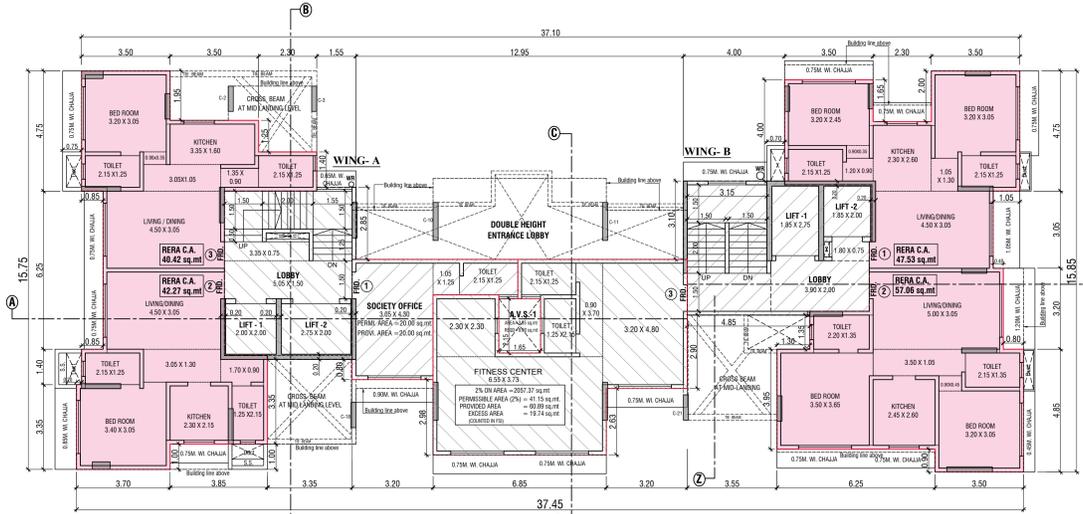
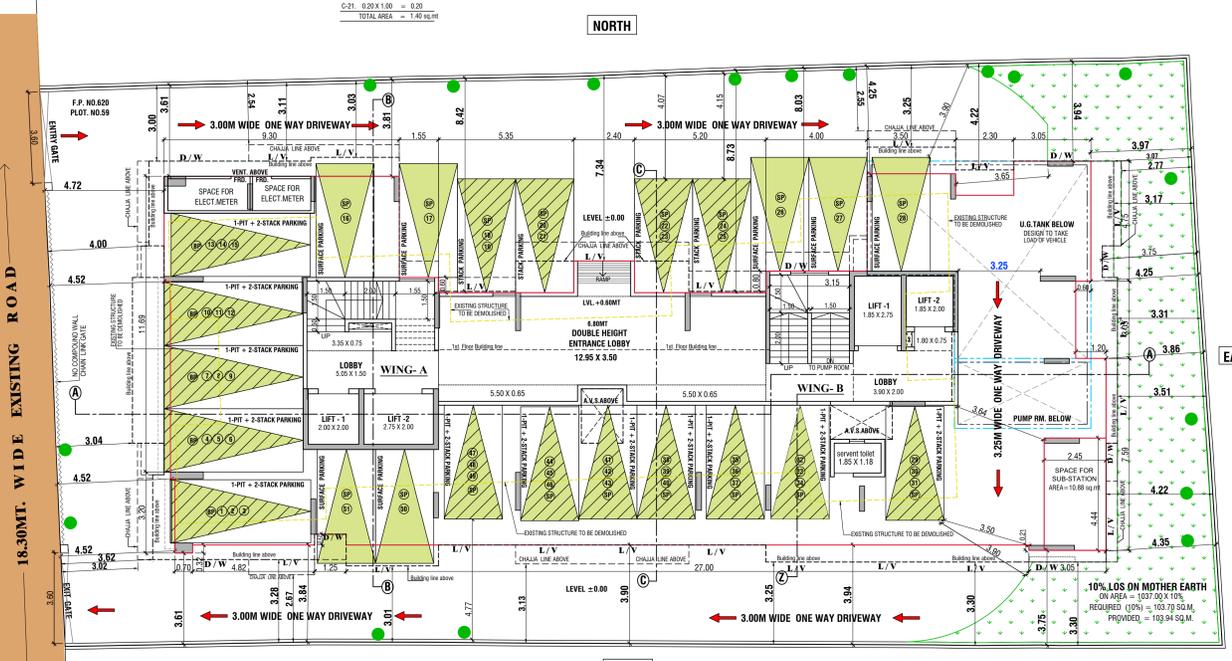


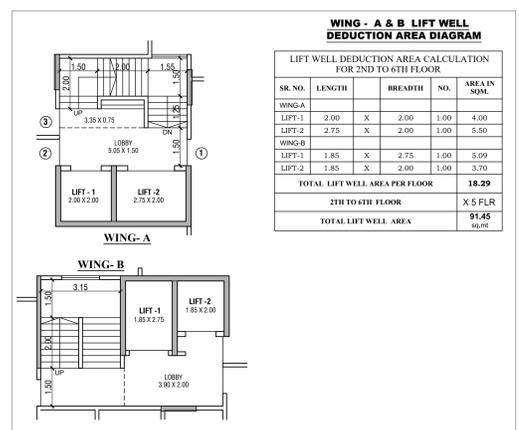
2nd FLOOR PLAN  
SCALE - 1:100



1st FLOOR PLAN  
SCALE - 1:100



GROUND FLOOR PLAN (STILT)  
SCALE - 1:100

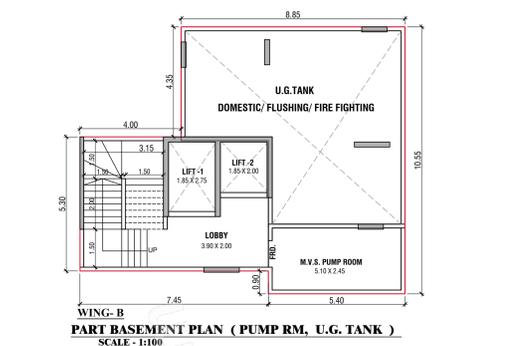


**WING - A & B LIFT WELL DEDUCTION AREA CALCULATION FOR 2ND TO 6TH FLOOR**

SR. NO.	LENGTH	BREADTH	NO.	AREA IN SQ.M.
WING-A				
LIFT-1	2.00	X	2.00	1.00
LIFT-2	2.75	X	2.00	1.00
WING-B				
LIFT-1	1.85	X	2.75	1.00
LIFT-2	1.85	X	2.00	1.00
<b>TOTAL LIFT WELL AREA PER FLOOR</b>				<b>18.29</b>
<b>2TH TO 6TH FLOOR</b>				<b>X 5 FLR</b>
<b>TOTAL LIFT WELL AREA</b>				<b>91.45</b>

**COLUMNS AREA (COUNTED IN FSI)**

Sl. No.	Length	Breadth	No.	Area in sq.m.
C-1	0.50 X 0.50	= 0.25	1	0.25
C-2	0.50 X 1.00	= 0.50	1	0.50
C-3	0.50 X 1.50	= 0.75	1	0.75
C-4	0.50 X 2.00	= 1.00	1	1.00
C-5	0.50 X 2.50	= 1.25	1	1.25
C-6	0.50 X 3.00	= 1.50	1	1.50
C-7	0.50 X 3.50	= 1.75	1	1.75
C-8	0.50 X 4.00	= 2.00	1	2.00
C-9	0.50 X 4.50	= 2.25	1	2.25
C-10	0.50 X 5.00	= 2.50	1	2.50
C-11	0.50 X 5.50	= 2.75	1	2.75
C-12	0.50 X 6.00	= 3.00	1	3.00
C-13	0.50 X 6.50	= 3.25	1	3.25
C-14	0.50 X 7.00	= 3.50	1	3.50
C-15	0.50 X 7.50	= 3.75	1	3.75
C-16	0.50 X 8.00	= 4.00	1	4.00
C-17	0.50 X 8.50	= 4.25	1	4.25
C-18	0.50 X 9.00	= 4.50	1	4.50
C-19	0.50 X 9.50	= 4.75	1	4.75
C-20	0.50 X 10.00	= 5.00	1	5.00
C-21	0.50 X 10.50	= 5.25	1	5.25
<b>TOTAL</b>				<b>1.40</b>



PART BASEMENT PLAN (PUMP RM, U.G. TANK)  
SCALE - 1:100



FITNESS CENTER AND SOCIETY OFFICE  
1ST FLOOR BUILT UP AREA DIAGRAM  
SCALE - 1:100

**FITNESS CENTER AREA CALCULATION FOR (1ST FLOOR)**

SR. NO.	LENGTH	BREADTH	NO.	AREA IN SQ.M.
F1	0.90	X	1.55	1.40
F2	2.60	X	3.70	9.61
F3	3.20	X	5.10	16.32
F4	6.85	X	4.03	27.59
F5	2.60	X	2.30	5.97
<b>TOTAL FITNESS CENTER AREA PROVI</b>				<b>60.89</b>

PERMISSIBLE FITNESS CENTRE AREA AS PER DCR-2034, 37 (2B) (1)  
2% ON GROSS BUILT UP AREA  
= 2057.37 X 2% = 41.15 sq.m  
PROV. AREA = 60.89 sq.m  
EXCESS AREA = 19.74 sq.m (COUNTED IN FSI)

**SOCIETY OFFICE AREA CALCULATION FOR (1ST FLOOR)**

SR. NO.	LENGTH	BREADTH	NO.	AREA IN SQ.M.
S1	0.75	X	1.55	1.16
S2	2.60	X	1.40	3.64
S3	3.20	X	4.75	15.20
<b>TOTAL SOCIETY OFFICE AREA PROVI</b>				<b>20.00</b>

**SOCIETY OFFICE AREA PERM.** 20.00

**10% LOS AREA CALCULATION**

SR. NO.	LENGTH	BREADTH	NO.	AREA IN SQ.M.
1	8.49	X	2.38	0.50
2	6.67	X	1.16	0.50
3	6.67	X	1.72	0.50
4	7.71	X	1.07	0.50
5	8.49	X	2.84	0.50
6	1.29	X	0.30	0.19
7	1.29	X	0.15	0.10
8	3.16	X	1.22	0.50
9	11.74	X	2.95	0.50
10	14.53	X	3.81	0.50
11	8.03	X	1.33	0.50
12	12.35	X	3.13	0.50
<b>TOTAL ADDITION - (A)</b>				<b>107.77</b>

**DEDUCTION**

1a	3.88	X	0.25	0.64
12a	5.89	X	0.82	3.19
<b>TOTAL DEDUCTION (B)</b>				<b>3.83</b>
<b>10% LOS AREA PROVIDED (A - B)</b>				<b>103.94</b>
<b>10% LOS AREA REQUIRED (ON AREA = 103.70 X 10%)</b>				<b>103.70</b>

10% LOS AREA DIAGRAM  
SCALE - 1:200

**BUILT UP AREA STATEMENT**

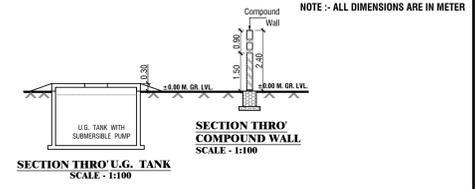
FLOOR	Residential B.U. Area	Residential B.U. Area	TOTAL AREA	STAIRCASE, LIFT, & LOBBY AREA
	WING - A	WING - B	WING - A + B	WING - A + B
	IN SQ.MT	IN SQ.MT	IN SQ.MT	IN SQ.MT
GROUND FLOOR				
1st FLOOR	91.30	114.38	205.68	33.97 + 38.00 = 71.97
2nd FLOOR	171.61	179.55	351.16	33.17 + 37.65 = 70.82
3rd FLOOR	175.21	186.68	361.89	33.17 + 37.65 = 70.82
4TH FLOOR	183.89	188.61	372.50	33.12 + 37.65 = 70.77
5TH FLOOR	185.72	192.43	378.15	33.12 + 37.65 = 70.77
6TH FLOOR	187.85	200.14	387.99	33.12 + 37.65 = 70.77
<b>TOTAL BUILT UP AREA PROPOSED</b>	<b>995.58</b>	<b>1061.79</b>	<b>2057.37</b>	<b>425.92</b> SQ.MT
<b>ADD. COLUMN AREA</b>			<b>1.67</b>	
<b>EXCESS FITNESS CENTER AREA</b>			<b>19.74</b>	
<b>GROSS BUILT UP AREA</b>			<b>2078.78</b>	
<b>FUNGBLE AREA</b>			<b>526.86</b>	
<b>NET BUILT UP AREA</b>			<b>1551.92</b>	

**RERA CARPET AREA OF TENEMENT IN sq.m. (CARPET AREA CALCULATION FOR PARKING PURPOSE ONLY)**

FLOOR	FLAT NO	FLAT NO	FLAT NO	FLAT NO	FLAT NO	FLAT NO	TOTAL					
GROUND												
1ST	42.27	40.42	47.53	57.06	53.55	51.14	60.43	60.59	60.59	60.59	60.59	4.00
2ND	53.55	55.92	47.82	51.14	60.43	53.55	51.14	60.43	60.59	60.59	60.59	6.00
3RD	53.55	55.92	47.82	51.14	60.43	53.55	51.14	60.43	60.59	60.59	60.59	6.00
4TH	58.19	59.90	51.23	53.27	60.43	60.59	60.59	60.59	60.59	60.59	60.59	6.00
5TH	58.19	59.90	51.23	53.27	60.43	60.59	60.59	60.59	60.59	60.59	60.59	6.00
6TH	60.43	59.90	53.15	61.26	60.43	64.03	60.59	60.59	60.59	60.59	60.59	6.00
<b>TOTAL</b>	<b>05.00</b>	<b>06.00</b>	<b>06.00</b>	<b>06.00</b>	<b>06.00</b>	<b>05.00</b>	<b>2.00</b>	<b>21.00</b>	<b>11.00</b>	<b>---</b>	<b>---</b>	<b>34.00</b>
<b>TOTAL TENEMENT</b>	<b>17.00</b>	<b>NOS</b>	<b>17.00</b>	<b>NOS</b>								

**PARKING STATEMENT (AS PER - DCR 2034) REG. NO. 44, Table No. 21.**

CARPET AREA IN SQ. MT.	NO. OF FLATS	PARKING REQUIRED BY REGULATIONS	TOTAL PARKING
UP TO 45.0	2.00	1 PARKING FOR 4 TENEMENTS	0.50
45.0 TO 60.0	21.00	1 PARKING FOR 2 TENEMENTS	10.50
60.0 TO 90.0	11.00	1 PARKING FOR 2 TENEMENTS	11.00
ABOVE 90.0	---	2 PARKING FOR 1 TENEMENTS	---
<b>TOTAL</b>	<b>34.00</b>	<b>22.00</b>	<b>22.00</b>
<b>ADD. 10% VISITOR PARKING SPACE (1 MIN.)</b>		<b>(22.00 X 10%)</b>	<b>2.20</b>
<b>TOTAL REQUIRED PARKING SPACES FOR RESIDENTIAL TENEMENTS (22.00 + 2.20) = 24.20</b>			<b>25.00</b> NOS.
<b>TOTAL PARKING PROVIDED:</b>			<b>51.00</b> NOS.
<b>TOTAL BIG PARKING PROVIDED:</b>			<b>15.00</b> NOS.
<b>TOTAL SMALL PARKING PROVIDED:</b>			<b>36.00</b> NOS.



**FORM - I AREA STATEMENT**

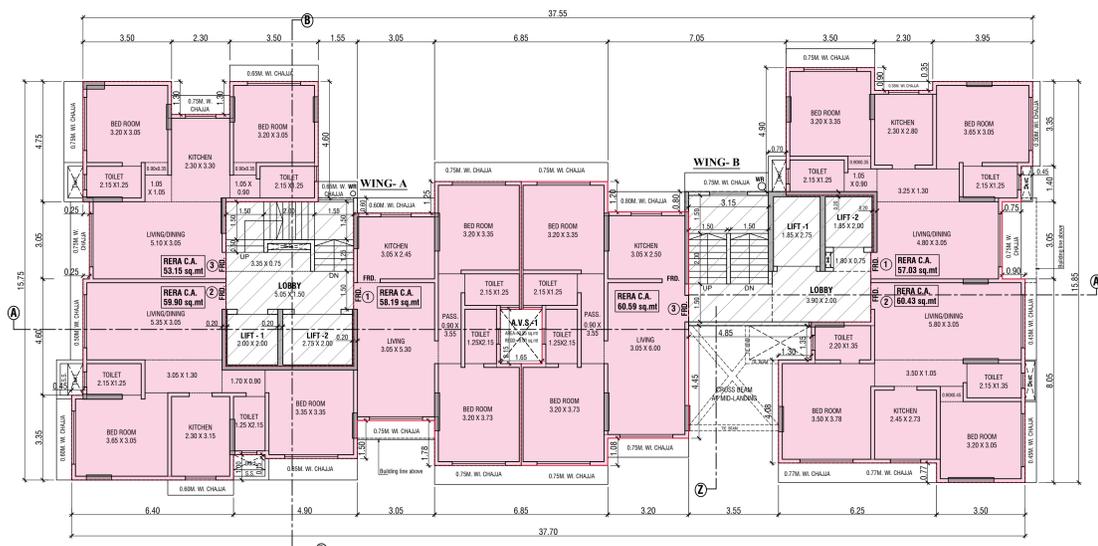
Sl. No.	AREA STATEMENT	Area in sq.m.
1	AREA OF PLOT (AS PER LAY OUT) PLOT NO.59	1037.00
2	AREA OF RESERVATION IN PLOT	NIL
3	AREA OF ROAD SET-BACK	NIL
4	AREA OF D.P. ROAD	NIL
5	AREA OF AMENITY	NIL
6	AREA OF AMENITY PLOT	NIL
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99	AREA OF AMENITY PLOT	NIL
100	AREA OF AMENITY PLOT	NIL

**FORM - II CONTENTS OF SHEET:**

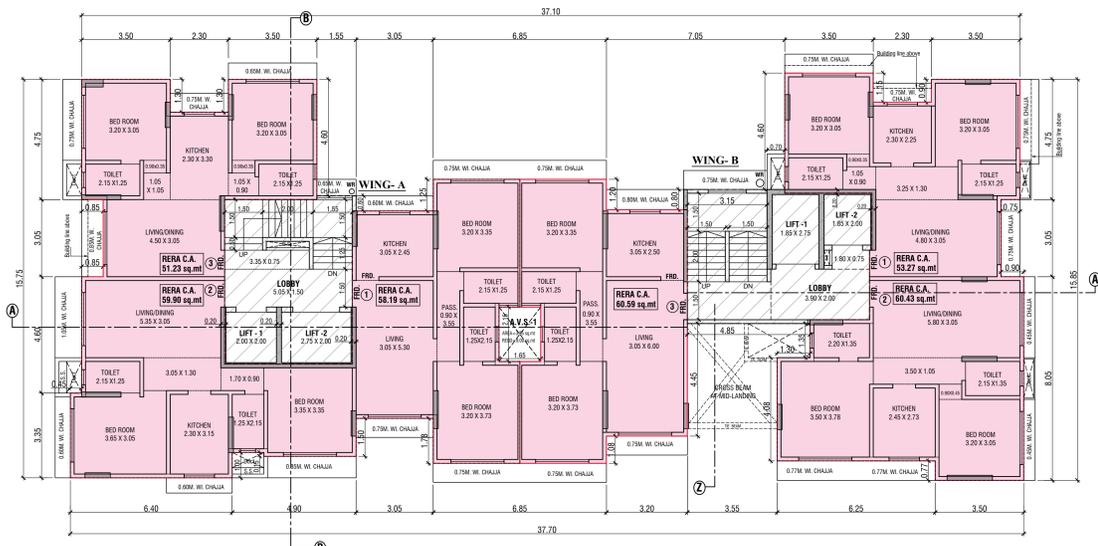
GROUND FLOOR PLAN, 1ST FLOOR PLAN, BLOCK LOCATION PLAN, PLOT AREA, PARKING AND PARKING STATEMENT

**DESCRIPTION OF PROPOSAL AND PROPERTY**

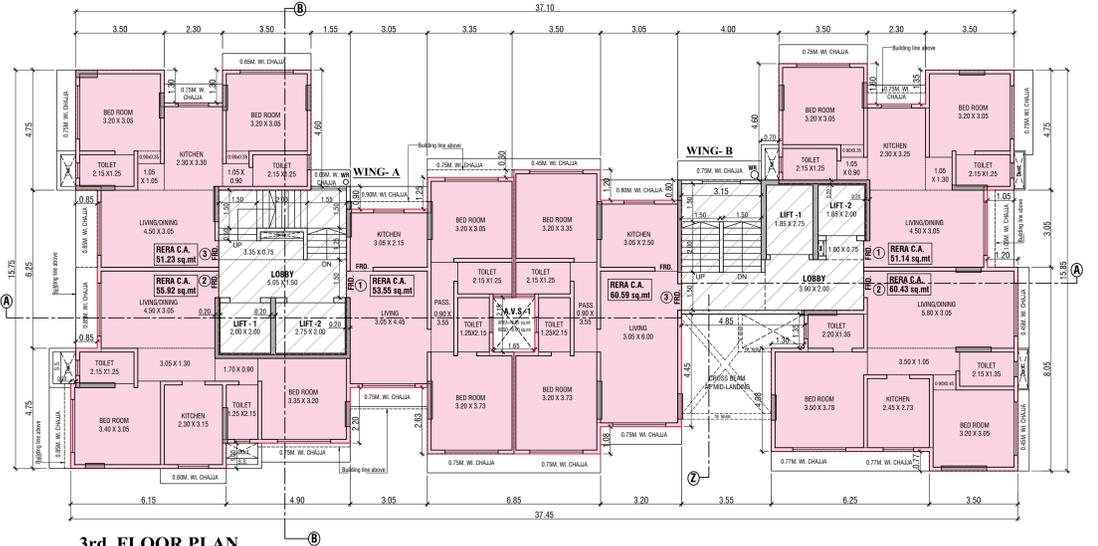
PROPOSED REDEVELOPMENT OF EXISTING BUILDING KNOWN AS 'ANJUNA CHSL' PLOT NO.59 PLOT BEARING F.P. NO. 620/30, T.P.S BORIVALI NO. III, KASTUR PARK, BORIVALI (WEST), MUMBAI 400092.</



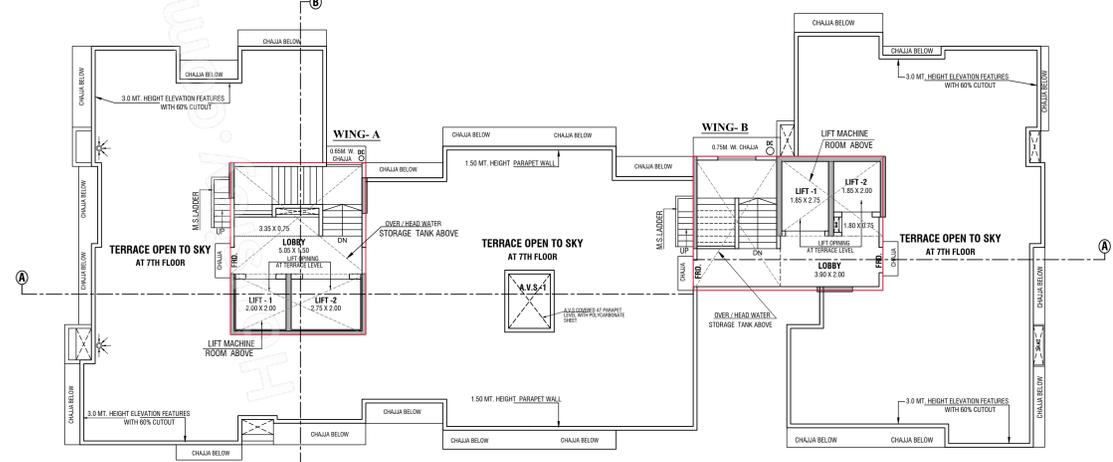
5th FLOOR PLAN  
SCALE - 1:100



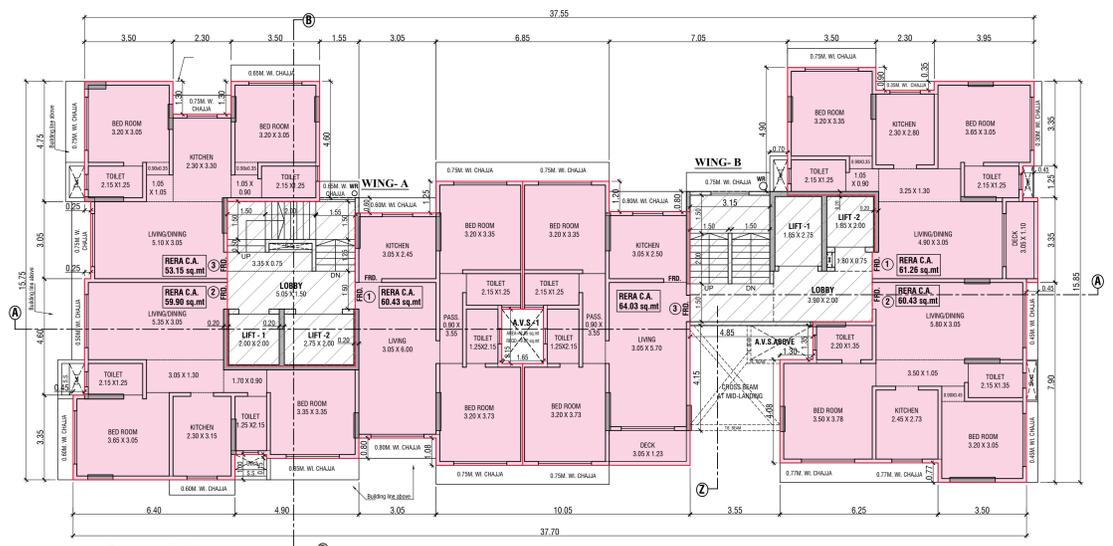
4th FLOOR PLAN  
SCALE - 1:100



3rd FLOOR PLAN  
SCALE - 1:100

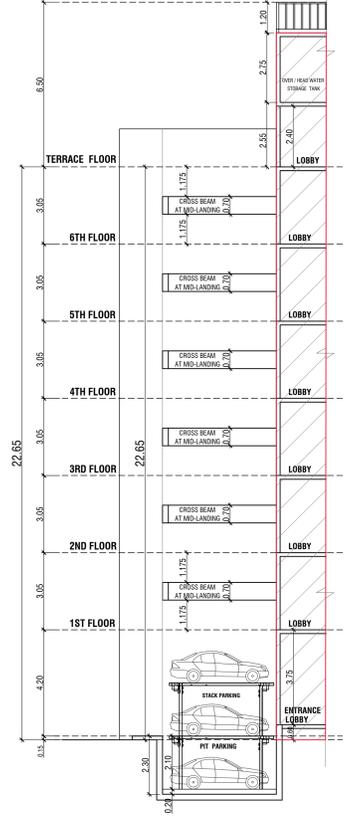


TERRACE FLOOR PLAN  
SCALE - 1:100



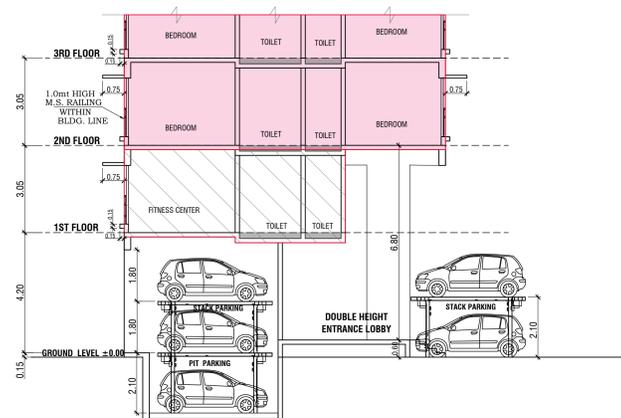
6th FLOOR PLAN  
SCALE - 1:100

REHAB TENEMENT STATEMENT (FOR EXISTING BUILDING "ANUJA CHS. LTD")																		
TENEMENT DETAILS IN EXISTING BUILDING AS PER DRAFTED OC APPROVED PLAN CE/1466/BSH/AR. DATED - 05/10/1990										PERMISSIBLE FUNCTIONAL AREA IN sq.mt.		TOTAL PERMISSIBLE BUA IN sq.mt.		TENTATIVE DETAILS OF REHAB TENEMENT			DIFFERENCE OF BUA IN sq.mt. (14-9)	
SR.NO.	WING	FLOOR	RESIDENTIAL / NON RESIDENTIAL	SHOP / OFFICE	FLAT NOS	EXISTING BUA (in sq.mt.)	(6 x 0.35)	(6 + 7)	WING	FLOOR	RESIDENTIAL / NON RESIDENTIAL	SHOP / OFFICE	FLAT NOS	BUA PROPOSED AS PER PLAN IN sq.mt.	EXCESS AREA (+)	DEFICIT AREA (-)	NEW ALLOTMENT	
1	A	GROUND	---	---	01	42.55	14.89	57.44	A	2ND	---	---	A-202	60.81	3.37	---	---	
2	A	GROUND	---	---	03	42.96	15.04	58.00	A	2ND	---	---	A-201	58.20	0.20	---	---	
3	B	GROUND	---	---	04	42.96	15.04	58.00	B	2ND	---	---	B-202	58.20	0.20	---	---	
4	A	FIRST	---	---	07	42.55	14.89	57.44	A	4TH	---	---	A-402	64.79	7.35	---	---	
5	A	FIRST	---	---	09	42.96	15.04	58.00	A	4TH	---	---	A-401	62.91	4.91	---	---	
6	B	FIRST	---	---	10	42.96	15.04	58.00	B	3RD	---	---	B-303	65.33	7.33	---	---	
7	B	FIRST	---	---	11	42.55	14.89	57.44	B	2ND	---	---	B-202	65.15	7.71	---	---	
8	B	FIRST	---	---	12	43.55	15.24	58.79	B	3RD	---	---	B-302	65.15	6.36	---	---	
9	A	SECOND	---	---	14	43.55	15.24	58.79	A	3RD	---	---	A-302	60.81	2.02	---	---	
10	A	SECOND	---	---	15	42.96	15.04	58.00	A	3RD	---	---	A-301	58.20	0.20	---	---	
11	B	SECOND	---	---	16	42.96	15.04	58.00	B	1ST	---	---	B-102	61.78	3.78	---	---	
12	B	SECOND	---	---	17	42.55	14.89	57.44	B	4TH	---	---	B-402	65.13	7.69	---	---	
13	B	SECOND	---	---	18	43.55	15.24	58.79	B	5TH	---	---	B-502	65.13	6.34	---	---	
14	A	THIRD	---	---	19	42.55	14.89	57.44	A	5TH	---	---	A-502	64.75	7.31	---	---	
15	A	THIRD	---	---	20	43.55	15.24	58.79	A	6TH	---	---	A-602	64.64	5.85	---	---	
16	B	THIRD	---	---	21	42.96	15.04	58.00	A	6TH	---	---	A-601	65.15	7.15	---	---	
17	B	THIRD	---	---	22	42.96	15.04	58.00	B	4TH	---	---	B-403	65.31	7.31	---	---	
18	B	THIRD	---	---	24	43.55	15.24	58.79	B	6TH	---	---	B-602	65.13	6.34	---	---	
19	A	FOURTH	---	---	27	42.96	15.04	58.00	A	5TH	---	---	A-501	62.91	4.91	---	---	
20	B	FOURTH	---	---	28	42.96	15.04	58.00	B	4TH	---	---	B-401	58.17	0.17	---	---	
21	B	FOURTH	---	---	29	42.55	14.89	57.44	B	5TH	---	---	B-501	61.99	4.55	---	---	
<b>TOTAL AREA</b>						<b>902.65</b>	<b>315.92</b>	<b>1218.57</b>				<b>1319.64</b>	<b>101.05</b>					
<b>TOTAL TENEMENTS: R = 21.00 NOS AND NR = 0.00</b>									<b>TOTAL TENEMENTS: R = 21.00 NOS AND NR = 0.00</b>									

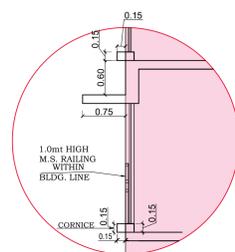


PART SECTION : 'Z' (WING-B)  
SCALE - 1:100

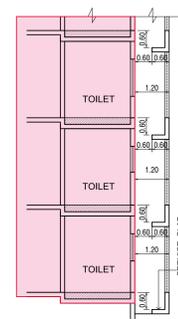
CONTENTS OF SHEET:					
FLOOR PLANS					
DESCRIPTION OF PROPOSAL AND PROPERTY					
PROPOSED REDEVELOPMENT OF EXISTING BUILDING KNOWN AS "ANUJA CHSL" PLOT NO.59 PLOT BEARING P. NO. 620 /30, TPS BORIVALI NO. III, KASTUR PARK, BORIVALI (WEST), MUMBAI 400092.					
NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER					
ANUJA CHS. LTD Plot No. 59/R24, Kastur Park, Shirooli Road, Borivali (West), Mumbai - 400092.					
SIGNATURE					
Job no.	Drawing No.	Scale No.	Drawn By	Checked By	Date No.
		1:100	V. G.		29-07-2025
NORTH					
NAME, ADDRESS & SIGNATURE OF L.S.					
UDANI CONSULTANTS PVT. LTD. REGISTERED SURVEYOR / ENGINEER Abhijit Udani 14, PUNE, BORIVALI WEST TELEPHONE NO. 22163204					
OFFICE ADDRESS :- C/01 A-Wing, New Apartments, Near Thakur Psychiatric, 90 B Road, Thakur complex, Kandivali East, Mumbai-400101. E-mail: udaniconsultants@gmail.com					
PLANS FOR APPROVAL					
1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED					
2) THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE IOD ISSUED UNDER P-22163/2024/R/C Ward / FP ON EVEN DATE					
3) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED / UNDER SECTION 346 OF M.M.C ACT 1888 UNDER NO-P-22163/2024/R/C Ward / FP ON EVEN DATE					
S.E.B.P. R/7	A.E.B.P. R-II	E.E.B.P. R-I			



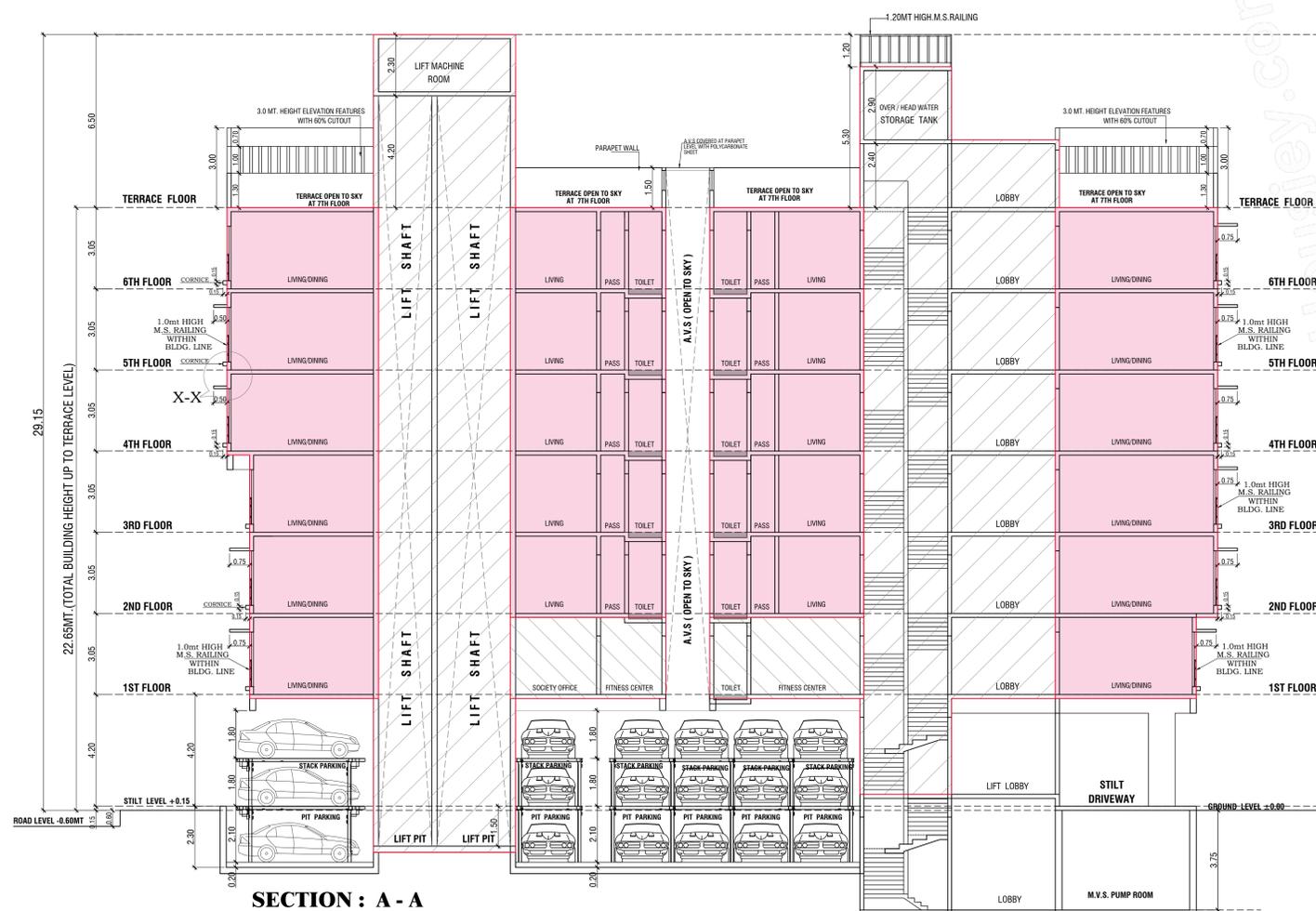
**PART SECTION : C - C ( WING - B)**  
SCALE- 1:100



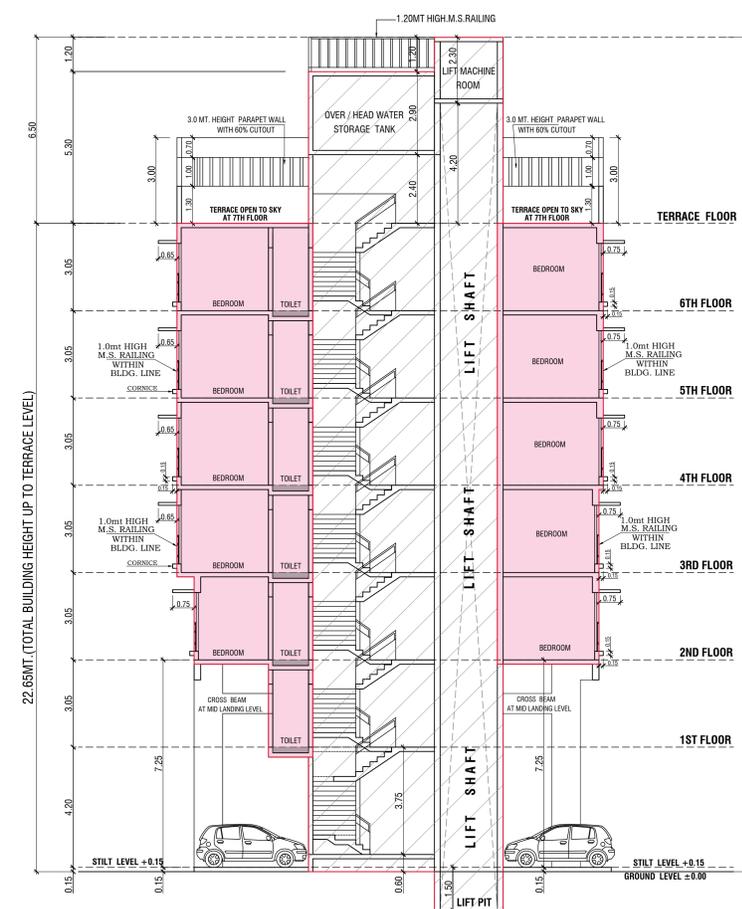
**DETAILS OF X-X**  
SCALE - 1:50



**SECTION - 2 THROUGH TOILET DUCT**  
SCALE : 1:100

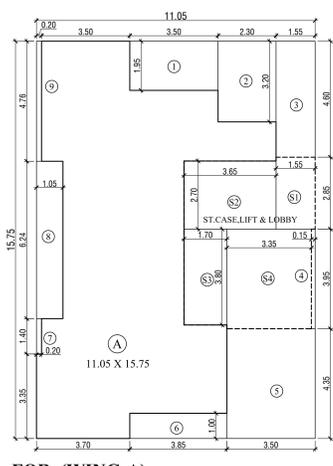


**SECTION : A - A**  
SCALE- 1:100



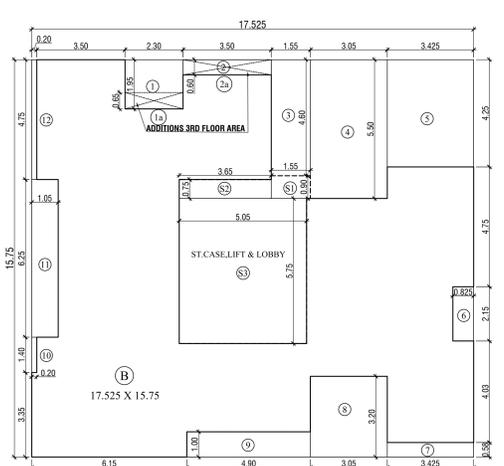
**SECTION : B - B**  
SCALE- 1:100

FORM - II					
<b>CONTENTS OF SHEET :</b>					
SECTION- AA & BB & PART SECTION CC					
<b>DESCRIPTION OF PROPOSAL AND PROPERTY</b>					
PROPOSED REDEVELOPMENT OF EXISTING BUILDING KNOWN AS "ANUJA CHSL" PLOT NO.59 PLOT BEARING F.P. NO. 620/30, TFS BORIVALI NO. III, KASTUR PARK, BORIVALI (WEST), MUMBAI. 400092.					
<b>NAME ADDRESS &amp; SIGNATURE OF OWNER / DEVELOPER</b>					
ANUJA C.H.S. LTD Plot No. 59/524, Kastur Park, Shimpoli Road, Borivali (West), Mumbai - 400092.					
<b>SIGNATURE</b>					
<b>NORTH</b>					
NAME, ADDRESS & SIGNATURE OF L.S.					
Abhijit Udani LICENSED SURVEYOR LICENSE NO. UG/2458/2014					
<b>PLANS FOR APPROVAL</b>					
OFFICE ADDRESS :- G-001 A-Wing, Nirax Apartments, Near Thakur Polytechnic, 90 ft Road, Thakur complex, Kandivali East, Mumbai 400101. E-mail: udaniconsultants@gmail.com					
1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED 2) THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE IOD ISSUED UNDER P-22163/2024/R/C Ward / FP ON EVEN DATE 3) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED / UNDER SECTION 346 OF MMC ACT 1888 UNDER NO-P-22163/2024/R/C Ward / FP ON EVEN DATE					
S.E.B.P. R / 7		A.E.B.P. R-II		E.E.B.P. R-4	



**FOR (WING-A)**  
**1ST FLOOR BUILT UP AREA DIAGRAM**  
SCALE - 1:100

BUILT UP AREA CALCULATION FOR 1ST FLOOR (WING-A)					
Sr. No.	Length	Breadth	No.	Area in Sqm.	
A	11.05	X	15.75	1.00	174.04
TOTAL ADDITION - (A)				<b>174.04</b>	
DEDUCTION					
Sr. No.	Length	Breadth	No.	Area in Sqm.	
1	3.50	X	1.95	1.00	6.83
2	2.30	X	3.20	1.00	7.36
3	1.55	X	4.60	1.00	7.13
4	0.15	X	3.95	1.00	0.59
5	3.50	X	4.35	1.00	15.23
6	3.85	X	1.00	1.00	3.85
7	0.20	X	1.40	1.00	0.28
8	1.05	X	6.24	1.00	6.55
9	0.20	X	4.76	1.00	0.95
TOTAL DEDUCTION (B)				<b>48.77</b>	
GROSS BUILT UP AREA OF 1ST FLOOR (A-B) = C				<b>125.27</b>	
DEDUCTION:- ST.CASE,LIFT,LOBBY AREA					
Sr. No.	Length	Breadth	No.	Area in Sqm.	
S1	1.55	X	2.85	1.00	4.42
S2	3.65	X	2.70	1.00	9.86
S3	1.70	X	3.80	1.00	6.46
S4	3.35	X	3.95	1.00	13.23
TOTAL ST.CASE, LIFT, LOBBY AREA (D)				<b>32.97</b>	
NET BUILT UP AREA OF 1ST FLOOR (C-D)				<b>91.30</b>	

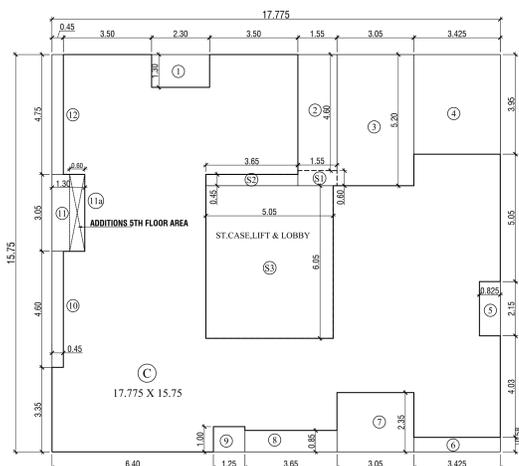


**2ND & 3RD FLOOR BUILT UP AREA DIAGRAM (WING-A)**  
SCALE - 1:100

BUILT UP AREA CALCULATION FOR 2ND FLOOR (WING-A)					
Sr. No.	Length	Breadth	No.	Area in Sqm.	
B	17.525	X	15.75	1.00	276.02
TOTAL ADDITION - (A)				<b>276.02</b>	
DEDUCTION					
Sr. No.	Length	Breadth	No.	Area in Sqm.	
1	2.30	X	1.95	1.00	4.49
2	3.50	X	0.60	1.00	2.10
3	1.55	X	4.60	1.00	7.13
4	3.05	X	5.50	1.00	16.77
5	3.425	X	4.25	1.00	14.56
6	0.825	X	2.15	1.00	1.77
7	3.425	X	0.58	1.00	1.99
8	3.05	X	3.20	1.00	9.75
9	4.90	X	1.00	1.00	4.90
10	0.20	X	1.40	1.00	0.28
11	1.05	X	6.25	1.00	6.56
12	0.20	X	4.75	1.00	0.95
TOTAL DEDUCTION (B)				<b>71.24</b>	
GROSS BUILT UP AREA OF 2ND FLOOR (A-B) = C				<b>204.78</b>	

DEDUCTION:- ST.CASE,LIFT,LOBBY AREA					
Sr. No.	Length	Breadth	No.	Area in Sqm.	
S1	1.55	X	0.90	1.00	1.40
S2	3.65	X	0.75	1.00	2.74
S3	5.05	X	5.75	1.00	29.04
TOTAL ST.CASE, LIFT, LOBBY AREA (D)				<b>33.17</b>	
NET BUILT UP AREA OF 2ND FLOOR (C-D)				<b>171.61</b>	

BUILT UP AREA CALCULATION FOR 3RD FLOOR					
Sr. No.	Length	Breadth	No.	Area in Sqm.	
1a	2.30	X	0.65	1.00	1.50
2a	3.50	X	0.60	1.00	2.10
TOTAL ADDITION AREA				<b>3.60</b>	
NET BUILT UP AREA OF 3RD FLOOR (171.61 + 3.60)				<b>175.21</b>	

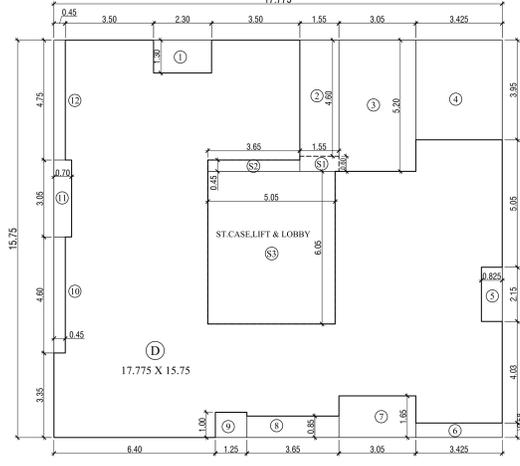


**4TH & 5TH FLOOR BUILT UP AREA DIAGRAM (WING-A)**  
SCALE - 1:100

BUILT UP AREA CALCULATION FOR 4TH FLOOR (WING-A)					
Sr. No.	Length	Breadth	No.	Area in Sqm.	
C	17.775	X	15.75	1.00	279.96
TOTAL ADDITION - (A)				<b>279.96</b>	
DEDUCTION					
Sr. No.	Length	Breadth	No.	Area in Sqm.	
1	2.30	X	1.30	1.00	2.99
2	1.55	X	4.60	1.00	7.13
3	3.05	X	5.20	1.00	15.86
4	3.425	X	3.95	1.00	13.53
5	0.825	X	2.15	1.00	1.77
6	3.425	X	0.58	1.00	1.99
7	3.05	X	2.35	1.00	7.16
8	3.65	X	0.85	1.00	3.10
9	1.25	X	1.00	1.00	1.25
10	0.45	X	4.60	1.00	2.07
11	1.30	X	3.05	1.00	3.97
12	0.45	X	4.75	1.00	2.14
TOTAL DEDUCTION (B)				<b>62.95</b>	
GROSS BUILT UP AREA OF 4TH FLOOR (A-B) = C				<b>217.01</b>	

DEDUCTION:- ST.CASE,LIFT,LOBBY AREA					
Sr. No.	Length	Breadth	No.	Area in Sqm.	
S1	1.55	X	0.60	1.00	0.92
S2	3.65	X	0.45	1.00	1.64
S3	5.05	X	6.05	1.00	30.55
TOTAL ST.CASE, LIFT, LOBBY AREA (D)				<b>33.12</b>	
NET BUILT UP AREA OF 4TH FLOOR (C-D)				<b>183.89</b>	

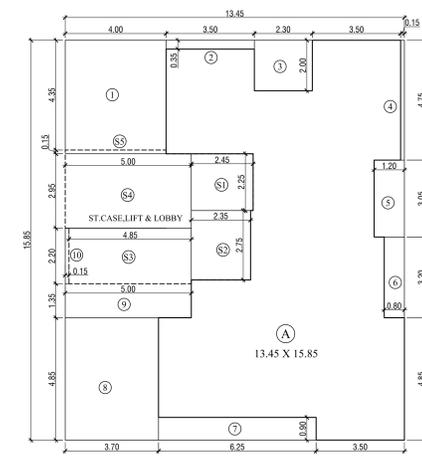
BUILT UP AREA CALCULATION FOR 5TH FLOOR					
Sr. No.	Length	Breadth	No.	Area in Sqm.	
11a	0.60	X	3.05	1.00	1.83
TOTAL ADDITION AREA				<b>1.83</b>	
NET BUILT UP AREA OF 5TH FLOOR (183.89 + 1.83)				<b>185.72</b>	



**6TH FLOOR BUILT UP AREA DIAGRAM (WING-A)**  
SCALE - 1:100

BUILT UP AREA CALCULATION FOR 6TH FLOOR (WING-A)					
Sr. No.	Length	Breadth	No.	Area in Sqm.	
D	17.775	X	15.75	1.00	279.96
TOTAL ADDITION - (A)				<b>279.96</b>	
DEDUCTION					
Sr. No.	Length	Breadth	No.	Area in Sqm.	
1	2.30	X	1.30	1.00	2.99
2	1.55	X	4.60	1.00	7.12
3	3.05	X	5.20	1.00	15.86
4	3.425	X	3.95	1.00	13.53
5	0.825	X	2.15	1.00	1.77
6	3.425	X	0.58	1.00	1.99
7	3.05	X	1.65	1.00	5.03
8	3.65	X	0.85	1.00	3.10
9	1.25	X	1.00	1.00	1.25
10	0.45	X	4.60	1.00	2.07
11	0.70	X	3.05	1.00	2.14
12	0.45	X	4.75	1.00	2.14
TOTAL DEDUCTION (B)				<b>58.99</b>	
GROSS BUILT UP AREA OF 6TH FLOOR (A-B) = C				<b>220.97</b>	

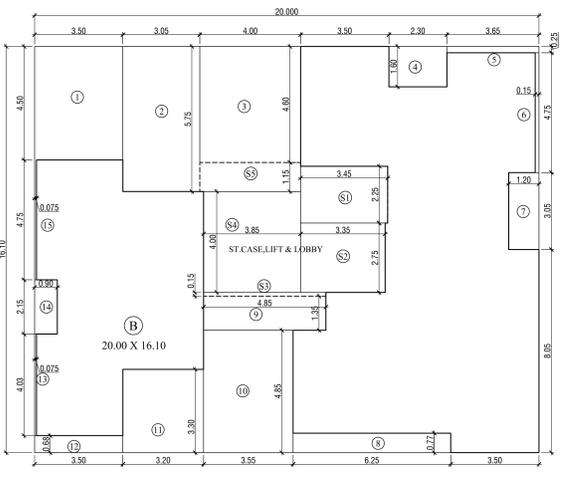
DEDUCTION:- ST.CASE,LIFT,LOBBY AREA					
Sr. No.	Length	Breadth	No.	Area in Sqm.	
S1	1.55	X	0.60	1.00	0.92
S2	3.65	X	0.45	1.00	1.64
S3	5.05	X	6.05	1.00	30.55
TOTAL ST.CASE, LIFT, LOBBY AREA (D)				<b>33.12</b>	
NET BUILT UP AREA OF 6TH FLOOR (C-D)				<b>187.85</b>	



**1ST FLOOR BUILT UP AREA DIAGRAM (WING-B)**  
SCALE - 1:100

BUILT UP AREA CALCULATION FOR 1ST FLOOR (WING-B)					
Sr. No.	Length	Breadth	No.	Area in Sqm.	
A	13.45	X	15.85	1.00	213.18
TOTAL ADDITION - (A)				<b>213.18</b>	
DEDUCTION					
Sr. No.	Length	Breadth	No.	Area in Sqm.	
1	4.00	X	4.35	1.00	17.40
2	3.50	X	0.35	1.00	1.23
3	2.30	X	2.00	1.00	4.60
4	0.15	X	4.75	1.00	0.71
5	1.20	X	3.05	1.00	3.66
6	0.80	X	3.20	1.00	2.56
7	6.25	X	0.90	1.00	5.63
8	3.70	X	4.85	1.00	17.94
9	5.00	X	1.35	1.00	6.75
10	0.15	X	2.20	1.00	0.33
TOTAL DEDUCTION (B)				<b>60.80</b>	
GROSS BUILT UP AREA OF 1ST FLOOR (A-B) = C				<b>152.38</b>	

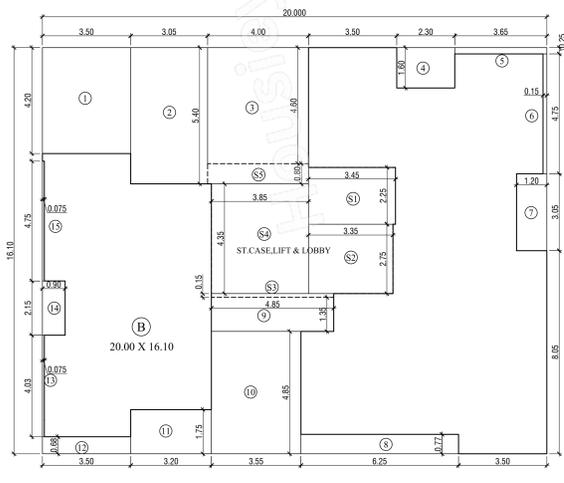
DEDUCTION:- ST.CASE,LIFT,LOBBY AREA					
Sr. No.	Length	Breadth	No.	Area in Sqm.	
S1	2.45	X	2.25	1.00	5.51
S2	2.35	X	2.75	1.00	6.46
S3	4.85	X	2.20	1.00	10.67
S4	5.00	X	2.95	1.00	14.75
S5	4.00	X	0.15	1.00	0.60
TOTAL ST.CASE, LIFT, LOBBY AREA (D)				<b>38.00</b>	
NET BUILT UP AREA OF 1ST FLOOR (C-D)				<b>114.38</b>	



**2ND FLOOR BUILT UP AREA DIAGRAM (WING-B)**  
SCALE - 1:100

BUILT UP AREA CALCULATION FOR 2ND FLOOR (WING-B)					
Sr. No.	Length	Breadth	No.	Area in Sqm.	
B	20.00	X	16.10	1.00	322.00
TOTAL ADDITION - (A)				<b>322.00</b>	
DEDUCTION					
Sr. No.	Length	Breadth	No.	Area in Sqm.	
1	3.50	X	4.50	1.00	15.75
2	3.05	X	5.75	1.00	17.54
3	4.00	X	4.60	1.00	18.40
4	2.30	X	1.60	1.00	3.68
5	2.65	X	0.25	1.00	0.91
6	0.15	X	4.75	1.00	0.71
7	1.20	X	3.05	1.00	3.66
8	6.25	X	0.77	1.00	4.81
9	4.85	X	1.35	1.00	6.55
10	3.55	X	4.85	1.00	17.23
11	3.20	X	3.30	1.00	10.57
12	3.50	X	0.67	1.00	2.35
13	0.075	X	4.03	1.00	0.30
14	0.90	X	2.15	1.00	1.94
15	0.075	X	4.75	1.00	0.36
TOTAL DEDUCTION (B)				<b>104.75</b>	
GROSS BUILT UP AREA OF 2ND FLOOR (A-B) = C				<b>217.25</b>	

DEDUCTION:- ST.CASE,LIFT,LOBBY AREA					
Sr. No.	Length	Breadth	No.	Area in Sqm.	
S1	3.45	X	2.25	1.00	7.76
S2	3.35	X	2.75	1.00	9.21
S3	4.85	X	0.15	1.00	0.73
S4	3.85	X	4.00	1.00	15.40
S5	4.00	X	1.15	1.00	4.60
TOTAL ST.CASE, LIFT, LOBBY AREA (D)				<b>37.70</b>	
NET BUILT UP AREA OF 2ND & 3RD FLOOR (C-D)				<b>179.55</b>	

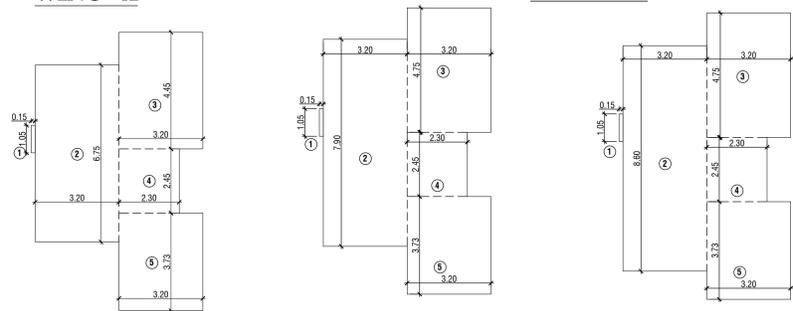


**3RD FLOOR BUILT UP AREA DIAGRAM (WING-B)**  
SCALE - 1:100

BUILT UP AREA CALCULATION FOR 3RD FLOOR (WING-B)					
Sr. No.	Length	Breadth	No.	Area in Sqm.	
B	20.00	X	16.10	1.00	322.00
TOTAL ADDITION - (A)				<b>322.00</b>	
DEDUCTION					
Sr. No.	Length	Breadth	No.	Area in Sqm.	
1	3.50	X	4.20	1.00	14.70
2	3.05	X	5.40	1.00	16.48
3	4.00	X	4.60	1.00	18.40
4	2.30	X	1.60	1.00	3.68
5	3.65	X	0.25	1.00	0.91
6	0.15	X	4.75	1.00	0.71
7	1.20	X	3.05	1.00	3.66
8	6.25	X	0.77	1.00	4.81
9	4.85	X	1.35	1.00	6.55
10	3.55	X	4.85	1.00	17.23
11	3.20	X	1.75	1.00	5.60
12	3.50	X	0.67	1.00	2.35
13	0.075	X	4.03	1.00	0.30
14	0.90	X	2.15	1.00	1.94
15	0.075	X	4.75	1.00	0.36
TOTAL DEDUCTION (B)				<b>97.67</b>	
GROSS BUILT UP AREA OF 3RD FLOOR (A-B) = C				<b>224.33</b>	

**WING - A**

**FLAT No. 01**



**FLAT No.1 (2nd & 3rd FLOOR)  
RERA CARPET AREA DIAGRAM**

SR. NO.	LENGTH	BREADTH	NO.	AREA IN SQM.
1	0.15	X	1.05	0.16
2	3.20	X	6.75	21.60
3	3.20	X	4.45	14.23
4	2.30	X	2.45	5.64
5	3.20	X	3.73	11.93
<b>TOTAL RERA CARPET AREA FLAT NO.1</b>				<b>53.55</b>

**FLAT No.1 (4th & 5th FLOOR)  
RERA CARPET AREA DIAGRAM**

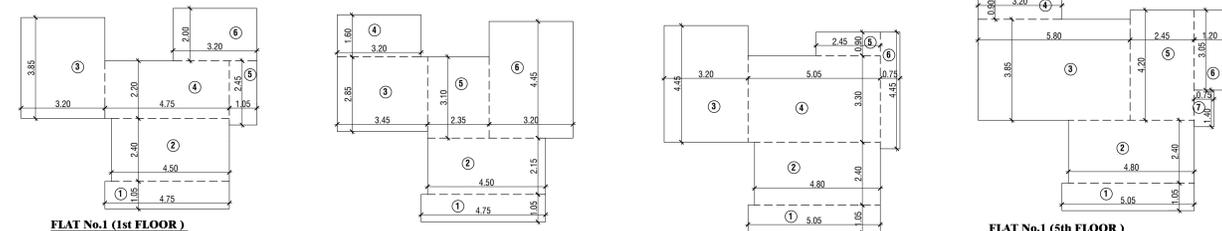
SR. NO.	LENGTH	BREADTH	NO.	AREA IN SQM.
1	0.15	X	1.05	0.16
2	3.20	X	7.90	25.28
3	3.20	X	4.75	15.19
4	2.30	X	2.45	5.64
5	3.20	X	3.73	11.93
<b>TOTAL RERA CARPET AREA FLAT NO.1</b>				<b>58.19</b>

**FLAT No.1 (6th FLOOR)  
RERA CARPET AREA DIAGRAM**

SR. NO.	LENGTH	BREADTH	NO.	AREA IN SQM.
1	0.15	X	1.05	0.16
2	3.20	X	8.60	27.52
3	3.20	X	4.75	15.19
4	2.30	X	2.45	5.64
5	3.20	X	3.73	11.93
<b>TOTAL RERA CARPET AREA FLAT NO.1</b>				<b>60.43</b>

**WING - B**

**FLAT No. 01**



**FLAT No.1 (1st FLOOR)  
RERA CARPET AREA DIAGRAM**

SR. NO.	LENGTH	BREADTH	NO.	AREA IN SQM.
1	4.75	X	1.05	4.99
2	4.50	X	2.40	10.80
3	3.20	X	3.85	12.32
4	4.75	X	2.20	10.45
5	1.05	X	2.45	2.57
6	3.20	X	2.00	6.40
<b>TOTAL RERA CARPET AREA FLAT NO.1</b>				<b>47.53</b>

**FLAT No.1 (2nd & 3rd FLOOR)  
RERA CARPET AREA DIAGRAM**

SR. NO.	LENGTH	BREADTH	NO.	AREA IN SQM.
1	4.75	X	1.05	4.99
2	4.50	X	2.15	9.67
3	3.45	X	2.85	9.83
4	3.20	X	1.60	5.12
5	2.35	X	3.10	7.29
6	3.20	X	4.45	14.24
<b>TOTAL RERA CARPET AREA FLAT NO.1</b>				<b>51.14</b>

**FLAT No.1 (4th FLOOR)  
RERA CARPET AREA DIAGRAM**

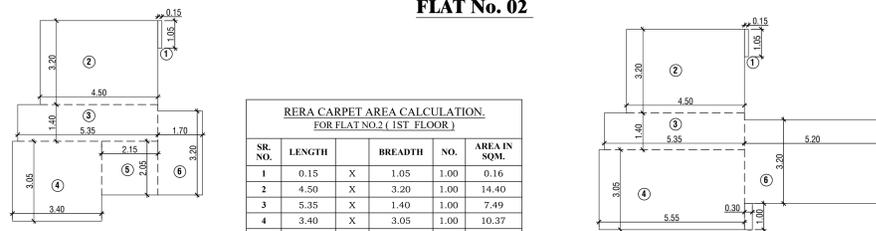
SR. NO.	LENGTH	BREADTH	NO.	AREA IN SQM.
1	5.05	X	1.05	5.30
2	4.80	X	2.40	11.52
3	3.20	X	4.45	14.24
4	3.20	X	3.30	10.67
5	2.45	X	0.90	2.21
6	0.75	X	4.45	3.34
<b>TOTAL RERA CARPET AREA FLAT NO.1</b>				<b>53.27</b>

**FLAT No.1 (5th FLOOR)  
RERA CARPET AREA DIAGRAM**

SR. NO.	LENGTH	BREADTH	NO.	AREA IN SQM.
1	5.05	X	1.05	5.30
2	4.80	X	2.40	11.52
3	5.80	X	3.85	22.33
4	3.20	X	0.90	2.88
5	2.45	X	4.20	10.29
6	1.20	X	3.05	3.66
7	0.75	X	1.40	1.05
<b>TOTAL RERA CARPET AREA FLAT NO.1</b>				<b>57.03</b>

PLAN FOR IOD P-22163/2024/R/C Ward/FP 05/05  
NOTE :- ALL DIMENSIONS ARE IN METER

**FLAT No. 02**



**FLAT No.2 (1st FLOOR)  
RERA CARPET AREA DIAGRAM**

SR. NO.	LENGTH	BREADTH	NO.	AREA IN SQM.
1	0.15	X	1.05	0.16
2	4.50	X	3.20	14.40
3	5.35	X	1.40	7.49
4	3.40	X	3.05	10.37
5	2.15	X	2.05	4.41
6	1.70	X	3.20	5.44
<b>TOTAL RERA CARPET AREA FLAT NO.2</b>				<b>42.27</b>

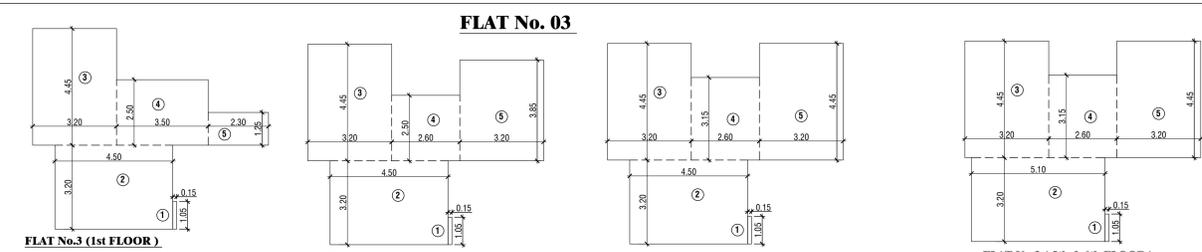
**FLAT No.2 (2nd & 3rd FLOOR)  
RERA CARPET AREA DIAGRAM**

SR. NO.	LENGTH	BREADTH	NO.	AREA IN SQM.
1	0.15	X	1.05	0.16
2	4.50	X	3.20	14.40
3	5.35	X	1.40	7.49
4	5.55	X	3.05	16.93
5	0.30	X	1.00	0.30
6	5.20	X	3.20	16.64
<b>TOTAL RERA CARPET AREA FLAT NO.2</b>				<b>55.92</b>

**FLAT No.2 (4th to 6th FLOOR)  
RERA CARPET AREA DIAGRAM**

SR. NO.	LENGTH	BREADTH	NO.	AREA IN SQM.
1	0.15	X	1.05	0.16
2	5.35	X	4.60	24.61
3	1.85	X	3.20	5.92
4	5.80	X	3.05	17.69
5	0.30	X	1.00	0.30
6	3.35	X	3.35	11.22
<b>TOTAL RERA CARPET AREA FLAT NO.2</b>				<b>59.90</b>

**FLAT No. 03**



**FLAT No.3 (1st FLOOR)  
RERA CARPET AREA DIAGRAM**

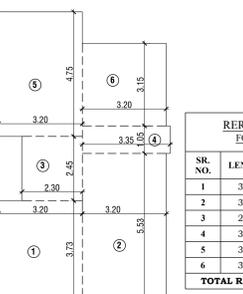
SR. NO.	LENGTH	BREADTH	NO.	AREA IN SQM.
1	0.15	X	1.05	0.16
2	4.50	X	3.20	14.40
3	3.20	X	4.45	14.24
4	3.50	X	2.50	8.75
5	2.30	X	1.25	2.88
<b>TOTAL RERA CARPET AREA FLAT NO.3</b>				<b>40.42</b>

SR. NO.	LENGTH	BREADTH	NO.	AREA IN SQM.
1	0.15	X	1.05	0.16
2	4.50	X	3.20	14.40
3	3.20	X	4.45	14.24
4	2.60	X	2.50	6.50
5	3.20	X	3.85	12.32
<b>TOTAL RERA CARPET AREA FLAT NO.3</b>				<b>47.62</b>

SR. NO.	LENGTH	BREADTH	NO.	AREA IN SQM.
1	0.15	X	1.05	0.16
2	4.50	X	3.20	14.40
3	3.20	X	4.45	14.24
4	2.60	X	3.15	8.19
5	3.20	X	4.45	14.24
<b>TOTAL RERA CARPET AREA FLAT NO.3</b>				<b>51.23</b>

SR. NO.	LENGTH	BREADTH	NO.	AREA IN SQM.
1	0.15	X	1.05	0.16
2	4.50	X	3.20	14.40
3	3.20	X	4.45	14.24
4	2.60	X	3.15	8.19
5	3.20	X	4.45	14.24
<b>TOTAL RERA CARPET AREA FLAT NO.3</b>				<b>53.15</b>

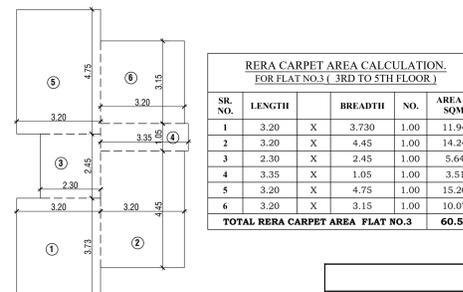
**FLAT No.3 (2nd FLOOR)  
RERA CARPET AREA DIAGRAM**



**FLAT No.3 (6th FLOOR)  
RERA CARPET AREA DIAGRAM**

SR. NO.	LENGTH	BREADTH	NO.	AREA IN SQM.
1	3.20	X	3.73	11.94
2	3.20	X	2.90	9.28
3	2.30	X	2.45	5.64
4	3.35	X	1.05	3.52
5	3.20	X	4.45	14.23
6	3.20	X	2.80	8.95
<b>TOTAL RERA CARPET AREA FLAT NO.3</b>				<b>53.55</b>

**FLAT No.3 (3rd to 5th FLOOR)  
RERA CARPET AREA DIAGRAM**



SR. NO.	LENGTH	BREADTH	NO.	AREA IN SQM.
1	3.20	X	3.730	11.94
2	3.20	X	4.45	14.24
3	2.30	X	2.45	5.64
4	3.35	X	1.05	3.51
5	3.20	X	4.75	15.20
6	3.20	X	3.15	10.07
<b>TOTAL RERA CARPET AREA FLAT NO.3</b>				<b>60.59</b>

**FORM - II**

**CONTENTS OF SHEET :**  
RERA CARPET AREA CALCULATION, WING - A & B AND 5TH & 6TH FLOOR BUILT UP AREA CALCULATION, WING-B

**DESCRIPTION OF PROPOSAL AND PROPERTY**  
PROPOSED REDEVELOPMENT OF EXISTING BUILDING KNOWN AS "ANJUA CHSL" PLOT NO.59  
PLOT BEARING F.P. NO.620/30, T.PS BORIVALI NO. III, KASTUR PARK, BORIVALI (WEST), MUMBAI, 400092.

**NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER**  
ANJUA C.H.S. LTD  
Plot No. 59/624, Kastur Park, Shimpoli Road, Borivali (West), Mumbai - 400092.

**SIGNATURE**  
Job no. Drawing No. Scale No. Drawn By Checked By Date No.  
1:100 V. g.- 28-07-2025

**NAME, ADDRESS & SIGNATURE OF L.S.**  
UDANI CONSULTANTS  
PVT. LTD.  
LICENSED SURVEYOR / ENGINEER  
Abhijit Udani  
LICENSED SURVEYOR / ENGINEER  
OFFICE ADDRESS :- G-401 A-Wing, Nirav Apartments, Near Thakur Polytechnic, 90 ft Road, Thakur complex, Kandivali East, Mumbai 400101. E-mail: udaniconsultants@gmail.com

**PLANS FOR APPROVAL**  
1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED  
2) THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE IOD ISSUED UNDER P-22163/2024/R/C Ward / FP ON EVEN DATE  
3) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED / UNDER SECTION 346 OF MMC ACT 1888 UNDER NO-P-22163/2024/R/C Ward / FP ON EVEN DATE

S.E.B.P.R/7 A.E.B.P.R-II E.E.B.P.R-I