

PLOT AREA DIA.

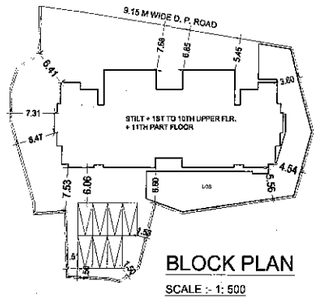
SCALE :- 1: 4000

PLOT AREA CALCULATION

ADDITIONS

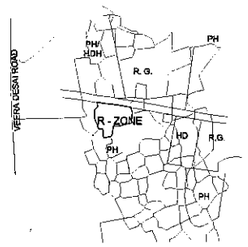
1.	8.69	X	4.93	X 0.50	=	21.16 SQ.M
2.	22.52	X	4.97	X 0.50	=	55.95 SQ.M
3.	22.53	X	0.11	X 0.50	=	1.23 SQ.M
4.	35.00	X	1.25	X 0.50	=	21.87 SQ.M
5.	22.03	X	4.87	X 0.50	=	53.53 SQ.M
6.	28.03	X	4.80	X 0.50	=	55.26 SQ.M
7.	33.67	X	6.83	X 0.50	=	114.97 SQ.M
8.	49.86	X	23.50	X 0.50	=	586.84 SQ.M
9.	31.42	X	8.57	X 0.50	=	134.62 SQ.M
10.	13.62	X	2.83	X 0.50	=	19.26 SQ.M
11.	17.84	X	5.18	X 0.50	=	46.21 SQ.M
12.	28.03	X	8.36	X 0.50	=	117.16 SQ.M
13.	49.86	X	6.86	X 0.50	=	171.02 SQ.M
14.	23.69	X	1.85	X 0.50	=	21.91 SQ.M
15.	19.43	X	8.66	X 0.50	=	84.13 SQ.M
16.	19.43	X	6.60	X 0.50	=	61.12 SQ.M
17.	17.75	X	1.86	X 0.50	=	16.51 SQ.M

TOTAL AREA = 1581.85 SQ.M



BLOCK PLAN

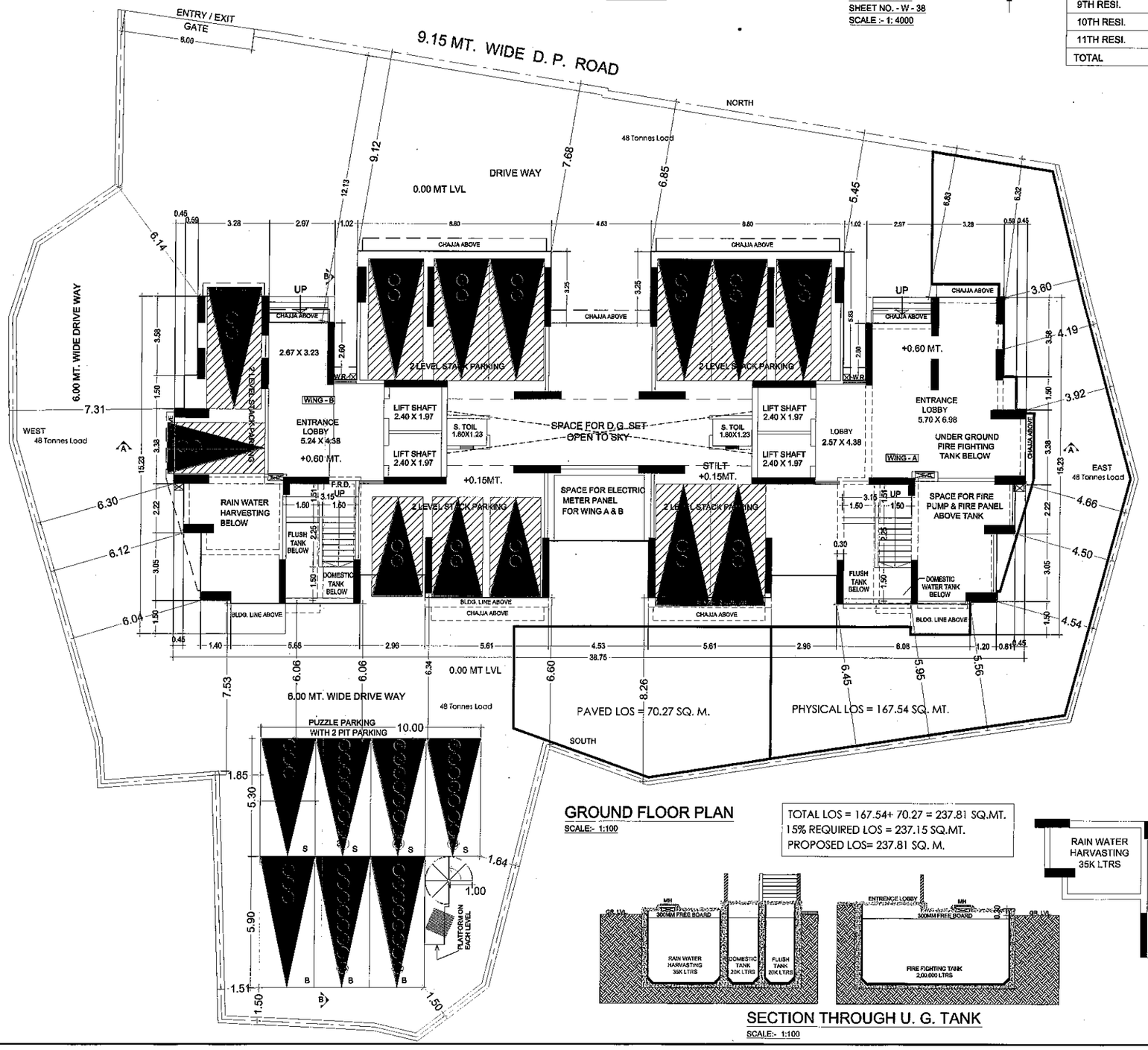
SCALE :- 1: 500



LOCATION PLAN

'K' WEST WARD
SHEET NO. - W - 38
SCALE :- 1: 4000

N



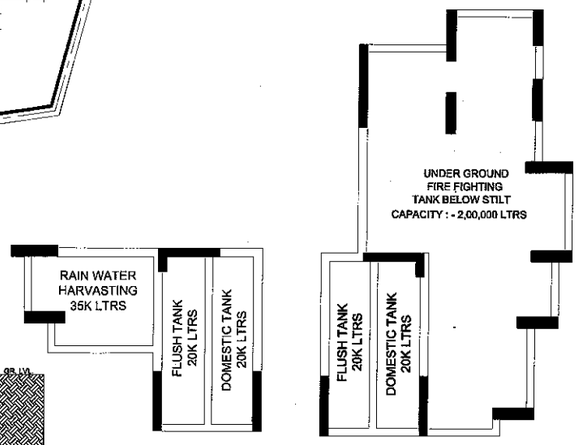
GROUND FLOOR PLAN

SCALE:- 1:100

TOTAL LOS = 167.54+ 70.27 = 237.81 SQ.MT.
15% REQUIRED LOS = 237.15 SQ.MT.
PROPOSED LOS= 237.81 SQ. M.

SECTION THROUGH U. G. TANK

SCALE:- 1:100



UNDER GROUND WATER TANK PLAN

SCALE:- 1:100

SUMMARY

BUILT UP AREA STATEMENT

FLOOR	BUILT UP AREA IN SQ.MT.
GROUND	STILT
1ST RESI.	399.82 SQ.MT.
2ND RESI.	399.82 SQ.MT.
3RD RESI.	399.82 SQ.MT.
4TH RESI.	412.42 SQ.MT.
5TH RESI.	412.42 SQ.MT.
6TH RESI.	416.40 SQ.MT.
7TH REFUGE (RESI.)	288.18 SQ.MT.
8TH RESI.	416.40 SQ.MT.
9TH RESI.	424.98 SQ.MT.
10TH RESI.	424.98 SQ.MT.
11TH RESI.	165.59 SQ.MT.
TOTAL	4160.79 SQ.MT.

STAIRCASE & LIFT AREA FREE OF FSI. (WING - A & B)

FLOOR	TOTAL AREA IN SQ.MT.
GR. FLOOR	-
1ST. FLOOR	79.54
2ND. FLOOR	79.54
3RD. FLOOR	79.54
4TH. FLOOR	79.02
5TH. FLOOR	79.02
6TH. FLOOR	78.95
7TH. FLOOR	78.86
8TH. FLOOR	78.95
9TH. FLOOR	78.95
10TH. FLOOR	78.95
11TH. FLOOR	85.88
TOTAL	877.20 SQ.MT.

PARKING STATEMENT AS PER DCPR 2034

CARPET AREA	AS PER RULE	NO. OF FLATS	PARKING REQ.
0- 45.00 SMT.	1 PARKING FOR 4 TENEMENTS	NIL	NIL
45 - 60 SQ.MT.	1 PARKING FOR 2 TENEMENTS	36	36.00
60 - 90 SQ.MT.	1 PARKING FOR 1 TENEMENTS	24	24.00
ABOVE 90 SQ.MT.	2 PARKING FOR 1 TENEMENTS	NIL	NIL
TOTAL		60	60.00
10% VISTORS			6.00
TOTAL PARKING REQ.			66.00
TOTAL PARKING PROVIDED			72.00

FLOOR	BIG	SMALL
STILT (Stack)	18	08
PUZZLE PARKING	19	27
TOTAL	37	35
TOTAL PARKING BIG & SMALL	37 + 35 = 72 NOS.	

33%ADDITIONAL F.S.I

PLOT AREA = 1566.80 SQMT
172.24 X 33% = 517.00 SQMT.

Sr.No.	Amount Paid To	Amount RS.	Receipt NO.	Date
1	50%TO M.C.G.M.	36,44,850.00/	2073493	20/11/2015
2	50% TO GOVT. OF MAHARASHTRA	36,44,850.00/	046486	03/11/2015

BMC FILE NO. CHE/WS/1608/K/337(NEW) (1/7)

PROFORMA - B

STAMP & DATE OF APPROVAL OF PLAN

This Cancels Approval to the Previous plan Sanctioned U/No. CHE/WS/1606/K/337(NEW) Dtd. 18-06-2019

Approved subject to the conditions mentioned in this office Letter U/NO.CHE/WS/1606/K/337(NEW) Dtd. 14/01/2022

PRAKASH LAHANUJI AKARE	AMIT PRAKAS H PATIL	Navnath Sopanrao Ghadge
S. E. B. P. K/W-N2	A. E. B. P. K/W	E.E.(B.P.)'K-WARD'

NAME AND ADD. OF L. S.

J. T. VATNANI
LICENSED SURVEYOR
51, SWASTIK PLAZA, SECOND FLOOR, V. L. MEHTA ROAD, J.V.P.D. SCHEME, VILE PARLE (WEST), MUMBAI- 400049

SIGNATURE OF L. S.

Jalkrishan Thadhara Vatnani Digitally signed by Jalkrishan Thadhara Vatnani Date: 2022.01.14 14:21:11 +05'30'

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT U/R ON THAT THE DIMENSION OF SIDES OF THE PLOT STATED ON THE PLAN ARE MEASURED ON SITE AND AREA SO WORKED OUT IS 1581.05 SQ.MT. TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

Jalkrishan Thadhara Vatnani Digitally signed by Jalkrishan Thadhara Vatnani Date: 2022.01.14 14:21:11 +05'30'

CONTENTS OF SHEET

STILT FLOOR, BLOCK & LOCATION PLAN, PLOT AREA CALC.

DESCRIPTION OF PROPOSAL AND PROPERTY

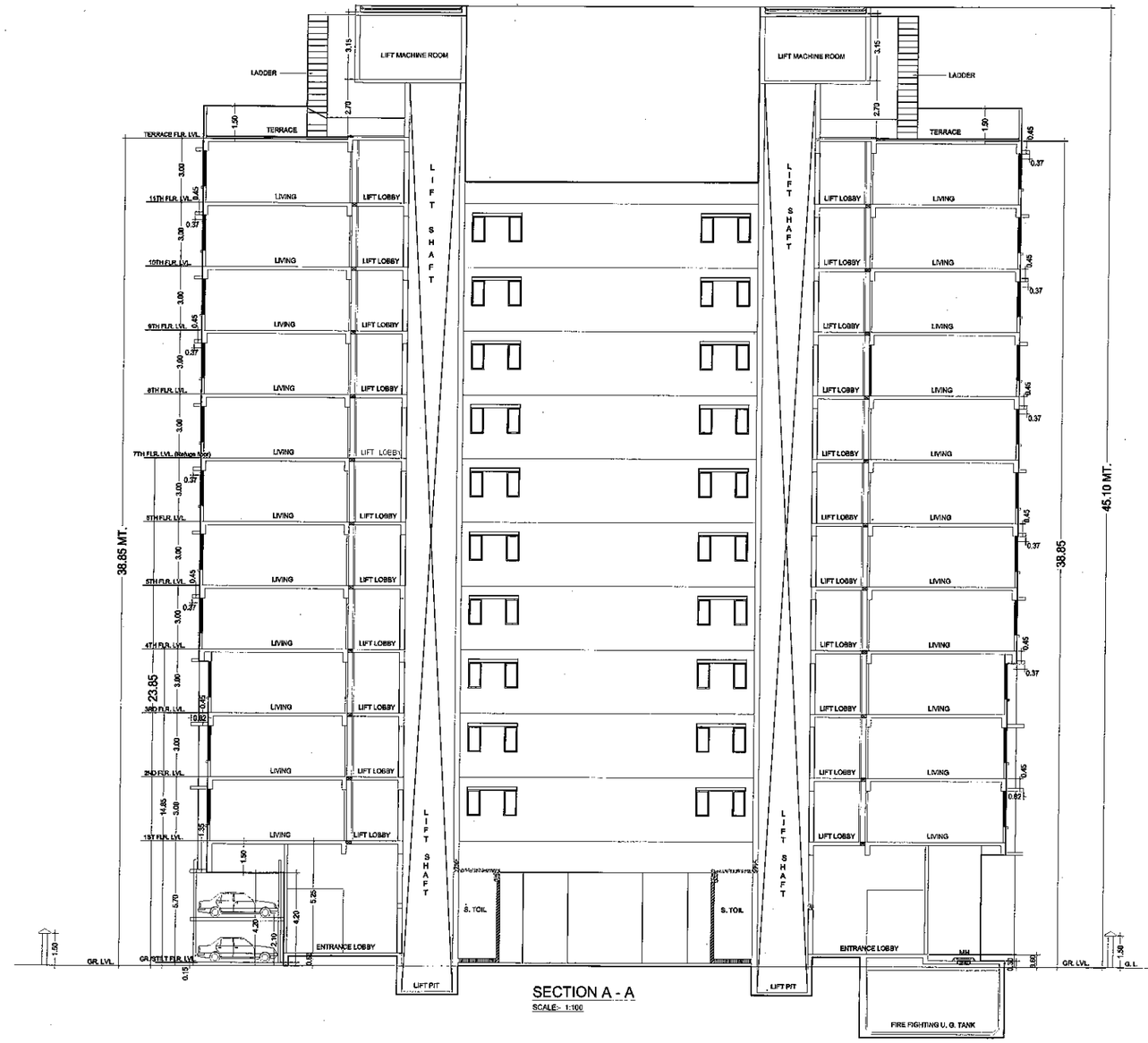
PROPOSED RE-DEVELOPMENT ON PLOT BEARING C.T.S. 165A OF VILLAGE AMBIVALI, OFF. VEERA DESAI ROAD,ANDHERI (WEST), MUMBAI. FOR 'THE RBI EMPLOYEE'S BHAGYADARSHINI CO.-OP. HSG. SOC. LTD.'

NAME OF APPLICANT	SIGN. OF APPLICANT
SHRI. YASH MITTAL PARTNER FOR VGM POJECTS LLP C. A. TO OWNER THE RBI EMPLOYEE'S BHAGYADARSHINI CO.-OP. HSG. SOC. LTD.	YASH MITTAL Digitally signed by YASH MITTAL Date: 2022.01.14 14:12:04 +05'30'

DRG.NO.	SCALE	DATE	DRN.BY.	CHKD.BY.
366	AS SHOWN		SUNIL	

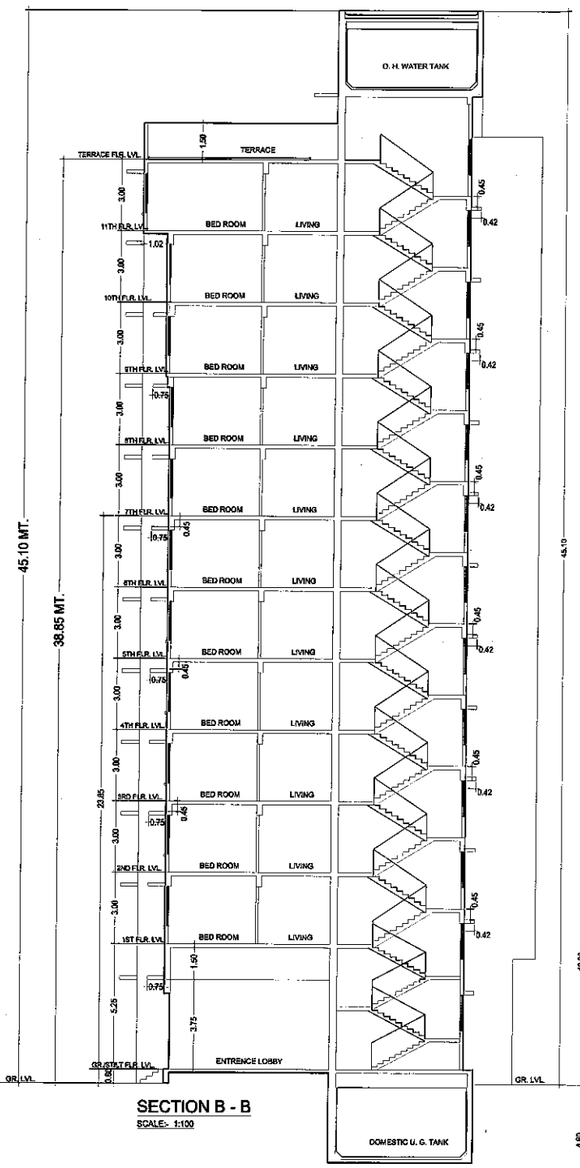
PROFORMA - A

A	PROFORMA - A	SQ. MTS.
1	Area of plot as per P.R.C.	1581.05
2	Deductions for	-
	a) Road set back area	-
	b) Proposed road	
	c) Any reservation	
	d) other	
3	Balance area of plot (1 - 2)	1581.05
4	Net area of plot	1581.05
5	Addition for F.S.I. a) 100% for D.P. Road b) 100% for set back	-
6	Total Area (5+6)	1581.05
7	F.S.I. Permissible	ONE
8	Protected Area Reg. No.30 (C) (As per approved plan) 1905.91 sq.mt.	
	8(a) Protected area beyond net plot area = 1905.91 - 1581.05 = 324.86	
9	Area as per Reg. 33(7) (B)= (1905.91 X 0.15 = 285.89sq.mt. or 35 Nos. X 10 = 350.00 sq.mt.	
10	Additions for floor space index	
	(a) Slum TDR as per Table No. 12 of Reg. 30 (perm. 316.21 or 393.26) Slum TDR Claimed (SRA/1417/LAND)	160.00
	(b) Add. Incentive FSI as per Reg. 33(7)(B) = 350.00 SQ.MT.	350.00
	(c) Balance Protected area as per Reg 30(c) = (1905.91 - 1581.05) = 324.86	324.86
	(d) Add. FSI Perm. = 746.19sq.mt. (Already Claimed = 517.00 sqmt.) (Balance Add.FSI Claimed now = 746.19- 517.00 = 229.19sqmt.)	517.00 / 229.19
11	Permissible floor area (6x7)+10 above	3162.10
12	Existing floor area	NIL
13	Proposed built up area	3162.10
14	Excess balcony area taken in F.S.I.	-
15	Total built up area proposed (12 + 13 + 14)	3162.10
16	F.S. I. consumed on net holding = (15 / 3)	2.00
B	Details of Residential / Non residential areas	
1	Purely residential built up area	3162.10
2	Remaining non- residential built up area	NIL
C	Details of FSI availed as per DCR 31 (3)	
1	Fungible comp. area component permissible vide Reg. 31 (3) for purely residential = or < (B1 x 0.35)	1106.73
2	Fungible comp. area component proposed vide Reg. 31 (3) for non residential = or < (B2x 0.35)	-
3	Fungible kept in Abeyance	30.44
4	Total fungible comp. area prop vide Reg. 31 (3) = (C1 + C2)	988.69
4	Total gross built up area proposed (14 + C3)	4160.79
D	Tenements Statement	
i	Proposed area (item a, 12 above)	4160.79
ii	Less deduction oe non residential area (shop etc.)	NIL
iii	Area available for tenements [(i) minus (ii)]	
iv	Tenements permissible (Density of tenements/hectare)	187.Nos
v	Tenements proposed	60 Nos.
vi	Tenements existing	NIL
	Total tenements on the plot	60 Nos.
E	PARKING AREA STATEMENT	
i)	Parking required by Regulations for	
	Car	60 Nos.
	Scooter / Motor cycle	
	Outsiders / Visitors	15 Nos.
ii)	Covered garages permissible	
iii)	Covered garages proposed	
	Car	
	Scooter / Motor Cycle	
	Outsiders / Visitors	
iv)	Total parking required	66 Nos.
v)	Total parking proposed	72 Nos.
F.	Transport Vehicles parking	N A
i)	Space for transport vehicles parking required by Regulations	N A
ii)	Total no.of transport vehicles parking spaces provided	N A



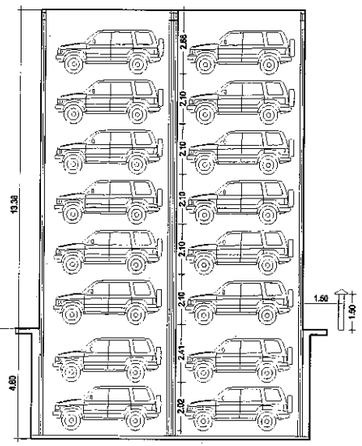
SECTION A - A

SCALE:- 1:100



SECTION B - B

SCALE:- 1:100



BMC FILE NO. CHE/WS/1606/K/337(NEW) (7/7)

PROFORMA - B

STAMP & DATE OF APPROVAL OF PLAN

This Cancels Approval to the Previous plan Sanctioned U/No. CHE/WS/1606/K/337(NEW) Dtd. 18-06-2019

Approved subject to the conditions mentioned in this office Letter U/NO.CHE/WS/1606/K/337(NSW) Dtd. 14/01/2022

PRAKASH LAHANU JI AKARE	AMIT PRAKASH PATIL	Navnath Sopanrao Ghadge
S. E. B. P. KW-N2	A. E. B. P. K/W	E.E.(B.P.)K-WARD'

NAME AND ADD. OF L. S.	SIGNATURE OF L. S.
J. T. VATNANI LICENSED SURVEYOR 51, SWASTIK PLAZA, SECOND FLOOR, V. L. MEHTA ROAD, J.V.P.D. SCHEME, VILE PARLE (WEST), MUMBAI- 400049	Jaikrishan Thadhani Vatnani

CONTENTS OF SHEET

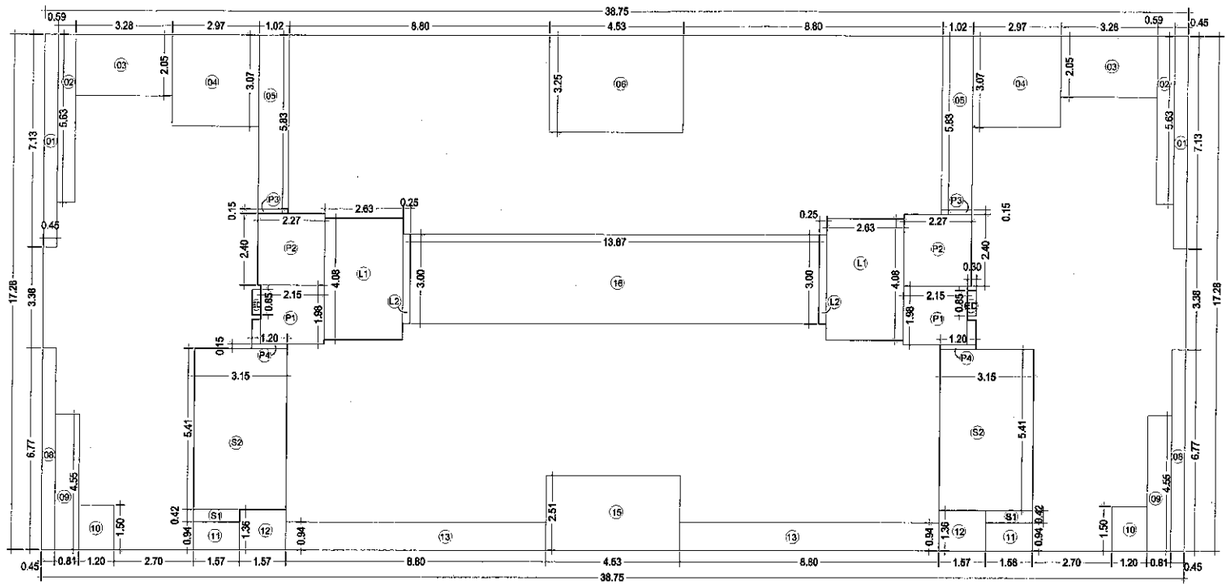
SECTION AA, SECTION B-B

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RE-DEVELOPMENT ON PLOT BEARING C.T.S. 155A OF VILLAGE AMBIVALI, OFF. VEERA DESAI ROAD,ANDHERI (WEST), MUMBAI, FOR THE RBI EMPLOYEE'S BHAGYADARSHINI CO.-OP. HSG. SOC. LTD.

NAME OF APPLICANT	SIGN. OF APPLICANT
SHRI. YASH MITTAL PARTNER FOR VGM PROJECTS LLP C. A. TO OWNER THE RBI EMPLOYEE'S BHAGYADARSHINI CO.-OP. HSG. SOC. LTD.	YASH MITTAL Digitally signed by YASH MITTAL Date: 2022.01.14 14:14:09 +05'30'

DRG.NO.	SCALE	DATE	DRN.BY.	CHKD.BY.
366	AS SHOWN		SUNIL	



9 TH &10TH FLOOR AREA DIAGRAM

SCALE:- 1:100

BUILT UP AREA CALCULATION

9TH& 10TH FLOOR

A. 38.75 X 17.28 X 1 = 669.60 SQ.M

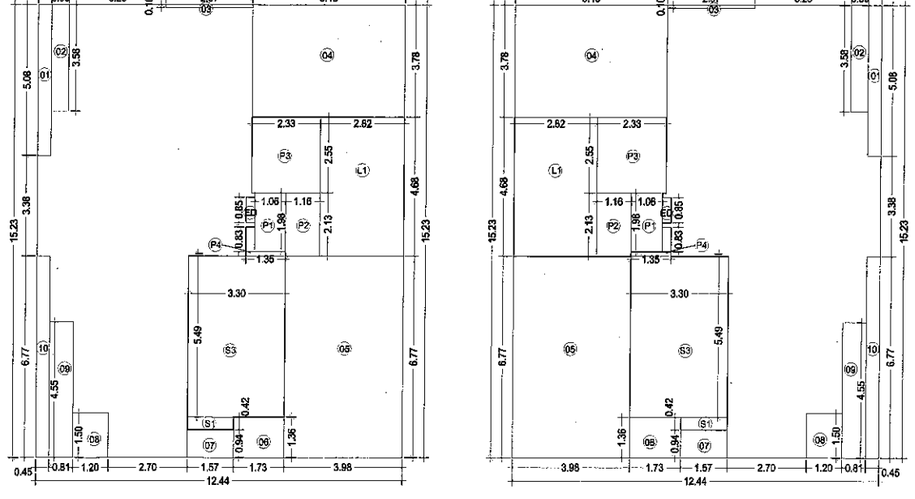
DEDUCTION

1.	0.45	X	7.13 X 2	=	6.42 SQ.M
2.	0.59	X	5.63 X 2	=	6.64 SQ.M
3.	3.28	X	2.05 X 2	=	13.45 SQ.M
4.	2.97	X	3.07 X 2	=	18.24 SQ.M
5.	1.02	X	5.83 X 2	=	11.89 SQ.M
6.	4.53	X	3.25 X 1	=	14.72 SQ.M
8.	0.45	X	6.77 X 2	=	6.09 SQ.M
9.	0.81	X	4.55 X 2	=	7.37 SQ.M
10.	1.20	X	1.50 X 2	=	3.60 SQ.M
11.	1.58	X	0.94 X 2	=	2.97 SQ.M
12.	1.57	X	1.36 X 2	=	4.27 SQ.M
13.	8.80	X	0.94 X 2	=	16.54 SQ.M
15.	4.53	X	2.51 X 1	=	11.37 SQ.M
16.	13.87	X	3.00 X 1	=	41.61 SQ.M
ED.	0.30	X	0.85 X 2	=	0.51 SQ.M
			TOTAL AREA		= 165.69 SQ.M

STAIRCASE, LIFT & LIFT LOBBY AREA

S1.	1.58	X	0.42 X 2	=	1.33 SQ.M
S2.	3.15	X	5.41 X 2	=	34.08 SQ.M
P1.	2.15	X	1.98 X 2	=	8.51 SQ.M
	0.30	X	0.83 X 2	=	0.50 SQ.M
P2.	2.27	X	2.40 X 2	=	10.90 SQ.M
P3.	1.02	X	0.15 X 2	=	0.31 SQ.M
P4.	1.20	X	0.15 X 2	=	0.36 SQ.M
L1.	2.63	X	4.08 X 2	=	21.46 SQ.M
L2.	0.25	X	3.00 X 2	=	1.50 SQ.M
			TOTAL AREA		= 78.95 SQ.M

NET BUILT UP AREA ON 10TH FLOOR
669.60 - 165.69 - 78.95 = 424.96 SQ. M



11TH FLOOR AREA DIAGRAM

SCALE:- 1:100

BUILT UP AREA CALCULATION

11TH FLOOR

A. 12.44 X 15.23 X 2 = 378.92 SQ.M

DEDUCTION

1.	0.45	X	5.08 X 2	=	4.57 SQ.M
2.	0.59	X	3.58 X 2	=	4.22 SQ.M
3.	2.97	X	0.10 X 2	=	0.59 SQ.M
4.	5.15	X	3.78 X 2	=	38.93 SQ.M
5.	3.98	X	6.77 X 2	=	53.89 SQ.M
6.	1.73	X	1.36 X 2	=	4.71 SQ.M
7.	1.58	X	0.94 X 2	=	2.97 SQ.M
8.	1.20	X	1.50 X 2	=	3.60 SQ.M
9.	0.81	X	4.55 X 2	=	7.37 SQ.M
10.	0.45	X	6.77 X 2	=	6.09 SQ.M
ED.	0.30	X	0.85 X 2	=	0.51 SQ.M
			TOTAL AREA		= 127.45 SQ.M

STAIRCASE, LIFT & LIFT LOBBY AREA

S1.	1.58	X	0.42 X 2	=	1.33 SQ.M
S3.	3.30	X	5.49 X 2	=	36.23 SQ.M
P1.	1.06	X	1.98 X 2	=	4.20 SQ.M
	0.30	X	0.83 X 2	=	0.50 SQ.M
P2.	1.16	X	2.13 X 2	=	4.94 SQ.M
P3.	2.33	X	2.55 X 2	=	11.88 SQ.M
P4.	1.35	X	0.15 X 2	=	0.40 SQ.M
L1.	2.82	X	4.68 X 2	=	26.40 SQ.M
			TOTAL AREA		= 85.88 SQ.M

NET BUILT UP AREA ON 11TH FLOOR
378.92 - 127.45 - 85.88 = 165.59 SQ. M

BMC FILE NO. CHE/WS/1606/K/337(NEW) (6/7)

PROFORMA - B

STAMP & DATE OF APPROVAL OF PLAN

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Approved subject to the conditions mentioned in this office Letter U/NO.CHE/WS/1606/K/337(NEW) Dtd. 14/01/2022

PRAKASH LAHANU I AKARE	AMIT PRAKAS H PATIL	Navnath Sopanrao Ghadge
S. E. B. P. K/W-N2	A. E. B. P. K/W	E.E.(B.P.)'K-WARD'

NAME AND ADD. OF L. S. | SIGNATURE OF L. S.

J. T. VATNANI
LICENSED SURVEYOR
51, SWASTIK PLAZA, SECOND FLOOR, V. L. MEHTA ROAD, J.V.P.D. SCHEME, VILE PARLE (WEST), MUMBAI-400049

Jaikrishan Thadhara m Vatnani — Digitally signed by Jaikrishan Thadharam Vatnani Date: 2022.01.14 14:30:04 +05'30'

CONTENTS OF SHEET

AREA CALCULATION

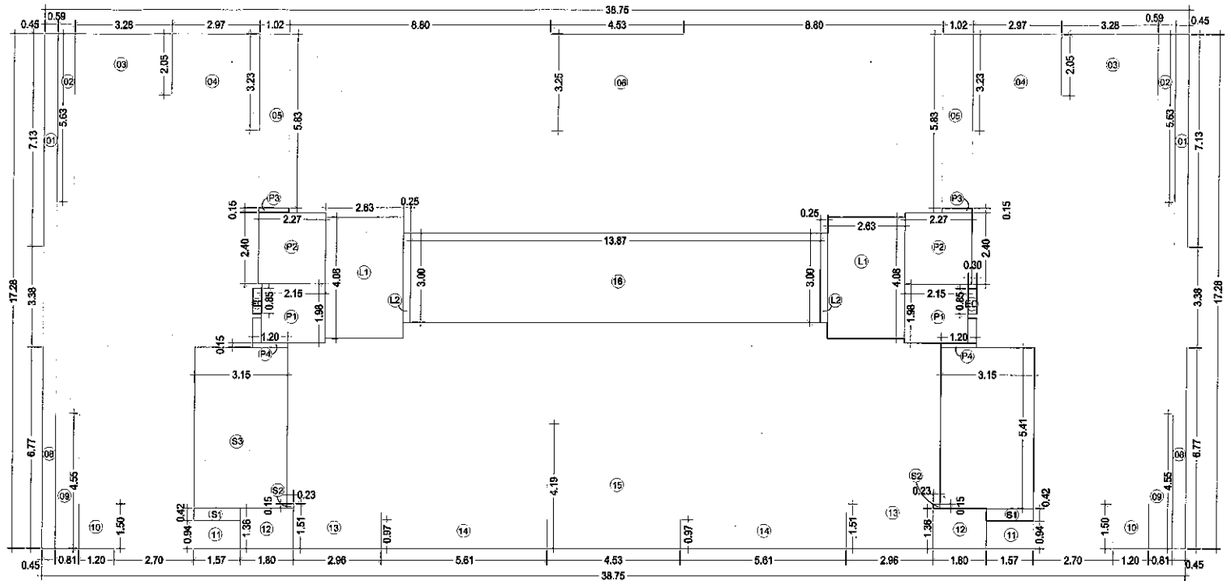
DESCRIPTION OF PROPOSAL AND PROPERTY

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SHRI. YASH MITTAL PARTNER FOR VGM POJECTS LLP C. A. TO OWNER THE RBI EMPLOYEE'S BHAGYADARSHINI CO.-OP. HSG. SOC. LTD.	YASH MITTAL — Digitally signed by YASH MITTAL Date: 2022.01.14 14:13:54 +05'30'

DRG.NO.	SCALE	DATE	DRN.BY.	CHKD.BY.
366	AS SHOWN		SUNIL	

Existing Floor	Old Flat No.	Old B.U.A	Fungi.Permi.	Total	New Flat No.	New B.U.A.	Fungi.Proposed	Total	Difference
Ground	A-1	66.02	23.11	89.13	A-402	59.12	20.69	79.81	-2.42
	A-2	63.85	22.35	86.20	A-902	59.47	20.82	80.29	-1.53
	B-11	48.11	16.84	64.95	A-801	47.52	16.64	64.16	-0.20
	B-12	44.19	15.47	59.66	A-203	42.36	14.83	57.19	-0.64
	B-13	48.99	17.15	66.14	B-502	47.52	16.64	64.16	-0.51
	C-26	63.81	22.33	86.14	B-401	59.12	20.69	79.81	-1.64
	C-27	49.42	17.30	66.72	B-103	42.36	14.83	57.19	-2.47
FIRST	A-3	62.23	21.78	84.01	A-102	57.99	20.30	78.29	-1.48
	A-4	62.08	21.73	83.81	B-101	57.99	20.30	78.29	-1.43
	B-14	50.46	17.66	68.12	A-403	46.06	16.12	62.18	-1.54
	B-15	41.82	14.64	56.46	A-103	42.36	14.83	57.19	0.19
	B-16	51.34	17.97	69.31	A-802	59.12	20.69	79.81	2.72
	C-28	60.49	21.17	81.66	B-201	57.99	20.30	78.29	-0.87
	C-29	50.25	17.59	67.84	A-101	47.52	16.64	64.16	-0.95
SECOND	A-5	62.23	21.78	84.01	A-202	57.99	20.30	78.29	-1.48
	A-6	62.08	21.73	83.81	B-901	59.47	20.82	80.29	-0.91
	B-17	50.46	17.66	68.12	B-403	46.06	16.12	62.18	-1.54
	B-18	41.82	14.64	56.46	B-203	42.36	14.83	57.19	0.19
	B-19	51.34	17.97	69.31	A-503	46.06	16.12	62.18	-1.85
	C-30	60.49	21.17	81.66	A-1002	59.47	20.82	80.29	-0.35
	C-31	50.25	17.59	67.84	A-702	59.12	20.69	79.81	3.10
THIRD	A-7	62.23	21.78	84.01	B-502	59.12	20.69	79.81	-1.09
	A-8	62.08	21.73	83.81	B-501	59.12	20.69	79.81	-1.04
	B-20	50.46	17.66	68.12	B-801	59.12	20.69	79.81	3.03
	B-21	41.82	14.64	56.46	B-303	42.36	14.83	57.19	0.19
	B-22	51.34	17.97	69.31	A-1003	50.34	17.62	67.96	-0.35
	C-32	60.49	21.17	81.66	B-1001	59.47	20.82	80.29	-0.35
	C-33	50.25	17.59	67.84	B-701	59.12	20.69	79.81	3.10
FOURTH	A-9	62.23	21.78	84.01	B-301	57.99	20.30	78.29	-1.48
	A-10	62.08	21.73	83.81	A-602	59.12	20.69	79.81	-1.04
	B-23	50.46	17.66	68.12	A-302	57.99	20.30	78.29	2.64
	B-24	41.82	14.64	56.46	A-303	42.36	14.83	57.19	0.19
	B-25	51.34	17.97	69.31	B-503	46.06	16.12	62.18	-1.85
	C-34	60.49	21.17	81.66	B-601	59.12	20.69	79.81	-0.48
	C-35	50.25	17.59	67.84	B-402	47.52	16.64	64.16	-0.95
					FUNGIBLE AREA KEPT IN ABEYANCE				-30.44



4TH TO 5TH FLOOR AREA DIAGRAM

SCALE:- 1:100

BUILT UP AREA CALCULATION

4TH & 5TH FLOOR

A. 38.75 X 17.28 X 1 = 669.60 SQ.M

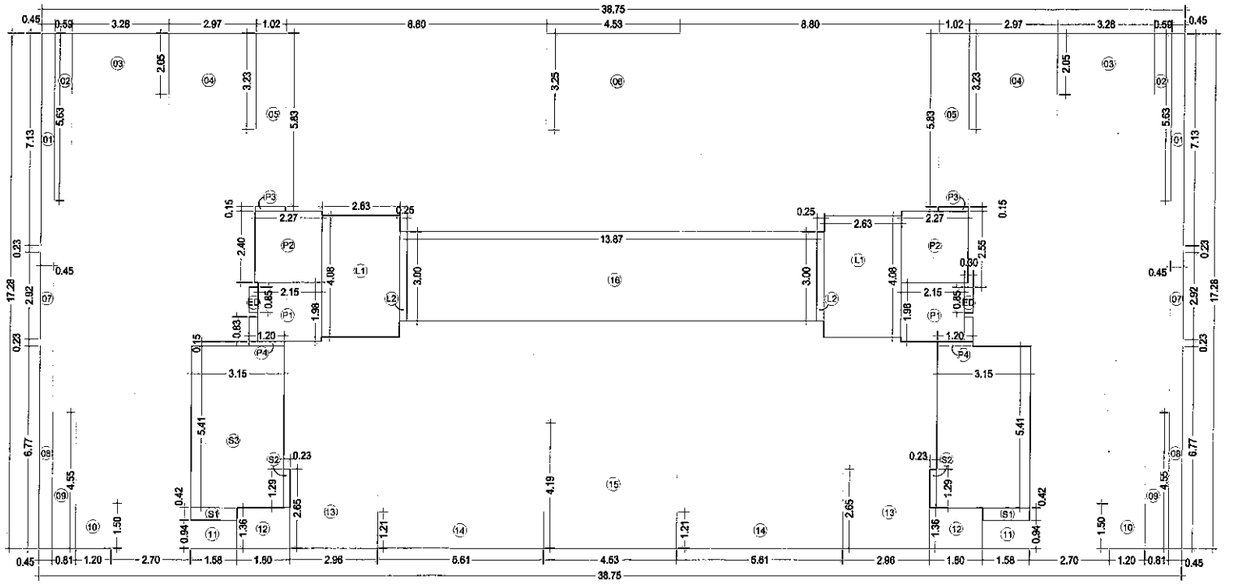
DEDUCTION

1.	0.45	X 7.13 X 2	=	6.42	SQ.M
2.	0.59	X 5.63 X 2	=	6.64	SQ.M
3.	3.28	X 2.05 X 2	=	13.45	SQ.M
4.	2.97	X 3.23 X 2	=	19.19	SQ.M
5.	1.02	X 5.83 X 2	=	11.89	SQ.M
6.	4.53	X 3.25 X 1	=	14.72	SQ.M
8.	0.45	X 6.77 X 2	=	6.09	SQ.M
9.	0.81	X 4.55 X 2	=	7.37	SQ.M
10.	1.20	X 1.50 X 2	=	3.60	SQ.M
11.	1.58	X 0.94 X 2	=	2.97	SQ.M
12.	1.80	X 1.36 X 2	=	4.90	SQ.M
13.	2.96	X 1.51 X 2	=	8.94	SQ.M
14.	5.61	X 0.97 X 2	=	10.88	SQ.M
15.	4.53	X 4.19 X 1	=	18.98	SQ.M
16.	13.87	X 3.00 X 1	=	41.61	SQ.M
ED.	0.30	X 0.85 X 2	=	0.51	SQ.M
		TOTAL AREA	=	178.16	SQ.M

STAIRCASE, LIFT & LIFT LOBBY AREA

S1.	1.58	X 0.42 X 2	=	1.33	SQ.M
S2.	0.23	X 0.15 X 2	=	0.07	SQ.M
S3.	3.15	X 5.41 X 2	=	34.08	SQ.M
P1.	2.15	X 1.98 X 2	=	8.51	SQ.M
	0.30	X 0.83 X 2	=	0.50	SQ.M
P2.	2.27	X 2.40 X 2	=	10.90	SQ.M
P3.	1.02	X 0.15 X 2	=	0.31	SQ.M
P4.	1.20	X 0.15 X 2	=	0.36	SQ.M
L1.	2.63	X 4.08 X 2	=	21.46	SQ.M
L2.	0.25	X 3.00 X 2	=	1.50	SQ.M
		TOTAL AREA	=	79.02	SQ.M

NET BUILT UP AREA ON 4TH TO 5TH FLOOR
669.60 - 178.16 - 79.02 = 412.42 SQ. M



1ST TO 3RD FLOOR AREA DIAGRAM

SCALE:- 1:100

BUILT UP AREA CALCULATION

1ST TO 3RD FLOOR

A. 38.75 X 17.28 X 1 = 669.60 SQ.M

DEDUCTION

1.	0.45	X 7.13 X 2	=	6.42	SQ.M
2.	0.59	X 5.63 X 2	=	6.64	SQ.M
3.	3.28	X 2.05 X 2	=	13.45	SQ.M
4.	2.97	X 3.23 X 2	=	19.19	SQ.M
5.	1.02	X 5.83 X 2	=	11.89	SQ.M
6.	4.53	X 3.25 X 1	=	14.72	SQ.M
7.	0.45	X 2.92 X 2	=	2.63	SQ.M
8.	0.45	X 6.77 X 2	=	6.09	SQ.M
9.	0.81	X 4.55 X 2	=	7.37	SQ.M
10.	1.20	X 1.50 X 2	=	3.60	SQ.M
11.	1.58	X 0.94 X 2	=	2.97	SQ.M
12.	1.80	X 1.36 X 2	=	4.90	SQ.M
13.	2.96	X 2.65 X 2	=	15.69	SQ.M
14.	5.61	X 1.21 X 2	=	13.58	SQ.M
15.	4.53	X 4.19 X 1	=	18.98	SQ.M
16.	13.87	X 3.00 X 1	=	41.61	SQ.M
ED.	0.30	X 0.85 X 2	=	0.51	SQ.M
		TOTAL AREA	=	190.24	SQ.M

STAIRCASE, LIFT & LIFT LOBBY AREA

S1.	1.58	X 0.42 X 2	=	1.33	SQ.M
S2.	0.23	X 1.29 X 2	=	0.59	SQ.M
S3.	3.15	X 5.41 X 2	=	34.08	SQ.M
P1.	2.15	X 1.98 X 2	=	8.51	SQ.M
	0.30	X 0.83 X 2	=	0.50	SQ.M
P2.	2.27	X 2.40 X 2	=	10.90	SQ.M
P3.	1.02	X 0.15 X 2	=	0.31	SQ.M
P4.	1.20	X 0.15 X 2	=	0.36	SQ.M
L1.	2.63	X 4.08 X 2	=	21.46	SQ.M
L2.	0.25	X 3.00 X 2	=	1.50	SQ.M
		TOTAL AREA	=	79.54	SQ.M

NET BUILT UP AREA ON 1ST TO 3RD FLOOR
669.60 - 190.24 - 79.54 = 399.82 SQ. M

BMC FILE NO. CHE/WS/1606/K/337(NEW) (4/7)

PROFORMA - B

STAMP & DATE OF APPROVAL OF PLAN

This Cancels Approval to the Previous plan Sanctioned U/No. CHE/WS/1606/K/337(NEW) Dtd. 18-06-2019

Approved subject to the conditions mentioned in this office Letter U/NO.CHE/WS/1606/K/337(NEW) Dtd. 14/01/2022

PRAKASH LAHANUJI AKARE	AMIT PRAKASH PATIL	Navnath Sopanrao Ghadge
S. E. B. P. K/W-N2	A. E. B. P. K/W	E.E.(B.P.)'K-WARD'

J. T. VATNANI
LICENSED SURVEYOR
51, SWASTIK PLAZA, SECOND FLOOR, V. L. MEHTA ROAD, J.V.P.D. SCHEME, VILE PARLE (WEST), MUMBAI- 400049

Jalkrishan Thadhara m Vatnani Digitally signed by Jalkrishan Thadhara m Vatnani Date: 2022.01.14 14:29:02 +05'30'

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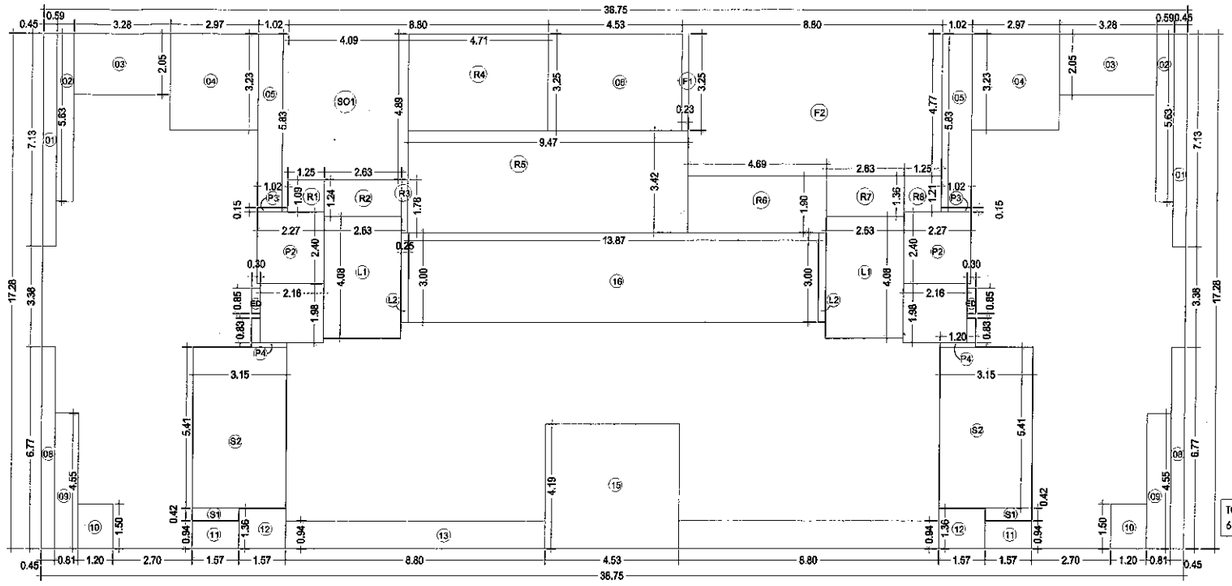
AREA CALCULATION

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RE-DEVELOPMENT ON PLOT BEARING C.T.S. 165A OF VILLAGE AMBIVALI, OFF. VEERA DESAI ROAD,ANDHERI (WEST), MUMBAI. FOR 'THE RBI EMPLOYEE'S BHAGYADARSHINI CO.-OP. HSG. SOC. LTD.'

NAME OF APPLICANT	SIGN. OF APPLICANT
SHRI. YASH MITTAL PARTNER FOR VGM POJECTS LLP C. A. TO OWNER THE RBI EMPLOYEE'S BHAGYADARSHINI CO.-OP. HSG. SOC. LTD.	YASH MITTAL Digitally signed by YASH MITTAL Date: 2022.01.14 14:13:15 +05'30'

DRG.NO.	SCALE	DATE	DRN.BY.	CHKD.BY.
366	AS SHOWN		SUNIL	



7TH REFUGE FLOOR AREA DIAGRAM

SCALE:- 1:100

BUILT UP AREA CALCULATION

7TH REFUGE FLOOR

A. 38.75 X 17.28 X 1 = 669.60 SQ.M

DEDUCTION

1.	0.45	X 7.13	X 2	=	6.42 SQ.M
2.	0.59	X 5.63	X 2	=	6.64 SQ.M
3.	3.28	X 2.05	X 2	=	13.45 SQ.M
4.	2.97	X 3.23	X 2	=	19.19 SQ.M
5.	1.02	X 5.83	X 2	=	11.89 SQ.M
6.	4.53	X 3.25	X 1	=	14.72 SQ.M
8.	0.45	X 6.77	X 2	=	6.09 SQ.M
9.	0.81	X 4.55	X 2	=	7.37 SQ.M
10.	1.20	X 1.50	X 2	=	3.60 SQ.M
11.	1.58	X 0.94	X 2	=	2.97 SQ.M
12.	1.57	X 1.36	X 2	=	4.27 SQ.M
13.	8.80	X 0.94	X 2	=	16.54 SQ.M
15.	4.53	X 4.19	X 1	=	18.98 SQ.M
16.	13.87	X 3.00	X 1	=	41.61 SQ.M
ED.	0.30	X 0.85	X 2	=	0.51 SQ.M
			TOTAL AREA	=	174.25 SQ.M

STAIRCASE, LIFT & LIFT LOBBY AREA

S1.	1.58	X 0.42	X 2	=	1.33 SQ.M
S2.	3.15	X 5.49	X 2	=	34.59 SQ.M
P1.	2.15	X 1.98	X 2	=	8.51 SQ.M
	0.30	X 0.83	X 2	=	0.50 SQ.M
P2.	2.27	X 2.40	X 2	=	10.90 SQ.M
P3.	1.02	X 0.15	X 2	=	0.31 SQ.M
P4.	1.20	X 0.15	X 2	=	0.36 SQ.M
L1.	2.63	X 4.08	X 2	=	21.46 SQ.M
L2.	0.15	X 3.00	X 2	=	0.90 SQ.M
			TOTAL AREA	=	78.86 SQ.M

TOTAL BUILT UP AREA ON 7TH REFUGE FLOOR
669.60 - 174.25 - 78.86 - 40.26 - 20.00 - 68.05 = 288.18 SQ. M

SOC. OFFICE AREA CALCULATION

SO1. 4.09 X 4.89 X 1 = 20.00 SQ.M

FITNESS CENTRE AREA CALCULATION

F1.	0.23	X 3.25	X 1	=	0.75 SQ.M
F2.	8.57	X 4.61	X 1	=	39.51 SQ.M
			TOTAL AREA	=	40.26 SQ.M

FITNESS CENTER B. U. AREA REQUIRED

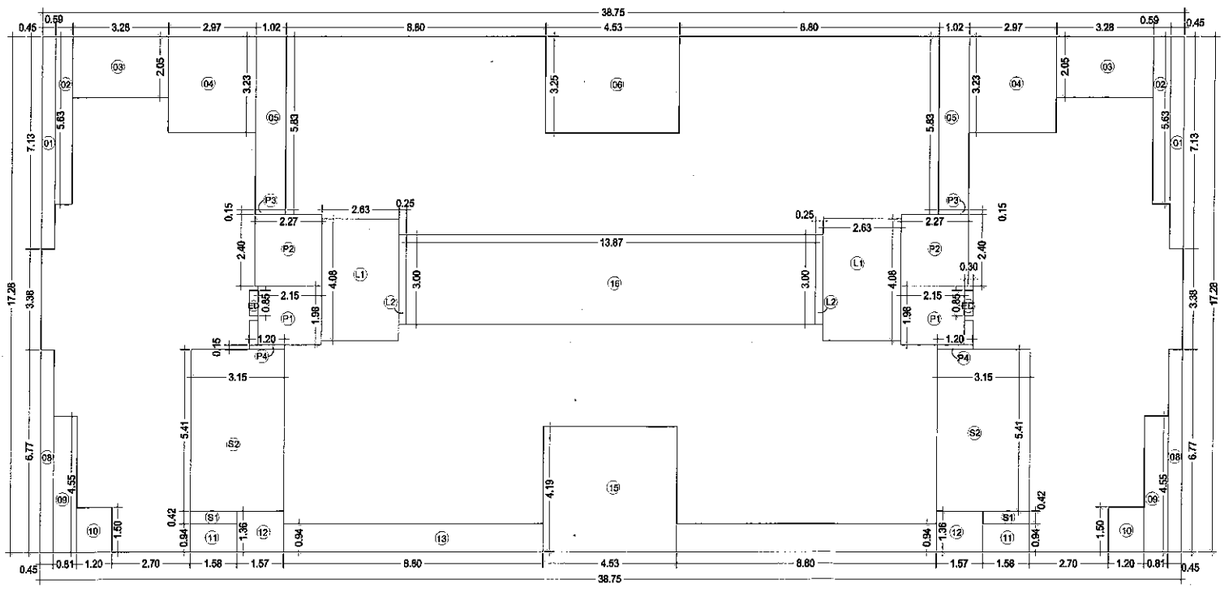
TOTAL BUILT UP AREA X 2%
4179.60 X 2% = 83.59 SQ. M
PROPOSED FITNESS CENTER B. U. AREA = 40.26 SQ. M

REFUGE AREA CALCULATION

R1.	1.25	X 1.09	X 1	=	1.36 SQ.M
R2.	2.63	X 1.24	X 1	=	3.26 SQ.M
R3.	0.21	X 1.78	X 1	=	0.37 SQ.M
R4.	4.71	X 3.25	X 1	=	15.30 SQ.M
R5.	9.47	X 2.06	X 1	=	9.66 SQ.M
R6.	2.63	X 1.52	X 1	=	4.00 SQ.M
R7.	1.25	X 1.37	X 1	=	1.71 SQ.M
			TOTAL AREA	=	68.17 SQ.M

REFUGE AREA REQUIRED

7TH TO 11TH B. U. AREA = 1720.09 SQ. M
1720.09 X 4% = 68.80 SQ. M
AS PER (MAX.) 4.25 % THE REQUIRED AREA = 73.10 SQ.MT.
PROPOSED REFUGE AREA = 68.17 SQ. M



6TH, 8TH FLOOR AREA DIAGRAM

SCALE:- 1:100

BUILT UP AREA CALCULATION

6TH, 8TH FLOOR

A. 38.75 X 17.28 X 1 = 669.60 SQ.M

DEDUCTION

1.	0.45	X 7.13	X 2	=	6.42 SQ.M
2.	0.59	X 5.63	X 2	=	6.64 SQ.M
3.	3.28	X 2.05	X 2	=	13.45 SQ.M
4.	2.97	X 3.23	X 2	=	19.19 SQ.M
5.	1.02	X 5.83	X 2	=	11.89 SQ.M
6.	4.53	X 3.25	X 1	=	14.72 SQ.M
8.	0.45	X 6.77	X 2	=	6.09 SQ.M
9.	0.81	X 4.55	X 2	=	7.37 SQ.M
10.	1.20	X 1.50	X 2	=	3.60 SQ.M
11.	1.58	X 0.94	X 2	=	2.97 SQ.M
12.	1.57	X 1.36	X 2	=	4.27 SQ.M
13.	8.80	X 0.94	X 2	=	16.54 SQ.M
15.	4.53	X 4.19	X 1	=	18.98 SQ.M
16.	13.87	X 3.00	X 1	=	41.61 SQ.M
ED.	0.30	X 0.85	X 2	=	0.51 SQ.M
			TOTAL AREA	=	174.25 SQ.M

STAIRCASE, LIFT & LIFT LOBBY AREA

S1.	1.58	X 0.42	X 2	=	1.33 SQ.M
S2.	3.15	X 5.41	X 2	=	34.08 SQ.M
P1.	2.15	X 1.98	X 2	=	8.51 SQ.M
	0.30	X 0.83	X 2	=	0.50 SQ.M
P2.	2.27	X 2.40	X 2	=	10.90 SQ.M
P3.	1.02	X 0.15	X 2	=	0.31 SQ.M
P4.	1.20	X 0.15	X 2	=	0.36 SQ.M
L1.	2.63	X 4.08	X 2	=	21.46 SQ.M
L2.	0.25	X 3.00	X 2	=	1.50 SQ.M
			TOTAL AREA	=	78.95 SQ.M

NET BUILT UP AREA ON 6TH, 8TH FLR.
669.60 - 174.25 - 78.95 = 416.40 SQ. M

BMC FILE NO. CHE/WS/1606/K/337(NEW) (5/7)

PROFORMA - B

STAMP & DATE OF APPROVAL OF PLAN

This Cancels Approval to the Previous plan Sanctioned U/No. CHE/WS/1606/K/337(NEW) Dtd. 18-05-2019

Approved subject to the conditions mentioned in this office Letter U/NO.CHE/WS/1606/K/337(NEW) Dtd. 14/01/2022

PRAKASH LAHANUJI AKARE	AMIT PRAKASH PATIL	Navnath Sopanrao Ghadge
S. E. B. P. K/W-N2	A. E. B. P. K/W	E.E.(B.P.)'K-WARD'

NAME AND ADD. OF L. S. | SIGNATURE OF L. S.

J. T. VATNANI
LICENSED SURVEYOR
51, SWASTIK PLAZA, SECOND FLOOR, V. L. MEHTA ROAD, J.V.P.D. SCHEME, VILE PARLE (WEST), MUMBAI- 400049

Jaikrishan Thadhara Vatnani Digitally signed by Jaikrishan Thadhara Vatnani Date: 2022.01.14 14:29:13 +05'30'

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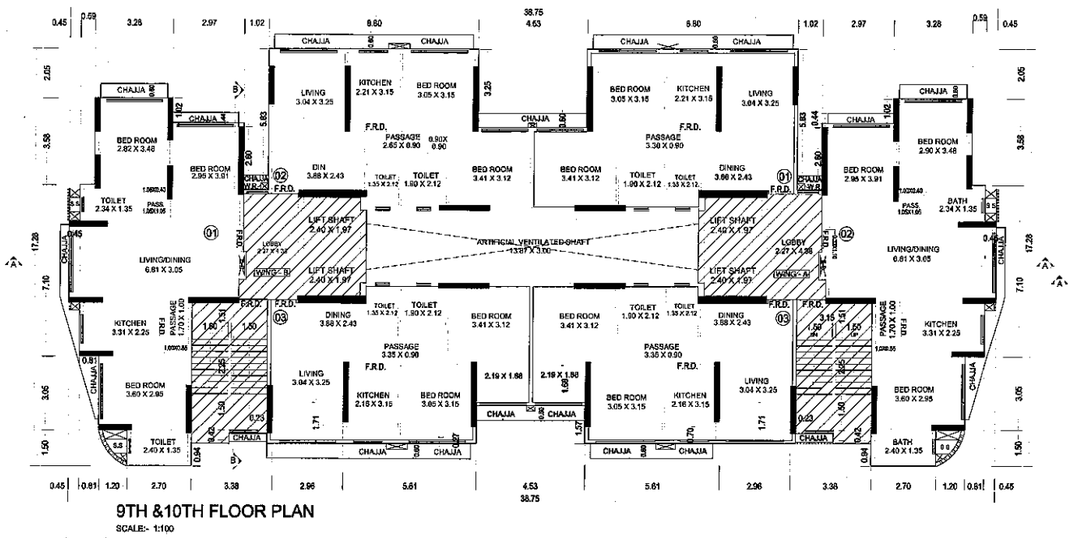
AREA CALCULATION

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RE-DEVELOPMENT ON PLOT BEARING C.T.S. 165A OF VILLAGE AMBIVALI, OFF. VEERA DESAI ROAD,ANDHERI (WEST), MUMBAI.
FOR 'THE RBI EMPLOYEE'S BHAGYADARSHINI CO.-OP. HSG. SOC. LTD.'

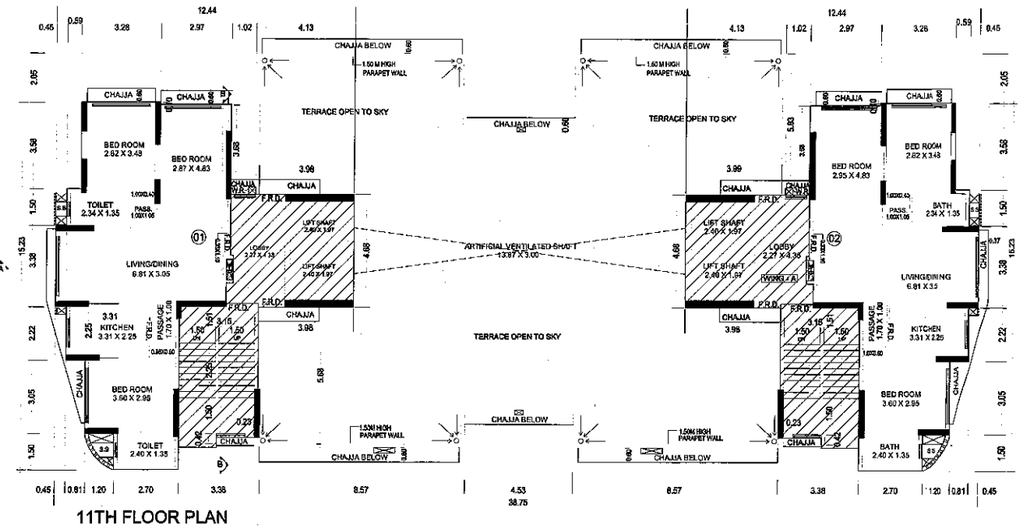
NAME OF APPLICANT	SIGN. OF APPLICANT
SHRI. YASH MITTAL PARTNER FOR VGM POJECTS LLP C. A. TO OWNER THE RBI EMPLOYEE'S BHAGYADARSHINI CO.-OP. HSG. SOC. LTD.	YASH MITTAL Digitally signed by YASH MITTAL Date: 2022.01.14 14:13:30 +05'30'

DRG.NO.	SCALE	DATE	DRN.BY.	CHKD.BY.
366	AS SHOWN		SUNIL	



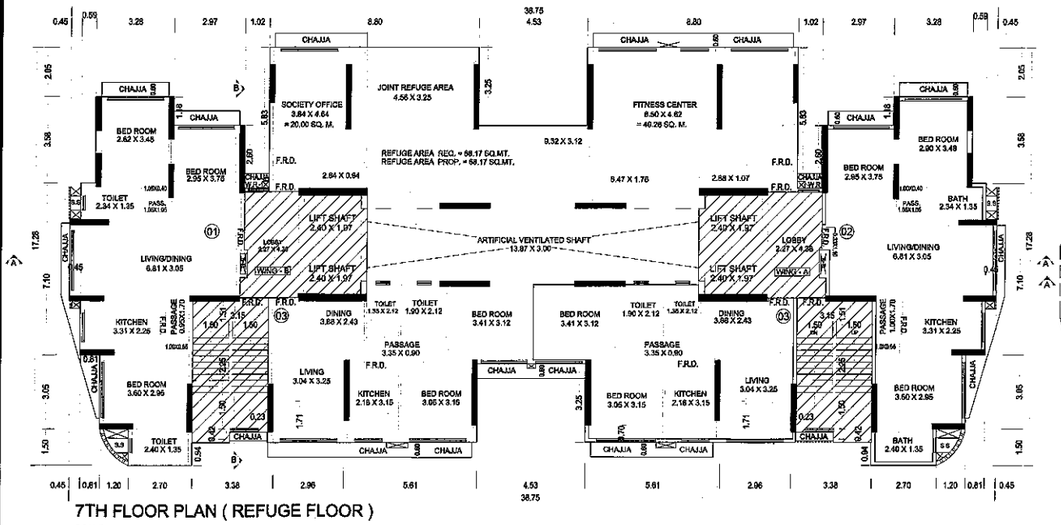
9TH &10TH FLOOR PLAN

SCALE:- 1:100



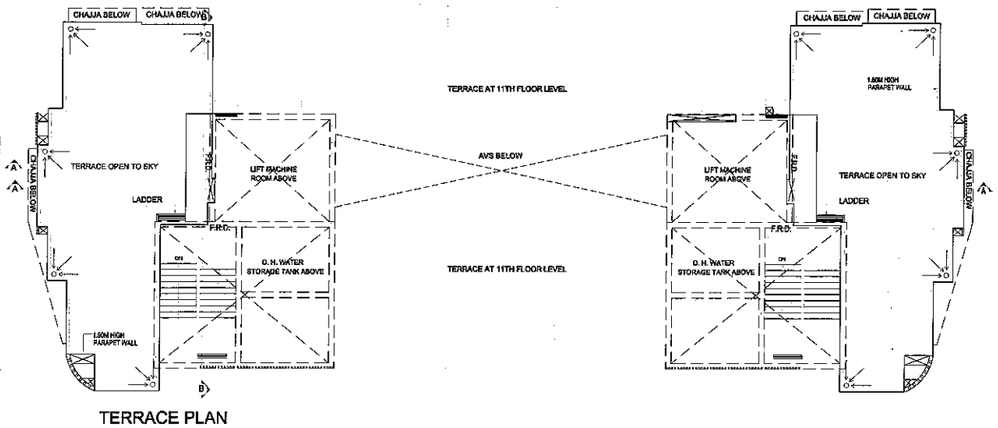
11TH FLOOR PLAN

SCALE:- 1:100



7TH FLOOR PLAN (REFUGE FLOOR)

SCALE:- 1:100



TERRACE PLAN

BMC FILE NO. CHE/WS/1606/K/337(NEW) 3/7

PROFORMA - B

STAMP & DATE OF APPROVAL OF PLAN

This Cancels Approval to the Previous plan Sanctioned U/No. CHE/WS/1606/K/337(NEW) Dtd. 18-06-2019

Approved subject to the conditions mentioned in this office Letter U/NO.CHE/WS/1606/K/337(NEW) Dtd. 14/01/2022

PRAKASH LAHANUJI AKARE	AMIT PRAKASH PATIL	Navnath Sopanrao Ghadge
S. E. B. P. K/W-N2	A. E. B. P. K/W	E.E.(B.P.)K-WARD'

NAME AND ADD. OF L. S.	SIGNATURE OF L. S.
J. T. VATNANI LICENSED SURVEYOR 51, SWASTIK PLAZA, SECOND FLOOR, V. L. MEHTA ROAD, J.V.P.D. SCHEME, VILE PARLE (WEST), MUMBAI- 400049	Jaikishan Thadhani m Vatnani

CONTENTS OF SHEET

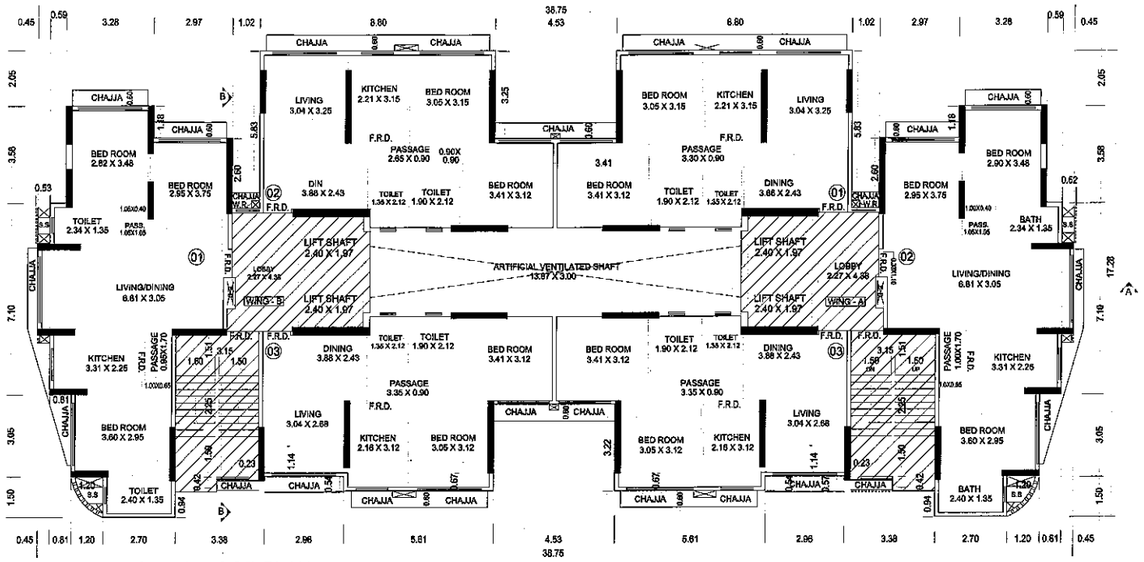
FLOOR PLANS

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RE-DEVELOPMENT ON PLOT BEARING C.T.S. 165A OF VILLAGE AMBIVALI, OFF. VEERA DESAI ROAD,ANDHERI (WEST), MUMBAI. FOR THE RBI EMPLOYEE'S BHAGYADARSHINI CO.-OP. HSG. SOC. LTD.'

NAME OF APPLICANT	SIGN. OF APPLICANT
SHRI. YASH MITTAL PARTNER FOR VGM PROJECTS LLP C. A. TO OWNER THE RBI EMPLOYEE'S BHAGYADARSHINI CO.-OP. HSG. SOC. LTD.	YASH MITTAL Digitally signed by YASH MITTAL Date: 2022.01.14 16:12:35 +05'30'

DRG.NO.	SCALE	DATE	DRN.BY.	CHKD.BY.
366	AS SHOWN		SUNIL	



4TH & 5TH FLOOR PLAN

SCALE:- 1:100

SUMMARY OF RERA CARPET AREA FOR WING -A

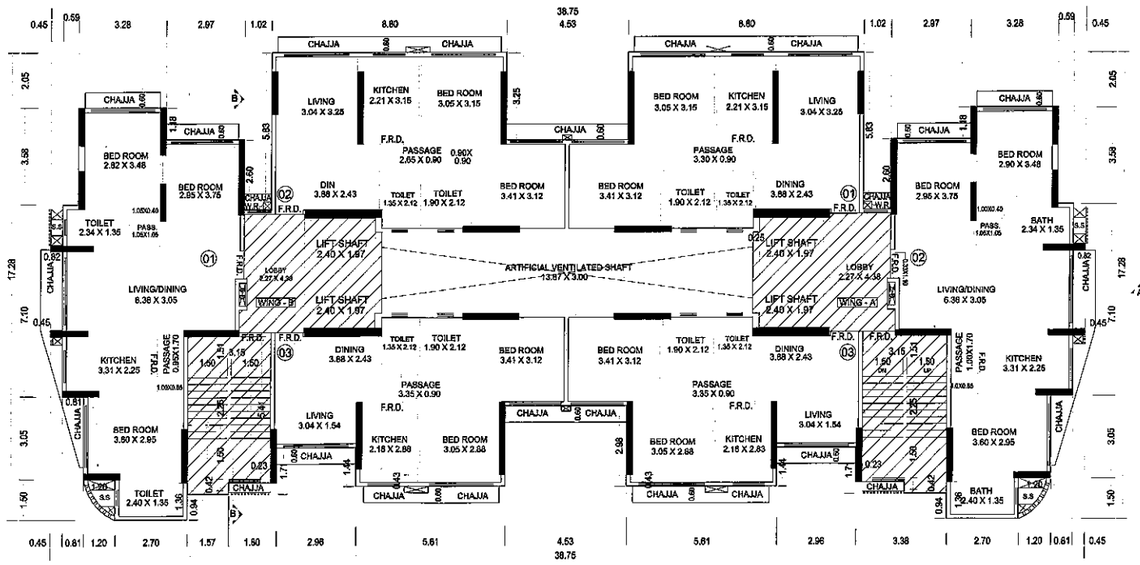
FLOORS	CARPET AREA FLAT NO.1	FLAT NO.2	FLAT NO.3
GR. FLOOR	-	-	-
1ST FLOOR	58.66 SQ.MT.	71.38 SQ.MT.	51.97 SQ.MT.
2ND FLOOR	58.66 SQ.MT.	71.38 SQ.MT.	51.97 SQ.MT.
3RD FLOOR	58.66 SQ.MT.	71.38 SQ.MT.	51.97 SQ.MT.
4TH FLOOR	58.66 SQ.MT.	72.69 SQ.MT.	56.67 SQ.MT.
5TH FLOOR	58.66 SQ.MT.	72.69 SQ.MT.	56.67 SQ.MT.
6TH FLOOR	58.66 SQ.MT.	72.69 SQ.MT.	56.66 SQ.MT.
7TH FLOOR	-	72.69 SQ.MT.	56.66 SQ.MT.
8TH FLOOR	58.66 SQ.MT.	72.69 SQ.MT.	56.66 SQ.MT.
9TH FLOOR	58.66 SQ.MT.	73.53 SQ.MT.	62.79 SQ.MT.
10TH FLOOR	58.66 SQ.MT.	73.53SQ.MT.	62.79 SQ.MT.
11TH FLOOR	-	76.37 SQ.MT.	-

TOTAL TENEMENTS = 30 NOS.

SUMMARY OF RERA CARPET AREA FOR WING -B

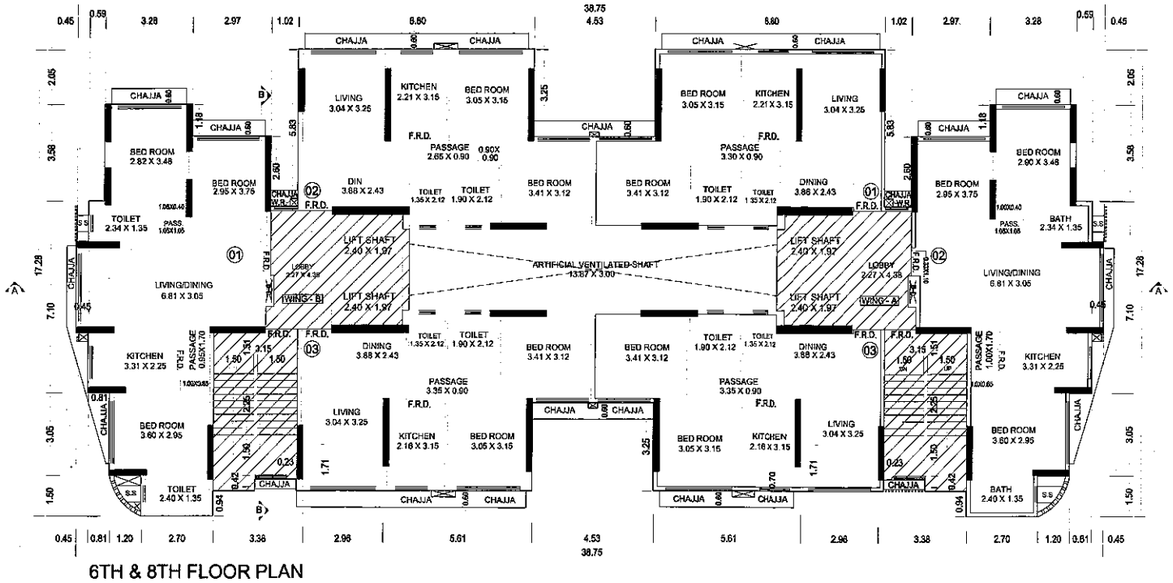
FLOORS	CARPET AREA FLAT NO.1	FLAT NO.2	FLAT NO.3
GR. FLOOR		--	-
1ST FLOOR	71.38 SQ.MT.	58.66 SQ.MT.	51.97 SQ.MT.
2ND FLOOR	71.38 SQ.MT.	58.66 SQ.MT.	51.97 SQ.MT.
3RD FLOOR	71.38 SQ.MT.	58.66 SQ.MT.	51.97 SQ.MT.
4TH FLOOR	72.69 SQ.MT.	58.66 SQ.MT.	56.67 SQ.MT.
5TH FLOOR	72.69 SQ.MT.	58.66 SQ.MT.	56.67 SQ.MT.
6TH FLOOR	72.69 SQ.MT.	58.66 SQ.MT.	56.67 SQ.MT.
7TH FLOOR	72.69 SQ.MT.	-	56.67 SQ.MT.
8TH FLOOR	72.69 SQ.MT.	58.66 SQ.MT.	56.67 SQ.MT.
9TH FLOOR	73.53 SQ.MT.	58.66 SQ.MT.	62.79 SQ.MT.
10TH FLOOR	73.53 SQ.MT.	58.66 SQ.MT.	62.79 SQ.MT.
11TH FLOOR	76.37 SQ.MT.	-	-

TOTAL TENEMENTS = 30 NOS.



1ST TO 3RD FLOOR PLAN

SCALE:- 1:100



6TH & 8TH FLOOR PLAN

SCALE:- 1:100

BMC FILE NO. CHE/WS/1606/K/337(NEW) 2/7

PROFORMA - B

STAMP & DATE OF APPROVAL OF PLAN

This Cancels Approval to the Previous plan Sanctioned U/No. CHE/WS/1606/K/337(NEW) Dtd. 18-06-2019

Approved subject to the conditions mentioned in this office Letter U/NO.CHE/WS/1606/K/337(NEW) Dtd. 14/01/2022

PRAKASH LAHANU I AKARE	AMIT PRAKAS H PATIL	Navnath Sopanrao Ghadge
S. E. B. P. K/W-N2	A. E. B. P. K/W	E.E.(B.P.)'K-WARD'

NAME AND ADD. OF L. S.	SIGNATURE OF L. S.
J. T. VATNANI LICENSED SURVEYOR 51, SWASTIK PLAZA, SECOND FLOOR, V. L. MEHTA ROAD, J.V.P.D. SCHEME, VILE PARLE (WEST), MUMBAI- 400049	Jaikrishan Thadhani Vatnani

CONTENTS OF SHEET

FLOOR PLANS

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RE-DEVELOPMENT ON PLOT BEARING C.T.S. 165A OF VILLAGE AMBIVALI, OFF. VEERA DESAI ROAD,ANDHERI (WEST), MUMBAI. FOR 'THE RBI EMPLOYEE'S BHAGYADARSHINI CO.-OP. HSG. SOC. LTD.'

NAME OF APPLICANT	SIGN. OF APPLICANT
SHRI. YASH MITTAL PARTNER FOR VGM POJECTS LLP C. A. TO OWNER THE RBI EMPLOYEE'S BHAGYADARSHINI CO.-OP. HSG. SOC. LTD.	YASH MITTAL Digitally signed by YASH MITTAL Date: 2022.01.14 14:12:38 +05'30'

DRG.NO.	SCALE	DATE	DRN.BY.	CHKD.BY.
366	AS SHOWN		SUNIL	