BRIHANMUMBAI MUNICIPAL CORPORATION

ANNEXURE 20 & 22

OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND FULL OCCUPATION UNDER REG. 11(7) /11(8) OF DCPR 2034

[P-7666/2021/(541D AND OTHER)/R/N WARD/EKSAR (S) R/N/OCC/1/NEW of 16 March 2026]

To,
Shri Tarun R Dave
GR. FLOOR, HARDIK, 120' LINK ROAD, KANDARPADA, DAHISAR (WEST), MUMBAI - 400068.

Dear Applicant,

The **Full** development work of **Resi+comm** building comprising of **Ground (pt.) for Cultural Activities + Stilt (pt.) for Mechanized Pit type Stack Parking + 1st (pt.) for Fitness Center and 1st (pt.) for Mechanized Parking + 2nd to 15th upper floors for Residential use** on plot bearing CTS No. **541D, 540C, 544** of village **EKSAR (S) R/N** at **Holy Cross Road, I.C. Colony, Borivali (West), Mumbai - 400103** is completed under the supervision of Shri. **Divyesh H. Parekh** , **Licensed Surveyor** , Lic. No. **P/444/LS** , Shri. **Rupesh Ramchandra Chowdhary** , Structural Engineer, Lic. No. **STR/C/40** and Shri. **Mr. ASGARI FAKHRUDDIN GINWALA** , Site supervisor, Lic.No. **Sup/Grade I:840010435** and as per development completion certificate submitted by Licensed Surveyor and as per completion certificate issued by Chief Fire Officer u/no. **P-7666/2021/(541D And Other)/ R/N Ward/ EKSAR (S) R/N-CFO/1/New** dated **21 February 2026** . The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

Copy To :

1. Asstt. Commissioner, R/N Ward
2. A.A. & C. , R/N Ward
3. EE (V), Western Suburb II
4. M.I. , R/N Ward
5. A.E.W.W. , R/N Ward
6. Licensed Surveyor, Divyesh H. Parekh, 1105, Solitaire Business Center, GulMohar Road, Borivali (W), Mumbai - 92.

For information please

Digitally signed by SANTOSH HARISHCHANDRA SANKHE
Date: 16 Mar 2026 14:35:31
Organization :Brihanmumbai Municipal Corporation
Designation :Executive Engineer

Yours faithfully
Executive Engineer (Building Proposal)
Brihanmumbai Municipal Corporation
R/N Ward


बृहन्मुंबई महानगरपालिका
Brihanmumbai Municipal Corporation

RERA CARPET AREA STATEMENT COMMERCIAL (CULTURAL ACTIVITIES)		
FLOOR	RERA CARPET AREA IN SQ. MT.	TOTAL NO.
GROUND FLOOR	9.77 SQ.MT.	1.00 NOS.
TOTAL		1.00 NOS.

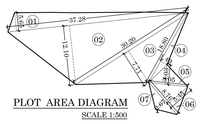
RERA CARPET AREA STATEMENT (FOR PARKING PURPOSE ONLY)			
FLOOR	FLAT NOS.	RERA CARPET AREA IN SQ.MT.	TOTAL NO. OF FLATS
1ST FLOOR	FITNESS CENTER		
2ND TO 6TH, 8TH TO 15TH FLOOR	01	40.57 SQ.MT.	13 NOS.
	02	60.37 SQ.MT.	13 NOS.
7TH FLOOR (REFUGE FLOOR)	01	REFUGE FLOOR & SOCIETY OFFICE	
	02	60.37 SQ.MT.	1 NOS.
TOTAL NOS OF FLAT			27.00 NOS.

CAR PARKING STATEMENT

AS PER DCPR - 2034

RERA CARPET AREA IN SQ.MT.	NOS. OF FLATS	CARS PER FLATS	PARKING REQD.
UPTO TO 45.00 SQ.MT	13.00	1/4	3.25
45.00 SQ.MT. TO 60.00 SQ.MT	NIL	1/2	NIL
60.00 SQ.MT. TO 90.00 SQ.MT	14.00	1/1	14.00
90.00 SQ.MT. ABOVE	NIL	2/1	NIL
TOTAL	27.00		17.25
5% FOR VISITORS RESI. = 0.86 NOS. SAY = 1.00 NOS.			1.00
CULTURAL ACTIVITIES AREA = 11.14 SQ.MT FOR COMMERCIAL 1 PARKING / 150.00 SQ.MT.			1.00
10% FOR VISITORS COMMERCIAL			2.00 NOS.
TOTAL PARKING REQUIRED		21.25	SAY- 21.00 NOS.
TOTAL PARKING PROPOSED			21.00 NOS.

BIG CAR PARKING = 16.00 NOS.
SMALL CAR PARKING = 5.00 NOS.
TOTAL CAR PARKING = 21.00 NOS.

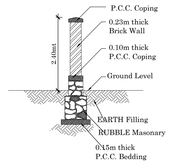


PLOT AREA DIAGRAM

SCALE 1:500

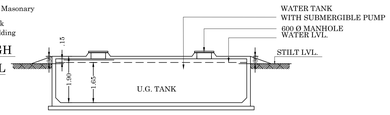
PLOT AREA CALCULATIONS

ADDITIONS:-								
01	37.28	X	5.65	X	0.50	X 1 NO	=	105.31 SQ.MT.
02	37.28	X	12.10	X	0.50	X 1 NO	=	225.54 SQ.MT.
03	30.20	X	7.71	X	0.50	X 1 NO	=	116.42 SQ.MT.
04	18.80	X	1.49	X	0.50	X 1 NO	=	14.00 SQ.MT.
05	8.05	X	4.03	X	0.50	X 1 NO	=	16.22 SQ.MT.
06	8.76	X	5.45	X	0.50	X 1 NO	=	23.87 SQ.MT.
07	8.76	X	2.67	X	0.50	X 1 NO	=	11.69 SQ.MT.
						TOTAL	=	513.05 SQ.MT.
						SAY	=	513.00 SQ.MT.



SECTION THROUGH COMPOUND WALL

SCALE 1:50



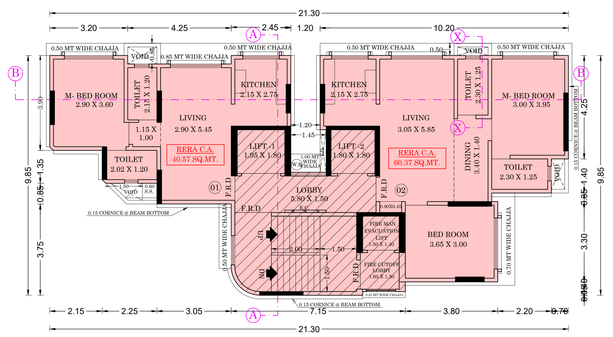
SECTION THROUGH U.G.TANK

SCALE = 1:100

THIS DRAWING ACCEPTED AS FULL COMPLETION PLANS AS ACCOMPANIMENT OF ACCEPTANCE OF B.C.C. BY THIS OFFICE LETTER ISSUED UNDER NO. P-7666 /2021/(541D AND OTHER)/R/N WARD /EKSAR (S) R/N SIGNED ON EVEN DATE.

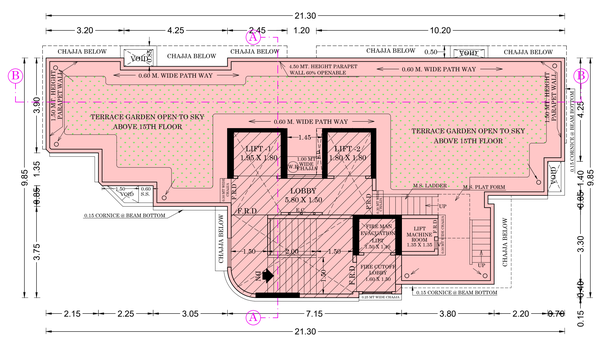
THIS PLAN IS DIGITALLY SIGNED AND ISSUED.

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH BUILDING COMPLETION CERTIFICATE UNDER THE PROVISION OF REG.11 (6) AND FULL OCCUPATION CERTIFICATE UNDER THE PROVISION OF REG.11 (7) OF DCPR 2034 ISSUED UNDER NO. P-7666 /2021/(541D AND OTHER)/R/N WARD /EKSAR (S) R/N /OCC/1/NEW SIGNED ON EVEN DATE



2ND TO 6TH, 8TH TO 15TH FLOOR PLAN

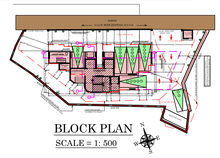
SCALE - 1:100



TERRACE FLOOR PLAN

SCALE- 1:100

GR. TO 15TH UPPER FLOORS.
TOTAL BUILDING HEIGHT = 50.30 MT.



BLOCK PLAN

SCALE = 1: 500

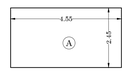
SITE U/R



LOCATION PLAN

SCALE -1:4000

DP SHEET NO. - WS 68



BUILT UP AREA DIAGRAM

(GROUND FLOOR) SCALE 1:100

BUILT UP AREA CALCULATION

GROUND FLOOR								
A	4.55	X	2.45	X	1 NO	=	11.14 SQ.MT.	
					TOTAL BUILT UP AREA	=	11.14 SQ.MT.	X

BUILT UP AREA SUMMARY

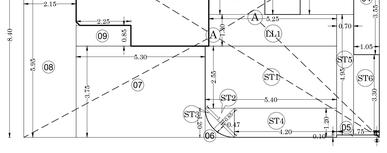
FLOOR	TOTAL B.U.A RESIDENTIAL	B.U.A. OF STAIRCASE LIFT & LIFT LOBBY RESIDENTIAL (D)	EXCESS AREA (E)
GROUND FLOOR	11.14 SQ.MT.	NIL	NIL
1ST FLOOR	25.51 SQ.MT. (FITNESS CENTER) (FREE OF F.S.I.)	41.87 SQ.MT.	NIL
2ND FLOOR	111.20 SQ.MT.	40.41 SQ.MT.	NIL
3RD FLOOR	111.20 SQ.MT.	40.41 SQ.MT.	NIL
4TH FLOOR	111.20 SQ.MT.	40.41 SQ.MT.	NIL
5TH FLOOR	111.20 SQ.MT.	40.41 SQ.MT.	NIL
6TH FLOOR	111.20 SQ.MT.	40.41 SQ.MT.	NIL
7TH FLOOR (REFUGE FLOOR)	66.00 SQ.MT.	43.13 SQ.MT.	0.25 SQ.MT
8TH FLOOR	111.20 SQ.MT.	40.41 SQ.MT.	NIL
9TH FLOOR	111.20 SQ.MT.	40.41 SQ.MT.	NIL
10TH FLOOR	111.20 SQ.MT.	40.41 SQ.MT.	NIL
11TH FLOOR	111.20 SQ.MT.	40.41 SQ.MT.	NIL
12TH FLOOR	111.20 SQ.MT.	40.41 SQ.MT.	NIL
13TH FLOOR	111.20 SQ.MT.	40.41 SQ.MT.	NIL
14TH FLOOR	111.20 SQ.MT.	40.41 SQ.MT.	NIL
15TH FLOOR	111.20 SQ.MT.	40.41 SQ.MT.	NIL
TOTAL	1522.74 SQ.MT.	610.33 SQ.MT.	0.25 SQ.MT
TOTAL BUILT UP AREA = (1522.74 + 0.25 = 1522.99 SQ.MT.)			
TOTAL AREA OF STAIRCASE & LIFT LOBBY = 610.33 SQ.MT.			

1ST FLOOR PLAN

SCALE- 1:100

7TH REFUGE FLOOR PLAN

SCALE - 1:100



1ST FLOOR BUILT UP AREA DIAGRAM

SCALE 1:100

BUILT UP AREA CALCULATION

(1ST FLOOR)								
A	14.60	X	8.40	X	1 NO	=	122.64 SQ.MT.	
					TOTAL ADDITION	=	122.64 SQ.MT.	A

DEDUCTIONS

0	4.10	X	0.03	X	1 NO	=	0.12 SQ.MT.	
01	1.15	X	1.57	X	1 NO	=	1.81 SQ.MT.	
02	1.45	X	3.35	X	1 NO	=	4.85 SQ.MT.	
03	3.25	X	1.45	X	1 NO	=	4.72 SQ.MT.	
04	1.05	X	3.55	X	1 NO	=	3.73 SQ.MT.	
05	1.75	X	0.12	X	1 NO	=	0.21 SQ.MT.	
06	1.20	X	0.50	X	0.50	=	0.30 SQ.MT.	
07	5.30	X	3.75	X	1 NO	=	19.87 SQ.MT.	
08	2.15	X	5.95	X	1 NO	=	12.79 SQ.MT.	
09	2.25	X	0.85	X	1 NO	=	1.91 SQ.MT.	
					TOTAL DEDUCTION	=	50.31 SQ.MT.	B

STAIRCASE & LIFT AREA CALCULATION

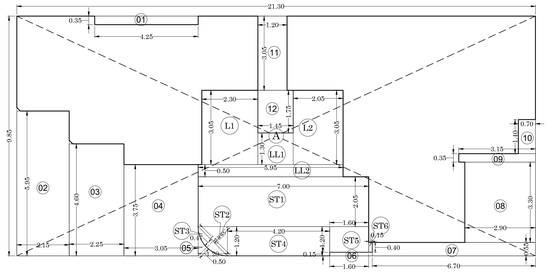
(1ST FLOOR)								
L1	2.30	X	1.75	X	1 NO	=	4.02 SQ.MT.	
L2	2.20	X	1.90	X	1 NO	=	4.18 SQ.MT.	
LL1	5.25	X	1.30	X	1 NO	=	6.82 SQ.MT.	
ST1	5.40	X	2.55	X	1 NO	=	13.77 SQ.MT.	
ST2	1.70	X	0.85	X	0.50	=	0.72 SQ.MT.	
ST3	1.70	X	0.47	X	0.50	=	0.40 SQ.MT.	
ST4	4.20	X	1.20	X	1 NO	=	5.04 SQ.MT.	
ST5	0.70	X	4.95	X	1 NO	=	3.46 SQ.MT.	
ST6	1.05	X	3.30	X	1 NO	=	3.46 SQ.MT.	
TOTAL STAIRCASE & LIFT AREA						=	41.87 SQ.MT.	C
TOTAL DEDUCTION (B + C)						=	92.18 SQ.MT.	D
GROSS BUILT UP AREA [A - D]						=	30.46 SQ.MT.	E

FITNESS CENTER AREA STATEMENT

TOTAL PROPOSED AREA = 1522.99 SQ.MT.
= 1522.99 x 2% = 30.46 SQ.MT.
FITNESS CENTER AREA PERMISSIBLE = 30.46 SQ.MT.
FITNESS CENTER AREA PROPOSED = 30.46 SQ.MT.

GROUND FLOOR PLAN

SCALE - 1:100



BUILT UP AREA DIAGRAM

(2ND TO 6TH, 8TH TO 15TH FLOOR) SCALE 1:100

BUILT UP AREA CALCULATION

(2ND TO 6TH, 8TH TO 15TH FLOOR)								
A	21.30	X	9.85	X	1 NO	=	209.80 SQ.MT.	
					TOTAL ADDITION	=	209.80 SQ.MT.	A

DEDUCTIONS

01	4.25	X	0.35	X	1 NO	=	1.49 SQ.MT.	
02	2.15	X	5.95	X	1 NO	=	12.79 SQ.MT.	
03	2.25	X	4.60	X	1 NO	=	10.36 SQ.MT.	
04	3.05	X	3.75	X	1 NO	=	11.45 SQ.MT.	
05	0.50	X	1.20	X	0.50	=	0.30 SQ.MT.	
06	1.60	X	0.15	X	1 NO	=	0.24 SQ.MT.	
07	6.70	X	0.55	X	1 NO	=	3.69 SQ.MT.	
08	2.90	X	3.30	X	1 NO	=	9.58 SQ.MT.	
09	3.15	X	0.35	X	1 NO	=	1.11 SQ.MT.	
10	0.70	X	1.40	X	1 NO	=	0.98 SQ.MT.	
11	1.20	X	3.05	X	1 NO	=	3.66 SQ.MT.	
12	1.45	X	1.75	X	1 NO	=	2.54 SQ.MT.	
					TOTAL DEDUCTION	=	58.19 SQ.MT.	B

STAIRCASE & LIFT AREA CALCULATION

(2ND TO 6TH, 8TH TO 15TH FLOOR)								
L1	2.30	X	3.05	X	1 NO	=	7.02 SQ.MT.	
L2	2.05	X	3.05	X	1 NO	=	6.26 SQ.MT.	
LL1	1.30	X	1.45	X	1 NO	=	1.89 SQ.MT.	
LL2	5.95	X	0.50	X	1 NO	=	2.98 SQ.MT.	
ST1	7.00	X	2.05	X	1 NO	=	14.35 SQ.MT.	
ST2	0.85	X	1.70	X	0.50	=	0.73 SQ.MT.	
ST3	0.47	X	1.70	X	0.50	=	0.40 SQ.MT.	
ST4	4.20	X	1.20	X	1 NO	=	5.04 SQ.MT.	
ST5	1.60	X	1.05	X	1 NO	=	1.68 SQ.MT.	
ST6	0.15	X	0.40	X	1 NO	=	0.06 SQ.MT.	
TOTAL STAIRCASE & LIFT AREA						=	40.41 SQ.MT.	C
TOTAL DEDUCTION (B + C)						=	98.60 SQ.MT.	D
GROSS BUILT UP AREA [A - D]						=	111.20 SQ.MT.	E

P-7666 /2021/(541D AND OTHER)/R/N WARD /EKSAR (S) R/N (O.C.C. PLAN) 01/02

PROFORMA -I

			SQ.MT.
1		AREA STATEMENT	SQ.MT.
1		AREA OF PLOT	513.00
	(a)	AREA OF RESERVATION IN PLOT	.....
	(b)	AREA OF ROAD SET BACK	.....
	(c)	AREA OF D.P ROAD	.....
2		DEDUCTIONS FOR -	
	(A)	FOR RESERVATION/ROAD AREA TO BE HANDED OVER TO MCGM (100%)	
	(a)	ROAD SET-BACK/WIDENING AREA (REGULATION NO. 16)	.....
	(b)	PROPOSED D.P ROAD AREA (REGULATION NO. 16)	.....
	(c)	(i) RESERVATION AREA (PLOT) TO BE HANDED OVER (REGULATION NO. 17)	.....
		(ii) RESERVATION AREA TO BE HANDED OVER AS PER AR (REGULATION NO. 17) (NOT TO BE DEDUCTED FOR COMPUTATION OF FSI I.E. SR.NO.5 BELOW)	.....
		TOTAL AREA UNDER ROAD / RESERVATION	.....
	(B)	FOR AMENITY AREA TO BE HANDED OVER TO MCGM	
	(a)	AREA OF AMENITY PLOT AS PER DCR 14(A)	.....
	(b)	AREA OF AMENITY PLOT AS PER DCR 14(B)	.....
	(d)	AREA OF AMENITY PLOT AS PER DCR 35	.....
		TOTAL AMENITY AREA	.....
		(C) DEDUCTIONS FOR EXISTING BUA TO BE RETAINED IF ANY / LAND COMPONENT OF EXISTING BUA/EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	.....
3		TOTAL DEDUCTIONS: [2(A) + 2(B) + (C)]	.....
4		BALANCE AREA OF PLOT (FOR CALCULATING REQUIRED LOS) [1-3]	513.00
5		PLOT AREA UNDER DEVELOPMENT [SR. NO. 4 + 2 (A) (C) (II)]	513.00
6		ZONAL (BASIC) FSI (O.S OR 0.75 OR 1 OR 1.33)	ONE
7	(a)	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5 X 6)	513.00
	(b)	PERMISSIBLE BUILT UP AREA AS PER REGULATION 30 (C) (PROTECTED DEVELOPMENT)	NIL
		PERMISSIBLE BUILT UP AREA (7A OR 7B ABOVE, WHICHEVER IS MORE)	513.00
8		ADDITIONAL BUA AS PER REGULATION 30(A)(3)(A)	.....
	(a)	ADDITIONAL BUA FOR 2 (A)(C)(I) & 2(B) ABOVE WITHIN THE CAP OF "ADMISSIBLE TDR" AS PER TABLE NO. 12 ON BALANCE PLOT.	.....
	(b)	ADDITIONAL BUA FOR 2 (A)(A) & 2(A)(B) ABOVE TO BE UTILIZED OVER AND ABOVE THE PERMISSIBLE FSI AS PER COLUMN NO. 7 OF TABLE 12 OF REGULATION 30(A) AND TO THE MENTIONED IN TABLE 12 A OF REGULATION 32 (200% OR 250%)	.....
	(c)	ADDITIONAL BUA IN CASE OF 33(A)(C)(II) AS PER REGULATION 17 (1) NOTE 20 (VII) & (VIII) AS PER AR POLICY ON REMAINING PLOT.	.....
		TOTAL ADDITIONAL BUA	.....
9		ADDITIONAL / INCENTIVE BUA WITHIN THE CAP OF "ADMISSIBLE TDR" AS PER TABLE 12 ON BALANCE PLOT	.....
	(a)	IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDINGS AS PER REGULATION 30(A)(3)(B)	.....
	(b)	15% OF SR. NO. 7B ABOVE OR 10 SQMTS PER REHAB TENEMENT AS PER REG. 33(7)(A)	.....
	(c)	50% OF OF REHAB COMPONENT AS PER REG. 33 (7)(B) OR)	.....
		TOTAL ADDITIONAL BUA / INCENTIVE AREA	.....
10		BUA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO. 12 OF REGULATION NO 30(A) [SR.NO.5 X 50%] (513.00 SQ.MT. X 50%)	256.50
11		BUA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO 12 OF REGULATION NO 30(A) & 32 (BY RESTRICTING AREA UTILISED IN SR. NO. 8(A) & 9 ABOVE) (513.00 * 0.70 = 359.10) i) GEN. T.D.R. :-001033 = 280.13 SQ.MT. ii)SLUM T.D.R. :-SRA/1427/ REHAB/ FINAL 78.97 SQ.MT.	359.10
12		PERMISSIBLE BUILT UP AREA [7+8+9+10+11]	1128.60
13		PROPOSED BUILT UP AREA PROPOSED RESID. AREA = 1120.35 PROPOSED COMM. AREA = 8.25	1128.60
14		TDR GENERATED IF ANY AS PER REGULATION 30 (A) AND 32 FOR UNUTILIZED BUA ON PLOT	.....
15		FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31(3)	
	(a)	(i) PERM. FUNGIBLE COMPENSATORY AREA FOR REHAB COMP. W/O CHARGING PREMIUM (RES.) RESID. REHAB. COMPONENT = NIL COMM. REHAB. COMPONENT = NIL	
		(ii) FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMP. W/O CHARGING PREMIUM (RES.) RESID. REHAB. COMPONENT = NIL COMM. REHAB. COMPONENT = NIL	
	(b)	(i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM. RESID. COMPONENT = 392.12 COMM. SALE. COMPONENT = 2.89	395.01
		(ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM RESID. COMPONENT = 391.50 COMM. COMPONENT = 2.89	394.39
16		TOTAL BUA PROPOSED INCLUDING FCA [13 + 15(A)(II) + 15(B)+(II)]	1522.99
17		FSI CONSUMED ON NET PLOT [13/5]	2.20
(II)		OTHER REQUIREMENTS	
		REQUIREMENT OF RECREATIONAL O.S. IN LAYOUT/PLOT AS PER REG. 27	.....
		TENEMENT STATEMENT	.....
	(i)	PROPOSED BUA (13 (a) ABOVE)	1522.99
	(ii)	LESS DEDUCTION OF NON - RESIDENTIAL AREA (SHOP ETC.)	11.14
	(iii)	AREA AVAILABLE FOR TENEMENTS (i) minus (ii)	1511.85
	(iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	68.00 Nos.
	(v)	TOTAL NO. OF TENEMENTS PROPOSED ON THE PLOT	27.00 Nos.
		PARKING STATEMENT	
	(i)	PARKING REQUIRED BY REGULATION FOR:	
		CAR SCOOTER/MOTOR CYCLE OUTSIDERS (VISITORS)	21.00 Nos.
	(ii)	COVERED GARAGE PERMISSIBLE	.....
	(iii)	COVERED GARAGE PROPOSED	.....
		CAR SCOOTER/MOTOR CYCLE OUTSIDERS (VISITORS)	.....
	(iv)	TOTAL PARKING PROVIDED	21.00 Nos.
		TRANSPORT VEHICLES PARKING	
	(i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION	.....
	(ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	.....

CONTENTS OF THE SHEET

GROUND TO 15TH FLOOR PLAN, LOCATION PLAN, BLOCK PLAN, PLOT AREA DIAGRAM & CALCULATION, BUILT UP AREA SUMMERY, CAR PARING STATEMENT, COMPOUND WALL DETAILS & SECTION, GROUND TO 2ND TO 6TH, 8TH TO 15TH FLOOR BUILT UP AREA DIAGRAM & CALCULATION

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 27-06-2021 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS 513.00 SQ.MTS. (FIVE HUNDRED AND THIRTEEN POINT ZERO SQ.MT.)WHICH TALLIES WITH THE AREA STATEDIN THE DOCUMENTS OF OWNERSHIP AND T.P.RECORDS.

DIVYESH Date: 2026.02.25 HARESH 14:50:18 PAREKH +05'30'

SIGNATURE OF ARCHITECT / L.S.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED DEVELOPMENT ON PLOT BEARING C.T.S. NO. 540C, 541D AND 544 OF VILLAGE EKSAR AT HOLY CROSS ROAD, I.C. COLONY, BORIVALI (W), MUMBAI IN R/N WARD.

NAME OF OWNER

SHRI. TARUN R. DAVE
GROUND FLOOR, HARDIK, 120 LINK ROAD
KANDARPADA, DAHISAR (W), MUMBAI - 400 068

TARUN RASIKBHAI DAVE Date: 2026.02.25 14:52:06 +05'30'

NAME OF R.C.C. CONSULTANT

M/S. UNISTEPS CONSULTING PVT.LTD. (STR/C/40)
ROW HOUSE -04, DHEERAJSAVERA OPP:
SIDDHARTH NAGAR, BORIVALI (E), MUMBAI- 400 066

	DGN. BY	PR&N&Y	JOB No.
	DRAWN	PR&N&Y	OFFICE FILE NO.	29
	CHECKED BY	DIVYESH	SHEET NO.	01/02
	DATE	25-02-2026	SCALE	1:100

DHAVAL SHIRISH JADHAV — S.E.B.P. (R7)

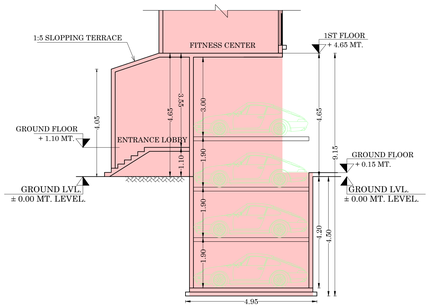
JAGANNATH SHRIRAM GAVHANE — Digitally signed by JAGANNATH SHRIRAM GAVHANE Date: 2026.03.12 21:54:29 +05'30' — A.E.B.P. (RII)

SANTOSH HARISHCHANDRA SANKHE — Digitally signed by SANTOSH HARISHCHANDRA SANKHE Date: 2026.03.16 14:18:55 +05'30' — E.E.B.P.(RII)

SIGNATURE NAME & ADDRESS OF ARCHITECT/L.S.

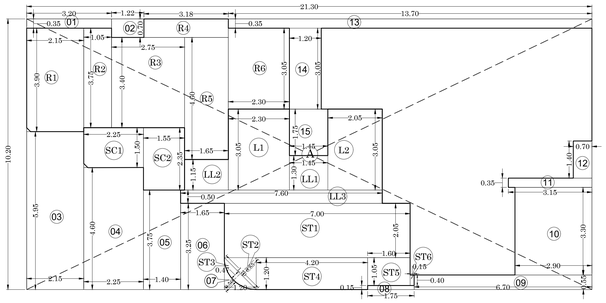
DIVYESH PAREKH — PRIVATE LICENSED SURVEYOR
1105, Solitaire Business Center, Gulmohar Road, Borivali (W), Mumbai - 92. divyparekh@gmail.com

DIVYESH Date: 2026.02.25 HARESH 14:50:31 PAREKH +05'30'



SECTION THROUGH CANOPY "C-C"

SCALE 1:100



BUILT UP AREA DIAGRAM

(7TH FLOOR) SCALE 1:100

BUILT UP AREA CALCULATION

(7TH REFUGE FLOOR)								
A	21.30	X	10.20	X	1 NO	=	217.26	SQ.MT.
					TOTAL ADDITION	=	217.26	SQ.MT. (A)

DEDUCTIONS

01	3.20	X	0.35	X	1 NO	=	1.12	SQ.MT.
02	1.22	X	0.70	X	1 NO	=	0.85	SQ.MT.
03	2.15	X	5.95	X	1 NO	=	12.79	SQ.MT.
04	2.25	X	4.60	X	1 NO	=	10.35	SQ.MT.
05	1.40	X	3.75	X	1 NO	=	5.25	SQ.MT.
06	1.65	X	3.25	X	1 NO	=	5.37	SQ.MT.
07	1.20	X	0.50	X	0.50	=	0.30	SQ.MT.
08	1.75	X	0.15	X	1 NO	=	0.27	SQ.MT.
09	6.70	X	0.55	X	1 NO	=	3.69	SQ.MT.
10	2.90	X	3.30	X	1 NO	=	9.57	SQ.MT.
11	3.15	X	0.35	X	1 NO	=	1.11	SQ.MT.
12	0.70	X	1.40	X	1 NO	=	0.98	SQ.MT.
13	13.70	X	0.35	X	1 NO	=	4.80	SQ.MT.
14	1.20	X	3.05	X	1 NO	=	3.66	SQ.MT.
15	1.45	X	1.75	X	1 NO	=	2.54	SQ.MT.
					TOTAL DEDUCTION	=	62.65	SQ.MT. (B)

STAIRCASE & LIFT AREA CALCULATION

(7TH REFUGE FLOOR)								
L1	2.30	X	3.05	X	1 NO	=	7.02	SQ.MT.
L2	2.05	X	3.05	X	1 NO	=	6.26	SQ.MT.
LL1	1.30	X	1.45	X	1 NO	=	1.89	SQ.MT.
LL2	1.65	X	1.15	X	1 NO	=	1.90	SQ.MT.
LL3	7.60	X	0.50	X	1 NO	=	3.80	SQ.MT.
ST1	7.00	X	2.05	X	1 NO	=	14.35	SQ.MT.
ST2	0.85	X	1.70	X	0.50	=	0.73	SQ.MT.
ST3	0.47	X	1.70	X	0.50	=	0.40	SQ.MT.
ST4	4.20	X	1.20	X	1 NO	=	5.04	SQ.MT.
ST5	1.60	X	1.05	X	1 NO	=	1.68	SQ.MT.
ST6	0.15	X	0.40	X	1 NO	=	0.06	SQ.MT.
TOTAL STAIRCASE & LIFT AREA						=	43.13	SQ.MT. (C)

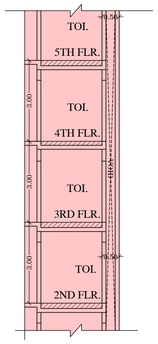
SOCIETY OFFICE AREA CALCULATION

7TH FLOOR (REFUGE AREA)								
SC1	2.25	X	1.50	X	1 NO	=	3.37	SQ.MT.
SC2	1.55	X	2.35	X	1 NO	=	3.64	SQ.MT.
TOTAL SOCIETY OFFICE AREA						=	7.01	SQ.MT. (D)

REFUGE AREA CALCULATION

7TH FLOOR (REFUGE AREA)								
R1	2.15	X	3.90	X	1 NO	=	8.38	SQ.MT.
R2	1.05	X	3.75	X	1 NO	=	3.93	SQ.MT.
R3	2.75	X	3.40	X	1 NO	=	9.35	SQ.MT.
R4	3.18	X	0.70	X	1 NO	=	2.23	SQ.MT.
R5	1.65	X	4.60	X	1 NO	=	7.59	SQ.MT.
R6	2.30	X	3.04	X	1 NO	=	6.99	SQ.MT.
TOTAL REFUGE AREA						=	38.47	SQ.MT. (E)
TOTAL DEDUCTION (B + C + D +E)						=	151.26	SQ.MT. (F)
GROSS BUILT UP AREA [A - F]						=	66.00	SQ.MT. (G)

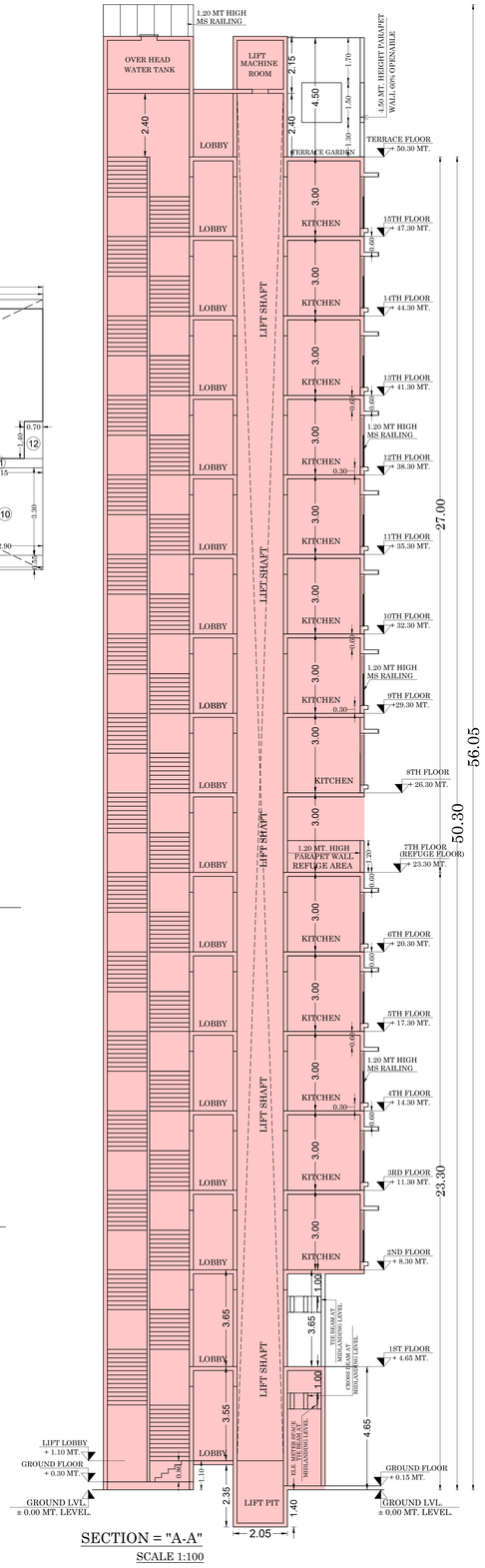
REFUGE AREA STATEMENT 7TH FLOOR
REFUGE AREA REQUIRED :- 7TH TO 15TH FLOOR AREA
(66.00 + 889.60) X 4% = 38.22 SQ.MT.
REFUGE AREA REQUIRED ON 7TH FLOOR = 38.22 SQ.MT.
REFUGE AREA PROPOSED ON 7TH FLOOR = 38.47 SQ.MT.
EXCESS AREA 38.47 - 38.22 = 0.25 SQ.MT.
0.25 SQ.MT. COUNTED IN F.S.I.



SECTION - X-X

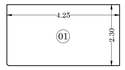
TOILET DUCT

SCALE 1:100



SECTION = "A-A"

SCALE 1:100



RERA CARPET AREA CALCULATION

GROUND FLOOR (CULTURAL ACTIVITIES)								
01	4.25	X	2.30	X	1 NO	=	9.77	SQ.MT.
					TOTAL RERA CARPET AREA	=	9.77	SQ.MT.

GROUND FLOOR RERA CARPET AREA DIAGRAM

(CULTURAL ACTIVITIES) (SCALE - 1:100)



SECTION = "B-B"

SCALE 1:100

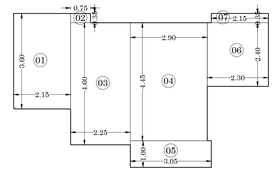
P-7666 /2021/(541D AND OTHER)/R/N WARD /EKSAR (S) R/N (O.C.C. PLAN)	02/02

THIS DRAWING ACCEPTED AS FULL COMPLETION PLANS AS ACCOMPANIMENT OF ACCEPTANCE OF B.C.C. BY THIS OFFICE LETTER ISSUED UNDER NO. P-7666 /2021/(541D AND OTHER)/R/N WARD /EKSAR (S) R/N

SIGNED ON EVEN DATE.

THIS PLAN IS DIGITALLY SIGNED AND ISSUED.

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH BUILDING COMPLETION CERTIFICATE UNDER THE PROVISION OF REG.11 (6) AND FULL OCCUPATION CERTIFICATE UNDER THE PROVISION OF REG.11 (7) OF DCPR 2034 ISSUED UNDER NO. P-7666 /2021/(541D AND OTHER)/R/N WARD /EKSAR (S) R/N /OCC/1/NEW SIGNED ON EVEN DATE

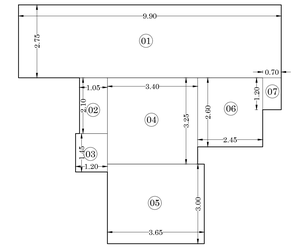


2ND TO 7TH, 9TH TO 15TH FLOOR CARPET AREA DIAGRAM

(FLAT NO. 01) (SCALE - 1:100)

RERA CARPET AREA CALCULATION

2ND TO 7TH, 9TH TO 15TH FLOOR (FLAT NO. 01)								
01	2.15	X	3.60	X	1 NO	=	7.74	SQ.MT.
02	0.75	X	0.35	X	1 NO	=	0.26	SQ.MT.
03	2.25	X	4.60	X	1 NO	=	10.35	SQ.MT.
04	2.90	X	4.45	X	1 NO	=	12.90	SQ.MT.
05	3.05	X	1.00	X	1 NO	=	3.05	SQ.MT.
06	2.30	X	2.40	X	1 NO	=	5.52	SQ.MT.
07	2.15	X	0.35	X	1 NO	=	0.75	SQ.MT.
TOTAL RERA CARPET AREA						=	40.57	SQ.MT.



2ND TO 15TH FLOOR RERA CARPET AREA DIAGRAM

(FLAT NO. 02) (SCALE- 1:100)

RERA CARPET AREA CALCULATION

2ND TO 15TH FLOOR (FLAT NO. 02)								
1	9.90	X	2.75	X	1 NO	=	27.22	SQ.MT.
2	1.05	X	2.10	X	1 NO	=	2.20	SQ.MT.
3	1.20	X	1.45	X	1 NO	=	1.74	SQ.MT.
4	3.40	X	3.25	X	1 NO	=	11.05	SQ.MT.
5	3.65	X	3.00	X	1 NO	=	10.95	SQ.MT.
6	2.45	X	2.60	X	1 NO	=	6.37	SQ.MT.
7	0.70	X	1.20	X	1 NO	=	0.84	SQ.MT.
TOTAL RERA CARPET AREA						=	60.37	SQ.MT.

CONTENTS OF THE SHEET

7TH BUILT UP AREA DIAGRAM & CALCULATION, 1ST TO 15TH FLOOR CARPET AREA DIAGRAM & CALCULATION & SECTIONS

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED DEVELOPMENT ON PLOT BEARING C.T.S. NO. 540C, 541D AND 544 OF VILLAGE EKSAR AT HOLY CROSS ROAD, I.C. COLONY, BORIVALI (W), MUMBAI IN R/N WARD.

NAME OF OWNER

SHRI. TARUN R. DAVE
GROUND FLOOR, HARDIK, 120 LINK ROAD
KANDARPADA, DAHISAR (W), MUMBAI - 400 068

TARUN RASIKBHAI DAVE Date: 2026.02.25 14:51:42 +05'30'

NAME OF R.C.C. CONSULTANT

M/S. UNISTEPS CONSULTING PVT.LTD. (STR/C/40)
ROW HOUSE -04, DHEERAJSAVERA OPP.
SIDDHARTH NAGAR, BORIVALI (E), MUMBAI- 400 066

DGN. BY	PR&NbY	JOB No.	
DRAWN	PR&NbY	OFFICE FILE NO.	29
CHECKED BY	DIVYESH	SHEET NO.	02/02
DATE	25-02-2026	SCALE	1:100

DHAVAL SHIRISH JADHAV
S.E.B.P. (R7)

JAGANNATH SHRIRAM GAVHANE
Digitally signed by JAGANNATH SHRIRAM GAVHANE Date: 2026.03.12 21:54:08 +05'30'
A.E.B.P. (RII)

SANTOSH HARISHCHANDRA SANKHE
Digitally signed by SANTOSH HARISHCHANDRA SANKHE Date: 2026.03.16 14:19:07 +05'30'
E.E.B.P.(RII)

SIGNATURE NAME & ADDRESS OF ARCHITECT/L.S.

DIVYESH PAREKH
Private LICENSED SURVEYOR
1105, Solitaire Business Center, Gulmohar Road, Borivali (W), Mumbai - 92. divyeparekh@gmail.com

DIVYESH HARESH PAREKH Date: 2026.02.25 14:50:42 +05'30'