

RERA CARPET AREA CALCULATION							
GROUND FLOOR - OFFICE							
1	2.85	X	3.00	=	8.55	SQ.MT.	
2	1.65	X	1.50	=	2.48	SQ.MT.	
3	2.15	X	0.23	=	0.49	SQ.MT.	
4	2.20	X	2.00	=	4.40	SQ.MT.	
5	4.35	X	0.23	=	1.00	SQ.MT.	
6	6.66	X	3.80	=	25.31	SQ.MT.	
7	7.09	X	0.32	=	2.27	SQ.MT.	
8	5.51	X	6.31	=	34.74	SQ.MT.	
9	2.80	X	6.73	=	18.84	SQ.MT.	
10	5.51	X	6.63	=	36.50	SQ.MT.	
TOTAL RERA CARPET AREA				=	134.57	SQ.MT.	

PROPOSED FUNGIBLE AREA STAEMENT			
1	Net Plot Area	666.10	sq. mt.
2	Permissible BUA	1465.42	sq. mt.
3	Proposed BUA	1429.61	sq. mt.
4	BUA Proposed Under Commercial	235.47	sq. mt.
5	BUA Proposed Under Residential	1194.15	sq. mt.
6	Permissible Fungible For Commercial User	82.41	sq. mt.
7	Permissible Fungible For Residential User	417.95	sq. mt.
8	Earlier Claimed Fungible area by Charging Premium For Comm. User as per Last Approved Plan Dtd.: 22.3.2024	72.58	sq. mt.
9	Proposed Fungible area by Charging Premium For Comm. User	9.83	sq. mt.
10	Earlier Claimed Fungible area by Charging Premium For Resi. User as per Last Approved Plan Dtd.: 22.3.2024 (Claimed Area =432.47 sq. mt.)	417.95	sq. mt.
11	Proposed Fungible area by Charging Premium For Resi. User	0.00	sq. mt.
13	Proposed Fungible area by Charging Premium	9.83	sq. mt.
14	Total Fungible Area Proposed (8+9+10+11)	500.36	sq. mt.
15	Total Proposed BUA including Fungible Area (3+14)	1829.97	sq. mt.

	666.10	sq. mt.
	1465.42	sq. mt.
	1429.61	sq. mt.
	235.47	sq. mt.
	1194.15	sq. mt.
	82.41	sq. mt.
	417.95	sq. mt.
er	72.58	sq. mt.
	9.83	sq. mt.
	417.95	sq. mt.
	0.00	sq. mt.
	9.83	sq. mt.
	500.36	sq. mt.
	1929.97	sq. mt.

CONTENTS OF SHEET : Ground & Basement Floor Plan,Block & Location Plan,Plot Area Diagram & calculation,Built up area Summery,Ground Floor Built up Area Diagram & calculation, Rera carpet Area summery, Rera carpet area Diagram & Calculation, Parking Statement.

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DATE : 21/7/2022 AND THAT THE DIMENSIONS OF THE SIDES, ETC., OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE GROUND AND THE AREA SO WORKED OUT IS 866.10 SQ.MTS. (Six Hundred Sixty Six Point One sq. mt.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD.

Ghanshya
m Shivlal
Mistry

Digitally signed
by Ghanshyam
Shivlal Mistry
Date: 2025.07.02
18:54:44 +05'30'

SIGNATURE OF ARCHITECT

Proposed Development of property bearing C.T.S. No. 502, 502/1 to 5 at Village Borivali & F.P. No. 91 of T.P.S. Borivali - I, R/C Ward, at Roshan Nagar Road, Borivali (West) Mumbai 400092.

Shri: Jawahar Desai, Partner of,
HARSHMAAN SPACES LLP
101, ROSE RESIDENCY, 1ST FLOOR,
DIXIT ROAD, OFF SHRADHANAND ROAD.
VILE PARLE (E), MUMBAI-57

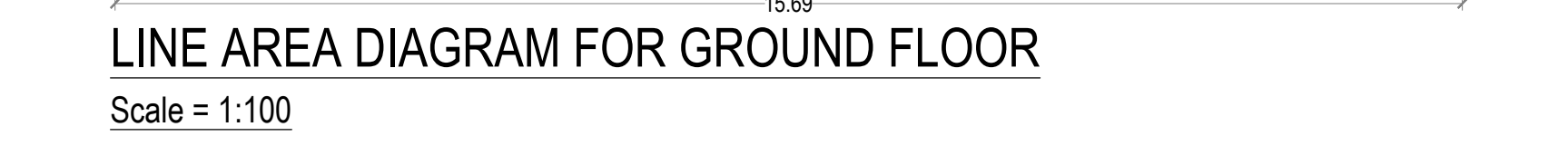
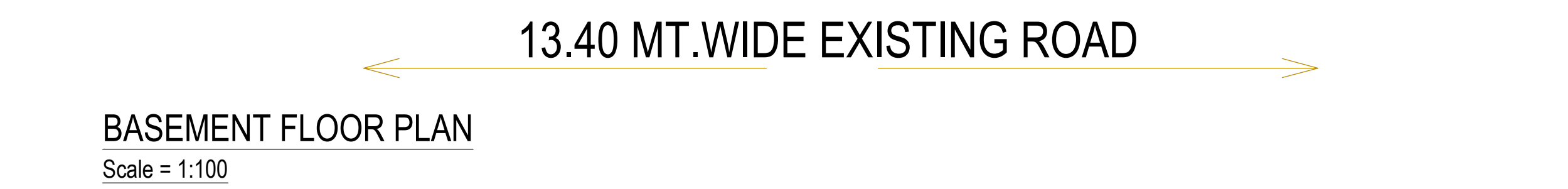
Jawahar
Lallubhai Desai

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Jawahar Lallubhai Desai
Date: 2025.07.02
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			02.07.2025		SAGAR PARMAR
NORTH	NAME, ADD. & SIGNATURE OF ARCHITECT				
	Ar GHANSHYAM S. MISTRY				

Architect & Designers, m Shival
Mistry Shival Mistry
Date: 2025.07.02
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AMOL MADHUKAR METKAR Digitally signed by AMOL MADHUKAR METKAR Date: 2025.07.04 21:08:40 +05'30'	Swapnil Bhagawat Patil Digitally signed by Swapnil Bhagawat Patil Date: 2025.07.07 11:13:50 +05'30'	UTTAMRAO RAUT Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2025.07.08 15:11:35 +05'30'
SEPRP1	SEPRP1	SEPRP1WARD



an Nagar Road, Borivali (West)

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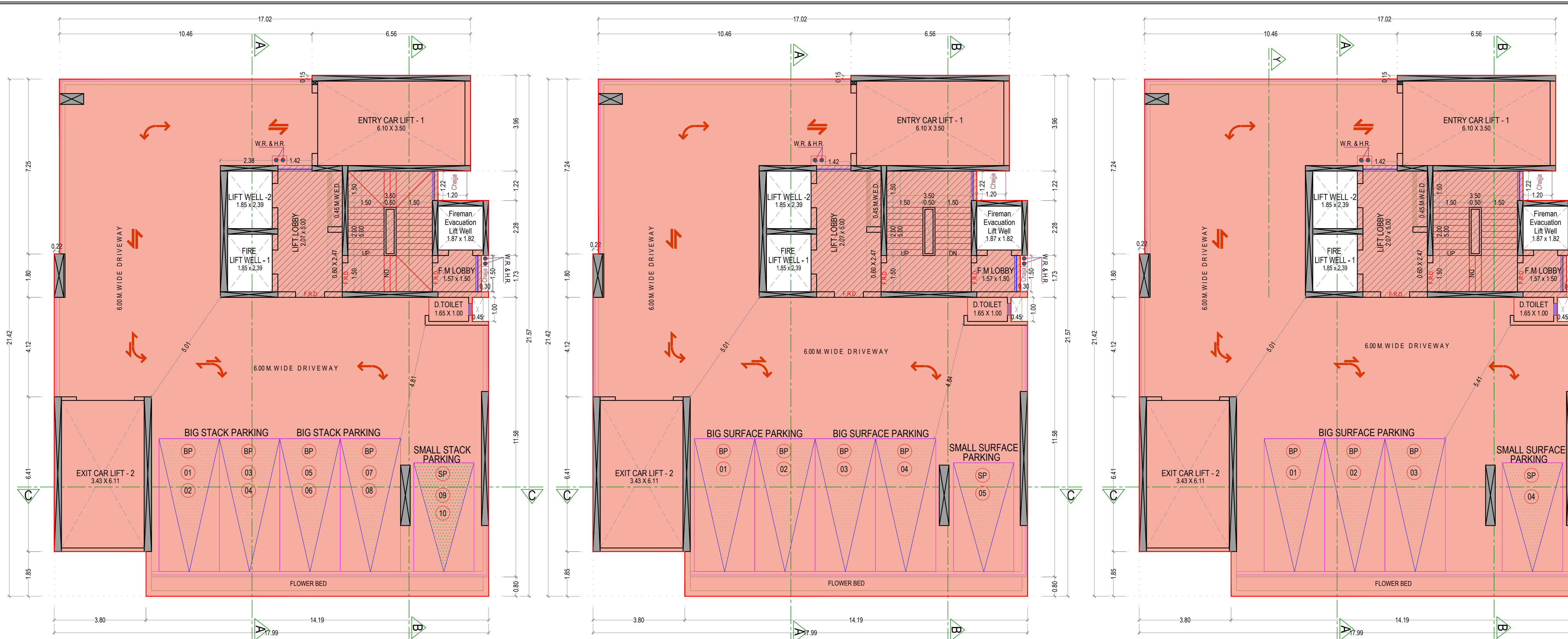
2025		SAGAR PARMAR
ARCHITECT		

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by Ghanshyam

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Date: 2025.07.02
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Date: 2025.07.08
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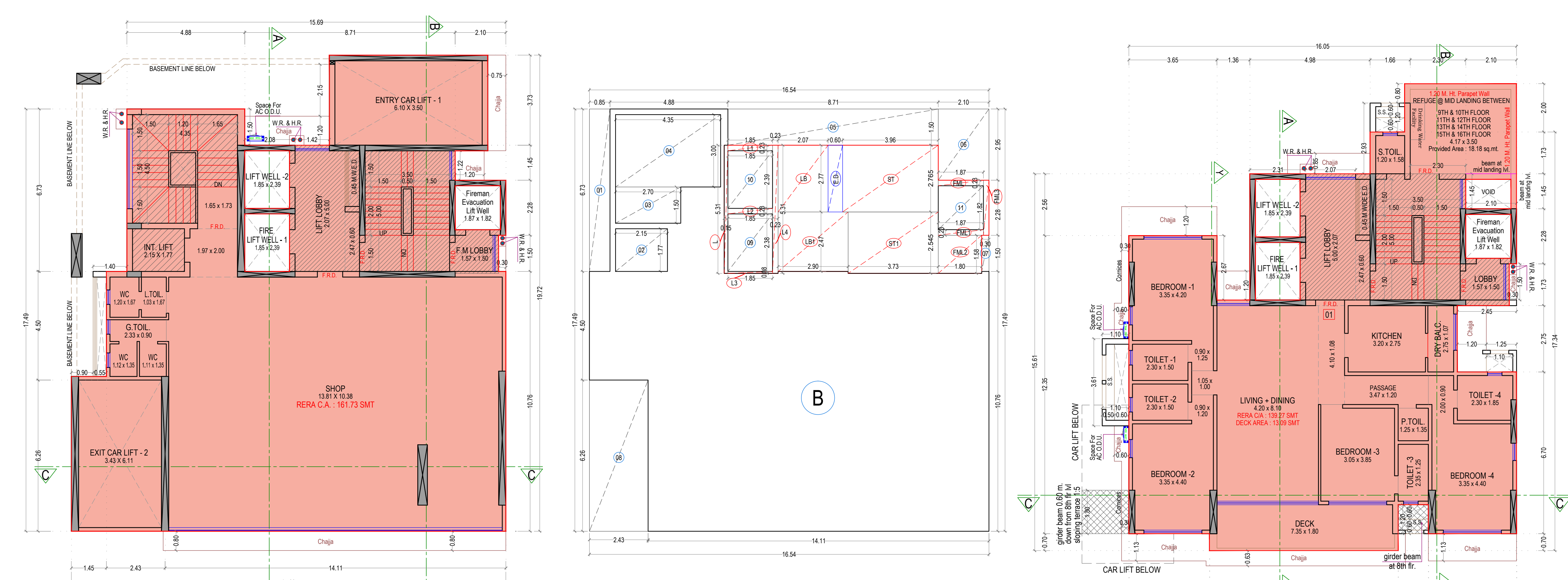


2ND FLOOR PLAN
PODIUM 1ST FLOOR PLAN
Scale = 1:100

3RD TO 5TH FLOOR PLAN
PODIUM 2ND TO 4TH FLOOR PLAN
Scale = 1:100

6TH FLOOR PLAN
5TH PODIUM FLOOR PLAN
Scale = 1:100

7TH FLOOR PLAN
Scale = 1:100

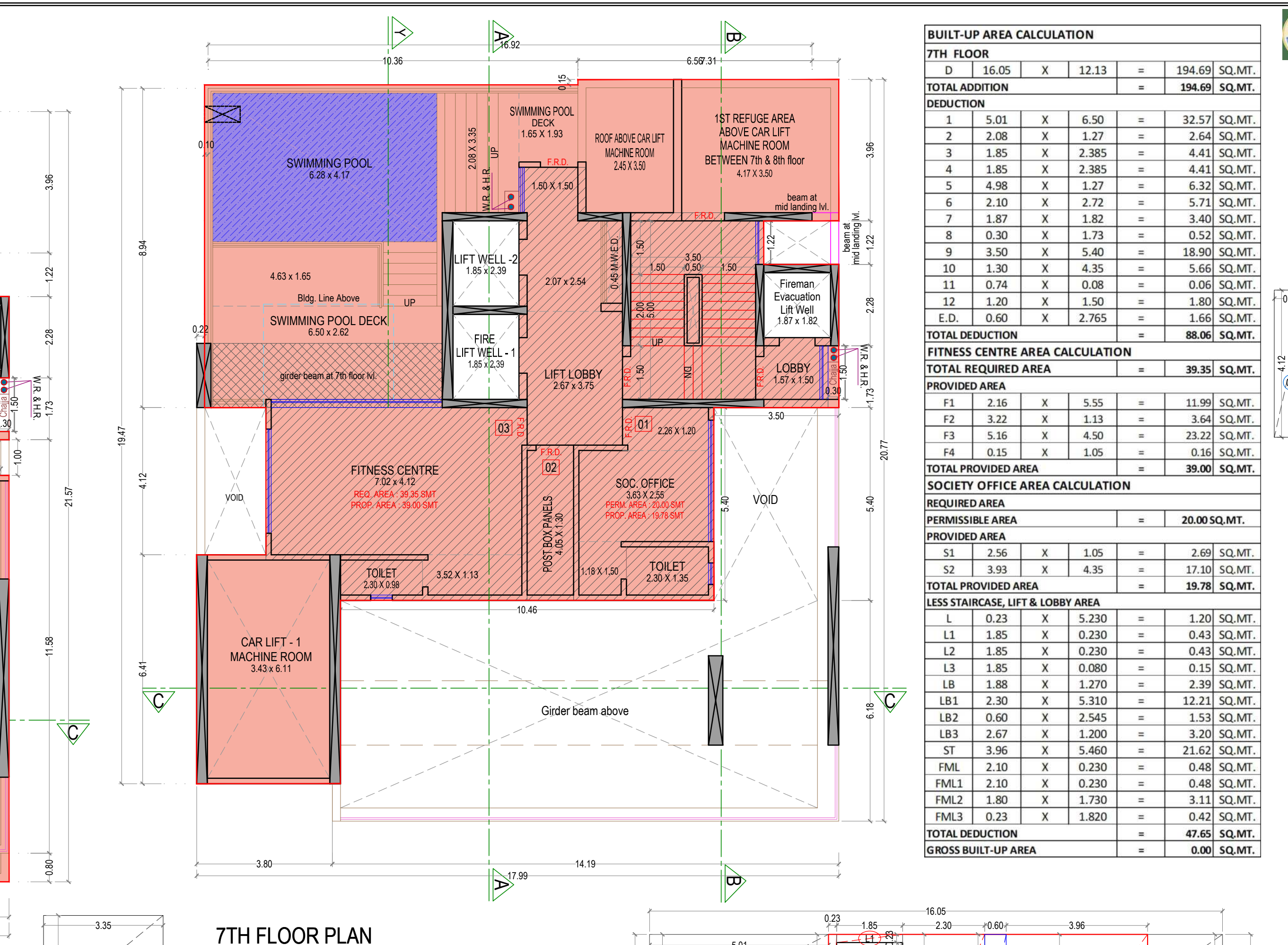


1ST FLOOR PLAN
Scale = 1:100

8TH TO 17TH FLOOR PLAN
Scale = 1:100

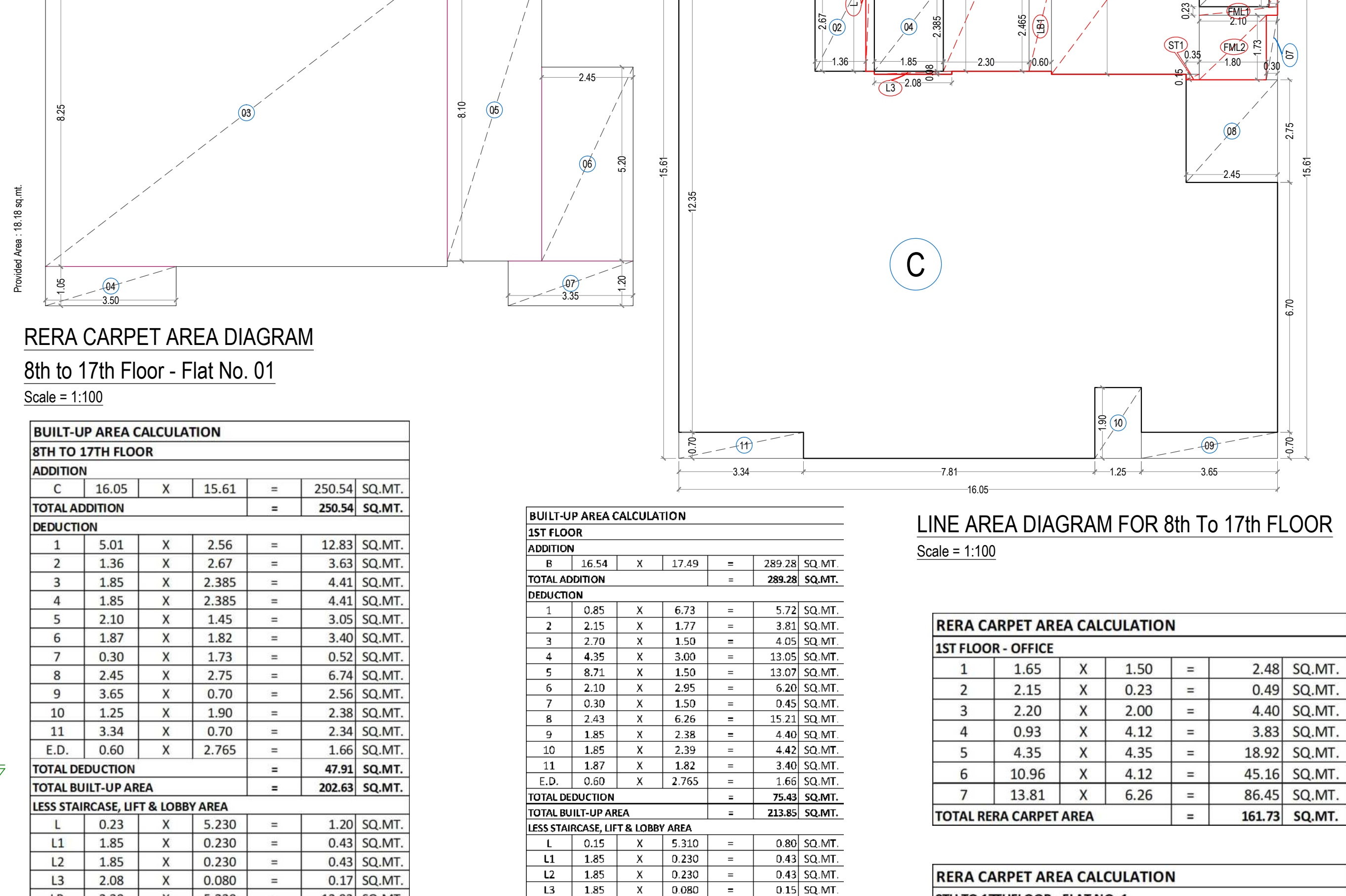
LINE AREA DIAGRAM FOR 1st FLOOR
Scale = 1:100

LINE AREA DIAGRAM FOR 7th FLOOR
Scale = 1:100



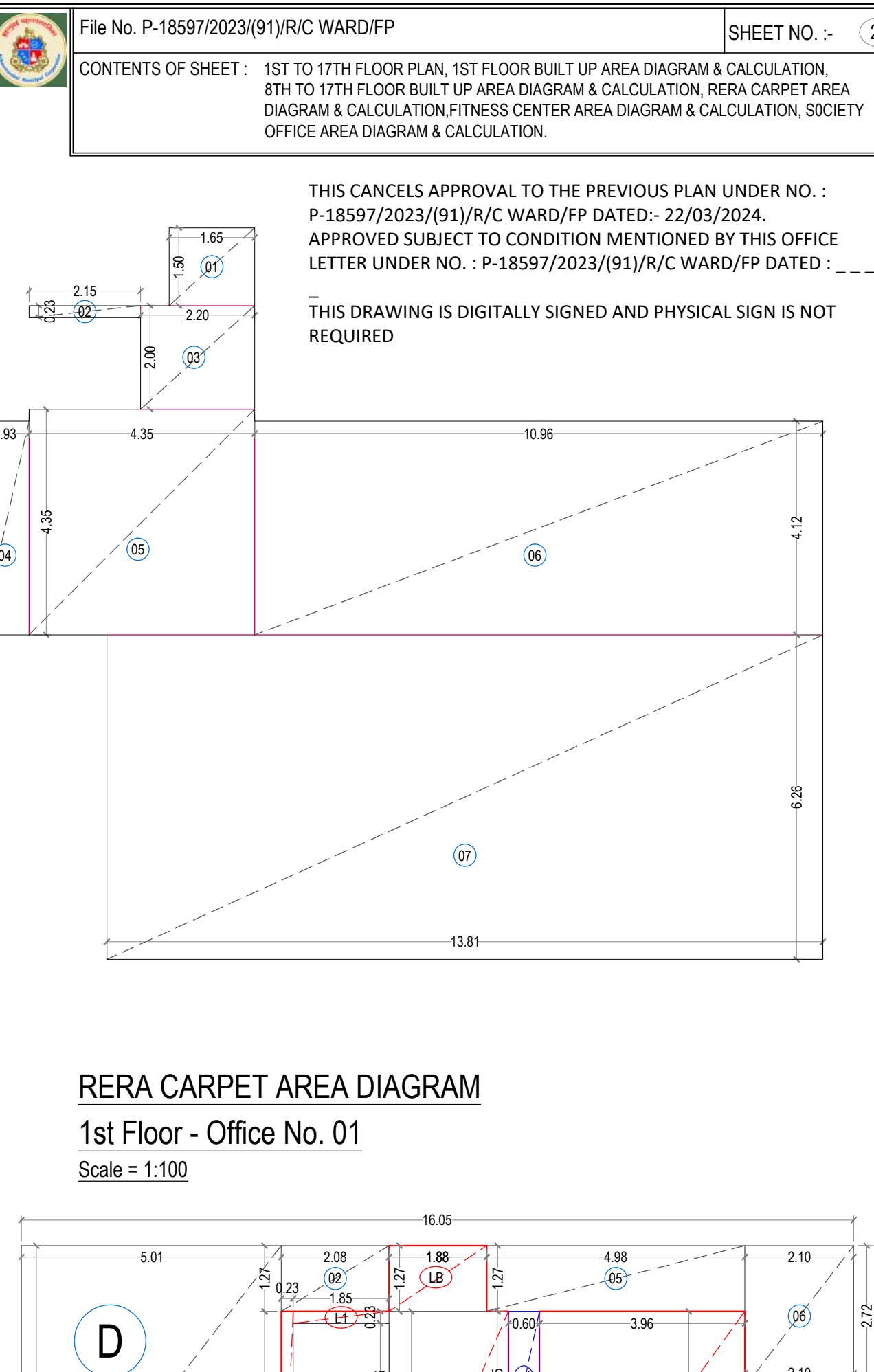
7TH FLOOR PLAN
Scale = 1:100

RERA CARPET AREA DIAGRAM
8th to 17th Floor - Flat No. 01
Scale = 1:100



8TH TO 17TH FLOOR PLAN
Scale = 1:100

RERA CARPET AREA DIAGRAM
8th to 17th Floor - Flat No. 01
Scale = 1:100



8TH TO 17TH FLOOR PLAN
Scale = 1:100

RERA CARPET AREA DIAGRAM
8th to 17th Floor - Flat No. 01
Scale = 1:100

File No. P-18597/2023(91)/R/C WARD/FP SHEET NO. :- 2/3

CONTENTS OF SHEET : 1ST TO 17TH FLOOR PLAN, 1ST FLOOR BUILT UP AREA DIAGRAM & CALCULATION, RERA CARPET AREA DIAGRAM & CALCULATION, FITNESS CENTRE AREA DIAGRAM & CALCULATION, SOCIETY OFFICE AREA DIAGRAM & CALCULATION

THIS CANCELS APPROVAL TO THE PREVIOUS PLAN UNDER NO. : P-18597/2023(91)/R/C WARD/FP DATED: 22/03/2024. APPROVED SUBJECT TO CONDITION MENTIONED BY THIS OFFICE LETTER UNDER NO. : P-18597/2023(91)/R/C WARD/FP DATED : - - - - -

THIS DRAWING IS DIGITALLY SIGNED AND PHYSICAL SIGN IS NOT REQUIRED

RERA CARPET AREA DIAGRAM
1st Floor - Office No. 01
Scale = 1:100

LINE AREA DIAGRAM FOR 7th FLOOR
Scale = 1:100

FORM - II

DESCRIPTION OF PROPOSAL AND PROPERTY

Proposed Development of property bearing C.T.S. No. 502, 502/1 to 5 at Village Borivali & F.P. No. 91 of T.P.S. Borivali - I, R/C Ward, at Roshan Nagar Road, Borivali (West), Mumbai 400092.

NAME, ADD. & SIGNATURE OF OWNER

Shri. Jawahar Desai, Partner of, HARSHMAAN SPACES LLP

Jawahar Lalubhai Desai

Digitally signed by Jawahar Lalubhai Desai Date: 2025.07.02 18:52:49 +05'30'

NAME, ADD. & SIGNATURE OF ARCHITECT

Ar. GHANSHYAM S. MISTRY

GHANSHYAM MISTRY & ASSOCIATES, Architect & Designers,

Ghanshyam Shival Mistry

Digitally signed by Ghanshyam Shival Mistry Date: 2025.07.02 18:55:22 +05'30'

PLAN FOR APPROVAL

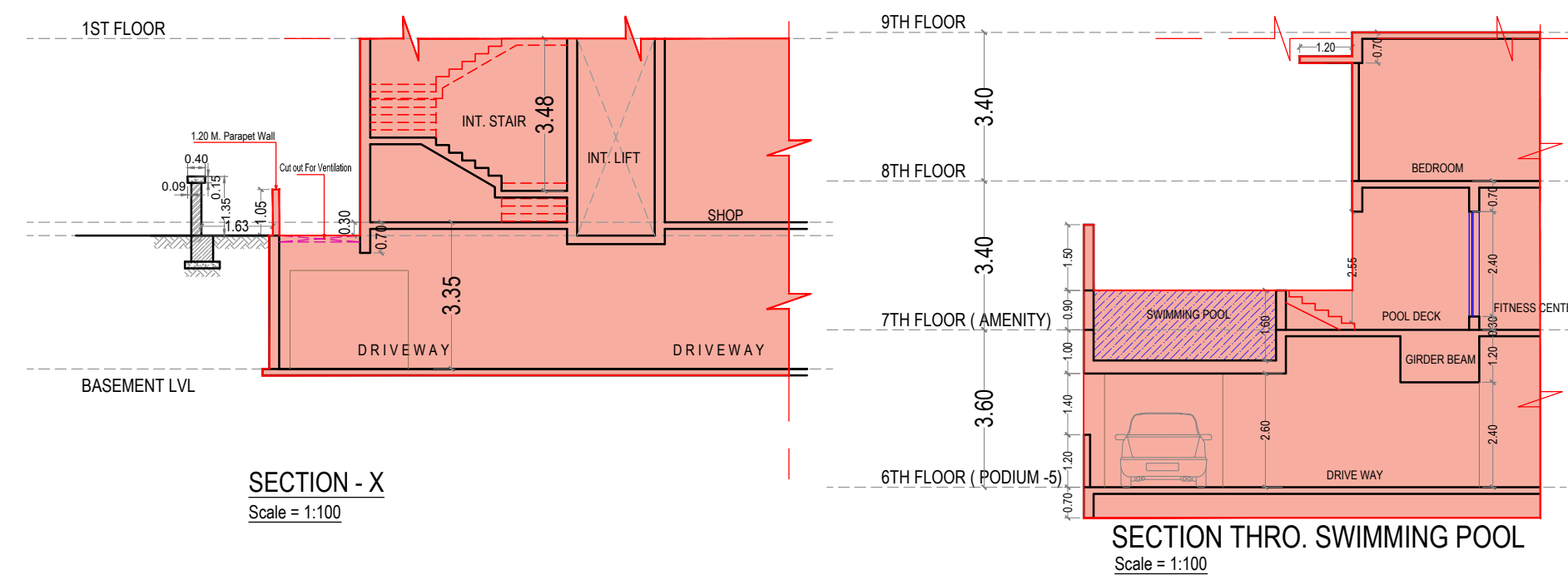
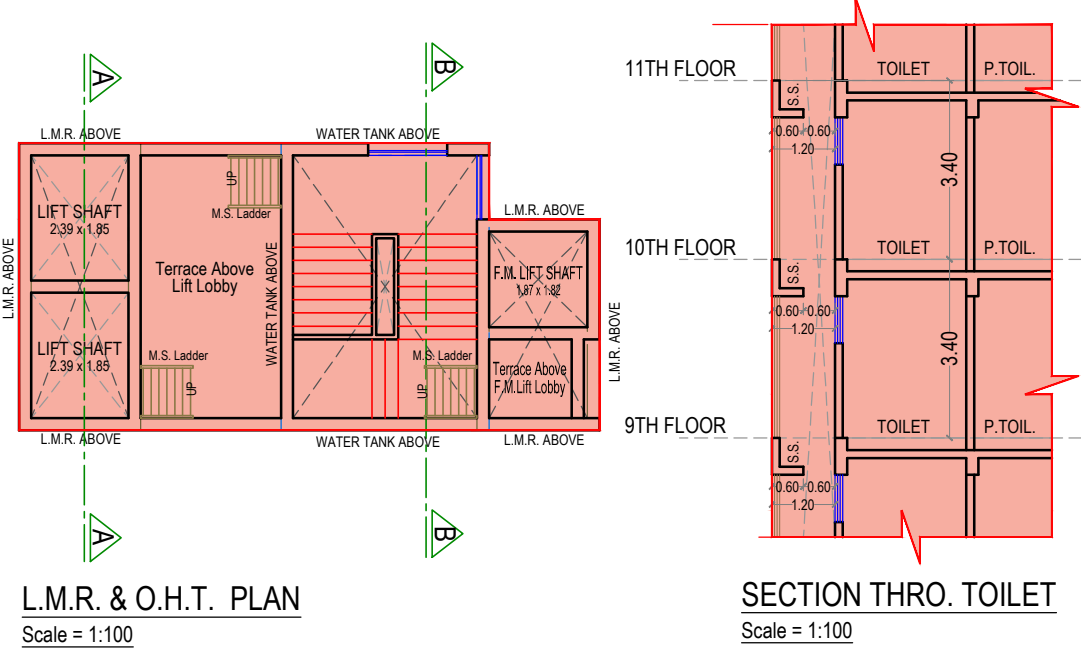
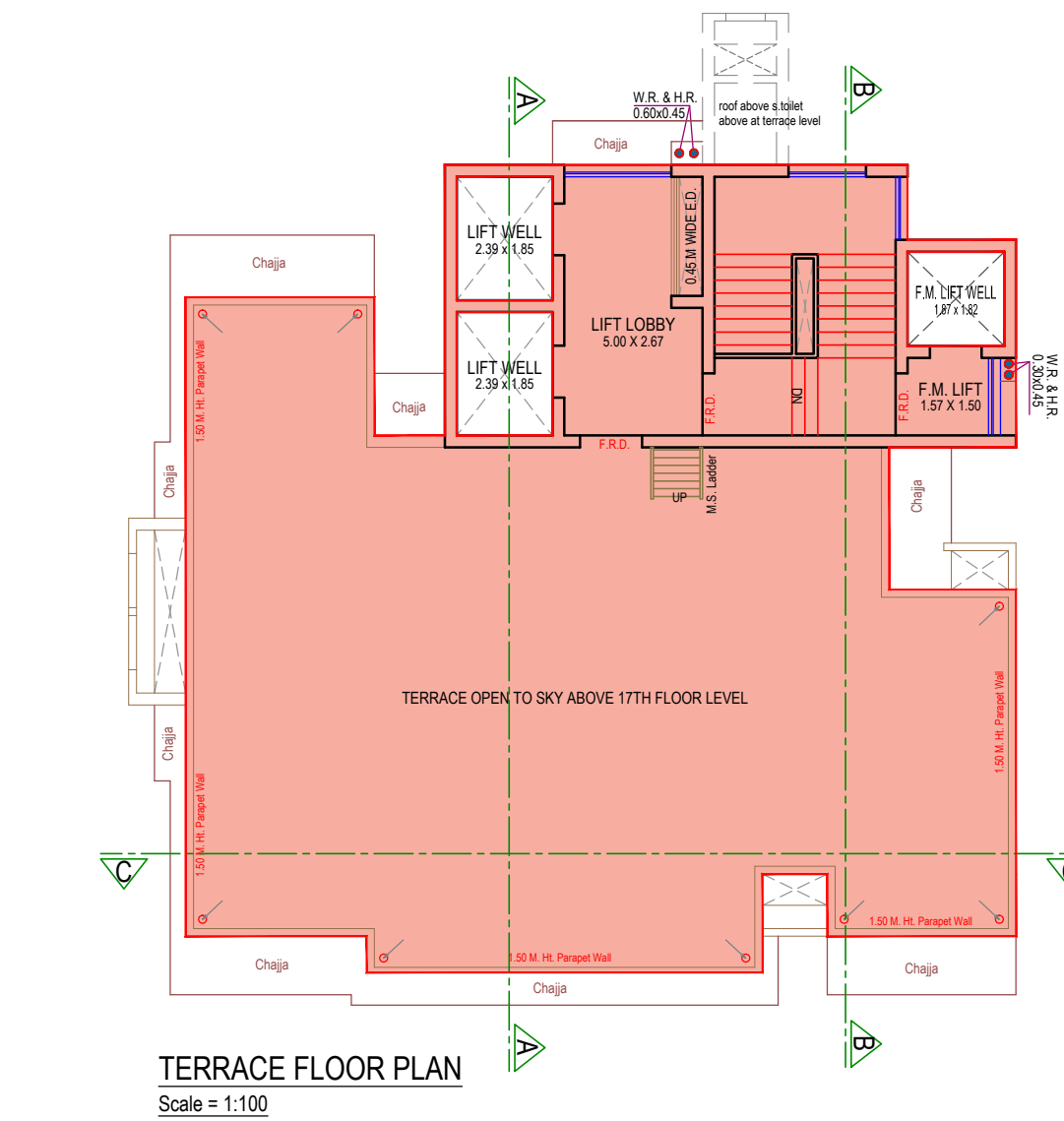
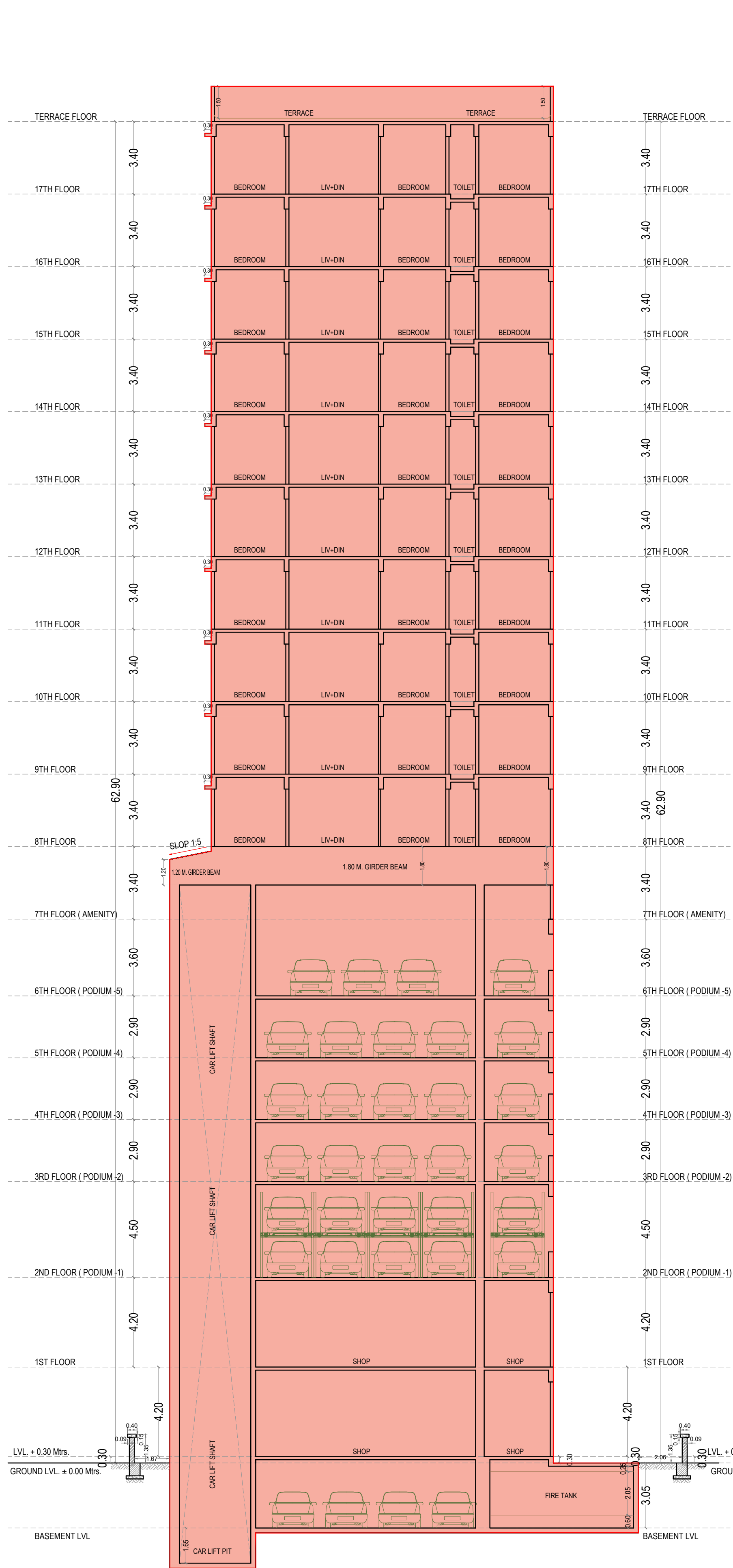
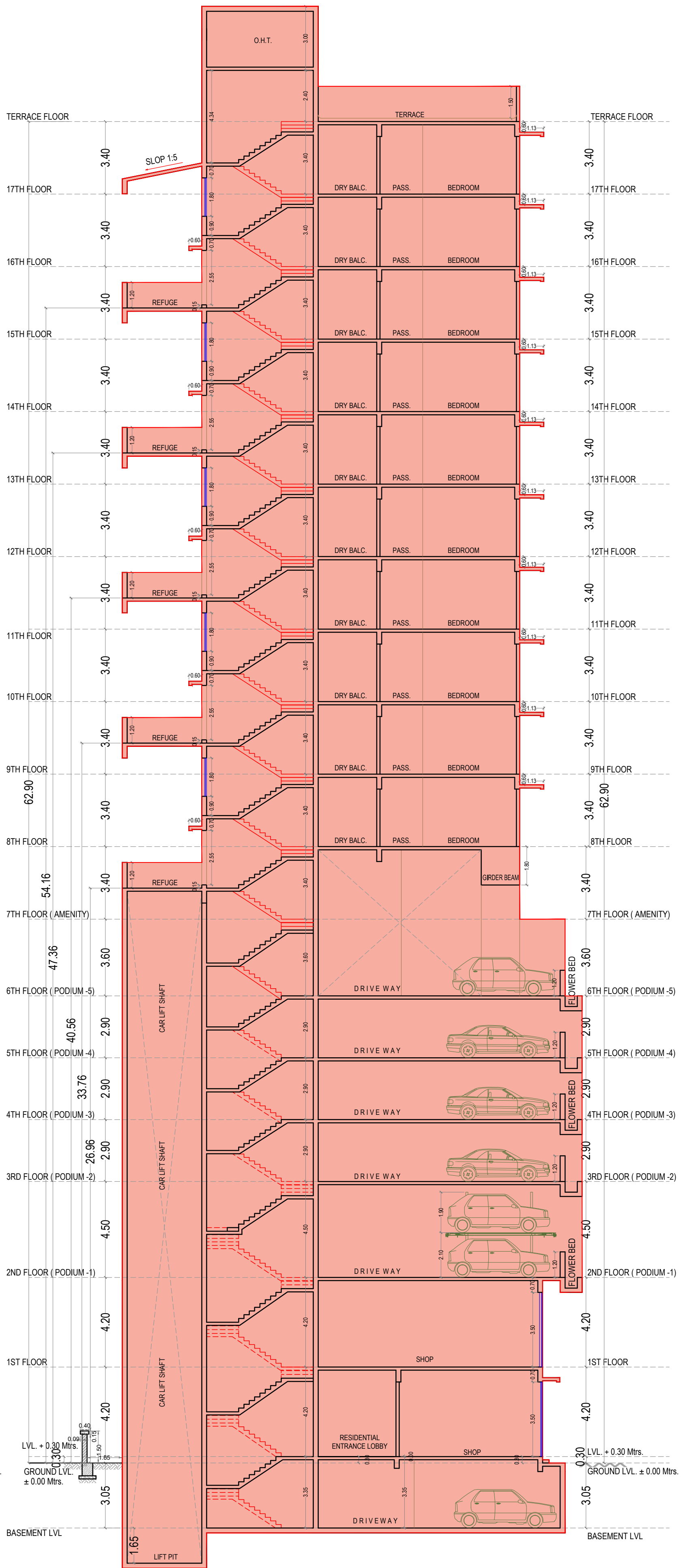
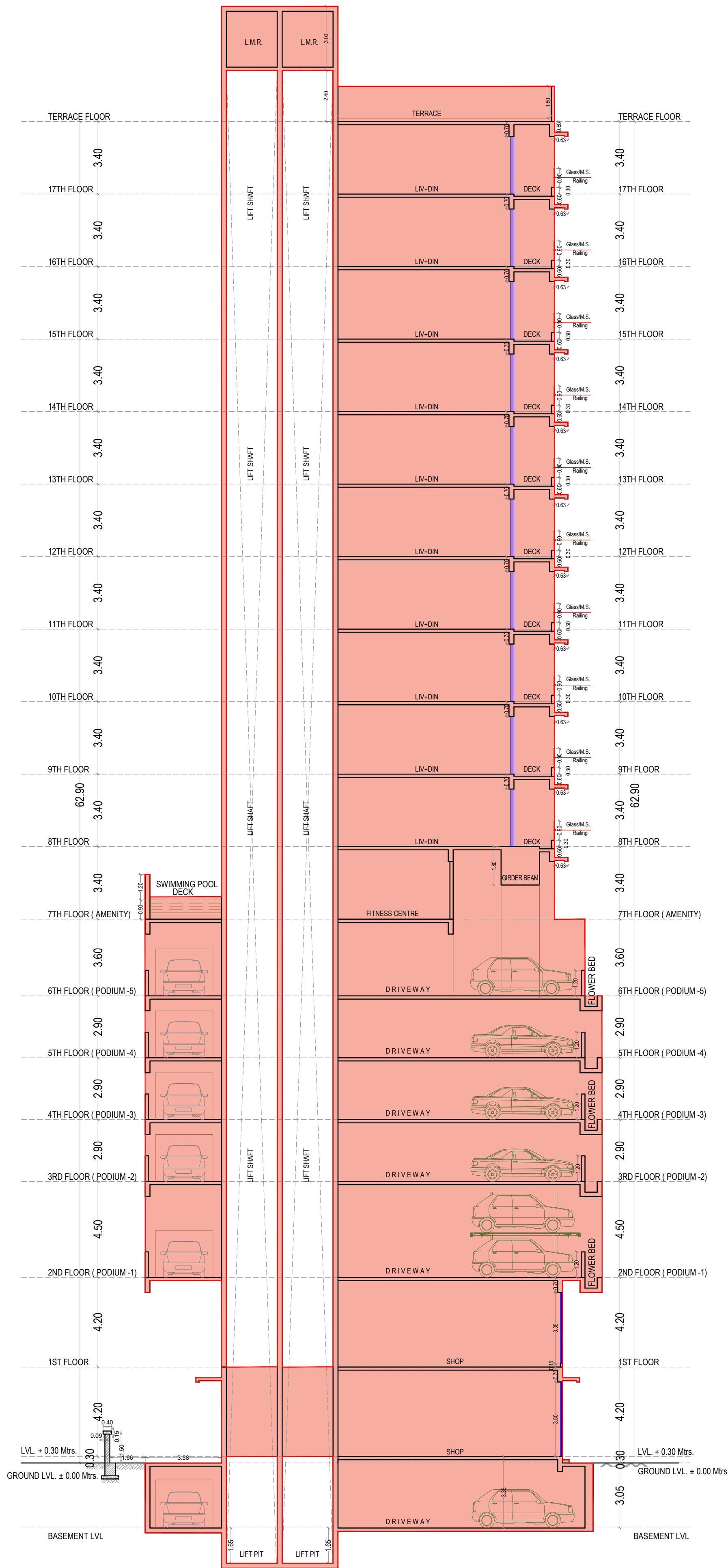
Swapnil Bhagawat Patil

Digitally signed by Swapnil Bhagawat Patil Date: 2025.07.02 11:44:45 +05'30'

SANTOSH UTTAMRAO RAUT

Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2025.07.08 15:11:58 +05'30'

S.E.(B.P.) R-1 A.E.(B.P.) R-II E.E.(B.P.) R-I WARD



FORM - II				
DESCRIPTION OF PROPOSAL AND PROPERTY				
Proposed Development of property bearing C.T.S. No. 502, 502/1 to 5 at Village Borivali & F.P. No. 91 of T.P.S. Borivali - I, R/C Ward, at Roshan Nagar Road, Borivali (West), Mumbai 400092.				
NAME, ADD. & SIGNATURE OF OWNER				
Shri: Jawahar Desai, Partner of, HARSHMAAN SPACES LLP Jawahar Lallubhai Desai Digitally signed by Jawahar Lallubhai Desai Date: 2025.07.02 18:52:12 +05'30'				
JOB NO.	REV.	DATE	CHECKED BY	DRN. BY
		02.07.2025		SAGAR PARMAR
NAME, ADD. & SIGNATURE OF ARCHITECT				
Ar.GHANSHYAM S. MISTRY C.A/2003/31880 GHANSHYAM MISTRY & ASSOCIATES, Architect & Designers, Digitally signed by Ghanshyam Shival Mistry Date: 2025.07.02 18:55:56 +05'30'				
204, Rose Residency, Off. Shradhdhanand Road, Dosti X Road, Vile parle (E), Mumbai - 400 057 Mob : 9819673000 E-mail : arch.hdc@gmail.com				
PLAN FOR APPROVAL				
S.E.(B.P.) R-1				
A.E.(B.P.) R-II				
SANTOSH UTTAMRAO RAUT Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2025.07.08 15:12:11 +05'30'				
E.E.(B.P.) R-1 WARD				



THIS CANCELS APPROVAL TO THE PREVIOUS PLAN UNDER NO. : P-18597/2023(91)/R/C WARD/FP DATED:- 22/03/2024.
APPROVED SUBJECT TO CONDITION MENTIONED BY THIS OFFICE
LETTER UNDER NO. : P-18597/2023(91)/R/C WARD/FP DATED : - - - - -
THIS DRAWING IS DIGITALLY SIGNED AND PHYSICAL SIGN IS NOT REQUIRED