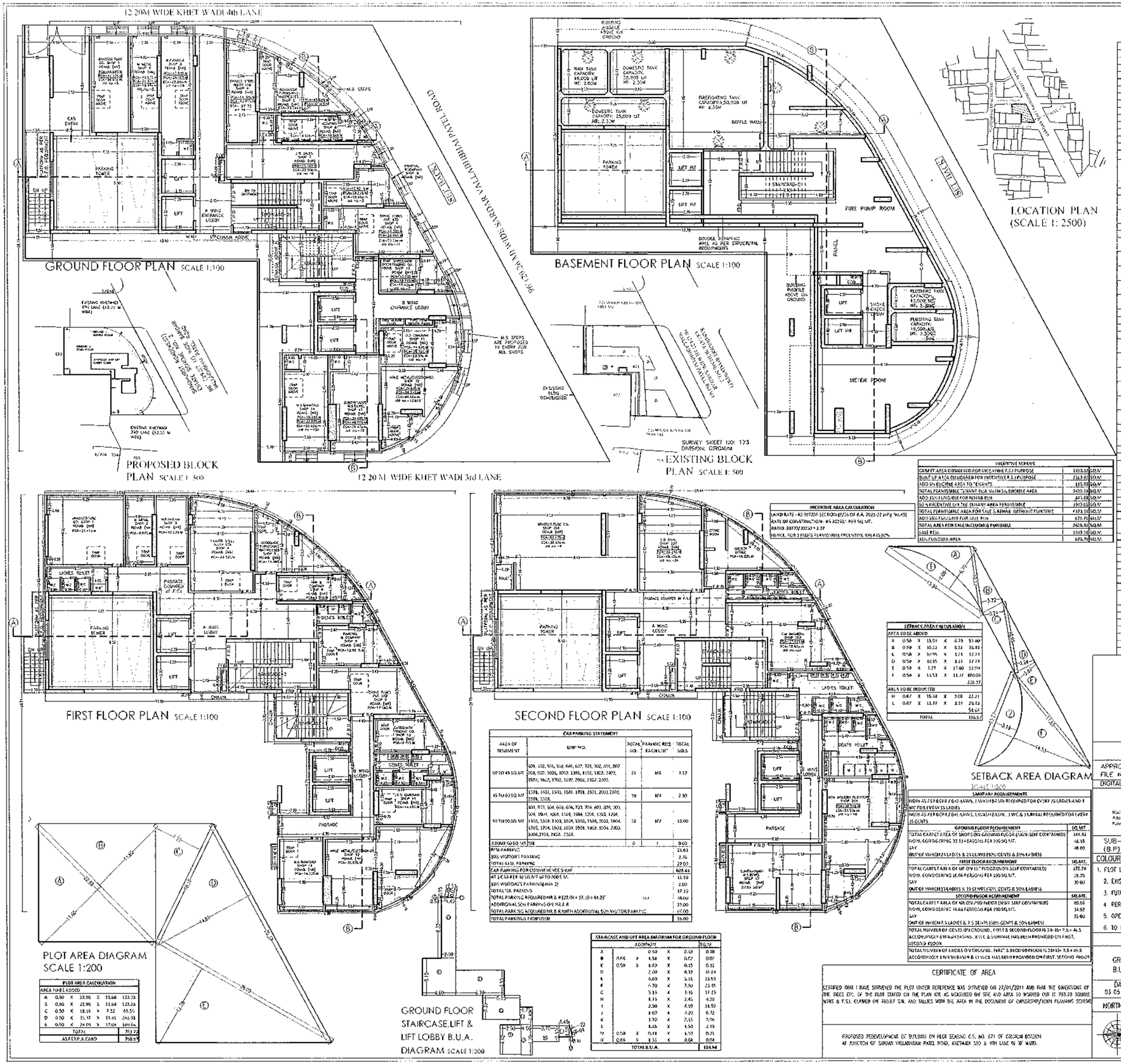


PROFORMA 1				
1			GROSS PLOT AREA	700.37
		a)	DEDUCTION OF RESERVATION/PLOT	-
		b)	DEDUCTION OF ROAD SET BACK	156.62
		c)	DEDUCTION OF 18M ROAD	-
2			NET PLOT AREA (2)-(2.a - 2.b - 2.c)	574.25
	A		FOR RESERVATION/ROAD AREA	-
		(a)	ROAD SET BACK AREA TO BE HANDED OVER (100%) (REGULATION NO.16)	156.62
		(b)	PROPOSED NUL ZONE TO BE HANDED OVER (100%) (REGULATION NO.16)	-
		(c)	(i) RESERVATION AREA TO BE HANDED OVER (100%) (REGULATION NO.17)	-
			(ii) RESERVATION AREA TO BE HANDED OVER (100%) (REGULATION NO.17)	-
	B		FOR AMENITY AREA	-
		(a)	AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 24(A)	-
		(b)	AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 24(B)	-
		(c)	AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 24(B)(iii)	-
	C		DEDUCTION FOR EXISTING B.U.A. TO BE RETAINED IF ANY AND COMPONENT OF EXISTING B.U.A. EXISTING B.U.A. AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	-
3			TOTAL DEDUCTIONS (2(a)+2(b)+2(c)) AS AND WHEN APPLICABLE.	156.62
4			NET PLOT AREA (1 MINUS 3) (700.37 - 156.62)	574.25
5			PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM/APPROPRIATE AUTHORITY AS PER SR. NO. 4(A)(B)(C)	700.37
			FSI (BASIC FSI) (0.50 OR 0.75 OR 1.00 OR 1.33) + 55 (Eligible area for rehab component)	3.00+55 Eligible
6			BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6)	4373.11
7			BUILT UP EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 30(A)	-
8			AS PER 2(A) AND 2(B) EXCEPT 2(A) & (B) ABOVE WITHIN CAP OF "ADMISSIBLE FOR" AS COLUMN 6 OF TABLE - 12 ON REMAINING/BALANCE PLOT	-
		i	IN CASE OF 2(A) (a) PERMISSIBLE OVER AND ABOVE PERMISSIBLE B.U.A ON REMAINING/BALANCE PLOT.	-
9			BUILT UP AREA IN LIEU OR COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER (WITHIN THE LIMIT OF PERMISSIBLE B.U.A ON REMAINING PLOT	-
10			BUILT UP AREA DUE TO ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER TABLE NO 12 OF REGULATION NO. 30(A)(iv) REMAINING/BALANCE PLOT	-
11			BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO. 12 OF REGULATION NO. 30(A) AND 33(10) REMAINING/BALANCE PLOT	-
12			PERMISSIBLE BUILT UP AREA (AS THE CASE MAY BE WITH/WITHOUT BUA AS PER 2 (C))	4373.11
13			PROPOSED BUILT UP AREA (AS THE CASE MAY BE WITH/WITHOUT BUA AS PER 2(C))	4373.11
14			TDR GENERATED IF ANY AS PER REGULATION 30(A) AND 32	-
15			FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO. 31(3)	-
	a)	i)	PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	638.59
		ii)	FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB NON RESIDENTIAL COMPONENT WITHOUT CHARGING PREMIUM	204.29
	b)	i)	PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT BY CHARGING PREMIUM	676.71
		ii)	FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB NON RESIDENTIAL COMPONENT BY CHARGING PREMIUM	0.00
16	a)		TOTAL BUILT UP AREA PERMISSIBLE INCLUDING FUNGIBLE COMPENSATORY AREA (13 + 15(a)(i)+ (ii) +15(b)(i)+(ii))	5893.29
	b)		TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (REFER TABLE)	5714.63
17			FSI CONSUMED ON NET PLOT (13/4)	4.35
	(a)		OTHER REQUIREMENTS	-
	(b)		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 REGULATION NO.17	-
		d)	BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REGULATION NO.17	-
		e)	AREA/BUILT UP AREA OF DESIGNATION	-
	(c)		PLOT AREA /BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO.	-
		(i)	14(M)	-
		(ii)	14(N)	-
		(iii)	15	-
	(d)		REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REGULATION NO 23	-
	(e)		PROPOSED BUILT UP AREA (13 ABOVE)	5714.63
			LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	715.17
			AREA AVAILABLE FOR TENEMENTS (e) MINUS (g)	5000.04
			TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	196.19
			TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	23
	(f)		PARKING STATEMENT	-
		(i)	PARKING REQUIRED IN REGULATIONS FOR:	-
			CAR SCOOTER/MOTOR CYCLE OWNERS (VISITORS) (41 + 22) INCLUDING 50% ADDITIONAL PARKING	66.00
		(ii)	COVERED GARAGE PERMISSIBLE	-
		(iii)	COVERED GARAGE PROPOSED CAR	-
			SCOOTER/MOTOR CYCLE OWNER (VISITORS)	-
		(iv)	TOTAL PARKING PROVIDED	66.00
	(g)		TRANSPORT VEHICLES PARKING	-
		(i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	-
			TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	-

INCENTIVE SCHEME		
GANETT AREA CONSIDERED FOR INCENTIVE F.S.I PURPOSE	1303.13	SQ.M.
BUILT UP AREA CONSIDERED FOR INCENTIVE F.S.I PURPOSE	2313.69	SQ.M.
ADD 35% INCENTIVE AREA TO TENANTS	815.89	SQ.M.
TOTAL PERMISSIBLE TENANT BUA WITH 35% ELIGIBLE AREA	3129.58	SQ.M.
ADD 35% FUNGIBLE FOR REHAB BUA	845.68	SQ.M.
50% INCENTIVE ON THE TENANT AREA PERMISSIBLE	1303.13	SQ.M.
TOTAL PERMISSIBLE AREA FOR SALE & REHAB WITHOUT FUNGIBLE	4373.11	SQ.M.
ADD 35% FUNGIBLE FOR SALE BUA	676.71	SQ.M.
TOTAL AREA FOR SALE INCLUDING FUNGIBLE	5049.82	SQ.M.
SALE FSI	3.00	SQ.M.
35% FUNGIBLE AREA	676.71	SQ.M.

INCENTIVE AREA CALCULATION
LAND RATE - RS 39720/- SEC RION (85% OF R.A. 2021-22 AR'S 90,450)
RATE OF CONSTRUCTION - RS 22500/- PER SQ. MT.
RATIO 39720/22500 = 1.77
HENCE, FOR 3 FLOOR PERMISSIBLE INCENTIVE AREA 15.20%

SETBACK AREA CALCULATION						
AREA TO BE ADDED						
A	0.50	X	15.04	X	6.79	51.00
B	0.50	X	10.22	X	3.22	16.45
C	0.50	X	10.95	X	3.71	17.73
D	0.50	X	10.95	X	3.23	17.73
E	0.50	X	3.27	X	17.00	22.50
J	0.50	X	11.53	X	11.17	103.03
						238.37
AREA TO BE DEDUCTED						
H	0.67	X	15.04	X	3.08	22.21
L	0.67	X	13.77	X	3.19	29.43
						51.64
TOTAL						186.67

CAR PARKING STATEMENT				
AREA OF TENEMENT	SHOP NO.	TOTAL NO.	PARKING REQ. / FACILITY	TOTAL NOS
UP TO 45.50 MT	201, 202, 501, 502, 601, 602, 701, 702, 801, 802	21	1/8	2.13
45 TO 60.50 MT	1501, 1601, 1701, 1801, 1901, 2001, 2101, 2201, 2301	10	1/3	2.50
60 TO 200.50 MT	401, 501, 502, 601, 602, 701, 702, 801, 802, 901, 902, 1001, 1002, 1101, 1102, 1201, 1202, 1301, 1302, 1401, 1402, 1501, 1502, 1601, 1602, 1701, 1702, 1801, 1802, 1901, 1902, 2001, 2002, 2101, 2102, 2201, 2202.	32	1/2	16.00
200.01 TO 500 MT	NIL	0	1	0.00
75% PARKING				21.63
10% VISITOR'S PARKING				2.16
TOTAL REQ. PARKING				23.80
CAR PARKING FOR CONVENIENCE SHOP				603.44
AT 1 CAR PER 50 SQ.MT UP TO 200.5 SQ.				12.10
10% VISITOR'S PARKING (min 1)				2.00
TOTAL CAR PARKING				17.12
TOTAL PARKING REQUIRED FOR R & P (22.00 + 17.10 = 44.12)				44.00
ADDITIONAL 50% PARKING FOR R & P				22.00
TOTAL PARKING REQUIRED FOR R & P WITH ADDITIONAL 50% VISITOR PARKING				66.00
TOTAL PARKINGS PROPOSED				66.00

STAIRCASE AND LIFT AREA DIAGRAM FOR GROUND FLOOR						
	ADDITIONS					SQ.M.
A			0.50	X	0.18	0.09
B	0.66	X	1.54	X	0.07	0.07
C	0.50	X	1.69	X	0.15	0.11
D			2.00	X	6.37	12.74
E			4.60	X	5.15	23.69
F			1.70	X	3.50	21.45
G			5.15	X	3.35	17.25
H			1.75	X	2.45	4.29
I			2.90	X	4.10	11.89
J			1.60	X	4.20	6.72
K			3.70	X	2.15	7.96
L			1.65	X	1.50	2.48
M	0.50	X	0.41	X	1.50	0.31
N	0.66	X	1.35	X	0.04	0.04
TOTAL B.U.A.						114.64

SANITARY REQUIREMENTS
NOW AS PER GDCR 7.6.12 (ANX.) 1 WASH BASIN REQUIRED FOR EVERY 25 LADIES AND 1 WC FOR EVERY 25 LADIES
NOW AS PER GDCR 7.6.12 (ANX.) 1 WASH BASIN , 1 WC & 1 URINAL REQUIRED FOR EVERY 25 GENTS

GROUND FLOOR REQUIREMENT	SQ.MT.
TOTAL CARPET AREA OF SHOPS ON GROUND FLOOR (NON-SELF CONTAINED)	144.35
NOW, CONSIDERING 30.33 PERSONS PER 100 SQ.MT.	43.78
SAY	45.00
OUT OF WHICH 23 LADIES & 23 GENTS (50% GENTS & 50% LADIES)	

FIRST FLOOR REQUIREMENT	SQ.MT.
TOTAL CARPET AREA OF HF ON 1ST FLOOR (NON-SELF CONTAINED)	172.76
NOW, CONSIDERING 16.66 PERSONS PER 100 SQ.MT.	28.79
SAY	30.00
OUT OF WHICH 15 LADIES & 15 GENTS (50% GENTS & 50% LADIES)	

SECOND FLOOR REQUIREMENT	SQ.MT.
TOTAL CARPET AREA OF HF ON 2ND FLOOR (NON-SELF CONTAINED)	163.55
NOW, CONSIDERING 16.66 PERSONS PER 100 SQ.MT.	24.97
SAY	25.00
OUT OF WHICH 12.5 LADIES & 12.5 GENTS (50% GENTS & 50% LADIES)	

TOTAL NUMBER OF GENTS ON GROUND, FIRST & SECOND FLOORS 23+15+12.5 = 50.5
ACCORDINGLY 3 WASH BASINS, 3 WC & 3 URINAL HAS BEEN PROVIDED ON FIRST, SECOND FLOOR

TOTAL NUMBER OF LADIES ON GROUND, FIRST & SECOND FLOORS 23+15+12.5 = 50.5
ACCORDINGLY 3 WASH BASIN & 3 WCS HAS BEEN PROVIDED ON FIRST, SECOND FLOOR

PLOT AREA CALCULATION						
AREA TO BE ADDED						
A	0.50	X	22.06	X	11.60	127.78
B	0.50	X	22.96	X	11.60	133.23
C	0.50	X	18.16	X	7.22	65.55
D	0.50	X	35.17	X	14.41	241.91
E	0.50	X	24.09	X	17.04	204.56
TOTAL						773.22
AS PER P.R. CARD						750.93

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE WAS SURVEYED ON 27/01/2011 AND FIND THE DIMENSIONS OF THE SHEET ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 783.70 SQUARE MTRS & F.S.I. CLAIMED ON 750.87 S.M. AND TALLIES WITH THE AREA IN THE DOCUMENT OF OWNERSHIP/ICON PLANNING SCHEME

PROPOSED REDEVELOPMENT OF BUILDING ON PLOT BEARING C.S. NO. 671 OF GIRGAUM DIVISION AT JUNCTION OF SARDAR VALLABHBHAI PATEL ROAD, KHETWADI 3RD & 4TH LANE IN 'B' WARD.

KAUSHAL ANISH CHOUHAN
ARCHITECT'S SIGNATURE

RAJENDRA CHAMPALAL LAL JAIN
OWNER'S SIGNATURE

NAME OF OWNER
M/S DARSHAN GROUP

APPROVED SUBJECT TO CONDITION MENTIONED IN THE FILE NO –CHE/CFV/1334/D/337(NEW)
DIGITAL SIGN OF APPROVAL OF PLANS

Nacy Abbas Patel		GANESH A HARNE
SUB–ENG (B.P) CITY – V	ASST. ENG (B.P) CITY – III	EXE. ENG (B.P) CITY I

COLOURING OF PLANS

1. PLOT LINES THICK BLACK
2. EXISTING STREET GREEN
3. FUTURE STREET GREEN DOTTED
4. PERMISSIBLE BLDG. THICK DOTTED
5. OPEN SPACES NO COLOUR
6. TO BE DEMOLISHED YELLOW HATCHED
7. PROPOSED WORK RED FILLED IN
8. DRAINAGE WORK RED DOTTED
9. WATER SUPPLY BLUE DOTTED THIN
10. DEVIATIONS RED HATCHED
11. RECREATIONAL GROUND GREEN WASH
12. ROADS & SETBACKS BURNT SIENNA

FORM II

CONTENTS OF SHEET
GROUND FLOOR, SETBACK AREA DIAGRAM & CALCULATIONS, LOCATION PLAN
B.U.A. DIAGRAM & CALCULATIONS

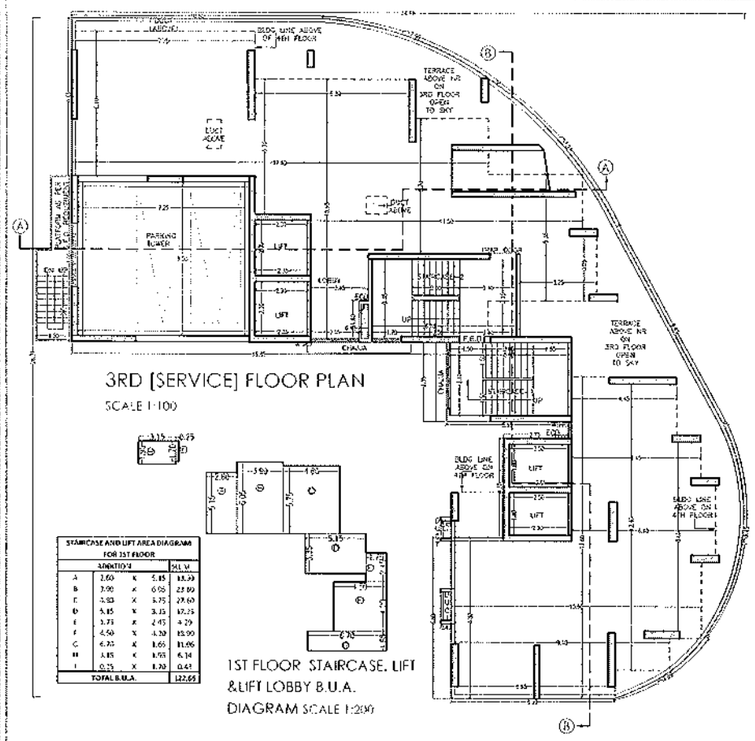
DATE	JOB NO. & DRG. NO.	SCALE	DRAWN BY	CHECKED BY
03 05 2022	01/F09/527/B-57/2010	1.100/AS STATED	AKANKSHA	KAC

NORTH LINE

SIGANTURE NAME AND ADDRESS OF THE ARCHITECT

ARCHITECT
KAUSHAL CHOUHAN
201 Jewel Residency Building 26 Gamadia Road
Prabhadevi Mumbai-400025 Tel. +91 9819 7450

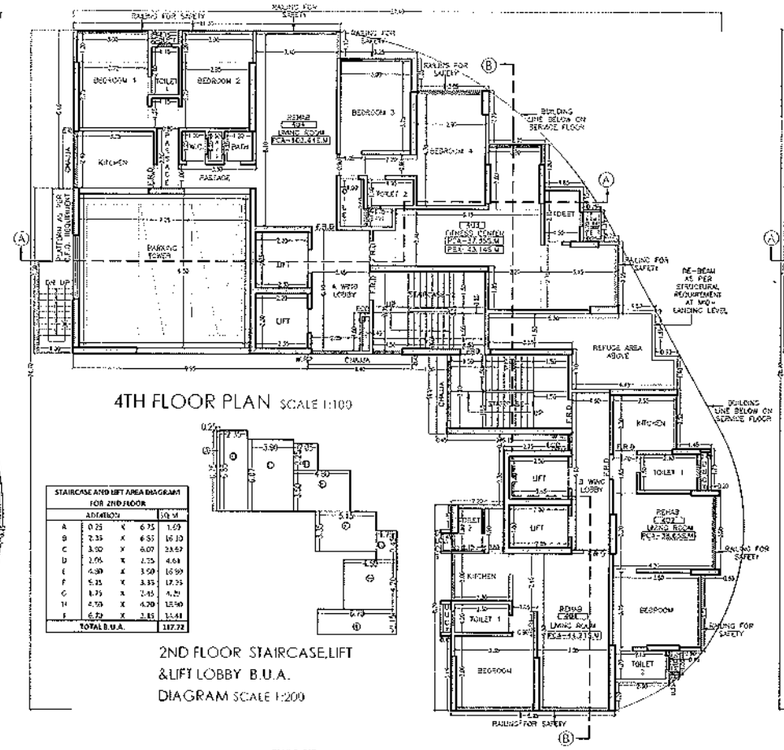
D-67/C-2/6



3RD [SERVICE] FLOOR PLAN
SCALE 1:100

STAIRCASE AND LIFT AREA DIAGRAM FOR 1ST FLOOR				
ADDITION				SQ.M
A	2.60	X	5.15	13.39
B	3.90	X	6.95	27.09
C	3.03	X	5.75	17.40
D	5.15	X	3.35	17.25
E	3.75	X	2.45	9.19
F	4.50	X	2.30	10.35
G	2.45	X	1.80	4.77
H	1.60	X	1.50	2.04
TOTAL B.U.A.				102.65

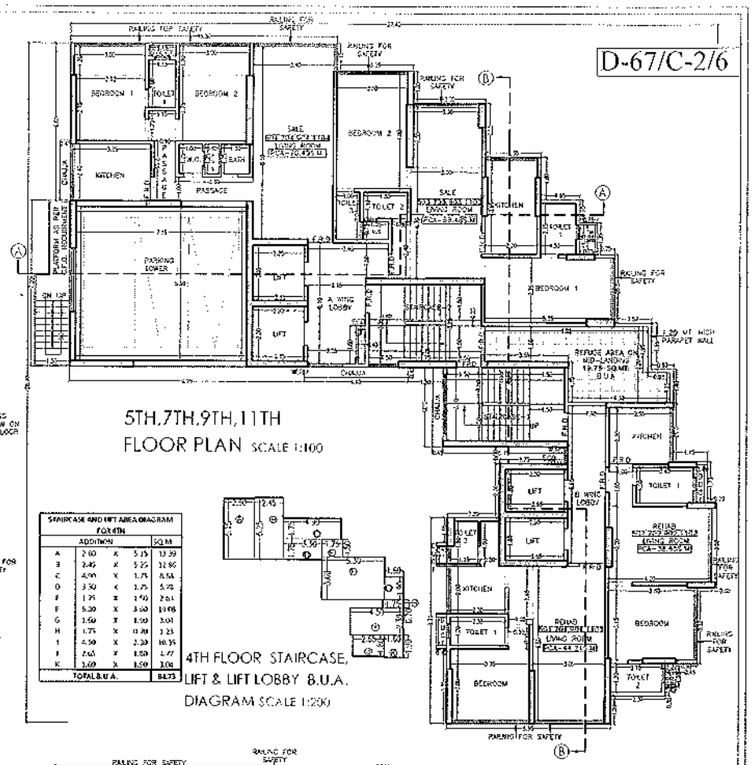
1ST FLOOR STAIRCASE, LIFT &LIFT LOBBY B.U.A. DIAGRAM SCALE 1:200



4TH FLOOR PLAN SCALE 1:100

STAIRCASE AND LIFT AREA DIAGRAM FOR 2ND FLOOR				
ADDITION				SQ.M
A	0.25	X	6.75	1.69
B	2.35	X	6.55	15.10
C	3.50	X	6.07	23.67
D	2.05	X	2.25	4.61
E	4.00	X	3.50	14.00
F	5.15	X	3.35	17.25
G	1.75	X	2.45	4.29
H	4.50	X	4.20	18.90
I	6.75	X	2.85	19.24
TOTAL B.U.A.				107.72

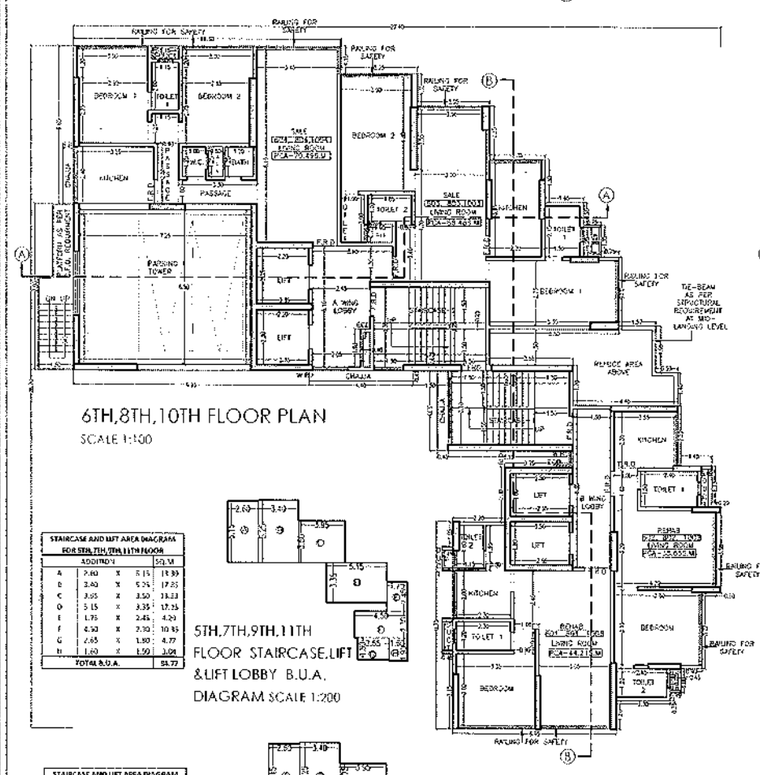
2ND FLOOR STAIRCASE,LIFT &LIFT LOBBY B.U.A. DIAGRAM SCALE 1:200



5TH,7TH,9TH,11TH FLOOR PLAN SCALE 1:100

STAIRCASE AND LIFT AREA DIAGRAM FOR 4TH				
ADDITION				SQ.M
A	2.60	X	5.15	13.39
B	2.45	X	5.25	12.86
C	4.90	X	1.75	8.58
D	3.30	X	1.75	5.78
E	1.75	X	1.50	2.63
F	5.30	X	3.60	19.08
G	1.60	X	1.50	3.01
H	1.75	X	0.70	1.23
I	4.50	X	2.30	10.35
J	2.65	X	1.50	3.97
K	1.00	X	1.50	1.50
TOTAL B.U.A.				84.73

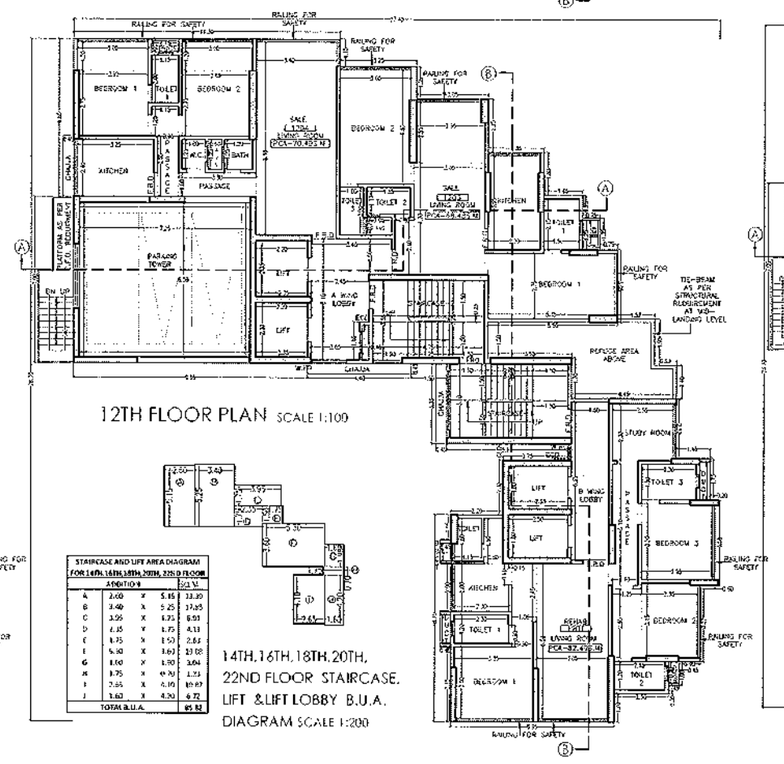
4TH FLOOR STAIRCASE, LIFT & LIFT LOBBY B.U.A. DIAGRAM SCALE 1:200



6TH,8TH,10TH FLOOR PLAN
SCALE 1:100

STAIRCASE AND LIFT AREA DIAGRAM FOR 5TH,7TH,9TH,11TH FLOOR				
ADDITION				SQ.M
A	2.60	X	5.15	13.39
B	2.40	X	5.25	12.60
C	3.05	X	3.50	10.68
D	5.15	X	3.35	17.25
E	1.75	X	2.45	4.29
F	4.50	X	2.30	10.35
G	2.45	X	1.80	4.77
H	1.60	X	1.50	2.04
TOTAL B.U.A.				94.77

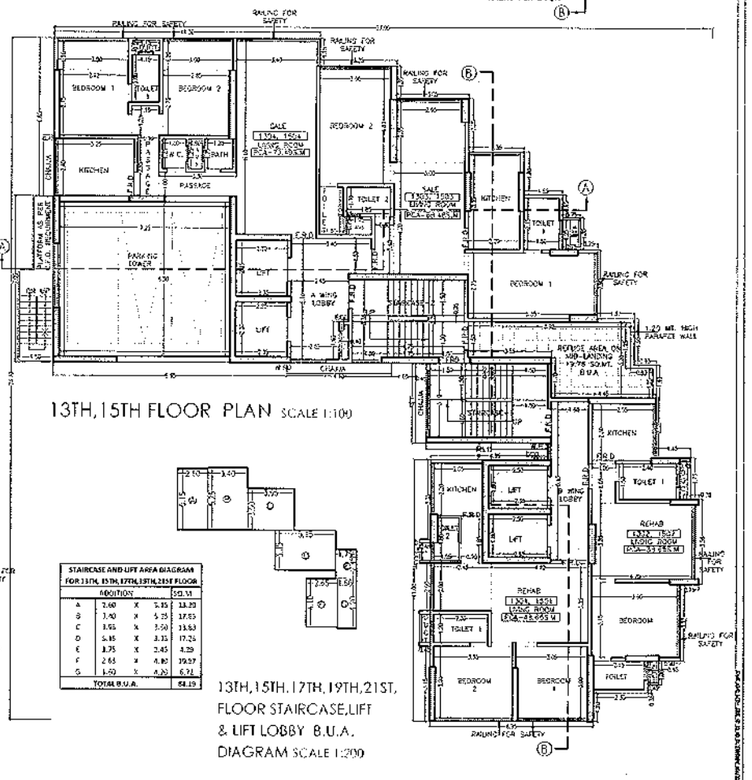
5TH,7TH,9TH,11TH FLOOR STAIRCASE,LIFT &LIFT LOBBY B.U.A. DIAGRAM SCALE 1:200



12TH FLOOR PLAN SCALE 1:100

STAIRCASE AND LIFT AREA DIAGRAM FOR 14TH,16TH,18TH,20TH,22ND FLOOR				
ADDITION				SQ.M
A	2.60	X	5.15	13.39
B	3.40	X	5.25	17.85
C	3.55	X	1.75	6.21
D	4.15	X	1.75	7.26
E	1.75	X	1.50	2.63
F	4.50	X	3.60	16.20
G	1.60	X	1.50	2.04
H	1.75	X	0.70	1.23
I	5.65	X	1.90	10.69
J	1.60	X	4.20	6.72
TOTAL B.U.A.				85.82

14TH,16TH,18TH,20TH, 22ND FLOOR STAIRCASE. LIFT &LIFT LOBBY B.U.A. DIAGRAM SCALE 1:200

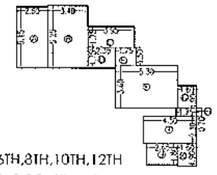


13TH,15TH FLOOR PLAN SCALE 1:100

STAIRCASE AND LIFT AREA DIAGRAM FOR 13TH, 15TH, 17TH, 19TH, 21ST FLOOR				
ADDITION				SQ.M
A	2.60	X	5.15	13.39
B	3.40	X	5.25	17.85
C	3.55	X	3.50	12.43
D	5.15	X	3.35	17.25
E	1.75	X	2.45	4.29
F	2.65	X	4.80	12.72
G	1.60	X	4.20	6.72
TOTAL B.U.A.				84.15

13TH,15TH,17TH,19TH,21ST, FLOOR STAIRCASE,LIFT & LIFT LOBBY B.U.A. DIAGRAM SCALE 1:200

STAIRCASE AND LIFT AREA DIAGRAM FOR 8TH,10TH,12TH FLOOR				
ADDITION				SQ.M
A	2.60	X	5.15	13.39
B	3.40	X	5.25	17.85
C	3.55	X	1.75	6.21
D	2.15	X	1.75	4.13
E	1.75	X	1.50	2.63
F	5.30	X	3.60	19.08
G	1.60	X	1.50	3.01
H	1.75	X	0.70	1.23
I	4.50	X	2.30	10.35
J	2.65	X	1.50	3.97
K	1.00	X	1.50	1.50
TOTAL B.U.A.				86.40



6TH,8TH,10TH,12TH FLOOR STAIRCASE,LIFT &LIFT LOBBY B.U.A. DIAGRAM SCALE 1:200

FORM II

CONTENTS OF SHEET
FLOOR PLANS

KAUSHAL ANISH CHOUHAN
ARCHITECTS SIGNATURE

RAJENDRA CHAMPALAL JAIN
OWNERS SIGNATURE

APPROVED SUBJECT TO CONDITION MENTIONED IN THE FILE NO.-CHE/CTV/1334/D/337(NEW)

DIGITAL SIGN OF APPROVAL OF PLANS

Nisar Aslam Patel

GANESH A HARNE

SUB-ENG (B.P.) CITY - V | ASST. ENG (B.P.) CITY - III | EXE. ENG (B.P.) CITY I

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SEPARTED THE PLOT UNDER REFERENCE WAS SURVEYED ON 27/01/2011 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 783.20 SQUARE MTRS & FSI ALLOWED ON 783.87 SM AND TALLIES WITH THE AREA IN THE DOCUMENT OF OWNERSHIP/FORM PLANNING SCHEME

SIGNATURE OF REGISTERED ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF BUILDING ON PLOT BEARING C.S. NO. 67A OF GARGAON LOCATED AT JUNCTION OF SARDAR VALLABHBHAI PATEL ROAD, KHETWADI 3RD & 4TH LANE IN 'D' WARD.

DATE	JOB NO. & DRG. NO.	SCALE	DRAWN BY	CHECKED BY
05 05 2022	02/RKD/527/D-67/2010	1:100/AS STATED	ARANGCHA	A.M.C

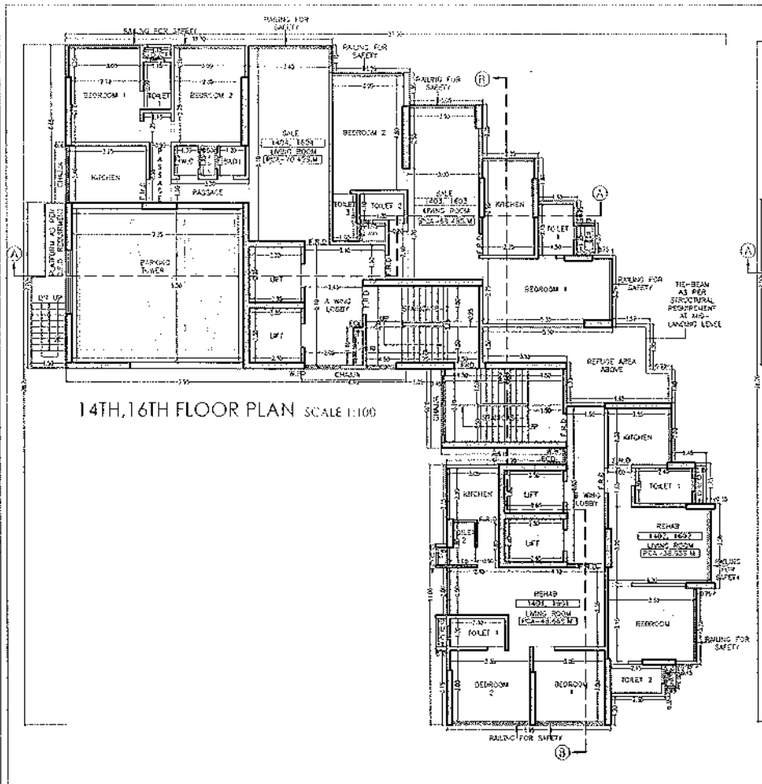
NORTH LINE

SIGNATURE NAME AND ADDRESS OF THE ARCHITECT

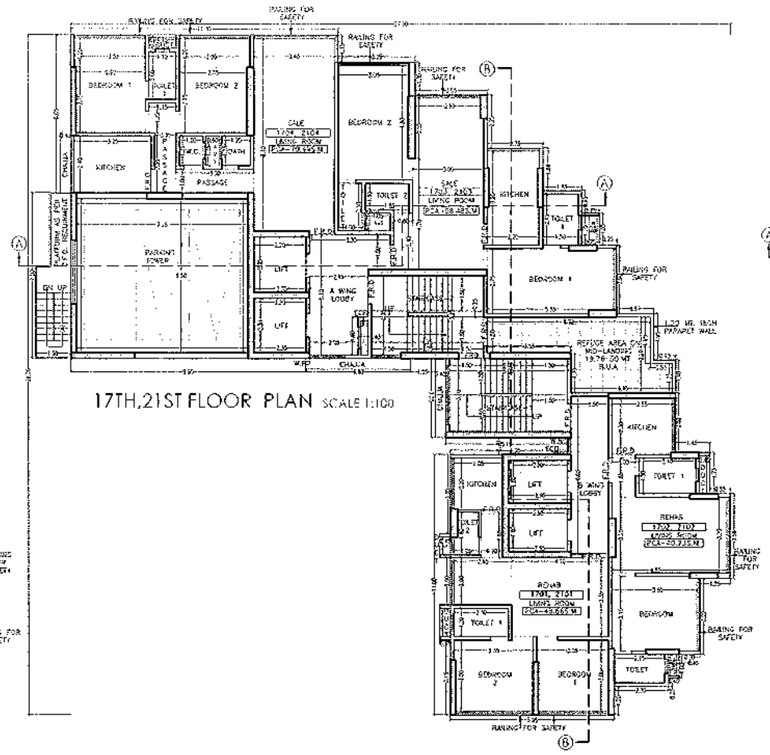
NAME OF OWNER
M/S DARSHAN GROUP

ARCHITECT
KAUSHAL CHOUHAN

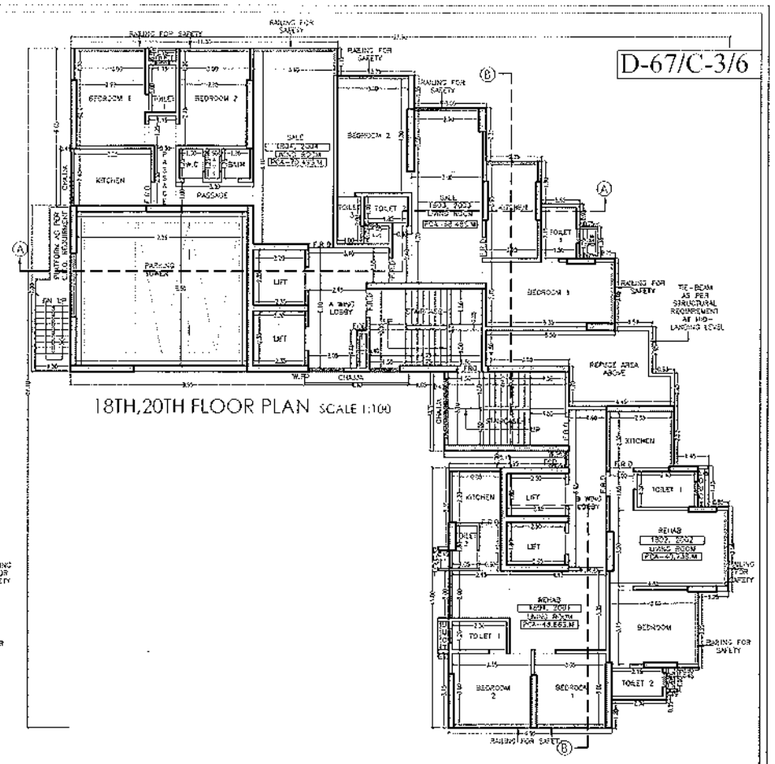
D-67/C-3/6



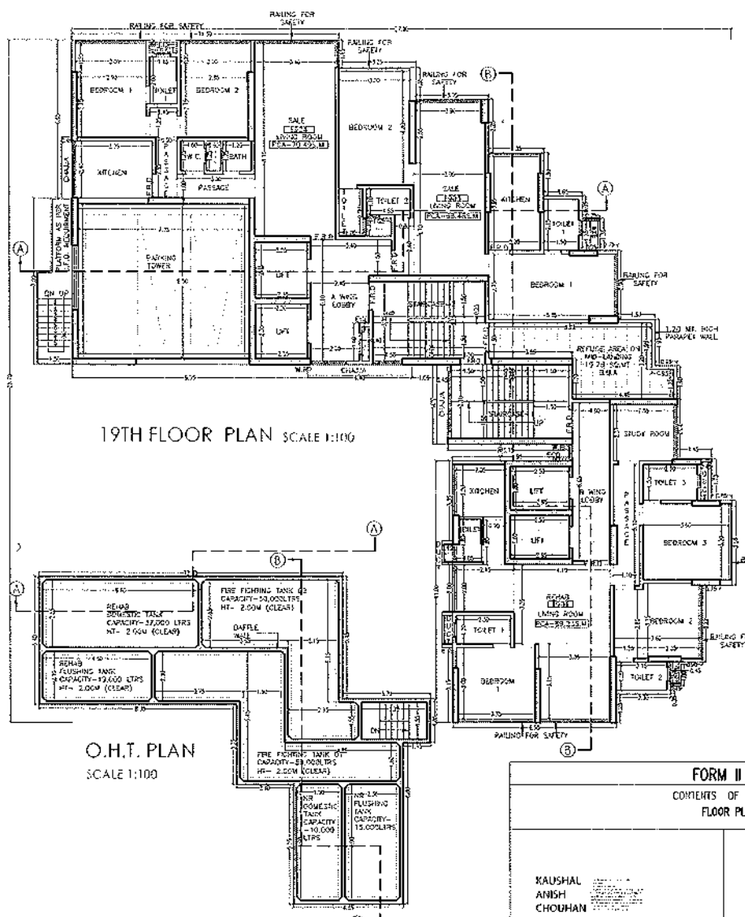
14TH,16TH FLOOR PLAN SCALE 1:100



17TH,21ST FLOOR PLAN SCALE 1:100

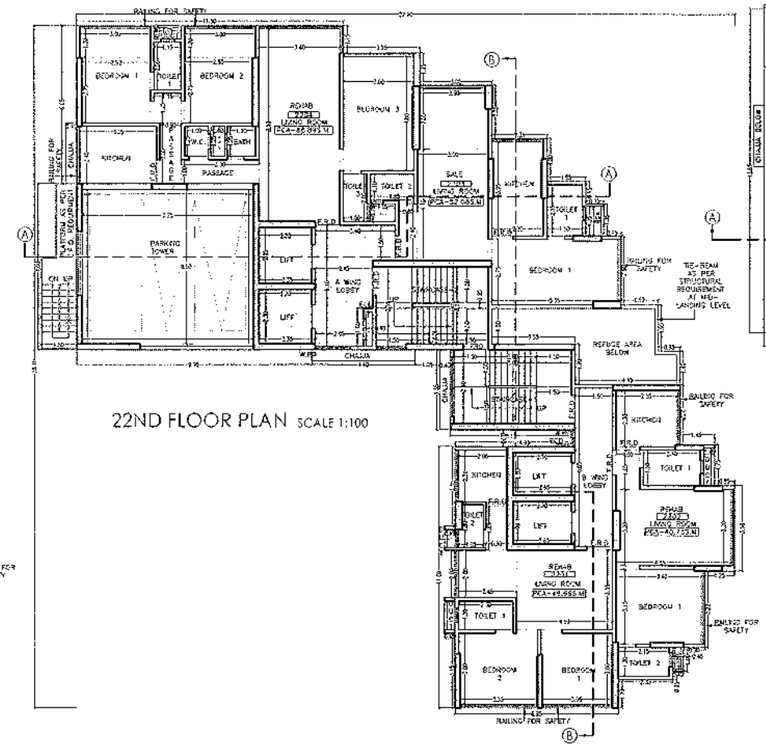


18TH,20TH FLOOR PLAN SCALE 1:100

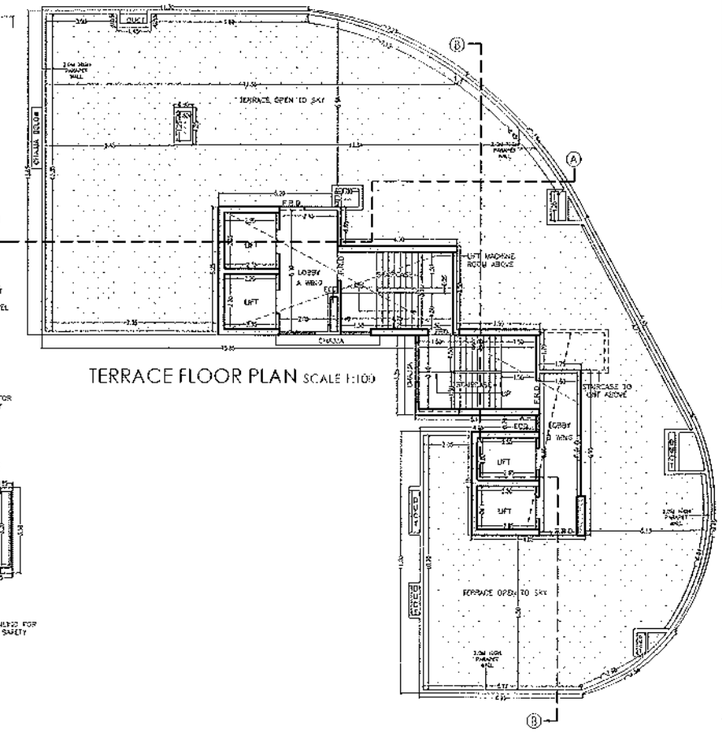


19TH FLOOR PLAN SCALE 1:100

O.H.T. PLAN
SCALE 1:100



22ND FLOOR PLAN SCALE 1:100



TERRACE FLOOR PLAN SCALE 1:100

FORM II

CONTENTS OF SHEET
FLOOR PLANS

KAUSHAL
ANISH
CHOUHAN
ARCHITECTS SIGNATURE

RAJEND
RA
CHAMPA
LAL JAIN
OWNERS SIGNATURE

APPROVED SUBJECT TO CONDITION MENTIONED IN THE
FILE NO:-CHE/CTY/1334/D/337(NEW)
DIGITAL SIGN OF APPROVAL OF PLANS

Nayan Adam Patel

SUB-ENG (B.P) CITY - V

ASST. ENG (B.P.) CITY - III

GANES
H A
HARNE
EXE. ENG (B.P) CITY I

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE WAS SURVEYED ON 23/04/2011 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA EQ WORKED OUT IS 7637.70 SQUARE MTRS & F.S.I. CLAIMED ON 7637.87 S.M. AND TALLIES WITH THE AREA IN THE DOCUMENT OF OWNERSHIP/OWN PLANNING SCHEME

SIGNATURE OF ASSOCIATED ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF BUILDING ON PLOT BEARING C.S. NO 671 OF GIRGAON DIVISION AT JUNCTION OF BABASAHEB VALLABHBHAI PATEL ROAD, KHETWADI 3RD & 4TH LANE IN 'D' WARD.

DATE	JOB NO. & DRG. NO	SCALE	DRAWN BY	CHECKED BY
03 05 2022	03/RGD/527/0-07/2010	1:100/AS STATED	AKANKSHA	A.U.C

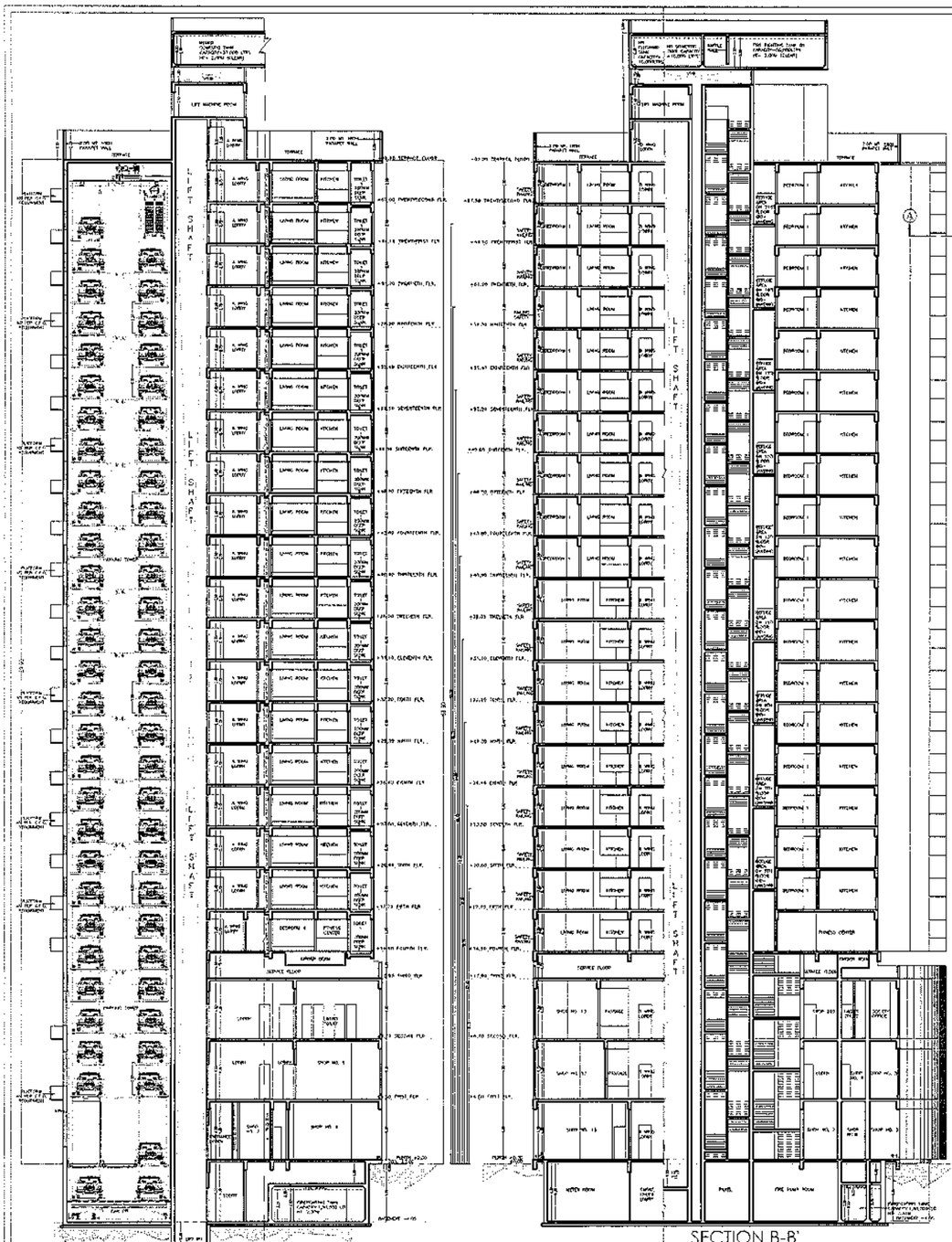
NAME OF OWNER
M/S DARSHAN GROUP

NORTH LINE

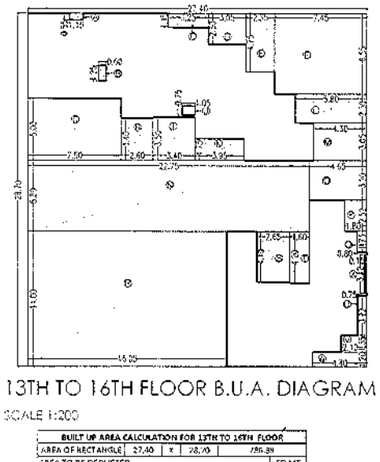
SIGNATURE NAME AND ADDRESS OF THE ARCHITECT

ARCHITECT
KAUSHAL CHOUHAN

D-67/C-4/6

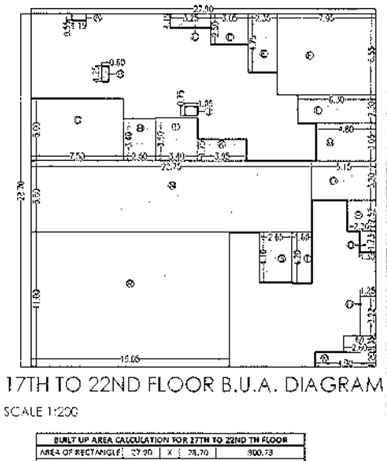

LIFT SHAFT
LIFT MACHINE ROOM
TERRACE
LIVING ROOM
KITCHEN
TOILET
BEDROOM
STORE
SERVICE FLOOR
SHOP NO. 13
SHOP NO. 14
SHOP NO. 15
SHOP NO. 16
SHOP NO. 17
SHOP NO. 18
SHOP NO. 19
SHOP NO. 20
SHOP NO. 21
SHOP NO. 22
SHOP NO. 23
SHOP NO. 24
SHOP NO. 25
SHOP NO.

D-67/C-5/6



13TH TO 16TH FLOOR B.U.A. DIAGRAM

SCALE 1:200



17TH TO 22ND FLOOR B.U.A. DIAGRAM

SCALE 1:200

BUILT UP AREA CALCULATION FOR 13TH TO 16TH FLOOR					
AREA OF RECTANGLE	27.40	X	28.70	786.38	
AREA TO BE DEDUCTED					SQ.MT
A	1.15	X	0.55	0.63	
B	0.60	X	1.25	0.75	
C	3.25	X	1.15	3.74	
D	3.05	X	2.50	7.63	
E	2.35	X	4.75	11.16	
F	7.95	X	6.55	52.07	
G	7.50	X	5.00	37.50	
H	2.60	X	3.40	8.84	
I	3.40	X	3.50	11.90	
J	3.75	X	0.75	2.79	
K	3.95	X	1.75	6.91	
L	5.80	X	2.30	13.34	
M	4.20	X	3.05	12.12	
N	22.75	X	5.80	131.95	
O	3.65	X	3.20	11.68	
P	1.80	X	2.52	4.54	
Q	0.90	X	1.73	1.38	
R	16.05	X	11.00	176.55	
S	2.65	X	4.10	10.87	
T	1.60	X	4.20	6.72	
U	1.25	X	2.22	2.78	
V	2.60	X	1.35	3.51	
W	3.40	X	1.20	4.08	
X	0.15	X	3.12	0.47	
					522.98
TOTAL BUILT UP AREA					263.40

BUILT UP AREA CALCULATION FOR 17TH TO 22ND TH FLOOR					
AREA OF RECTANGLE	27.40	X	28.70	800.78	
AREA TO BE DEDUCTED					SQ.MT
A	1.15	X	0.55	0.63	
B	0.60	X	1.25	0.75	
C	3.25	X	1.15	3.74	
D	3.05	X	2.50	7.63	
E	2.35	X	4.75	11.16	
F	7.95	X	6.55	52.07	
G	7.50	X	5.00	37.50	
H	2.60	X	3.40	8.84	
I	3.40	X	3.50	11.90	
J	3.75	X	0.75	2.79	
K	3.95	X	1.75	6.91	
L	5.80	X	2.30	13.34	
M	4.20	X	3.05	12.12	
N	22.75	X	5.80	131.95	
O	5.15	X	3.20	16.48	
P	2.80	X	2.52	7.06	
Q	1.30	X	1.73	2.25	
R	16.05	X	11.00	176.55	
S	2.65	X	4.10	10.87	
T	1.60	X	4.20	6.72	
U	1.25	X	2.22	2.78	
V	2.60	X	1.35	3.51	
W	4.00	X	1.20	5.88	
					535.08
TOTAL BUILT UP AREA					265.66

REHAB			
CARPET AREA X PRORATA = BUILT UP AREA			
GROUND FLOOR			
PRORATA FACTOR	=	TOTAL B.U.A.	
		TOTAL C.A.	
	=	260.35	
	=	230.29	
	=	1.1306	
SHOP NO.(HR)	CARPET AREA	FACTOR	B.U.A
1	16.76	1.1306	19.17
2	12.57	1.1306	14.54
3	17.83	1.1306	20.15
4	14.38	1.1306	16.26
5	15.56	1.1306	17.60
6	10.54	1.1306	11.92
7	27.03	1.1306	31.24
8	11.49	1.1306	12.99
9	17.26	1.1306	19.60
10	10.03	1.1306	11.33
11	14.63	1.1306	16.53
12	20.63	1.1306	23.32
13	21.02	1.1306	23.84
14	19.28	1.1306	21.80
TOTAL	230.29		260.35

REHAB			
CARPET AREA X PRORATA = BUILT UP AREA			
1ST FLOOR			
PRORATA FACTOR	=	TOTAL B.U.A.	
		TOTAL C.A.	
	=	229.13	
	=	197.29	
	=	1.1614	
SHOP NO.(HR)	CARPET AREA	FACTOR	B.U.A
1	24.41	1.1614	28.35
2	8.87	1.1614	10.30
3	10.23	1.1614	11.88
4	28.59	1.1614	33.21
5	14.88	1.1614	17.28
6	8.70	1.1614	10.08
7	12.88	1.1614	14.96
8	17.06	1.1614	19.81
10	9.71	1.1614	11.28
11	14.13	1.1614	16.42
12	35.62	1.1614	41.36
14	14.32	1.1614	16.63
TOTAL	197.29		229.13

FLOORS	COMMON AREA , EXCESS REFUGE AREA	REHAB BUILT-UP AREA	SALE BUILT-UP AREA	TOTAL BUILT-UP AREA (WITHOUT COMMON)	TOTAL BUILT-UP AREA (WITH COMMON)	TOTAL BUILT-UP AREA OF STAIRCASE AND LIFT
GRND	0.00	260.35	0.00	260.35	260.35	134.64
1ST	41.53	229.13	0.00	229.13	270.67	122.65
2ND	58.93	203.61	0.00	203.61	257.54	117.72
3RD			SERVICE FLOOR			
4TH	0.00	216.27	0.00	216.27	216.27	93.73
5TH	0.00	98.28	161.48	257.76	257.76	84.77
6TH	0.00	98.28	161.48	257.76	257.76	86.40
7TH	0.00	98.28	161.48	257.76	257.76	84.77
8TH	0.00	98.28	161.48	257.76	257.76	86.40
9TH	0.00	98.28	161.48	257.76	257.76	84.77
10TH	0.00	98.28	161.48	257.76	257.76	86.40
11TH	0.00	98.28	161.48	257.76	257.76	84.77
12TH	0.00	96.02	161.75	257.76	257.76	86.40
13TH	0.00	101.64	161.76	263.40	263.40	84.19
14TH	0.00	101.64	161.76	263.40	263.40	85.82
15TH	0.00	101.64	161.76	263.40	263.40	84.19
16TH	0.00	263.40	0.00	263.40	263.40	85.82
17TH	0.00	265.66	0.00	265.66	265.66	84.19
18TH	0.00	103.99	161.66	265.66	265.66	85.82
19TH	0.00	103.97	161.75	265.66	265.66	84.19
20TH	0.00	103.99	161.66	265.66	265.66	85.82
21ST	0.00	103.99	161.66	265.66	265.66	84.19
22ND	0.00	205.07	60.58	265.66	265.66	85.82
TOTAL	95.34	3134.24	2484.73	5618.97	5714.43	2374.42

REHAB			
CARPET AREA X PRORATA = BUILT UP AREA			
2ND FLOOR			
PRORATA FACTOR	=	TOTAL B.U.A.	
		TOTAL C.A.	
	=	203.61	
	=	179.86	
	=	1.1320	
SHOP NO.(HR)	CARPET AREA	FACTOR	B.U.A
13	29.17	1.1320	33.02
201	62.13	1.1320	70.34
202	26.24	1.1320	29.71
203	27.13	1.1320	30.69
204	36.21	1.1320	40.99
TOTAL	179.86		203.61

REHAB/SALE			
CARPET AREA X PRORATA = BUILT UP AREA			
4TH			
PRORATA FACTOR	=	TOTAL B.U.A.	
		TOTAL C.A.	
	=	216.27	
	=	195.40	
	=	1.1071	
FLAT NOS	CARPET AREA	FACTOR	B.U.A
1	44.21	1.1071	51.00
2	38.65	1.1071	45.11
4	102.44	1.1071	119.96
TOTAL	185.30		216.27

REHAB/SALE			
CARPET AREA X PRORATA = BUILT UP AREA			
5TH & 11TH			
PRORATA FACTOR	=	TOTAL B.U.A.	
		TOTAL C.A.	
	=	257.76	
	=	221.83	
	=	1.1620	
FLAT NOS	CARPET AREA	FACTOR	B.U.A
1	44.21	1.1620	51.37
2	38.65	1.1620	44.91
3	66.48	1.1620	77.27
4	70.49	1.1620	81.91
TOTAL	221.83		257.76

REHAB/SALE			
CARPET AREA X PRORATA = BUILT UP AREA			
12TH			
PRORATA FACTOR	=	TOTAL B.U.A.	
		TOTAL C.A.	
	=	257.76	
	=	221.46	
	=	1.1639	
FLAT NOS	CARPET AREA	FACTOR	B.U.A
1	82.49	1.1639	96.02
3	68.43	1.1639	79.63
4	70.54	1.1639	82.09
TOTAL	221.46		257.76

REHAB			
CARPET AREA X PRORATA = BUILT UP AREA			
13TH TO 16TH			
PRORATA FACTOR	=	TOTAL B.U.A.	
		TOTAL C.A.	
	=	263.40	
	=	226.28	
	=	1.1640	
FLAT NOS	CARPET AREA	FACTOR	B.U.A
1	38.66	1.1640	45.02
2	38.66	1.1640	44.99
3	68.48	1.1640	79.71
4	70.49	1.1640	82.05
TOTAL	226.28		263.40

REHAB/SALE			
CARPET AREA X PRORATA = BUILT UP AREA			
17TH, 18TH, 20TH, 21ST			
PRORATA FACTOR	=	TOTAL B.U.A.	
		TOTAL C.A.	
	=	265.66	
	=	228.36	
	=	1.1633	
FLAT NOS	CARPET AREA	FACTOR	B.U.A
1	38.66	1.1633	45.00
2	40.73	1.1633	47.39
3	68.48	1.1633	79.66
4	70.49	1.1633	82.00
TOTAL	228.36		265.66

REHAB/SALE			
CARPET AREA X PRORATA = BUILT UP AREA			
19TH			
PRORATA FACTOR	=	TOTAL B.U.A.	
		TOTAL C.A.	
	=	265.66	
	=	228.36	
	=	1.1642	
FLAT NOS	CARPET AREA	FACTOR	B.U.A
1	38.66	1.1642	45.00
2	40.73	1.1642	47.42
3	68.48	1.1642	79.72
4	70.49	1.1642	82.06
TOTAL	228.36		265.66

REHAB/SALE			
CARPET AREA X PRORATA = BUILT UP AREA			
23ND			
PRORATA FACTOR	=	TOTAL B.U.A.	
		TOTAL C.A.	
	=	265.66	
	=	228.36	
	=	1.1633	
FLAT NOS	CARPET AREA	FACTOR	B.U.A
1	38.66	1.1633	45.00
2	40.73	1.1633	47.39
3	82.00	1.1633	95.40
4	66.89	1.1633	78.84
TOTAL	228.36		265.66

REHAB			
SHOP/FLAT NO.	B.U.A. WITH FUNGIBLE IN S.M. AS PER STATEMENT 1	PRORATA FACTOR	FUNGIBLE B.U.A. FOR COMMON AMENITIES
A	B	C	D=B X C
1	47.52	0.0304508	1.45
2	24.84	0.0304508	0.76
3	32.06	0.0304508	0.98
4	46.43	0.0304508	1.42
5	34.83	0.0304508	1.06
6	22.60	0.0304508	0.69
7	31.24	0.0304508	0.95
8	27.95	0.0304508	0.85
9	39.46	0.0304508	1.20
10	22.69	0.0304508	0.69
11	32.25	0.0304508	1.00
12	64.66	0.0304508	1.97
13	59.73	0.0304508	1.79
14	38.43	0.0304508	1.17
201	70.34	0.0304508	2.14
202	29.71	0.0304508	0.90
203	30.69	0.0304508	0.93
204	40.99	0.0304508	1.25
401	51.00	0.0304508	1.55
402	45.11	0.0304508	1.37
404	119.96	0.0304508	3.651
501	51.37	0.0304508	1.56
502	44.91	0.0304508	1.37
601	51.37	0.0304508	1.56
602	44.91	0.0304508	1.37
701	51.37	0.0304508	1.56
702	44.91	0.0304508	1.37
801	51.37	0.0304508	1.56
802	44.91	0.0304508	1.37
901	51.37	0.0304508	1.56
902	44.91	0.0304508	1.37
1001	51.37	0.0304508	1.56
1002	44.91	0.0304508	1.37
1101	51.37	0.0304508	1.56
1102	44.91	0.0304508	1.37
1201	96.02	0.0304508	2.92
1301	56.64	0.0304508	1.72
1302	44.99	0.0304508	1.37
1401	56.64	0.0304508	1.72
1402	44.99	0.0304508	1.37
1501	56.64	0.0304508	1.72
1502	44.99	0.0304508	1.37
1601	56.64	0.0304508	1.72
1602	44.99	0.0304508	1.37
1603	79.71	0.0304508	2.43
1604	82.05	0.0304508	2.50
1701	56.61	0.0304508	1.72
1702	47.39	0.0304508	1.44
1703	79.66	0.0304508	2.43
1704	82.00	0.0304508	2.50
1801	56.61	0.0304508	1.72
1802	47.39	0.0304508	1.44
1901	103.87	0.0304508	3.16
2001	56.61	0.0304508	1.72
2002	47.39	0.0304508	1.44
2101	56.61	0.0304508	1.72
2102	47.39	0.0304508	1.44
2201	56.61	0.0304508	1.72
2202	47.39	0.0304508	1.44
2204	101.06	0.0304508	3.08
TOTAL	3134.24		95.40

FITNESS CENTER AREA CALCULATION	
TOTAL PROPOSED BUA.	5734.43 SQ.M
PERMISSIBLE BUA FOR FITNESS CENTER @ 2%	114.29 SQ.M
PROPOSED BUA FOR FITNESS CENTER ON 4TH FLOOR	43.18 SQ.M
EXCESS AREA COUNTED IN FSI	0.00 SQ.M

COMMON AREA (SQ.M.)	95.34
REHAB BUILT-UP AREA	3134.24
FACTOR	0.0304508

	CARPET AREA EXISTING	5% ELIGIBLE AREA	TOTAL CARPET AERA INCLUDING 5% ELIGIBLE AREA	EXISTING BUA	SALE BUA	PERMISSIBLE FUNGIBLE (30%)	PERMISSIBLE B.U.A. WITH FUNGIBLE	PROPOSED B.U.A WITH FUNGIBLE
REHAB R.	1464.04	73.25	1537.30	1643.82	0.00	441.24	2085.06	2085.68
REHAB NR.	402.24	23.16	486.40	540.48	0.00	204.19	737.99	737.37
SALE R.	0.00	0.00	0.00	0.00	1849.61	676.71	2526.32	2526.35
TOTAL	1529.18	96.41	2024.60	2429.91	1849.61	1322.30	5895.78	5734.41

| CARPET AREA CALCULATIONS (NR.) | | | | |