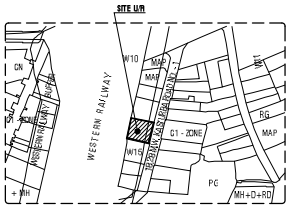
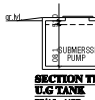
AMENDED FSI-2.40
CHE/A-4764/ BP(W.S.)AR
1/9

PROFORMA AS PER 9(6)a

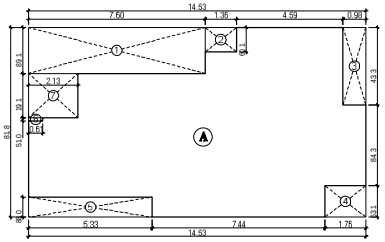


LOCATION PLAN
SCALE-1:4000

SECTION THERO.
STACK PARKING
SCALE - 1:100



SECTION THERO.
U.G TANK
SCALE - 1:100



AREA DIAGRAM FOR FITNESS CENTER
SCALE-1:100

FITNESS CENTER AREA CALCULATION

A	14.53	X	08.18	X	1 NO	=	118.85	SQ.MT. X
			TOTAL ADDITION			=	118.85	SQ.MT.

DEDUCTIONS

1	7.50	X	1.98	X	1 NO	=	15.05	SQ.MT.
2	1.35	X	1.05	X	1 NO	=	1.44	SQ.MT.
3	0.98	X	3.34	X	1 NO	=	3.27	SQ.MT.
4	1.75	X	1.35	X	1 NO	=	2.39	SQ.MT.
5	5.33	X	0.88	X	1 NO	=	4.69	SQ.MT.
6	0.61	X	0.15	X	1 NO	=	0.09	SQ.MT.
7	2.13	X	1.91	X	1 NO	=	04.07	SQ.MT.
			TOTAL DEDUCTION			=	31.00	SQ.MT. Y1
TOTAL PROPOSED.BUA FITNESS CENTER [X - Y1]						=	87.85	SQ.MT.

33% ADDITIONAL F.S.I.
AS PER NOTIFICATION
U/NO.TPB-4309/779/CR-127,8/2009/UD-11
DATED 24-10-2011
AREA = 333.70 SQ.MT
AMT.Rs.7500/-
CHALLAN NO.R 847
RECEIPT NO. 040045 DATED : 20-08-13
AMT.Rs. 13,28,800/- (R.B.I)
RECEIPT/BAP DDO No :100/1582762
DATED : 26-08-13
AMT.Rs.13,28,800/- (M.C.G.M)

PERMI.FITNESS CENTRE AREA STATEMENT

= 2% OF TOTAL BUILT UP AREA
= 2% X 4554.66 SQ.MT.
= 91.09 SQ.MT.
= 91.09 SQ.MT. (PERMISSIBLE)
= 87.85 SQ.MT. (PROPOSED)

AS PER DCPR 2034

PARKING AREA STATEMENT

AREA IN SQ. MT.	NO. OF FLATS	PARKING REQUIRED BY RULE	PARKING REQUIRED
FOR RESIDENTIAL			
UP TO 45	NIL	1 PARKING FOR / 4 TENEMENTS	NIL
45 TO 60	NIL	1 PARKING FOR / 2 TENEMENTS	NIL
60 TO 90	51 NOS	1 PARKING FOR / 1 TENEMENTS	51.00
ABOVE 90	NIL	2 PARKING FOR / 1 TENEMENTS	NIL
TOTAL	51 NOS OF FLATS		51.00
5% VISITOR PARKING SPACE FOR RESIDENTIAL (MIN-1)		(51.00/0.05%=2.55 NOS)	12.75
TOTAL		(51.00 + 12.75 = 63.75)	64.00
PARKING FOR SHOPS			
PARK REQ. FOR GR. FLR. SHOP	112.36	1 parking for every 150 sqm of total floor area in the case of shopping/super with each shops 20 sqm. and one parking space for 50 sq.mt. of total flr. area. for shops each over 20/50 sq.mt.	2.25
BANK	325.54	1 parking for every 37.50 sqm offloor area upto 1500 sqm and 1 PARKING space for every 75 SQM. of space for areas exceeding 1500 SQM.	8.70
TOTAL PARKING			10.95
10% VISITOR PARKING SPACE FOR COMMERCIAL		(2 MIN.) (10.95 x 0.10 %)	2.00
TOTAL PARKING REQUIRED FOR COMMERCIAL		10.95.00 + 2.00)	12.95
TOTAL PARKING REQUIRED RESI. & COMM.		(64.00+12.95)	77.00
50% ADDITIONAL PARKING PERMITTED WITHOUT PAYMENT OF PREMIUM.		(77.00*.5)=38.5	38.50 NOS
TOTAL PERMISSIBLE PARKING		(77.00+38.5=115.5 SAY)	116 NOS
TOTAL PARKING PROPOSED RESI. & COMM.			80.00

B.U.A.SUMMARY

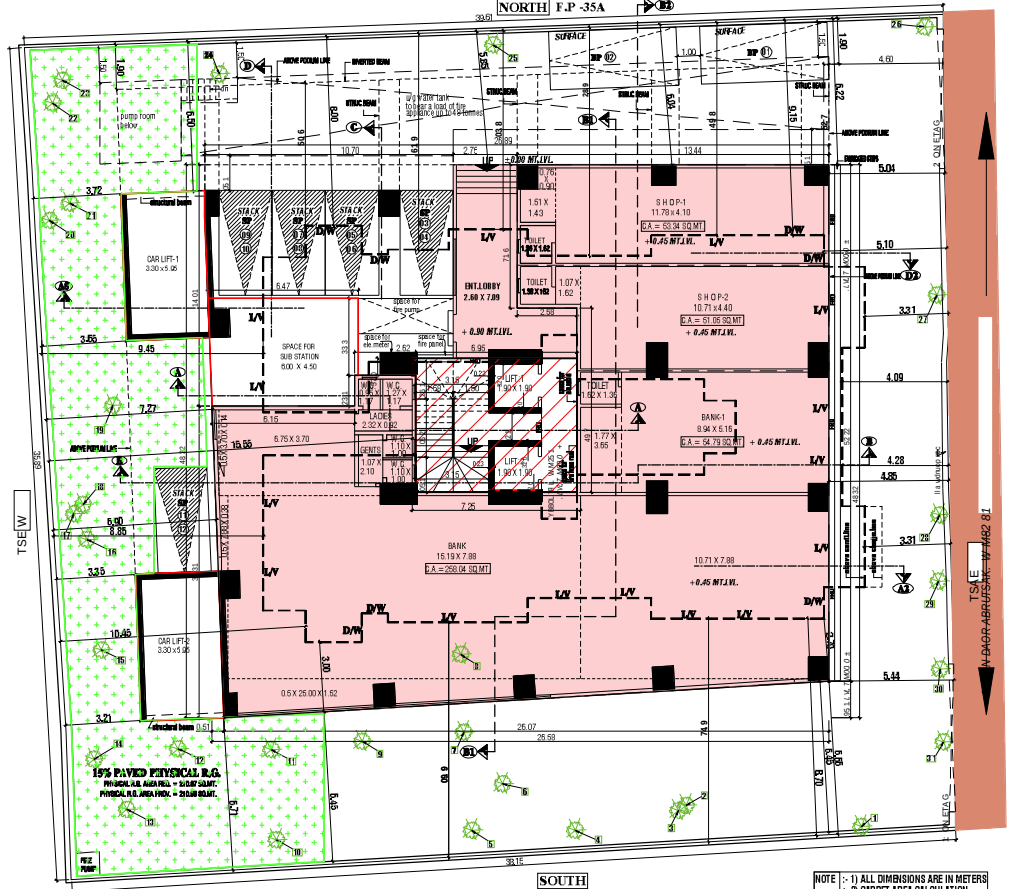
FLOOR	COMM. BUA IN SQ.MT.	RESI. BUA IN SQ.MT.	COMM.PASS. IN SQ.MT.	NET PROP.AREA IN SQ.MT.	AVAILABLE AREA IN SQ.MT.
GROUND FLOOR	438.84	----	----	438.84	47.79
1ST PODIUM FLOOR	----	----	----	----	----
2ND PODIUM FLOOR	----	----	----	----	----
1ST FLOOR	----	225.33	0.49	224.82	44.21
2ND FLOOR	----	317.22	0.49	316.71	44.21
3RD FLOOR	----	257.04	0.49	257.53	44.21
4TH FLOOR	----	317.22	0.49	317.71	44.21
5TH FLOOR	----	317.22	0.49	317.71	44.21
6TH FLOOR	----	317.22	0.49	317.71	44.21
7TH FLOOR	----	317.22	0.49	317.71	44.21
8TH FLOOR	----	332.75	0.49	333.24	43.97
9TH FLOOR	----	332.75	0.49	333.24	43.97
10TH FLOOR	----	215.11	1.46	211.57	43.75
11TH FLOOR	----	338.61	0.49	339.10	43.75
12TH FLOOR	----	338.61	0.49	339.10	43.75
13TH FLOOR	----	338.61	0.49	339.10	43.75
14TH FLOOR	----	172.25	0.24	172.49	43.75
TOTAL	438.84	4105.16	7.58	4536.58	656.85
ADD COLUMN AREA COUNTED IN FSI				02.08	
TOTAL PROPOSED AREA		(4536.58 + 2.08)		4554.66	

INDEX OF PARKING DETAILS

	BIG PARKING	SMALL PARKING	TOTAL PARKING
1) GROUND FLOOR	2 NOS	10 NOS	12 NOS
2) 1ST PODIUM PLAN	10 NOS	07 NOS	17 NOS
3) 2ND PODIUM PLAN	10 NOS	07 NOS	17 NOS
4) 3RD PODIUM PLAN	10 NOS	07 NOS	17 NOS
5) 4TH PODIUM PLAN	10 NOS	07 NOS	17 NOS
TOTAL PARKING	42 NOS	38 NOS	80 NOS

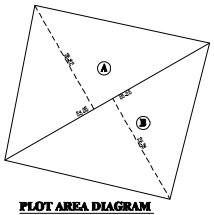
AREA STATEMENT FOR COMMERCIAL & RESIDENTIAL

	Permissible Area in Sq. mt.		Proposed area in Sq. mt.	Compensatory Fungible Area in Sq. mt.	
	Built up	0.25% Fungible	Fungible	Without charging	By charging
COMMERCIAL	225.07	112.77	112.77	107.33	6.44
RESIDENTIAL	2048.80	1067.12	1066.42	355.70	711.22
TOTAL AREA	3273.97	1180.89	1180.89	463.03	717.66



GROUND FLOOR PLAN
SCALE-1:100

NOTE :- 1) ALL DIMENSIONS ARE IN METERS
:- 2) CARPET AREA CALCULATION FOR PARKING PURPOSE ONLY.



PLOT AREA DIAGRAM
SCALE-1:500

PLOT AREA CALCULATIONS

A	0.50	x	53.06	x	26.62	x	1 NO	= 711.40 SQ.MT.
B	0.50	x	53.06	x	26.18	x	1 NO	= 694.42 SQ.MT.
TOTAL ADDITION								= 1405.82 SQ.MT. X

COLUMN AREA CALCULATION FOR 1ST TO 7TH FLOOR

ADDITIONS

C)	1.60	X	0.08	X	2 NOS	=	0.26 SQ.MT.
			TOTAL ADDITIONS			=	0.26 SQ.MT.

TOTAL PROP.COLUMN AREA (0.26 X 7) = 1.82 SQ.MT. X

FOR 8TH & 9TH FLOOR

ADDITIONS

C)	1.60	X	0.08	X	1 NO	=	0.13 SQ.MT.
			TOTAL ADDITIONS			=	0.13 SQ.MT.

TOTAL PROP.COLUMN AREA (0.13 X 2) = 0.26 SQ.MT. Y
[X + Y]

NET COLUMN AREA (1.82 + 0.26) = 2.08 SQ.MT.
[X + Y]

DIAGRAM FOR COMM.PASS. FOR 1ST TO 9TH & 11TH TO 13TH FLR.
SCALE - 1:100

COMM.PASS. AREA CALCULATION FOR 1ST TO 9 & 11TH TO 13TH FLOOR

ADDITION

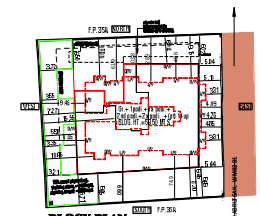
1)	1.52	X	0.16	X	2 NO	=	0.49 SQ.MT.
TOTAL AREA						=	0.49 SQ.MT.
TOTAL LIFT LOBBY AREA (0.49 X 11)						=	33.44 SQ.MT.
NET LIFT LOBBY AREA (33.44 + 2.54)						=	35.98 SQ.MT.

DIAGRAM FOR COMM.PASS. FOR 10TH FLR.
SCALE - 1:100

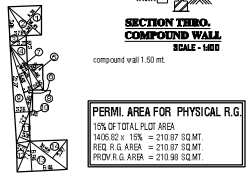
COMM.PASS. AREA CALCULATION FOR 10TH FLOOR

ADDITION

1)	1.52	X	0.16	X	1 NO	=	0.24 SQ.MT.
2)	1.52	X	0.80	X	1 NO	=	1.22 SQ.MT.
TOTAL LIFT LOBBY AREA						=	1.46 SQ.MT.



BLOCK PLAN
SCALE-1:500



SECTION THERO.
COMPOUND WALL
SCALE - 1:100

compound wall 1.50 mt.

PERMI. AREA FOR PHYSICAL R.G.
15% OF TOTAL PLOT AREA
1405.82 x 15% = 210.87 SQ.MT.
REQ. R.G. AREA = 210.87 SQ.MT.
PROV.R.G. AREA = 210.98 SQ.MT.

15% PAVED PHYSICAL R.G. AREA DIAGRAM
SCALE -1:500

FOR 15% PAVED PHYSICAL R.G. AREA CALCULATION

1	0.50	x	10.01	x	5.14	x	1 NO	= 25.73 SQ.MT.
2	0.50	x	10.01	x	2.34	x	1 NO	= 11.71 SQ.MT.
3	0.50	x	3.46	x	3.76	x	1 NO	= 6.50 SQ.MT.
4	0.50	x	6.73	x	3.73	x	1 NO	= 12.55 SQ.MT.
5	0.50	x	6.06	x	3.00	x	1 NO	= 10.29 SQ.MT.
6	0.50	x	6.06	x	2.05	x	1 NO	= 7.03 SQ.MT.
7	0.50	x	11.39	x	1.49	x	1 NO	= 8.49 SQ.MT.
8	0.50	x	15.68	x	2.17	x	1 NO	= 17.01 SQ.MT.
9	0.50	x	22.27	x	3.35	x	1 NO	= 37.41 SQ.MT.
10	0.50	x	4.99	x	0.83	x	1 NO	= 2.07 SQ.MT.
11	0.50	x	7.72	x	2.78	x	1 NO	= 10.73 SQ.MT.
12	0.50	x	7.71	x	2.77	x	1 NO	= 10.68 SQ.MT.
13	0.50	x	6.44	x	6.94	x	1 NO	= 22.35 SQ.MT.
14	0.50	x	10.59	x	5.37	x	1 NO	= 28.43 SQ.MT.
TOTAL PHYSICAL R.G. AREA								= 210.98 SQ.MT. X

DIAGRAM FOR COMM.PASS.FOR 14TH FLR.
SCALE - 1:100

COMM.PASS. AREA CALCULATION FOR 14TH FLOOR

ADDITION

1)	1.52	X	0.16	X	1 NO	=	0.24 SQ.MT.
TOTAL LIFT LOBBY AREA						=	0.24 SQ.MT.

FORM - I

I AREA STATEMENT

			TOTAL AREA PROP.AS PER DCPR 2034 Area in sq.mt.
I	1	AREA OF PLOT	1405.82
	a	Area of Reserve bce in Plot	----
	b	Area of Rds Set back	
	c	Area of D P Road	----
	2	DEDUCTIONS FOR	
	A	FOR RESERVATION/ FOLO AREA	----
	a	Road Setback Area to be Handed Over (100%) (Regulation No 16)	----
	b	Proposed D P Road to be Handed Over (100%) (Regulation No 16)	----
	c	(i) Reservation Area (part) to be Handed Over (Regulation No 17)	----
		(ii) Reservation Area to be Handed Over as per A R (Regulation No 17)	----
	B	FOR AMENITY AREA	
	a	Area of Amenity Plot / Plots to be Handed Over As Per DCR 14 (A)	----
	b	Area of Amenity Plot / Plots to be Handed Over As Per DCR 14 (B)	----
	c	Area of Amenity Plot / Plots to be Handed Over As Per DCR 25 (obsolete)	----
	3	Deduction for Existing BUA to be retained / and / or Development of Building BUA / 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 Plus 3)	1405.82
	5	PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM/ APPROPRIATE AUTHORITY AS PER SR. NO. 4 & 6 ON	1405.82
	6	ZONAL FSI (Basic) FSI (1 or 1.33)	1.00
	7	PERMISSIBLE BUILT UP AREA AS PER ZONAL (Basic) FSI (5 X 6) (In Case of NNI Land Permissible Built up Area kept in bracketes)	1405.82
	8	BUILT UP AREA DUE TO ADDITIONAL FSI (AS PER TABLE NO 12 OF REGULATION NO 30(A) AND 33 ON REMAINING / BALANCE PLOT	
		PROPORTIONATE = 1405.82 X 0.33 = 463.93	
		ADDITIONAL FSI = 702.91 Sqmt.	
		(A) ON REMAINING PLOT = 1405.82 X 0.33 = 463.93 Sqmt. (B) ON AMENITY PLOT = 702.91 Sqmt. TOTAL = 1166.84 Sqmt.	
		(C) ON AMENITY PLOT = 702.91 Sqmt.	
		(D) ON TDR = 0 Sqmt.	
		TOTAL = 1166.84 Sqmt.	
		(E) ON TDR = 0 Sqmt.	
		TOTAL = 1166.84 Sqmt.	
		(F) ON PREMIUM = 1166.84 - 463.93 = 702.91 Sqmt.	1265.24
		ON REMAINING / BALANCE PLOT	
		(A) ON REMAINING / BALANCE PLOT = 463.93 Sqmt.	
		(B) ON AMENITY PLOT = 702.91 Sqmt.	
		TOTAL = 1166.84 Sqmt.	
		(C) ON AMENITY PLOT = 702.91 Sqmt.	
		(D) ON TDR = 0 Sqmt.	
		TOTAL = 1166.84 Sqmt.	
		(E) ON TDR = 0 Sqmt.	
		TOTAL = 1166.84 Sqmt.	
		(F) ON PREMIUM = 1166.84 - 463.93 = 702.91 Sqmt.	
	9	BUILT UP AREA DUE TO ADDITIONAL FSI (AS PER TABLE NO 12 OF REGULATION NO 30(A) AND 33 ON REMAINING / BALANCE PLOT (Within the limit of permissible BUA as mentioned prior)	----
	10	BUILT UP AREA DUE TO ADDITIONAL FSI ON PAYMENT OF PREMIUM* AS PER TABLE NO 12 OF REGULATION NO 30(A) ON REMAINING / BALANCE PLOT	702.91
	11	BUILT UP AREA DUE TO ADDITIONAL FSI* AS PER TABLE NO 12 OF REGULATION NO 30(A) AND 33 ON REMAINING / BALANCE PLOT	1265.24
	12	PERMISSIBLE BUILT UP AREA = 7 + 8 + 9 + 10 + 11 (as the case may be with / without BUA as per 2 (a))	3373.97
		EXISTING FLOOR AREA	----
	13	PROPOSED BUILT UP AREA (as the case may be with / without BUA as per 2 (a))	3373.97
	14	TDR GENERTED IF ANY AS PER REGULATION NO.38 & 39	----
	15	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31 (3)	----
		Permissible Fungible Compensatory Area	11.80.89
	16	(i) Fungible Compensatory Area Availed For Rehab Component Without Charging Premium (1067.33-67.33) = 1067.33 Residential = 355.70 Commercial = 107.33	463.03
	16	(ii) Permissible Fungible Compensatory Area by Charging Premium (Comm. 6.36 % + (Resi. 6.36%)) (1067.12-355.70) = 711.42 Permi. Resi. Permi. Comm. (112.77-107.33) = 6.44	717.86
		(iii) Fungible Compensatory Area Availed On Payment Of Premium Prop. Resi. = 711.22 Prop. Comm. = 6.44	711.22 + 6.44 = 717.66
	16	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORT AREA (13 + 15(a)(i) + 15(b)(i))	4554.66
	17	FSI CONSUMED ON NET PLOT (13/4)	2.40

II OTHER REQUIREMENTS

A		RESERVATION / DESIGNATION	----
	a	Nature of Reservation	----
	b	Area of Reservation affecting The Plot	----
	c	Area of Reservation land to be Handed / Handed Over As Per Regulation No. 17	----
	d	Built up Area of Amenity to be Handed Over As Per Regulation No. 17	----
	e	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 RECREATIONAL OPEN SPACE IN LAYOUT / PLOT AS REGULATION NO.27	----
D		TENEMENT STATEMENT	----
	(i)	Proposed Built up Area (13 Above)	3373.97
	(ii)	Less Deduction of Non Residential Area (Shop Etc.)	325.07
	(iii)	Area Available For Tenements ((i) Minus (ii))	3048.90
	iv	Tenements Permissible (Density of Tenements 450 / Hectare)	137 NOS
	v	Total Number of Tenements Proposed on The Plot	51 NOS
E		PARKING STATEMENT (REFER STATEMENT)	
	(i)	PARKING REQUIRED BY REGULATIONS FOR	
		Car	77 NOS
		Scooter / Motor Cycle	----
		Outsiders (Visitors)	----
	(ii)	COVERED GARAGE PERMISSIBLE	----
	(iii)	COVERED GARAGE PROPOSED	----
		Car	----
		Scooter / Motor Cycle	----
		Outsiders (Visitors)	----
	(iv)	TOTAL PARKING PROVIDED	80 NOS
F		TRANSPORT VEHICLES PARKING	
	(i)	Spaces For Transport Vehicles Parking Required By Regulations	
	(ii)	Total No. of Transport Vehicles Parking Spaces Provided	

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT :01/06/11 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1405.82 SQ.MT.(ONE THOUSAND FOUR HUNDRED AND FIVE POINT EIGHTY TWO ONLY) AND AREA OF PLOT AS PER FSI IS 1405.82 SQ.M. AND TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

SHRI. SANJAY VIJAY SHAH
ARCHITECT & PROJECT CONSULTANT
REG. NO. CA/93-16466

SIGNATURE OF ARCHITECT

PROFORMA - B

CONTENTS OF SHEET :

GROUND FLOOR PLAN, PARKING AREA STATEMENT, BLOCK PLAN, LOCATION PLAN BUA SUMMARY,PLOT AREA DIAGRAM AND CALCULATION, SECTION THRO.COMPOUND WALL (U.N.W. & STACK PARKING, FG AREA DIAGRAM & CALCU. COMM.PASS AREA DIAGRAM & CALCULATION,FITNESS CENTER AREA DIAGRAM AND CALCULATION,

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED COMMERCIAL & RESIDENTIAL BLDG.ON PUT BEARING C.T.S.NO. 162 OF VILLAGE KANHERI F.P.NO.35 B TPS BORIVALI NO.II,1ST VARIATION AT BORIVALI (E)

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER

SHRI. SANJAY VIJAY SHAH
PARTNER OF ATHARVA DEVELOPERS, C.A.TO OWNER
GROUND FLOOR,SATYABHAMA NIWAS,
1ST KASTURBA ROAD, BORIVALI(EAST)

Sanjay Vijay Shah

SCALE	Job no.	Drawing No.	SCALE	DRN.BY	CHK.BY	DATE
1:200			1:100	[illegible]	[illegible]	07-09-2020

NORTH

NAME, ADD. & SIGNATURE OF LICENSED ARCHITECT

MANISH SHAH
ARCHITECT & PROJECT CONSULTANT

Shah MANISH KUMAR MANHAR LAL
Digitally signed by Shah MANISHKUMAR MANHARLAL
Date: 2020.09.07 19:54:49+.30
MANISH SHAH
B.ARCH
REG.NO.CA 93-16466

OFFICE ADDRESS :- 1101, Wing - 1, Hubtown Edge - II, Mhada Opposite Highway, Borivali (East), Mumbai - 400066, Tel : 28726599 / 28726593, Email :arch.manish@gmail.com

APPROVAL OF PLANS

1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED
2) THIS CANCELS APPROVAL TO THE PREVIOUS PLAN SANCTIONED UNDER NO. CHE/A-4764/ BP(W.S.) AR DATED :- 04-10-2019
3) APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO. CHE/A-4764/ BP(W.S.)AR

NEERAJ SUBHAJIT UPADHYAYA
S.E.B.P (R/C) WARD

PARESH SURYAKANT PANCHAL
Digitally signed by PARESH SURYAKANT PANCHAL
Date: 2020.09.19 22:42:28 +05'30'
A.E.B.P (R/C) WARD

VINOD KONDIRAM KEKAN
Digitally signed by VINOD KONDIRAM KEKAN
Date: 2020.10.07 19:20:40 +05'30'
E.E.B.P (R) WARD