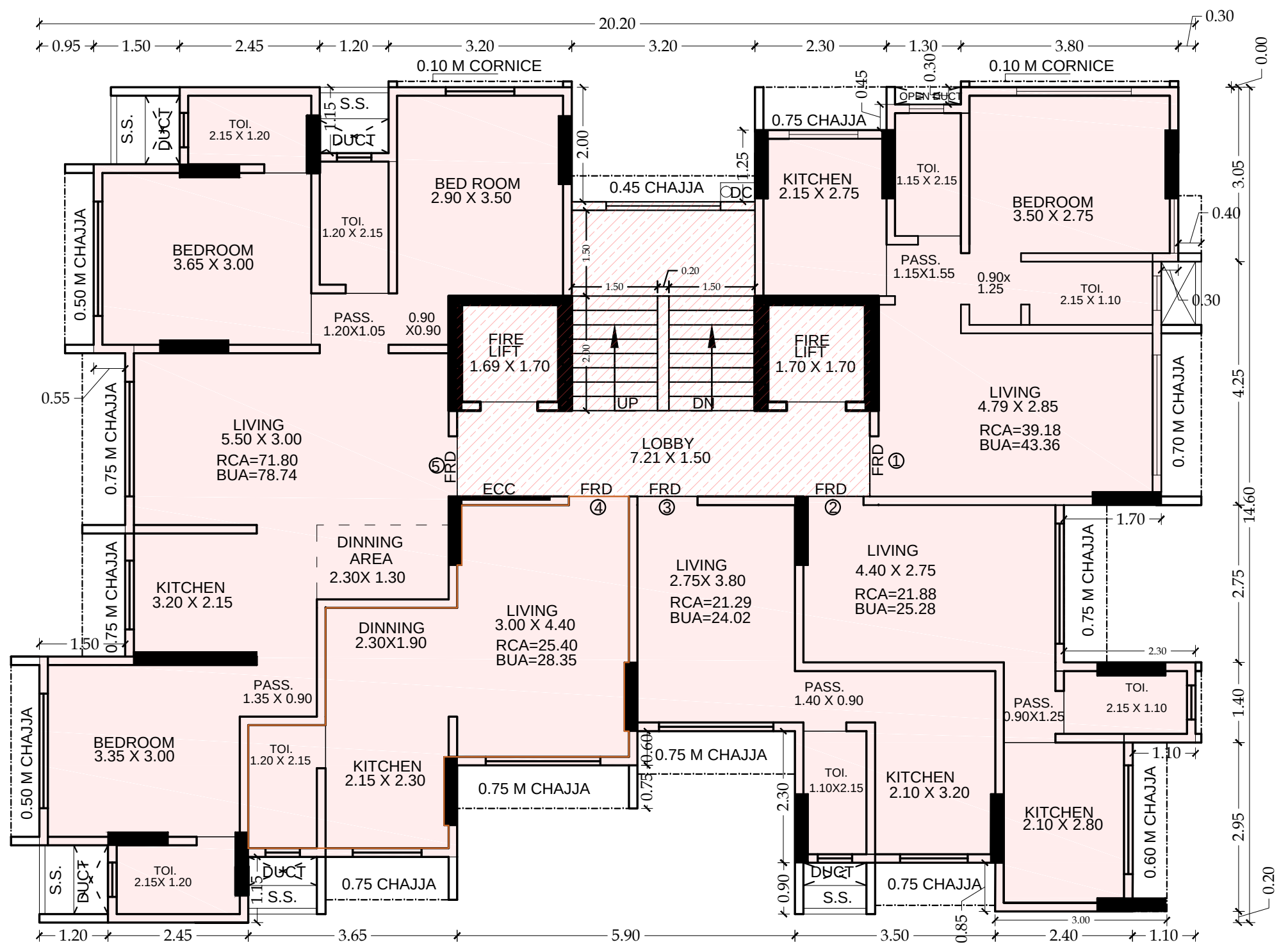
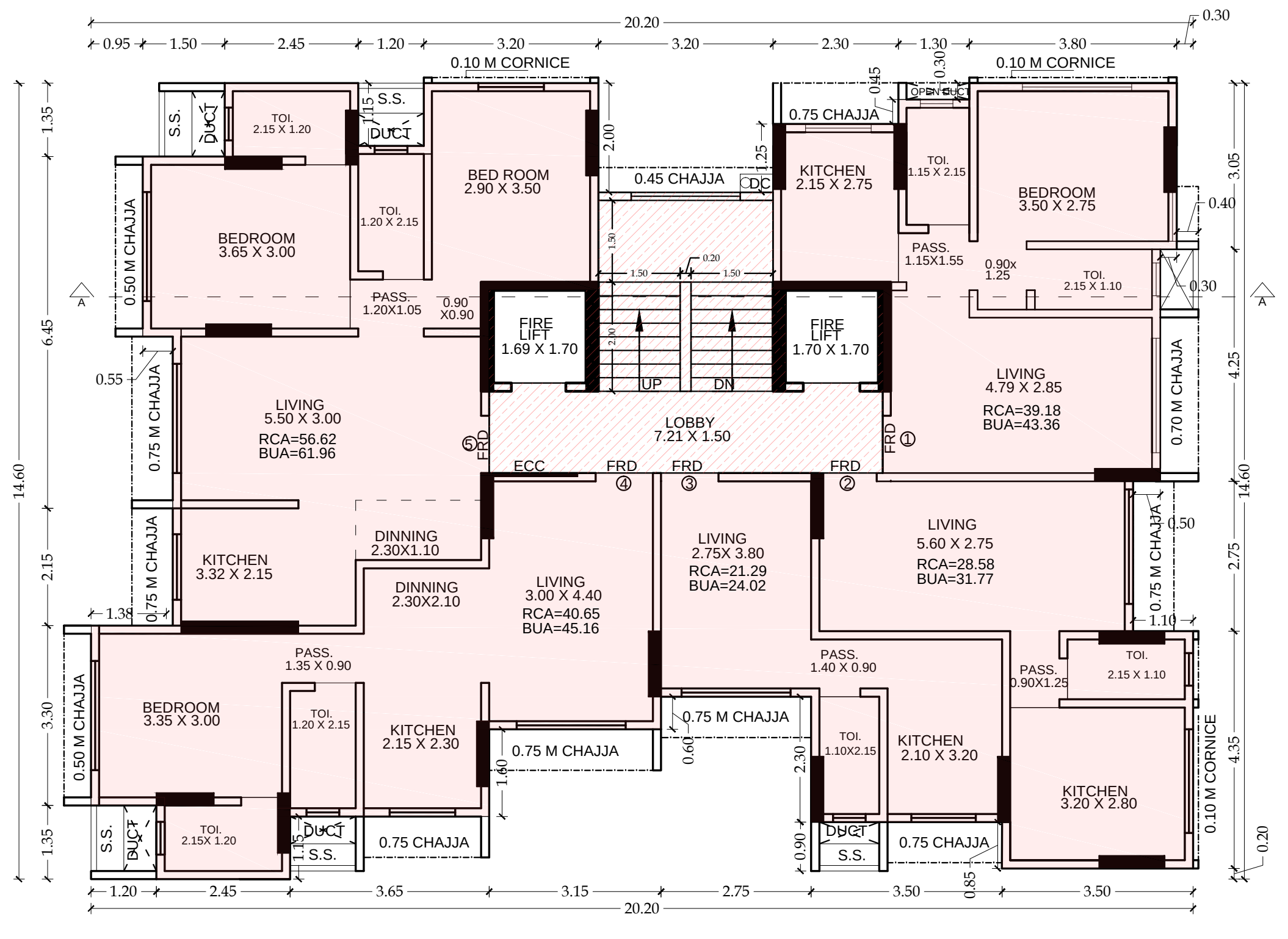
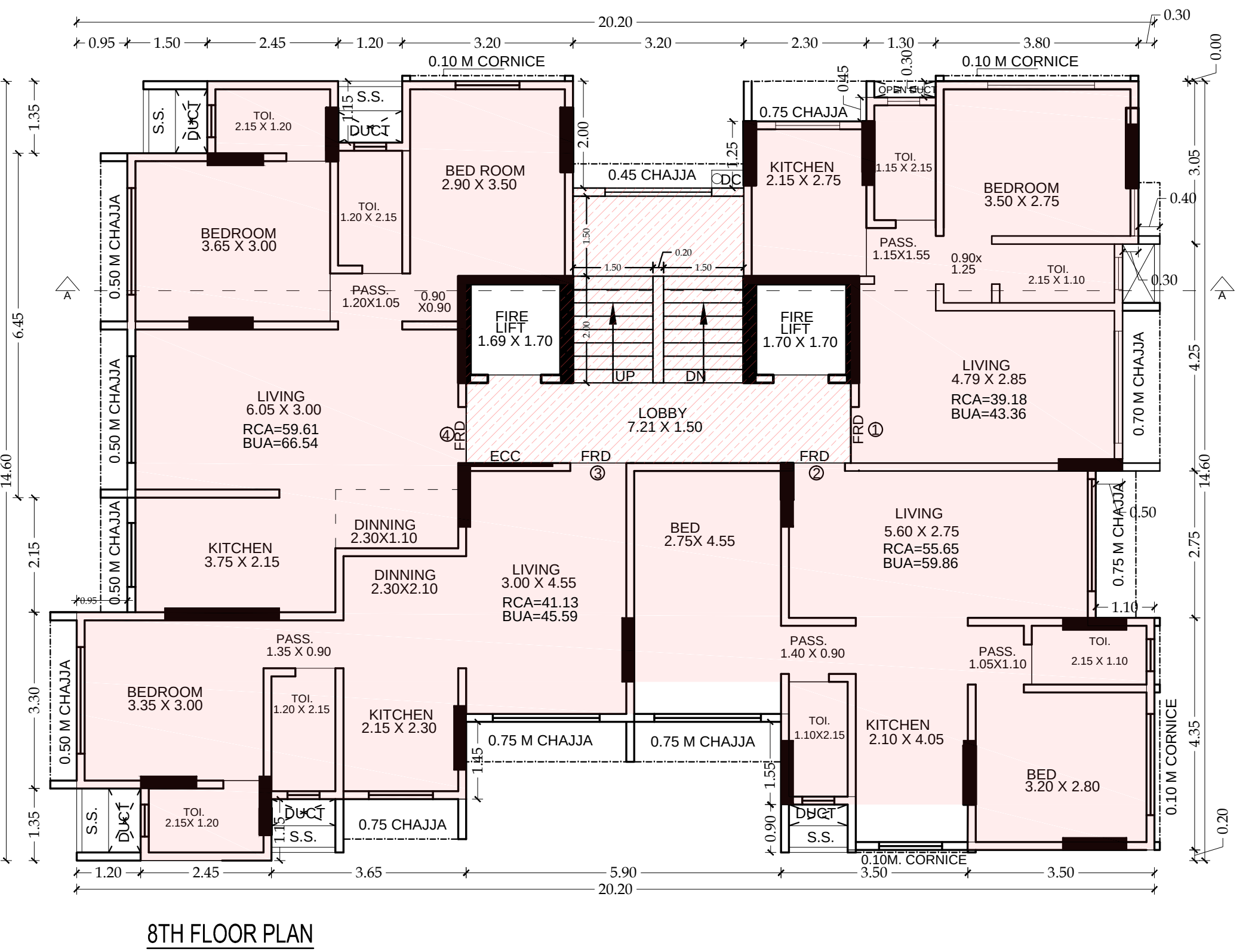


2ND FLOOR PLAN
SCALE :- 1:100



5TH FLOOR PLAN



8TH FLOOR PLAN
SCALE :- 1:100

TABLE NO - IV

PARKING SPACES STATEMENT

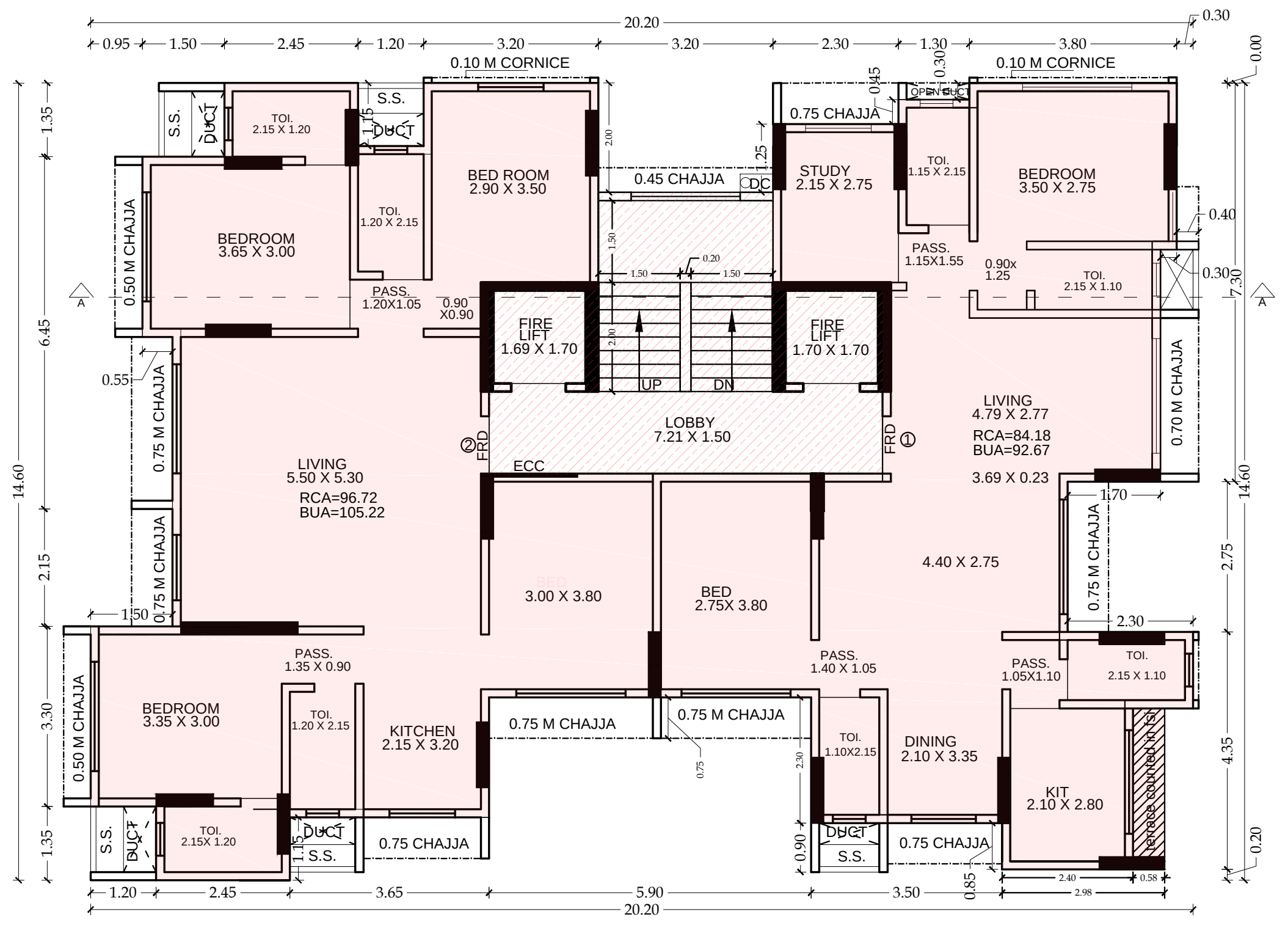
Sr No.	Wing	Floor	Carpet Area of Tenement in sq.mt.					No. of Tenements proposed per floor	No of Tenements in Group of Required Parking Spaces				Total Parking
			Flat No. 1	Flat No. 2	Flat No. 3	Flat No. 4	Flat No.5		Below 45 sqmt (1 for 4 T/s)	Above 45 to 60 sqmt (1 for 2 T/s)	Above 60 to 90 sqmt (1 for every T/s)	Above 90 (2 for 1 T/s)	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
1	(A) Residential:-												
	A	Gr	NIL	NIL	NIL	NIL	NIL	0.00	0.00	0.00	0.00	0.00	
		1st	84.18	96.72	NIL	NIL	NIL	2.00	0.00	0.00	1.00	1.00	
		2nd	39.18	21.88	21.29	25.4	71.80	5.00	4.00	0.00	1.00	0.00	
		3rd	39.18	36.12	14.18	40.65	56.62	5.00	4.00	1.00	0.00	0.00	
		4th	39.18	36.12	14.18	40.65	56.62	5.00	4.00	1.00	0.00	0.00	
		5th	39.18	28.58	21.29	40.65	56.62	5.00	4.00	1.00	0.00	0.00	
		6th	39.18	28.58	25.24	41.13	56.62	5.00	4.00	1.00	0.00	0.00	
		7th	39.18	28.58	25.24	41.13	56.62	5.00	4.00	1.00	0.00	0.00	
		8th	39.18	55.46	41.13	59.61	NIL	4.00	2.00	2.00	0.00	0.00	
		9th	42.01	NIL	NIL	41.13	59.61	3.00	2.00	1.00	0.00	0.00	
2	Total Residential Tenements *(For Tenement Density)*							39.00	28.00	8.00	2.00	1.00	
3	Required Parking Spaces (From 2 Above)								7	4	2	2	15
4	10 % **Visitors** parking (3 X 10%)												1.50
5	Total Required Parking Spaces for **Residential** Tenements (3 + 4)												16.50
6	Total Parking Spaces **Permissible** (Tenement wise & Shall not be more than Nos of T/S)												39.00
7	**Total Required Parking Spaces provided**												**18.00**
8	**DETAILS OF PARKING SPACES PROVIDED**												

	Sr No	Floor	Parking Spaces Provided		
			Small	Big	Total
	1	Stack Parking	10	8	18
Total=			10	8	18
% Ratio to Total			**56%**	**44%**	

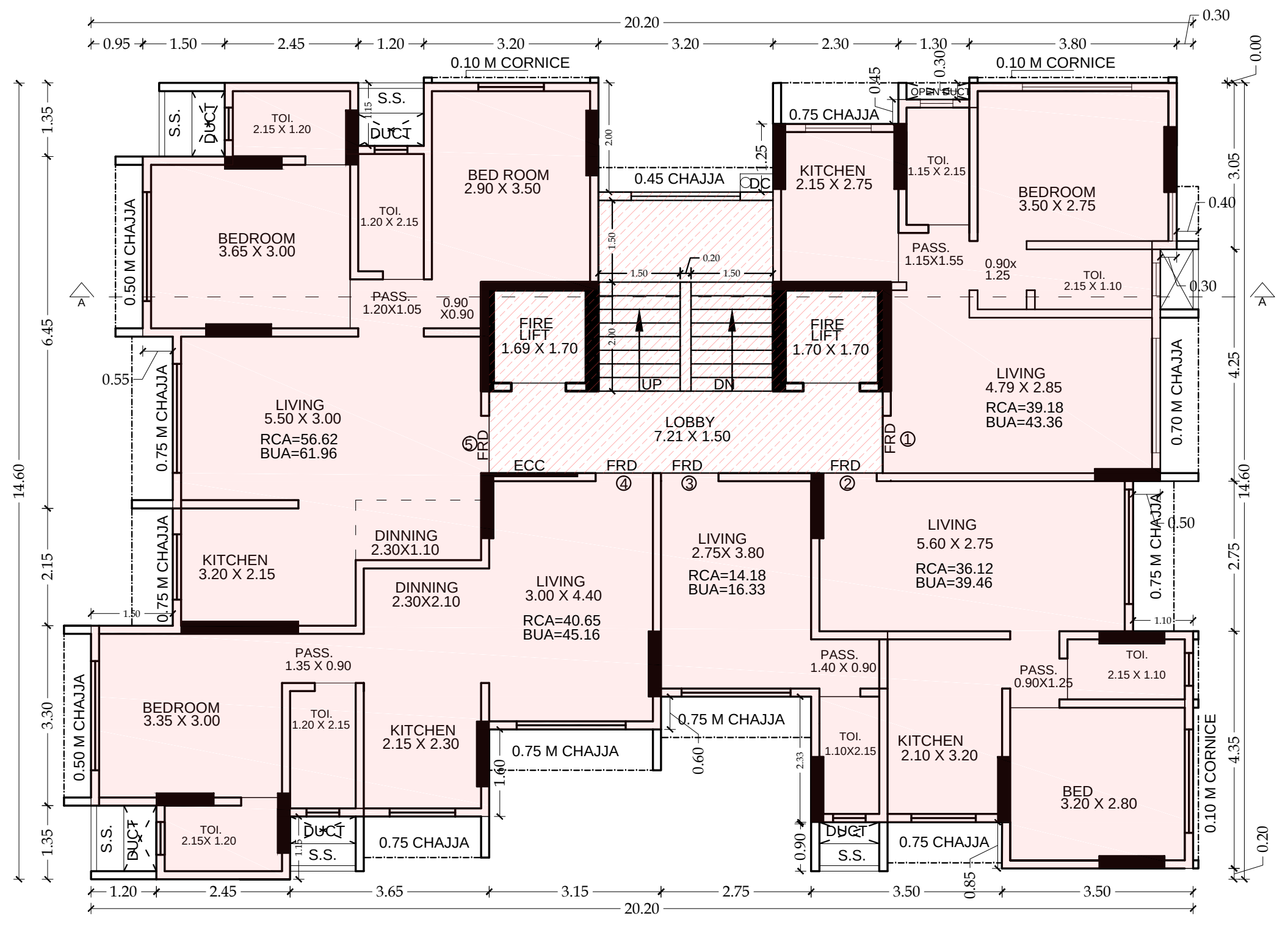
TABLE NO - I

PROPOSED BUILT UP AREA STATEMENT

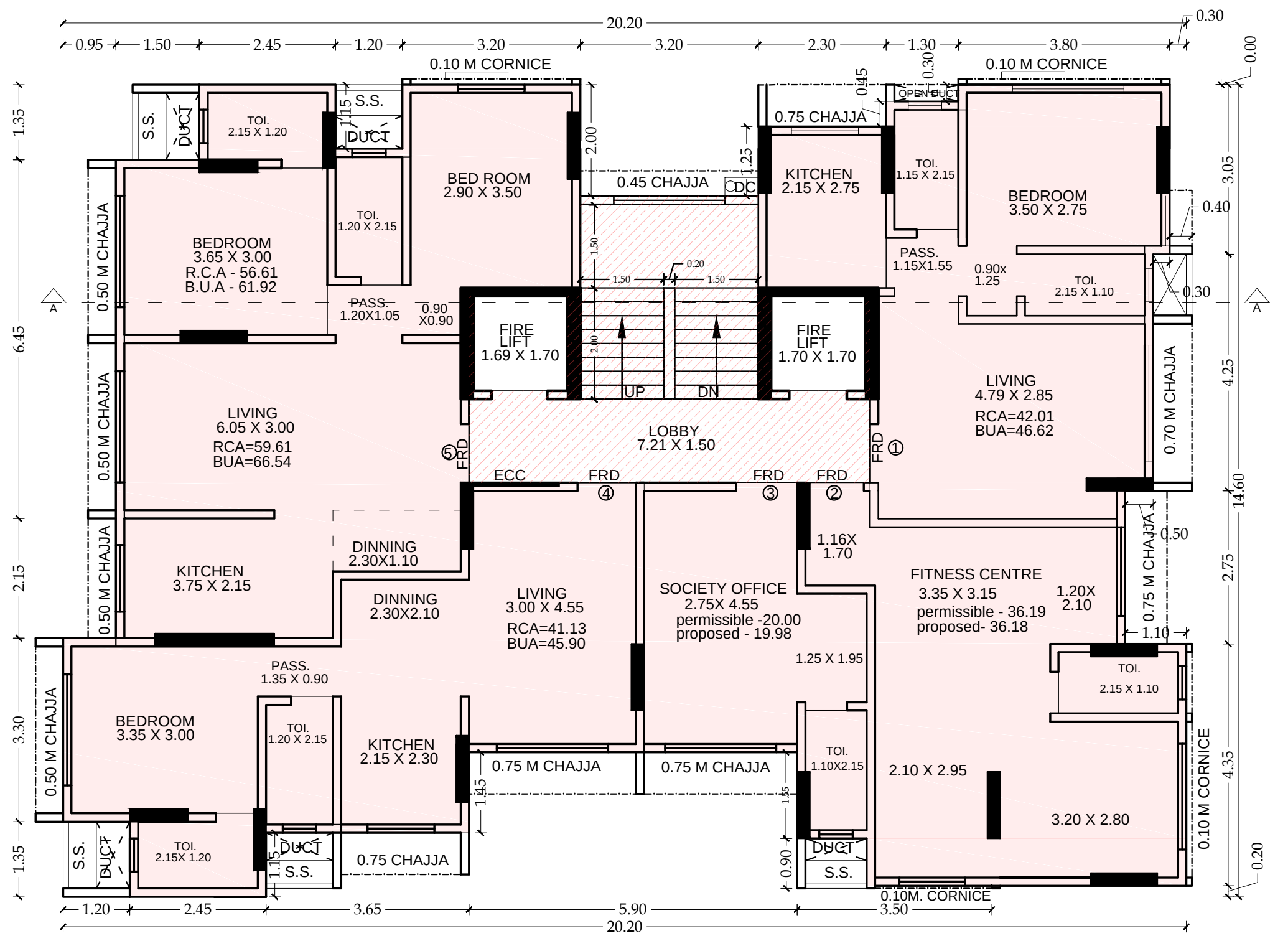
Sr. No.	Wing	Floor No.	Proposed Built up Area (in sqmt)		Total (4 + 5) (in sqmt)	Staircase/ lift/ lift lobby area (in sqmt)		Flat/NR/Society Office/ Fitness Centre/Refuge area
			Commercial	Residential		Commercial	Residential	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
		Ground / Stilt	0.00	0.00	0.00	0.00	0.00	
		1st	0.00	197.85	197.85	0.00	29.92	Flats
		2nd	0.00	199.74	199.74	0.00	29.92	Flats
		3rd	0.00	206.13	206.13	0.00	29.92	Flats
		4th	0.00	206.13	206.13	0.00	29.92	Flats
		5th	0.00	206.13	206.13	0.00	24.15	Flats
		6th	0.00	210.60	210.60	0.00	24.15	Flats
		7th	0.00	210.60	210.60	0.00	24.15	Flats
		8th	0.00	213.52	213.52	0.00	24.15	Flats
		9th	0.00	157.35	157.35	0.00	24.15	Flats, society office & fitness centre
		Terrace CIF	0.00	1.58	1.58	0.00		
2	**Total BUA Proposed**		0.00	1809.63	1809.63	0.00	240.43	
3	**Fungible Compensatory Area Proposed: [Sr. no. 2 - (Sr. no. 2 / 1.35)] or As proposed)**		0.00	469.16	469.16	_		_
4	**Net BUA Proposed (2 – 3)**		0.00	1340.47	1340.47	_		_
5	**Fitness Centre**		**Permissible 2 X 2%** =			**36.19**	sqmt	Provided at 9th floor
			Provided =			**36.18**	sqmt	
6	**Society Office**		**Permissible** =			**20.00**	sqmt	Provided at 9th floor
			Provided =			**19.99**	sqmt	



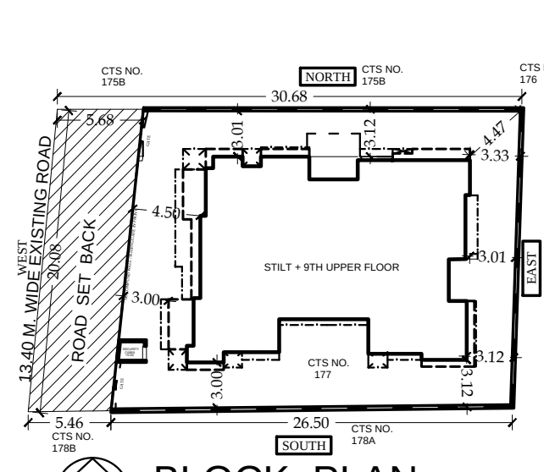
1ST FLOOR PLAN
SCALE :- 1:100



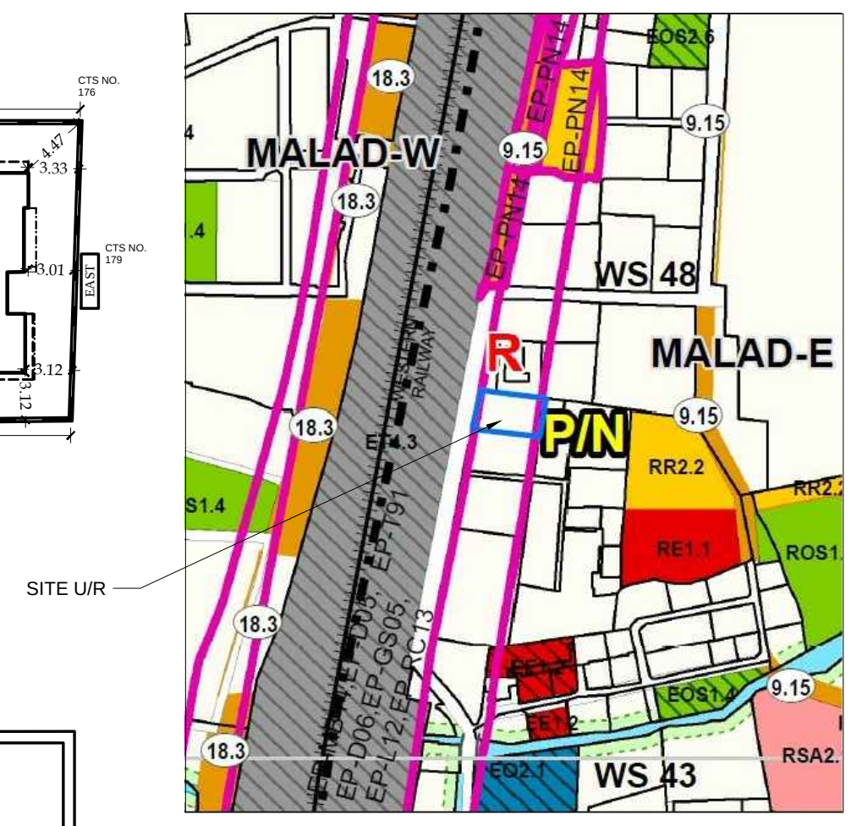
3RD & 4TH FLOOR PLAN
SCALE :- 1:100


0.10 M CORNICE
BEDROOM 3.65 X 3.00 R.C.A - 58.61 B.U.A - 61.92
BED ROOM 2.90 X 3.50
KITCHEN 2.15 X 2.75
BEDROOM 3.50 X 2.75
FIRE LIFT 1.69 X 1.70
FIRE LIFT 1.70 X 1.70
LOBBY 7.21 X 1.50
LIVING 6.05 X 3.00 RCA=59.61 BUA=66.54
LIVING 4.79 X 2.85 RCA=42.01 BUA=46.62
KITCHEN 3.75 X 2.15
DINNING 2.30X1.10
DINNING 2.30X2.10
LIVING 3.00 X 4.55 RCA=41.13 BUA=45.90
SOCIETY OFFICE 2.75X 4.55 permissible - 20.00 proposed - 19.98
FITNESS CENTRE 3.35 X 3.15 permissible - 36.19 proposed- 36.18
BEDROOM 3.35 X 3.00
KITCHEN 2.15 X 2.30
2.10 X 2.95
3.20 X 2.80
0.10M CORNICE

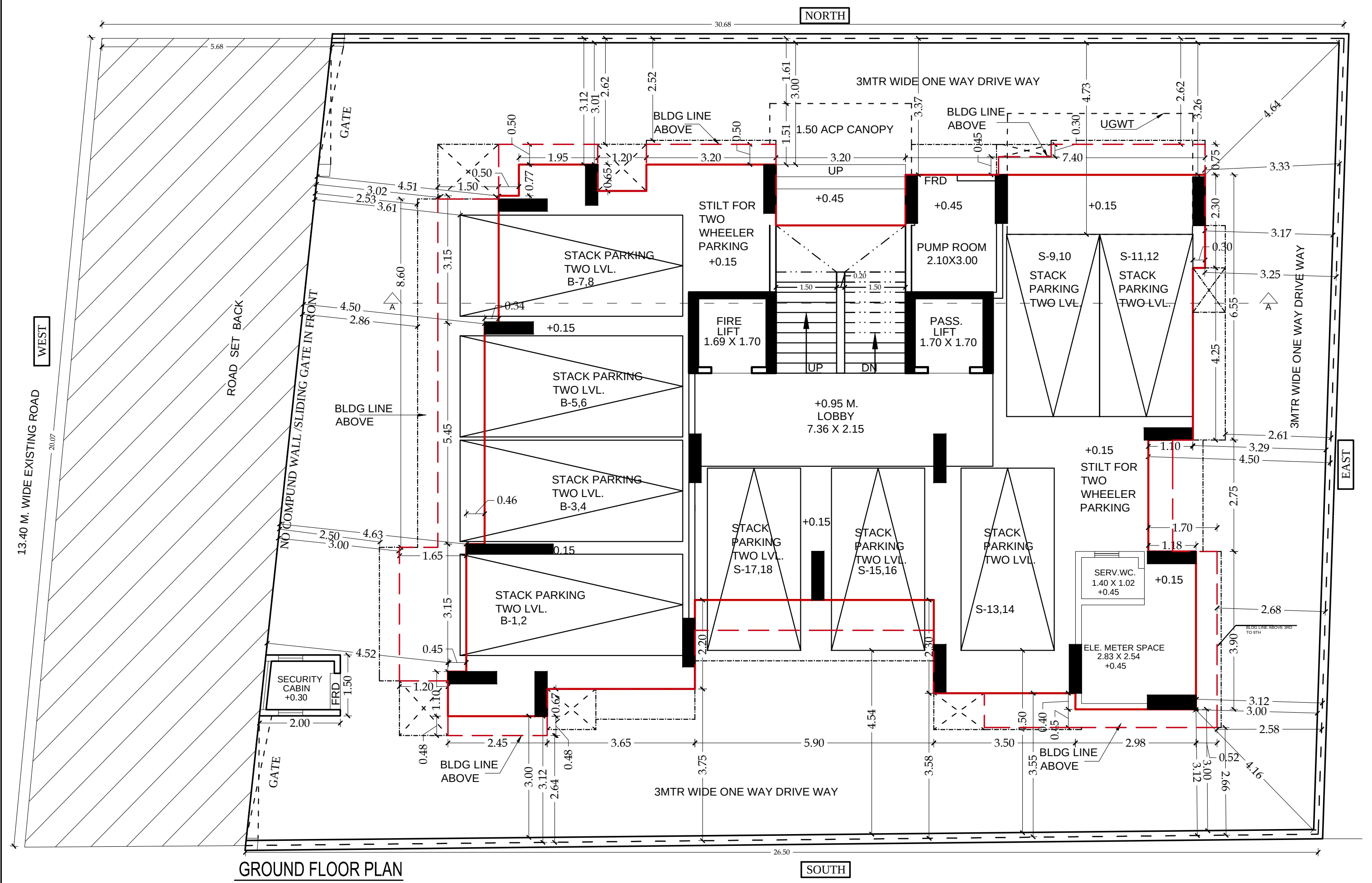
9TH FLOOR PLAN
SCALE :- 1:100



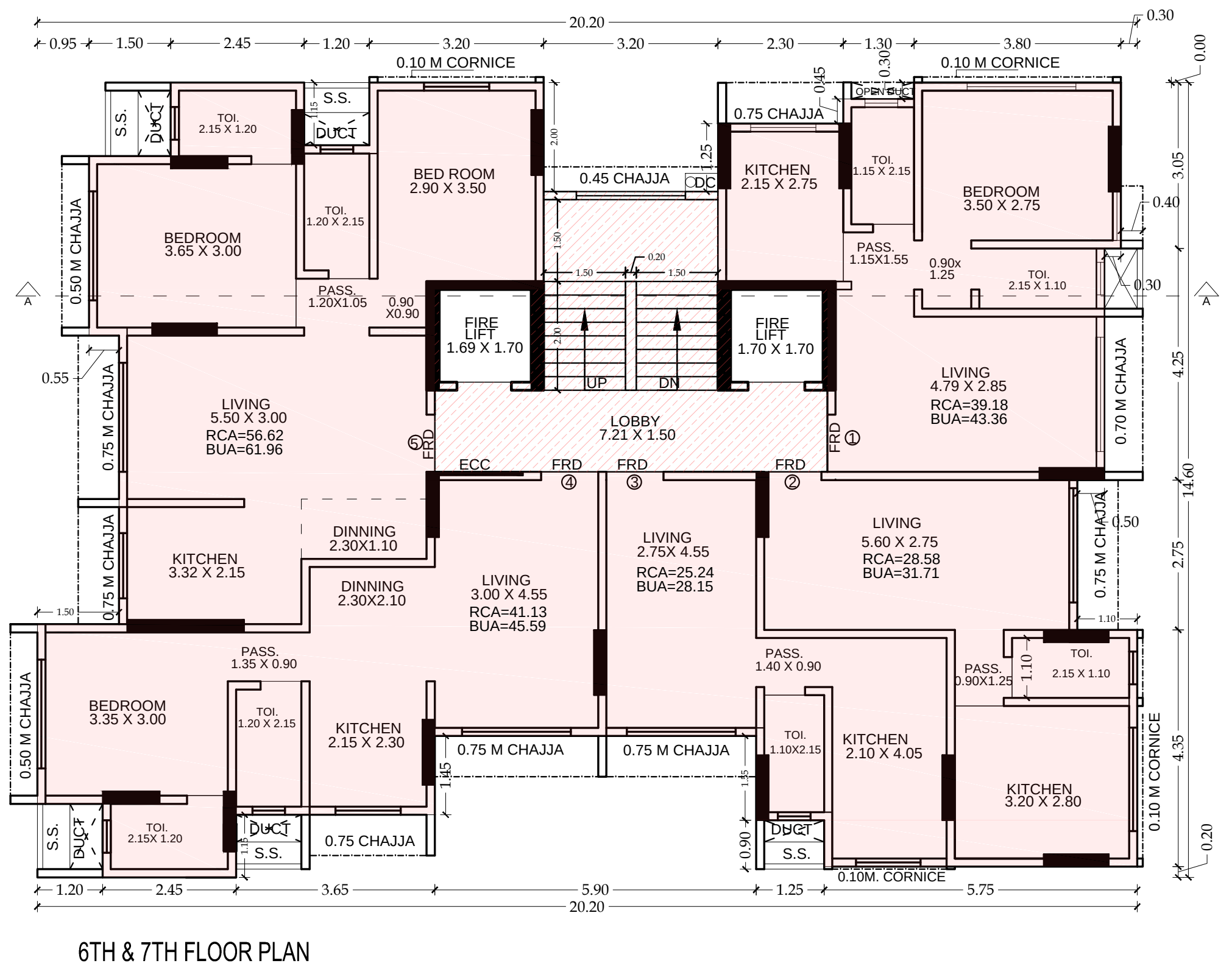
BLOCK PLAN
SCALE - 1:500



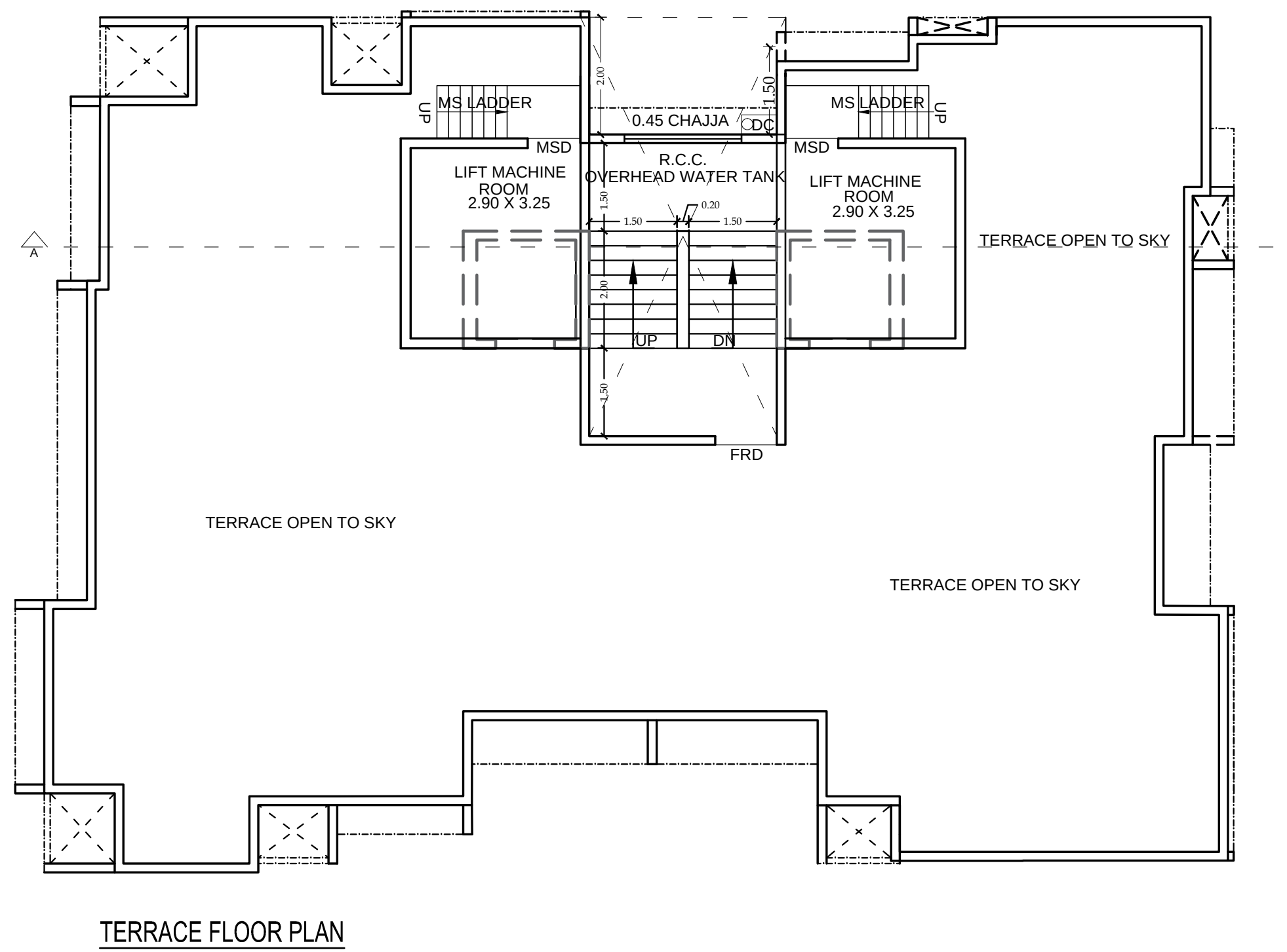
LOCATION PLAN
SCALE - 1:4000


NORTH
SOUTH
WEST
EAST
3MTR WIDE ONE WAY DRIVE WAY
1.50 ACP CANOPY
BLDG LINE ABOVE
STILT FOR TWO WHEELER PARKING
STACK PARKING TWO LVL. B-7,8
STACK PARKING TWO LVL. B-5,6
STACK PARKING TWO LVL. B-3,4
STACK PARKING TWO LVL. B-1,2
STACK PARKING TWO LVL. S-17,18
STACK PARKING TWO LVL. S-15,16
STACK PARKING TWO LVL.
S-13,14
S-9,10 STACK PARKING TWO LVL.
S-11,12 STACK PARKING TWO LVL.
PUMP ROOM 2.10X3.00
FIRE LIFT 1.69 X 1.70
PASS. LIFT 1.70 X 1.70
+0.95 M. LOBBY 7.36 X 2.15
STILT FOR TWO WHEELER PARKING
ELE. METER SPACE
SECURITY CABIN
UGWT
GATE
ROAD SET BACK
13.40 M. WIDE EXISTING ROAD
3MTR WIDE ONE WAY DRIVE WAY

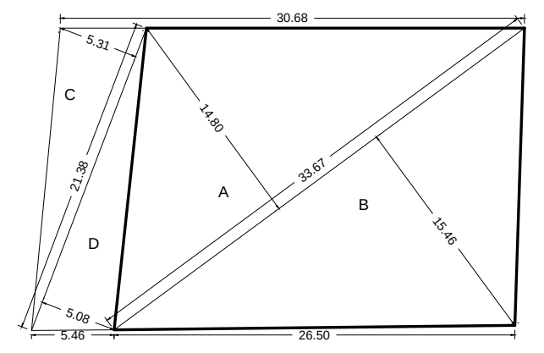
GROUND FLOOR PLAN
SCALE :- 1:100



6TH & 7TH FLOOR PLAN
SCALE :- 1:100

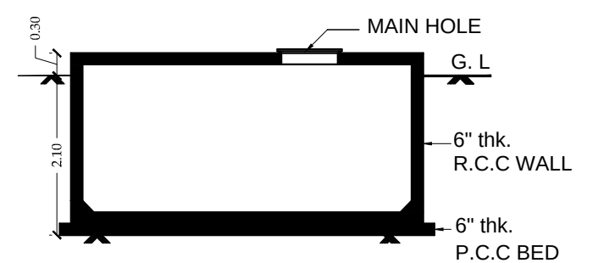

M/S LADDER
LIFT MACHINE ROOM 2.90 X 3.25
R.C.C. OVERHEAD WATER TANK
LIFT MACHINE ROOM 2.90 X 3.25
TERRACE OPEN TO SKY
TERRACE OPEN TO SKY
TERRACE OPEN TO SKY
0.45 CHAJJA
FRD

TERRACE FLOOR PLAN
SCALE :- 1:100

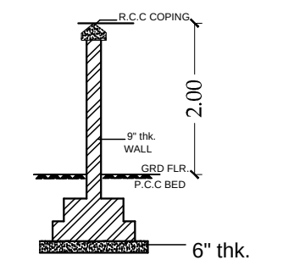


PLOT AREA DIAGRAM
SCALE - 1:500

PLOT AREA CALCULATION			
AREA CAL. BY TRANGULATION METHOD			
ADDITION			
A	33.67 X 14.80 X 0.50	=	249.16
B	33.67 X 15.46 X 0.50	=	260.27
TOTAL		=	509.43
ROAD SET BACK AREA			
ADDITION			
C	21.38 X 5.31 X 0.50	=	56.76
D	21.38 X 5.08 X 0.50	=	54.31
TOTAL ROAD SETBACK AREA		=	111.07
TOTAL PLOT AREA		=	620.50
PLOT AREA AS PER PR CARD		=	**620.50**



SECTION THROUGH WATER TANK & PUMP ROOM



SECTION THROUGH COMPOUND WALL

CHE/9543/BPWS/AP 1/2

FORM- I

I.		AREA STATEMENT	SQ. MT.
1		AREA OF PLOT	620.50
	a)	AREA OF RESERVATION IN PLOT	----
	b)	AREA OF ROAD SETBACK	111.07
	c)	AREA OF D.P ROAD	----
2		DEDUCTIONS 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)	----
		TOTAL AREA UNDER ROAD/ RESERVATION	----
(B)		FOR AMENITY AREA TO BE HANDED OVER TO MCGM	
	a)	AREA OF AMENITY PLOT/PLOTS AS PER DCR 14(A)	----
	b)	AREA OF AMENITY PLOT/PLOTS AS PER DCR 14(B)	----
	c)	AREA OF AMENITY PLOT/PLOTS AS PER DCR 15	----
	d)	AREA OF AMENITY PLOT/PLOTS AS PER DCR 35	----
(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) + 2 (C)]	111.07
4		BALANCE AREA OF PLOT (1 MINUS 3)	509.43
5		PLOT AREA UNDER DEVELOPMENT { 4 + (2(A) + 2(B))}	509.43
6		ZONAL (BASIC) F.S.I (1 OR 1.33)	1.00
7	a)	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5 * 6)	509.43
	b)	PERMISSIBLE BUILT UP AREA AS PER REGULATION 30(C)	----
		PERMISSIBLE BUILT UP AREA (7a OR 7b ABOVE, WHICHEVER IS MORE)	----
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 & ABOVE THE PERMISSIBLE FSI AS PER COLUMN NO. 7 OF TABLE NO.12 OF REGULATION 30(A) AND AS MENTIONED IN TABLE 12 A OF REGULATION 32 (200%)	222.14
	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	----
		TOTAL ADDITIONAL BUA	222.14
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 BUILDING AS PER REGULATION 30(A)(3)(b)	----
	b)	15% OF SR. NO. 7b ABOVE OR 10 SQ.MT. PER REHAB TENEMENTS AS PER REG.33(7)(B)	----
	c)	50% OF REHAB COMPONENT AS PER REGULATION 33(7)(A)	----
	d)	ADD 5% ADD. REHAB AREA AS PER 33(7)(A)(a)	----
		TOTAL ADDITIONAL BUA/ INCENTIVE AREA	----
10		BUILT UP AREA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO. 12 OF REGULATION NO. 30(A) (SR. NO. 5 X 50%)	254.71
11		BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO. 12 OF REGULATION NO. 30(A) SUBJECT TO REGULATION NO. 30(A) & 32 ON REMAINING/ BALANCE PLOT	
	a)	SLUM TDR (71.91)	71.91
	b)	GENERAL TDR (275.69 + ROAD TDR 9.00)	284.69
	c)	TOTAL TDR (509.43 X 0.70 = 356.60)	356.60
12		PERMISSIBLE BUILT UP AREA (7+8+9+10+11)	1342.88
13		PROPOSED BUILT UP AREA (RESI = 1340.47+ COMM. 0.00 SQ.MT)	1340.47
14		TDR GENERATED IF ANY AS PER REGULATION 30 (A) & 32 TO UTILIZED BUA ON PLOT	----
15		FUNGIBLE COMPENSATORY AREA AS PER REGULATIONS NO. 31(3)	----
	a)	i) perm. fungible compensatory area for rehab comp. w/o charging premium	154.93
		ii) fungible compensatory area availed for rehab comp. w/o charging premium	154.93
	b)	i) permissible fungible compensatory area by charging premium	315.07
		ii) fungible compensatory area availed on payment of premium	314.23
16		TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [13 + 15(a)+ 15(b)]	1809.63
17		FSI CONSUMED ON NET PLOT [13 / 4]	2.63
II.		**OTHER REQUIREMENTS**	
A)		RESERVATIONS / DESIGNATION	
	a)	NAME OF RESERVATION	----
	b)	AREA OF RESERVATION AFFECTING THE PLOT	----
	c)	AREA OF RESERVATION LAND TO BE HANDED/HANDED OVER AS PER REG.NO.17	----
	d)	BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REG. NO.17	----
	e)	AREA / BUILT UP AREA OF DESIGNATION	----
B)		PLOT AREA / BUILT UP AMENITY TO BE HANDED OVER AS PER REG. NO.	
	i)	14(A)	----
	ii)	14(B)	----
	iii)	15	----
C)		REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REG. NO. 27	
D)		TENEMENT STATEMENT	
	i)	PROPOSED BUILT UP AREA (13 ABOVE)	1809.63
	ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	0
	iii)	AREA AVAILABLE FOR TENEMENTS [(i) MINUS (ii).]	1809.63
	iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)	82.00
	v)	TOTAL NUMBERS OF TENEMENTS PROPOSED ON THE PLOT.	39.00
E)		PARKING STATEMENT	REFER STATEMENT
	i)	PARKING REQ. BY REGULATIONS FOR	
		CAR	
		SCOOTER/ MOTOR CYCLE	
		OUTSIDERS (VISITORS)	
	ii)	COVERED GARAGE PERMISSIBLE	
	iii)	COVERED GARAGES PROPOSED	
		CAR	
		SCOOTER/ MOTOR CYCLE	
		OUTSIDERS (VISITORS)	
	iv)	TOTAL PARKING PROVIDED	
F)		TRANSPORT VEHICLE PARKING	
		SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
		TOTAL NO. TRANSPORT VEHICLES PARKING SPACES PROPOSED.	

FORM- II

CONTENTS OF SHEET

GROUND STILT FLOOR PLAN, FLOOR PLANS, BUA STATEMENT, LOCATION PLAN, BLOCK PLAN, PLOT AREA DIAGRAM & CALCULATION, UGWT SECTION, CARPET AREA & PARKING STATEMENT

DESCRIPTION OF PROPERTY

PROPOSED REDEVELOPMENT OF RESIDENTIAL BLDG KNOWN AS JETHA MAHARAJ BUILDING, ON PLOT BEARING C.T.S.NO.-177, 177/1 TO 177/11, S.NO. 181,HISSA NO.1,OF VILLAGE MALAD, MALAD (EAST), TALUKA - BORIVALI, MUMBAI.

NORTH	CERTIFICATE OF AREA	SIGNATURE
N	CERTIFIED THAT I HAVE SURVEYED UNDER REFERENCE ON 23/11/2014 AND THAT THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 620.50 SQ. MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP , P.R. CARD /T.P.S. RECORD.	Manojkumar Tansukhram Jangid Digitally signed by Manojkumar Tansukhram Jangid Date: 2024.11.06 16:37:08 +05'30'
	NAME & ADDRESS OF ARCHITECT	SIGNATURE
SCALE AS NOTED	MANOJ JANGID B.ARCH.- CA/2004/34701 JANGID ARCHITECTS 302, Raj Chamber, Above Uday Dairy, Manchubhai Road, Near Malad Railway Stn., Malad (E.). Mumbai.400097. jangidarchitects@gmail.com, Mo.-9322742472.	Manojkumar Tansukhram Jangid Digitally signed by Manojkumar Tansukhram Jangid Date: 2024.11.06 16:37:24 +05'30'
DRAWN BY VIKRANT	NAME & ADDRESS OF THE DEVELOPER	SIGNATURE
DATE 18-10-2024	M/S. RAJHANS RESIDENCY Shri Rajesh V. Shingala Partner	Rajesh Vallabhbhai Shingala Digitally signed by Rajesh Vallabhbhai Shingala Date: 2024.11.06 16:39:30 +05'30'

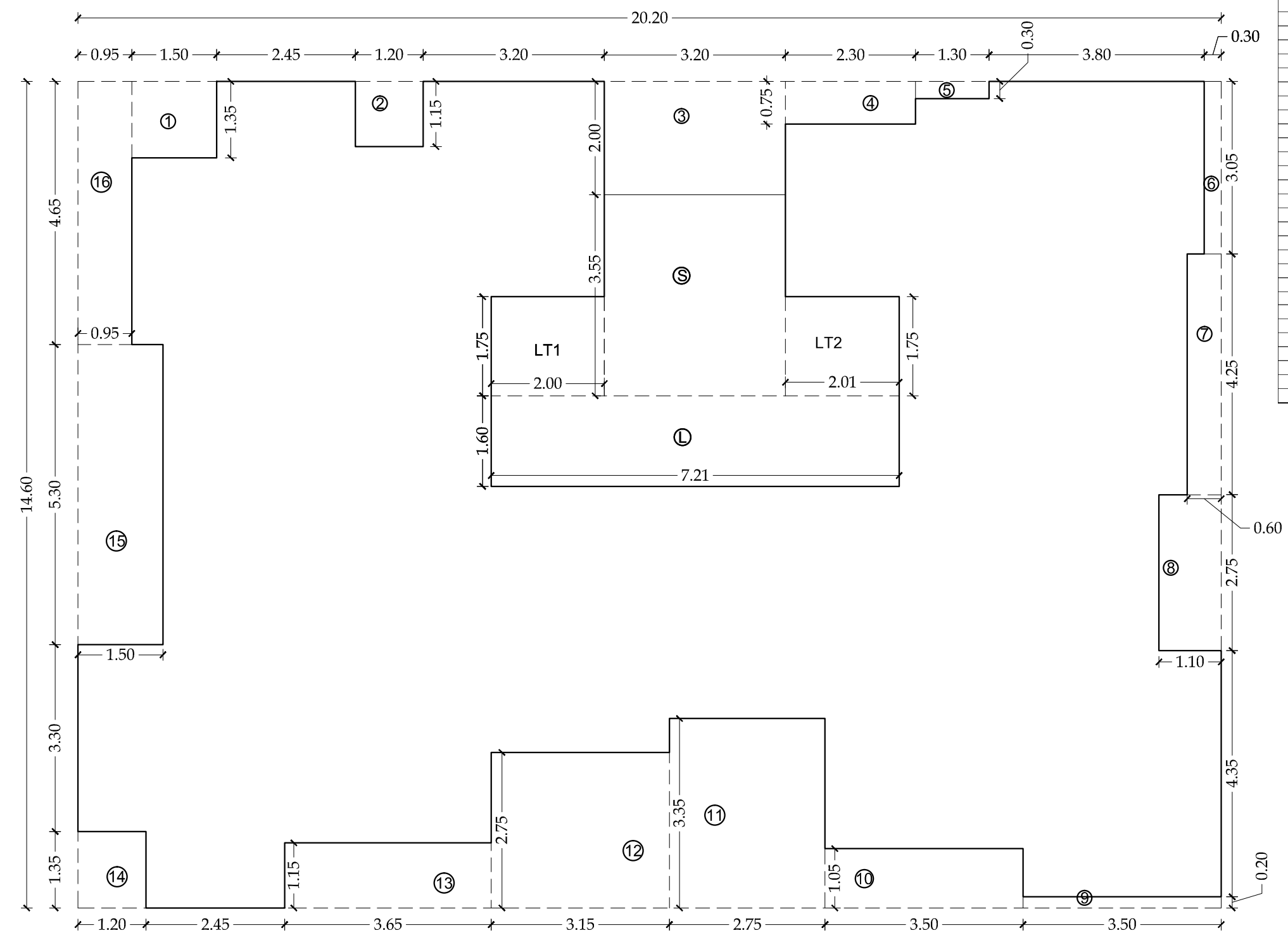
NOTE :- THIS PLAN IS DUGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED APPROVED SUBJECT TO CONDITIONS MENTIONED IN THE AMENDED ISSUED UNDER NO. CHE/9543/BPWS/AP ON EVEN DATE

APPROVAL OF PLAN

Dhiraj Narayan Ghorpade
Digitally signed by Dhiraj Narayan Ghorpade
Date: 2024.11.07 19:09:09 +05'30'
SE (BP) P3

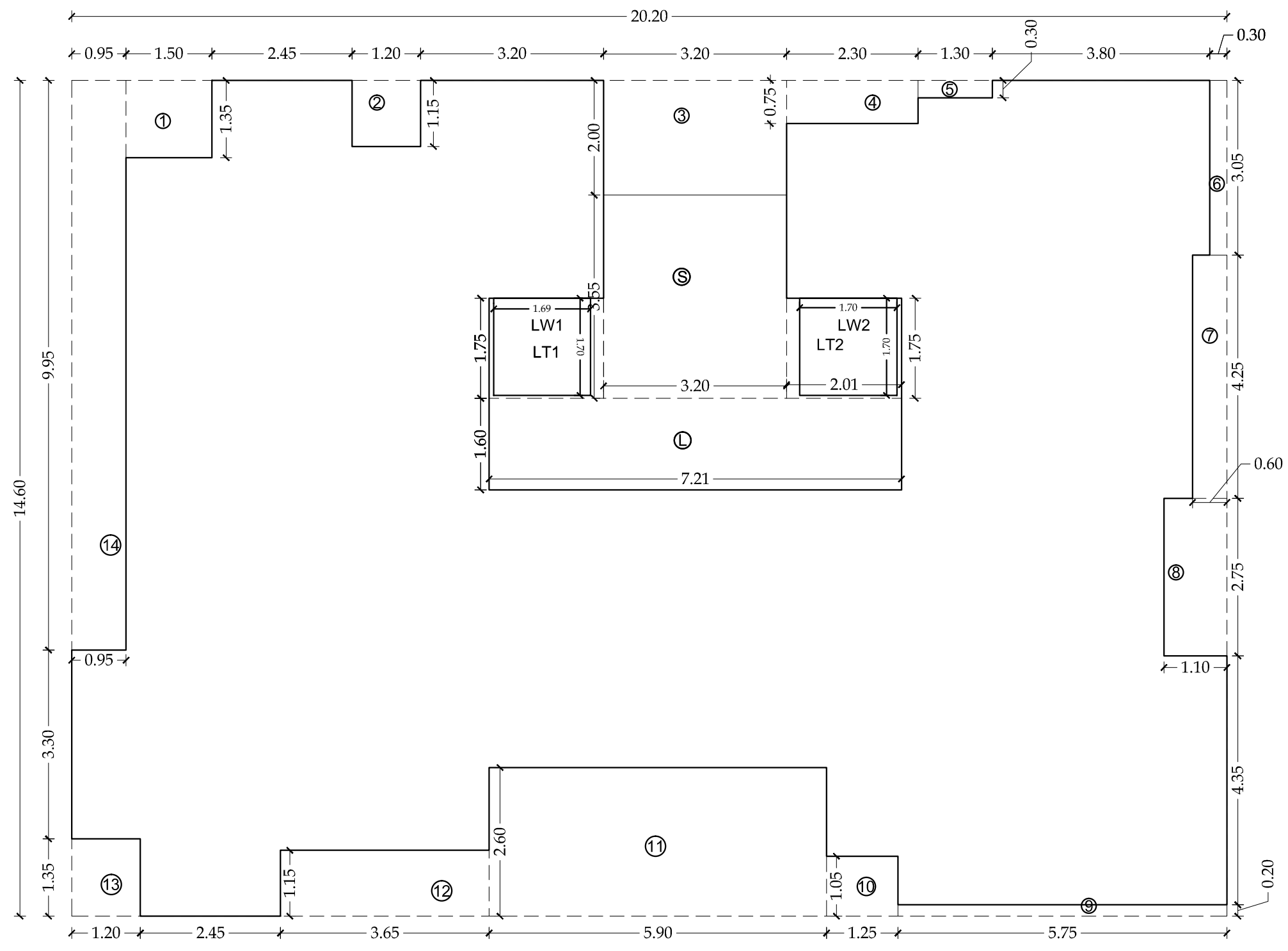
Rajesh Shridhar More
Digitally signed by Rajesh Shridhar More
Date: 2024.11.08 10:42:59 +05'30'
AE(BP) P ward

SANTOSH HARISHCHANDRA SANKHE
Digitally signed by SANTOSH HARISHCHANDRA SANKHE
Date: 2024.11.08 17:48:25 +05'30'
EE(BP) P ward



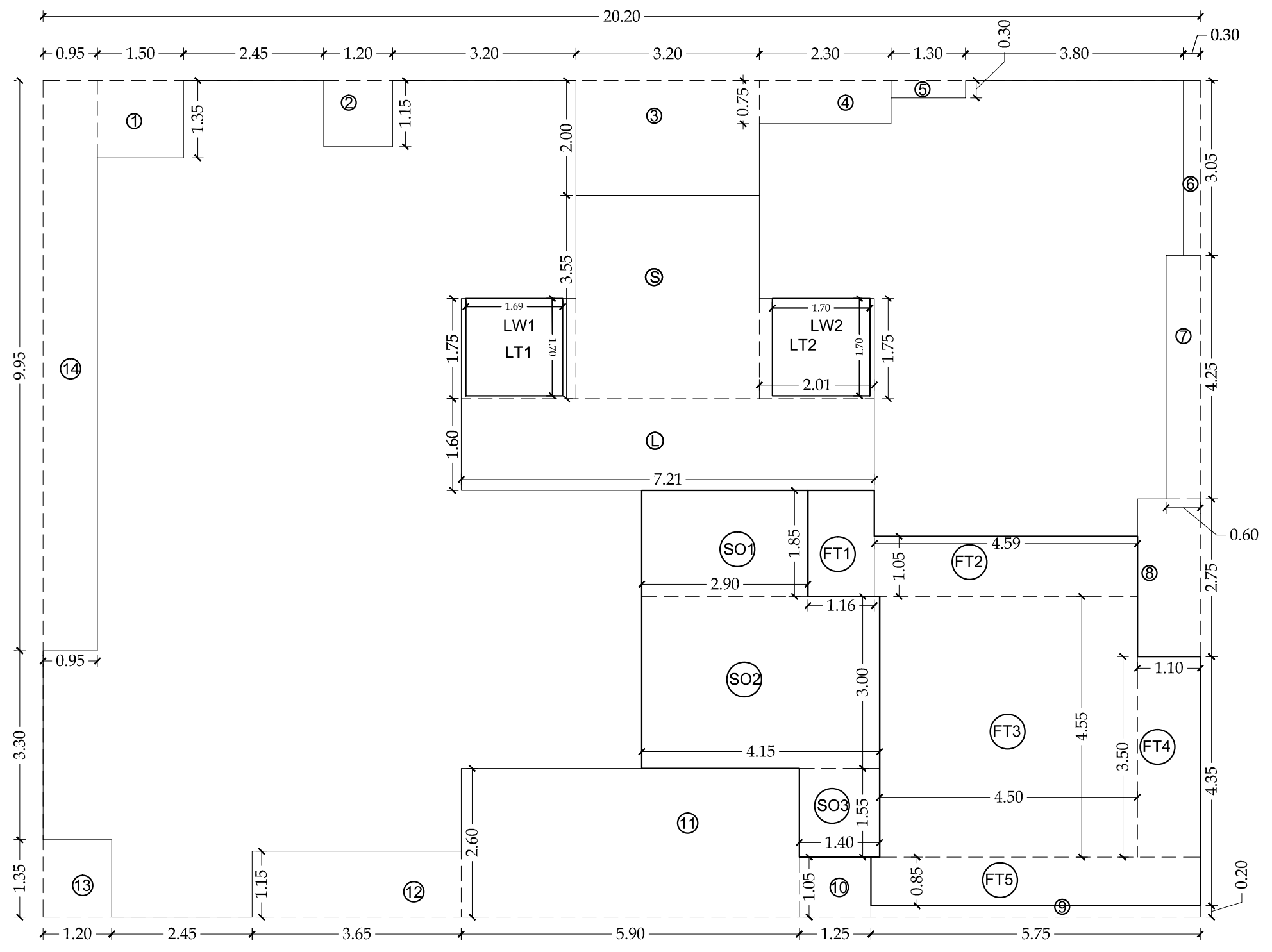
3RD & 4TH FLOOR PLAN
SCALE :- 1:100

3rd & 4TH FLOOR					
BUILT UP AREA CALCULATION					
ADDITION					
A	20.2	X	14.60	1	294.92
DEDUCTIONS					
1	1.50	X	1.35	1	2.03
2	1.20	X	1.15	1	1.38
3	3.20	X	2.00	1	6.40
4	2.30	X	0.75	1	1.73
5	1.30	X	0.30	1	0.39
6	0.30	X	3.05	1	0.92
7	0.60	X	4.25	1	2.55
8	1.10	X	2.75	1	3.03
9	3.50	X	0.20	1	0.70
10	3.50	X	1.05	1	3.68
11	2.75	X	3.35	1	9.21
12	3.15	X	2.75	1	8.66
13	3.65	X	1.15	1	4.20
14	1.20	X	1.35	1	1.62
15	1.50	X	5.30	1	7.95
16	0.95	X	4.65	1	4.42
TOTAL DEDUCTION					58.87
TOTAL AREA (1)					**236.05**
STAIR CASE, LIFT, & LOBBY AREA CALCULATION					
ADDITION					
S	3.20	X	3.55	1	11.36
LT1	2.00	X	1.75	1	3.50
LT2	2.01	X	1.75	1	3.52
L	1.60	X	7.21	1	11.54
TOTAL STAIR CASE AREA (2)					29.92
NET BUA (1-2)					**206.13**



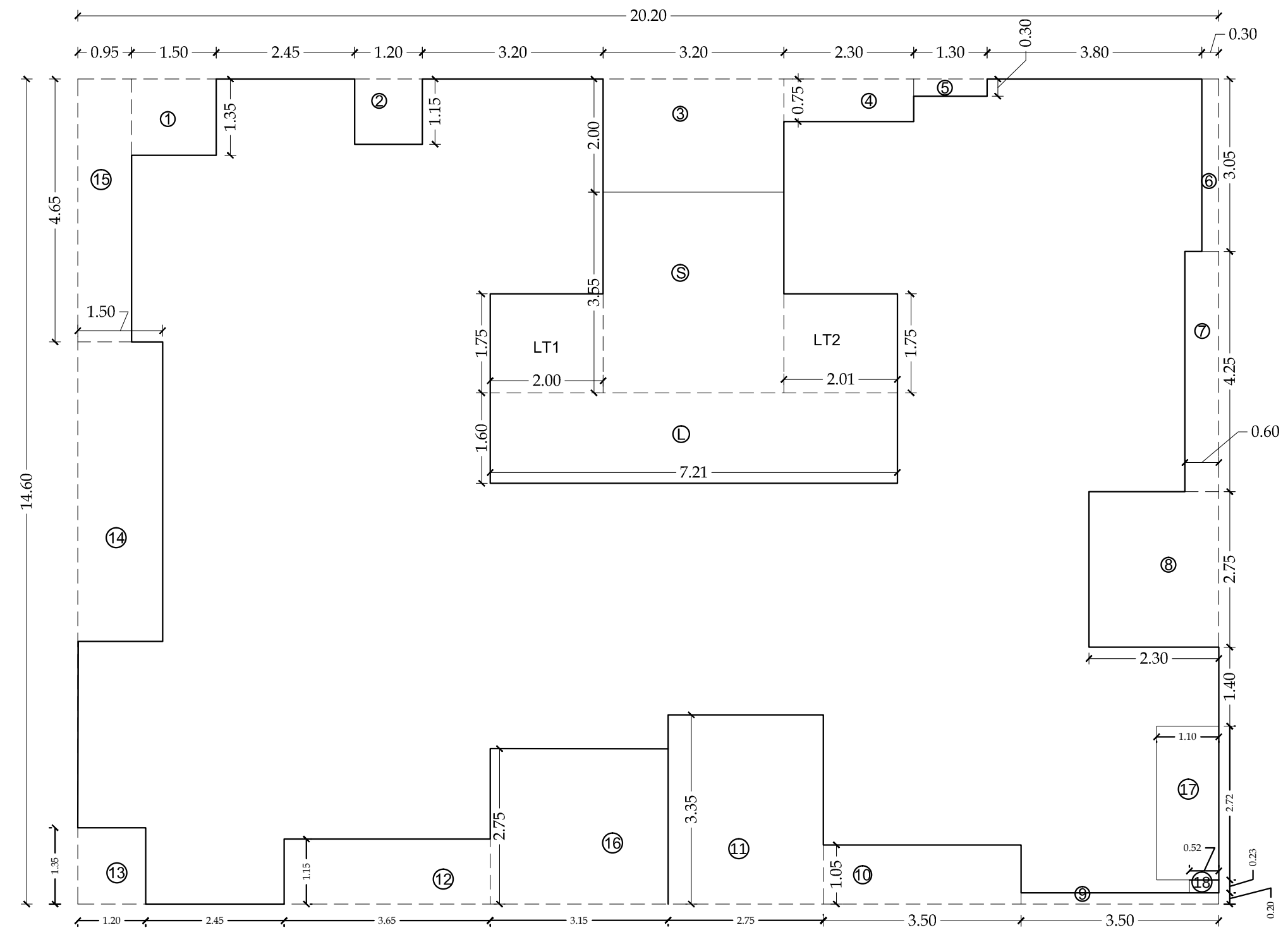
8TH FLOOR PLAN
SCALE :- 1:100

8TH FLOOR					
BUILT UP AREA CALCULATION					
ADDITION					
A	20.2	X	14.60	1	294.92
DEDUCTIONS					
1	1.50	X	1.35	1	2.03
2	1.20	X	1.15	1	1.38
3	3.20	X	2.00	1	6.40
4	2.30	X	0.75	1	1.73
5	1.30	X	0.30	1	0.39
6	0.30	X	3.05	1	0.92
7	0.60	X	4.25	1	2.55
8	1.10	X	2.75	1	3.03
9	5.75	X	0.20	1	1.15
10	1.25	X	1.05	1	1.31
11	5.90	X	2.60	1	15.34
12	3.65	X	1.15	1	4.20
13	1.20	X	1.35	1	1.62
14	0.95	X	9.95	1	9.45
TOTAL DEDUCTION					51.48
TOTAL AREA (1)					**243.44**
STAIR CASE, LIFT, & LOBBY AREA CALCULATION					
ADDITION					
S	3.20	X	3.55	1	11.36
LT1	2.00	X	1.75	1	3.50
LT2	2.01	X	1.75	1	3.52
L	1.60	X	7.21	1	11.54
TOTAL STAIR CASE AREA (2)					29.92
LIFT WELL AREA					
LW1	1.69	X	1.70	1	2.87
LW2	1.70	X	1.70	1	2.89
TOTAL DEDUCTION					5.76
TOTAL STAIRCASE & LOBBY AREA					24.16
NET BUA (1-2)					**213.52**



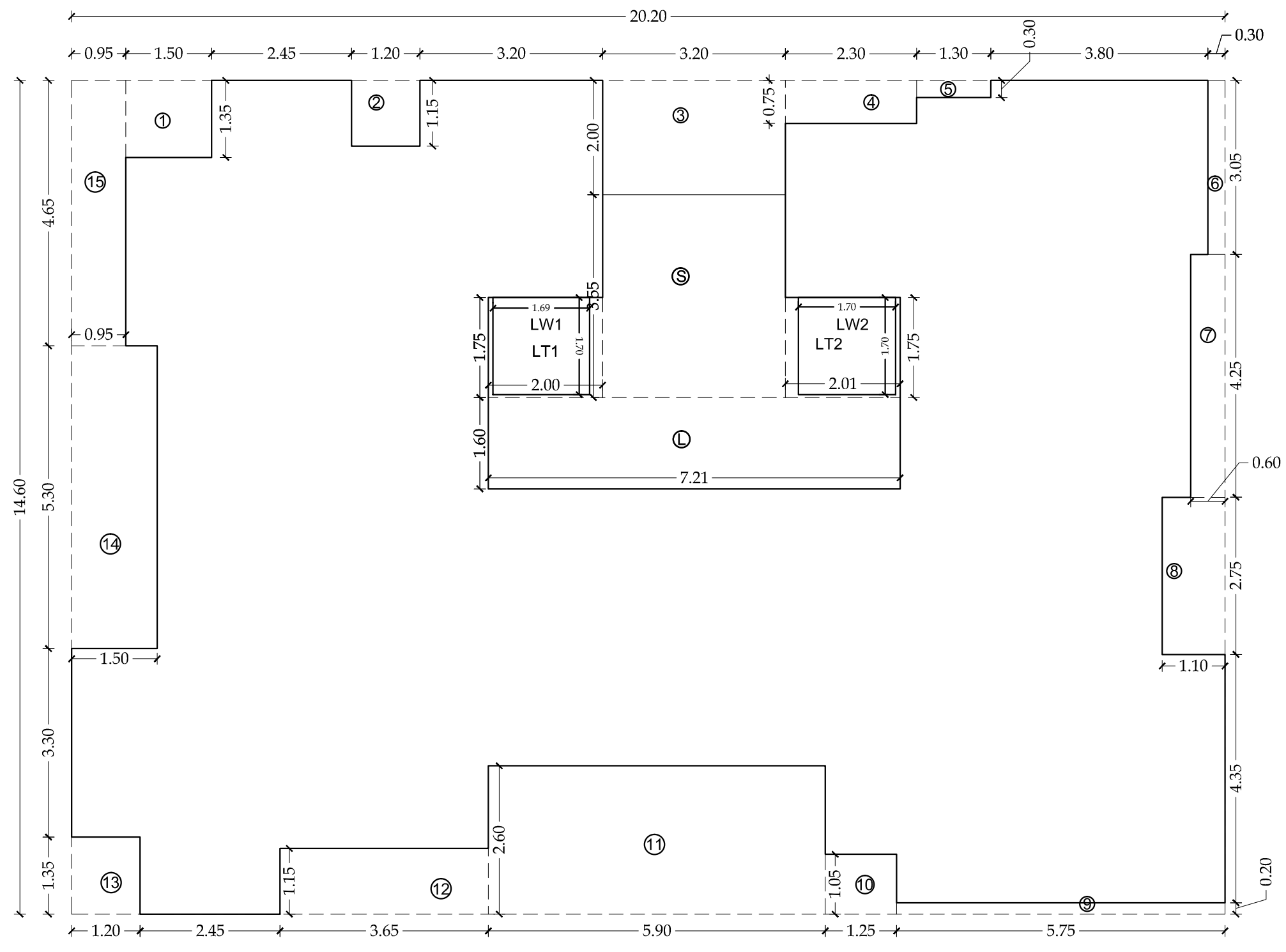
9 FLOOR PLAN
SCALE :- 1:100

9TH FLOOR					
BUILT UP AREA CALCULATION					
ADDITION					
A	20.2	X	14.60	1	294.92
DEDUCTIONS					
1	1.50	X	1.35	1	2.03
2	1.20	X	1.15	1	1.38
3	3.20	X	2.00	1	6.40
4	2.30	X	0.75	1	1.73
5	1.30	X	0.30	1	0.39
6	0.30	X	3.05	1	0.92
7	0.60	X	4.25	1	2.55
8	1.10	X	2.75	1	3.03
9	5.75	X	0.20	1	1.15
10	1.25	X	1.05	1	1.31
11	5.90	X	2.60	1	15.34
12	3.65	X	1.15	1	4.20
13	1.20	X	1.35	1	1.62
14	0.95	X	9.95	1	9.45
TOTAL DEDUCTION					51.48
TOTAL AREA (1)					**243.44**
SOCIETY OFFICE AREA CALCULATION					
SO1	2.90	X	1.85	1	5.37
SO2	4.15	X	3.00	1	12.45
SO3	1.40	X	1.55	1	2.17
SOCIETY OFFICE AREA					19.99
FITNESS CENTRE AREA CALCULATION					
FT1	1.16	X	1.85	1	2.15
FT2	4.59	X	1.05	1	4.82
FT3	4.50	X	4.55	1	20.48
FT4	1.10	X	3.50	1	3.85
FT5	5.75	X	0.85	1	4.89
FITNESS CENTRE AREA					36.18
STAIR CASE, LIFT, & LOBBY AREA CALCULATION					
S	3.20	X	3.55	1	11.36
LT1	2.00	X	1.75	1	3.50
LT2	2.01	X	1.75	1	3.52
L	1.60	X	7.21	1	11.54
STAIRCASE LIFT LOBBY AREA					29.92
LIFT WELL AREA					
LW1	1.69	X	1.70	1	2.87
LW2	1.70	X	1.70	1	2.89
TOTAL DEDUCTION					5.76
TOTAL STAIRCASE & LOBBY AREA					24.16
BUA (1-2)					**157.35**



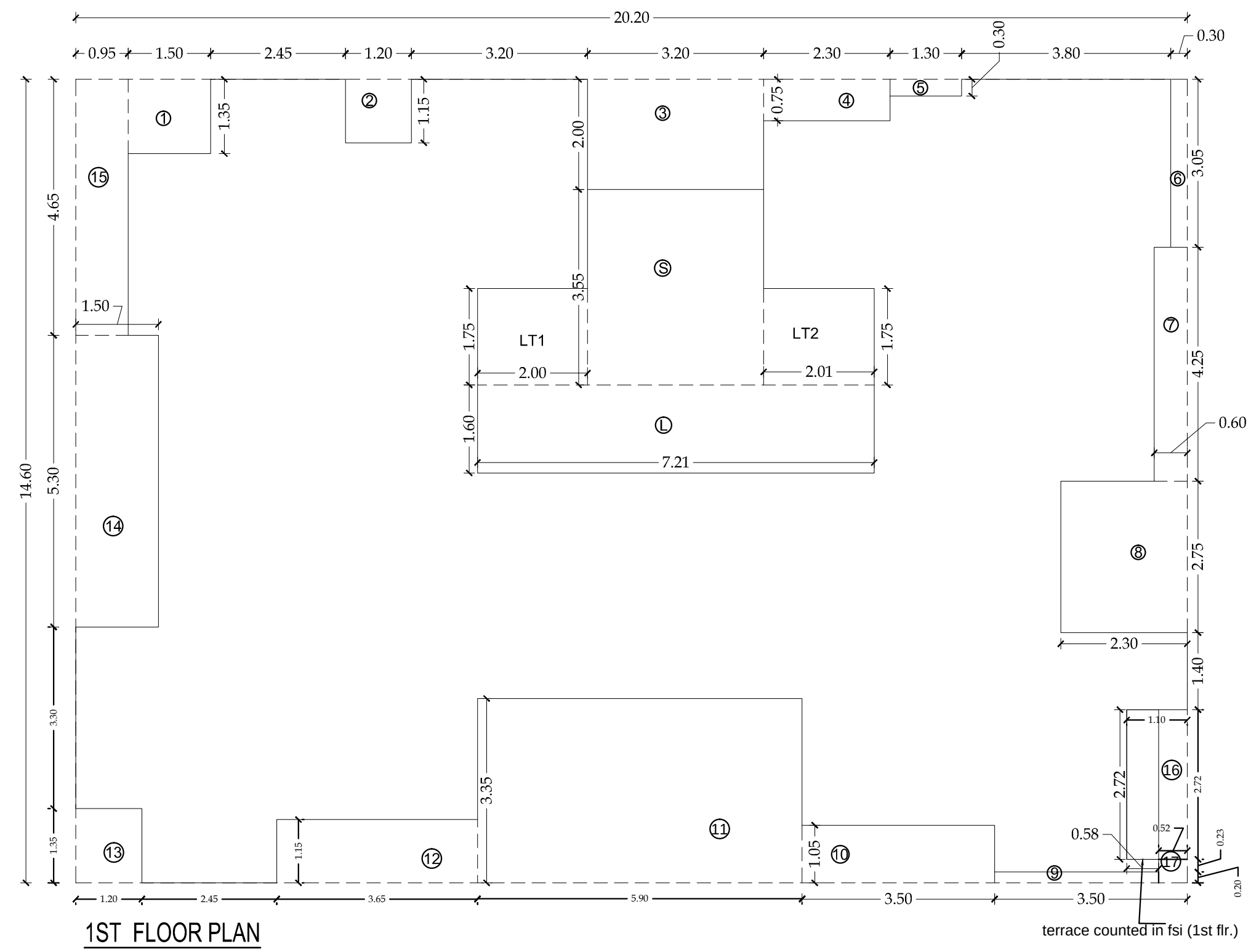
2ND FLOOR PLAN
SCALE :- 1:100

2ND FLOOR					
BUILT UP AREA CALCULATION					
ADDITION					
A	20.2	X	14.60	1	294.92
DEDUCTIONS					
1	1.50	X	1.35	1	2.03
2	1.20	X	1.15	1	1.38
3	3.20	X	2.00	1	6.40
4	2.30	X	0.75	1	1.73
5	1.30	X	0.30	1	0.39
6	0.30	X	3.05	1	0.92
7	0.60	X	4.25	1	2.55
8	2.30	X	2.75	1	6.33
9	3.50	X	0.20	1	0.70
10	3.50	X	1.05	1	3.68
11	2.75	X	3.35	1	9.21
12	3.65	X	1.15	1	4.20
13	1.20	X	1.35	1	1.62
14	1.50	X	5.30	1	7.95
15	0.95	X	4.65	1	4.42
16	3.15	X	2.75	1	8.66
17	1.10	X	2.72	1	2.99
18	0.52	X	0.23	1	0.12
TOTAL DEDUCTION					65.26
TOTAL AREA (1)					**229.66**
STAIR CASE, LIFT, & LOBBY AREA CALCULATION					
ADDITION					
S	3.20	X	3.55	1	11.36
LT1	2.00	X	1.75	1	3.50
LT2	2.01	X	1.75	1	3.52
L	1.60	X	7.21	1	11.54
TOTAL STAIR CASE AREA (2)					29.92
NET BUA (1-2)					**199.74**



6TH & 7TH FLOOR PLAN
SCALE :- 1:100

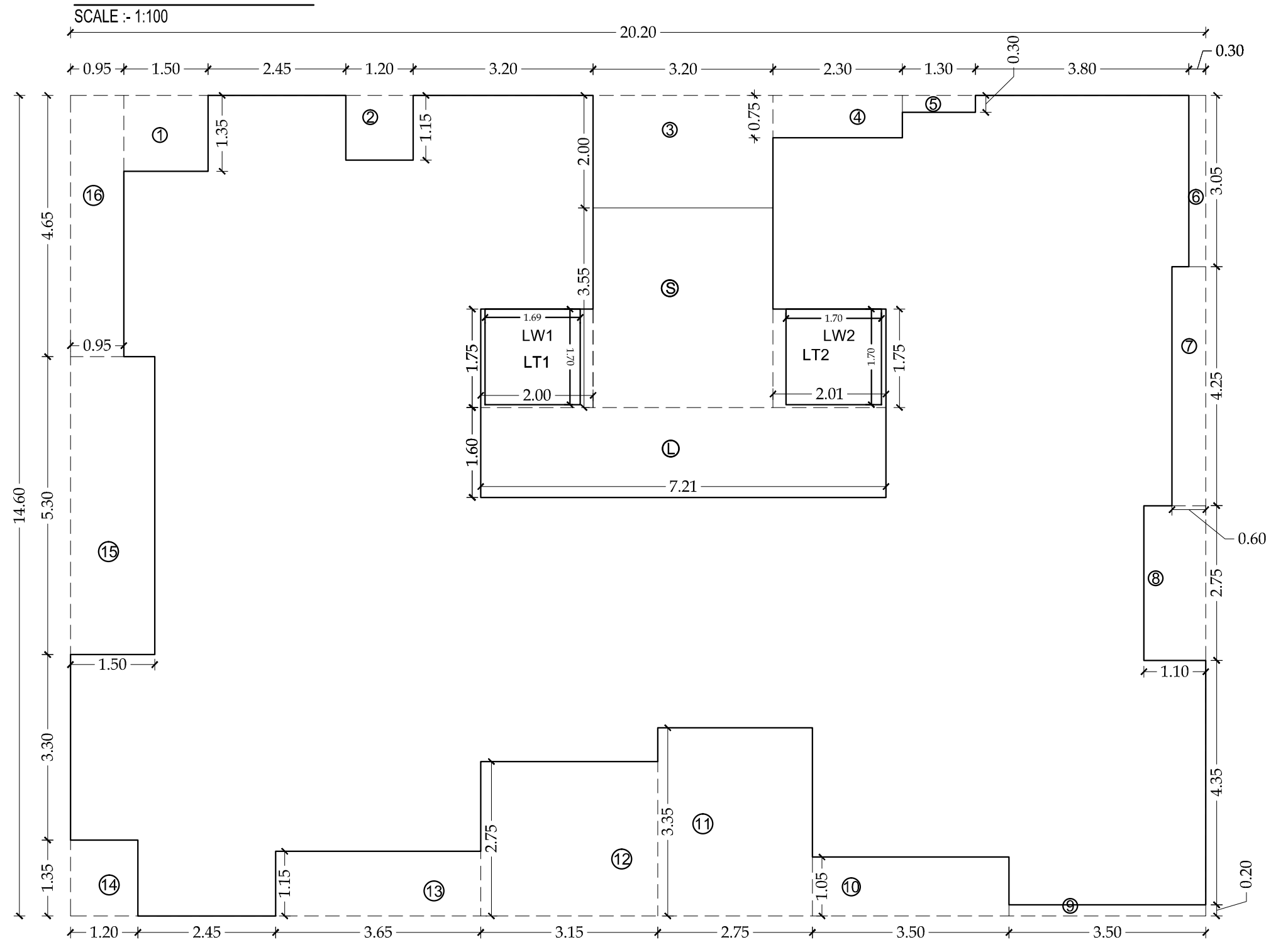
6TH & 7TH FLOOR					
BUILT UP AREA CALCULATION					
ADDITION					
A	20.2	X	14.60	1	294.92
DEDUCTIONS					
1	1.50	X	1.35	1	2.03
2	1.20	X	1.15	1	1.38
3	3.20	X	2.00	1	6.40
4	2.30	X	0.75	1	1.73
5	1.30	X	0.30	1	0.39
6	0.30	X	3.05	1	0.92
7	0.60	X	4.25	1	2.55
8	1.10	X	2.75	1	3.03
9	5.75	X	0.20	1	1.15
10	1.25	X	1.05	1	1.31
11	5.90	X	2.60	1	15.34
12	3.65	X	1.15	1	4.20
13	1.20	X	1.35	1	1.62
14	1.50	X	5.30	1	7.95
15	0.95	X	4.65	1	4.42
TOTAL DEDUCTION					54.40
TOTAL AREA (1)					**240.52**
STAIR CASE, LIFT, & LOBBY AREA CALCULATION					
ADDITION					
S	3.20	X	3.55	1	11.36
LT1	2.00	X	1.75	1	3.50
LT2	2.01	X	1.75	1	3.52
L	1.60	X	7.21	1	11.54
TOTAL STAIR CASE AREA (2)					29.92
LIFT WELL AREA					
LW1	1.69	X	1.70	1	2.87
LW2	1.70	X	1.70	1	2.89
TOTAL DEDUCTION					5.76
TOTAL STAIRCASE & LOBBY AREA					24.16
NET BUA (1-2)					**210.60**



1ST FLOOR PLAN
SCALE :- 1:100

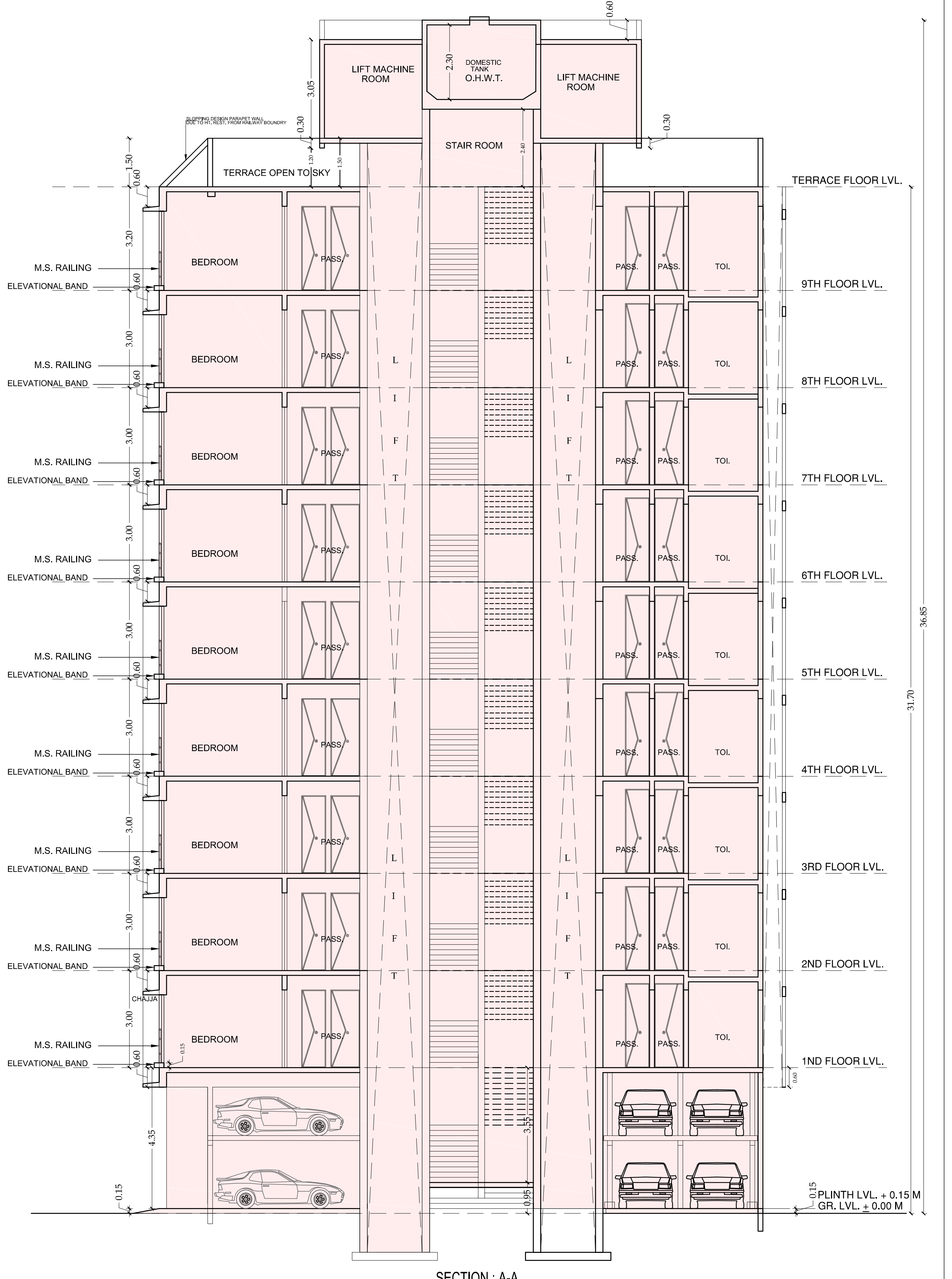
terrace counted in fsi (1st flr.)

1ST FLOOR					
BUILT UP AREA CALCULATION					
ADDITION					
A	20.2	X	14.60	1	294.92
DEDUCTIONS					
1	1.50	X	1.35	1	2.03
2	1.20	X	1.15	1	1.38
3	3.20	X	2.00	1	6.40
4	2.30	X	0.75	1	1.73
5	1.30	X	0.30	1	0.39
6	0.30	X	3.05	1	0.92
7	0.60	X	4.25	1	2.55
8	2.30	X	2.75	1	6.33
9	3.50	X	0.20	1	0.70
10	3.50	X	1.05	1	3.68
11	5.90	X	3.35	1	19.77
12	3.65	X	1.15	1	4.20
13	1.20	X	1.35	1	1.62
14	1.50	X	5.30	1	7.95
15	0.95	X	4.65	1	4.42
16	1.10	X	2.72	1	2.99
17	0.52	X	0.23	1	0.12
TOTAL DEDUCTION					67.15
TOTAL AREA (1)					**227.77**
STAIR CASE, LIFT, & LOBBY AREA CALCULATION					
ADDITION					
S	3.20	X	3.55	1	11.36
LT1	2.00	X	1.75	1	3.50
LT2	2.01	X	1.75	1	3.52
L	1.60	X	7.21	1	11.54
TOTAL STAIR CASE AREA (2)					29.92
BUA (1-2)					**197.85**
TERRACE at 1st fl above meter rm CFSI					
T	2.72	X	0.58	1	1.58
TERRACE BUA (1-2)					**1.58**



5TH FLOOR PLAN
SCALE :- 1:100

5TH FLOOR					
BUILT UP AREA CALCULATION					
ADDITION					
A	20.2	X	14.60	1	294.92
DEDUCTIONS					
1	1.50	X	1.35	1	2.03
2	1.20	X	1.15	1	1.38
3	3.20	X	2.00	1	6.40
4	2.30	X	0.75	1	1.73
5	1.30	X	0.30	1	0.39
6	0.30	X	3.05	1	0.92
7	0.60	X	4.25	1	2.55
8	1.10	X	2.75	1	3.03
9	3.50	X	0.20	1	0.70
10	3.50	X	1.05	1	3.68
11	2.75	X	3.35	1	9.21
12	3.15	X	2.75	1	8.66
13	3.65	X	1.15	1	4.20
14	1.20	X	1.35	1	1.62
15	1.50	X	5.30	1	7.95
16	0.95	X	4.65	1	4.42
TOTAL DEDUCTION					58.87
TOTAL AREA (1)					**236.05**
STAIR CASE, LIFT, & LOBBY AREA CALCULATION					
ADDITION					
S	3.20	X	3.55	1	11.36
LT1	2.00	X	1.75	1	3.50
LT2	2.01	X	1.75	1	3.52
L	1.60	X	7.21	1	11.54
TOTAL STAIR CASE AREA (2)					29.92
LIFT WELL AREA					
LW1	1.69	X	1.70	1	2.87
LW2	1.70	X	1.70	1	2.89
TOTAL DEDUCTION					5.76
TOTAL STAIRCASE & LOBBY AREA					24.16
NET BUA (1-2)					**206.13**



SECTION : A-A
SCALE :- 1:100

FORM- II

DESCRIPTION OF PROPERTY

PROPOSED REDEVELOPMENT OF RESIDENTIAL BLDG KNOWN AS JETHA MAHARAJ BUILDING, ON PLOT BEARING C.T.S.NO.-177, 177/1 TO 177/11, S.NO. 181,HISSA NO.1,OF VILLAGE MALAD, MALAD (EAST), TALUKA - BORIVALI, MUMBAI.

CONTENTS OF SHEET

BUILT UP AREA DIAGRAM & CALCULATION, SECTION A-A

NOTE :- THIS PLAN IS DUGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED APPROVED SUBJECT TO CONDITIONS MENTIONED IN THE AMENDED ISSUED UNDER NO. CHE/9543/BPWS/AP ON EVEN DATE

NAME & ADDRESS OF ARCHITECT	SIGNATURE
MANOJ JANGID B.ARCH.- CA/2004/34701 JANGID ARCHITECTS 302, Raj Chamber, Above Uday Dairy, Manchubhai Road, Near Malad Railway Stn., Malad (E.). Mumbai.400097. jangidarchitects@gmail.com, Mo.-9322742472.	Manojkumar Tansukhram Jangid Digitally signed by Manojkumar Tansukhram Jangid Date: 2024.11.06 16:37:45 +05'30'
NAME & ADDRESS OF THE DEVELOPER	SIGNATURE
M/S. RAJHANS RESIDENCY Shri Rajesh V. Shingala Partner	Rajesh Vallabhbhai Shingala Digitally signed by Rajesh Vallabhbhai Shingala Date: 2024.11.06 16:39:09 +05'30'

APPROVAL OF PLAN

Dhiraj Narayan Ghorpade
Digitally signed by Dhiraj Narayan Ghorpade
Date: 2024.11.07 19:09:40 +05'30'
SE (BP) P3

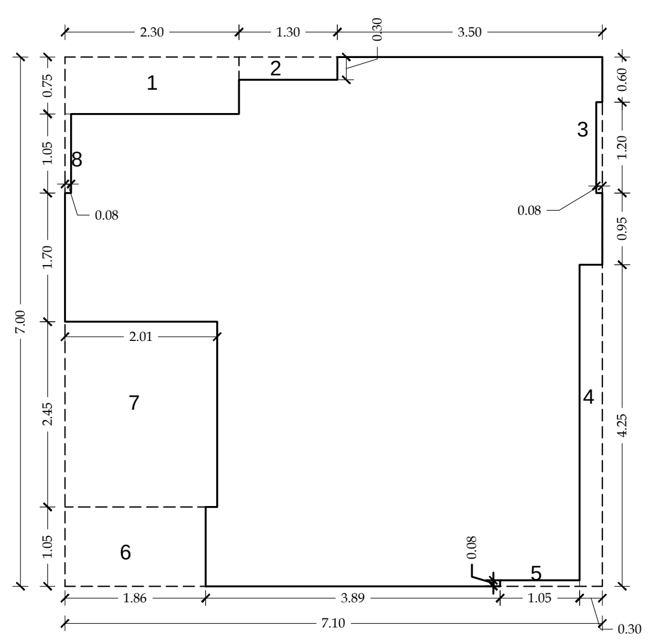
Rajesh Shridhar More
Digitally signed by Rajesh Shridhar More
Date: 2024.11.08 10:43:38 +05'30'
AE(BP) P ward

NORTH	DRAWN BY	DATE
N	VIKRANT	18-10-2024
SCALE		
AS NOTED		

SANTOSH HARISHCHANDRA SANKHE
Digitally signed by SANTOSH HARISHCHANDRA SANKHE
Date: 2024.11.08 17:48:36 +05'30'
EE(BP) P ward

RERA CARPET AREA CALCULATION

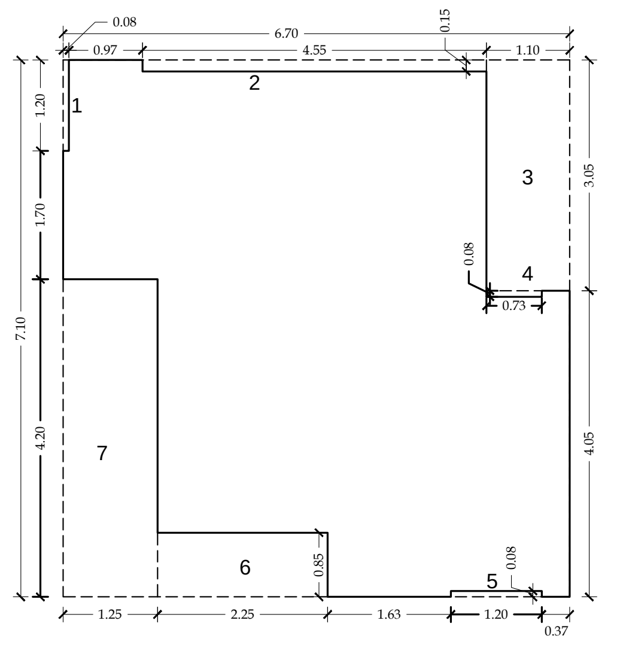
RERA CARPET AREA			
FLAT NO.2 (1ST FLOOR)			
ADDITION			
	10.15 X 14.30 X 1.00	=	145.15
DEDUCTIONS			
1	2.45 X 1.35 X 1.00	=	3.31
2	1.50 X 0.35 X 1.00	=	0.53
3	1.64 X 0.80 X 1.00	=	1.31
4	1.15 X 0.35 X 1.00	=	0.40
5	1.23 X 1.20 X 1.00	=	1.48
6	1.15 X 1.95 X 1.00	=	2.24
7	3.15 X 2.45 X 1.00	=	7.72
8	3.00 X 1.05 X 1.00	=	3.15
9	3.15 X 0.15 X 1.00	=	0.47
10	0.08 X 1.05 X 1.00	=	0.08
11	3.07 X 0.60 X 1.00	=	1.84
12	3.23 X 1.20 X 1.00	=	3.88
13	3.15 X 1.55 X 1.00	=	4.88
14	3.65 X 1.15 X 1.00	=	4.20
15	0.08 X 0.82 X 1.00	=	0.07
16	1.20 X 1.35 X 1.00	=	1.62
17	1.50 X 5.60 X 1.00	=	8.40
18	0.95 X 3.00 X 1.00	=	2.85
TOTAL		=	48.42
TOTAL R.C. AREA		=	96.72



FLAT NO.1 (2ND TO 8TH FLOOR)

SCALE - 1:100

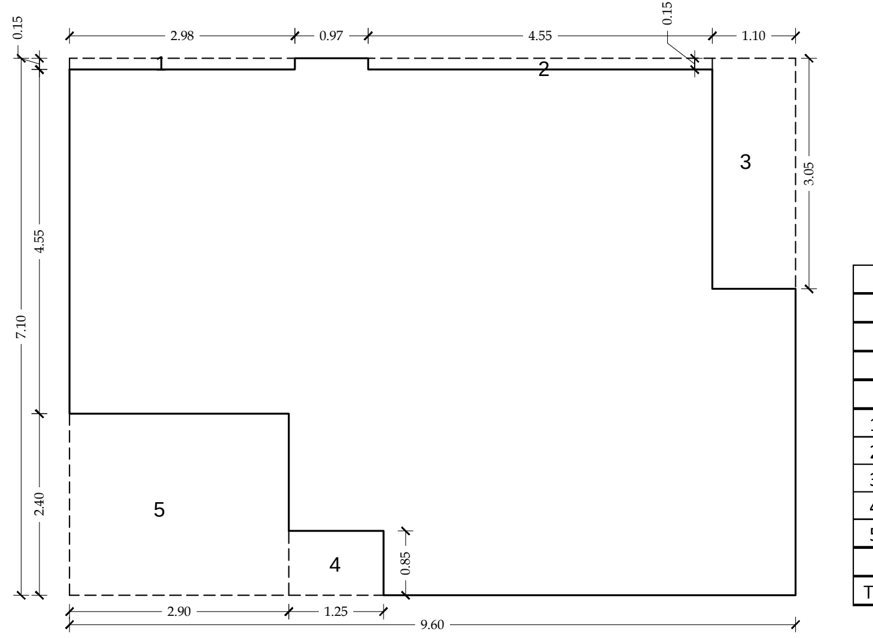
RERA CARPET AREA			
FLAT NO.1 (2ND TO 8TH FLOOR)			
ADDITION			
	7.10 X 7.00 X 1.00	=	49.70
DEDUCTIONS			
1	2.30 X 0.75 X 1.00	=	1.73
2	1.30 X 0.30 X 1.00	=	0.39
3	0.08 X 1.30 X 1.00	=	0.10
4	0.30 X 4.25 X 1.00	=	1.28
5	1.05 X 0.08 X 1.00	=	0.08
6	1.86 X 1.05 X 1.00	=	1.95
7	2.01 X 2.45 X 1.00	=	4.92
8	0.08 X 1.05 X 1.00	=	0.08
TOTAL		=	10.52
TOTAL R.C. AREA		=	39.18



FLAT NO.2 (3RD & 4TH FLOOR)

SCALE - 1:100

RERA CARPET AREA			
FLAT NO.2 (3TH & 4TH FLOOR)			
ADDITION			
	6.70 X 7.10 X 1.00	=	47.57
DEDUCTIONS			
1	0.08 X 1.20 X 1.00	=	0.10
2	4.55 X 0.15 X 1.00	=	0.68
3	1.10 X 3.05 X 1.00	=	3.36
4	0.73 X 0.08 X 1.00	=	0.06
5	1.20 X 0.08 X 1.00	=	0.10
6	2.25 X 0.85 X 1.00	=	1.91
7	1.25 X 4.20 X 1.00	=	5.25
TOTAL		=	11.45
TOTAL RERA CARPET AREA		=	36.12



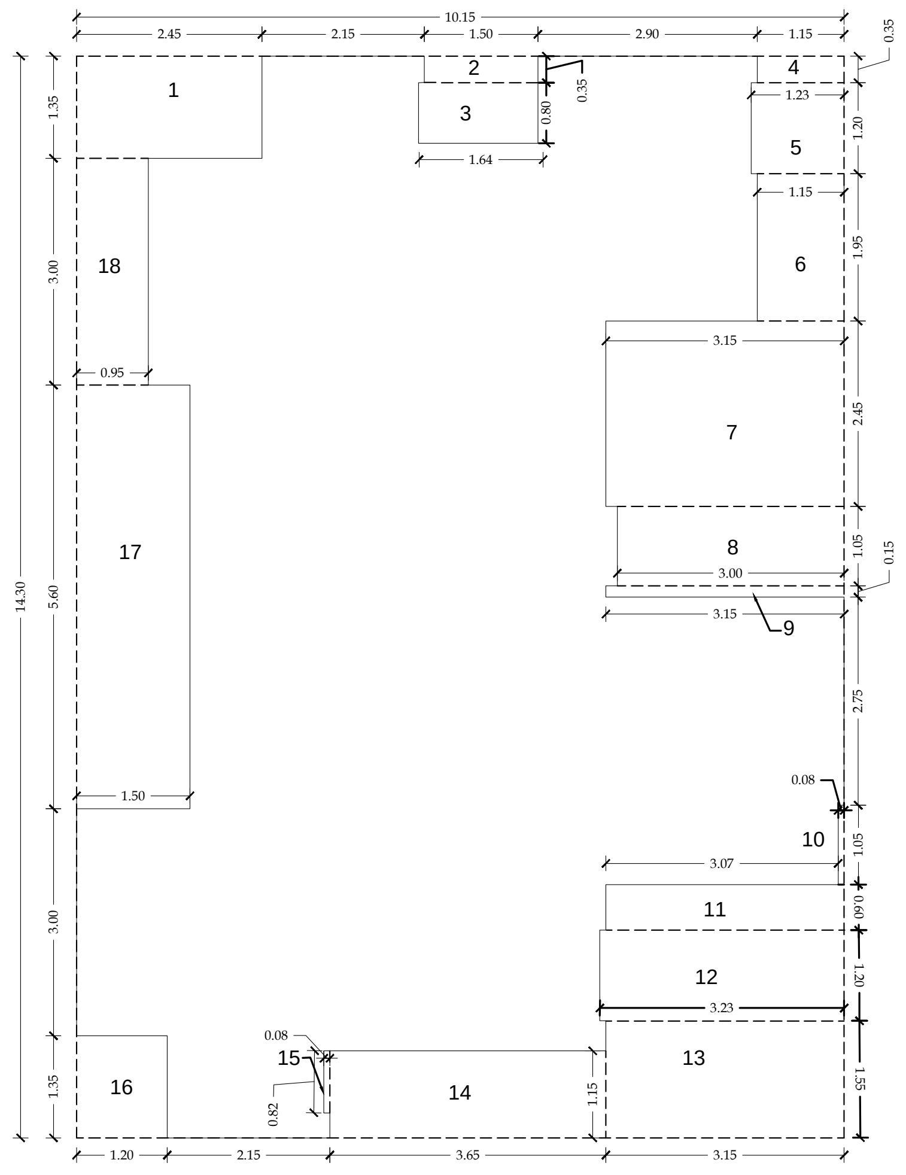
FLAT NO.2 (8TH FLOOR)

SCALE - 1:100

RERA CARPET AREA			
FLAT NO.2 (8TH FL)			
ADDITION			
	9.60 X 7.10 X 1.00	=	68.16
DEDUCTIONS			
1	2.98 X 0.15 X 1.00	=	0.45
2	4.55 X 0.15 X 1.00	=	0.68
3	1.10 X 3.05 X 1.00	=	3.36
4	1.25 X 0.85 X 1.00	=	1.06
5	2.90 X 2.40 X 1.00	=	6.96
TOTAL		=	12.51
TOTAL RERA CARPET AREA		=	55.65

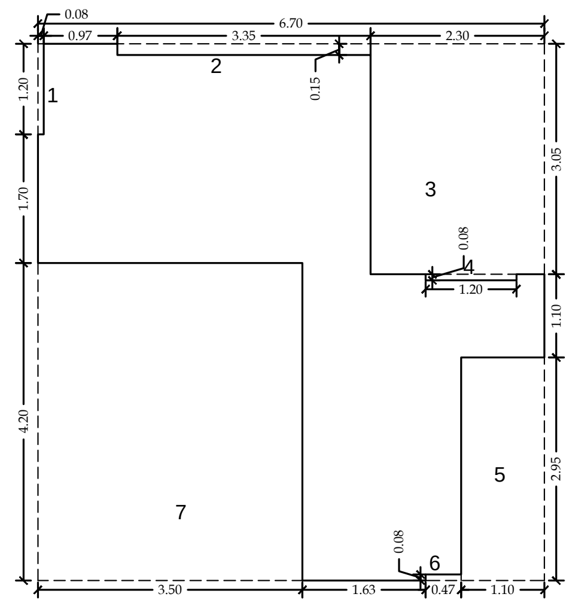
REHAB TENEMENT STATEMENT

Details of Existing Tenements					BUA Including Fungible Area							
											Fungible BUA (16 – 15)	
Sr No.	Name of the Tenant / Occupant / Member of Society	Floor	Shop No/Flat No	R or NR or R & NR	Rehab BUA as per Redraft Plan	Permissible Fungible Area for Rehab	Total permissible Rehab BUA including Fungible Area	Floor	Shop No/Flat No	Total Proposed Rehab BUA as per Plan	Excess	Deficit (To be kept in Abeyance)
–	–	–	–	–	-	(6 X 0.35)	(6+7)	–	–	–	(11 – 8) (+ ve)	(11 – 8) (- ve)
1	2	3	4	5	6	7	8	9	10	11	12	13
1	MR RAMABHAI PANCHAL	Ground	1	R	28.65	10.03	38.68	4th	401	43.36	4.68	
2	MRS POORNIMA TRIVEDI	Ground	2	R	22.56	7.90	30.46	5th	502	31.77	1.31	
3	MRS VIMLABEN VASANJI VIRA	Ground	3	R	22.56	7.90	30.46	7th	701	43.36	12.90	
4	MR KIRITBHAI DHIRAJLAL KAMDAR	Ground	4	R	22.56	7.90	30.46	7th	702	31.71	1.25	
5	MR RAMESH PRAGJI CHAVDA	Ground	5	R	28.65	10.03	38.68	4th	402	39.46	0.78	
6	MR JASUMATIBEN MEHTA	1st	6	R	28.65	10.03	38.68	6th	601	43.36	4.68	
7	MR PRAHLADBHAI BHATT	1st	7	R	22.56	7.90	30.46	3rd	304	45.16	14.70	
8	MR MOHANBHAI KANJIBHAI PANCHAMATIYA	1st	8	R	22.56	7.90	30.46	5th	501	43.36	12.90	
9	MR HIMMATLAL CHOTALIA	1st	9	R	22.56	7.90	30.46	6th	604	45.59	15.13	
10	MRS DAMYANTIBEN DEDHIA	1st	10	R	28.65	10.03	38.68	2nd	201	43.36	4.68	
11	MR ROHIT KUMAR SHAH	2nd	11	R	22.56	7.90	30.46	9th	901	46.62	16.16	
12	MR RAMNARAYAMJI VYAS	2nd	12	R	22.56	7.90	30.46	6th	602	31.71	1.25	
13	MR DATTARAM GANPAT KADAM	2nd	13	R	22.56	7.90	30.46	8th	801	43.36	12.90	
14	RAMILA H. LOLADIA	Ground	14	R	37.77	13.22	50.99	1st	101	92.67	41.68	
15	ARVIND BUCH	Ground	15	R	26.24	9.18	35.42	1st	102	105.22	69.80	
16	MRS HEMABEN BHUPESH GARASIA	Ground	16	R	17.76	6.22	23.98	2nd	202	25.28	1.30	
17	MR PANKAJBHAI KAKABHAI GARASIA	Ground	17	R	17.75	6.21	23.96	2nd	203	24.02	0.06	
18	MR BHUPATRAI BHIKUBHAI PATEL	Ground	18	R	15.36	5.38	20.74	5th	503	24.02	3.28	
19	MRS KUSUMBEN DINESHBHAI POPAT	Ground	19	R	10.15	3.55	13.70	4th	403	16.33	2.63	
TOTAL					442.67	154.93	597.60			819.72	222.12	0.00



FLAT NO.2 (1ST FLOOR)

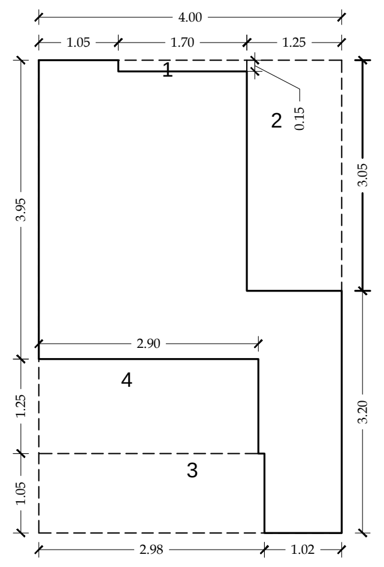
SCALE - 1:100



FLAT NO.2 (2ND FLOOR)

SCALE - 1:100

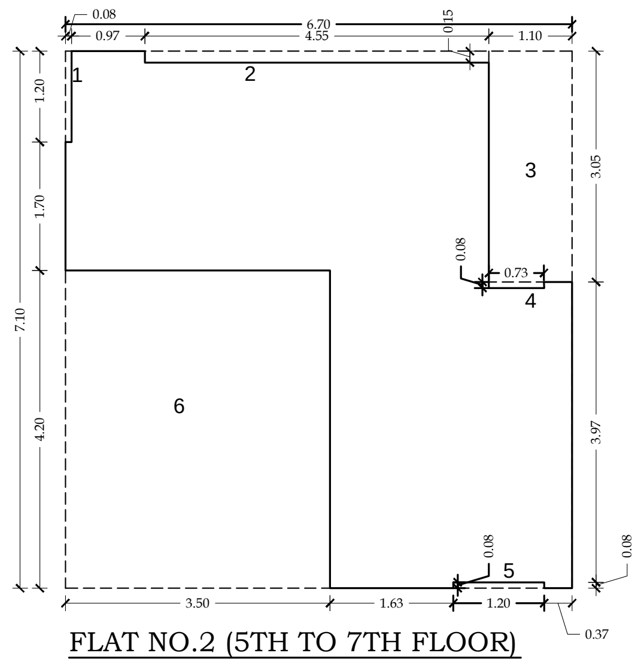
RERA CARPET AREA			
FLAT NO.2 (2ND FLOOR)			
ADDITION			
	6.70 X 7.10 X 1.00	=	47.57
DEDUCTIONS			
1	0.08 X 1.20 X 1.00	=	0.10
2	3.35 X 0.15 X 1.00	=	0.50
3	2.30 X 3.05 X 1.00	=	7.02
4	1.20 X 0.08 X 1.00	=	0.10
5	1.10 X 2.95 X 1.00	=	3.25
6	0.47 X 0.08 X 1.00	=	0.04
7	3.50 X 4.20 X 1.00	=	14.70
TOTAL		=	25.69
TOTAL RERA AREA		=	21.88



FLAT NO.3 (3RD & 4TH FLOOR)

SCALE - 1:100

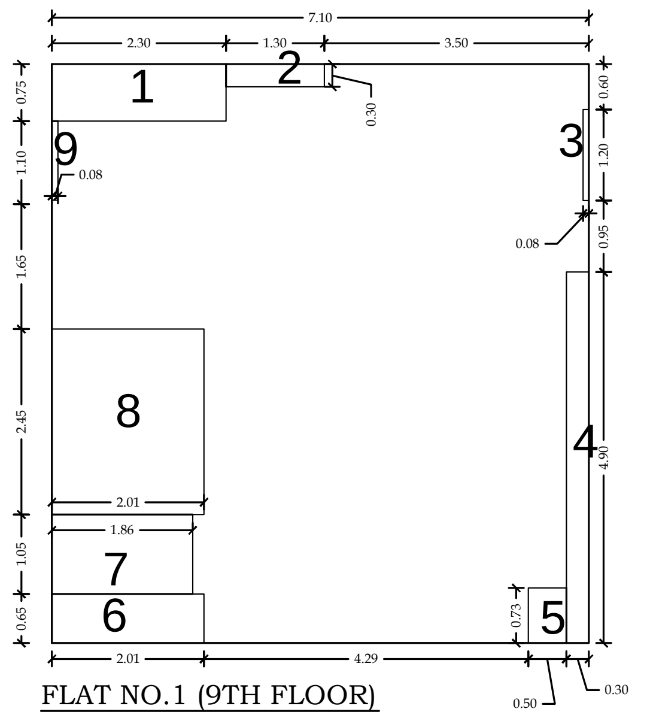
RERA CARPET AREA			
FLAT NO.3 (3TH & 4TH FLOOR)			
	4.00 X 6.25 X 1.00	=	25.00
DEDUCTIONS			
1	1.70 X 0.15 X 1.00	=	0.26
2	1.25 X 3.05 X 1.00	=	3.81
3	2.98 X 1.05 X 1.00	=	3.13
4	2.90 X 1.25 X 1.00	=	3.63
TOTAL		=	10.82
TOTAL RERA CARPET AREA		=	14.18



FLAT NO.2 (5TH TO 7TH FLOOR)

SCALE - 1:100

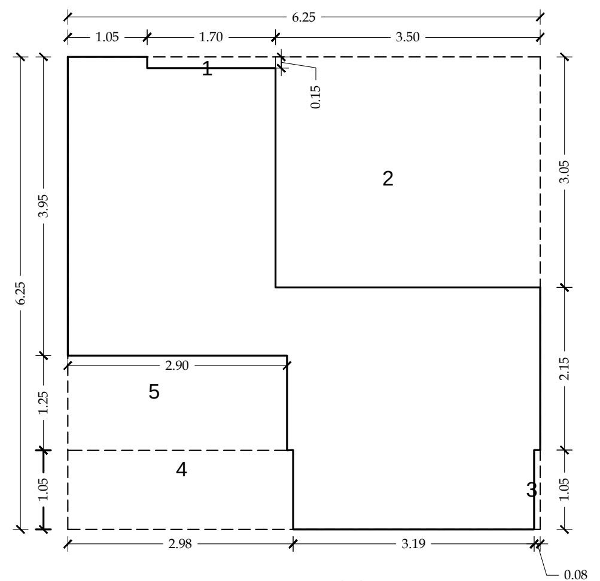
RERA CARPET AREA			
FLAT NO.2 (5TH TO 7TH FLOOR)			
ADDITION			
	6.70 X 7.10 X 1.00	=	47.57
DEDUCTIONS			
1	0.08 X 1.20 X 1.00	=	0.10
2	4.55 X 0.15 X 1.00	=	0.68
3	1.10 X 3.05 X 1.00	=	3.36
4	0.73 X 0.08 X 1.00	=	0.06
5	1.20 X 0.08 X 1.00	=	0.10
6	3.50 X 4.20 X 1.00	=	14.70
TOTAL		=	18.99
TOTAL RERA CARPET AREA		=	28.58



FLAT NO.1 (9TH FLOOR)

SCALE - 1:100

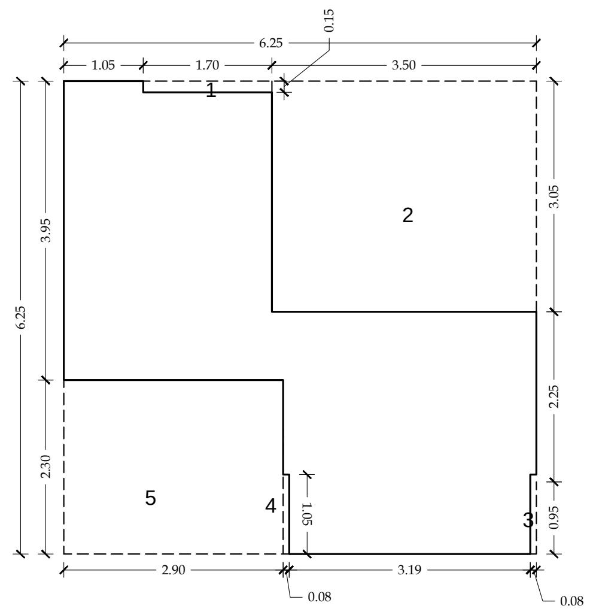
RERA CARPET AREA			
FLAT NO.1 (9TH FLOOR)			
ADDITION			
	7.10 X 7.65 X 1.00	=	54.32
DEDUCTIONS			
1	2.30 X 0.75 X 1.00	=	1.73
2	1.30 X 0.30 X 1.00	=	0.39
3	0.08 X 1.20 X 1.00	=	0.10
4	0.30 X 4.90 X 1.00	=	1.47
5	0.50 X 0.73 X 1.00	=	0.37
6	2.01 X 0.65 X 1.00	=	1.31
7	1.86 X 1.05 X 1.00	=	1.95
8	2.01 X 2.45 X 1.00	=	4.91
9	0.08 X 1.10 X 1.00	=	0.09
TOTAL		=	12.31
TOTAL RERA CARPET AREA		=	42.01



FLAT NO.3 (2ND & 5th FLOOR)

SCALE - 1:100

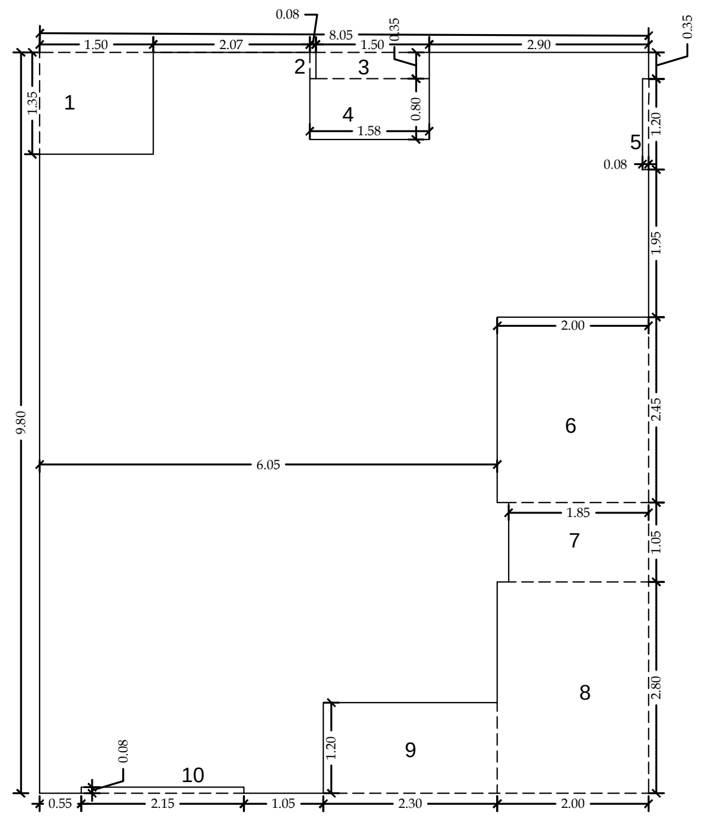
RERA CARPET AREA			
FLAT NO.3 (2ND & 5th FLOOR)			
ADDITION			
	6.25 X 6.25 X 1.00	=	39.06
DEDUCTIONS			
1	1.70 X 0.15 X 1.00	=	0.26
2	3.50 X 3.05 X 1.00	=	10.68
3	0.08 X 1.05 X 1.00	=	0.08
4	2.98 X 1.05 X 1.00	=	3.13
5	2.90 X 1.25 X 1.00	=	3.63
TOTAL		=	17.77
TOTAL RERA CARPET AREA		=	21.29



FLAT NO.3 (5TH FLOOR)

SCALE - 1:100

RERA CARPET AREA			
FLAT NO.3 (5TH FLOOR)			
ADDITION			
	6.25 X 6.25 X 1.00	=	39.06
DEDUCTIONS			
1	1.70 X 0.15 X 1.00	=	0.26
2	3.05 X 3.50 X 1.00	=	10.69
3	0.95 X 0.08 X 1.00	=	0.08
4	0.08 X 1.05 X 1.00	=	0.08
5	2.90 X 2.30 X 1.00	=	6.67
TOTAL		=	17.77
TOTAL RERA CARPET AREA		=	21.29

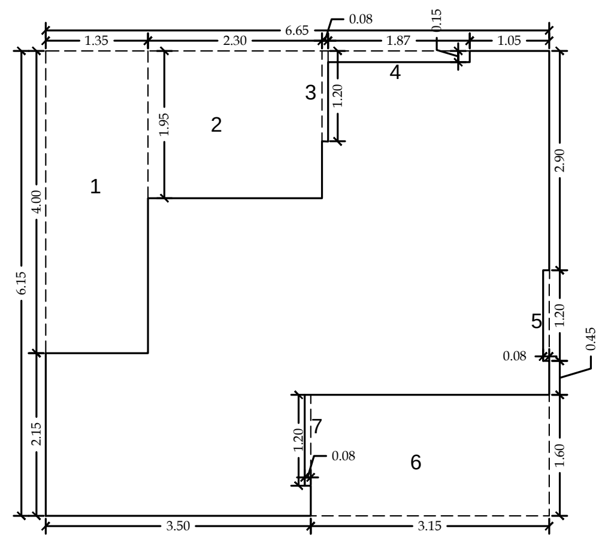


FLAT NO.4 (8TH FL) & FLAT NO.5 (9TH FL)

SCALE - 1:100

RERA CARPET AREA			
FLAT NO 4(8TH FL) FLAT NO.5 (9th FL)			
ADDITION			
	8.05 X 9.80 X 1.00	=	78.89
DEDUCTIONS			
1	1.50 X 1.35 X 1.00	=	2.03
2	0.08 X 0.35 X 1.00	=	0.03
3	1.50 X 0.35 X 1.00	=	0.53
4	1.58 X 0.80 X 1.00	=	1.26
5	0.08 X 1.20 X 1.00	=	0.09
6	2.00 X 2.45 X 1.00	=	4.89
7	1.85 X 1.05 X 1.00	=	1.94
8	2.00 X 2.80 X 1.00	=	5.60
9	2.30 X 1.20 X 1.00	=	2.76
10	2.15 X 0.08 X 1.00	=	0.16
TOTAL		=	19.28
TOTAL RERA CARPET AREA		=	59.61

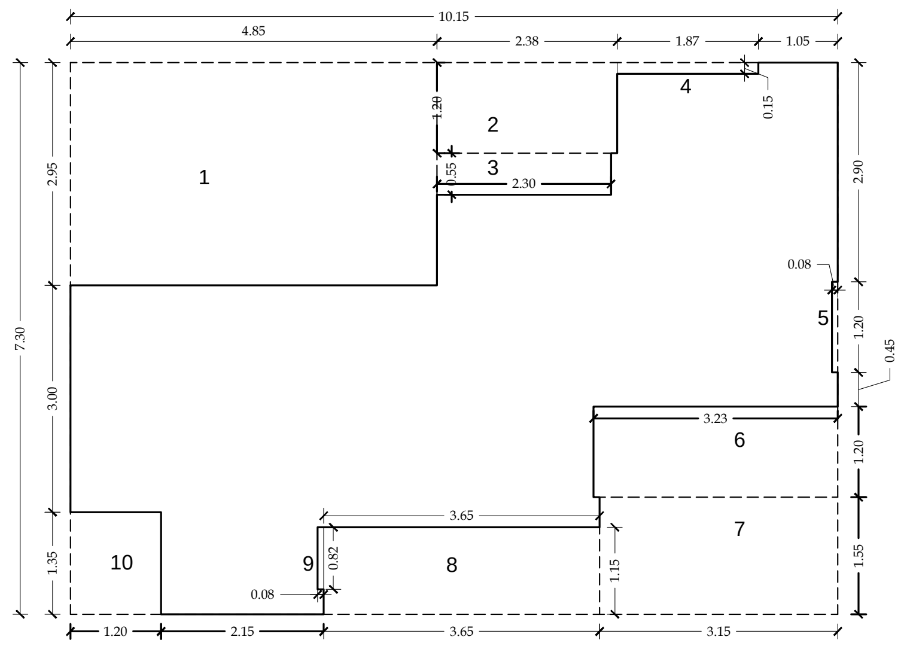
RERA CARPET AREA			
FLAT NO.1 (1ST FLOOR)			
ADDITION			
	9.60 X 14.10 X 1.00	=	135.36
DEDUCTIONS			
1	2.28 X 1.80 X 1.00	=	4.10
2	2.22 X 0.75 X 1.00	=	1.67
3	1.30 X 0.30 X 1.00	=	0.39
4	0.30 X 0.60 X 1.00	=	0.18
5	0.38 X 1.20 X 1.00	=	0.46
6	0.30 X 0.95 X 1.00	=	0.29
7	0.60 X 4.17 X 1.00	=	2.50
8	1.65 X 3.13 X 1.00	=	5.16
9	0.65 X 3.05 X 1.00	=	1.98
10	1.20 X 0.08 X 1.00	=	0.10
11	1.10 X 2.95 X 1.00	=	3.25
12	3.42 X 0.85 X 1.00	=	2.91
13	2.98 X 1.90 X 1.00	=	5.66
14	2.90 X 1.25 X 1.00	=	3.63
15	4.06 X 1.20 X 1.00	=	4.87
16	4.21 X 2.45 X 1.00	=	10.31
17	2.20 X 1.70 X 1.00	=	3.74
TOTAL		=	51.18
TOTAL RERA CARPET AREA		=	84.18



FLAT NO.4 (2ND FLOOR)

SCALE - 1:100

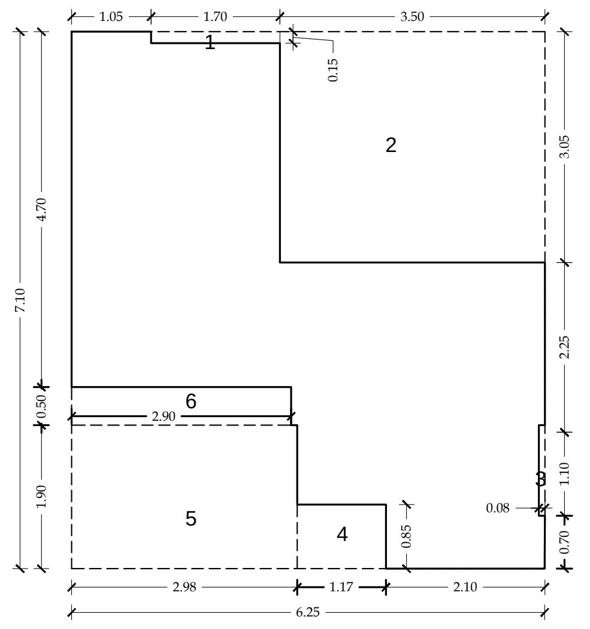
RERA CARPET AREA			
FLAT NO.4 (2ND FLOOR)			
ADDITION			
	6.65 X 6.15 X 1.00	=	40.90
DEDUCTIONS			
1	1.35 X 4.00 X 1.00	=	5.40
2	2.30 X 1.95 X 1.00	=	4.49
3	0.08 X 1.20 X 1.00	=	0.10
4	1.87 X 0.15 X 1.00	=	0.28
5	0.08 X 1.20 X 1.00	=	0.10
6	3.15 X 1.60 X 1.00	=	5.04
7	0.08 X 1.20 X 1.00	=	0.10
TOTAL		=	15.49
TOTAL RERA CARPET AREA		=	25.40



FLAT NO.4 (3RD TO 5TH FLOOR)

SCALE - 1:100

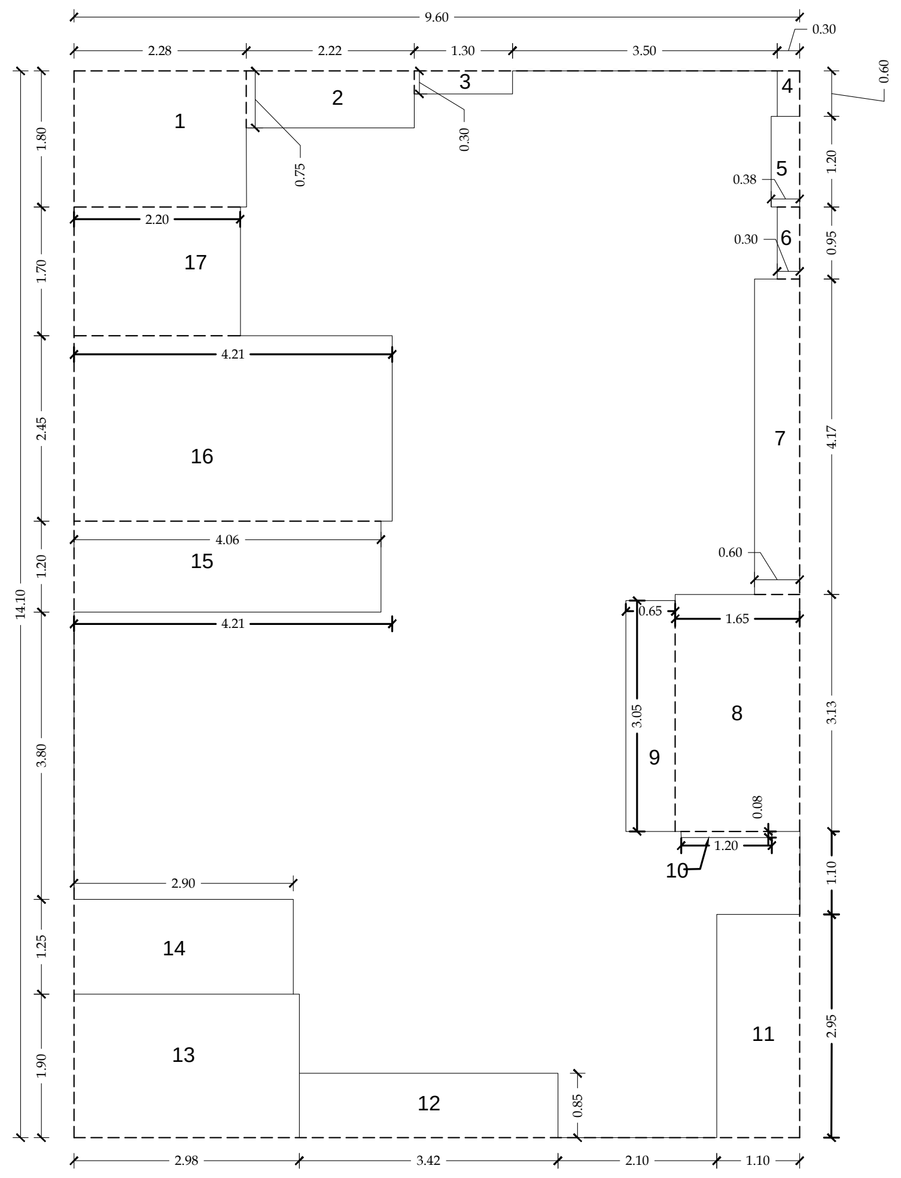
RERA CARPET AREA			
FLAT NO.4 (3RD TO 5TH FLOOR)			
ADDITION			
	10.15 X 7.30 X 1.00	=	74.10
DEDUCTIONS			
1	2.95 X 4.85 X 1.00	=	14.31
2	2.38 X 1.20 X 1.00	=	2.86
3	2.30 X 0.55 X 1.00	=	1.27
4	1.87 X 0.15 X 1.00	=	0.28
5	0.08 X 1.20 X 1.00	=	0.10
6	3.23 X 1.20 X 1.00	=	3.88
7	3.15 X 1.55 X 1.00	=	4.88
8	3.65 X 1.15 X 1.00	=	4.20
9	0.08 X 0.82 X 1.00	=	0.07
10	1.20 X 1.35 X 1.00	=	1.62
TOTAL		=	33.45
TOTAL RERA CARPET AREA		=	40.65



FLAT NO.3 (6TH & 7TH FLOOR)

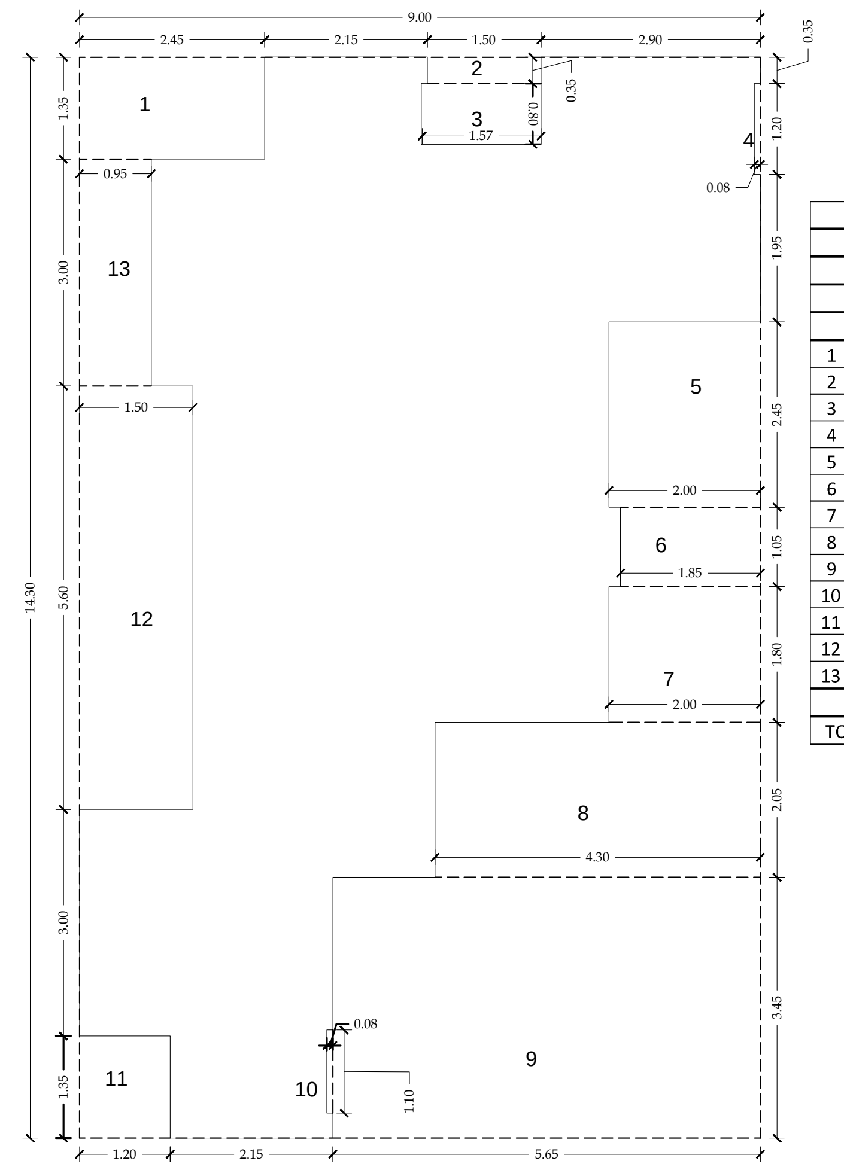
SCALE - 1:100

RERA CARPET AREA			
FLAT NO.3 (6TH & 7TH FLOOR)			
ADDITION			
	6.25 X 7.10 X 1.00	=	44.38
DEDUCTIONS			
1	1.70 X 0.15 X 1.00	=	0.26
2	3.50 X 3.05 X 1.00	=	10.68
3	0.08 X 1.10 X 1.00	=	0.09
4	1.17 X 0.85 X 1.00	=	0.99
5	2.98 X 1.90 X 1.00	=	5.67
6	2.90 X 0.50 X 1.00	=	1.45
TOTAL		=	19.13
TOTAL RERA CARPET AREA		=	25.24



FLAT NO.1 (1ST FLOOR)

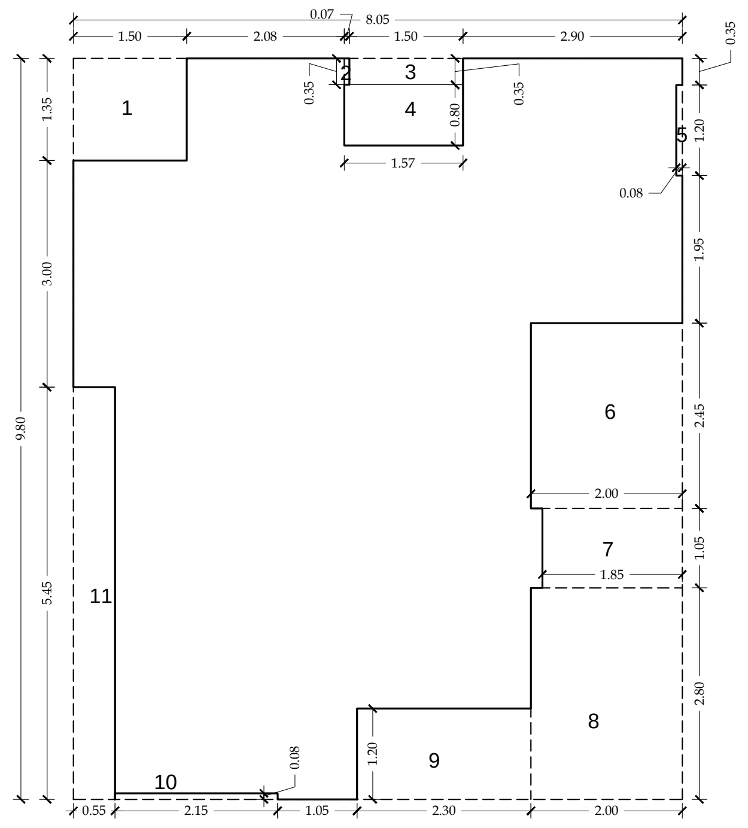
SCALE - 1:100



FLAT NO.5 (2ND FLOOR)

SCALE - 1:100

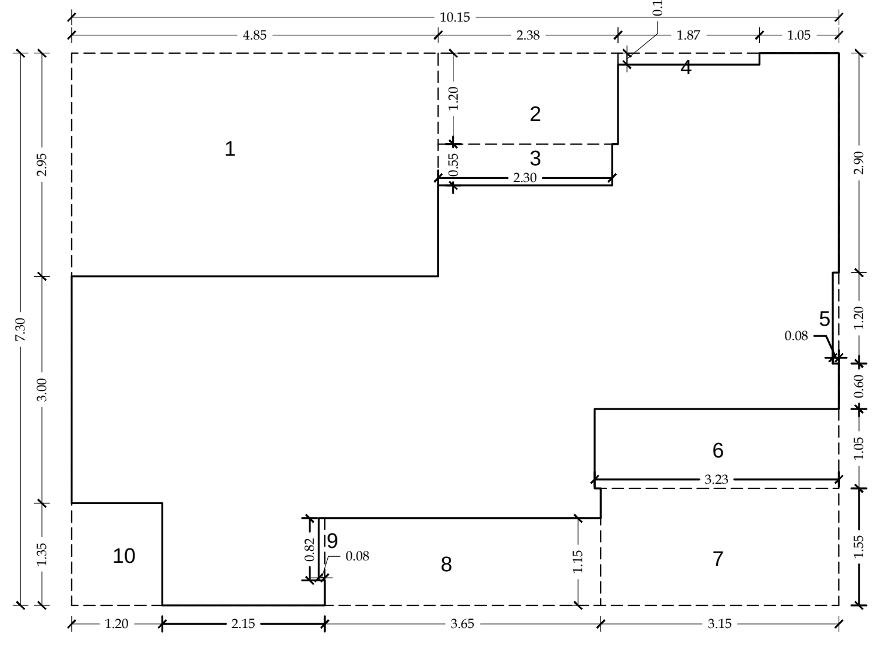
RERA CARPET AREA			
FLAT NO.5 (2ND FLOOR)			
ADDITION			
	9.00 X 14.30 X 1.00	=	128.70
DEDUCTIONS			
1	2.45 X 1.35 X 1.00	=	3.31
2	1.50 X 0.35 X 1.00	=	0.53
3	1.57 X 0.80 X 1.00	=	1.26
4	0.08 X 1.20 X 1.00	=	0.10
5	2.00 X 2.45 X 1.00	=	4.90
6	1.85 X 1.05 X 1.00	=	1.94
7	2.00 X 1.80 X 1.00	=	3.60
8	4.30 X 2.05 X 1.00	=	8.82
9	5.65 X 3.45 X 1.00	=	19.50
10	0.08 X 1.10 X 1.00	=	0.09
11	1.20 X 1.35 X 1.00	=	1.62
12	1.50 X 5.60 X 1.00	=	8.40
13	0.95 X 3.00 X 1.00	=	2.85
TOTAL		=	56.90
TOTAL RERA CARPET AREA		=	71.80



FLAT NO.5 (3RD TO 8TH FLOOR)

SCALE - 1:100

RERA CARPET AREA			
FLAT NO.5 (3RD TO 7TH FL)			
ADDITION			
	8.05 X 9.80 X 1.00	=	78.89
DEDUCTIONS			
1	1.50 X 1.35 X 1.00	=	2.03
2	0.07 X 0.35 X 1.00	=	0.02
3	1.50 X 0.35 X 1.00	=	0.53
4	1.57 X 0.80 X 1.00	=	1.25
5	0.08 X 1.20 X 1.00	=	0.09
6	2.00 X 2.45 X 1.00	=	4.90
7	1.85 X 1.05 X 1.00	=	1.94
8	2.00 X 2.80 X 1.00	=	5.60
9	2.30 X 1.20 X 1.00	=	2.76
10	2.15 X 0.08 X 1.00	=	0.16
11	0.55 X 5.45 X 1.00	=	3.00
TOTAL		=	22.27
TOTAL RERA CARPET AREA		=	56.62



FLAT NO.4 (6TH TO 9TH FLOOR)
& FLAT NO 3 (8th flr) SCALE - 1:100

RERA CARPET AREA			
FLAT NO.4 (6TH TO 9TH FLOOR)			
ADDITION			
	10.15 X 7.30 X 1.00	=	74.10
DEDUCTIONS			
1	4.85 X 2.95 X 1.00	=	14.31
2	2.38 X 1.20 X 1.00	=	2.86
3	2.30 X 0.55 X 1.00	=	1.27
4	1.87 X 0.15 X 1.00	=	0.28
5	0.08 X 1.20 X 1.00	=	0.10
6	3.23 X 1.05 X 1.00	=	3.39
7	3.15 X 1.55 X 1.00	=	4.88
8	3.65 X 1.15 X 1.00	=	4.20
9	0.08 X 0.82 X 1.00	=	0.07
10	1.20 X 1.35 X 1.00	=	1.62
TOTAL		=	32.96
TOTAL RERA CARPET AREA		=	41.13

FORM- II

CONTENTS OF SHEET

RERA CARPET AREA DIAGRAM, CALCULATION & FUNGIBLE TABLE

DESCRIPTION OF PROPERTY

PROPOSED REDEVELOPMENT OF RESIDENTIAL BLDG KNOWN AS JETHA MAHARAJ BUILDING, ON PLOT BEARING C.T.S.NO.-177, 177/1 TO 177/11, S.NO. 181,HISSA NO.1,OF VILLAGE MALAD, MALAD (EAST), TALUKA - BORIVALI, MUMBAI.

	NAME & ADDRESS OF ARCHITECT	SIGNATURE
SCALE AS NOTED DRAWN BY	MANOJ JANGID B.ARCH.- CA/2004/34701 JANGID ARCHITECTS 302, Raj Chamber, Above Uday Dairy, Manchubhai Road, Near Malad Railway Stn., Malad (E.). Mumbai.400097. jangidarchitects@gmail.com, Mo.-9322742472.	Manojkumar Tansukhram Jangid Digitally signed by Manojkumar Tansukhram Jangid Date: 2024.11.06 16:38:00 +05'30'
	NAME & ADDRESS OF THE DEVELOPER	SIGNATURE
VIKRANT DATE 24-10-2024	M/S. RAJHANS RESIDENCY Shri Rajesh V. Shingala Partner	Rajesh Vallabhbhai Shingala Digitally signed by Rajesh Vallabhbhai Shingala Date: 2024.11.06 16:38:48 +05'30'

NOTE :- THIS PLAN IS DUGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED APPROVED SUBJECT TO CONDITIONS MENTIONED IN THE AMENDED ISSUED UNDER NO. CHE/9543/BPWS/AP ON EVEN DATE

APPROVAL OF PLAN

Dhiraj Narayan Ghorpade
Digitally signed by Dhiraj Narayan Ghorpade
Date: 2024.11.07 19:09:58 +05'30'
SE (BP) P3

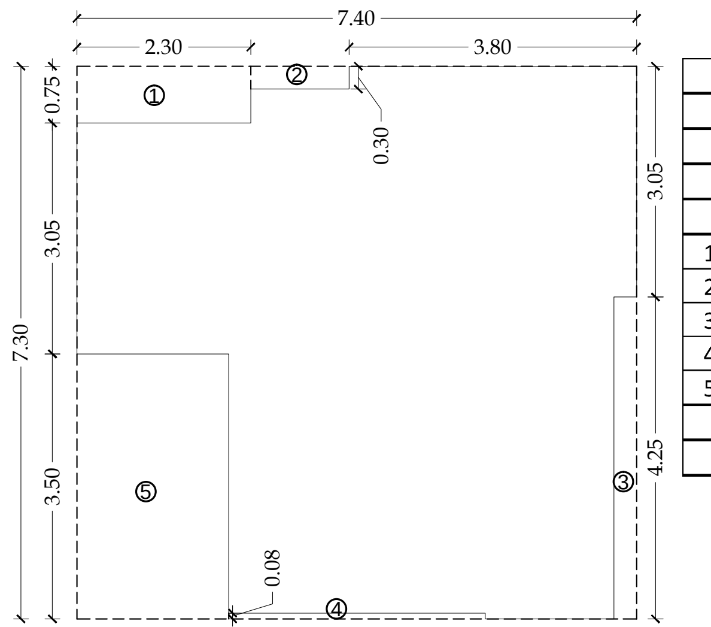
Rajesh Shridhar More
Digitally signed by Rajesh Shridhar More
Date: 2024.11.08 10:43:52 +05'30'
AE(BP) P ward

बृहन्मुंबई महानगरपालिका
Brihanmumbai Municipal Corporation

SANTOSH HARISHCHANDRA SANKHE
Digitally signed by SANTOSH HARISHCHANDRA SANKHE
Date: 2024.11.08 17:48:46 +05'30'
EE(BP) P ward

FLAT WISE BUA DIAGRAM & CALCULATION

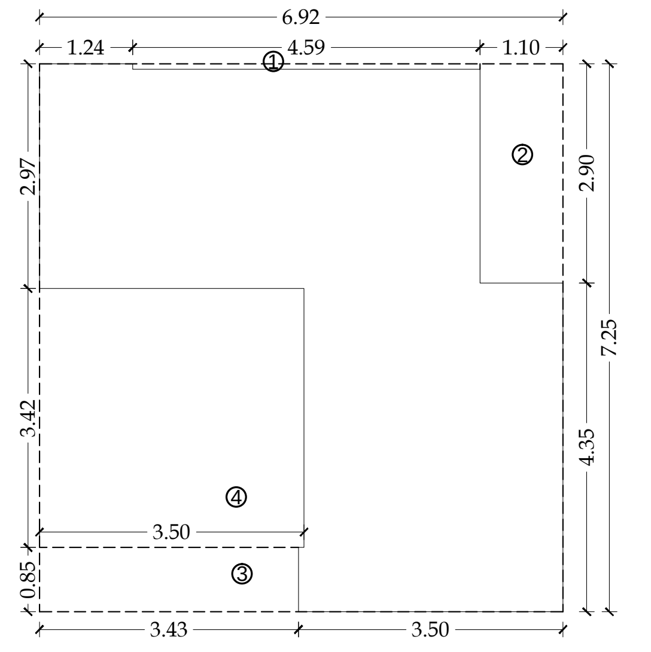
BUILT-UP AREA			
FLAT NO.2 (1ST FLOOR)			
ADDITION			
	10.38 X 14.60 X 1.00	=	151.55
DEDUCTIONS			
1	2.45 X 1.35 X 1.00	=	3.31
2	1.20 X 1.15 X 1.00	=	1.38
3	1.08 X 3.80 X 1.00	=	4.10
4	3.08 X 3.35 X 1.00	=	10.32
5	3.08 X 2.20 X 1.00	=	6.78
6	6.73 X 1.15 X 1.00	=	7.74
7	1.20 X 1.35 X 1.00	=	1.62
8	1.50 X 5.30 X 1.00	=	7.95
9	0.95 X 3.30 X 1.00	=	3.14
TOTAL		=	46.33
TOTAL BUILT-UP AREA		=	105.22



FLAT NO.1 -(2ND TO 8TH FLOOR)

SCALE - 1:100

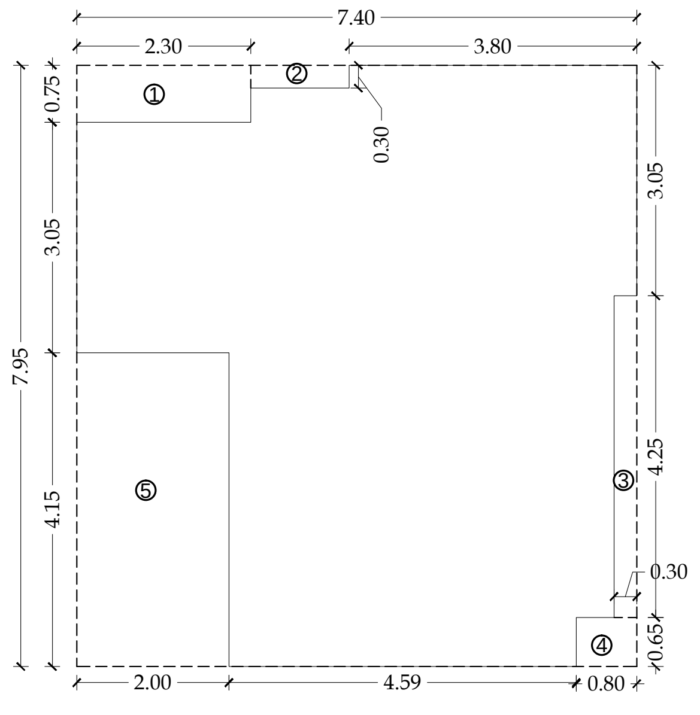
BUILT-UP AREA			
FLAT NO.1 (2ND TO 8TH FLOOR)			
ADDITION			
	7.40 X 7.30 X 1.00	=	54.02
DEDUCTIONS			
1	2.30 X 0.75 X 1.00	=	1.73
2	1.30 X 0.30 X 1.00	=	0.39
3	0.30 X 4.25 X 1.00	=	1.28
4	3.39 X 0.08 X 1.00	=	0.27
5	2.00 X 3.50 X 1.00	=	7.00
TOTAL		=	10.66
TOTAL BUILT-UP AREA		=	43.36



FLAT NO.2 -(5TH FLOOR)

SCALE - 1:100

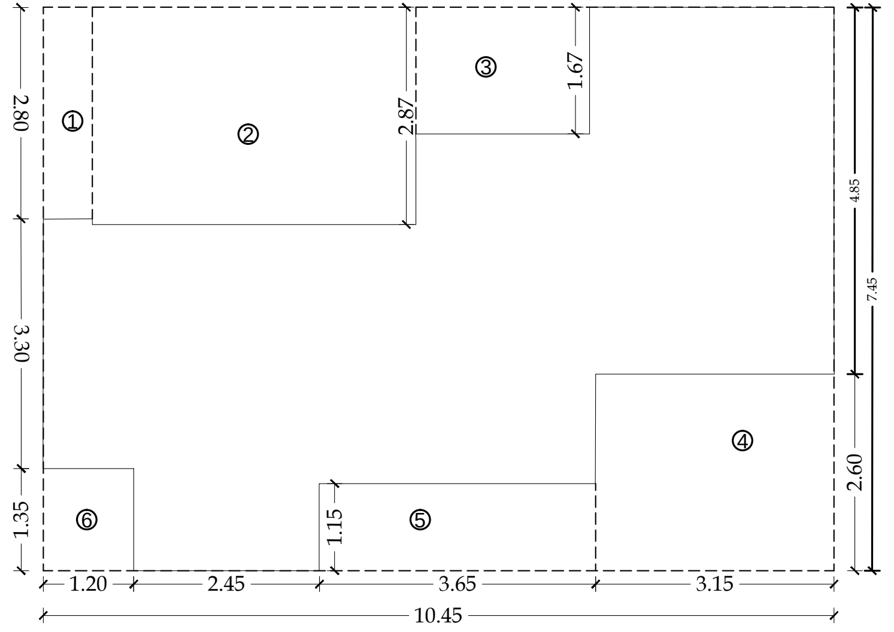
BUILT-UP AREA			
FLAT NO.2 (5TH FLOOR)			
ADDITION			
	6.92 X 7.25 X 1.00	=	50.17
DEDUCTIONS			
1	4.59 X 0.07 X 1.00	=	0.32
2	1.10 X 2.90 X 1.00	=	3.19
3	3.43 X 0.85 X 1.00	=	2.92
4	3.50 X 3.42 X 1.00	=	11.97
TOTAL		=	18.40
TOTAL BUILT-UP AREA		=	31.77



FLAT NO.1 (9TH FLOOR)

SCALE - 1:100

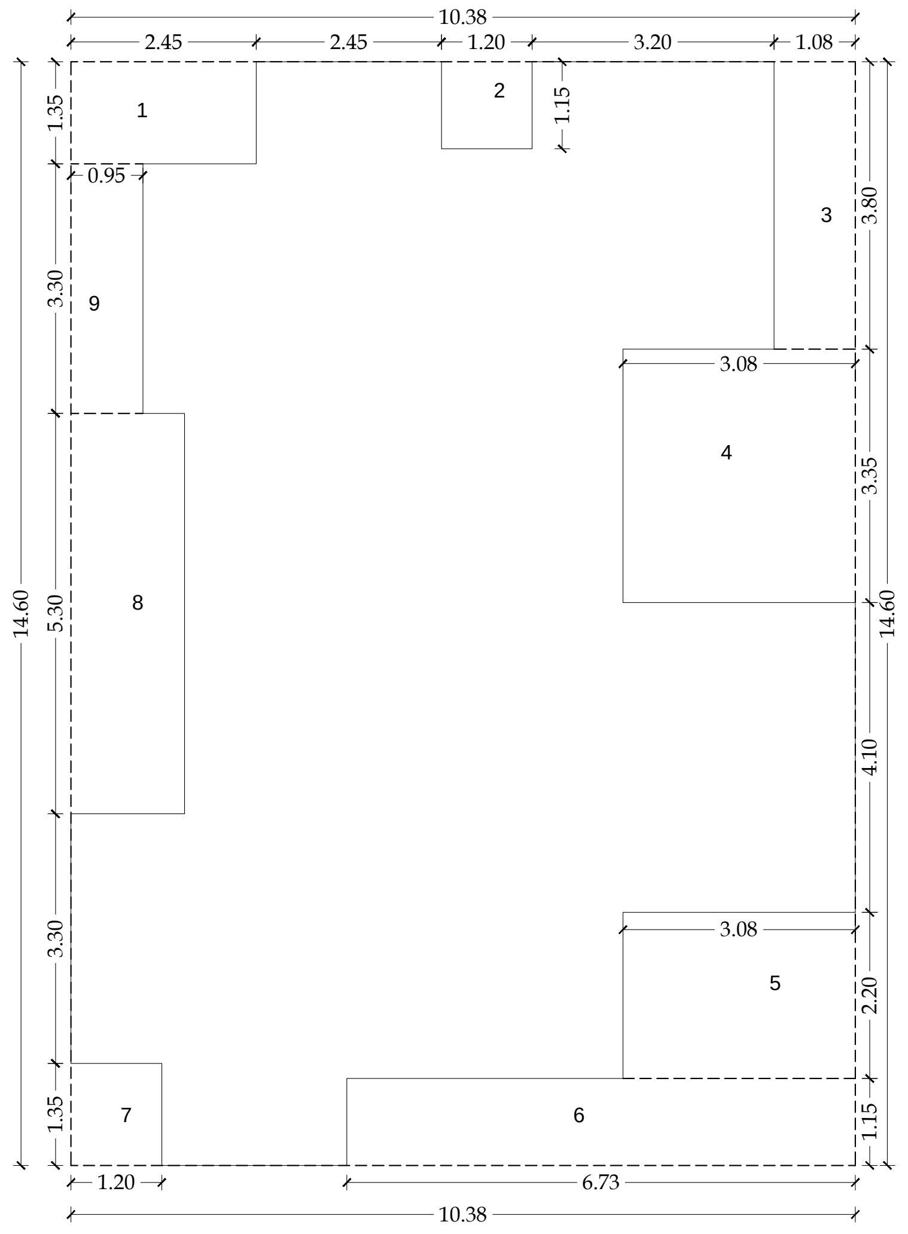
BUILT-UP AREA			
FLAT NO.1 (9TH FLOOR)			
ADDITION			
	7.40 X 7.95 X 1.00	=	58.83
DEDUCTIONS			
1	2.30 X 0.75 X 1.00	=	1.73
2	1.30 X 0.30 X 1.00	=	0.39
3	0.30 X 4.25 X 1.00	=	1.28
4	0.80 X 0.65 X 1.00	=	0.52
5	2.00 X 4.15 X 1.00	=	8.30
TOTAL		=	12.21
TOTAL BUILT-UP AREA		=	46.62



FLAT NO.4 -(9TH FLOOR)

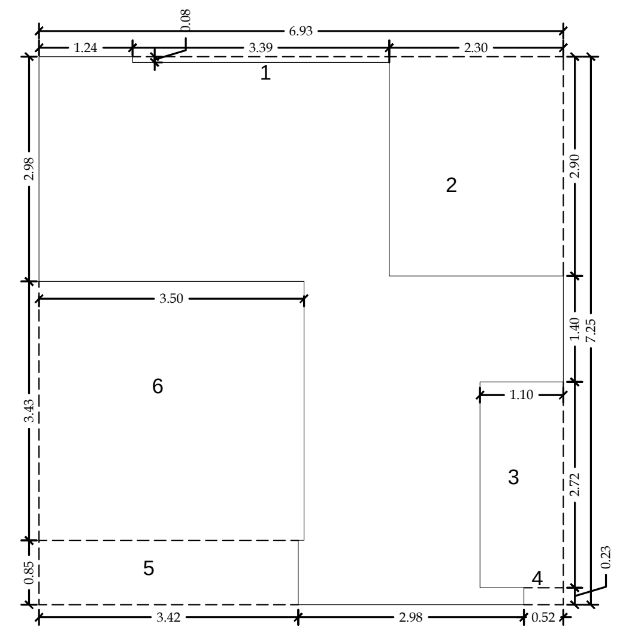
SCALE - 1:100

BUILT-UP AREA			
FLAT NO.4 (9TH FLOOR)			
ADDITION			
	10.45 X 7.45 X 1.00	=	77.85
DEDUCTIONS			
1	0.65 X 2.80 X 1.00	=	1.82
2	4.28 X 2.87 X 1.00	=	12.28
3	2.30 X 1.67 X 1.00	=	3.84
4	3.15 X 2.60 X 1.00	=	8.19
5	3.65 X 1.15 X 1.00	=	4.20
6	1.20 X 1.35 X 1.00	=	1.62
TOTAL		=	31.95
TOTAL BUILT-UP AREA		=	45.90



FLAT NO.2 (1ST FLOOR)

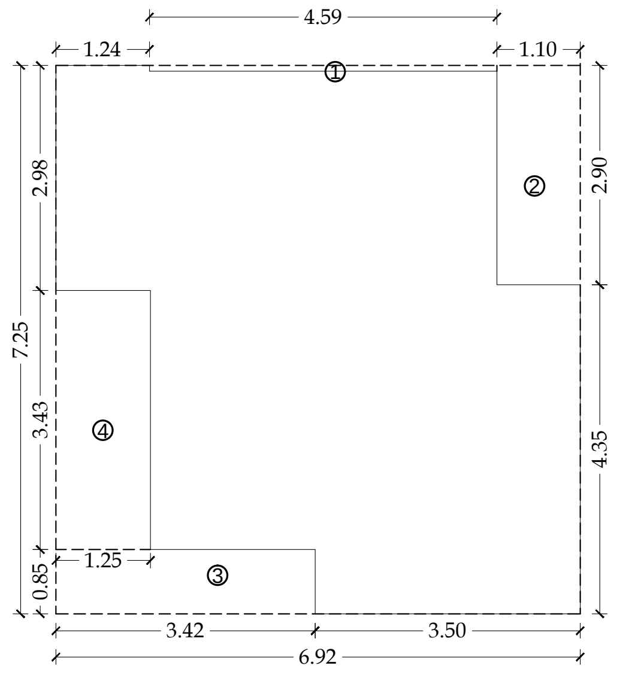
SCALE - 1:100



FLAT NO.2 -(2ND FLOOR)

SCALE - 1:100

BUILT-UP AREA			
FLAT NO.2 (2ND FLOOR)			
ADDITION			
	6.93 X 7.25 X 1.00	=	50.24
DEDUCTIONS			
1	3.39 X 0.08 X 1.00	=	0.27
2	2.30 X 2.90 X 1.00	=	6.67
3	1.10 X 2.72 X 1.00	=	2.99
4	0.52 X 0.23 X 1.00	=	0.12
5	3.42 X 0.85 X 1.00	=	2.91
6	3.50 X 3.43 X 1.00	=	12.01
TOTAL		=	24.96
TOTAL BUILT-UP AREA		=	25.28

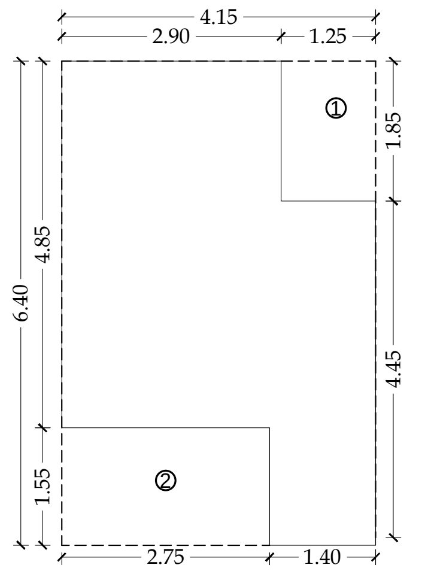


FLAT NO.2 -(3ND & 4TH FLOOR)

SCALE - 1:100

BUILT-UP AREA			
FLAT NO.2 (3RD & 4TH FLOOR)			
ADDITION			
	7.25 X 6.92 X 1.00	=	50.17
DEDUCTIONS			
1	0.07 X 4.59 X 1.00	=	0.32
2	1.10 X 2.90 X 1.00	=	3.19
3	3.42 X 0.85 X 1.00	=	2.91
4	1.25 X 3.43 X 1.00	=	4.29
TOTAL		=	10.71
TOTAL BUILT-UP AREA		=	39.46

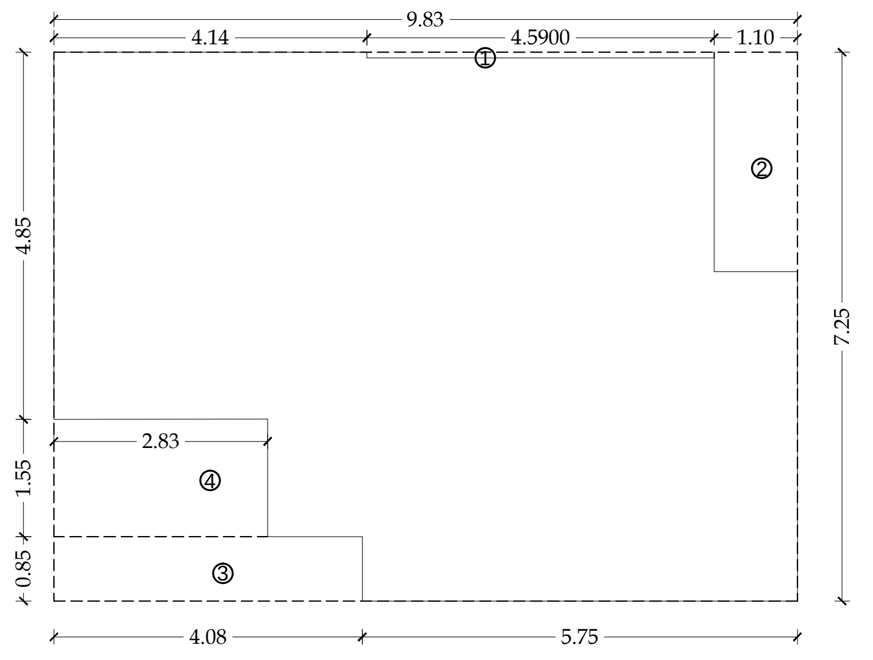
BUILT-UP AREA			
FLAT NO.2 (8TH FLOOR)			
ADDITION			
	9.83 X 7.25 X 1.00	=	71.27
DEDUCTIONS			
1	0.08 X 4.59 X 1.00	=	0.37
2	1.10 X 2.90 X 1.00	=	3.19
3	4.08 X 0.85 X 1.00	=	3.47
4	2.83 X 1.55 X 1.00	=	4.39
TOTAL		=	11.41
TOTAL BUILT-UP AREA		=	59.86



SOCIETY OFFICE NO.3 (9TH FLOOR)

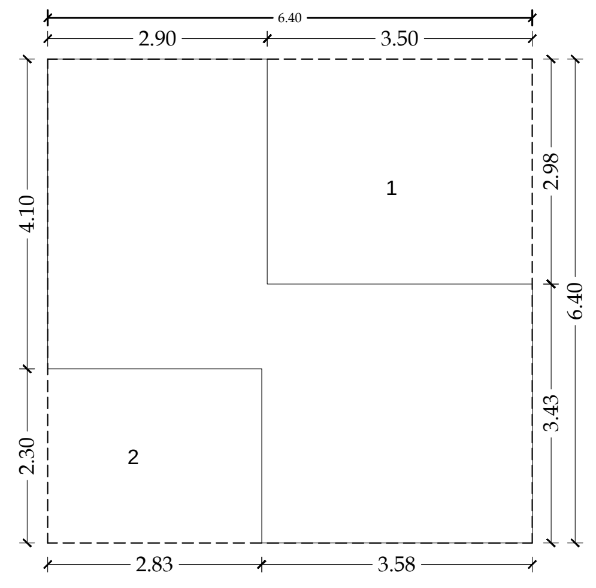
SCALE - 1:100

BUILT-UP AREA			
SOCIETY OFFICE NO.3 (9TH FLOOL)			
ADDITION			
	4.15 X 6.40 X 1.00	=	26.56
DEDUCTIONS			
1	1.25 X 1.85 X 1.00	=	2.31
2	2.75 X 1.55 X 1.00	=	4.26
TOTAL		=	6.58
TOTAL BUILT-UP AREA		=	19.99



FLAT NO.2 -(8TH FLOOR)

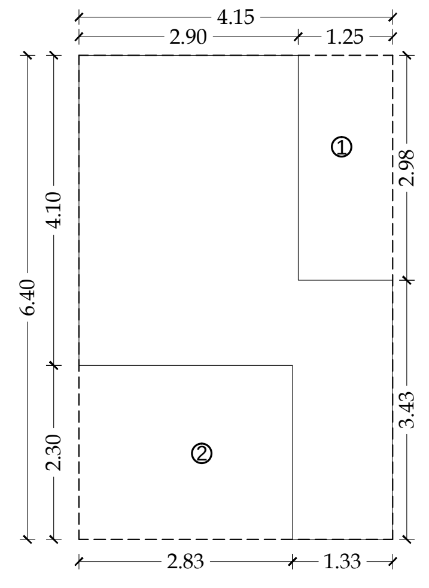
SCALE - 1:100



FLAT NO.3 (2ND & 5TH FLOOR)

SCALE - 1:100

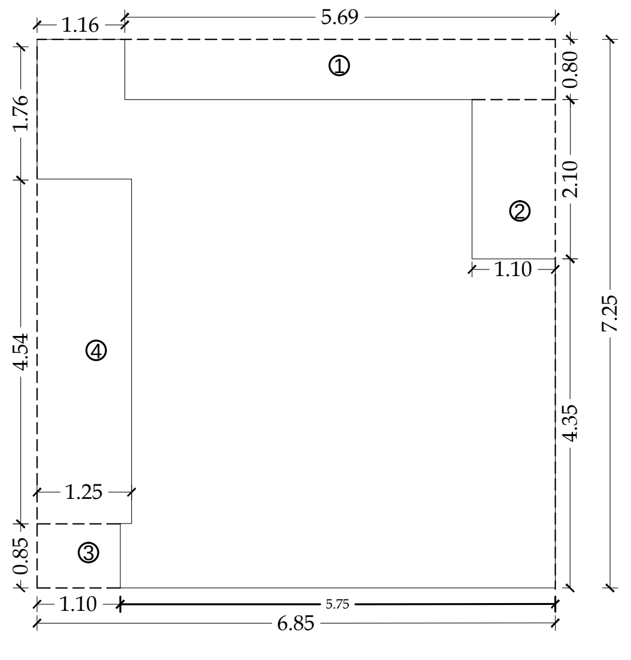
BUILT-UP AREA			
FLAT NO.3 (2ND & 5TH FLOOR)			
ADDITION			
	6.40 X 6.40 X 1.00	=	40.96
DEDUCTIONS			
1	3.50 X 2.98 X 1.00	=	10.43
2	2.83 X 2.30 X 1.00	=	6.51
TOTAL		=	16.94
TOTAL BUILT-UP AREA		=	24.02



FLAT NO.3 -(3ND & 4TH FLOOR)

SCALE - 1:100

BUILT-UP AREA			
FLAT NO.3 (3RD & 4TH FLOOR)			
ADDITION			
	4.15 X 6.40 X 1.00	=	26.56
DEDUCTIONS			
1	1.25 X 2.98 X 1.00	=	3.73
2	2.83 X 2.30 X 1.00	=	6.51
TOTAL		=	10.23
TOTAL BUILT-UP AREA		=	16.33

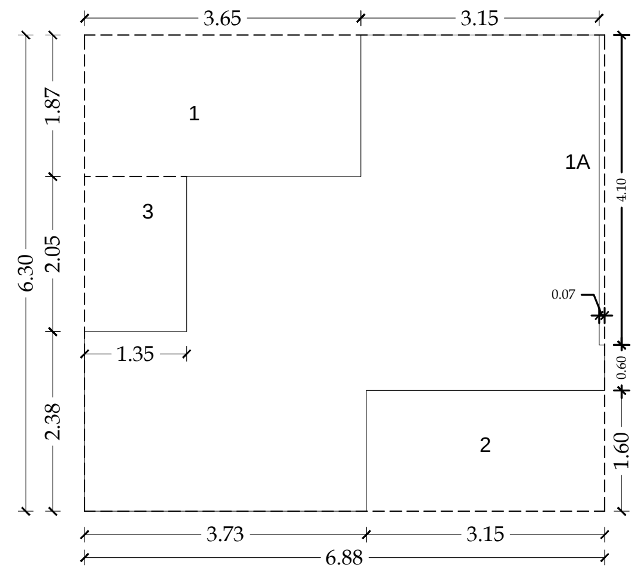


FITNESS CENTRE NO.2 (9TH FLOOR)

SCALE - 1:100

BUILT-UP AREA			
FITNESS CENTRE NO.2 (9TH FLOOR)			
ADDITION			
	6.85 X 7.25 X 1.00	=	49.66
DEDUCTIONS			
1	5.69 X 0.80 X 1.00	=	4.56
2	1.10 X 2.10 X 1.00	=	2.31
3	1.10 X 0.85 X 1.00	=	0.94
4	1.25 X 4.54 X 1.00	=	5.68
TOTAL		=	13.48
TOTAL BUILT-UP AREA		=	36.18

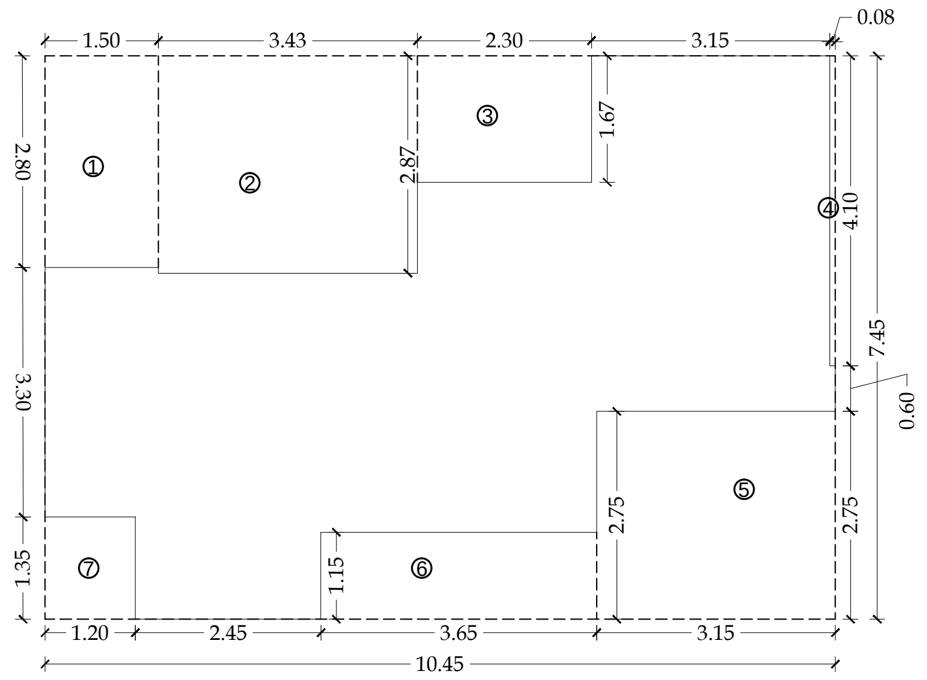
BUILT-UP AREA			
FLAT NO.1 (1ST FLOOR)			
ADDITION			
	9.82 X 14.40 X 1.00	=	141.41
DEDUCTIONS			
1	4.43 X 0.75 X 1.00	=	3.32
2	1.30 X 0.30 X 1.00	=	0.39
3	0.30 X 3.05 X 1.00	=	0.92
4	0.60 X 4.25 X 1.00	=	2.55
5	2.30 X 2.75 X 1.00	=	6.33
5A	1.10 X 2.72 X 1.00	=	2.99
5**B**	0.52 X 0.23 X 1.00	=	0.12
6	3.50 X 0.85 X 1.00	=	2.98
7	2.82 X 3.15 X 1.00	=	8.88
8	4.13 X 3.35 X 1.00	=	13.84
9	2.11 X 3.05 X 1.00	=	6.4355
TOTAL		=	48.74
TOTAL BUILT-UP AREA		=	92.67



FLAT NO.4 (2ND FLOOR)

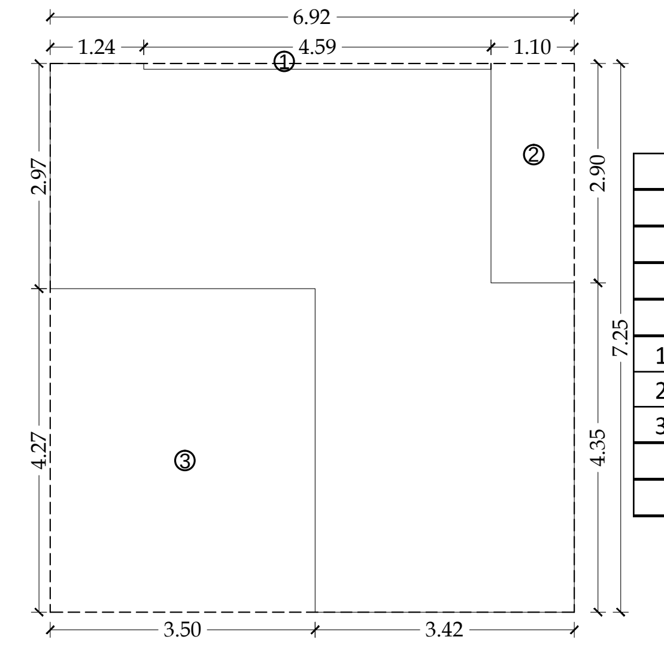
SCALE - 1:100

BUILT-UP AREA			
FLAT NO.4 (2ND FLOOR)			
ADDITION			
	6.88 X 6.30 X 1.00	=	43.31
DEDUCTIONS			
1	3.65 X 1.87 X 1.00	=	6.85
1A	0.07 X 4.10 X 1.00	=	0.29
2	3.15 X 1.60 X 1.00	=	5.06
3	1.35 X 2.05 X 1.00	=	2.77
TOTAL		=	14.96
TOTAL BUILT-UP AREA		=	28.35



FLAT NO.4 -(3ND TO 5TH FLOOR)

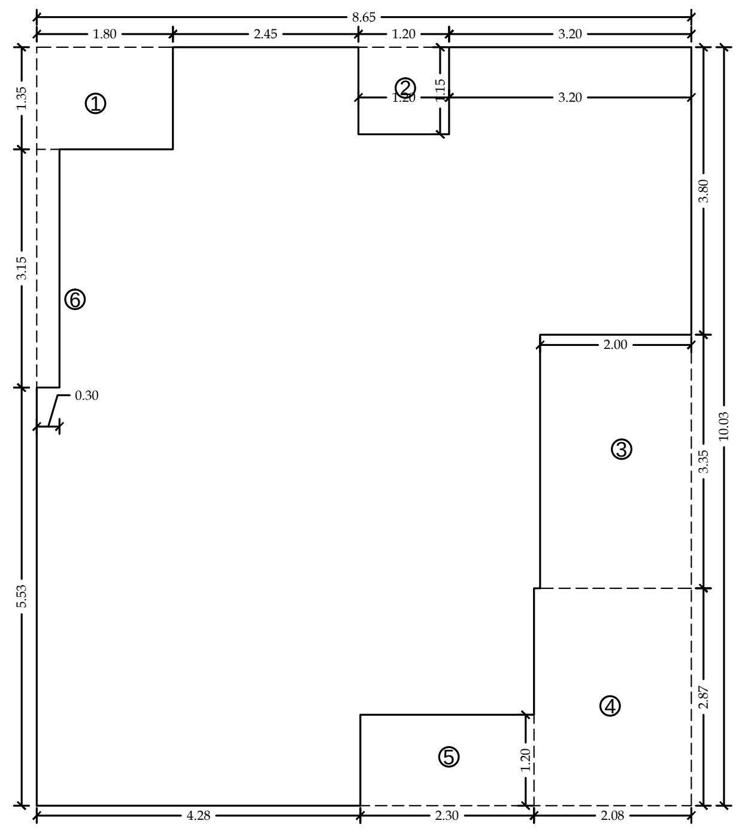
SCALE - 1:100



FLAT NO.2 -(6TH & 7TH FLOOR)

SCALE - 1:100

BUILT-UP AREA			
FLAT NO.2 (6th & 7th)			
ADDITION			
	6.92 X 7.25 X 1.00	=	50.17
DEDUCTIONS			
1	4.59 X 0.07 X 1.00	=	0.32
2	1.10 X 2.90 X 1.00	=	3.19
3	3.50 X 4.27 X 1.00	=	14.95
TOTAL		=	18.46
TOTAL BUILT-UP AREA		=	31.71



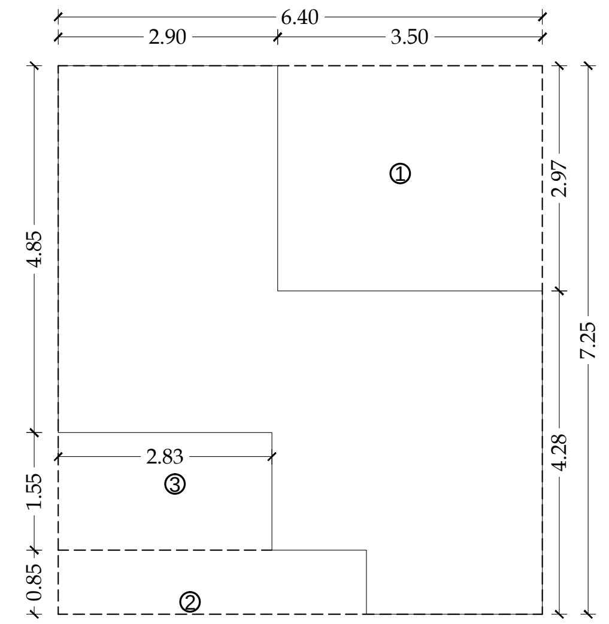
FLAT NO 4(8TH FL) FLAT NO.5 (9th FL)

SCALE - 1:100

BUILT-UP AREA			
FLAT NO 4(8TH FL) FLAT NO.5 (9th FL)			
ADDITION			
	8.65 X 10.03 X 1.00	=	86.74
DEDUCTIONS			
1	1.80 X 1.35 X 1.00	=	2.43
2	1.20 X 1.15 X 1.00	=	1.38
3	2.00 X 3.35 X 1.00	=	6.70
4	2.08 X 2.87 X 1.00	=	5.99
5	2.30 X 1.20 X 1.00	=	2.76
6	0.30 X 3.15 X 1.00	=	0.95
TOTAL		=	20.20
TOTAL BUILT-UP AREA		=	66.54

BUILT-UP AREA			
FLAT NO.4 (3ND TO 5TH FLOOR)			
ADDITION			
	10.45 X 7.45 X 1.00	=	77.85
DEDUCTIONS			
1	1.50 X 2.80 X 1.00	=	4.20
2	3.43 X 2.87 X 1.00	=	9.84
3	2.30 X 1.67 X 1.00	=	3.84
4	0.08 X 4.10 X 1.00	=	0.33
5	3.15 X 2.75 X 1.00	=	8.66
6	3.65 X 1.15 X 1.00	=	4.20
7	1.20 X 1.35 X 1.00	=	1.62
TOTAL		=	32.69
TOTAL BUILT-UP AREA		=	45.16

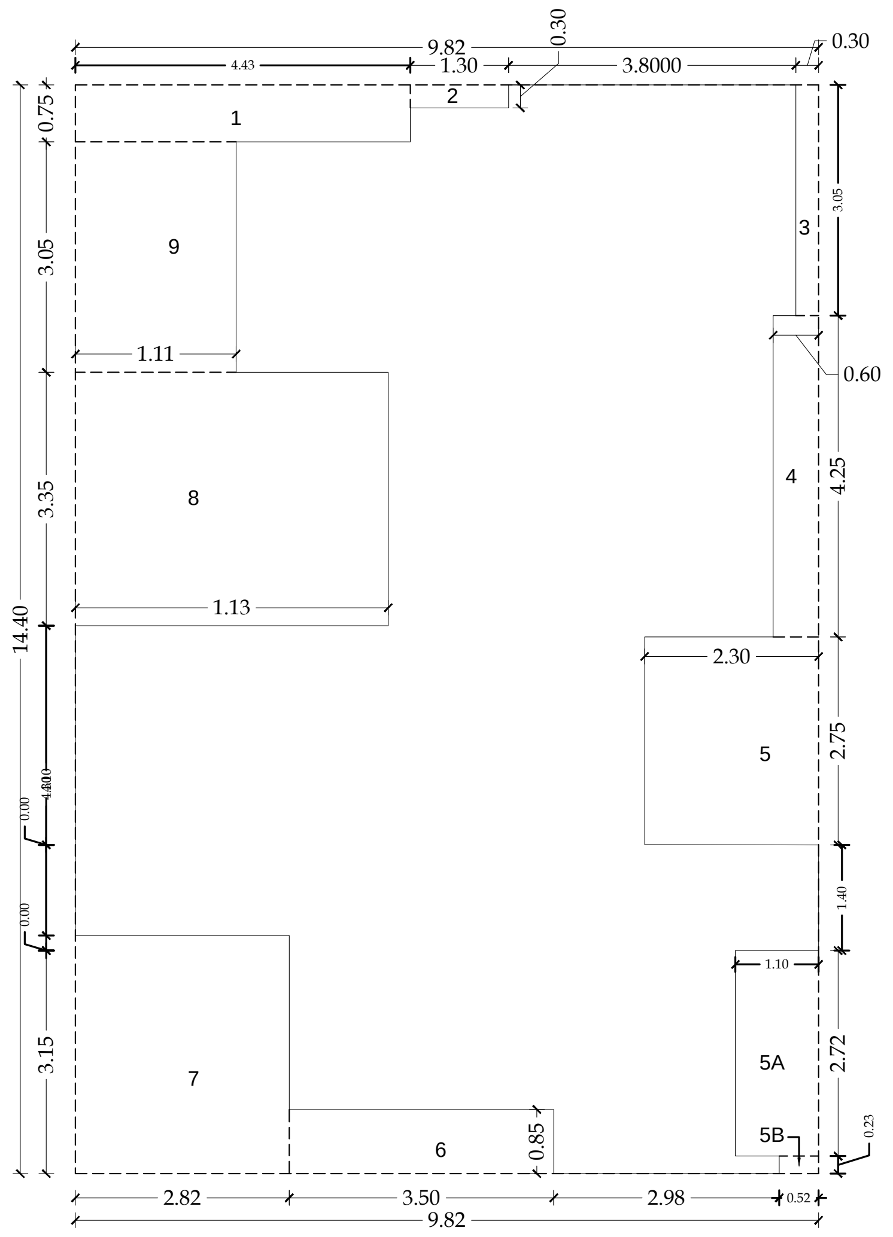
BUILT-UP AREA			
FLAT NO.5 (3RD TO 7TH FLOOR),			
ADDITION			
	8.35 X 10.03 X 1.00	=	83.75
DEDUCTIONS			
1	1.50 X 1.35 X 1.00	=	2.03
2	1.20 X 1.15 X 1.00	=	1.38
3	2.00 X 3.35 X 1.00	=	6.70
4	2.08 X 1.67 X 1.00	=	3.47
5	4.38 X 1.20 X 1.00	=	5.26
6	0.55 X 5.38 X 1.00	=	2.96
TOTAL		=	21.79
TOTAL BUILT-UP AREA		=	61.96



FLAT NO.3 -(6TH & 7TH FLOOR)

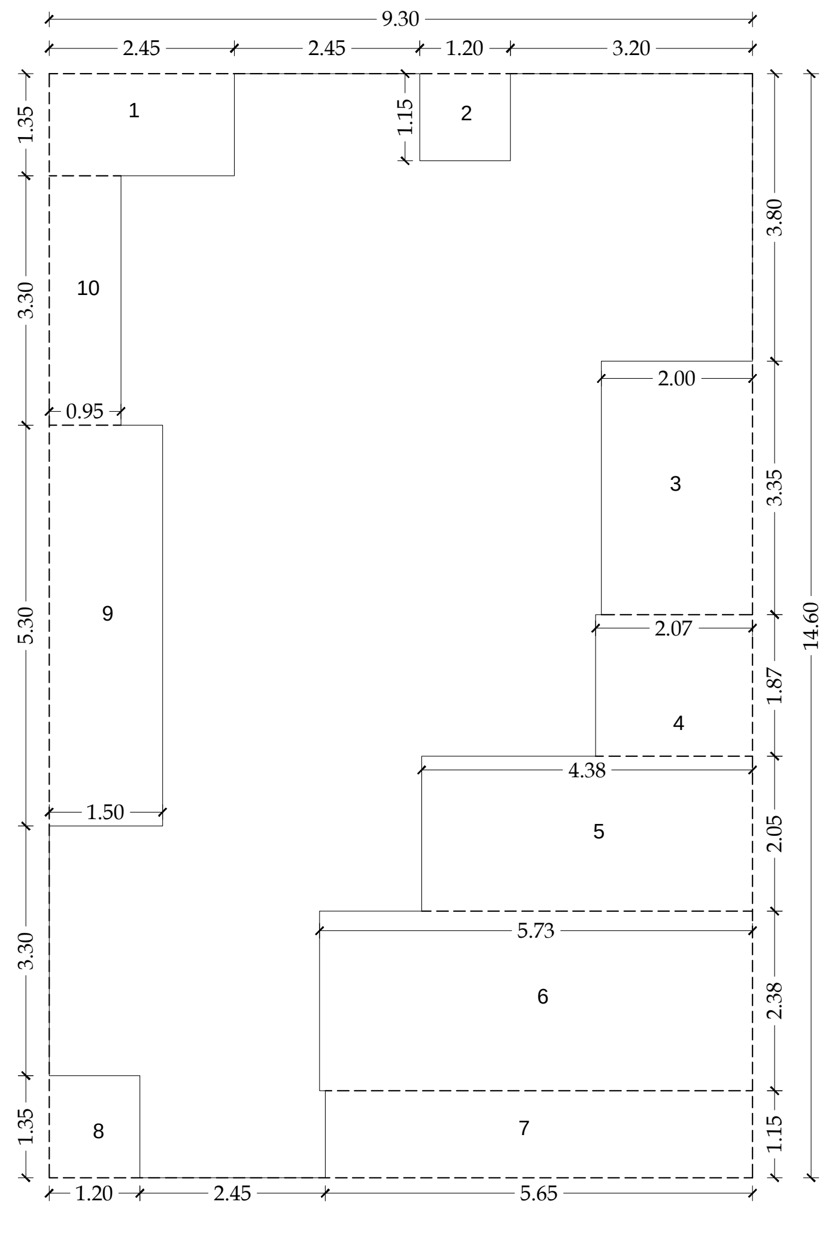
SCALE - 1:100

BUILT-UP AREA			
FLAT NO.3 (6TH & 7TH FLOOR)			
ADDITION			
	6.40 X 7.25 X 1.00	=	46.40
DEDUCTIONS			
1	3.50 X 2.97 X 1.00	=	10.40
2	4.08 X 0.85 X 1.00	=	3.47
3	2.83 X 1.55 X 1.00	=	4.39
TOTAL		=	18.25
TOTAL BUILT-UP AREA		=	28.15



FLAT NO.1 (1ST FLOOR)

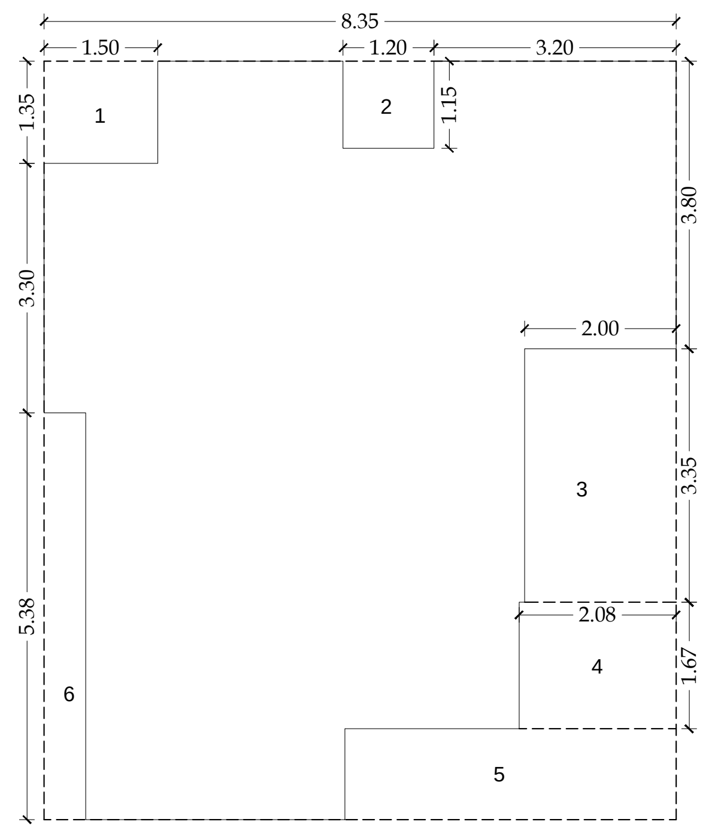
SCALE - 1:100



FLAT NO.5 (2ND FLOOR)

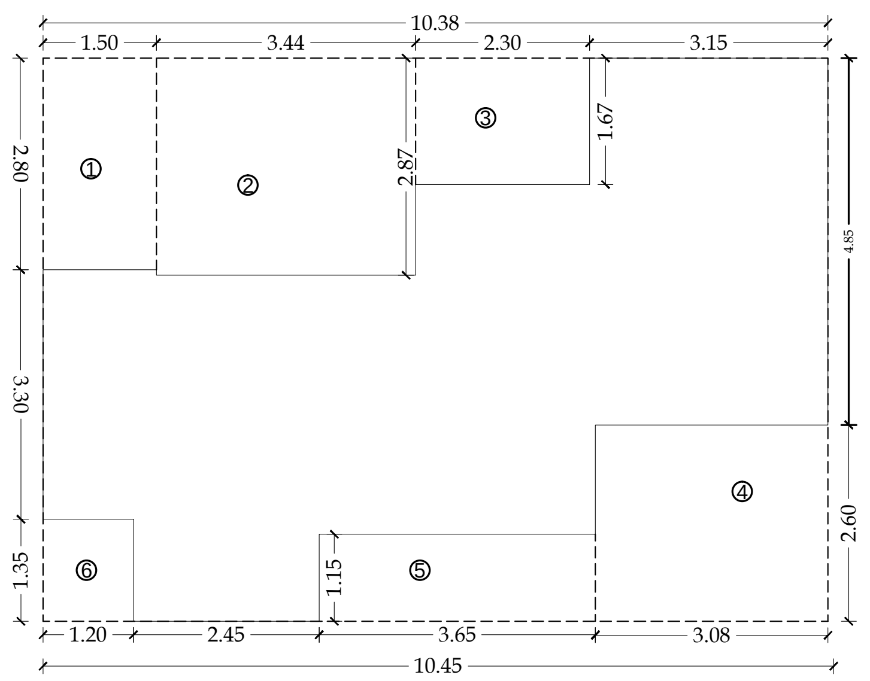
SCALE - 1:100

BUILT-UP AREA						
FLAT NO.5(2ND FLOOR)						
ADDITION						
	9.30	X	14.60	X	1.00	=	135.78
DEDUCTIONS						
1	2.45	X	1.35	X	1.00	=	3.31
2	1.20	X	1.15	X	1.00	=	1.38
3	2.00	X	3.35	X	1.00	=	6.70
4	2.07	X	1.87	X	1.00	=	3.87
5	4.38	X	2.05	X	1.00	=	8.97
6	5.73	X	2.38	X	1.00	=	13.64
7	5.65	X	1.15	X	1.00	=	6.47
8	1.20	X	1.35	X	1.00	=	1.62
9	1.5	X	5.3	X	1.00	=	7.95
10	0.95	X	3.3	X	1.00	=	3.135
TOTAL						=	57.04
TOTAL BUILT-UP AREA						=	78.74



FLAT NO.5 (3RD TO 7TH FLOOR)

SCALE - 1:100



FLAT NO.4 -(6TH & 8TH FLOOR)

SCALE - 1:100

BUILT-UP AREA			
FLAT NO.4 (6th & TO 8th FLOOR)			
ADDITION			
	10.38 X 7.45 X 1.00	=	77.33
DEDUCTIONS			
1	1.50 X 2.80 X 1.00	=	4.20
2	3.44 X 2.87 X 1.00	=	9.87
3	2.30 X 1.67 X 1.00	=	3.84
4	3.08 X 2.60 X 1.00	=	8.01
5	3.65 X 1.15 X 1.00	=	4.20
6	1.20 X 1.35 X 1.00	=	1.62
TOTAL		=	31.74
TOTAL BUILT-UP AREA		=	45.59

FORM- II

CONTENTS OF SHEET

FLAT WISE BUA DIAGRAM & CALCULATION

DESCRIPTION OF PROPERTY

PROPOSED REDEVELOPMENT OF RESIDENTIAL BLDG KNOWN AS JETHA MAHARAJ BUILDING, ON PLOT BEARING C.T.S.NO.-177, 177/1 TO 177/11, S.NO. 181,HISSA NO.1,OF VILLAGE MALAD, MALAD (EAST), TALUKA - BORIVALI, MUMBAI.

	NAME & ADDRESS OF ARCHITECT	SIGNATURE
SCALE AS NOTED DRAWN BY	MANOJ JANGID B.ARCH.- CA/2004/34701 JANGID ARCHITECTS 302, Raj Chamber, Above Uday Dairy, Manchubhai Road, Near Malad Railway Stn., Malad (E.). Mumbai.400097. jangidarchitects@gmail.com, Mo.-9322742472.	Manojkumar Tansukhram Jangid Digitally signed by Manojkumar Tansukhram Jangid Date: 2024.11.06 16:38:16 +05'30'
	NAME & ADDRESS OF THE DEVELOPER	SIGNATURE
VIKRANT DATE 24-10-2024	M/S. RAJHANS RESIDENCY Shri Rajesh V. Shingala Partner	Rajesh Vallabhbhai Shingala Digitally signed by Rajesh Vallabhbhai Shingala Date: 2024.11.06 16:38:33 +05'30'

NOTE :- THIS PLAN IS DUGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED APPROVED SUBJECT TO CONDITIONS MENTIONED IN THE AMENDED ISSUED UNDER NO. CHE/9543/BPWS/AP ON EVEN DATE

APPROVAL OF PLAN

Dhiraj Narayan Ghorpade
Digitally signed by Dhiraj Narayan Ghorpade
Date: 2024.11.07 19:10:20 +05'30'
SE (BP) P3

Rajesh Shridhar More
Digitally signed by Rajesh Shridhar More
Date: 2024.11.08 10:44:04 +05'30'
AE(BP) P ward

SANTOSH HARISHCHANDRA SANKHE
Digitally signed by SANTOSH HARISHCHANDRA SANKHE
Date: 2024.11.08 17:48:58 +05'30'
EE(BP) P ward