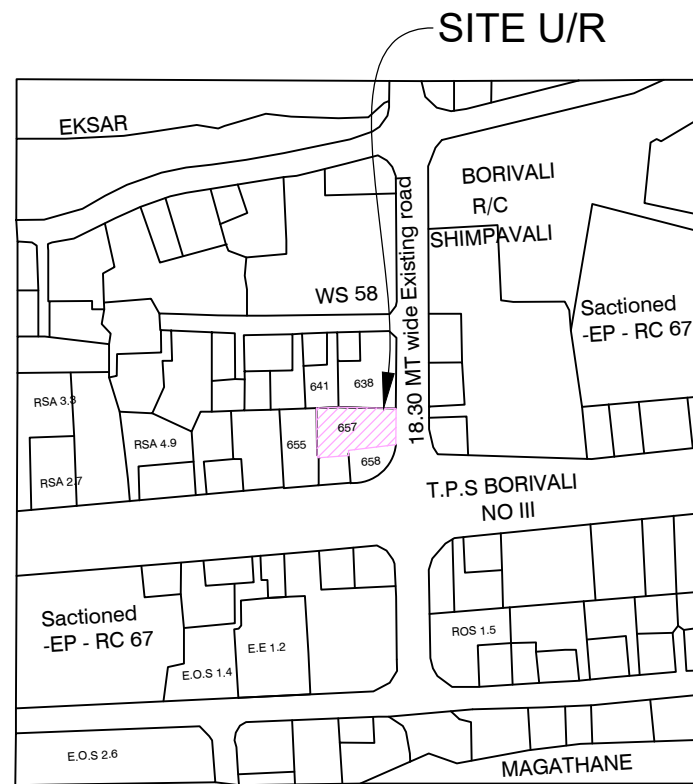


PROFORMA - A		
A	AREA STATEMENT	IN SQ.MTS.
1)	AREA OF THE PLOT	809.00
a)	Area of Reservation in plot	---
a)	Area of Road set back	---
c)	Area of D/P Road	---
2)	DEDUCTIONS FOR :	---
A)	For Reservation/Road area	---
a)	Road set back area to be handed over (100%) (Regulation No 16)	---
b)	Proposed D/P road to be handed over (100%) (Regulation No 16)	---
b)	Reservation area (to be handed over) (100%) (Regulation No 17)	---
b)	TOTAL AREA UNDER RESERVATION	---
B)	For Amenity area	---
a)	Area of amenity plot/plots to be handed over as per DCR 14(A)	---
b)	Area of amenity plot/plots to be handed over as per DCR 14(B)	---
c)	Area of amenity plot/plots to be handed over as per DCR 15	---
d)	Area of amenity plot/plots to be handed over as per DCR 35	---
c)	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	---
3)	Total deduction: 2(A)+2(B)+2(C)	---
4)	Balance area of the plot (12.31)	809.00
5)	Plot under development:- 1-2(A)+2(B)	809.00
6)	Zonal (basic) FSI	1.00
7)	a) Permissible built up area as per Zonal (Basic) FSI (XNG)	809.00
b)	Permissible built up area as per DCR 30(A) protected for development	---
c)	Permissible built up area (1a or 7a above, whichever is more)	809.00
8)	BUA equal to land area handed over as per reg.30(A)(3a)	---
a)	Additional BUA for 2(A) (i) & 2(B) above within the cap of admissible "TDR" as per table no 12 on balance plot	NIL
b)	Additional BUA for 2(A) (a) & 2(A) above to be utilized over and above the permissible FSI as per column no-7 table 12 of regulation 30(A) and to the mentioned in table 12A regulation 32(2005) or 2005)	NIL
c)	Additional BUA in case of 2(A) (c) (ii) as per regulation 17(1) note 20(vii) & (viii) as per AR policy on remaining plot/Y% as per table no-5 of regulation 17(1)	NIL
9)	Additional /Incentive BUA within the cap of admissible TDR as per TABLE 12 on a plot	---
a)	aim lieu cost of construction of amenity building as per regulation 30(A)(3b)	---
b)	50% of rehab. component as per reg 33(7)(A)	---
c)	15% or 10 sqm 7 or above or 10 sqm per rehab tenements as per reg.33(7)(B) (11 NOS X 10 sqm)	---
10)	Built up area due to "Additional FSI on payment of premium" as per table No 12 of Regulation No 30(A) (809.00 x 50%)	404.50
11)	Built up area due to "Additional "TDR" " as per table No 12 of Regulation No 30(A)(30C) (a) no-5a 50% or 70% or 90% or 100%	---
12)	Permissible Built up area (7+10+11)	1213.50
13)	TOTAL PROPOSED BUILT UP AREA	1189.21
14)	TDR generated if any as per 30(A)	NIL
15)	Fungible compensatory area as per Regulation No 31(3)	---
a)	(i) Perm. Fungible Compensatory area for Rehab comp.w/o charging premium for residential existing area	280.06
(ii)	Fungible compensatory area available for Rehab comp.w/o charging premium for residential	280.06
(iii)	Perm. Fungible Compensatory area for Rehab comp.w/o charging premium for commercial existing area	---
(iv)	Fungible compensatory area available for Rehab comp.w/o charging premium for commercial	---
b)	(i) Permissible Fungible Compensatory area by charging premium for residential	144.66
(ii)	Permissible Fungible compensatory area on payment of premium for residential	136.17
(iii)	Permissible Fungible compensatory area on payment of premium for commercial	---
(iv)	Fungible compensatory area available on payment of premium for commercial	---
16)	Total BUA permissible including FCA (13+15(a)(i) +15(b) (ii))	1638.22
16)	Total BUA Proposed including FCA (13+15(a)(i) +15(b) (ii))	1605.44
17)	FSI consumed on net plot (1/4)	1.47
18)	OTHER REQUIREMENTS	SQ.MT.
A.	Reservation Designation	---
a)	Name of reservation	---
b)	Area of reservation land handed over as per Regulation No 17	---
c)	Built up area of amenity to be handed over as per Regulation No 17	---
d)	Area/Built up area of Designation	---
B	Plot area/built up amenity to be handed over as per regulation No	---
a)	14(A)	---
b)	14(B)	---
c)	15	---
C	Requirement of LOS as per Regulation No.27 (15% or 20% or 25%)	---
D	TENEMENTS STATEMENT	---
a)	Proposed built up area (16 above)	1605.44
b)	Less deduction of Non-Residential area (shop etc)	---
c)	Area available for Tenements (a) minus(b)	1605.44
d)	Tenements Permissible (430/acre) >= 72.24	SAY 72.00 NOS.
e)	Total Number of Tenements Proposed on Plot	17.00 NOS.
E.	PARKING STATEMENT	---
(i)	PARKING REQUIRED FOR REGULATION FOR	19.00 NOS.
CAR	SCOOTER/MOTOR CYCLE OUTSIDERS/VISITORS	---
(ii)	COVERED GARAGE PERMISSIBLE	---
(iii)	COVERED GARAGE PROPOSED	---
CAR	SCOOTER/MOTOR CYCLE OUTSIDERS/VISITORS	---
(iv)	TOTAL PARKING PROVIDED	32.00 NOS.
E.	TRANSPORT VEHICLE PARKING	---
(i)	TRANSPORT VEHICLE PARKING REQUIRED BY REGULATION	---
(ii)	TOTAL NO OF TRANSPORT VEHICLE PARKING SPACES PROVIDED	---

CERTIFICATE OF AREA		
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE NO. 21/60/2023 & THAT THE DIMENSIONS OF THE BUILT UP PLOT STATED IN THE PLAN AREA ARE MEASURED ON SITE & THE AREA IS MEASURED ON SITE & THE AREA IS WORKED OUT TO BE 800 SQUARE METERS & TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/PROPERTY REGISTER CARD. (EIGHT HUNDRED AND NINE SQUARE METERS ONLY)		
Mehul Jitendra Kanakia		
SIGNATURE		
FORM - II		
CONTENTS OF SHEET: GROUND FLOOR PLAN, 1ST & 2ND FLOOR PLAN, PARKING STATEMENT, BUILT UP AREA SUMMARY, BLOCK PLAN, LOCATION PLAN, PLOT AREA CALCULATION		
PROPOSED DEVELOPMENT OF BUILDING ON PLOT BEARING F.P. NO. 657 OF T.P.S. - II BORIVALI, AT 18.30 MT. WIDE 7TH T.P. ROAD AT BORIVALI (W), MUMBAI - 400092.		
NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER		
Shri. Harish R. Jain, Partner of M/s. H. Rishabhraja		
Realty C.A. to Gautam Prabhu C.H.S.L. (Owner)		
HARISH RATAN CHAND JAIN		
Digitally signed by HARISH RATAN CHAND JAIN Date: 2024.01.24 10:58:07 +05'30'		
SIGNATURE		
1001, BLDG NO.5 GARDEN, GROVE COMPLEX, CHIKHAWADI, BORIVALI (W) MUMBAI-400092.		
THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED		
Vijay Ashok Mohite		
Digitally signed by Vijay Ashok Mohite Date: 2024.01.24 15:56:37 +05'30'		
Swapnil Bhagawat Patil		
Digitally signed by SWAPNIL BHAGAWAT PATIL Date: 2024.01.25 12:49:19 +05'30'		
HANUMANT SADASHIVRAO BURE		
Digitally signed by HANUMANT SADASHIVRAO BURE Date: 2024.01.25 12:49:19 +05'30'		
S.E.P.P. #4	A.E.R.P.#12	E.E.R.P.#1

BUILT UP AREA SUMMARY			
FLOOR	BU. AREA	LESS STR. LI. & LO.	NET AREA
1ST FLOOR	215.33	47.30	168.03
2ND FLOOR	215.33	47.30	168.03
3RD FLOOR	233.86	47.12	186.74
4TH FLOOR	233.86	47.12	186.74
5TH FLOOR	182.38	47.45	134.93
6TH FLOOR	233.86	47.12	186.74
7TH FLOOR	233.86	47.12	186.74
8TH FLOOR	233.86	47.12	186.74
9TH FLOOR	233.86	47.12	186.74
EXCESS REFUGE	14.01	---	14.01
TOTAL	2030.21	424.77	1605.44
TOTAL AREA PROP = 1605.44 SQMT			
35% FUNGIBLE AREA PROP= 416.23 SQMT			
NET AREA PROP = 1189.21 SQMT			

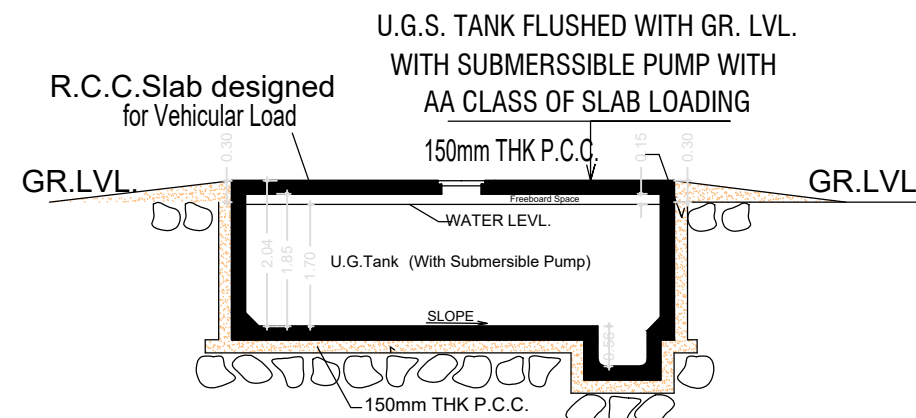
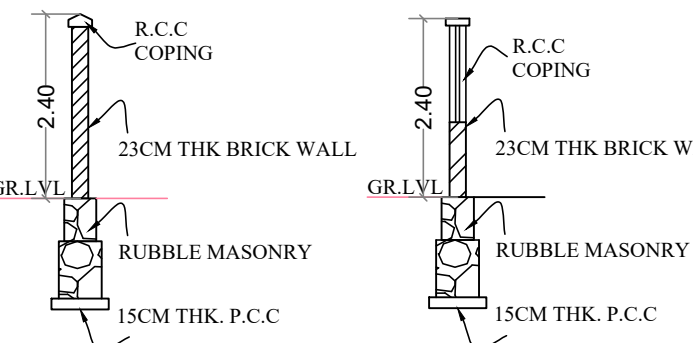
TABLE NO - III				
FUNGIBLE COMPENSATORY AREA STATEMENT				
Sr. No.	Description	BUA in Sq. mt.		
		Commercial	Residential	Total
(A) REHAB COMPONENT				
1	Existing BUA of the building to be demolished:	-	-	-
a	Commercial structure existing prior to 01-04-1962	-	-	-
b	Residential structure existing prior to 17-04-1964	-	-	-
c	As per OC Plans / BCC Plan Approved u/no.CE/9016/BS(W5) dtd-13.05.1998	-	800.184	800.184
d	As per approved plan and CC granted/Approved u/no.----- dtd----- Full CC dated-----	-	-	-
e	Others Specify	-	-	-
f	Existing BUA excluding staircase / lift / lobby / attia of the building to be demolished as per redrafted plan out of (a) or (b) or (c) or (d) or (e) (Check: (f) shall not be more than (a) or (b) or (c) or (d) or (e))	-	-	-
g	Existing BUA accepted for allowing fungible area for Rehab without charging premium from above	-	800.184	800.184
2	Permissible Fungible Area for rehab without charging premium: [35% of 1 (g) above] = (3 + 4)	-	280.06	280.06
3	Fungible Area available for Rehab Component = (Col. No 14 - Col. No 15 - Col. No 7 of Table No. - II)	-	280.06	280.06
4	Fungible Area kept in abeyance / unutilized (Total of Col. No. 16 of Table No. II)	-	0	0
(B) SALE COMPONENT				
5	Permissible BUA	Net Plot Area	50% Add FSI	TDR including Setback + Protected BUA above Zonal basic FSI 0.5 or 0.7 or 0.9 or 1.0
6	Net Built up area proposed (Sr. No.4 of Table No. -I)	Commercial	809	404.5
7	Permissible Fungible Area (0.35 x Sr. No 6)	-	1189.21	1189.21
8	Fungible Area available for Sale component (7 - 2)	-	416.23	416.23
		-	136.17	136.17



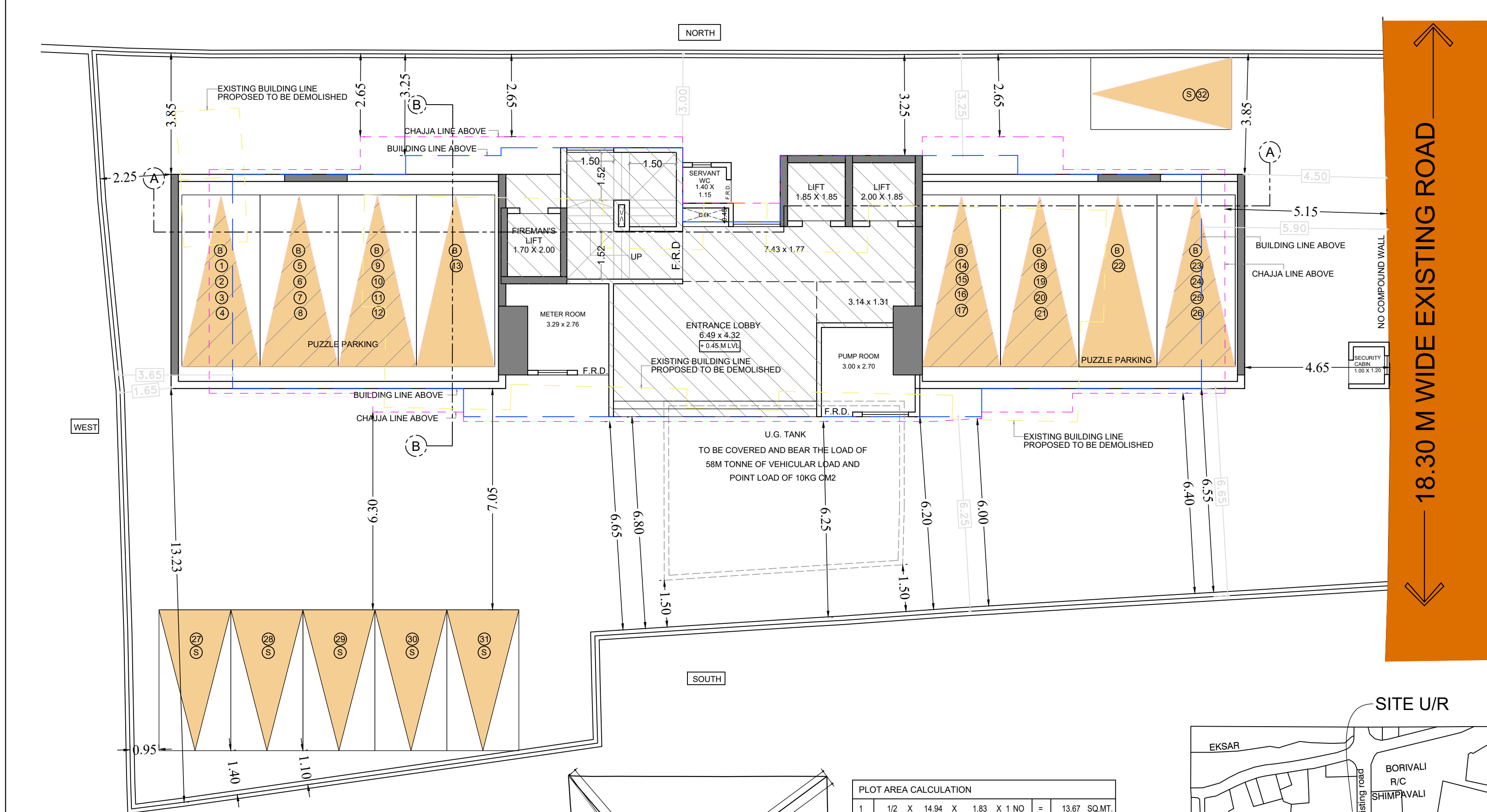
LOCATION PLAN SCALE- 1:4000

PARKING STATEMENT

CARPET AREA	NO. OF TENE. TOTAL	PARKING REQUIRED BY RULES	NO. OF PARKING REQD.
UP TO 45 SQ.MT.	NIL	1 PARKING FOR 4 TENEMENTS	---
45 TO 60 SQ.MT.	NIL	1 PARKING FOR 2 TENEMENTS	---
60 TO 90 SQ.MT.	17 NOS.	1 PARKING FOR 1 TENEMENT	17.00 NOS
ABOVE 90 SQ.MT.	0.00 NO.	2 PARKING FOR 1 TENEMENT	0.00 NOS
TOTAL	17 NOS.		17.00 NOS.
10% VISITOR'S PARKING			1.7NOS.
TOTAL PARKING REQD. SAY			18.70 NOS
PARKING PROVIDED.			19.00 NOS.
BIG PARKING = 26.00 NOS.			
SMALL PARKING = 6.00 NOS.			
			32.00 NOS.

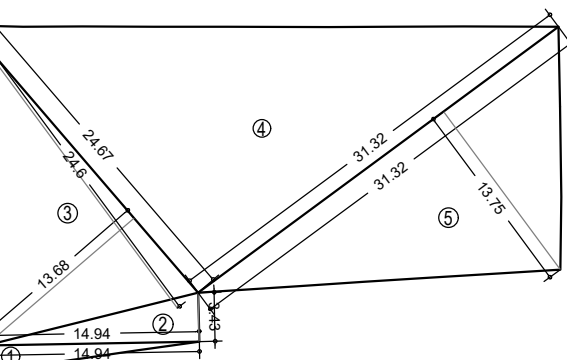


NOTES:
1. THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE 100 ISSUED UNDER EVEN NO. P-15638/2023/R/C Ward/FP. ON EVEN DATE.
2. THIS PLANS AREA DIGITALLY SIGNED AND DOES NOT REQUIRE PHYSICAL SIGNATURE

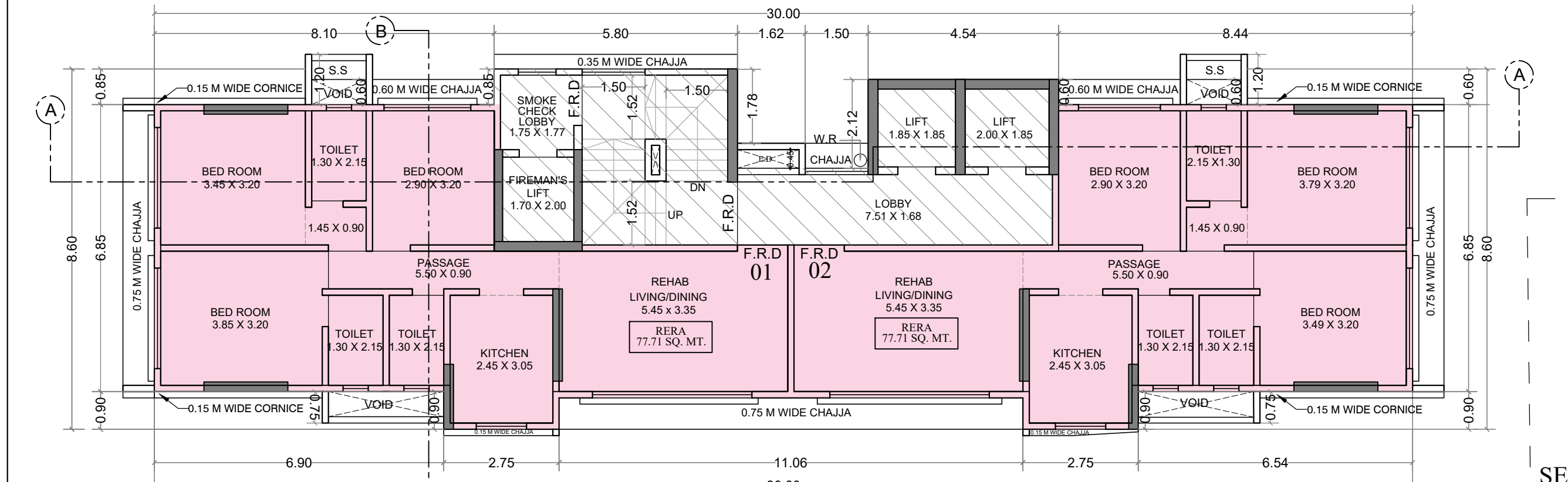
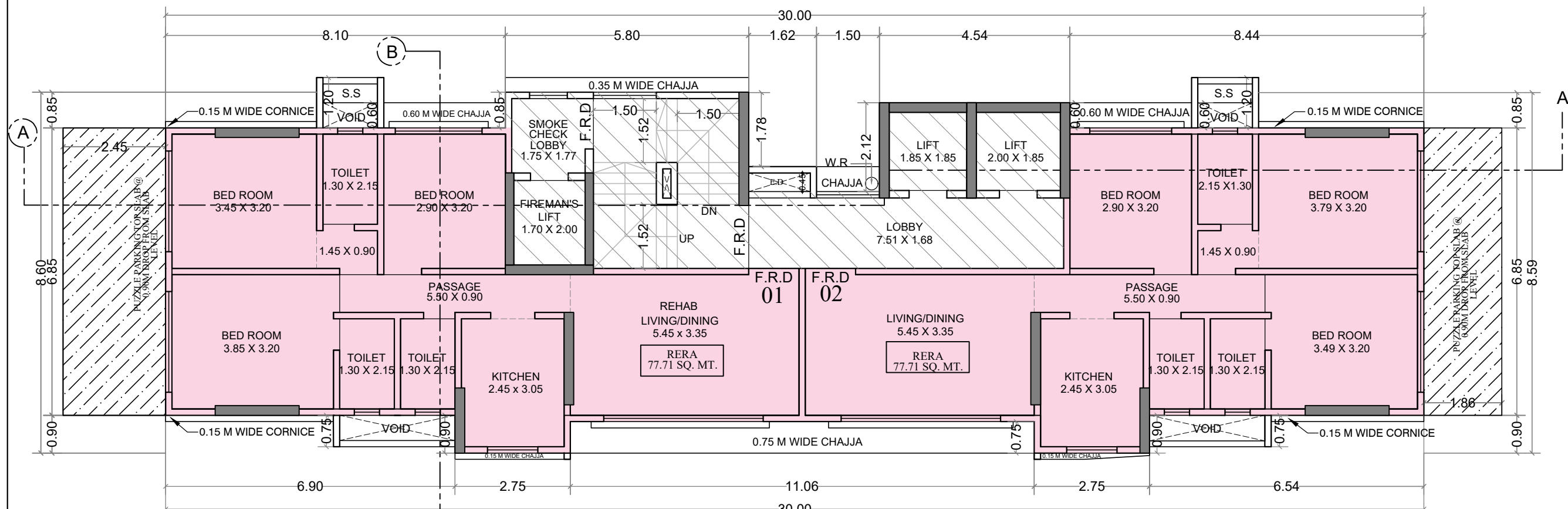


GROUND FLOOR PLAN SCALE- 1:100

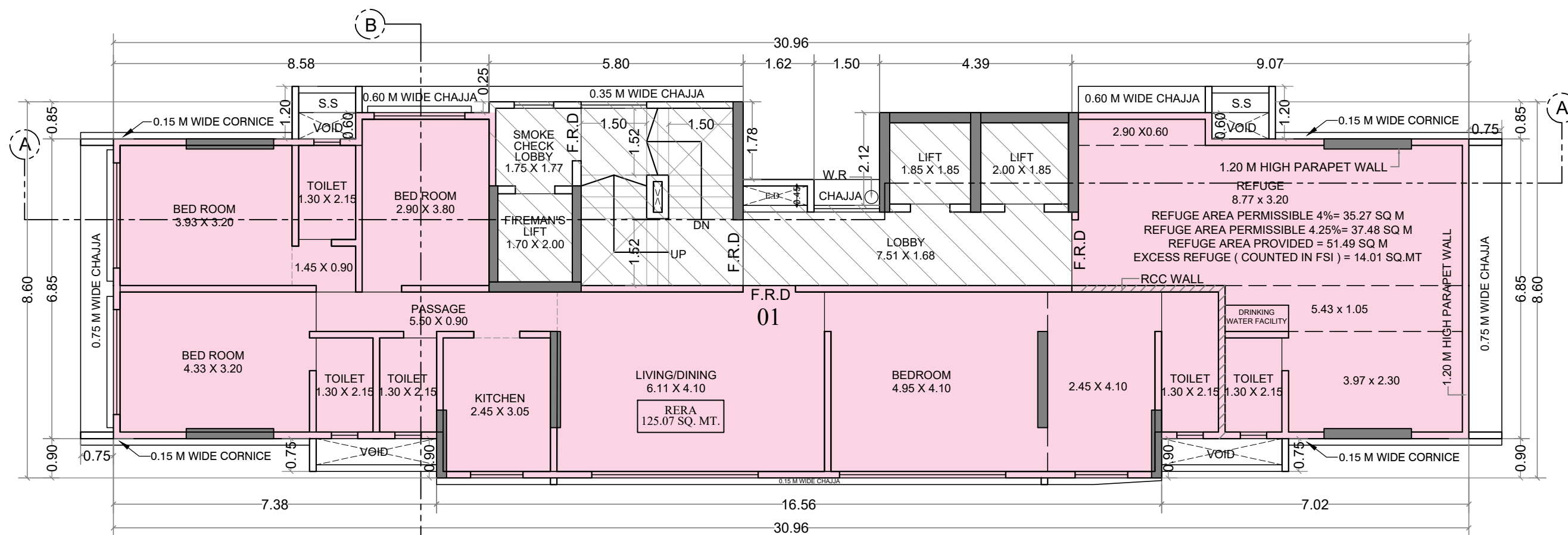
ELECTRIC METER ROOM STATEMENT			
Sr. No.	WING	TENEMENTS FOR FULL OCCUPANCY	METER ROOM PROPOSED
1	'A'	17	3.29 x 2.78 = 9.06 sq.mt.



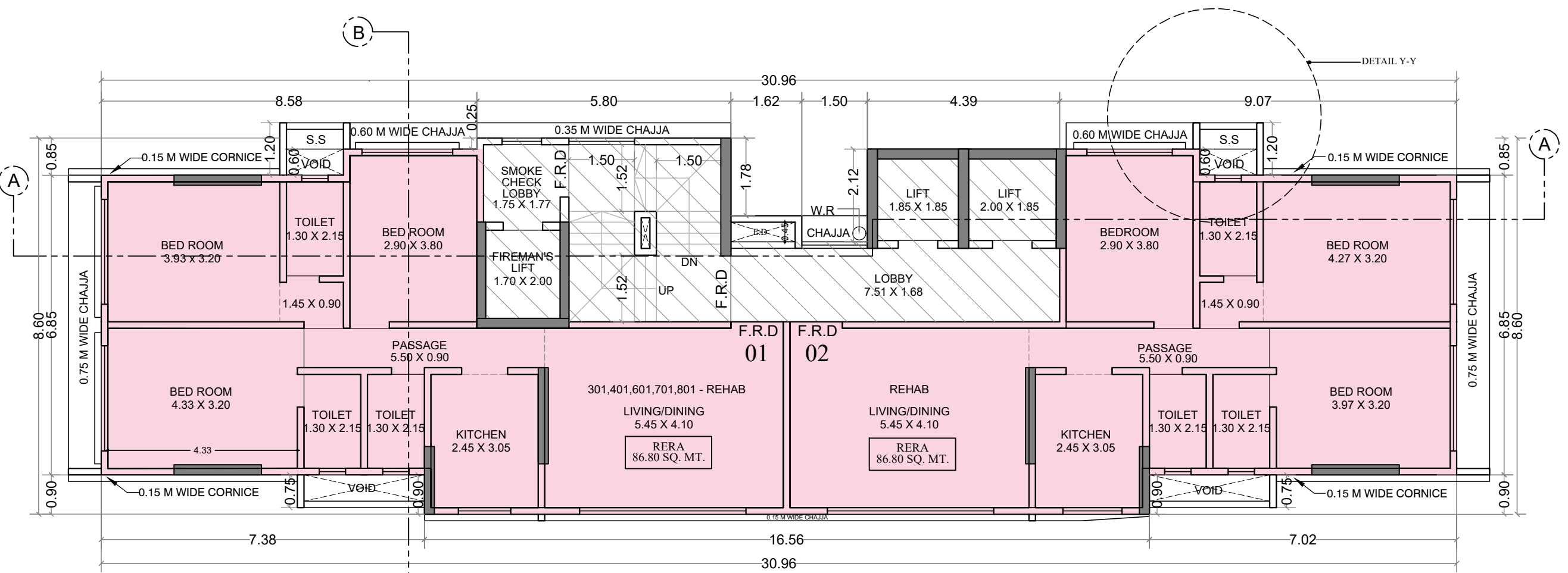
PLOT AREA CALCULATION			
1	1/2 X	14.94 X	1.83 X 1 NO = 13.67 SQ.MT.
2	1/2 X	14.94 X	3.43 X 1 NO = 25.62 SQ.MT.
3	1/2 X	24.67 X	13.68 X 1 NO = 168.74 SQ.MT.
4	1/2 X	31.32 X	24.60 X 1 NO = 385.24 SQ.MT.
5	1/2 X	31.32 X	13.75 X 1 NO = 215.73 SQ.MT.
TOTAL ADDITION X			809.00 SQ.MT.



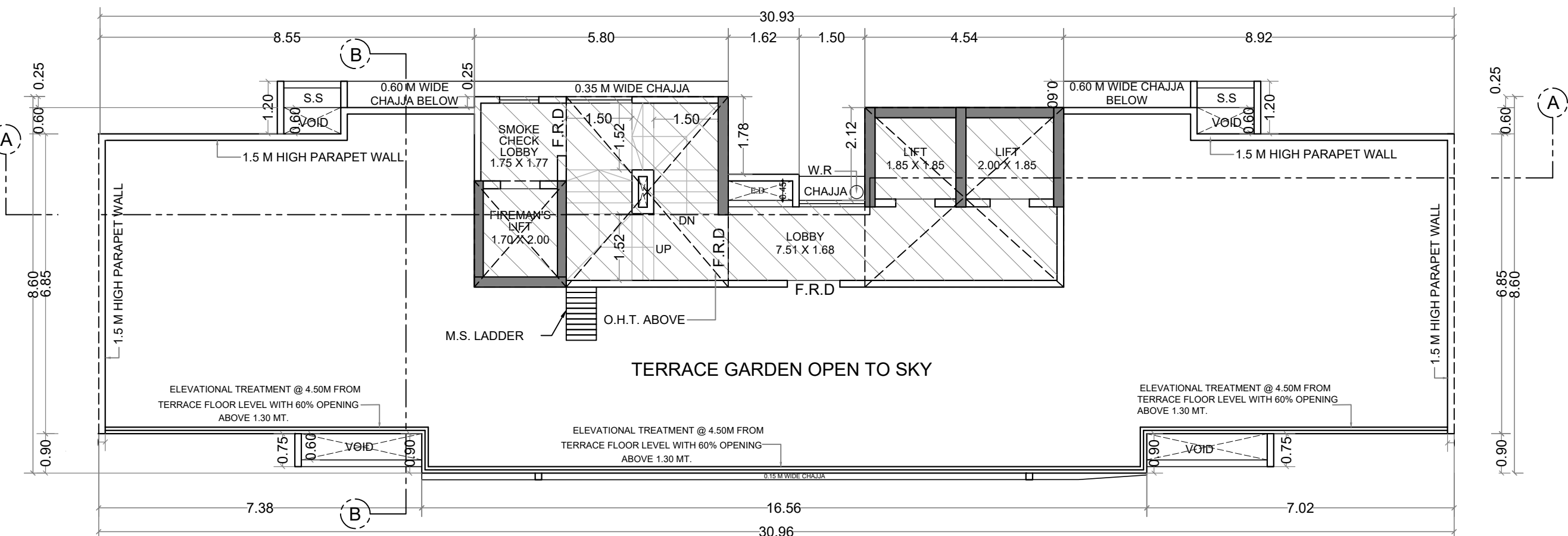
2ND FLOOR PLAN SCALE- 1:100



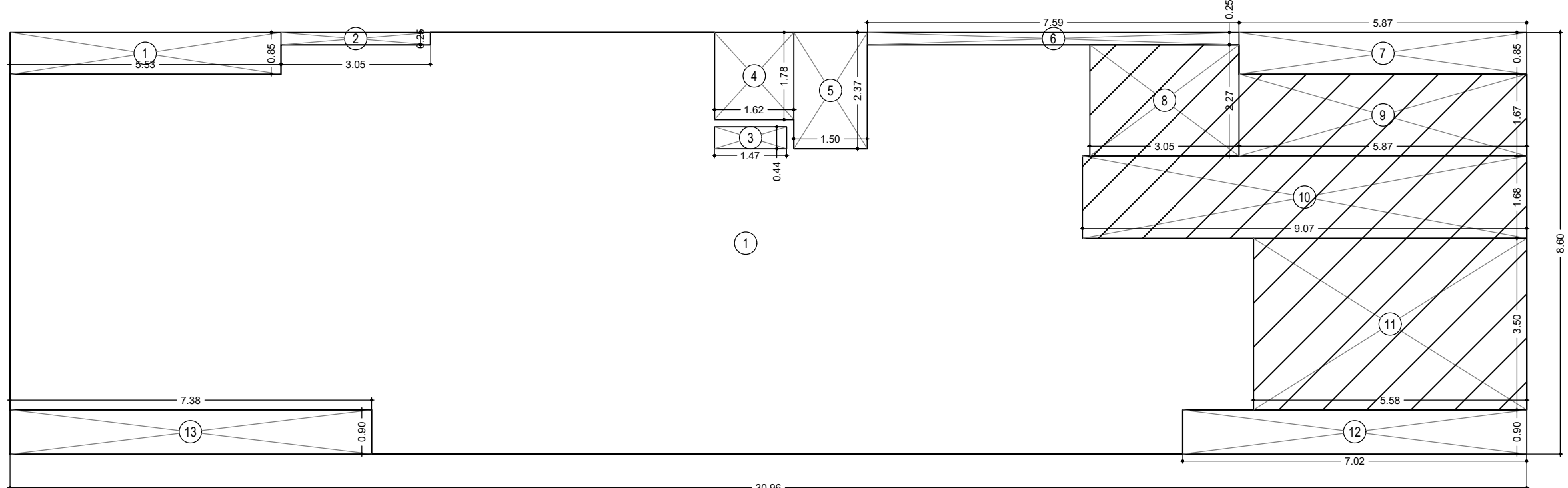
5TH FLOOR PLAN (REFUGE)
SCALE: 1:100



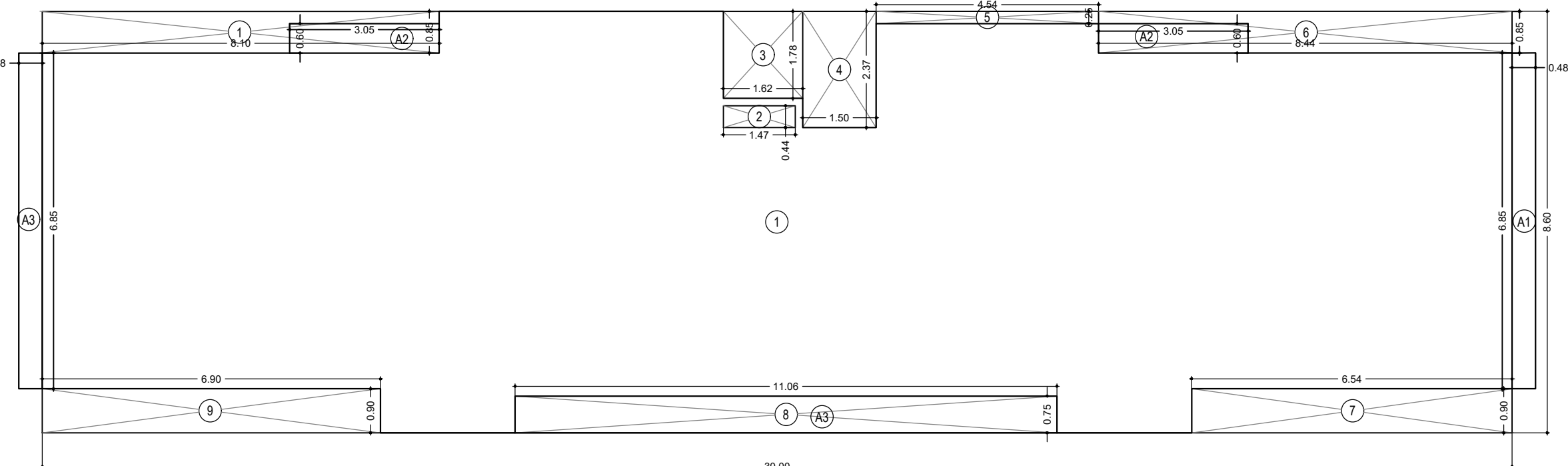
3RD TO 4TH, 6TH TO 9TH FLOOR PLAN
SCALE: 1:100



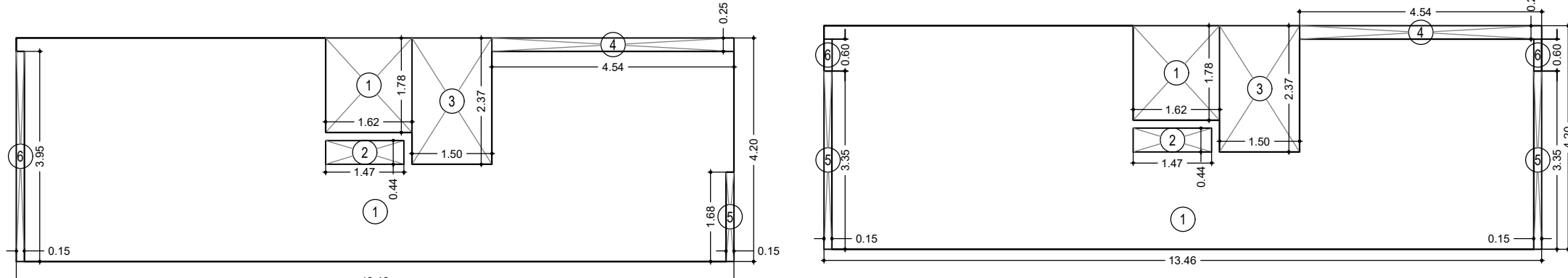
TERRACE FLOOR PLAN
SCALE: 1:100



5TH FLOOR B.U.A DIAGRAM & CALCULATION
SCALE: 1:100



1ST TO 4TH, 6TH TO 9TH FLOOR B.U.A DIAGRAM & cALCULATION
SCALE: 1:100



5TH STAIRCASE B.U.A DIAGRAM & CALC.
SCALE: 1:100

STAIRCASE BUILT UP AREA CALCULATION									
5TH FLOOR									
1	13.46	X	4.20	X	1 NO	=	56.53	SQ.MT.	
TOTAL ADDITION X						=	56.53	SQ.MT.	
DEDUCTIONS									
1	1.62	X	1.78	X	1 NO	=	2.88	SQ.MT.	
2	1.47	X	0.45	X	1 NO	=	0.66	SQ.MT.	
3	1.50	X	2.37	X	1 NO	=	3.55	SQ.MT.	
4	4.54	X	0.25	X	1 NO	=	1.14	SQ.MT.	
5	0.15	X	1.68	X	1 NO	=	0.25	SQ.MT.	
6	0.15	X	3.95	X	1 NO	=	0.59	SQ.MT.	
TOTAL DEDUCTION Y1						=	9.08	SQ.MT.	
TOTAL BUILT UP AREA [X - Y1]						X1	=	47.45	SQ.MT.

1ST TO 4TH, 6TH TO 9TH FLOOR
STAIRCASE B.U.A DIAGRAM & CALC.
SCALE: 1:100

STAIRCASE BUILT UP AREA CALCULATION									
1ST & 2ND FLOOR									
1	13.46	X	4.20	X	1 NO	=	56.53	SQ.MT.	
TOTAL ADDITION X						=	56.53	SQ.MT.	
DEDUCTIONS									
1	1.62	X	1.78	X	1 NO	=	2.88	SQ.MT.	
2	1.47	X	0.45	X	1 NO	=	0.66	SQ.MT.	
3	1.50	X	2.37	X	1 NO	=	3.55	SQ.MT.	
4	4.54	X	0.25	X	1 NO	=	1.13	SQ.MT.	
5	0.15	X	3.35	X	2 NOS	=	1.01	SQ.MT.	
TOTAL DEDUCTION Y1						=	9.23	SQ.MT.	
TOTAL BUILT UP AREA [X - Y1]						X1	=	47.30	SQ.MT.

STAIRCASE BUILT UP AREA CALCULATION									
3RD TO 4TH, 6TH TO 9TH FLOOR									
1ST & 2ND FLOOR STAIRCASE AREA						=	47.30	SQ.MT.	
TOTAL AREA X						=	47.30	SQ.MT.	
DEDUCTION									
6	0.15	X	0.60	X	2 NO	=	0.18	SQ.MT.	
TOTAL ADDITION Y1						=	0.18	SQ.MT.	
TOTAL BUILT UP AREA [X - Y1]						X1	=	47.12	SQ.MT.

BUILT UP AREA CALCULATION									
5TH FLOOR									
1	30.96	X	8.60	X	1 NO	=	266.26	SQ.MT.	
TOTAL ADDITION X						=	266.26	SQ.MT.	
DEDUCTIONS									
1	5.53	X	0.85	X	1 NO	=	4.70	SQ.MT.	
2	3.05	X	0.25	X	1 NO	=	0.76	SQ.MT.	
3	1.47	X	0.45	X	1 NO	=	0.66	SQ.MT.	
4	1.62	X	1.78	X	1 NO	=	2.88	SQ.MT.	
5	1.50	X	2.37	X	1 NO	=	3.55	SQ.MT.	
6	7.59	X	0.25	X	1 NO	=	1.89	SQ.MT.	
7	5.87	X	0.85	X	1 NO	=	4.98	SQ.MT.	
8	3.05	X	2.27	X	1 NO	=	6.92	SQ.MT.	
9	5.87	X	1.67	X	1 NO	=	9.80	SQ.MT.	
10	9.07	X	1.68	X	1 NO	=	15.24	SQ.MT.	
11	5.58	X	3.50	X	1 NO	=	19.53	SQ.MT.	
12	7.02	X	0.90	X	1 NO	=	6.32	SQ.MT.	
13	7.38	X	0.90	X	1 NO	=	6.64	SQ.MT.	
TOTAL DEDUCTION Y1						=	83.87	SQ.MT.	
TOTAL BUILT UP AREA [X - Y1]						X1	=	182.38	SQ.MT.

BUILT UP AREA CALCULATION									
1ST & 2ND FLOOR									
1	30.00	X	8.60	X	1 NO	=	258.00	SQ.MT.	
TOTAL ADDITION X						=	258.00	SQ.MT.	
DEDUCTIONS									
1	8.10	X	0.85	X	1 NO	=	6.88	SQ.MT.	
2	1.47	X	0.45	X	1 NO	=	0.66	SQ.MT.	
3	1.62	X	1.78	X	1 NO	=	2.88	SQ.MT.	
4	1.50	X	2.37	X	1 NO	=	3.56	SQ.MT.	
5	4.54	X	0.25	X	1 NO	=	1.14	SQ.MT.	
6	8.44	X	0.85	X	1 NO	=	7.17	SQ.MT.	
7	6.54	X	0.90	X	1 NO	=	5.89	SQ.MT.	
8	11.06	X	0.75	X	1 NO	=	8.30	SQ.MT.	
9	6.90	X	0.90	X	1 NO	=	6.21	SQ.MT.	
TOTAL DEDUCTION Y1						=	42.69	SQ.MT.	
TOTAL BUILT UP AREA [X - Y1]						X1	=	215.33	SQ.MT.

BUILT UP AREA CALCULATION									
3RD TO 4TH, 6TH TO 9TH FLOOR									
1ST & 2ND FLOOR BUILT UP AREA						=	215.33	SQ.MT.	
TOTAL AREA X						=	215.33	SQ.MT.	
ADDITIONS									
A1	0.48	X	6.85	X	1 NO	=	3.29	SQ.MT.	
A2	3.05	X	0.60	X	2 NO	=	3.66	SQ.MT.	
A3	0.48	X	6.85	X	1 NO	=	3.29	SQ.MT.	
A4	11.06	X	0.75	X	1 NO	=	8.30	SQ.MT.	
TOTAL ADDITION Y1						=	18.53	SQ.MT.	
TOTAL BUILT UP AREA [X + Y1]						X1	=	233.86	SQ.MT.

100 PLAN

1. THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE R.O. ISSUED UNDER EVEN NO. P. 563000/2/R.C. WHEREOF, ON EVEN DATE.

2. THIS PLANS AREA DIGITALLY SIGNED AND DOES NOT REQUIRE PHYSICAL SIGNATURE.

FORM - H

CONTENTS OF SHEET

TYPICAL FLOOR PLAN (3RD TO 4TH, 6TH TO 9TH, REFUGE FLOOR LAYOUT - 5TH FLOOR & AREA DIAGRAM CALCULATION)

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF BUILDING ON PLOT BEARING F.P. NO. 487 OF T.P.S. - H BORIVALI AT 18.30 MT. WIDE 7TH T.P. ROAD AT BORIVALI (W), MUMBAI - 400092.

NAME ADDRESS SIGNATURE OF OWNER/DEVELOPER

Shri. Harish R. Jain, Partner of M/s. H. Rishabhraj Realty C.A. to Gautam Prabhhu C.H.S.L. (Owner).

HARISH RATAN HAND JAIN Digitally signed by Harish R. Jain DN: cn=HARISH RATAN JAIN, o=HARISH RATAN JAIN, email=h.r.jain@h.r.jain.com, c=IN

SIGNATURE

NORTH

NAME ADDRESS SIGNATURE OF ARCHITECT

MEHUL J. KANAKIA LICENSE NO. CA/2014/62291

MEHUL J. KANAKIA Digitally signed by Mehul J. Kanakia DN: cn=Mehul J. Kanakia, o=Mehul J. Kanakia, email=m.j.kanakia@meul.com, c=IN

1001, BLDG NO. 5 GARDEN, GROVE COMPLEX, CHIKWADI, BORIVALI(W), MUMBAI-400092.

SIGNATURE

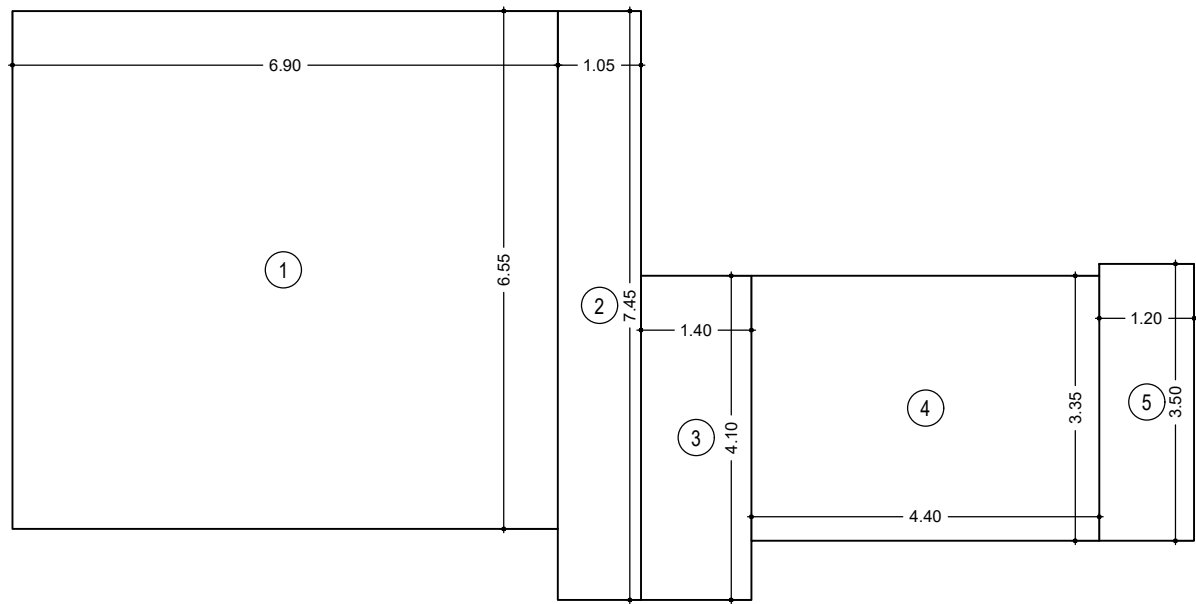
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Swapnil Bhagwat Patil Digitally signed by Swapnil Bhagwat Patil DN: cn=Swapnil Bhagwat Patil, o=Swapnil Bhagwat Patil, email=s.b.patil@swapnil.com, c=IN

HANUMANT KADASHWAR BURE Digitally signed by Hanumant Kadashwar Bure DN: cn=Hanumant Kadashwar Bure, o=Hanumant Kadashwar Bure, email=h.k.bure@hanumant.com, c=IN

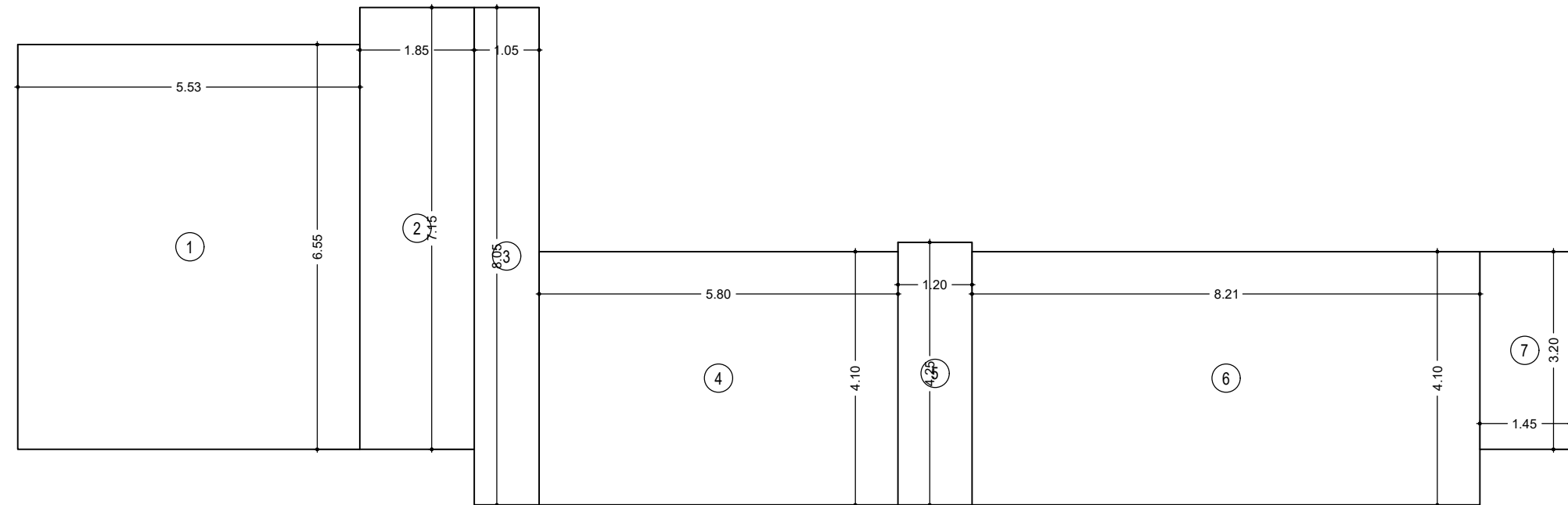
S.E.R.P. #4 S.E.R.P. #5 S.E.R.P. #7

FLAT 01



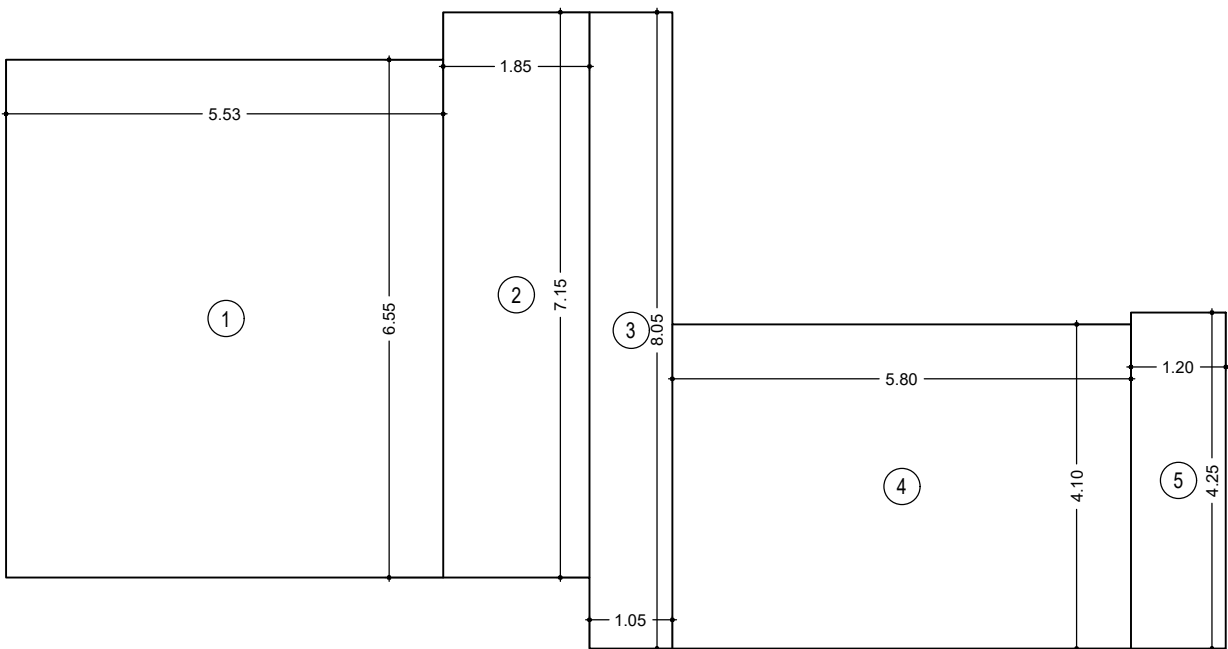
RERA CARPET AREA DIAGRAM
SCALE- 1:100, 1ST & 2ND FLOOR -FLAT 01

RERA CARPET AREA DIAGRAM									
1ST & 2ND FLOOR - FLAT NO 1									
1	6.90	X	6.55	X	1 NO	=	45.20	SQ.MT.	
2	1.05	X	7.45	X	1 NO	=	7.82	SQ.MT.	
3	1.40	X	4.10	X	1 NO	=	5.74	SQ.MT.	
4	4.40	X	3.35	X	1 NO	=	14.74	SQ.MT.	
5	1.20	X	3.50	X	1 NO	=	4.20	SQ.MT.	
TOTAL ADDITION						X	=	77.71	SQ.MT.



RERA CARPET AREA DIAGRAM
SCALE- 1:100, 5TH FLOOR -FLAT 01

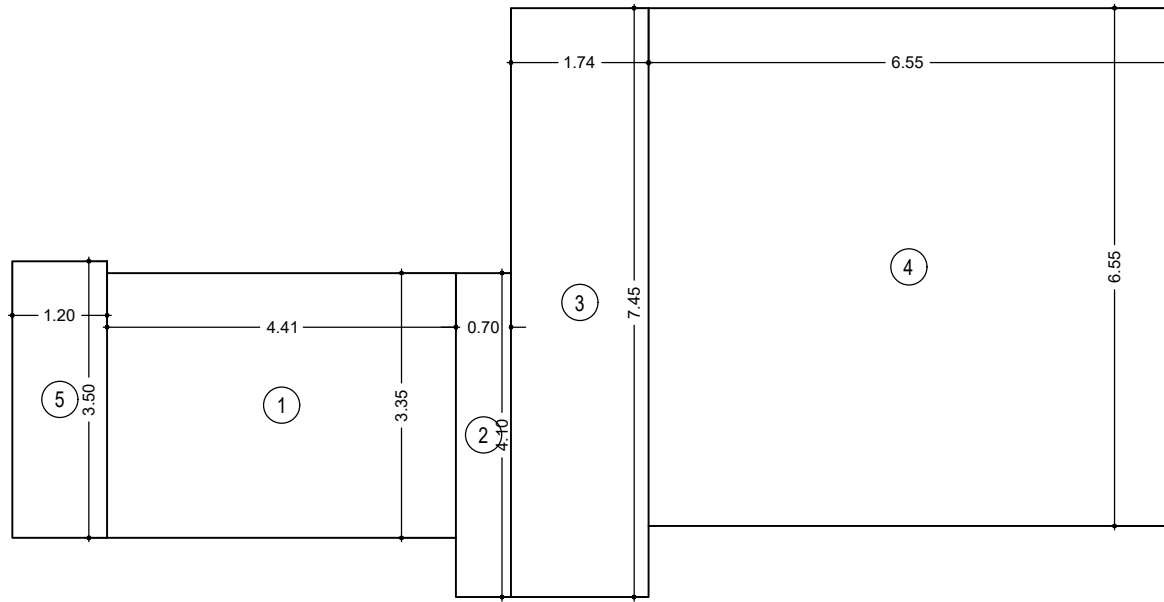
RERA CARPET AREA DIAGRAM									
5TH FLOOR - FLAT NO 1									
1	5.53	X	6.55	X	1 NO	=	36.22	SQ.MT.	
2	1.85	X	7.15	X	1 NO	=	13.23	SQ.MT.	
3	1.05	X	8.05	X	1 NO	=	8.45	SQ.MT.	
4	5.80	X	4.10	X	1 NO	=	23.78	SQ.MT.	
5	1.20	X	4.25	X	1 NO	=	5.10	SQ.MT.	
6	8.21	X	4.10	X	1 NO	=	33.66	SQ.MT.	
7	1.45	X	3.20	X	1 NO	=	4.64	SQ.MT.	
TOTAL ADDITION						X	=	125.07	SQ.MT.



RERA CARPET AREA DIAGRAM
SCALE- 1:100 , 3RD TO 4TH, 6TH TO 9TH FLOOR PLAN - FLAT NO 1

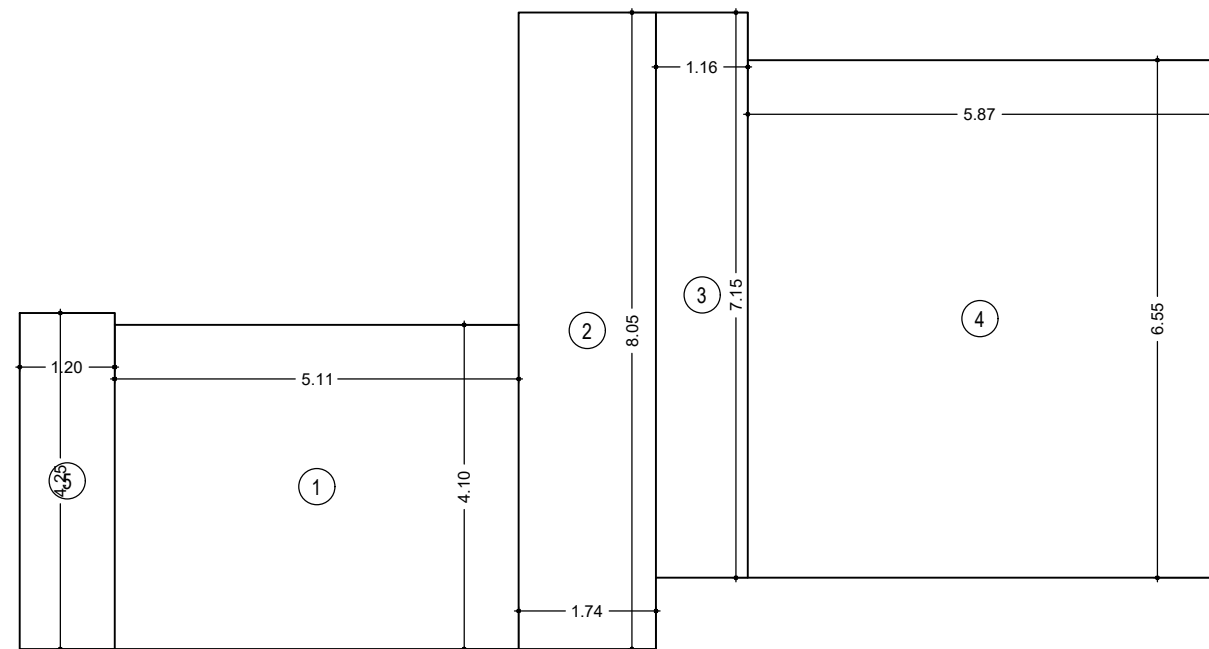
RERA CARPET AREA DIAGRAM									
3RD TO 4TH, 6TH TO 9TH FLOOR PLAN - FLAT NO 1									
1	5.53	X	6.55	X	1 NO	=	36.22	SQ.MT.	
2	1.85	X	7.15	X	1 NO	=	13.23	SQ.MT.	
3	1.05	X	8.05	X	1 NO	=	8.45	SQ.MT.	
4	5.80	X	4.10	X	1 NO	=	23.78	SQ.MT.	
5	1.20	X	4.25	X	1 NO	=	5.10	SQ.MT.	
TOTAL ADDITION						X	=	86.80	SQ.MT.

FLAT 02



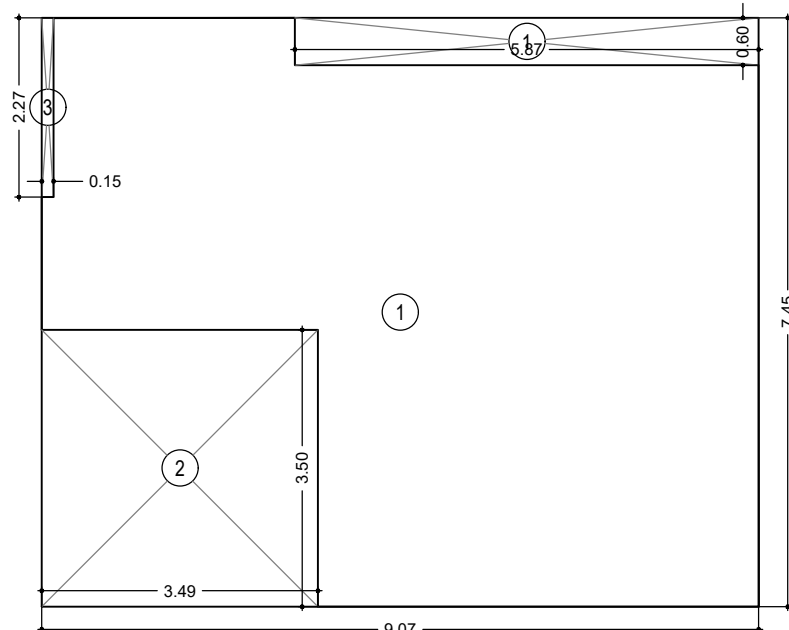
RERA CARPET AREA DIAGRAM
SCALE- 1:100, 1ST & 2ND FLOOR -FLAT 02

RERA CARPET AREA DIAGRAM									
1ST & 2ND FLOOR - FLAT NO 2									
1	4.41	X	3.35	X	1 NO	=	14.77	SQ.MT.	
2	0.70	X	4.10	X	1 NO	=	2.87	SQ.MT.	
3	1.74	X	7.45	X	1 NO	=	12.96	SQ.MT.	
4	6.55	X	6.55	X	1 NO	=	42.90	SQ.MT.	
5	1.20	X	3.50	X	1 NO	=	4.20	SQ.MT.	
TOTAL ADDITION						X	=	77.71	SQ.MT.



RERA CARPET AREA DIAGRAM
SCALE- 1:100, 3RD TO 4TH, 6TH TO 8TH FLOOR PLAN - FLAT NO 2

RERA CARPET AREA DIAGRAM									
3RD TO 4TH, 6TH TO 9TH FLOOR PLAN - FLAT NO 2									
1	5.11	X	4.10	X	1 NO	=	20.95	SQ.MT.	
2	1.74	X	8.05	X	1 NO	=	14.01	SQ.MT.	
3	1.16	X	7.15	X	1 NO	=	8.29	SQ.MT.	
4	5.87	X	6.55	X	1 NO	=	38.45	SQ.MT.	
5	1.20	X	4.25	X	1 NO	=	5.10	SQ.MT.	
TOTAL ADDITION						X	=	86.80	SQ.MT.



5TH FLOOR REFUGE AREA B.U.A DIAG. & CALC.
SCALE- 1:100

REFUGE BUILT UP AREA CALCULATION

5TH FLOOR									
1	9.07	X	7.45	X	1 NO	=	67.57	SQ.MT.	
TOTAL ADDITION						X	=	67.57	SQ.MT.
DEDUCTIONS									
1	5.87	X	0.60	X	1 NO	=	3.52	SQ.MT.	
2	3.49	X	3.50	X	1 NO	=	12.22	SQ.MT.	
3	0.15	X	2.27	X	1 NO	=	0.34	SQ.MT.	
TOTAL DEDUCTION						Y1	=	16.08	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]						X1	=	51.49	SQ.MT.
REQD. REFUGE AREA									
BUILT UP AREA OF 5TH TO 11TH FLOOR (134.93 + 186.74 X 4)							=	881.89	SQ.MT.
TOTAL BUILT AREA PROPOSED							=	881.89	SQ.MT.
REQD. REFUGE AREA 4% OF PROP. B.U.A.							=	35.27	SQ.MT.
PERMISSIBLE REFUGE AREA 4.25%							=	37.48	SQ.MT.
TOTAL PROPOSED REFUGE AREA							=	51.49	SQ.MT.
EXCESS REFUGE (COUNTED IN FSI)							=	14.01	SQ.MT.

RERA CARPET AREA SUMMARY

FLOOR	1	2	TOTAL FLAT
1ST FLOOR	77.71	77.71	---
2ND FLOOR	77.71	77.71	02
3RD FLOOR	86.80	86.80	02
4TH FLOOR	86.80	86.80	02
5TH FLOOR	125.07	-----	01
6TH FLOOR	86.80	86.80	02
7TH FLOOR	86.80	86.80	02
8TH FLOOR	86.80	86.80	02
9TH FLOOR	86.80	86.80	02
REHAB			
SALE			

IOD PLAN

- THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE IOD ISSUED UNDER EVEN NO. P-15638(2023)/R/C Ward/FP. ON EVEN DATE.
- THIS PLANS AREA DIGITALLY SIGNED AND DOES NOT REQUIRE PHYSICAL SIGNATURE.

FORM - II

CONTENTS OF SHEET :

RERA CARPET AREA DIAGRAM

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF BUILDING ON PLOT BEARING F.P. NO. 657 OF T.P.S. - III BORIVALI AT 18.30 MT. WIDE 7TH T.P. ROAD AT BORIVALI (W), MUMBAI - 400092.

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER

Shri. Harish R. Jain, Partner of M/s. H. Rishabraj Realty C.A. to Gautam Prabhu C.H.S.L. (Owner).

HARISH RATAN CHAND JAIN
Digitally signed by HARISH RATAN CHAND JAIN
DN: c=IN, o=HARISH RATAN CHAND JAIN, ou=HARISH RATAN CHAND JAIN, email=harish.ratan.chand.jain@gmail.com, cn=Harish Ratan Chand Jain

SIGNATURE

901/902, Ninth floor, Gopal Drashan CHSL Dardat Nagar, Road No.9, Borivali (East) Mumbai 400096.

Job no.	Drawing No.	Scale No.	Drawn By	Date No.
1:100	CHARMY	01-07-2023		

NORTH

NAME, ADDRESS & SIGNATURE OF ARCHITECT

MEHUL J. KANAKIA
LICENSE NO. CA/2014/62291

Mehul Jitendra Kanakia
Digitally signed by MEHUL J. KANAKIA
DN: c=IN, o=MEHUL J. KANAKIA, ou=MEHUL J. KANAKIA, email=mehul.j.kanaka@gmail.com, cn=Mehul Jitendra Kanakia

SIGNATURE

1001, BLDG NO.5 GARDEN, GROVE COMPLEX, CHIKUWADI, BORIVALI(W), MUMBAI-400092.

THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED

Vijay Ashok Mohite
Digitally signed by Vijay Ashok Mohite
DN: c=IN, o=VIJAY ASHOK MOHITE, ou=VIJAY ASHOK MOHITE, email=vijay.ashok.mohite@gmail.com, cn=Vijay Ashok Mohite

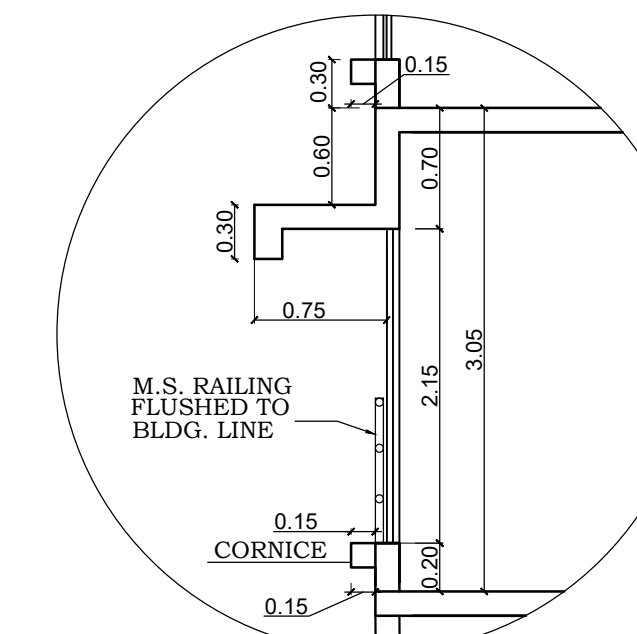
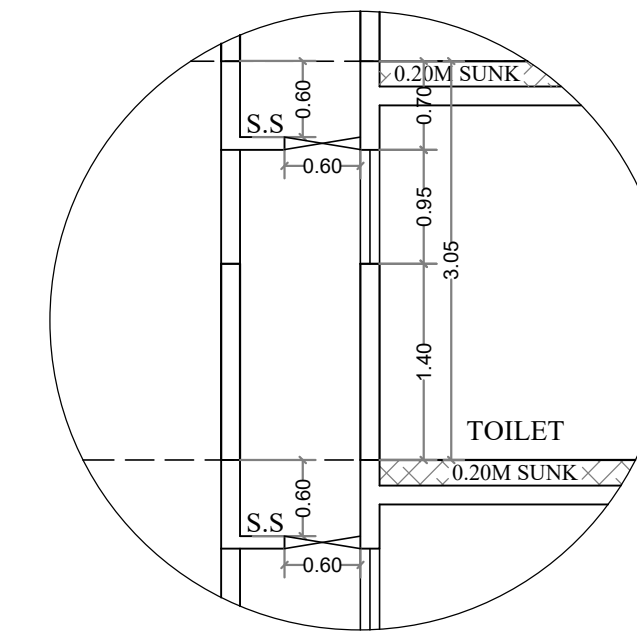
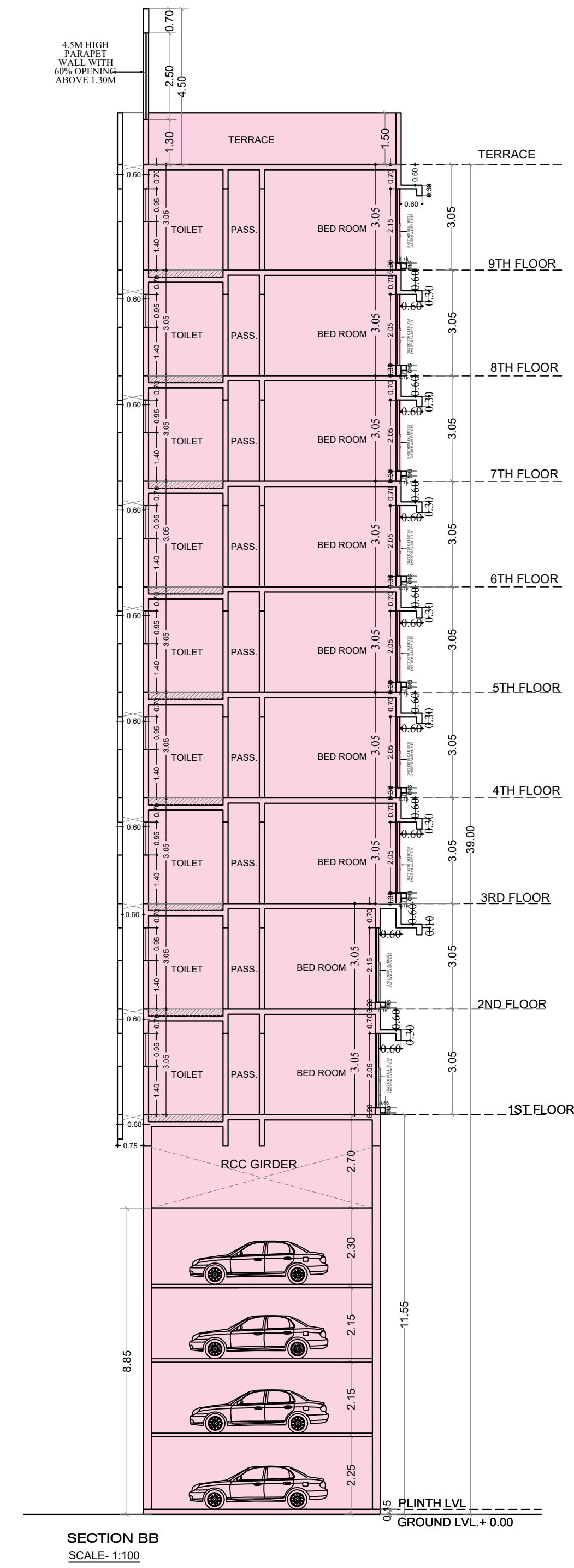
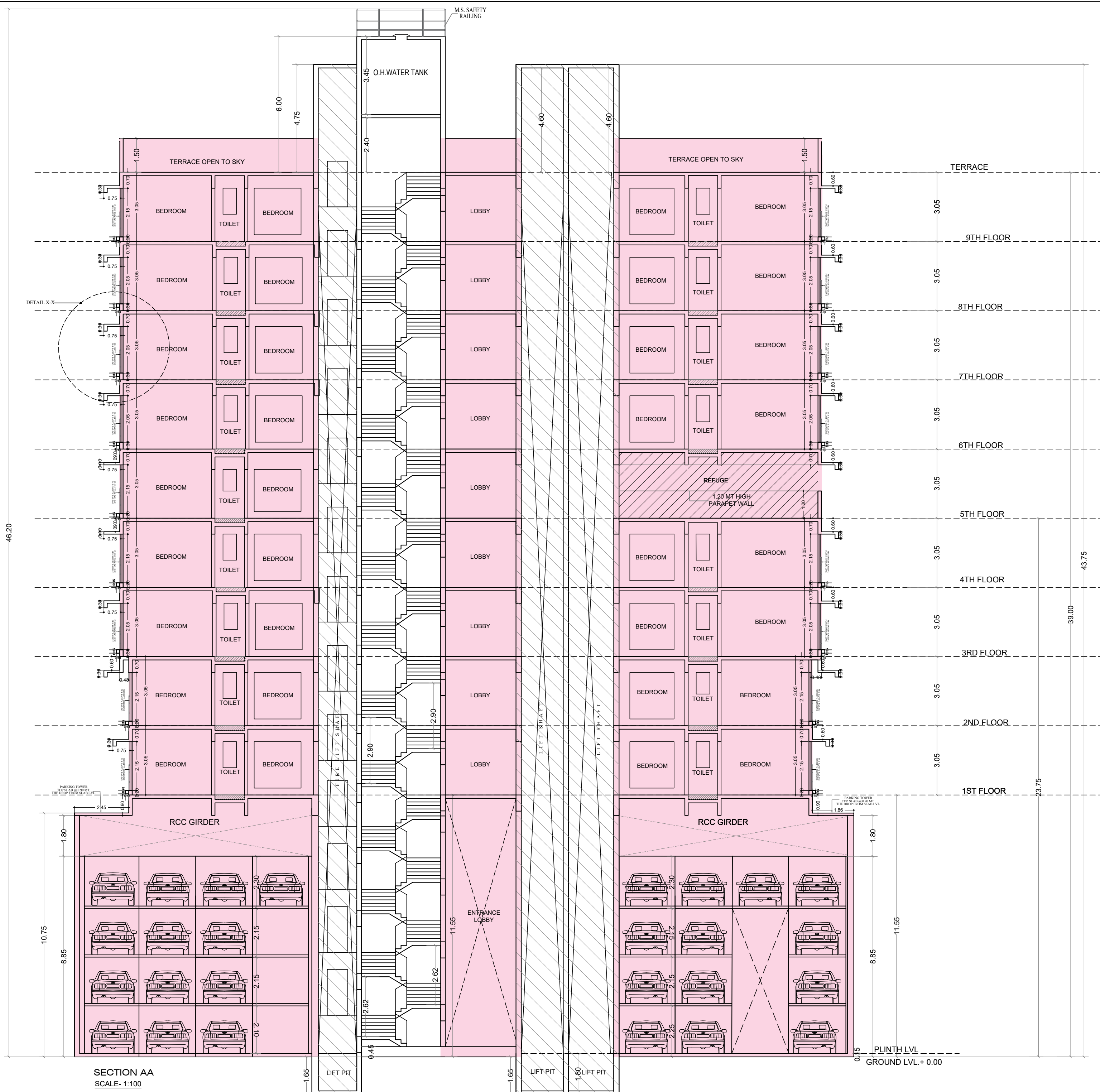
Swapnil Bhagwat Patil
Digitally signed by Swapnil Bhagwat Patil
DN: c=IN, o=SWAPNIL BHAGWAT PATIL, ou=SWAPNIL BHAGWAT PATIL, email=swapnil.bhagwat.patil@gmail.com, cn=Swapnil Bhagwat Patil

HANUMANT SADASHIVR AO BURE
Digitally signed by HANUMANT SADASHIVR AO BURE
DN: c=IN, o=HANUMANT SADASHIVR AO BURE, ou=HANUMANT SADASHIVR AO BURE, email=hanumant.sadashivr.ao.bure@gmail.com, cn=Hanumant Sadashivr Ao Bure

S.E.R.P.-I

A.E.R.P.-II

E.E.R.P.-I



CONTENTS OF SHEET:				
SECTIONS				
DESCRIPTION OF PROPOSAL AND PROPERTY				
PROPOSED REDEVELOPMENT OF BUILDING ON PLOT BEARING F.P. NO. 657 OF T.P.S. - II BORIVALI, AT 18.30 M WIDE TYP. ROAD AT BORIVALI (W), MUMBAI - 400092				
NAME ADDRESS & SIGNATURE OF OWNER/ DEVELOPER				
Shri. Harish R. Jain, Partner of M/s. H. Rishabhraj Realty C.A. to Gautam Prabhu C.H.S.L. (Owner).				HARISH RATAN CHAND JAIN Digitally signed by Harish Ratn Chand Jain DN: c=IN, o=HARISH RATAN CHAND JAIN, ou=, email=harishr@hrc.in, cn=Harish Ratn Chand Jain
201/902, North-West, Gopal Dhasan CHSL, Dhasan Nagar, Road No. 5, Borivali (East) Mumbai 400066.				
SIGNATURE				
NORTH				
NAME ADDRESS & SIGNATURE OF ARCHITECT				
MEHUL J. KANAKIA LICENSE NO. CA/2014/62291				MEHUL J. KANAKIA Digitally signed by Mehul J. Kanakia DN: c=IN, o=MEHUL J. KANAKIA, ou=, email=mehul@meul.com, cn=Mehul J. Kanakia
1001, BLDG NO. 5 GARDEN, GROVE COMPLEX CHAWHADI, BORIVALI(W), MUMBAI-400092				
SIGNATURE				
THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED				
Vijay Ashok Mohite Digitally signed by Vijay Ashok Mohite Date: 2024.01.24 15:57:45 +05'30'		Swagnil Bhagwat Patil Digitally signed by Swagnil Bhagwat Patil Date: 2024.01.24 17:25:10 +05'30'		HANUMANT THAKUR SADASHIV AO BURE Digitally signed by Hanumant Thakur Date: 2024.01.25 17:25:10 +05'30'
SER.F-PI		SER.F-II		SER.F-III