ANNEXURE – G
Details of the Members' New Flats

A	B	C		D			
S. No.	Name(s) of the Member(s)	Details of the Members' Existing Flats		Details of the Members' New Flats			
		Flat No.	*Carpet Area (sq.ft.)*	*ReraCarpet Area (sq.ft.)*	*Flat No.*	*Floor*	*Additional Area Purchase*
1.	Mr. BhajanlalLalchandLulla	1	735	996	201	2nd	
2.	Mr. Lawrence Jude Sunil Fernandes Ms. Manisha Lucy Fernandes	2	445	600	101	1st	201
3.	Mr. Ivan Fletcher	3	485	655	302	3rd	
4.	Mrs. Maya Bhagwan Ramchandani Mr. Ajay Bhagwan Ramchandani Ms Aarti Bhagwan Ramchandani	4	735	996	401	4th	
5.	Mrs. Meena A. Talreja Mr.Anand A. Talreja Ms Aarti A. Talreja	5	445	600	102	1st	
6.	Ms. NimmiRamchandLalwani	6	485	655	301	3rd	341
7.	Mr. Shyamlal LalchandLulla	7	735	996	501	5th	
8.	Mr. Raju Shyamlal Lulla Mr. Anil Shyamlal Lulla	8	445	600	602	6th	261
9.	Mrs. Simran S. Bhojwani	9	485	655	502	5th	127
10.	Mr. Arvinder Singh	10	735	996	601	6th	
11.	Mrs. Farida Aboojiwala	11	445	600	202	2nd	
12.	Mr. SafaraliRamzanaliMardhani	12	485	655	402	4th	
	TOTAL		6660	9004			

For Ideal Manohar C.H.S. Ltd.

Secretary / Chairman / Member

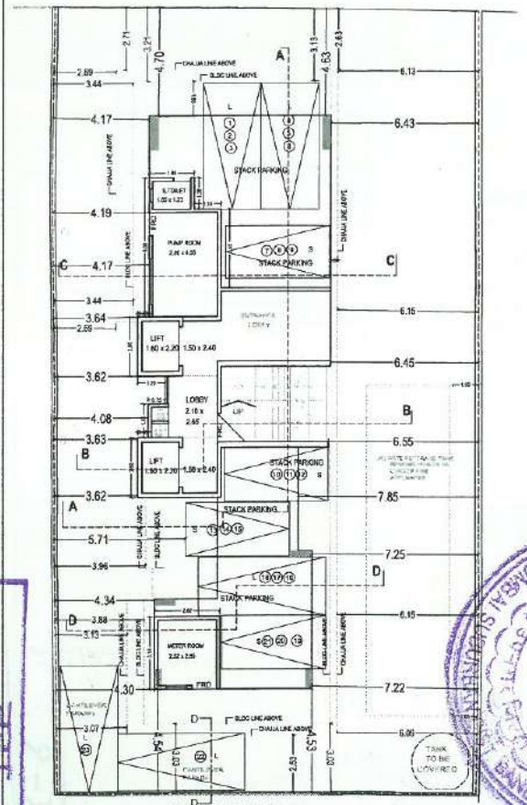
THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 2 MUMBAI SUBURBAN DIST. BANDRA

बदर-२
पुस्तक क्र. १ 9012/2022

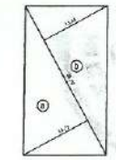
THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3
MUMBAI SUBURBAN DIST. BANDRA

बदर-९
दस्तक क्र. १
२०२२

12.10 M 30TH ROAD



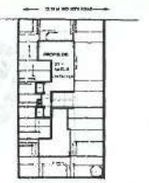
GROUND FLOOR PLAN
SCALE 1:100



PLOT AREA DIAGRAM
SCALE 1:500

PLOT AREA CALCULATION

(A)	8.50 X 38.70 X 15.75	=	289.61 SQ.MT.
(B)	8.50 X 38.70 X 13.65	=	287.17 +
	NET PLOT AREA	=	576.10



BLOCK PLAN



LOCATION PLAN

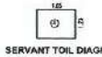


METER RM AREA DIAGRAM
SCALE 1:100

PLOT AREA CALCULATION

(A)	2.60 X 3.15	=	8.00 SQ.MT.

FOR 50 TENEMENT 10.00 SQ.M. FREE

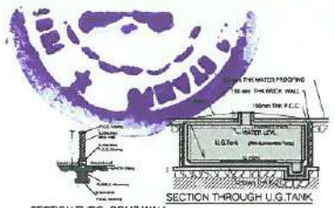


SERVANT TOIL DIAGRAM
FREE OF F.S.I

FREE OF F.S.I
SERVANT TOIL CALCULATION
(A) 1.65 X 1.23 = 2.03 SQMT



SECTION D-D
SCALE - 1: 100



SECTION THRO. COMP.WALL

SECTION THROUGH U.G.TANK

PROFORMA - A

1.	AREA STATEMENT	SQ.MT.
1.	GROSS AREA OF PLOT	618.10
	(a) AREA OF RESERVATION IN PLOT	—
	(b) AREA OF ROAD SET BACK	—
	(c) AREA OF DP ROAD	—
2.	DEDUCTIONS FOR	—
(A)	FOR RESERVATION/ROAD AREA TO BE HANDED OVER TO MCGM (100%)	
	(a) ROAD SET BACK/WIDENING AREA (REGULATION NO 16)	—
	(b) PROPOSED DP ROAD AREA (INSTALLATIONNO 18)	—
	(c) (i) RESERVATION AREA (PLOT) TO BE HANDED OVER (100%) (REGULATION NO. 17)	—
	(ii)RESERVATION AREA TO BE HANDED OVER AS PER AR (REGULATION NO 17) (NOT TO BE DEDUCTED FOR COMPUTATION OF FSI i.e. above 9 meters)	—
	TOTAL AREA UNDER RESERVATION/ROAD	—
(B)	FOR AMENITY AREA TO BE HANDED OVER TO MCGM	
	(a) AREA OF AMENITY PLOT AS PER DCPR 31(A)	—
	(b) AREA OF AMENITY PLOT AS PER DCPR 31(B)	—
	(c) AREA OF AMENITY PLOT AS PER DCPR 31	—
	TOTAL AMENITY AREA	—
(C)	DEDUCTION FOR EXISTING BUA TO BE RETAINED IF ANY/LAND COMPONENT OF EXISTING BUA/EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	—
3.	TOTAL DEDUCTIONS (2(A) +2(B)+2(C))	—
4.	BALANCE AREA OF PLOT(FOR CALCULATING REQUIRED LOS)(1-3)	618.10
5.	PLOT AREA UNDER DEVELOPMENT (SR. NO. 4 + 2(A)(b)(i))	618.10
6.	ZONAL (BASIC) FSI (0.60 OR 0.75 OR 1.0 OR 1.33)	1.0
7.	(a) PERMISSIBLE BUILT UP AREA AS PER ZONAL BASIC) FSI (5X6)	618.10
	(b) PERMISSIBLE BUILT UP AREA AS PER REGULATION 33(C) (PROTECTED DEVELOPMENT)	618.10
	PERMISSIBLE BUILT UP AREA (7A OR 7B ABOVE, WHICHEVER IS MORE)	618.10
8.	ADDITIONAL BUA AS PER REGULATION 30(A)(3)(a)	
	(a) ADDITIONAL BUA FOR 2(A)(a) & 2(A)(b) ABOVE WITHIN THE CAP OF "ADMISSIBLE TDR" AS PER TABLE NO.12 ON BALANCE PLOT.	—
	(b) ADDITIONAL BUA FOR 2(A)(a) & 2(A)(b) ABOVE TO BE UTILIZED OVER AND ABOVE THE PERMISSIBLE FSI AS PER COLUMN NO. 7 OF TABLE 12 OF REGULATION 30(A) AND AS MENTIONED IN TABLE 12 A OF REGULATION 32 (200%) ADDITIONAL INCENTIVE FSI RIGHTS FOR SETBACK AREA @100% OF ROAD AREA WITHIN 24 MONTHS	—
	(c) ADDITIONAL BUA IN CASE OF 2(A)(viii) AS PER REGULATION 17(1) NOTE 20 (vi) &(vii) AS PER AR POLICY ON REMAINING PLOT	—
	(d)UP ROAD AREA DISTRIBUTED ON SUB PLOT AS PER APPROVED LAYOUT	—
	TOTAL ADDITIONAL BUA	—
9.	ADDITIONALINCENTIVE BUA WITHIN THE CAP OF "ADMISSIBLE TDR" AS PER TABLE 12 OR BALANCE PLOT	—
	(a) IN LIEU OF COST CONSTRUCTION OF AMENITY BUA (LINK) AS PER REGULATION 30(A)(3)(b)	—
	(b) 15% OF SR. NO. 7A ABOVE OR 10 SQM/15 PER HUMAN TENEMENT AS PER REG.33(7)(B) AREA X 15% OR 10 SQ.MTS X no members = SQ.MTS	—
	(c) 60% OF REHAB COMPONENT AS PER REGULATION 33(7)(A)	—
	TOTAL ADDITIONAL INCENTIVE AREA	—
10.	BUA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO.12 OF REGULATION NO 30(A) (3)(A)(i)(c) & (d) & 33(5) 618.10 SQ.MT. X 0.55 = 339.95 SQ.MT.	339.95
11.	BUA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO 12 OF REGULATION NO 30(A) & 33(5) ON REMAINING BALANCE PLOT PERMISSIBLE "TDR" 618.10 X 70% = 432.67 SQ.MT. a) GENERAL = 50% =216.34 SQMT b) SLUM 69 % = 216.34 SQMT	432.67
12.	PERMISSIBLE BUILT UP AREA [7+8(a+b+c)+11]	
13.	PROPOSED BUILT UP AREA	1331.14
14.	TDR GENERATED IF ANY AS PER REGULATION 30 (A) AND 32 FOR UNUTILIZED BUA	1331.14
15.	FUNGIBLE COMPENSATORY AREA AS PER REG NO. 31 (3)	
a)	(i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM.	
	(ii) FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM.	
	(iii) FUNGIBLE AREA KEPT IN ABEYANCE	
b)	(i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM. FOR RESIDENTIAL 1061.14 X 25% = 475.49	475.00
	(ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM.	
16.	TOTAL BUA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (13 +15(a)(ii) +15(b)(ii))	1806.64
17	FSI CONSUMED ON NET PLOT [1.66]	2.20
(B)	OTHER REQUIREMENTS	—
	REQUIREMENT OF RECREATIONAL O.S. IN LAYOUT/PLOT AS PER REG. 27	—
	TENEMENT STATEMENT	—
	(i) PROPOSED BUA (13 (a) ABOVE)	1806.64
	(ii) LESS DEDUCTION OF NON - RESIDENTIAL AREA (SHOP ETC.)	—
	(iii) AREA AVAILABLE FOR TENEMENTS [(i) minus (ii)]	1330.64
	(iv) TENEMENTS PERMISSIBLE/DENSITY OF TENEMENTS/HECTARES	85 NOS
	(v) TOTAL NO. OF TENEMENTS PROPOSED ON THE PLOT	21 NOS
(C)	PARKING STATEMENT	
	(i) PARKING REQUIRED BY REGULATION FOR:	
	CAR SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS)	30.00 NOS 2.00 NOS
	(ii) COVERED GARAGE PERMISSIBLE	33.00NOS
	(iii) COVERED GARAGE PROPOSED	
	CAR SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS)	—
	(iv) TOTAL PARKING PROVIDED	33.00 NOS
(D)	TRANSPORT VEHICLES PARKING	
	(i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION	
	(ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

PROFORMA - B

CONTENTS OF THE SHEET

GROUND FLOOR PLAN, PLOT AREA DIAGRAM & CALCULATION, BLOCK & LOCATION PLAN, BUILT UP AREA STATEMENT, FUNGIBLE COMPENSATORY AREA STATEMENT, PARKING SPACES STATEMENT.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT BLDG. ON PLOT BEARING CTS NO 665, F.P NO 152, TPS III, 30TH ROAD, BANDR (WEST), MUMBAI -4000 63

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THIS 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 30 WORKED OUT IS 618.10 SQ.MTS. (SIX HUNDRED EIGHTEEN POINT DECIMAL SQUARE METER) AND TALLIES WITH THE STATE IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD.

SIGN. OF ARCHITECT

NAME & SIGN OF OWNER

MR. SAMIEL ADASANE MANAGING PARTNER OF FAUCETT DEVELOPERS C.A. TO BIDAL MANOHAR CHS LTD

NAME & SIGN OF STRUCTURAL ENGINEER

SHRI. K. C. SHAH
B.E.(CIVIL) A.M.I.E.
102, SAI GOVIND BHAVAN , NEAR PANJAB NATIONAL BANK ,MATHURADAS ROAD, KANDIVALI (W) MUMBAI - 400 067.

S.E.(B.P.) P/S WARD

A.E.(B.P.) P/S WARD

DRAWN BY	CHECKED BY	SCALE	DATE
SHAILESH GOPAL PAI		AS SHOWN	06/19/2022

NORTH

SIGNATURE, NAME & ADDRESS OF 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 40046674
M : 98210 38783, 98310 50185
agarita@ashokgandhiconsultants.com
info@ashokgandhiconsultants.com

TABLE NO - 1

PROPOSED BUILT UP AREA STATEMENT

Sr. No.	Wing	Floor No.	Proposed Built up area (In Sq. mt.) Commercial	Proposed Built up area (In Sq. mt.) Residential	Total (mt2) (In Sq. mt.)	Staircase /Lift /Lift/Boiler (Area in Sq.—mt.) Commercial	Staircase /Lift /Lift/Boiler (Area in Sq.—mt.) Residential	Rec/ Ref Society Office/ Fitness centre/ Refuge area
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1	A	BASEMENT	Nil	Nil	Nil	Nil	Nil	
		GR.	Nil	Nil	Nil	Nil	Nil	
		1ST	142.42	142.42	Nil	28.22		
		2ND	160.90	160.90	Nil	27.24		
		3RD	166.23	166.23	Nil	27.24		
		4TH	166.23	166.23	Nil	27.24		
		5TH	175.84	175.84	Nil	27.01		
		6TH	165.53	165.53	Nil	34.33		
		7TH	89.37	89.37	Nil	42.11		REFUGE
		8TH	167.47	167.47	Nil	34.41		
		9TH	167.47	167.47	Nil	34.41		
		10TH	167.47	167.47	Nil	34.41		
		11TH	167.47	167.47	Nil	34.41		
2	Total BUA Proposed			1834.64	1834.64		412.12	
3	Fungible compensatory area proposed			475.00	475.00	—		—
4	Net BUA Proposed (2-3) (Residential 30.00 sq.mt.excluded)			1341.14	1341.14	—		—
5	Fitness Centre		Permissible = 1806.64 X 2% = 36.13 SQ.MT. Provided = 36.69 SQ.MT.					Provided at 7th floor
	Society Office		Permissible = 20.00 Sq. mt. Provided = 19.82 Sq. mt.					Provided at 7th floor
	Amenity area(BUA in upto 5%) (Reg 14A or 14B)		Required = Nil Provided = Nil					Not Provided
6	BUPA 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)	Enclosed/ Provided	Proposed at floor	BUA considered for Refuge Area Floor from — to —	Total Bua
			33.67 SQMT (@5% X 2.75% FREE OF FSI as PER DCPR NO 46 (III) (A) (I))	35.21	Nil	7TH	7TH, 8th TO 11TH	629.35 SQ.MT.

TABLE NO - 2

FUNGIBLE COMPENSATORY AREA STATEMENT

Sr. No.	Description	BUA in Sq. Mt. Commercial	Residential	Total
1	(A) BUA COMPONENT (existing BUA of the building to be demolished)			
	a) Commercial structure existing prior to 01-04-1964	Nil	Nil	Nil
	b) Residential structure existing prior to 1964-1994	Nil	Nil	Nil
	c) As per OC Plans / BCC plan Approved extra. ——(Nil)——	Nil	Nil	Nil
	d) As per Approved Plans and CC granted Approved plan Approved extra. —— (Nil) —— Full CC dated —	Nil	Nil	Nil
	e) Others Specify	Nil	Nil	Nil
	f) Sharing BUA (excluding staircase / lift / lobby) of the building to be demolished as per redistribution out of "a) or (b) or (c) or (d) or (e)"	Nil	Nil	Nil
	g) Sharing BUA accepted for allowing fungible area for Rehab without charging premium from above	Nil	410.04	410.04
2	Permissible Fungible Area for rehab without charging premium (35% of "g) above) = (2+c)	Nil	143.48	143.48
3	Fungible Area availed for Rehab Components (Area of (Cols No. 14 - Col.No.15)- Col.No.5 of Table no. 2)	Nil	89.62	89.62
4	Fungible Area kept in abeyance/ unutilized Phase Total of Col. No. of Td. Table No. 2)	Nil	53.86	53.86
	(B) SALE COMPONENT			
5	Permissible BUA	Net Plot Area	50% Add. (5)	TDR (including set back 0.50)	Total
		864.70	177.35	237.86	789.60
		Commercial	Residential		Total
6	Net Built up area proposed (5. Mt. 4 of Table No. 1)	Nil	789.60		789.60
7	Permissible Fungible Area (0.35 X 5. Mt.)	Nil	289.29		289.29
8	Fungible Area permissible for Sale (7-8)	Nil	125.81		125.81
9	Fungible Area availed for sale	Nil	125.69		125.69

TABLE NO - 3

PARKING SPACES STATEMENT

Sr. No.	Floor	Description	Carpet Area or Tenement (In sq. mt.)	No. of Tenements	No. of Tenements in Group of Required Parking Spaces				Total Parking
				Flat No. 1	Flat No. 2	Flat No. 3	Flat No. 4	Proposed Car Park	Below 45 sqmt. (1 for 1Unit)	Above 45 sqmt. to 90 sqmt. (1 for 2Unit)	Above 90 sqmt. 110 sqmt. (1 for 1Unit)	Above 110 sqmt. (1 for 2Unit)	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
A	Gr.	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	
	1st	74.39	55.80	Nil	Nil	2	Nil	Nil	1	Nil	Nil	Nil	
	2nd	89.79	66.82	Nil	Nil	2	Nil	Nil	1	Nil	Nil	Nil	
	3rd	89.79	66.82	Nil	Nil	2	Nil	Nil	1	Nil	Nil	Nil	
	4th	89.79	66.82	Nil	Nil	2	Nil	Nil	1	Nil	Nil	Nil	
	5th	89.79	70.67	Nil	Nil	2	Nil	Nil	1	Nil	Nil	Nil	
	6th	89.79	79.11	Nil	Nil	2	Nil	Nil	1	Nil	Nil	Nil	
	7th	REFUGE	89.37	Nil	Nil	1	Nil	Nil	1	Nil	Nil	Nil	
	8th	89.79	80.39	Nil	Nil	2	Nil	Nil	1	Nil	Nil	Nil	
	9th	89.79	80.39	Nil	Nil	2	Nil	Nil	1	Nil	Nil	Nil	
	10th	89.79	80.39	Nil	Nil	2	Nil	Nil	1	Nil	Nil	Nil	
	11th	89.79	80.39	Nil	Nil	2	Nil	Nil	1	Nil	Nil	Nil	
2	Total Resi. Tenements (for Tenement Density)			18	Nil	2	19	Nil					
3	Required Parking Spaces (from 2 above)							Nil	1.00	19.00	Nil	Nil	20.00
4	25% Visitors parking [3.1.25%][(nil+19)] = 20.00 X 10% = 2.00												2.00
5	Total Required Parking Spaces for residential Tenements (3 + 4)												22.00
6	Total Parking Spaces Permissible (For Tenement wise & shall not be more than No. of TS												
7	(a) Commercial -												
8	Description	Parking Requirement							BUA in sq.mt.			No. of Parking Required	
		COMMERCIAL											
9	(a) Commercial/ SHOP	1 for every 40.00 sq.mt. upto 6000sqmt/ 1 for every 60.00 sq.mt. ABOVE							X / 40.00			Nil	Nil
10	(a) I.T./OFFICE	1 for every 37.50(5 sq.MT.UPTO 1200sqmt 1 for every 57.50 sq.mt. upto 1400sqmt							X / 57.50			Nil	Nil
11	(c) Others											Nil	Nil
12	(a) 10% Visitors (Min 2 Nos.) = X x 10%												
13	Total Required Parking Spaces for Commercial Use												
14	Total Required Parking Spaces (Required for Residential = (20.00 + 2.00)												22.00
15	Maximum Free Permissible parking (35% of (g) above) = (3+c)	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. = 3x No. (1) or (2) (i.e. 1x No. (1) whichever is more											Nil
16	Total Required Parking Spaces Provided												33.00
17	10 % Additional Parking Spaces for Vehicle holding Area = (16) X 10 %												Nil
18	Excess/ required Parking Spaces Provided = (16-14)												Nil
19	(20 % of Required Parking spaces = Permissible free of FSI will out charging premium = 14 X 20%												Nil
20	DETAILS OF PARKING SPACES PROVIDED												

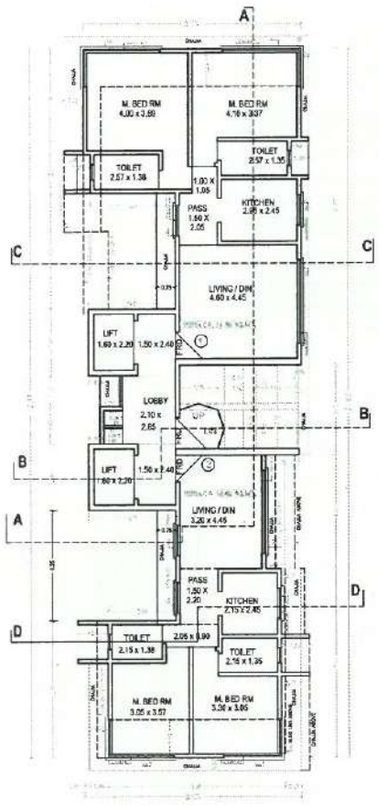
Sr. No.	Floor	Parking Spaces Provided		
		Large	Small	Total
1	Basement - I	Nil	Nil	Nil
2	Basement - II	Nil	Nil	Nil
3	Stilt	11.00	12.00	23.00
4	Podium - I	Nil	Nil	Nil
5	Podium - II	Nil	Nil	Nil
6	Mechanised Tower Parking		Nil	Nil
	Total	11.00	11.00	22.00
	% Ratio to Total	46 %	52%	

THE SEAL OF THE SUB REGISTRAR ANDHERI SUBURBAN DISTRICT BANDRA NO. 3

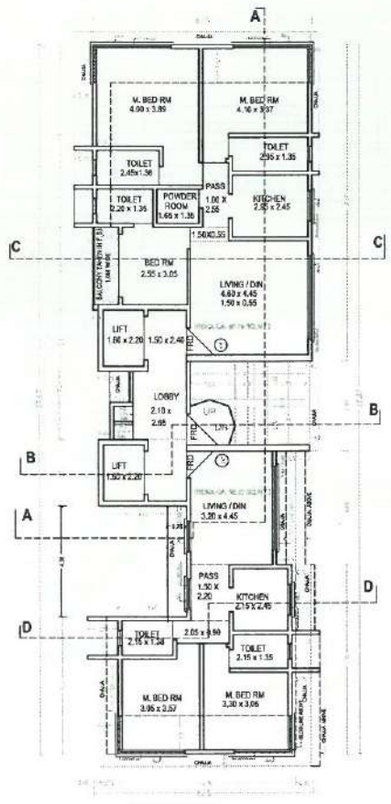
Received Rs. 1,99,200/- 2022

ANNEXURE - I
ANNEXURE - I

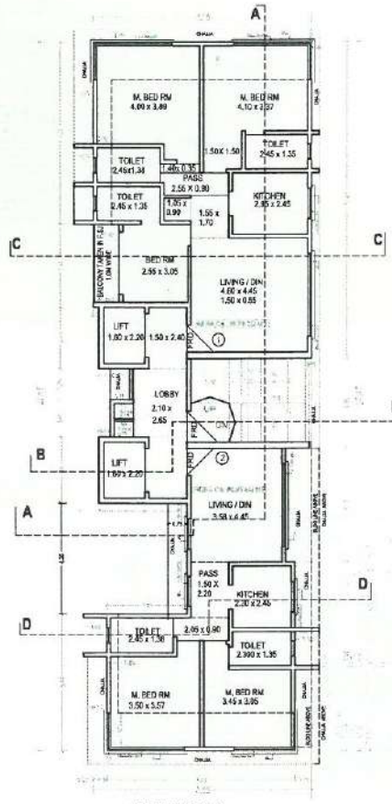
PLAN FOR CONSIDERATION (2/7)



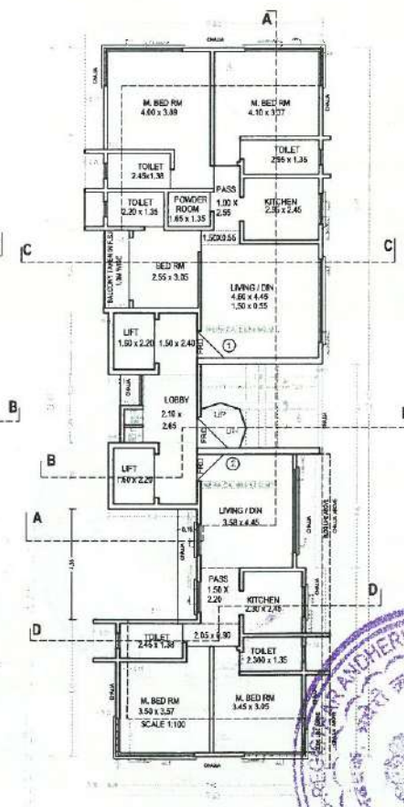
1ST FLOOR PLAN
SCALE 1:100



2ND FLOOR PLAN
SCALE 1:100



3RD FLOOR PLAN
SCALE 1:100



4TH FLOOR PLAN

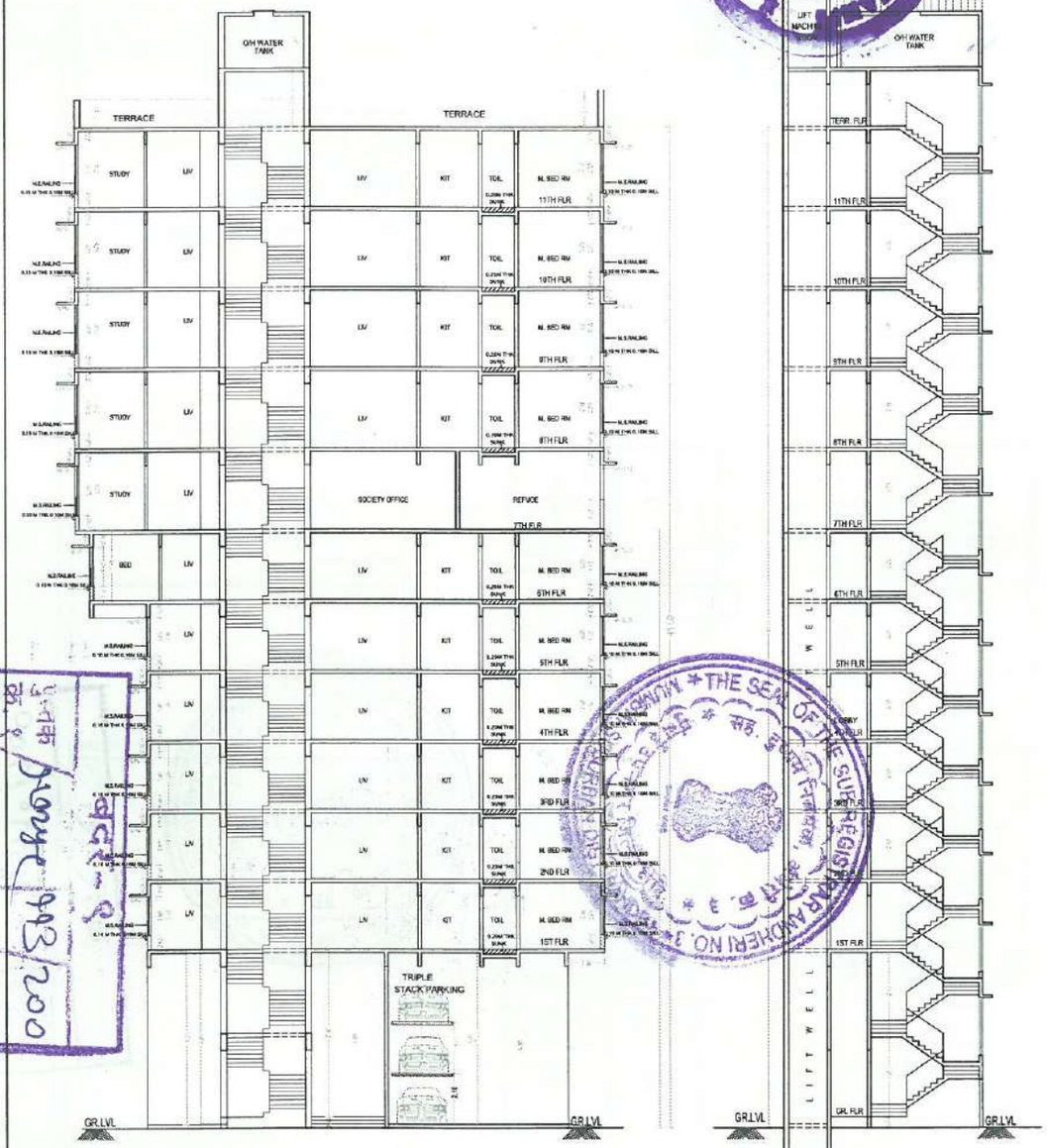
PROFORMA - B
CONTENT OF SHEET
1ST FLOOR PLAN,2ND FLOOR PLAN,3RD FLOOR PLAN ,4TH FLOOR PLAN,
DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED REDEVELOPMENT BLDG. ON PLOT BEARING CTS NO 685 , F.P NO 152, TPS III, 30TH ROAD, BANDR (WEST), MUMBAI -4000 50
NAME & SIGN OF OWNER
MR. SAHIL ADASANI MANAGING PARTNER OF FAUCETT DEVELOPERS C/A TO IDEAL MANOHAR CHS LTD
NAME & SIGN OF STRUCTURAL ENGINEER
SHRI. K. C. SHAH B.E.(CIVIL) A.M.I.E. 132, SAI GOVIND BHUVAN , NEAR PANJAB NATIONAL BANK ,MATHURADAS ROAD, KANDIVALI (W) MUMBAI - 400 067.
S.E.(B.P.) P/S WARD
A.E.(B.P.) P/S WARD
DRN. BY: SHAILESH GOPAL PAI / CHK. BY: / SCALE: AS SHOWN / DATE: 06/12/2022
NAME,ADDRESS & SIGN OF ARCHITECT

ASHOK GANDHI CONSULTANTS LLP
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THE SEAL OF THE SUB REGISTRAR ANDHERI NO. 3 * MUMBAI SUBURBAN * BANDRA

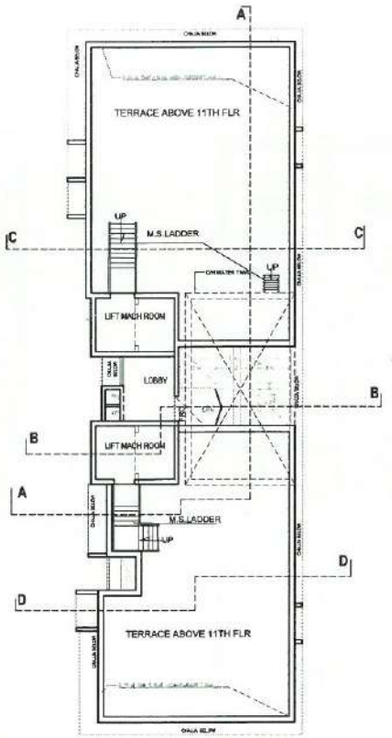
T-8
AW992/992/2000
2022

PLAN FOR CONSIDERATION (3/4)



SECTION A-A
SCALE - 1:100

SECTION B - B
SCALE - 1:100



TERRACE FLOOR PLAN
SCALE 1:100

PROFORMA - B

CONTENT OF SHEET

SECTION A-A, SECTION B-B , TERRACE FLOOR PLAN

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT BLDG. ON PLOT BEARING CTS NO 685 , F.P NO 152, TPS III, 30TH ROAD, BANDR (WEST), MUMBAI -4000 63

NAME & SIGN OF OWNER

MR. SAAHIL ADASANI MANAGING PARTNER OF FAUCETT DEVELOPERS
C.A TO IDEAL MANCHAR CHS LTD

NAME & SIGN OF STRUCTURAL ENGINEER

SHRI. K. C. SHAH
B.E.(CIVIL) A.M.I.E.
102, SAI GOVIND BHUVAN , NEAR PANJAB NATIONAL BANK ,MATHURADAS ROAD, KANDIVALI (W) MUMBAI - 400 067.

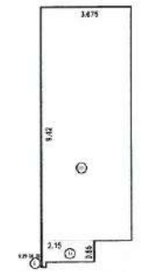
S.E.(B.P.) P/S WARD

A.E.(B.P.) P/S WARD

DRN BY	CHEK. BY	SCALE	DATE
SHAILESH GOPAL PAI		AS SHOWN	06/10/2022

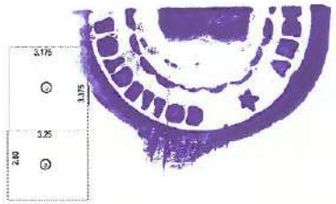
NAME,ADDRESS & SIGN.OF ARCHITECT

ASHOK GANDHI CONSULTANTS LLP
SARITA S. MANJUNATH
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FITNESS AREA DIAGRAM (7th flr)
SCALE = 1:100

FITNESS AREA CALC.				
i)	0.20	X 0.20	= 0.04	SQ.MT.
ii)	2.15	X 0.85	= 1.83	"
iii)	3.675	X 9.42	= 34.62	"
TOTAL AREA			= 36.49	SQ.MT
REQ 2% TOTAL BUILT UP AREA 1836.64 X 2 %			= 36.73	SQMT



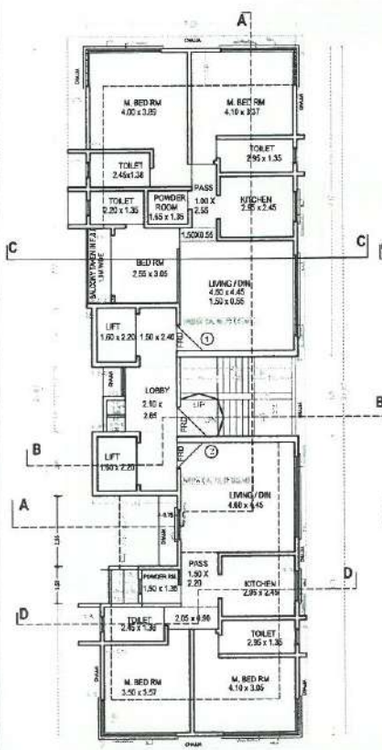
SOCIETY OFFICE AREA DIAGRAM
(7TH FLR) SCALE = 1:100

SOCIETY OFFICE AREA CALC				
a)	3.25	X 2.80	= 9.10	SQ.MT.
b)	3.175	X 3.375	= 10.72	"
TOTAL AREA			= 19.82	SQ.MT
PERM . SOCIETY OFFICE AREA			= 20.00	SQMT
PROP SOC. AREA			= 19.82	SQMT

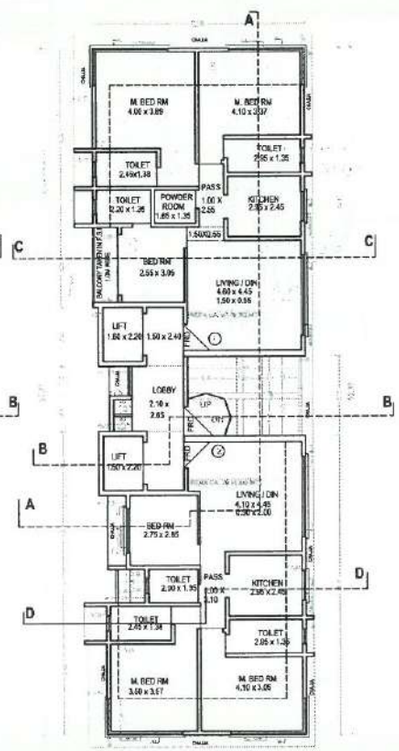


REFUGE AREA DIAGRAM (7TH FLR)
SCALE = 1:100

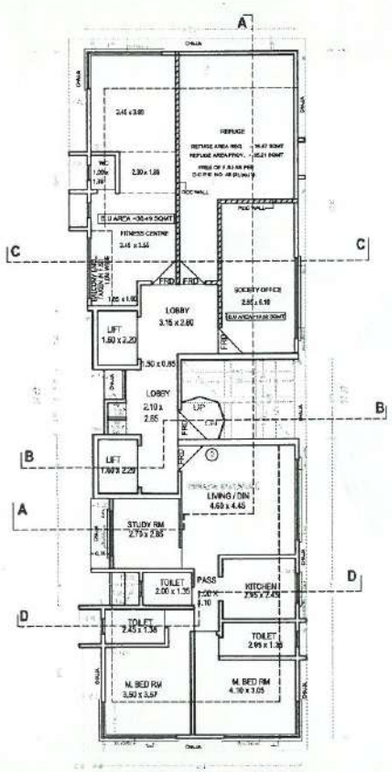
REFUGE AREA CALC				
7TH FLR REFUGE				
R1)	1.70	X 3.375	= 5.74	SQ.MT.
R2)	4.875	X 6.045	= 29.47	"
TOTAL REFUGE AREA = 35.21 SQ.MT.				
TOTAL RECD REFUGE AREA 836.85 (7TH FLR) + 396.99 X 4.25% (6TH TO 11TH FLR)				
836.85 X 4%			= 33.47	SQMT
836.85 X 4.25%			= 35.57	SQMT
REFUGE AREA REQ.			- 35.57	SQMT
REFUGE AREA PROV. FREE OF F.S.I AS PER D.C.P.R NO. 46 (8) (a) (i)			- 35.21	SQMT



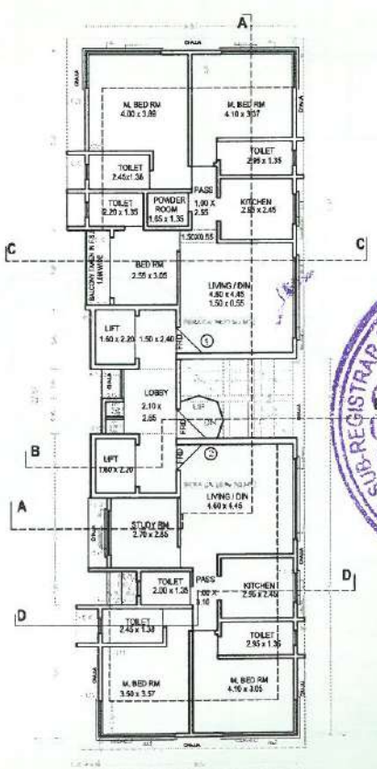
5TH FLOOR PLAN
SCALE 1:100



6TH FLOOR PLAN
SCALE 1:100



7TH FLOOR PLAN
SCALE 1:100



8TH TO 11TH FLOOR PLAN
SCALE 1:100

PROFORMA - B

CONTENT OF SHEET	5TH FLOOR PLAN,6TH FLOOR PLAN, 7TH FLOOR PLAN,8TH TO 11TH FLOOR PLAN, FITNESS CENTER AREA DIAGRAM & CALCULATION, SOCIETY OFFICE AREA DIAGRAM & CALCULATION, REFUGE AREA DIAGRAM & CALCULATION
DESCRIPTION OF PROPOSAL & PROPERTY	PROPOSED REDEVELOPMENT BLDG. ON PLOT BEARING CTS NO 685 , F.P NO 152, TPS III, 30TH ROAD, BANDR (WEST), MUMBAI -4000 63
NAME & SIGN OF OWNER	NR. SAHIL AGGASANI MANAGING PARTNER OF FAUCETT DEVELOPERS C.A TO IDEAL MANOHAR CHS LTD
NAME & SIGN OF STRUCTURAL ENGINEER	SHRI. K. C. SHAH B.E.(CIVIL) A.M.I.E. 102, SAI GOVIND BHUVAN , NEAR PANJAB NATIONAL BANK ,MATHURADAS ROAD, KANDIVALI (W) MUMBAI - 400 067.
NAME, ADDRESS & SIGN OF ARCHITECT	ASHOK GANDHI CONSULTANTS LLP SARITA S. MANJUNATH ARCHITECTS, PLANNERS, VALUERS 303 / 304, BASO BARE PREMISES, TURBHAN ROAD, VILE PARLE (W) MUMBAI 400 057 OFFICE : TEL : 022 - 26144874 M. : 98210 39722 , 98210 50165 sarita@ashokgandhiconsultants.com info@ashokgandhiconsultants.com

S.E.(B.P.) P/S WARD

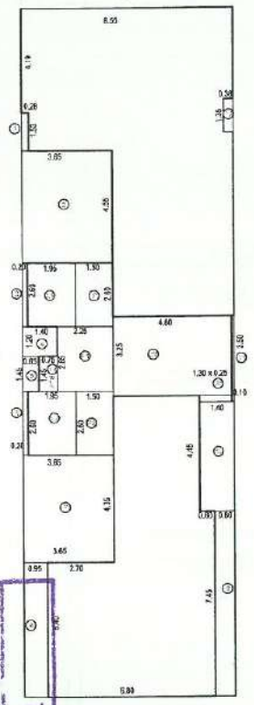
A.E.(B.P.) P/S WARD

DRN. BY	CHEK. BY	SCALE	DATE
		AS SHOWN	06/10/2022

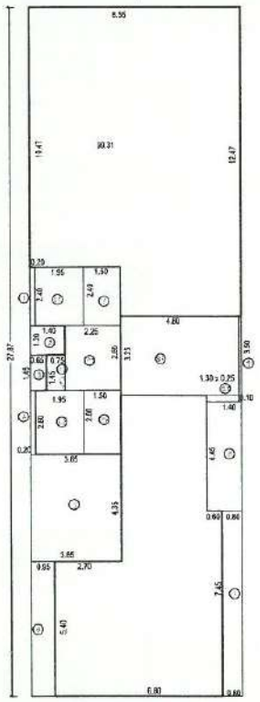
THE SUB-REGISTRAR ANDHERI NO. 3 DIST. BANDRA MUMBAI SUBURBAN

पुस्तक क्र. ९ ९९४/२००२

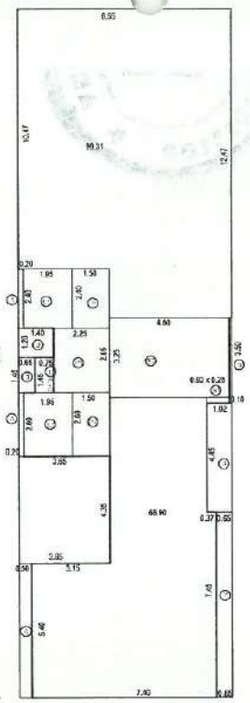
PLAN FOR CONSIDERATION 5/7



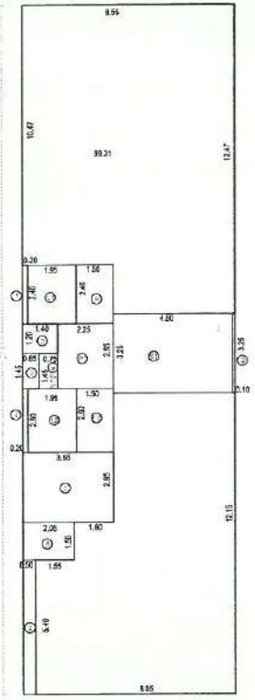
BUILT UP AREA DIAGRAM (1ST FLR)
SCALE 1:100



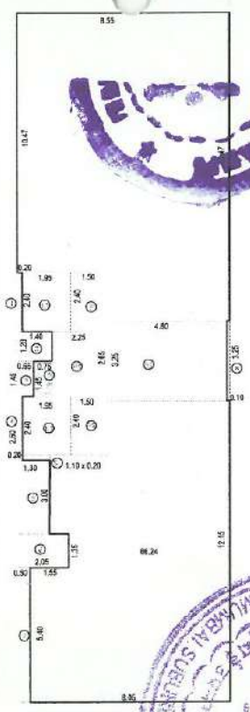
BUILT UP AREA DIAGRAM (2ND FLR)
SCALE 1:100



BUILT UP AREA DIAGRAM (3RD TO 4TH FLR)
SCALE 1:100



BUILT UP AREA DIAGRAM (5TH FLR)
SCALE 1:100



BUILT UP AREA DIAGRAM (6TH FLR)
SCALE 1:100

BUILT UP AREA CALCULATION

FOR 1ST FLOOR

A)	8.55	X	27.87	=	238.29 SQMT
LESS –					
1)	0.26	X	1.55	=	0.40 SQMT
2)	3.85	X	4.55	=	16.61 "
3)	0.20	X	2.60	=	0.52 "
4)	1.40	X	1.20	=	1.68 "
5)	0.65	X	1.45	=	0.94 "
6)	0.20	X	2.60	=	0.52 "
7)	3.85	X	4.35	=	15.88 "
8)	0.95	X	5.40	=	5.13 "
9)	0.80	X	7.45	=	5.96 "
10)	1.40	X	4.45	=	6.23 "
11)	0.10	X	3.50	=	0.35 "
12)	0.38	X	1.35	=	0.51 "
12)	0.75	X	1.45 (ED & FD)	=	1.09 "
TOTAL DEDUCTIONS				=	55.85 SQ.MT.—(A)
ST.CASE LIFT & LIFT LOBBY					
ST1	4.80	X	3.25	=	15.60 SQ.MT
L1	1.95	X	2.60	=	5.07 "
L2	1.95	X	2.60	=	5.07 "
P	1.50	X	2.60	=	3.90 "
P1	2.25	X	2.65	=	5.96 "
P2	1.50	X	2.60	=	3.90 "
S1	1.30	X	0.25	=	0.32 "
TOTAL DEDUCTIONS				=	39.82 SQ.MT.—(B)
TOTAL DEDUCTIONS (A+B)				=	95.67 SQ.MT
NET BUILT UP AREA/ FLR (238.29 - 95.67)				=	142.62 SQMT

BUILT UP AREA CALCULATION

FOR 2ND FLOOR

A)	8.55	X	27.87	=	238.29 SQMT
LESS –					
1)	0.20	X	2.40	=	0.48 SQMT
2)	1.40	X	1.20	=	1.68 "
3)	0.65	X	1.45	=	0.94 "
4)	0.20	X	2.60	=	0.52 "
5)	3.85	X	4.35	=	15.86 "
6)	0.95	X	5.40	=	5.13 "
7)	0.80	X	7.45	=	5.96 "
8)	1.40	X	4.45	=	6.23 "
9)	0.10	X	3.50	=	0.35 "
10)	0.75	X	1.45 (ED & FD)	=	1.09 "
TOTAL DEDUCTIONS				=	38.26 SQ.MT.—(A)
ST.CASE LIFT & LIFT LOBBY					
ST1	4.80	X	3.25	=	15.60 SQ.MT
L1	1.95	X	2.40	=	4.68 "
L2	1.95	X	2.60	=	5.07 "
P	1.50	X	2.40	=	3.60 "
P1	2.25	X	2.65	=	5.96 "
P2	1.50	X	2.60	=	3.90 "
S1	1.30	X	0.25	=	0.32 "
TOTAL DEDUCTIONS				=	39.13 SQ.MT.—(B)
TOTAL DEDUCTIONS (A+B)				=	77.39 SQ.MT
NET BUILT UP AREA/ FLR (238.29 - 77.39)				=	160.90 SQMT

BUILT UP AREA CALCULATION

FOR 3RD & 4TH FLOOR

A)	8.55	X	27.87	=	238.29 SQMT
LESS –					
1)	0.20	X	2.40	=	0.48 SQMT
2)	1.40	X	1.20	=	1.68 "
3)	0.65	X	1.45	=	0.94 "
4)	0.20	X	2.60	=	0.52 "
5)	3.85	X	4.35	=	15.86 "
6)	0.50	X	5.40	=	2.70 "
7)	0.65	X	7.45	=	4.84 "
8)	1.02	X	4.45	=	4.54 "
9)	0.10	X	3.50	=	0.35 "
10)	0.75	X	1.45 (ED & FD)	=	1.09 "
TOTAL DEDUCTIONS				=	33.02 SQ.MT.—(A)
ST.CASE LIFT & LIFT LOBBY					
ST1	4.80	X	3.25	=	15.60 SQ.MT
L1	1.95	X	2.40	=	4.68 "
L2	1.95	X	2.60	=	5.07 "
P	1.50	X	2.40	=	3.60 "
P	2.25	X	2.65	=	5.96 "
P	1.50	X	2.60	=	3.90 "
S1	0.92	X	0.25	=	0.23 "
TOTAL DEDUCTIONS				=	39.04 SQ.MT.—(B)
TOTAL DEDUCTIONS (A+B)				=	72.06 SQ.MT
NET BUILT UP AREA/ FLR (238.29 - 72.06)				=	166.23 SQMT

BUILT UP AREA CALCULATION

FOR 5TH FLOOR

A)	8.55	X	27.87	=	238.29 SQMT
LESS –					
1)	0.20	X	2.40	=	0.48 SQMT
2)	1.40	X	1.20	=	1.68 "
3)	0.65	X	1.45	=	0.94 "
4)	0.20	X	2.60	=	0.52 "
5)	3.85	X	2.85	=	10.40 "
6)	2.05	X	1.50	=	3.08 "
7)	0.50	X	5.40	=	2.70 "
8)	0.10	X	3.25	=	0.33 "
9)	0.75	X	1.45 (ED & FD)	=	1.09 "
TOTAL DEDUCTIONS				=	21.22 SQ.MT.—(A)
ST.CASE LIFT & LIFT LOBBY					
ST1	4.80	X	3.25	=	15.60 SQ.MT
L1	1.95	X	2.40	=	4.68 "
L2	1.95	X	2.60	=	5.07 "
P	1.50	X	2.40	=	3.60 "
P1	2.25	X	2.65	=	5.96 "
P2	1.50	X	2.60	=	3.90
TOTAL DEDUCTIONS				=	38.81 SQ.MT.—(B)
TOTAL DEDUCTIONS (A+B)				=	60.03 SQ.MT
NET BUILT UP AREA/ FLR (238.29 - 60.03)				=	178.26 SQMT

BUILT UP AREA CALCULATION

FOR 6TH FLOOR

A)	8.55	X	27.87	=	238.29 SQMT
LESS –					
1)	0.20	X	2.40	=	0.48 SQMT
2)	1.40	X	1.20	=	1.68 "
3)	0.65	X	1.45	=	0.94 "
4)	0.20	X	2.60	=	0.52 "
5)	1.30	X	3.00	=	3.90 "
6)	2.05	X	1.35	=	2.76 "
7)	0.50	X	5.40	=	2.70 "
8)	0.10	X	3.25	=	0.33 "
9)	0.75	X	1.45 (ED & FD)	=	1.09 "
TOTAL DEDUCTIONS				=	14.40 SQ.MT.—(A)
ST.CASE LIFT & LIFT LOBBY					
ST1	4.80	X	3.25	=	15.60 SQ.MT
L1	1.95	X	2.40 X 2 NOS	=	9.36 "
P	1.50	X	2.40	=	3.60 "
P1	2.25	X	2.65	=	5.96 "
P2	1.50	X	2.40	=	3.60 "
S1	1.10	X	0.20	=	0.22 "
TOTAL DEDUCTIONS				=	38.34 SQ.MT.—(B)
TOTAL DEDUCTIONS (A+B)				=	52.74 SQ.MT
NET BUILT UP AREA/ FLR (238.29 - 52.74)				=	185.55 SQMT

PROFORMA - B

CONTENT OF SHEET

BUILT UP AREA DIAGRAM & CALCULATION (1ST FLOOR TO 6TH FLOOR)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT BLDG. ON PLOT BEARING CTS NO 565 , F.P NO 152, TPS III, 30TH ROAD, BANDR (WEST), MUMBAI -4000 63

NAME & SIGN OF OWNER

MR. SHAHIL ADASANI MANAGING PARTNER OF PAUCETT DEVELOPERS
C.A TO IDEAL MANOHAR CHS LTD

NAME & SIGN OF STRUCTURAL ENGINEER

SHRI. K. C. SHAH
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KANDIVALI (W) MUMBAI - 400 067.

S.E.(B.P.) P/S WARD

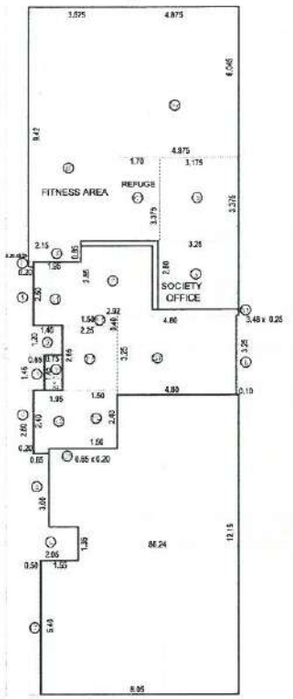
A.E.(B.P.) P/S WARD

DRN BY	CHEK. BY	SCALE	DATE
SHAILESH GOPAL PAI		AS SHOWN	06/10/2022

NAME,ADDRESS & SIGN.OF ARCHITECT

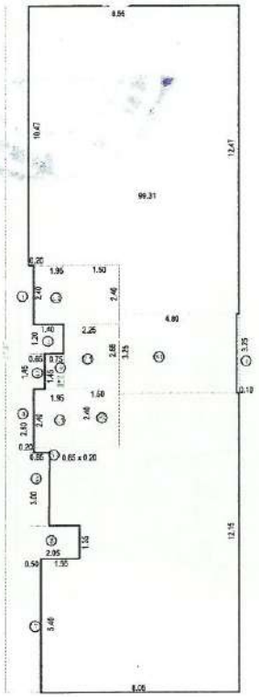
ASHOK GANDHI CONSULTANTS LLP
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ARCHITECTS PLANNERS VALUERS
163 / 334, S-SQUARE PREMISES, SUBHASH ROAD,
VILE PARLE (E), MUMBAI-400 057.
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sarita@ashokgandhiconsultants.com
info@ashokgandhiconsultants.com

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3



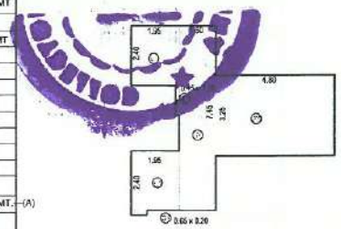
BUILT UP AREA DIAGRAM (7TH FLR)
SCALE 1:100

BUILT UP AREA CALCULATION				
FOR 7TH FLOOR				
A) 8.55 X 27.87			=	238.29 SQMT
LESS :-				
1) 0.20 X 2.40			=	0.48 SQMT
2) 1.40 X 1.20			=	1.68 "
3) 0.65 X 1.45			=	0.94 "
4) 0.20 X 2.60			=	0.52 "
5) 0.85 X 3.00			=	2.55 "
6) 2.05 X 1.35			=	2.76 "
7) 0.50 X 5.40			=	2.70 "
8) 0.10 X 3.25			=	0.33 "
9) 0.75 X 1.45 (ED & FD)			=	1.09 "
TOTAL DEDUCTIONS			=	13.05 SQ.MT.—(A)
SOCIETY OFFICE AREA CALC				
a) 3.25 X 2.83			=	9.19 SQ.MT.
b) 3.175 X 3.375			=	10.72 "
TOTAL AREA			=	19.92 SQ.MT —(B)
FITNESS AREA CALC				
i) 0.20 X 0.20			=	0.04 SQ.MT.
ii) 2.15 X 0.85			=	1.83 "
iii) 3.675 X 9.42			=	34.62 "
TOTAL AREA			=	36.49 SQ.MT. —(C)
REFUGE				
R1) 1.70 X 3.375			=	5.74 SQ.MT.
R2) 4.875 X 8.045			=	29.47 "
TOTAL REFUGE AREA			=	35.21 SQ.MT. —(D)
ST.CASE LIFT & LIFT LOBBY				
ST1 4.80 X 3.25			=	15.60 SQ.MT
L1 1.95 X 2.60			=	5.07 "
L2 1.95 X 2.40			=	4.68 "
P 2.92 X 2.85			=	8.32 "
P1 1.50 X 0.40			=	0.60 "
P2 2.25 X 2.65			=	5.96 "
P3 1.50 X 2.40			=	3.60 "
S1 0.65 X 0.20			=	0.13 "
S2 3.48 X 0.25			=	0.87 "
TOTAL DEDUCTIONS			=	44.83 SQ.MT.—(E)
TOTAL DEDUCTIONS (A+B+C+D+E) = 149.46 SQ.MT				
NET BUILT UP AREA/ FLR (238.29 - 149.40)			=	88.89 SQMT



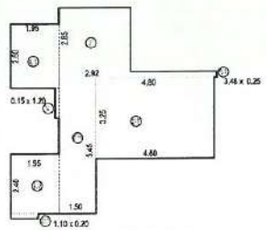
BUILT UP AREA DIAGRAM (8TH TO 11TH FLR)
SCALE 1:100

BUILT UP AREA CALCULATION				
FOR 8TH TO 11TH FLOOR				
A) 8.55 X 27.87			=	238.29 SQMT
LESS :-				
1) 0.20 X 2.40			=	0.48 SQMT
2) 1.40 X 1.20			=	1.68 "
3) 0.65 X 1.45			=	0.94 "
4) 0.20 X 2.60			=	0.52 "
5) 0.85 X 3.00			=	2.55 "
6) 2.05 X 1.35			=	2.76 "
7) 0.50 X 5.40			=	2.70 "
8) 0.10 X 3.25			=	0.33 "
9) 0.75 X 1.45 (ED & FD)			=	1.09 "
TOTAL DEDUCTIONS			=	13.05 SQ.MT.—(A)
ST.CASE LIFT & LIFT LOBBY				
ST1 4.80 X 3.25			=	15.60 SQ.MT
L1 1.95 X 2.40 X 2 NOS			=	9.36 "
P 1.50 X 2.40			=	3.60 "
P1 2.25 X 2.65			=	5.96 "
P2 1.50 X 2.40			=	3.60 "
S1 0.65 X 0.20			=	0.13 "
TOTAL DEDUCTIONS			=	38.25 SQ.MT.—(B)
TOTAL DEDUCTIONS (A+B)			=	51.30 SQ.MT.
NET BUILT UP AREA/ FLR (238.29 -51.30)			=	186.99 SQMT



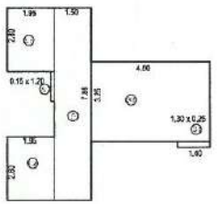
ST.CASE & LIFT AREA DIAGRAM
8TH TO 11TH FLOOR
SCALE - 1:100

ST.CASE LIFT & LIFT LOBBY CALCULATION				
8TH TO 11TH FLOOR				
ST1 4.80 X 3.25			=	15.60 SQ.MT
L1 1.95 X 2.40 X 2 NOS			=	9.36 "
P 1.50 X 7.45			=	11.17 "
S 0.15 X 1.20			=	0.18 "
S1 0.65 X 0.20			=	0.13 "
TOTAL AREA			=	36.44 SQ.MT



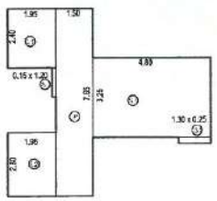
ST.CASE & LIFT AREA DIAGRAM
7TH FLOOR
SCALE - 1:100

ST.CASE LIFT & LIFT LOBBY CALCULATION				
7TH FLOOR				
ST1 4.80 X 3.25			=	15.60 SQ.MT
L1 1.95 X 2.60			=	5.07 "
L2 1.95 X 2.40			=	4.68 "
P 2.92 X 2.85			=	8.32 "
P1 1.50 X 5.45			=	8.17 "
S 0.15 X 1.20			=	0.18 "
S1 1.10 X 0.20			=	0.22 "
S2 3.48 X 0.25			=	0.87 "
TOTAL DEDUCTIONS			=	43.11 SQ.MT.



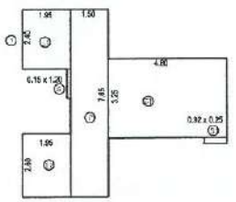
ST.CASE & LIFT AREA DIAGRAM
1ST FLOOR
SCALE - 1:100

ST.CASE LIFT & LIFT LOBBY CALCULATION				
1ST FLOOR				
ST1 4.80 X 3.25			=	15.60 SQ.MT
L1 1.95 X 2.60			=	5.07 "
L2 1.95 X 2.60			=	5.07 "
P 1.50 X 7.85			=	11.78 "
S 0.15 X 1.20			=	0.18 "
S1 1.30 X 0.25			=	0.32 "
TOTAL AREA			=	38.02 SQ.MT



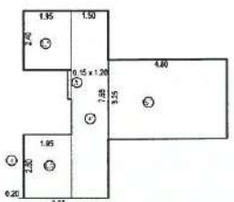
ST.CASE & LIFT AREA DIAGRAM
2ND FLOOR
SCALE - 1:100

ST.CASE LIFT & LIFT LOBBY CALCULATION				
2ND FLOOR				
ST1 4.80 X 3.25			=	15.60 SQ.MT
L1 1.95 X 2.40			=	4.68 "
L2 1.95 X 2.60			=	5.07 "
P 1.50 X 7.65			=	11.48 "
S 0.15 X 1.20			=	0.18 "
S1 1.30 X 0.25			=	0.32 "
TOTAL AREA			=	37.33 SQ.MT.



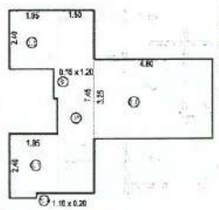
ST.CASE & LIFT AREA DIAGRAM
3RD & 4TH FLOOR
SCALE - 1:100

ST.CASE LIFT & LIFT LOBBY CALCULATION				
3RD & 4TH FLOOR				
ST1 4.80 X 3.25			=	15.60 SQ.MT
L1 1.95 X 2.40			=	4.68 "
L2 1.95 X 2.60			=	5.07 "
P 1.50 X 7.65			=	11.48 "
S 0.15 X 1.20			=	0.18 "
S1 0.92 X 0.25			=	0.23 "
TOTAL DEDUCTIONS			=	37.24 SQ.MT



ST.CASE & LIFT AREA DIAGRAM
5TH FLOOR
SCALE - 1:100

ST.CASE LIFT & LIFT LOBBY CALCULATION				
5TH FLOOR				
ST1 4.80 X 3.25			=	15.60 SQ.MT
L1 1.95 X 2.40			=	4.68 "
L2 1.95 X 2.60			=	5.07 "
P 1.50 X 7.65			=	11.48 "
S 0.15 X 1.20			=	0.18 "
TOTAL DEDUCTIONS			=	37.01 SQ.MT



ST.CASE & LIFT AREA DIAGRAM
6TH FLOOR
SCALE - 1:100

ST.CASE LIFT & LIFT LOBBY CALCULATION				
6TH FLOOR				
ST1 4.80 X 3.25			=	15.60 SQ.MT
L1 1.95 X 2.40 X 2 NOS			=	9.36 "
P 1.50 X 7.45			=	11.17 "
S 0.15 X 1.20			=	0.18 "
S1 1.10 X 0.20			=	0.22 "
TOTAL AREA			=	36.53 SQ.MT

PROFORMA - B

CONTENT OF SHEET	BUILT UP AREA DIAGRAM & CALCULATION (7TH FLOOR TO 11TH FLOOR) ST.CASE AREA DIAGRAM & CALCULATION (1ST FLOOR TO 11TH FLOOR)
DESCRIPTION OF PROPOSAL & PROPERTY	PROPOSED REDEVELOPMENT BLDG. ON PLOT BEARING CTS NO 685 , F.P NO 152, TPS III, 30TH ROAD, BANDR (WEST), MUMBAI -400 0 53
NAME & SIGN OF OWNER	MR. SAAHIL ADASANI MANAGING PARTNER OF FAUCETT DEVELOPERS CA TO IDEAL MANOHAR CHS LTD
NAME & SIGN OF STRUCTURAL ENGINEER	SHRI. K. C. SHAH B.E.(CIVIL) A.M.I.E. 102, SAI GOVIND BHUVAN , NEAR PANJAB NATIONAL BANK ,MATHURADAS ROAD, KANDIVALI (W) MUMBAI - 400 067.

S.E.(B.P.) P/S WARD

A.E.(B.P.) P/S WARD

DRN BY	CHKD BY	SCALE	DATE
SANJEEVI GOKAL P/N		AS SHOWN	06/10/2022

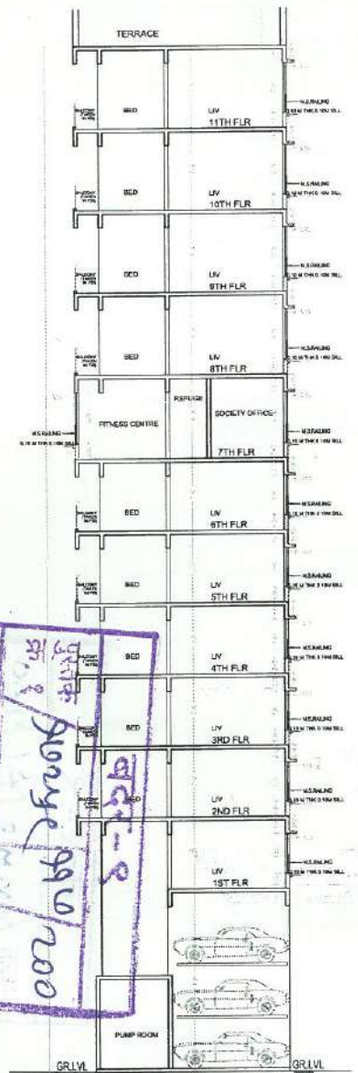
NAME,ADDRESS & SIGN OF ARCHITECT

ASHOK GANDHI CONSULTANTS LLP
SARITA S. MANJUNATH
ARCHITECTS PLANNERS VALUERS
333 / 334, E-SQUARE PREMISES, SUBHASH ROAD, VILE PARLE (E), MUMBAI - 400 057.
OFFICE : TEL : 022 - 4084 4974
M : 98210 39702 , 98210 34109
sarita@ashokgandhiconsultants.com
info@ashokgandhiconsultants.com

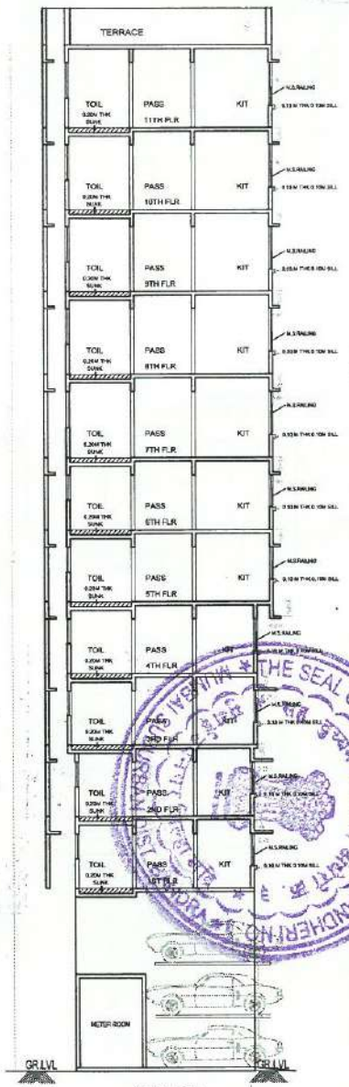
SUB REGISTRAR ANDHERI NO. 3 * BANDRA (W) MUMBAI SUBURBAN DIST. * 5 OCT 2022

2022 ७०२५२०

PLAN FOR CONSIDERATION (7/7)

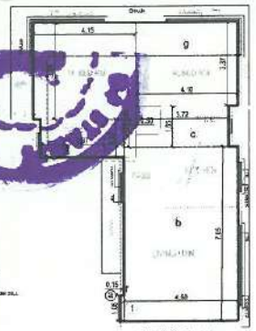


SECTION C-C
SCALE - 1: 100

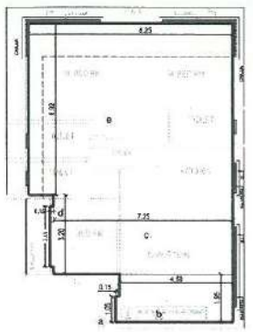


SECTION D-D
SCALE - 1: 100

1st FLR PLAN				
FLAT NO - 1				
a	1.05	X		SQ.MT
b	4.60	X		-
c	3.72	X		-
d	0.90	X		-
e	3.37	X		-
f	4.15	X	3.4	5.14 -
g	4.10	X	3.37	-
TOTAL - 75.51				
FLAT NO - 1 NOS.				

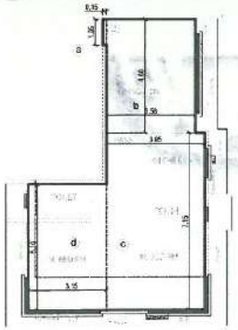


1ST FLR PLAN
SCALE = 1:100



3RD FLR PLAN
SCALE = 1:100

3RD FLR PLAN					
FLAT NO - 1					
a	1.05	X	0.15	=	0.16 SQ.MT
b	4.60	X	1.95	=	8.97 -
c	7.25	X	3.20	=	23.20 -
d	0.15	X	2.45	=	0.37 -
e	8.25	X	6.92	=	57.09 -
TOTAL - 89.79 SQ.MT.					
FLAT NO - 9 NOS.					



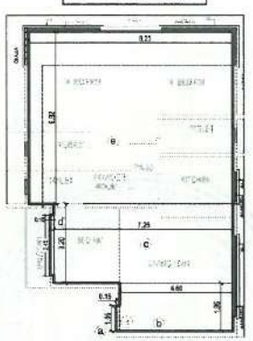
3RD & 4TH FLOOR PLAN
SCALE 1:100

3RD & 4TH FLR PLAN					
FLAT NO - 2					
a	1.05	X	0.15	=	0.16 SQ.MT
b	3.58	X	4.60	=	16.47 -
c	3.95	X	7.15	=	28.24 -
d	3.15	X	5.10	=	16.06 -
TOTAL - 60.93 SQ.MT.					
FLAT NO - 2 NOS.					

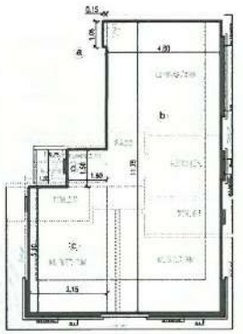


1ST& 2ND FLR PLAN
SCALE = 1:100

1ST & 2ND FLR PLAN					
FLAT NO - 2					
a	1.05	X	0.15	=	0.16 SQ.MT
b	3.20	X	4.60	=	14.72 -
c	3.80	X	7.15	=	27.17 -
d	2.70	X	5.10	=	13.77 -
TOTAL - 55.82 SQ.MT.					
FLAT NO - 2 NOS.					



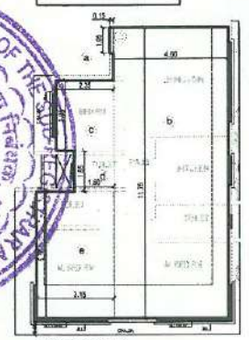
2ND, 4TH TO 6TH & 8TH TO 11TH FLR PLAN
SCALE = 1:100



5TH FLOOR PLAN
SCALE 1:100

5TH FLR PLAN					
FLAT NO - 2					
a	1.05	X	0.15	=	0.16 SQ.MT
b	4.60	X	11.75	=	54.05 -
c	3.15	X	5.10	=	16.06 -
d	1.60	X	1.50	=	2.40 -
TOTAL - 72.67 SQ.MT.					
FLAT NO - 1 NOS.					

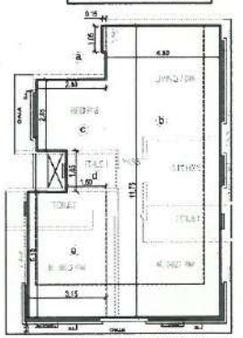
2ND TO 6TH & 8TH TO 11TH FLR PLAN					
FLAT NO - 1					
a	1.05	X	0.15	=	0.16 SQ.MT
b	4.60	X	1.85	=	8.97 -
c	7.25	X	3.20	=	23.20 -
d	0.15	X	2.45	=	0.37 -
e	8.25	X	6.92	=	57.09 -
TOTAL - 89.79 SQ.MT.					
FLAT NO - 9 NOS.					



6TH FLOOR PLAN
SCALE 1:100

6TH FLR PLAN					
FLAT NO - 2					
a	1.05	X	0.15	=	0.16 SQ.MT
b	4.60	X	11.75	=	54.05 -
c	2.35	X	2.85	=	6.70 -
d	1.60	X	1.85	=	2.94 -
e	3.15	X	5.10	=	16.06 -
TOTAL - 79.81 SQ.MT.					
FLAT NO - 1 NOS.					

7TH TO 11TH FLR PLAN					
FLAT NO - 2					
a	1.05	X	0.15	=	0.16 SQ.MT
b	4.60	X	11.75	=	54.05 -
c	2.00	X	2.85	=	7.99 -
d	1.60	X	1.85	=	2.94 -
e	3.15	X	5.10	=	16.06 -
TOTAL - 86.09 SQ.MT.					
FLAT NO - 5 NOS.					



7TH TO 11TH FLOOR PLAN
SCALE 1:100

PROFORMA - B

CONTENT OF SHEET

SECTION C-C , SECTION D-D
RERA CARPET AREA DIAGRAM & CALCULATION

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT BLDG. ON PLOT BEARING CTS NO 685 , F.P NO 152, TPS III, 30TH ROAD, BANDR (WEST), MUMBAI -4000 83

NAME & SIGN OF OWNER

MR. SAAHIL ADASANI MANAGING PARTNER OF FAUCETT DEVELOPERS
C.A TO IDEAL MANOHAR CHS LTD

NAME & SIGN OF STRUCTURAL ENGINEER

SHRI. K. C. SHAH
B.E.(CIVIL) A.M.I.E.
102, SAI GOVIND BHUVAN , NEAR PANJAB NATIONAL BANK ,MATHURADAS ROAD, KANDIVALI (W) MUMBAI - 400 067.

S.E. (B.P.) P/S WARD

A.E.(B.P.) P/S WARD

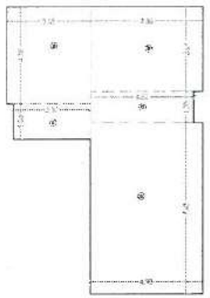
DRN BY	CHEK. BY	SCALE	DATE
SHAILESH GOPAL PAI		AS SHOWN	06/10/2022

NAME,ADDRESS & SIGN.OF ARCHITECT

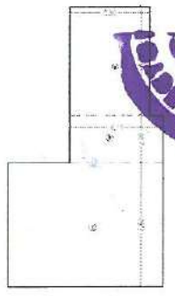
ASHOK GANDHI CONSULTANTS LLP
SARITA S. MANJUNATH
ARCHITECTS PLANNERS VALUERS
303 / 304, E-SQUARE PREMISES, SUBHASH ROAD,
VILE PARLE (E), MUMBAI-400 057.
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sarita@ashokgandhiconsultants.com
info@ashokgandhiconsultants.com

PROPOSED TENAMENT B.U.A. DIAGRAM & CALCULATION

EXISTING TENAMENT B.U.A. DIAGRAM & CALCULATION



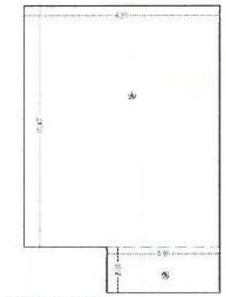
BUILT UP AREA DIAGRAM



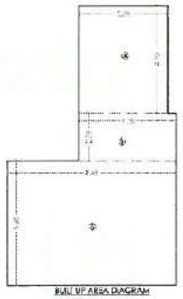
BUILT UP AREA DIAGRAM

BUILT UP AREA CALC. 1 ST FL.					
FLAT No. 101					
A	ADDITION				
a)	3.65 x	4.19	=	15.29	SQ.M
b)	4.90 x	3.67	=	17.98	SQ.M
c)	3.37 x	1.53	=	5.16	SQ.M
d)	4.52 x	1.35	=	6.10	SQ.M
e)	7.45 x	4.56	=	30.51	SQ.M
	TOTAL B.U.AREA		=	81.04	SQ.M

BUILT UP AREA CALC. 1 ST FL.					
FLAT No. 102, 502					
A	ADDITION				
a)	3.65 x	4.19	=	15.29	SQ.M
b)	4.90 x	3.67	=	17.98	SQ.M
c)	3.37 x	1.53	=	5.16	SQ.M
d)	4.52 x	1.35	=	6.10	SQ.M
e)	7.45 x	4.56	=	30.51	SQ.M
	TOTAL B.U.AREA		=	81.04	SQ.M



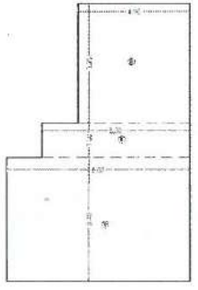
BUILT UP AREA DIAGRAM



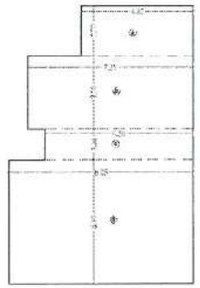
BUILT UP AREA DIAGRAM

BUILT UP AREA CALC. 2ND TO 6TH FL. & 7TH TO 11TH					
FLAT No. 201 TO 601 & 809 TO 1101					
A	ADDITION				
a)	0.60 x	13.40	=	79.72	SQ.M
b)	3.50 x	2.30	=	0.80	SQ.M
	TOTAL B.U.AREA		=	80.52	SQ.M

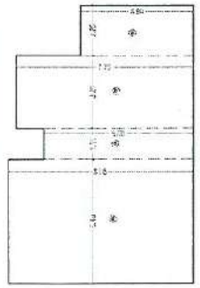
BUILT UP AREA CALC. 2ND & 6TH					
FLAT No. 302, 402					
A	ADDITION				
a)	3.35 x	4.70	=	15.74	SQ.M
b)	4.23 x	2.30	=	9.73	SQ.M
c)	3.50 x	2.30	=	8.05	SQ.M
	TOTAL B.U.AREA		=	33.52	SQ.M



BUILT UP AREA DIAGRAM



BUILT UP AREA DIAGRAM

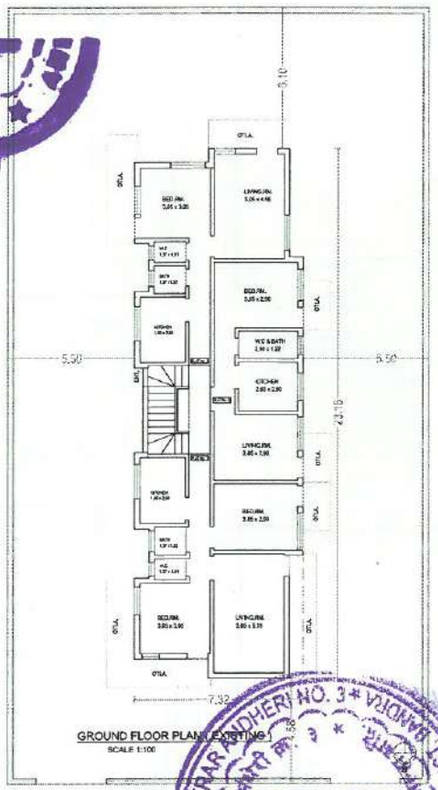


BUILT UP AREA DIAGRAM

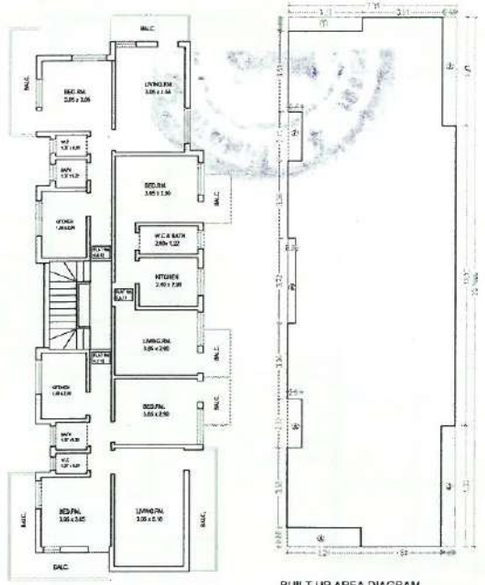
BUILT UP AREA CALC. 6TH					
FLAT No. 602					
A	ADDITION				
a)	4.90 x	9.25	=	45.33	SQ.M
b)	5.90 x	1.50	=	8.85	SQ.M
c)	8.95 x	5.10	=	43.45	SQ.M
	TOTAL B.U.AREA		=	97.63	SQ.M

BUILT UP AREA CALC. 5TH					
FLAT No. 502					
A	ADDITION				
a)	4.90 x	9.25	=	45.33	SQ.M
b)	5.90 x	1.50	=	8.85	SQ.M
c)	8.95 x	5.10	=	43.45	SQ.M
	TOTAL B.U.AREA		=	97.63	SQ.M

BUILT UP AREA CALC. 7TH TO 11TH					
FLAT No. 702 TO 1102					
A	ADDITION				
a)	4.90 x	9.25	=	45.33	SQ.M
b)	5.90 x	1.50	=	8.85	SQ.M
c)	8.95 x	5.10	=	43.45	SQ.M
	TOTAL B.U.AREA		=	97.63	SQ.M



GROUND FLOOR PLAN (EXISTING)
SCALE 1:100



1ST TO 3RD FLOOR PLAN (EXISTING)
SCALE 1:100

BUILT UP AREA SUMMARY		
FLOOR	AREA	SQ.M
GR.	154.70	SQ.M
FIRST	154.70	SQ.M
SECOND	154.70	SQ.M
THIRD	154.70	SQ.M
TOTAL	618.80	SQ.M

AREA = 618.72 AS PER APPROVAL PLAN

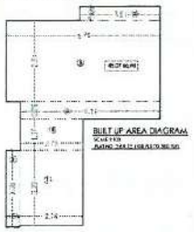
BUILT UP AREA CALC.								
AREA CALC. GROUND FLOOR TO 3 RD. FLOOR (EXISTING)								
A	7.31	x	23.15			=	169.30	SQ.MT
DEDUCTION								
1)	3.20	x	0.60	x	1.00	=	1.92	SQ.MT
2)	0.60	x	4.71	x	1.00	=	2.83	SQ.MT
3)	5.33	x	0.60	x	1.00	=	3.20	SQ.MT
4)	3.20	x	0.85	x	1.00	=	2.72	SQ.MT
5)	2.13	x	0.65	x	1.00	=	1.34	SQ.MT
6)	2.72	x	0.30	x	1.00	=	1.30	SQ.MT
7)	2.12	x	0.61	x	1.00	=	1.29	SQ.MT
B)	TOTAL DEDUCTION					=	14.60	SQ.MT
BUILT UP AREA	A	-	B			=	154.70	SQ.MT



BUILT UP AREA DIAGRAM



BUILT UP AREA DIAGRAM



BUILT UP AREA DIAGRAM

GR. TO 3 RD FL. PLAN (EXISTING)

BUILT UP AREA CALC. GR. TO 3 RD FL.					
FLAT No. 3,6,9					
A	ADDITION				
a)	0.60 x	9.82	=	5.95	SQ.M
b)	3.36 x	4.05	=	13.50	SQ.M
c)	3.43 x	3.88	=	13.32	SQ.M
d)	3.36 x	1.23	=	4.13	SQ.M
	TOTAL B.U.AREA		=	36.90	SQ.M

BUILT UP AREA CALC. GR. TO 3 RD FL.					
FLAT No. 2,5,8,12					
A	ADDITION				
a)	3.91 x	0.60	=	2.11	SQ.M
b)	6.73 x	3.91	=	23.90	SQ.M
c)	6.11 x	0.78	=	4.81	SQ.M
d)	2.75 x	1.37	=	3.75	SQ.M
e)	0.58 x	3.36	=	1.95	SQ.M
f)	2.78 x	3.25	=	9.10	SQ.M
	TOTAL B.U.AREA		=	45.07	SQ.M

REHAB TENEMENT STATEMENT							TENTATIVE DETAILS OF REHAB TENEMENT				DIFFERENCE OF BUA (IN SQ.MT	
TENAMENT DETAIL IN EXISTING BUILDING	WING	FLOOR	RESIDENTIAL / NON RESIDENTIAL SHOP / OFFICE	FLAT No.	EXISTING BUILT UP AREA EXCLUDING BALC. IN SQ.M	PERMISSIBLE FUNGIBLE AREA (IN SQ.M) (1 + 0.35)	TOTAL PERMISSIBLE BUILT UP (IN SQ.M)	WING	FLOOR	NON RESIDENTIAL / SHOP/OFFICE	RESIDENTIAL FLAT Nos	BUA PROPOSED AS PER PLAN (IN SQ.MT)	EXCESS BUA (+)	DEFICIT AREA (-)
Sr. No.	NAME OF THE TENANT													
1	Mr. BHAIRAVI A. LULLA	GR		1	19.31	26.06	80.07	GR			101	59.57	19.21	
2	Mr. LAWRENCE JOSEPH SUNIL FERNANDES	1st		5	45.07	60.84		1ST			201	21.04	21.20	
3	Mr. IVAN FLETCHER	2nd		7	38.93	52.54		2ND			302	38.81	14.27	
4	Mrs. MAYA B. RAMCHANDANI & OTHERS	1st		4	39.21	26.78	80.07	4TH			401	59.57	19.21	
5	Mr. AMAR TALREJA	1st		6	38.89	52.45		1ST			102	81.04	5.64	
6	Mr. NEMIN R. KALWAR	1st		8	45.87	60.84		2ND			201	80.22	28.48	
7	Mr. SHYAMLAL L. LULLA	2nd		2	38.31	26.78	80.07	5TH			501	59.57	19.21	
8	Mr. RAJU SHYAMLAL LULLA	2nd		3	38.93	52.54		5TH			502	97.23	13.54	
9	Mrs. SUBRAM S. BHOJWANI	2nd		4	45.87	60.84		4TH			401	79.83	19.15	
10	Mr. ARVIND SINGH	3rd		10	39.21	26.78	80.07	4TH			401	59.57	19.21	
11	Mrs. FARIDA A. KOOLWALA	3rd		11	38.89	52.45		2ND			202	81.04	5.64	
12	Mrs. SAHARA I. R. SAMDHANI	2nd		12	45.87	60.84		4TH			402	80.22	8.07	
	TOTAL				510.68	710.73	774.28					996.80	221.60	

PROFORMA - B

CONTENT OF SHEET

PROPOSED TENANT FUNGIBLE STATEMENT , B.U.A. CALCULATION OF MEMBERTENAMENT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT BLDG. ON PLOT BEARING CTS NO 685 , F.P NO 152, TPS III, 30TH ROAD, BANDR (WEST), MUMBAI -4000 63

NAME & SIGN OF OWNER

MR. SAMMEL ADASANI MANAGING PARTNER OF FAUCETT DEVELOPERS C.A. TO IDEAL MANOHAR CHS LTD

NAME & SIGN OF STRUCTURAL ENGINEER

SHRI. K. C. SHAH
B.E.(CIVIL) A.M.I.E.
102, SAI GOVIND BHUVAN , NEAR PANJAB NATIONAL BANK ,MATHURADAS ROAD KANDIVALI (W) MUMBAI - 400 067.

S.E.(B.P.) P/S WARD

A.E.(B.P.) P/S WARD

DRN BY	CHK. BY	SCALE	DATE
SHAILESH GOPAL PAI		AS SHOWN	29/09/2022

NAME,ADDRESS & SIGN.OF ARCHITECT

ASHOK GANDHI CONSULTANTS LLP
SARITA S. MANJUNATH
ARCHITECTS PLANNERS VALUERS
203 / 204, E-SQUARE PREM SEC, SUBHASH ROAD,
VILE PARLE (E), MUMBAI-400 057.
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sarita@ashokgandhiconsultants.com
info@ashokgandhiconsultants.com

CONFIDENCE
THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 * MUMBAI SUBURBAN DISTRICT *
बांद्रा-४ अन्य ४ पा/५००
दि. ४ 2022