

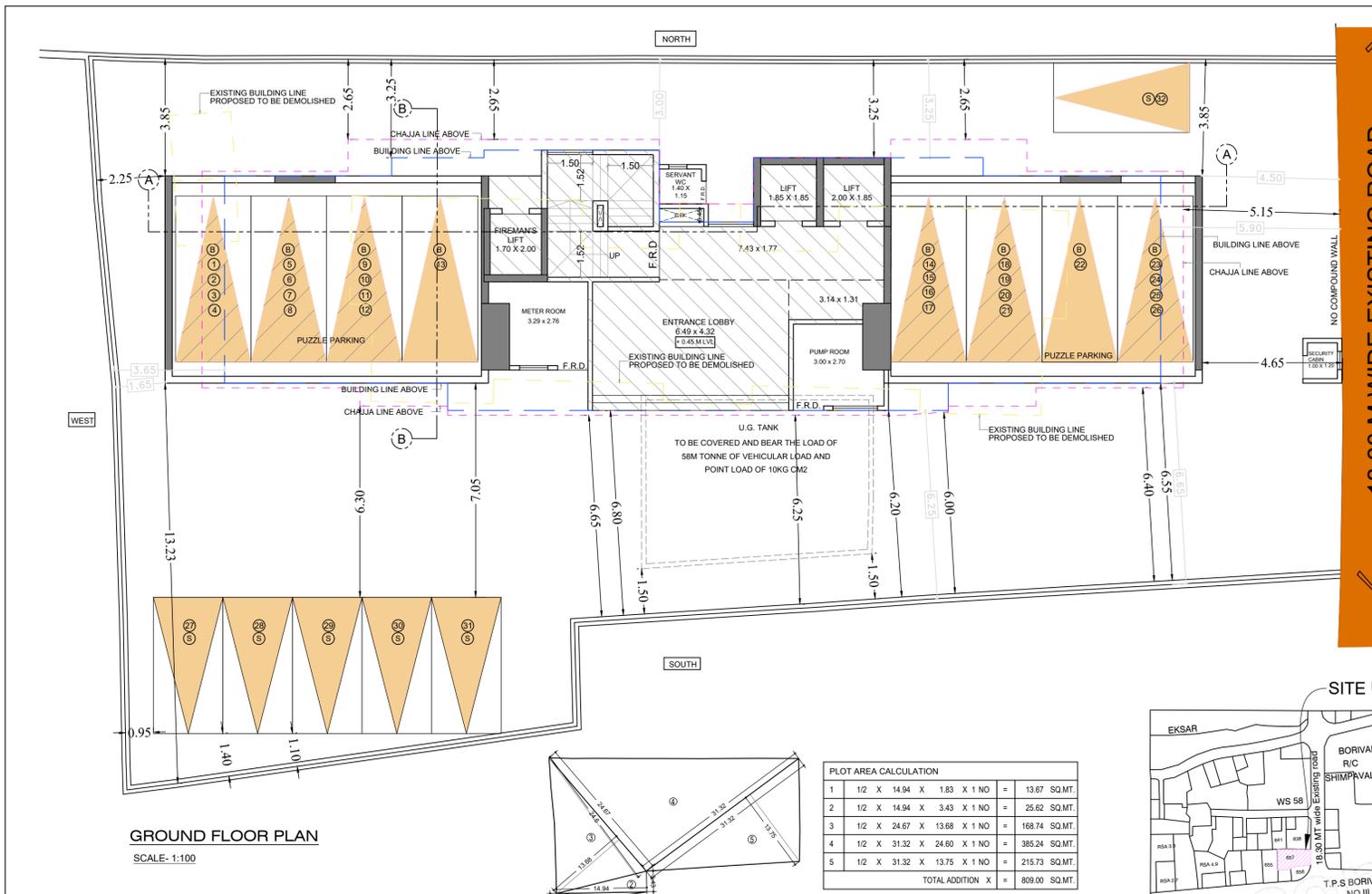
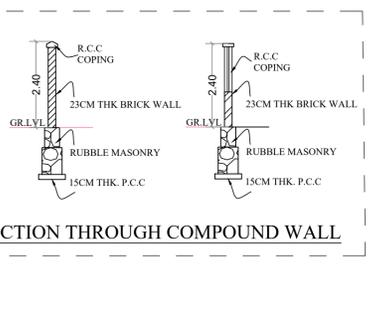
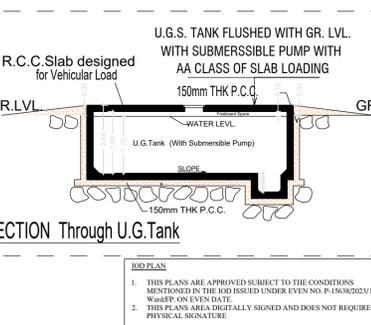
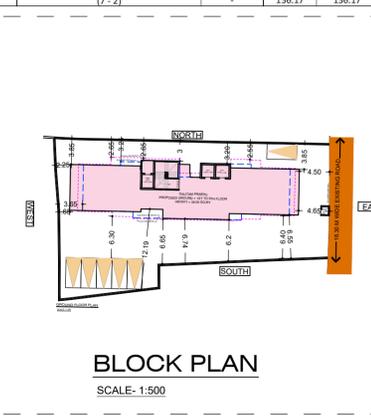
PROFORMA - A		IN SQ.MTS.
A.	AREA STATEMENT	809.00
1)	AREA OF THE PLOT	809.00
a)	Area of Reservation in plot	---
a)	Area of Road set back	---
c)	Area of D.P. Road	---
2)	DEDUCTIONS FOR :	---
A)	For Reservation/Road area	---
a)	Road set back area to be handed over (100%) (Regulation No.16)	---
b)	Proposed D.P. road to be handed over (100%) (Regulation No.16)	---
b)	Reservation area(s) to be handed over (100%) (Regulation No.17)	---
ii)	TOTAL AREA UNDER ROAD/RESERVATION	---
B)	For Amenity area	---
a)	Area of amenity plot/plot(s) to be handed over as per DCR 14(A)	---
b)	Area of amenity plot/plot(s) to be handed over as per DCR 14(B)	---
c)	Area of amenity plot/plot(s) to be handed over as per DCR 15	---
d)	Area of amenity plot/plot(s) to be handed over as per DCR 35	---
iii)	TOTAL AMENITY AREA	---
C)	Deduction for Existing Built up area to be retained if any/Land component of Existing BUA as per regulation under which development was allowed	---
3)	Total deduction: 2(A)+2(B)+2(C)	---
4)	Balance area of the plot (F.F.S.I.)	809.00
5)	Plot under development: 1-2(A)+2(B)	809.00
6)	Zonal (basic) F.S.I.	1.00
7)	a) Permissible built up area as per Zonal (Basic) F.S.I. (XNG)	809.00
b)	Permissible Built up area as per DCR 30(C) protected for development	0.00
c)	Permissible built up area (1a or 7b above, whichever is more)	809.00
8)	BUA equal to land area handed over as per reg.30(A)(3)(a)	---
a)	Additional BUA for 2(A) (i) & 2(B) above within the cap of admissible "TDR" as per table no 12 on balance plot	NIL
b)	Additional BUA for 2(A) (a) & 2(A) above to be utilized over and above the permissible FSI as per column no-7 table 12 of regulation 30(A) and to be mentioned in table 12A regulation 32(D)(5) or 25(9)	NIL
c)	Additional BUA in case of 2(A) (c) (ii) as per regulation 17(i) note 20(vii) & (viii) as per AR policy on remaining plot (Y% as per table no-5 of regulation 17(i))	NIL
9)	Additional / sensitive BUA within the cap of admissible "TDR" as per table 12 on a plot	---
a)	in lieu cost of construction of amenity building as per regulation 30(A)(3)(b)	---
b)	50% of rehab. component as per reg 33(7)(A)	---
c)	15% or 2.00 or 10 sqmt per rehab tenements as per reg 33(7)(B) (11 NOS X 10 sqmt)	---
10)	Built up area due to "Additional FSI on payment of premium" as per table No 12 of Regulation No. 30(A) (809.00 x 50%)	404.50
11)	Built up area due to admissible "TDR" as per table No 12 of Regulation No. 30(A)(3)(2) (a) no-5x 50% or 70% or 90% or 100%	---
12)	Permissible Built up area (7+10+11)	1213.50
13)	TOTAL PROPOSED BUILT UP AREA	1189.21
14)	TDR generated if any as per 30(A)	NIL
15)	Fungible compensatory area as per Regulation No 31(3)	---
a) i)	Perm. Fungible Compensatory area for Rehab comp.w/o charging premium for residential existing area	280.06
ii)	Fungible compensatory area availed for Rehab comp.w/o charging premium for residential	280.06
iii)	Perm. Fungible Compensatory area for Rehab comp.w/o charging premium for commercial existing area	---
iv)	Fungible compensatory area availed for Rehab comp.w/o charging premium for commercial	---
b) i)	Permissible Fungible Compensatory area by charging premium for residential	144.66
ii)	Fungible compensatory area availed on payment of premium for residential	136.17
iii)	Permissible Fungible compensatory area on payment of premium for commercial	---
iv)	Fungible compensatory area availed on payment of premium for commercial	---
16 a)	Total BUA permissible including FCA (13+15(a)(i) +15(b) (ii))	1638.23
16 b)	Total BUA Proposed including FCA (13+15(a)(i) +15(b) (ii))	1605.44
17)	FSI consumed on net plot (13a)	1.47
18)	OTHER REQUIREMENTS	50.00
A.	RESERVATION DESIGNATION	---
a)	Name of reservation	---
b)	Area of reservation land handed over as per Regulation No.17	---
c)	Built up area of amenity to be handed over as per Regulation No.17	---
d)	Area/Built up area of Designation	---
B	Plot area/built up amenity to be handed over as per regulation No	---
a)	14(A)	---
b)	14(B)	---
c)	15	---
C	Requirement of LOS as per Regulation No.27 (15% or 20% or 25%)	---
D	TENEMENTS STATEMENT	---
a)	Proposed built up area (16 above)	1605.44
b)	Less deduction of Non-Residential area(shop etc)	---
c)	Area available for Tenements (a) minus(b)	1605.44
d)	Tenements Permissible (43)(Structure) 7 2 24	SAY 72.00 NOS.
e)	Total Number of Tenements Proposed on Plot	72.00 Nos.
E.	PARKING STATEMENT	---
(i)	PARKING REQUIRED FOR REGULATION FOR	19.00 Nos.
(ii)	CAR SCOOTER/MOTOR CYCLE OUT SIDERS(VISITORS)	---
(iii)	COVERED GARAGE PERMISSIBLE	---
(iv)	COVERED GARAGE PROPOSED	---
(v)	CAR SCOOTER/MOTOR CYCLE OUT SIDERS(VISITORS)	---
(vi)	TOTAL PARKING PROVIDED	32.00 Nos.
E.	TRANSPORT VEHICLE PARKING	---
(i)	TRANSPORT VEHICLE PARKING REQUIRED BY REGULATION	---
(ii)	TOTAL NO OF TRANSPORT VEHICLE PARKING SPACES PROVIDED	---

CERTIFICATE OF AREA	
I hereby certify that I have surveyed the plot under reference No. P-15638/2023 and that the dimensions of the plot as shown in the plan are as measured on site & the area so worked out is 809 sq.mts. & tallies with the area stated in the document of ownership/property registration card. (SIGNATURE AND INK STAMP ONLY)	
Mehul Jitendra Kanakia	SIGNATURE
FORM - II	
CONTENTS OF SHEET : GROUND FLOOR PLAN, 1ST & 2ND FLOOR PLAN, PARKING STATEMENT, BUILT UP AREA SUMMARY, BLOCK PLAN, LOCATION PLAN, PLOT AREA CALCULATION	
DESCRIPTION OF PROPOSAL AND PROPERTY : PROPOSED REDEVELOPMENT OF BUILDING ON PLOT BEARING F.P. NO. 657 OF T.P.S. - II BORIVALI, AT 18.30 MT. WIDE 7TH T.P. ROAD AT BORIVALI (W), MUMBAI - 400092.	
NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER : Shri. Harish R. Jain, Partners of M/A. H. Rishabhraji Realty C.A. to Gautam Prabhut C.H.S.L. (Owner).	
Harish Ratanchand Jain	Digitally signed by Harish Ratanchand Jain Date: 2024.01.24 10:58:07 +05'30'
SIGNATURE	
1001, BLDG NO.5 GARDEN, GROVE COMPLEX, CHIKHAWADI, BORIVALI(W),MUMBAI-400092.	
THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED	
SIGNATURE	
Mehul Jitendra Kanakia	
Digitally signed by Mehul Jitendra Kanakia Date: 2024.01.24 14:28:30	
SIGNATURE	
HANUMANT SADASHIVRAO BURE	
Digitally signed by HANUMANT SADASHIVRAO BURE Date: 2024.01.25 12:24:19 +05'30'	
SIGNATURE	
Vijay Ashok Mohite	
Digitally signed by Vijay Ashok Mohite Date: 2024.01.24 15:56:37 +05'30'	
SIGNATURE	
Swapnil Bhagawat Patil	
Digitally signed by Swapnil Bhagawat Patil Date: 2024.01.24 15:56:37 +05'30'	
SIGNATURE	
HANUMANT SADASHIVRAO BURE	
Digitally signed by HANUMANT SADASHIVRAO BURE Date: 2024.01.25 12:24:19 +05'30'	
SIGNATURE	

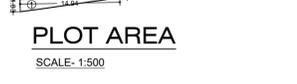
BUILT UP AREA SUMMARY			
FLOOR	BU. AREA	LESS STR. LI. & LO.	NET AREA
1ST FLOOR	215.33	47.30	168.03
2ND FLOOR	215.33	47.30	168.03
3RD FLOOR	233.86	47.12	186.74
4TH FLOOR	233.86	47.12	186.74
5TH FLOOR	182.38	47.45	134.93
6TH FLOOR	233.86	47.12	186.74
7TH FLOOR	233.86	47.12	186.74
8TH FLOOR	233.86	47.12	186.74
9TH FLOOR	233.86	47.12	186.74
EXCESS REFUGE	14.01	---	14.01
TOTAL	2030.21	424.77	1605.44
TOTAL AREA PROP = 1605.44 SQMT			
35% FUNGIBLE AREA PROP= 416.23 SQMT			
NET AREA PROP = 1189.21 SQMT			

TABLE NO - III FUNGIBLE COMPENSATORY AREA STATEMENT			
Sr. No.	Description	BUA in Sq. mt.	
		Commercial	Residential
1	Existing BUA of the building to be demolished:	-	-
a	Commercial structure existing prior to 01-04-1962	-	-
b	Residential structure existing prior to 17-04-1964	-	-
c	As per OC Plans / BCC Plan Approved u/no.CE/9016/BS(W5) dtd: 13.05.1998	-	800.184
d	As per approved plan and CC granted Approved u/no.----- dtd:----- Full CC dated:-----	-	-
e	Others Specify	-	-
f	Existing BUA including staircase / lift / lift lobby / atria of the building to be demolished as per redrafted plan out of (a) or (b) or (c) or (d) or (e) (Check: [] shall not be more than (a) or (b) or (c) or (d) or (e))	-	-
g	Existing BUA accepted for allowing fungible area for Rehab without charging premium from above	800.184	800.184
2	Permissible Fungible Area for rehab without charging premium: (35% of 1 (g) above) = (3 + 4)	280.06	280.06
3	Fungible Area availed for Rehab Component = (Col. No 14 - Col. No 15 - Col. No 7 of Table No - II)	280.06	280.06
4	Fungible Area kept in abeyance / unutilized (Total of Col. No. 16 of Table No. II)	0	0
(B) SALE COMPONENT		-	-
5	Permissible BUA	Net Plot Area	50% Add FSI
6	Net Built up area proposed (Sr. No.4 of Table No.-I)	809	404.5
7	Permissible Fungible Area (0.35 x Sr. No 6)	1189.21	1189.21
8	Fungible Area availed for Sale component (7 - 2)	136.17	136.17

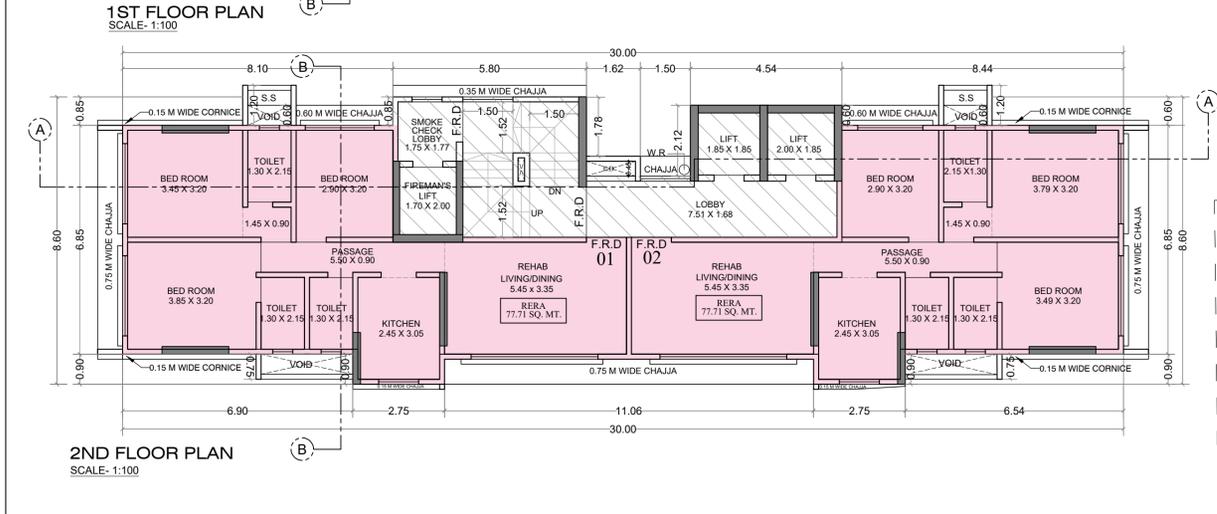
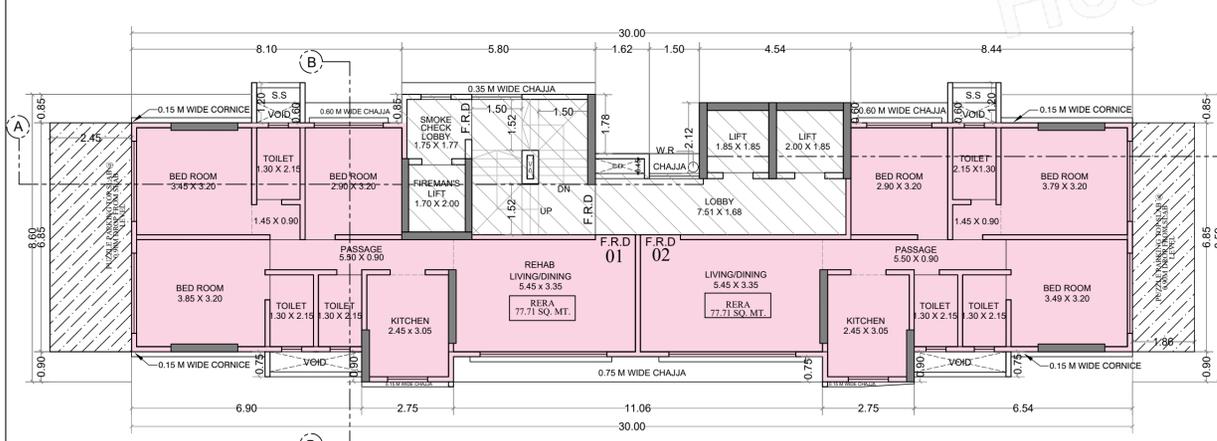
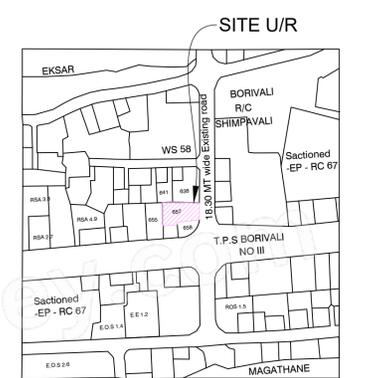
PARKING STATEMENT			
CARPET AREA	NO. OF TENE. TOTAL	PARKING REQUIRED BY RULES	NO. OF PARKING REQD.
UP TO 45 SQ.MT.	NIL	1 PARKING FOR 4 TENEMENTS	---
45 TO 60 SQ.MT.	NIL	1 PARKING FOR 2 TENEMENTS	---
60 TO 90 SQ.MT.	17 NOS.	1 PARKING FOR 1 TENEMENT	17.00 NOS
ABOVE 90 SQ.MT.	0.00 NO.	2 PARKING FOR 1 TENEMENT	0.00 NOS
TOTAL	17 NOS.		17.00 NOS.
10% VISITORS PARKING			1.7NOS.
TOTAL PARKING REQD.			18.70 NOS
PARKING PROVIDED.			19.00 NOS.
BIG PARKING = 26.00 NOS.			
SMALL PARKING = 6.00 NOS.			

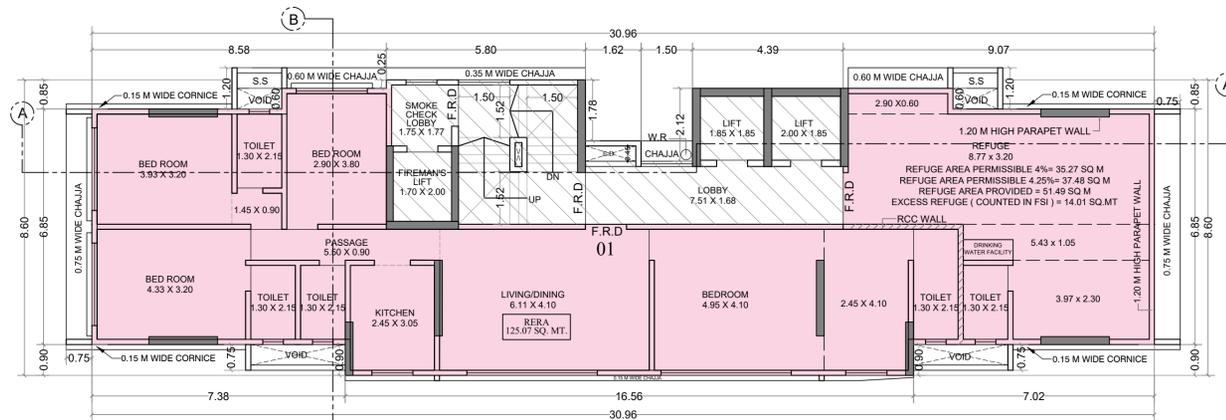


ELECTRIC METER ROOM STATEMENT			
Sr. No.	WING	TENEMENTS FOR FULL CONSUMPTION	METER ROOM PERMITTED NO. SQ.MT. MIN. UP TO 50 TENEMENTS (1000 - 0.42 SQ.MT. MIN. UP TO 50 SQ.MT. SAY, 10 SQ.MT.)
1	'A'	17	3.29 x 2.76 = 9.08 sq.mt.

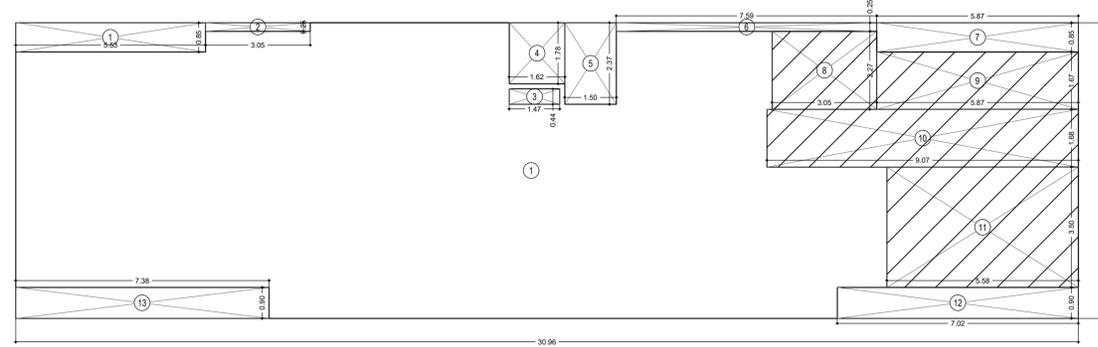


PLOT AREA CALCULATION			
1	1/2 X	14.94 X	1.83 X 1 NO = 13.67 SQ.MT.
2	1/2 X	14.94 X	3.43 X 1 NO = 25.62 SQ.MT.
3	1/2 X	24.67 X	13.68 X 1 NO = 168.74 SQ.MT.
4	1/2 X	31.32 X	24.60 X 1 NO = 385.24 SQ.MT.
5	1/2 X	31.32 X	13.75 X 1 NO = 215.73 SQ.MT.
TOTAL ADDITION X			= 809.00 SQ.MT.





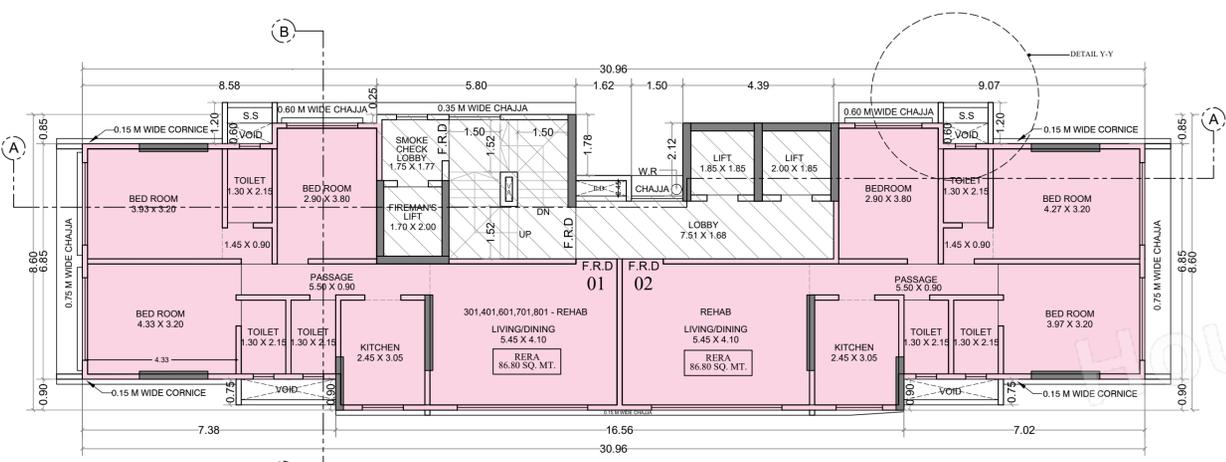
5TH FLOOR PLAN (REFUGE)
SCALE: 1:100



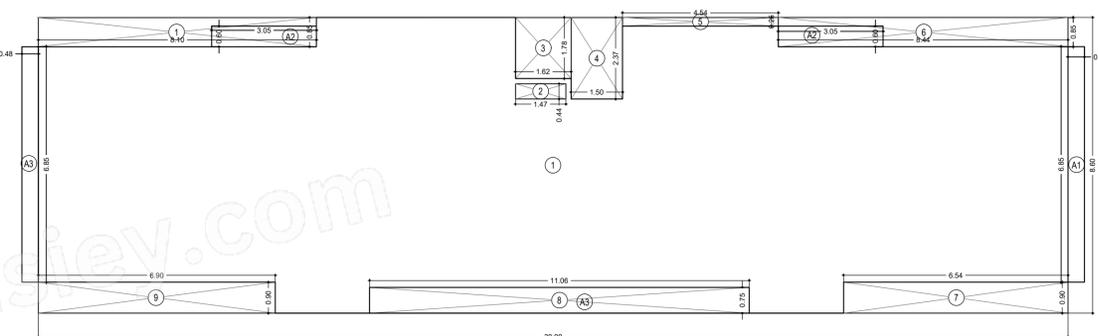
5TH FLOOR B.U.A DIAGRAM & CALCULATION
SCALE: 1:100

BUILT UP AREA CALCULATION

5TH FLOOR				
1	30.96	X	8.60	X 1 NO = 266.26 SQ.MT.
TOTAL ADDITION X =				266.26 SQ.MT.
DEDUCTIONS				
1	5.53	X	0.85	X 1 NO = 4.70 SQ.MT.
2	3.05	X	0.25	X 1 NO = 0.76 SQ.MT.
3	1.47	X	0.45	X 1 NO = 0.66 SQ.MT.
4	1.62	X	1.78	X 1 NO = 2.88 SQ.MT.
5	1.50	X	2.37	X 1 NO = 3.55 SQ.MT.
6	7.59	X	0.25	X 1 NO = 1.89 SQ.MT.
7	5.87	X	0.85	X 1 NO = 4.98 SQ.MT.
8	3.05	X	2.27	X 1 NO = 6.92 SQ.MT.
9	5.87	X	1.67	X 1 NO = 9.80 SQ.MT.
10	9.07	X	1.68	X 1 NO = 15.24 SQ.MT.
11	5.58	X	3.50	X 1 NO = 19.53 SQ.MT.
12	7.02	X	0.90	X 1 NO = 6.32 SQ.MT.
13	7.38	X	0.90	X 1 NO = 6.64 SQ.MT.
TOTAL DEDUCTION Y1 =				83.87 SQ.MT.
TOTAL BUILT UP AREA [X - Y1]				X1 = 182.38 SQ.MT.



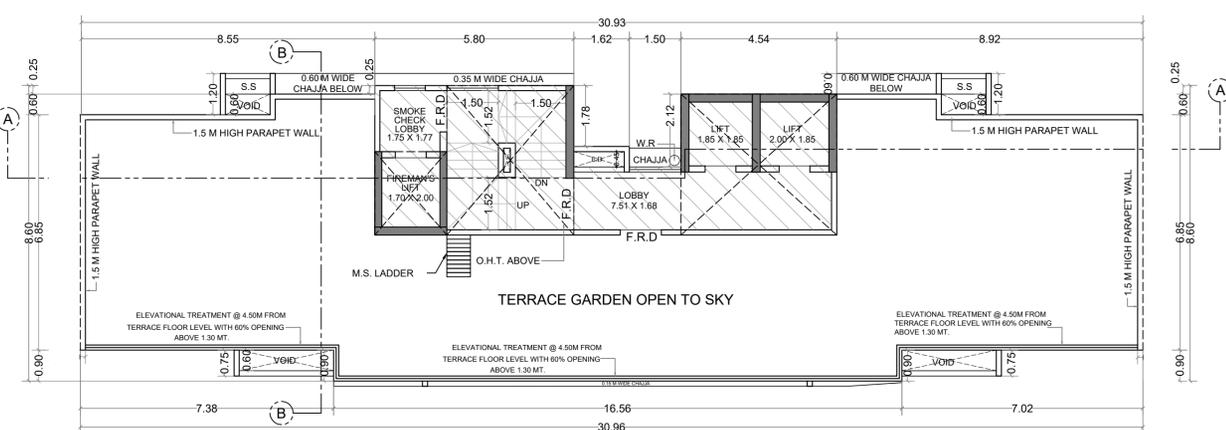
3RD TO 4TH, 6TH TO 9TH FLOOR PLAN
SCALE: 1:100



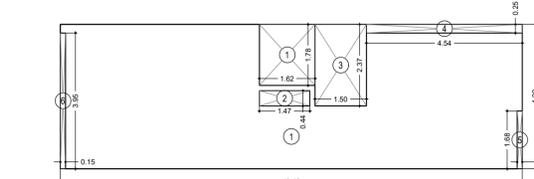
1ST TO 4TH, 6TH TO 9TH FLOOR B.U.A DIAGRAM & CALCULATION
SCALE: 1:100

BUILT UP AREA CALCULATION

1ST & 2ND FLOOR				
1	30.00	X	8.60	X 1 NO = 258.00 SQ.MT.
TOTAL ADDITION X =				258.00 SQ.MT.
DEDUCTIONS				
1	8.10	X	0.85	X 1 NO = 6.88 SQ.MT.
2	1.47	X	0.45	X 1 NO = 0.66 SQ.MT.
3	1.62	X	1.78	X 1 NO = 2.88 SQ.MT.
4	1.50	X	2.37	X 1 NO = 3.55 SQ.MT.
5	4.54	X	0.25	X 1 NO = 1.14 SQ.MT.
6	8.44	X	0.85	X 1 NO = 7.17 SQ.MT.
7	6.54	X	0.90	X 1 NO = 5.89 SQ.MT.
8	11.06	X	0.75	X 1 NO = 8.30 SQ.MT.
9	6.90	X	0.90	X 1 NO = 6.21 SQ.MT.
TOTAL DEDUCTION Y1 =				42.69 SQ.MT.
TOTAL BUILT UP AREA [X - Y1]				X1 = 215.33 SQ.MT.



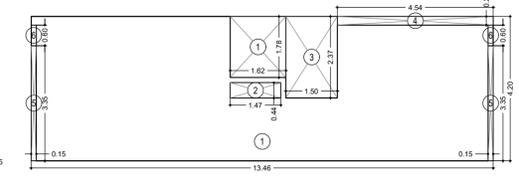
TERRACE FLOOR PLAN
SCALE: 1:100



5TH STAIRCASE B.U.A DIAGRAM & CALC.
SCALE: 1:100

STAIRCASE BUILT UP AREA CALCULATION

5TH FLOOR				
1	13.46	X	4.20	X 1 NO = 56.53 SQ.MT.
TOTAL ADDITION X =				56.53 SQ.MT.
DEDUCTIONS				
1	1.62	X	1.78	X 1 NO = 2.88 SQ.MT.
2	1.47	X	0.45	X 1 NO = 0.66 SQ.MT.
3	1.50	X	2.37	X 1 NO = 3.55 SQ.MT.
4	4.54	X	0.25	X 1 NO = 1.14 SQ.MT.
5	0.15	X	1.68	X 1 NO = 0.25 SQ.MT.
6	0.15	X	3.95	X 1 NO = 0.59 SQ.MT.
TOTAL DEDUCTION Y1 =				9.08 SQ.MT.
TOTAL BUILT UP AREA [X - Y1]				X1 = 47.45 SQ.MT.



1ST TO 4TH, 6TH TO 9TH FLOOR STAIRCASE B.U.A DIAGRAM & CALC.
SCALE: 1:100

STAIRCASE BUILT UP AREA CALCULATION

1ST & 2ND FLOOR				
1	13.46	X	4.20	X 1 NO = 56.53 SQ.MT.
TOTAL ADDITION X =				56.53 SQ.MT.
DEDUCTIONS				
1	1.62	X	1.78	X 1 NO = 2.88 SQ.MT.
2	1.47	X	0.45	X 1 NO = 0.66 SQ.MT.
3	1.50	X	2.37	X 1 NO = 3.55 SQ.MT.
4	4.54	X	0.25	X 1 NO = 1.13 SQ.MT.
5	0.15	X	3.35	X 2 NOS = 1.01 SQ.MT.
TOTAL DEDUCTION Y1 =				9.23 SQ.MT.
TOTAL BUILT UP AREA [X - Y1]				X1 = 47.30 SQ.MT.
3RD TO 4TH, 6TH TO 9TH FLOOR				
1ST & 2ND FLOOR STAIRCASE AREA =				47.30 SQ.MT.
TOTAL AREA X =				47.30 SQ.MT.
DEDUCTION				
6	0.15	X	0.60	X 2 NO = 0.18 SQ.MT.
TOTAL ADDITION Y1 =				0.18 SQ.MT.
TOTAL BUILT UP AREA [X - Y1]				X1 = 47.12 SQ.MT.

BUILT UP AREA CALCULATION

3RD TO 4TH, 6TH TO 9TH FLOOR				
1ST & 2ND FLOOR BUILT UP AREA =				215.33 SQ.MT.
TOTAL AREA X =				215.33 SQ.MT.
ADDITIONS				
A1	0.48	X	6.85	X 1 NO = 3.29 SQ.MT.
A2	3.05	X	0.60	X 2 NO = 3.66 SQ.MT.
A3	0.48	X	6.85	X 1 NO = 3.29 SQ.MT.
A4	11.06	X	0.75	X 1 NO = 8.30 SQ.MT.
TOTAL ADDITION Y1 =				18.53 SQ.MT.
TOTAL BUILT UP AREA [X + Y1]				X1 = 233.86 SQ.MT.

FORM - I

1. THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE RED SEALED UNDER EVEN NO. P. 54(2)(C) & 54(2)(D) W/REF. ON EVEN DATE.

2. THIS PLANS AREA DIGITALLY SIGNED AND DOES NOT REQUIRE PHYSICAL SIGNATURE.

FORM - II

CONTENTS OF SHEET
TYPICAL FLOOR PLAN (3RD TO 4TH, 6TH TO 9TH), REFUGE FLOOR LAYOUT - 5TH FLOOR & AREA DIAGRAM CALCULATION.

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED DEVELOPMENT OF BUILDING ON PLOT BEARING F.P. NO. 657 OF T.P.S. - B BORIVALI AT 18.30 MT. WIDE 7TH F.P. ROAD AT BORIVALI (E), MUMBAI - 400092.

NAME ADDRESS & SIGNATURE OF OWNER/DEVELOPER
Shri. Harish R. Jain, Partner of M/s. H. Rishabh Realty C.A. to Gautam Prabhakar C.H.S.L. (Owner).
901/902, 9th floor, Gopul Dashan CHSL, Dastur Nagar, Road No. 9, Borivali (East) Mumbai - 400066.

HARISH RATAN HANJAIN
Digitally signed by Harish Ratan HANJAIN
DN: cn=Harish Ratan HANJAIN, o=H. Rishabh Realty C.A. to Gautam Prabhakar C.H.S.L., ou=H. Rishabh Realty C.A. to Gautam Prabhakar C.H.S.L., email=harish.hanjain@hrr.com, c=IN

SIGNATURE
Mehul J. Manjaria
Digitally signed by Mehul J. Manjaria
DN: cn=Mehul J. Manjaria, o=Mehul J. Manjaria, ou=Mehul J. Manjaria, email=mehul.j.manjaria@meul.com, c=IN

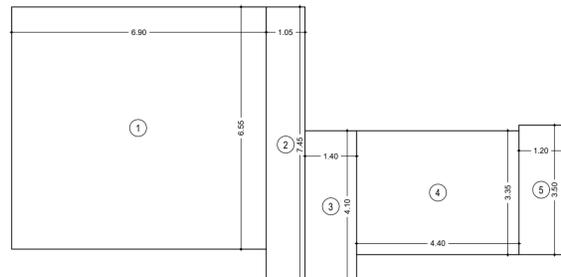
NORTH

NAME ADDRESS & SIGNATURE OF ARCHITECT
Vijay Ashok Mohite
1001, BLDG NO. 3 GARDEN, GROVE COMPLEX, CHIKAWADI, BORIVALI (W), MUMBAI-400092.

SIGNATURE
Swarnim Bhatnagar at Patil
Digitally signed by Swarnim Bhatnagar at Patil
DN: cn=Swarnim Bhatnagar at Patil, o=Swarnim Bhatnagar at Patil, email=swarnim.bhatnagar@swarnim.com, c=IN

S.E.P.F. #

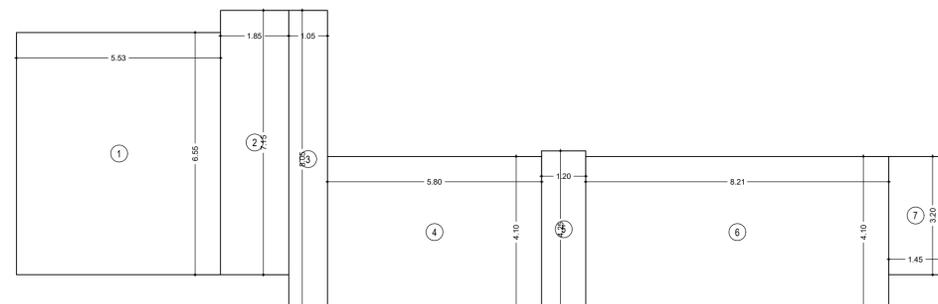
FLAT 01



RERA CARPET AREA DIAGRAM
SCALE- 1:100, 1ST & 2ND FLOOR -FLAT 01

RERA CARPET AREA DIAGRAM

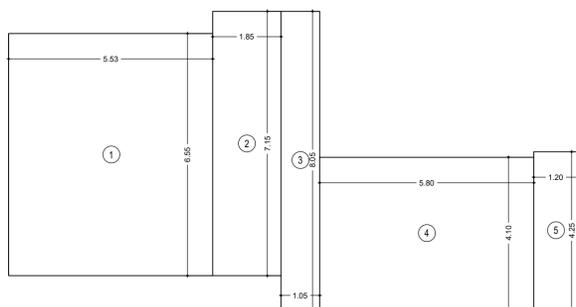
1ST & 2ND FLOOR - FLAT NO 1									
1	6.90	X	6.55	X	1 NO	=	45.20	SQ.MT.	
2	1.05	X	7.45	X	1 NO	=	7.82	SQ.MT.	
3	1.40	X	4.10	X	1 NO	=	5.74	SQ.MT.	
4	4.40	X	3.35	X	1 NO	=	14.74	SQ.MT.	
5	1.20	X	3.50	X	1 NO	=	4.20	SQ.MT.	
TOTAL ADDITION						X	=	77.71	SQ.MT.



RERA CARPET AREA DIAGRAM
SCALE- 1:100, 5TH FLOOR -FLAT 01

RERA CARPET AREA DIAGRAM

5TH FLOOR - FLAT NO 1									
1	5.53	X	6.55	X	1 NO	=	36.22	SQ.MT.	
2	1.85	X	7.15	X	1 NO	=	13.23	SQ.MT.	
3	1.05	X	8.05	X	1 NO	=	8.45	SQ.MT.	
4	5.80	X	4.10	X	1 NO	=	23.78	SQ.MT.	
5	1.20	X	4.25	X	1 NO	=	5.10	SQ.MT.	
6	8.21	X	4.10	X	1 NO	=	33.66	SQ.MT.	
7	1.45	X	3.20	X	1 NO	=	4.64	SQ.MT.	
TOTAL ADDITION						X	=	125.07	SQ.MT.

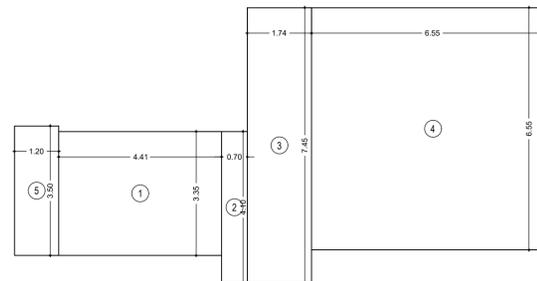


RERA CARPET AREA DIAGRAM
SCALE- 1:100 , 3RD TO 4TH, 6TH TO 9TH FLOOR PLAN - FLAT NO 1

RERA CARPET AREA DIAGRAM

3RD TO 4TH, 6TH TO 9TH FLOOR PLAN - FLAT NO 1									
1	5.53	X	6.55	X	1 NO	=	36.22	SQ.MT.	
2	1.85	X	7.15	X	1 NO	=	13.23	SQ.MT.	
3	1.05	X	8.05	X	1 NO	=	8.45	SQ.MT.	
4	5.80	X	4.10	X	1 NO	=	23.78	SQ.MT.	
5	1.20	X	4.25	X	1 NO	=	5.10	SQ.MT.	
TOTAL ADDITION						X	=	86.80	SQ.MT.

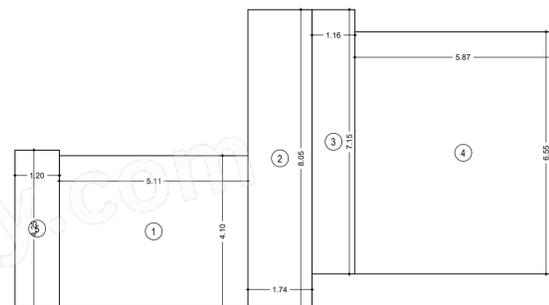
FLAT 02



RERA CARPET AREA DIAGRAM
SCALE- 1:100, 1ST & 2ND FLOOR -FLAT 02

RERA CARPET AREA DIAGRAM

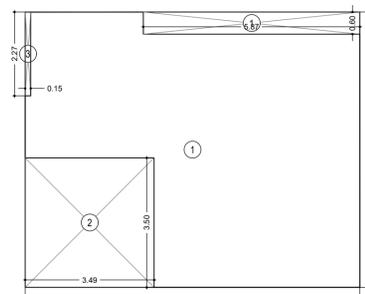
1ST & 2ND FLOOR - FLAT NO 2									
1	4.41	X	3.35	X	1 NO	=	14.77	SQ.MT.	
2	0.70	X	4.10	X	1 NO	=	2.87	SQ.MT.	
3	1.74	X	7.45	X	1 NO	=	12.96	SQ.MT.	
4	6.55	X	6.55	X	1 NO	=	42.90	SQ.MT.	
5	1.20	X	3.50	X	1 NO	=	4.20	SQ.MT.	
TOTAL ADDITION						X	=	77.71	SQ.MT.



RERA CARPET AREA DIAGRAM
SCALE- 1:100, 3RD TO 4TH, 6TH TO 8TH FLOOR PLAN - FLAT NO 2

RERA CARPET AREA DIAGRAM

3RD TO 4TH, 6TH TO 9TH FLOOR PLAN - FLAT NO 2									
1	5.11	X	4.10	X	1 NO	=	20.95	SQ.MT.	
2	1.74	X	8.05	X	1 NO	=	14.01	SQ.MT.	
3	1.16	X	7.15	X	1 NO	=	8.29	SQ.MT.	
4	5.87	X	6.55	X	1 NO	=	38.45	SQ.MT.	
5	1.20	X	4.25	X	1 NO	=	5.10	SQ.MT.	
TOTAL ADDITION						X	=	86.80	SQ.MT.



5TH FLOOR REFUGE AREA B.U.A DIAG. & CALC.
SCALE- 1:100

REFUGE BUILT UP AREA CALCULATION

5TH FLOOR									
1	9.07	X	7.45	X	1 NO	=	67.57	SQ.MT.	
TOTAL ADDITION						X	=	67.57	SQ.MT.
DEDUCTIONS									
1	5.87	X	0.60	X	1 NO	=	3.52	SQ.MT.	
2	3.49	X	3.50	X	1 NO	=	12.22	SQ.MT.	
3	0.15	X	2.27	X	1 NO	=	0.34	SQ.MT.	
TOTAL DEDUCTION						Y1	=	16.08	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]						X1	=	51.49	SQ.MT.
REQD. REFUGE AREA									
BUILT UP AREA OF 5TH TO 11TH FLOOR (134.93 + 186.74 X 4)						=	881.89	SQ.MT.	
TOTAL BUILT AREA PROPOSED						=	881.89	SQ.MT.	
REQD. REFUGE AREA 4% OF PROP. B.U.A.						=	35.27	SQ.MT.	
PERMISSIBLE REFUGE AREA 4.25%						=	37.48	SQ.MT.	
TOTAL PROPOSED REFUGE AREA						=	51.49	SQ.MT.	
EXCESS REFUGE (COUNTED IN FSI)						=	14.01	SQ.MT.	

RERA CARPET AREA SUMMARY

FLOOR	1	2	TOTAL FLAT
1ST FLOOR	77.71	77.71	---
2ND FLOOR	77.71	77.71	02
3RD FLOOR	86.80	86.80	02
4TH FLOOR	86.80	86.80	02
5TH FLOOR	125.07	-----	01
6TH FLOOR	86.80	86.80	02
7TH FLOOR	86.80	86.80	02
8TH FLOOR	86.80	86.80	02
9TH FLOOR	86.80	86.80	02
REHAB			
SALE			

IOD PLAN

- THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE IOD ISSUED UNDER EVEN NO. P-15638/2023/R/C Ward/FP. ON EVEN DATE.
- THIS PLANS AREA DIGITALLY SIGNED AND DOES NOT REQUIRE PHYSICAL SIGNATURE.

FORM - II

CONTENTS OF SHEET :

RERA CARPET AREA DIAGRAM

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF BUILDING ON PLOT BEARING F.P. NO. 657 OF T.P.S. - III BORIVALI AT 18.30 MT. WIDE 7TH T.P. ROAD AT BORIVALI (W), MUMBAI - 400092.

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER

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

HARISH RATAN CHAND JAIN
Digitally signed by HARISH RATAN CHAND JAIN
Date: 2024.01.24 10:58:58 +05'30'

901/902, Ninth floor, Gopul Drashan CHSL, Dastad Nagar, Road No.9, Borivali (East), Mumbai 400096.

SIGNATURE

Job no.	Drawing No.	Scale No.	Drawn By	Date No.
		1:100	CHARMY	01-07-2023

NORTH



NAME, ADDRESS & SIGNATURE OF ARCHITECT

MEHUL J. KANAKIA
LICENSE NO. CA/2014/62291

Mehul Jitendra Kanakia
Digitally signed by MEHUL J. KANAKIA
Date: 2024.01.24 14:49:02

1001, BLDG NO.5 GARDEN, GROVE COMPLEX, CHIKUWADI, BORIVALI(W), MUMBAI-400092.

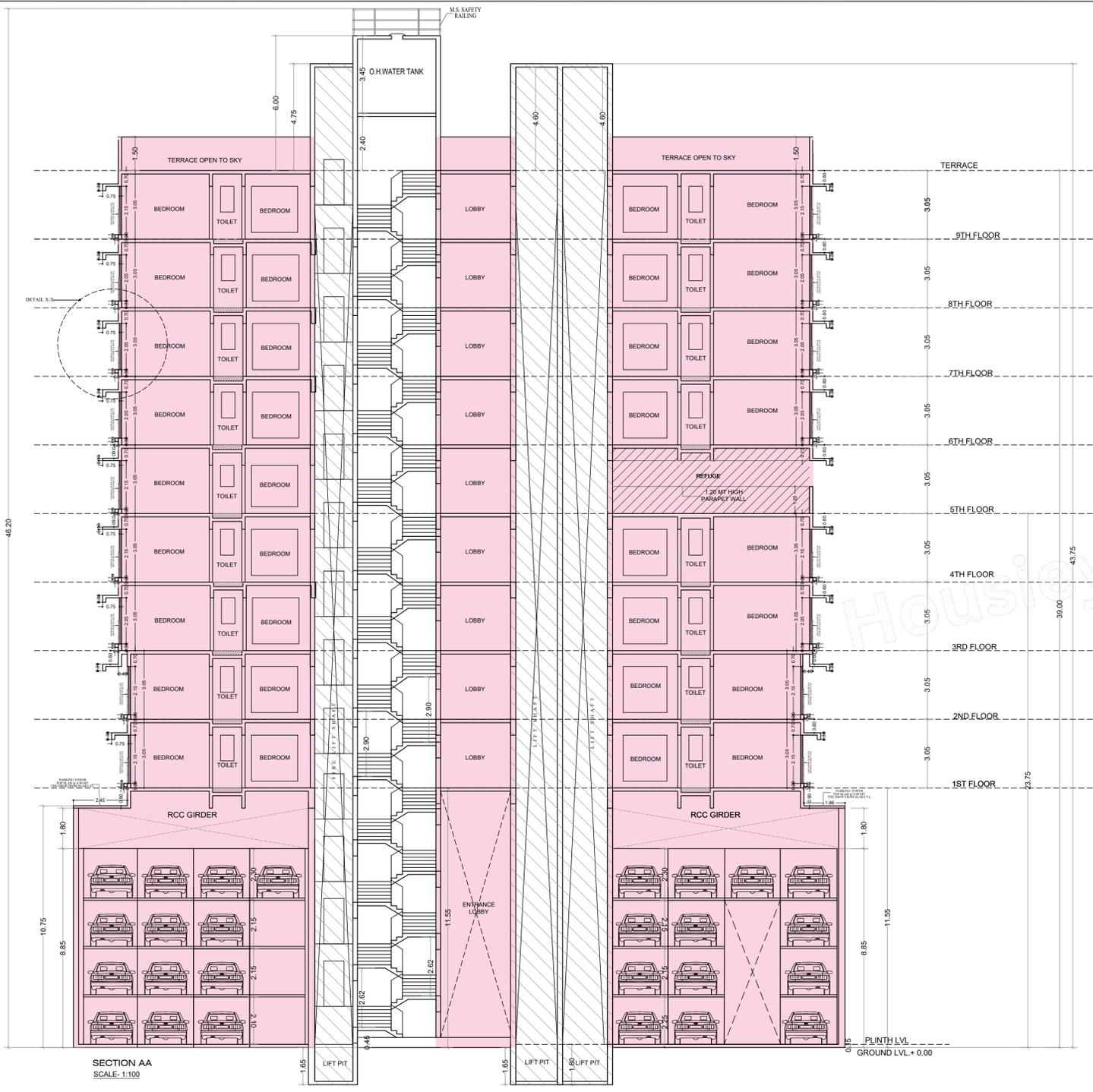
SIGNATURE

THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED

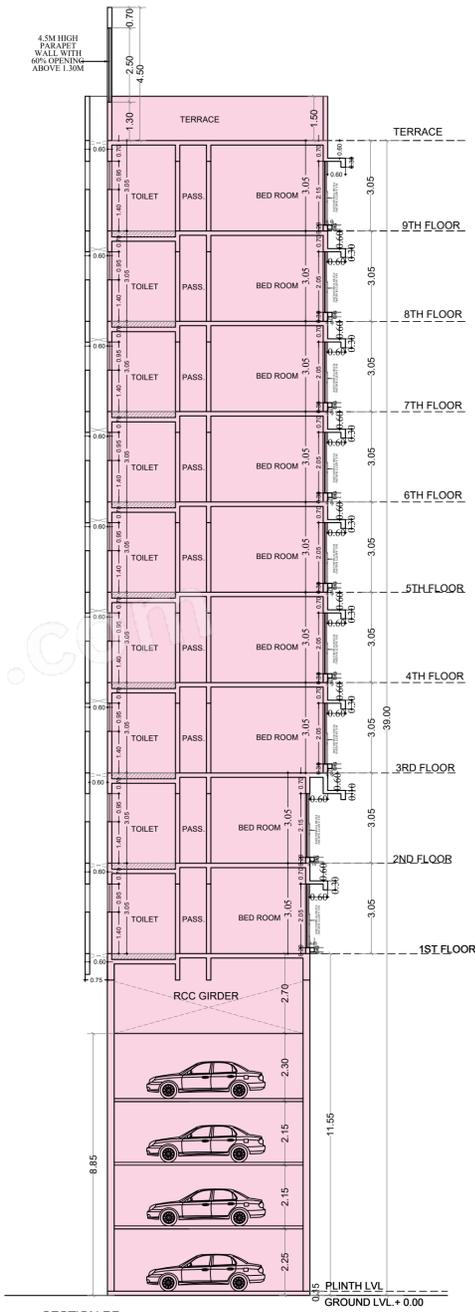
Vijay Ashok Mohite
Digitally signed by VIJAY ASHOK MOHITE
Date: 2024.01.24 13:17:58 +05'30'

Swapnil Shrawant Patil
Digitally signed by SWAPNIL SHRAWANT PATIL
Date: 2024.01.24 17:24:56 +05'30'

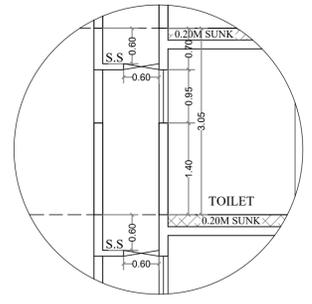
HANUMANT SADASHIVR AO BURE
Digitally signed by HANUMANT SADASHIVR AO BURE
Date: 2024.01.25 17:24:56 +05'30'



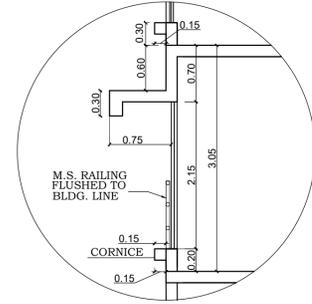
SECTION AA
SCALE: 1:100



SECTION BB
SCALE: 1:100



SECTION THROUGH TOILET DUCT Y-Y
SCALE: 1:50



DETAILS OF X-X
SCALE: 1:50

FORM - II	
<p>1. THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE IOD ISSUED UNDER EVEN NO. P-1568/2023/RC/ W&M/FP, ON EVEN DATE.</p> <p>2. THIS PLAN AREA DIGITALLY SIGNED AND DOES NOT REQUIRE PHYSICAL SIGNATURE.</p>	
<p>CONTENTS OF SHEET:</p> <p>SECTIONS</p> <p>DESCRIPTION OF PROPOSAL AND PROPERTY</p> <p>PROPOSED REDEVELOPMENT OF BUILDING ON PLOT BEARING F.P. NO. 657 OF T.P.S. - II BORWALL, AT 18.30 M WIDE TIR P. ROAD AT BORWALL (W), MUMBAI - 400092.</p> <p>NAME ADDRESS & SIGNATURE OF OWNER/ DEVELOPER</p> <p>Shri. Harish R. Jain, Partner of M/s. H. Rishabhraj Realty C.A. to Gautam Prabhu C.H.S.L. (Owner).</p> <p>HARISH RATAN CHAND JAIN</p> <p>18/01/2023, North Face, Gopal Dhasan CHSL, Dhasar Nagar, Road No. 9, Borivali (East) Mumbai 400096.</p>	
<p>NAME ADDRESS & SIGNATURE OF ARCHITECT</p> <p>MEHUL J. KANAKIA LICENSE NO. CA/2014/62291</p> <p>1001, BLDG NO 5 GARDEN, GROVE COMPLEX, CHURCHROAD, BORIVALI(W) MUMBAI-400092.</p>	
<p>THE DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED</p>	
<p>Vijay Ashok Mohite</p> <p>Digitally signed by Vijay Ashok Mohite Date: 2023.01.24 15:57:45 +05'30'</p>	<p>Swarnil Bhagawat Patil</p> <p>Digitally signed by Swarnil Bhagawat Patil Date: 2023.01.24 15:57:45 +05'30'</p>
<p>HANUMANT SAKASRIYE</p> <p>Digitally signed by HANUMANT SAKASRIYE Date: 2023.01.25 12:00:00 +05'30'</p>	<p>AD BURE</p> <p>Digitally signed by AD BURE Date: 2023.01.25 12:00:00 +05'30'</p>