash Kadam	Manasi Kadam	02/11/2023

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

AR DESIGN STUDIO
ARCHITECT & PROJECT CONSULTANT

ANKIT UTTAM CHAND JAIN
Digitally signed by ANKIT UTTAMCHAND JAIN
DN: c=IN, o=ANKIT UTTAMCHAND JAIN, cn=ANKIT UTTAMCHAND JAIN, o=Personal
Organization=CERTIFICATES, Name=ANKIT UTTAMCHAND JAIN
Reason: I am the author of this document
Location: India
Date: 2024.03.05 17:24:24 +05'30'

AR. ANKIT U. JAIN
B. ARCH
REG. NO. CA / 2014/ 64556

OFFICE ADDRESS :- 212/7, EAZE ZONE MALL, GOREGAON MULUND LINK ROAD, SUNDER NAGAR, MALAD (WEST), MUMBAI - 400064 | TEL: +91-7738729684

BRIHANMUMBAI MUNICIPAL CORPORATION

STAMP FOR APPROVAL

THIS PLAN IS DIGITALLY SIGNED AND ISSUES

THIS CANCELS APPROVAL TO THE PREVIOUS PLANE APPROVED LETTER NO. CHE.ES/0951/S/337(NEW) DATED - 18/12/2023

APPROVED SUBJECT TO CONDITIONS IN THIS OFFICE/ LETTER NO.CHE/ES/0951/S/337(NEW) DATED-

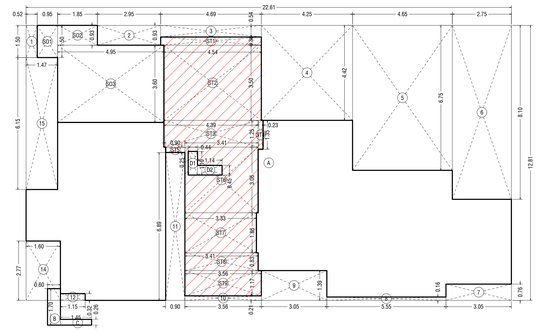
Hemant Shreeram Madhavi	Nitin Vasantrao Patil	Suhas Vasant Nemane
S.E.(B.P.)S & T / E	A.E.(B.P.) S & T	E.E.(B.P.) (E/S) - II

PODIUM 'P2' FLOOR PLAN (+4.80MT. LVL)

SCALE - 1:100

PARKING PROPOSED PODIUM 'P2' FLOOR

TYPTE OF PARKING	BIG PARKING	SMALL PARKING	TOTAL
SURFACE PARKING	22 NOS	24 NOS	46 NOS
TOTAL PARKING	22 NOS	24 NOS	46 NOS



BUILT UP AREA DIAGRAM FOR 2ND PODIUM FLOOR (WING - A)

SCALE - 1:100

BUILT UP AREA CALCULATION

2ND PODIUM FLOOR (WING -A)									
A	22.61	X	12.81	X	1 NO	=	289.63	SQ.MT.	
B	0.60	X	1.70	X	1 NO	=	1.02	SQ.MT.	
C	1.45	X	0.26	X	1 NO	=	0.38	SQ.MT.	
					TOTAL ADDITION	=	291.03	SQ.MT.	X

DEDUCTIONS

1	0.52	X	1.50	X	1 NO	=	0.78	SQ.MT.	
2	2.95	X	0.93	X	1 NO	=	2.74	SQ.MT.	
3	4.69	X	0.54	X	1 NO	=	2.53	SQ.MT.	
4	4.25	X	4.42	X	1 NO	=	18.79	SQ.MT.	
5	4.65	X	6.75	X	1 NO	=	31.39	SQ.MT.	
6	2.75	X	8.10	X	1 NO	=	22.28	SQ.MT.	
7	3.05	X	0.76	X	1 NO	=	2.32	SQ.MT.	
8	5.55	X	0.16	X	1 NO	=	0.89	SQ.MT.	
9	3.05	X	1.39	X	1 NO	=	4.24	SQ.MT.	
10	3.56	X	0.21	X	1 NO	=	0.75	SQ.MT.	
11	0.90	X	6.89	X	1 NO	=	6.20	SQ.MT.	
12	1.15	X	0.32	X	1 NO	=	0.37	SQ.MT.	
14	1.60	X	2.77	X	1 NO	=	4.43	SQ.MT.	
15	1.47	X	6.15	X	1 NO	=	9.04	SQ.MT.	
					TOTAL DEDUCTION	=	106.75	SQ.MT.	Y1
TOTAL BUILT UP AREA [X - Y1]						=	184.28	SQ.MT.	X1

SOCIETY OFFICE AREA CALCULATION

2ND PODIUM FLOOR (WING -A)									
SO1	0.95	X	1.50	X	1 NO	=	1.43	SQ.MT.	
SO2	1.85	X	0.93	X	1 NO	=	1.72	SQ.MT.	
SO3	4.95	X	3.60	X	1 NO	=	17.82	SQ.MT.	
TOTAL SOCIETY OFFICE AREA PER FL.						=	20.97	SQ.MT.	Y2

STAIRCASE AREA CALCULATION

2ND PODIUM FLOOR (WING -A)									
ST1	4.69	X	0.38	X	1 NO	=	1.78	SQ.MT.	
ST2	4.54	X	3.50	X	1 NO	=	15.89	SQ.MT.	
ST3	4.38	X	1.25	X	1 NO	=	5.48	SQ.MT.	
ST4	0.23	X	1.35	X	1 NO	=	0.31	SQ.MT.	
ST5	0.90	X	0.25	X	1 NO	=	0.23	SQ.MT.	
ST6	3.41	X	3.06	X	1 NO	=	10.43	SQ.MT.	
ST7	3.33	X	1.86	X	1 NO	=	6.19	SQ.MT.	
ST8	3.41	X	0.83	X	1 NO	=	2.83	SQ.MT.	
ST9	3.56	X	1.17	X	1 NO	=	4.17	SQ.MT.	
TOTAL ADDITION AREA PER FL.						=	47.32	SQ.MT.	Y3

DUCT AREA CALCULATION

2ND PODIUM FLOOR (WING -A)									
D1	0.44	X	1.10	X	1 NO	=	0.48	SQ.MT.	
D2	1.14	X	0.45	X	1 NO	=	0.51	SQ.MT.	
TOTAL DUCT AREA PER FL.						=	0.99	SQ.MT.	Y4
TOTAL STAIRCASE AREA PER FL. (Y3 - Y4)						=	46.33	SQ.MT.	Y5
NET BUILT UP AREA [X1 - (Y2+Y4)]						=	**115.99**	**SQ.MT.**	

BUILT UP AREA CALCULATION

2ND PODIUM FLOOR (WING -B)									
A	25.61	X	12.16	X	1 NO	=	311.42	SQ.MT.	
					TOTAL ADDITION	=	311.42	SQ.MT.	X

DEDUCTIONS

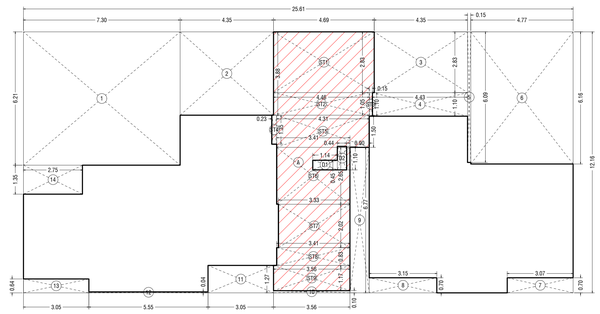
1	7.30	X	6.21	X	1 NO	=	45.33	SQ.MT.	
2	4.35	X	3.88	X	1 NO	=	16.88	SQ.MT.	
3	4.35	X	2.83	X	1 NO	=	12.31	SQ.MT.	
4	4.43	X	1.10	X	1 NO	=	4.87	SQ.MT.	
5	0.15	X	6.09	X	1 NO	=	0.91	SQ.MT.	
6	4.77	X	6.16	X	1 NO	=	29.38	SQ.MT.	
7	3.07	X	0.70	X	1 NO	=	2.15	SQ.MT.	
8	3.15	X	0.70	X	1 NO	=	2.21	SQ.MT.	
9	0.90	X	6.77	X	1 NO	=	6.09	SQ.MT.	
10	3.56	X	0.10	X	1 NO	=	0.36	SQ.MT.	
11	3.05	X	1.28	X	1 NO	=	3.90	SQ.MT.	
12	5.55	X	0.05	X	1 NO	=	0.28	SQ.MT.	
13	3.05	X	0.65	X	1 NO	=	1.98	SQ.MT.	
14	2.75	X	1.35	X	1 NO	=	3.71	SQ.MT.	
					TOTAL DEDUCTION	=	130.36	SQ.MT.	Y1
TOTAL BUILT UP AREA [X - Y1]						=	181.06	SQ.MT.	X1

STAIRCASE AREA CALCULATION

2ND PODIUM FLOOR (WING -B)									
ST1	4.69	X	2.83	X	1 NO	=	13.27	SQ.MT.	
ST2	4.46	X	1.05	X	1 NO	=	4.68	SQ.MT.	
ST3	0.15	X	1.10	X	1 NO	=	0.17	SQ.MT.	
ST4	0.23	X	1.35	X	1 NO	=	0.31	SQ.MT.	
ST5	4.31	X	1.50	X	1 NO	=	6.47	SQ.MT.	
ST6	3.41	X	2.65	X	1 NO	=	9.04	SQ.MT.	
ST7	3.33	X	2.02	X	1 NO	=	6.73	SQ.MT.	
ST8	3.41	X	0.83	X	1 NO	=	2.83	SQ.MT.	
ST9	3.56	X	1.18	X	1 NO	=	4.20	SQ.MT.	
TOTAL ADDITION AREA PER FL.						=	47.70	SQ.MT.	Y2

DUCT AREA CALCULATION

2ND PODIUM FLOOR (WING -B)									
D1	1.14	X	0.45	X	1 NO	=	0.51	SQ.MT.	
D2	0.44	X	1.10	X	1 NO	=	0.48	SQ.MT.	
TOTAL DUCT AREA PER FL.						=	0.99	SQ.MT.	Y3
TOTAL STAIRCASE AREA PER FL. (Y2 - Y3)						=	46.71	SQ.MT.	Y5
NET BUILT UP AREA [X1 - (Y2+Y3)]						=	**133.36**	**SQ.MT.**	



BUILT UP AREA DIAGRAM FOR 2ND PODIUM FLOOR (WING - B)

SCALE - 1:100

FORM - II

NOTES :

ALL RERA CARPET AREA IS ONLY FOR PARKING PURPOSE.

CONTENTS OF SHEET :

PODIUM 'P2' FLOOR PLAN (+4.80MT. LVL), BUILT UP AREA DIAGRAM AND CALCULATION

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL BLDG. 'SAMARTH AURA' ON PLOT NO.- 3 OF PLOT BEARING C.T.S. NO.- 303/A/3/A/2 OF VILLAGE BHANDUP AT DATTA MANDIR ROAD, BHANDUP (W), MUMBAI - 400078

NAME ADDRESS & SIGNATURE OF DEVELOPER

M/S. SHREE ASHAPURA COMBINE
Office Address – 517, Ecstasy Business Park, City of Joy, J.S.D. Road, Mulund (W), Mumbai 400080

Dhansukh Nanda
Digitally signed by Dhansukh Nanda
Date: 2024.03.01 15:55:07 +05'30'

DEVELOPER SIGNATURE

NORTH	Job no.	Drawing No.	Scale	Drawn By	Checked By	Date
		03/07	AS SHOWN	Prakash Kadam	Manasi Kadam	02/11/2023

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

AR DESIGN STUDIO
ARCHITECT & PROJECT CONSULTANT

ANKIT UTTAM CHAND JAIN
Digitally signed by ANKIT UTTAMCHAND JAIN
Date: 2023.03.03 18:24:05 IST

AR. ANKIT U. JAIN
B. ARCH
REG. NO. CA / 2014/ 64556

OFFICE ADDRESS :- 2127, EAZE ZONE MALL, GOREGAON MULUND LINK ROAD, SUNDER NAGAR, MALAD (WEST), MUMBAI - 400064 | TEL: +91-7738723684

BRIHANMUMBAI MUNICIPAL CORPORATION

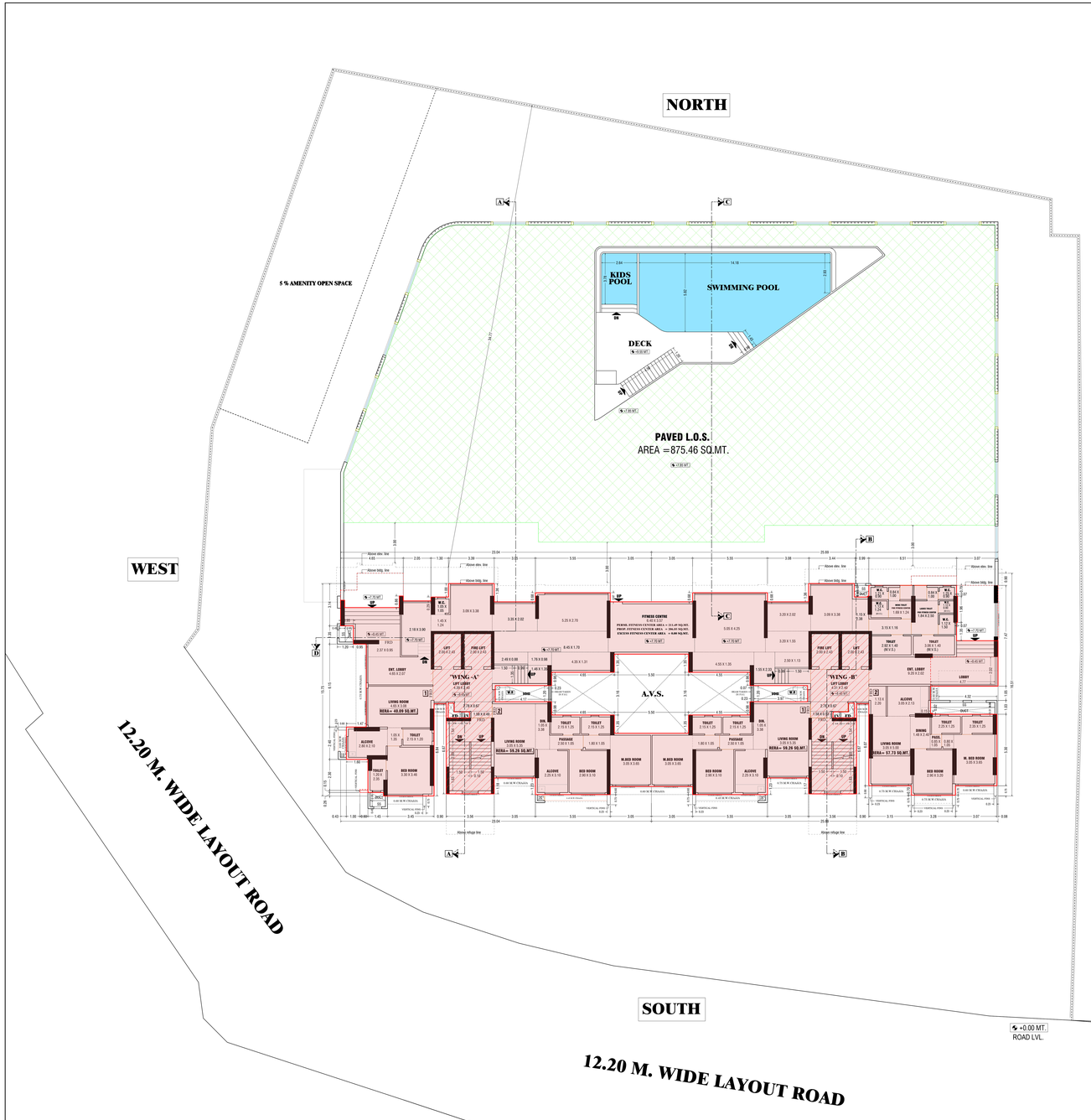
STAMP FOR APPROVAL

THIS PLAN IS DIGITALLY SIGNED AND ISSUES

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS APPROVED LETTER NO. CHE/ES/0951/S/337(NEW) DATED - 18/12/2023

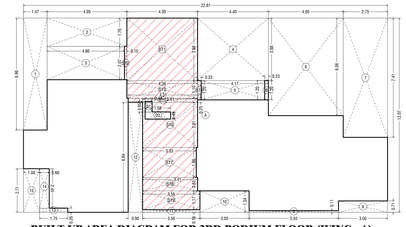
APPROVED SUBJECT TO CONDITIONS IN THIS OFFICE/ LETTER NO.CHE/ES/0951/S/337(NEW) DATED-

Hemant Shreeram Madhavi	Nitin Vasantrao Patil	Suhas Vasant Nemane
S.E.(B.P.)S & T / E	A.E.(B.P.) S & T	E.E.(B.P.) (E/S) - II



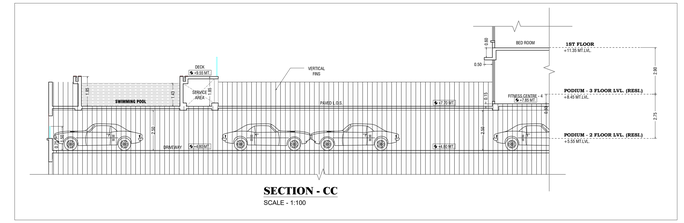
PODIUM 'P3' AMENITIES FLOOR PLAN (+7.70MT LVL)

SCALE - 1:100



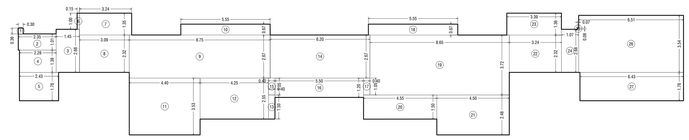
BUILT UP AREA DIAGRAM FOR 3RD PODIUM FLOOR (WING - A)

SCALE - 1:100



SECTION - CC

SCALE - 1:100



FITNESS CENTER AREA DIAGRAM

SCALE - 1:100

BUILT UP AREA CALCULATION

3RD PODIUM FLOOR (WING -A)

A	22.81	X	12.01	X	1 NO	=	272.90	SQ.MT.
B	0.23	X	1.20	X	1 NO	=	0.28	SQ.MT.
					TOTAL ADDITION	=	273.18	SQ.MT. X

DEDUCTIONS

1	1.47	X	6.96	X	1 NO	=	10.23	SQ.MT.
2	4.95	X	1.76	X	1 NO	=	8.71	SQ.MT.
3	4.80	X	2.07	X	1 NO	=	9.94	SQ.MT.
4	4.40	X	3.88	X	1 NO	=	17.07	SQ.MT.
5	4.17	X	1.20	X	1 NO	=	5.00	SQ.MT.
6	4.85	X	6.06	X	1 NO	=	29.18	SQ.MT.
7	2.75	X	7.41	X	1 NO	=	20.38	SQ.MT.
8	3.05	X	0.71	X	1 NO	=	2.17	SQ.MT.
9	5.55	X	0.11	X	1 NO	=	0.61	SQ.MT.
10	3.05	X	1.34	X	1 NO	=	4.09	SQ.MT.
11	3.58	X	0.16	X	1 NO	=	0.57	SQ.MT.
12	0.90	X	6.84	X	1 NO	=	6.16	SQ.MT.
13	1.75	X	0.26	X	1 NO	=	0.46	SQ.MT.
14	0.60	X	2.45	X	1 NO	=	1.47	SQ.MT.
15	1.00	X	2.71	X	1 NO	=	2.71	SQ.MT.
					TOTAL DEDUCTION	=	117.75	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	155.43	SQ.MT. X1

STAIRCASE AREA CALCULATION

3RD PODIUM FLOOR (WING -A)

ST1	4.39	X	3.88	X	1 NO	=	17.03	SQ.MT.
ST2	0.15	X	2.07	X	1 NO	=	0.31	SQ.MT.
ST3	4.39	X	1.10	X	1 NO	=	4.83	SQ.MT.
ST4	0.23	X	1.20	X	1 NO	=	0.28	SQ.MT.
ST5	4.31	X	0.25	X	1 NO	=	1.08	SQ.MT.
ST6	3.41	X	2.81	X	1 NO	=	9.58	SQ.MT.
ST7	3.33	X	1.96	X	1 NO	=	6.19	SQ.MT.
ST8	3.41	X	0.83	X	1 NO	=	2.83	SQ.MT.
ST9	3.56	X	1.17	X	1 NO	=	4.17	SQ.MT.
TOTAL ADDITION AREA PER FL.						=	46.30	SQ.MT. Y2

DUCT AREA CALCULATION

3RD PODIUM FLOOR (WING -A)

D1	0.44	X	0.65	X	1 NO	=	0.29	SQ.MT.
D2	1.58	X	0.45	X	1 NO	=	0.71	SQ.MT.
TOTAL DUCT AREA PER FL.						=	1.00	SQ.MT. Y3
TOTAL STAIRCASE AREA PER FL. (Y2 - Y3)						=	45.30	SQ.MT. Y4

NET BUILT UP AREA (X1 - Y4)	=	**109.13 SQ.MT.**

BUILT UP AREA CALCULATION

3RD PODIUM FLOOR (WING -B)

A	25.61	X	12.01	X	1 NO	=	307.54	SQ.MT.
B	0.23	X	1.20	X	1 NO	=	0.28	SQ.MT.
					TOTAL ADDITION	=	307.86	SQ.MT. X

DEDUCTIONS

1	7.30	X	6.06	X	1 NO	=	44.24	SQ.MT.
2	4.50	X	3.88	X	1 NO	=	17.46	SQ.MT.
3	4.27	X	1.20	X	1 NO	=	5.12	SQ.MT.
4	4.50	X	1.76	X	1 NO	=	7.92	SQ.MT.
5	4.35	X	0.92	X	1 NO	=	4.00	SQ.MT.
6	4.43	X	1.10	X	1 NO	=	4.87	SQ.MT.
7	4.92	X	5.94	X	1 NO	=	29.23	SQ.MT.
8	4.71	X	0.07	X	1 NO	=	0.33	SQ.MT.
9	3.07	X	0.70	X	1 NO	=	2.15	SQ.MT.
10	3.15	X	0.70	X	1 NO	=	2.21	SQ.MT.
11	3.56	X	0.10	X	1 NO	=	0.36	SQ.MT.
12	0.90	X	6.77	X	1 NO	=	6.09	SQ.MT.
13	3.05	X	1.28	X	1 NO	=	3.90	SQ.MT.
14	5.55	X	0.05	X	1 NO	=	0.28	SQ.MT.
15	3.05	X	0.65	X	1 NO	=	1.98	SQ.MT.
16	2.75	X	1.35	X	1 NO	=	3.71	SQ.MT.
					TOTAL DEDUCTION	=	133.84	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	174.02	SQ.MT. X1

STAIRCASE AREA CALCULATION

3RD PODIUM FLOOR (WING -B)

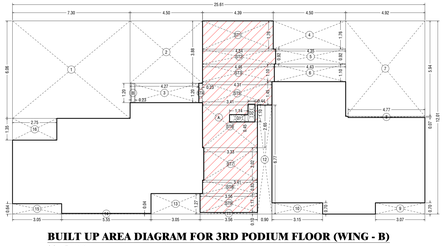
ST1	4.39	X	1.76	X	1 NO	=	7.73	SQ.MT.
ST2	4.54	X	0.92	X	1 NO	=	4.18	SQ.MT.
ST3	4.46	X	1.10	X	1 NO	=	4.91	SQ.MT.
ST4	0.23	X	1.20	X	1 NO	=	0.28	SQ.MT.
ST5	4.31	X	1.45	X	1 NO	=	6.25	SQ.MT.
ST6	3.41	X	2.65	X	1 NO	=	9.04	SQ.MT.
ST7	3.33	X	2.02	X	1 NO	=	6.73	SQ.MT.
ST8	3.41	X	0.83	X	1 NO	=	2.83	SQ.MT.
ST9	3.56	X	1.18	X	1 NO	=	4.20	SQ.MT.
TOTAL ADDITION AREA PER FL.						=	46.15	SQ.MT. Y2

DUCT AREA CALCULATION

3RD PODIUM FLOOR (WING -B)

D1	1.14	X	0.45	X	1 NO	=	0.51	SQ.MT.
D2	0.44	X	1.15	X	1 NO	=	0.48	SQ.MT.
TOTAL DUCT AREA PER FL.						=	0.99	SQ.MT. Y3
TOTAL STAIRCASE AREA PER FL. (Y2 - Y3)						=	45.16	SQ.MT. Y4

NET BUILT UP AREA (X1 - Y4)	=	**127.87 SQ.MT.**



BUILT UP AREA DIAGRAM FOR 3RD PODIUM FLOOR (WING - B)

SCALE - 1:100

BUILT UP AREA CALCULATION

FITNESS CENTER

1	0.30	X	0.36	X	1 NO	=	0.11	SQ.MT.
2	2.35	X	1.01	X	1 NO	=	2.37	SQ.MT.
3	1.45	X	2.68	X	1 NO	=	3.89	SQ.MT.
4	2.28	X	1.38	X	1 NO	=	3.15	SQ.MT.
5	2.43	X	1.79	X	1 NO	=	4.35	SQ.MT.
6	0.15	X	1.00	X	1 NO	=	0.15	SQ.MT.
7	3.24	X	1.35	X	1 NO	=	4.37	SQ.MT.
8	3.09	X	2.32	X	1 NO	=	7.17	SQ.MT.
9	8.75	X	2.67	X	1 NO	=	23.36	SQ.MT.
10	5.55	X	0.67	X	1 NO	=	3.72	SQ.MT.
11	4.40	X	3.53	X	1 NO	=	15.53	SQ.MT.
12	4.25	X	2.55	X	1 NO	=	10.84	SQ.MT.
13	0.40	X	1.50	X	1 NO	=	0.60	SQ.MT.
14	6.20	X	2.67	X	1 NO	=	16.55	SQ.MT.
15	0.40	X	1.05	X	1 NO	=	0.42	SQ.MT.
16	3.50	X	1.25	X	1 NO	=	4.38	SQ.MT.
17	0.40	X	1.05	X	1 NO	=	0.42	SQ.MT.
18	3.55	X	0.98	X	1 NO	=	3.77	SQ.MT.
19	8.65	X	3.72	X	1 NO	=	32.18	SQ.MT.
20	4.55	X	1.50	X	1 NO	=	6.83	SQ.MT.
21	4.50	X	2.48	X	1 NO	=	11.16	SQ.MT.
22	3.35	X	1.35	X	1 NO	=	4.51	SQ.MT.
23	3.24	X	2.32	X	1 NO	=	7.52	SQ.MT.
24	1.07	X	2.68	X	1 NO	=	2.87	SQ.MT.
25	0.07	X	0.08	X	1 NO	=	0.01	SQ.MT.
26	6.51	X	3.54	X	1 NO	=	23.05	SQ.MT.
27	6.43	X	1.78	X	1 NO	=	11.32	SQ.MT.
					FITNESS CENTER AREA	=	**208.03**	**SQ.MT.** X

PERMIL FITNESS CENTER AREA

2% OF THE TOTAL BUILT UP AREA (10574.50 SQ.MT. X 2%)	=	211.49 SQ.MT.
PERMIL FITNESS CENTER AREA	=	211.49 SQ.MT.
PROPOSED FITNESS CENTRE AREA	=	208.03 SQ.MT.
EXCESS FITNESS CENTRE AREA	=	0.00 SQ.MT.

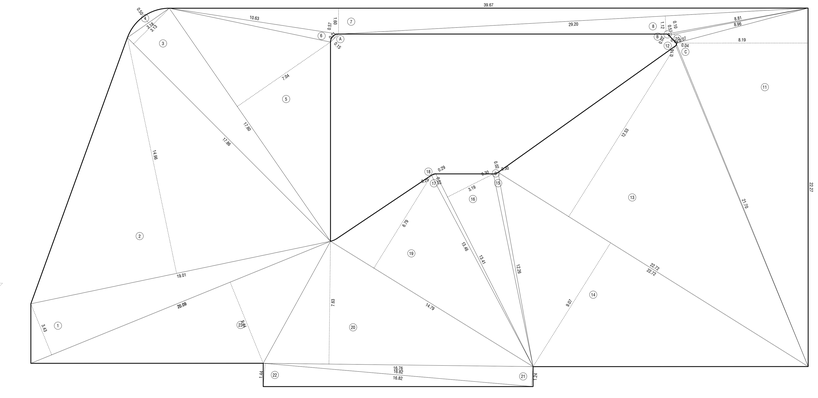
R.G. AREA AREA CALCULATION

3RD PODIUM FLOOR

1	1.0	X	20.09	X	3.43	X 1 NO	=	34.45 SQ.MT.
2	1.0	X	19.01	X	14.96	X 1 NO	=	142.15 SQ.MT.
3	1.0	X	17.86	X	3.13	X 1 NO	=	27.95 SQ.MT.
4	3.0	X	3.16	X	0.60	X 1 NO	=	5.69 SQ.MT.
5	1.0	X	17.60	X	7.04	X 1 NO	=	61.95 SQ.MT.
6	1.0	X	10.63	X	0.37	X 1 NO	=	3.93 SQ.MT.
7	1.0	X	38.67	X	1.60	X 1 NO	=	61.74 SQ.MT.
8	1.0	X	29.20	X	1.12	X 1 NO	=	16.35 SQ.MT.
9	1.0	X	8.96	X	0.10	X 1 NO	=	0.45 SQ.MT.
10	1.0	X	8.81	X	0.57	X 1 NO	=	2.51 SQ.MT.
11	1.0	X	22.27	X	8.19	X 1 NO	=	91.25 SQ.MT.
12	1.0	X	21.70	X	0.07	X 1 NO	=	0.76 SQ.MT.
13	1.0	X	22.72	X	12.53	X 1 NO	=	142.34 SQ.MT.
14	1.0	X	22.72	X	4.67	X 1 NO	=	105.94 SQ.MT.
15	1.0	X	12.26	X	8.30	X 1 NO	=	1.84 SQ.MT.
16	1.0	X	13.41	X	3.19	X 1 NO	=	21.39 SQ.MT.
17	1.0	X	13.46	X	0.29	X 1 NO	=	1.95 SQ.MT.
18	2.0	X	0.29	X	0.02	X 1 NO	=	0.00 SQ.MT.
19	1.0	X	14.79	X	6.79	X 1 NO	=	50.21 SQ.MT.
20	1.0	X	16.76	X	7.63	X 1 NO	=	63.84 SQ.MT.
21	1.0	X	16.82	X	1.24	X 1 NO	=	10.43 SQ.MT.
22	1.0	X	16.82	X	1.44	X 1 NO	=	12.11 SQ.MT.
23	1.0	X	20.09	X	5.44	X 1 NO	=	54.64 SQ.MT.
					TOTAL ADDITION	=		875.53 SQ.MT. X

DEDUCTIONS

A	2.0	X	0.71	X	0.15	X 1 NO	=	0.07 SQ.MT.
B	2.0	X	0.19	X	0.02	X 1 NO	=	0.00 SQ.MT.
C	2.0	X	0.16	X	0.04	X 1 NO	=	0.00 SQ.MT.
D	2.0	X	0.30	X	0.02	X 1 NO	=	0.00 SQ.MT.
					TOTAL DEDUCTION	=		0.07 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=		875.46 SQ.MT. X1



R.G. AREA DIAGRAM FOR 3RD PODIUM FLOOR

SCALE - 1:100

FORM - II

NOTES :

ALL RERA CARPET AREA IS ONLY FOR PARKING PURPOSE.

CONTENTS OF SHEET :

PODIUM P3' AMENITIES FLOOR PLAN (+7.70MT LVL)BUILT UP AREA DIAGRAM AND CALCULATION

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL BLDG. "SAMARTH-ALIRA" ON PLOT NO.- 3 OF PLOT BEARING C.T.S. NO.- 303/A/3/A/2 OF VILLAGE BHANDUP AT DATTA MANDIR ROAD, BHANDUP (W), MUMBAI - 400078

NAME ADDRESS & SIGNATURE OF DEVELOPER

M/S. SHIREE ASHAPURA COMBINE
Office Address :- 517, Ecstasy Business Park, City of Joy, J.S.D. Road, Mulund (W), Mumbai 400080

Dhansukh Nanda
Digitally signed by Dhansukh Nanda
Date: 2024.03.01 15:55:29 +05'30'

DEVELOPER SIGNATURE

NORTH	Job no.	Drawing No.	Scale	Drawn By	Checked By	Date
		04/07	AS SHOWN	Prakash Kadam	Manasi Kadam	02/11/2023

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

RAR DESIGN STUDIO
ARCHITECT & PROJECT CONSULTANT

ANKIT UTTAMCHAND JAIN
Digitally signed by ANKIT UTTAMCHAND JAIN
DN: cn=ANKIT UTTAMCHAND JAIN, o=RAR DESIGN STUDIO, ou=ARCHITECT, email=rardesignstudio@gmail.com, c=IN
Reason: I am the author of this document
Location:
Date: 2024.03.01 15:55:40 +05'30'

AR. ANKIT U. JAIN
B. ARCH.
REG. NO. CA / 2014 / 54556

OFFICE ADDRESS :- 2127, EAZE ZONE MALL, GOREGAON-MULUND LINK ROAD, SUNDER NAGAR, MALAD (WEST), MUMBAI - 400064 | TEL : +91-7738723684

BRIHANMUMBAI MUNICIPAL CORPORATION

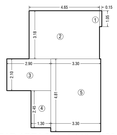
STAMP FOR APPROVAL

THIS PLAN IS DIGITALLY SIGNED AND ISSUES

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS APPROVED LETTER NO. CHE/ES/0951/S/337(NEW) DATED -18/12/2023

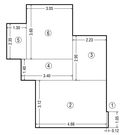
APPROVED SUBJECT TO CONDITIONS IN THIS OFFICE/ LETTER NO.CHE/ES/0951/S/337(NEW) DATED-

Hemant Shreeram Madhavi	Nitin Vasantrao Patil	Suhas Vasant Nemane
S.E.(B.P.)S A T / E	A.E.(B.P.) S & T	E.E.(B.P.) (E/S) - II



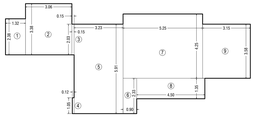
REAR AREA LINE DIAGRAM FOR PODIUM -2 TO 20TH FLOOR FLAT NO.1 WING 'A'

PODIUM-02 TO 20TH FLOOR - A WING RERA AREA CALCULATION							
FLAT 1	1	0.15	X	1.05	X	1	= 0.16
	2	4.65	X	3.18	X	1	= 14.79
	3	2.90	X	2.10	X	1	= 6.09
	4	1.30	X	2.45	X	1	= 3.19
	5	3.30	X	4.81	X	1	= 15.87
	TOTAL						= 40.09



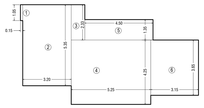
REAR AREA LINE DIAGRAM FOR 1ST TO 20TH FLOOR FLAT NO.2 WING 'A'

1ST TO 20TH FLOOR (WING -A) FLAT NO.2 RERA AREA CALCULATION							
FLAT 2	1	0.12	X	1.05	X	1	= 0.13
	2	4.68	X	3.12	X	1	= 14.60
	3	2.23	X	2.95	X	1	= 6.58
	4	3.40	X	1.40	X	1	= 4.76
	5	1.30	X	2.35	X	1	= 3.06
	6	3.05	X	3.40	X	1	= 10.98
	TOTAL						= 40.10



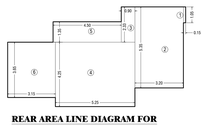
REAR AREA LINE DIAGRAM FOR 1ST TO 20TH FLOOR FLAT NO.3 WING 'A'

1ST TO 20TH FLOOR (WING - A) RERA AREA CALCULATION							
FLAT 3	1	1.32	X	2.38	X	1	= 3.14
	2	3.06	X	3.38	X	1	= 10.34
	3	0.15	X	2.03	X	1	= 0.30
	4	0.12	X	1.05	X	1	= 0.13
	5	3.23	X	5.91	X	1	= 19.09
	6	0.90	X	2.33	X	1	= 2.10
	7	5.25	X	4.25	X	1	= 22.31
	8	4.50	X	1.35	X	1	= 6.08
	9	3.15	X	3.58	X	1	= 11.28
	TOTAL						= 74.77



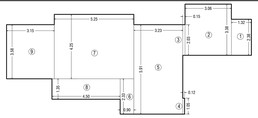
REAR AREA LINE DIAGRAM FOR PODIUM -2 & AMENITY FLOOR (FLAT NO. 2) WING -A 1ST TO 20TH FLOOR (FLAT NO. 4) WING - A

PODIUM -2 & AMENITY FLOOR (FLAT NO. 2) WING-A 1ST TO 20TH FLOOR (FLAT NO. 4) WING - A RERA AREA CALCULATION							
FLAT-2-4-4	1	0.15	X	1.05	X	1	= 0.16
	2	3.20	X	5.35	X	1	= 17.12
	3	0.90	X	2.33	X	1	= 2.10
	4	5.25	X	4.25	X	1	= 22.31
	5	4.50	X	1.35	X	1	= 6.08
	6	3.15	X	3.65	X	1	= 11.50
	TOTAL						= 59.26



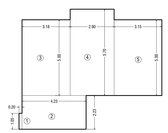
REAR AREA LINE DIAGRAM FOR PODIUM -1 TO 20TH FLOOR FLAT NO.1 WING 'B'

PODIUM -1 TO 20TH FLOOR FLAT NO.1 WING 'B' RERA AREA CALCULATION							
FLAT 1	1	0.15	X	1.05	X	1	= 0.16
	2	3.20	X	5.35	X	1	= 17.12
	3	0.90	X	2.33	X	1	= 2.10
	4	5.25	X	4.25	X	1	= 22.31
	5	4.50	X	1.35	X	1	= 6.08
	6	3.15	X	3.65	X	1	= 11.50
	TOTAL						= 59.26



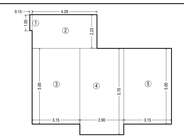
REAR AREA LINE DIAGRAM FOR 1ST TO 20TH FLOOR FLAT NO.2 WING 'B'

1ST TO 20TH FLOOR (WING -B) FLAT NO.2 RERA AREA CALCULATION							
FLAT 2	1	1.32	X	2.38	X	1	= 3.14
	2	3.06	X	3.38	X	1	= 10.34
	3	0.15	X	2.03	X	1	= 0.30
	4	0.12	X	1.05	X	1	= 0.13
	5	3.23	X	5.91	X	1	= 19.09
	6	0.90	X	2.33	X	1	= 2.10
	7	5.25	X	4.25	X	1	= 22.31
	8	4.50	X	1.35	X	1	= 6.08
	9	3.15	X	3.58	X	1	= 11.28
	TOTAL						= 74.77



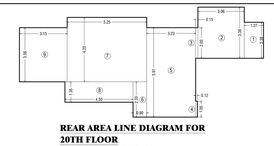
REAR AREA LINE DIAGRAM FOR 1ST TO 20TH FLOOR FLAT NO.3 WING 'B'

1ST TO 16TH FLOOR (WING -B) FLAT NO.3 RERA AREA CALCULATION							
FLAT 3	1	0.20	X	1.05	X	1	= 0.21
	2	4.23	X	2.23	X	1	= 9.43
	3	3.18	X	5.00	X	1	= 15.90
	4	2.90	X	5.70	X	1	= 16.53
	5	3.15	X	5.00	X	1	= 15.75
TOTAL							= 57.82



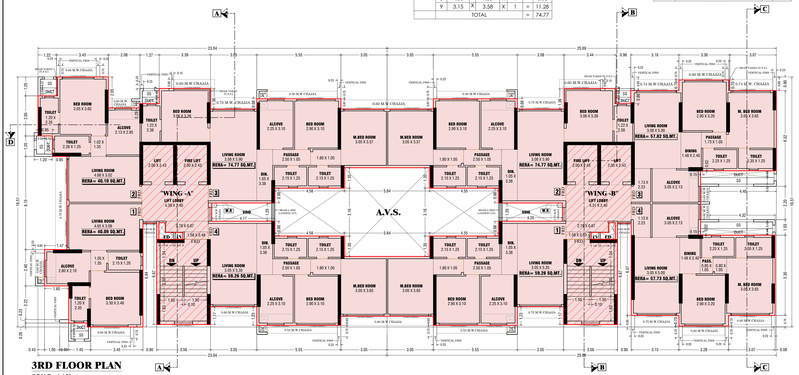
REAR AREA LINE DIAGRAM FOR PODIUM -2 & AMENITY FLOOR (FLAT NO. 2) WING - B 1ST TO 20TH FLOOR (FLAT NO. 4) WING - B

PODIUM -2 & AMENITY FLOOR (FLAT NO. 2) WING - B 1ST TO 20TH FLOOR (FLAT NO. 4) WING - B RERA AREA CALCULATION							
FLAT 4	1	0.15	X	1.05	X	1	= 0.16
	2	4.28	X	2.23	X	1	= 9.54
	3	3.15	X	5.00	X	1	= 15.75
	4	2.90	X	5.70	X	1	= 16.53
	5	3.15	X	5.00	X	1	= 15.75
TOTAL							= 57.73



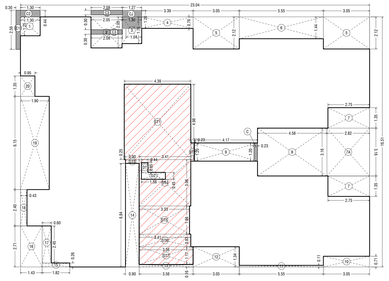
REAR AREA LINE DIAGRAM FOR 20TH FLOOR FLAT NO.2 WING 'B'

20TH FLOOR (WING -B) FLAT NO.2 RERA AREA CALCULATION							
FLAT 2	1	1.27	X	2.38	X	1	= 3.02
	2	3.06	X	3.38	X	1	= 10.34
	3	0.15	X	2.03	X	1	= 0.30
	4	0.12	X	1.05	X	1	= 0.13
	5	3.23	X	5.91	X	1	= 19.09
	6	0.90	X	2.33	X	1	= 2.10
	7	5.25	X	4.25	X	1	= 22.31
	8	4.50	X	1.35	X	1	= 6.08
	9	3.15	X	3.58	X	1	= 11.28
	TOTAL						= 74.65



3RD FLOOR PLAN

SCALE - 1:100



BUILT UP AREA DIAGRAM FOR 1ST FLOOR (WING - A)

SCALE - 1:100

BUILT UP AREA CALCULATION 1ST FLOOR (WING - A)								
A	23.04	X	16.51	X	1 NO	=	380.39	SQ.MT.
C	0.23	X	1.20	X	1 NO	=	0.28	SQ.MT.
C1	0.30	X	2.39	X	1 NO	=	0.719	SQ.MT.
C2	1.30	X	0.44	X	1 NO	=	0.57	SQ.MT.
C3	2.08	X	0.30	X	2 NOS	=	1.25	SQ.MT.
CJ	1.07	X	1.20	X	1 NO	=	1.02	SQ.MT.
	1.04	X	0.23	X	1 NO	=	0.24	SQ.MT.
					TOTAL ADDITION	=	385.00	SQ.MT. X
DEDUCTIONS								
1	1.30	X	1.25	X	1 NO	=	1.63	SQ.MT.
2	2.05	X	2.05	X	1 NO	=	4.20	SQ.MT.
3	1.30	X	1.77	X	1 NO	=	2.30	SQ.MT.
4	3.39	X	0.76	X	1 NO	=	2.57	SQ.MT.
5	3.05	X	2.12	X	2 NOS	=	12.93	SQ.MT.
6	5.55	X	1.45	X	1 NO	=	8.04	SQ.MT.
7	2.75	X	1.35	X	1 NO	=	3.71	SQ.MT.
7A	2.82	X	4.51	X	1 NO	=	12.71	SQ.MT.
8	4.58	X	3.16	X	1 NO	=	14.47	SQ.MT.
9	4.17	X	1.20	X	1 NO	=	5.00	SQ.MT.
10	3.05	X	0.71	X	1 NO	=	2.16	SQ.MT.
11	3.55	X	0.11	X	1 NO	=	0.39	SQ.MT.
12	3.05	X	1.34	X	1 NO	=	4.08	SQ.MT.
13	3.58	X	0.16	X	1 NO	=	0.57	SQ.MT.
14	0.90	X	0.64	X	1 NO	=	0.58	SQ.MT.
15	1.82	X	0.26	X	1 NO	=	0.47	SQ.MT.
16	3.05	X	1.34	X	1 NO	=	4.08	SQ.MT.
17	0.60	X	2.45	X	1 NO	=	1.47	SQ.MT.
18	0.43	X	2.40	X	1 NO	=	1.03	SQ.MT.
19	1.90	X	6.15	X	1 NO	=	11.68	SQ.MT.
20	0.95	X	1.30	X	1 NO	=	1.28	SQ.MT.
					TOTAL DEDUCTION	=	108.00	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]						=	284.19	SQ.MT.

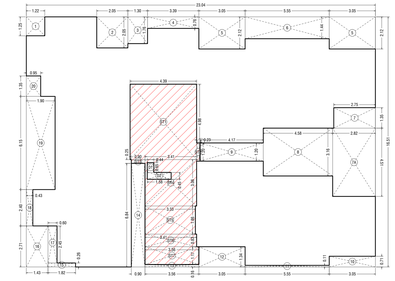
STAIRCASE AREA CALCULATION 1ST FLOOR (WING - A)								
ST1	4.39	X	4.98	X	1 NO	=	21.86	SQ.MT.
ST2	0.23	X	1.20	X	1 NO	=	0.28	SQ.MT.
ST3	0.90	X	0.25	X	1 NO	=	0.23	SQ.MT.
ST4	3.41	X	3.06	X	1 NO	=	10.43	SQ.MT.
ST5	3.33	X	1.86	X	1 NO	=	6.19	SQ.MT.
ST6	3.41	X	0.83	X	1 NO	=	2.83	SQ.MT.
ST7	3.56	X	1.17	X	1 NO	=	4.17	SQ.MT.
TOTAL ADDITION AREA PER FL						=	45.99	SQ.MT. Y2

DUCT AREA CALCULATION 1ST FLOOR (WING - A)								
D1	0.44	X	0.65	X	1 NO	=	0.29	SQ.MT.
D2	1.58	X	0.45	X	1 NO	=	0.71	SQ.MT.
TOTAL DUCT AREA PER FL						=	1.00	SQ.MT. Y3
TOTAL STAIRCASE AREA PER FL (Y2 - Y3)						=	44.99	SQ.MT. Y4
NET BUILT UP AREA [Y1 - Y5]						=	**238.19**	**SQ.MT.**

BUILT UP AREA CALCULATION 1ST FLOOR (WING - B)								
B	25.00	X	16.51	X	1 NO	=	424.14	SQ.MT.
C	0.23	X	1.20	X	1 NO	=	0.28	SQ.MT.
CJ	0.96	X	1.06	X	1 NO	=	1.02	SQ.MT.
					TOTAL ADDITION	=	425.44	SQ.MT. X
DEDUCTIONS								
1	3.05	X	2.12	X	1 NO	=	6.46	SQ.MT.
2	5.55	X	1.45	X	1 NO	=	8.04	SQ.MT.
3	3.08	X	1.89	X	1 NO	=	5.20	SQ.MT.
3A	3.05	X	0.40	X	1 NO	=	1.31	SQ.MT.
4	3.44	X	0.77	X	1 NO	=	2.64	SQ.MT.
5	0.96	X	1.69	X	1 NO	=	1.62	SQ.MT.
6	3.18	X	0.90	X	1 NO	=	2.86	SQ.MT.
7	3.36	X	0.20	X	1 NO	=	0.67	SQ.MT.
8	3.07	X	0.90	X	1 NO	=	2.76	SQ.MT.
9	4.85	X	4.25	X	1 NO	=	20.61	SQ.MT.
10	3.05	X	0.71	X	1 NO	=	2.16	SQ.MT.
11	3.55	X	0.11	X	1 NO	=	0.39	SQ.MT.
12	3.29	X	0.98	X	1 NO	=	3.22	SQ.MT.
13	3.58	X	0.16	X	1 NO	=	0.57	SQ.MT.
14	0.90	X	0.64	X	1 NO	=	0.58	SQ.MT.
15	1.82	X	0.26	X	1 NO	=	0.47	SQ.MT.
16	3.05	X	1.34	X	1 NO	=	4.08	SQ.MT.
17	0.55	X	0.11	X	1 NO	=	0.61	SQ.MT.
18	3.05	X	0.71	X	1 NO	=	2.16	SQ.MT.
19	2.82	X	3.16	X	1 NO	=	8.91	SQ.MT.
19A	2.75	X	1.35	X	2 NOS	=	7.43	SQ.MT.
20	4.55	X	1.20	X	1 NO	=	5.46	SQ.MT.
20A	4.48	X	0.98	X	2 NOS	=	8.78	SQ.MT.
21	4.20	X	1.20	X	1 NO	=	5.04	SQ.MT.
22	0.08	X	5.30	X	1 NO	=	0.42	SQ.MT.
					TOTAL DEDUCTION	=	107.43	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	318.01	SQ.MT. X1

STAIRCASE AREA CALCULATION 1ST FLOOR (WING - B)								
ST1	4.39	X	2.68	X	1 NO	=	11.77	SQ.MT.
ST2	4.21	X	2.55	X	1 NO	=	10.99	SQ.MT.
ST3	0.23	X	1.20	X	1 NO	=	0.28	SQ.MT.
ST4	3.41	X	2.65	X	1 NO	=	9.04	SQ.MT.
ST5	3.33	X	2.02	X	1 NO	=	6.73	SQ.MT.
ST6	3.41	X	0.83	X	1 NO	=	2.83	SQ.MT.
ST7	3.56	X	1.18	X	1 NO	=	4.20	SQ.MT.
TOTAL ADDITION AREA PER FL						=	45.84	SQ.MT. Y2

DUCT AREA CALCULATION 1ST FLOOR (WING - B)								
D1	1.14	X	0.45	X	1 NO	=	0.51	SQ.MT.
D2	0.44	X	1.10	X	1 NO	=	0.48	SQ.MT.
TOTAL DUCT AREA PER FL						=	0.99	SQ.MT. Y3
TOTAL STAIRCASE AREA PER FL (Y2 - Y3)						=	44.85	SQ.MT. Y4
NET BUILT UP AREA [Y1 - Y5]						=	**272.17**	**SQ.MT.**



BUILT UP AREA DIAGRAM FOR 2ND FLOOR (WING - A)

SCALE - 1:100

BUILT UP AREA CALCULATION 2ND FLOOR (WING - A)								
A	23.04	X	16.51	X	1 NO	=	380.39	SQ.MT.
					TOTAL ADDITION	=	380.39	SQ.MT. X
DEDUCTIONS								
1	1.22	X	1.25	X	1 NO	=	1.53	SQ.MT.
2	2.05	X	2.05	X	1 NO	=	4.20	SQ.MT.
3	1.30	X	1.77	X	1 NO	=	2.30	SQ.MT.
4	3.39	X	0.76	X	1 NO	=	2.57	SQ.MT.
5	3.05	X	2.12	X	2 NOS	=	12.93	SQ.MT.
6	5.55	X	1.45	X	1 NO	=	8.04	SQ.MT.
7	2.75	X	1.35	X	1 NO	=	3.71	SQ.MT.
7A	2.82	X	4.51	X	1 NO	=	12.71	SQ.MT.
8	4.58	X	3.16	X	1 NO	=	14.47	SQ.MT.
9	4.17	X	1.20	X	1 NO	=	5.00	SQ.MT.
10	3.05	X	0.71	X	1 NO	=	2.16	SQ.MT.
11	3.55	X	0.11	X	1 NO	=	0.39	SQ.MT.
12	3.05	X	1.34	X	1 NO	=	4.08	SQ.MT.
13	3.58	X	0.16	X	1 NO	=	0.57	SQ.MT.
14	0.90	X	0.64	X	1 NO	=	0.58	SQ.MT.
15	1.82	X	0.26	X	1 NO	=	0.47	SQ.MT.
16	3.05	X	1.34	X	1 NO	=	4.08	SQ.MT.
17	0.60	X	2.45	X	1 NO	=	1.47	SQ.MT.
18	0.43	X	2.40	X	1 NO	=	1.03	SQ.MT.
19	1.90	X	6.15	X	1 NO	=	11.68	SQ.MT.
20	0.95	X	1.30	X	1 NO	=	1.28	SQ.MT.
					TOTAL DEDUCTION	=	108.00	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	276.39	SQ.MT. X1

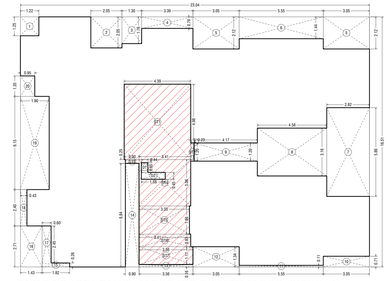
STAIRCASE AREA CALCULATION 2ND FLOOR (WING - A)								
ST1	4.39	X	4.98	X	1 NO	=	21.86	SQ.MT.
ST2	0.23	X	1.20	X	1 NO	=	0.28	SQ.MT.
ST3	0.90	X	0.25	X	1 NO	=	0.23	SQ.MT.
ST4	3.41	X	3.06	X	1 NO	=	10.43	SQ.MT.
ST5	3.33	X	1.86	X	1 NO	=	6.19	SQ.MT.
ST6	3.41	X	0.83	X	1 NO	=	2.83	SQ.MT.
ST7	3.56	X	1.17	X	1 NO	=	4.17	SQ.MT.
TOTAL ADDITION AREA PER FL						=	45.99	SQ.MT. Y2

DUCT AREA CALCULATION 2ND FLOOR (WING - A)								
D1	0.44	X	0.65	X	1 NO	=	0.29	SQ.MT.
D2	1.58	X	0.45	X	1 NO	=	0.71	SQ.MT.
TOTAL DUCT AREA PER FL						=	1.00	SQ.MT. Y3
TOTAL STAIRCASE AREA PER FL (Y2 - Y3)						=	44.99	SQ.MT. Y4
NET BUILT UP AREA [Y1 - Y5]						=	**233.07**	**SQ.MT.**

BUILT UP AREA CALCULATION 2ND FLOOR (WING - B)								
B	25.00	X	16.51	X	1 NO	=	424.14	SQ.MT.
					TOTAL ADDITION	=	424.14	SQ.MT. X
DEDUCTIONS								
1	3.05	X	2.12	X	1 NO	=	6.46	SQ.MT.
2	5.55	X	1.45	X	1 NO	=	8.04	SQ.MT.
3	3.08	X	1.89	X	1 NO	=	5.20	SQ.MT.
3A	3.05	X	0.40	X	1 NO	=	1.31	SQ.MT.
4	3.44	X	0.77	X	1 NO	=	2.64	SQ.MT.
5	0.96	X	1.69	X	1 NO	=	1.62	SQ.MT.
6	3.18	X	0.90	X	1 NO	=	2.86	SQ.MT.
7	3.36	X	0.20	X	1 NO	=	0.67	SQ.MT.
8	3.07	X	0.90	X	1 NO	=	2.76	SQ.MT.
9	4.85	X	4.25	X	1 NO	=	20.61	SQ.MT.
10	3.05	X	0.71	X	1 NO	=	2.16	SQ.MT.
11	3.55	X	0.11	X	1 NO	=	0.39	SQ.MT.
12	3.29	X	0.98	X	1 NO	=	3.22	SQ.MT.
13	3.58	X	0.16	X	1 NO	=	0.57	SQ.MT.
14	0.90	X	0.64	X	1 NO	=	0.58	SQ.MT.
15	1.82	X	0.26	X	1 NO	=	0.47	SQ.MT.
16	3.05	X	1.34	X	1 NO	=	4.08	SQ.MT.
17	0.55	X	0.11	X	1 NO	=	0.61	SQ.MT.
18	3.05	X	0.71	X	1 NO	=	2.16	SQ.MT.
19	2.82	X	3.16	X	1 NO	=	8.91	SQ.MT.
19A	2.75	X	1.35	X	1 NO	=	3.71	SQ.MT.
20	4.55	X	1.20	X	1 NO	=	5.46	SQ.MT.
20A	4.48	X	0.98	X	1 NO	=	4.39	SQ.MT.
21	4.20	X	1.20	X	1 NO	=	5.04	SQ.MT.
22	0.08	X	5.30	X	1 NO	=	0.42	SQ.MT.
					TOTAL DEDUCTION	=	107.58	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	316.55	SQ.MT. X1

STAIRCASE AREA CALCULATION 2ND FLOOR (WING - B)								
ST1	4.39	X	2.68	X	1 NO	=	11.77	SQ.MT.
ST2	4.21	X	2.55	X	1 NO	=	10.99	SQ.MT.
ST3	0.23	X	1.20	X	1 NO	=	0.28	SQ.MT.
ST4	3.41	X	2.65	X	1 NO	=	9.04	SQ.MT.
ST5	3.33	X	2.02	X	1 NO	=	6.73	SQ.MT.
ST6	3.41	X	0.83	X	1 NO	=	2.83	SQ.MT.
ST7	3.56	X	1.18	X	1 NO	=	4.20	SQ.MT.
TOTAL ADDITION AREA PER FL						=	45.84	SQ.MT. Y2

DUCT AREA CALCULATION 2ND FLOOR (WING - B)								
D1	1.14	X	0.45	X	1 NO	=	0.51	SQ.MT.
D2	0.44	X	1.10	X	1 NO	=	0.48	SQ.MT.
TOTAL DUCT AREA PER FL						=	0.99	SQ.MT. Y3
TOTAL STAIRCASE AREA PER FL (Y2 - Y3)						=	44.85	SQ.MT. Y4
NET BUILT UP AREA [Y1 - Y5]						=	**270.71**	**SQ.MT.**



BUILT UP AREA DIAGRAM FOR 3RD TO 20TH FLOOR (WING - A)

SCALE - 1:100

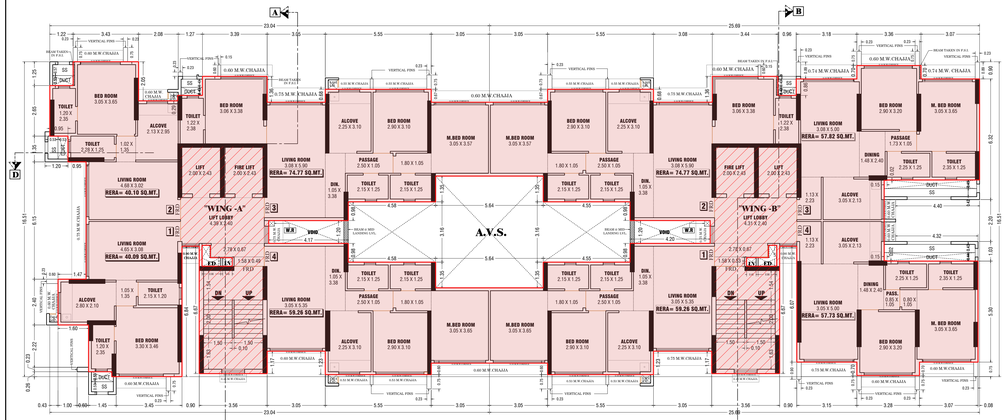
BUILT UP AREA CALCULATION 3RD TO 20TH FLOOR (WING - A)								
A	23.04	X	16.51	X	1 NO	=	380.39	SQ.MT.
					TOTAL ADDITION	=	380.39	SQ.MT. X
DEDUCTIONS								
1	1.22	X	1.25	X	1 NO	=	1.53	SQ.MT.
2	2.05	X	2.05	X	1 NO	=	4.20	SQ.MT.
3	1.30	X	1.77	X	1 NO	=	2.30	SQ.MT.
4	3.39	X	0.76	X	1 NO	=	2.57	SQ.MT.
5	3.05	X	2.12	X	2 NOS	=	12.93	SQ.MT.
6	5.55	X	1.45	X	1 NO	=	8.04	SQ.MT.
7	2.82	X	3.88	X	1 NO	=	10.92	SQ.MT.
8	4.58	X	3.16	X	1 NO	=	14.47	SQ.MT.
9	4.17	X	1.20	X	1 NO	=	5.00	SQ.MT.
10	3.05	X	0.71	X	1 NO	=	2.16	SQ.MT.
11	3.55	X	0.11	X	1 NO	=	0.39	SQ.MT.
12	3.05	X	1.34	X	1 NO	=	4.08	SQ.MT.
13	3.58	X	0.16	X	1 NO	=	0.57	SQ.MT.
14	0.90	X	0.64	X	1 NO	=	0.58	SQ.MT.
15	1.82	X	0.26	X	1 NO	=	0.47	SQ.MT.
16	3.05	X	1.34	X	1 NO	=	4.08	SQ.MT.
17	0.60	X	2.45	X	1 NO	=	1.47	SQ.MT.
18	0.43	X	2.40	X	1 NO	=	1.03	SQ.MT.
19	1.90	X	6.15	X	1 NO	=	11.68	SQ.MT.
20	0.95	X	1.30	X	1 NO	=	1.28	SQ.MT.
					TOTAL DEDUCTION	=	108.00	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	276.46	SQ.MT. X1

STAIRCASE AREA CALCULATION 3RD TO 20TH FLOOR (WING - A)								
ST1	4.39	X	4.98	X	1 NO	=	21.86	SQ.MT.
ST2	0.23	X	1.20	X	1 NO	=	0.28	SQ.MT.
ST3	0.90	X	0.25	X	1 NO	=	0.23	SQ.MT.
ST4	3.41	X	3.06	X	1 NO	=	10.43	SQ.MT.
ST5	3.33	X	1.86	X	1 NO	=	6.19	SQ.MT.
ST6	3.41	X	0.83	X	1 NO	=	2.83	SQ.MT.
ST7	3.56	X	1.17	X	1 NO	=	4.17	SQ.MT.
TOTAL ADDITION AREA PER FL						=	45.99	SQ.MT. Y2

DUCT AREA CALCULATION 3RD TO 20TH FLOOR (WING - A)								
D1	0.44	X	0.65	X	1 NO	=	0.29	SQ.MT.
D2	1.58	X	0.45	X	1 NO	=	0.71	SQ.MT.
TOTAL DUCT AREA PER FL						=	1.00	SQ.MT. Y3
TOTAL STAIRCASE AREA PER FL (Y2 - Y3)						=	44.99	SQ.MT. Y4
NET BUILT UP AREA [Y1 - Y5]						=	**233.47**	**SQ.MT.**

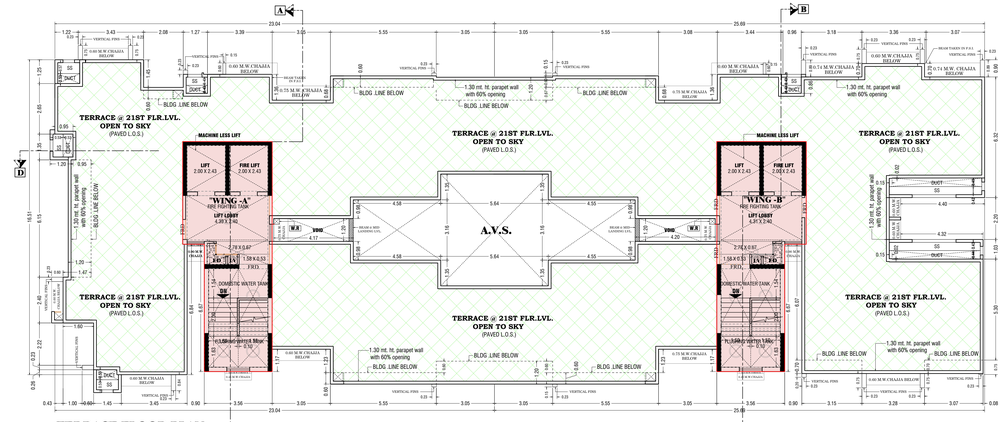
BUILT UP AREA CALCULATION 3RD TO 20TH FLOOR (WING - B)								
B	25.00	X	16.51	X	1 NO	=	424.14	SQ.MT.
					TOTAL ADDITION	=	424.14	SQ.MT. X
DEDUCTIONS								
1	3.05	X	2.12	X	1 NO	=	6.46	SQ.MT.
2	5.55	X	1.45	X	1 NO	=	8.04	SQ.MT.
3	3.08	X	2.12	X	1 NO	=	6.52	SQ.MT.
4	3.44	X	0.77	X	1 NO	=	2.64	SQ.MT.
5	0.96	X	1.77	X	1 NO	=	1.69	SQ.MT.
6	3.18	X	0.90	X	1 NO	=	2.86	SQ.MT.
7	3.36	X	0.20	X	1 NO	=	0.67	SQ.MT.
8	3.07	X	0.90	X	1 NO	=	2.76	SQ.MT.
9	4.85	X	4.25	X	1 NO	=	20.61	SQ.MT.
10	0.15	X	4.21	X	1 NO	=	0.63	SQ.MT.
11	3.05	X	0.71	X	1 NO	=	2.16	SQ.MT.
12	3.29	X	0.98	X	1 NO	=	3.22	SQ.MT.
13	3.15	X	0.75	X	1 NO	=	2.36	SQ.MT.
14	0.90	X	0.64	X	1 NO	=	0.58	SQ.MT.
15	3.56	X	0.16	X	1 NO	=	0.56	SQ.MT.
16	3.05	X	1.34	X	1 NO	=	4.08	SQ.MT.
17	0.55	X	0.11	X	1 NO	=	0.61	SQ.MT.
18	3.05	X	0.71	X	1 NO	=	2.16	SQ.MT.
19	2.82	X	5.88	X	1 NO	=	16.52	SQ.MT.
20	4.55	X	3.18	X	1 NO	=	14.47	SQ.MT.
21	4.20	X	1.20	X	1 NO	=	5.04	SQ.MT.
22	0.08	X	5.30	X	1 NO	=	0.42	SQ.MT.
					TOTAL DEDUCTION	=	107.76	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	316.38	SQ.MT. X1

STAIRCASE AREA CALCULATION 3RD TO 20TH FLOOR (WING - B)								
ST1	4.39	X	2.68	X	1 NO	=	11.77	SQ.MT.
ST2	4.21	X	2.55	X	1 NO	=	10.99	SQ.MT.
ST3	0.23	X	1.20	X	1 NO	=	0.28	SQ.MT.
ST4	3.41	X	2.65	X	1 NO	=	9.04	SQ.MT.
ST5	3.33	X	2.02	X	1 NO	=	6.73	SQ.MT.
ST6	3.41	X	0.83	X	1 NO	=	2.83	SQ.MT.
ST7	3.56	X	1.18	X	1 NO	=	4.20	SQ.MT.
TOTAL ADDITION AREA PER FL			



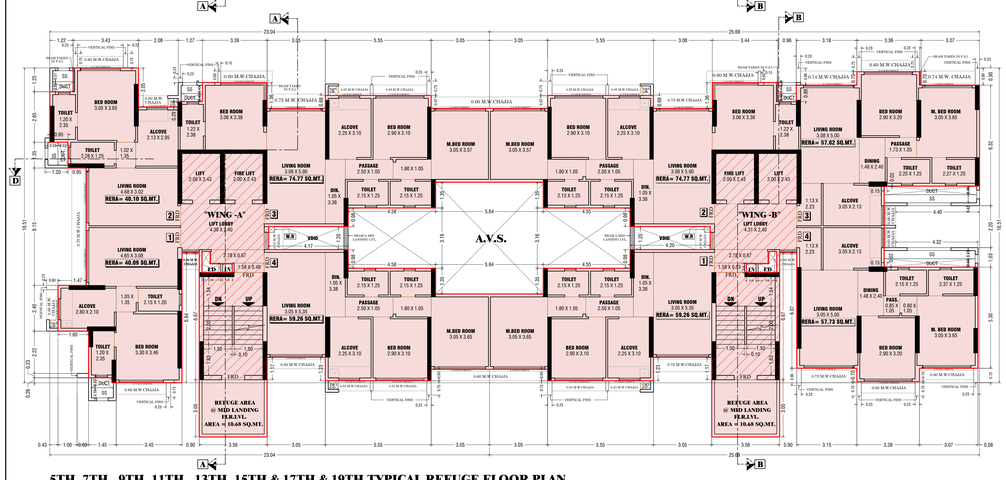
6TH, 10TH, 14TH & 18TH TYPICAL FLOOR PLAN

SCALE - 1:100



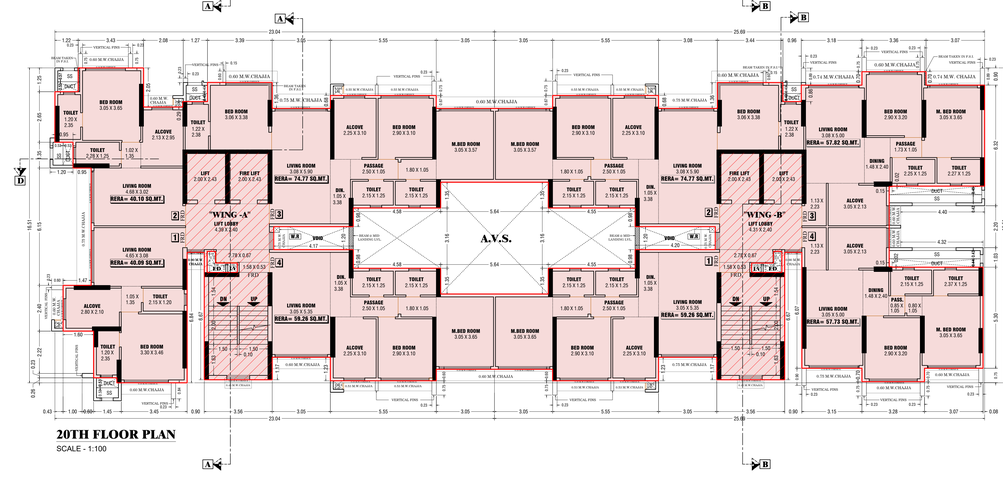
TERRACE FLOOR PLAN

SCALE - 1:100



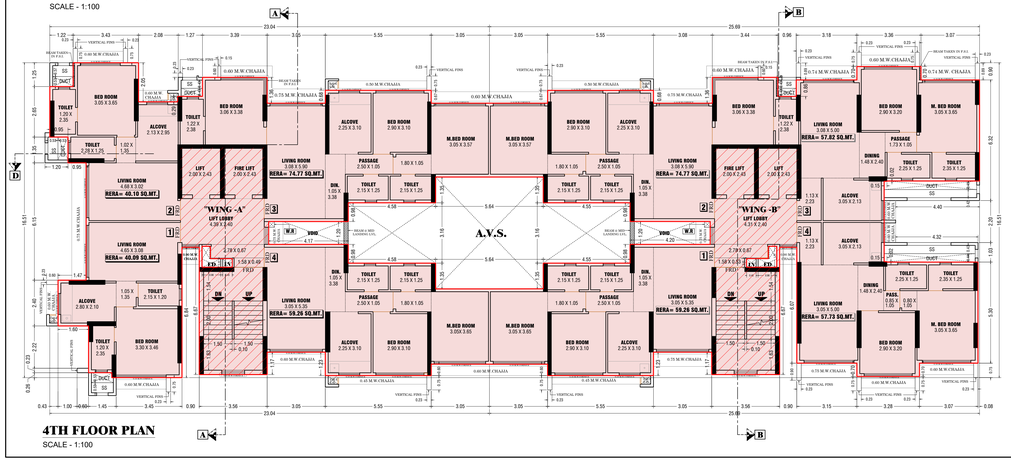
5TH, 7TH, 9TH, 11TH, 13TH, 15TH & 17TH & 19TH TYPICAL REFUGE FLOOR PLAN

SCALE - 1:100



20TH FLOOR PLAN

SCALE - 1:100



4TH FLOOR PLAN

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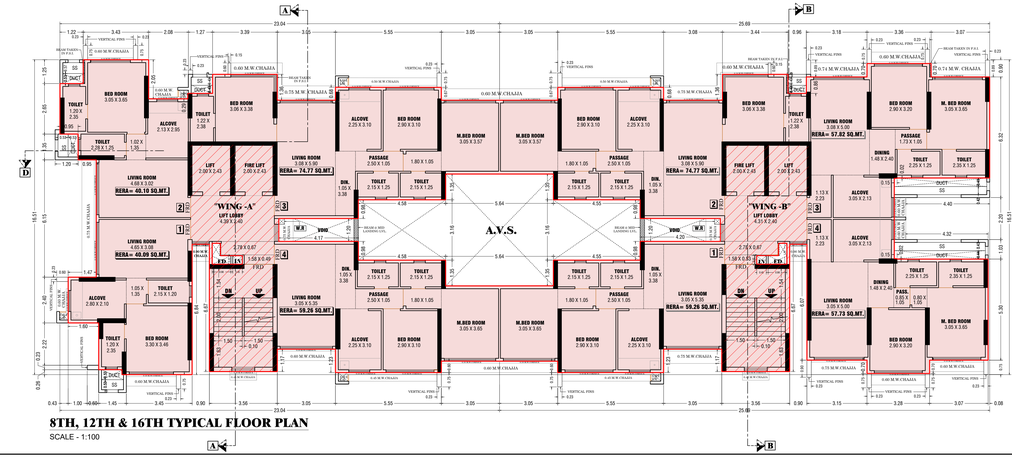
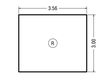


8TH, 12TH & 16TH TYPICAL FLOOR PLAN

SCALE - 1:100



REFUGE AREA DIAGRAM
WING -A & B

SCALE - 1:100

REFUGE AREA CALCULATION

WING -A & B								
R1	3.56	X	3.00	X	1 NO	=	10.68	SQ.MT.
TOTAL REFUGE AREA						=	10.68	SQ.MT.

FORM - II

NOTES :

ALL RERA CARPET AREA IS ONLY FOR PARKING PURPOSE.

CONTENTS OF SHEET :

4TH FLOOR PLAN, 5TH, 7TH, 9TH, 11TH, 13TH, 15TH TYPICAL REFUGE FLOOR PLAN, 6TH, 10TH, 14TH TYPICAL FLOOR PLAN, 8TH, 12TH & 16TH TYPICAL FLOOR PLAN, 18TH REFUGE FLOOR PLAN, REFUGE AREA DIAGRAM & CALCULATION.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL BLDG. "SAMARTH AURA" ON PLOT NO.- 3 OF PLOT BEARING C.T.S. NO.- 303/A/3/A/2 OF VILLAGE BHANDUP AT DATTA MANDIR ROAD, BHANDUP (W), MUMBAI - 400078

NAME ADDRESS & SIGNATURE OF DEVELOPER

M/S. SHREE ASHAPURA COMBINE
Office Address – 517, Ecstasy Business Park, City of Joy, J.S.D. Road, Mulund (W), Mumbai 400080

Dhansukh Nanda

Digitally signed by Dhansukh Nanda
Date: 2024.03.01 15:56:18 +05'30'

DEVELOPER SIGNATURE

NORTH	Job no.	Drawing No.	Scale	Drawn By	Checked By	Date
		06/07	AS SHOWN	Prakash Kadam	Manasi Kadam	02/11/2023

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

AR DESIGN STUDIO
ARCHITECT & PROJECT CONSULTANT

ANKIT UTTAMCHAND JAIN

Digitally signed by ANKIT UTTAMCHAND JAIN
DN: cn=ANKIT UTTAMCHAND JAIN, o=AR DESIGN STUDIO, ou=ARCHITECT, email=ARDESIGNSTUDIO2017@GMAIL.COM, c=IN
Reason: I am the author of this document
Location: India
Date: 2024.03.03 09:53:42 +05'30'

AR. ANKIT U. JAIN
ARCH
REG. NO. CA / 2014/ 64556

OFFICE ADDRESS :- 2127, EAZE ZONE MALL, GOREGAON MULUND LINK ROAD, SUNDER NAGAR, MALAD (WEST), MUMBAI - 400064 | TEL:- +91-7738723684

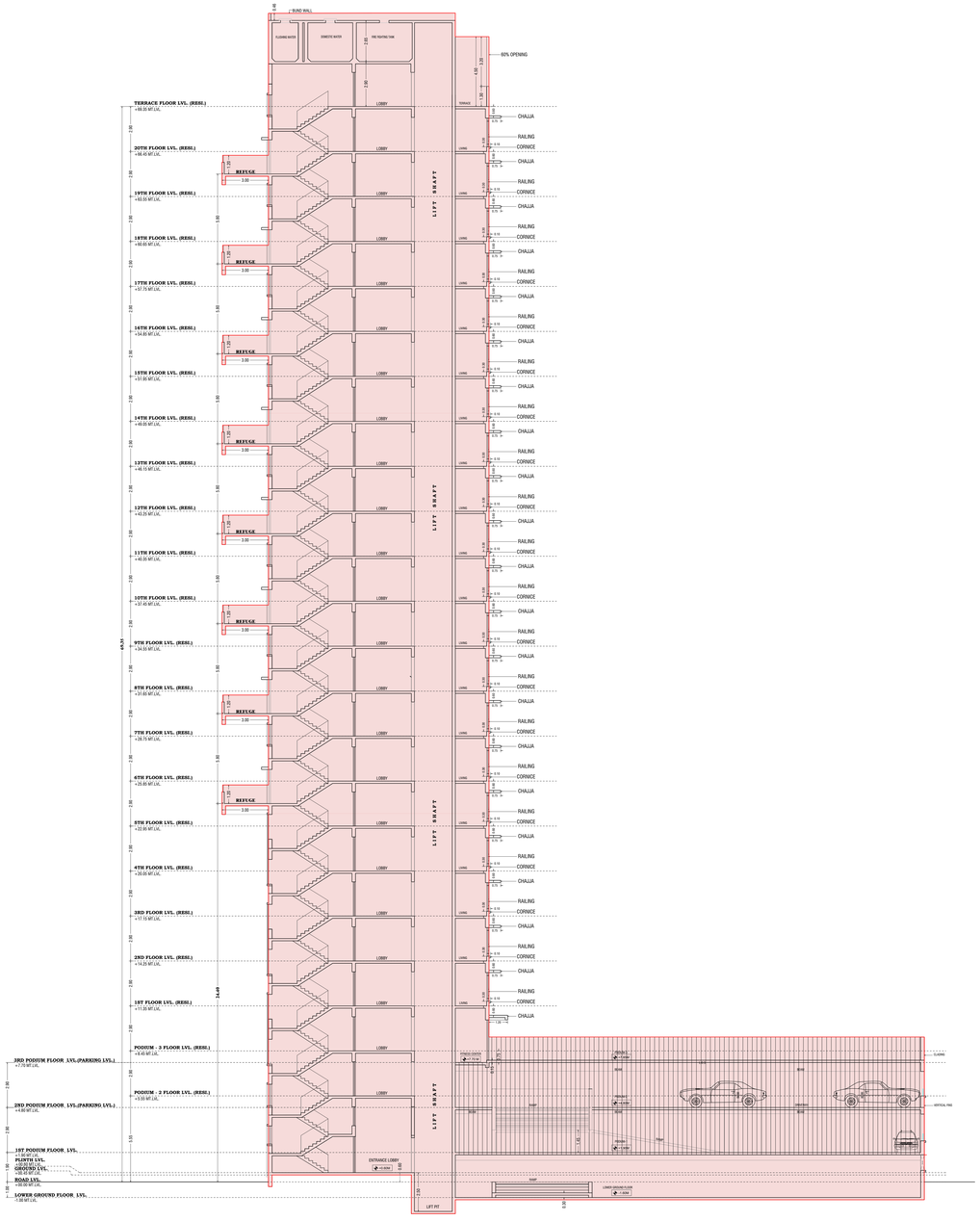
BRIHANMUMBAI MUNICIPAL CORPORATION
STAMP FOR APPROVAL

THIS PLAN IS DIGITALLY SIGNED AND ISSUES

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS APPROVED LETTER NO. CHE/ES/0951/S:337(NEW) DATED - 18/12/2023

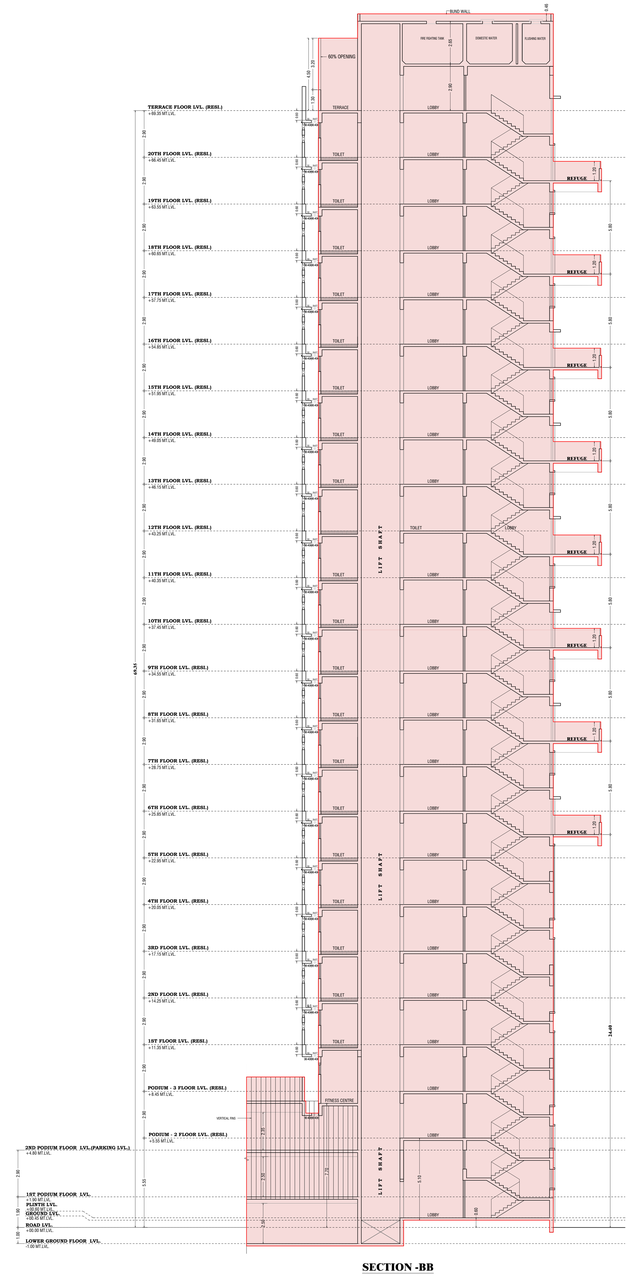
APPROVED SUBJECT TO CONDITIONS IN THIS OFFICE/ LETTER NO.CHE/ES/0951/S:337(NEW) DATED-

S.E.(B.P.)S & T / E	A.E.(B.P.) S & T	E.E.(B.P.) (E/S) - II
Hemant Shreeram Madhavi	Nitin Vasantrao Patil	Suhas Vasant Nemane



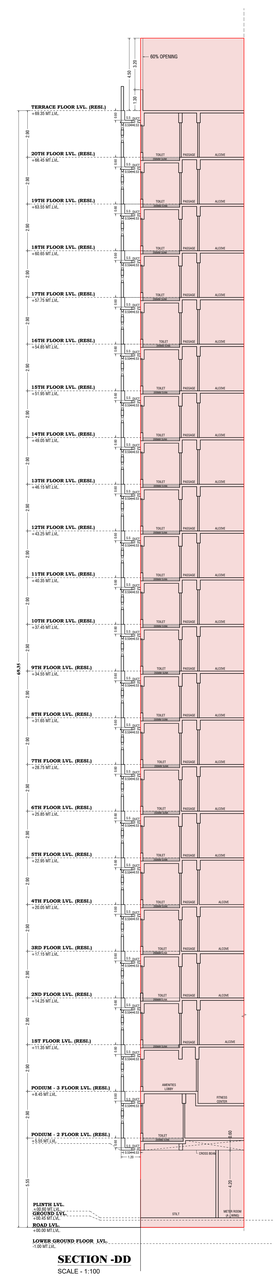
SECTION -AA

SCALE - 1:100



SECTION -BB

SCALE - 1:100



SECTION -DD

SCALE - 1:100

FORM - II

NOTES :

ALL RERA CARPET AREA IS ONLY FOR PARKING PURPOSE

CONTENTS OF SHEET :

SECTION -AA, SECTION -BB, SECTION -DD

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL BLDG. "SAMARTH-AURA" ON PLOT NO.- 3 OF PLOT BEARING C.T.S. NO.:- 303/A/3/A/2 OF VILLAGE BHANDUP AT DATTA MANDIR ROAD, BHANDUP (W), MUMBAI - 400078

NAME ADDRESS & SIGNATURE OF DEVELOPER

M/S. SHREE ASHAPURA COMBINE
Office Address – 517, Ecstasy Business Park, City of Joy, J.S.D. Road, Mulund (W), Mumbai 400080

Dhansukh Nanda
Digitally signed by Dhansukh Nanda
Date: 2024.03.01 15:56:59 +05'30'

DEVELOPER SIGNATURE

NORTH	Job no.	Drawing No.	Scale	Drawn By	Checked By	Date
		07/07	AS SHOWN	Prakash Kadam	Manasi Kadam	02/11/2023

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

AR DESIGN STUDIO
ARCHITECT & PROJECT CONSULTANT

ANKIT UTTAM CHAND JAIN

"DESIGN, signed by ANKIT UTTAM CHAND JAIN
DN: c=IN, o=AR DESIGN STUDIO, ou=Architectural Consultant, cn=ANKIT UTTAM CHAND JAIN, e=ar.ankitjain@gmail.com, l=MUMBAI, st=MAHARASHTRA
Date: 2023.12.12 12:12:12 +05'30'"

AR. ANKIT U. JAIN
B. ARCH.
REG. NO. CA / 2014 / 64556

OFFICE ADDRESS :- 2127, EAZE ZONE MALL, GOREGAON MULUND LINK ROAD, SUNDER NAGAR, MALAD (WEST), MUMBAI - 400064 I TEL. :- +91-7738723684

BRIHANMUMBAI MUNICIPAL CORPORATION

STAMP FOR APPROVAL

THIS PLAN IS DIGITALLY SIGNED AND ISSUES

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS APPROVED LETTER NO. CHE/ES/0991/S/337(NEW) DATED - 16/12/2023

APPROVED SUBJECT TO CONDITIONS IN THIS OFFICE/ LETTER NO.CHE/ES/0991/S/337(NEW) DATED-

Hemant Shreeram Madhavi	Nitin Vasantrao Patil	Suhas Vasant Nemane
S.E.(B.P.)S & T / E	A.E.(B.P.) S & T	E.E.(B.P.) (E/S) - II