BUILT UP AREA SUMMARY

PROPOSED FLOOR	PROPOSED GROSS COMPOSITE B.U.A.	
	COMM. (IN Sq.mt)	RESI. (IN Sq.mt)
STILT FLOOR	----------	----------
1ST FLOOR	----------	155.31 SQ.MT
2ND FLOOR	----------	161.76 SQ.MT
3RD FLOOR	----------	161.76 SQ.MT
4TH FLOOR	----------	161.76 SQ.MT
5TH FLOOR	----------	164.46 SQ.MT
6TH FLOOR	----------	163.93 SQ.MT
7TH FLOOR	----------	171.76 SQ.MT
8TH FLOOR	----------	45.97 SQ.MT
TOTAL	----------	1186.71 SQ.MT
TOTAL BUILT UP AREA	1186.71 SQ.MT	

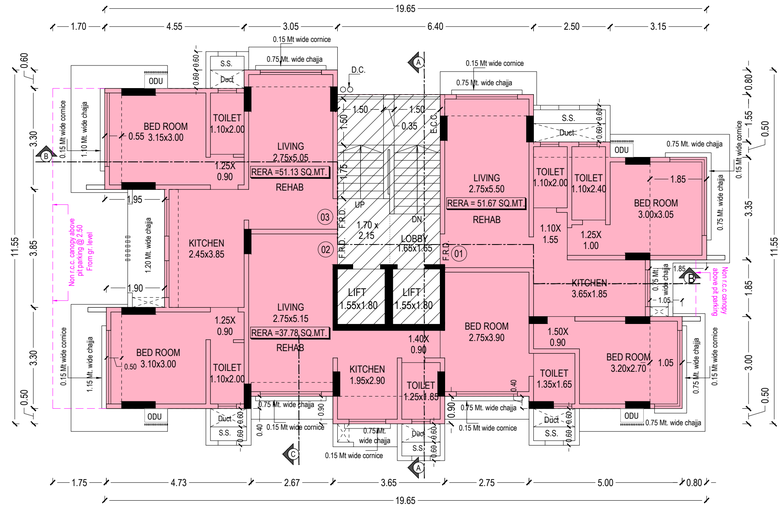
TOTAL GROSS BUILT-UP AREA	=	1186.71	SQ.MT
COMMERCIAL	=	------	
RESIDENTIAL	=	1186.71	SQ.MT
PROPOSED NET BUILT-UP AREA	=	901.00	SQ.MT
COMMERCIAL	=	------	
RESIDENTIAL	=	901.00	SQ.MT
PROPOSED FUNGIBLE AREA	=	285.71	SQ.MT

ST.CASE, LIFT & LOBBY AREA SUMMARY

PROPOSED FLOOR	PROPOSED GROSS COMPOSITE ST.CASE AREA	
	COMM. (IN Sq.mt)	RESI. (IN Sq.mt)
STILT FLOOR	----------	----------
1ST FLOOR	----------	25.29 SQ.MT
2ND FLOOR	----------	19.71 SQ.MT
3RD FLOOR	----------	19.71 SQ.MT
4TH FLOOR	----------	19.71 SQ.MT
5TH FLOOR	----------	19.71 SQ.MT
6TH FLOOR	----------	19.71 SQ.MT
7TH FLOOR	----------	19.71 SQ.MT
8TH FLOOR	----------	19.71 SQ.MT
TOTAL	----------	163.26 SQ.MT
TOTAL ST.CASE AREA	163.26 SQ.MT	

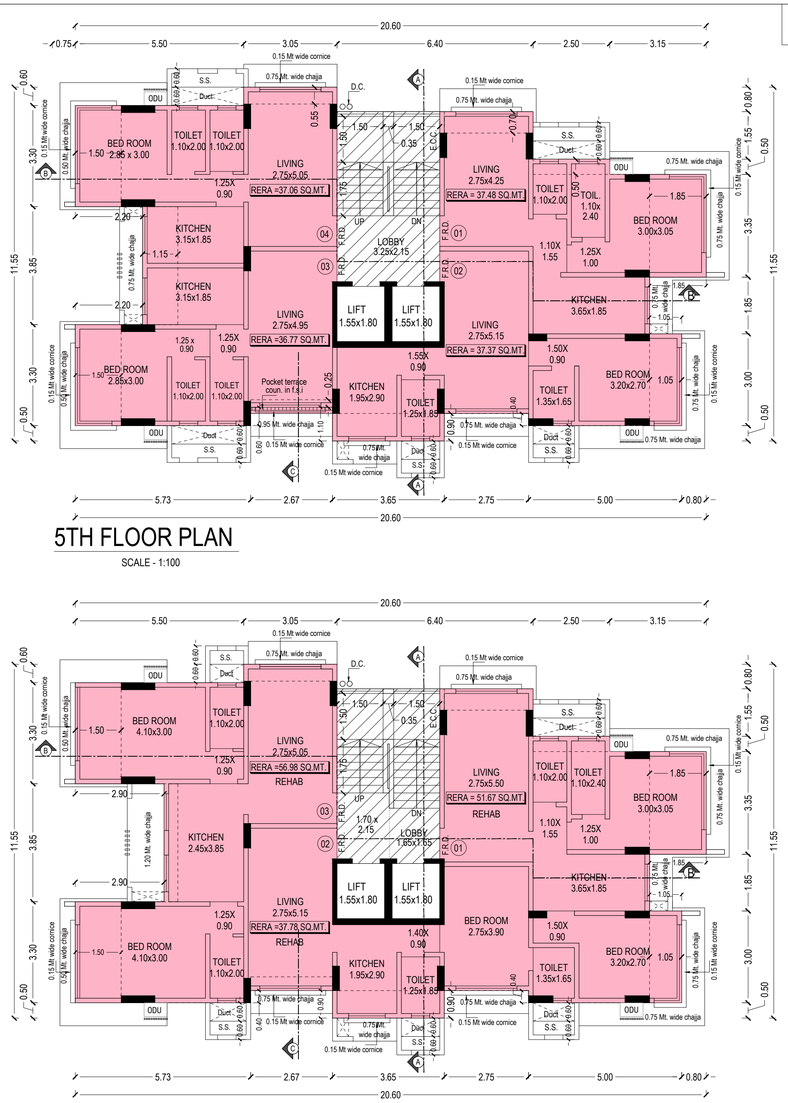
PARKING SUMMARY

FLOOR	BIG	SMALL	TOTAL
STILT FLOOR	06.00 Nos	12.00 Nos	18.00 Nos
TOTAL	06.00 Nos	12.00 Nos	18.00 Nos
RATIO	33.33 %	66.67 %	100.00%



1ST FLOOR PLAN

SCALE - 1:100

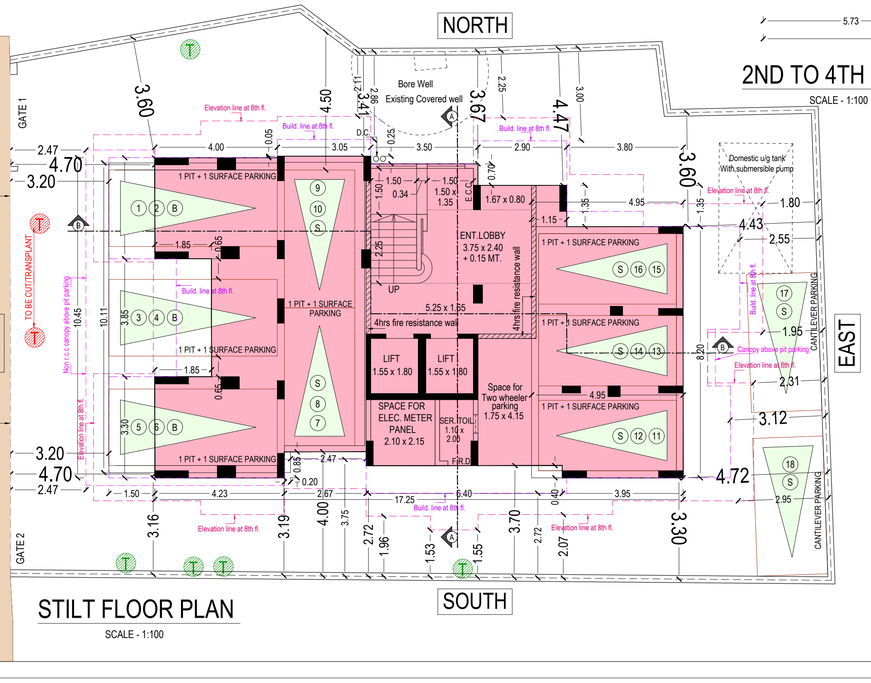


5TH FLOOR PLAN

SCALE - 1:100

2ND TO 4TH FLOOR PLAN

SCALE - 1:100



STILT FLOOR PLAN

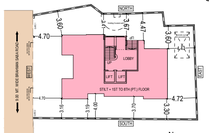
SCALE - 1:100



LOCATION PLAN

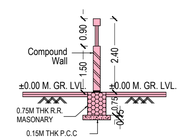
SCALE - 1:4000

PLOT AREA CALCULATION								
1	1/2	X	30.50	X	14.00	X 1 NO	=	213.50 SQ.MT.
2	1/2	X	30.50	X	2.50	X 1 NO	=	38.13 SQ.MT.
3	1/2	X	27.25	X	1.50	X 1 NO	=	20.44 SQ.MT.
4	1/2	X	27.25	X	3.50	X 1 NO	=	47.69 SQ.MT.
5	1/2	X	22.75	X	3.00	X 1 NO	=	34.13 SQ.MT.
6	1/2	X	19.75	X	2.80	X 1 NO	=	27.65 SQ.MT.
7	1/2	X	19.75	X	7.00	X 1 NO	=	69.13 SQ.MT.
						TOTAL PLOT AREA	=	450.67 SQ.MT.
						SAY	=	450.50 SQ.MT.



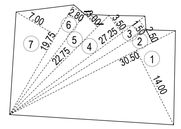
BLOCK PLAN

SCALE - 1:500



SECTION THR'O COMPOUND WALL

SCALE - 1:100



PLOT AREA DIAGRAM

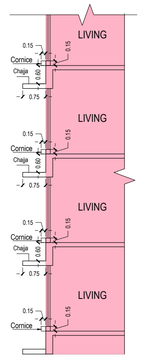
SCALE:-1:500

FILE NO:- P-10544/2022/(762C)P/N WARD/MALAD SOUTH
SHEET NO. 01 /03

NORTH

PARKING STATEMENT AS PER D.C.P.R. 2034

CARPET AREA	NoS OF FLATS	PARKING PERMISSIBLE	PARKING PROP.
BELOW 45.00 Sq.mts.	17.00 Nos.	1 FOR 4 FLATS	04.25 Nos.
45.00 TO 60.00 Sq.mts.	08.00 Nos.	1 FOR 2 FLATS	04.00 Nos.
60.00 TO 90.00 Sq.mts.	00.00 Nos.	1 FOR 1 FLAT	00.00 Nos.
ABOVE 90.00 Sq.mts.	00.00 Nos.	2 FOR 1 FLAT	00.00 Nos.
TOTAL	25.00 Nos.		08.25 Nos
RESI. - VISITORS 10%	REQD.PARKING (Min. 1 No.)		01.00 No.
PARKING REQUIRED			09.25 Nos.
		SAY	09.00 Nos.
TOTAL PARKING PROVIDED AS PER APPROVED CONCESSION			18.00 Nos.



SECTION-CC THROUGH CHAJJA

SCALE - 1:100

FORM -II

CONTENTS OF SHEET

STILT FLOOR PLAN, 1ST TO 5TH FLOOR PLAN, AREA SUMMARY, BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION .

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.S NO. 762-C OF MALAD- (WEST), VILLAGE SITUATED IN P/N WARD, MUMBAI.

PLAN FOR APPROVAL

1) THIS CANCELS APPROVAL OF THE PREVIOUS PLANS SANCTIONED UNDER NO- P-10544/2022/(762C)/P/N Ward/Malad South DATED :- 13.06.2025
2) THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE LETTER ISSUED P-10544/2022/(762C)/P/N Ward/Malad South ON EVEN DATE.
3) THIS PLANS ARE DIGITALLY SIGNED, DOES NOT REQUIRE PHYSICAL SIGNATURE .
4) ALL DIMENSION AREA IN METER

(E.E-B/P WS-2) P-WARD — SANTOSH HARISHCHANDRA SANKHE — Digitally signed by SANTOSH HARISHCHANDRA SANKHE Date: 2026.03.02 20:12:30 +05'30'

A.E(B/P) P-WARD — RAJESH SHRIDHAR MORE — Digitally signed by RAJESH SHRIDHAR MORE Date: 2026.02.28 13:20:00 +05'30'

S.E.(B.P.) 'P-1' — RAHUL MOHAN GHEVADE — Digitally signed by RAHUL MOHAN GHEVADE Date: 2026.02.27 20:29:46 +05'30'

NAME, ADDRESS OF C.A. TO OWNER	STAMP & SIGN OF C.A. TO OWNER
NILAXI HRISHIKESH MHATRE 4 & 5, ACME SHOPPING ARCADE, GRD. FLR. CINESTAR COMPOUND, TRIKAMDAS, ROAD, KANDIVALI (WEST) MUMBAI- 400 067	Nilaxi Hrishikesh Mhatre — Digitally signed by Nilaxi Hrishikesh Mhatre DN: cn=Nilaxi Hrishikesh Mhatre c=IN o=Personal Reason: I am the author of this document Location: Date: 2025-12-10 10:40+05:30

DRG. NO.	SCALE	DATE	DRN. BY.	CHKD. BY.
AMEND.-01	AS STATED	10.12.2025	RUPESH	CSR

NAME, ADDRESS OF ARCHITECT / L.S.	STAMP & SIGN OF ARCHITECT / LS
CHIRAG S. RAYANI ARCHITECT / ENGINEER / PMC SHOP NO. 45, VASANT SMRUTI CHS., LTD., NEAR SUREBH RESTAURANT, 90FT ROAD, THAKUR COMPLEX, KANDIVALI (EAST), MUMBAI- 400 101. MOB. NOS. - + 91 - 9930303034 EMAIL - chiragrayani6@gmail.com	CHIRAG SHAHNAWAZ RAYANI — Digitally signed by CHIRAG SHAHNAWAZ RAYANI DN: cn=CHIRAG SHAHNAWAZ RAYANI c=IN o=Personal Reason: I am the author of this document Location: Date: 2025-12-10 10:38+05:30

	FORM - I	AREA IN SQ.MT
1	**Area of the plot**	450.50
	a) Area of Reservation in plot	----
	b) Area of Road Set back	----
	c) Area of D P Road	----
2	**Deduction for .**	
A	For Reservation /Road Area	----
	a) Road set-back area to be handed over (100%)(Regulation No 16)	----
	b) Proposed D P Road to be handed over (100%)(Regulation No 16)	----
	c) Reservation area (plot) to be handed over (Regulation No 17)	----
	d) TOTAL AREA UNDER ROAD/RESERVATION	----
B	For Amenity area	
	a) Area of amenity plot/plots to be handed over as per DCPR 14(A)	----
	b) Area of amenity plot/plots to be handed over as per DCPR 14(B)	----
	c) Area of amenity plot/plots to be handed over as per DCPR 15	----
	d) Area of amenity plot/plots to be handed over as per DCPR 35	----
	e) TOTAL AMENITY AREA	----
C	Deductions for Existing Built up area to be retained if any land component of Existing BUA as per regulation under which the development was allowed.	----
3	**Total Deductions : [2 (A) + 2 (B) + 2 (C)]**	-------
4	**Balance area of plot (1 - 3)**	450.50
5	**Plot area under Development**	450.50
6	**Zonal (basis) FSI (0.50 or 0.75 or 1 or 1.33)**	ONE
7	**a) Permissible Built up Area as per Zonal(basic) FSI (5 X 6)**	450.50
	b) permissible built up area as per DCPR 30(C) protected for development [492.43 - 450.50] = 41.93 SQ.MT	41.93
8	**Built up area equal to land handed over as per reg. 30 (A) (3)(a)**	----
	a) additional Built up area for 2 (A) (c) (i) & 2B above withen the cap of admissible "TDR". as per table 12 on balance plot.	----
	b) additional Built up area for 2 (A) (a) & 2 (A) above to be utilized over and above the permissible FSI as per column no.7 table 12 of reg. 30(A) and to the mentioned in table 12A reg. 32(200% or 250%)	----
	c) additional BUA in case for 2 (A) (c) (ii) as per reg.17(1) not 20(vii) and (viii) as per AR policy on remining Plot (Y% as per table no.5 of reg. 17(1).	----
9	**additional/ Insentive BUA within the cap of admissible TDR AS PER table 12 on a plot**	----
	a) in lieu of cost of construction of amenity building as per reg. 30(A) **(30(b)**	----
	b) **50% of rehab component as per reg33(7)(A)**	----
	c) **15% or sr.no7 or above or 10 sqmt per rehab tenements as per reg 33(7)(B)(1)(15% x 492.43 =73.86 sqmt or 10sqmtr x12.00nos of tenements**	120.00
10	**Built up area due to "Additional FSI on payment of premium " as per table No 12 of regulation No 30(A) (4X50%)** [450.50 X 50%]	225.25
11	**Built up area due to admissible "TDR" as per Table No 12 of Regulation No 30(A) 30(2) [sr.no-5x 50% or 70% or 90%or 100%]** A)SLUM TDR :- DRC NO- SRA/0028/Rehab Spillover/2024	63.32
12	PERMISSIBLE BUILT UP AREA [7(A) +7(B) + 9 (C) + 10 + 11 (A)]	901.00
13	PROPOSED BUILT UP AREA [7(A) +7(B) + 9 (C) + 10 + 11 (A)]	901.00
14	**TDR generated if any as per 30(A)**	----
15	**Fungible Compensatory Area as per Regulation No 31(3)**	
	a) i)Permissible Fungible Compensatory area for Rehab component without charging premium for residential	160.00
	ii) PROPOSED Fungible Compensatory area availed for Rehab component without charging premium for residential [160.00 -0.32(Abeyance area)] 159.68 SQ.MT	159.68
	iii) permissible fungible compensatory area for pap component without charging premium for residential	
	iv) Permissible Fungible Compensatory area availed for Rehab component without charging premium for commercial	-------
	v) PROPOSED Fungible Compensatory area availed for Rehab component without charging premium for commercial	-------
	b) i) Permissible Fungible Compensatory area availed on payment of premium for Residential [901.00 X 35%] = 315.35- 160.00	155.35
	ii) PROPOSED Fungible Compensatory area availed on payment of premium for Residential [155.35 -29.32 (BALANCE AREA)]	126.03
	iii) Permissible Fungible Compensatory area on payment of premium for commercial	-------
	iv) PROPOSED Fungible Compensatory area availed on payment of premium for Commercial	-------
16	**Total Built Up Area proposed including Fungible Compensatory Area [13 + 15(a) (ii) +15(b)(ii)]**	1186.71
17	**FSI consumed on Net Plot [14 / 4]**	2.00
II	**Other Requirements**	----
A	Reservation /Designation	----
	a) Name of Reservation	----
	b) Area of Reservation land handed over as per regulation No.17	----
	c)Built up area of Amenity to be handed over as per Regulation No.17	----
	d) Area / Built up area of designation	----
B	Plot area /Built up Amenity to be Handed Over as per Regulation No	----
	i) 14 (A)	----
	ii) 14 (B)	----
	iii) 15	----
C	Requirement of LOS as per regulation No.27(15% or 20% or 25%)	
D	Tenement Statement	
	a) Proposed built up area(13 above)	1186.71
	b) Less deduction of Non-residential area (shop etc.)	
	c) Area available for tenements [(a) minus (b).]	1186.71
	d) Tenements permissible	53.00
	e) Total number of Tenements proposed on the plot	25.00
E	Parking Statement	----
	i) Parking required by Regulations for.-	09.00
	Car	
	Scooter/Motor cycle	
	Outside (visitors)	
	ii) Covered garage permissible	
	iii) Covered garages proposed	
	Car	
	Scooter/Motor cycle	
	Outside (visitors)	
	iv) Total parking provided (FOR FULL POTENTIAL AS PER CONCESSION APPROVED)	18.00
	Transport Vehicles Parking	
	i) Spaces for transport vehicles parking required by Regulations	
	ii) Total No. of transport vehicles parking spaces provided	

CERTIFICATE OF AREA

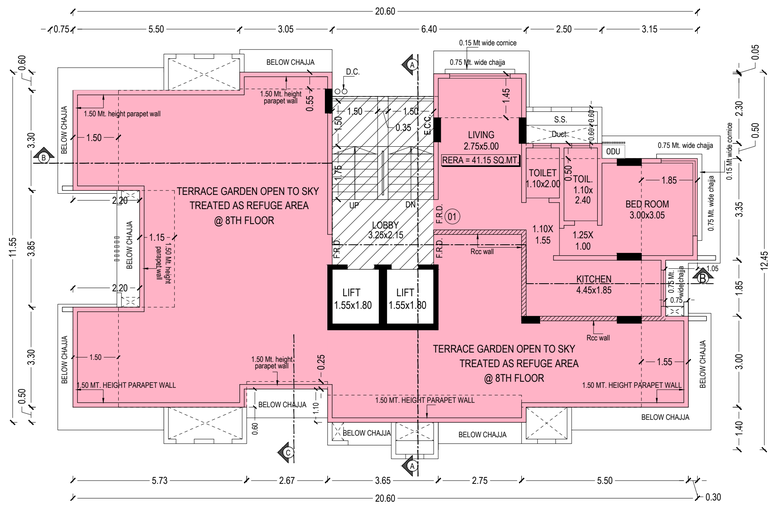
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 15.05.2019 & THAT THE DIMENSIONS OF THE SIDES ,ETC. OF THE PLOT STATED ON THE PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 450.50 **SQ.MT** AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF CONVEYANCE / SUB DIVISION PLAN .

CHIRAG SHAHNAWAZ RAYANI — Digitally signed by CHIRAG SHAHNAWAZ RAYANI DN: cn=CHIRAG SHAHNAWAZ RAYANI c=IN o=Personal Reason: I am the author of this document Location: Date: 2025-12-10 10:38+05:30

SIGNATURE OF L.S.

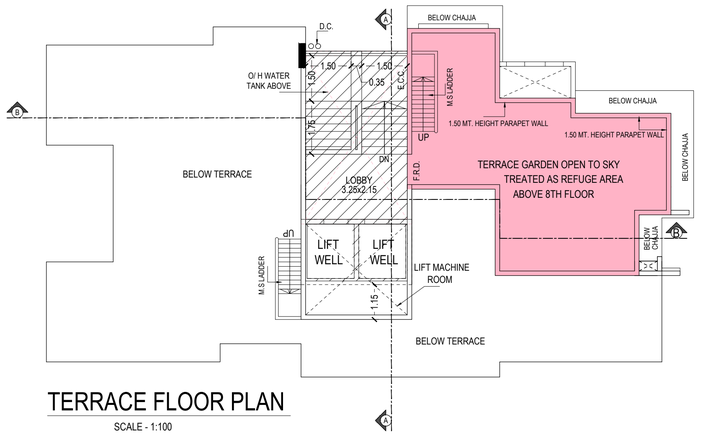
FILE NO:- P-10544/2022/(762C)P/N WARD/MALAD SOUTH
SHEET NO. 02 /03

NORTH



8TH (PT.) FLOOR PLAN

SCALE - 1:100

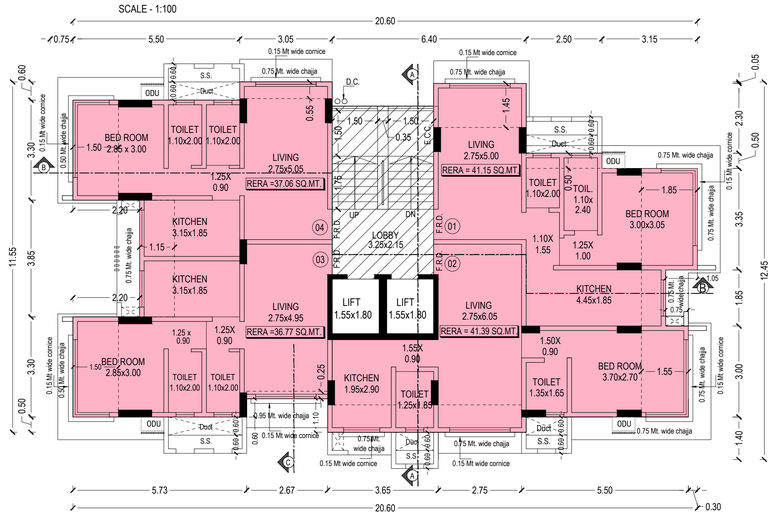


TERRACE FLOOR PLAN

SCALE - 1:100

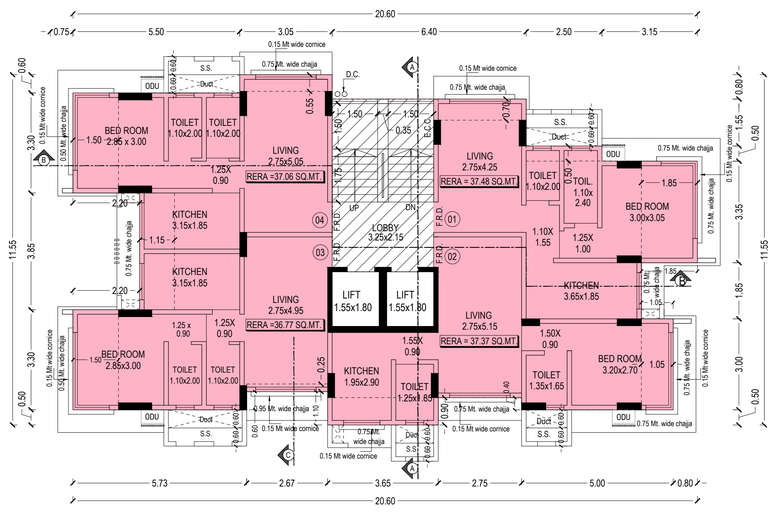
EXISTING FUNGIBLE AREA SUMMARY - MALAD WEB.

	EXISTING BUILT-UP AREA						Permissible Fungible Without charging Premium (Comm. & Resi. - 35%)		Built-up Area For Tenants.(Built-up + Fungible Area)		Proposed Floors	Proposed Flat	Proposed Composite B.U.A. i.e.(F.S.I.+ F.F.S.I.) from		DIFFERENCE (COMM.)		DIFFERENCE (RESI.)	
	Room No. / Shop No. / BLDG. / STRUCTURE						COMM.	RESI.	COMM.	RESI.	COMM.	RESI.						
SR. NO	FLOOR	WING	FLAT	TENEMENTS NAME			IN SQ.MT		IN SQ.MT		IN SQ.MT				COMM.	RESI.	+ VALUE	- VALUE	+ VALUE	- VALUE
1	GROUND FLOOR	-	1	----				41.95		14.683		56.633	1ST FLOOR	101		56.75			0.118	
2	GROUND FLOOR	-	2	----				30.28		10.598		40.878	1ST FLOOR	102		42.09			1.212	
3	GROUND FLOOR	-	3	----				42.06		14.721		56.781	1ST FLOOR	103		56.46				0.32
4	FIRST FLOOR	-	4	----				41.95		14.683		56.633	2ND FLOOR	201		56.75			0.118	
5	FIRST FLOOR	-	5	----				30.28		10.598		40.878	2ND FLOOR	202		42.09			1.212	
6	FIRST FLOOR	-	6	----				42.06		14.721		56.781	2ND FLOOR	203		62.90			6.119	
7	SECOND FLOOR	-	7	----				41.95		14.683		56.633	3RD FLOOR	301		56.75			0.118	
8	SECOND FLOOR	-	8	----				30.28		10.598		40.878	3RD FLOOR	302		42.09			1.212	
9	SECOND FLOOR	-	9	----				42.06		14.721		56.781	3RD FLOOR	303		62.90			6.119	
10	THIRD FLOOR	-	10	----				41.95		14.683		56.633	4TH FLOOR	401		56.75			0.118	
11	THIRD FLOOR	-	11	----				30.28		10.598		40.878	4TH FLOOR	402		42.09			1.212	
12	THIRD FLOOR	-	12	----				42.06		14.721		56.781	4TH FLOOR	403		62.90			6.119	
TOTAL								457.160		160.006		617.166				640.52 0			23.675	
							457.16		160.00		617.16				640.52			23.68		0.32



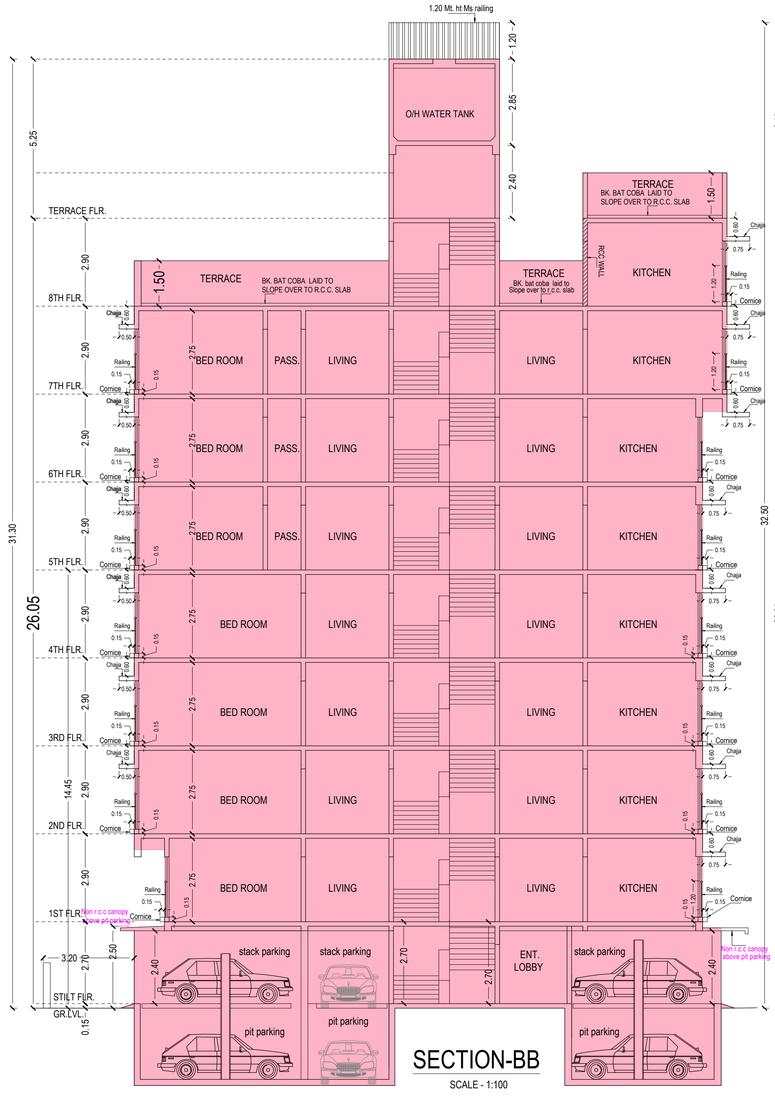
7TH FLOOR PLAN

SCALE - 1:100



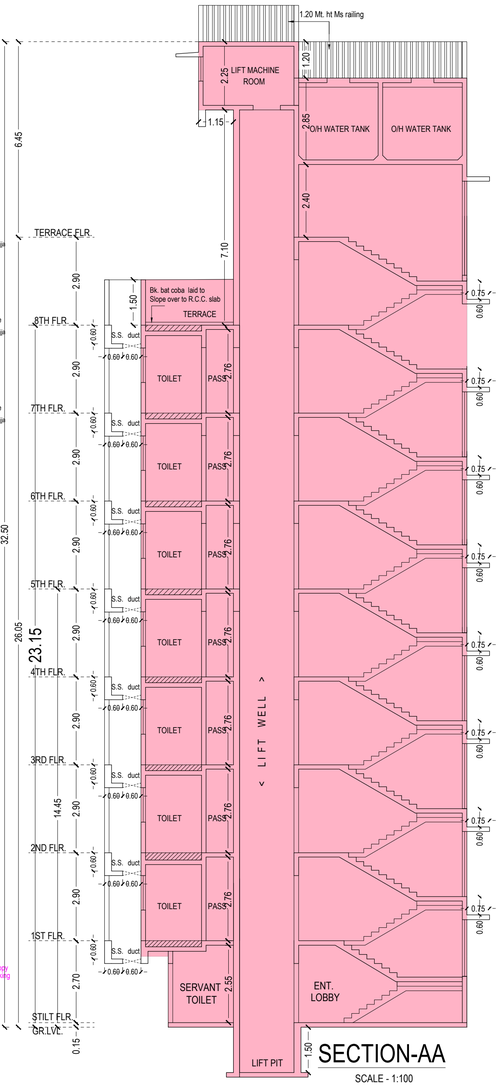
6TH FLOOR PLAN

SCALE - 1:100



SECTION-BB

SCALE - 1:100



SECTION-AA

SCALE - 1:100

FORM -II

CONTENTS OF SHEET

SECTION , FLOOR PLAN PARKING STATEMENT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.S NO. 762-C OF MALAD- (WEST), VILLAGE SITUATED IN P/N WARD, MUMBAI.

PLAN FOR APPROVAL

1) THIS CANCELS APPROVAL OF THE PREVIOUS PLANS SANCTIONED UNDER NO- P-10544/2022/(762C)/P/N Ward/Malad South DATED :- 13.06.2025
2) THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE LETTER ISSUED P-10544/2022/(762C)/P/N Ward/Malad South ON EVEN DATE.
3) THIS PLANS ARE DIGITALLY SIGNED, DOES NOT REQUIRE PHYSICAL SIGNATURE .
4) ALL DIMENSION AREA IN METER

SANTOSH HARISHCHANDRA SANKHE (E.E-B/P WS-2) P-WARD — Digitally signed by SANTOSH HARISHCHANDRA SANKHE Date: 2026.03.03 20:12:59 +05'30'

RAJESH SHRIDHAR MORE A.E(B/P) P-WARD — Digitally signed by RAJESH SHRIDHAR MORE Date: 2026.02.28 13:20:48 +05'30'

RAHUL MOHAN GHEVADE S.E.(B.P.) 'P-1' — Digitally signed by RAHUL MOHAN GHEVADE Date: 2026.02.27 20:31:26 +05'30'

NAME, ADDRESS OF C.A. TO OWNER	STAMP & SIGN OF C.A. TO OWNER
NILAXI HRISHIKESH MHATRE 4 & 5, ACME SHOPPING ARCADE, GRD. FLR. CINESTAR COMPOUND, TRIKAMDAS, ROAD, KANDIVALI (WEST) MUMBAI- 400 067	Nilaxi Hrishikesh Mhatre Digitally signed by Nilaxi Hrishikesh Mhatre DN: cn=Nilaxi Hrishikesh Mhatre c=IN o=Personal Reason: I am the author of this document Location: Date: 2025-12-10 10:39+05:30

DRG. NO.	SCALE	DATE	DRN. BY.	CHKD. BY.
AMEND.-01	AS STATED	10.12.2025	RUPESH	CSR

NAME, ADDRESS OF ARCHITECT / L.S.	STAMP & SIGN OF ARCHITECT / LS
CHIRAG S. RAYANI ARCHITECT / ENGINEER / PMC SHOP NO. 45, VASANT SMRUTI CHS. LTD., NEAR SUREBHI RESTAURANT, 90FT ROAD, THAKUR VILLAGE, KANDIVALI (EAST), MUMBAI- 400 101 MOB.NO.+91- 9930303034 EMAIL - chiragrayani86@gmail.com	CHIRAG SHAHNAWAZ RAYANI Digitally signed by CHIRAG SHAHNAWAZ RAYANI DN: cn=CHIRAG SHAHNAWAZ RAYANI c=IN o=Personal Reason: I am the author of this document Location: Date: 2025-12-10 10:39+05:30

FILE NO:- P-10544/2022/(762C)P/N WARD/MALAD SOUTH
SHEET NO. 03 /03

NORTH

BUILT UP AREA CALCULATION

7TH FLOOR								
6TH FLOOR BUILT UP AREA						=	163.93	SQ.MT.
TOTAL ADDITION						=	163.93	SQ.MT. X
ADDITION								
H	3.05	X	0.75	X	1 NO	=	2.29	SQ.MT.
I	0.80	X	1.85	X	1 NO	=	1.48	SQ.MT.
J	0.50	X	3.0	X	1 NO	=	1.50	SQ.MT.
K	0.15	X	0.50	X	1 NO	=	0.08	SQ.MT.
8	2.75	X	0.90	X	1 NO	=	2.48	SQ.MT.
TOTAL ADDITION						=	7.83	SQ.MT. Y1
TOTAL BUILT UP AREA [X + Y1]						=	171.76	SQ.MT. X1

BUILT UP AREA CALCULATION

6TH FLOOR								
5TH FLOOR BUILT UP AREA						=	164.46	SQ.MT.
TOTAL ADDITION						=	164.46	SQ.MT. X
DEDUCTION								
E	2.67	X	0.20	X	1 NO	=	0.53	SQ.MT.
TOTAL DEDUCTION						=	0.53	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	163.93	SQ.MT. X1

BUILT UP AREA CALCULATION

5TH FLOOR								
2ND TO 4TH FLOOR BUILT UP AREA						=	161.76	SQ.MT.
TOTAL ADDITION						=	161.76	SQ.MT. X
ADDITION								
D	0.70	X	3.85	X	1 NO	=	2.70	SQ.MT.
TOTAL ADDITION						=	2.70	SQ.MT. Y1
TOTAL BUILT UP AREA [X + Y1]						=	164.46	SQ.MT. X1

BUILT UP AREA CALCULATION

2ND TO 4TH FLOOR								
1ST FLOOR BUILT UP AREA						=	155.31	SQ.MT.
TOTAL ADDITION						=	155.31	SQ.MT. X
ADDITION								
B	0.95	X	3.30	X	1 NO	=	3.14	SQ.MT.
C	0.95	X	3.30	X	1 NO	=	3.14	SQ.MT.
11	0.05	X	3.30	X	1 NO	=	0.17	SQ.MT.
TOTAL ADDITION						=	6.45	SQ.MT. Y1
TOTAL BUILT UP AREA [X + Y1]						=	161.76	SQ.MT. X1

BUILT UP AREA CALCULATION

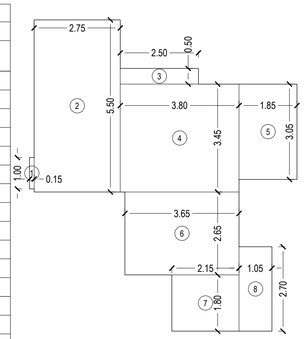
1ST FLOOR								
A	19.65	X	11.55	X	1 NO	=	226.96	SQ.MT.
TOTAL ADDITION						=	226.96	SQ.MT. X
DEDUCTIONS								
1	4.55	X	0.60	X	1 NO	=	2.73	SQ.MT.
2	6.40	X	0.80	X	1 NO	=	5.12	SQ.MT.
3	2.50	X	2.35	X	1 NO	=	5.87	SQ.MT.
4	3.15	X	2.85	X	1 NO	=	8.97	SQ.MT.
5	1.85	X	1.85	X	1 NO	=	3.42	SQ.MT.
6	0.80	X	3.00	X	1 NO	=	2.40	SQ.MT.
7	5.80	X	0.50	X	1 NO	=	2.90	SQ.MT.
8	2.75	X	0.90	X	1 NO	=	2.48	SQ.MT.
9	2.67	X	0.90	X	1 NO	=	2.40	SQ.MT.
10	4.78	X	0.50	X	1 NO	=	2.39	SQ.MT.
11	0.05	X	3.30	X	1 NO	=	0.17	SQ.MT.
12	1.95	X	3.85	X	1 NO	=	7.51	SQ.MT.
TOTAL DEDUCTION						=	46.36	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	180.60	SQ.MT. X1

STAIRCASE AREA CALCULATION								
ST1	3.35	X	7.55	X	1 NO	=	25.29	SQ.MT.
TOTAL STAIRCASE AREA						=	25.29	SQ.MT. Y2

NET BUILT UP AREA [X1 - Y2]	=	155.31	SQ.MT.

RERA CARPET AREA SUMMARY

PROPOSED FLOOR	FLAT NOS	RERA CARPET AREA					
		BELOW 45.00 SQ.MTS 1 FOR 4 FLATS	45.00 TO 60.00 SQ.MTS 1 FOR 2 FLATS	60.00 TO 90.00 SQ.MTS 1 FOR 1 FLATS	ABOVE 90.00 SQ.MTS 2 FOR 1 FLATS	DRY YARD AREA	TOTAL RERA CARPET RAEA
1ST FLOOR	1		51.67 SQ.MT				
	2	37.78 SQ.MT					
	3		51.13 SQ.MT				
2ND FLOOR	1		51.67 SQ.MT				
	2	37.78 SQ.MT					
	3		56.98 SQ.MT				
3RD FLOOR	1		51.67 SQ.MT				
	2	37.78 SQ.MT					
	3		56.98 SQ.MT				
4TH FLOOR	1		51.67 SQ.MT				
	2	37.78 SQ.MT					
	3		56.98 SQ.MT				
5TH FLOOR	1	37.48 SQ.MT					
	2	37.37 SQ.MT					
	3	36.77 SQ.MT					
	4	37.06 SQ.MT					
6TH FLOOR	1	37.48 SQ.MT					
	2	37.37 SQ.MT					
	3	36.77 SQ.MT					
	4	37.06 SQ.MT					
7TH FLOOR	1	41.15 SQ.MT					
	2	41.39 SQ.MT					
	3	36.77 SQ.MT					
	4	37.06 SQ.MT					
8TH FLOOR	1	41.15 SQ.MT					
TOTAL		17.00 Nos.	08.00 Nos.	00.00 Nos.	00.00 Nos.		
TOTAL FLAT		25.00 Nos.					



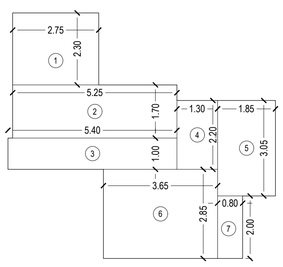
RERA CARPET AREA DIAGRAM
1ST TO 4TH FLOOR (FLAT NO. 01)
SCALE - 1:100

RERA CARPET AREA CALCULATION

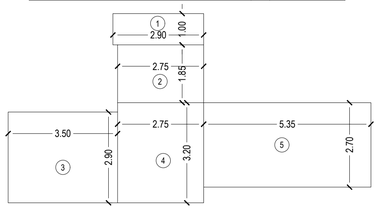
1ST TO 4TH FLOOR	TOTAL FLAT-4					FLAT NO- 1	
1	0.15	X	1.00	X	1 NO	=	0.15 SQ.MT.
2	2.75	X	5.50	X	1 NO	=	15.13 SQ.MT.
3	2.50	X	0.50	X	1 NO	=	1.25 SQ.MT.
4	3.80	X	3.45	X	1 NO	=	13.11 SQ.MT.
5	1.85	X	3.05	X	1 NO	=	5.65 SQ.MT.
6	3.65	X	2.65	X	1 NO	=	9.67 SQ.MT.
7	2.15	X	1.80	X	1 NO	=	3.87 SQ.MT.
8	1.05	X	2.70	X	1 NO	=	2.84 SQ.MT.
TOTAL RERA CARPET AREA						=	51.67 SQ.MT. X

RERA CARPET AREA CALCULATION

7TH & 8TH FLOOR	TOTAL FLAT-2					FLAT NO- 1	
1	2.75	X	2.30	X	1 NO	=	6.33 SQ.MT.
2	5.25	X	1.70	X	1 NO	=	8.92 SQ.MT.
3	5.40	X	1.00	X	1 NO	=	5.40 SQ.MT.
4	1.30	X	2.20	X	1 NO	=	2.86 SQ.MT.
5	1.85	X	3.05	X	1 NO	=	5.64 SQ.MT.
6	3.65	X	2.85	X	1 NO	=	10.40 SQ.MT.
7	0.80	X	2.00	X	1 NO	=	1.60 SQ.MT.
TOTAL RERA CARPET AREA						=	41.15 SQ.MT. X



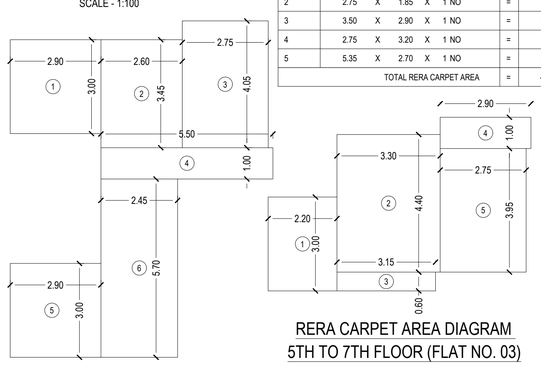
RERA CARPET AREA DIAGRAM
7TH & 8TH FLOOR (FLAT NO. 01)
SCALE - 1:100



RERA CARPET AREA DIAGRAM
7TH FLOOR (FLAT NO. 02)
SCALE - 1:100

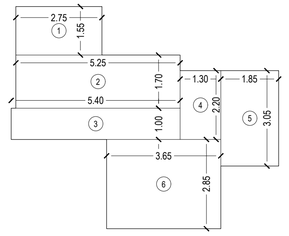
RERA CARPET AREA CALCULATION

7TH FLOOR	TOTAL FLAT-1					FLAT NO- 2	
1	2.90	X	1.00	X	1 NO	=	2.90 SQ.MT.
2	2.75	X	1.85	X	1 NO	=	5.09 SQ.MT.
3	3.50	X	2.90	X	1 NO	=	10.15 SQ.MT.
4	2.75	X	3.20	X	1 NO	=	8.80 SQ.MT.
5	5.35	X	2.70	X	1 NO	=	14.45 SQ.MT.
TOTAL RERA CARPET AREA						=	41.39 SQ.MT. X

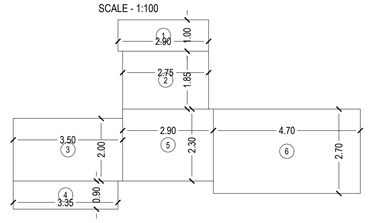


RERA CARPET AREA DIAGRAM
5TH TO 7TH FLOOR (FLAT NO. 03)
SCALE - 1:100

RERA CARPET AREA DIAGRAM
2ND TO 4TH FLOOR (FLAT NO. 03)
SCALE - 1:100



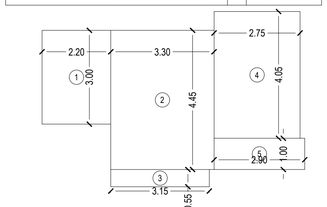
RERA CARPET AREA DIAGRAM
5TH & 6TH FLOOR (FLAT NO. 01)
SCALE - 1:100



RERA CARPET AREA DIAGRAM
5TH & 6TH FLOOR (FLAT NO. 02)
SCALE - 1:100

RERA CARPET AREA CALCULATION

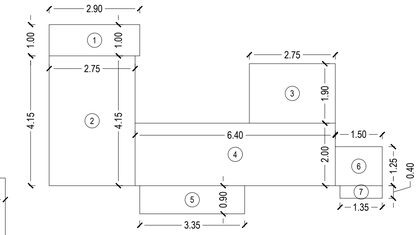
5TH & 6TH FLOOR	TOTAL FLAT-2					FLAT NO- 2	
1	2.90	X	1.00	X	1 NO	=	2.90 SQ.MT.
2	2.75	X	1.85	X	1 NO	=	5.09 SQ.MT.
3	3.50	X	2.00	X	1 NO	=	7.00 SQ.MT.
4	3.35	X	0.90	X	1 NO	=	3.02 SQ.MT.
5	2.90	X	2.30	X	1 NO	=	6.67 SQ.MT.
6	4.70	X	2.70	X	1 NO	=	12.69 SQ.MT.
TOTAL RERA CARPET AREA						=	37.37 SQ.MT. X



RERA CARPET AREA DIAGRAM
5TH TO 7TH FLOOR (FLAT NO. 04)
SCALE - 1:100

RERA CARPET AREA CALCULATION

5TH TO 7TH FLOOR	TOTAL FLAT-3					FLAT NO- 3	
1	2.20	X	3.00	X	1 NO	=	6.60 SQ.MT.
2	3.30	X	4.40	X	1 NO	=	14.52 SQ.MT.
3	3.15	X	0.60	X	1 NO	=	1.89 SQ.MT.
4	2.90	X	1.00	X	1 NO	=	2.90 SQ.MT.
5	2.75	X	3.95	X	1 NO	=	10.86 SQ.MT.
TOTAL RERA CARPET AREA						=	36.77 SQ.MT. X



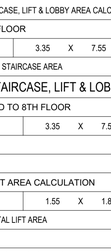
RERA CARPET AREA DIAGRAM
1ST TO 4TH FLOOR (FLAT NO. 02)
SCALE - 1:100

RERA CARPET AREA CALCULATION

1ST TO 4TH FLOOR	TOTAL FLAT-4					FLAT NO- 2	
1	2.90	X	1.00	X	1 NO	=	2.90 SQ.MT.
2	2.75	X	4.15	X	1 NO	=	11.41 SQ.MT.
3	2.75	X	1.90	X	1 NO	=	5.23 SQ.MT.
4	6.40	X	2.00	X	1 NO	=	12.80 SQ.MT.
5	3.35	X	0.90	X	1 NO	=	3.02 SQ.MT.
6	1.50	X	1.25	X	1 NO	=	1.88 SQ.MT.
7	1.35	X	0.40	X	1 NO	=	0.54 SQ.MT.
TOTAL RERA CARPET AREA						=	37.78 SQ.MT. X

RERA CARPET AREA CALCULATION

5TH TO 7TH FLOOR	TOTAL FLAT-3					FLAT NO- 4	
1	2.20	X	3.00	X	1 NO	=	6.60 SQ.MT.
2	3.30	X	4.45	X	1 NO	=	14.69 SQ.MT.
3	3.15	X	0.55	X	1 NO	=	1.73 SQ.MT.
4	2.75	X	4.05	X	1 NO	=	11.14 SQ.MT.
5	2.90	X	1.00	X	1 NO	=	2.90 SQ.MT.
TOTAL RERA CARPET AREA						=	37.06 SQ.MT. X



ST.CASE, LIFT & LOBBY AREA
DIAGRAM FOR 1ST FLOOR
SCALE - 1:100

STAIRCASE, LIFT & LOBBY AREA CALCULATION

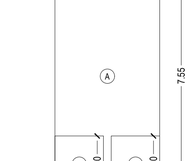
1ST FLOOR							
ST1	3.35	X	7.55	X	1 NO	=	25.29 SQ.MT.
TOTAL STAIRCASE AREA						=	25.29 SQ.MT. Y2

STAIRCASE, LIFT & LOBBY AREA CALCULATION

2ND TO 8TH FLOOR							
A	3.35	X	7.55	X	1 NO	=	25.29 SQ.MT.
TOTAL ADDITION						=	25.29 SQ.MT. X

LIFT AREA CALCULATION							
L1	1.55	X	1.80	X	2 NOS	=	5.58 SQ.MT.
TOTAL LIFT AREA						=	5.58 SQ.MT. Y1

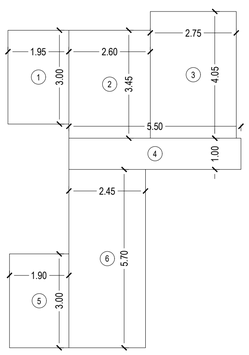
NET STAIRCASE & LOBBY AREA [X - Y1]	=	19.71 SQ.MT.



ST.CASE, LIFT & LOBBY AREA
DIAGRAM FOR 2ND TO 8TH FLOOR
SCALE - 1:100

RERA CARPET AREA CALCULATION

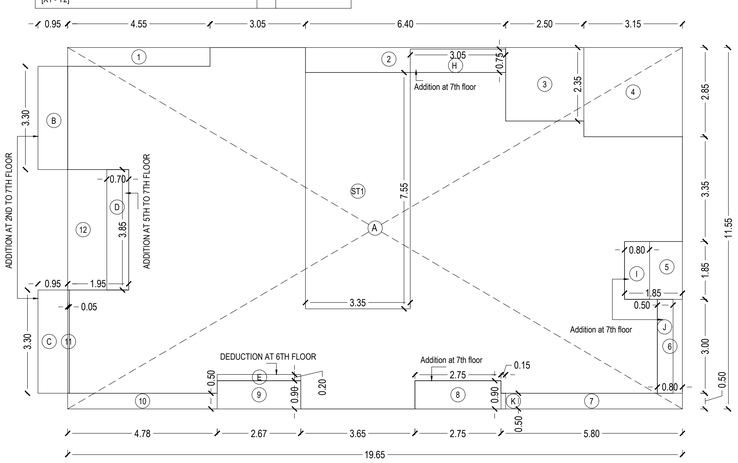
2ND TO 4TH FLOOR	TOTAL FLAT-3					FLAT NO- 3	
1	2.90	X	3.00	X	1 NO	=	8.70 SQ.MT.
2	2.60	X	3.45	X	1 NO	=	8.97 SQ.MT.
3	2.75	X	4.05	X	1 NO	=	11.14 SQ.MT.
4	5.50	X	1.00	X	1 NO	=	5.50 SQ.MT.
5	2.90	X	3.00	X	1 NO	=	8.70 SQ.MT.
6	2.45	X	5.70	X	1 NO	=	13.97 SQ.MT.
TOTAL RERA CARPET AREA						=	56.98 SQ.MT. X



RERA CARPET AREA DIAGRAM
1ST FLOOR (FLAT NO. 03)
SCALE - 1:100

RERA CARPET AREA CALCULATION

1ST FLOOR	TOTAL FLAT-1					FLAT NO- 3	
1	1.95	X	3.00	X	1 NO	=	5.85 SQ.MT.
2	2.60	X	3.45	X	1 NO	=	8.97 SQ.MT.
3	2.75	X	4.05	X	1 NO	=	11.14 SQ.MT.
4	5.50	X	1.00	X	1 NO	=	5.50 SQ.MT.
5	1.90	X	3.00	X	1 NO	=	5.70 SQ.MT.
6	2.45	X	5.70	X	1 NO	=	13.97 SQ.MT.
TOTAL RERA CARPET AREA						=	51.13 SQ.MT. X



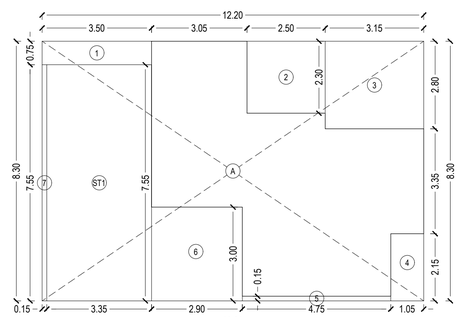
BUILT UP AREA DIAGRAM FOR 1ST TO 7TH FLOOR
SCALE - 1:100

BUILT UP AREA CALCULATION

8TH (PT.) FLOOR								
A	12.20	X	8.30	X	1 NO	=	101.26	SQ.MT.
TOTAL ADDITION						=	101.26	SQ.MT. X
DEDUCTIONS								
1	3.50	X	0.75	X	1 NO	=	2.63	SQ.MT.
2	2.50	X	2.30	X	1 NO	=	5.75	SQ.MT.
3	3.15	X	2.80	X	1 NO	=	8.82	SQ.MT.
4	1.05	X	2.15	X	1 NO	=	2.26	SQ.MT.
5	0.15	X	4.75	X	1 NO	=	0.71	SQ.MT.
6	2.90	X	3.00	X	1 NO	=	8.70	SQ.MT.
7	0.15	X	7.55	X	1 NO	=	1.13	SQ.MT.
TOTAL DEDUCTION						=	30.00	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	71.26	SQ.MT. X1

STAIRCASE AREA CALCULATION							
8TH (PT.) FLOOR							
ST1	3.35	X	7.55	X	1 NO	=	25.29 SQ.MT.
TOTAL STAIRCASE AREA						=	25.29 SQ.MT. Y2

NET BUILT UP AREA [X1 - Y2]	=	45.97 SQ.MT.



BUILT UP AREA DIAGRAM FOR 8TH (PT.) FLOOR
SCALE - 1:100

FORM -II

CONTENTS OF SHEET

CALCULATION

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.S NO. 762-C OF MALAD- (WEST), VILLAGE SITUATED IN P/N WARD, MUMBAI.

PLAN FOR APPROVAL

1) THIS CANCELS APPROVAL OF THE PREVIOUS PLANS SANCTIONED UNDER NO- P-10544/2022/(762C)/P/N Ward/Malad South DATED :- 13.06.2025
2) THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE LETTER ISSUED P-10544/2022/(762C)/P/N Ward/Malad South ON EVEN DATE.
3) THIS PLANS ARE DIGITALLY SIGNED, DOES NOT REQUIRE PHYSICAL SIGNATURE .
4) ALL DIMENSION AREA IN METER

SANTOSH HARISHCHANDRA SANKHE — Digitally signed by SANTOSH HARISHCHANDRA SANKHE Date: 2026.03.02 20:13:26 +05'30'
(E.E-B/P WS-2) P-WARD

RAJESH SHRIDHAR MORE — Digitally signed by RAJESH SHRIDHAR MORE Date: 2026.02.28 13:21:25 +05'30'
A.E(B/P) P-WARD

RAHUL MOHAN GHEVADE — Digitally signed by RAHUL MOHAN GHEVADE Date: 2026.02.27 20:30:32 +05'30'
S.E.(B.P.) 'P-1'

NAME, ADDRESS OF C.A. TO OWNER	STAMP & SIGN OF C.A. TO OWNER
NILAXI HRISHIKESH MHATRE 4 & 5, ACME SHOPPING ARCADE, GRD. FLR. CINESTAR COMPOUND, TRIKAMDAS, ROAD, KANDIVALI (WEST) MUMBAI- 400 067	Nilaxi Hrishikesh Mhatre — Digitally signed by Nilaxi Hrishikesh Mhatre DN: cn=Nilaxi Hrishikesh Mhatre c=IN o=Personal Reason: I am the author of this document Location: Date: 2025-12-10 10:39+05:30

DRG. NO.	SCALE	DATE	DRN. BY.	CHKD. BY.
AMEND.-01	AS STATED	10.12.2025	RUPESH	CSR

NAME, ADDRESS OF ARCHITECT / L.S.	STAMP & SIGN OF ARCHITECT / LS
CHIRAG S. RAYANI ARCHITECT / ENGINEER / PMC SHOP NO. 45, VASANT SMRUTI CHS. LTD., NEAR SURBHI RESTAURANT, 90FT ROAD, THAKUR COMPLEX, KANDIVALI (EAST), MUMBAI- 400 101. MOB. NO.- 91- 9930303034 EMAIL - chiragrayani6@gmail.com	CHIRAG SHAHNAWAZ RAYANI — Digitally signed by CHIRAG SHAHNAWAZ RAYANI DN: cn=CHIRAG SHAHNAWAZ RAYANI c=IN o=Personal Reason: I am the author of this document Location: Date: 2025-12-10 10:39+05:30