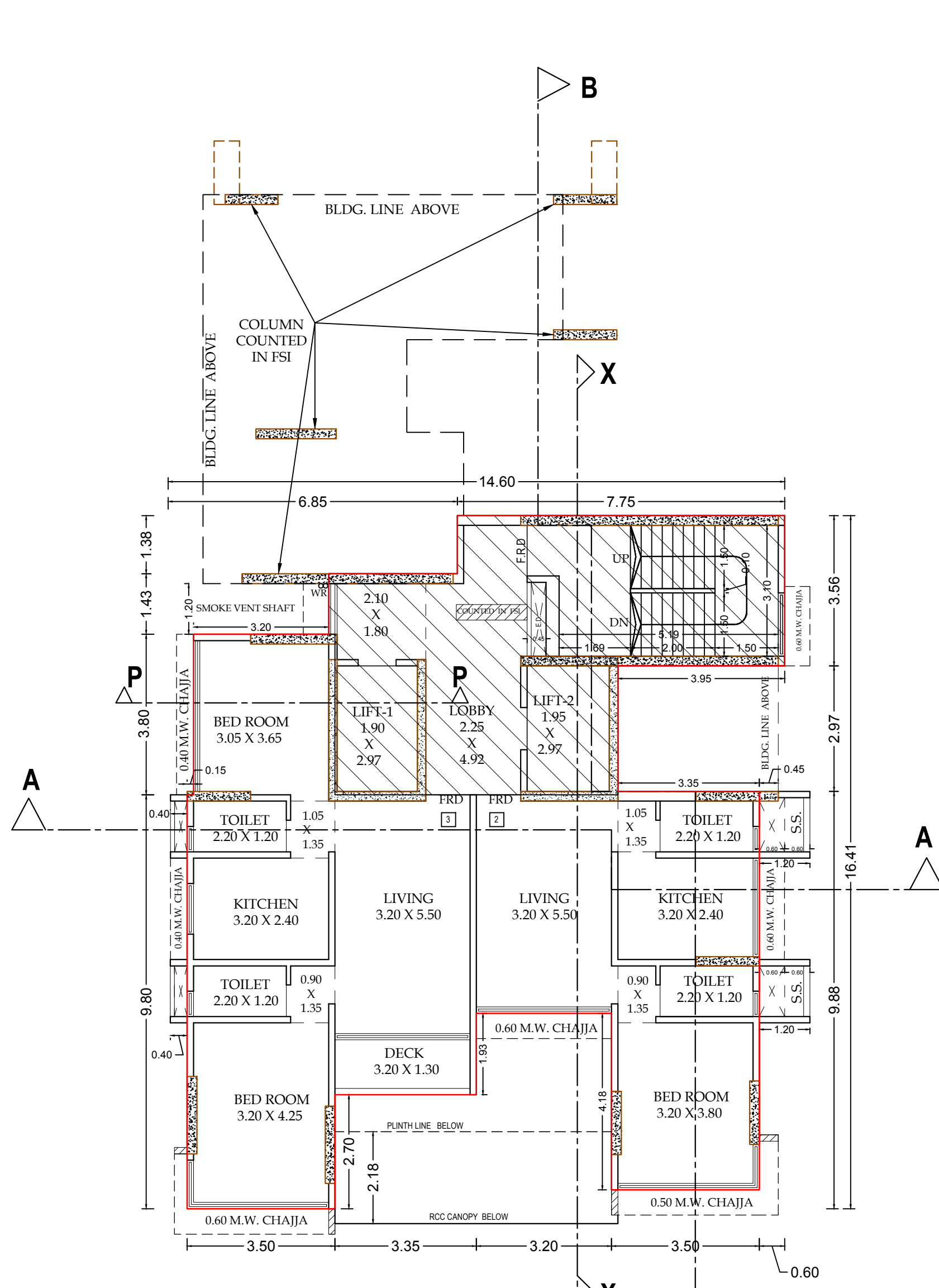
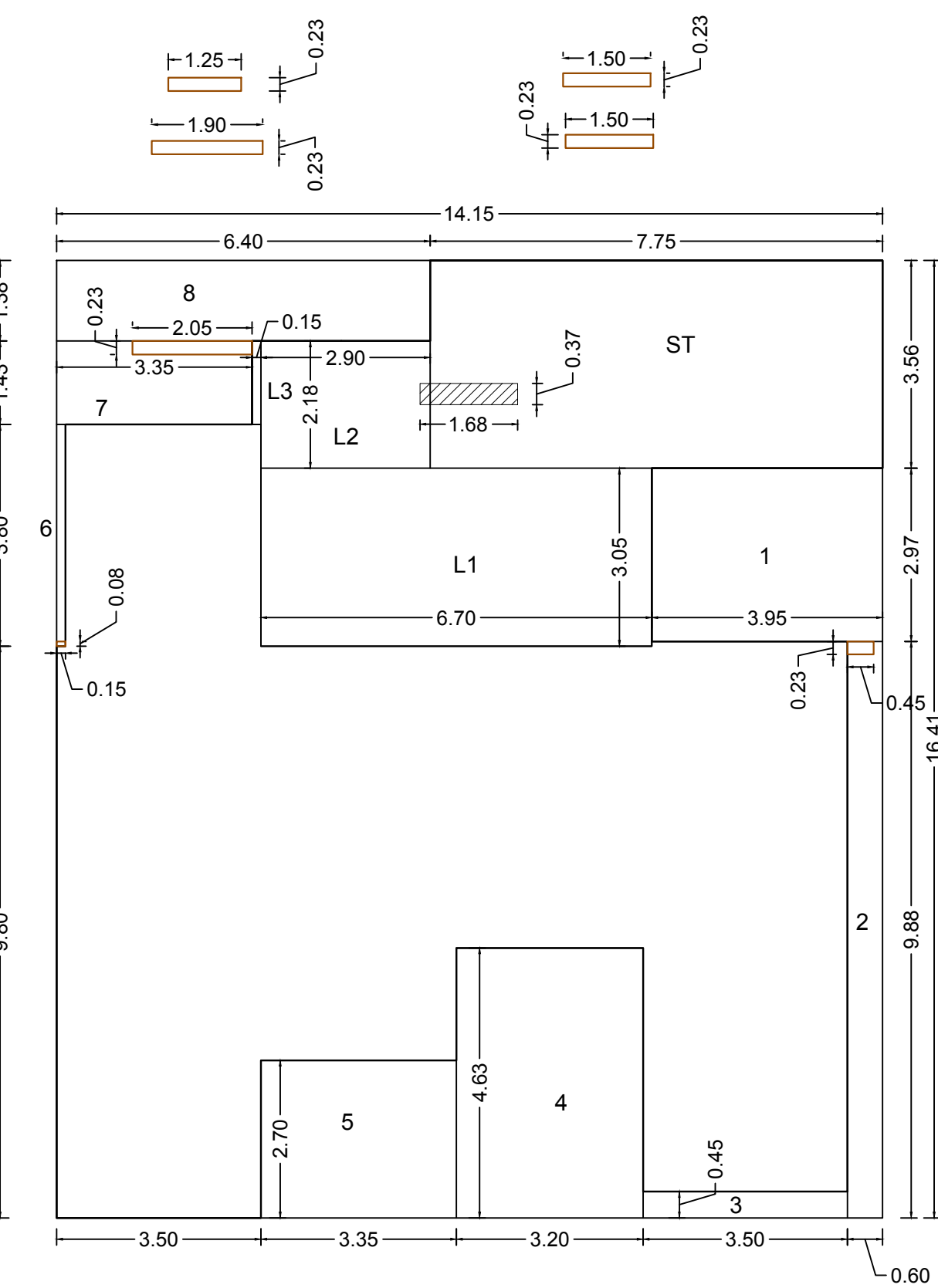




1ST FLOOR PLAN
SCALE - 1:100



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

BUILT UP AREA CALCULATIONS		
1ST FLOOR		
14.15	X	16.41 = 232.20
DEDUCTIONS		
1)	3.95	X 2.97 = 11.73 SQ.MT.
2)	0.60	X 9.88 = 5.93 SQ.MT.
3)	3.50	X 0.45 = 1.57 SQ.MT.
4)	3.20	X 4.63 = 14.81 SQ.MT.
5)	3.35	X 2.70 = 9.04 SQ.MT.
6)	0.15	X 3.80 = 0.57 SQ.MT.
7)	3.35	X 1.43 = 4.79 SQ.MT.
8)	6.40	X 1.38 = 8.83 SQ.MT.
TOTAL		= 57.27 SQ.MT.
STAIRCASE AREA CALCULATION		
ST)	7.75	X 3.56 = 27.59 SQ.MT.
L1)	6.70	X 3.05 = 20.43 SQ.MT.
L2)	2.90	X 2.18 = 6.32 SQ.MT.
L3)	0.15	X 1.43 = 0.21 SQ.MT.
TOTAL		= 54.55 SQ.MT.
TOTAL DEDUCTIONS		= 111.82 SQ.MT.
TOTAL BUILT UP AREA		= 232.20 - 111.82 = 120.38 SQ.MT.
PASSAGE COUNTED IN FSI		
1.68	X	0.37 = 0.62 SQ.MT.
TOTAL ADDITIONS		
COLUMN COUNTED IN FSI		= 0.62 SQ.MT.
0.15	X	0.08 = 0.01 SQ.MT.
0.45	X	0.23 = 0.10 SQ.MT.
2.05	X	0.23 = 0.47 SQ.MT.
1.90	X	0.23 = 0.44 SQ.MT.
1.25	X	0.23 = 0.29 SQ.MT.
1.50	X	0.23 X 2 = 0.69 SQ.MT.
TOTAL		= 2.00 SQ.MT.
GROSS BUILT UP AREA		
120.38	+ 0.62 + 2.00	= 123.00 SQ.MT.



BLOCK PLAN
(SCALE: 1:500)

LOCATION PLAN
(SCALE: 1:4000)

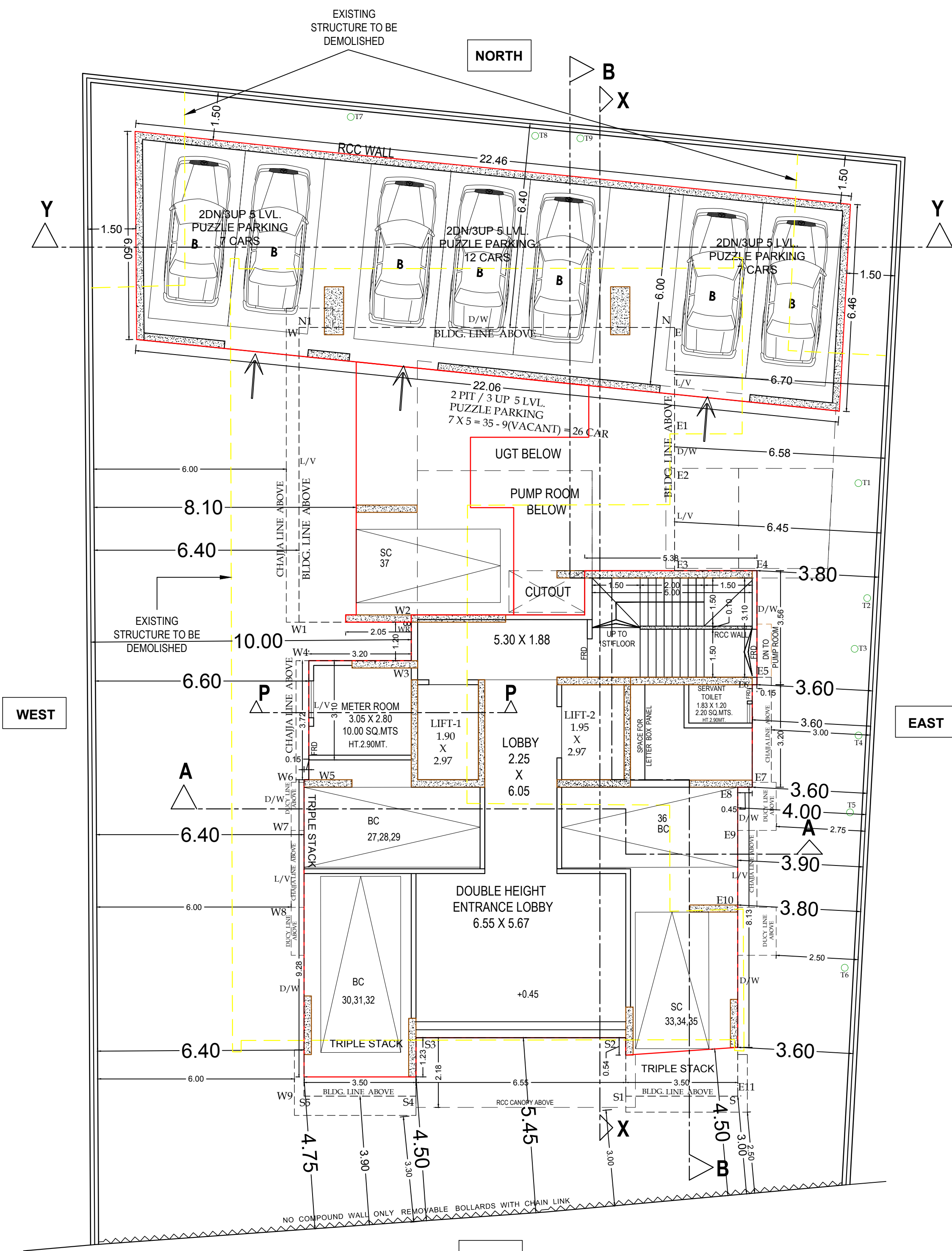
STAIRCASE AREA SUMMARY

FLOOR	AREA
GR. FLOOR	54.55 SQ.MT.
1ST FLOOR	33.60 SQ.MT.
2ND FLOOR	36.77 SQ.MT.
3RD FLOOR	52.57 SQ.MT.
4TH FLOOR	52.57 SQ.MT.
5TH FLOOR	52.19 SQ.MT.
6TH FLOOR	51.99 SQ.MT.
7TH FLOOR	51.99 SQ.MT.
8TH FLOOR	51.99 SQ.MT.
9TH FLOOR	51.82 SQ.MT.
10TH FLOOR	51.82 SQ.MT.
11TH FLOOR	51.82 SQ.MT.
TOTAL	576.91 SQ.MT.

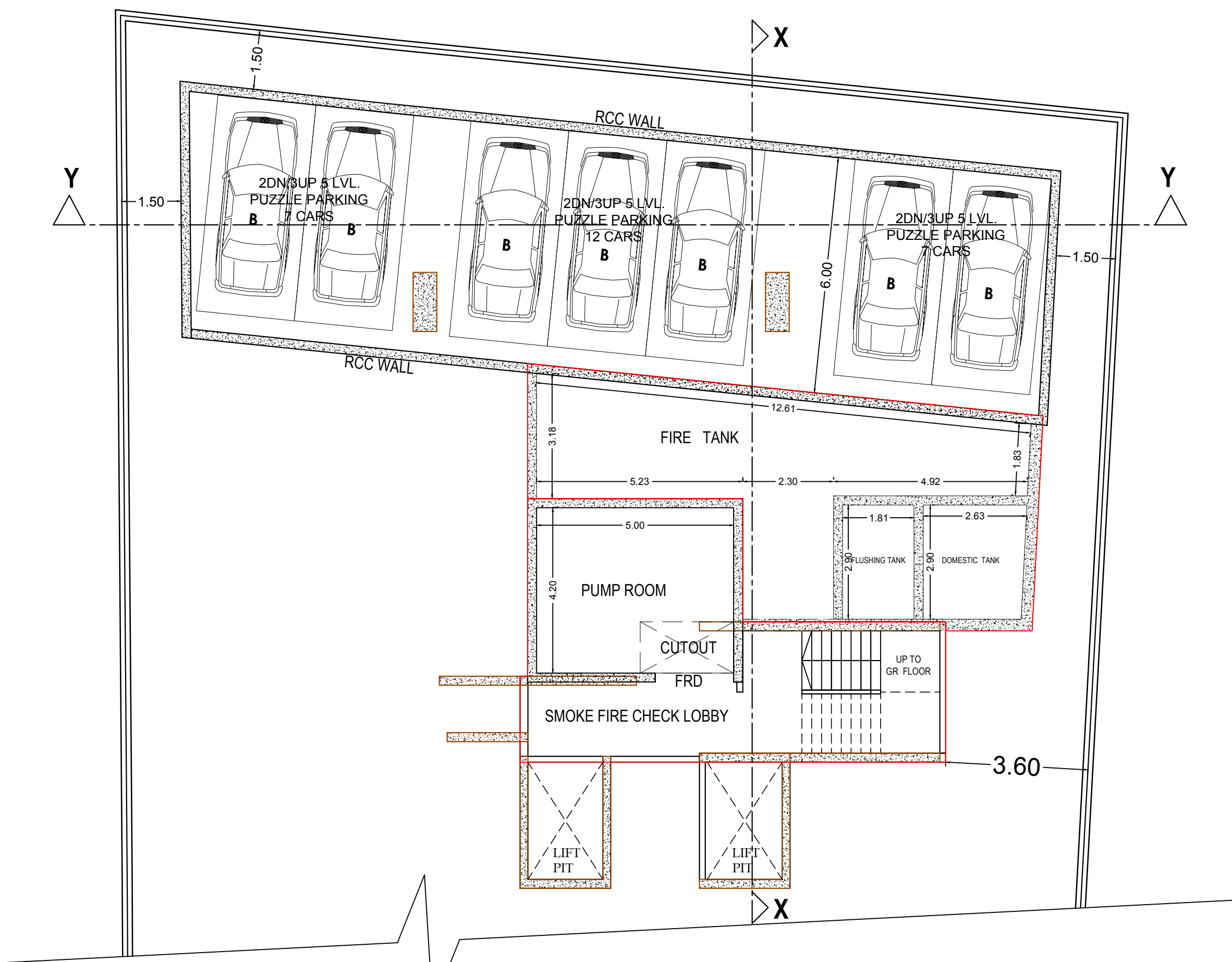
BUILT UP AREA SUMMARY

FLOOR	B.U.AREA
1ST FLOOR	123.00 SQ.MT.
2ND FLOOR	136.77 SQ.MT.
3RD FLOOR	201.52 SQ.MT.
4TH FLOOR	207.08 SQ.MT.
5TH FLOOR	215.09 SQ.MT.
6TH FLOOR	173.16 SQ.MT.
7TH FLOOR	234.23 SQ.MT.
8TH FLOOR	234.23 SQ.MT.
9TH FLOOR	237.50 SQ.MT.
10TH FLOOR	247.47 SQ.MT.
11TH FLOOR	247.47 SQ.MT.
TOTAL	2257.52 SQ.MT.

REFUGE AREA REQUIRED
1374.06 X 4% = 54.96 sq.mts.



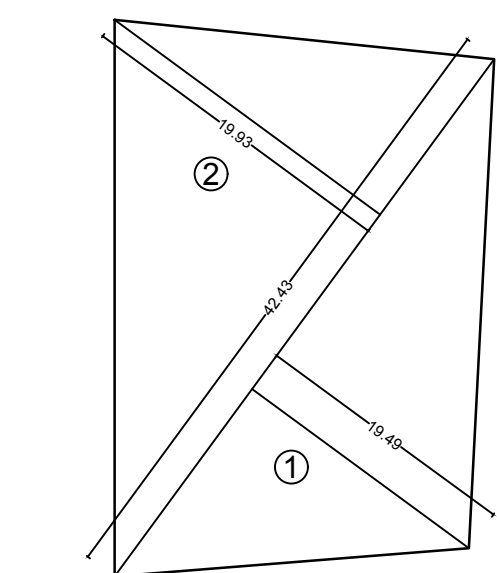
STILT FLOOR PLAN
SCALE - 1:100



U.G. TANK PLAN (PART BASEMENT)
SCALE - 1:100

CAR PARKING STATEMENT

CARPET AREA IN SQ.MTR.	NOS. OF TENEMENT'S	PARKING REQUIRED BY RULES	NOS. OF PARKING REQUIRED
BELOW 45	0.00	1 PARKING / 4 TENEMENT'S	0.00
BETWEEN 45 TO 60	6.00	1 PARKING / 2 TENEMENT'S	3.00
BETWEEN 60 TO 90	21.00	1 PARKING / 1 TENEMENT'S	21.00
90 & ABOVE	3.00	2 PARKING / 1 TENEMENT'S	6.00
TOTAL		TOTAL	30.00
ADD. 10% VISITOR'S PARKING			3.00
TOTAL PARKING REQUIRED			33.00
ADD. 50% PARKING			4.00
TOTAL PARKING PROVIDED			37.00



PLOT AREA CALCULATION

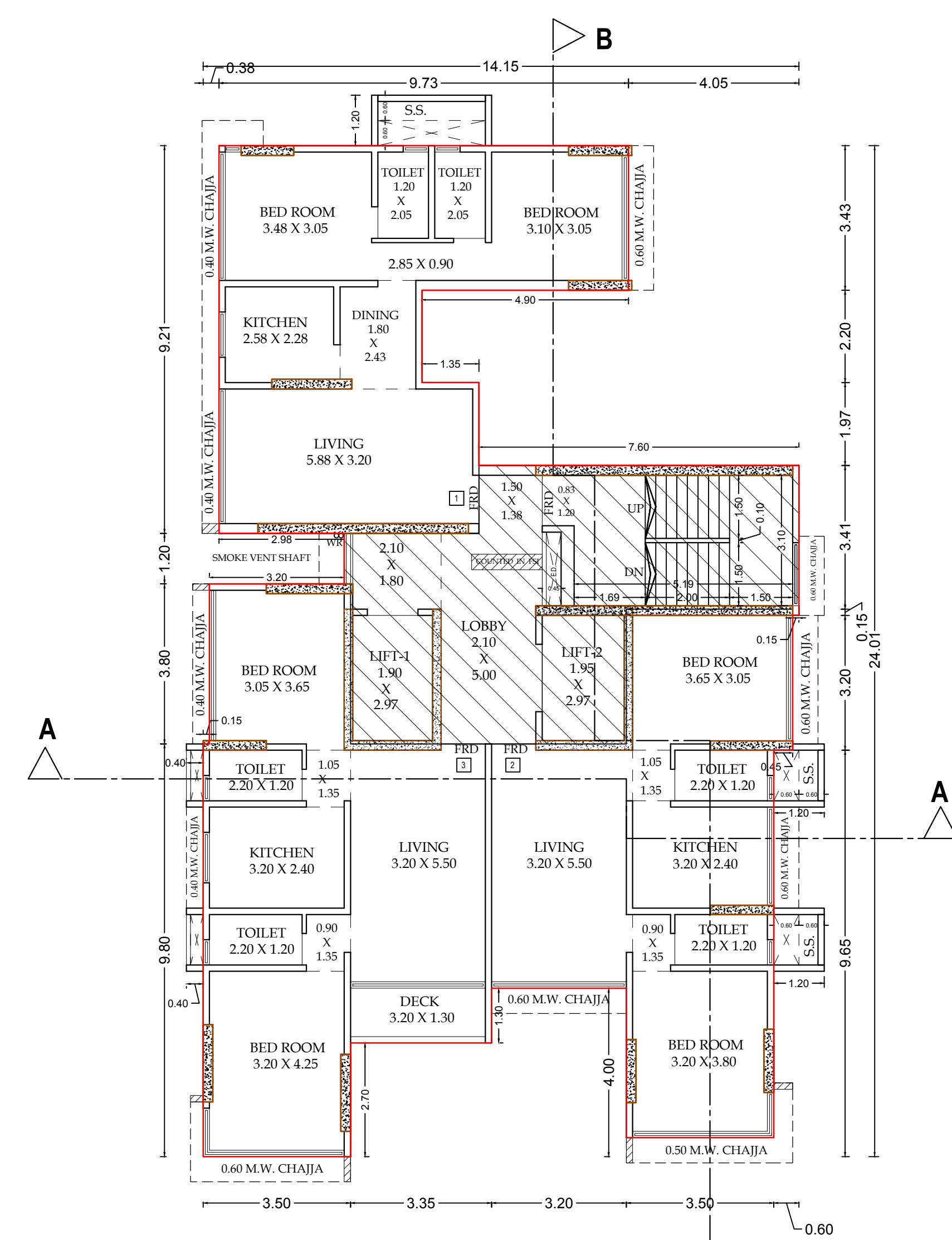
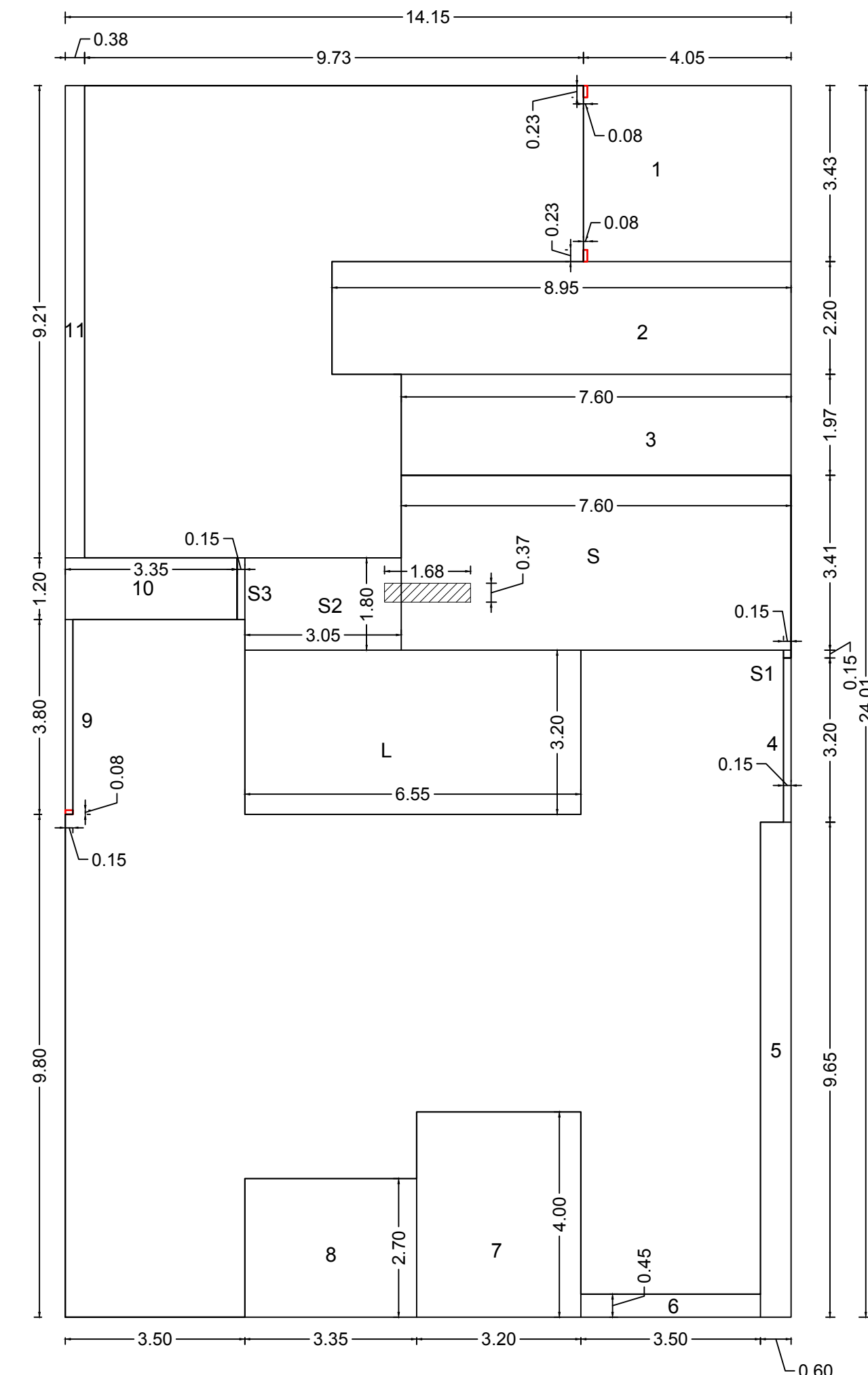
ADDITION									
1)	42.43	X	19.49	X	0.50	=	413.48	SQ.MT.	
2)	42.43	X	19.93	X	0.50	=	422.81	SQ.MT.	
TOTAL PLOT AREA							=	836.29	SQ.MT.

PROFORMA - A

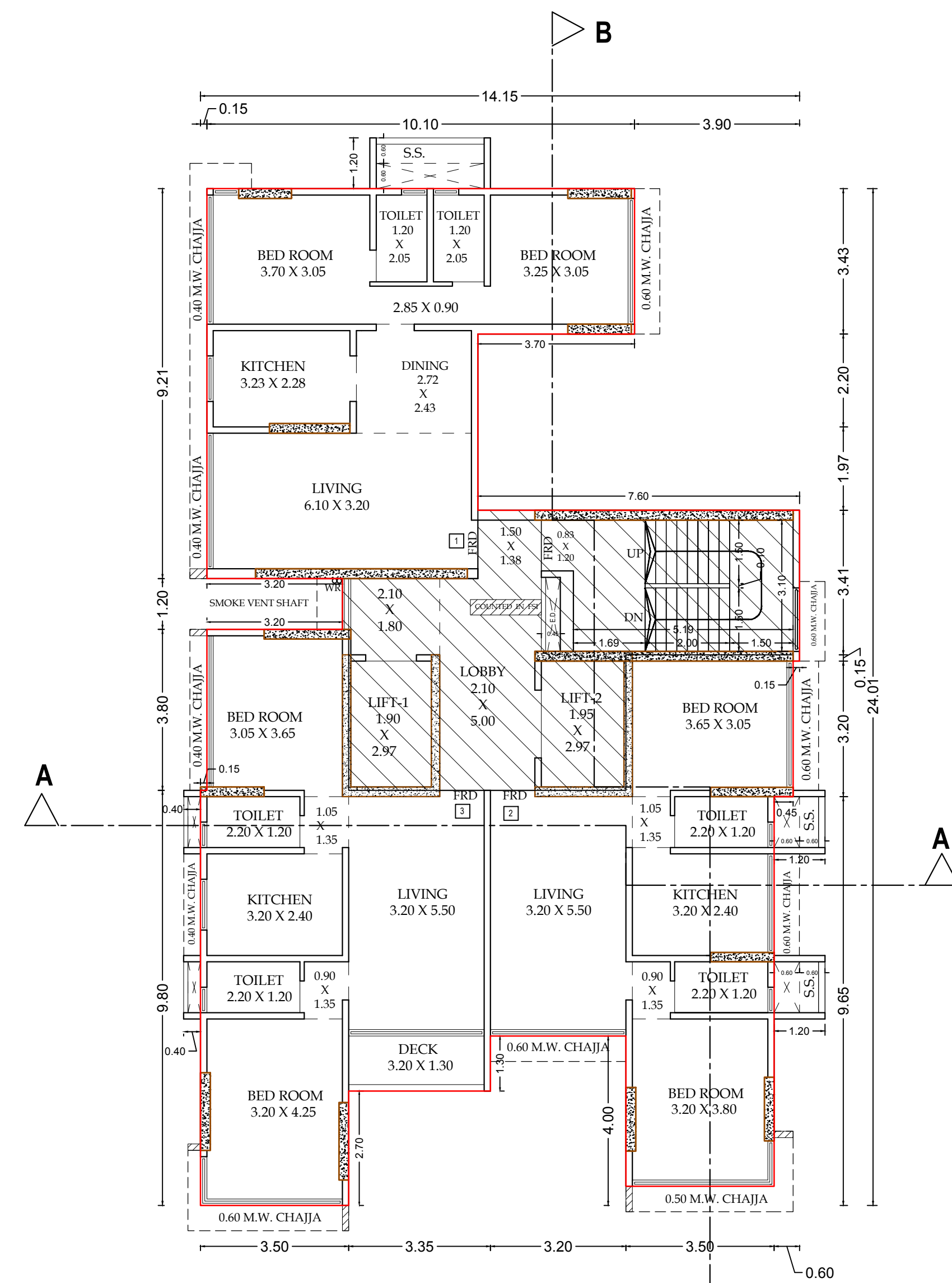
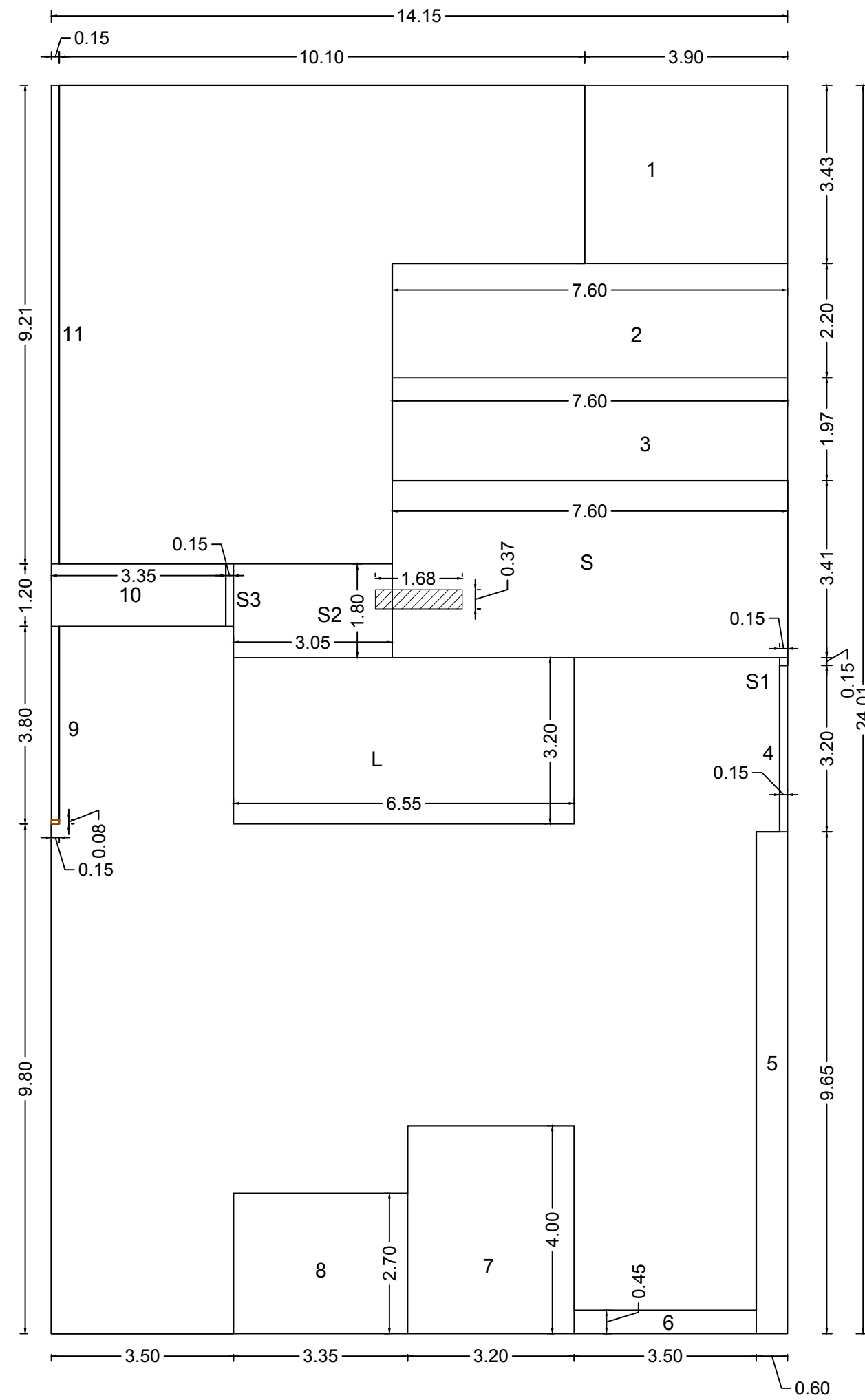
1	Area of the plot	AREA IN SQ.MT.
a)	Area of Plot As Per PRC	963.20
b)	Area of Plot As Per D.A.	836.29
c)	Area of Road Set back	
d)	Area of Encroachment	
2	Deduction for .	
A	For Reservation /Road Area	
a)	Road set-back area to be handed over (100%)(Regulation No 16)	
b)	Proposed D.P Road to be handed over (100%)(Regulation No 16)	
c)	Reservation area (plot) to be handed over as per DCR 15	
d)	TOTAL AREA UNDER ROAD/RESERVATION	
B	For Amenity area	
a)	Area of amenity plot/plots to be handed over as per DCR 14(A)	
b)	Area of amenity plot/plots to be handed over as per DCR 14(B)	
c)	Area of amenity plot/plots to be handed over as per DCR 15	
d)	Area of amenity plot/plots to be handed over as per DCR 35	
e)	TOTAL AMENITY AREA	
C	Deductions for Existing Built up area to be retained if any land component of Existing BUA as per regulation under which the development was allowed.	
3	Total Deductions : [2 (A) + 2 (B) + 2 (C)]	
4	Balance area of plot (1 - 3)	
5	Plot area under Development (1-2(A)+2(B))	
6	Zonal (basis) FSI (0.50 or 0.75 or 1 or 1.33)	
7	a) Permissible Built up Area as per Zonal(basis) FSI (5 X 6)	
b)	permissible built up area as per DCR 30(C) protected for development	865.80 - 836.29
c)	permissible built up area (7a or 7b above, whichever is more)	
8	Built up area equal to land handed over as per reg. 30 (A) (3)(a)	
a)	additional Built up area for 2 (A) (c) (i) & 2B above within the cap of admissible "TDR". as per table 12 on balance plot.	
b)	additional Built up area for 2 (A) (a) & 2 (A) (b) above to be utilized over and above the permissible FSI as per column no.7 table 12 of reg. 30(A) and to the mentioned in table 12A reg. 32(200% or 250% of reg. 17(1)).	
c)	additional BUA in case for 2 (A) (c) (ii) as per reg 17(1) not 20(vii) and (viii) as per AR policy on remaining Plot (Y% as per table no.5 of reg. 17(1)).	
9	additional area of set back	
a)	in lieu of cost of construction of amenity building as per reg. 30(A) (30(b))	
b)	50% of rehab component as per reg 33(7)(A)	
c)	15% or 4% or 7% or above or 10 sqmt per rehab tenements as per reg 33(7)(B)(i)(15% x = 15sqmt or 10sqmt x 18nos of tenements = 180sq mtr)	180.00
10	Built up area due to "Additional FSI on payment of premium" as per table No 12 of regulation No 30(A) (4X50%)	
11	Built up area due to admissible "TDR" as per Table No 12 of Regulation No 30(A) 30(2) (sr.no-5x 50% or 70% or 90% or 100% (by restricting area utilize beyond zonal F.S.I in sr.no 7(b) & 8(a) above (4X50%)-(7b-9))	
a)	general TDR = 836.29 X 50% = 418.14 - 180.00 - 29.51 = 208.63	
b)	slum TDR = area proposed to be deducted = 275.50	
	area proposed to be utilized = 208.57	208.57
12	Permissible Built up Area (7 + 8 + 9 + 10 + 11)	
13	TOTAL BUILT UP AREA 13(a) + 13(b)	
a)	PROPOSED BUILT UP AREA	1672.24
b)	EXISTING BUILT UP AREA	
14	TDR generated if any as per 30(A)	
15	Fungible Compensatory Area as per Regulation No 31(3)	
i)	Permissible Fungible Compensatory area for Rehab component without charging premium for residential	285.25
ii)	Fungible Compensatory area available for Rehab component without charging premium for residential	285.25
iii)	Fungible Compensatory area available for Rehab component without charging premium for commercial	
iv)	Fungible Compensatory area available for Rehab component without charging premium for commercial	
b)	Permissible Fungible Compensatory area by charging premium.	300.13
ii)	Fungible Compensatory area available on payment of premium for residential	300.03
iii)	Permissible Fungible Compensatory area on payment of premium for commercial	
iv)	Fungible Compensatory area available on payment of premium for commercial	
16	Total Built Up Area proposed including Fungible Compensatory Area (13 + 15 (a) (ii) + 15 (a) (iv)+15(b)(ii)+15(b)(iv)	
17	FSI consumed on Net Plot (13 / 4)	2.00
II. Other Requirements		
A. Reservation /Designation		
a)	Name of Reservation	
b)	Area of Reservation land handed over as per regulation No.17	
c)	Built up area of Amenity to be handed over as per Regulation No.17	
d)	Area / Built up area of designation	
B. Plot area /Built up Amenity to be Handed Over as per Regulation No		
i)	14 (A)	
ii)	14 (B)	
iii)	15	
C. Requirement of LOS as per regulation No.27(15% or 20% or 25%)		
D. Tenement Statement		
a)	Proposed built up area(13 above)	2257.52
b)	Less deduction of Non-residential area (shop etc.)	
c)	Area available for tenements (a) minus (b.)	2257.52
d)	Tenements permissible (450/hectare)	102.00
e)	Total number of Tenements proposed on the plot	30.00
E. Parking Statement		
i)	Parking required by Regulations for:-	
Car		30.00
Scooter/Motor cycle		
Outside (visitors)		3.00
ii)	Add. 50% Parking required	4.00
iii)	Parking required	37.00
iv)	Total parking provided	37.00
F. Transport Vehicles Parking		
i)	Spaces for transport vehicles parking required by Regulations	
ii)	Total No. of transport vehicles parking spaces provided	

PROFORMA - B

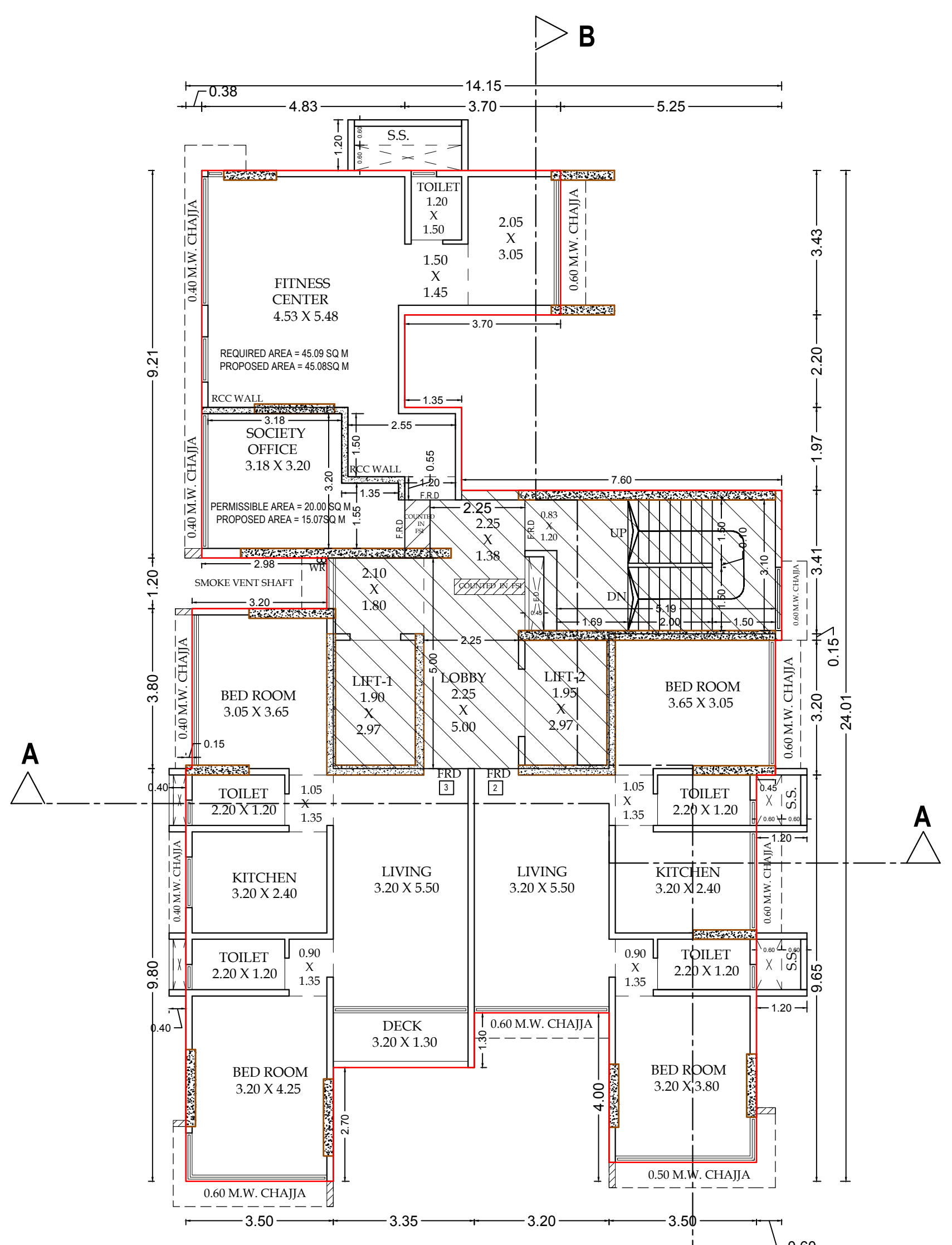
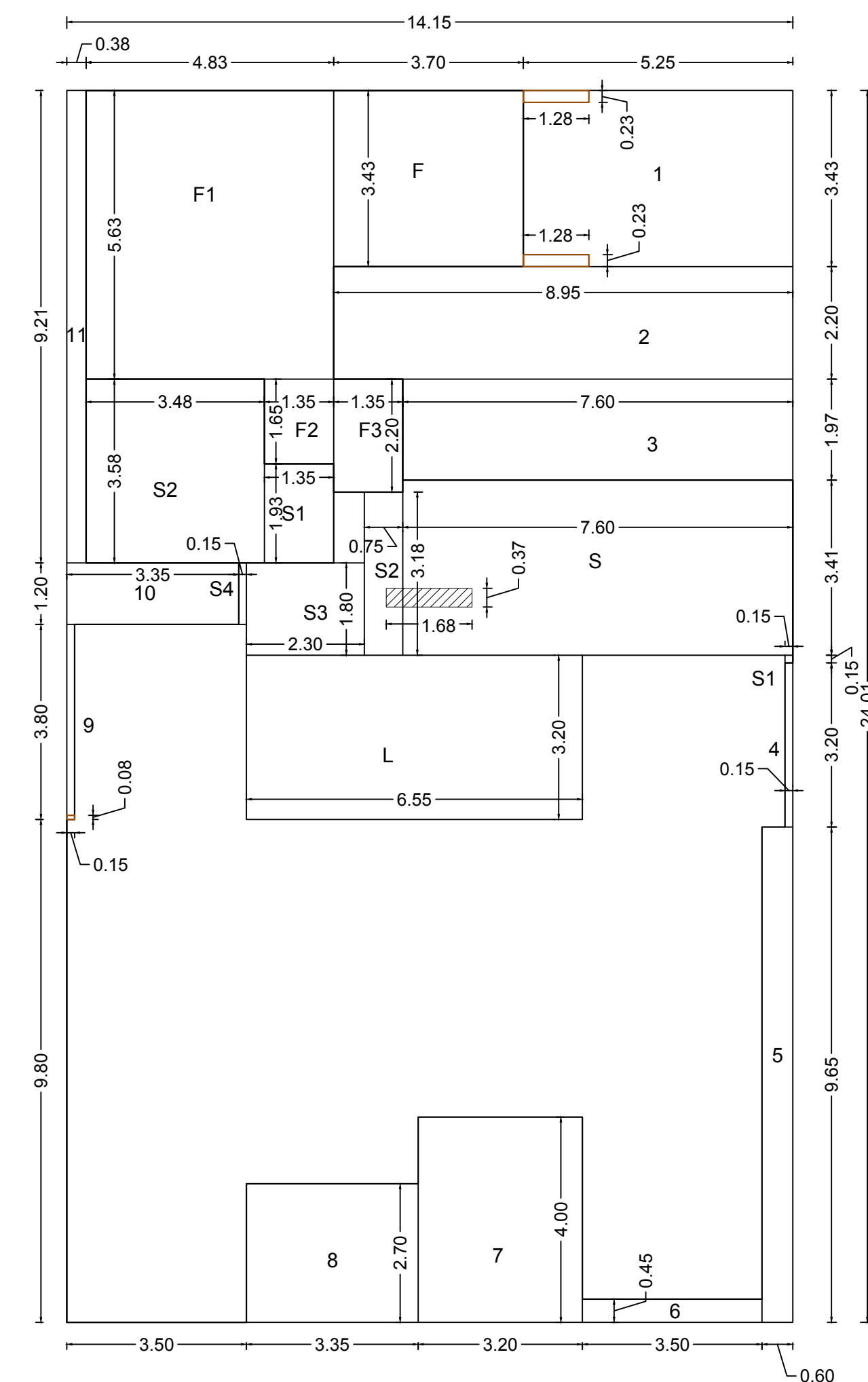
CONTENTS OF SHEET			
STILT FLOOR PLAN, 1ST FLOOR PLAN & BUILT UP AREA CALCULATION, BLOCK PLAN, LOCATION PLAN, PLOT AREA CALCULATION, BUILT UP AREA SUMMARY, CAR PARKING STATEMENT			
DESCRIPTION OF PROPOSAL AND PROPERTY			
PROPOSED REDEVELOPMENT BUILDING ON PLOT BEARING C.T. No. 883, OF VILLAGE VILE PARLE AT VITHALBHAI ROAD, NEAR SANYAS ASHRAM, VILE PARLE (WEST), MUMBAI -			
NAME, ADDRESS OF C.A TO OWNER		STAMP & SIGN OF C.A TO OWNER	
MR. AYUSH KOTHARI PARTNER OF M/S ARHAM REALTY 400, ZEE NAYAK M.G. ROAD, OPP. PRITHAM HOTEL, VILE PARLE (EAST), MUMBAI - 400 051.		AYUSH RAJESH KOTHARI Stamp of the Surveyor Stamp of the Engineer Stamp of the Inspector <	

3RD FLOOR PLAN
SCALE - 1:1003RD FLOOR BUILT UP AREA LINE DIAGRAM
SCALE - 1:100

BUILT UP AREA CALCULATIONS		
3RD FLOOR		
14.15 X 24.01	=	339.74 SQ.MT.
DEDUCTIONS		
1) 4.05 X 3.43	=	13.89 SQ.MT.
2) 8.95 X 2.20	=	19.69 SQ.MT.
3) 7.60 X 1.97	=	14.97 SQ.MT.
4) 0.15 X 3.20	=	0.48 SQ.MT.
5) 0.60 X 9.65	=	5.79 SQ.MT.
6) 3.50 X 0.45	=	1.57 SQ.MT.
7) 3.20 X 4.00	=	12.80 SQ.MT.
8) 3.35 X 2.70	=	9.04 SQ.MT.
9) 0.15 X 3.80	=	0.57 SQ.MT.
10) 3.35 X 1.20	=	4.02 SQ.MT.
11) 0.38 X 9.21	=	3.50 SQ.MT.
TOTAL	=	86.32 SQ.MT.
STAIRCASE AREA CALCULATION		
S) 7.60 X 3.41	=	25.92 SQ.MT.
S1) 0.15 X 0.15	=	0.02 SQ.MT.
S2) 3.05 X 1.80	=	5.49 SQ.MT.
S3) 0.15 X 1.20	=	0.18 SQ.MT.
L) 6.55 X 3.20	=	20.96 SQ.MT.
TOTAL	=	52.57 SQ.MT.
TOTAL DEDUCTIONS		
86.32 + 52.57	=	138.89 SQ.MT.
TOTAL BUILT UP AREA		
339.74 - 138.89	=	200.85 SQ.MT.
PASSAGE COUNTED IN FSI		
1.68 X 0.37	=	0.62 SQ.MT.
TOTAL ADDITIONS		
0.62	=	0.62 SQ.MT.
COLUMN COUNTED IN FSI		
0.15 X 0.08	=	0.01 SQ.MT.
0.23 X 0.08	=	0.02 SQ.MT.
0.23 X 0.08	=	0.02 SQ.MT.
TOTAL	=	0.05 SQ.MT.
GROSS BUILT UP AREA		
200.85 + 0.62 + 0.05	=	201.52 SQ.MT.

4TH FLOOR PLAN
SCALE - 1:1004TH FLOOR BUILT UP AREA LINE DIAGRAM
SCALE - 1:100

BUILT UP AREA CALCULATIONS		
4TH FLOOR		
14.15 X 24.01	=	339.74 SQ.MT.
DEDUCTIONS		
1) 3.90 X 3.43	=	13.38 SQ.MT.
2) 7.60 X 2.20	=	16.72 SQ.MT.
3) 7.60 X 1.97	=	14.97 SQ.MT.
4) 0.15 X 3.20	=	0.48 SQ.MT.
5) 0.60 X 9.65	=	5.79 SQ.MT.
6) 3.50 X 0.45	=	1.57 SQ.MT.
7) 3.20 X 4.00	=	12.80 SQ.MT.
8) 3.35 X 2.70	=	9.04 SQ.MT.
9) 0.15 X 3.80	=	0.57 SQ.MT.
10) 3.35 X 1.20	=	4.02 SQ.MT.
11) 0.15 X 9.21	=	1.38 SQ.MT.
TOTAL	=	80.72 SQ.MT.
STAIRCASE AREA CALCULATION		
S) 7.60 X 3.41	=	25.92 SQ.MT.
S1) 0.15 X 0.15	=	0.02 SQ.MT.
S2) 3.05 X 1.80	=	5.49 SQ.MT.
S3) 0.15 X 1.20	=	0.18 SQ.MT.
L) 6.55 X 3.20	=	20.96 SQ.MT.
TOTAL	=	53.60 SQ.MT.
SOCIETY OFFICE AREA CALCULATION		
S1) 1.35 X 1.83	=	2.61 SQ.MT.
S2) 3.48 X 3.58	=	12.46 SQ.MT.
TOTAL	=	15.07 SQ.MT.
FITNESS CENTER AREA CALCULATION		
F) 3.70 X 3.43	=	12.69 SQ.MT.
F1) 4.83 X 6.63	=	27.19 SQ.MT.
F2) 1.35 X 1.65	=	2.23 SQ.MT.
F3) 1.35 X 2.20	=	2.97 SQ.MT.
TOTAL	=	45.08 SQ.MT.
TOTAL DEDUCTIONS		
80.72 + 53.60 + 15.07 + 45.08	=	204.18 SQ.MT.
TOTAL BUILT UP AREA		
339.74 - 204.18	=	135.56 SQ.MT.
PASSAGE COUNTED IN FSI		
1.68 X 0.37	=	0.62 SQ.MT.
TOTAL ADDITIONS		
0.62	=	0.62 SQ.MT.
COLUMN COUNTED IN FSI		
0.15 X 0.08	=	0.01 SQ.MT.
1.28 X 0.23	=	0.29 SQ.MT.
1.28 X 0.23	=	0.29 SQ.MT.
TOTAL	=	0.59 SQ.MT.
GROSS BUILT UP AREA		
135.56 + 0.62 + 0.59	=	136.77 SQ.MT.

2ND FLOOR PLAN
SCALE - 1:1002ND FLOOR BUILT UP AREA LINE DIAGRAM
SCALE - 1:100

BUILT UP AREA CALCULATIONS		
2ND FLOOR		
14.15 X 24.01	=	339.74 SQ.MT.
DEDUCTIONS		
1) 5.25 X 3.43	=	18.00 SQ.MT.
2) 8.95 X 2.20	=	19.69 SQ.MT.
3) 7.60 X 1.97	=	14.97 SQ.MT.
4) 0.15 X 3.20	=	0.48 SQ.MT.
5) 0.60 X 9.65	=	5.79 SQ.MT.
6) 3.50 X 0.45	=	1.57 SQ.MT.
7) 3.20 X 4.00	=	12.80 SQ.MT.
8) 3.35 X 2.70	=	9.04 SQ.MT.
9) 0.15 X 3.80	=	0.57 SQ.MT.
10) 3.35 X 1.20	=	4.02 SQ.MT.
11) 0.38 X 9.21	=	3.50 SQ.MT.
TOTAL	=	90.43 SQ.MT.
STAIRCASE AREA CALCULATION		
S) 7.60 X 3.41	=	25.92 SQ.MT.
S1) 0.15 X 0.15	=	0.02 SQ.MT.
S2) 3.05 X 1.80	=	5.49 SQ.MT.
S3) 0.15 X 1.20	=	0.18 SQ.MT.
L) 6.55 X 3.20	=	20.96 SQ.MT.
TOTAL	=	53.60 SQ.MT.
SOCIETY OFFICE AREA CALCULATION		
S1) 1.35 X 1.83	=	2.61 SQ.MT.
S2) 3.48 X 3.58	=	12.46 SQ.MT.
TOTAL	=	15.07 SQ.MT.
FITNESS CENTER AREA CALCULATION		
F) 3.70 X 3.43	=	12.69 SQ.MT.
F1) 4.83 X 6.63	=	27.19 SQ.MT.
F2) 1.35 X 1.65	=	2.23 SQ.MT.
F3) 1.35 X 2.20	=	2.97 SQ.MT.
TOTAL	=	45.08 SQ.MT.
TOTAL DEDUCTIONS		
90.43 + 53.60 + 15.07 + 45.08	=	204.18 SQ.MT.
TOTAL BUILT UP AREA		
339.74 - 204.18	=	135.56 SQ.MT.
PASSAGE COUNTED IN FSI		
1.68 X 0.37	=	0.62 SQ.MT.
TOTAL ADDITIONS		
0.62	=	0.62 SQ.MT.
COLUMN COUNTED IN FSI		
0.15 X 0.08	=	0.01 SQ.MT.
1.28 X 0.23	=	0.29 SQ.MT.
1.28 X 0.23	=	0.29 SQ.MT.
TOTAL	=	0.59 SQ.MT.
GROSS BUILT UP AREA		
135.56 + 0.62 + 0.59	=	136.77 SQ.MT.

THIS PLAN IS DIGITALLY SIGNED AND
PHYSICAL SIGN NOT REQUIREDTHIS PLANS ARE APPROVED SUBJECT TO CONDITION MENTIONED IN IOD LETTER
(UNDER NO. P-17174/2023/ (883)/K/W WARD/ VILE PARLE -K/W)
DATED: 10/11/2023

PROFORMA - B

CONTENTS OF SHEET

2ND TO 4TH PLAN, 2ND, BUILT UP AREA CALCULATION.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT BUILDING ON PLOT BEARING C.T.S. No. 883, OF
VILLAGE VILE PARLE AT VITHALBHAI ROAD, NEAR SANYAS ASHRAM, VILE
PARLE (WEST), MUMBAI -

NAME, ADDRESS OF C.A. TO OWNER

MR. AYUSH KOTHARI

PARTNER OF M/S ARHAM REALTY

406, ZEE NAYAK M.G. ROAD, OPP. PRITAM HOTEL,
VILE PARLE (EAST), MUMBAI - 400 057.

NAME, ADDRESS OF L.S.

ASHIM KHATRI

C-501/502, EASTERN COURT,
ON CH. TEJAPAL & PARLESHWAR ROAD,
VILE PARLE (EAST), MUMBAI - 400 057.

BMC FILE NO.

DRG. NO.

SCALE

DATE

DRN. BY.

CHKD. BY.

AS STATED

18-10-2023

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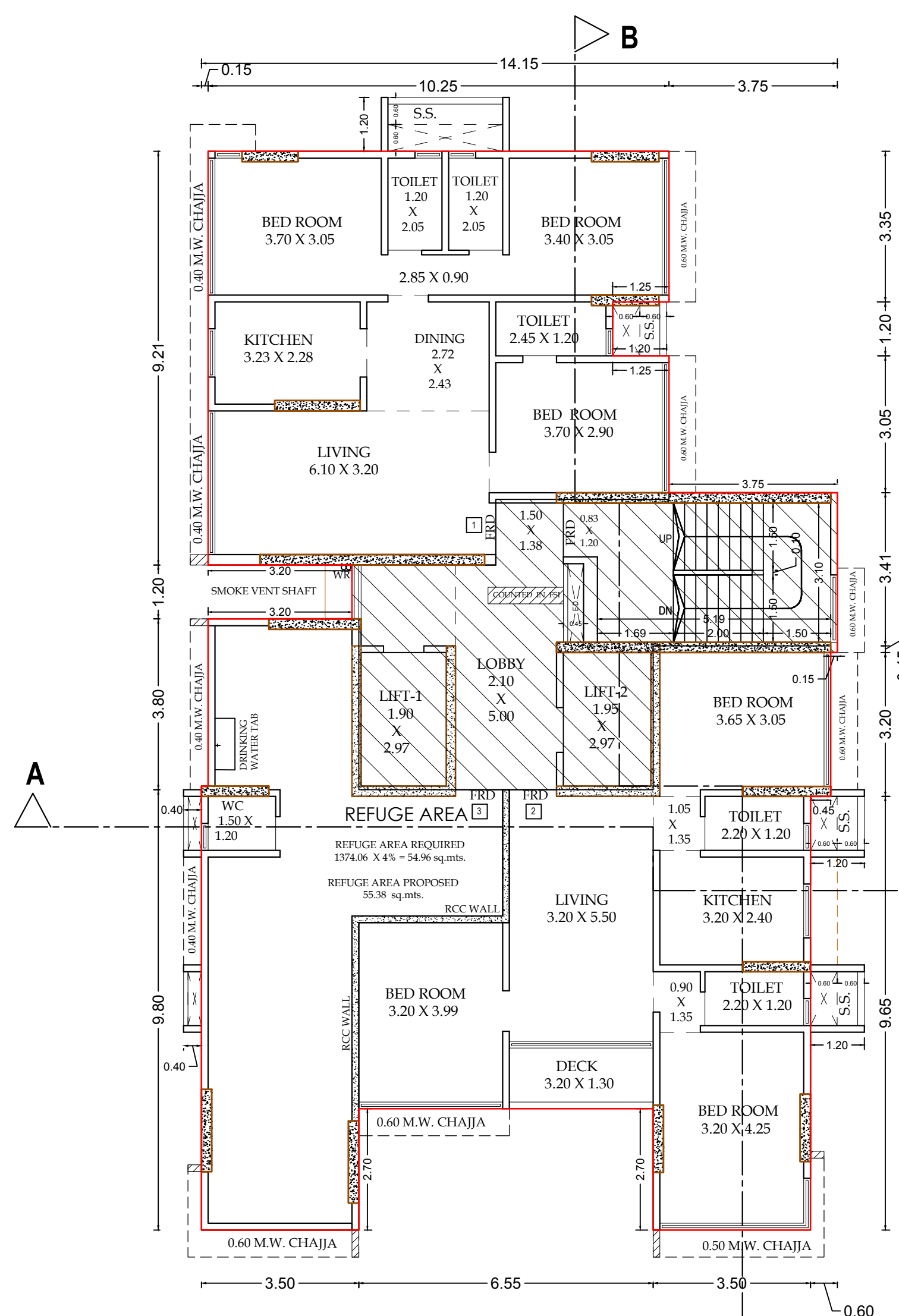
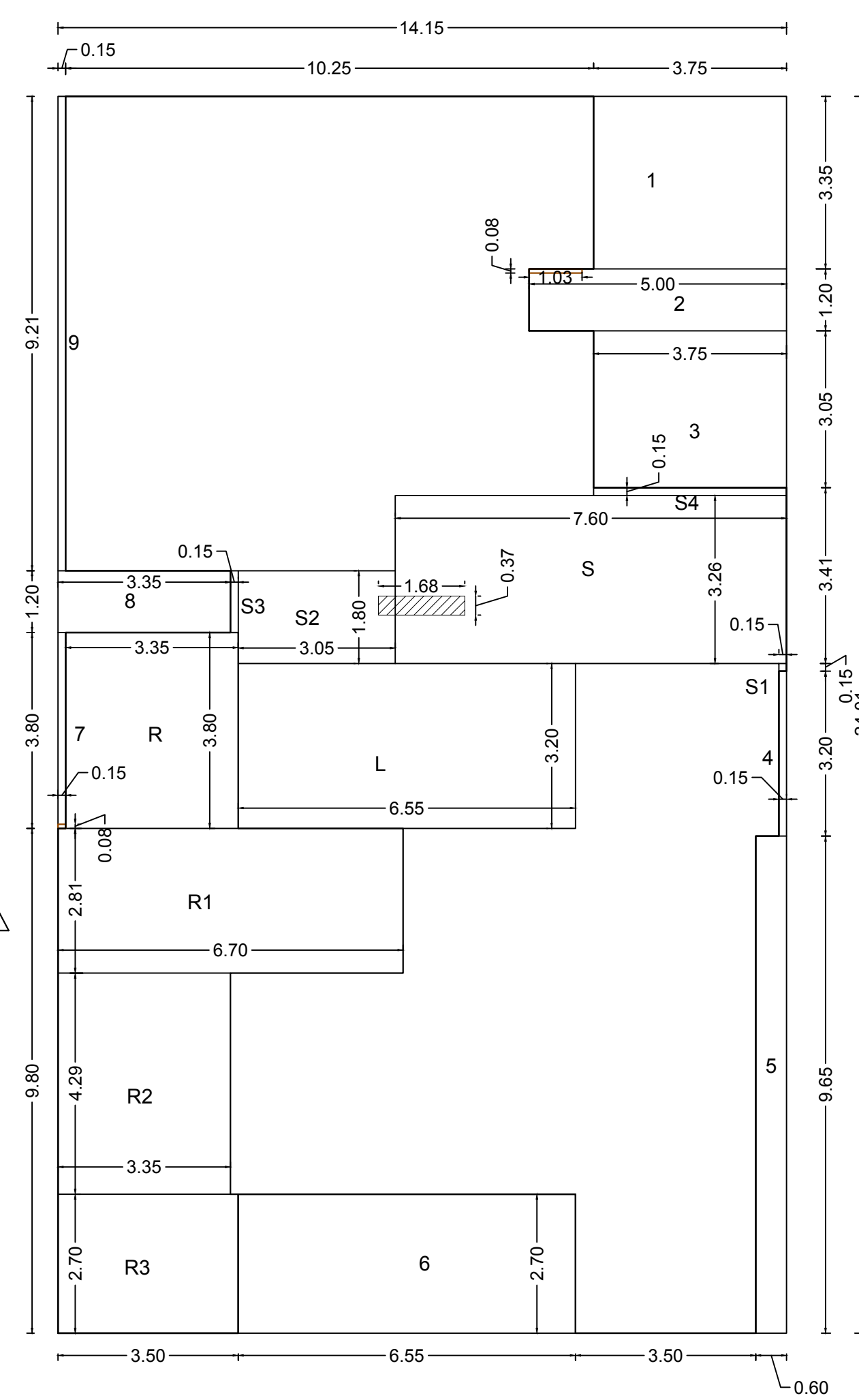
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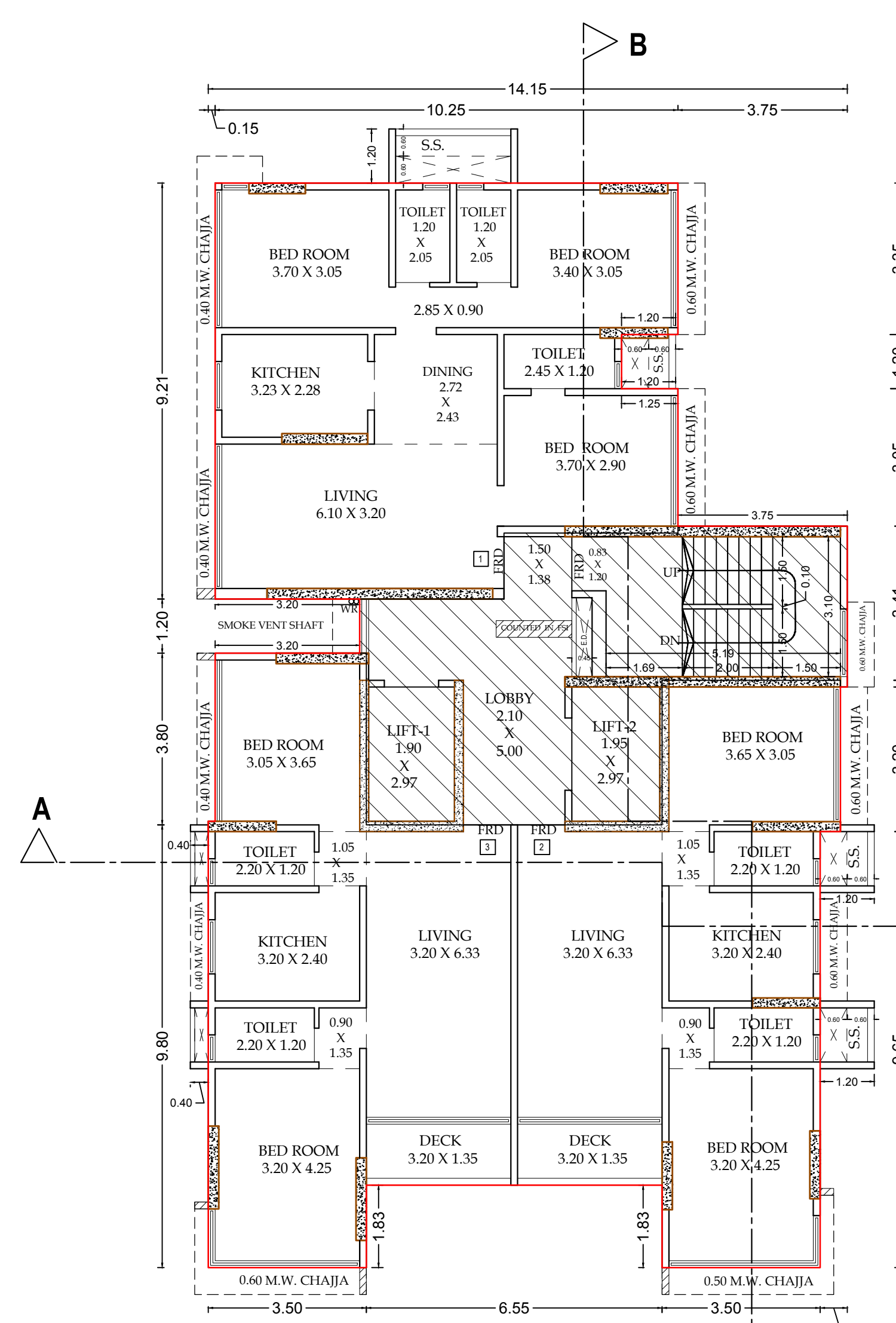
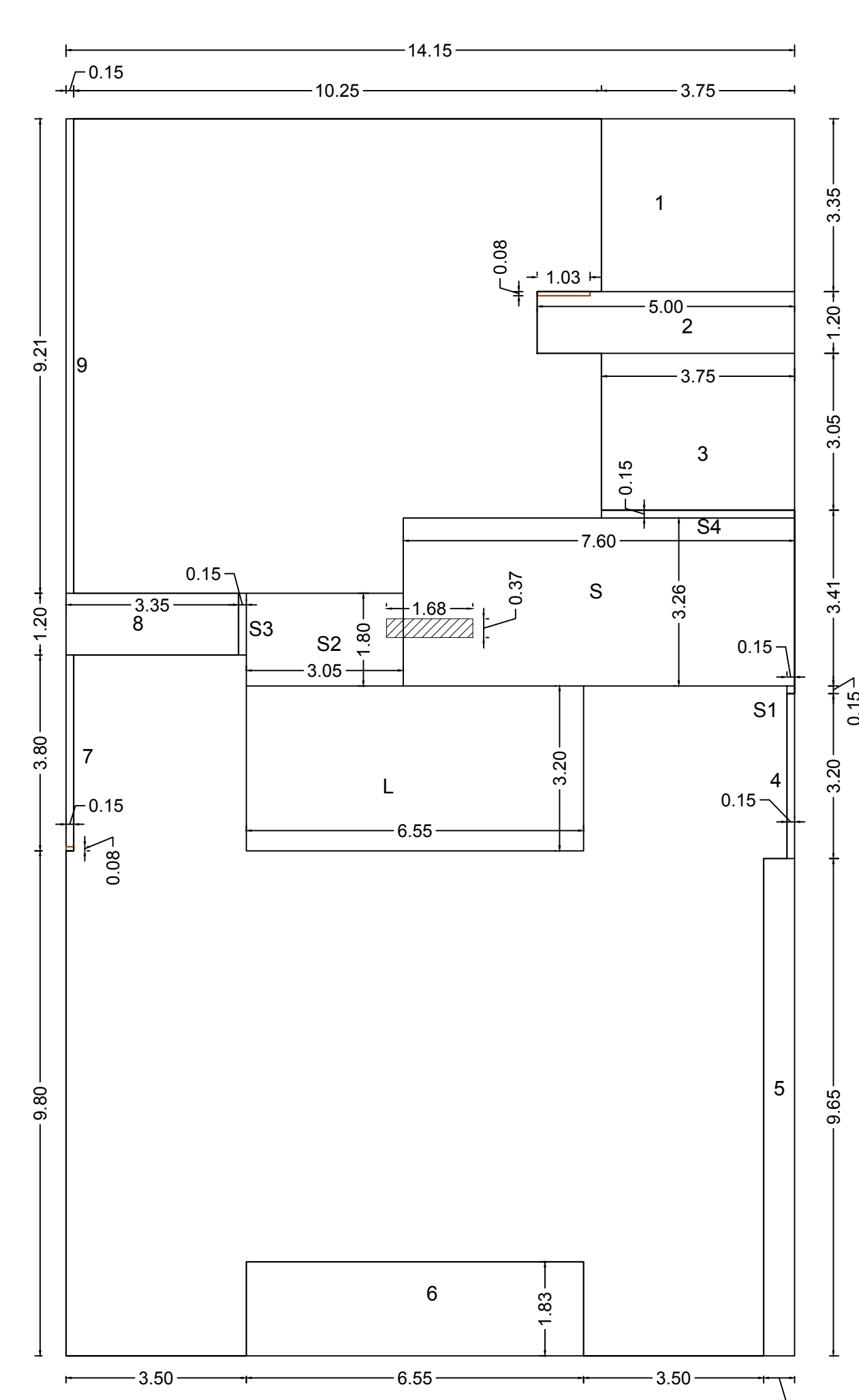
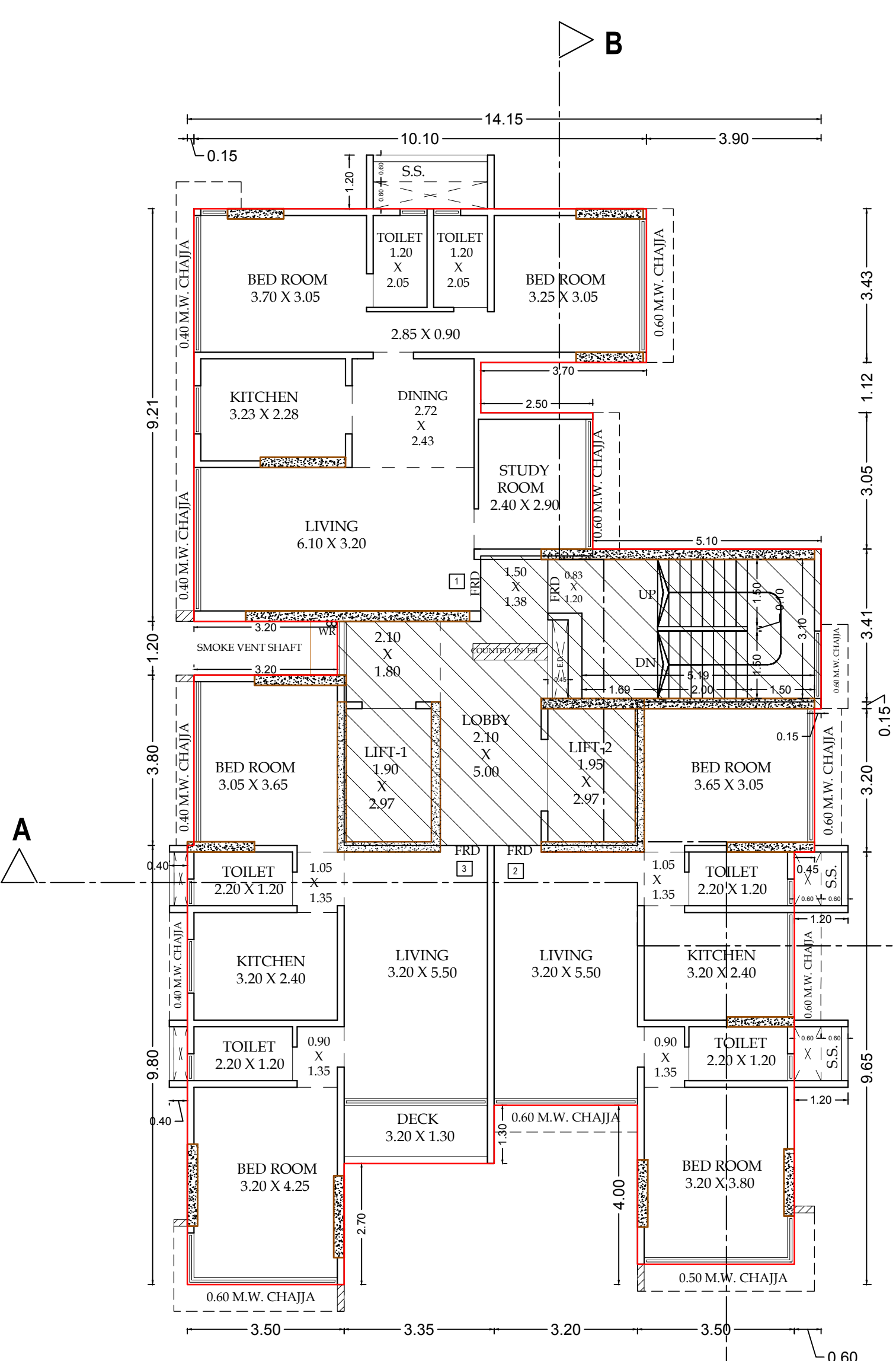
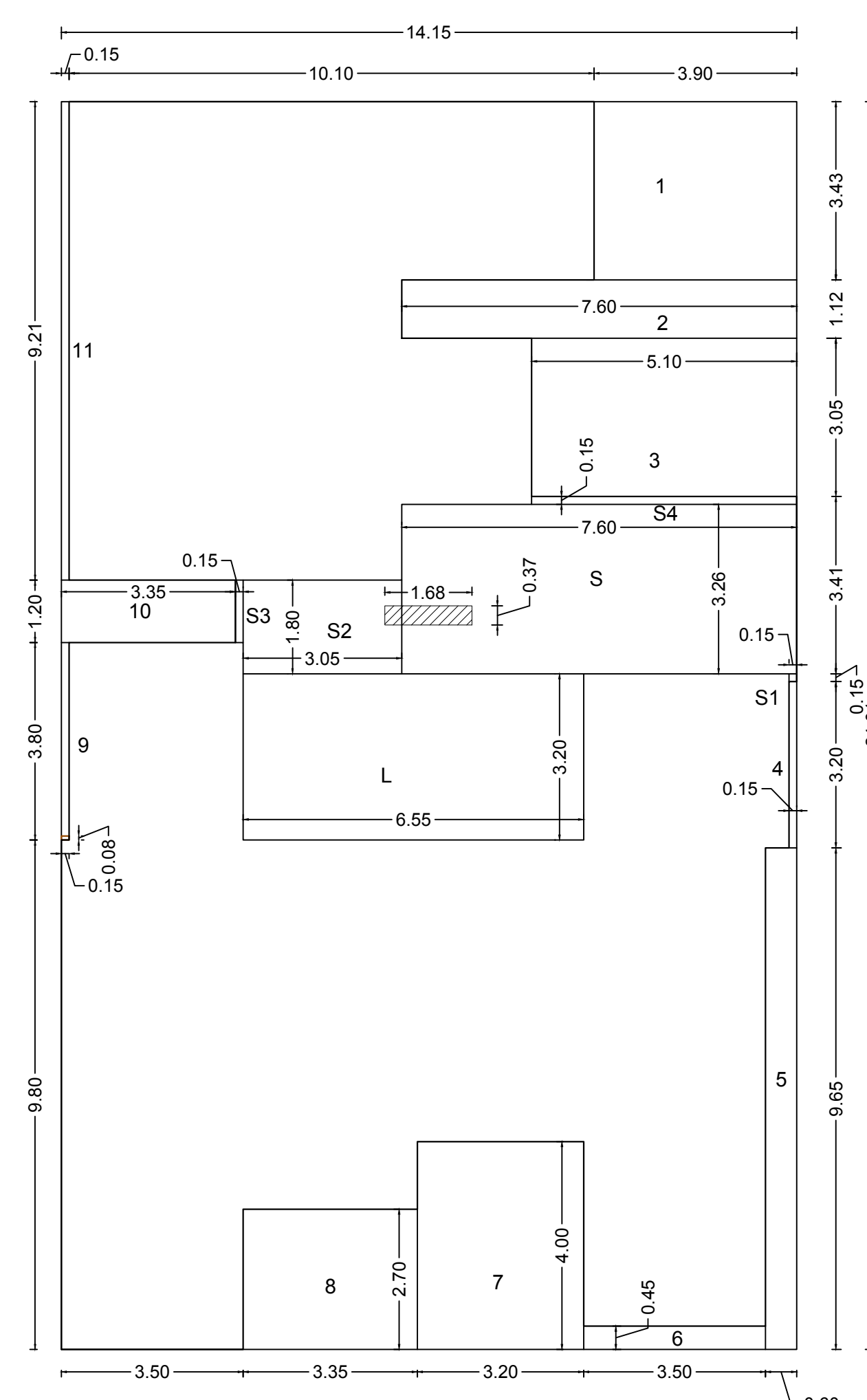
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6TH FLOOR PLAN
SCALE - 1:1006TH FLOOR BUILT UP AREA LINE DIAGRAM
SCALE - 1:100

BUILT UP AREA CALCULATIONS	
6TH FLOOR	
14.15 X 24.01 = 339.74 SQ.MT.	
DEDUCTIONS	
1) 3.75 X 3.35 = 12.56 SQ.MT.	
2) 5.00 X 1.20 = 6.00 SQ.MT.	
3) 3.75 X 3.05 = 11.44 SQ.MT.	
4) 0.15 X 3.20 = 0.48 SQ.MT.	
5) 0.60 X 9.65 = 5.79 SQ.MT.	
6) 6.55 X 2.70 = 17.69 SQ.MT.	
7) 0.15 X 3.80 = 0.57 SQ.MT.	
8) 3.35 X 1.20 = 4.02 SQ.MT.	
9) 0.15 X 9.21 = 1.38 SQ.MT.	
TOTAL = 59.92 SQ.MT.	
STAIRCASE AREA CALCULATION	
S1) 7.60 X 3.26 = 24.78 SQ.MT.	
S2) 0.15 X 0.15 = 0.02 SQ.MT.	
S3) 3.05 X 1.80 = 5.49 SQ.MT.	
S4) 0.15 X 1.20 = 0.18 SQ.MT.	
L) 6.55 X 3.20 = 20.96 SQ.MT.	
TOTAL = 51.99 SQ.MT.	
REFUGE AREA CALCULATION	
R1) 3.35 X 3.80 = 12.73 SQ.MT.	
R2) 6.70 X 2.81 = 18.83 SQ.MT.	
R3) 3.35 X 4.29 = 14.37 SQ.MT.	
R4) 3.50 X 2.70 = 9.45 SQ.MT.	
TOTAL = 55.38 SQ.MT.	
TOTAL DEDUCTIONS = 167.29 SQ.MT.	
TOTAL BUILT UP AREA = 172.45 SQ.MT.	
PASSAGE COUNTED IN FSI = 0.62 SQ.MT.	
TOTAL ADDITIONS = 0.62 SQ.MT.	
COLUMN COUNTED IN FSI	
0.15 X 0.08 = 0.01 SQ.MT.	
1.03 X 0.08 = 0.08 SQ.MT.	
TOTAL = 0.09 SQ.MT.	
GROSS BUILT UP AREA = 172.45 + 0.62 + 0.09 = 173.16 SQ.MT.	

7TH & 8TH FLOOR PLAN
SCALE - 1:1007TH & 8TH FLOOR BUILT UP AREA LINE DIAGRAM
SCALE - 1:1005TH FLOOR PLAN
SCALE - 1:1005TH FLOOR BUILT UP AREA LINE DIAGRAM
SCALE - 1:100

BUILT UP AREA CALCULATIONS	
5TH FLOOR	
14.15 X 24.01 = 339.74 SQ.MT.	
DEDUCTIONS	
1) 3.90 X 3.43 = 13.38 SQ.MT.	
2) 7.60 X 1.12 = 8.51 SQ.MT.	
3) 5.10 X 3.05 = 15.55 SQ.MT.	
4) 0.15 X 3.20 = 0.48 SQ.MT.	
5) 0.60 X 9.65 = 5.79 SQ.MT.	
6) 3.50 X 0.45 = 1.57 SQ.MT.	
7) 3.20 X 4.00 = 12.80 SQ.MT.	
8) 3.35 X 2.70 = 9.04 SQ.MT.	
9) 0.15 X 3.80 = 0.57 SQ.MT.	
10) 3.35 X 1.20 = 4.02 SQ.MT.	
11) 0.15 X 9.21 = 1.38 SQ.MT.	
TOTAL = 73.09 SQ.MT.	
STAIRCASE AREA CALCULATION	
S1) 7.60 X 3.26 = 24.78 SQ.MT.	
S2) 0.15 X 0.15 = 0.02 SQ.MT.	
S3) 3.05 X 1.80 = 5.49 SQ.MT.	
S4) 0.15 X 1.20 = 0.18 SQ.MT.	
L) 6.55 X 3.20 = 20.96 SQ.MT.	
TOTAL = 52.19 SQ.MT.	
TOTAL DEDUCTIONS = 125.28 SQ.MT.	
TOTAL BUILT UP AREA = 214.46 SQ.MT.	
PASSAGE COUNTED IN FSI = 0.62 SQ.MT.	
TOTAL ADDITIONS = 0.62 SQ.MT.	
COLUMN COUNTED IN FSI	
0.15 X 0.08 = 0.01 SQ.MT.	
TOTAL = 0.09 SQ.MT.	
GROSS BUILT UP AREA = 214.46 + 0.62 + 0.01 = 215.09 SQ.MT.	

BUILT UP AREA CALCULATIONS	
7TH & 8TH FLOOR	
14.15 X 24.01 = 339.74 SQ.MT.	
DEDUCTIONS	
1) 3.75 X 3.35 = 12.56 SQ.MT.	
2) 5.00 X 1.20 = 6.00 SQ.MT.	
3) 3.75 X 3.05 = 11.44 SQ.MT.	
4) 0.15 X 3.20 = 0.48 SQ.MT.	
5) 0.60 X 9.65 = 5.79 SQ.MT.	
6) 6.55 X 1.83 = 11.99 SQ.MT.	
7) 0.15 X 3.60 = 0.57 SQ.MT.	
8) 3.35 X 1.20 = 4.02 SQ.MT.	
9) 0.15 X 9.21 = 1.38 SQ.MT.	
TOTAL = 54.23 SQ.MT.	
STAIRCASE AREA CALCULATION	
S1) 7.60 X 3.26 = 24.78 SQ.MT.	
S2) 0.15 X 0.15 = 0.02 SQ.MT.	
S3) 3.05 X 1.80 = 5.49 SQ.MT.	
S4) 0.15 X 1.20 = 0.18 SQ.MT.	
L) 6.55 X 3.20 = 20.96 SQ.MT.	
TOTAL = 51.99 SQ.MT.	
TOTAL DEDUCTIONS = 106.22 SQ.MT.	
TOTAL BUILT UP AREA = 233.52 SQ.MT.	
PASSAGE COUNTED IN FSI = 0.62 SQ.MT.	
TOTAL ADDITIONS = 0.62 SQ.MT.	
COLUMN COUNTED IN FSI	
0.15 X 0.08 = 0.01 SQ.MT.	
1.03 X 0.08 = 0.08 SQ.MT.	
TOTAL = 0.09 SQ.MT.	
GROSS BUILT UP AREA = 233.52 + 0.62 + 0.09 = 234.23 SQ.MT.	

THIS PLAN IS DIGITALLY SIGNED AND
PHYSICAL SIGN NOT REQUIREDTHIS PLANS ARE APPROVED SUBJECT TO CONDITION MENTIONED IN IOD LETTER
(UNDER NO. P-17/174/2023/ (883) K/W WARD/ VILE PARLE -K/W)
DATED: 10/11/2023

PROFORMA - B

CONTENTS OF SHEET

5TH TO 9TH FLOOR PLAN, BUILT UP AREA CALCULATION.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT BUILDING ON PLOT BEARING C.T.S. No. 883, OF
VILLAGE VILE PARLE AT VITHALBHAI ROAD, NEAR SANYAS ASHRAM, VILE
PARLE (WEST), MUMBAI -

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

MR. AYUSH KOTHARI
PARTNER OF M/S ARHAM REALTY
406, ZEE NAYAK M.G. ROAD, OPP. PRITAM HOTEL,
VILE PARLE (EAST), MUMBAI - 400 057.AYUSH RAJESH
KOTHARI

NAME, ADDRESS OF L.S.

STAMP & SIGN OF L.S.

ASHIM KHATRI
C-601/502, EASTERN COURT,
ON CH. TEJAPAL & PARLESHWAR ROAD,
VILE PARLE (EAST), MUMBAI - 400 057.Ashim Ajit
Khatri

BMC FILE NO.

DRG. NO.

SCALE

DATE

DRN. BY.

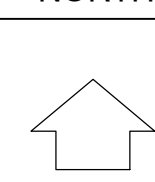
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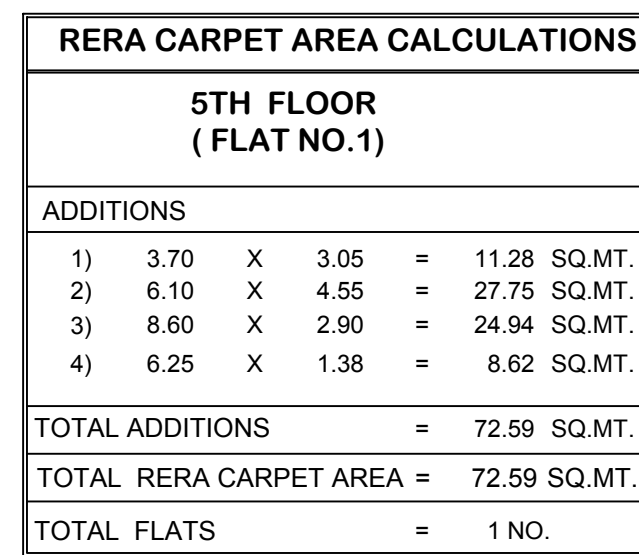
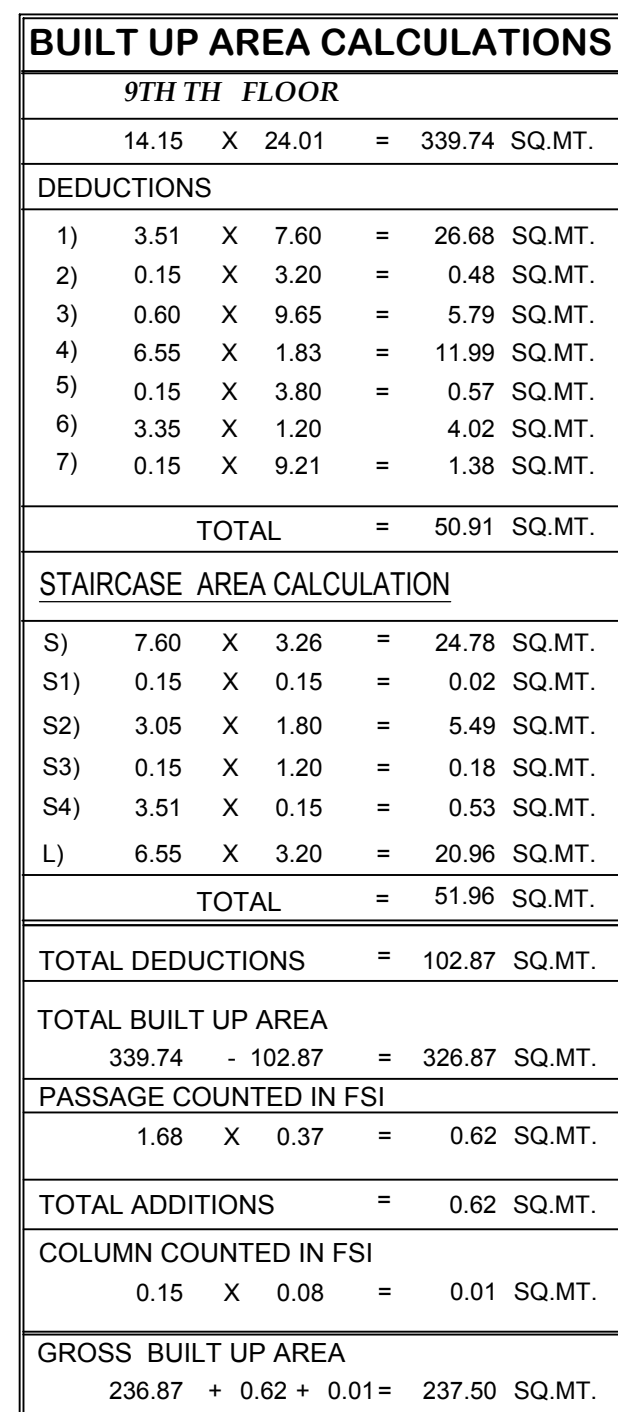
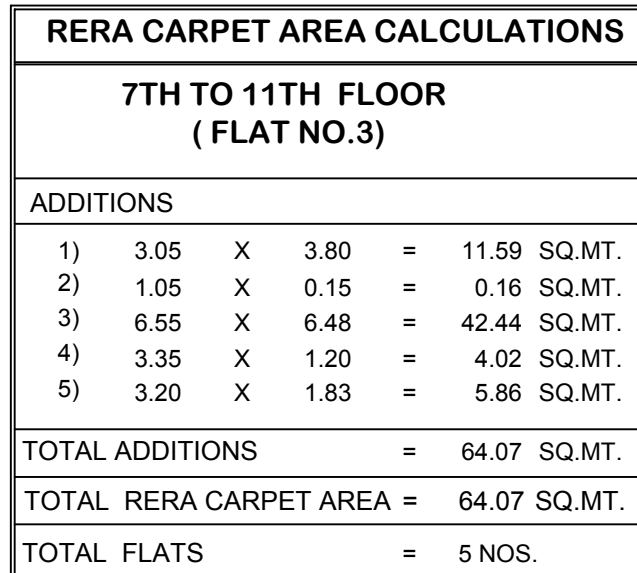
AS STATED

18-10-2023

PANKAJ

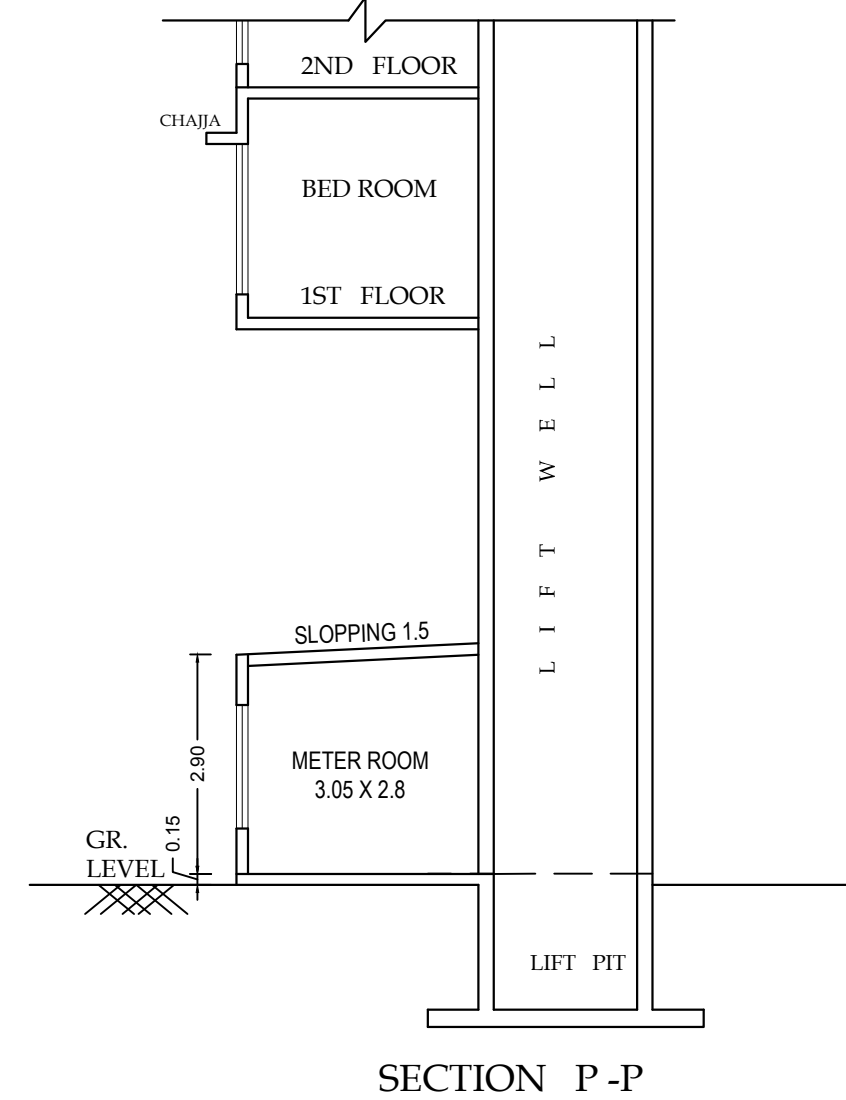
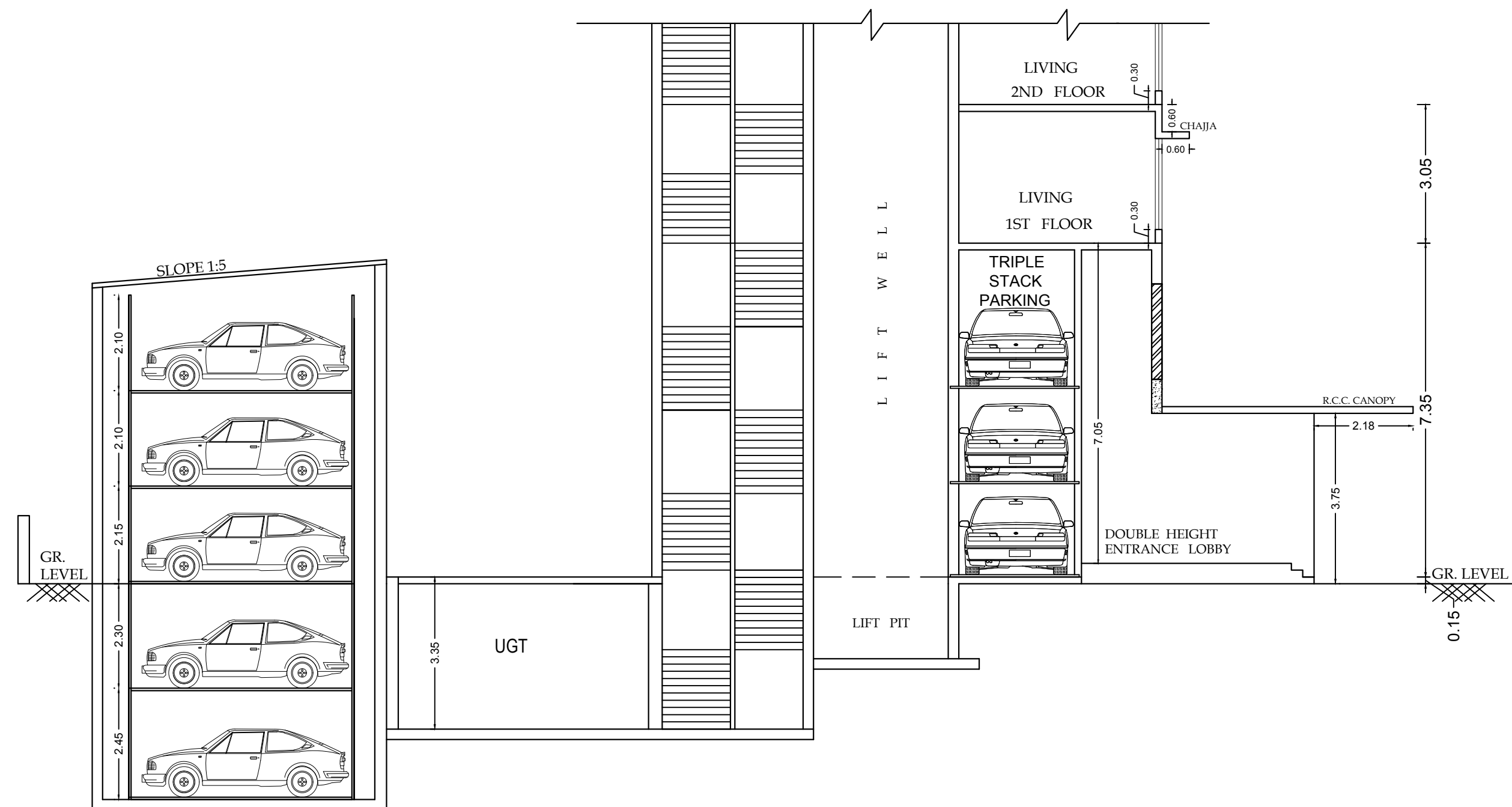
NORTH

PRAKASH
LAHANUJI
AKARE
S.E.B.P. K/W -N2OMKAR
DATTATRAY
GIRKAR
A.E.B.P. K/W-SRAJENDRA
HILAL
PAGAR
E.E.B.P. K/W

[illegible]

LIST OF REHAB AND SALE TENANTS

Serial Number	Proposed Floor	Flat No. - 1	Flat No. - 2	Flat No. - 3
1	1st Floor		49.93 sq.mt. (Rehab)	70.41 sq.mt. (Rehab)
2	2nd Floor		64.68 sq.mt. (Rehab)	70.41 sq.mt. (Rehab)
3	3rd Floor	68.39 sq.mt. (Rehab)	64.42 sq.mt. (Sale)	70.41 sq.mt. (Sale)
4	4th Floor	71.10 sq.mt. (Rehab)	64.42 sq.mt. (Rehab)	70.41 sq.mt. (Rehab)
5	5th Floor	79.59 sq.mt. (Rehab)	64.42 sq.mt. (Sale)	70.41 sq.mt. (Sale)
6	6th Floor	87.23 sq.mt. (Rehab)	85.76 sq.mt. (Rehab)	REFUGE
7	7th Floor	87.23 sq.mt. (Rehab)	73.00 sq.mt. (Rehab)	73.18 sq.mt. (Rehab)
8	8th Floor	87.23 sq.mt. (Rehab)	73.00 sq.mt. (Sale)	73.18 sq.mt. (Rehab)
9	9th Floor	90.63 sq.mt. (Sale)	73.00 sq.mt. (Sale)	73.18 sq.mt. (Rehab)
10	10th Floor	100.62 sq.mt. (Sale)	73.00 sq.mt. (Sale)	73.18 sq.mt. (Sale)
11	11th Floor	100.62 sq.mt. (Rehab)	73.00 sq.mt. (Sale)	73.18 sq.mt. (Sale)

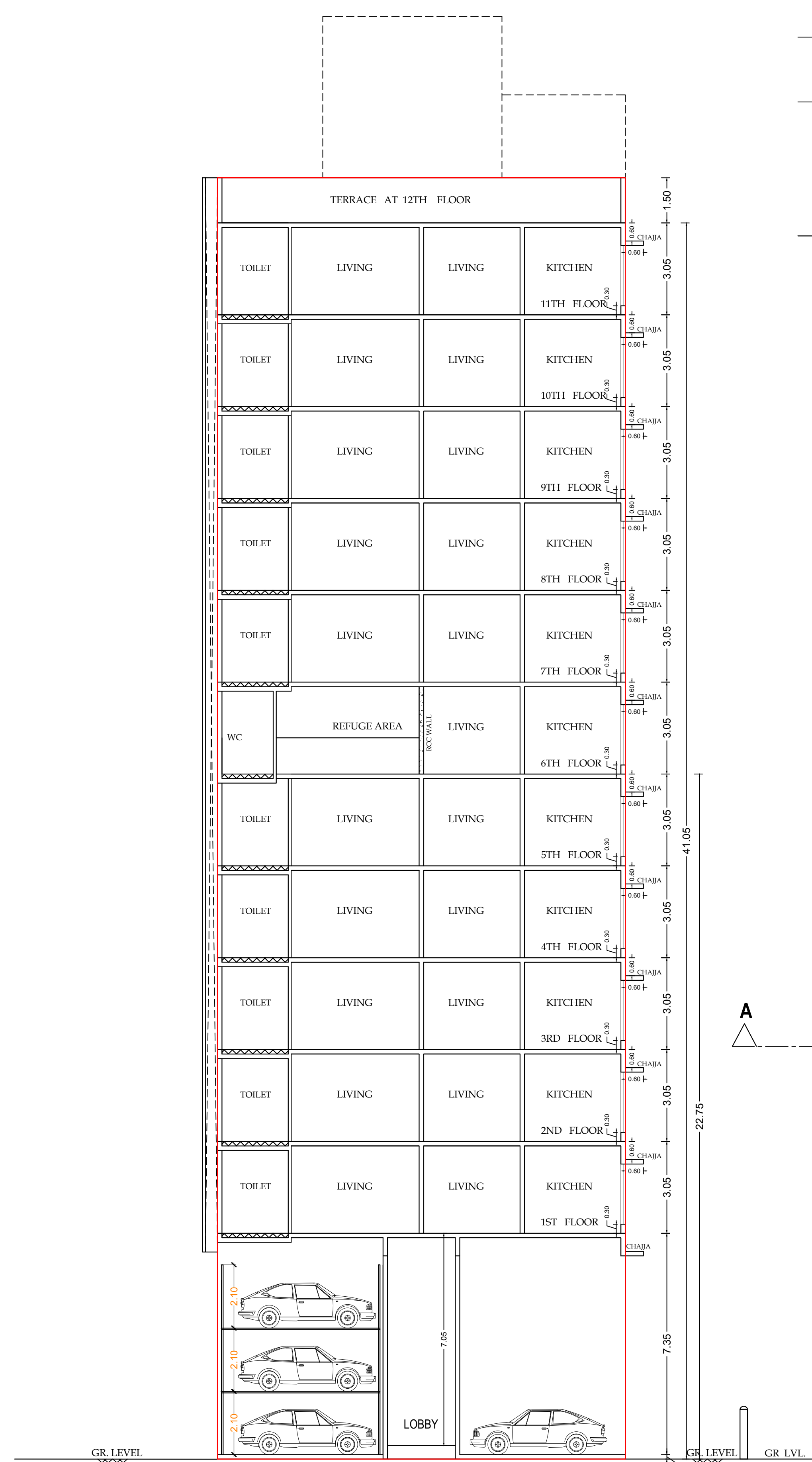


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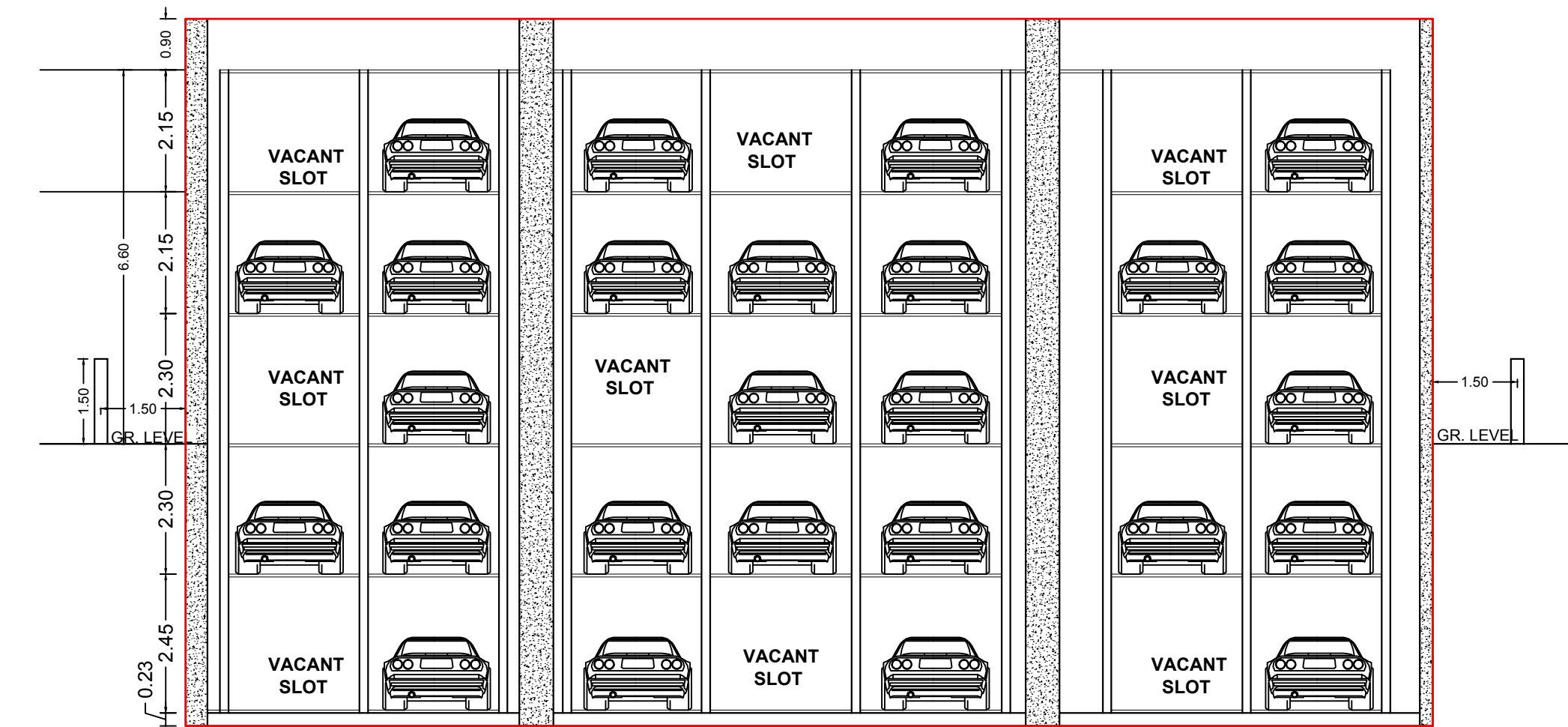
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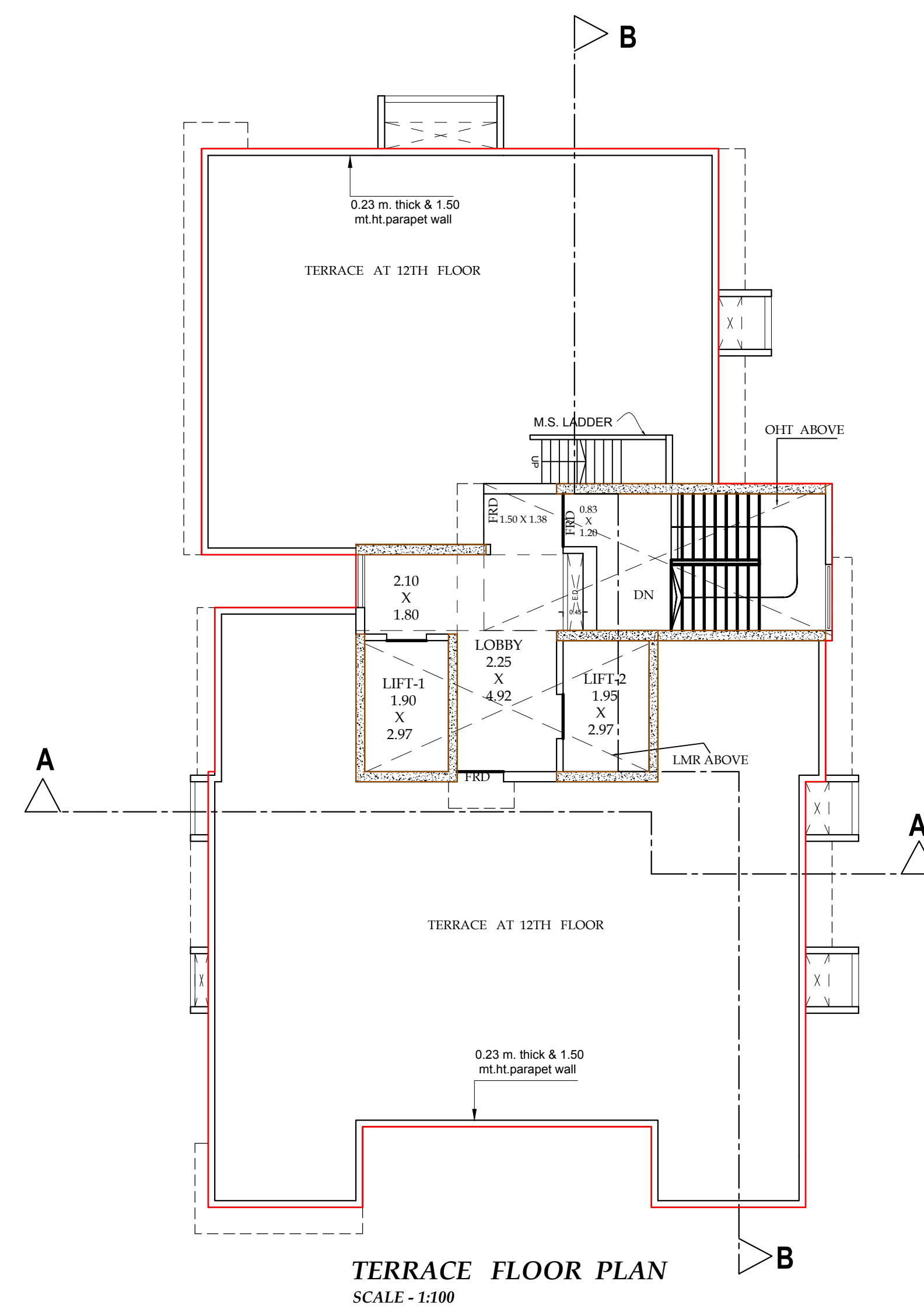
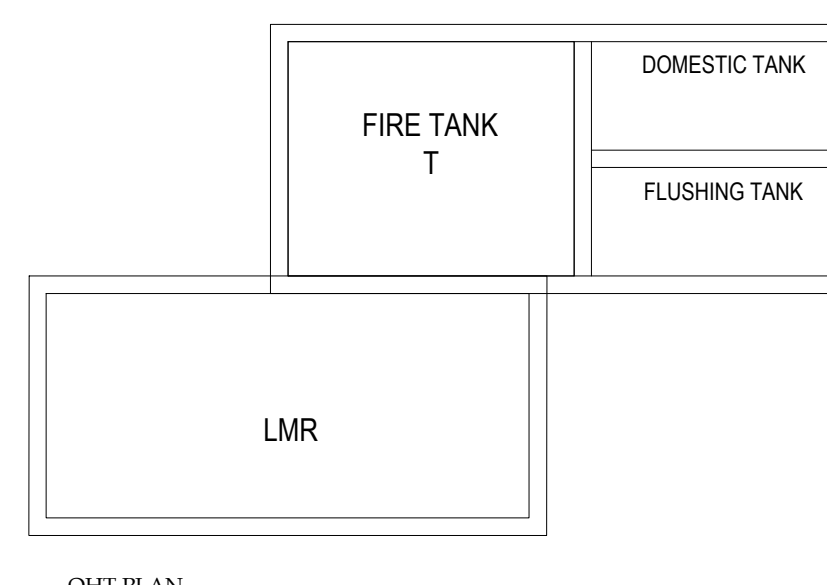
SECTION B-B



SECTION A-A



SECTION = "Y-Y"

TERRACE FLOOR PLAN
SCALE - 1:100

CHIT PLAN

THIS PLAN IS DIGITALLY SIGNED AND
PHYSICAL SIGN NOT REQUIREDTHIS PLANS ARE APPROVED SUBJECT TO CONDITION MENTIONED IN IOD LETTER
UNDER NO. P-17174/2023 (883)/K/W WARD/ VILE PARLE -K/W
DATED: 10/11/2023

PROFORMA - B

CONTENTS OF SHEET

SECTION A-A, SECTION B-B, SECTION X-X, TERRACE PLAN.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT BUILDING ON PLOT BEARING C.T.S. No. 883, OF
VILLAGE VILE PARLE AT VITHALBHAI ROAD, NEAR SANYAS ASHRAM, VILE
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VILE PARLE (EAST), MUMBAI - 400 057.

NAME, ADDRESS OF L.S.

ASHIM KHATRI
C-501/502, EASTERN COURT,
JLN. OF TEJAPAL & PARLESHWAR ROAD,
VILE PARLE (EAST), MUMBAI - 400 057.Ashim
Ajit Khatri

BMC FILE NO.

DRG. NO.

SCALE

AS STATED

DATE

18-10-2023

DRN. BY.

PANKAJ

CHKD. BY.

S.E.B.P. K/W -N2

A.E.B.P. K/W-S

E.E.B.P. K/W

PRAKASH
LAHANUJI
AKAREOMKAR
DATTATRAY
GIRKARRAJENDRA
HILAL
PAGAR