

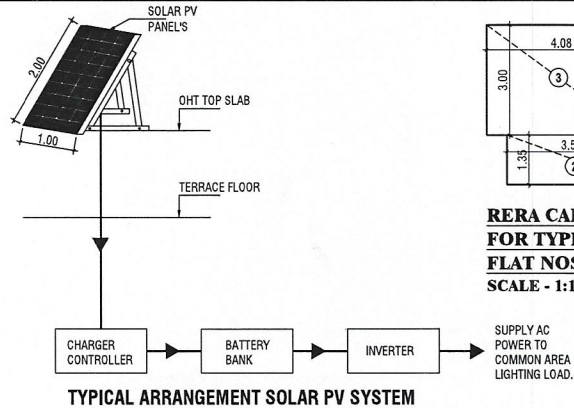
NOTE :- ALL DIMENSIONS ARE IN METER

- (1) ALL OUTER WALLS ARE (0.15 MT.) 6" THIK. R.C.C. WALLS
(2) ALL INTERNAL WALLS ARE (0.10 MT.) 4" THIK. R.C.C. WALLS

FOR RESIDENTIAL RERA CARPET AREA STATEMENT (AS PER - DCPR 2034)

(CARPET AREA CALCULATION FOR PARKING PURPOSE ONLY),

1ST TO 14TH FLOOR		1ST TO 4TH, 6TH TO 11TH, 13TH & 14TH FLOOR		5TH & 12TH FLOOR	
FLATS NO.- 1		FLATS NO.- 2		FLATS NO.- 2	
NO.	In Sq. mt.	NO.	In Sq. mt.	NO.	In Sq. mt.
D.J. 1.05 x 0.15 x 1 NO = 0.16		D.J. 0.15 x 1.05 x 1 NO = 0.16		D.J. 0.15 x 1.05 x 1 NO = 0.16	
1 1.34 x 2.27 x 1 NO = 3.04		1 3.00 x 6.35 x 1 NO = 19.05		1 2.73 x 1.25 x 1 NO = 3.41	
2 4.38 x 3.10 x 1 NO = 13.58		2 4.91 x 6.30 x 1 NO = 30.93		2 3.53 x 1.35 x 1 NO = 4.76	
3 2.83 x 3.90 x 1 NO = 11.04		3 0.55 x 3.60 x 1 NO = 1.98		3 4.08 x 3.00 x 1 NO = 20.57	
4 5.78 x 3.35 x 1 NO = 19.36		4 0.55 x 3.00 x 1 NO = 1.65			
5 3.30 x 0.60 x 1 NO = 1.98		5 3.53 x 3.10 x 1 NO = 10.94			
6 5.20 x 5.05 x 1 NO = 26.26					
7 1.46 x 1.67 x 1 NO = 2.44					
TOTAL RERA CARPET AREA	77.86 Sq.mt.	64.71 Sq.mt.		20.50 Sq.mt.	
TOTAL TENEMENT	14 NOS.	12 NOS.		2 NOS.	
TOTAL NUMBER OF TENEMENTS = 28 NOS.					

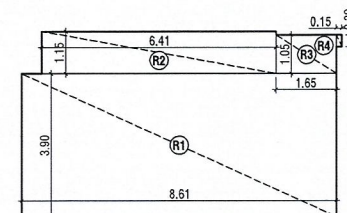


RERA CARPET LINE AREA DIAGRAM FOR TYPICAL 5TH & 12TH FLOOR FLAT NOS. - 2 SCALE - 1:100

REQUIRED 60% VOID AREA CALCULATION MORE HEIGHT OF PARAPET WALL

A) - TOTAL LENGTH OF PARAPET WITH MORE HEIGHT (L.e. OF 4.50 MT.) (REFER DWG.) (7.05+3.60+8.46)	= 19.11 Mts.
B) - PROPOSED MORE HEIGHT OF PARAPET (4.50 - 1.30)	= 3.20 Mts.
C) - SURFACE AREA OF PARAPET (A x B) (19.11 x 3.20)	= 61.15 Sq.mt.
D) - SURFACE AREA OF EACH VOID (REFER DWG.) (0.95 x 2.50)	= 2.37 Sq.mt.
E) - NO OF VOIDS (A /) (19.11 / 1.15)	= 16.62 Sq.mt.
(LENGTH OF PARAPET WALL / C-C DISTANCE OF EACH VOID)	SAY = 17.00 NOS
F) - AREA OF PROPOSED VOIDS (D x E) (2.37 x 17.00)	= 40.29 Sq.mt.
(LENGTH OF PARAPET WALL / C-C DISTANCE OF EACH VOID)	
G) - % OF SURFACE AREA OF VOID: SURFACE AREA OF PARAPET (40.29 / 61.15 x 100)	= 65.89%
(F x C)	(HENCE MORE THAN 60% REQD.)

RERA CARPET LINE AREA DIAGRAM FLAT NOS. - 1, FOR 1ST TO 14TH FLOOR FLAT NOS. - 2, FOR 1ST TO 4TH, 6TH TO 11TH, 13TH & 14TH FLOOR SCALE - 1:100



BUILT UP AREA CALCULATIONS FOR 5TH & 12TH FLOOR

ADDITION	IN SQ.MT.
A) 14.11 X 13.75 X 1 NO =	194.01
TOTAL ADDITION (X) =	194.01

DEDUCTIONS	IN SQ.MT.
R1) 8.61 X 3.90 X 1 NO =	33.58
R2) 6.41 X 1.15 X 1 NO =	7.37
R3) 1.65 X 1.05 X 1 NO =	1.73
R4) 0.15 X 0.32 X 1 NO =	0.05
TOTAL DEDUCTIONS (Y) =	42.73
TOTAL GROSS BUILT UP AREA (X) (X - Y) =	151.28

STAIRCASE, LIFT & LOBBY AREA CALCULATIONS

DEDUCTIONS	IN SQ.MT.
ST) 3.40 X 4.63 X 1 NO =	15.74
L1) 2.10 X 2.25 X 1 NO =	4.73
L2) 2.10 X 2.85 X 1 NO =	5.98
LO) 4.38 X 1.50 X 1 NO =	6.57
LO1) 2.10 X 1.78 X 1 NO =	3.74
TOTAL DEDUCTIONS (Y1) =	36.76
TOTAL NET BUILT UP AREA AS PER FLOOR [X1 - Y1] =	114.52

STAIRCASE, LIFT & LOBBY AREA CALCULATIONS FOR PREMIUM AREA

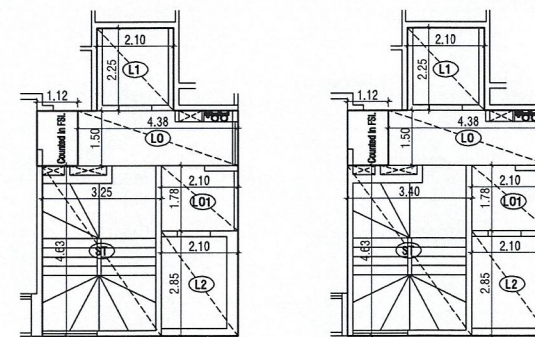
FOR TYPICAL FLOOR 1ST TO 4TH, 6TH TO 11TH, 13TH & 14TH FLR.

ADDITIONS	IN SQ.MT.
ST) 3.25 X 4.63 X 1 NO =	15.05
L1) 2.10 X 2.25 X 1 NO =	4.73
L2) 2.10 X 2.85 X 1 NO =	5.98
LO) 4.38 X 1.50 X 1 NO =	6.57
LO1) 2.10 X 1.78 X 1 NO =	3.74
TOTAL ADDITIONS =	36.07
TOTAL FLOORS X 12 FLR.	
TOTAL AREA (X) =	432.84

FOR 5TH, 12TH FLOOR

ADDITIONS	IN SQ.MT.
ST) 3.40 X 4.63 X 1 NO =	15.74
L1) 2.10 X 2.25 X 1 NO =	4.73
L2) 2.10 X 2.85 X 1 NO =	5.98
LO) 4.38 X 1.50 X 1 NO =	6.57
LO1) 2.10 X 1.78 X 1 NO =	3.74
TOTAL ADDITIONS =	36.76
TOTAL FLOORS X 2 FLR.	
TOTAL AREA (Y) =	73.52
TOTAL ST. CASE, LIFT LOBBY PREMIUM AREA =	506.36

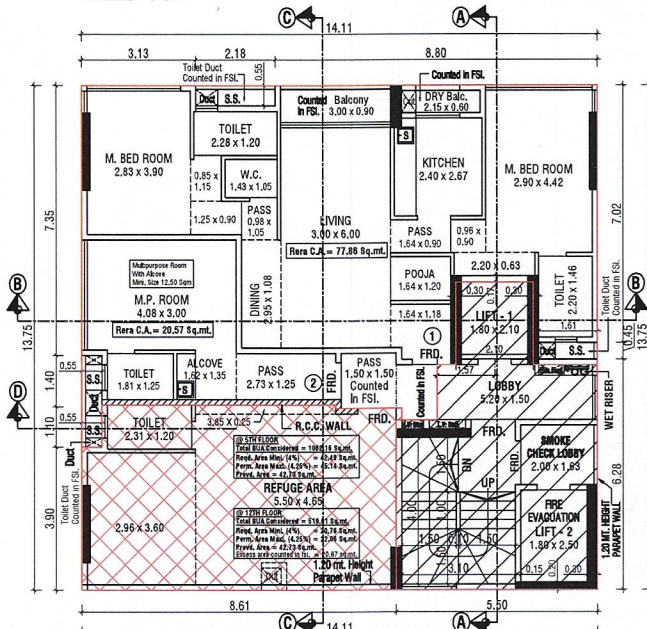
[X + Y]



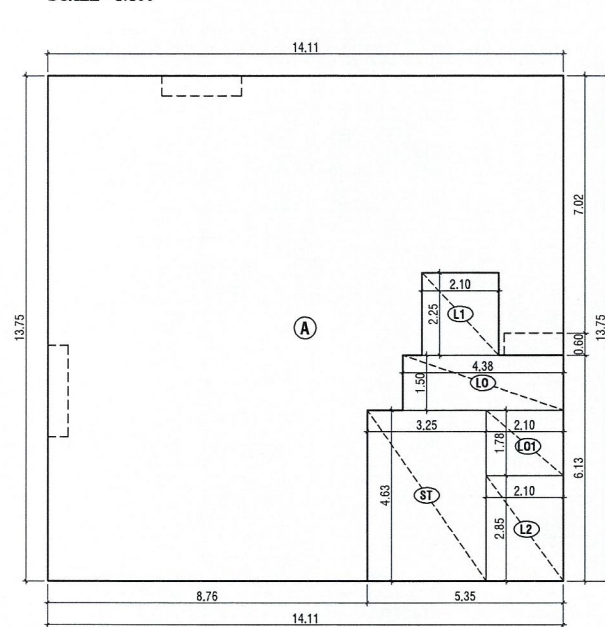
STAIRCASE, LIFT & LOBBY LINE AREA DIAGRAM FOR 5TH, 12TH FLOOR SCALE - 1:100

STAIRCASE, LIFT & LOBBY LINE AREA DIAGRAM FOR 5TH, 12TH FLOOR SCALE - 1:100

TERRACE FLOOR PLAN SCALE - 1:100



BUILT UP LINE AREA DIAGRAM FOR 5TH & 12TH FLOOR (REFUGE AREA) SCALE - 1:100



BUILT UP AREA CALCULATIONS FOR TYPICAL FLOOR 1ST TO 4TH, 6TH TO 11TH, 13TH & 14TH FLR.

ADDITION	IN SQ.MT.
A) 14.11 X 13.75 X 1 NO =	194.01
TOTAL ADDITION =	194.01
TOTAL GROSS BUILT UP AREA (X) =	194.01

STAIRCASE, LIFT & LOBBY AREA CALCULATIONS

DEDUCTIONS	IN SQ.MT.
ST) 3.25 X 4.63 X 1 NO =	15.05
L1) 2.10 X 2.25 X 1 NO =	4.73
L2) 2.10 X 2.85 X 1 NO =	5.98
LO) 4.38 X 1.50 X 1 NO =	6.57
LO1) 2.10 X 1.78 X 1 NO =	3.74
TOTAL DEDUCTIONS (Y) =	36.07
TOTAL NET BUILT UP AREA AS PER FLOOR [X - Y] =	157.94

[X - Y]

TYPICAL FLOOR PLAN (FOR 1ST TO 4TH, 6TH TO 11TH, 13TH & 14TH FLOOR) SCALE - 1:100

TYPICAL FLOOR PLAN (FOR 1ST TO 4TH, 6TH TO 11TH, 13TH & 14TH FLOOR) SCALE - 1:100

BUILT UP AREA CALCULATIONS FOR REFUGE AREA

ADDITION	IN SQ.MT.
R1) 8.61 X 3.90 X 1 NO =	33.58
R2) 6.41 X 1.15 X 1 NO =	7.37
R3) 1.65 X 1.05 X 1 NO =	1.73
R4) 0.15 X 0.32 X 1 NO =	0.05
TOTAL ADDITIONS =	42.73

REFUGE AREA STATEMENT

PROPOSED REFUGE AREA AT 5TH FLOOR

BUA CONSIDERED FOR REFUGE AREA

FROM 5TH, 6TH TO 11TH FLOOR, PER FLOOR BUA AREA

[114.52 + (157.94 x 6 Typical Flr.)] =

1062.16 (A)

REQUIRED AREA MINIMUM = 4% (A x 4%)

PERMISSIBLE AREA MAXIMUM = 4.25% (A x 4.25%) (AS PER DCPR 2034)

PROVIDED AREA (In Sq.mt.)

42.49

EXCESS PROVIDED AREA COUNTED IN FSL = 00.00 Sq.mt.

BUILT UP AREA CALCULATIONS FOR REFUGE AREA

ADDITION	IN SQ.MT.
R1) 8.61 X 3.90 X 1 NO =	33.58
R2) 6.41 X 1.15 X 1 NO =	7.37
R3) 1.65 X 1.05 X 1 NO =	1.73
R4) 0.15 X 0.32 X 1 NO =	0.05
TOTAL ADDITIONS =	42.73

REFUGE AREA STATEMENT

PROPOSED REFUGE AREA AT 12TH FLOOR

BUA CONSIDERED FOR REFUGE AREA

FROM 12TH, 13TH & 14TH FLOOR, PER FLOOR BUA AREA

[114.52 + (157.94 x 3 Typical Flr.)] =

430.40 (A)

REQUIRED AREA MINIMUM = 4% (A x 4%)

PERMISSIBLE AREA MAXIMUM = 4.25% (A x 4.25%) (AS PER DCPR 2034)

PROVIDED AREA (In Sq.mt.)

17.22

EXCESS PROVIDED AREA COUNTED IN FSL = 24.44 Sq.mt. (42.73 - 18.29)

FORM - II

CONTENTS OF SHEET :

TYPICAL 1ST TO 14TH FLOOR PLAN, TERRACE FLOOR PLAN (Refuge Area Line Area Diagram & Calculation)
BUILT UP LINE AREA DIAGRAM & CALCULATION, RERA CARPET LINE AREA DIAGRAM & CALCULATION WITH AREA STATEMENT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT ON PLOT BEARING F.P. NO. 681 OF T.P.S. BORIVALI NO. III, BORIVALI (WEST) MUMBAI.

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER & R.C.C. CONSULTANT

MR. SHARAD BHUTRA DIRECTOR GEETASPANS REALTORS PVT. LTD. SH-02, A & B Commercial, Janki Heritage, 150 Feet Road, Near Reena Mehta College Near Over Bridge, Shyambhar (West) Dist. Thane MH - 401101	SHARAD MADANLA L BHUTRA	OWNER / DEVELOPER SIGNATURE	R.C.C. CONSULTANT SIGNATURE

Job no.	Drawing No.	Scale No.	Dawn By	Checked By	Date No.
Shah / Sharad Bhutra (FP.001)	2	1:100	Vasem Khan	Swati Kelkar	18-05-2022

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

NORTH	MANISH SHAH	ARCHITECT & PROJECT CONSULTANT	Shah MANISH KUMAR MANHA RLAL

OFFICE ADDRESS :- 1101, Wing - B, Western Edge - II, Western Express Highway, Borivali (East), Mumbai - 400068.
Tel: 28705599 / 28706899, E-mail: anshahmanish@gmail.com

DRAFT PLANS FOR APPROVAL

- 1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED
2) THIS CANCELS PREVIOUS APPROVAL SANCTIONED UNDER NO. P-8931 / 2021 / (681) / R/C Ward / FP. DATE: 06-01-2022
3) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THIS OFFICE LETTER ISSUED UNDER NO. P-8931 / 2021 / (681) / R/C Ward / FP.
THIS DRAINED ON DATE:

Dhiraj Narayan Ghorpade	Digitally signed by Dhiraj Narayan Ghorpade Date: 2022.05.25 13:43:23 +05'30'	Swapnil Bhagawat Patil 2022.07.26 20:59:18 +05'30'	HANUMANT SADASHIVRAO BURE	Digitally signed by HANUMANT SADASHIVRAO BURE Date: 2022.07.26 14:10:09 +05'30'
S.E. (BP) 'P-3'		A.E. (BP) 'R/C' WARD		E.E. (BP) 'R' WARD