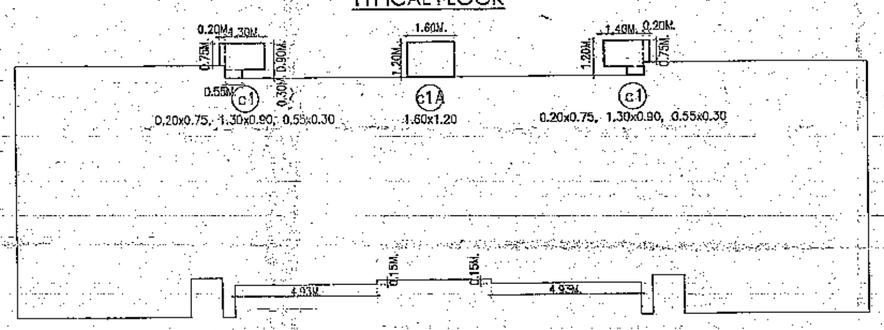
53A PROP-26 FLR 7,391SF/Approved 11 06 2015 completion 5-2017

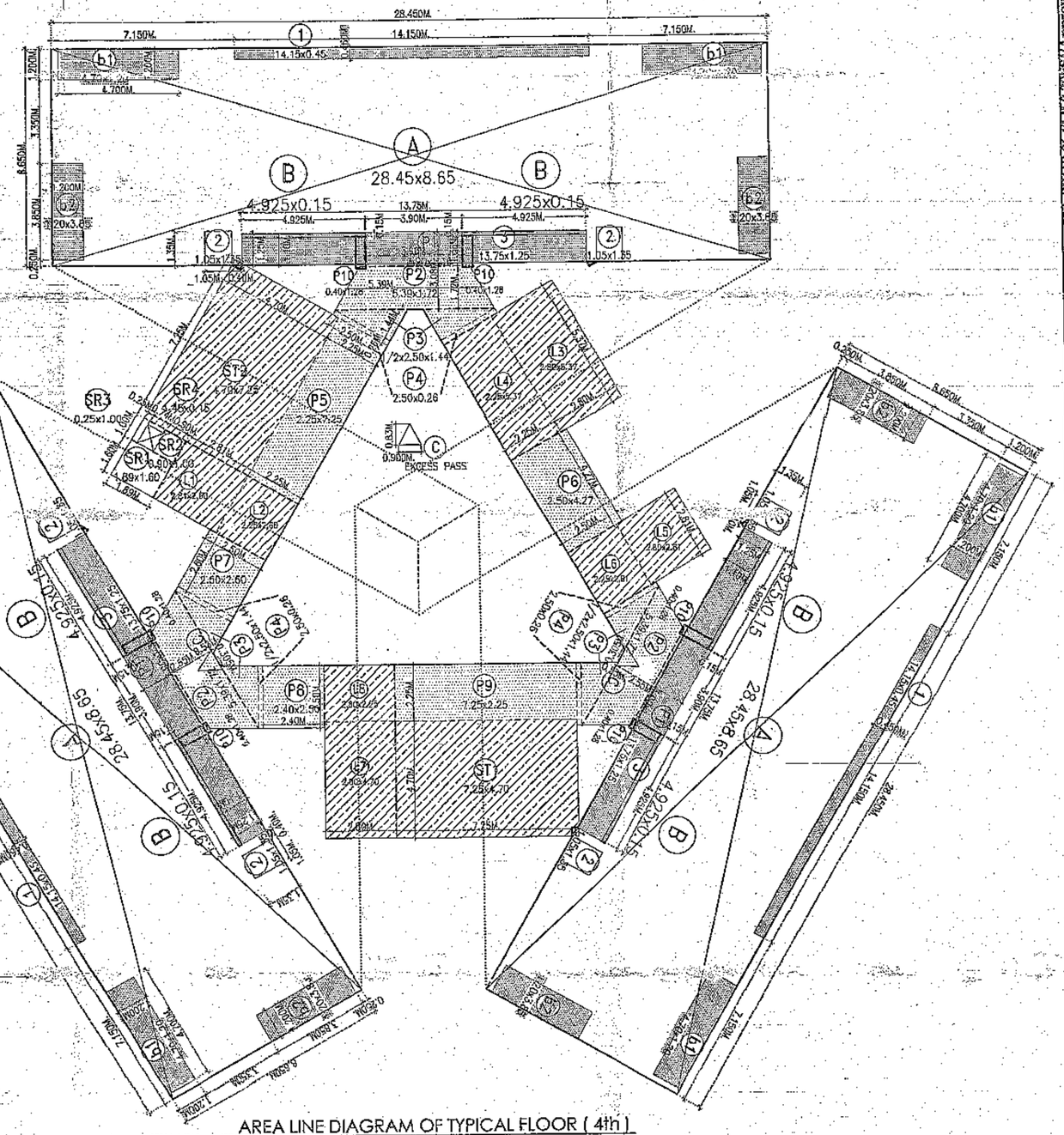
| COLUMNS AREA STATEMENT | | | | | | | |
|---|---|---|---|---|---|---|---|
| C1 | 2 | x | 0.200 | x | 0.750 | = | 0.300 SQM. |
| | 2 | x | 1.300 | x | 0.900 | = | 2.340 SQM. |
| | 2 | x | 0.550 | x | 0.300 | = | 0.330 SQM. |
| C1A | 1 | x | 1.600 | x | 1.200 | = | 1.920 SQM. |
| TOTAL | | | | | | | 4.89 SQM. |
| | | | 4.89 | x | 3 | = | 14.67 SQM. |
| | | | 14.67 | x | 13 | = | 190.71 SQM. |

## AREA LINE DIAGRAM OF COLUMNS AT TYPICAL FLOOR



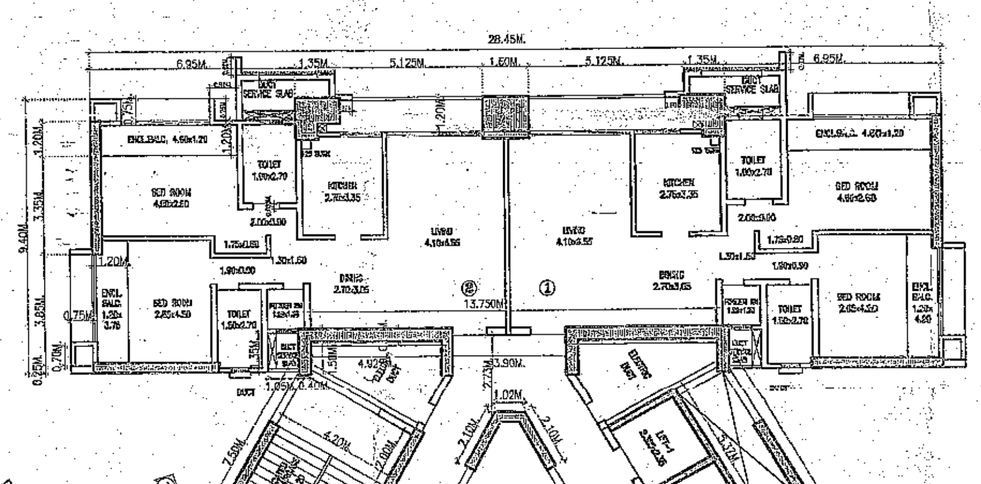

| BUILT UP AREA CALCULATIONS OF TOWER - 2 | | | | | | | |
|---|---|---|---|---|---|---|---|
| B.U.A.OF TYPICAL FLOOR | | | | | | | |
| (1st to 6th, 8th to 13th ) | | | | | | | |
| A | 1 | x | 28.45 | x | 8.65 | = | 246.03 SQM. |
| B | 2 | x | 4.925 | x | 0.15 | = | 1.48 SQM. |
| C | 1/2 | x | 0.90 | x | 0.83 | = | 0.37 SQM. |
| TOTAL | | | | | | | 247.94 SQM. |
| DEDUCTIONS | | | | | | | |
| 1 | 1 | x | 14.15 | x | 0.45 | = | 6.37 SQM. |
| 2 | 2 | x | 1.05 | x | 1.25 | = | 2.84 SQM. |
| 3 | 1 | x | 13.75 | x | 1.25 | = | 17.19 SQM. |
| b1 | 2 | x | 4.70 | x | 1.20 | = | 11.28 SQM. |
| b2 | 2 | x | 1.20 | x | 3.85 | = | 9.24 SQM. |
| TOTAL DEDUCTIONS | | | | | | | 46.91 SQM. |
| B.U.AREA OF TYPICAL FLOOR | | | | | | | |
| (1st to 6th, 8th to 13th ) | | | | | | | |
| | | | 247.94 | - | 46.91 | = | 201.03 SQM. |
| COLUMN AREA | | | | | | = | 4.89 SQM. |
| NET BU AREA | | | | | | = | 205.92 SQM. |
| | | | 205.92 | x | 3 | = | 617.77 SQM. |
| | | | 617.77 | x | 12 | = | 7413.24 SQM. |

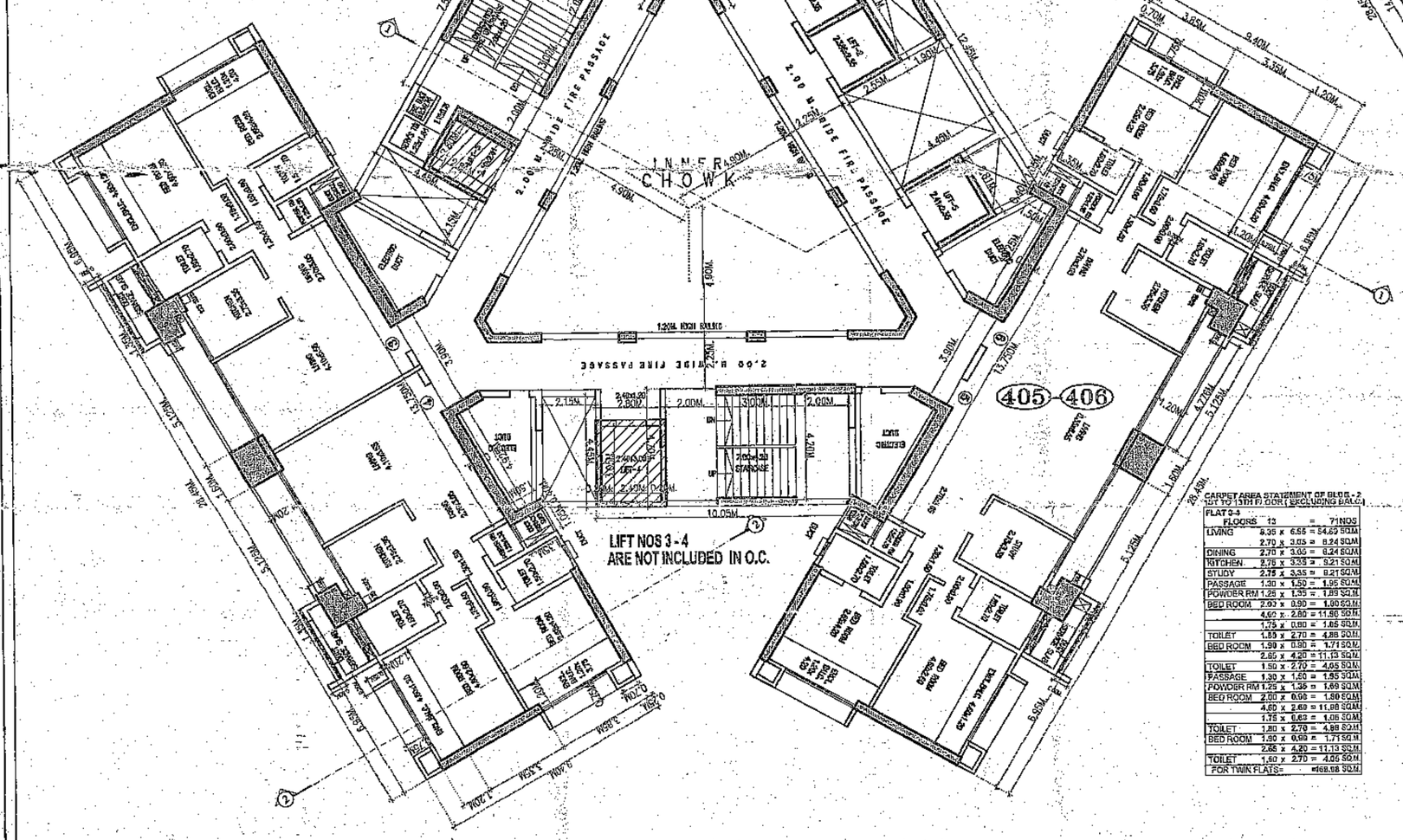
| BALCONY AREA STATEMENT FOR TYPICAL FLR | | | | | | | |
|---|---|---|---|---|---|---|---|
| (1st to 6th, 8th to 13th ) | | | | | | | |
| PERMISSIBLE BALCONY | | | | | | | |
| | 10 % | OF | 205.92 | | | = | 20.59 SQM. |
| b1 | 2 | x | 4.70 | x | 1.20 | = | 11.28 SQM. |
| b2 | 2 | x | 1.20 | x | 3.85 | = | 9.24 SQM. |
| TOTAL BALC AREA PROVIDED PER FLR= | | | | | | | 20.52 SQM. |
| EXCESS BALCONY AREA | | | | | | | 0.00 SQM. |
| B.U.AREA | | | 617.77 | x | 12 | = | 7413.24 SQM. |
| EXCESS BALC AREA | | | | | | = | 0.00 SQM. |
| NET B.U.AREA | | | | | | = | 7413.24 SQM. |




## AREA LINE DIAGRAM OF TYPICAL FLOOR ( 4th )

| CARPET AREA STATEMENT OF BLDG - 2 | | | | | | | |
|---|---|---|---|---|---|---|---|
| FLAT 1,2,3,4,5,6 | | | | | | | |
| FLOORS | 12 | | | | | = | 71NOS |
| TOTAL | | | | | | = | 71NOS |
| LIVING | 4.10 | x | 6.65 | = | 26.66 SQM. | | |
| DINING | 2.70 | x | 3.05 | = | 8.24 SQM. | | |
| KIT / STUDY | 2.75 | x | 3.35 | = | 9.21SQM. | | |
| PASSAGE | 1.30 | x | 1.50 | = | 1.95 SQM. | | |
| POWDER RM | 1.25 | x | 1.51 | = | 1.89 SQM. | | |
| BED ROOM | 2.00 | x | 0.90 | = | 1.80 SQM. | | |
| | 4.60 | x | 2.60 | = | 11.96SQM. | | |
| | 1.75 | x | 0.90 | = | 1.58 SQM. | | |
| TOILET | 1.80 | x | 2.70 | = | 4.86 SQM. | | |
| BED ROOM | 1.50 | x | 0.90 | = | 1.71SQM. | | |
| | 2.65 | x | 4.20 | = | 11.13 SQM. | | |
| TOILET | 1.50 | x | 2.70 | = | 4.05 SQM. | | |
| | | | | | = 86.51SQM. | | |




## TYPICAL FLOOR PLAN ( 4th ) OF BUILDING-2

| STAIRCASE & LIFT AREA STATEMENT FOR | | | | | | | |
|---|---|---|---|---|---|---|---|
| (1st to 6th, 8th to 13th ) | | | | | | | |
| ST1 | 1 | x | 4.700 | x | 7.250 | = | 34.08 SQM. |
| L2 | 1 | x | 2.250 | x | 2.600 | = | 5.85 SQM. |
| L3 | 1 | x | 2.800 | x | 5.370 | = | 15.04 SQM. |
| L4 | 1 | x | 2.250 | x | 5.370 | = | 12.08 SQM. |
| L5 | 1 | x | 2.800 | x | 2.810 | = | 7.87 SQM. |
| L6 | 1 | x | 2.250 | x | 2.810 | = | 6.32 SQM. |
| L7 | 1 | x | 2.800 | x | 4.703 | = | 13.16 SQM. |
| L8 | 1 | x | 2.800 | x | 2.289 | = | 6.41 SQM. |
| P1 | 3 | x | 3.900 | x | 1.350 | = | 15.91 SQM. |
| P2 | 3 | x | 5.390 | x | 1.720 | = | 27.81 SQM. |
| P3 | 3 | x | 2.500 | x | 1.440 | = | 10.80 SQM. |
| P4 | 6 | x | 2.500 | x | 0.280 | = | 4.20 SQM. |
| P5 | 1 | x | 2.250 | x | 7.250 | = | 16.31 SQM. |
| P6 | 1 | x | 2.500 | x | 4.270 | = | 10.68 SQM. |
| P7 | 1 | x | 2.500 | x | 2.600 | = | 6.50 SQM. |
| P8 | 1 | x | 2.400 | x | 2.500 | = | 6.00 SQM. |
| P9 | 1 | x | 7.250 | x | 2.250 | = | 16.31 SQM. |
| P10 | 6 | x | 0.400 | x | 1.200 | = | 2.88 SQM. |
| EXCESS PASS IN FSI | | | 0.37 | x | 3 | = | 1.11 SQM. |
| TOTAL 'A' | | | | | | | 219.10 SQM. |

| FIRE STAIRCASE & LIFT AREA STATEMENT FOR | | | | | | | |
|---|---|---|---|---|---|---|---|
| (1st to 6th, 8th to 13th ) | | | | | | | |
| ST2 | 1 | x | 4.700 | x | 7.250 | = | 34.08 SQM. |
| L1 | 1 | x | 2.810 | x | 2.600 | = | 7.31 SQM. |
| TOTAL 'B' | | | | | | | 41.39 SQM. |
| TOTAL 'A'+'B' | | | 41.39 + 219.10 | | | = | 260.49 SQM. |
| NET AREA PER FLR | | | | | | = | 260.49 SQM. |
| | | | | | | x | 12 FLOORS |
| | | | | | | | 3125.88 SQM. |

| SERVANT'S TOILET AREA CALCULATIONS | | | | | | | |
|---|---|---|---|---|---|---|---|
| SR1 | 1 | x | 1.200 | x | 1.600 | = | 1.920 SQM. |
| SR2 | 1 | x | 0.900 | x | 1.000 | = | 0.900 SQM. |
| SR3 | 1 | x | 0.250 | x | 1.000 | = | 0.250 SQM. |
| SR4 | 1 | x | 1.460 | x | 0.150 | = | 0.219 SQM. |
| TOTAL SERVSTOI | | | | | | | 4.29 SQM. |

| CARPET AREA STATEMENT OF BLDG - 2 | | | | | | | |
|---|---|---|---|---|---|---|---|
| (1ST TO 13TH FLOOR ( EXCLUDING BALC.) | | | | | | | |
| FLAT 3-4 | | | | | | | |
| FLOORS | 12 | | | | | = | 71NOS |
| LIVING | 8.35 | x | 6.55 | = | 54.67 SQM. | | |
| | 2.70 | x | 3.05 | = | 8.24 SQM. | | |
| DINING | 2.70 | x | 3.05 | = | 8.24 SQM. | | |
| KITCHEN | 2.75 | x | 3.35 | = | 9.21 SQM. | | |
| STUDY | 2.75 | x | 3.35 | = | 9.21 SQM. | | |
| PASSAGE | 1.30 | x | 1.50 | = | 1.95 SQM. | | |
| POWDER RM | 1.25 | x | 1.51 | = | 1.89 SQM. | | |
| BED ROOM | 2.00 | x | 0.90 | = | 1.80 SQM. | | |
| | 4.60 | x | 2.60 | = | 11.96 SQM. | | |
| | 1.75 | x | 0.90 | = | 1.58 SQM. | | |
| TOILET | 1.80 | x | 2.70 | = | 4.86 SQM. | | |
| BED ROOM | 1.50 | x | 0.90 | = | 1.71SQM. | | |
| | 2.65 | x | 4.20 | = | 11.13 SQM. | | |
| TOILET | 1.50 | x | 2.70 | = | 4.05 SQM. | | |
| FOR TWIN FLATS= | | | | | =468.56 SQM. | | |

NAME, ADDRESS AND SIGNATURE OF ARCHITECT

M/s BHALWANKAR ASSOCIATES
ARCHITECTS AND VALUERS
GROUND PLATA, 1ST FL, OPP. ST. ANTONY'S CONVT, BEL ROAD, DADAR (WEST), BOMBAY - 400 028
PHONE: 2842 2263 /2845 8669

Ratan Bahubali Bhalwankar

F O R M - II

CONTENTS OF SHEET

PLAN, AREA LINE DIAGRAM & AREA CALCULATIONS OF TYPICAL FLOOR (4th ) CARPET AREA CALCULATIONS OF TYPICAL FLOOR

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING NO.2 ON LAND BEARING C.S. NO.412, 1/412, 2/412, 3/412, 4/412 & 4A/412 OF MAZGAON DIVISION, AT DR.MASCARENHAS ROAD IN E- WARD, BYCULLA, MUMBAI

NAME OF OWNER

M/s Red Stone Realtors

SHAKEEL AFZAL LADAK

STAMP OF APPROVAL EB / 2476 / E / A
O.C.C. FOR SALE BUILDING NO.2 ON LAND BEARING C.S.NO.412, 1/412, 2/412, 3/412, 4/412 & 4A/412 OF MAZGAON DIVISION AT DR. MASCARENHAS ROAD IN E- WARD, BYCULLA, MUMBAI GROUND + 5 PODIUMS + 6TH PODIUM TERRACE + 1ST TO 25th & 26TH (PART) RESI FLOORS + LIFT & O.H.TANKS = TOTAL Ht. 116.40 M.

S.E.B.P. (CITY) Sandeep Ulhas Wadalkar

A.E.B.P. (CITY) Ravindra Dagaji Deore

Chandrakant Pundlik Metkar