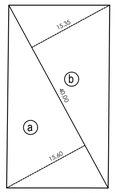


METER RM AREA DIAGRAM
SCALE 1:100

METER RM AREA CALCULATION

1)	2.94 X 3.40	=	10.00	SQ.MT.

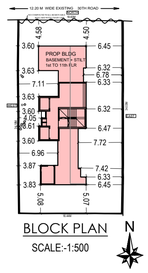
FOR 50 TENENT 10.00 SQ.M FREE



PLOT AREA DIAGRAM
SCALE 1:500

PLOT AREA CALCULATION

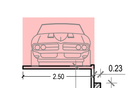
a)	0.50 X 40.00 X 15.60	=	312.00	SQ.MT.
b)	0.50 X 40.00 X 15.35	=	307.00	"
	NET PLOT AREA	=	619.00	SQMT
	AS PER PRC AREA	=	618.70	SQMT



BLOCK PLAN
SCALE:-1:500



LOCATION PLAN
SCALE:-1:4000



CANTILEVER PARKING SECTION
SCALE - 1: 100



SERVANT TOIL DIAGRAM
SCALE 1:100

FREE OF F.S.I
SERVANT TOIL CALCULATION

①	1.40 X 1.44	=	2.01SQMT

TABLE NO - 4

PARKING SPACES STATEMENT

Sr. No.	Wing	Floor	Carpet Area of Tenement in sq. mt.				No of Tenements proposed per floor	No of Tenements in Group of Required Parking Spaces				Total Parking
			Flat No. 1	Flat No. 2	Flat No. 3	Flat No. 4		Below 45 sqmt (1 for 4T/s)	Above 45 to 60 sqmt (1 for 2T/s)	Above 60 to 90 sqmt (1 for 1T/s)	Above 90 sqmt (1 for 2T/s)	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
1	(A) Residential :-											
	A	Gr	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	
		1st	74.40	56.13	Nil	Nil	2	Nil	1	1	Nil	
		2nd	89.65	56.13	Nil	Nil	2	Nil	1	1	Nil	
		3rd	92.56	61.16	Nil	Nil	2	Nil	Nil	1	1	
		4th	92.56	61.16	Nil	Nil	2	Nil	Nil	1	1	
		5th	89.65	72.91	Nil	Nil	2	Nil	Nil	2	Nil	
		6th	89.65	79.98	Nil	Nil	2	Nil	Nil	2	Nil	
		7th	REFUGE	80.83	Nil	Nil	1	Nil	Nil	1	Nil	
		8th	89.65	80.55	Nil	Nil	2	Nil	Nil	2	Nil	
		9th	89.65	80.55	Nil	Nil	2	Nil	Nil	2	Nil	
		10th	89.65	80.55	Nil	Nil	2	Nil	Nil	2	Nil	
		11th	89.65	80.55	Nil	Nil	2	Nil	Nil	2	Nil	
2	Total Resi. Tenements (for Tenement Density)						**21**	Nil	**2**	**17**	**2**	
3	Required Parking Spaces (From 2 above)							Nil	**1.00**	**17.00**	**4.00**	**22.00**
4	10% Visitors parking (Min 01) = 22.00 X 10% = 2.20											**2.00**
5	Total Required Parking Spaces for Residential Tenements (3 + 4)											**24.00**
6	Total Parking Spaces Permissible (Per Tenement wise & shall not be more than Nos of T/S											
7	(B) Commercial :-											

Sr. No.	Description	Parking Requirement		BUA in sq.mt.	No of Parking Required
		COMMERCIAL			
9	a) Commercial/ SHOP	1 for every 40.00 sq.mt. upto800sqmt/ 1 for every 80.00 sq.mt. ABOVE	X / 40.00	Nil	Nil
10	b) I.T.OFFICE	1 for every 37.50SQ.MT.UPTO1500sqmt/ 1 for every 37.50 sq.mt, upto1500sqmt	X / 37.50	Nil	Nil
11	c) Others			Nil	Nil
12	a) 10% Visitors (Min 2 Nos.) = X x 10%				
13	Total Required Parking Spaces for Commercial User				
14	Total Required Parking Spaces Required for Residential				**24.00**
15	Maximum free Permissible parking spaces	[No of Tenants having Carpet area less than 90.00 sq.mt. + Parking spaces required for Tenants having carpet area more than 90.00 sq.mt. + Sr.No.19] or [Sr.No. 14+ Sr.No. 19] whichever is more			Nil
16	Total Required Parking Spaces Provided				**24.00**
17	10 % Additional Parking Spaces for Vehicle holding Area = (16) X 10 %				Nil
18	Excess required Parking Spaces Provided = (16-14)				Nil
19	50 % of Required Parking Spaces Permissible free of FSI/ without charging premium = 14 X 50%				Nil

Sr. No.	Floor	Parking Spaces Porvided		
		Large	Small	Total
1	Stilt	12.00	12.00	24.00
	Total	12.00	12.00	24.00
	% Ratio to Total	**50 %**	**50%**	

20 DETAILS OF PARKING SPACES PROVIDED

TABLE NO -1

PROPOSED BUILT UP AREA STATEMENT

Sr. No.	Wing	Floor No.	Proposed Built up area (in Sq. mt.)		Total (4+5) (in Sq. mt.)	Staircase /Lift /Lftlobby (Area in Sq. mt.)		Flat/ Nr/ Society Office/ Fitness centre/ Refuge area
			Commercial	Residential		Commercial	Residential	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1	A	BASMENT	Nil	Nil	Nil	Nil	Nil	
		GR.	Nil	Nil	Nil	Nil	Nil	
		1ST	Nil	143.46	143.46	Nil	40.04	
		2ND	Nil	161.71	161.71	Nil	39.35	
		3RD	Nil	166.56	166.56	Nil	37.74	
		4TH	Nil	166.56	166.56	Nil	37.74	
		5TH	Nil	178.47	178.47	Nil	39.03	
		6TH	Nil	185.74	185.74	Nil	38.56	
		7TH	Nil	88.69	88.69	Nil	43.86	SOCIETY OFF.,FITNESS CENTRE, REFUGE
		8TH	Nil	186.38	186.38	Nil	38.52	
		9TH	Nil	186.38	186.38	Nil	38.52	
		10TH	Nil	186.38	186.38	Nil	38.52	
		11TH	Nil	186.38	186.38	Nil	38.52	
		FITNESS EXCESS AREA		0.56	0.56			
2	Total BUA Proposed			**1837.27**	**1837.27**		**430.40**	
3	Fungible compensatory area proposed			**476.13**	**476.13**	----		----
4	Net BUA Proposed (2-3) (SR.NO.2/1.35 OR AS PROPOSED)			**1361.14**	**1361.14**	----		----

Sr. No.				
5	Fitness Centre	Permissible =1836.71 X 2% = 36.73 SQ.MT Provided = **37.29 SQ.MT**		Provided at 7TH floor
	Society Office	Permissible = 20.00 Sq. Mt. Provided = **19.64 Sq. Mt.**		Provided at 7TH floor
	Amenity area/BUA in sqmt (Reg 14A or 14B)	Required = Nil Provided = Nil		Not Provided
8	IH/PH provided	Required BUA = Nil Sq. Mt., No. of Tenements Provided BUA = Nil Sq. Mt., No. of Tenements		Not provided
	Refuge Area	Required (in m²)	Provided (in m²)	Excess Provided
		35.45 SQMT (REG 4.25% FREE OF FSI AS PER DCPR NO 48 (B).(A).(1)	35.42	Nil

Proposed at floor	BUA considered for Refuge Area	
	Floor from --- To ---	Total BUA
7th	7TH, 8th TO 11TH	834.21 Sq.Mt.

1) **This cancels approval of the previous plans sanctions under even no. - P-14055/2022/(152)/H/W Ward/FP signed on even date - 29.06.2024**
2) **This plan shall be read in conjunction with letter issued under even no. - P-14055/2022/(152)/H/W Ward/FP Amend signed on even date.** 30.10.2024

FORM I

			PLAN AS PER DCPR 2034 AREA IN SQ.MT.
I		**AREA STATEMENT**	
	1.	**AREA OF PLOT**	**618.70**
		(a) Area of Reservation in Plot	--
		(b) Area of Road Set-back	--
		(c) Area of D.P. Road	--
	2.	**DEDUCTIONS 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 (Regulation No 17)	--
		(d) Area under Encroachment	--
	(B)	**FOR AMENITY AREA**	--
		(a) Area of Amenity plot / Plots to be Handed Over As Per DCPR 14 (A)	--
		(b) Area of Amenity plot / Plots to be Handed Over As Per DCPR 14 (B)	--
		(a) Area of Amenity plot / Plots to be Handed Over As Per DCPR 15	--
		(a) Area of Amenity plot / Plots to be Handed Over As Per DCPR 35	--
	(C)	**DEDUCTIONS FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY**	--
		(a) 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 THE PLOT [1 Minus 3]**	**618.70**
	5.	**PLOT AREA UNDER DEVELOPMENT**	**618.70**
	6.	**ZONAL (Basic) FSI 9 1 or 1.33)**	**1.00**
	7.	**PERMISSIBLE BUILT UP AREA AS PER ZONAL (Basic) FSI**	**618.70**
	8.	**BUILT UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION OF 30(A)**	--
		(A) As per 2(a) and 2(b) except 2(a)c(ii) above with in cap of "admissible tdr" as colum 6 of table - 12 on remaining / balance plot	--
		(B) In case of 2(a)c(ii) permissible over and aolove Permissible BUA of remaining / balance plot — 200% For Set-Back= (0.00 x 2)	--
	9	**15% of sr. no. 7b above or 10 sq.mt. per rehab tenements as per reg. 33(7)(b) (12 x 10 = 120.00 sq.mt.)**	**120.00**
	10	**BUILT UP AREA DUE TO " ADDITIONAL FSI ON PAYMENT OF PREMIUM " AS PER TABLE NO 12 OF REGULATION NO 30(A) SUBJECT TO REGULATION NO 30(A)3 618.70 X 0.50**	**309.35**
	11	**BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO 12 OF REGULATION NO 30(A) SUBJECT TO REGULATION NO 30(A) (ROAD WIDTH 12.20 MT) 618.70 X 0.70 = 433.09 - 120 sq.mt. [33(7)B Incentive FSI] = 313.09 sq.mt.**	**313.09**
		A) Slum TDR = 187.10 SQ.MT (DRC No. SRA/1508/Spillover/const)	
		B) General TDR = 126.00 SQ.MT (DRC No. 001042)	
	12	**PERMISSIBLE BUILT UP AREA (7 + 9 + 10 + 11D)**	**1361.14**
	13	**PROPOSED BUILT UP AREA**	**1361.14**
	14	**TDR GENERATED IF ANY AS PER REGULATION 30(A)**	--
	15	**FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31 (3) Permissible: 1361.14 x 35% = 476.40**	**476.40**
	(a) (i)	Permissible Fungible Compensatory Area For Rehab Component Without Charging Premium**(Residential) 572.48 x 35% = 200.72**	**200.72**
	(ii)	Proposed Fungible Compensatory Area For Rehab Component Without Charging Premium**(Residential)**	**200.72**
	(iii)	Fungible Area kept in Abeyance (Residential)	**0.00**
	(b) (i)	Permissible Fungible Compensatory Area by Charging Premium (Residential)	**275.68**
	(ii)	Proposed Fungible Compensatory Area Availed on Payment of Premium (Residential)	**275.41**
	16	**TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [13 + 15(a)(ii) + 16(b)(ii)]**	**1837.27**
	17	**FSI CONSUMED ON NET PLOT**	**2.20**
II		**OTHER REQUIREMENTS**	
A		**RESERVATION / DESIGNATION**	--
	(a)	Name of Reservation	
	(b)	Area of Reservation Affecting The Plot	
	(c)	Area of Reservation Land to be Handed / Handed Over As Per Regulation No. 17	
	(d)	Built up Area of Amenity to be Handed Over As Per Regulation No. 17	
	(e)	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 RECREATIONAL OPEN SPACE IN LAYOUT / PLOT AS REGULATION NO. 27**	--
D		**TENEMENT STATEMENT**	
	(i)	Proposed Built up Area (14 Above)	**1837.27**
	(ii)	Less Deduction of Non-Residential Area (Shop, etc.)	--
	(iii)	Area Available For Tenements [(i) Minus (ii)]	**1837.27**
	(iv)	Tenements Permissibble (Density of Tenements / Hectare)	**82.00**
	(v)	Total Number of Tenements Proposed on the Plot	**21.00**
E		**PARKING STATEMENT**	
	(i)	**PARKING REQUIRED BY REGULATIONS FOR**	**24.00 NOS**
		Car	**22.00 NOS**
		Scooter / Motor Cycle	
		Outsiders (visitors)	**2.00 NOS**
	(ii)	**COVERED GARAGE PERMISSIBLE**	
	(iii)	**COVERED GARAGE PROPOSED**	
		Car	
		Scooter / Motor Cycle	
		Outsiders (visitors)	
	(iv)	**TOTAL PARKING PROVIDED**	**24.00 NOS**
F		**TRANSPORT VEHICLES PARKING**	
	(i)	Space For Transport Vehicles Parking Required By Regulations	
	(ii)	Total No. of Transport Vehicles Parking Spaces Provided	

FORM II

CONTENTS OF SHEET

GROUND & 1ST FLOOR PLAN, BASEMENT FLOOR PLAN, BLOCK & LOCATION PLAN, SUMMARY PLOT AREA,S.TOI, METER ROOM DIAGRAM & CALCULATION PARKING & BUILT UP AREA SUMMARY

S.E.(B.P.) K/W N-1	A.E.(B.P.) H/W WARD	E.E.(B.P.) H/W

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT : 07 \ 06 \ 2022 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 618.70 SQ.MTS. (SIX HUNDRED EIGHTEEN POINT SEVENTY SQUARE METER) AND TALLIES WITH THE STATE IN THE DOCUMENT OF OWNERSHIP \ PROPERTY REGISTER CARD.

SIGNATURE OF ARCHITECT

NORTH

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT BLDG. ON PLOT BEARING CTS NO 685 , F.P NO 152, TPS BANDRA NO III, 30TH ROAD, BANDRA (WEST),MUMBAI-400050

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER

MR. SAAHIL AIDASANI & PARTNER OF FAUCETT DEVELOPERS C.A TO IDEAL MANOHAR CHS LTD

OWNER / DEVELOPER SIGNATURE

NAME ADDRESS & SIGNATURE OF STRUCTURAL ENGINEER

GIRISH T. WADHWA
CONSULTING CIVIL & STRUCTURAL ENGINEER
BE (CIVIL), ME (STRUCTURES) , MIE
LICENSE No./ STR:840015818

STRUCTURAL ENGINEER SIGNATURE

DRAWN BY	CHECKED BY	SCALE	DATE
RAVI	-	AS SHOWN	23/10/2024

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

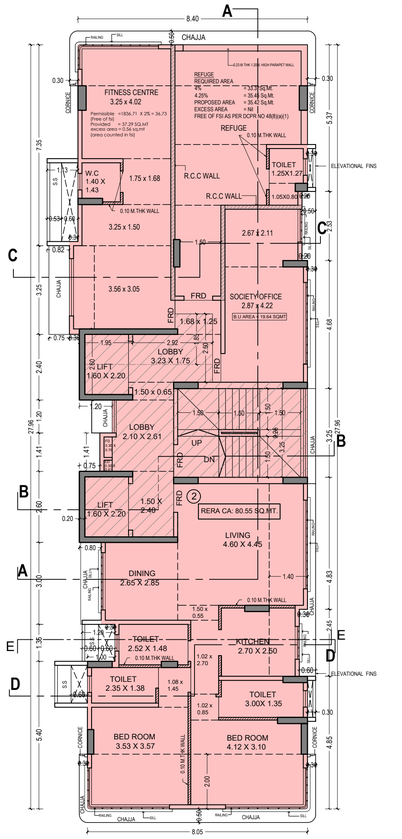
ASHOK GANDHI CONSULTANTS LLP
S A R I T A S . M A N J U N A T H
ARCHITECTS PLANNERS VALUERS
303 / 304, E-SQUARE PREMISES, SUBHASH ROAD, VILE PARLE (E), MUMBAI-400 057.
OFFICE . TEL. 022 40044074
M. -98210 39752, 98218 50189
sarita@ashokgandhiconsultants.com
info@ashokgandhiconsultants.com
LICENSE NO CA/75/2167

SIGNATURE OF ARCHITECT

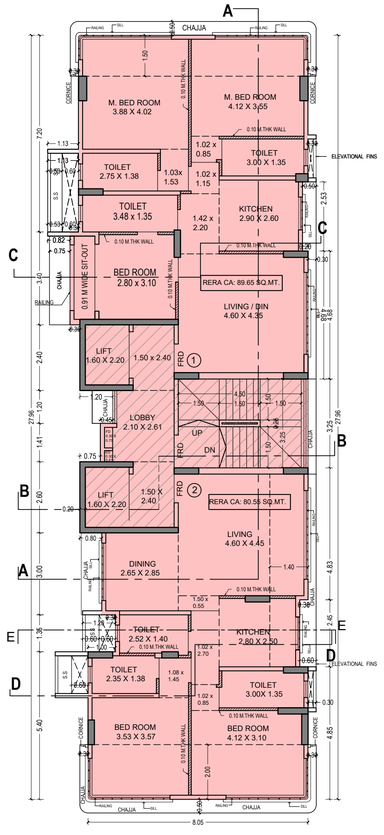
BASEMENT FLOOR PLAN
SCALE 1:100

GROUND FLOOR PLAN
SCALE 1:100

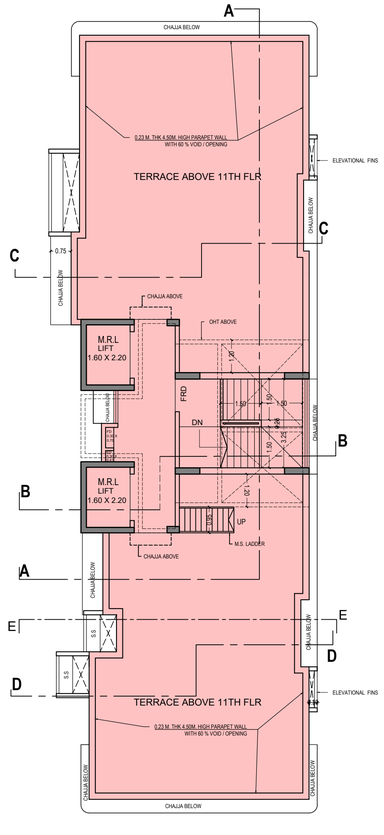
1st FLOOR PLAN
SCALE 1:100



7th FLOOR PLAN
SCALE 1:100



8th TO 11th FLOOR PLAN
SCALE 1:100



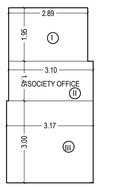
TERRACE FLOOR PLAN
SCALE 1:100



FITNESS CENTRE AREA DIAGRAM
SCALE 1:100

FITNESS AREA CALCULATION							
a	3.48	x	7.20	x	1.00	=	25.02 SQ.MT
b	3.79	x	2.15	x	1.00	=	8.15 SQ.MT
c	3.86	x	1.05	x	1.00	=	4.05 SQ.MT
d	0.36	x	0.20	x	1.00	=	0.07 SQ.MT
C						=	**37.29** SQ.MT

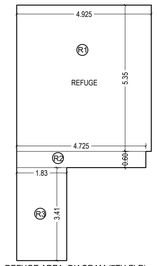
Fitness Centre
Permissible =1836.71 (excl. excess area) X 2% = 36.73 sq.mt.
Provided = **37.29 SQ.MT**
EXCESS AREA = **0.56 SQ.MT EXCESS AREA COUNTED IN FSI**



SOCIETY OFFICE AREA DIAGRAM
SCALE 1:100

SOCIETY OFFICE AREA CALCULATION							
I	2.89	x	1.95	x	1.00	=	5.64 SQ.MT
II	3.10	x	1.45	x	1.00	=	4.50 SQ.MT
III	3.17	x	3.00	x	1.00	=	9.51 SQ.MT
D							**19.64** SQ.MT

SOCIETY OFFICE
PERMISSIBLE = 20.00 SQ. MT.
PROVIDED = ***19.64 SQ. MT.***



REFUGE AREA DIAGRAM (7TH FLR)
SCALE = 1:100

REFUGE AREA CALCULATION							
R1	4.925	x	5.35	x	1.00	=	26.35 SQ.MT
R2	4.725	x	0.60	x	1.00	=	2.84 SQ.MT
R3	1.83	x	3.41	x	1.00	=	6.24 SQ.MT
C						=	**35.42** SQ.MT

TOTAL REQD REFUGE AREA
88.69 (7TH FLR) + 186.38 X 4 (8TH TO 11TH FLR)

834.21 X 4% = 33.37 SQMT
834.21 X 4.25% = 35.45 SQMT

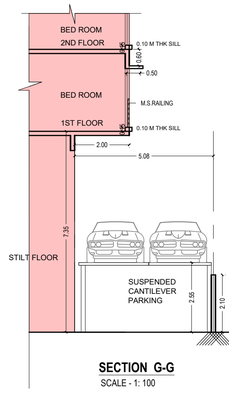
REFUGE AREA REQ. - 35.45 SQMT
REFUGE AREA PROV. - 35.42 SQMT
FREE OF F.S.I AS PER D C P R NO 48 (8),(a),(1).

1) **This cancels approval of the previous plans sanctions under even no. - P-14055/2022/(152)/H/W Ward/FP signed on even date - 29.06.2024**
2) **This plan shall be read in conjunction with letter issued under even no. - P-14055/2022/(152)/H/W Ward/FP Amend signed on even date. - 30.10.2024**

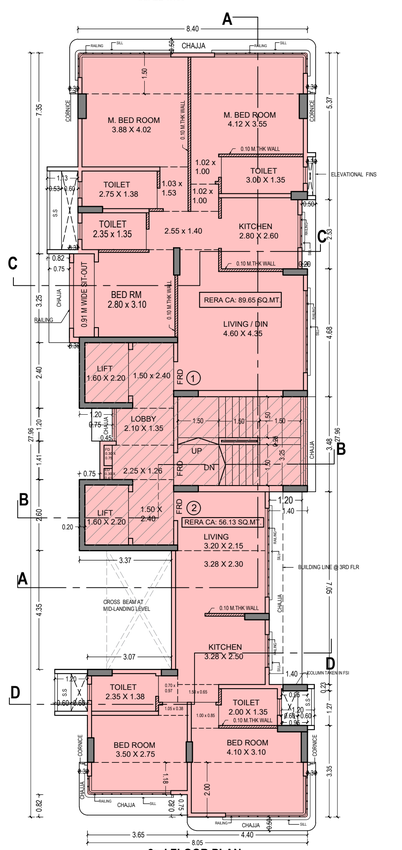
TABLE NO - 3

FUNGIBLE COMPENSATORY AREA STATEMENT

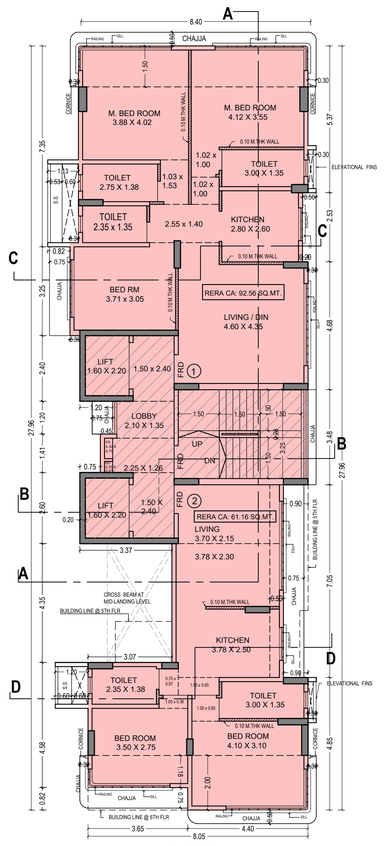
Sr. No.	Description	BUA in Sq. Mt. Commercial	Residential	Total
	(A) REHAB COMPONENT			
1	Existing BUA of the building to be demolished:			
	a Commercial structure existing prior to 01-04-1962	Nil	Nil	Nil
	b Residential structure existing prior to 17-04-1964	Nil	Nil	Nil
	c As per OC Plans / BCC plan Approved u/no. ---- dtd------	Nil	Nil	Nil
	d As per Approved Plans and CC granted Approved plan Approved u/no. ------ dtd------- Full CC dated ----	Nil	Nil	Nil
	e Others Specify	Nil	Nil	Nil
	f Existing BUA excluding staircase / lift/ lift lobby/ ottla of the building to be demolished as per redrafted plan out of *a) or (b) or (c) or (d) or (e)	Nil	Nil	Nil
	g Existing BUA accepted for allowing fungible area for Rehab without charging premium from above	Nil	**573.48**	**573.48**
	Permissible Fungible Area for rehab without charging premium [35% of 1(g) above] = (3+4)	Nil	**200.72**	**200.72**
	Fungible Area availed for Rehab Component Total of (Col.No.14 - Col.No.15)- Col.No.8 of Table no. 2]	Nil	**200.72**	**200.72**
	Fungible Area kept in abeyance/ unutilized 9A# per total of Col. No of 16 Table No. 2]	Nil	Nil	Nil
	(B) SALE COMPONENT			
	Permissible BUA	Net Plot Area	50% Add FSI	TDR including set back 0.7	Total
		618.70	**309.35**	**433.09**	**1361.14**
	Net Built up area proposed (Sr. No. 4 of Table No-1)	Commercial **Nil**	Residential **1361.14**		Total **1361.14**
	Permissible Fungible Area for Sale	**Nil**	**275.68**		**275.68**
	Fungible Area availed for Sale [7-2]	**Nil**	**275.41**		**275.41**



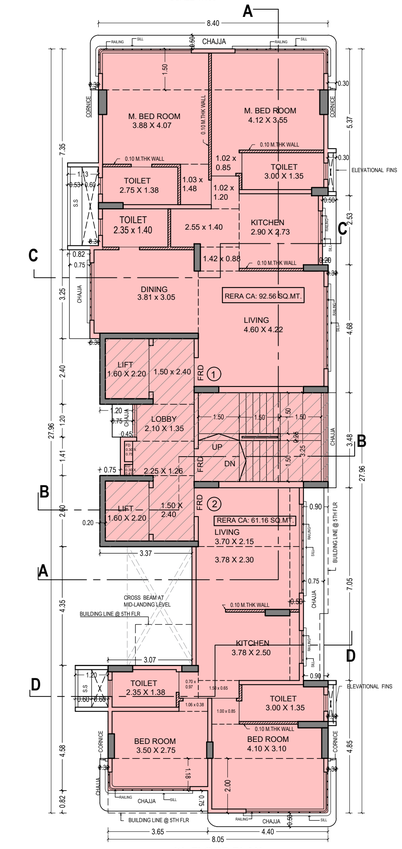
SECTION G-G
SCALE - 1: 100



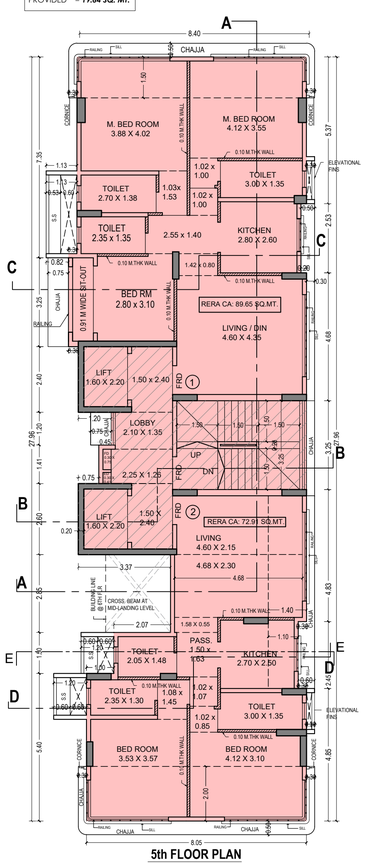
2nd FLOOR PLAN
SCALE 1:100



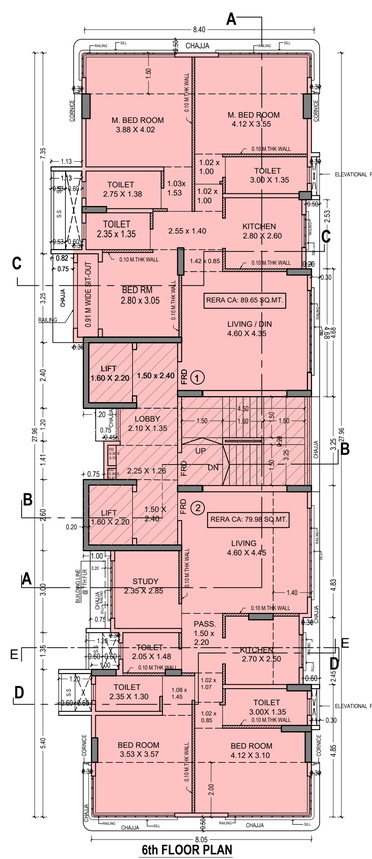
3rd FLOOR PLAN
SCALE 1:100



4th FLOOR PLAN
SCALE 1:100



5th FLOOR PLAN
SCALE 1:100



6th FLOOR PLAN
SCALE 1:100

FORM II

CONTENTS OF SHEET

2ND TO 11 TH FLOOR PLAN, TERRACE FLOOR PLAN, FITNESS & SOCIETY OFFICE, REFUGE ,AREA DIAGRAM & CALCULATION.FUNGIBLE AREA STATEMENT

S.E.(B.P.) K/W N-1	A.E.(B.P.) H/W WARD	E.E.(B.P.) H/W

NORTH

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT BLDG. ON PLOT BEARING CTS NO 685 , F.P NO 152, TPS BANDRA NO III, 30TH ROAD, BANDRA (WEST),MUMBAI-400050

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER

MR. SAAHIL AIDASANI & PARTNER OF
FAUCETT DEVELOPERS C.A TO IDEAL
MANOHAR CHS LTD

OWNER / DEVELOPER SIGNATURE

NAME ADDRESS & SIGNATURE OF STRUCTURAL ENGINEER

GIRISH T. WADHWA
CONSULTING CIVIL & STRUCTURAL
ENGINEER
BE (CIVIL), ME (STRUCTURES) , MIE
LICENSE No./ STR:840015818

STRUCTURAL ENGINEER SIGNATURE

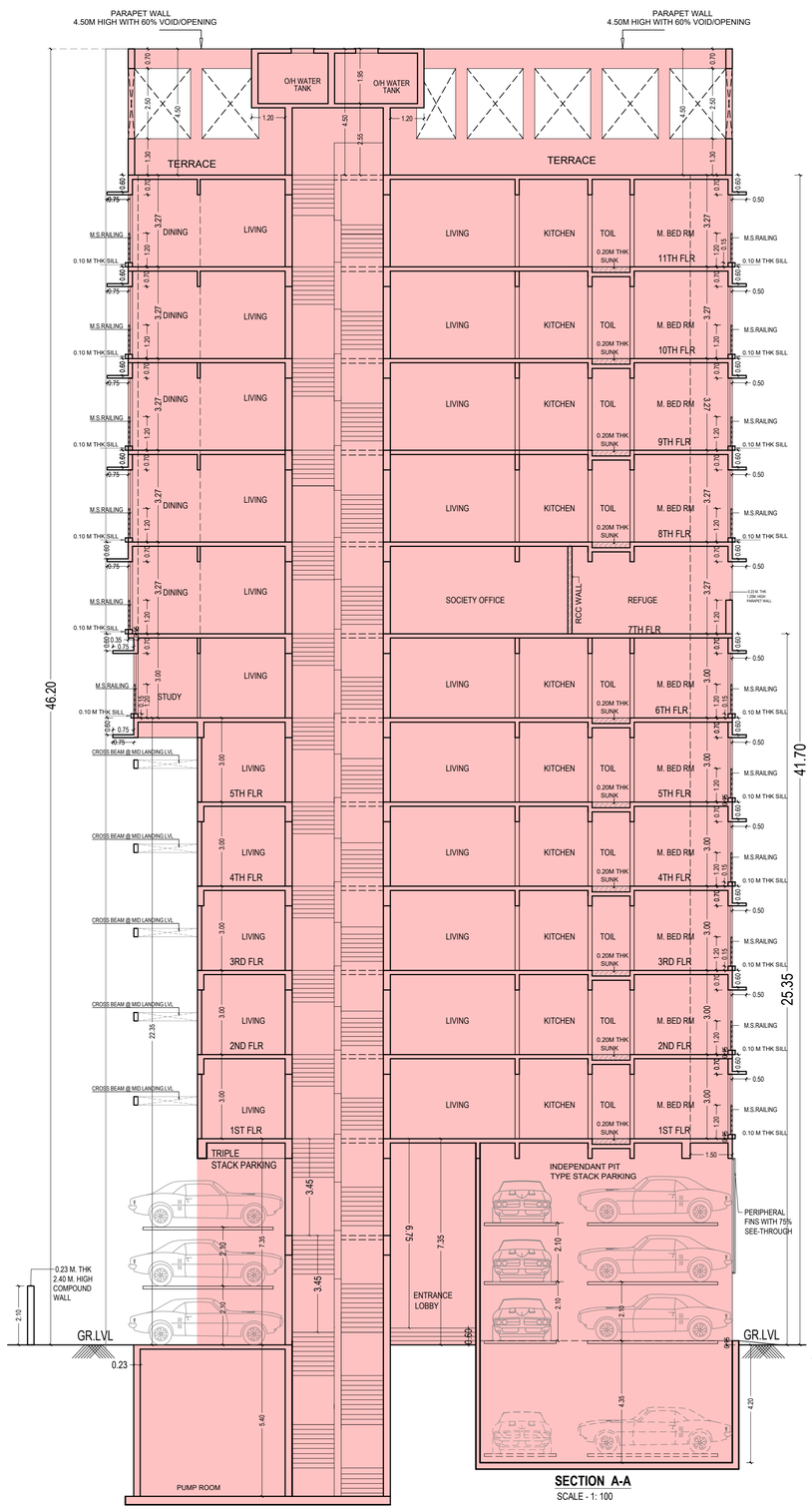
DRAWN BY	CHECKED BY	SCALE	DATE
RAVI	-	AS SHOWN	23/10/2024

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

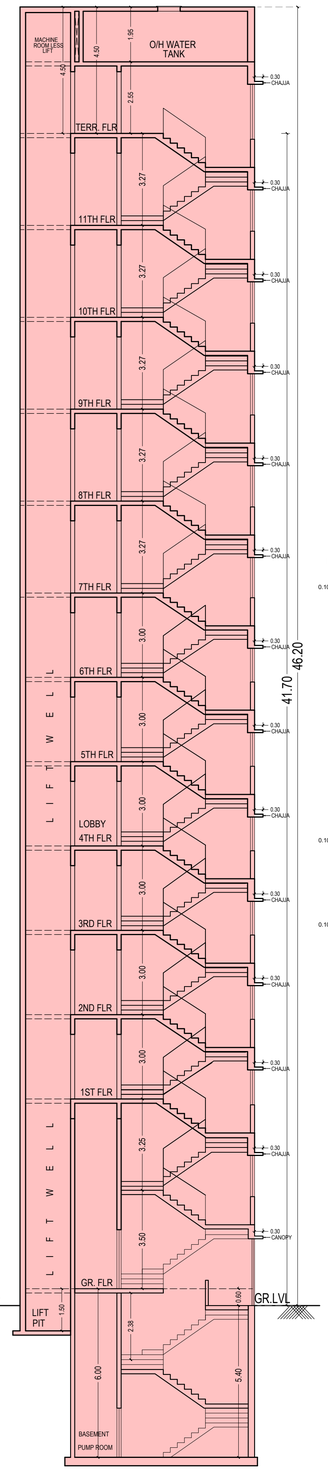
ASHOK GANDHI CONSULTANTS LLP
SARITA S. MANJUNATH
ARCHITECTS PLANNERS VALUERS
303 / 304, E-SQUARE PREMISES, SUBHASH ROAD,
VILE PARLE (E), MUMBAI-400 057.
OFFICE : TEL- 022 40644074
M. 98210 39752, 98218 50189
sarita@ashokgandhiconsultants.com
info@ashokgandhiconsultants.com
LICENSE NO CA/73/2187

SIGNATURE OF ARCHITECT

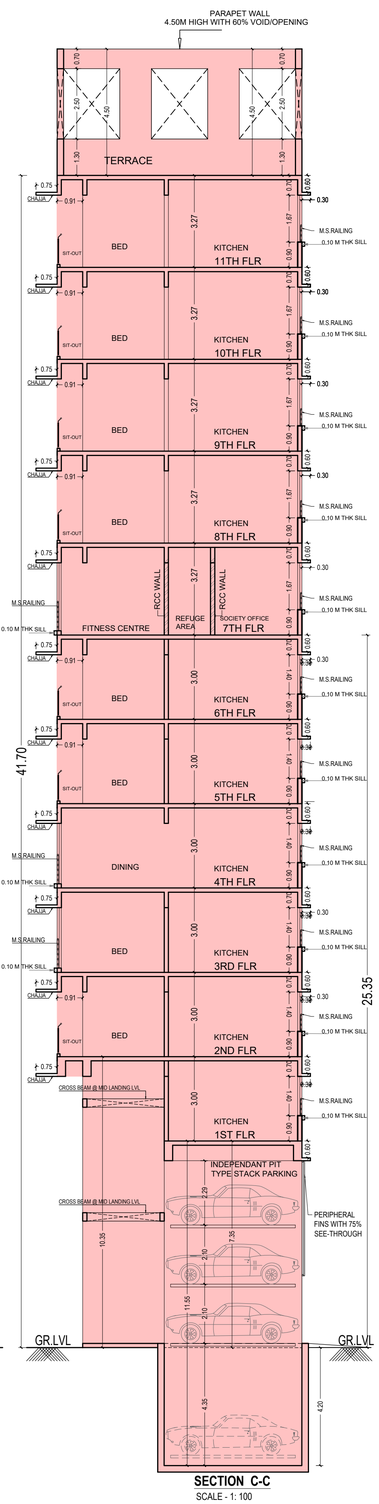
1) This cancels approval of the previous plans sanctions under even no. - P-14055/2022/(152)/H/W Ward/FP signed on even date - 29.06.2024
2) This plan shall be read in conjunction with letter issued under even no. - P-14055/2022/(152)/H/W Ward/FP Amend signed on even date. - 30.10.2024



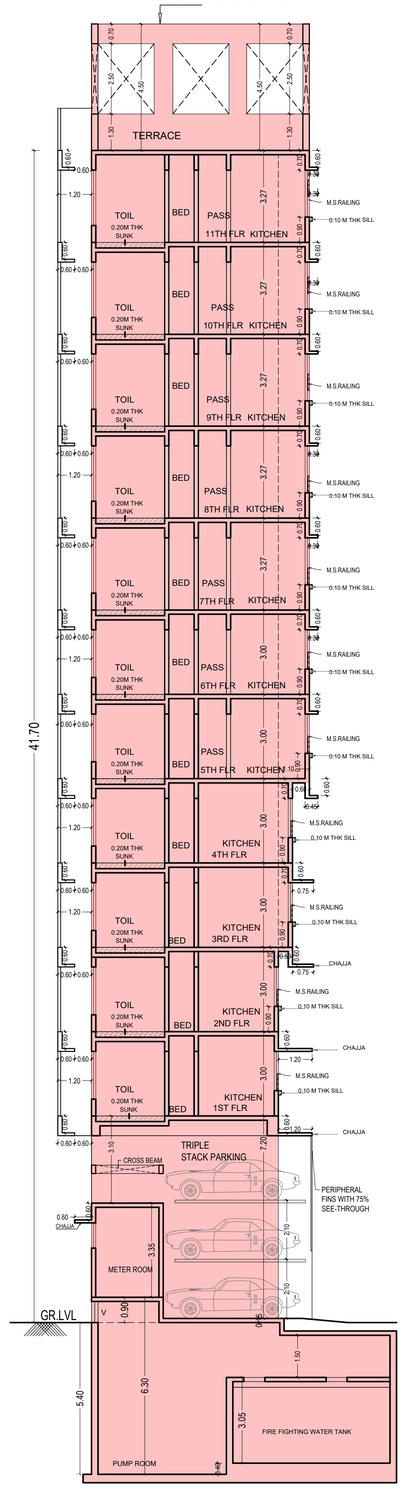
SECTION A-A
SCALE - 1: 100



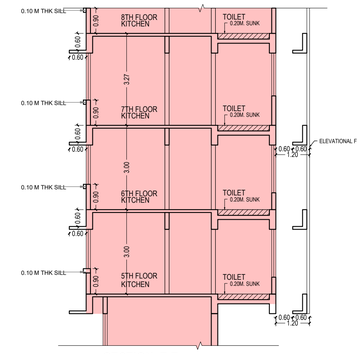
SECTION B - B
SCALE - 1: 100



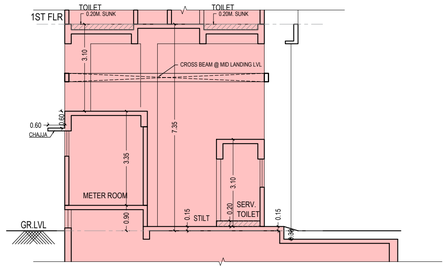
SECTION C-C
SCALE - 1: 100



SECTION D-D
SCALE - 1: 100



SECTION E-E
SCALE - 1: 100



SECTION F-F
SCALE - 1: 100

FORM II

CONTENTS OF SHEET

SECTION A-A, SECTION B-B SECTION C-C, SECTION D-D, SECTION E-E

S.E.(B.P.) K/W N-1	A.E.(B.P.) H/W WARD	E.E.(B.P.) H/W

NORTH

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT BLDG. ON PLOT BEARING CTS NO 685 , F P NO 152, TPS BANDRA NO III, 30TH ROAD, BANDRA (WEST),MUMBAI-400050

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER

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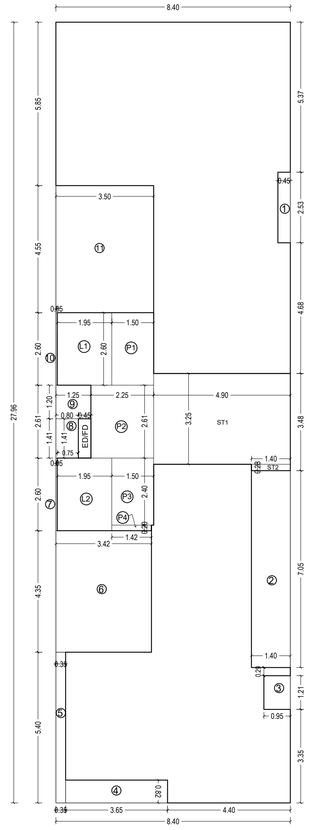
STRUCTURAL ENGINEER SIGNATURE

DRAWN BY	CHECKED BY	SCALE	DATE
RAVI	-	AS SHOWN	23/10/2024

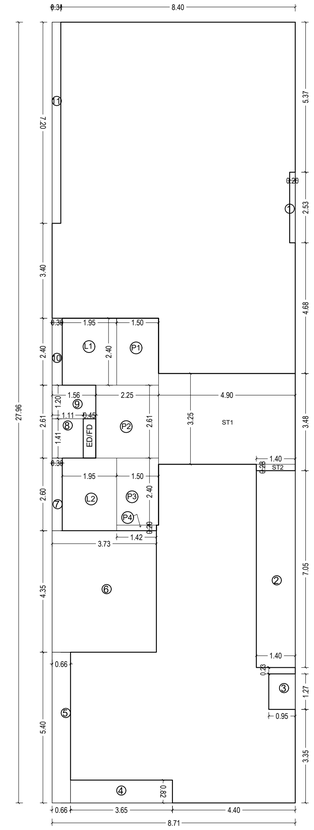
NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

ASHOK GANDHI CONSULTANTS LLP
S A R I T A S. M A N J U N A T H
ARCHITECTS PLANNERS VALUERS
303 / 304, E-SQUARE PREMISES, SUBHASH ROAD,
V I L E P A R L E (E), M U M B A I - 4 0 0 0 5 7.
O F F I C E : T E L - 0 2 2 4 0 0 4 4 0 7 4
M . 9 8 2 1 0 3 9 7 5 2 , 9 8 2 1 8 5 0 1 8 9
sarita@ashokgandhiconsultants.com
info@ashokgandhiconsultants.com
L I C E N S E N O C A / 7 5 / 2 1 6 7

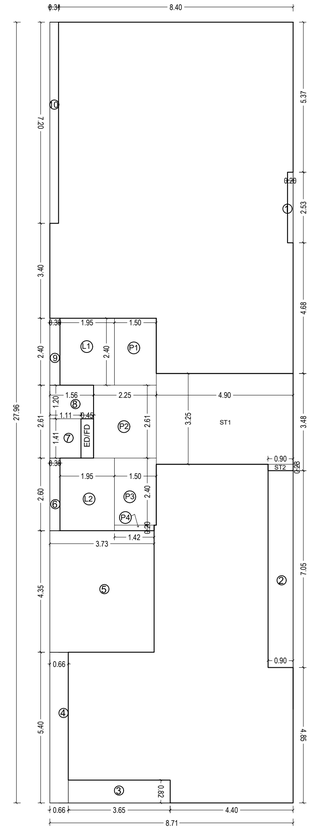
SIGNATURE OF ARCHITECT



BUILT UP AREA DIAGRAM 1ST FL
SCALE 1:100



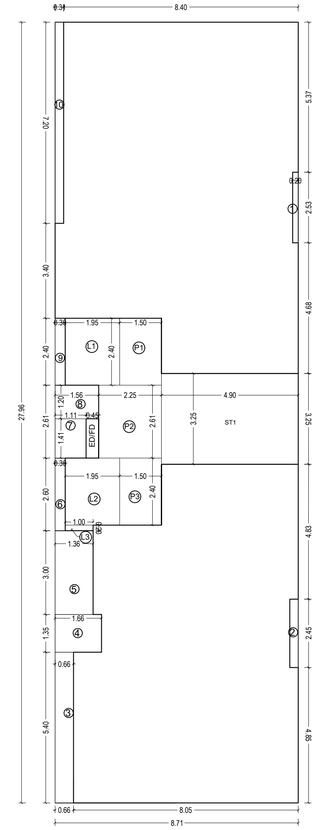
BUILT UP AREA DIAGRAM 2ND FL
SCALE 1:100



BUILT UP AREA DIAGRAM 3RD & 4TH FL
SCALE 1:100

BUILT UP AREA CALC								
AREA CALC. 1ST FLOOR								
A)	8.40	x	27.96			=	**234.86**	SQ.MT
DEDUCTION								
1)	0.45	x	2.53	x	1.00	=	1.14	SQ.MT
2)	1.40	x	7.05	x	1.00	=	9.87	SQ.MT
3)	0.95	x	1.21	x	1.00	=	1.15	SQ.MT
4)	0.82	x	3.65	x	1.00	=	2.99	SQ.MT
5)	0.35	x	5.40	x	1.00	=	1.89	SQ.MT
6)	3.42	x	4.35	x	1.00	=	14.88	SQ.MT
7)	0.05	x	2.60	x	1.00	=	0.13	SQ.MT
8)	0.80	x	1.41	x	1.00	=	1.13	SQ.MT
9)	1.25	x	1.20	x	1.00	=	1.50	SQ.MT
10)	0.05	x	2.60	x	1.00	=	0.13	SQ.MT
11)	3.50	x	4.55	x	1.00	=	15.93	SQ.MT
ED	0.45	x	1.41	x	1.00	=	0.63	SQ.MT
B)	TOTAL					=	**51.37**	SQ.MT
STAIRCASE LIFT LOBBY								
ST1	4.90	x	3.25	x	1.00	=	15.93	SQ.MT
ST2	1.40	x	0.23	x	1.00	=	0.32	SQ.MT
L1	1.95	x	2.60	x	1.00	=	5.07	SQ.MT
L2	1.95	x	2.60	x	1.00	=	5.07	SQ.MT
P1	1.50	x	2.60	x	1.00	=	3.90	SQ.MT
P2	2.25	x	2.61	x	1.00	=	5.87	SQ.MT
P3	1.50	x	2.40	x	1.00	=	3.60	SQ.MT
P4	1.42	x	0.20	x	1.00	=	0.26	SQ.MT
C)						=	**40.04**	SQ.MT
TOTAL BUILT UP AREA = A - (B + C)						=	**143.46**	SQ.MT

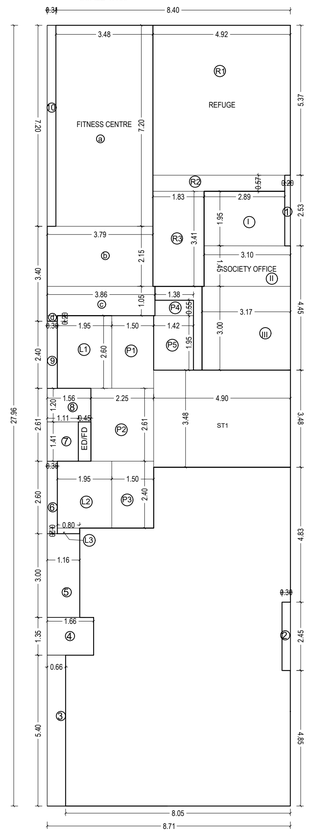
BUILT UP AREA CALC								
AREA CALC. 2ND FLOOR								
A)	8.71	x	27.96			=	**243.53**	SQ.MT
DEDUCTION								
1)	0.20	x	2.53	x	1.00	=	0.51	SQ.MT
2)	1.40	x	7.05	x	1.00	=	9.87	SQ.MT
3)	0.95	x	1.27	x	1.00	=	1.21	SQ.MT
4)	0.82	x	3.65	x	1.00	=	2.99	SQ.MT
5)	0.66	x	5.40	x	1.00	=	3.56	SQ.MT
6)	3.73	x	4.35	x	1.00	=	16.23	SQ.MT
7)	0.36	x	2.60	x	1.00	=	0.94	SQ.MT
8)	1.11	x	1.41	x	1.00	=	1.57	SQ.MT
9)	1.56	x	1.20	x	1.00	=	1.87	SQ.MT
10)	0.36	x	2.40	x	1.00	=	0.86	SQ.MT
11)	0.31	x	7.20	x	1.00	=	2.23	SQ.MT
ED	0.45	x	1.41	x	1.00	=	0.63	SQ.MT
B)	TOTAL					=	**42.47**	SQ.MT
STAIRCASE LIFT LOBBY								
ST1	4.90	x	3.25	x	1.00	=	15.93	SQ.MT
ST2	1.40	x	0.23	x	1.00	=	0.32	SQ.MT
L1	1.95	x	2.40	x	1.00	=	4.68	SQ.MT
L2	1.95	x	2.60	x	1.00	=	5.07	SQ.MT
P1	1.50	x	2.40	x	1.00	=	3.60	SQ.MT
P2	2.25	x	2.61	x	1.00	=	5.87	SQ.MT
P3	1.50	x	2.40	x	1.00	=	3.60	SQ.MT
P4	1.42	x	0.20	x	1.00	=	0.28	SQ.MT
C)						=	**39.35**	SQ.MT
TOTAL BUILT UP AREA = A - (B + C)						=	**161.71**	SQ.MT



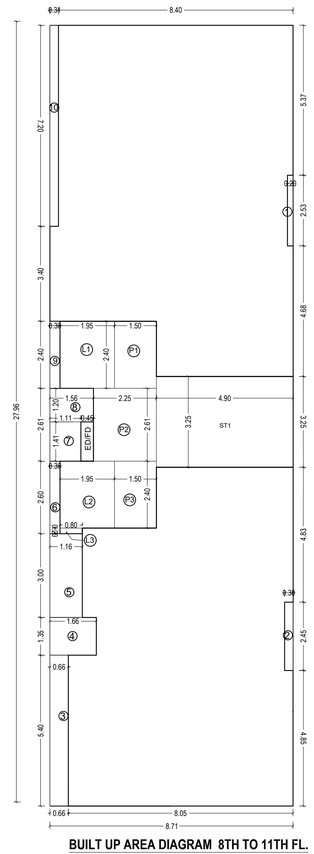
BUILT UP AREA DIAGRAM 5TH FL
SCALE 1:100

BUILT UP AREA DIAGRAM 6TH FL
SCALE 1:100

BUILT UP AREA CALC								
AREA CALC. 3rd & 4th FLOOR								
A)	8.71	x	27.96			=	**243.53**	SQ.MT
DEDUCTION								
1)	0.20	x	2.53	x	1.00	=	0.51	SQ.MT
2)	0.90	x	7.05	x	1.00	=	6.35	SQ.MT
3)	0.82	x	3.65	x	1.00	=	2.99	SQ.MT
4)	0.66	x	5.40	x	1.00	=	3.56	SQ.MT
5)	3.73	x	4.35	x	1.00	=	16.23	SQ.MT
6)	0.36	x	2.60	x	1.00	=	0.94	SQ.MT
7)	1.11	x	1.41	x	1.00	=	1.57	SQ.MT
8)	1.56	x	1.20	x	1.00	=	1.87	SQ.MT
9)	0.36	x	2.40	x	1.00	=	0.86	SQ.MT
10)	0.31	x	7.20	x	1.00	=	2.23	SQ.MT
ED	0.45	x	1.41	x	1.00	=	0.63	SQ.MT
B)	TOTAL					=	**37.74**	SQ.MT
STAIRCASE LIFT LOBBY								
ST1	4.90	x	3.25	x	1.00	=	15.93	SQ.MT
ST2	0.90	x	0.23	x	1.00	=	0.21	SQ.MT
L1	1.95	x	2.40	x	1.00	=	4.68	SQ.MT
L2	1.95	x	2.60	x	1.00	=	5.07	SQ.MT
P1	1.50	x	2.40	x	1.00	=	3.60	SQ.MT
P2	2.25	x	2.61	x	1.00	=	5.87	SQ.MT
P3	1.50	x	2.40	x	1.00	=	3.60	SQ.MT
P4	1.42	x	0.20	x	1.00	=	0.28	SQ.MT
C)						=	**39.24**	SQ.MT
TOTAL BUILT UP AREA = A - (B + C)						=	**166.56**	SQ.MT



BUILT UP AREA DIAGRAM 7TH FL (REFUGE FL)
SCALE 1:100



BUILT UP AREA DIAGRAM 8TH TO 11TH FL.
SCALE 1:100

BUILT UP AREA CALC								
AREA CALC. 5th FLOOR								
A)	8.71	x	27.96			=	**243.53**	SQ.MT
DEDUCTION								
1)	0.20	x	2.53	x	1.00	=	0.51	SQ.MT
2)	0.30	x	2.45	x	1.00	=	0.74	SQ.MT
3)	0.66	x	5.40	x	1.00	=	3.56	SQ.MT
4)	1.66	x	1.50	x	1.00	=	2.49	SQ.MT
5)	3.73	x	2.85	x	1.00	=	10.63	SQ.MT
6)	0.36	x	2.60	x	1.00	=	0.94	SQ.MT
7)	1.11	x	1.41	x	1.00	=	1.57	SQ.MT
8)	1.56	x	1.20	x	1.00	=	1.87	SQ.MT
9)	0.36	x	2.40	x	1.00	=	0.86	SQ.MT
10)	0.31	x	7.20	x	1.00	=	2.23	SQ.MT
ED	0.45	x	1.41	x	1.00	=	0.63	SQ.MT
B)	TOTAL					=	**26.03**	SQ.MT
STAIRCASE LIFT LOBBY								
ST1	4.90	x	3.25	x	1.00	=	15.93	SQ.MT
L1	1.95	x	2.40	x	1.00	=	4.68	SQ.MT
L2	1.95	x	2.60	x	1.00	=	5.07	SQ.MT
P1	1.50	x	2.40	x	1.00	=	3.60	SQ.MT
P2	2.25	x	2.61	x	1.00	=	5.87	SQ.MT
P3	1.50	x	2.40	x	1.00	=	3.60	SQ.MT
P4	1.42	x	0.20	x	1.00	=	0.28	SQ.MT
C)						=	**39.03**	SQ.MT
TOTAL BUILT UP AREA = A - (B + C)						=	**178.47**	SQ.MT

BUILT UP AREA CALC								
AREA CALC. 6th FLOOR								
A)	8.71	x	27.96			=	**243.53**	SQ.MT
DEDUCTION								
1)	0.20	x	2.53	x	1.00	=	0.51	SQ.MT
2)	0.30	x	2.45	x	1.00	=	0.74	SQ.MT
3)	0.66	x	5.40	x	1.00	=	3.56	SQ.MT
4)	1.66	x	1.35	x	1.00	=	2.24	SQ.MT
5)	1.36	x	3.00	x	1.00	=	4.08	SQ.MT
6)	0.36	x	2.60	x	1.00	=	0.94	SQ.MT
7)	1.11	x	1.41	x	1.00	=	1.57	SQ.MT
8)	1.56	x	1.20	x	1.00	=	1.87	SQ.MT
9)	0.36	x	2.40	x	1.00	=	0.86	SQ.MT
10)	0.31	x	7.20	x	1.00	=	2.23	SQ.MT
ED	0.45	x	1.41	x	1.00	=	0.63	SQ.MT
B)	TOTAL					=	**19.23**	SQ.MT
STAIRCASE LIFT LOBBY								
ST1	4.90	x	3.25	x	1.00	=	15.93	SQ.MT
L1	1.95	x	2.40	x	1.00	=	4.68	SQ.MT
L2	1.95	x	2.40	x	1.00	=	4.68	SQ.MT
L3	1.00	x	0.20	x	1.00	=	0.20	SQ.MT
P1	1.50	x	2.40	x	1.00	=	3.60	SQ.MT
P2	2.25	x	2.61	x	1.00	=	5.87	SQ.MT
P3	1.50	x	2.40	x	1.00	=	3.60	SQ.MT
C)						=	**38.56**	SQ.MT
TOTAL BUILT UP AREA = A - (B + C)						=	**185.74**	SQ.MT

BUILT UP AREA CALC								
AREA CALC. 7th FLOOR (REFUGE FL.)								
A)	8.71	x	27.96			=	**243.53**	SQ.MT
DEDUCTION								
1)	0.20	x	2.53	x	1.00	=	0.51	SQ.MT
2)	0.30	x	2.45	x	1.00	=	0.74	SQ.MT
3)	0.66	x	5.40	x	1.00	=	3.56	SQ.MT
4)	1.66	x	1.35	x	1.00	=	2.24	SQ.MT
5)	1.16	x	3.00	x	1.00	=	3.48	SQ.MT
6)	0.36	x	2.60	x	1.00	=	0.94	SQ.MT
7)	1.11	x	1.41	x	1.00	=	1.57	SQ.MT
8)	1.56	x	1.20	x	1.00	=	1.87	SQ.MT
9)	0.36	x	2.40	x	1.00	=	0.86	SQ.MT
10)	0.31	x	7.20	x	1.00	=	2.23	SQ.MT
ED	0.45	x	1.41	x	1.00	=	0.63	SQ.MT
B)	TOTAL					=	**18.63**	SQ.MT
FITNESS AREA								
a	3.48	x	7.20	x	1.00	=	25.02	SQ.MT
b	3.79	x	2.15	x	1.00	=	8.15	SQ.MT
c	3.86	x	1.05	x	1.00	=	4.05	SQ.MT
d	0.36	x	0.20	x	1.00	=	0.07	SQ.MT
C)						=	**37.29**	SQ.MT
REFUGE AREA								
R1	4.925	x	5.37	x	1.00	=	26.47	SQ.MT
R2	4.725	x	0.57	x	1.00	=	2.69	SQ.MT
R3	1.83	x	3.41	x	1.00	=	6.24	SQ.MT
C						=	**35.42**	SQ.MT
SOCIETY OFFICE								
I	2.89	x	1.95	x	1.00	=	5.64	SQ.MT
II	3.10	x	1.45	x	1.00	=	4.50	SQ.MT
III	3.17	x	3.00	x	1.00	=	9.51	SQ.MT
D							**19.64**	SQ.MT
STAIRCASE LIFT LOBBY								
ST1	4.90	x	3.48	x	1.00	=	17.05	SQ.MT
L1	1.95	x	2.60	x	1.00	=	5.07	SQ.MT
L2	1.95	x	2.40	x	1.00	=	4.68	SQ.MT
L3	0.80	x	0.20	x	1.00	=	0.16	SQ.MT
P1	1.50	x	2.60	x	1.00	=	3.90	SQ.MT
P2	2.25	x	2.61	x	1.00	=	5.87	SQ.MT
P3	1.50	x	2.40	x	1.00	=	3.60	SQ.MT
P4	1.38	x	0.55	x	1.00	=	0.76	SQ.MT
P5	1.42	x	1.95	x	1.00	=	2.77	SQ.MT
E						=	**43.86**	SQ.MT
TOTAL BUILT UP AREA = A - (B + C + D + E)						=	**88.69**	SQ.MT

STAIRCASE LIFT LOBBY								
ST1	4.90	x	3.25	x	1.00	=	15.93	SQ.MT
L1	1.95	x	2.40	x	1.00	=	4.68	SQ.MT
L2	1.95	x	2.40	x	1.00	=	4.68	SQ.MT
L3	0.80	x	0.20	x	1.00	=	0.16	SQ.MT
P1	1.50	x	2.40	x	1.00	=	3.60	SQ.MT
P2	2.25	x	2.61	x	1.00	=	5.87	SQ.MT
P3	1.50	x	2.40	x	1.00	=	3.60	SQ.MT
C)						=	**38.52**	SQ.MT
TOTAL BUILT UP AREA = A - (B + C)						=	**186.38**	SQ.MT

1) This cancels approval of the previous plans sanctions under even no. - P-14055/2022/(152)/H/W Ward/FP signed on even date - 29.06.2024
2) This plan shall be read in conjunction with letter issued under even no. - P-14055/2022/(152)/H/W Ward/FP Amend signed on even date. - 30.10.2024

FORM II

CONTENTS OF SHEET

1ST TO 11 TH FLOOR AREA DIAGRAM & CALCULATION

S.E.(B.P.) K/W N-1	A.E.(B.P.) H/W WARD	E.E.(B.P.) H/W

NORTH

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT BLDG. ON PLOT BEARING CTS NO 685 , F.P NO 152, TPS BANDRA NO III, 30TH ROAD, BANDRA (WEST),MUMBAI-400050

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER

MR. SAAHIL AIDASANI & PARTNER OF
FAUCETT DEVELOPERS C.A TO IDEAL MANOHAR CHS LTD

OWNER / DEVELOPER SIGNATURE

NAME ADDRESS & SIGNATURE OF STRUCTURAL ENGINEER

GIRISH T. WADHWA
CONSULTING CIVIL & STRUCTURAL ENGINEER
BE (CIVIL), ME (STRUCTURES) , MIE
LICENSE No./ STR.840015818

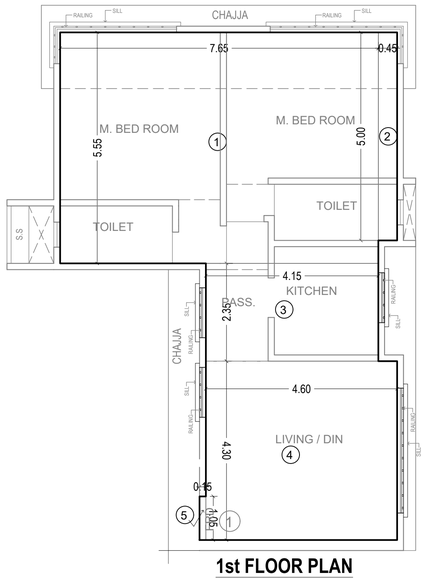
STRUCTURAL ENGINEER SIGNATURE

DRAWN BY	CHECKED BY	SCALE	DATE
RAVI	-	AS SHOWN	23/10/2024

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

ASHOK GANDHI CONSULTANTS LLP
SARITA S. MANJUNATH
ARCHITECTS PLANNERS VALUERS
303 / 304, E-SQUARE PREMISES, SUBHASH ROAD,
VILE PARLE (E), MUMBAI-400 057.
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M. -98210 39752, 98218 50189
sarita@ashokgandhiconsultants.com
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LICENSE NO CA/75/2167

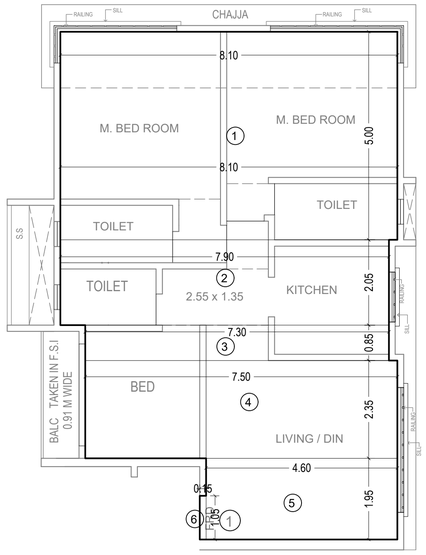
SIGNATURE OF ARCHITECT



1st FLOOR PLAN
SCALE 1:100

CARPET AREA 1ST FL.						
FLAT No. 1						
A	ADDITION					
1	7.65	x	5.55	=	42.46	SQ.M
2	0.45	x	5.00	=	2.25	SQ.M
3	4.15	x	2.35	=	9.75	SQ.M
4	4.60	x	4.30	=	19.78	SQ.M
5	0.15	x	1.05	=	0.16	SQ.M
RERA CARPET				=	**74.40**	**SQ.M**

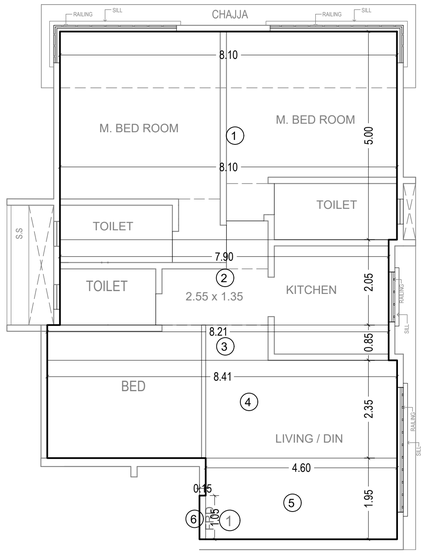
FLAT 1 - 1NOS.



2nd ,5th, 6th & 8th TO 11th FLOOR PLAN
SCALE 1:100

CARPET AREA 2nd ,5th, 6th & 8th TO 11th FLOOR						
FLAT No. 1						
A	ADDITION					
1	8.10	x	5.00	=	40.50	SQ.M
2	7.90	x	2.05	=	16.20	SQ.M
3	7.30	x	0.85	=	6.21	SQ.M
4	7.50	x	2.35	=	17.63	SQ.M
5	4.60	x	1.95	=	8.97	SQ.M
6	0.15	x	1.05	=	0.16	SQ.M
RERA CARPET				=	**89.65**	**SQ.M**

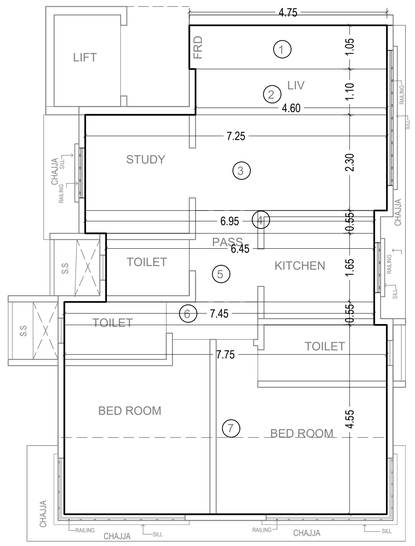
FLAT 1 - 7 NOS.



3rd & 4th FLOOR PLAN
SCALE 1:100

CARPET AREA 3rd & 4th FLOOR PLAN						
FLAT No. 1						
A	ADDITION					
1	8.10	x	5.00	=	40.50	SQ.M
2	7.90	x	2.05	=	16.20	SQ.M
3	8.21	x	0.85	=	6.98	SQ.M
4	8.41	x	2.35	=	19.76	SQ.M
5	4.60	x	1.95	=	8.97	SQ.M
6	0.15	x	1.05	=	0.16	SQ.M
RERA CARPET				=	**92.56**	**SQ.M**

FLAT 1 - 2 NOS.

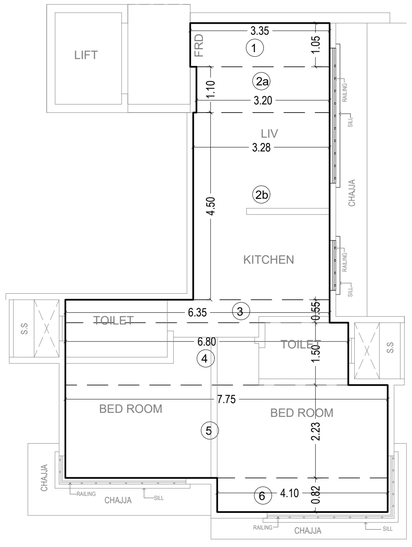


7th TO 11th FLOOR PLAN
SCALE 1:100

CARPET AREA 7th TO 11TH FL.						
FLAT No. 2						
A	ADDITION					
1	4.75	x	1.05	=	4.99	SQ.M
2	4.60	x	1.10	=	5.06	SQ.M
3	7.25	x	2.30	=	16.68	SQ.M
4	6.95	x	0.55	=	3.82	SQ.M
5	6.45	x	1.65	=	10.64	SQ.M
6	7.45	x	0.55	=	4.10	SQ.M
7	7.75	x	4.55	=	35.26	SQ.M
RERA CARPET				=	**80.55**	**SQ.M**

FLAT 2 - 5 NOS.

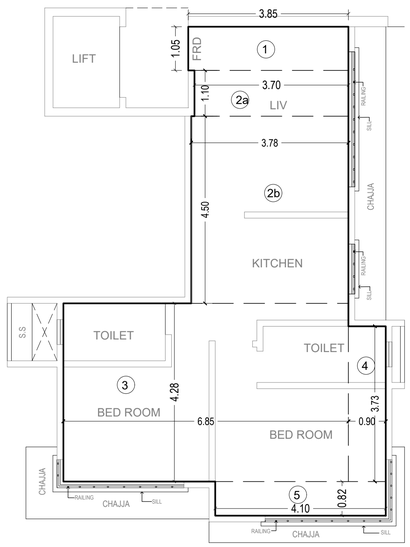
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1ST & 2ND FLOOR PLAN
SCALE 1:100

CARPET AREA 1ST & 2ND FL.						
FLAT No. 2						
A	ADDITION					
1	3.35	x	1.05	=	3.52	SQ.M
2a	3.20	x	1.10	=	3.52	SQ.M
2b	3.28	x	4.50	=	14.76	SQ.M
3	6.35	x	0.55	=	3.49	SQ.M
4	6.80	x	1.50	=	10.20	SQ.M
5	7.75	x	2.23	=	17.28	SQ.M
6	4.10	x	0.82	=	3.36	SQ.M
RERA CARPET				=	**56.13**	**SQ.M**

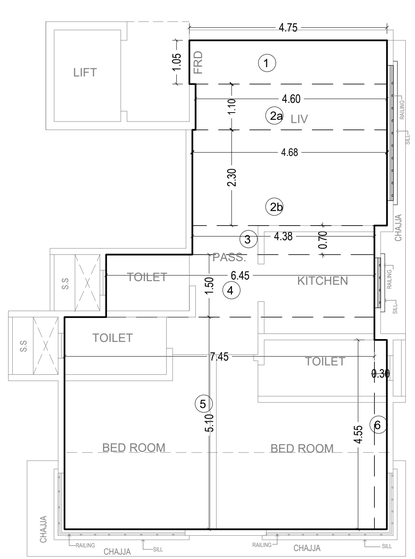
FLAT 2 - 2NOS.



3rd & 4th FLOOR PLAN
SCALE 1:100

CARPET AREA 3rd & 4th FL.						
FLAT No. 2						
A	ADDITION					
1	3.85	x	1.05	=	4.04	SQ.M
2a	3.70	x	1.10	=	4.07	SQ.M
2b	3.78	x	4.50	=	17.01	SQ.M
3	6.85	x	4.28	=	29.32	SQ.M
4	0.90	x	3.73	=	3.36	SQ.M
5	4.10	x	0.82	=	3.36	SQ.M
RERA CARPET				=	**61.16**	**SQ.M**

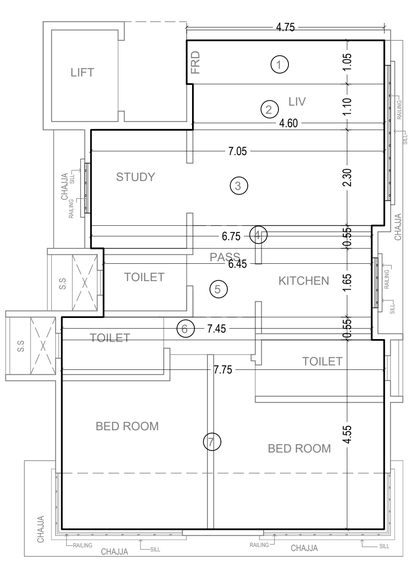
FLAT 2 - 2NOS.



5th FLOOR PLAN
SCALE 1:100

CARPET AREA 5th FL.						
FLAT No. 2						
A	ADDITION					
1	4.75	x	1.05	=	4.99	SQ.M
2	4.60	x	1.10	=	5.06	SQ.M
2	4.68	x	2.30	=	10.76	SQ.M
3	4.38	x	0.70	=	3.07	SQ.M
4	6.45	x	1.50	=	9.68	SQ.M
5	7.45	x	5.10	=	38.00	SQ.M
6	0.30	x	4.55	=	1.37	SQ.M
RERA CARPET				=	**72.91**	**SQ.M**

FLAT 2 - 1NOS.



6th FLOOR PLAN
SCALE 1:100

CARPET AREA 6th FL.						
FLAT No. 2						
A	ADDITION					
1	4.75	x	1.05	=	4.99	SQ.M
2	4.60	x	1.10	=	5.06	SQ.M
3	7.05	x	2.30	=	16.22	SQ.M
4	6.75	x	0.55	=	3.71	SQ.M
5	6.45	x	1.65	=	10.64	SQ.M
6	7.45	x	0.55	=	4.10	SQ.M
7	7.75	x	4.55	=	35.26	SQ.M
RERA CARPET				=	**79.98**	**SQ.M**

FLAT 2 - 1NOS.

FORM II

CONTENTS OF SHEET

RERA CARPET AREA DIAGRAM & CALCULATION

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STRUCTURAL ENGINEER SIGNATURE

DRAWN BY	CHECKED BY	SCALE	DATE
RAVI	-	AS SHOWN	23/10/2024

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

ASHOK GANDHI CONSULTANTS LLP
S A R I T A S. M A N J U N A T H
ARCHITECTS PLANNERS VALUERS
303 / 304, E-SQUARE PREMISES, SUBHASH ROAD,
V I L E P A R L E (E), M U M B A I - 4 0 0 0 5 7.
O F F I C E : T E L - 0 2 2 4 0 0 4 4 0 7 4
M. -9 8 2 1 0 3 9 7 5 2 , 9 8 2 1 8 5 0 1 8 9
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L I C E N S E N O C A / 7 5 / 2 1 6 7

SIGNATURE OF ARCHITECT