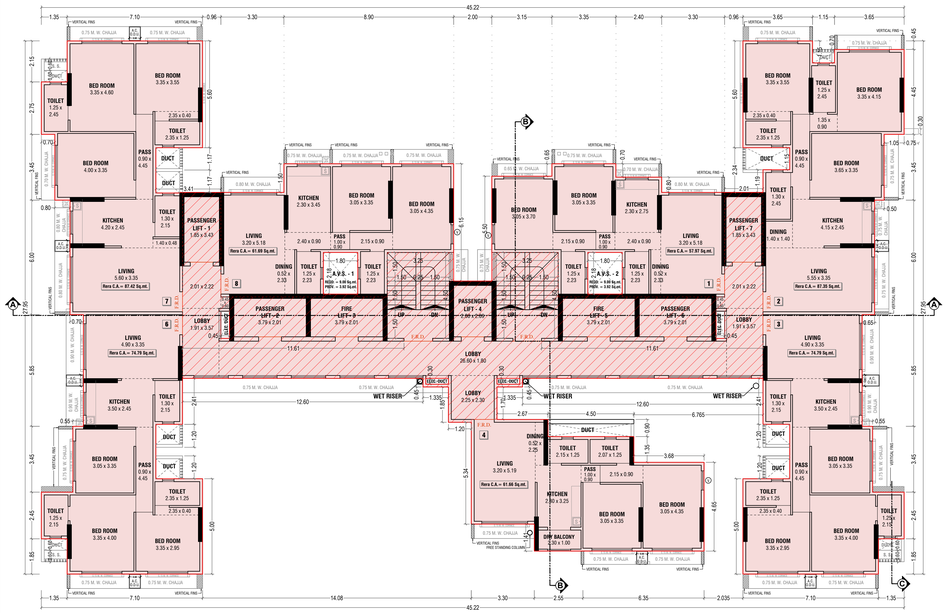


9TH TO 11TH TYPICAL FLOOR PLAN

SCALE - 1:100

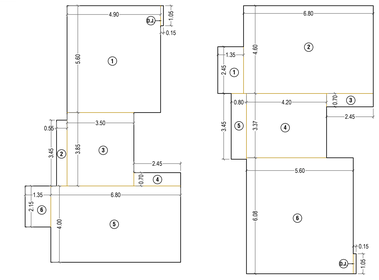
RERA CARPET AREA CALCULATIONS
FOR PARKING PURPOSE ONLY

FOR 5TH, 7TH, 8TH TO 12TH & 14TH TO 17TH FLOOR

FLAT NO. 6

ADDITIONS

D.J.	0.15	X	1.05	X 1 NO	=	0.16	SQ.MT.
1	4.90	X	5.60	X 1 NO	=	27.44	SQ.MT.
2	0.55	X	3.45	X 1 NO	=	1.90	SQ.MT.
3	3.50	X	3.85	X 1 NO	=	13.48	SQ.MT.
4	2.45	X	0.70	X 1 NO	=	1.71	SQ.MT.
5	6.80	X	4.00	X 1 NO	=	27.20	SQ.MT.
6	1.35	X	2.15	X 1 NO	=	2.90	SQ.MT.
TOTAL ADDITIONS RERA CARPET AREA					=	74.79	SQ.MT.



RERA CARPET LINE AREA DIAGRAM
FOR 5TH, 7TH TO 12TH & 14TH TO 16TH FLOOR

FLAT NO. 7

SCALE - 1:100

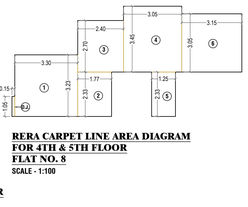
RERA CARPET AREA CALCULATIONS
FOR PARKING PURPOSE ONLY

FOR 5TH, 7TH, 8TH TO 12TH, 14TH & 16TH FLOOR

FLAT NO. 7

ADDITIONS

D.J.	0.15	X	1.05	X 1 NO	=	0.16	SQ.MT.
1	1.35	X	2.45	X 1 NO	=	3.31	SQ.MT.
2	6.80	X	4.60	X 1 NO	=	31.28	SQ.MT.
3	2.45	X	0.70	X 1 NO	=	1.71	SQ.MT.
4	4.20	X	3.37	X 1 NO	=	14.15	SQ.MT.
5	0.80	X	3.45	X 1 NO	=	2.76	SQ.MT.
6	5.60	X	6.08	X 1 NO	=	34.05	SQ.MT.
TOTAL ADDITIONS RERA CARPET AREA					=	87.42	SQ.MT.



RERA CARPET LINE AREA DIAGRAM
FOR 4TH & 5TH FLOOR

FLAT NO. 8

SCALE - 1:100

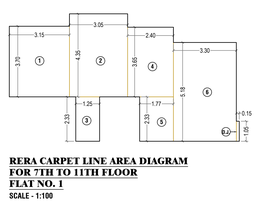
RERA CARPET AREA CALCULATIONS
FOR PARKING PURPOSE ONLY

FOR 4TH & 5TH FLOOR

FLAT NO. 8

ADDITIONS

D.J.	0.15	X	1.05	X 1 NO	=	0.16	SQ.MT.
1	3.30	X	3.23	X 1 NO	=	10.66	SQ.MT.
2	1.77	X	2.33	X 1 NO	=	4.12	SQ.MT.
3	2.40	X	2.70	X 1 NO	=	6.48	SQ.MT.
4	3.05	X	3.45	X 1 NO	=	10.52	SQ.MT.
5	1.25	X	2.33	X 1 NO	=	2.91	SQ.MT.
6	3.15	X	3.05	X 1 NO	=	9.61	SQ.MT.
TOTAL ADDITIONS RERA CARPET AREA					=	44.46	SQ.MT.



RERA CARPET LINE AREA DIAGRAM
FOR 7TH TO 11TH FLOOR

FLAT NO. 1

SCALE - 1:100

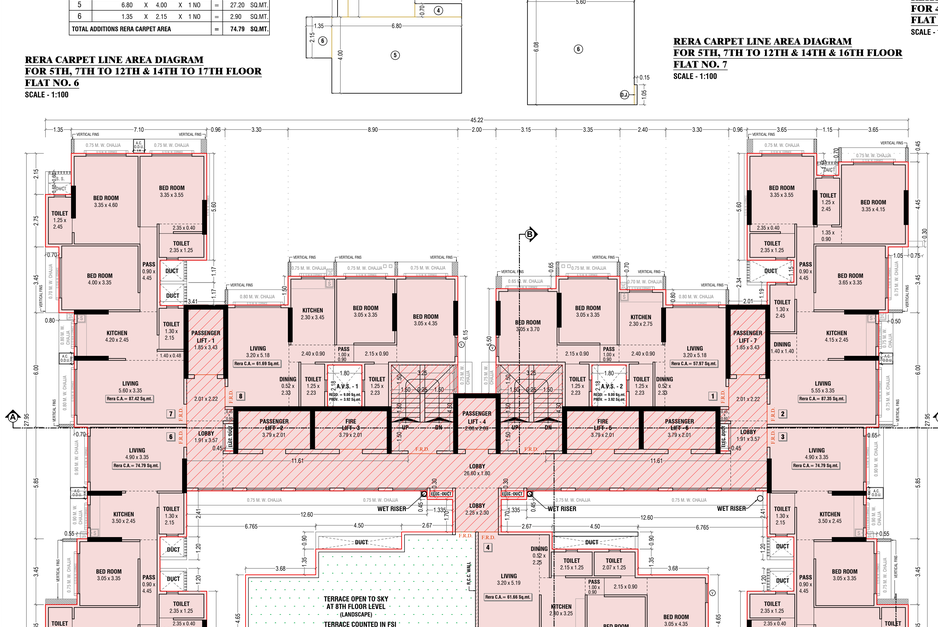
RERA CARPET AREA CALCULATIONS
FOR PARKING PURPOSE ONLY

FOR 7TH TO 11TH FLOOR

FLAT NO. 1

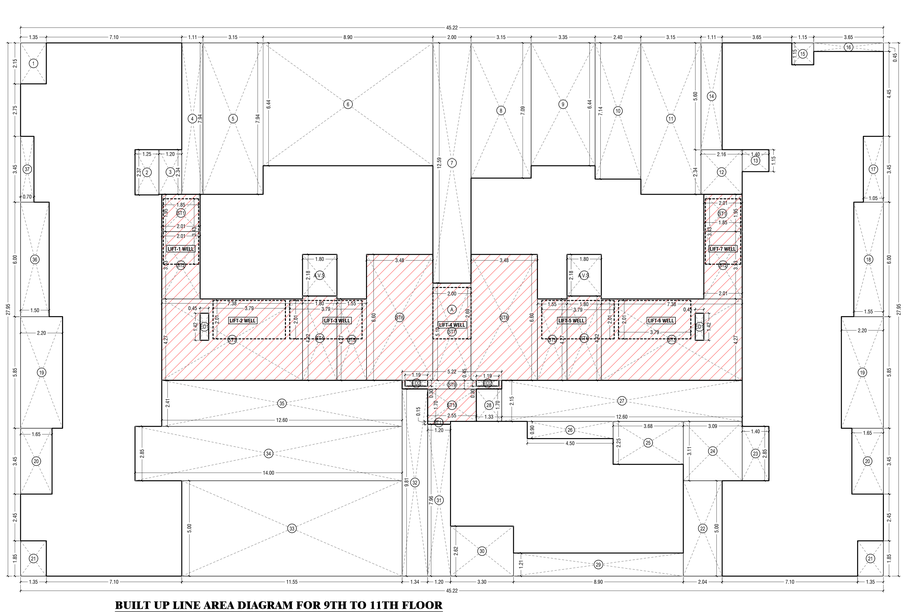
ADDITIONS

D.J.	0.15	X	1.05	X 1 NO	=	0.16	SQ.MT.
1	3.15	X	3.70	X 1 NO	=	11.66	SQ.MT.
2	3.05	X	4.35	X 1 NO	=	13.27	SQ.MT.
3	1.25	X	2.33	X 1 NO	=	2.91	SQ.MT.
4	2.40	X	3.65	X 1 NO	=	8.76	SQ.MT.
5	1.77	X	2.33	X 1 NO	=	4.12	SQ.MT.
6	3.30	X	5.18	X 1 NO	=	17.09	SQ.MT.
TOTAL ADDITIONS RERA CARPET AREA					=	57.97	SQ.MT.



8TH FLOOR PLAN

SCALE - 1:100



BUILT UP LINE AREA DIAGRAM FOR 9TH TO 11TH FLOOR

SCALE - 1:100

BUILT UP AREA CALCULATIONS
FOR 8TH FLOOR

A	45.22	X	27.95	X 1 NO	=	1263.90	SQ.MT.
				TOTAL ADDITION	=	1263.90	SQ.MT. X

DEDUCTIONS

1	1.35	X	2.15	X 1 NO	=	2.90	SQ.MT.
2	1.25	X	2.37	X 1 NO	=	2.96	SQ.MT.
3	1.20	X	2.34	X 1 NO	=	2.81	SQ.MT.
4	1.11	X	7.94	X 1 NO	=	8.81	SQ.MT.
5	3.15	X	7.94	X 1 NO	=	25.01	SQ.MT.
6	8.90	X	6.44	X 1 NO	=	57.32	SQ.MT.
7	2.00	X	12.59	X 1 NO	=	25.18	SQ.MT.
8	3.15	X	7.09	X 1 NO	=	22.33	SQ.MT.
9	3.35	X	6.44	X 1 NO	=	21.57	SQ.MT.
10	2.40	X	7.14	X 1 NO	=	17.14	SQ.MT.
11	3.15	X	7.94	X 1 NO	=	25.01	SQ.MT.
12	2.16	X	2.34	X 1 NO	=	5.05	SQ.MT.
13	1.40	X	1.15	X 1 NO	=	1.61	SQ.MT.
14	1.11	X	5.60	X 1 NO	=	6.22	SQ.MT.
15	1.15	X	1.15	X 1 NO	=	1.32	SQ.MT.
16	3.65	X	0.45	X 1 NO	=	1.64	SQ.MT.
17	1.05	X	3.45	X 1 NO	=	3.62	SQ.MT.
18	1.55	X	6.00	X 1 NO	=	9.30	SQ.MT.
19	2.20	X	5.85	X 2 NOS	=	25.74	SQ.MT.
20	1.65	X	3.45	X 2 NOS	=	11.39	SQ.MT.
21	1.35	X	1.85	X 2 NOS	=	5.00	SQ.MT.
22	2.04	X	5.00	X 2 NOS	=	20.40	SQ.MT.
23	1.40	X	2.85	X 2 NOS	=	7.98	SQ.MT.
24	3.09	X	3.11	X 2 NOS	=	19.22	SQ.MT.
25	3.68	X	2.25	X 1 NO	=	8.28	SQ.MT.
26	4.50	X	0.90	X 1 NO	=	4.05	SQ.MT.
27	12.60	X	2.15	X 1 NO	=	27.09	SQ.MT.
28	1.33	X	1.70	X 1 NO	=	2.26	SQ.MT.
29	8.90	X	1.21	X 1 NO	=	10.77	SQ.MT.
30	6.45	X	2.62	X 1 NO	=	16.90	SQ.MT.
31	8.90	X	1.21	X 1 NO	=	10.77	SQ.MT.
32	3.68	X	2.25	X 1 NO	=	8.28	SQ.MT.
33	4.50	X	0.90	X 1 NO	=	4.05	SQ.MT.
34	12.60	X	2.15	X 1 NO	=	27.09	SQ.MT.
35	1.34	X	1.70	X 1 NO	=	2.28	SQ.MT.
36	1.50	X	6.00	X 1 NO	=	9.00	SQ.MT.
37	0.70	X	3.45	X 1 NO	=	2.42	SQ.MT.
				TOTAL DEDUCTION	=	462.77	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]					=	801.13	SQ.MT. X1

STAIRCASE, LIFT & LOBBY AREA CALCULATIONS
FOR 8TH FLOOR

ST1	2.01	X	1.95	X 2 NOS	=	7.84	SQ.MT.
ST2	2.01	X	3.53	X 2 NOS	=	14.19	SQ.MT.
ST3	7.38	X	4.27	X 2 NOS	=	63.03	SQ.MT.
ST4	1.80	X	4.42	X 2 NOS	=	15.91	SQ.MT.
ST5	1.55	X	4.27	X 2 NOS	=	13.24	SQ.MT.
ST6	3.48	X	6.60	X 1 NO	=	22.97	SQ.MT.
ST7	2.00	X	5.10	X 1 NO	=	10.20	SQ.MT.
ST8	3.48	X	6.60	X 1 NO	=	22.97	SQ.MT.
ST9	5.22	X	0.45	X 1 NO	=	2.35	SQ.MT.
ST10	2.55	X	1.70	X 1 NO	=	4.34	SQ.MT.
TOTAL STAIRCASE AREA PER FL. (8TH FLOOR)					=	177.04	SQ.MT. Y2

ELEC DUCT AREA CALCULATION
FOR 8TH FLOOR

ED1	0.45	X	1.42	X 2 NOS	=	1.28	SQ.MT.
ED2	1.19	X	0.30	X 2 NOS	=	0.71	SQ.MT.
TOTAL ELEC DUCT AREA PER FL. (8TH FLOOR)					=	1.99	SQ.MT. Y3

DUCT AREA CALCULATION
FOR 8TH FLOOR

A.V.S.	1.80	X	2.18	X 2 NOS	=	7.85	SQ.MT.
TOTAL DUCT AREA PER FL. (8TH FLOOR)					=	7.85	SQ.MT. Y4

NET BUILT UP AREA [X1 - (Y2+Y4)]	=	616.24 SQ.MT.

LIFT WELL LESS AREA CALCULATIONS
FOR 8TH FLOOR

Lift-1,7, Well	1.85	X	3.43	X 2 NOS	=	12.69	SQ.MT.
Lift-2,3, Well	3.79	X	2.01	X 2 NOS	=	15.24	SQ.MT.
Lift-4,Well	2.00	X	2.69	X 1 NO	=	5.38	SQ.MT.
Lift-5,6, Well)	3.79	X	2.01	X 2 NOS	=	15.24	SQ.MT.
TOTAL ELEC DUCT AREA PER FL. (8TH FLOOR)					=	48.55	SQ.MT. Y5
TOTAL STAIRCASE, LIFT, LOBBY PREMIUM AREA [Y2 - (Y3 = Y5)]					=	126.50	SQ.MT.

BUILT UP LINE AREA DIAGRAM FOR 8TH TO 11TH FLOOR

SCALE - 1:100

IOD DRAWING — **SHEET SIZE : 1350 x 900**

FILE NO: - P-21012/2024/(4H)/R/C Ward/MAGATHANE R/C

BUILT UP AREA CALCULATIONS
FOR 9TH TO 11TH FLOOR

A	45.22	X	27.95	X 1 NO	=	1263.90	SQ.MT.
				TOTAL ADDITION	=	1263.90	SQ.MT. X

DEDUCTIONS

1	1.35	X	2.15	X 1 NO	=	2.90	SQ.MT.
2	1.25	X	2.37	X 1 NO	=	2.96	SQ.MT.
3	1.20	X	2.34	X 1 NO	=	2.81	SQ.MT.
4	1.11	X	7.94	X 1 NO	=	8.81	SQ.MT.
5	3.15	X	7.94	X 1 NO	=	25.01	SQ.MT.
6	8.90	X	6.44	X 1 NO	=	57.32	SQ.MT.
7	2.00	X	12.59	X 1 NO	=	25.18	SQ.MT.
8	3.15	X	7.09	X 1 NO	=	22.33	SQ.MT.
9	3.35	X	6.44	X 1 NO	=	21.57	SQ.MT.
10	2.40	X	7.14	X 1 NO	=	17.14	SQ.MT.
11	3.15	X	7.94	X 1 NO	=	25.01	SQ.MT.
12	2.16	X	2.34	X 1 NO	=	5.05	SQ.MT.
13	1.40	X	1.15	X 1 NO	=	1.61	SQ.MT.
14	1.11	X	5.60	X 1 NO	=	6.22	SQ.MT.
15	1.15	X	1.15	X 1 NO	=	1.32	SQ.MT.
16	3.65	X	0.45	X 1 NO	=	1.64	SQ.MT.
17	1.05	X	3.45	X 1 NO	=	3.62	SQ.MT.
18	1.55	X	6.00	X 1 NO	=	9.30	SQ.MT.
19	2.20	X	5.85	X 2 NOS	=	25.74	SQ.MT.
20	1.65	X	3.45	X 2 NOS	=	11.39	SQ.MT.
21	1.35	X	1.85	X 2 NOS	=	5.00	SQ.MT.
22	2.04	X	5.00	X 1 NO	=	10.20	SQ.MT.
23	1.40	X	2.85	X 1 NO	=	3.99	SQ.MT.
24	3.09	X	3.11	X 1 NO	=	9.61	SQ.MT.
25	3.68	X	2.25	X 1 NO	=	8.28	SQ.MT.
26	4.50	X	0.90	X 1 NO	=	4.05	SQ.MT.
27	12.60	X	2.15	X 1 NO	=	27.09	SQ.MT.
28	1.33	X	1.70	X 1 NO	=	2.26	SQ.MT.
29	8.90	X	1.21	X 1 NO	=	10.77	SQ.MT.
30	3.30	X	2.62	X 1 NO	=	8.65	SQ.MT.
31	1.20	X	7.96	X 1 NO	=	9.55	SQ.MT.
32	1.34	X	9.81	X 1 NO	=	13.15	SQ.MT.
33	11.55	X	5.00	X 1 NO	=	57.75	SQ.MT.
34	14.00	X	2.85	X 1 NO	=	39.90	SQ.MT.
35	12.60	X	2.41	X 1 NO	=	30.38	SQ.MT.
36	1.50	X	6.00	X 1 NO	=	9.00	SQ.MT.
37	0.70	X	3.45	X 1 NO	=	2.42	SQ.MT.
				TOTAL DEDUCTION	=	528.98	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]					=	734.92	SQ.MT. X1

STAIRCASE, LIFT & LOBBY AREA CALCULATIONS
FOR 9TH TO 11TH FLOOR

ST1	2.01	X	1.95	X 2 NOS	=	7.84	SQ.MT.
ST2	2.01	X	3.53	X 2 NOS	=	14.19	SQ.MT.
ST3	7.38	X	4.27	X 2 NOS	=	63.03	SQ.MT.
ST4	1.80	X	4.42	X 2 NOS	=	15.91	SQ.MT.
ST5	1.55	X	4.27	X 2 NOS	=	13.24	SQ.MT.
ST6	3.48	X	6.60	X 1 NO	=	22.97	SQ.MT.
ST7	2.00	X	5.10	X 1 NO	=	10.20	SQ.MT.
ST8	3.48	X	6.60	X 1 NO	=	22.97	SQ.MT.
ST9	5.22	X	0.45	X 1 NO	=	2.35	SQ.MT.
ST10	2.55	X	1.70	X 1 NO	=	4.34	SQ.MT.
ST11	1.20	X	0.15	X 1 NO	=	0.18	SQ.MT.
TOTAL STAIRCASE AREA PER FL. (9TH TO 11TH FLOOR)					=	177.22	SQ.MT. Y2

ELEC DUCT AREA CALCULATION
FOR 9TH TO 11TH FLOOR

ED1	0.45	X	1.42	X 2 NOS	=	1.28	SQ.MT.
ED2	1.19	X	0.30	X 2 NOS	=	0.71	SQ.MT.
TOTAL ELEC DUCT AREA PER FL. (9TH TO 11TH FLOOR)					=	1.99	SQ.MT. Y3

DUCT AREA CALCULATION
FOR 9TH TO 11TH FLOOR

A.V.S.	1.80	X	2.18	X 2 NOS	=	7.85	SQ.MT.
TOTAL DUCT AREA PER FL. (9TH TO 11TH FLOOR)					=	7.85	SQ.MT. Y4

NET BUILT UP AREA [X1 - (Y2+Y4)]	=	549.85 SQ.MT.

LIFT WELL LESS AREA CALCULATIONS
FOR 9TH TO 11TH FLOOR

Lift-1,7, Well	1.85	X	3.43	X 2 NOS	=	12.69	SQ.MT.
Lift-2,3, Well	3.79	X	2.01	X 2 NOS	=	15.24	SQ.MT.
Lift-4,Well	2.00	X	2.69	X 1 NO	=	5.38	SQ.MT.
Lift-5,6, Well)	3.79	X	2.01	X 2 NOS	=	15.24	SQ.MT.
TOTAL ELEC DUCT AREA PER FL. (9TH TO 11TH FLOOR)					=	48.55	SQ.MT. Y5
TOTAL STAIRCASE, LIFT, LOBBY PREMIUM AREA [Y2 - (Y3 = Y5)]					=	126.68	SQ.MT.

FORM - II

THIS PLAN IS DIGITALLY SIGN

APPROVED SUBJECT TO CONDITION MENTIONED IN THIS OFFICE LETTER UNDER NO. P-2101/2/2024/(4H)/R/C Ward/MAGATHANE R/C SIGNED ON EVEN DATE

CONTENTS OF SHEET :

8TH & 9TH TO 11TH FLOOR PLAN, BUILT UP LINE AREA DIAGRAM & CALCULATIONS, RERA CARPET LINE AREA DIAGRAM & CALCULATIONS, FOR (PARKING PURPOSE ONLY).

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING C.T.S. NO. 4H OF VILLAGE MAGATHANE, SAI BABA MANDIR ROAD, BORIVALI (WEST), MUMBAI – 400092.

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER

MR. ANUJ ASHOKKUMAR JAIN PARTNER OF
M.S. SHEJAJI HORIZON LLP

Anuj Ashokkumar Jain — Digitally signed by Anuj Ashokkumar Jain Date: 2025.05.19 18:20:29 +05'30'

OFFICE ADDRESS: -
Office No 42, Rajgir Chambers, 13-14 Shahid, Shahid Bhagat Singh Road, Opp Old Custom House Fort, Mumbai- 400 001.

OWNER / DEVELOPER SIGNATURE

NORTH

Job no.	Drawing No.	Scale No.	Drawn By	Checked By	Date No.
	08/13	AS SHOWN	MANASI	MANASI	19.05.2025

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

AR DESIGN STUDIO — ARCHITECT & PROJECT CONSULTANT

Ankit Uttamchand Jain — Digitally signed by Ankit Uttamchand Jain Date: 2025.05.19 18:20:48 +05'30'

AR. ANKIT U. JAIN
B. ARCH
REG. NO. CA / 2014/ 64556

OFFICE ADDRESS :- 212/7, EAZE ZONE MALL, GOREGAON MULUND LINK ROAD, SUNDER NAGAR, MALAD (WEST), MUMBAI - 400064. TEL: +91-7738123684

BRIHANMUMBAI MUNICIPAL CORPORATION

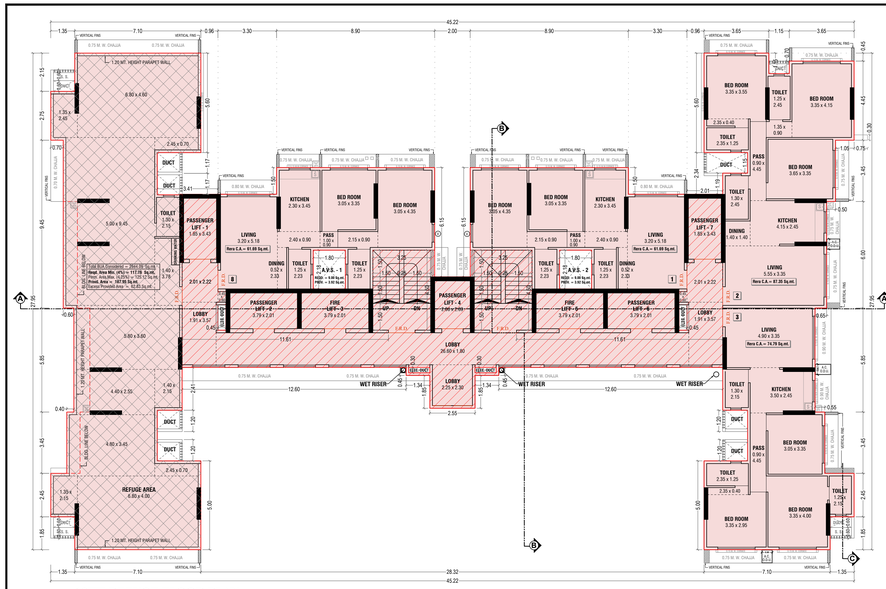
PLANS FOR CONSIDERATION

1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED

MAHESH SHASHIKA NT PAWAR — Digitally signed by MAHESH SHASHIKANT PAWAR Date: 2025.05.19 21:34:23 +05'30'	Shivshant Sudhakar rao Doke — Digitally signed by Shivshant Sudhakarrao Doke Date: 2025.05.20 12:04:05 +05'30' Reason: I am the author of this document Location:	SANTOSH UTTAMRAO RAUT — Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2025.05.22 19:36:56 +05'30'
S.E. (B.P.)	A.E. (B.P.)	E.E. (B.P.)

IOD DRAWING — **SHEET SIZE : 1450 x 900**

FILE NO: - P-21012/2024/(4H)/R/C Ward/MAGATHANE R/C



13TH REFUGE FLOOR PLAN

SCALE - 1:100

RERA CARPET AREA CALCULATIONS

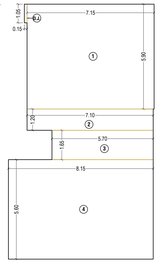
FOR PARKING PURPOSE ONLY

FOR 17TH FLOOR

FLAT NO. 3

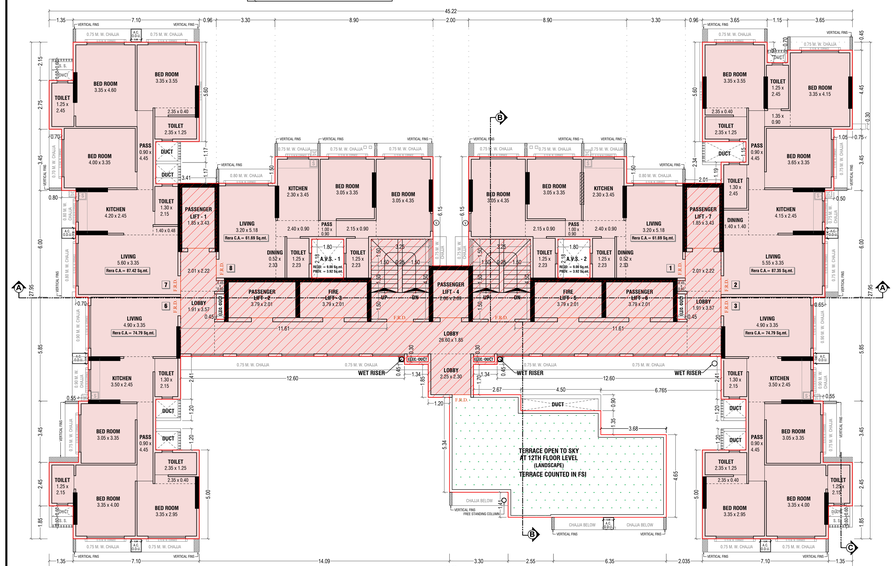
ADDITIONS

D.J.	0.15	X	1.05	X	1 NO	=	0.16 SQ.MT.
1	7.15	X	5.90	X	1 NO	=	42.19 SQ.MT.
2	7.10	X	1.20	X	1 NO	=	8.52 SQ.MT.
3	5.70	X	1.65	X	1 NO	=	9.41 SQ.MT.
4	8.15	X	5.60	X	1 NO	=	45.64 SQ.MT.
TOTAL ADDITIONS RERA CARPET AREA						=	**105.92 SQ.MT.**



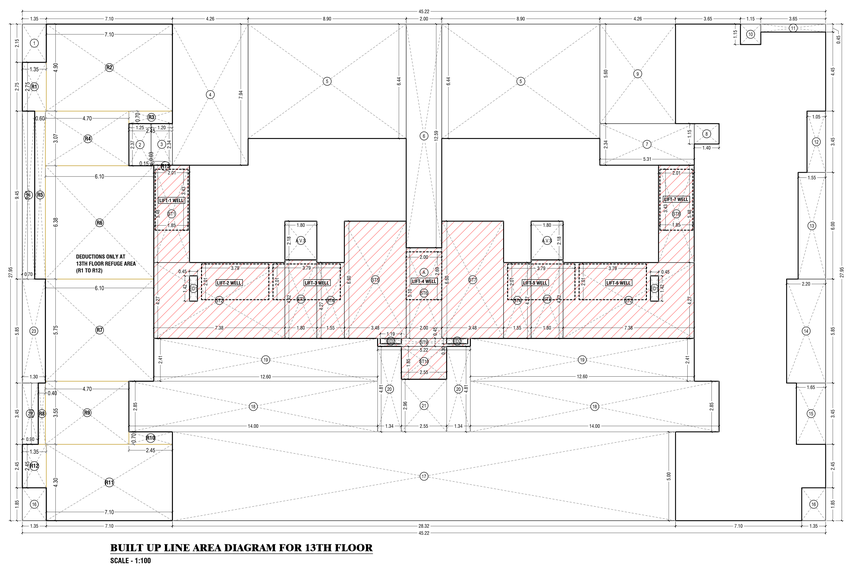
RERA CARPET LINE AREA DIAGRAM FOR 17TH FLOOR FLAT NO. 3

SCALE - 1:100



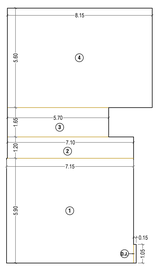
12TH FLOOR PLAN

SCALE - 1:100



BUILT UP LINE AREA DIAGRAM FOR 13TH FLOOR

SCALE - 1:100



RERA CARPET AREA CALCULATIONS

FOR PARKING PURPOSE ONLY

FOR 17TH TO 19TH FLOOR

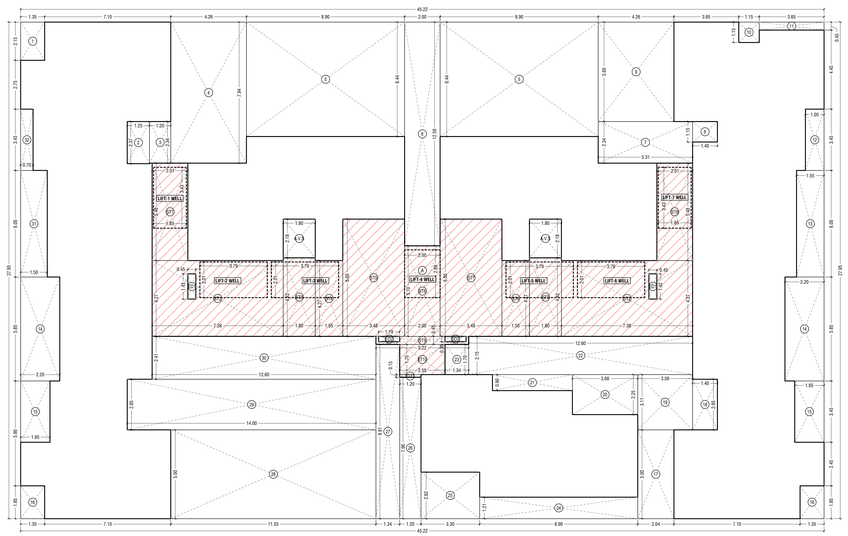
FLAT NO. 7

ADDITIONS

D.J.	0.15	X	1.05	X	1 NO	=	0.16 SQ.MT.
1	7.15	X	5.90	X	1 NO	=	42.19 SQ.MT.
2	7.10	X	1.20	X	1 NO	=	8.52 SQ.MT.
3	5.70	X	1.65	X	1 NO	=	9.41 SQ.MT.
4	8.15	X	5.60	X	1 NO	=	45.64 SQ.MT.
TOTAL ADDITIONS RERA CARPET AREA						=	**105.92 SQ.MT.**

RERA CARPET LINE AREA DIAGRAM FOR 17TH TO 19TH FLOOR FLAT NO. 7

SCALE - 1:100



BUILT UP LINE AREA DIAGRAM FOR 12TH FLOOR

SCALE - 1:100

BUILT UP AREA CALCULATIONS

FOR 12TH FLOOR

A	45.22	X	27.95	X	1 NO	=	1263.90 SQ.MT.
					TOTAL ADDITION	=	**1263.90 SQ.MT. X**

DEDUCTIONS

1	1.35	X	2.15	X	1 NO	=	2.90 SQ.MT.
2	1.25	X	2.37	X	1 NO	=	2.96 SQ.MT.
3	1.20	X	2.34	X	1 NO	=	2.81 SQ.MT.
4	4.26	X	7.94	X	1 NO	=	33.82 SQ.MT.
5	8.90	X	6.44	X	2 NOS	=	114.63 SQ.MT.
6	2.00	X	12.59	X	1 NO	=	25.18 SQ.MT.
7	5.31	X	2.34	X	1 NO	=	12.43 SQ.MT.
8	1.40	X	1.15	X	1 NO	=	1.61 SQ.MT.
9	4.26	X	5.60	X	1 NO	=	23.86 SQ.MT.
10	1.15	X	1.15	X	1 NO	=	1.32 SQ.MT.
11	3.65	X	0.45	X	1 NO	=	1.64 SQ.MT.
12	1.05	X	3.45	X	1 NO	=	3.62 SQ.MT.
13	1.55	X	6.00	X	1 NO	=	9.30 SQ.MT.
14	2.20	X	5.85	X	2 NOS	=	25.74 SQ.MT.
15	1.65	X	3.45	X	2 NOS	=	11.39 SQ.MT.
16	1.35	X	1.85	X	2 NOS	=	5.00 SQ.MT.
17	2.04	X	5.00	X	1 NO	=	10.20 SQ.MT.
18	1.40	X	2.85	X	1 NO	=	3.99 SQ.MT.
19	3.09	X	3.11	X	1 NO	=	9.61 SQ.MT.
20	3.68	X	2.25	X	1 NO	=	8.28 SQ.MT.
21	4.50	X	0.90	X	1 NO	=	4.05 SQ.MT.
22	12.60	X	2.15	X	1 NO	=	27.09 SQ.MT.
23	1.33	X	1.70	X	1 NO	=	2.26 SQ.MT.
24	8.90	X	1.21	X	1 NO	=	10.77 SQ.MT.
25	3.30	X	2.62	X	1 NO	=	8.65 SQ.MT.
26	1.20	X	7.96	X	1 NO	=	9.55 SQ.MT.
27	1.34	X	9.81	X	1 NO	=	13.15 SQ.MT.
28	11.55	X	5.00	X	1 NO	=	57.75 SQ.MT.
29	14.00	X	2.85	X	1 NO	=	39.90 SQ.MT.
30	12.60	X	2.41	X	1 NO	=	30.37 SQ.MT.
31	1.50	X	6.00	X	1 NO	=	9.00 SQ.MT.
32	0.70	X	3.45	X	1 NO	=	2.42 SQ.MT.
					TOTAL DEDUCTION	=	**525.25 SQ.MT. Y1**
TOTAL BUILT UP AREA [X - Y1]						=	**738.65 SQ.MT. X1**

STAIRCASE, LIFT & LOBBY AREA CALCULATIONS

FOR 12TH FLOOR

ST1	2.01	X	5.48	X	1 NO	=	11.01 SQ.MT.
ST2	7.38	X	4.27	X	2 NOS	=	63.03 SQ.MT.
ST3	1.80	X	4.42	X	2 NOS	=	15.91 SQ.MT.
ST4	1.55	X	4.27	X	2 NOS	=	13.24 SQ.MT.
ST5	3.48	X	6.60	X	1 NO	=	22.97 SQ.MT.
ST6	2.00	X	5.10	X	1 NO	=	10.20 SQ.MT.
ST7	3.48	X	6.60	X	1 NO	=	22.97 SQ.MT.
ST8	2.01	X	5.48	X	1 NO	=	11.01 SQ.MT.
ST9	5.22	X	0.45	X	1 NO	=	2.35 SQ.MT.
ST10	2.55	X	1.70	X	1 NO	=	4.34 SQ.MT.
ST11	1.20	X	0.15	X	1 NO	=	0.18 SQ.MT.
TOTAL STAIRCASE AREA PER FL. (12TH FLOOR)						=	**177.21 SQ.MT. Y2**

ELEC DUCT AREA CALCULATION

FOR 12TH FLOOR

ED1	0.45	X	1.42	X	2 NOS	=	1.28 SQ.MT.
ED2	1.19	X	0.30	X	2 NOS	=	0.71 SQ.MT.
TOTAL ELEC DUCT AREA PER FL. (12TH FLOOR)						=	**1.99 SQ.MT. Y3**

DUCT AREA CALCULATION

FOR 12TH FLOOR

A.V.S	1.80	X	2.18	X	2 NOS	=	7.85 SQ.MT.
TOTAL DUCT AREA PER FL. (12TH FLOOR)						=	**7.85 SQ.MT. Y4**

NET BUILT UP AREA [X1 - (Y2 + Y4)]	=	**553.59 SQ.MT.**

LIFT WELL LESS AREA CALCULATIONS

FOR 12TH FLOOR

Lift-1,7, Well	1.85	X	3.43	X	2 NOS	=	12.69 SQ.MT.
Lift-2,3, Well	3.79	X	2.01	X	2 NOS	=	15.24 SQ.MT.
Lift-4,Well	2.00	X	2.69	X	1 NO	=	5.38 SQ.MT.
Lift-5,6, Well)	3.79	X	2.01	X	2 NOS	=	15.24 SQ.MT.
TOTAL ELEC DUCT AREA PER FL. (12TH FLOOR)						=	**48.55 SQ.MT. Y5**
TOTAL STAIRCASE, LIFT, LOBBY PREMIUM AREA [Y2 - (Y3 + Y5)]						=	**126.67 SQ.MT.**

BUILT UP AREA CALCULATIONS

13TH FLOOR

A	45.22	X	27.95	X	1 NO	=	1263.90 SQ.MT.
					TOTAL ADDITION	=	**1263.90 SQ.MT. X**

DEDUCTIONS

1	1.35	X	2.15	X	1 NO	=	2.90 SQ.MT.
2	1.25	X	2.37	X	1 NO	=	2.96 SQ.MT.
3	1.20	X	2.34	X	1 NO	=	2.81 SQ.MT.
4	4.26	X	7.94	X	1 NO	=	33.82 SQ.MT.
5	8.90	X	6.44	X	2 NOS	=	114.63 SQ.MT.
6	2.00	X	12.59	X	1 NO	=	25.18 SQ.MT.
7	5.31	X	2.34	X	1 NO	=	12.43 SQ.MT.
8	1.40	X	1.15	X	1 NO	=	1.61 SQ.MT.
9	4.26	X	5.60	X	1 NO	=	23.86 SQ.MT.
10	1.15	X	1.15	X	1 NO	=	1.32 SQ.MT.
11	3.65	X	0.45	X	1 NO	=	1.64 SQ.MT.
12	1.05	X	3.45	X	1 NO	=	3.62 SQ.MT.
13	1.55	X	6.00	X	1 NO	=	9.30 SQ.MT.
14	2.20	X	5.85	X	1 NO	=	12.87 SQ.MT.
15	1.65	X	3.45	X	1 NO	=	5.69 SQ.MT.
16	1.35	X	1.85	X	2 NOS	=	5.00 SQ.MT.
17	28.32	X	5.00	X	1 NO	=	141.60 SQ.MT.
18	14.00	X	2.85	X	2 NOS	=	79.80 SQ.MT.
19	12.60	X	2.41	X	2 NOS	=	60.73 SQ.MT.
20	1.34	X	4.81	X	2 NOS	=	12.89 SQ.MT.
21	2.55	X	2.96	X	1 NO	=	7.55 SQ.MT.
22	0.90	X	3.45	X	1 NO	=	3.11 SQ.MT.
23	1.30	X	5.85	X	1 NO	=	7.61 SQ.MT.
24	0.70	X	9.45	X	1 NO	=	6.62 SQ.MT.
R1	1.35	X	2.75	X	1 NO	=	3.71 SQ.MT.
R2	7.10	X	4.90	X	1 NO	=	34.79 SQ.MT.
R3	2.45	X	0.70	X	1 NO	=	1.72 SQ.MT.
R4	4.70	X	3.07	X	1 NO	=	14.43 SQ.MT.
R5	0.60	X	9.45	X	1 NO	=	5.67 SQ.MT.
R6	6.10	X	6.38	X	1 NO	=	38.92 SQ.MT.
R7	6.10	X	5.75	X	1 NO	=	35.08 SQ.MT.
R8	0.40	X	3.45	X	1 NO	=	1.38 SQ.MT.
R9	4.70	X	3.55	X	1 NO	=	16.69 SQ.MT.
R10	2.45	X	0.70	X	1 NO	=	1.72 SQ.MT.
R11	7.10	X	4.30	X	1 NO	=	30.53 SQ.MT.
R12	1.35	X	2.45	X	1 NO	=	3.31 SQ.MT.
R13	0.15	X	0.03	X	1 NO	=	0.00 SQ.MT.
					TOTAL DEDUCTION	=	**767.50 SQ.MT. Y1**
TOTAL BUILT UP AREA [X - Y1]						=	**496.40 SQ.MT. X1**

STAIRCASE, LIFT & LOBBY AREA CALCULATIONS

13TH FLOOR

ST1	2.01	X	5.48	X	1 NO	=	11.01 SQ.MT.
ST2	7.38	X	4.27	X	2 NOS	=	63.03 SQ.MT.
ST3	1.80	X	4.42	X	2 NOS	=	15.91 SQ.MT.
ST4	1.55	X	4.27	X	2 NOS	=	13.24 SQ.MT.
ST5	3.48	X	6.60	X	1 NO	=	22.97 SQ.MT.
ST6	2.00	X	5.10	X	1 NO	=	10.20 SQ.MT.
ST7	3.48	X	6.60	X	1 NO	=	22.97 SQ.MT.
ST8	2.01	X	5.48	X	1 NO	=	11.01 SQ.MT.
ST9	5.22	X	0.45	X	1 NO	=	2.35 SQ.MT.
ST10	2.55	X	1.85	X	1 NO	=	4.72 SQ.MT.
TOTAL STAIRCASE AREA PER FL. (13TH FLOOR)						=	**177.41 SQ.MT. Y2**

ELEC DUCT AREA CALCULATION

13TH FLOOR

ED1	0.45	X	1.42	X	2 NOS	=	1.28 SQ.MT.
ED2	1.19	X	0.30	X	2 NOS	=	0.71 SQ.MT.
TOTAL ELEC DUCT AREA PER FL. (13TH FLOOR)						=	**1.99 SQ.MT. Y3**

DUCT AREA CALCULATION

13TH FLOOR

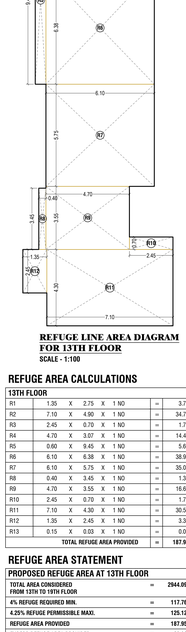
A.V.S	1.80	X	2.18	X	2 NOS	=	7.85 SQ.MT.
TOTAL DUCT AREA PER FL. (13TH FLOOR)						=	**7.85 SQ.MT. Y4**

NET BUILT UP AREA [X1 - (Y2 + Y4)]	=	**311.14 SQ.MT.**

LIFT WELL LESS AREA CALCULATIONS

13TH FLOOR

Lift-1,7, Well	1.85	X	3.43	X	2 NOS	=	12.69 SQ.MT.
Lift-2,3, Well	3.79	X	2.01	X	2 NOS	=	15.24 SQ.MT.
Lift-4,Well	2.00	X	2.69	X	1 ND	=	5.38 SQ.MT.
Lift-5,6, Well)	3.79	X	2.01	X	2 NOS	=	15.24 SQ.MT.
TOTAL ELEC DUCT AREA PER FL. (13TH FLOOR)						=	**48.55 SQ.MT. Y5**
TOTAL STAIRCASE, LIFT, LOBBY PREMIUM AREA [Y2 - (Y3 + Y5)]						=	**126.67 SQ.MT.**



REFUGE LINE AREA DIAGRAM FOR 13TH FLOOR

SCALE - 1:100

REFUGE AREA CALCULATIONS

13TH FLOOR

R1	1.35	X	2.75	X	1 NO	=	3.71 SQ.MT.
R2	7.10	X	4.90	X	1 NO	=	34.79 SQ.MT.
R3	2.45	X	0.70	X	1 NO	=	1.72 SQ.MT.
R4	4.70	X	3.07	X	1 NO	=	14.43 SQ.MT.
R5	0.60	X	9.45	X	1 NO	=	5.67 SQ.MT.
R6	6.10	X	6.38	X	1 NO	=	38.92 SQ.MT.
R7	6.10	X	5.75	X	1 NO	=	35.08 SQ.MT.
R8	0.40	X	3.45	X	1 NO	=	1.38 SQ.MT.
R9	4.70	X	3.55	X	1 NO	=	16.69 SQ.MT.
R10	2.45	X	0.70	X	1 NO	=	1.72 SQ.MT.
R11	7.10	X	4.30	X	1 NO	=	30.53 SQ.MT.
R12	1.35	X	2.45	X	1 NO	=	3.31 SQ.MT.
R13	0.15	X	0.03	X	1 NO	=	0.00 SQ.MT.
TOTAL REFUGE AREA PROVIDED						=	**187.95 SQ.MT. X**

REFUGE AREA STATEMENT

PROPOSED REFUGE AREA AT 13TH FLOOR		
TOTAL AREA CONSIDERED FROM 13TH TO 19TH FLOOR	=	**2944.09 SQ.MT.**
4% REFUGE REQUIRED MIN.	=	**117.76 SQ.MT.**
4.25% REFUGE PERMISSIBLE MAXI.	=	**125.12 SQ.MT.**
REFUGE AREA PROVIDED	=	**187.95 SQ.MT.**
EXCESS REFUGE AREA PROVIDED COUNTED IN FSI	=	**62.83 SQ.MT.**

BUILT UP LINE AREA DIAGRAM FOR 12TH FLOOR

SCALE - 1:100

FORM - II

THIS PLAN IS DIGITALLY SIGN

APPROVED SUBJECT TO CONDITION MENTIONED IN THIS OFFICE LETTER UNDER NO: P-21012/2024/(4H)/R/C Ward/MAGATHANE R/C SIGNED ON EVEN DATE.

CONTENTS OF SHEET :

12TH FLOOR PLAN, 13TH (REFUGE) FLOOR PLAN, BUILT UP LINE AREA DIAGRAM & CALCULATIONS, RERA CARPET LINE AREA DIAGRAM & CALCULATIONS, FOR (PARKING PURPOSE ONLY).

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING C.T.S. NO. 4H OF VILLAGE MAGATHANE, SAI BABA MANDIR ROAD, BORIVALI (WEST), MUMBAI – 400092.

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER

MR. ANUJ ASHOKKUMAR JAIN PARTNER OF M/S. SHELAJ HORIZON LLP

Anuj Ashokkumar Jain — Digitally signed by Anuj Ashokkumar Jain, Date: 2025.05.19 18:20:54 +05'30'

OFFICE ADDRESS: -

Office No 42, Rajgir Chambers, 12-14 Shahid, Shahid Bhagat Singh Road, Opp Old Custom House Fort, Mumbai- 400 001.

OWNER / DEVELOPER SIGNATURE

Job no.	Drawing No.	Scale No.	Down By	Checked By	Date No.
NORTH	09/13	AS SHOWN	MANASI	MANASI	19.05.2025

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

AR DESIGN STUDIO — ARCHITECT & PROJECT CONSULTANTS

Ankit Uttamchand Jain — Digitally signed by Ankit Uttamchand Jain, Date: 2025.05.19 19:07:08 +05'30'

AR. ANKIT U. JAIN

B. ARCH

REG. NO. CA / 2014 / 64556

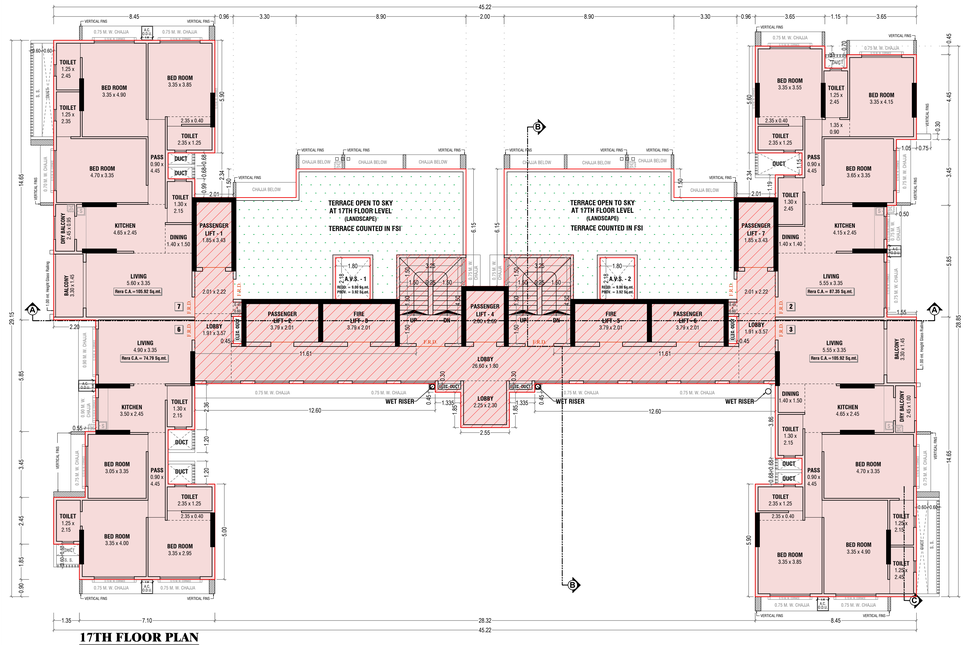
OFFICE ADDRESS :- 2127, EAZE ZONE MALL, GOREGAON MULUND LINK ROAD, SUNDER NAGAR, MALAD (WEST), MUMBAI. - 400064. | TEL. - +91-7738723664

BRIHANMUMBAI MUNICIPAL CORPORATION

PLANS FOR CONSIDERATION

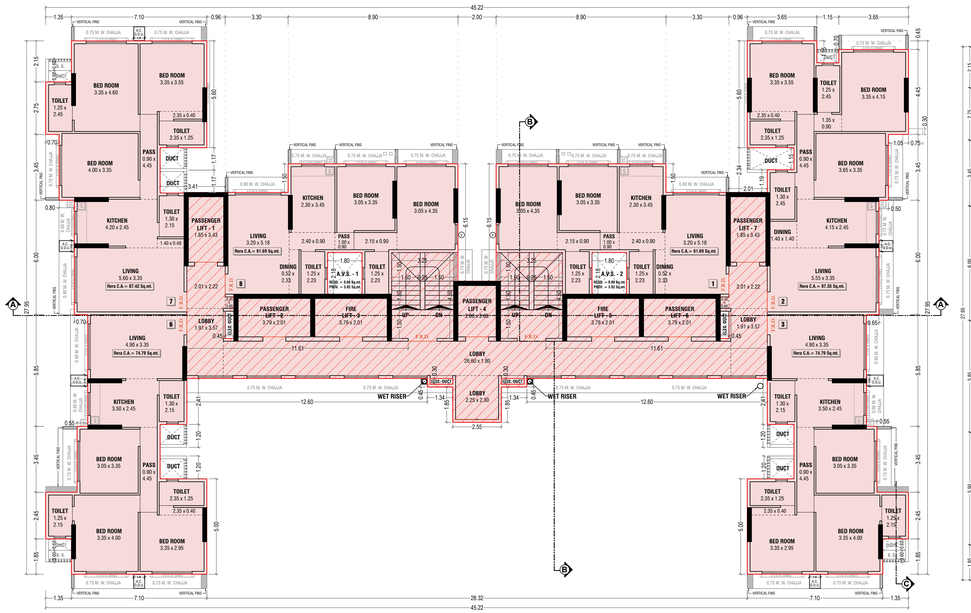
1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED

MAHESH SHASHIKANT PAWAR — Digitally signed by MAHESH SHASHIKANT PAWAR, Date: 2025.05.19 21:55:07 +05'30'	Shivshant Sudhakarrao Doke — Digitally signed by Shivshant Sudhakarrao Doke, DN: cn=Shivshant Sudhakarrao Doke, Reason: I am the author of this document, Date: 2025.05.20 10:40:26 +05'30'	SANTOSH UTTAMRAO RAUT — Digitally signed by SANTOSH UTTAMRAO RAUT, Date: 2025.05.22 19:37:08 +05'30'
S.E. (B.P.)	**A.E. (B.P.)**	**E.E. (B.P.)**



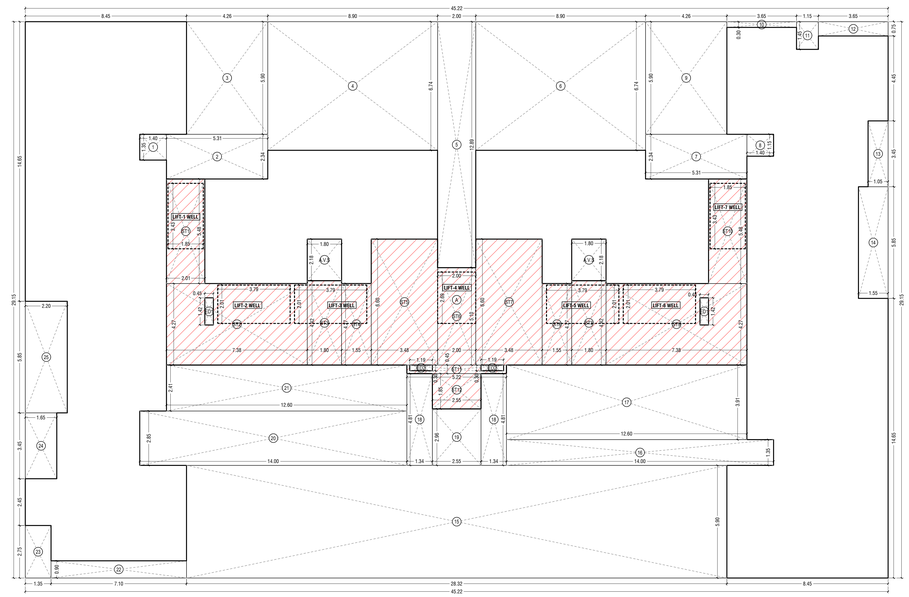
17TH FLOOR PLAN

SCALE - 1:100



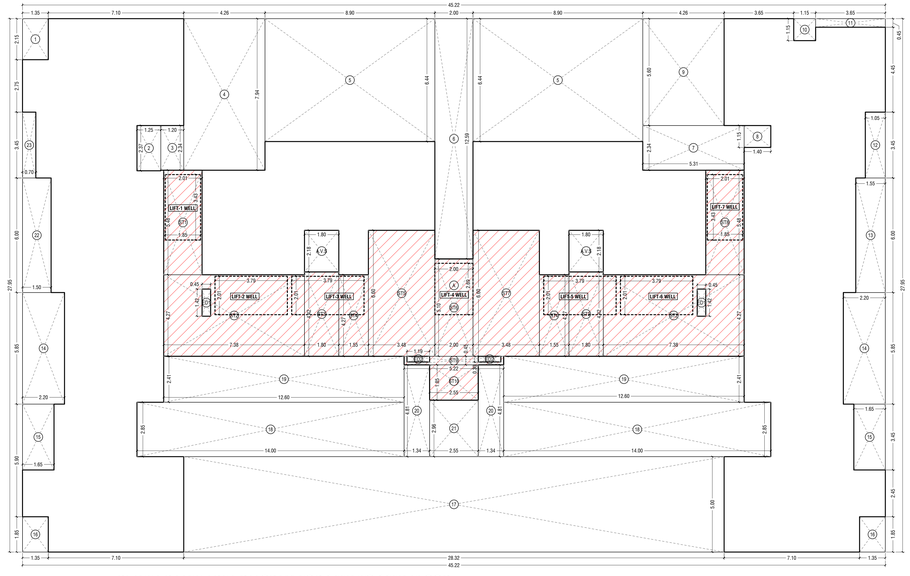
14TH TO 16TH FLOOR PLAN

SCALE - 1:100



BUILT UP LINE AREA DIAGRAM FOR 17TH FLOOR

SCALE - 1:100



BUILT UP LINE AREA DIAGRAM FOR 14TH TO 16TH FLOOR

SCALE - 1:100

IOD DRAWING — **SHEET SIZE : 1350 x 800**

FILE NO: - P-21012/2024/(4H)/R/C Ward/MAGATHANE R/C

BUILT UP AREA CALCULATIONS

FOR 14TH TO 16TH FLOOR

A	45.22	X	27.95	X	1 NO	=	1263.90	SQ.MT.	
					TOTAL ADDITION	=	**1263.90**	**SQ.MT.**	X

DEDUCTIONS

1	1.35	X	2.15	X	1 NO	=	2.90	SQ.MT.	
2	1.25	X	2.37	X	1 NO	=	2.96	SQ.MT.	
3	1.20	X	2.34	X	1 NO	=	2.81	SQ.MT.	
4	4.26	X	7.94	X	1 NO	=	33.82	SQ.MT.	
5	8.90	X	6.44	X	2 NOS	=	114.63	SQ.MT.	
6	2.00	X	12.59	X	1 NO	=	25.18	SQ.MT.	
7	5.31	X	2.34	X	1 NO	=	12.43	SQ.MT.	
8	1.40	X	1.15	X	1 NO	=	1.61	SQ.MT.	
9	4.26	X	5.60	X	1 NO	=	23.86	SQ.MT.	
10	1.15	X	1.15	X	1 NO	=	1.32	SQ.MT.	
11	3.65	X	0.45	X	1 NO	=	1.64	SQ.MT.	
12	1.05	X	3.45	X	1 NO	=	3.62	SQ.MT.	
13	1.55	X	6.00	X	1 NO	=	9.30	SQ.MT.	
14	2.20	X	5.85	X	2 NOS	=	25.74	SQ.MT.	
15	1.65	X	3.45	X	2 NOS	=	11.39	SQ.MT.	
16	1.35	X	1.85	X	2 NOS	=	5.00	SQ.MT.	
17	28.32	X	5.00	X	1 NO	=	141.60	SQ.MT.	
18	14.00	X	2.85	X	2 NOS	=	79.80	SQ.MT.	
19	12.60	X	2.41	X	2 NOS	=	60.73	SQ.MT.	
20	1.34	X	4.81	X	2 NOS	=	12.89	SQ.MT.	
21	2.55	X	2.96	X	1 NO	=	7.55	SQ.MT.	
22	1.50	X	6.00	X	1 NO	=	9.00	SQ.MT.	
23	0.70	X	3.45	X	1 NO	=	2.42	SQ.MT.	
					TOTAL DEDUCTION	=	**592.20**	**SQ.MT.**	**Y1**
TOTAL BUILT UP AREA [X - Y1]						=	**671.70**	**SQ.MT.**	**X1**

STAIRCASE, LIFT & LOBBY AREA CALCULATIONS

FOR 14TH TO 16TH FLOOR

ST1	2.01	X	5.48	X	1 NO	=	11.01	SQ.MT.	
ST2	7.38	X	4.27	X	2 NOS	=	63.03	SQ.MT.	
ST3	1.80	X	4.42	X	2 NOS	=	15.91	SQ.MT.	
ST4	1.55	X	4.27	X	2 NOS	=	13.24	SQ.MT.	
ST5	3.48	X	6.60	X	1 NO	=	22.97	SQ.MT.	
ST6	2.00	X	5.10	X	1 NO	=	10.20	SQ.MT.	
ST7	3.48	X	6.60	X	1 NO	=	22.97	SQ.MT.	
ST8	2.01	X	5.48	X	1 NO	=	11.01	SQ.MT.	
ST9	5.22	X	0.45	X	1 NO	=	2.35	SQ.MT.	
ST10	2.55	X	1.85	X	1 NO	=	4.72	SQ.MT.	
TOTAL STAIRCASE AREA PER FL. (14TH TO 16TH FLOOR)						=	**177.41**	**SQ.MT.**	**Y2**

ELEC DUCT AREA CALCULATION

FOR 14TH TO 16TH FLOOR

ED1	0.45	X	1.42	X	2 NOS	=	1.28	SQ.MT.	
ED2	1.19	X	0.30	X	2 NOS	=	0.71	SQ.MT.	
TOTAL ELEC DUCT AREA PER FL. (14TH TO 16TH FLOOR)						=	**1.99**	**SQ.MT.**	**Y3**

DUCT AREA CALCULATION

FOR 14TH TO 16TH FLOOR

A.V.S	1.80	X	2.18	X	2 NOS	=	7.85	SQ.MT.	
TOTAL DUCT AREA PER FL. (14TH TO 16TH FLOOR)						=	**7.85**	**SQ.MT.**	**Y4**

NET BUILT UP AREA [X1 - (Y2 + Y4)]	=	**486.44**	**SQ.MT.**

LIFT WELL LESS AREA CALCULATIONS

FOR 14TH TO 16TH FLOOR

Lift-1,7, Well	1.85	X	3.43	X	2 NOS	=	12.69	SQ.MT.	
Lift-2,3, Well	3.79	X	2.01	X	2 NOS	=	15.24	SQ.MT.	
Lift-4,Well	2.00	X	2.69	X	1 NO	=	5.38	SQ.MT.	
Lift-5,6, Well)	3.79	X	2.01	X	2 NOS	=	15.24	SQ.MT.	
TOTAL ELEC DUCT AREA PER FL. (14TH TO 16TH FLOOR)						=	**48.55**	**SQ.MT.**	**Y5**
TOTAL STAIRCASE, LIFT, LOBBY PREMIUM AREA [Y2 - (Y3 + Y5)]						=	**126.87**	**SQ.MT.**	

BUILT UP AREA CALCULATIONS

17TH FLOOR

A	45.22	X	29.15	X	1 NO	=	1318.16	SQ.MT.	
					TOTAL ADDITION	=	**1318.16**	**SQ.MT.**	**X**

DEDUCTIONS

1	1.40	X	1.35	X	1 NO	=	1.89	SQ.MT.	
2	5.31	X	2.34	X	1 NO	=	12.43	SQ.MT.	
3	4.26	X	5.90	X	1 NO	=	25.13	SQ.MT.	
4	8.90	X	6.74	X	1 NO	=	59.99	SQ.MT.	
5	2.00	X	12.89	X	1 NO	=	25.78	SQ.MT.	
6	8.90	X	6.74	X	1 NO	=	59.99	SQ.MT.	
7	5.31	X	2.34	X	1 NO	=	12.43	SQ.MT.	
8	1.40	X	1.15	X	1 NO	=	1.61	SQ.MT.	
9	4.26	X	5.90	X	1 NO	=	25.13	SQ.MT.	
10	3.65	X	0.30	X	1 NO	=	1.10	SQ.MT.	
11	1.15	X	1.45	X	1 NO	=	1.67	SQ.MT.	
12	3.65	X	0.75	X	1 NO	=	2.74	SQ.MT.	
13	1.05	X	3.45	X	1 NO	=	3.62	SQ.MT.	
14	1.55	X	5.85	X	1 NO	=	9.07	SQ.MT.	
15	28.32	X	5.90	X	1 NO	=	167.09	SQ.MT.	
16	14.00	X	1.35	X	1 NO	=	18.90	SQ.MT.	
17	12.60	X	3.91	X	1 NO	=	49.27	SQ.MT.	
18	1.34	X	4.81	X	2 NOS	=	12.89	SQ.MT.	
19	2.55	X	2.96	X	1 NO	=	7.55	SQ.MT.	
20	14.00	X	2.85	X	1 NO	=	39.90	SQ.MT.	
21	12.60	X	2.41	X	1 NO	=	30.37	SQ.MT.	
22	7.10	X	0.90	X	1 NO	=	6.39	SQ.MT.	
23	1.35	X	2.75	X	1 NO	=	3.71	SQ.MT.	
24	1.65	X	3.45	X	1 NO	=	5.69	SQ.MT.	
25	2.20	X	5.85	X	1 NO	=	12.87	SQ.MT.	
					TOTAL DEDUCTION	=	**597.21**	**SQ.MT.**	**Y1**
TOTAL BUILT UP AREA [X - Y1]						=	**720.95**	**SQ.MT.**	**X1**

STAIRCASE, LIFT & LOBBY AREA CALCULATIONS

17TH FLOOR

ST1	2.01	X	5.48	X	1 NO	=	11.01	SQ.MT.	
ST2	7.38	X	4.27	X	1 NO	=	31.51	SQ.MT.	
ST3	1.80	X	4.42	X	2 NOS	=	15.91	SQ.MT.	
ST4	1.55	X	4.27	X	1 NO	=	6.62	SQ.MT.	
ST5	3.48	X	6.60	X	1 NO	=	22.97	SQ.MT.	
ST6	2.00	X	5.10	X	1 NO	=	10.20	SQ.MT.	
ST7	3.48	X	6.60	X	1 NO	=	22.97	SQ.MT.	
ST8	1.55	X	4.27	X	1 NO	=	6.62	SQ.MT.	
ST9	7.38	X	4.27	X	1 NO	=	31.51	SQ.MT.	
ST10	2.01	X	5.48	X	1 NO	=	11.01	SQ.MT.	
ST11	5.22	X	0.45	X	1 NO	=	2.35	SQ.MT.	
ST12	2.55	X	1.85	X	1 NO	=	4.72	SQ.MT.	
TOTAL STAIRCASE AREA PER FL. (17TH FLOOR)						=	**177.40**	**SQ.MT.**	**Y2**

ELEC DUCT AREA CALCULATION

17TH FLOOR

ED1	0.45	X	1.42	X	2 NOS	=	1.28	SQ.MT.	
ED2	1.19	X	0.30	X	2 NOS	=	0.71	SQ.MT.	
TOTAL ELEC DUCT AREA PER FL. (17TH FLOOR)						=	**1.99**	**SQ.MT.**	**Y3**

DUCT AREA CALCULATION

17TH FLOOR

A.V.S	1.80	X	2.18	X	2 NOS	=	7.85	SQ.MT.	
TOTAL DUCT AREA PER FL. (17TH FLOOR)						=	**7.85**	**SQ.MT.**	**Y4**

NET BUILT UP AREA [X1 - (Y2 + Y3 + Y4)]	=	**535.70**	**SQ.MT.**

LIFT WELL LESS AREA CALCULATIONS

17TH FLOOR

Lift-1,7, Well	1.85	X	3.43	X	2 NOS	=	12.69	SQ.MT.	
Lift-2,3, Well	3.79	X	2.01	X	2 NOS	=	15.24	SQ.MT.	
Lift-4,Well	2.00	X	2.69	X	1 NO	=	5.38	SQ.MT.	
Lift-5,6, Well)	3.79	X	2.01	X	2 NOS	=	15.24	SQ.MT.	
TOTAL ELEC DUCT AREA PER FL. (17TH FLOOR)						=	**48.55**	**SQ.MT.**	**Y5**
TOTAL STAIRCASE, LIFT, LOBBY PREMIUM AREA [Y2 - (Y3 + Y5)]						=	**126.86**	**SQ.MT.**	

FORM - II

THIS PLAN IS DIGITALLY SIGN

APPROVED SUBJECT TO CONDITION MENTIONED IN THIS OFFICE LETTER UNDER NO. P-21012/2024/(4H)/R/C Ward/MAGATHANE R/C SIGNED ON EVEN DATE.

CONTENTS OF SHEET :

14TH TO 16TH FLOOR PLAN, 17TH FLOOR PLAN, BUILT UP LINE AREA DIAGRAM & CALCULATIONS, RERA CARPET LINE AREA DIAGRAM & CALCULATIONS, FOR (PARKING PURPOSE ONLY).

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING C.T.S. NO. 4H OF VILLAGE MAGATHANE, SAI BABA MANDIR ROAD, BORIVALI (WEST), MUMBAI – 400092.

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER

MR. ANUJ ASHOKKUMAR JAIN PARTNER OF
M/S. SHELAJI HORIZON LLP

Anuj Ashokkumar Jain — Digitally signed by Anuj Ashokkumar Jain Date: 2025.05.19 18:21:17 +05'30'

OFFICE ADDRESS: -
Office No 42, Rajgir Chambers, 12-14 Shahid, Shahid Bhagat Singh Road, Opp Old Custom House Fort, Mumbai- 400 001.

OWNER / DEVELOPER SIGNATURE

NORTH

Job no.	Drawing No.	Scale No.	Drawn By	Checked By	Date No.
	10/13	AS SHOWN	MANASI	MANASI	19.05.2025

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

N

AR DESIGN STUDIO
ARCHITECT & PROJECT CONSULTANT

Ankit Uttamchand Jain — Digitally signed by Ankit Uttamchand Jain Date: 2025.05.19 18:22:02 +05'30'

AR. ANKIT U. JAIN
L.ARCH.
REG. NO. CA / 2014 / 64508

OFFICE ADDRESS :- 2127, EAZE ZONE MALL, GOREGAON MULUND LINK ROAD, SUNDER NAGAR, MALAD (WEST) MUMBAI - 400064 | TEL : +91-7738723684

BRIHANMUMBAI MUNICIPAL CORPORATION

PLANS FOR CONSIDERATION

1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED

S.E. (B.P.)	A.E. (B.P.)	E.E. (B.P.)
MAHESH SHASHIKANT PAWAR — Digitally signed by MAHESH SHASHIKANT PAWAR Date: 2025.05.19 21:09:54 +05'30'	Shivshant Sudhakarao Doke — Digitally signed by Shivshant Sudhakarao Doke DN: cn=Shivshant Sudhakarao Doke, o=Personal, ou=Personal, email=As per the author of the document Date: 2025-05-20 12:14:06:30	SANTOSH UTTAMRAO RAUT — Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2025.05.22 19:37:32 +05'30'

IOD DRAWING — **SHEET SIZE : 1350 x 800**

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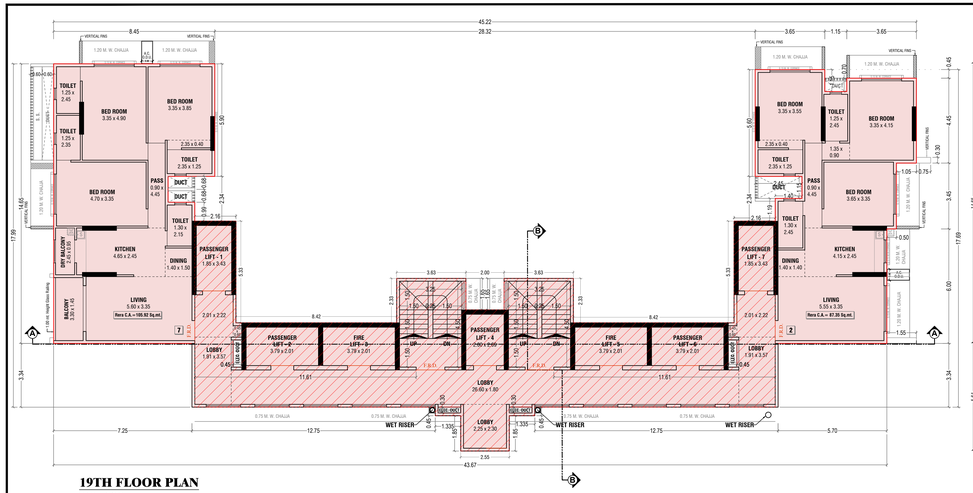
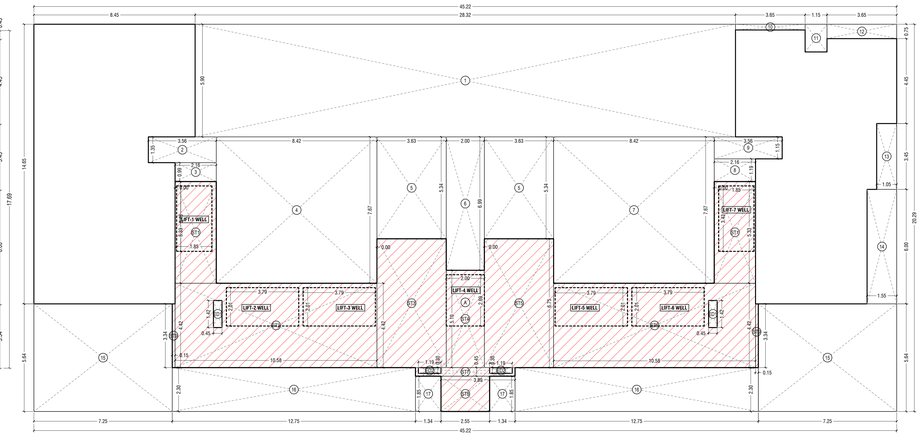




BUILT UP AREA CALCULATION

18TH FLOOR

A	45.22	X	29.15	X	1 NO	=	1318.16	SQ.MT.
					TOTAL ADDITION	=	**1318.16**	**SQ.MT. X**

DEDUCTIONS

1	28.32	X	5.90	X	2 NOS	=	334.18	SQ.MT.
2	3.56	X	1.35	X	1 NO	=	4.81	SQ.MT.
3	2.16	X	0.99	X	1 NO	=	2.14	SQ.MT.
4	8.42	X	7.67	X	1 NO	=	64.58	SQ.MT.
5	3.63	X	5.34	X	2 NOS	=	38.77	SQ.MT.
6	2.00	X	6.99	X	1 NO	=	13.98	SQ.MT.
7	8.42	X	7.67	X	1 NO	=	64.58	SQ.MT.
8	2.16	X	1.19	X	1 NO	=	2.57	SQ.MT.
9	3.56	X	1.15	X	1 NO	=	4.09	SQ.MT.
10	3.65	X	0.30	X	1 NO	=	1.10	SQ.MT.
11	1.15	X	1.45	X	1 NO	=	1.67	SQ.MT.
12	3.65	X	0.75	X	1 NO	=	2.74	SQ.MT.
13	1.05	X	3.45	X	1 NO	=	3.62	SQ.MT.
14	1.55	X	5.85	X	1 NO	=	9.07	SQ.MT.
15	33.22	X	1.35	X	1 NO	=	44.85	SQ.MT.
16	12.60	X	3.91	X	1 NO	=	49.27	SQ.MT.
17	1.34	X	3.46	X	2 NOS	=	9.27	SQ.MT.
18	2.55	X	1.61	X	1 NO	=	4.11	SQ.MT.
19	12.60	X	3.91	X	1 NO	=	49.27	SQ.MT.
					TOTAL DEDUCTION	=	**704.67**	**SQ.MT. Y1**
TOTAL BUILT UP AREA (X - Y1)						=	**613.49**	**SQ.MT. X1**

BUILT UP AREA CALCULATION

19TH FLOOR

A	45.22	X	20.29	X	1 NO	=	917.51	SQ.MT.
					TOTAL ADDITION	=	**917.51**	**SQ.MT. X**

DEDUCTIONS

1	28.32	X	5.90	X	1 NO	=	167.09	SQ.MT.
2	3.56	X	1.35	X	1 NO	=	4.81	SQ.MT.
3	2.16	X	0.99	X	1 NO	=	2.14	SQ.MT.
4	8.42	X	7.67	X	1 NO	=	64.58	SQ.MT.
5	3.63	X	5.34	X	2 NOS	=	38.77	SQ.MT.
6	2.00	X	6.99	X	1 NO	=	13.98	SQ.MT.
7	8.42	X	7.67	X	1 NO	=	64.58	SQ.MT.
8	2.16	X	1.19	X	1 NO	=	2.57	SQ.MT.
9	3.56	X	1.15	X	1 NO	=	4.09	SQ.MT.
10	3.65	X	0.30	X	1 NO	=	1.10	SQ.MT.
11	1.15	X	1.45	X	1 NO	=	1.67	SQ.MT.
12	3.65	X	0.75	X	1 NO	=	2.74	SQ.MT.
13	1.05	X	3.45	X	1 NO	=	3.62	SQ.MT.
14	1.55	X	6.00	X	1 NO	=	9.30	SQ.MT.
15	7.25	X	5.64	X	2 NOS	=	81.78	SQ.MT.
16	12.75	X	2.30	X	2 NOS	=	58.65	SQ.MT.
17	1.34	X	1.85	X	2 NOS	=	4.96	SQ.MT.
					TOTAL DEDUCTION	=	**526.43**	**SQ.MT. Y1**
TOTAL BUILT UP AREA (X - Y1)						=	**391.08**	**SQ.MT. X1**

STAIRCASE AREA CALCULATION

18TH FLOOR

ST1	2.16	X	5.33	X	2 NOS	=	23.03	SQ.MT.
ST2	10.58	X	4.42	X	1 NO	=	46.76	SQ.MT.
ST3	3.63	X	6.75	X	1 NO	=	24.50	SQ.MT.
ST4	2.00	X	5.10	X	1 NO	=	10.20	SQ.MT.
ST5	3.63	X	6.75	X	1 NO	=	24.50	SQ.MT.
ST6	10.58	X	4.42	X	1 NO	=	46.76	SQ.MT.
ST7	5.22	X	0.45	X	1 NO	=	2.35	SQ.MT.
ST8	2.55	X	1.85	X	1 NO	=	4.72	SQ.MT.
TOTAL STAIRCASE AREA PER FL. (18TH FLOOR)						=	**182.82**	**SQ.MT. Y2**

STAIRCASE AREA CALCULATION

19TH FLOOR

ST1	2.16	X	5.33	X	2 NOS	=	23.03	SQ.MT.
ST2	10.58	X	4.42	X	1 NO	=	46.76	SQ.MT.
ST3	3.63	X	6.75	X	1 NO	=	24.50	SQ.MT.
ST4	2.00	X	5.10	X	1 NO	=	10.20	SQ.MT.
ST5	3.63	X	6.75	X	1 NO	=	24.50	SQ.MT.
ST6	10.58	X	4.42	X	1 NO	=	46.76	SQ.MT.
ST7	5.22	X	0.45	X	1 NO	=	2.35	SQ.MT.
ST8	2.55	X	1.85	X	1 NO	=	4.72	SQ.MT.
ST9	0.15	X	3.34	X	2 NOS	=	1.00	SQ.MT.
TOTAL STAIRCASE AREA PER FL. (19TH FLOOR)						=	**183.82**	**SQ.MT. Y2**

ELEC DUCT AREA CALCULATION

18TH FLOOR

ED1	0.45	X	1.42	X	2 NOS	=	1.28	SQ.MT.
ED2	1.19	X	0.30	X	2 NOS	=	0.71	SQ.MT.
TOTAL DUCT AREA PER FL. (18TH FLOOR)						=	**1.99**	**SQ.MT. Y3**

ELEC DUCT AREA CALCULATION

19TH FLOOR

ED1	0.45	X	1.42	X	2 NOS	=	1.28	SQ.MT.
ED2	1.19	X	0.30	X	2 NOS	=	0.71	SQ.MT.
TOTAL DUCT AREA PER FL. (19TH FLOOR)						=	**1.99**	**SQ.MT. Y3**

NET BUILT UP AREA [X1 - (Y2 + Y3)]	=	**430.67 SQ.MT.**

NET BUILT UP AREA [X1 - (Y2 + Y3)]	=	**207.26 SQ.MT.**

LIFT WELL LESS AREA CALCULATIONS

18TH FLOOR

Lift-7_Well	1.85	X	3.43	X	2 NOS	=	12.69 SQ.MT.
Lift-2,3_Well	3.79	X	2.01	X	2 NOS	=	15.24 SQ.MT.
Lift-4,Well	2.00	X	2.69	X	1 NO	=	5.38 SQ.MT.
Lift-5,6, Well)	3.79	X	2.01	X	2 NOS	=	15.24 SQ.MT.
TOTAL ELEC DUCT AREA PER FL. (18TH FLOOR)						=	**48.55 SQ.MT. Y5**
TOTAL STAIRCASE, LIFT, LOBBY PREMIUM AREA [Y2 - (Y3 + Y5)]						=	**132.28 SQ.MT.**

LIFT WELL LESS AREA CALCULATIONS

19TH FLOOR

Lift-7_Well	1.85	X	3.43	X	2 NOS	=	12.69 SQ.MT.
Lift-2,3_Well	3.79	X	2.01	X	2 NOS	=	15.24 SQ.MT.
Lift-4,Well	2.00	X	2.69	X	1 NO	=	5.38 SQ.MT.
Lift-5,6, Well)	3.79	X	2.01	X	2 NOS	=	15.24 SQ.MT.
TOTAL ELEC DUCT AREA PER FL. (19TH FLOOR)						=	**48.55 SQ.MT. Y5**
TOTAL STAIRCASE, LIFT, LOBBY PREMIUM AREA [Y2 - (Y3 + Y5)]						=	**133.28 SQ.MT.**

RERA CARPET AREA CALCULATIONS

FOR PARKING PURPOSE ONLY

FOR 6TH & 7TH FLOOR

FLAT NO. 8

ADDITIONS

D.J.	0.15	X	1.05	X	1 NO	=	0.16	SQ.MT.
1	3.30	X	5.18	X	1 NO	=	17.09	SQ.MT.
2	1.77	X	2.33	X	1 NO	=	4.12	SQ.MT.
3	2.40	X	3.65	X	1 NO	=	8.76	SQ.MT.
4	3.05	X	4.35	X	1 NO	=	13.27	SQ.MT.
5	1.25	X	2.33	X	1 NO	=	2.91	SQ.MT.
6	3.15	X	3.70	X	1 NO	=	11.66	SQ.MT.
TOTAL ADDITIONS RERA CARPET AREA						=	**57.97**	**SQ.MT.**

RERA CARPET LINE AREA DIAGRAM FOR 6TH & 7TH FLOOR FLAT NO. 8

SCALE - 1:100

RERA CARPET AREA CALCULATIONS

FOR PARKING PURPOSE ONLY

FOR 12TH TO 16TH FLOOR

FLAT NO. 1

ADDITIONS

D.J.	0.15	X	1.05	X	1 NO	=	0.16	SQ.MT.
1	8.60	X	4.35	X	1 NO	=	37.41	SQ.MT.
2	1.25	X	2.33	X	1 NO	=	2.91	SQ.MT.
3	1.77	X	2.33	X	1 NO	=	4.12	SQ.MT.
4	3.30	X	5.18	X	1 NO	=	17.09	SQ.MT.
TOTAL ADDITIONS RERA CARPET AREA						=	**61.69**	**SQ.MT.**

RERA CARPET LINE AREA DIAGRAM FOR 12TH TO 16TH FLOOR FLAT NO. 1

SCALE - 1:100

RERA CARPET AREA CALCULATIONS

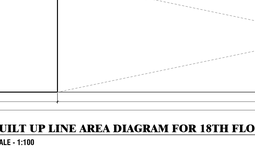
FOR PARKING PURPOSE ONLY

FOR 8TH TO 16TH FLOOR

FLAT NO. 8

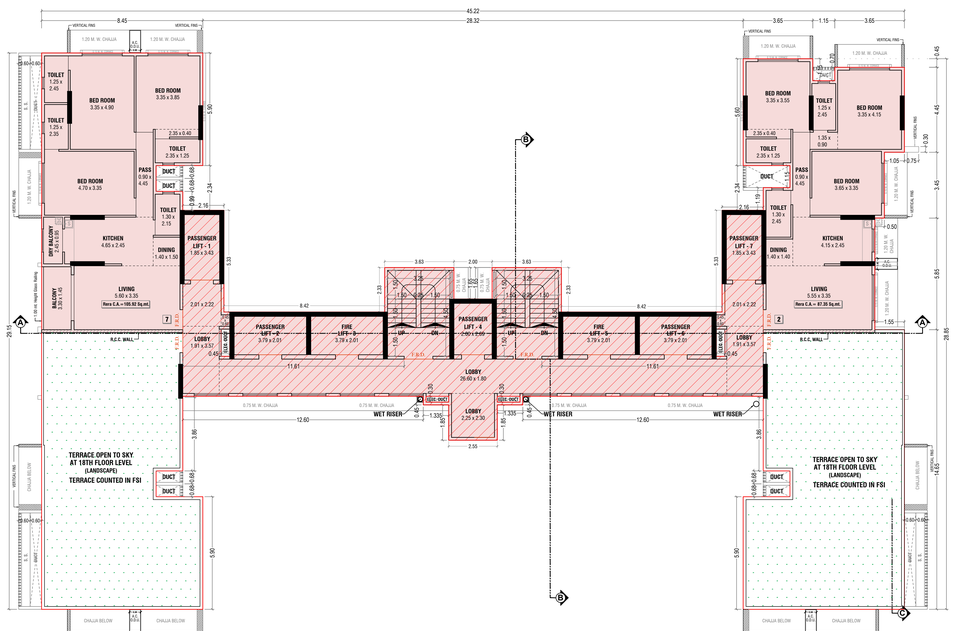
ADDITIONS

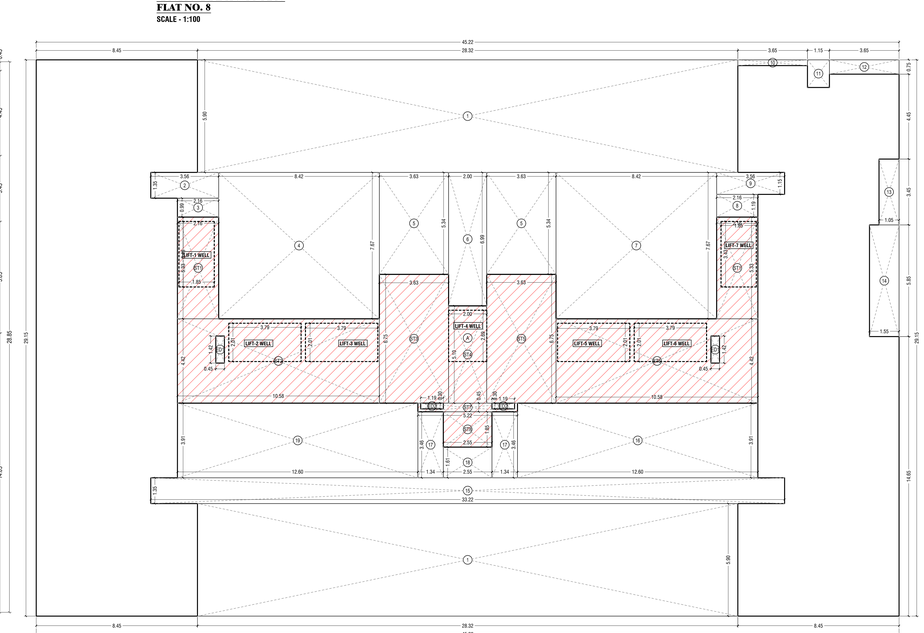
D.J.	0.15	X	1.05	X	1 NO	=	0.16	SQ.MT.
1	3.30	X	5.18	X	1 NO	=	17.09	SQ.MT.
2	1.77	X	2.33	X	1 NO	=	4.12	SQ.MT.
3	8.60	X	4.35	X	1 NO	=	37.41	SQ.MT.
4	1.25	X	2.33	X	1 NO	=	2.91	SQ.MT.
TOTAL ADDITIONS RERA CARPET AREA						=	**61.69**	**SQ.MT.**



RERA CARPET LINE AREA DIAGRAM FOR 8TH TO 16TH FLOOR FLAT NO. 8

SCALE - 1:100





FORM - II

THIS PLAN IS DIGITALLY SIGN

APPROVED SUBJECT TO CONDITION MENTIONED IN THIS OFFICE LETTER UNDER NO. P-21012/2024/(4H)/R/C Ward/MAGATHANE R/C SIGNED ON EVEN DATE.

CONTENTS OF SHEET :

19TH & 18TH FLOOR PLAN, BUILT UP LINE AREA DIAGRAM & CALCULATIONS,
RERA CARPET LINE AREA DIAGRAM & CALCULATIONS, FOR (PARKING PURPOSE ONLY).

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING C.T.S. NO. 4H OF VILLAGE MAGATHANE, SAI BABA MANDIR ROAD, BORIVALI (WEST), MUMBAI – 400092.

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER

MR. ANUJ ASHOKKUMAR JAIN PARTNER OF
M/S. SHEILAJI HORIZON LLP

Anuj Ashokkumar Jain — Digitally signed by Anuj Ashokkumar Jain Date: 2025.05.19 18:21:59 +05'30'

OFFICE ADDRESS: -
Office No-42, Rajgir Chambers, 12-14 Shahid, Shahid Bhagat Singh Road, Opp Old Custom House Fort, Mumbai- 400 001.

OWNER / DEVELOPER SIGNATURE

NORTH

Job no.	Drawing No.	Scale No.	Down By	Checked By	Date No.
	11/13	AS SHOWN	MANASI	MANASI	19.05.2025

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

AR DESIGN STUDIO
ARCHITECT & PROJECT CONSULTANT

Ankit Uttamchand Jain — Digitally signed by Ankit Uttamchand Jain Date: 2025.05.19 18:52:56 +05'30'

AR. ANKIT U. JAIN
B. ARCH
REG. NO. CA / 2014 / 64556

OFFICE ADDRESS :- 2127, EAZE ZONE MALL, GOREGAON MULUND LINK ROAD, SUNDER NAGAR, MALAD (WEST), MUMBAI - 400064. (TEL. : +91-7738723664

BRIHANMUMBAI MUNCIPAL CORPORATION

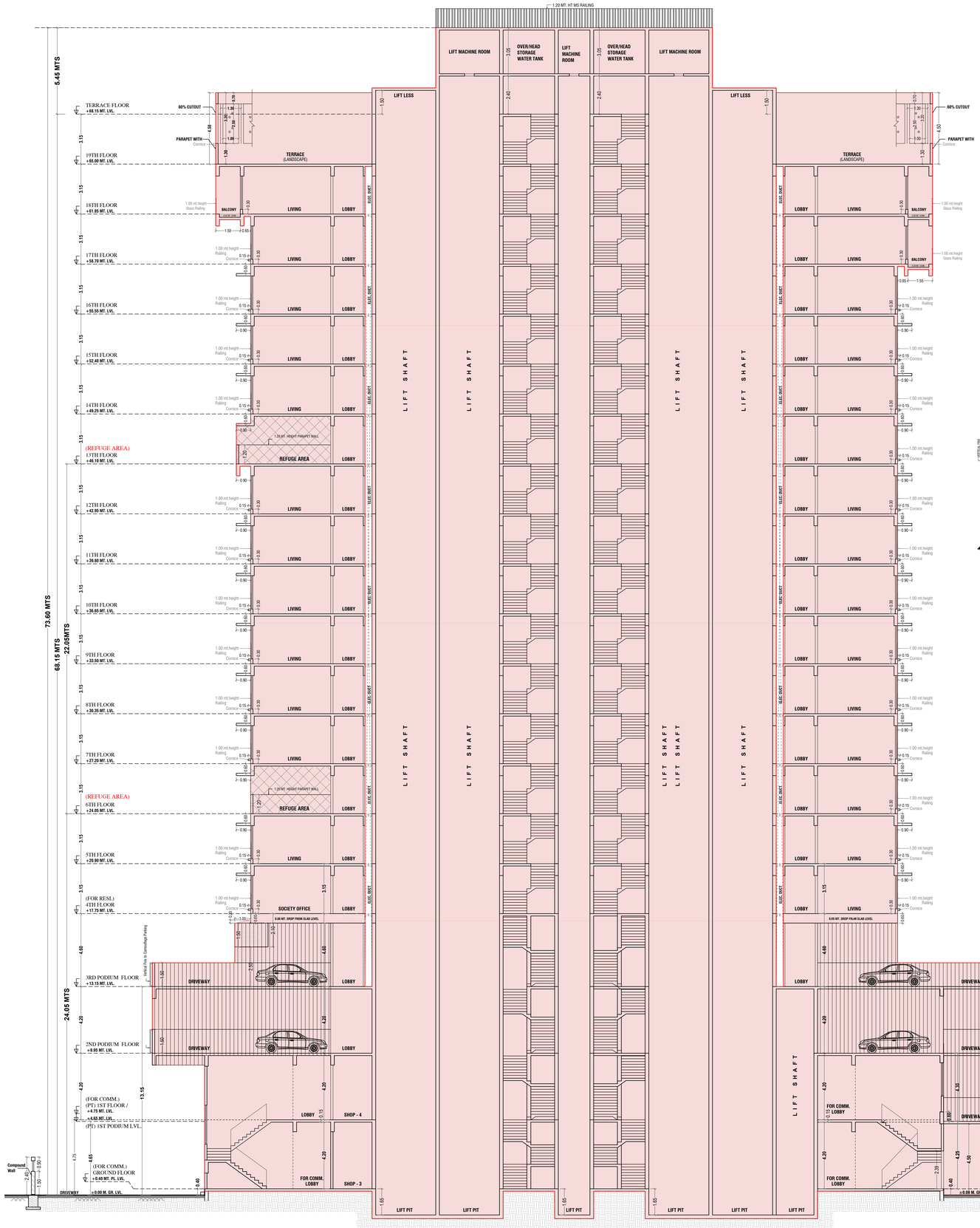
PLANS FOR CONSIDERATION

1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED

S.E. (B.P.)	A.E. (B.P.)	E.E. (B.P.)
MAHESH SHASHIKA NT PAWAR — Digitally signed by MAHESH SHASHIKANT PAWAR Date: 2025.05.19 21:36:57 +05'30'	Shivshant Sudhakar rao Doke — Digitally signed by Shivshant Sudhakar rao Doke Date: 2025.05.22 11:44:08 +05'30' Reason: I am the author of this document Location:	SANTOSH UTTAMRAO RAUT — Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2025.05.23 19:37:42 +05'30'

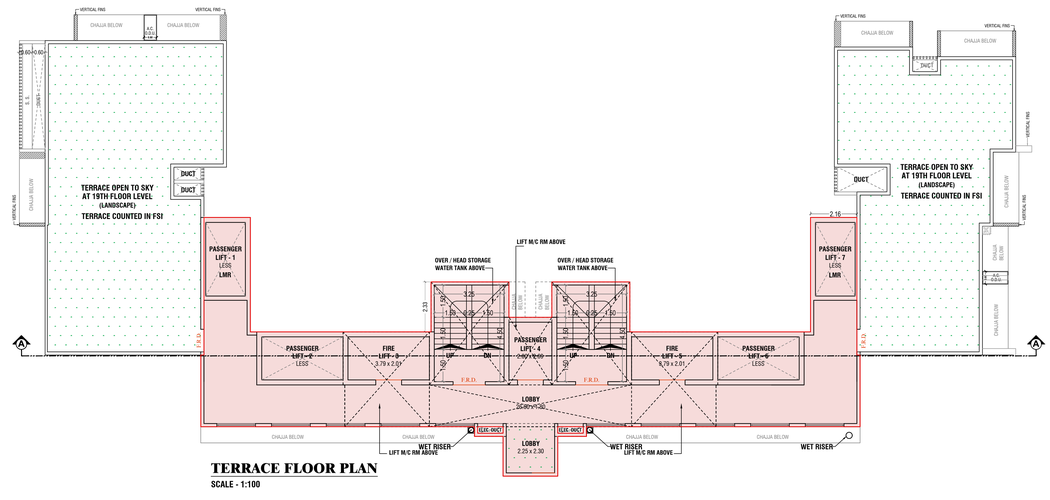
IOD DRAWING — **SHEET SIZE : 1200 x 900**

FILE NO: - P-21012/2024/(4H)/R/C WARD/MAGATHANE R/C - UNDER REG.33(7)B



SECTION :- A-A

SCALE - 1:100



TERRACE FLOOR PLAN

SCALE - 1:100

FORM - II

THIS PLAN IS DIGITALLY SIGN

APPROVED SUBJECT TO CONDITION MENTIONED IN THIS OFFICE LETTER UNDER NO: P-21012/2024/(4H)/R/C Ward/MAGATHANE R/C SIGNED ON EVEN DATE.

CONTENTS OF SHEET :

TERRACE FLOOR PLAN, SECTION A-A.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING C.T.S. NO. 4H OF VILLAGE MAGATHANE, SAI BABA MANDIR ROAD, BORIVALI (WEST), MUMBAI – 400092.

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER

MR. ANUJ ASHOKKUMAR JAIN PARTNER OF M/S. SHELAJI HORIZON LLP

OFFICE ADDRESS: -

Office No 42, Rajgir Chambers, 12-14 Shahid, Shahid Bhagat Singh Road, Opp Old Custom House Fort, Mumbai- 400 001.

Anuj Ashokkumar Jain — Digitally signed by Anuj Ashokkumar Jain Date: 2025.05.19 18:22:25 +05'30'

OWNER / DEVELOPER SIGNATURE

Job no.	Drawing No.	Scale No.	Drawn By	Checked By	Date No.
	12/13	AS SHOWN	MANASI	MANASI	19.05.2025

NORTH

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

AR DESIGN STUDIO — ARCHITECT & PROJECT CONSULTANT

Ankit Uttamchand Jain — Digitally signed by Ankit Uttamchand Jain Date: 2025.05.19 18:53:26 +05'30'

AR. ANKIT U. JAIN

B. ARCH.

REG. NO. CA / 2014/ 64556

OFFICE ADDRESS :- 2127, EAZE ZONE MALL, GOREGAON MULUND LINK ROAD, SUNDER NAGAR, MALAD (WEST), MUMBAI - 400064 | TEL: +91-7738723684

BRIHANMUMBAI MUNCIPAL CORPORATION

PLANS FOR CONSIDERATION

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MAHESH SHASHIKANT PAWAR — Digitally signed by MAHESH SHASHIKANT PAWAR Date: 2025.05.19 21:07:56 +05'30'	Shivshant Sudhakar rao Doke — Digitally signed by Shivshant Sudhakar rao Doke DN: cn=Shivshant Sudhakar rao Doke, o=IR, ou=Personal, email=Shivshant@gmail.com, c=IN Reason: I am the author of this document Date: 2025-05-20 12:15:49 +05'30'	SANTOSH UTTAMRAO RAUT — Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2025.05.22 19:37:57 +05'30'
S.E. (B.P.)	A.E. (B.P.)	E.E. (B.P.)

IOD DRAWING | **SHEET SIZE : 1100 x 900**

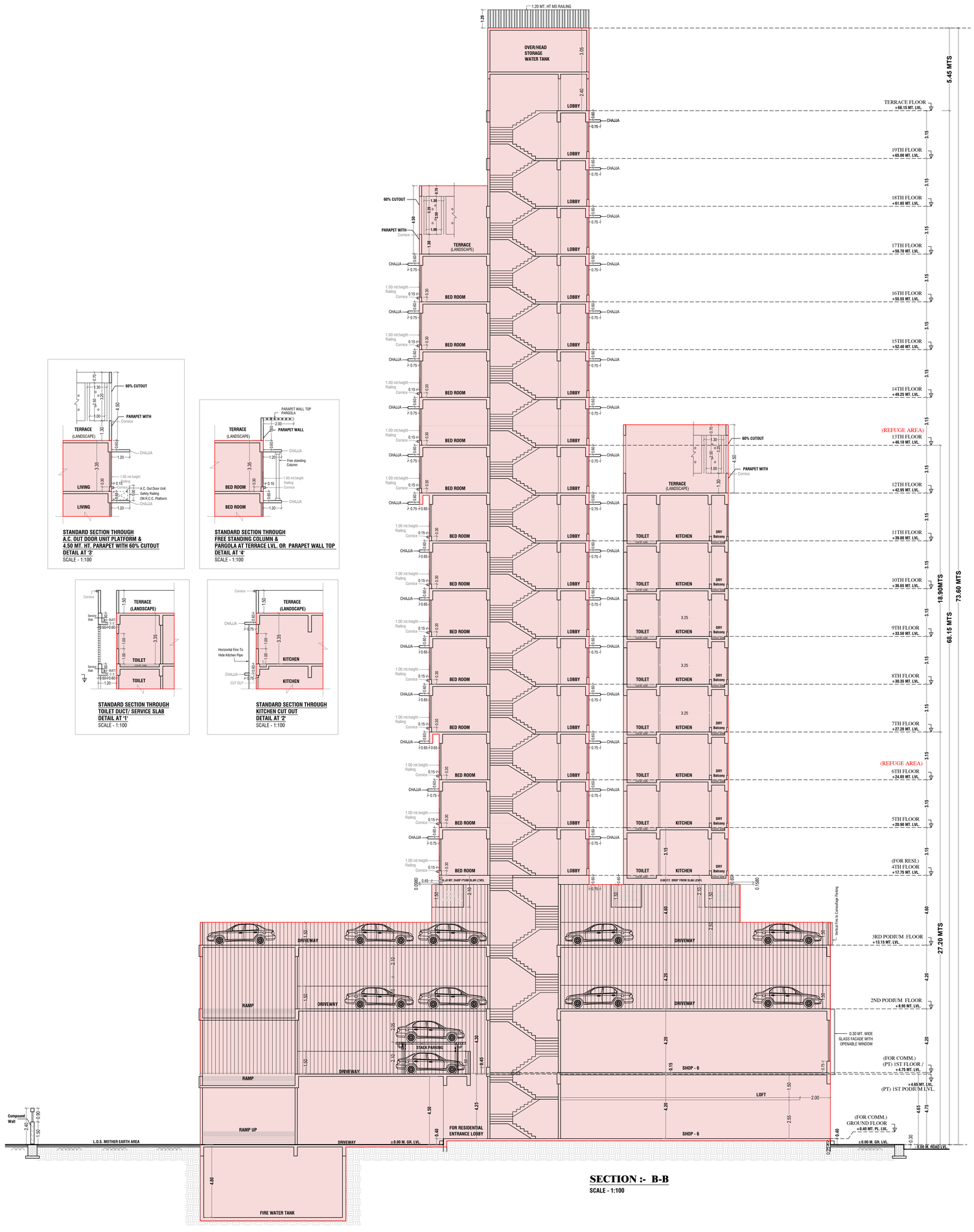
FILE NO: - P-21012/2024/(4H)/R/C WARD/MAGATHANE R/C - UNDER REG.33(7)B

STANDARD SECTION THROUGH
A.C. OUT DOOR UNIT PLATFORM &
4.50 MT. HT. PARAPET WITH 60% CUTOUT
DETAIL AT '3'
SCALE - 1:100

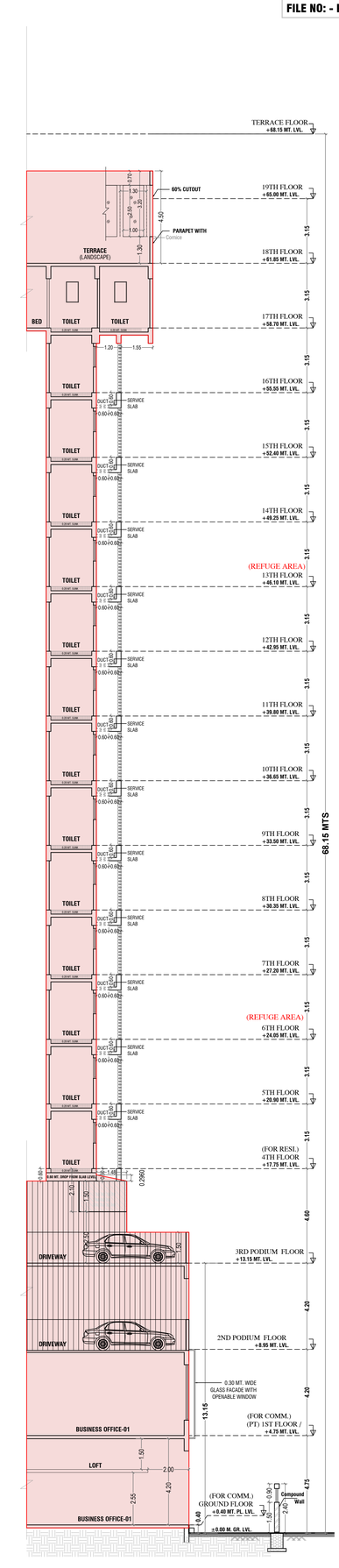
STANDARD SECTION THROUGH
FREE STANDING COLUMN &
PARGOLA AT TERRACE LVL. OR PARAPET WALL TOP
DETAIL AT '4'
SCALE - 1:100

STANDARD SECTION THROUGH
TOILET DUCT/ SERVICE SLAB
DETAIL AT '1'
SCALE - 1:100

STANDARD SECTION THROUGH
KITCHEN CUT OUT
DETAIL AT '2'
SCALE - 1:100



SECTION :- B-B
SCALE - 1:100



SECTION :- C-C
SCALE - 1:100

FORM - II

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CONTENTS OF SHEET :

SECTION'S

DESCRIPTION OF PROPOSAL AND PROPERTY

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NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER

MR. ANUJ ASHOKKUMAR JAIN PARTNER OF
M/S. SHELAJI HORIZON LLP

Anuj Ashokkumar Jain — Digitally signed by Anuj Ashokkumar Jain Date: 2025.05.19 18:22:47 +05'30'

OFFICE ADDRESS: -
Office No 42, Rajgir Chambers, 12-14 Shahid, Shahid Bhagat Singh Road, Opp Old Custom House Fort, Mumbai- 400 001.

OWNER / DEVELOPER SIGNATURE

NORTH

Job no.	Drawing No.	Scale No.	Dawn By	Checked By	Date No.
	13/13	AS SHOWN	MANASI	MANASI	19.05.2025

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

AR DESIGN STUDIO
ARCHITECT & PROJECT CONSULTANT

Ankit Uttamch and Jain — Digitally signed by Ankit Uttamchand Jain Date: 2025.05.19 18:33:57 +05'30'

AR. ANKIT U. JAIN
B. ARCH
REG. NO. CA / 2014/ 64556

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BRIHANMUMBAI MUNCIPAL CORPORATION

PLANS FOR CONSIDERATION

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MAHESH SHASHIKANT PAWAR	Shivshant Sudhakarrao Doke	SANTOSH UTTAMRAO RAUT
Digitally signed by MAHESH SHASHIKANT PAWAR Date: 2025.05.19 21:39:07 +05'30'	Digitally signed by Shivshant Sudhakarrao Doke Date: 2025.05.20 12:15:05:30	Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2025.05.22 19:38:09 +05'30'
S.E. (B.P.)	A.E. (B.P.)	E.E. (B.P.)