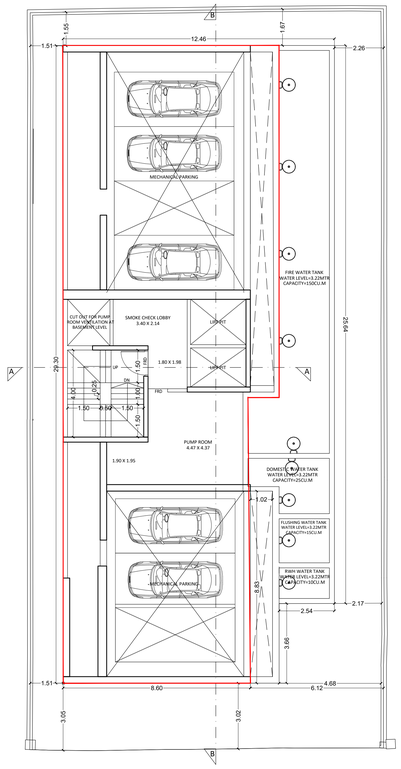
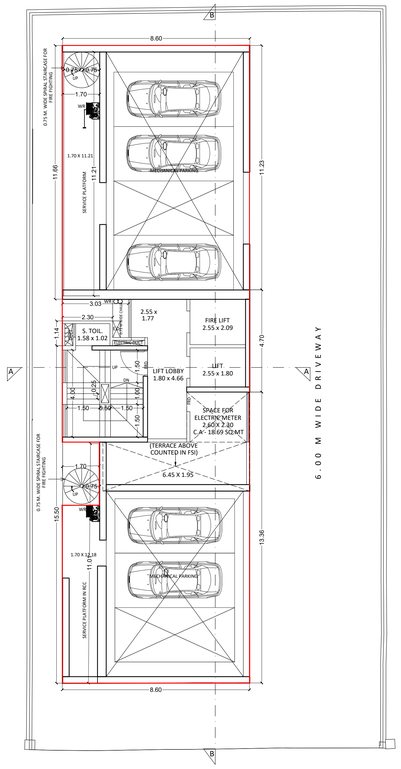


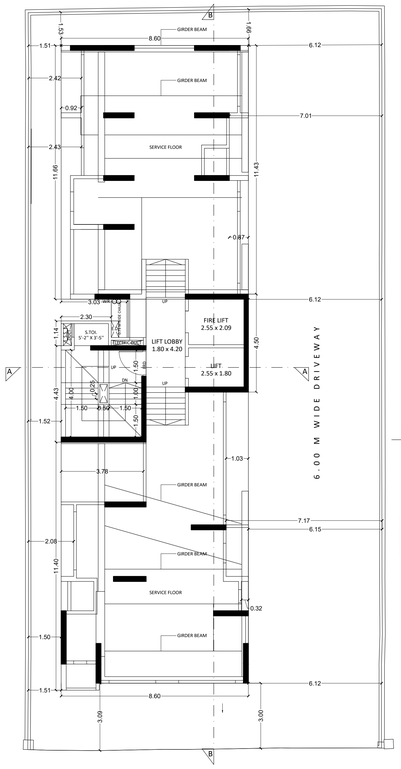
12.30 METER WIDE ROAD

PIT LEVEL PLAN
SCALE-1:100



12.30 METER WIDE ROAD

MECHANICAL PARKING FLOOR PLAN- SCALE-1:100



SERVICE FLOOR FLOOR PLAN SCALE-1:100

FLOOR	NET BUA	REHAB CESSED	REHAB NON CESSED	SALE	PAP	ST.LIFT,LOBBY	TENENTS	UPTO 45	45 TO 60	60 TO 90	ABOVE 90
GROUND FL.	----	----	----	----	----	----	----	----	----	----	----
1ST FLOOR	145.66	145.66	----	----	----	39.22	2		1	1	----
2ND FLOOR	172.29	84.40	----	----	87.89	28.66	3	2		1	----
3RD FLR(RFG)	114.60	114.60	----	----	----	28.01	1	----	----	----	1
4TH FLOOR	202.49	114.60	----	----	87.89	28.01	3	2	----	----	1
5TH FLOOR	202.49	114.60	----	----	87.89	28.01	3	2	----	----	1
6TH FLOOR	202.49	----	114.60	----	87.89	28.01	3	2	----	----	1
7TH FLOOR	202.49		114.60	----	87.89	28.01	3	2	----	----	1
8TH FLOOR	202.49	87.89	114.60	----	----	28.01	2	----	----	1	1
9TH FLOOR	200.94	87.89		113.05	----	28.05	2	----	----	1	1
10TH FLR(RFG)	114.39	----	----	114.39	----	28.05	1	----	----	----	1
11TH FLOOR	200.94	44.05	43.84	113.05	----	28.05	3	2	----	----	1
12TH FLOOR	200.94	----	87.89	113.05	----	28.05	2	----	----	1	1
13TH FLOOR	166.96	----	----	166.96	----	28.05	2	----	1	----	1
TOTAL	2329.17	793.69	475.53	620.50	439.45	376.19	30	12	2	5	11

CONSTRUCTION AREA

FLOOR	AREA IN SQ.MT.
PIT LEVEL	305.30
GROUND FL.	267.25
PODIUM FLR	264.66
SER.FLR	264.66
1ST FLOOR	188.60
2ND FLOOR	212.95
3RD FLOOR	242.45
4TH FLOOR	242.45
5TH FLOOR	242.45
6TH FLOOR	242.45
7TH FLOOR	242.45
8TH FLOOR	242.45
9TH FLOOR	242.45
10TH FLOOR	242.45
11TH FLOOR	242.45
12TH FLOOR	242.45
13TH FLOOR	242.45
LMR/OHT	45.00
TOTAL	4215.37

TERRACE AT MECHANICAL = 21.86 SQ.MT.
TERRACE AT MECHANICAL PARKING LEVEL COUNTED IN FSI = 11.86 SQ.MT.
EXCESS METER ROOM AREA COUNTED IN FSI = 24.94 SQ.MT.
EXCESS REFUGE AREA = 2329.17 SQ.MT.
TOTAL BUA PROPOSED AS PER SUMMARY = 2387.83 SQ.MT.
TOTAL PROPOSED BUA

BUILT UP AREA CALCULATION

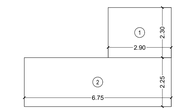
WATCHMAN CABIN

1	1.70	X	1.66	X	1 NO	=	2.82	SQ.MT.
					TOTAL ADDITION	=	2.82	SQ.MT. X

W/M CABIN AREA DIA. SCALE-1:100

PARKING STATEMENT

PARKING REQUIRED FOR RESI.			PARKING REQD.
CARPET AREA IN SQ.MT	NOS. OF FLAT/ SHOP	AREA REQD. AS PER D.C.RULE	
45.00 BELOW	12	ONE PARKING FOR 4FLATS	3.00
45.00 TO 60.00	02	ONE PARKING FOR 2FLATS	1.00
60.00 TO 90.00	05	ONE PARKING FOR 1FLATS	5.00
ABOVE 90.00 S.M.	11	TWO PARKING FOR 1FLATS	22.00
TOTAL	30		31.00 NOS.
		10% VISITORS PARKING	3.10 NOS.
		TOTAL PARKING REQUIRED RESIDENTIAL	34.10 NOS.
		SAY.....	34.00 NOS.
		MAXIMUM PERMISSIBLE PARKING SPACES (35 x 1.5)	51.00 NOS
		TOTAL PARKING SPACES PROPOSED	51.00 NOS (WITHIN LIMIT)

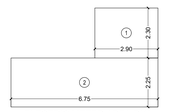


BUILT UP AREA LINE DIAGRAM
TERRACE AT MECHANICAL PARKING LVL.
SCALE-1:100

BUILT UP AREA CALCULATION

TERRACE

1	2.90	X	2.30	X	1 NO	=	6.67	SQ.MT.
2	6.75	X	2.25	X	1 NO	=	15.19	SQ.MT.
					TOTAL ADDITION	=	21.86	SQ.MT. X



ELECTRIC METER AREA DIA. SCALE-1:100

BUILT UP AREA CALCULATION

ELECTRIC METER

1	2.90	X	2.30	X	1 NO	=	6.67	SQ.MT.
2	6.75	X	2.25	X	1 NO	=	15.19	SQ.MT.
					TOTAL ADDITION	=	21.86	SQ.MT. X
SPACE FOR ELECTRIC METER AREA CONSIDERED FREE OF FSI						=	10.00	SQ.MT.
SPACE FOR ELECTRIC METER AREA CONSIDERED COUNTED IN FSI						=	11.86	SQ.MT.

1	TOTAL PLOT AREA		557.70
2 a	TOTAL NON CESSED CARPET AREA INCL. COMMON AREA		285.75
b	NON CESS BUA (285.75 X 1.20)		342.90
c	LAND COMPONENT OF NON CESSED BUA (342.90/1.33)		257.82
3	BALANCE PLOT AREA FOR CESSED COMPUTATION		299.88
4	FSI PERMISSIBLE - AS PER 33(7)		3.00
5 a	TOTAL PERMISSIBLE BUA - AS PER 33(7) (299.88 X 3)		899.64
b	5% ADDITIONAL BUP AREA (22.02 X 1.20)		26.42
c	TOTAL PERMISSIBLE AREA (3.00 FSI + 5%)		926.06--A
6 a	EXISTING TENENT CARPET AREA (RES) CESSED		440.33
b	5% ADDITIONAL CARPET AREA		22.02
c	TOTAL ELIGIBLE REHAB CARPET AREA		462.35
d	REHAB BUILT UP AREA (462.35 X 1.20)		554.82
e	ELIGIBLE REHAB BUA FOR INCENTIVE PURPOSE		554.82
7	BASIC RATIO(LAND RATE/CONSTRUCTION COST)		3.73
8	AS PER BASIC RATIO & 33(7)(5)(a) - 80% INCENTIVE IS PERMISSIBLE ON ELIGIBLE REHAB BUA		443.85
9	REHAB BUA + 80% INCENTIVE BUA - AS PER REG.33(7)(5)(a)		998.67--B
	SINCE 'B' IS GREATER THAN 'A'		
10	SO PERMISSIBLE BUA WILL BE AS PER 'B'		998.67
11 a	35% FUNGIBLE FOR TENENTS		194.19
b	35% FUNGIBLE ON SALE		155.35
12	TOTAL PERMISSIBLE BUA AS PER REG. 33(7) INCLUDING FUNGIBLE		1348.21 .(C)
13	TOTAL PERMISSIBLE BUA FOR NON CESSED PLOT COMPONENT AS PER REG.30		
14 a	BUA AVAILED AS PER REG. 30 FOR NON-CESSED PLOT		342.90
b	35% FUNGIBLE FOR NON CESS BUA (342.90 X 0.35%)		120.02
15	TOTAL BUA AVAILABLE INCLUDING FUNGIBLE AS PER REG.30. (387.90 + 135.77)		462.92. (D)
16	TOTAL CESSED & NON-CESSED PERMISSIBLE BUA INCLUDING FUNGIBLE (C+D)		1811.13--(E)
17	AS PER 33(12) TOTAL PERM. (557.70 X 4)		2230.80
18	FSI AVAILABLE AS PER 33(12) (2230.80-998.67-342.90)=889.23 FSI CLAIMED AS PER 33(12) = 501.75		501.75 ..F
18A	TOTAL PERMISSIBLE BUA (998.67 + 342.90 + 501.75)		1843.32 ..G
19	BUA OF PAP UNITS TO BE PROPOSED = 501.75 X 2/3 = 334.50 334.50 / 33.45 = 10.00 NOS. NOW PROPOSED OF PAP 10 NOS (33.45X10) = 334.50 SQMT		
a	BUA OF PAP =		334.50
b	50% INCENTIVE AGAINST PAP =		167.25
c	35 % FUNGIBLE BUA OF PAP =		117.08
d	35 % FUNGIBLE BUA OF SALE =		58.54
e	TOTAL PERM. BUA OF PAP =		677.37--(E)
20	TOTAL PERMISSIBLE BUA (D+E) = (1811.13 + 677.37) =		2488.50
21	LESS DEFICIT (CESSED)7.98 + (NON CESSED)1.93 + (PAP) 12.13 =		32.04
22	NET PERMISSIBLE AREA =		2456.46
23	PROPOSED BUA =		2387.83 (WITHIN LIMIT)

A	PROFORMA 'A' AS PER DCPR 2034			SQ. MTS.
1	AREA OF PLOT			557.70
2	DEDUCTION FOR			
	a ROAD SET BACK AREA b PROPOSED ROAD c Any reservation (sub- plot___)			------
3	BALANCE AREA OF PLOT (1 MINUS 2)			557.70
4	AMNITY SPACE (IF DEDUCTIBLE FOR IND)			------
5	NET AREA OF PLOT (3 MINS 4)			557.70
6	ADDITION FOR FLOOR SPACE INDEX a 100% FOR D. P. ROAD b 100% FOR SETBACK			------
7	TOTAL AREA (5 PLUS 6)			557.70
	a NON-CESSED PLOT AREA (NON-CESSED AREA / 1.33 = 242.90 / 1.33 = 257.82 SQMT)			257.82
	b REMAINING CESSED PLOT AREA (557.70 - 257.82)			299.88
8	FLOOR SPACE INDEX PERMISSIBLE (INCENTIVE CASE)			
	a ELIGIBLE REHAB BUA FOR INCENTIVE PURPOSED			554.82
	b AS PER BASIC RATIO & 33(7)(5)(a) 80% INCENTIVE IS PERMISSIBLE ON ELIGIBLE REHAB BUA			443.85
	c REHAB BUA + 80% INCENTIVE BUA - AS PER REG.33(7)(5)(a)			998.67 ---A
9	FLOOR SPACE INDEX PERMISSIBLE AS PER REG. 30 (FOR NON CESSED PLOT)			
	a ZONAL BASIC FSI (257.82 X 1.33)			342.90
	b ADDITIONAL FSI ON PAYMENT OF PREMIUM (PERM ADDITIONAL FSI = 0.62 X 257.82 = 159.85) NOW CLAIMED = 0.00 SQ.MT			0.00
	c PERMISSIBLE TDR = 257.82 X 0.45			0.00
	d TOTAL BUA AVAILABLE AS PER REG. 30 (FOR NON CESSED PLOT)			342.90 ---B
10	a FSI PERMISSIBLE AS PER REG. 33(12) = (557.70 X 4) = 2230.80 SQMT FSI AVAILABLE AS PER REG. 33(12) = 2230.80 - 998.67 - 342.90 = 889.23 SQMT			889.23
	b BUA OF PAP UNITS TO BE PROPOSED = 889.23 X 2/3 = 592.82 592.82 / 33.45 = 17.77 NOS. NOW PAP UNITS OF PROPOSED (33.45X10) = 334.50 SQMT			334.50
	c 50% INCENTIVE AREA AVAILABLE AGAINST PAP 50% OF 334.50 SQMT			167.25
	d TOTAL BUA AVAILABLE AS PER REG. 33(12)			501.75 ---C
11	TOTAL PERMISSIBLE AREA (A+B+C)			1843.32
12	EXISTING FLOOR AREA			NIL
13	PROPOSED BUILT UP AREA			1843.32
14	PURELY RESIDENTIAL BUILT UP AREA			1843.32
15	REMAINING NON - RESIDENTIAL BUILT UP AREA			NIL
16	FSI CONSUMED ON NET HOLDING			3.30
B.	DETAILS OF FSI AVAILED AS PER DCPR 31(3)	PERMISSIBLE FUNGIBLE		PROPOSED FUNGIBLE
1.	FUNGIBLE BUILT-UP AREA COMPONENT PERMISSIBLE/PROPOSED VIDE DCPR 31 (3) FOR PURELY RESIDENTIAL	REHAB (SEWED + NON-SEWED)	314.21	294.30
		SALE	155.35	86.72
		MHADA	------	------
		PAP(REHAB)	117.08	104.95
		PAP INCENTIVE	58.54	58.54
2.	FUNGIBLE BUILT-UP AREA COMPONENT PERMISSIBLE/PROPOSED VIDE DCPR 31 (3) FOR NON RESIDENTIAL	REHAB		
		SALE		
3.	TOTAL FUNGIBLE BUILT-UP VIDE DCPR 31 (3) = (B.1 + B.2)		645.18	544.51
4.	TOTAL GROSS BUILT UP AREA PERMISSIBLE (11 + B. 3)		2488.50	
17	LESS REHAB DEFICIT (FUNGIBLE) AREA		32.04	
18	TOTAL BUA PERMISSIBLE /PROPOSED		2456.46	2387.83
	TENANT STATEMENT 30(B)			
(I)	PROPOSED AREA (ITEM B, 12 ABOVE)			AS PER STATEMENT
(II)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)			
(III)	AREA AVAILABLE FOR TENANTS ((I) MINUS (II))			
(IV)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)			
(V)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)			
(VI)	TENEMENTS EXISTING			
D.	PARKING STATEMENT			
(I)	PARKING REQUIRED BY REGULATIONS FOR ----- CAR SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS)			AS PER STATEMENT
(II)	PARKING PERMISSIBLE.			
(III)	PARKING PROPOSED CAR SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS)			
E	TRANSPORT VEHICLES PARKING			
(I)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS			
(II)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED			

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 15/10/2019 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 557.70 SQ.MT. AND TALIES WITH AREA STATED IN DOCUMENT OF OWNERSHIPT.P.S. RECORDS.

AVINASH V. KADAM — Digitally signed by AVINASH V. KADAM — Date: 2025.02.03 13:52:47 +05'30'

SIGN. OF ARCHITECT

THIS PLAN IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN THE IOD CERTIFICATE UNDER FILE NO P-20707/2024/(36)/G/North/FP New

JITENDRA ARJUNRAO KHONDE

EXECUTIVE ENGINEER BUILDING PROPOSAL (CITY) - II

SANDESH RAMESH PATIL — Digitally signed by SANDESH RAMESH PATIL — Date: 2025.02.03 13:14:18 +05'30'

SANDIPKUMAR ARVIND WAGH

S. E. BP (CITY) I — A. E. BP (CITY) - I

PROFORMA 'B'

CONTENTS OF SHEET

GROUND FLOOR PLAN, PIT LEVEL PLAN , MECHANICALS PARKING FLOOR PLAN, SERVICE FLOOR PLAN, 1ST FLOOR PLAN & BUA DIAGRAM & CALCULATION, BUA SUMMARY, PARKING AREA STATEMENT, CONSTRUCTION AREA SUMMARY, METER ROOM DIAGRAM & CALCULATIONS, WATCHMAN CABIN DIAGRAM & CALCULATIONS. BLOCK & LOCATION PLAN.

DESCRIPTION OF PROPOSAL

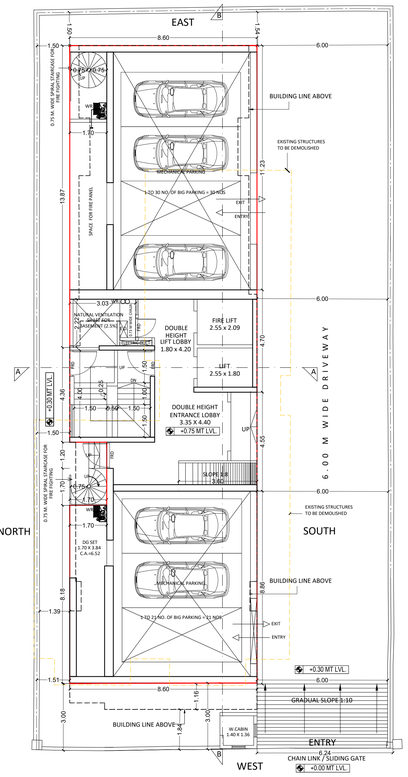
PROPOSED REDEVELOPMENT OF PROPERTY BEARING F.P. NO.36 OF TPS-II MAHIM DIVISION, SITUATED AT LT. DILIP GUPTE ROAD, MAHIM WEST, MUMBAI-400016.

NAME OF OWNER	SIGNATURE
M/S, GFT REALTORS LLP (C.A. TO OWNER)	JAYDEEP VINOD MEHTA — Digitally signed by JAYDEEP VINOD MEHTA Date: 2025.02.03 13:14:18 +05'30'

NAME & ADDRESS OF ARCHITECT	SIGNATURE
Ar. Avinash Vishnu Vaishali Kadam, COA Regn. No. CA/2010/49893 Vaastuvitt Architects & Consultants Architectural Planning , Statutory Approvals Wing-C1 - 304, 3rd floor, Shyamkamal Bldg, Agarwal Market, Tejpal Road, Behind Zee Nayak Bldg , Above popular foam and resine centre, Vile Parle (E a s t) M u m b a i - 4 0 0 0 5 7 OFFICE NO. 8591916318	AVINASH V. KADAM — Digitally signed by AVINASH V. KADAM Date: 2025.02.03 13:52:47 +05'30'

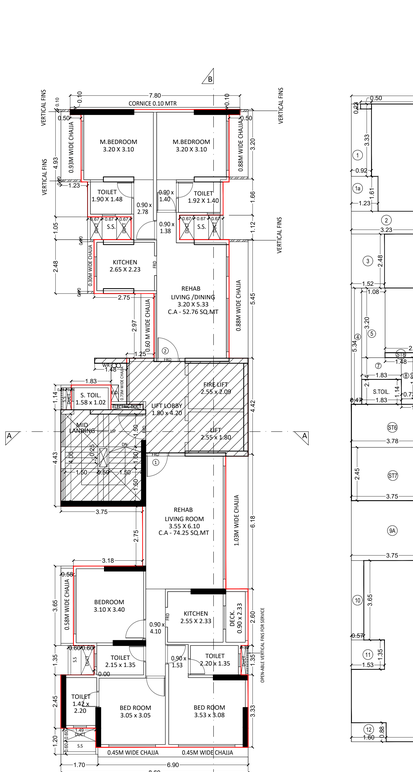
Ar. Avinash Vishnu Vaishali Kadam, COA Regn. No. CA/2010/49893

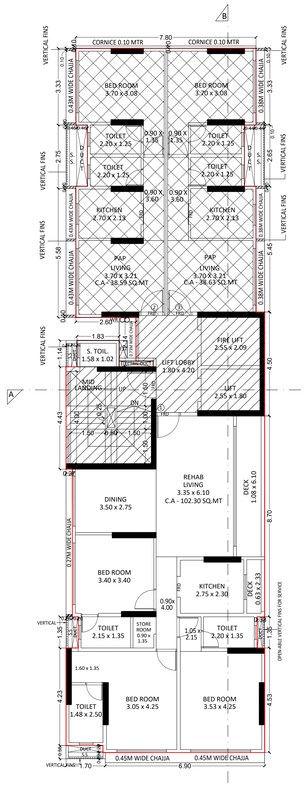
JOB No.	DRAWN BY	CHECKED BY	PATH:-
	Ritesh	sarfraz	Ritesh / RG-Manorama / IOD / 2025 02 03



12.30 METER WIDE ROAD

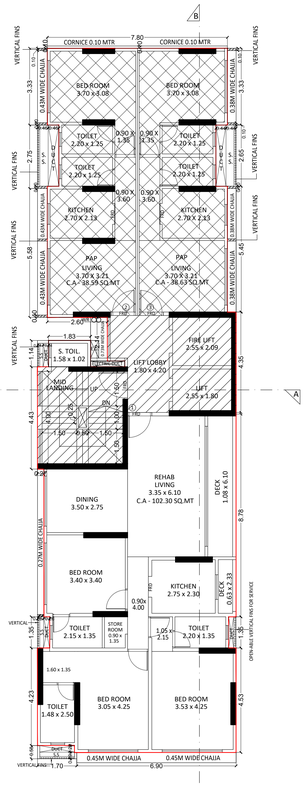
GROUND FLOOR PLAN
SCALE-1:100


VERTICAL FINS
CORNICE 0.10 MTR
M.BEDROOM 3.20 X 3.10
TOILET 1.90 X 1.48
TOILET 1.92 X 1.40
0.90 X 2.10
0.90 X 1.40
0.90 X 2.78
0.90 X 1.39
0.90 X 1.53
0.75 X 0.67
0.75 X 0.67
0.75 X 0.75
0.75 X 0.75
0.75 X 0.75



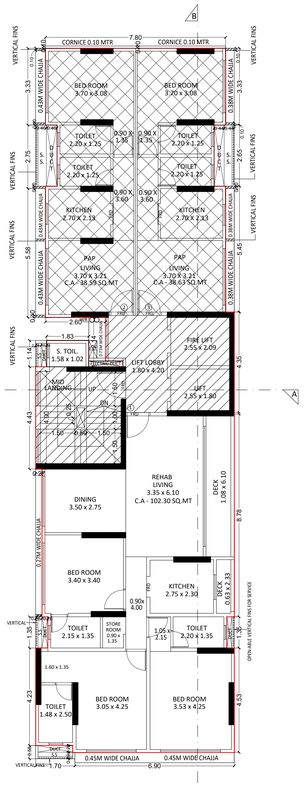
5TH FLOOR PLAN

SCALE-1:100



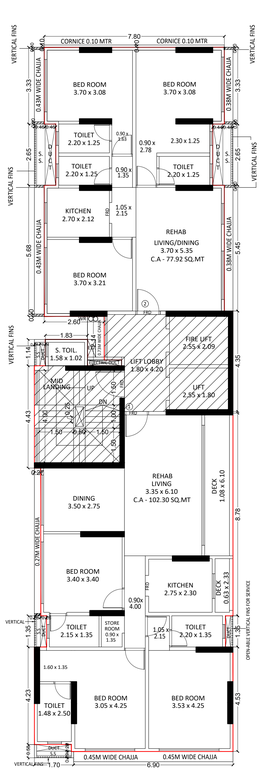
6TH FLOOR PLAN

SCALE-1:100



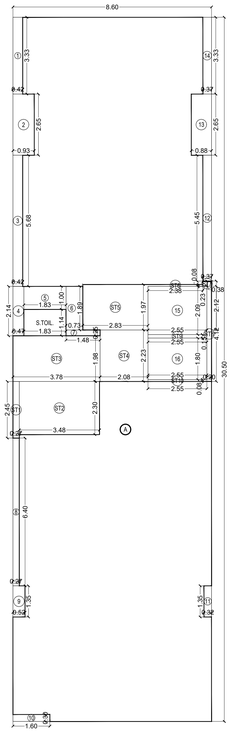
7TH FLOOR PLAN

SCALE-1:100



8TH FLOOR PLAN

SCALE-1:100



4TH TO 8TH FLOOR BUA DIAGRAM

SCALE-1:100

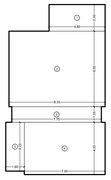
BUILT UP AREA CALCULATION

4TH TO 8TH FLOOR								
A	8.60	X	30.50	X	1 NO	=	262.30	SQ.MT.
					TOTAL ADDITION	=	262.30	SQ.MT. X
DEDUCTIONS								
1	0.43	X	3.33	X	1 NO	=	1.43	SQ.MT.
2	0.93	X	2.65	X	1 NO	=	2.46	SQ.MT.
3	0.42	X	5.68	X	1 NO	=	2.39	SQ.MT.
4	0.47	X	2.14	X	1 NO	=	1.01	SQ.MT.
5	1.83	X	1.00	X	1 NO	=	1.83	SQ.MT.
6	0.72	X	1.89	X	1 NO	=	1.36	SQ.MT.
7	1.48	X	0.25	X	1 NO	=	0.37	SQ.MT.
8	0.27	X	6.40	X	1 NO	=	1.73	SQ.MT.
9	0.53	X	1.35	X	1 NO	=	0.72	SQ.MT.
10	1.60	X	0.30	X	1 NO	=	0.48	SQ.MT.
11	0.32	X	1.35	X	1 NO	=	0.43	SQ.MT.
12	0.37	X	5.45	X	1 NO	=	2.02	SQ.MT.
13	0.88	X	2.65	X	1 NO	=	2.33	SQ.MT.
14	0.37	X	3.32	X	1 NO	=	1.23	SQ.MT.
15	2.55	X	2.09	X	1 NO	=	5.33	SQ.MT.
16	2.55	X	1.80	X	1 NO	=	4.59	SQ.MT.
S.TOIL.	1.83	X	1.14	X	1 NO	=	2.09	SQ.MT.
					TOTAL DEDUCTION	=	31.80	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	230.50	SQ.MT. X1

STAIRCASE AREA CALCULATION

4TH TO 8TH FLOOR								
ST1	0.28	X	2.45	X	1 NO	=	0.69	SQ.MT.
ST2	3.48	X	2.30	X	1 NO	=	8.00	SQ.MT.
ST3	3.78	X	1.98	X	1 NO	=	7.48	SQ.MT.
ST4	2.08	X	2.22	X	1 NO	=	4.62	SQ.MT.
ST5	2.82	X	1.97	X	1 NO	=	5.56	SQ.MT.
ST6	2.38	X	0.08	X	1 NO	=	0.19	SQ.MT.
ST7	0.38	X	0.23	X	1 NO	=	0.09	SQ.MT.
ST8	0.20	X	4.12	X	1 NO	=	0.82	SQ.MT.
ST9	2.55	X	0.14	X	1 NO	=	0.36	SQ.MT.
ST10	2.55	X	0.08	X	1 NO	=	0.20	SQ.MT.
TOTAL STAIRCASE AREA PER FL (4TH TO 8TH FLOOR)						=	28.01	SQ.MT. Y2

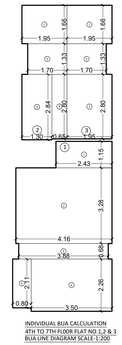
NET BUILT UP AREA [X1 - Y2]	=	202.49	SQ.MT.



INDIVIDUAL BUA CALCULATION
3RD REFUGE FLR FLAT NO.1
BUA LINE DIAGRAM SCALE-1:200

INDIVIDUAL BUILT UP AREA CALCULATION

3RD REFUGE FLOOR FLAT NO. 1								
1	4.85	X	2.30	X	1 NO	=	11.16	SQ.MT.
2	8.33	X	6.55	X	1 NO	=	54.56	SQ.MT.
3	7.75	X	1.35	X	1 NO	=	10.46	SQ.MT.
4	7.00	X	4.52	X	1 NO	=	31.65	SQ.MT.
5	1.60	X	4.23	X	1 NO	=	6.77	SQ.MT.
					TOTAL ADDITION	=	114.60	SQ.MT. X



INDIVIDUAL BUA CALCULATION
4TH TO 7TH FLOOR FLAT NO.1,2 & 3
BUA LINE DIAGRAM SCALE-1:200

REHAB TENANTS MOFA & RERA CARPET AREA STATEMENT

FLOORS	REHAB TENANTS FLATS NO.	MOFA CARPET AREA	RERA CARPET AREA
1ST FLOOR	FLAT NO. -1	74.25	78.30
	FLAT NO. -2	52.76	55.37
2ND FLOOR	FLAT NO. -1	74.25	78.30
3RD FLOOR	FLAT NO. -1	102.30	108.31
4TH FLOOR	FLAT NO. -1	102.30	108.31
5TH FLOOR	FLAT NO. -1	102.30	108.31
6TH FLOOR	FLAT NO. -1	102.30	108.31
7TH FLOOR	FLAT NO. -1	102.30	108.31
8TH FLOOR	FLAT NO. -1	102.30	108.31
	FLAT NO. -2	77.92	82.85
9TH FLOOR	FLAT NO. -2	77.92	82.85
11TH FLOOR	FLAT NO. -2	38.59	40.62
	FLAT NO. -3	38.63	40.52
12TH FLOOR	FLAT NO. -2	77.92	82.85

INDIVIDUAL BUILT UP AREA CALCULATION

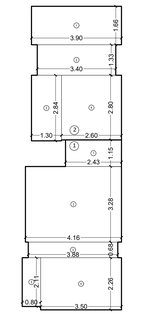
4TH TO 7TH FLOOR FLAT NO. 1								
1	4.85	X	2.30	X	1 NO	=	11.16	SQ.MT.
2	8.33	X	6.55	X	1 NO	=	54.56	SQ.MT.
3	7.75	X	1.35	X	1 NO	=	10.46	SQ.MT.
4	7.00	X	4.52	X	1 NO	=	31.65	SQ.MT.
5	1.60	X	4.23	X	1 NO	=	6.77	SQ.MT.
					TOTAL ADDITION	=	114.60	SQ.MT. X

INDIVIDUAL BUILT UP AREA CALCULATION

4TH TO 7TH FLOOR FLAT NO. 2								
1	3.90	X	3.33	X	1 NO	=	12.99	SQ.MT.
2	3.40	X	2.65	X	1 NO	=	9.01	SQ.MT.
3	2.60	X	5.68	X	1 NO	=	14.77	SQ.MT.
4	1.30	X	5.60	X	1 NO	=	7.28	SQ.MT.
					TOTAL ADDITION	=	44.05	SQ.MT. X

INDIVIDUAL BUILT UP AREA CALCULATION

4TH TO 7TH FLOOR FLAT NO. 3								
1	3.90	X	3.33	X	1 NO	=	12.99	SQ.MT.
2	3.40	X	2.65	X	1 NO	=	9.01	SQ.MT.
3	2.60	X	5.68	X	1 NO	=	14.77	SQ.MT.
4	1.30	X	5.60	X	1 NO	=	7.28	SQ.MT.
					TOTAL ADDITION	=	44.05	SQ.MT. X



INDIVIDUAL BUA CALCULATION
8TH FLOOR FLAT NO.1 & 2
BUA LINE DIAGRAM SCALE-1:200

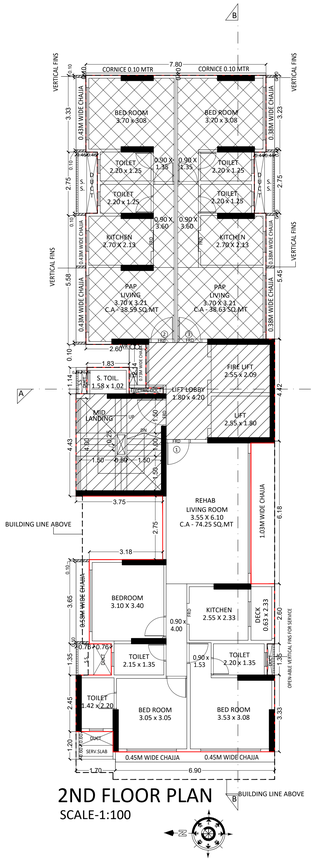
INDIVIDUAL BUILT UP AREA CALCULATION

8TH FLOOR FLAT NO. 1								
1	4.85	X	2.30	X	1 NO	=	11.16	SQ.MT.
2	8.33	X	6.55	X	1 NO	=	54.56	SQ.MT.
3	7.75	X	1.35	X	1 NO	=	10.46	SQ.MT.
4	7.00	X	4.52	X	1 NO	=	31.65	SQ.MT.
5	1.60	X	4.23	X	1 NO	=	6.77	SQ.MT.
					TOTAL ADDITION	=	114.60	SQ.MT. X

INDIVIDUAL BUILT UP AREA CALCULATION

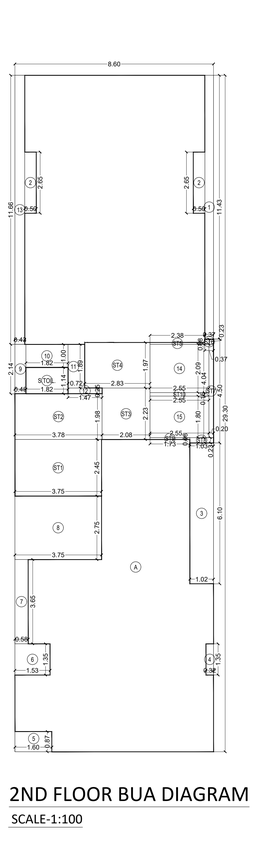
8TH FLOOR FLAT NO.2								
1	7.80	X	3.33	X	1 NO	=	25.97	SQ.MT.
2	6.80	X	2.65	X	1 NO	=	18.02	SQ.MT.
3	2.60	X	5.68	X	1 NO	=	14.77	SQ.MT.
4	5.20	X	5.60	X	1 NO	=	29.12	SQ.MT.
					TOTAL ADDITION	=	87.89	SQ.MT. X

3RD FLOOR	114.60
4TH FLOOR	202.49
5TH FLOOR	202.49
6TH FLOOR	202.49
7TH FLOOR	202.49
8TH FLOOR	202.49
9TH FLOOR	200.94
TOTAL	1327.99



2ND FLOOR PLAN

SCALE-1:100



2ND FLOOR BUA DIAGRAM

SCALE-1:100

INDIVIDUAL BUILT UP AREA CALCULATION

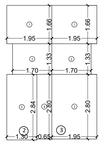
2ND FLOOR FLAT NO. 1								
1	3.83	X	2.45	X	1 NO	=	9.38	SQ.MT.
2	3.80	X	2.75	X	1 NO	=	10.45	SQ.MT.
3	7.00	X	3.65	X	1 NO	=	25.55	SQ.MT.
4	1.03	X	2.00	X	1 NO	=	2.68	SQ.MT.
5	6.75	X	1.35	X	1 NO	=	9.11	SQ.MT.
6	1.60	X	2.45	X	1 NO	=	3.92	SQ.MT.
7	7.00	X	3.33	X	1 NO	=	23.31	SQ.MT.
					TOTAL ADDITION	=	84.40	SQ.MT. X

INDIVIDUAL BUILT UP AREA CALCULATION

2ND FLOOR FLAT NO. 2								
1	3.90	X	3.33	X	1 NO	=	12.99	SQ.MT.
2	3.40	X	2.65	X	1 NO	=	9.01	SQ.MT.
3	2.60	X	5.68	X	1 NO	=	14.77	SQ.MT.
4	1.30	X	5.60	X	1 NO	=	7.28	SQ.MT.
					TOTAL ADDITION	=	44.05	SQ.MT. X

INDIVIDUAL BUILT UP AREA CALCULATION

2ND FLOOR FLAT NO. 3								
1	3.90	X	3.33	X	1 NO	=	12.99	SQ.MT.
2	3.40	X	2.65	X	1 NO	=	9.01	SQ.MT.
3	3.90	X	5.60	X	1 NO	=	21.84	SQ.MT.
					TOTAL ADDITION	=	43.84	SQ.MT. X



INDIVIDUAL BUA CALCULATION
2ND FLR FLAT NO.1,2 & 3
BUA LINE DIAGRAM SCALE-1:200

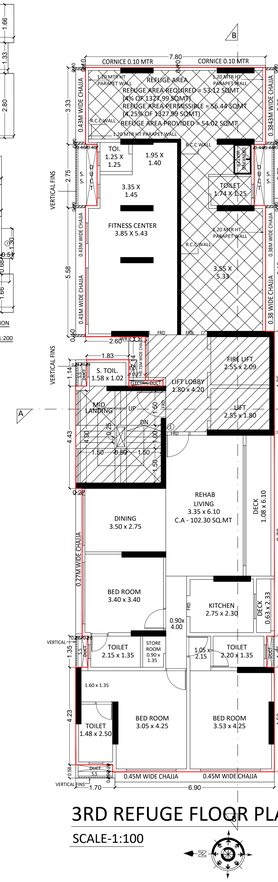
BUILT UP AREA CALCULATION

2ND FLOOR								
A	8.60	X	29.30	X	1 NO	=	251.98	SQ.MT.
					TOTAL ADDITION	=	251.98	SQ.MT. X
DEDUCTIONS								
1	0.37	X	11.43	X	1 NO	=	4.23	SQ.MT.
2	0.50	X	2.65	X	2 NOS	=	2.65	SQ.MT.
3	1.02	X	6.10	X	1 NO	=	6.22	SQ.MT.
4	0.32	X	1.35	X	1 NO	=	0.43	SQ.MT.
5	1.60	X	0.88	X	1 NO	=	1.41	SQ.MT.
6	1.53	X	1.35	X	1 NO	=	2.07	SQ.MT.
7	0.58	X	3.65	X	1 NO	=	2.12	SQ.MT.
8	3.75	X	2.75	X	1 NO	=	10.31	SQ.MT.
9	0.48	X	2.14	X	1 NO	=	1.03	SQ.MT.
10	1.83	X	1.00	X	1 NO	=	1.83	SQ.MT.
11	0.72	X	1.89	X	1 NO	=	1.36	SQ.MT.
12	1.48	X	0.25	X	1 NO	=	0.37	SQ.MT.
13	0.43	X	11.66	X	1 NO	=	5.01	SQ.MT.
14	2.55	X	2.09	X	1 NO	=	5.33	SQ.MT.
15	2.55	X	1.80	X	1 NO	=	4.59	SQ.MT.
S.TOIL	1.82	X	1.14	X	1 NO	=	2.07	SQ.MT.
					TOTAL DEDUCTION	=	51.03	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	200.95	SQ.MT. X1

STAIRCASE AREA CALCULATION

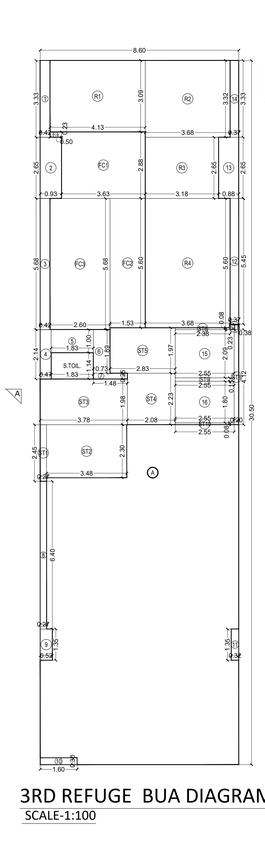
2ND FLOOR								
ST1	3.75	X	2.45	X	1 NO	=	9.19	SQ.MT.
ST2	3.78	X	1.98	X	1 NO	=	7.48	SQ.MT.
ST3	2.08	X	2.22	X	1 NO	=	4.62	SQ.MT.
ST4	2.82	X	1.97	X	1 NO	=	5.56	SQ.MT.
ST5	2.38	X	0.08	X	1 NO	=	0.19	SQ.MT.
ST6	0.38	X	0.22	X	1 NO	=	0.08	SQ.MT.
ST7	0.20	X	4.04	X	1 NO	=	0.81	SQ.MT.
ST8	1.02	X	0.23	X	1 NO	=	0.23	SQ.MT.
ST9	1.73	X	0.08	X	1 NO	=	0.14	SQ.MT.
ST10	2.55	X	0.14	X	1 NO	=	0.36	SQ.MT.
TOTAL STAIRCASE AREA PER FL. (2ND FLOOR)						=	28.66	SQ.MT. Y2

NET BUILT UP AREA [X1 - Y2]	=	172.29	SQ.MT.



3RD REFUGE FLOOR PLAN

SCALE-1:100



3RD REFUGE BUA DIAGRAM

SCALE-1:100

BUILT UP AREA CALCULATION

3RD REFUGE FLOOR								
A	8.60	X	30.50	X	1 NO	=	262.30	SQ.MT.
					TOTAL ADDITION	=	262.30	SQ.MT. X
DEDUCTIONS								
1	0.43	X	3.33	X	1 NO	=	1.43	SQ.MT.
2	0.93	X	2.65	X	1 NO	=	2.46	SQ.MT.
3	0.42	X	5.68	X	1 NO	=	2.39	SQ.MT.
4	0.47	X	2.14	X	1 NO	=	1.01	SQ.MT.
5	1.83	X	1.00	X	1 NO	=	1.83	SQ.MT.
6	0.72	X	1.89	X	1 NO	=	1.36	SQ.MT.
7	1.48	X	0.25	X	1 NO	=	0.37	SQ.MT.
8	0.27	X	6.40	X	1 NO	=	1.73	SQ.MT.
9	0.53	X	1.35	X	1 NO	=	0.72	SQ.MT.
10	1.60	X	0.30	X	1 NO	=	0.48	SQ.MT.
11	0.32	X	1.35	X	1 NO	=	0.43	SQ.MT.
12	0.37	X	5.45	X	1 NO	=	2.02	SQ.MT.
13	0.88	X	2.65	X	1 NO	=	2.33	SQ.MT.
14	0.37	X	3.32	X	1 NO	=	1.23	SQ.MT.
15	2.55	X	2.09	X	1 NO	=	5.33	SQ.MT.
16	2.55	X	1.80	X	1 NO	=	4.59	SQ.MT.
S.TOIL	1.83	X	1.14	X	1 NO	=	2.09	SQ.MT.
					TOTAL DEDUCTION	=	31.80	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	230.50	SQ.MT. X1

REFUGE AREA CALCULATION

3RD REFUGE FLOOR								
R1	4.13	X	3.09	X	1 NO	=	12.76	SQ.MT.
R2	3.68	X	3.32	X	1 NO	=	12.22	SQ.MT.
R3	3.18	X	2.65	X	1 NO	=	8.43	SQ.MT.
R4	3.68	X	5.60	X	1 NO	=	20.61	SQ.MT.
TOTAL REFUGE AREA						=	54.02	SQ.MT. Y2
TOTAL BUILT UP AREA [X - (Y1+Y2)]						=	176.48	SQ.MT. X1

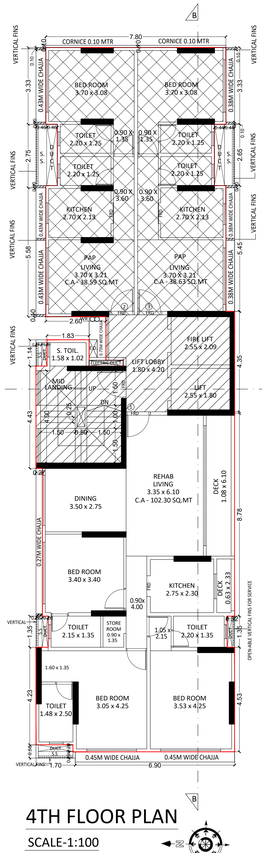
STAIRCASE AREA CALCULATION

3RD REFUGE FLOOR								
ST1	0.28	X	2.45	X	1 NO	=	0.69	SQ.MT.
ST2	3.48	X	2.30	X	1 NO	=	8.00	SQ.MT.
ST3	3.78	X	1.98	X	1 NO	=	7.48	SQ.MT.
ST4	2.08	X	2.22	X	1 NO	=	4.62	SQ.MT.
ST5	2.82	X	1.97	X	1 NO	=	5.56	SQ.MT.
ST6	2.38	X	0.08	X	1 NO	=	0.19	SQ.MT.
ST7	0.38	X	0.23	X	1 NO	=	0.09	SQ.MT.
ST8	0.20	X	4.12	X	1 NO	=	0.82	SQ.MT.
ST9	2.55	X	0.14	X	1 NO	=	0.36	SQ.MT.
ST10	2.55	X	0.08	X	1 NO	=	0.20	SQ.MT.
TOTAL STAIRCASE AREA PER FL (3RD REFUGE FLOOR)						=	28.01	SQ.MT. Y2

FITNESS CENTER AREA CALCULATION

3RD REFUGE FLOOR								
FC1	3.63	X	2.88	X	1 NO	=	10.45	SQ.MT.
FC2	1.52	X	5.61	X	1 NO	=	8.53	SQ.MT.
FC3	2.60	X	5.68	X	1 NO	=	14.77	SQ.MT.
FC4	0.50	X	0.23	X	1 NO	=	0.12	SQ.MT.
TOTAL FITNESS CENTER AREA (3RD REFUGE FLOOR)						=	33.87	SQ.MT. Y4

NET BUILT UP AREA [X1 - (Y3+Y4+Y5)]	=	114.60	SQ.MT.



4TH FLOOR PLAN

SCALE-1:100

THIS PLAN IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN THE IOD CERTIFICATE UNDER FILE NO P-20707/2024/(36)/G/North/FP New

JITENDRA ARJUNRA O KHONDE

EXECUTIVE ENGINEER BUILDING PROPOSAL (CITY) - II

SANDESH RAMESH PATIL

SANDIPKU MAR ARVIND WAGH

S. E. BP (CITY) I | A. E. BP (CITY) - I

PROFORMA 'B'

CONTENTS OF SHEET

2ND TO 7TH FLOOR PLAN & BUA DIAGRAM & CALCULATIONS, 3RD REFUGE FLOOR PLAN & BUA DIAGRAM & CALCULATIONS,

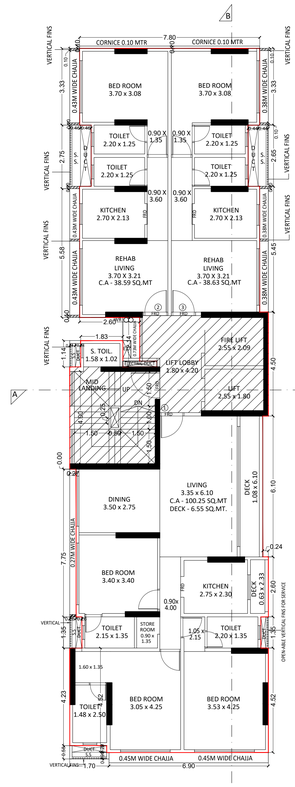
DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT OF PROPERTY BEARING F.P. NO.36 OF TPS-II MAHIM DIVISION. SITUATED AT LT. DILIP GUPTE ROAD, MAHIM WEST., MUMBAI-400016.

NAME OF OWNER	SIGNATURE
M/S, GFT REALTORS LLP (C.A. TO OWNER)	JAYDEE P VINOD MEHTA — Digitally signed by JAYDEEP VINOD MEHTA Date: 2025.02.03 13:14:42 +05'30'

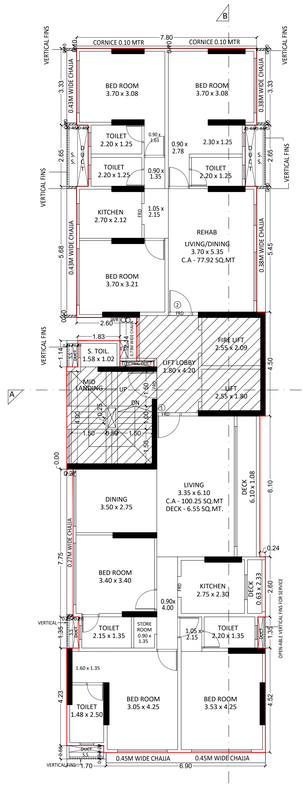
NAME & ADDRESS OF ARCHITECT	SIGNATURE
Ar. Avinash Vishnu Vaishali Kadam, COA Regn. No. CA/2010/49893 Vastuviit Architects & Consultants Architectural Planning . Statutory Approvals Wing-C1 - 304, 3rd floor, Shyamkamal Bldg, Agarwal Market, Tagal Road, Behind Zee Nyaya Bldg , Above popular foam and resine centre, Vile Parle E a s t , M u m b a i - 4 0 0 0 5 7 . OFFICE NO. 8591916316	AVINAS H V. KADAM — Digitally signed by AVINASH V. KADAM DN: cn=AVINASH V. KADAM, o=ARCHITECT, ou=Personal, email=avinash_kadam_bhabha@yahoo.co.in, c=IN Date: 2025.02.03 13:03:02 +05'30' Ar. Avinash Vishnu Vaishali Kadam. COA Regn. No. CA/2010/49893

JOB No.	DRAWN BY	CHECKED BY	PATH:-
	Ritesh	sarfraz	Ritesh / RG-Manorama / IOD / 2025 02 03



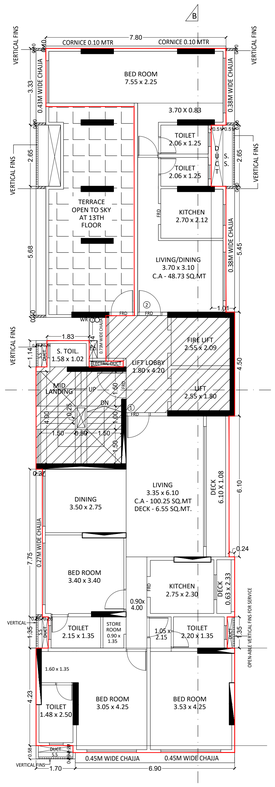
11TH FLOOR PLAN

SCALE-1:100



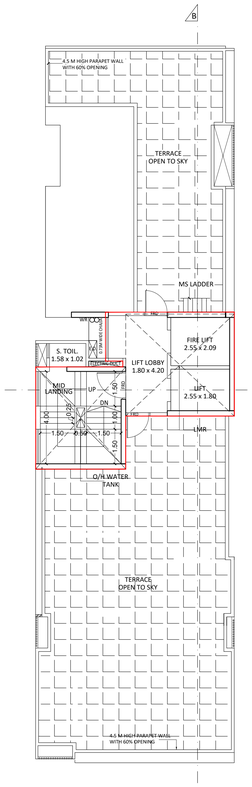
12TH FLOOR PLAN

SCALE-1:100



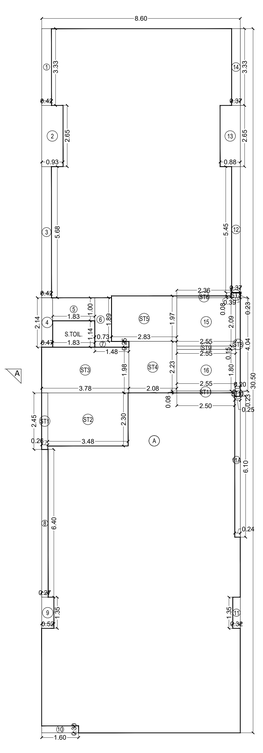
13TH FLOOR PLAN

SCALE-1:100



TERRACE FLOOR PLAN

SCALE-1:100



BUILT UP AREA CALCULATION

11TH TO 12TH FLOOR

A	8.60	X	30.50	X	1 NO	=	262.30 SQ.MT.
					TOTAL ADDITION	=	262.30 SQ.MT. X

DEDUCTIONS

1	0.43	X	3.33	X	1 NO	=	1.43 SQ.MT.
2	0.93	X	2.65	X	1 NO	=	2.46 SQ.MT.
3	0.42	X	5.68	X	1 NO	=	2.39 SQ.MT.
4	0.47	X	2.14	X	1 NO	=	1.01 SQ.MT.
5	1.83	X	1.00	X	1 NO	=	1.83 SQ.MT.
6	0.72	X	1.89	X	1 NO	=	1.36 SQ.MT.
7	1.48	X	0.25	X	1 NO	=	0.37 SQ.MT.
8	0.27	X	6.40	X	1 NO	=	1.73 SQ.MT.
9	0.53	X	1.35	X	1 NO	=	0.72 SQ.MT.
10	1.60	X	0.30	X	1 NO	=	0.48 SQ.MT.
11	0.32	X	1.35	X	1 NO	=	0.43 SQ.MT.
11A	0.24	X	6.10	X	1 NO	=	1.46 SQ.MT.
12	0.38	X	5.45	X	1 NO	=	2.07 SQ.MT.
13	0.88	X	2.65	X	1 NO	=	2.33 SQ.MT.
14	0.37	X	3.32	X	1 NO	=	1.23 SQ.MT.
15	2.55	X	2.09	X	1 NO	=	5.33 SQ.MT.
16	2.55	X	1.80	X	1 NO	=	4.59 SQ.MT.
S.TOIL	1.83	X	1.14	X	1 NO	=	2.09 SQ.MT.
					TOTAL DEDUCTION	=	33.31 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	228.99 SQ.MT. X1

STAIRCASE AREA CALCULATION

11TH TO 12TH FLOOR

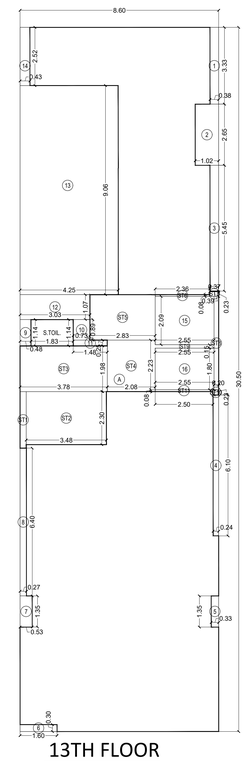
ST1	0.26	X	2.45	X	1 NO	=	0.64 SQ.MT.
ST2	3.48	X	2.30	X	1 NO	=	8.00 SQ.MT.
ST3	3.78	X	1.98	X	1 NO	=	7.48 SQ.MT.
ST4	2.08	X	2.23	X	1 NO	=	4.64 SQ.MT.
ST5	2.82	X	1.97	X	1 NO	=	5.56 SQ.MT.
ST6	2.36	X	0.08	X	1 NO	=	0.19 SQ.MT.
ST7	0.39	X	0.23	X	1 NO	=	0.09 SQ.MT.
ST8	0.20	X	4.04	X	1 NO	=	0.81 SQ.MT.
ST9	2.55	X	0.15	X	1 NO	=	0.38 SQ.MT.
ST10	0.25	X	0.23	X	1 NO	=	0.06 SQ.MT.
ST11	0.08	X	2.50	X	1 NO	=	0.20 SQ.MT.
TOTAL STAIRCASE AREA (11TH TO 12TH FLOOR)						=	28.05 SQ.MT. Y2

NET BUILT UP AREA [X1 - Y2]	=	200.94 SQ.MT.

11TH TO 12TH FLOOR BUA DIAGRAM

SCALE-1:100

10TH FLOOR	114.39
11TH FLOOR	200.94
12TH FLOOR	200.94
13TH FLOOR	166.96
TOTAL	683.23



13TH FLOOR BUA DIAGRAM

SCALE-1:100

BUILT UP AREA CALCULATION

13TH PART TERRACE FLOOR

A	8.60	X	30.50	X	1 NO	=	262.30 SQ.MT.
					TOTAL ADDITION	=	262.30 SQ.MT. X

DEDUCTIONS

1	0.38	X	3.33	X	1 NO	=	1.27 SQ.MT.
2	1.02	X	2.65	X	1 NO	=	2.70 SQ.MT.
3	0.38	X	5.45	X	1 NO	=	2.07 SQ.MT.
4	0.24	X	6.10	X	1 NO	=	1.46 SQ.MT.
5	0.33	X	1.35	X	1 NO	=	0.45 SQ.MT.
6	1.60	X	0.30	X	1 NO	=	0.48 SQ.MT.
7	0.33	X	1.35	X	1 NO	=	0.72 SQ.MT.
8	0.28	X	6.40	X	1 NO	=	1.79 SQ.MT.
9	0.48	X	1.14	X	1 NO	=	0.55 SQ.MT.
10	0.72	X	0.88	X	1 NO	=	0.63 SQ.MT.
11	1.48	X	0.25	X	1 NO	=	0.37 SQ.MT.
12	3.02	X	1.06	X	1 NO	=	3.20 SQ.MT.
13	4.25	X	9.06	X	1 NO	=	38.51 SQ.MT.
14	0.43	X	2.52	X	1 NO	=	1.08 SQ.MT.
15	2.55	X	2.09	X	1 NO	=	5.33 SQ.MT.
16	2.55	X	1.80	X	1 NO	=	4.59 SQ.MT.
S.TOIL	1.83	X	1.14	X	1 NO	=	2.09 SQ.MT.
					TOTAL DEDUCTION	=	87.26 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	195.01 SQ.MT. X1

STAIRCASE AREA CALCULATION

13TH PART TERRACE FLOOR

ST1	0.26	X	2.45	X	1 NO	=	0.64 SQ.MT.
ST2	3.48	X	2.30	X	1 NO	=	8.00 SQ.MT.
ST3	3.78	X	1.98	X	1 NO	=	7.48 SQ.MT.
ST4	2.08	X	2.23	X	1 NO	=	4.64 SQ.MT.
ST5	2.82	X	1.97	X	1 NO	=	5.56 SQ.MT.
ST6	2.36	X	0.08	X	1 NO	=	0.19 SQ.MT.
ST7	0.39	X	0.23	X	1 NO	=	0.09 SQ.MT.
ST8	0.20	X	4.04	X	1 NO	=	0.81 SQ.MT.
ST9	2.55	X	0.15	X	1 NO	=	0.38 SQ.MT.
ST10	0.25	X	0.23	X	1 NO	=	0.06 SQ.MT.
ST11	0.08	X	2.50	X	1 NO	=	0.20 SQ.MT.
TOTAL STAIRCASE AREA (13TH PART TERRACE FLOOR)						=	28.05 SQ.MT. Y2

NET BUILT UP AREA [X1 - Y2]	=	166.96 SQ.MT.

INDIVIDUAL BUILT UP AREA CALCULATION

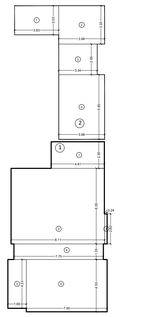
13TH FLOOR FLAT NO.1

1	4.60	X	2.29	X	1 NO	=	10.54 SQ.MT.
2	8.10	X	6.55	X	1 NO	=	53.05 SQ.MT.
3	0.24	X	2.60	X	1 NO	=	0.62 SQ.MT.
4	7.74	X	1.35	X	1 NO	=	10.45 SQ.MT.
5	1.60	X	4.22	X	1 NO	=	6.75 SQ.MT.
6	7.00	X	4.52	X	1 NO	=	31.64 SQ.MT.
					TOTAL ADDITION	=	113.05 SQ.MT. X

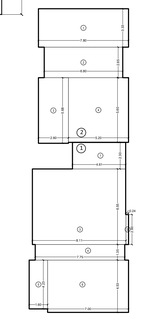
INDIVIDUAL BUILT UP AREA CALCULATION

13TH FLOOR FLAT NO.2

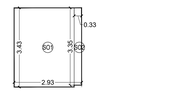
1	3.82	X	2.52	X	1 NO	=	9.63 SQ.MT.
2	3.98	X	3.32	X	1 NO	=	13.21 SQ.MT.
3	3.33	X	2.65	X	1 NO	=	8.82 SQ.MT.
4	3.98	X	5.60	X	1 NO	=	22.29 SQ.MT.
					TOTAL ADDITION	=	53.95 SQ.MT. X



INDIVIDUAL BUA CALCULATION 13TH FLR FLAT NO.1 & 2 BUA LINE DIAGRAM SCALE-1:200



INDIVIDUAL BUA CALCULATION 9TH,10TH & 12TH FLR FLAT NO.1 & 2 BUA LINE DIAGRAM SCALE-1:200

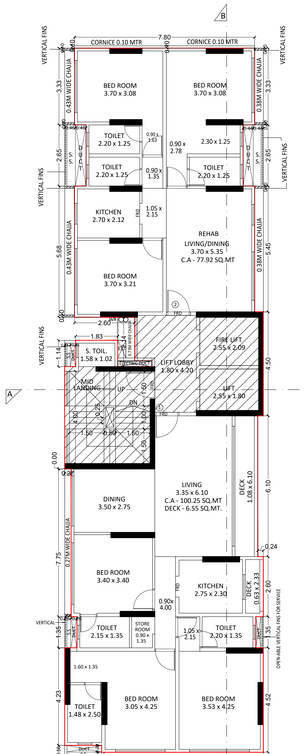


SOCIETY OFFICE BUA CALCULATION & DIAGRAM SCALE-1:100

SOCIETY OFFICE AREA CALCULATION

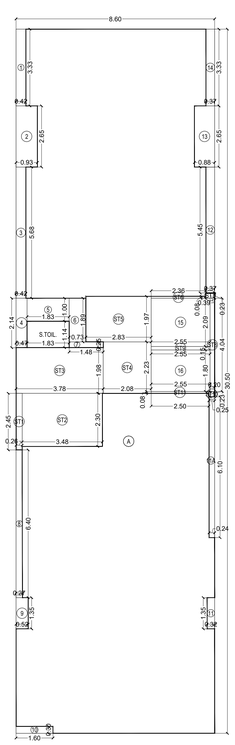
10TH REFUGE FLOOR

SO1	2.60	X	3.43	X	1 NO	=	8.92 SQ.MT.
SO2	0.33	X	3.35	X	1 NO	=	1.11 SQ.MT.
TOTAL SOCIETY OFFICE AREA (10TH REFUGE FLOOR)						=	10.03 SQ.MT. Y4



9TH FLOOR PLAN

SCALE-1:100



BUILT UP AREA CALCULATION

9TH FLOOR

A	8.60	X	30.50	X	1 NO	=	262.30 SQ.MT.
					TOTAL ADDITION	=	262.30 SQ.MT. X

DEDUCTIONS

1	0.43	X	3.33	X	1 NO	=	1.43 SQ.MT.
2	0.93	X	2.65	X	1 NO	=	2.46 SQ.MT.
3	0.42	X	5.68	X	1 NO	=	2.39 SQ.MT.
4	0.47	X	2.14	X	1 NO	=	1.01 SQ.MT.
5	1.83	X	1.00	X	1 NO	=	1.83 SQ.MT.
6	0.72	X	1.89	X	1 NO	=	1.36 SQ.MT.
7	1.48	X	0.25	X	1 NO	=	0.37 SQ.MT.
8	0.27	X	6.40	X	1 NO	=	1.73 SQ.MT.
9	0.53	X	1.35	X	1 NO	=	0.72 SQ.MT.
10	1.60	X	0.30	X	1 NO	=	0.48 SQ.MT.
11	0.32	X	1.35	X	1 NO	=	0.43 SQ.MT.
11A	0.24	X	6.10	X	1 NO	=	1.46 SQ.MT.
12	0.38	X	5.45	X	1 NO	=	2.07 SQ.MT.
13	0.88	X	2.65	X	1 NO	=	2.33 SQ.MT.
14	0.37	X	3.32	X	1 NO	=	1.23 SQ.MT.
15	2.55	X	2.09	X	1 NO	=	5.33 SQ.MT.
16	2.55	X	1.80	X	1 NO	=	4.59 SQ.MT.
S.TOIL	1.83	X	1.14	X	1 NO	=	2.09 SQ.MT.
					TOTAL DEDUCTION	=	33.31 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	228.99 SQ.MT. X1

STAIRCASE AREA CALCULATION

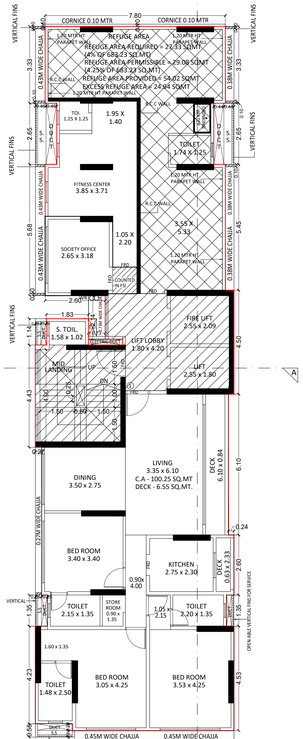
9TH FLOOR

ST1	0.26	X	2.45	X	1 NO	=	0.64 SQ.MT.
ST2	3.48	X	2.30	X	1 NO	=	8.00 SQ.MT.
ST3	3.78	X	1.98	X	1 NO	=	7.48 SQ.MT.
ST4	2.08	X	2.23	X	1 NO	=	4.64 SQ.MT.
ST5	2.82	X	1.97	X	1 NO	=	5.56 SQ.MT.
ST6	2.36	X	0.08	X	1 NO	=	0.19 SQ.MT.
ST7	0.39	X	0.23	X	1 NO	=	0.09 SQ.MT.
ST8	0.20	X	4.04	X	1 NO	=	0.81 SQ.MT.
ST9	2.55	X	0.15	X	1 NO	=	0.38 SQ.MT.
ST10	0.25	X	0.23	X	1 NO	=	0.06 SQ.MT.
ST11	0.08	X	2.50	X	1 NO	=	0.20 SQ.MT.
TOTAL STAIRCASE AREA (9TH FLOOR)						=	28.05 SQ.MT. Y2

NET BUILT UP AREA [X1 - Y2]	=	200.94 SQ.MT.

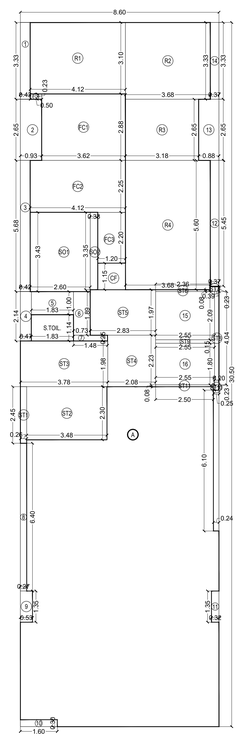
9TH FLOOR BUA DIAGRAM

SCALE-1:100



10TH REFUGE FLOOR PLAN-

SCALE-1:100



BUILT UP AREA CALCULATION

10TH REFUGE FLOOR

A	8.60	X	30.50	X	1 NO	=	262.30 SQ.MT.
					TOTAL ADDITION	=	262.30 SQ.MT. X

DEDUCTIONS

1	0.43	X	3.33	X	1 NO	=	1.43 SQ.MT.
2	0.93	X	2.65	X	1 NO	=	2.46 SQ.MT.
3	0.42	X	5.68	X	1 NO	=	2.39 SQ.MT.
4	0.47	X	2.14	X	1 NO	=	1.01 SQ.MT.
5	1.83	X	1.00	X	1 NO	=	1.83 SQ.MT.
6	0.72	X	1.89	X	1 NO	=	1.36 SQ.MT.
7	1.48	X	0.25	X	1 NO	=	0.37 SQ.MT.
8	0.27	X	6.40	X	1 NO	=	1.73 SQ.MT.
9	0.53	X	1.35	X	1 NO	=	0.72 SQ.MT.
10	1.60	X	0.30	X	1 NO	=	0.48 SQ.MT.
11	0.32	X	1.35	X	1 NO	=	0.43 SQ.MT.
11A	0.24	X	6.10	X	1 NO	=	1.46 SQ.MT.
12	0.38	X	5.45	X	1 NO	=	2.07 SQ.MT.
13	0.88	X	2.65	X	1 NO	=	2.33 SQ.MT.
14	0.37	X	3.32	X	1 NO	=	1.23 SQ.MT.
15	2.55	X	2.09	X	1 NO	=	5.33 SQ.MT.
16	2.55	X	1.80	X	1 NO	=	4.59 SQ.MT.
S.TOIL	1.83	X	1.14	X	1 NO	=	2.09 SQ.MT.
					TOTAL DEDUCTION	=	33.31 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	228.99 SQ.MT. X1

REFUGE AREA CALCULATION

10TH REFUGE FLOOR

R1	4.13	X	3.09	X	1 NO	=	12.76 SQ.MT.
R2	3.68	X	3.32	X	1 NO	=	12.22 SQ.MT.
R3	3.18	X	2.65	X	1 NO	=	8.43 SQ.MT.
R4	3.68	X	5.60	X	1 NO	=	20.61 SQ.MT.
TOTAL REFUGE AREA						=	54.02 SQ.MT. Y2
TOTAL BUILT UP AREA [X - (Y1+Y2)]						=	174.97 SQ.MT. X1

STAIRCASE AREA CALCULATION

10TH REFUGE FLOOR

ST1	0.26	X	2.45	X	1 NO	=	0.64 SQ.MT.
ST2	3.48	X	2.30	X	1 NO	=	8.00 SQ.MT.
ST3	3.78	X	1.98	X	1 NO	=	7.48 SQ.MT.
ST4	2.08	X	2.23	X	1 NO	=	4.64 SQ.MT.
ST5	2.82	X	1.97	X	1 NO	=	5.56 SQ.MT.
ST6	2.36	X	0.08	X	1 NO	=	0.19 SQ.MT.
ST7	0.39	X	0.23	X	1 NO	=	0.09 SQ.MT.
ST8	0.20	X	4.04	X	1 NO	=	0.81 SQ.MT.
ST9	2.55	X	0.15	X	1 NO	=	0.38 SQ.MT.
ST10	0.25	X	0.23	X	1 NO	=	0.06 SQ.MT.
ST11	0.08	X	2.50	X	1 NO	=	0.20 SQ.MT.
TOTAL STAIRCASE AREA (10TH REFUGE FLOOR)						=	28.05 SQ.MT. Y2

SOCIETY OFFICE AREA CALCULATION

10TH REFUGE FLOOR

SO1	2.60	X	3.43	X	1 NO	=	8.92 SQ.MT.
SO2	0.33	X	3.35	X	1 NO	=	1.11 SQ.MT.
TOTAL SOCIETY OFFICE AREA (10TH REFUGE FLOOR)						=	10.03 SQ.MT. Y4

FITNESS CENTER AREA CALCULATION

10TH REFUGE FLOOR

FC1	3.63	X	2.88	X	1 NO	=	10.45 SQ.MT.
FC2	4.13	X	2.25	X	1 NO	=	9.29 SQ.MT.
FC3	1.20	X	2.20	X	1 NO	=	2.64 SQ.MT.
FC4	0.50	X	0.23	X	1 NO	=	0.12 SQ.MT.
TOTAL FITNESS CENTER AREA (10TH REFUGE FLOOR)						=	22.50 SQ.MT. Y5

NET BUILT UP AREA [X1 - (Y3+Y4+Y5)]	=	114.39 SQ.MT.

10TH REFUGE FLOOR BUA DIAGRAM SCALE-1:100

INDIVIDUAL BUILT UP AREA CALCULATION

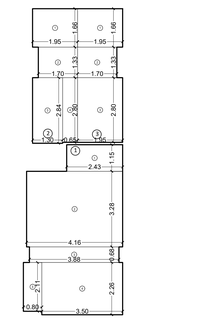
9TH,10TH & 12TH FLOOR FLAT NO.1

1	4.60	X	2.29	X	1 NO	=	10.54 SQ.MT.
2	8.10	X	6.55	X	1 NO	=	53.05 SQ.MT.
3	0.24	X	2.60	X	1 NO	=	0.62 SQ.MT.
4	7.74	X	1.35	X	1 NO	=	10.45 SQ.MT.
5	1.60	X	4.22	X	1 NO	=	6.75 SQ.MT.
6	7.00	X	4.52	X	1 NO	=	31.64 SQ.MT.
					TOTAL ADDITION	=	113.05 SQ.MT. X

INDIVIDUAL BUILT UP AREA CALCULATION

9TH,10TH & 12TH FLOOR FLAT NO.1

1	7.80	X	3.33	X	1 NO	=	25.97 SQ.MT.
2	6.80	X	2.65	X	1 NO	=	18.02 SQ.MT.
3	2.60	X	5.68	X	1 NO	=	14.77 SQ.MT.
4	5.20	X	5.60	X	1 NO	=	29.12 SQ.MT.
					TOTAL ADDITION	=	87.89 SQ.MT. X



INDIVIDUAL BUA CALCULATION 11 FLOOR FLAT NO.1,2 & 3 BUA LINE DIAGRAM SCALE-1:200

INDIVIDUAL BUILT UP AREA CALCULATION

11TH FLOOR FLAT NO.1

1	4.60	X	2.29	X	1 NO	=	10.54 SQ.MT.
2	8.10	X	6.55	X	1 NO	=	53.05 SQ.MT.
3	0.24	X	2.60	X	1 NO	=	0.62 SQ.MT.
4	7.74	X	1.35	X	1 NO	=	10.45 SQ.MT.
5	1.60	X	4.22	X	1 NO	=	6.75 SQ.MT.
6	7.00	X	4.52	X	1 NO	=	31.64 SQ.MT.
					TOTAL ADDITION	=	113.05 SQ.MT. X

INDIVIDUAL BUILT UP AREA CALCULATION

11TH FLOOR FLAT NO. 2

1	3.90	X	3.33	X	1 NO	=	12.99 SQ.MT.
2	3.40	X	2.65	X	1 NO	=	9.01 SQ.MT.
3	2.60	X	5.68	X	1 NO	=	14.77 SQ.MT.
4	1.30	X	5.60	X	1 NO	=	7.28 SQ.MT.
					TOTAL ADDITION	=	44.05 SQ.MT. X

INDIVIDUAL BUILT UP AREA CALCULATION

11TH FLOOR FLAT NO. 3

1	3.90	X	3.33	X	1 NO	=	12.99 SQ.MT.
2	3.40	X	2.65	X	1 NO	=	9.01 SQ.MT.
3	3.90	X	5.60	X	1 NO	=	21.84 SQ.MT.
					TOTAL ADDITION	=	43.84 SQ.MT. X

THIS PLAN IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN THE IOD CERTIFICATE UNDER FILE NO P-20707/2024/(36)/G/North/FP New

JITENDR A ARJUNRA O KHONDE

EXECUTIVE ENGINEER BUILDING PROPOSAL (CITY) - II

SANDESH RAMESH PATIL

SANDIPKU MAR ARVIND WAGH

S. E. BP (CITY) I

A. E. BP (CITY) - I

PROFORMA 'B'

CONTENTS OF SHEET

8TH TO 16TH FLOOR PLAN & BUA DIAGRAM & CALCULATIONS, 10TH REFUGE FLOOR PLAN & BUA DIAGRAM & CALCULATIONS, SOCIETY OFFICE BUA DIAGRAM & CALCULATION.

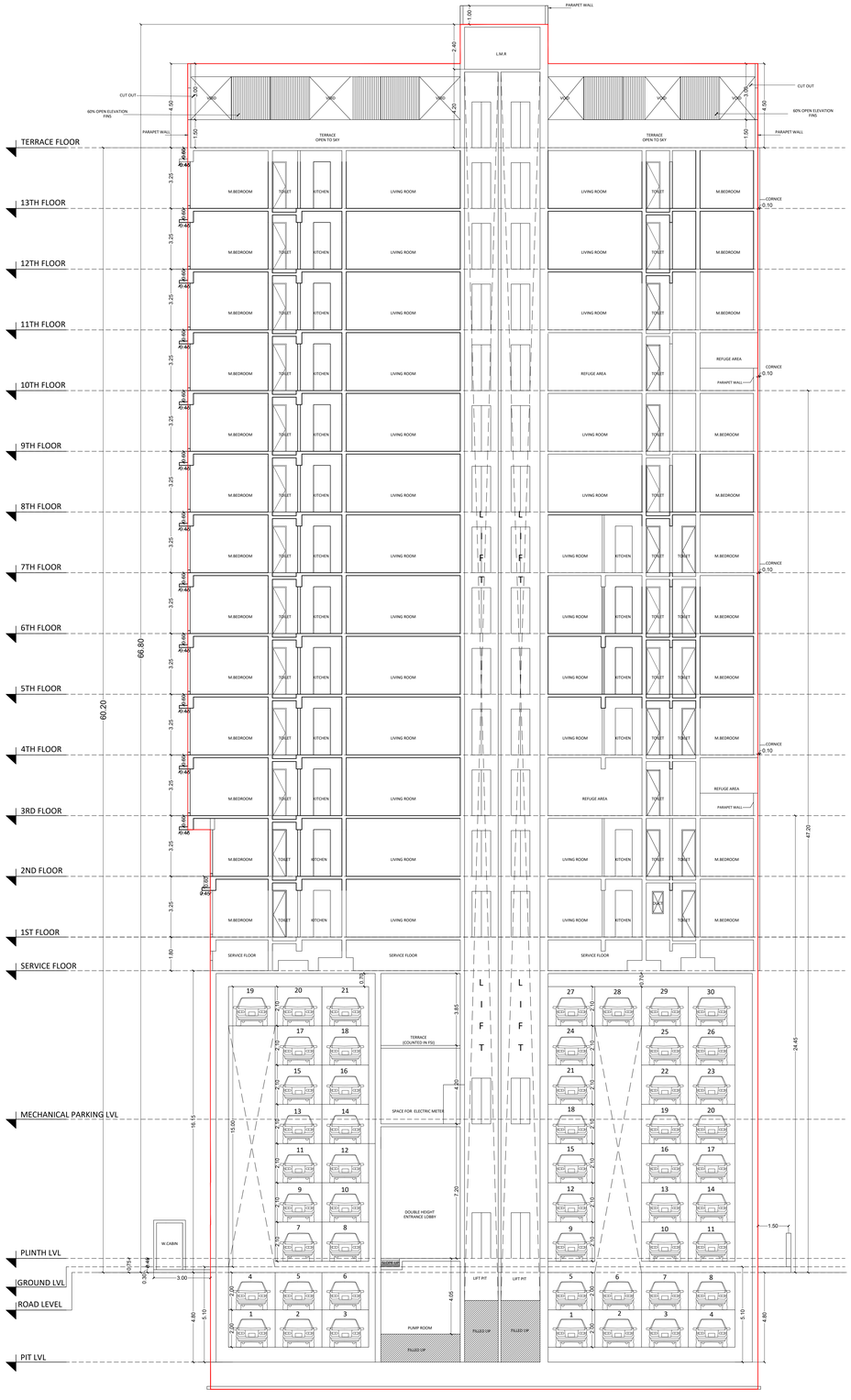
DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT OF PROPERTY BEARING F.P. NO.36 OF TPS-II MAHIM DIVISION, SITUATED AT LT. DILIP GUPTE ROAD, MAHIM WEST, MUMBAI-400016.

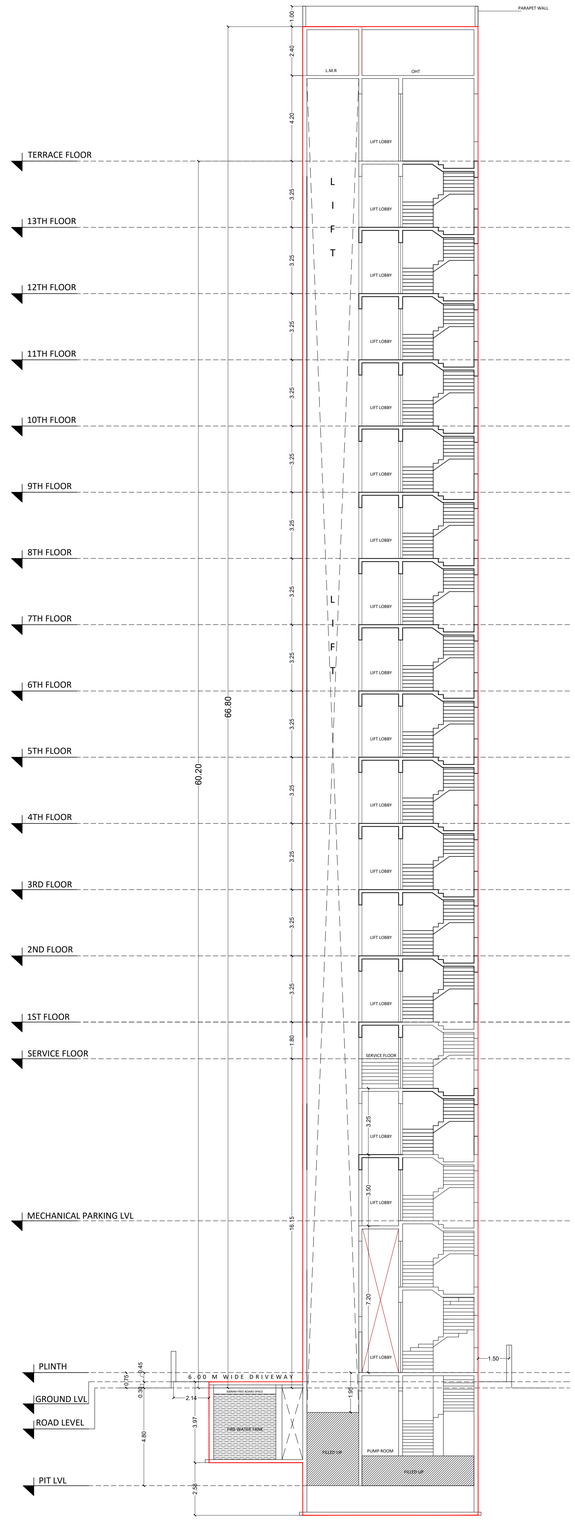
NAME OF OWNER	SIGNATURE
M/S, GFT REALTORS LLP (C.A. TO OWNER)	JAYDEEP P VINOD MEHTA — Digitally signed by JAYDEEP VINOD MEHTA Date: 2025.02.03 13:14:59 +05'30'

NAME & ADDRESS OF ARCHITECT	SIGNATURE
Ar. Avinash Vishnu Vaishali Kadam, COA Regn. No. CA/2010/49893 Aadastuviit Architects & Consultants Architecural Planning , Statutory Approvals Wing-C1 - 304, 3rd floor, Shyamkamal Bldg, Agarwal Market, Tejpal Road, Behind Zee Nayak Bldg , Above popular foam and resine centre, Vile Parle East Mumbai 400057 OFFICE NO. 8591916318	AVINASH V. KADAM — Digitally signed by AVINASH V. KADAM DN: c=IN, o=PERSONAL, ou=ARCHITECT, email=avinash_kmp@yahoo.co.in, cn=AVINASH V. KADAM Date: 2025.02.03 13:53:14 +05'30' Ar. Avinash Vishnu Vaishali Kadam, COA Regn. No. CA/2010/49893

JOB No.	DRAWN BY	CHECKED BY	PATH:-
	Ritesh	sarfraz	Ritesh / RG-Manorama / IOD / 2025 02 03



SECTION - BB'

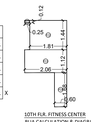


SECTION - AA'

BUILT UP AREA CALCULATION

TYPICAL FLOOR

FC1	0.50	X	0.23	X	1 NO	=	0.12	SQ.MT.
FC2	3.63	X	2.88	X	1 NO	=	10.45	SQ.MT.
FC3	4.13	X	2.25	X	1 NO	=	9.29	SQ.MT.
FC4	1.20	X	3.35	X	1 NO	=	4.02	SQ.MT.
					TOTAL ADDITION	=	23.88	SQ.MT. X



10TH FLR. FITNESS CENTER
BUA CALCULATION & DIAGRAM
SCALE:1:200

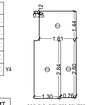
FITNESS CENTER AREA CALCULATION

3RD REFUGE FLOOR

FC1	3.62	X	2.88	X	1 NO	=	10.43	SQ.MT.
FC2	1.52	X	5.60	X	1 NO	=	8.51	SQ.MT.
FC3	2.60	X	5.68	X	1 NO	=	14.77	SQ.MT.
FC4	0.50	X	0.23	X	1 NO	=	0.12	SQ.MT.
TOTAL FITNESS CENTER AREA (3RD REFUGE FLOOR)						=	33.83	SQ.MT. 14

FITNESS CENTER AREA STATEMENT

TOTAL PROPOSED BUA	=	2979.01 SQ.MT.
PERMISSIBLE FITNESS CENTER AREA 2% AS PER DCPR (2979.01X2%)	=	59.58 SQ.MT.
PROPOSED FITNESS CENTER AREA	=	57.71 SQ.MT.



3RD FLR. FITNESS CENTER
BUA CALCULATION & DIAGRAM
SCALE:1:200

THIS PLAN IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN THE IOD CERTIFICATE UNDER FILE NO P-20707/2024/(36)/G/North/FP New

JITENDRA ARJUNRAO KHONDE

EXECUTIVE ENGINEER BUILDING PROPOSAL (CITY) - II

SANDESH RAMESH PATIL

SANDIPKU MAR ARVIND WAGH

S. E. BP (CITY) I | A. E. BP (CITY) - I

PROFORMA 'B'

CONTENTS OF SHEET

SECTIONS 'A'-'A' & 'B'-'B' & FITNESS CENTER AREA DIAGRAM, CALCULATIONS & STATEMENT.

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT OF PROPERTY BEARING F. P. NO.36 OF TPS-II MAHIM DIVISION, SITUATED AT LT. DILIP GUPTE ROAD, MAHIM WEST., MUMBAI-400016.

NAME OF OWNER	SIGNATURE
M/S, GFT REALTORS LLP (C.A. TO OWNER)	JAYDEEP VINOD MEHTA Digitally signed by JAYDEEP VINOD MEHTA Date: 2025.02.03 13:15:17 +05'30'

NAME & ADDRESS OF ARCHITECT	SIGNATURE
Ar. Avinash Vishnu Vaishali Kadam, COA Regn. No. CA/2010/49893 Adastuviit Architects & Consultants Architectural Planning , Statutory Approvals Wing-C7 - 304, 3rd floor, Shyamkamal Bldg, Agarwal Market, Tejpal Road, Opp. Jain Nursing Bldg, Above popular foam and home centre, Vile Parle E a s t , M u m b a i - 4 0 0 0 5 7 . OFFICE NO. 8591916218	AVINASH H V. KADAM Digitally signed by AVINASH V. KADAM DN: cn=AVINASH V. KADAM, o=ARCHITECT, ou=ARCHITECT, email=avinash_kadam@yahoo.com Date: 2025.02.03 13:53:28 +05'30' Ar. Avinash Vishnu Vaishali Kadam, COA Regn. No. CA/2010/49893

JOB No.	DRAWN BY	CHECKED BY	PATH:-
	Ritesh	sarfraz	Ritesh / RG-Manorama / IOD / 2025 02 03

CESSED

#REF! #REF! #REF!

Table - 21

SR. NO.	NAME OF TENANTS / OCCUPANTS / MEMBERS OF SOCIETY	R/NR	PROPOSED FLAT (TENTATIVE LOCATION)		EXISTING FLAT (TENTATIVE LOCATION)		DETAILS OF EXISTING CARPET AREA AS CERTIFIED BY MHADA				DETAILS OF PROPOSED CARPET AREA			CARPET AREA CONSIDERED FOR INCENTIVE FSI PURPOSE	CARPET AREA CONSIDERED FOR FSI / FUNGIBLE FSI PURPOSE	ADDITIONAL 5% CARPET AREA	TOTAL PERMISSIBLE CARPET AREA	PERMISIBLE BUA FOR REHAB	PERMISIBLE FUNGIBLE BUA IN SQ. MT.	FUNGIBLE BUA PROVIDED FOR COMMON AMENITIES	NET FUNGIBLE BUA PERMISSIBLE TO REHAB	TOTAL PERMISIBLE BUA PLUS FUNGIBLE BUA	TOTAL PROPOSED REHAB BUA INCLUDING FUNGIBLE BUA	EXCESS / DEFICIT OF FUNGIBLE BUA	
			FLAT / SHOP NO.	FLOOR	FLAT / SHOP NO.	FLOOR	EXISTING CARPET AREA EXCLUDING COMMON AREA	BALCONY CARPET AREA (BUA CERTIFIED BY MHADA BUA /1.20)	Common Carpet Area (BUA certified by MHADA / 1.20)	TOTAL CARPET AREA	CARPET AREA INCLUDING BALCONY	FUNGIBLE AREA FEATURES LIKE BALCONY ETC.	TOTEL CARPET AREA PROPOSED (9+10)	MIN OF 8 & 9 (MIN 27.88 MAX 120 SQ.MT FOR RESI.)	MIN OF 8 & 11	(13 X 5%)	(13 + 13A)	(13B X 1.20)	(14 X 0.35)	AS PER THE STATEMENT	(1 5 - 16)	(14 + 17)	AS PER THE PLAN	EXCESS (19-18)	DEFECIT (18-19)
1	2	3	4	5	4	5	6	7A	7B	8	9	10	11	12	13	13A	13B	14	15	16	17	18	19	20	21
1	Mrs. Sushila Shah	R	501	5TH	1	GR	36.79	3.55	5.64	45.98	102.30	0.00	102.30	45.98	45.98	2.30	48.28	57.93	20.28	0.00	20.28	78.21	114.60	36.39	
2	Mrs. Chandrayya A. Uppal	R	401	4TH	2	GR	63.82	3.55	9.79	77.16	102.30	0.00	102.30	77.16	77.16	3.86	81.02	97.22	34.03	0.00	34.03	131.25	114.60		16.65
3	Mrs. Madhushri Dhiren Khot	R	201	2ND	3	1ST	37.30	9.69	3.41	50.40	74.25	0.00	74.25	50.40	50.40	2.52	52.92	63.50	22.23	0.00	22.23	85.73	84.40		1.33
4	Mrs. Tilottama Shankar Khot	R	102 & 802	1ST & 8TH	4	1ST	63.82	6.61	5.84	76.27	130.68	0.00	130.68	76.27	76.27	3.81	80.08	96.10	33.64	0.00	33.64	453.81	480.09	26.28	
5	Mrs. Tilottama Shankar Khot	R	902 & 1102	9TH & 11TH	5&6	2ND	75.79	13.72	6.99	96.50	116.51	0.00	116.51	96.50	96.50	4.83	101.33	121.59	42.56	0.00	42.56				
6	Mrs. Tilottama Shankar Khot	R	101 & 301	1ST & 3RD	7	3RD	76.32	10.65	7.05	94.02	176.39	0.00	176.39	94.02	94.02	4.70	98.72	118.47	41.46	0.00	41.46				
		Cessed Resi. Total					**353.84**	**47.77**	**38.72**	**440.33**	**702.43**	**0.00**	**702.43**	**440.33**	**440.33**	**22.02**	**462.35**	**554.82**	**194.19**	**0.00**	**194.19**	**749.00**	**793.69**	**62.67**	**17.98**

NON CESSED

1	Mrs. Tilottama Shankar Khot	R	1103 & 1202	11TH & 12TH	A-12	4TH	52.04	8.29	12.01	72.34	116.55	0.00	116.55	72.34	72.34	0.00	72.34	86.81	30.38	0.00	30.38	117.19	131.73	14.54	
2	M/s. Lexicon Chemical Pvt Ltd.	R	701	7TH	A-9	1ST	52.68	12.62	4.82	70.12	102.30	0.00	102.30	70.12	70.12	0.00	70.12	84.14	29.45	0.00	29.45	230.22	229.20		1.02
3	M/s. Lexicon Chemical Pvt Ltd.	R	801	8TH	A-10	2ND	54.35	12.62	5.02	71.99	102.30	0.00	102.30	71.99	71.99	0.00	71.99	86.39	30.24	0.00	30.24				
4	M/s. Beluga Biozymes Pvt.Ltd.	R	601	6TH	A-11	3RD	53.72	12.62	4.96	71.30	102.30	0.00	102.30	71.30	71.30	0.00	71.30	85.56	29.95	0.00	29.95	115.51	114.60		0.91
		Non Cessed Resi. Total					**212.79**	**46.15**	**26.81**	**285.75**	**423.45**	**0.00**	**423.45**	**285.75**	**285.75**	**0.00**	**285.75**	**342.90**	**120.02**	**0.00**	**120.02**	**462.92**	**475.53**	**14.54**	**1.93**

	PAP																								
1	ANITA SANTOSH PATIL	R	202	2ND			27.88	-	-	27.88	38.59	-	38.59	-	27.88	-	27.88	33.45	11.71	-	-	45.16	44.05		1.11
2	MANGAL DILIP TIBILE	R	203	2ND			27.88	-	-	27.88	38.63	-	38.63	-	27.88	-	27.88	33.45	11.71	-	-	45.16	43.84		1.32
3	MR. CHETAN BALUBHAI PATEL	R	402	4TH			27.88	-	-	27.88	38.59	-	38.59	-	27.88	-	27.88	33.45	11.71	-	-	45.16	44.05		1.11
4	MRS. BHARTI SANJAY UDESHI	R	403	4TH			27.88	-	-	27.88	38.63	-	38.63	-	27.88	-	27.88	33.45	11.71	-	-	45.16	43.84		1.32
5	MRS. SUSHMA AJIT GANDHI	R	502	5TH			27.88	-	-	27.88	38.59	-	38.59	-	27.88	-	27.88	33.45	11.71	-	-	45.16	44.05		1.11
6	MR. VINIT AJIT GANDHI	R	503	5TH			27.88	-	-	27.88	38.63	-	38.63	-	27.88	-	27.88	33.45	11.71	-	-	45.16	43.84		1.32
7	MRS. ALKA JAWAHAR GANDHI	R	602	6TH			27.88	-	-	27.88	38.59	-	38.59	-	27.88	-	27.88	33.45	11.71	-	-	45.16	44.05		1.11
8	MR. RISHAB JAWAHAR GANDHI	R	603	6TH			27.88	-	-	27.88	38.63	-	38.63	-	27.88	-	27.88	33.45	11.71	-	-	45.16	43.84		1.32
9	MR. MIHIR NITIN GANDHI	R	702	7TH			27.88	-	-	27.88	38.59	-	38.59	-	27.88	-	27.88	33.45	11.71	-	-	45.16	44.05		1.11
10	MRS. SARITA NITIN GANDHI	R	703	7TH			27.88	-	-	27.88	38.63	-	38.63	-	27.88	-	27.88	33.45	11.71	-	-	45.16	43.84		1.32
	TOTAL						**278.80**	**0.00**	**0.00**	**278.80**	**386.10**	**0.00**	**386.10**	**0.00**	**278.80**	**0.00**	**278.80**	**334.50**	**117.08**	**0.00**	**0.00**	**451.58**	**439.45**	**0.00**	**12.13**

PROFORMA 'B'

CONTENTS OF SHEET

Table 21

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT OF PROPERTY BEARING F.P. NO.36 OF TPS-II MAHIM DIVISION, SITUATED AT LT. DILIP GUPTE ROAD, MAHIM WEST, MUMBAI-400016.

NAME OF OWNER	SIGNATURE
M/S, GFT REALTORS LLP (C.A. TO OWNER)	JAYDEEP VINOD MEHTA Digitally signed by JAYDEEP VINOD MEHTA Date: 2025.02.03 13:15:32 +05'30'

NAME & ADDRESS OF ARCHITECT	SIGNATURE
Ar. Avinash Vishnu Vaishali Kadam, COA Regn. No. CA/2010/49893 Vastuviit Architects & Consultants Architectural Planning . Statutory Approvals Wing-C1 - 304, 3rd floor, Shyamkamal Bldg, Agarwal Market, Tejpal Road, Behind Zee Nayak Bldg , Above popular foam and rexine centre. Vile Parle East, Mumbai 400057. OFFICE NO. 8591916318	AVINASH V. KADAM Digitally signed by AVINASH V. KADAM DN: cn=AVINASH V. KADAM, o=ARCHITECT, ou=ARCHITECT, email=avinash_ie1@yahoo.co.in, c=IN Date: 2025.02.03 13:53:41 +05'30' Ar. Avinash Vishnu Vaishali Kadam, COA Regn. No. CA/2010/49893

JOB No.	DRAWN BY	CHECKED BY	PATH:-
	Ritesh	sarfraz	Ritesh / RG-Manorama / IOD / 2025 02 03