SHEET NO. 1 / 6

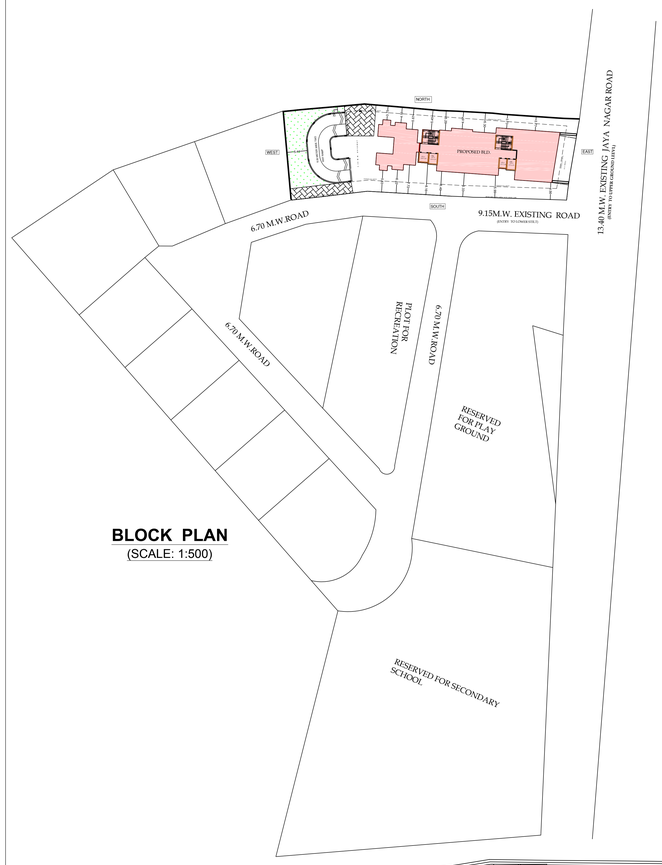
AMENDED PLAN

THIS DRAWING SHALL BE READ IN CONJUCTION WITH LETTER ISSUED UNDER **NO. 15468/2023(102 AND OTHER)R/C WARD/ MAGATHANE R/C**

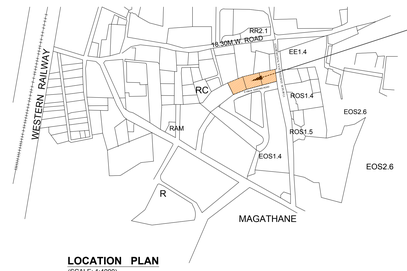
SIGNED ON EVEN DATE.

THIS CANCELS APPROVAL OF THE PREVIOUS PLANS SANCTIONED **U/NO. 15468/2023(102 AND OTHER)R/C WARD/ MAGATHANE R/C** DATE: 12-7-2024

THIS PLANS AREA DIGITALLY SIGNED
DOES NOT REQUIRED PHYSICAL SIGNATURE



BLOCK PLAN
(SCALE: 1:500)



LOCATION PLAN
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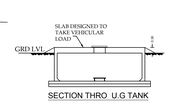
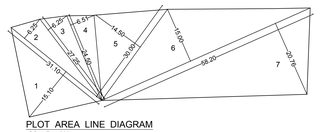


PROTECTED AREA DETAILS	
SOCIETY NAME	AREA IN SQ.MT.
1) KAJAPI	842.01
2) KAJMUDI	428.58
3) SANJEEVANI	681.92
TOTAL AREA	1952.51
	EXISTING B.U.A.

1952.51 SQ.MT. - 1755.00 SQ.MT. = 197.51 SQ.MT.



PLOT AREA LINE DIAGRAM
(SCALE: 1:500)

LOS AREA LINE DIAGRAM
(SCALE: 1:500)

LOS AREA CALCULATION

ADDITION								
1)	9.50	X	5.20	X	0.50	=	24.70	SQ.MT.
2)	9.50	X	2.50	X	0.50	=	11.87	SQ.MT.
3)	10.00	X	5.00	X	0.50	=	25.00	SQ.MT.
4)	16.35	X	2.50	X	0.50	=	20.44	SQ.MT.
5)	16.35	X	7.50	X	0.50	=	61.31	SQ.MT.
6)	20.42	X	6.25	X	0.50	=	63.80	SQ.MT.
7)	9.80	X	14.70	X	0.50	=	72.76	SQ.MT.
8)	16.50	X	2.50	X	0.50	=	20.62	SQ.MT.
9)	16.50	X	3.00	X	0.50	=	24.75	SQ.MT.
TOTAL						=	325.25	SQ.MT.
DEDUCTION								
10)	14.70	X	3.00	X	0.66	=	29.11	SQ.MT.
11)	13.50	X	3.00	X	0.66	=	26.73	SQ.MT.
TOTAL						=	55.84	SQ.MT.
TOTAL L.O.S. AREA								
325.25 - 55.84						=	269.41	SQ.MT.

PAVED R.G. - 61.57 SQ.MT.

218.31 - 55.84 = 162.47
MOTHER EARTH LOS - 162.47 SQ.MT.

PAVED R.G. - 45.37 SQ.MT.
TOTAL PAVED LOS (61.57 + 45.37) = 106.94

PLOT AREA CALCULATION

ADDITION								
1)	31.10	X	15.10	X	0.50	=	234.80	SQ.MT.
2)	31.10	X	6.25	X	0.50	=	97.19	SQ.MT.
3)	27.25	X	6.25	X	0.50	=	85.15	SQ.MT.
4)	24.50	X	6.51	X	0.50	=	79.75	SQ.MT.
5)	30.00	X	14.50	X	0.50	=	217.50	SQ.MT.
6)	58.20	X	15.00	X	0.50	=	436.50	SQ.MT.
7)	58.20	X	20.76	X	0.50	=	604.11	SQ.MT.
TOTAL PLOT AREA						=	1755.00	SQ.MT.

SUMMARY

FLOOR	B.U.AREA
LOWER STILT	NIL
GR. FLOOR	152.25 SQ.MT.
1ST FLOOR PODIUM	NIL
2ND FLOOR PODIUM	NIL
3RD FLOOR PODIUM	NIL
4TH FLOOR	384.75 SQ.MT.
5TH FLOOR	388.08 SQ.MT.
6TH FLOOR	388.08 SQ.MT.
7TH FLOOR	278.25 SQ.MT.
8TH FLOOR	388.08 SQ.MT.
9TH FLOOR	388.08 SQ.MT.
10TH FLOOR	388.08 SQ.MT.
11TH FLOOR	388.08 SQ.MT.
12TH FLOOR	388.08 SQ.MT.
13TH FLOOR	388.08 SQ.MT.
14TH FLOOR	266.75 SQ.MT.
15TH FLOOR	388.08 SQ.MT.
16TH FLOOR	388.08 SQ.MT.
17TH FLOOR	388.08 SQ.MT.
18TH FLOOR	388.08 SQ.MT.
19TH FLOOR	388.08 SQ.MT.
20TH FLOOR	388.08 SQ.MT.
21ST FLOOR	388.08 SQ.MT.
GR. FLOOR COLUMN COUNTED IN FSI	0.08 SQ.MT.
TOTAL	**6903.26 SQ.MT.**

COMM. AREA = 152.25 SQ.MTS.

REFUGE AREA REQUIRED
2606.73 X 4% = 104.27 sq.mts.

REFUGE AREA REQUIRED
2983.31 X 4% = 119.33 sq.mts.

FITNESS CENTER AREA REQUIRED
6750.93 X 2% = 135.02 sq.mts.

LOWER STILT

PARKING - 26

FORM - I			AREA IN SQ.MT.
	I	**Area of the plot (AS PER SITE)**	1755.00
		Area of the plot (AS PER PRC	1748.90
		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 to be handed over (100%)(Regulation No 16)	----
		c) Reservation area (plot) to be handed over (Regulation No 17)	----
		d) TOTAL AREA UNDER ROAD/RESERVATION	----
	B	For Amenity area	
		a) Area of amenity plot/plots to be handed over as per DCPR 14(A)	----
		b) Area of amenity plot/plots to be handed over as per DCPR 14(B)	----
		c) Area of amenity plot/plots to be handed over as per DCPR 15	----
		d) Area of amenity plot/plots to be handed over as per DCPR 35	----
		e) TOTAL AMENITY AREA	----
	C	Deductions for Existing Built up area to be retained if any land component of Existing BUA as per regulation under which the development was allowed.	----
	3	**Total Deductions : [2 (A) + 2 (B) + 2 (C)]**	----
	4	**Balance area of plot (1 - 3)**	1748.90
	5	**Plot area under Development (1-2(A)+2(B)**	1748.90
	6	**Zonal (basis) FSI (0.50 or 0.75 or 1 or 1.33)**	ONE
	7	**a) Permissible Built up Area as per Zonal(basic) FSI (5 X 6)**	
		b) permissible built up area as per DCR 30(C) protected for development (1952.51 - 1755.00 = 197.51)	197.51
		c) permissible built up area (7a or 7b above, wichever is more)	1946.41
	8	**Built up area equal to land handed over as per reg. 30 (A) (3)(a)**	
		a) additional Built up area for 2 (A) (c) (i) & 2B above withen the cap of admissible "TDR". as per table 12 on balance plot.	----
		b) additional Built up area for 2 (A) (a) & 2 (A) above to be utilized over and above the permissible FSI as per column no.7 table 12 of reg. 30(A) and to the mentioned in table 12A reg. 32(200% or 250%)	----
		c) additional BUA in case for 2 (A) (c) (ii) as per reg.17(1) not 20(vii) and (viii) as per AR policy on remining Plot (Y% as per table no.5 of reg. 17(1).	----
	9	**additional area of set back BUA within the cap of admissible**	
		a) in lieu of cost of construction of amenity building as per reg. 30(A) **(30b)**	----
		b) **50% of rehab component as per reg33(7)(A)**	----
		c) **15% or sr.no7 or above or 10 sqmt per rehab tenements as per reg 33(7)(B)(1)(15% x = sqmt or 10 sqmtr x 53 nos of tenements = sqmtr)**	530.00
	10	**Built up area due to "Additional FSI on payment of premium " as per table No 12 of regulation No 30(A) (4X50%)**	874.45
	11	**Built up area due to admissible "TDR" as per Table No 12 of Regulation No 30(A) 30(2) (sr.no-5x 50% or 70% or 90%or 100% (by restricting area utilize beyond zonal F.S.I in sr.no 7(b),8(a)&above (4X90%=7b-9)**	
		a) general TDR 50% = DRC NO.S/SR-A/SWCS/REHAB SPILLOVER/2024 (UTILIZED 230.00) DRC NO.000933	247.05
		b) slum TDR 50% =	249.67
	12	**Permissible Built up Area (7 + 8 + 9 + 10 + 11)**	3847.58
	13	**Permissible Built up Area (AS PER REG. 33(20)(B) DCPR2034** 1748.90 X 3 = 5246.70 - 3847.58 = 1399.12 PROPOSED TO CLAIM - 1265.95 SQ. MT.	1265.95
		a) PROPOSED BUILT UP AREA (AS PER REG. 33(20)(B) DCPR2034 — BMC PAP 50%: 632.98; SALE 50%: 632.97	1265.95
		proposed bua (comm.)	112.78
		proposed bua (resi.)	5000.75
	14	**TOTAL BUILT UP AREA (12 + 13(a)**	5113.53
	15	**Fungible Compensatory Area as per Regulation No 31(3)**	
		a) i)Permissible Fungible Compensatory area for Rehab component without charging premium for residential (1952.51 X 35%	683.37
		ii)Fungible Compensatory area availed for Rehab component without charging premium for residential	683.37
		iii)Fungible Compensatory area availed for BMC PAP component without charging premium for residential (632.98 X 35% = 221.54	221.54
		iv)Fungible Compensatory area availed for Rehab component without charging premium for commercial	- - -
		v)Fungible Compensatory area availed for Rehab component without charging premium for commercial	- - -
		b) i)Permissible Fungible Compensatory area by charging premium.	
		ii)Fungible Compensatory area availed on payment of premium for residential (including PAP sale fungible area) PH SALE-632.97 X 35% = 221.54 SALE-645.35 - 221.54 = 623.81	623.81
		TOTAL FUNGIBLE BY CHARGING PREMIUM (5000.75 X 35%= 1750.26 - 683.37 - 221.54)	845.35
		iii) Permissible Fungible Compensatory area on payment of premium for commercial	39.47
		iv)Fungible Compensatory area availed on payment of premium for commercial	39.47
	16	**Total Built Up Area proposed including Fungible Compensatory Area (13 + 15 (a) (ii) + 15 (a) (iii)+15(b)(ii)+15(b)(iv)**	6903.26
	17	**FSI consumed on Net Plot [14 / 4]**	2.92
	II	**Other Requirements**	
	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	
		i) 14 (A)	----
		ii) 14 (B)	----
		iii) 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)	6903.26
		b) Less deduction of Non-residential area (shop etc.)	152.25
		c) Area available for tenements [(a) minus (b).]	6751.01
		d) Tenements permissible (450/hectare)	304.00
		e) Total number of Tenements proposed on the plot	122.00
	E	Parking Statement	
		i) Parking required by Regulations for.-	85.00
		Car	75.00
		Scooter/Motor cycle	
		Outside (visitors)	10.00
		50% Additional Parking	12.00
		iii) car parking provided	97.00
	F	Transport Vehicles Parking	
		i) Spaces for transport vehicles parking required by Regulations	
		ii) Total No. of transport vehicles parking spaces provided	

F O R M - II

CONTENTS OF SHEET

LOWER STILT PLAN & BUILT UP AREA CALCULATION, BLOCK PLAN, LOCATION PLAN, PLOT AREA CALCULATION, BUILT UP AREA SUMMARY.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT BUILDING ON PLOT BEARING C.T.S. No. 98 A (PT), 99, 102 VILLAGE MAGATHANE , JAYA NAGAR , AT DATTAPADA ROAD , BORIVALI (EAST), MUMBAI - 400 066

NAME, ADDRESS OF C.A. TO OWNER	STAMP & SIGN OF C.A. TO OWNER
MR. RAMESH JAIN **PARTNER OF** **SAMARPAN HOMES AND DEVELOPERS** **C.A. TO SANJEEVANI,KALAPI,KAUMUDI CHSL.** Shop no. 1 & 2, swayambhu residence, kasturba road no.2, opp. BMC Hospital, Borivali(East), Mumbai - 400 066.	RAMESHBHAI DALICHAND JI JAIN Digitally signed by RAMESHBHAI DALICHANDJI JAIN DN: pc=400066, st=MAHARASHTRA, o=Personal, ou=Mobile Verification, title=3, cn=RAMESHBHAI DALICHANDJI JAIN Reason: I am the author of this document Location: Date: 2025.02.05 17:03:05 IST
NAME, ADDRESS OF L.S.	STAMP & SIGN OF L.S.
A S H I M K H A T R I C - 501 / 502, EASTERN COURT, JN. OF TEJPAL & PARLESHWAR ROAD, VILE PARLE (EAST),MUMBAI - 400 057.	Ashim Ajit Khatri Digitally signed by Ashim Ajit Khatri DN: c=IN, st=Maharashtra, l=MUMBAI, o=Personal, ou=Architect, title=Architect, cn=Ashim Ajit Khatri, pseudonym=ASHIM AJIT KHATRI, 2.5.4.65=ASHIM AJIT KHATRI Reason: I am the author of this document Location: Date: 2025.02.05 17:10:00 IST

BMC FILE NO.

DRG. NO.	SCALE	DATE	DRN. BY.	CHKD. BY.
	AS STATED	15 - 1 - 2025	PANKAJ N	

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 09/09/21 & THAT THE DIMENSIONS OF THE SIDES ,ETC. OF THE PLOT STATED ON THE PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1755.00 **SQ.MTS (ONE THOUSAND SEVEN HUNDRED FIFTY FIVE SQ.MTS.)** AND TALLIES WITH THE AREA STATED IN THE DOCUMENT AS PER P.R. CARD.

Ashim Ajit Khatri
SIGNATURE OF L.S.

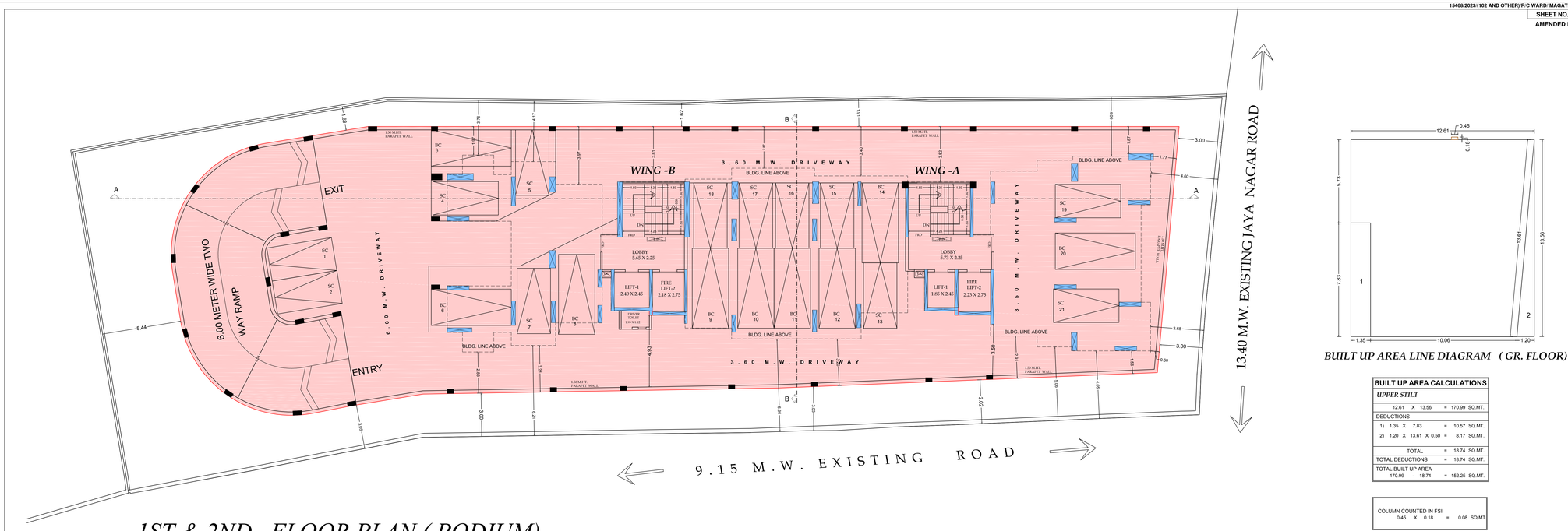
Rahul Babusha Pandit
Digitally signed by Rahul Babusha Pandit
Date: 2025.02.03 16:24:47 +05'30'
S.E.(B.P.) R-4

Swapnil Bhagawat Patil
Digitally signed by Swapnil Bhagawat Patil
Date: 2025.02.05 16:27:43 +05'30'
A.E.(B.P.) R-II

MAHESH SAMBHU REVADEKAR
Digitally signed by MAHESH SAMBHU REVADEKAR
Date: 2025.02.06 19:27:09 +05'30'
E.E.(B.P.)WS-II R-2

NORTH

Housiey.com



1ST & 2ND FLOOR PLAN (PODIUM)

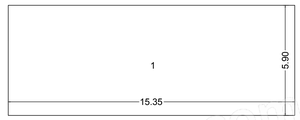
21 X 2 PODIUM = 42 CAR PARKING

BUILT UP AREA LINE DIAGRAM (GR. FLOOR)

BUILT UP AREA CALCULATIONS			
UPPER STILT			
12.61 X 13.56	=	170.99	SQ.MT.
DEDUCTIONS			
1) 1.35 X 7.83	=	10.57	SQ.MT.
2) 1.20 X 13.61 X 0.50	=	8.17	SQ.MT.
TOTAL	=	18.74	SQ.MT.
TOTAL DEDUCTIONS	=	18.74	SQ.MT.
TOTAL BUILT UP AREA 170.99 - 18.74	=	152.25	SQ.MT.

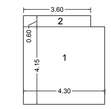
COLUMN COUNTED IN FSI			
0.45 X 0.18	=	0.08	SQ.MT.

FITNESS AREA CALCULATIONS			
GR. FLOOR			
ADDITIONS			
1) 15.35 X 5.90	=	90.56	SQ.MT.
TOTAL	=	90.56	SQ.MT.
FITNESS CENTER AREA	=	90.56	SQ.MT.

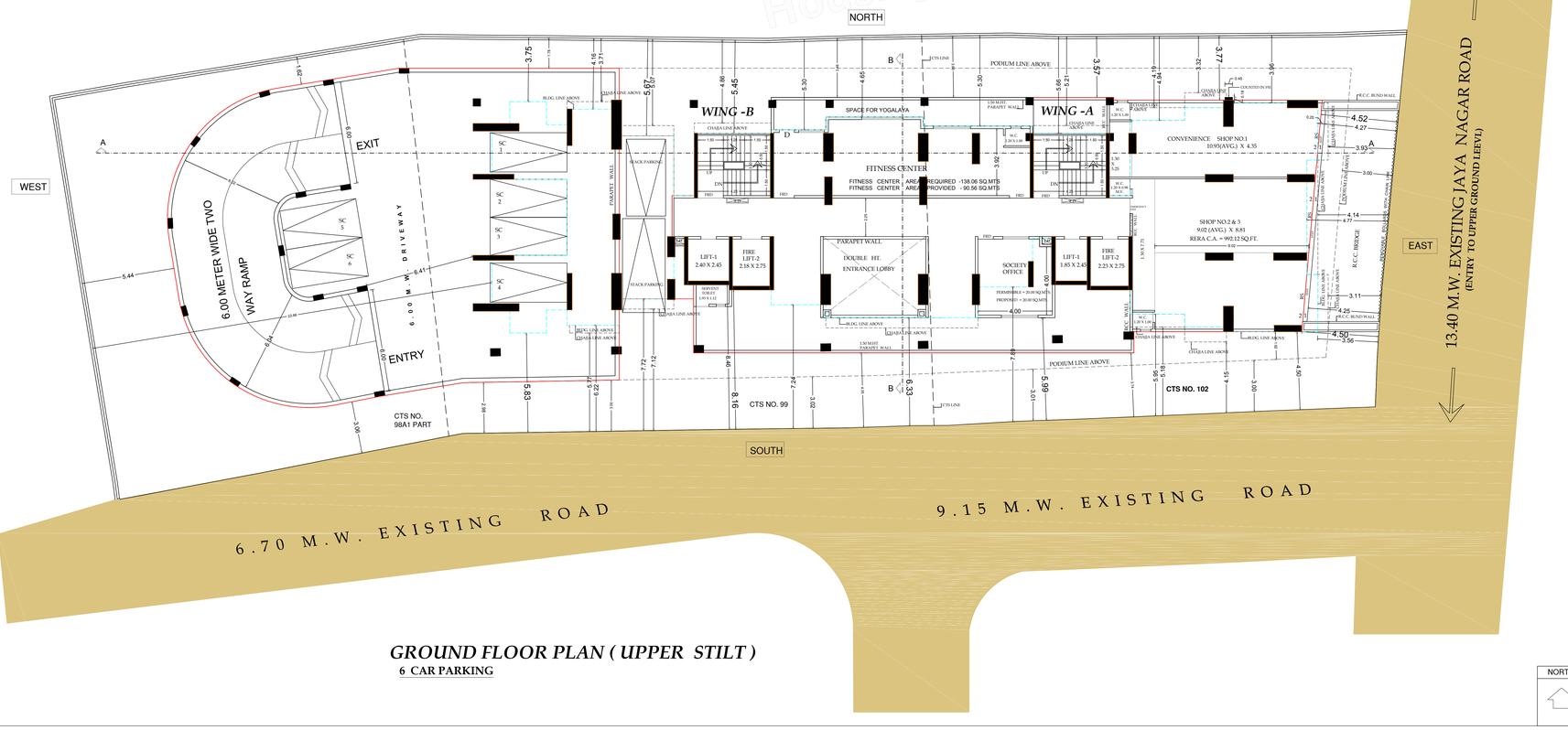


FITNESS CENTER AND YOGALAYA AREA LINE DIAGRAM (GR. FLOOR)

SOCIETY OFFICE AREA CALCULATIONS			
GR. FLOOR			
ADDITIONS			
1) 4.30 X 4.15	=	17.84	SQ.MT.
2) 3.60 X 0.60	=	2.16	SQ.MT.
TOTAL	=	20.00	SQ.MT.
SOCIETY OFFICE AREA	=	20.00	SQ.MT.



SOCIETY OFFICE AREA LINE DIAGRAM (GR. FLOOR)



GROUND FLOOR PLAN (UPPER STILT)

6 CAR PARKING

THIS DRAWING SHALL BE READ IN CONJUCTION WITH LETTER ISSUED UNDER NO. **15468/2023 (102 AND OTHER) R/C WARD/ MAGATHANE R/C**

SIGNED ON EVEN DATE.

THIS CANCELS APPROVAL OF THE PREVIOUS PLANS SANCTIONED **U.NO. 15468/2023 (102 AND OTHER) R/C WARD/ MAGATHANE R/C** DATE: 12-7-2024

THIS PLANS AREA DIGITALLY SIGNED
DOES NOT REQUIRED PHYSICAL SIGNATURE

FORM - II

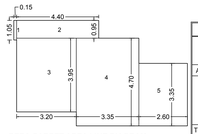
CONTENTS OF SHEET

GROUND PLAN(UPPER STILT) , 1ST & 2ND PODIUM PLAN

DESCRIPTION OF PROPOSAL AND PROPERTY

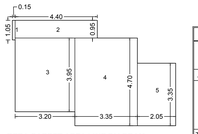
PROPOSED REDEVELOPMENT BUILDING ON PLOT BEARING C.T.S. No. 98 A (PT), 99, 102 VILLAGE MAGATHANE , JAYA NAGAR , AT DATTAPADA ROAD , BORIVALI (EAST), MUMBAI - 400 066

NAME, ADDRESS OF C.A.TO OWNER	STAMP & SIGN OF C.A.TO OWNER
MR. RAMESH JAIN **PARTNER OF** **SAMARPAN HOMES AND DEVELOPERS** **C.A. TO SANJEEVANI,KALAPI,KAUMUDI CHSL.** Shop no. 1 & 2, swayambhu residence, kashuba road no.2, opp. BMC. Hospital, Borivali(East), Mumbai - 400 066.	RAMESHBHAI DALICHAND JI JAIN Digitally signed by RAMESHBHAI DALICHAND JI JAIN DN: c=IN, o=Personal, title=3242, pseudonym=3e8e9ee0d3f1d1e9e4ca1, 2.5.4.65=20ab1e9d1ed1ed1ed



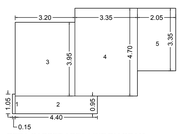
RERA CARPET AREA LINE DIAGRAM
4TH -6TH FLOOR
(FLAT NO.2) WING - B

RERA CARPET AREA CALCULATIONS					
4TH -6TH FLOOR (FLAT NO.2) WING - B					
ADDITIONS					
1)	0.15	X	1.05	=	0.16 SQ.MT.
2)	4.40	X	0.95	=	4.18 SQ.MT.
3)	3.20	X	3.95	=	12.64 SQ.MT.
4)	3.35	X	4.70	=	15.74 SQ.MT.
5)	2.60	X	3.35	=	8.71 SQ.MT.
TOTAL ADDITIONS				=	41.43 SQ.MT.
TOTAL RERA CARPET AREA				=	41.43 SQ.MT.
TOTAL FLATS				=	3 NOS.



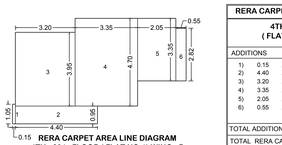
RERA CARPET AREA LINE DIAGRAM
8TH - 13TH & 15TH - 21ST FLOOR
(FLAT NO.2) WING - B

RERA CARPET AREA CALCULATIONS					
8TH - 13TH & 15TH - 21ST FLOOR (FLAT NO.2) WING - B					
ADDITIONS					
1)	0.15	X	1.05	=	0.16 SQ.MT.
2)	4.40	X	0.95	=	4.18 SQ.MT.
3)	3.20	X	3.95	=	12.64 SQ.MT.
4)	3.35	X	4.70	=	15.74 SQ.MT.
5)	2.05	X	3.35	=	6.87 SQ.MT.
TOTAL ADDITIONS				=	39.59 SQ.MT.
TOTAL RERA CARPET AREA				=	39.59 SQ.MT.
TOTAL FLATS				=	13 NOS.



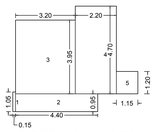
RERA CARPET AREA LINE DIAGRAM
7TH TO 13TH & 15TH TO 21ST FLOOR (FLAT NO.1) WING - B

RERA CARPET AREA CALCULATIONS					
7TH TO 13TH & 15TH TO 21ST FLOOR (FLAT NO.1) WING - B					
ADDITIONS					
1)	0.15	X	1.05	=	0.16 SQ.MT.
2)	4.40	X	0.95	=	4.18 SQ.MT.
3)	3.20	X	3.95	=	12.64 SQ.MT.
4)	3.35	X	4.70	=	15.74 SQ.MT.
5)	2.05	X	3.35	=	6.87 SQ.MT.
TOTAL ADDITIONS				=	39.59 SQ.MT.
TOTAL RERA CARPET AREA				=	39.59 SQ.MT.
TOTAL FLATS				=	14 NOS.



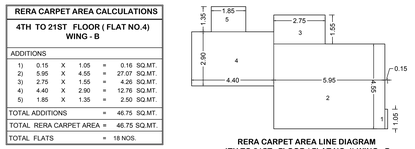
RERA CARPET AREA LINE DIAGRAM
4TH - 601 FLOOR (FLAT NO.1) WING - B

RERA CARPET AREA CALCULATIONS					
4TH - 601 FLOOR (FLAT NO.1) WING - B					
ADDITIONS					
1)	0.15	X	1.05	=	0.16 SQ.MT.
2)	4.40	X	0.95	=	4.18 SQ.MT.
3)	3.20	X	3.95	=	12.64 SQ.MT.
4)	3.35	X	4.70	=	15.74 SQ.MT.
5)	2.05	X	3.35	=	6.87 SQ.MT.
6)	0.55	X	2.82	=	1.55 SQ.MT.
TOTAL ADDITIONS				=	41.14 SQ.MT.
TOTAL RERA CARPET AREA				=	41.14 SQ.MT.
TOTAL FLATS				=	3 NOS.



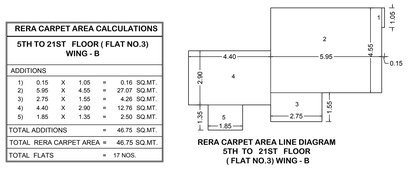
RERA CARPET AREA LINE DIAGRAM
14TH FLOOR (FLAT NO.1) WING - B

RERA CARPET AREA CALCULATIONS					
14TH FLOOR (FLAT NO.1) WING - B					
ADDITIONS					
1)	0.15	X	1.05	=	0.16 SQ.MT.
2)	4.40	X	0.95	=	4.18 SQ.MT.
3)	3.20	X	3.95	=	12.64 SQ.MT.
4)	2.20	X	4.70	=	10.34 SQ.MT.
5)	1.15	X	1.20	=	1.38 SQ.MT.
TOTAL ADDITIONS				=	28.70 SQ.MT.
TOTAL RERA CARPET AREA				=	28.70 SQ.MT.
TOTAL FLATS				=	1 NO.



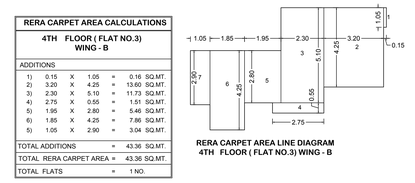
RERA CARPET AREA LINE DIAGRAM
4TH TO 21ST FLOOR (FLAT NO.4) WING - B

RERA CARPET AREA CALCULATIONS					
4TH TO 21ST FLOOR (FLAT NO.4) WING - B					
ADDITIONS					
1)	0.15	X	1.05	=	0.16 SQ.MT.
2)	5.95	X	4.55	=	27.07 SQ.MT.
3)	2.75	X	1.55	=	4.26 SQ.MT.
4)	4.40	X	2.90	=	12.76 SQ.MT.
5)	1.85	X	1.35	=	2.50 SQ.MT.
TOTAL ADDITIONS				=	46.75 SQ.MT.
TOTAL RERA CARPET AREA				=	46.75 SQ.MT.
TOTAL FLATS				=	18 NOS.



RERA CARPET AREA LINE DIAGRAM
5TH TO 21ST FLOOR
(FLAT NO.3) WING - B

RERA CARPET AREA CALCULATIONS					
5TH TO 21ST FLOOR (FLAT NO.3) WING - B					
ADDITIONS					
1)	0.15	X	1.05	=	0.16 SQ.MT.
2)	5.95	X	4.55	=	27.07 SQ.MT.
3)	2.75	X	1.55	=	4.26 SQ.MT.
4)	4.40	X	2.90	=	12.76 SQ.MT.
5)	1.85	X	1.35	=	2.50 SQ.MT.
TOTAL ADDITIONS				=	46.75 SQ.MT.
TOTAL RERA CARPET AREA				=	46.75 SQ.MT.
TOTAL FLATS				=	17 NOS.

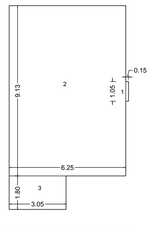


RERA CARPET AREA LINE DIAGRAM
4TH FLOOR (FLAT NO.3) WING - B

RERA CARPET AREA CALCULATIONS					
4TH FLOOR (FLAT NO.3) WING - B					
ADDITIONS					
1)	0.15	X	1.05	=	0.16 SQ.MT.
2)	3.20	X	4.25	=	13.60 SQ.MT.
3)	2.30	X	5.10	=	11.73 SQ.MT.
4)	2.75	X	0.55	=	1.51 SQ.MT.
5)	1.95	X	2.80	=	5.46 SQ.MT.
6)	1.85	X	4.25	=	7.86 SQ.MT.
5)	1.05	X	2.90	=	3.04 SQ.MT.
TOTAL ADDITIONS				=	43.36 SQ.MT.
TOTAL RERA CARPET AREA				=	43.36 SQ.MT.
TOTAL FLATS				=	1 NO.

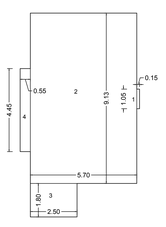
CAR PARKING STATEMENT

CARPET AREA IN SQ.MTR.	NOS. OF TENEMENT'S	PARKING REQUIRED BY RULES	NOS. OF PARKING REQUIRED
BELOW 45	35.00	1 PARKING / 4 TENEMENT'S	8.75
BETWEEN 45 TO 60	43.00	1 PARKING / 2 TENEMENT'S	21.50
BETWEEN 60 TO 90	44.00	1 PARKING / 1 TENEMENT'S	44.00
90 & ABOVE	NIL	2 PARKING / 1 TENEMENT'S	NIL
	122.00	TOTAL	74.25
		ADDL 10% VISITOR'S PARKING	7.42
SHOP ABOVE 20.00sq.mts.	1 PARKING / 150 SQ.M	(152.33 SQ.MT)	1.02
		VISITOR'S PARKING	2.00
		TOTAL PARKING REQUIRED	84.69 SAY 85 Nos.
		50% ADDITIONAL PARKING	42.00
		TOTAL PARKING REQUIRED	127.00
		TOTAL PARKING PROVIDED	97 Nos.



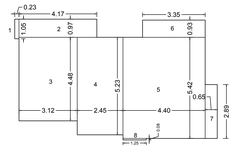
RERA CARPET AREA LINE DIAGRAM
8TH - 13TH & 15TH - 21ST FLOOR
(FLAT NO.3) WING - A

RERA CARPET AREA CALCULATIONS					
8TH - 13TH & 15TH - 21ST FLOOR (FLAT NO.3) WING - A					
ADDITIONS					
1)	0.15	X	1.05	=	0.16 SQ.MT.
2)	6.25	X	9.13	=	57.06 SQ.MT.
3)	3.05	X	1.80	=	5.49 SQ.MT.
TOTAL ADDITIONS				=	62.71 SQ.MT.
TOTAL RERA CARPET AREA				=	62.71 SQ.MT.
TOTAL FLATS				=	13 NOS.



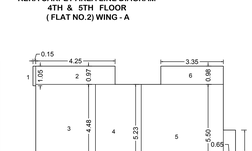
RERA CARPET AREA LINE DIAGRAM
4TH - 6TH FLOOR
(FLAT NO.3) WING - A

RERA CARPET AREA CALCULATIONS					
4TH - 6TH FLOOR (FLAT NO.3) WING - A					
ADDITIONS					
1)	0.15	X	1.05	=	0.16 SQ.MT.
2)	5.70	X	9.13	=	52.04 SQ.MT.
3)	2.50	X	1.80	=	4.50 SQ.MT.
4)	0.55	X	4.45	=	2.45 SQ.MT.
TOTAL ADDITIONS				=	59.15 SQ.MT.
TOTAL RERA CARPET AREA				=	59.15 SQ.MT.
TOTAL FLATS				=	3 NOS.



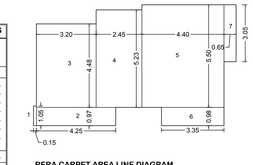
RERA CARPET AREA LINE DIAGRAM
4TH & 5TH FLOOR
(FLAT NO.2) WING - A

RERA CARPET AREA CALCULATIONS					
6TH TO 21ST FLOOR (FLAT NO.2) WING - A					
ADDITIONS					
1)	0.23	X	1.00	=	0.23 SQ.MT.
2)	4.17	X	0.97	=	4.04 SQ.MT.
3)	3.12	X	4.48	=	13.98 SQ.MT.
4)	2.45	X	5.23	=	12.81 SQ.MT.
5)	4.40	X	5.42	=	23.85 SQ.MT.
6)	3.35	X	0.92	=	3.08 SQ.MT.
7)	0.65	X	2.89	=	1.88 SQ.MT.
8)	1.25	X	0.08	=	0.10 SQ.MT.
TOTAL ADDITIONS				=	59.97 SQ.MT.
TOTAL RERA CARPET AREA				=	59.97 SQ.MT.
TOTAL FLATS				=	2 NOS.



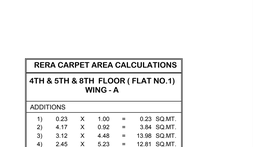
RERA CARPET AREA LINE DIAGRAM
6TH TO 21ST FLOOR
(FLAT NO.2) WING - A

RERA CARPET AREA CALCULATIONS					
6TH TO 21ST FLOOR (FLAT NO.2) WING - A					
ADDITIONS					
1)	0.15	X	1.05	=	0.16 SQ.MT.
2)	4.25	X	0.97	=	4.12 SQ.MT.
3)	3.20	X	4.48	=	14.34 SQ.MT.
4)	2.45	X	5.23	=	12.81 SQ.MT.
5)	4.40	X	5.50	=	24.20 SQ.MT.
6)	3.35	X	0.98	=	3.28 SQ.MT.
7)	0.65	X	3.05	=	1.98 SQ.MT.
TOTAL ADDITIONS				=	60.89 SQ.MT.
TOTAL RERA CARPET AREA				=	60.89 SQ.MT.
TOTAL FLATS				=	16 NOS.



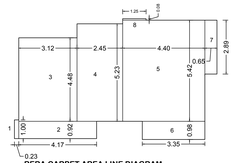
RERA CARPET AREA LINE DIAGRAM
6TH -7TH & 9TH 21ST FLOOR
(FLAT NO.1) WING - A

RERA CARPET AREA CALCULATIONS					
6TH -7TH & 9TH 21ST FLOOR (FLAT NO.1) WING - A					
ADDITIONS					
1)	0.15	X	1.05	=	0.16 SQ.MT.
2)	4.25	X	0.97	=	4.12 SQ.MT.
3)	3.20	X	4.48	=	14.34 SQ.MT.
4)	2.45	X	5.23	=	12.81 SQ.MT.
5)	4.40	X	5.50	=	24.20 SQ.MT.
6)	3.35	X	0.98	=	3.28 SQ.MT.
7)	0.65	X	3.05	=	1.98 SQ.MT.
TOTAL ADDITIONS				=	60.89 SQ.MT.
TOTAL RERA CARPET AREA				=	60.89 SQ.MT.
TOTAL FLATS				=	15 NOS.

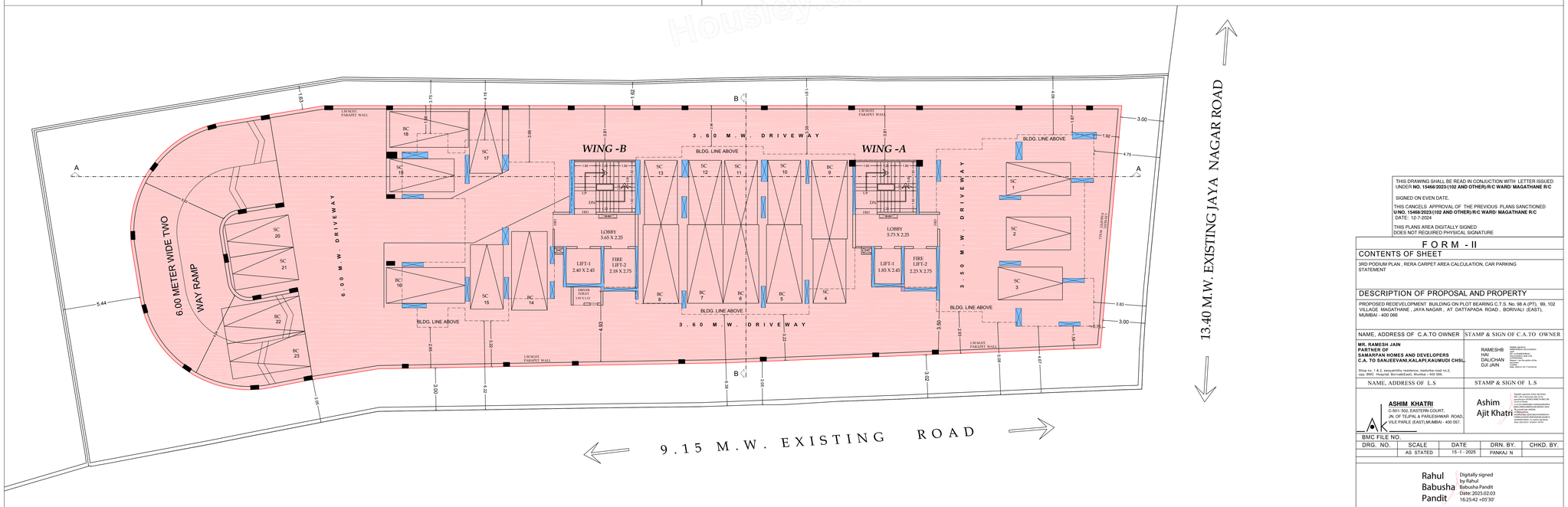


RERA CARPET AREA LINE DIAGRAM
6TH TO 21ST FLOOR
(FLAT NO.2) WING - A

RERA CARPET AREA CALCULATIONS					
4TH & 5TH & 8TH FLOOR (FLAT NO.1) WING - A					
ADDITIONS					
1)	0.23	X	1.00	=	0.23 SQ.MT.
2)	4.17	X	0.92	=	3.84 SQ.MT.
3)	3.12	X	4.48	=	13.98 SQ.MT.
4)	2.45	X	5.23	=	12.81 SQ.MT.
5)	4.40	X	5.42	=	23.85 SQ.MT.
6)	3.35	X	0.98	=	3.28 SQ.MT.
7)	0.65	X	2.89	=	1.88 SQ.MT.
8)	1.25	X	0.08	=	0.10 SQ.MT.
TOTAL ADDITIONS				=	59.97 SQ.MT.
TOTAL RERA CARPET AREA				=	59.97 SQ.MT.
TOTAL FLATS				=	3 NOS.



RERA CARPET AREA LINE DIAGRAM
4TH & 5TH & 801 FLOOR
(FLAT NO.1) WING - A



3RD FLOOR PLAN (PODIUM)

23 CAR PARKING

THIS DRAWING SHALL BE READ IN CONJUCTION WITH LETTER ISSUED UNDER **NO. 15468/2023/(102 AND OTHER)/R/C WARD/ MAGATHANE R/C**

SIGNED ON EVEN DATE.

THIS CANCELS APPROVAL OF THE PREVIOUS PLANS SANCTIONED **U/NO. 15468/2023/(102 AND OTHER)/R/C WARD/ MAGATHANE R/C** DATE: 12-7-2024

THIS PLANS AREA DIGITALLY SIGNED
DOES NOT REQUIRED PHYSICAL SIGNATURE

F O R M - II

CONTENTS OF SHEET

3RD PODIUM PLAN , RERA CARPET AREA CALCULATION, CAR PARKING STATEMENT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT BUILDING ON PLOT BEARING C.T.S. No. 98 A (PT), 99, 102 VILLAGE MAGATHANE , JAYA NAGAR , AT DATTAPADA ROAD , BORIVALI (EAST), MUMBAI - 400 066

NAME, ADDRESS OF C.A.TO OWNER	STAMP & SIGN OF C.A.TO OWNER
MR. RAMESH JAIN **PARTNER OF** **SAMARPAN HOMES AND DEVELOPERS** **C.A. TO SANJEEVANI,KALAPI,KAUMUDI CHSL,** Shop no. 1 & 2, swayambhu residence, kasturba road no.2, opp. BMC Hospital, Borivali(East), Mumbai – 400 066.	RAMESH HAI DALICHAN DJI JAIN
NAME, ADDRESS OF L.S	STAMP & SIGN OF L.S
ASHIM KHATRI C-501/ 502, EASTERN COURT, JN. OF TEJPAL & PARLESHWARI ROAD, VILE PARLE (EAST),MUMBAI - 400 057.	Ashim Ajit Khatri

BMC FILE NO.

DRG. NO.	SCALE	DATE	DRN. BY.	CHKD. BY.
	AS STATED	15 - 1 - 2025	PANKAJ N	

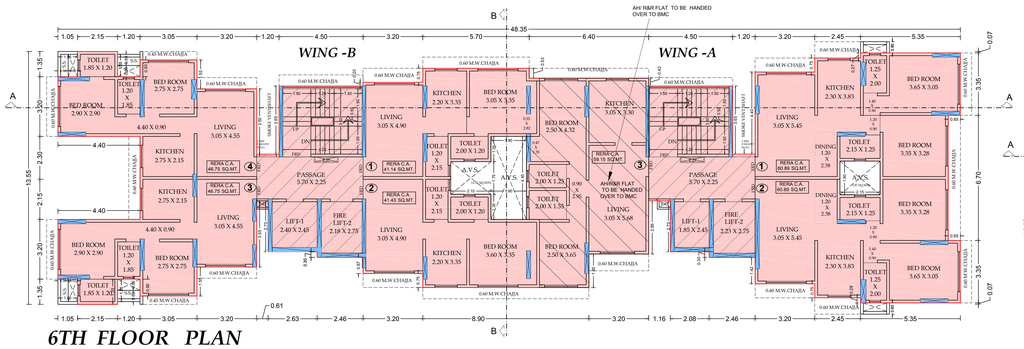
Rahul Babusha Pandit — Digitally signed by Rahul Babusha Pandit Date: 2025.02.03 16:25:42 +05'30'
S.E.(B.P.) R-4

Swapnil Bhagawat Patil — Digitally signed by Swapnil Bhagawat Patil Date: 2025.02.05 16:29:10 +05'30'
A.E.(B.P.) R-II

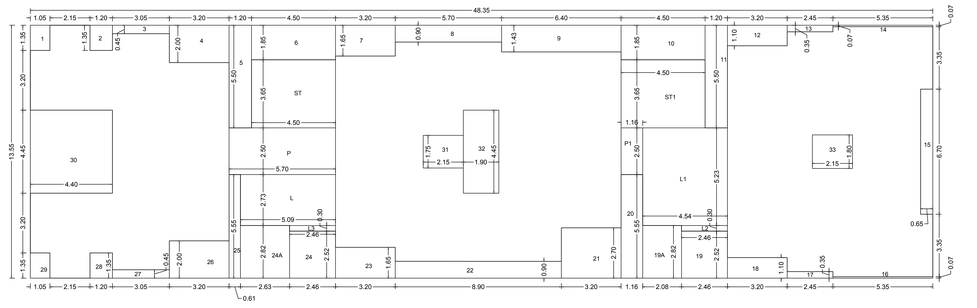
MAHESH SAMBHU REVADEKAR — Digitally signed by MAHESH SAMBHU REVADEKAR Date: 2025.02.06 19:27:47 +05'30'
E.E.(B.P.)WS-II R-2

NORTH

Housiey.com

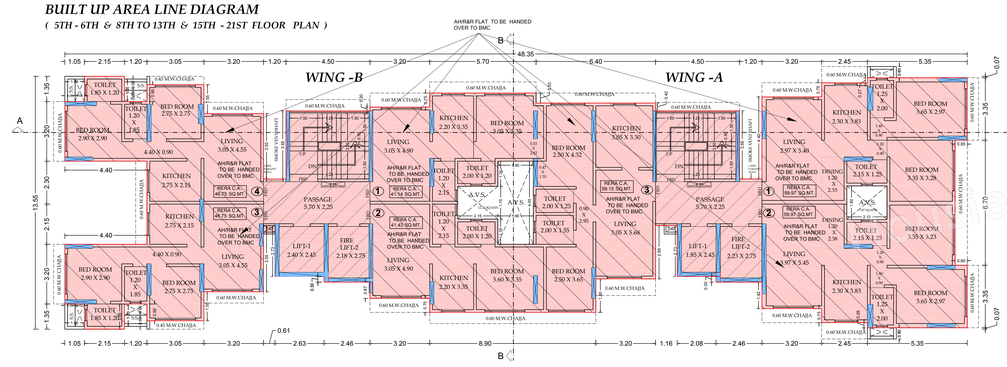


6TH FLOOR PLAN

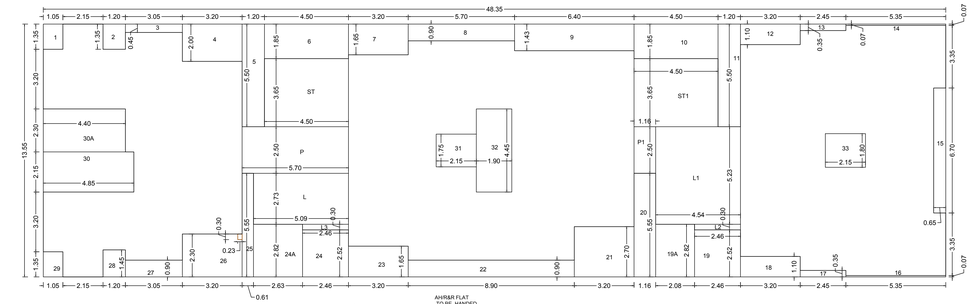


BUILT UP AREA LINE DIAGRAM

(5TH - 6TH & 8TH TO 13TH & 15TH - 21ST FLOOR PLAN)

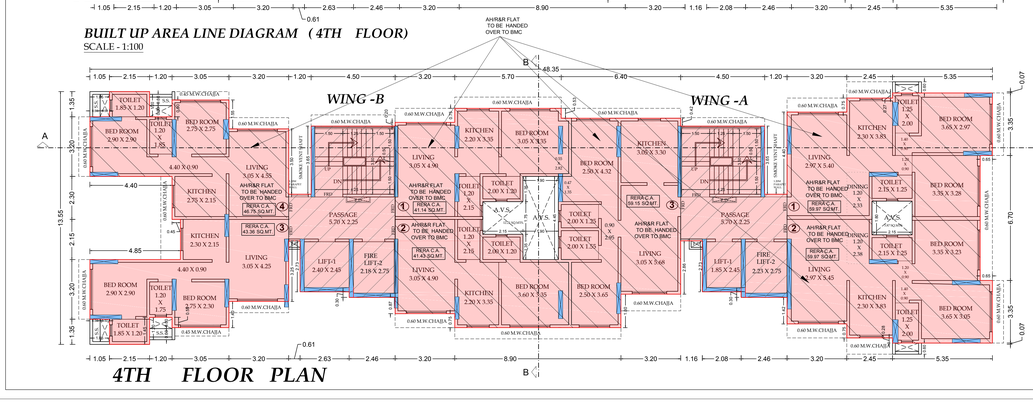


5TH FLOOR PLAN

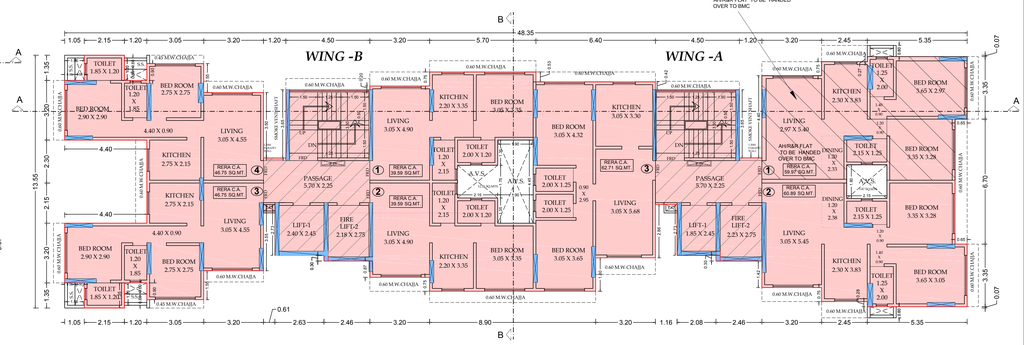


BUILT UP AREA LINE DIAGRAM (4TH FLOOR)

SCALE - 1:100



4TH FLOOR PLAN



8TH FLOOR PLAN

BUILT UP AREA CALCULATIONS

(5TH - 6TH & 8TH TO 13TH & 15TH - 21ST FLOOR PLAN)

48.35	X	13.55	=	655.14	SQ.MT.

DEDUCTIONS

1)	1.05	X 1.35	=	1.42	SQ.MT.
2)	1.20	X 1.35	=	1.62	SQ.MT.
3)	3.05	X 0.45	=	1.37	SQ.MT.
4)	3.20	X 2.00	=	6.40	SQ.MT.
5)	1.20	X 5.50	=	6.60	SQ.MT.
6)	4.50	X 1.85	=	8.32	SQ.MT.
7)	3.20	X 1.65	=	5.28	SQ.MT.
8)	5.70	X 0.90	=	5.13	SQ.MT.
9)	6.40	X 1.43	=	9.15	SQ.MT.
10)	4.50	X 1.85	=	8.32	SQ.MT.
11)	1.20	X 5.50	=	6.60	SQ.MT.
12)	3.20	X 1.10	=	3.52	SQ.MT.
13)	2.45	X 0.35	=	0.86	SQ.MT.
14)	5.35	X 0.07	=	0.37	SQ.MT.
15)	0.65	X 6.70	=	4.35	SQ.MT.
16)	5.35	X 0.07	=	0.37	SQ.MT.
17)	2.45	X 0.35	=	0.86	SQ.MT.
18)	3.20	X 1.10	=	3.52	SQ.MT.
19)	2.46	X 2.52	=	6.20	SQ.MT.
19A)	2.08	X 2.82	=	5.87	SQ.MT.
20)	1.16	X 5.55	=	6.44	SQ.MT.
21)	3.20	X 2.70	=	8.64	SQ.MT.
22)	8.90	X 0.90	=	8.01	SQ.MT.
23)	3.20	X 1.65	=	5.28	SQ.MT.
24)	2.46	X 2.52	=	6.20	SQ.MT.
24A)	2.63	X 2.82	=	7.42	SQ.MT.
25)	0.61	X 5.55	=	3.38	SQ.MT.
26)	3.20	X 2.00	=	6.40	SQ.MT.
27)	3.05	X 0.45	=	1.37	SQ.MT.
28)	1.20	X 1.35	=	1.62	SQ.MT.
29)	1.05	X 1.35	=	1.42	SQ.MT.
30)	4.40	X 4.45	=	19.58	SQ.MT.
31)	2.15	X 1.75	=	3.76	SQ.MT.
32)	1.90	X 4.45	=	8.45	SQ.MT.
33)	2.15	X 1.80	=	3.87	SQ.MT.
	TOTAL		=	177.97	SQ.MT.

STAIRCASE AREA CALCULATION

ST)	4.50	X 3.65	=	16.42	SQ.MT.
P)	5.70	X 2.50	=	14.25	SQ.MT.
L)	5.09	X 2.73	=	13.90	SQ.MT.
ST1)	4.50	X 3.65	=	16.42	SQ.MT.
P1)	1.16	X 2.50	=	2.90	SQ.MT.
L1)	4.54	X 5.23	=	23.74	SQ.MT.
L2)	2.46	X 0.30	=	0.73	SQ.MT.
L3)	2.46	X 0.30	=	0.73	SQ.MT.
	TOTAL		=	89.09	SQ.MT.
TOTAL DEDUCTIONS			=	267.06	SQ.MT.
TOTAL BUILT UP AREA					
655.14	- 267.06		=	388.08	SQ.MT.

AH/R&R FLAT TO BE HANDED OVER TO BMC

S.NO.	FLOOR	PROPOSED B.U.A. IN SQ.MTS.	
1	4TH	384.73 - 50.40(B-403 REHAB) =	334.33
2	5TH	FULL FLOOR =	388.08
3	6TH	(A-603 AH/R&R) =	66.87
4	8TH	(A-801 AH/R&R) =	65.24
	TOTAL	=	854.53

AH/R&R AREA CALCULATION

TOTAL PROPOSED AREA	6903.26
PERMISSIBLE/LESS PER 2.97 FSI	5194.23
EXCESS AREA	1709.03
HANDING OVER MCGM	1709.03 / 2 = 854.52
AREA FOR SALE	854.51

SALE FUNGIBLE ARA BY PRIMIUM = 854.52 / 1.35 = 632.98 X 35% = 221.54 SQ.MTS.

PH/RR FREE FUNGIBLE = 854.51 / 1.35 = 632.97 X 35% = 221.54 SQ.MTS.

AH /R&R FLATS STATMENT

S.NO.	R or NR	CARPET AREA INCLUDING BALCONY BUT EXCLUDING COMMON TOILET, STAIRCASE & PASSAGE AREA ETC..	Carpet Area Eligible for Rehab (Minimum 27.88 Sq.mts For "R" "R" with NR' and Acutal Carpet Area for 'NR")	REHAB BUILT UP AREA FOR INCENTIVE PURPOSE	FUNGIBLE FSI FOR REHAB	TOTAL BUILT UP AREA FOR REHAB	WING	FLOOR	FLAT NO.	R or NR or R&NR No	TOTAL PROPOSED BUA AS PER PLAN in sq.mts.	TOTAL PROPOSED RERA C. A. AS PER PLAN in sq.mts.
				(5 X 1.20)	(6 X 0.35)	(6 + 7)						
1	3	4	5	6	7	8	10	11		12	13	
1	R	27.88	27.88	33.45	11.70	45.15	A	4TH	401	R	65.24	59.97
2	R	27.88	27.88	33.45	11.70	45.15	A	4TH	402	R	65.24	59.97
3	R	27.88	27.88	33.45	11.70	45.15	A	4TH	403	R	63.00	59.15
4	R	27.88	27.88	33.45	11.70	45.15	B	4TH	401	R	45.15	41.14
5	R	27.88	27.88	33.45	11.70	45.15	B	4TH	402	R	45.15	41.43
6	R	27.88	27.88	33.45	11.70	45.15	B	4TH	404	R	51.62	46.75
7	R	27.88	27.88	33.45	11.70	45.15	A	5TH	501	R	65.24	59.97
8	R	27.88	27.88	33.45	11.70	45.15	A	5TH	502	R	65.24	59.97
9	R	27.88	27.88	33.45	11.70	45.15	A	5TH	503	R	63.00	59.15
10	R	27.88	27.88	33.45	11.70	45.15	B	5TH	501	R	45.15	41.14
11	R	27.88	27.88	33.45	11.70	45.15	B	5TH	502	R	45.15	41.43
12	R	27.88	27.88	33.45	11.70	45.15	B	5TH	503	R	51.62	46.75
13	R	27.88	27.88	33.45	11.70	45.15	B	5TH	504	R	51.62	46.75
14	R	27.88	27.88	33.45	11.70	45.15	A	6TH	603	R	66.87	59.15
15	R	27.88	27.88	33.45	11.70	45.15	A	8TH	801	R	65.24	59.97
TOTAL		418.20	418.20	501.75	175.50	677.25					854.53	

BUILT UP AREA CALCULATIONS

4TH FLOOR

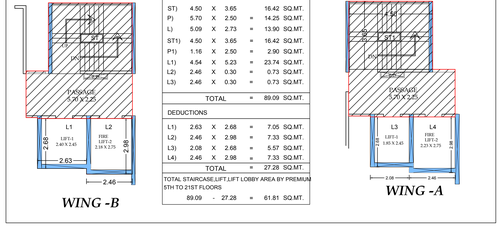
48.35	X	13.55	=	655.14	SQ.MT.

DEDUCTIONS

1)	1.05	X 1.35	=	1.42	SQ.MT.
2)	1.20	X 1.35	=	1.62	SQ.MT.
3)	3.05	X 0.45	=	1.37	SQ.MT.
4)	3.20	X 2.00	=	6.40	SQ.MT.
5)	1.20	X 5.50	=	6.60	SQ.MT.
6)	4.50	X 1.85	=	8.32	SQ.MT.
7)	3.20	X 1.65	=	5.28	SQ.MT.
8)	5.70	X 0.90	=	5.13	SQ.MT.
9)	6.40	X 1.43	=	9.15	SQ.MT.
10)	4.50	X 1.85	=	8.32	SQ.MT.
11)	1.20	X 5.50	=	6.60	SQ.MT.
12)	3.20	X 1.10	=	3.52	SQ.MT.
13)	2.45	X 0.35	=	0.86	SQ.MT.
14)	5.35	X 0.07	=	0.37	SQ.MT.
15)	0.65	X 6.70	=	4.35	SQ.MT.
16)	5.35	X 0.07	=	0.37	SQ.MT.
17)	2.45	X 0.35	=	0.86	SQ.MT.
18)	3.20	X 1.10	=	3.52	SQ.MT.
19)	2.46	X 2.52	=	6.20	SQ.MT.
19A)	2.08	X 2.82	=	5.87	SQ.MT.
20)	1.16	X 5.55	=	6.44	SQ.MT.
21)	3.20	X 2.70	=	8.64	SQ.MT.
22)	8.90	X 0.90	=	8.01	SQ.MT.
23)	3.20	X 1.65	=	5.28	SQ.MT.
24)	2.46	X 2.52	=	6.20	SQ.MT.
24A)	2.63	X 2.82	=	7.42	SQ.MT.
25)	0.61	X 5.55	=	3.38	SQ.MT.
26)	3.20	X 2.30	=	7.36	SQ.MT.
27)	3.05	X 0.90	=	2.74	SQ.MT.
28)	1.20	X 1.45	=	1.74	SQ.MT.
29)	1.05	X 1.35	=	1.42	SQ.MT.
30)	2.15	X 4.85	=	10.43	SQ.MT.
30A)	2.30	X 4.40	=	10.12	SQ.MT.
31)	2.15	X 1.75	=	3.76	SQ.MT.
32)	1.90	X 4.45	=	8.45	SQ.MT.
33)	2.15	X 1.80	=	3.87	SQ.MT.
	TOTAL		=	181.39	SQ.MT.

STAIRCASE AREA CALCULATION

ST)	4.50	X 3.65	=	16.42	SQ.MT.
P)	5.70	X 2.50	=	14.25	SQ.MT.
L)	5.09	X 2.73	=	13.90	SQ.MT.
ST1)	4.50	X 3.65	=	16.42	SQ.MT.
P1)	1.16	X 2.50	=	2.90	SQ.MT.
L1)	4.54	X 5.23	=	23.74	SQ.MT.
L2)	2.46	X 0.30	=	0.73	SQ.MT.
L3)	2.46	X 0.30	=	0.73	SQ.MT.
	TOTAL		=	89.09	SQ.MT.
TOTAL DEDUCTIONS			=	270.48	SQ.MT.
TOTAL BUILT UP AREA					
655.14	- 270.48		=	384.66	SQ.MT.
ADD 0.23	X 0.30		=	0.07	SQ.MT.
384.66	+ 0.07		=	384.73	SQ.MT.



TOTAL STAIRCASE LIFT, LIFT LOBBY AREA CALCULATION 4TH FLOOR

ADDITIONS

ST)	4.50	X 3.65	=	16.42	SQ.MT.
P)	5.70	X 2.50	=	14.25	SQ.MT.
L)	5.09	X 2.73	=	13.90	SQ.MT.
ST1)	4.50	X 3.65	=	16.42	SQ.MT.
P1)	1.16	X 2.50	=	2.90	SQ.MT.
L1)	4.54	X 5.23	=	23.74	SQ.MT.
L2)	2.46	X 0.30	=	0.73	SQ.MT.
L3)	2.46	X 0.30	=	0.73	SQ.MT.
	TOTAL		=	89.09	SQ.MT.

DEDUCTIONS

L1)	2.63	X 2.68	=	7.05	SQ.MT.
L2)	2.46	X 2.98	=	7.33	SQ.MT.
L3)	2.08	X 2.68	=	5.57	SQ.MT.
L4)	2.46	X 2.98	=	7.33	SQ.MT.
	TOTAL		=	27.28	SQ.MT.

TOTAL STAIRCASE,LIFT,LIFT LOBBY AREA BY PREMIUM STH TO 21ST FLOORS

89.09 - 27.28 = 61.81 SQ.MT.

STAIRCASE AREA SUMMARY FOR PREMIUM

FLOOR	STR. AREA
LOWER STILT	--
GR. FLOOR	--
1ST FLOOR PODIUM	--
2ND FLOOR PODIUM	--
3RD FLOOR PODIUM	--
4TH FLOOR	89.09 SQ.MT.
5TH FLOOR	61.81 SQ.MT.
6TH FLOOR	61.81 SQ.MT.
7TH FLOOR	61.81 SQ.MT.
8TH FLOOR	61.81 SQ.MT.
9TH FLOOR	61.81 SQ.MT.
10TH FLOOR	61.81 SQ.MT.
11TH FLOOR	61.81 SQ.MT.
12TH FLOOR	61.81 SQ.MT.
13TH FLOOR	61.81 SQ.MT.
14TH FLOOR	61.81 SQ.MT.
15TH FLOOR	61.81 SQ.MT.
16TH FLOOR	61.81 SQ.MT.
17TH FLOOR	61.81 SQ.MT.
18TH FLOOR	61.81 SQ.MT.
19TH FLOOR	61.81 SQ.MT.
20TH FLOOR	61.81 SQ.MT.
21TH FLOOR	61.81 SQ.MT.
TOTAL	1139.86 SQ.MT.

THIS DRAWING SHALL BE READ IN CONJUCTION WITH LETTER ISSUED UNDER NO. 15468/2023/(102 AND OTHER)/R/C WARD/ MAGATHANE R/C

SIGNED ON EVEN DATE.

THIS CANCELS APPROVAL OF THE PREVIOUS PLANS SANCTIONED VIDE NO. 15468/2023/(102 AND OTHER)/R/C WARD/ MAGATHANE R/C DATE: 12-7-2024

THIS PLANS AREA DIGITALLY SIGNED DOES NOT REQUIRED PHYSICAL SIGNATURE

F O R M - II

CONTENTS OF SHEET

4TH TO 6TH & 8TH FLOOR PLAN , BUILT UP AREA CALCULATION, STAIRCASE AREA LINE DIAGRAM & CALCULATION.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT BUILDING ON PLOT BEARING C.T.S. No. 98 A (PT), 99, 102 VILLAGE MAGATHANE , JAYA NAGAR , AT DATTAPADA ROAD , BORIVALI (EAST), MUMBAI - 400 066

NAME, ADDRESS OF C.A.TO OWNER	STAMP & SIGN OF C.A.TO OWNER
MR. RAMESH JAIN PARTNER OF SAMARTHA HOMES AND DEVELOPERS C.A. TO SANJEEVANI,KALAPI,KAUMUDI CHSL,	RAMESHJI MANGILAL JAIN HAJ DALICHAN DJI JAIN
Shop no. 1 & 2, swayambhu residence, kasturba road no.2, opp. BMC, Hospital, Borivali(East), Mumbai - 400 066.	

NAME, ADDRESS OF L.S	STAMP & SIGN OF L.S
ASHIM KHATRI C-501/ 502, EASTERN COURT, JN. OF TEJPAL & PARLESHWAR. ROAD, VILE PARLE (EAST),MUMBAI - 400 057.	Ashim Ajit Khatri

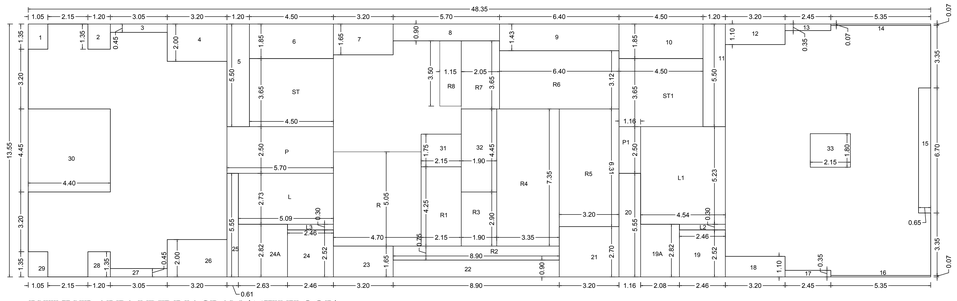
BMC FILE NO.				
DRG. NO.	SCALE	DATE	DRN. BY.	CHKD. BY.
	AS STATED	15-1-2025	PANKAJ N	

Rahul Babusha Pandit
Digitally signed by Rahul Babusha Pandit
Date: 2025.02.03 16:25:57 +05'30'
S.E.(B.P.) R-4

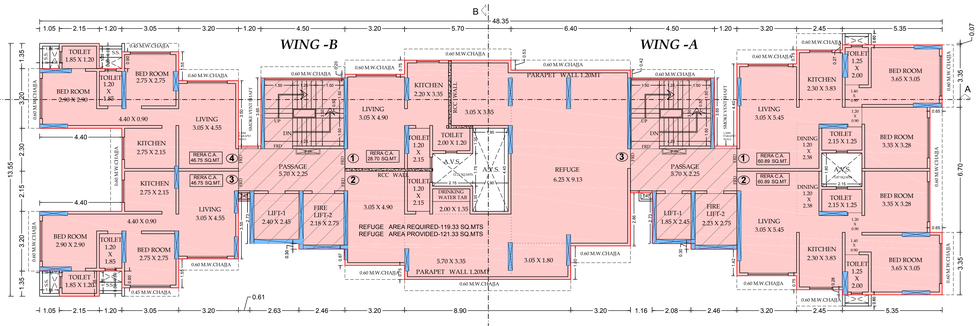
Swapnil Bhagawat Patil
Digitally signed by Swapnil Bhagawat Patil
Date: 2025.02.05 16:29:31 +05'30'
A.E.(B.P.) R-II

MAHESH SAMBHU REVADEKAR
Digitally signed by MAHESH SAMBHU REVADEKAR
Date: 2025.02.06 19:28:02 +05'30'
E.E.(B.P.)WS-II R-2

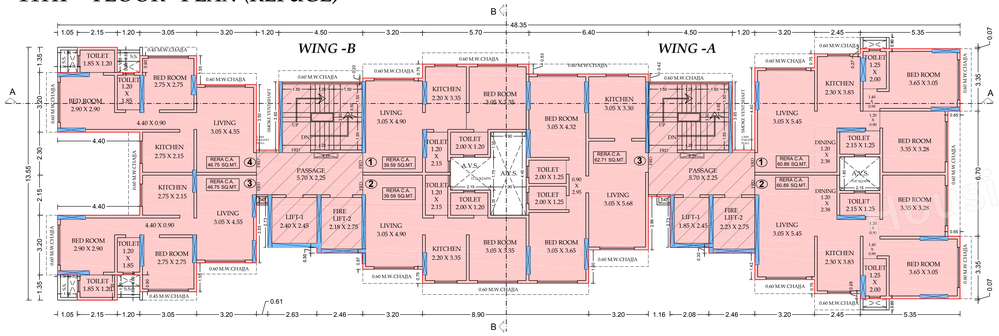
NORTH



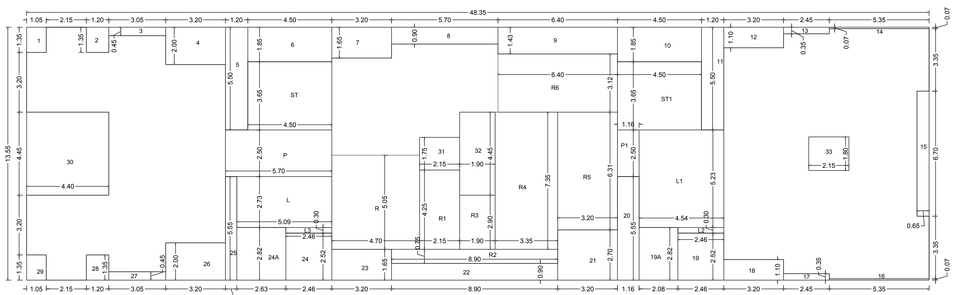
BUILT UP AREA LINE DIAGRAM (14TH FLOOR)
SCALE - 1:100



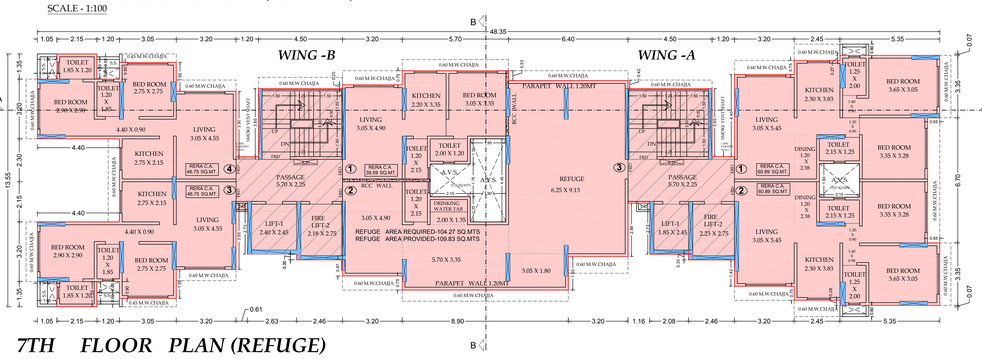
14TH FLOOR PLAN (REFUGE)



9TH - 13TH & 15TH - 21ST FLOOR PLAN



BUILT UP AREA LINE DIAGRAM (7TH FLOOR)
SCALE - 1:100



7TH FLOOR PLAN (REFUGE)

BUILT UP AREA CALCULATIONS
14TH FLOOR PLAN

	48.35	X	13.55	=	655.14 SQ.MT.
DEDUCTIONS					
1)	1.05	X	1.35	=	1.42 SQ.MT.
2)	1.20	X	1.35	=	1.62 SQ.MT.
3)	3.05	X	0.45	=	1.37 SQ.MT.
4)	3.20	X	2.00	=	6.40 SQ.MT.
5)	1.20	X	5.50	=	6.60 SQ.MT.
6)	4.50	X	1.85	=	8.32 SQ.MT.
7)	3.20	X	1.65	=	5.28 SQ.MT.
8)	5.70	X	0.90	=	5.13 SQ.MT.
9)	6.40	X	1.43	=	9.15 SQ.MT.
10)	4.50	X	1.85	=	8.32 SQ.MT.
11)	1.20	X	5.50	=	6.60 SQ.MT.
12)	3.20	X	1.10	=	3.52 SQ.MT.
13)	2.45	X	0.35	=	0.86 SQ.MT.
14)	5.35	X	0.07	=	0.37 SQ.MT.
15)	0.65	X	6.70	=	4.35 SQ.MT.
16)	5.35	X	0.07	=	0.37 SQ.MT.
17)	2.45	X	0.35	=	0.86 SQ.MT.
18)	3.20	X	1.10	=	3.52 SQ.MT.
19)	2.46	X	2.52	=	6.20 SQ.MT.
19A)	2.08	X	2.82	=	5.87 SQ.MT.
20)	1.16	X	5.55	=	6.44 SQ.MT.
21)	3.20	X	2.70	=	8.64 SQ.MT.
22)	8.90	X	0.90	=	8.01 SQ.MT.
23)	3.20	X	1.65	=	5.28 SQ.MT.
24)	2.46	X	2.52	=	6.20 SQ.MT.
24A)	2.63	X	2.82	=	7.42 SQ.MT.
25)	0.61	X	5.55	=	3.38 SQ.MT.
26)	3.20	X	2.00	=	6.40 SQ.MT.
27)	3.05	X	0.45	=	1.37 SQ.MT.
28)	1.20	X	1.35	=	1.62 SQ.MT.
29)	1.05	X	1.35	=	1.42 SQ.MT.
30)	4.40	X	4.45	=	19.58 SQ.MT.
31)	2.15	X	1.75	=	3.76 SQ.MT.
32)	1.90	X	4.45	=	8.45 SQ.MT.
33)	2.15	X	1.80	=	3.87 SQ.MT.
	TOTAL			=	177.97 SQ.MT.

STAIRCASE AREA CALCULATION

ST)	4.50	X	3.65	=	16.42 SQ.MT.
P)	5.70	X	2.50	=	14.25 SQ.MT.
L)	5.09	X	2.73	=	13.90 SQ.MT.
ST1)	4.50	X	3.65	=	16.42 SQ.MT.
P1)	1.16	X	2.50	=	2.90 SQ.MT.
L1)	4.54	X	5.23	=	23.74 SQ.MT.
L2)	2.46	X	0.30	=	0.73 SQ.MT.
L3)	2.46	X	0.30	=	0.73 SQ.MT.
	TOTAL			=	89.09 SQ.MT.

REFUGE AREA CALCULATION

R)	4.70	X	5.05	=	23.73 SQ.MT.
R1)	2.15	X	4.25	=	9.14 SQ.MT.
R2)	8.90	X	0.75	=	6.67 SQ.MT.
R3)	1.90	X	2.90	=	5.51 SQ.MT.
R4)	3.35	X	7.35	=	24.62 SQ.MT.
R5)	3.20	X	6.31	=	20.19 SQ.MT.
R6)	6.40	X	3.12	=	19.97 SQ.MT.
R7)	2.05	X	3.65	=	7.48 SQ.MT.
R8)	1.15	X	3.50	=	4.02 SQ.MT.
	TOTAL			=	121.33 SQ.MT.
TOTAL DEDUCTIONS				=	388.39 SQ.MT.
TOTAL BUILT UP AREA	655.14	-	388.39	=	266.75 SQ.MT.

BUILT UP AREA CALCULATIONS
7TH TH FLOOR PLAN

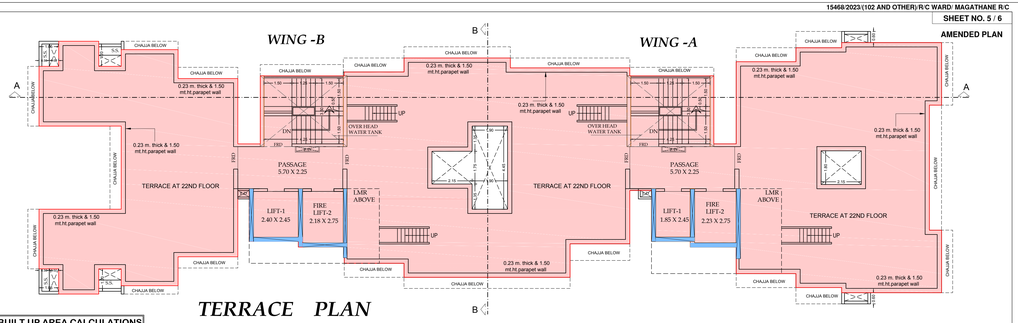
	48.35	X	13.55	=	655.14 SQ.MT.
DEDUCTIONS					
1)	1.05	X	1.35	=	1.42 SQ.MT.
2)	1.20	X	1.35	=	1.62 SQ.MT.
3)	3.05	X	0.45	=	1.37 SQ.MT.
4)	3.20	X	2.00	=	6.40 SQ.MT.
5)	1.20	X	5.50	=	6.60 SQ.MT.
6)	4.50	X	1.85	=	8.32 SQ.MT.
7)	3.20	X	1.65	=	5.28 SQ.MT.
8)	5.70	X	0.90	=	5.13 SQ.MT.
9)	6.40	X	1.43	=	9.15 SQ.MT.
10)	4.50	X	1.85	=	8.32 SQ.MT.
11)	1.20	X	5.50	=	6.60 SQ.MT.
12)	3.20	X	1.10	=	3.52 SQ.MT.
13)	2.45	X	0.35	=	0.86 SQ.MT.
14)	5.35	X	0.07	=	0.37 SQ.MT.
15)	0.65	X	6.70	=	4.35 SQ.MT.
16)	5.35	X	0.07	=	0.37 SQ.MT.
17)	2.45	X	0.35	=	0.86 SQ.MT.
18)	3.20	X	1.10	=	3.52 SQ.MT.
19)	2.46	X	2.52	=	6.20 SQ.MT.
19A)	2.08	X	2.82	=	5.87 SQ.MT.
20)	1.16	X	5.55	=	6.44 SQ.MT.
21)	3.20	X	2.70	=	8.64 SQ.MT.
22)	8.90	X	0.90	=	8.01 SQ.MT.
23)	3.20	X	1.65	=	5.28 SQ.MT.
24)	2.46	X	2.52	=	6.20 SQ.MT.
24A)	2.63	X	2.82	=	7.42 SQ.MT.
25)	0.61	X	5.55	=	3.38 SQ.MT.
26)	3.20	X	2.00	=	6.40 SQ.MT.
27)	3.05	X	0.45	=	1.37 SQ.MT.
28)	1.20	X	1.35	=	1.62 SQ.MT.
29)	1.05	X	1.35	=	1.42 SQ.MT.
30)	4.40	X	4.45	=	19.58 SQ.MT.
31)	2.15	X	1.75	=	3.76 SQ.MT.
32)	1.90	X	4.45	=	8.45 SQ.MT.
33)	2.15	X	1.80	=	3.87 SQ.MT.
	TOTAL			=	177.97 SQ.MT.

STAIRCASE AREA CALCULATION

ST)	4.50	X	3.65	=	16.42 SQ.MT.
P)	5.70	X	2.50	=	14.25 SQ.MT.
L)	5.09	X	2.73	=	13.90 SQ.MT.
ST1)	4.50	X	3.65	=	16.42 SQ.MT.
P1)	1.16	X	2.50	=	2.90 SQ.MT.
L1)	4.54	X	5.23	=	23.74 SQ.MT.
L2)	2.46	X	0.30	=	0.73 SQ.MT.
L3)	2.46	X	0.30	=	0.73 SQ.MT.
	TOTAL			=	89.09 SQ.MT.

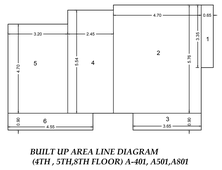
REFUGE AREA CALCULATION

R)	4.70	X	5.05	=	23.73 SQ.MT.
R1)	2.15	X	4.25	=	9.14 SQ.MT.
R2)	8.90	X	0.75	=	6.67 SQ.MT.
R3)	1.90	X	2.90	=	5.51 SQ.MT.
R4)	3.35	X	7.35	=	24.62 SQ.MT.
R5)	3.20	X	6.31	=	20.19 SQ.MT.
R6)	6.40	X	3.12	=	19.97 SQ.MT.
	TOTAL			=	109.83 SQ.MT.
TOTAL DEDUCTIONS				=	376.89 SQ.MT.
TOTAL BUILT UP AREA	655.14	-	376.89	=	278.25 SQ.MT.



TERRACE PLAN

PH /RR FLATS BUA AREA CALCULATION

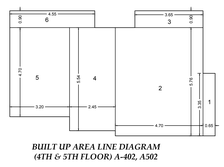


BUILT UP AREA CALCULATIONS
4TH, 5TH &6TH FLOOR PLAN
A-401,A-501,A801

ADDITIONS

1)	0.65	X	3.35	=	2.18 SQ.MT.
2)	4.70	X	5.76	=	27.07 SQ.MT.
3)	3.65	X	0.90	=	3.29 SQ.MT.
4)	2.45	X	5.54	=	13.57 SQ.MT.
5)	3.20	X	4.70	=	15.04 SQ.MT.
6)	4.55	X	0.90	=	4.09 SQ.MT.
TOTAL				=	65.24 SQ.MT.

BUILT UP AREA LINE DIAGRAM (4TH , 5TH,6TH FLOOR) A-401, A501,A801

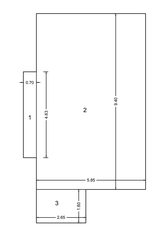


BUILT UP AREA CALCULATIONS
4TH & 5TH FLOOR PLAN
A-402,A502

ADDITIONS

1)	0.65	X	3.35	=	2.18 SQ.MT.
2)	4.70	X	5.76	=	27.07 SQ.MT.
3)	3.65	X	0.90	=	3.29 SQ.MT.
4)	2.45	X	5.54	=	13.57 SQ.MT.
5)	3.20	X	4.70	=	15.04 SQ.MT.
6)	4.55	X	0.90	=	4.09 SQ.MT.
TOTAL				=	65.24 SQ.MT.

BUILT UP AREA LINE DIAGRAM (4TH & 5TH FLOOR) A-402, A502



BUILT UP AREA CALCULATIONS
4TH, 5TH FLOOR PLAN
A-403,A-503

ADDITIONS

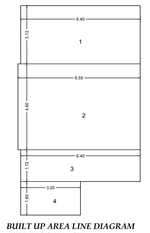
1)	0.70	X	4.63	=	3.24 SQ.MT.
2)	5.85	X	9.40	=	54.99 SQ.MT.
3)	2.65	X	1.80	=	4.77 SQ.MT.
TOTAL				=	63.00 SQ.MT.

BUILT UP AREA CALCULATIONS
6TH FLOOR PLAN
A-603

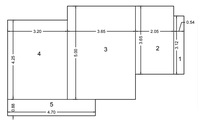
ADDITIONS

1)	6.40	X	3.12	=	19.97 SQ.MT.
2)	6.55	X	4.60	=	30.13 SQ.MT.
3)	6.40	X	1.72	=	11.01 SQ.MT.
4)	3.20	X	1.80	=	5.76 SQ.MT.
TOTAL				=	66.87 SQ.MT.

BUILT UP AREA LINE DIAGRAM (4TH , 5TH FLOOR) A-403, A503



BUILT UP AREA LINE DIAGRAM (6TH FLOOR) A-603

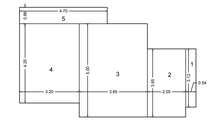


BUILT UP AREA CALCULATIONS
4TH, 5TH FLOOR PLAN
B-401,B-501

ADDITIONS

1)	0.54	X	3.12	=	1.68 SQ.MT.
2)	2.05	X	3.65	=	7.48 SQ.MT.
3)	3.65	X	5.00	=	18.25 SQ.MT.
4)	3.20	X	4.25	=	13.60 SQ.MT.
5)	4.70	X	0.88	=	4.14 SQ.MT.
TOTAL				=	45.15 SQ.MT.

BUILT UP AREA LINE DIAGRAM (4TH , 5TH FLOOR) B-401, B501

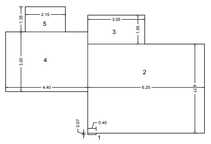


BUILT UP AREA CALCULATIONS
4TH, 5TH FLOOR PLAN
B-402,B-502

ADDITIONS

1)	0.54	X	3.12	=	1.68 SQ.MT.
2)	2.05	X	3.65	=	7.48 SQ.MT.
3)	3.65	X	5.00	=	18.25 SQ.MT.
4)	3.20	X	4.25	=	13.60 SQ.MT.
5)	4.70	X	0.88	=	4.14 SQ.MT.
TOTAL				=	45.15 SQ.MT.

BUILT UP AREA LINE DIAGRAM (4TH , 5TH FLOOR) B-402, B502

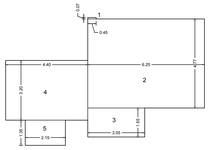


BUILT UP AREA CALCULATIONS
4TH, 5TH FLOOR PLAN
B-404,B-504

ADDITIONS

1)	0.45	X	0.08	=	0.04 SQ.MT.
2)	6.25	X	4.78	=	29.87 SQ.MT.
3)	3.05	X	1.55	=	4.73 SQ.MT.
4)	4.40	X	3.20	=	14.08 SQ.MT.
5)	2.15	X	1.35	=	2.90 SQ.MT.
TOTAL				=	51.62 SQ.MT.

BUILT UP AREA LINE DIAGRAM (4TH , 5TH FLOOR) B-404, B504



BUILT UP AREA CALCULATIONS
5TH FLOOR PLAN
B-50

ADDITIONS

1)	0.45	X	0.08	=	0.04 SQ.MT.
2)	6.25	X	4.78	=	29.87 SQ.MT.
3)	3.05	X	1.55	=	4.73 SQ.MT.
4)	4.40	X	3.20	=	14.08 SQ.MT.
5)	2.15	X	1.35	=	2.90 SQ.MT.
TOTAL				=	51.62 SQ.MT.

BUILT UP AREA LINE DIAGRAM (5TH FLOOR) B503

THIS DRAWING SHALL BE READ IN CONJUCTION WITH LETTER ISSUED UNDER **NO. 15468/2023/(102 AND OTHER)/R/C WARD/ MAGATHANE R/C**

SIGNED ON EVEN DATE.

THIS CANCELS APPROVAL OF THE PREVIOUS PLANS SANCTIONED **U/NO. 15468/2023/(102 AND OTHER)/R/C WARD/ MAGATHANE R/C** DATE: 12-7-2024

THIS PLANS AREA DIGITALLY SIGNED
DOES NOT REQUIRED PHYSICAL SIGNATURE

FORM - II

CONTENTS OF SHEET

7TH, 9TH - 13TH & 14TH TO 21ST FLOOR PLAN & BUILT UP AREA CALCULATION,TERRACE FLOOR PLAN .

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT BUILDING ON PLOT BEARING C.T.S. No. 98 A (PT), 99, 102 VILLAGE MAGATHANE , JAYA NAGAR , AT DATTAPADA ROAD , BORIVALI (EAST), MUMBAI - 400 066

NAME, ADDRESS OF C.A.TO OWNER	STAMP & SIGN OF C.A.TO OWNER
MR. RAMESH JAIN **PARTNER OF** **SAMARPAN HOMES AND DEVELOPERS** **C.A. TO SANJEEVANI,KALAPI,KAUMUDI CHSL.** Shop no. 1 & 2, swapnbhu residence, kasturba road no.2, opp. BMC Hospital, Borivali(East), Mumbai - 400 066.	RAMESHBHAI Digitally signed by RAMESHBHAI DALICHAN DAHYABHAI JAIN Date: 2025.02.05 16:29:49 +05'30'

NAME, ADDRESS OF L.S	STAMP & SIGN OF L.S
ASHIM KHATRI C-501/ 502, EASTERN COURT, JN. OF TEJPAL & PARLESHWAR ROAD, VILE PARLE (EAST),MUMBAI - 400 057.	Ashim Ajit Khatri Digitally signed by Ashim Ajit Khatri Date: 2025.02.05 16:29:49 +05'30'

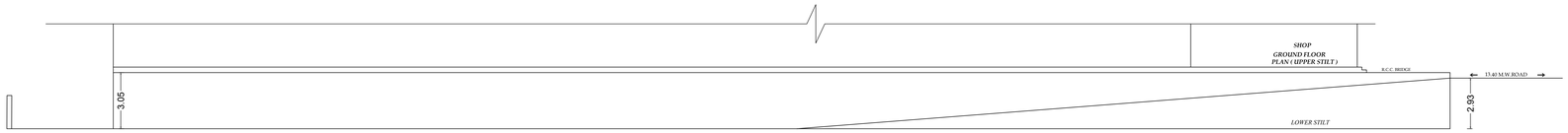
BMC FILE NO.				
DRG. NO.	SCALE	DATE	DRN. BY.	CHKD. BY.
	AS STATED	15-1 - 2025	PANKAJ N	

Rahul Babusha Pandit — Digitally signed by Rahul Babusha Pandit, Date: 2025.02.03 16:26:15 +05'30'
S.E.(B.P.) R-4

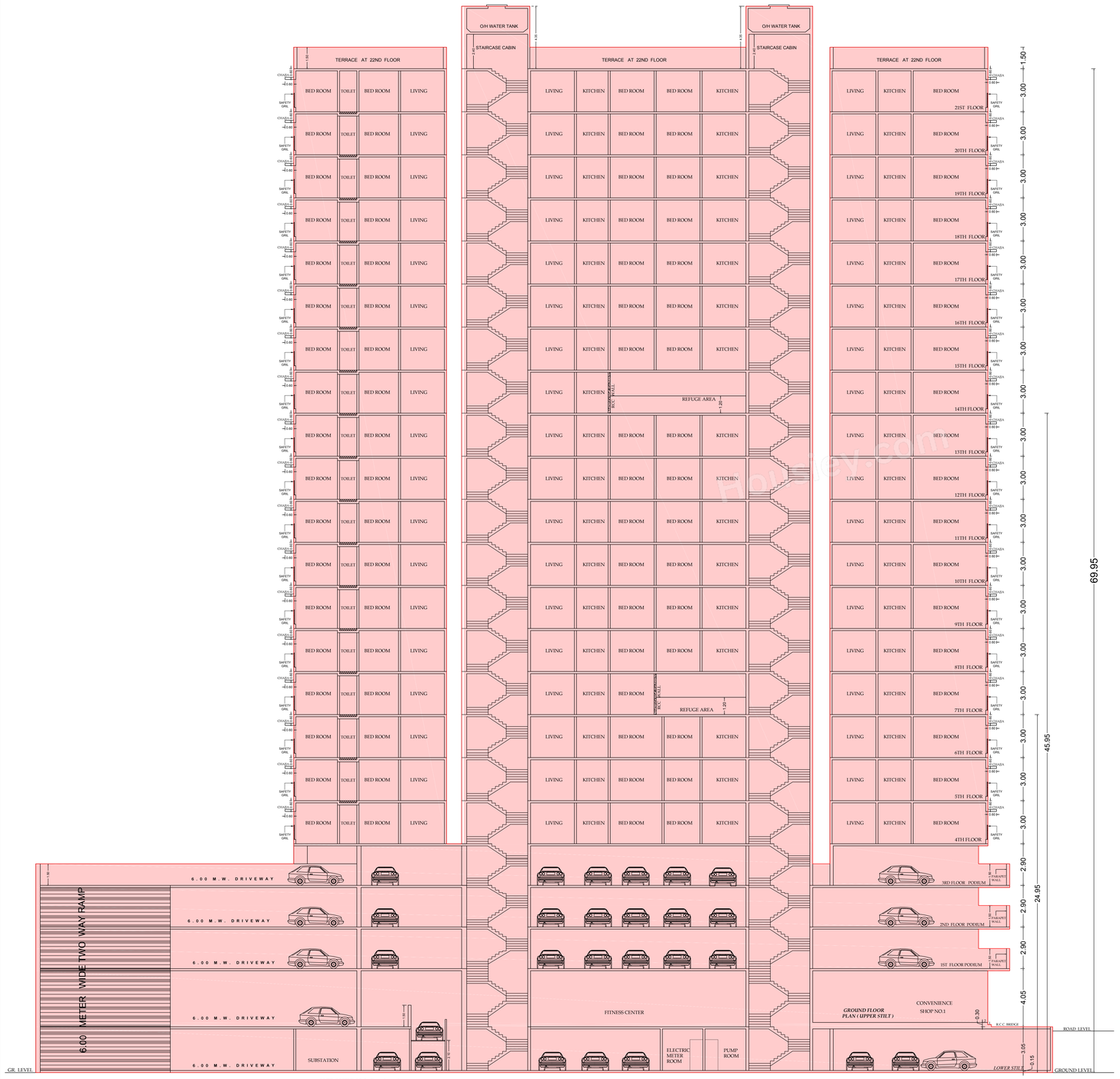
Swapnil Bhagawat Patil — Digitally signed by Swapnil Bhagawat Patil, Date: 2025.02.05 16:29:49 +05'30'
A.E.(B.P.) R-II

MAHESH SAMBHU REVADEKAR — Digitally signed by MAHESH SAMBHU REVADEKAR, Date: 2025.02.06 19:28:15 +05'30'
E.E.(B.P.)WS-II R-2

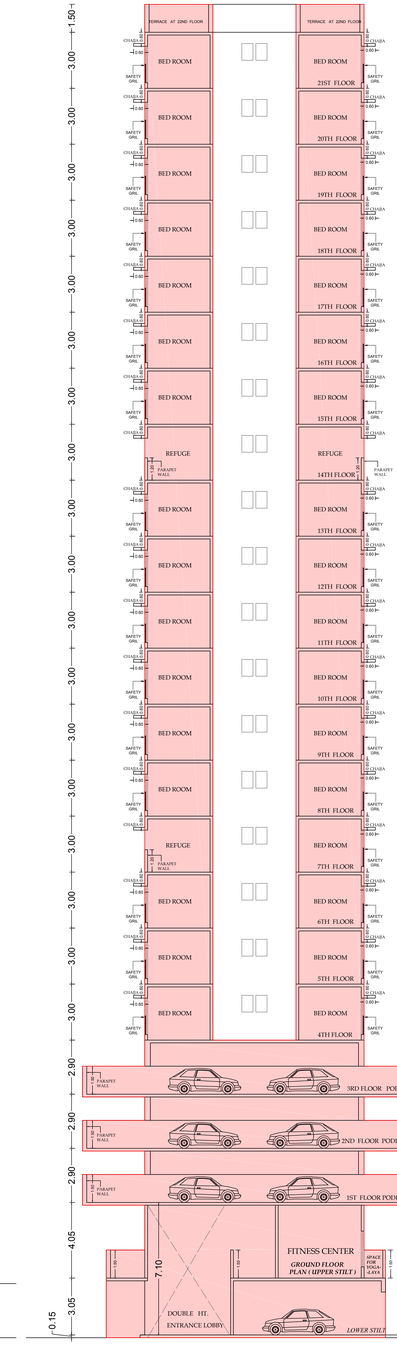
NORTH



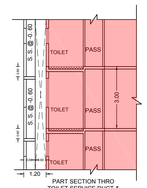
SECTION



SECTION A-A



SECTION B-B



PART SECTION THRO TOILET SERVICE DUCT & SERVICE SLAB

THIS DRAWING SHALL BE READ IN CONJUCTION WITH LETTER ISSUED UNDER **NO. 15468/2023 (102 AND OTHER) R/C WARD: MAGATHANE R/C**

SIGNED ON EVEN DATE.

THIS CANCELS APPROVAL OF THE PREVIOUS PLANS SANCTIONED **U/NO. 15468/2023 (102 AND OTHER) R/C WARD: MAGATHANE R/C**
DATE: 12-7-2024

THIS PLANS AREA DIGITALLY SIGNED
DOES NOT REQUIRED PHYSICAL SIGNATURE

F O R M - II

CONTENTS OF SHEET

SECTION A-A , SECTION B-B.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT BUILDING ON PLOT BEARING C.T.S. No. 98 A (PT), 99, 102 VILLAGE MAGATHANE , JAYA NAGAR , AT DATTAPADA ROAD , BORIVALI (EAST), MUMBAI - 400 066

NAME, ADDRESS OF C.A.TO OWNER	STAMP & SIGN OF C.A.TO OWNER
MR. RAMESH JAIN **PARTNER OF** **SAMARPAN HOMES AND DEVELOPERS** **C.A. TO SANJEEVANI,KALAPI,KAUMUDI CHSL** Shop no. 1 & 2, swayambhu residence, kasturba road no.2, opp. BMC Hospital, Borivali(East), Mumbai - 400 066.	RAMESHBHAI DALICHANDJI JAIN Digitally signed by RAMESHBHAI DALICHANDJI JAIN DN: c=IN,o=Personal, title=2,pseudonym=2A1C0A0CA1 2A9A1A99B, postalCode=400066, st=MAHARASHTRA, serialNumber=a6ec1ac1ac1ac