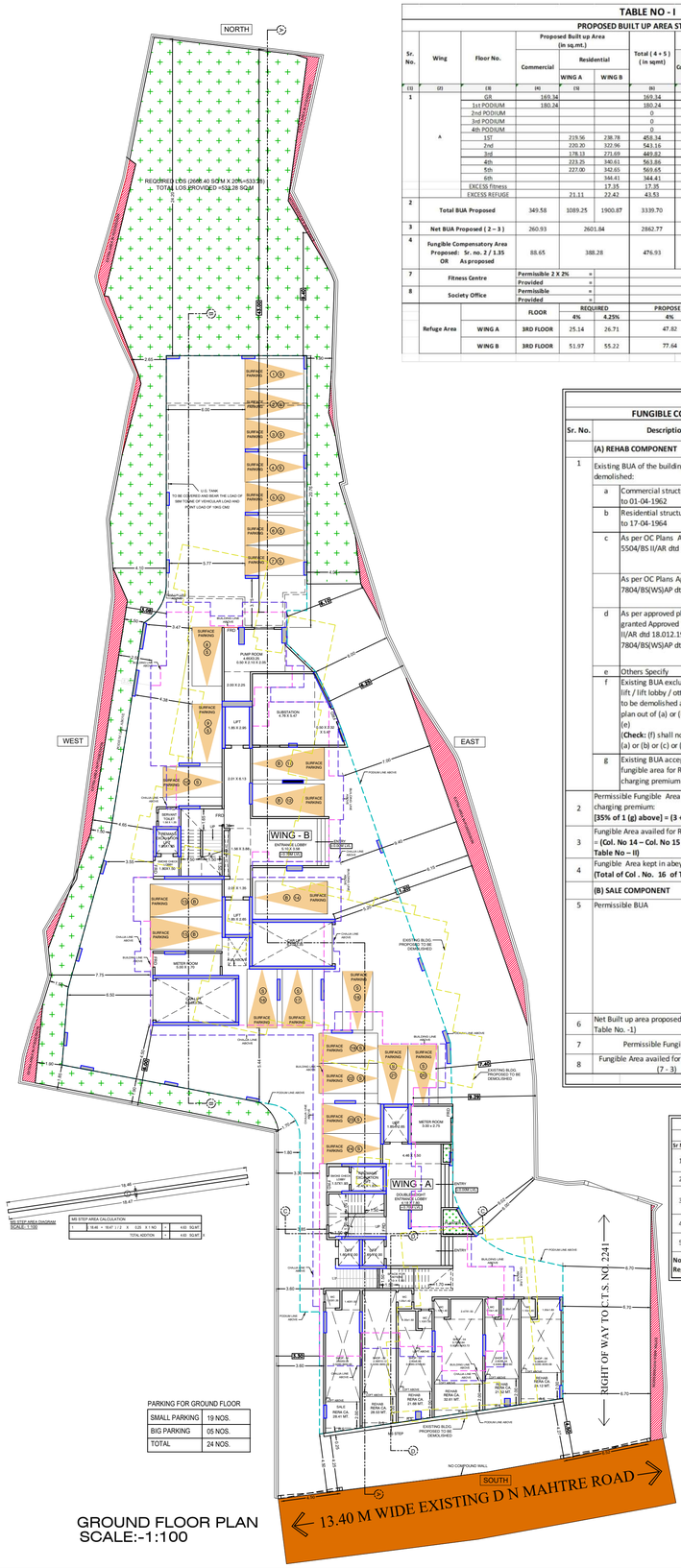


GROUND FLOOR PLAN
SCALE:-1:100

TABLE NO - I

PROPOSED BUILT UP AREA STATEMENT

Sr. No.	Wing	Floor No.	Proposed Built up Area (in sq.mt.) Commercial	Residential WING A	Residential WING B	Total (4 + 5) (in sqmt)	Staircase/ lift/ lift lobby area (in sq.mt.) Commercial	Residential WINGA	Residential WINGB	Flat/NR/Society Office/ Fitness Centre/Refuge area
(1)	(2)	(3)	(4)	(5)		(6)	(7)	(8)		(9)
1	A	GR	169.34			169.34				
		1st PODIUM	180.24			180.24				
		2nd PODIUM				0				
		3rd PODIUM				0				
		4th PODIUM				0				
		1ST		219.56	238.78	458.34				FLAT / FITNESS CENTER
		2nd		220.20	322.96	543.16				FLAT
		3rd		178.13	271.69	449.82				FLAT / REFUGE
		4th		223.25	340.61	563.86				FLAT
		5th		227.00	342.65	569.65				FLAT
		6th			344.41	344.41				FLAT
		EXCESS fitness			17.35	17.35				EXCESS FITNESS
		EXCESS REFUGE		21.11	22.42	43.53				EXCESS REFUGE
2	Total BUA Proposed		349.58	1089.25	1900.87	3339.70	0	0.00	0.00	
3	Net BUA Proposed (2 – 3)		260.93	2601.84		2862.77				
4	Fungible Compensatory Area Proposed: Sr. no. 2 / 1.35 OR As proposed		88.65	388.28		476.93				–
7	Fitness Centre	Permisible 2 X 2% =	66.79							PROVIDED AT 1ST FLOOR OF WING - B
		Provided =	84.09							
8	Society Office	Permisible =								
		Provided =								

Refuge Area		FLOOR	REQUIRED 4%	REQUIRED 4.25%	PROPOSED 4%	EXCESS AREA	BUA AREA	
	WING A	3RD FLOOR	25.14	26.71	47.82	21.11	628.38	3RD TO 5TH FLOOR OF WING - A
	WING B	3RD FLOOR	51.97	55.22	77.64	22.42	1299.36	3RD TO 6TH FLOOR OF WING - B

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 Approved u/no.CE 5504/BS II/AR dtd 18.012.1989	0	1945.74	1945.74
		As per OC Plans Approved u/no.CE 7804/BS(WS)AP dtd 20.04.1996	90.70	624.73	715.43
	d	As per approved plan and OC granted Approved u/no.-CE 5504/BS II/AR dtd 18.012.1989 & CE 7804/BS(WS)AP dtd 20.04.1996	90.70	2570.47	2661.17
	e	Others Specify			
	f	Existing BUA excluding staircase / lift / lift lobby / ottla 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 (	86.32	1109.35	1195.67
	g	Existing BUA accepted for allowing fungible area for Rehab without charging premium from above	86.32	1109.35	1195.67
2		Permissible Fungible Area for rehab without charging premium: **(35% of 1 (g) above) = (3 + 4)**	30.21	388.28	418.49
3		Fungible Area availed for Rehab Component **= (Col. No 14 – Col. No 15 - Col. No 7 of Table No – II)**	30.21	388.28	418.49
4		Fungible Area kept in abeyance / unutilized **(Total of Col . No. 16 of Table No. II)**	–	–	–
		(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**
			2666.40		250.00
6		Net Built up area proposed (Sr. No.4 of Table No. -1)	**Commercial** 260.93	**Residential** 2601.84	**Total** 2862.77
7		Permissible Fungible Area	88.65	910.64	999.29
8		Fungible Area available for Sale component (7 - 3)	58.44	0.00	58.44

TABLE NO - IV

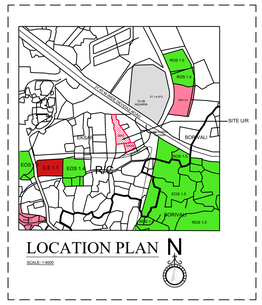
PARKING SPACES STATEMENT

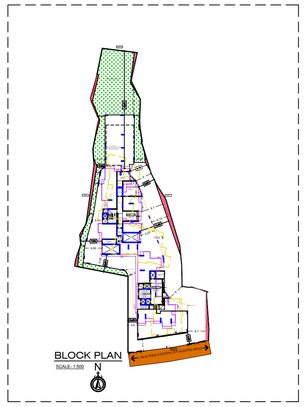
Sr. No.	Wing	Floor	Carpet Area of Tenement in sq.mt. WING A: Flat No. 1	Flat No. 2	Flat No. 3	WING B: Flat No. 1	Flat No. 2	Flat No. 3	Flat No. 4	No. of Tenements to proposed per floor	No of Tenements in Group of Required Parking Spaces: Below 45 sqmt (1 for 4 1/4)	Above 45 to 60 sqmt (1 for 2 1/4)	Above 60 to 90 sqmt (1 for every 1/4)	Above 90 (2 for 1 1/4)	Total Parking
(1)	(2)	(3)	(4)	(5)	(6)					(8)	(9)	(10)	(11)	(12)	(13)
1	(A) Residential:														
	A	Gr												-	
		1st	57.83	49.67	38.84	FITNESS	62.56	53.28	47.60	6	1	4	1	-	
		2nd	57.83	49.67	39.42	76.61	62.56	53.28	47.60	7	1	4	2	-	
		3rd	57.83	REFUGE	50.62	92.35	REFUGE	53.28	47.60	5	0	4	0	1	
		4th	60.76	49.67	39.42	92.35	62.56	53.28	49.30	7	1	3	2	1	
		5th	61.67	51.86	39.71	92.35	62.56	53.28	51.42	7	1	3	2	1	
		6th	-	-	-	92.35	62.56	53.28	53.22	4	0	2	1	1	
2	Total Residential Tenements *(For Tenement Density)*									36	4	20	8	4	
3	Required Parking Spaces (From 2 Above)										1	10	8	8	27
4	10% **Visitors** parking (3 X 10%)														2.7
5	Total Required Parking Spaces for **Residential** Tenements (3 + 4)														29.7
6	Total Parking Spaces **Permissible** (Tenement wise & Shall not be more than Nos of 1(7))														36

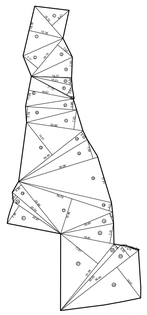
7	(B) Commertial:-			
8	**Description**	**Parking Requirement**	**BUA in sq.mt.**	**No. of Parkings Required**
9	a)Mercantile (Market,departmental store, shops & other commercial uses)	i) 01 for every 40.00 sqmt. Up to 800 sq.mt 169.34/40 = 4.23 ii) 01 for every 75 sq.mt exceeding 1500 sq.mt	169.34	4.23
10	b) Government or public or private office business building	i) 01 for every 37.50 sqmt. Up to 1500 sq.mt 180.24/37.50 = 4.81 ii) 01 for every 80 sq.mt exceeding 800 sq.mt	180.24	4.81
11	c) Others	i) ii)		
12	d) 10 % Visitors (Min 2 Nos.)			2
13	Total Required Parking Spaces for Commercial User			11.04
14	Total Parking Spaces Required for Res + Comm. = (5 + 13)			**40.74 say 41.00**
15	Maximum free permissible parking spaces	[No of Tenants having Carpet area less than 90.00 sqm + Parking spaces required for Tenements having carpet area more than 90.00 sqm + 5 No 1(f) or [5r No 14 + 5r No.15]] whichever is more		**62.00**
16	**Total Parking Spaces provided**			**126**
17	10% Additional Parking Spaces for Vehicle holding Area in case of mechanised parking			-
18	Excess to required Parking Spaces Provided= (16- 14)			85.00
19	50% of Required Parking Spaces Permissible free of FSI/ without charging premium= 14 X 50%			20.50 say = 21.00

20 **DETAILS OF PARKING SPACES PROVIDED**

Sr No	Floor	Nos of Parking Spaces Provided: Small	Big	Total
1	GROUND	19	5	24
2	1ST PODIUM	15	6	21
3	2ND PODIUM	17	10	27
4	3RD PODIUM	17	10	27
5	4TH PODIUM	17	10	27
	Total	85	41	126
	% Ratio to Total	67.46%	32.54%	100%

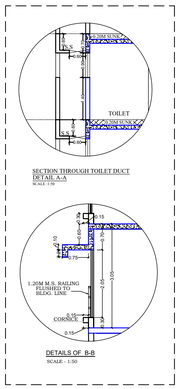


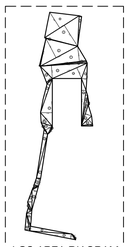




PLOT AREA CALCULATION

1	12	X	16.76	X	12.78	X 1 NO	= 121.67 SQMT
1	12	X	16.76	X	6.67	X 1 NO	= 80.08 SQMT
2	12	X	16.13	X	7.11	X 1 NO	= 68.61 SQMT
3	12	X	16.13	X	7.03	X 1 NO	= 84.68 SQMT
4	12	X	7.19	X	14.77	X 1 NO	= 106.16 SQMT
5	12	X	15.27	X	2.05	X 1 NO	= 31.38 SQMT
6	12	X	17.79	X	3.87	X 1 NO	= 27.22 SQMT
7	12	X	17.70	X	3.28	X 1 NO	= 4.23 SQMT
8	12	X	11.28	X	16.87	X 1 NO	= 190.34 SQMT
9	12	X	16.81	X	3.98	X 1 NO	= 66.93 SQMT
10	12	X	16.81	X	3.79	X 1 NO	= 63.74 SQMT
11	12	X	20.82	X	7.22	X 1 NO	= 150.28 SQMT
12	12	X	20.05	X	15.21	X 1 NO	= 304.92 SQMT
13	12	X	20.05	X	3.45	X 1 NO	= 69.17 SQMT
14	12	X	20.38	X	7.36	X 1 NO	= 149.99 SQMT
15	12	X	17.41	X	30.38	X 1 NO	= 528.93 SQMT
16	12	X	36.22	X	3.77	X 1 NO	= 163.95 SQMT
17	12	X	36.22	X	13.46	X 1 NO	= 585.06 SQMT
18	12	X	20.84	X	4.05	X 1 NO	= 101.22 SQMT
19	12	X	20.68	X	4.28	X 1 NO	= 106.16 SQMT
20	12	X	20.34	X	2.07	X 1 NO	= 50.76 SQMT
21	12	X	20.07	X	7.84	X 1 NO	= 188.87 SQMT
22	12	X	19.91	X	7.41	X 1 NO	= 176.98 SQMT
23	12	X	21.26	X	17.61	X 1 NO	= 277.42 SQMT
24	12	X	22.65	X	2.14	X 1 NO	= 58.08 SQMT
25	12	X	36.65	X	5.58	X 1 NO	= 491.28 SQMT
26	12	X	6.78	X	0.43	X 1 NO	= 3.50 SQMT
27	12	X	5.57	X	0.41	X 1 NO	= 2.28 SQMT
28	12	X	36.65	X	14.51	X 1 NO	= 396.29 SQMT
						TOTAL ADDITION X	= 2986.44 SQMT





LOS AREA CALCULATION 2666.40 X 20%= 533.28 SQ.MT

1	12	X	14.97	X	6.67	X 1 NO	= 119.82 SQMT
2	12	X	17.28	X	3.69	X 1 NO	= 63.73 SQMT
3	12	X	14.97	X	3.15	X 1 NO	= 56.58 SQMT
4	12	X	12.01	X	6.22	X 1 NO	= 74.74 SQMT
5	12	X	15.55	X	7.56	X 1 NO	= 117.58 SQMT
6	12	X	16.53	X	3.52	X 1 NO	= 58.18 SQMT
7	12	X	10.48	X	3.97	X 1 NO	= 41.59 SQMT
8	12	X	17.15	X	3.41	X 1 NO	= 58.51 SQMT
9	12	X	15.55	X	2.58	X 1 NO	= 40.12 SQMT
10	12	X	16.53	X	2.58	X 1 NO	= 42.65 SQMT
11	12	X	2.88	X	2.21	X 1 NO	= 6.36 SQMT
12	12	X	17.28	X	4.87	X 1 NO	= 84.15 SQMT
13	12	X	14.97	X	3.15	X 1 NO	= 47.16 SQMT
14	12	X	10.48	X	1.88	X 1 NO	= 19.71 SQMT
15	12	X	15.34	X	1.13	X 1 NO	= 17.34 SQMT
16	12	X	6.84	X	2.21	X 1 NO	= 18.14 SQMT
17	12	X	17.34	X	4.23	X 1 NO	= 73.34 SQMT
18	12	X	4.84	X	2.21	X 1 NO	= 12.83 SQMT
19	12	X	4.84	X	2.21	X 1 NO	= 12.83 SQMT
20	12	X	4.84	X	3.27	X 1 NO	= 19.01 SQMT
21	12	X	16.93	X	1.50	X 1 NO	= 15.93 SQMT
22	12	X	5.47	X	3.74	X 1 NO	= 24.54 SQMT
23	17.5	+	1.51	/ 2	X	3.74 X 1 NO	= 40.71 SQMT
24	12	X	1.84	X	3.01	X 1 NO	= 66.47 SQMT
25	12	X	1.84	X	3.01	X 1 NO	= 66.47 SQMT
26	12	X	1.84	X	3.01	X 1 NO	= 66.47 SQMT
27	12	X	1.84	X	3.01	X 1 NO	= 66.47 SQMT
28	12	X	1.84	X	3.01	X 1 NO	= 66.47 SQMT
29	12	X	1.84	X	3.01	X 1 NO	= 66.47 SQMT
30	12	X	1.84	X	3.01	X 1 NO	= 66.47 SQMT
31	12	X	1.84	X	3.01	X 1 NO	= 66.47 SQMT
32	12	X	6.48	X	1.84	X 1 NO	= 143.04 SQMT
33	12	X	17.15	X	1.92	X 1 NO	= 79.12 SQMT
34	12	X	17.28	X	1.87	X 1 NO	= 77.67 SQMT
35	23	X	2.88	X	1.87	X 1 NO	= 123.79 SQMT
36	12	X	17.28	X	1.87	X 1 NO	= 77.67 SQMT
37	12	X	12.97	X	3.75	X 1 NO	= 584.25 SQMT
38	12	X	11.51	X	3.98	X 1 NO	= 549.82 SQMT
39	12	X	2.88	X	3.24	X 1 NO	= 112.32 SQMT
40	12	X	7.83	X	2.44	X 1 NO	= 229.22 SQMT
41	12	X	3.88	X	2.44	X 1 NO	= 113.73 SQMT
42	12	X	4.12	X	3.68	X 1 NO	= 181.92 SQMT
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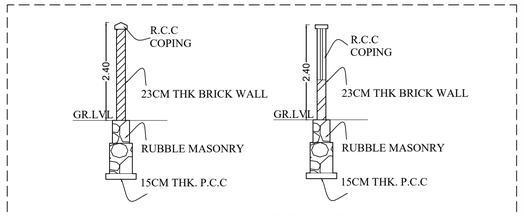
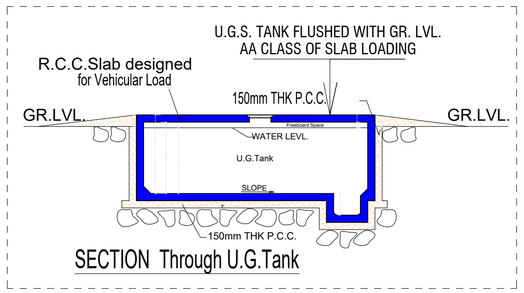




SANITATION REQUIREMENT FOR NON-RESIDENTIAL USER

FLOOR	USER/ OCCUPANCY	AREA(Sq.mts.)	OCCUPANT LOAD per 100 sq.m.	OCCUPANT LOAD per Floor Area	SANITATION REQUIRED MALE(50%) P = Persons	FEMALE(50%) P = Persons	PROPOSED MALE	FEMALE	DEFICIENCY
			0.00	0.00		TWC/WP (Nos.)	TWC/1SP	W.C. (Nos.)	W.C. (Nos.)
			0.00	0.00				1.00	1.00
FIRST		172.60	16.60	28.65		0.57	0.96		

ELECTRIC METER ROOM STATEMENT

Sr. no.	WING	TENEMENTS FOR FULL CONSUMPTION	METER ROOM PERMA 10 SQ.MT. FOR UPTO 50 TENEMENTS (10/50 = 0.2050) MT.	METER ROOM PROPOSED
1	'A'	49	49 X 0.20 = 9.80 SQ.MT.	8.42 sq.mt.
2	'B'	64	64 X 0.20 = 12.80 SQ.MT.	8.58 sq.mt.

NOTE:-
1.THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE IOD ISSUED UNDER EVEN NO.P-17843/2023/2242 & 2243/A /R&C Ward/Eksar (RC) ON EVEN DATE.
2.THIS PLANS AREA DIGITALLY SIGNED AND DOES NOT REQUIRE PHYSICAL SIGNATURE

CERTIFICATE OF PLOT AREA :

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT : 10 - 04 - 2023. AND THAT THE DIMENSIONS OF THE SIDES. ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 2666.40 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP \ PROPERTY REGISTER CARD.

Mehul Jitendra Kanakia
Digitally signed by Mehul Jitendra Kanakia
DN: cn=Mehul Jitendra Kanakia c=IN o=Personal
Reason: I am the author of this document
Location:
Date: 2023-12-21 16:30+05:30

SIGNATURE OF ARCHITECT

PROFORMA - B

DESCRIPTION OF PROPOSAL AND PROPERTY :

Proposed redevelopment of building on plot bearing C.T.S No. 2242,2243/A of village Eksar-N, situated in R/C Ward, (W), Mumbai.

JOB No.	DRG. No.	CHECKED BY	DESIGN BY	DRN. BY	DATE	REV
		MEHUL		PARIN		

N — NORTH

Manish Dharamsey Pallicha
Digitally signed by Manish Dharamsey Pallicha
DN: cn=Manish Dharamsey Pallicha c=IN o=Personal
Reason: I am the author of this document
Location:
Date: 2023-12-21 16:27+05:30

DIGITAL SIGNATURE OF OWNER

Shri Manish Dharamsey Pallicha, Partner of PAINTORA RESTORATION AND REDEVELOPMENT LLP. C. A. to Borivali Dev Krupa C.H.S.L. & Kamlakar Bhuvan C.H.S.L.

C/102 Shreeji Complec CHS Ltd.,L M Road, near St. Francis School, Borivali (w)Mumbai- 400 103.

NAME OF OWNER

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

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

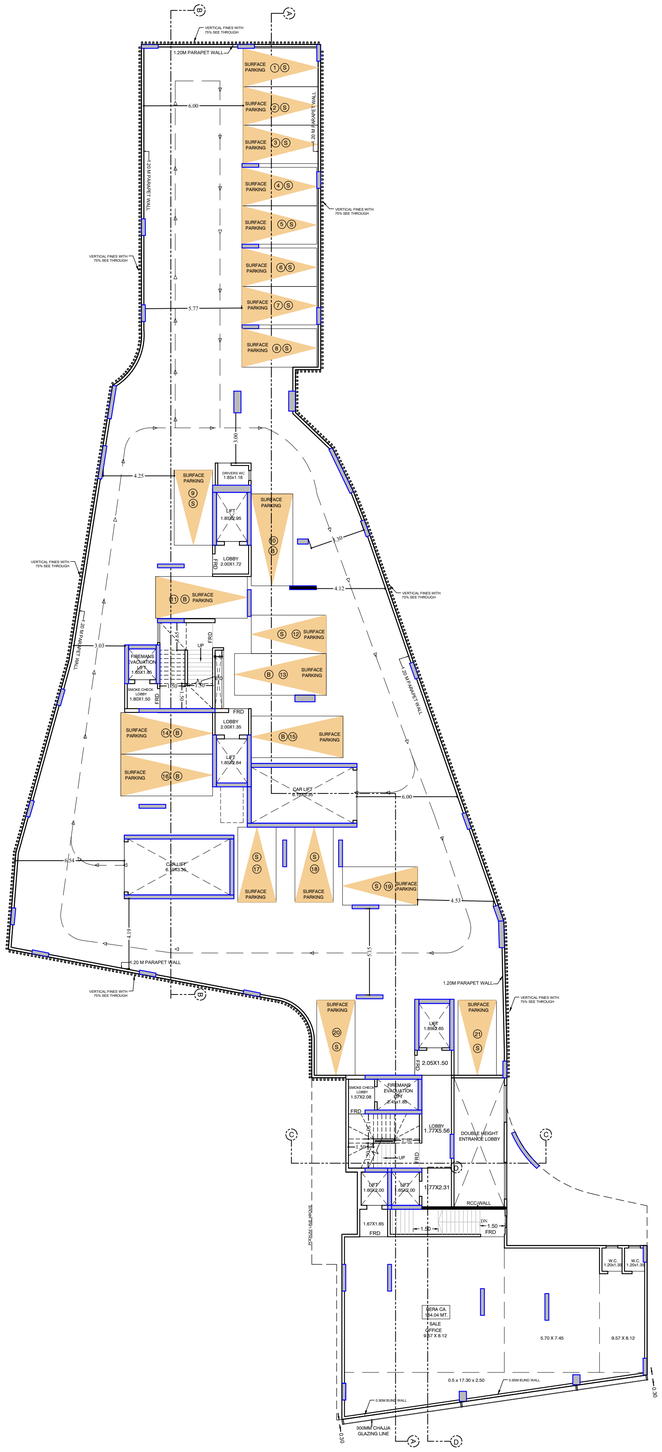
NAME, ADDRESS OF ARCHITECT

Mehul Jitendra Kanakia
Digitally signed by Mehul Jitendra Kanakia
DN: cn=Mehul Jitendra Kanakia c=IN o=Personal
Reason: I am the author of this document
Location:
Date: 2023-12-21 16:31+05:30

DIGITAL SIGNATURE OF ARCHITECT

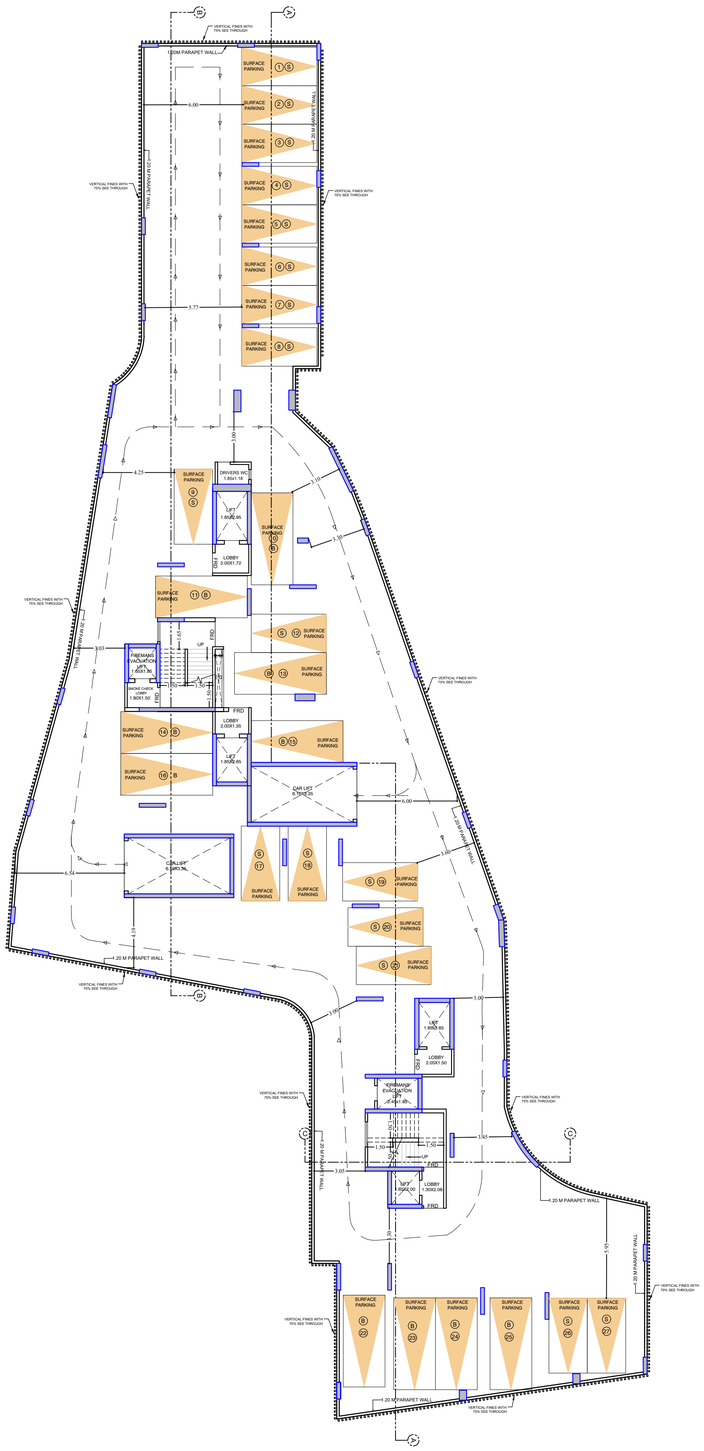
THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED

S.E. (B.P.) 'R-I'	A.E. (B.P.) 'R-II'	E.E.B.P 'R-I'
Bhushan Omprakash Malu — Digitally signed by Bhushan Omprakash Malu Date: 2023.12.21 19:35:02 +05'30'	Swapnil Bhagawat Patil — Digitally signed by Swapnil Bhagawat Patil DN: c=IN, o=Personal, title=7000791, pn=SWAPNIL BHAGWAT PATIL, sn=PATIL, givenName=SWAPNIL, o=Personal, cn=SWAPNIL BHAGWAT PATIL, serialNumber=b7f82d0287b73ee1e1c1752f2f1f1f1



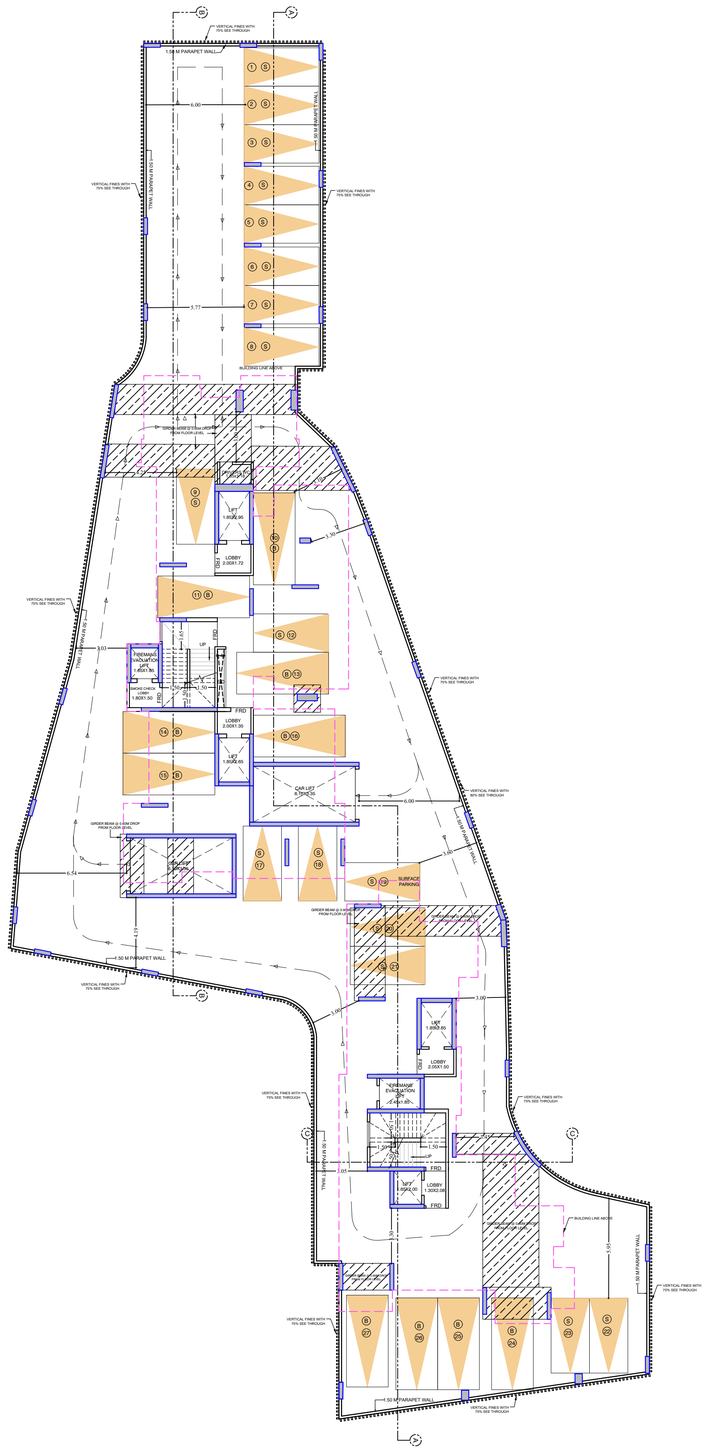
1ST PODIUM FLOOR PLAN
SCALE:-1:100

PARKING FOR 1ST PODIUM FLOOR	
SMALL PARKING	15 NOS.
BIG PARKING	06 NOS.
TOTAL	21 NOS.



2ND & 3RD PODIUM FLOOR PLAN
SCALE:-1:100

PARKING FOR 2ND & 3RD PODIUM FLOOR	
SMALL PARKING	17 NOS.
BIG PARKING	10 NOS.
TOTAL	27 NOS.
TOTAL PARKING	27X2 =54



4TH PODIUM FLOOR PLAN
SCALE:-1:100

PARKING FOR 4TH PODIUM FLOOR	
SMALL PARKING	17 NOS.
BIG PARKING	10 NOS.
TOTAL	27 NOS.

NOTE :
1 THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE IOD ISSUED UNDER EVEN NO.P-17843/2023(2242 & 2243/A)RK/ W ard/Ekar (RC) ON EVEN DATE.
2 THIS PLANS AREA DIGITALLY SIGNED AND DOES NOT REQUIRE PHYSICAL SIGNATURE

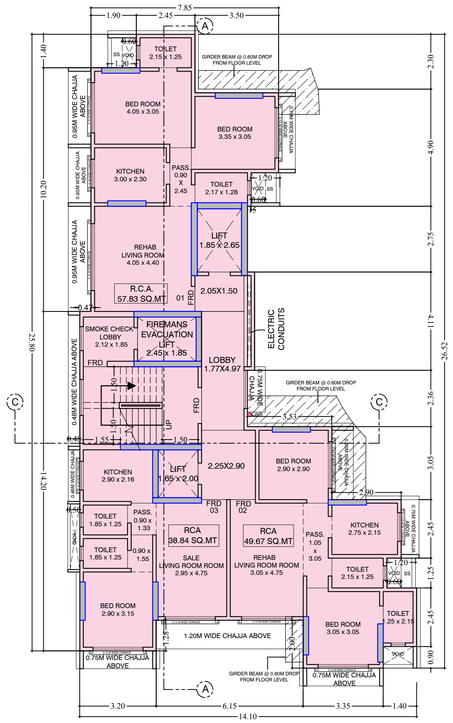
F O R M – II

CONTENTS OF SHEET :-
1ST PODIUM FLOOR, 2ND & 3RD PODIUM FLOOR, 4TH PODIUM FLOOR PLAN

DESCRIPTION OF PROPOSAL AND PREMISES
Proposed residential component of building on plot bearing C.T.S No. 2242-2243/1/A of village Ekasar-A, situated in R/C Ward, (M), Mumbai.

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER
Shri Manish Dhanamey Paliwlas,
Partner of PAPIROYA RESTORATION AND REDEVELOPMENT LLP. C. A. to Borivali Dev Kraps C.H.S.L. & Kunlakar Shanan C.H.S.L.(owner)
6/102 Shreeji Complex CHS Ltd.,L M Road, near St. Francis School, Borivali (w)Mumbai- 400 103.

Manish Dhanam Paliwal
Digitally signed by Manish Dhanamey Paliwal
DN: c=IN, o=Personal, cn=Manish Dhanamey Paliwal, 2.5.4.20=7e0a0a0a



WING - A, 1ST FLOOR PLAN
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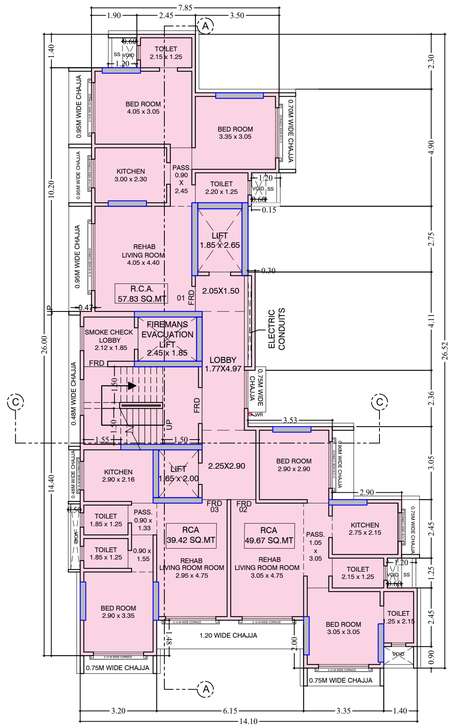

WING - A, 2ND FLOOR PLAN
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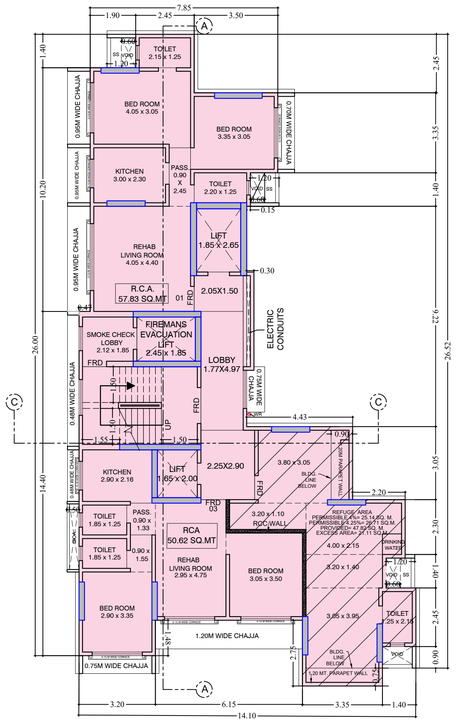

WING - A, 3RD FLOOR PLAN
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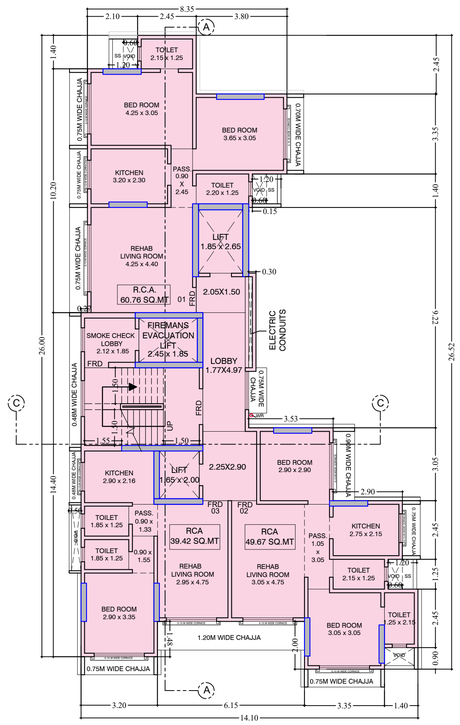

WING - A, 4TH FLOOR PLAN
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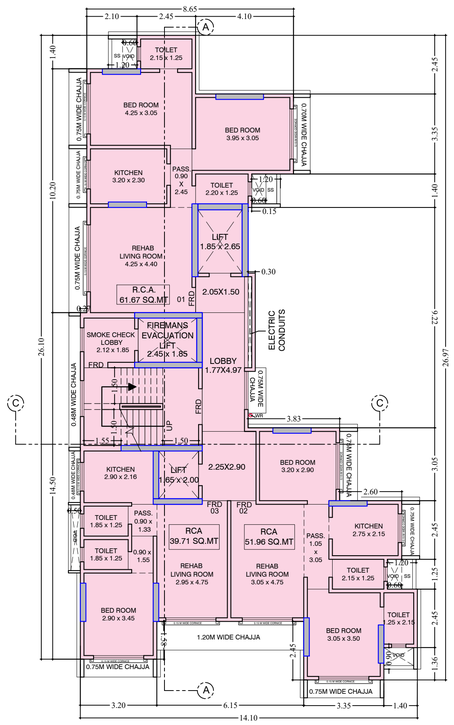
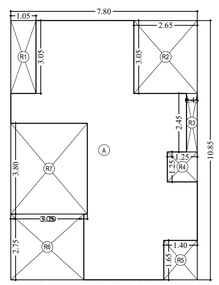


WING - A, 5TH FLOOR PLAN
SCALE:- 1:100



WING - A, 3RD FLOOR REFUGE AREA B.U.A DIAG. & CALC.
SCALE:- 1:100

REFUGE BUILT UP AREA CALCULATION

WING - A, 3RD FLOOR.									
A	7.80	X	10.85	X	1 NO	=	84.63	SQ.MT.
				TOTAL ADDITION	X	=	84.63	SQ.MT.
DEDUCTIONS								
R1	1.05	X	3.05	X	1 NO	=	3.20	SQ.MT.
R2	2.65	X	3.05	X	1 NO	=	8.08	SQ.MT.
R3	0.45	X	2.45	X	1 NO	=	1.10	SQ.MT.
R4	1.25	X	1.25	X	1 NO	=	1.56	SQ.MT.
R5	1.40	X	1.65	X	1 NO	=	2.32	SQ.MT.
R6	3.05	X	2.75	X	1 NO	=	8.39	SQ.MT.
R7	3.20	X	3.80	X	1 NO	=	12.16	SQ.MT.
TOTAL DEDUCTION					Y1	=	36.81	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]					X1	=	47.82	SQ.MT.

REQD. REFUGE AREA

BUILT UP AREA OF 3RD TO 5TH FLOOR
(178.13 + 223.25 + 227.00) = 628.38 SQ.MT.

TOTAL BUILT AREA PROPOSED	=	628.38	SQ.MT.
REQD. REFUGE AREA 4% OF PROP. B.U.A.	=	25.14	SQ.MT.
PERMISSIBLE REFUGE AREA 4.25%	=	26.71	SQ.MT.
TOTAL PROPOSED REFUGE AREA	=	47.82	SQ.MT.
EXCESS REFUGE AREA	=	21.11	SQ.MT.

NOTE :-
1.THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE IOD ISSUED UNDER EVEN NO.P-17843/2023/(2242 & 2243/A)/R/C Ward/Eksar (RC) ON EVEN DATE.
2.THIS PLANS AREA DIGITALLY SIGNED AND DOES NOT REQUIRE PHYSICAL SIGNATURE

F O R M - II

CONTENTS OF SHEET :
1ST FLOOR TO 17TH FLOOR A WING

DESCRIPTION OF PROPOSAL AND PROPERTY
Proposed redevelopment of building on plot bearing C.T.S No. 2242,2243/A of village Eksar-N, situated in R/C Ward, (W), Mumbai.

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER

Shri Manish Dharamsey Pallicha, Partner of PAINTORA RESTORATION AND REDEVELOPMENT LLP. C. A. to Borivali Dev Kruga C.H.S.L. & Kamlakar Bhuvan C.H.S.L. (owner).

C/ 102 Shreeji Complec CHS Ltd.,L M Road, near St. Francis School, Borivali [w]Mumbai- 400 103.

Manish Dharamsey Pallicha
Digitally signed by Manish Dharamsey Pallicha
Place: Mumbai
Organisation: Paintora India Limited
Date: 2023.12.21 10:28:00 IST

SIGNATURE

NORTH	Job no.	Drawing No.	Scale No.	Down By	Date No.
			1:100	SHREYA	04.07.2023

NAME, ADDRESS & SIGNATURE OF ARCHITECT

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

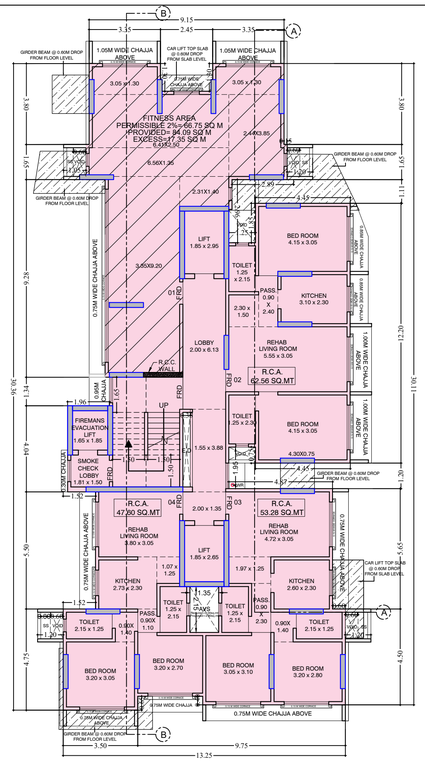
1001, BLDG NO.5 GARDEN, GROVE COMPLEX, CHIKUWADI, BORIVALI(W),MUMBAI-400092.

Mehul Jitendra Kanakia
Digitally signed by Mehul Jitendra Kanakia
Place: Mumbai
Organisation: Mehul Jitendra Kanakia
Date: 2023.12.21 10:19:46 IST

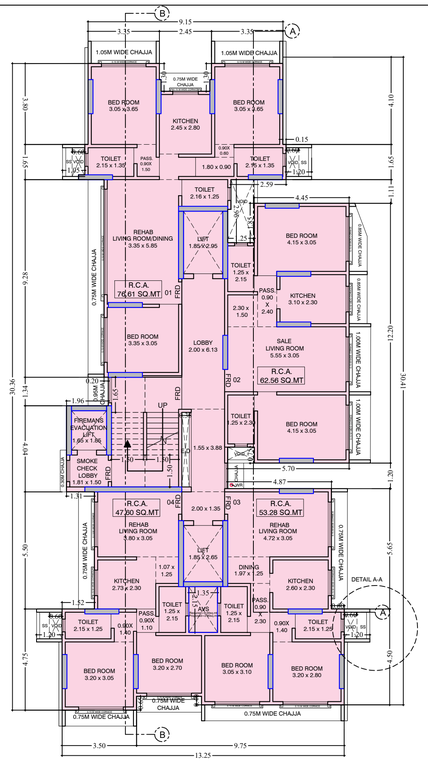
SIGNATURE

THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED

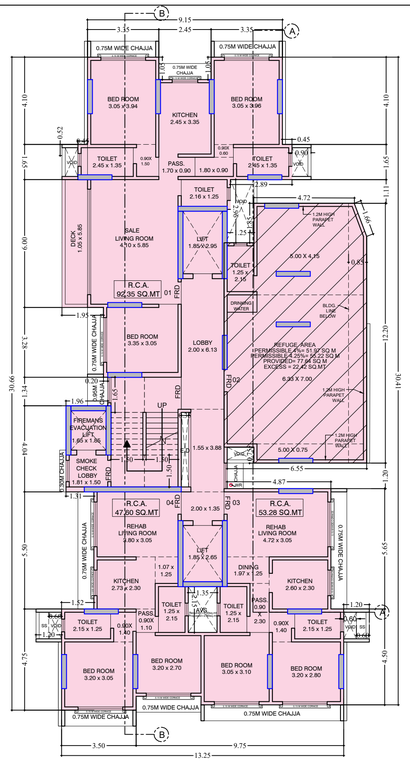
S.E. (B.P.) 'R-1'	A.E. (B.P.) 'R-II'	E.E.B.P 'R-I'
Bhushan Omprakash Malu Digitally signed by Bhushan Omprakash Malu Date: 2023.12.21 19:36:00 +05'30'	Swapnil Bhagawat Patil	HANUMANT SADASHIVRAO BURE Digitally signed by HANUMANT SADASHIVRAO BURE Date: 2023.12.22 15:06:44 +05'30'



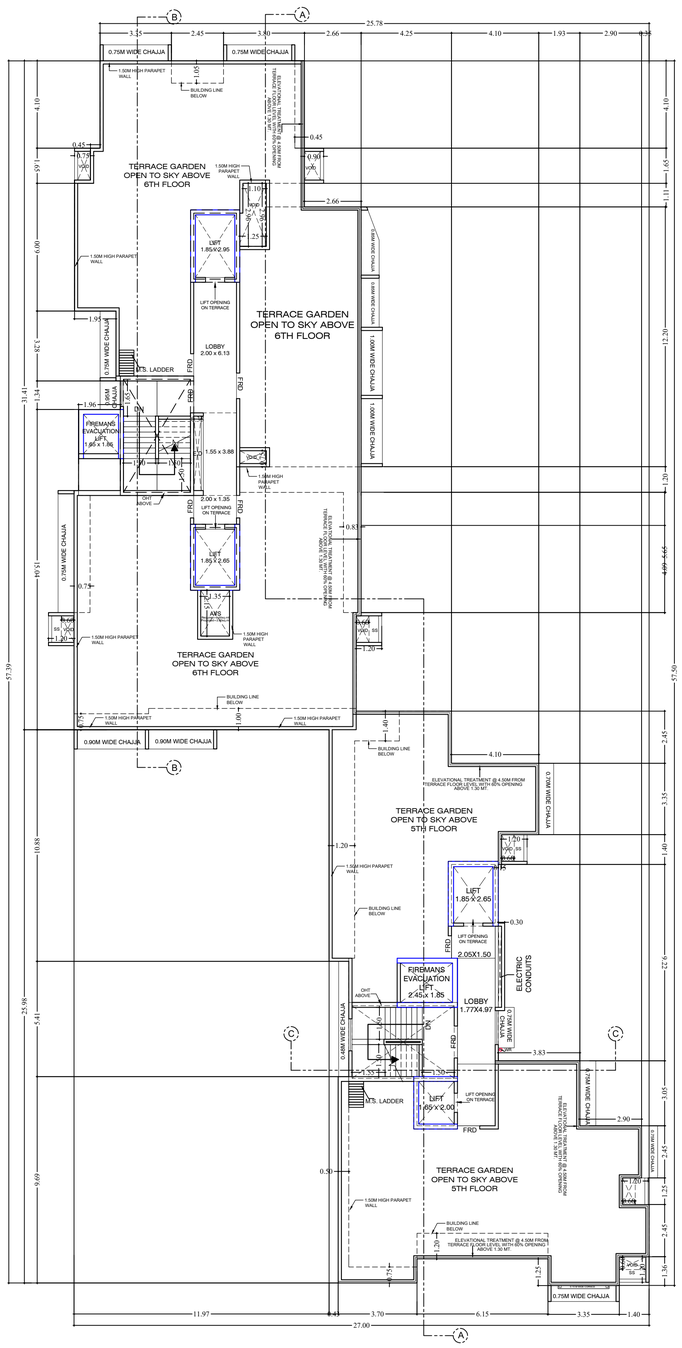
1ST FLOOR PLAN WING B
SCALE:- 1:100



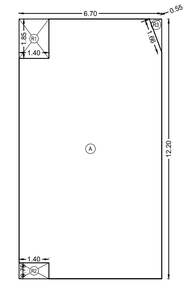
WING-B,2ND FLOOR PLAN
SCALE:- 1:100



WING - B, 3RD FLOORPLAN
SCALE:- 1:100



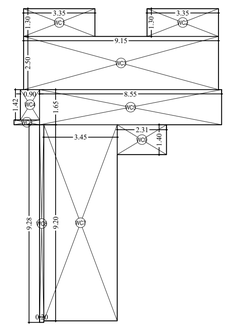
TERRACE FLOOR PLAN
SCALE:- 1:100



REFUGE BUILT UP AREA CALCULATION

WING - B, 3RD REFUGE FLOOR									
A	6.70	X	12.20	X	1 NO	=	81.74	SQ.MT.	
				TOTAL ADDITION	X	=	81.74	SQ.MT.	
DEDUCTION									
R1	1.40	X	1.85	X	1 NO	=	2.59	SQ.MT.	
R2	1.40	X	0.75	X	1 NO	=	1.05	SQ.MT.	
R3	1/2	X	1.66	X	0.55 X 1 NO	=	0.46	SQ.MT.	
TOTAL DEDUCTION					Y1	=	4.10	SQ.MT.	
TOTAL BUILT UP AREA [X - Y1]					X1	=	77.64	SQ.MT.	
REQD. REFUGE AREA									
BUILT UP AREA OF 3RD TO 6TH FLOOR (271.69 + 340.61 + 342.65 + 344.41)						=	1299.36	SQ.MT.	
TOTAL BUILT AREA PROPOSED						=	1299.36	SQ.MT.	
REQD. REFUGE AREA 4% OF PROP. B.U.A.						=	51.97	SQ.MT.	
PERMISSIBLE REFUGE AREA 4.25%						=	55.22	SQ.MT.	
TOTAL PROPOSED REFUGE AREA						=	77.64	SQ.MT.	
EXCESS REFUGE AREA						=	22.42	SQ.MT.	

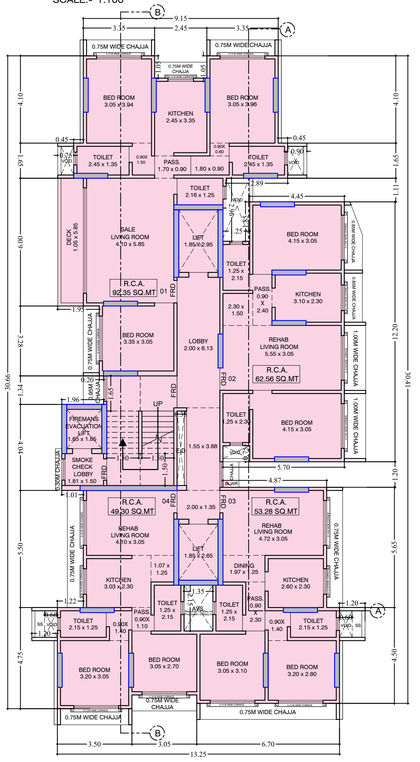
WING - B, 3RD FLOOR REFUGE AREA B.U.A DIAG. & CALC.
SCALE:- 1:100



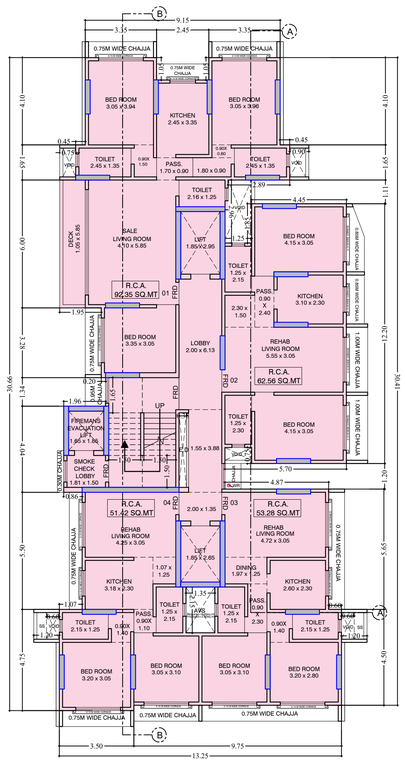
FITNESS CENTER B.U.A DIAG. & CALC.
SCALE:- 1:100

FITNESS CENTER BUILT AREA CALCULATION

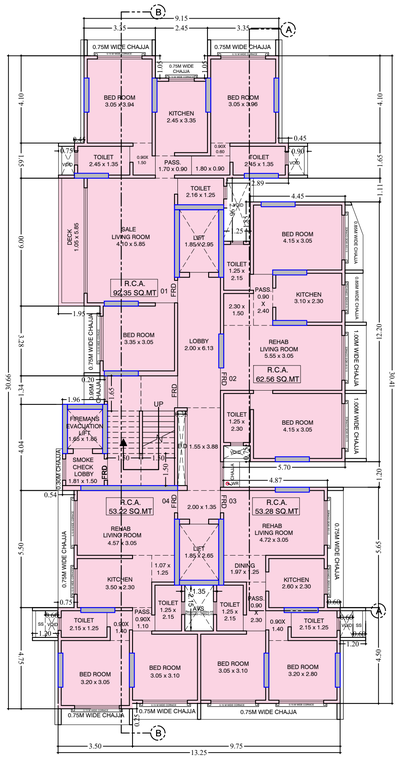
WING - B, 1ST FLOOR								
WC1	3.35	X	1.30	X	1 NO	=	4.36	SQ.MT.
WC2	3.35	X	1.30	X	1 NO	=	4.36	SQ.MT.
WC3	9.15	X	2.50	X	1 NO	=	22.88	SQ.MT.
WC4	0.90	X	1.42	X	1 NO	=	1.28	SQ.MT.
WC5	8.55	X	1.65	X	1 NO	=	14.11	SQ.MT.
WC6	1.20	X	0.23	X	1 NO	=	0.28	SQ.MT.
WC7	3.45	X	9.20	X	1 NO	=	31.74	SQ.MT.
WC8	0.20	X	9.28	X	1 NO	=	1.86	SQ.MT.
WC9	2.31	X	1.40	X	1 NO	=	3.22	SQ.MT.
TOTAL AREA					Y1	=	84.09	SQ.MT.
PERMISSIBLE FITNESS AREA 2%						=	66.79	SQ.MT.
TOTAL PROPOSED FITNESS AREA						=	84.09	SQ.MT.
EXCESS FITNESS AREA						=	17.35	SQ.MT.



WING - B, 4TH FLOORPLAN
SCALE:- 1:100



WING - B, 5TH FLOOR PLAN
SCALE:- 1:100



WING - B, 6TH FLOOR PLAN
SCALE:- 1:100

NOTE :
1.THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE IOD ISSUED UNDER EVEN NO.P-17843/2023/2242 & 2243/A)/R/C Ward/Eksar (RC) ON EVEN DATE.
2.THIS PLANS AREA DIGITALLY SIGNED AND DOES NOT REQUIRE PHYSICAL SIGNATURE

F O R M - II

CONTENTS OF SHEET :
1ST FLOOR TO 7TH FLOOR B WING

DESCRIPTION OF PROPOSAL AND PROPERTY
Proposed redevelopment of building on plot bearing C.T.S No. 2242,2243/A of village Eksar-N, situated in R/C Ward, (W), Mumbai.

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER
Shri Manish Dhanmsey Pallicha,.
Partner of PAINTORA RESTORATION AND REDEVELOPEMENT LLP. C. A. to Borivali Dev Krups C.H.S.L. & Kamlakar Bhavan C.H.S.L. (owner).
C/102 Shreeji Complex CHS Ltd.,L M Road, near St. Francis School, Borivali (w)Mumbai- 400 103.

Manish Dharamsey Pallicha
Digitally signed by Manish Dharamsey Pallicha
DN: cn=Manish Dharamsey Pallicha, c=IN, o=Personal, ou=Personal, email=manishpallicha@gmail.com
Date: 2023.12.21 15:26:15 +05'30'
SIGNATURE

NORTH

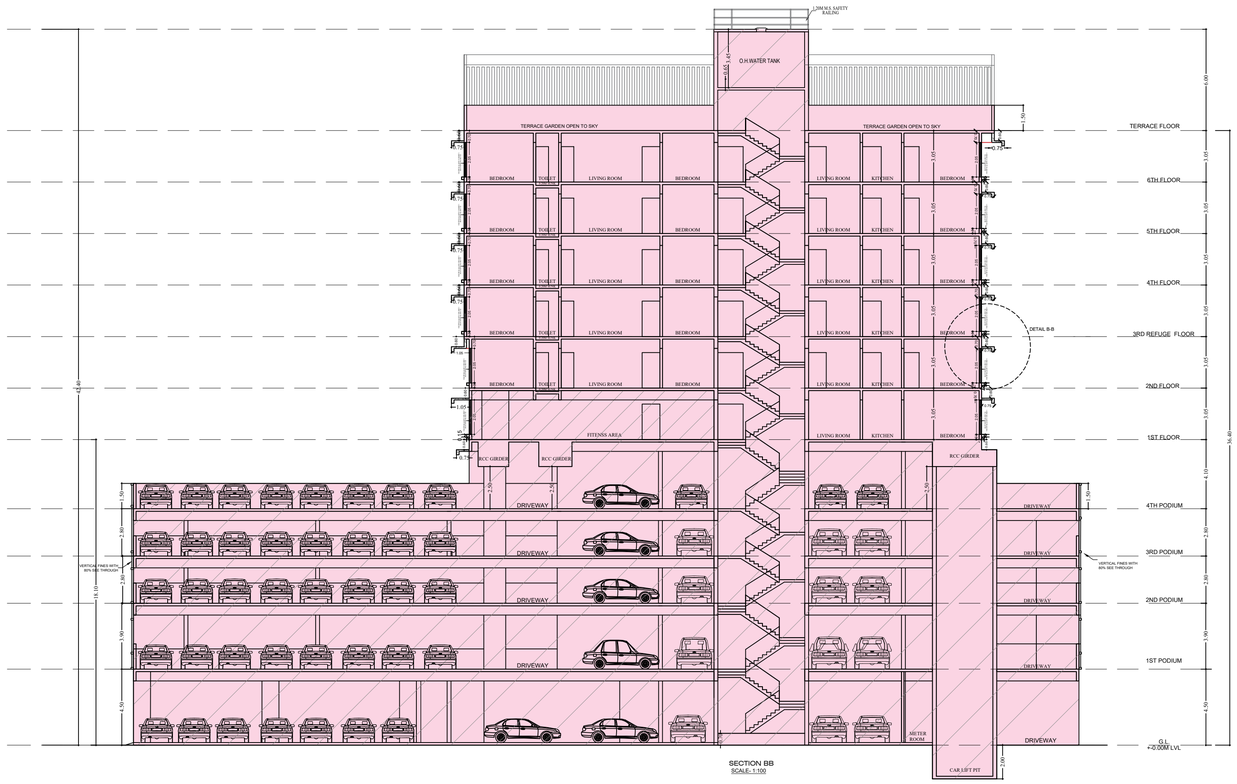
Job no.	Drawing No.	Scale No.	Down By	Date No.
		1:100	SHREYA	04.07.2023

NAME, ADDRESS & SIGNATURE OF ARCHITECT
MEHUL J. KANAKIA
LICENSE NO. CA/2014/6291
1001, BLDG NO.5 GARDEN GROVE COMPLEX, CHIKUWADI, BORIVALI(W),MUMBAI-400092.
Mehul Jitendra Kanakia
Digitally signed by Mehul Jitendra Kanakia
Date: 2023.12.21 15:26:32 +05'30'
SIGNATURE

THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED

Bhushan Omprakash Malu	Swapnil Bhagwat Patil	HANUMANT SADASHIV AO BURE
Digitally signed by Bhushan Omprakash Malu Date: 2023.12.21 19:06:19 +05'30'	Digitally signed by Swapnil Bhagwat Patil Date: 2023.12.21 19:08:16 +05'30'	Digitally signed by HANUMANT SADASHIV AO BURE Date: 2023.12.21 15:41:08 +05'30'
S.E. (B.P.) 'R-1'	**A.E. (B.P.) 'R-II'**	**E.E.B.P. 'R-1'**

SECTION AA
SCALE- 1:100



SECTION BB
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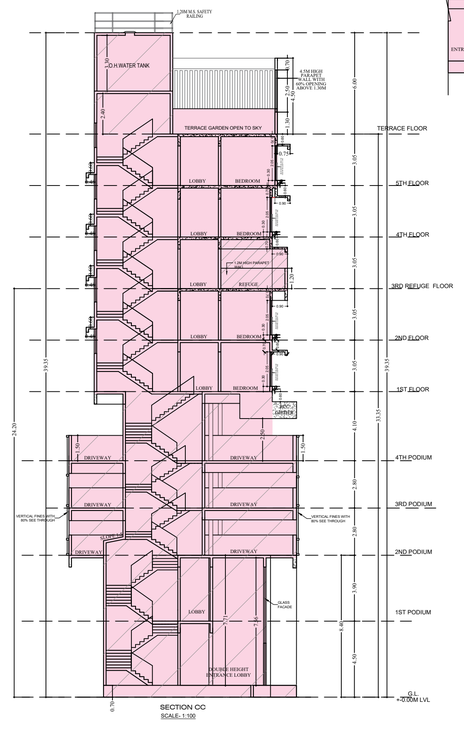

SECTION CC
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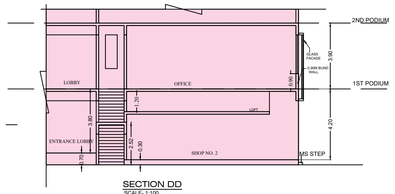


SECTION DD
SCALE- 1:100

NOTE :
1.THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE I/OD ISSUED UNDER EVEN NO.P-17843/2023/2242 & 2243/A ,R/C Ward/Eksar (RC) ON EVEN DATE.
2.THIS PLANS AREA DIGITALLY SIGNED AND DOES NOT REQUIRE PHYSICAL SIGNATURE

FORM – III

CONTENTS OF SHEET :
SECTIONS

DESCRIPTION OF PROPOSAL AND PROPERTY
Proposed redevelopment of building on plot bearing C.T.S No. 2242,2243/A of village Eksar-N, situated in R/C Ward, (W), Mumbai.

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER
Shri Manish Dhanjiwala (Director) Pathfinder Properties AND REDEVELOPMENT LLP. C. & A. for Borivali Dev Kraga C.H.S.L. & Kanakiar Bhuma C.H.S.L. (owner).
Manish Dhanjiwala
Director
Pathfinder Properties and Redevelopment LLP
Plot No. 2, Shreeji Complex, Off. Link Road, Near St. Francis School, Borivali (W), Mumbai - 400 103
Mob. 9820 099 000
Email : info@pathfinderprop.in
SIGNATURE

C/ 102 Shreeji Complex CHS Ltd.,L M Road, near St. Francis School, Borivali (w)Mumbai- 400 103

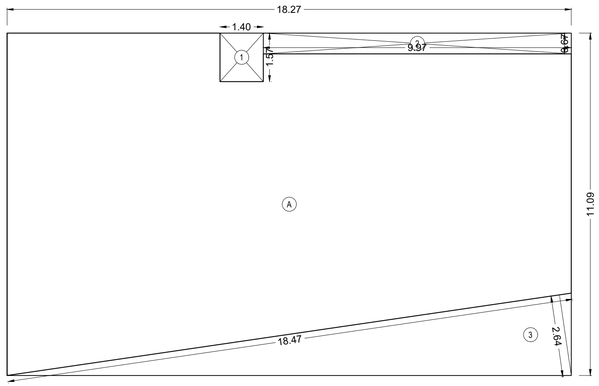
NORTH	Job no.	Drawing No.	Scale No.	Date/ No.	Date No.
			1:100	00000	00-01-2001

NAME, ADDRESS & SIGNATURE OF ARCHITECT
MEHUL J. KANAKIA
LICENSE NO. CA/2014/62291
108/1, BLDG NO.5 GARDEN, GROVE COMPLEX, CHIKUWADI, BORIVALI(W),MUMBAI-400092
SIGNATURE

THIS DOCUMENT IS DIGITALLY SIGNED AND DO NOT REQUIRE SIGN & SEAL

Bhushan Omprakash Malik — Digitally signed by Bhushan Omprakash Malik, Date: 2023.08.28 12:32:12
Swapnil Bhagawat Patil
SARKUWAR SAGAWARA D BURE — Digitally signed by SARKUWAR SAGAWARA D BURE, Date: 2023.08.28 12:32:12

A.R. / S.I. / M.C.	A.R. / S.I. / P.M.	E.E./E.M./E.C.

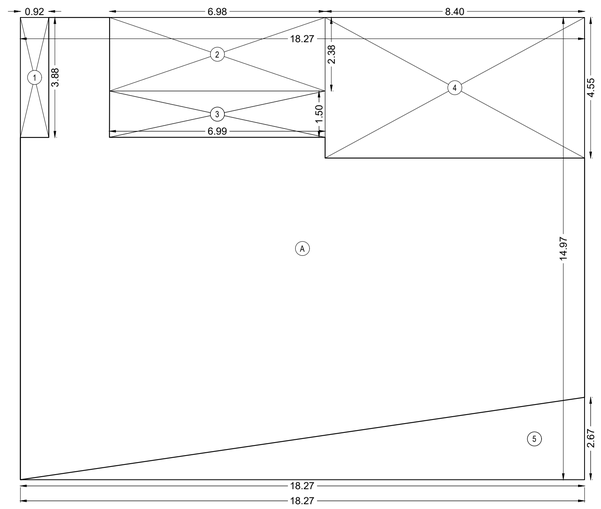


BUILT UP AREA CALCULATION

GROUND FLOOR COMMERCIAL							
A	18.27	X	11.09	X 1 NO	=	202.61	SQ.MT.
				TOTAL ADDITION X	=	202.61	SQ.MT.
DEDUCTIONS							
1	1.40	X	1.57	X 1 NO	=	2.20	SQ.MT.
2	9.97	X	0.67	X 1 NO	=	6.68	SQ.MT.
3	1/2 X 18.47	X	2.64	X 1 NO	=	24.39	SQ.MT.
				TOTAL DEDUCTION Y1	=	33.27	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]				X1	=	169.34	SQ.MT.

GROUND FLOOR B.U.A. DIAGRAM & CALCULATION

SCALE- 1:100

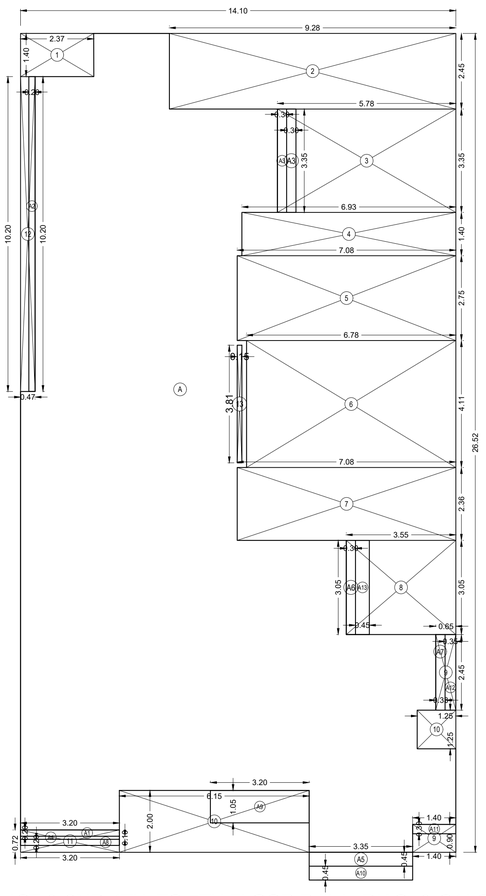


BUILT UP AREA CALCULATION

1ST (PT.) FLOOR (COMMERCIAL)							
A	18.27	X	14.97	X 1 NO	=	273.50	SQ.MT.
				TOTAL ADDITION X	=	273.50	SQ.MT.
DEDUCTIONS							
1	0.92	X	3.88	X 1 NO	=	3.56	SQ.MT.
2	6.98	X	2.38	X 1 NO	=	16.61	SQ.MT.
3	6.99	X	1.50	X 1 NO	=	10.49	SQ.MT.
4	8.40	X	4.55	X 1 NO	=	38.22	SQ.MT.
5	1/2 X 2.67	X	18.27	X 1 NO	=	24.38	SQ.MT.
				TOTAL DEDUCTION Y1	=	93.26	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]				X1	=	180.24	SQ.MT.

1ST (PT.) FLOOR B.U.A. DIAGRAM & CALCULATION

SCALE- 1:100



BUILT UP AREA CALCULATION

1ST FLOOR WING A							
A	14.10	X	26.52	X 1 NO	=	373.93	SQ.MT.
				TOTAL ADDITION X	=	373.93	SQ.MT.
DEDUCTIONS							
1	2.37	X	1.40	X 1 NO	=	3.32	SQ.MT.
2	9.28	X	2.45	X 1 NO	=	22.74	SQ.MT.
3	5.78	X	3.35	X 1 NO	=	19.36	SQ.MT.
4	6.93	X	1.40	X 1 NO	=	9.70	SQ.MT.
5	7.08	X	2.75	X 1 NO	=	19.47	SQ.MT.
6	6.78	X	4.11	X 1 NO	=	27.87	SQ.MT.
7	7.08	X	2.36	X 1 NO	=	16.71	SQ.MT.
8	3.55	X	3.05	X 1 NO	=	10.83	SQ.MT.
9	1.40	X	0.90	X 1 NO	=	1.26	SQ.MT.
9	0.65	X	2.45	X 1 NO	=	1.59	SQ.MT.
10	6.15	X	2.00	X 1 NO	=	12.30	SQ.MT.
10	1.25	X	1.25	X 1 NO	=	1.56	SQ.MT.
11	3.20	X	0.72	X 1 NO	=	2.30	SQ.MT.
12	0.47	X	10.20	X 1 NO	=	4.79	SQ.MT.
13	0.15	X	3.81	X 1 NO	=	0.57	SQ.MT.
				TOTAL DEDUCTION Y1	=	154.37	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]				X1	=	219.56	SQ.MT.

BUILT UP AREA CALCULATION

2ND FLOOR WING A							
1ST FLOOR BUILT UP AREA					=	219.56	SQ.MT.
				TOTAL ADDITION X	=	219.56	SQ.MT.
ADDITION							
A1	3.20	X	0.20	X 1 NO	=	0.64	SQ.MT.
				TOTAL ADDITION Y1	=	0.64	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]				X1	=	220.20	SQ.MT.

BUILT UP AREA CALCULATION

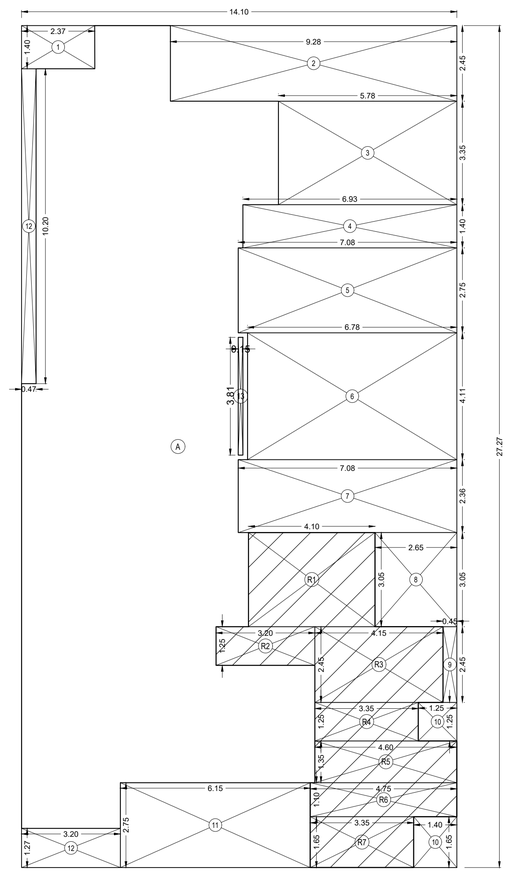
4TH FLOOR WING A							
1ST FLOOR BUILT UP AREA					=	219.56	SQ.MT.
				TOTAL ADDITION X	=	219.56	SQ.MT.
ADDITION							
A1	3.20	X	0.20	X 1 NO	=	0.64	SQ.MT.
A2	0.20	X	10.20	X 1 NO	=	2.04	SQ.MT.
A3	0.30	X	3.35	X 1 NO	=	1.01	SQ.MT.
				TOTAL ADDITION Y1	=	3.69	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]				X1	=	223.25	SQ.MT.

BUILT UP AREA CALCULATION

5TH FLOOR WING A							
1ST FLOOR BUILT UP AREA					=	219.56	SQ.MT.
				TOTAL ADDITION X	=	219.56	SQ.MT.
ADDITION							
A1	3.20	X	0.20	X 1 NO	=	0.64	SQ.MT.
A2	0.20	X	10.20	X 1 NO	=	2.04	SQ.MT.
A3	0.30	X	3.35	X 2 NO	=	2.01	SQ.MT.
A4	3.20	X	0.10	X 1 NO	=	0.32	SQ.MT.
A5	3.35	X	0.45	X 1 NO	=	1.51	SQ.MT.
A6	0.30	X	3.05	X 1 NO	=	0.92	SQ.MT.
				TOTAL ADDITION Y1	=	7.44	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]				X1	=	227.00	SQ.MT.

1ST & 2ND,4TH TO 5TH FLOOR B.U.A. DIAG. & CALC.

WING A , SCALE- 1:100



BUILT UP AREA CALCULATION

3RD FLOOR WING A							
A	14.10	X	27.27	X 1 NO	=	384.51	SQ.MT.
				TOTAL ADDITION	=	384.51	SQ.MT.
DEDUCTIONS							
1	2.37	X	1.40	X 1 NO	=	3.32	SQ.MT.
2	9.28	X	2.45	X 1 NO	=	22.74	SQ.MT.
3	5.78	X	3.35	X 1 NO	=	19.36	SQ.MT.
4	6.93	X	1.40	X 1 NO	=	9.70	SQ.MT.
5	7.08	X	2.75	X 1 NO	=	19.47	SQ.MT.
6	6.78	X	4.11	X 1 NO	=	27.87	SQ.MT.
7	7.08	X	2.36	X 1 NO	=	16.71	SQ.MT.
8	2.65	X	3.05	X 1 NO	=	8.08	SQ.MT.
9	0.45	X	2.45	X 1 NO	=	1.10	SQ.MT.
10	1.40	X	1.65	X 1 NO	=	2.31	SQ.MT.
10	1.25	X	1.25	X 1 NO	=	1.56	SQ.MT.
11	6.15	X	2.75	X 1 NO	=	16.91	SQ.MT.
12	3.20	X	1.27	X 1 NO	=	4.06	SQ.MT.
12	0.47	X	10.20	X 1 NO	=	4.80	SQ.MT.
13	0.15	X	3.81	X 1 NO	=	0.57	SQ.MT.
R1	4.10	X	3.05	X 1 NO	=	12.51	SQ.MT.
R2	3.20	X	1.25	X 1 NO	=	4.00	SQ.MT.
R3	4.15	X	2.45	X 1 NO	=	10.16	SQ.MT.
R4	3.35	X	1.25	X 1 NO	=	4.19	SQ.MT.
R5	4.60	X	1.35	X 1 NO	=	6.20	SQ.MT.
R6	4.75	X	1.10	X 1 NO	=	5.23	SQ.MT.
R7	3.35	X	1.65	X 1 NO	=	5.53	SQ.MT.
				TOTAL DEDUCTION	=	206.38	SQ.MT.
TOTAL BUILT UP AREA [X - (Y1+Y2)]					=	178.13	SQ.MT.

3RD FLOOR B.U.A. DIAGRAM WING A

SCALE- 1:100

NOTE :
1.THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE IOD ISSUED UNDER EVEN NO.P-17843/2023/(2242 & 2243/A)/R/C Ward/Eksar (RC) ON EVEN DATE.
2.THIS PLANS AREA DIGITALLY SIGNED AND DOES NOT REQUIRE PHYSICAL SIGNATURE

F O R M - II

CONTENTS OF SHEET :

BUA DIAGRAMS

DESCRIPTION OF PROPOSAL AND PROPERTY

Proposed redevelopment of building on plot bearing C.T.S No. 2242,2243/A of village Eksar-N, situated in R/C Ward, (W), Mumbai.

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER

Shri Manish Dharamsey Pallicha, Partner of PAINTORA RESTORATION AND REDEVELOPMENT LLP. C. A. to Borivali Dev Krupa C.H.S.L. & Kamlakar Bhuvan C.H.S.L. (owner).

C/102 Shreeji Complec CHS Ltd.,L M Road, near St. Francis School, Borivali (w)Mumbai- 400 103.

Manish Dharamsey Pallicha
Digitally signed by Manish Dharamsey Pallicha
DN: c=IN,st=Maharashtra, o=Manish Dharamsey Pallicha (HUF), cn=Manish Dharamsey Pallicha
Reason: I am the author of this document
Location:
Date: 2023.12.21 16:20+05'30'

SIGNATURE

N O R T H	Job no.	Drawing No.	Scale No.	Down By	Date No.
			1:100	SHREEYA	04.07.2023

NAME, ADDRESS & SIGNATURE OF ARCHITECT

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

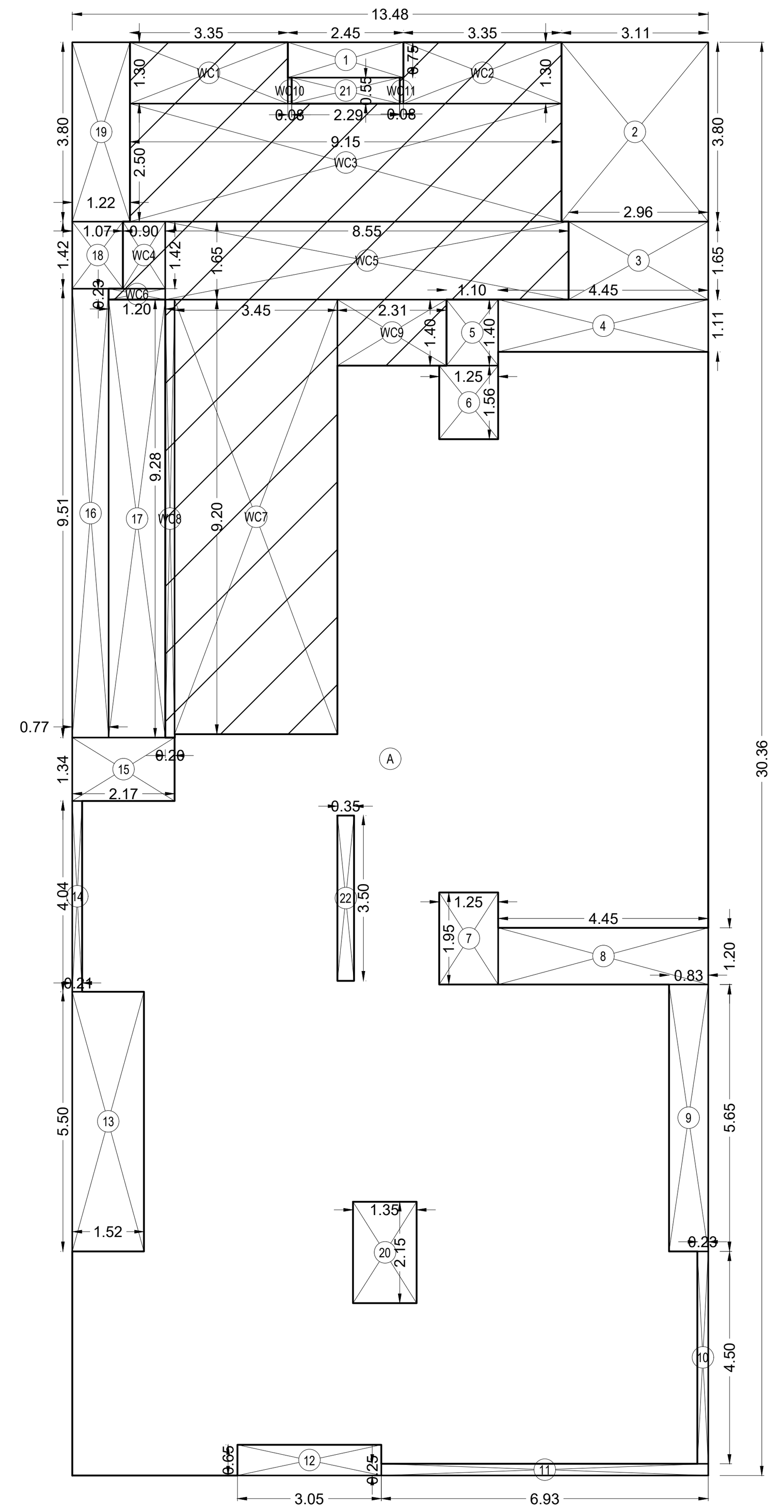
1001, BLDG NO.5 GARDEN, GROVE COMPLEX, CHIKUWADI, BORIVALI(W),MUMBAI-400092.

Mehul Jitendra Kanakia
Digitally signed by Mehul Jitendra Kanakia
DN: c=IN,o=Mehul Jitendra Kanakia, cn=Mehul Jitendra Kanakia
Reason: I am the author of this document
Location:
Date: 2023.12.21 16:20+05'30'

SIGNATURE

THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED

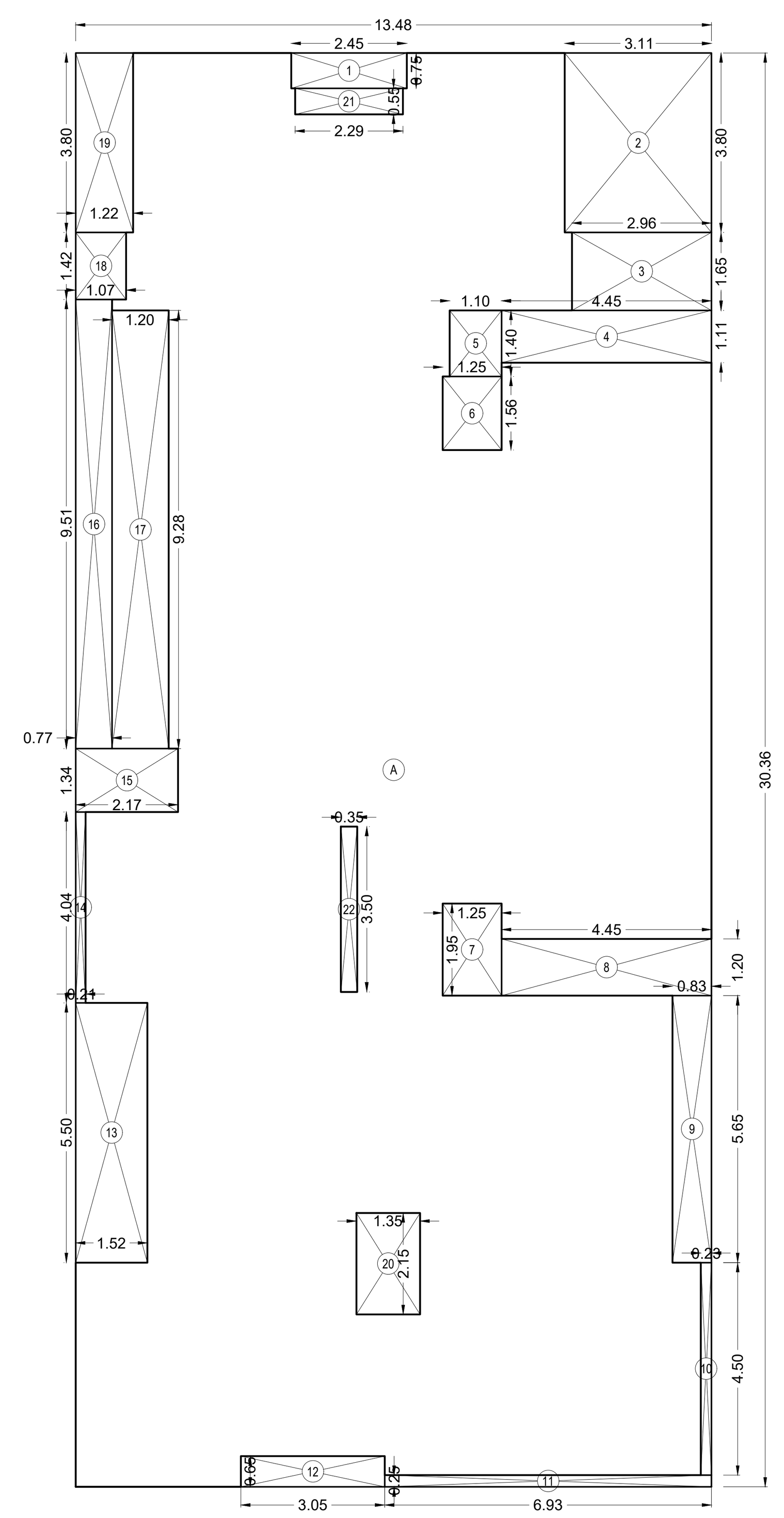
S.E. (B.P.) "R-I"	A.E. (B.P.) "R-II"	E.E.B.P "R-I"
Bhushan Omprakash Malu — Digitally signed by Bhushan Omprakash Malu, Date: 2023.12.21 19:36:55 +05'30'	Swapnil Bhagawat Patil — Swapnil Bhagawat Patil, Date: 2023.12.21 15:01:46 +05'30', Reason: I am the author of this document, Location:	HANUMANT SADASHIVRAO BURE — Digitally signed by HANUMANT SADASHIVRAO BURE, Date: 2023.12.22 13:01:46 +05'30'



1ST FLOOR B.U.A. DIAG. & CLAC., WING - B
SCALE- 1:100

BUILT UP AREA CALCULATION

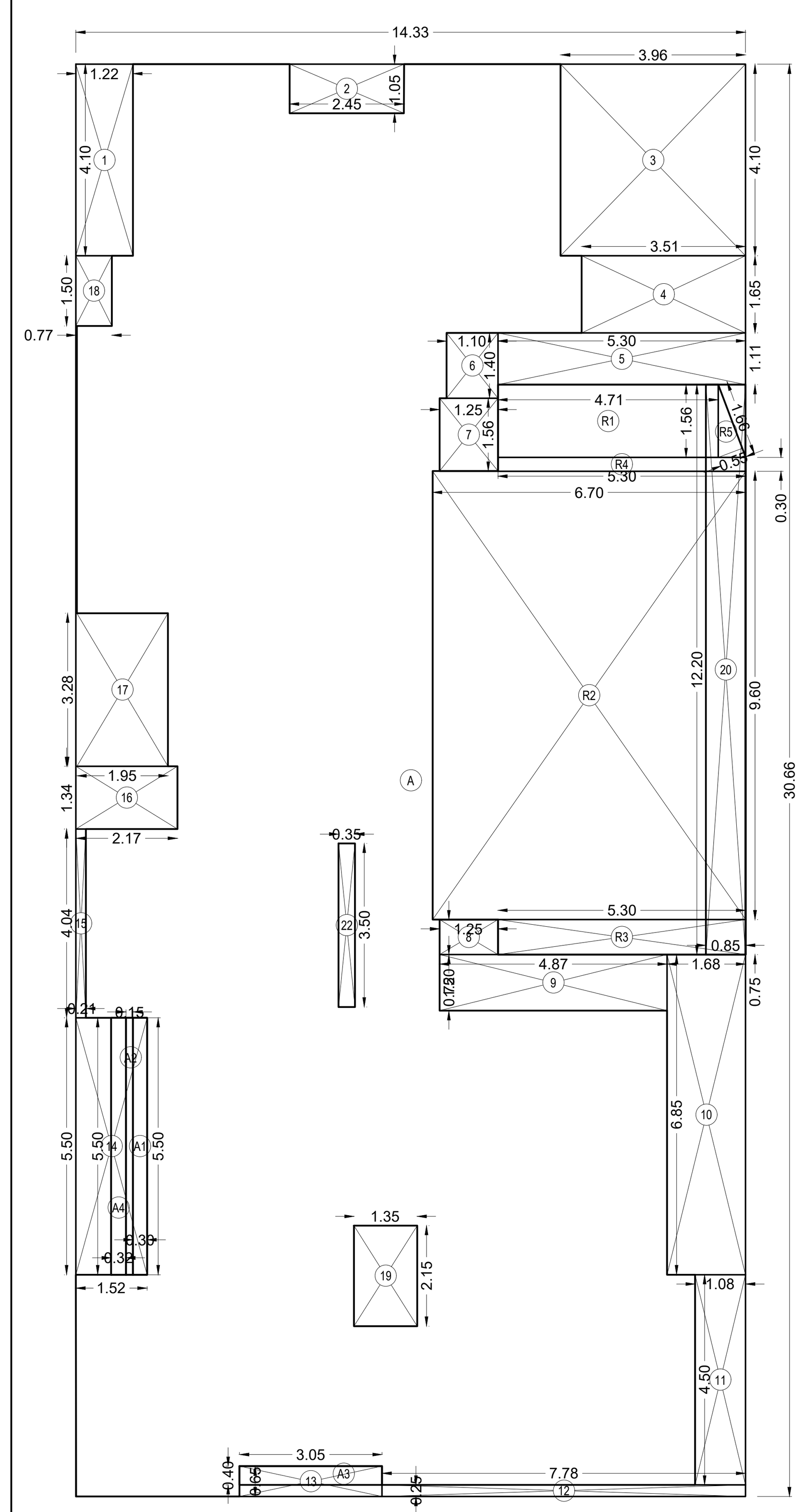
1ST FLOOR WING B			
A	13.48 X 30.36 X 1 NO	=	409.25 SQ.MT.
	TOTAL ADDITION X	=	409.25 SQ.MT.
DEDUCTIONS			
1	2.45 X 0.75 X 1 NO	=	1.84 SQ.MT.
2	3.11 X 3.80 X 1 NO	=	11.82 SQ.MT.
3	2.96 X 1.65 X 1 NO	=	4.88 SQ.MT.
4	4.45 X 1.11 X 1 NO	=	4.94 SQ.MT.
5	1.10 X 1.40 X 1 NO	=	1.54 SQ.MT.
6	1.25 X 1.56 X 1 NO	=	1.95 SQ.MT.
7	1.25 X 1.95 X 1 NO	=	2.44 SQ.MT.
8	4.45 X 1.20 X 1 NO	=	5.33 SQ.MT.
9	0.83 X 5.65 X 1 NO	=	4.69 SQ.MT.
10	0.23 X 4.50 X 1 NO	=	1.04 SQ.MT.
11	6.93 X 0.25 X 1 NO	=	1.73 SQ.MT.
12	3.05 X 0.65 X 1 NO	=	1.98 SQ.MT.
13	1.52 X 5.50 X 1 NO	=	8.36 SQ.MT.
14	0.21 X 4.04 X 1 NO	=	0.85 SQ.MT.
15	2.17 X 1.34 X 1 NO	=	2.90 SQ.MT.
16	0.77 X 9.51 X 1 NO	=	7.31 SQ.MT.
17	1.20 X 9.28 X 1 NO	=	11.14 SQ.MT.
18	1.07 X 1.42 X 1 NO	=	1.52 SQ.MT.
19	1.22 X 3.80 X 1 NO	=	4.64 SQ.MT.
20	1.35 X 2.15 X 1 NO	=	2.90 SQ.MT.
21	2.29 X 0.55 X 1 NO	=	1.26 SQ.MT.
22	0.35 X 3.50 X 1 NO	=	1.23 SQ.MT.
WC1	3.35 X 1.30 X 1 NO	=	4.36 SQ.MT.
WC2	3.35 X 1.30 X 1 NO	=	4.36 SQ.MT.
WC3	9.15 X 2.50 X 1 NO	=	22.88 SQ.MT.
WC4	0.90 X 1.42 X 1 NO	=	1.28 SQ.MT.
WC5	8.55 X 1.65 X 1 NO	=	14.11 SQ.MT.
WC6	1.20 X 0.23 X 1 NO	=	0.28 SQ.MT.
WC7	3.45 X 9.20 X 1 NO	=	31.74 SQ.MT.
WC8	0.20 X 9.28 X 1 NO	=	1.86 SQ.MT.
WC9	2.31 X 1.40 X 1 NO	=	3.23 SQ.MT.
WC10	0.08 X 0.55 X 1 NO	=	0.04 SQ.MT.
WC11	0.08 X 0.55 X 1 NO	=	0.04 SQ.MT.
	TOTAL DEDUCTION Y	=	170.47 SQ.MT.
NET BUILT UP AREA [X - Y]		=	238.78 SQ.MT.



2ND FLOOR B.U.A. DIAG. & CALC., WING - B
SCALE- 1:100

BUILT UP AREA CALCULATION

2ND FLOOR WING B			
A	13.48 X 30.36 X 1 NO	=	409.25 SQ.MT.
	TOTAL ADDITION X	=	409.25 SQ.MT.
DEDUCTIONS			
1	2.45 X 0.75 X 1 NO	=	1.84 SQ.MT.
2	3.11 X 3.80 X 1 NO	=	11.82 SQ.MT.
3	2.96 X 1.65 X 1 NO	=	4.88 SQ.MT.
4	4.45 X 1.11 X 1 NO	=	4.94 SQ.MT.
5	1.10 X 1.40 X 1 NO	=	1.54 SQ.MT.
6	1.25 X 1.56 X 1 NO	=	1.95 SQ.MT.
7	1.25 X 1.95 X 1 NO	=	2.44 SQ.MT.
8	4.45 X 1.20 X 1 NO	=	5.34 SQ.MT.
9	0.83 X 5.65 X 1 NO	=	4.69 SQ.MT.
10	0.23 X 4.50 X 1 NO	=	1.04 SQ.MT.
11	6.93 X 0.25 X 1 NO	=	1.73 SQ.MT.
12	3.05 X 0.65 X 1 NO	=	1.98 SQ.MT.
13	1.52 X 5.50 X 1 NO	=	8.36 SQ.MT.
14	0.21 X 4.04 X 1 NO	=	0.85 SQ.MT.
15	2.17 X 1.34 X 1 NO	=	2.91 SQ.MT.
16	0.77 X 9.51 X 1 NO	=	7.32 SQ.MT.
17	1.20 X 9.28 X 1 NO	=	11.14 SQ.MT.
18	1.07 X 1.42 X 1 NO	=	1.52 SQ.MT.
19	1.22 X 3.80 X 1 NO	=	4.63 SQ.MT.
20	1.35 X 2.15 X 1 NO	=	2.90 SQ.MT.
21	2.29 X 0.55 X 1 NO	=	1.25 SQ.MT.
22	0.35 X 3.50 X 1 NO	=	1.22 SQ.MT.
	TOTAL DEDUCTION Y1	=	86.29 SQ.MT.
TOTAL BUILT UP AREA [X - Y1]	X1	=	322.96 SQ.MT.



3RD, 4TH,5TH,6TH FLOOR B.U.A. DIAG. & CALC., WING - B
SCALE- 1:100

BUILT UP AREA CALCULATION

3RD FLOOR WING B			
A	14.33 X 30.66 X 1 NO	=	439.36 SQ.MT.
	TOTAL ADDITION X	=	439.36 SQ.MT.
DEDUCTIONS			
1	1.22 X 4.10 X 1 NO	=	5.00 SQ.MT.
2	2.45 X 1.05 X 1 NO	=	2.57 SQ.MT.
3	3.96 X 4.10 X 1 NO	=	16.24 SQ.MT.
4	3.51 X 1.65 X 1 NO	=	5.79 SQ.MT.
5	5.30 X 1.11 X 1 NO	=	5.88 SQ.MT.
6	1.10 X 1.40 X 1 NO	=	1.54 SQ.MT.
7	1.25 X 1.56 X 1 NO	=	1.95 SQ.MT.
8	1.25 X 0.75 X 1 NO	=	0.94 SQ.MT.
9	4.87 X 1.20 X 1 NO	=	5.84 SQ.MT.
10	1.68 X 6.85 X 1 NO	=	11.51 SQ.MT.
11	1.08 X 4.50 X 1 NO	=	4.86 SQ.MT.
12	7.78 X 0.25 X 1 NO	=	1.95 SQ.MT.
13	3.05 X 0.65 X 1 NO	=	1.98 SQ.MT.
14	1.52 X 5.50 X 1 NO	=	8.36 SQ.MT.
15	0.21 X 4.04 X 1 NO	=	0.85 SQ.MT.
16	2.17 X 1.34 X 1 NO	=	2.91 SQ.MT.
17	1.95 X 3.28 X 1 NO	=	6.57 SQ.MT.
18	0.77 X 1.50 X 1 NO	=	1.16 SQ.MT.
19	1.35 X 2.15 X 1 NO	=	2.90 SQ.MT.
22	0.35 X 3.50 X 1 NO	=	1.23 SQ.MT.
R1	4.71 X 1.56 X 1 NO	=	7.33 SQ.MT.
R4	5.30 X 0.30 X 1 NO	=	1.57 SQ.MT.
R5	1/2 X 1.66 X 0.55 X 1 NO	=	0.45 SQ.MT.
R2	6.70 X 9.60 X 1 NO	=	64.31 SQ.MT.
R3	5.30 X 0.75 X 1 NO	=	3.98 SQ.MT.
	TOTAL DEDUCTION Y1	=	167.67 SQ.MT.
NET BUILT UP AREA [X - Y1]	X1	=	271.69 SQ.MT.

BUILT UP AREA CALCULATION

4TH FLOOR WING B			
3RD FLOOR BUILT UP AREA		=	349.33 SQ.MT.
	TOTAL ADDITION X	=	349.33 SQ.MT.
DEDUCTION			
20	0.85 X 12.20 X 1 NO	=	10.37 SQ.MT.
	TOTAL ADDITION Y1	=	10.37 SQ.MT.
TOTAL BUILT UP AREA [X - Y1]	X1	=	338.96 SQ.MT.
ADDITION			
A1	0.30 X 5.50 X 1 NO	=	1.65 SQ.MT.
	TOTAL ADDITION Y1	=	1.65 SQ.MT.
TOTAL BUILT UP AREA [X - Y1]	X1	=	340.61 SQ.MT.

BUILT UP AREA CALCULATION

5TH FLOOR WING B			
3RD FLOOR BUILT UP AREA		=	349.33 SQ.MT.
	TOTAL ADDITION X	=	349.33 SQ.MT.
DEDUCTION			
20	0.85 X 12.20 X 1 NO	=	10.37 SQ.MT.
	TOTAL ADDITION Y1	=	10.37 SQ.MT.
TOTAL BUILT UP AREA [X - Y1]	X1	=	338.96 SQ.MT.
ADDITION			
A1	0.30 X 5.50 X 1 NO	=	1.65 SQ.MT.
A2	0.15 X 5.50 X 1 NO	=	0.83 SQ.MT.
A3	3.05 X 0.40 X 1 NO	=	1.21 SQ.MT.
	TOTAL ADDITION Y1	=	3.69 SQ.MT.
TOTAL BUILT UP AREA [X - Y1]	X1	=	342.65 SQ.MT.

BUILT UP AREA CALCULATION

6TH FLOOR WING B			
3RD FLOOR BUILT UP AREA		=	349.33 SQ.MT.
	TOTAL ADDITION X	=	349.33 SQ.MT.
DEDUCTION			
20	0.85 X 12.20 X 1 NO	=	10.37 SQ.MT.
	TOTAL ADDITION Y1	=	10.37 SQ.MT.
TOTAL BUILT UP AREA [X - Y1]	X1	=	338.96 SQ.MT.
ADDITION			
A1	0.30 X 5.50 X 1 NO	=	1.65 SQ.MT.
A2	0.15 X 5.50 X 1 NO	=	0.83 SQ.MT.
A3	3.05 X 0.40 X 1 NO	=	1.21 SQ.MT.
A4	0.32 X 5.50 X 1 NO	=	1.76 SQ.MT.
	TOTAL ADDITION Y1	=	5.45 SQ.MT.
TOTAL BUILT UP AREA [X - Y1]	X1	=	344.41 SQ.MT.

NOTE :
1.THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE IOD ISSUED UNDER EVEN NO.P-17843/2023/(2242 & 2243/A)/R/C Ward/Eksar (RC) ON EVEN DATE.
2.THIS PLANS AREA DIGITALLY SIGNED AND DOES NOT REQUIRE PHYSICAL SIGNATURE

FORM - II

CONTENTS OF SHEET :
BUA DIAGRAMS

DESCRIPTION OF PROPOSAL AND PROPERTY
Proposed redevelopment of building on plot bearing C.T.S No. 2242,2243/A of village Eksar-N, situated in R/C Ward, (W), Mumbai.

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER
Shri Manish Dharamsey Pallicha, Partner of PAINTORA RESTORATION AND REDEVELOPMENT LLP. C. A. to Borivali Dev Krupa C.H.S.L. & Kamlakar Bhuvan C.H.S.L. (owner).

C/102 Shreeji Complec CHS Ltd.,L M Road, near St. Francis School, Borivali (w)Mumbai- 400 103.

Manish Dharamsey Pallicha — Digitally signed by Manish Dharamsey Pallicha DN: cn=Manish Dharamsey Pallicha c=IN o=Personal Reason: I am the author of this document Location: Date: 2023-12-21 16:29+05:30
SIGNATURE

NORTH	Job no.	Drawing No.	Scale No.	Dawn By	Date No.
			1:100	SHREEYA	04.07.2023

N W E S

NAME, ADDRESS & SIGNATURE OF ARCHITECT
MEHUL J. KANAKIA
LICENSE NO. CA/2014/62291

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

Mehul Jitendra Kanakia — Digitally signed by Mehul Jitendra Kanakia DN: cn=Mehul Jitendra Kanakia c=IN o=Personal Reason: I am the author of this document Location: Date: 2023-12-21 16:32+05:30
SIGNATURE

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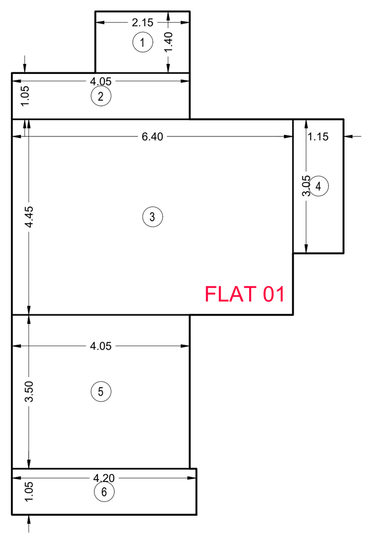
S.E. (B.P.) 'R-1'	A.E. (B.P.) 'R-II'	E.E.B.P 'R-I'
Bhushan Omprakash Malu — Digitally signed by Bhushan Omprakash Malu Date: 2023.12.21 19:37:09 +05'30'	Swapnil Bhagawat Patil	HANUMANT SADASHIVRAO BURE — Digitally signed by HANUMANT SADASHIVRAO BURE Date: 2023.12.22 15:01:59 +05'30'

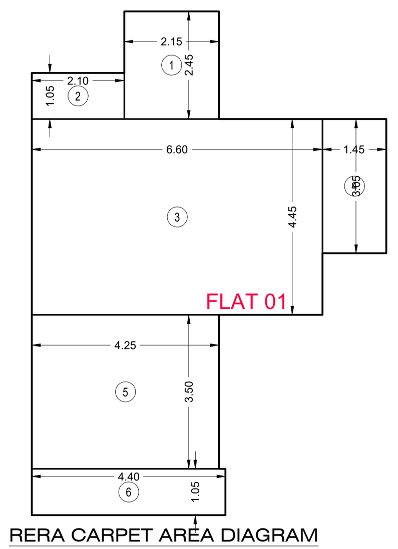
A WING — FLAT 01



RERA CARPET AREA DIAGRAM
1ST TO 3RD FLOOR -FLAT 01

RERA CARPET AREA CALCULATION

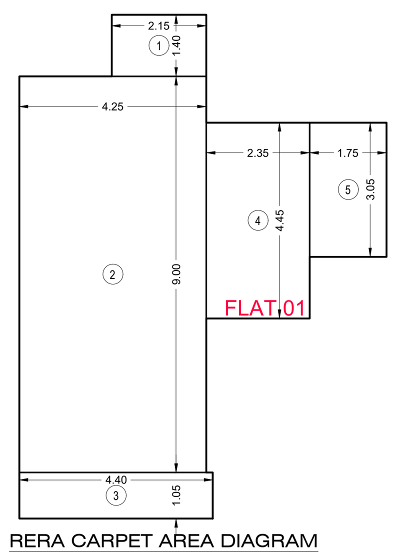
FLAT 1 A WING								
1	2.15	X	1.40	X	1 NO	=	3.01	SQ.MT.
2	4.05	X	1.05	X	1 NO	=	4.25	SQ.MT.
3	6.40	X	4.45	X	1 NO	=	28.48	SQ.MT.
4	1.15	X	3.05	X	1 NO	=	3.51	SQ.MT.
5	4.05	X	3.50	X	1 NO	=	14.18	SQ.MT.
6	4.20	X	1.05	X	1 NO	=	4.40	SQ.MT.
					TOTAL ADDITION	=	57.83	SQ.MT. X



RERA CARPET AREA DIAGRAM
4TH FLOOR -FLAT 01

RERA CARPET AREA CALCULATION

FLAT 1 A WING								
1	2.15	X	2.45	X	1 NO	=	5.27	SQ.MT.
2	2.10	X	1.05	X	1 NO	=	2.21	SQ.MT.
3	6.60	X	4.45	X	1 NO	=	29.37	SQ.MT.
4	1.45	X	3.05	X	1 NO	=	4.42	SQ.MT.
5	4.25	X	3.50	X	1 NO	=	14.88	SQ.MT.
6	4.40	X	1.05	X	1 NO	=	4.61	SQ.MT.
					TOTAL ADDITION	=	60.76	SQ.MT. X

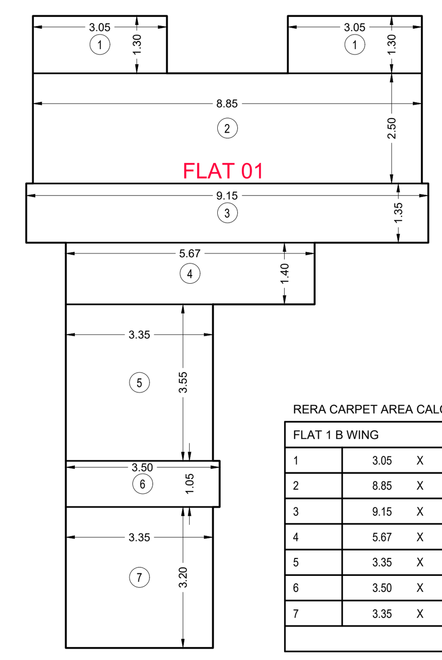


RERA CARPET AREA DIAGRAM
5TH FLOOR -FLAT 01

RERA CARPET AREA CALCULATION

FLAT 1								
1	2.15	X	1.40	X	1 NO	=	3.01	SQ.MT.
2	4.25	X	9.00	X	1 NO	=	38.25	SQ.MT.
3	4.40	X	1.05	X	1 NO	=	4.62	SQ.MT.
4	2.35	X	4.45	X	1 NO	=	10.46	SQ.MT.
5	1.75	X	3.05	X	1 NO	=	5.34	SQ.MT.
					TOTAL ADDITION	=	61.68	SQ.MT. X

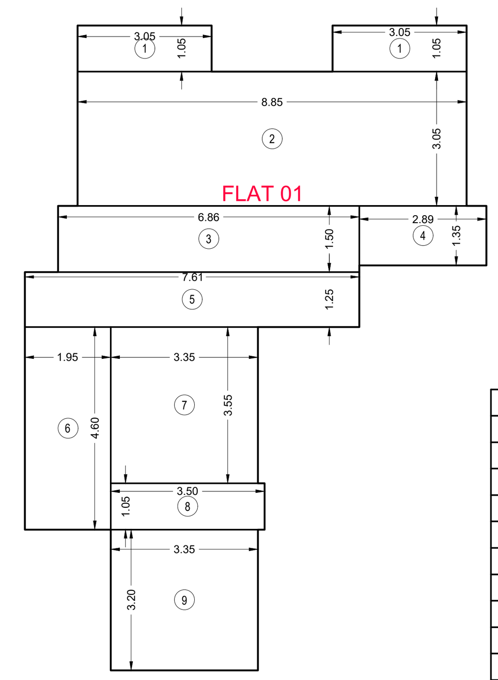
B WING — FLAT 01



RERA CARPET AREA DIAGRAM
2ND FLOOR -FLAT 01

RERA CARPET AREA CALCULATION

FLAT 1 B WING								
1	3.05	X	1.30	X	2 NOS	=	7.93	SQ.MT.
2	8.85	X	2.50	X	1 NO	=	22.13	SQ.MT.
3	9.15	X	1.35	X	1 NO	=	12.35	SQ.MT.
4	5.67	X	1.40	X	1 NO	=	7.94	SQ.MT.
5	3.35	X	3.55	X	1 NO	=	11.89	SQ.MT.
6	3.50	X	1.05	X	1 NO	=	3.67	SQ.MT.
7	3.35	X	3.20	X	1 NO	=	10.70	SQ.MT.
					TOTAL ADDITION	=	76.61	SQ.MT. X

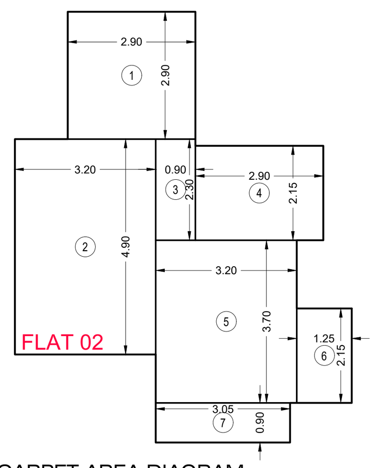


RERA CARPET AREA DIAGRAM
3RD TO 6TH FLOOR -FLAT 01

RERA CARPET AREA CALCULATION

FLAT 1 B WING								
1	3.05	X	1.05	X	2 NOS	=	6.41	SQ.MT.
2	8.85	X	3.05	X	1 NO	=	26.99	SQ.MT.
3	6.86	X	1.50	X	1 NO	=	10.29	SQ.MT.
4	2.89	X	1.35	X	1 NO	=	3.90	SQ.MT.
5	7.61	X	1.25	X	1 NO	=	9.51	SQ.MT.
6	1.95	X	4.60	X	1 NO	=	8.97	SQ.MT.
7	3.35	X	3.55	X	1 NO	=	11.89	SQ.MT.
8	3.50	X	1.05	X	1 NO	=	3.68	SQ.MT.
9	3.35	X	3.20	X	1 NO	=	10.71	SQ.MT.
					TOTAL ADDITION	=	92.35	SQ.MT. X

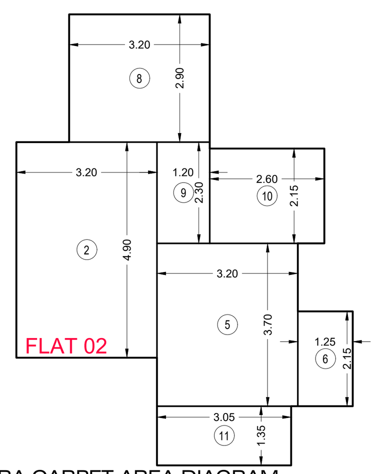
A WING — FLAT 02



RERA CARPET AREA DIAGRAM
1ST & 2ND,3RD FLOOR -FLAT 02

RERA CARPET AREA CALCULATION

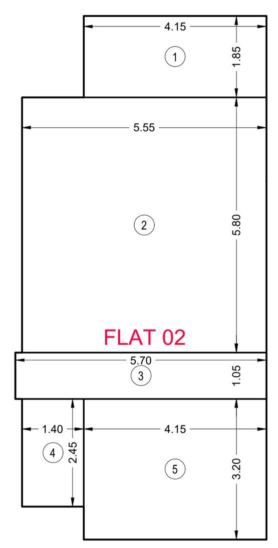
FLAT 2 A WING								
1	2.90	X	2.90	X	1 NO	=	8.41	SQ.MT.
2	3.20	X	4.90	X	1 NO	=	15.68	SQ.MT.
3	0.90	X	2.30	X	1 NO	=	2.07	SQ.MT.
4	2.90	X	2.15	X	1 NO	=	6.24	SQ.MT.
5	3.20	X	3.70	X	1 NO	=	11.84	SQ.MT.
6	1.25	X	2.15	X	1 NO	=	2.69	SQ.MT.
7	3.05	X	0.90	X	1 NO	=	2.74	SQ.MT.
					TOTAL ADDITION	=	49.67	SQ.MT. X



RERA CARPET AREA DIAGRAM
4TH TO 5TH FLOOR -FLAT 02
RERA CARPET AREA CALCULATION

FLAT 2 A WING								
2	3.20	X	4.90	X	1 NO	=	15.68	SQ.MT.
5	3.20	X	3.70	X	1 NO	=	11.84	SQ.MT.
6	1.25	X	2.15	X	1 NO	=	2.69	SQ.MT.
8	3.20	X	2.90	X	1 NO	=	9.28	SQ.MT.
9	1.20	X	2.30	X	1 NO	=	2.76	SQ.MT.
10	2.60	X	2.15	X	1 NO	=	5.59	SQ.MT.
11	3.05	X	1.35	X	1 NO	=	4.12	SQ.MT.
					TOTAL ADDITION	=	51.96	SQ.MT. X

B WING — FLAT 02

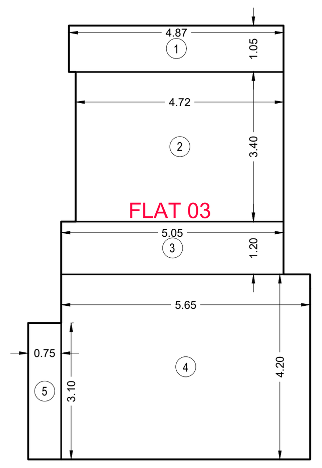


RERA CARPET AREA DIAGRAM
1st TO 2nd,4th to 6TH FLOOR -FLAT 02

RERA CARPET AREA CALCULATION

FLAT 2 B WING								
1	4.15	X	1.85	X	1 NO	=	7.68	SQ.MT.
2	5.55	X	5.80	X	1 NO	=	32.19	SQ.MT.
3	5.70	X	1.05	X	1 NO	=	5.99	SQ.MT.
4	1.40	X	2.45	X	1 NO	=	3.43	SQ.MT.
5	4.15	X	3.20	X	1 NO	=	13.27	SQ.MT.
					TOTAL ADDITION	=	62.56	SQ.MT. X

FLAT 03

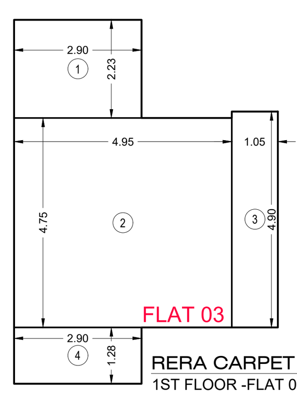


RERA CARPET AREA DIAGRAM
1st TO 6TH FLOOR -FLAT 03

RERA CARPET AREA CALCULATION

FLAT 3 BWING								
1	4.87	X	1.05	X	1 NO	=	5.11	SQ.MT.
2	4.72	X	3.40	X	1 NO	=	16.05	SQ.MT.
3	5.05	X	1.20	X	1 NO	=	6.06	SQ.MT.
4	5.65	X	4.20	X	1 NO	=	23.73	SQ.MT.
5	0.75	X	3.10	X	1 NO	=	2.33	SQ.MT.
					TOTAL ADDITION	=	53.28	SQ.MT. X

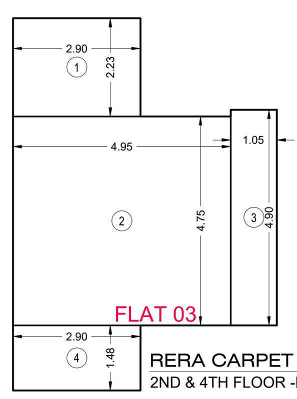
A WING — FLAT 03



RERA CARPET AREA DIAGRAM
1ST FLOOR -FLAT 03

RERA CARPET AREA CALCULATION

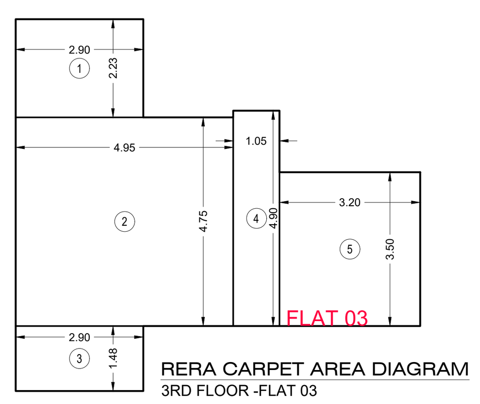
FLAT 3 A WING								
1	2.90	X	2.23	X	1 NO	=	6.47	SQ.MT.
2	4.95	X	4.75	X	1 NO	=	23.51	SQ.MT.
3	1.05	X	4.90	X	1 NO	=	5.15	SQ.MT.
4	2.90	X	1.28	X	1 NO	=	3.71	SQ.MT.
					TOTAL ADDITION	=	38.84	SQ.MT. X



RERA CARPET AREA DIAGRAM
2ND & 4TH FLOOR -FLAT 03

RERA CARPET AREA CALCULATION

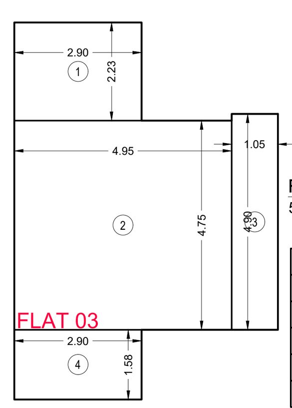
FLAT 3 A WING								
1	2.90	X	2.23	X	1 NO	=	6.47	SQ.MT.
2	4.95	X	4.75	X	1 NO	=	23.51	SQ.MT.
3	1.05	X	4.90	X	1 NO	=	5.15	SQ.MT.
4	2.90	X	1.48	X	1 NO	=	4.29	SQ.MT.
					TOTAL ADDITION	=	39.42	SQ.MT. X



RERA CARPET AREA DIAGRAM
3RD FLOOR -FLAT 03

RERA CARPET AREA CALCULATION

FLAT 3 A WING								
1	2.90	X	2.23	X	1 NO	=	6.47	SQ.MT.
2	4.95	X	4.75	X	1 NO	=	23.51	SQ.MT.
3	2.90	X	1.48	X	1 NO	=	4.29	SQ.MT.
4	1.05	X	4.90	X	1 NO	=	5.15	SQ.MT.
5	3.20	X	3.50	X	1 NO	=	11.20	SQ.MT.
					TOTAL ADDITION	=	50.62	SQ.MT. X

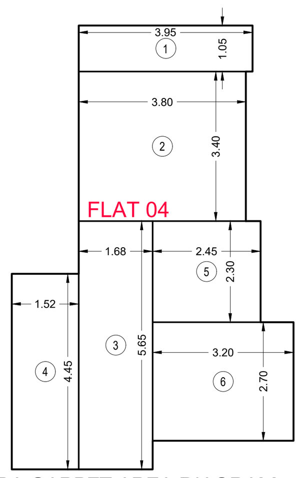


RERA CARPET AREA DIAGRAM
5TH FLOOR -FLAT 03

RERA CARPET AREA CALCULATION

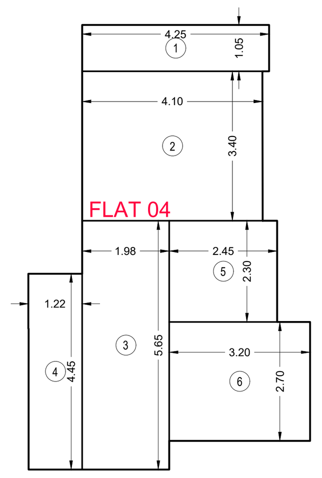
FLAT 3 A WING								
1	2.90	X	2.23	X	1 NO	=	6.47	SQ.MT.
2	4.95	X	4.75	X	1 NO	=	23.51	SQ.MT.
3	1.05	X	4.90	X	1 NO	=	5.15	SQ.MT.
4	2.90	X	1.58	X	1 NO	=	4.58	SQ.MT.
					TOTAL ADDITION	=	39.71	SQ.MT. X

B WING — FLAT 04



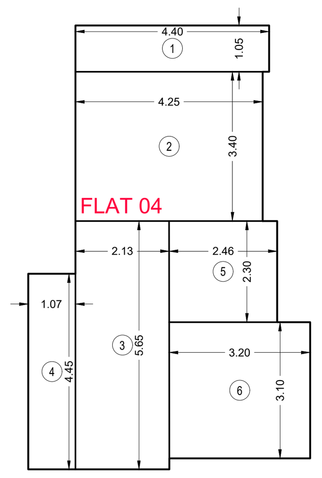
RERA CARPET AREA DIAGRAM
1st TO 3RD FLOOR -FLAT 04
RERA CARPET AREA CALCULATION

FLAT 4 BWING								
1	3.95	X	1.05	X	1 NO	=	4.15	SQ.MT.
2	3.80	X	3.40	X	1 NO	=	12.92	SQ.MT.
3	1.68	X	5.65	X	1 NO	=	9.49	SQ.MT.
4	1.52	X	4.45	X	1 NO	=	6.76	SQ.MT.
5	2.45	X	2.30	X	1 NO	=	5.64	SQ.MT.
6	3.20	X	2.70	X	1 NO	=	8.64	SQ.MT.
					TOTAL ADDITION	=	47.60	SQ.MT. X



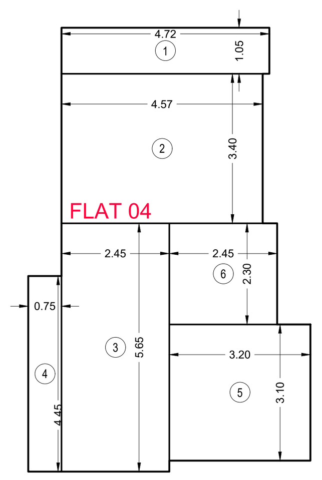
RERA CARPET AREA DIAGRAM
4TH FLOOR -FLAT 04
RERA CARPET AREA CALCULATION

FLAT 4 BWING								
1	4.25	X	1.05	X	1 NO	=	4.46	SQ.MT.
2	4.10	X	3.40	X	1 NO	=	13.94	SQ.MT.
3	1.98	X	5.65	X	1 NO	=	11.19	SQ.MT.
4	1.22	X	4.45	X	1 NO	=	5.43	SQ.MT.
5	2.45	X	2.30	X	1 NO	=	5.64	SQ.MT.
6	3.20	X	2.70	X	1 NO	=	8.64	SQ.MT.
					TOTAL ADDITION	=	49.30	SQ.MT. X



RERA CARPET AREA DIAGRAM
5TH FLOOR -FLAT 04
RERA CARPET AREA CALCULATION

FLAT 4 BWING								
1	4.40	X	1.05	X	1 NO	=	4.62	SQ.MT.
2	4.25	X	3.40	X	1 NO	=	14.45	SQ.MT.
3	2.13	X	5.65	X	1 NO	=	12.03	SQ.MT.
4	1.07	X	4.45	X	1 NO	=	4.76	SQ.MT.
5	2.46	X	2.30	X	1 NO	=	5.66	SQ.MT.
6	3.20	X	3.10	X	1 NO	=	9.90	SQ.MT.
					TOTAL ADDITION	=	51.42	SQ.MT. X



RERA CARPET AREA DIAGRAM
6TH FLOOR -FLAT 04

RERA CARPET AREA CALCULATION

FLAT 4 BWING								
1	4.72	X	1.05	X	1 NO	=	4.96	SQ.MT.
2	4.57	X	3.40	X	1 NO	=	15.54	SQ.MT.
3	2.45	X	5.65	X	1 NO	=	13.84	SQ.MT.
4	0.75	X	4.45	X	1 NO	=	3.34	SQ.MT.
5	3.20	X	3.10	X	1 NO	=	9.90	SQ.MT.
6	2.45	X	2.30	X	1 NO	=	5.64	SQ.MT.
					TOTAL ADDITION	=	53.22	SQ.MT. X

	WING A			WING B			
	Flat No. 1	Flat No. 2	Flat No. 3	Flat No. 1	Flat No. 2	Flat No. 3	Flat No. 4
1st	57.83	49.67	38.84	FITNESS	62.56	53.28	47.60
2nd	57.83	49.67	39.42	76.61	62.56	53.28	47.60
3rd	57.83	REFUGE	50.62	92.35	REFUGE	53.28	47.60
4th	60.76	49.67	39.42	92.35	62.56	53.28	49.30
5th	61.67	51.96	39.71	92.35	62.56	53.28	51.42
6th				92.35	62.56	53.28	53.22
			(orange)	REHAB			
			(green)	SALE			

NOTE :
1.THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE IOD ISSUED UNDER EVEN NO.P-17843/2023/(2242 & 2243/A)/R/C Ward/Eksar (RC) ON EVEN DATE.
2.THIS PLANS AREA DIGITALLY SIGNED AND DOES NOT REQUIRE PHYSICAL SIGNATURE

FORM - II

CONTENTS OF SHEET :
RERA AREA CALCULATIONS , FUNGIBLE TABLE

DESCRIPTION OF PROPOSAL AND PROPERTY
Proposed redevelopment of building on plot bearing C.T.S No. 2242,2243/A of village Eksar-N, situated in R/C Ward, (W), Mumbai.

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER

Shri Manish Dharamsey Pallicha, Partner of PAINTORA RESTORATION AND REDEVELOPMENT LLP. C. A. to Borivali Dev Krupa C.H.S.L. & Kamlakar Bhuvan C.H.S.L. (owner).

C/102 Shreeji Complec CHS Ltd.,L M Road, near St. Francis School, Borivali (w)Mumbai- 400 103.

Manish Dharamsey Pallicha — Digitally signed by Manish Dharamsey Pallicha, Date: 2023-12-21 19:05+05:30

SIGNATURE

NORTH	Job no.	Drawing No.	Scale No.	Dawn By	Date No.
			1:100	SHREEYA	04.07.2023

NAME, ADDRESS & SIGNATURE OF ARCHITECT

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

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

Mehul Jitendra Kanakia — Digitally signed by Mehul Jitendra Kanakia, Date: 2023-12-21 19:09+05:30

SIGNATURE

THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED

S.E. (B.P.) 'R-I'	A.E. (B.P.) 'R-II'	E.E.B.P 'R-I'
Bhushan Omprakash Malu — Digitally signed by Bhushan Omprakash Malu Date: 2023.12.21 19:37:26 +05'30'	Swapnil Bhagawat Patil — Digitally signed by Swapnil Bhagawat Patil	HANUMANT SADASHIVRAO BURE — Digitally signed by HANUMANT SADASHIVRAO BURE Date: 2023.12.22 15:02:19 +05'30'

FUNGIBLE CALCULATION- KAMLAKAR BHUVAN

SR.NO	EXISTING FLOOR	EXISTING FLAT NO./SHOP NO.	EXISTING BUA	35% FUNGIBLE	TOTAL ELIGIBLE	PROPOSED WING	PROPOSED FLOOR	PROPOSED FLAT NO./SHOP	PROPOSED BUA	DIFFERENCE (+)	DIFFERENCE (-)	Remark
WING A												
1	GR. FLOOR	A/001	31.76	11.12	42.88	B	5TH FLOOR	A/503	43.67	0.79		
2	GR. FLOOR	A/002	42.75	14.96	57.71	B	6TH FLOOR	B/604	57.85	0.14		
3	GR. FLOOR	A/003	33.08	11.58	44.66	A	4TH FLOOR	B/404	53.97	9.31		
4	GR. FLOOR	A/004	32.85	11.50	44.35	A	1ST FLOOR	A/102	54.59	10.24		
5	GR. FLOOR	A/005	44.78	15.67	60.45	B	6TH FLOOR	B/602	67.73	7.28		
6	1ST FLOOR	A/101	31.76	11.12	42.88	A	2ND FLOOR	A/203	43.32	0.44		
7	1ST FLOOR	A/102	42.75	14.96	57.71	B	2ND FLOOR	B/203	57.85	0.14		
8	1ST FLOOR	A/103	33.08	11.58	44.66	A	3RD FLOOR	B/304	52.27	7.61		
9	2ND FLOOR	A/203	33.08	11.58	44.66	A	5TH FLOOR	B/504	56.05	11.39		
10	2ND FLOOR	A/204	32.85	11.50	44.35	A	1ST FLOOR	B/102	67.73	23.38		
11	3RD FLOOR	A/303	33.08	11.58	44.66	A	2ND FLOOR	B/204	52.27	7.61		
12	3RD FLOOR	A/304	32.85	11.50	44.35	A	2ND FLOOR	A/202	54.59	10.24		
13	4TH FLOOR	A/401	31.76	11.12	42.88	A	4TH FLOOR	A/403	43.32	0.44		
14	4TH FLOOR	A/403	33.08	11.58	44.66	A	4TH FLOOR	A/401	66.51	21.85		
15	4TH FLOOR	A/404	32.85	11.50	44.35	B	6TH FLOOR	B/603	57.85	13.50		
15 FLATS	**TOTAL WING A**		**522.36**	**182.83**	**705.19**				**829.57**	**124.38**		
WING B												
1	GR. FLOOR	B/007	43.36	15.18	58.54	A	1ST FLOOR	A/101	63.46	4.92		
2	GR. FLOOR	B/010	39.90	13.97	53.87	B	4TH FLOOR	A/402	54.59	0.73		
3	1ST FLOOR	B/106	42.20	14.77	56.97	B	3RD FLOOR	B/303	57.85	0.88		
4	2ND FLOOR	B/208	41.88	14.66	56.54	B	4TH FLOOR	B/403	57.85	1.31		
5	2ND FLOOR	B/210	39.90	13.97	53.87	B	5TH FLOOR	B/503	57.85	3.99		
6	3RD FLOOR	B/307	43.36	15.18	58.54	B	4TH FLOOR	B/402	67.73	9.19		
7	3RD FLOOR	B/310	39.90	13.97	53.87	B	3RD FLOOR	A/301	55.86	2.00		
8	4TH FLOOR	B/406	42.20	14.77	56.97	B	5TH FLOOR	B/502	67.73	10.76		
9	4TH FLOOR	B/409	33.29	11.65	44.94	A	1ST FLOOR	B/104	52.27	7.33		
10	4TH FLOOR	B/410	39.90	13.97	53.87	B	1ST FLOOR	B/103	57.85	3.99		
10 FLATS	**TOTAL WING B**		**405.89**	**142.06**	**547.95**				**593.04**	**45.09**		
	TOTAL WING A+B		**928.25**	**324.89**	**1253.14**				**1422.61**	**169.47**		
	PASSAGE+ STAIRCASE AREA		60.71									
	TOTAL BUA		988.96									

FUNGIBLE CALCULATION- DEV KRUPA CHSL

	EXISTING FLOOR	EXISTING FLAT	EXISTING BUA	35% FUNGIBLE	TOTAL ELIGIBLE	PROPOSED WING	PROPOSED FLOOR	PROPOSED FLAT	PROPOSED BUA	DIFFERENCE (+)	DIFFERENCE (-)	Remark
1	GR. FLOOR	1	13.4	4.69	18.09	A	GR. FLOOR	S/5	23.21	5.12		
2	GR. FLOOR	2	16.26	5.69	21.95	A	GR. FLOOR	S/2	30.84	8.89		
3	GR. FLOOR	3	15.52	5.43	20.95	A	GR. FLOOR	S/3	23.33	2.38		
4	GR. FLOOR	4	14.4	5.04	19.44 } 55.54	A	GR. FLOOR	S/4	34.54 } 60.69	5.15		
5	GR. FLOOR	DISPENSARY	26.74	9.36	36.10			S/6	26.15			
	TOTAL(COMMERCIAL)		**86.32**	**30.21**	**116.53**				**138.07**	**21.54**		
	WC & BATH		4.38									
5 SHOPS	**TOTAL(COMMERCIAL)**		**90.70**	**30.21**	**116.53**				**138.07**	**21.54**	**0.00**	
1	1ST FLOOR	101	29.58	10.35	39.93	A	5TH FLOOR	A/1203	44.30	4.37		
8	3rd FLOOR	302	41.75	14.61	56.36	A	2ND FLOOR	A/201	63.46	7.10		
11	4th FLOOR	402	41.75	14.61	56.36	A	5TH FLOOR	A/502	57.01	0.65		
12	4th FLOOR	403	38.25	13.39	51.64	A	3RD FLOOR	A/303	55.86	4.22		
16	6th FLOOR	601	29.77	10.42	40.19	B	2ND FLOOR	B/201	84.09	43.90		
17 FLATS	**TOTAL (RESIDENCE)**		**181.10**	**63.39**	**244.49**					**60.24**	**0.00**	
	PASSAGE AREA+ EXCESS BALCONY		**9.34**									
	TOTAL (RESI + COMM)		**281.14**	**93.60**	**361.02**				**138.07**	**81.77**	**0.00**	

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NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER
Shri Manish Dharamsey Pallicha, Partner of PAINTORA RESTORATION AND REDEVELOPMENT LLP. C. A. to Borivali Dev Krupa C.H.S.L. & Kamlakar Bhuvan C.H.S.L. (owner).
C/102 Shreeji Complec CHS Ltd.,L M Road, near St. Francis School, Borivali (w)Mumbai- 400 103.
Manish Dharamsey Pallicha
SIGNATURE

NORTH	Job no.	Drawing No.	Scale No.	Dawn By	Date No.
			1:100	SHREEYA	04.07.2023

NAME, ADDRESS & SIGNATURE OF ARCHITECT
MEHUL J. KANAKIA
LICENSE NO. CA/2014/62291
1001, BLDG NO.5 GARDEN, GROVE COMPLEX, CHIKUWADI, BORIVALI(W),MUMBAI-400092.
Mehul Jitendra Kanakia
SIGNATURE

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