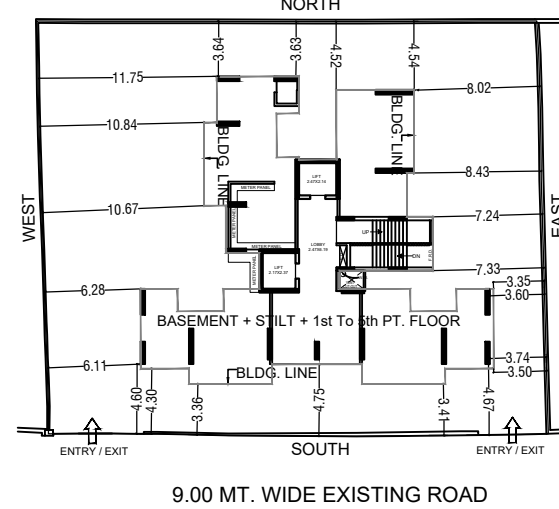
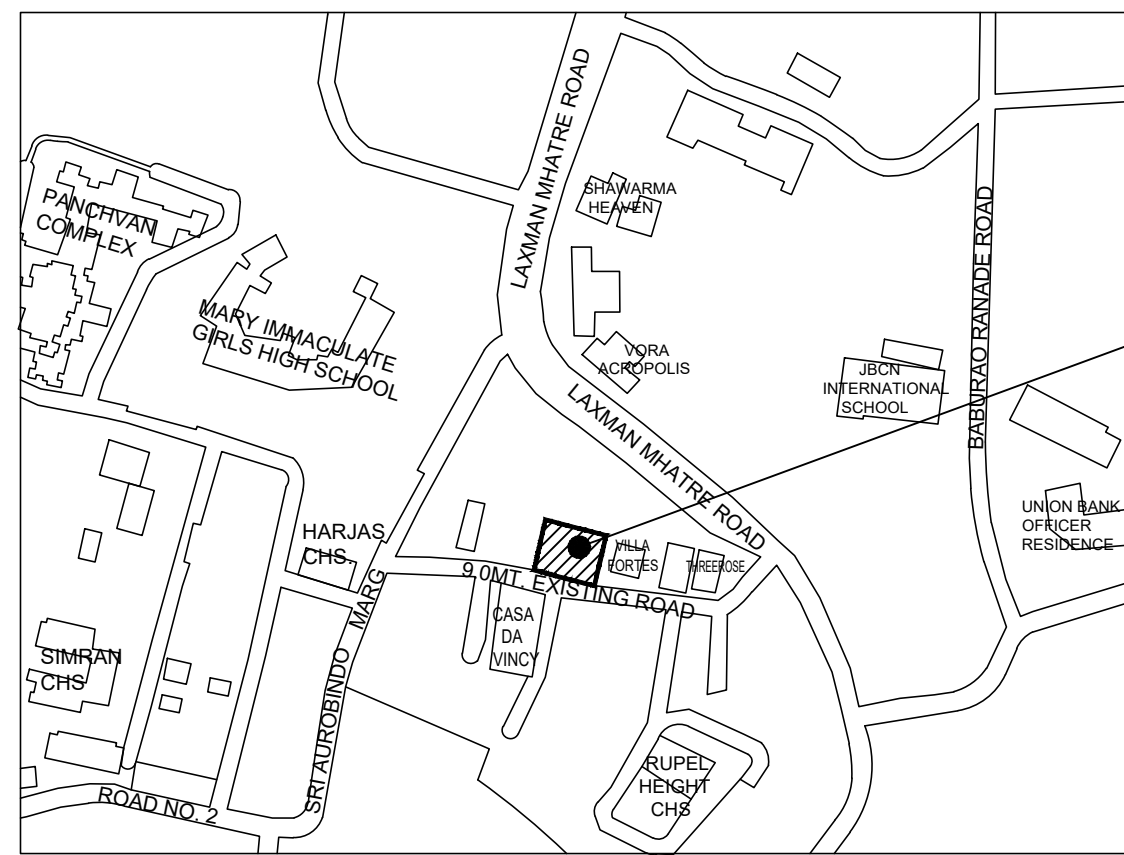
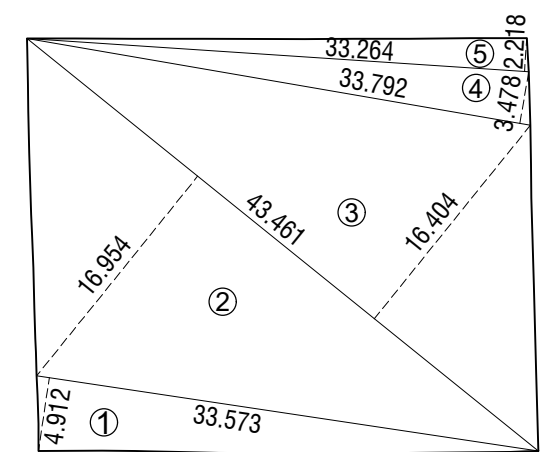




BLOCK PLAN
SCALE: 1:500



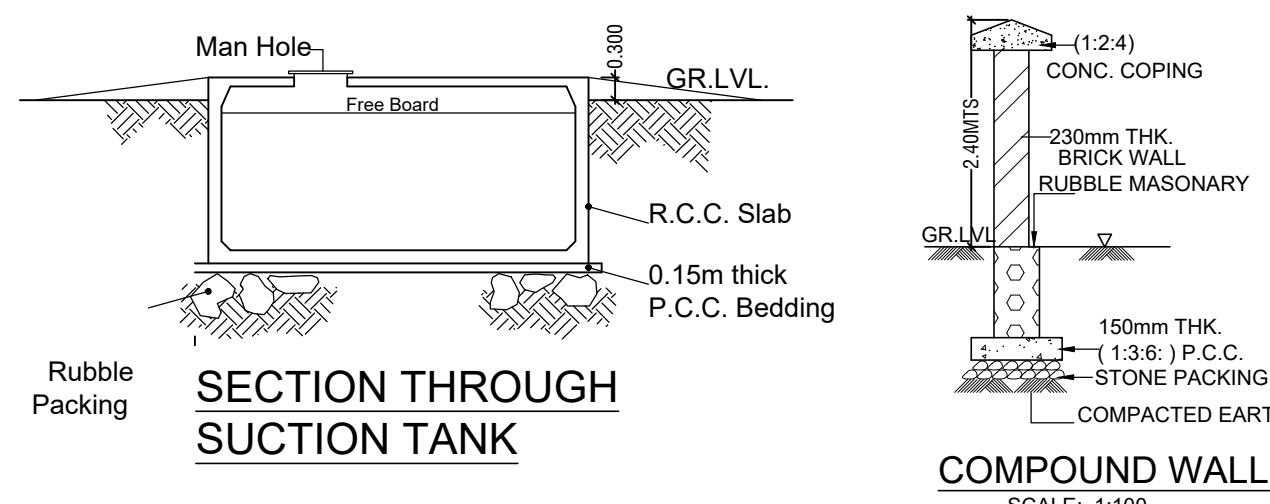
LOCATION PLAN
SCALE: 1:4000



PLOT AREA DIAGRAM
SCALE: 1:500

PLOT AREA CALCULATION				
1	33.573	X	4.912	X 0.50 = 82.46
2	43.461	X	16.954	X 0.50 = 368.42
3	43.461	X	16.404	X 0.50 = 356.47
4	33.792	X	3.478	X 0.50 = 58.76
5	33.264	X	2.218	X 0.50 = 36.89
TOTAL AREA OF PLOT				= 903.00
SAY AREA OF THE PLOT AS PER P.R. CARD				= 903.00

PROP SITE U/R



PARKING STATEMENT AS PER D.C.P.R. 2034

CARPET AREA	No. OF FLATS	PARKING PERMISSIBLE	PARKING PROP.
BELOW 45.00 Sq.mts.	07.00 Nos.	1 PARKING FOR 4 TENEMENTS	01.75 Nos.
45.00 TO 60.00 Sq.mts.	12.00 Nos.	1 PARKING FOR 2 TENEMENTS	06.00 Nos.
60.00 TO 90.00 Sq.mts.	00.00 Nos.	1 PARKING FOR 1 TENEMENT	00.00 Nos.
ABOVE 90.00 Sq.mts.	00.00 Nos.	2 PARKING FOR 1 TENEMENT	00.00 Nos.
TOTAL	19.00 Nos.		07.75 Nos.
REST. - VISITORS 10%	REQUIRED PARKING (Min. 1 No.)		1.00 Nos.
	TOTAL RESIDENTIAL REQUIRED PARKING		8.75 Nos.
	SAY		9.00 Nos.
	50% ADDITIONAL PARKING (9 X 50% = 4.50)		5.00 Nos.
TOTAL PARKING PROVIDED			34.00 Nos.

PARKING TABLE

	BIG PARKING	SMALL PARKING
STILT FLOOR	16.00	18.00
TOTAL	16.00	18.00
TOTAL CAR PARKING 34.00		

BUILT - UP AREA SUMMARY

FLOOR	GROSS BUILT UP AREA	STAIRCASE, LIFT, LIFT LOBBY AREA	NET BUILT UP AREA
	1	2	3(1-2)
STILT FLOOR	-----	-----	-----
1st FLOOR	235.60	49.83	185.77
2nd FLOOR	264.53	-----	264.53
3rd FLOOR	264.53	-----	264.53
4th FLOOR	273.36	-----	273.36
5th FLOOR	216.60	-----	216.60
TOTAL	1254.62	49.83	1204.79

RERA CARPET AREA

	FLAT NO-1	FLAT NO-2	FLAT NO-3	FLAT NO-4	TOTAL FLATS
STILT FLOOR	-----	-----	-----	-----	-----
1st FLOOR	38.54	38.54	51.82	38.37	04 NOS
2nd FLOOR	51.84	51.84	52.75	38.37	04 NOS
3rd FLOOR	51.84	51.84	52.75	38.37	04 NOS
4th FLOOR	52.73	56.16	55.82	38.37	04 NOS
5th FLOOR	56.16	56.16	-----	38.37	03 NOS
TOTAL FLATS	5 NOS	5 NOS	4 NOS	5 NOS	19 NOS

FILE No. :- P-17087/2023(157 (PT))/R/N Ward/MANDPESHWAR-M R/N

1/4

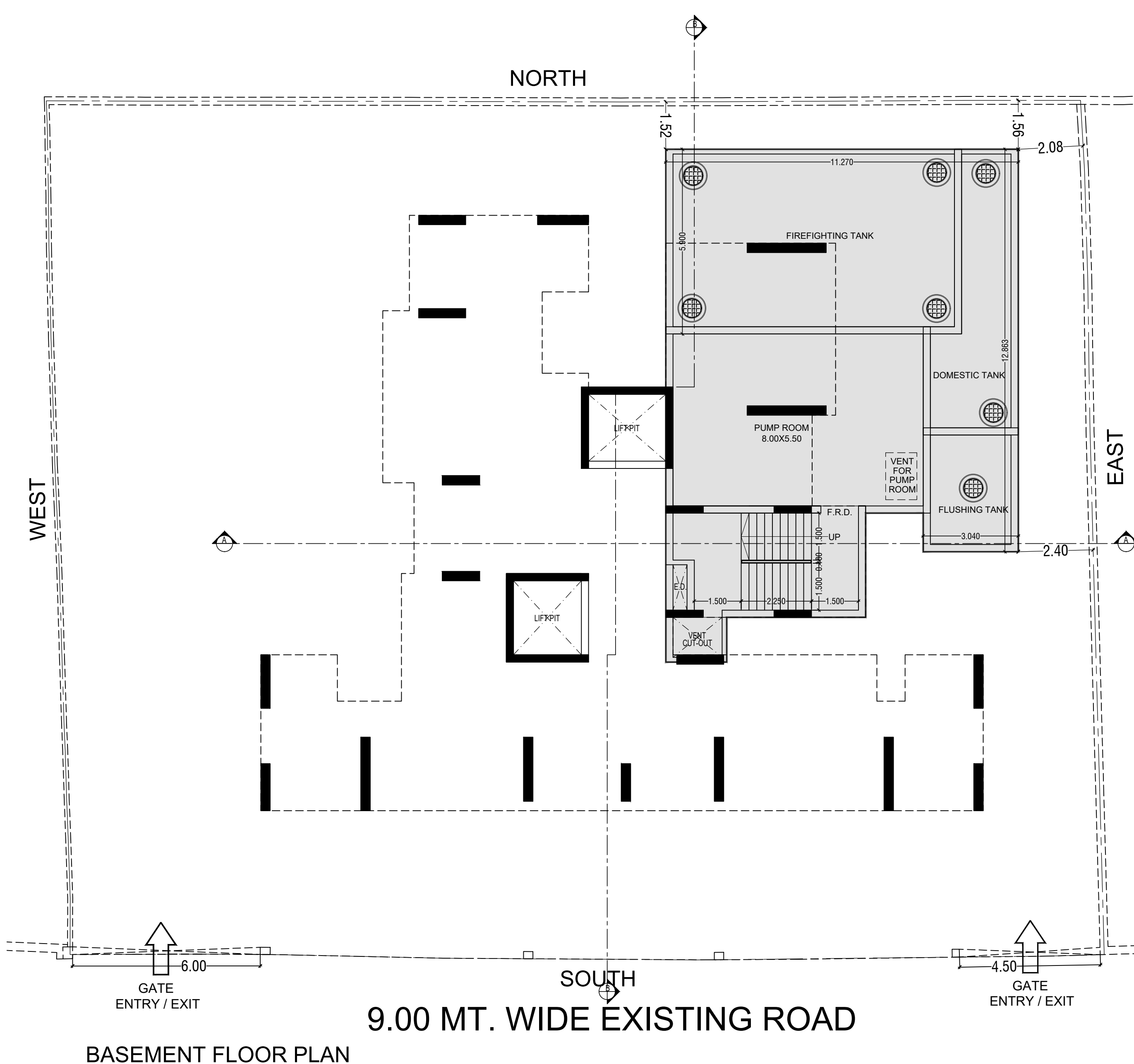
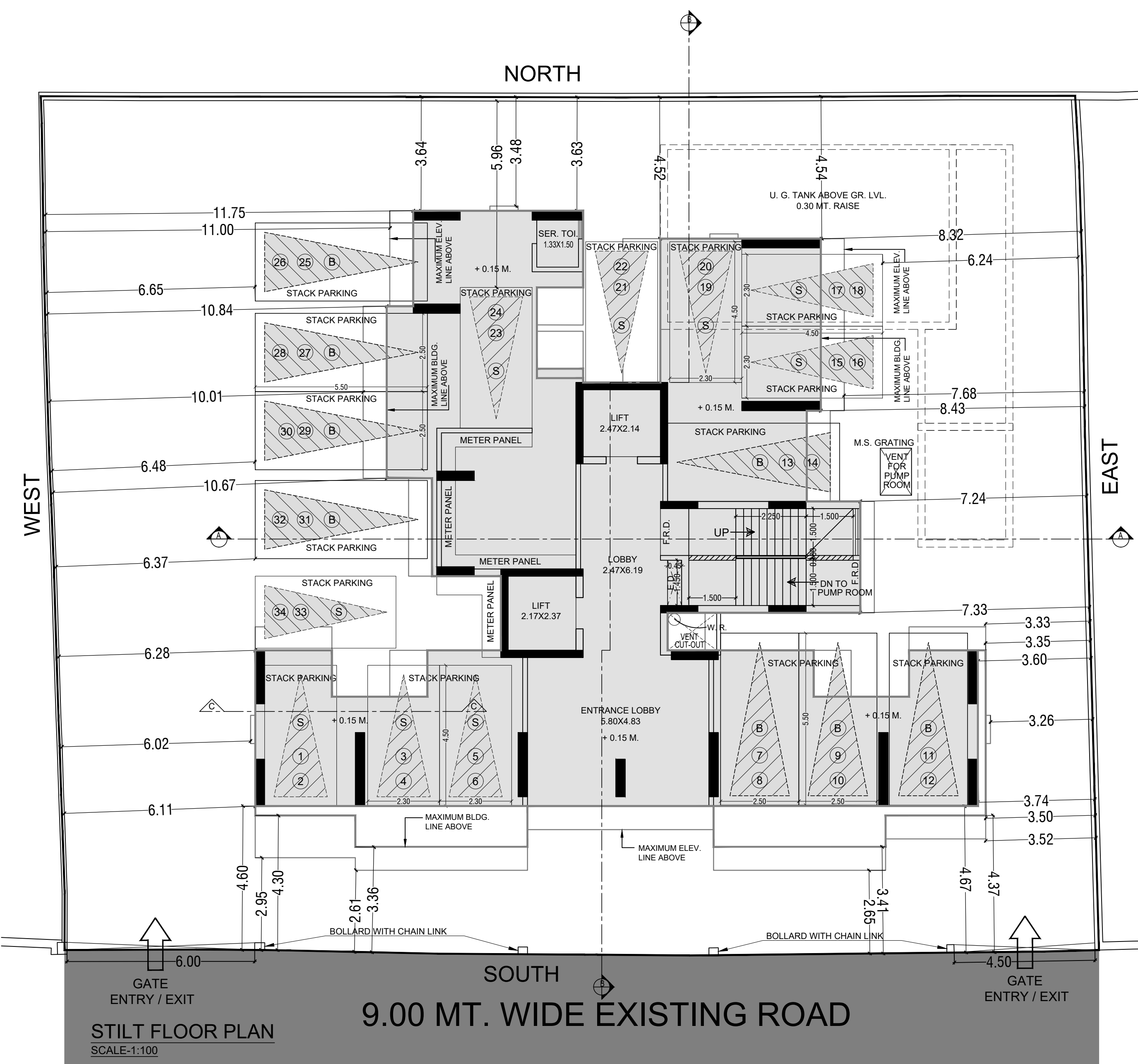
FORM - I

A. AREA STATEMENT	IN SQ.MTS
1) AREA OF THE PLOT	903.00
a) AREA OF RESERVATION IN PLOT	-----
b) AREA OF ROAD SET BACK	-----
c) AREA OF D P ROAD	-----
2) DEDUCTIONS FOR:	
A) FOR RESERVATION/ROAD AREA	-----
a) ROAD SET BACK AREA TO BE HANDED OVER (100%) (REGULATION NO 16)	-----
b) PROPOSED D P ROAD TO BE HANDED OVER (100%) (REGULATION NO 16)	-----
c) RESERVATION AREA (PLOT) TO BE HANDED OVER (100%) (REGULATION NO 17)	-----
TOTAL AREA UNDER ROAD/RESERVATION	-----
B) FOR AMENITY AREA	
a) AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 14(A)	-----
b) AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 14(B)	-----
c) AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 15	-----
d) AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 35	-----
TOTAL AMENITY AREA	-----
C) DEDUCTION FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY LAND COMPONENT OF EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	-----
D) ENCROACHMENT AREA	-----
3) TOTAL DEDUCTION (2(A)+2(B)+2(C)+2(D))	-----
4) BALANCE AREA OF THE PLOT (1)-(3) FOR F.S.I. CALCULATION PURPOSE	903.00
5) PLOT UNDER DEVELOPMENT (5)	903.00
6) ZONAL (BASIC) FSI	ONE
7) PERMISSIBLE BUILT UP AREA AS PER ZONAL(BASIC) FSI (5X6)	903.00
b) AREA OF ROAD SET BACK (TWICE AREA TO BE CLAIMED)	-----
8) PROTECTED AREA 30(C)	100.33
Hill View = (Plot Area - BUA of existing bldg) = (501.66 - 451.50) = 50.16	-----
Ganesh Nagar CHSL = (Plot Area - BUA of existing bldg) = (501.67 - 451.50) = 50.17	-----
9) Additional / Incentive BUA within the cap of 'admissible TDR' as per Table 12 on balance plot 15% of sr.no. 7b above or 10 sqmts per rehab tenant as per reg. 33(7)(B) (8Nos x 10 Sq.mt)	90.00
10) PERMISSIBLE FSI AVAILABLE BY DEVELOPMENT RIGHTS ON PAYMENT OF PREMIUM (a) ADDITIONAL FSI AS PER REG. NO 30(A) (1) TABLE NO 12 0.50 X 903.00 SQ.MT = 451.50 SQ.MT. (b) ADMISSIBLE TDR AS PER ROAD WIDTH OF 9.00 MT. 0.50 X 903.00 SQ.MT = 451.50 SQ.MT.	-----
11) PERMISSIBLE FSI AS PER REG. 30(A)(1)	1.00
12) TOTAL PERMISSIBLE BUILT UP AREA (7 + 8 + 9 + 10(a) + 10(b)) ABOVE	1003.33
13) (a) ADD FSI AS PER 33(12)(B) - REHAB (PAP) (b) ADD FSI AS PER 33(12)(B) - SALE	-----
14) TOTAL PERMISSIBLE BUILT UP AREA [12 + 13(a) + 13(b)]	1003.33
15) TOTAL PROPOSED BUILT UP AREA	1075.82
16) F.S.I. CONSUMED ON NET HOLDING = 154	1.19
B. DETAILS OF RESIDENTIAL / NON-RESIDENTIAL AREA	
1 PURELY RESIDENTIAL BUILT UP AREA	1075.82
2 REMAINING NON-RESIDENTIAL BUILT UP AREA	---
C. DETAILS OF FSI AVAILABLE AS PER REG. NO. 31(3) OF DCPR 2034	
1 FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE (1075.82 X 35% = 376.54 Sq.mt)	376.54
2 FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE FOR PURELY NON RESI	---
3 TOTAL FUNGIBLE BUILT UP AREA PERMISSIBLE = (C1 + C2)	376.54
4 FUNGIBLE BUILT UP AREA COMPONENT PROPOSED FOR PURELY RESI	128.97
5 FUNGIBLE BUILT UP AREA W/O CHARGING PREMIUM FOR RESIDENTIAL FOR RESIDENTIAL REHAB = 368.49 x 0.35 = 128.97	---
6 FUNGIBLE BUILT UP AREA BY CHARGING PREMIUM FOR RESIDENTIAL	---
7 TOTAL GROSS BUILT UP AREA PERMISSIBLE = (14 + C3)	1222.20
8 TOTAL GROSS BUILT UP AREA PROPOSED = (15 + C4)	1204.79
D. TENEMENT STATEMENT	
1 PROP. AREA (ITEM C-4 ABOVE)	1204.79
2 LESS DEDUCTION OF NON RESI. AREA(SHOP&Etc)	---
3 AREA OF TENEMENTS	1204.79
4 TENEMENTS PERMISSIBLE (450HECTARE)	54 NOS
5 TENEMENTS EXISTING	---
6 TENEMENTS PROPOSED	19 NOS
7 TOTAL TENEMENTS (5 + 6)	19 NOS
E. PARKING STATEMENT	
1 TOTAL PARKING REQUIRED BY REGULATIONS	07.75 NOS.
OUTSIDERS (VISITORS) = 07.75 x 10%	1.00 NOS.
2 SHOPS	---
3 TOTAL PARKING EXISTING	---
4 TOTAL PARKING REQUIRED = 07.75 + 1.00 = 08.75 SAY 08.00 NOS	08.00 NOS
5 TOTAL PARKING PROVIDED (AS PER CONCESSION)	34.00 NOS
6 PARKING TO BE CONDONED	---
F. LOADING & UNLOADING STATEMENT	
1 LOADING & UNLOADING REQUIRED	N.A.
2 TOTAL LOADING UNLOADING PROVIDED	N.A.

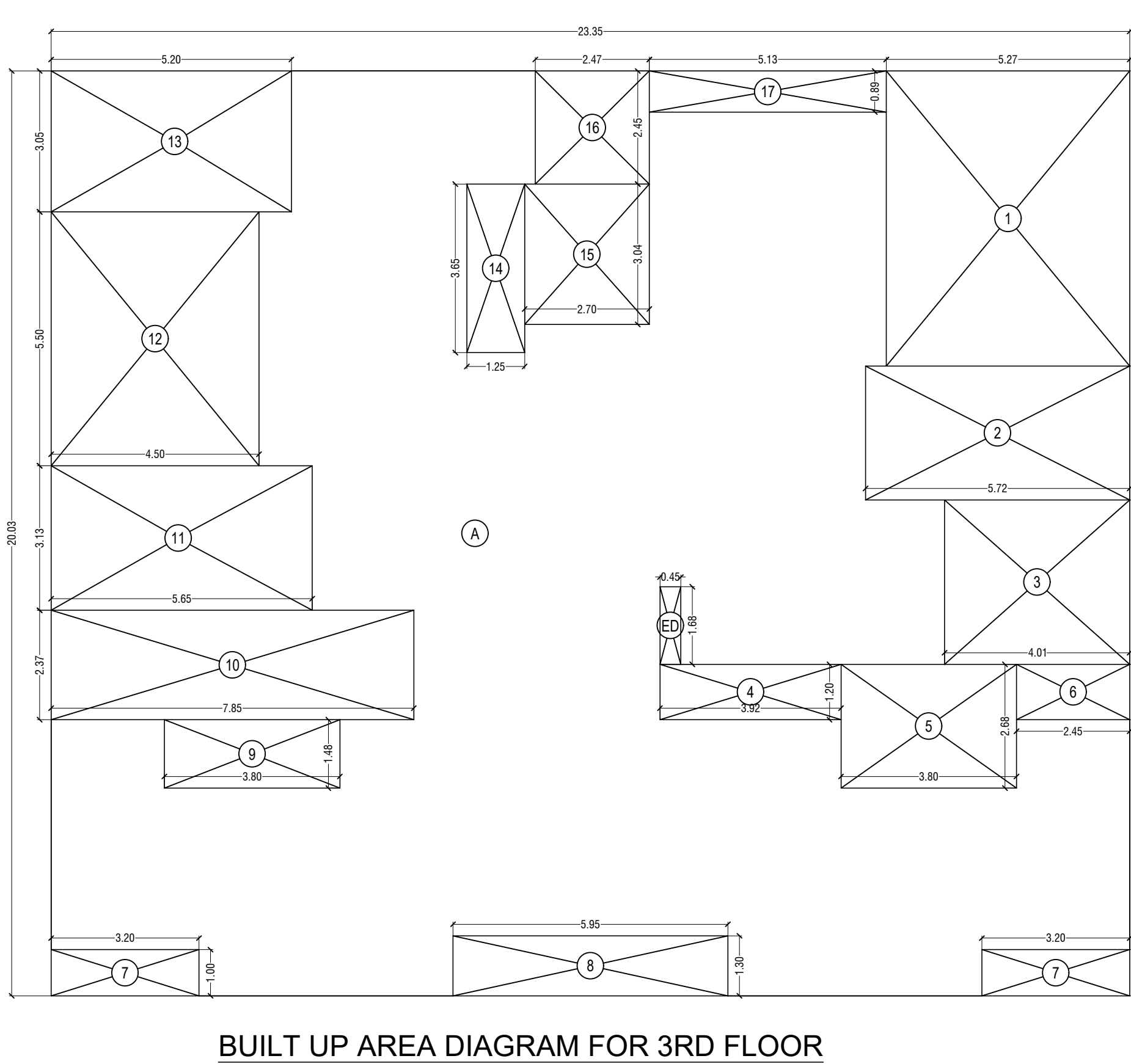
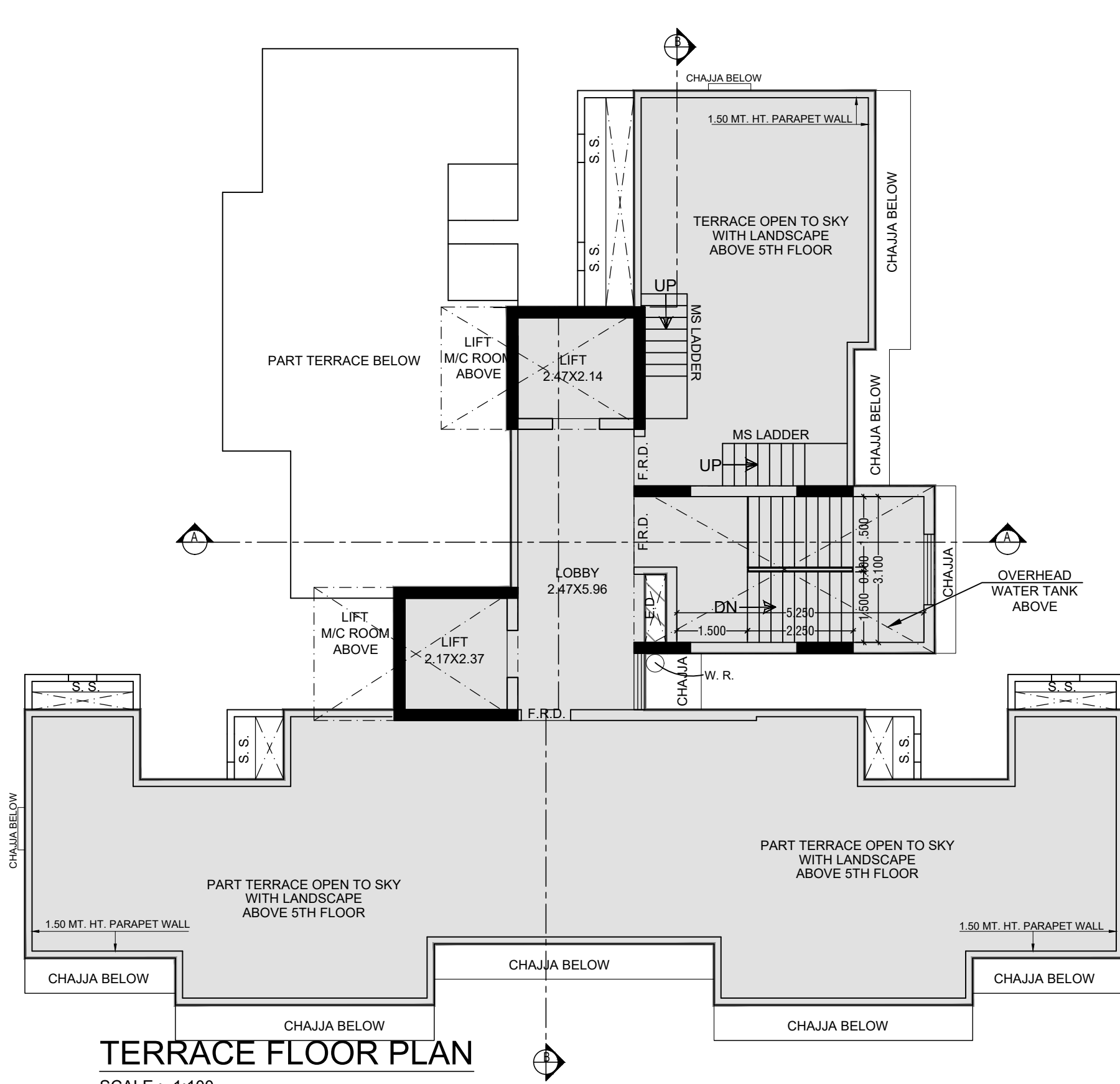
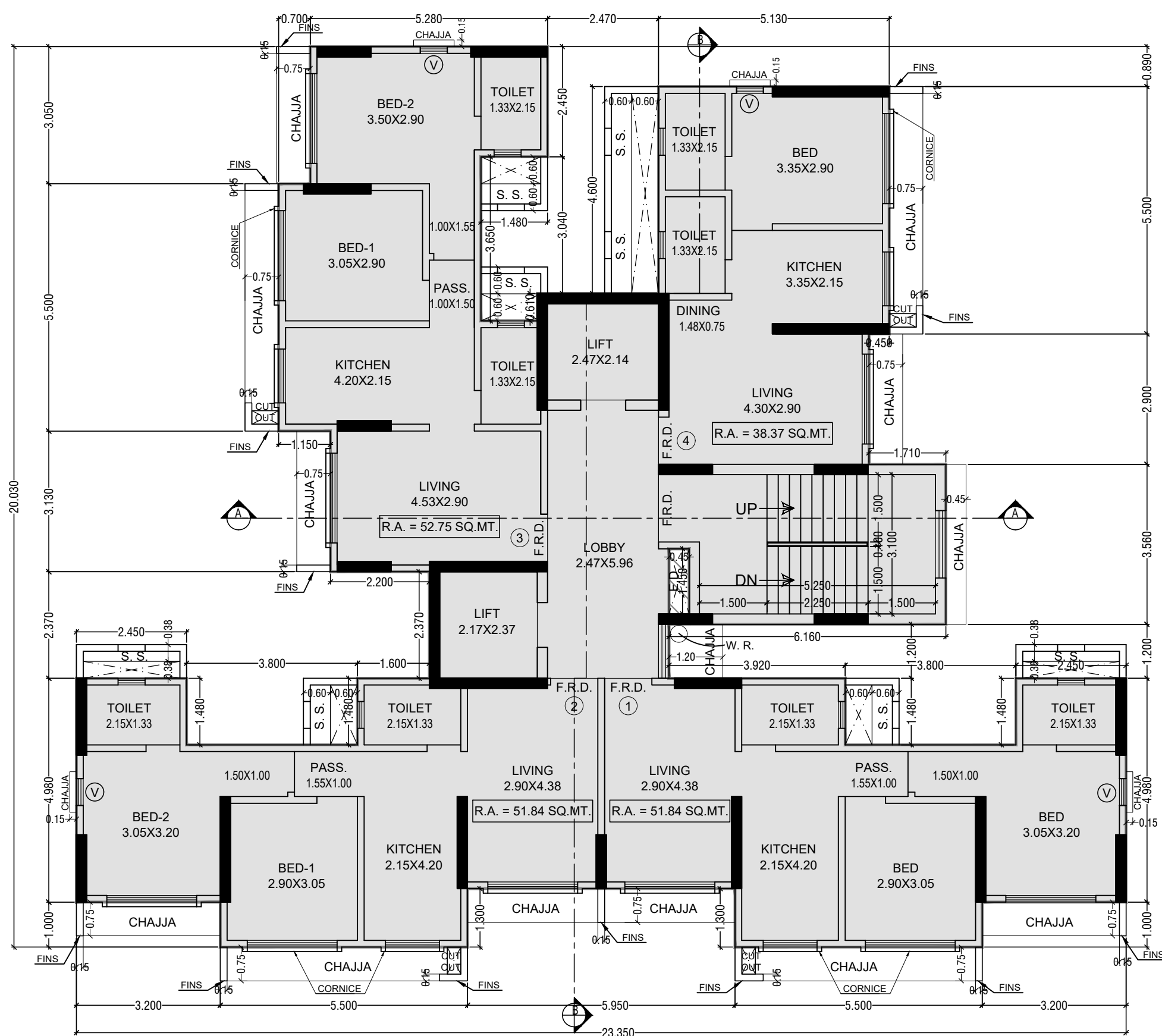
CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 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 903.00 SQ.MT. (NINE HUNDRED THREE POINT ZERO SQ.MT.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS

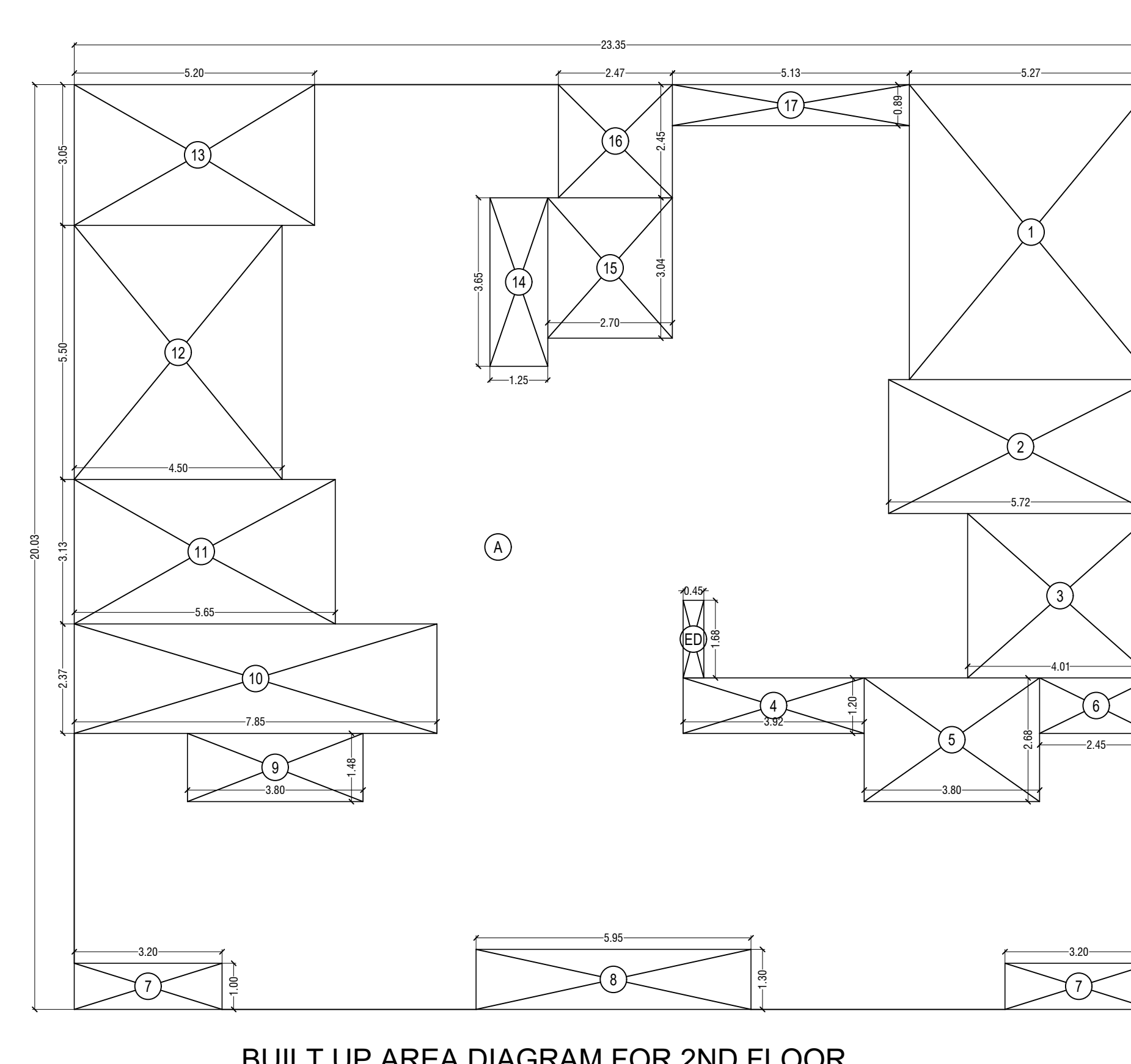
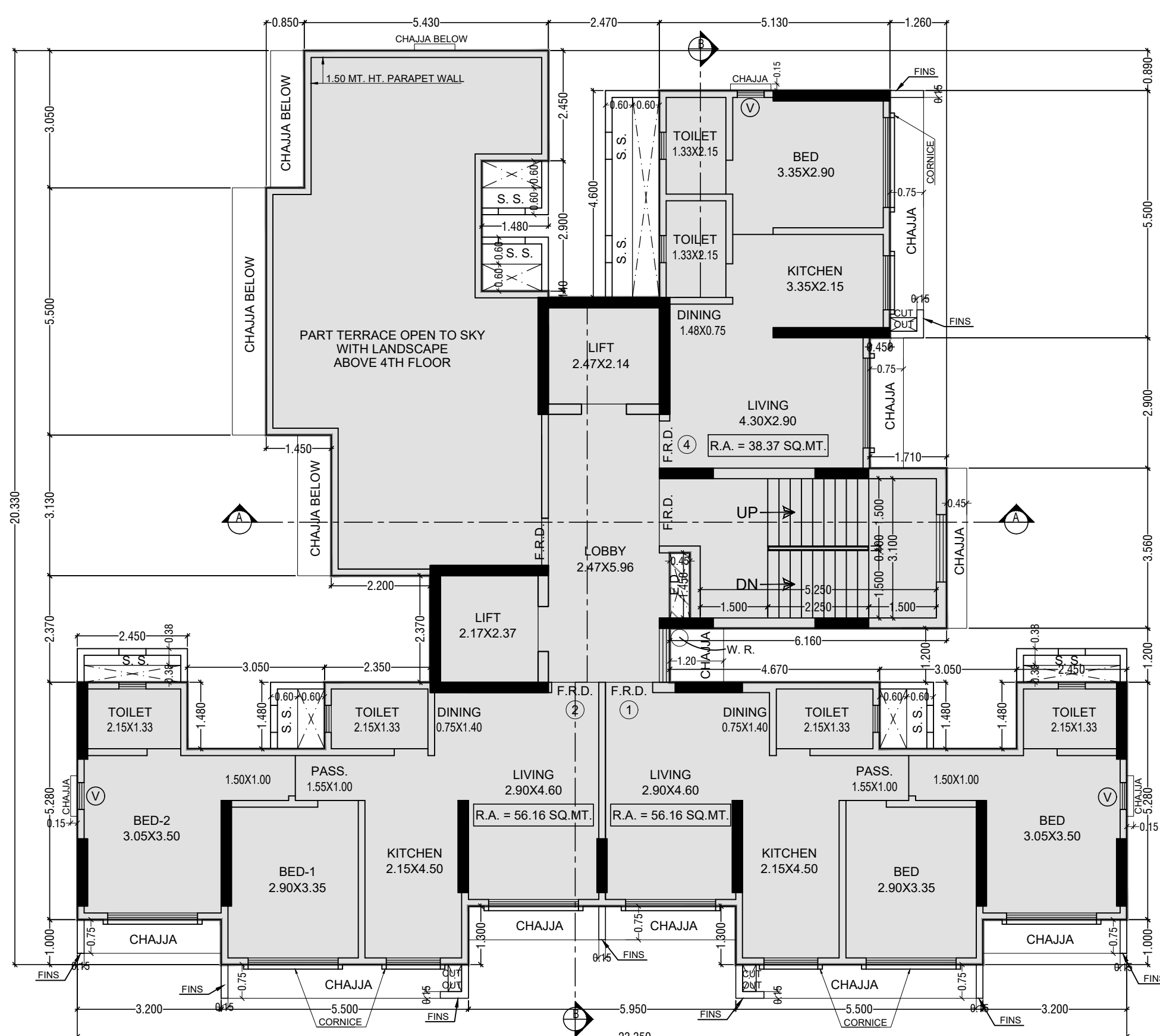
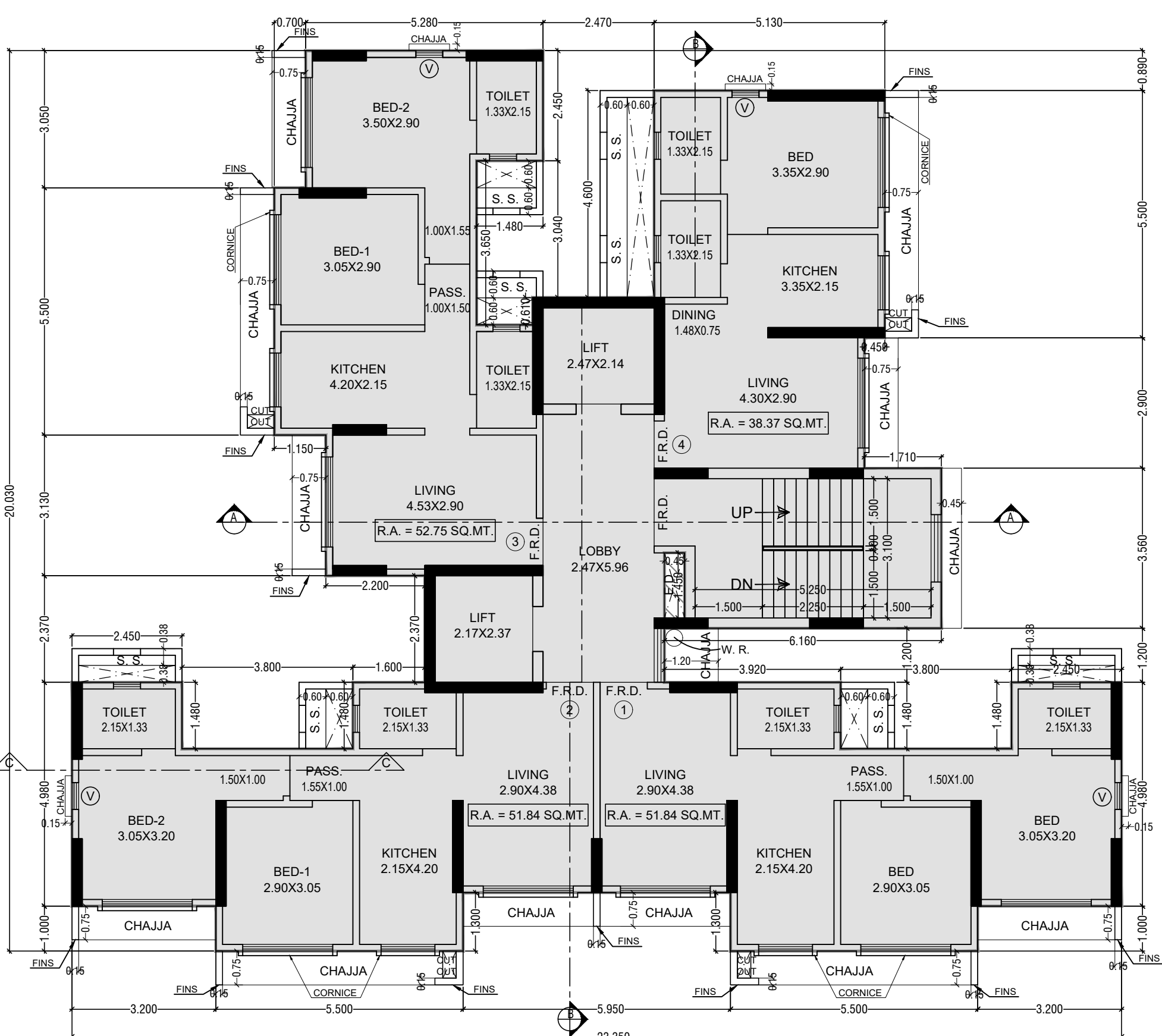
Jigar Kishore Nagda
Digitally signed by Jigar Kishore Nagda
Date: 2023.11.23
18:27:36 +05'30'
SIGNATURE OF LICENCED SURVEYOR



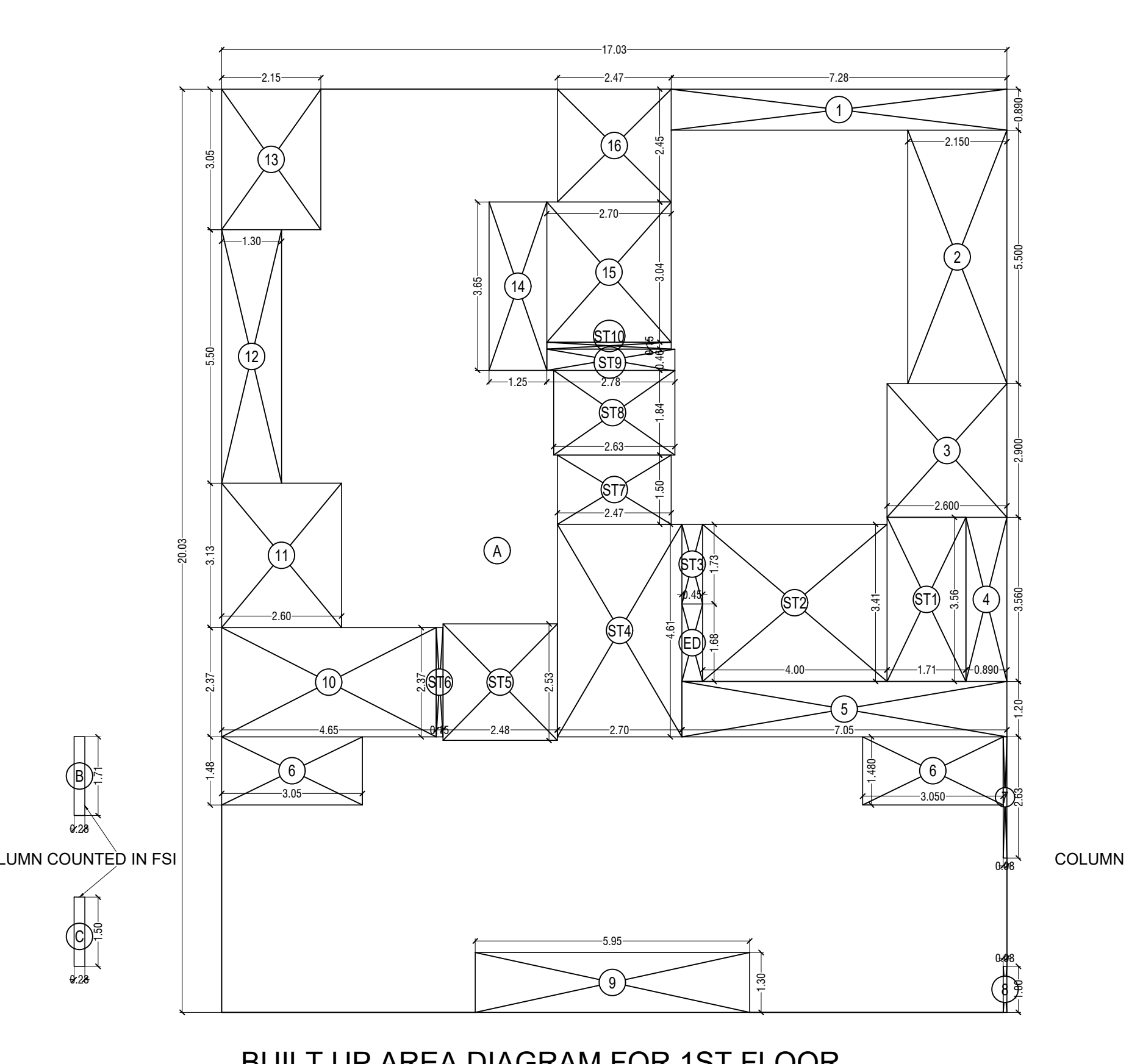
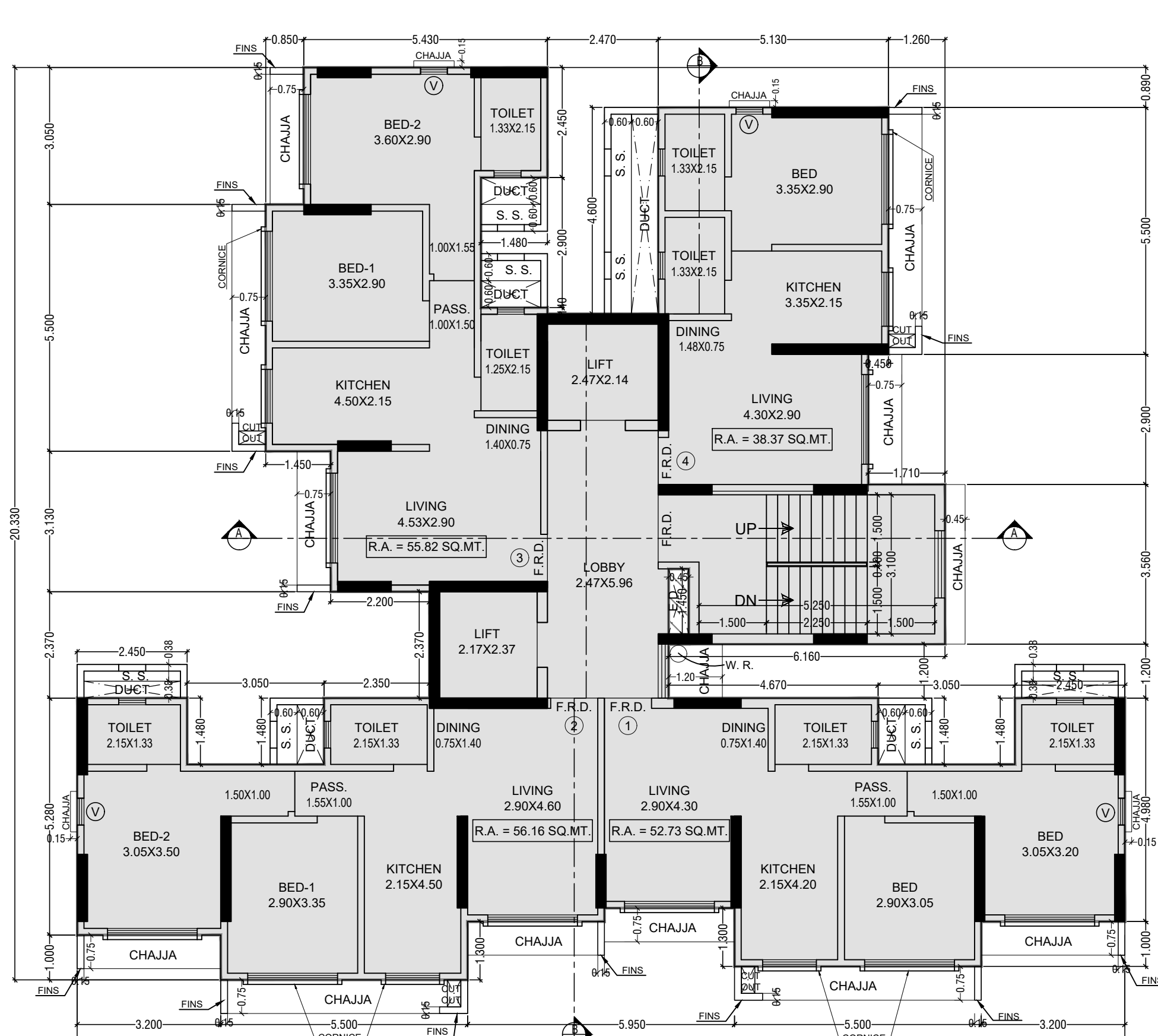
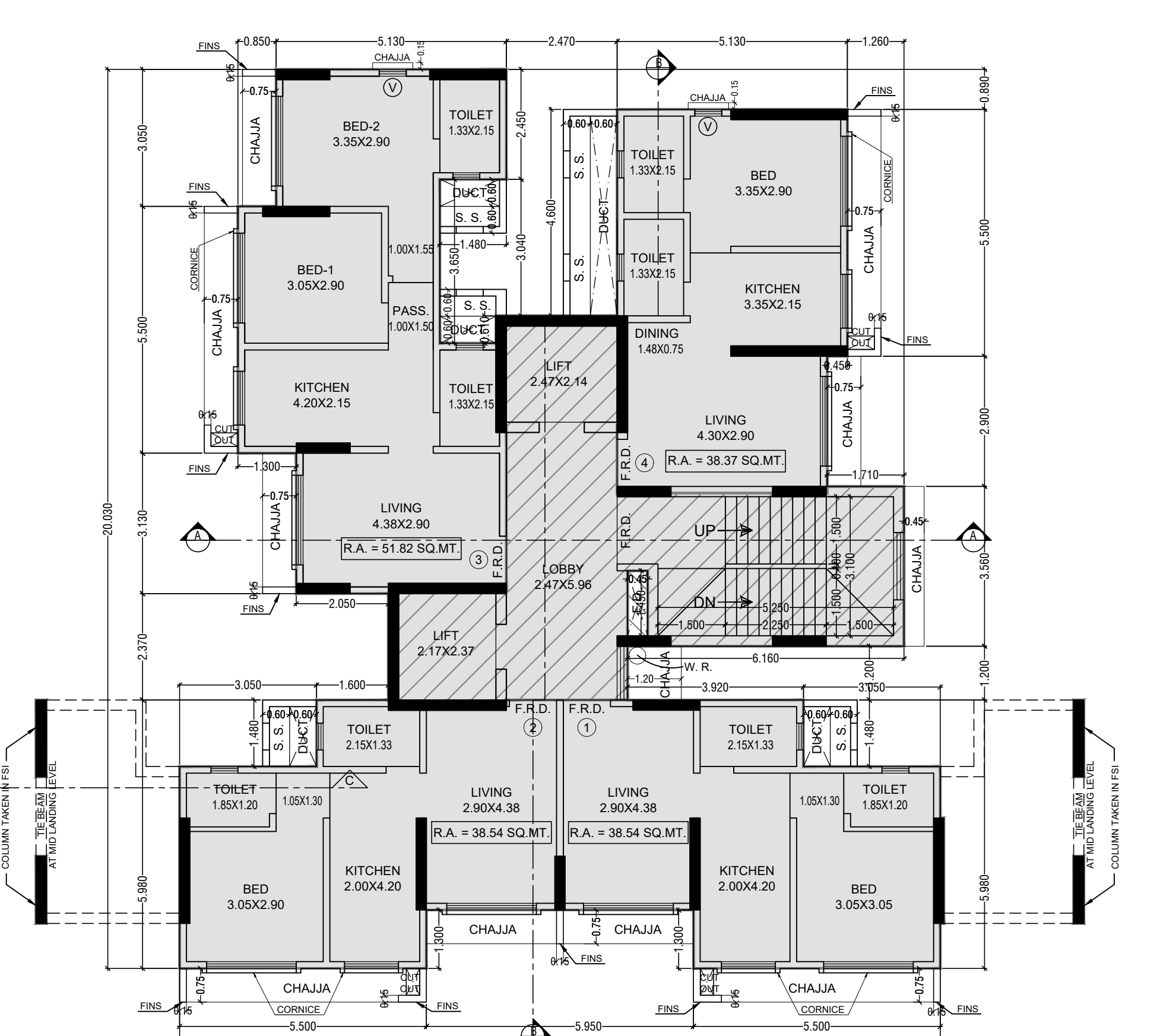
FORM - II	
CONTENTS	GROUND FLOOR PLAN, BASEMENT FLOOR PLAN, SECTION THROUGH U.G. TANK & COMPOUND WALL, BLOCK PLAN & LOCATION PLAN, PLOT AREA DIAGRAM & AREA CALCULATION, BUILT UP AREA STATEMENT, TENEMENT STATEMENT, CAR PARKING AREA STATEMENT.
DESCRIPTION OF PROP./ PROPERTY	
PROPOSED JOINT REDEVELOPMENT OF BUILDING ON PLOT NO 2 & 3 ON PLOT BEARING CTS NO 157 PART OF VILLAGE MANDPESHWAR AT BORIVALI WEST, MUMBAI.	
NAME, ADDRESS & SIGNATURE OF OWNER / DEVELOPER	
For: Sahil M. Virani (PARTNER) Mrs. Empire Realty	SAHIL MANSURALI VIRANI Date: 2023.11.23 18:46:57 +05'30' OWNER/DEVELOPER
NAME, ADDRESS & SIGNATURE OF LICENSED SURVEYOR	
3D DIMENSIONAL CONSULTANTS LLP HURITOWN SOLARIS 236, 2ND FLOOR, PROF. A.S. PHADKE ROAD, BIMA NAGAR, ANDHERI(EAST), MUMBAI-400047	Jigar Kishore Nagda Date: 2023.11.23 18:27:36 +05'30' LICENCED SURVEYOR
THIS PLAN IS APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE ACCOMPANYING OFFICE LETTER UNDER FILE NO. P-17087/2023(157 (PT)) R/N WARD/MANDPESHWAR-M R/N SIGNED ON EVEN DATE.	
Vijay Ashok Mohite Digitally signed by Vijay Ashok Mohite Date: 2023.11.23 18:27:36 +05'30'	Swarnal Bhagwat at Pajal Digitally signed by Swarnal Bhagwat at Pajal Date: 2023.11.23 18:27:36 +05'30'
Maheesh Sambhu Revadekar Digitally signed by Maheesh Sambhu Revadekar Date: 2023.11.23 18:27:36 +05'30'	
S.E.(P) P Ward	A.E.(P) P 2
NORTH	SCALE
1	1:100
DRAWN BY	DATE
VIRAJ	30-10-2023
SHEET NO.	1/4



BUILT UP AREA CALCULATION				
3RD FLOOR				
A	23.35	X	20.03	X 1 NO = 467.70 SQ.MT.
TOTAL ADDITION				= 467.70 SQ.MT. X
DEDUCTIONS				
1	5.27	X	6.39	X 1 NO = 33.68 SQ.MT.
2	5.72	X	2.90	X 1 NO = 16.59 SQ.MT.
3	4.01	X	3.56	X 1 NO = 14.28 SQ.MT.
4	3.92	X	1.20	X 1 NO = 4.70 SQ.MT.
5	3.80	X	2.68	X 1 NO = 10.18 SQ.MT.
6	2.45	X	1.20	X 1 NO = 2.94 SQ.MT.
7	3.20	X	1.00	X 2 NOS = 6.40 SQ.MT.
8	5.95	X	1.30	X 1 NO = 7.74 SQ.MT.
9	3.80	X	1.45	X 1 NO = 5.52 SQ.MT.
10	7.85	X	2.37	X 1 NO = 18.60 SQ.MT.
11	5.65	X	3.13	X 1 NO = 17.68 SQ.MT.
12	4.50	X	5.50	X 1 NO = 24.75 SQ.MT.
13	5.20	X	3.05	X 1 NO = 15.86 SQ.MT.
14	1.25	X	3.65	X 1 NO = 4.56 SQ.MT.
15	2.70	X	3.04	X 1 NO = 8.21 SQ.MT.
16	2.47	X	2.45	X 1 NO = 6.05 SQ.MT.
17	5.13	X	0.89	X 1 NO = 4.57 SQ.MT.
ED	0.45	X	1.68	X 1 NO = 0.76 SQ.MT.
TOTAL DEDUCTION				= 203.17 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]				= 264.53 SQ.MT.



BUILT UP AREA CALCULATION				
2ND FLOOR				
A	23.35	X	20.03	X 1 NO = 467.70 SQ.MT.
TOTAL ADDITION				= 467.70 SQ.MT. X
DEDUCTIONS				
1	5.27	X	6.39	X 1 NO = 33.68 SQ.MT.
2	5.72	X	2.90	X 1 NO = 16.59 SQ.MT.
3	4.01	X	3.56	X 1 NO = 14.28 SQ.MT.
4	3.92	X	1.20	X 1 NO = 4.70 SQ.MT.
5	3.80	X	2.68	X 1 NO = 10.18 SQ.MT.
6	2.45	X	1.20	X 1 NO = 2.94 SQ.MT.
7	3.20	X	1.00	X 2 NOS = 6.40 SQ.MT.
8	5.95	X	1.30	X 1 NO = 7.74 SQ.MT.
9	3.80	X	1.45	X 1 NO = 5.52 SQ.MT.
10	7.85	X	2.37	X 1 NO = 18.60 SQ.MT.
11	5.65	X	3.13	X 1 NO = 17.68 SQ.MT.
12	4.50	X	5.50	X 1 NO = 24.75 SQ.MT.
13	5.20	X	3.05	X 1 NO = 15.86 SQ.MT.
14	1.25	X	3.65	X 1 NO = 4.56 SQ.MT.
15	2.70	X	3.04	X 1 NO = 8.21 SQ.MT.
16	2.47	X	2.45	X 1 NO = 6.05 SQ.MT.
17	5.13	X	0.89	X 1 NO = 4.57 SQ.MT.
ED	0.45	X	1.68	X 1 NO = 0.76 SQ.MT.
TOTAL DEDUCTION				= 203.17 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]				= 264.53 SQ.MT.

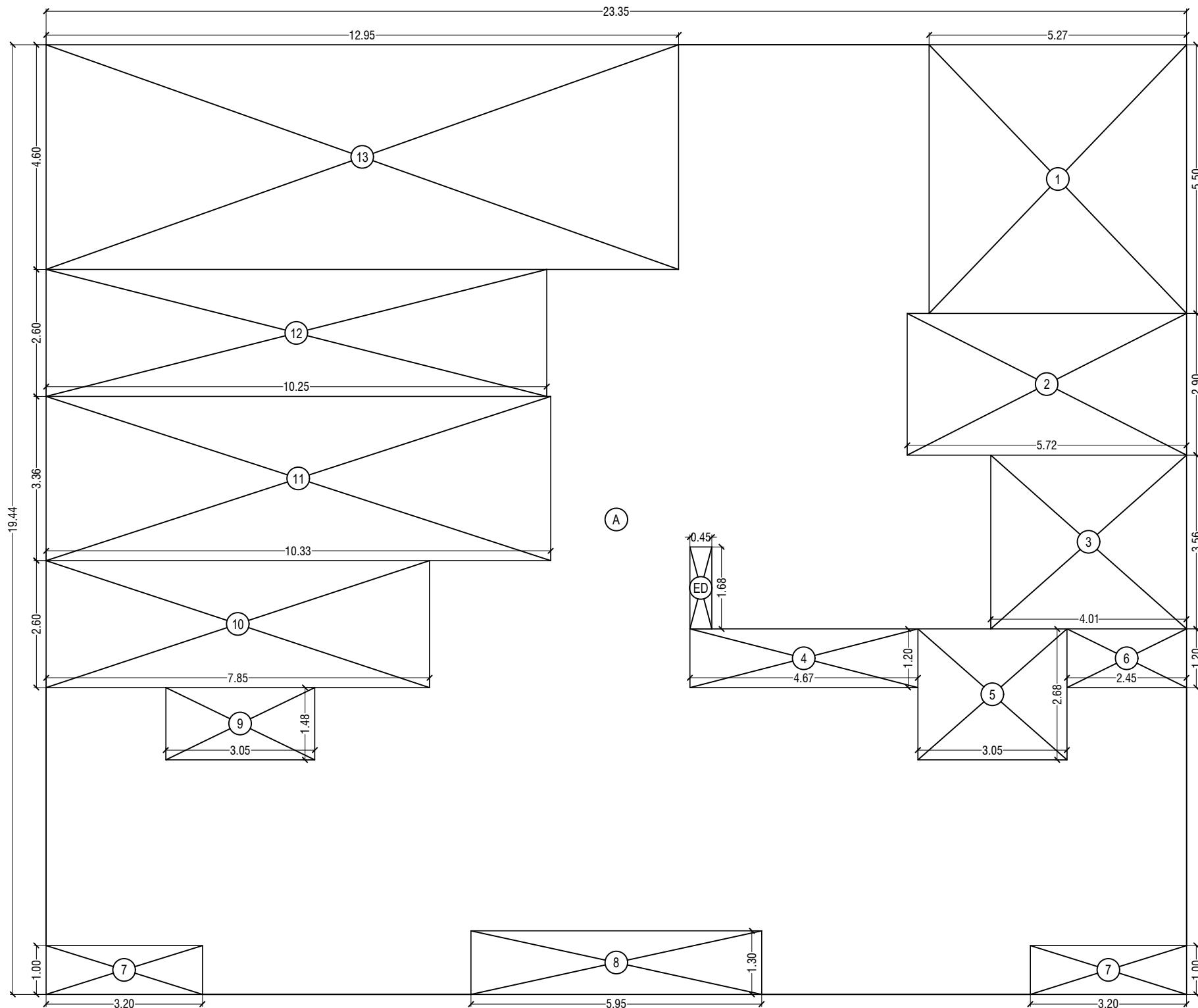


BUILT UP AREA CALCULATION				
1ST FLOOR				
A	17.03	X	20.03	X 1 NO = 341.11 SQ.MT.
B	0.23	X	1.71	X 2 NOS = 0.79 SQ.MT.
C	0.23	X	1.50	X 2 NOS = 0.69 SQ.MT.
TOTAL ADDITION				= 342.59 SQ.MT. X
DEDUCTIONS				
1	7.28	X	0.89	X 1 NO = 6.48 SQ.MT.
2	2.15	X	5.50	X 1 NO = 11.83 SQ.MT.
3	2.60	X	2.90	X 1 NO = 7.54 SQ.MT.
4	0.89	X	3.56	X 1 NO = 3.17 SQ.MT.
5	7.05	X	1.20	X 1 NO = 8.46 SQ.MT.
6	3.05	X	1.48	X 2 NOS = 9.03 SQ.MT.
7	0.08	X	2.63	X 1 NO = 0.21 SQ.MT.
8	0.08	X	1.00	X 1 NO = 0.08 SQ.MT.
9	5.95	X	1.30	X 1 NO = 7.74 SQ.MT.
10	4.65	X	2.37	X 1 NO = 11.02 SQ.MT.
11	2.60	X	3.13	X 1 NO = 8.14 SQ.MT.
12	1.30	X	5.50	X 1 NO = 7.15 SQ.MT.
13	2.15	X	3.05	X 1 NO = 6.56 SQ.MT.
14	1.25	X	3.65	X 1 NO = 4.56 SQ.MT.
15	2.70	X	3.04	X 1 NO = 8.21 SQ.MT.
16	2.47	X	2.45	X 1 NO = 6.05 SQ.MT.
ED	0.45	X	1.68	X 1 NO = 0.76 SQ.MT.
TOTAL DEDUCTION				= 106.99 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]				= 235.60 SQ.MT. X1

STAIRCASE AREA CALCULATION				
ST1	1.71	X	3.56	X 1 NO = 6.09 SQ.MT.
ST2	4.00	X	3.41	X 1 NO = 13.64 SQ.MT.
ST3	0.45	X	1.73	X 1 NO = 0.78 SQ.MT.
ST4	2.70	X	4.61	X 1 NO = 12.45 SQ.MT.
ST5	2.45	X	2.53	X 1 NO = 6.27 SQ.MT.
ST6	0.15	X	2.37	X 1 NO = 0.36 SQ.MT.
ST7	2.47	X	1.50	X 1 NO = 3.71 SQ.MT.
ST8	2.63	X	1.84	X 1 NO = 4.84 SQ.MT.
ST9	2.78	X	0.46	X 1 NO = 1.28 SQ.MT.
ST10	2.70	X	0.15	X 1 NO = 0.41 SQ.MT.
TOTAL STAIRCASE AREA				= 49.83 SQ.MT. Y2

NET BUILT UP AREA [X1 - Y2]	=	185.77 SQ.MT.
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FORM - II	
CONTENTS:	1ST TO 5TH FLOOR PLANS & TERRACE FLOOR PLANS, 1ST TO 3RD FLOOR BUILT UP AREA DIAGRAM & CALCULATION
DESCRIPTION OF PROP./ PROPERTY	
PROPOSED JOINT REDEVELOPMENT OF BUILDING ON PLOT NO 2 & 3 ON PLOT BEARING CTS NO 157 PART OF VILLAGE MANDPESHWAR AT BORIVALI WEST, MUMBAI.	
NAME, ADD & SIGNATURE OF OWNER / DEVELOPER	
For, Sahil M. Virani (PARTNER) Mrs. Empire Realty	SAHIL KISHORE VIRANI Date: 2023.11.23 18:48:30 +05:30 OWNER/DEVELOPER
NAME, ADD & SIGNATURE OF LICENSED SURVEYOR	
3D DIMENSIONAL CONSULTANTS LLP	
Jigar Kishore Nagda	
HURITOWN SOLARIS 236, 2ND FLOOR, PROF. A. S. PHADKE ROAD, BIMA NAGAR, ANDHERI(EAST), MUMBAI-400017.	
THIS CANCELS APPROVAL OF THE PREVIOUS PLANS SANCTIONED UNDER FILE NO. P-17087/2023/(157 (PT)) R/N WARD MANDPESHWAR M/RN DATED: 27.07.2023	
THIS PLAN IS APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE ACCOMPANYING OFFICE LETTER UNDER FILE NO. P-17087/2023/(157 (PT)) R/N WARD MANDPESHWAR M/RN SIGNED ON EVEN DATE.	
Vijay Ashok Mohite Digitally signed by Vijay Ashok Mohite Date: 2023.11.23 12:24:58 +05:30	Swagnil Bhagwat Patil Digitally signed by Swagnil Bhagwat Patil Date: 2023.11.23 12:24:58 +05:30
S.E.(B.P.) Ward	A.E.(B.P.) R2
NORTH	JOB NO.
1	SCALE
DRAWN BY	DATE
VIRAJ	30-10-2023
SHEET NO.	2/4



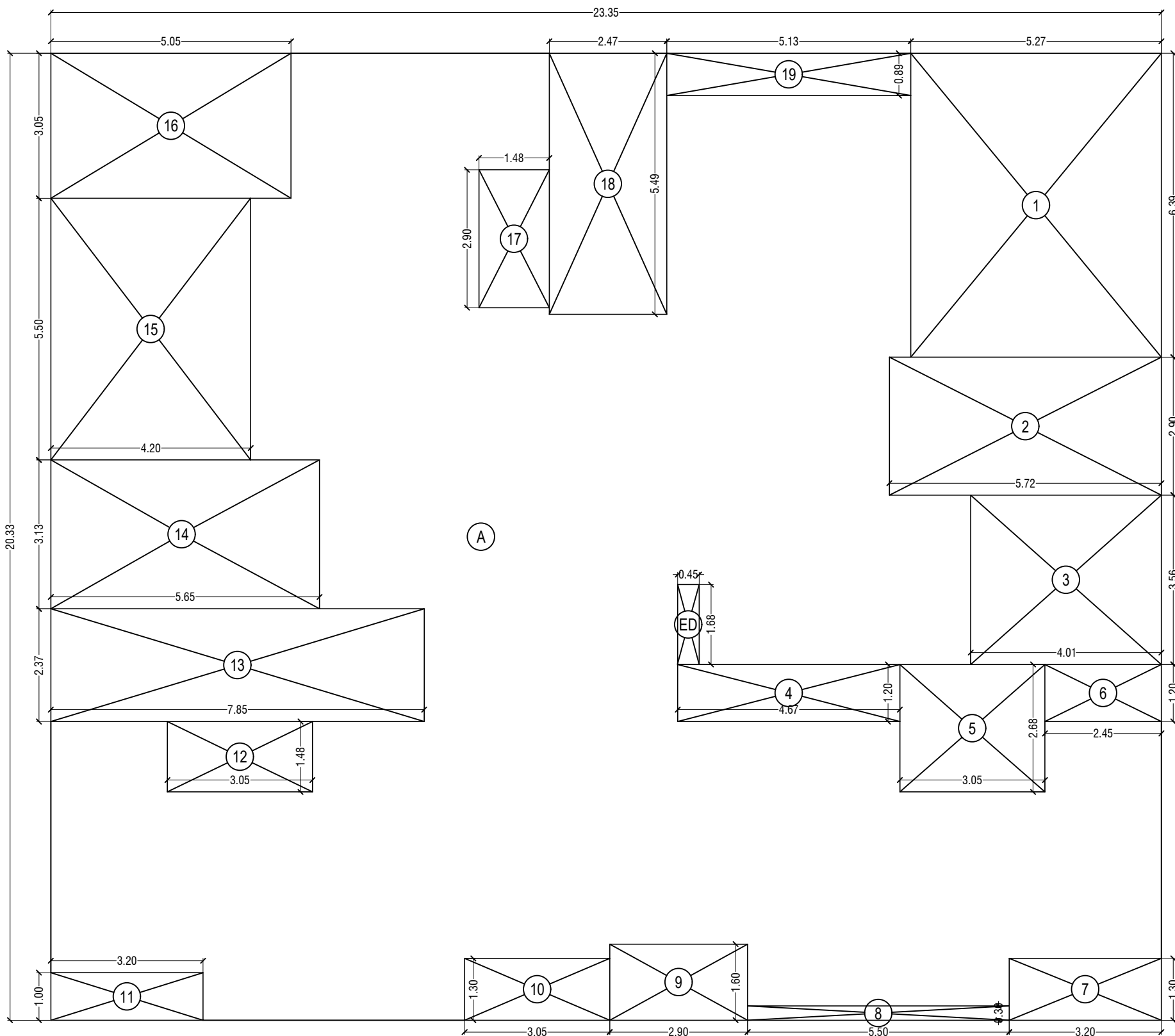
BUILT UP AREA DIAGRAM FOR 5TH PART FLOOR
SCALE-1:100

BUILT UP AREA CALCULATION

5TH PART FLOOR					
A	23.35	X	19.44	X	1 NO
TOTAL ADDITION				=	453.92 SQ.MT.
				=	453.92 SQ.MT. X

DEDUCTIONS

1	5.27	X	5.50	X	1 NO	=	28.99	SQ.MT.	
2	5.72	X	2.90	X	1 NO	=	16.59	SQ.MT.	
3	4.01	X	3.56	X	1 NO	=	14.28	SQ.MT.	
4	4.67	X	1.20	X	1 NO	=	5.60	SQ.MT.	
5	3.05	X	2.68	X	1 NO	=	8.17	SQ.MT.	
6	2.45	X	1.20	X	1 NO	=	2.94	SQ.MT.	
7	3.20	X	1.00	X	2 NOS	=	6.40	SQ.MT.	
8	5.95	X	1.30	X	1 NO	=	7.74	SQ.MT.	
9	3.05	X	1.48	X	1 NO	=	4.51	SQ.MT.	
10	7.85	X	2.60	X	1 NO	=	20.41	SQ.MT.	
11	10.33	X	3.36	X	1 NO	=	34.71	SQ.MT.	
12	10.25	X	2.60	X	1 NO	=	26.65	SQ.MT.	
13	12.95	X	4.60	X	1 NO	=	59.57	SQ.MT.	
ED	0.45	X	1.68	X	1 NO	=	0.76	SQ.MT.	
TOTAL DEDUCTION							=	237.32	SQ.MT. Y
TOTAL BUILT UP AREA [X - Y1]							=	216.60	SQ.MT.



BUILT UP AREA DIAGRAM FOR 4TH FLOOR
SCALE-1:100

BUILT UP AREA CALCULATION

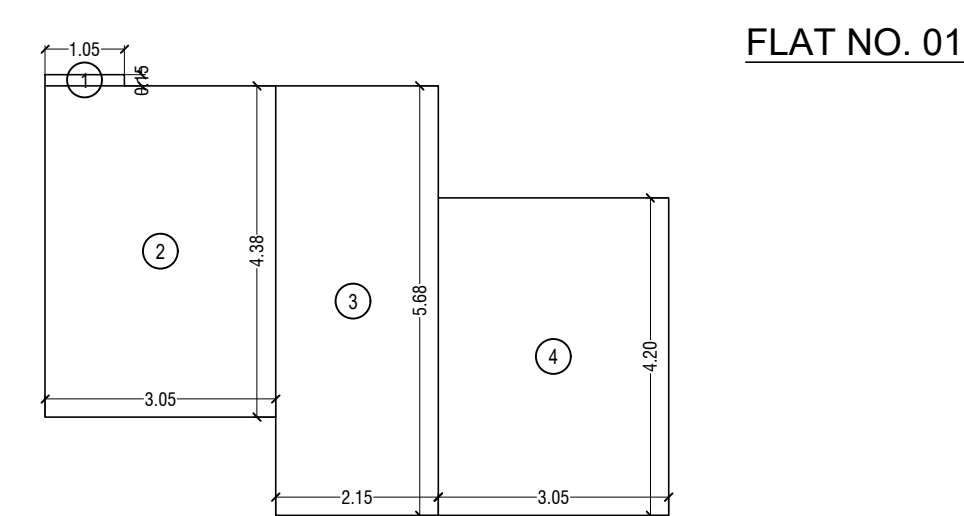
4TH FLOOR					
A	23.35	X	20.33	X	1 NO
TOTAL ADDITION				=	474.71 SQ.MT.
				=	474.71 SQ.MT. X

DEDUCTIONS

1	5.27	X	6.39	X	1 NO	=	33.68	SQ.MT.	Y
2	5.72	X	2.90	X	1 NO	=	16.59	SQ.MT.	
3	4.01	X	3.56	X	1 NO	=	14.28	SQ.MT.	
4	4.67	X	1.20	X	1 NO	=	5.60	SQ.MT.	
5	3.05	X	2.68	X	1 NO	=	8.17	SQ.MT.	
6	2.45	X	1.20	X	1 NO	=	2.94	SQ.MT.	
7	3.20	X	1.30	X	1 NO	=	4.16	SQ.MT.	
8	5.50	X	0.30	X	1 NO	=	1.65	SQ.MT.	
9	2.90	X	1.60	X	1 NO	=	4.64	SQ.MT.	
10	3.05	X	1.30	X	1 NO	=	3.97	SQ.MT.	
11	3.20	X	1.00	X	1 NO	=	3.20	SQ.MT.	
12	3.05	X	1.48	X	1 NO	=	4.51	SQ.MT.	
13	7.85	X	2.37	X	1 NO	=	18.60	SQ.MT.	
14	5.65	X	3.13	X	1 NO	=	17.68	SQ.MT.	
15	4.20	X	5.50	X	1 NO	=	23.10	SQ.MT.	
16	5.05	X	3.05	X	1 NO	=	15.40	SQ.MT.	
17	1.48	X	2.90	X	1 NO	=	4.29	SQ.MT.	
18	2.47	X	5.49	X	1 NO	=	13.56	SQ.MT.	
19	5.13	X	0.89	X	1 NO	=	4.57	SQ.MT.	
ED	0.45	X	1.68	X	1 NO	=	0.76	SQ.MT.	
TOTAL DEDUCTION							=	201.35	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]							=	273.36	SQ.MT.

FORM - II

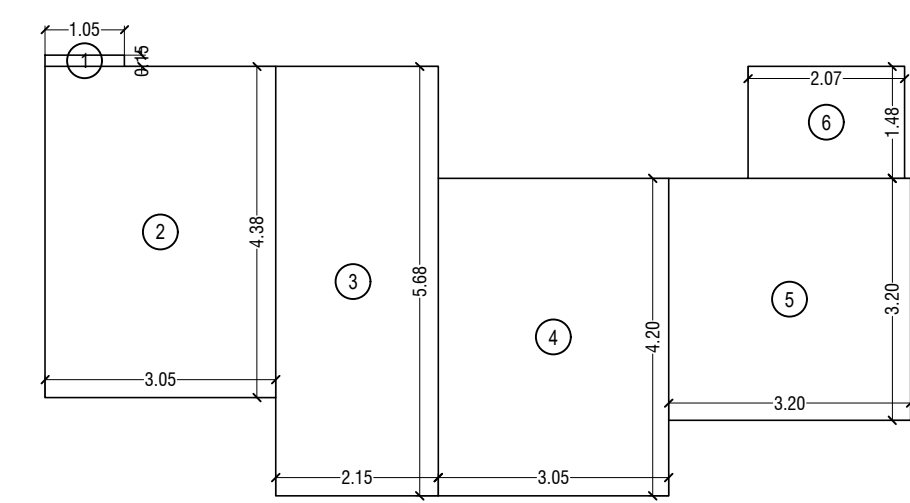
CONTENTS OF SHEET	4TH & 5TH FLOOR BUILT UP AREA DIAGRAM & CALCULATION		
DESCRIPTION OF PROP / PROPERTY			
PROPOSED JOINT REDEVELOPMENT OF BUILDING ON PLOT NO 2 & 3 ON PLOT BEARING CTS NO.157 PART OF VILLAGE MANDAPESHWAR AT BORIVALI WEST, MUMBAI.			
NAME, ADD & SIGNATURE OF OWNER / DEVELOPER			
For, Sahil M. Virani (PARTNER) M/s. Empire Realty	SAHIL MANSURALI VIRANI I VIRANI	Digitally signed by SAHIL MANSURALI VIRANI Date: 2023.11.23 18:49:07 +05'30'	
201, TANISHKA COMMERCIAL PREMISES, AKURLI ROAD, W.E. HIGHWAY, KANDIVALI (EAST),MUMBAI-400101.			
OWNER/DEVELOPER			
NAME, ADD & SIGNATURE OF LICENSED SURVEYOR			
3DIMENSIONAL CONSULTANTS LLP			
HUBTOWN SOLARIS 236 2ND FLOOR, PROF.N.S.PHADKE ROAD,BIMA NAGAR, ANDHERI(EAST),MUMBAI-400047		Jigar Kishore Nagda	Digitally signed by Jigar Kishore Nagda Date: 2023.11.23 18:28:40 +05'30'
THIS CANCEL APPROVAL OF THE PREVIOUS PLANS SANCTIONED UNDER FILE NO. P-17087/2023/(157 (PT))/R/N Ward/MANDPESHWAR-M R/N DATED - 27.07.2023			
THIS PLAN IS APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE ACCOMPANYING OFFICE LETTER UNDER FILE NO. P-17087/2023/(157 (PT))/R/N Ward/MANDPESHWAR-M R/N SIGNED ON EVEN DATE.			
Vijay Ashok Mohite	Digitally signed by Vijay Ashok Mohite Date: 2023.11.24 17:50:13 +05'30'	Swapnil Bhagawat Patil	Digitally signed by Mahesh Sambhu Revadekar Date: 2023.12.19 12:45:51 +05'30'
S.E.(B.P.) P Ward	A.E.(B.P.) R 2'	E.E.(B.P.) WS-II 'R 2'	
NORTH	JOB NO.	SCALE	DATE
	1	1:100	30-10-2023
	DRAWN BY VIRAJ	SHEET NO.	3/4



RERA CARPET AREA DIAGRAM
FOR 1ST FLOOR (FLAT NO. 01)
SCALE:1:100

RERA CARPET AREA CALCULATION

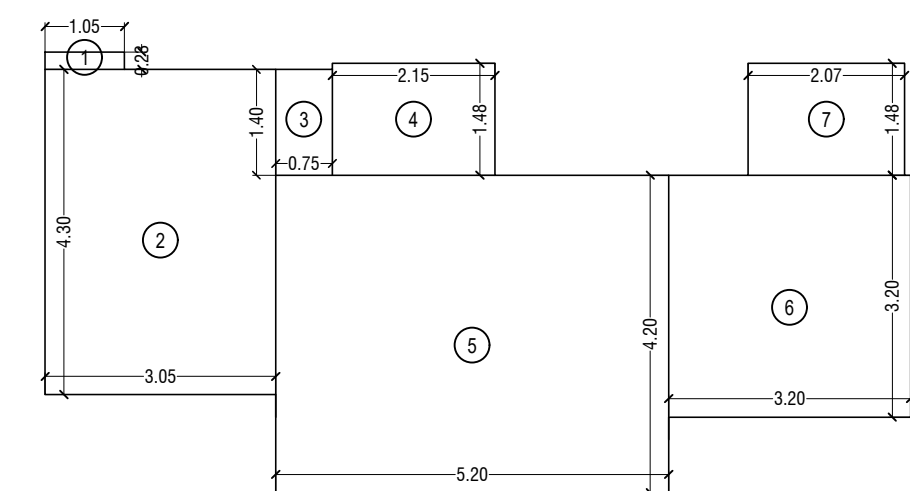
1ST FLOOR (FLAT NO. 01)				
1	1.05	X	0.15	X 1 NO = 0.16 SQ.MT.
2	3.05	X	4.38	X 1 NO = 13.36 SQ.MT.
3	2.15	X	5.68	X 1 NO = 12.21 SQ.MT.
4	3.05	X	4.20	X 1 NO = 12.81 SQ.MT.
TOTAL ADDITION				= 38.54 SQ.MT. X



RERA CARPET AREA DIAGRAM
FOR 2ND & 3RD FLOOR (FLAT NO. 01)
SCALE:1:100

RERA CARPET AREA CALCULATION

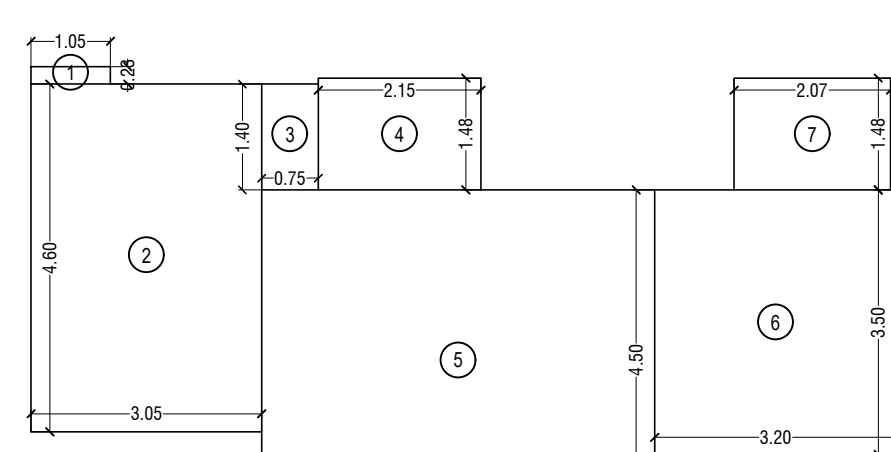
2ND & 3RD FLOOR (FLAT NO. 01)				
1	1.05	X	0.15	X 1 NO = 0.16 SQ.MT.
2	3.05	X	4.38	X 1 NO = 13.36 SQ.MT.
3	2.15	X	5.68	X 1 NO = 12.21 SQ.MT.
4	3.05	X	4.20	X 1 NO = 12.81 SQ.MT.
5	3.20	X	3.20	X 1 NO = 10.24 SQ.MT.
6	2.07	X	1.48	X 1 NO = 3.06 SQ.MT.
TOTAL ADDITION				= 51.84 SQ.MT. X



RERA CARPET AREA DIAGRAM
FOR 4TH FLOOR (FLAT NO. 01)
SCALE:1:100

RERA CARPET AREA CALCULATION

4TH FLOOR (FLAT NO. 01)				
1	1.05	X	0.23	X 1 NO = 0.24 SQ.MT.
2	3.05	X	4.30	X 1 NO = 13.12 SQ.MT.
3	0.75	X	1.40	X 1 NO = 1.05 SQ.MT.
4	2.15	X	1.48	X 1 NO = 3.18 SQ.MT.
5	5.20	X	4.20	X 1 NO = 21.84 SQ.MT.
6	3.20	X	3.20	X 1 NO = 10.24 SQ.MT.
7	2.07	X	1.48	X 1 NO = 3.06 SQ.MT.
TOTAL ADDITION				= 52.73 SQ.MT. X

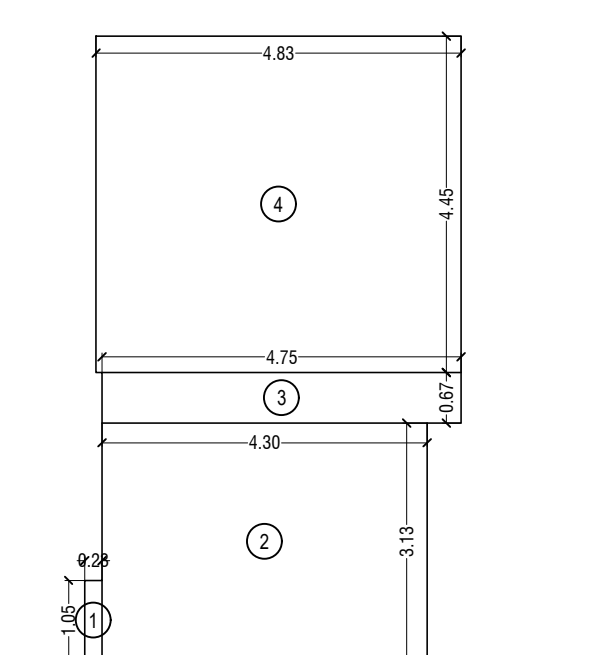


RERA CARPET AREA DIAGRAM
FOR 5TH FLOOR (FLAT NO. 01)
SCALE:1:100

RERA CARPET AREA CALCULATION

5TH FLOOR (FLAT NO. 01)				
1	1.05	X	0.23	X 1 NO = 0.24 SQ.MT.
2	3.05	X	4.60	X 1 NO = 14.03 SQ.MT.
3	0.75	X	1.40	X 1 NO = 1.05 SQ.MT.
4	2.15	X	1.48	X 1 NO = 3.18 SQ.MT.
5	5.20	X	4.50	X 1 NO = 23.40 SQ.MT.
6	3.20	X	3.50	X 1 NO = 11.20 SQ.MT.
7	2.07	X	1.48	X 1 NO = 3.06 SQ.MT.
TOTAL ADDITION				= 56.16 SQ.MT. X

FLAT NO. 04

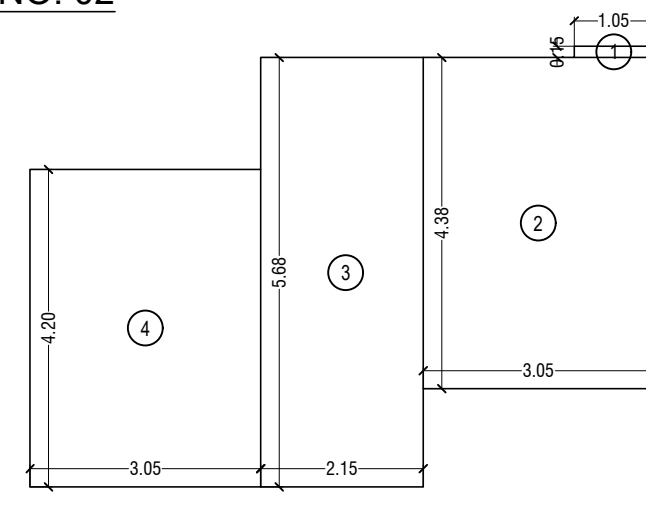


RERA CARPET AREA DIAGRAM
FOR 1ST TO 4TH FLOOR (FLAT NO. 04)
SCALE:1:100

RERA CARPET AREA CALCULATION

1ST TO 4TH FLOOR (FLAT NO. 04)				
1	1.05	X	0.23	X 1 NO = 0.24 SQ.MT.
2	4.30	X	3.13	X 1 NO = 13.46 SQ.MT.
3	4.75	X	0.67	X 1 NO = 3.18 SQ.MT.
4	4.83	X	4.45	X 1 NO = 21.49 SQ.MT.
TOTAL ADDITION				= 38.97 SQ.MT. X

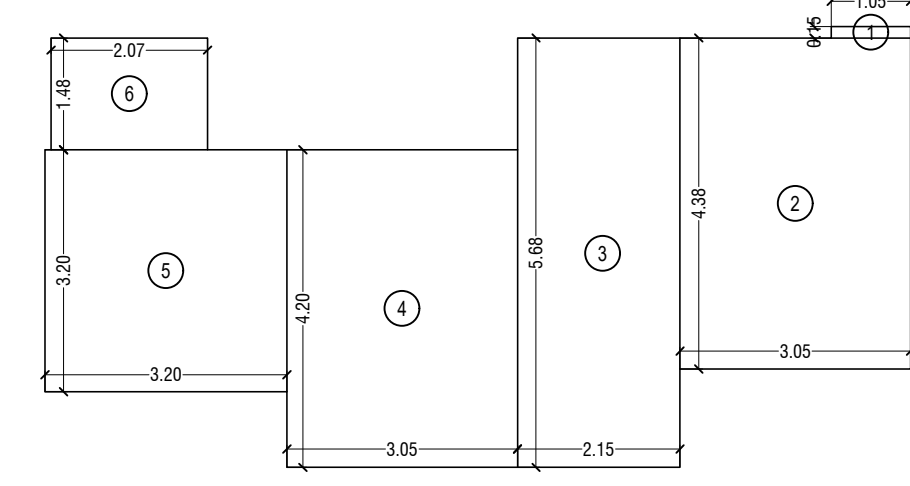
FLAT NO. 02



RERA CARPET AREA DIAGRAM
FOR 1ST FLOOR (FLAT NO. 02)
SCALE:1:100

RERA CARPET AREA CALCULATION

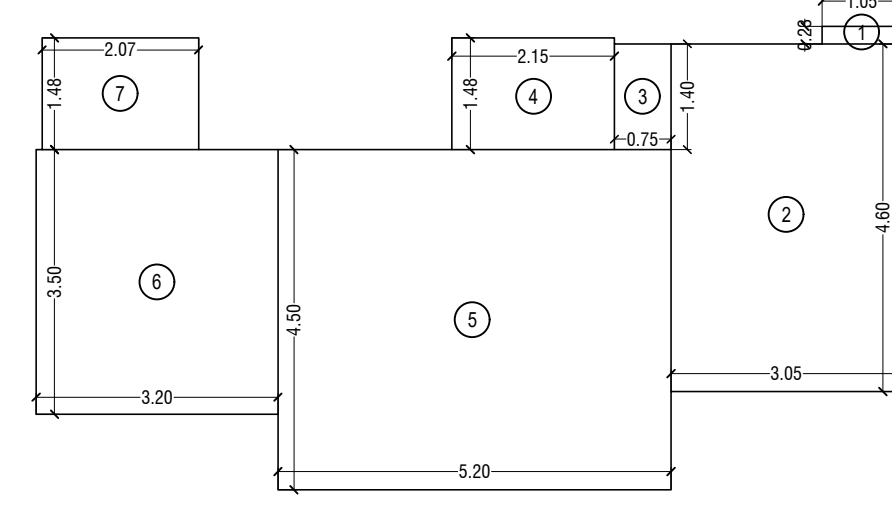
1ST FLOOR (FLAT NO. 02)				
1	1.05	X	0.15	X 1 NO = 0.16 SQ.MT.
2	3.05	X	4.38	X 1 NO = 13.36 SQ.MT.
3	2.15	X	5.68	X 1 NO = 12.21 SQ.MT.
4	3.05	X	4.20	X 1 NO = 12.81 SQ.MT.
TOTAL ADDITION				= 38.54 SQ.MT. X



RERA CARPET AREA DIAGRAM
FOR 2ND & 3RD FLOOR (FLAT NO. 02)
SCALE:1:100

RERA CARPET AREA CALCULATION

2ND & 3RD FLOOR (FLAT NO. 02)				
1	1.05	X	0.15	X 1 NO = 0.16 SQ.MT.
2	3.05	X	4.38	X 1 NO = 13.36 SQ.MT.
3	2.15	X	5.68	X 1 NO = 12.21 SQ.MT.
4	3.05	X	4.20	X 1 NO = 12.81 SQ.MT.
5	3.20	X	3.20	X 1 NO = 10.24 SQ.MT.
6	2.07	X	1.48	X 1 NO = 3.06 SQ.MT.
TOTAL ADDITION				= 51.84 SQ.MT. X

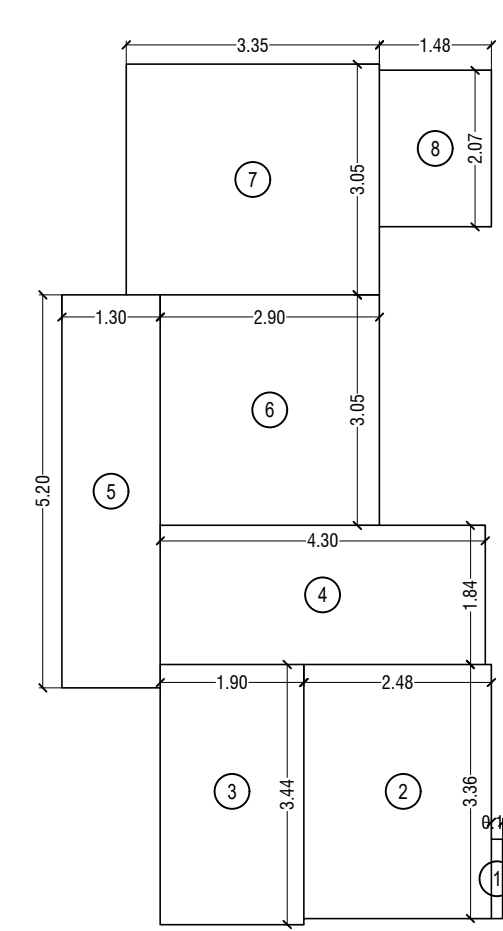


RERA CARPET AREA DIAGRAM
FOR 4TH & 5TH FLOOR (FLAT NO. 02)
SCALE:1:100

RERA CARPET AREA CALCULATION

4TH & 5TH FLOOR (FLAT NO. 02)				
1	1.05	X	0.23	X 1 NO = 0.24 SQ.MT.
2	3.05	X	4.60	X 1 NO = 14.03 SQ.MT.
3	0.75	X	1.40	X 1 NO = 1.05 SQ.MT.
4	2.15	X	1.48	X 1 NO = 3.18 SQ.MT.
5	5.20	X	4.50	X 1 NO = 23.40 SQ.MT.
6	3.20	X	3.50	X 1 NO = 11.20 SQ.MT.
7	2.07	X	1.48	X 1 NO = 3.06 SQ.MT.
TOTAL ADDITION				= 56.16 SQ.MT. X

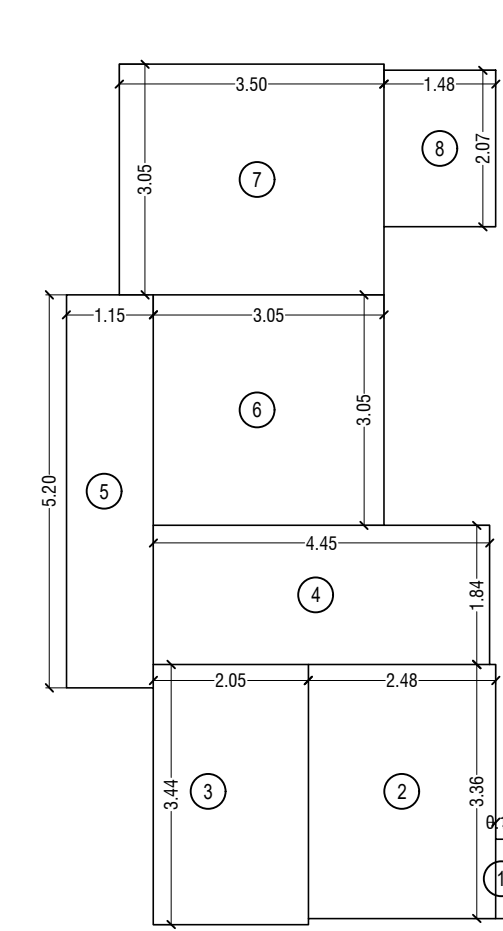
FLAT NO. 03



RERA CARPET AREA DIAGRAM
FOR 1ST FLOOR (FLAT NO. 03)
SCALE:1:100

RERA CARPET AREA CALCULATION

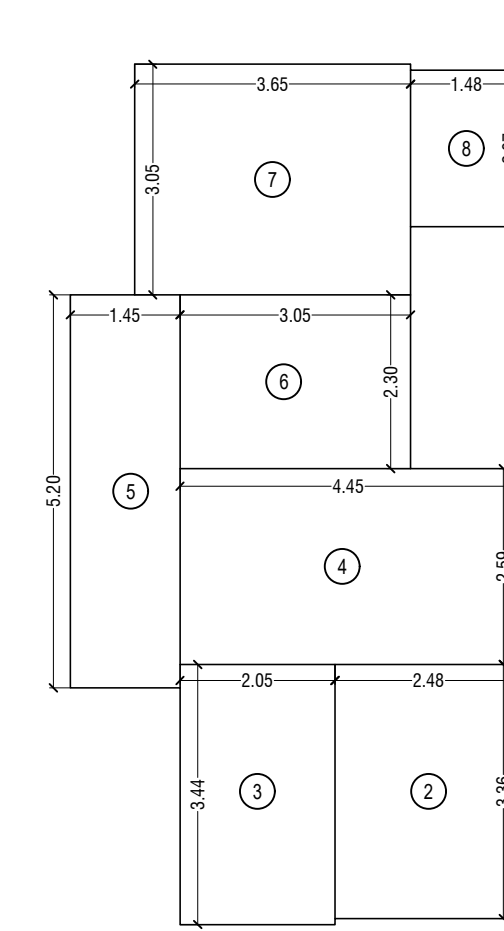
1ST FLOOR (FLAT NO. 03)				
1	0.15	X	1.05	X 1 NO = 0.16 SQ.MT.
2	2.48	X	3.36	X 1 NO = 8.33 SQ.MT.
3	1.90	X	3.44	X 1 NO = 6.54 SQ.MT.
4	4.30	X	1.84	X 1 NO = 7.91 SQ.MT.
5	1.30	X	5.20	X 1 NO = 6.76 SQ.MT.
6	2.90	X	3.05	X 1 NO = 8.84 SQ.MT.
7	3.35	X	3.05	X 1 NO = 10.22 SQ.MT.
8	1.48	X	2.07	X 1 NO = 3.06 SQ.MT.
TOTAL ADDITION				= 51.82 SQ.MT. X



RERA CARPET AREA DIAGRAM
FOR 2ND & 3RD FLOOR (FLAT NO. 03)
SCALE:1:100

RERA CARPET AREA CALCULATION

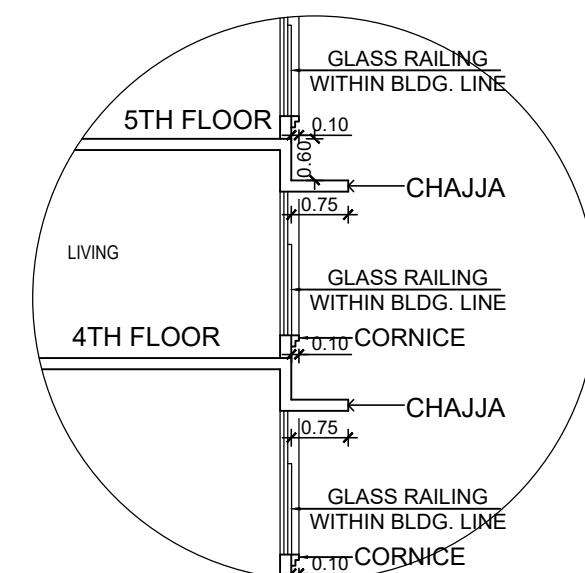
2ND & 3RD FLOOR (FLAT NO. 03)				
1	0.15	X	1.05	X 1 NO = 0.16 SQ.MT.
2	2.48	X	3.36	X 1 NO = 8.33 SQ.MT.
3	2.05	X	3.44	X 1 NO = 7.05 SQ.MT.
4	4.45	X	1.84	X 1 NO = 8.19 SQ.MT.
5	1.15	X	5.20	X 1 NO = 5.98 SQ.MT.
6	3.05	X	3.05	X 1 NO = 9.30 SQ.MT.
7	3.65	X	3.05	X 1 NO = 11.13 SQ.MT.
8	1.48	X	2.07	X 1 NO = 3.06 SQ.MT.
TOTAL ADDITION				= 52.75 SQ.MT. X



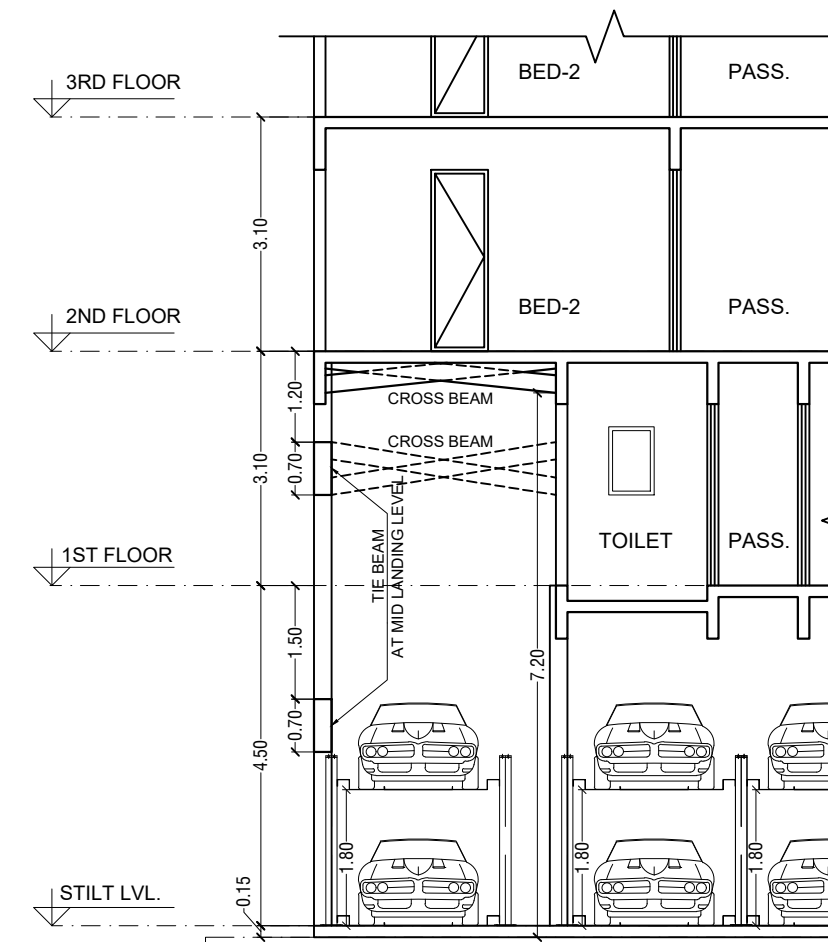
RERA CARPET AREA DIAGRAM
FOR 4TH FLOOR (FLAT NO. 03)
SCALE:1:100

RERA CARPET AREA CALCULATION

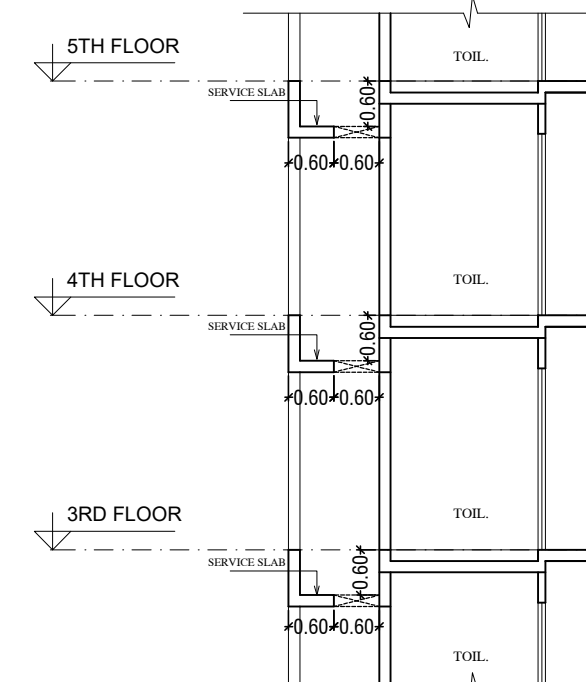
4TH FLOOR (FLAT NO. 03)				
1	0.15	X	1.05	X 1 NO = 0.16 SQ.MT.
2	2.48	X	3.36	X 1 NO = 8.33 SQ.MT.
3	2.05	X	3.44	X 1 NO = 7.05 SQ.MT.
4	4.45	X	2.59	X 1 NO = 11.53 SQ.MT.
5	1.45	X	5.20	X 1 NO = 7.54 SQ.MT.
6	3.05	X	2.30	X 1 NO = 7.02 SQ.MT.
7	3.65	X	3.05	X 1 NO = 11.13 SQ.MT.
8	1.48	X	2.07	X 1 NO = 3.06 SQ.MT.
TOTAL ADDITION				= 55.82 SQ.MT. X



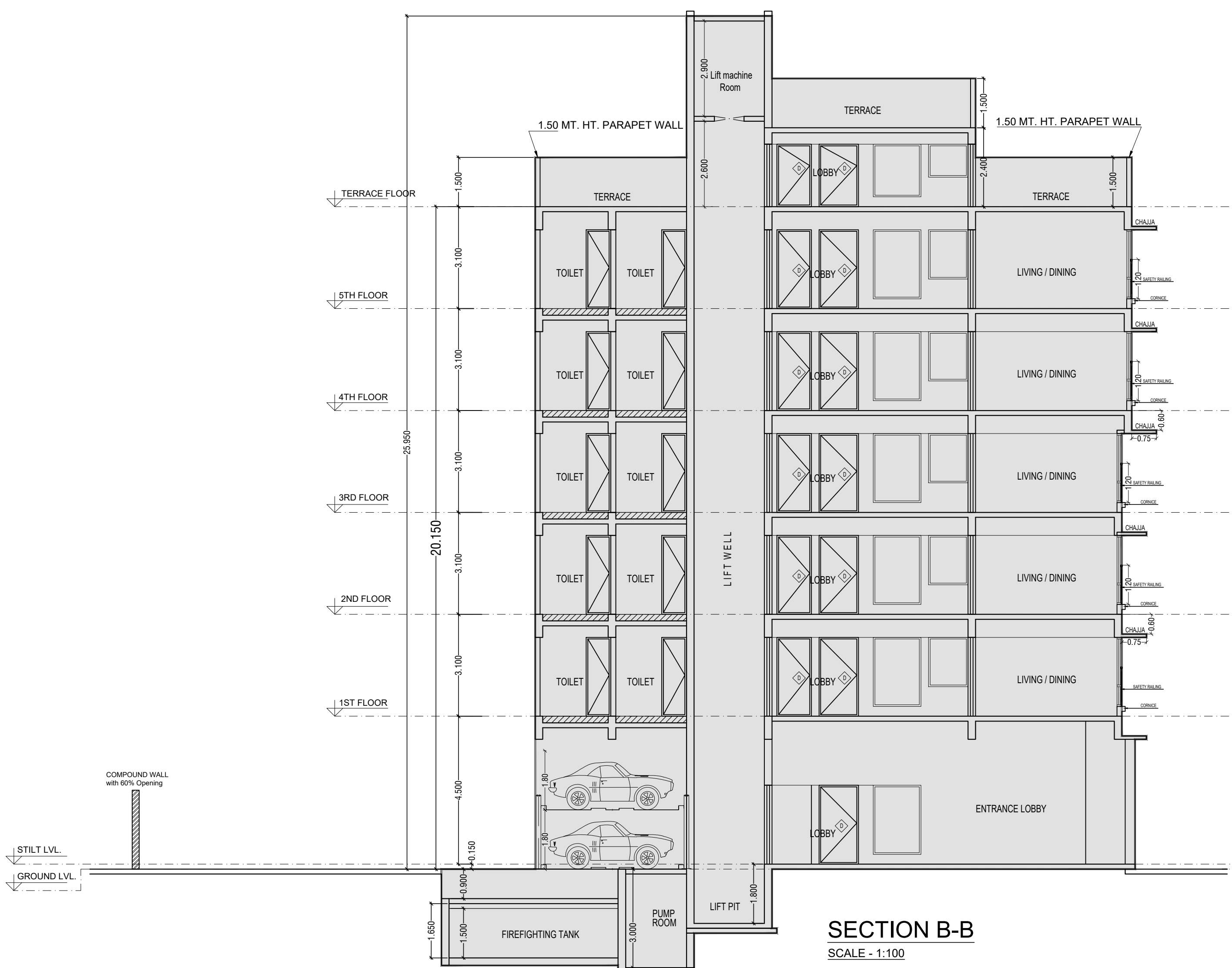
DETAIL SECTION
SCALE - 1:100



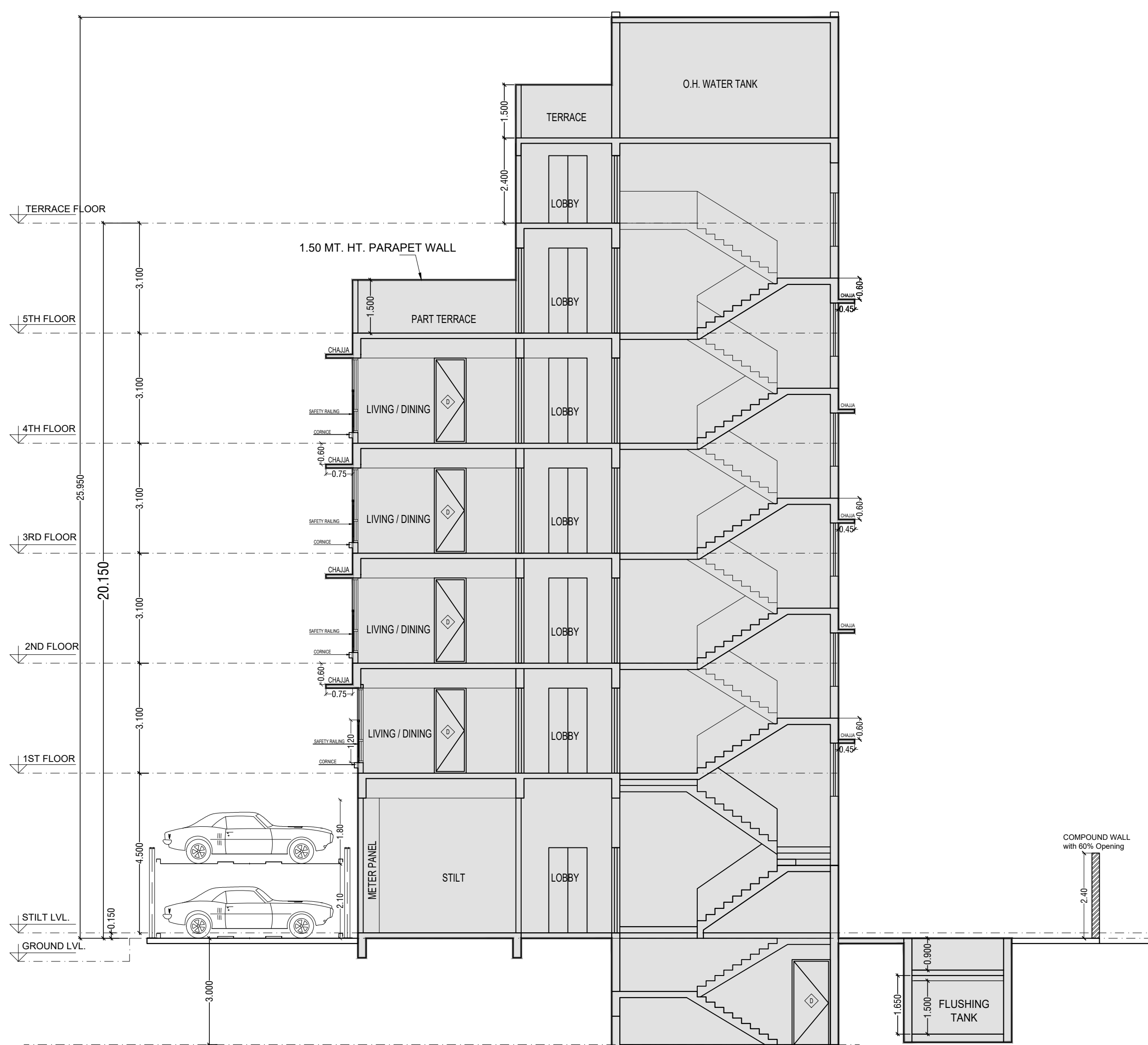
SECTION C-C
SCALE:1:100



SECTION X-X
SCALE:1:100



SECTION B-B
SCALE - 1:100



SECTION A-A
SCALE - 1:100

FORM - II

CONTENTS: SECTION A-A, B-B & C-C;
OF SHEET: 1ST TO 5TH FLOOR RERA CARPET AREA DIAGRAM
& CALCULATION

DESCRIPTION OF PROP./ PROPERTY

PROPOSED JOINT REDEVELOPMENT OF BUILDING ON
PLOT NO 2 & 3 ON PLOT BEARING CTS NO 157 PART OF
VILLAGE MANDPESHWAR AT BORIVALI WEST, MUMBAI.

NAME, ADDRESS AND SIGNATURE OF OWNER / DEVELOPER

For, Sahil M. Virani (PARTNER)
Mrs. Empire Realty
201, TANISHKA COMMERCIAL PREMISES,
AKURU, ROAD, W/ E HIGHWAY,
KANDIVALI EAST, MUMBAI-400101.

NAME, ADDRESS AND SIGNATURE OF LICENSED SURVEYOR

3D DIMENSIONAL CONSULTANTS LLP
Jigar Kishore
Nagda
HURBOWN SOLARIS 236, 2ND FLOOR,
PROF. A. S. PHADKE ROAD, BIMA NAGAR,
ANDHERI (EAST), MUMBAI-400047.

THIS CANCELS APPROVAL OF THE PREVIOUS PLANS SANCTIONED
UNDER FILE NO. P-17087/2023/(157 (PT))/R/N WARD/MANDPESHWAR-M R/N
DATED: 27.07.2023.

THIS PLAN IS APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN
THE ACCOMPANYING OFFICE LETTER UNDER FILE NO.
P-17087/2023/(157 (PT))/R/N WARD/MANDPESHWAR-M R/N
SIGNED ON EVEN DATE.

Vijay Ashok Mohite
Swarnil Bhagwan Patil
Mahesh Sambhu Revadkar

S.E.(B.P.) Ward
A.E.(B.P.) R 2
E.E.(B.P.) WS-B R 2

NORTH
JOB NO.
1
SCALE
1:100
DATE
30-10-2023
DRAWN BY
VIRAJ
SHEET NO.
4/4