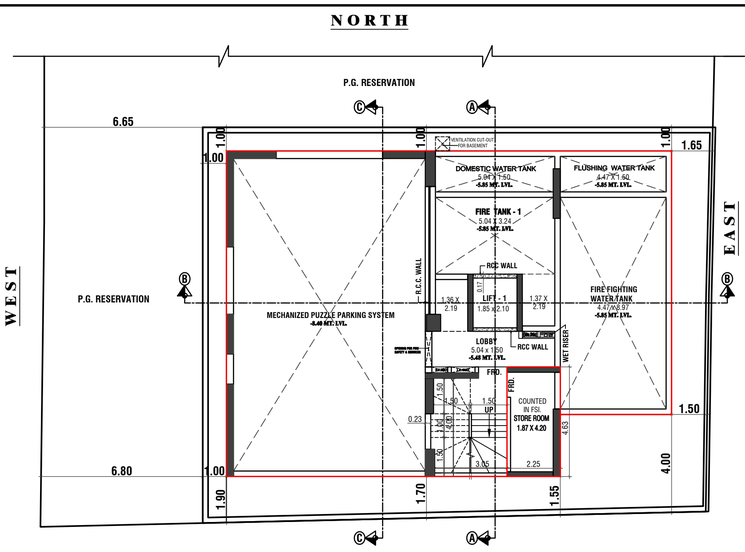
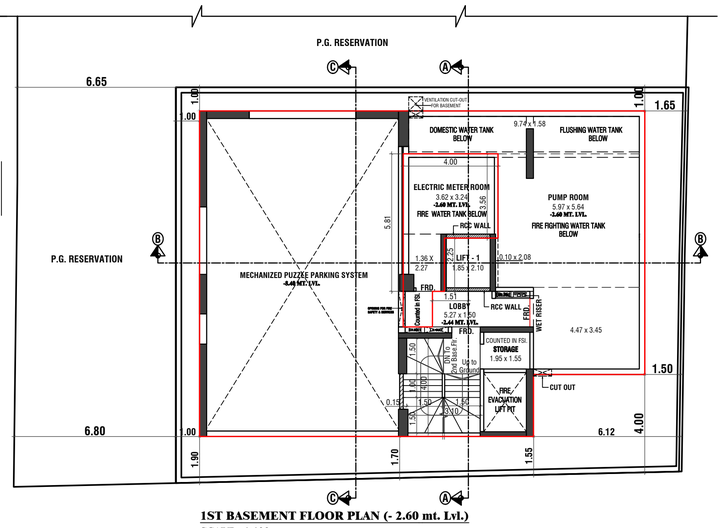
AMEND TWO PLAN	SHEET NO.- 1/3
FILE NO. : P- 8931 / 2021 / (681) / R/C Ward / FP	

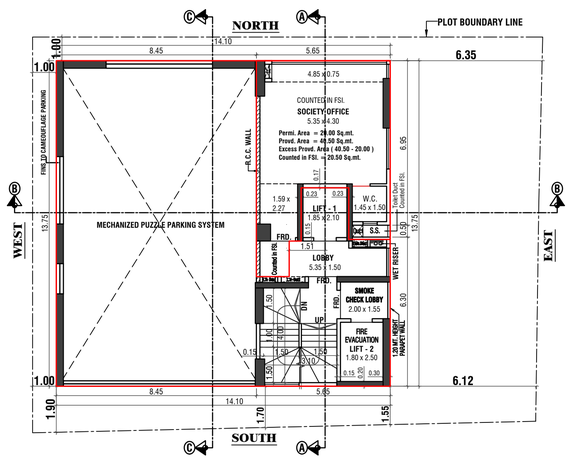
NOTE :- ALL DIMENSIONS ARE IN METER
(1) ALL OUTER WALLS ARE (0.15 MT.) 6" THIK. R.C.C. WALLS
(2) ALL INTRNAL WALLS ARE (0.10 MT.) 4" THIK. R.C.C. WALLS



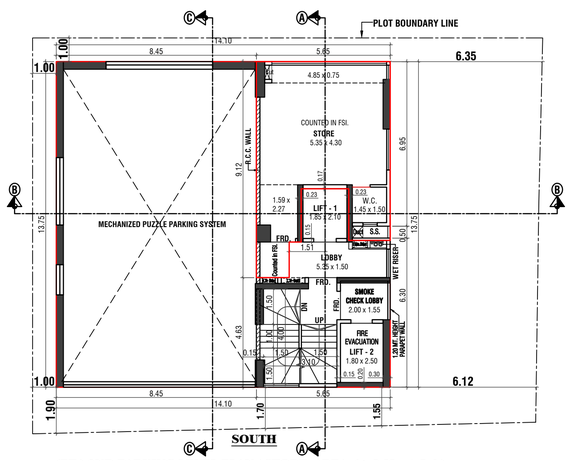
2ND BASEMENT FLOOR PLAN (- 8.40 mt. Lvl.)
SCALE - 1:100



1ST BASEMENT FLOOR PLAN (- 2.60 mt. Lvl.)
SCALE - 1:100



(PT.) 1ST PARKING LEVEL PLAN / SOCIETY OFFICE (+ 5.66 mt. Lvl.)
SCALE - 1:100



(PT.) 2ND PARKING LEVEL PLAN / STORE AREA (+ 8.58 mt. Lvl.)
SCALE - 1:100

PROPOSED BUILT UP AREA SUMMARY

SR. No.	FLOORS NO.	PROPOSED BUILT UP AREA (In Sq.mt.)	STAIRCASE / LIFT / LOBBY AREA (By Charging Premium) (In Sq.mt.)
(1)	(2)	(3)	(4)
1	1ST BASEMENT FLR. / Pt. Parking Lvl.	- - -	- - -
	2ND BASEMENT FLR. / Pt. Parking Lvl.	- - -	- - -
	GROUND FLOOR (For Parking)	- - -	- - -
	1ST Parking Level Plan / Pt. Floor Plan	- - -	- - -
	2ND Parking Level Plan / Pt. Floor Plan	40.48	37.21
	1ST FLOOR	158.06	35.82
	2ND FLOOR	158.06	35.82
	3RD FLOOR	158.06	35.82
	4TH FLOOR	158.06	35.82
	5TH FLOOR (For Refuge)	113.98	36.51
	6TH FLOOR	158.06	35.82
	7TH FLOOR	158.06	35.82
	8TH FLOOR	158.06	35.82
	9TH FLOOR	158.06	35.82
	10TH FLOOR	158.06	35.82
	11TH FLOOR	158.06	35.82
	12TH FLOOR (For Refuge)	113.98	36.51
	13TH FLOOR	158.06	35.82
	14TH FLOOR	158.06	35.82
	15TH FLOOR	158.06	35.82
	16TH FLOOR	158.06	35.82
	17TH FLOOR	158.06	35.82
	18TH FLOOR	158.06	35.82
	19TH FLOOR (For Refuge)	87.92	36.51
	20TH FLOOR	158.06	35.82
	TOTAL FLOOR AREA	3043.38	755.68
(1a)	EXCESS PROVIDED COUNTED IN FSI. 1st Bas. Flr. Elec. Meter Rm. Area = 24.49 / 2nd Bas. Flr. Store Rm. Area = 10.42 / 1st Bas. Flr. Storage Area = 4.34 / 1st Flr. Society Office Area = 20.50 / 19th Flr. Refuge Area = 4.63	64.38	
2	TOTAL BUA PROPOSED	3107.76	
3	FUNGIBLE COMPENSATORY AREA PROPOSED: (SR. NO. 2 / 1.35) OR AS PROPOSED	607.35	
	NET BUA PROPOSED (2 - 3) (Without F.C. FSI.)	2500.41	

PARKING SPACE STATEMENT

[AS PER - DCPR 2034] { REG. NO. 44, Table No. 21 }

(A) RESIDENTIAL :-

CARPET AREA (In Sq.mt.)	NO.OF FLATS	PARKING PERMISSIBLE AS PER DCPR RULES 2034.	NO. OF PARKING REQUIRED
UP TO 45	2.00 NOS.	1 PARKING FOR / 4 TENEMENTS	0.50
45 TO 60	NIL	1 PARKING FOR / 2 TENEMENTS	NIL
60 TO 90	37.00 NOS.	1 PARKING FOR / 1 TENEMENTS	37.00
ABOVE 90	NIL	2 PARKING FOR / 1 TENEMENTS	NIL
TOTAL TENEMENTS	39 NO. OF FLATS		37.50
ADDI. 10% VISITOR PARKING SPACE (MIN. - 1 NOS)		[37.50 x 10% = 3.75]	3.75
TOTAL REQUIRED PARKING SPACES		[37.50 + 3.75 = 41.25] SAY	41 NOS.
ADDITIONAL 50% PERMISSIBLE FREE OF FSI. / WITHOUT CHARGING PREMIUM = [41 x 50%] = 20.50			21 NOS.
TOTAL PERMISSIBLE PARKING SPACES		[41 + 21]	62 NOS.
TOTAL PARKING SPACES PROVIDED			41 NOS.

DETAILS OF PARKING SPACES PROVIDED

FLOORS	PARKING SPACES PROVIDED		
	BIG PARKIG	SMALL PARKING	TOTAL PARKING
BASEMENT - I	18	NA	18
BASEMENT - II			
STILT	23	NA	23
PODIUM - I			
PODIUM - II			
MECHANISED TOWER PARKING	41	NA	41
TOTAL =	41	NIL	41
% RATIO TO TOTAL	100.00%	NIL	100%

SUB-DEVIDED PLOT AREA STATEMENT :-

1)	LEAST AREA OF PLOT CONSIDERED FOR PROPOSAL	= 1173.90 Sq.mt.
2)	LESS ROAD SET-BACK AREA	= NIL
3)	BALANCE AREA OF PLOT	= 1173.90 Sq.mt.
4)	70% PLOT FOR P.G. RESERVATION TO BE HANDED OVER TO MCGM AS PER DCPR 2034 C.T.S. NO. 681	(1173.90 x 70%) = 821.73 Sq.mt.
5)	30% PLOT LINE FOR RESIDENTIAL USER IN PG TO BE DEVELOPED BY DEVELOPER AS PER DCPR 2034 C.T.S. NO. 681	(1173.90 x 30%) = 352.17 Sq.mt.

FORM - I

SR. NO.	I AREA STATEMENT		PROPOSED PLAN AS PER DCPR 2034 Area in sq.mt.
1	AREA OF PLOT -	(AREA AS PER P.R.C.)	1229.50
		(TRIANGULATION AREA AS PER F.P. BOUNDARY)	1173.90
		LEAST AREA ADOPTED FOR PRAPOSAL	1173.90
	(a) Area of Reservation in Plot		NIL
	(b) Area of Road Set-back		NIL
	(c) Area of D. P. Road		NIL
	(d) Other		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
	(c) (i) Reservation Area to be Handed Over (100%) (Regulation No 17)		NIL
	(ii) Reservation Area to be Handed Over As Per AR (Regulation No 17)	(ROS 1.4) 1173.90 x 70% = 821.73 Sq.mt.	821.73
	(B) FOR AMENITY AREA		
	(a) Area of Amenity Plot / Plots to be Handed Over As Per DCR 14 (A)		N.A.
	(b) Area of Amenity Plot / Plots to be Handed Over As Per DCR 14 (B)		N.A.
	(c) Area of Amenity Plot / Plots to be Handed Over As Per DCR 35 (Abeyance)		N.A.
	(C) Deductions For Existing BUA to be Retained if any Land Component of Existing BUA / Existing BUA As Per Regulation Under Wich The Development Was Allowed.		NIL
3	TOTAL DEDUCTIONS [2(A) (a) + 2(B) (a) + 2(C) AS AND WHEN APPLICABLE.]		821.73
4	BALANCE AREA OF PLOT (1 Minus 3)		352.17
5	PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM / APPROPRIATE AUTHORITY AS PER SR. NO. 4 ABOVE	30% Plot (B) 1173.90 x 30% = 352.17 Sq.mt.	352.17
6	ZONAL (Basic) FSI (0.50 OR 0.75 OR 1 OR 1.33)		1.00
7	BUILT UP AREA AS PER ZONAL (Basic) FSI (5 + 6) (In Case of Mill Land Permissible BUA Kept In Abeyance)		352.17
8	BUILT UP EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 30(A)		- - -
	(i) AS PER 2(A)AND 2(B)EXCEPT 2(A)C(II)ABOVE WITH IN CAP OF "ADMISSIBLE TDR" AS COLUMN 6 OF TABLE - 12 ON REMAINING / BALANCE PLOT)	200% For Set-Back = (NIL x 2)	NIL
	(ii) IN CASE OF 2(A)C(I) (II) PERMISSIBLE OVER AND ABOVE PERMISSIBLE BUA ON REMAINING / BALANCE PLOT	70% Plot (A) For P.G. Reservation To Be Handed Over To MCGM As Per AR Policy (Sub Plot - A) (1173.90 x 70%) = 821.73 Sq.mt.	821.73
9	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER (WITHIN THE LIMIT OF PERMISSIBLE BUA ON REMAINING PLOT)		N.A.
10	BUILT UP AREA DUE TO " ADDITIONAL FSI ON PAYMENT OF PREMIUM " AS PER TABLE NO 12 OF REGULATION NO 30(A) ON REMAINING / BALANCE PLOT.	50% PERMISSIBLE ADDITIONAL FSI. Permissible (1173.90 x 50%) = 586.95 Sq.mt.	586.95
11	BUILT UP AREA DUE TO ADMISSIBLE "TDR " AS PER TABLE NO 12 OF REGULATION NO 30(A) AND 32 ON REMAINING / BALANCE PLOT.	70% DUE TO AVAILABLE ROAD WIDTH = 13.40 MT. PERMISSIBLE TDR (1173.90 x 70%) = 821.73 Sq.mt. Less Road Set Back Area Advantage = NIL (Slum TDR) = NIL (Reservation TDR) = NIL Total TDR Now Proposed = NIL	NIL
	11(a) ADDITIONAL BUA EQUAL TO AREA OF PLOT TO BE HANDED OVER UNDER ACCOMMODATION RESERVATION POLICY AS PER NOTE. 20(VII) (a) OF REGULATION 17(1). = (1173.90 x 70%) = 821.73 x 0.90% = 739.56 Sq.mt.		739.56
12	PERMISSIBLE BUILT UP AREA = (7 + 8 + 9 + 10 + 11, + 11(a) { AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2 (C) }		2500.41
	(e) EXISTING BUILT UP AREA		NIL
13	PROPOSED BUILT UP AREA { AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2 (C) }	Purely Resi. Built Up Area = 2500.41 Sq.mt. / Remaining Non - Resi. Built Up Area = NIL	2500.41
14	TDR GENERATED IF ANY AS PER REGULATION 30(A) AND 32		NIL
15	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31 (3)		
	(a) (i) Permissible Fungible Compensatory Area For Rehab Component Without Charging Premium	Residential = NIL / Commercial = NIL	NIL
	(ii) Fungible Compensatory Area Availed For Rehab Component Without Charging Premium (Resi. + Comm.)	Residential = NIL / Commercial = NIL	NIL
	(b) (i) Permissible Fungible Compensatory Area by Charging Premium (Resi. 0.35%) + (Comm. 0.35%)	Permi. Resi. [2500.41 x 0.35%] = 875.14 Sq.mt. / Permi. Comm. = NIL	875.14
	(ii) Fungible Compensatory Area Availed On Payment OF Premium (Resi. + Comm.)	Prop. Resi. = 607.35 Sq.mt. / Prop. Comm. = NIL	607.35
16	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (13 + 15 (b) (iii))		3107.76
17	FSI CONSUMED ON NET PLOT (13/4)		8.82
II	OTHER REQUIREMENTS		
A	RESERVATION / DESIGNATION		
	(a) Name of Reservation		- - -
	(b) Area of Reservation Affecting The Plot		- - -
	(c) Area of Reservation Land to be Handed / Handed Over As Per Regulation No. 17		- - -
	(d) Built up Area of Amenity to be Handed Over As Per Regulation No. 17		- - -
	(e) 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	REQUIRMENT OF RECREATIONAL OPEN SPACE IN LAYOUT / PLOT AS REGULATION NO. 27		NIL
D	TENEMENT STATEMENT		
	(i) Proposed Built up Area (13 Above)		3107.76
	(ii) Less Deduction of Non-Residential Area (Shop Etc.)		NIL
	(iii) Area Available For Tenements [(i) Minus (ii).]		3107.76
	(iv) Tenements Permissible (Density of Tenements 450 / Hectare)		140.00
	(v) Total Number of Tenements Proposed on The Plot		39 NOS.
E	PARKING STATEMENT		
	(i) PARKING REQUIRED BY REGULATIONS FOR		41 NOS.
	Car Scooter / Motor Cycle Outsiders (Visitors)		
	(ii) COVERED GARAGE PERMISSIBLE		
	(iii) COVERED GARAGE PROPOSED		
	Car Scooter / Motor Cycle Outsiders (Visitors)		
	(iv) TOTAL PARKING PROVIDED		41 NOS.
F	TRANSPORT VEHICLES PARKING		
	(i) Space 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 27/02/2021 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 1173.90 Sq. mts. And Tallies With The Area Stated in the Document of Ownership / Town is Planning Scheme Records.

MANISHKUMAR MANHARLAL SHAH
Signature of Architect

FORM - II

CONTENTS OF SHEET :
1ST & 2ND BASEMENT FLOOR , STILT FLOOR PLAN, 1ST & 2ND FLOOR / PT. PARKING LVL., BUILT UP LINE AREA DIAGRAM & CALCULATIONS, BLOCK & LOCATION PLAN, PLOT LINE AREA DIAGRAM & CALCULATION, PARKING AREA STATEMENT WITH BUILT UP AREA SUMMARY,

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED DEVELOPMENT ON PLOT BEARING F.P. NO. 681 OF T.P.S. BORIVALI NO. III, BORIVALI (WEST) MUMBAI.

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER & R.C.C. CONSULTANT

MR. SHARAD BHUTRA
DIRECTOR
GEETASPANS REALTORS PVT. LTD.
SH-02, A & B Commercial,
Janki Heritage, 150 Feet Road,
Near Reena Mehta College
Near Over Bridge,
Bhayandar (West)
Dist. Thane MH - 401101

SHARAD MADANLAL BHUTRA — Digitally signed by SHARAD MADANLAL BHUTRA Date: 2025.05.22 18:20:01 +05'30'
OWNER / DEVELOPER SIGNATURE

Job no.	Drawing No.	Scale No.	Drawn By	Checked By	Date
Sharad Bhutra FP 681	1	1:100	sachin		22.05.2025

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

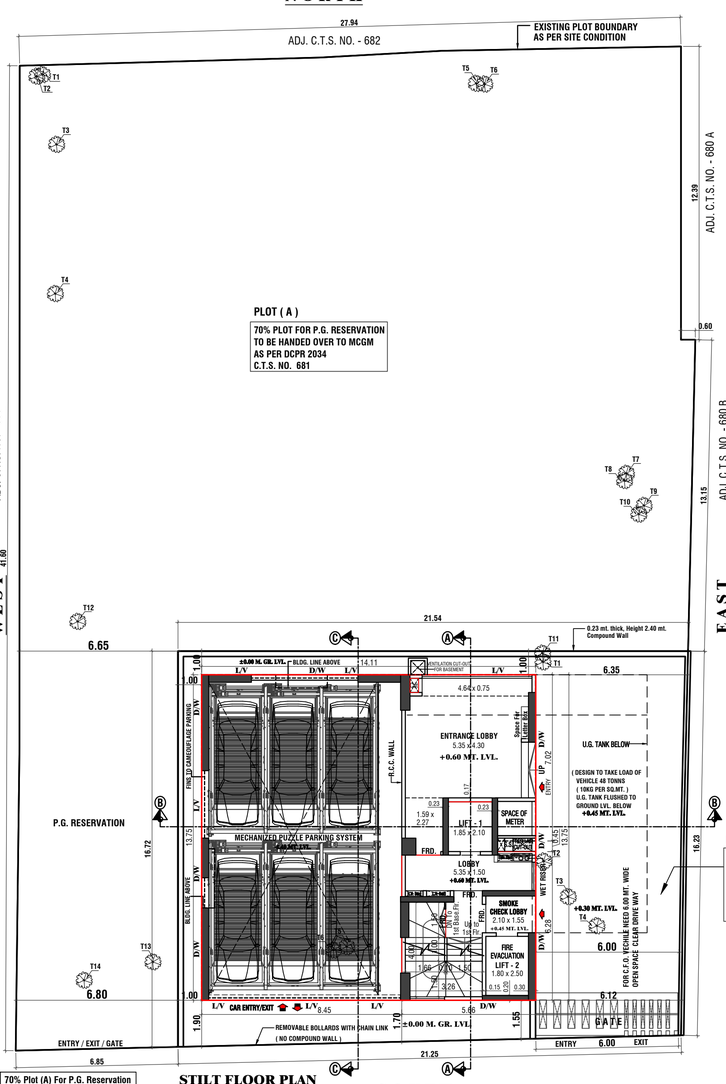
MANISH SHAH
ARCHITECT & PROJECT CONSULTANT

MANISHK UMAR MANHAR LAL SHAH
MANISH SHAH
B. ARCH
REG. NO. CA / 93/16466
Digitally signed by MANISHKUMAR MANHARLAL SHAH
DN: c=IN, o=PERSONAL, pseudonym=a7f25bc38b127247a1a8f1f0f0f0f0aa, 2.5.4.20=2bf7f3d97ce6e2808a31ee02fb3bb8ed5ed03bca8c74dffbc58c3f07c3f0f0f0aa, postalCode=400066, st=Maharashtra, serialNumber=38aad1107c6e0370b4ec4f0f0f0f0f0f0aa, 2.5.4.42=MANISHKUMAR MANHARLAL SHAH
Date: 2025.05.22 18:17:07 +05'30'

OFFICE ADDRESS :- 1101, Wing - B, Western Edge - II, Western Express Highway, Borivali (East), Mumbai - 400066.
Tel : 28705599 / 28706699, E-mail: arshahmanish@gmail.com

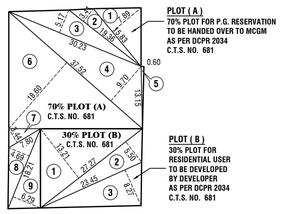
APPROVAL OF PLANS
1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED
2) THIS CANCELS PREVIOUS APPROVAL SANCTIONED UNDER NO. P- 8931 / 2021 / (681) / R/C Ward / FP, DATE: 29-07-2022
3) THIS DRAWING SHALL BE READ IN CONJUCTION WITH THIS OFFICE LETTER ISSUED UNDER NO.. P- 8931 / 2021 / (681) / R/C Ward / FP.
THIS DRASIGNED ON DATE:

MAHESH SUDHAKAR GOSAVI	Swapnil Bhagawat Patil	SANTOSH UTTAMRAO RAUT
Digitally signed by MAHESH SUDHAKAR GOSAVI Date: 2025.05.29 13:07:03 +05'30'	Digitally signed by Swapnil Bhagawat Patil Date: 2025.08.28 20:25:34 +05'30'	Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2025.09.04 12:28:14 +05'30'
S.E. (B.P.) P3	A.E. (B.P.) II R/E - W WARD	E.E. (BP) 'R' WARD



TREES	70% Plot (A) For P.G. Reservation — TOTAL NO. OF TREES = 14 NOS.
TREES	30% Plot (B) For Residential User — TOTAL NO. OF TREES = 6 NOS.
TOTAL NO. OF TREES (14+6) = 20 NOS.	

STILT FLOOR PLAN
SCALE - 1:100



PLOT LINE AREA DIAGRAM
SCALE - 1:500

PLOT AREA CALCULATIONS [PLOT (A)]

[70% PLOT FOR P.G. RESERVATION TO BE HANDED OVER TO MCGM AS PER DCPR 2034]

ADDITIONS		(C.T.S. NO. 681)						IN SQ.MT.
1)	0.50	X	15.83	X	7.89	X	1 NO	= 62.45
2)	0.50	X	19.36	X	3.41	X	1 NO	= 33.01
3)	0.50	X	30.23	X	5.17	X	1 NO	= 78.14
4)	0.50	X	37.52	X	9.70	X	1 NO	= 181.97
5)	0.50	X	13.15	X	0.60	X	1 NO	= 3.94
6)	0.50	X	37.52	X	18.60	X	1 NO	= 348.93
7)	0.50	X	7.80	X	3.44	X	1 NO	= 13.41
8)	0.50	X	18.21	X	4.69	X	1 NO	= 42.70
9)	0.50	X	18.21	X	6.29	X	1 NO	= 57.27
TOTAL ADDITIONS								= 821.82
PLOT AREA SAY							(1)	= 821.82

PLOT AREA CALCULATIONS [PLOT (B)]

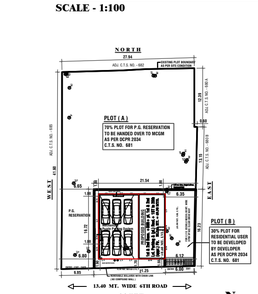
[30% PLOT LINE FOR RESIDENTIAL USER IN PG TO BE DEVELOPED BY DEVELOPER AS PER DCPR 2034]

ADDITIONS		(C.T.S. NO. 681)						IN SQ.MT.
1)	0.50	X	27.27	X	13.21	X	1 NO	= 180.12
2)	0.50	X	27.27	X	5.50	X	1 NO	= 74.99
3)	0.50	X	23.45	X	8.27	X	1 NO	= 96.97
TOTAL ADDITIONS								= 352.08
PLOT AREA SAY							(2)	= 352.08

AREA OF PLOT SUMMARY

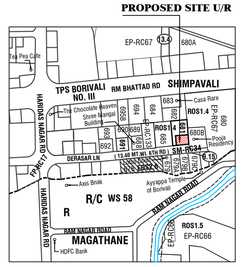
(TRIANGULATION AS PER BOUNDARY)

70% PLOT (A) In Sq.mt.	30% PLOT (B) In Sq.mt.	TOTAL GROSS PLOT AREA In Sq.mt.	NET PLOT AREA SAY In Sq.mt.
(1)	(2)	(3) = (1+2)	(4)
821.76	352.14	1173.90	1173.90



BLOCK PLAN
SCALE - 1:500

PROPOSED SITE U/R

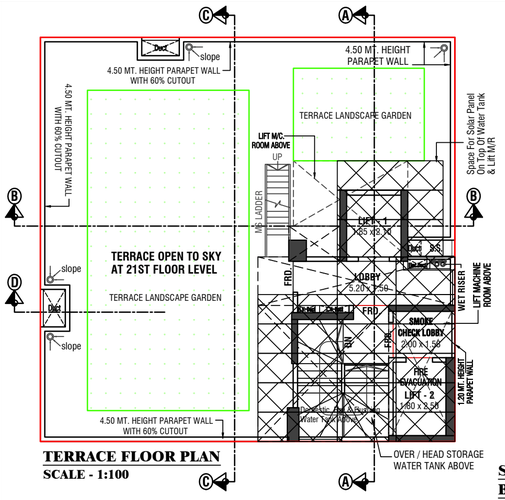


LOCATION PLAN
SCALE - 1:4000

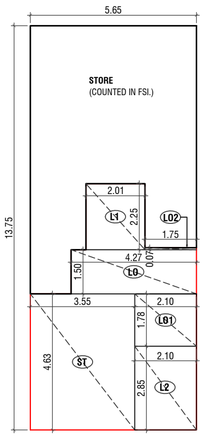
AMEND TWO PLAN	SHEET NO.- 2/3

FILE NO. : P- 8931 / 2021 / (681) / R/C Ward / FP

NOTE :- ALL DIMENSIONS ARE IN METER
(1) ALL OUTER WALLS ARE (0.15 MT.) 6" THIK. R.C.C. WALLS
(2) ALL INTRNAL WALLS ARE (0.10 MT.) 4" THIK. R.C.C. WALLS



TERRACE FLOOR PLAN
SCALE - 1:100

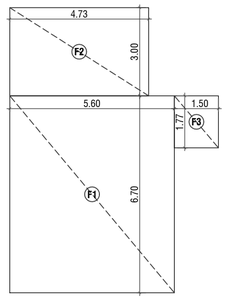


STORE (COUNTED IN FSI.)
BUILT UP LINE AREA DIAGRAM
For 2nd Parking Level Plan / Pt. Floor Plan
SCALE - 1:100

BUILT UP AREA CALCULATIONS FOR STORE (COUNTED IN FSI.)

FOR 2nd Parking Level Plan / Pt. Floor Plan

ADDITION							IN SQ.MT.
A)	5.65	X	13.75	X	1 NO	=	77.69
TOTAL ADDITION						=	**77.69**
TOTAL GROSS BUILT UP AREA				(X)		=	**77.69**
STAIRCASE , LIFT & LOBBY AREA CALCULATIONS							
DEDUCTIONS							
ST)	3.55	X	4.63	X	1 NO	=	16.44
L1)	2.01	X	2.25	X	1 NO	=	4.52
L2)	2.10	X	2.85	X	1 NO	=	5.99
L0)	4.27	X	1.50	X	1 NO	=	6.40
L01)	2.10	X	1.78	X	1 NO	=	3.74
L02)	1.75	X	0.07	X	1 NO	=	0.12
TOTAL DEDUCTIONS				(Y)		=	**37.21**
TOTAL NET BUILT UP AREA [X - Y]						=	**40.48**



FITNESS CENTRE LINE AREA DIAGRAM FOR 19TH FLOOR
SCALE - 1:100

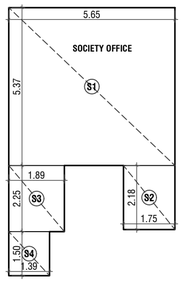
BUILT UP AREA CALCULATIONS FOR FITNESS CENTRE

FOR 19TH FLOOR

ADDITION							IN SQ.MT.
F1)	5.60	X	6.70	X	1 NO	=	37.52
F2)	4.73	X	3.00	X	1 NO	=	14.19
F3)	1.50	X	1.77	X	1 NO	=	2.66
TOTAL ADDITIONS						=	**54.37**

FITNESS CENTRE AREA STATEMENT

PERMISSIBLE FOR FITNESS CENTRE AREA = TOTAL FLOORS BUILT UP AREA = (3101.61 X 2%)	=	**2% OF**
PERMISSIBLE FITNESS CENTRE AREA	=	**62.03 Sq.mt.**
PROVIDED FITNESS CENTRE AREA	=	**52.92 Sq.mt.**
EXCESS PROVIDED AREA COUNTED IN FSI.	=	**NIL**



SOCIETY OFFICE (COUNTED IN FSI.)
BUILT UP LINE AREA DIAGRAM
For 1st Parking Level Plan / Pt. Floor Plan
SCALE - 1:100

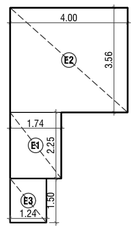
BUILT UP AREA CALCULATIONS FOR SOCIETY OFFICE

FOR 1st Parking Level Plan / Pt. Floor Plan

ADDITION							IN SQ.MT.
S1)	5.65	X	5.37	X	1 NO	=	30.34
S2)	1.75	X	2.18	X	1 NO	=	3.82
S3)	1.89	X	2.25	X	1 NO	=	4.25
S4)	1.39	X	1.50	X	1 NO	=	2.09
TOTAL ADDITIONS						=	**40.50**
TOTAL NET BUILT UP AREA						=	**40.50**

SOCIETY OFFICE AREA STATEMENT

PERMISSIBLE FOR SOCIETY OFFICE AREA	=	**20.00**
PROVIDED AREA SOCIETY OFFICE	=	**40.50**
EXCESS PROVIDED AREA (40.50 - 20.00) COUNTED IN FSI.	=	**20.50 Sq.mt.**



FOR STORAGE
BUILT UP LINE AREA DIAGRAM
FOR 1ST BASEMENT FLOOR
SCALE - 1:100

FOR ELEC. METER ROOM
BUILT UP LINE AREA DIAGRAM
FOR 1ST BASEMENT FLOOR
SCALE - 1:100

BUILT UP AREA CALCULATIONS FOR ELEC. METER ROOM

FOR 1ST BASEMENT FLOOR (COUNTED IN FSI.)

ADDITION							IN SQ.MT.
E1)	1.60	X	2.42	X	1 NO	=	3.87
E2)	4.85	X	5.93	X	1 NO	=	28.76
E3)	1.24	X	1.50	X	1 NO	=	1.86
TOTAL ADDITIONS						=	**34.49**
TOTAL NET BUILT UP AREA						=	**34.49**

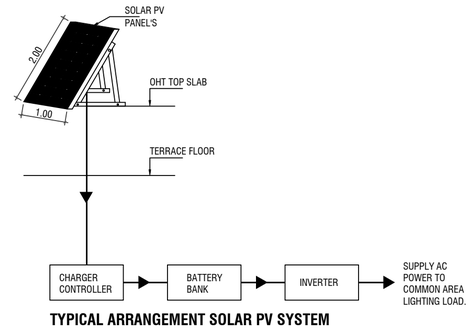
ELECT. METER ROOM AREA STATEMENT

PERMISSIBLE FOR ELEC. METER RM AREA =		**10.00**
PROVIDED AREA ELEC. METER RM AREA	=	**34.49**
EXCESS PROVIDED AREA (34.49 - 10.00) COUNTED IN FSI.	=	**24.49 Sq.mt.**

BUILT UP AREA CALCULATIONS FOR STORAGE

FOR 1ST BASEMENT FLOOR (COUNTED IN FSI.)

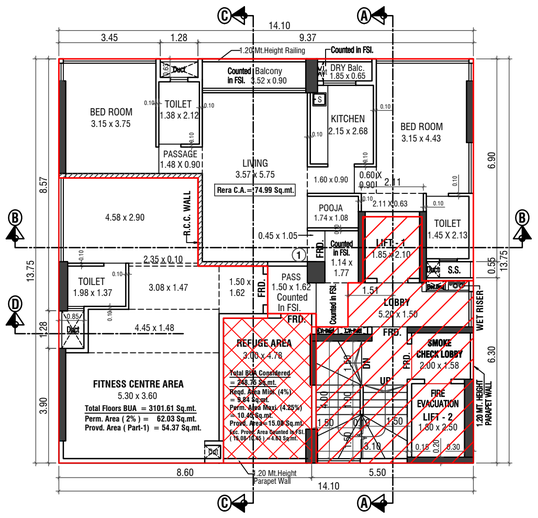
ADDITION							IN SQ.MT.
A)	2.25	X	1.93	X	1 NO	=	4.34
TOTAL NET BUILT UP AREA						=	**4.34**



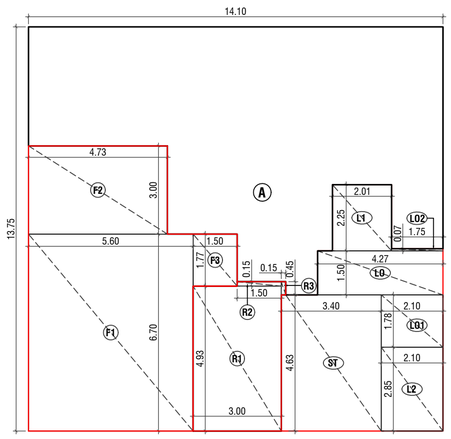
TYPICAL ARRANGEMENT SOLAR PV SYSTEM

REQUIRED 60% VOID AREA CALCULATION MORE HEIGHT OF PARAPET WALL

A) - TOTAL LENGTH OF PARAPET WITH MORE HEIGHT (i.e. OF 4.50 MT.) (8.28 + 3.60 + 8.45)	**(REFER DWG)**	=	**20.33 Mts.**
B) - PROPOSED MORE HEIGHT OF PARAPET	(4.50 - 1.30)	=	**3.20 Mts.**
C) - SURFACE AREA OF PARAPET	(A x B)	=	**65.06 Sq.mt.**
D) - SURFACE AREA OF EACH VOID (REFER DWG.)	(0.95 x 2.50)	=	**2.37 Sq.mt.**
E) - NO OF VOIDS	(A /)	=	**17.67 Sq.mt.**
(LENGTH OF PARAPET WALL / C-C DISTANCE OF EACH VOID)	(20.33 / 1.15)	SAY =	**18.00 NOS**
F) - AREA OF PROPOSED VOIDS (LENGTH OF PARAPET WALL / C-C DISTANCE OF EACH VOID)	(D x E) (2.37 x 18.00)	=	**42.66 Sq.mt.**
G) - % OF SURFACE AREA OF VOID:SURFACE AREA OF PARAPET (F x C)	(42.66 / 61.15 x 100) **(HENCE MORE THAN 60% REQD.)**	=	**69.76%**



FOR 19TH FLOOR PLAN (REFUGE AREA)
SCALE - 1:100



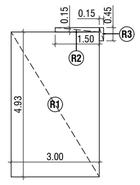
BUILT UP LINE AREA DIAGRAM
FOR 19TH FLOOR (REFUGE AREA)
SCALE - 1:100

BUILT UP AREA CALCULATIONS
FOR 19TH FLOOR

ADDITION							IN SQ.MT.
A)	14.10	X	13.75	X	1 NO	=	193.88
TOTAL ADDITION						(X) =	**193.88**
DEDUCTIONS							
R1)	3.00	X	4.93	X	1 NO	=	14.79
R2)	1.50	X	0.15	X	1 NO	=	0.22
R3)	0.15	X	0.45	X	1 NO	=	0.07
F1)	5.60	X	6.70	X	1 NO	=	37.52
F2)	4.73	X	3.00	X	1 NO	=	14.19
F3)	1.50	X	1.77	X	1 NO	=	2.66
TOTAL DEDUCTIONS						(Y) =	69.45
TOTAL GROSS BUILT UP AREA				(X1)		[X - Y] =	**124.43**
STAIRCASE , LIFT & LOBBY AREA CALCULATIONS							
DEDUCTIONS							
ST)	3.40	X	4.63	X	1 NO	=	15.74
L1)	2.01	X	2.25	X	1 NO	=	4.52
L2)	2.10	X	2.85	X	1 NO	=	5.99
L0)	4.27	X	1.50	X	1 NO	=	6.40
L01)	2.10	X	1.78	X	1 NO	=	3.74
L02)	1.75	X	0.07	X	1 NO	=	0.12
TOTAL DEDUCTIONS				(Y1)		=	**36.51**
TOTAL NET BUILT UP AREA [X1 - Y1]						=	**87.92**

15.08

54.37



REFUGE LINE AREA DIAGRAM
FOR 19TH FLOOR
SCALE - 1:100

BUILT UP AREA CALCULATIONS FOR REFUGE AREA

FOR 19TH FLOOR

ADDITION							IN SQ.MT.
R1)	3.00	X	4.93	X	1 NO	=	14.79
R2)	1.50	X	0.15	X	1 NO	=	0.22
R3)	0.15	X	0.45	X	1 NO	=	0.07
TOTAL ADDITIONS						=	**15.08**

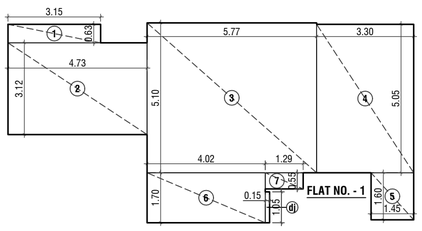
REFUGE AREA STATEMENT

PROPOSED REFUGE AREA AT 19TH FLOOR		
BUA CONSIDERED FOR REFUGE AREA		
FROM 19TH & 20TH FLOOR PER FLOOR BUA AREA [87.92 + 158.06] =	**TOTAL BUA (In Sq.mt.)**	**245.98 (A)**
REQUIRED AREA MINIMUM = 4% (A x 4%) (In Sq.mt.)	**PERMISSIBLE AREA MAXIMUM = 4.25% (A x 4.25%) (AS PER DCPR 2034)**	**PROVIDED AREA (In Sq.mt.)**
9.84	**10.45**	**15.08**
EXCESS PROVIDED AREA (15.08 - 10.45) COUNTED IN FSI.	=	**4.63 Sq.mt.**

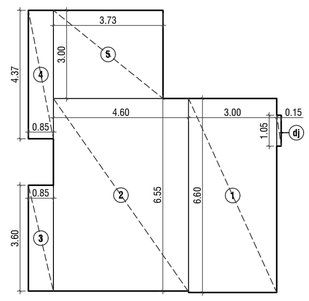
FOR RESIDENTIAL RERA CARPET AREA STATEMENT
(AS PER - DCPR 2034)
(CARPET AREA CALCULATION FOR PARKING PURPOSE ONLY),

	1ST TO 20TH FLOOR	1ST TO 4TH, 6TH TO 11TH, 13TH TO 18TH & 20TH FLOOR	5TH & 12TH FLOOR
	FLATS NO.- 1	FLATS NO.- 2	FLATS NO.- 2
	NO. / In Sq. mt.	NO. / In Sq. mt.	NO. / In Sq. mt.
	D. J. 1.05 x 0.15 x 1 NO = 0.16	D. J. 0.15 x 1.05 x 1 NO = 0.16	D. J. 0.15 x 1.05 x 1 NO = 0.16
	1 3.15 x 0.63 x 1 NO = 1.98	1 3.00 x 6.60 x 1 NO = 19.80	1 2.22 x 1.32 x 1 NO = 2.93
	2 4.73 x 3.12 x 1 NO = 14.76	2 4.60 x 6.55 x 1 NO = 30.13	2 4.58 x 4.32 x 1 NO = 19.79
	3 5.77 x 5.10 x 1 NO = 29.43	3 0.85 x 3.60 x 1 NO = 3.06	3 2.13 x 0.05 x 1 NO = 0.11
	4 3.30 x 5.05 x 1 NO = 16.67	4 0.85 x 4.37 x 1 NO = 3.71	
	5 1.45 x 1.60 x 1 NO = 2.32	5 3.73 x 3.00 x 1 NO = 11.19	
	6 4.02 x 1.70 x 1 NO = 6.83		
	7 1.29 x 0.55 x 1 NO = 0.71		
TOTAL RERA CARPET AREA	**72.86 Sq.mt.**	**68.05 Sq.mt.**	**22.99 Sq.mt.**
TOTAL TENEMENT	**20 NOS.**	**17 NOS.**	**2 NOS.**

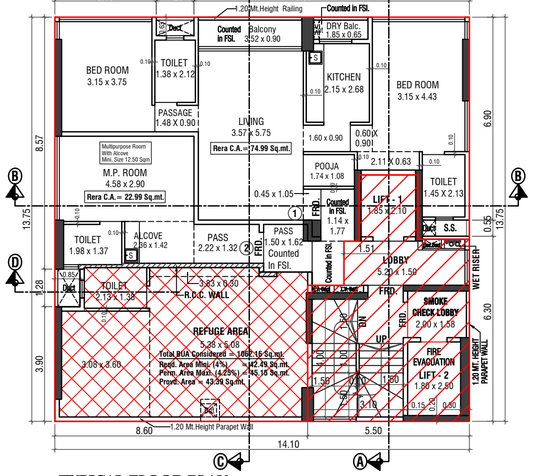
TOTAL NUMBER OF TENEMENTS = 39 NOS.



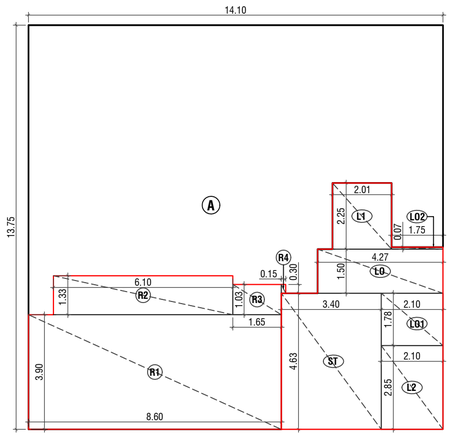
RERA CARPET LINE AREA DIAGRAM
FLAT NOS. - 1, FOR 1ST TO 20TH FLOOR



RERA CARPET LINE AREA DIAGRAM
FLAT NOS. - 2, FOR 1ST TO 4TH, 6TH TO 11TH, 13TH TO 18TH & 20TH FLOOR



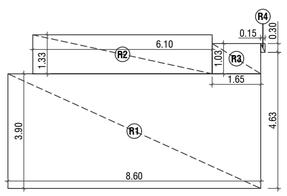
TYPICAL FLOOR PLAN
FOR 5TH & 12TH FLOOR (REFUGE AREA)
SCALE - 1:100



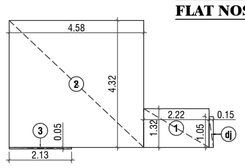
BUILT UP LINE AREA DIAGRAM
FOR 5TH & 12TH FLOOR (REFUGE AREA)
SCALE - 1:100

BUILT UP AREA CALCULATIONS
FOR 5TH & 12TH TYPICAL FLOOR

ADDITION							IN SQ.MT.
A)	14.10	X	13.75	X	1 NO	=	193.88
TOTAL ADDITION						=	**193.88**
DEDUCTIONS							
R1)	8.60	X	3.90	X	1 NO	=	33.54
R2)	6.10	X	1.33	X	1 NO	=	8.11
R3)	1.65	X	1.03	X	1 NO	=	1.70
R4)	0.15	X	0.30	X	1 NO	=	0.04
TOTAL GROSS BUILT UP AREA				(X)		=	**43.39**
STAIRCASE , LIFT & LOBBY AREA CALCULATIONS							
DEDUCTIONS							
ST)	3.40	X	4.63	X	1 NO	=	15.74
L1)	2.01	X	2.25	X	1 NO	=	4.52
L2)	2.10	X	2.85	X	1 NO	=	5.99
L0)	4.27	X	1.50	X	1 NO	=	6.40
L01)	2.10	X	1.78	X	1 NO	=	3.74
L02)	1.75	X	0.07	X	1 NO	=	0.12
TOTAL DEDUCTIONS				(Y)		=	**36.51**
TOTAL NET BUILT UP AREA AS PER FLOOR [X - Y]						=	**113.98**



REFUGE LINE AREA DIAGRAM
FOR 5TH & 12TH FLOOR
SCALE - 1:100



RERA CARPET LINE AREA DIAGRAM
FOR TYPICAL 5TH & 12TH FLOOR
FLAT NOS. - 2
SCALE - 1:100

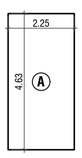
BUILT UP AREA CALCULATIONS
FOR REFUGE AREA

FOR 5TH & 12TH FLOOR

ADDITION							IN SQ.MT.
R1)	8.60	X	3.90	X	1 NO	=	33.54
R2)	6.10	X	1.33	X	1 NO	=	8.11
R3)	1.65	X	1.03	X	1 NO	=	1.70
R4)	0.15	X	0.30	X	1 NO	=	0.04
TOTAL ADDITIONS						=	**43.39**

REFUGE AREA STATEMENT

PROPOSED REFUGE AREA AT 5TH & 12TH FLOOR		
BUA CONSIDERED FOR REFUGE AREA		
FROM 5TH, 6TH TO 11TH FLOOR, AND 12TH, 13TH TO 18TH FLOOR PER FLOOR BUA AREA [113.98 + (158.06 x 6 Typical Flr.)] =	**TOTAL BUA (In Sq.mt.)**	**1062.34 (A)**
REQUIRED AREA MINIMUM = 4% (A x 4%) (In Sq.mt.)	**PERMISSIBLE AREA MAXIMUM = 4.25% (A x 4.25%) (AS PER DCPR 2034)**	**PROVIDED AREA (In Sq.mt.)**
42.49	**45.15**	**43.39**
EXCESS PROVIDED AREA COUNTED IN FSI.	=	**00.00 Sq.mt.**



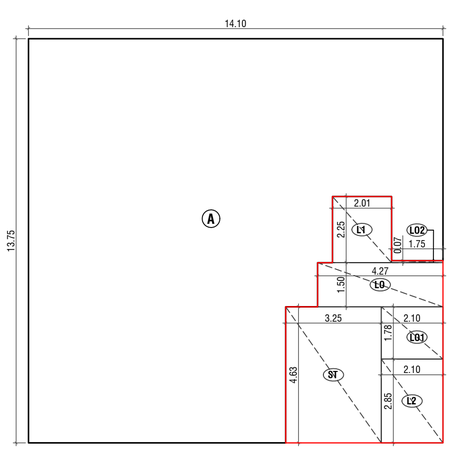
FOR STORE ROOM
BUILT UP LINE AREA DIAGRAM
FOR 2ND BASEMENT FLOOR
SCALE - 1:100

BUILT UP AREA CALCULATIONS
FOR STORE ROOM

FOR 2ND BASEMENT FLOOR (COUNTED IN FSI.)

ADDITION							IN SQ.MT.
A)	2.25	X	4.63	X	1 NO	=	10.42
TOTAL NET BUILT UP AREA						=	**10.42**

TYPICAL FLOOR PLAN
(FOR 1ST TO 4TH, 6TH TO 11TH, 13TH TO 18TH & 20TH FLR.)
SCALE - 1:100



TYPICAL FLOOR BUILT UP LINE AREA DIAGRAM
(FOR 1ST TO 4TH, 6TH TO 11TH, 13TH TO 18TH & 20TH FLR.)
SCALE - 1:100

BUILT UP AREA CALCULATIONS
FOR TYPICAL FLOOR
1ST TO 4TH, 6TH TO 11TH, 13TH TO 18TH & 20TH

ADDITION							IN SQ.MT.
A)	14.10	X	13.75	X	1 NO	=	193.88
TOTAL ADDITION						=	**193.88**
TOTAL GROSS BUILT UP AREA				(X)		=	**193.88**
STAIRCASE , LIFT & LOBBY AREA CALCULATIONS							
DEDUCTIONS							
ST)	3.25	X	4.63	X	1 NO	=	15.05
L1)	2.01	X	2.25	X	1 NO	=	4.52
L2)	2.10	X	2.85	X	1 NO	=	5.99
L0)	4.27	X	1.50	X	1 NO	=	6.40
L01)	2.10	X	1.78	X	1 NO	=	3.74
L02)	1.75	X	0.07	X	1 NO	=	0.12
TOTAL DEDUCTIONS				(Y)		=	**35.82**
TOTAL NET BUILT UP AREA AS PER FLOOR [X - Y]						=	**158.06**

F O R M - II

CONTENTS OF SHEET :

TYPICAL 1ST TO 20TH FLOOR PLAN, TERRACE FLOOR PLAN (Refuge Area & Fitness Centre Line Area Diagram & Calculation)
BUILT UP LINE AREA DIAGRAM & CALCULATION , RERA CARPET LINE AREA DIAGRAM & CALCULATION WITH AREA STATEMENT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT ON PLOT BEARING F.P. NO. 681 OF T.P.S. BORIVALI NO. III, BORIVALI (WEST) MUMBAI.

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER & R.C.C. CONSULTANT

MR. SHARAD BHUTRA
DIRECTOR
GEETASPANS REALTORS PVT. LTD.
SH-02, A & B Commercial,
Janki Heritage, 150 Feet Road,
Near Reena Mehta College
Near Over Bridge,
Bhayandar (West)
Dist. Thane MH - 401101

SHARAD MADANLAL BHUTRA
Digitally signed by SHARAD MADANLAL BHUTRA
Date: 2025.05.22 18:21:28 +05'30'

OWNER / DEVELOPER SIGNATURE

N O R T H

Job no.	Drawing No.	Scale No.	Drawn By	Checked By	Date
Sharad Bhutra ,FP.681	2	1:100	sachin		22.05.2025

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

MANISH SHAH
ARCHITECT & PROJECT CONSULTANT

MANISHK UMAR MANHAR LAL SHAH
Digitally signed by MANISHKUMAR MANHARLAL SHAH
DN: c=IN, o=PERSONAL, postalcode=400066, st=Maharashtra, 2.5.4.20=3b4f7f7ce4f1ce2d8dc31c4f2f6f4f8d1ce3d8d3c1d1a8c38c3d67f6f2f8d1d6d, street=MANISH SHAH ARCHITECTS, o=Maharashtra, 2.5.4.42=6d6d6d1d6d6d1d6d6d1d6d6d1d6d6d1d6d6d1d6d6d1d6d6d1d6d6d1d6d6d1d6d, 2.5.4.4=MANISHKUMAR MANHARLAL SHAH
Date: 2025.05.26 16:18:11 +05'30'

MANISH SHAH
B. ARCH
REG. NO. CA / 93/16466

OFFICE ADDRESS :- 1101, Wing - B, Western Edge - II, Western Express Highway, Borivali (East), Mumbai - 400066,
Tel : 28705599 / 28706699, E-mail: arshahmanish@gmail.com

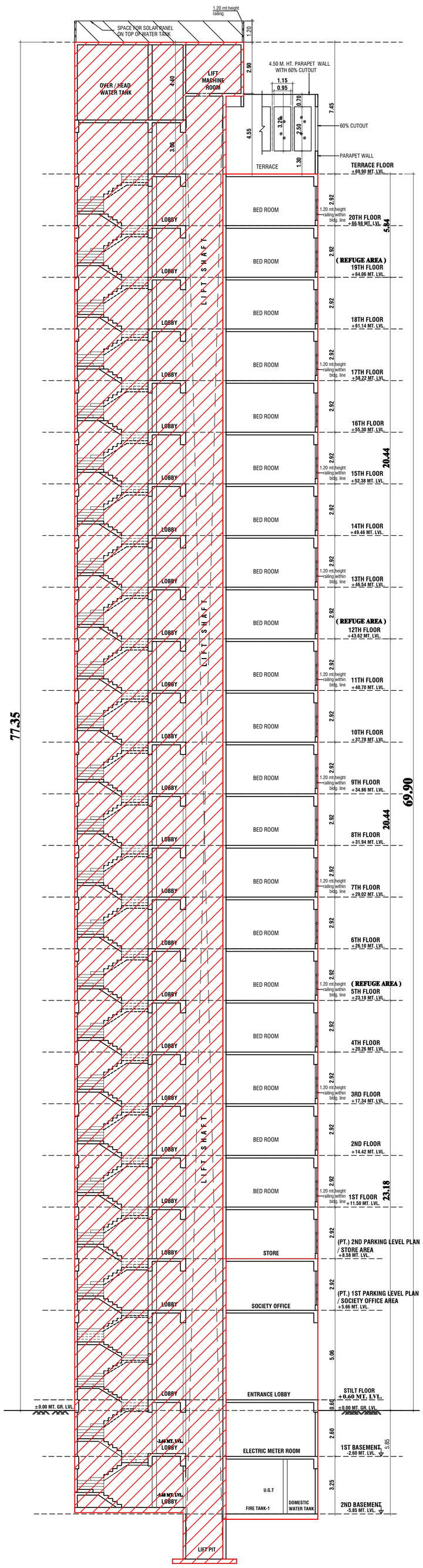
APPROVAL OF PLANS

1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED
2) THIS CANCELS PREVIOUS APPROVAL SANCTIONED UNDER NO. P- 8931 / 2021 / (681) / R/C Ward / FP, DATE: 29-07-2022
3) THIS DRAWING SHALL BE READ IN CONJUCTION WITH THIS OFFICE LETTER ISSUED UNDER NO., P- 8931 / 2021 / (681) / R/C Ward / FP, THIS DRASIGNED ON DATE:

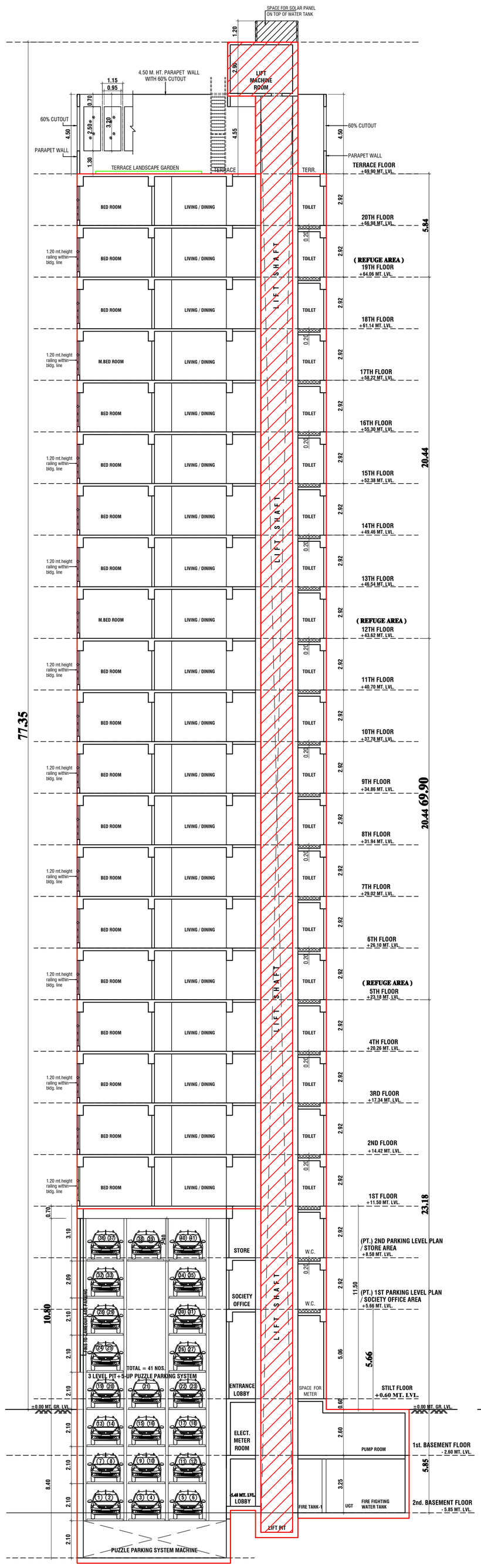
MAHESH SUDHAKAR GOSAVI	Swapnil Bhagawat Patil	SANTOSH UTTAMRAO RAUT
Digitally signed by MAHESH SUDHAKAR GOSAVI Date: 2025.05.29 13:07:38 +05'30'	Digitally signed by Swapnil Bhagawat Patil Date: 2025.08.28 20:26:09 +05'30'	Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2025.09.04 12:28:44 +05'30'
S.E. (B.P.) P3	**A.E. (B.P.) II R/E - W WARD**	**E.E. (BP) 'R' WARD**

AMEND TWO PLAN	SHEET NO.- 3/3
FILE NO. : P- 8931 / 2021 / (681) / R/C Ward / FP	

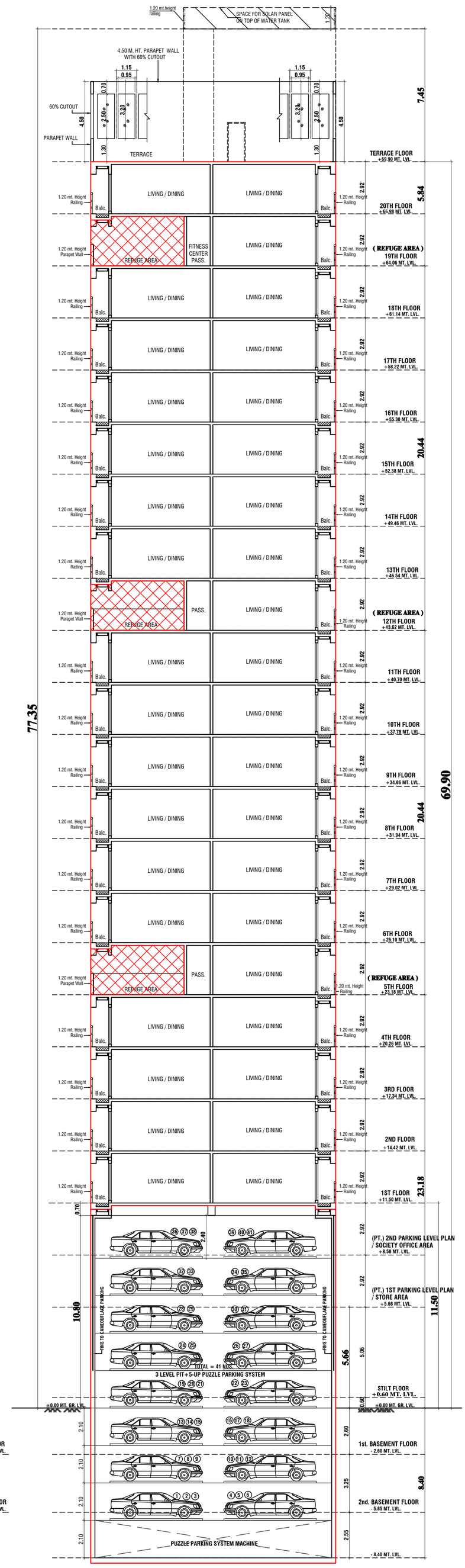
NOTE :- ALL DIMENSIONS ARE IN METER
(1) ALL OUTER WALLS ARE (0.15 MT.) 6" THIK. R.C.C. WALLS
(2) ALL INTRNAL WALLS ARE (0.10 MT.) 4" THIK. R.C.C. WALLS



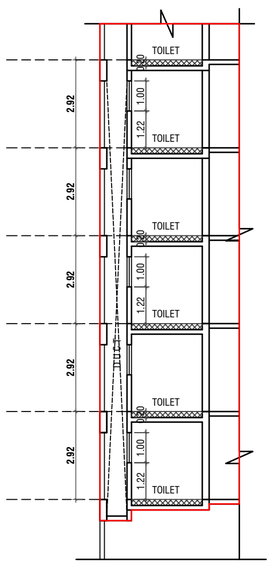
SECTION:- A - A
SCALE - 1:100



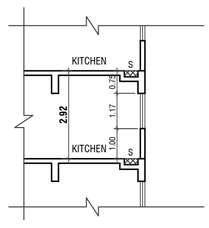
SECTION:- B - B
SCALE - 1:100



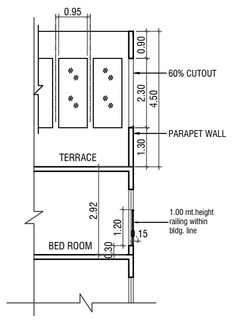
SECTION:- C - C
SCALE - 1:100



SECTION:- D - D
SCALE - 1:100



TYPICAL FLOOR PLAN KITCHEN CUT OUT DETAIL AT 'B'
SCALE - 1:100



TYPICAL WINDOW / PARAPET / CORNICE DETAIL AT 'X'
SCALE - 1:100

FORM - II

CONTENTS OF SHEET :
SECTION:- A - A, B - B, C - C, & D - D

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED DEVELOPMENT ON PLOT BEARING F.P. NO. 681 OF T.P.S. BORIVALI NO. III, BORIVALI (WEST) MUMBAI.

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER & R.C.C. CONSULTANT

MR. SHARAD BHUTRA
DIRECTOR
GEETASPANS REALTORS PVT. LTD.
SH-02, A & B Commercial,
Janki Heritage, 150 Feet Road,
Near Reena Mehta College
Near Over Bridge,
Bhayandar (West)
Dist. Thane MH - 401101

SHARAD MADANLAL BHUTRA — Digitally signed by SHARAD MADANLAL BHUTRA Date: 2025.05.22 18:21:00 +05'30'

OWNER / DEVELOPER SIGNATURE

NORTH

Job no.	Drawing No.	Scale No.	Drawn By	Checked By	Date
Sharad Bhutra /FP.681	3	1:100	sachin		22.05.2025

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

MANISH SHAH
ARCHITECT & PROJECT CONSULTANT

MANISHK UMAR MANHAR LAL SHAH — Digitally signed by MANISHKUMAR MANHARLAL SHAH DN: c=IN, o=PERSONAL, 2.5.4.20=2bf1f7a6f1ac2808c314f5f3ae6a2f9f9d2f7c2f7a41af6f3f6a2f9f9d2f7c2f7a41, 2.5.4.20=2bf1f7a6f1ac2808c314f5f3ae6a2f9f9d2f7c2f7a41f9d9c3b19f7b7c4a1f7bc8f2, email.id=ARSHAHMANISH@GMAIL.COM, o=MANISH SHAH ARCHITECT & PROJECT CONSULTANT, ou=MANISHKUMAR MANHARLAL SHAH Date: 2025.05.22 14:14:41 +05'30'

MANISH SHAH
B. ARCH
REG. NO. CA / 93/16466

OFFICE ADDRESS :- 1101, Wing - B, Western Edge - II, Western Express Highway, Borivali (East), Mumbai - 400066,
Tel : 28705599 / 28706699, E-mail: arshahmanish@gmail.com

APPROVAL OF PLANS

1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED
2) THIS CANCELS PREVIOUS APPROVAL SANCTIONED UNDER NO. P- 8931 / 2021 / (681) / R/C Ward / FP, DATE: 29-07-2022
3) THIS DRAWING SHALL BE READ IN CONJUCTION WITH THIS OFFICE LETTER ISSUED UNDER NO., P- 8931 / 2021 / (681) / R/C Ward / FP, THIS DRASIGNED ON DATE:

MAHESH SUDHAKAR GOSAVI — Digitally signed by MAHESH SUDHAKAR GOSAVI Date: 2025.05.29 13:08:03 +05'30'	Swapnil Bhagawat Patil — Digitally signed by Swapnil Bhagawat Patil Date: 2025.08.28 20:26:39 +05'30'	SANTOSH UTTAMRAO RAUT — Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2025.09.04 12:29:13 +05'30'
S.E. (B.P.) P3	A.E. (B.P.) II R/E - W WARD	E.E. (BP) 'R' WARD