

ACCEPTED AS COMPLETION PLANS AS ACCOMPANIMENT OF ACCEPTANCE OF OCC/BCC BY THIS OFFICE LETTER UNDER NO. P-14055/2022/(152)/H/W Ward/FP ON EVEN DATE 27.02.2026

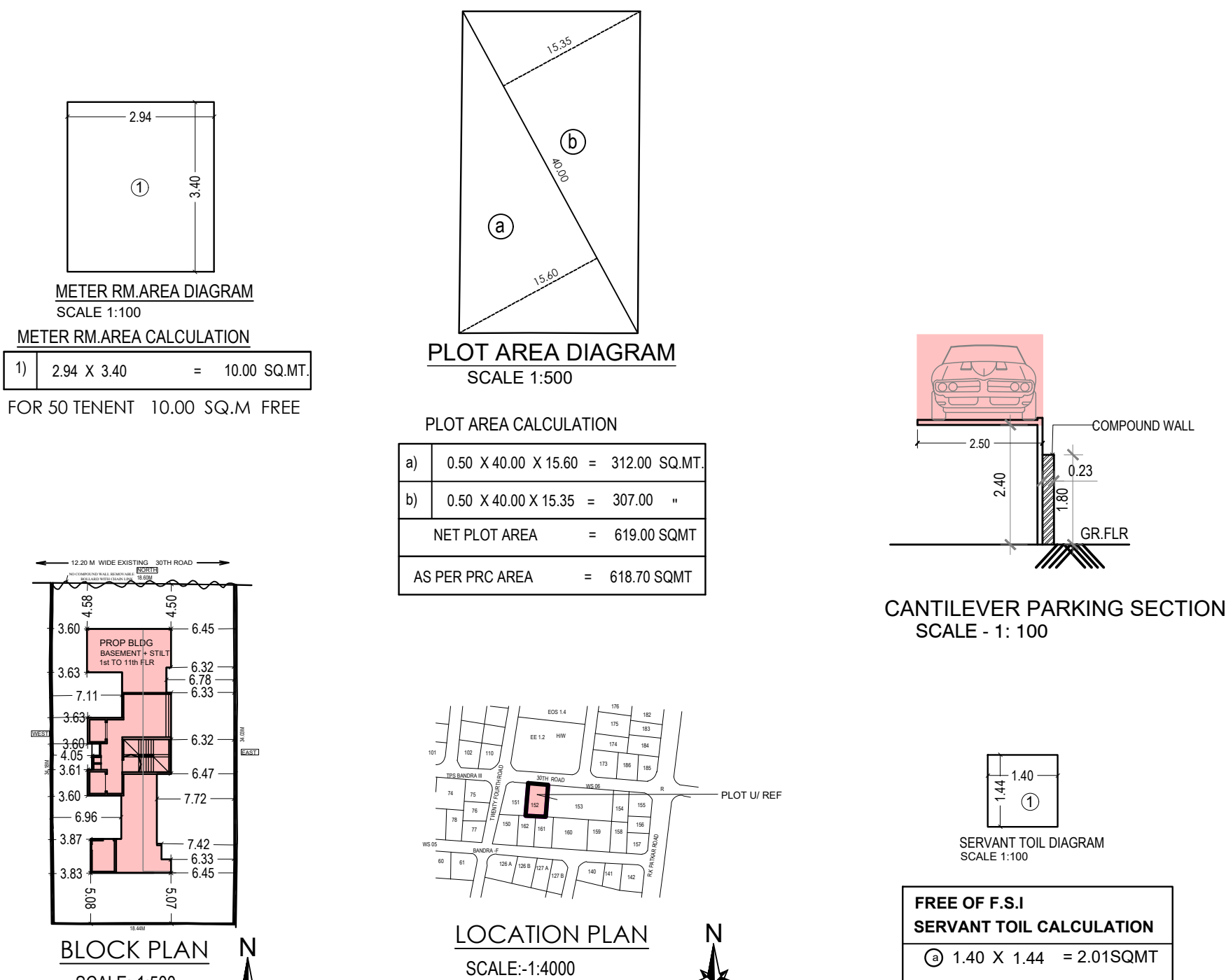
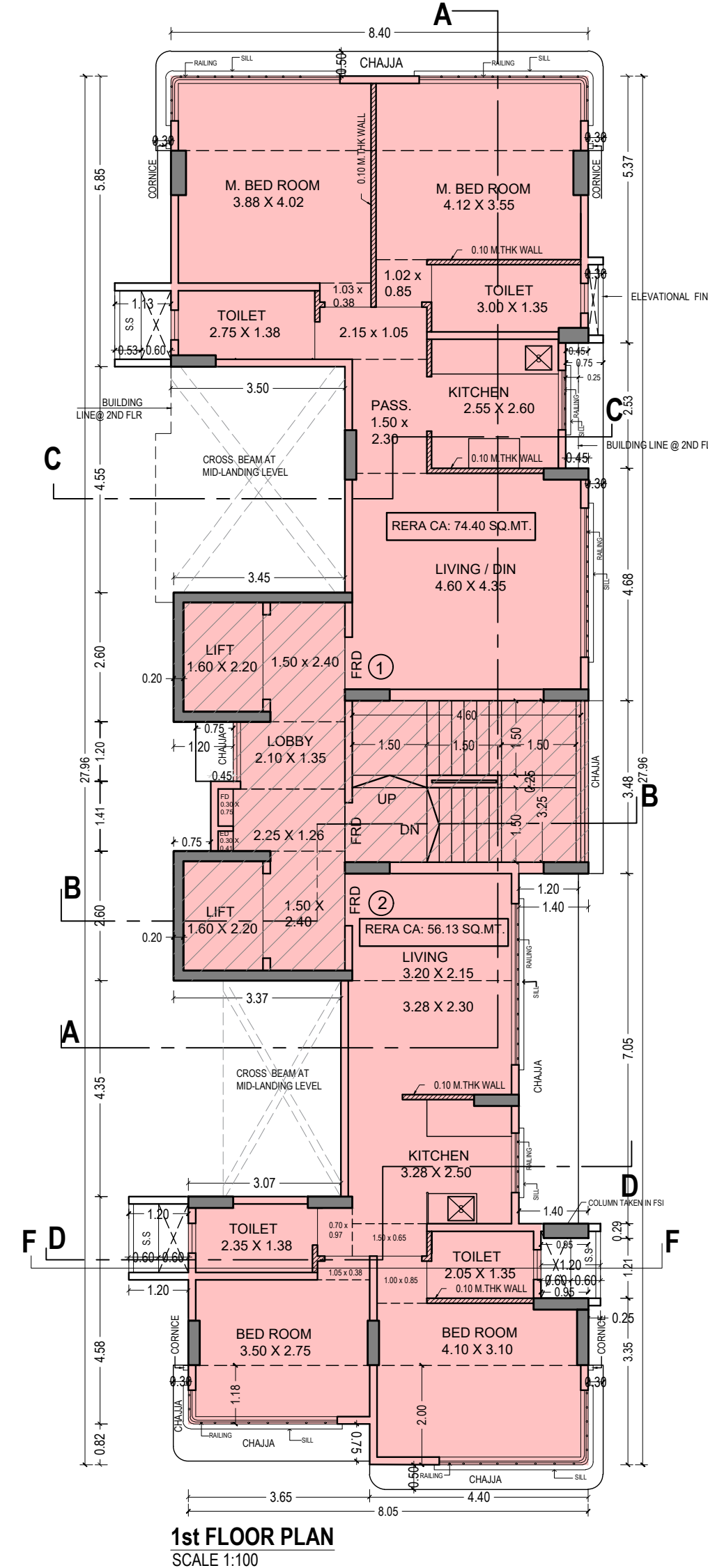
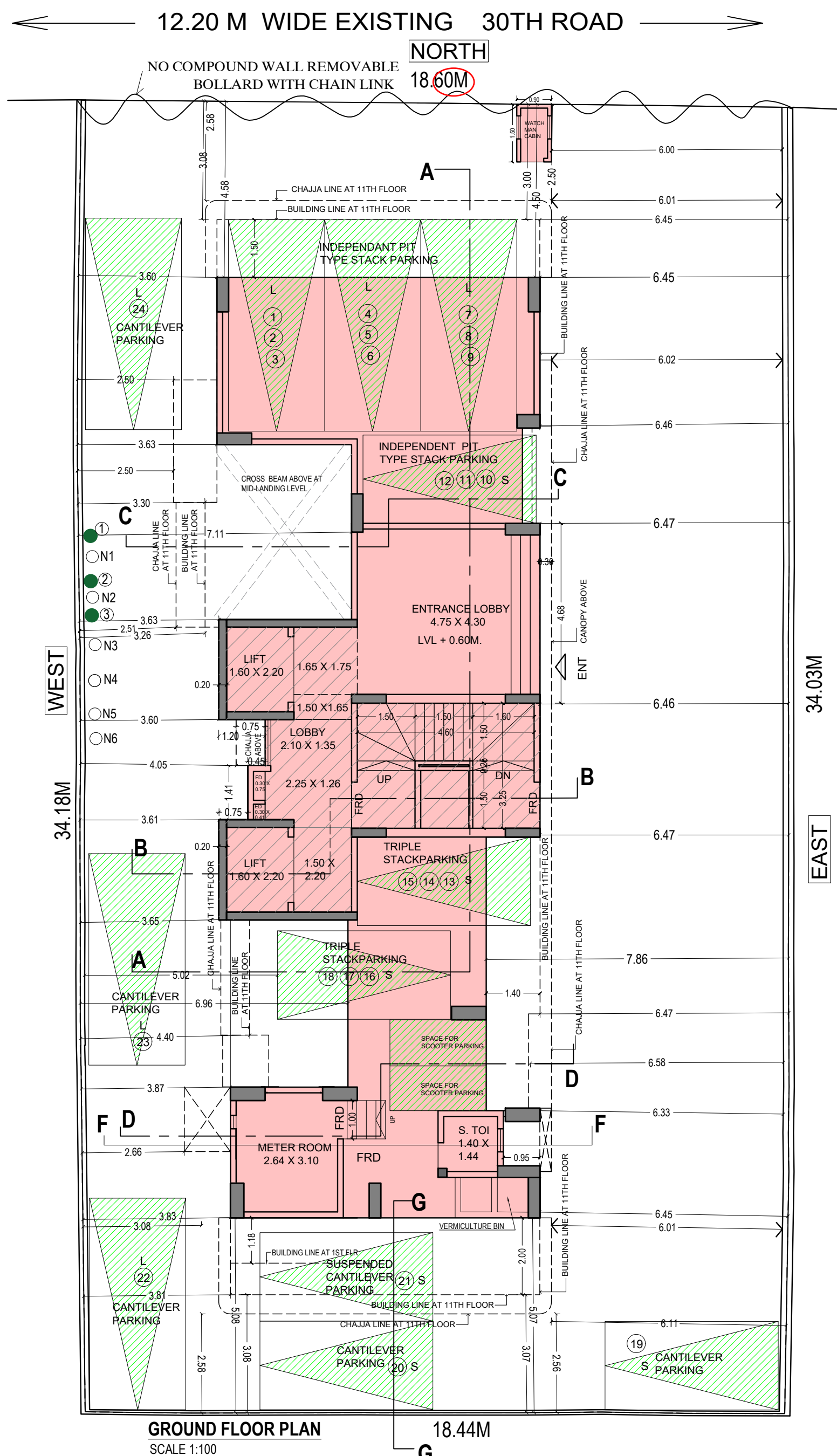


TABLE NO - 4												
PARKING SPACES STATEMENT												
Sr. No.	Wing	Floor	Carpet Area of Tenement in sq. mt.	No of Tenements proposed per floor	No of Tenements in Group of Required Parking Spaces	Total Parking						
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
1 (A) Residential :-												
A	Gr	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
1st	74.40	56.13	Nil	Nil	2	Nil	1	1	Nil	Nil	Nil	Nil
2nd	89.65	56.13	Nil	Nil	2	Nil	1	1	Nil	Nil	Nil	Nil
3rd	92.56	61.16	Nil	Nil	2	Nil	Nil	1	1	Nil	Nil	Nil
4th	92.56	61.16	Nil	Nil	2	Nil	Nil	1	1	Nil	Nil	Nil
5th	89.65	72.91	Nil	Nil	2	Nil	Nil	2	Nil	Nil	Nil	Nil
6th	89.65	72.91	Nil	Nil	2	Nil	Nil	2	Nil	Nil	Nil	Nil
7th	REFUGE	80.83	Nil	Nil	1	Nil	Nil	1	Nil	Nil	Nil	Nil
8th	89.65	80.85	Nil	Nil	2	Nil	Nil	2	Nil	Nil	Nil	Nil
9th	89.65	80.85	Nil	Nil	2	Nil	Nil	2	Nil	Nil	Nil	Nil
10th	89.65	80.85	Nil	Nil	2	Nil	Nil	2	Nil	Nil	Nil	Nil
11th	89.65	80.85	Nil	Nil	2	Nil	Nil	2	Nil	Nil	Nil	Nil
2	Total Res. 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											2.20
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 :-												
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 800sq.mt/1 for every 60.00 sq.mt. ABOVE				X / 40.00	Nil	Nil				
10	b) I/OFFICE	1 for every 37.50sq.mt. upto 1500sq.mt/1 for every 37.50 sq.mt. upto 1500sq.mt				X / 37.50	Nil	Nil				
11	c) Others						Nil	Nil				
12	d) 10% Visitors (Min 2 Nos.)	= X x 10%										
13	Total Required Parking Spaces for Commercial User											
14	Total Required Parking Spaces Required for Residential											
15	Maximum free spaces required for Residential Tenements (3 + 4)											
16	Total Required Parking Spaces Provided											
17	10% Additional Parking Spaces for Vehicle Holding Area = (16) X 10 %											
18	Excess required Parking Spaces Provided = (16-14)											
19	50 % of Required Parking Spaces Permissible free of FSI/ without charging premium = 14 X 50%											
20 DETAILS OF PARKING SPACES PROVIDED												
Sr. No.	Floor	Parking Spaces Provided										
1	SHH	Large				12.00	12.00	24.00				
	Total					12.00	12.00	24.00				
	% Ratio to Total					50 %	50 %					

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 / Lobby (Area in Sq. mt.)	Flat / N/ Society Office/ Fitness centre/ Refuge area						
(1)	(2)	(3)	(4)	(5)	(6)	(7)						
1	A	BASMENT	Nil	Nil	Nil	Nil						
		GR	Nil	Nil	Nil	Nil						
		1ST	Nil	143.46	143.46	Nil	40.04					
		2ND	Nil	161.21	161.21	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					
2	A	10TH	Nil	186.38	186.38	Nil	38.52					
		11TH	Nil	186.38	186.38	Nil	38.52					
		FITNESS EXERCISE AREA	0.56	0.56								
		Total BUA Proposed	1837.27	1837.27		430.40						
		Fungible compensatory area proposed	476.13	476.13								
4		Net BUA Proposed (2-3) (SHH 07.35 OR AS PROPOSED)	1361.14	1361.14								
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 = 19.44 SQ. MT.					Provided at 7TH floor				
		Amenity area/BUA in sqmt (Reg 14A or 14B)	Required = Nil Provided = Nil					Not Provided				
8		H/PH provided	Required BUA = Nil Provided BUA = Nil	Sq. MT. = Nil	No. of Tenements = Nil			Not provided				
		Refuge Area	Required (in m ²) = 35.45 SQMT Provided (in m ²) = 35.45 SQMT FREE OF FSI AS PER DCR NO 48 (B),(A),(1)	Excess Provided (in m ²) = Nil	Proposed at floor = 7TH	BUA considered for Refuge Area Floor from --- to ---	834.21 Sq.Mt.					

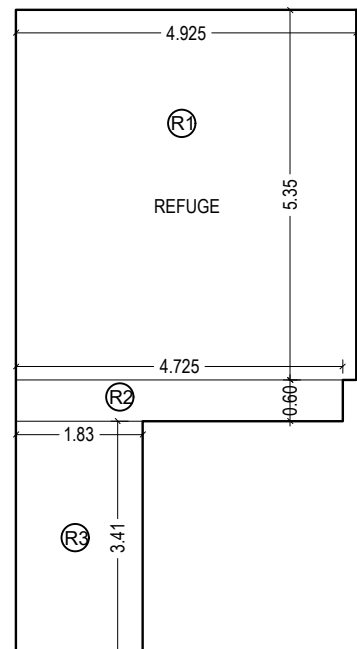


FORM I			PLAN AS PER DCR 2014 AREA IN SQ.MT
I AREA STATEMENT			
1.	AREA OF PLOT	618.70	
(a)	Area of Reservation in Plot	--	
(b)	Area of Road Set-back	--	
(c)	Area of D.P. Road	--	
2.	DEDUCTIONS FOR FOR RESERVATION / ROAD AREA	--	
(A)	Road Set-back Area to be Handled Over (100%) (Regulation No 16)	--	
(b)	Proposed D.P. Road to be Handled Over (100%) (Regulation No 16)	--	
(c)	Reservation area (plot) to be Handled Over (Regulation No 17)	--	
(d)	Area under Encroachment	--	
(B)	FOR AMENITY AREA	--	
(a)	Area of Amenity plot / Plots to be Handled Over As Per DCR 14 (A)	--	
(b)	Area of Amenity plot / Plots to be Handled Over As Per DCR 14 (B)	--	
(c)	Area of Amenity plot / Plots to be Handled Over As Per DCR 15	--	
(d)	Area of Amenity plot / Plots to be Handled Over As Per DCR 35	--	
(C)	DEDUCTIONS FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY	--	
(a)	Land Component Existing BUA As Per Regulation Order 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 01 or 1.33	1.00	
7.	PERMISSIBLE BUILT UP AREA AS PER ZONAL (Basic) FSI	618.70	
8.	PERMISSIBLE BUILT UP AREA EQUAL TO AREA OF LAND HANDLED OVER AS PER REGULATION OF 30(A)	--	
(A)	As per 2(a) and 2(b) except 2(a)(ii) above with in cap of "admissible tdr"	--	
(B)	In case of 2(a)(ii) permissible over and above Permissible BUA of remaining balance plot 200% For Set-Back: (1.00 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)2	308.35	
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)	313.09	
A)	Slum TDR = 187.70 SQ.MT (DRC No. SRA/1508/Spillover/const)		
B)	General TDR = 120.00 SQ.MT (DRC No. SRA/1508/Spillover/const)		
12.	PERMISSIBLE BUILT UP AREA (7 + 9 + 10 + 11)	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 (B) Permissible: 1361.14 x 35% = 476.40	476.40	
(a)	Proposed Fungible Compensatory Area For Rehab Component Without Charging Premium (Residential)	200.72	
(i)	Permissible Fungible Compensatory Area For Rehab Component Without Charging Premium (Residential)	200.72	
(ii)	Fungible Area kept in Abeyance (Residential)	0.00	
(b)	Permissible Fungible Compensatory Area by Charging Premium (Residential)	275.68	
(i)	Proposed Fungible Compensatory Area Available on Payment of Premium (Residential)	275.68	
16.	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (13 + 15(a)(i) + 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 Handled / Handled Over As Per Regulation No. 17		
(d)	Built up Area of Amenity to be Handled Over As Per Regulation No. 17		
(e)	Area / Built up Area of Designation		
B	PLOT AREA / BUILT UP AMENITY TO BE HANDLED 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.)		
(a)	Area Available For Tenements (1) Minus (ii)	1837.27	
(iv)	Tenements Permissible (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	
(ii)	Car	22.00 NOS	
(iii)	Scooter / Motor Cycle		
(iv)	Outsiders (visitors)	2.00 NOS	
(v)	COVERED GARAGE PERMISSIBLE		
(vi)	COVERED GARAGE PROPOSED		
(vii)	Car		
(viii)	Scooter / Motor Cycle		
(ix)	Outsiders (visitors)		
(x)	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		

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		
PAYAL GOVIND RAUT S.E.(B.P.) K/W N-1	SURESH MOHANDAS AHUJA A.E.(B.P.) H/W WARD	SHIVADAS KRISHNA GURAV 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 1 PROPERTY REGISTER CARD.	ASHOK DATTATRAYA GANDHI Digitally signed by ASHOK DATTATRAYA GANDHI Date: 2026.02.26 16:49:52 +05'30'	
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. SAHIL AIDASAN & PARTNER OF FAUCETT DEVELOPERS C.A TO IDEAL MANOVAR CHS LTD		SAAHIL B AIDASAN Digitally signed by SAAHIL B AIDASAN Date: 2026.02.26 16:53:15 +05'30'
NAME ADDRESS & SIGNATURE OF STRUCTURAL ENGINEER		
GRISH T. WADHWIA CONSULTING CIVIL & STRUCTURAL ENGINEER BE (CIVIL), ME (STRUCTURES), MIE LICENSE NO / STR-840015818		STRUCTURAL ENGINEER SIGNATURE
DRAWN BY RAVI	CHECKED BY -	SCALE AS SHOWN DATE 26/02/2026
NAME ADDRESS & SIGNATURE OF ARCHITECT		
ASHOK DATTATRAYA GANDHI Digitally signed by ASHOK DATTATRAYA GANDHI Date: 2026.02.26 16:49:24 +05'30'		
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 4004047 M- 98210 39752, 98218 50183 sarita@sahogandhiconsultants.com info@sahogandhiconsultants.com LICENSE NO CA/175/2187		

ACCEPTED AS COMPLETION PLANS AS ACCOMPANIMENT OF ACCEPTANCE OF OCC/BCC BY THIS OFFICE LETTER UNDER NO. P-14055/2022/(152)/H/W Ward/FP ON EVEN DATE 27.02.2026

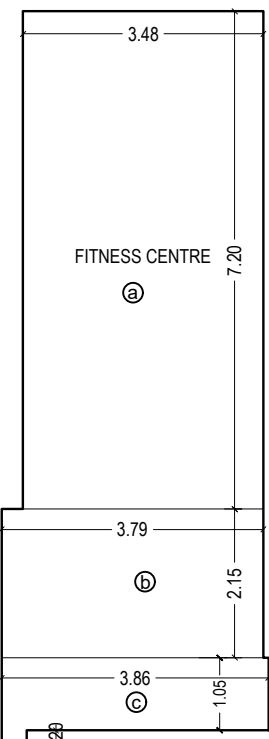
TABLE NO - 3			
FUNGIBLE COMPENSATORY AREA STATEMENT			
Sr. No.	Description	BUA in Sq. Mt.	
		Commercial	Residential
(A) REHAB COMPONENT			
1	Existing BUA of the building to be demolished:		
a	Commercial structure existing prior to 01-04-1962	Nil	Nil
b	Residential structure existing prior to 17-04-1964	Nil	Nil
c	As per O.C. Plans / B.C.C. plan Approved u/no. dt/....	Nil	Nil
d	As per Approved Plans and CC granted Approved plan Approved u/no. dt/.... Full CC dated	Nil	Nil
e	Others Specify	Nil	Nil
f	Existing BUA excluding staircase / lift/ lift lobby/ of the building to be demolished as per redrafted plan out of "a) or (b) or (c) or (d) or (e)	Nil	Nil
g	Existing BUA accepted for allowing fungible area for Rehab without charging premium from above	Nil	Nil
	Permissible Fungible Area for rehab without charging premium (35% of 1(a) above) = (314)	Nil	200.72
	Fungible Area available for Rehab Component (Total of (Col.No.14 - Col.No.15) Col.No.8 of Table no. 2)	Nil	200.72
	Fungible Area kept in compliance/ unutilized 9A% per total of Col.No of 16 Table No. 2)	Nil	Nil
(B) SALE COMPONENT			
	Permissible BUA	Net Plot Area	50% Add FSI
		618.70	309.35
			TDR (including set back 0.7)
			433.09
			Total
			1361.14
	Net Built up area proposed (Sr. No. 4 of Table No-1)	Nil	1361.14
	Permissible Fungible Area for Sale	Nil	275.68
	Fungible Area available for Sale (7-2)	Nil	275.41



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			= 35.43 SQ. MT.

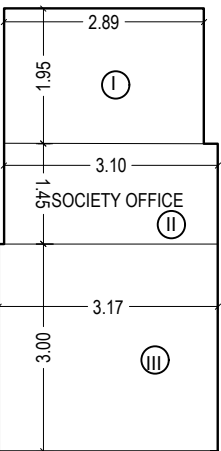
TOTAL REOD REFUGE AREA
88.69 (7TH FLR.) + 186.38 X 4 (8TH TO 11TH FLR.)
834.21 X 4% = 33.37 SQMT
834.21 X 4.25% = 35.45 SQMT
REFUGE AREA REQ. - 35.45 SQMT
REFUGE AREA PROV. - 35.42 SQMT
FREE OF F.S.I AS PER
D C P R NO 48 (B)(a)(1).



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	= 8.16 SQ. MT.
C	3.88 x 1.05	x 1.00	= 4.05 SQ. MT.
D	0.38 x 0.20	x 1.00	= 0.07 SQ. MT.
C			= 37.29 SQ. MT.

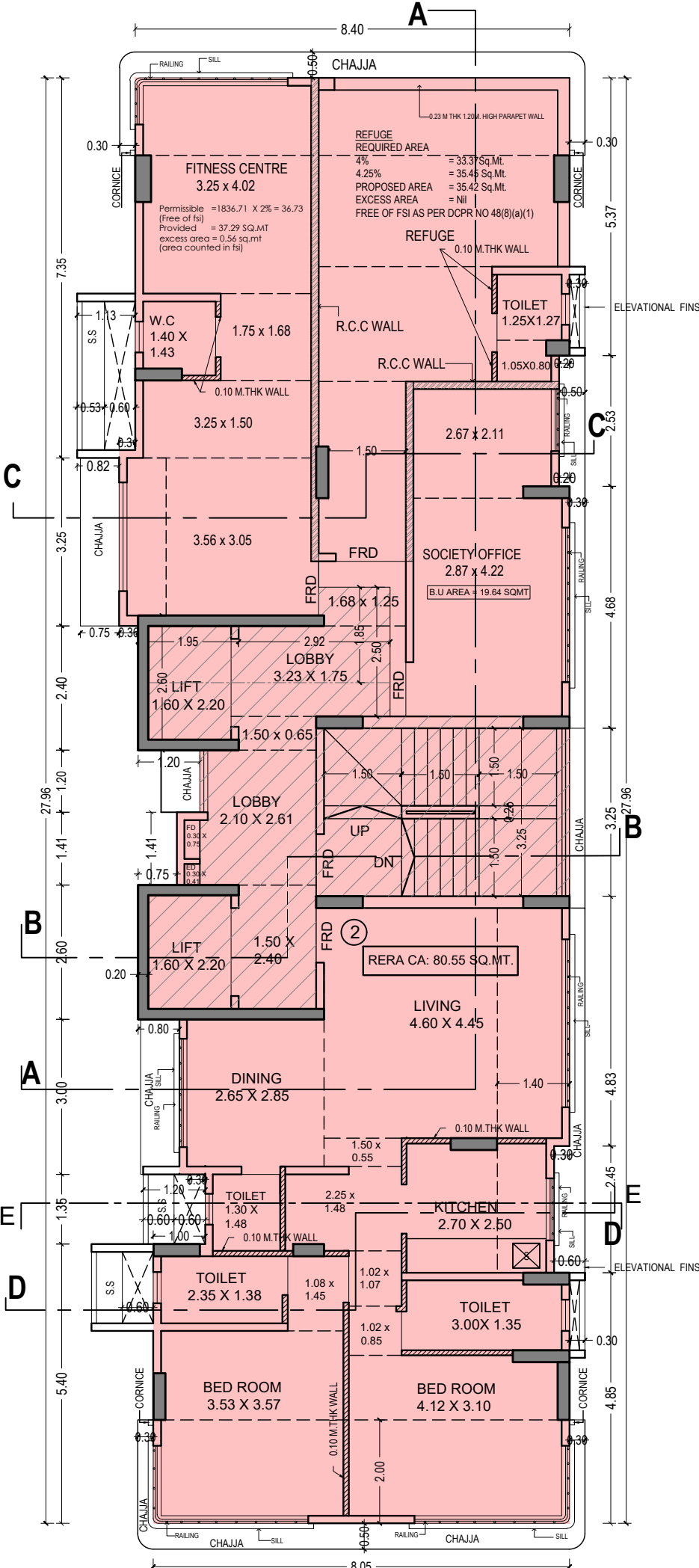
Fitness Centre
Permissible = 1836.71 (excl. excess area) X 2% = 36.73 sq.mt.
Provided = 37.29 SQ.MT.
EXCESS AREA = 0.56 SQ.MT. EXCESS AREA COUNTED IN FSI



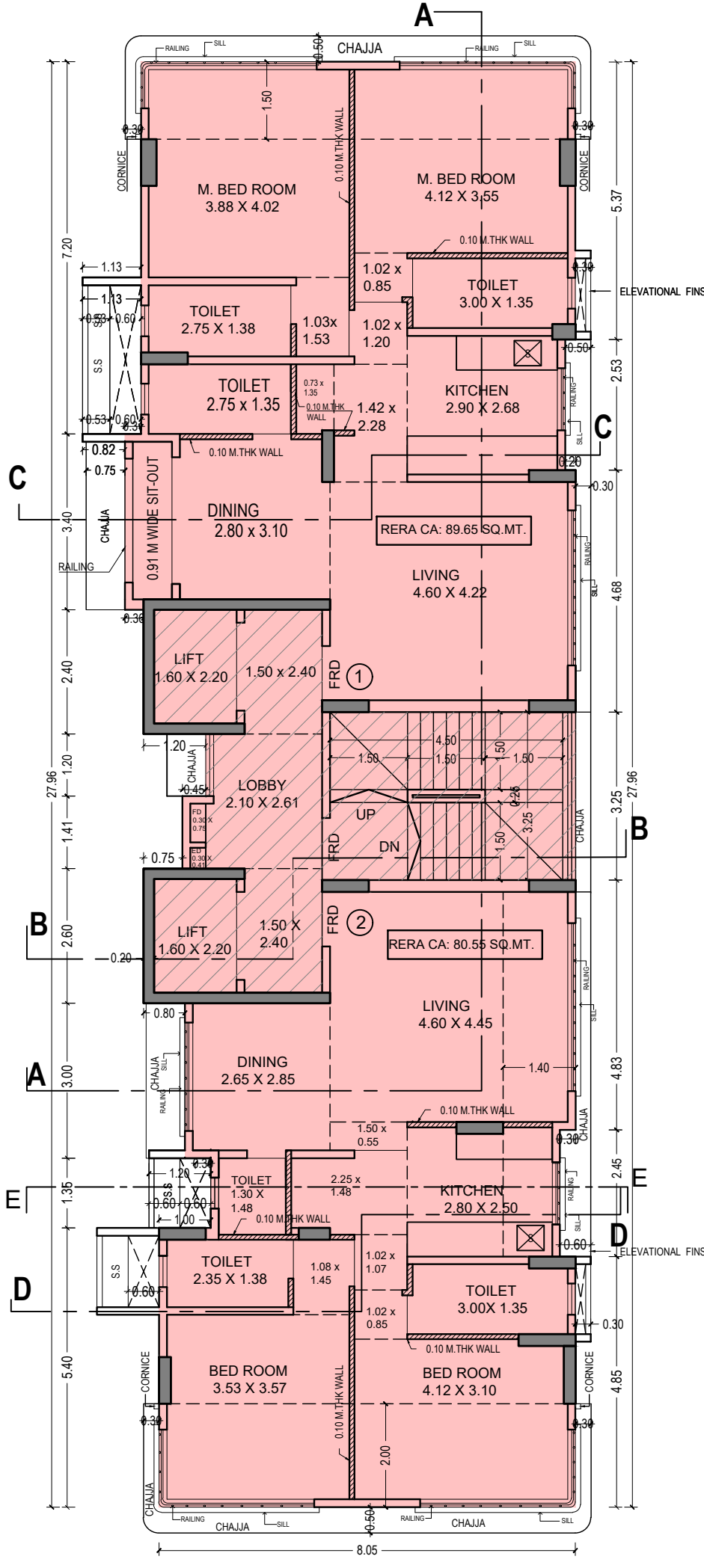
SOCIETY OFFICE AREA DIAGRAM
SCALE 1:100

SOCIETY OFFICE AREA CALCULATION			
A	2.89 x 3.10	x 1.00	= 5.64 SQ. MT.
B	3.10 x 1.45	x 1.00	= 4.50 SQ. MT.
C	3.17 x 3.00	x 1.00	= 9.51 SQ. MT.
D			= 19.64 SQ. MT.

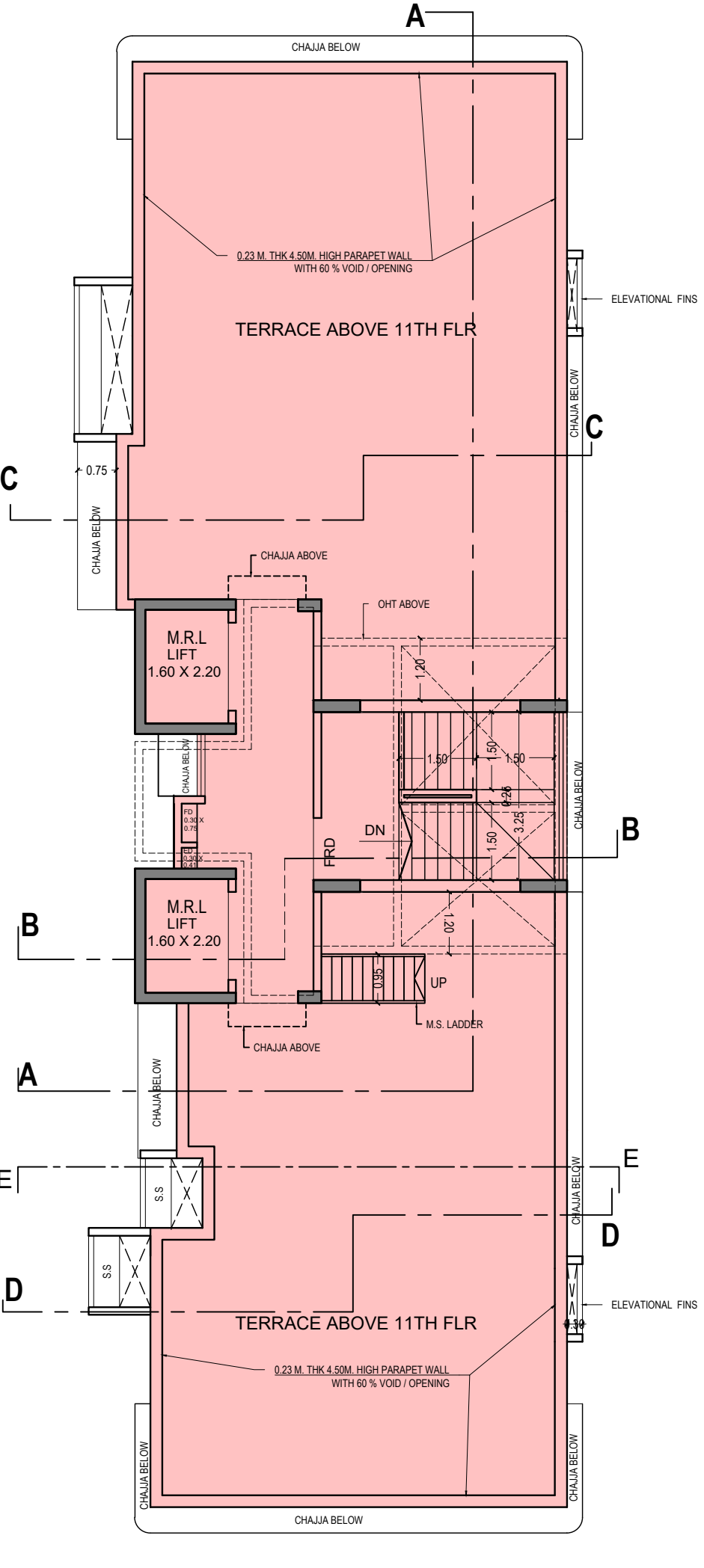
SOCIETY OFFICE
PERMISSIBLE = 20.00 SQ. MT.
PROVIDED = 19.64 SQ. MT.



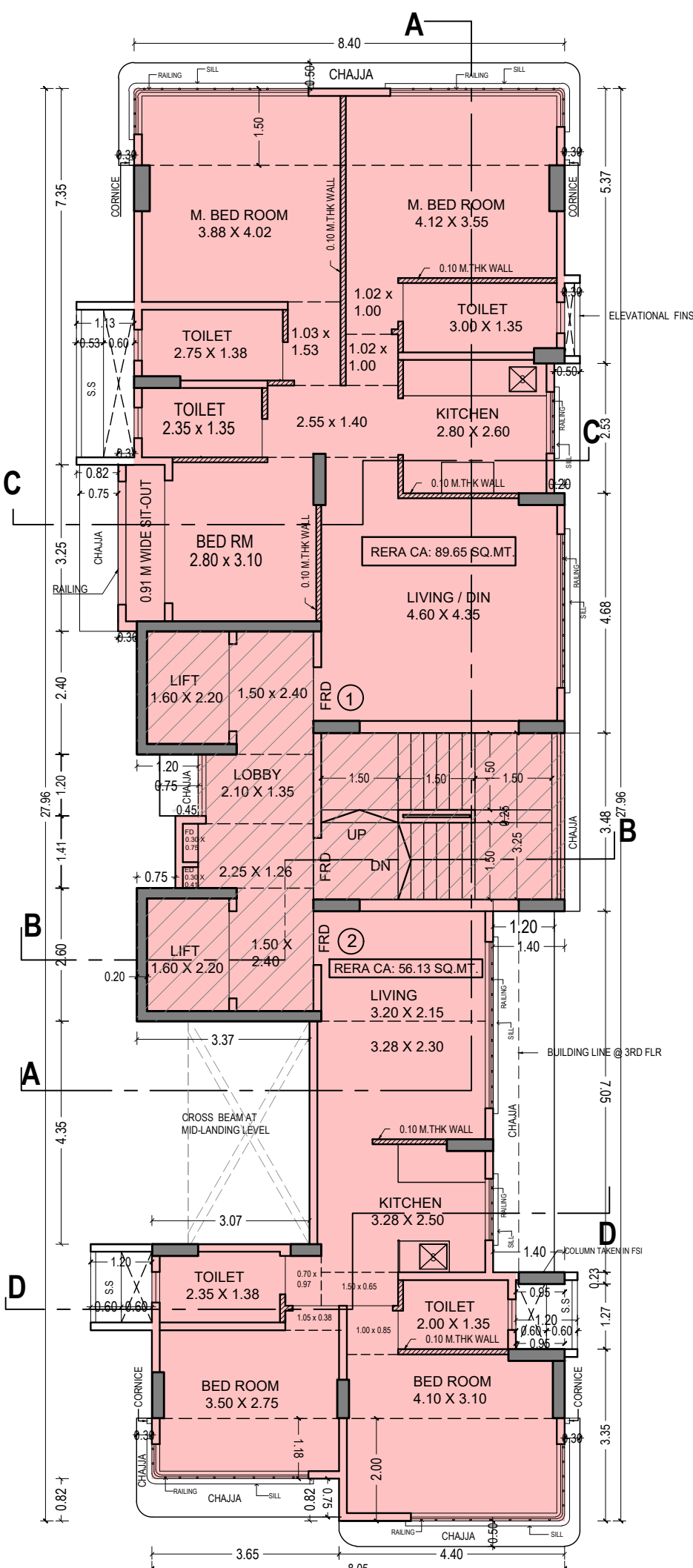
7th FLOOR PLAN
SCALE 1:100



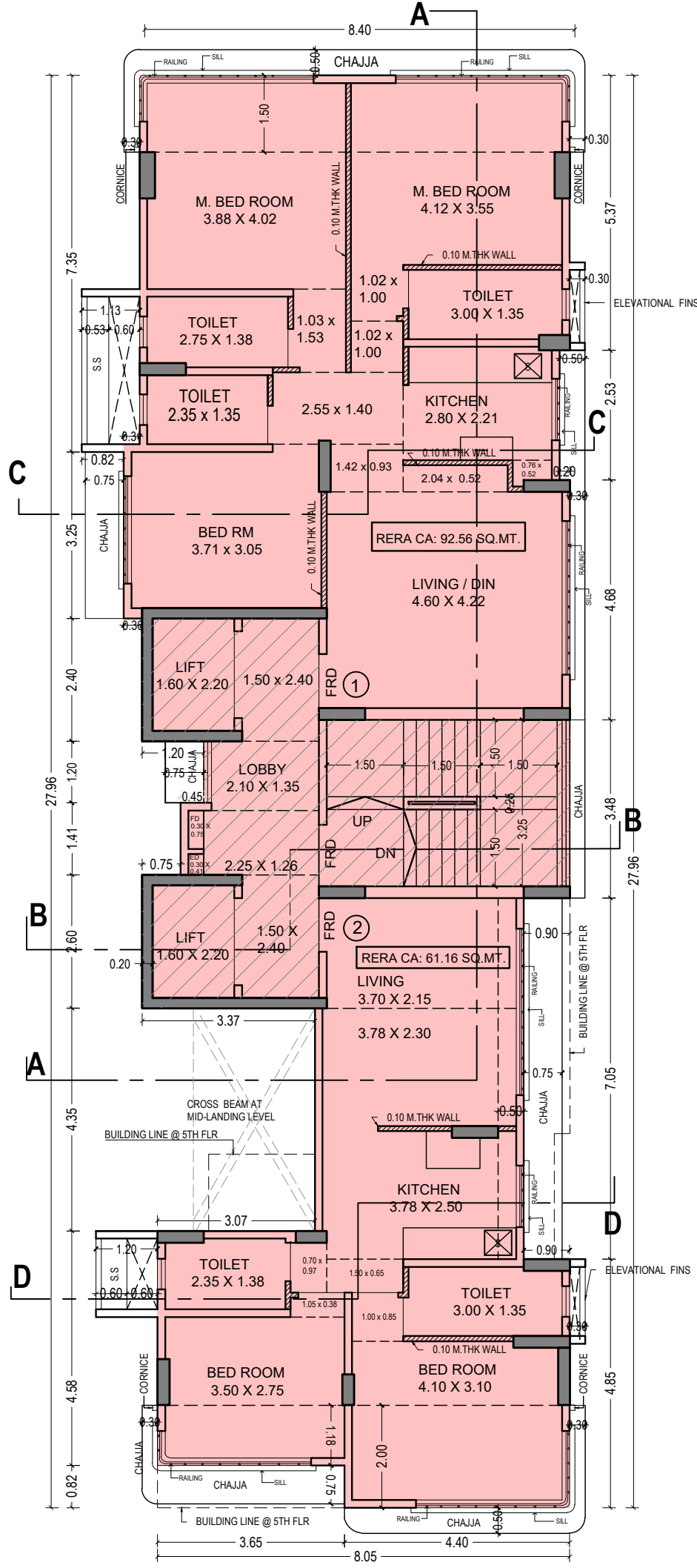
8th to 11th FLOOR PLAN
SCALE 1:100



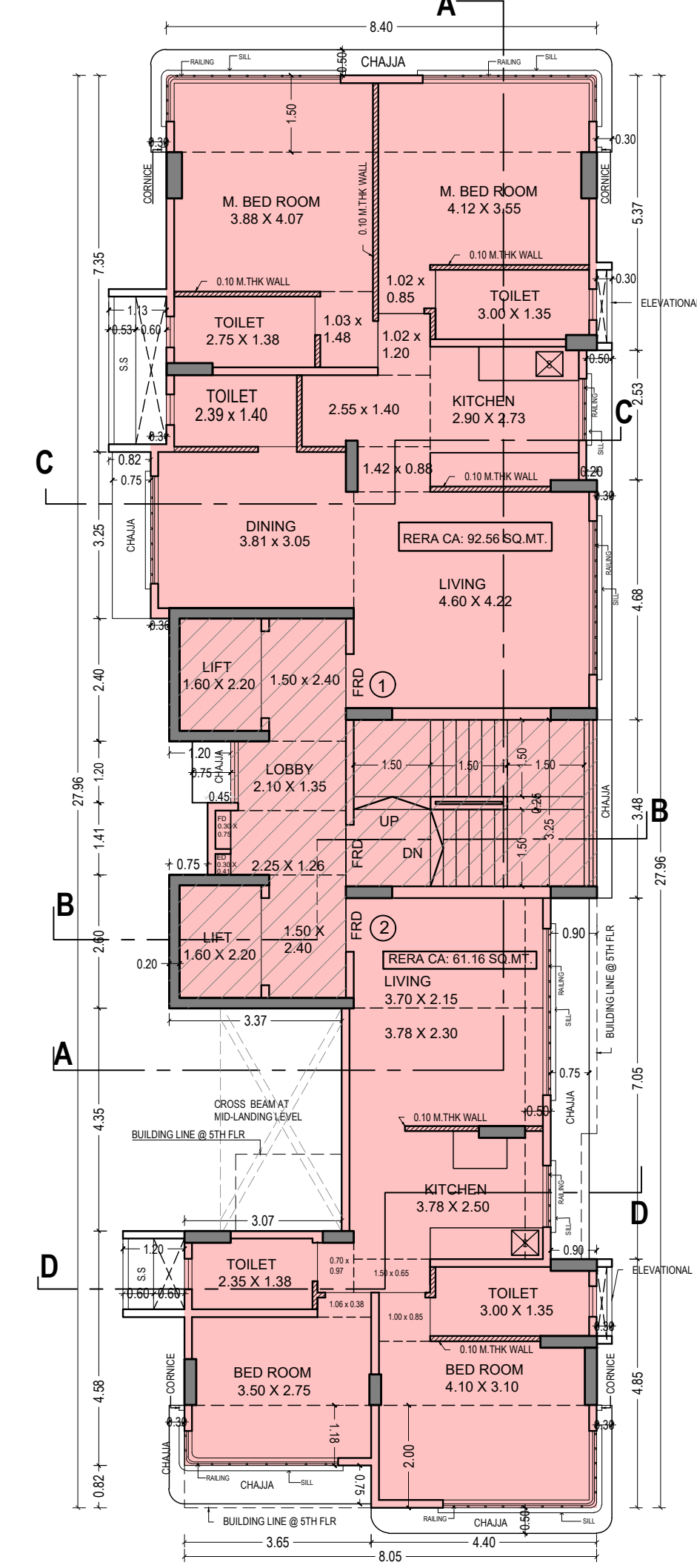
TERRACE FLOOR PLAN
SCALE 1:100



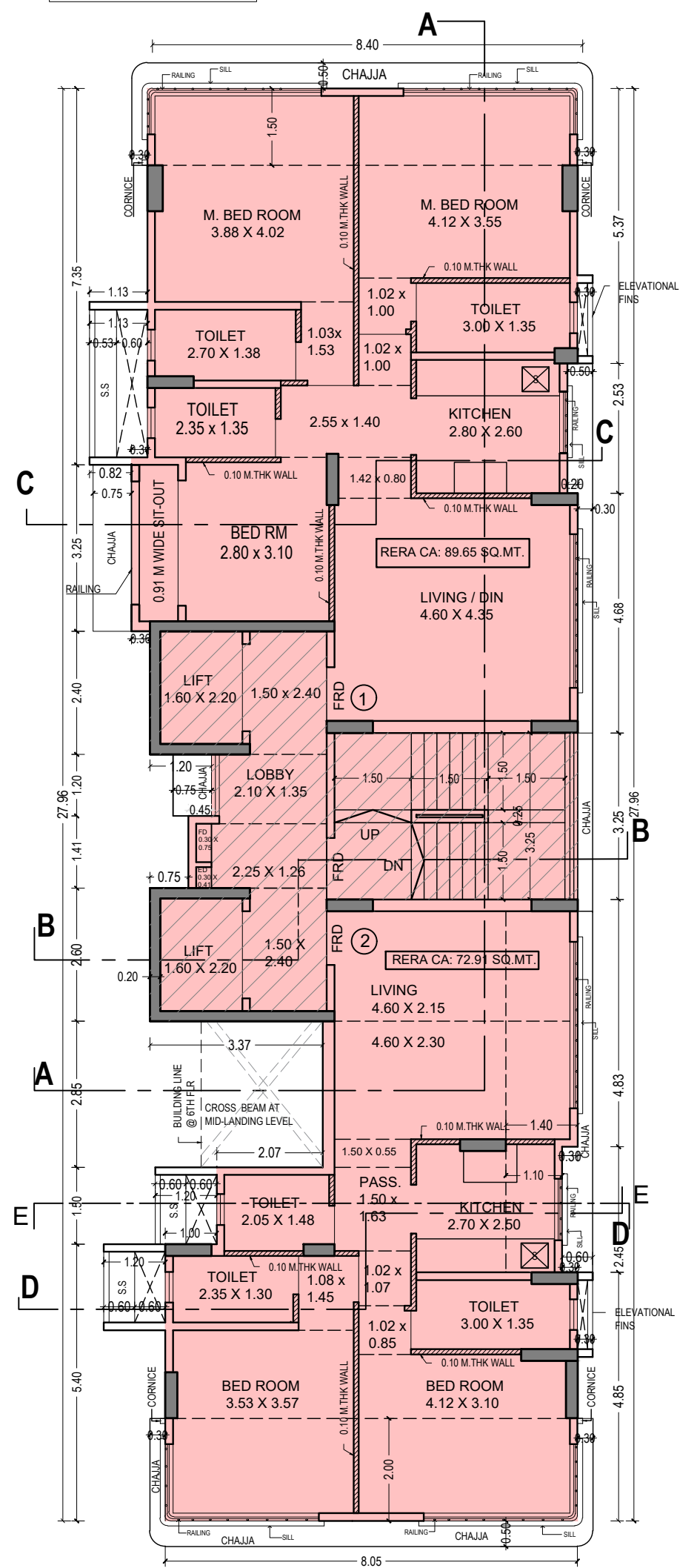
2nd FLOOR PLAN
SCALE 1:100



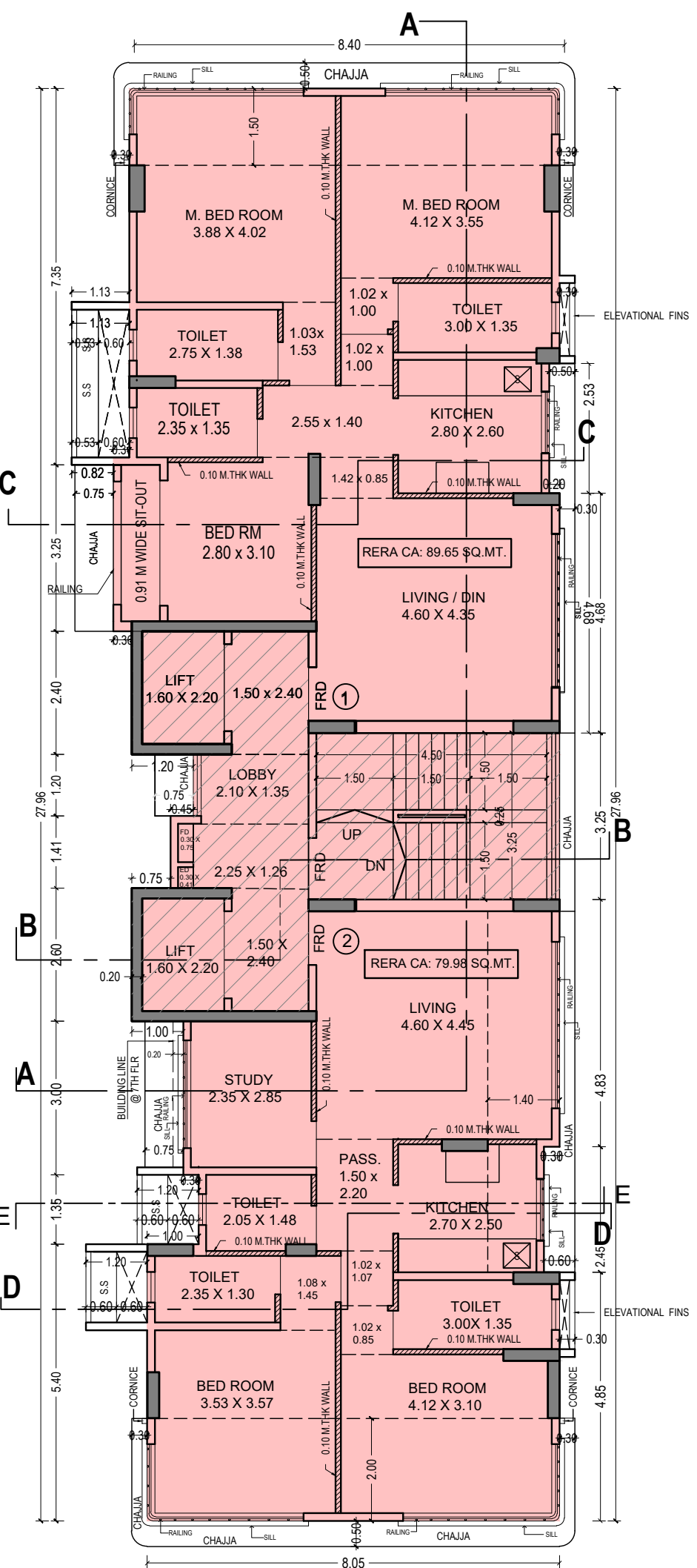
3rd FLOOR PLAN
SCALE 1:100



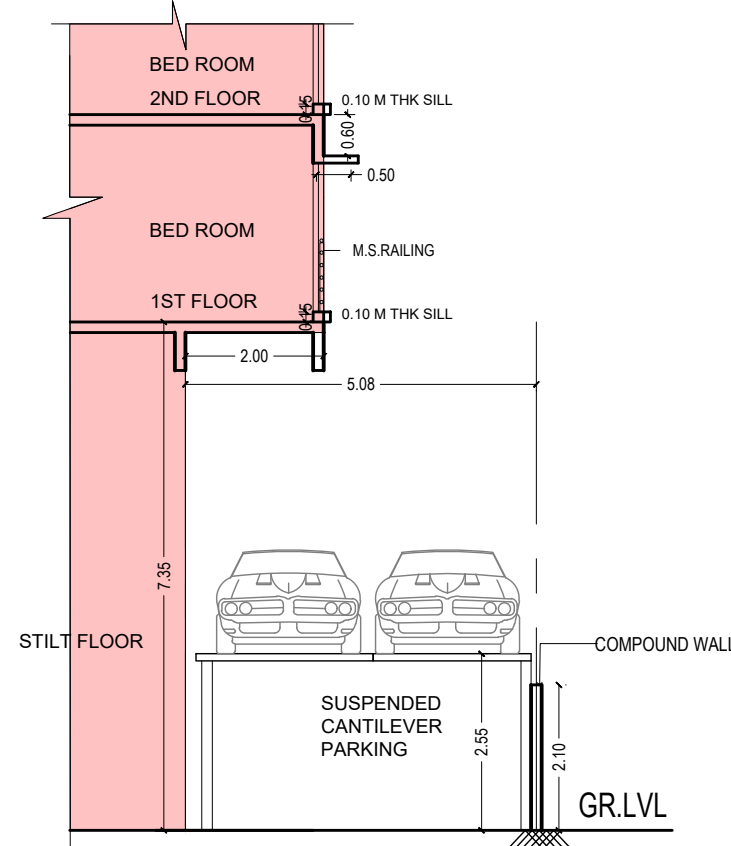
4th FLOOR PLAN
SCALE 1:100



5th FLOOR PLAN
SCALE 1:100



6th FLOOR PLAN
SCALE 1:100

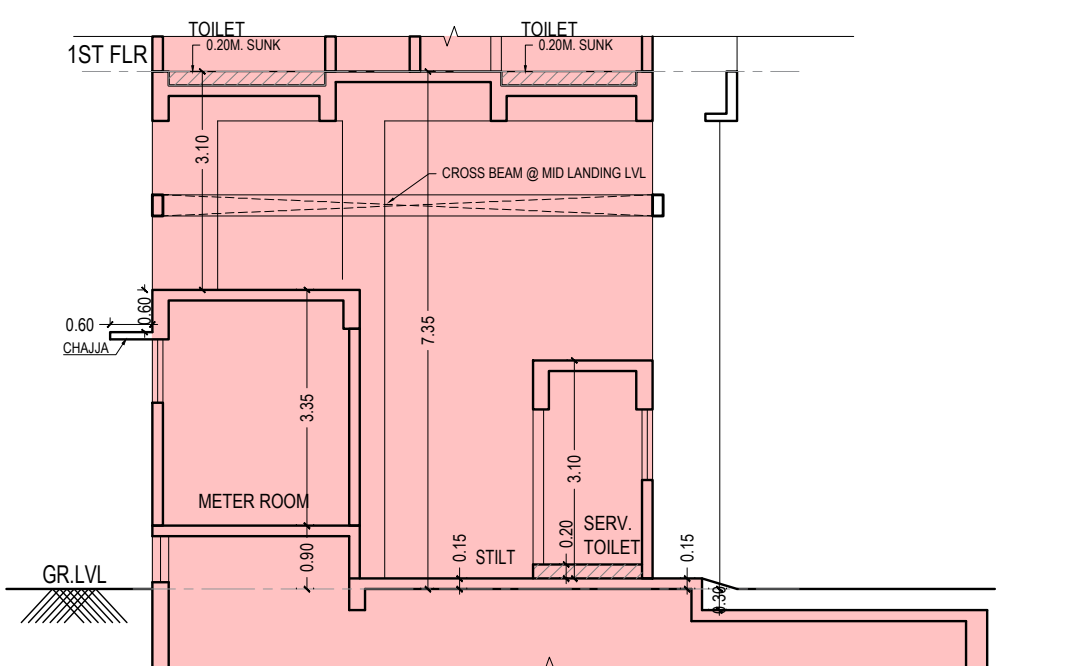
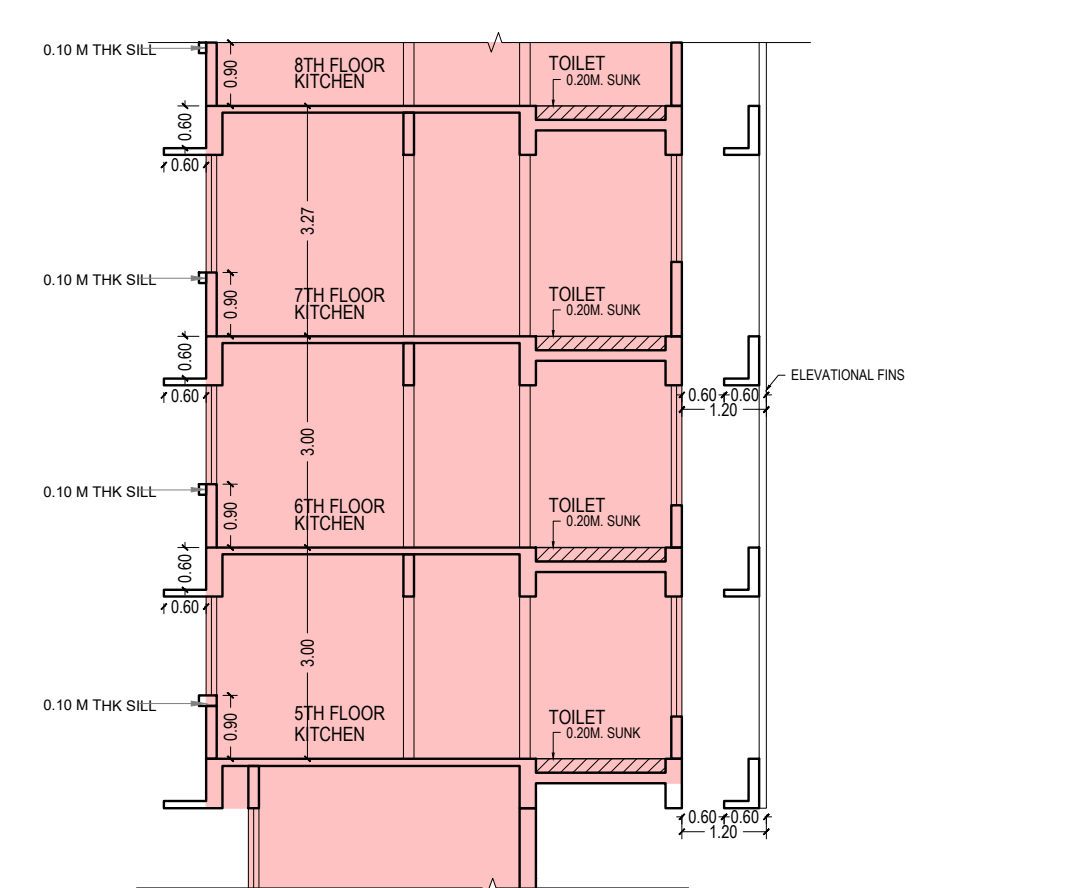
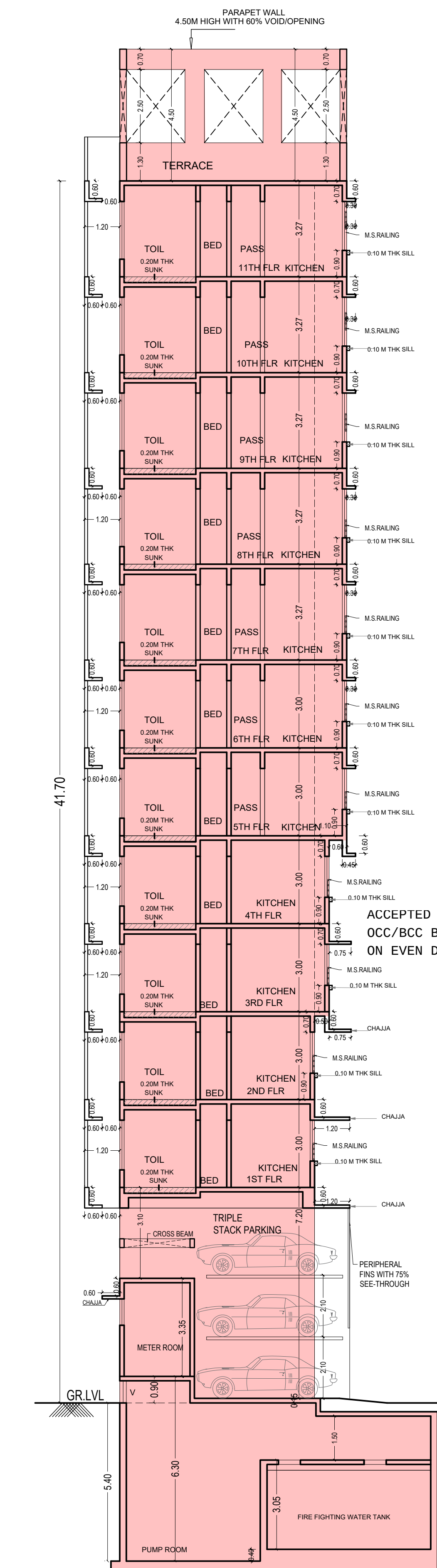
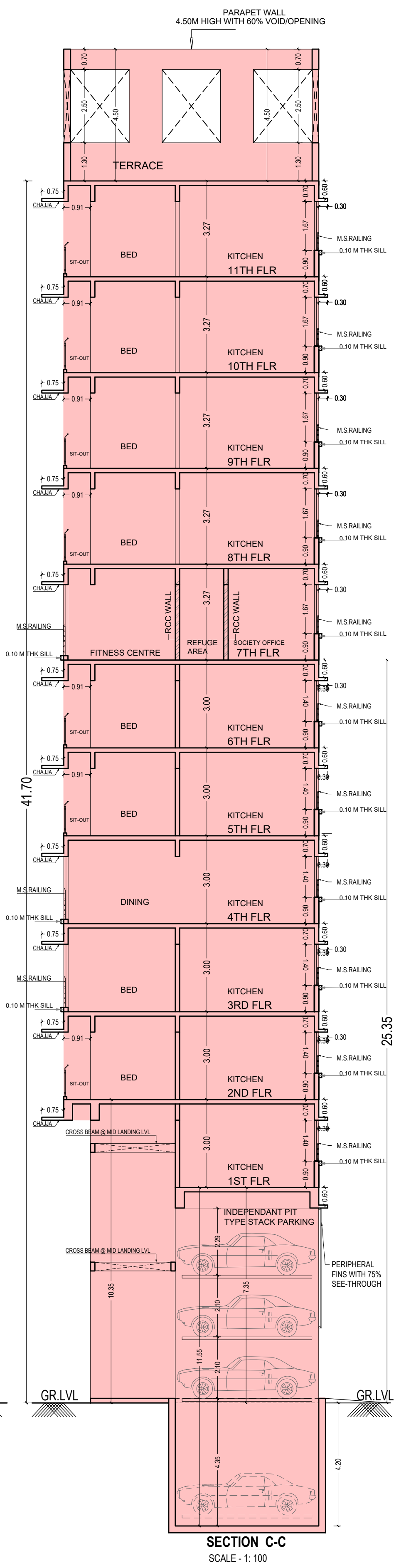
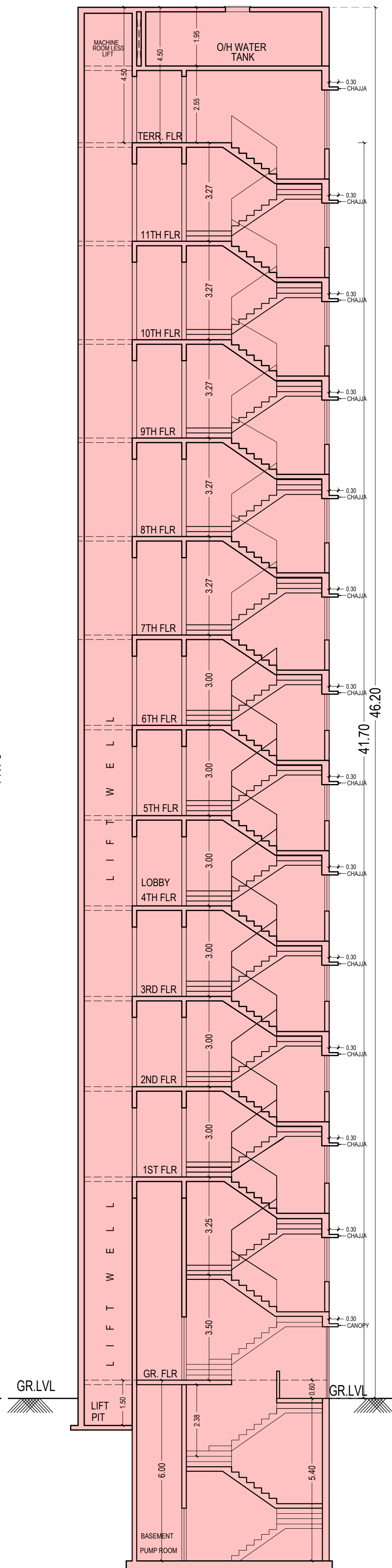
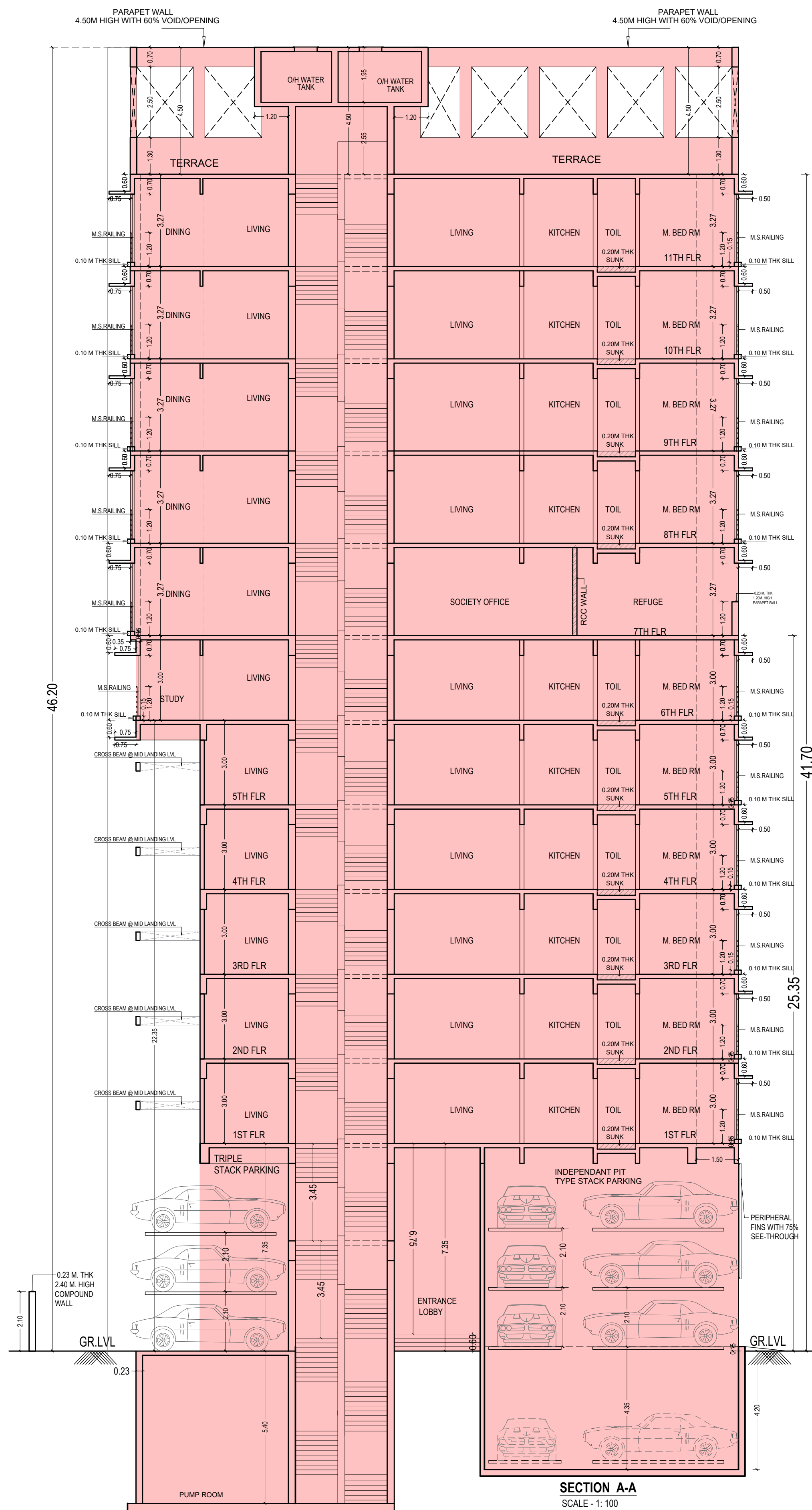


SECTION G-G
SCALE - 1:100

FORM II

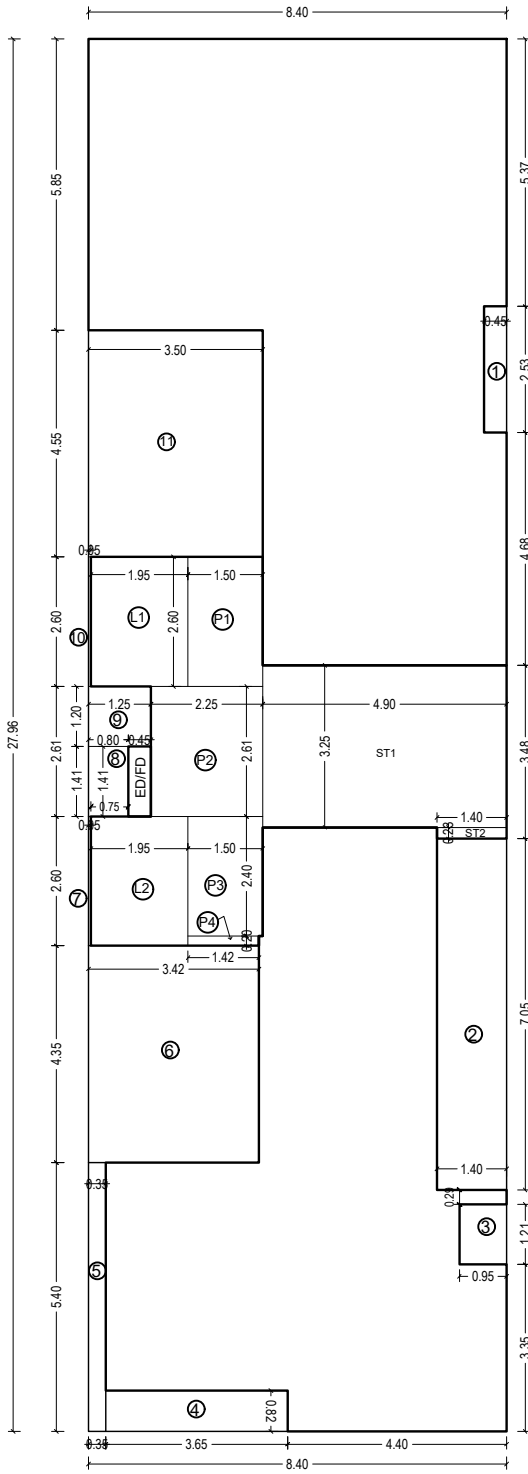
CONTENTS OF SHEET
2ND TO 11 TH FLOOR PLAN, TERRACE FLOOR PLAN, FITNESS & SOCIETY OFFICE, REFUGE AREA DIAGRAM & CALCULATION, FUNGIBLE AREA STATEMENT

PAYAL GOVIND RAUT S.E.(B.P.) K/W N-1	SURESH MOHANDAS AHUJA A.E.(B.P.) H/W WARD	SHIVADAS KRISHNA GURAV 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, TFS 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		
NAME ADDRESS & SIGNATURE OF STRUCTURAL ENGINEER GIRISH T. WADHWAN CONSULTING CIVIL & STRUCTURAL ENGINEER BE (CIVIL), ME (STRUCTURES), MIE LICENSE NO / STR-840015818		
DRAWN BY RANI		
CHECKED BY AS SHOWN		
SCALE 28/02/2026		
NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT ASHOK DATTATRAYA GANDHI Date: 2026.02.26 16:50:30-05:30		
ASHOK GANDHI CONSULTANTS LLP ARCHITECTS PLANNERS VALUERS 303/304, E-SQUARE PREMISES, SUBHASH ROAD, VILE PARLE (E), MUMBAI-400 057 OFFICE : TEL : 022 40044074 M : 99210 39152, 99210 50169 saria@ashokgandhiconsultants.com info@ashokgandhiconsultants.com LICENSE NO. CA 173 2157		
NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER SAAHIL B AIDASANI Date: 2026.02.26 16:54:20 +05:30		

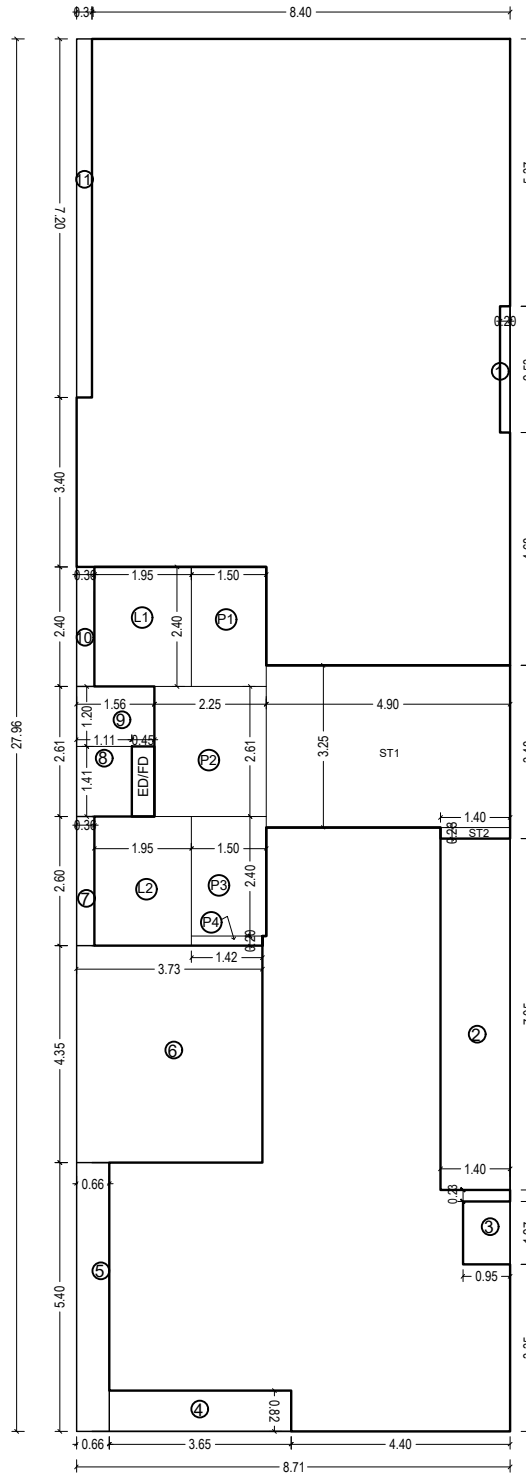


ACCEPTED AS COMPLETION PLANS AS ACCOMPANIMENT OF ACCEPTANCE OF OCC/BCC BY THIS OFFICE LETTER UNDER NO. P-14055/2022/(152)/H/W Ward/FP ON EVEN DATE 27.02.2026

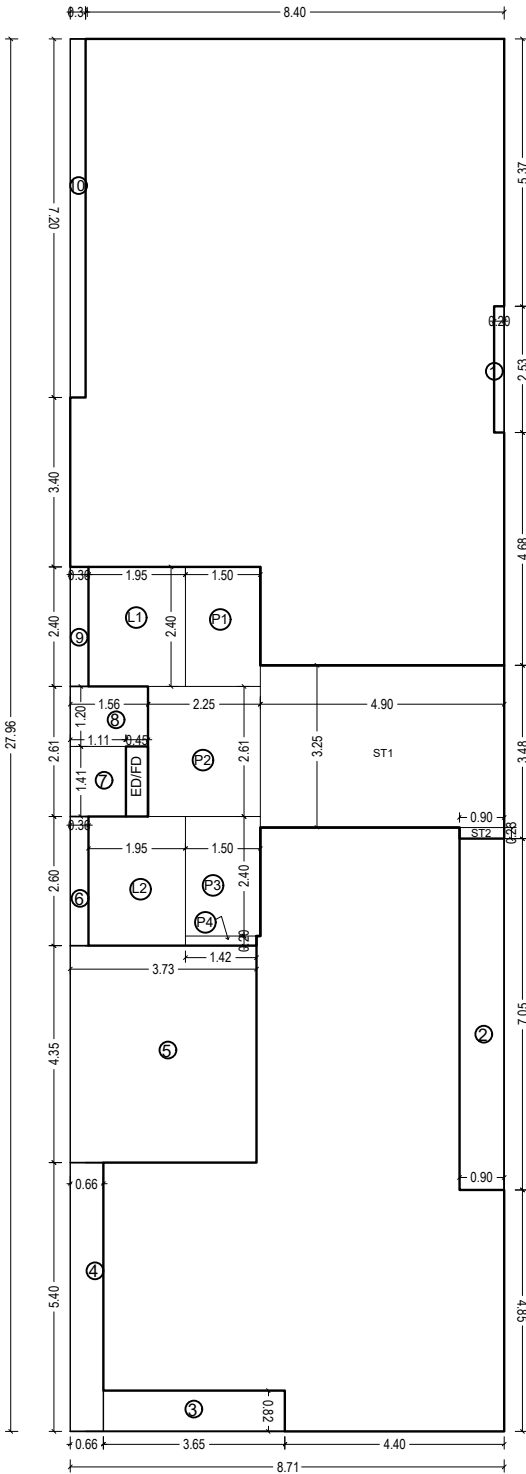
FORM II			
CONTENTS OF SHEET			
SECTION A-A, SECTION B-B, SECTION C-C, SECTION D-D, SECTION E-E			
PAYAL GOVIND RAUT S.E.(B.P.) K/W N-1		SURESH MOHANDA SHAJUA A.E.(B.P.) H/W WARD	
SHIVADAS KRISHNA GURAV E.E.(B.P.) H/W		SAAHIL B. AIDASANI Digitally signed by SAAHIL B. AIDASANI Date: 2026.02.26 16:54:41 +05'30'	
NORTH DESCRIPTION OF PROPOSAL AND PROPERTY NO. 685 - F.P. NO. 152, T.P.S. BANDRA NO. III, 30TH ROAD, BANDRA (WEST), MUMBAI-400050			
NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER			
MR. SAHIL AIDASANI & PARTNER OF FAUCETT DEVELOPERS C.A. TO IDEAL MANOHAR CHS LTD			
NAME ADDRESS & SIGNATURE OF STRUCTURAL ENGINEER			
GIRISH T. WADHWA CONSULTING CIVIL & STRUCTURAL ENGINEER BE (CIVIL), ME (STRUCTURES), MIE LICENSE No./STR-640015816			
DRAWN BY		CHECKED BY	SCALE
RAVI		-	AS SHOWN
DATE		26/02/2026	
NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT			
ASHOK GANDHI CONSULTANTS LLP ARCHITECTS PLANNERS VALUERS 303/304, E-SQUARE PREMISES, SUBHASH ROAD, VILE PARLE (E), MUMBAI-400 057 OFFICE : TEL: 022 49044074 M: 98210 39752, 98218 55189 sarila@ashokgandhiconsultants.com info@ashokgandhiconsultants.com LICENSE NO. CA/75/16			
SIGNATURE OF ARCHITECT			



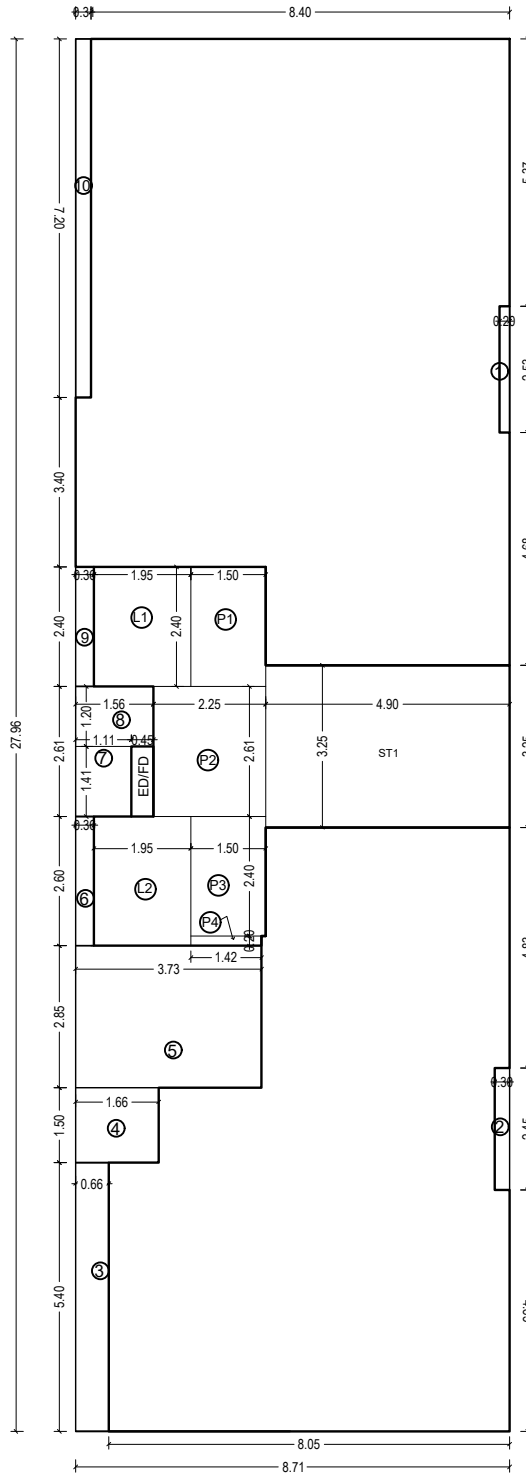
BUILT UP AREA DIAGRAM 1ST FL
SCALE 1:100



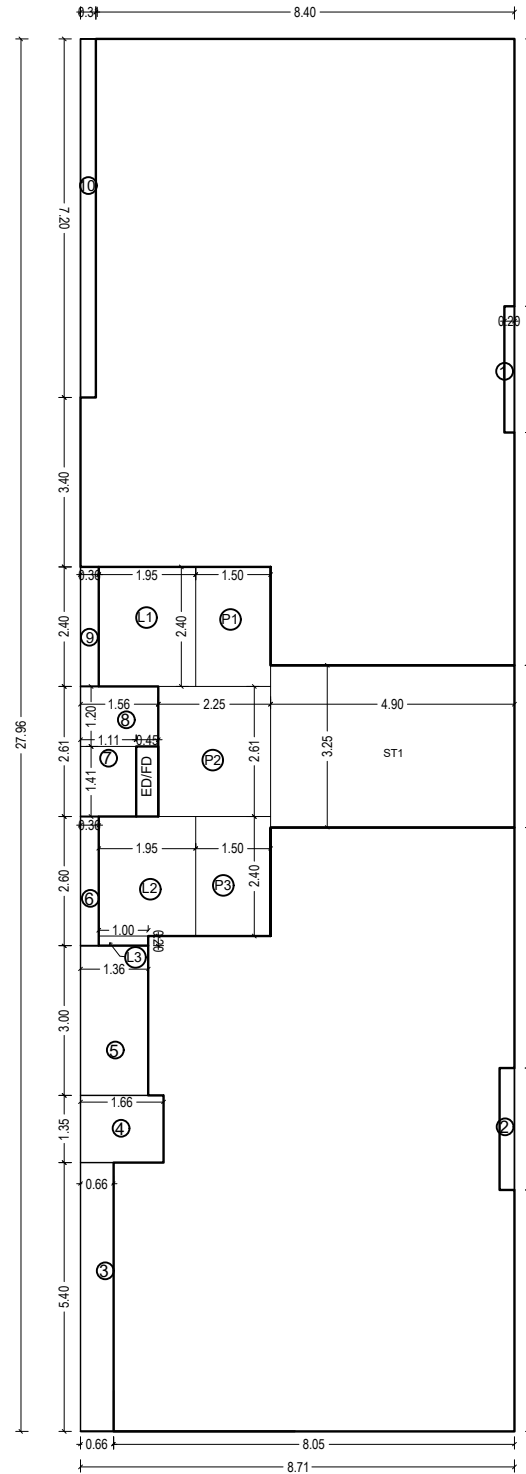
BUILT UP AREA DIAGRAM 2ND FL
SCALE 1:100



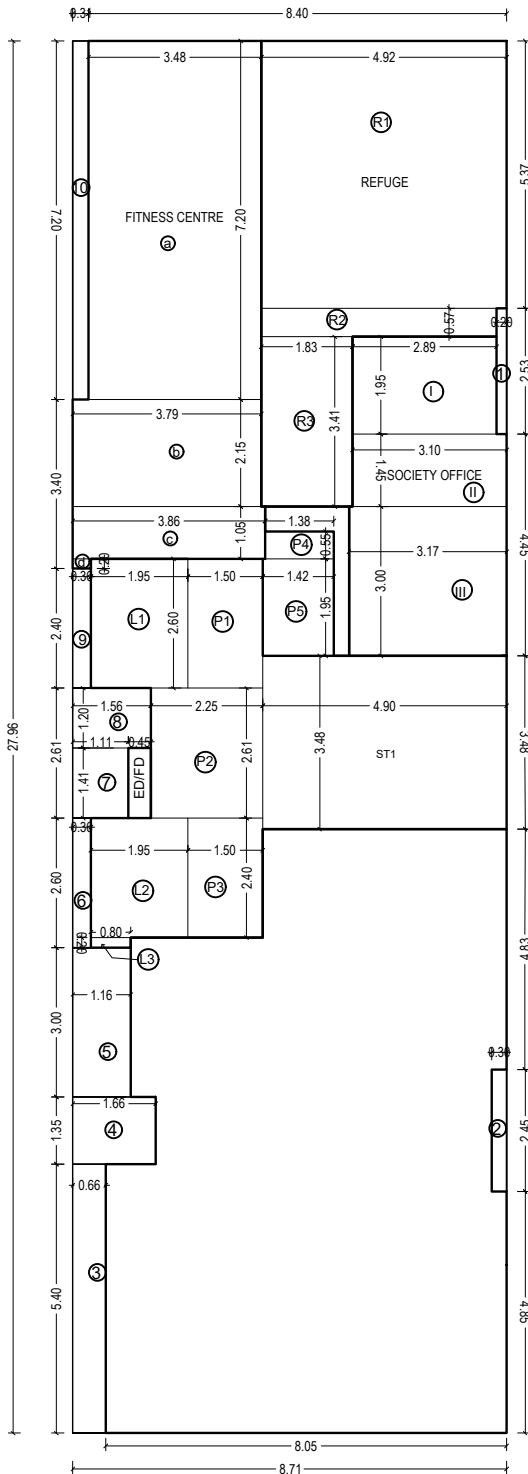
BUILT UP AREA DIAGRAM 3RD & 4TH FL
SCALE 1:100



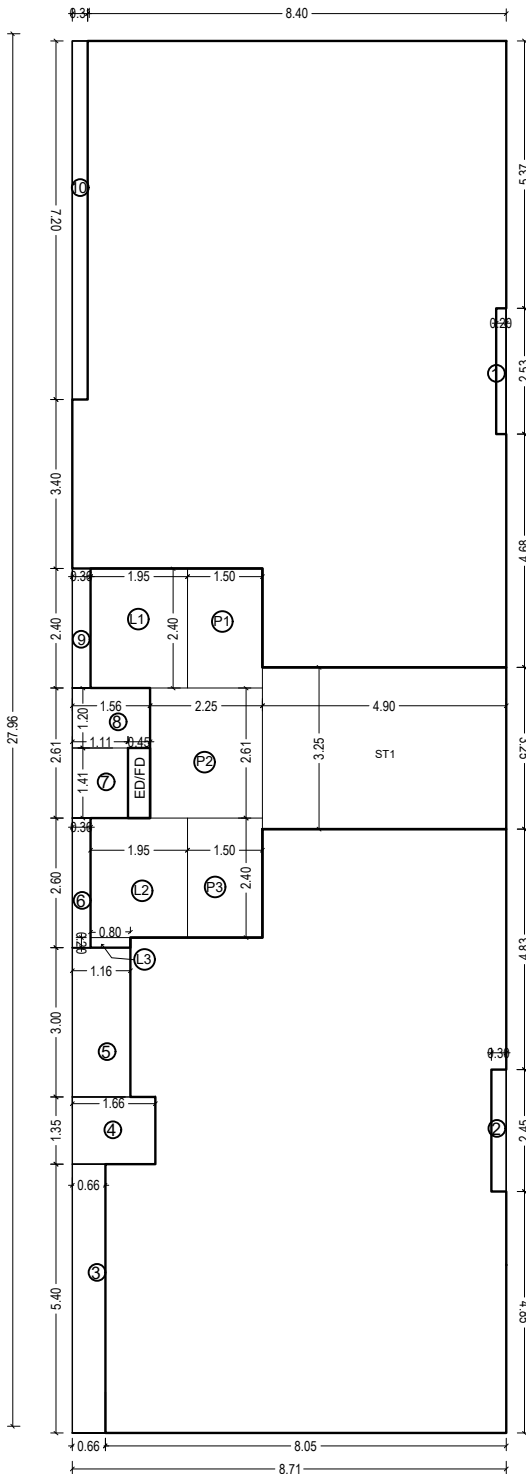
BUILT UP AREA DIAGRAM 5TH FL
SCALE 1:100



BUILT UP AREA DIAGRAM 6TH FL
SCALE 1:100



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. 1ST FLOOR			
A)	8.40	x	27.96
DEDUCTION			
1)	0.45	x	2.53
2)	1.40	x	7.05
3)	0.95	x	1.21
4)	0.62	x	3.65
5)	0.35	x	5.40
6)	3.42	x	4.35
7)	0.05	x	2.60
8)	0.80	x	1.41
9)	1.25	x	1.20
10)	0.05	x	2.60
11)	3.50	x	4.55
ED	0.45	x	1.41
B) TOTAL			61.37
STAIRCASE LIFT LOBBY			
ST1	4.90	x	3.25
ST2	1.40	x	0.23
L1	1.95	x	2.60
L2	1.95	x	2.60
P1	1.50	x	2.60
P2	2.25	x	2.61
P3	1.50	x	2.40
P4	1.42	x	0.20
C)			40.04
TOTAL BUILT UP AREA = A + (B + C) = 113.40 SQ.MT			

BUILT UP AREA CALC			
AREA CALC. 5th FLOOR			
A)	8.71	x	27.96
DEDUCTION			
1)	0.20	x	2.53
2)	0.30	x	2.45
3)	0.68	x	5.40
4)	1.66	x	1.35
5)	3.73	x	2.85
6)	0.38	x	2.60
7)	1.11	x	1.41
8)	1.58	x	1.20
9)	0.36	x	2.40
10)	0.31	x	7.20
ED	0.45	x	1.41
B) TOTAL			26.00
STAIRCASE LIFT LOBBY			
ST1	4.90	x	3.25
L1	1.95	x	2.40
L2	1.95	x	2.60
P1	1.50	x	2.40
P2	2.25	x	2.61
P3	1.50	x	2.40
P4	1.42	x	0.20
C)			38.03
TOTAL BUILT UP AREA = A + (B + C) = 178.47 SQ.MT			

BUILT UP AREA CALC			
AREA CALC. 8th to 11th FLOOR			
A)	8.71	x	27.96
DEDUCTION			
1)	0.20	x	2.53
2)	0.30	x	2.45
3)	0.68	x	5.40
4)	1.66	x	1.35
5)	1.18	x	3.00
6)	0.38	x	2.60
7)	1.11	x	1.41
8)	1.58	x	1.20
9)	0.36	x	2.40
10)	0.31	x	7.20
ED	0.45	x	1.41
B) TOTAL			18.63
STAIRCASE LIFT LOBBY			
ST1	4.90	x	3.25
L1	1.95	x	2.40
L2	1.95	x	2.60
P1	1.50	x	2.40
P2	2.25	x	2.61
P3	1.50	x	2.40
P4	1.42	x	0.20
C)			38.92
TOTAL BUILT UP AREA = A + (B + C) = 196.36 SQ.MT			

BUILT UP AREA CALC			
AREA CALC. 2ND FLOOR			
A)	8.71	x	27.96
DEDUCTION			
1)	0.20	x	2.53
2)	1.40	x	7.05
3)	0.95	x	1.21
4)	0.62	x	3.65
5)	0.66	x	5.40
6)	3.73	x	4.35
7)	0.38	x	2.60
8)	1.11	x	1.41
9)	1.58	x	1.20
10)	0.36	x	2.40
11)	0.31	x	7.20
ED	0.45	x	1.41
B) TOTAL			42.47
STAIRCASE LIFT LOBBY			
ST1	4.90	x	3.25
ST2	1.40	x	0.23
L1	1.95	x	2.40
L2	1.95	x	2.60
P1	1.50	x	2.40
P2	2.25	x	2.61
P3	1.50	x	2.40
P4	1.42	x	0.20
C)			38.35
TOTAL BUILT UP AREA = A + (B + C) = 161.71 SQ.MT			

BUILT UP AREA CALC			
AREA CALC. 6th FLOOR			
A)	8.71	x	27.96
DEDUCTION			
1)	0.20	x	2.53
2)	0.30	x	2.45
3)	0.68	x	5.40
4)	1.66	x	1.35
5)	1.35	x	3.00
6)	0.36	x	2.60
7)	1.11	x	1.41
8)	1.58	x	1.20
9)	0.36	x	2.40
10)	0.31	x	7.20
ED	0.45	x	1.41
B) TOTAL			19.23
STAIRCASE LIFT LOBBY			
ST1	4.90	x	3.25
L1	1.95	x	2.40
L2	1.95	x	2.60
P1	1.50	x	2.40
P2	2.25	x	2.61
P3	1.50	x	2.40
P4	1.42	x	0.20
C)			36.56
TOTAL BUILT UP AREA = A + (B + C) = 105.74 SQ.MT			

BUILT UP AREA CALC			
AREA CALC. 7th FLOOR (REFUGE FL)			
A)	8.71	x	27.96
DEDUCTION			
1)	0.20	x	2.53
2)	0.30	x	2.45
3)	0.68	x	5.40
4)	1.66	x	1.35
5)	1.18	x	3.00
6)	0.38	x	2.60
7)	1.11	x	1.41
8)	1.58	x	1.20
9)	0.36	x	2.40
10)	0.31	x	7.20
ED	0.45	x	1.41
B) TOTAL			18.63
STAIRCASE LIFT LOBBY			
ST1	4.90	x	3.25
L1	1.95	x	2.40
L2	1.95	x	2.60
P1	1.50	x	2.40
P2	2.25	x	2.61
P3	1.50	x	2.40
P4	1.42	x	0.20
C)			38.92
TOTAL BUILT UP AREA = A + (B + C) = 196.36 SQ.MT			

BUILT UP AREA CALC			
AREA CALC. 3rd & 4th FLOOR			
A)	8.71	x	27.96
DEDUCTION			
1)	0.20	x	2.53
2)	0.80	x	7.05
3)	0.82	x	3.65
4)	0.69	x	5.40
5)	3.73	x	4.35
6)	0.38	x	2.60
7)	1.11	x	1.41
8)	1.58	x	1.20
9)	0.36	x	2.40
10)	0.31	x	7.20
ED	0.45	x	1.41
B) TOTAL			37.74
STAIRCASE LIFT LOBBY			
ST1	4.90	x	3.25
ST2	0.90	x	0.23
L1	1.95	x	2.40
L2	1.95	x	2.60
P1	1.50	x	2.40
P2	2.25	x	2.61
P3	1.50	x	2.40
P4	1.42	x	0.20
C)			38.24
TOTAL BUILT UP AREA = A + (B + C) = 166.56 SQ.MT			

BUILT UP AREA CALC			
AREA CALC. 7th FLOOR (REFUGE FL)			
A)	8.71	x	27.96
DEDUCTION			
1)	0.20	x	2.53
2)	0.30	x	2.45
3)	0.68	x	5.40
4)	1.66	x	1.35
5)	1.18	x	3.00
6)	0.38	x	2.60
7)	1.11	x	1.41
8)	1.58	x	1.20
9)	0.36	x	2.40
10)	0.31	x	7.20
ED	0.45	x	1.41
B) TOTAL			18.63
STAIRCASE LIFT LOBBY			
ST1	4.90	x	3.25
L1	1.95	x	2.40
L2	1.95	x	2.60
P1	1.50	x	2.40
P2	2.25	x	2.61
P3	1.50	x	2.40
P4	1.42	x	0.20
C)			37.29
REFUGE AREA			
R1	4.925	x	5.37
R2	4.725	x	0.57
R3	1.83	x	3.41
C)			35.42
SOCIETY OFFICE			
I	2.88	x	1.95
II	3.10	x	1.45
III	3.17	x	3.00
D)			19.64
STAIRCASE LIFT LOBBY			
ST1	4.90	x	3.25
L1	1.95	x	2.60
L2	1.95	x	2.40
L3	0.80	x	0.20
P1	1.50	x	2.60
P2	2.25	x	2.61
P3	1.50	x	2.40
P4	1.38	x	0.55
P5	1.42	x	1.95
E)			43.86
TOTAL BUILT UP AREA = A + (B + C + D + E) = 80.88 SQ.MT			

ACCEPTED AS COMPLETION PLANS AS
ACCOMPANIMENT OF ACCEPTANCE OF
OCC/BCC BY THIS OFFICE LETTER UNDER NO.
P-14055/2022/(152)/H/W Ward/FP
ON EVEN DATE 27.02.2026

FORM II

CONTENTS OF SHEET
1ST TO 11 TH FLOOR AREA DIAGRAM & CALCULATION

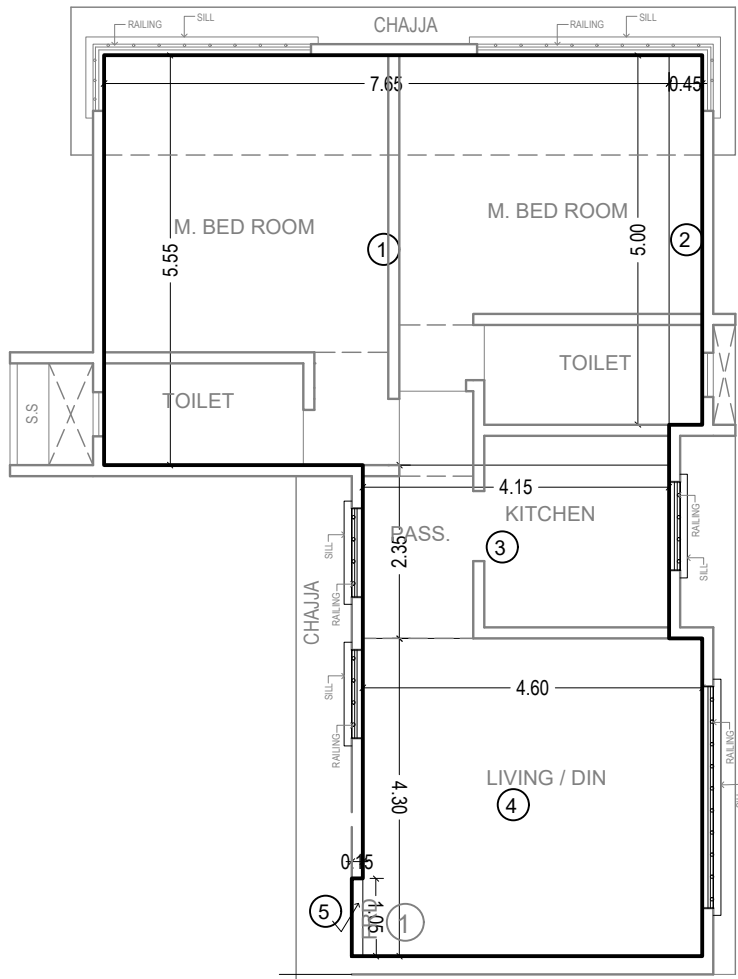
PAYAL GOVIND RAUT	SURESH MOHANDAS AHUJA	SHIVADAS KRISHNA GURAV
S.E.(B.P.) K/W N-1	A.E.(B.P.) H/W WARD	E.E.(B.P.) H/W

NORTH		DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED REDEVELOPMENT BLDG. ON PLOT BEARING CTS NO 685 / F.P NO 152, T.PS 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		SAAHIL B AIDASANI AIDASA NI
NAME ADDRESS & SIGNATURE OF STRUCTURAL ENGINEER		OWNER/ DEVELOPER SIGNATURE

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	26/02/2026

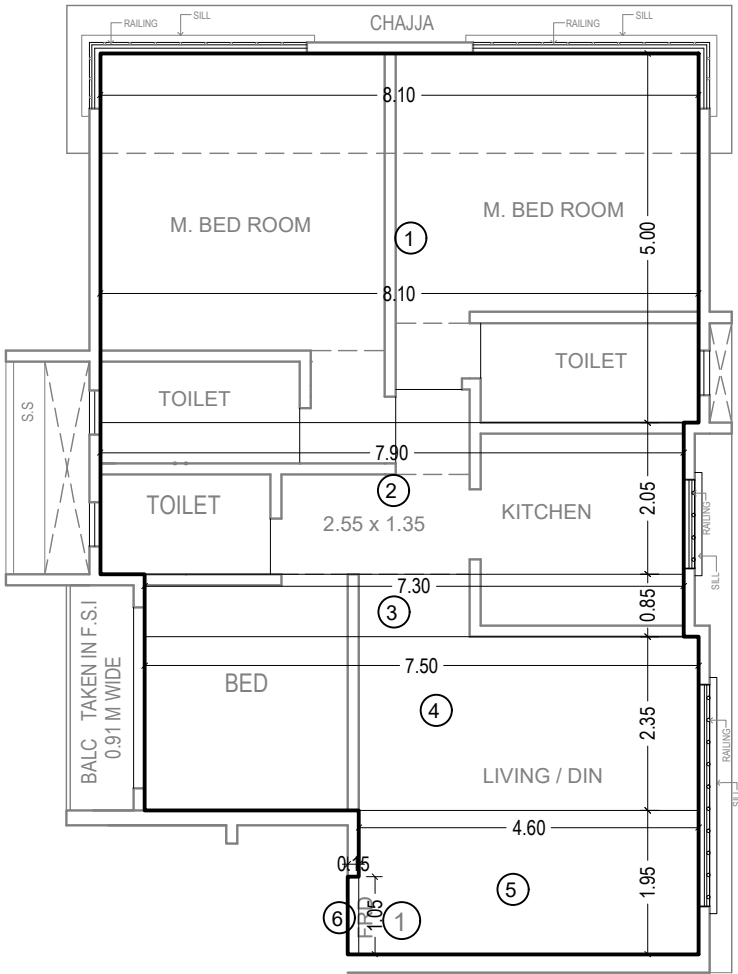
NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT		
ASHOK DATTATRAYA GANDHI YANDHI		ASHOK GANDHI CONSULTANTS LLP SARITA S. MANJUNATH ARCHITECTS PLANNERS VALUERS 303 / 304, E-SQUARE PREMISES, SUBHASH ROAD, VILE PARLE (E), MUMBAI-400 057 OFFICE : TEL. 022 49044074 M. 98218 97572, 98218 50169 sarita@ashokgandhiconsultants.com 165127+05307 LICENSE NO. CA/7512187



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

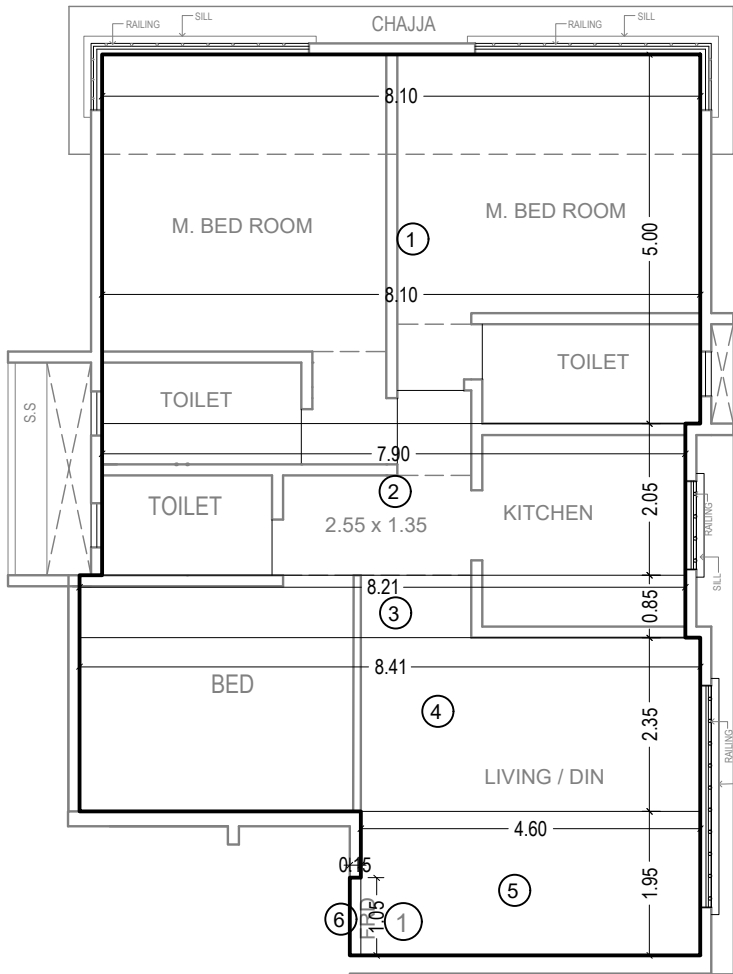
FLAT 1 - 1NOS.



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

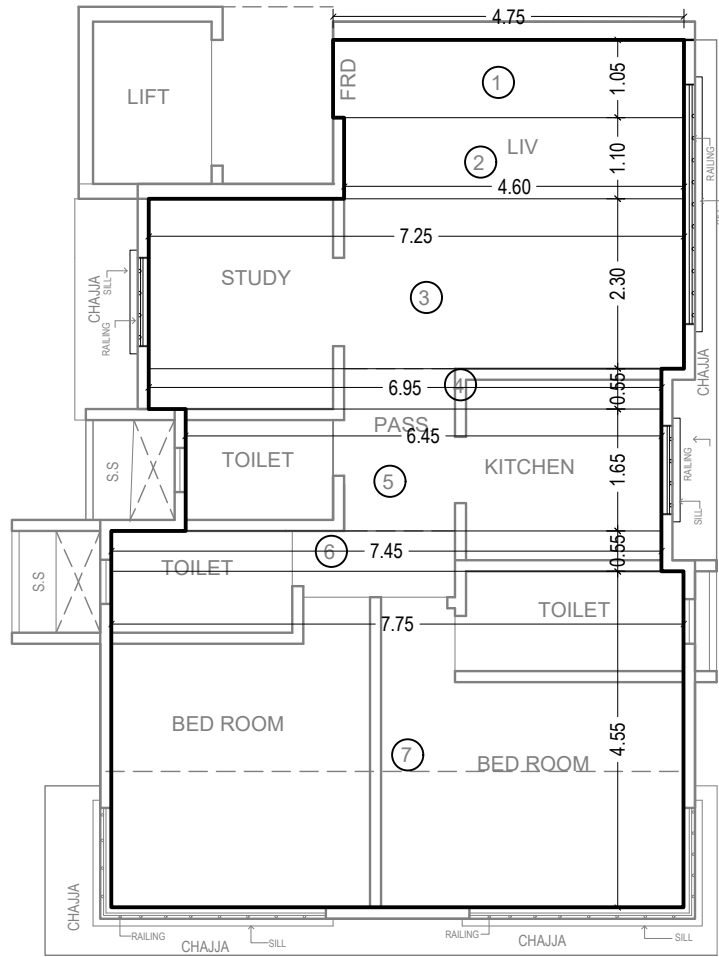
FLAT 1 - 7 NOS.



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

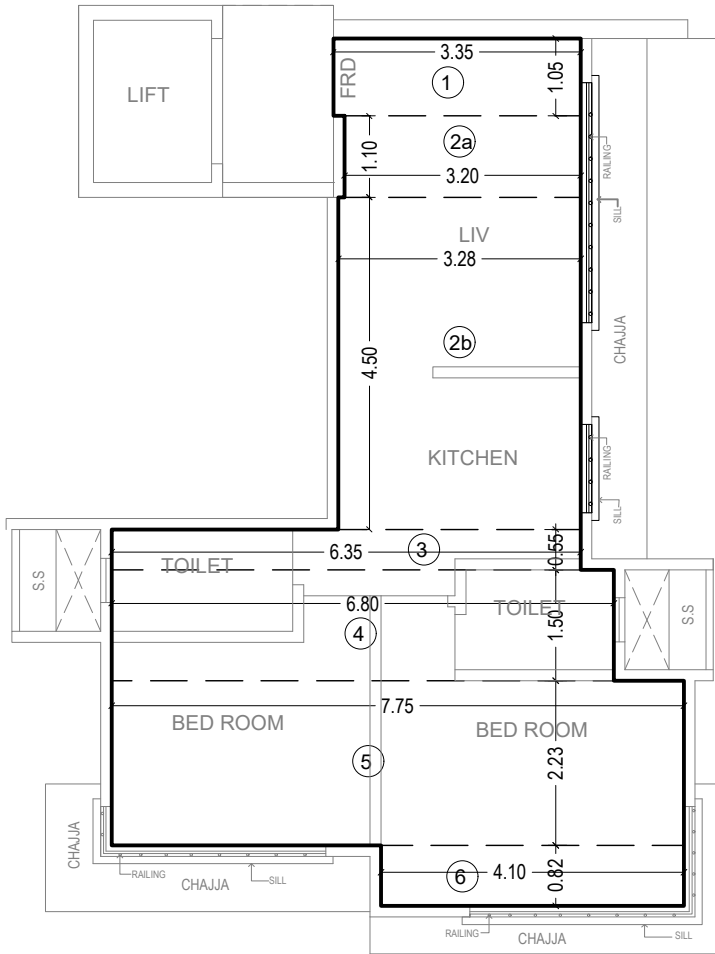
FLAT 1 - 2 NOS.



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

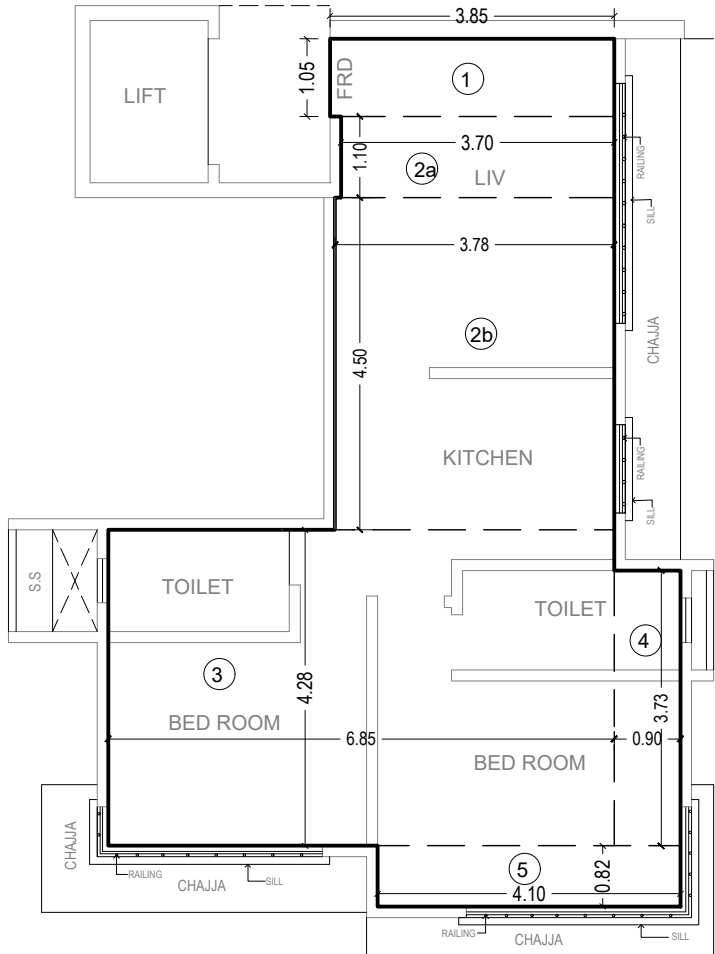
FLAT 2 - 5 NOS.



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

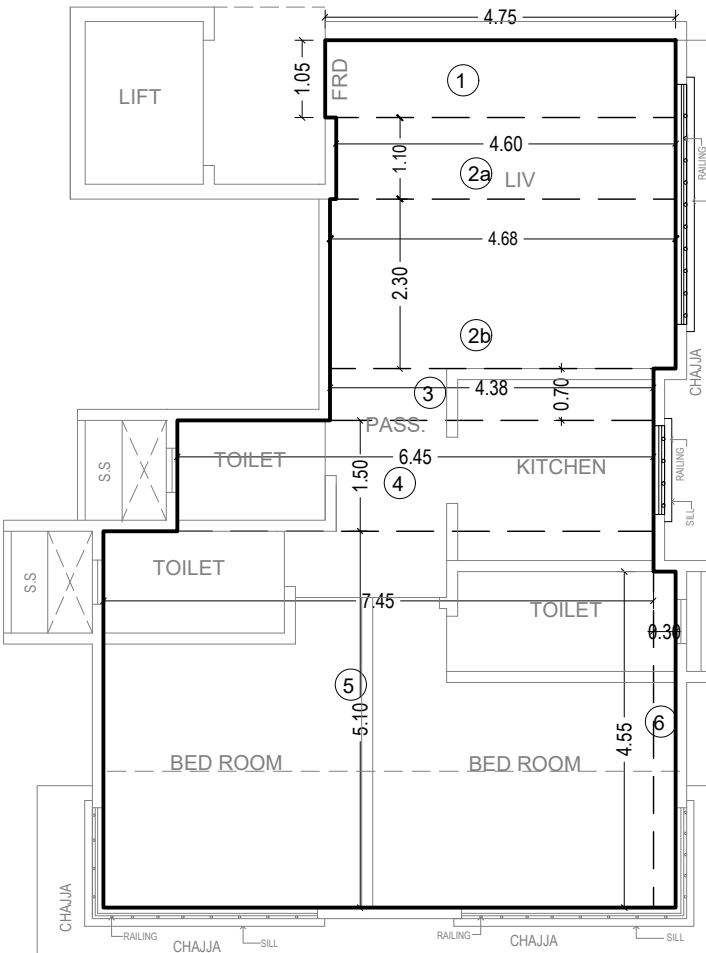
FLAT 2 - 2NOS.



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

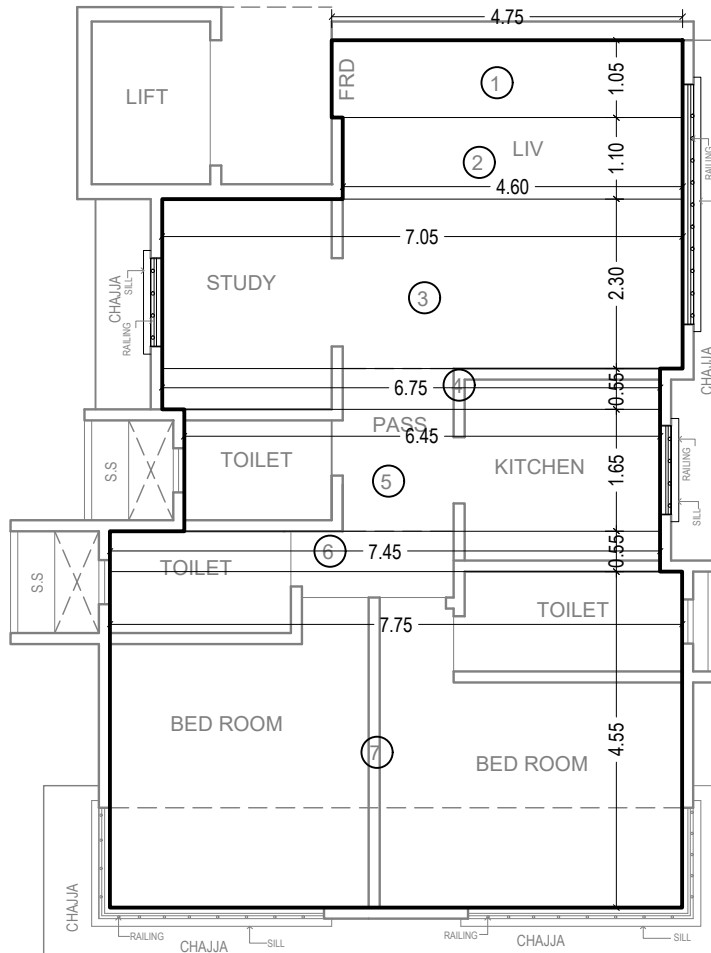
FLAT 2 - 2NOS.



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.

ACCEPTED AS COMPLETION PLANS AS ACCOMPANIMENT OF
ACCEPTANCE OF
OCC/BCC BY THIS OFFICE LETTER UNDER NO.
P-14055/2022/(152)/H/W Ward/FP
ON EVEN DATE 27.02.2026

FORM II			
CONTENTS OF SHEET			
RERA CARPET AREA DIAGRAM & CALCULATION			
PAYAL GOVIND RAUT S.E.(B.P.) K/W N-1		SURESH MOHANDAS AHUJA A.E.(B.P.) H/W WARD	
SHIVADAS KRISHNA GURAV E.E.(B.P.) H/W		SAAHIL B AIDASANI I	
MR. SAAHIL AIDASANI & PARTNER OF FAUCETT DEVELOPERS C.A TO IDEAL MANOHAR CHS LTD		Digitally signed by SAAHIL B AIDASANI Date: 2026.02.26 16:55:20 +05'30'	
NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER			
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 RAVI		CHECKED BY AS SHOWN	
NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT		DATE 26/02/2026	
ASHOK DATTATRAYA GANDHI I		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 40044074 M. -98210 39752, 98218 50189 sarita@ashokgandhiconsultants.com info@ashokgandhiconsultants.com LICENSE NO CA/75/2167	