



11TH FLOOR PLAN, TERRACE FLOOR PLAN, LIFT MACHINE ROOM FLOOR PLAN, SECTION A-A, SECTION B-B & T-T.

DESCRIPTION OF PROPERTY

PROPOSED REDEVELOPMENT ON PLOT BEARING SUB PLOT NO. 5 OF OLD F.P.NO. 624 (5/624) AND NEW F.P. NO. 620/B OF TPS BORIVALI III, AT SHIMPOLI ROAD KASTUR PARK, BORIVALI (W), MUMBAI 400092. KNOWN AS "SYNDICATE BANK EMPLOYEES ADARSH CHSL."

NAME & ADDRESS OF OWNER OF THE PROPERTY

SYNDICATE BANK EMPLOYEES ADARSH CHSL  
SUB PLOT NO. 5 OF OLD F.P.NO. 624 (5/624) AND NEW F.P. NO. 620/B OF TPS BORIVALI III, AT SHIMPOLI ROAD KASTUR PARK, BORIVALI (W), MUMBAI 400092.

NAME & ADDRESS OF C.A. TO OWNER

MR. ANAND MODI  
DIRECTOR  
MODI SPACES REAL ESTATE PVT. LTD.  
C.A. TO SYNDICATE BANK EMPLOYEES ADARSH CHSL.

NAME & ADDRESS OF STRUCTURAL ENGINEER

Shubham Flora, 3rd Floor, Chakala, Andheri(E), Mumbai.

BUILDING PROPOSAL FILE NO. P-19832/2023(620B) R/C WARD / FP

DRG. NO. JOB. NO. DATE

CA - 302 / I.O.D. 7

STAMP OF DATE OF APPROVAL OF PLANS

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 340 OF MMC ACT 1988 UNDER NO. P-19832/2023(620B) R/C WARD / FP SIGNED ON EVEN DATE.

NOTES

This drawing is digitally signed, hence no physical signature is required.

S.E. (B.P.) P-I A.E. (B.P.) R-II E.E. (B.P.) WS-II R-1'

NORTH SCALE CHKD BY DRN BY

HRISHI

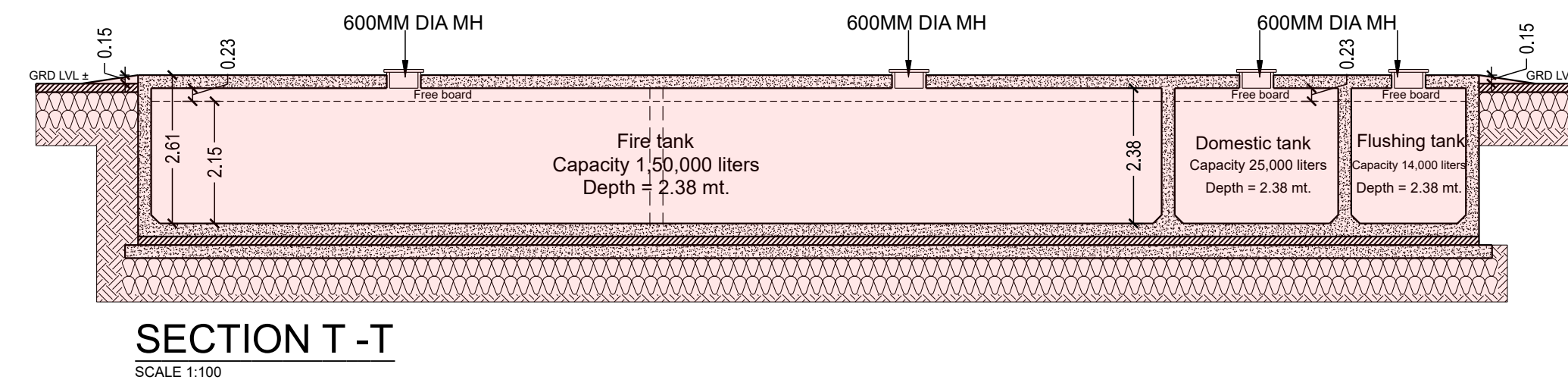
NAME & ADDRESS OF ARCHITECT

DIGITAL SIGNATURE

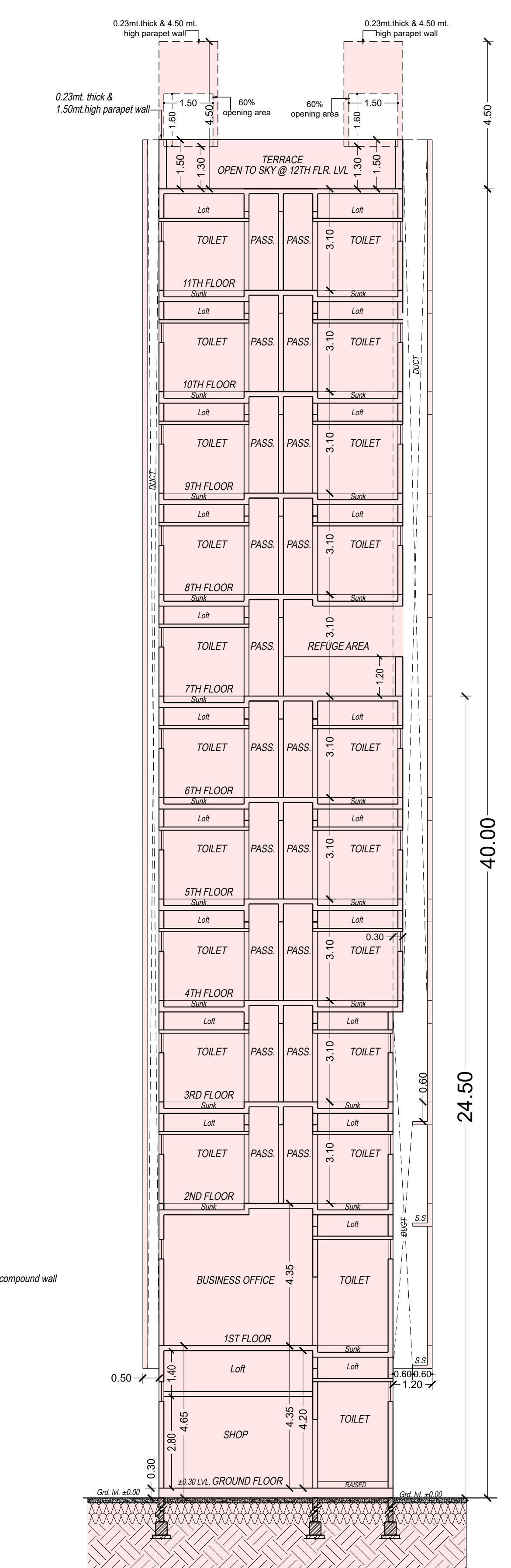
MISS. VINITA NANDAKUMAR CHOGLA ARCHITECT

CHOGLE & ASSOCIATES

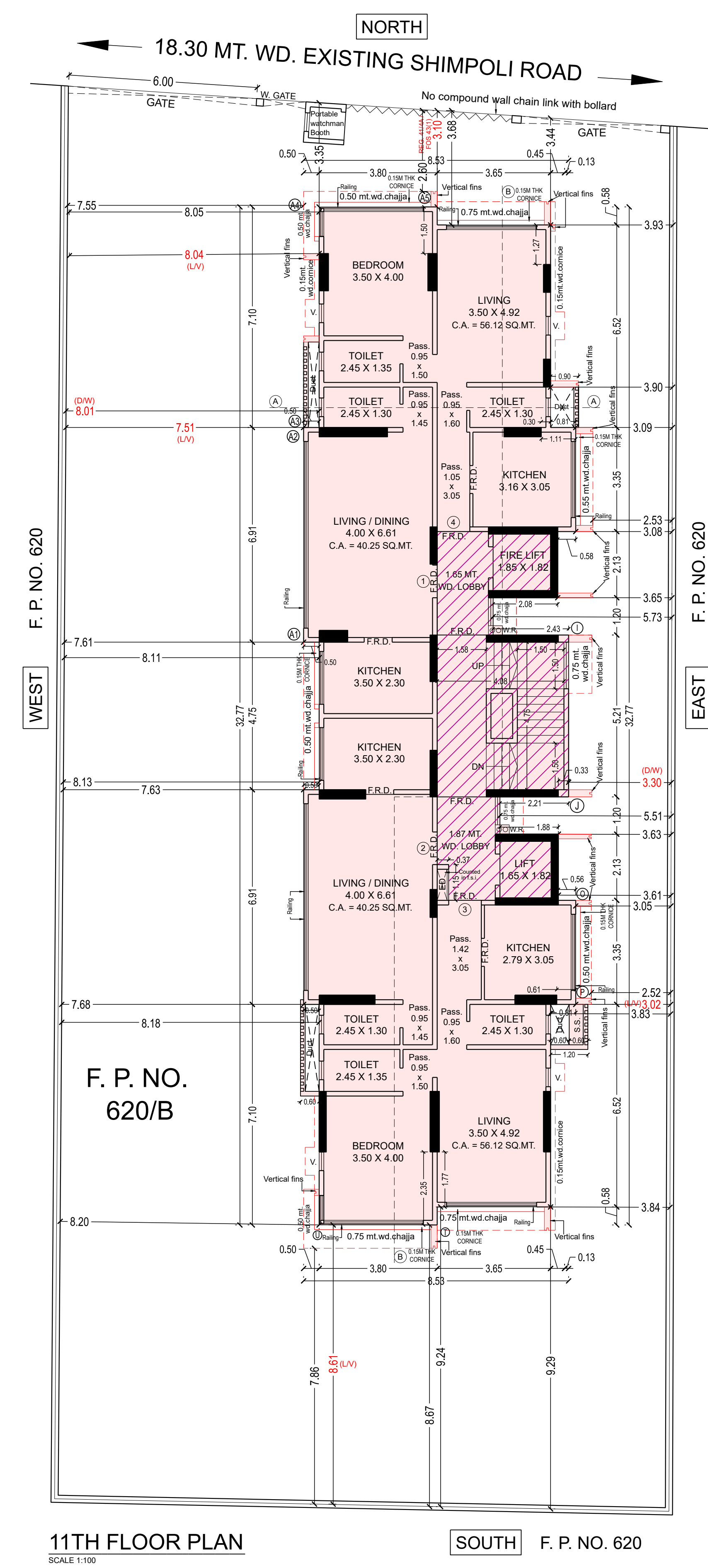
8, SIKHITA ENCLAVE, MAHARAJPURBA NAGAR, OFF T. T. ROAD, BORIVALI (W) MUMBAI - 400 092, CHOGLEANDASSOCIATESINDIA.COM



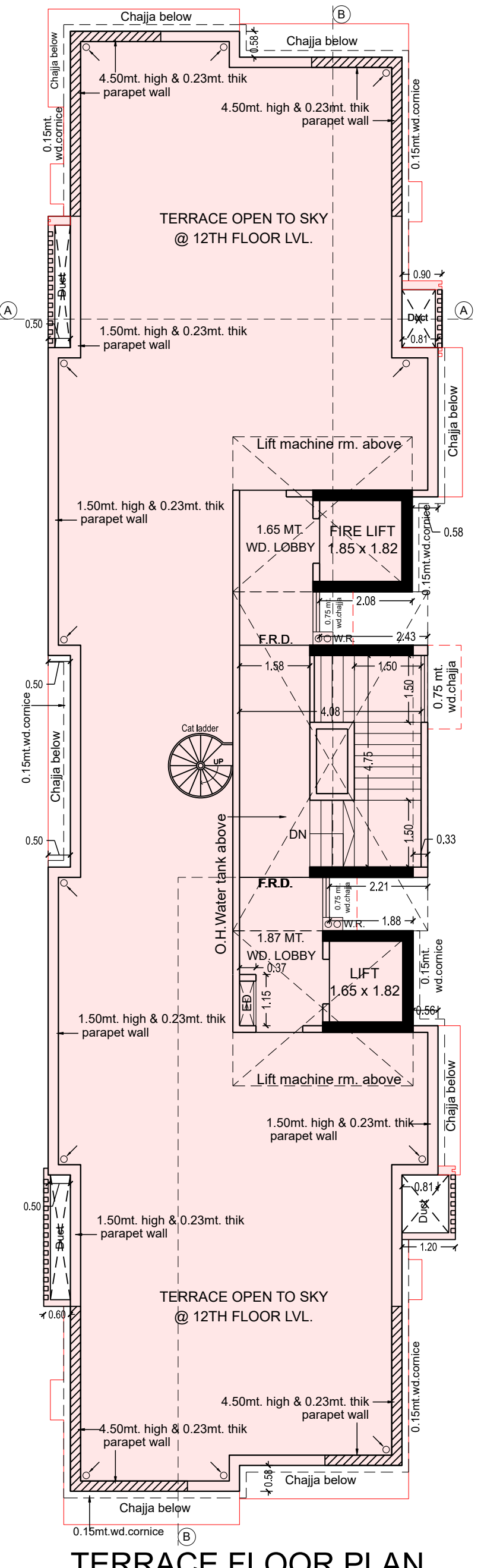
SECTION T-T  
SCALE 1:100



SECTION A-A  
SCALE 1:100

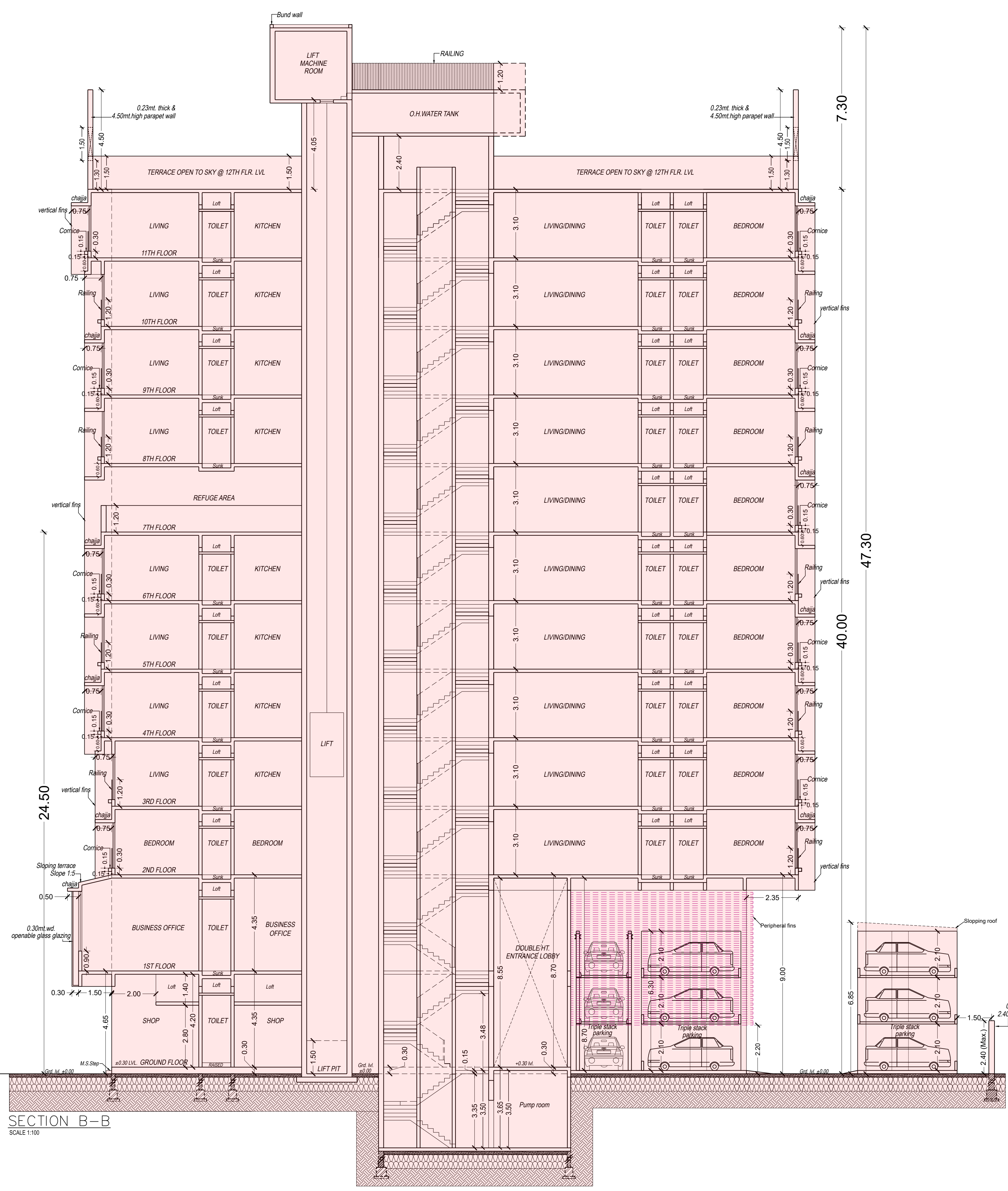


11TH FLOOR PLAN  
SCALE 1:100

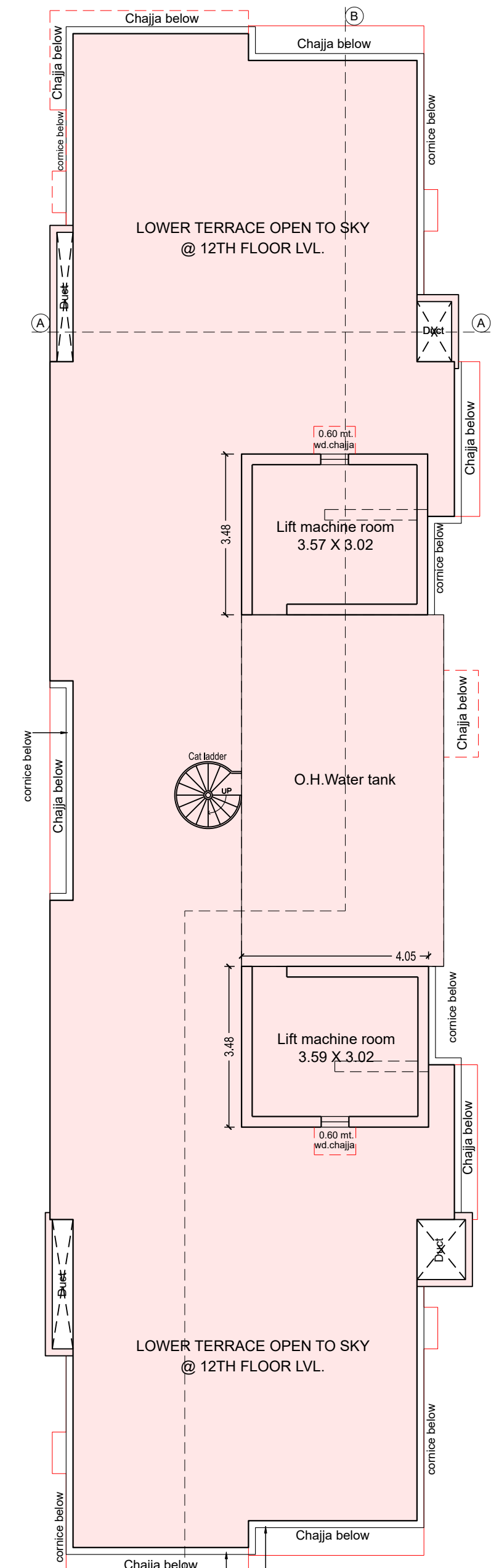


TERRACE FLOOR PLAN  
SCALE 1:100

LIFT MACHINE ROOM PLAN  
SCALE 1:100

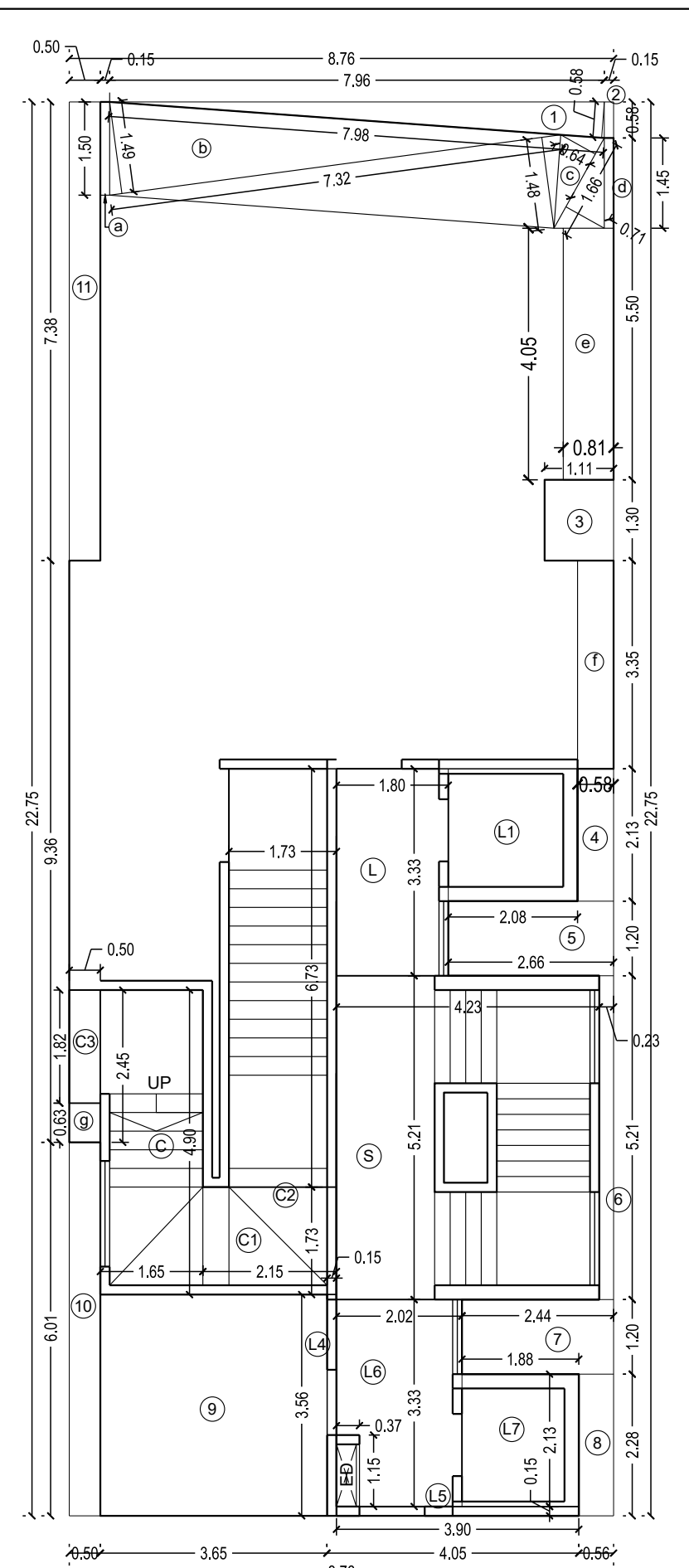


SECTION B-B  
SCALE 1:100



LOWER TERRACE OPEN TO SKY @ 12TH FLOOR LVL

GROUND TO 11TH FLOOR B.U.A. DIAGRAM AND CALCULATION, B.U.A. SUMMARY, RERA CARPET AREA DIAGRAM AND CALCULATION, ST CASE LIFT LOBBY AREA DIAGRAM AND CALCULATION, REFUGE AREA DIAGRAM AND CALCULATION, PROPOSED B.U.A. STATEMENT TABLE NO. I, FUNGIBLE COMPENSATORY AREA STATEMENT TABLE NO. III, PARKING SPACES STATEMENT TABLE NO. IV.



Built up area diagram of Ground & 1st floor  
 Scale: 1:100

**BUILT UP AREA CALC. OF GROUND FLOOR**

NOS.	LENGTH X WIDTH	IN SQMTRS
AREA SAME AS 1ST FLOOR		
ADDITION		
C2	1.73 x 6.73	11.64
TOTAL		
a) DEDUCTIONS		
(a)	0.15 x 1.50	0.23
(b)	(1.49+1.48) x 7.32 / 2	10.87
(c)	(0.64+0.71) x 1.66 / 2	1.12
(d)	0.15 x 1.45	0.22
(e)	0.61 x 4.05	3.28
(f)	0.58 x 3.35	1.94
(g)	0.50 x 0.63	0.31
TOTAL		
b) STAIR CASE DEDUCTION		
REFER ST CAL C 2		12.72
TOTAL DEDUCTION (a+b)		30.69
NET BUILT UP AREA OF FLOOR (121.62 - 30.69)		90.93 SQ.MTRS

**BUILT UP AREA CALC. OF 1ST FLOOR**

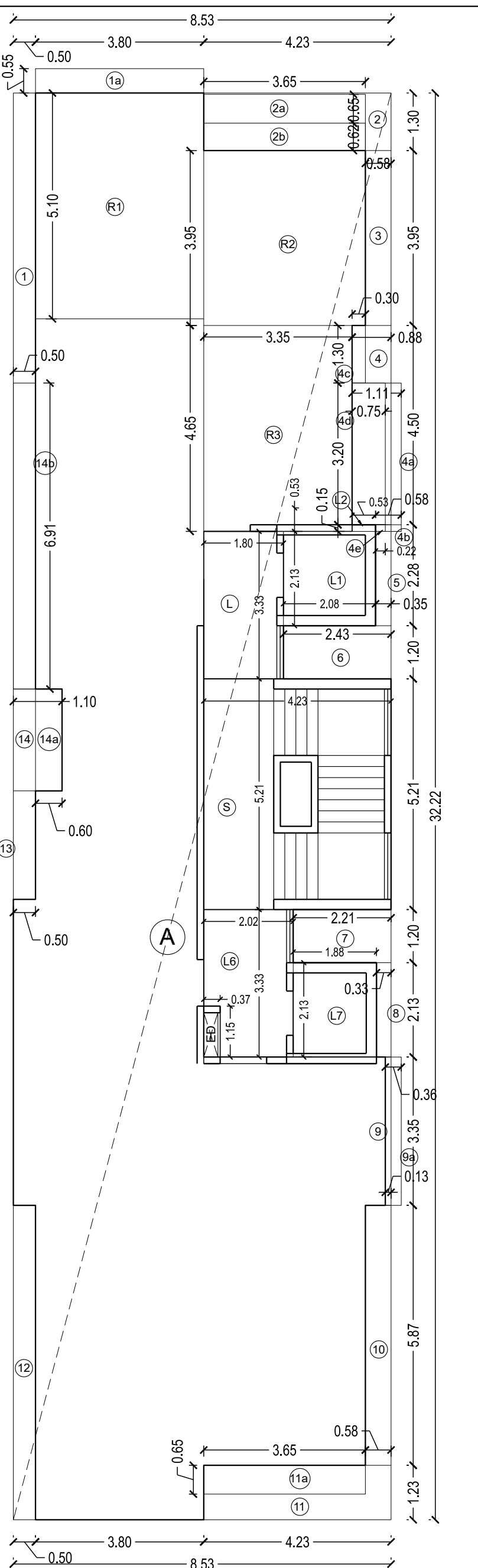
NOS.	LENGTH X WIDTH	IN SQMTRS
AREA SAME AS 2ND FLOOR		
ADDITION		
(A)	8.76 x 22.75	199.29
TOTAL ADDITION		
a) DEDUCTIONS		
1	7.98 x 0.58 x 0.50	2.31
2	0.15 x 0.58	0.09
3	1.11 x 1.30	1.44
4	0.58 x 2.13	1.24
5	2.66 x 1.20	3.19
6	0.23 x 5.21	1.20
7	2.44 x 1.20	2.93
8	0.56 x 2.28	1.28
9	3.65 x 3.56	12.99
10	0.50 x 6.01	3.01
11	0.50 x 7.38	3.69
ED	0.37 x 1.15	0.43
TOTAL		
b) STAIR CASE DEDUCTION		
REFER ST CAL C 1		43.87
REFER ST CAL C 2		11.64
TOTAL DEDUCTION (a+b)		89.31
NET BUILT UP AREA OF FLOOR (199.29 - 89.31)		109.98 SQ.MTRS

**BUILT UP AREA CALC. OF 3RD FLOOR**

NOS.	LENGTH X WIDTH	IN SQMTRS
AREA SAME AS 2ND FLOOR		
a) DEDUCTIONS		
(2a)	3.65 x 0.65	2.37
(R1)	3.65 x 3.95	14.52
(R2)	3.65 x 0.62	2.26
(4a)	1.11 x 3.20	3.55
(4b)	0.58 x 0.15	0.09
(14a)	0.60 x 2.30	1.38
(14b)	0.50 x 6.91	3.46
TOTAL DEDUCTION		
NET BUILT UP AREA OF FLOOR (205.27 - 11.73)		193.54 SQ.MTRS

**BUILT UP AREA CALC. OF 4TH TO 6TH, 8TH TO 10TH FLOOR**

NOS.	LENGTH X WIDTH	IN SQMTRS
AREA SAME AS 3RD FLOOR		
ADDITION		
(2b)	3.65 x 0.62	2.26
(4c)	0.30 x 1.30	0.39
(4d)	0.75 x 3.20	2.40
(4e)	0.22 x 0.15	0.03
(14b)	0.50 x 6.91	3.46
L2	0.53 x 0.15	0.08
TOTAL ADDITION		
NET BUILT UP AREA OF FLOOR (193.54 + 8.62)		202.16 SQ.MTRS



Refuge area calc. of 7th floor  
 Scale: 1:100

**REFUGE AREA CALC. OF 7TH FLOOR**

NOS.	LENGTH X WIDTH	IN SQMTRS
ADDITION		
R1	3.80 x 5.65	21.47
R2	3.65 x 9.22	33.65
R3	0.45 x 3.35	1.51
TOTAL ADDITION		
REFUGE AREA OF FLOOR		
56.63 SQ.MTRS		

**BUILT UP AREA CALC. OF 2ND FLOOR**

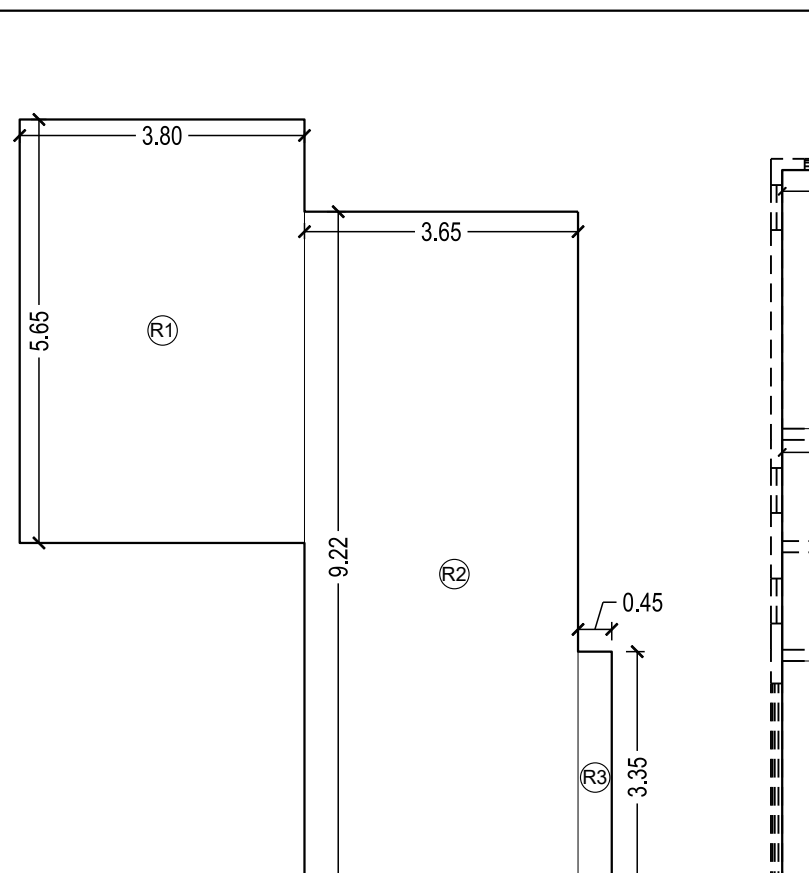
NOS.	LENGTH X WIDTH	IN SQMTRS
AREA SAME AS 1ST FLOOR		
ADDITION		
(A)	8.53 x 32.22	274.84
(1a)	3.80 x 0.55	2.09
(2a)	3.65 x 0.65	2.37
(2b)	3.65 x 0.62	2.26
(4a)	1.11 x 3.20	3.55
(4b)	0.58 x 0.15	0.09
(14a)	0.60 x 2.30	1.38
(14b)	0.50 x 6.91	3.46
TOTAL ADDITION		
a) DEDUCTIONS		
1	0.50 x 13.46	6.73
2	4.23 x 1.30	5.50
3	0.58 x 3.95	2.29
4	0.88 x 4.50	3.96
5	0.35 x 2.28	0.80
6	2.43 x 1.20	2.92
7	2.21 x 1.20	2.65
8	0.33 x 2.13	0.70
9	0.13 x 3.35	0.44
10	0.58 x 5.87	3.40
11	4.23 x 1.23	5.20
12	0.50 x 7.10	3.55
13	0.50 x 2.45	1.23
14	1.10 x 2.30	2.53
a	TOTAL	41.90
b) STAIR CASE DEDUCTION		
REFER ST CAL C 1		42.84
TOTAL DEDUCTION (a+b)		84.74
NET BUILT UP AREA OF FLOOR (290.01 - 84.74)		205.27 SQ.MTRS

**BUILT UP AREA CALC. OF 7TH FLOOR**

NOS.	LENGTH X WIDTH	IN SQMTRS
AREA SAME AS 6TH FLOOR		
DEDUCTION		
(R1)	3.80 x 5.10	19.38
(R2)	3.65 x 3.95	14.52
(R3)	3.35 x 4.65	15.68
(1a)	3.80 x 0.55	2.09
(2a)	3.65 x 0.62	2.26
(4c)	0.30 x 1.30	0.39
(4d)	0.75 x 3.20	2.40
(4e)	0.22 x 0.15	0.03
L2	0.53 x 0.15	0.08
TOTAL DEDUCTION		
NET BUILT UP AREA OF FLOOR (202.16 - 56.63)		145.53 SQ.MTRS

**BUILT UP AREA CALC. OF 11TH FLOOR**

NOS.	LENGTH X WIDTH	IN SQMTRS
AREA SAME AS 10TH FLOOR		
ADDITION		
(2a)	3.65 x 0.65	2.37
(4a)	1.11 x 3.20	3.55
(4b)	0.58 x 0.15	0.09
(9a)	0.36 x 3.35	1.21
(11a)	3.65 x 0.65	2.37
(4d)	0.75 x 3.20	2.40 (-)
(4e)	0.22 x 0.15	0.03 (-)
TOTAL ADDITION		
NET BUILT UP AREA OF FLOOR (202.16 + 7.16)		209.32 SQ.MTRS



Rera carpet area calc. of 2nd floor  
 Scale: 1:100

**Rera carpet area calc. of 2nd floor**

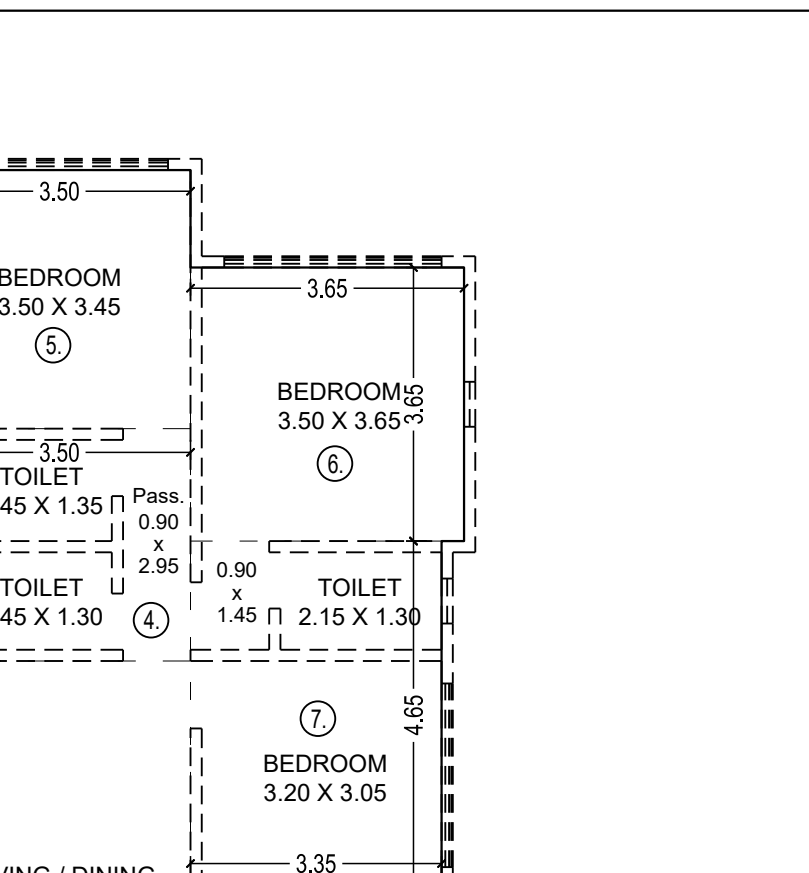
NOS.	LENGTH X WIDTH	IN SQMTRS
ADDITION		
1	1.05 x 0.15	0.16
2	2.90 x 2.45	7.10
3	3.50 x 6.61	23.14
4	3.50 x 3.10	10.85
5	3.90 x 3.45	13.28
6	3.65 x 3.65	13.32
7	3.38 x 4.65	15.57
TOTAL		
62.22		

**Rera carpet area calc. of 11th floor**

Rera carpet area calc. of 11th floor  
 Scale: 1:100

**Rera carpet area calc. of 11th floor**

NOS.	LENGTH X WIDTH	IN SQMTRS
ADDITION		
1	1.05 x 0.15	0.16
2	4.31 x 3.05	13.15
3	3.50 x 1.60	5.60
4	3.65 x 4.82	17.96
5	3.50 x 5.50	19.25
TOTAL		
56.12		



Rera carpet area calc. of 3rd floor  
 Scale: 1:100

**Rera carpet area calc. of 3rd floor**

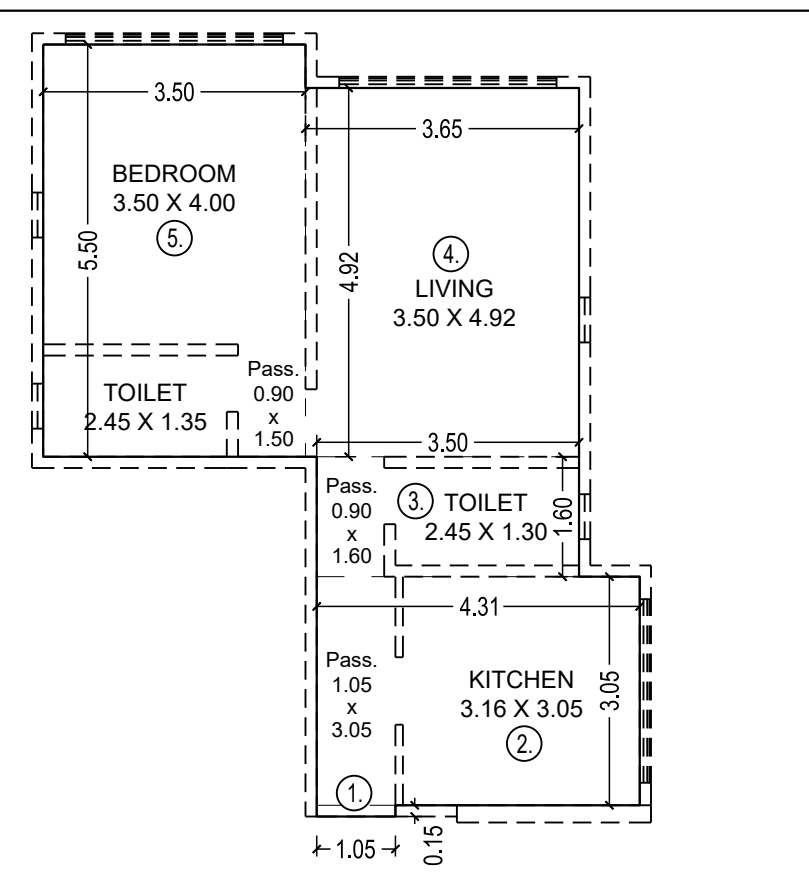
NOS.	LENGTH X WIDTH	IN SQMTRS
ADDITION		
1	1.05 x 0.15	0.16
2	3.20 x 4.65	14.89
3	3.50 x 1.45	5.08
4	0.15 x 2.15	0.32
5	3.50 x 4.00	14.00
TOTAL		
42.13		

**Rera carpet area calc. of 3rd floor**

Rera carpet area calc. of 3rd floor  
 Scale: 1:100

**Rera carpet area calc. of 3rd floor**

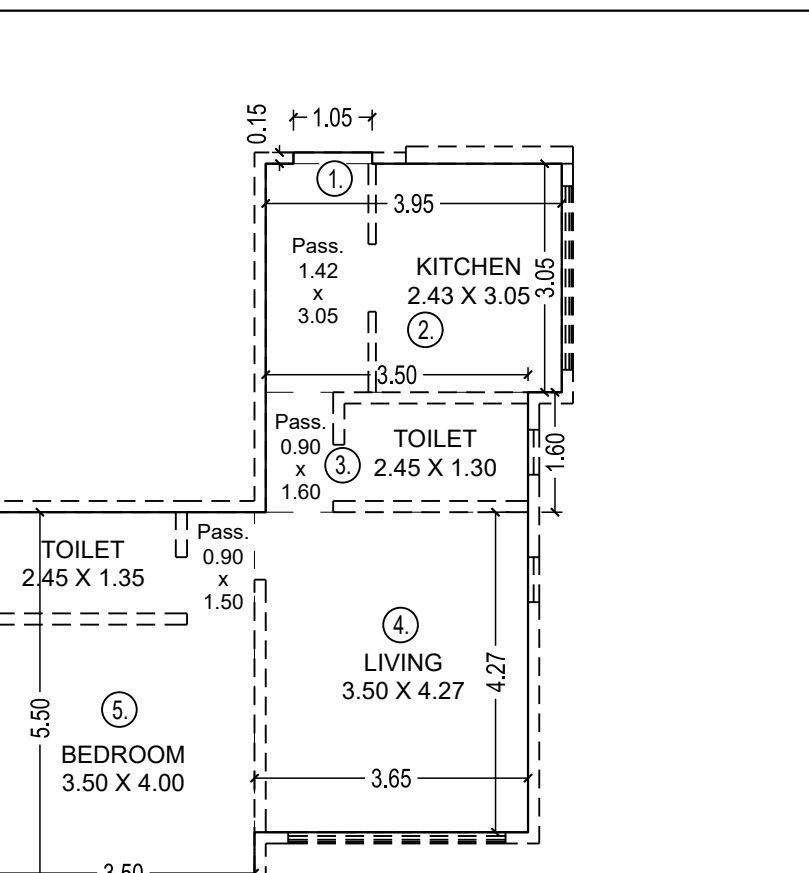
NOS.	LENGTH X WIDTH	IN SQMTRS
ADDITION		
1	1.05 x 0.15	0.16
2	3.50 x 4.65	16.28
3	3.50 x 2.45	8.57
4	0.15 x 2.15	0.32
5	3.50 x 4.00	14.00
TOTAL		
42.13		



Rera carpet area calc. of 4th to 6th & 8th to 10th floor  
 Scale: 1:100

**Rera carpet area calc. of 4th to 6th & 8th to 10th floor**

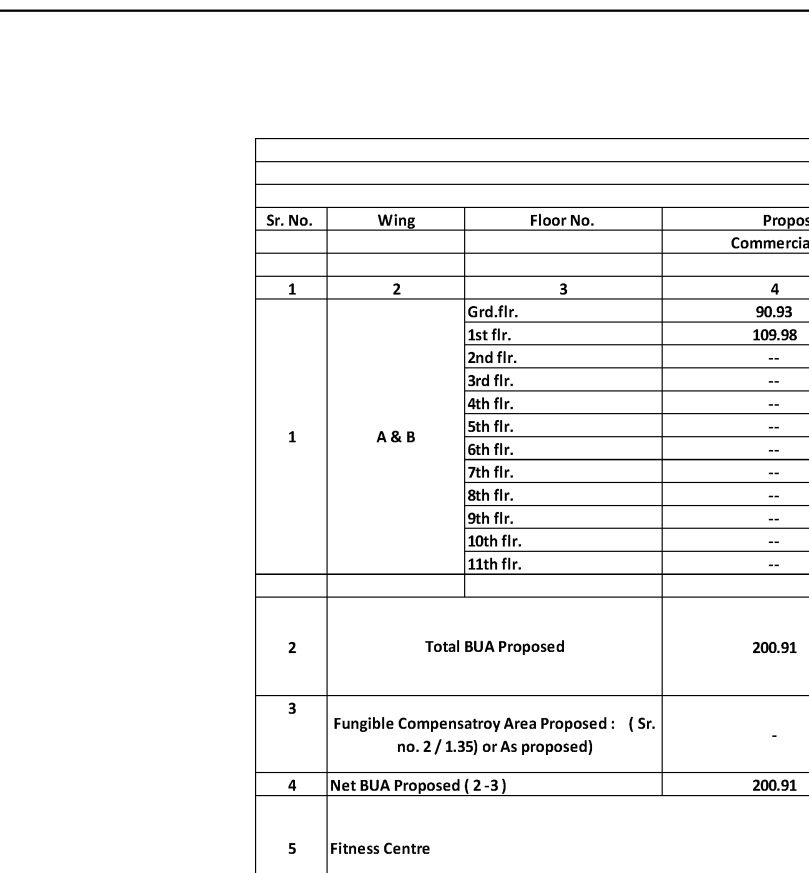
NOS.	LENGTH X WIDTH	IN SQMTRS
ADDITION		
1	1.05 x 0.15	0.16
2	3.50 x 4.65	16.28
3	3.50 x 1.60	5.60
4	3.65 x 4.27	15.59
5	3.50 x 5.50	19.25
TOTAL		
56.12		



Rera carpet area calc. of 2nd to 10th floor  
 Scale: 1:100

**Rera carpet area calc. of 2nd to 10th floor**

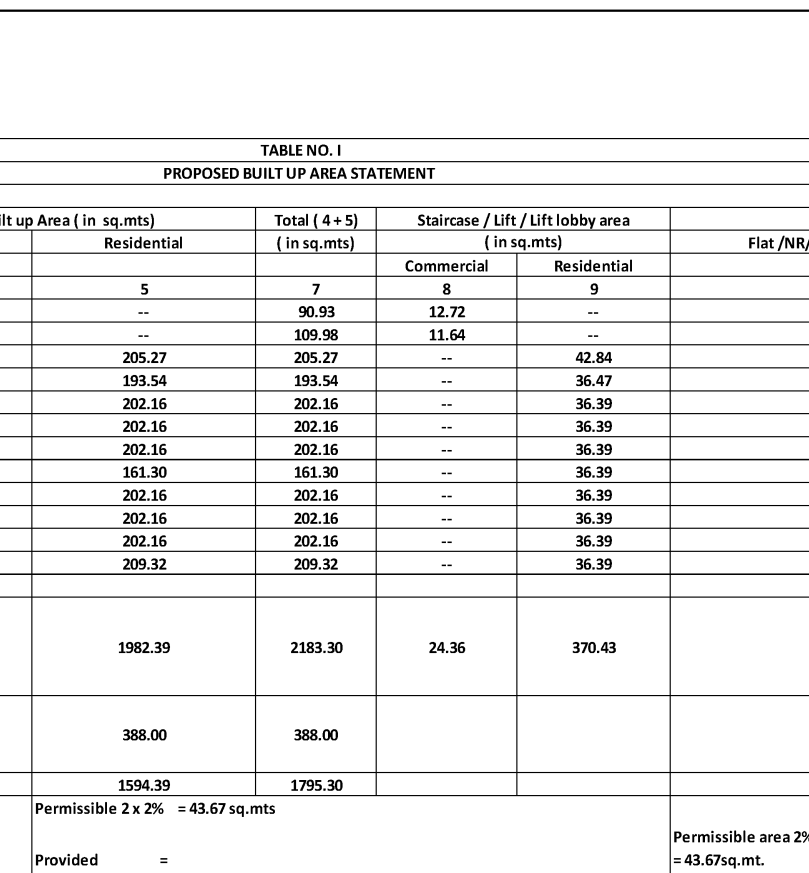
NOS.	LENGTH X WIDTH	IN SQMTRS
ADDITION		
1	1.05 x 0.15	0.16
2	3.50 x 3.05	10.68
3	3.50 x 1.60	5.60
4	3.65 x 4.27	15.59
5	3.50 x 5.50	19.25
TOTAL		
52.65		



Rera carpet area calc. of 11th floor  
 Scale: 1:100

**Rera carpet area calc. of 11th floor**

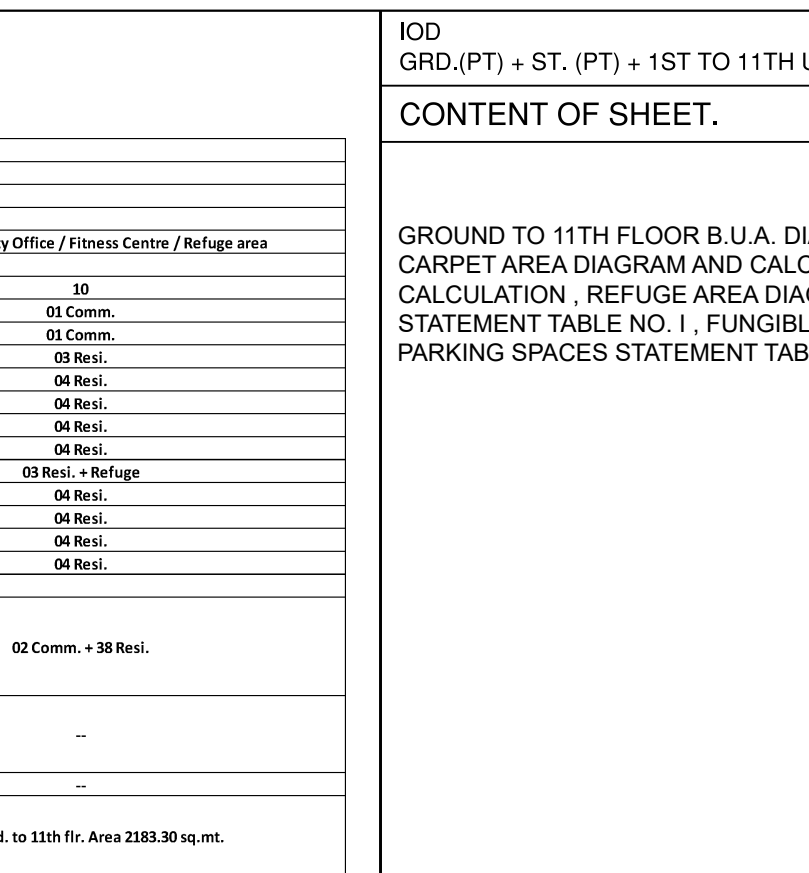
NOS.	LENGTH X WIDTH	IN SQMTRS
ADDITION		
1	1.05 x 0.15	0.16
2	4.31 x 3.05	13.15
3	3.50 x 1.60	5.60
4	3.65 x 4.82	17.96
5	3.50 x 5.50	19.25
TOTAL		
56.12		



ST-CASE AREA CALC. 1 1ST FLR

**ST-CASE AREA CALC. 1 1ST FLR**

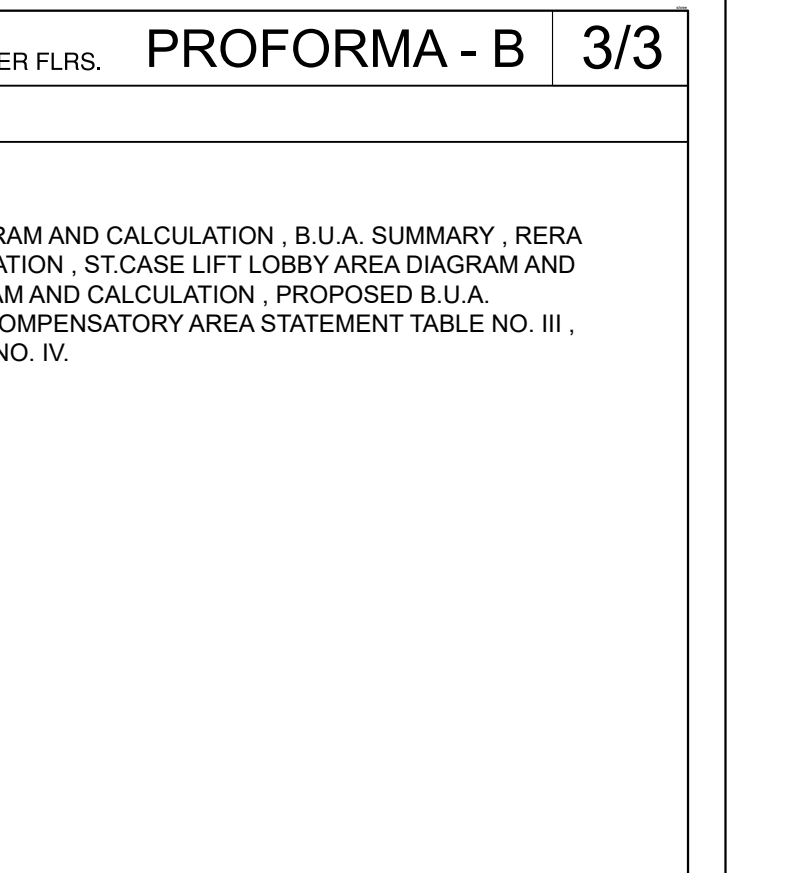
NOS.	LENGTH X WIDTH	IN SQMTRS
AREA SAME AS 2ND FLR.		
ADDITION		
L4	0.15 x 3.56	0.54
L1	1.80 x 3.33	5.99
L2	1.88 x 2.13	4.03
L7	0.53 x 0.15	0.08
L6	2.02 x 3.33	6.73
L7	1.88 x 2.13	4.00
ED	0.37 x 1.15	0.43 (-)
TOTAL		
42.84		



ST-CASE AREA CALC. 1 2ND FLR

**ST-CASE AREA CALC. 1 2ND FLR**

NOS.	LENGTH X WIDTH	IN SQMTRS
AREA SAME AS 2ND FLR.		
DEDUCTION		
L2	0.53 x 0.15	0.08
TOTAL AREA		
36.39		
TOTAL ST-CASE AREA = 36.39 SQ.M		
36.39 x 08 FLOORS = 291.12 SQ.M		



ST-CASE AREA CALC. 1 3RD FLR

**ST-CASE AREA CALC. 1 3RD FLR**

NOS.	LENGTH X WIDTH	IN SQMTRS
AREA SAME AS 2ND FLR.		
DEDUCTION		
L2	0.53 x 0.15	0.08
TOTAL AREA		
36.39		
TOTAL ST-CASE AREA = 36.39 SQ.M		
36.39 x 08 FLOORS = 291.12 SQ.M		

**BUILT UP AREA SUMMARY**

FLOOR	Commercial	Residential
GR. FLOOR	90.93	---
1ST FLOOR	109.98	---
2ND FLOOR	---	205.27
3RD FLOOR	---	193.54
4TH FLOOR	---	202.16
5TH FLOOR	---	202.16
6TH FLOOR	---	202.16
7TH FLOOR	---	161.30
8TH FLOOR	---	202.16
9TH FLOOR	---	202.16
10TH FLOOR	---	202.16
11TH FLOOR	---	209.32
TOTAL	200.91	1982.39

**BUILT UP AREA SUMMARY**

FLOOR	Commercial	Residential
GR. FLOOR	90.93	---
1ST FLOOR	109.98	---
2ND FLOOR	---	205.27
3RD FLOOR	---	193.54
4TH FLOOR	---	202.16
5TH FLOOR	---	202.16
6TH FLOOR	---	202.16
7TH FLOOR	---	161.30
8TH FLOOR	---	202.16
9TH FLOOR	---	