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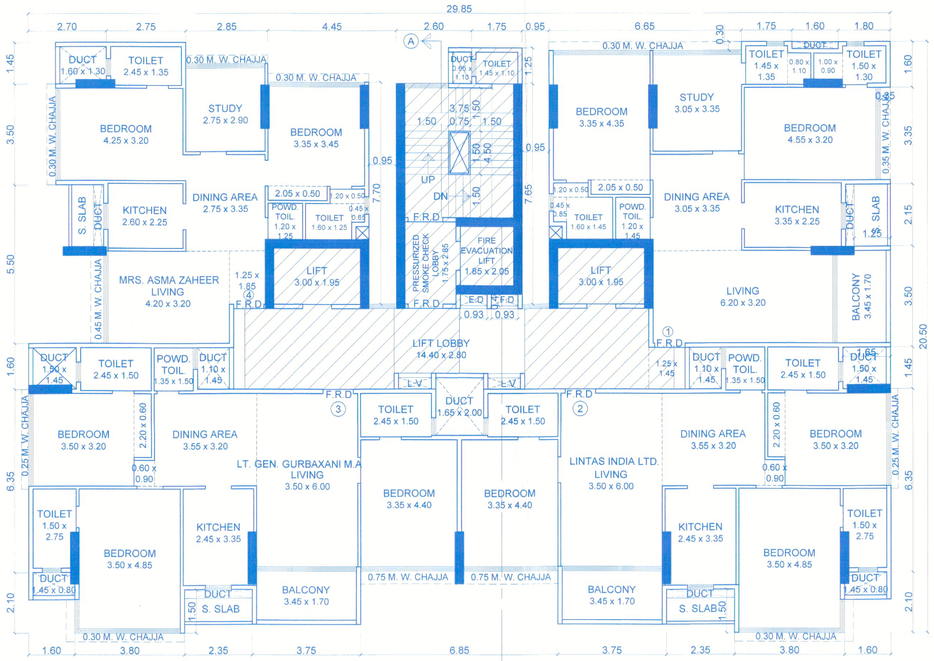
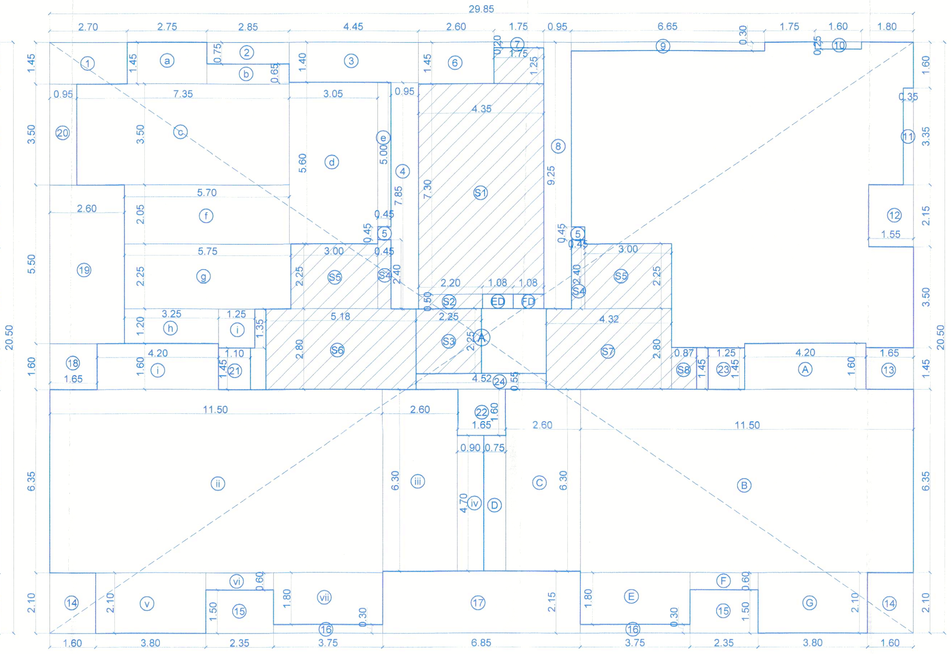


12TH FLOOR PLAN
SCALE :- 1:100



BUILT-UP AREA LINE DIAGRAM
12TH FLOOR SCALE 1:100

BUILT-UP AREA CALCULATION
FOR 12TH FLOOR

A -	29.85	X	20.50	X	1	=	611.93	SQ.MT
TOTAL ADDITION						=	611.93	SQ.MT (X)

DEDUCTIONS

1 -	2.70	X	1.45	X	1	=	3.92	SQ.MT
2 -	2.85	X	0.75	X	1	=	2.14	SQ.MT
3 -	4.45	X	1.40	X	1	=	6.23	SQ.MT
4 -	0.95	X	7.85	X	1	=	7.46	SQ.MT
5 -	0.45	X	0.45	X	2	=	0.41	SQ.MT
6 -	2.60	X	1.45	X	1	=	3.77	SQ.MT
7 -	1.75	X	0.20	X	1	=	0.35	SQ.MT
8 -	0.95	X	9.25	X	1	=	8.79	SQ.MT
9 -	6.65	X	0.30	X	1	=	2.00	SQ.MT
10 -	1.60	X	0.25	X	1	=	0.40	SQ.MT
11 -	0.35	X	3.35	X	1	=	1.17	SQ.MT
12 -	1.55	X	2.15	X	1	=	3.33	SQ.MT
13 -	1.65	X	1.45	X	1	=	2.39	SQ.MT
14 -	1.60	X	2.10	X	2	=	6.72	SQ.MT
15 -	2.35	X	1.50	X	2	=	7.05	SQ.MT
16 -	3.75	X	0.30	X	2	=	2.25	SQ.MT
17 -	6.85	X	2.15	X	1	=	14.73	SQ.MT
18 -	1.65	X	1.60	X	1	=	2.64	SQ.MT
19 -	2.60	X	5.50	X	1	=	14.30	SQ.MT
20 -	0.95	X	3.50	X	1	=	3.33	SQ.MT
21 -	1.10	X	1.45	X	1	=	1.60	SQ.MT
22 -	1.65	X	1.60	X	1	=	2.64	SQ.MT
23 -	1.25	X	1.45	X	1	=	1.81	SQ.MT
24 -	4.52	X	0.55	X	1	=	2.49	SQ.MT
ED -	1.08	X	0.50	X	1	=	0.54	SQ.MT
FD -	1.08	X	0.50	X	1	=	0.54	SQ.MT
TOTAL DEDUCTION						=	103.00	SQ.MT (a)
TOTAL GROSS AREA (X-a)						=	508.93	SQ.MT (Y)

DEDUCTION FOR ST, L & LL AREA

S1 -	4.35	X	7.30	X	1	=	31.76	SQ.MT
S2 -	2.20	X	0.50	X	1	=	1.10	SQ.MT
S3 -	2.25	X	2.25	X	1	=	5.06	SQ.MT
S4 -	0.45	X	2.40	X	2	=	2.16	SQ.MT
S5 -	3.00	X	2.25	X	2	=	13.50	SQ.MT
S6 -	5.18	X	2.80	X	1	=	14.50	SQ.MT
S7 -	4.32	X	2.80	X	1	=	12.10	SQ.MT
S8 -	0.87	X	1.45	X	1	=	1.26	SQ.MT
TOTAL ST, L & LL. AREA						=	81.44	SQ.MT (b)

DEDUCTION FOR SERVANT TOILET AREA

T1 -	1.75	X	1.25	X	1	=	2.19	SQ.MT
TOTAL SERVANT TOILET AREA						=	2.19	SQ.MT (c)

DEDUCTION FOR RESI.2 AREA

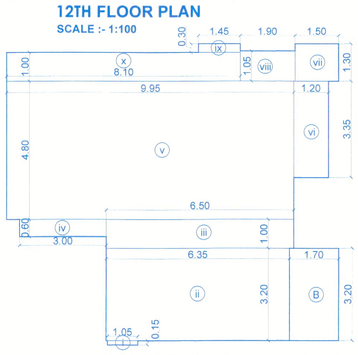
A -	4.20	X	1.60	X	1	=	6.72	SQ.MT
B -	11.50	X	6.35	X	1	=	73.03	SQ.MT
C -	2.60	X	6.30	X	1	=	16.38	SQ.MT
D -	0.75	X	4.70	X	1	=	3.53	SQ.MT
E -	3.75	X	1.80	X	1	=	6.75	SQ.MT
F -	2.35	X	0.60	X	1	=	1.41	SQ.MT
G -	3.80	X	2.10	X	1	=	7.98	SQ.MT
TOTAL RESI.2 AREA						=	115.80	SQ.MT (d)

DEDUCTION FOR RESI.3 AREA

i -	4.20	X	1.60	X	1	=	6.72	SQ.MT
ii -	11.50	X	6.35	X	1	=	73.03	SQ.MT
iii -	2.60	X	6.30	X	1	=	16.38	SQ.MT
iv -	0.90	X	4.70	X	1	=	4.23	SQ.MT
v -	3.80	X	2.10	X	1	=	7.98	SQ.MT
vi -	2.35	X	0.60	X	1	=	1.41	SQ.MT
vii -	3.75	X	1.80	X	1	=	6.75	SQ.MT
TOTAL RESI.3 AREA						=	116.50	SQ.MT (e)

DEDUCTION FOR RESI.4 AREA

a -	2.75	X	1.45	X	1	=	3.99	SQ.MT
b -	2.85	X	0.65	X	1	=	1.85	SQ.MT
c -	7.35	X	3.50	X	1	=	25.73	SQ.MT
d -	3.05	X	5.60	X	1	=	17.08	SQ.MT
e -	0.45	X	5.00	X	1	=	2.25	SQ.MT
f -	5.70	X	2.05	X	1	=	11.69	SQ.MT
g -	5.75	X	2.25	X	1	=	12.94	SQ.MT
h -	3.25	X	1.20	X	1	=	3.90	SQ.MT
i -	1.25	X	1.35	X	1	=	1.69	SQ.MT
TOTAL RESI.4 AREA						=	81.12	SQ.MT (f)
NET SALE BUILT-UP AREA [(Y) - (b) - (c) - (d) - (e) - (f)]						=	111.88	SQ.MT (g)



FLAT NO. 1 RERA CARPET AREA LINE DIAGRAM
12TH FLOOR SCALE :- 1:100

RERA CARPET AREA CALCULATION
12TH FLOOR FLAT NO. 1

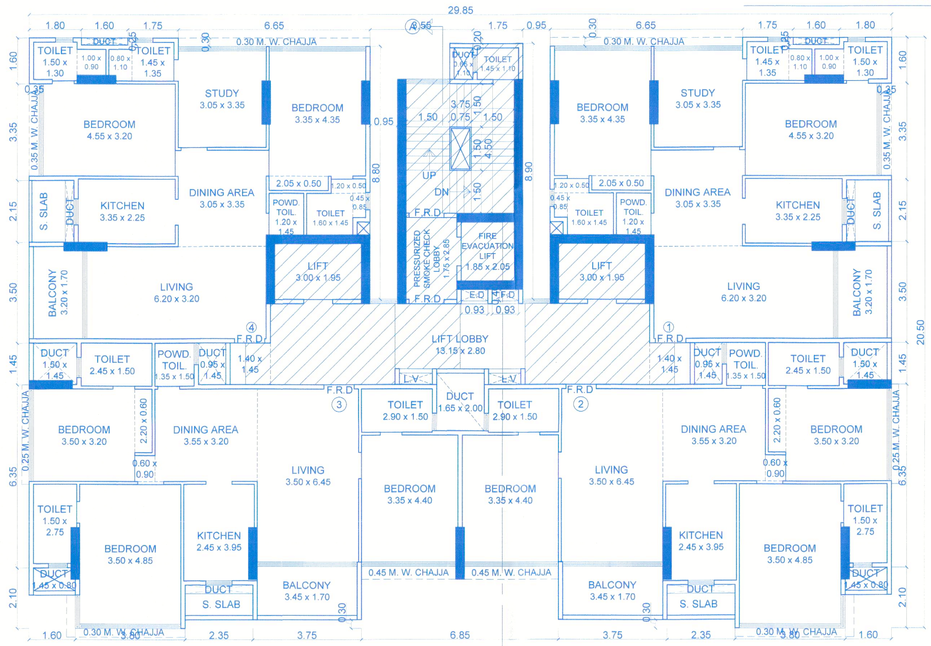
ADDITIONS							- 1.00	NOS.
i -	1.05	X	0.15	X	1	=	0.16	SQ.MT
ii -	6.35	X	3.20	X	1	=	20.32	SQ.MT
iii -	6.50	X	1.00	X	1	=	6.50	SQ.MT
iv -	3.00	X	0.60	X	1	=	1.80	SQ.MT
v -	9.95	X	4.80	X	1	=	47.76	SQ.MT
vi -	1.20	X	3.35	X	1	=	4.02	SQ.MT
vii -	1.50	X	1.30	X	1	=	1.95	SQ.MT
viii -	1.90	X	1.05	X	1	=	2.00	SQ.MT
ix -	1.45	X	0.30	X	1	=	0.44	SQ.MT
x -	8.10	X	1.00	X	1	=	8.10	SQ.MT
TOTAL ADDITION						=	93.05	SQ.MT a
BALCONY								
B -	1.70	X	3.20	X	1	=	5.44	SQ.MT
TOTAL BALCONY						=	5.44	SQ.MT b
TOTAL AREA (a + b)						=	98.49	SQ.MT

CARPET AREA CALCULATION
12TH FLOOR FLAT NO. 2 & 3

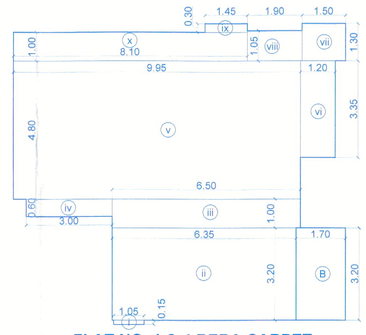
ADDITIONS							- 2.00	NOS.
LIVING -	3.50	X	6.00	X	1	=	21.00	SQ.MT
D. JAM -	1.05	X	0.15	X	1	=	0.16	SQ.MT
BALCONY -	3.45	X	1.70	X	1	=	5.87	SQ.MT
DINING -	3.55	X	3.20	X	1	=	11.36	SQ.MT
-	0.60	X	0.90	X	1	=	0.54	SQ.MT
P. TOI. -	1.35	X	1.50	X	1	=	2.03	SQ.MT
KITCHEN -	2.45	X	3.35	X	1	=	8.21	SQ.MT
BEDROOM -	3.50	X	4.85	X	1	=	16.98	SQ.MT
TOILET -	1.50	X	2.75	X	1	=	4.13	SQ.MT
D. JAM -	0.75	X	0.10	X	1	=	0.08	SQ.MT
BEDROOM -	3.50	X	3.20	X	1	=	11.20	SQ.MT
-	2.20	X	0.60	X	1	=	1.32	SQ.MT
D. JAM -	0.90	X	0.10	X	1	=	0.09	SQ.MT
TOILET -	2.45	X	1.50	X	1	=	3.68	SQ.MT
D. JAM -	0.75	X	0.10	X	1	=	0.08	SQ.MT
BEDROOM -	3.35	X	4.40	X	1	=	14.74	SQ.MT
D. JAM -	0.90	X	0.10	X	1	=	0.09	SQ.MT
TOILET -	2.45	X	1.50	X	1	=	3.68	SQ.MT
TOTAL ADDITION						=	105.24	SQ.MT

CARPET AREA CALCULATION
12TH FLOOR FLAT NO. 4

ADDITIONS							- 1.00	NOS.
LIVING -	4.20	X	3.20	X	1	=	13.44	SQ.MT
-	1.25	X	1.85	X	1	=	2.31	SQ.MT
DINING -	2.75	X	3.35	X	1	=	9.21	SQ.MT
P.TOI. -	1.20	X	1.25	X	1	=	1.50	SQ.MT
KITCHEN -	2.65	X	2.25	X	1	=	5.96	SQ.MT
STUDY -	2.75	X	2.90	X	1	=	7.98	SQ.MT
BEDROOM -	3.35	X	3.45	X	1	=	11.56	SQ.MT
-	2.05	X	0.50	X	1	=	1.03	SQ.MT
TOILET -	1.60	X	1.25	X	1	=	2.00	SQ.MT
-	0.45	X	0.65	X	1	=	0.29	SQ.MT
-	1.20	X	0.50	X	1	=	0.60	SQ.MT
BEDROOM -	4.25	X	3.20	X	1	=	13.60	SQ.MT
TOILET -	2.45	X	1.35	X	1	=	3.31	SQ.MT
D. JAM -	0.75	X	0.10	X	1	=	0.08	SQ.MT
TOTAL ADDITION						=	72.87	SQ.MT



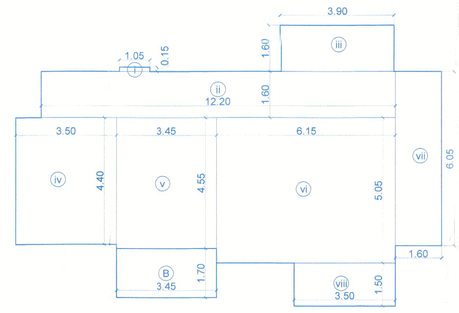
13TH FLOOR PLAN
SCALE :- 1:100



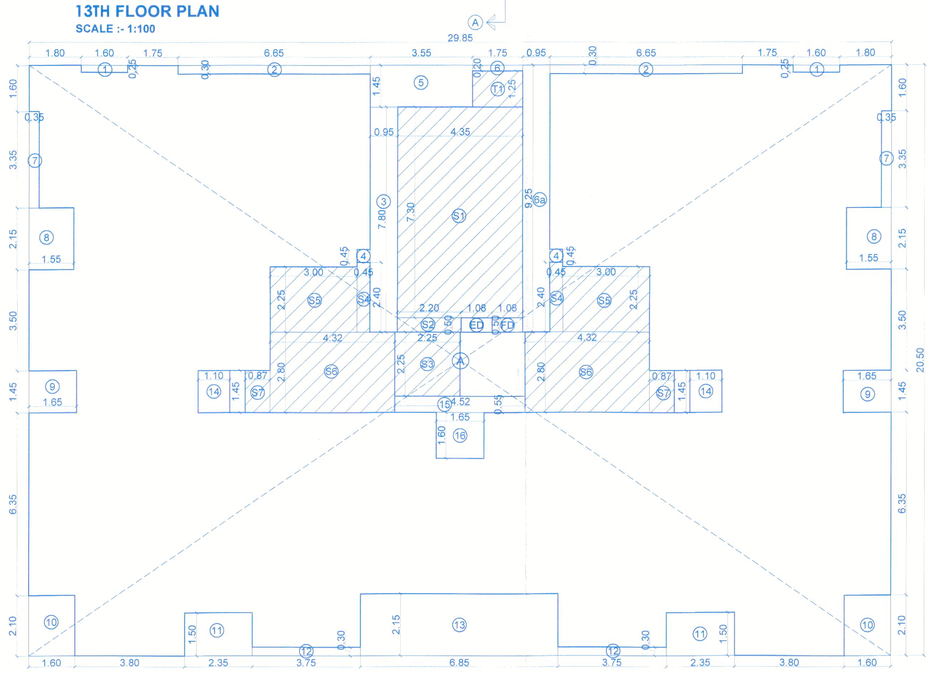
FLAT NO. 1 & 4 RERA CARPET AREA LINE DIAGRAM
13TH FLOOR SCALE :- 1:100

RERA CARPET AREA CALCULATION
13TH FLOOR
FLAT NO. 1 & 4

ADDITIONS							- 2.00	NOS.
i -	1.05	X	0.15	X	1	=	0.16	SQ.MT
ii -	6.35	X	3.20	X	1	=	20.32	SQ.MT
iii -	6.50	X	1.00	X	1	=	6.50	SQ.MT
iv -	3.00	X	0.60	X	1	=	1.80	SQ.MT
v -	9.95	X	4.80	X	1	=	47.76	SQ.MT
vi -	1.20	X	3.35	X	1	=	4.02	SQ.MT
vii -	1.50	X	1.30	X	1	=	1.95	SQ.MT
viii -	1.90	X	1.05	X	1	=	2.00	SQ.MT
ix -	1.45	X	0.30	X	1	=	0.44	SQ.MT
x -	8.10	X	1.00	X	1	=	8.10	SQ.MT
TOTAL ADDITION						=	93.05	SQ.MT a
BALCONY								
B -	1.70	X	3.20	X	1	=	5.44	SQ.MT
TOTAL BALCONY						=	5.44	SQ.MT b
TOTAL AREA (a + b)						=	98.49	SQ.MT



FLAT NO. 2 & 3 RERA CARPET AREA LINE DIAGRAM
13TH FLOOR SCALE :- 1:100



BUILT-UP AREA LINE DIAGRAM
13TH FLOOR SCALE 1:100

BUILT-UP AREA CALCULATION
FOR 13TH FLOOR

A -	29.85	X	20.50	X	1	=	611.93	SQ.MT
TOTAL ADDITION						=	611.93	SQ.MT (X)

DEDUCTIONS

1 -	1.60	X	0.25	X	2	=	0.80	SQ.MT
2 -	6.65	X	0.30	X	2	=	3.99	SQ.MT
3 -	0.95	X	7.80	X	1	=	7.41	SQ.MT
4 -	0.45	X	0.45	X	2	=	0.41	SQ.MT
5 -	3.55	X	1.45	X	1	=	5.15	SQ.MT
6 -	1.75	X	0.20	X	1	=	0.35	SQ.MT
6a -	0.95	X	9.25	X	1	=	8.79	SQ.MT
7 -	0.35	X	3.35	X	2	=	2.35	SQ.MT
8 -	1.55	X	2.15	X	2	=	6.67	SQ.MT
9 -	1.65	X	1.45	X	2	=	4.79	SQ.MT
10 -	1.60	X	2.10	X	2	=	6.72	SQ.MT
11 -	2.35	X	1.50	X	2	=	7.05	SQ.MT
12 -	3.75	X	0.30	X	2	=	2.25	SQ.MT
13 -	6.85	X	2.15	X	1	=	14.73	SQ.MT
14 -	1.10	X	1.45	X	2	=	3.19	SQ.MT
15 -	4.52	X	0.55	X	1	=	2.49	SQ.MT
16 -	1.65	X	1.60	X	1	=	2.64	SQ.MT
ED -	1.08	X	0.50	X	1	=	0.54	SQ.MT
FD -	1.08	X	0.50	X	1	=	0.54	SQ.MT
TOTAL DEDUCTION						=	80.86	SQ.MT (a)
TOTAL GROSS AREA (X-a)						=	531.07	SQ.MT (Y)

DEDUCTION FOR ST, L & LL AREA

S1 -	4.35	X	7.30	X	1	=	31.76	SQ.MT
S2 -	2.20	X	0.50	X	1	=	1.10	SQ.MT
S3 -	2.25	X	2.25	X	1	=	5.06	SQ.MT
S4 -	0.45	X	2.40	X	2	=	2.16	SQ.MT
S5 -	3.00	X	2.25	X	2	=	13.50	SQ.MT
S6 -	4.32	X	2.80	X	2	=	24.19	SQ.MT
S7 -	0.87	X	1.45	X	2	=	2.52	SQ.MT
TOTAL ST, L & LL. AREA						=	80.29	SQ.MT (b)

DEDUCTION FOR SERVANT TOILET AREA

T1 -	1.75	X	1.25	X	1	=	2.19	SQ.MT
TOTAL SERVANT TOILET AREA						=	2.19	SQ.MT (c)
NET SALE BUILT-UP AREA [(Y) - (b) - (c)]						=	448.59	SQ.MT (d)

RERA CARPET AREA CALCULATION
13TH FLOOR
FLAT NO. 2 & 3

ADDITIONS							- 2.00	NOS.
i -	1.05	X	0.15	X	1	=	0.16	SQ.MT
ii -	12.20	X	1.60	X	1	=	19.52	SQ.MT
iii -	3.90	X	1.60	X	1	=	6.24	SQ.MT
iv -	3.50	X	4.40	X	1	=	15.40	SQ.MT
v -	3.45	X	4.55	X	1	=	15.70	SQ.MT
vi -	6.15	X	5.05	X	1	=	31.06	SQ.MT
vii -	1.60	X	6.05	X	1	=	9.68	SQ.MT
viii -	3.50	X	1.50	X	1	=	5.25	SQ.MT
TOTAL ADDITION						=	103.01	SQ.MT a
BALCONY								
B -	3.45	X	1.70	X	1	=	5.87	SQ.MT
TOTAL BALCONY						=	5.87	SQ.MT b
TOTAL AREA (a + b)						=	108.88	SQ.MT

Approved Subject to the condition Mentioned in this office permission Letter No. SRA/ENG/H.....0148/ Dt. 20 JAN 2026 .....2025/421/APLS

Executive Engineer
Slum Rehabilitation Authority
Brhanmumbai

STAMP OF APPROVAL OF PLANS

STAMP OF DATE OF RECEIPT OF PLANS

REVISION	DESCRIPTION	DATE	SIGNATURE

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED S.R.SCHEME ON PLOT BEARING F.P. NO. 1/C3, TPS - BANDRA - II, C.T.S. NO. F/1172, OF VILLAGE F-WARD BANDRA, TALUKA - BANDRA, S.V. ROAD, BANDRA (W), MUMBAI - 400 050.

NAME OF OWNER

M/S. ROSWALT REALTY PVT. LTD.

NORTH	JOB NO.	DWG. NO.	SCALE	CHK. BY	DRAWN BY

SIGNATURE, NAME AND ADDRESS OF ARCHITECT

RE-FORM
CONSULTANTS
802-B, 8TH FLOOR, GRANDE PALLADIUM, 175, CST ROAD, KALINA, NEXT TO SHAMAN MOTORS, SANTACRUZ (EAST), MUMBAI- 400 098.
TEL/FAX - 022-6604 2300 MOBILE- 98211 96600
E-MAIL - reformconsultants.in@gmail.com