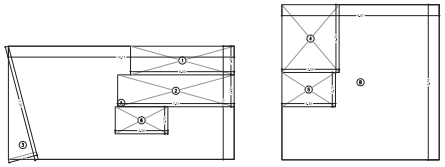
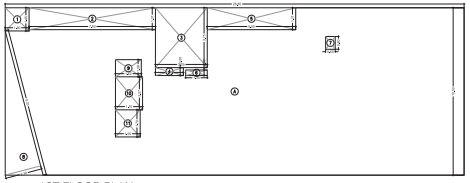
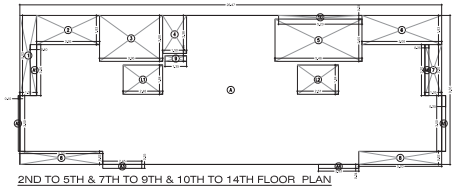


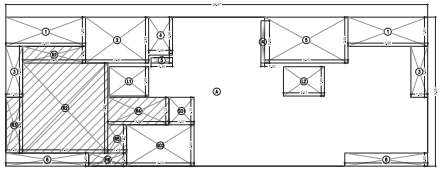
GR. FLOOR PLAN
SCALE- 1:100



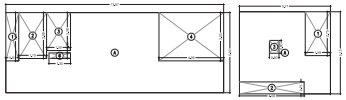
1ST FLOOR PLAN



2ND TO 5TH & 7TH TO 9TH & 10TH TO 14TH FLOOR PLAN



6TH FLOOR PLAN
SCALE- 1:100



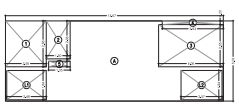
1ST FLOOR STAIRCASE AREA DIAG. & CALC.

STAIRCASE AREA CALCULATION - RESIDENTIAL

1ST FLOOR PLAN							
A	13.67	X	3.03	X	1 NO	=	41.76 SQ.MT
					TOTAL ADDITION X	=	41.76 SQ.MT
DEDUCTIONS							
1	0.81	X	3.03	X	1 NO	=	2.45 SQ.MT
2	1.75	X	2.08	X	1 NO	=	3.64 SQ.MT
3	1.50	X	2.38	X	1 NO	=	3.57 SQ.MT
4	4.06	X	3.03	X	1 NO	=	12.30 SQ.MT
5	1.35	X	0.35	X	1 NO	=	0.47 SQ.MT
					TOTAL DEDUCTION Y	=	23.44 SQ.MT
TOTAL BUILT UP AREA (X + Y)						X	44.92 SQ.MT

STAIRCASE AREA CALCULATION - COMMERCIAL

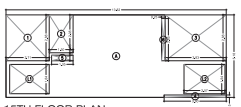
1ST FLOOR PLAN							
A	5.71	X	5.15	X	1 NO	=	29.41 SQ.MT
					TOTAL ADDITION X	=	29.41 SQ.MT
DEDUCTIONS							
1	1.35	X	2.75	X	1 NO	=	4.20 SQ.MT
2	4.06	X	0.75	X	1 NO	=	3.05 SQ.MT
3	0.60	X	0.80	X	1 NO	=	0.48 SQ.MT
					TOTAL DEDUCTION Y	=	7.84 SQ.MT
TOTAL BUILT UP AREA (X + Y)						X	21.57 SQ.MT



2ND TO 14TH FLOOR PLAN

BUILT UP AREA CALCULATION

2ND TO 14TH FLOOR PLAN							
A	13.67	X	5.03	X	1 NO	=	68.76 SQ.MT
					TOTAL ADDITION X	=	68.76 SQ.MT
DEDUCTIONS							
1	1.50	X	2.38	X	1 NO	=	3.57 SQ.MT
2	4.06	X	3.03	X	1 NO	=	12.30 SQ.MT
3	0.85	X	0.23	X	1 NO	=	0.98 SQ.MT
4	1.35	X	0.35	X	1 NO	=	0.47 SQ.MT
					TOTAL DEDUCTION Y	=	15.48 SQ.MT
TOTAL BUILT UP AREA (X + Y)						X1	53.28 SQ.MT
LIFT AREA CALCULATION							
TYPICAL FLOOR							
L1	2.56	X	2.88	X	1 NO	=	7.37 SQ.MT
L1	2.48	X	1.84	X	1 NO	=	4.56 SQ.MT
L2	2.57	X	1.84	X	1 NO	=	4.73 SQ.MT
TOTAL LIFT AREA PER FL (TYPICAL FLOOR)						Y2	14.66 SQ.MT
NET BUILT UP AREA (X1 + Y2)						=	36.40 SQ.MT



15TH FLOOR PLAN
SCALE- 1:100

BUILT UP AREA CALCULATION

15TH FLOOR PLAN							
A	13.82	X	5.18	X	1 NO	=	71.59 SQ.MT
					TOTAL ADDITION X	=	71.59 SQ.MT
DEDUCTIONS							
1	3.71	X	0.88	X	1 NO	=	7.68 SQ.MT
2	1.50	X	2.38	X	1 NO	=	3.57 SQ.MT
3	3.48	X	2.48	X	1 NO	=	11.08 SQ.MT
4	0.15	X	0.15	X	1 NO	=	0.39 SQ.MT
5	1.35	X	0.35	X	1 NO	=	0.47 SQ.MT
6	0.23	X	2.63	X	1 NO	=	0.61 SQ.MT
					TOTAL DEDUCTION Y	=	24.07 SQ.MT
TOTAL BUILT UP AREA (X + Y)						X1	47.52 SQ.MT
LIFT AREA CALCULATION							
TYPICAL FLOOR							
L1	2.48	X	1.84	X	1 NO	=	4.56 SQ.MT
L2	2.57	X	1.84	X	1 NO	=	4.73 SQ.MT
TOTAL LIFT AREA PER FL (TYPICAL FLOOR)						Y2	9.29 SQ.MT
NET BUILT UP AREA (X1 + Y2)						=	56.82 SQ.MT

BUILT UP AREA CALCULATION

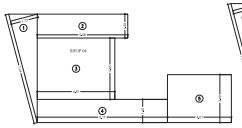
GROUND FLOOR							
A	14.17	X	7.10	X	1 NO	=	100.61 SQ.MT
B	9.87	X	9.74	X	1 NO	=	96.13 SQ.MT
					TOTAL ADDITION X	=	196.74 SQ.MT
DEDUCTIONS							
1	6.50	X	1.80	X	1 NO	=	11.70 SQ.MT
2	7.20	X	2.02	X	1 NO	=	14.52 SQ.MT
3	1.12	X	7.30	X	1.00 X 1 NO	=	8.18 SQ.MT
4	3.39	X	4.62	X	1 NO	=	15.66 SQ.MT
5	3.36	X	2.15	X	1 NO	=	7.22 SQ.MT
					TOTAL DEDUCTION Y1	=	57.28 SQ.MT
DEDUCTIONS (INTERNAL STAIRCASE FOR COMMERCIAL)							
6	3.38	X	1.70	X	1 NO	=	5.61 SQ.MT
					TOTAL DEDUCTION Y2	=	5.61 SQ.MT
TOTAL BUILT UP AREA (X + Y1)						X1	138.46 SQ.MT
1ST FLOOR PLAN							
A	28.80	X	10.55	X	1 NO	=	303.40 SQ.MT
					TOTAL ADDITION	=	303.40 SQ.MT
DEDUCTIONS							
1	1.50	X	1.48	X	1 NO	=	2.16 SQ.MT
2	7.95	X	1.37	X	1 NO	=	10.86 SQ.MT
3	3.25	X	3.75	X	1 NO	=	12.19 SQ.MT
4	1.75	X	0.50	X	1 NO	=	0.88 SQ.MT
5	5.55	X	1.37	X	1 NO	=	7.60 SQ.MT
6	1.35	X	0.35	X	1 NO	=	0.47 SQ.MT
7	0.60	X	0.80	X	1 NO	=	0.48 SQ.MT
8	1.12	X	9.36	X	2.30 X 1 NO	=	10.76 SQ.MT
					TOTAL ADDITION	=	45.40 SQ.MT
DEDUCTIONS (INTERNAL STAIRCASE FOR COMMERCIAL)							
9	1.40	X	1.08	X	1 NO	=	1.79 SQ.MT
10	1.70	X	2.07	X	1 NO	=	3.50 SQ.MT
11	1.35	X	1.70	X	1 NO	=	2.34 SQ.MT
					TOTAL DEDUCTION Y2	=	7.63 SQ.MT
TOTAL BUILT UP AREA (X + Y1)						X1	345.29 SQ.MT
2ND TO 5TH & 7TH TO 9TH FLOOR PLAN							
A	26.47	X	9.35	X	1 NO	=	247.49 SQ.MT
					TOTAL ADDITION X	=	247.49 SQ.MT
DEDUCTIONS							
1	1.08	X	5.03	X	1 NO	=	5.38 SQ.MT
2	3.55	X	1.85	X	1 NO	=	7.20 SQ.MT
3	3.96	X	2.88	X	1 NO	=	11.40 SQ.MT
4	1.30	X	2.38	X	1 NO	=	3.07 SQ.MT
5	5.46	X	2.63	X	1 NO	=	14.47 SQ.MT
6	5.00	X	1.85	X	1 NO	=	9.15 SQ.MT
7	1.05	X	3.20	X	1 NO	=	3.36 SQ.MT
8	5.20	X	0.80	X	2 NOS	=	8.32 SQ.MT
9	1.35	X	0.35	X	1 NO	=	0.47 SQ.MT
10	5.20	X	0.23	X	1 NO	=	1.20 SQ.MT
					TOTAL DEDUCTION Y1	=	64.46 SQ.MT
TOTAL BUILT UP AREA (X + Y1)						X1	182.83 SQ.MT
LIFT AREA CALCULATION							
TYPICAL FLOOR							
L1	2.48	X	1.84	X	1 NO	=	4.56 SQ.MT
L2	2.57	X	1.84	X	1 NO	=	4.73 SQ.MT
TOTAL LIFT AREA PER FL (TYPICAL FLOOR)						Y2	9.29 SQ.MT
NET BUILT UP AREA (X1 + Y2)						=	175.54 SQ.MT
10TH TO 14TH FLOOR PLAN							
2ND TO 5TH & 7TH TO 9TH FLOOR PLAN							175.54 SQ.MT
					TOTAL ADDITION		175.54 SQ.MT
ADDITION							
A1	0.40	X	3.20	X	1 NO	=	1.28 SQ.MT
A2	0.10	X	3.50	X	1 NO	=	0.35 SQ.MT
A3	2.48	X	0.25	X	1 NO	=	0.61 SQ.MT
A4	2.33	X	0.24	X	1 NO	=	0.61 SQ.MT
A5	0.20	X	3.50	X	1 NO	=	0.70 SQ.MT
A6	0.20	X	3.20	X	1 NO	=	0.64 SQ.MT
					TOTAL ADDITION	=	4.22 SQ.MT
TOTAL BUILT UP AREA (X + Y1)						X1	179.76 SQ.MT
BUILT UP AREA CALCULATION							
6TH FLOOR PLAN							
A	26.47	X	9.35	X	1 NO	=	247.49 SQ.MT
					TOTAL ADDITION X	=	247.49 SQ.MT
DEDUCTIONS							
1	0.00	X	1.83	X	2 NOS	=	18.30 SQ.MT
2	3.96	X	2.88	X	1 NO	=	11.40 SQ.MT
3	1.05	X	3.20	X	2 NOS	=	6.72 SQ.MT
4	0.23	X	2.63	X	1 NO	=	0.61 SQ.MT
5	1.30	X	2.28	X	1 NO	=	2.42 SQ.MT
6	1.35	X	0.35	X	1 NO	=	0.47 SQ.MT
7	2.22	X	2.88	X	1 NO	=	11.21 SQ.MT
8	0.20	X	0.82	X	2 NOS	=	8.33 SQ.MT
					TOTAL DEDUCTION Y1	=	64.46 SQ.MT
REFUGE AREA CALCULATION							
TYPICAL FLOOR							
R1	3.95	X	1.05	X	1 NO	=	4.15 SQ.MT
R2	5.30	X	5.63	X	1 NO	=	30.29 SQ.MT
R3	1.05	X	3.40	X	1 NO	=	3.48 SQ.MT
R4	3.84	X	1.73	X	1 NO	=	6.64 SQ.MT
R5	1.18	X	1.77	X	1 NO	=	2.09 SQ.MT
R6	2.38	X	0.82	X	1 NO	=	1.95 SQ.MT
TOTAL REFUGE AREA						Y2	48.70 SQ.MT
TOTAL BUILT UP AREA (X + Y1 + Y2)						X1	194.17 SQ.MT
LIFT AREA CALCULATION							
TYPICAL FLOOR							
L1	2.48	X	1.84	X	1 NO	=	4.56 SQ.MT
L2	2.57	X	1.84	X	1 NO	=	4.73 SQ.MT
TOTAL LIFT AREA PER FL (TYPICAL FLOOR)						Y2	9.29 SQ.MT
SOCIETY OFFICE AREA CALCULATION							
TYPICAL FLOOR							
SO1	1.68	X	1.73	X	1 NO	=	2.70 SQ.MT
SO2	4.25	X	2.60	X	1 NO	=	11.05 SQ.MT
TOTAL SOCIETY OFFICE AREA PER FL						Y4	13.75 SQ.MT
NET BUILT UP AREA (X1 + Y2+Y4)						=	117.14 SQ.MT

RERA AREA CALC. - SHOP 1
SCALE- 1:100

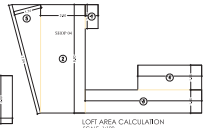
LOFT AREA CALCULATION
SCALE- 1:100

RERA AREA CALC. - SHOP 3
SCALE- 1:100

LOFT AREA CALCULATION
SCALE- 1:100



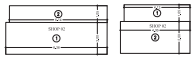
RERA AREA CALC. - SHOP 4
SCALE- 1:100



LOFT AREA CALCULATION
SCALE- 1:100

RERA AREA CALCULATION

SHOP 01- GROUND FLOOR							
1	4.13	X	3.05	X	1 NO	=	18.79 SQ.MT
					TOTAL ADDITION	=	18.79 SQ.MT
LOFT AREA CALCULATION							
SHOP 01							
1	4.13	X	3.05	X	1 NO	=	12.61 SQ.MT
					TOTAL ADDITION	=	12.61 SQ.MT
					TOTAL ADDITION(RERA + LOFT)	=	31.34 SQ.MT



RERA AREA CALC. - SHOP 2
SCALE- 1:100

RERA AREA CALCULATION

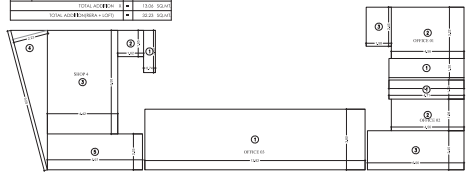
SHOP 02- GROUND FLOOR							
1	4.38	X	3.05	X	1 NO	=	13.73 SQ.MT
2	6.14	X	1.05	X	1 NO	=	6.45 SQ.MT
					TOTAL ADDITION X	=	19.17 SQ.MT
LOFT AREA CALCULATION							
SHOP 02							
1	4.13	X	1.05	X	1 NO	=	4.34 SQ.MT
2	4.38	X	2.00	X	1 NO	=	8.75 SQ.MT
					TOTAL ADDITION X	=	13.06 SQ.MT
					TOTAL ADDITION(RERA + LOFT)	=	32.23 SQ.MT

RERA AREA CALCULATION

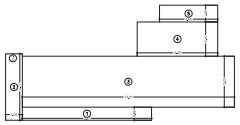
SHOP 03- GROUND FLOOR							
1	9.72	X	3.00	X	1 NO	=	29.49 SQ.MT
					TOTAL ADDITION X	=	29.49 SQ.MT
LOFT AREA CALCULATION							
SHOP 03							
1	7.72	X	3.05	X	1 NO	=	23.42 SQ.MT
					TOTAL ADDITION X	=	23.42 SQ.MT
					TOTAL ADDITION(RERA + LOFT)	=	52.91 SQ.MT

RERA AREA CALCULATION

SHOP 04- GROUND FLOOR							
1	1.12	X	7.04	X	1.73 X 1 NO	=	6.10 SQ.MT
2	5.48	X	1.50	X	1 NO	=	8.22 SQ.MT
3	4.87	X	3.05	X	1 NO	=	15.73 SQ.MT
4	8.17	X	1.48	X	1 NO	=	11.89 SQ.MT
5	4.21	X	3.05	X	1 NO	=	12.85 SQ.MT
					TOTAL ADDITION	=	57.32 SQ.MT
LOFT AREA CALCULATION							
SHOP 04							
1	0.81	X	1.50	X	1 NO	=	1.22 SQ.MT
2	2.80	X	4.88	X	1 NO	=	19.04 SQ.MT
3	7.21	X	1.45	X	1 NO	=	10.45 SQ.MT
4	4.01	X	1.50	X	1 NO	=	6.02 SQ.MT
5	1.12	X	7.04	X	1.74 X 1 NO	=	6.13 SQ.MT
					TOTAL ADDITION	=	43.23 SQ.MT
					TOTAL ADDITION(RERA + LOFT)	=	100.55 SQ.MT



1ST FLOOR PLAN
SCALE- 1:100



6TH FLOOR PLAN
SCALE- 1:100

RERA AREA CALCULATION

6TH FLOOR PLAN- FLAT 2							
1	8.11	X	0.82	X	1 NO	=	6.65 SQ.MT
2	1.35	X	4.17	X	1 NO	=	5.62 SQ.MT
3	13.31	X	3.20	X	1 NO	=	42.59 SQ.MT
4	5.65	X	2.15	X	1 NO	=	12.15 SQ.MT
5	5.65	X	1.09	X	1 NO	=	6.15 SQ.MT
					TOTAL ADDITION	=	68.31 SQ.MT

RERA AREA CALCULATION

OFFICE 01- 1ST FLOOR							
1	4.71	X	1.20	X	1 NO	=	5.65 SQ.MT
2	4.26	X	3.22	X	1 NO	=	14.65 SQ.MT
3	1.98	X	2.46	X	1 NO	=	3.88 SQ.MT
					TOTAL ADDITION X	=	24.21 SQ.MT

RERA AREA CALCULATION

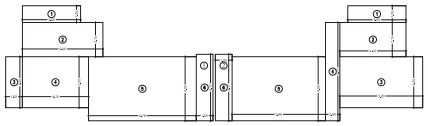
OFFICE 02- 1ST FLOOR							
1	4.71	X	1.20	X	1 NO	=	5.65 SQ.MT
2	4.26	X	1.98	X	1 NO	=	8.43 SQ.MT
3	6.06	X	2.45	X	1 NO	=	14.85 SQ.MT
					TOTAL ADDITION X	=	29.93 SQ.MT

RERA AREA CALCULATION

OFFICE 03- 1ST FLOOR							
1	13.82	X	3.80	X	1 NO	=	52.52 SQ.MT
					TOTAL ADDITION X	=	52.52 SQ.MT

RERA AREA CALCULATION

SHOP 1- 1ST FLOOR							
1	5.74	X	2.63	X	1 NO	=	1.96 SQ.MT
2	1.62	X	1.45	X	1 NO	=	2.67 SQ.MT
3	4.42	X	4.30	X	1 NO	=	18.73 SQ.MT
4	1.12	X	9.00	X	2.23 X 1 NO	=	10.09 SQ.MT
5	3.97	X	2.25	X	1 NO	=	13.41 SQ.MT
					TOTAL ADDITION X	=	56.86 SQ.MT



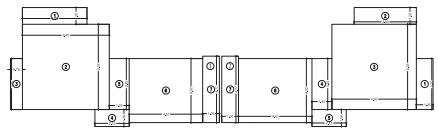
2ND TO 5TH & 7TH TO 9TH FLOOR PLAN
SCALE- 1:100

RERA AREA CALCULATION

2ND TO 5TH & 7TH TO 9TH FLOOR PLAN- FLAT 1							
1	3.65	X	1.05	X	1 NO	=	3.83 SQ.MT
2	5.05	X	2.15	X	1 NO	=	10.86 SQ.MT
3	1.09	X	3.20	X	1 NO	=	3.50 SQ.MT
4	4.15	X	3.20	X	1 NO	=	13.28 SQ.MT
5	6.75	X	4.02	X	1 NO	=	27.10 SQ.MT
6	1.05	X	4.17	X	1 NO	=	4.37 SQ.MT
					TOTAL ADDITION X	=	62.88 SQ.MT

RERA AREA CALCULATION

2ND TO 5TH & 7TH TO 9TH FLOOR PLAN- FLAT 2							
1	3.65	X	1.05	X	1 NO	=	3.83 SQ.MT
2	4.15	X	2.15	X	1 NO	=	8.92 SQ.MT
3	5.20	X	3.20	X	1 NO	=	16.64 SQ.MT
4	0.99	X	4.17	X	1 NO	=	4.13 SQ.MT
5	5.96	X	4.02	X	1 NO	=	23.96 SQ.MT
6	1.05	X	4.17	X	1 NO	=	4.38 SQ.MT
					TOTAL ADDITION X	=	62.08 SQ.MT



10TH TO 14TH FLOOR PLAN
SCALE- 1:100

RERA AREA CALCULATION

10TH TO 14TH FLOOR PLAN- FLAT 1							
1	4.05	X	1.05	X	1 NO	=	4.25 SQ.MT
2	5.40	X	0.55	X	1 NO	=	2.97 SQ.MT
3	0.75	X	3.20	X	1 NO	=	2.40 SQ.MT
4	3.13	X	1.09	X	1 NO	=	3.39 SQ.MT
5	1.20	X	3.20	X	1 NO	=	4.00 SQ.MT
6	4.61	X	4.02	X	1 NO	=	18.53 SQ.MT
7	1.05	X	4.17	X	1 NO	=	4.37 SQ.MT
					TOTAL ADDITION X	=	40.01 SQ.MT

RERA AREA CALCULATION

10TH TO 14TH FLOOR PLAN- FLAT 2							
1	1.05	X	3.20	X	1 NO	=	3.36 SQ.MT
2	3.80	X	1.05	X	1 NO	=	4.10 SQ.MT
3	5.30	X	3.20	X	1 NO	=	16.96 SQ.MT
4	1.35	X	3.20	X	1 NO	=	4.32 SQ.MT
5	2.15	X	1.07	X	1 NO	=	2.30 SQ.MT
6	4.61	X	4.02	X	1 NO	=	18.53 SQ.MT
7	1.05	X	4.17	X	1 NO	=	4.36 SQ.MT
					TOTAL ADDITION	=	53.31 SQ.MT

		SHOP 1	SHOP 2	SHOP 3	SHOP 4	SHOP 5	SHOP 6	SHOP 7
GROUND	RERA	18.37	19.17	29.49	57.32			
	LOFT	12.61	13.06	23.42	43.23			
	TOTAL	30.98	32.23	52.91	100.55			
FIRST	RERA				56.86	24.21	29.55	52.52

Wing	Floor	Carpet Area of Tenement in sq.mt. Flat No. 1	Flat No. 2
(2)	(3)	(4)	(5)
(A) Residential:-			
	2nd	62.88	62.88
	3rd	62.88	62.88
	4th	62.88	62.88
	5th	62.88	62.88
	6th	Refuge	68.31
	7th	62.88	62.88
	8th	62.88	62.88
	9th	62.88	62.88
	10th	65.01	65.01
	11th	65.01	65.01
	12th	65.01	65.01
	13th	65.01	65.01
	14th	65.01	65.01
	15th	Fitness center	
		REHAB	
		SALE	

NOTE :
1.THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE IOD ISSUED UNDER EVEN NO.P-21380/2024/2550 And Other/RAC Ward/Ekstar (RC) ON EVEN DATE
2.THIS PLANS AREA DIGITALLY SIGNED AND DOES NOT REQUIRE PHYSICAL SIGNATURE

F O R M - H

CONTENTS OF SHEET :
FLOOR PLAN B.U.A. DIAG. & CALC., STAIRCASE B.U.A. DIAG. & CALC. & RERA AREA DIAG. & CALC.

DESCRIPTION OF PROPOSAL AND PROPERTY
Proposed redevelopment of building Cinder Scheme 35 (T)(B) Known as Borivali Bhikhandas Kripa CHSL on plot bearing C.T.S No. 2598, 2598/1 & 2 of Eksar Village situated in R/C Ward at Road No. 1, Dada Nagar, Borivali (East), Mumbai-400066.

NAME ADDRESS & SIGNATURE OF C.A. TO OWNER
Mr. Mitesh B. Shah, Proprietor of M/s. Sushil Construction, C.A. to Bhikhandas Kripa (C.A. to Owner)

MITESH BIKHUBHAI SHAH — Digitally signed by MITESH BIKHUBHAI SHAH, Date: 2024.12.20 19:09:08 +05'30'

12, Deepak Mahal, Shimpoli X Road 1, Borivali (W) Mumbai 400 092.

SIGNATURE

NORTH	Job no.	Drawing No.	Scale No.	Date By	Date No.
			1:100	CHARAV	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: 2024.12.20 19:08:22 +05'30'

SIGNATURE

THE DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED

THE PLANS FOR CONSIDERATION

ROHIT SURESHCHANDRA SONAR	Swapnil Bhagavat Patil	MAHESH SAMBHU REWADKAR
Digitally signed by ROHIT SURESHCHANDRA SONAR, Date: 2025.01.03 16:12:37 +05'30'	Digitally signed by Swapnil Bhagavat Patil, Date: 2025.01.03 20:28:41 +05'30'	Digitally signed by MAHESH SAMBHU REWADKAR, Date: 2025.01.07 20:58:55 +05'30'
SIGN - ENG	SIGN - CAP	SIGN - TOP