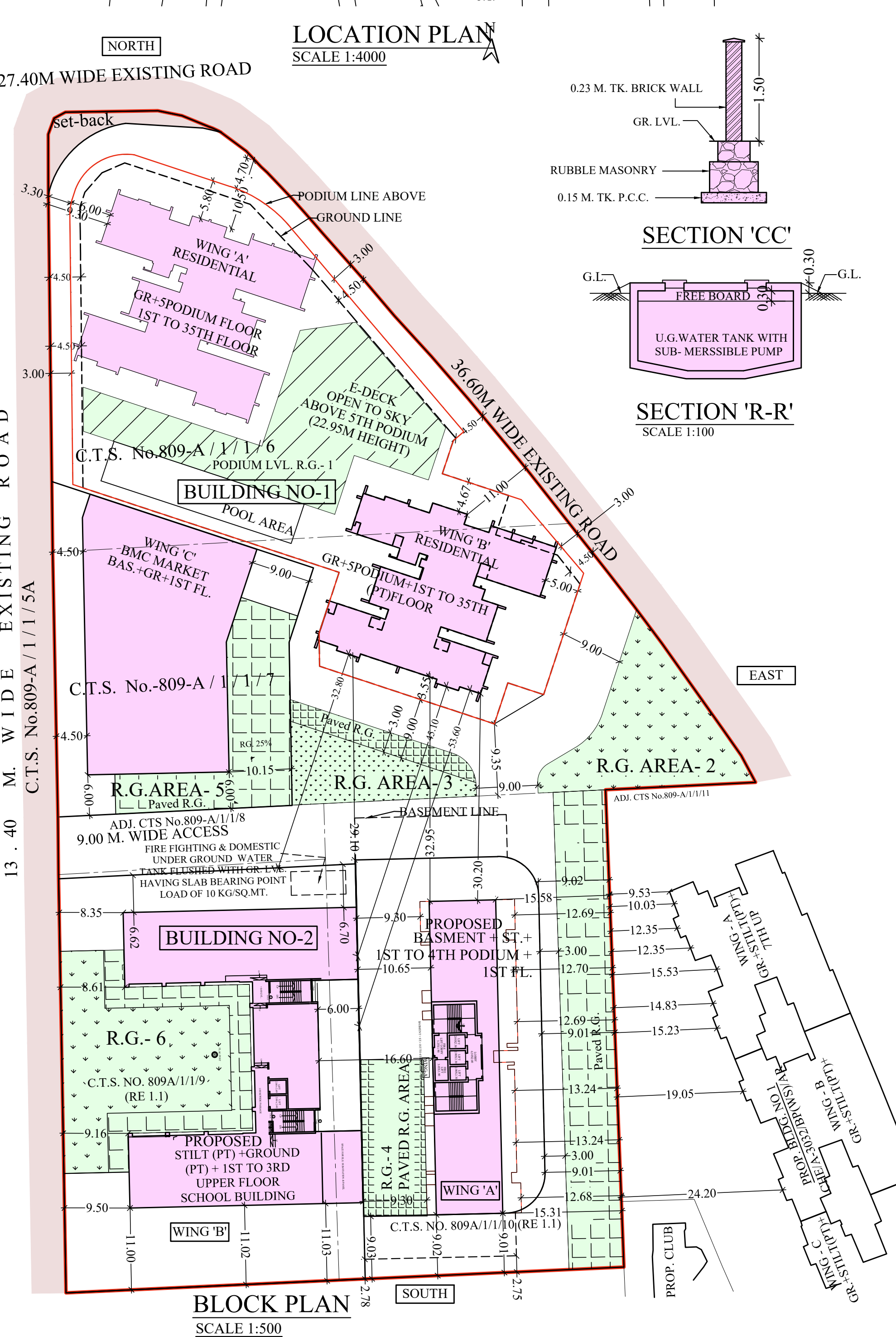
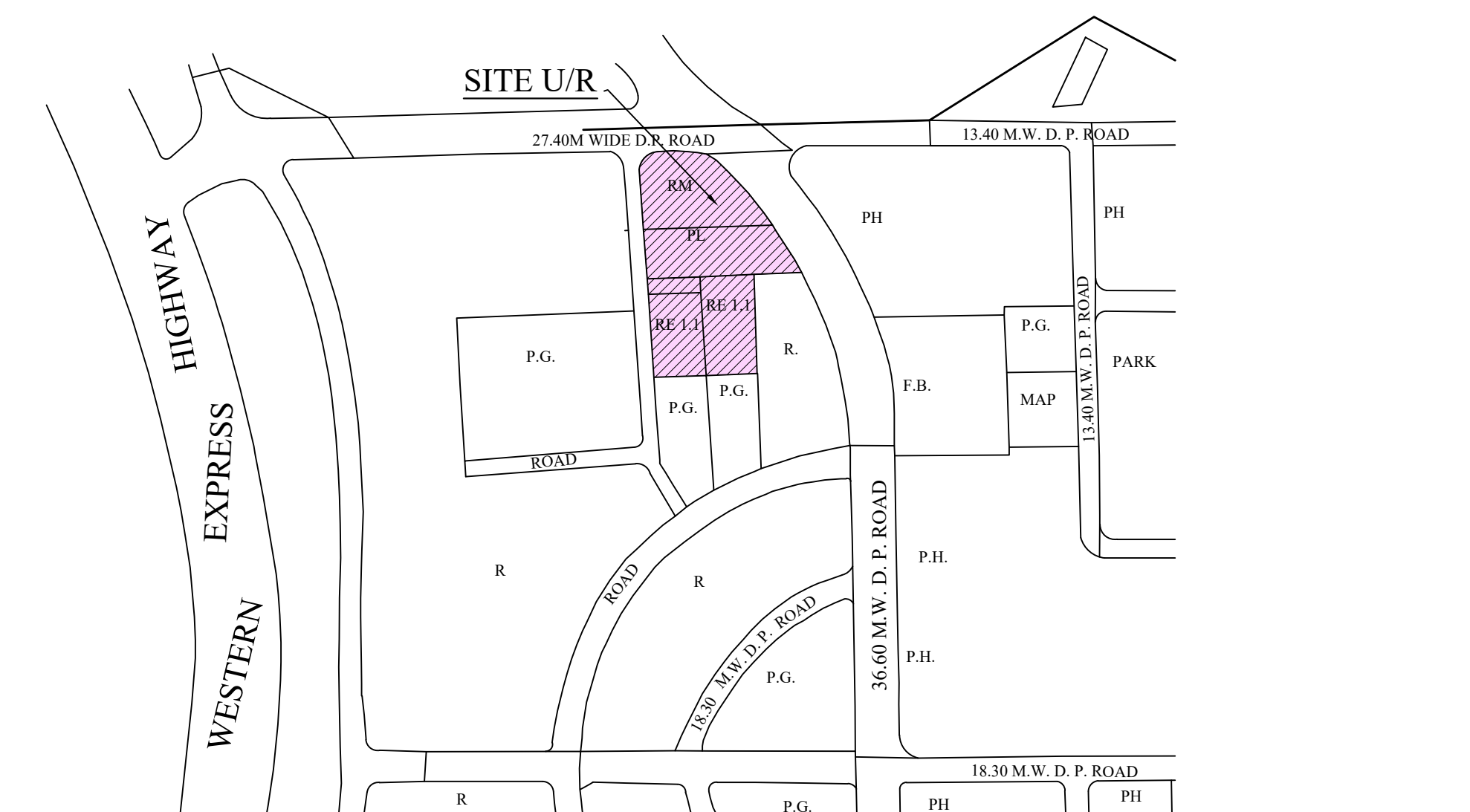


PLOT UNDER RSA 1.2 (RM)		PLOT UNDER RT 1.6 (PL)		PLOT UNDER (RE 1.1) MUNICIPAL SCHOOL	
C.T.S. NO.- 809A/1/1/6		C.T.S. NO.- 809A/1/1/7		C.T.S. NO.- 809A/1/1/9	
PLOT AREA AS PER PRC	= 3059.00 SQ.MT.	PLOT AREA	= 3447.10 SQ.MT.	C.T.S. NO.- 809A/1/1/10	
LESS SET-BACK AREA	= 42.00 SQ.MT.	REQUIRED 125% OF B. U. AREA TO BE HANDED OVER TO BMC		PLOT AREA AS PER PRC	= 5230.80 SQ.MT.
BALANCE PLOT AREA	= 3017.00 SQ.MT.	REQD. B.U.A447.10 X 125% = 4308.88 SQ.MT.		REQUIRED 50% OF PLOT & B. U. AREA TO BE HANDED OVER TO BMC	
REQUIRED 50% OF PLOT & B. U. AREA TO BE HANDED OVER TO BMC		PROPOSED B.U. AREA	= 4341.76 SQ.MT.	REQD. PLOT 5230.80 X 50%	= 2615.40 SQ.MT.
REQD. PLOT 3017.00 X 50% = 1508.50 SQ.MT.				PROPOSED PLOT AREA	= 2615.40 SQ.MT.
PROPOSED PLOT AREA	= 1509.39 SQ.MT.			REQD. B.U.A. 5230.80 X 50%	= 2615.40 SQ.MT.
REQD. B.U.A. 3017.00 X 50% = 1508.50 SQ.MT.				PROPOSED B.U. AREA	= 2617.83 SQ.MT.
PROPOSED B.U. AREA	= 1509.68 SQ.MT.				

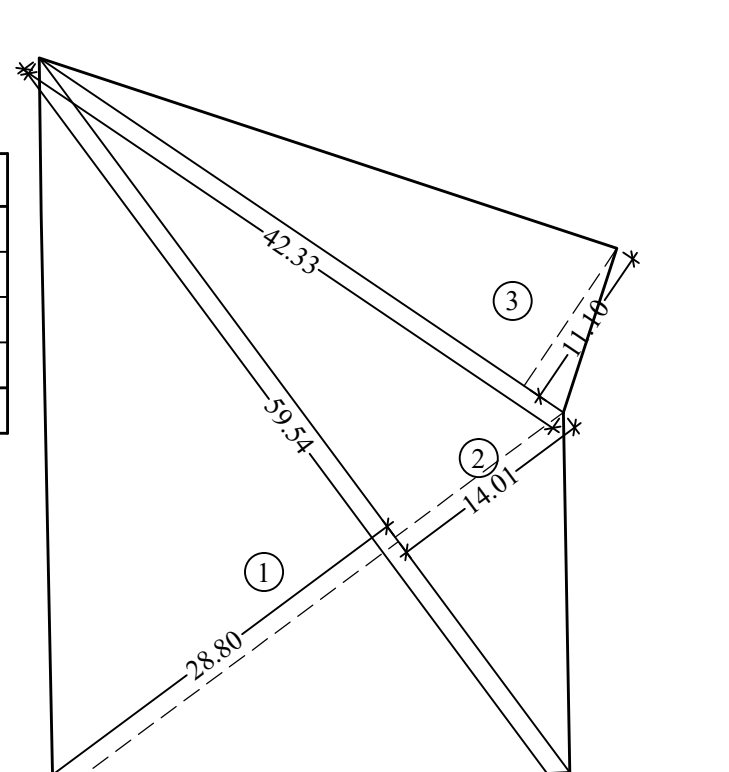
R.G. AREA STATEMENT

PLOT UNDER RSA 1.2 (RM)		REQUIRED R.G. AREA FOR 40% & 60%	
REQD. PLOT 50%	= 1508.50 SQ.MT.	REQUIRED R.G. AREA 25% FOR PLOT = 1971.35 SQ.MT.	
REQUIRED 25% R.G. AREA FOR PLOT = 377.13 SQ.MT.		PODIUM LVL. 40% R.G. AREA REQ. (1971.35 X 40%)	= 788.54 SQ.MT.
PROPOSED R.G.-5 AREA	= 378.90 SQ.MT.	PODIUM LVL. 40% R.G. AREA PROPOSED	= 826.54 SQ.MT.
		629.50 + 197.04	= 826.54 SQ.MT.
PLOT UNDER (RE 1.1) MUNICIPAL SCHOOL		GR-1 RG-4	= 2615.40 SQ.MT.
REQD. PLOT 50%	= 2615.40 SQ.MT.	GROUND LVL. 60% R.G. AREA REQ. (1971.35 X 60%)	= 1182.81 SQ.MT.
REQUIRED 25% R.G. AREA FOR PLOT = 653.85 SQ.MT.		GROUND LVL. 60% R.G. AREA PROPOSED	= 1185.92 SQ.MT.
PROPOSED R.G.-6 AREA	= 667.37 SQ.MT.	901.27 + 284.65	= 1185.92 SQ.MT.
		RG-2 RG-3	
TOTAL PLOT AREA	= 12051.30 SQ.MT.		
LESS AREA		OPEN R.G. AREA (MOTHER EARTH)	
RSA 1.2 RE 1.1 ROAD	= 4165.90 SQ.MT.	REQUIRED R.G. AREA 50% FOR PLOT = 1182.81 SQ.MT.	
1508.50 + 2615.40 + 42.00	= 4165.90 SQ.MT.	GR. LVL. OPEN 50% R.G. AREA REQ. FOR MOTHER EARTH (1182.81 X 50%)	= 591.41 SQ.MT.
BALANCE AREA OF PLOT	= 7885.40 SQ.MT.	GR. LVL. OPEN 50% R.G. AREA PROP. FOR MOTHER EARTH	= 592.22 SQ.MT.
REQUIRED 25% R.G. AREA FOR PLOT = 1971.35 SQ.MT.		386.93 + 205.29	= 592.22 SQ.MT.
PROPOSED R.G. AREA	= 2012.46 SQ.MT.	RG-2 RG-3	
629.50 + 901.27 + 284.65 + 197.04	= 2012.46 SQ.MT.	GROUND LVL. PAVED R.G. AREA	= 593.70 SQ.MT.
RG-1 RG-2 RG-3 RG-4		514.34 + 79.36	= 593.70 SQ.MT.
		RG-2 RG-3	
TOTAL REQUIRED R.G. AREA FOR PLOT	= 3002.33 SQ.MT.		
377.13 + 653.85 + 1971.35	= 3002.33 SQ.MT.		
TOTAL PROPOSED R.G. AREA FOR PLOT	= 3058.73 SQ.MT.		
378.90 + 667.37 + 2012.46	= 3058.73 SQ.MT.		

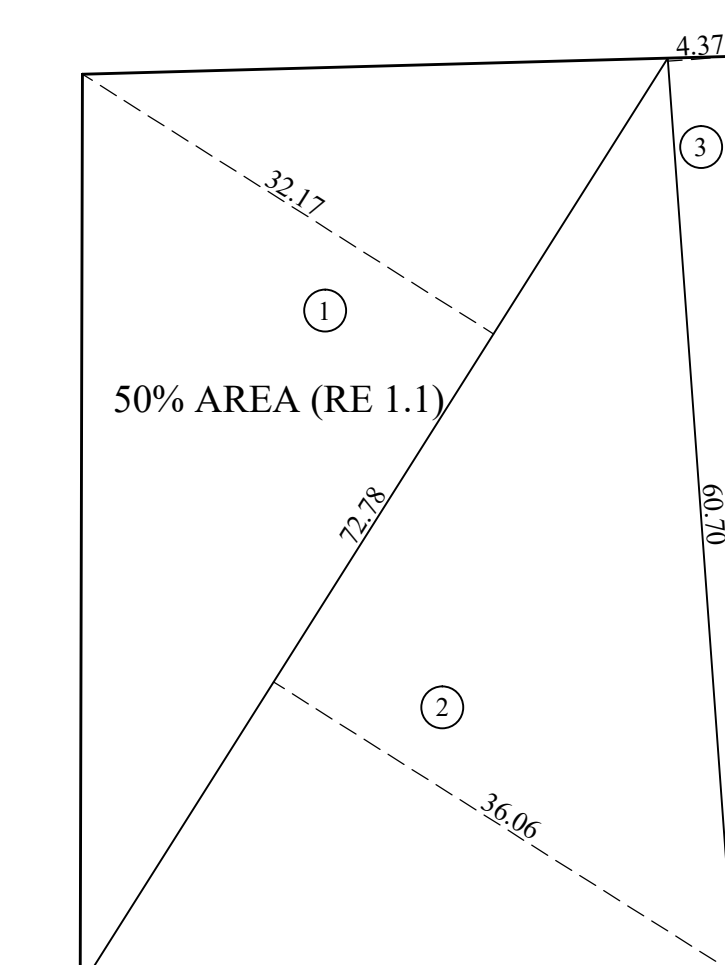


PLOT AREA CALCULATION

PLOT UNDER RSA 1.2 (RM) 50% AREA	
1 1/2 X 59.54 X 28.80 X 1 NO = 857.38 SQ.MT.	
2 1/2 X 59.54 X 14.01 X 1 NO = 417.08 SQ.MT.	
3 1/2 X 42.33 X 11.10 X 1 NO = 234.93 SQ.MT.	
TOTAL	= 1509.39 SQ.MT.
SAY	= 1508.50 SQ.MT.



PLOT AREA LINE DIAGRAM
SCALE 1:500 FOR PLOT UNDER RSA 1.2 (RM)



PLOT AREA LINE DIAGRAM 50%
(SCALE 1:500)

PLOT AREA CALCULATION

50 % AREA (RE 1.1) MUNICIPAL SCHOOL	
1 1/2 X 72.78 X 32.17 X 1 NO = 1170.67 SQ.MT.	
2 1/2 X 72.78 X 36.06 X 1 NO = 1312.22 SQ.MT.	
3 1/2 X 60.70 X 4.37 X 1 NO = 132.63 SQ.MT.	
TOTAL	= 2615.52 SQ.MT.
SAY	= 2615.40 SQ.MT.

C.T.S. NO.	AREA	RESERVATION
809A/1/1/6	3059.00 SQ.MT.	RSA 1.2 (RM)
809A/1/1/7	3447.10 SQ.MT.	RT 1.6 (PARKING LOT)
809A/1/1/8	3144.00 SQ.MT.	Residential Zone
809A/1/1/9	2392.60 SQ.MT.	(RE 1.1) MUNICIPAL SCHOOL
809A/1/1/10	2838.20 SQ.MT.	(RE 1.1) MUNICIPAL SCHOOL
TOTAL AREA	12051.30 SQ.MT.	

PROFORMA - A

(I) AREA STATEMENT	TOTAL AREA IN SQ.MTS
1 Area Of Plot	12051.30
a) Area Reservation In Plot	
b) Area Of Road Set-Back	42.00
c) Area Of D.P. Road	
Total (a+b+c)	12009.30
2 Deduction For	
A) For Reservation / Road Area	
a) Road Set-Back Area To Be Handled over (100%) (Regulation No.- 16)	
b) Proposed D.P. Road To Be Handled over (100%) (Regulation No.- 16)	
c) (i) Reservation Area To Be Handled over (100%) (Regulation No.- 17)	
(ii) Reservation Area To Be Handled over As Per AR (Regulation No.- 17)	
B) For Amenity Area	
a) Area Of Amenity plot/ Plots To Be Handled over As Per DCR. 14(A)	
b) Area Of Amenity plot/ Plots To Be Handled over As Per DCR. 14(B)	
c) Area Of Amenity plot/ Plots To Be Handled over As Per DCR. 35(Abeyance)	
d) Area Of 15% R.G. of 40% Area Handled over	
C) Deduction For Existing BUA To Be Retained If Any/ Land Component Of Existing BUA/ Existing BUA/ As Per Regulation Under Which The Development Was Allowed	
DEDUCTION FOR 15% R.G. OF (3)	
3 Total Deduction [(2A) + 2(B)] + 2(C) As And When Applicable	
4 Balance Area Of Plot (1 Minus 3)	12009.30
5 Plot Area Under Development After Areas To Be Handled Over TO BMC/ Appropriate Authority As Per Str. No-4 Above	12009.30
6 Zone (Basic) F.S.I. (0.50) Or (0.75) Or (1) Or (1.33)	1.00
7 Built Up Area As Per Zone/ (Basic) F.S.I. (5 X 6)	12009.30
8 Built Up Equal To Area Of Land Handled Over As Per Reg. No.- 30(A) (42.00 X 2)	84.00
(i) Above With In Cap Off Admissible TDR As Column (6) Of Table-12 On Remaining/ Balance Plot	
(ii) Permissible Over And Above Permissible BUA On Remaining/ Balance Plot (RSA 1.2 + RE 1.1) (1508.50 + 2615.40) = 4123.90	
9 Built Up Area In Lieu Of Cost Of Construction Of Built Up Amenity To Be Handled Over (Within The Limit Of Permissible BUA On Remaining Plot)	
10 (i) Built Up Area Due To "Additional FSI On Payment Of Premium" As per Table No.-12 Of Regulation No.-30(A) On Remaining/Balance Plot Proposed area = 12009.30 X 50% = 6004.65	3232.05
(ii) NOW CLAIMED	
11 Built Up Area Due to Admissible TDR As Per Table No.-12 Of Regulation No.-30(A) And 32 On Remaining/Balance Plot (2009.30 x 1.00 = 12009.30)	5258.57
Reservation / D.P. Road TDR General(T.D.R.)	
ALREADY CLAIMED FOR BLDG. NO-1	
DRC No.- RES/0006/2021 = 101.39 SQ.MT.	
DRC No.- RES/0020/2021 = 106.61 SQ.MT.	
DRC No.- 001036 = 2991.13 SQ.MT.	
Slum TDR	
ALREADY CLAIMED DRC No.- SRA/1441/CONST.-3500.00 SQ.MT.	3500.00
TOTAL TDR	8758.57
12 Permissible Built Up Area	24083.92
13 Proposed B.U. AREA	
BLDG. NO-1 B.U. AREA (WING-A & B)	19356.24
MARKET B.U. AREA (WING-C)	1509.68
BLDG. NO-2 B.U. AREA (WING-A)	600.17
MUNICIPAL SCHOOL B.U. AREA (WING-B)	2617.83
TOTAL B.U. AREA	24083.92
14 TDR Generated If Any As Per Regulation No.- 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	
(ii) Fungible Compensatory Area Availd For Rehab Component Without Charging Premium	
(i) Permissible Fungible Compensatory Area By Charging Premium	
BLDG. NO-1 NON - RESIDENTIAL	224.90
RESIDENTIAL	6549.78
TOTAL	2106.06
6984.74	
(ii) Fungible Compensatory Area Availd On Payment Of Premium	
BLDG. NO-1 NON - RESIDENTIAL	224.90
RESIDENTIAL	6549.78
TOTAL	2057.79
6980.47	
16 Total Permissible Built Up Area Including Fungible Compensatory Area [(12 + 13A)(ii) + 15(B)(ii)]	31068.66
17 Total Built Up Area Proposed Including Fungible Compensatory Area [(13 + 13A)(ii) + 15(B)(ii)]	31064.39
18 FSI Consumed On Net Plot (13/4)	2.01
(II) OTHER REQUIREMENTS	
A) Reservation / Designation	
a) Name of reservation	RM/PL & MAP
b) Area of reservation affecting the plot	11736.90
c) Area of reservation land to be handed/handed over as per regulation no.- 17	4123.90
1508.50 + 2615.40	
d) Built up area of amenity to be handed over as per regulation no.- 17	8432.78
1509.68 4341.76 2617.83	
e) Area/Built up area of designation	8469.27
1509.68 4341.76 2617.83	
B) Plot Area/Built Up Amenity To Be Handled Over As Per Regulation No (i) 14 (A)	
(ii) 14 (B)	
(iii) 15	
C) Requirement Of Recreational Open Space In Layout/Plot As Per Regulation No.- 27	
D) Tenements / Statement	
(i) Proposed Built Up Area (16 Above)	BLDG. NO-1 26130.92
BLDG. NO-2 4933.47	31064.39
(ii) Less Deduction Of Non-Residential Area (Shop Etc.)	BLDG. NO-1 867.49
(iii) Area Available For Tenements [(ii) Minus (iii)]	BLDG. NO-1 25263.43
BLDG. NO-2 4933.47	30196.90
(iv) Tenements / Permissible (Density Of Tenements / Hectare) (450) Or (275)	BLDG. NO-1 1137 Nos
(v) Existing Tenements	BLDG. NO-2 222 Nos
(vi) Proposed Tenements	BLDG. NO-1 264 Nos
BLDG. NO-2 01 Nos	265 Nos
(vii) Total Number Of Tenements On The Plot	BLDG. NO-1 264 Nos
BLDG. NO-2 01 Nos	265 Nos
E) Parking Statement	
(i) Total Parking Required	BLDG. NO-1 460 Nos
BLDG. NO-2 10 Nos	470 Nos
(ii) Total Parking Provided	BLDG. NO-1 460 Nos
BLDG. NO-2 188 Nos	648 Nos
F) Parking Statement	
(i) Spaces For Transport Vehicles Parking Required By Regulation	01 Nos
(ii) Total No. Of Transport Vehicles Parking Spaces Provided	01 Nos

NOTES:-
These plans are approved subject to the conditions mentioned in the letter i.o.d. issued under even no.- P-10225/2022/809A/1/1/8, 809A/1/1/9 and 809A/1/1/10/R/S Ward/POISAR R/S/337/1/New signed on even date -

PROFORMA-B B-2851

CONTENTS OF SHEET

BLOCK PLAN

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STAMP OF DATE OF APPROVAL OF PLAN

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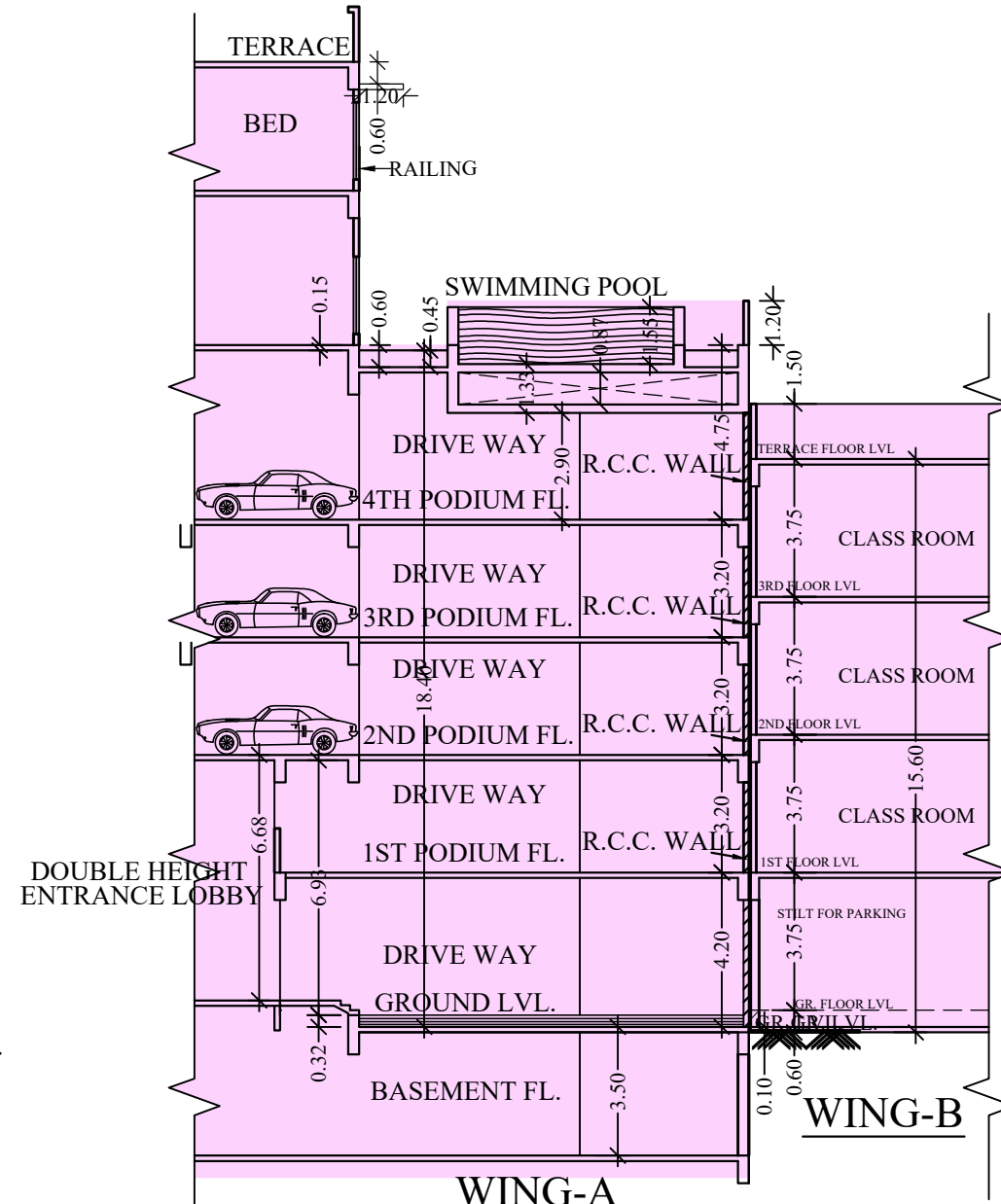
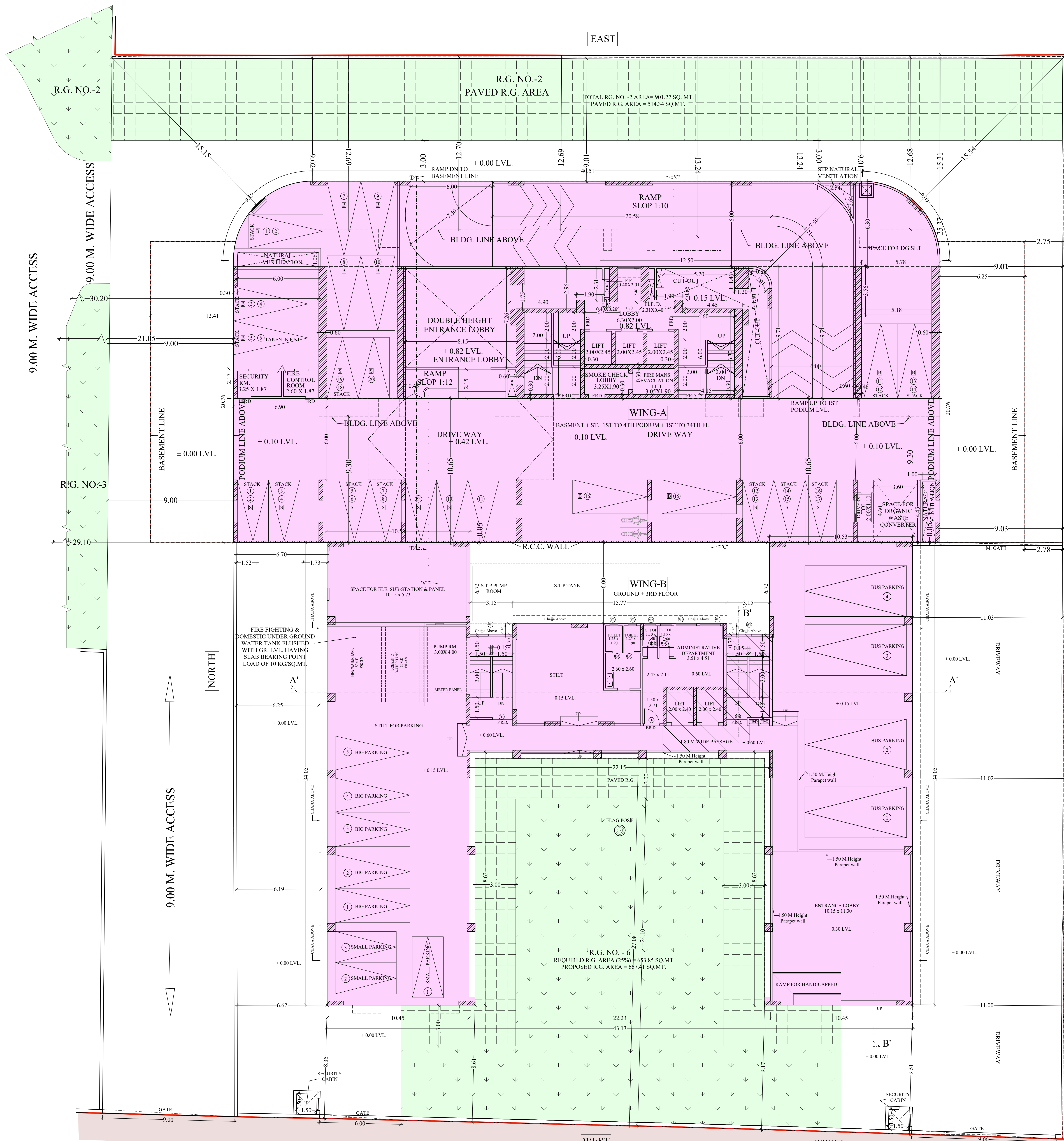
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NOTES:-
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Ward/POISAR R/S/337/1/New signed on even date.-

PROFORMA-B B-2851

CONTENTS OF SHEET
GROUND FLOOR PLAN (WING-A& B)

STAMP OF DATE OF RECEIPT OF PLAN

STAMP OF DATE OF APPROVAL OF PLAN

S.E. (R/S) AKSHAY BHARGAV DUDHANE Digitally signed by AKSHAY BHARGAV DUDHANE Date: 2022.11.11 13:57:27 +05'30'

A.E. (R/S) Shivshant Sudhakar o Doke Digitally signed by Shivshant Sudhakar o Doke Date: 2022.11.11 17:57:59 +05'30'

E.E. (R/WARD) HANUMANT SADASHIVRAO BURE Digitally signed by HANUMANT SADASHIVRAO BURE Date: 2022.11.11 22:21:38 +05'30'

REV DESCRIPTION DATE SIGN

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON-2 PLOT BEARING C.T.S. NO.- 809A/1/1/6, 809A/1/1/7, 809A/1/1/8, 809A/1/1/9 & 809A/1/1/10 OF VILLAGE- POISAR, MUMBAI SUBURBAN DISTRICT SITUATED AT THAKUR VILLAGE ROAD, KANDIVALI (E), IN R/SOUTH WARD.

NAME OF OWNER

AUTHORIZED SIGNATORY, M/s. BOMBAY REAL ESTATE DEVELOPMENT CO. PVT.LTD. C.A.T.O OWNERS M/s. Nanabhoj jejeebhoy Pvt. Ltd.

KAIKHUSHRU FAREED DINSHAW Digitally signed by KAIKHUSHRU FAREED DINSHAW Date: 2022.11.11 13:57:27 +05'30'

JOB NO. B-2851

DATE

DRG NO. SCALE

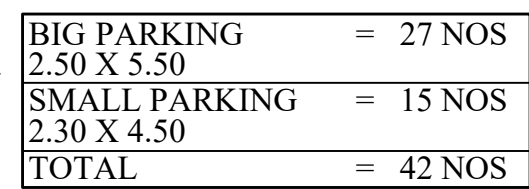
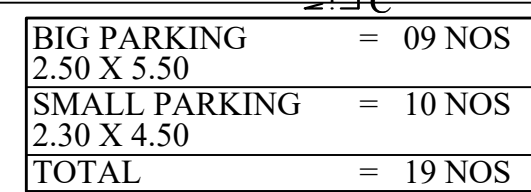
CHKD BY

NAME ADDRESS & SIGNATURE OF Lic. SURVEYOR

KETAN HIMATLAL MEHTA

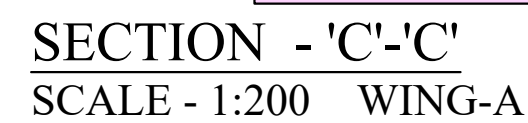
Ketan H. Mehta ENGINEERS & SURVEYOR

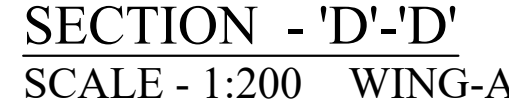
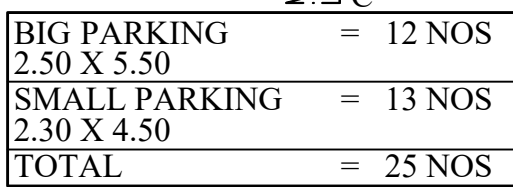
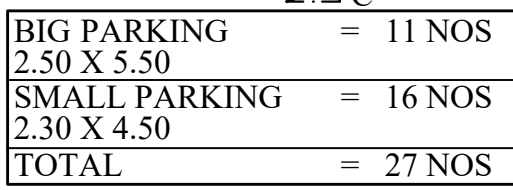
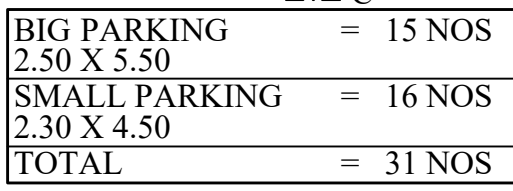
1st Floor, Acme Shopping Arcade, Sona Theatre compound, Trikarnas Road, Kandivali (West), Mumbai- 400 067



This plans are approved subject to the conditions mentioned in the letter i.o.d.issued under even no.- P-10225/2022/(809/A/1/1/8, 809/A/1/1/9 and 809/A/1/1/10)/R/S
Ward/POISAR R/S/337/1/New
signed on even date.-

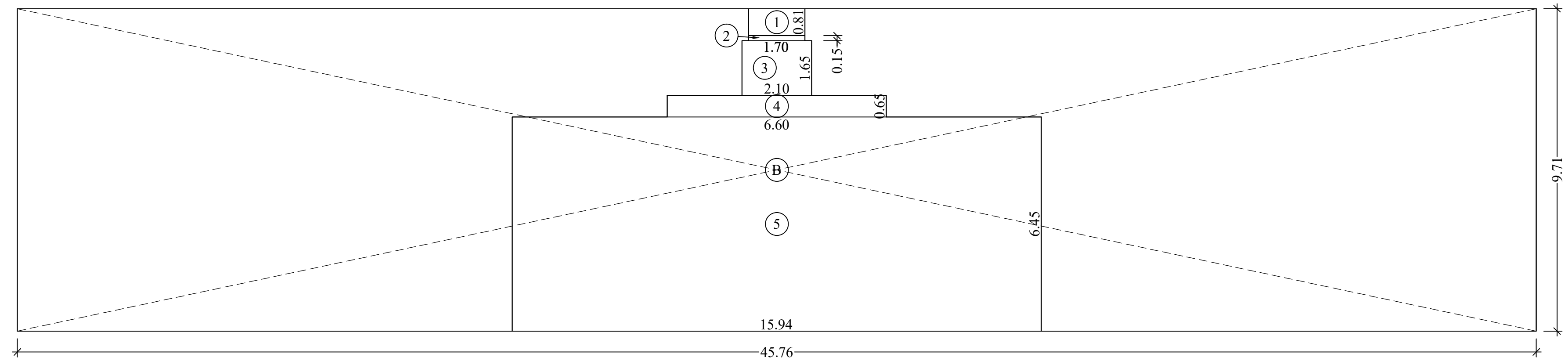
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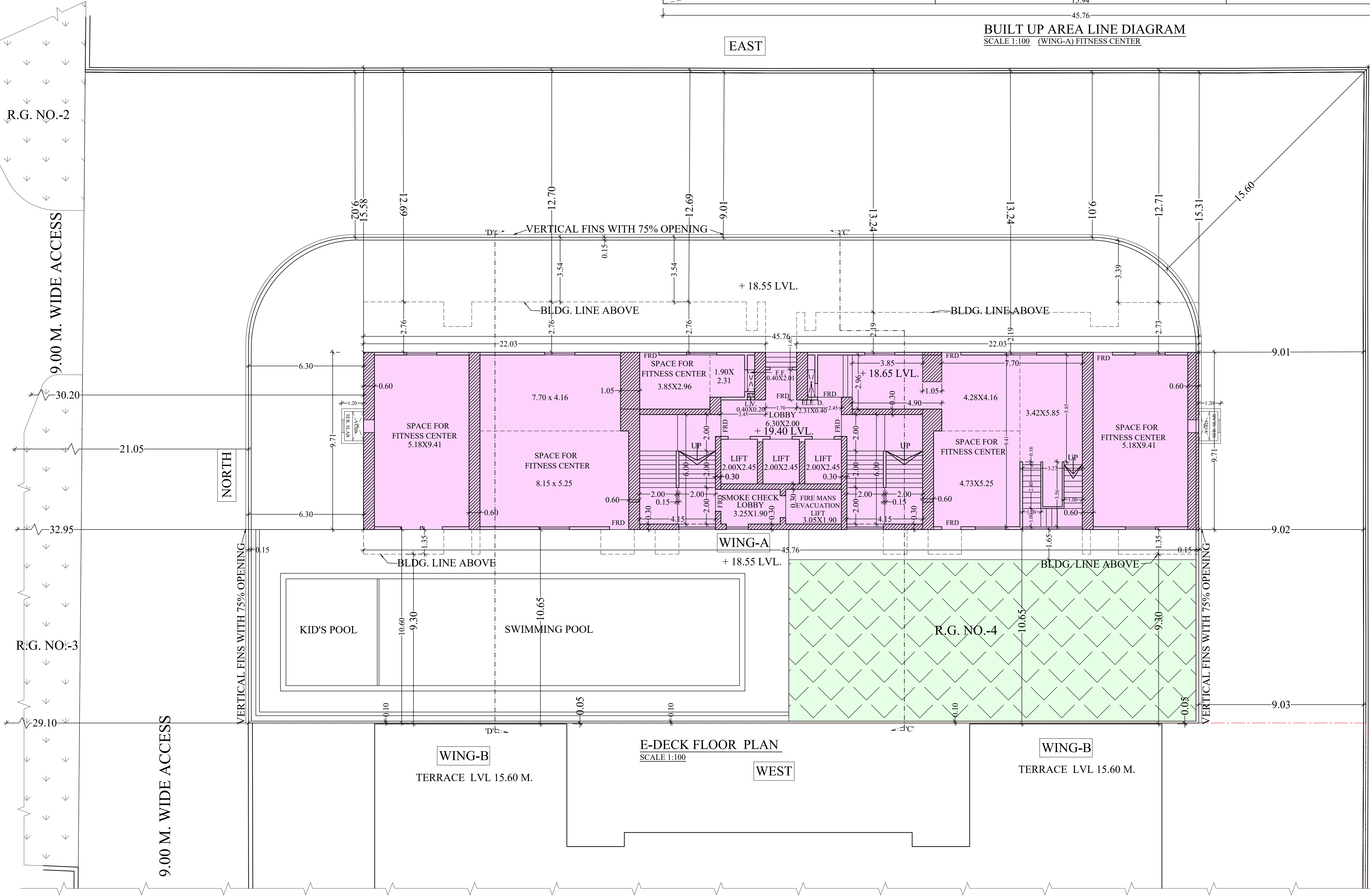
1st Floor, Acme Shopping Arcade, Sona Theatre compound,
Chikamdas Road, Kandivali (West), Mumbai 400 067

BUILT UP AREA CALCULATION									
(WING-A) FITNESS CENTER TAKEN IN F.S.I									
B	45.76	X	9.71	X	1 NO	=	444.33	SQ.MT.	
DEDUCTIONS									
1	1.70	X	0.81	X	1 NO	=	1.38	SQ.MT.	
2	1.70	X	0.15	X	1 NO	=	0.26	SQ.MT.	
3	2.10	X	1.65	X	1 NO	=	3.47	SQ.MT.	
4	6.60	X	0.65	X	1 NO	=	4.29	SQ.MT.	
5	15.94	X	6.45	X	1 NO	=	102.81	SQ.MT.	
TOTAL						=	112.21	SQ.MT.	
NET AREA						=	332.12	SQ.MT.	



BUILT UP AREA LINE DIAGRAM
SCALE 1:100 (WING-A) FITNESS CENTER

EAST



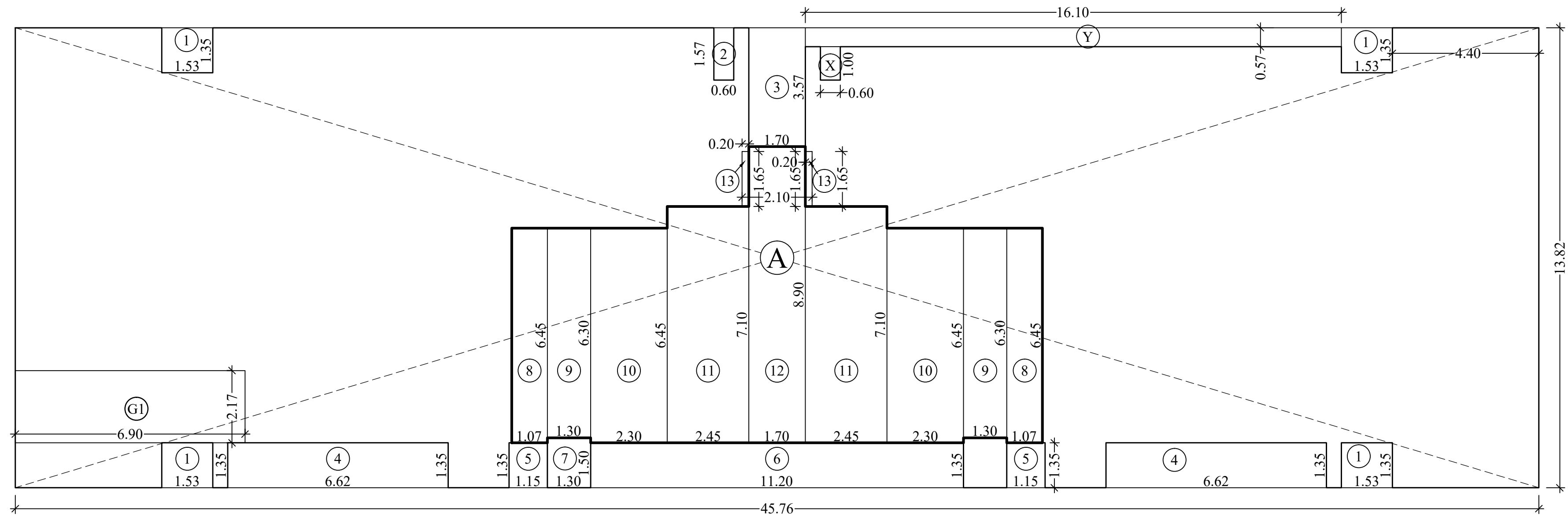
E-DECK FLOOR PLAN
SCALE 1:100

WEST

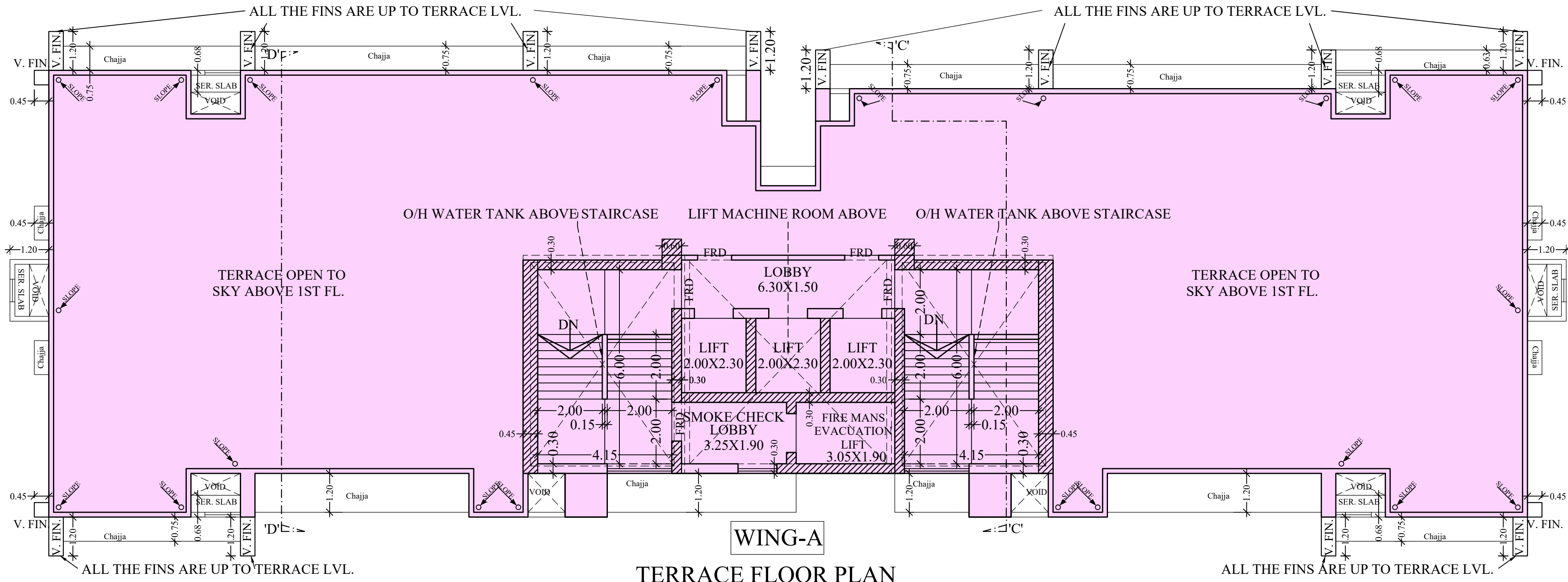
SOUTH

NOTES:-
This plans are approved subject to the conditions mentioned in the letter i.o.d.issued under even no.- P-10225/2022/(809/A/1/1/8, 809/A/1/1/9 and 809/A/1/1/10)/R/S
Ward/POISAR R/S/337/1/New
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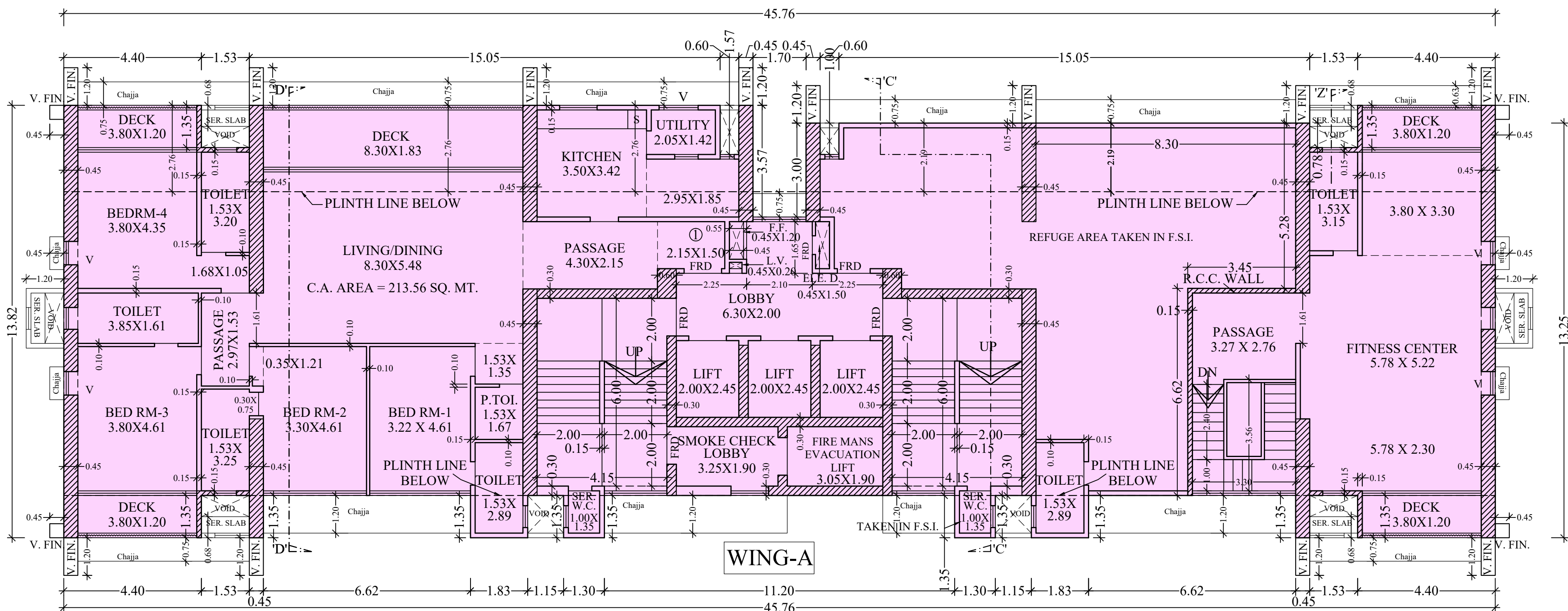
PROFORMA-B		B-2851	
CONTENTS OF SHEET			
(WING-A) E-DECK FLOOR PLAN			
STAMP OF DATE OF RECEIPT OF PLAN			
STAMP OF DATE OF APPROVAL OF PLAN			
S.E. (R/S)	AKSHAY BHARGAV DUDHANE	Digitally signed by AKSHAY BHARGAV DUDHANE Date: 2022.11.11 17:58:34 +05'30'	
A.E. (R/S)	Shivshant Sudhakarra o Doke	Digitally signed by Shivshant Sudhakarra o Doke Date: 2022.11.11 17:58:33 +05'30'	
E.E. (R/WARD)	HANUMANT SADASHIVRAO BURE	Digitally signed by HANUMANT SADASHIVRAO BURE Date: 2022.11.11 22:22:36 +05'30'	
REV	DESCRIPTION	DATE	SIGN
DESCRIPTION OF PROPOSAL & PROPERTY			
PROPOSED RESIDENTIAL BUILDING ON-2 PLOT BEARING C.T.S. NO.- 809A/1/1/6, 809A/1/1/7, 809A/1/1/8, 809A/1/1/9 & 809A/1/1/10 OF VILLAGE- POISAR, MUMBAI SUBURBAN DISTRICT SITUATED AT THAKUR VILLAGE ROAD, KANDIVALI (E), IN R/SOUTH WARD.			
NAME OF OWNER			
AUTHORISED SIGNATORY, M/s. BOMBAY REAL ESTATE DEVELOPMENT CO. PVT.LTD C.A.TO OWNERS M/s. Nanabhoy jeejeebhoy pvt. ltd.		KAIKUSHRU FAREDUN DINSHAW Signature of Owner	
JOB NO	DATE	DRN BY	
B-2851	----	DHIRAJ	
DRG NO	SCALE	CHKD BY	
	1:100		
NAME ADDRESS & SIGNATURE OF Lic. SURVEYOR			
KETAN HIMATLAL MEHTA		Ketan H. Mehta ENGINEERS & SURVEYOR 1st, Floor, Acme Shopping Arcade, Sona Theatre compound, Trikamdas Road, Kandivali (West), Mumbai- 400 067	



BUILT UP AREA LINE DIAGRAM
SCALE 1:100 (WING-A) TYPICAL FLOOR



WING-A
TERRACE FLOOR PLAN
SCALE 1:100



WING-A
1ST FLOOR PLAN
SCALE 1:100

BUILT UP AREA CALCULATION

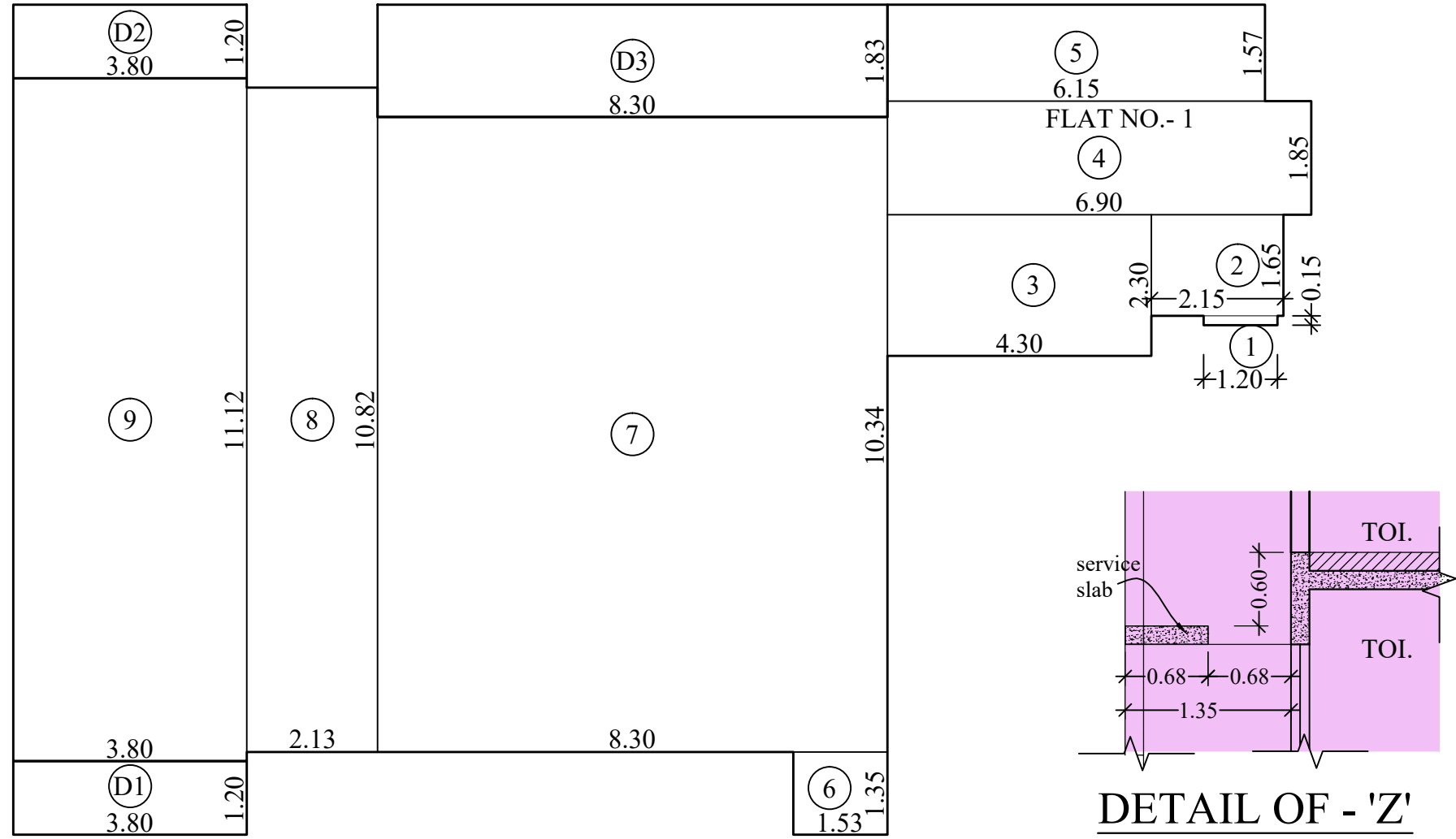
(WING-A) 1ST FLOOR AREA				
A	45.76	X	13.82	X 1 NO = 632.40 SQ.MT.
DEDUCTIONS				
1	1.53	X	1.35	X 4 NOS = 8.26 SQ.MT.
2	0.60	X	1.57	X 1 NO = 0.94 SQ.MT.
3	1.70	X	3.57	X 1 NO = 6.07 SQ.MT.
4	6.62	X	1.35	X 2 NOS = 17.87 SQ.MT.
5	1.15	X	1.35	X 2 NOS = 3.11 SQ.MT.
6	11.20	X	1.35	X 1 NO = 15.12 SQ.MT.
7	1.30	X	1.50	X 1 NO = 1.95 SQ.MT.
8	1.07	X	6.45	X 2 NOS = 13.80 SQ.MT.
9	1.30	X	6.30	X 2 NOS = 16.38 SQ.MT.
10	2.30	X	6.45	X 2 NOS = 29.67 SQ.MT.
11	2.45	X	7.10	X 2 NOS = 34.79 SQ.MT.
12	1.70	X	8.90	X 1 NO = 15.13 SQ.MT.
13	0.20	X	1.65	X 2 NOS = 0.66 SQ.MT.
X	0.60	X	1.00	X 1 NO = 0.60 SQ.MT.
Y	16.10	X	0.57	X 1 NO = 9.18 SQ.MT.
TOTAL DEDUCTION				= 173.53 SQ.MT.
TOTAL B.U. AREA FL.				632.40 - 173.53 = 458.87 SQ.MT.

BUILT UP AREA CALCULATION

(WING-A) GROUND FLOOR				
G1	6.90	X	2.17	X 1 NO = 14.97 SQ.MT.
TOTAL B.U. AREA FL.				= 14.97 SQ.MT.

WING-A STAIRCASE, LIFT & PASSAGE
AREA TAKEN FREE OF F.S.I.

FLOOR	WING-A TOTAL
GR. FLOOR	NIL
1ST FLOOR	110.43 X 01 FL. 110.43 SQ.MT.
TOTAL AREA WING- A (By charging premium)	110.43 SQ.MT.
TOTAL AREA WING- B (without charging premium)	243.36 SQ.MT.
TOTAL AREA WING- A & WING- B	353.79 SQ.MT.



CARPET AREA LINE DIAGRAM
SCALE 1:100 WING-A

CARPET AREA CALCULATION

WING- A FLAT NO.- 1 01 NOS				
1ST FLOOR				
1	1.20	X	0.15	= 0.18 SQ.MT.
2	2.15	X	1.65	= 3.55 SQ.MT.
3	4.30	X	2.30	= 9.89 SQ.MT.
4	6.90	X	1.85	= 12.77 SQ.MT.
5	6.15	X	1.57	= 9.66 SQ.MT.
6	1.53	X	1.35	= 2.07 SQ.MT.
7	8.30	X	10.34	= 85.82 SQ.MT.
8	2.13	X	10.82	= 23.05 SQ.MT.
9	3.80	X	11.12	= 42.26 SQ.MT.
TOTAL				= 189.25 SQ.MT.
DECK AREA				
D1	3.80	X	1.20	= 4.56 SQ.MT.
D2	3.80	X	1.20	= 4.56 SQ.MT.
D3	8.30	X	1.83	= 15.19 SQ.MT.
TOTAL DECK AREA				= 24.31 SQ.MT.
NET AREA (189.25+24.31)				= 213.56 SQ.MT.

PARKING STATEMENT

WING- A & WING-B	
TOTAL PARKING REQUIRED	
WING-A & WING- B (03 + 07) = 10 NOS	
TOTAL PARKING PROPOSED	
WING-A & WING- B (180 + 08) = 188 NOS	

FUNGIBLE AREA STATEMENT						
PROPOSED AREA (X)		Fungible Area Permiss.		Fungible Area Provided (Y)		TOTAL AREA (X+Y)
RESI.	COMM.	RESI.(35%)	COMM.(35%)	RESI.	COMM.	
WING-A	600.17	NIL	210.06	NIL	205.79	805.96 SQ.MT.
WING-B						2617.83 SQ.MT.
TOTAL						3423.79 SQ.MT.

BLDG. NO-2 SUMMARY	
FLOOR	WING-A TOTAL
GR. FLOOR	14.97 SQ.MT.
FITNESS CENTER	332.12 SQ.MT.
1ST FLOOR	458.87 SQ.MT.
TOTAL B.U. AREA	805.96 SQ.MT.
NET B.U. AREA WING-A	805.96 SQ.MT.
NET B.U. AREA WING-B	2617.83 SQ.MT.
NET B.U. AREA WING-A & WING-B	3423.79 SQ.MT.

NOTES:-

This plans are approved subject to the conditions mentioned in the letter i.o.d.issued under even no.- P-10225/2022/(809/A/1/1/8, 809/A/1/1/9 and 809/A/1/1/10)/R/S Ward/POISAR R/S/337/1/New signed on even date.-

PROFORMA-B B-2851

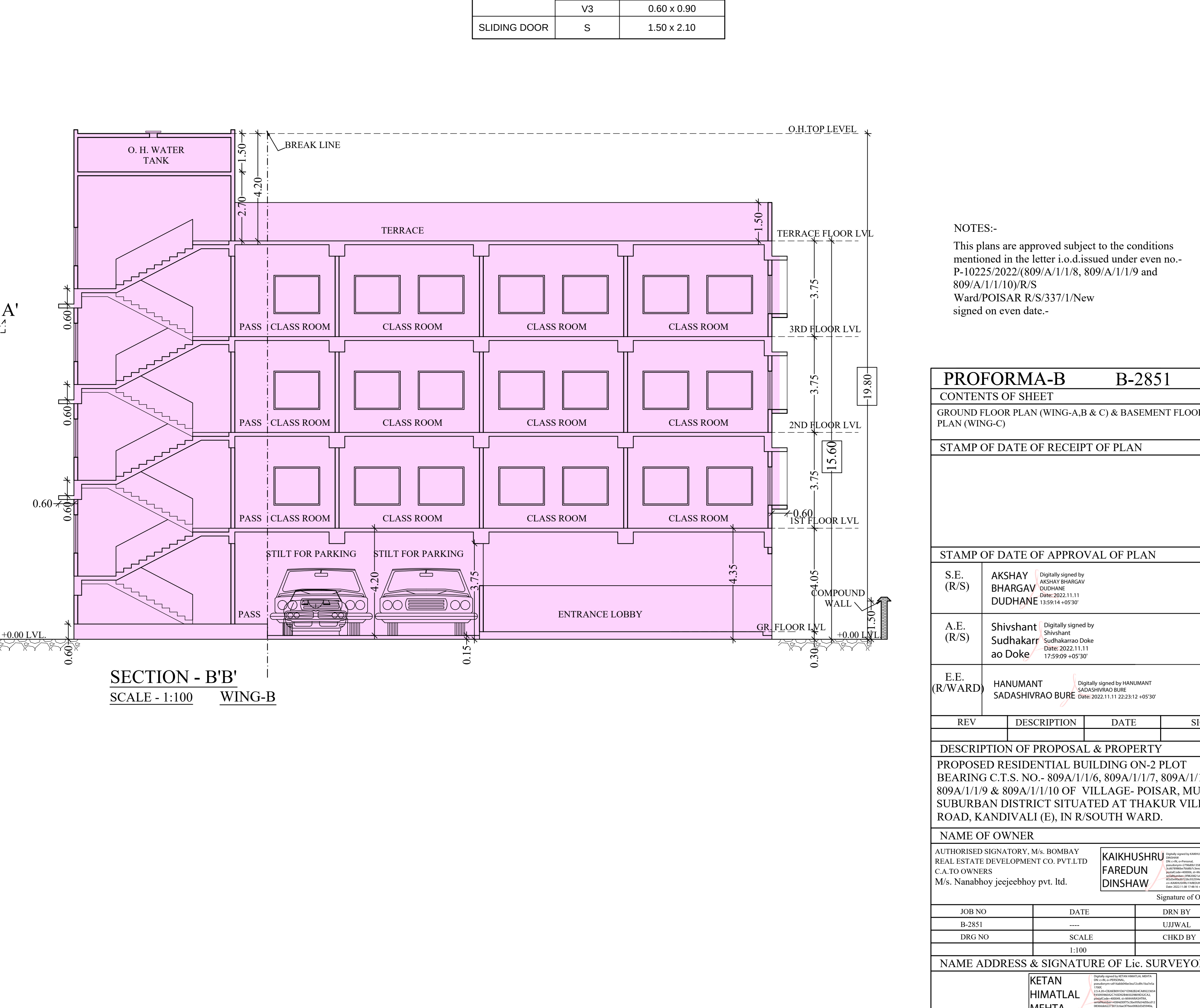
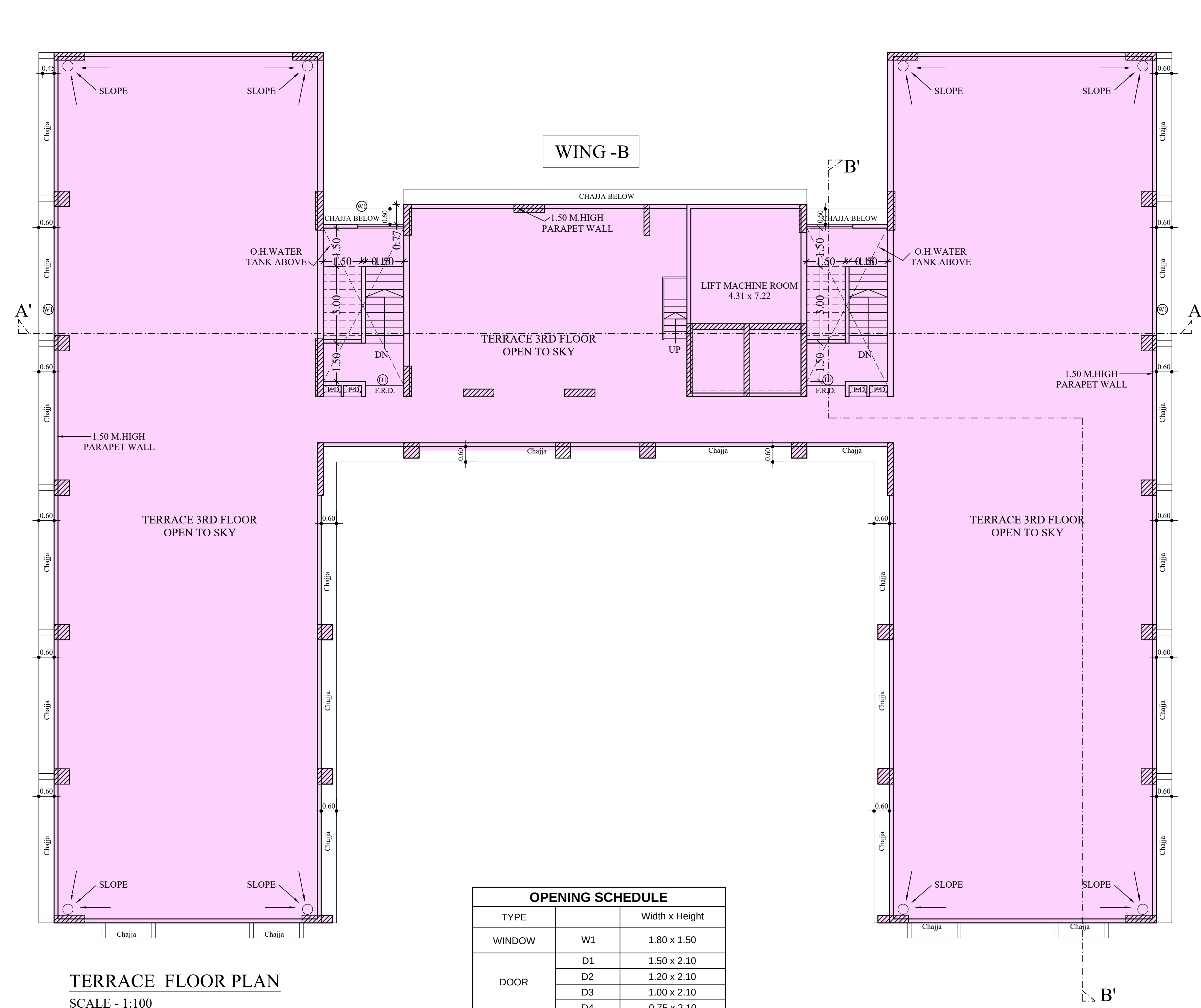
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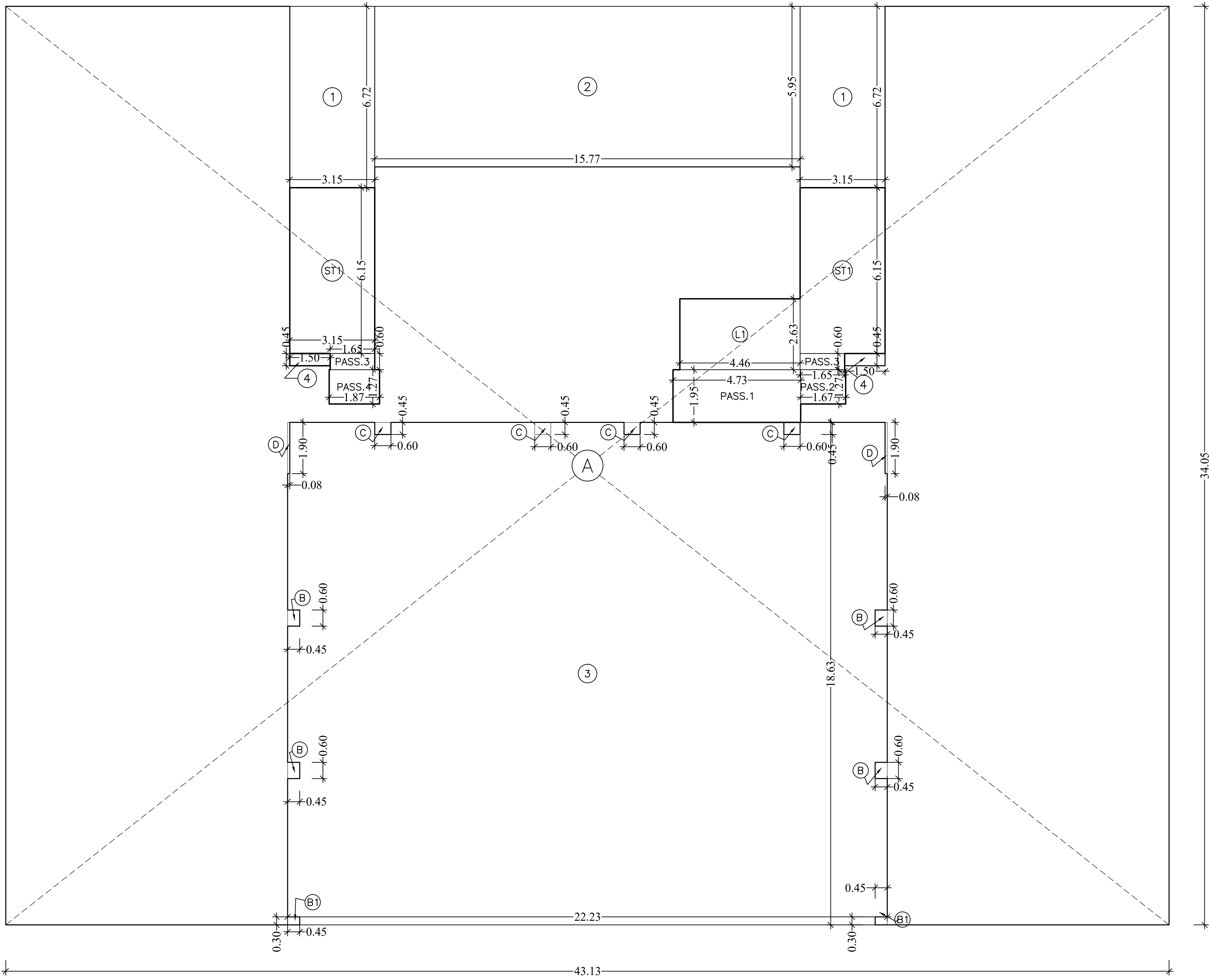
(WING-A) 1ST FLOOR PLAN, TERRACE FLOOR PLAN, BUILT UP AREA LINE DIAGRAM & CALCULATION, CARPET AREA CALCULATION
STAMP OF DATE OF RECEIPT OF PLAN

STAMP OF DATE OF APPROVAL OF PLAN

S.E. (R/S)	AKSHAY BHARGAV DUDHANE	Digitally signed by AKSHAY BHARGAV DUDHANE Date: 2022.11.11 17:58:52 +05'30'
A.E. (R/S)	Shivshant Sudhakarra o Doke	Digitally signed by Shivshant Sudhakarra Doke Date: 2022.11.11 17:58:52 +05'30'
E.E. (R/WARD)	HANUMANT SADASHIVRAO BURE	Digitally signed by HANUMANT SADASHIVRAO BURE Date: 2022.11.11 22:22:52 +05'30'

REV	DESCRIPTION	DATE	SIGN
DESCRIPTION OF PROPOSAL & PROPERTY			
PROPOSED RESIDENTIAL BUILDING ON-2 PLOT BEARING C.T.S. NO.- 809A/1/1/6, 809A/1/1/7, 809A/1/1/8, 809A/1/1/9 & 809A/1/1/10 OF VILLAGE- POISAR, MUMBAI SUBURBAN DISTRICT SITUATED AT THAKUR VILLAGE ROAD, KANDIVALI (E), IN R/SOUTH WARD.			
NAME OF OWNER			
AUTHORISED SIGNATORY, M/s. BOMBAY REAL ESTATE DEVELOPMENT CO. PVT.LTD C.A.TO OWNERS M/s. Nanabbhoj jejeechbhoj pvt. ltd.			
Signature of Owner			
JOB NO	DATE	DRN BY	
B-2851	---	DHIRAJ	
DRG NO	SCALE	CHKD BY	
	1:100		
NAME ADDRESS & SIGNATURE OF Lic. SURVEYOR			
KETAN HIMATLAL MEHTA			
Ketan H. Mehta			
ENGINEERS & SURVEYOR			
1st, Floor, Acme Shopping Arcade, Sona Theatre compound, Trikamdas Road, Kandivali (West), Mumbai- 400 067			

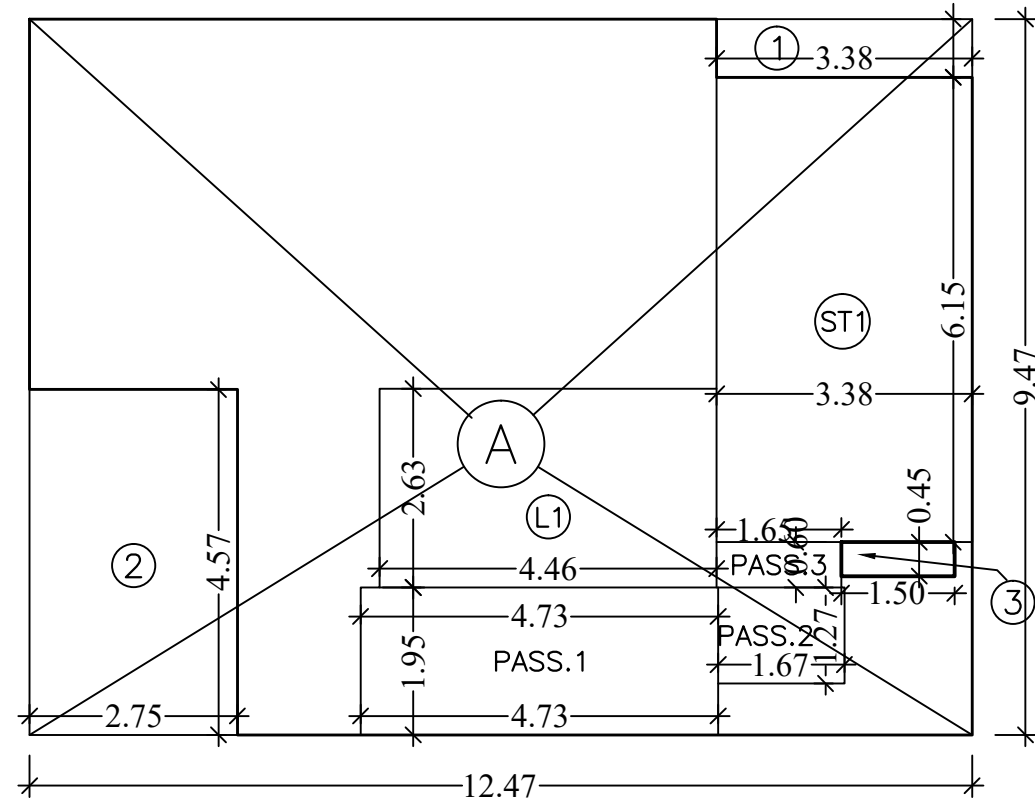




BUILT UP AREA LINE DIAGRAM
SCALE 1:100 (WING-B) TYPICAL FLOOR

BUILT UP AREA CALCULATION

WING-B TYPICAL 1ST TO 3RD FLOOR				
A	43.13	X	34.05	X 1 NO = 1468.58 SQ.MT.
B	0.45	X	0.60	X 4 NOS = 1.08 SQ.MT.
B1	0.45	X	0.30	X 2 NOS = 0.27 SQ.MT.
C	0.60	X	0.45	X 4 NOS = 1.08 SQ.MT.
D	0.08	X	1.90	X 2 NOS = 0.30 SQ.MT.
TOTAL ADDITION				= 1471.31 SQ.MT.
DEDUCTIONS				
1	3.15	X	6.72	X 2 NOS = 42.34 SQ.MT.
2	15.77	X	5.95	X 1 NO = 93.83 SQ.MT.
3	22.23	X	18.63	X 1 NO = 414.14 SQ.MT.
4	1.50	X	0.45	X 2 NOS = 1.35 SQ.MT.
L1	4.46	X	2.63	X 1 NO = 11.73 SQ.MT.
ST1	3.15	X	6.15	X NOS = 38.75 SQ.MT.
PASS.1	4.73	X	1.95	X 1 NO = 9.22 SQ.MT.
PASS.2	1.67	X	1.27	X 1 NO = 2.12 SQ.MT.
PASS.3	1.65	X	0.60	X 2 NOS = 1.98 SQ.MT.
PASS.4	1.87	X	1.27	X 1 NO = 2.37 SQ.MT.
TOTAL DEDUCTION				= 617.83 SQ.MT.
TOTAL NET BUILT UP AREA (1471.31 - 617.83)				= 853.48 SQ.MT.



BUILT UP AREA DIAGRAM
SCALE 1:100 GROUND FLOOR

BUILT UP AREA CALCULATION

WING-B GROUND FLOOR				
A	12.47	X	9.47	X 1 NO = 118.09 SQ.MT.
TOTAL ADDITION				= 118.09 SQ.MT.
DEDUCTIONS				
1	3.38	X	0.77	X 1 NO = 2.60 SQ.MT.
2	2.75	X	4.57	X 1 NO = 12.57 SQ.MT.
3	1.50	X	0.45	X 1 NO = 0.68 SQ.MT.
L1	4.46	X	2.63	X 1 NO = 11.73 SQ.MT.
PASS.1	4.73	X	1.95	X 1 NO = 9.22 SQ.MT.
PASS.2	1.67	X	1.27	X 1 NO = 2.12 SQ.MT.
PASS.3	1.65	X	0.60	X 1 NO = 0.99 SQ.MT.
ST1	3.38	X	6.15	X 1 NO = 20.79 SQ.MT.
TOTAL DEDUCTION				= 60.70 SQ.MT.
TOTAL NET BUILT UP AREA (118.09 - 60.70)				= 57.39 SQ.MT.

WING-B SANITARY STATEMENT

CLASS ROOM CARPET AREA FLOOR = 1401.12 SQ.MT.	
OCCUPANT LOAD AS PER TABLE NO -17	
1401.12 X 25 / 100 = 350.28 NOS SAY = 350 NOS	
CONSIDERING 50% BOYS & 50% GIRLS	
ie 175 BOYS & 175 GIRLS	
W.C.	
W.C REQD FOR BOYS = 1FOR EVERY 40 STUDENTS	
175/ 40 = 4.38 NOS SAY = 05 PROVIDED 21 NOS	
W.C REQD FOR GIRLS = 1FOR EVERY 25 STUDENTS	
175/ 25 = 7.00 NOS SAY = 07 PROVIDED 27 NOS	
URINALS	
REQD. 1 FOR EVERY 20 STUDENTS	
175 / 20 = 8.75 NOS SAY = 09 PROVIDED 18 NOS	
WASH BASINS	
FOR BOYS AND GIRLS ONE FOR EVERY 40 STUDENTS	
350 / 40 = 8.75 NOS SAY = 09 PROVIDED 18 NOS	
FOR BOYS = 09 NOS AND GIRLS = 09 NOS PROVIDED	
DRINKING WATER FOUNTAIN	
REQD. ONE TAP FOR 50 STUDENTS	
TOTAL STUDENTS 350 / 50 = 7.00 NOS	
REQD. 7 FOR BOYS & GIRLS	
PROVIDED 12 FOR BOYS & GIRLS	
Tiffin Room	
AS PER D.C. RULE PAGE NO : 53 ITEM 40 (A)	
18.00 SQ.MT. FOR EVERY 800 STUDENTS	
TOTAL STUDENTS 350 / 18.00	
CARPET AREA REQD. = 19.44 SQ.MT.	
CARPET AREA PROVIDED. AT 1ST FL. = 29.90 SQ.MT.	
CARPET AREA PROVIDED. AT 2ND FL. = 29.90 SQ.MT.	
CARPET AREA PROVIDED. AT 3RD FL. = 29.90 SQ.MT.	

WASH BASINS	
FOR BOYS AND GIRLS ONE FOR EVERY 40 STUDENTS	
350 / 40 = 8.75 NOS SAY = 09 PROVIDED 18 NOS	
FOR BOYS = 09 NOS AND GIRLS = 09 NOS PROVIDED	

DRINKING WATER FOUNTAIN	
REQD. ONE TAP FOR 50 STUDENTS	
TOTAL STUDENTS 350 / 50 = 7.00 NOS	
REQD. 7 FOR BOYS & GIRLS	
PROVIDED 12 FOR BOYS & GIRLS	

Tiffin Room	
AS PER D.C. RULE PAGE NO : 53 ITEM 40 (A)	
18.00 SQ.MT. FOR EVERY 800 STUDENTS	
TOTAL STUDENTS 350 / 18.00	
CARPET AREA REQD. = 19.44 SQ.MT.	
CARPET AREA PROVIDED. AT 1ST FL. = 29.90 SQ.MT.	
CARPET AREA PROVIDED. AT 2ND FL. = 29.90 SQ.MT.	
CARPET AREA PROVIDED. AT 3RD FL. = 29.90 SQ.MT.	

WING-B CLASS ROOM CARPET AREA FOR SANITARY PURPOSE ONLY	
(MAXIMUM ON GROUND FLOOR.)	
ADMINISTRATIVE	3.51 X 4.51 X 1 NO = 15.83 SQ.MT.
DEPARTMENT	2.45 X 2.11 X 1 NO = 5.17 SQ.MT.
W.C.	1.50 X 2.71 X 1 NO = 4.07 SQ.MT.
W.C.	2.30 X 0.90 X 1 NO = 2.07 SQ.MT.
TOILET	2.30 X 1.20 X 1 NO = 2.76 SQ.MT.
TOILET	1.25 X 1.90 X 2 NO = 4.75 SQ.MT.
TOILET	2.60 X 2.60 X 1 NO = 6.76 SQ.MT.
TOTAL = 41.41 SQ.MT.	
(MAXIMUM ON 1ST FLOOR.)	
CLASS RM.	10.15 X 5.50 X 2 NO = 111.65 SQ.MT.
CLASS RM.	8.20 X 5.50 X 7 NO = 315.70 SQ.MT.
PRINCIPLES	10.15 X 5.50 X 1 NO = 55.83 SQ.MT.
TOILET	1.67 X 2.15 X 1 NO = 3.59 SQ.MT.
TOILET	1.52 X 1.20 X 1 NO = 1.82 SQ.MT.
TOILET	1.52 X 1.95 X 1 NO = 2.96 SQ.MT.
TOTAL = 578.45 SQ.MT.	
(MAXIMUM ON 2ND & 3RD FL.)	
CLASS RM.	10.15 X 5.50 X 1 NO = 55.83 SQ.MT.
CLASS RM.	8.20 X 5.50 X 6 NO = 270.60 SQ.MT.
STAFF ROOM	10.15 X 5.50 X 1 NO = 55.83 SQ.MT.
TOILET	1.67 X 2.15 X 1 NO = 3.59 SQ.MT.
TOILET	1.52 X 1.20 X 1 NO = 1.82 SQ.MT.
TOILET	1.52 X 1.95 X 1 NO = 2.96 SQ.MT.
TOTAL = 390.63 X 2 TOTAL = 781.26 SQ.MT.	
TOTAL CLASS ROOM AREA (41.41 + 578.45 + 781.26)	
TOTAL AREA = 1401.12 SQ. MT.	

SUMMARY

BUILT UP AREA STATEMENT	
FLOOR	TOTAL BUILT UP AREA
GR. FLOOR	57.39 SQ.MT.
1ST FLOOR	853.48 SQ.MT.
2ND FLOOR	853.48 SQ.MT.
3RD FLOOR	853.48 SQ.MT.
TOTAL AREA	2617.83 SQ.MT.

WING-B PARKING STATEMENT

MODIFIED D.C.P.R. PARKING)	
PARKING REQD. ONE FOR EVERY 35.00 Sqmts	
TOTAL CARPET AREA FOR PARKING	
ADMINISTRATIVE	
DEPARTMENT	3.51 X 4.51 = 15.83 SQ.MT.
W.C.	2.45 X 2.11 = 5.17 SQ.MT.
W.C.	1.50 X 2.71 = 4.07 SQ.MT.
W.C.	2.30 X 0.90 = 2.07 SQ.MT.
TOILET	2.30 X 1.20 = 2.76 SQ.MT.
TOILET	1.25 X 1.90 2NOS = 4.75 SQ.MT.
TOILET	2.60 X 2.60 = 6.76 SQ.MT.
PRIN. RM.	8.48 X 5.50 = 46.64 SQ.MT.
TOILET	1.67 X 2.05 = 3.42 SQ.MT.
TOILET	1.52 X 1.95 = 2.96 SQ.MT.
STAFF ROOM	8.48 X 5.50 = 46.64 SQ.MT.
TOILET	1.67 X 2.05 = 3.42 SQ.MT.
TOILET	1.52 X 1.95 = 2.96 SQ.MT.
STAFF ROOM	8.48 X 5.50 = 46.64 SQ.MT.
TOILET	1.67 X 2.05 = 3.42 SQ.MT.
TOILET	1.52 X 1.95 = 2.96 SQ.MT.
TOILET	1.52 X 1.20 = 1.82 SQ.MT.
TOTAL CARPET AREA	
administrative area & public service area	
i.e. 205.93 / 35 = 5.88 Say = 06 NOS	
10% FOR VISITORS 06 X 10% = 0.60 NOS SAY = 01 NOS	
TOTAL PARKING REQUIRED = 07 NOS	
TOTAL PARKING PROVIDED = 08 NOS	
SMALL PARKING = 02 NOS	
BIG PARKING = 06 NOS	
TOTAL PARKING PROVIDED = 08 NOS	
BUS PARKING PROVIDED = 04 NOS	

NOTES:-

This plans are approved subject to the conditions mentioned in the letter i.o.d. issued under evn no.- P-10225/2022/(809/A/1/1/8, 809/A/1/1/9 and 809/A/1/1/10)/R/S
Ward/POISAR R/S/337/1/New
signed on even date.-

PROFORMA-B B-2851

CONTENTS OF SHEET			
1ST TO 3RD FLOOR PLAN, TERRACE FLOOR PLAN, SECTION -A-A', B-B' & C-C'.			
STAMP OF DATE OF RECEIPT OF PLAN			
STAMP OF DATE OF APPROVAL OF PLAN			
S.E. (R/S)	AKSHAY BHARGAV DUDHANE	Digitally signed by AKSHAY BHARGAV DUDHANE Date: 2022.11.11 15:59:28 +05'30'	
A.E. (R/S)	Shivshant Sudhakarrao Doke	Digitally signed by Shivshant Sudhakarrao Doke Date: 2022.11.11 17:59:28 +05'30'	
E.E. (R/WARD)	HANUMANT SADASHIVRAO BURE	Digitally signed by HANUMANT SADASHIVRAO BURE Date: 2022.11.11 22:23:31 +05'30'	
REV	DESCRIPTION	DATE	SIGN
DESCRIPTION OF PROPOSAL & PROPERTY			
PROPOSED RESIDENTIAL BUILDING ON-2 PLOT BEARING C.T.S. NO.- 809A/1/1/6, 809A/1/1/7, 809A/1/1/8, 809A/1/1/9 & 809A/1/1/10 OF VILLAGE- POISAR, MUMBAI SUBURBAN DISTRICT SITUATED AT THAKUR VILLAGE ROAD, KANDIVALI (E), IN R/SOUTH WARD.			
NAME OF OWNER			
AUTHORISED SIGNATORY, M/s. BOMBAY REAL ESTATE DEVELOPMENT CO. PVT.LTD C.A TO OWNERS		KAIKUSHRU FAREDUN DINSRAW	
M/s. Nanabhoj jeejeebhoy pvt. ltd.		Signature of Owner	
JOB NO	DATE	DRN BY	
B-2851		UJWAL	
DRG NO	SCALE	CHKD BY	
	1:100		
NAME ADDRESS & SIGNATURE OF Lic. SURVEYOR			
KETAN HIMATLAL MEHTA			
Ketan H. Mehta			
ENGINEERS & SURVEYOR			
1st, Floor, Acme Shopping Arcade, Sona Theatre compound, Trikamdas Road, Kandivali (West), Mumbai- 400 067			

SECTION - AA
SCALE - 1:100 WING-B