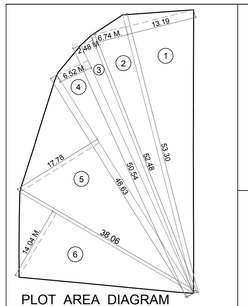


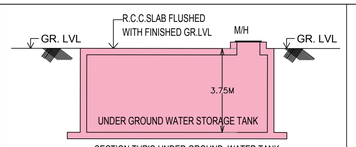
PLOT AREA DIAGRAM

SCALE = 1:500

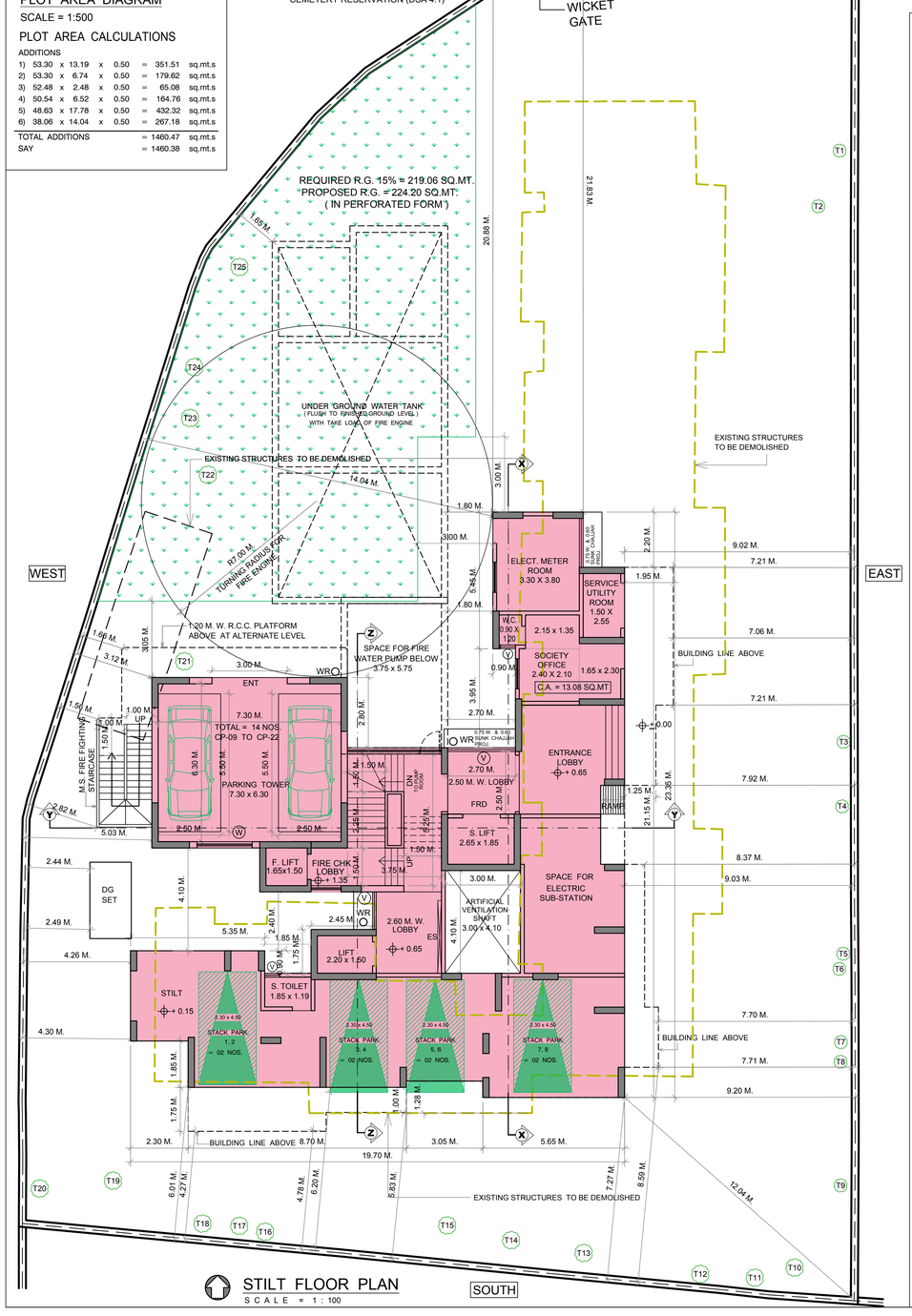
PLOT AREA CALCULATIONS

ADDITIONS

1)	53.30	x	13.19	x	0.50	=	351.51	sq.mt.s
2)	53.30	x	6.74	x	0.50	=	179.62	sq.mt.s
3)	52.48	x	2.48	x	0.50	=	65.08	sq.mt.s
4)	50.54	x	6.52	x	0.50	=	164.76	sq.mt.s
5)	48.63	x	17.78	x	0.50	=	432.32	sq.mt.s
6)	38.06	x	14.04	x	0.50	=	267.18	sq.mt.s
TOTAL ADDITIONS						=	1460.47	sq.mt.s
SAY						=	1460.38	sq.mt.s



SECTION THR'O UNDER GROUND WATER TANK



STILT FLOOR PLAN

SCALE = 1 : 100

TABLE NO - IV

PARKING SPACES STATEMENT

Sr No.	Wing	Floor	Carpet Area of Tenement in sq.mt. Flat No. 1	Flat No. 2	Flat No. 3	Flat No. 4	No. of Tenements 1 proposed per floor	No of Tenements in Group of Required Parking Spaces: Below 45 sqmt (1 for 4 T/s)	Above 45 to 60 sqmt (1 for 2 T/s)	Above 60 to 90 sqmt (1 for every T/s)	Above 90 (2 for 1 T/s)	Total Parking
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
1	(A) Residential:-											
		Gr	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	
		1st	65.02	NIL	NIL	53.42	2.00	NIL	1.00	1.00	NIL	
		2nd	53.43	37.48	37.09	53.42	4.00	2.00	2.00	NIL	NIL	
		3rd	53.43	37.48	37.09	53.42	4.00	2.00	2.00	NIL	NIL	
		4th	53.43	37.48	37.09	53.42	4.00	2.00	2.00	NIL	NIL	
		5th	53.43	37.48	37.09	53.42	4.00	2.00	2.00	NIL	NIL	
		6th	53.43	37.48	37.09	53.42	4.00	2.00	2.00	NIL	NIL	
2	Total Residential Tenements *(For Tenement Density)*						22.00	10.00	11.00	1.00	0.00	
3	Required Parking Spaces (From 2 Above)							2.5	5.5	1	0	9
4	25 % **Visitors** parking (3 X 25%)											2.25
5	Total Required Parking Spaces for **Residential** Tenements (3 + 4)											11.25
6	Total Parking Spaces **Permissible** (Tenement wise & Shall not be more than Nos of T/S)											22.00
7	(B) Commertial:-											
8		Description			Parking Requirement					BUA in sq.mt.		No. of Parkings Required
9	a)Bank			i) 01 for every 40 sqmt. Up to 800 sq.mt				iii) 01 for every 80 sq.mt exceeding 800 sq.mt		0		0.00
10	b) Convenience shopping			ii) 01 for every 150 sq.mt. for shop upto 20 sq.mt				iii) 01 for every 50 sq.mt. for shop over 20 sq.mt		NA		0
11	c) Others			ii				iii)		NA		0
12	d) 10 % Visitors (Min 2 Nos.)											0
13	Total Required Parking Spaces for Commercial User											0.00
14	Total Parking Spaces Required for Res + Comm. = (5 + 13)											11
15	Maximum free permissible parking spaces				{No of Tenants having Carpet area less than 90.00 sqm + Parking spaces required for Tenements having carpet area more than 90.00 sqm + Sr No 19} or {Sr No 14 + Sr No 19} whichever is more							28
16	**Total Required Parking Spaces provided**											22
17	10% Additional Parking Spaces for Vehicle holding Area = (16) x 10%											2.20
18	Excess to required Parking Spaces Provided= (16- 14)											11
19	50% of Required Parking Spaces Permissible free of FSI/ without charging premium = 14 X 50%											6
20	**DETAILS OF PARKING SPACES PROVIDED**											

Sr No	Floor	Parking Spaces Provided: Small	Big	Total
1	Basement - I	NA	NA	NA
2	Basement - II	NA	NA	NA
3	Stilt	8	0	8
4	Podium - I	NA	NA	NA
5	Podium - II	NA	NA	NA
6	Mechanised / Tower Parking	0	14	14
	Total=	8	14	22
	% Ratio to Total	36%	64%	

TABLE NO - III

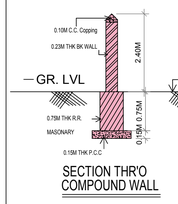
FUNGIBLE COMPENSATORY AREA STATEMENT

Sr. No.		Description	BUA in Sq. mt. Commercial	Residentia	Total
	(A) REHAB COMPONENT				
1		Existing BUA of the building to be demolished:	-	-	
	a	Commercial structure existing prior to _____	NA	NA	
	b	Residential structure existing prior to _____	NA	NA	
	c	As per OC Plans / BCC Plan Approved u/no ----- dtd--------	NA	NA	
	d	As per approved plan certified by earlier Architect u/no. _____ DTD. _____, Full CC dated	NA	NA	
	e	Others Specify [AS PER SURVEY]	NA	1430.40	
	f	Existing BUA excluding staircase / lift / lift lobby / ottis of the building to be demolished as per redrafted plan out of (a) or (b) or (c) or (d) or (e)	NA	1430.40	1430.40
	g	Existing BUA accepted for allowing fungible area for Rehab without charging premium from above	NA	431.70	431.70
2		Permissible Fungible Area for rehab without charging premium [35% of 1 (g) above] = [3+4]	NA	151.10	151.10
3		Fungible Area availed for Rehab Component = {Col. No 14 – Col. No 15 - Col. No 7 of Table No – II}	NA	151.10	151.10
4		Fungible Area kept in abeyance / utilized [As per Total of Col . No. 16 of Table No II)	NA	NA	NA
	(B) SALE COMPONENT				
5		Permissible BUA	Net Plot Area	50% Add FSI	TDR Including Setback + Protected BUA above Zonal basic FSI 0.5 or 0.7 or 0.9 or	Total
			1460.38	0.00	0.00	1460.38
6		Net Built up area proposed [Sr. No.4 of Table No. -1]	Commercial 0	Residential 1460.38	Total 1460.38
7		Permissible Fungible Area (0.35 x Sr. No 6)	0	511.13	511.13
8		Proposed fungible area [Sr. No. 5 of Table No. I]	0	151.10	151.10
9		Fungible Area availed for Sale component {8 - 2}	0	0.00	0.00

TABLE NO - I

PROPOSED BUILT UP AREA STATEMENT

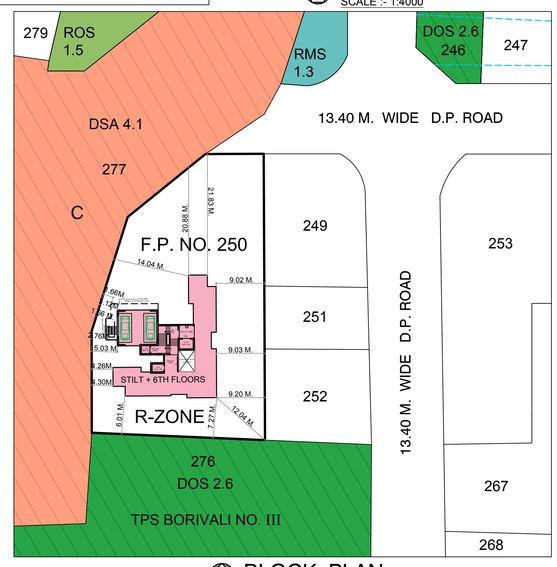
Sr. No.	Wing	Floor No.	Proposed Built up Area (in sqmt) Commercial	Residential	Total (4 + 5) (in sqmt)	Staircase/ lift/ lift lobby area (in sqmt) Commercial	Residential	Flat/NR/Society Office/ Fitness Centre/Refuge area
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1		Ground / Parking	0.00	0.00	0.00		0.00	Stilt, Society Office, Elec. Mtr Rm, Elec. Sub-Station
		Amenity Flr	0.00	0.00	0.00		0.00	
		1st	0.00	251.20	251.20		57.68	Flats, Fitness Centre
		2nd	0.00	255.48	255.48		57.68	Flats
		3rd	0.00	255.48	255.48		57.68	Flats
		4th	0.00	255.48	255.48		57.68	Flats
		5th	0.00	255.48	255.48		57.68	Flats
		6th	0.00	255.48	255.48		57.68	Flats
2	Total BUA Proposed		0.00	1528.60	1528.60		346.08	
3	Fungible Compensatory Area Proposed: [Sr. no. 2 - (Sr. no. 2 / 1.35)] or As proposed)		0.00	151.10	151.10	–		–
4	Net BUA Proposed (2 – 3)		0.00	1377.50	1377.50			
5	Fitness Centre		Permissible 2 X 2% Provided	= =		30.57 sqmt 63.16 sqmt		Provided at 1ST floor (Counted In FSI)
6	Society Office		Permissible Provided	= =		20.00 sqmt 13.08 sqmt		Provided at STILT floor
7	Amenity area/ BUA in sqmt (Reg 14A OR 14B)		Required Provided	= =		NIL sqmt NIL sqmt		Accessible by _____/ provided at____floor in wing_____
8	IH/PH provided		Required BUA = Provided BUA =	NIL Sq.mt ; NIL Sq.mt ;	NIL No. of Tenements NIL No. of Tenements			Nos Provided at floor
9	Refuge Area (AT ALTERNATE MID-LANDING LEVEL)		Required (in sqmt)	Provided (In sqmt)	Excess provided	Proposed at floor	BUA considered for Refuge Area from___Floor ___ to floor	Total BUA / Terrace to be treated as refuge area
			0	0.00	0	NIL	0	0



SECTION THR'O COMPOUND WALL

LOCATION PLAN

SCALE :- 1:4000



BLOCK PLAN

SCALE :- 1:500

SHEET NO. 1/3

A FORM I

I	AREA STATEMENT	SQ.MTS
1	AREA OF PLOT (AS PER PRC)	1460.38
	(a) AREA OF RESERVATION IN PLOT	---
	(b) AREA OF ROAD SET BACK	---
	(c) AREA OF D.P. ROAD	---
2	DEDUCTIONS FOR	---
	[A] FOR RESERVATION / ROAD AREA	---
	(a) ROAD SET-BACK AREA TO BE HANDED OVER (100%) (REG. NO.16)	---
	(b) PROPOSED DP ROAD TO BE HANDED OVER (100%) (REG. NO.16)	---
	(c) (i) RESERVATION AREA (PLOT) TO BE HANDED OVER (REG. NO.17)	---
	(ii) RESERVATION AREA TO BE HANDED OVER AS PER AR (REG. 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)	---
	(b) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(B)	
	[C] DEDUCTIONS FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY/ LAND COMPONENT OF EXISTING BUA / EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED.	---
3	TOTAL DEDUCTIONS: [2 (A) + 2 (B) + 2 (C) AS AND WHEN APPLICABLE.]	---
4	BALANCE AREA OF PLOT (1 MINUS 3)	1460.38
5	PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM / APPROPRIATE AUTHORITY AS PER SR. NO. 4 ABOVE.	1460.38
6	ZONAL (BASIC) FSI (0.50 OR 0.75 OR 1 OR 1.33)	1.00
7	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5 * 6)	1460.38
8	BUILT UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER REG. 30 (A)	---
9	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER (WITHIN THE LIMIT OF PERMISSIBLE BUA ON REMAINING PLOT)	---
10	BUILT UP AREA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO.12 OF REGULATION NO 30(A) AND 32 ON REMAINING / BALANCE PLOT	0.00
11	BUILT UP AREA DUE TO ADMISSIBLE "FDR" AS PER TABLE NO 12 OF REGULATION NO 30(A) AND 32 ON REMAINING / BALANCE PLOT	0.00
12	PERMISSIBLE BUILT UP AREA (AS THE CASE MAY BE WITH /WITHOUT BUA AS PER 2(C))	1460.38
13	PROPOSED BUILT UP AREA(AS THE CASE MAY BE WITH /WITHOUT BUA AS PER 2(C))	1377.50
14	TDR GENERATED IF ANY AS PER REGULATION 30 (A) AND 32	---
15	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31(3)	
	a) i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	151.10
	ii) FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	151.10
	b) i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM.	---
	ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM	---
16	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [13 +15(A)(ii) +15(B)(ii)]	1528.60
17	FSI CONSUMION ON NET PLOT [13 / 4]	0.94

II	OTHER REQUIREMENTS	
	A) RESERVATION / DESIGNATION	
	a) NAME OF RESERVATION	---
	b) AREA OF RESERVATION AFFECTING THE PLOT.	---
	c) AREA OF RESERVATION LAND TO BE HANDED/HANDED OVER AS PER REG.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 PER REG. NO.27	---
	D) TENEMENT STATEMENT	
	i) PROPOSED BUILT UP AREA (13 ABOVE)	1528.60
	ii) LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	---
	iii) AREA AVAILABLE FOR TENEMENTS [(i) MINUS (II).]	1528.60
	iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	69.00
	v) TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	22.00
	E) PARKING STATEMENT	
	i) PARKING REQUIRED BY REGULATIONS FOR. - CAR	22.00
	SCOOTER/MOTOR CYCLE	---
	OUTSIDERS (VISITORS)	---
	ii) COVERED GARAGE PERMISSIBLE	---
	iii) COVERED GARAGES PROPOSED :- CAR	---
	SCOOTER/MOTOR CYCLE	---
	OUTSIDERS (VISITORS)	---
	iv) TOTAL PARKING PROVIDED	22.00
	F) TRANSPORT VEHICLES PARKING	
	(i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	---
	(ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	---

FORM - II

CONTENTS OF SHEET

STILT FLOOR PLAN. BLOCK PLAN. LOCATION PLAN, BUA STATEMENT, CAR PARKING STATEMENT & AREA CALCULATIONS.

PLANS FOR APPROVAL

SHEJWAL ANIL KARBHARE	PARESH SURYAKANT PANCHAL	VINOD KONDIRAM KEKAN
SUB ENG. (R/C)	ASST ENG. (R)	EXE. ENG. (R)

REVISION NO. 0 | DESCRIPTION :-

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 28 / 03 / 2018 AND 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 1460.38 SQ.MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

HARSHAD MAANOHAAR MORE

LICENSED SURVEYOR

NORTH

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF BUILDING KNOWN AS "RAJGIR PARK CO-OP. HSG. SOC. LTD." ON PLOT NO. 309 BEARING F.P. NO. 250, TPS-III, C.T.S. NO. 513 OF VILLAGE EKSAR, BABHAI, BORIVALI (WEST), MUMBAI.

NAME, ADDRESS OF OWNER

RAJGIR PARK CO-OP. HSG. SOC. LTD.

PLOT NO. 309, CTS NO. 513 VILLAGE EKSAR, BABHAI, BORIVALI (WEST), MUMBAI - 400 092.

SAMPATRAO RAMCHANDRA SAWANT — CHAIRMAN

VISHNU BABAJI CHINDARKAR — SECRETARY

JOB NO.	DRG. NO.	SCALE	CHECKED BY	DRAWN BY
1	1	1:100	BALKRISHNA C.	SANJAY

B.M.C. FILE NO. CHE/WSII/4880/R/C/337(NEW)

NAME, ADDRESS & SIGNATURE OF LICENSED SURVEYOR

LICENSED SURVEYOR :- M / 325 / LS

B. E. (CIVIL) M.M.

HARSHAD MAANOHAAR MORE
Licensed Surveyor • Engineer • Consultant
Shop No. 1, Priyadarshanee CHSL, Plot No. 111, RSC - 11, Sector No. 1, Charkop, Kandivali (W), Mumbai - 400 067.
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