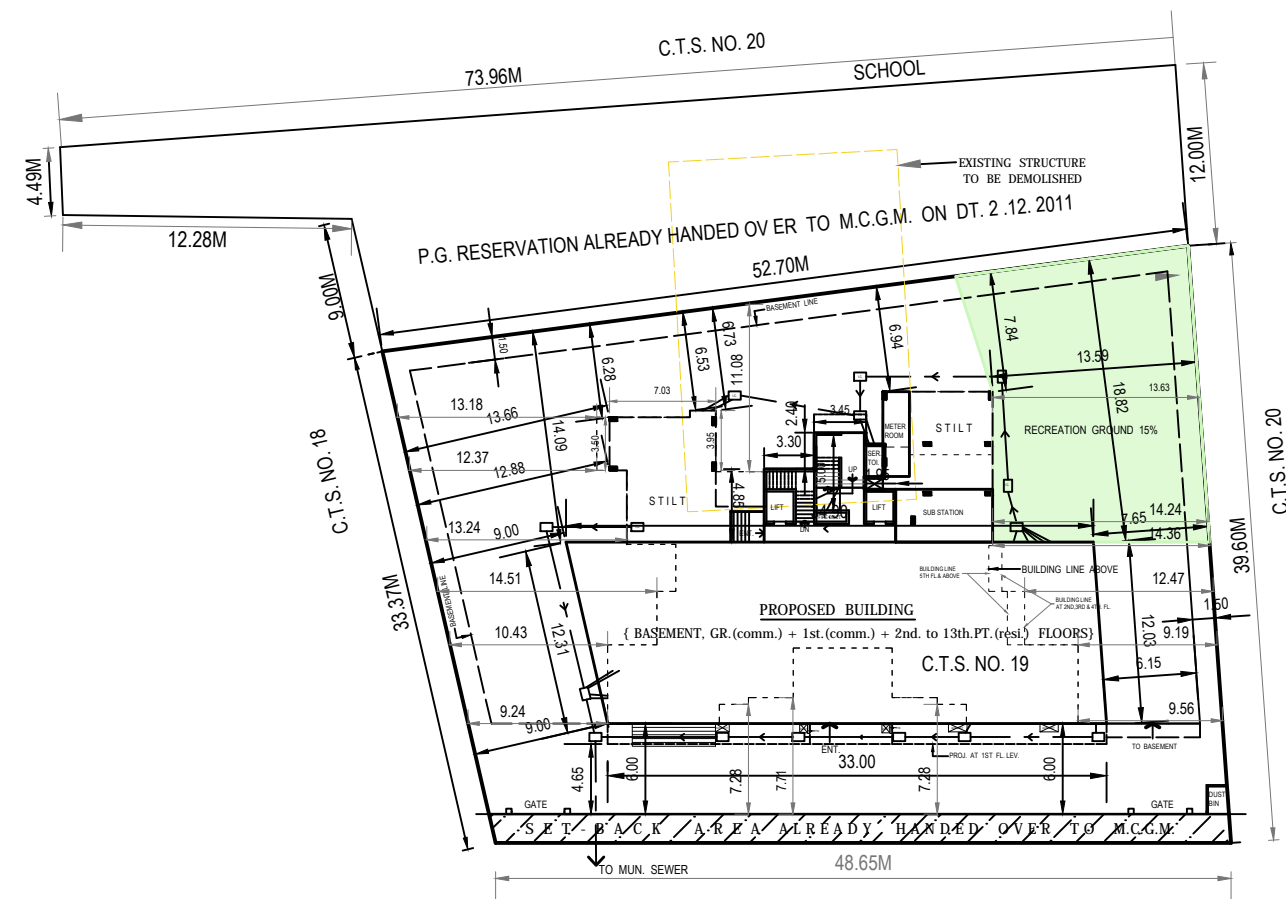
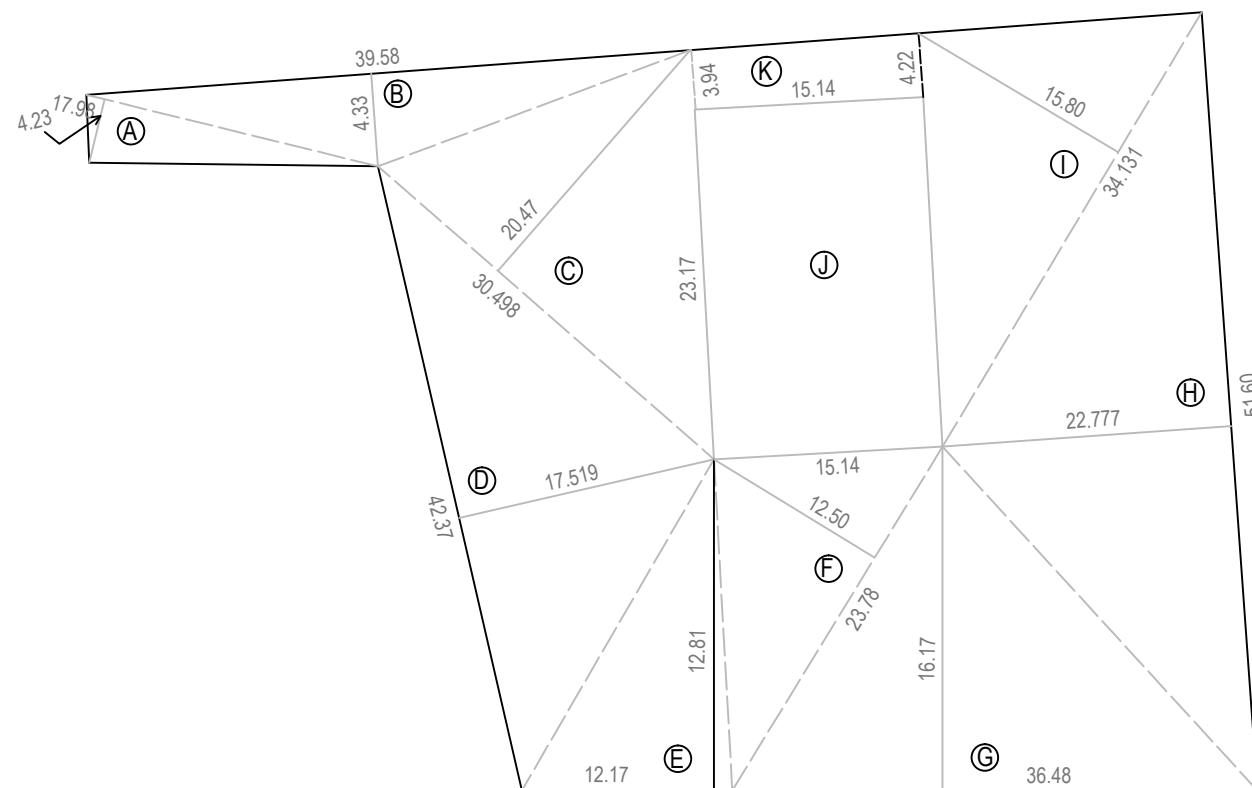
LOCATION PLAN
SHEET NO.W-15BLOCK PLAN
SCALE: 1:500

CARPET AREA	STATEMENT	AS PER RERA	(RESIDENTIAL)			
FLOOR	FLAT NO. 1	FLAT NO. 2	FLAT NO. 3	FLAT NO. 4	FLAT NO. 5	FLAT NO. 6
2ND FLOOR	26.30	28.91	78.86	26.72	87.54	46.43
3RD FLOOR	26.30	28.91	106.99	87.54	46.43	62.31
4TH FLOOR	30.00	26.38	26.79	99.50	87.54	46.43
5TH FLOOR	30.00	26.38	26.79	99.50	87.54	46.43
6TH FLOOR	30.00	26.38	26.79	99.50	87.54	46.43
7TH FLOOR	30.00	26.38	26.79	99.50	85.34	----
8TH FLOOR	30.00	26.38	26.79	99.50	87.54	46.43
9TH FLOOR	87.12	99.50	87.54	46.43	62.31	----
10TH FLOOR	87.12	99.50	87.54	46.43	62.31	----
11TH FLOOR	87.12	99.50	87.54	46.43	62.31	----
12TH FLOOR	87.12	99.50	87.54	46.43	62.31	----
13TH FLOOR	87.12	105.34	----	----	----	----

CAR PARKING STATEMENT (DCPR 2034) AS PER RERA

	CARPET AREA AS PER RERA	No.OF FLATS	PARKING REQD.	PARKING PROP.
(RESIDENTIAL AREA)				
Sr. No.	BELOW 45.00 SQ.MTS.	25.00 Nos.	1 FOR 4 TENA.	6.00 Nos.
1	45.00 TO 60.00 SQ.MTS.	10.00 Nos.	1 FOR 2 TENA.	5.00 Nos
2	60.00 TO 90.00 SQ.MTS.	27.00 Nos	1 FOR 1 TENA.	27.00 Nos
3	ABOVE 90.00 SQ.MTS.	6.00 Nos	2 FOR 1 TENA	12.00 Nos.
4	TOTAL	68.00 Nos		50.00 Nos.
5	VISITORS	5% OF REQD. PARKING		2.50 Nos., SAY 3.00 NOs
6	VISITORS 25% OF REQD. PARKING (PREMIUM FOR DEFICIENT 20% VISITORS PARKINGS = 7 NOS. PAID)			12.50 Nos., SAY 13.00 NOS
7	TOTAL PARKING			53.00 Nos.,
8	TOTAL PARKING REQUIRED FOR RESIDENTIAL			53.00 Nos.
(COMMERCIAL AREA)				
9	GROUND FLOOR SHOP	361.03 SMTS.	1 FOR 40.0 SMTS.	9.02 Nos. (O.C. GRANTED)
10	FIRST FLOOR BUSINESS OFFICE	386.26 SMTS.	1 FOR 40.0 SMTS.	9.66 Nos. (O.C. GRANTED)
11	TOTAL			19 Nos.
12	VISITORS		10%	2 Nos.
13	TOTAL PARKING REQUIRED FOR COMMERCIAL			21 Nos.
14	TOTAL PARKING REQUIRED FOR RESIDENTIAL + COMMERCIAL			74 Nos. (53+21)
15	TOTAL PARKING PROVIDED FOR RESIDENTIAL + COMMERCIAL			85Nos.



PLOT AREA CALCULATION

$\Delta A - 17.98 \times 4.23M/2 = 38.02 \text{ SQ.M}$
 $\Delta B - 39.58 \times 4.33M/2 = 85.61 \text{ SQ.M}$
 $\Delta C - 30.498 \times 20.47M/2 = 312.15 \text{ SQ.M}$
 $\Delta D - 42.37 \times 17.519M/2 = 371.14 \text{ SQ.M}$
 $\Delta E - 12.17 \times 12.81M/2 = 77.95 \text{ SQ.M}$
 $\Delta F - 12.50 \times 23.78M/2 = 148.63 \text{ SQ.M}$
 $\Delta G - 36.48 \times 16.17M/2 = 294.94 \text{ SQ.M}$
 $\Delta H - 51.60 \times 22.777M/2 = 587.66 \text{ SQ.M}$
 $\Delta I - 34.131 \times 15.80M/2 = 269.63 \text{ SQ.M}$
 $J - 15.14 \times 23.17M = 350.79 \text{ SQ.M}$
 $K - 3.94 + 4.22/2 \times 15.14M/2 = 61.77 \text{ SQ.M}$
TOTAL 2598.29 SQ. M
PLOT AREA AS PER RECORD = 2597.50 SQ.M

AREA STATEMENT				
FLOOR	BUILT UP AREA	TERRACE AREA	STAIR, LIFT, LIFT LOBBY AREA	FUNGIBLE F.S.I.
	SQ. M	SQ. M	SQ. M	SQ. M
GROUND	393.78		68.11 (41.13RES.+26.98 COM.)	133.51
FIRST	414.27	40.27	52.17 (26.42RES.+25.75 COM.)	
SECOND	380.73		39.59 (RES.)	1180.66
THIRD	382.31		39.59 (RES.)	
FOURTH	412.62		39.59 (RES.)	
FIFTH	405.87		39.59 (RES.)	
SIXTH	405.87		39.59 (RES.)	
SEVENTH	304.74		39.59 (RES.)	
EIGHTH	405.87		39.59 (RES.)	
NINTH	405.87		39.59 (RES.)	
TENTH	405.87		39.59 (RES.)	
ELEVENTH	405.87		39.59 (RES.)	
TWELVETH	405.87		39.59 (RES.)	
THIRTEENTH	207.10		39.59 (RES.)	
TOTAL	5336.64	40.27	475.08	
TOTAL BUILT UP AREA PROPOSED = 5336.64 SQ.M				
PROPOSED AREA OF OPEN TERRACE TAKEN INTO F.S.I. = 40.27 SQ.M				
TEMPORARY SITE OFFICE COUNTED INTO F.S.I. = 25.37 SQ.M				
TOTAL F.S.I. PROPOSED =5336.64 + 40.27 + 25.37 = 5402.28 SQ.M				

STATEMENT OF FUNGIBLE AREA FOR WHICH PREMIUM IS ALREADY PAID	
TYPE	FUNGIBLE AREA IN SQ.M
COMMERCIAL	133.51
RESIDENTIAL	512.85

RESIDENTIAL FUNGIBLE AREA PERMISSIBLE = 1180.99 SQ.MT.

RESIDENTIAL FUNGIBLE AREA PROPOSED = 1180.66 SQ.MT.

COMMERCIAL FUNGIBLE AREA PERMISSIBLE = 142.96 SQ.MT.

COMMERCIAL FUNGIBLE AREA PROPOSED = 133.51 SQ.MT.

PERMISSIBLE:

TOTAL RESIDENTIAL BUILT UP AREA (INCLUDING FUNGIBLE) = 4555.25 SQ.M.
FUNGIBLE AREA PERMISSIBLE FOR RESIDENTIAL PURPOSE = 35% X 3374.26
= 1180.99 SQ.M.

PROPOSED:

TOTAL RESIDENTIAL BUILT UP AREA (INCLUDING FUNGIBLE) = 4553.96 SQ.M.
PROPOSED RESIDENTIAL FUNGIBLE AREA = 1180.66 SQ.M.
TOTAL RESIDENTIAL BUILT UP AREA (EXCLUDING FUNGIBLE) = 3373.30 SQ.M.

TOTAL BUILT UP AREA PROPOSED = 4553.99 SQ.M (RES.) + 848.32 SQ.M (COMM.)
= 5402.28 SQ.MT.

PARKING STATEMENT (DCPR 2034) RERA

NO	DESCRIPTION	REQUIRED	PROVIDED
1	RESIDENTIAL PARKING (50+3)	53	
2	COMMERCIAL PARKING (19+2)	21	
	TOTAL PARKING	74	85
A	BIG CARS : SIZE 5.5 M X 2.55 M		43
B	SMALL CARS : SIZE 4.5 M X 2.3 M		42

SET BACK AREA CALCULATION

$\Delta 1 - 48.65 \times 1.90M/2 = 46.21 \text{ SQ.M}$
 $\Delta 2 - 48.65 \times 1.90M/2 = 46.21 \text{ SQ.M}$
TOTAL 92.42 SQ. M

PROFORMA A

A	AREA STATEMENT	AS PER DCR 1991	AS PER DCPR 2034	TOTAL AREA SQ. MT.
1	AREA OF PLOT (AS PER P.R.C.)	2597.50	---	2597.50
a	AREA OF RESERVATION	---	---	---
b	AREA OF ROAD SET BACK (ALREADY HANDED OVER MCGM)	92.42	---	92.42
c	AREA OF D. P. ROAD	---	---	---
2	DEDUCTIONS FOR			
A	FOR RESERVATION ROAD AREA			
a	SET BACK AREA AS PER DCPR 16	92.42	---	92.42
b	D. P. ROAD AS PER DCPR 16	---	---	---
c	ANY RESERVATION AS PER DCPR 17 (ALREADY HANDED OVER TO MCGM)	789.70	---	789.70
	TOTAL OF 2A	882.12	---	882.12
B	FOR AMENITY AREA			
a	AMENITY AREA AS PER DCPR 14(A)	---	---	---
b	AMENITY AREA AS PER DCPR 14(B)	---	---	---
c	AMENITY AREA AS PER DCPR 15	---	---	---
d	AMENITY AREA AS PER DCPR 35	---	---	---
	TOTAL OF 2B	---	---	---
C	DEDUCTION FOR EXISTING BUA TO BE RETAINED	---	---	---
a	NOT UNDER POSSESSION	---	---	---
	TOTAL OF 2C	---	---	---
3	TOTAL DEDUCTION (TOTAL OF 2A+2B+2C)	882.12	---	882.12
4	BALANCE AREA OF PLOT (1 - 3)	1715.38	---	1715.38
5	NET AREA OF DEVELOPMENT (4)	1715.38	---	1715.38
6	ZONAL BASIC F.S.I.	1.00	---	1.00
7	ADDITIONS FOR FLOOR SPACE INDEX	---	---	---
2a	100 % FOR D.P. ROAD	---	---	---
2b	100 % FOR SET BACK	---	92.42	92.42
8	PERMISSIBLE BUA AS PER ZONAL BASIC FSI (5X6)	1715.38	92.42	1807.80
9	ADD. BUA AS PER OF LAND HANDED OVER AS PER 2A	---	---	---
10	BUA IN LIEU OF BUILT UP AMENITY HANDED OVER	---	---	---
11	ADDITIONAL 50% F.S.I. ON PAYMENT OF PREMIUM AS PER TABLE 12 OF REG. NO. 30(A) (566.00 + 291.69 = 857.69 SQ MT)	566.00	291.69	857.69
12	ADMISSIBLE TDR AS PER TABLE 12 OF REG. NO. 30(A) 1715.38 X 1.00 = 1715.38 80% OF 1715.38=1372.30 AS PER Ch.E(DP)'s Order, 590 sq.mt. equivalent to 75% of 789.70 sq.mt. which is the P.G. Area handed over to M.C.G.M. on 2.12.2011 GENERAL TDR :- 80% OF 1715.38 = 1372.30 sq.mt. CLAIMED 483.58 sq.mt. (DRC No. 000815/Rd for 376.38 sq.mt. & DRC No. 001030 for 107.20 sq.mt.)	590.00	483.58	1073.58
	SLUM TDR SRA :- 20% OF 1715.38 = 343.08 sq.mt. CLAIMED 350 sq.mt. SRA / 793 / CONST.	350.00	----	350.00
13	PERMISSIBLE BUA (8+9+10+11+12)	3221.38	867.69	4089.07
14	TOTAL BUA AREA PROPOSED Residential BUA = 3347.93 + 25.37 (temp.site office) = 3373.30 sq.mt. Commercial BUA = 714.81 sq.mt.	4088.11 sq.mt.	866.73	4088.11
15	F.S.I. CONSUMED ON NET HOLDING 14/4	1.87	0.51	2.38

17	FUNGIBLE BUA			
a	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCPR 31(3) FOR PURELY RESIDENTIAL = 3373.30 X 35% = 1180.66 sq.mt. (PERMISSIBLE) CLAIMED FUNGIBLE AREA : NIL	440.71	739.95	1180.66
b	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCPR 31(3) FOR PURELY NON - RESIDENTIAL = 714.81 X 20% = 142.96 sq.mt. (PERMISSIBLE) CLAIMED FUNGIBLE AREA 133.51 sq.mt.	133.51	----	133.51
18	TOTAL BUA PROPOSED INCLUDING FUNGIBLE AREA (14+17)	3795.60	1606.68	5402.28
19	TENEMENT STATEMENT			
i	PROPOSED AREA (ITEM A, 7 ABOVE)	3795.60	1606.68	5402.28
ii	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	848.32	----	848.32
iii	AREA AVAILABLE FOR TENEMENTS (i - ii)	2947.28	1606.68	4553.96
iv	TENEMENT PERMISSIBLE/DENSITY OF TENEMENTS / HECTARE) 4555.25 X 450 / 10000	133 Nos.	72 Nos.	205 Nos.
v	TENEMENTS PROPOSED	49 Nos.	19 Nos.	68 Nos.
vi	TENEMENTS EXISTING			
	TOTAL TENEMENTS ON THE PLOT	49 Nos.	19 Nos.	68 Nos.

20	PARKING STATEMENT			
	PARKING REQUIRED BY REGULATIONS FOR CAR	78 Nos.	- 4 Nos.	74 Nos.
	TOTAL PARKING PROVIDED	99 Nos.	- 14 Nos.	85 Nos.

NOTES

BOUNDARY OF PLOT SHOWN IN BLACK
PROPOSED WORK SHOWN IN PINK
RECREATION GROUND SHOWN IN GREEN
SET BACK AREA SHOWN IN HATCHED BURNT SIENNA
DRAINAGE LINE SHOWN IN DOTTED RED
STRUCTURES TO BE DEMOLISHED SHOWN IN DOTTED YELLOW

1) AREA STATEMENT

AREA OF PLOT 2597.50 SQ. M
LESS : P. G. RESERVATION 789.70 SQ.M
1807.80 SQ.M
LESS : SET BACK AREA 92.42 SQ.M
NET PLOT AREA 1715.38 SQ.M
LESS : EXISTING BUILT UP AREA 267.10 SQ.M
AREA FOR M.C.G.M. FLATS 1448.28 SQ.M

2) TENEMENT DENSITY

$\frac{4553.96 \times 450}{10000} = 204.92 \text{ NOS.}$
SAY 205 NOS.

3) BUILT UP AREA TO BE HANDED OVER TO M. C. G. M. = 10% OF 1448.28 = 144.83 SQ.M

BUILT UP AREA TO BE HANDED OVER TO M. C. G. M. AS PER REGISTERED AGREEMENT NO. BRL- 6 - 8471 - 2018 DATED 12 / 07 / 2018 = 145.105 SQ. MT.

FLAT NO. 1, 2, & 4 ON 2ND FLOOR
FLAT NO. 1 & 2 ON 3RD FLOOR

PROFORMA B

1/13

CONTENTS OF SHEET

LOCATION PLAN, BLOCK PLAN , FLOOR WISE AREA STATEMENT

STAMP OF APPROVAL OF PLANS

THIS CANCELS APPROVAL OF THE PREVIOUS PLANS SANCTIONED UNDER NO. CHE/A-2364/BP(WS)/AR ON 17.10.2017

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THIS OFFICE LETTER ISSUED UNDER EVEN NO. ON EVEN DATE.

PLAN FOR APPROVAL

MANISH SHASHIKANT JAVANJAL

Digitally signed by MANISH SHASHIKANT JAVANJAL
Date: 2021.07.20 11:17:17 +05'30'

S.E.(B.P.)R/C

Abhijit Bandu Sankhe

Digitally signed by Abhijit Bandu Sankhe
Date: 2021.07.22 21:09:28 +05'30'

A.E.(B.P.)R/C

VINOD KONDIRAM KEKAN

Digitally signed by VINOD KONDIRAM KEKAN
Date: 2021.08.06 19:12:34 +05'30'

E.E.(B.P.) R

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.S. Nos. 19, 19/1,19/2 OF VILLAGE MAGATHANE, BORIVALI

CERTIFICATE OF AREA

CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 13-12-94 AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 2598.29 SQ. M (TWO THOUSAND FIVE HUNDRED NINETY EIGHT POINT TWENTY NINE SQ. M) AND IS MORE THAN THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

JASHWANT BHAICHAND MEHTA
Digitally signed by JASHWANT BHAICHAND MEHTA
Date: 2021.07.14 17:37:18 +05'30'

SIGNATURE OF ARCHITECT

NAME OF OWNER

N. H. MEHTA (C.A. TO OWNERS)
B - 145 /146 , MITTAL TOWER ,
NARIMAN POINT, MUMBAI - 400021.

NIKUNJ HARSHAD MEHTA

Digitally signed by NIKUNJ HARSHAD MEHTA
Date: 2021.07.14 17:50:46 +05'30'

SIGNATURE OF OWNER

NAME ,SIGNATURE AND ADDRESS OF ARCHITECT

JASHWANT BHAICHAND MEHTA

Digitally signed by JASHWANT BHAICHAND MEHTA
Date: 2021.07.14 17:37:47 +05'30'JASHWANT MEHTA & ASSOCIATES
ARCHITECTS AND CONSULTING ENGINEERS
B - 145 /146 , MITTAL TOWER , NARIMAN POINT ,
MUMBAI - 400021.

DRAWN JMM

CHECKED PVG

SCALE 1:100

DATE 05-06-2021

JOB NO. 17.12

DRG NO. 1/13

NOTE: THIS DRAWING IS THE PROPERTY OF JASHWANT MEHTA & ASSOCIATES AND NOT TO BE USED OR COPIED WITHOUT THEIR PERMISSION.