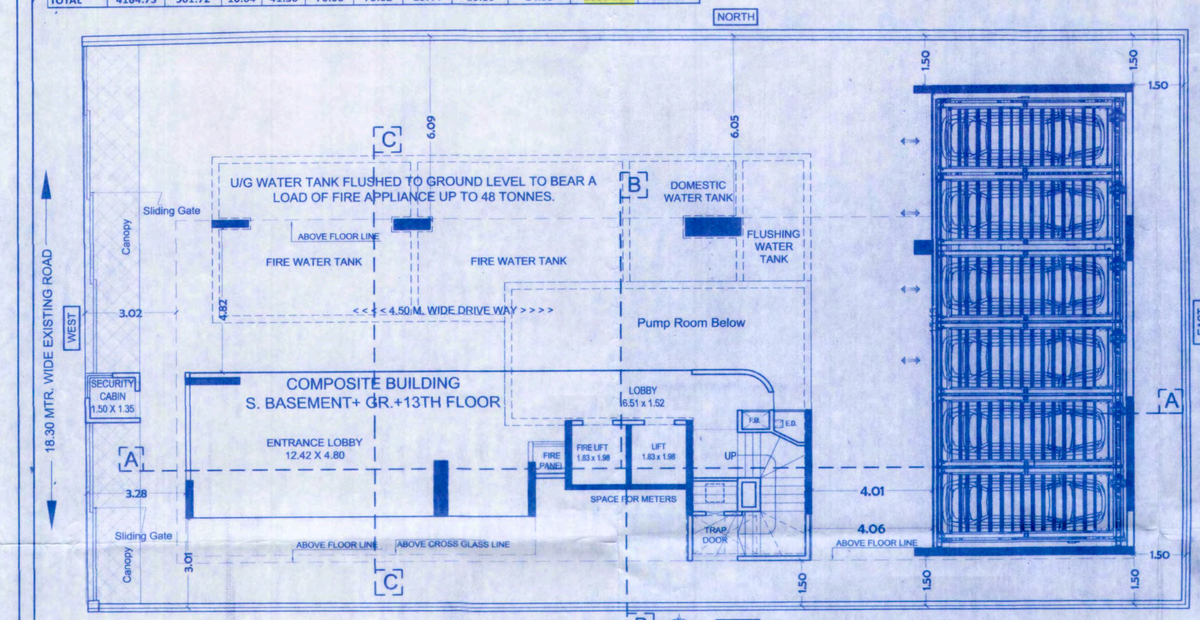
BUA AREA STATEMENT IN SQ.MT.

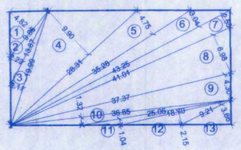
FLOORS	TOTAL CONST.AREA	STAIRCASE & LIFT LOBBY AREA	E.D. & F.D.	SERVANT TOILET	REFUGE AREA	AMENITY AREA (FITNESS CENTER)	SOCIETY OFFICE	REFUGE AREA COUNTED IN F.S.I.	ACCESS FITNESS CENTER COUNTED IN F.S.I.	TOTAL SALE BUA (1 - (2 TO 7) + 8 + 9	TOTAL P.T.C.BUA 1 - (2 TO 10)
	1	2	3	4	5	6	7	8	9	10	11
Ground Floor	---	---	---	---	---	---	---	---	---	---	---
1st Floor	266.62	37.04	0.80	2.95	---	25.05	19.44	---	---	181.34	---
2nd Floor	349.87	36.99	0.80	2.95	---	---	---	---	---	309.13	---
3rd Floor	349.87	36.99	0.80	2.95	---	---	---	---	---	309.13	---
4th Floor	349.87	36.99	0.80	2.95	---	---	---	---	---	309.13	---
5th Floor	349.87	36.99	0.80	2.95	---	---	---	---	---	309.13	---
6th Floor	349.87	36.99	0.80	2.95	---	---	---	---	---	309.13	---
7th Floor	349.87	36.99	0.80	2.95	---	---	---	---	---	309.13	---
8th Floor (R)	349.87	36.99	0.80	2.95	70.06	50.57	---	10.16	24.53	223.19	---
9th Floor	349.87	36.99	0.80	2.95	---	---	---	---	---	309.13	---
10th Floor	334.67	42.09	0.86	2.95	---	---	---	---	---	6.92	281.85
11th Floor	334.67	42.09	0.86	2.95	---	---	---	---	---	6.92	281.85
12th Floor	334.67	42.09	0.86	2.95	---	---	---	---	---	6.92	281.85
13th (pt) Floor	92.19	42.49	0.86	2.95	---	---	---	---	---	---	45.65
TERRACE	2.95	---	---	2.95	---	---	---	---	---	---	---
TOTAL	**4164.73**	**501.72**	**10.64**	**41.30**	**70.06**	**75.62**	**19.44**	**10.16**	**24.53**	**2589.20**	**891.20**

TENAMENTS STATEMENT FOR REHAB / SALE T/S. :

FLOORS	REHAB PTC RESI.	PTC AMENITY BAL.	W./F.	SOC.OFF.	AM-1	AM-2	SALE T/S. RESI.	F.C.	SOC. OFFICE	TOTAL T/S.
GRD. FLR.	---	---	---	---	---	---	---	---	---	---
1ST FLR.	---	---	---	---	---	---	1	1	1	3
2ND FLR.	---	---	---	---	---	---	1	---	---	1
3rd FLR.	---	---	---	---	---	---	1	---	---	1
4th FLR.	---	---	---	---	---	---	1	---	---	1
5th FLR.	---	---	---	---	---	---	1	---	---	1
6th FLR.	---	---	---	---	---	---	2	---	---	2
7th FLR.	---	---	---	---	---	---	1	---	---	1
8th FLR.	---	---	---	---	---	---	1	---	---	1
9th FLR.	---	---	---	---	---	---	2	---	---	2
10th FLR.	6	1	---	---	---	---	---	---	---	7
11th FLR.	6	---	1	---	---	---	---	---	---	7
12th FLR.	5	---	---	---	1	1	---	---	---	7
13th FLR.	---	---	---	1	---	---	---	---	---	1
TOTAL	**17**	**1**	**1**	**1**	**1**	**1**	**11**	**1**	**1**	**35**
		22					**13**			



GROUND FLOOR PLAN
SCALE - 1:100

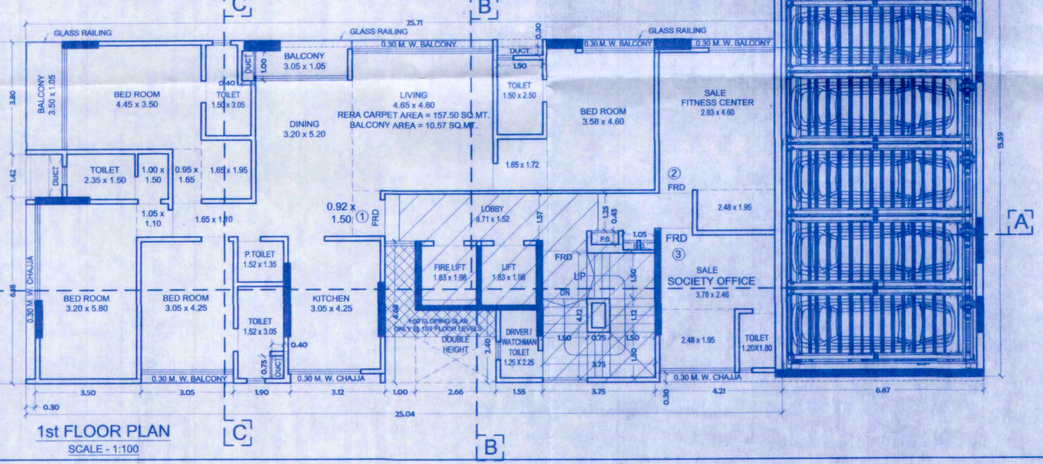


PLOT AREA DIAGRAM & CALCULATION
SCALE - 1:500

PLOT AREA CALCULATION						
1	9.85	x	4.82	x 0.5	=	23.74
2	13.87	x	2.23	x 0.5	=	15.47
3	19.99	x	2.11	x 0.5	=	21.09
4	28.31	x	9.90	x 0.5	=	140.13
5	35.28	x	4.75	x 0.5	=	83.79
6	43.25	x	3.04	x 0.5	=	65.74
7	43.25	x	2.53	x 0.5	=	54.71
8	41.01	x	6.98	x 0.5	=	143.11
9	37.37	x	4.30	x 0.5	=	80.35
10	36.65	x	1.32	x 0.5	=	24.19
11	25.06	x	1.04	x 0.5	=	13.03
12	18.70	x	2.15	x 0.5	=	20.10
13	9.21	x	3.66	x 0.5	=	16.85
TOTAL					=	**702.30**

FITNESS CENTRE AREA STATEMENT :-

PERMI. B.U. AREA X 2% = GROSS BUA X 2%
(2554.51 X 2% = 51.09 SQ.MT.
PROVIDED FITNESS CENTRE AREA = 75.62 SQ.MT.
EXCESS FITNESS CENTER AREA COUNTED IN F.S.I. = 24.53 SQ.MT.



1st FLOOR PLAN
SCALE - 1:100

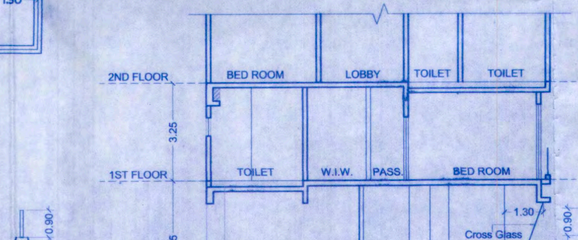
PARKING STATEMENTS

PARKING FOR PTC RESIDENTIAL AS PER REG.44 (2) TABLE NO.21(1) & 5 OF DCPR 2034

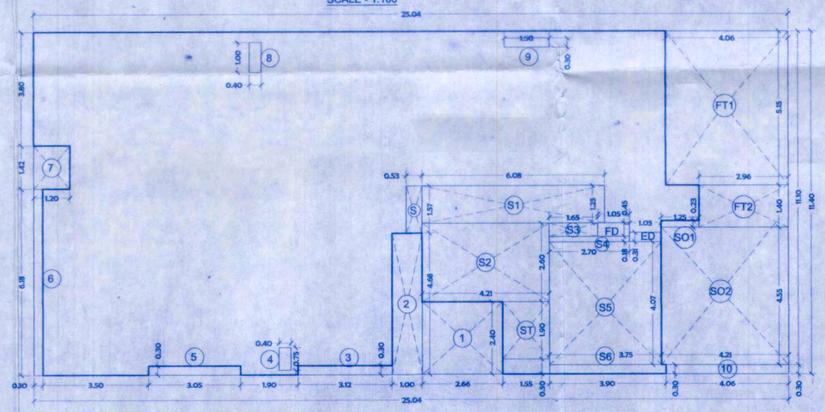
CARPET AREA OF FLAT IN SQ. MT.	PARKING REQUIRED	NO. OF FLATS	PARKING
BELOW 45.00	1 PARKING FOR / 8 TENEMENTS	17.00	2.13 2.00 NOS.
45.00 TO 60.00	1 PARKING FOR / 4 TENEMENTS	Nil	0.00
TOTAL			2.00 NOS.
10% ADDITIONAL PARKING FOR VISITORS			0.20 NOS. SAY 1.00 NOS.
TOTAL RESIDENTIAL PARKING REQUIRED			3.00 NOS. (A)

PARKING FOR SALE RESIDENTIAL AS PER REG.44 (2) TABLE NO.21(1) & 5 OF DCPR 2034

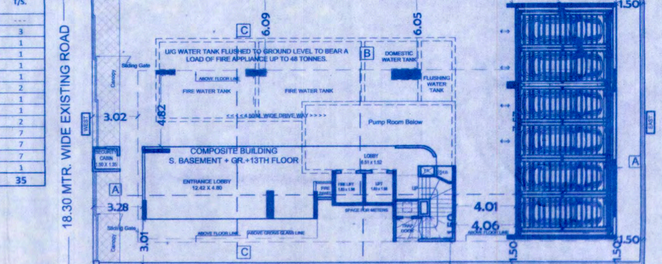
CARPET AREA OF FLAT IN SQ. MT.	PARKING REQUIRED	NO. OF FLATS	PARKING
BELOW 45.00	1 PARKING FOR / 8 TENEMENTS	Nil	Nil
45.00 TO 60.00	1 PARKING FOR / 4 TENEMENTS	Nil	0.00
60.00 TO 90.00	1 PARKING FOR / 1 TENEMENTS	Nil	0.00
ABOVE 90.00	2 PARKING FOR / 1 TENEMENTS	11	22 NOS.
TOTAL			22.00 NOS.
10% ADDITIONAL PARKING FOR VISITORS			2.20 NOS. SAY 2.00 NOS.
TOTAL RESIDENTIAL PARKING REQUIRED			24.00 NOS.
ADDITIONAL VISITORS PARKING UP TO 50%			6.00 NOS.
TOTAL PARKING REQUIRED			30.00 NOS. (B)
TOTAL PARKING REQUIRED (A + B)			33.00 NOS.
TOTAL PARKING PROPOSED			33.00 NOS.



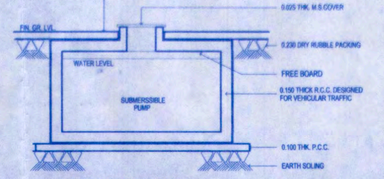
SECTION PLAN C-C
SCALE - 1:100



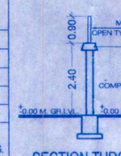
1ST FLOOR AREA DIAGRAM & CALCULATION
SCALE - 1:100



LOCATION PLAN
SCALE - 1:4000



SECTION THROUGH SUCTION TANK
SCALE 1:50



SECTION THROUGH COMPOUND WALL
SCALE 1:100

BUA CALCULATION FOR 1ST FLOOR

A	25.04	x	11.40	x		=	285.46	
TOTAL						=	285.46	A
STANDARD DEDUCTION								
1	2.66	x	2.40	x		=	6.38	
2	1.00	x	4.68	x		=	4.68	
3	3.12	x	0.30	x		=	0.94	
4	0.40	x	0.75	x		=	0.30	
5	3.05	x	0.30	x		=	0.92	
6	0.30	x	6.18	x		=	1.85	
7	1.20	x	1.42	x		=	1.70	
8	0.40	x	1.00	x		=	0.40	
9	1.50	x	0.30	x		=	0.45	
10	4.06	x	0.30	x		=	1.22	
TOTAL						=	18.84	1
GROSS BUILT-UP AREA (A - 1)						=	266.62	B
STAIRCASE, LIFT & LIFT LOBBY AREA								
5	0.53	x	1.57	x		=	0.83	
S1	6.08	x	1.25	x		=	7.60	
S2	4.21	x	2.60	x		=	10.95	
S3	1.65	x	0.45	x		=	0.74	
S4	2.70	x	0.18	x		=	0.49	
S5	3.75	x	4.07	x		=	15.26	
S6	3.90	x	0.30	x		=	1.17	
TOTAL						=	37.04	2
ELECTRICAL & FIRE DUCT								
FD	1.05	x	0.45	x		=	0.47	
ED	1.05	x	0.31	x		=	0.33	
TOTAL						=	0.80	3
SARVANT TOILET								
ST	1.55	x	1.90	x		=	2.95	
TOTAL						=	2.95	4
FITNESS CENTER AREA								
FT1	4.06	x	5.15	x		=	20.91	
FT2	2.96	x	1.4	x		=	4.14	
TOTAL						=	25.05	5
SOCIETY OFFICE AREA								
SO1	1.25	x	0.23	x		=	0.29	
SO2	4.55	x	4.21	x		=	19.16	
TOTAL						=	19.44	6
NET SALE AREA (B - 2-3-4-5-6)						=	181.34	C

COMPOSITE BUILDING

PROFORMA - A SHEET NO. 1/3

	PLOT AREA STATEMENT	AREA IN SQ.MT.
1	AREA OF PLOT	702.30
2	DEDUCTIONS FOR	
	a) D.P. ROAD SET BACK AREA	---
	b) ANY OTHER RESERVATION	---
	TOTAL (2a + 2b)	---
3	BALANCE AREA OF PLOT (1 - 2)	702.30
4	DEDUCTION FOR	
	a) RECREATION GROUND (15% Deductable)	---
5	NET AREA OF PLOT (3 - 4)	702.30
6	ADDITIONS FOR F.S.I.	
	a) D.P. ROAD SET BACK AREA	---
	b) ANY OTHER RESERVATION	---
7	TOTAL PLOT AREA FOR F.S.I. COMPUTATION (5 + 6)	702.30
8	F.S.I. PERMISSIBLE	4.00
9	MAXIMUM BUA PERMISSIBLE	

9A	ZONAL FSI	PROTECTED FSI	PTC BUA	FREE SALE BUA	
	1.00				
	702.30	324.50 (1026.80)	891.20	891.20	2809.20

10	PROPOSED BUA	

10A	ZONAL FSI	PROTECTED FSI	FREE SALE	PTC BUA	
	1.00				
	702.30	324.50	891.20	891.20	2809.20
	1918.00				

14	REHAB PTC BUA PROPOSED IN SITU	891.20
14	SALE BUA PROPOSED IN SITU	1918.00
14	TOTAL BUA PROPOSED IN SITU (REHAB + SALE)	2809.20
15	F.S.I. CONSUMED	
16	PERMISSIBLE & PROPOSED SALE FUNGIBLE FSI	
16 a	PERMISSIBLE SALE FUNGIBLE FSI (891.20 x 35%)	311.92
	PROPOSED SALE FUNGIBLE FSI	311.82
16 b	PERMISSIBLE PROTECTED SALE FUNGIBLE AREA (WITHOUT PAYING PERM. 1026.80 x 35%)	359.38
	PROPOSED PROTECTED SALE FUNGIBLE AREA (WITHOUT PAYING PERM. 1026.80 x 35%)	359.38
16 c	PERMISSIBLE REHAB PTC FUNGIBLE AREA (WITHOUT PAYING PERM.)	311.92
	PROPOSED REHAB PTC FUNGIBLE FSI	

PROFORMA 'B'

CONTENTS OF SHEET :

* GROUND FLOOR PLAN & PARKING AREA STATEMENT.
* TOTAL BUILT-UP AREA SUMMARY & TENEMENTS STATEMENT.
* BLOCK & LOCATION PLAN PLOT AREA DIAGRAM & CALCULATION.
* 1ST FLOOR PLAN & AREA DIAGRAM & CALCULATION & SECTION C-C.

STAMP OF APPROVAL OF PLANS | STAMP OF DATE OF RECEIPT OF PLANS

Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/Kur/PVT/0179/20230123/ AP/GM Dt. 29 MAY 2023

Executive Engineer
Slum Rehabilitation Authority

REVISION	DESCRIPTION	DATE	SIGNATURE
1			

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT. 17.05.2022 AND THAT THE DIMENSIONS OF THE SIDES, etc. OF THE PLOT STATED ONTHE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 702.30 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANING SCHEME RECORDS.

SIGNATURE OF L. SURVEYOR

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL BUILDING UNDER REG. 33(11) OF DCPR 2034 ON LAND BEARING CTS NO. 305 OF VILLAGE VILE PARLE (WEST), SITUATED AT N.S. ROAD NO. 5, JVPD SCHEME, VILE PARLE WEST MUMBAI 400056.

NAME OF OWNER / DEVELOPER

M/s. LOTUS VENTURES LLP

NORTH	JOB NO.	DWG. NO.	SCALE	CHK. BY	DRAWN BY
	1	IOA	AS MENTIONED	G.S.	S.N.

SIGNATURE, NAME AND ADDRESS OF LICENSED SURVEYOR

REIDIUS CONSULTANCY
C/206 , SAI - SHRADDHA HSG. SOC.,
VEERA DESAI ROAD , ANDHERI (W),
MUMBAI - 400 058.
Contact No - 98201 43353 ,
E Mail ID - reidiusc@gmail.com

GANESH SALASKAR
S/709/LS