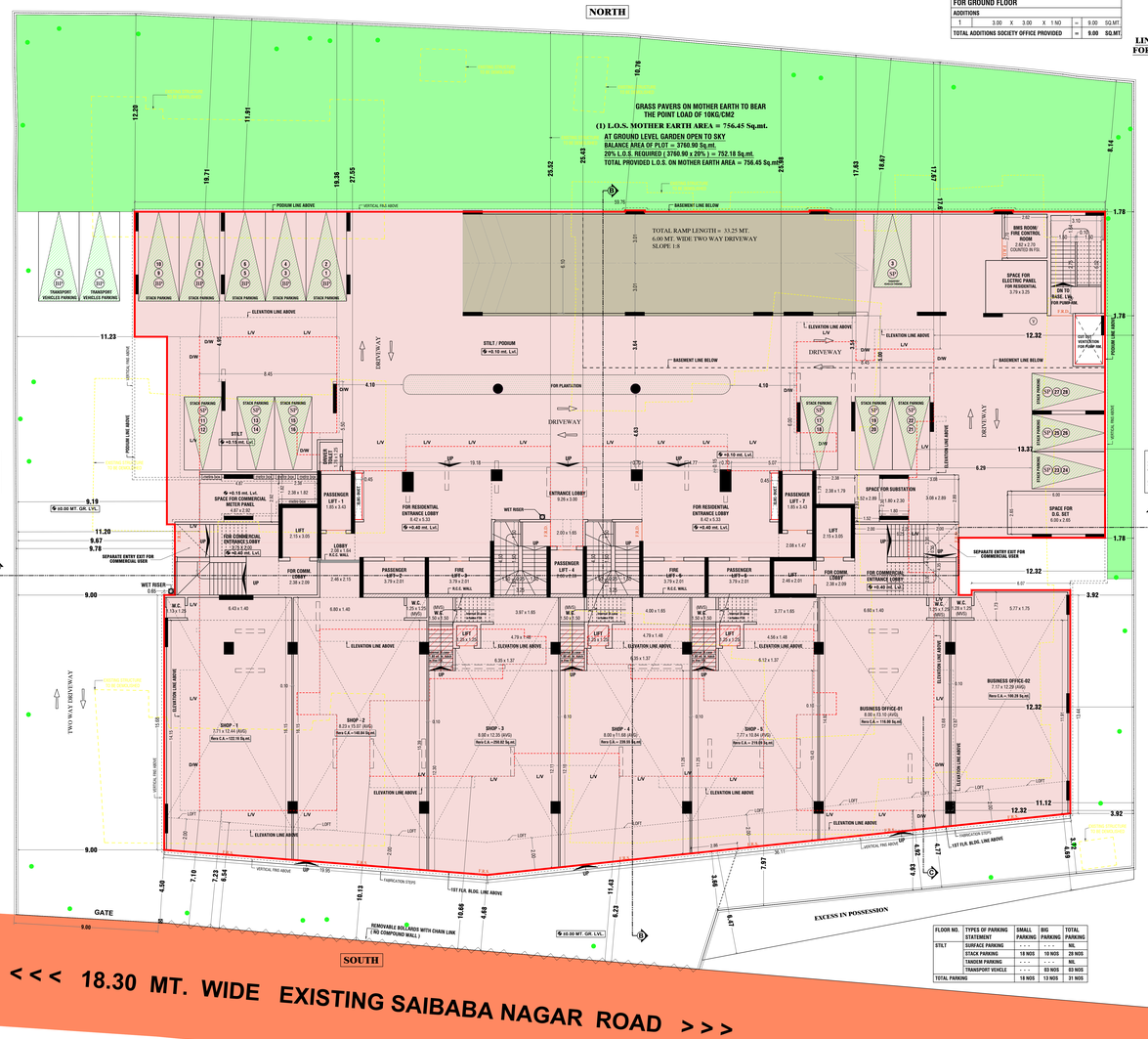
IOD DRAWING — **SHEET SIZE : 1550 X 900**

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



GROUND FLOOR PLAN FOR COMMERCIAL

SCALE - 1:100

BUILT UP AREA CALCULATIONS FOR BMS ROOM FOR GROUND FLOOR

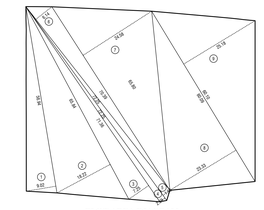
ADDITIONS

1	3.00	X	3.00	X 1.160	=	9.00 SQ.MT.

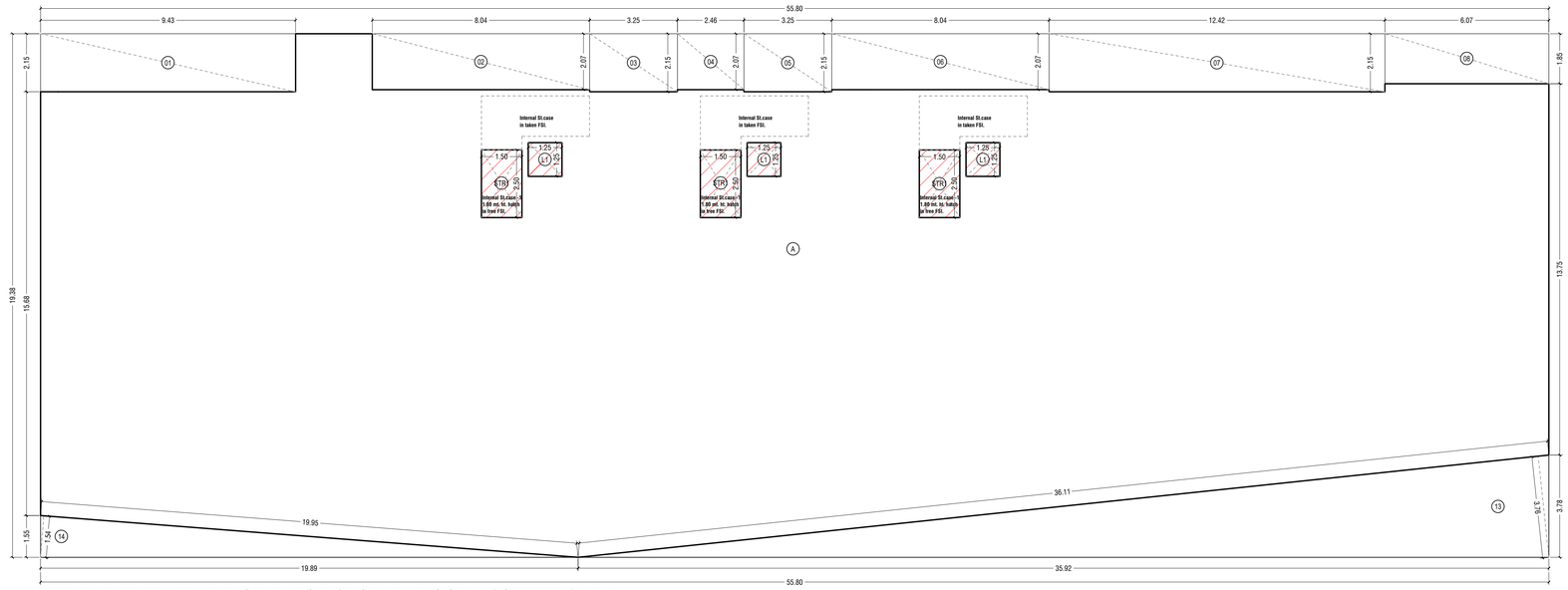
TOTAL ADDITIONS SOCIETY OFFICE PROVIDED = **9.00 SQ.MT.**

BMS ROOM LINE AREA DIAGRAM FOR GROUND FLOOR

SCALE - 1:100



IOD DRAWING	SHEET SIZE : 900 x 950
FILE NO: - P-21012/2024/(4H)/R/C Ward/MAGATHANE R/C	



BUILT UP LINE AREA DIAGRAM FOR GROUND FLOOR (COMMERCIAL)

SCALE - 1:100

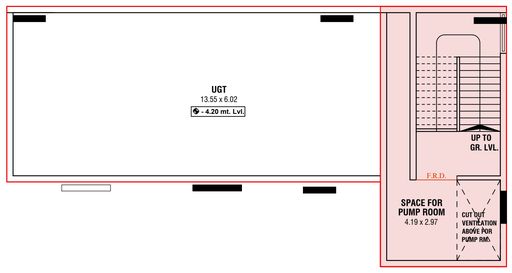
BUILT UP AREA CALCULATION

GROUND FLOOR						
A	55.80	X	19.38	X 1 NO	=	1081.40 SQ.MT.
				TOTAL ADDITION	=	1081.40 SQ.MT. X
DEDUCTIONS						
1	9.43	X	2.15	X 1 NO	=	20.27 SQ.MT.
2	8.04	X	2.07	X 1 NO	=	16.64 SQ.MT.
3	3.25	X	2.15	X 1 NO	=	6.99 SQ.MT.
4	2.46	X	2.07	X 1 NO	=	5.09 SQ.MT.
5	3.25	X	2.15	X 1 NO	=	6.99 SQ.MT.
6	8.04	X	2.07	X 1 NO	=	16.64 SQ.MT.
7	12.42	X	2.15	X 1 NO	=	26.70 SQ.MT.
8	6.07	X	1.85	X 1 NO	=	11.24 SQ.MT.
14	0.50	X	36.11	X 3.76 X 1 NO	=	67.89 SQ.MT.
15	0.50	X	19.95	X 1.54 X 1 NO	=	15.36 SQ.MT.
				TOTAL DEDUCTION	=	193.81 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]					=	887.59 SQ.MT. X1

INTERNAL STAIRCASE, VIDE AREA CALCULATIONS

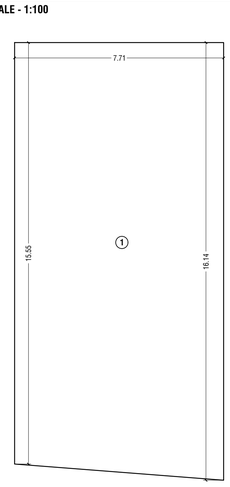
GROUND FLOOR						
INT. STR1	1.50	X	2.50	X 3 NOS	=	11.25 SQ.MT.
INT. L1	1.25	X	1.25	X 3 NOS	=	4.69 SQ.MT.
TOTAL INTERNAL STAIRCASE AREA (GROUND FLOOR)					=	15.94 SQ.MT. Y3

NET BUILT UP AREA [X1 - (Y2+Y3)]	=	871.65 SQ.MT.



SERVICE BASEMENT FLOOR PLAN FOR PUMP ROOM, STP AND U.G. TANK

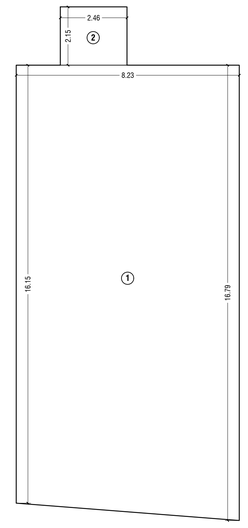
SCALE - 1:100



RERA CARPET LINE AREA DIAGRAM FOR GROUND FLOOR SHOP NO. 1

SCALE - 1:100

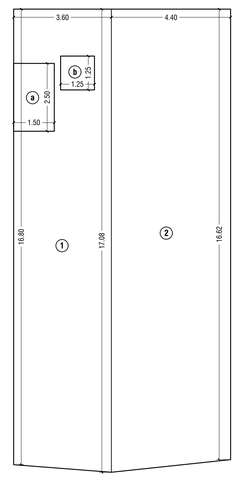
RERA CARPET AREA CALCULATIONS						
FOR GROUND FLOOR						
SHOP NO. 1						
ADDITIONS						
1	(15.55 + 16.14)	X	7.71	X 0.50	=	122.16 SQ.MT.
TOTAL ADDITIONS RERA CARPET AREA					=	122.16 SQ.MT.



RERA CARPET LINE AREA DIAGRAM FOR GROUND FLOOR SHOP NO. 2

SCALE - 1:100

RERA CARPET AREA CALCULATIONS						
FOR GROUND FLOOR						
SHOP NO. 2						
ADDITIONS						
1	(16.15 + 16.79)	X	8.23	X 0.50	=	135.55 SQ.MT.
2	2.46	X	2.15	X 1.00	=	5.29 SQ.MT.
TOTAL ADDITIONS RERA CARPET AREA					=	140.84 SQ.MT.



RERA CARPET LINE AREA DIAGRAM FOR GROUND FLOOR SHOP NO. 3

SCALE - 1:100

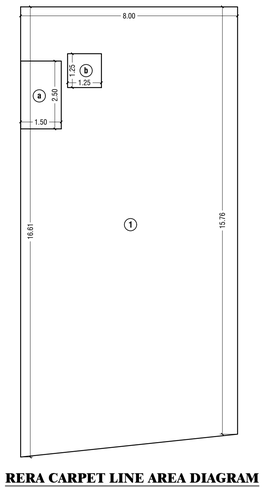
RERA CARPET AREA CALCULATIONS						
FOR GROUND FLOOR						
SHOP NO. 3						
ADDITIONS						
1	(16.80 + 17.08)	X	3.60	X 0.50	=	60.98 SQ.MT.
2	(17.08 + 16.62)	X	4.40	X 0.50	=	74.14 SQ.MT.
				TOTAL ADDITIONS	=	135.12 SQ.MT.
DEDUCTION						
a	1.50	X	2.50	X 1 NO	=	3.75 SQ.MT.
b	1.25	X	1.25	X 1 NO	=	1.56 SQ.MT.
				TOTAL ADDITIONS	=	5.31 SQ.MT.
TOTAL RERA CARPET AREA					=	129.81 SQ.MT.

RERA CARPET AREA CALCULATIONS						
FOR GROUND FLOOR						
SHOP NO. 4						
ADDITIONS						
1	(16.61 + 15.76)	X	8.00	X 0.50	=	129.48 SQ.MT.
TOTAL ADDITIONS RERA CARPET AREA					=	129.48 SQ.MT.
DEDUCTION						
a	1.50	X	2.50	X 1 NO	=	3.75 SQ.MT.
b	1.25	X	1.25	X 1 NO	=	1.56 SQ.MT.
				TOTAL ADDITIONS	=	5.31 SQ.MT.
TOTAL RERA CARPET AREA					=	124.17 SQ.MT.

RERA CARPET AREA CALCULATIONS						
FOR GROUND FLOOR						
SHOP NO. 5						
ADDITIONS						
1	(15.75 + 14.94)	X	7.77	X 0.50	=	119.23 SQ.MT.
TOTAL ADDITIONS RERA CARPET AREA					=	119.23 SQ.MT.
DEDUCTION						
a	1.50	X	2.50	X 1 NO	=	3.75 SQ.MT.
b	1.25	X	1.25	X 1 NO	=	1.56 SQ.MT.
				TOTAL ADDITIONS	=	5.31 SQ.MT.
TOTAL RERA CARPET AREA					=	113.92 SQ.MT.

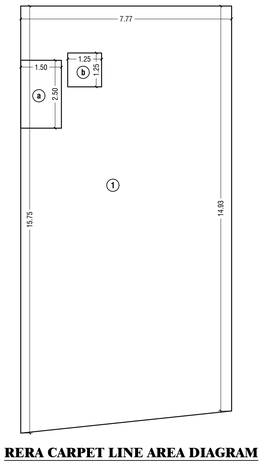
RERA CARPET AREA CALCULATIONS						
FOR GROUND FLOOR						
BUSINESS OFFICE-01						
ADDITIONS						
1	(14.92 + 14.08)	X	8.00	X 0.50	=	116.00 SQ.MT.
TOTAL ADDITIONS RERA CARPET AREA					=	116.00 SQ.MT.

RERA CARPET AREA CALCULATIONS						
FOR GROUND FLOOR						
BUSINESS OFFICE-02						
ADDITIONS						
1	(14.07 + 13.31)	X	7.19	X 0.50	=	98.43 SQ.MT.
2	5.77	X	0.32	X 1NOS	=	1.85 SQ.MT.
TOTAL ADDITIONS RERA CARPET AREA					=	100.28 SQ.MT.



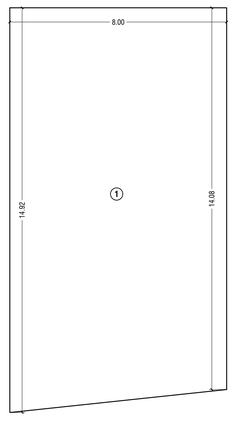
RERA CARPET LINE AREA DIAGRAM FOR GROUND FLOOR SHOP NO. 4

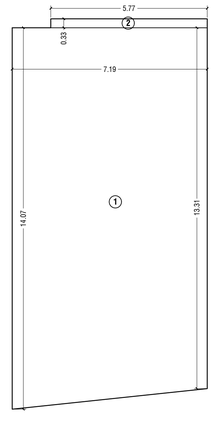
SCALE - 1:100



RERA CARPET LINE AREA DIAGRAM FOR GROUND FLOOR BUSINESS OFFICE-01

SCALE - 1:100





RERA CARPET LINE AREA DIAGRAM FOR GROUND FLOOR BUSINESS OFFICE-02

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 :

BASEMENT 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 18:16:30 +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.	Dawn By	Checked By	Date No.
	02/13	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 18:37:38 +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

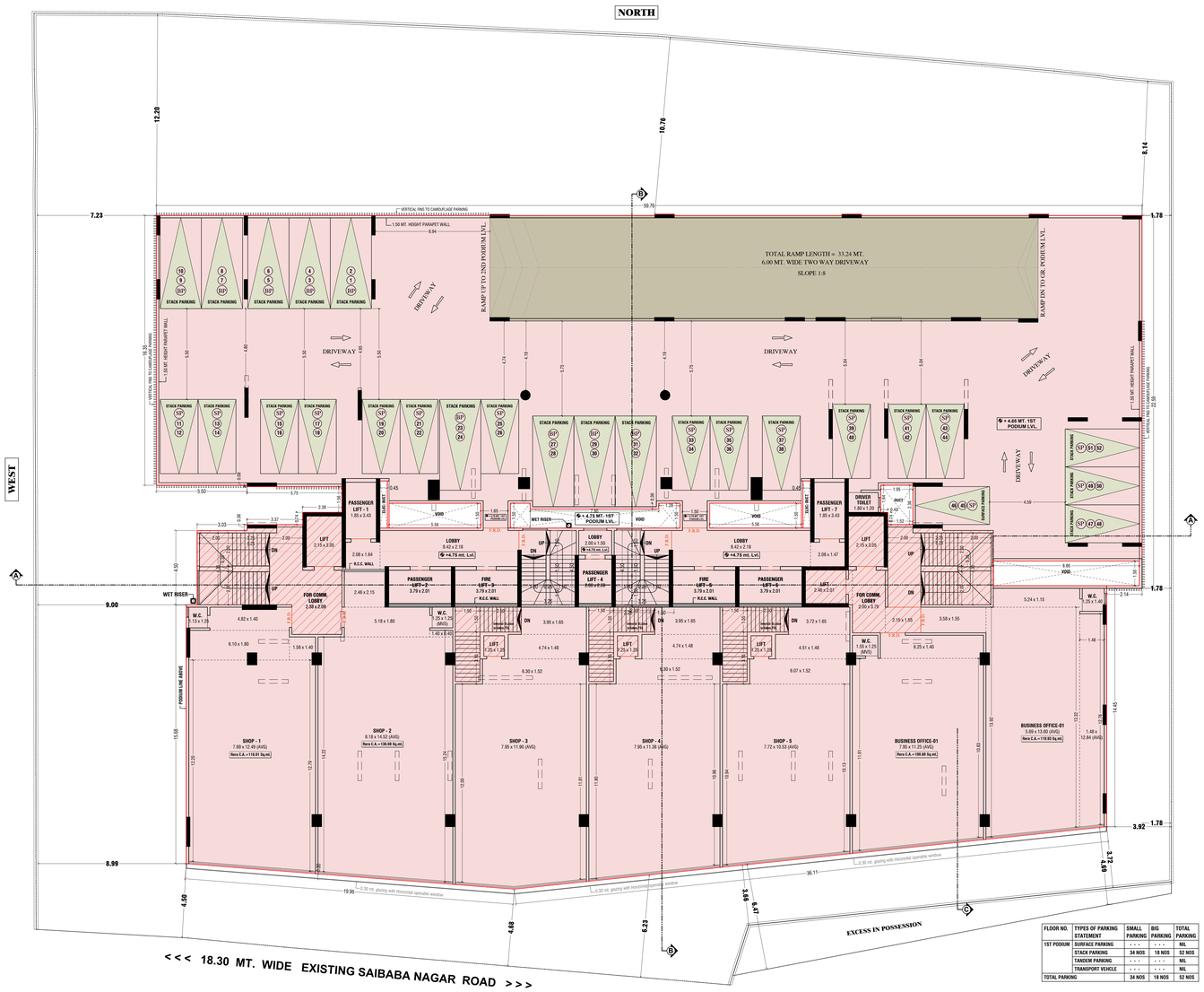
PLANS FOR CONSIDERATION

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 21:23:18 +05'30'	Shivshant Sudhakar rao Doke — Digitally signed by Shivshant Sudhakarrao Doke DN: cn=Shivshant Sudhakarrao Doke o=N o=Personal Reason: I am the author of this document Location: Date: 2025-05-20 10:12:05-05	SANTOSH UTTAMRAO RAUT — Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2025.05.22 19:35:39 +05'30'
S.E. (B.P.)	A.E. (B.P.)	E.E. (B.P.)

IOD DRAWING — SHEET SIZE : 1400 x 900

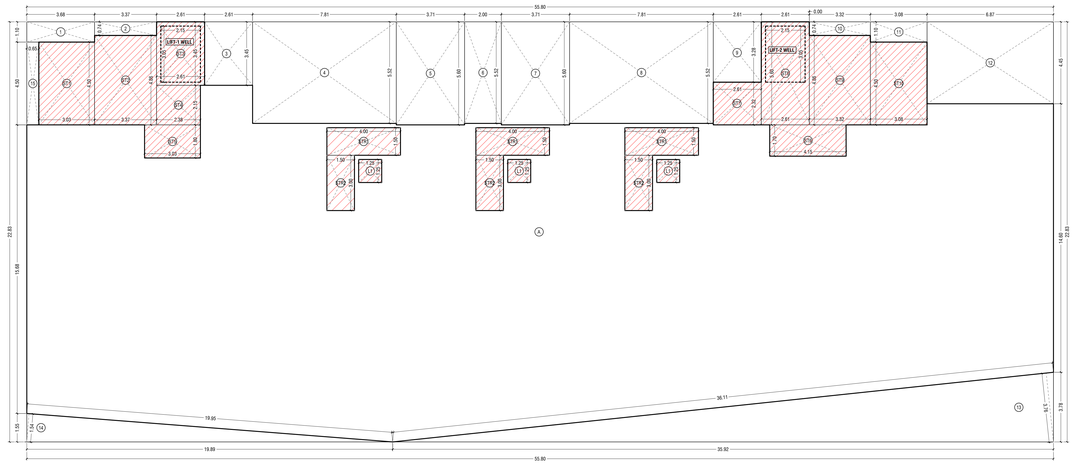
FILE NO: - P-21012/2024/(4H)/R/C Ward/MAGATHANE R/C



FLOOR NO.	TYPES OF PARKING STATEMENT	SMALL PARKING	BIG PARKING	TOTAL PARKING
1ST PODIUM	SURFACE PARKING	- - -	- - -	NIL
	STACK PARKING	34 NOS	18 NOS	52 NOS
	TANDEM PARKING	- - -	- - -	NIL
	TRANSPORT VEHICLE	- - -	- - -	NIL
TOTAL PARKING		34 NOS	18 NOS	52 NOS

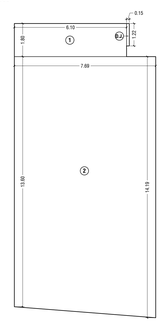
1ST FLOOR COMMERCIAL / 1ST PODIUM FLOOR PLAN

SCALE - 1:100



BUILT UP LINE AREA DIAGRAM FOR 1ST FLOOR (COMMERCIAL)

SCALE - 1:100



LIFT WELL LESS AREA CALCULATIONS FOR 1ST FLOOR						
DEDUCTIONS						
Lift-1,2, Well	2.15	X	3.05	X 2 NOS	=	13.12 SQ.MT.
TOTAL LIFT WELL AREA					=	13.12 SQ.MT.

BUILT UP AREA CALCULATION

1ST FLOOR						
A	55.80	X	22.83	X 1 NO	=	1273.91 SQ.MT.
TOTAL ADDITION					=	1273.91 SQ.MT. X
DEDUCTIONS						
1	3.61	X	1.10	X 1 NO	=	4.18 SQ.MT.
2	3.37	X	0.74	X 1 NO	=	2.49 SQ.MT.
3	2.61	X	3.45	X 1 NO	=	9.00 SQ.MT.
4	7.81	X	5.52	X 1 NO	=	43.11 SQ.MT.
5	3.71	X	5.60	X 1 NO	=	20.78 SQ.MT.
6	2.00	X	5.52	X 1 NO	=	11.04 SQ.MT.
7	3.71	X	5.60	X 1 NO	=	20.78 SQ.MT.
8	7.81	X	5.52	X 1 NO	=	43.11 SQ.MT.
9	2.61	X	3.28	X 1 NO	=	8.56 SQ.MT.
10	3.32	X	0.74	X 1 NO	=	2.46 SQ.MT.
11	3.08	X	1.10	X 1 NO	=	3.39 SQ.MT.
12	6.87	X	4.45	X 1 NO	=	30.57 SQ.MT.
13	1/2 X	36.11	X	3.78 X 1 NO	=	67.89 SQ.MT.
14	1/2 X	19.95	X	1.54 X 1 NO	=	15.36 SQ.MT.
15	0.65	X	4.50	X 1 NO	=	2.93 SQ.MT.
TOTAL DEDUCTION					=	295.65 SQ.MT. Y1
TOTAL BUILT UP AREA (X - Y1)					=	980.26 SQ.MT. X1

STAIRCASE, LIFT & LOBBY AREA CALCULATIONS

1ST FLOOR						
ST1	3.83	X	4.50	X 1 NO	=	13.64 SQ.MT.
ST2	3.37	X	4.86	X 1 NO	=	16.38 SQ.MT.
ST3	2.61	X	3.45	X 1 NO	=	9.00 SQ.MT.
ST4	2.38	X	2.15	X 1 NO	=	5.12 SQ.MT.
ST5	3.03	X	1.80	X 1 NO	=	5.45 SQ.MT.
ST6	4.15	X	1.70	X 1 NO	=	7.06 SQ.MT.
ST7	2.61	X	2.32	X 1 NO	=	6.06 SQ.MT.
ST8	2.61	X	5.60	X 1 NO	=	14.62 SQ.MT.
ST9	3.32	X	4.86	X 1 NO	=	16.14 SQ.MT.
ST10	3.08	X	4.50	X 1 NO	=	13.86 SQ.MT.
TOTAL STAIRCASE AREA (1ST FLOOR)					=	107.33 SQ.MT. Y2

INTERNAL STAIRCASE, VIDE AREA CALCULATIONS

1ST FLOOR						
INT. STR1	4.00	X	1.50	X 3 NOS	=	18.00 SQ.MT.
INT. STR2	1.50	X	3.00	X 3 NOS	=	13.50 SQ.MT.
INT. L1	1.25	X	1.25	X 3 NOS	=	4.69 SQ.MT.
TOTAL INTERNAL STAIRCASE AREA (1ST FLOOR)					=	36.19 SQ.MT. Y3

NET BUILT UP AREA [X1 - (Y2+Y3)]	=	844.74 SQ.MT.

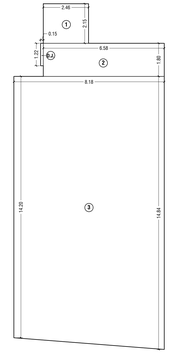
RERA CARPET LINE AREA DIAGRAM FOR 1ST FLOOR SHOP NO. 1

SCALE - 1:100

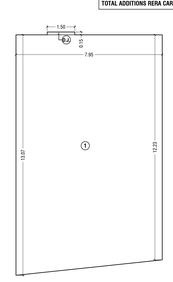
RERA CARPET AREA CALCULATIONS FOR 1ST FLOOR SHOP NO. 1						
ADDITIONS						
D.J.	0.15	X	1.22	X 1 NO	=	0.18 SQ.MT.
1	6.10	X	1.80	X 1 NO	=	10.98 SQ.MT.
2	(13.60 + 14.19)	X	7.69	X 0.50	=	106.85 SQ.MT.
TOTAL ADDITIONS RERA CARPET AREA					=	118.01 SQ.MT.

RERA CARPET LINE AREA DIAGRAM FOR 1ST FLOOR SHOP NO. 2

SCALE - 1:100



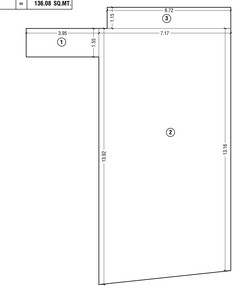
RERA CARPET AREA CALCULATIONS FOR 1ST FLOOR SHOP NO. 2						
ADDITIONS						
D.J.	0.15	X	1.22	X 1 NO	=	0.18 SQ.MT.
1	2.46	X	2.15	X 1 NO	=	5.29 SQ.MT.
2	6.58	X	1.80	X 1 NO	=	11.84 SQ.MT.
3	(14.20 + 14.84)	X	8.18	X 0.50	=	118.77 SQ.MT.
TOTAL ADDITIONS RERA CARPET AREA					=	136.08 SQ.MT.



RERA CARPET LINE AREA DIAGRAM FOR 1ST FLOOR BUSINESS OFFICE-01

SCALE - 1:100

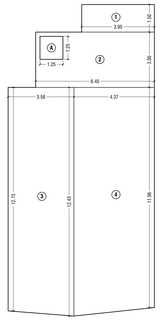
RERA CARPET AREA CALCULATIONS FOR 1ST FLOOR BUSINESS OFFICE-01						
ADDITIONS						
D.J.	1.50	X	0.15	X 1 NO	=	0.23 SQ.MT.
1	(13.07 + 12.23)	X	7.95	X 0.50	=	100.57 SQ.MT.
TOTAL RERA CARPET AREA					=	100.80 SQ.MT. (X)



RERA CARPET LINE AREA DIAGRAM FOR 1ST FLOOR BUSINESS OFFICE-02

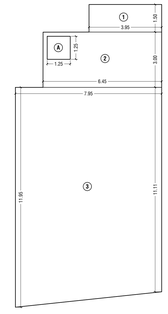
SCALE - 1:100

RERA CARPET AREA CALCULATIONS FOR 1ST FLOOR BUSINESS OFFICE-02						
ADDITIONS						
1	3.95	X	1.55	X 1 NO	=	6.12 SQ.MT.
2	(13.92 + 13.16)	X	7.17	X 0.50	=	97.08 SQ.MT.
3	6.72	X	1.15	X 1 NO	=	7.73 SQ.MT.
TOTAL RERA CARPET AREA					=	110.93 SQ.MT. (X)



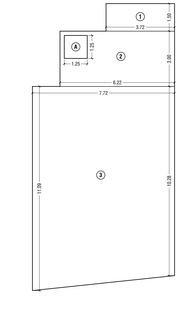
RERA CARPET LINE AREA DIAG. FOR 1ST FLOOR SHOP NO. 3

SCALE - 1:100



RERA CARPET LINE AREA DIAG. FOR 1ST FLOOR SHOP NO. 4

SCALE - 1:100



RERA CARPET LINE AREA DIAG. FOR 1ST FLOOR SHOP NO. 5

SCALE - 1:100

RERA CARPET AREA CALCULATIONS FOR 1ST FLOOR SHOP NO. 3						
ADDITIONS						
1	3.95	X	1.50	X 1 NO	=	5.93 SQ.MT.
2	6.45	X	3.00	X 1 NO	=	19.35 SQ.MT.
3	(12.15 + 12.43)	X	3.58	X 0.50	=	44.00 SQ.MT.
4	(12.43 + 11.96)	X	4.37	X 0.50	=	53.29 SQ.MT.
TOTAL ADDITIONS					=	122.57 SQ.MT. (X)
DEDUCTIONS						
A	1.25	X	1.25	X 1 NO	=	1.56 SQ.MT. (Y)
TOTAL RERA CARPET AREA			[X - Y]		=	121.01 SQ.MT.

RERA CARPET AREA CALCULATIONS FOR 1ST FLOOR SHOP NO. 4						
ADDITIONS						
1	3.95	X	1.50	X 1 NO	=	5.93 SQ.MT.
2	6.45	X	3.00	X 1 NO	=	19.35 SQ.MT.
3	(11.95 + 11.11)	X	7.95	X 0.50	=	91.66 SQ.MT.
TOTAL ADDITIONS					=	116.94 SQ.MT. (X)
DEDUCTIONS						
A	1.25	X	1.25	X 1 NO	=	1.56 SQ.MT. (Y)
TOTAL RERA CARPET AREA			[X - Y]		=	115.38 SQ.MT.

RERA CARPET AREA CALCULATIONS FOR 1ST FLOOR SHOP NO. 5						
ADDITIONS						
1	3.72	X	1.50	X 1 NO	=	5.58 SQ.MT.
2	6.22	X	3.00	X 1 NO	=	18.66 SQ.MT.
3	(11.09 + 10.28)	X	7.72	X 0.50	=	82.49 SQ.MT.
TOTAL ADDITIONS					=	106.73 SQ.MT. (X)
DEDUCTIONS						
A	1.25	X	1.25	X 1 NO	=	1.56 SQ.MT. (Y)
TOTAL RERA CARPET AREA			[X - Y]		=	100.17 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 :

1ST PODIUM 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 18:17:49 +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.
		03/13	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 18:28:45 +05'30'

AR. ANKIT U. JAIN
B. ARCH
REG. NO. CA / 2014 / 64056

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

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MAHESH SHASHIKANT PAWAR — Digitally signed by MAHESH SHASHIKANT PAWAR, Date: 2025.05.19 21:24:17 +05'30'	Shivshant Sudhakar rao Doke — Digitally signed by Shivshant Sudhakar rao Doke, Date: 2025.05.19 12:13:26 +05'30'	SANTOSH UTTAMRAO RAUT — Digitally signed by SANTOSH UTTAMRAO RAUT, Date: 2025.05.22 19:33:52 +05'30'

IOD DRAWING	SHEET SIZE : 900 x 900
FILE NO: - P-21012/2024/(4H)/R/C Ward/MAGATHANE R/C	

FLOOR NO.	TYPES OF PARKING STATEMENT	SMALL PARKING	BIG PARKING	TOTAL PARKING
2ND PODIUM	SURFACE PARKING	25 NOS	33 NOS	58 NOS
	STACK PARKING	- - -	- - -	NIL
	TANDEM PARKING	16 NOS	- - -	16 NOS
	TRANSPORT VEHCLE	- - -	- - -	NIL
TOTAL PARKING		41 NOS	33 NOS	74 NOS

2ND PODIUM FLOOR PLAN

SCALE - 1:100

F O R M - 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 :

2ND & 3RD PODIUM FLOOR PLAN

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 18:18:09 +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.
		04/13	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 18:29:07 +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 21:31:17 +05'30'	Shivshant Sudhakar rao Doke — Digitally signed by Shivshant Sudhakarrao Doke CN: cn=Shivshant Sudhakarrao Doke c=IN o=Personal Reason: I am the author of this document Location: Date: 2025-05-20 12:10:49:30	SANTOSH UTTAMRAO RAUT — Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2025.05.22 19:36:03 +05'30'

IOD DRAWING	SHEET SIZE : 900 x 900
FILE NO: - P-21012/2024/(4H)/R/C Ward/MAGATHANE R/C	

FLOOR NO.	TYPES OF PARKING STATEMENT	SMALL PARKING	BIG PARKING	TOTAL PARKING
3RD PODIUM	SURFACE PARKING	31 NOS	33 NOS	64 NOS
	STACK PARKING	- - -	- - -	NIL
	TANDEM PARKING	16 NOS	- - -	16 NOS
	TRANSPORT VEHCLE	- - -	- - -	NIL
TOTAL PARKING		47 NOS	33 NOS	80 NOS

3RD PODIUM 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 :

2ND & 3RD PODIUM FLOOR PLAN

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 18:18:30 +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.	Dawn By	Checked By	Date No.
	05/13	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 18:29:32 +05'30'

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PLANS FOR CONSIDERATION

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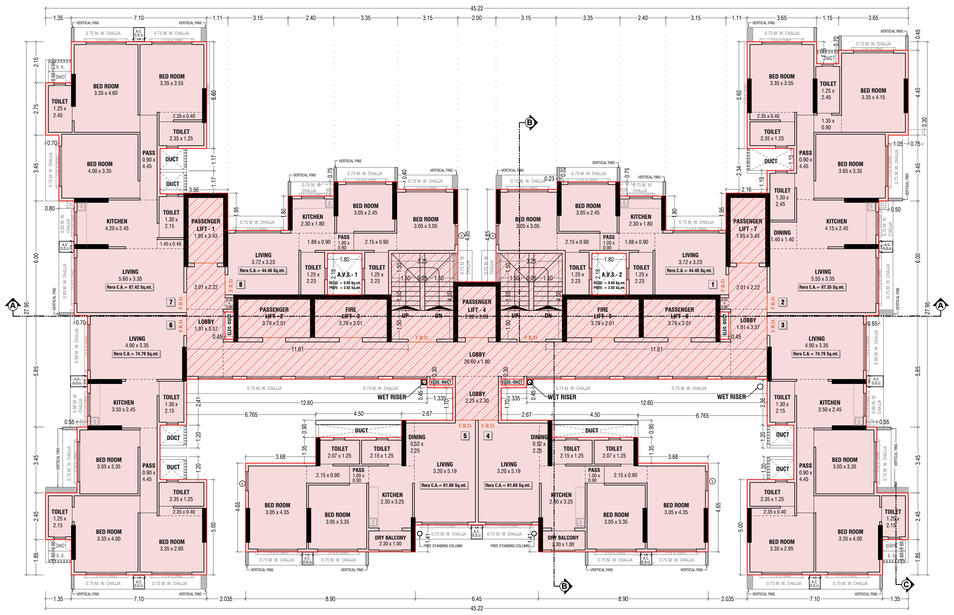
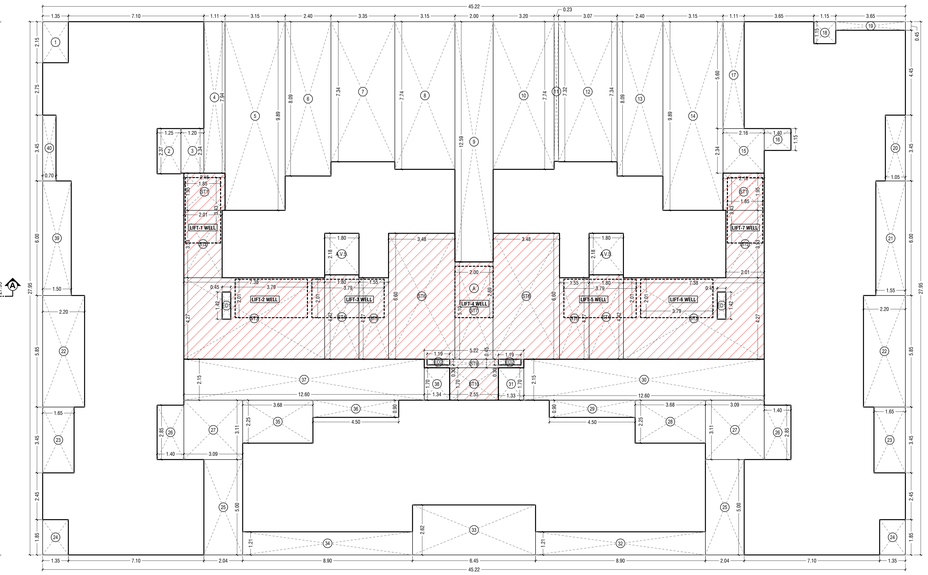
MAHESH SHASHIKANT PAWAR — Digitally signed by MAHESH SHASHIKANT PAWAR Date: 2025.05.19 21:31:56 +05'30'	Shivshant Sudhakarrao Doke — Digitally signed by Shivshant Sudhakarrao Doke DN: cn=Shivshant Sudhakarrao Doke c=IN o=Personal Reason: I am the author of this document Location: Date: 2025-05-20 12:13+05:30	SANTOSH UTTAMRAO RAUT — Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2025.05.22 19:36:14 +05'30'



5TH FLOOR PLAN
SCALE - 1:100



BUILT UP LINE AREA DIAGRAM FOR 5TH FLOOR
SCALE - 1:100

BUILT UP AREA CALCULATIONS
FOR 4TH 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	9.89	X	1 NO	=	31.15 SQ.MT.
6	2.40	X	8.09	X	1 NO	=	19.42 SQ.MT.
7	3.35	X	7.34	X	1 NO	=	24.59 SQ.MT.
8	3.15	X	7.74	X	1 NO	=	24.38 SQ.MT.
9	2.00	X	12.59	X	1 NO	=	25.18 SQ.MT.
10	3.20	X	7.74	X	1 NO	=	24.77 SQ.MT.
11	0.23	X	7.32	X	1 NO	=	1.68 SQ.MT.
12	3.07	X	7.34	X	1 NO	=	22.53 SQ.MT.
13	2.40	X	8.09	X	1 NO	=	19.42 SQ.MT.
14	3.15	X	9.89	X	1 NO	=	31.15 SQ.MT.
15	2.16	X	2.34	X	1 NO	=	5.05 SQ.MT.
16	1.40	X	1.15	X	1 NO	=	1.61 SQ.MT.
17	1.11	X	5.60	X	1 NO	=	6.22 SQ.MT.
18	1.15	X	1.15	X	1 NO	=	1.32 SQ.MT.
19	3.65	X	0.45	X	1 NO	=	1.64 SQ.MT.
20	1.05	X	3.45	X	1 NO	=	3.62 SQ.MT.
21	1.55	X	6.00	X	1 NO	=	9.30 SQ.MT.
22	2.20	X	5.85	X	1 NO	=	12.87 SQ.MT.
23	1.65	X	3.45	X	2 NOS	=	11.39 SQ.MT.
24	1.35	X	1.85	X	2 NOS	=	5.00 SQ.MT.
25	2.04	X	5.00	X	2 NOS	=	20.40 SQ.MT.
26	1.40	X	2.85	X	2 NOS	=	7.98 SQ.MT.
27	3.09	X	3.11	X	2 NOS	=	19.22 SQ.MT.
28	3.68	X	2.25	X	1 NO	=	8.28 SQ.MT.
29	4.50	X	0.90	X	1 NO	=	4.05 SQ.MT.
30	12.60	X	2.15	X	1 NO	=	27.09 SQ.MT.
31	1.33	X	1.70	X	1 NO	=	2.26 SQ.MT.
32	8.90	X	1.21	X	1 NO	=	10.77 SQ.MT.
33	6.45	X	2.62	X	1 NO	=	16.90 SQ.MT.
34	8.90	X	1.21	X	1 NO	=	10.77 SQ.MT.
35	3.68	X	2.25	X	1 NO	=	8.28 SQ.MT.
36	4.50	X	0.90	X	1 NO	=	4.05 SQ.MT.
37	12.60	X	2.15	X	1 NO	=	27.09 SQ.MT.
38	1.34	X	1.70	X	1 NO	=	2.28 SQ.MT.
39	2.20	X	9.35	X	1 NO	=	20.57 SQ.MT.
40	0.70	X	2.19	X	1 NO	=	1.53 SQ.MT.
41	1.50	X	2.50	X	1 NO	=	3.75 SQ.MT.
42	0.70	X	3.45	X	1 NO	=	2.42 SQ.MT.
S1	3.40	X	4.78	X	1 NO	=	16.25 SQ.MT.
S2	1.80	X	1.80	X	1 NO	=	3.24 SQ.MT.
F1	1.35	X	2.75	X	1 NO	=	3.71 SQ.MT.
F2	7.10	X	4.90	X	1 NO	=	34.79 SQ.MT.
F3	2.45	X	0.70	X	1 NO	=	1.72 SQ.MT.
F4	3.80	X	3.07	X	1 NO	=	11.67 SQ.MT.
F5	1.50	X	3.45	X	1 NO	=	5.17 SQ.MT.
F6	5.20	X	5.03	X	1 NO	=	26.16 SQ.MT.
F7	0.15	X	0.03	X	1 NO	=	0.00 SQ.MT.
C1	0.70	X	0.23	X	1 NO	=	0.16 SQ.MT.
C2	0.70	X	0.08	X	1 NO	=	0.06 SQ.MT.
					TOTAL DEDUCTION	=	493.48 SQ.MT. Y1
					TOTAL BUILT UP AREA [X - Y1]	=	770.42 SQ.MT. X1

STAIRCASE, LIFT & LOBBY AREA CALCULATIONS
FOR 4TH FLOOR

ST1	2.16	X	1.95	X	2 NOS	=	8.42 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. (4TH FLOOR)	=	177.62 SQ.MT. Y2

ELEC DUCT AREA CALCULATION
FOR 4TH 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. (4TH FLOOR)	=	1.99 SQ.MT. Y3

DUCT AREA CALCULATION
FOR 4TH FLOOR

A.V.S.	1.80	X	2.18	X	2 NOS	=	7.85 SQ.MT.
					TOTAL DUCT AREA PER FL. (4TH FLOOR)	=	7.85 SQ.MT. Y4

NET BUILT UP AREA [X1 - (Y2 + Y4)]	=	400.65 SQ.MT.

LIFT WELL LESS AREA CALCULATIONS
FOR 4TH FLOOR

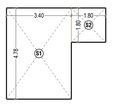
Lift-1,7_Well	1.85	X	3.43	X	2 NOS	=	12.69 SQ.MT.
Lift-2,3_Well	3.79	X	2.01	X	2 NOS	=	15.24 SQ.MT.
Lift-4,Well	2.00	X	2.69	X	1 NO	=	5.38 SQ.MT.
Lift-5,6_Well	3.79	X	2.01	X	2 NOS	=	15.24 SQ.MT.
					TOTAL ELEC DUCT AREA PER FL. (4TH FLOOR)	=	48.55 SQ.MT. Y5
					TOTAL STAIRCASE, LIFT, LOBBY PREMIUM AREA [Y2 - (Y3 + Y5)]	=	127.08 SQ.MT.

BUILT UP AREA CALCULATIONS
FOR SOCIETY OFFICE
FOR 4TH FLOOR

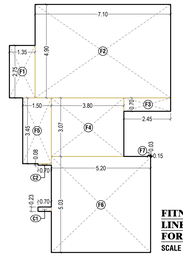
S1	3.40	X	4.78	X	1 NO	=	16.25 SQ.MT.
S2	1.80	X	1.80	X	1 NO	=	3.24 SQ.MT.
					TOTAL ADDITIONS SOCIETY OFFICE PROVIDED	=	19.49 SQ.MT.

SOCIETY OFFICE AREA STATEMENT

PERMISSIBLE FOR SOCIETY OFFICE AREA	=	20.00 SQ.MT.
PROVIDED AREA FOR SOCIETY OFFICE	=	19.49 SQ.MT.
EXCESS PROVIDED AREA COUNTED IN FSI.	=	NIL SQ.MT.



SOCIETY OFFICE LINE AREA DIAGRAM FOR 7TH FLOOR
SCALE - 1:100



FITNESS CENTRE PART - 1 LINE AREA DIAGRAM FOR 7TH FLOOR
SCALE - 1:100

BUILT UP AREA CALCULATIONS
FOR FITNESS CENTRE PART - 1
FOR 7TH FLOOR

ADDITIONS							
F1	1.35	X	2.75	X	1 NO	=	3.71 SQ.MT.
F2	7.10	X	4.90	X	1 NO	=	34.79 SQ.MT.
F3	2.45	X	0.70	X	1 NO	=	1.72 SQ.MT.
F4	3.80	X	3.07	X	1 NO	=	11.67 SQ.MT.
F5	1.50	X	3.45	X	1 NO	=	5.17 SQ.MT.
F6	5.20	X	5.03	X	1 NO	=	26.16 SQ.MT.
F7	0.15	X	0.03	X	1 NO	=	0.00 SQ.MT.
C1	0.70	X	0.23	X	1 NO	=	0.16 SQ.MT.
C2	0.70	X	0.08	X	1 NO	=	0.06 SQ.MT.
					TOTAL ADDITIONS FITNESS CENTRE PART-1	=	83.44 SQ.MT. (X)

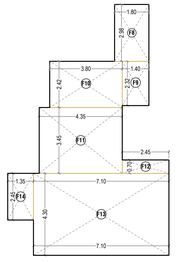
BUILT UP AREA CALCULATIONS
FOR FITNESS CENTRE PART - 2
FOR 7TH FLOOR

ADDITIONS							
F8	1.80	X	2.98	X	1 NO	=	5.36 SQ.MT.
F9	1.40	X	2.32	X	1 NO	=	3.25 SQ.MT.
F10	3.80	X	2.42	X	1 NO	=	9.20 SQ.MT.
F11	4.35	X	3.45	X	1 NO	=	15.01 SQ.MT.
F12	2.45	X	0.70	X	1 NO	=	1.71 SQ.MT.
F13	7.10	X	4.30	X	1 NO	=	30.53 SQ.MT.
F14	1.35	X	2.45	X	1 NO	=	3.31 SQ.MT.
					TOTAL ADDITIONS FITNESS CENTRE PART-2	=	68.37 SQ.MT. (Y)

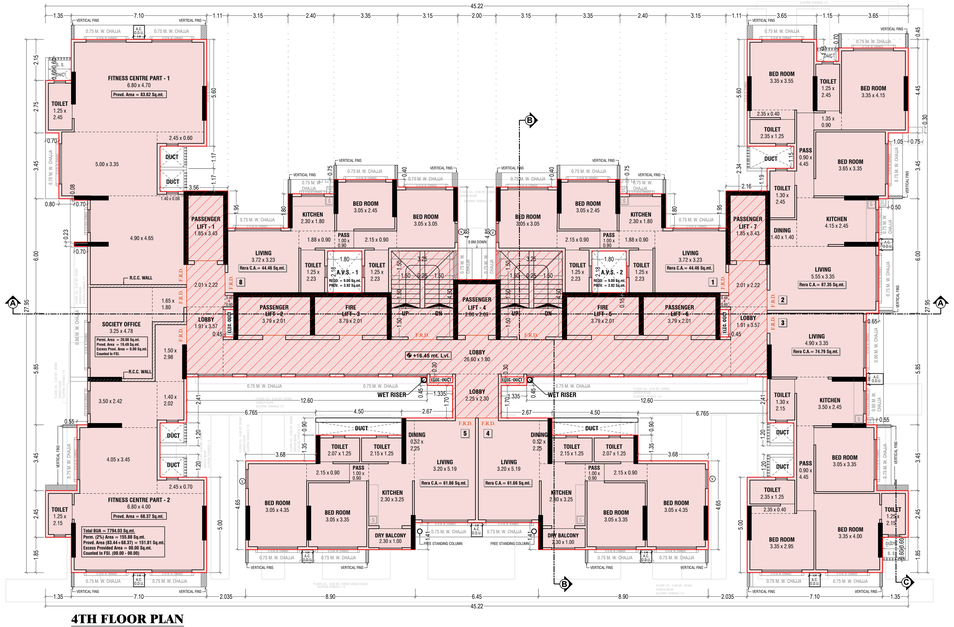
TOTAL FITNESS CENTRE AREA PROVIDED [X + Y]	=	151.81 SQ.MT.

FITNESS CENTRE AREA STATEMENT

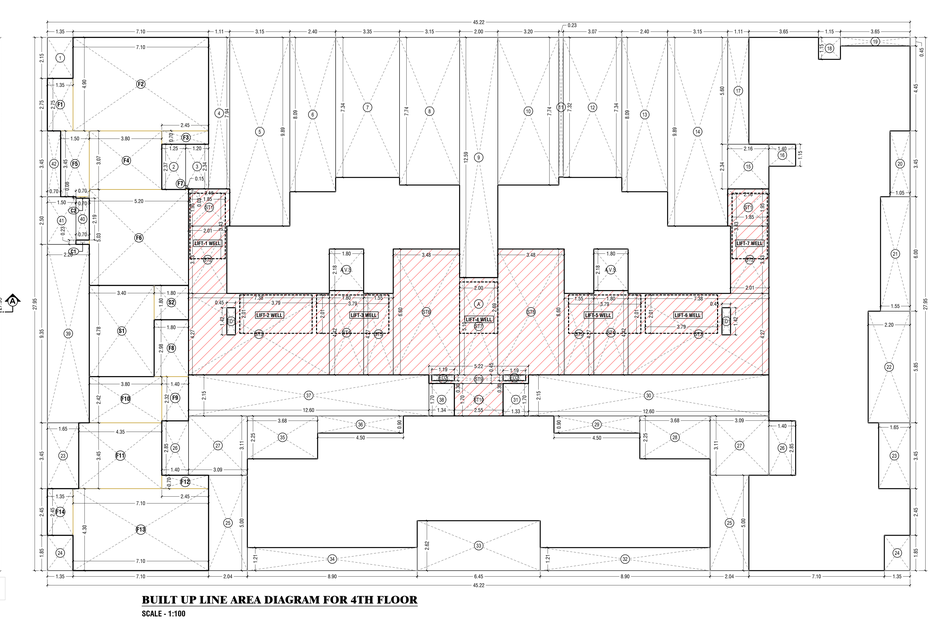
PERMISSIBLE FOR FITNESS CENTRE AREA = 2% OF TOTAL GROSS BUILT UP AREA = (9565.41 x 2%)		
PERMISSIBLE FITNESS CENTRE AREA	=	191.31 SQ.MT.
PROVIDED FITNESS CENTRE AREA	=	151.81 SQ.MT.
EXCESS FITNESS CENTRE AREA PROVIDED COUNTED IN FSI	=	00.00 SQ.MT.



FITNESS CENTRE PART - 2 LINE AREA DIAGRAM FOR 7TH FLOOR
SCALE - 1:100



4TH FLOOR PLAN
SCALE - 1:100



BUILT UP LINE AREA DIAGRAM FOR 4TH 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 5TH 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	9.89	X	1 NO	=	31.15 SQ.MT.
6	2.40	X	8.09	X	1 NO	=	19.42 SQ.MT.
7	3.35	X	7.34	X	1 NO	=	24.59 SQ.MT.
8	3.15	X	7.74	X	1 NO	=	24.38 SQ.MT.
9	2.00	X	12.59	X	1 NO	=	25.18 SQ.MT.
10	3.20	X	7.74	X	1 NO	=	24.77 SQ.MT.
11	0.23	X	7.32	X	1 NO	=	1.68 SQ.MT.
12	3.07	X	7.34	X	1 NO	=	22.53 SQ.MT.
13	2.40	X	8.09	X	1 NO	=	19.42 SQ.MT.
14	3.15	X	9.89	X	1 NO	=	31.15 SQ.MT.
15	2.16	X	2.34	X	1 NO	=	5.05 SQ.MT.
16	1.40	X	1.15	X	1 NO	=	1.61 SQ.MT.
17	1.11	X	5.60	X	1 NO	=	6.22 SQ.MT.
18	1.15	X	1.15	X	1 NO	=	1.32 SQ.MT.
19	3.65	X	0.45	X	1 NO	=	1.64 SQ.MT.
20	1.05	X	3.45	X	1 NO	=	3.62 SQ.MT.
21	1.55	X	6.00	X	1 NO	=	9.30 SQ.MT.
22	2.20	X	5.85	X	2 NOS	=	25.74 SQ.MT.
23	1.65	X	3.45	X	2 NOS	=	11.39 SQ.MT.
24	1.35	X	1.85	X	2 NOS	=	5.00 SQ.MT.
25	2.04	X	5.00	X	2 NOS	=	20.40 SQ.MT.
26	1.40	X	2.85	X	2 NOS	=	7.98 SQ.MT.
27	3.09	X	3.11	X	2 NOS	=	19.22 SQ.MT.
28	3.68	X	2.25	X	1 NO	=	8.28 SQ.MT.
29	4.50	X	0.90	X	1 NO	=	4.05 SQ.MT.
30	12.60	X	2.15	X	1 NO	=	27.09 SQ.MT.
31	1.33	X	1.70	X	1 NO	=	2.26 SQ.MT.
32	8.90	X	1.21	X	1 NO	=	10.77 SQ.MT.
33	6.45	X	2.62	X	1 NO	=	16.90 SQ.MT.
34	8.90	X	1.21	X	1 NO	=	10.77 SQ.MT.
35	3.68	X	2.25	X	1 NO	=	8.28 SQ.MT.
36	4.50	X	0.90	X	1 NO	=	4.05 SQ.MT.
37	12.60	X	2.15	X	1 NO	=	27.09 SQ.MT.
38	1.34	X	1.70	X	1 NO	=	2.28 SQ.MT.
39	1.50	X	6.00	X	1 NO	=	9.00 SQ.MT.
40	0.70	X	3.45	X	1 NO	=	2.42 SQ.MT.
					TOTAL DEDUCTION	=	493.48 SQ.MT. Y1
					TOTAL BUILT UP AREA [X - Y1]	=	770.42 SQ.MT. X1

STAIRCASE, LIFT & LOBBY AREA CALCULATIONS
FOR 5TH FLOOR

ST1	2.16	X	1.95	X	2 NOS	=	8.42 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. (5TH FLOOR)	=	177.62 SQ.MT. Y2

ELEC DUCT AREA CALCULATION
FOR 5TH 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. (5TH FLOOR)	=	1.99 SQ.MT. Y3

DUCT AREA CALCULATION
5TH FLOOR

A.V.S.	1.80	X	2.18	X	2 NOS	=	7.85 SQ.MT.
					TOTAL DUCT AREA PER FL. (5TH FLOOR)	=	7.85 SQ.MT. Y4

NET BUILT UP AREA [X1 - (Y2 + Y4)]	=	584.95 SQ.MT.

LIFT WELL LESS AREA CALCULATIONS
FOR 5TH 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. (5TH FLOOR)	=	48.55 SQ.MT. Y5
					TOTAL STAIRCASE, LIFT, LOBBY PREMIUM AREA [Y2 - (Y3 + Y5)]	=	127.08 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 :

4TH & 5TH 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. SHILAJI HORIZON LLP

Anuj Ashokkumar Jain — Digitally signed by Anuj Ashokkumar Jain, Date: 2025.05.19 18:18:54 +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.	Dawn By	Checked By	Date No.
	06/13	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 18:50:06 +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

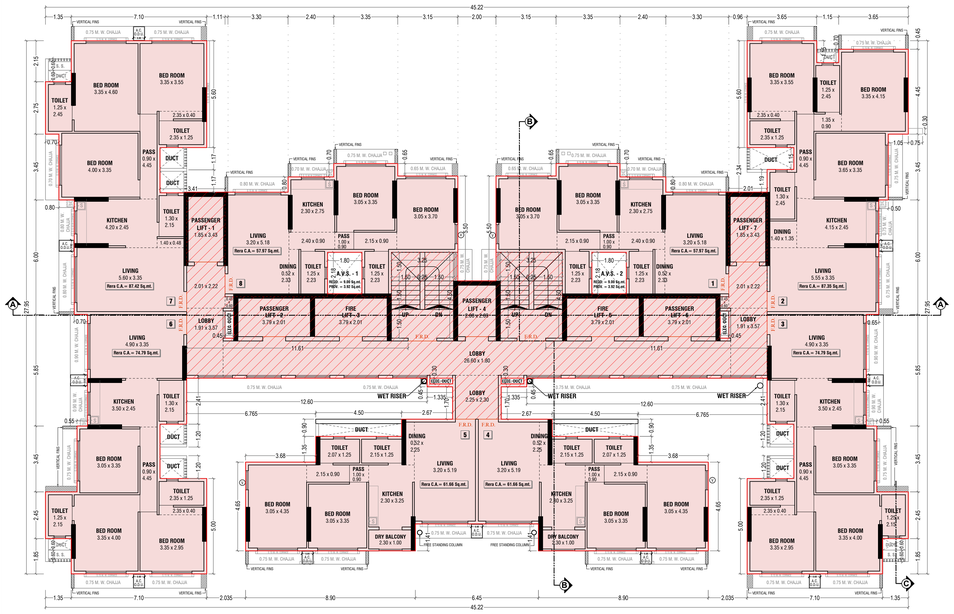
PLANS FOR CONSIDERATION

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

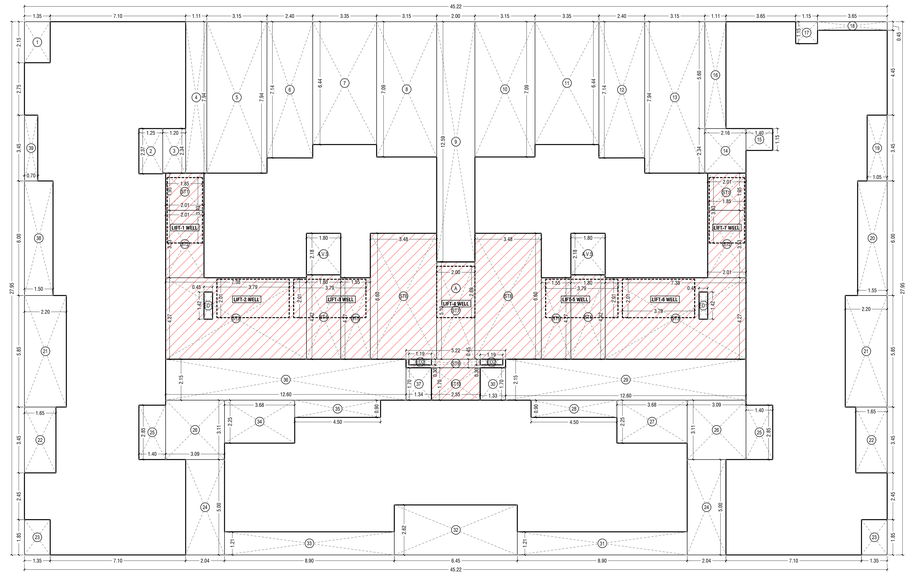
S.E. (B.P.)	A.E. (B.P.)	E.E. (B.P.)
MAHESH SHASHIK ANT PAWAR — Digitally signed by MAHESH SHASHIKANT PAWAR, Date: 2025.05.19 21:52:40 +05'30'	Shivshant Sudhakar rao Doke — Digitally signed by Shivshant Sudhakarrao Doke, Date: 2025.05.20 12:05:30	SANTOSH UTTAMRAO RAUT — Digitally signed by SANTOSH UTTAMRAO RAUT, Date: 2025.05.22 19:56:26 +05'30'

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

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



7TH FLOOR PLAN
SCALE - 1:100



BUILT UP LINE AREA DIAGRAM FOR 7TH FLOOR
SCALE - 1:100

BUILT UP AREA CALCULATIONS

FOR 7TH FLOOR

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

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	2.40	X	7.14	X	1 NO	=	17.14	SQ.MT.
7	3.35	X	6.44	X	1 NO	=	21.57	SQ.MT.
8	3.15	X	7.09	X	1 NO	=	22.33	SQ.MT.
9	2.00	X	12.59	X	1 NO	=	25.18	SQ.MT.
10	3.20	X	7.74	X	1 NO	=	24.77	SQ.MT.
11	0.23	X	7.32	X	1 NO	=	1.68	SQ.MT.
12	3.07	X	7.34	X	1 NO	=	22.53	SQ.MT.
13	2.40	X	8.09	X	1 NO	=	19.42	SQ.MT.
14	3.15	X	9.89	X	1 NO	=	31.15	SQ.MT.
15	2.16	X	2.34	X	1 NO	=	5.05	SQ.MT.
16	1.40	X	1.15	X	1 NO	=	1.61	SQ.MT.
17	1.11	X	5.60	X	1 NO	=	6.22	SQ.MT.
18	1.15	X	1.15	X	1 NO	=	1.32	SQ.MT.
19	3.65	X	0.45	X	1 NO	=	1.64	SQ.MT.
20	1.05	X	3.45	X	1 NO	=	3.62	SQ.MT.
21	1.55	X	6.00	X	1 NO	=	9.30	SQ.MT.
22	2.20	X	5.85	X	2 NOS	=	25.74	SQ.MT.
23	1.65	X	3.45	X	2 NOS	=	11.39	SQ.MT.
24	1.35	X	1.85	X	2 NOS	=	5.00	SQ.MT.
25	2.04	X	5.00	X	2 NOS	=	20.40	SQ.MT.
26	1.40	X	2.85	X	2 NOS	=	7.98	SQ.MT.
27	3.09	X	3.11	X	2 NOS	=	19.22	SQ.MT.
28	3.68	X	2.25	X	1 NO	=	8.28	SQ.MT.
29	4.50	X	0.90	X	1 NO	=	4.05	SQ.MT.
30	12.60	X	2.15	X	1 NO	=	27.09	SQ.MT.
31	1.33	X	1.70	X	1 NO	=	2.26	SQ.MT.
32	8.90	X	1.21	X	1 NO	=	10.77	SQ.MT.
33	6.45	X	2.62	X	1 NO	=	16.90	SQ.MT.
34	3.68	X	2.25	X	1 NO	=	8.28	SQ.MT.
35	4.50	X	0.90	X	1 NO	=	4.05	SQ.MT.
36	12.60	X	2.15	X	1 NO	=	27.09	SQ.MT.
37	1.34	X	1.70	X	1 NO	=	2.28	SQ.MT.
38	1.50	X	6.00	X	1 NO	=	9.00	SQ.MT.
39	0.70	X	3.45	X	1 NO	=	2.42	SQ.MT.
					TOTAL DEDUCTION	=	466.49	SQ.MT.
					TOTAL BUILT UP AREA (X - Y1)	=	797.41	SQ.MT.

STAIRCASE, LIFT & LOBBY AREA CALCULATIONS

FOR 7TH 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	2.01	X	1.95	X	1 NO	=	3.92	SQ.MT.
					TOTAL STAIRCASE AREA PER FL. (6TH FLOOR)	=	177.33	SQ.MT.

ELEC DUCT AREA CALCULATION

FOR 6TH 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. (6TH FLOOR)	=	1.99	SQ.MT.

DUCT AREA CALCULATION

FOR 6TH FLOOR

A.V.S.	1.80	X	2.18	X	2 NOS	=	7.85	SQ.MT.
					TOTAL DUCT AREA PER FL. (6TH FLOOR)	=	7.85	SQ.MT.

NET BUILT UP AREA (X1 - (Y2+Y4))	=	612.52	SQ.MT.

LIFT WELL LESS AREA CALCULATIONS

FOR 6TH 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. (6TH FLOOR)						=	48.55	SQ.MT.
TOTAL STAIRCASE, LIFT, LOBBY PREMIUM AREA [Y2 - (Y3 + Y5)]						=	126.70	SQ.MT.

NET BUILT UP AREA (X1 - (Y2+Y4))	=	423.44	SQ.MT.

LIFT WELL LESS AREA CALCULATIONS

FOR 6TH 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. (6TH FLOOR)						=	48.55	SQ.MT.
TOTAL STAIRCASE, LIFT, LOBBY PREMIUM AREA [Y2 - (Y3 + Y5)]						=	126.70	SQ.MT.

RERA CARPET AREA CALCULATIONS
FOR PARKING PURPOSE ONLY
FOR 4TH TO 6TH FLOOR
FLAT NO. 1

ADDITIONS

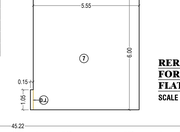
D.J.	0.15	X	1.05	X	1 NO	=	0.16	SQ.MT.
1	3.15	X	3.05	X	1 NO	=	9.61	SQ.MT.
2	3.05	X	3.45	X	1 NO	=	10.52	SQ.MT.
3	1.25	X	2.33	X	1 NO	=	2.91	SQ.MT.
4	2.40	X	2.70	X	1 NO	=	6.48	SQ.MT.
5	1.77	X	2.33	X	1 NO	=	4.12	SQ.MT.
6	3.30	X	3.23	X	1 NO	=	10.66	SQ.MT.
					TOTAL ADDITIONS RERA CARPET AREA	=	44.46	SQ.MT.

RERA CARPET LINE AREA DIAGRAM FOR 4TH TO 6TH FLOOR FLAT NO. 1
SCALE - 1:100

RERA CARPET AREA CALCULATIONS
FOR PARKING PURPOSE ONLY
FOR 4TH TO 19TH FLOOR
FLAT NO. 2

ADDITIONS

D.J.	0.15	X	1.05	X	1 NO	=	0.16	SQ.MT.
1	3.35	X	1.15	X	1 NO	=	3.85	SQ.MT.
2	2.45	X	4.15	X	1 NO	=	10.17	SQ.MT.
3	2.35	X	3.45	X	1 NO	=	8.11	SQ.MT.
4	3.35	X	4.15	X	1 NO	=	13.90	SQ.MT.
5	4.65	X	3.45	X	1 NO	=	16.04	SQ.MT.
6	1.40	X	1.30	X	1 NO	=	1.82	SQ.MT.
7	5.55	X	6.00	X	1 NO	=	33.30	SQ.MT.
					TOTAL ADDITIONS RERA CARPET AREA	=	87.35	SQ.MT.

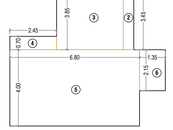


RERA CARPET LINE AREA DIAGRAM FOR 4TH TO 19TH FLOOR FLAT NO. 2
SCALE - 1:100

RERA CARPET AREA CALCULATIONS
FOR PARKING PURPOSE ONLY
FOR 4TH TO 16TH FLOOR
FLAT NO. 3

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 4TH TO 16TH FLOOR FLAT NO. 3
SCALE - 1:100

RERA CARPET AREA CALCULATIONS
FOR PARKING PURPOSE ONLY
FOR 4TH TO 7TH FLOOR (FLAT NO. 5)
FOR 4TH TO 11TH FLOOR (FLAT NO. 4)

ADDITIONS

D.J.	1.05	X	0.15	X	1 NO	=	0.16	SQ.MT.
1	3.64	X	5.19	X	1 NO	=	18.89	SQ.MT.
2	4.50	X	4.29	X	1 NO	=	19.31	SQ.MT.
3	2.30	X	1.46	X	1 NO	=	3.36	SQ.MT.
4	2.54	X	1.41	X	1 NO	=	3.58	SQ.MT.
5	3.76	X	4.35	X	1 NO	=	16.36	SQ.MT.
					TOTAL ADDITIONS RERA CARPET AREA	=	61.66	SQ.MT.

RERA CARPET LINE AREA DIAGRAM FOR 4TH TO 7TH FLOOR (FLAT NO. 5) FOR 4TH TO 11TH FLOOR (FLAT NO. 4)
SCALE - 1:100

REFUGE AREA CALCULATIONS

FOR 6TH FLOOR

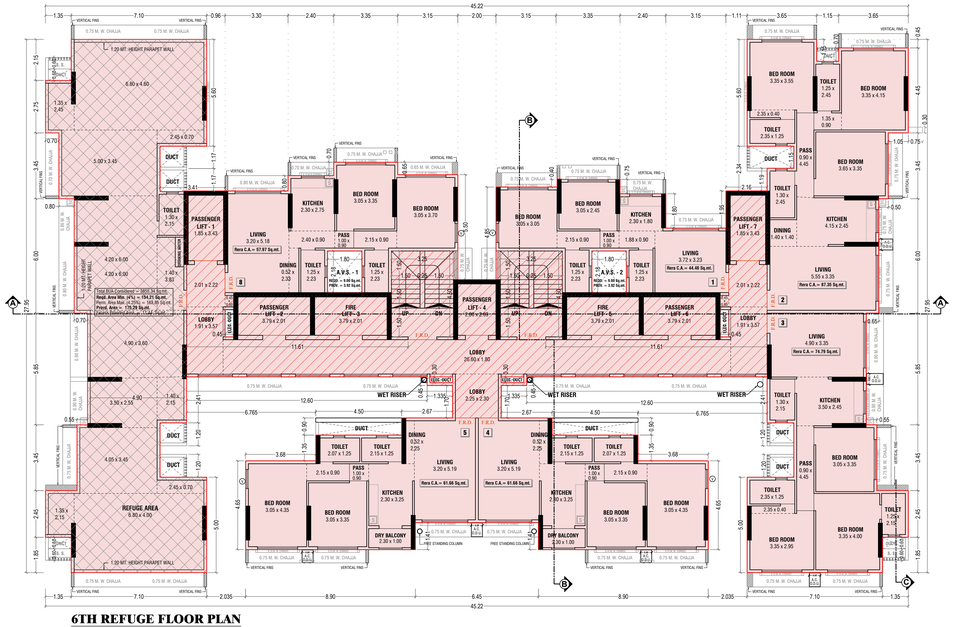
R1	1.35	X	2.75	X	1 NO	=	3.71	SQ.MT.
R2	7.10	X	4.90	X	1 NO	=	34.79	SQ.MT.
R3	2.45	X	0.70	X	1 NO	=	1.72	SQ.MT.
R4	4.50	X	3.07	X	1 NO	=	13.82	SQ.MT.
R5	0.80	X	3.45	X	1 NO	=	2.76	SQ.MT.
R6	5.90	X	6.38	X	1 NO	=	37.64	SQ.MT.
R7	5.20	X	5.75	X	1 NO	=	29.90	SQ.MT.
R8	0.55	X	3.45	X	1 NO	=	1.90	SQ.MT.
R9	3.80	X	3.55	X	1 NO	=	13.49	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	=	175.29	SQ.MT.

REFUGE AREA STATEMENT

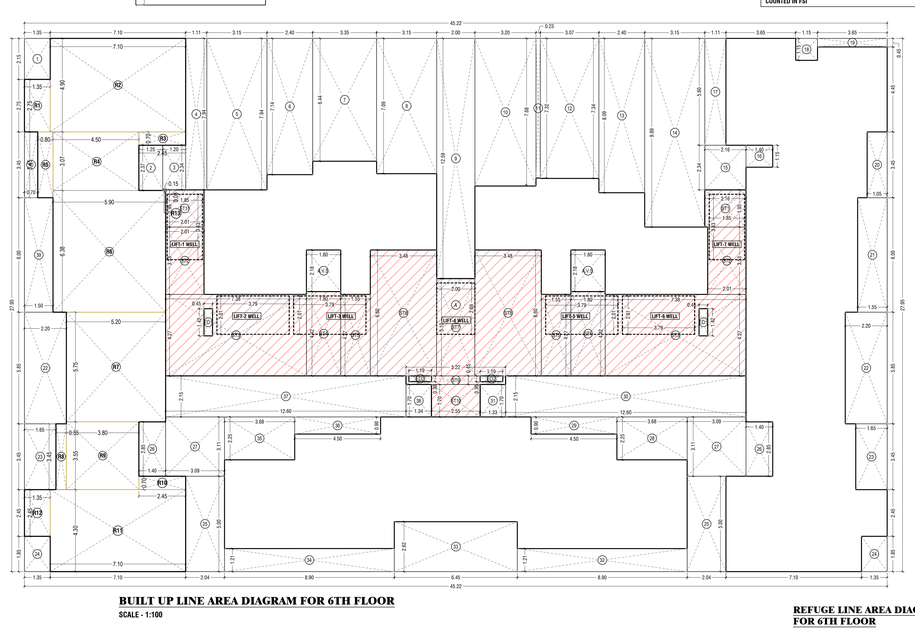
PROPOSED REFUGE AREA AT 6TH FLOOR

TOTAL AREA CONSIDERED FROM 6TH TO 12TH FLOOR	=	3855.34 SQ.MT.
4% REFUGE REQUIRED MIN.	=	154.21 SQ.MT.
4.25% REFUGE PERMISSIBLE MAXI.	=	163.85 SQ.MT.
REFUGE AREA PROVIDED	=	175.29 SQ.MT.
EXCESS REFUGE AREA PROVIDED COUNTED IN FSI	=	11.44 SQ.MT.

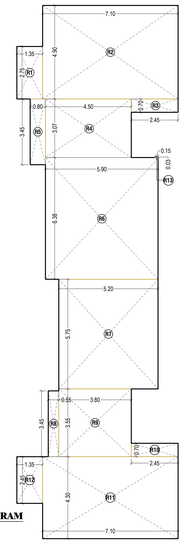
REFUGE LINE AREA DIAGRAM FOR 6TH FLOOR
SCALE - 1:100



6TH REFUGE FLOOR PLAN
SCALE - 1:100



BUILT UP LINE AREA DIAGRAM FOR 6TH FLOOR
SCALE - 1:100



REFUGE LINE AREA DIAGRAM FOR 6TH 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 :

6TH (REFUGE) FLOOR PAN, 7TH 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 18:20:08 +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.
	07/13	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 18:40:20 +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: +91-7738723684

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 SHASHIKANT PAWAR — Digitally signed by MAHESH SHASHIKANT PAWAR, Date: 2025.05.19 21:33:27 +05'30'	Shivshant Sudhakar rao Doke — Digitally signed by Shivshant Sudhakar rao Doke, Location: I am approving this document, Date: 2025-05-20 13:45:38	SANTOSH UTTAMRAO RAUT — Digitally signed by SANTOSH UTTAMRAO RAUT, Date: 2025.05.22 19:36:44 +05'30'