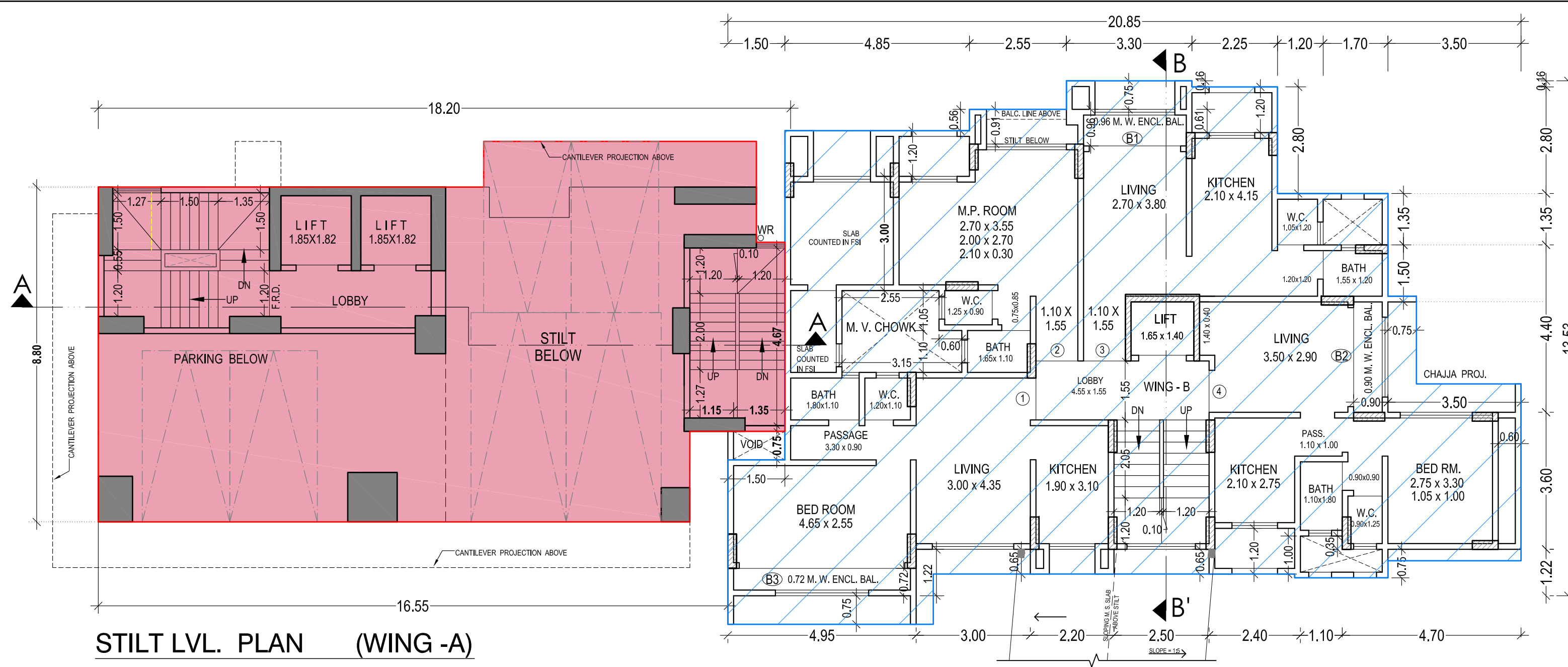
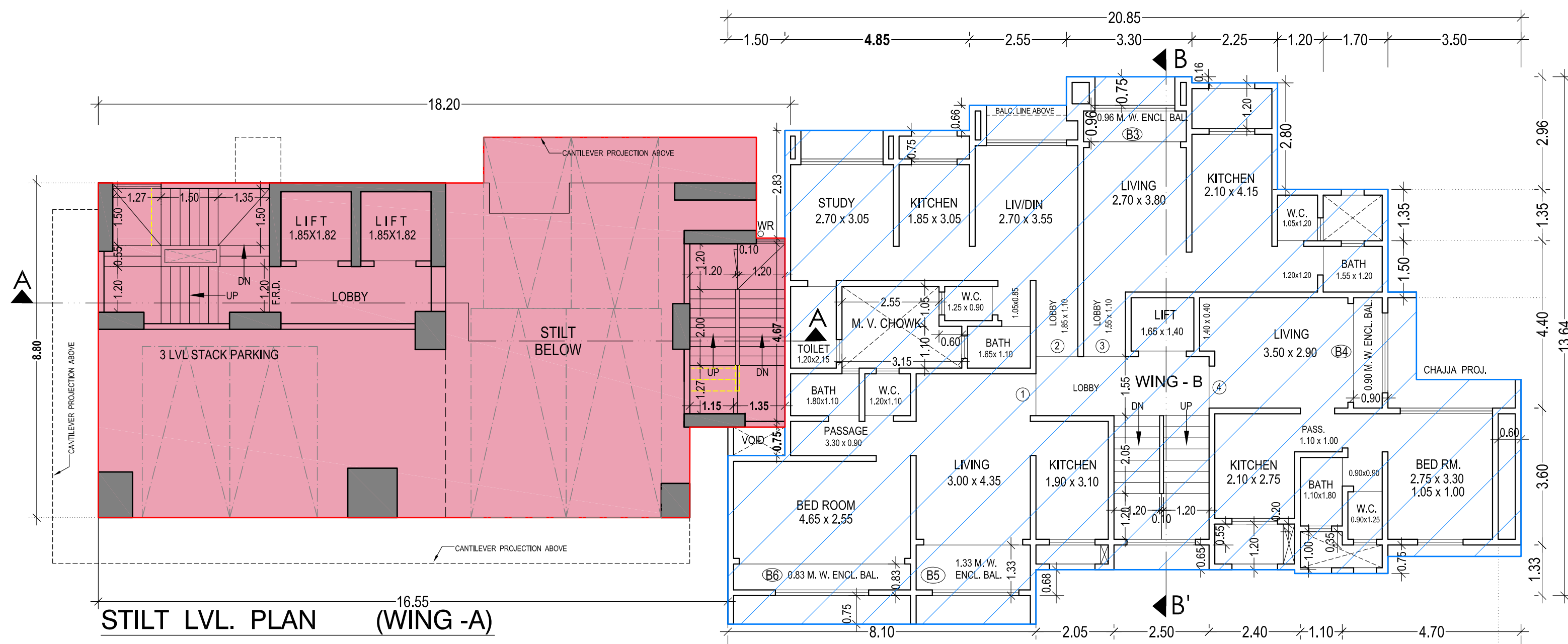


LOCATION PLAN
SCALE - 1 : 4000

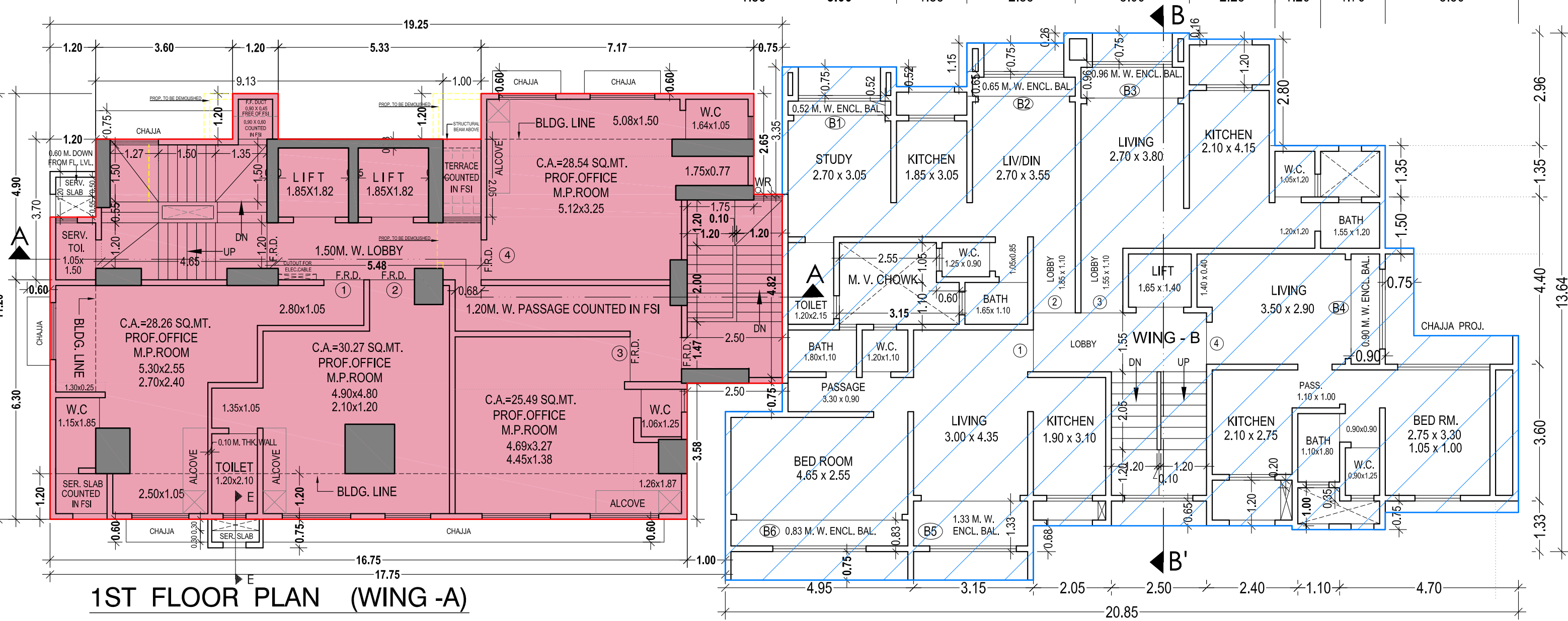
PROPOSED BUILT UP AREA STATEMENT										
Sr. No.	Wing	Floor No.	Proposed Built up Area (In sqm)			Total (4 + 5) (In sqm)	Staircase/ lift/ lift lobby area (In sqm)		Flat/NR/Society Office/ Fitness Centre/Refuge Area	Fitness
			Commercial	Residential	Other		Commercial	Residential		
1	A	Ground	0.00	141.40	0.00	141.40	0.00	0.00		
		1	0.00	151.51	0.00	151.51	0.00	0.00		33.78
		2	0.00	151.51	0.00	151.51	0.00	0.00		33.78
		3	0.00	151.51	0.00	151.51	0.00	0.00		33.78
		4	0.00	151.51	0.00	151.51	0.00	0.00		33.78
		5	0.00	151.51	0.00	151.51	0.00	0.00		33.78
		6	0.00	102.18	0.00	102.18	0.00	0.00		33.78
		7	0.00	152.43	0.00	152.43	0.00	0.00		33.78
		8	0.00	152.43	0.00	152.43	0.00	0.00		33.78
		9	0.00	152.43	0.00	152.43	0.00	0.00		33.78
		10	0.00	152.43	0.00	152.43	0.00	0.00		33.78
		11	0.00	152.43	0.00	152.43	0.00	0.00		33.78
		12	0.00	152.43	0.00	152.43	0.00	0.00		33.78
		13	0.00	128.75	0.00	128.75	0.00	0.00		33.78
14	0.00	152.43	0.00	152.43	0.00	0.00		33.78		
15	0.00	148.78	0.00	148.78	0.00	0.00		18.12		
16	0.00	151.05	0.00	151.05	0.00	0.00		18.12		
17	0.00	151.05	0.00	151.05	0.00	0.00		18.12		
18	0.00	151.05	0.00	151.05	0.00	0.00		18.12		
19	0.00	151.05	0.00	151.05	0.00	0.00		18.12		
20	0.00	151.05	0.00	151.05	0.00	0.00		18.12		
21	0.00	151.05	0.00	151.05	0.00	0.00		18.12		
22	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
23	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
24	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
25	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
26	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
27	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
28	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
29	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
30	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
31	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
32	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
33	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
34	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
35	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
36	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
37	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
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41	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
42	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
43	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
44	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
45	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
46	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
47	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
48	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
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66	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
67	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
68	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
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70	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
71	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
72	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
73	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
74	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
75	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
76	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
77	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
78	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
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81	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
82	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
83	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
84	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
85	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
86	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
87	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
88	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
89	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
90	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
91	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
92	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
93	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
94	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
95	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
96	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
97	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
98	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
99	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
100	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
101	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
102	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
103	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
104	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
105	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
106	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
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108	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
109	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
110	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
111	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
112	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
113	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
114	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
115	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
116	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
117	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
118	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
119	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
120	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
121	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
122	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
123	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
124	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
125	0.00	88.71	0.00	88.71	0.00	0.00		31.02		
126	0.00	88.71	0.00	88.71	0.00	0.00				



STILT LVL. PLAN (WING-A)
1ST FLOOR PLAN (WING-B)
SCALE - 1:100

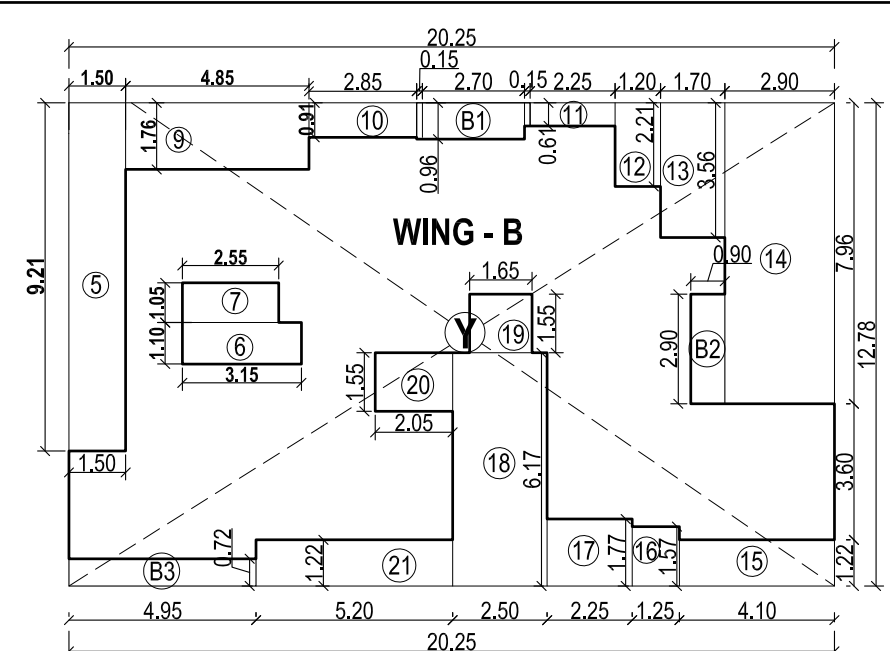


STILT LVL. PLAN (WING-A)
2ND FLOOR PLAN (WING-B)
SCALE - 1:100



1ST FLOOR PLAN (WING-A)
3RD FLOOR PLAN (WING-B)
SCALE - 1:100

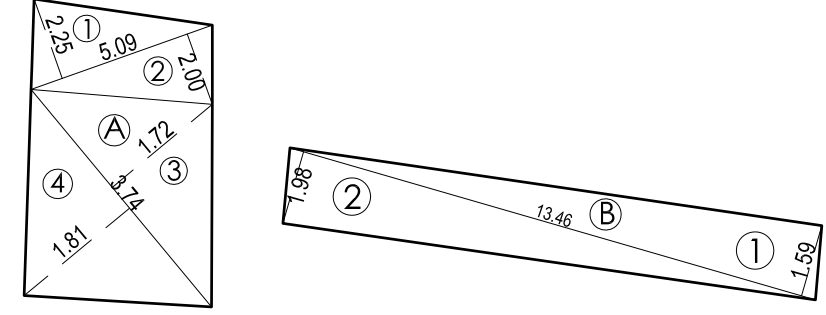
NOTE:- ALL ROOM DIMENSIONS SHOWN IN ALL PLANS & SHEETS ARE INCLUDING THE COLUMN PROJECTIONS. CARPET AREAS SHOWN ARE TENTATIVE IN NATURE AND ARE SHOWN FOR THE PURPOSE OF PARKING ONLY



AREA DIA. FOR 1ST FLOOR (WING-B)
SCALE - 1:200

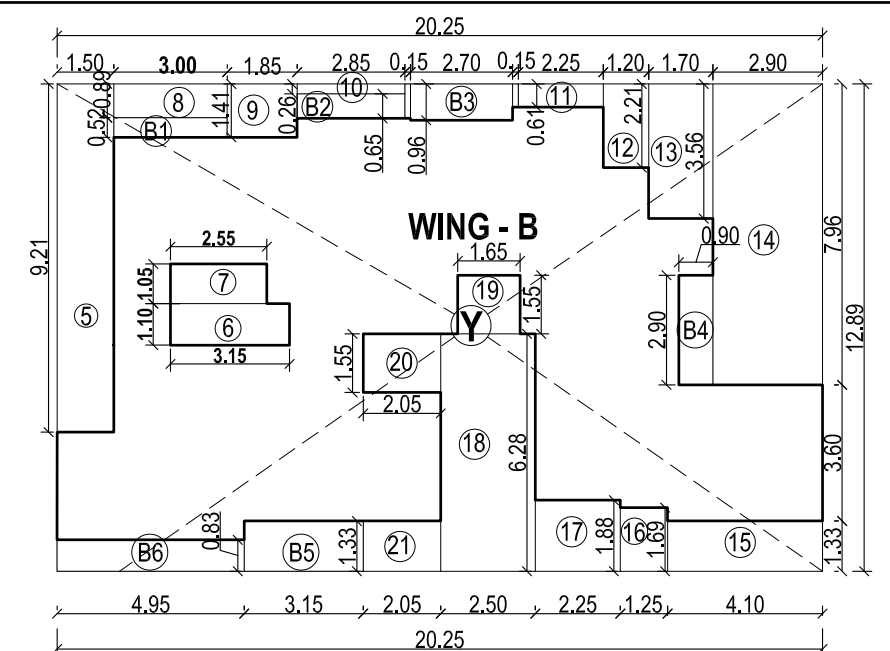
BUILT UP AREA CALCULATION	
1ST FLOOR (WING-B)	
ADDITION	
Y) 20.25 x 12.78 x 1NO. =	258.80 SQ.MTS.
TOTAL ADDITIONS =	258.80 SQ.MTS.
DEDUCTION	
5) 1.50 x 9.21 x 1NO. =	13.82 SQ.MTS.
6) 3.15 x 1.10 x 1NO. =	3.47 SQ.MTS.
7) 2.55 x 1.05 x 1NO. =	2.68 SQ.MTS.
8) 4.85 x 1.76 x 1NO. =	8.54 SQ.MTS.
9) 2.85 x 0.91 x 1NO. =	2.59 SQ.MTS.
10) 2.25 x 0.61 x 1NO. =	1.37 SQ.MTS.
11) 1.20 x 2.21 x 1NO. =	2.65 SQ.MTS.
12) 1.70 x 3.56 x 1NO. =	6.05 SQ.MTS.
13) 2.90 x 7.96 x 1NO. =	23.08 SQ.MTS.
14) 4.10 x 1.22 x 1NO. =	5.00 SQ.MTS.
15) 1.25 x 1.57 x 1NO. =	1.96 SQ.MTS.
16) 2.25 x 1.77 x 1NO. =	3.98 SQ.MTS.
17) 2.50 x 6.17 x 1NO. =	15.43 SQ.MTS.
18) 1.65 x 1.55 x 1NO. =	2.56 SQ.MTS.
19) 2.05 x 1.55 x 1NO. =	3.18 SQ.MTS.
20) 5.20 x 1.22 x 1NO. =	6.34 SQ.MTS.
21) 0.15 x 0.91 x 1NO. =	0.14 SQ.MTS.
B1) 2.70 x 0.96 x 1NO. =	2.59 SQ.MTS.
0.15 x 0.61 x 1NO. =	0.09 SQ.MTS.
B2) 2.90 x 0.90 x 1NO. =	2.61 SQ.MTS.
B3) 4.95 x 0.72 x 1NO. =	3.56 SQ.MTS.
TOTAL DEDUCTION =	111.69 SQ.MTS.
NET B/U AREA OF 1ST FLOOR =	147.11 SQ.MTS.

BALCONY AREA CALCULATION	
1ST FLOOR WING-B	
AREA OF 1ST FLOOR =	147.11 SQ.MTS.
PERMISSIBLE BALCONY =	14.71 SQ.MTS. (10% OF 147.11 SQ.MTS.)
PROPOSED BALCONY =	8.99 SQ.MTS.
EXCESS BALCONY =	NIL
BALCONY PROPOSED	
ADDITION	
B1) 0.15 x 0.91 x 1NO. =	0.14 SQ.MTS.
2.70 x 0.96 x 1NO. =	2.59 SQ.MTS.
0.15 x 0.61 x 1NO. =	0.09 SQ.MTS.
B2) 2.90 x 0.90 x 1NO. =	2.61 SQ.MTS.
B3) 4.95 x 0.72 x 1NO. =	3.56 SQ.MTS.
TOTAL ADDITION =	8.99 SQ.MTS.



ROAD SET BACK AREA DIAGRAM & CALCULATION
SCALE 1:200

ROAD SET BACK CALCULATION	
C.T.S. NO. - 306 & 306/1 TO 6	
ROAD - A	
1) 5.09 x 2.25 x 0.50 =	5.73 SQ.MTS.
2) 5.09 x 2.00 x 0.50 =	5.09 SQ.MTS.
3) 3.44 x 7.48 x 0.50 =	12.87 SQ.MTS.
4) 3.62 x 7.48 x 0.50 =	13.54 SQ.MTS.
TOTAL SET BACK AREA IN C.T.S. NOS. 306	37.23 SQ.MTS.
C.T.S. NO. - 304A	
ROAD - B	
1) 13.46 x 1.59 x 0.50 =	10.70 SQ.MTS.
2) 13.46 x 1.98 x 0.50 =	13.32 SQ.MTS.
TOTAL SET BACK AREA IN C.T.S. NOS. 306	24.02 SQ.MTS.
TOTAL SET BACK AREA =	61.25 SQ.MTS.

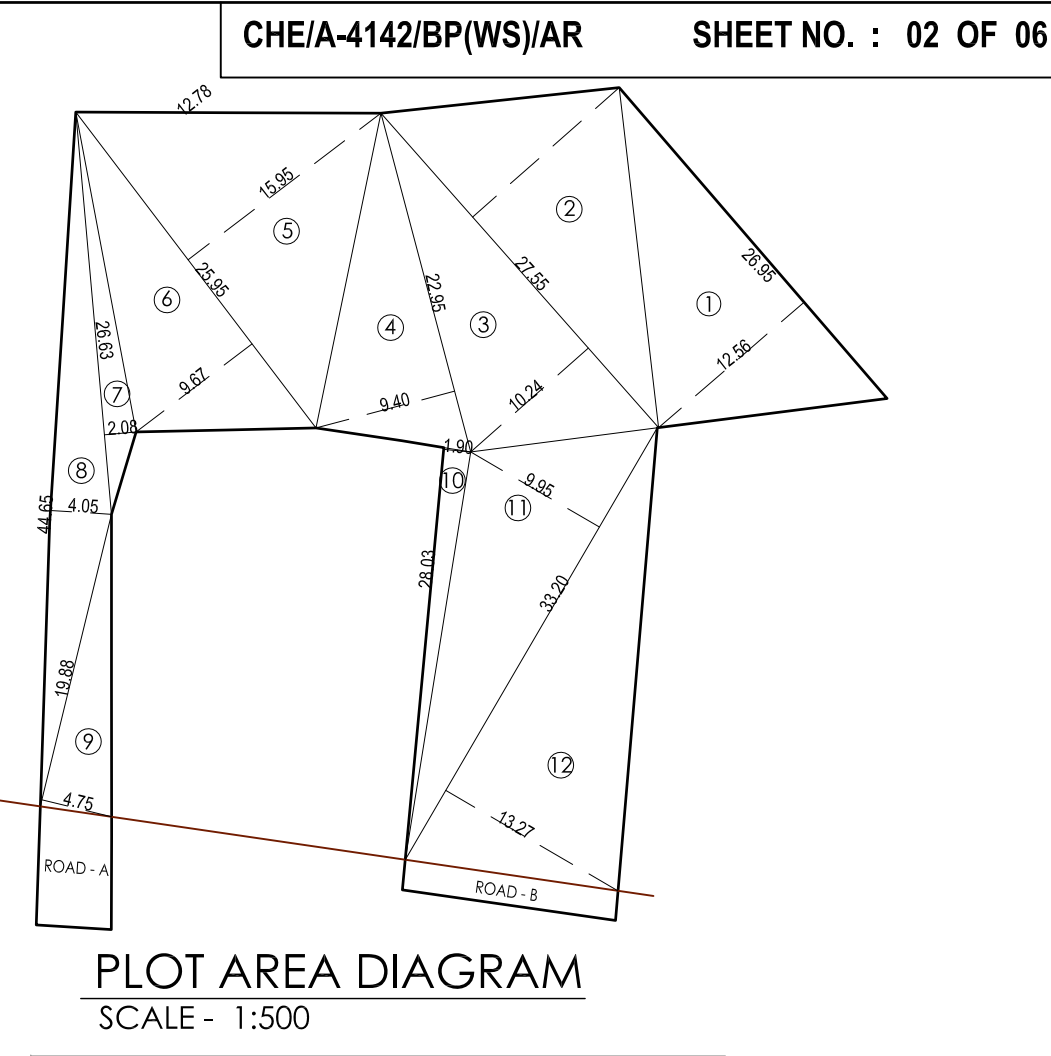


AREA DIA. FOR 2ND TO 7TH FLOOR (WING-B)
SCALE - 1:200

BUILT UP AREA CALCULATION	
2ND FLOOR WING-B	
ADDITION	
Y) 20.25 x 12.89 x 1NO. =	261.02 SQ.MTS.
TOTAL ADDITIONS =	261.02 SQ.MTS.
DEDUCTION	
5) 1.50 x 9.21 x 1NO. =	13.82 SQ.MTS.
6) 3.15 x 1.10 x 1NO. =	3.47 SQ.MTS.
7) 2.55 x 1.05 x 1NO. =	2.68 SQ.MTS.
8) 3.00 x 0.89 x 1NO. =	2.67 SQ.MTS.
9) 1.85 x 1.41 x 1NO. =	2.61 SQ.MTS.
10) 2.85 x 0.26 x 1NO. =	0.74 SQ.MTS.
11) 2.25 x 0.61 x 1NO. =	1.37 SQ.MTS.
12) 1.20 x 2.21 x 1NO. =	2.65 SQ.MTS.
13) 1.70 x 3.56 x 1NO. =	6.05 SQ.MTS.
14) 2.90 x 7.96 x 1NO. =	23.08 SQ.MTS.
15) 4.10 x 1.22 x 1NO. =	5.00 SQ.MTS.
16) 1.25 x 1.57 x 1NO. =	1.96 SQ.MTS.
17) 2.25 x 1.77 x 1NO. =	3.98 SQ.MTS.
18) 2.50 x 6.17 x 1NO. =	15.43 SQ.MTS.
19) 1.65 x 1.55 x 1NO. =	2.56 SQ.MTS.
20) 2.05 x 1.55 x 1NO. =	3.18 SQ.MTS.
21) 5.20 x 1.22 x 1NO. =	6.34 SQ.MTS.
B1) 0.15 x 0.91 x 1NO. =	0.14 SQ.MTS.
2.70 x 0.96 x 1NO. =	2.59 SQ.MTS.
0.15 x 0.61 x 1NO. =	0.09 SQ.MTS.
B2) 2.90 x 0.90 x 1NO. =	2.61 SQ.MTS.
B3) 4.95 x 0.72 x 1NO. =	3.56 SQ.MTS.
TOTAL DEDUCTION =	112.24 SQ.MTS.
NET B/U AREA OF 2ND FLOOR =	148.78 SQ.MTS.

BALCONY AREA CALCULATION	
2ND FLOOR WING-B	
AREA OF 2ND FLOOR =	148.78 SQ.MTS.
PERMISSIBLE BALCONY =	14.87 SQ.MTS. (10% OF 148.78 SQ.MTS.)
PROPOSED BALCONY =	13.73 SQ.MTS.
EXCESS BALCONY =	NIL
BALCONY PROPOSED	
ADDITION	
B3) 0.15 x 0.91 x 1NO. =	0.14 SQ.MTS.
2.70 x 0.96 x 1NO. =	2.59 SQ.MTS.
0.15 x 0.61 x 1NO. =	0.09 SQ.MTS.
B4) 2.90 x 0.90 x 1NO. =	2.61 SQ.MTS.
B5) 3.15 x 1.33 x 1NO. =	4.19 SQ.MTS.
B6) 4.95 x 0.83 x 1NO. =	4.11 SQ.MTS.
TOTAL ADDITION =	13.73 SQ.MTS.

BALCONY AREA CALCULATION	
3RD TO 7TH FLOORS WING-B	
AREA OF 3RD TO 7TH FLOOR =	148.78 SQ.MTS.
PERMISSIBLE BALCONY =	14.87 SQ.MTS. (10% OF 148.78 SQ.MTS.)
PROPOSED BALCONY =	17.14 SQ.MTS.
EXCESS BALCONY =	2.27 SQ.MTS.
BALCONY PROPOSED	
ADDITION	
B1) 3.00 x 0.52 x 1NO. =	1.56 SQ.MTS.
B2) 2.85 x 0.65 x 1NO. =	1.85 SQ.MTS.
B3) 0.15 x 0.91 x 1NO. =	0.14 SQ.MTS.
2.70 x 0.96 x 1NO. =	2.59 SQ.MTS.
0.15 x 0.61 x 1NO. =	0.09 SQ.MTS.
B4) 2.90 x 0.90 x 1NO. =	2.61 SQ.MTS.
B5) 3.15 x 1.33 x 1NO. =	4.19 SQ.MTS.
B6) 4.95 x 0.83 x 1NO. =	4.11 SQ.MTS.
TOTAL ADDITION =	17.14 SQ.MTS.



PLOT AREA DIAGRAM
SCALE - 1:500

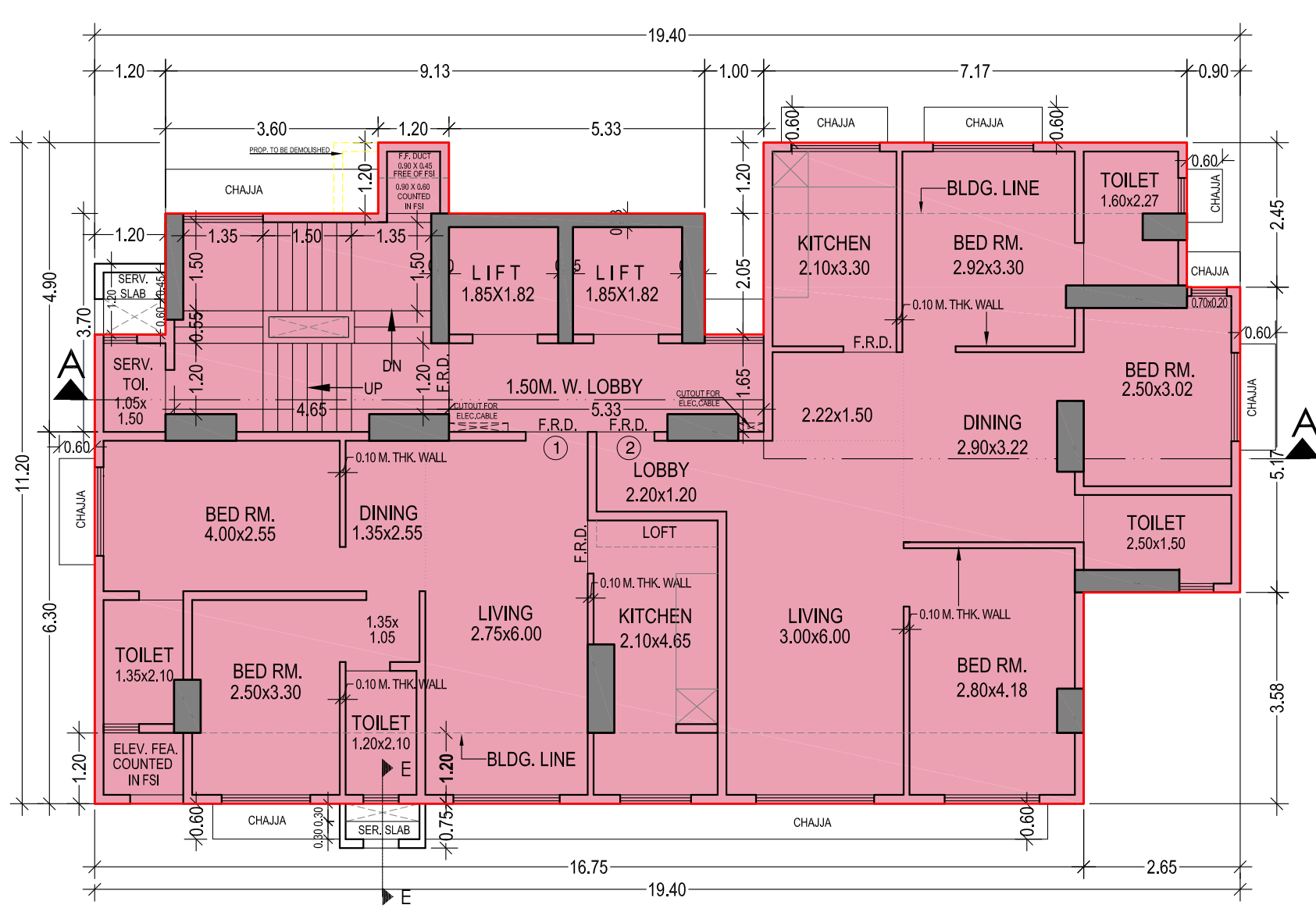
PLOT AREA CALCULATION FOR C.T.S. NO - 304A, 306 & 306/1 TO 6	
C.T.S. NO. - 306 & 306/1 TO 6	
ADDITION	
1) 26.95 x 12.56 x 0.50 =	169.25 SQ.MTS.
2) 27.55 x 12.78 x 0.50 =	176.04 SQ.MTS.
3) 27.55 x 10.24 x 0.50 =	141.06 SQ.MTS.
4) 22.95 x 9.40 x 0.50 =	107.87 SQ.MTS.
5) 25.95 x 15.95 x 0.50 =	206.95 SQ.MTS.
6) 25.95 x 9.67 x 0.50 =	125.47 SQ.MTS.
7) 26.63 x 2.08 x 0.50 =	27.70 SQ.MTS.
8) 44.65 x 4.05 x 0.50 =	90.41 SQ.MTS.
9) 19.88 x 4.75 x 0.50 =	47.22 SQ.MTS.
ROAD A. =	37.23 SQ.MTS.
TOTAL PLOT AREA OF C.T.S. NOS. =	1129.20 SQ.MTS. (306 & 306/1 TO 6)
C.T.S. NO. - 304A	
10) 28.03 x 1.90 x 0.50 =	26.63 SQ.MTS.
11) 33.20 x 9.95 x 0.50 =	165.17 SQ.MTS.
12) 33.20 x 13.27 x 0.50 =	220.28 SQ.MTS.
ROAD B. =	24.02 SQ.MTS.
TOTAL PLOT AREA OF C.T.S. NOS. =	1565.30 SQ.MTS. (304A, 306 & 306/1 TO 6)

CALCULATION OF AREA UNDER NALLA	
1) 9.50 x 1.00 x 0.50 =	4.75 SQ.MTS.
2) 5.20 x 0.50 x 0.50 =	1.30 SQ.MTS.
3) 3.75 x 1.20 x 0.50 =	2.25 SQ.MTS.
TOTAL AREA UNDER NALLA =	8.30 SQ.MTS.

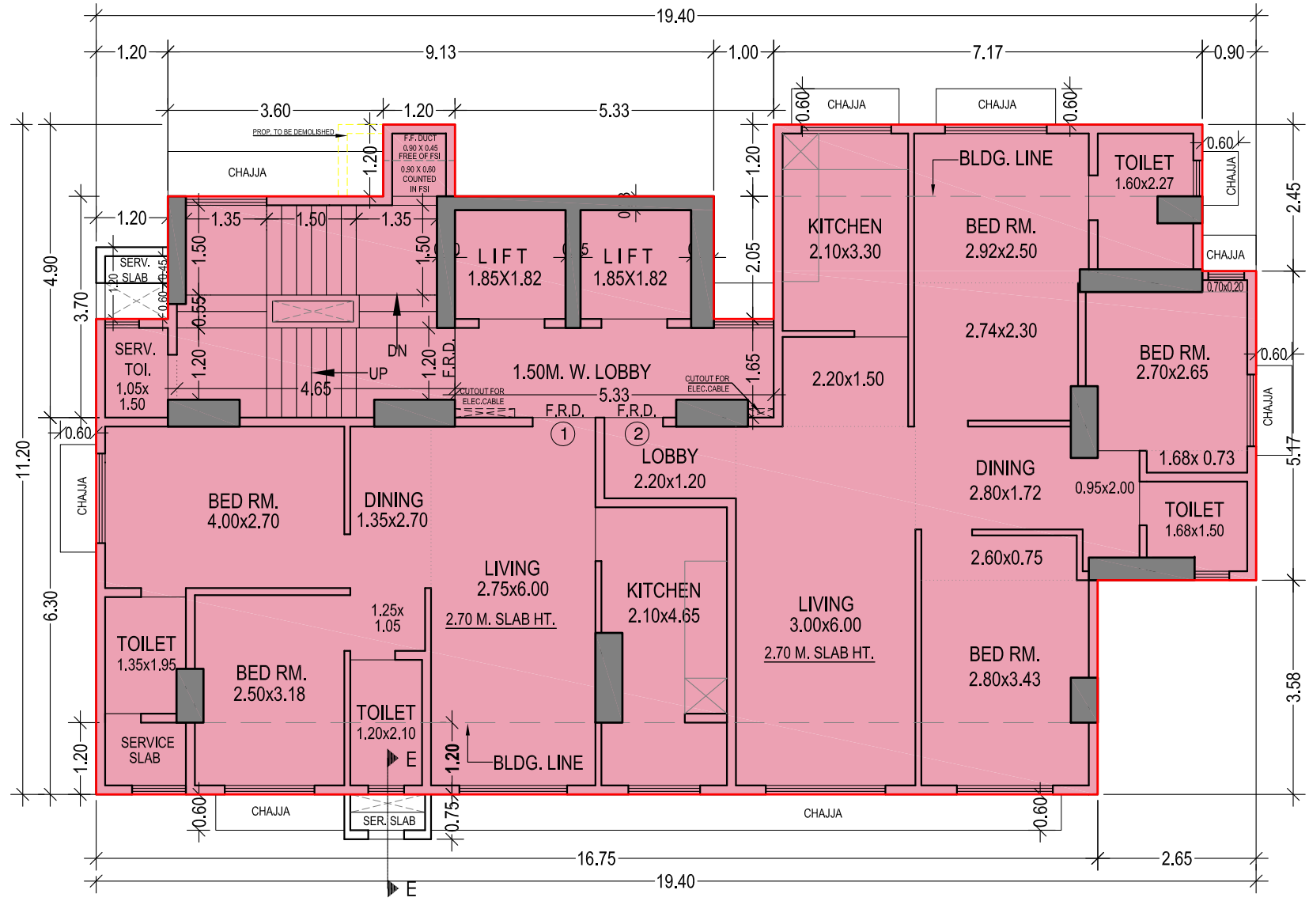
NOTE:- ALL ROOM DIMENSIONS SHOWN IN ALL PLANS & SHEETS ARE INCLUDING THE COLUMN PROJECTIONS. CARPET AREAS SHOWN ARE FOR THE PURPOSE OF PARKING ONLY.

NOTE:- AMENDED PLANS. 1. THESE PLANS ARE APPROVED SUBJECT TO THE CONDITION'S MENTIONED IN THE LETTER ISSUED UNDER EVEN NO. ON EVEN DATE. 2. THIS CANCELS APPROVAL OF THE PREVIOUS PLANS SANCTIONED UNDER EVEN NO ISSUED ON DT. 31.01.2022

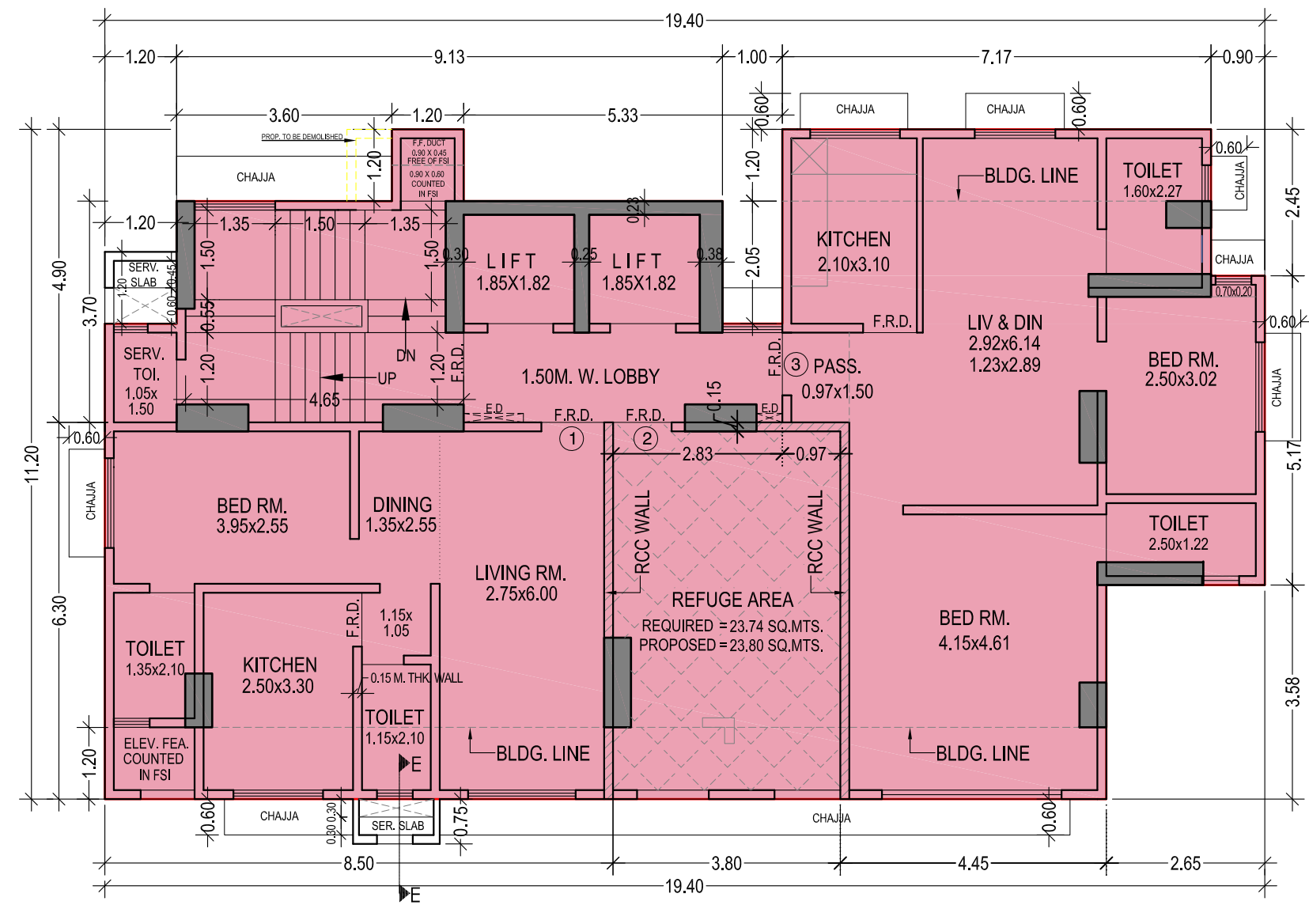
PROFORMA - B	
CONTENTS OF SHEET	
1ST FLOOR PLAN, 2ND FLOOR PLAN, 3RD FLOOR PLAN OF WING 'B', B.U.A. DIA. & CALC. OF WING 'B', STILT LEVEL PLAN & 1ST FLOOR PLAN OF WING 'A'; PLOT, SET BACK & NALLA AREA DIAGRAM & CALCULATION.	
DESCRIPTION OF PROPOSAL & PROPERTY	
PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT BEARING C.T.S. NOS. 304A, 306, 306/1 TO 6 OF VILLAGE POISAR, TALUKA - BORIVALI, M.S.D., LOCATED AT S. V. ROAD, KANDIVALI (W), MUMBAI - 400 067.	
NAME & ADDRESS OF LIC. R.C.C. CONSULTANT	REG. NO. STR/5/76
P. K. SURA	
NAME & SIGNATURE OF OWNER / APPLICANT	
SHRI. SUNDERLAL JAIN, PARTNER OF SWASTIK CONSTRUCTIONS (FORMERLY KNOWN AS RADHA DEVELOPERS) OWNER & C.A. TO OWNER	
NAME & ADDRESS OF ARCHITECT	
AAKAR ARCHITECTS	PRANAV ARVIND SHAH
PRANAV A. SHAH (B. ARCH. : A.I.I.T.) 607, GHANSHYAM ENCLAVE, LINK ROAD, LAJIPADA, KANDIVALI (W), MUMBAI - 67.	
THIS PLANS ARE DIGITALLY SIGNED AND DOES NOT REQUIRE PHYSICAL SIGNATURE.	
KALPESH KISHOR MHASKAR	SHIVSHANT SUDHAKAR RAO DOKE
SHIVSHANT SUDHAKAR RAO DOKE 18/15/35 +05/307	SANJAY HANUMANT SHAWANSHIRAO BURE
S.E.B.P (R3)	E.E.B.P (R-1)



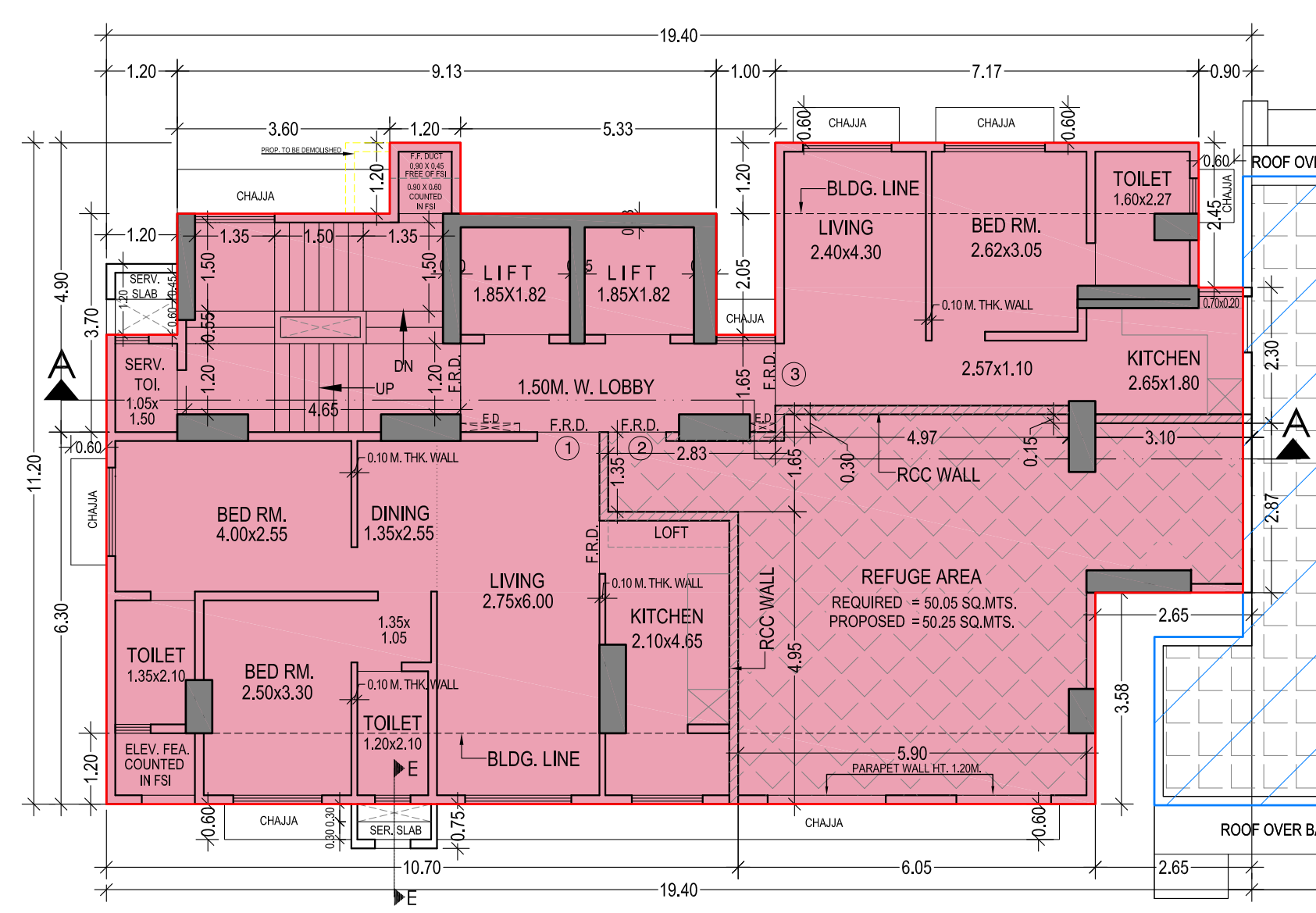
7TH TO 11TH, 14TH TO 16TH FLOOR PLAN (WING-A)
SCALE - 1:100



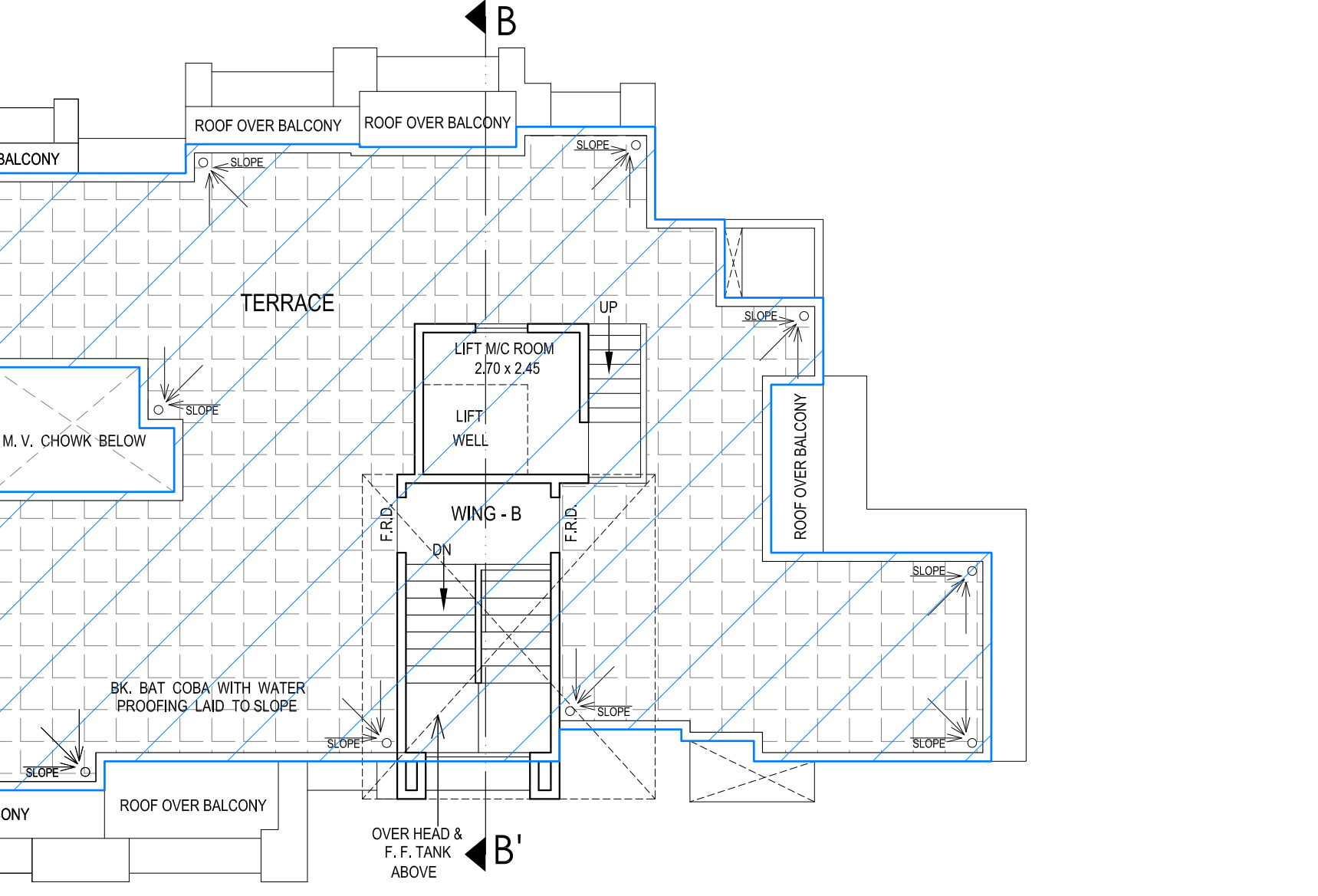
12TH FLOOR PLAN (WING-A)
SCALE - 1:100



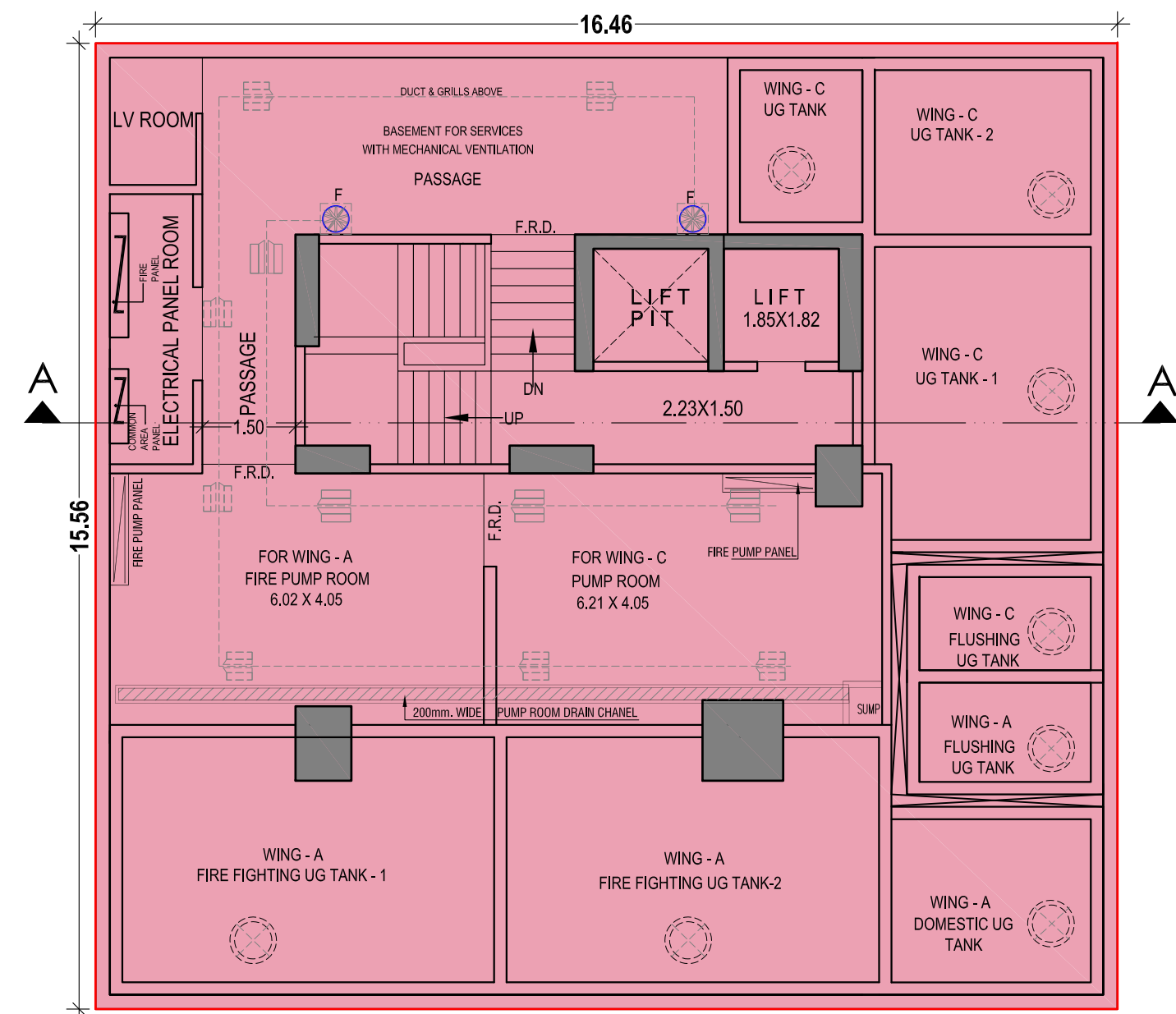
13TH (REFUGE) FLOOR PLAN (WING-A)
SCALE - 1:100



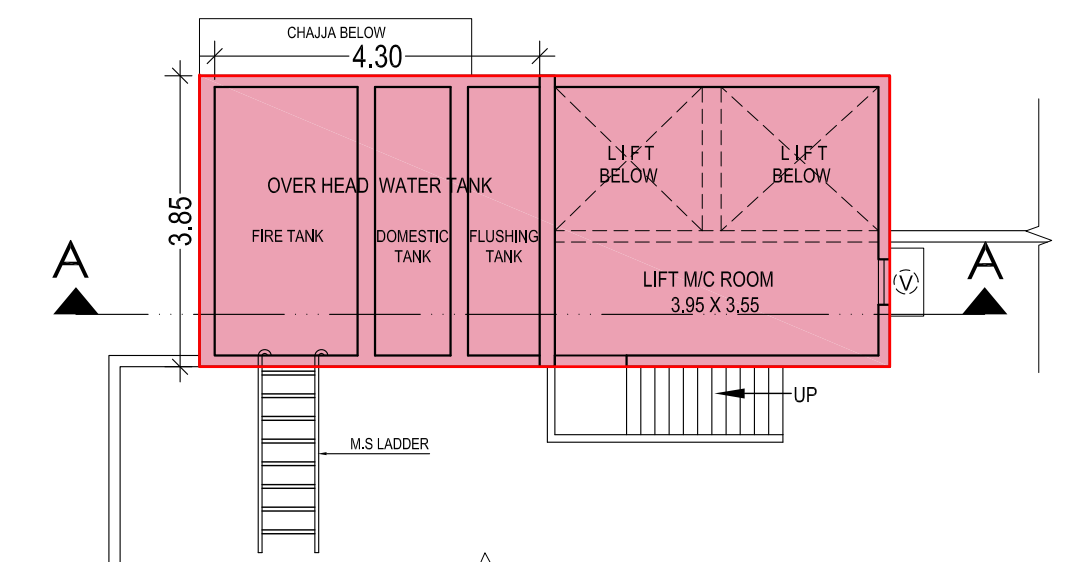
6TH (REFUGE) FLOOR PLAN (WING-A)
SCALE - 1:100



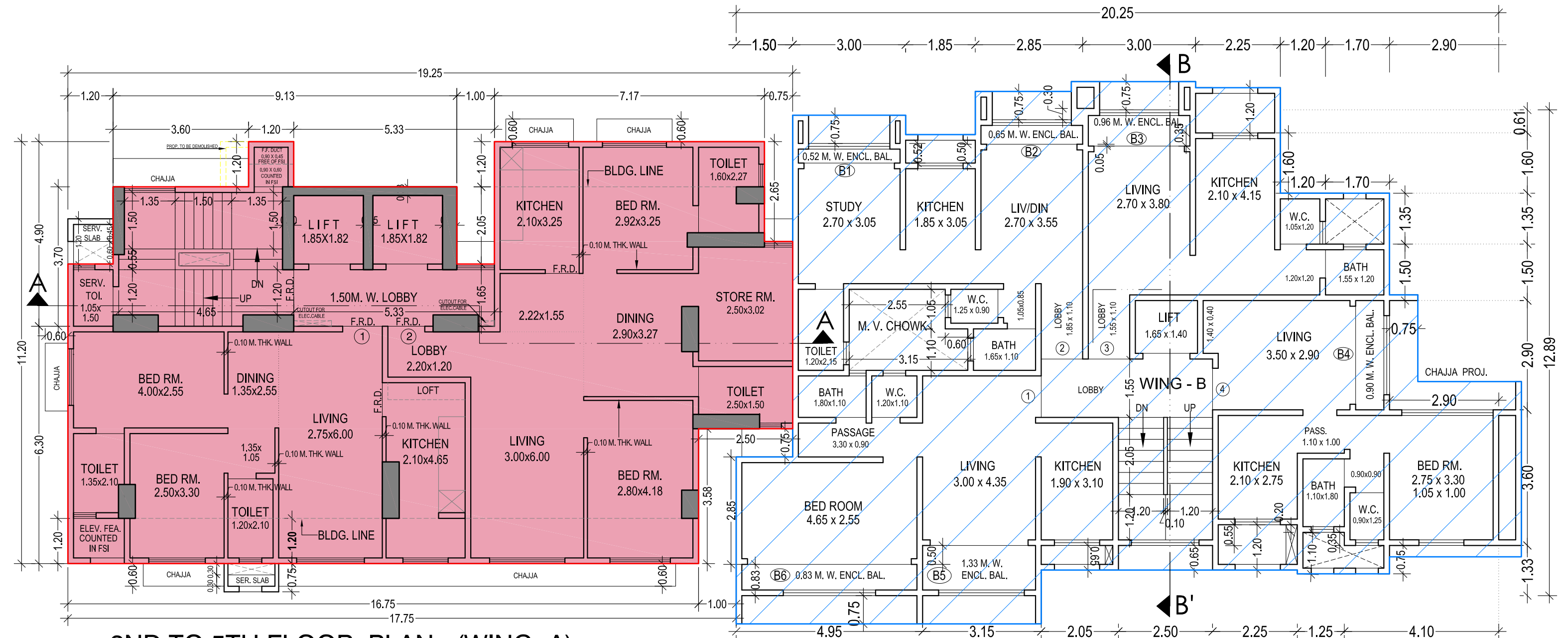
TERRACE FLOOR PLAN (WING-B)
SCALE - 1:100



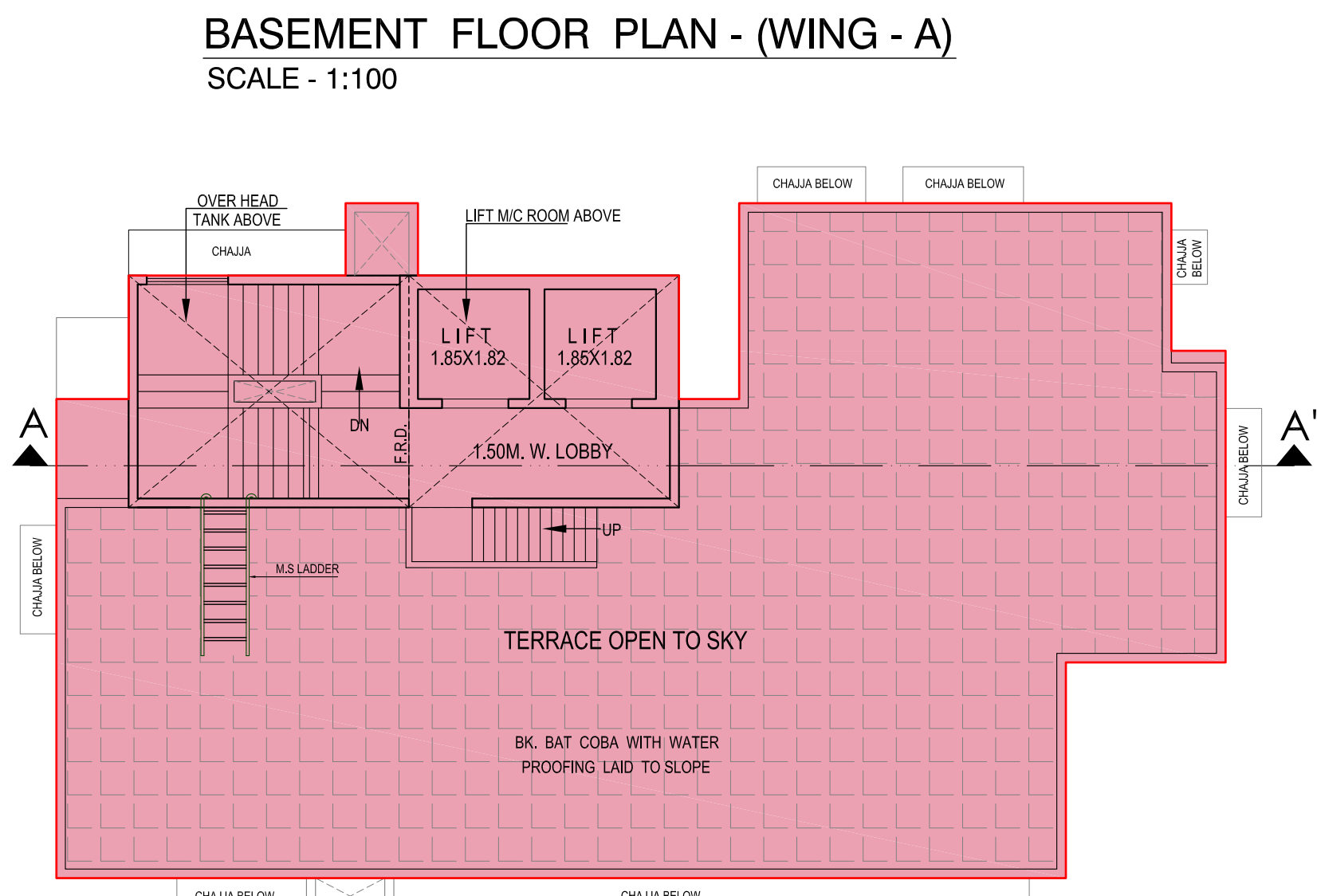
BASEMENT FLOOR PLAN - (WING - A)
SCALE - 1:100



O/H WATER TANK LVL. PLAN (WING - A)
SCALE=1:100



2ND TO 5TH FLOOR PLAN (WING-A)
4TH TO 7TH FLOOR PLAN (WING-B)
SCALE - 1:100



TERRACE FLOOR PLAN - (WING - A)
SCALE - 1:125

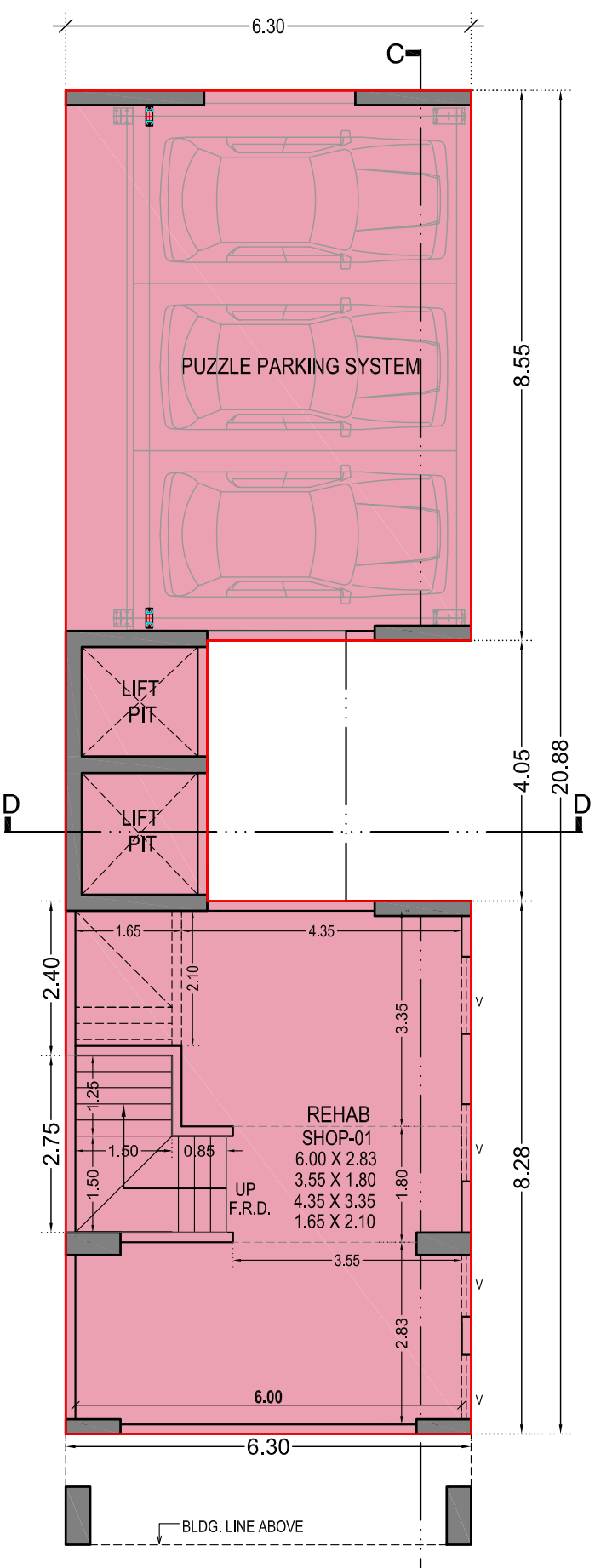
NOTE:- ALL ROOM DIMENSIONS SHOWN IN ALL PLANS & SHEETS ARE INCLUDING THE COLUMN PROJECTIONS. CARPET AREAS SHOWN ARE FOR THE PURPOSE OF PARKING ONLY.

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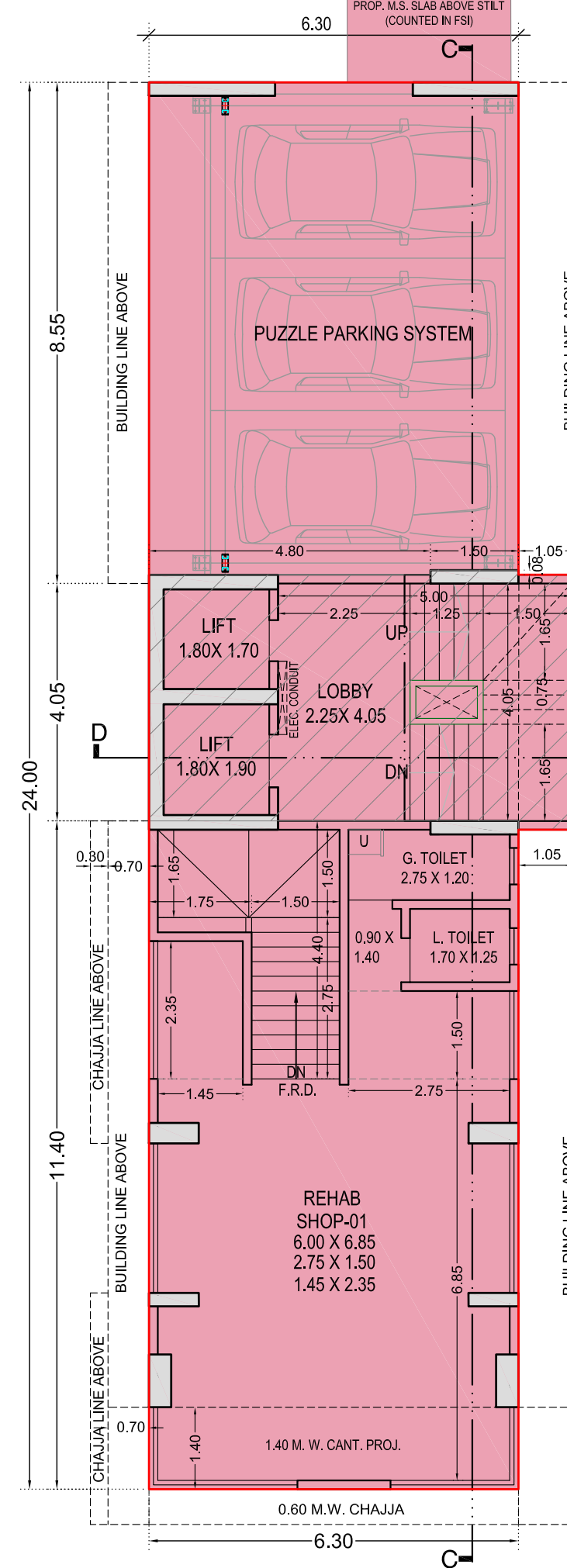
PROFORMA - B

CONTENTS OF SHEET	
2ND TO 5TH FLOOR PLAN, 6TH(REFUGE) FLOOR PLAN, 7TH TO 11TH & 14TH TO 16TH FLOOR PLAN, 12TH FLOOR PLAN, 13TH (REFUGE) FLOOR PLAN, BASEMENT FLOOR PLAN, TERRACE FLOOR PLAN, O.H.WATER TANK LEVEL PLAN OF WING 'A', 4TH TO 7TH FLOOR PLAN, TERRACE FLOOR PLAN OF WING 'B'.	
DESCRIPTION OF PROPOSAL & PROPERTY	
PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT BEARING C.T.S. NOS. 304A, 306, 306/1 TO 6 OF VILLAGE POISAR, TALUKA - BORIVALI, M.S.D., LOCATED AT S. V. ROAD, KANDIVALI (W), MUMBAI - 400 067.	
NAME & ADDRESS OF LIC. R.C.C. CONSULTANT	
P. K. SURA	
REG. NO. STR/S/76	
A/302-303, SHUBHAM CENTRE-II, OPP. HOLY FAMILY CHURCH, CHAKALA, ANDHERI (EAST), MUMBAI - 400 099	
NAME & SIGNATURE OF OWNER / APPLICANT	
SHRI. SUNDERLAL JAIN, PARTNER OF SWASTIK CONSTRUCTIONS (FORMERLY KNOWN AS RADHA DEVELOPERS) OWNER & C.A. TO OWNER	
NAME, ADDRESS & SIGNATURE OF ARCHITECT	
AAKAR ARCHITECTS PRANAV A. SHAH (B. ARCH. : A.I.I.A.) 607, GHANSHYAM ENCLAVE, LINK ROAD, LAJIPADA, KANDIVALI (W), MUMBAI - 47.	
SUNDERLAL AKLINGLAL JAIN	
PRANAV ARVIND SHAH	
THIS PLANS ARE DIGITALLY SIGNED AND DOES NOT REQUIRE PHYSICAL SIGNATURE.	

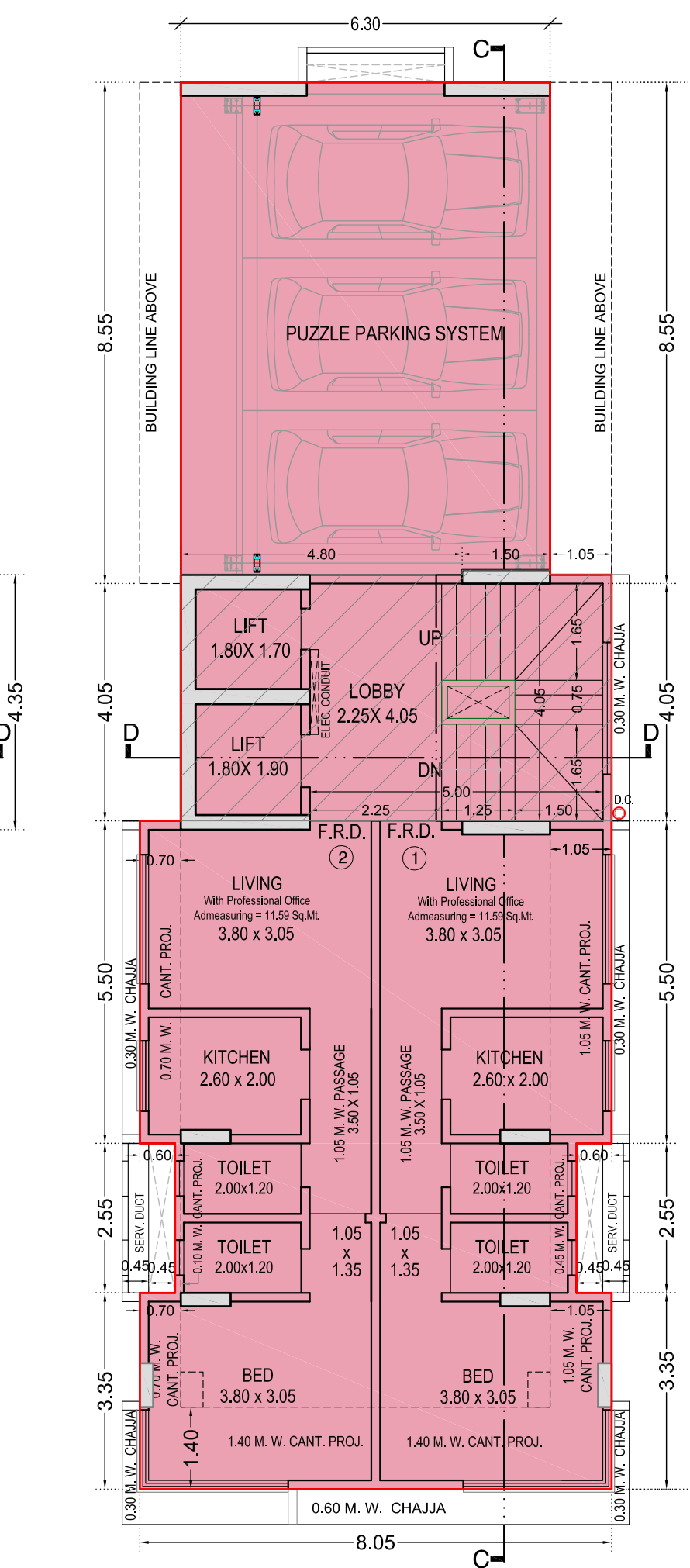
KALPESH KISHOR MHASKA R	Shivshant Sudhakar rao Doke	HANUMANT SADASHYAM BURE
S.E.B.P (R3)	A.E.B.P (R/E)	E.E.B.P (R-1)



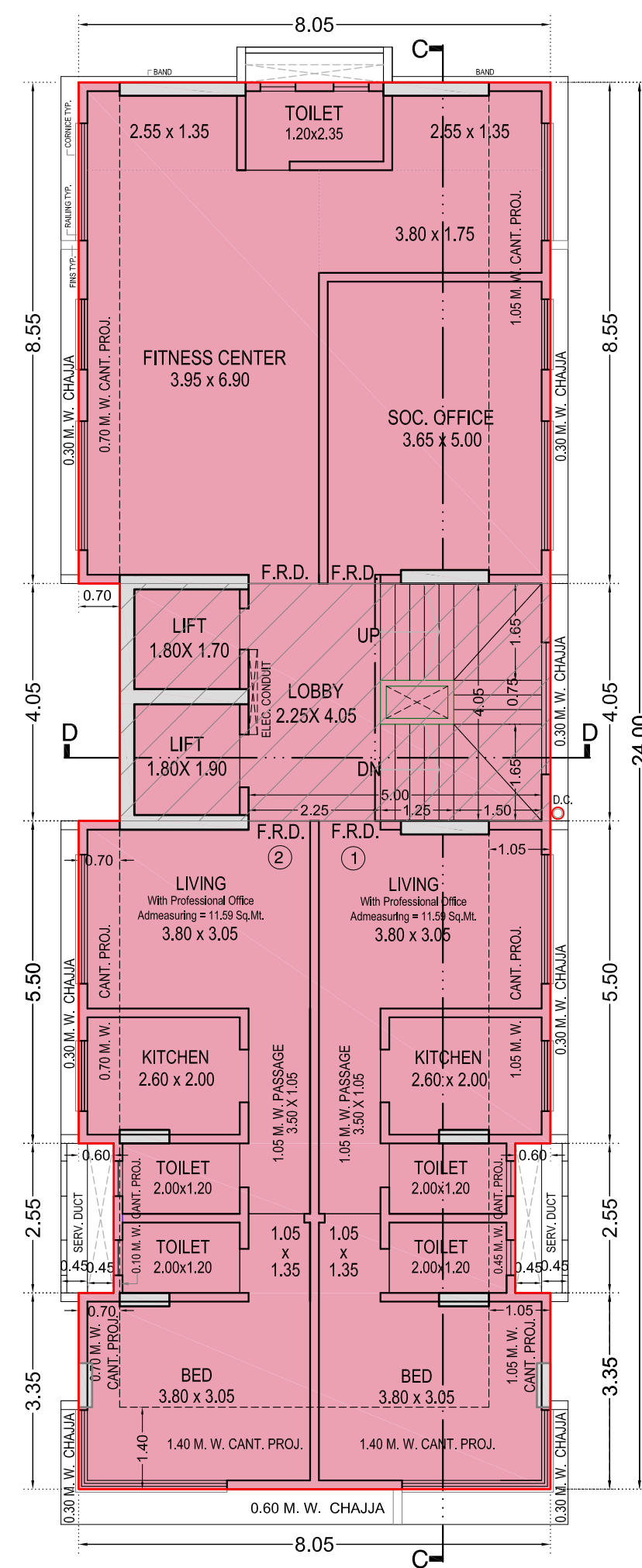
BASEMENT FLOOR PLAN
SCALE - 1:100 (WING -C)



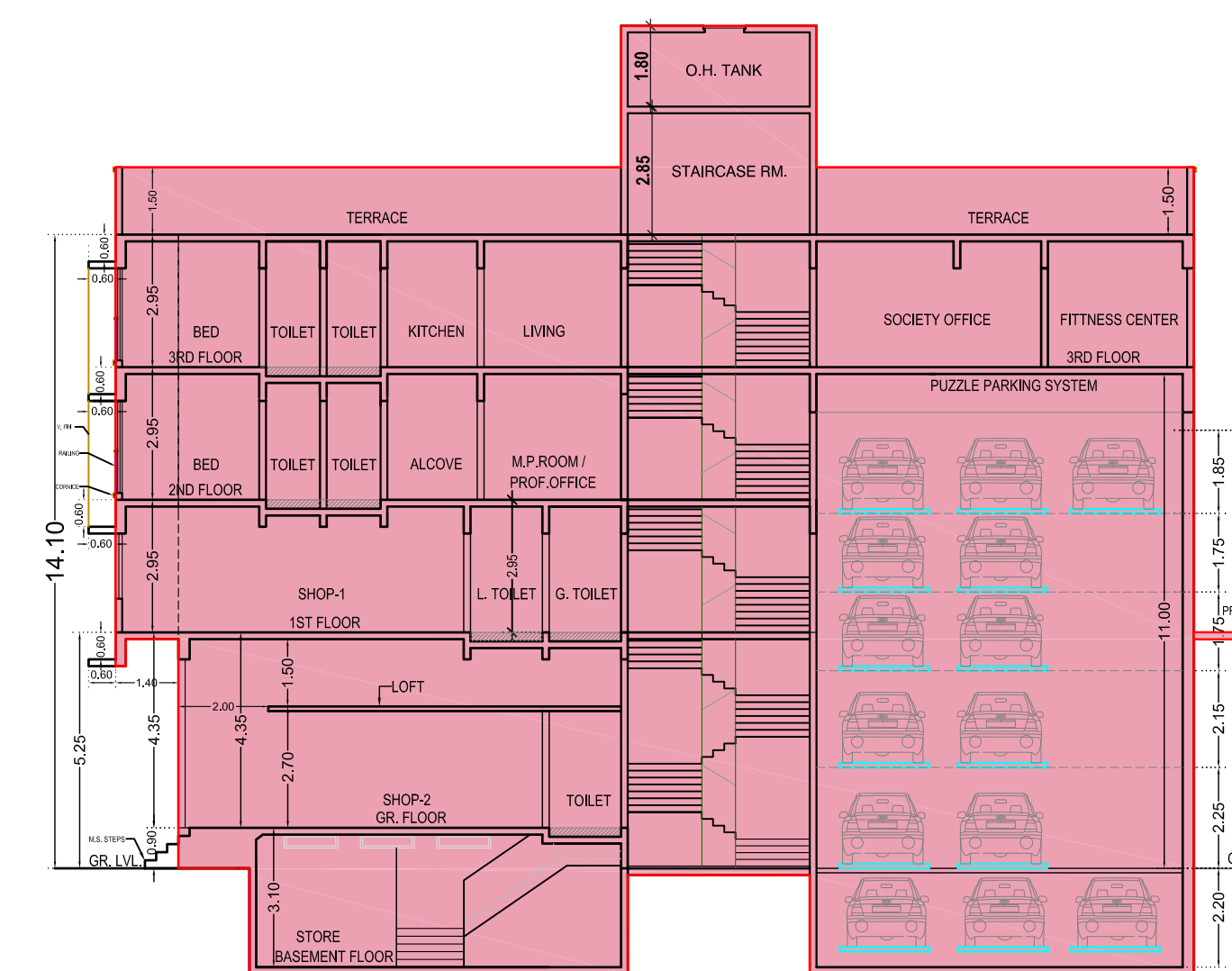
FIRST FLOOR PLAN
SCALE - 1:100 (WING -C)



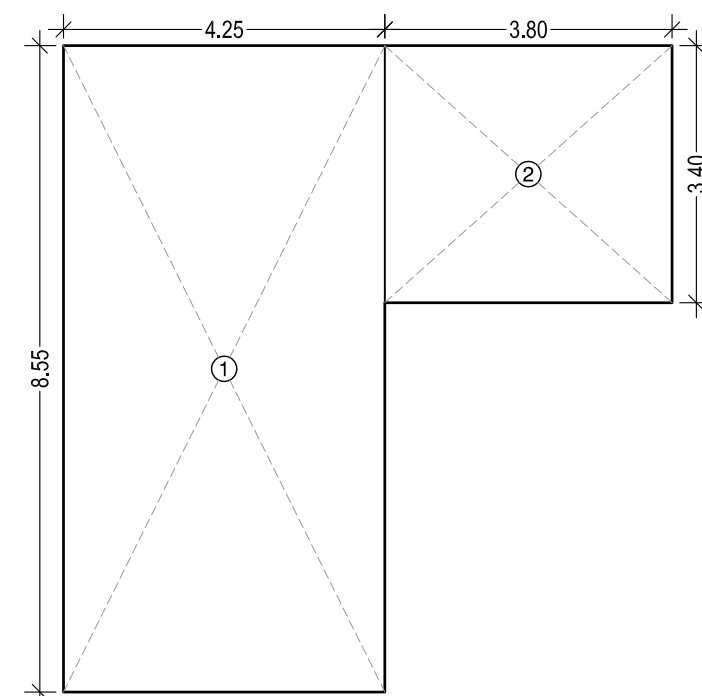
2ND FLOOR PLAN
SCALE - 1:100 (WING -C)



3RD FLOOR PLAN
SCALE - 1:100 (WING -C)



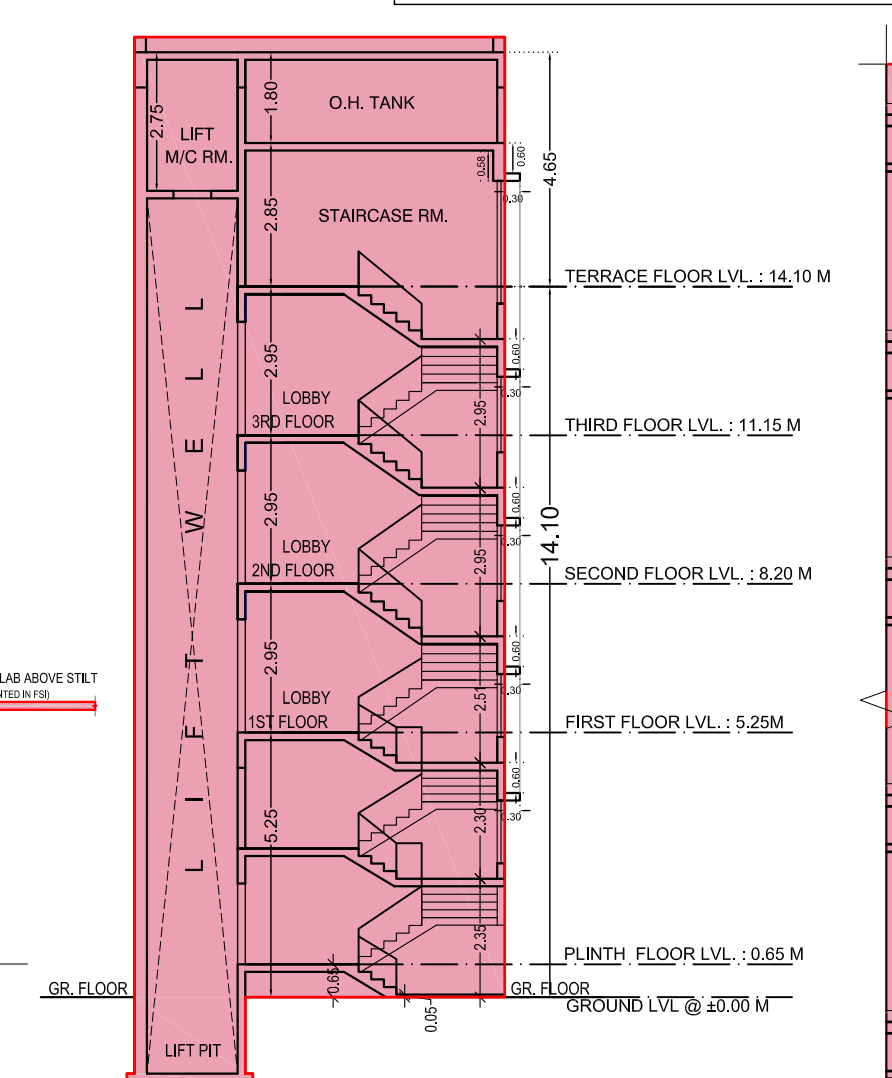
SECTION C-C
SCALE - 1:150
(THROUGH WING C)



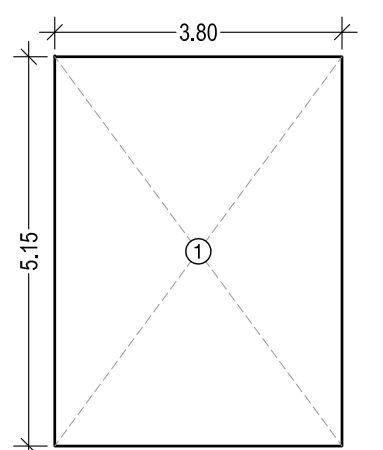
FITNESS CENTER AREA DIAGRAM
SCALE - 1:100

CALCULATION OF FITNESS CENTER

1) 4.25 x 8.55	=	36.34 SQ.MTS.
2) 3.80 x 3.40	=	12.92 SQ.MTS.
TOTAL AREA OF FITNESS CENTER		= 49.26 SQ.MTS.



SECTION D-D
SCALE - 1:150
(THROUGH WING C)

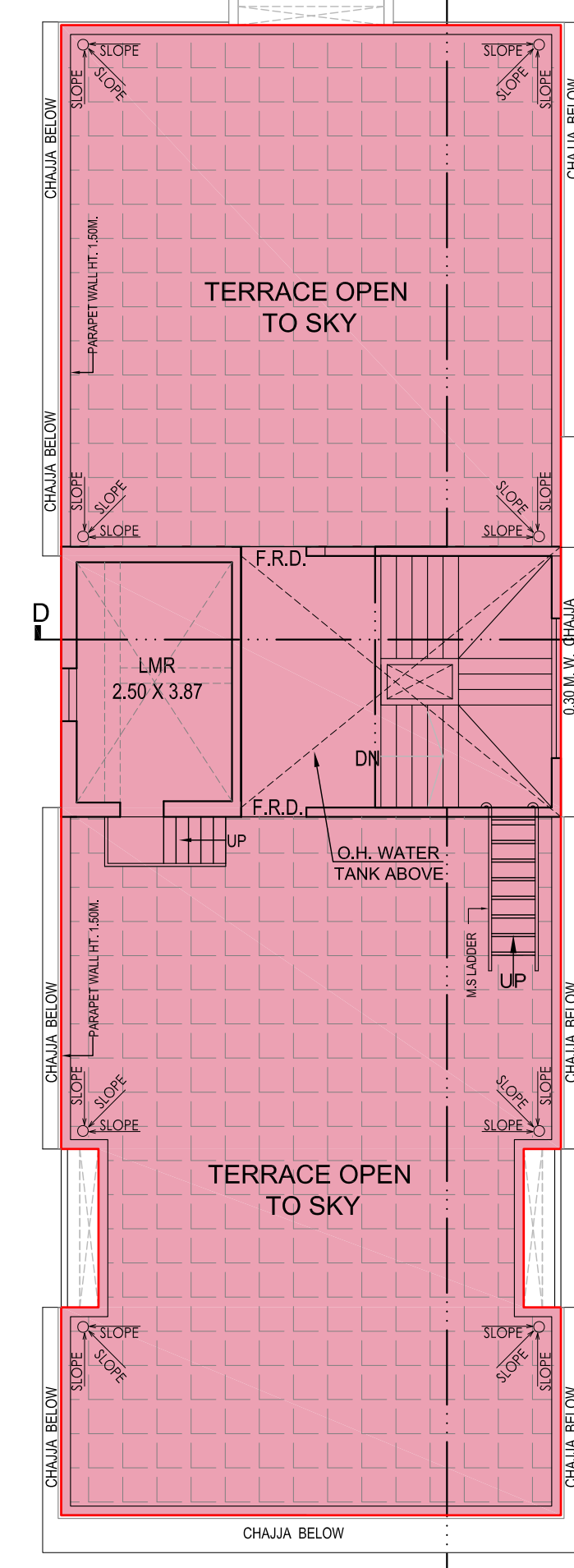


SOCIETY OFFICE AREA DIAGRAM
SCALE - 1:100

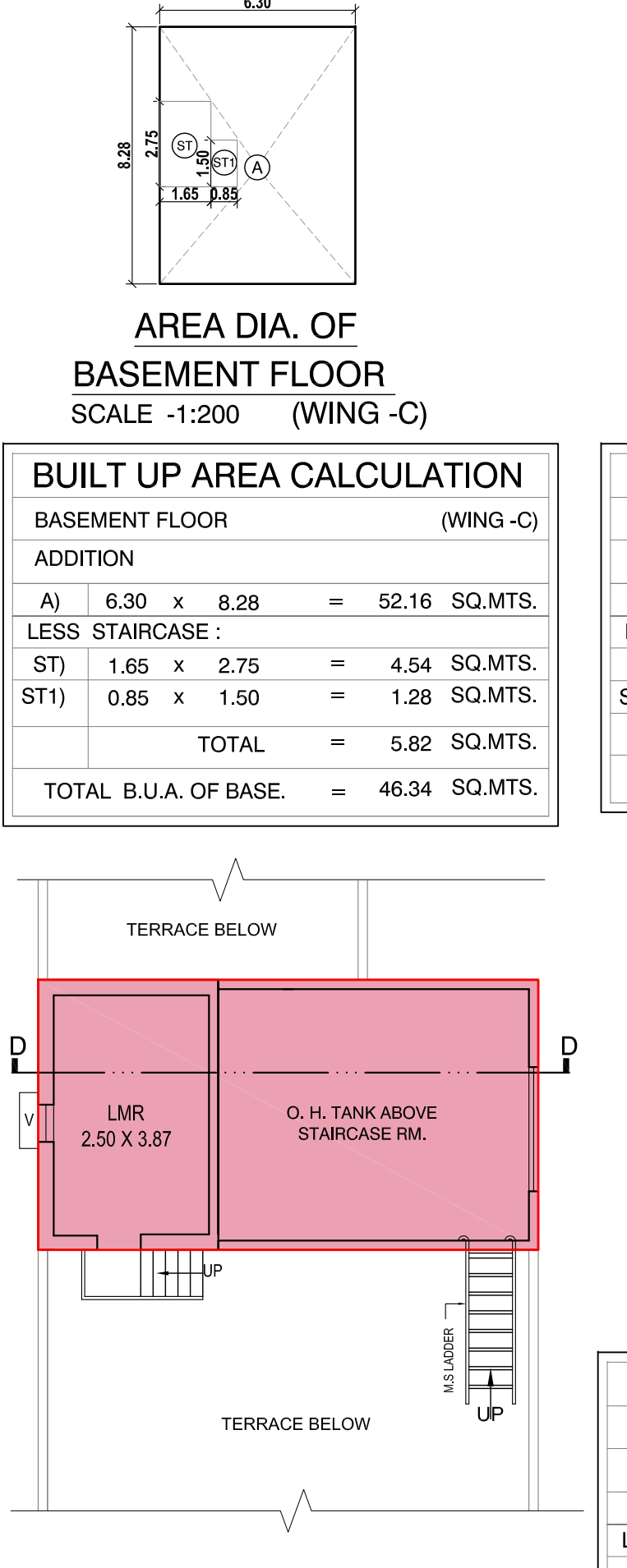
CALCULATION OF SOCIETY OFFICE

1) 3.80 x 5.15	=	19.57 SQ.MTS.
TOTAL AREA OF SOCIETY OFFICE		= 19.57 SQ.MTS.

SECTION E-E
SCALE - 1:100
(THROUGH TOI. DUCT - WING A)



TERRACE FLOOR PLAN
SCALE - 1:100 (WING -C)



O/H WATER TANK LVL. PLAN
SCALE - 1:100 (WING -C)

BUILT UP AREA CALCULATION
BASEMENT FLOOR (WING -C)

ADDITION		
A) 6.30 x 8.28	=	52.16 SQ.MTS.
LESS STAIRCASE :		
ST) 1.65 x 2.75	=	4.54 SQ.MTS.
ST1) 0.85 x 1.50	=	1.28 SQ.MTS.
TOTAL		= 58.82 SQ.MTS.
TOTAL B.U.A. OF BASE.		= 46.34 SQ.MTS.

BUILT UP AREA CALCULATION
GROUND FLOOR (WING -C)

ADDITION		
A) 6.30 x 10.00	=	63.00 SQ.MTS.
LESS STAIRCASE :		
ST) 1.65 x 3.90	=	6.44 SQ.MTS.
ST1) 1.60 x 1.65	=	2.64 SQ.MTS.
TOTAL		= 9.08 SQ.MTS.
TOTAL B.U.A. OF GR FLR		= 53.92 SQ.MTS.

RERA CARPET AREA LINE DIAGRAM
FLAT NO. 1 & 2 (2ND & 3RD FLOOR) SCALE = 1:200

RERA CARPET AREA CALCULATION
FLAT NO. 1 & 2 (2ND & 3RD FLOOR)

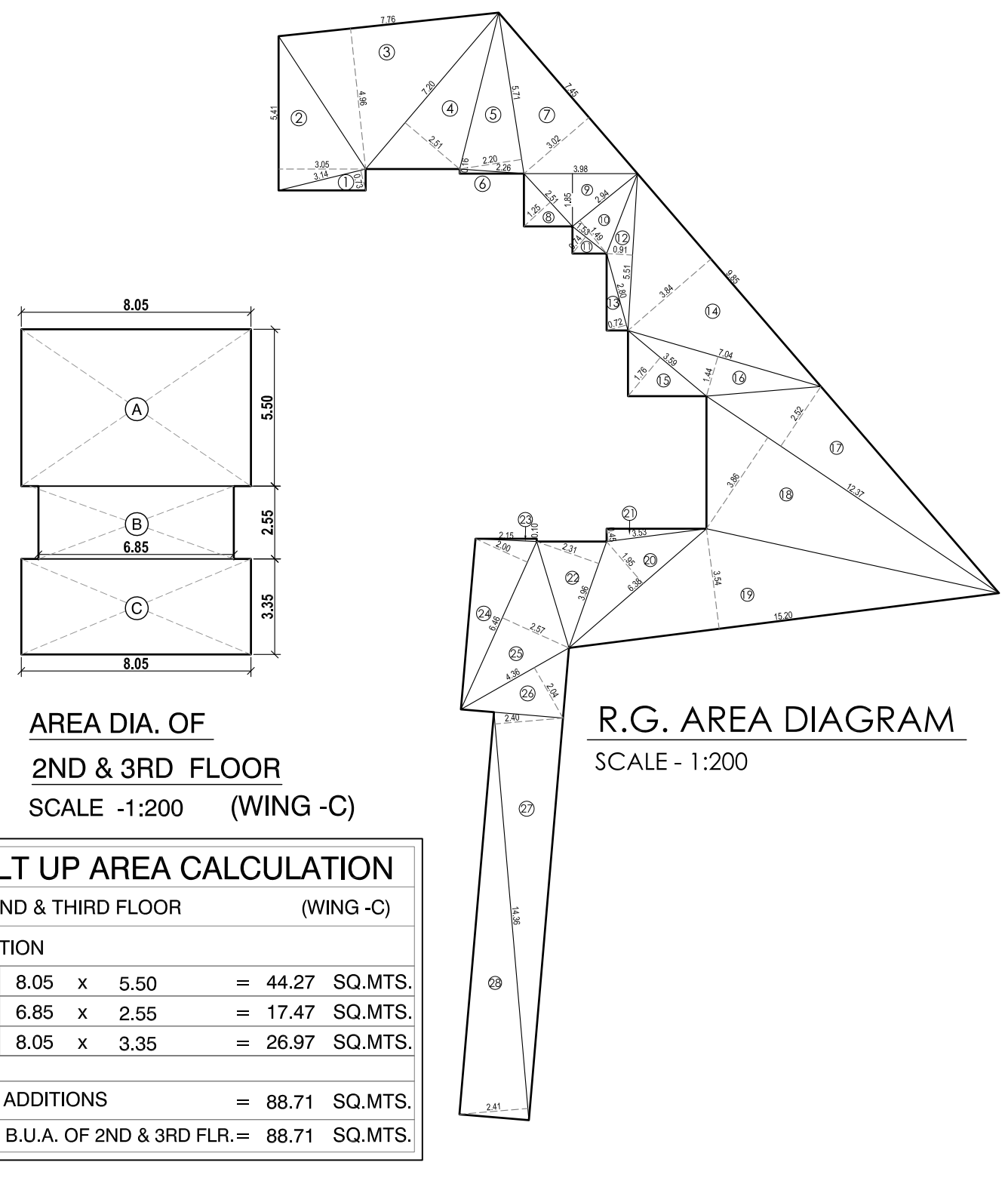
1) 1.05 x 0.15 x 1	=	0.15 SQ.MTS.
2) 3.80 x 5.20 x 1	=	19.76 SQ.MTS.
3) 3.20 x 2.85 x 1	=	9.12 SQ.MTS.
4) 3.80 x 3.05 x 1	=	11.59 SQ.MTS.
TOTAL ADDITIONS		= 40.62 SQ.MTS.
TOTAL FLATS		= 4.00 NOS.

BUILT UP AREA CALCULATION
1ST FLOOR (WING -C)

ADDITION		
A) 6.30 x 11.40	=	71.82 SQ.MTS.
LESS STAIRCASE :		
ST) 1.50 x 4.40	=	6.60 SQ.MTS.
ST1) 1.75 x 1.65	=	2.89 SQ.MTS.
TOTAL		= 9.49 SQ.MTS.
TOTAL B.U.A. OF 1ST FLR.		= 62.33 SQ.MTS.

BUILT UP AREA CALCULATION
2ND & 3RD FLOOR (WING -C)

ADDITION		
A) 8.05 x 5.50	=	44.27 SQ.MTS.
B) 6.85 x 2.55	=	17.47 SQ.MTS.
C) 8.05 x 3.35	=	26.97 SQ.MTS.
TOTAL ADDITIONS		= 88.71 SQ.MTS.
TOTAL B.U.A. OF 2ND & 3RD FLR.		= 88.71 SQ.MTS.



R.G. AREA CALCULATION

1) 3.14 x 0.73 x 0.50	=	1.15 SQ.MTS.
2) 5.41 x 3.05 x 0.50	=	8.25 SQ.MTS.
3) 7.76 x 4.96 x 0.50	=	19.24 SQ.MTS.
4) 7.20 x 2.51 x 0.50	=	9.04 SQ.MTS.
5) 5.71 x 2.20 x 0.50	=	6.28 SQ.MTS.
6) 2.26 x 0.16 x 0.50	=	0.18 SQ.MTS.
7) 7.45 x 3.02 x 0.50	=	11.25 SQ.MTS.
8) 2.51 x 1.25 x 0.50	=	1.57 SQ.MTS.
9) 3.98 x 1.85 x 0.50	=	3.68 SQ.MTS.
10) 2.94 x 1.49 x 0.50	=	2.19 SQ.MTS.
11) 1.53 x 0.74 x 0.50	=	0.57 SQ.MTS.
12) 5.51 x 0.91 x 0.50	=	2.51 SQ.MTS.
13) 2.80 x 0.72 x 0.50	=	1.01 SQ.MTS.
14) 9.85 x 3.84 x 0.50	=	18.91 SQ.MTS.
15) 3.59 x 1.76 x 0.50	=	3.16 SQ.MTS.
16) 7.04 x 1.44 x 0.50	=	5.07 SQ.MTS.
17) 12.37 x 2.52 x 0.50	=	15.59 SQ.MTS.
18) 12.37 x 3.86 x 0.50	=	23.87 SQ.MTS.
19) 15.20 x 3.54 x 0.50	=	26.90 SQ.MTS.
20) 6.38 x 1.95 x 0.50	=	6.22 SQ.MTS.
21) 3.53 x 0.45 x 0.50	=	0.79 SQ.MTS.
22) 3.96 x 2.31 x 0.50	=	4.57 SQ.MTS.
23) 2.15 x 0.10 x 0.50	=	0.11 SQ.MTS.
24) 6.46 x 2.00 x 0.50	=	6.46 SQ.MTS.
25) 6.46 x 2.57 x 0.50	=	8.30 SQ.MTS.
26) 4.36 x 2.04 x 0.50	=	4.45 SQ.MTS.
27) 14.36 x 2.40 x 0.50	=	17.23 SQ.MTS.
28) 14.36 x 2.41 x 0.50	=	17.30 SQ.MTS.
TOTAL R.G. AREA PROPOSED		= 225.85 SQ.MTS.
R.G. AREA REQUIRED (1504.05x15%)		= 225.61 SQ.MTS.

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PROFORMA - B

CONTENTS OF SHEET
BASEMENT FLOOR PLAN, 1ST FLOOR PLAN, 2ND FLOOR PLAN, 3RD FLOOR PLAN, 4TH FLOOR PLAN, 5TH TO 8TH FLOOR PLAN, 9TH FLOOR PLAN, TERRACE FLOOR PLAN, O.H.TANK LEVEL PLAN OF WING-C & B.U.A. DIA. & CALC. OF WING 'C', R.G. AREA DIAGRAM & CALCULATION, FITNESS CENTER & SOCIETY OFFICE AREA DIAGRAM & CALCULATION, SECTION C-C, D-D & E-E.

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RESIDENTIAL & COMMERCIAL BUILDING ON PLOT BEARING C.T.S. NOS. 304A, 306, 306/1 TO 6 OF VILLAGE POISAR, TALUKA - BORIVALI , M.S.D. , LOCATED AT S. V. ROAD, KANDIVALI (W) , MUMBAI - 400 067.

NAME & ADDRESS OF LIC. R.C.C. CONSULTANT REG. NO. STR/S/76
P. K. SURA

A/302-303, SHUBHAM CENTRE-II, OPP. HOLY FAMILY CHURCH, CHAKALA, ANDHERI (EAST), MUMBAI - 400 099

NAME & SIGNATURE OF OWNER / APPLICANT
SHRI. SUNDERLAL JAIN , PARTNER OF SWASTIK CONSTRUCTIONS (FORMERLY KNOWN AS RADHA DEVELOPERS) OWNER & C.A. TO OWNER

SUNDERLAL AKLINGLAL JAIN

NAME, ADDRESS & SIGNATURE OF ARCHITECT
AAKAR ARCHITECTS
PRANAV A. SHAH (B. ARCH. : A.I.I.A.)
607, GHANSHYAM ENCLAVE, LINK ROAD, LALJIPADA, KANDIVALI (W), MUMBAI - 67.

PRANAV ARVIND SHAH

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KALPESH KISHOR MHASKAR Digitally signed by KALPESH KISHOR MHASKAR Date: 2023.12.28 18:15:58 +05'30'

Shivshant Sudhakar rao Doke Digitally signed by Shivshant Sudhakar rao Doke Date: 2023.12.28 18:15:58 +05'30'

HANUMANT SADAASHVRA O BURE Digitally signed by HANUMANT SADAASHVRA O BURE Date: 2023.12.28 12:23:24 +05'30'

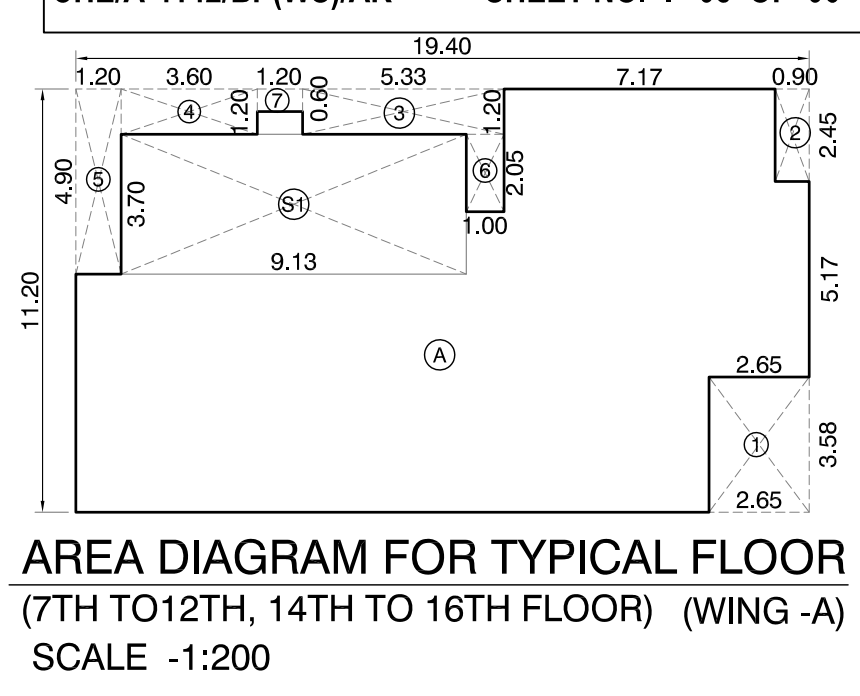
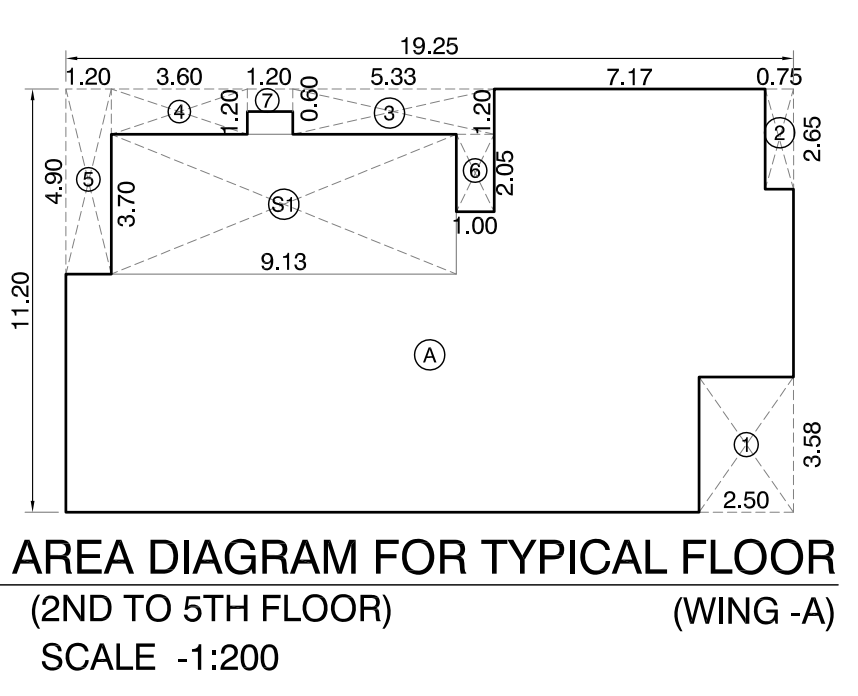
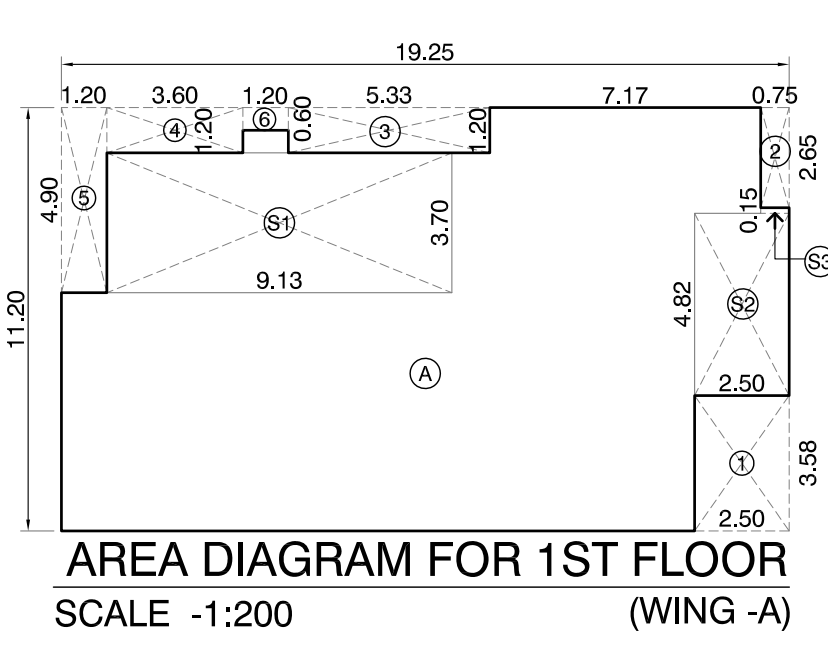
S.E.B.P (R3) A.E.B.P (R/E) E.E.B.P (R-1)

CARPET AREA CALCULATION 2ND TO 12TH, 14TH TO 16TH FLOOR WING -A

6TH FLOOR WING -A FLAT NO.3

CARPET AREA CALCULATION 1ST FLOOR WING -B

TABLE NO - IV PARKING SPACES STATEMENT



2ND TO 5TH FLOOR WING -A FLAT NO.2

CARPET AREA CALCULATION 2ND TO 7TH FLOOR WING -B

CARPET AREA CALCULATION FLAT NO.2

BUILT UP AREA CALCULATION 1ST FLOOR (WING -A)

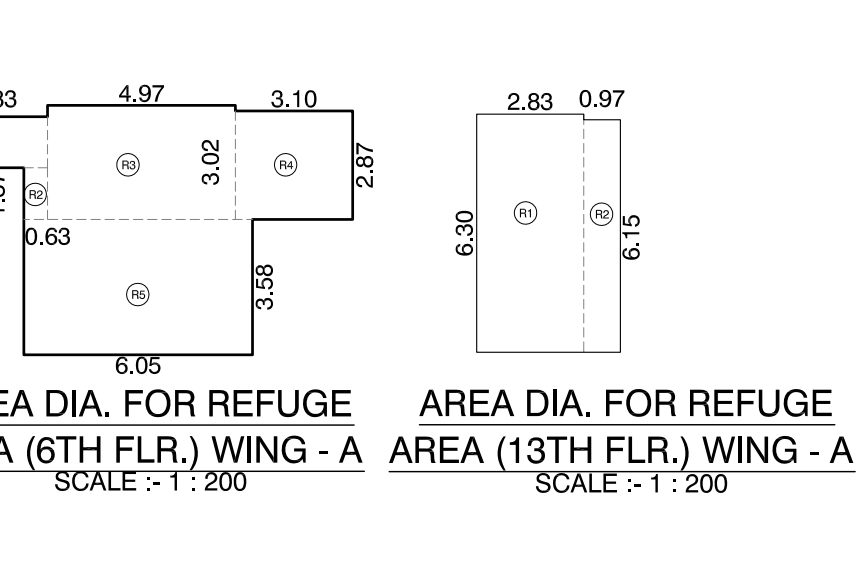
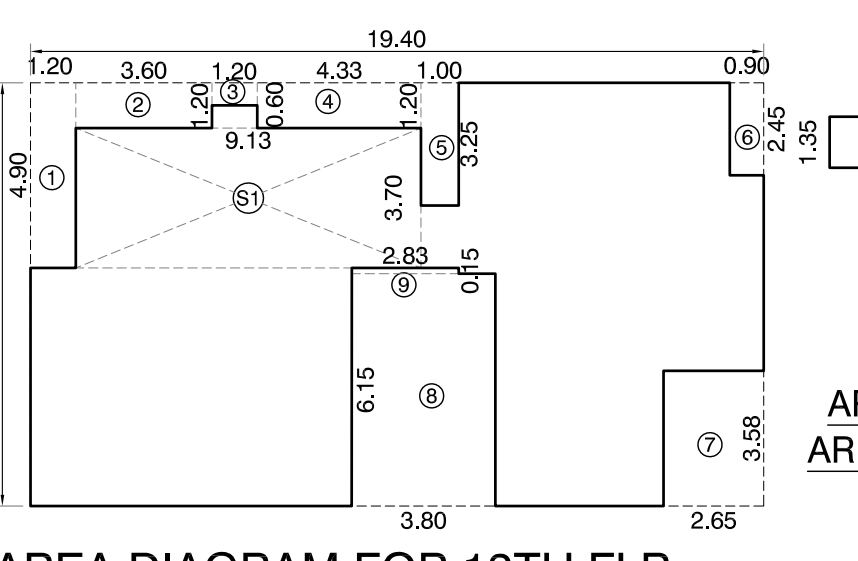
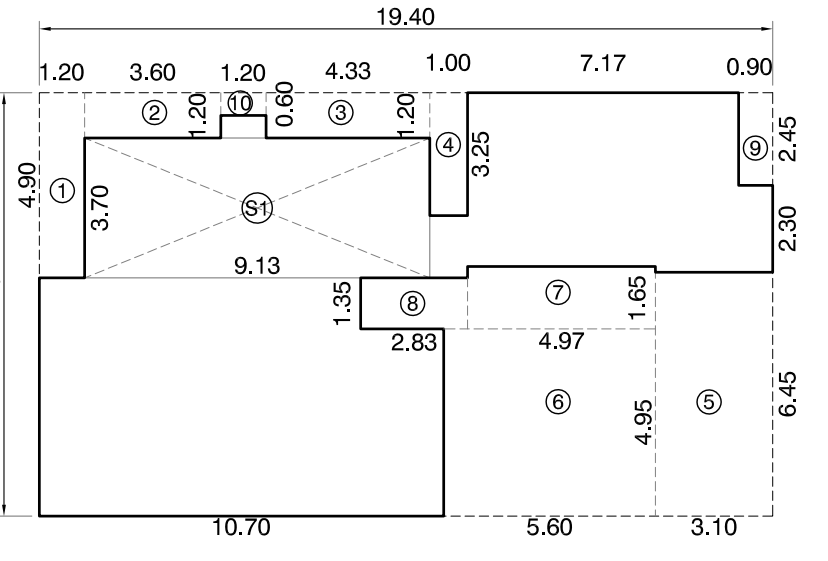
BUILT UP AREA CALCULATION 2ND TO 5TH FLOOR (WING -A)

BUILT UP AREA CALCULATION 7TH TO 12TH & 14TH TO 16TH (WING -A)

7TH TO 11TH, 14TH TO 16TH FLOOR WING -A FLAT NO.2

CARPET AREA CALCULATION FLAT NO.2

CARPET AREA CALCULATION FLAT NO.3



12TH FLOOR WING -A FLAT NO.2

CARPET AREA CALCULATION FLAT NO.3

CARPET AREA CALCULATION FLAT NO.4

SUMMARY OF STAIRCASE, LIFT & LOBBY AREA CLAIMED FREE OF FSI BY PAYMENT OF PREMIUM

RESIDENTIAL 1ST TO 16TH FLOOR (RESI.) WING 'A' - STAIRCASE, LIFT & LIFT LOBBY AREA = 33.78 SQ.MTS./ FLR.

PARKING STATEMENT AS PER DCR 1991

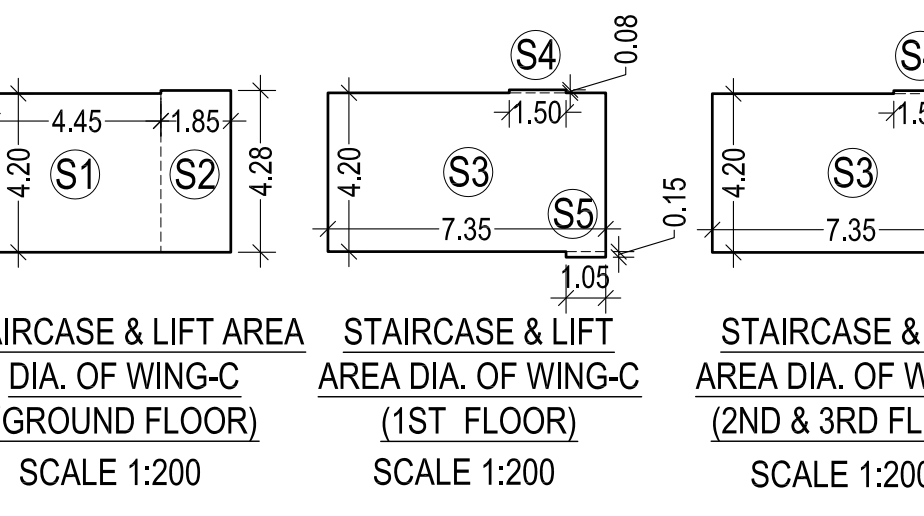
BUILT UP AREA CALCULATION 6TH FLOOR (REFUGE AREA) (WING -A)

BUILT UP AREA CALCULATION 13TH FLOOR (REFUGE AREA) (WING -A)

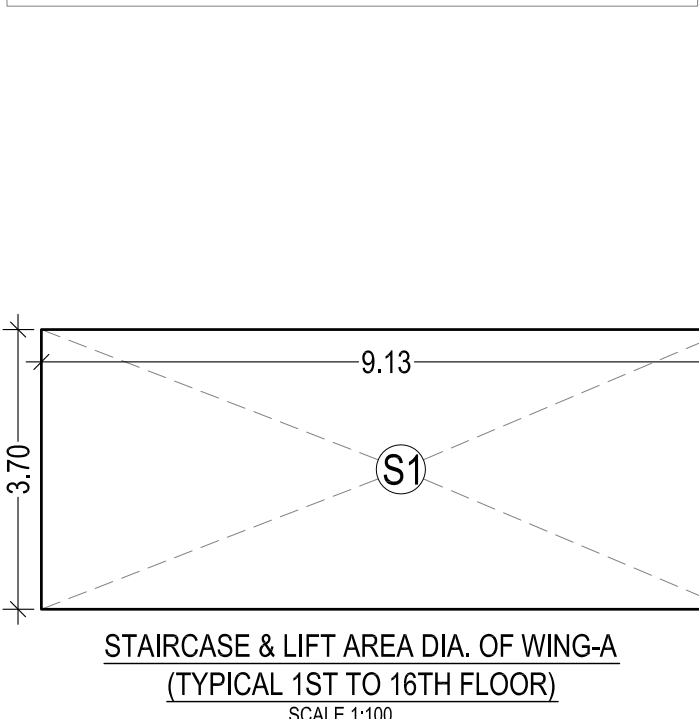
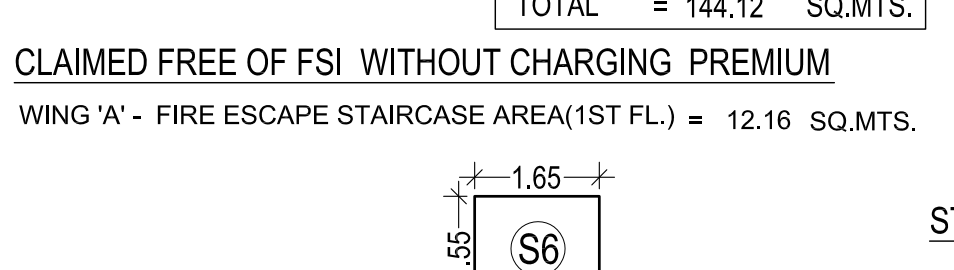
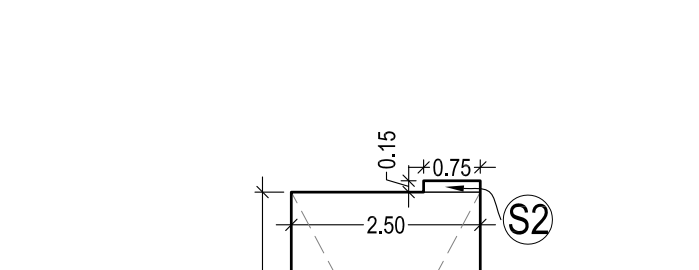
13TH FLOOR WING -A FLAT NO.3

SANITATION STATEMENT FOR SHOPS (WING -C)

COMMERCIAL GROUND FLOOR (COMM.) WING 'C' - STAIRCASE, LIFT & LIFT LOBBY AREA



FLAT NO.1



FIRE ESCAPE STAIRCASE AREA CALC. 1ST FLOOR - WING - A

STAIRCASE, LIFT, LOBBY AREA CALC. 1ST TO 7TH FLOOR - WING - B - (RESI.)

STAIRCASE, LIFT, LOBBY AREA CALC. 1ST TO 16TH (RESI.) FLOOR - WING - A

STAIRCASE, LIFT, LOBBY AREA CALC. GROUND FLOOR(COMM.) - WING - C

REFUGE AREA CALCULATION (6TH FLOOR) WING-A

REFUGE AREA CALCULATION (13TH FLOOR) WING-A

NOTE:- ALL ROOM DIMENSIONS SHOWN IN ALL PLANS & SHEETS ARE INCLUDING THE COLUMN PROJECTIONS.

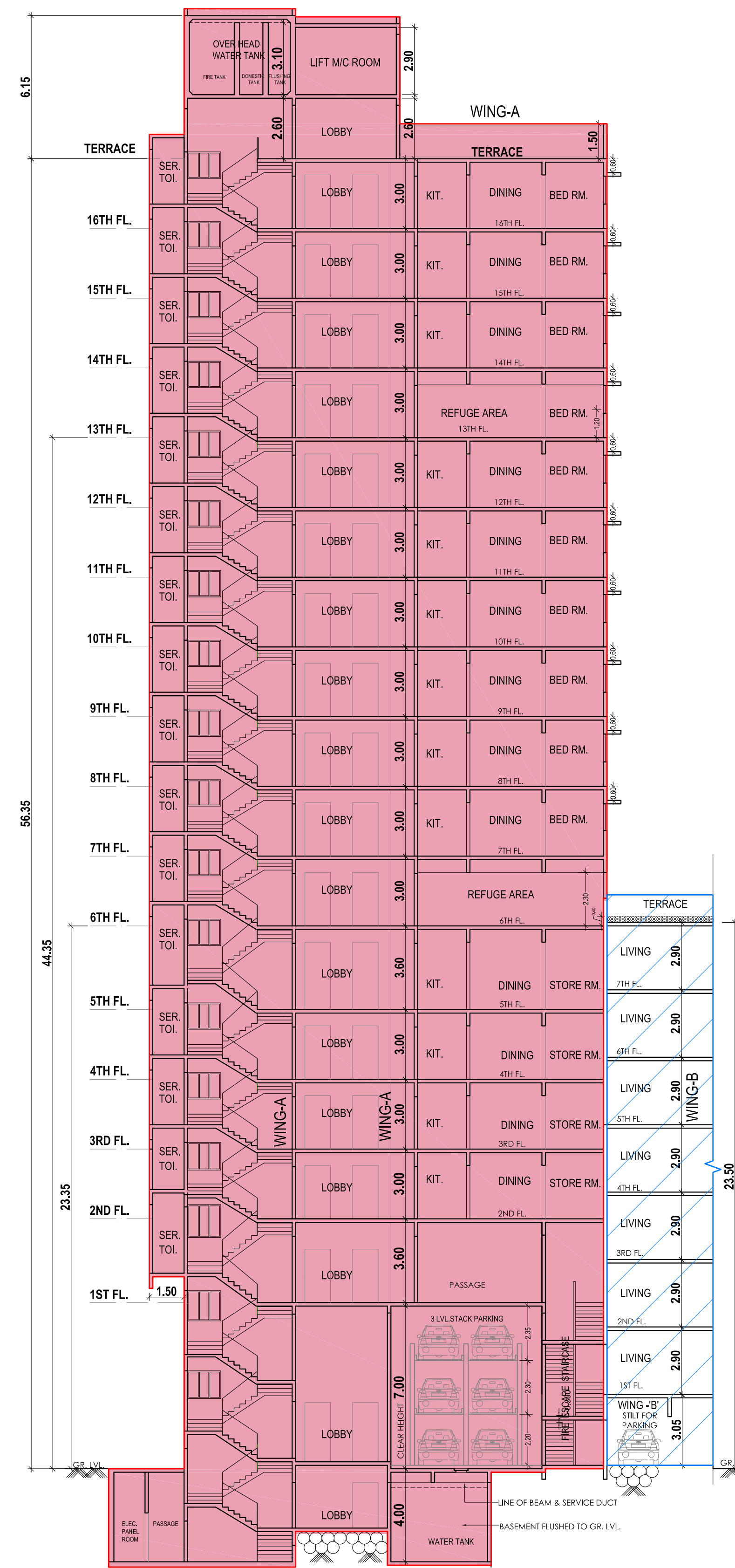
CONTENTS OF SHEET B.U.A. DIA. & CALC. OF WING 'A', STAIRCASE AREA DIA. & CALC. OF WINGS -A-B & C

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT BEARING C.T.S. NOS. 304A, 306/ 1 TO 6 OF VILLAGE POISAR, TALUKA - BORIVALI, M.S.D., LOCATED AT S. V. ROAD, KANDIVALI (W), MUMBAI - 400 067.

AAKAR ARCHITECTS PRANAV A. SHAH (B.ARCH.) A.I.I.A. 687, GHANSHYAM ENCLAVE, LINK ROAD, LALJIIPADA, KANDIVALI (W), MUMBAI - 67.

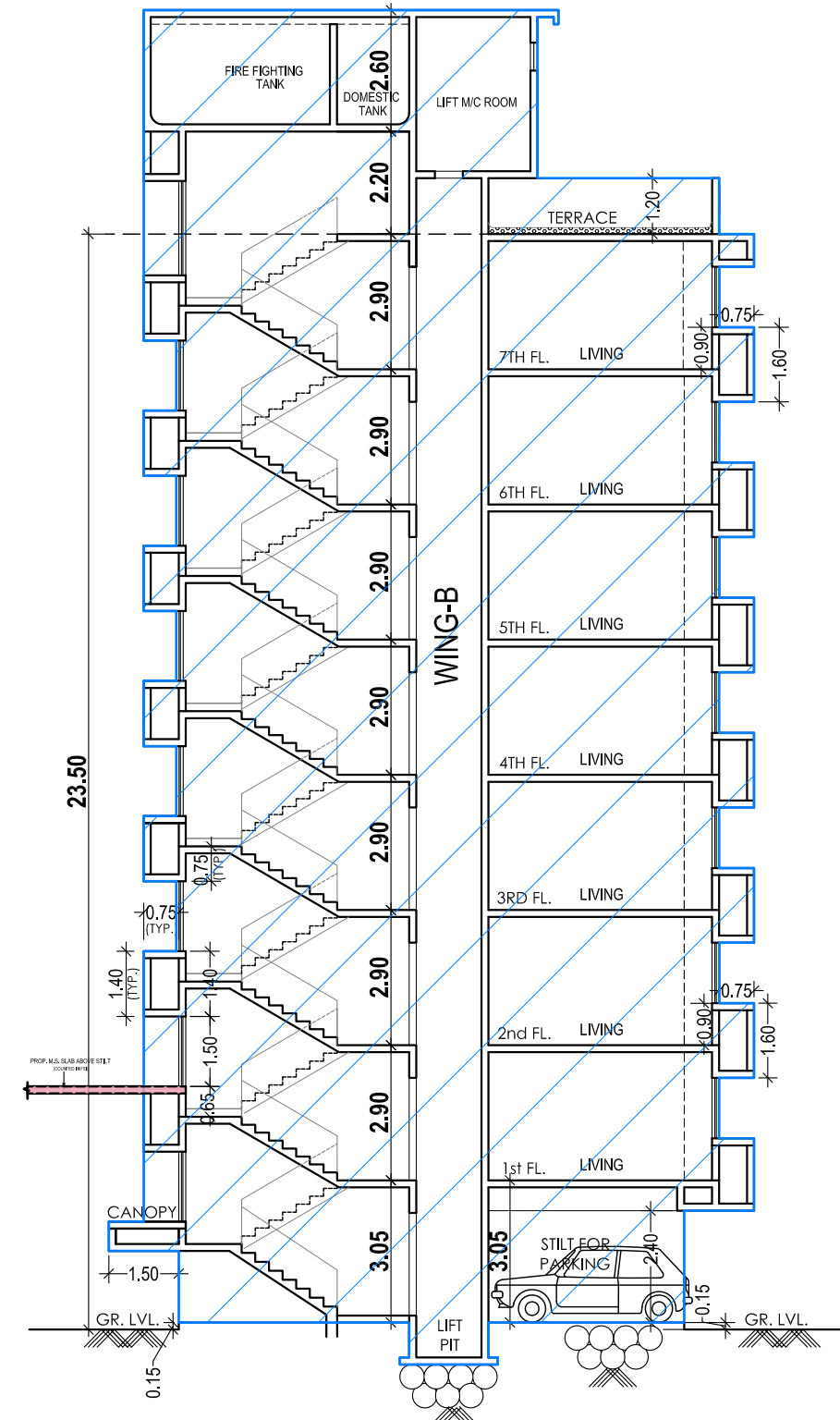
SHIVSHANT SUDHAKAR rao DOKe Digitally signed by Shivshant Sudhakar rao DOKe Date: 2023.12.28 18:16:10 +05'30'

HANUMANT SADASHIVRAO BURE Digitally signed by HANUMANT SADASHIVRAO BURE Date: 2023.12.29 12:34:14 +05'30'



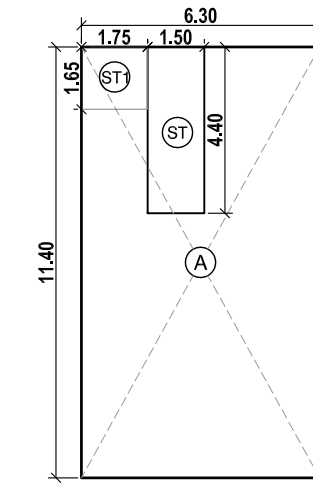
SECTION A-A'
SCALE - 1:150
(THROUGH WING 'A')

NOTE:- MECHANICAL AND PUZZLE PARKING SYSTEM PROPOSED IS SUBJECT TO FINAL DRAWING OF SYSTEM PROVIDER AND CONSULTING PROJECT ARCHITECT. THE SAME IS ALSO SUBJECT TO APPROVAL FROM M.C.G.M. & COMPETENT AUTHORITY.



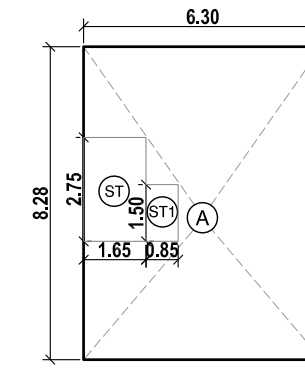
SECTION B-B'
SCALE - 1:150
(THROUGH WING 'B')

BUILT UP AREA LINE DIAGRAM & CALCULATION FOR PROPOSED TENEMENT FLAT



BUILT AREA LINE DIAGRAM OF REHAB N/R UNIT
SHOP NO.1 (1ST FLOOR) SCALE = 1:100

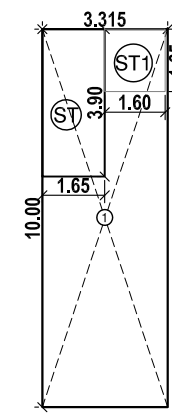
BUILT UP AREA CALCULATION	
SHOP NO.1 (1ST FLOOR)	
ADDITIONS	
1) 6.30 x 11.40 X 1 =	71.82 SQ.MTS.
TOTAL = 71.82 SQ.MTS.	
DEDUCTION	
ST) 1.50 x 4.40 =	6.60 SQ.MTS.
ST1) 1.75 x 1.65 =	2.89 SQ.MTS.
TOTAL = 9.49 SQ.MTS.	
TOTAL (71.82 - 9.49) =	62.33 SQ.MTS.
TOTAL SHOPS =	1.00 NOS.



BUILT AREA LINE DIAGRAM OF REHAB N/R UNIT
STORE (BASEMENT FLOOR) SCALE = 1:100

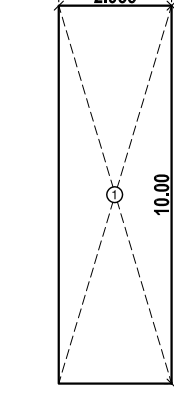
BUILT UP AREA CALCULATION	
STORE (BASEMENT FLOOR)	
ADDITIONS	
1) 6.30 x 8.28 x 1 =	52.16 SQ.MTS.
TOTAL = 52.16 SQ.MTS.	
DEDUCTION	
ST) 1.65 x 2.75 x 1 =	4.54 SQ.MTS.
ST1) 0.85 x 1.50 x 1 =	1.28 SQ.MTS.
TOTAL = 5.82 SQ.MTS.	
TOTAL (71.82 - 6.22) =	46.34 SQ.MTS.
TOTAL SHOPS =	1.00 NOS.

TOTAL PROPOSED REHAB BUILT UP AREA = 132.74 SQ.MTS.
(46.34 + 24.07 + 62.33)



BUILT AREA LINE DIAGRAM OF REHAB N/R UNIT
SHOP NO.1 (GR. FLOOR) SCALE = 1:100

BUILT UP AREA CALCULATION	
SHOP NO.1 (GR. FLOOR)	
1) 3.315 x 10.00 X 1 =	33.15 SQ.MTS.
LESS STAIRCASE :	
ST) 1.65 x 3.90 X 1 =	6.44 SQ.MTS.
ST1) 1.60 x 1.65 X 1 =	2.64 SQ.MTS.
TOTAL = 9.08 SQ.MTS.	
TOTAL B.U.A. SHOP NO. 1 =	24.07 SQ.MTS.
TOTAL SHOPS =	1.00 NOS.



BUILT AREA LINE DIAGRAM OF REHAB N/R UNIT
SHOP NO.2 (GR. FLOOR) SCALE = 1:100

BUILT UP AREA CALCULATION	
SHOP NO.2 (GR. FLOOR)	
1) 2.985 x 10.00 X 1 =	29.85 SQ.MTS.
TOTAL ADDITIONS = 29.85 SQ.MTS.	
TOTAL SHOPS = 1.00 NOS.	

NOTE :- THE CARPET AND BUILT UP AREA CALCULATIONS AND TABLES PROVIDED IN THIS SHEET ARE ONLY FOR THE PURPOSE OF COMPARISON AND CALCULATION OF FUNGIBLE AREAS AS PER BMC NORMS & DCPR 2034 AND THE SAME SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE SAME IS PROVIDED WITHOUT PREJUDICE AND WITHOUT ANY LEGAL LIABILITY ON US.

NOTE:- ALL ROOM DIMENSIONS SHOWN IN ALL PLANS & SHEETS ARE INCLUDING THE COLUMN PROJECTIONS. CARPET AREAS SHOWN ARE FOR THE PURPOSE OF PARKING ONLY.

NOTE:- AMENDED PLANS. 1. THESE PLANS ARE APPROVED SUBJECT TO THE CONDITION'S MENTIONED IN THE LETTER ISSUED UNDER EVEN NO. ON EVEN DATE. 2. THIS CANCELS APPROVAL OF THE PREVIOUS PLANS SANCTIONED UNDER EVEN NO ISSUED ON DT. 31.01.2022

TABLE FOR PROCESSING THE TENANTED PROPERTIES REDEVELOPMENT PROPOSAL UNDER REG.33(7)A																							
Details of Existing Tenements					Rehab Carpet Area										BUA including Fungible Area								
Sr No	Name of the Tenant / Occupant / Member of Society	Floor	Shop No/Flat No	R or NR	Existing Carpet Area including Balcony Area but Excluding Common Toilet, Staircase & Passages Area Etc.	Balcony Area	Rehab Carpet Area Excluding Balcony Area	Carpet Area Eligible For Rehab (Minimum 27.88 sqmt 'R' with NR and Actual Carpet Area for NR)	Additional Rehab Area (5% for Single plot, 8% for 2 to 5 Plots & 15% for 6 & more plots)	Total Area For Rehab (7 + 8)	Total Carpet Area Considered Incentive Purpose	Rehab BUA Incentive Purpose (50% for Single plot, 60% for 2 to 5 Plots & 70% for 6 & more plots)	Rehab BUA (8 X 1.2)	Permissible Fungible Area for Rehab (13 X 0.35)	Total permissible Rehab BUA including Fungible Area (13 + 14)	Details of Tentative Allotment of Rehab Tenement	Wing	Floor	Shop No./R or NR No.	Total Proposed Rehab BUA as per Plan	Excess (kept in Abeyance) (20 - 15) (+ve)	Deficit (kept in Abeyance) (20 - 15) (-ve)	
1	Shri Kanhaiyalal K. Jain, Mr. Rakesh K. Jain, Smt. Sangita R. Jain & Aditya R. Jain	Ground	1	NR	8.78	0.00	8.78	0.44	9.22	9.22	11.06	5.53	11.06	3.87	14.93	C	Basement=46.34, Upper Gr.=24.07, 1st=62.33	1	NR	132.74	117.81	0.00	
2	Shri Kanhaiyalal K. Jain, Mr. Rakesh K. Jain, Smt. Sangita R. Jain & Aditya R. Jain	Ground	2	NR	4.72	0.00	4.72	0.24	4.96	4.96	5.95	2.97	5.95	2.08	8.03	C	GR.	2	NR	29.85	21.82	0.00	
TOTAL					13.50	13.50	0.68	14.18	14.18	17.01	8.51	17.01	5.95	22.96	162.59	139.63	0.00						

Note:- The FCA statement shown for 2 nos of tenants out of 5 nos of tenants and remaining tenants to be re-accomodated, shall be shown in futute amended plans.

PROFORMA - B

CONTENTS OF SHEET
SECTION-A-A & B-B, BUILT UP AREA DIAGRAM & CALCULATION FOR TENANT FLAT & REHAB FUNGIBLE AREA STATEMENT.

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT BEARING C.T.S. NOS. 304A, 306, 306/1 to 6 OF VILLAGE POISAR, TALUKA - BORIVALI, M.S.D., LOCATED AT S. V. ROAD, KANDIVALI (W), MUMBAI - 400 067.

NAME & ADDRESS OF LIC, R.C.C. CONSULTANT REG. NO. STRS/76
P. K. SURA
A/302-303, SHUBHAM CENTRE-II, OPP. HOLY FAMILY CHURCH, CHAKALA, ANDHERI (EAST), MUMBAI - 400 099

NAME & SIGNATURE OF OWNER / APPLICANT
SHRI. SUNDERLAL JAIN, PARTNER OF SWASTIK CONSTRUCTIONS (FORMERLY KNOWN AS RADHA DEVELOPERS) OWNER & C.A. TO OWNER

NAME, ADDRESS & SIGNATURE OF ARCHITECT
AAKAR ARCHITECTS
PRANAV A. SHAH (B. ARCH. : A.I.I.A.)
687, GHANSHYAM ENCLAVE, LINK ROAD, LALJIIPADA, KANDIVALI (W), MUMBAI - 67.

PRANAV ARVIND SHAH

HANUMANT SADASHIVRAO BURE

THIS PLANS ARE DIGITALLY SIGNED AND DOES NOT REQUIRE PHYSICAL SIGNATURE.

KALPESH KISHOR MHASKAR Digitally signed by Kalpesh Kishor MHASKAR Date: 2023.12.28 18:16:25 +05'30'

Shivshankar Sudhakar rao Doke Digitally signed by Shivshankar Sudhakar Doke Date: 2023.12.28 18:16:25 +05'30'

HANUMANT SADASHIVRAO BURE Digitally signed by Hanumant Sadashivrao Bure Date: 2023.12.29 14:31:11 +05'30'