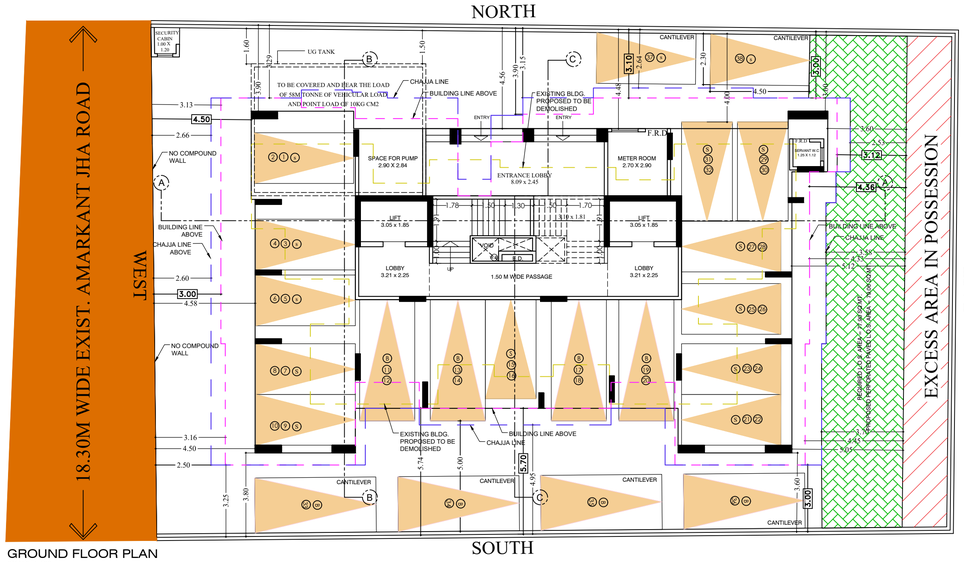


GROUND FLOOR PLAN

SCALE:- 1:100

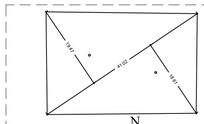
PARKING STATEMENT			
CARPET AREA	NO. OF TENE.	PARKING REQUIRED BY RULES	NO. OF PARKING REQD.
UP TO 45 SQ.MT.	TOTAL 05 NOS	1 PARKING FOR 4 TENEMENTS	1.25 NOS
45 TO 60 SQ.MT.	21 NOS.	1 PARKING FOR 2 TENEMENTS	10.50 NOS
60 TO 90 SQ.MT.	02 NOS.	1 PARKING FOR 1 TENEMENT	02.00 NOS
ABOVE 90 SQ.MT.	NIL	2 PARKING FOR 1 TENEMENT	- - - -
TOTAL	28 NOS.		13.75 NOS.
10% VISITOR'S PARKING			1.375 NOS.
TOTAL PARKING REQD. SAY			15.125 NOS. 16 NOS.
50 % OF TOTAL PARKING REQD. (16.00 X 50% = 8.25) SAY 9.00 NOS			9.00 NOS.
EXTRA PARKING PROPOSED.			3.00 NOS.
PARKING PROVIDED. BIG PARKING = 12.00 NOS. SMALL PARKING = 26.00 NOS.			38.00 NOS.

BUILT UP AREA SUMMARY			
FLOOR	BU. AREA	LESS STR. LI. & LO.	NET AREA
1ST FLOOR	173.32	62.67	110.65
2ND FLOOR	330.20	60.84	269.36
3RD FLOOR	340.37	60.84	279.53
4TH FLOOR	351.51	60.84	290.67
5TH FLOOR	355.49	60.84	294.65
6TH FLOOR	379.74	60.15	319.59
7TH FLOOR	149.47	63.72	85.75
EXCESS FITNESS	17.08	----	17.08
TOTAL	2097.18	429.90	1667.28

TOTAL AREA PROP = 1667.28 SQMT

35% FUNGIBLE AREA PROP = 432.26 SQMT

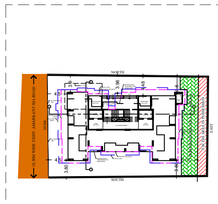
NET AREA PROP = 1235.02 SQMT



PLOT AREA

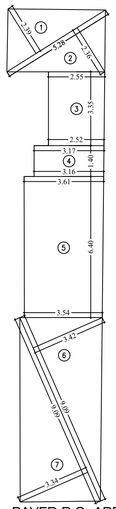
SCALE : 1:500

PLOT AREA CALCULATION				
1	1/2 X 41.02 X 19.47 X 1 NO	=	399.33	SQ.MT.
2	1/2 X 41.02 X 18.61 X 1 NO	=	381.69	SQ.MT.
	TOTAL ADDITION X	=	781.02	SQ.MT.
	SAY	=	779.00	SQ.MT.



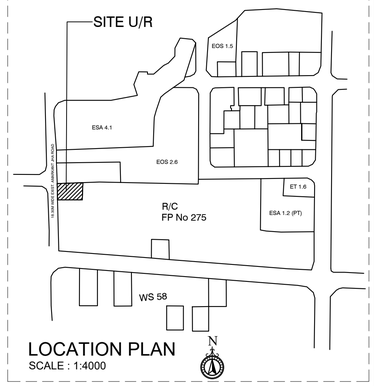
BLOCK PLAN

SCALE : 1:500



PAVED R.G. AREA DIAGRAM

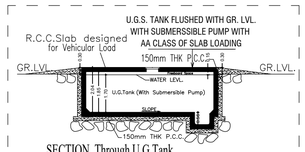
SCALE:- 1:100



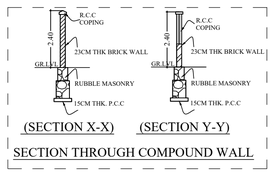
LOCATION PLAN

SCALE : 1:4000

PERFORATD PAVED R.G. AREA CALCULATION					
GROUND FLOOR					
1	1/2 X 5.28 X 2.39 X 1 NO	=	6.31	SQ.MT.	
2	1/2 X 5.28 X 2.36 X 1 NO	=	6.23	SQ.MT.	
3	(2.55 + 2.52)/2 X 3.35 X 1 NO	=	8.49	SQ.MT.	
4	(3.17 + 3.16)/2 X 1.40 X 1 NO	=	4.43	SQ.MT.	
5	(3.61 + 3.54)/2 X 6.40 X 1 NO	=	22.88	SQ.MT.	
6	1/2 X 9.09 X 3.42 X 1 NO	=	15.54	SQ.MT.	
7	1/2 X 9.09 X 3.34 X 1 NO	=	15.18	SQ.MT.	
	TOTAL ADDITION X	=	79.06	SQ.MT.	

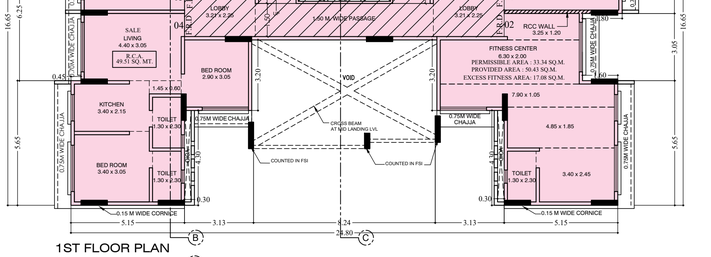


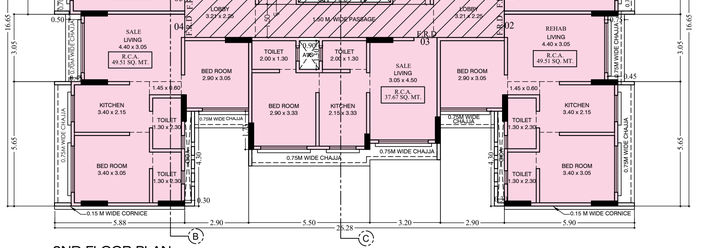
SECTION Through U.G.Tank

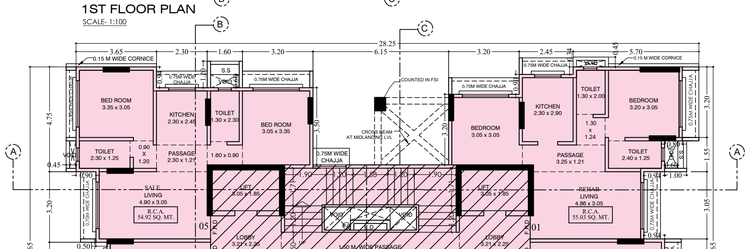


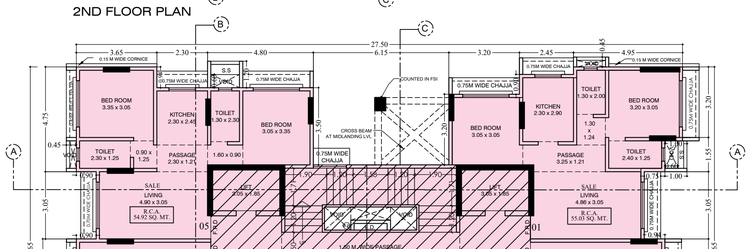
(SECTION X-X) (SECTION Y-Y)

SECTION THROUGH COMPOUND WALL









IOD PLAN

1. THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE IOD ISSUED UNDER EVEN NO. P-15429/2023/ R/C Ward/FP, ON EVEN DATE.
2. THIS PLANS AREA DIGITALLY SIGNED AND DOES NOT REQUIRE PHYSICAL SIGNATURE

CERTIFICATE OF PLOT AREA :

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT : 10 - 02 - 2023 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 779.00 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP \ PROPERTY REGISTER CARD.

Mehul Jitendra Kanakia — Digitally signed by Mehul Jitendra Kanakia Date: 2023.07.15 16:09:03 +05'30'

SIGNATURE OF ARCHITECT

PROFORMA - B

DESCRIPTION OF PROPOSAL AND PROPERTY :

PROPOSED RE-DEVELOPMENT OF BUILDING ON SUB PLOT NO. 1, CORRESPONDING OLD F.P. NO. 324 (NEW F.P. NO. 275) OF T.P.S. - III BORIVALI, IN KASTUR PARK LAYOUT, AT SHIMPOLI ROAD, BORIVALI (W), MUMBAI - 400092.

JOB No.	DRG. No.	CHECKED BY	DESIGN BY	DRN. BY	DATE	REV
		MEHUL		PARIN		

N — NORTH

HARISH RATANCH AND JAIN — Digitally signed by HARISH RATANCHAND JAIN Date: 2023.07.15 16:43:56 +05'30'

DIGITAL SIGNATURE OF OWNER

Shri. Harish R. Jain, Partner of M/s. H. Rishabraj Realty C.A. to Shree Aradhana C.H.S.L. (Owner).

103, Jai Tirth, Daulat Nagar, Road No 10, BoriVali (E), Mumbai - 400066.

NAME OF OWNER

MEHUL KANAKIA ARCHITECTS.
ARCHITECT :- MEHUL KANAKIA.,
1001 ,BUILDING NO. 5,
GARDERN GROOVE COMPLEX,
CHIKUWADI, OFF. LINK ROAD,
BORIVALI (W), MUMBAI - 400 092.

NAME, ADDRESS OF ARCHITECT

Mehul Jitendra Kanakia — Digitally signed by Mehul Jitendra Kanakia Date: 2023.07.15 16:08:48 +05'30'

DIGITAL SIGNATURE OF ARCHITECT

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED

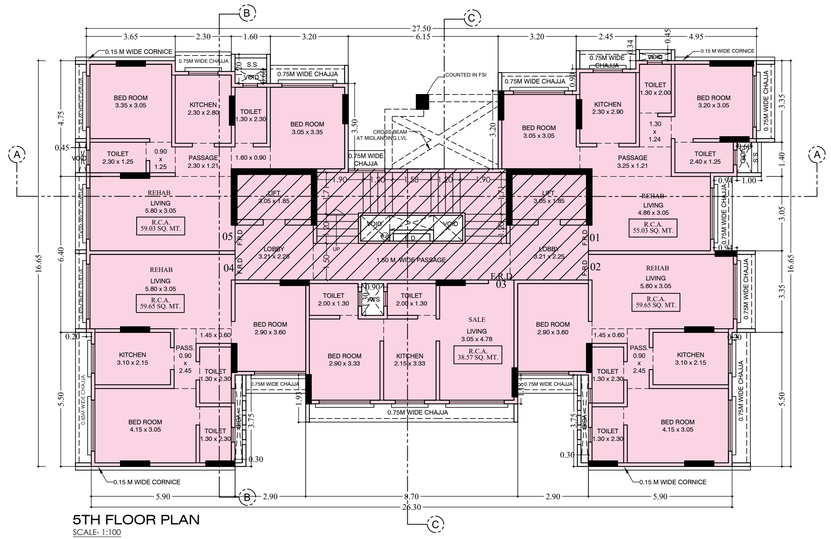
S.E.B.P. 'R-5'	A.E.B.P 'R-II'	E.E.B.P 'R-I'
Rahul Ganesh Ishi — Digitally signed by Rahul Ganesh Ishi DN: cn=Rahul Ganesh Ishi c=IN Location: Reason: I am the author of this document Location: Date: 2023-07-25 19:24+05:30	Swapnil Bhagawat Patil 2023.07.25 20:58:21 +05'30'	HANUMANT SADASHIVRAO BURE — Digitally signed by HANUMANT SADASHIVRAO BURE Date: 2023.07.26 14:59:33 +05'30'

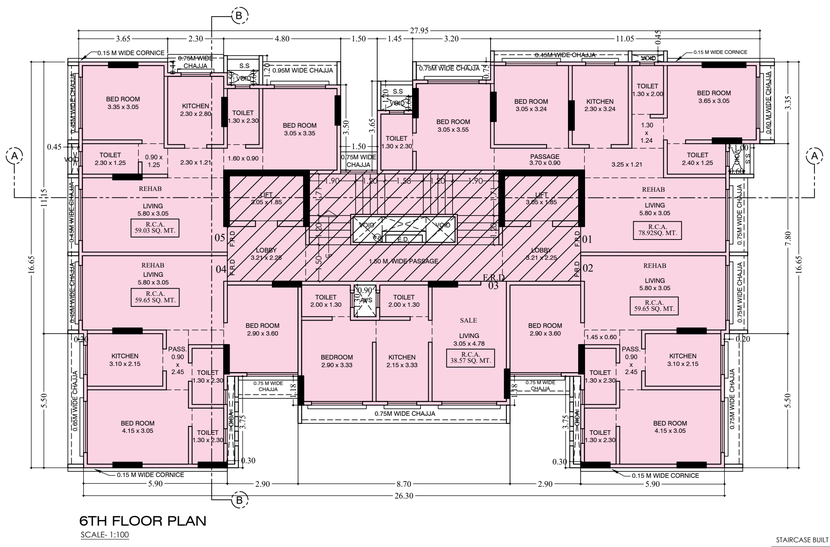
FILE No. :- P-15429/2023/ R/C Ward/FP. — 1/4

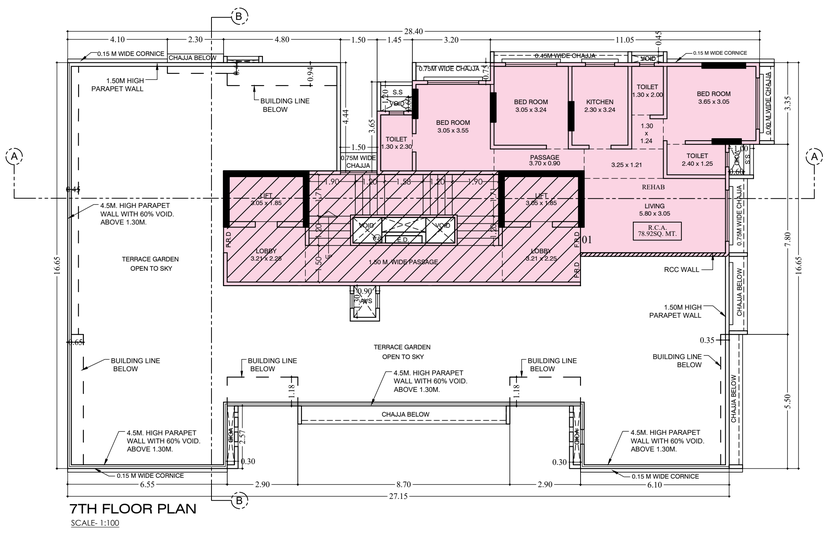
CONTENTS OF SHEET :- FLOOR PLANS, BLOCK & LOCATION PLAN, PLOT AREA

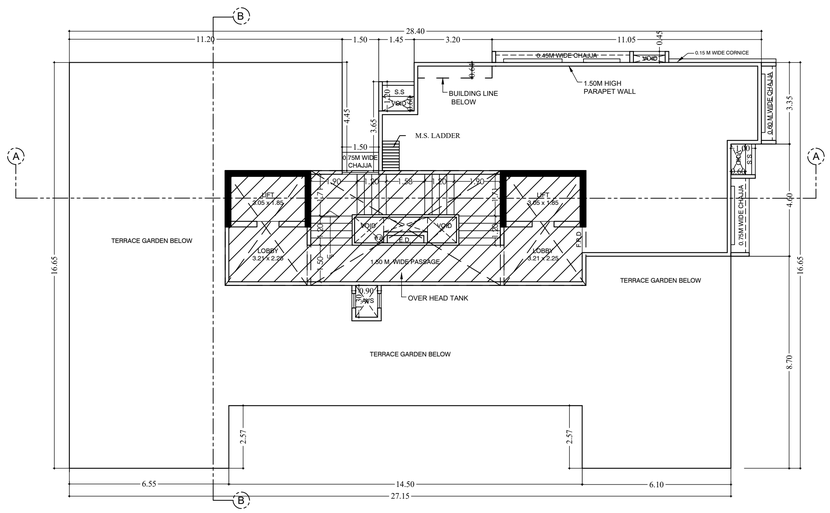
PROFORMA - A

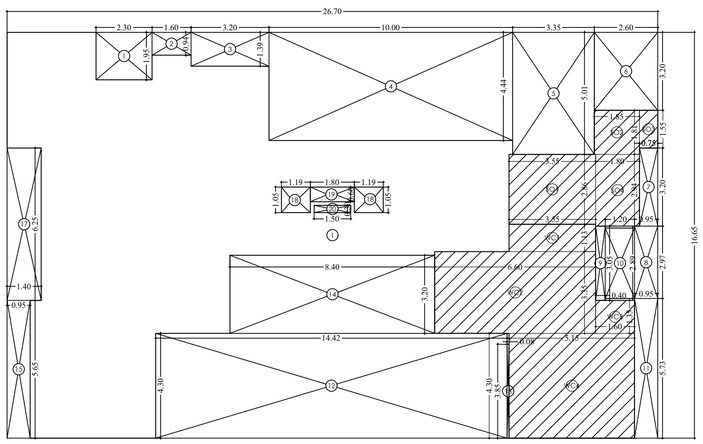
			IN SQ.MTS.
A.		AREA STATEMENT	
1)		AREA OF THE PLOT	779.00
	a)	Area of Reservation in plot	NIL
	a)	Area of Road set back	NIL
	c)	Area of D P Road	NIL
2)		DEDUCTIONS FOR :	
	A)	For Reservation/Road area	
	a)	Road set back area to be handed over (100%) (Regulation No 16)	NIL
	b)	Proposed D P road to be handed over (100%) Regulation No 16)	NIL
	b)	Reservation area(plot) to be be handed over(100%) (Regulation No 17)	- - - -
	d)	TOTAL AREA UNDER ROAD/RESERVATION	NIL
	B)	For Amenity area	
	a)	Area of amenity plot/plots to be handed over asper DCR 14(A)	- - - -
	b)	Area of amenity plot/plots to be handed over as per DCR 14(B)	- - - -
	c)	Area of amenity plot/plots to be handed over as per DCR 15	- - - -
	d)	Area of amenity plot/plots to be handed over as per DCR 35	- - - -
	e)	TOTAL AMENITY AREA	- - - -
	C)	Deduction for Existing Built up area to be retained if any/-Land component of Existing BUA as per regulation under which thedevelopment was allowed	- - - -
3)		Total deduction :2(A)+2(B)+2(C)	- - - -
4)		Balance area of the plot(1)-(3)	779.00
5)		Plot under development:- 1-2(A)+2(B)	779.00
6)		Zonal (basic) FSI (0.50 or 0.75 or 1 or 1:33) .	1.00
7)		a) Permissible built up area as per Zonal (Basic) FSI (5X6)	779.00
		b) Permissible Built up area as per DCR 30(C) protected for development AS PER OLD APPROVED O.C. PLAN U/NO. CE/4642/BS/II/AR DTD. 10.01.1992 (1011.94 - 779.00)	232.94
		Permissible built up area (7a or 7b above,whichever is more)	779.00
8)		BUA equal to land area handed over as per reg.30(A)(3)(a)	
	a)	Additional BUA for 2(A) (c) (ii) & 2B above within the cap of admissible "TDR" as per table no 12 on balance plot	NIL
	b)	Additional BUA for 2(A) (a) & 2(A) above to be utilize over and above the permissible FSI as per column no-7 table 12 of regulation 30(A) and to the mentioned in table 12A regulation 32(200% or 250%)	NIL
	c)	Additional BUA in case of 2(A) (c) (ii) as per regulation 17(1) note 20(vii) &(viii) as per AR policy on remaining plot(Y% as per table no-5 of regulation 17(1)	NIL
9)		Additional /insentive BUA within the cap of" admissible TDR as per TABLE 12 on a plot	
	a)	in lieu cost of construction of amenity building as per regulation 30(A)30(b)	----
	b)	50% of rehab component as per reg 33(7)(A)	----
	c)	15% or sr.no 7 or above or 10 sqmt per rehab tenements as per reg.33(7)(B) (25 nos x 10 sq.mt.)	250.00
10)		Built up area due to "Additional FSI on payment of premium" as per table No 12 of Regulation No 30(A) (4X50%)	389.50
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%) (by restricting area utilize beyond zonal F.S.I in sr.no 7(b),8(a) & 9 above	----
12)		Permissible Built up area (7+8+9+10+11) (1651.44 But Restricted to 0.75 due to non submission of PRC)	1238.58
13)		TOTAL PROPOSED BUILT UP AREA	1235.02
14)		Fungible compensatory area as per Regulation No 31(3)	
a)	(i)	Perm. Fungible Compensatory area for Rehab comp.without charging premium for residential	243.74
	(ii)	Fungible compensatory area availed for Rehab comp.without charging premium for residential	243.74
	(iii)	Perm. Fungible Compensatory area for Rehab comp.w/o charging premium for commercial	----
	(iv)	Fungible compensatory area availed for Rehab comp.w/o charging premium for commercial	----
b)	(i)	Permissible Fungible Compensatory area by charging premium for residential	189.76
	(ii)	Fungible compensatory area availed on payment of premium for residential	188.52
	(iii)	Permissible Fungible compensatory area on payment of premium for commercial	----
	(iv)	Fungible compensatory area availed on payment of premium for commercial	----
		Total BUA Proposed including FCA (14+15(a)(ii) +15(b) (ii))	1667.28
16)		FSI consumed on net plot(13/4)	1.58
17)		OTHER REQUIREMENTS	SQ MT.
II		Reservation/ Designation	
A	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	
	a)	14(A)	----
	b)	14(B)	----
	c)	15	----
C		Requirment of LOS as per Regulation No.27 (15% or 20% or 25%)	----
D		TENEMENTS STATEMENT	
	a)	Proposed built up area (13 above)	1667.28
	b)	Less deduction of Non-Residential area(shop etc)	----
	c)	Area available for Tenements (a) minus(b)	1667.28
	d)	Tenements Permissible (450/hectare) = 75.00 SAY = 75.00 Nos	75.00 Nos.
	e)	Total Number of Tenements Proposed on Plot	28.00 Nos.
E.		PARKING STATEMENT	
		(i)PARKING REQUIRED FOR REGULATION FOR CAR SCOOTER/MOTOR CYCLE OUT SIDERS(VISITORS)	16.00
		(ii)COVERED GARAGE PERMISSIBLE	
		(iii)COVERED GARAGE PPROPOSED	
		(iv)TOTAL PARKING PROVIDED CAR SCOOTER/MOTOR CYCLE OUT SIDERS(VISITORS)	38.00
F.		TRANSPORT VEHICLE PARKING	
		(i)TRANSPORT VEHICLE PARKING REQUIRED BY REGULATION	
		(ii)TOTAL NO.OF TRANSPORT VEHICLE PARKING SPACES PROVIDED	



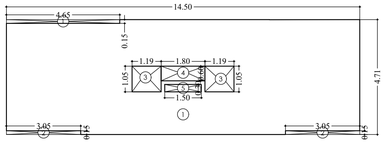








1ST FLOOR B.U.A. DIAGRAM
SCALE- 1:100



1ST FLOOR STAIRCASE B.U.A. DIAGRAM
SCALE- 1:100

STAIRCASE BUILT UP AREA CALCULATION

1ST FLOOR								
1	14.50	X	4.71	X	1 NO	=	68.30	SQ.MT.
					TOTAL ADDITION X	=	68.30	SQ.MT.
DEDUCTIONS								
1	4.65	X	0.15	X	1 NO	=	0.70	SQ.MT.
2	3.05	X	0.15	X	2 NOS	=	0.91	SQ.MT.
3	1.19	X	1.05	X	2 NOS	=	2.49	SQ.MT.
4	1.80	X	0.60	X	1 NO	=	1.08	SQ.MT.
5	1.50	X	0.30	X	1 NO	=	0.45	SQ.MT.
					TOTAL DEDUCTION Y1	=	5.63	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]					X1	=	62.67	SQ.MT.

BUILT UP AREA CALCULATION

1ST FLOOR								
1	26.70	X	16.65	X	1 NO	=	444.56	SQ.MT.
C1	0.50	X	0.60	X	2 NO	=	0.60	SQ.MT.
C2	0.23	X	1.20	X	3 NO	=	0.84	SQ.MT.
C3	1.80	X	0.23	X	1 NO	=	0.41	SQ.MT.
C4	0.23	X	0.70	X	1 NO	=	0.16	SQ.MT.
					TOTAL ADDITION	=	446.57	SQ.MT. X
DEDUCTIONS								
1	2.30	X	1.95	X	1 NO	=	4.49	SQ.MT.
2	1.60	X	0.94	X	1 NO	=	1.50	SQ.MT.
3	3.20	X	1.39	X	1 NO	=	4.45	SQ.MT.
4	10.00	X	4.44	X	1 NO	=	44.40	SQ.MT.
5	3.35	X	5.01	X	1 NO	=	16.78	SQ.MT.
6	2.60	X	3.20	X	1 NO	=	8.32	SQ.MT.
7	0.75	X	3.20	X	1 NO	=	2.40	SQ.MT.
8	0.95	X	2.97	X	1 NO	=	2.82	SQ.MT.
9	0.40	X	3.05	X	1 NO	=	1.22	SQ.MT.
10	1.20	X	2.89	X	1 NO	=	3.47	SQ.MT.
11	0.95	X	5.73	X	1 NO	=	5.44	SQ.MT.
12	14.42	X	4.30	X	1 NO	=	62.01	SQ.MT.
13	0.08	X	3.85	X	1 NO	=	0.31	SQ.MT.
14	8.40	X	3.20	X	1 NO	=	26.88	SQ.MT.
15	0.95	X	5.65	X	1 NO	=	5.37	SQ.MT.
17	1.40	X	6.25	X	1 NO	=	8.75	SQ.MT.
18	1.19	X	1.05	X	2 NOS	=	2.49	SQ.MT.
19	1.80	X	0.60	X	1 NO	=	1.08	SQ.MT.
20	1.50	X	0.30	X	1 NO	=	0.45	SQ.MT.
					TOTAL DEDUCTION	=	202.63	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	243.94	SQ.MT. X1

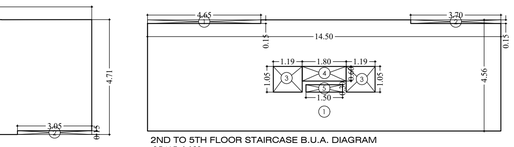
SOCIETY OFFICE AREA CALCULATION

1ST FLOOR								
SO1	3.55	X	2.86	X	1 NO	=	10.15	SQ.MT.
SO2	1.85	X	1.81	X	1 NO	=	3.35	SQ.MT.
SO3	0.75	X	1.55	X	1 NO	=	1.16	SQ.MT.
SO4	1.80	X	2.94	X	1 NO	=	5.29	SQ.MT.
TOTAL SOCIETY OFFICE AREA PER FL. (TYPICAL FLOOR)Y2						=	19.95	SQ.MT.

FITNESS CENTER AREA CALCULATION

1ST FLOOR								
WC1	3.55	X	1.13	X	1 NO	=	4.01	SQ.MT.
WC2	6.60	X	3.35	X	1 NO	=	22.11	SQ.MT.
WC3	1.60	X	1.35	X	1 NO	=	2.16	SQ.MT.
WC4	5.15	X	4.30	X	1 NO	=	22.15	SQ.MT.
TOTAL FITNESS CENTER AREA PER FL. (TYPICAL FLOOR)Y3						=	50.43	SQ.MT.

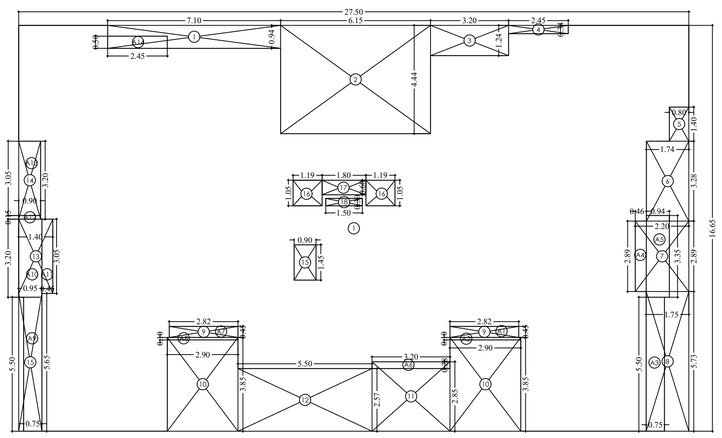
NET BUILT UP AREA [X1 - (Y2+Y3)]	=	173.32 SQ.MT.



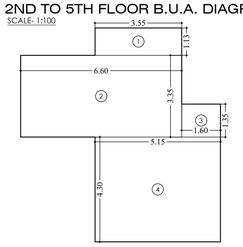
2ND TO 5TH FLOOR STAIRCASE B.U.A. DIAGRAM
SCALE- 1:100

STAIRCASE BUILT UP AREA CALCULATION

2ND TO 5TH FLOOR								
1	14.50	X	4.56	X	1 NO	=	66.12	SQ.MT.
					TOTAL ADDITION X	=	66.12	SQ.MT.
DEDUCTIONS								
1	4.65	X	0.15	X	1 NO	=	0.70	SQ.MT.
2	3.70	X	0.15	X	1 NO	=	0.56	SQ.MT.
3	1.19	X	1.05	X	2 NOS	=	2.49	SQ.MT.
4	1.80	X	0.60	X	1 NO	=	1.08	SQ.MT.
5	1.50	X	0.30	X	1 NO	=	0.45	SQ.MT.
					TOTAL DEDUCTION Y1	=	5.28	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]					X1	=	60.84	SQ.MT.



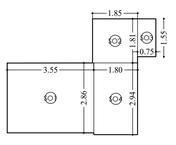
2ND TO 5TH FLOOR B.U.A. DIAGRAM
SCALE- 1:100



FITNESS CENTER AREA DIAG. & CALC.

FITNESS CENTER AREA CALCULATION

FIRST FLOOR								
1	3.55	X	1.13	X	1 NO	=	4.01	SQ.MT.
2	6.60	X	3.35	X	1 NO	=	22.11	SQ.MT.
3	1.60	X	1.35	X	1 NO	=	2.16	SQ.MT.
4	5.15	X	4.30	X	1 NO	=	22.15	SQ.MT.
TOTAL FITNESS CENTER AREA PER FL. (FIRST FLOOR) Y4						=	50.43	SQ.MT.
FITNESS CENTER AREA								
2% OF PROPOSED B.U.AREA						=	50.43	SQ.MT.
2 % OF PER.B.U.A.(1667.28 X 2%)						=	33.34	SQ.MT.
EXCESS FITNESS AREA						=	17.09	SQ.MT.



SOCIETY AREA DIAG. & CALC.

SOCIETY OFFICE AREA CALCULATION

FIRST FLOOR								
SO1	3.55	X	2.86	X	1 NO	=	10.15	SQ.MT.
SO2	1.85	X	1.81	X	1 NO	=	3.35	SQ.MT.
SO3	0.75	X	1.55	X	1 NO	=	1.16	SQ.MT.
SO4	1.80	X	2.94	X	1 NO	=	5.29	SQ.MT.
TOTAL SOCIETY OFFICE AREA PER FL. (FIRST FLOOR)						=	19.97	SQ.MT. Y3

BUILT UP AREA CALCULATION

2ND FLOOR								
1	27.50	X	16.65	X	1 NO	=	457.88	SQ.MT.
C1	0.50	X	0.60	X	1 NO	=	0.30	SQ.MT.
					TOTAL ADDITION X	=	458.18	SQ.MT.
DEDUCTIONS								
1	7.10	X	0.94	X	1 NO	=	6.67	SQ.MT.
2	6.15	X	4.44	X	1 NO	=	27.31	SQ.MT.
3	3.20	X	1.24	X	1 NO	=	3.97	SQ.MT.
4	2.45	X	0.34	X	1 NO	=	0.83	SQ.MT.
5	0.80	X	1.40	X	1 NO	=	1.12	SQ.MT.
6	1.74	X	3.28	X	1 NO	=	5.71	SQ.MT.
7	2.20	X	2.89	X	1 NO	=	6.36	SQ.MT.
8	1.75	X	5.73	X	1 NO	=	10.03	SQ.MT.
9	2.82	X	0.45	X	2 NOS	=	2.54	SQ.MT.
10	2.90	X	3.85	X	2 NOS	=	22.33	SQ.MT.
11	3.20	X	2.85	X	1 NO	=	9.12	SQ.MT.
12	5.50	X	2.57	X	1 NO	=	14.14	SQ.MT.
13	1.40	X	3.05	X	1 NO	=	4.27	SQ.MT.
14	0.90	X	3.20	X	1 NO	=	2.88	SQ.MT.
15	0.90	X	1.45	X	1 NO	=	1.31	SQ.MT.
15	0.95	X	5.65	X	1 NO	=	5.37	SQ.MT.
16	1.19	X	1.05	X	2 NOS	=	2.49	SQ.MT.
17	1.80	X	0.60	X	1 NO	=	1.08	SQ.MT.
18	1.50	X	0.30	X	1 NO	=	0.45	SQ.MT.
					TOTAL DEDUCTION Y1	=	127.98	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]					X1	=	330.20	SQ.MT.

BUILT UP AREA CALCULATION

3RD FLOOR								
2ND FLOOR BUILT UP AREA						=	330.20	SQ.MT.
					TOTAL ADDITION X	=	330.20	SQ.MT.
ADDITION								
A1	2.82	X	0.45	X	1 NO	=	1.27	SQ.MT.
A2	2.90	X	0.10	X	1 NO	=	0.29	SQ.MT.
A3	0.75	X	5.50	X	1 NO	=	4.13	SQ.MT.
A4	0.46	X	2.89	X	1 NO	=	1.33	SQ.MT.
A5	0.94	X	3.35	X	1 NO	=	3.15	SQ.MT.
					TOTAL ADDITION Y1	=	10.17	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]					X1	=	340.37	SQ.MT.

BUILT UP AREA CALCULATION

4TH FLOOR								
2ND FLOOR BUILT UP AREA						=	330.20	SQ.MT.
					TOTAL ADDITION X	=	330.20	SQ.MT.
ADDITION								
A1	2.82	X	0.45	X	1 NO	=	1.27	SQ.MT.
A2	2.90	X	0.10	X	1 NO	=	0.29	SQ.MT.
A3	0.75	X	5.50	X	1 NO	=	4.13	SQ.MT.
A4	0.46	X	2.89	X	1 NO	=	1.33	SQ.MT.
A5	0.94	X	3.35	X	1 NO	=	3.15	SQ.MT.
A6	3.20	X	0.28	X	1 NO	=	0.90	SQ.MT.
A7	2.82	X	0.45	X	1 NO	=	1.27	SQ.MT.
A8	2.90	X	0.10	X	1 NO	=	0.29	SQ.MT.
A9	0.75	X	5.50	X	1 NO	=	4.13	SQ.MT.
A10	0.95	X	3.20	X	1 NO	=	3.04	SQ.MT.
A11	0.45	X	3.05	X	1 NO	=	1.37	SQ.MT.
A12	0.90	X	0.15	X	1 NO	=	0.14	SQ.MT.
A13	0.90	X	3.05	X	1 NO	=	2.75	SQ.MT.
A14	2.45	X	0.50	X	1 NO	=	1.23	SQ.MT.
					TOTAL ADDITION Y1	=	25.29	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]					X1	=	355.49	SQ.MT.

BUILT UP AREA CALCULATION

5TH FLOOR								
2ND FLOOR BUILT UP AREA						=	330.20	SQ.MT.
					TOTAL ADDITION X	=	330.20	SQ.MT.
ADDITION								
A1	2.82	X	0.45	X	1 NO	=	1.27	SQ.MT.
A2	2.90	X	0.10	X	1 NO	=	0.29	SQ.MT.
A3	0.75	X	5.50	X	1 NO	=	4.13	SQ.MT.
A4	0.46	X	2.89	X	1 NO	=	1.33	SQ.MT.
A5	0.94	X	3.35	X	1 NO	=	3.15	SQ.MT.
A6	3.20	X	0.28	X	1 NO	=	0.90	SQ.MT.
A7	2.82	X	0.45	X	1 NO	=	1.27	SQ.MT.
A8	2.90	X	0.10	X	1 NO	=	0.29	SQ.MT.
A9	0.75	X	5.50	X	1 NO	=	4.13	SQ.MT.
A10	0.95	X	3.20	X	1 NO	=	3.04	SQ.MT.
A11	0.45	X	3.05	X	1 NO	=	1.37	SQ.MT.
A12	0.90	X	0.15	X	1 NO	=	0.14	SQ.MT.
A13	0.90	X	3.05	X	1 NO	=	2.75	SQ.MT.
A14	2.45	X	0.50	X	1 NO	=	1.23	SQ.MT.
					TOTAL ADDITION Y1	=	25.29	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]					X1	=	355.49	SQ.MT.

IOD PLAN

1. THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE IOD ISSUED UNDER EVEN NO. P-15429/2023/ R/C Ward/FP. ON EVEN DATE.
2. THIS PLANS AREA DIGITALLY SIGNED AND DOES NOT REQUIRE PHYSICAL SIGNATURE

PROFORMA-B

CONTENTS OF SHEET

* 5TH & 8TH FLOOR PLAN & ITS BUILT UP AREA CALCULATION
*TERRACE FLOOR PLAN

NORTH

DESCRIPTION OF PROPOSAL AND PROPERTY :

PROPOSED RE-DEVELOPMENT OF BUILDING ON SUB PLOT NO. 1, CORRESPONDING OLD F.P. NO. 324 (NEW F.P. NO. 275) OF T.P.S. - III BORIVALI, IN KASTUR PARK LAYOUT, AT SHIMPOLI ROAD, BORIVALI (W), MUMBAI - 400092.

HARISH RATANCH AND JAIN — Digitally signed by HARISH RATANCHAND JAIN Date: 2023.07.15 16:47:19 +05'30'

Shri. Harish R. Jain, Partner of M/s. H. Rishabraj Realty C.A. to Shree Aradhana C.H.S.L. (Owner).

103, Jai Tirth, Daulat Nagar, Road No 10, BoriVali (E), Mumbai - 400066.

DIGITAL SIGNATURE OF OWNER | NAME OF OWNER

NAME, ADDRESS & SIGNATURE OF ARCHITECT

MEHUL KANAKIA ARCHITECTS.
ARCHITECT :- MEHUL KANAKIA.
1001 ,BUILDING NO. 5,
GARDERN GROOVE COMPLEX,
CHIKUWADI, OFF. LINK ROAD,
BORIVALI (W), MUMBAI - 400 092.

Mehul Jitendra Kanakia — Digitally signed by Mehul Jitendra Kanakia Date: 2023.07.15 16:09:20 +05'30'

COA. NO : CA / 2014 / 62291

DATE :

JOB NO. | FILE NAME

DRAWN BY : PARIN | CHECKED BY : MEHUL

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED

Rahul Ganesh Ishi — Digitally signed by Rahul Ganesh Ishi DN: cn=Rahul Ganesh Ishi c=IN o=Personal Reason: I am the author of this document Location: Date: 2023-07-25 19:29:05:30

Swapnil Bhagawat Patil 2023.07.25 20:58:38 +05'30'

HANUMANT SADASHIVRAO BURE — Digitally signed by HANUMANT SADASHIVRAO BURE Date: 2023.07.26 15:01:56 +05'30'

S.E.E.P.'R-5' | A.E.E.P.'R-II' | E.E.E.P.'R-I'

MUNICIPAL CORPORATION OF GREATER MUMBAI