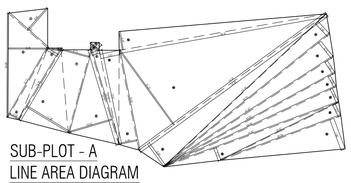


SUB-PLOT - A
LINE AREA DIAGRAM
SCALE : 1:500

PLOT AREA CALCULATION

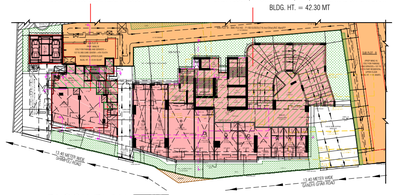
SUB-PLOT B									
1	1/2	X	12.55	X	7.07	X 1 NO	=	44.35	SQ.MT.
2	1/2	X	24.86	X	9.43	X 1 NO	=	117.20	SQ.MT.
3	1/2	X	19.08	X	2.62	X 1 NO	=	24.98	SQ.MT.
4	1/2	X	19.52	X	2.95	X 1 NO	=	28.78	SQ.MT.
5	1/2	X	3.22	X	0.42	X 1 NO	=	0.67	SQ.MT.
6	1/2	X	19.52	X	12.17	X 1 NO	=	118.77	SQ.MT.
7	1/2	X	20.59	X	6.84	X 1 NO	=	70.41	SQ.MT.
8	1/2	X	23.59	X	10.79	X 1 NO	=	127.26	SQ.MT.
9	1/2	X	23.59	X	1.87	X 1 NO	=	22.05	SQ.MT.
10	1/2	X	2.75	X	1.28	X 1 NO	=	1.75	SQ.MT.
11	1/2	X	2.75	X	1.37	X 1 NO	=	1.87	SQ.MT.
12	1/2	X	22.97	X	4.68	X 1 NO	=	53.74	SQ.MT.
13	1/2	X	24.30	X	4.47	X 1 NO	=	54.30	SQ.MT.
14	1/2	X	50.27	X	4.44	X 1 NO	=	111.59	SQ.MT.
15	1/2	X	55.34	X	22.07	X 1 NO	=	610.67	SQ.MT.
16	1/2	X	55.34	X	6.75	X 1 NO	=	186.76	SQ.MT.
17	1/2	X	53.29	X	4.01	X 1 NO	=	106.84	SQ.MT.
18	1/2	X	50.74	X	4.82	X 1 NO	=	122.27	SQ.MT.
19	1/2	X	48.24	X	3.45	X 1 NO	=	83.20	SQ.MT.
20	1/2	X	46.66	X	3.00	X 1 NO	=	69.98	SQ.MT.
21	1/2	X	45.42	X	3.69	X 1 NO	=	83.80	SQ.MT.
22	1/2	X	44.51	X	3.22	X 1 NO	=	71.66	SQ.MT.
23	1/2	X	31.37	X	3.06	X 1 NO	=	48.00	SQ.MT.
24	1/2	X	30.58	X	7.80	X 1 NO	=	119.26	SQ.MT.
					TOTAL ADDITION		=	2280.16	SQ.MT. X

LOCATION PLAN
SCALE : 1:4000

COM.WALL SECTION
SCALE : 1:100

PROPOSED WING 'A' COMPRISING BASEMENT + GROUND + 1ST TO 19TH FLOOR HAVING BLDG HEIGHT 69.93 MT.

BASEMENT FOR SERVICES + GROUND (COMM.) + 1ST FLOOR (PART MP,RM & PODIUM LVL) + 2ND TO 4TH FLOOR PODIUM LEVEL + 5TH FLOOR (UPPER STILT FLOOR) + 6TH TO 9TH (PART) RESIDENTIAL UPPER FLOOR BLDG. HT. = 42.30 MT



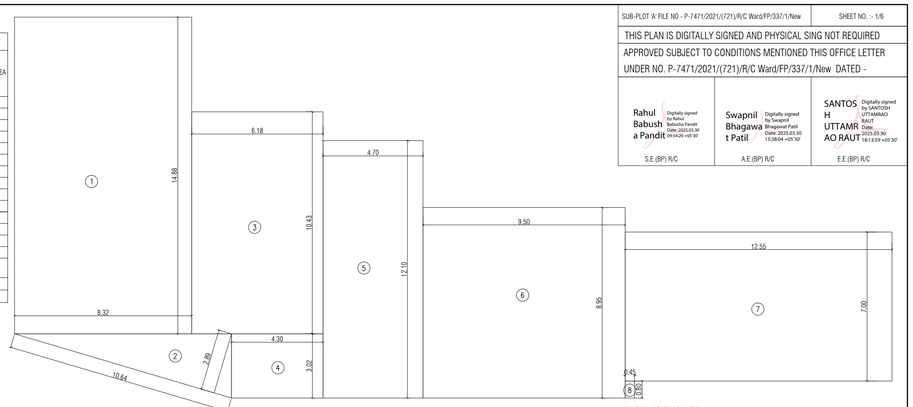
BLOCK PLAN
SCALE : 1:500

PROPOSED BUILT UP AREA - WING 'A'
(TABLE NO - I)

Sr. No.	BLDG/ WING	FLOOR	PROPOSED BUILT UP AREA (IN SQ.MT.) COMMERCIAL	RESIDENTIAL	TOTAL (4 + 5)	STAIRCASE / LIFT LOBBY AREA (IN SQ.MT.) COMMERCIAL	RESIDENTIAL	FLAT / NR / SOCIETY OFFICE FITNESS CENTRE / REFUGE AREA (IN SQ.MT.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1	SUB PLOT- A WING - A	BASEMENT	0.00	0.00	0.00	0.00	0.00	PUMP ROOM & WATER TANK
		GROUND	134.53	0.00	134.53	0.00	0.00	3 NOS. OF SHOPS
		1ST	176.73	0.00	176.73	25.30	45.09	2 NOS. NURSING HOME / I.T. OFFICE
		2ND	0.00	139.53	139.53	0.00	45.43	2 NOS.OF FLATS
		3RD	0.00	139.53	139.53	0.00	45.43	2 NOS.OF FLATS
		4TH	0.00	139.53	139.53	0.00	45.43	2 NOS.OF FLATS
		5TH	0.00	139.53	139.53	0.00	45.43	2 NOS.OF FLATS
		6TH REFUGE	0.00	90.73	90.73	0.00	45.43	1 NOS.OF FLATS + (REFUGE + SOCIETY)
		7TH	0.00	139.53	139.53	0.00	45.43	2 NOS.OF FLATS
		8TH	0.00	139.53	139.53	0.00	45.43	2 NOS.OF FLATS
		9TH	0.00	139.53	139.53	0.00	45.43	2 NOS.OF FLATS
		10TH	0.00	139.53	139.53	0.00	45.43	2 NOS.OF FLATS
		11TH	0.00	139.53	139.53	0.00	45.43	2 NOS.OF FLATS
		12TH	0.00	139.53	139.53	0.00	45.43	2 NOS.OF FLATS
		13TH REFUGE	0.00	81.73	81.73	0.00	45.43	1 NOS.OF FLATS + (REFUGE + FITNESS)
		14TH	0.00	139.53	139.53	0.00	45.43	2 NOS.OF FLATS
		15TH	0.00	139.53	139.53	0.00	45.43	2 NOS.OF FLATS
		16TH	0.00	139.53	139.53	0.00	45.43	2 NOS.OF FLATS
		17TH	0.00	139.53	139.53	0.00	45.43	2 NOS.OF FLATS
		18TH	0.00	139.53	139.53	0.00	45.43	2 NOS.OF FLATS
		19TH	0.00	139.53	139.53	0.00	45.43	2 NOS.OF FLATS
2	TOTAL BUA PROPOSED		311.26	2404.94	2716.20	25.30	862.83	34 NOS.OF FLATS
3	EXCESS REFUGE			3.57	3.57			
4	TOTAL PROPOSED AREA			2408.51	2719.77			
5	FUNGIBLE AREA PROPOSED : SR.NO. 2 (2/1.35 X 0.35)		80.70	624.43				
6	NET BUA PROPOSED (2-3)		230.56	1784.08				

PROPOSED BUILT UP AREA - WING 'B'
(TABLE NO - I)

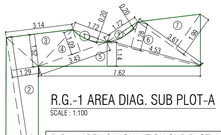
Sr. No.	BLDG/ WING	FLOOR	PROPOSED BUILT UP AREA (IN SQ.MT.) COMMERCIAL/ REHAB	RESIDENTIAL/ REHAB	RESIDENTIAL/ SALE	TOTAL (4 + 5 +6)	STAIRCASE / LIFT LOBBY AREA (IN SQ.MT.) COMMERCIAL	RESIDENTIAL	FLAT / NR / SOCIETY OFFICE FITNESS CENTRE / REFUGE AREA (IN SQ.MT.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1	SUB PLOT - A WING - B	BASEMENT	0.00	0.00	0.00	0.00	0.00	0.00	SERVICES
		GROUND	446.80	0.00	0.00	446.80	0.00	0.00	10 NOS. OF SHOPS
		1ST	344.90	0.00	0.00	344.90	0.00	39.15	3 NOS.NR + PARKING
		2ND TO 4TH PODIUM	0.00	0.00	0.00	0.00	0.00	0.00	PARKING
		5TH PODIUM.	0.00	0.00	0.00	0.00	0.00	0.00	PARKING
		6TH REFUGE	0.00	301.37	0.00	301.37	0.00	152.43	1 NOS.OF FLATS + (REFUGE)
		7TH	0.00	409.72	0.00	409.72	0.00	150.87	2 NOS.OF FLATS
		8TH	0.00	409.72	0.00	409.72	0.00	150.87	2 NOS.OF FLATS
		9TH (PART)	0.00	0.00	291.56	291.56	0.00	150.58	2 NOS.OF FLATS
2	TOTAL BUA PROPOSED		791.70	1120.82	291.56	2204.07	0.00	643.90	7 NO.OF FLATS
3	EXCESS REFUGE AREA				52.34	52.34			
4	FIRE CONTROL ROOM				7.60	7.60			
5	TOTAL PROPOSED AREA		791.70	1120.82	351.49	2264.01			
6	FUNGIBLE AREA PROPOSED : SR.NO. 2 (2/1.35 X 0.35)		205.26	290.58	91.13				
7	NET BUA PROPOSED (2-3)		586.44	830.24	260.36				
8	TOTAL PROPOSED AREA					2264.01			



GROUND FLOOR AREA DIAG.
SCALE : 1:100

BUILT UP AREA CALCULATION

GROUND FLOOR									
1	8.32	X	14.88	X	1 NO	=	123.81	SQ.MT.	
2	1/2	X	10.64	X	2.89	X 1 NO	=	15.38	SQ.MT.
3	6.18	X	10.43	X	1 NO	=	64.47	SQ.MT.	
4	4.30	X	3.02	X	1 NO	=	13.00	SQ.MT.	
5	4.70	X	12.10	X	1 NO	=	56.88	SQ.MT.	
6	9.50	X	8.95	X	1 NO	=	85.04	SQ.MT.	
7	12.55	X	7.00	X	1 NO	=	87.86	SQ.MT.	
8	0.45	X	0.80	X	1 NO	=	0.36	SQ.MT.	
					TOTAL ADDITION	=	446.80	SQ.MT.	X



R.G.-1 AREA DIAG. SUB PLOT-A
SCALE : 1:100

R.G.-1 AREA CALCULATION SUB PLOT-A

1	1/2	X	10.02	X	1.53	X 1 NO	=	7.67	SQ.MT.
2	1/2	X	10.02	X	1.29	X 1 NO	=	6.46	SQ.MT.
3	1/2	X	3.14	X	1.52	X 1 NO	=	2.39	SQ.MT.
4	1/2	X	3.43	X	1.09	X 1 NO	=	1.87	SQ.MT.
5	1/2	X	7.62	X	1.14	X 1 NO	=	4.34	SQ.MT.
6	1/2	X	4.53	X	1.28	X 1 NO	=	2.90	SQ.MT.
7	1/2	X	3.61	X	1.99	X 1 NO	=	3.59	SQ.MT.
						TOTAL ADDITION	=	29.22	SQ.MT. X

DEDUCTIONS

1	2/3	X	1.72	X	0.20	X 1 NO	=	0.23	SQ.MT.
2	2/3	X	1.72	X	0.20	X 1 NO	=	0.23	SQ.MT.
						TOTAL DEDUCTION	=	0.46	SQ.MT. Y1
TOTAL R.G.-1 AREA [X - Y1]							=	28.76	SQ.MT. X1

R.G.-3 AREA CALCULATION SUB PLOT-A

1	1/2	X	2.58	X	0.99	X 1 NO	=	1.28	SQ.MT.
2	1/2	X	2.58	X	0.46	X 1 NO	=	0.59	SQ.MT.
3	1/2	X	7.55	X	2.39	X 1 NO	=	9.02	SQ.MT.
4	1/2	X	7.55	X	2.52	X 1 NO	=	9.51	SQ.MT.
5	1/2	X	8.27	X	2.55	X 1 NO	=	10.54	SQ.MT.
6	1/2	X	8.27	X	2.47	X 1 NO	=	10.21	SQ.MT.
7	1/2	X	2.67	X	0.58	X 1 NO	=	0.77	SQ.MT.
8	1/2	X	2.16	X	0.35	X 1 NO	=	0.38	SQ.MT.
9	1/2	X	5.38	X	1.89	X 1 NO	=	5.08	SQ.MT.
10	1/2	X	5.73	X	1.97	X 1 NO	=	5.64	SQ.MT.
11	1/2	X	2.26	X	0.87	X 1 NO	=	0.98	SQ.MT.
12	1/2	X	2.41	X	2.10	X 1 NO	=	2.53	SQ.MT.
13	1/2	X	6.63	X	1.45	X 1 NO	=	4.81	SQ.MT.
14	1/2	X	4.67	X	1.23	X 1 NO	=	2.87	SQ.MT.
15	1/2	X	9.02	X	1.69	X 1 NO	=	7.62	SQ.MT.
16	1/2	X	9.08	X	0.15	X 1 NO	=	0.68	SQ.MT.
17	2/3	X	6.78	X	0.20	X 1 NO	=	0.90	SQ.MT.
18	1/2	X	14.00	X	1.71	X 1 NO	=	11.97	SQ.MT.
19	1/2	X	20.05	X	2.90	X 1 NO	=	29.07	SQ.MT.
20	1/2	X	20.15	X	2.31	X 1 NO	=	23.27	SQ.MT.
21	1/2	X	13.83	X	0.70	X 1 NO	=	4.84	SQ.MT.
22	1/2	X	13.83	X	0.52	X 1 NO	=	3.60	SQ.MT.
23	1/2	X	9.77	X	1.22	X 1 NO	=	5.96	SQ.MT.
24	1/2	X	3.37	X	1.44	X 1 NO	=	2.43	SQ.MT.
25	6.74	X	0.10	X	1	NO	=	0.67	SQ.MT.
26	1/2	X	8.05	X	2.68	X 1 NO	=	10.79	SQ.MT.
27	1/2	X	8.15	X	1.55	X 1 NO	=	6.32	SQ.MT.
						TOTAL ADDITION	=	172.33	SQ.MT. X

SUMMARY OF PLOT AREA OF SUB PLOT A & B

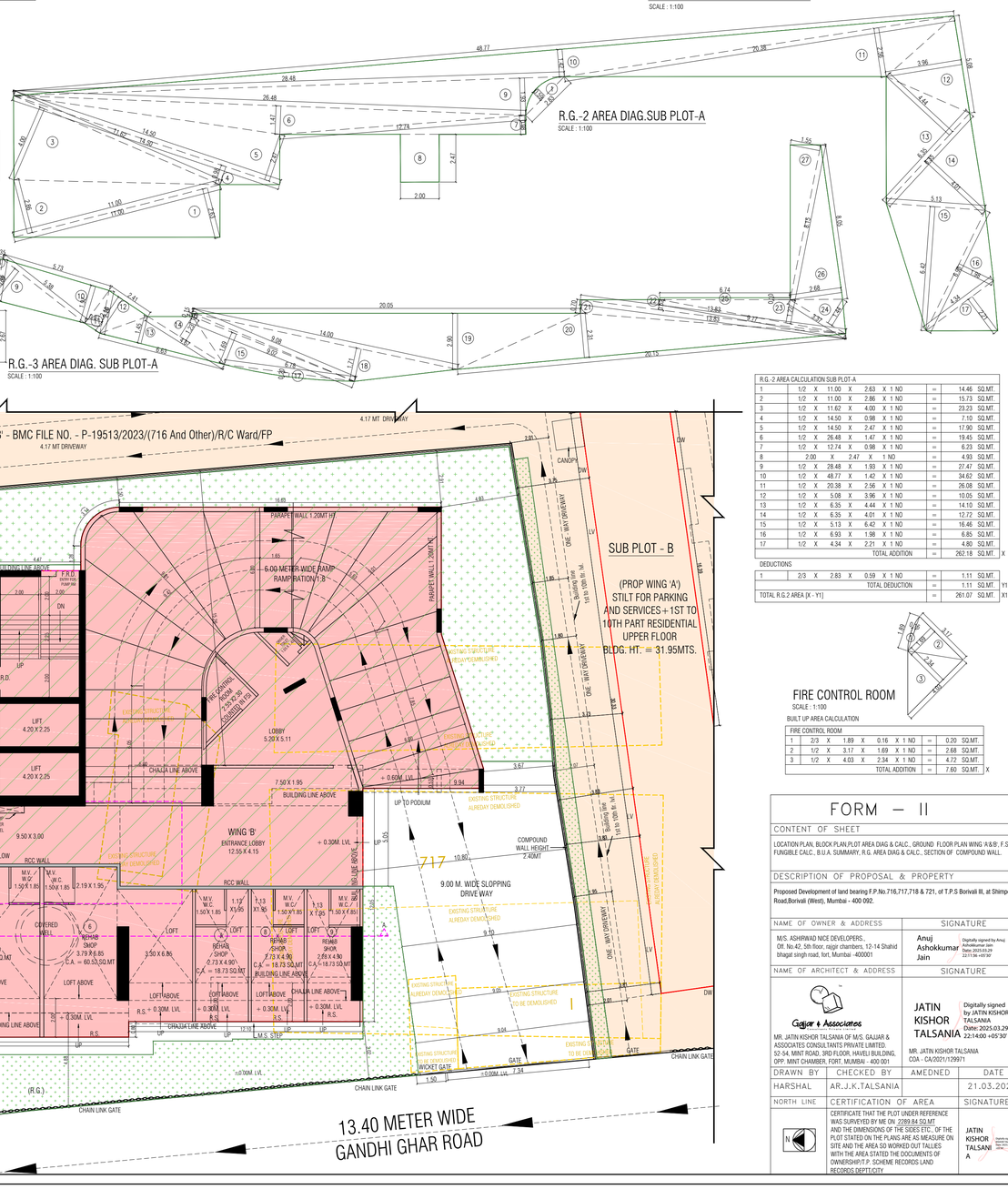
SUB PLOT - A	=	2280.16 SQ.MT.
SUB PLOT - B	=	1019.84 SQ.MT.
TOTAL GROSS PLOT AREA	=	3300.00 SQ.MT.
LESS SETBACK AREA	=	12.59 SQ.MT.
NET PLOT AREA	=	3287.41 SQ.MT.

TOTAL PROPOSED R.G.

1	R.G. 1	=	28.76 SQ.MT.
2	R.G. 2	=	261.07 SQ.MT.
3	R.G. 3	=	172.33 SQ.MT.
	TOTAL	=	462.16 SQ.MT.

R.G. REQUIRED

NET PLOT AREA = 3287.41 SQ.MT.
= 3287.41 - 1019.84 SQ.MT.
= 2267.57 SQ.MT.
TOTAL 20% REQ RG= 2267.57 X 20% = 453.51 SQ.MT.
TOTAL PROPOSED RG = 462.16 SQ.MT.



R.G.-2 AREA DIAG.SUB PLOT-A
SCALE : 1:100

R.G.-3 AREA DIAG. SUB PLOT-A
SCALE : 1:100

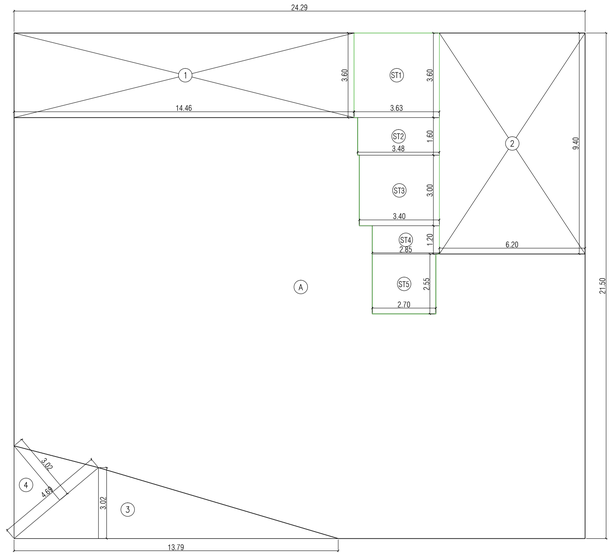
R.G.-2 AREA CALCULATION SUB PLOT-A

1	1/2	X	11.00	X	2.63	X 1 NO	=	14.46	SQ.MT.
2	1/2	X	11.00	X	2.86	X 1 NO	=	15.73	SQ.MT.
3	1/2	X	11.62	X	4.00	X 1 NO	=	23.23	SQ.MT.
4	1/2	X	14.50	X	0.98	X 1 NO	=	7.10	SQ.MT.
5	1/2	X	14.50	X	2.47	X 1 NO	=	17.90	SQ.MT.
6	1/2	X	26.48	X	1.47	X 1 NO	=	19.45	SQ.MT.
7	1/2	X	12.74	X	0.98	X 1 NO	=	6.23	SQ.MT.
8	2.00	X		X	2.47	X 1 NO	=	4.93	SQ.MT.
9	1/2	X	28.48	X	1.93	X 1 NO	=	27.47	SQ.MT.
10	1/2	X	48.77	X	1.42	X 1 NO	=	34.62	SQ.MT.
11	1/2	X	20.38	X	2.56	X 1 NO	=	26.08	SQ.MT.
12	1/2	X	5.08	X	3.96	X 1 NO	=	10.05	SQ.MT.
13	1/2	X	6.35	X	4.44	X 1 NO	=	14.10	SQ.MT.
14	1/2	X	6.35	X	4.01	X 1 NO	=	12.72	SQ.MT.
15	1/2	X	5.13	X	6.42	X 1 NO	=	16.46	SQ.MT.
16	1/2	X	6.93	X	1.98	X 1 NO	=	6.85	SQ.MT.
17	1/2	X	4.34	X	2.21	X 1 NO	=	4.80	SQ.MT.
						TOTAL ADDITION	=	262.18	SQ.MT. X

DEDUCTIONS

1	2/3	X	2.83	X	0.59	X 1 NO	=	1.11	SQ.MT.
						TOTAL DEDUCTION	=	1.11	SQ.MT. Y1
TOTAL R.G.2 AREA [X - Y1]							=	261.07	SQ.MT. X1

OPEN WELL TO BE COVERED
R.G. -1 (OPEN TO SKY) = 28.76 SQ.MT.
PARKING TOWER 6.30 X 7.50
SUB-PLOT 'B'
PROP. WING 'B'
STILT FOR PARKING AND SERVICES +
1ST TO 3RD CARE CENTER +4TH TO 6TH
RESIDENTIAL UPPER FLOOR
BLDG. HT. = 22.05 SQ.MT
SUB-PLOT 'A'
R.G. -2 (OPEN TO SKY) = 261.07 SQ.MT.
WING 'A'
ENTRANCE LOBBY WING 'A'
6.90 X 3.20
WING 'B'
ENTRANCE LOBBY
12.55 X 4.15
SUB PLOT - B
(PROP WING 'A')
STILT FOR PARKING
AND SERVICES + 1ST TO
10TH PART RESIDENTIAL
UPPER FLOOR
BLDG. HT. = 31.95MTS.
SUB-PLOT 'B' - BMC FILE NO. - P-19513/2023/(716 And Other)/R/C Ward/FP
4.17 MT DRIVEWAY
6.00 METER WIDE RAMP RAMPIRATION 1:8
3.59 M. WIDE DRIVE WAY
9.00 M. WIDE SLOPPING DRIVE WAY
717
13.40 METER WIDE SHIMPOLI ROAD
13.40 METER WIDE GANDHI GHAR ROAD
(R.G.-3 OPEN TO SKY)
R.G. -3 (OPEN TO SKY) = 172.33 SQ.MT.
(R.G.)
SETBACK
CHAIN LINK GATE
GATE
WICKET GATE
COMPOUND WALL HEIGHT 2.40MT
FIRE PUMP OPERATOR PANEL
FIRE CONTROL ROOM 7.60 SQ.MT. (2.63 X 2.89)
ELEC. METER ROOM 2.50 X 1.40
SHOP NO. 01 5.33 X 6.25 CA = 54.33 SQ.MT.
SHOP NO. 02 5.60 X 9.75 CA = 54.81 SQ.MT.
SHOP NO. 03 3.60 X 4.38 CA = 16.46 SQ.MT.
LOFT ABOVE
BASEMENT LINE BELOW
BUILDING LINE ABOVE
CHAJJA LINE ABOVE
RCC WALL
LIFT 2.00 X 2.30
LIFT 1.65 X 1.82
FIRE LIFT 1.90 X 1.50
FIRE EVACUATION LIFT 1.74 X 1.65
LIFT LOBBY 1.59 X 1.60
LIFT 4.20 X 2.25
LIFT 3.10 X 2.60
LIFT 4.25 X 2.25
LIFT 1.55 X 2.70
LOBBY 2.40 X 4.25
LOBBY 5.20 X 5.11
ENTRANCE LOBBY FOR COMMERCIAL 4.28 X 2.70
7.50 X 1.95
9.50 X 3.00
4.38 X 1.35
2.90 X 1.35
REHAB SHOP 3.95 X 14.35 CA. = 60.67 SQ.MT.
REHAB SHOP 3.95 X 15.35 CA. = 65.47 SQ.MT.
REHAB SHOP 6.03-9.11.95 CA. = 79.86 SQ.MT.
REHAB SHOP 4.55 X 10.60 CA. = 54.37 SQ.MT.
REHAB SHOP 5.36 X 8.85 CA. = 47.16 SQ.MT.
REHAB SNOP 3.79 X 8.85 CA. = 60.53 SQ.MT.
REHAB SHOP 7.73 X 4.90 CA. = 18.73 SQ.MT.
REHAB SHOP 7.73 X 4.90 CA. = 18.73 SQ.MT.
REHAB SHOP 2.65 X 4.90 CA. = 18.73 SQ.MT.
COVERED WELL
M.V. W.C. 1.50 X 1.85
M.V. W.C. 1.50 X 1.85
M.V. W.C. 2.19 X 1.95
M.V. W.C. 1.50 X1.85
M.V. W.C. 1.50 X 1.85
M.V. W.C. 1.50 X 1.85
M.V. W.C. 1.50 X 1.85
W.C. 1.50 X 1.05
W.C. 1.50 X 1.05
W.C. 1.50 X 1.05
W.C. 1.45 X 1.20
SERVANT W.C. 1.45 X 1.20
W.C. 1.20 X 1.40
W.C. 1.45 X 1.20
W.C. 1.10 X 1.45
LIFT 2.30 X 1.70
1.55 X 3.90
2.85 X 1.55
2.30 X 1.20
2.30 X 1.20
W.C. 1.50 X 1.05
W.C. 1.50 X 1.05
1.13 X 1.95
1.13 X 1.95
1.12 X1.95
1.50 X 1.85
1.50 X 1.85
1.50 X 1.85



BUILT UP AREA CALCULATION

1ST FLOOR								
A	24.29	X	21.50	X	1 NO	=	522.24	SQ.MT.
					TOTAL ADDITION	=	522.24	SQ.MT. X
DEDUCTIONS								
1	14.46	X	3.60	X	1 NO	=	52.05	SQ.MT.
2	6.20	X	9.40	X	1 NO	=	58.26	SQ.MT.
3	1/2 X	13.79	X	3.02	X 1 NO	=	20.81	SQ.MT.
4	1/2 X	4.69	X	3.02	X 1 NO	=	7.07	SQ.MT.
					TOTAL DEDUCTION	=	138.19	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	384.05	SQ.MT. X1

STAIRCASE AREA CALCULATION

1ST FLOOR								
ST1	3.63	X	3.60	X	1 NO	=	13.07	SQ.MT.
ST2	3.48	X	1.60	X	1 NO	=	5.57	SQ.MT.
ST3	3.40	X	3.00	X	1 NO	=	10.20	SQ.MT.
ST4	2.85	X	1.20	X	1 NO	=	3.42	SQ.MT.
ST5	2.70	X	2.55	X	1 NO	=	6.89	SQ.MT.
TOTAL STAIRCASE AREA PER FL (1ST FLOOR)						=	39.15	SQ.MT. Y2

NET BUILT UP AREA [X1 - Y2]	=	344.90	SQ.MT.

1ST FLOOR AREA DIAGRAM

SCALE : 1:100

(TABLE NO - IV) PARKING AREA STATEMENT - WING 'A'

Sr. No.	BLDG/ WING	FLOOR	CARPET AREA OF TENEMENT (IN SQ.MT.) FLAT NO. - 1	CARPET AREA OF TENEMENT (IN SQ.MT.) FLAT NO. - 2	NO. OF TENEMENTS PROP. PER FLOOR	NO OF TENEMENTS IN GROUP OF REQUIRED PARKING SPACES BELOW 45 (IN SQ.MT) (1 FOR 4 T/S)	ABOVE 45 TO 60 (IN SQ.MT) (1 FOR 2 T/S)	ABOVE 60 TO 90 (IN SQ.MT) (1 FOR EVERY T/S)	ABOVE 90 (IN SQ.MT) (2 FOR 1 T/S)	TOTAL PARKING
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
1	(A) RESIDENTIAL :-									
	SUB PLOT - A WING - A	GROUND	NIL	NIL	NIL	NIL	NIL	NIL	NIL	
		1ST	NIL	NIL	NIL	NIL	NIL	NIL	NIL	
		2ND TO 5TH	65.09	65.08	2 X 4 = 8.00	NIL	NIL	8.00	NIL	
		6TH REFUGE	REFUGE	81.13	1.00	NIL	NIL	1.00	NIL	
		7TH TO 12TH	65.09	65.08	2 X 6 = 12.00	NIL	NIL	12.00	NIL	
		13TH REFUGE	REFUGE	75.01	1.00	NIL	NIL	1.00	NIL	
		14TH TO 19TH	65.09	65.08	2 X 6 = 12.00	NIL	NIL	12.00	NIL	
	TOTAL				34.00	NIL	NIL	34.00	NIL	
2	TOTAL RESIDENTIAL TENEMENT (FOR DENSITY)				34.00	NIL	NIL	34.00	NIL	
3	REQUIRED PARKING SPACES (FROM 2 ABOVE)					NIL	NIL	34.00	NIL	34.00
4	10 % VISITORS PARKING (1 MINIMUM)								(34.00 X 10%)	3.40
5	TOTAL REQUIRED PARKING SPACE FOR RESIDENTIAL TENEMENTS (3+4)									37.40
6	(B) COMMERCIAL :-									

7	DESCRIPTION	PARKING REQUIREMENT		BUILT UP AREA (IN SQ.MT.)	NO. OF PARKING REQUIRED
8	COMMERCIAL SHOP	SHOPS NO. 1,2,3 AT GR. FLR.	1 For every 40sq.mt. for shop	134.53	3.36 NOS
9	INSTITUTE	INSTITUTIONAL AT 1ST FLOOR	1 for every 150 sq.mt. for Nursing home	171.10	1.14 NOS
10	I.T. OFFICE	I.T.OFFICE AT 1ST FLOOR	1 for every 37.50 sq.mt for I.T. Office	5.63	0.15 NOS
11	10 % VISITORS PARKING (2 MINIMUM)				2.00 NOS
12	TOTAL REQUIRED PARKING SPACE FOR COMMERCIAL				6.65 NOS
13	TOTAL REQUIRED PARKING SPACE FOR RESI. + COMM.		(37.40 +6.65 = 44.05) SAY		44.00 NOS
14	TOTAL PARKING SPACE PROVIDED				44.00 NOS
15	DETAILS OF PARKING SPACES PROVIDED				

Sr.No.	FLOORS	PARKING SPACES PROVIDED SMALL	BIG	TOTAL
1	MECHANISED TOWER PARKING	0	44	44
	TOTAL	0	44	44
	% RATIO TO TOTAL	0.00 %	100.00 %	100.00 %

(TABLE NO - IV) PARKING AREA STATEMENT - WING 'B'

Sr. No.	BLDG/ WING	FLOOR	CARPET AREA OF TENEMENT (IN SQ.MT.) FLAT NO. - 1	CARPET AREA OF TENEMENT (IN SQ.MT.) FLAT NO. - 2	NO. OF TENEMENTS PROP. PER FLOOR	NO OF TENEMENTS IN GROUP OF REQUIRED PARKING SPACES BELOW 45 (IN SQ.MT) (1 FOR 4 T/S)	ABOVE 45 TO 60 (IN SQ.MT) (1 FOR 2 T/S)	ABOVE 60 TO 90 (IN SQ.MT) (1 FOR EVERY T/S)	ABOVE 90 (IN SQ.MT) (2 FOR 1 T/S)	TOTAL PARKING
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
1	(A) RESIDENTIAL :-									
	SUB PLOT- A WING - B	GROUND	NIL	NIL	NIL	NIL	NIL	NIL	NIL	
		1ST	NIL	NIL	NIL	NIL	NIL	NIL	NIL	
		2ND TO 5TH	NIL	NIL	NIL	NIL	NIL	NIL	NIL	
		6TH	292.13	REFUGE	1.00	NIL	NIL	NIL	1.00	
		7TH TO 8TH	198.00	198.00	2 X 2 = 4.00	NIL	NIL	NIL	4.00	
		9TH	288.00	81.80	2.00	NIL	NIL	1.00	1.00	
	TOTAL				7.00	NIL	NIL	1.00	6.00	
2	TOTAL RESIDENTIAL TENEMENT (FOR DENSITY)				7.00	NIL	NIL	1.00	6.00	
3	REQUIRED PARKING SPACES (FROM 2 ABOVE)					NIL	NIL	1.00	12.00	13.00
4	10 % VISITORS PARKING (1 MINIMUM)								(13.00 X 10%)	1.30
5	TOTAL REQUIRED PARKING SPACE FOR RESIDENTIAL TENEMENTS (3+4)									14.30
6	(B) COMMERCIAL :-									

7	DESCRIPTION	PARKING REQUIREMENT		BUILT UP AREA (IN SQ.MT.)	NO. OF PARKING REQUIRED
8	COMMERCIAL SHOP	SHOPS NO. AT GR. FLR.	1 For every 40sq.mt. for shop	446.80	11.17 NOS
9	I.T. OFFICE	I.T.OFFICE AT 1ST FLOOR	1 for every 37.50 sq.mt for I.T. Office	344.90	9.20 NOS
10	10 % VISITORS PARKING (2 MINIMUM)			(20.37 X 10%)	2.04 NOS
11	TOTAL REQUIRED PARKING SPACE FOR COMMERCIAL				22.41 NOS
12	TOTAL REQUIRED PARKING SPACE FOR RESI. + COMM.		(14.30 + 22.41 = 36.71) SAY		37.00 NOS
13	50% ADDITIONAL PARKING				19.00 NOS
14	TOTAL REQUIRED PARKING SPACE (12 + 13)				56.00 NOS
15	TOTAL PARKING SPACE PROVIDED				56.00 NOS
16	DETAILS OF PARKING SPACES PROVIDED				

17	Sr.No.	FLOORS	PARKING SPACES PROVIDED BIG	SMALL	TOTAL
	1	1ST PODIUM FLOOR	06	04	10
	2	2ND PODIUM FLOOR	09	03	12
	3	3RD PODIUM FLOOR	06	05	11
	4	4TH PODIUM FLOOR	06	06	12
	5	5TH UPPER STILT FLOOR	08	03	11
		TOTAL	35	21	56
		% RATIO TO TOTAL	62.50 %	37.50 %	100.00 %

BASEMENT FLOOR PLAN

SCALE : 1:200

1ST FLOOR PLAN

SCALE : 1:100

SUB-PLOT 'A' FILE NO - P-7471/2021/(721)/R/C Ward/FP/337/1/New	SHEET NO. :- 2/6
THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SING NOT REQUIRED	
APPROVED SUBJECT TO CONDITIONS MENTIONED THIS OFFICE LETTER UNDER NO. P-7471/2021/(721)/R/C Ward/FP/337/1/New DATED -	

Rahul Babusha Pandit	Swapnil Bhagaw at Patil	SANTOS H UTTAMRAO AO RAUT
Digitally signed by Rahul Babusha Pandit Date: 2025.03.30 09:35:07 +05'30'	Digitally signed by Swapnil Bhagawat Patil Date: 2025.03.30 15:36:25 +05'30'	Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2025.03.30 15:16:09 +05'30'
S.E.(BP) R/C	A.E.(BP) R/C	E.E.(BP) R/C

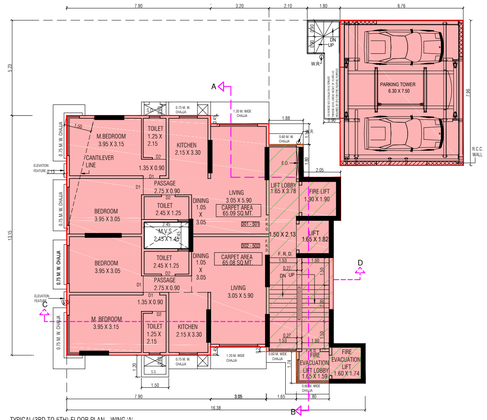
FORM – II

CONTENT OF SHEET
1ST FLOOR PLAN, BASEMENT FLOOR PLAN WING 'A'&'B'.

DESCRIPTION OF PROPOSAL & PROPERTY
Proposed Development of land bearing F.P.No.716,717,718 & 721, of T.P.S Borivali III, at Shimpoli Road,Borivali (West), Mumbai - 400 092.

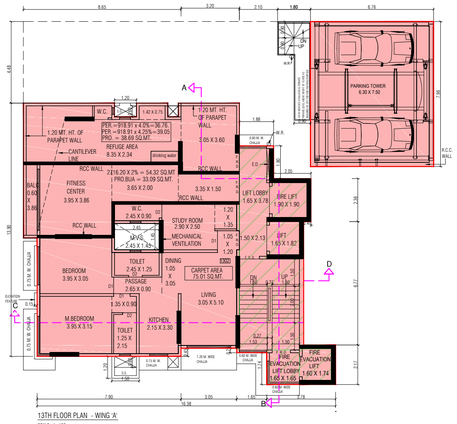
NAME OF OWNER & ADDRESS	SIGNATURE
M/S. ASHIRWAD NICE DEVELOPERS., Off. No.42, 5th floor, raigir chambers, 12-14 Shahid bhagat singh road, fort, Mumbai -400001	Anuj Ashokkumar Jain — Digitally signed by Anuj Ashokkumar Jain Date: 2025.03.29 22:12:00 +05'30'
NAME OF ARCHITECT & ADDRESS	SIGNATURE
Gajjar & Associates — MR. JATIN KISHOR TALSANIA OF M/S. GAJJAR & ASSOCIATES CONSULTANTS PRIVATE LIMITED. 52-54, MINT ROAD, 3RD FLOOR, HAVELI BUILDING, OPP. MINT CHAMBER, FORT, MUMBAI - 400 001	JATIN KISHOR TALSANIA — Digitally signed by JATIN KISHOR TALSANIA Date: 2025.03.29 22:14:44 +05'30' MR. JATIN KISHOR TALSANIA COA - CA/2021/129971

DRAWN BY	CHECKED BY	AMEDNED	DATE
HARSHAL	AR.J.K.TALSANIA		21.03.2025



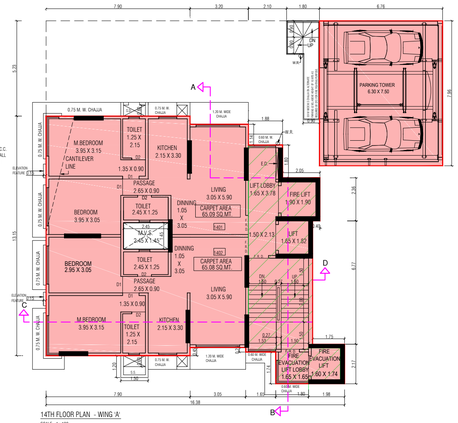
TYPICAL(3RD TO 5TH) FLOOR PLAN - WING 'A'

SCALE - 1 : 100



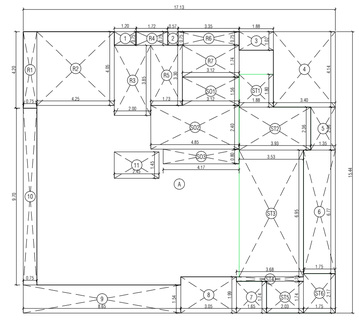
13TH FLOOR PLAN - WING 'A'

SCALE - 1 : 100



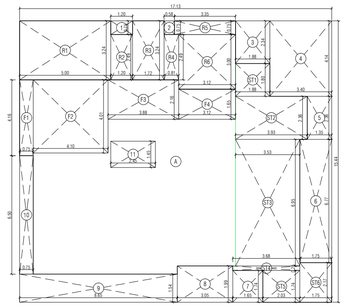
14TH FLOOR PLAN - WING 'A'

SCALE - 1 : 100



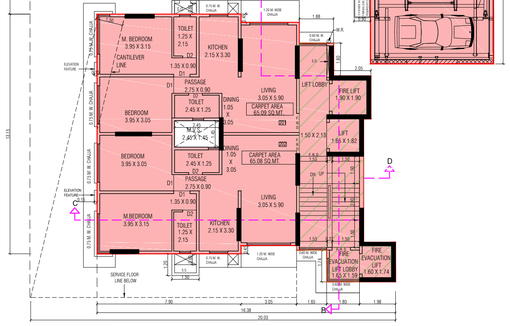
LINE DIA. FOR AREA CALCULATION OF 6TH FLOOR (WING - A)

SCALE-1:100



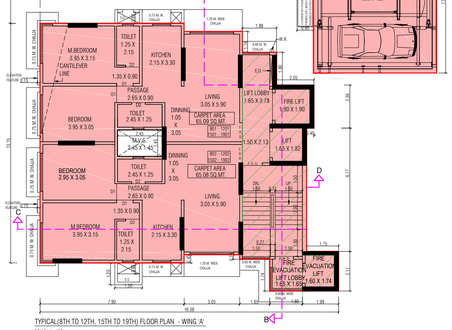
LINE DIA. FOR AREA CALCULATION OF 13TH FLOOR (WING - A)

SCALE-1:100



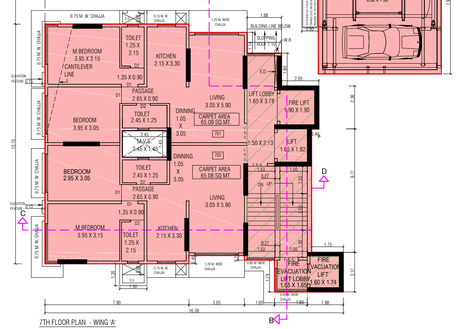
2ND FLOOR PLAN - WING 'A'

SCALE - 1 : 100



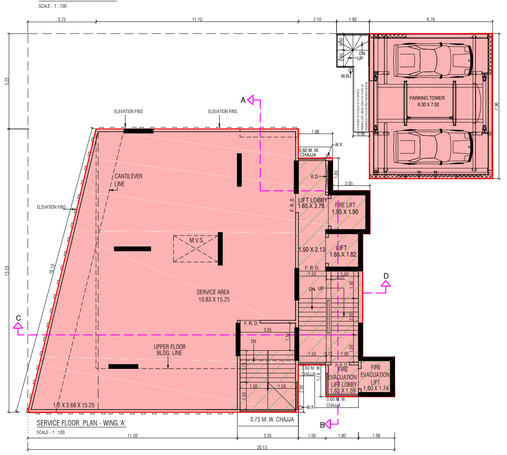
TYPICAL(6TH TO 12TH, 15TH TO 19TH) FLOOR PLAN - WING 'A'

SCALE - 1 : 100



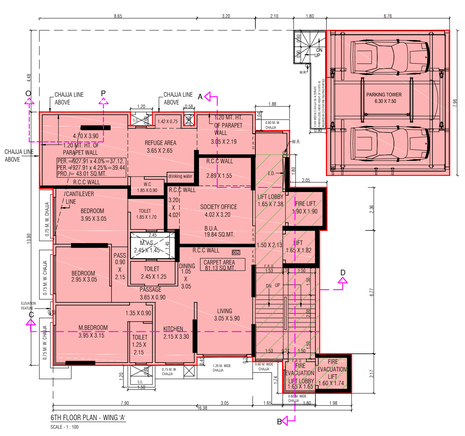
7TH FLOOR PLAN - WING 'A'

SCALE - 1 : 100



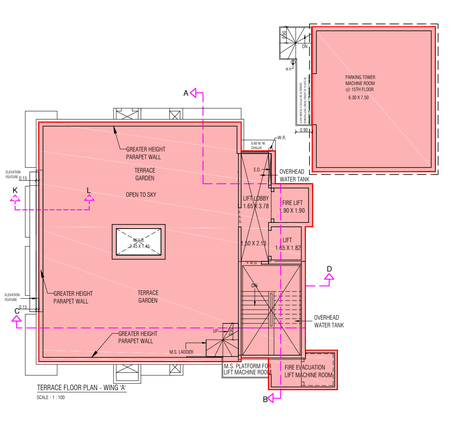
SERVICE FLOOR PLAN - WING 'A'

SCALE - 1 : 100



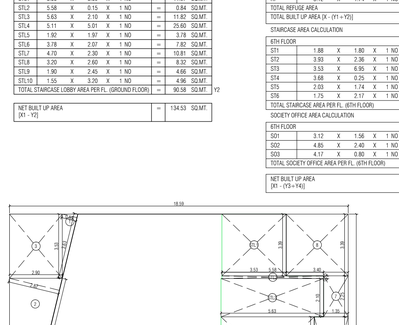
6TH FLOOR PLAN - WING 'A'

SCALE - 1 : 100



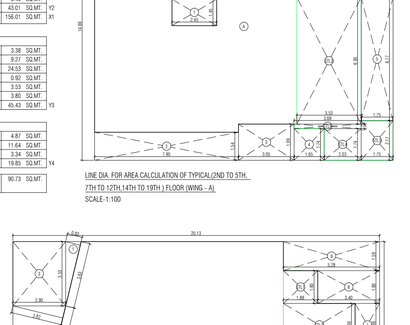
TERRACE FLOOR PLAN - WING 'A'

SCALE - 1 : 100



LINE DIA. FOR AREA CALCULATION OF GROUND FLOOR (WING - A)

SCALE-1:100

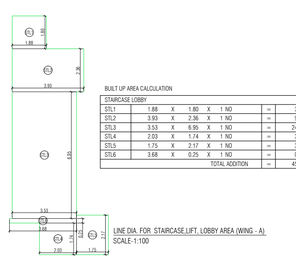


LINE DIA. FOR AREA CALCULATION OF 1ST FLOOR (WING - A)

SCALE-1:100

LINE DIA. FOR AREA CALCULATION OF TYPICAL(2ND TO 5TH, 7TH TO 12TH,14TH TO 19TH) FLOOR (WING - A)

SCALE-1:100



LINE DIA. FOR STAIRCASE,LIFT, LOBBY AREA (WING - A)

SCALE-1:100

SUB PLOT 'A' FILE NO - P-7471/2021/(721)/R/C Ward/FP/337/1/New | SHEET NO - 3/6

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SING NOT REQUIRED

APPROVED SUBJECT TO CONDITIONS MENTIONED THIS OFFICE LETTER UNDER NO. P-7471/2021/(721)/R/C Ward/FP/337/1/New DATED -

Rahul Babus ha ha Pandit	Swapnil Bhagawat Patil	SANTOS hi UTTAMR AO RAUT
Digitally signed by Rahul Babus ha ha Pandit Date: 2025.03.26 10:57:57 +05'30'	Digitally signed by Swapnil Bhagawat Patil Date: 2025.03.26 13:55:52 +05'30'	Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2025.03.30 19:19:08 +05'30'
S.E.(BP) R/C	A.E.(BP) R/C	E.E.(BP) R/C

BUILT UP AREA CALCULATION

13TH FLOOR								
A	17.13	X	15.44	X	1 NO	=	264.48	SQ.MT.
			TOTAL ADDITION			=	264.49	SQ.MT. X
DEDUCTIONS								
1	1.20	X	0.75	X	1 NO	=	0.90	SQ.MT.
2	0.58	X	0.75	X	1 NO	=	0.44	SQ.MT.
3	1.88	X	2.34	X	1 NO	=	4.40	SQ.MT.
4	3.40	X	4.14	X	1 NO	=	14.08	SQ.MT.
5	1.35	X	2.36	X	1 NO	=	3.19	SQ.MT.
6	1.75	X	6.77	X	1 NO	=	11.85	SQ.MT.
7	1.65	X	1.74	X	1 NO	=	2.87	SQ.MT.
8	3.05	X	1.99	X	1 NO	=	6.07	SQ.MT.
9	8.65	X	1.54	X	1 NO	=	13.32	SQ.MT.
10	0.75	X	6.50	X	1 NO	=	4.88	SQ.MT.
11	2.45	X	1.45	X	1 NO	=	3.55	SQ.MT.
			TOTAL DEDUCTION			=	65.55	SQ.MT. Y1

REFUGE AREA CALCULATION

13TH FLOOR								
R1	5.00	X	3.24	X	1 NO	=	16.20	SQ.MT.
R2	1.20	X	2.49	X	1 NO	=	2.99	SQ.MT.
R3	1.73	X	3.24	X	1 NO	=	5.61	SQ.MT.
R4	0.81	X	2.49	X	1 NO	=	2.02	SQ.MT.
R5	3.35	X	0.75	X	1 NO	=	2.51	SQ.MT.
R6	3.12	X	3.00	X	1 NO	=	9.36	SQ.MT.
TOTAL REFUGE AREA						=	38.69	SQ.MT. Y2
TOTAL BUILT UP AREA (X - (Y1 + Y2))						=	160.25	SQ.MT. X1

STAIRCASE AREA CALCULATION

13TH FLOOR								
ST1	1.88	X	1.80	X	1 NO	=	3.38	SQ.MT.
ST2	3.93	X	2.36	X	1 NO	=	9.27	SQ.MT.
ST3	3.53	X	6.95	X	1 NO	=	24.53	SQ.MT.
ST4	3.68	X	0.25	X	1 NO	=	0.92	SQ.MT.
ST5	2.03	X	1.74	X	1 NO	=	3.53	SQ.MT.
ST6	1.75	X	2.17	X	1 NO	=	3.80	SQ.MT.
TOTAL STAIRCASE AREA PER FL. (13TH FLOOR)						=	45.43	SQ.MT. Y3

FITNESS AREA CALCULATION

13TH FLOOR								
F1	0.75	X	4.16	X	1 NO	=	3.12	SQ.MT.
F2	4.10	X	4.01	X	1 NO	=	16.44	SQ.MT.
F3	3.88	X	2.16	X	1 NO	=	8.38	SQ.MT.
F4	3.12	X	1.65	X	1 NO	=	5.15	SQ.MT.
TOTAL FITNESS CENTER AREA PER FL. (13TH FLOOR)						=	33.09	SQ.MT. Y4

NET BUILT UP AREA (X1 - (Y3 + Y4))	=	81.73	SQ.MT.

BUILT UP AREA CALCULATION

2ND TO 5TH,7TH TO 12TH,14TH TO 19TH								
A	16.38	X	14.69	X	1 NO	=	240.62	SQ.MT.
			TOTAL ADDITION			=	240.62	SQ.MT. X
DEDUCTIONS								
1	2.45	X	1.45	X	1 NO	=	3.55	SQ.MT.
2	7.90	X	1.54	X	1 NO	=	12.17	SQ.MT.
3	3.05	X	1.99	X	1 NO	=	6.07	SQ.MT.
4	1.65	X	1.74	X	1 NO	=	2.87	SQ.MT.
5	1.75	X	6.77	X	1 NO	=	11.85	SQ.MT.
6	1.35	X	2.36	X	1 NO	=	3.19	SQ.MT.
7	3.40	X	1.80	X	1 NO	=	6.12	SQ.MT.
8	5.28	X	1.59	X	1 NO	=	8.40	SQ.MT.
9	3.20	X	0.45	X	1 NO	=	1.44	SQ.MT.
							TOTAL DEDUCTION	=	55.66	SQ.MT. Y1
TOTAL BUILT UP AREA (X - Y1)						=	184.96	SQ.MT. X1

STAIRCASE LOBBY AREA CALCULATION

2ND TO 5TH,7TH TO 8TH,14TH TO 19TH								
ST1	1.88	X	1.80	X	1 NO	=	3.38	SQ.MT.
ST2	3.93	X	2.36	X	1 NO	=	9.27	SQ.MT.
ST3	3.53	X	6.95	X	1 NO	=	24.53	SQ.MT.
ST4	2.03	X	1.74	X	1 NO	=	3.53	SQ.MT.
ST5	1.75	X	2.17	X	1 NO	=	3.80	SQ.MT.
ST6	3.68	X	0.25	X	1 NO	=	0.92	SQ.MT.
STAIR LOBBY AREA PER FL. (2ND TO 5TH,7TH TO 12TH,14TH TO 19TH)						=	45.43	SQ.MT. Y2

NET BUILT UP AREA (X1 - Y2)	=	139.53	SQ.MT.

BUILT UP AREA CALCULATION

1ST FLOOR								
A	20.13	X	15.55	X	1 NO	=	313.02	SQ.MT.
			TOTAL ADDITION			=	313.02	SQ.MT. X
DEDUCTIONS								
1	1/2	X	3.63	X	0.83 X 1 NO	=	1.51	SQ.MT.
2	1/2	X	12.37	X	2.82 X 1 NO	=	17.44	SQ.MT.
3	2.90	X	3.53	X	1 NO	=	10.24	SQ.MT.
4	1.50	X	2.60	X	1 NO	=	3.90	SQ.MT.
5	3.78	X	0.86	X	1 NO	=	3.25	SQ.MT.
6	1.75	X	6.77	X	1 NO	=	11.85	SQ.MT.
7	1.35	X	2.36	X	1 NO	=	3.19	SQ.MT.
8	3.40	X	1.80	X	1 NO	=	6.12	SQ.MT.
9	5.28	X	1.59	X	1 NO	=	8.40	SQ.MT.
							TOTAL DEDUCTION	=	65.90	SQ.MT. Y1
TOTAL BUILT UP AREA (X - Y1)						=	247.12	SQ.MT. X1

STAIRCASE LOBBY AREA CALCULATION

1ST FLOOR								
ST1	1.88	X	1.80	X	1 NO	=	3.38	SQ.MT.
ST2	3.93	X	2.36	X	1 NO	=	9.27	SQ.MT.
ST3	3.53	X	4.90	X	1 NO	=	17.30	SQ.MT.
ST4	2.03	X	1.87	X	1 NO	=	3.80	SQ.MT.
ST5	3.78	X	2.17	X	1 NO	=	8.20	SQ.MT.
ST6	1.50	X	2.30	X	1 NO	=	3.45	SQ.MT.
ST7	5.10	X	4.90	X	1 NO	=	24.99	SQ.MT.
TOTAL STAIRCASE LOBBY AREA PER FL. (1ST FLOOR)						=	70.39	SQ.MT. Y2

NET BUILT UP AREA (X1 - Y2)	=	176.73	SQ.MT.

BUILT UP AREA CALCULATION

GROUND FLOOR								
A	18.59	X	15.55	X	1 NO	=	289.07	SQ.MT.
			TOTAL ADDITION			=	289.07	SQ.MT. X
DEDUCTIONS								
1	1/2	X	3.63	X	0.83 X 1 NO	=	1.51	SQ.MT.
2	1/2	X	12.37	X	2.82 X 1 NO	=	17.44	SQ.MT.
3	2.90	X	3.53	X	1 NO	=	10.24	SQ.MT.
4	1.50	X	2.60	X	1 NO	=	3.90	SQ.MT.
5	3.78	X	0.86	X	1 NO	=	3.25	SQ.MT.
6	1.87	X	6.98	X	1 NO	=	13.05	SQ.MT.
7	1.35	X	2.25	X	1 NO	=	3.04	SQ.MT.
8	3.40	X	3.39	X	1 NO	=	11.53	SQ.MT.
					TOTAL DEDUCTION	=	63.96	SQ.MT. Y1
TOTAL BUILT UP AREA (X - Y1)						=	225.11	SQ.MT. X1

STAIRCASE LOBBY AREA CALCULATION

GROUND FLOOR								
ST1	3.53	X	3.39	X	1 NO	=	11.97	SQ.MT.
ST1,2	5.58	X	0.15	X	1 NO	=	0.84	SQ.MT.
ST1,3	5.63	X	2.10	X	1 NO	=	11.82	SQ.MT.
ST1,4	5.11	X	5.01	X	1 NO	=	25.60	SQ.MT.
ST1,5	1.92	X	1.97	X	1 NO	=	3.78	SQ.MT.
ST1,6	3.78	X	2.07	X	1 NO	=	7.82	SQ.MT.
ST1,7	4.70	X	2.30	X	1 NO	=	10.81	SQ.MT.
ST1,8	3.20	X	2.60	X	1 NO	=	8.32	SQ.MT.
ST1,9	1.90	X	2.45	X	1 NO	=	4.66	SQ.MT.
ST1,10	1.55	X	3.20	X	1 NO	=	4.96	SQ.MT.
TOTAL STAIRCASE LOBBY AREA PER FL. (GROUND FLOOR)						=	90.58	SQ.MT. Y2

NET BUILT UP AREA (X1 - Y2)	=	134.53	SQ.MT.

BUILT UP AREA CALCULATION

6TH FLOOR								
A	17.13	X	15.44	X	1 NO	=	264.49	SQ.MT.
			TOTAL ADDITION			=	264.49	SQ.MT. X
DEDUCTIONS								
1	1.20	X	0.75	X	1 NO	=	0.90	SQ.MT.
2	0.58	X	0.75	X	1 NO	=	0.44	SQ.MT.
3	1.88	X	1.02	X	1 NO	=	1.92	SQ.MT.
4	3.40	X	4.14	X	1 NO	=	14.08	SQ.MT.
5	1.35	X	2.36	X	1 NO	=	3.19	SQ.MT.
6	1.75	X	6.77	X	1 NO	=	11.85	SQ.MT.
7	1.65	X	1.74	X	1 NO	=	2.87	SQ.MT.
8	3.05	X	1.99	X	1 NO	=	6.07	SQ.MT.
9	8.65	X	1.54	X	1 NO	=	13.32	SQ.MT.
10	0.75	X	9.70	X	1 NO	=	7.28	SQ.MT.
11	2.45	X	1.45	X	1 NO	=	3.55	SQ.MT.
			TOTAL DEDUCTION			=	65.47	SQ.MT. Y1

REFUGE AREA CALCULATION

6TH FLOOR								
R1	0.75	X	4.20	X	1 NO	=	3.15	SQ.MT.
R2	4.25	X	4.05	X	1 NO	=	17.21	SQ.MT.
R3	2.00	X	3.85	X	1 NO	=	7.70	SQ.MT.
R4	1.73	X	0.75	X	1 NO	=	1.30	SQ.MT.
R5	1.73	X	3.30	X	1 NO	=	5.71	SQ.MT.
R6	3.35	X	0.75	X	1 NO	=	2.51	SQ.MT.
R7	3.12	X	1.74	X	1 NO	=	5.43	SQ.MT.
TOTAL REFUGE AREA						=	43.01	SQ.MT. Y2
TOTAL BUILT UP AREA (X - (Y1 + Y2))						=	156.01	SQ.MT. X1

STAIRCASE AREA CALCULATION

6TH FLOOR								
ST1	1.88	X	1.80	X	1 NO	=	3.38	SQ.MT.
ST2	3.93	X	2.36	X	1 NO	=	9.27	SQ.MT.
ST3	3.53	X	6.95	X	1 NO	=	24.53	SQ.MT.
ST4	3.68	X	0.25	X	1 NO	=	0.92	SQ.MT.
ST5	2.03	X	1.74	X	1 NO	=	3.53	SQ.MT.
ST6	1.75	X	2.17	X	1 NO	=	3.80	SQ.MT.
TOTAL STAIRCASE AREA PER FL. (6TH FLOOR)						=	45.43	SQ.MT. Y3

SOCIETY OFFICE AREA CALCULATION

6TH FLOOR								
SO1	3.12	X	1.56	X	1 NO	=	4.87	SQ.MT.
SO2	4.85	X	2.40	X	1 NO	=	11.64	SQ.MT.
SO3	4.17	X	0.80	X	1 NO	=	3.34	SQ.MT.
TOTAL SOCIETY OFFICE AREA PER FL. (6TH FLOOR)						=	19.85	SQ.MT. Y4

NET BUILT UP AREA (X1 - (Y3 + Y4))	=	90.73	SQ.MT.

BUILT UP AREA CALCULATION

STAIRCASE LOBBY								
ST1	1.88	X	1.80	X	1 NO	=	3.38	SQ.MT.
ST1,2	3.93	X	2.36	X	1 NO	=	9.27	SQ.MT.
ST1,3	3.53	X	6.95	X	1 NO	=	24.53	SQ.MT.
ST1,4	2.03	X	1.74	X	1 NO	=	3.53	SQ.MT.
ST1,5	1.75	X	2.17	X	1 NO	=	3.80	SQ.MT.
ST1,6	3.68	X	0.25	X	1 NO	=	0.92	SQ.MT.
			TOTAL ADDITION			=	45.43	SQ.MT. X

SUB-PLOT A (WING A) REFUGE AREA @ 6TH,13TH FLOOR REGD. AS PER RULE (4% OF TOTAL BUILT UP AREA OF ABOVE FLRS)

FLOORS	TOTAL AREA IN SQ.MT	GROSS BUILT UP AREA IN SQ.MT	(4% OF TOTAL BUILT - UP AREA ABOVE FLRS) REQUIRED REFUGE AREA	(4.25% OF TOTAL BUILT - UP AREA ABOVE FLRS) REQUIRED REFUGE AREA	PROPOSED REFUGE AREA IN SQ.MT	EXCESS REFUGE AREA IN SQ.MT COUNTED IN FSI
6.TH FLOOR (REFUGE)	90.73 SQ.MT.					
7.TH FLOOR	139.53 SQ.MT.					
8.TH FLOOR	139.53 SQ.MT.	927.91 SQ.MT.	37.12 SQ.MT.	39.44 SQ.MT.	43.01 SQ.MT.	3.57
9.TH FLOOR	139.53 SQ.MT.					
10.TH FLOOR	139.53 SQ.MT.					
11.TH FLOOR	139.53 SQ.MT.					
12.TH FLOOR	139.53 SQ.MT.					
13.TH FLOOR (REFUGE)	81.73 SQ.MT.					
14.TH FLOOR	139.53 SQ.MT.					
15.TH FLOOR	139.53 SQ.MT.	918.91 SQ.MT.	36.76 SQ.MT.	39.05 SQ.MT.	38.69 SQ.MT.	0.00
16.TH FLOOR	139.53 SQ.MT.					
17.TH FLOOR	139.53 SQ.MT.					
18.TH FLOOR	139.53 SQ.MT.					
19.TH FLOOR	139.53 SQ.MT.					
TOTAL BUILT UP AREA	1846.82 SQ.MT.	1846.82 SQ.MT.	73.87 SQ.MT.	78.49 SQ.MT.	81.70 SQ.MT.	3.57 SQ.MT.
@ 4.25% OF ABOVE AREA (PERMISSIBLE)			78.49 SQ.MT.			
PROPOSED REFUGE AREA ON 6TH & 13TH RESIDENTIAL FLOOR			81.70 SQ.MT.			

FORM – II

CONTENT OF SHEET

2ND TO 19TH FLOOR PLAN,TERRACE FLOOR PLAN WING 'B', AREA DIAG. & CALC.

DESCRIPTION OF PROPOSAL & PROPERTY

Proposed Development of land bearing F.P.No.716,717,718 & 721, of T.P.S Borivali III, at Shimpoli Road,Borivali (West), Mumbai - 400 092.

NAME OF OWNER & ADDRESS	SIGNATURE
M/S. ASHIRWAD NICE DEVELOPERS., Off. No.42, 5th floor, sipjir chambers, 12-14 Shahid bhagat singh road, fort, Mumbai - 400001.	Anuj Ashokkumar Jain — Digitally signed by Anuj Ashokkumar Jain Date: 2025.03.29 23:31:21 +05'30'

NAME OF ARCHITECT & ADDRESS	SIGNATURE
Gajjar & Associates MR. JATIN KISHOR TALSANIA OF M/S. GAJJAR & ASSOCIATES CONSULTANTS PRIVATE LIMITED, 53-54, MINT ROAD, 3RD FLOOR, HAVELI BUILDING, OPP. MINT CHAMBER, FORT, MUMBAI - 400 001	JATIN KISHOR TALSANIA — Digitally signed by JATIN KISHOR TALSANIA Date: 2025.03.29 23:15:02 +05'30' MR. JATIN KISHOR TALSANIA COA - CA/2021/129971

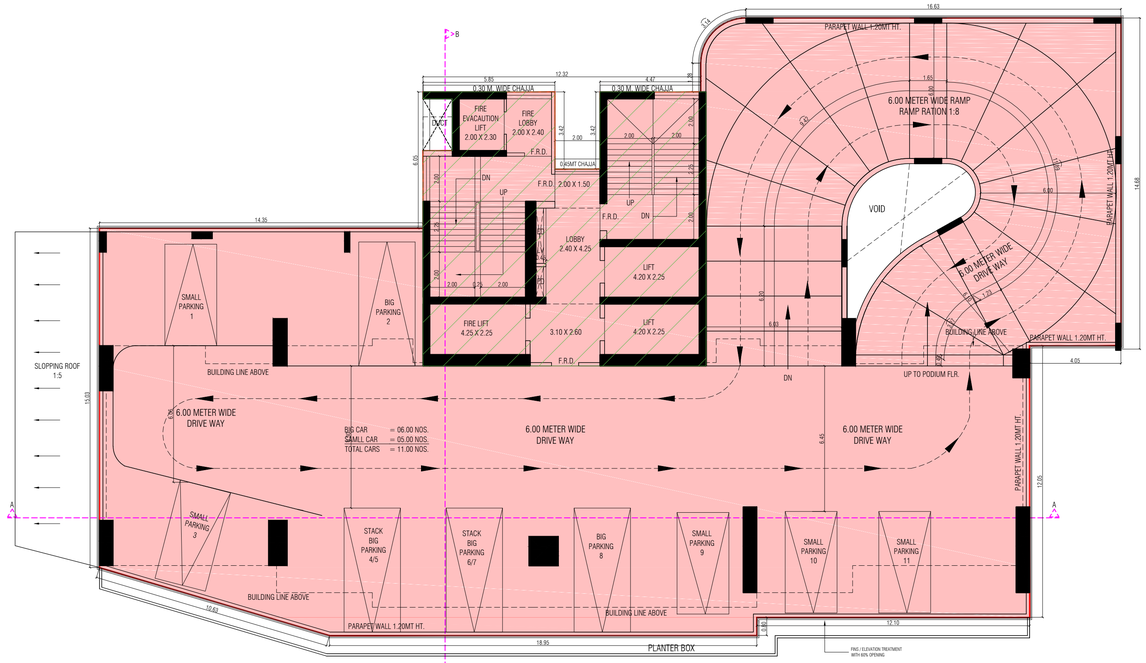
DRAWN BY	CHECKED BY	AMENDED	DATE
HARSHAL	AR.J.K.TALSANIA		21.03.2025

SUB-PLOT 'A' FILE NO - P-7471/2021/(721)/R/C Ward/FP/337/1/New	SHEET NO. :- 4/6
THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SING NOT REQUIRED	
APPROVED SUBJECT TO CONDITIONS MENTIONED THIS OFFICE LETTER UNDER NO. P-7471/2021/(721)/R/C Ward/FP/337/1/New DATED -	

Rahul Babusha Pandit	Swapnil Bhaguwat Patil	SANTOSH UTTAMRAO RAUT
Digitally signed by Rahul Babusha Pandit Date: 2025.03.30 09:35:55 +05'30'	Digitally signed by Swapnil Bhaguwat Patil Date: 2025.03.30 18:19:41 +05'30'	Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2025.03.30 18:19:41 +05'30'
S.E.(BP) R/C	A.E.(BP) R/C	E.E.(BP) R/C

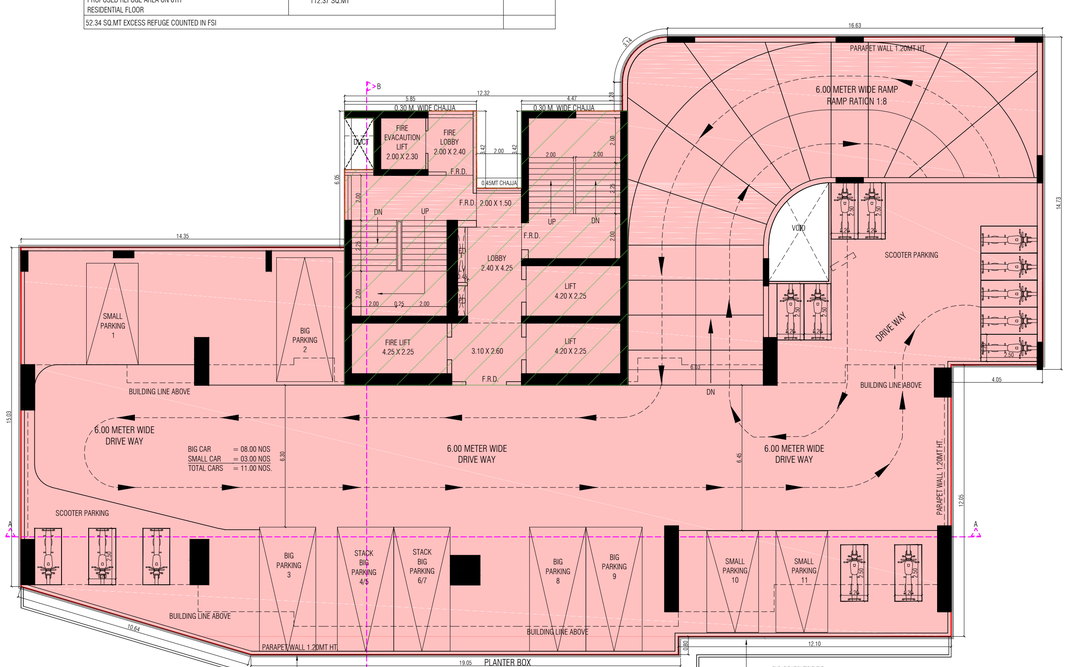
WING 'B' REFUGE AREA @ 6TH FLOOR REQD. AS PER RULE (4% OF TOTAL BUILT UP AREA OF ABOVE FLRS)

FLOORS	TOTAL AREA IN SQ.MT	GROSS BUILT UP AREA IN SQ.MT	(4% OF TOTAL BUILT - UP AREA ABOVE FLRS) REQUIRED REFUGE AREA	(4.25% OF TOTAL BUILT - UP AREA ABOVE FLRS) REQUIRED REFUGE AREA	PROPOSED REFUGE AREA IN SQ.MT	EXCESS REFUGE AREA IN SQ.MT COUNTED IN FSI
6TH FLOOR (REFUGE)	301.37 SQ.MT					
7TH FLOOR	409.72 SQ.MT	1412.37 SQ.MT	56.49 SQ.MT	60.03 SQ.MT	112.37 SQ.MT	52.34 SQ.MT
8TH FLOOR	409.72 SQ.MT					
9TH FLOOR	291.56 SQ.MT					
TOTAL BUILT UP AREA	1412.37 SQ.MT	1412.37 SQ.MT	56.49 SQ.MT	60.03 SQ.MT	112.37 SQ.MT	52.34 SQ.MT
@ 4.25% OF ABOVE AREA (PERMISSIBLE)			60.03 SQ.MT			
PROPOSED REFUGE AREA ON 6TH RESIDENTIAL FLOOR			112.37 SQ.MT			
52.34 SQ.MT EXCESS REFUGE COUNTED IN FSI						



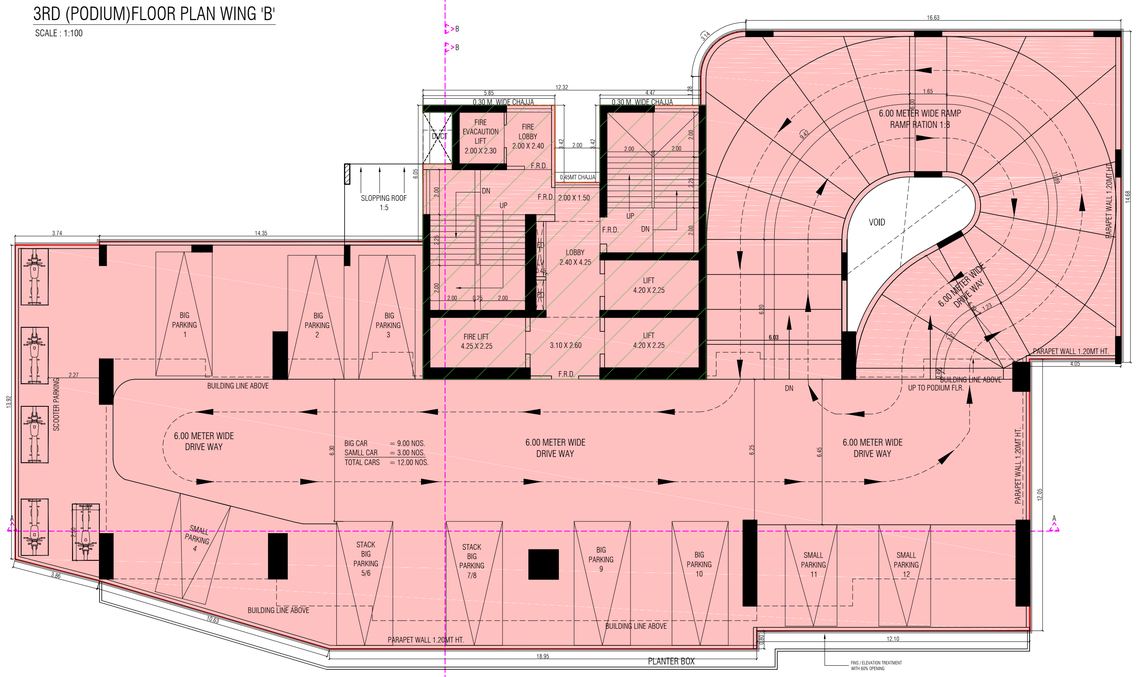
3RD (PODIUM)FLOOR PLAN WING 'B'

SCALE : 1:100



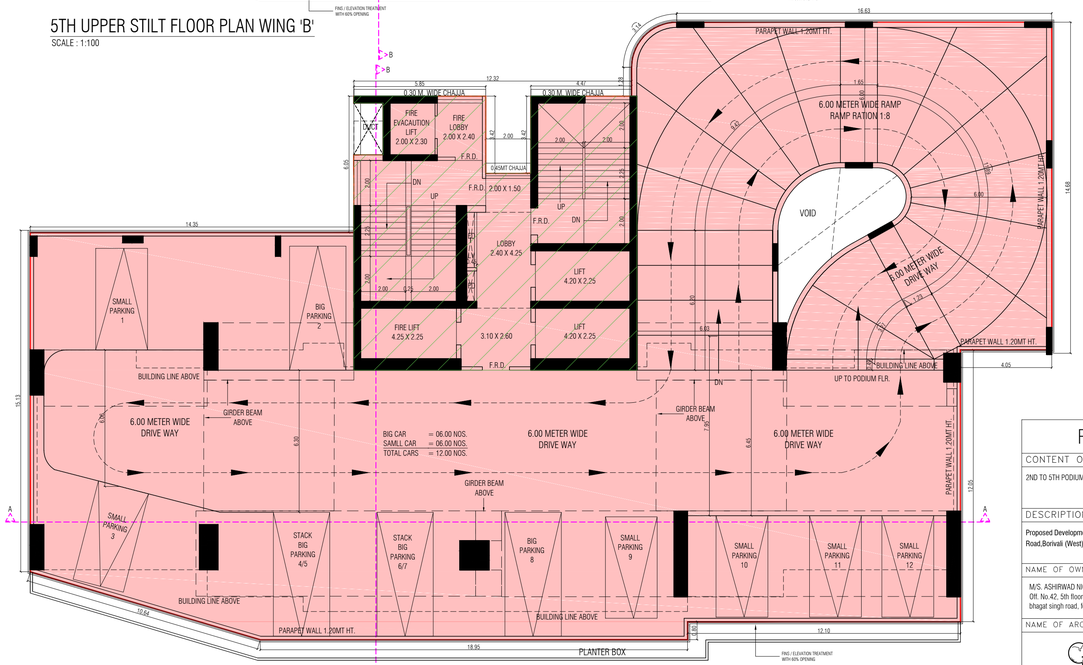
5TH UPPER STILT FLOOR PLAN WING 'B'

SCALE : 1:100



2nd (PODIUM)FLOOR PLAN WING 'B'

SCALE : 1:100



4TH (PODIUM)FLOOR PLAN WING 'B'

SCALE : 1:100

FORM – II

CONTENT OF SHEET

2ND TO 5TH PODIUM FLOOR PLAN

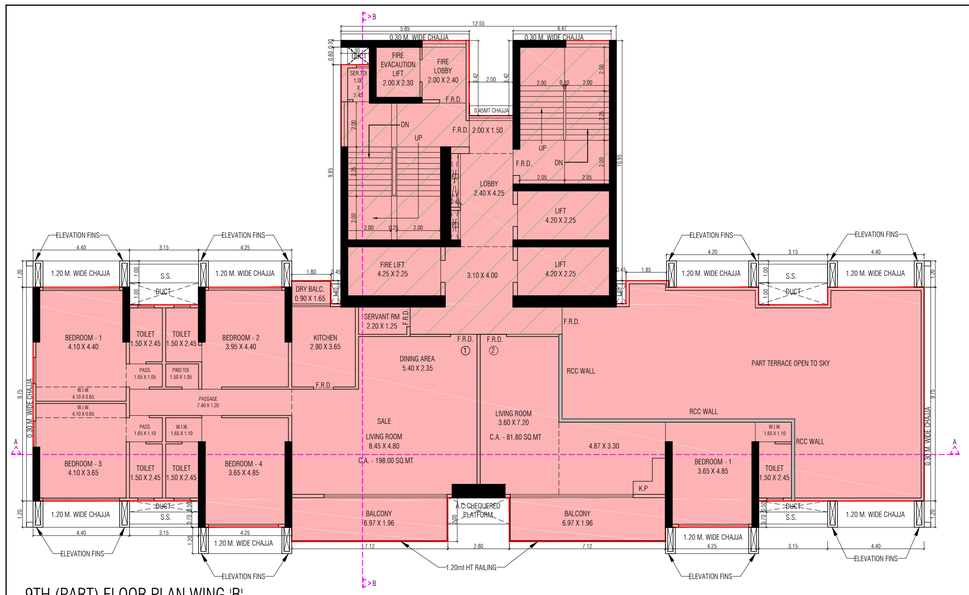
DESCRIPTION OF PROPOSAL & PROPERTY

Proposed Development of land bearing F.P.No.716,717,718 & 721, of T.P.S Borivali III, at Shimpoli Road,Borivali (West), Mumbai - 400 092.

NAME OF OWNER & ADDRESS	SIGNATURE
M/S. ASHIRWAD NICE DEVELOPERS., Off. No.42, 5th floor, rajgir chambers, 12-14 Shahid bhagat singh road, fort, Mumbai -400001	Anuj Ashokkumar Jain Digitally signed by Anuj Ashokkumar Jain Date: 2025.03.29 22:12:40 +05'30'

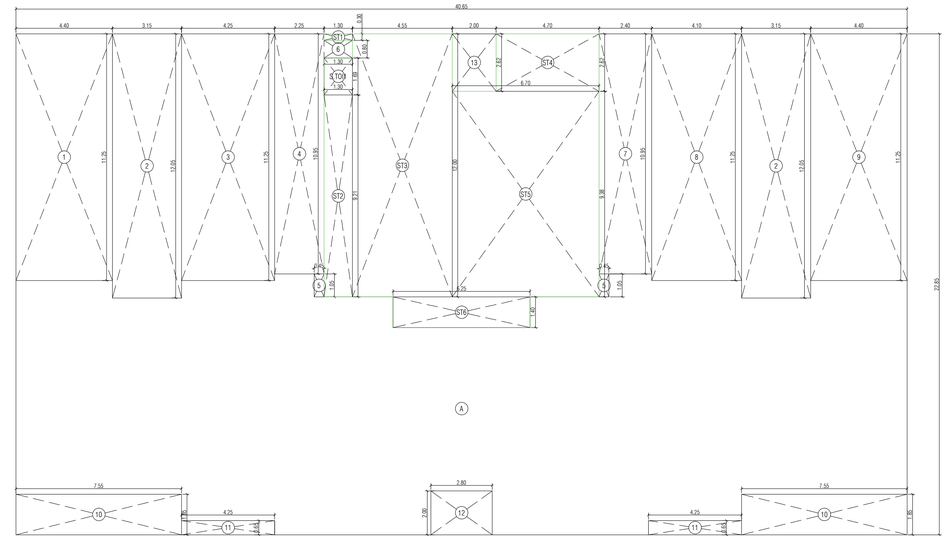
NAME OF ARCHITECT & ADDRESS	SIGNATURE
Gajjar & Associates MR. JATIN KISHOR TALSANIA OF M/S. GAJJAR & ASSOCIATES CONSULTANTS PRIVATE LIMITED. 52-54, MINT ROAD, 3RD FLOOR, HAVELI BUILDING, OPP. MINT CHAMBER, FORT, MUMBAI - 400 001	JATIN KISHOR TALSANIA Digitally signed by JATIN KISHOR TALSANIA Date: 2025.03.29 22:15:20 +05'30' MR. JATIN KISHOR TALSANIA COA - CA/2021/129971

DRAWN BY	CHECKED BY	AMEDNED	DATE
HARSHAL	AR.J.K.TALSANIA		21.03.2025



9TH (PART) FLOOR PLAN WING 'B'

SCALE : 1:100



AREA DIAG. FOR 7TH & 8TH FLOOR WING 'B'

SCALE : 1:100

BUILT UP AREA CALCULATION

TYPICAL FLOOR (7TH & 8TH) WING 'B'								
A	40.65	X	22.85	X	1 NO	=	928.85	SQ.MT.
					TOTAL ADDITION	=	928.85	SQ.MT. X

DEDUCTIONS

1	4.40	X	11.25	X	1 NO	=	49.50	SQ.MT.
2	3.15	X	12.05	X	2 NOS	=	75.92	SQ.MT.
3	4.25	X	11.25	X	1 NO	=	47.81	SQ.MT.
4	2.25	X	10.95	X	1 NO	=	24.64	SQ.MT.
5	0.45	X	1.05	X	2 NOS	=	0.95	SQ.MT.
6	1.30	X	0.80	X	1 NO	=	1.04	SQ.MT.
7	2.40	X	10.95	X	1 NO	=	26.28	SQ.MT.
8	4.10	X	11.25	X	1 NO	=	46.13	SQ.MT.
9	4.40	X	11.25	X	1 NO	=	49.50	SQ.MT.
10	7.55	X	1.85	X	2 NOS	=	27.94	SQ.MT.
11	4.25	X	0.65	X	2 NOS	=	5.52	SQ.MT.
12	2.80	X	2.00	X	1 NO	=	5.60	SQ.MT.
13	2.00	X	2.62	X	1 NO	=	5.23	SQ.MT.
					TOTAL DEDUCTION	=	366.06	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	562.79	SQ.MT. X1

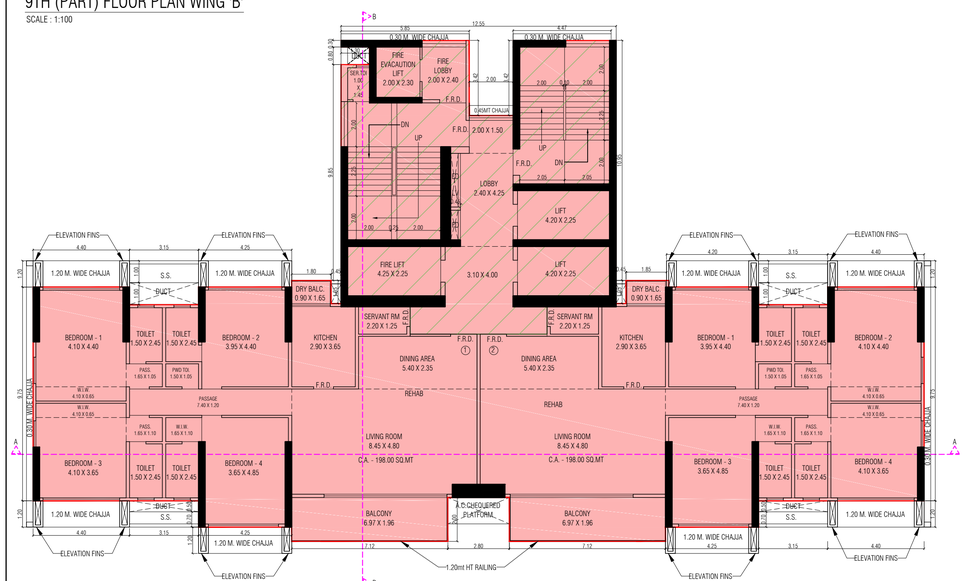
STAIRCASE AREA CALCULATION

TYPICAL FLOOR (7TH & 8TH)								
ST1	1.30	X	0.30	X	1 NO	=	0.39	SQ.MT.
ST2	1.30	X	9.21	X	1 NO	=	11.97	SQ.MT.
ST3	4.55	X	12.00	X	1 NO	=	54.60	SQ.MT.
ST4	4.70	X	2.62	X	1 NO	=	12.31	SQ.MT.
ST5	6.70	X	9.38	X	1 NO	=	62.85	SQ.MT.
ST6	6.25	X	1.40	X	1 NO	=	8.75	SQ.MT.
TOTAL STAIRCASE AREA PER FL.						=	150.87	SQ.MT. Y2

TOILET AREA CALCULATION

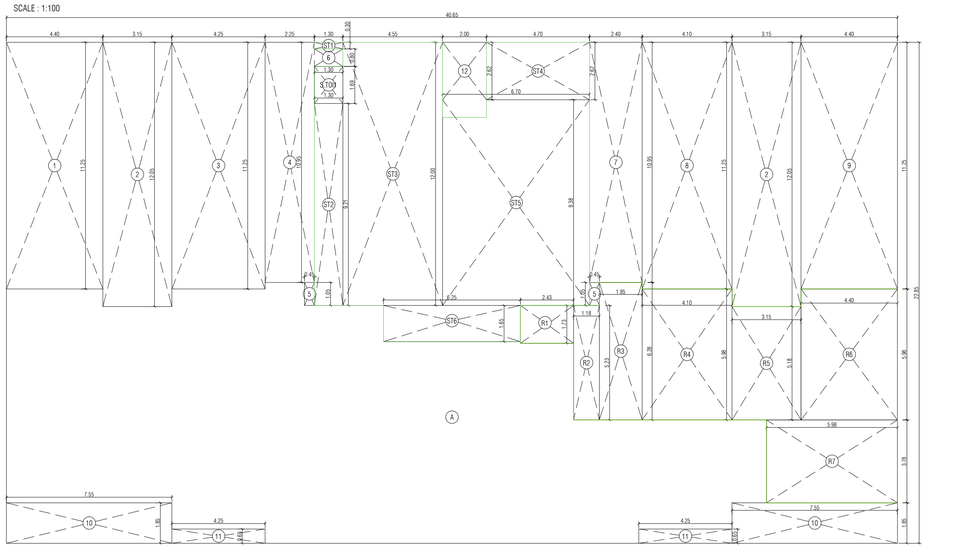
TYPICAL FLOOR (7TH & 8TH)								
S.TOI	1.30	X	1.69	X	1 NO	=	2.20	SQ.MT.
TOTAL TOILET AREA PER FL.						=	2.20	SQ.MT. Y3

NET BUILT UP AREA [X1 - (Y2 + Y3)]	=	409.72	SQ.MT.



7TH & 8TH FLOOR PLAN WING 'B'

SCALE : 1:100



AREA DIAG. FOR 6TH(REFUGE) FLOOR WING 'B'

SCALE : 1:100

BUILT UP AREA CALCULATION

6TH REFUGE FLOOR WING 'B'								
A	40.65	X	22.85	X	1 NO	=	928.85	SQ.MT.
					TOTAL ADDITION	=	928.85	SQ.MT. X

DEDUCTIONS

1	4.40	X	11.25	X	1 NO	=	49.50	SQ.MT.
2	3.15	X	12.05	X	2 NOS	=	75.92	SQ.MT.
3	4.25	X	11.25	X	1 NO	=	47.81	SQ.MT.
4	2.25	X	10.95	X	1 NO	=	24.64	SQ.MT.
5	0.45	X	1.05	X	2 NOS	=	0.95	SQ.MT.
6	1.30	X	0.80	X	1 NO	=	1.04	SQ.MT.
7	2.40	X	10.95	X	1 NO	=	26.28	SQ.MT.
8	4.10	X	11.25	X	1 NO	=	46.13	SQ.MT.
9	4.40	X	11.25	X	1 NO	=	49.50	SQ.MT.
10	7.55	X	1.85	X	2 NOS	=	27.94	SQ.MT.
11	4.25	X	0.65	X	2 NOS	=	5.53	SQ.MT.
12	2.00	X	2.62	X	1 NO	=	5.24	SQ.MT.
					TOTAL DEDUCTION	=	360.48	SQ.MT. Y1

REFUGE AREA CALCULATION

6TH REFUGE FLOOR WING 'B'								
R1	2.43	X	1.73	X	1 NO	=	4.20	SQ.MT.
R2	1.18	X	5.23	X	1 NO	=	6.17	SQ.MT.
R3	1.95	X	6.28	X	1 NO	=	12.25	SQ.MT.
R4	4.10	X	5.98	X	1 NO	=	24.52	SQ.MT.
R5	3.15	X	5.18	X	1 NO	=	16.32	SQ.MT.
R6	4.40	X	5.98	X	1 NO	=	26.31	SQ.MT.
R7	5.98	X	3.78	X	1 NO	=	22.60	SQ.MT.
TOTAL REFUGE AREA						=	112.37	SQ.MT. Y2
TOTAL BUILT UP AREA [X - (Y1 + Y2)]						=	456.00	SQ.MT. X1

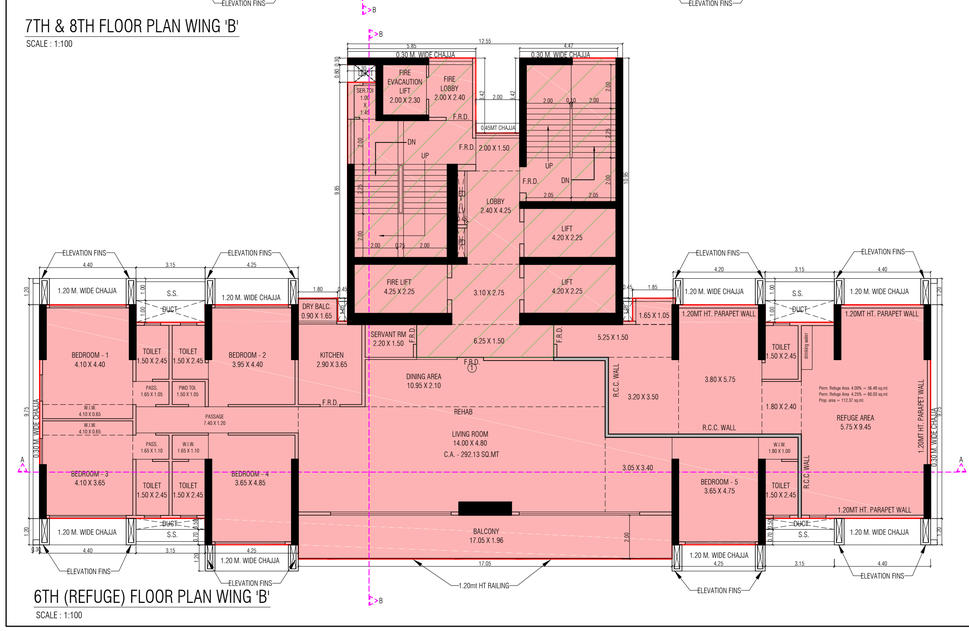
STAIRCASE AREA CALCULATION

6TH REFUGE FLOOR WING 'B'								
ST1	1.30	X	0.30	X	1 NO	=	0.39	SQ.MT.
ST2	1.30	X	9.21	X	1 NO	=	11.97	SQ.MT.
ST3	4.55	X	12.00	X	1 NO	=	54.60	SQ.MT.
ST4	4.70	X	2.62	X	1 NO	=	12.31	SQ.MT.
ST5	6.70	X	9.38	X	1 NO	=	62.85	SQ.MT.
ST6	6.25	X	1.65	X	1 NO	=	10.31	SQ.MT.
TOTAL STAIRCASE AREA PER FL. (6TH REFUGE FLOOR WING 'B')						=	152.43	SQ.MT. Y3

TOILET AREA CALCULATION

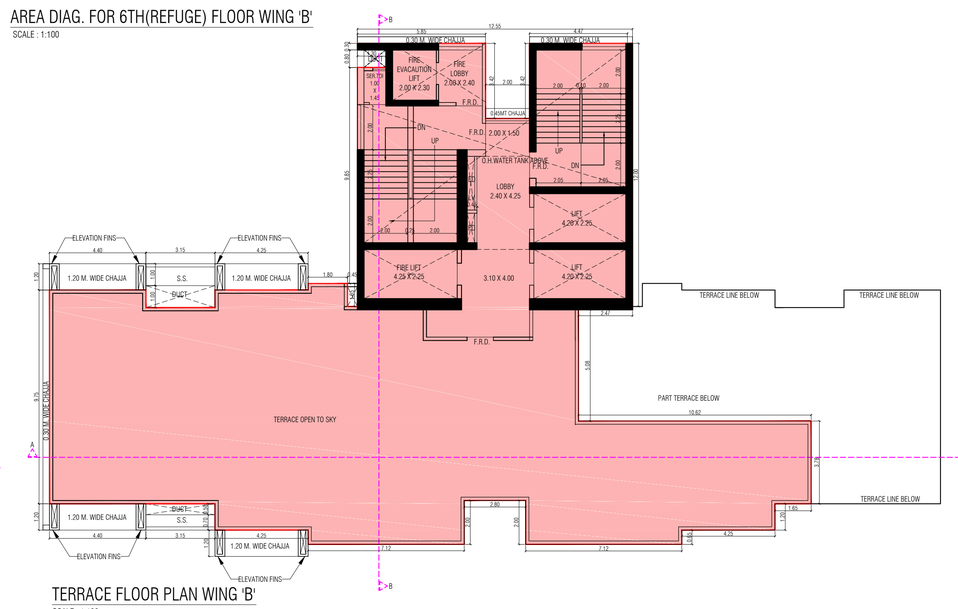
6TH REFUGE FLOOR WING 'B'								
S.TOI	1.30	X	1.69	X	1 NO	=	2.20	SQ.MT.
TOTAL TOILET AREA PER FL. (6TH REFUGE FLOOR WING 'B')						=	2.20	SQ.MT. Y4

NET BUILT UP AREA [X1 - (Y3 + Y4)]	=	301.37	SQ.MT.



6TH (REFUGE) FLOOR PLAN WING 'B'

SCALE : 1:100



TERRACE FLOOR PLAN WING 'B'

SCALE : 1:100

SUB-PLOT 'A' FILE NO - P-7471/2021/(721)/R/C Ward/FP/337/1/New	SHEET NO. :- 5/6

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SING NOT REQUIRED

APPROVED SUBJECT TO CONDITIONS MENTIONED THIS OFFICE LETTER UNDER NO. P-7471/2021/(721)/R/C Ward/FP/337/1/New DATED -

S.E.(BP) R/C	A.E.(BP) R/C	E.E.(BP) R/C
Rahul Babusha Pandit — Digitally signed by Rahul Babusha Pandit Date: 2025.03.30 19:39:17 +05'30'	Swapnil Bhagawat Patil — Digitally signed by Swapnil Bhagawat Patil Date: 2025.03.30 13:39:40 +05'30'	SANTOSH UTTAMRAO RAUT — Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2025.03.30 18:21:45 +05'30'

FORM – II

CONTENT OF SHEET
6TH TO 9TH FLOOR PLAN, TERRACE FLOOR PLAN WING 'B', AREA DIAG. & CALC.

DESCRIPTION OF PROPOSAL & PROPERTY
Proposed Development of land bearing F.P.No.716,717,718 & 721, of T.P.S Borivali III, at Shimpoli Road,Borivali (West), Mumbai - 400 092.

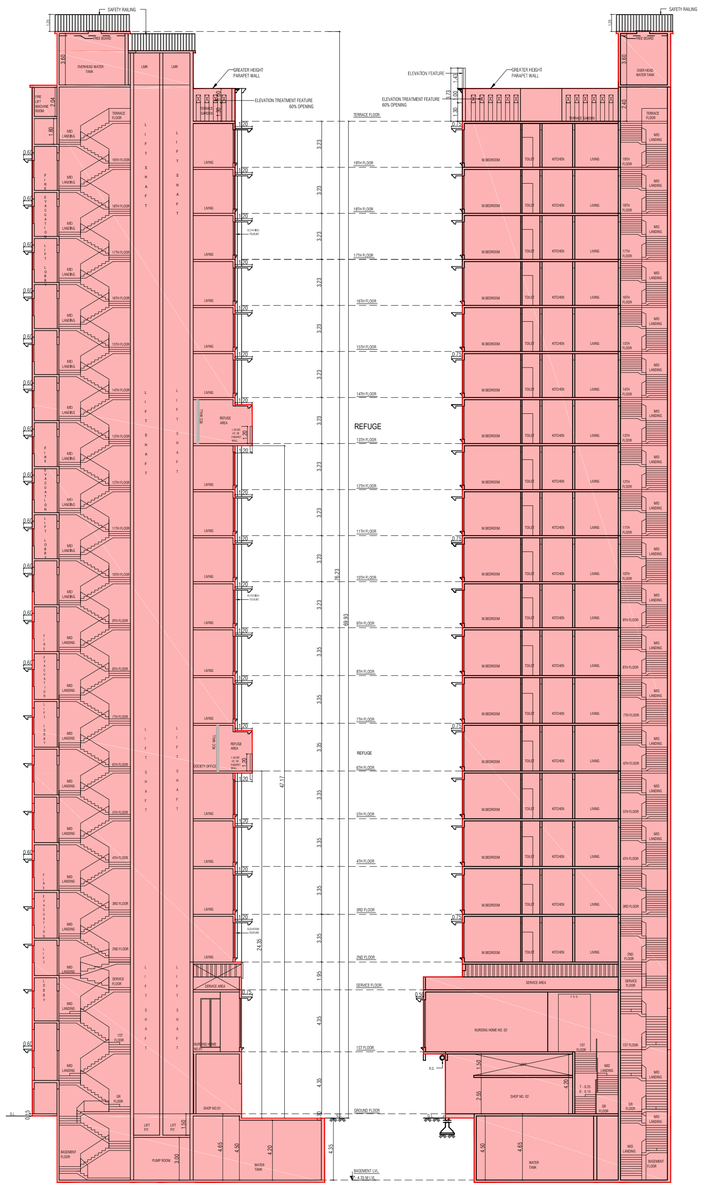
NAME OF OWNER & ADDRESS	SIGNATURE
M/S. ASHIRWAD NICE DEVELOPERS., Off. No.42, 5th floor, rajgir chambers, 12-14 Shahid bhagat singh road, fort, Mumbai - 400001	Anuj Ashokkumar Jain — Digitally signed by Anuj Ashokkumar Jain Date: 2025.03.29 22:13:01 +05'30'
NAME OF ARCHITECT & ADDRESS	SIGNATURE
Gajjar & Associates — MR. JATIN KISHOR TALSANIA OF M/S. GAJJAR & ASSOCIATES CONSULTANTS PRIVATE LIMITED. 52-54, MINT ROAD, 3RD FLOOR, HAVELI BUILDING, OPP. MINT CHAMBER, FORT, MUMBAI - 400 001	JATIN KISHOR TALSANIA — Digitally signed by JATIN KISHOR TALSANIA Date: 2025.03.29 22:15:41 +05'30' — MR. JATIN KISHOR TALSANIA COA - CA/2021/129971

DRAWN BY	CHECKED BY	AMENDED	DATE
HARSHAL	AR.J.K.TALSANIA		21.03.2025

SUB-PLOT & FILE NO. - P-7471/2021/(121)/R/C Ward/PF/337/1/New | SHEET NO. - 6/6

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SING NOT REQUIRED
APPROVED SUBJECT TO CONDITIONS MENTIONED THIS OFFICE LETTER
UNDER NO. P-7471/2021/(121)/R/C Ward/PF/337/1/New DATED :-

Rahul Babusaheb Pandit — S.E.(BP) R/C
Swapnil Bhagwat Patil — A.E.(BP) R/C
SANTOSH UTTAMRAO RAUT — E.E.(BP) R/C


SAFETY RAILING
OVERHEAD WATER TANK
LIFT MACH. ROOM
GREATER HEIGHT PARAPET WALL
ELEVATION TREATMENT FEATURE 60% OPENING
TERRACE FLOOR
MID LANDING
LIFT SHAFT
LIFT M/C ROOM
LIVING
M. BEDROOM
KITCHEN
REFUGE AREA
REFUGE
SOCIETY OFFICE
SERVICE AREA
NURSING HOME NO. 02
SHOP NO.01
PUMP ROOM
WATER TANK
BASEMENT FLOOR
GROUND FLOOR
1ST FLOOR
2ND FLOOR
SERVICE FLOOR
3RD FLOOR
4TH FLOOR
5TH FLOOR
6TH FLOOR
7TH FLOOR
8TH FLOOR
9TH FLOOR
10TH FLOOR
11TH FLOOR
12TH FLOOR
13TH FLOOR
14TH FLOOR
15TH FLOOR
16TH FLOOR
17TH FLOOR
18TH FLOOR
19TH FLOOR
20TH FLOOR
21ST FLOOR
22ND FLOOR
23RD FLOOR
24TH FLOOR
25TH FLOOR
26TH FLOOR
27TH FLOOR
28TH FLOOR
29TH FLOOR
30TH FLOOR
31ST FLOOR
32ND FLOOR
33RD FLOOR
34TH FLOOR
35TH FLOOR
36TH FLOOR
37TH FLOOR
38TH FLOOR
39TH FLOOR
40TH FLOOR
41ST FLOOR
42ND FLOOR
43RD FLOOR
44TH FLOOR
45TH FLOOR
46TH FLOOR
47TH FLOOR
48TH FLOOR
49TH FLOOR
50TH FLOOR
51ST FLOOR
52ND FLOOR
53RD FLOOR
54TH FLOOR
55TH FLOOR
56TH FLOOR
57TH FLOOR
58TH FLOOR
59TH FLOOR
60TH FLOOR
61ST FLOOR
62ND FLOOR
63RD FLOOR
64TH FLOOR
65TH FLOOR
66TH FLOOR
67TH FLOOR
68TH FLOOR
69TH FLOOR
70TH FLOOR
71ST FLOOR
72ND FLOOR
73RD FLOOR
74TH FLOOR
75TH FLOOR
76TH FLOOR
77TH FLOOR
78TH FLOOR
79TH FLOOR
80TH FLOOR
81ST FLOOR
82ND FLOOR
83RD FLOOR
84TH FLOOR
85TH FLOOR
86TH FLOOR
87TH FLOOR
88TH FLOOR
89TH FLOOR
90TH FLOOR
91ST FLOOR
92ND FLOOR
93RD FLOOR
94TH FLOOR
95TH FLOOR
96TH FLOOR
97TH FLOOR
98TH FLOOR
99TH FLOOR
100TH FLOOR
101ST FLOOR
102ND FLOOR
103RD FLOOR
104TH FLOOR
105TH FLOOR
106TH FLOOR
107TH FLOOR
108TH FLOOR
109TH FLOOR
110TH FLOOR
111TH FLOOR
112TH FLOOR
113TH FLOOR
114TH FLOOR
115TH FLOOR
116TH FLOOR
117TH FLOOR
118TH FLOOR
119TH FLOOR
120TH FLOOR
121ST FLOOR
122ND FLOOR
123RD FLOOR
124TH FLOOR
125TH FLOOR
126TH FLOOR
127TH FLOOR
128TH FLOOR
129TH FLOOR
130TH FLOOR
131ST FLOOR
132ND FLOOR
133RD FLOOR
134TH FLOOR
135TH FLOOR
136TH FLOOR
137TH FLOOR
138TH FLOOR
139TH FLOOR
140TH FLOOR
141ST FLOOR
142ND FLOOR
143RD FLOOR