# FN-51/C-3/4

| REFUGE AREA ON 7TH FLOOR | |
|---|---|
| 4.25% OF THE TOTAL AREA OF 5TH TO 11TH FLOORS | |
| 7TH FLOOR | 92.87 |
| 8TH FLOOR | 175.81 |
| 9TH FLOOR | 251.35 |
| 10TH FLOOR | 251.35 |
| 11TH FLOOR | 251.35 |
| 12TH FLOOR | 251.35 |
| 13TH FLOOR | 251.35 |
| TOTAL | **1525.43** |
| 4% OF REFUGE AREA | 61.02 |
| 4.25% OF REFUGE AREA | 64.83 |
| **PROPOSED REFUGE AREA** | **61.52** |
| EXCESS REFUGE AREA | 0.00 |

| REFUGE AREA ON 14TH FLOOR | |
|---|---|
| 4.25% OF THE TOTAL AREA OF | |
| 14TH FLOOR | 146.95 |
| 15TH FLOOR | 251.35 |
| 16TH FLOOR | 251.35 |
| 17TH FLOOR | 47.96 |
| TOTAL | **697.61** |
| 4% OF REFUGE AREA | 27.90 |
| 4.25% OF REFUGE AREA | 29.65 |
| **PROPOSED REFUGE AREA** | **80.13** |
| EXCESS REFUGE AREA | 50.48 |

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**

**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**

**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 | 110.24 | 1.1400 | 125.68 |
| 902 | 110.24 | 1.1400 | 125.68 |
| TOTAL | **220.49** | | **251.35** |

SALE

**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** |

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**

**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 | 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

**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**

**15TH FLOOR**

| PRORATA FACTOR | = | TOTAL B.U.A. |
|---|---|---|
| | | TOTAL C.A. |
| | = | 251.35 |
| | | 220.49 |
| | = | **1.1400** |

| FLAT NOS | CARPET AREA | FACTOR | B.U.A |
|---|---|---|---|
| 1501 | 110.24 | 1.1400 | 125.68 |
| 1502 S | 110.24 | 1.1400 | 125.68 |
| TOTAL | **220.49** | | **251.35** |

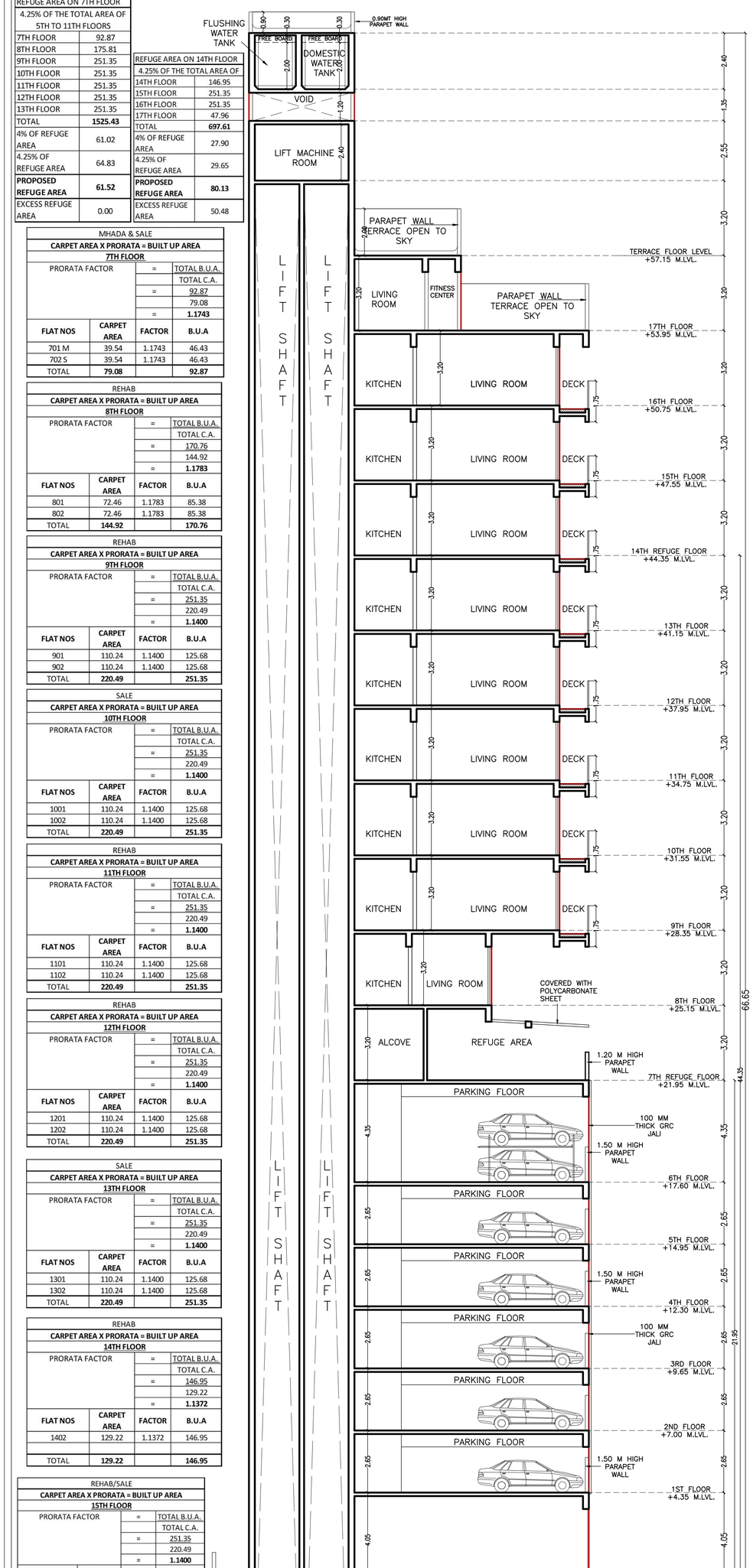
SALE

**CARPET AREA X PRORATA = BUILT UP AREA**

**16TH FLOOR**

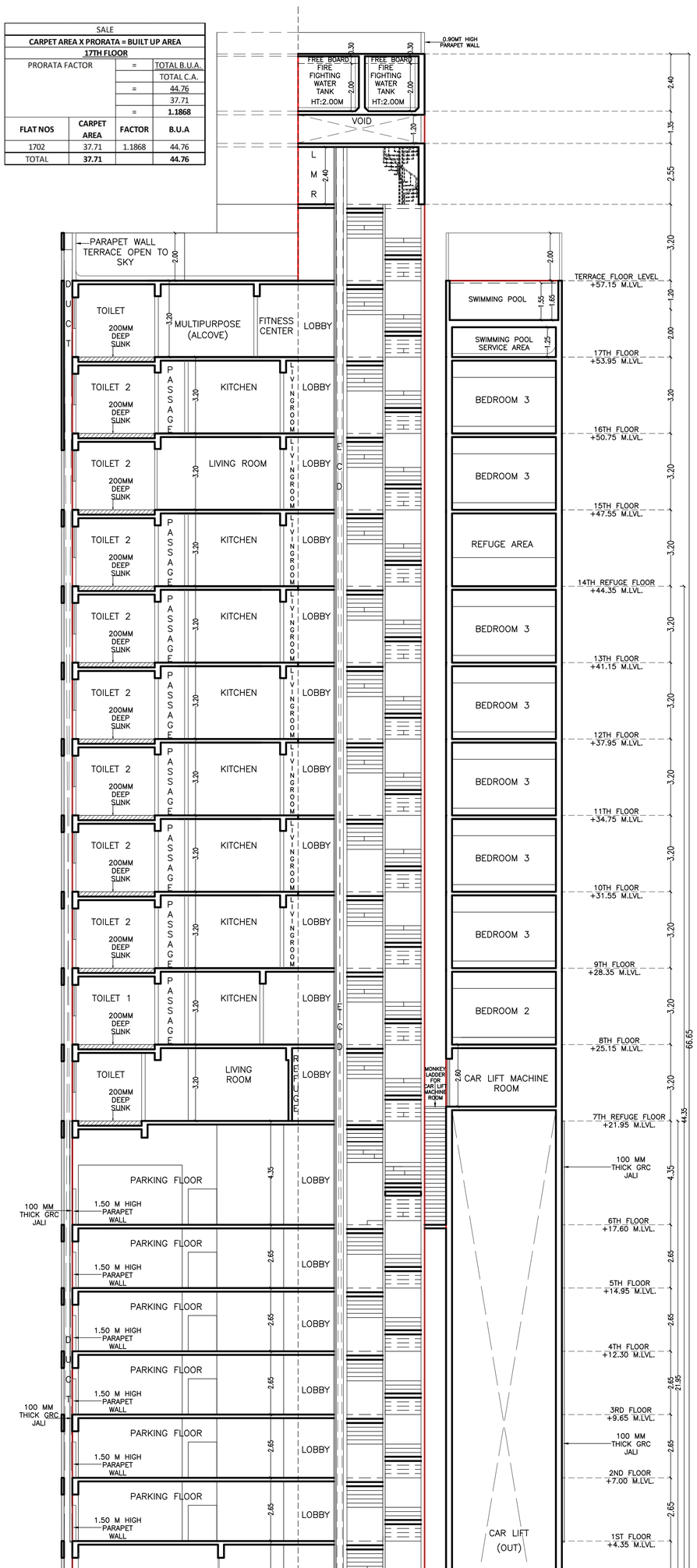
| PRORATA FACTOR | = | TOTAL B.U.A. |
|---|---|---|
| | | TOTAL C.A. |
| | = | 251.35 |
| | | 220.49 |
| | = | **1.1400** |

| FLAT NOS | CARPET AREA | FACTOR | B.U.A |
|---|---|---|---|
| 1601 | 110.24 | 1.1400 | 125.68 |
| 1602 | 110.24 | 1.1400 | 125.68 |
| TOTAL | **220.49** | | **251.35** |




SECTION B- B' SCALE 1:100

| SALE | | | |
|---|---|---|---|
| **CARPET AREA X PRORATA = BUILT UP AREA** | | | |
| **17TH FLOOR** | | | |
| PRORATA FACTOR | | = | TOTAL B.U.A. |
| | | | TOTAL C.A. |
| | | = | 44.76 |
| | | | 37.71 |
| | | = | **1.1868** |
| **FLAT NOS** | **CARPET AREA** | **FACTOR** | **B.U.A** |
| 1702 | 37.71 | 1.1868 | 44.76 |
| TOTAL | **37.71** | | **44.76** |




SECTION A- A' SCALE 1:100

FORM II

CONTENTS OF SHEET

SECTION AA & SECTION BB

KAUSHAL ANISH CHOUHAN
Digitally signed by KAUSHAL ANISH CHOUHAN
Date: 2025.03.12 14:00:49 +05'30'

ARCHITECT'S SIGNATURE

Priyank J Bafna

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

PARKING ARRANGEMENT AND ITS MANEUVERABILITY PLAN FOR 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, 'F/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 |
|---|---|---|---|---|
| 07 03 2025 | RGB/600/FN−51/2023/03 | 1:100/AS STATED | KRISHNA/AKANKSHA | K.A.C |

NORTH LINE

SIGANTURE NAME AND ADDRESS OF THE ARCHITECT


ARCHITECT
KAUSHAL CHOUHAN
201 & 202,Hind Rajasthan Building,95 ,Dadasaheb Phalke Road ,Dadar-(e),Mumbai -400014, Tel :- 24112432