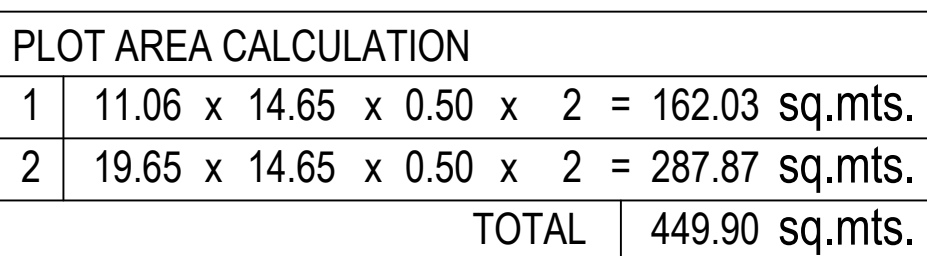
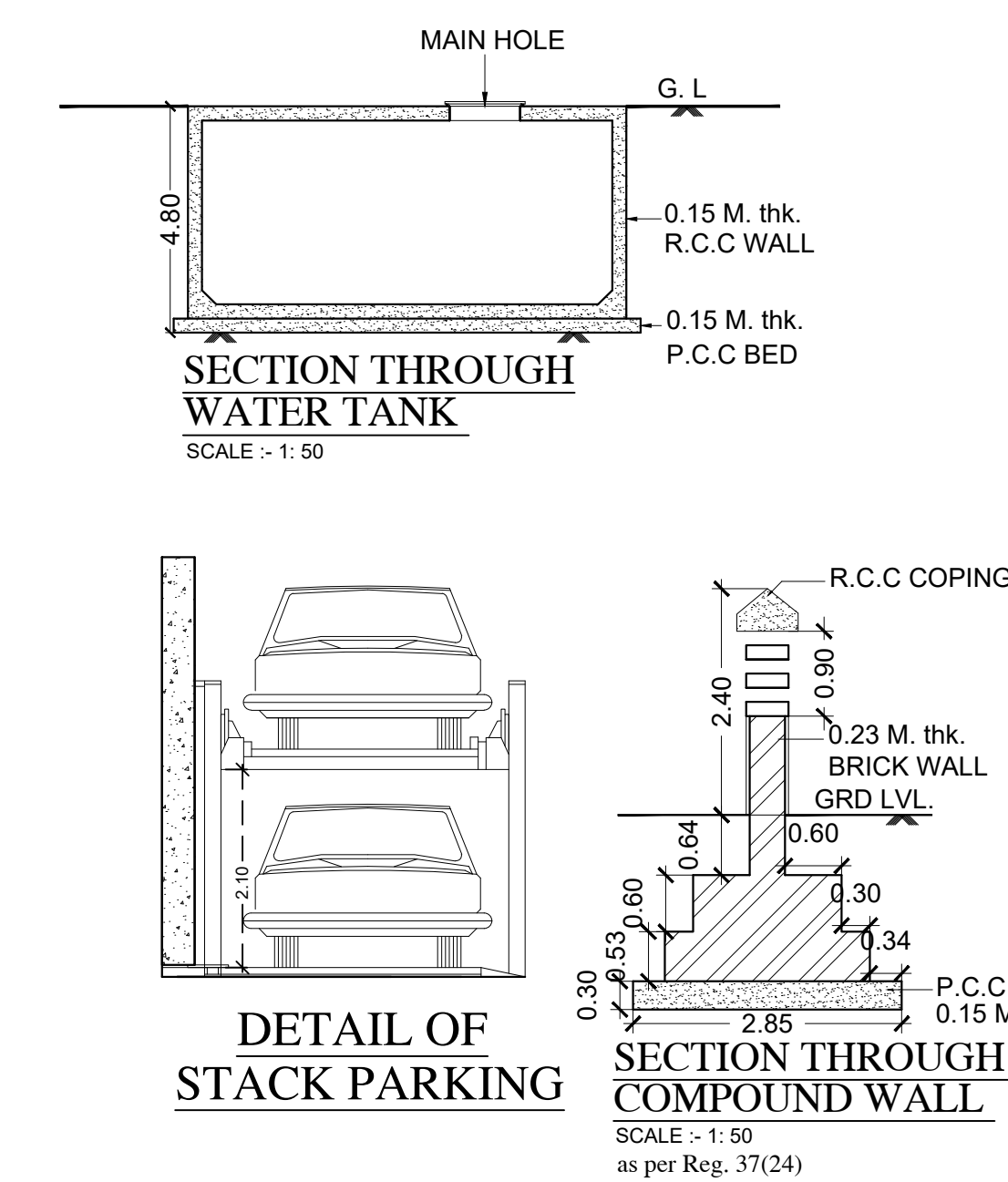
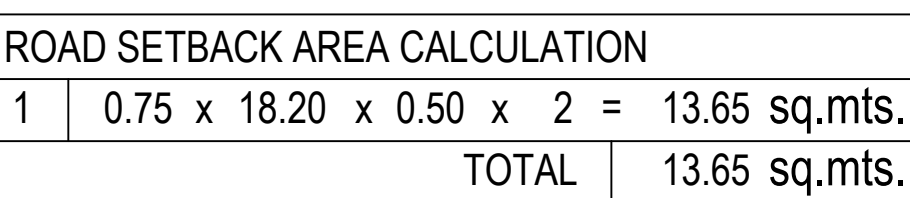
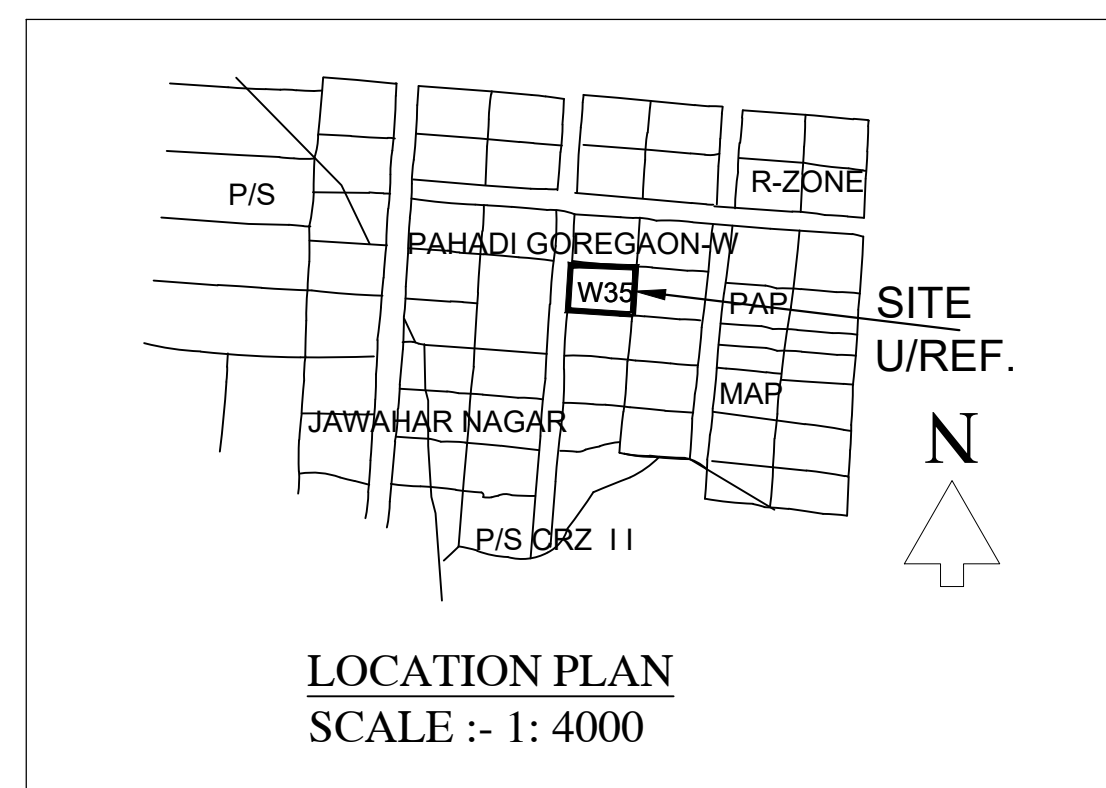


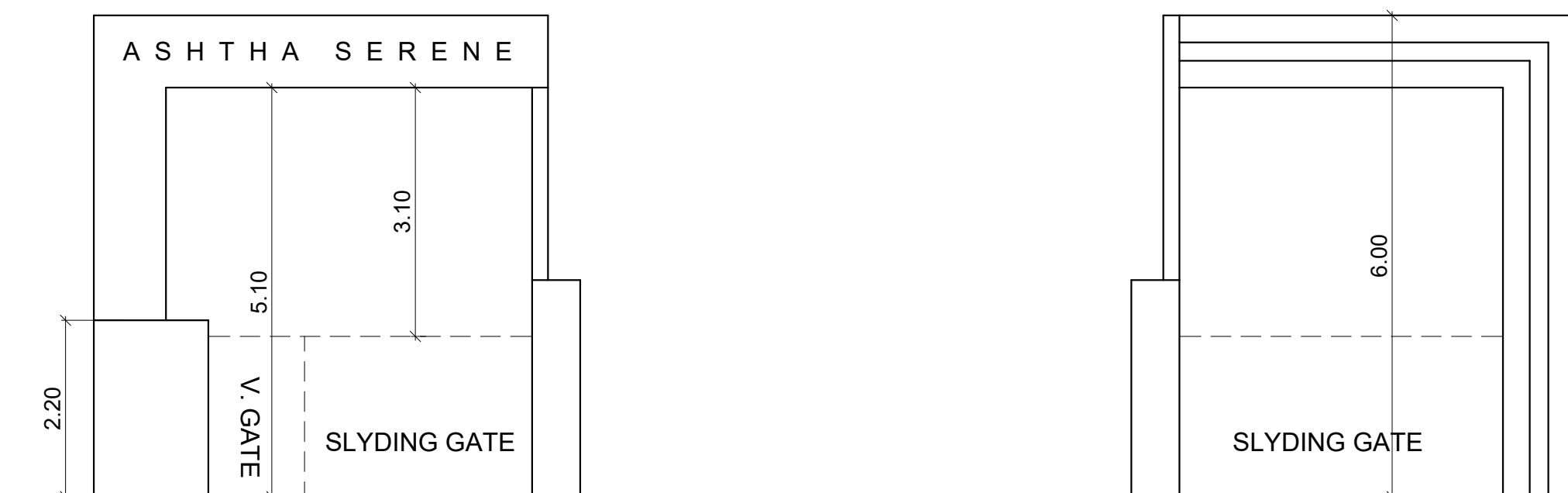
	TABLE NO = V	
	COMPUTATION OF INCENTIVE BUS FOR PROPOSAL UNDER Reg. No. 33(7)(B)	
Sr.No	Description	BUA in sq.mt
1	Existing BUA of the Residential users(Total of column No.1(g) of Table No. III)	411.24
2	15% Incentive BUA on 1 above	61.68
3	No. of Residential Tenements as per approved plan (Residential Tenements as per Sr.No. 11 of table II)	12 Nos
4	Incentive BUA based on No of Residential Tenements (Sr. No. 3 x 10)	120
5	Permissible incentive BUA which ever is more out of Sr.No. 2 & 4 above)	120



PROPOSED B.U.A. AREA STATEMENT	
FLOOR	B.U.A. AREA
GROUND	STILT
FIRST	99.24 SQ.M
SECOND	124.02 SQ.M
THIRD	128.05 SQ.M
FOURTH	136.55 SQ.M
FIFTH	138.39 SQ.M
SIXTH	142.05 SQ.M
SEVENTH	142.05 SQ.M
EIGHTH	122.10 SQ.M
TOTAL	1032.45 SQ.M



PROPOSED BUILT UP STATEMENT						
Sr.No	Floor No.	Proposed Built up Area (in sqmt)		Total (3+4) (in sqmt)	Staircase/Lift/Lobby area (in sqmt)	Fiat/Lift/Society Office/ Fitness Centre/Refuge area
(1)	(2)	Commercial	Residential	(5)	(6)	(7)
1	GR.	—	—	—	—	FITNESS CENTER
	1st	—	99.24	99.24	32.57	Flat
	2nd	—	124.02	124.02	31.72	Flat
	3rd	—	128.05	128.05	31.72	Flat
	4th	—	136.55	136.55	31.72	Flat
	5th	—	138.39	138.39	31.72	Flat
	6th	—	142.05	142.05	31.72	Flat
	7th	—	142.05	142.05	31.72	Flat
	8th(Part)	—	122.10	122.10	31.72	Flat/ Part Terrace
2	Total BUA Proposed			1032.45	254.61	
3	Fungile Compensatory Area Proposed: (Sr.no. 2/1, 35) or As proposed) Total Fungible area available 35% Total area claimed 33.37%			258.41		
4	Net BUA Proposed(2-3)			774.37		
5	Fitness Centre	Permissible 2 x 2% = 20.63				Provided at 1st floor
		Provided = 22.00				1.37 Sq.m Counted in F.S.I
6	Society Office	Permissible = 20.00				Provided at Ground floor
		Provided = 9.79				
7	Amenity area/ BUA in sqmt (Reg 14A or 14B)	Required = NA				NA
		Provided = NA				
8	IH/PH provided	Required BUA = NA				NA
		Provided BUA = NA				



FORM - I PROPOSAL AS PER REG 33(7)(B) OF DCPR 2034			PROFORMA 'B'		1/4
I. AREA STATEMENT		SQ.MTS.	CONTENTS OF SHEET		
1	Area of plot	449.90	●GROUND FLOOR PLAN , ●SECTION THROUGH WATER TANK, ●DETAIL OF STACK PARKING, ●SECTION THROUGH COMPOUND WALL, ●PLOT AREA LINE DIAGRAM, ●LOCATION PLAN,BLOCK PLAN,ENTRANCE GATE SECTION, ●ROAD SETBACK AREA LINE DIAGRAM, ●PARKING SPACES STATEMENT, ●RERA CARPET AREA STATEMENT,PROPOSED BUA STATEMENT, ●PROPOSED B.U.A STATEMENT. ●TABLE II, ●TABLE I & TABLE V.		
(a) Area of Reservation in plot		Nil			
(b) Area of Road set-back		13.65			
(c) Area of D.P. Road		Nil			
2	DEDUCTION FOR				
(A) For Reservation/ Road Area to be handed over to MCGM (100%)					
(a) Road set-back/widening area (Regulation No. 16)		13.65			
(b) Proposed D.P. Road area (Regulation No. 16)		Nil			
(c) (i) Reservation area (plot) to be handed over (Reg. No. 17)		Nil			
(ii) Reservation area (plot) to be handed over as per AR(Reg. No. 17) Not to be deducted for Computation of FSI i.e. sr. no. 5 below)		Nil			
Total Area under road / reservation		Nil			
(B) For Amenity Area to be handed over to MCGM					
(a) Area of amenity plot as per DCR No. 14 (A)		Nil			
(b) Area of amenity plot as per DCR No. 14 (B)		Nil			
(c) Area of amenity plot as per DCR No. 35		Nil			
Total Amenity Area		Nil			
(C) Deductions for Existing BUA to be retained if any / Land component of existing BUA Existing BUA as per regulation under which development was allowed					
3	Total deduction [2(A) + 2(B) + 2(C)	13.65			
4	Balance Area of Plot (for calculating required LOS) [1 - 3]	436.25			
5	Plot area under Development [Sr. no. 4 + 2 (A)(c)(ii)]	436.25			
6	Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)	1.00			
7	(a) Permissible Built up Area as per Zonal(basic) FSI (5 x 6)	436.25			
(b) Permissible Built up Area as per regulation 30(C)(Protected Development)		Nil			
Permissible Built up Area (7a or 7b above, which is more)		436.25			
8	Additional BUA to be regulated through 30(A) (3) (a)				
(a) Additional BUA for 2(A)(c)(i) & 2 (b) above within the cap of "admissible TDR" as per Table no. 12 on balance plot		----			
(b) Two time set back area over and above the permissible F.S.I as per column no. 7 of Table 12 of regulation 30(A)and to be mentioned in Table 12(A) of regulation 32 (200% or 250%), (13.65 SQ.MT.X2)		NILL			
(c) Additional BUA for 2(A)(c)(ii) as per regulation 17(1) Note 20(vii) & (viii) as per AR Policy on remaining plot.		----			
Total Additional BUA		----			
9	Additional / Incentive BUA within the cap of "admissible TDR" as per Table 12 on balance plot				
(a) In lieu of cost of construction of amenity building as per regulation 30(A)(3)(b)		----			
(b) 15% of sr. no. 7b or 10sqmts. per rehab tenement as per reg. 33(7)(B) 15% OF 411.24 =61.68 SQ.MT OR 10 SQ.MT X 12T/S = 120 SQ.MT WHICH EVER IS MORE		120.00			
(c) 50% of rehab component as per reg. 33(7)(B)		----			
Total additional BUA / Incentive area		120.00			
10	BUA Due to "Additional FSI on Payment of Premium" as per Table No. 12 of Regulation No. 30(A) [sr. no. 5 x 50%] (436.25 SQ.MT. X 0.50 = 218.12 SQ.MT.)	218.12			
11	BUA due to "Additional TDR" as per Table No. 12 of Regulation No. 30(A) (3) b) by restricting area utilised in sr. no. 8) & 9) above. TDR = 436.25 X 0.50 = 218.12	----			
LESS= 120.00 (incentive)					
BALANCE= 98.12					
(a) General TDR [sr. no. 5 x 50% or 70% or 90% or 100%] X 50% or 80% max.]		Nil			
(b) Slum TDR [sr. no. 5 x 50% or 70% or 90% or 100%] X 50% or 20% max.]		----			
(c) ProSlum TDR [sr. no. 5 x 50% or 70% or 90% or 100%] X 50% or 20% max.]		Nil			
Total TDR		Nil			
12	Permissible Built up Area [7 + 8 + 9 + 10]	774.37			
13	Proposed Built up Area	774.37			
Built-up Area for Commercial		774.37			
Built-up Area for Residential					
14	TDR Generated if any as per regulation 30(A) and 32 for unutilized BUA on plot				
15	Fungible Compensatory Area as per Regulation No. 31 (3)				
(a) (i) Perm. Fungible Compensatory area for Rehab. comp. w/o. charging premium for Residential[349.84x35%=122.44-12.61(Abeyance area)		109.83			
(ii) Fungible Compensatory area availed for Rehab. comp. w/o. charging premium		109.83			
(b) (i) Permissible Fungible Compensatory area by charging premium Residential area by charging premium (774.37 x 35%=271.02-122.44)		148.58			
(ii) Fungible Compensatory area availed on payment of premium		148.58			
Total Fungible Compensatory area					
Total Fungible Compensatory area available 35%		258.41			
Total Fungible Compensatory area claimed 33.37%					
16	(a) Total BUA Permissible including FCA [13 + 15(a)(ii) + 15(b)(ii)	1032.78			
(b) Total BUA Proposed		1032.45			
17	F.S.I. CONSUMED ON NET Plot [13 / 5]	1.77			
18	BALANCE AREA				
C	TENEMENT STATEMENT	---			
i	PROPOSED AREA (ITEM C4 ABOVE)	774.37			
ii	DEDUCTION FOR NON-RESI. AREAS (shops etc.)	---			
iii	TENEMENTS PERMISSIBLE (450 T /hectare)	1032.78			
iv	AREA FOR TENEMENTS (i - ii)	46.47			
v	TENEMENTS PROPOSED	30 NOS.			
vi	TENEMENTS EXISTING	30 NOS.			
TOTAL TENEMENTS ON THE PLOT		16 NOS.			
D	PARKING STATEMENT				
i	PARKING REQUIRED BY REGULATIONS FOR	11 No.			
OUTSIDER (VISITORS)					
ii	COVERED GARAGES PERMISSIBLE				
iii	COVERED PARKING				
SCOOTER/MOTORCYCLE					
OUTSIDER (VISITORS)					
iv	TOTAL PARKING PROVIDED	12 No.			
E	LOADING & UNLOADING STATEMENT				
1	LOADING & UNLOADING REQUIRED				
2	LOADING & UNLOADING PROPOSED				
F. NOTES					
BOUNDARY OF PLOT SHOWN THICK BLACK PROPOSED WORK SHOWN RED WASH DRAINAGE LINE SHOWN RED DOTTED RECREATION GROUND SHOWN GREEN WASH EX. STRUCTURES TO BE RETAINED SHOWN HATCHED BLACK EX. STRUCTURES TO BE DEMOLISHED SHOWN HATCHED YELLOW SETBACK AREA SHOWN BURNT SIENNA					
CERTIFICATE OF AREA					
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT AS STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 449.90 SQ.MTS. FOUR HUNDRED FORTY NINE POINT NINETY SQ.MTS)					
VRIJULAL KANJIBHAI VAISHNANI					
SIGNATURE OF LICENSED SURVEYOR					
INDO BUILD DESIGNS PVT.LTD.					
506/510 SHREEJI ARCADE, S. V. ROAD, KANDIVALI (WEST), MUMBAI - 400 067.					
LICENSED SURVEYOR V. K. VAISHNANI, LICENSE NO. VI /155 /LS.					
B.M.C. FILE NO. CHE/WSII/3076/P/SP/337(NW)					
JOB NO.	DRG. NO.	FILE NAME	DRN. BY		
ipd4-2020	ipd436-1	serenel436-1	ARCHTCT. POOJA DSHI		

- 1st to 3rd FLOOR PLAN ,
- LINE DIAGRAM OF 1st to 3rd FLOOR,
- BUA CALCULATION OF 1st to 3rd FLOOR

PROPOSED REDEVELOPMENT OF RESIDENTIAL
BUILDING ON PLOT NO. 306 C.T.S. NO. 436
BERAJA BAUG CHS LTD
BUILDING KNOWN AS ASHTHA SERENE ,
JAWAHAR NAGAR GOREGAON (WEST), MUMBAI.

M/S TOWN DEVELOPERS

509-510 SHREEJI ARCADE,
JUNCTION OF S.V. Rd.
AND M.G. Rd,
KANDIWALI.(WEST).
MUMBAI-400 067.
(CA TO OWNER)

ADDRESS:-

ADDRESS:-
CA TO OWNER
VRUJLAL K. VAISHNANI
OF M/S TOWN DEVELOPERS

509-510 SHREEJI ARCADE,
JUNCTION OF S.V. Rd.
AND M.G. Rd,
KANDIWALI.(WEST).
MUMBAI-400 067.

SIGNATURE

VRUJLAL
KANJIBHAI
VAISHNAN

STAMP OF DATE OF APPROVAL
OF PLAN

S.E.B.P

AKSHAY BHARGAV DUDHANE Digitally signed by AKSHAY BHARGAV DUDHANE
Date: 2021.07.28 19:03:16 +05'30'

A.E.B.P.

Digitally signed by
HARESH CHANDIRAM
BHAGAT
DN: cn=HARESH
CHANDIRAM BHAGAT,
c=IN o=Personal
Reason: I am the author
of this document
Location:
Date: 2021-07-30
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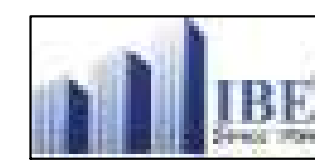
E.E.B.P.

**ANIL
PRABHAK
AR
DHIWAR**

Digitally signed by ANIL PRABHAKAR
DHIWAR
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of Greater Mumbai, ou=Building
proposal, cn=ANIL PRABHAKAR
DHIWAR
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c=IN, o=ANIL PRABHAKAR

NAME, ADDRESS & SIGNATURE OF ARCHITECT

VRUJLAL
KANJIBHAI
VAISHNANI



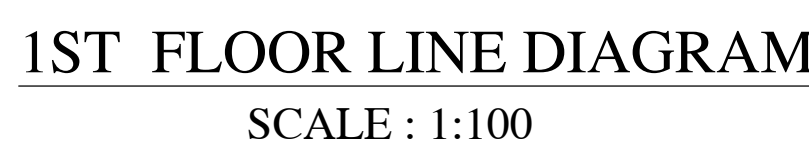
INDO BUILD DESIGNS PVT.LTD
509/510 SHRIJI ARCADE, S. V. ROAD,
KANDIVALI (WEST), MUMBAI - 400 067

LICENSED SURVEYOR
V. K. VAISHNANI,
LICENSE NO. V/ 153 / LS

B.M.C. FILE NO.

JOB NO	DBG NO	FILE NAME	DRN. BY
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			ARCHITECT
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A	16.89	X11.97	X1 = 202.17	SQ.M
DEDUCTION (Y-1)				
D1	2.86	X 0.60	X = 1.71	SQ.M
D2	1.99	X 0.60	X = 1.19	SQ.M
D3	4.05	X 0.19	X = 0.77	SQ.M
D4	1.21	X 3.59	X = 4.34	SQ.M
D5	2.89	X 0.30	X = 0.87	SQ.M
D6	0.47	X 2.80	X = 1.31	SQ.M
D7	0.53	X 2.74	X = 1.45	SQ.M
D8	0.08	X 2.30	X = 1.08	SQ.M
D9	0.53	X 1.94	X = 1.02	SQ.M
D10	2.32	X 0.60	X = 1.39	SQ.M
D11	2.84	X 2.24	X = 6.36	SQ.M
D12	2.65	X 2.06	X = 5.46	SQ.M
D13	1.70	X 0.60	X = 1.02	SQ.M
D14	3.05	X 0.60	X = 1.83	SQ.M
D15	3.12	X 2.39	X = 7.45	SQ.M
D16	0.30	X 2.84	X = 0.85	SQ.M
D17	2.41	X 1.52	X = 3.66	SQ.M
D18	2.70	X 2.45	X = 6.61	SQ.M

ST	3.90 X 4.30 X 1=	16.77	SQ.M
ST1	0.41 X 0.15 X 1=	0.06	SQ.M
STP	1.73 X 1.50 X 1=	2.60	SQ.M
LP	3.38 X 1.50 X 1=	5.07	SQ.M
L1	1.95 X 1.65 X 1=	3.21	SQ.M
L2	1.73 X 2.18 X 1=	3.77	SQ.M
LP	1.21 X 0.90 X 1=	1.09	SQ.M

ADD. COLUMN (Y-3)

0.43 X 0.23 X 1 =	0.09	SQ.M
0.08 X 1.20 X 1 =	0.09	SQ.M

TOTAL BUA (A-Y1-Y2+Y3) = 99.24SQ.M

A	16.96	X11.97	X1 = 203.01	SQ.M
DEDUCTION (Y-1)				
D1	2.86	X 0.60	X1 = 1.71	SQ.M
D2	1.99	X 0.60	X1 = 1.19	SQ.M
D3	4.05	X 0.19	X1 = 0.77	SQ.M
D4	1.21	X 3.59	X1 = 4.34	SQ.M
D5	2.89	X 0.30	X1 = 0.87	SQ.M
D6	0.07	X 2.04	X1 = 0.14	SQ.M
D7	1.02	X 2.74	X1 = 2.79	SQ.M
D10	2.32	X 0.60	X1 = 1.39	SQ.M
D11	2.84	X 0.27	X1 = 5.88	SQ.M
D12	2.41	X 1.52	X1 = 3.66	SQ.M
D13	2.65	X 0.26	X1 = 5.45	SQ.M
D14	1.70	X 0.60	X1 = 1.02	SQ.M
D15	3.05	X 0.60	X1 = 1.83	SQ.M
D16	0.30	X 2.84	X1 = 0.85	SQ.M
D17	3.12	X 2.39	X1 = 7.46	SQ.M
D18	2.70	X 2.45	X1 = 6.88	SQ.M

ST	3.90 X 4.30 X 1=	16.77	SQ.M
ST1	0.41 X 0.15 X 1=	0.06	SQ.M
STP	1.96 X 1.50 X 1=	2.94	SQ.M
LP	3.15 X 1.50 X 1=	4.72	SQ.M
L	3.15 X 1.95 X 1=	6.14	SQ.M
LP	1.21 X 0.90 X 1=	1.09	SQ.M

ADD. COLUMN (Y-3)

$0.08 \times 1.20 \times 1 = 0.09 \text{ SQ.M}$

TOTAL BUA (A-Y1-Y2+Y3) = 124.02SQ.M

A	17.04	X11.97	X1 = 203.97	SQ.M
DEDUCTION (Y-1)				
D1	2.86	X 0.60	X = 1.71	SQ.M
D2	1.99	X 0.60	X = 1.19	SQ.M
D3	4.05	X 0.19	X = 0.77	SQ.M
D4	1.21	X 3.59	X = 4.34	SQ.M
D5	2.89	X 0.30	X = 0.87	SQ.M
D6	0.15	X 2.04	X = 0.30	SQ.M
D7	0.08	X 2.95	X = 0.23	SQ.M
D8	1.10	X 2.74	X = 4.74	SQ.M
D10	2.32	X 0.60	X = 1.39	SQ.M
D11	2.83	X 1.33	X = 3.62	SQ.M
D12	2.41	X 1.13	X = 2.72	SQ.M
D13	2.65	X 2.06	X = 5.46	SQ.M
D14	1.75	X 0.60	X = 1.05	SQ.M
D15	3.05	X 0.60	X = 1.83	SQ.M
D16	3.12	X 2.39	X = 7.46	SQ.M
D17	2.70	X 2.45	X = 6.61	SQ.M

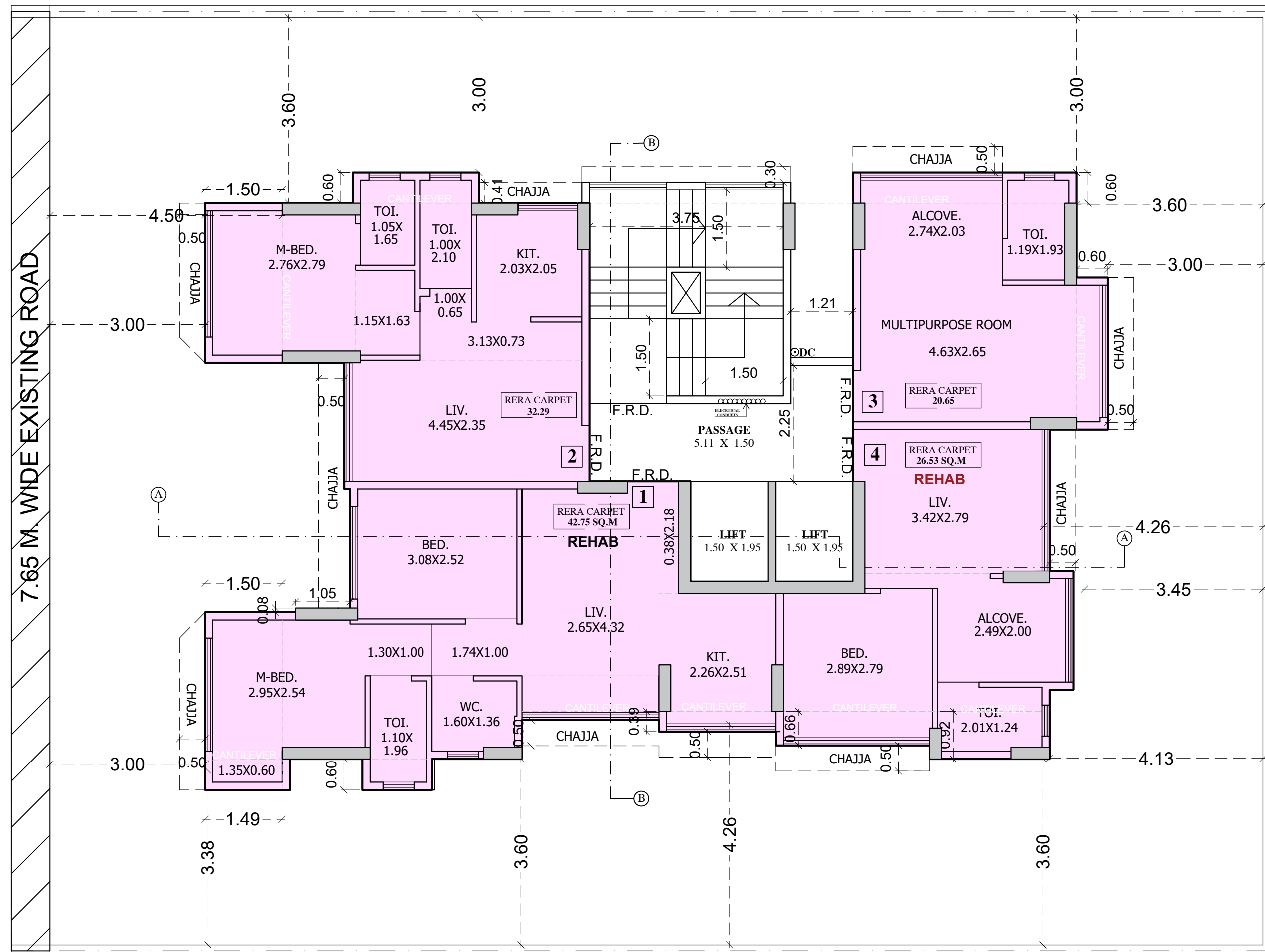
ST	3.90 X 4.30 X 1=	16.77	SQ.M
ST1	0.41 X 0.15 X 1=	0.06	SQ.M
STP	1.96 X 1.50 X 1=	2.94	SQ.M
LP	3.15 X 1.50 X 1=	4.72	SQ.M
L	3.15 X 1.95 X 1=	6.14	SQ.M
LP	1.21 X 0.90 X 1=	1.09	SQ.M

ADD. COLUMN (Y-3)

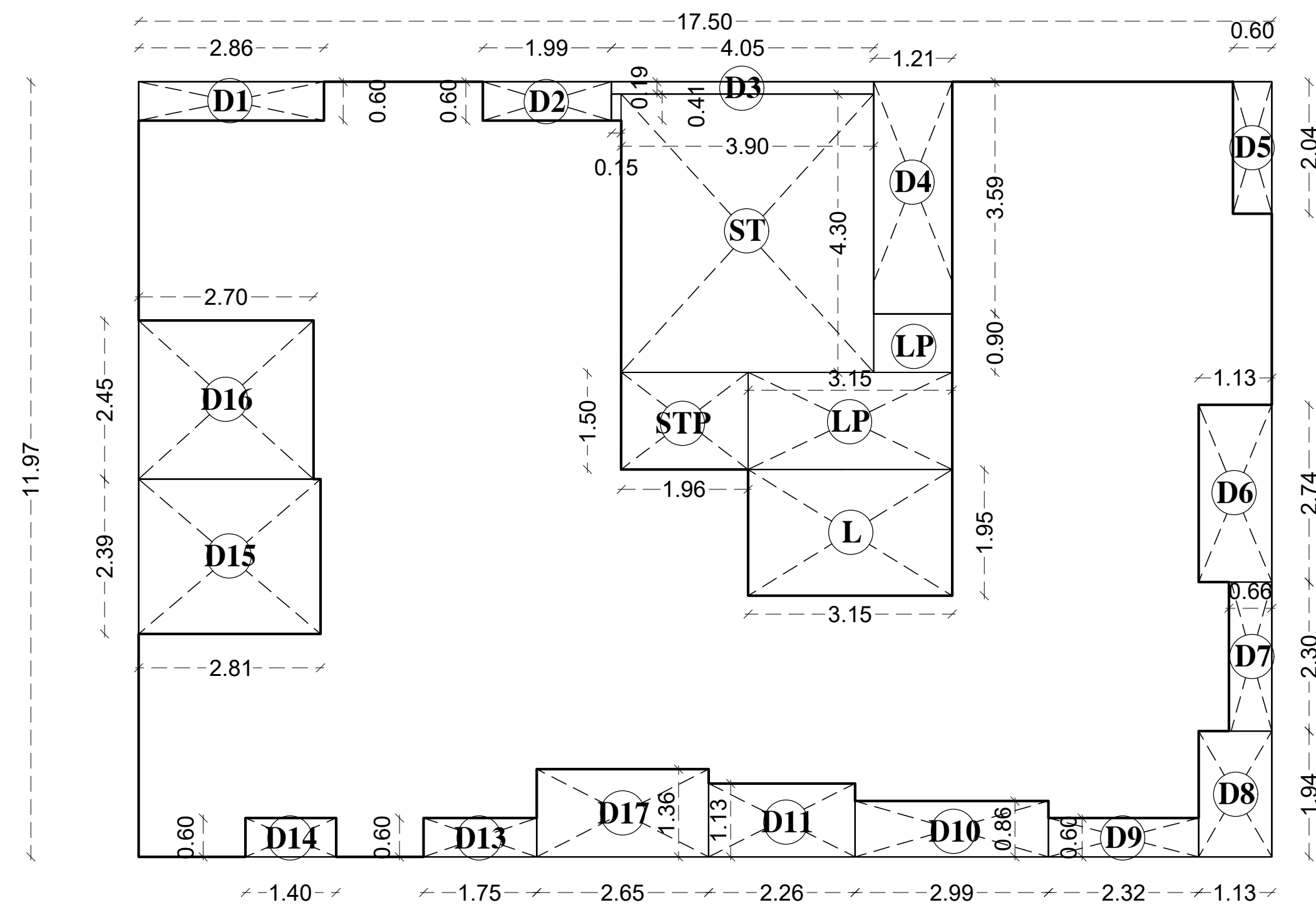
$0.08 \times 1.20 \times 1 = 0.09 \text{ SQ.M}$

TOTAL BUA (A-Y1-Y2+Y3) = 128.05 SQ.M

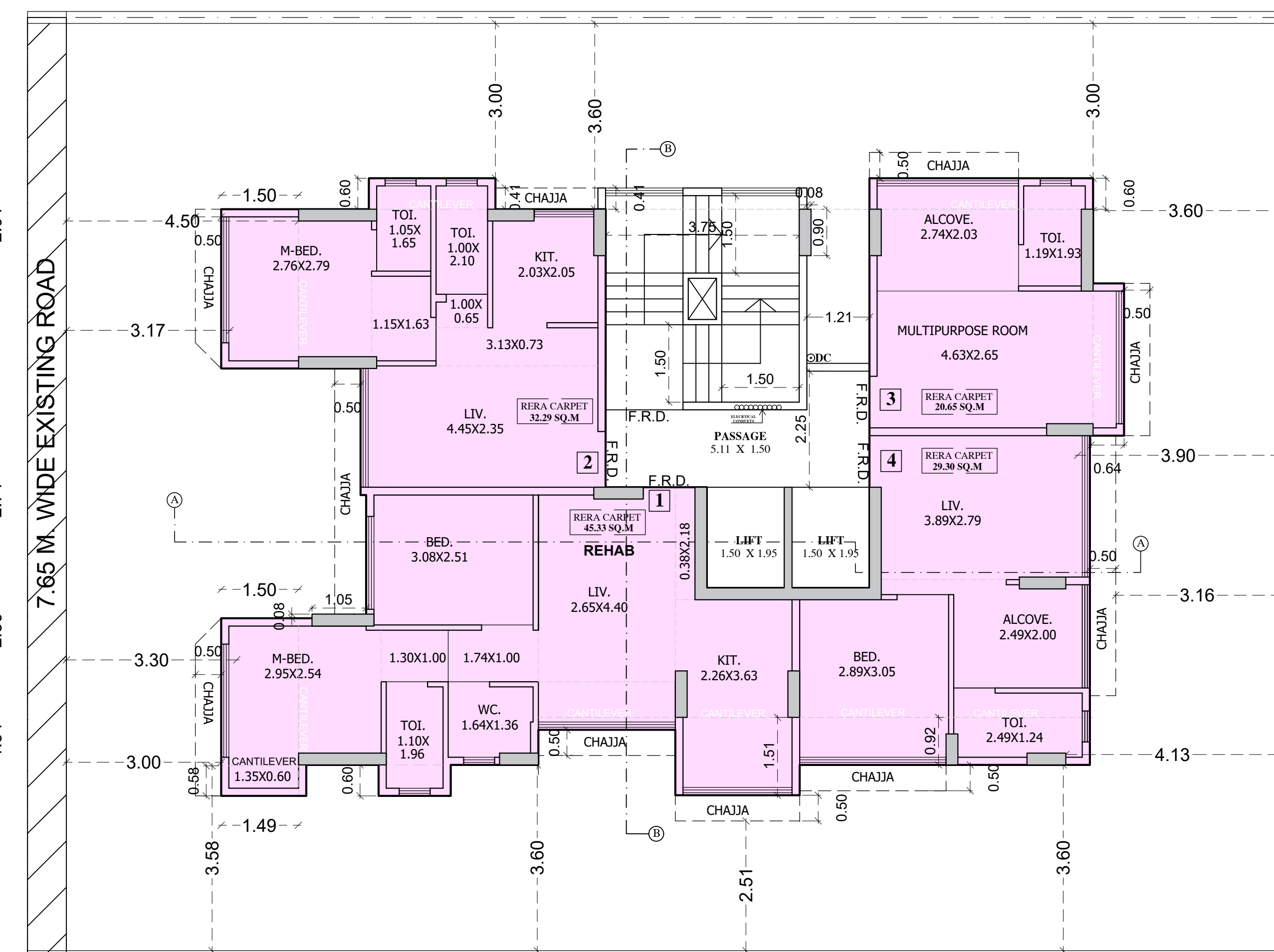
TOTAL = 44.29 SQ.M



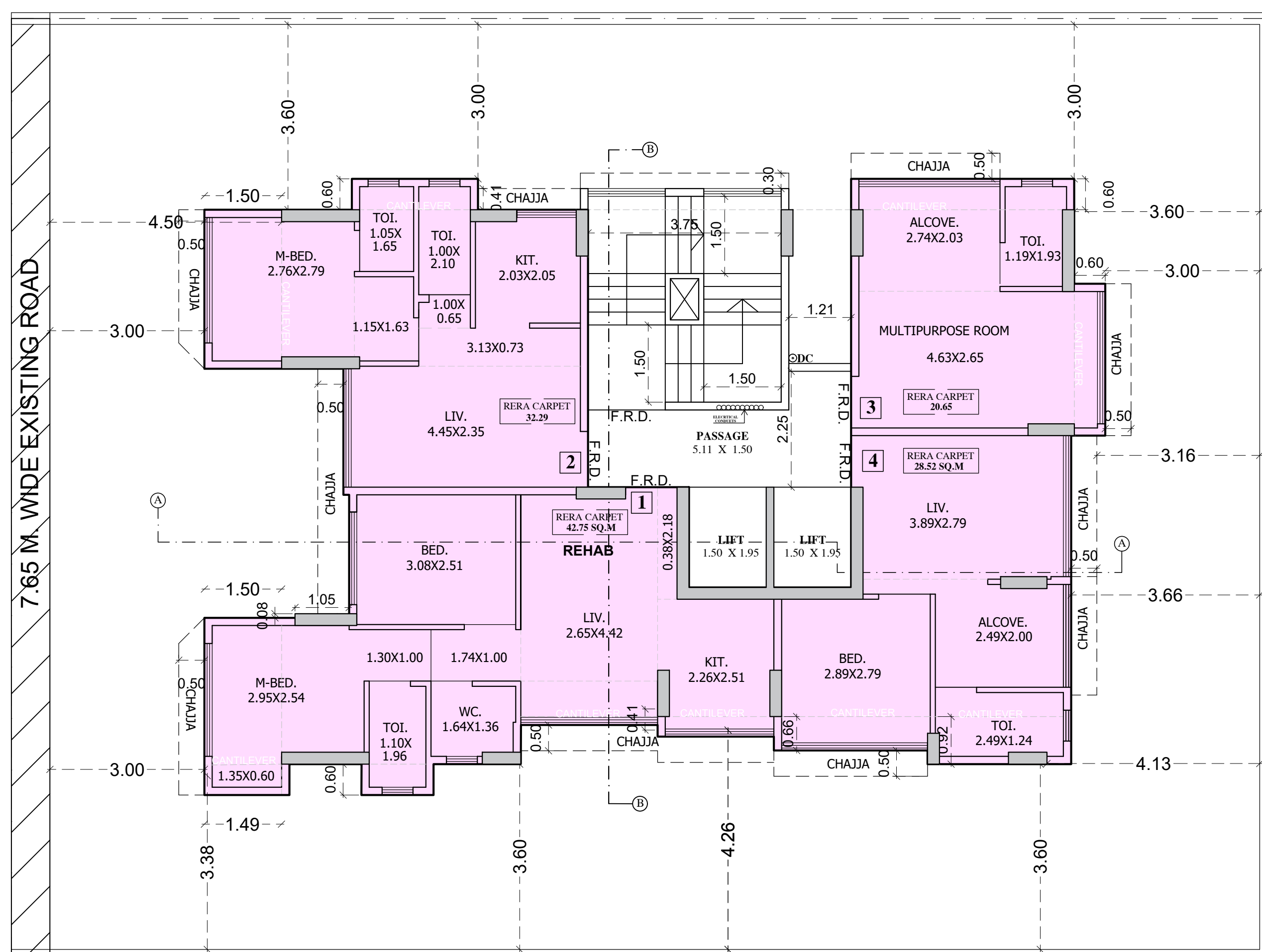
4TH FLOOR PLAN
SCALE : 1:100



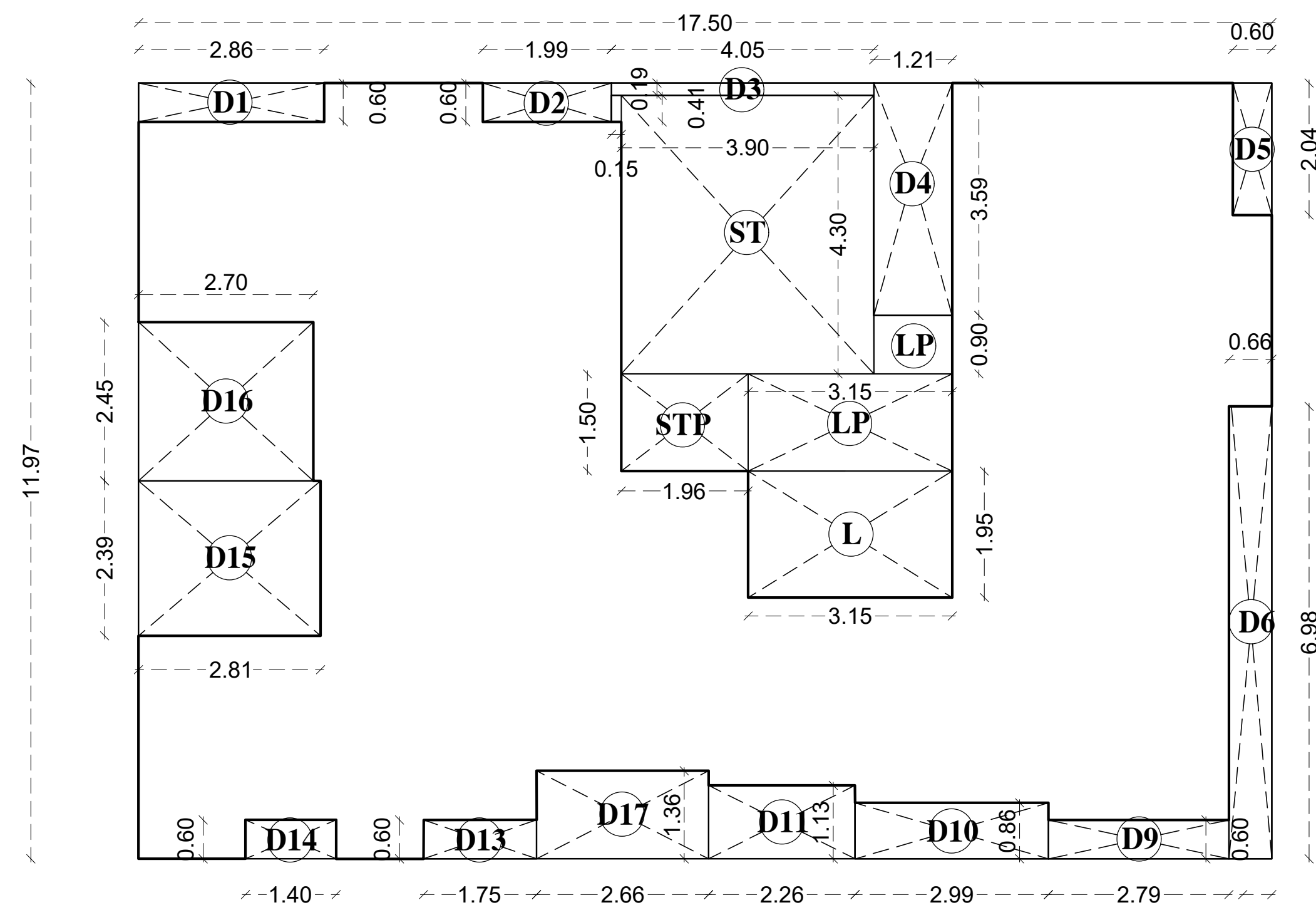
4TH FLOOR LINE DIAGRAM
SCALE : 1:100



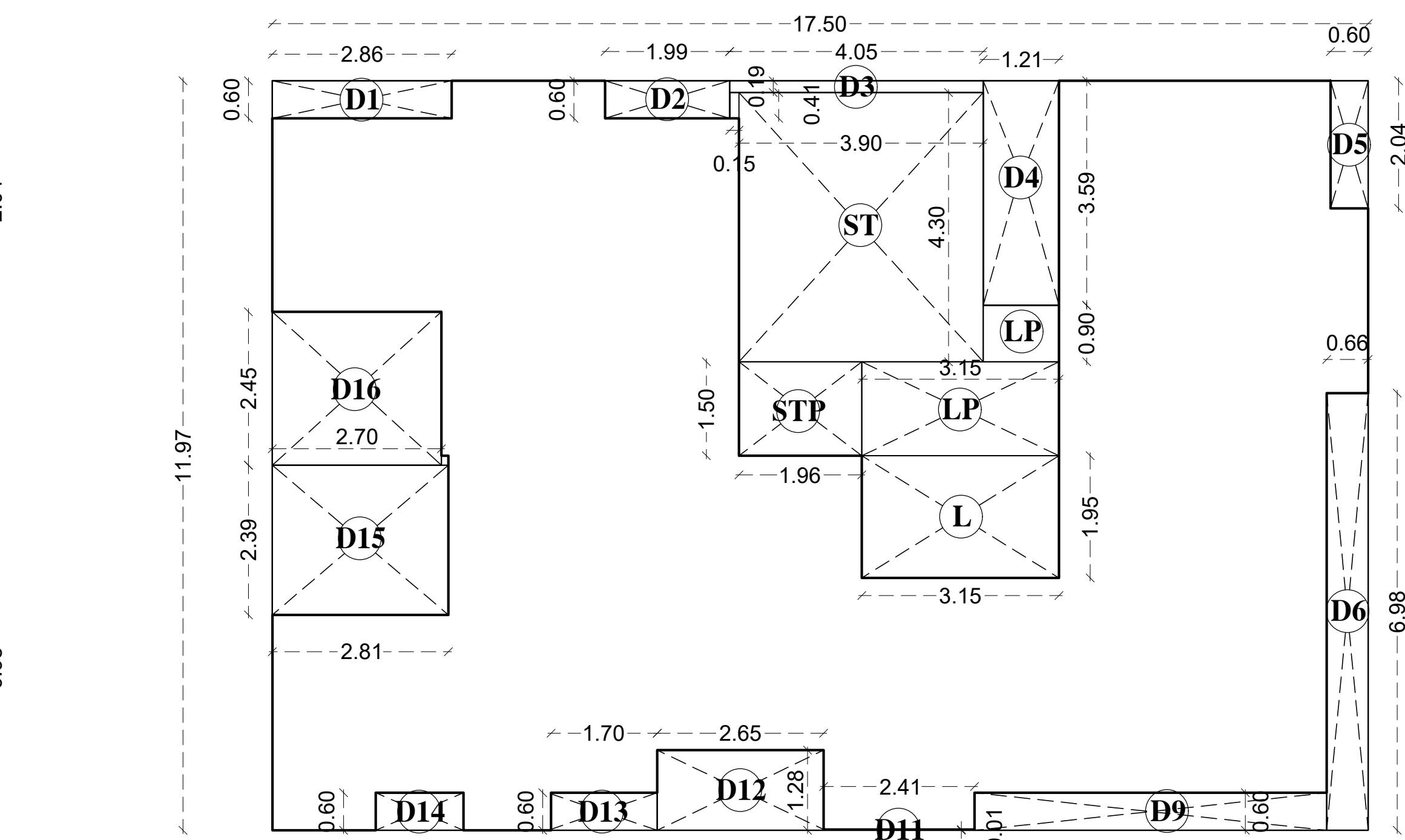
6TH FLOOR PLAN
SCALE : 1:100



5TH FLOOR PLAN
SCALE : 1:100



5TH FLOOR LINE DIAGRAM
SCALE : 1:100



6TH FLOOR LINE DIAGRAM
SCALE : 1:100

B.U.A CALCULATION FOR 4thFLR.

A	17.50 X 11.97 X 1 = 209.48 SQ.M	
DEDUCTION (Y-1)		
D1	2.86 X 0.60 X 1 = 1.71 SQ.M	STAIRCASE, LIFT & LIFT LOBBY (Y-2)
D2	1.99 X 0.60 X 1 = 1.19 SQ.M	ST 3.90 X 4.30 X 1 = 16.77 SQ.M
D3	4.05 X 0.19 X 1 = 0.77 SQ.M	ST1 0.41 X 0.15 X 1 = 0.06 SQ.M
D4	1.21 X 3.59 X 1 = 4.34 SQ.M	STP 1.96 X 1.50 X 1 = 2.94 SQ.M
D5	0.60 X 2.04 X 1 = 1.22 SQ.M	LP 3.15 X 1.50 X 1 = 4.72 SQ.M
D6	1.31 X 2.74 X 1 = 3.58 SQ.M	L 3.15 X 1.95 X 1 = 6.14 SQ.M
D7	0.66 X 2.30 X 1 = 1.51 SQ.M	LP 1.21 X 0.90 X 1 = 1.09 SQ.M
D8	1.13 X 1.94 X 1 = 2.19 SQ.M	
D9	2.23 X 0.60 X 1 = 1.33 SQ.M	TOTAL = 31.72 SQ.M
D10	0.86 X 2.99 X 1 = 2.57 SQ.M	ADD. COLUMN (Y-3)
D11	2.26 X 1.13 X 1 = 2.56 SQ.M	0.08 X 1.05 X 1 = 0.08 SQ.M
D13	1.75 X 0.60 X 1 = 1.05 SQ.M	
D14	1.40 X 0.60 X 1 = 0.84 SQ.M	TOTAL = 0.08 SQ.M
D15	2.81 X 2.39 X 1 = 6.71 SQ.M	TOTAL BUA (A-Y1-Y2+Y3) = 136.55 SQ.M
D16	2.70 X 2.45 X 1 = 6.61 SQ.M	
D17	2.65 X 1.36 X 1 = 3.60 SQ.M	
TOTAL	= 41.29 SQ.M	

B.U.A CALCULATION FOR 5th FLR.

A	17.50 X 11.97 X 1 = 209.48 SQ.M	
DEDUCTION (Y-1)		
D1	2.86 X 0.60 X 1 = 1.71 SQ.M	STAIRCASE, LIFT & LIFT LOBBY (Y-2)
D2	1.99 X 0.60 X 1 = 1.19 SQ.M	ST 3.90 X 4.30 X 1 = 16.77 SQ.M
D3	4.05 X 0.19 X 1 = 0.77 SQ.M	ST1 0.41 X 0.15 X 1 = 0.06 SQ.M
D4	1.21 X 3.59 X 1 = 4.34 SQ.M	STP 1.96 X 1.50 X 1 = 2.94 SQ.M
D5	0.60 X 2.04 X 1 = 1.22 SQ.M	LP 3.15 X 1.50 X 1 = 4.72 SQ.M
D6	0.66 X 6.98 X 1 = 4.60 SQ.M	L 3.15 X 1.95 X 1 = 6.14 SQ.M
D9	0.60 X 2.79 X 1 = 1.67 SQ.M	LP 1.21 X 0.90 X 1 = 1.09 SQ.M
D10	0.86 X 2.99 X 1 = 2.57 SQ.M	
D11	2.26 X 1.13 X 1 = 2.56 SQ.M	TOTAL = 31.72 SQ.M
D13	1.75 X 0.60 X 1 = 1.05 SQ.M	ADD. COLUMN (Y-3)
D14	1.40 X 0.60 X 1 = 0.84 SQ.M	0.08 X 1.05 X 1 = 0.08 SQ.M
D15	2.81 X 2.39 X 1 = 6.71 SQ.M	
D16	2.70 X 2.45 X 1 = 6.61 SQ.M	TOTAL = 0.08 SQ.M
D17	2.66 X 1.36 X 1 = 3.61 SQ.M	TOTAL BUA (A-Y1-Y2+Y3) = 138.39 SQ.M
TOTAL	= 39.45 SQ.M	

B.U.A CALCULATION FOR 6th FLR.

A	17.50 X 11.97 X 1 = 209.48 SQ.M	
DEDUCTION (Y-1)		
D1	2.86 X 0.60 X 1 = 1.71 SQ.M	STAIRCASE, LIFT & LIFT LOBBY (Y-2)
D2	1.99 X 0.60 X 1 = 1.19 SQ.M	ST 3.90 X 4.30 X 1 = 16.77 SQ.M
D3	4.05 X 0.19 X 1 = 0.77 SQ.M	ST1 0.41 X 0.15 X 1 = 0.06 SQ.M
D4	1.21 X 3.59 X 1 = 4.34 SQ.M	STP 1.96 X 1.50 X 1 = 2.94 SQ.M
D5	0.60 X 2.04 X 1 = 1.22 SQ.M	LP 3.15 X 1.50 X 1 = 4.72 SQ.M
D6	0.66 X 6.98 X 1 = 4.60 SQ.M	L 3.15 X 1.95 X 1 = 6.14 SQ.M
D9	0.60 X 2.79 X 1 = 1.67 SQ.M	LP 1.21 X 0.90 X 1 = 1.09 SQ.M
D11	2.41 X 0.01 X 1 = 0.02 SQ.M	
D12	2.65 X 1.28 X 1 = 3.39 SQ.M	TOTAL = 31.72 SQ.M
D13	1.70 X 0.60 X 1 = 1.02 SQ.M	ADD. COLUMN (Y-3)
D14	1.40 X 0.60 X 1 = 0.84 SQ.M	0.08 X 1.05 X 1 = 0.08 SQ.M
D15	2.81 X 2.39 X 1 = 6.71 SQ.M	
D16	2.70 X 2.45 X 1 = 6.61 SQ.M	TOTAL = 0.08 SQ.M
TOTAL	= 35.79 SQ.M	TOTAL BUA (A-Y1-Y2+Y3) = 142.05 SQ.M

CONTENTS OF SHEET

- 4th to 6th FLOOR PLAN,
- LINE DIAGRAM OF 4th to 6th FLOOR,
- BUA CALCULATION OF 4th to 6th FLOOR.

DESCRIPTION OF PROP./ PROPERTY

PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING ON PLOT NO. 306 C.T.S. NO. 436 BERAJA BAUG CHS LTD BUILDING KNOWN AS ASHTHA SERENE, JAWAHAR NAGAR GOREGAON (WEST), MUMBAI.

NAME, ADDRESS OF OWNER

M/S TOWN DEVELOPERS

509-510 SHREEJI ARCADE, JUNCTION OF S.V. Rd. AND M.G. Rd. KANDIWALI (WEST). MUMBAI-400 067. (CA TO OWNER)

NAME, ADDRESS OF C.A.

ADDRESS:-

CA TO OWNER

VRUJAL K. VAISHNANI

OF M/S TOWN DEVELOPERS

509-510 SHREEJI ARCADE,

JUNCTION OF S.V. Rd.

AND M.G. Rd.

KANDIWALI (WEST).

MUMBAI-400 067.

SIGNATURE

VRUJAL

KANJIBHAI

VAISHNANI

Digitally signed by VRUJAL K. VAISHNANI

DN: cn=VRUJAL K. VAISHNANI, o=VRUJAL K. VAISHNANI, ou=VRUJAL K. VAISHNANI, email=vrulal@towndevelopers.com, c=IN

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bdac65, st=Maharashtra

Date: 2021.07.28 19:03:37 +05'30'

STAMP OF DATE OF APPROVAL OF PLAN

S.E.B.P

AKSHAY BHARGAV DUDHANE Digitally signed by AKSHAY BHARGAV DUDHANE Date: 2021.07.28 19:03:37 +05'30'

A.E.B.P.

HARESH CHANDIRAM BHAGAT Digitally signed by HARESH CHANDIRAM BHAGAT DN: cn=HARESH CHANDIRAM BHAGAT, c=IN, o=Personal Reason: I am the author of this document Location: Date: 2021-07-30 18:00+05:30

E.E.B.P.

ANIL PRABHAKAR R DHIWAR Digitally signed by ANIL PRABHAKAR R DHIWAR DN: cn=ANIL PRABHAKAR R DHIWAR, o=ANIL PRABHAKAR R DHIWAR, ou=ANIL PRABHAKAR R DHIWAR, email=anil@prabhakar.com, c=IN

NAME, ADDRESS & SIGNATURE OF ARCHITECT

VRUJAL KANJIBHAI VAISHNANI

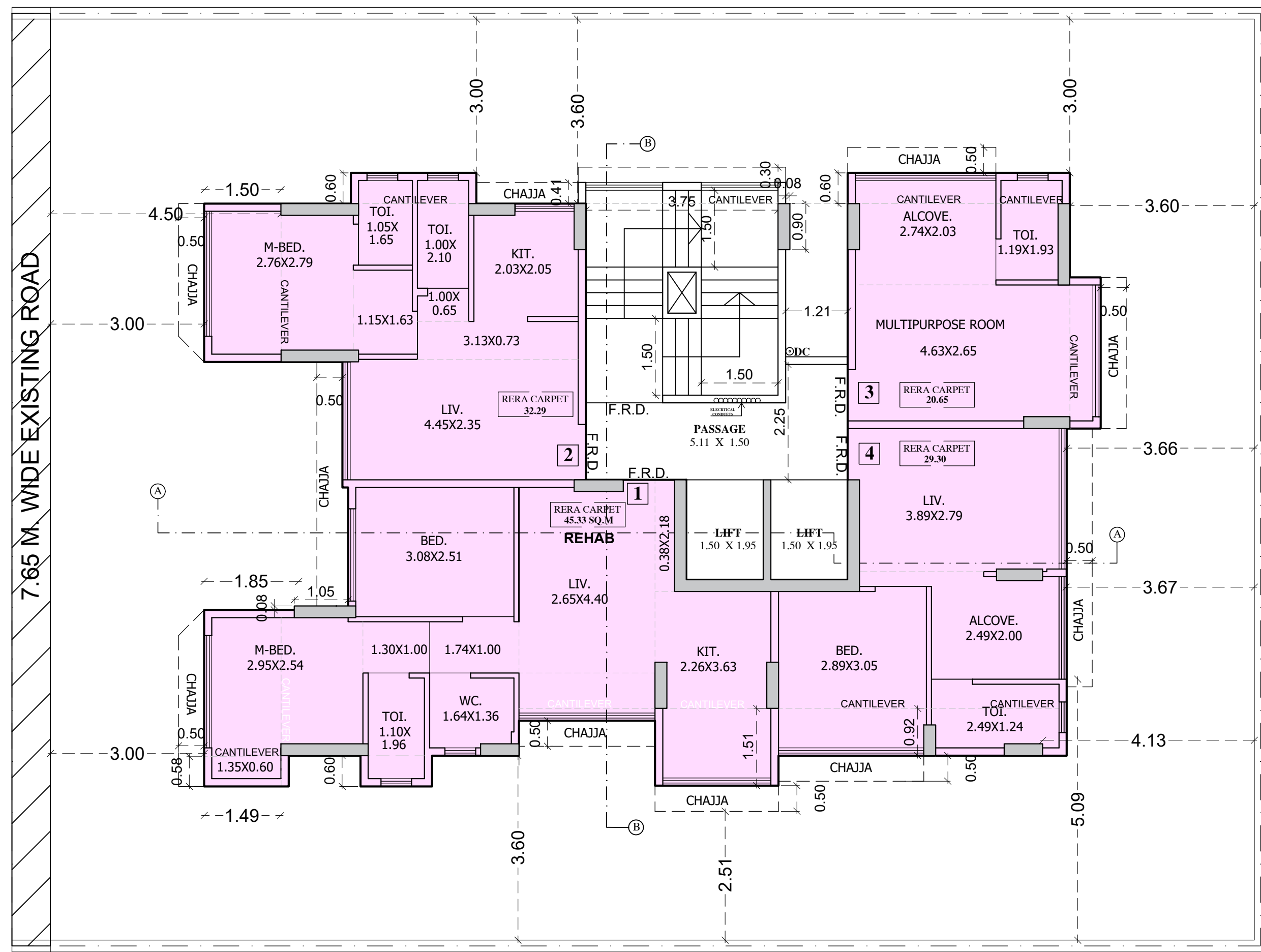
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509/510 SHRIJI ARCADE, S. V. ROAD, KANDIVALI (WEST), MUMBAI - 400 067. LICENSED SURVEYOR V. K. VAISHNANI. LICENSE NO. V/ 153 / LS.

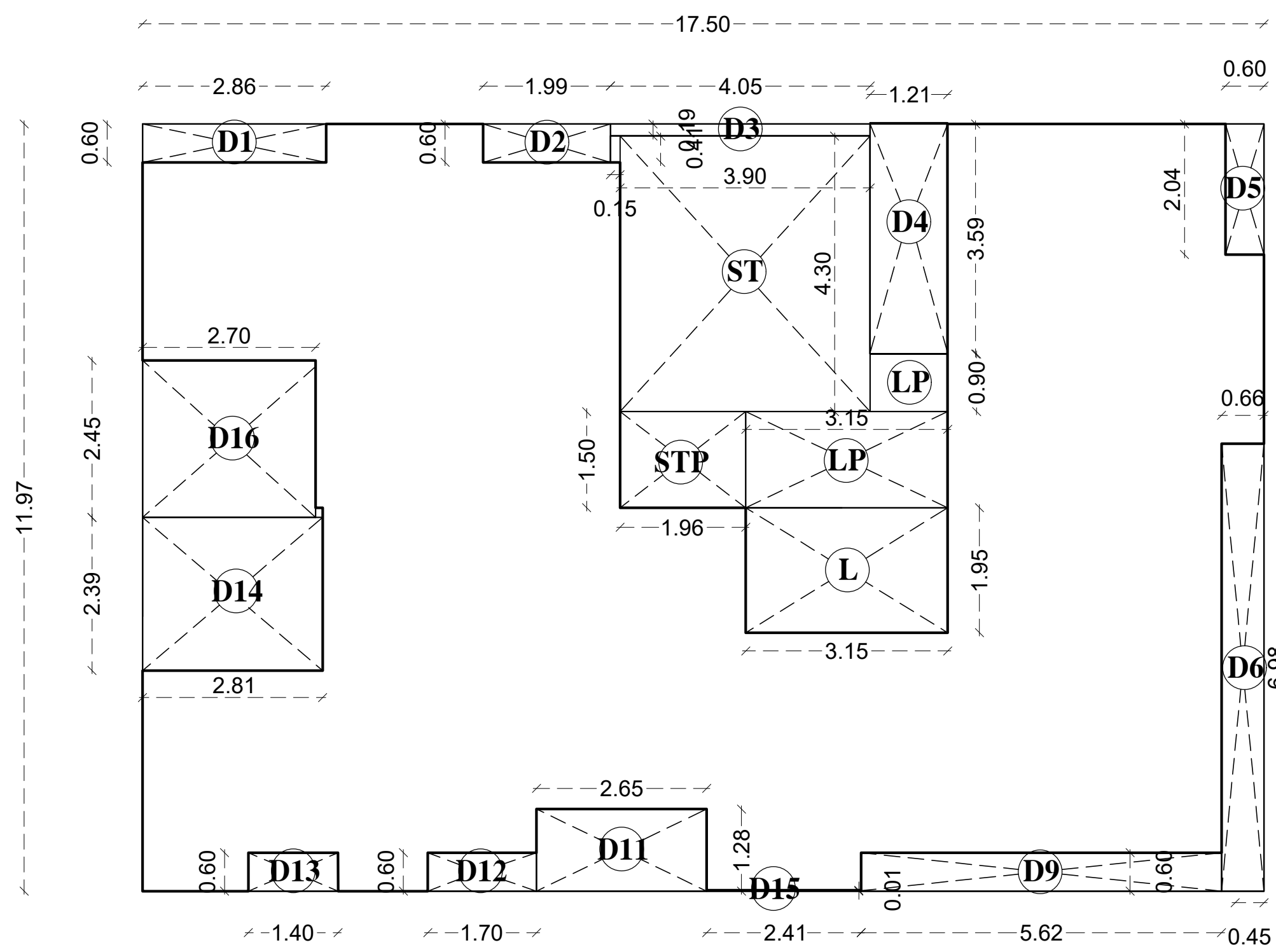
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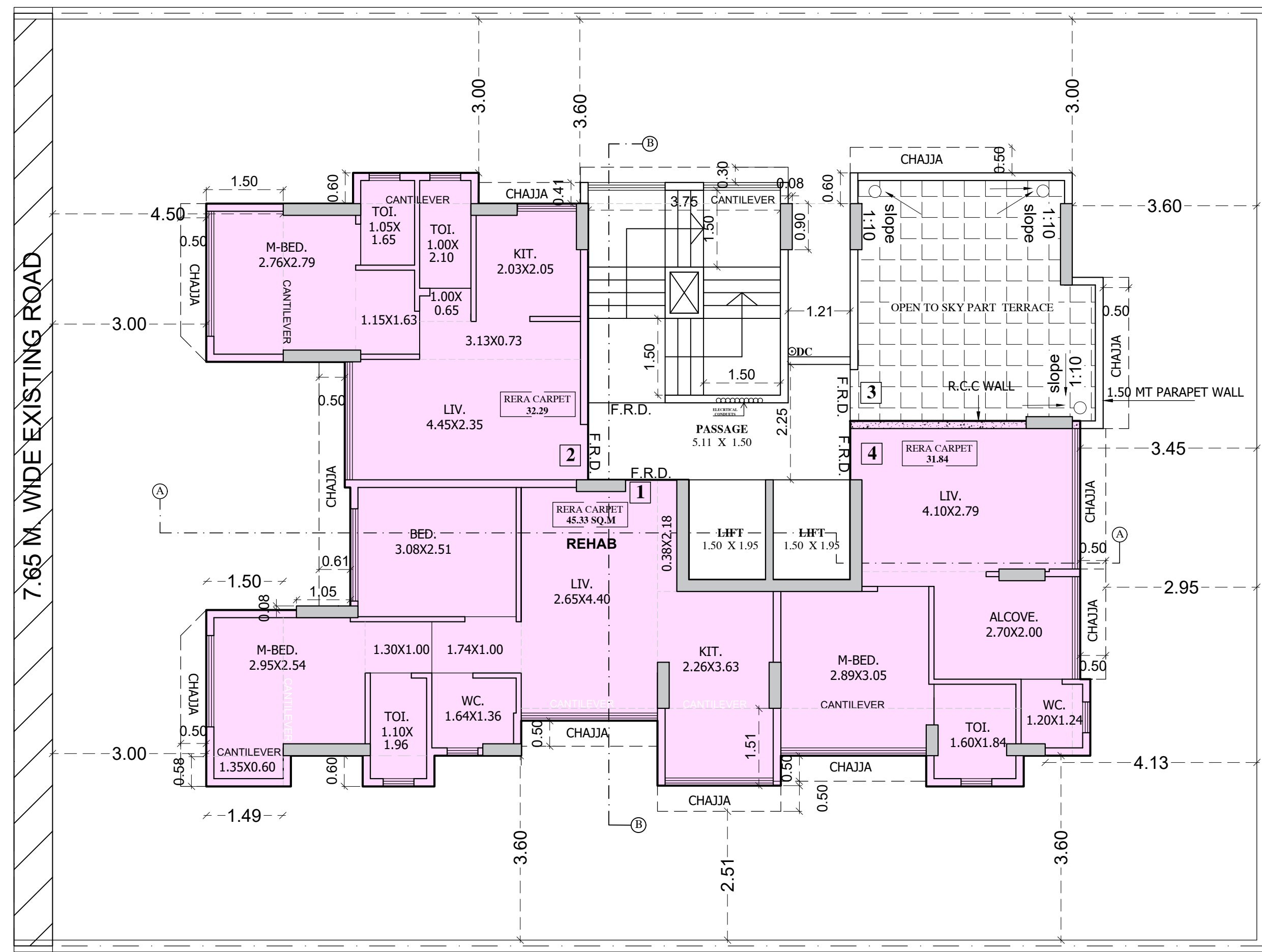
idpl4-2020 idpl436-3 serene436-1 ARCHITECT: POOJA DOSHI



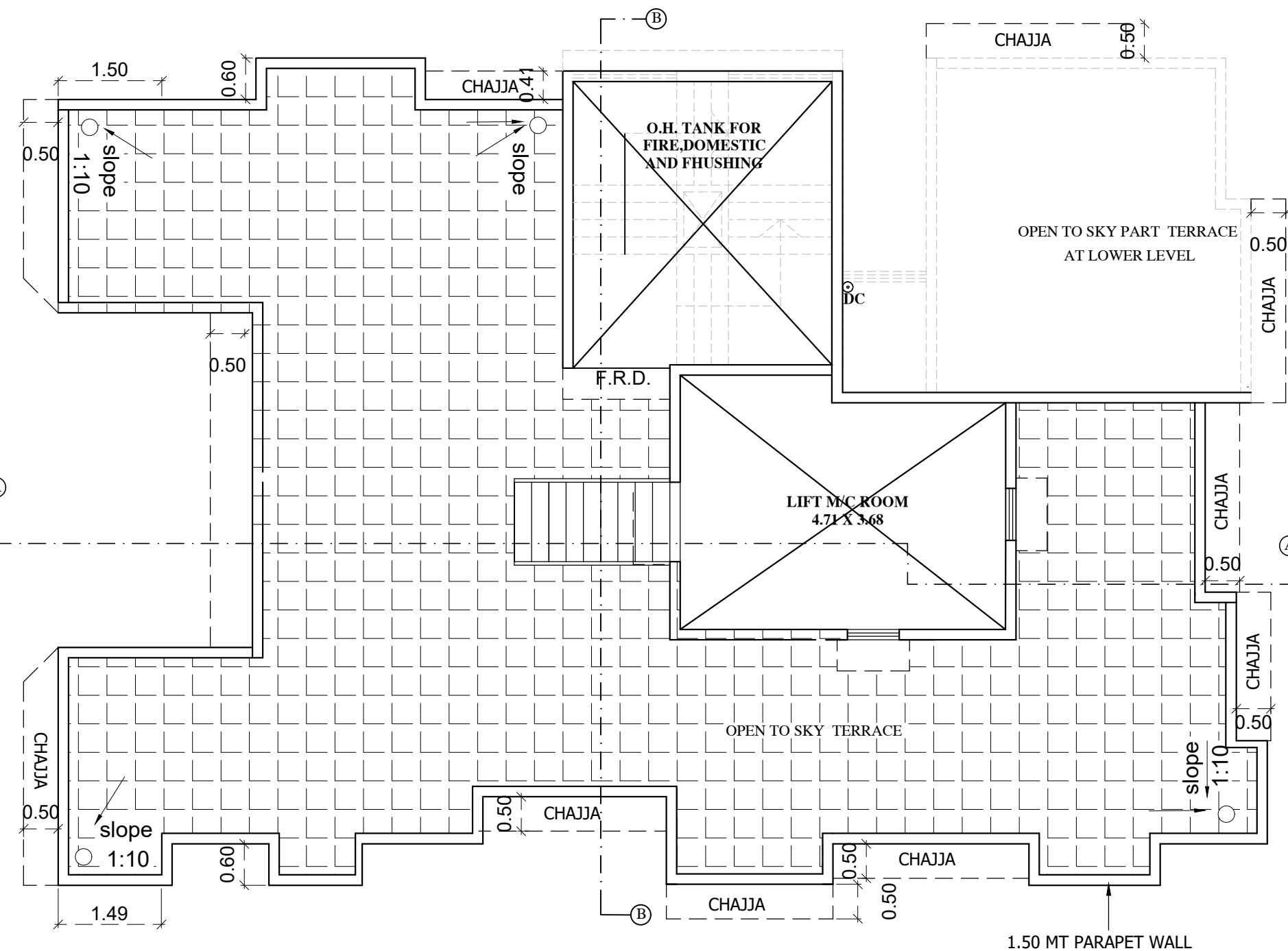
7TH FLOOR PLAN
SCALE : 1:100



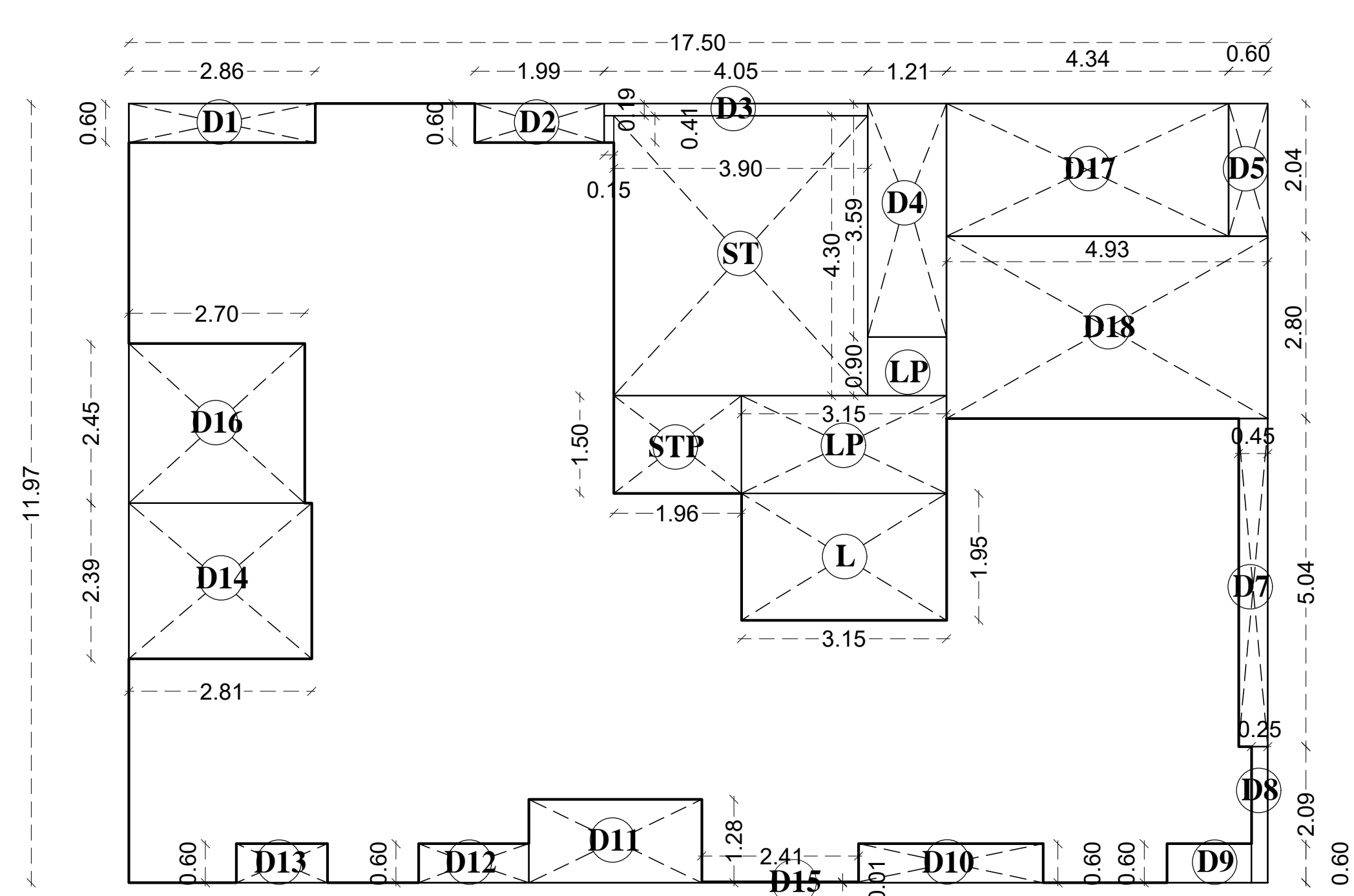
7TH FLOOR LINE DIAGRAM
SCALE : 1:100



8TH (PART) FLOOR PLAN
SCALE : 1:100



TERRACE FLOOR
SCALE : 1:100



8TH (PART) FLOOR LINE DIAGRAM
SCALE : 1:100

B.U.A CALCULATION FOR 7th FLR.

A 17.50 X 11.97 X1 = 209.48 SQ.M

DEDUCTION (Y-1)

D1 2.86 X 0.60 X 1 = 1.71 SQ.M

D2 1.99 X 0.60 X 1 = 1.19 SQ.M

D3 4.05 X 0.19 X 1 = 0.77 SQ.M

D4 1.21 X 3.59 X 1 = 4.34 SQ.M

D5 0.60 X 2.04 X 1 = 1.22 SQ.M

D6 0.66 X 6.98 X 1 = 4.60 SQ.M

D9 3.00 X 0.60 X 1 = 1.80 SQ.M

D11 2.65 X 1.28 X 1 = 3.39 SQ.M

D12 1.70 X 0.60 X 1 = 1.02 SQ.M

D13 1.40 X 0.60 X 1 = 0.84 SQ.M

D14 2.81 X 2.39 X 1 = 6.71 SQ.M

D15 2.41 X 0.01 X 1 = 0.02 SQ.M

D16 2.70 X 2.45 X 1 = 6.61 SQ.M

TOTAL = 35.79 SQ.M

STAIRCASE, LIFT & LIFT LOBBY (Y-2)

ST 3.90 X 4.30 X 1 = 16.77 SQ.M

ST1 0.41 X 0.15 X 1 = 0.06 SQ.M

STP 1.96 X 1.50 X 1 = 2.94 SQ.M

L 3.15 X 1.50 X 1 = 4.72 SQ.M

L 3.15 X 1.95 X 1 = 6.14 SQ.M

LP 1.21 X 0.90 X 1 = 1.09 SQ.M

TOTAL = 31.72 SQ.M

ADD. COLUMN (Y-3)

0.08 X 1.05 X 1 = 0.08 SQ.M

TOTAL = 0.08 SQ.M

TOTAL BUA (A-Y1-Y2+Y3) = 142.05 SQ.M

STAIRCASE, LIFT & LOBBY AREA STATEMENT			
FLOOR	STAIRCASE AREA IN (SQ.MT.)	LIFT, LOBBY AREA (SQ.MT.)	TOTAL AREA IN (SQ.MT.)
G.R. FLOOR	-	-	-
1ST FLOOR	16.83	15.74	32.57
2ND FLOOR	16.83	14.89	31.72
3RD FLOOR	16.83	14.89	31.72
4TH FLOOR	16.83	14.89	31.72
5TH FLOOR	16.83	14.89	31.72
6TH FLOOR	16.83	14.89	31.72
7TH FLOOR	16.83	14.89	31.72
8TH (Part) FLOOR	16.83	14.89	31.72
TOTAL	134.64	119.97	254.61

TENEMENT STATEMENT	
FLOOR	RES.
G.R. FLOOR	-
1ST FLOOR	3
2ND TO 7TH FLOOR	24
8TH FLOOR	3
TOTAL	30

B.U.A CALCULATION FOR 8th(part) FLR.

A 17.50 X 11.97 X1 = 209.48 SQ.M

DEDUCTION (Y-1)

D1 2.86 X 0.60 X 1 = 1.71 SQ.M

D2 1.99 X 0.60 X 1 = 1.19 SQ.M

D3 4.05 X 0.19 X 1 = 0.77 SQ.M

D4 1.21 X 3.59 X 1 = 4.34 SQ.M

D5 0.60 X 2.04 X 1 = 1.22 SQ.M

D7 0.45 X 5.04 X 1 = 2.27 SQ.M

D8 0.25 X 2.09 X 1 = 0.52 SQ.M

D9 1.30 X 0.60 X 1 = 0.78 SQ.M

D10 2.84 X 0.60 X 1 = 1.70 SQ.M

D11 2.65 X 1.28 X 1 = 3.39 SQ.M

D12 1.70 X 0.60 X 1 = 1.02 SQ.M

D13 1.40 X 0.60 X 1 = 0.84 SQ.M

D14 2.81 X 2.39 X 1 = 6.71 SQ.M

D15 2.41 X 0.01 X 1 = 0.02 SQ.M

D16 2.70 X 2.45 X 1 = 6.61 SQ.M

D17 4.34 X 2.04 X 1 = 8.85 SQ.M

D18 4.93 X 2.80 X 1 = 13.80 SQ.M

TOTAL = 55.74 SQ.M

STAIRCASE, LIFT & LIFT LOBBY (Y-2)

ST 3.90 X 4.30 X 1 = 16.77 SQ.M

ST1 0.41 X 0.15 X 1 = 0.06 SQ.M

STP 1.96 X 1.50 X 1 = 2.94 SQ.M

LP 3.15 X 1.50 X 1 = 4.72 SQ.M

L 3.15 X 1.95 X 1 = 6.14 SQ.M

LP 1.21 X 0.90 X 1 = 1.09 SQ.M

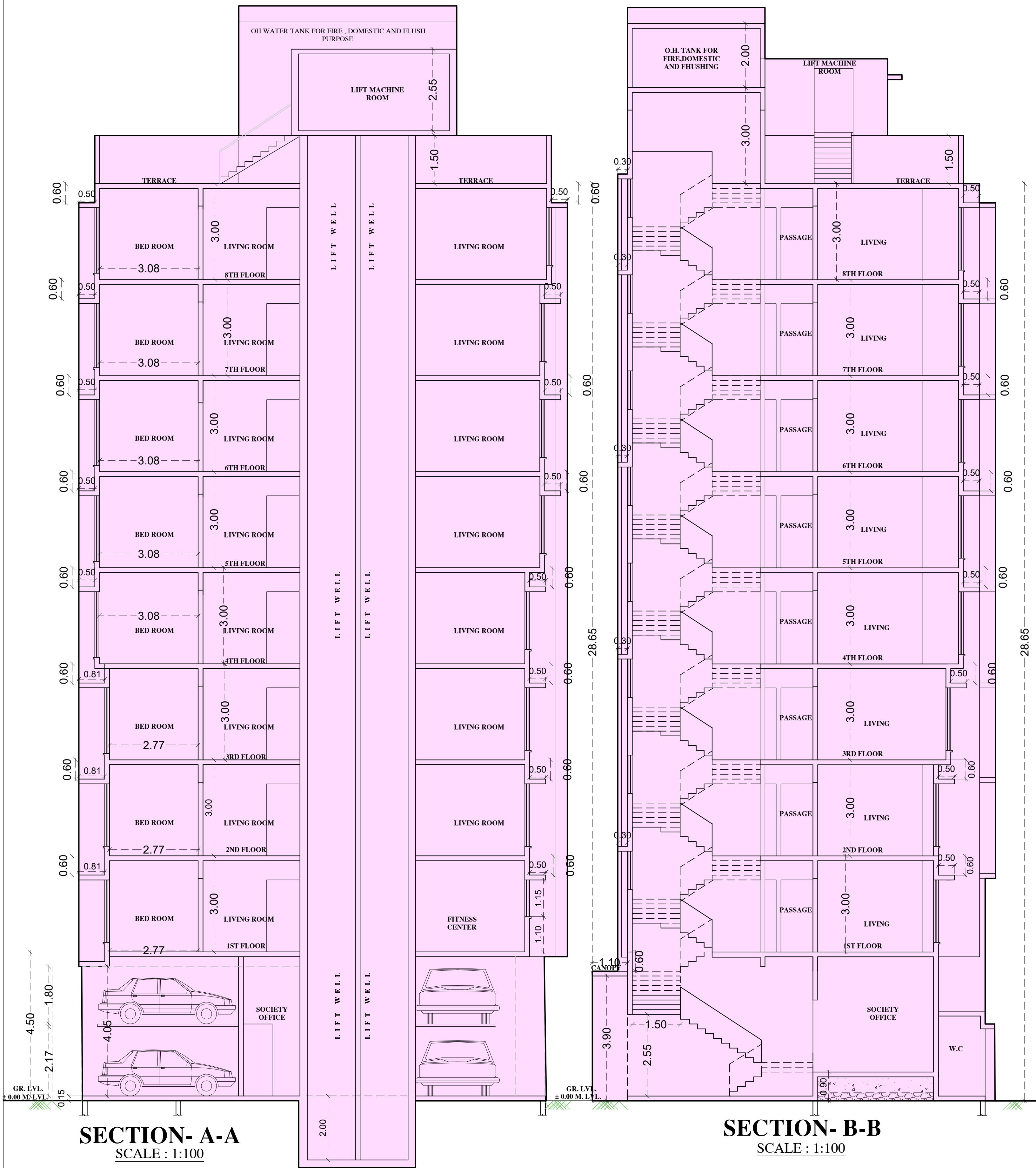
TOTAL = 31.72 SQ.M

ADD. COLUMN (Y-3)

0.08 X 1.05 X 1 = 0.08 SQ.M

TOTAL = 0.08 SQ.M

TOTAL BUA (A-Y1-Y2+Y3) = 122.10 SQ.M



SECTION-A-A
SCALE : 1:100

SECTION-B-B
SCALE : 1:100

CONTENTS OF SHEET

- 7th & 8th FLOOR PLAN,
- LINE DIAGRAM OF 7th & 8th FLOOR,
- BUA CALCULATION OF 7th & 8th FLOOR,
- TERRACE FLOOR PLAN,
- SECTION AA,
- SECTION BB,
- STAIRCASE, LIFT, LIFT LOBBY AREA STATEMENT,
- TENEMENT STATEMENT.

DESCRIPTION OF PROP./ PROPERTY

PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING ON PLOT NO. 306 C.T.S. NO. 436 BEHAJA BAUG CHS LTD BUILDING KNOWN AS ASHTHA SERENE, JAWAHAR NAGAR GOREGAON (WEST), MUMBAI.

NAME, ADDRESS OF OWNER

M/S TOWN DEVELOPERS

509-510 SHREEJI ARCADE, JUNCTION OF S.V. Rd. AND M.G. Rd. KANDIWALI (WEST), MUMBAI-400 067. (CA TO OWNER)

NAME, ADDRESS OF C.A.

ADDRESS:-

CA TO OWNER VRUJAL K. VAISHNANI OF M/S TOWN DEVELOPERS

509-510 SHREEJI ARCADE, JUNCTION OF S.V. Rd. AND M.G. Rd. KANDIWALI (WEST), MUMBAI-400 067.

SIGNATURE

VRUJAL KANJIBHAI VAISHNANI

STAMP OF DATE OF APPROVAL OF PLAN

S.E.B.P

AKSHAY BHARGAV DUDHANE
Digitally signed by AKSHAY BHARGAV DUDHANE
Date: 2021.07.28 19:03:55 +05'30'

A.E.B.P.

HARESH CHANDIRAM BHAGAT
Digitally signed by HARESH CHANDIRAM BHAGAT
Date: 2021-07-30 18:01:05.30

E.E.B.P.

ANIL PRABHAKAR R DHIWAR
Digitally signed by ANIL PRABHAKAR R DHIWAR
Date: 2021-08-02 15:41:01 +05'30'

NAME, ADDRESS & SIGNATURE OF ARCHITECT

VRUJAL KANJIBHAI VAISHNANI

INDO BUILD DESIGNS PVT.LTD.

509/510 SHREEJI ARCADE, S.V. ROAD, KANDIWALI (WEST), MUMBAI - 400 067.

B.M.C. FILE NO. CHE/WSI/3976/P/S/337(NEW)

JOB NO. DRG. NO. FILE NAME DRN. BY

idp4-2020 idp436-4 serene436-1 ARCHITECT POOJA DOSHI

LICENSED SURVEYOR V. K. VAISHNANI LICENSE NO. V/153/L.S.