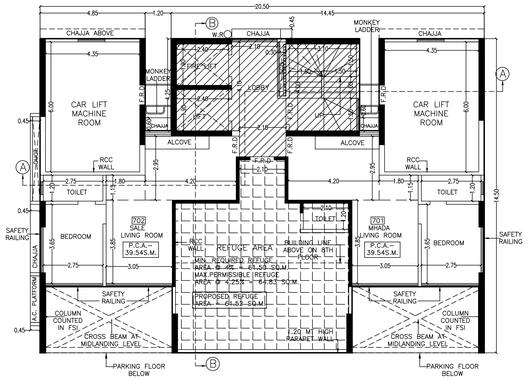
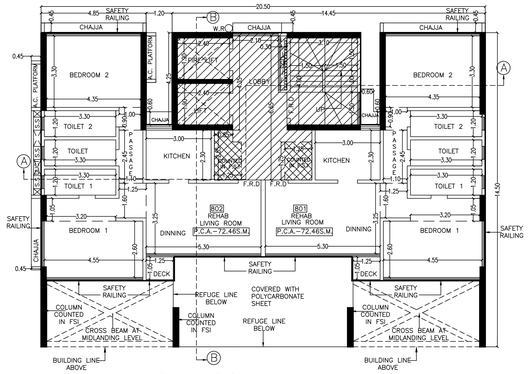
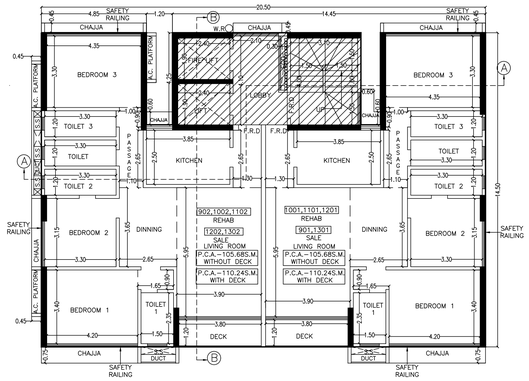
FN-51/B-2/4



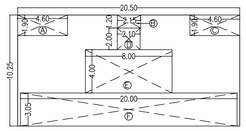
7TH FLOOR PLAN SCALE 1:100



8TH FLOOR PLAN SCALE 1:100

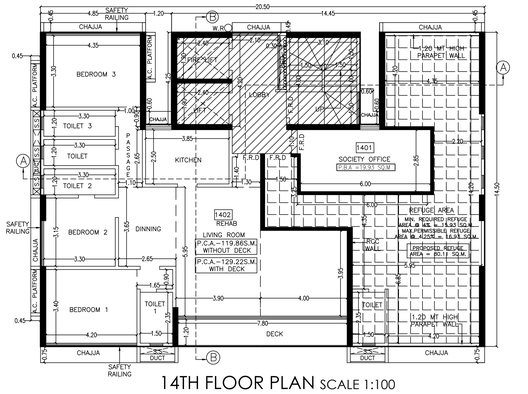


9TH TO 13TH FLOOR PLAN SCALE 1:100

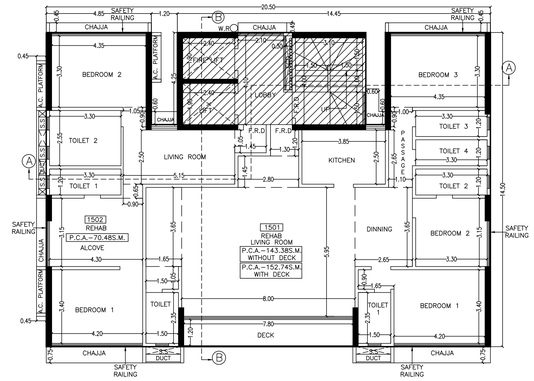


7TH FLOOR B.U.A DIAGRAM SCALE 1:200

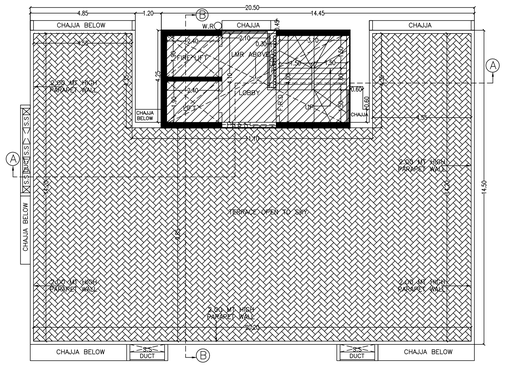
BUILT UP AREA CALCULATION FOR 7TH FLOOR					
AREA OF RECTANGLE	20.50	X	10.25	210.13	
AREA TO BE DEDUCTED					SQ. MT
A	4.60	X	1.90	8.74	
B	2.15	X	1.20	2.58	
C	4.60	X	1.90	8.74	
D	2.10	X	2.00	4.20	
E	8.00	X	4.00	32.00	
F	20.00	X	3.05	61.00	
					117.26
TOTAL BUILT UP AREA					**92.87**



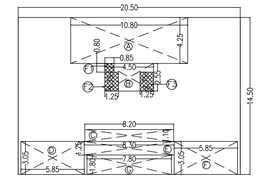
14TH FLOOR PLAN SCALE 1:100



15TH FLOOR PLAN SCALE 1:100

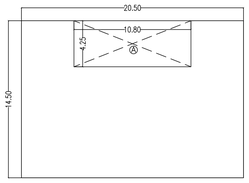


TERRACE FLOOR PLAN SCALE 1:100



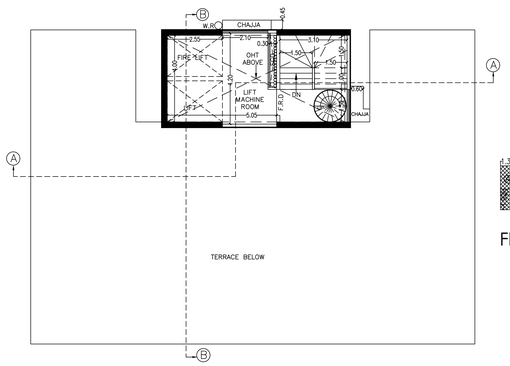
8TH FLOORS B.U.A DIAGRAM SCALE 1:200

BUILT UP AREA CALCULATION FOR 8TH FLOOR					
AREA OF RECTANGLE	20.50	X	14.50	297.25	
AREA TO BE DEDUCTED					SQ. MT
A	10.80	X	4.25	45.90	
B	4.50	X	2.55	11.48	
C	8.20	X	1.10	9.02	
D	5.85	X	3.05	17.84	
E	8.30	X	1.25	10.38	
F	5.85	X	3.05	17.84	
G	7.80	X	1.80	14.04	
					126.50
NET BUILT UP AREA					170.76
FUNGIBLE COMMON AREA					
F1	0.85	X	0.80	0.68	
F2	1.25	X	1.75	2.19	
F3	1.25	X	1.75	2.19	
					5.06
TOTAL BUILT UP AREA					**175.81**

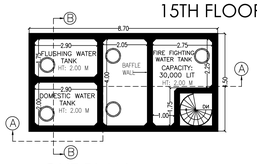


9TH TO 13TH & 15TH FLOOR B.U.A DIAGRAM SCALE 1:200

BUILT UP AREA CALCULATION FOR 9TH TO 13TH & 15TH FLOOR PLAN					
AREA OF RECTANGLE	20.50	X	14.50	297.25	
AREA TO BE DEDUCTED					SQ. MT
A	10.80	X	4.25	45.90	
					45.90
TOTAL BUILT UP AREA					**251.35**



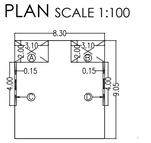
LMR FLOOR PLAN SCALE 1:100



OHT PLAN SCALE 1:100

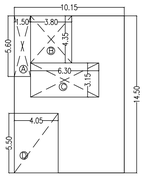
BUILT UP AREA CALCULATION OF FIRE PANEL ROOM IN BASEMENT FLOOR					
ADDITION					
A	1.35	X	2.15	2.90	
B	2.50	X	1.90	4.75	
TOTAL BUILT UP AREA					**7.65**

FIRE PANEL ROOM B.U.A DIAGRAM IN BASEMENT SCALE 1:200



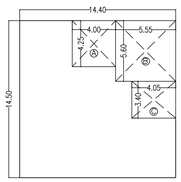
BUILT UP AREA CALCULATION OF REFUGE AREA ON 7TH FLOOR					
AREA OF RECTANGLE	8.30	X	9.05	75.12	
AREA TO BE DEDUCTED					SQ. MT
A	3.10	X	2.00	6.20	
B	3.10	X	2.00	6.20	
C	0.15	X	4.00	0.60	
D	0.15	X	4.00	0.60	
					13.60
TOTAL BUILT UP AREA					**61.52**

REFUGE B.U.A DIAGRAM ON 7TH FLOOR SCALE 1:200



BUILT UP AREA CALCULATION OF REFUGE AREA ON 14TH FLOOR					
AREA OF RECTANGLE	10.15	X	14.50	147.18	
AREA TO BE DEDUCTED					SQ. MT
A	1.50	X	5.60	8.40	
B	3.80	X	4.35	16.53	
C	6.30	X	3.15	19.85	
D	4.05	X	5.50	22.28	
					67.05
TOTAL BUILT UP AREA					**80.13**

REFUGE B.U.A DIAGRAM ON 14TH FLOOR SCALE 1:200



BUILT UP AREA CALCULATION FOR 14TH FLOOR					
AREA OF RECTANGLE	14.40	X	14.50	208.80	
AREA TO BE DEDUCTED					SQ. MT
A	4.00	X	4.25	17.00	
B	5.55	X	5.60	31.08	
C	4.05	X	3.40	13.77	
					61.85
TOTAL BUILT UP AREA					**146.95**

14TH FLOOR B.U.A DIAGRAM SCALE 1:200

BUA SUMMARY					
FLOORS	EXCESS COMMON AREA	REHAB R BUILT-UP AREA	SALE R BUILT-UP AREA	TOTAL BUILT UP AREA (WITH COMMON)	STAIRCASE, LIFT & PASSAGE AREA
BASEMENT	7.65	0.00	0.00	7.65	48.35
GRND	ENTRANCE LOBBY				
1ST	PARKING FLOOR				
2ND	PARKING FLOOR				
3RD	PARKING FLOOR				
4TH	PARKING FLOOR				
5TH	PARKING FLOOR				
6TH	PARKING FLOOR				
7TH	0.00	46.43	46.43	92.87	39.56
8TH	5.06	170.76	0.00	175.82	43.40
9TH	0.00	125.68	125.68	251.35	36.98
10TH	0.00	251.35	0.00	251.35	36.98
11TH	0.00	251.35	0.00	251.35	36.98
12TH	0.00	125.68	125.68	251.35	36.98
13TH	0.00	0.00	251.35	251.35	36.98
14TH	63.20	146.95	0.00	210.15	41.32
15TH	0.00	251.35	0.00	251.35	36.98
TOTAL	**75.91**	**1369.54**	**549.13**	**1994.58**	**346.12**

NET BUA AREA	1918.67
COMMON AREA	75.91
PRORATA FACTOR	0.03956

CARPET AREA CALCULATIONS (R.)				
FLAT NO.	**701, 702**			
LIVING ROOM	3.05	X	3.85	11.74
	1.80	X	1.15	2.07
ALCOVE	4.20	X	2.95	12.39
BEDROOM	2.75	X	3.65	10.04
TOILET	2.75	X	1.20	3.30
TOTAL				**39.54**

CARPET AREA CALCULATIONS (R.)				
FLAT NO.	**801, 802**			
LIVING/DINING	5.30	X	3.25	17.23
DECK	1.25	X	1.05	1.31
KITCHEN	3.00	X	2.30	6.90
PASSAGE	1.10	X	2.45	2.70
	1.25	X	1.60	2.00
TOILET	3.30	X	1.20	3.96
BEDROOM 1	4.55	X	2.60	11.83
	3.20	X	1.05	3.36
TOILET 1	3.30	X	1.20	3.96
BEDROOM 2	4.35	X	3.30	14.36
	1.00	X	0.90	0.90
TOILET 2	3.30	X	1.20	3.96
TOTAL				**72.46**

CARPET AREA CALCULATIONS (R.)				
FLAT NO.	**REHAB : 902, 1001, 1002, 1101, 1102, 1201 SALE : 901, 1202, 1301, 1302**			
LIVING ROOM	1.30	X	2.65	3.45
	3.90	X	5.95	23.21
DECK	3.80	X	1.20	4.56
DINING	2.65	X	3.65	9.67
KITCHEN	3.85	X	2.50	9.63
PASSAGE	1.10	X	2.65	2.92
TOILET	3.30	X	1.20	3.96
BEDROOM 1	1.65	X	0.90	1.49
	4.20	X	3.40	14.28
TOILET 1	1.50	X	2.35	3.53
BEDROOM 2	3.30	X	3.15	10.40
TOILET 2	3.30	X	1.20	3.96
BEDROOM 3	1.00	X	0.90	0.90
	4.35	X	3.30	14.36
TOILET 3	3.30	X	1.20	3.96
TOTAL C.A.				**110.24**

CARPET AREA CALCULATIONS (R.)				
FLAT NO.	**1402**			
LIVING ROOM	1.30	X	1.40	1.82
	3.90	X	5.95	23.21
	4.00	X	3.95	15.80
DECK	7.80	X	1.20	9.36
DINING AREA	2.65	X	3.65	9.67
KITCHEN	3.85	X	2.50	9.63
PASSAGE	1.10	X	2.65	2.92
TOILET	3.30	X	1.20	3.96
BEDROOM 1	1.65	X	0.90	1.49
	4.20	X	3.40	14.28
TOILET 1	1.50	X	2.35	3.53
BEDROOM 2	3.30	X	3.15	10.40
TOILET 2	3.30	X	1.20	3.96
BEDROOM 3	1.00	X	0.90	0.90
	4.35	X	3.30	14.36
TOILET 3	3.30	X	1.20	3.96
TOTAL				**129.22**

CARPET AREA CALCULATIONS (R.)				
FLAT NO.	**1502**			
LIVING ROOM	1.45	X	1.05	1.52
	5.15	X	2.50	12.88
	0.90	X	0.65	0.59
ALCOVE	4.30	X	3.15	13.55
BEDROOM 1	4.20	X	3.40	14.28
TOILET 1	3.30	X	1.20	3.96
BEDROOM 2	4.35	X	3.30	14.36
	1.05	X	0.90	0.95
TOILET 2	3.30	X	2.55	8.42
TOTAL C.A.				**70.48**

CARPET AREA CALCULATIONS (R.)				
FLAT NO.	**1501**			
LIVING ROOM	1.30	X	1.20	1.56
	2.80	X	1.45	4.06
	8.00	X	5.95	47.60
	1.65	X	3.65	6.02
	1.50	X	1.05	1.58
DECK	7.80	X	1.20	9.36
DINING AREA	2.65	X	3.65	9.67
KITCHEN	3.85	X	2.50	9.63
PASSAGE	1.10	X	2.65	2.92
TOILET	1.50	X	2.35	3.53
BEDROOM 1	1.65	X	0.90	1.49
	4.20	X	3.40	14.28
TOILET 1	1.50	X	2.35	3.53
BEDROOM 2	3.30	X	3.15	10.40
TOILET 2	3.30	X	1.20	3.96
BEDROOM 3	1.00	X	0.90	0.90
	4.35	X	3.30	14.36
TOILET 3	3.30	X	1.20	3.96
TOILET 4	3.30	X	1.20	3.96
TOTAL				**152.74**

REHAB			
CARPET AREA X PRORATA = BUILT UP AREA			
8TH FLOOR			
PRORATA FACTOR	=	TOTAL B.U.A.	
		TOTAL C.A.	
	=	170.76	
		144.92	
	=	**1.1783**	
FLAT NOS	**CARPET AREA**	**FACTOR**	**B.U.A**
801	72.46	1.1783	85.38
802	72.46	1.1783	85.38
TOTAL	**144.92**		**170.76**

REHAB			
CARPET AREA X PRORATA = BUILT UP AREA			
11TH FLOOR			
PRORATA FACTOR	=	TOTAL B.U.A.	
		TOTAL C.A.	
	=	251.35	
		220.49	
	=	**1.1400**	
FLAT NOS	**CARPET AREA**	**FACTOR**	**B.U.A**
1101	110.24	1.1400	125.68
1102	110.24	1.1400	125.68
TOTAL	**220.49**		**251.35**

REHAB			
CARPET AREA X PRORATA = BUILT UP AREA			
14TH FLOOR			
PRORATA FACTOR	=	TOTAL B.U.A.	
		TOTAL C.A.	
	=	146.95	
		129.22	
	=	**1.1372**	
FLAT NOS	**CARPET AREA**	**FACTOR**	**B.U.A**
1402	129.22	1.1372	146.95
TOTAL	**129.22**		**146.95**

REHAB /SALE			
CARPET AREA X PRORATA = BUILT UP AREA			
9TH FLOOR			
PRORATA FACTOR	=	TOTAL B.U.A.	
		TOTAL C.A.	
	=	251.35	
		220.49	
	=	**1.1400**	
FLAT NOS	**CARPET AREA**	**FACTOR**	**B.U.A**
901 S	110.24	1.1400	125.68
902	110.24	1.1400	125.68
TOTAL	**220.49**		**251.35**

REHAB			
CARPET AREA X PRORATA = BUILT UP AREA			
12TH FLOOR			
PRORATA FACTOR	=	TOTAL B.U.A.	
		TOTAL C.A.	
	=	251.35	
		220.49	
	=	**1.1400**	
FLAT NOS	**CARPET AREA**	**FACTOR**	**B.U.A**
1201	110.24	1.1400	125.68
1202 S	110.24	1.1400	125.68
TOTAL	**220.49**		**251.35**

REHAB			
CARPET AREA X PRORATA = BUILT UP AREA			
15TH FLOOR			
PRORATA FACTOR	=	TOTAL B.U.A.	
		TOTAL C.A.	
	=	251.35	
		223.22	
	=	**1.1260**	
FLAT NOS	**CARPET AREA**	**FACTOR**	**B.U.A**
1501	152.74	1.1260	171.98
1502	70.48	1.1260	79.37
TOTAL	**223.22**		**251.35**

MHADA & SALE			
CARPET AREA X PRORATA = BUILT UP AREA			
7TH FLOOR			
PRORATA FACTOR	=	TOTAL B.U.A.	
		TOTAL C.A.	
	=	92.87	
		79.08	
	=	**1.1743**	
FLAT NOS	**CARPET AREA**	**FACTOR**	**B.U.A**
701 M	39.54	1.1743	46.43
702 S	39.54	1.1743	46.43
TOTAL	**79.08**		**92.87**

REHAB			
CARPET AREA X PRORATA = BUILT UP AREA			
10TH FLOOR			
PRORATA FACTOR	=	TOTAL B.U.A.	
		TOTAL C.A.	
	=	251.35	
		220.49	
	=	**1.1400**	
FLAT NOS	**CARPET AREA**	**FACTOR**	**B.U.A**
1001	110.24	1.1400	125.68
1002	110.24	1.1400	125.68
TOTAL	**220.49**		**251.35**

SALE			
CARPET AREA X PRORATA = BUILT UP AREA			
13TH FLOOR			
PRORATA FACTOR	=	TOTAL B.U.A.	
		TOTAL C.A.	
	=	251.35	
		220.49	
	=	**1.1400**	
FLAT NOS	**CARPET AREA**	**FACTOR**	**B.U.A**
1301	110.24	1.1400	125.68
1302	110.24	1.1400	125.68
TOTAL	**220.49**		**251.35**

REHAB FLAT NO.	B.U.A. WITH FUNGIBLE IN S.M. AS PER STATEMENT 1 (REHAB)	PRORATA FACTOR	FUNGIBLE B.U.A. FOR COMMON AMENITIES	FUNGIBLE B.U.A WITH COMMON AMENITIES (REHAB)
701 M	46.43	0.03956	1.84	48.27
801	85.38	0.03956	3.38	88.76
802	85.38	0.03956	3.38	88.76
902	125.68	0.03956	4.97	130.65
1001	125.68	0.03956	4.97	130.65
1002	125.68	0.03956	4.97	130.65
1101	125.68	0.03956	4.97	130.65
1102	125.68	0.03956	4.97	130.65
1201	125.68	0.03956	4.97	130.65
1402	146.95	0.03956	5.81	152.76
1501	171.98	0.03956	6.80	178.79
1502	79.37	0.03956	3.14	82.51
TOTAL	**1369.54**		**54.18**	**1423.72**

SALE FLAT NO.	B.U.A. WITH FUNGIBLE IN S.M. AS PER STATEMENT 1	PRORATA FACTOR	FUNGIBLE B.U.A. FOR COMMON AMENITIES	FUNGIBLE B.U.A WITH COMMON AMENITIES
702	46.43	0.03956	1.84	48.27
901	125.68	0.03956	4.97	130.65
1202	125.68	0.03956	4.97	130.65
1301	125.68	0.03956	4.97	130.65
1302	125.68	0.03956	4.97	130.65
TOTAL	**549.13**		**21.73**	**570.86**

FORM II

CONTENTS OF SHEET

FLOOR PLANS, BUA DIAGRAM AND CALCULATIONS

KAUSHAL ANISH CHOUHAN — Digitally signed by KAUSHAL ANISH CHOUHAN Date: 2024.09.09 14:53:14 +05'30'

ARCHITECT'S SIGNATURE

Priyank J Bafna — Digitally signed by Priyank J Bafna Date: 2024.09.09 14:59:48 +05'30'

OWNER'S SIGNATURE

REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE WAS SURVEYED ON 21/11/2023 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 576.93 SQUARE MTRS & F.S.I. CLAIMED ON 576.93 S.M. AND TALLIES WITH THE AREA IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME

SIGNATURE OF REGISTERED ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF "GIRIJA BHUVAN" ON PLOT BEARING C.S. NO. 156A/10 AT DR. BABA SAHEB AMBEDKAR ROAD OF DADAR MATUNGA ESTATE, PLOT NO. 163(B) IN MATUNGA DIVISION, T/N' WARD, MUMBAI 400 014.

DIGITAL SIGN OF APPROVAL OF PLANS

SWAPNIL V PATIL	SURAJ PRADEEP AMBRE	Pankaj Shridhar Bhoir
SUB-ENG(B.P) CITY – VII	ASST. ENG(B.P.) CITY – I	EXE. ENG(B.P) CITY– II

NAME OF OWNER

M/s BAF NA PROPERTIES LLP

DATE	JOB NO. & DRG. NO.	SCALE	DRAWN BY	CHECKED BY
06 09 2024	RGB/600/FN-51/2023/01	1:100/AS STATED	KRISHNA/AKANKSHA	K.A.C

NORTH LINE

SIGANTURE NAME AND ADDRESS OF THE ARCHITECT

ARCHITECT
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