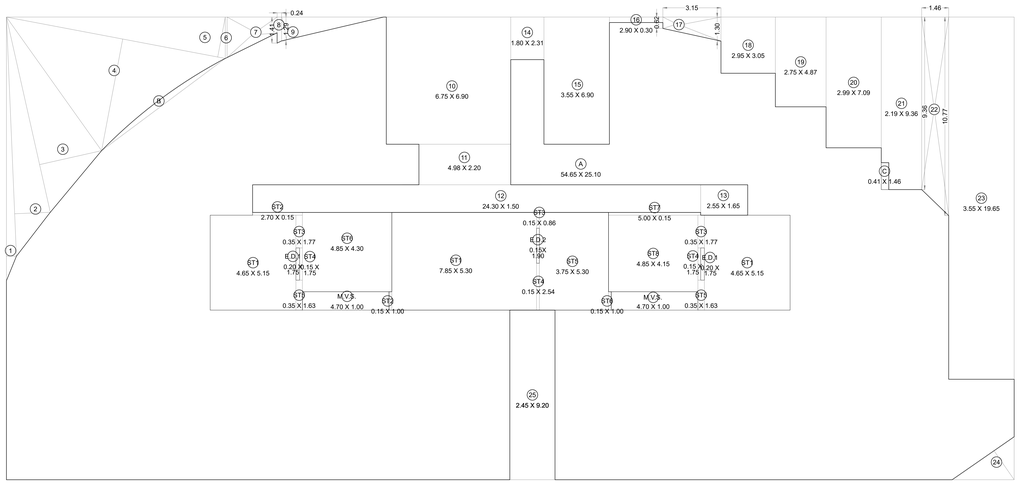
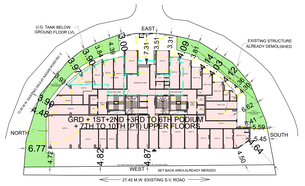
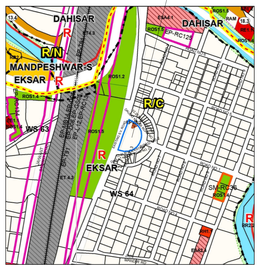


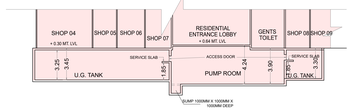
LINE DIAG. OF GROUND FLOOR
SCALE :- 1:100



BLOCK PLAN
SCALE:-1:500



LOCATION PLAN
SCALE:-1:4000



SECTION X-X
SCALE : 1:200

BUILT UP AREA CALCULATION (COMM.)

GROUND FLOOR							
A	54.65	X	25.10	X	1 NO	=	1371.71 SQ.MT
B	2/3 X	8.37	X	0.33	X 1 NO	=	1.84 SQ.MT
C	0.41	X	1.46	X	1 NO	=	0.59 SQ.MT
					TOTAL ADDITION	=	1374.14 SQ.MT X

DEDUCTIONS

1	1/2	X	14.32	X	0.54	X 1 NO	=	3.87	SQ.MT
2	1/2	X	12.98	X	1.93	X 1 NO	=	12.53	SQ.MT
3	1/2	X	10.85	X	3.45	X 1 NO	=	18.72	SQ.MT
4	1/2	X	12.08	X	6.18	X 1 NO	=	37.33	SQ.MT
5	1/2	X	12.08	X	2.20	X 1 NO	=	13.29	SQ.MT
6	(2.25	+	2.20)	/ 2	X	0.10 X 1 NO	=	0.22	SQ.MT
7	(2.20	+	0.85)	/ 2	X	2.71 X 1 NO	=	4.13	SQ.MT
8	(1.41	+	1.29)	/ 2	X	0.24 X 1 NO	=	0.32	SQ.MT
9	1/2	X	5.68	X	1.26	X 1 NO	=	3.58	SQ.MT
10	6.75	X	6.90	X	1 NO		=	46.58	SQ.MT
11	4.98	X	2.20	X	1 NO		=	10.95	SQ.MT
12	24.30	X	1.50	X	1 NO		=	36.45	SQ.MT
13	2.55	X	1.65	X	1 NO		=	4.21	SQ.MT
14	1.80	X	2.31	X	1 NO		=	4.15	SQ.MT
15	3.55	X	6.90	X	1 NO		=	24.49	SQ.MT
16	2.90	X	0.30	X	1 NO		=	0.87	SQ.MT
17	(1.30	+	0.63)	/ 2	X	3.15 X 1 NO	=	3.04	SQ.MT
18	2.95	X	3.05	X	1 NO		=	9.00	SQ.MT
19	2.75	X	4.87	X	1 NO		=	13.39	SQ.MT
20	2.99	X	7.09	X	1 NO		=	21.20	SQ.MT
21	2.19	X	9.36	X	1 NO		=	20.50	SQ.MT
22	(10.75	+	9.32)	/ 2	X	1.47 X 1 NO	=	14.75	SQ.MT
23	3.55	X	19.65	X	1 NO		=	69.76	SQ.MT
24	1/2	X	4.09	X	1.91	X 1 NO	=	3.91	SQ.MT
25	2.45	X	9.20	X	1 NO		=	22.54	SQ.MT
					TOTAL DEDUCTION		=	399.78	SQ.MT Y1
TOTAL BUILT UP AREA [X - Y1]							=	974.36	SQ.MT X1

STAIRCASE AREA CALCULATION (RESIDENTIAL)

GROUND FLOOR							
ST1	4.65	X	5.15	X	2 NOS	=	47.89 SQ.MT
ST2	2.70	X	0.15	X	1 NO	=	0.41 SQ.MT
ST3	0.35	X	1.77	X	2 NOS	=	1.24 SQ.MT
ST4	0.15	X	1.75	X	2 NOS	=	0.53 SQ.MT
ST5	0.35	X	1.63	X	2 NOS	=	1.14 SQ.MT
ST6	4.85	X	4.30	X	1 NO	=	20.86 SQ.MT
ST7	5.00	X	0.15	X	1 NO	=	0.75 SQ.MT
ST8	4.85	X	4.15	X	1 NO	=	20.12 SQ.MT
TOTAL STAIRCASE AREA PER FL. (TYPICAL FLOOR)						=	92.94 SQ.MT Y2

STAIRCASE AREA CALCULATION (COMMERCIAL)

GROUND FLOOR							
ST1	7.85	X	5.30	X	1 NO	=	41.60 SQ.MT
ST2	0.15	X	1.00	X	1 NO	=	0.15 SQ.MT
ST3	0.15	X	0.86	X	1 NO	=	0.13 SQ.MT
ST4	0.15	X	2.54	X	1 NO	=	0.38 SQ.MT
ST5	3.75	X	5.30	X	1 NO	=	19.88 SQ.MT
ST6	0.15	X	1.00	X	1 NO	=	0.15 SQ.MT
TOTAL ADDITION						=	62.29 SQ.MT Y3

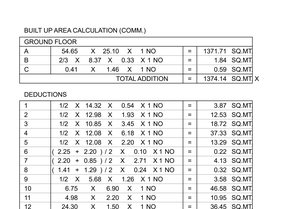
ELECTRIC DUCT AREA CALCULATION

GROUND FLOOR							
E.D.1	0.20	X	1.75	X	2 NOS	=	0.70 SQ.MT
E.D.2	0.15	X	1.90	X	1 NO	=	0.29 SQ.MT
TOTAL ELEC. DUCT AREA PER FL. (TYPICAL FLOOR)						=	0.99 SQ.MT Y4

M.V.S. AREA CALCULATION

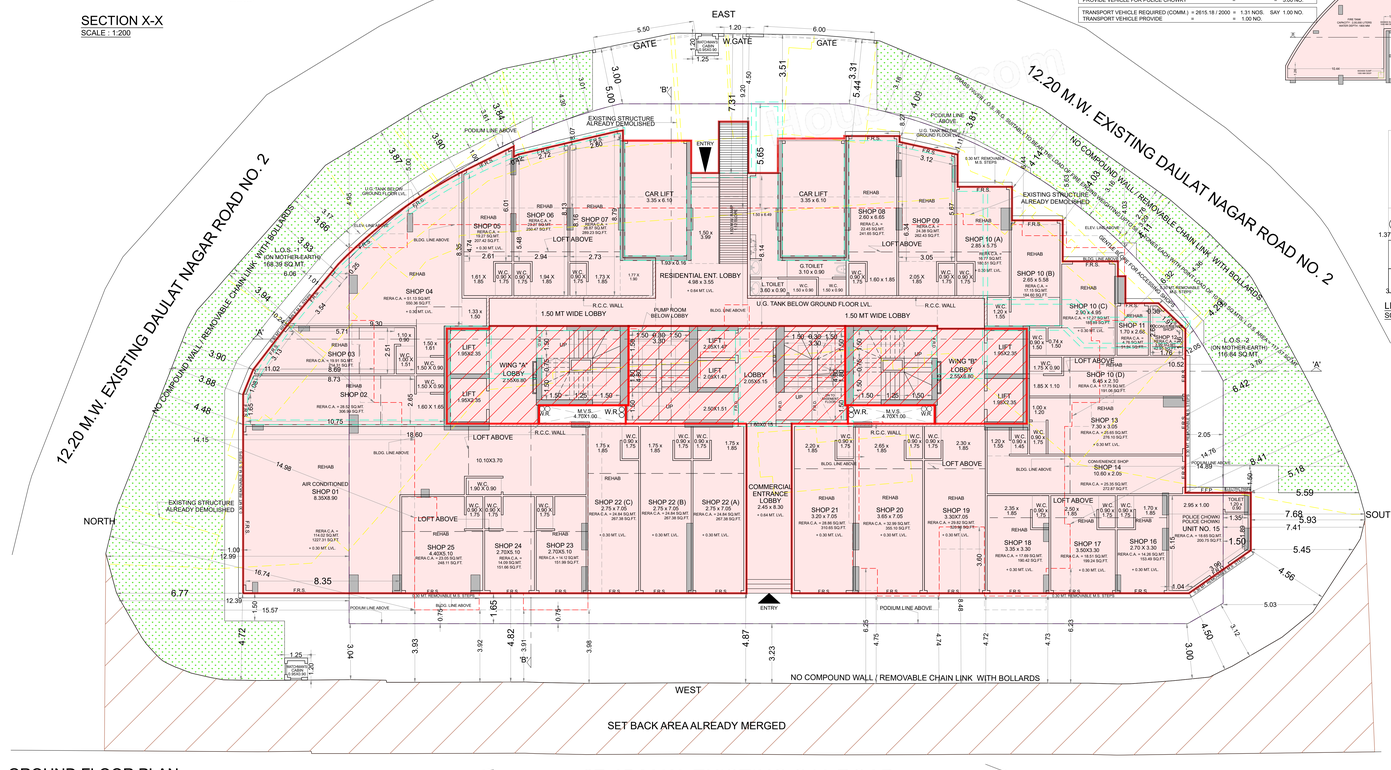
GROUND FLOOR							
M.V.S.	4.70	X	1.00	X	2 NOS	=	9.40 SQ.MT
TOTAL M.V.S. AREA PER FL. (TYPICAL FLOOR)						=	9.40 SQ.MT Y5

NET BUILT UP AREA [X1 - (Y2+Y3+Y4+Y5)]	=	808.74 SQ.MT



SECTION THRO' COMPOUND WALL AT JUNCTION OF ROAD
SCALE : 1:100

SECTION THRO' SUCTION TANK
SCALE : 1:100



GROUND FLOOR PLAN
SCALE : 1:100

SUMMARY

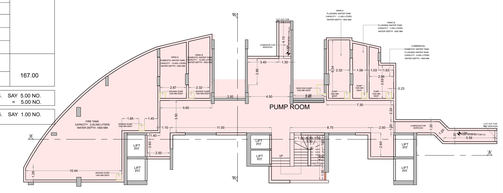
FLOORS	COMM. B.U.A. NET B.U.A.	COMM. B.U.A. FUNG.COMP AREA FOR REMB WITHOUT CHARGE/ PREMIUM	COMM. B.U.A. FUNG.COMP AREA FOR CHARGE/ PREMIUM	COMM. B.U.A. TOTAL B.U.A. (COMM.)	RESIDENTIAL B.U.A. NET B.U.A. WING-A	RESIDENTIAL B.U.A. FUNG.COMP AREA FOR REMB WITHOUT CHARGE/ PREMIUM WING-A	RESIDENTIAL B.U.A. FUNG.COMP AREA FOR CHARGE/ PREMIUM WING-A	RESIDENTIAL B.U.A. TOTAL B.U.A. WING-A	RESIDENTIAL B.U.A. NET B.U.A. WING-B	RESIDENTIAL B.U.A. FUNG.COMP AREA FOR REMB WITHOUT CHARGE/ PREMIUM WING-B	RESIDENTIAL B.U.A. FUNG.COMP AREA FOR CHARGE/ PREMIUM WING-B	RESIDENTIAL B.U.A. TOTAL B.U.A. WING-B	GROSS B.U.A. WING-B	ST-CASE, LIFT & LIFT LOBBY FOR CHARGING PREMIUM COMM.	ST-CASE, LIFT & LIFT LOBBY FOR CHARGING PREMIUM RESIDENTIAL WING-A	ST-CASE, LIFT & LIFT LOBBY FOR CHARGING PREMIUM RESIDENTIAL WING-B	ST-CASE, LIFT & LIFT LOBBY FOR CHARGING PREMIUM TOTAL
PART B'MENT (-4.09 M.LVL.)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GRD. / STILT FLR.	599.07	149.95	59.72	808.74	-	-	-	-	-	-	-	-	808.74	62.29	-	92.94	155.23
1ST FLR. (COMM.)	668.59	-	234.01	902.60	-	-	-	-	-	-	-	-	902.60	58.24	-	72.73	130.97
2ND FLR. (COMM.)	669.51	-	234.33	903.84	-	-	-	-	-	-	-	-	903.84	57.00	-	72.73	129.73
3RD FLR. (1ST PODIUM)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4TH FLR. (2ND PODIUM)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5TH FLR. (3RD PODIUM)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6TH FLR. (4TH PODIUM)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7TH FLR.	-	-	-	-	109.58	27.02	11.33	147.93	104.24	14.22	22.27	140.73	288.66	-	36.88	36.13	73.01
8TH FLR.	-	-	-	-	175.39	-	61.39	236.78	170.33	58.05	1.53	229.91	466.69	-	36.13	36.13	72.26
9TH FLR.	-	-	-	-	177.75	44.20	18.01	239.96	175.45	54.46	-	229.91	469.87	-	36.13	36.13	72.26
10TH FLR.	-	-	-	-	172.47	59.40	-	231.87	-	-	-	-	231.87	-	36.13	36.13	72.26
EXCESS RETCHE COUNTED IN F.S.I.	-	-	-	-	40.68	-	-	40.68	53.65	-	-	53.65	94.33	-	-	-	-
EXCESS FITNESS CENTRE COUNTED IN F.S.I.	-	-	-	-	43.91	-	-	43.91	-	-	-	-	43.91	-	-	-	-
TOTAL	1937.17	149.95	528.06	2615.18	719.78	130.62	90.73	941.13	503.67	126.73	23.80	654.20	4210.51	177.53	145.27	382.92	705.72
		678.01				221.35				150.53							

NET B.U.A. = 1937.17 (COMM.) + 719.78 (RES. - WING-A) + 503.67 (RES. - WING-B) = 3160.62 SQ.MTS.
(REMAB WITHOUT CHARGING PREMIUM = 149.95 (COMM.) + 357.35 (RES)= (130.62 (WING-A) + 126.73 (WING-B)) = 407.30 SQ.MTS.
BY CHARGING PREMIUM = 528.06 (COMM.) + 114.53 (RES)= (90.73 (WING-A) + 23.80 (WING-B)) = 642.59 SQ.MTS.
TOTAL FUNGIBLE AREA = 678.01 (COMM.) + 371.88 (RES) = 1049.89 SQ.MTS.
TOTAL PREMIUM PAID = 2615.18 (COMM.) + 1885.32 (RES) (941.13 (WING-A) + 654.20 (WING-B)) = 4210.51 SQ.MTS.

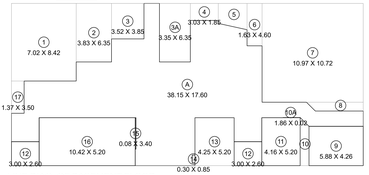
PARKING STATEMENT

FLOOR / USER	CATAGORY SQ. MT.	NO. OF SHOP/FLATS	CAR PARKING REQUIRED	TOTAL CAR PARKING PROVIDED
SHOP GRD. FLR. (BLK - WA-01)	(SHOP SUA = 556.45) 756.19 / 40		18.90	
	(CONVENIENCE SHOP SUA = 31.74) 31.74 / 150		0.21	
	(POLICE CHOWKI SUA = 20.52) 20.52 / 20		1.03	
OFFICE 1ST FLR. & 2ND FLR.	(OFFICE SUA = 1595.64) 1500.00 / 37.50 306.44 / 75.00		40.00 4.09	
	TOTAL COMM.		64.23	
	VISITORS (10%)		6.42	
	TOTAL COMM. + VISITORS (10%)		70.65	
RESI. WING-A 11 FLAT	BELOW 45	-	-	
	B/W 45 TO 60	4.00	2.00	
	B/W 60 TO 90	7.00	7.00	
	90 ABOVE	-	-	
RESI. WING-B 10 FLAT	BELOW 45	4.00	1.00	
	B/W 45 TO 60	3.00	1.50	
	B/W 60 TO 90	3.00	3.00	
	90 ABOVE	-	-	
	TOTAL	21.00	14.50	
	VISITORS (10 %)		1.45	
TOTAL PARKING REQUIRED			15.95	
TOTAL PARKING REQUIRED COMM. + RESI. (70.65 + 15.95)			86.60	
	SAY		87.00	167.00

AS PER POLICE NOC REQUIRED PROVIDE VEHICLE FOR POLICE CHOWKY	= 58.44 / 13.75(5.5X2.5) =	4.25 NOS. =	SAY 5.00 NO. = 5.00 NO.
TRANSPORT VEHICLE REQUIRED (COMM.) TRANSPORT VEHICLE PROVIDE	= 2615.18 / 2000 =	1.31 NOS. = 1.00 NO.	SAY 1.00 NO.



PUMP ROOM & U.G. TANK
PART BASEMENT @ -4.09 M. LVL.
SCALE : 1:200



LINE DIAG. OF BASEMENT FLOOR
SCALE :- 1:200

BUILT UP AREA CALCULATION

PERT BASEMENT (PUMP ROOM)							
A	38.15	X	17.60	X	1 NO	=	671.44 SQ.MT
					TOTAL ADDITION	=	671.44 SQ.MT X

DEDUCTIONS

1	7.02	X	8.42	X	1 NO	=	59.11	SQ.MT	
2	3.83	X	6.35	X	1 NO	=	24.32	SQ.MT	
3	3.52	X	3.85	X	1 NO	=	13.55	SQ.MT	
3A	3.35	X	6.35	X	1 NO	=	21.27	SQ.MT	
4	3.03	X	1.85	X	1 NO	=	5.60	SQ.MT	
5	(2.85	+	2.17)	/ 2	X	3.12 X1 NO	=	7.83	SQ.MT
6	1.63	X	4.60	X	1 NO	=	7.50	SQ.MT	
7	10.97	X	10.72	X	1 NO	=	117.60	SQ.MT	
8	(6.15	+	5.20)	/ 2	X	0.96 X1 NO	=	5.42	SQ.MT
9	5.89	X	4.26	X	1 NO	=	25.09	SQ.MT	
10	(5.22	+	4.26)	/ 2	X	0.96 X1 NO	=	4.55	SQ.MT
10A	1.86	X	0.02	X	1 NO	=	0.04	SQ.MT	
11	4.16	X	5.20	X	1 NO	=	21.63	SQ.MT	
12	3.00	X	2.60	X	2 NOS	=	15.60	SQ.MT	
13	4.25	X	5.20	X	1 NO	=	22.10	SQ.MT	
14	0.30	X	0.85	X	1 NO	=	0.25	SQ.MT	
15	0.08	X	3.40	X	1 NO	=	0.27	SQ.MT	
16	10.42	X	5.20	X	1 NO	=	54.18	SQ.MT	
17	1.37	X	3.50	X	1 NO	=	4.80	SQ.MT	
					TOTAL DEDUCTION	=	410.71	SQ.MT Y1	
TOTAL BUILT UP AREA [X - Y1]						=	260.73	SQ.MT X1	

SANITARY REQUIREMENT

MALE/FEMALE	REQ PER NOS W. C. REQD.	D.W.P. REQD.	URINAL REQD.	WASH BASINS
REQ. PER NOS	@ 1/40 (For male) @ 1/25 (For female)	@1/50	@1/20	@1/40
GROUND FLOOR - (MALE ~ 102 + FEMALE ~ 102 = 204)				
MALE	1.00 NO	1.00 NO	1.00 NO	1.00 NO
FEMALE	1.00 NO	1.00 NO	---	1.00 NO
PROVD. PER NOS				
MALE	1.00 NO	1.00 NO	1.00 NO	1.00 NO
FEMALE	1.00 NO	1.00 NO	---	1.00 NO
PROVD.	2.00 NOS	2.00 NOS	1.00 NOS	2.00 NOS

OCCUPANT LOAD

GROUND FLOOR (SHOP-11 & SHOP-12) = 9.80 SQ. MT.

OCCUPANT LOAD @ 25 NOS/100 SQ MT = 9.80 x 25/100 = 2.45 Nos
= SAY - 2.00 Nos

MALE 50% i.e. ~ 1.00 No. & FEMALE 50% i.e. ~ 1.00 No.

N SCALE: AS MENTIONED

AMENDED - 1 | File No. - P-13681/2022(2696 and Other)/R/C Ward/Eksar (RC) | SHEET NO. 1 of 9

FORM-I

I.	AREA STATEMENT	SQ.MTR.
1	Gross Plot Area (As per P.R. Card including Road set back area)	2265.60
	Area under Road Set back as per P.R. Card (merged)	305.00
	Net Plot Area as per P.R. Card (1-2)	1960.30
	Net Plot Area (Accepted as per Survey)	1900.13
	a) Area of Reservation in plot	--
	b) Area of Road Set back	--
	c) Area of D P Road	--
2	Deduction for.	
	A) For Reservation/Road Area	
	a) Road set-back area to be handed over (100%) (Regulation No 16)	--
	b) Proposed D P road area to be handed over (100%) (Regulation No 16)	--
	c) (i) Reservation area to be handed over (100%) Regulation No 17)	--
	(ii)Reservation area to be handed over as per AR(Regulation No 17)	--
	B) For Amenity Area	
	a) Area of amenity plot/plots to be handed over as per 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 35 (abeyance)	--
	C) Deductions for Existing Built up area to be retained if any /Land component of Existing BUA as per regulation under which development was allowed.	--
3	Total deductions: [2(A) + 2(B) + 2(C) as and when applicable.]	--
4	Balance of plot (1 minus 3)	1900.13
5	Plot area under Development	1900.13
6	Zonal (basic) FSI	1.00
7	Built up Area as per Zonal (basic) FSI (5 X 6)	1900.13
	(In case of Mill land permissible BUA kept in abeyance)	--
8	Benefit under Reg. 3(a) of Regulation 30(C) as per DCPR 2034 [Protected BUA] As per o.c.c. file u/no. ow/55075-a. (w.e.f.)/ar dated 20-09-1999 (Approved B.U.A. as per O.C.C. drawings dtd. 1999 = 2210.56 sq.mts. - 1900.13 sq.mts.)	310.43
	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.)	
	ii)In case of 2(A)(c) (ii) permissible over and above permissible BUA on remaining/	
9	Incentive bua in lieu of rehab component 33(7)(B)	--
	st-case area of existing bldg. claimed free of f.s.i. by paying premium 33 (7)(b)	--
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.	950.06
11	Built up area due to admissible "TDR" as per Table No 12 of Regulation NO 30(A) and 32 on remaining/ balance plot. (1900.13 (100%TDR) - 310.43 (As per 30 (C)) = 1589.70)	--
12	TDR generated if any as per Regulation No 30(A)	--
13	Permissible Built up Area	3160.62
14	Proposed Built up Area	3160.62
15	Permissible Fungible Compensatory Area as per Regulation No 31(3) [(3160.62 x 35% = 1106.22)]	1106.22
	a) i) Perm. Fungible Compensatory area for Rehab Comp.w/o charging premium.	447.34
	ii) Prop. Fungible Compensatory area provided for Rehab comp.w/o charging premium. (149.95 (Comm.)Grd.) + 257.35 (Res.) = 407.30)	407.30
	iii) Area kept in abeyance for not providing Fungible to Rehab Component (3160.62 x 35% = 1106.22 - 447.34 (Compensatory) = 658.88)	40.04
	b) i) Permissible Fungible Compensatory area by charging premium. (3160.62 x 35% = 1106.22 - 447.34 = 658.88)	658.88
	ii) Prop. Fungible Compensatory area available on payment of premium. (520.06 (COMM.) + 114.53 (RES) (90.73 (WING-A) + 23.80 (WING-B)) = 642.59 SQ.MTS.)	642.59
	c) i) Total Prop. Fungible Compensatory area Rehab and Sale (15(a)(ii) + 15(b)(ii))	1049.89
16	Total Built up Area permissible including fungible (13 + 15)	4266.84
17	Total Built up Area proposed including FCA [14 + 15(c)(i)]	4210.51
18	FSI consumed on Net Plot [14/4]	1.66
II.	OTHER REQUIREMENTS	
	(A) Reservation/ Designation	
	(a) Name of Reservation	
	(b) Area of Reservation land to be handed/ 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)Requirement of LOS as per Regulation No.27(15% or 20% or 25%)	
	(D)Tenement Statement	
	(a) Proposed built up area (13 above)	4210.51
	(b) Less deduction of Non-residential area (Shop etc.)	2615.18
	(c)Area available for tenements [(i) minus (ii).]	1595.33
	(d)Tenements permissible (450/hectare) = 71.79 SAY = 72.00	72.00
	(e) Total number of Tenements proposed on the plot	21.00
	(E)Parkign Statement	
	(i) Parking required by Regulations for - Car Scooter/Motor cycle Outsiders (visitors)	87.00
	(ii) Covered garage permissible	
	(iii) Covered garages proposed Car Scooter/Motor cycle Outsiders (visitors)	
	(iv) Total parking provided	167.00
	(F)Transport Vehicles Parking	
	(i) Spaces for transport vehicles parking required by Regulations	1.00
	(ii) Total No. of transport vehicles parking spaces provided	1.00

FORM-II

CONTENTS OF SHEET

PART B'MENT, GROUND FLR. PLAN, BLOCK PLAN & LOCATION PLAN, AREA CALC. ,CARPET & BUILT UP AREA SUMMARY .

NOTES :- ALL DIMENSIONS ARE IN METERS

PLANS FOR APPROVAL

* THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED.
* APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER FILE NO. - P-13681/2022(2696 and Other)/R/C Ward/Eksar (RC) DATED :-

ROHIT SURESHCHANDRA SONAR — Digitally signed by ROHIT SURESHCHANDRA SONAR Date: 2025.03.21 19:19:43 +05'30'
S.E. (B.P.) R2

Swapnil Bhagwat Patil — Digitally signed by Swapnil Bhagawat Patil Date: 2025.03.26 13:01:08 +05'30'
A.E. (B.P.) R/C

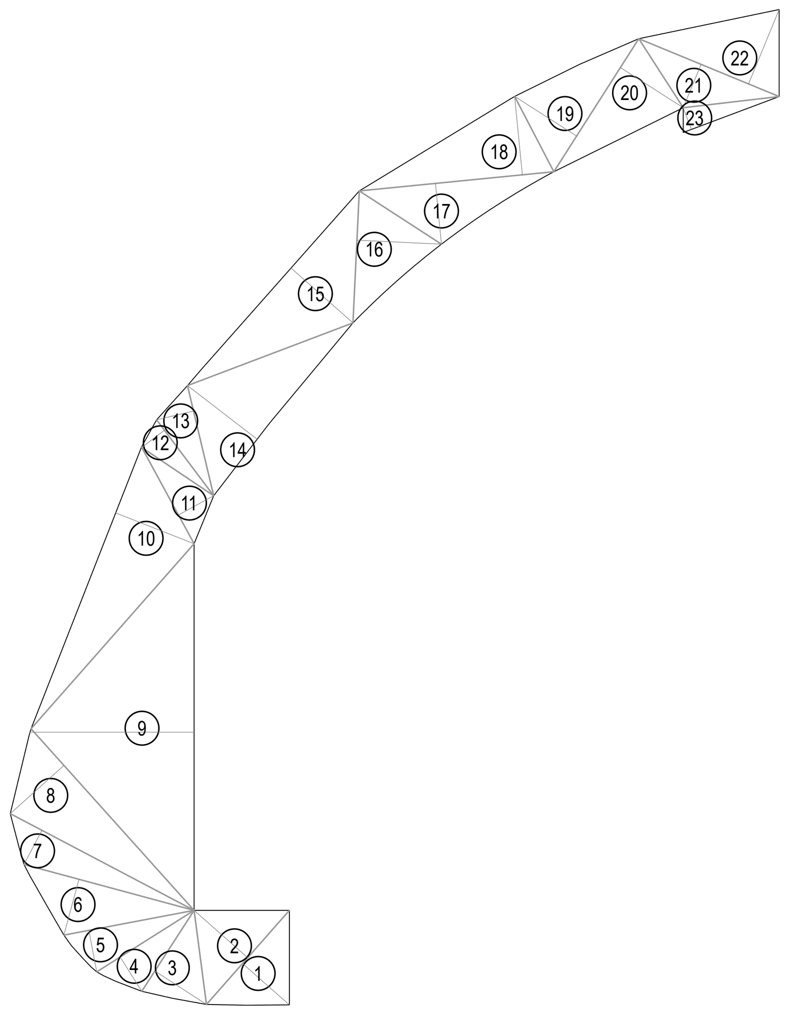
MAHESH SAMBHU REVADEKAR — Digitally signed by MAHESH SAMBHU REVADEKAR Date: 2025.03.26 15:51:51 +05'30'
E.E. (B.P.) 'R' WARD-2

CERTIFICATE OF AREA

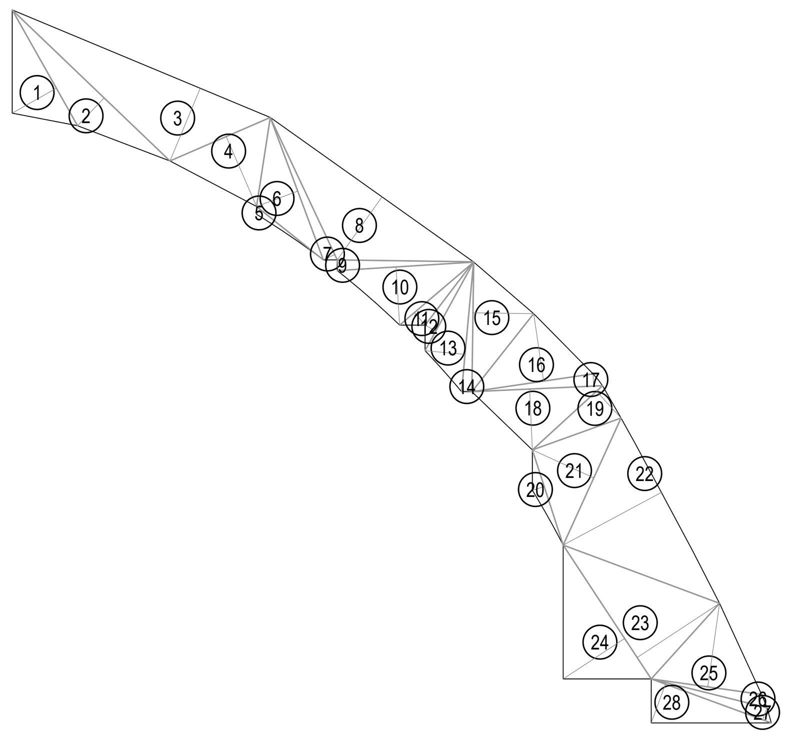
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVERYED BY ME ON 22-02-2019 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1900.13 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP/ T. P. S. RECORD/CITY SURVEY RECORD.

SAUMIL ASHWIN JHAVERI — Digitally signed by SAUMIL ASHWIN JHAVERI C=IN, O=Personal, E=saumil.jhaveri@gmail.com, L=Ulhasnagar, S=Maharashtra, postalCode=421003, street=Near Ganesh Temple Office, 3rd Floor, Office No. 3, Ganesh Apartment Plot No.21 Sector-2 Ulhasnagar-3 Kalyan Ulhasnagar Kalyan Ulhasnagar Kalyan Ulhasnagar

AMENDED - 1	File No. - P-13681/2022(2696 and Other)/R/C Ward/Eksar (RC)	SHEET NO. 2 of 9



LINE DIAGRAM OF UNPAVED L.O.S.
@ GRD. LVL.
SCALE - 1:200



L.O.S. - 1 AREA CALCULATION			
1	1/2 X 4.27 X 2.13 X 1 NO	=	4.55 SQ.MT.
2	1/2 X 4.27 X 2.44 X 1 NO	=	5.21 SQ.MT.
3	1/2 X 3.28 X 2.10 X 1 NO	=	3.44 SQ.MT.
4	1/2 X 3.93 X 1.38 X 1 NO	=	2.71 SQ.MT.
5	1/2 X 4.52 X 1.44 X 1 NO	=	3.25 SQ.MT.
6	1/2 X 6.01 X 1.97 X 1 NO	=	5.92 SQ.MT.
7	1/2 X 7.08 X 1.32 X 1 NO	=	4.67 SQ.MT.
8	1/2 X 8.32 X 2.46 X 1 NO	=	10.23 SQ.MT.
9	1/2 X 12.49 X 5.59 X 1 NO	=	34.91 SQ.MT.
10	1/2 X 10.32 X 2.87 X 1 NO	=	14.81 SQ.MT.
11	1/2 X 3.75 X 1.37 X 1 NO	=	2.57 SQ.MT.
12	1/2 X 3.24 X 0.97 X 1 NO	=	1.57 SQ.MT.
13	1/2 X 3.85 X 1.29 X 1 NO	=	2.48 SQ.MT.
14	1/2 X 7.57 X 2.98 X 1 NO	=	11.28 SQ.MT.
15	1/2 X 8.85 X 2.82 X 1 NO	=	12.48 SQ.MT.
16	1/2 X 4.45 X 2.85 X 1 NO	=	6.34 SQ.MT.
17	1/2 X 6.67 X 2.04 X 1 NO	=	6.80 SQ.MT.
18	1/2 X 6.67 X 2.69 X 1 NO	=	8.97 SQ.MT.
19	1/2 X 5.38 X 2.51 X 1 NO	=	6.75 SQ.MT.
20	1/2 X 5.38 X 2.54 X 1 NO	=	6.83 SQ.MT.
21	1/2 X 5.18 X 1.60 X 1 NO	=	4.14 SQ.MT.
22	1/2 X 5.18 X 2.74 X 1 NO	=	7.10 SQ.MT.
23	1/2 X 3.49 X 0.79 X 1 NO	=	1.38 SQ.MT.
	TOTAL ADDITION	=	168.39 SQ.MT. 1

L.O.S. - 2 AREA CALCULATION			
1	1/2 X 4.53 X 1.73 X 1 NO	=	3.92 SQ.MT.
2	1/2 X 7.44 X 1.31 X 1 NO	=	4.87 SQ.MT.
3	1/2 X 9.53 X 2.68 X 1 NO	=	12.77 SQ.MT.
4	1/2 X 3.73 X 2.60 X 1 NO	=	4.85 SQ.MT.
5	1/2 X 2.91 X 0.18 X 1 NO	=	0.26 SQ.MT.
6	1/2 X 5.18 X 1.50 X 1 NO	=	3.89 SQ.MT.
7	1/2 X 5.36 X 0.43 X 1 NO	=	1.15 SQ.MT.
8	1/2 X 8.49 X 2.62 X 1 NO	=	11.12 SQ.MT.
9	1/2 X 4.66 X 0.37 X 1 NO	=	0.86 SQ.MT.
10	1/2 X 4.66 X 1.99 X 1 NO	=	4.64 SQ.MT.
11	1/2 X 3.31 X 0.56 X 1 NO	=	0.93 SQ.MT.
12	1/2 X 3.45 X 0.42 X 1 NO	=	0.72 SQ.MT.
13	1/2 X 4.44 X 1.37 X 1 NO	=	3.04 SQ.MT.
14	1/2 X 4.44 X 0.35 X 1 NO	=	0.78 SQ.MT.
15	1/2 X 4.43 X 2.07 X 1 NO	=	4.59 SQ.MT.
16	1/2 X 4.17 X 2.32 X 1 NO	=	4.84 SQ.MT.
17	1/2 X 4.46 X 0.42 X 1 NO	=	0.94 SQ.MT.
18	1/2 X 4.46 X 2.08 X 1 NO	=	4.64 SQ.MT.
19	1/2 X 3.24 X 1.24 X 1 NO	=	2.01 SQ.MT.
20	1/2 X 3.41 X 0.42 X 1 NO	=	0.72 SQ.MT.
21	1/2 X 4.76 X 2.30 X 1 NO	=	5.47 SQ.MT.
22	1/2 X 7.14 X 3.79 X 1 NO	=	13.53 SQ.MT.
23	1/2 X 5.46 X 3.36 X 1 NO	=	9.17 SQ.MT.
24	1/2 X 5.46 X 2.51 X 1 NO	=	6.85 SQ.MT.
25	1/2 X 3.79 X 2.87 X 1 NO	=	5.44 SQ.MT.
26	1/2 X 4.07 X 0.40 X 1 NO	=	0.81 SQ.MT.
27	1/2 X 4.36 X 0.44 X 1 NO	=	0.96 SQ.MT.
28	1/2 X 4.36 X 1.41 X 1 NO	=	3.07 SQ.MT.
	TOTAL ADDITION	=	116.84 SQ.MT. 2

TOTAL L.O.S.	(1 + 2)	=	285.23 SQ.MT.

R.G. REQ. 1900.13 X 15% = 285.02 SQ.MT.
R.G. PRO. = 285.23 SQ.MT.

TABLE NO - V

COMPUTATION OF INCENTIVE BUILT UP AREA FOR PROPOSAL UNDER REG. 33 (7)(B)

Sr. No.	DESCRIPTION	B.U.A. in SQ.MTS.
1	EXISTING B.U.A. INCLUDING N/R USER B.U.A. OF COLUMN NO. 13 OF TABLE NO III	526.70 (PART O.C.C. GRANTED FOR GROUND FLOOR DATED 19-4-1990)
2	15% INCENTIVE B.U.A. ON 1 ABOVE	N.A.
3	NO. OF RESIDENTIAL TENEMENTS AS PER APPROVED PLAN (RESIDENTIAL TENEMENTS AS PER SR. NO. 11 TABLE NO. II	N.A.
4	INCENTIVE B.U.A. BASED ON NO. OF RESIDENTIAL TENEMENTS (AS PER SR. NO. 3 X 10.00)	N.A.
5	PERMISSIBLE INCENTIVE B.U.A. WHICH EVER IS MORE OUT OF SR. NO. 2 & SR. NO. 4 ABOVE	N.A.
	NOTE :- PROPOSAL SUBMITTED AFTER 27.05.2016 ARE ELIGIBLE FOR INCENTIVE F.S.I. UNDER REG. 33 (7)(B)	

TABLE NO - I

PROPOSED BUILT UP AREA STATEMENT

Sr. No.	WING	FLOOR	Proposed built up area in sq.mts. Commercial	Residential	Total (4 + 5)	Staircase/ Lift/ Lift lobby Area (in sq.mts.) With Charging Premium Commercial	Residential	Flat / NR / Society office / Fitness centre / Refuge area
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1	WING - A & B	PART B'MENT (-4.09 M.LVL.)	-	-	-	-	-	Pump Room & U.G. Tanks
	WING- A & B	GROUND	808.74	-	808.74	62.29	92.94	Shops, Police Chowky, Sanitary Blocks, Entrance Lobbies of Resi. & Comm.
	WING - A & B	1ST	902.60	-	902.60	58.24	72.73	Offices & Sloping Terrace
	WING - A & B	2ND	903.84	-	903.84	57.00	72.73	Offices
	WING - A & B	3RD FLR. (1ST PODIUM)	-	-	-	-	-	Parking, Space for meter panel, Water Tank & Servant's Toil.
	WING - A & B	4TH FLR. (2ND PODIUM)	-	-	-	-	-	Parking, Space for meter panel & Servant's Toil.
	WING - A & B	5TH FLR. (3RD PODIUM)	-	-	-	-	-	Parking, Space for meter panel & Servant's Toil.
	WING - A & B	6TH FLR. (4TH PODIUM)	-	-	-	-	-	Parking, Space for meter panel, Fitness Centre, Society Office & Servant's Toil.
	WING - A	7TH (REFUGE)	-	147.93	147.93	-	36.88	Flats & Refuge Area
	WING - A	8TH	-	236.78	236.78	-	36.13	Flats
	WING - A	9TH	-	239.96	239.96	-	36.13	Flats
	WING - A	10TH	-	231.87	231.87	-	36.13	Flats
	WING - B	7TH (REFUGE)	-	140.73	140.73	-	36.13	Flats & Refuge Area
	WING - B	8TH	-	229.91	229.91	-	36.13	Flats
	WING - B	9TH	-	229.91	229.91	-	36.13	Flats
		EXCESS REFUGE CONTED IN F.S.I.		94.33	94.33	-	-	
		EXCESS FITNESS CENTRE COUNTED IN F.S.I.		43.91	43.91	-	-	
2	Total BUA Proposed		2615.18	1595.33	4210.51	177.53	492.06	
3	fungible compensatory area proposed : { sr.no. 2 - (sr.no. 2/ 1.35 } or as proposed)		678.01	371.88	1049.89	(177.53 + 492.06 = 669.59)		
4	Net BUA Proposed (2 - 3)		1937.17	1223.45	3160.62			
5	Fitness Centre		Permissible 2 x 2% (4072.27 X 2%)			81.45		Provided at 6TH Flr. (4TH podium)
			Provided			125.36		
6	Society Office		Permissible			20.00		Provided at 6TH Flr. (4TH podium)
			Provided			18.37		
7	Amenity area / BUA in sq m (reg 14 A or 14 B)		Required			-		
			Provided			-		
8	IH / PH Provided		Required B.U.A.			-		
			Provided B.U.A.			-		

9 Refuge Area	Wing	Required (in sq mt) 4%	4.25%	Provided (in sq mt)	Excess Provided	Proposed at floor	B.U.A Considered for Refuse Area from_ floor_to flr.	Total B.U.A.	
	Wing - A	28.34	30.12	70.80	40.68	at 7th flr.	8TH TO 10TH Flrs.	708.61	terrace treated as refuge area
	Wing - B	18.39	19.54	73.19	53.65	at 7th flr.	8TH TO 9TH Flrs.	459.82	terrace treated as refuge area

TABLE NO - III

FUNGIBLE COMPENSATORY AREA STATEMENT

Sr. No.		Description	B.U.A. in sq.mts. Comm.	Resi.	Total
		(A) REHAB COMPONENT			
1		Existing B.U.A. of the building to be demolished:			
	a	Commercial structure existing prior to 01-04-1962			
	b	Residential structure existing prior to 17-04-1964	N.A.	N.A.	N.A.
	c	As per OC Plans / BCC Plan Approved u/no. CE/5507/BP(WS)/AR PART O.C.C. DATED 19-4-1990 & O.C.C. DATED 20-9-1999	847.12 (522.45+324.67)	741.60	1588.72
	d	CC granted Approved u/no. CE/5507/BSII/AP/AR dtd. 11-7-1989	N.A.	N.A.	N.A.
	e	Others Specify	N.A.	N.A.	N.A.
	f	Existing BUA excluding staircase / lift /lift lobby / ottla of the building to be demolished as per redrafted plan out of (a) or (b) or (c) or (d) or (e)	847.12 (522.45+324.67)	741.60	1588.72
	g	Existing BUA accepted for allowing fungible area for Rehab without charging premium from above	522.45	741.60	1264.05
2		Permissible Fungible Area for rehab without charging premium (35% of 1 (g) above - (3 +4)	187.24	260.10	447.34
3		Fungible Area availed for Rehab Component = (Col. No. 14 - col no 15 - col. no 7 of table no - II)	149.95	257.35	407.30
4		fungible area kept in abeyance / utilized (as per total of Col. No.16 of table no. II)	37.29 (32.91+4.38=37.29)	2.75	40.04
		(B) SALE COMPONENT			

Sr. No.	Description	Net Plot Area	50% Add. F.S.I.	33(7)(B)	30(C) (Approved B.U.A. as per O.C.C. drawings dtd. 1999 = 2210.56 sq.mts. - 1900.13 sq.mts. = 310.43)	T.D.R.	TOTAL
5	Permissible B.U.A.	1900.13	950.06	-	310.43	-	3160.62

Sr. No.	Description	COMM.	RESI.	TOTAL
6	Net Built up area Proposed	1937.17	1223.45	3160.62
7	Permissible Fungible Area (0.35 x sr. no 6)	678.01	428.21	1106.22
8	Fungible area availed for Sale Component	528.06	114.53	642.59

TABLE NO - IV

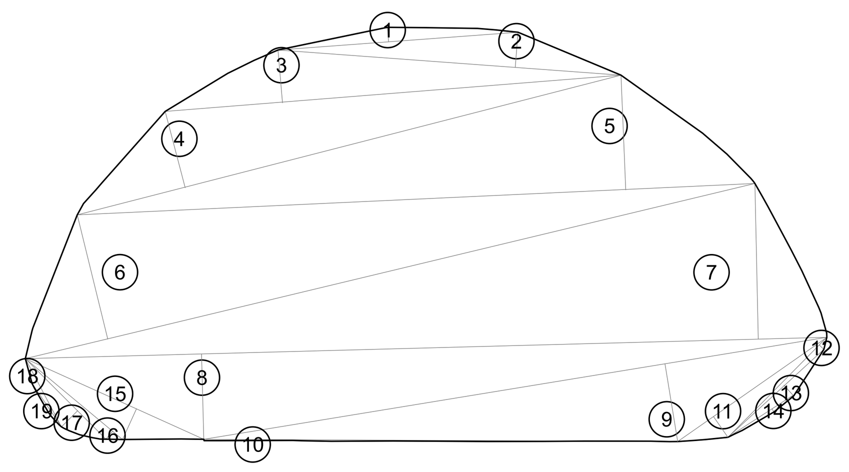
PARKING SPACES STATEMENT

Sr. No.	FLOOR	Carpet Area of Tenement in sq.mts. WING - A Flat No. 1	Flat No. 2	Flat No. 3	Flat No. 4	WING - B Flat No. 5	Flat No. 6	Flat No. 7	no. of tenements proposed per floor	No. of tenements in group of required parking spaces As Per DCPR 2034: Below 45 sq.mts (1 for 4 T/s)	Above 45 to 60 sq.mts (1 for 2 T/s)	Above 60 to 90 sq.mts (1 for 1 T/s)	Above 90 sq.mts (2 for 1 T/s)	TOTAL PARKING
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
	PART B'MENT (-4.09 M.LVL.)	-	-	-	-	-	-	-	-	-	-	-	-	
1	GROUND (COMM.)	-	-	-	-	-	-	-	-	-	-	-	-	
	1ST (COMM.)	-	-	-	-	-	-	-	-	-	-	-	-	
	2ND (COMM.)	-	-	-	-	-	-	-	-	-	-	-	-	
	3RD FLR. (1ST PODIUM)	-	-	-	-	-	-	-	-	-	-	-	-	
	4TH FLR. (2ND PODIUM)	-	-	-	-	-	-	-	-	-	-	-	-	
	5TH FLR. (3RD PODIUM)	-	-	-	-	-	-	-	-	-	-	-	-	
	6TH FLR. (4TH PODIUM)	-	-	-	-	-	-	-	-	-	-	-	-	
	7TH (REFUGE)	-	56.99	79.73	79.73	50.44	-	-	4.00	NIL	2.00	2.00	NIL	
	8TH	77.76	56.99	79.73	81.26	50.44	39.88	39.88	7.00	2.00	2.00	3.00	NIL	
	9TH	77.76	51.72	81.26	81.26	50.44	39.88	39.88	7.00	2.00	2.00	3.00	NIL	
	10TH	77.76	50.44	81.26	-	-	-	-	3.00	-	1.00	2.00	NIL	
2	Total Residential Tenements (for Tenement Density)								21.00	4.00	7.00	10.00	-	
3	Required Parking Space (From 2 Above)									1.00	3.50	10.00	-	14.50
4	10 % Visitors Parking (3 X 10%)													1.45
5	Total Required Parking Spaces For Residential Tenements (3 + 4)													15.95
6	Total Parking Spaces Permissible (Tenement wise & Shall not be more than Nos of T/S)													16.00
7	(A) COMM.													

Sr. No.	Description	Parking Requirment		B.U.A. in sq.mts.	No. of parking Required
9	Shop	i) 01 for every 40 sq.mt. Up to 800 sq.mt. (756.19 / 40 = 18.90)	ii) 01 for every 80 sq.mt. exceeding 800 sq.mt. (0.00 / 80 = 0.00)	756.19	18.90
	Convenience Shop	ii) 01 for every 150 sq.mt. (31.74 / 40 = 0.21)	-	31.74	0.21
	Police Chowky	iii) 01 for every 20 sq.mt. (20.52 / 40 = 1.03)	-	20.52	1.03
10	Office	i) 01 for every 37.50 sq.mt. Up to 1500 sq.mt. (1500.00 / 37.50 = 40.00)	ii) 01 for every 75 sq.mt. exceeding 1500 sq.mt. (306.44 / 75.00 = 4.09)	1806.44	44.09
11	Others	i)	ii)	N.A	0.00
12	10% Visitors (Min 2 Nos.)		(18.90 + 0.21 + 1.03 + 44.09 = 64.23 X 10% = 6.42)		6.42
13	Total Required Parking spaces for commercial user		(18.90 + 0.21 + 1.03 + 44.09 = 64.23 + 6.42 = 70.65)		70.65
14	Total parking spaces required for resi. + comm. = (5 + 13)		(15.95 + 70.65 = 86.60)		86.60 say = 87.00
15	Maximum Free Permissible Parking Spaces	[No of Tenements having Carpet area less than 90.00 sq. mts. + Parking Spaces Required for Tenements having Carpet area more than 90.00 sq.mt + sr. no. 19] or [sr. no 14 + sr. no. 19] whichever is more			130.50
16	Total Required Parking spaces Provided				167.00
17	10% adiitional parking spacec for vehicle holding area = (16) x 10%				16.70
18	excess to required parking spaces provided = (16-14)				80.00
19	50% of Required Parking spaces Permissible free of FSI/ without charging premium = 14 x 50%				43.50
20	DETAILS OF PARKING SPACES PROVIDED				

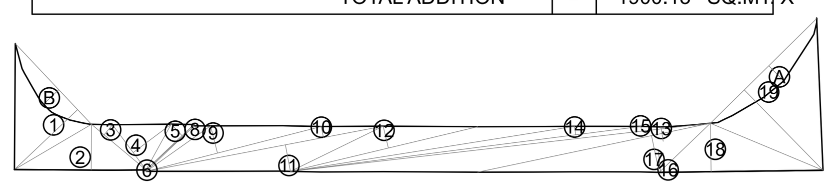
Sr. No.	Floor	Parking Spaces Provided: Big Parking	Small Parking	Total
1	3rd Floor (1st Podium)	25.00	16.00	41.00
2	4th Floor (2nd Podium)	28.00	20.00	48.00
3	5th Floor (3rd Podium)	28.00	20.00	48.00
4	6th Floor (4th Podium)	10.00	20.00	30.00
	Total	91.00	76.00	167.00
	% Ratio to Total	54.49 %	45.51 %	100.00 %

21 TRANSPORT VEHICLE REQUIRED (COMM.) = 2615.18 / 2000 = 1.31 NOS. SAY 1.00 NO.
TRANSPORT VEHICLE PROVIDE = 1.00 NO. @ 3RD FLOOR (1ST PODIUM)



LINE DIA. OF PLOT
SCALE - 1:500

PLOT AREA CALCULATION			
1	1/2 X 20.45 X 1.22 X 1 NO	=	12.47 SQ.MT.
2	1/2 X 29.22 X 3.01 X 1 NO	=	43.98 SQ.MT.
3	1/2 X 38.86 X 4.44 X 1 NO	=	86.27 SQ.MT.
4	1/2 X 47.71 X 6.65 X 1 NO	=	158.64 SQ.MT.
5	1/2 X 57.66 X 9.72 X 1 NO	=	280.23 SQ.MT.
6	1/2 X 63.77 X 10.92 X 1 NO	=	348.18 SQ.MT.
7	1/2 X 68.15 X 13.60 X 1 NO	=	463.42 SQ.MT.
8	1/2 X 68.15 X 7.28 X 1 NO	=	248.07 SQ.MT.
9	1/2 X 53.71 X 6.67 X 1 NO	=	179.12 SQ.MT.
10	1/2 X 40.03 X 0.12 X 1 NO	=	2.40 SQ.MT.
11	1/2 X 15.73 X 2.21 X 1 NO	=	17.38 SQ.MT.
12	1/2 X 12.10 X 0.53 X 1 NO	=	3.21 SQ.MT.
13	1/2 X 11.24 X 1.21 X 1 NO	=	6.80 SQ.MT.
14	1/2 X 6.80 X 0.27 X 1 NO	=	0.92 SQ.MT.
15	1/2 X 16.61 X 2.88 X 1 NO	=	23.92 SQ.MT.
16	1/2 X 10.71 X 0.89 X 1 NO	=	4.77 SQ.MT.
17	1/2 X 9.65 X 1.88 X 1 NO	=	9.07 SQ.MT.
18	1/2 X 6.51 X 0.49 X 1 NO	=	1.59 SQ.MT.
19	1/2 X 4.42 X 0.22 X 1 NO	=	0.49 SQ.MT.
	TOTAL ADDITION	=	1900.13 SQ.MT. X



LINE DIA. OF SET BACK
SCALE - 1:200

SET BACK AREA CALCULATION			
1	1/2 X 9.45 X 7.60 X 1 NO	=	35.91 SQ.MT.
2	1/2 X 8.10 X 3.84 X 1 NO	=	15.55 SQ.MT.
3	1/2 X 6.07 X 1.13 X 1 NO	=	3.43 SQ.MT.
4	1/2 X 4.78 X 4.08 X 1 NO	=	9.75 SQ.MT.
5	1/2 X 5.60 X 1.35 X 1 NO	=	3.78 SQ.MT.
6	1/2 X 5.61 X 0.11 X 1 NO	=	0.31 SQ.MT.
8	1/2 X 6.69 X 0.81 X 1 NO	=	2.71 SQ.MT.
9	1/2 X 15.39 X 2.42 X 1 NO	=	18.62 SQ.MT.
10	1/2 X 20.54 X 1.02 X 1 NO	=	10.48 SQ.MT.
11	1/2 X 20.54 X 2.35 X 1 NO	=	24.13 SQ.MT.
12	1/2 X 16.40 X 1.98 X 1 NO	=	16.24 SQ.MT.
13	1/2 X 24.51 X 1.35 X 1 NO	=	16.54 SQ.MT.
14	1/2 X 30.11 X 0.74 X 1 NO	=	11.14 SQ.MT.
15	1/2 X 36.02 X 0.41 X 1 NO	=	7.38 SQ.MT.
16	1/2 X 36.02 X 2.04 X 1 NO	=	36.74 SQ.MT.
17	1/2 X 20.26 X 3.30 X 1 NO	=	33.43 SQ.MT.
18	1/2 X 13.96 X 4.11 X 1 NO	=	28.69 SQ.MT.
19	1/2 X 12.69 X 9.65 X 1 NO	=	61.23 SQ.MT.
	TOTAL ADDITION	=	336.06 SQ.MT. X

DEDUCTIONS

A	2/3 X 12.69 X 1.75 X 1 NO	=	14.81 SQ.MT.
B	2/3 X 9.44 X 1.72 X 1 NO	=	10.82 SQ.MT.
	TOTAL DEDUCTION	=	25.63 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]		=	310.43 SQ.MT. X1

FORM-II

CONTENTS OF SHEET

2ND FLOOR PLAN & 3RD PODIUM

NOTES :-
ALL DIMENSIONS ARE IN METERS

PLANS FOR APPROVAL

- THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED.
- APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER FILE NO. - P-13681/2022(2696 and Other)/R/C Ward/Eksar (RC) DATED :-

S.E. (B.P.) R2	A.E. (B.P) R/C	E.E. (B.P) 'R' WARD-2
ROHIT SURESHCHANDRA SONAR — Digitally signed by ROHIT SURESHCHANDRA SONAR Date: 2025.03.21 19:20:14 +05'30'	Swapnil Bhagawat Patil — Digitally signed by Swapnil Bhagawat Patil Date: 2025.03.26 13:01:26 +05'30'	MAHESH SAMBHU REVADEKAR — Digitally signed by MAHESH SAMBHU REVADEKAR Date: 2025.03.26 15:52:16 +05'30'

DESCRIPTION OF THE PROPOSAL & PROPERTY

AMENDED PLANS FOR COMMERCIAL CUM RESIDENTIAL BUILDING ON PROPERTY BEARING C.T.S. NO. 2696, 2696/1 TO 25 OF VILLAGE EKSAR, BORIVALI (EAST), SITUATED AT DAULAT NAGAR IN R/C WARD , MUMBAI.

NAME & SIGNATURE OF OWNER / APPLICANT

SHRI. VINOD SUKHRAJ MEHTA DESIGNATED PARTNER OF AVENTUS INFRASTRUCTURE LLP, C.A. TO OWNER.

ADDRESS:-
105, COMMERCE HOUSE, 140 , NAGINDAS MASTER ROAD, FORT, MUMBAI -400 023.

VINOD SUKHRAJ MEHTA — Digitally signed by VINOD SUKHRAJ MEHTA Date: 2025.03.21 13:26:18 +05'30'

NAME, ADD. & SIGNATURE OF ARCHITECT.

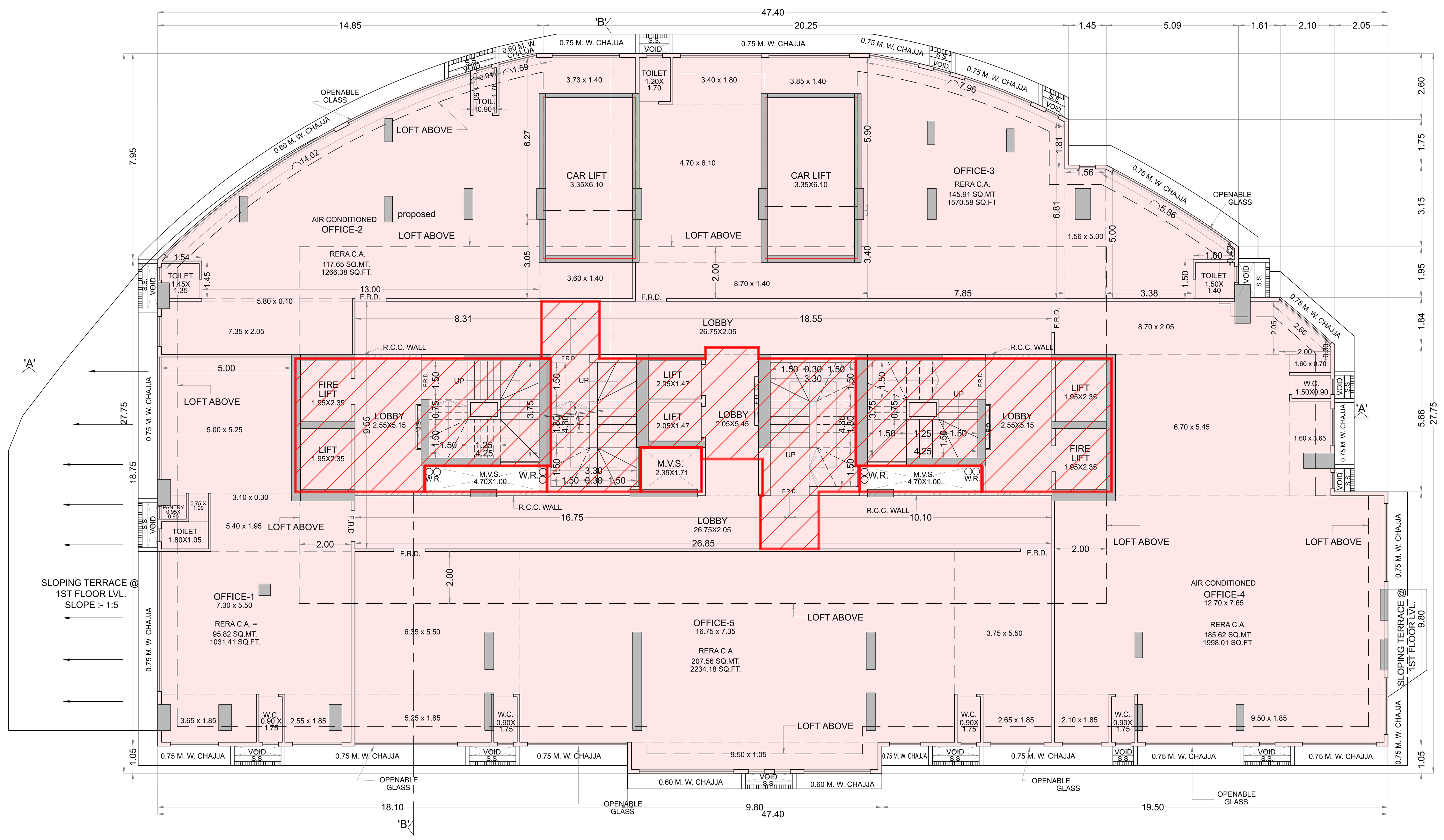
Ar.Saumil A. Jhaveri
(CA/2000/26353)
H. M. JHAVERI & SONS
ARCHITECTS

3RD FLR, SATYANARAYANPRASAD COMMERCIAL CENTRE, DAYALDAS ROAD, OFF. NEHRU ROAD, VILE PARLE (E). MUMBAI - 400 057.

SAUMIL ASHWIN JHAVERI — Digitally signed by SAUMIL ASHWIN JHAVERI DN: c=IN, o=Personal, 2.5.4.20=35dcd30a865369cd33ab8ca26dfecf09075f0e7a8fd701a6109b59042e0d85d7, postalCode=400058, st=Maharashtra, serialNumber=90cd1705383cb5bdca543a40cea31cd14fdf82e4e3473e00a30ac2b77c150ba7, cn=SAUMIL ASHWIN JHAVERI Date: 2025.03.21 14:08:20 +05'30' Adobe Acrobat Reader version: 2025.001.20435

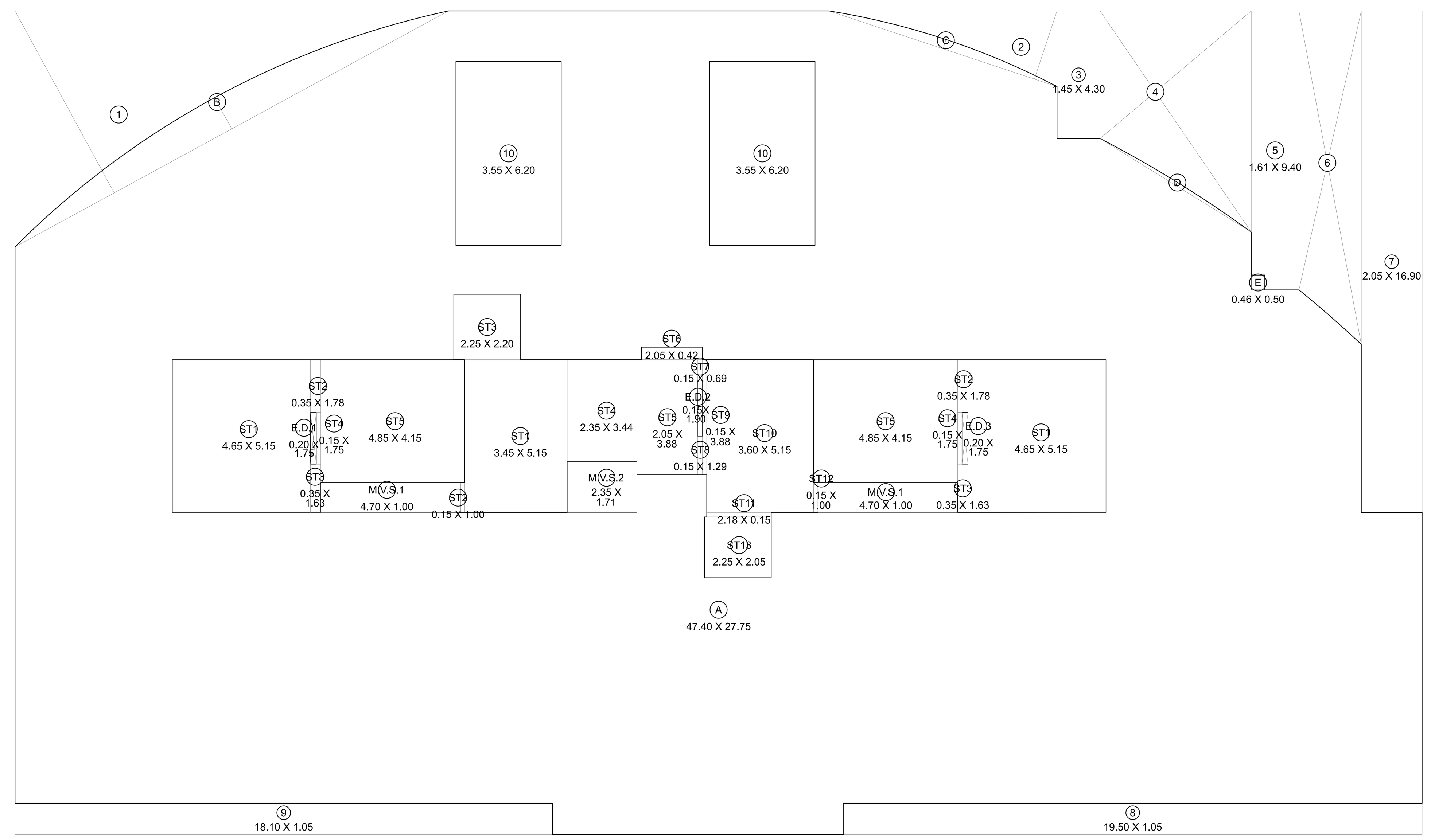
N | SCALE: AS MENTIONED

FILE PATH :- hmjnew / Vinod Mehta-Aventus Realty / Shweta Park /Proposal / 2025 / AMENDED -1 / DRAFT PLAN 21-3-2025



1ST COMMERCIAL FLOOR PLAN

SCALE : 1:100



LINE DIA. OF 1ST COMMERCIAL FLOOR

SCALE : 1:100

BUILT UP AREA CALCULATION (COMM.)

1ST FLOOR			
A	47.40 X 27.75 X 1 NO	=	1315.35 SQ.MT
B	2/3 X 16.64 X 1.21 X 1 NO	=	13.42 SQ.MT
C	2/3 X 8.09 X 0.33 X 1 NO	=	1.78 SQ.MT
D	2/3 X 5.99 X 0.12 X 1 NO	=	0.48 SQ.MT
E	0.46 X 0.50 X 1 NO	=	0.23 SQ.MT
	TOTAL ADDITION	=	1331.26 SQ.MT X

DEDUCTIONS

1	1/2 X 16.63 X 6.98 X 1 NO	=	58.04 SQ.MT
2	1/2 X 8.09 X 2.42 X 1 NO	=	9.79 SQ.MT
3	1.45 X 4.30 X 1 NO	=	6.24 SQ.MT
4	(7.45 + 4.30) / 2 X 5.09 X 1 NO	=	29.90 SQ.MT
5	1.61 X 9.40 X 1 NO	=	15.13 SQ.MT
6	(11.24 + 9.40) / 2 X 2.10 X 1 NO	=	21.67 SQ.MT
7	2.05 X 16.90 X 1 NO	=	34.65 SQ.MT
8	19.50 X 1.05 X 1 NO	=	20.48 SQ.MT
9	18.10 X 1.05 X 1 NO	=	19.01 SQ.MT
10	3.55 X 6.20 X 2 NOS	=	44.02 SQ.MT
	TOTAL DEDUCTION	=	258.93 SQ.MT Y1
TOTAL BUILT UP AREA [X - Y1]		=	1072.33 SQ.MT X1

STAIRCASE AREA CALCULATION (RESIDENTIAL)

1ST FLOOR			
ST1	4.65 X 5.15 X 2 NOS	=	47.89 SQ.MT
ST2	0.35 X 1.78 X 2 NOS	=	1.25 SQ.MT
ST3	0.35 X 1.63 X 2 NOS	=	1.14 SQ.MT
ST4	0.15 X 1.75 X 2 NOS	=	0.52 SQ.MT
ST5	4.85 X 4.15 X 2 NOS	=	40.26 SQ.MT
TOTAL STAIRCASE AREA PER FL. (TYPICAL FLOOR)		=	91.06 SQ.MT Y2

STAIRCASE AREA CALCULATION (COMMERCIAL)

1ST FLOOR			
ST1	3.45 X 5.15 X 1 NO	=	17.77 SQ.MT
ST2	0.15 X 1.00 X 1 NO	=	0.15 SQ.MT
ST3	2.25 X 2.20 X 1 NO	=	4.95 SQ.MT
ST4	2.35 X 3.44 X 1 NO	=	8.08 SQ.MT
ST5	2.05 X 3.88 X 1 NO	=	7.95 SQ.MT
ST6	2.05 X 0.42 X 1 NO	=	0.86 SQ.MT
ST7	0.15 X 0.69 X 1 NO	=	0.10 SQ.MT
ST8	0.15 X 1.29 X 1 NO	=	0.19 SQ.MT
ST9	0.15 X 3.88 X 1 NO	=	0.58 SQ.MT
ST10	3.60 X 5.15 X 1 NO	=	18.54 SQ.MT
ST11	2.18 X 0.15 X 1 NO	=	0.33 SQ.MT
ST12	0.15 X 1.00 X 1 NO	=	0.15 SQ.MT
ST13	2.25 X 2.05 X 1 NO	=	4.62 SQ.MT
	TOTAL ADDITION	=	64.27 SQ.MT Y3

ELECTRIC DUCT AREA CALCULATION

1ST FLOOR			
E.D.1	0.20 X 1.75 X 1 NO	=	0.35 SQ.MT
E.D.2	0.15 X 1.90 X 1 NO	=	0.28 SQ.MT
E.D.3	0.20 X 1.75 X 1 NO	=	0.35 SQ.MT
TOTAL ELECTRIC DUCT AREA PER FL.		=	0.98 SQ.MT Y4

M.V.S. AREA CALCULATION

1ST FLOOR			
M.V.S.	4.70 X 1.00 X 2 NOs.	=	9.40 SQ.MT
M.V.S.	2.35 X 1.71 X 1 NO	=	4.02 SQ.MT
TOTAL M.V.S. AREA PER FL.		=	13.42 SQ.MT Y5

NET BUILT UP AREA [X1 - (Y2+Y3+Y4+Y5)]	=	902.60 SQ.MT

STAIRCASE AREA FOR CHARGING PREMIUM (RESI. WING - A & B) FOR 1ST FLOOR

LIFT WELL AREA = 1.95 X 2.35 X 4 NOs. = 18.33 STAIRCASE AREA FOR PREMIUM = [91.06 - 18.33]	=	72.73 SQ.MT

STAIRCASE AREA FOR CHARGING PREMIUM (COMMERCIAL) FOR 1ST FLOOR

LIFT WELL AREA = 2.05 X 1.47 X 2 NOS. = 6.03 STAIRCASE AREA FOR PREMIUM = [64.27 - 6.03]	=	58.24 SQ.MT

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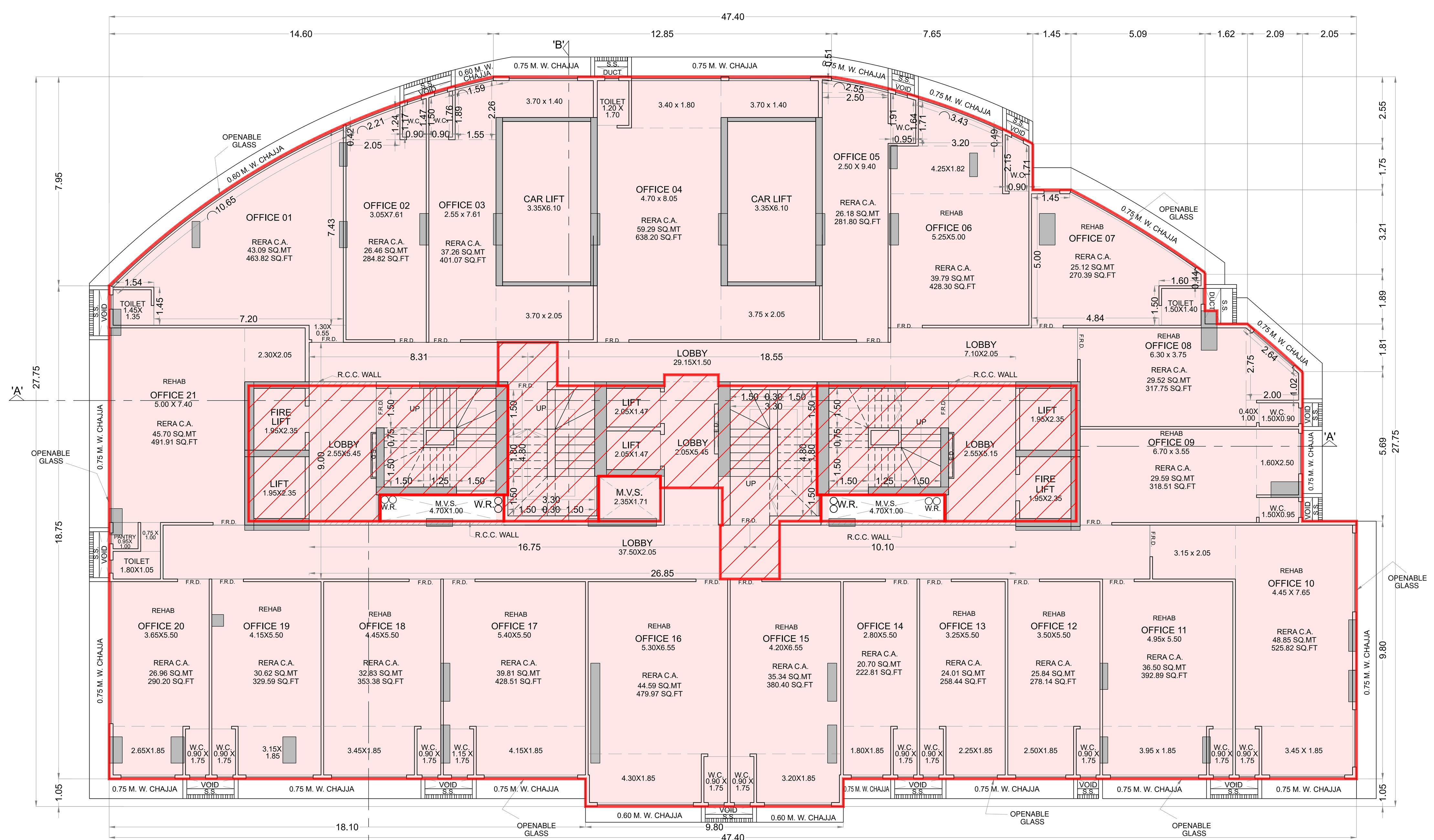
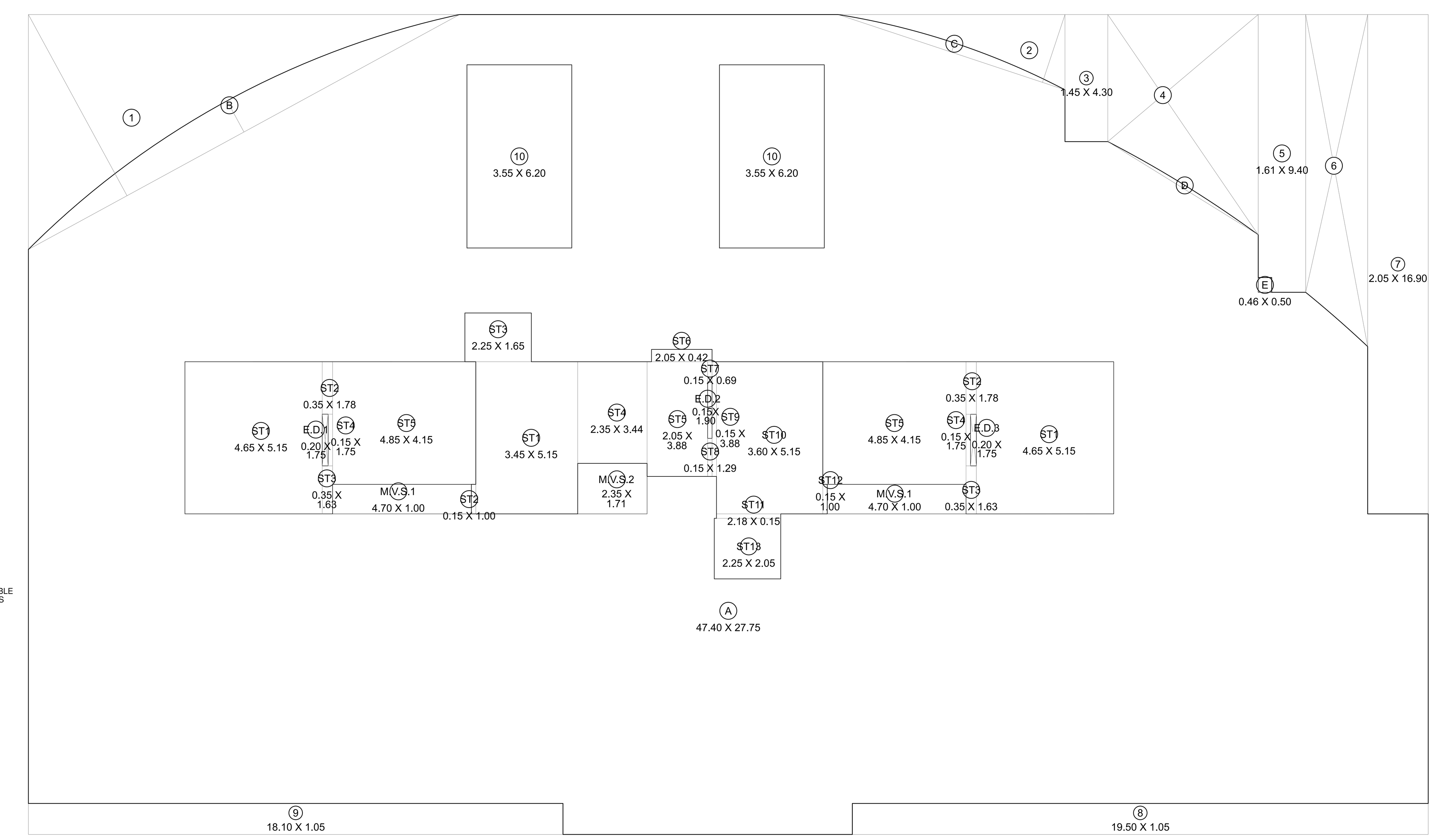


2ND COMMERCIAL FLOOR PLAN

SCALE : 1:100



LINE DIA. OF 2ND COMMERCIAL FLOOR

SCALE : 1:100

BUILT UP AREA CALCULATION (COMM.)

2ND FLOOR			
A	47.40 X 27.75 X 1 NO	=	1315.35 SQ.MT
B	2/3 X 16.64 X 1.21 X 1 NO	=	13.42 SQ.MT
C	2/3 X 8.09 X 0.33 X 1 NO	=	1.78 SQ.MT
D	2/3 X 5.99 X 0.12 X 1 NO	=	0.48 SQ.MT
E	0.46 X 0.50 X 1 NO	=	0.23 SQ.MT
	TOTAL ADDITION	=	1331.26 SQ.MT X

DEDUCTIONS

1	1/2 X 16.63 X 6.98 X 1 NO	=	58.04 SQ.MT
2	1/2 X 8.09 X 2.42 X 1 NO	=	9.79 SQ.MT
3	1.45 X 4.30 X 1 NO	=	6.24 SQ.MT
4	(7.45 + 4.30) / 2 X 5.09 X 1 NO	=	29.90 SQ.MT
5	1.61 X 9.40 X 1 NO	=	15.13 SQ.MT
6	(11.24 + 9.40) / 2 X 2.10 X 1 NO	=	21.67 SQ.MT
7	2.05 X 16.90 X 1 NO	=	34.65 SQ.MT
8	19.50 X 1.05 X 1 NO	=	20.48 SQ.MT
9	18.10 X 1.05 X 1 NO	=	19.01 SQ.MT
10	3.55 X 6.20 X 2 NOS	=	44.02 SQ.MT
	TOTAL DEDUCTION	=	258.93 SQ.MT Y1
TOTAL BUILT UP AREA [X - Y1]		=	1072.33 SQ.MT X1

STAIRCASE AREA CALCULATION (RESIDENTIAL)

2ND FLOOR			
ST1	4.65 X 5.15 X 2 NOS	=	47.89 SQ.MT
ST2	0.35 X 1.78 X 2 NOS	=	1.25 SQ.MT
ST3	0.35 X 1.63 X 2 NOS	=	1.14 SQ.MT
ST4	0.15 X 1.75 X 2 NOS	=	0.52 SQ.MT
ST5	4.85 X 4.15 X 2 NOS	=	40.26 SQ.MT
TOTAL STAIRCASE AREA PER FL. (TYPICAL FLOOR)		=	91.06 SQ.MT Y2

STAIRCASE AREA CALCULATION (COMMERCIAL)

2ND FLOOR			
ST1	3.45 X 5.15 X 1 NO	=	17.77 SQ.MT
ST2	0.15 X 1.00 X 1 NO	=	0.15 SQ.MT
ST3	2.25 X 1.65 X 1 NO	=	3.71 SQ.MT
ST4	2.35 X 3.44 X 1 NO	=	8.08 SQ.MT
ST5	2.05 X 3.88 X 1 NO	=	7.95 SQ.MT
ST6	2.05 X 0.42 X 1 NO	=	0.86 SQ.MT
ST7	0.15 X 0.69 X 1 NO	=	0.10 SQ.MT
ST8	0.15 X 1.29 X 1 NO	=	0.19 SQ.MT
ST9	0.15 X 3.88 X 1 NO	=	0.58 SQ.MT
ST10	3.60 X 5.15 X 1 NO	=	18.54 SQ.MT
ST11	2.18 X 0.15 X 1 NO	=	0.33 SQ.MT
ST12	0.15 X 1.00 X 1 NO	=	0.15 SQ.MT
ST13	2.25 X 2.05 X 1 NO	=	4.62 SQ.MT
	TOTAL ADDITION	=	63.03 SQ.MT Y3

ELECTRIC DUCT AREA CALCULATION

2ND FLOOR			
E.D.1	0.20 X 1.75 X 1 NO	=	0.35 SQ.MT
E.D.2	0.15 X 1.90 X 1 NO	=	0.28 SQ.MT
E.D.3	0.20 X 1.75 X 1 NO	=	0.35 SQ.MT
TOTAL ELECTRIC DUCT AREA PER FL.		=	0.98 SQ.MT Y4

M.V.S. AREA CALCULATION

2ND FLOOR			
M.V.S.	4.70 X 1.00 X 2 NOs.	=	9.40 SQ.MT
M.V.S.	2.35 X 1.71 X 1 NO	=	4.02 SQ.MT
TOTAL M.V.S. AREA PER FL.		=	13.42 SQ.MT Y5

NET BUILT UP AREA [X1 - (Y2+Y3+Y4+Y5)]	=	903.84 SQ.MT

STAIRCASE AREA FOR CHARGING PREMIUM (RESI. WING - A & B) FOR 2ND FLOOR

LIFT WELL AREA = 1.95 X 2.35 X 4 NOs. = 18.33 STAIRCASE AREA FOR PREMIUM = [91.06 - 18.33]	=	72.73 SQ.MT

STAIRCASE AREA FOR CHARGING PREMIUM (COMMERCIAL) FOR 2ND FLOOR

LIFT WELL AREA = 2.05 X 1.47 X 2 NOS. = 6.03 STAIRCASE AREA FOR PREMIUM = [63.03 - 6.03]	=	57.00 SQ.MT

FORM-II

CONTENTS OF SHEET

2ND FLOOR PLAN & 3RD PODIUM

NOTES :-

ALL DIMENSIONS ARE IN METERS

PLANS FOR APPROVAL

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ROHIT SURESHCHANDRA SONAR — Digitally signed by ROHIT SURESHCHANDRA SONAR Date: 2025.03.21 19:21:01 +05'30'	Swapnil Bhagawat Patil — Digitally signed by Swapnil Bhagawat Patil Date: 2025.03.26 13:01:41 +05'30'	MAHESH SAMBHU REVADEKAR — Digitally signed by MAHESH SAMBHU REVADEKAR Date: 2025.03.26 15:52:30 +05'30'
S.E. (B.P.) R2	A.E. (B.P) R/C	E.E. (B.P) 'R' WARD-2

DESCRIPTION OF THE PROPOSAL & PROPERTY

AMENDED PLANS FOR COMMERCIAL CUM RESIDENTIAL BUILDING ON PROPERTY BEARING C.T.S. NO. 2696, 2696/1 TO 25 OF VILLAGE EKSAR, BORIVALI (EAST), SITUATED AT DAULAT NAGAR IN R/C WARD , MUMBAI.

NAME & SIGNATURE OF OWNER / APPLICANT

SHRI. VINOD SUKHRAJ MEHTA DESIGNATED PARTNER OF AVENTUS INFRASTRUCTURE LLP, C.A. TO OWNER.

VINOD SUKHRAJ MEHTA — Digitally signed by VINOD SUKHRAJ MEHTA Date: 2025.03.21 13:26:47 +05'30'

ADDRESS:-
105, COMMERCE HOUSE, 140 , NAGINDAS MASTER ROAD, FORT, MUMBAI -400 023.

NAME, ADD. & SIGNATURE OF ARCHITECT.

Ar.Saumil A. Jhaveri (CA/2000/26353)

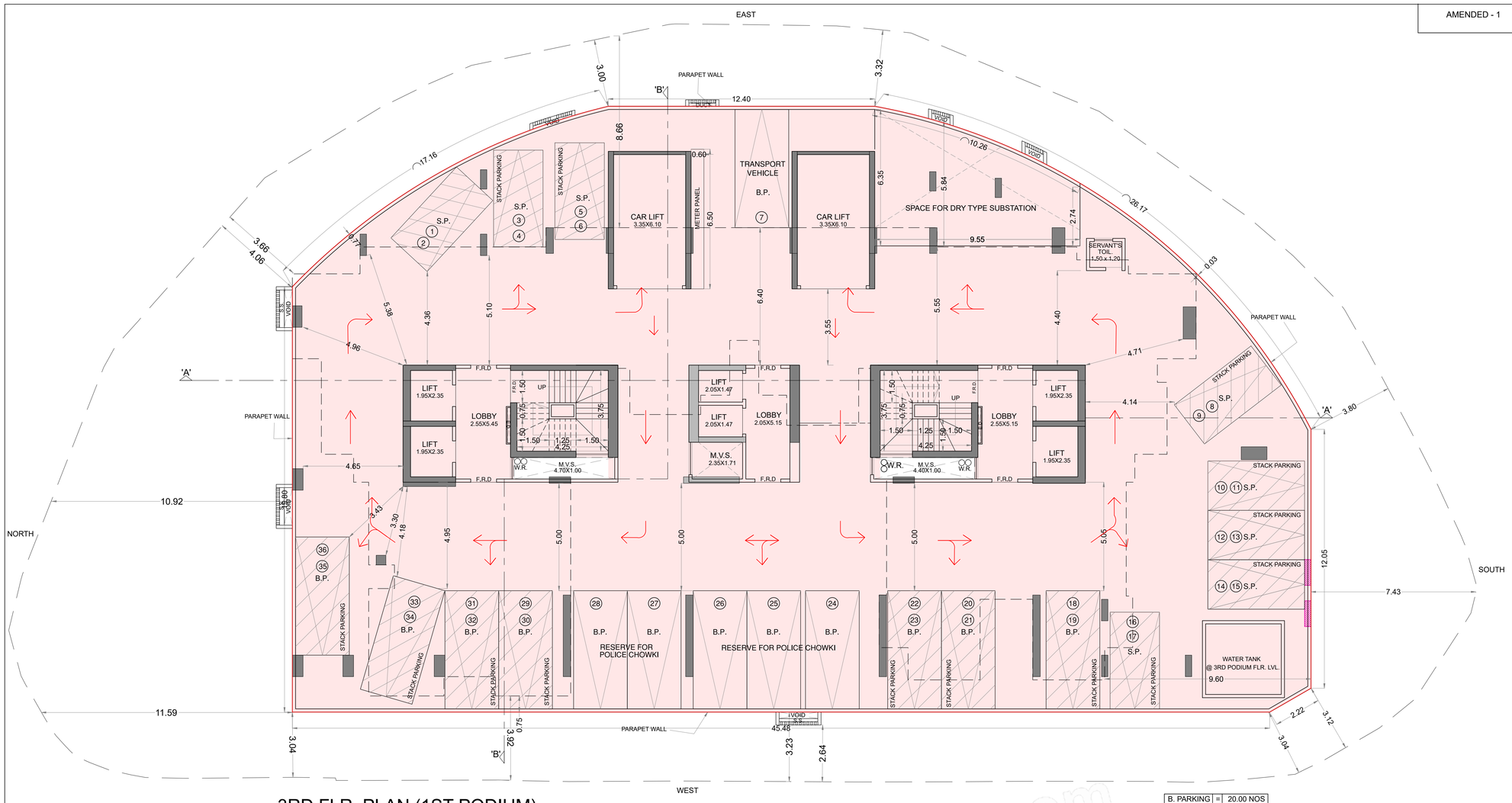
H. M. JHAVERI & SONS ARCHITECTS

3RD FLR, SATYANARAYANPRASAD COMMERCIAL CENTRE, DAYALDAS ROAD, OFF. NEHRU ROAD, VILE PARLE (E). MUMBAI - 400 057.

SAUMIL ASHWIN JHAVERI — Digitally signed by SAUMIL ASHWIN JHAVERI

N | SCALE: AS MENTIONED

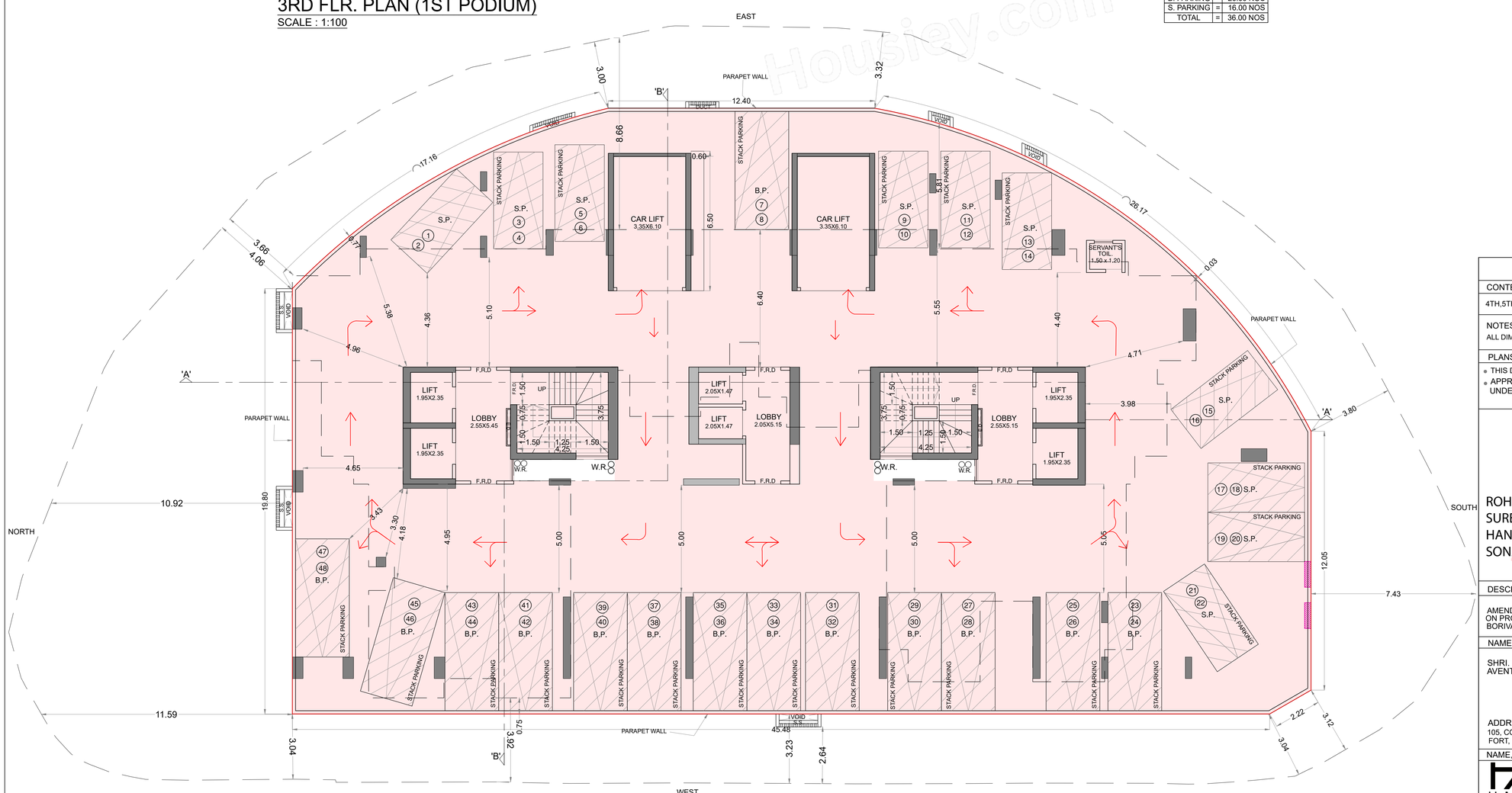
AMENDED - 1	File No. - P-13681/2022(2696 and Other)/R/C Ward/Eksar (RC)	SHEET NO. 4 of 9



3RD FLR. PLAN (1ST PODIUM)

SCALE : 1:100

B. PARKING	=	20.00 NOS
S. PARKING	=	16.00 NOS
TOTAL	=	36.00 NOS



4TH FLR. PLAN (2ND PODIUM)

SCALE : 1:100

B. PARKING	=	28.00 NOS
S. PARKING	=	20.00 NOS
TOTAL	=	48.00 NOS

N

SCALE: AS MENTIONED

FORM-II

CONTENTS OF SHEET

4TH,5TH & 6TH PODIUM FLOOR PLAN

NOTES :-
ALL DIMENSIONS ARE IN METERS

PLANS FOR APPROVAL

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ROHIT SURESHCHANDRA SONAR Digitally signed by ROHIT SURESHCHANDRA SONAR Date: 2025.03.21 19:21:24 +05'30'	Swapnil Bhagawat Patil Digitally signed by Swapnil Bhagawat Patil Date: 2025.03.26 13:01:56 +05'30'	MAHESH SAMBHU REVADEKAR Digitally signed by MAHESH SAMBHU REVADEKAR Date: 2025.03.26 15:52:42 +05'30'
S.E. (B.P.) R2	A.E. (B.P) R/C	E.E. (B.P) 'R' WARD-2

DESCRIPTION OF THE PROPOSAL & PROPERTY

AMENDED PLANS FOR COMMERCIAL CUM RESIDENTIAL BUILDING ON PROPERTY BEARING C.T.S. NO. 2696, 2696/1 TO 25 OF VILLAGE EKSAR, BORIVALI (EAST), SITUATED AT DAULAT NAGAR IN R/C WARD , MUMBAI.

NAME & SIGNATURE OF OWNER / APPLICANT

SHRI. VINOD SUKHRAJ MEHTA DESIGNATED PARTNER OF AVENTUS INFRASTRUCTURE LLP, C.A. TO OWNER.

ADDRESS:-
105, COMMERCE HOUSE, 140 , NAGINDAS MASTER ROAD, FORT, MUMBAI -400 023.

VINOD SUKHRAJ MEHTA
Digitally signed by VINOD SUKHRAJ MEHTA
Date: 2025.03.21 13:27:21 +05'30'

NAME, ADD. & SIGNATURE OF ARCHITECT.

H. M. JHAVERI & SONS
ARCHITECTS
Ar.Saumil A. Jhaveri
(CA/2000/26353)
3RD FLR, SATYANARAYANPRASAD COMMERCIAL CENTRE,
DAYALDAS ROAD, OFF. NEHRU ROAD, VILE PARLE (E).
MUMBAI - 400 057.

SAUMIL ASHWIN JHAVERI
Digitally signed by SAUMIL ASHWIN JHAVERI
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Date: 2025.03.21 14:04:05 +05'30'
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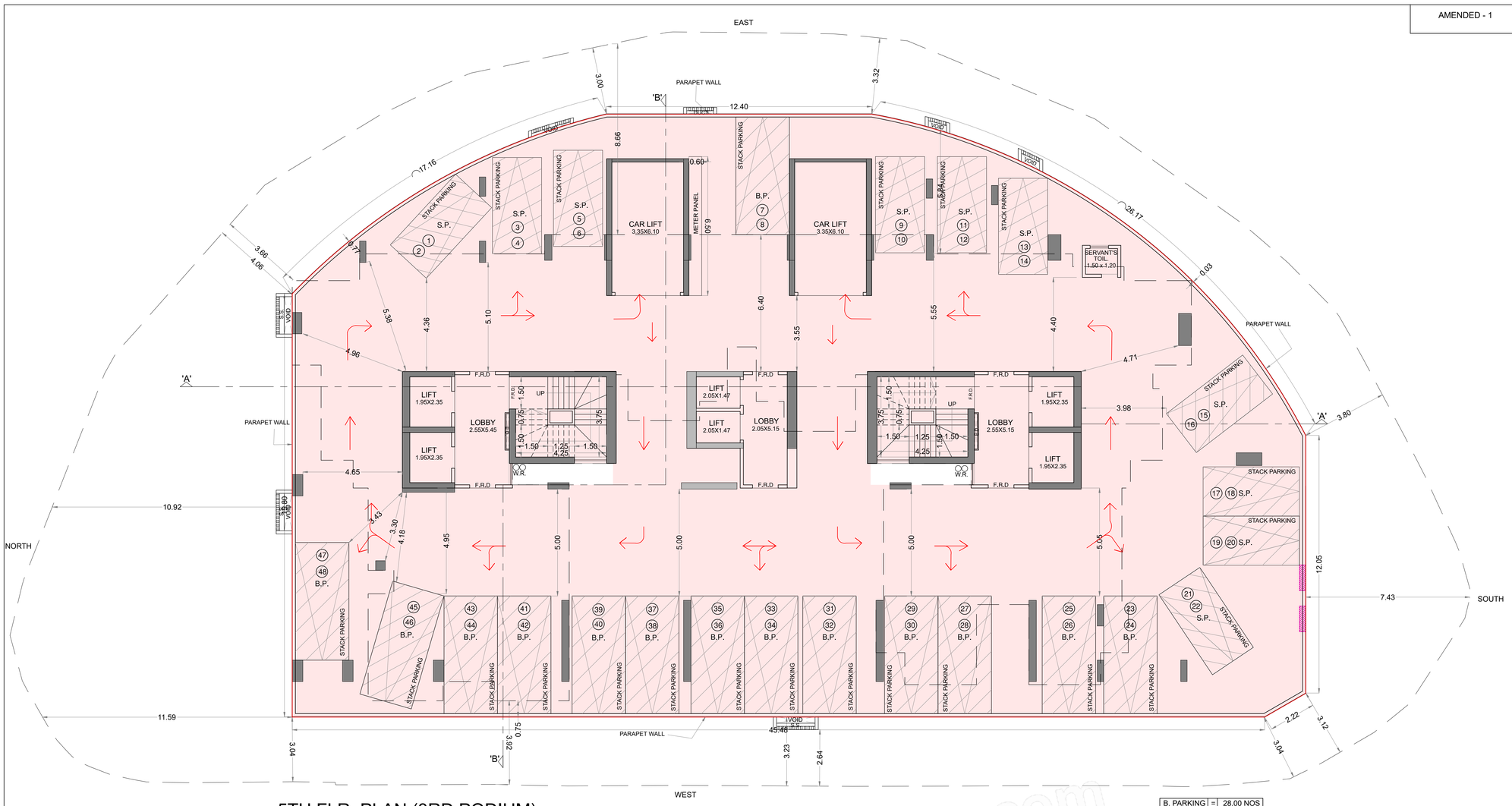
FILE PATH :- hmjnew / Vinod Mehta-Aventus Realty / Shweta Park /Proposal / 2025 / AMENDED -1 / DRAFT PLAN 21-3-2025

Housiey.com

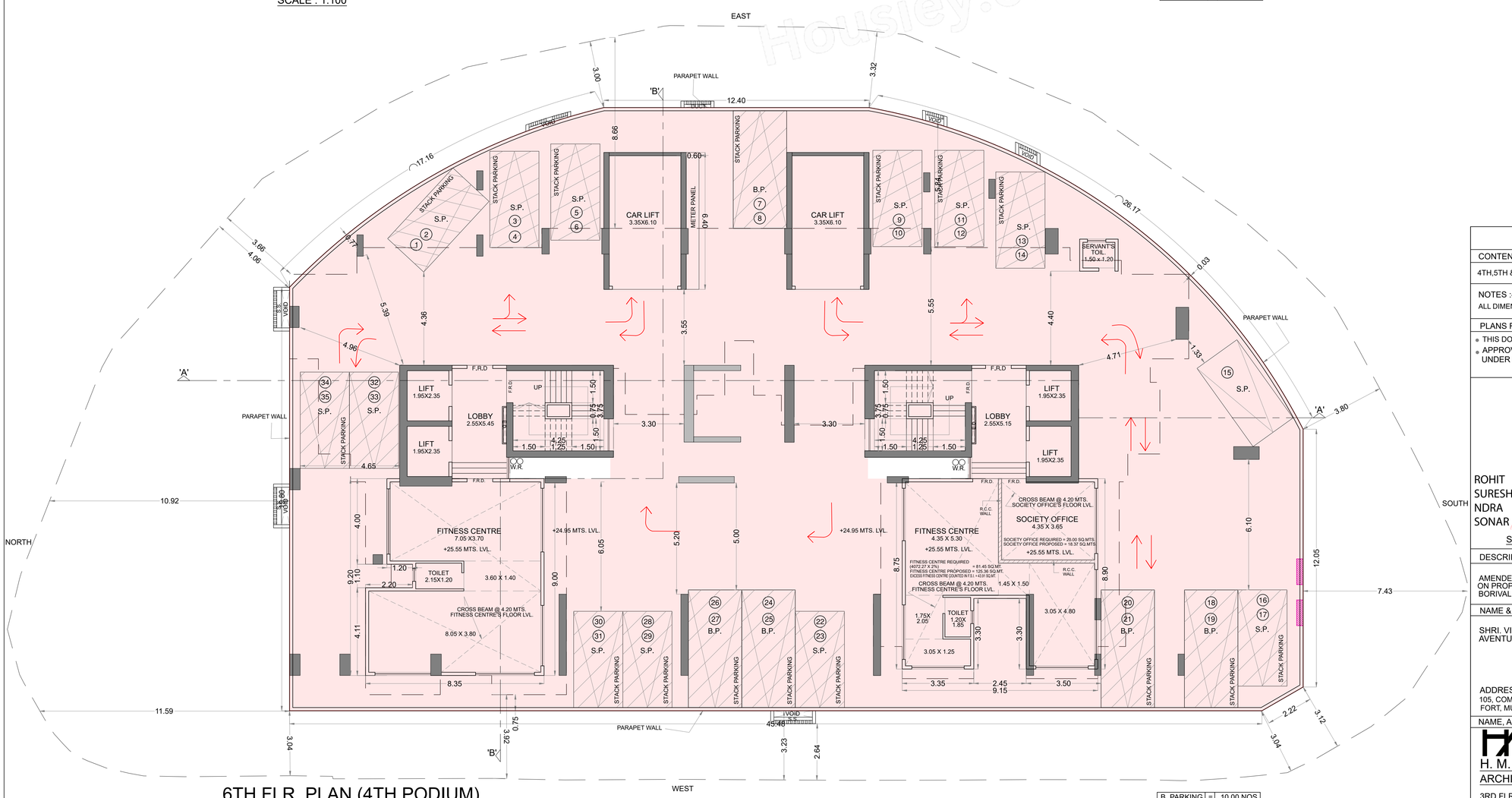
AMENDED - 1	File No. - P-13681/2022(2696 and Other)/R/C Ward/Eksar (RC)	SHEET NO. 5 of 9



5TH FLR. PLAN (3RD PODIUM)

SCALE : 1:100

B. PARKING	=	28.00 NOS
S. PARKING	=	20.00 NOS
TOTAL	=	48.00 NOS



6TH FLR. PLAN (4TH PODIUM)

SCALE : 1:100

B. PARKING	=	10.00 NOS
S. PARKING	=	25.00 NOS
TOTAL	=	35.00 NOS

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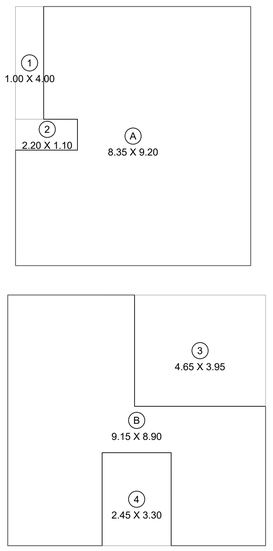
SCALE: AS MENTIONED



LINE DIAG. OF FITNESS CENTRE

SCALE :- 1:100

BUILT UP AREA CALCULATION

FOR FITNESS CENTRE									
A	8.35	X	9.20	X	1 NO	=	76.82	SQ.MT	
					TOTAL ADDITION	=	76.82	SQ.MT	X

DEDUCTIONS

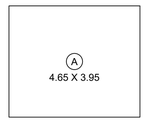
1	1.00	X	4.00	X	1 NO	=	4.00	SQ.MT	
2	2.20	X	1.11	X	1 NO	=	2.44	SQ.MT	
					TOTAL DEDUCTION	=	6.44	SQ.MT	Y1
TOTAL BUILT UP AREA [X - Y1]						=	70.38	SQ.MT	1

FOR FITNESS CENTRE									
B	9.15	X	8.90	X	1 NO	=	81.44	SQ.MT	
					TOTAL ADDITION	=	81.44	SQ.MT	X

DEDUCTIONS

3	4.65	X	3.95	X	1 NO	=	18.37	SQ.MT	
4	2.45	X	3.30	X	1 NO	=	8.09	SQ.MT	
					TOTAL DEDUCTION	=	26.46	SQ.MT	Y1
TOTAL BUILT UP AREA [X - Y1]						=	54.98	SQ.MT	2

TOTAL FITNESS CENTRE AREA = (1 + 2)	=	125.36	SQ.MT
FITNESS CENTRE AREA PERMISSBLE (4072.27 X 2%)	=	81.45	SQ.MT
FITNESS CENTRE AREA PROVD.	=	125.36	SQ.MT
EXCESS FITNESS CENTRE COUNTED IN F.S.I.	=	43.91	SQ.MT



LINE DIAG. OF SOCIETY OFFICE

SCALE :- 1:100

BUILT UP AREA CALCULATION

FOR SOCIETY OFFICE									
A	4.65	X	3.95	X	1 NO	=	18.37	SQ.MT	
					TOTAL ADDITION	=	18.37	SQ.MT	X
SOCIETY OFFICE AREA REQD.						=	20.00	SQ.MT	
SOCIETY OFFICE AREA PROVD.						=	18.37	SQ.MT	

FORM-II

CONTENTS OF SHEET

4TH,5TH & 6TH PODIUM FLOOR PLAN

NOTES :-

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- APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER FILE NO. - P-13681/2022(2696 and Other)/R/C Ward/Eksar (RC) DATED :-

ROHIT SURESHCHANDRA SONAR Digitally signed by ROHIT SURESHCHANDRA SONAR Date: 2025.03.21 19:21:49 +05'30'	Swapnil Bhagawat Patil Digitally signed by Swapnil Bhagawat Patil Date: 2025.03.26 13:02:11 +05'30'	MAHESH SAMBHU REVADEKAR Digitally signed by MAHESH SAMBHU REVADEKAR Date: 2025.03.26 15:52:57 +05'30'
S.E. (B.P.) R2	A.E. (B.P) R/C	E.E. (B.P) 'R' WARD-2

DESCRIPTION OF THE PROPOSAL & PROPERTY

AMENDED PLANS FOR COMMERCIAL CUM RESIDENTIAL BUILDING ON PROPERTY BEARING C.T.S. NO. 2696, 2696/1 TO 25 OF VILLAGE EKSAR, BORIVALI (EAST), SITUATED AT DAULAT NAGAR IN R/C WARD , MUMBAI.

NAME & SIGNATURE OF OWNER / APPLICANT

SHRI. VINOD SUKHRAJ MEHTA DESIGNATED PARTNER OF AVENTUS INFRASTRUCTURE LLP, C.A. TO OWNER.

ADDRESS:-
105, COMMERCE HOUSE, 140 , NAGINDAS MASTER ROAD, FORT, MUMBAI -400 023.

VINOD SUKHRAJ MEHTA
Digitally signed by VINOD SUKHRAJ MEHTA
Date: 2025.03.21 13:27:44 +05'30'

NAME, ADD. & SIGNATURE OF ARCHITECT.

H. M. JHAVERI & SONS
ARCHITECTS

Ar.Saumil A. Jhaveri
(CA/2000/26353)

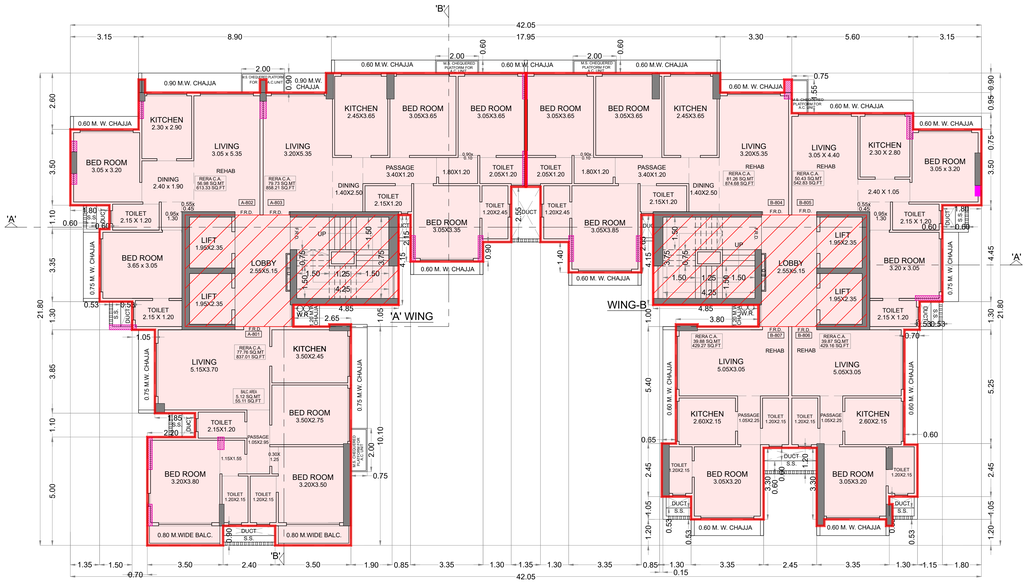
3RD FLR, SATYANARAYANPRASAD COMMERCIAL CENTRE, DAYALDAS ROAD, OFF. NEHRU ROAD, VILE PARLE (E). MUMBAI - 400 057.

SAUMIL ASHWIN JHAVERI
Digitally signed by SAUMIL ASHWIN JHAVERI
DN: c=IN, o=Personal, 2.5.4.20=35dce35bd65369cd33f1a0a0a0f0f1a0c39b6f66a0f0a7a4b2f01a0c39b6f66a0e0d0f87, postalCode=400050, st=Maharashtra, serialNumber=90cd1705383c9550d3d1e40ce31cd14fd852e4e3473e40ad3bc2f67fe1509a7, cn=SAUMIL ASHWIN JHAVERI
Date: 2025.03.21 14:09:30 +05'30'
Adobe Acrobat Reader version: 2025.001.20435

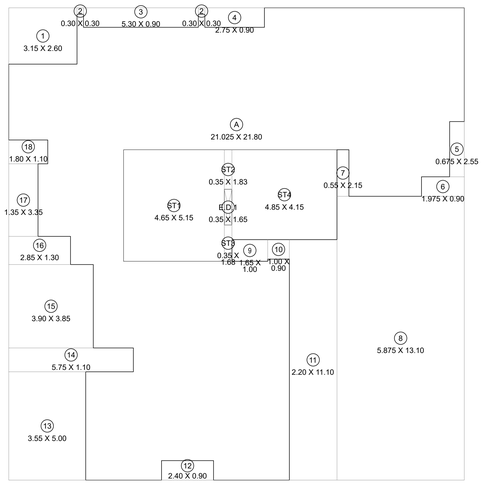
FILE PATH :- hmjnew / Vinod Mehta-Aventus Realty / Shweta Park /Proposal / 2025 / AMENDED -1 / DRAFT PLAN 21-3-2025

Housiey.com

AMENDED - 1	File No. - P-13681/2022(2696 and Other)/R/C Ward/Eksar (RC)	SHEET NO. 6 of 9



8TH FLOOR PLAN
SCALE : 1:100
WING :- 'A' & 'B'



LINE DIAG. OF 8TH FLOOR (WING - A)
SCALE :- 1:100

BUILT UP AREA CALCULATION (RESIDENTIAL) (WING - A)

8TH FLOOR								
A	21.025	X	21.80	X	1 NO	=	458.35	SQ.MT
					TOTAL ADDITION	=	458.35	SQ.MT X

DEDUCTIONS

1	3.15	X	2.60	X	1 NO	=	8.19	SQ.MT
2	0.30	X	0.30	X	2 NOS	=	0.18	SQ.MT
3	5.30	X	0.90	X	1 NO	=	4.77	SQ.MT
4	2.75	X	0.90	X	1 NO	=	2.47	SQ.MT
5	0.675	X	2.55	X	1 NO	=	1.72	SQ.MT
6	1.975	X	0.90	X	1 NO	=	1.78	SQ.MT
7	0.55	X	2.15	X	1 NO	=	1.18	SQ.MT
8	5.875	X	13.10	X	1 NO	=	76.96	SQ.MT
9	1.65	X	1.00	X	1 NO	=	1.65	SQ.MT
10	1.00	X	0.90	X	1 NO	=	0.90	SQ.MT
11	2.20	X	11.10	X	1 NO	=	24.42	SQ.MT
12	2.40	X	0.90	X	1 NO	=	2.16	SQ.MT
13	3.55	X	5.00	X	1 NO	=	17.75	SQ.MT
14	5.75	X	1.10	X	1 NO	=	6.33	SQ.MT
15	3.90	X	3.85	X	1 NO	=	15.02	SQ.MT
16	2.85	X	1.30	X	1 NO	=	3.71	SQ.MT
17	1.35	X	3.35	X	1 NO	=	4.52	SQ.MT
18	1.80	X	1.10	X	1 NO	=	1.98	SQ.MT
					TOTAL DEDUCTION	=	175.69	SQ.MT Y1
TOTAL BUILT UP AREA [X - Y1]						=	282.66	SQ.MT X1

STAIRCASE AREA CALCULATION (RESIDENTIAL) (WING - A)

8TH FLOOR								
ST1	4.65	X	5.15	X	1 NO	=	23.95	SQ.MT
ST2	0.35	X	1.83	X	1 NO	=	0.64	SQ.MT
ST3	0.35	X	1.68	X	1 NO	=	0.58	SQ.MT
ST4	4.85	X	4.15	X	1 NO	=	20.13	SQ.MT
TOTAL STAIRCASE AREA PER FL. (TYPICAL FLOOR)						=	45.30	SQ.MT Y2

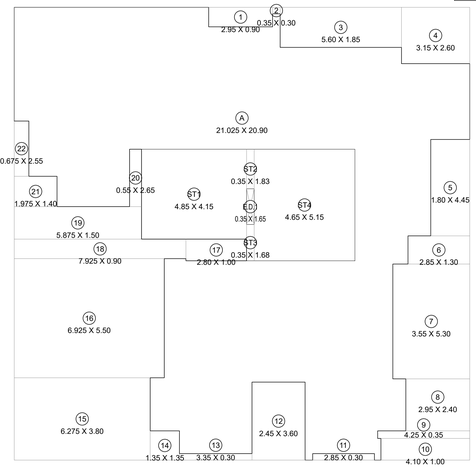
ELECTRIC DUCT AREA CALCULATION (WING - A)

8TH FLOOR								
E.D.1	0.35	X	1.65	X	1 NO	=	0.58	SQ.MT
TOTAL ELECTRIC DUCT AREA PER FL.						=	0.58	SQ.MT Y3

NET BUILT UP AREA [X1 - (Y2+Y3)]	=	236.78 SQ.MT

STAIRCASE AREA FOR CHARGING PREMIUM (WING - A)

LIFT WELL AREA = 1.95 X 2.35 X 2 NOs. = 9.17 STAIRCASE AREA FOR PREMIUM = [45.30 - 9.17]	=	36.13 SQ.MT



LINE DIAG. OF TYP. 8TH & 9TH FLOOR (WING - B)
SCALE :- 1:100

BUILT UP AREA CALCULATION (RESIDENTIAL) (WING - B)

TYP. 8TH & 9TH FLOOR								
A	21.025	X	20.90	X	1 NO	=	439.42	SQ.MT
					TOTAL ADDITION	=	439.42	SQ.MT X

DEDUCTIONS

1	2.95	X	0.90	X	1 NO	=	2.65	SQ.MT
2	0.35	X	0.30	X	1 NO	=	0.10	SQ.MT
3	5.60	X	1.85	X	1 NO	=	10.36	SQ.MT
4	3.15	X	2.60	X	1 NO	=	8.19	SQ.MT
5	1.80	X	4.45	X	1 NO	=	8.01	SQ.MT
6	2.85	X	1.30	X	1 NO	=	3.70	SQ.MT
7	3.55	X	5.30	X	1 NO	=	18.82	SQ.MT
8	2.95	X	2.40	X	1 NO	=	7.08	SQ.MT
9	4.25	X	0.35	X	1 NO	=	1.49	SQ.MT
10	4.10	X	1.00	X	1 NO	=	4.10	SQ.MT
11	2.85	X	0.30	X	1 NO	=	0.86	SQ.MT
12	2.45	X	3.60	X	1 NO	=	8.82	SQ.MT
13	3.35	X	0.30	X	1 NO	=	1.01	SQ.MT
14	1.35	X	1.35	X	1 NO	=	1.82	SQ.MT
15	6.275	X	3.80	X	1 NO	=	23.85	SQ.MT
16	6.925	X	5.50	X	1 NO	=	38.09	SQ.MT
17	2.80	X	1.00	X	1 NO	=	2.80	SQ.MT
18	7.925	X	0.90	X	1 NO	=	7.13	SQ.MT
19	5.875	X	1.50	X	1 NO	=	8.81	SQ.MT
20	0.55	X	2.65	X	1 NO	=	1.46	SQ.MT
21	1.975	X	1.40	X	1 NO	=	2.76	SQ.MT
22	0.675	X	2.55	X	1 NO	=	1.72	SQ.MT
					TOTAL DEDUCTION	=	163.63	SQ.MT Y1
TOTAL BUILT UP AREA [X - Y1]						=	275.79	SQ.MT X1

STAIRCASE AREA CALCULATION (RESIDENTIAL) (WING - B)

TYP. 8TH & 9TH FLOOR								
ST1	4.85	X	4.15	X	1 NO	=	20.13	SQ.MT
ST2	0.35	X	1.83	X	1 NO	=	0.64	SQ.MT
ST3	0.35	X	1.68	X	1 NO	=	0.58	SQ.MT
ST4	4.65	X	5.15	X	1 NO	=	23.95	SQ.MT
TOTAL STAIRCASE AREA PER FL. (TYPICAL FLOOR)						=	45.30	SQ.MT Y2

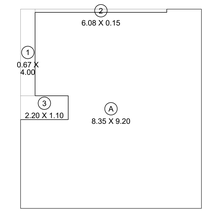
ELECTRIC DUCT AREA CALCULATION (WING - B)

TYP. 8TH & 9TH FLOOR								
E.D.1	0.35	X	1.65	X	1 NO	=	0.58	SQ.MT
TOTAL ELECTRIC DUCT AREA PER FL.						=	0.58	SQ.MT Y3

NET BUILT UP AREA [X1 - (Y2+Y3)]	=	229.91 SQ.MT

STAIRCASE AREA FOR CHARGING PREMIUM (WING - B)

LIFT WELL AREA = 1.95 X 2.35 X 2 NOs. = 9.17 STAIRCASE AREA FOR PREMIUM = [45.30 - 9.17]	=	36.13 SQ.MT



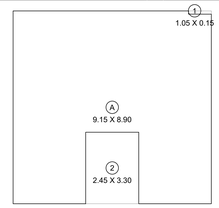
LINE DIAGRAM OF REFUGE AREA (WING-A)
SCALE :- 1:100

REFUGE AREA CALCULATION (WING-A)

@ 7TH FLOOR								
A	8.35	X	9.20	X	1 NO	=	76.82	SQ.MT
					TOTAL ADDITION	=	76.82	SQ.MT X

DEDUCTIONS

1	0.67	X	4.00	X	1 NO	=	2.68	SQ.MT
2	6.08	X	0.15	X	1 NO	=	0.91	SQ.MT
3	2.20	X	1.10	X	1 NO	=	2.42	SQ.MT
					TOTAL DEDUCTION	=	6.01	SQ.MT Y1
TOTAL BUILT UP AREA [X - Y1]						=	70.81	SQ.MT X1



LINE DIAGRAM OF REFUGE AREA (WING-B)
SCALE :- 1:100

REFUGE AREA CALCULATION (WING-B)

@ 7TH FLOOR								
A	9.15	X	8.90	X	1 NO	=	81.44	SQ.MT
					TOTAL ADDITION	=	81.44	SQ.MT X

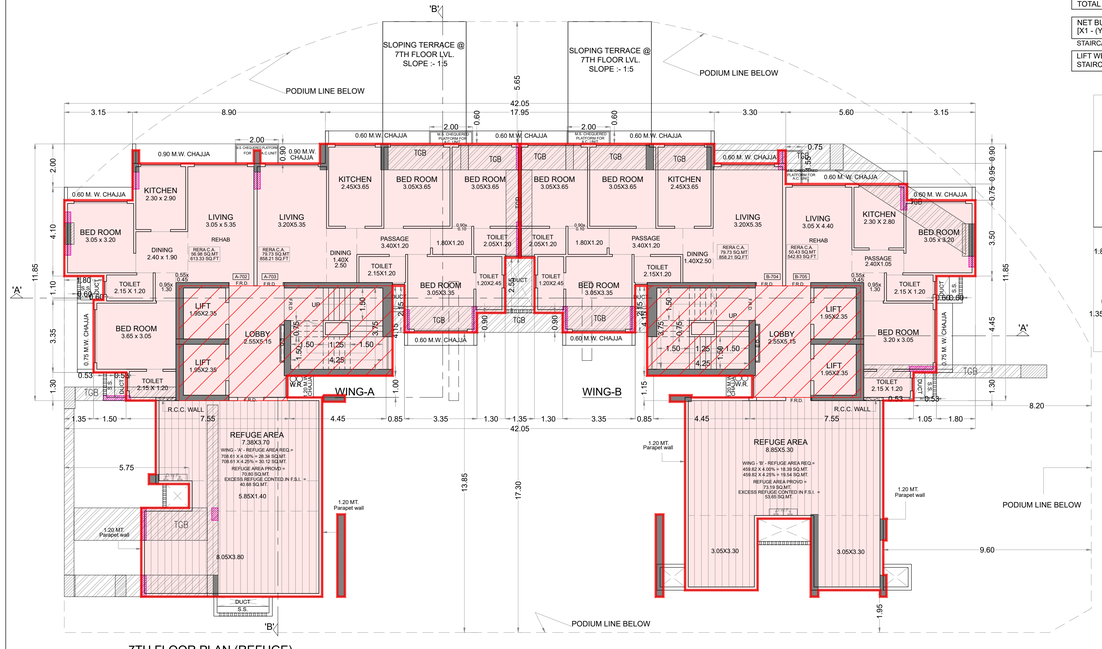
DEDUCTIONS

1	1.05	X	0.15	X	1 NO	=	0.16	SQ.MT
2	2.45	X	3.30	X	1 NO	=	8.09	SQ.MT
					TOTAL DEDUCTION	=	8.25	SQ.MT Y1
TOTAL BUILT UP AREA [X - Y1]						=	73.19	SQ.MT X1

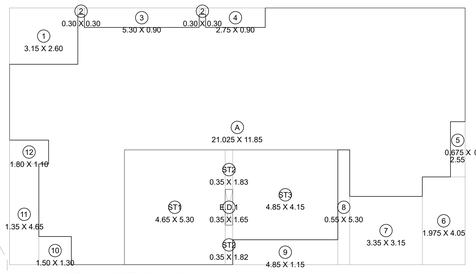
FLOOR	WING A	WING B	TOTAL
8TH FLR.	236.78	229.91	466.69
9TH FLR.	239.96	229.91	469.87
10TH FLR.	231.87	-	231.87
TOTAL	708.61	459.82	1168.43

WING - 'A' REFUGE AREA REQ. 708.61 X 4.00% = 28.34 SQ.MT.
708.61 X 4.25% = 30.12 SQ.MT.
REFUGE AREA PROVD = 70.80 SQ.MT.
EXCESS REFUGE CONTED IN F.S.I. = 40.68 SQ.MT.

WING - 'B' REFUGE AREA REQ. 459.82 X 4.00% = 18.39 SQ.MT.
459.82 X 4.25% = 19.54 SQ.MT.
REFUGE AREA PROVD = 73.19 SQ.MT.
EXCESS REFUGE CONTED IN F.S.I. = 53.65 SQ.MT.



7TH FLOOR PLAN (REFUGE)
SCALE : 1:100
WING :- 'A' & 'B'



LINE DIAG. OF 7TH FLOOR (WING - A)
SCALE :- 1:100

BUILT UP AREA CALCULATION (RESIDENTIAL) (WING - A)

7TH FLOOR								
A	21.025	X	11.85	X	1 NO	=	249.15	SQ.MT
					TOTAL ADDITION	=	249.15	SQ.MT X

DEDUCTIONS

1	3.15	X	2.60	X	1 NO	=	8.19	SQ.MT
2	0.30	X	0.30	X	2 NOS	=	0.18	SQ.MT
3	5.30	X	0.90	X	1 NO	=	4.77	SQ.MT
4	2.75	X	0.90	X	1 NO	=	2.47	SQ.MT
5	0.675	X	2.55	X	1 NO	=	1.72	SQ.MT
6	1.975	X	4.05	X	1 NO	=	8.00	SQ.MT
7	3.35	X	3.15	X	1 NO	=	10.55	SQ.MT
8	0.55	X	5.30	X	1 NO	=	2.92	SQ.MT
9	4.85	X	1.15	X	1 NO	=	5.58	SQ.MT
10	1.50	X	1.30	X	1 NO	=	1.95	SQ.MT
11	1.35	X	4.65	X	1 NO	=	6.28	SQ.MT
12	1.80	X	1.10	X	1 NO	=	1.98	SQ.MT
					TOTAL DEDUCTION	=	54.59	SQ.MT Y1
TOTAL BUILT UP AREA [X - Y1]						=	194.56	SQ.MT X1

STAIRCASE AREA CALCULATION (RESIDENTIAL) (WING - A)

7TH FLOOR								
ST1	4.65	X	5.30	X	1 NO	=	24.64	SQ.MT
ST2	0.35	X	1.83	X	2 NOS	=	1.28	SQ.MT
ST3	4.85	X	4.15	X	1 NO	=	20.13	SQ.MT
TOTAL STAIRCASE AREA PER FL. (TYPICAL FLOOR)						=	46.05	SQ.MT Y2

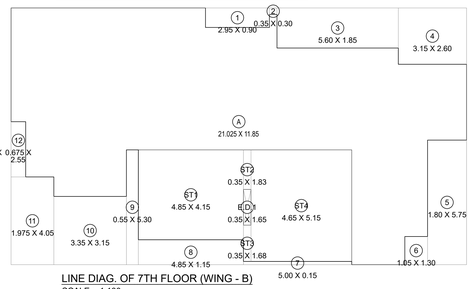
ELECTRIC DUCT AREA CALCULATION (WING - A)

7TH FLOOR								
E.D.1	0.35	X	1.65	X	1 NO	=	0.58	SQ.MT
TOTAL ELECTRIC DUCT AREA PER FL.						=	0.58	SQ.MT Y3

NET BUILT UP AREA [X1 - (Y2+Y3)]	=	147.93 SQ.MT

STAIRCASE AREA FOR CHARGING PREMIUM (WING - A)

LIFT WELL AREA = 1.95 X 2.35 X 2 NOs. = 9.17 STAIRCASE AREA FOR PREMIUM = [46.05 - 9.17]	=	36.88 SQ.MT



LINE DIAG. OF 7TH FLOOR (WING - B)
SCALE :- 1:100

BUILT UP AREA CALCULATION (RESIDENTIAL) (WING - B)

7TH FLOOR								
A	21.025	X	11.85	X	1 NO	=	249.15	SQ.MT
					TOTAL ADDITION	=	249.15	SQ.MT X

DEDUCTIONS

1	2.95	X	0.90	X	1 NO	=	2.65	SQ.MT
2	0.35	X	0.30	X	1 NO	=	0.10	SQ.MT
3	5.60	X	1.85	X	1 NO	=	10.36	SQ.MT
4	3.15	X	2.60	X	1 NO	=	8.19	SQ.MT
5	1.80	X	5.75	X	1 NO	=	10.35	SQ.MT
6	1.05	X	1.30	X	1 NO	=	1.37	SQ.MT
7	5.00	X	0.15	X	1 NO	=	0.75	SQ.MT
8	4.85	X	1.15	X	1 NO	=	5.58	SQ.MT
9	0.55	X	5.30	X	1 NO	=	2.92	SQ.MT
10	3.35	X	3.15	X	1 NO	=	10.55	SQ.MT
11	1.975	X	4.05	X	1 NO	=	8.00	SQ.MT
12	0.675	X	2.55	X	1 NO	=	1.72	SQ.MT
					TOTAL DEDUCTION	=	62.54	SQ.MT Y1
TOTAL BUILT UP AREA [X - Y1]						=	186.61	SQ.MT X1

STAIRCASE AREA CALCULATION (RESIDENTIAL) (WING - B)

7TH FLOOR								
ST1	4.85	X	4.15	X	1 NO	=	20.13	SQ.MT
ST2	0.35	X	1.83	X	1 NO	=	0.64	SQ.MT
ST3	0.35	X	1.68	X	1 NO	=	0.58	SQ.MT
ST4	4.65	X	5.15	X	1 NO	=	23.95	SQ.MT
TOTAL STAIRCASE AREA PER FL. (TYPICAL FLOOR)						=	45.30	SQ.MT Y2

ELECTRIC DUCT AREA CALCULATION (WING - B)

7TH FLOOR								
E.D.1	0.35	X	1.65	X	1 NO	=	0.58	SQ.MT
TOTAL ELECTRIC DUCT AREA PER FL.						=	0.58	SQ.MT Y3

NET BUILT UP AREA [X1 - (Y2+Y3)]	=	140.73 SQ.MT

STAIRCASE AREA FOR CHARGING PREMIUM (WING - B)

LIFT WELL AREA = 1.95 X 2.35 X 2 NOs. = 9.17 STAIRCASE AREA FOR PREMIUM = [45.30 - 9.17]	=	36.13 SQ.MT

N

SCALE: AS MENTIONED

FORM-II

CONTENTS OF SHEET

7TH & 8TH FLOOR PLAN, CALCULATION

NOTES :-
ALL DIMENSIONS ARE IN METERS

PLANS FOR APPROVAL

- THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED.
- APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER FILE NO. - P-13681/2022(2696 and Other)/R/C Ward/Eksar (RC) DATED :-

ROHIT SURESHCHANDRA SONAR Digitally signed by ROHIT SURESHCHANDRA SONAR Date: 2025.03.21 19:22:13 +05'30' S.E. (B.P.) R2	Swapnil Bhagawat Patil Digitally signed by Swapnil Bhagawat Patil Date: 2025.03.26 13:02:28 +05'30' A.E. (B.P) R/C	MAHESH SAMBHU REVADEKAR Digitally signed by MAHESH SAMBHU REVADEKAR Date: 2025.03.26 15:53:13 +05'30' E.E. (B.P) 'R' WARD-2

DESCRIPTION OF THE PROPOSAL & PROPERTY

AMENDED PLANS FOR COMMERCIAL CUM RESIDENTIAL BUILDING ON PROPERTY BEARING C.T.S. NO. 2696, 2696/1 TO 25 OF VILLAGE EKSAR, BORIVALI (EAST), SITUATED AT DAULAT NAGAR IN R/C WARD , MUMBAI.

NAME & SIGNATURE OF OWNER / APPLICANT

SHRI. VINOD SUKHRAJ MEHTA DESIGNATED PARTNER OF AVENTUS INFRASTRUCTURE LLP, C.A. TO OWNER.

ADDRESS:-
105, COMMERCE HOUSE, 140 , NAGINDAS MASTER ROAD, FORT, MUMBAI -400 023.

VINOD SUKHRAJ MEHTA
Digitally signed by VINOD SUKHRAJ MEHTA
Date: 2025.03.21 13:28:07 +05'30'

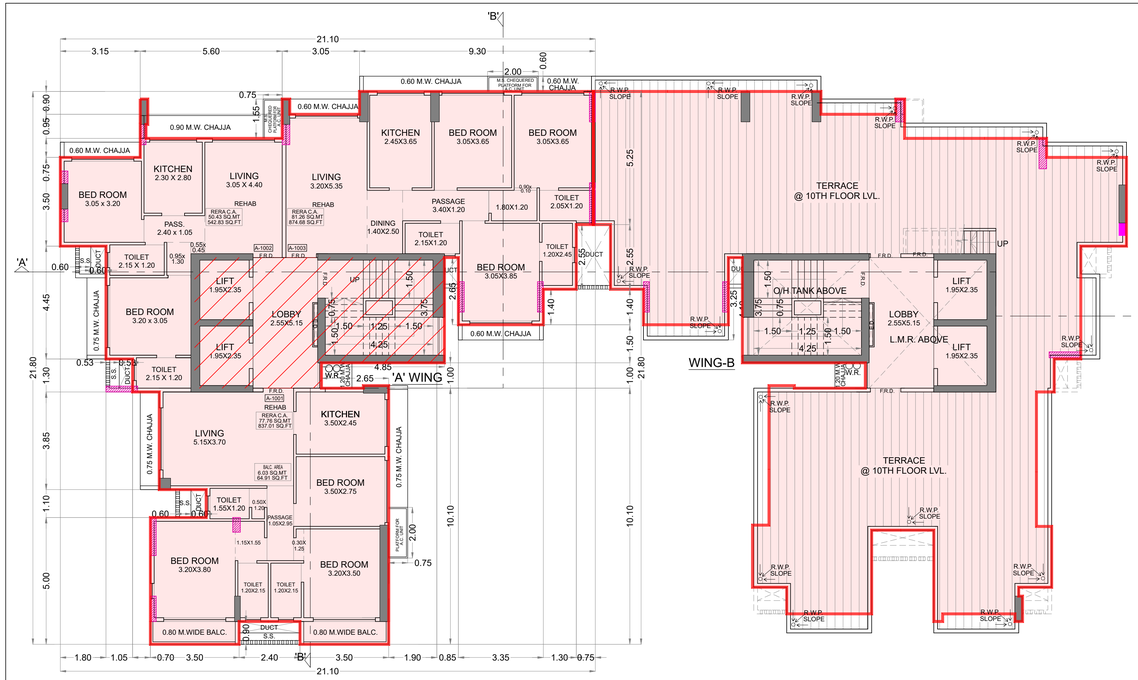
NAME, ADD. & SIGNATURE OF ARCHITECT.

H. M. JHAVERI & SONS
ARCHITECTS

Ar.Saumil A. Jhaveri
(CA/2000/26353)

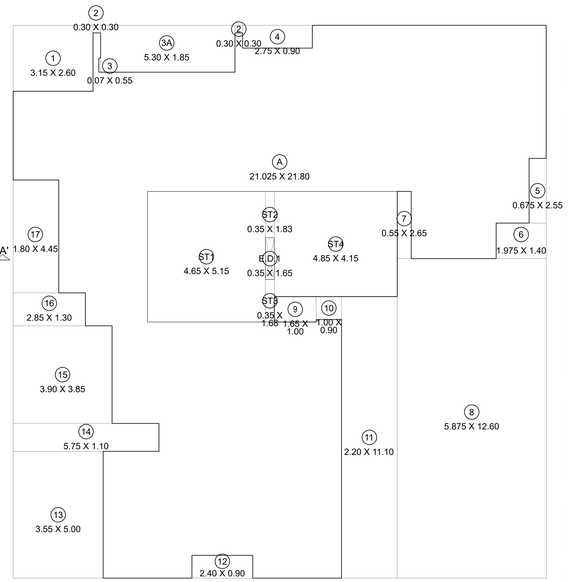
3RD FLR, SATYANARAYANPRASAD COMMERCIAL CENTRE, DAYALDAS ROAD, OFF. NEHRU ROAD, VILE PARLE (E). MUMBAI - 400 057.

SAUMIL ASHWIN JHAVERI
Digitally signed by SAUMIL ASHWIN JHAVERI
DN: c=IN, o=Personal, 2.5.4.20=50dc5f3d8f28d181e2f1d1d1d



10TH FLOOR PLAN

SCALE : 1:100
WING :- 'A' & 'B'



LINE DIAG. OF 10TH FLOOR (WING - A)

SCALE :- 1:100

BUILT UP AREA CALCULATION (RESIDENTIAL) (WING - A)

10TH FLOOR									
A	21.025	X	21.80	X	1 NO	=	458.35	SQ.MT	
					TOTAL ADDITION	=	458.35	SQ.MT	X

DEDUCTIONS

1	3.15	X	2.60	X	1 NO	=	8.19	SQ.MT	
2	0.30	X	0.30	X	2 NOS	=	0.18	SQ.MT	
3	0.07	X	0.55	X	1 NO	=	0.04	SQ.MT	
3A	5.30	X	1.85	X	1 NO	=	9.81	SQ.MT	
4	2.75	X	0.90	X	1 NO	=	2.47	SQ.MT	
5	0.675	X	2.55	X	1 NO	=	1.72	SQ.MT	
6	1.975	X	1.40	X	1 NO	=	2.76	SQ.MT	
7	0.55	X	2.65	X	1 NO	=	1.45	SQ.MT	
8	5.875	X	12.60	X	1 NO	=	74.03	SQ.MT	
9	1.65	X	1.00	X	1 NO	=	1.65	SQ.MT	
10	1.00	X	0.90	X	1 NO	=	0.90	SQ.MT	
11	2.20	X	11.10	X	1 NO	=	24.42	SQ.MT	
12	2.40	X	0.90	X	1 NO	=	2.16	SQ.MT	
13	3.55	X	5.00	X	1 NO	=	17.75	SQ.MT	
14	5.75	X	1.10	X	1 NO	=	6.33	SQ.MT	
15	3.90	X	3.85	X	1 NO	=	15.02	SQ.MT	
16	2.85	X	1.30	X	1 NO	=	3.71	SQ.MT	
17	1.80	X	4.45	X	1 NO	=	8.01	SQ.MT	
					TOTAL DEDUCTION	=	180.60	SQ.MT	Y1
TOTAL BUILT UP AREA [X - Y1]						=	277.75	SQ.MT	X1

STAIRCASE AREA CALCULATION (RESIDENTIAL) (WING - A)

10TH FLOOR									
ST1	4.65	X	5.15	X	1 NO	=	23.95	SQ.MT	
ST2	0.35	X	1.83	X	1 NO	=	0.64	SQ.MT	
ST3	0.35	X	1.68	X	1 NO	=	0.58	SQ.MT	
ST4	4.85	X	4.15	X	1 NO	=	20.13	SQ.MT	
TOTAL STAIRCASE AREA PER FL. (TYPICAL FLOOR)						=	45.30	SQ.MT	Y2

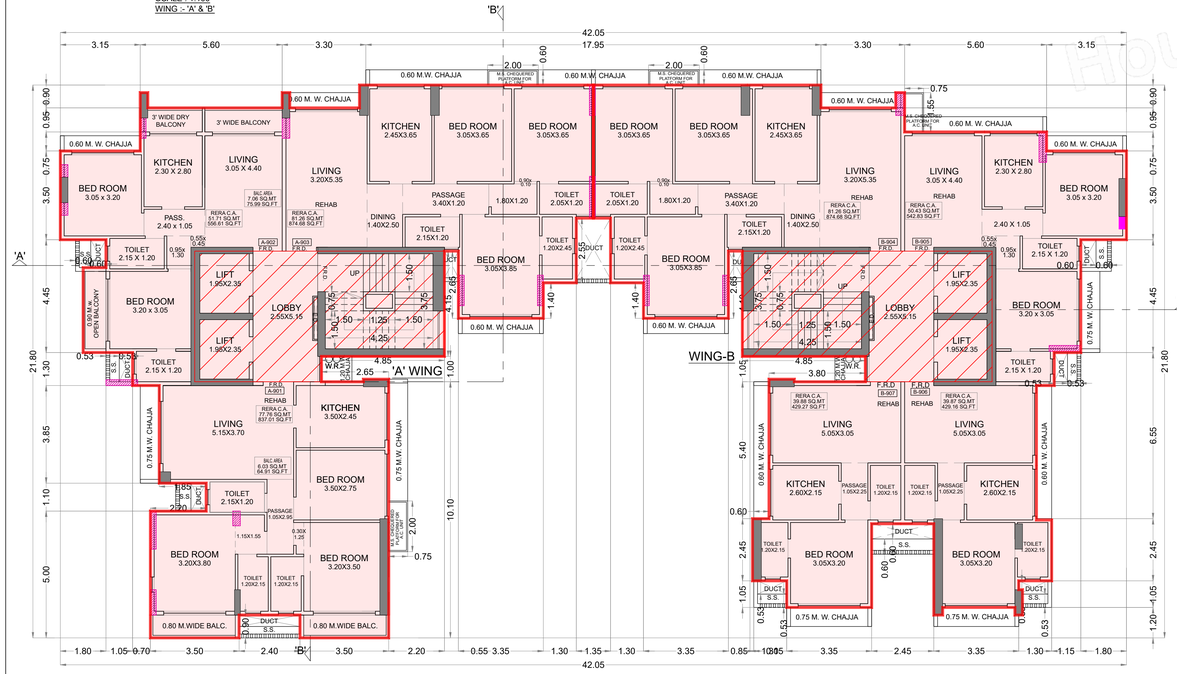
ELECTRIC DUCT AREA CALCULATION (WING - A)

10TH FLOOR									
E.D.1	0.35	X	1.65	X	1 NO	=	0.58	SQ.MT	
TOTAL ELECTRIC DUCT AREA PER FL.						=	0.58	SQ.MT	Y3

NET BUILT UP AREA [X1 - (Y2+Y3)]	=	231.87	SQ.MT

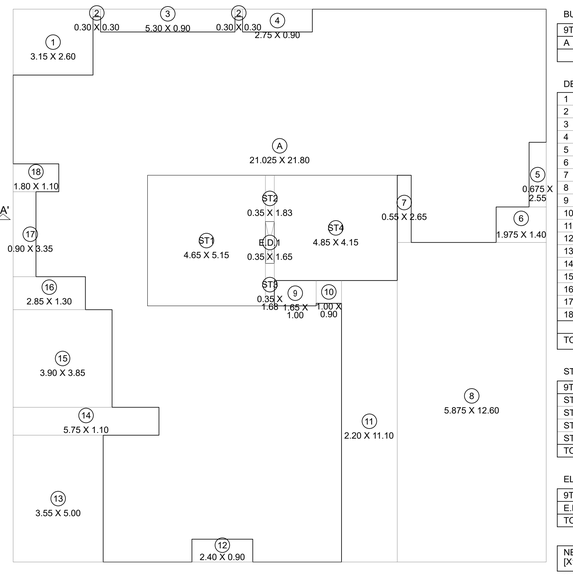
STAIRCASE AREA FOR CHARGING PREMIUM (WING - A)

LIFT WELL AREA = 1.95 X 2.35 X 2 NOs. = 9.17 STAIRCASE AREA FOR PREMIUM = [45.30 - 9.17]	=	36.13	SQ.MT



9TH FLOOR PLAN

SCALE : 1:100
WING :- 'A' & 'B'



LINE DIAG. OF 9TH FLOOR (WING - A)

SCALE :- 1:100

BUILT UP AREA CALCULATION (RESIDENTIAL) (WING - A)

9TH FLOOR									
A	21.025	X	21.80	X	1 NO	=	458.35	SQ.MT	
					TOTAL ADDITION	=	458.35	SQ.MT	X

DEDUCTIONS

1	3.15	X	2.60	X	1 NO	=	8.19	SQ.MT	
2	0.30	X	0.30	X	2 NOS	=	0.18	SQ.MT	
3	5.30	X	0.90	X	1 NO	=	4.77	SQ.MT	
4	2.75	X	0.90	X	1 NO	=	2.47	SQ.MT	
5	0.675	X	2.55	X	1 NO	=	1.72	SQ.MT	
6	1.975	X	1.40	X	1 NO	=	2.76	SQ.MT	
7	0.55	X	2.65	X	1 NO	=	1.46	SQ.MT	
8	5.875	X	12.60	X	1 NO	=	74.03	SQ.MT	
9	1.65	X	1.00	X	1 NO	=	1.65	SQ.MT	
10	1.00	X	0.90	X	1 NO	=	0.90	SQ.MT	
11	2.20	X	11.10	X	1 NO	=	24.42	SQ.MT	
12	2.40	X	0.90	X	1 NO	=	2.16	SQ.MT	
13	3.55	X	5.00	X	1 NO	=	17.75	SQ.MT	
14	5.75	X	1.10	X	1 NO	=	6.33	SQ.MT	
15	3.90	X	3.85	X	1 NO	=	15.02	SQ.MT	
16	2.85	X	1.30	X	1 NO	=	3.71	SQ.MT	
17	0.90	X	3.35	X	1 NO	=	3.01	SQ.MT	
18	1.80	X	1.10	X	1 NO	=	1.98	SQ.MT	
					TOTAL DEDUCTION	=	172.51	SQ.MT	Y1
TOTAL BUILT UP AREA [X - Y1]						=	285.84	SQ.MT	X1

STAIRCASE AREA CALCULATION (RESIDENTIAL) (WING - A)

9TH FLOOR									
ST1	4.65	X	5.15	X	1 NO	=	23.95	SQ.MT	
ST2	0.35	X	1.83	X	1 NO	=	0.64	SQ.MT	
ST3	0.35	X	1.68	X	1 NO	=	0.58	SQ.MT	
ST4	4.85	X	4.15	X	1 NO	=	20.13	SQ.MT	
TOTAL STAIRCASE AREA PER FL. (TYPICAL FLOOR)						=	45.30	SQ.MT	Y2

ELECTRIC DUCT AREA CALCULATION (WING - A)

9TH FLOOR									
E.D.1	0.35	X	1.65	X	1 NO	=	0.58	SQ.MT	
TOTAL ELECTRIC DUCT AREA PER FL.						=	0.58	SQ.MT	Y3

NET BUILT UP AREA [X1 - (Y2+Y3)]	=	239.96	SQ.MT

STAIRCASE AREA FOR CHARGING PREMIUM (WING - A)

LIFT WELL AREA = 1.95 X 2.35 X 2 NOs. = 9.17 STAIRCASE AREA FOR PREMIUM = [45.30 - 9.17]	=	36.13	SQ.MT

N

SCALE: AS MENTIONED

FORM-II

CONTENTS OF SHEET

7TH & 8TH FLOOR PLAN, CALCULATION

NOTES :- ALL DIMENSIONS ARE IN METERS

PLANS FOR APPROVAL

- THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED.
- APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER FILE NO. - P-13681/2022(2696 and Other)/R/C Ward/Eksar (RC) DATED :-

ROHIT SURESHCHANDRA SONAR Digitally signed by ROHIT SURESHCHANDRA SONAR Date: 2025.03.21 19:22:35 +05'30' S.E. (B.P.) R2	Swapnil Bhagawat Patil Digitally signed by Swapnil Bhagawat Patil Date: 2025.03.26 13:02:41 +05'30' A.E. (B.P) R/C	MAHESH SAMBHU REVADEKAR Digitally signed by MAHESH SAMBHU REVADEKAR Date: 2025.03.26 15:53:24 +05'30' E.E. (B.P) 'R' WARD-2

DESCRIPTION OF THE PROPOSAL & PROPERTY

AMENDED PLANS FOR COMMERCIAL CUM RESIDENTIAL BUILDING ON PROPERTY BEARING C.T.S. NO. 2696, 2696/1 TO 25 OF VILLAGE EKSAR, BORIVALI (EAST), SITUATED AT DAULAT NAGAR IN R/C WARD , MUMBAI.

NAME & SIGNATURE OF OWNER / APPLICANT

SHRI. VINOD SUKHRAJ MEHTA DESIGNATED PARTNER OF AVENTUS INFRASTRUCTURE LLP, C.A. TO OWNER.

ADDRESS:-
105, COMMERCE HOUSE, 140 , NAGINDAS MASTER ROAD, FORT, MUMBAI -400 023.

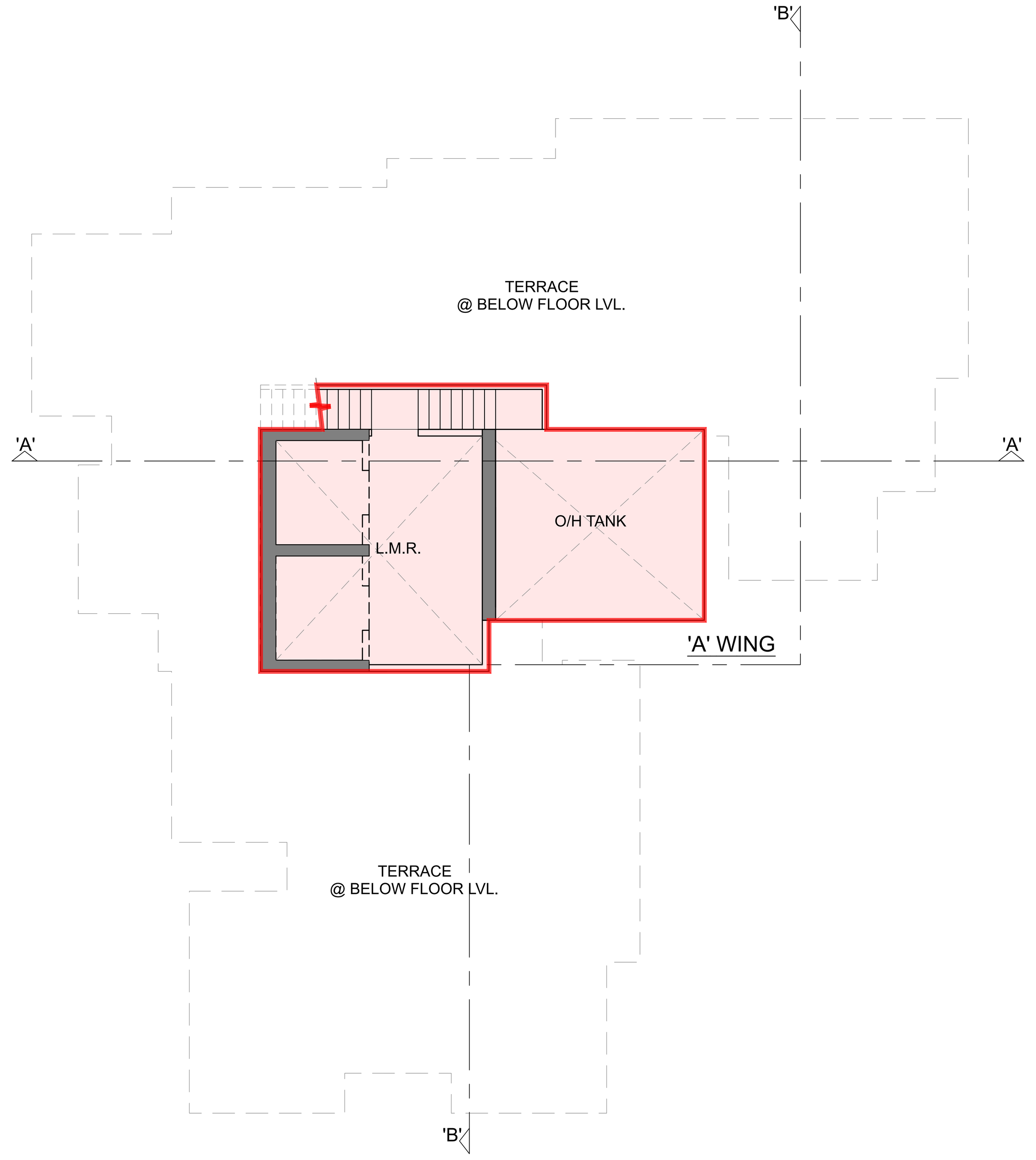
VINOD SUKHRAJ MEHTA
Digitally signed by VINOD SUKHRAJ MEHTA
Date: 2025.03.21 13:28:24 +05'30'

NAME, ADD. & SIGNATURE OF ARCHITECT.

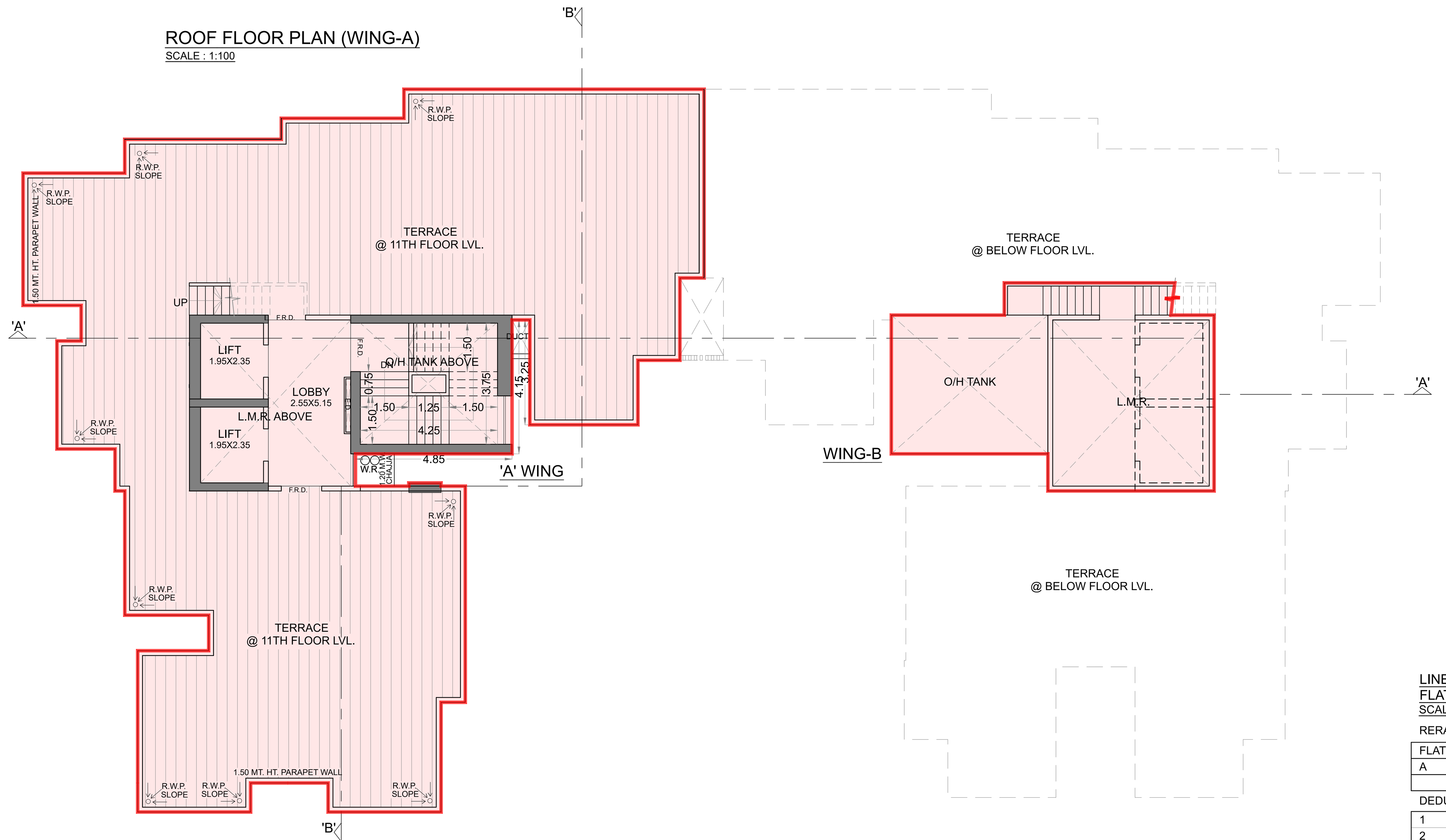
H. M. JHAVERI & SONS
ARCHITECTS
Ar.Saumil A. Jhaveri
(CA/2000/26353)
3RD FLR, SATYANARAYANPRASAD COMMERCIAL CENTRE,
DAYALDAS ROAD, OFF. NEHRU ROAD, VILE PARLE (E).
MUMBAI - 400 057.

SAUMIL ASHWIN JHAVERI
Digitally signed by SAUMIL ASHWIN JHAVERI
Date: 2025.03.21 14:18:24 +05'30'
Adobe Acrobat Reader version: 2025.001.20435

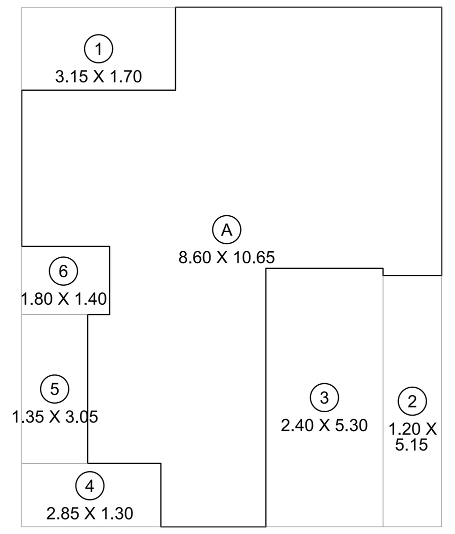
FILE PATH :- b:\njnew / Vinod Mehta-Aventus Realty / Shweta Park (Proposal / 2025 / AMENDED -1 / DRAFT PLAN 21-3-2025.



ROOF FLOOR PLAN (WING-A)
SCALE : 1:100



TERRACE FLOOR PLAN (WING -A)/ ROOF FLOOR PLAN (WING - B)
SCALE : 1:100
WING :- 'A' & 'B'



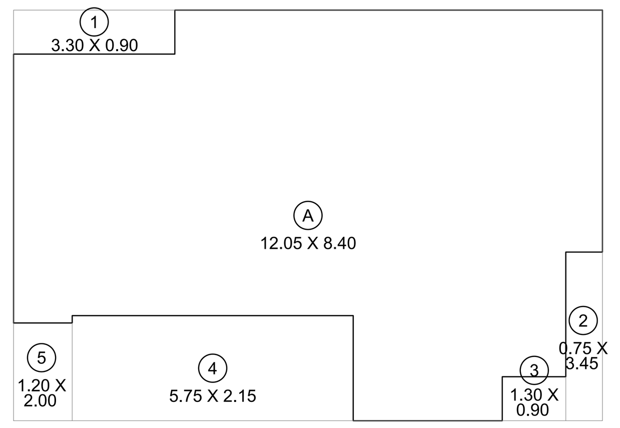
LINE DIA. OF CARPET AREA FOR 7TH & 8TH FLR. (WING-A)
FLAT NO. A-702 & A-802
SCALE - 1:100

RERA CARPET AREA CALCULATION (WING-A)

FLAT NO. = A-702 & A-802							NO OF FLATS = 2	
A	8.60	X	10.65	X	1 NO	=	91.59 SQ.MT	
TOTAL ADDITION						=	91.59 SQ.MT	X

DEDUCTIONS

1	3.15	X	1.70	X	1 NO	=	5.35 SQ.MT	
2	1.20	X	5.15	X	1 NO	=	6.18 SQ.MT	
3	2.40	X	5.30	X	1 NO	=	12.72 SQ.MT	
4	2.85	X	1.30	X	1 NO	=	3.71 SQ.MT	
5	1.35	X	3.05	X	1 NO	=	4.12 SQ.MT	
6	1.80	X	1.40	X	1 NO	=	2.52 SQ.MT	
TOTAL DEDUCTION						=	34.60 SQ.MT	Y1
TOTAL BUILT UP AREA [X - Y1]						=	56.99 SQ.MT	X1



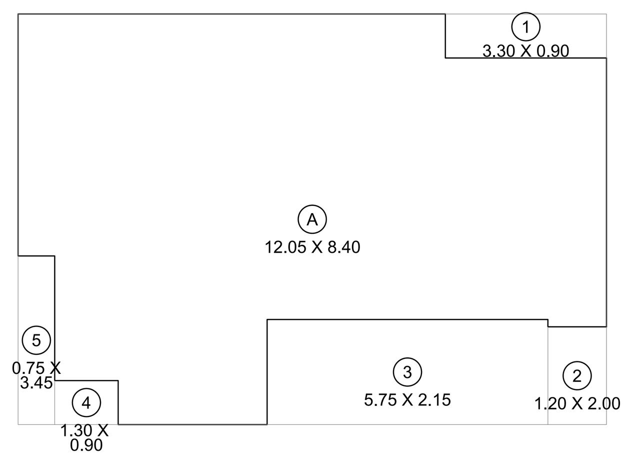
LINE DIA. OF CARPET AREA FOR 7TH & 8TH FLR. (WING-A)
FLAT NO. A-703 & A-803
SCALE - 1:100

RERA CARPET AREA CALCULATION (WING-A)

FLAT NO. = A-703 & A-803							NO OF FLATS = 2	
A	12.05	X	8.40	X	1 NO	=	101.22 SQ.MT	
TOTAL ADDITION						=	101.22 SQ.MT	X

DEDUCTIONS

1	3.30	X	0.90	X	1 NO	=	2.97 SQ.MT	
2	0.75	X	3.45	X	1 NO	=	2.59 SQ.MT	
3	1.30	X	0.90	X	1 NO	=	1.17 SQ.MT	
4	5.75	X	2.15	X	1 NO	=	12.36 SQ.MT	
5	1.20	X	2.00	X	1 NO	=	2.40 SQ.MT	
TOTAL DEDUCTION						=	21.49 SQ.MT	Y1
TOTAL BUILT UP AREA [X - Y1]						=	79.73 SQ.MT	X1



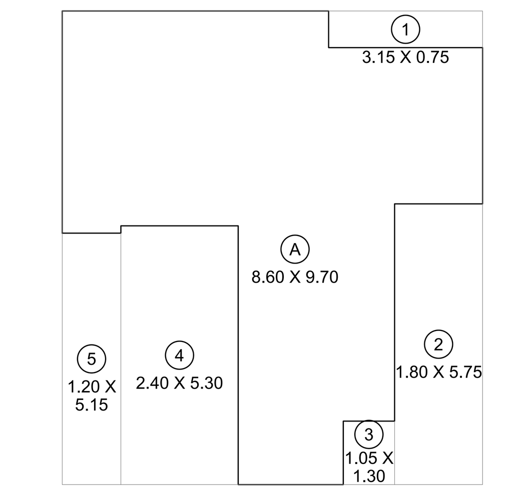
LINE DIA. OF CARPET AREA FOR 7TH FLR. (WING-B)
FLAT NO. B-704
SCALE - 1:100

RERA CARPET AREA CALCULATION (WING-B)

FLAT NO. = B-704							NO OF FLATS = 1	
A	12.05	X	8.40	X	1 NO	=	101.22 SQ.MT	
TOTAL ADDITION						=	101.22 SQ.MT	X

DEDUCTIONS

1	3.30	X	0.90	X	1 NO	=	2.97 SQ.MT	
2	1.20	X	2.00	X	1 NO	=	2.40 SQ.MT	
3	5.75	X	2.15	X	1 NO	=	12.36 SQ.MT	
4	1.30	X	0.90	X	1 NO	=	1.17 SQ.MT	
5	0.75	X	3.45	X	1 NO	=	2.59 SQ.MT	
TOTAL DEDUCTION						=	21.49 SQ.MT	Y1
TOTAL BUILT UP AREA [X - Y1]						=	79.73 SQ.MT	X1



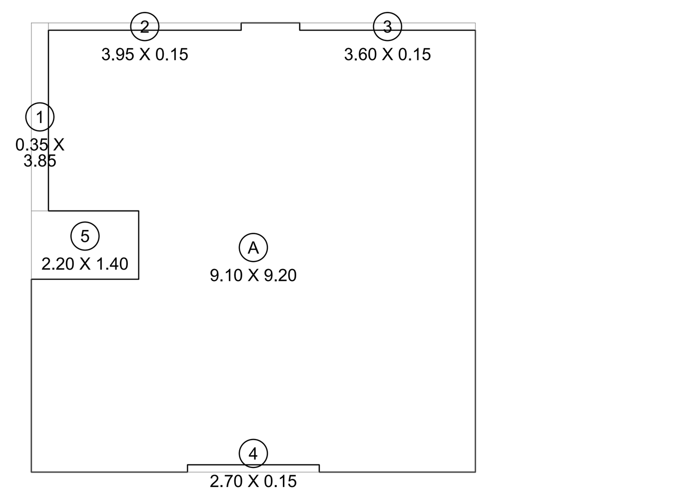
LINE DIA. OF CARPET AREA FOR 7TH TO 9TH FLR. (WING-B)
FLAT NO. B-705 TO B-905
SCALE - 1:100

RERA CARPET AREA CALCULATION (WING-B)

FLAT NO. = B-705 TO B-905							NO OF FLATS = 3	
A	8.60	X	9.70	X	1 NO	=	83.42 SQ.MT	
TOTAL ADDITION						=	83.42 SQ.MT	X

DEDUCTIONS

1	3.15	X	0.75	X	1 NO	=	2.36 SQ.MT	
2	1.80	X	5.75	X	1 NO	=	10.35 SQ.MT	
3	1.05	X	1.30	X	1 NO	=	1.37 SQ.MT	
4	2.40	X	5.30	X	1 NO	=	12.72 SQ.MT	
5	1.20	X	5.15	X	1 NO	=	6.18 SQ.MT	
TOTAL DEDUCTION						=	32.98 SQ.MT	Y1
TOTAL BUILT UP AREA [X - Y1]						=	50.44 SQ.MT	X1



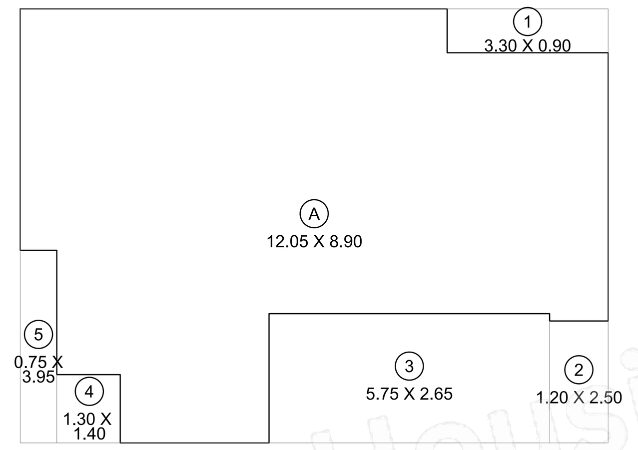
LINE DIA. OF CARPET AREA FOR 8TH TO 10TH FLR. (WING-A)
FLAT NO. A-801 TO A-1001
SCALE - 1:100

RERA CARPET AREA CALCULATION (WING-A)

FLAT NO. = A-801 TO A-1001							NO OF FLATS = 3	
A	9.10	X	9.20	X	1 NO	=	83.72 SQ.MT	
TOTAL ADDITION						=	83.72 SQ.MT	X

DEDUCTIONS

1	0.35	X	3.85	X	1 NO	=	1.35 SQ.MT	
2	3.95	X	0.15	X	1 NO	=	0.59 SQ.MT	
3	3.60	X	0.15	X	1 NO	=	0.54 SQ.MT	
4	2.70	X	0.15	X	1 NO	=	0.40 SQ.MT	
5	2.20	X	1.40	X	1 NO	=	3.08 SQ.MT	
TOTAL DEDUCTION						=	5.96 SQ.MT	Y1
TOTAL BUILT UP AREA [X - Y1]						=	77.76 SQ.MT	X1



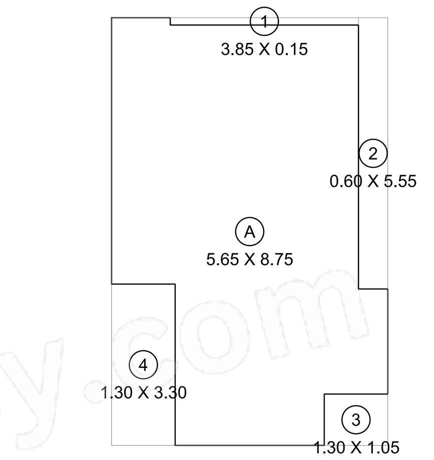
LINE DIA. OF CARPET AREA FOR 8TH & 9TH FLR. (WING-B)
FLAT NO. B-804 & B-904
SCALE - 1:100

RERA CARPET AREA CALCULATION (WING-B)

FLAT NO. = B-804 & B-904							NO OF FLATS = 2	
A	12.05	X	8.90	X	1 NO	=	107.25 SQ.MT	
TOTAL ADDITION						=	107.25 SQ.MT	X

DEDUCTIONS

1	3.30	X	0.90	X	1 NO	=	2.97 SQ.MT	
2	1.20	X	2.50	X	1 NO	=	3.00 SQ.MT	
3	5.75	X	2.65	X	1 NO	=	15.24 SQ.MT	
4	1.30	X	1.40	X	1 NO	=	1.82 SQ.MT	
5	0.75	X	3.95	X	1 NO	=	2.96 SQ.MT	
TOTAL DEDUCTION						=	25.99 SQ.MT	Y1
TOTAL BUILT UP AREA [X - Y1]						=	81.26 SQ.MT	X1



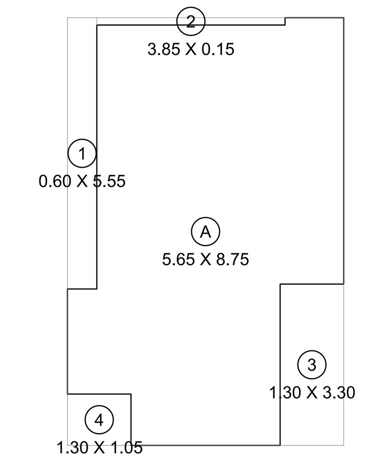
LINE DIA. OF CARPET AREA FOR 8TH & 9TH FLR. (WING-B)
FLAT NO. B-806 & B-906
SCALE - 1:100

RERA CARPET AREA CALCULATION (WING-A)

FLAT NO. = B-806 TO B-906							NO OF FLATS = 2	
A	5.65	X	8.75	X	1 NO	=	49.44 SQ.MT	
TOTAL ADDITION						=	49.44 SQ.MT	X

DEDUCTIONS

1	3.85	X	0.15	X	1 NO	=	0.58 SQ.MT	
2	0.60	X	5.55	X	1 NO	=	3.33 SQ.MT	
3	1.30	X	1.05	X	1 NO	=	1.36 SQ.MT	
4	1.30	X	3.30	X	1 NO	=	4.29 SQ.MT	
TOTAL DEDUCTION						=	9.56 SQ.MT	Y1
TOTAL BUILT UP AREA [X - Y1]						=	39.88 SQ.MT	X1



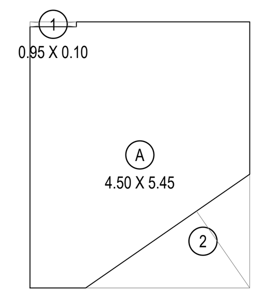
LINE DIA. OF CARPET AREA FOR 8TH & 9TH FLR. (WING-B)
FLAT NO. B-807 & B-907
SCALE - 1:100

RERA CARPET AREA CALCULATION (WING-A)

FLAT NO. = B-807 & B-907							NO OF FLATS = 2	
A	5.65	X	8.75	X	1 NO	=	49.44 SQ.MT	
TOTAL ADDITION						=	49.44 SQ.MT	X

DEDUCTIONS

1	0.60	X	5.55	X	1 NO	=	3.33 SQ.MT	
2	3.85	X	0.15	X	1 NO	=	0.58 SQ.MT	
3	1.30	X	3.30	X	1 NO	=	4.29 SQ.MT	
4	1.30	X	1.05	X	1 NO	=	1.36 SQ.MT	
TOTAL DEDUCTION						=	9.56 SQ.MT	Y1
TOTAL BUILT UP AREA [X - Y1]						=	39.88 SQ.MT	X1



LINE DIAG. OF UNIT NO.15
FLAT WISE B.U.A. (POLICE CHOWKI)
SCALE :- 1:100

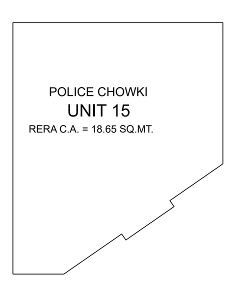
FLAT WISE BUILT UP AREA CALCULATION

UNIT NO . 15 (POLICE CHOWKY)								
A	4.50	X	5.45	X	1 NO	=	24.53 SQ.MT	
TOTAL ADDITION						=	24.53 SQ.MT	X

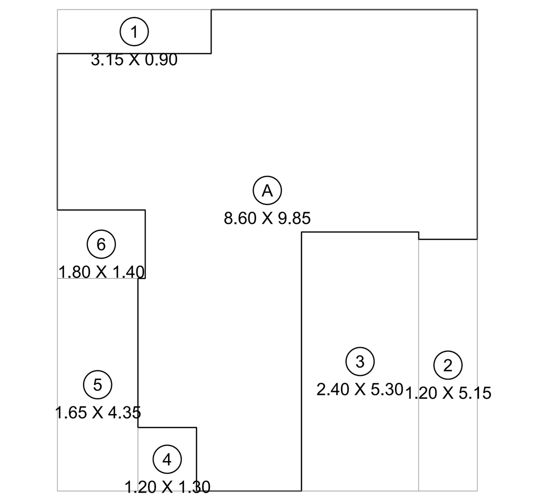
DEDUCTIONS

1	0.95	X	0.10	X	1 NO	=	0.10 SQ.MT	
2	1/2 X 4.09	X	1.91	X	1 NO	=	3.91 SQ.MT	
TOTAL DEDUCTION						=	4.01 SQ.MT	Y1
TOTAL BUILT UP AREA [X - Y1]						=	20.52 SQ.MT	X1

FLOORS	COMM.	
	SHOP	OFFICE
GRD. / STILT FLR.	808.74	-
1ST FLR. (COMM.)	-	902.60
2ND FLR. (COMM.)	-	903.84
TOTAL	808.74	1806.44
GRAND TOTAL	2615.18	



LINE DIA. OF CARPET AREA FOR GRD. FLR.
FLAT NO. UNIT NO. 15
SCALE - 1:100



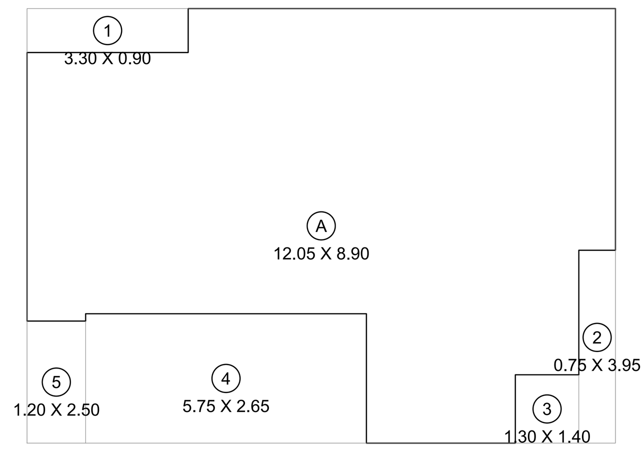
LINE DIA. OF CARPET AREA FOR 9TH FLR. (WING-A)
FLAT NO. A-902
SCALE - 1:100

RERA CARPET AREA CALCULATION (WING-B)

FLAT NO. = A-902							NO OF FLATS = 1	
A	8.60	X	9.85	X	1 NO	=	84.71 SQ.MT	
TOTAL ADDITION						=	84.71 SQ.MT	X

DEDUCTIONS

1	3.15	X	0.90	X	1 NO	=	2.83 SQ.MT	
2	1.20	X	5.15	X	1 NO	=	6.18 SQ.MT	
3	2.40	X	5.30	X	1 NO	=	12.72 SQ.MT	
4	1.20	X	1.30	X	1 NO	=	1.56 SQ.MT	
5	1.65	X	4.35	X	1 NO	=	7.18 SQ.MT	
6	1.80	X	1.40	X	1 NO	=	2.52 SQ.MT	
TOTAL DEDUCTION						=	32.99 SQ.MT	Y1
TOTAL BUILT UP AREA [X - Y1]						=	51.72 SQ.MT	X1



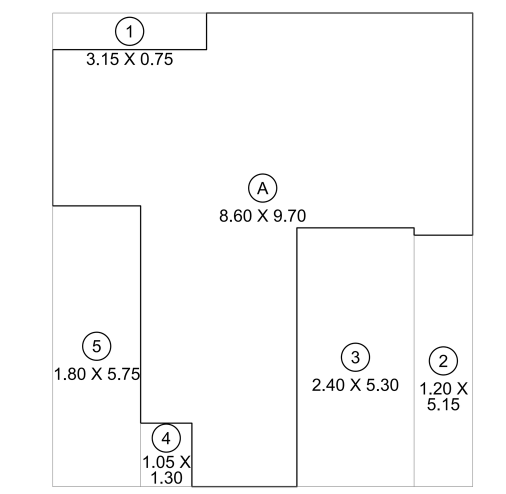
LINE DIA. OF CARPET AREA FOR 9TH & 10TH FLR. (WING-A)
FLAT NO. A-903 & A-1003
SCALE - 1:100

RERA CARPET AREA CALCULATION (WING-B)

FLAT NO. = A-903 & A-1003							NO OF FLATS = 2	
A	12.05	X	8.90	X	1 NO	=	107.25 SQ.MT	
TOTAL ADDITION						=	107.25 SQ.MT	X

DEDUCTIONS

1	3.30	X	0.90	X	1 NO	=	2.97 SQ.MT	
2	0.75	X	3.95	X	1 NO	=	2.96 SQ.MT	
3	1.30	X	1.40	X	1 NO	=	1.82 SQ.MT	
4	5.75	X	2.65	X	1 NO	=	15.24 SQ.MT	
5	1.20	X	2.50	X	1 NO	=	3.00 SQ.MT	
TOTAL DEDUCTION						=	25.99 SQ.MT	Y1
TOTAL BUILT UP AREA [X - Y1]						=	81.26 SQ.MT	X1



LINE DIA. OF CARPET AREA FOR 10TH FLR. (WING-A)
FLAT NO. A-1002
SCALE - 1:100

RERA CARPET AREA CALCULATION (WING-A)

FLAT NO. = A-1002							NO OF FLATS = 1	
A	8.60	X	9.70	X	1 NO	=	83.42 SQ.MT	
TOTAL ADDITION						=	83.42 SQ.MT	X

DEDUCTIONS

1	3.15	X	0.75	X	1 NO	=	2.36 SQ.MT	
2	1.20	X	5.15	X	1 NO	=	6.18 SQ.MT	
3	2.40	X	5.30	X	1 NO	=	12.72 SQ.MT	
4	1.05	X	1.30	X	1 NO	=	1.37 SQ.MT	
5	1.80	X	5.75	X	1 NO	=	10.35 SQ.MT	
TOTAL DEDUCTION						=	32.98 SQ.MT	Y1
TOTAL BUILT UP AREA [X - Y1]						=	50.44 SQ.MT	X1

RERA CARPET AREA SUMMARY (WING -A & B)

	WING	FLAT NO.	CARPET AREA AS PER MAHARERA	TOTAL NO.
7TH FLR.	WING-A	A-702	56.99	1
-"-	WING-A	A-703	79.73	1
-"-	WING-B	B-704	79.73	1
-"-	WING-B	B-705	50.44	1
8TH FLR.	WING-A	A-801	77.76	1
-"-	WING-A	A-802	56.99	1
-"-	WING-A	A-803	79.73	1
-"-	WING-B	B-804	81.26	1
-"-	WING-B	B-805	50.44	1
-"-	WING-B	B-806	39.88	1
-"-	WING-B	B-807	39.88	1
9TH FLR.	WING-A	A-901	77.76	1
-"-	WING-A	A-902	51.72	1
-"-	WING-A	A-903	81.26	1
-"-	WING-B	B-904	81.26	1
-"-	WING-B	B-905	50.44	1
-"-	WING-B	B-906	39.88	1
-"-	WING-B	B-907	39.88	1
10TH FLR.	WING-A	A-1001	77.76	1
-"-	WING-A	A-1002	50.44	1
-"-	WING-A	A-1003	81.26	1
			TOTAL	21

FORM-II

CONTENTS OF SHEET

4TH,5TH & 6TH PODIUM FLOOR PLAN

NOTES :-
ALL DIMENSIONS ARE IN METERS

PLANS FOR APPROVAL
- THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED.
- APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER FILE NO. - P-13681/2022(2696 and Other)/R/C Ward/Eksar (RC) DATED :-

S.E. (B.P.) R2	A.E. (B.P) R/C	E.E. (B.P) 'R' WARD-2
ROHIT SURESHCHANDRA SONAR — Digitally signed by ROHIT SURESHCHANDRA SONAR Date: 2025.03.21 19:22:55 +05'30'	Swapnil Bhagawat Patil — Digitally signed by Swapnil Bhagawat Patil Date: 2025.03.26 13:02:55 +05'30'	MAHESH SAMBHU REVADEKAR — Digitally signed by MAHESH SAMBHU REVADEKAR Date: 2025.03.26 15:53:37 +05'30'

DESCRIPTION OF THE PROPOSAL & PROPERTY

AMENDED PLANS FOR COMMERCIAL CUM RESIDENTIAL BUILDING ON PROPERTY BEARING C.T.S. NO. 2696, 2696/1 TO 25 OF VILLAGE EKSAR, BORIVALI (EAST), SITUATED AT DAULAT NAGAR IN R/C WARD , MUMBAI.

NAME & SIGNATURE OF OWNER / APPLICANT

SHRI. VINOD SUKHRAJ MEHTA DESIGNATED PARTNER OF AVENTUS INFRASTRUCTURE LLP, C.A. TO OWNER.

ADDRESS:-
105, COMMERCE HOUSE, 140 , NAGINDAS MASTER ROAD, FORT, MUMBAI -400 023.

VINOD SUKHRAJ MEHTA — Digitally signed by VINOD SUKHRAJ MEHTA Date: 2025.03.21 13:28:44 +05'30'

NAME, ADD. & SIGNATURE OF ARCHITECT.

Ar. Saumil A. Jhaveri
(CA/2000/26353)
H. M. JHAVERI & SONS
ARCHITECTS

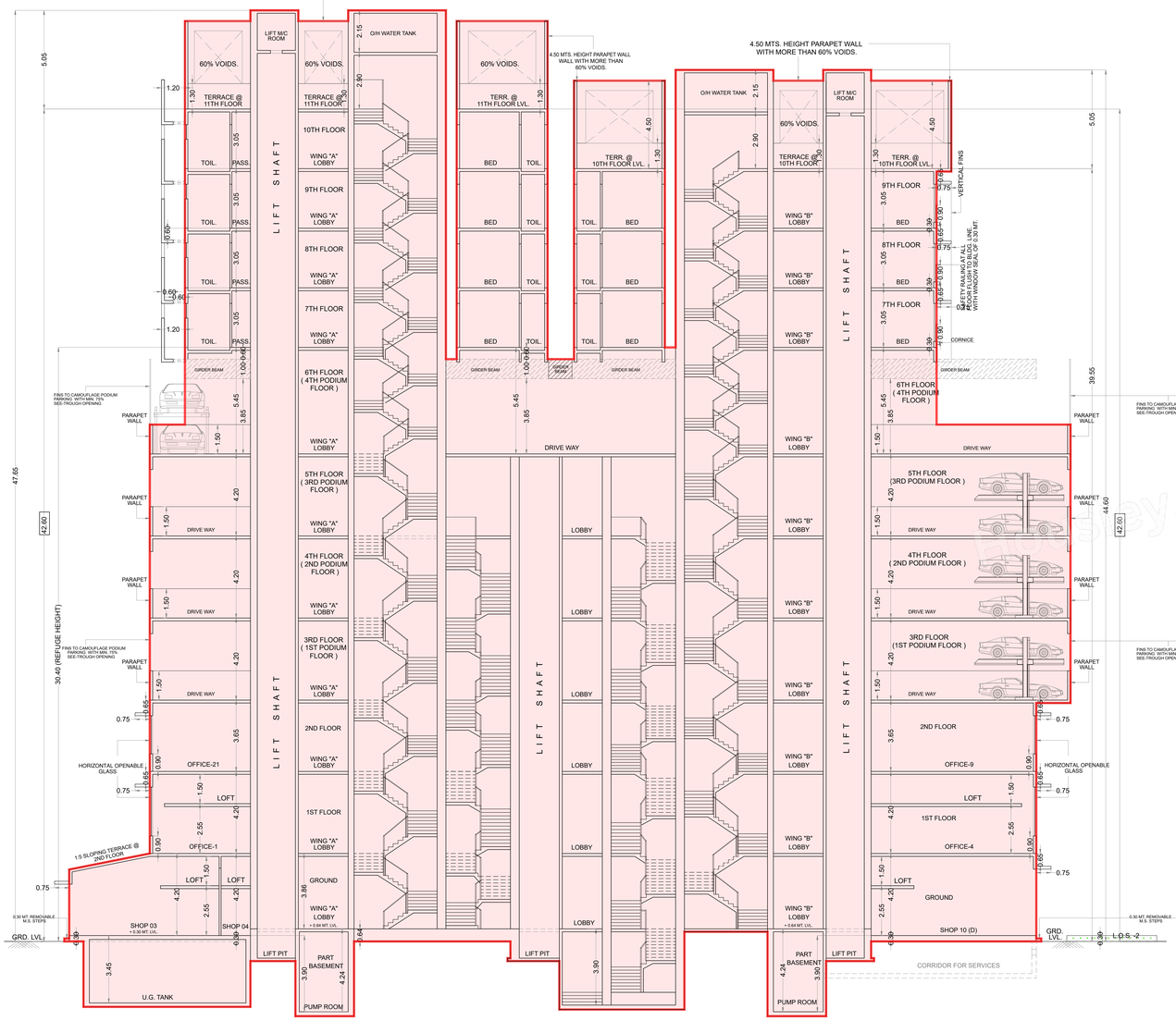
3RD FLR, SATYANARAYANPRASAD COMMERCIAL CENTRE, DAYALDAS ROAD, OFF. NEHRU ROAD, VILE PARLE (E). MUMBAI - 400 057.

SAUMIL ASHWIN JHAVERI — Digitally signed by SAUMIL ASHWIN JHAVERI Date: 2025.03.21 14:12:05 +05'30' Adobe Acrobat Reader version: 2025.001.20435

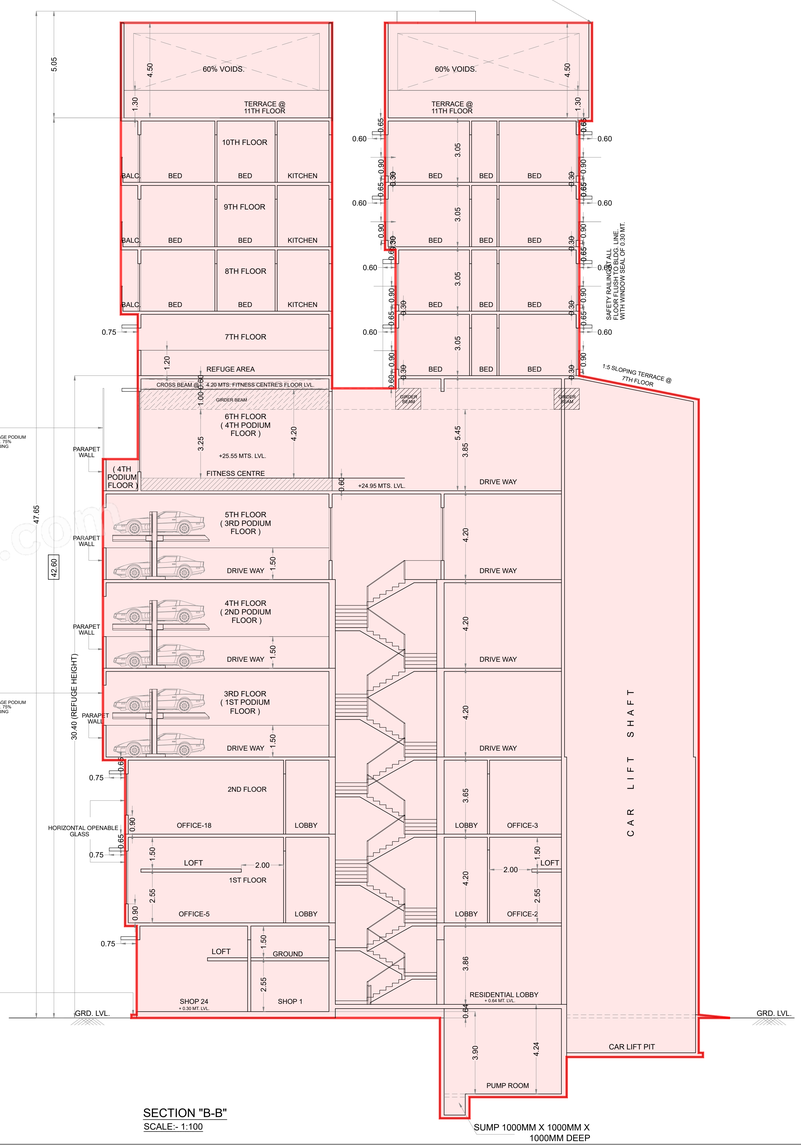
N

SCALE: AS MENTIONED

AMENDED - 1	File No. - P-13681/2022(2696 and Other)/R/C Ward/Eksar (RC)	SHEET NO. 9 of 9



SECTION "A-A"
SCALE:- 1:100



SUMP 1000MM X 1000MM X 1000MM DEEP

SECTION "B-B"
SCALE:- 1:100

FORM-II

CONTENTS OF SHEET

TERRACE & SECTION

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S.E. (B.P.) R2	A.E. (B.P) R/C	E.E. (B.P) 'R' WARD-2
ROHIT SURESHCHANDRA SONAR — Digitally signed by ROHIT SURESHCHANDRA SONAR Date: 2025.03.21 19:23:18 +05'30'	Swapnil Bhagavat Patil — Digitally signed by Swapnil Bhagavat Patil Date: 2025.03.26 13:03:51 +05'30'	MAHESH SAMBHU REVADEKAR — Digitally signed by MAHESH SAMBHU REVADEKAR Date: 2025.03.26 15:54:07 +05'30'

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105, COMMERCE HOUSE, 140 , NAGINDAS MASTER ROAD, FORT, MUMBAI -400 023.

VINOD SUKHRAJ MEHTA — Digitally signed by VINOD SUKHRAJ MEHTA Date: 2025.03.21 13:29:02 +05'30'

NAME, ADD. & SIGNATURE OF ARCHITECT.

H. M. JHAVERI & SONS
ARCHITECTS
3RD FLR, SATYANARAYANPRASAD COMMERCIAL CENTRE, DAYALDAS ROAD, OFF. NEHRU ROAD, VILE PARLE (E). MUMBAI - 400 057.

Ar.Saumil A. Jhaveri
(CA/2000/26353)

SAUMIL ASHWIN JHAVERI — Digitally signed by SAUMIL ASHWIN JHAVERI DN: c=IN, o=Personal, 2.5.4.20=35dcd5d8b3e9ce2b1a8b6e0e0e0e0f0f, postalCode=400016, st=Maharashtra, serialNumber=3e2a07f0038302b9a82e9ecc31a01d08f2c4b34139e88a28e3f47fc109ac7, 2.5.4.42=SAUMIL ASHWIN JHAVERI Date: 2025.03.21 14:13:44 +05'30' Adobe Acrobat Reader version: 2021.007.20455