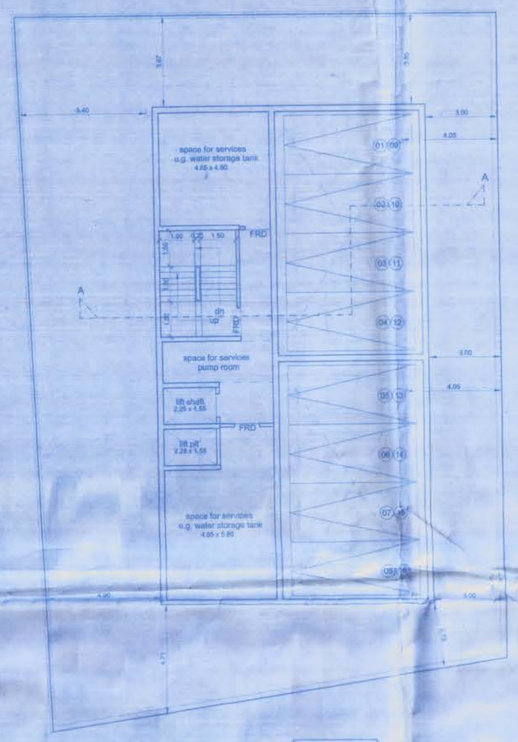
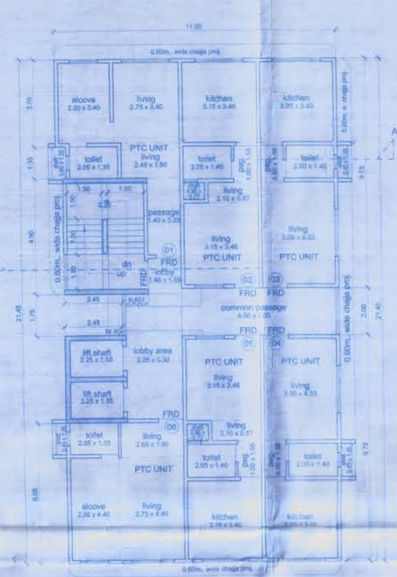
CERTIFIED AS TRUE COPY
25/04/2023
MANISH SHROFF
Notary Mumbai (Maharashtra)
Shop No. ... Road
Opp. ...
Chembur Colony, Mumbai - 400 074

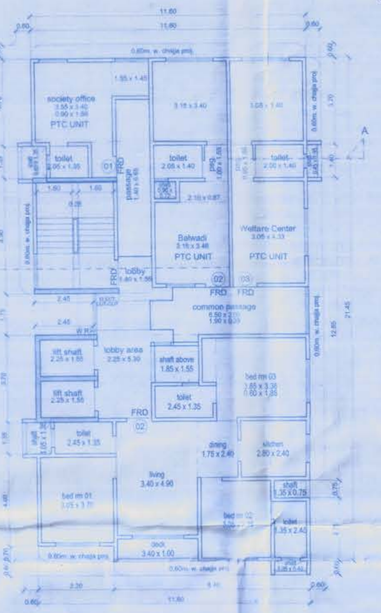
NOTARY
MANISH SHROFF
A.C. No. 11/2018
REGN. No. 22218
EXPIRY DATE
31/12/2023
GOVT. OF INDIA



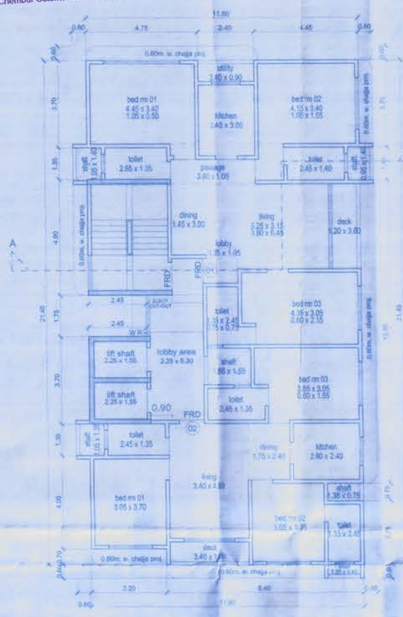
Basement M. plan @ -04.40m. lvl.
scale 1:100 for pit parking level P1 & P2



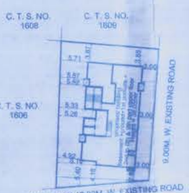
Typical floor plan (PTC UNIT) 1st & 2nd floor
scale 1:100



3rd floor plan (PTC UNIT & SALE UNIT) +@ 16.00m. lvl.
scale 1:100



Typical floor plan (SALE UNIT) 4th, 5th to 8th floor
scale 1:100



MORE THAN 12.00M. W. EXISTING ROAD





PROFORMA – A

Sr.No.	DESCRIPTION	AREA IN sqm.
1.	AREA OF PLOT (as per p.r.c.)	515.80
2.	AREA OF PLOT TRIANGULAR METHOD	515.80
3.	DEDUCTIONS FOR	
	a. ROAD SETBACK	0.00
	b. PROPOSED D.P. ROAD	nil
	c. ANY RESERVATION	nil
	TOTAL (a+b+c)	0.00
4.	BALANCE AREA OF PLOT	515.80
5.	DEDUCTIONS FOR R.G. (15%)	nil
6.	NET AREA OF PLOT	515.80
7.	ADDITIONS FOR F.S.I. PURPOSE	
	setback area	0.00
	3b 100%	nil
8.	TOTAL AREA (6+7 above)	515.80
9.	F.S.I. PERMISSIBLE	3.00
10.	PERMISSIBLE FLOOR AREA	1547.40
11.	PTC BUILT UP AREA 0.00 SQ.MT. TRANSFER FROM SCHEME NO. I	0.00
12.	PROPOSED PTC AREA (515.80x1.00=515.80 sq.mt)	0515.80
13.	PROPOSED SALE AREA	1031.60
14.	EXCESS BALCONY AREA TAKEN IN F.S.I. [as per B(c) below]	
15.	TOTAL BUILT-UP AREA PROPOSED (12+13+14 above)	1547.40
16.	F.S.I. CONSUMED (15/8 above)	3.00

B. DETAILS OF FSI AVAILED AS PER DCPR 31(3)

		permissible	proposed
1.	fungible built up area component wide dcpr 31(3) for purely rehab residential	361.06	156.19
2.	fungible built up area component wide dcr 31(3) for purely non residential	0.00	0.00
3.	total fungible built up area wide dcpr 31(3) (b1+b3)	361.06	156.19
4.	total gross built-up area (16+b3)	1392.66	1187.79
5.	balance built-up area		00.00

C. TENEMENT STATEMENT

TOTAL PLOT AREA	
b. LESS DEDUCTIONS OF NON-RESIDENTIAL AREA (SHOPS etc.)	
c. AREA OF TENEMENTS (a–b) ABOVE	
TENEMENTS PERMISSIBLE	
TENEMENTS PROPOSED	

D. PARKING STATEMENT

a. PARKING REQUIRED (including 50% add. parking)	38.00
b. GARAGES PERMISSIBLE	
c. GARAGES PROPOSED	
d. TOTAL PARKING PROVIDED	38.00

E. LOADING/UNLOADING STATEMENT

LOADING/UNLOADING REQUIRED	nil
TOTAL LOADING/UNLOADING PROVIDED	nil

F. NOTES :

1. BOUNDARY OF PLOT BOUNDED BLACK.
2. PROPOSED WORK SHOWN IN RED.
3. AREA UNDER SETBACK IF SHOWN DOTTED GREEN.
4. STRUCTURES TO BE DEMOLISHED SHOWN IN YELLOW DOTTED.
5. RECREATION SHOWN IN GREEN.
6. AREA UNDER PROPOSED ROAD SHOWN IN BROWN.
7. DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS.

PROFORMA – B

CONTENTS OF SHEET

ground floor, floor plan, block plan & location plan

STAMP OF DATE OF RECEIPT OF PLANS

Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/ ... Dt. 2 1 APR 2023
Executive Engineer
Slum Rehabilitation Authority

STAMP OF APPROVAL OF PLANS

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ..... AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIED WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P. RECORD.

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

proposed redevelopment on plot bearing c.t.s. no.1605 plot no. 299/A, Shah Baug, of village chembur, Tafuka Kurla, Mumbai 400071 M/W Ward.

NAME OF OWNER

For TWO TAURUS REALTY LLP

Authorized Signatory

M/s. Two Taurus Reality LLP
414, Mahindar Chemabers Premises Ltd.
W. T. Patil Marg, Opp Duke Factory,
Chembur, Mumbai– 4000 071.

JOB NO.	DATE	DWG NO.	SCALE	DRN BY	CHKD BY
		01	1:100		

ASPIRE ARCHITECTS & CONSULTANTS
ARCHITECTS
Ground Floor, Kumudini Building, 7th Rajawadi Road Rajawadi, Besides Neelkanth Valley, Ghatkopar (East) Mumbai 400 077.

NORTH

BUILT UP AREA CALCULATION
SOCIETY OFFICE FOR SALE TENAMENTS

101	3.50	X 5.25	X 1 NO	=	18.64 SQ.MT.
			TOTAL ADDITION	=	18.64 SQ.MT. X
			SOCIETY OFFICE AREA FREE FROM F.S.I.	=	30.00 SQ.MT.
ADDITIONAL SOCIETY OFFICE AREA TAKEN INTO F.S.I.				=	NIL



BUILT UP AREA CALCULATION
FITNESS CENTER

FC1	3.55	X 6.20	X 1 NO	=	22.01 SQ.MT.
			TOTAL ADDITION	=	22.01 SQ.MT. X
PERMISSIBLE AREA OF FITNESS CENTER 1187.79 X 2%				=	23.76 SQ.MT.
			PROPOSED AREA OF FITNESS CENTER	=	22.01 SQ.MT.
			EXCESS AREA OF FITNESS CENTER	=	NIL

parking area statement (PTC)

carpet area	no.of park. req. by rule	no.of flat prop.	no.of park. req.
up to 45.00 sq.mt. for PTC Unit	1parking for 4 flats	12/4	1.50 say 02.00
45.00 sqmt. to 60.00 sqmt.	1parking for 2 flats	00	00
60.00 sqmt. to 90.00 sqmt.	1parking for 1 flats	00	00
above 90.00 sqmt.	1parking for 0.5 flats	00	00
total		12	02.00
10% visitors 2.00 x 10% = 0.20 nos. say			01.00
total no.of parking required residential			03 nos.
total parking required			03 nos.
total parking proposed			03 nos.

parking area statement (sale residential)

carpet area	no.of park. req. by rule	no.of flat prop.	no.of park. req.
up to 45.00 sq.mt.	1parking for 4 flats	00	00
45.00 sqmt. to 80.00 sqmt.	1parking for 2 flats	01	0.50 say 01
60.00 sqmt. to 90.00 sqmt.	1parking for 1 flats	06	06
above 90.00 sqmt.	1parking for 0.5 flats	07	14
total		14	21
10% visitors 21.00 x 10% = 2.10 nos. say			02.00
total no.of parking required residential (21.00+ 2.00 = 23.00) say			23.00
50% additional parking as per Regn. No. 31(1)(v) 23.00 x 50% = 11.50nos say			12 nos.
total parking permissible (23 Nos. + 12 Nos.)			35 nos.
total parking permissible (+4)			38 nos.
total parking proposed			38 nos.

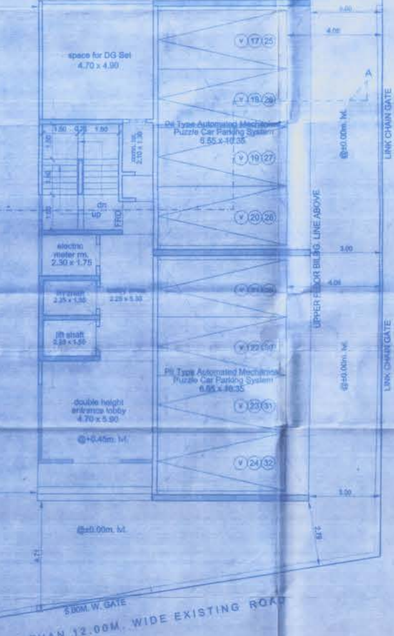
BEING MECHANICAL PARKING SYSTEM, PARKING REQUIREMENT IS WORKOUT AS PER APPROVAL ACCORDED BY HONORABLE CEO SRA.

CARPET AREA CALCULATION
3RD FLOOR SALE UNIT 02

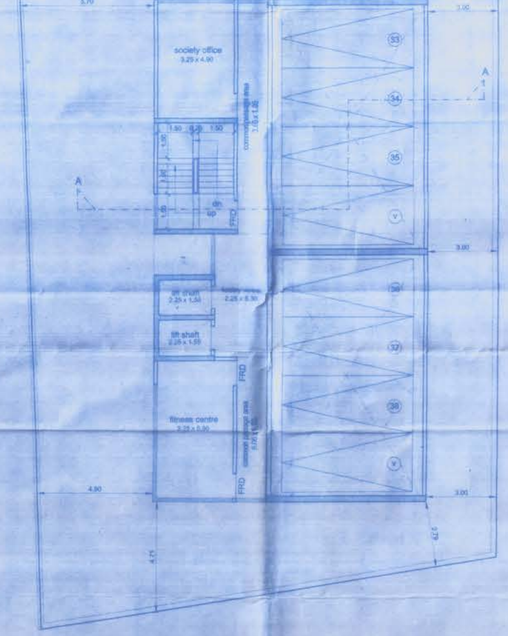
bed rm 01	3.05	X 3.70	X 1NO	=	11.29 SQ.MT.
bed rm 02	2.85	X 3.35	X 1NO	=	9.75 SQ.MT.
bed rm 03	3.85	X 3.35	X 1NO	=	13.01 SQ.MT.
bed rm 03	0.60	X 1.55	X 1NO	=	1.13 SQ.MT.
deck	3.40	X 0.85	X 1NO	=	2.89 SQ.MT.
dining	1.75	X 2.40	X 1NO	=	4.20 SQ.MT.
kitchen	2.80	X 2.40	X 1NO	=	6.72 SQ.MT.
living	3.40	X 4.90	X 1NO	=	16.66 SQ.MT.
toilet	2.45	X 1.35	X 1NO	=	3.31 SQ.MT.
toilet	1.35	X 2.45	X 1NO	=	3.31 SQ.MT.
toilet	2.45	X 1.35	X 1NO	=	3.31 SQ.MT.
			TOTAL ADDITION	=	75.58 SQ.MT.

PLOT AREA CALCULATION
C.T.S. NO. 1605

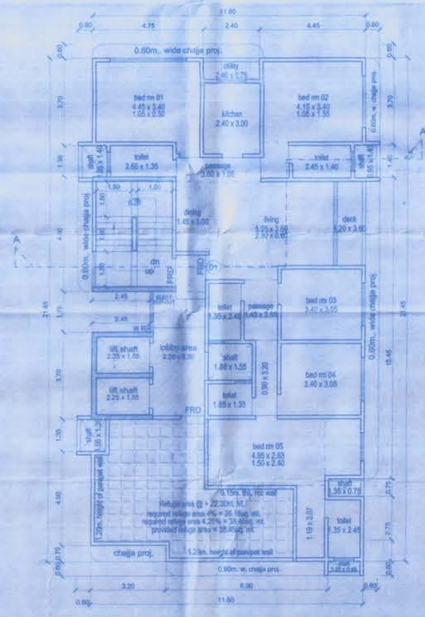
1	1/2	X 32.41	X 15.50 X 1NO	=	251.17 SQ.MT.
2	1/2	X 32.41	X 15.07 X 1NO	=	244.21 SQ.MT.
3	1/2	X 18.48	X 2.32 X 1NO	=	53.42 SQ.MT.
			TOTAL ADDITION	=	515.80 SQ.MT.



Ground floor plan @ +00.45m. lvl.
scale 1:100 for parking level P3

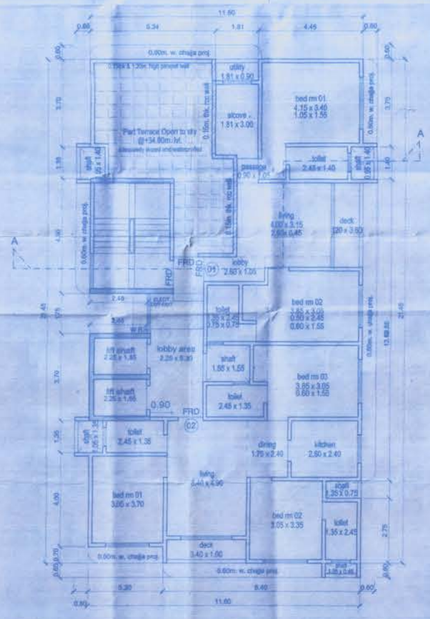


1st Amenity floor plan @ +06.10m. lvl.
scale 1:100 for upper parking level P4 to P6 & Girder Beam



5th floor plan @ +22.30m. lvl. (Refuge floor)
scale 1:100

REFUGE AREA REQUIREMENT
904.63 X 4% = 36.185SQM
904.63 X 4.25% = 38.465SQM

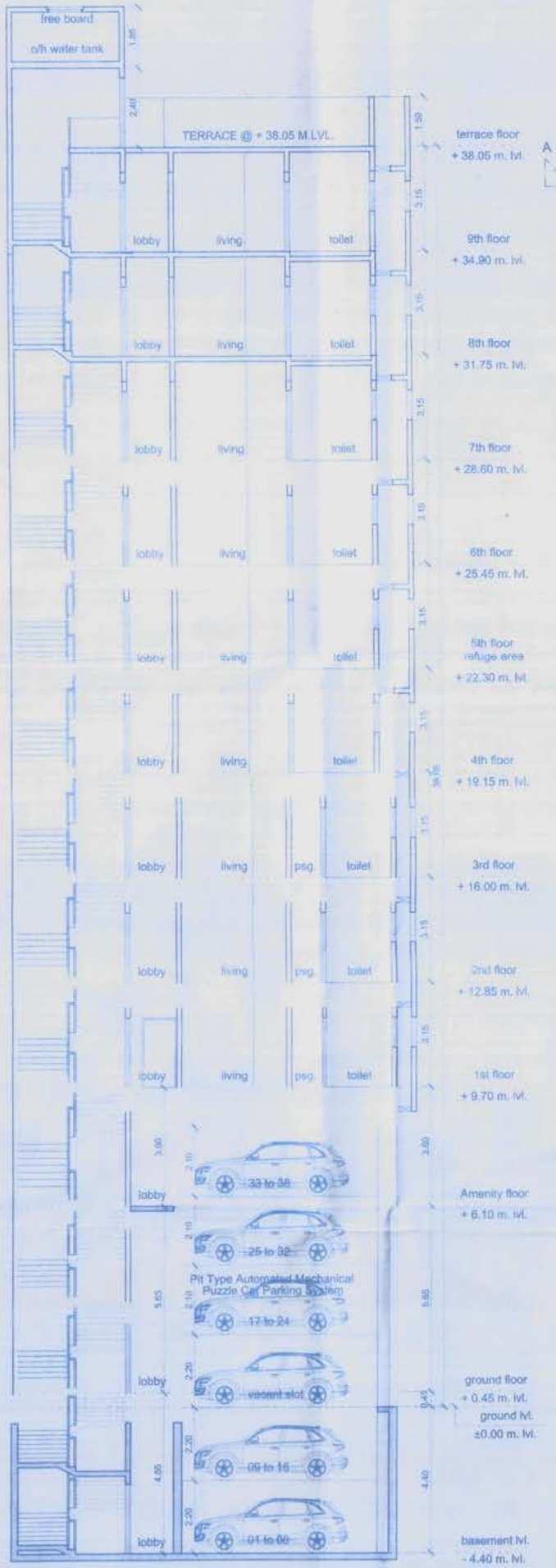


9th floor plan part terrace (SALE UNIT) @+34.80m. lvl.
scale 1:100

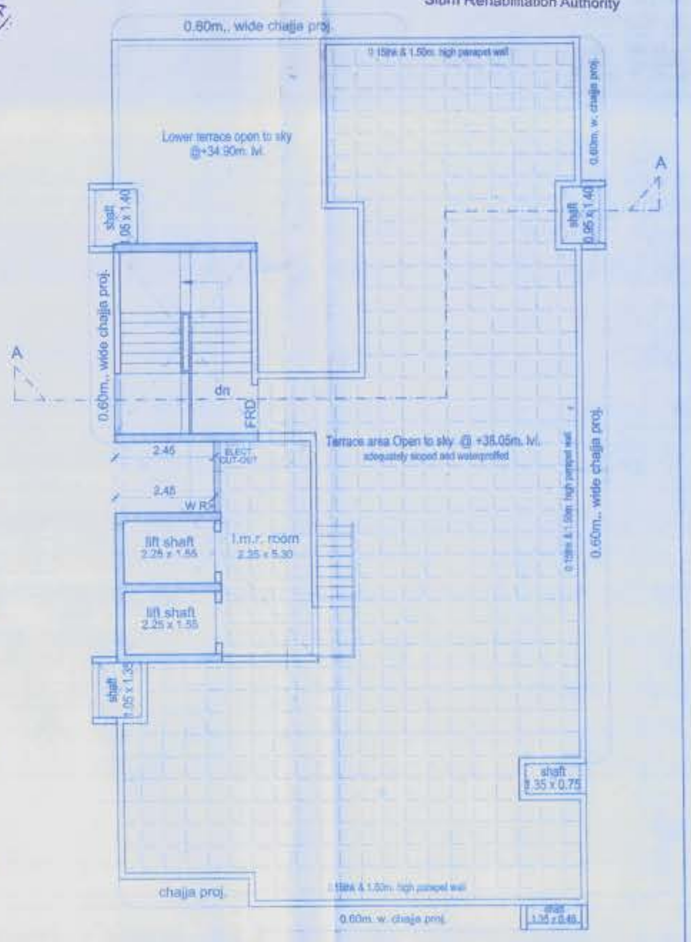
CERTIFIED AS TRUE COPY
25/04/2023
MANISH SHROFF
Notary Mumbai (Maharashtra)
Shop No. 200, Dr. C. G. Road
Opp. B. J. P Office,
Chembur Colony, Mumbai 400 074

NOTARY
MANISH SHROFF
AR: A, MUMBAI
REGN. NO. 22318
EXPIRY DATE
04/03/2025
GOVT. OF INDIA

Approved Subject to the condition
Mentioned in this office permission
Letter no. SRA/ENG/.....
Dt.....
21/4/23
Executive Engineer
Slum Rehabilitation Authority



section-aa
scale 1:100



terrace level plan @ +38.05m. lvl.
scale 1:100

A

PROFORMA – B

CONTENTS OF SHEET

section-aa

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

DESCRIPTION OF PROPOSAL & PROPERTY

proposed redevelopment on plot bearing c.t.s. no.1605 plot no. 299/A, Shah Baug, of village chembur, Taluka Kurla, Mumbai 400071 M/W Ward.

NAME OF OWNER

For TWO TAURUS REALTY LLP
Authorized Signatory

M/s. Two Taurus Reality LLP
414, Mahindar Chemobers Premises Ltd.
W. T. Patil Marg, Opp Duke Factory,
Chembur, Mumbai- 4000 071.

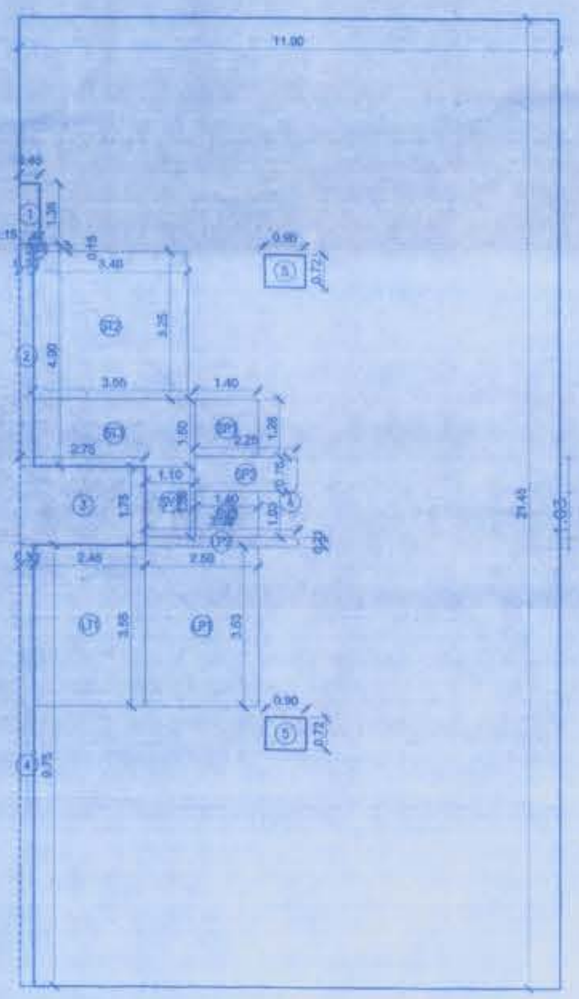
JOB NO.	DATE	DWG NO.	SCALE	DRN BY	CHKD BY
		02	1:100		

NORTH

ASPIRE ARCHITECTS & CONSULTANTS
ARCHITECTS
Ground Floor, Kumudini Building, 7th Rajawadi Road
Rajawadi, Besides Neelkanth Valley, Ghatkopar (East)
Mumbai 400 077.

CERTIFIED AS TRUE COPY
25/04/2023
MANISH SHROFF
Notary Mumbai (Maharashtra)
Shop No. 200, Dr. C. G. Road
Opp. B. J. P. Office,
Chembur Colony, Mumbai 400 074

NOTARY
MANISH SHROFF
REGN. A. MUMBAI
REGN. NO. 22318
EXPIRY DATE
04/03/2026
GOVT. OF INDIA



AREA LINE DIAGRAM FOR TYPICAL FLOOR
(1ST & 2ND FLOOR) (PTC UNIT FLOOR)
scale 1:100

BUILT UP AREA CALCULATION

TYPICAL FLOOR (1ST & 2ND FLOOR) (PTC UNIT FLOOR)

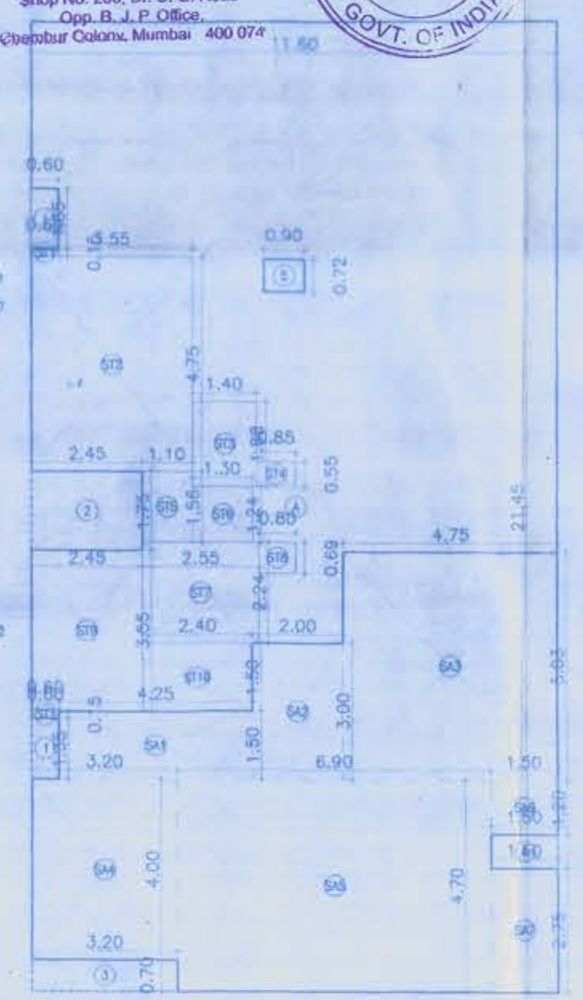
A	11.90	X	21.45	X	1 NO	=	255.26 SQ.MT.
					TOTAL ADDITION	=	255.26 SQ.MT. X

DEDUCTIONS

1	0.45	X	1.35	X	1 NO	=	0.61 SQ.MT.
2	0.30	X	4.90	X	1 NO	=	1.47 SQ.MT.
3	2.75	X	1.75	X	1 NO	=	4.81 SQ.MT.
4	0.30	X	9.75	X	1 NO	=	2.93 SQ.MT.
5	0.90	X	0.72	X	2 NOS	=	1.30 SQ.MT.
					TOTAL DEDUCTION	=	11.12 SQ.MT. Y1
TOTAL BUILT UP AREA [X – Y1]						=	244.14 SQ.MT. X1

STAIRCASE AREA CALCULATION

LP1	2.50	X	3.53	X	1 NO	=	8.83 SQ.MT.
LP2	3.38	X	0.21	X	1 NO	=	0.71 SQ.MT.
LT1	2.45	X	3.55	X	1 NO	=	8.70 SQ.MT.
SP1	1.40	X	1.28	X	1 NO	=	1.79 SQ.MT.
SP2	2.25	X	0.76	X	1 NO	=	1.71 SQ.MT.
ST1	0.15	X	0.35	X	1 NO	=	0.02 SQ.MT.
ST2	3.40	X	3.25	X	1 NO	=	11.05 SQ.MT.
ST3	3.55	X	1.50	X	1 NO	=	5.33 SQ.MT.
SV1	1.10	X	1.56	X	1 NO	=	1.72 SQ.MT.
SV2	1.40	X	1.03	X	1 NO	=	1.44 SQ.MT.
TOTAL STAIRCASE AREA PER FL. (TYPICAL FLOOR)						=	41.30 SQ.MT. Y2
NET BUILT UP AREA [X1 – Y2]						=	202.84 SQ.MT.



AREA LINE DIAGRAM FOR 3RD FLOOR
(PTC & SALE UNIT FLOOR)
scale 1:100

BUILT UP AREA CALCULATION

3RD FLOOR (PART PTC & PART SALE)

A	11.90	X	21.45	X	1 NO	=	248.82 SQ.MT.
					TOTAL ADDITION	=	248.82 SQ.MT. X

DEDUCTIONS

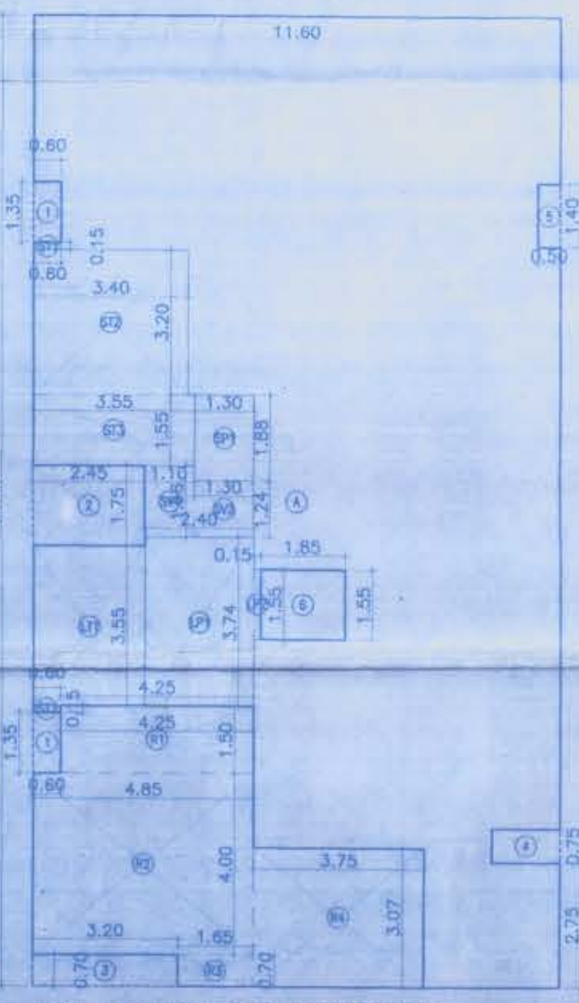
1	0.60	X	1.35	X	2 NOS	=	1.62 SQ.MT.
2	2.45	X	1.75	X	1 NO	=	4.29 SQ.MT.
3	3.20	X	0.70	X	1 NO	=	2.24 SQ.MT.
4	1.50	X	0.75	X	1 NO	=	1.13 SQ.MT.
5	0.90	X	0.72	X	1 NO	=	0.65 SQ.MT.
					TOTAL DEDUCTION	=	9.93 SQ.MT. Y1
TOTAL BUILT UP AREA [X – Y1]						=	238.89 SQ.MT. X1

STAIRCASE AREA CALCULATION

ST1	0.60	X	0.15	X	2 NOS	=	0.18 SQ.MT.
ST2	3.55	X	4.75	X	1 NO	=	16.86 SQ.MT.
ST3	1.40	X	1.88	X	1 NO	=	2.63 SQ.MT.
ST4	0.85	X	0.55	X	1 NO	=	0.47 SQ.MT.
ST5	1.10	X	1.20	X	1 NO	=	1.32 SQ.MT.
ST6	1.30	X	1.24	X	1 NO	=	1.61 SQ.MT.
ST7	2.55	X	2.24	X	1 NO	=	5.71 SQ.MT.
ST8	0.80	X	0.69	X	1 NO	=	0.55 SQ.MT.
ST9	2.45	X	3.55	X	1 NO	=	8.70 SQ.MT.
ST10	2.40	X	1.50	X	1 NO	=	3.60 SQ.MT.
TOTAL STAIRCASE AREA PER FL.						=	42.03 SQ.MT. Y2

SALE AREA CALCULATION

SA1	4.25	X	1.50	X	1 NO	=	6.38 SQ.MT.
SA2	2.00	X	3.00	X	1 NO	=	6.00 SQ.MT.
SA3	4.75	X	5.03	X	1 NO	=	23.89 SQ.MT.
SA4	3.20	X	4.00	X	1 NO,	=	12.80 SQ.MT.
SA5	0.90	X	4.70	X	1 NO	=	12.43 SQ.MT.
SA6	1.50	X	1.20	X	1 NO	=	1.80 SQ.MT.
SA7	1.50	X	2.75	X	1 NO	=	4.13 SQ.MT.
TOTAL SALE AREA PER FL.						=	87.43 SQ.MT. Y3
NET BUILT UP AREA [X1 – (Y2+Y3)]						=	109.43 SQ.MT.



AREA LINE DIAGRAM FOR TYPICAL FLOOR
(4TH TO 8TH FLOOR) (SALE UNIT FLOOR)
scale 1:100

BUILT UP AREA CALCULATION

TYPICAL FLOOR (4TH & 6TH TO 8TH FLOOR) (SALE UNIT FLOOR)

A	11.60	X	21.45	X	1 NO	=	248.82 SQ.MT.
					TOTAL ADDITION	=	248.82 SQ.MT. X

DEDUCTIONS

1	0.60	X	1.35	X	2 NOS	=	1.62 SQ.MT.
2	2.45	X	1.75	X	1 NO	=	4.29 SQ.MT.
3	3.20	X	0.70	X	1 NO	=	2.24 SQ.MT.
4	1.50	X	0.75	X	1 NO	=	1.13 SQ.MT.
5	0.50	X	1.40	X	1 NO	=	0.70 SQ.MT.
6	1.85	X	1.55	X	1 NO	=	2.87 SQ.MT.
					TOTAL DEDUCTION	=	12.85 SQ.MT. Y1
TOTAL BUILT UP AREA [X – Y1]						=	235.97 SQ.MT. X1

STAIRCASE AREA CALCULATION

LP1	2.40	X	3.74	X	1 NO	=	8.98 SQ.MT.
LP2	0.15	X	1.55	X	1 NO	=	0.23 SQ.MT.
LT1	2.45	X	3.55	X	1 NO	=	8.70 SQ.MT.
SP1	1.30	X	1.88	X	1 NO	=	2.44 SQ.MT.
ST1	0.60	X	0.15	X	2 NOS	=	0.18 SQ.MT.
ST2	3.40	X	3.20	X	1 NO	=	10.88 SQ.MT.
ST3	3.55	X	1.55	X	1 NO	=	5.50 SQ.MT.
SV1	1.10	X	1.56	X	1 NO	=	1.72 SQ.MT.
SV2	1.30	X	1.24	X	1 NO	=	1.61 SQ.MT.
TOTAL STAIRCASE AREA PER FL. (TYPICAL FLOOR)						=	40.24 SQ.MT. Y2
NET BUILT UP AREA [X1 – Y2]						=	195.73 SQ.MT.

BUILT UP AREA CALCULATION

6TH FLOOR (REFUGE AREA) (SALE UNIT FLOOR)

A	11.60	X	21.45	X	1 NO	=	248.82 SQ.MT.
					TOTAL ADDITION	=	248.82 SQ.MT. X

DEDUCTIONS

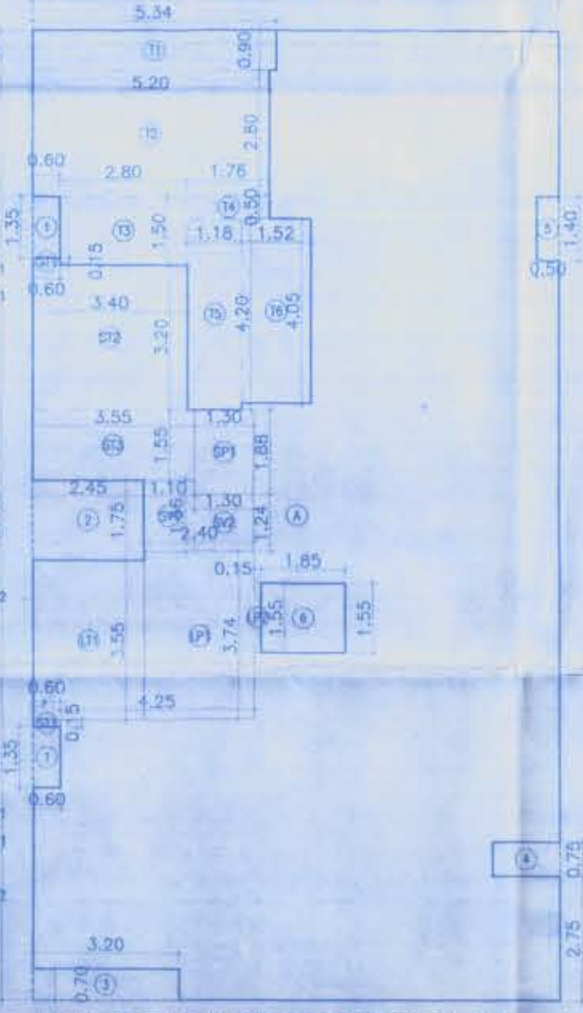
					TYPICAL FLOOR DEDUCTION	=	12.85 SQ.MT. Y1
TOTAL BUILT UP AREA [X – Y1]						=	235.97 SQ.MT. X1

STAIRCASE AREA CALCULATION

TOTAL STAIRCASE AREA PER FL. (TYPICAL FLOOR)						=	40.24 SQ.MT. Y2

OTHER DEDUCTION (REFUGE AREA)

R1	4.25	X	1.50	X	1 NO	=	6.38 SQ.MT.
R2	4.85	X	4.00	X	1 NO	=	19.40 SQ.MT.
R3	1.65	X	0.70	X	1 NO	=	1.16 SQ.MT.
R4	3.75	X	3.07	X	1 NO	=	11.51 SQ.MT.
TOTAL REFUGE AREA PER FL.						=	38.45 SQ.MT. Y3
NET BUILT UP AREA [X1 – (Y2+Y3)]						=	157.28 SQ.MT.



AREA LINE DIAGRAM FOR 9TH FLOOR (part terrace)
scale 1:100

BUILT UP AREA CALCULATION

9TH FLOOR (PART TERRACE) (SALE UNIT FLOOR)

A	11.60	X	21.45	X	1 NO	=	248.82 SQ.MT.
					TOTAL ADDITION	=	248.82 SQ.MT. X

DEDUCTIONS

1	0.60	X	1.35	X	2 NOS	=	1.62 SQ.MT.
2	2.45	X	1.75	X	1 NO	=	4.29 SQ.MT.
3	3.20	X	0.70	X	1 NO	=	2.24 SQ.MT.
4	1.50	X	0.75	X	1 NO	=	1.13 SQ.MT.
5	0.50	X	1.40	X	1 NO	=	0.70 SQ.MT.
6	1.85	X	1.55	X	1 NO	=	2.87 SQ.MT.
					TOTAL DEDUCTION	=	12.85 SQ.MT. Y1
TOTAL BUILT UP AREA [X – Y1]						=	235.97 SQ.MT. X1

PART TERRACE AREA CALCULATION

T1	5.34	X	0.90	X	1 NO	=	4.81 SQ.MT.
T2	5.20	X	2.80	X	1 NO	=	14.56 SQ.MT.
T3	2.80	X	1.50	X	1 NO	=	4.20 SQ.MT.
T4	1.76	X	0.50	X	1 NO	=	0.88 SQ.MT.
T5	1.18	X	4.20	X	1 NO	=	4.96 SQ.MT.
T6	1.52	X	4.05	X	1 NO	=	6.16 SQ.MT.
TOTAL PART TERRACE AREA PER FL.						=	35.57 SQ.MT. Y2

STAIRCASE AREA CALCULATION

LP1	2.40	X	3.74	X	1 NO	=	8.98 SQ.MT.
LP2	0.15	X	1.55	X	1 NO	=	0.23 SQ.MT.
LT1	2.45	X	3.55	X	1 NO	=	8.70 SQ.MT.
SP1	1.30	X	1.88	X	1 NO	=	2.44 SQ.MT.
ST1	0.60	X	0.15	X	2 NOS	=	0.18 SQ.MT.
ST2	3.40	X	3.20	X	1 NO	=	10.88 SQ.MT.
ST3	3.55	X	1.55	X	1 NO	=	5.50 SQ.MT.
SV1	1.10	X	1.56	X	1 NO	=	1.72 SQ.MT.
SV2	1.30	X	1.24	X	1 NO	=	1.61 SQ.MT.
TOTAL STAIRCASE AREA PER FL.						=	40.24 SQ.MT. Y3
NET BUILT UP AREA [X1 – (Y2+Y3)]						=	160.18 SQ.MT.

CARPET AREA CALCULATION

TYPICAL FLOOR PTC UNIT 01

alcove	2.20	X	3.40	X	1 NO	=	7.48 SQ.MT.
living	2.45	X	1.50	X	1 NO	=	3.68 SQ.MT.
living	2.75	X	3.40	X	1 NO	=	9.35 SQ.MT.
passage	1.40	X	3.25	X	1 NO	=	4.55 SQ.MT.
toilet	2.05	X	1.35	X	1 NO	=	2.77 SQ.MT.
					TOTAL ADDITION	=	27.83 SQ.MT. X

TYPICAL FLOOR PTC UNIT 02 & 05

kitchen	3.15	X	3.40	X	1 NO	=	10.71 SQ.MT.
living	3.15	X	3.46	X	1 NO	=	10.90 SQ.MT.
living	2.10	X	0.87	X	1 NO	=	1.83 SQ.MT.
pag.	1.00	X	1.55	X	1 NO	=	1.55 SQ.MT.
toilet	2.05	X	1.40	X	1 NO	=	2.87 SQ.MT.
					TOTAL ADDITION	=	27.86 SQ.MT. X

TYPICAL FLOOR PTC UNIT 03 & 04

kitchen	3.05	X	3.40	X	1 NO	=	10.37 SQ.MT.
living	3.05	X	4.33	X	1 NO	=	13.21 SQ.MT.
pag.	0.95	X	1.58	X	1 NO	=	1.47 SQ.MT.
toilet	2.00	X	1.40	X	1 NO	=	2.80 SQ.MT.
					TOTAL ADDITION	=	27.85 SQ.MT. X

TYPICAL FLOOR PTC UNIT 06

alcove	2.05	X	3.40	X	1 NO	=	6.97 SQ.MT.
living	2.75	X	4.40	X	1 NO	=	12.10 SQ.MT.
living	2.65	X	1.50	X	1 NO	=	3.98 SQ.MT.
toilet	2.05	X	1.35	X	1 NO	=	2.77 SQ.MT.
					TOTAL ADDITION	=	27.87 SQ.MT. X

CARPET AREA CALCULATION

TYPICAL FLOOR SALE UNIT 01

deck	1.05	X	3.60	X	1 NO	=	3.78 SQ.MT.
living	3.90	X	0.45	X	1 NO	=	1.76 SQ.MT.
bed rm 01	4.45	X	3.40	X	1 NO	=	15.13 SQ.MT.
bed rm 01	1.05	X	0.50	X	1 NO	=	0.53 SQ.MT.
bed rm 02	1.05	X	1.55	X	1 NO	=	1.63 SQ.MT.
bed rm 02	4.15	X	3.40	X	1 NO	=	14.11 SQ.MT.
bed rm 03	0.60	X	2.15	X	1 NO	=	1.29 SQ.MT.
bed rm 03	4.35	X	3.05	X	1 NO	=	13.27 SQ.MT.
dining	1.45	X	3.00	X	1 NO	=	4.35 SQ.MT.
kitchen	2.40	X	3.00	X	1 NO	=	7.20 SQ.MT.
living	5.25	X	3.15	X	1 NO	=	16.54 SQ.MT.
lobby	1.30	X	1.10	X	1 NO	=	1.42 SQ.MT.
passage	3.60	X	1.05	X	1 NO	=	3.78 SQ.MT.
toilet	2.65	X	1.35	X	1 NO	=	3.58 SQ.MT.
toilet	2.45	X	1.40	X	1 NO	=	3.43 SQ.MT.
toilet	1.35	X	2.45	X	1 NO	=	3.31 SQ.MT.
toilet	0.75	X	0.75	X	1 NO	=	0.56 SQ.MT.
utility	2.40	X	0.75	X	1 NO	=	1.80 SQ.MT.
					TOTAL ADDITION	=	97.47 SQ.MT. X

CARPET AREA CALCULATION

TYPICAL FLOOR SALE UNIT 03

bed rm 01	3.05	X	3.70	X	1 NO	=	11.29 SQ.MT.
bed rm 02	2.95	X	3.35	X	1 NO	=	9.75 SQ.MT.
bed rm 03	1.85	X	3.05	X	1 NO	=	11.74 SQ.MT.
bed rm 03	0.80	X	1.55	X	1 NO	=	0.83 SQ.MT.
deck	3.40	X	0.85	X	1 NO	=	2.89 SQ.MT.
dining	1.75	X	2.40	X	1 NO	=	4.20 SQ.MT.
kitchen	2.80	X	2.40	X	1 NO	=	6.72 SQ.MT.
living	3.40	X	4.90	X	1 NO	=	16.66 SQ.MT.
toilet	2.45	X	1.35	X	1 NO	=	3.31 SQ.MT.
toilet	1.35	X	2.45	X	1 NO	=	3.31 SQ.MT.
toilet	2.45	X	1.35	X	1 NO	=	3.31 SQ.MT.
					TOTAL ADDITION	=	96.14 SQ.MT. X

CARPET AREA CALCULATION

REFUGE FLOOR SALE UNIT 01

bed rm 01	4.45	X	3.40	X	1 NO	=	15.13 SQ.MT.
bed rm 01	1.05	X	0.50	X	1 NO	=	0.53 SQ.MT.
bed rm 02	4.15	X	3.40	X	1 NO	=	14.11 SQ.MT.
bed rm 3&4	3.40	X	3.05	X	2 NO	=	20.74 SQ.MT.
bed rm 05	4.95	X	2.83	X	1 NO	=	14.01 SQ.MT.
bed rm 05	1.50	X	4.05	X	1 NO	=	5.83 SQ.MT.
	1.19	X	3.01	X	1 NO	=	3.60 SQ.MT.
deck	1.20	X	3.60	X	1 NO	=	4.32 SQ.MT.
dining	1.45	X	3.00	X	1 NO	=	4.35 SQ.MT.
kitchen	2.40	X	3.05	X	1 NO	=	7.20 SQ.MT.
living	5.25	X	3.15	X	1 NO	=	16.54 SQ.MT.
living	5.25	X	3.60	X	1 NO	=	18.90 SQ.MT.
living	2.90	X	0.60	X	1 NO	=	1.74 SQ.MT.
passage	3.60	X	1.05	X	1 NO	=	3.78 SQ.MT.
passage	1.40	X	3.60	X	1 NO	=	5.04 SQ.MT.
passage	0.90	X	3.20	X	1 NO	=	2.88 SQ.MT.
toilet	1.85	X	1.35	X	1 NO	=	2.50 SQ.MT.
toilet	2.45	X	1.40	X	1 NO	=	3.43 SQ.MT.
toilet	1.35	X	2.45	X	1 NO	=	3.31 SQ.MT.
toilet	2.45	X	1.35	X	1 NO	=	3.31 SQ.MT.
toilet	2.65	X	1.35	X	1 NO	=	3.58 SQ.MT.
utility	2.40	X	0.75	X	1 NO	=	1.80 SQ.MT.
					TOTAL ADDITION	=	138.14 SQ.MT. X

CARPET AREA CALCULATION

8TH FLOOR SALE UNIT 01

deck	1.20	X	3.60	X	1 NO	=	4.32 SQ.MT.
living	4.80	X	3.10	X	1 NO	=	12.66 SQ.MT.
living	2.80	X	0.45	X	1 NO	=	1.26 SQ.MT.
bed rm 01	1.05	X	1.55	X	1 NO	=	1.63 SQ.MT.
bed rm 01	4.15	X	3.40	X	1 NO	=	14.11 SQ.MT.
bed rm 02	3.45	X	3.05	X	1 NO	=	10.52 SQ.MT.
bed rm 02	0.50	X	2.45	X	1 NO	=	1.23 SQ.MT.
bed rm 02	0.60	X	1.55	X	1 NO	=	0.93 SQ.MT.
store	1.91	X	3.00	X	1 NO	=	5.43 SQ.MT.
table	2.80	X	1.05	X	1 NO	=	2.72 SQ.MT.
passage	0.80	X	1.05	X	1 NO	=	0.84 SQ.MT.
toilet	2.45	X	1.40	X	1 NO	=	3.43 SQ.MT.
toilet	1.35	X	2.45	X	1 NO	=	3.31 SQ.MT.
toilet	0.75	X	0.75	X	1 NO	=	0.56 SQ.MT.
utility	1.81	X	0.91	X	1 NO	=	1.63 SQ.MT.
					TOTAL ADDITION	=	85.84 SQ.MT. X

TENEMANT STATEMENT

FLOOR	PTC BUA	SOCIETY OFFICE	BALWADI	WELFARE CENTER	FITNESS CENTER	SALE BUA	NO. OF FLATS
BASEMENT							
GROUND FLR.							
AMENITY FLR.		1.00			1.00		1.00
PTC UNIT FLOOR							
1ST FLR.	6.00						6.00
2ND FLR.	6.00						6.00
3RD FLR.	0.00	1.00	1.00	1.00		1.00	4.00
TOTAL UNIT	12.00	2.00	1.00	1.00	1.00	1.00	18.00
SALE UNIT FLOOR							
4TH FLR.						2.00	2.00
5TH FLR.						1.00	1.00
6TH FLR.						2.00	2.00
7TH FLR.						2.00	2.00
8TH FLR.						2.00	2.00
9TH FLR.						2.00	2.00
TERRACE							
TOTAL UNIT						11.00	11.00
TOTAL	12.00	2.00	1.00	1.00	1.00	12.00	2900

BUILT UP AREA STATEMENT (PTC + SALE)

FLOOR	CONSTRUCTION AREA	STAIRCASE, LIFT & LOBBY AREA	REFUGE AREA/ TERRACE AREA	NET BUILT UP AREA (5 = 2-3-4)		NET BUA	35% FUNGIBLE BUA
1	2	3	4	PTC BUA	SALE BUA		
BASEMENT	249.80						
GROUND FLR.	249.80						
AMENITY FLR.	249.80						
PTC UNIT FLOOR							
1ST FLR.	244.14	41.30	–	202.84			
2ND FLR.	244.14	41.30	–	202.84			
3RD FLR.	236.89	42.03	–	109.43	87.43	87.43	
TOTAL BUA	727.17	124.63	–	515.11	87.43	87.43	
SALE UNIT FLOOR							
4TH FLR.	235.97	40.24	–		195.73	195.73	
5TH FLR.	235.97	40.24	38.45		157.28	157.28	
6TH FLR.	235.97	40.24	–		195.73	195.73	
7TH FLR.	235.97	40.24	–		195.73	195.73	
8TH FLR.	235.97	40.24	–		195.73	195.73	
9TH FLR.	235.97	40.24	35.57		160.16	03.97	156.19
TERRACE	45.64	–	–		–	–	–
TOTAL BUA	1461.46	241.44	74.02		(1100.36 + 87.43) = 1187.79	(944.17 + 87.43) = 1031.60	156.19
TOTAL	2938.03	366.07	74.02	515.11	1187.79	1187.79	

Approved Subject to the condition
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Letter no. SRA/ENGG/.....
Dt.....

Executive Engineer
Slum Rehabilitation Authority

PROFORMA – B

CONTENTS OF SHEET

floor plan & calculation

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

DESCRIPTION OF PROPOSAL & PROPERTY

proposed redevelopment on plot bearing c.t.s. no.1605 plot no. 299/A, Shah Baug, of village chembur, Taluka Kurla, Mumbai 400071, M/W Ward.

NAME OF OWNER

M/s. Two Taurus Reality LLP
414, Mahindar Chemabers Premises Ltd.
W. T. Patil Marg, Opp Duke Factory,
Chembur, Mumbai – 4000 071.

For TWO TAURUS REALTY LLP
Authorised Signatory

JOB NO.	DATE	DWG NO.	SCALE	DRN BY	CHKD BY
		02	1:100		

NORTH

ASPIRE ARCHITECTS & CONSULTANTS
ARCHITECTS
Ground Floor, Kumudini Building, 7th Rajawadi Road, Rajawadi, Besides Neelkanth Valley, Ghatkopar (East), Mumbai 400 077.