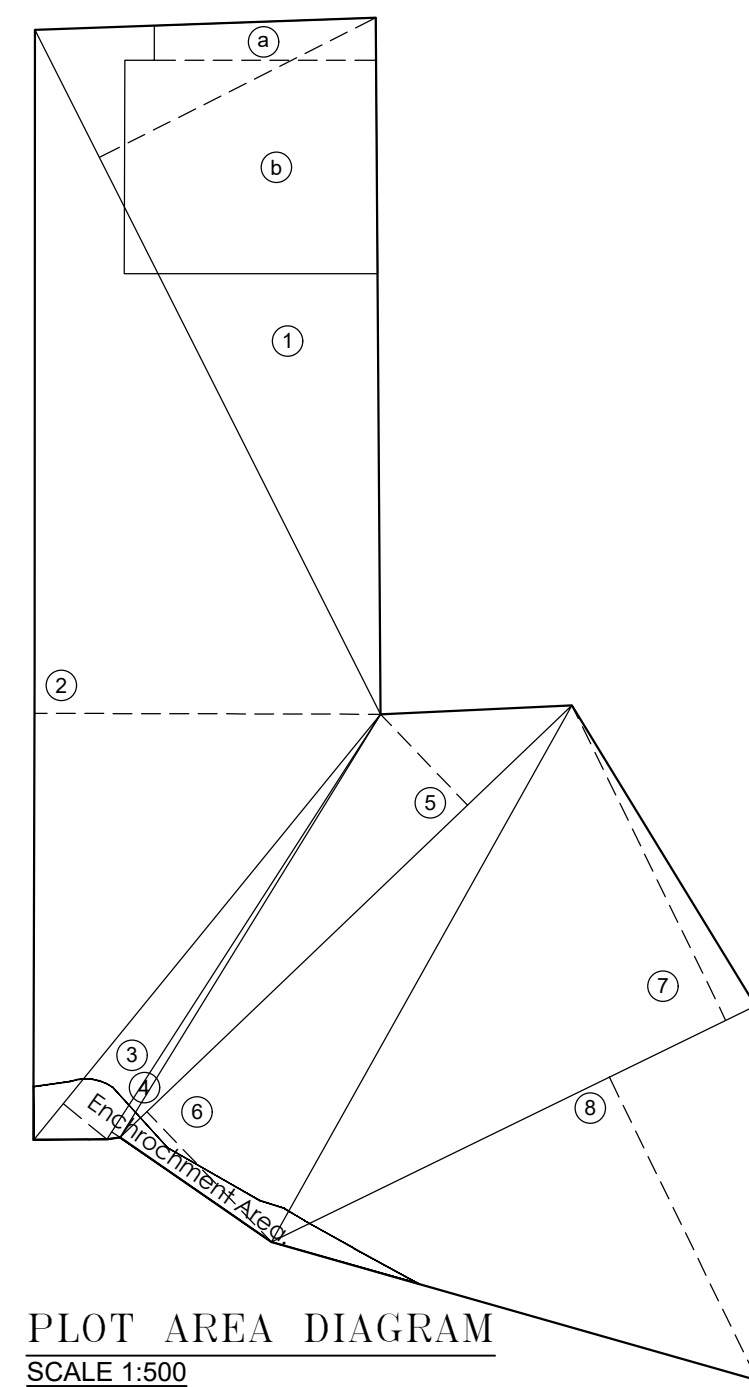
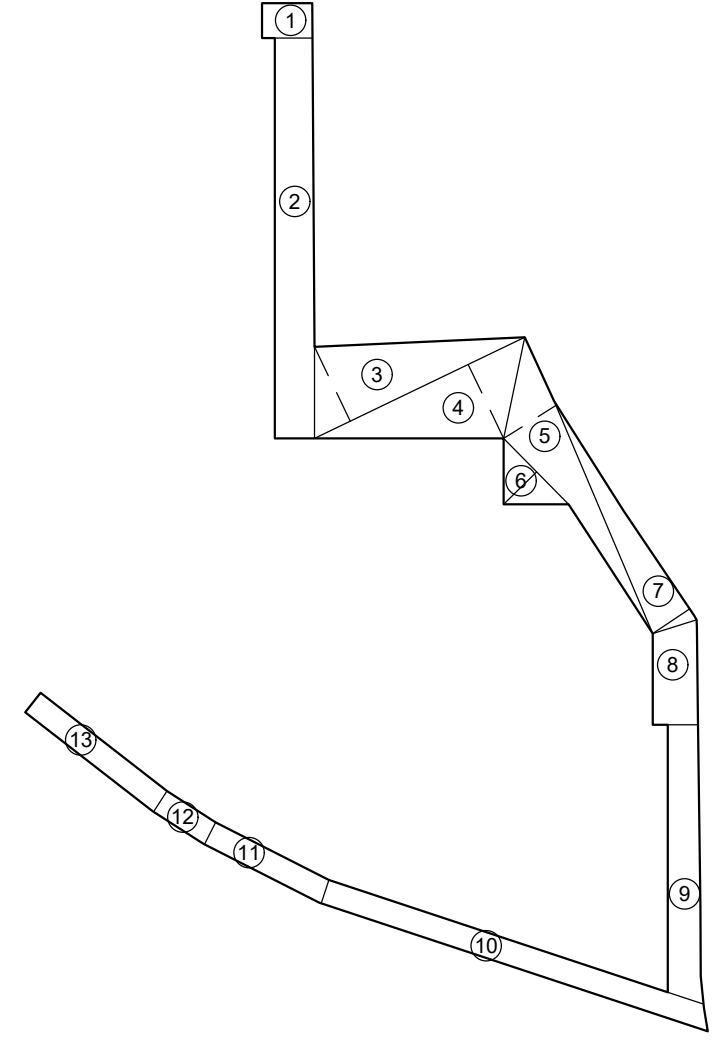


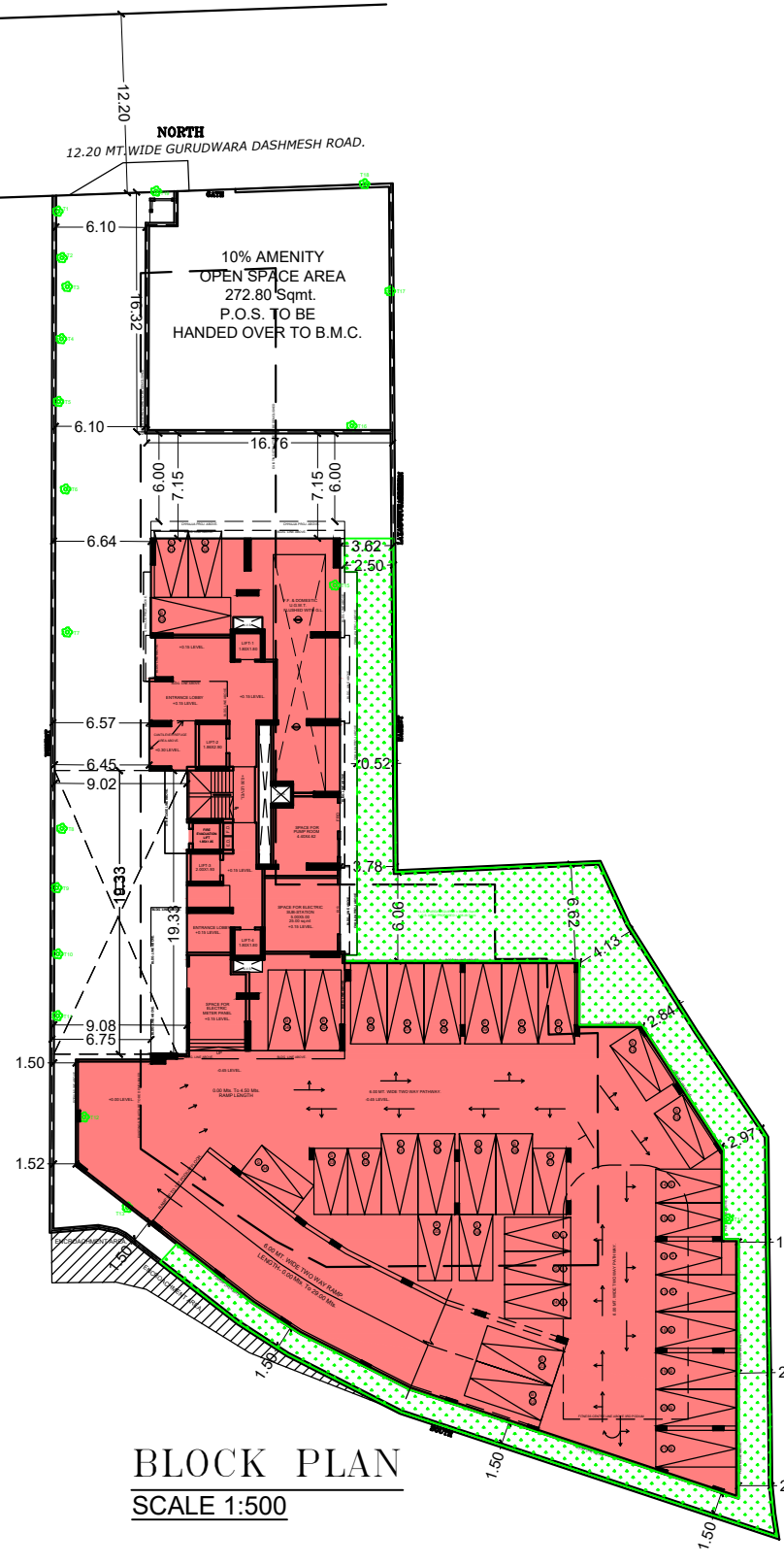
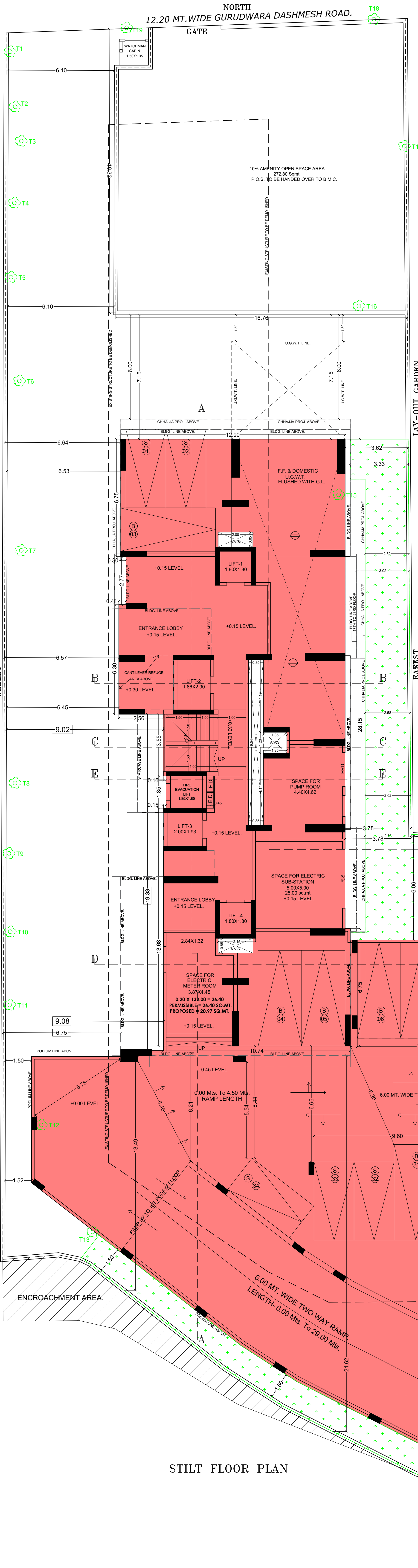


P-105

PILE AREA CALCULATIONS				
1	10.00	20.00	0.50	520.31
2	7.50	0	-23.52	0.00
3	7.50	0	-23.52	0.00
4	5.00	0	7.95	0.50
5	5.00	0	7.95	0.50
6	23.52	0	0.00	13.29
7	23.52	0	0.00	13.29
8	23.52	0	0.00	13.29
9	23.52	0	0.00	13.29
10	23.52	0	0.00	13.29
TOTAL PILE AREA (A1)				620.00
REINFORCEMENT AREA CALCULATIONS				
E1	1.50	2.45	0.50	0.96
E2	4.00	0	1.72	0.50
E3	5.26	0	2.62	0.50
E4	3.78	1.50	0.50	0.69
E5	1.50	2.45	0.50	0.96
E6	5.26	0	2.62	0.50
E7	5.26	0	2.62	0.50
E8	5.26	0	2.62	0.50
E9	5.26	0	2.62	0.50
E10	5.26	0	2.62	0.50
TOTAL REINFORCEMENT AREA (A2)				34.65
BALANCE PILE AREA (A3) =				2084.37
USE LESS REINFORCEMENT				
a	36.80	1.50	1.50	226.86
b	14.50	2.50	1.00	87.32
NET REINFORCED AREA (A4)				314.17



- 1) THE DOCUMENT IS DIGITALLY AND NO PHYSICAL SIGN IS REQUIRED.
- 2) THE PLANS ARE APPROVED SUBJECT TO THE CONDITION MENTIONED IN THE IOD ISSUED UNDER EVEN NO.P-16511/2023(281/A/2)/S Ward/BHANDUP-W ON EVEN DATE.
- 3) THE DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED/UNDER SECTION 346 OF MMC ACT 1888 UNDER P-16511/2023(281/A/2)/S Ward/BHANDUP-W ON EVEN DATE.



CAR PARKING STATEMENT			
AREA OF TENEMENT	TOTAL NO.	PARKING REQD. EACH UNIT	TOTAL
UP TO 45 Sqmt.	32	1/4	08.00
45 TO 60 Sqmt.	58	1/2	29.00
60 TO 90 Sqmt.	00	1/1	0.00
Above 90 Sqmt.	00	2/1	0.00
TOTAL PARKING REQUIRED			37.00
10% VISITORS PARKING (MINIMUM = 1Nos.)			03.70
TOTAL PARKING REQUIRED			40.70 SAY.
PROPOSED PARKING			
FLOOR	SMALL PARKING	BIG-PARKING	TOTAL
STLT	16	20	36
1ST PODIUM	16	16	32
2ND PODIUM	21	17	38
TOTAL PARKING	53	53	106

AS PER REG. No. 14(B) Area of plot= 2728.00 Sqmt. Less Amenity & Encroachment area (272.80+43.63)=316.43 Sqmt. Balance Built-up Area=2411.57 Sqmt. Permissible Built-up Area (F.S.I.-1.00)=2411.57 Sqmt. 20% Built-up Area = 482.31 Sqmt. Provided flat No.103,104,203,303,404,503,504,603,604,703,704 Permissible Built-up Area (39.43X13)=512.59 Sqmt
--

13% L.O.S. AREA CALCULATION						Sqmt.
1	3.32	X	3.47	X	1.06	= 11.52
2	2.52	X	27.10	X	0.50	= 68.29
3	15.43	X	5.46	X	0.50	= 42.12
4	15.43	X	5.43	X	0.50	= 41.89
5	21.35	X	3.45	X	0.50	= 36.83
6	6.11	X	3.06	X	0.50	= 9.32
7	16.41	X	2.90	X	0.50	= 23.79
8	2.96	X	6.42	X	1.00	= 19.31
9	2.10	X	18.10	X	1.00	= 38.01
10	25.00	X	1.82	X	1.00	= 45.50
11	8.40	X	1.82	X	1.00	= 13.61
12	3.75	X	1.82	X	1.00	= 6.81
13	10.50	X	1.82	X	1.00	= 17.08
TOTAL PROPOSED L.O.S. AREA						= 368.28
REQUIRED L.O.S. AREA						= 368.28

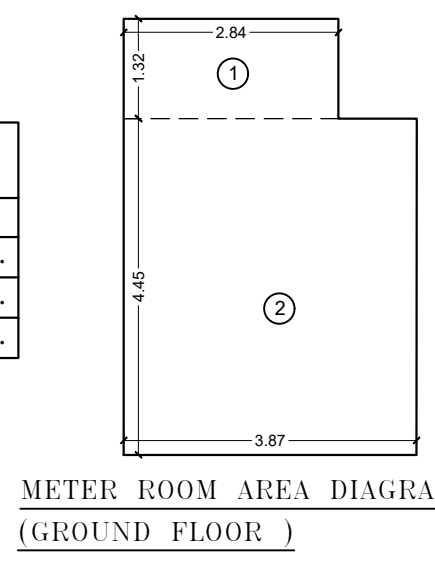
L.O.S. AREA DIAGRAM
SCALE 1:500

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BUILD-UP AREA STATEMENT		Total Area
FLOOR		In Sq.mt.
5 TH FLOOR		
1ST FLOOR		196.08
2 ND FLOOR		196.08
3 RD FLOOR		196.08
4 TH FLOOR		322.35
5 TH FLOOR		322.35
6 TH FLOOR		322.35
7 TH FLOOR		322.35
8 TH FLOOR		322.35
9 TH FLOOR		322.35
10 TH FLOOR		322.35
11 TH FLOOR		322.35
12 TH FLOOR		322.35
13 TH FLOOR		322.35
14 TH FLOOR		322.35
15 TH FLOOR		322.35
16 TH FLOOR		322.35
Grounds/Plants centre area enclosed in FSI		40.99
DOES NOT BUILD-UP AREA		4828.18
Net residential BUA		3617.37
35% Fungible on residential BUA		1210.83

ST. & LIFT LOBBY AREA	Total Area
FLOOR	In Sqm.
STILT FLOOR	
1ST FLOOR	86.31
2ND FLOOR	86.31
3RD FLOOR	86.31
4TH FLOOR	86.31
5TH FLOOR	86.31
6TH FLOOR	86.31
7TH FLOOR	86.31
8TH FLOOR	86.31
9TH FLOOR	86.31
10TH FLOOR	86.31
11TH FLOOR	86.31
12TH FLOOR	86.31
13TH FLOOR	86.31
14TH FLOOR	86.31
15TH FLOOR	86.31
16TH FLOOR	86.31
TOTAL AREA	1380.96

METER ROOM AREA CALCULATION GROUND FLOOR								
ADDITIONS								
1	2.84	X	1.32	X	1.00	=	3.75	Sq. Ft.
2	3.87	X	4.45	X	1.00	=	17.22	Sq. Ft.
TOTAL						=	20.97	Sq. Ft.



15% L.O.S. AREA REQUIRED = 368.28 Sqmft.
L.O.S. AREA PROPOSED = 368.28 Sqmft.

PERFORMA-A			
A	AREA STATEMENT		Sq.Mts.
1	AREA OF PLOT	(AS Per P.R.C.)	2797.20
	a) Area of Reservation in plot	(AS Per Approved Plan)	2728.00
	b) Area of Road Set Back.		
	c) Area of O P Road		
2	DEDUCTIONS FOR		-
(A)	For Reservation Road Area to be handed over to MCGM (100%)		-
a)	Road Set Back/widening area (Regulation No 18)		-
b)	Proposed D P road area (Regulation No 16)		-
c)	i) Reservation Area (plot) to be handed over to (Regulation No 17)		-
	ii) Reservation Area to be handed over as per AR (Regulation No 17)		-
	(Not to be deducted for computation of FSI i.e. no. 5 below)		-
	Total area under road / reservation		-
	Balance Area Of The Plot		2728.00
(B)	For Amenity area to be handed over to MCGM (2728.00 x 10%)		272.80
a)	Area of amenity plot as per DCR 14(A)		-
b)	Area of amenity plot as per DCR 14(B)		-
c)	Area of amenity plot as per DCR 35		-
	Total Amenity area		272.80
(C)	Deduction of existing BUA to be retained if any / land component of existing BUA/Existing BUA as per regulation under which the development was allowed		-
a)	Encroachment		43.63
3	Total deductions : [2(A) + 2(B) + 2(C)]		316.43
4	Total area of plot (for calculating required LOS) [1 - 3]		2411.57
5	Plot area under development [1 sr. no. 4 + 2(A) (C)(ii)]		2411.57
6	Zonal (basic) FSI		1.00 (One)
7	a) permissible built up area as per zonal (basic) FSI (5 X 6)		-
b)	permissible built up area as per regulation 30(C) (Protected development)		-
	Additional built up area (7a or 7b, whichever is more)		2411.57
8	Additional built up area as per regulation 30(A)(3)(a)		-
a)	Additional BUA for 2(A)(i) & 2(B) above within the cap of "admissible TDR" as per Table no.12 on balance plot		-
b)	additional BUA for 2(A)(a) & 2(A)(b) above to be utilized the permissible FSI as per column no. 7 of table 12 of regulation 30(A) and to the mentioned in table 12 A of regulation 32 (100%)		-
c)	additional BUA in case of 2(A)(C)(ii) as per regulation 17(1) note 20(vi) & (viii) as per PAR policy on remaining plot, 1% as per table no. 5 of regulation 17(1)		-
	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 buildings as per regulation 30(A)(3)(b)		-
b)	50% of rehab component as per reg. 33(7)(A)		-
c)	15% of sr.no. 7b above or 10 points per rehab tenement as per reg. 33(7)(B)		-
	Total Additional BUA / Incentive area		-
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%]		1205.78
11	BUA due to admissible "TDR" as per table no. 12 of regulation no. 30(A) & 32 [by restricting area utilised beyond zonal FSI in sr. no. 7(b), 8(a) & 9 above]		-
a)	General TDR		-
b)	Sum TDR		-
	Total TDR		-
12	Permissible built up area [7+8+9+10+11]		3617.35
13	Proposed built up area		-
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)		-
(i)	perm. fungible compensatory area for rehab comp. without charging premium (RESI)		-
(ii)	prop. fungible compensatory area for rehab comp. without charging premium (RESI)		-
(i i i)	Area Kept in Abeyance		-
(i i i i)	perm. fungible compensatory area for rehab comp. without charging premium (COM)		-
(i i i v)	perm. fungible compensatory area for rehab comp. without charging premium (COM)		-
(i i i v i)	perm. fungible compensatory area for sale comp. by charging premium (RESI)		1266.07
(i i i v i i)	perm.fungible compensatory area for sale comp. by charging premium (RESI)		1210.83
(i i i v i i i)	perm. fungible compensatory area for sale comp. by charging premium (COM)		-
	Total built up area proposed including FUA [13+15+(a)(ii)+(15)(b)(i)]		4828.18
16	Total built up area proposed including FUA [13+15+(a)(ii)+(15)(b)(i)]		4828.18
17	FSI computed on net plot [1365]	(3617.35 / 2411.57)	1.499
TENEMENT STATEMENT			
(i)	PROPOSED AREA (ITEM A11+C1)		4828.18
ii	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)		-
iii	AREA AVAILABLE FOR TENEMENTS [2] mmx (ii)		4828.18
iv	TENEMENTS PERMISSIBLE AS PER [200 / HECTARE]		217
v	TENEMENTS PERMISSIBLE AS PER [450 / HECTARE]		90
vi	TENEMENTS PROPOSED		90
vii	TENEMENTS EXISTING		-
viii	TOTAL TENEMENTS PROPOSED (6 + 7)		90
(C) PARKING STATEMENT			
i	PARKING REQUIRED BY REGULATION		-
ii	OUTSIDERS (VISITORS) 10%		-
iii	TOTAL PARKING REQUIRED		41.00
iv	TOTAL PARKING PROVIDED		106.00
TOTAL PARKING TO BE CONSIDERED			
(D) TRANSPORT VEHICLES PARKING			
i	SPACE FOR TRANSPORT VEHICLES PARKING REQD.		-
ii	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED		-

PROFORMA ' B '

DESCRIPTION OF PROPOSAL
PROPOSED RESIDENTIAL BUILDING ON C.T.S. NO.- 281 A / 2 OF VILLAGE BHANDUP - WEST. GURUDWARA DASHMESH ROAD, BHANDUP -WEST.

CONTENTS OF SHEETS
GROUND FLOOR PLAN,BLOCK PLAN & LOCATION PLAN, B.U. AREA SUMMARY, PLOT & L.O.S. AREA DIAG. & CALCULATION,PARKING AREA STATEMENT.

NAME & ADDRESS OF THE OWNER.

Mr. Shashikant G. Badani
202, Classic Corner, 2nd. Floor, Hill Road
Above Natural Ice Cream, Near Holy Family
Bandra -West, Mumbai- 400 050.

CERTIFICATE OF AREA	
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 07/10/2014 AND THAT THE DIMENSIONS OF THE SIDES ETS. OF THE PLAN ARE AS ON SITE AND SO WORKED OUT IS 2,797.20 SQUARE METERS & F.S.I. CLAIMED ON 2,797.20 SQUARE METERS. (TWO THOUSAND SEVEN HUNDRED NINETY SEVEN POINT TWENTY ONLY.) AND TALLIES WITH THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS	SIGNATURE OF L.S. LS:840011719

SANJAY BHAILAL SHAH

JOB NO.	DRG.NO.	SCALE.	DRAWN BY	CHECKED BY.	DATE.
3178	1/4	1:100	Pandit		13-01-2024

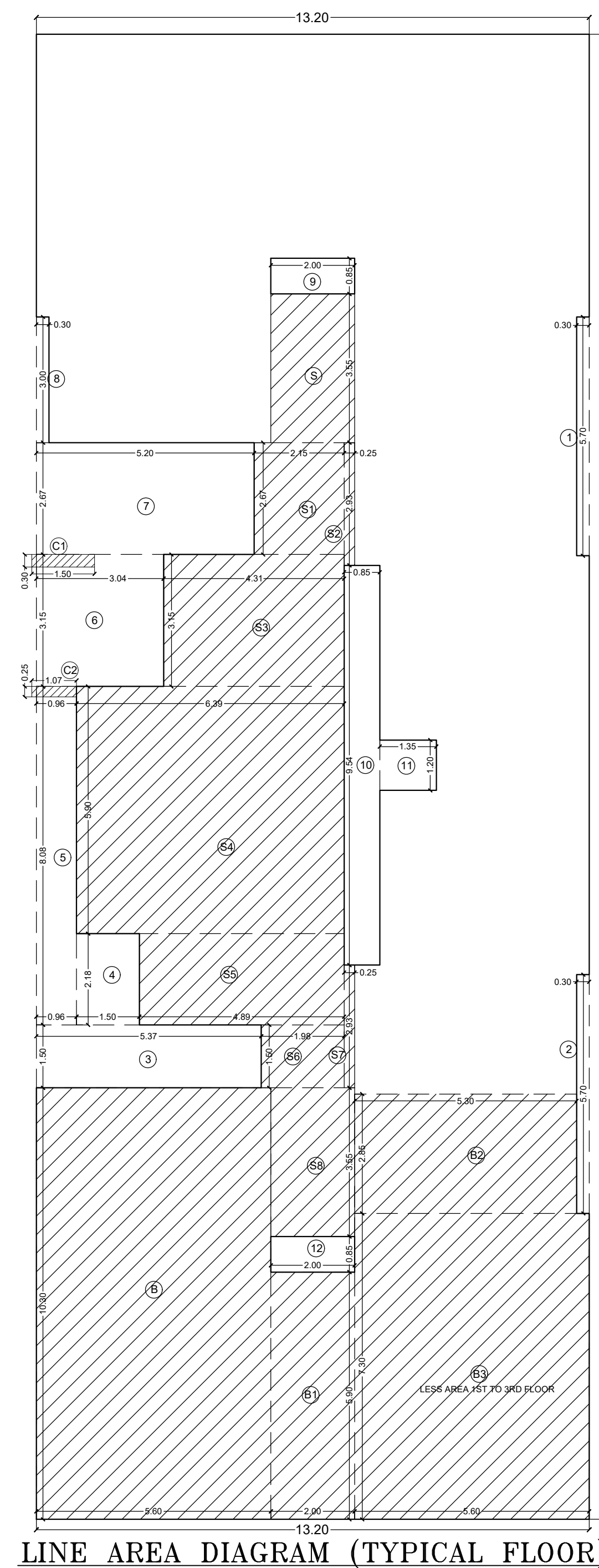
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STAMP OF APPROVAL OF PLAN

APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE
LETTER UNDER No.P-16511/2023(281/A/2)/S Ward/BHANDUP-W

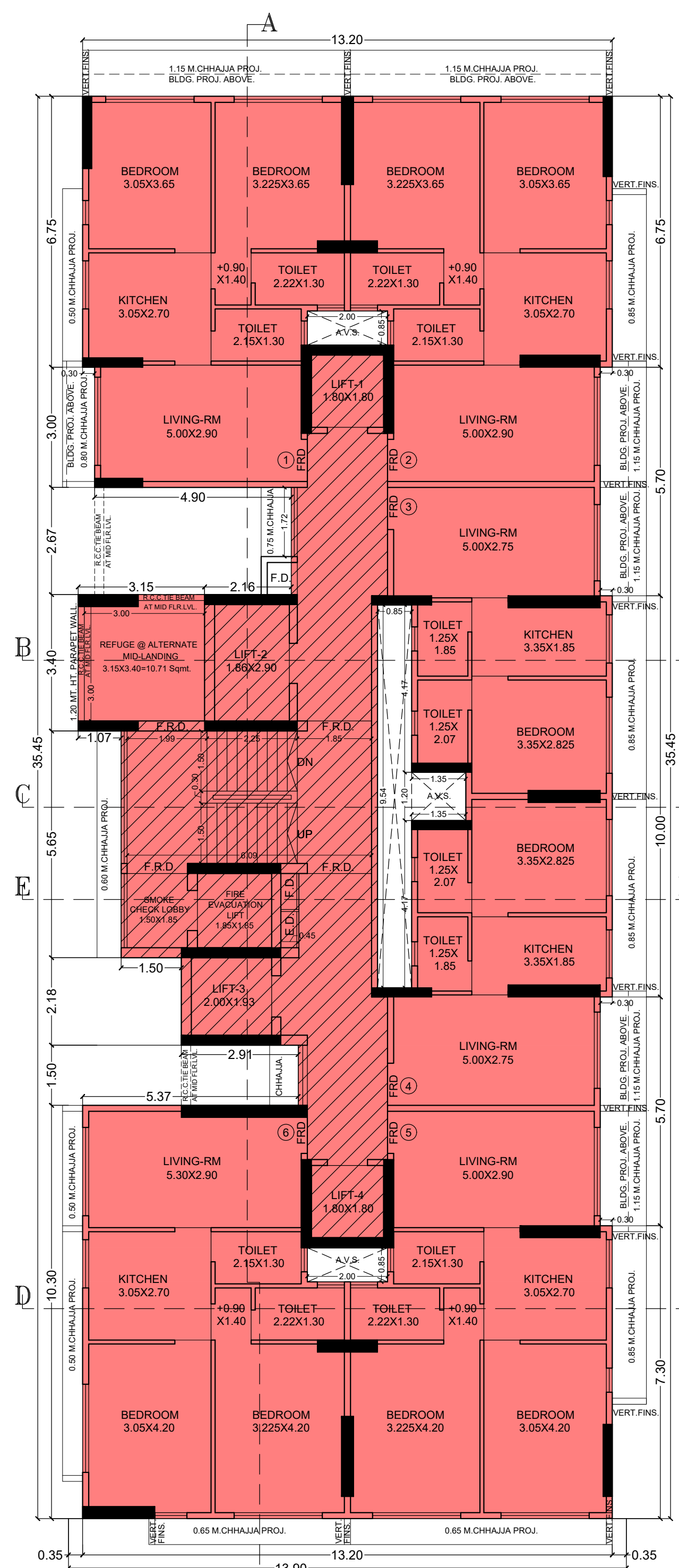
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Sachin Bhaskar Rajeev S.E.(B.P.) S/W		Nitin Vasantrao Patil A.E.(B.P.) S & T
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BUILT-UP AREA CALCULATION			
4TH TO 16TH FLOOR		Sqmt.	
A	13.20 X 35.45	=	467.94
C1	1.50 X 0.30	=	0.45
C2	1.07 X 0.25	=	0.27
TOTAL ADDITIONS		=	468.66
DEDUCTIONS			
1	0.30 X 5.70	=	1.71
2	0.30 X 5.70	=	1.71
3	5.37 X 1.50	=	8.06
4	1.50 X 1.18	=	1.77
5	0.96 X 0.00	=	0.00
6	3.04 X 3.15	=	9.58
7	3.20 X 2.07	=	6.62
8	0.50 X 1.00	=	0.50
9	2.00 X 0.45	=	0.90
10	0.85 X 3.54	=	3.01
11	1.35 X 1.20	=	1.62
12	2.00 X 0.85	=	1.70
TOTAL DEDUCTIONS (A-I)		=	60.00
S	2.00 X 3.55	=	7.10
S1	2.10 X 2.07	=	4.34
S2	0.25 X 3.00	=	0.75
S3	4.31 X 3.15	=	13.58
S4	6.39 X 5.00	=	31.95
S5	4.89 X 2.18	=	10.66
S6	1.98 X 1.50	=	2.97
S7	0.25 X 2.00	=	0.50
S8	2.00 X 3.50	=	7.00
TOTAL ST. & LIFT AREA (B)		=	86.31
TOTAL DEDUCTIONS (A-H)		=	146.31
NET AREA		=	322.35

BUILT-UP AREA CALCULATION			
1ST TO 3RD FLOOR		Sqmt.	
SAVED AS 4TH FLOOR		=	322.35
LESS AREA:			
B	5.40 X 10.30	=	55.62
B1	2.00 X 5.00	=	10.00
B2	5.50 X 2.00	=	11.00
B3	5.00 X 7.30	=	36.50
TOTAL LESS AREA		=	113.12
NET AREA 1ST TO 3RD FLOOR		=	199.23



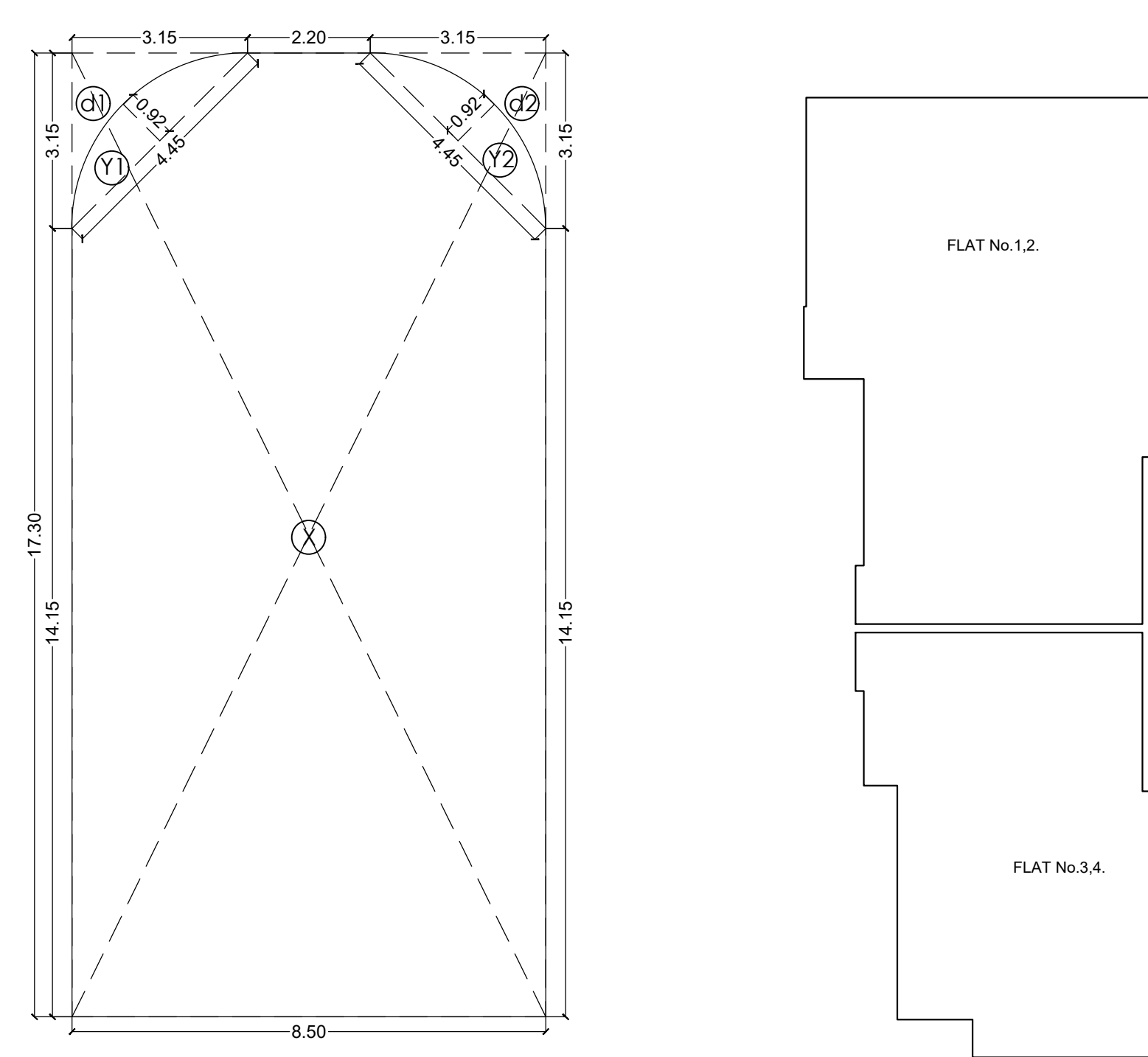
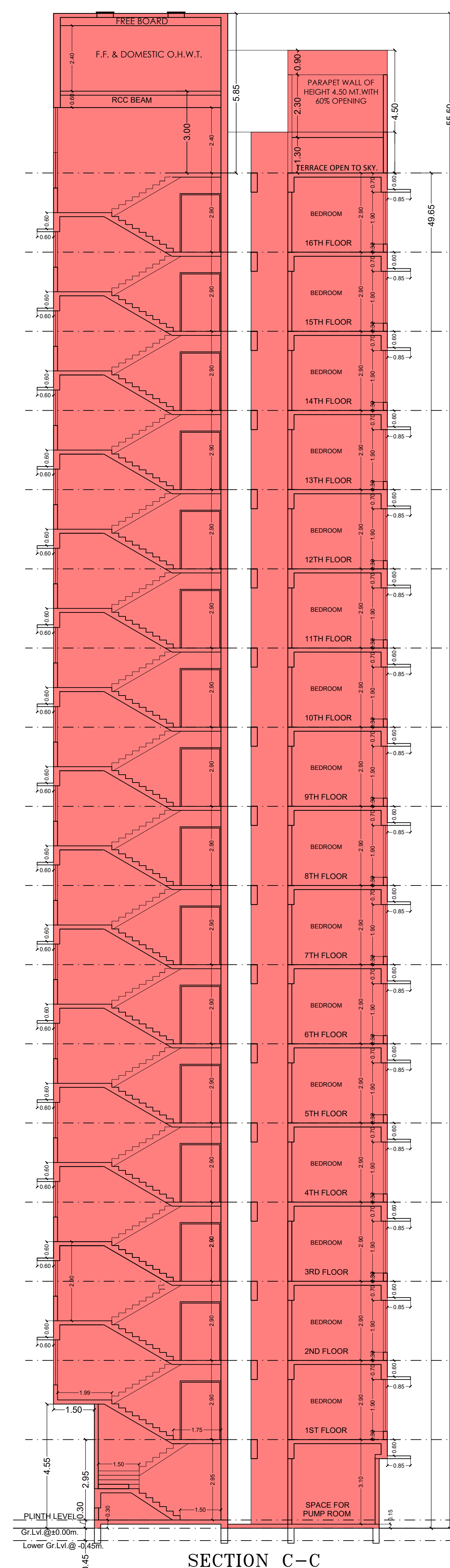
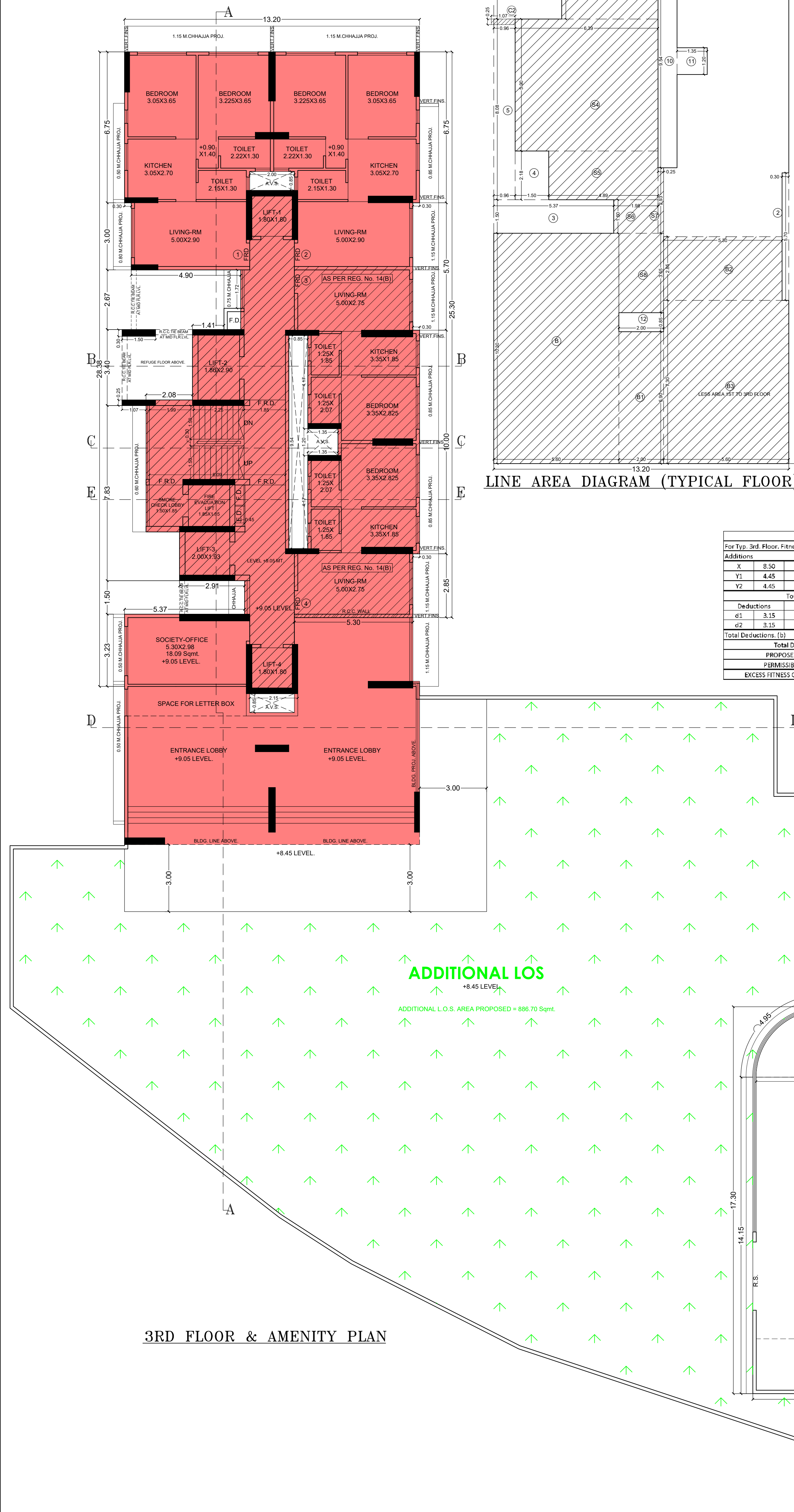
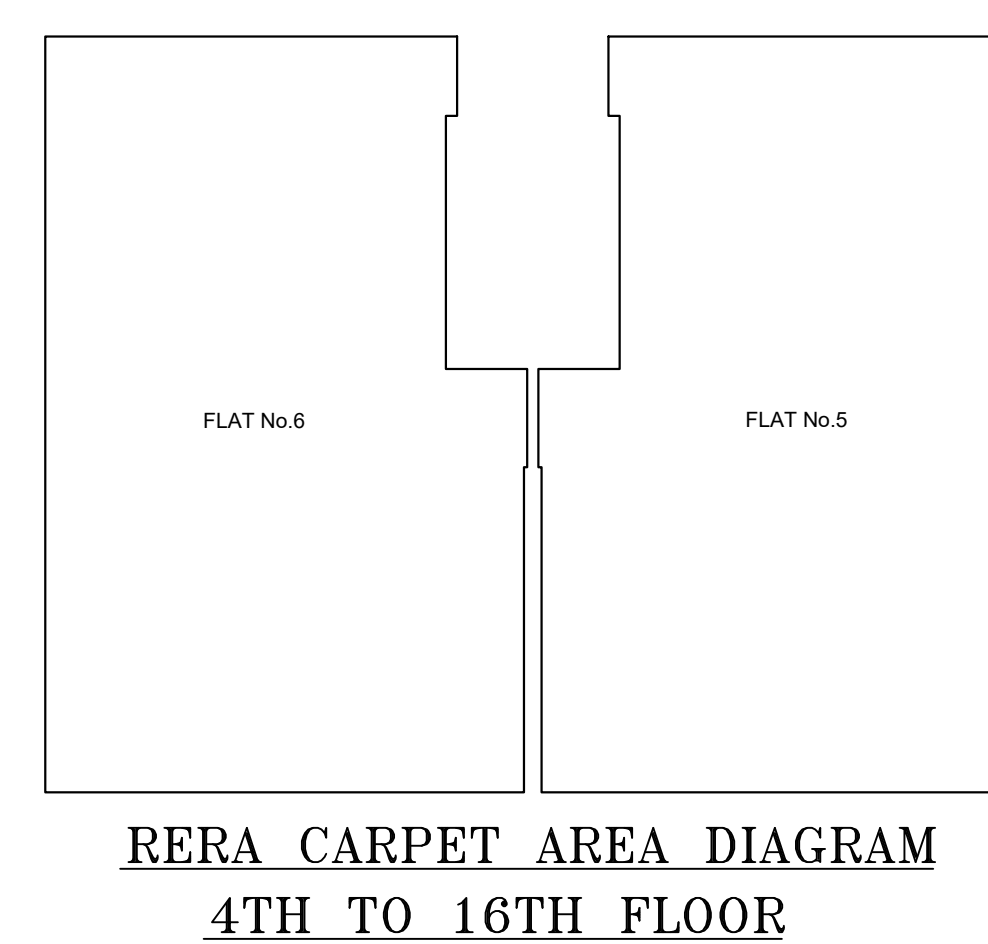
RERA CARPET AREA CALCULATION			
Flat No. 1.2 (1ST TO 16TH FLOOR)		Sqmt.	
A	0.15 X 1.05	=	0.16
B	5.00 X 3.00	=	15.00
C	5.30 X 1.40	=	7.42
D	0.04 X 1.30	=	0.05
E	6.375 X 5.05	=	32.19
TOTAL RERA CARPET AREA		=	54.82

RERA CARPET AREA CALCULATION			
Flat No. 3 & 4 (1ST TO 16TH FLOOR)		Sqmt.	
A	0.15 X 1.05	=	0.16
B	0.60 X 2.15	=	1.29
C	4.40 X 2.85	=	12.54
D	1.35 X 4.10	=	5.54
E	3.35 X 4.775	=	15.90
TOTAL RERA CARPET AREA		=	35.49

RERA CARPET AREA CALCULATION			
Flat No. 5 (1ST TO 16TH FLOOR)		Sqmt.	
A	0.15 X 1.05	=	0.16
B	5.00 X 3.00	=	15.00
C	5.30 X 7.00	=	37.10
D	1.075 X 1.30	=	1.40
E	1.025 X 4.30	=	4.41
TOTAL RERA CARPET AREA		=	59.91

RERA CARPET AREA CALCULATION			
Flat No. 6 (1ST TO 16TH FLOOR)		Sqmt.	
A	0.15 X 1.05	=	0.16
B	5.30 X 10.00	=	53.00
C	1.075 X 1.30	=	1.40
D	1.025 X 4.30	=	4.41
TOTAL RERA CARPET AREA		=	59.91

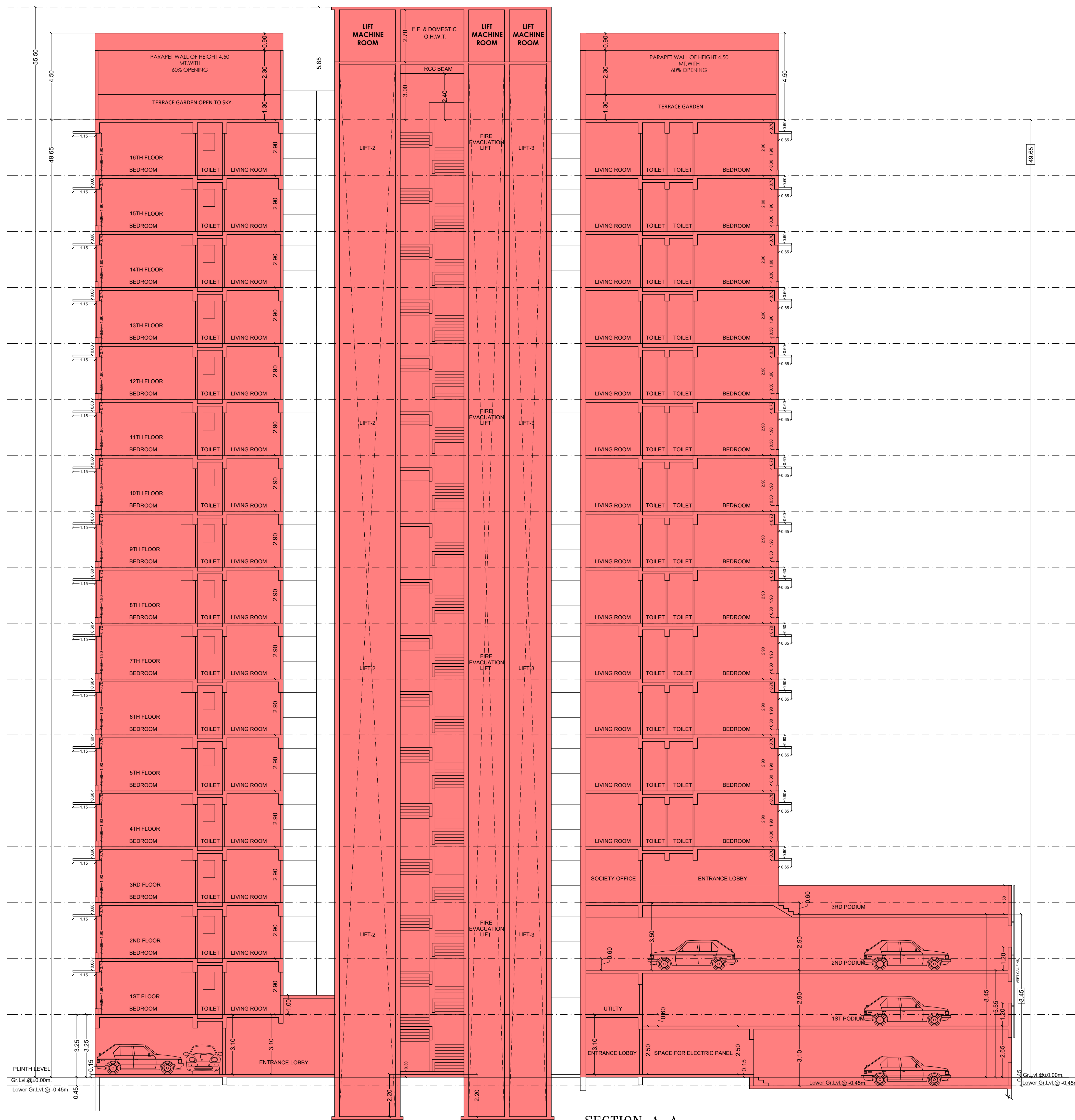
Built-Up Area Calculations			
For Typ. 3rd Floor, Fitness Centre			
Additions			
V1	5.20 X 27.20	=	141.84
V2	4.45 X 0.92	=	4.09
V3	4.45 X 0.67	=	2.98
V4	4.45 X 0.67	=	2.98
TOTAL ADDITIONS (A-D)		=	151.89
Deductions			
D1	3.15 X 3.15	=	9.92
D2	3.15 X 3.15	=	9.92
TOTAL DEDUCTIONS (E-H)		=	19.84
PERMISSIBLE FITNESS CENTRE AREA		=	132.05
EXCESS FITNESS CENTRE AREA COUNTED IN T.S.1		=	19.84

RERA CARPET AREA DIAGRAM
1ST TO 16TH FLOOR

- 1) THE DOCUMENT IS DIGITALLY AND NO PHYSICAL SIGN IS REQUIRED.
- 2) THE PLANS ARE APPROVED SUBJECT TO THE CONDITION MENTIONED IN THE COO ISSUED UNDER EVEN NO P-16511/2023/281/A/2 / S Ward/BHANDUP-W ON EVEN DATE.
- 3) THE DRAWING SHALL BE READ IN CONNECTION WITH INFORMATION OF DISAPPROVAL ISSUED UNDER SECTION 146 OF MCGA ACT 1988 UNDER P-16511/2023/281/A/2 / S Ward/BHANDUP-W ON EVEN DATE.

PROFORMA 'B'

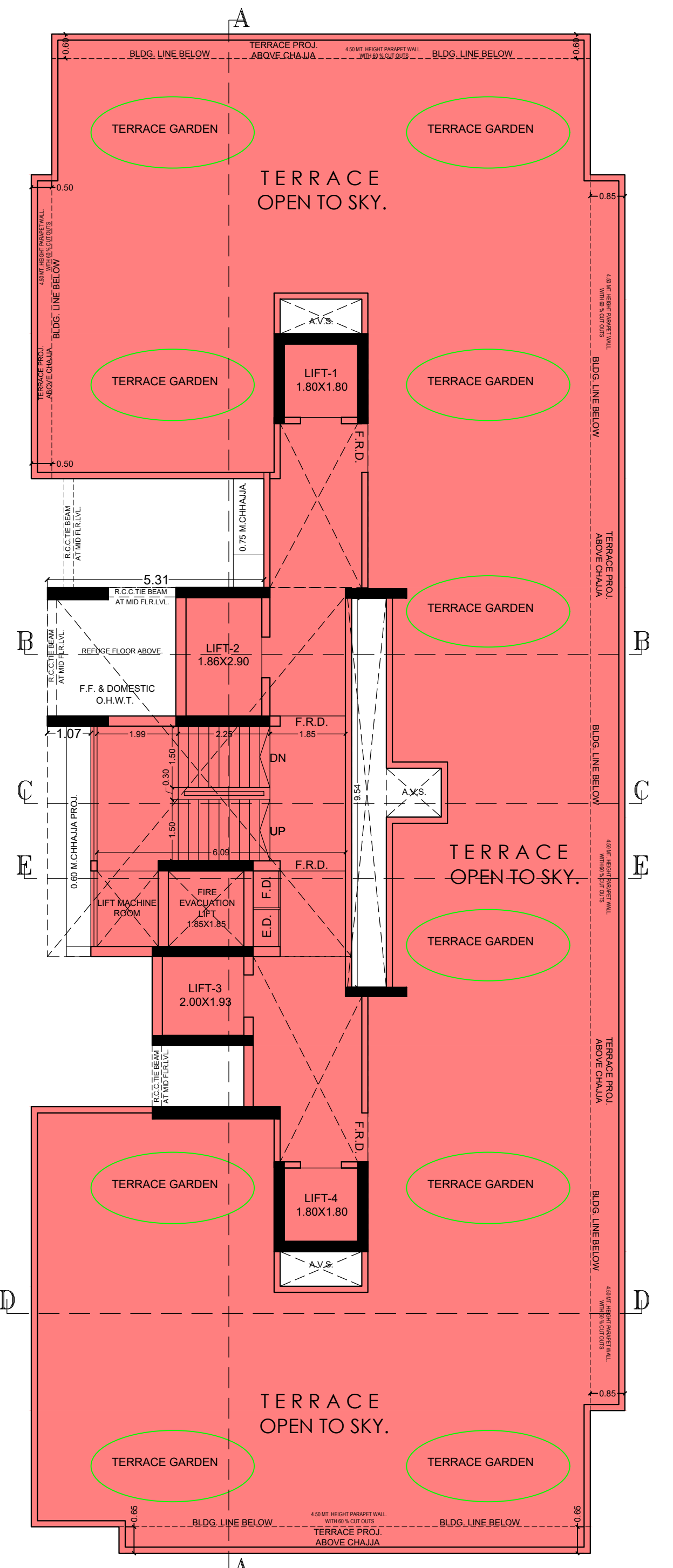
DESCRIPTION OF PROPOSAL				PROPOSED RESIDENTIAL BUILDING ON C.T.S. NO. 281 A / 2 OF VILLAGE BHANDUP - WEST, GURUDWARA DASHMESH ROAD, BHANDUP - WEST.	
CONTENTS OF SHEETS					
3RD, 8TH, 10TH, 12TH, 14TH, 16TH FLOOR PLAN					
LINE AREA DIAGRAM & BUILT-UP AREA CALCULATION, SECTION C-C & E-E					
NAME & ADDRESS OF THE OWNER.				SIGNATURE	
Mr. Shashikant G. Badani 202, Classic Corner, 2nd Floor, Hill Road, Above Natural Ice Cream, Near Holy Family Hospital, Bandra - West, Mumbai - 400 050.				SHASHIKANT GORDHAND AS BADANI	
JOB NO.	DRG. NO.	SCALE.	DRAWN BY	CHECKED BY.	DATE
3178	3/4	1:100	Pandit		13-01-2024
SIGNATURE, NAME AND ADDRESS OF LICENSED SURVEYOR				DIGITAL SIGNATURE	
M/S. SANJAY B. SHAH, LICENSED SURVEYORS & ENGINEERS 1348071171 2A/2, PANCHVATI, V. ROAD, KANDIVLI(W), MUMBAI-47 Ph. 2805355, 2802155				SANJAY BHAILAL SHAH	
STAMP OF APPROVAL OF PLAN					
APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER UNDER NO P-16511/2023/281/A/2 / S Ward/BHANDUP-W					
Sd/- Nitin Vasant EXECUTIVE ENGINEER BUILDING PROPOSAL (E.S.)-II.					
S.E.(P.) S/W					



SECTION A-A



SECTION D-D



TERRACE FLOOR PLAN

- 1) THE DOCUMENT IS DIGITALLY AND NO PHYSICAL SIGN IS REQUIRED.
- 2) THE PLANS ARE APPROVED SUBJECT TO THE CONDITION MENTIONED IN THE 100 ISSUED UNDER EVEN NO P-16511/2023/ 281/A/2 /S Ward/BHANDUP-W ON EVEN DATE.
- 3) THE DRAWING SHALL BE READ IN CONNECTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 146 OF MCA ACT 1988 UNDER P-16511/2023/ 281/A/2 /S Ward/BHANDUP-W ON EVEN DATE.

PROFORMA 'B'

DESCRIPTION OF PROPOSAL			
PROPOSED RESIDENTIAL BUILDING ON C.T.S. NO.- 281 A / 2 OF VILLAGE BHANDUP - WEST, GURUWARA DASHMESH ROAD, BHANDUP - WEST.			
CONTENTS OF SHEETS			
TERRACE FLOOR PLAN, SECTION A-A-D-D.			
NAME & ADDRESS OF THE OWNER.		SIGNATURE	
Mr. Shashikant G. Badani 202, Classic Corner, 2nd Floor, Hill Road, Above Natural Ice Cream, Near Holy Family Hospital, Bandra - West, Mumbai- 400 050.		SHASHIKANT GORDHAND AS BADANI	
JOB NO.	DRG. NO.	SCALE.	CHECKED BY.
3178	3/4	Pandit	13-01-2024
SIGNATURE, NAME AND ADDRESS OF LICENSED SURVEYOR		DIGITAL SIGNATURE	
M/S. SANJAY B. SHAH. LICENSED SURVEYORS & ENGINEERS 13/840/11/1 24/2, PANCHWATIL V. ROAD, KANDIVLI(W), MUMBAI-47 Ph-28052525, 28021515.		SANJAY BHAILAL SHAH	
STAMP OF APPROVAL OF PLAN			
APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER UNDER NO P-16511/2023/ 281/A/2 /S Ward/BHANDUP-W			
EXECUTIVE ENGINEER BUILDING PROPOSAL (E.S.)-II.			
Nitin Vasanth ao Patil			
S.E.(R.P.)S/W			
A.E.(R.P.)S & T			