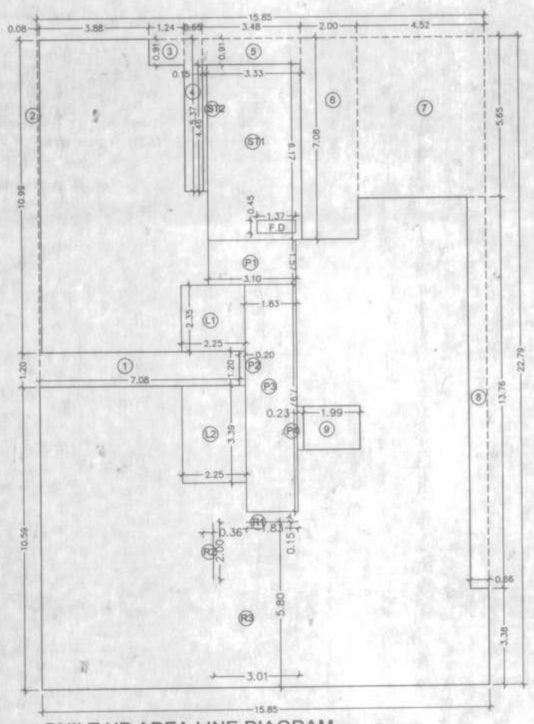


BUILT UP AREA LINE DIAGRAM
FOR 21ST FLOOR
SCALE- 1:100

BUILT UP AREA CALCULATION

FOR 21ST FLOOR			
A	15.85 X 22.79 X 1.00	=	361.22 SQ.MT.
	TOTAL ADDITION	=	361.22 SQ.MT.
DEDUCTIONS			
1	7.08 X 1.20 X 1	=	8.50 SQ.MT.
2	0.08 X 10.99 X 1	=	0.88 SQ.MT.
3	1.24 X 0.91 X 1	=	1.13 SQ.MT.
4	0.65 X 5.37 X 1	=	3.49 SQ.MT.
5	3.48 X 0.91 X 1	=	3.17 SQ.MT.
6	2.00 X 7.08 X 1	=	14.16 SQ.MT.
7	4.52 X 5.65 X 1	=	25.54 SQ.MT.
8	0.65 X 13.76 X 1	=	8.94 SQ.MT.
9	1.99 X 1.52 X 1	=	3.03 SQ.MT.
	REFUGE AREA	=	18.45 SQ.MT.
	ST.CASE & LIFT AREA	=	54.19 SQ.MT.
TOTAL DEDUCTION		=	141.48 SQ.MT.
NET BUILT UP AREA (X-Y)		=	219.74 SQ.MT.

STAIRCASE AREA CALCULATION
21ST FLOOR

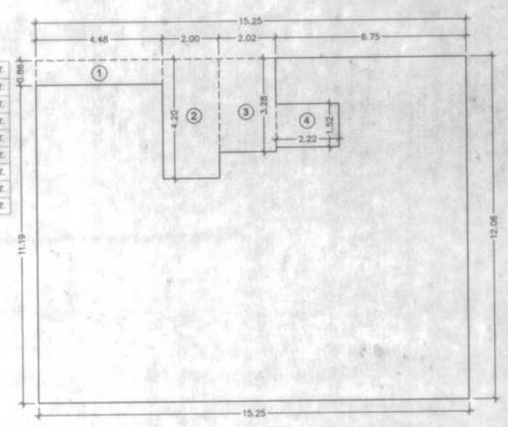
ST1	3.33 X 6.17 X 1	=	20.55 SQ.MT.
ST2	0.15 X 4.46 X 1	=	0.67 SQ.MT.
P1	3.10 X 1.52 X 1	=	4.67 SQ.MT.
P2	0.20 X 1.20 X 1	=	0.24 SQ.MT.
P3	1.83 X 7.97 X 1	=	14.59 SQ.MT.
P4	0.23 X 1.52 X 1	=	0.35 SQ.MT.
L1	2.35 X 2.25 X 1	=	5.29 SQ.MT.
L2	2.25 X 3.39 X 1	=	7.63 SQ.MT.
	TOTAL STAIRCASE CASE AREA	=	54.19 SQ.MT.

21ST FLOOR REFUGE AREA CALCULATION

REQ. REFUGE AREA (21ST & 22ND FLOOR AREA X 4%)
(219.74 + 238.19) =457.93 X 4% = 18.32 SQ.MT.
PROPOSED REFUGE AREA IS 18.45 SQ.MT.

21ST FLOOR REFUGE AREA CALCULATION

R1	1.83 X 0.15 X 1 NO	=	0.27 SQ.MT.
R2	0.36 X 2.00 X 1 NO	=	0.72 SQ.MT.
R3	3.01 X 5.80 X 1 NO	=	17.46 SQ.MT.
	TOTAL REFUGE AREA	=	18.45 SQ.MT.
	EXCESS REFUGE AREA	=	0.13 SQ.MT.



BUILT UP AREA LINE DIAGRAM
FOR GR. FLOOR SCALE- 1:100

BUILT UP AREA CALCULATION

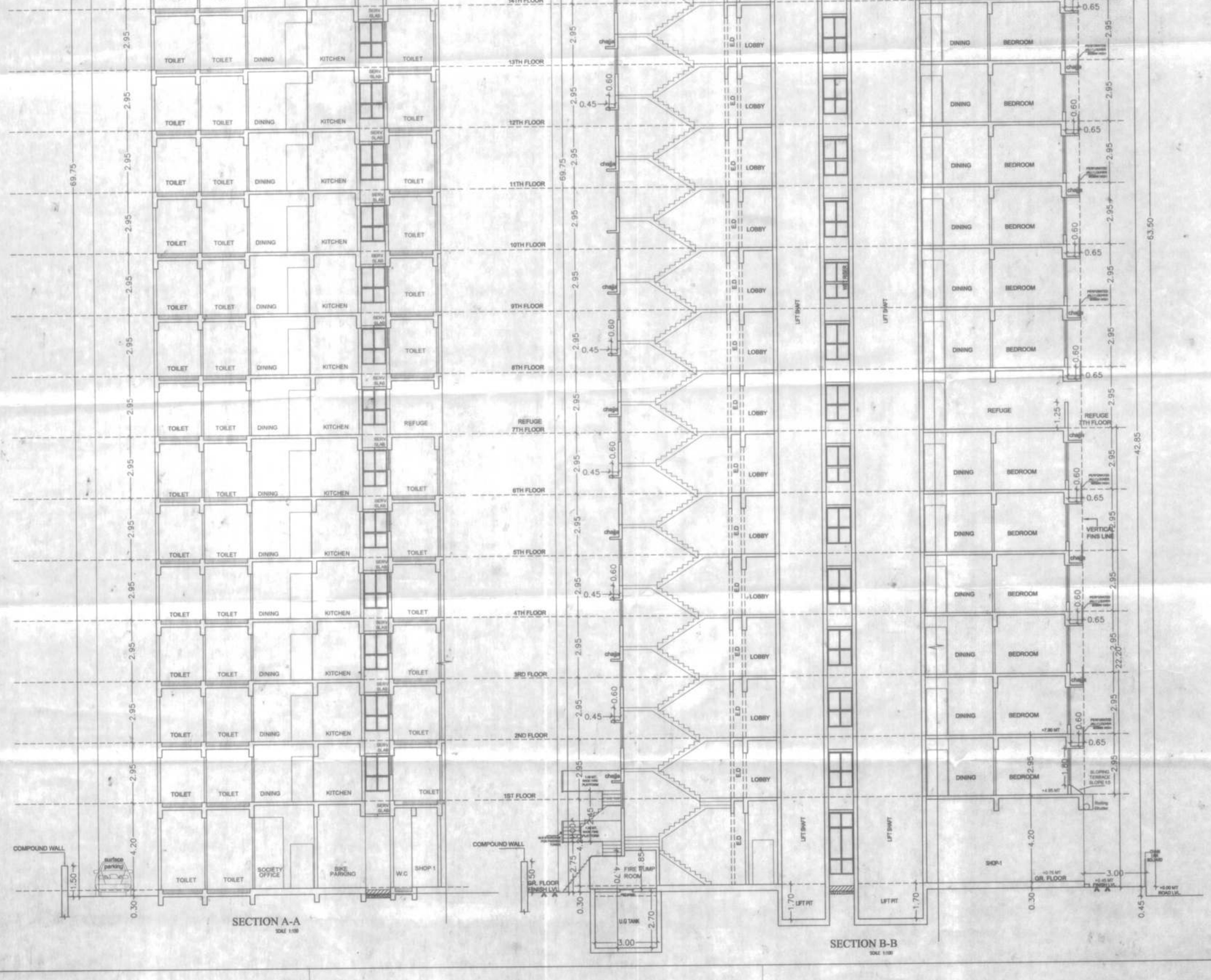
FOR GROUND FLOOR			
A	15.25 X 12.06 X 1.00	=	183.91 SQ.MT.
	TOTAL ADDITION	=	183.91 SQ.MT.
DEDUCTIONS			
1	4.48 X 0.86 X 1	=	3.85 SQ.MT.
2	2.00 X 4.20 X 1	=	8.40 SQ.MT.
3	2.02 X 3.28 X 1	=	6.63 SQ.MT.
4	2.22 X 1.52 X 1	=	3.37 SQ.MT.
TOTAL DEDUCTION		=	22.25 SQ.MT.
NET BUILT UP AREA (X-Y)		=	161.66 SQ.MT.

RERA CARPET AREA STATEMENT

FLOOR	FLAT NO.	RERA CARPET AREA (In Sq.Mt.)	NO. OF FLATS	TYPES OF FLATS	REMARKS
GR. FLOOR		161.66 SQ.MT.	3 SHOP	3 SHOP	----
1ST TO 6TH & 8TH TO 13TH & 15TH TO 20TH & 22ND FLOOR	1	66.38 SQ.MT.	19	2 BHK	
	2	57.43 SQ.MT.	19	2 BHK	
	3	52.47 SQ.MT.	19	1 1/2 BHK	
	4	43.18 SQ.MT.	19	1 BHK	
7TH & 14TH FLOOR	1	66.38 SQ.MT.	02	2 BHK	
	2	REFUGE AREA			
	3	52.47 SQ.MT.	02	1 1/2 BHK	
	4	43.18 SQ.MT.	02	1 BHK	
21ST FLOOR	1	48.69 SQ.MT.	01	1 BHK	
		REFUGE AREA			
	2	56.60 SQ.MT.	01	2 BHK	
	3	52.47 SQ.MT.	01	1 1/2 BHK	
	4	43.18 SQ.MT.	01	1 BHK	
TOTAL			86 NOS.		

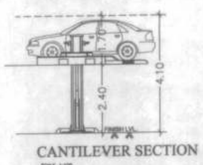
CAR PARKING STATEMENT
AS PER REG.44 OF DCPR 2034

CARPET AREA IN SQ.MT.	NOS. OF TENEMENTS	PARKING REQD. BY RULE	NOS. OF PARKING REQUIRED	
BELOW 45	22 NOS.	1 PARKING / 4 TENENTS	5.50	
BETWEEN 45 TO 60	43 NOS.	1 PARKING / 2 TENENTS	21.50	
BETWEEN 60 TO 90	21 NOS.	1 PARKING / 1 TENENTS	21.00	
90 & ABOVE	Nil	2 PARKING / 1 TENENTS	0.00	
TOTAL	86 NOS.		48.00	
ADD 10% VISITORS PARKING			4.80 Nos.	
TOTAL			52.80 say 53.00	
SHOP AREA (161.66 SQ.MT.) 1 CAR PARK FOR EVERY 40 SQ.MT.			4.04	
10% VISITORS		4.04X 10%	0.40 MINI. 2 PROP.	
TOTAL PARKING		6.08 NOS. - SAY)	06 Nos.	
TOTAL (RESI. + COMM.)			59.00 Nos.	(A)
(50%) (Perm: 59.00x50%= 29.50 Nos.) (A X 50%)			29 NOS.	(B)
TOTAL PARKING PERMISSIBLE (A + B)			88 NOS.	(C)
ADDITIONAL PARKING PROPOSED WITHIN 50%			25 NOS.	(D)
TOTAL PARKING PROVIDED (A + D)			84 NOS.	(E)
SMALL CAR - 2.30 M. X 4.50 M. -			47 NOS.	
BIG CAR - 2.50 M. X 5.50 M. -			37 NOS.	



SECTION A-A
SCALE 1:100

SECTION B-B
SCALE 1:100



CANTILEVER SECTION
SCALE 1:100

PERFORMA - B

CONTENS OF THE SHEET
SECTION A-A, SECTION B-B, RERA CARPET AREA STATEMENT , CAR PARKING STATEMENT 21ST BUILT UP AREA LINE DIAGRAM & CALCULATION

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED REDEVELOPMENT OF BUILDING ON PLOT BEARING SURVEY NO. 149, C.T.S. NO.1C/1/167 OF VILLAGE KANDIVALI (PART) SITUATED AT CHARKOP, KANDIVALI WEST MUMBAI - 400 067 CHARKOP RAVIKIRAN CO-OPERATIVE HOUSING SOCIETY LTD.

NAME,ADDRESS & SIGN OF DEVELOPER & C.A. TO OWNER

M/S KAUSTUBH CONSTRUCTION PVT. LTD.
401, GUNDECHA SOLITAIRE, MAGATHANE, BORIVALI EAST, MUMBAI 400 066

For KAUSTUBH CONSTRUCTION PVT LTD
Managing Director

NAME,ADDRESS & SIGNATURE OF ARCH./ L.S.

CREATIVE CONSULTANTS & DESIGNERS
VINAYAK V. PATIL (B.ARCH AND, DIP.(CIVIL)MREC(PUJ)ST)
REGI.NO - PA11/L.S./M.C.G.M
OFFICE NO. 1, 1ST FLOOR, SUN & MOON CHS. LTD., BUILDING NO. 13, RAJENDRA NAGAR, DATTAPADA ROAD, OPP. BANK OF MAHARASHTRA, BORIVALI (E), MUMBAI: 400066

DRAWN BY	CHECKED BY	SCALE	DATE
MAHESH	V.V.P.	AS NOTED	30/11/2021

PLAN FOR APPROVAL

Approved subject to conditions mentioned in this office Letter No. Mhada-74/966/2022
Date 04 MAR 2022
Ex. Eng. Bldg. Permission Cell Greater Mumbai (W.S.)
Maharashtra Housing & Area Development Authority

This cancels Approval to the previous Plans Sanctioned under no. MHADA-74/966/2021 dated 13/12/2021