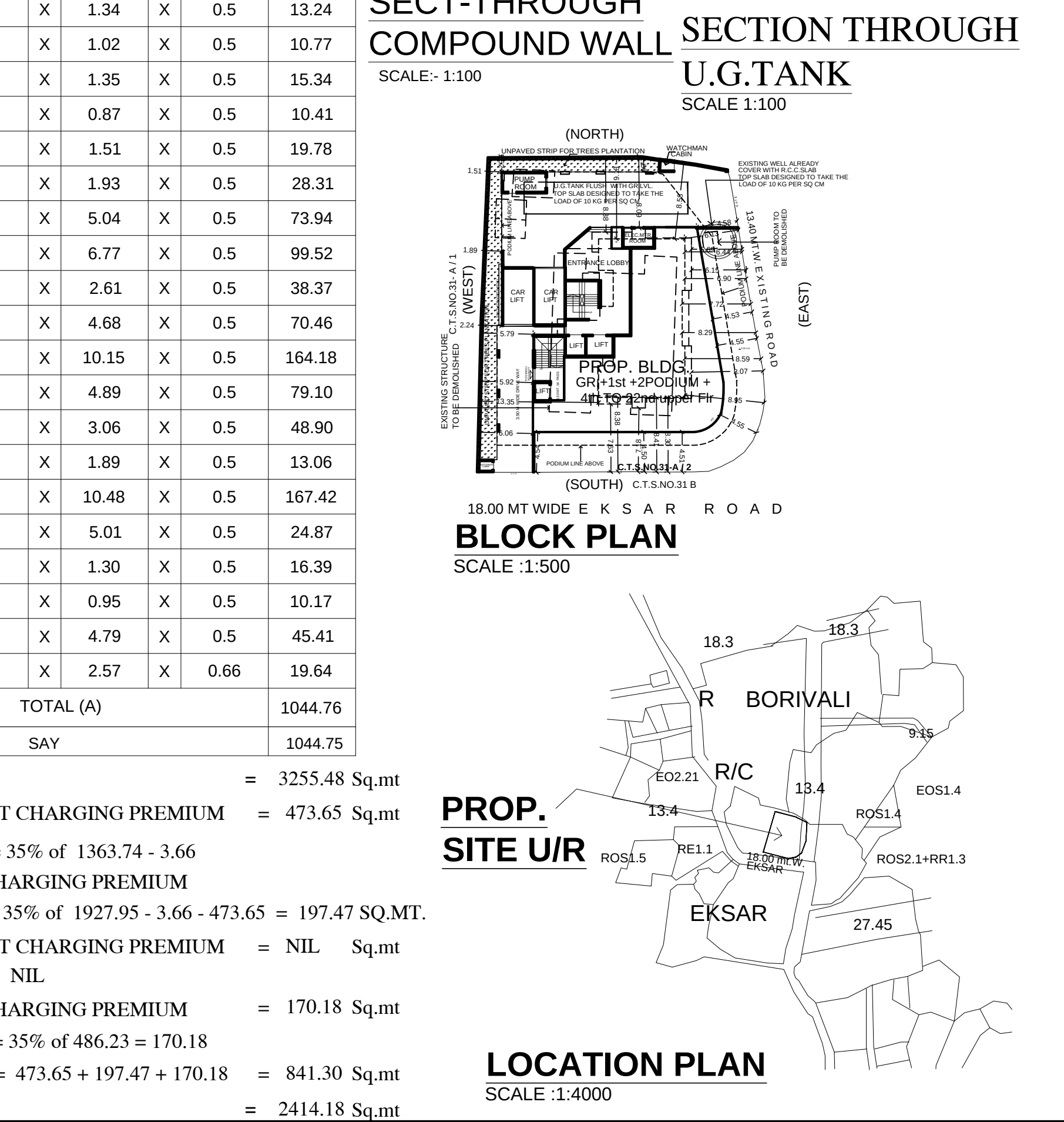
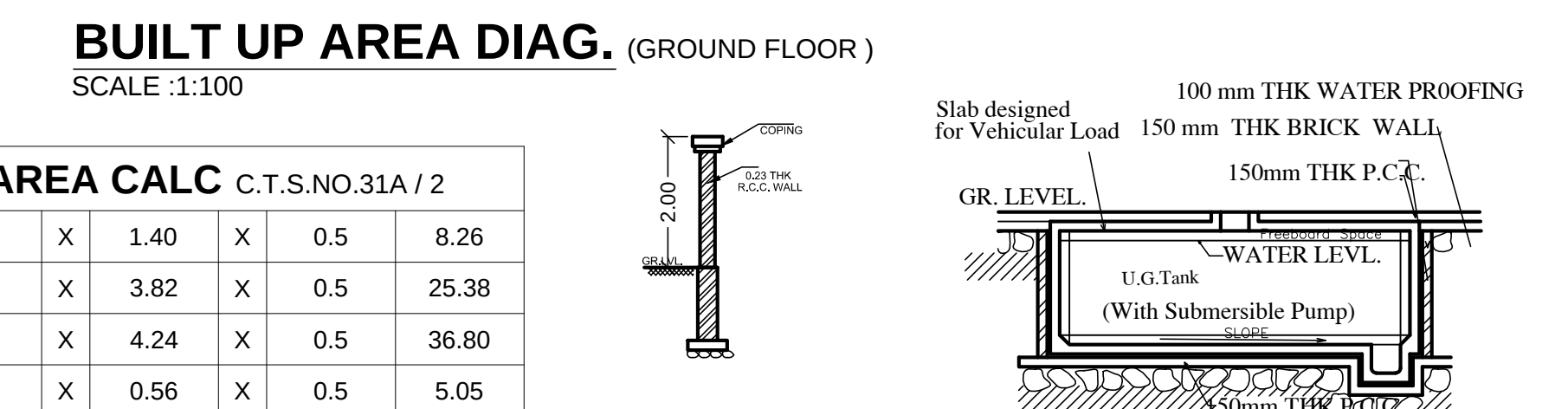
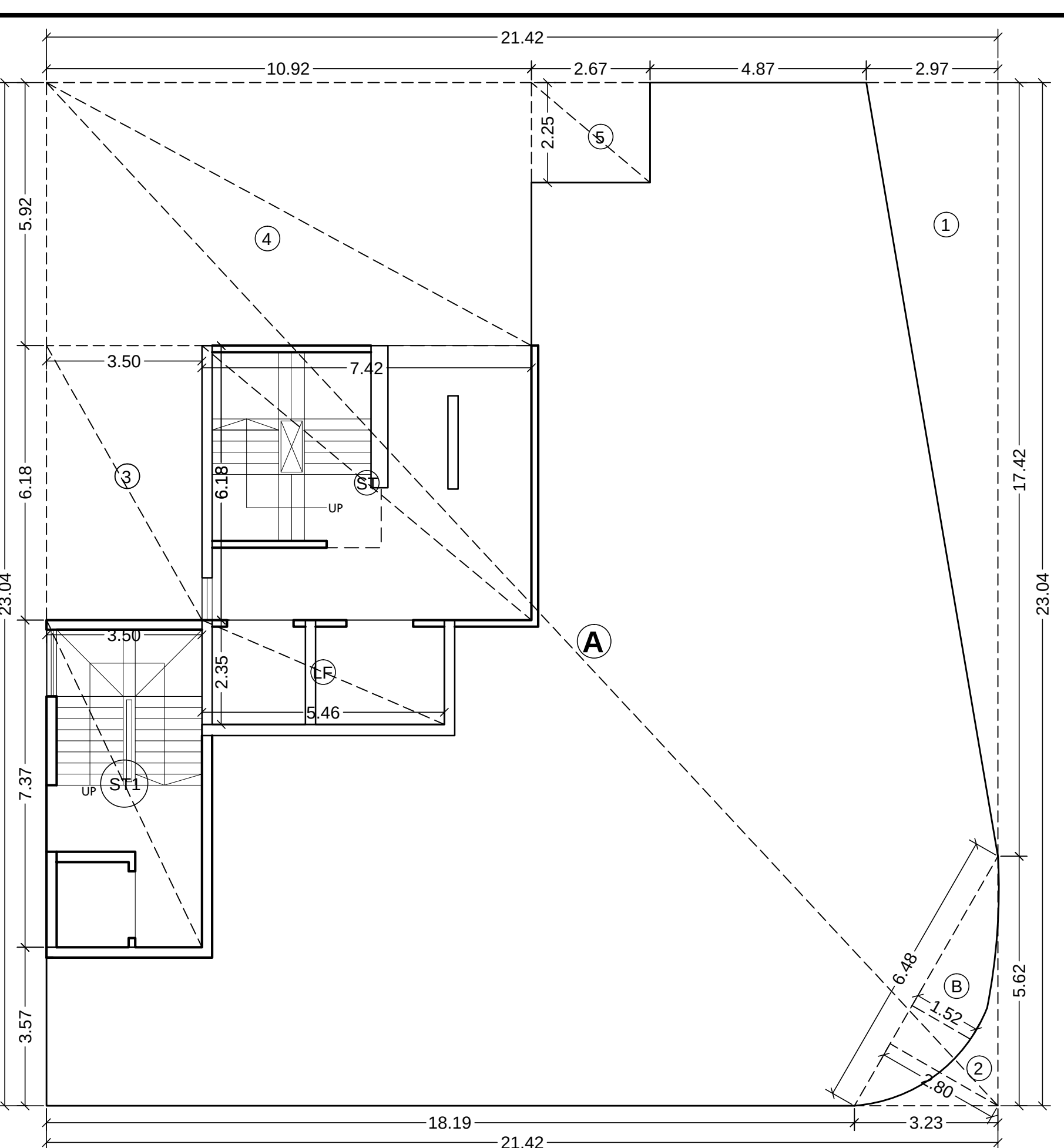
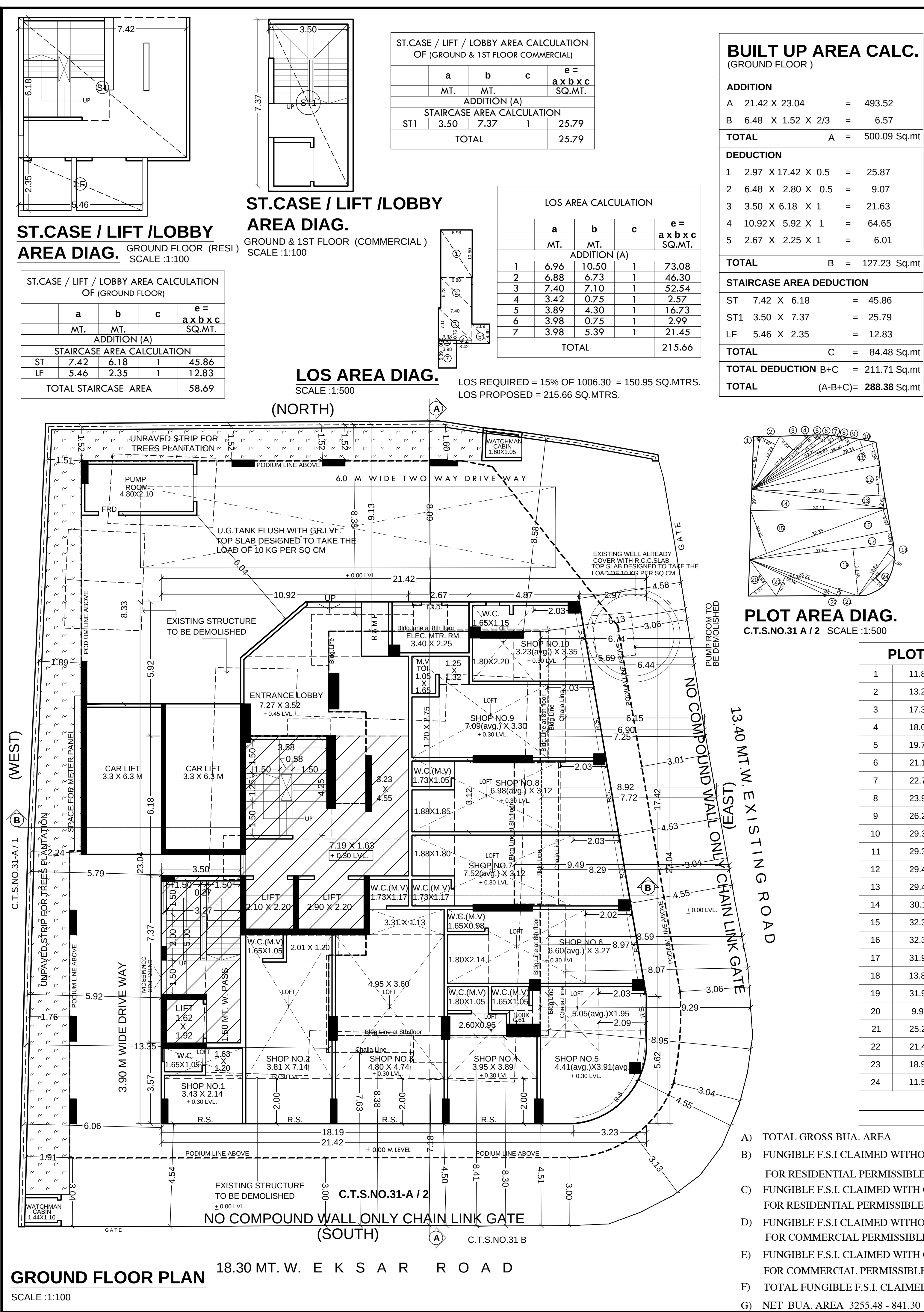
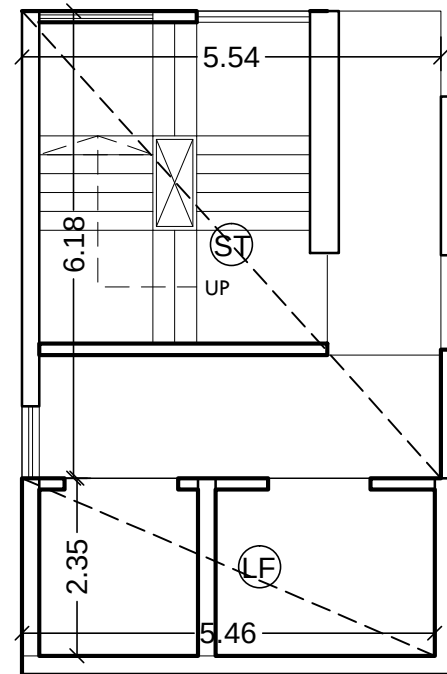


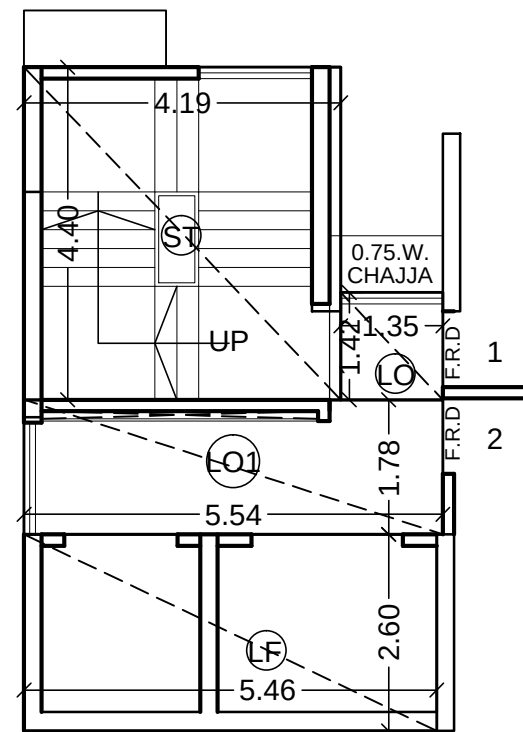


PROFORMA A - 1			P-5152/2020/(31-A/2)/R/C ward /Eksar-S 1/8	
A	AREA STATEMENT			PLAN AS PER DCPR 2034
1	AREA OF PLOT AS PER SURVEY RESTRICTED AS PER P.R.C			1044.75 1006.30
	a) AREA OF RESERVATION ROAD AREA			-----
	b) ROAD SET BACK AREA			-----
	c) AREA OF DP ROAD			-----
2	DEDUCTIONS FOR			-----
A	a) SET BACK AREA AS PER DCR 16			-----
	b) DP ROAD AREA AS PER DCR 16			-----
	c) RESERVATION AREA AS PER DCR 17			-----
	TOTAL OF 2A			-----
B	FOR AMENITY AREA			-----
	a) AREA OF AMENITY AS PER DCR 14 (A)			-----
	b) AREA OF AMENITY AS PER DCR 14 (B)			-----
	c) AREA OF AMENITY AS PER DCR 15			-----
	d) AREA OF AMENITY AS PER DCR 35			-----
C	DEDUCTIONS FOR EXISTING BUA TO BE RETAINED			-----
	a) LAND COMPONENT OF THE SAME			-----
	b) TOTAL OF 2C			-----
3	TOTAL DEDUCTIONS [TOTAL OF 2A+2B+2C]			-----
4	BALANCE AREA OF THE PLOT [1-3]			1006.30
5	NET PLOT AREA FOR DEVELOPMENT [4]			1006.30
6	ZONAL BASIC FSI			1.00
7	PERMISSIBLE BUA AS PER ZONAL BASIC FSI (5*6)			1006.30
8	ADDITION FOR PROTECTEDAS PER OCC PLAN = 375.10 SQ.MTRS			375.10
9	BUA IN LIEU OF BUILT UP AENITY HANDED OVER			NIL
10	PREMIUM FSI@0.5AS PER COLN 5 OF TABLE 12 REGN 30(A)(0.50X 1006.30)			503.15
11	TDR @ 0.9 AS PER COLUMN 6OF TABLE 12 REGN 30 (A)			-----
	a) ROAD / RES. TDR. AS PERcolumn 6 of TABLE 12 REGN 30(A)			50.12
	b) SLUM TDR column 6 of TABLE 12 REGN 30(A)			200.00
	c) INCENTIVE F.S.I. AS PER REG. 33 (7)(B) OF DCPR 2034			280.00
12	PERMISSIBLE BUA (7+8+9+10+11)			2414.67
13	AREA ALREDY APPROVED AS PER DCR 1991			NIL
	AREA NOW PROPOSED AS PER DCPR 2034			2414.18
14	TOTAL BUILT-UP AREA PROPOSED			2414.18
A	FUNGIBLE BUA			-----
	1) FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED VIDE DCPR 2034			-----
	31(3) FOR PURELY RESIDENTIAL = < 1927.95 X 35 % - 3.66 = 671.12			671.12
	2) FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED VIDE DCPR 2034			-----
	31(3) FOR PURELY NON - RESIDENTIAL = OR < 486.23 X 35% = 170.18			170.18
	3) TOTAL FUNGIBLE BUILT-UP AREA VIDE DCPR 31(3) = A1 + A2			841.30
15	4) TOTAL GROSS BUILT-UP AREA PROPOSED (14 + A3)(2414.18 + 841.30)			3255.48
16	FSI CONSUMED ON NET PLOT (14/5)			2.40
D	TENEMENT STATEMENT			-----
i)	PROPOSED AREA (ITEM C4 ABOVE)			3255.48
ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP) ETC			656.41
iii)	AREA AVAILABLE FOR TENEMENTS (i - ii)			2599.07
iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)			117 NOS
v)	TENEMENTS PROPOSED			36 NOS
vi)	TENEMENTS EXISTING			NIL
D	PARKING AREA STATEMENT			-----
i)	PARKING REQUIRED BY REGULATIONS FOR CAR SCOOTER/MOTOR CYCLE OUTSIDERS (VISITORS)			55 NOS
ii)	COVERED GARAGE PERMISSIBLE			-----
iii)	COVERED GARAGE PROPOSED CAR OUTSIDERS (VISITORS)			-----
	TOTAL PARKING PROVIDED			59 NOS
	PARKING TO BE CONDONED			-----
E	TRANSPORT VEHICLE PARKING STATEMENT			-----
PROFORMA-II				
CERTIFICATE OF PLOT AREA				
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT : 27 / 02 / 2020 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 1044.75 Sq.mt (ONE THOUSAND FOURTY FOUR POINT SEVENTY FIVE ONLY) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP \ PROPERTY REGISTER CARD.OWNERSHIP \ PROPERTY REGISTER CARD.				
				SIGNATURE OF Lic.Surveyor
CONTENTS OF SHEET				
GROUND FLOOR PLAN,BUILT UP AREA DIAG. & CALC., BLOCK PLAN ,LOCATION PLAN, PLOT AREA DIAG. & CALC. STAIRCASE AREA DIAG. & CALC.,SECTION THROUGH COMPOUND WALL , U.G.TANK SECTION,LOS AREA DIAG. & CALC.,				
REVISION	DESCRIPTION	DATE	SIGNATURE	
-----	1/8	18.04.2021.	-----	
DESCRIPTION OF PROPOSAL AND PROPERTY				
PROPOSED REDEVELOPMENT OF BLDG. ON PLOT BEARING C.T.S NO 31-A/2 OF VILLAGE EKSAR AT THE JUNCTION OF 18.30 mtrs. AND 13.40 mtrs WIDE D.P. ROAD AT BORIVALI (W), MUMBAI 40092.				
NAME, ADDRESS OF C.A. TO OWNER			SIGNATURE	
SHRI TEJRAJ JAIN PARTNER OF SHIVOHAM INFRAHOMES LLP Borivali Raajhauns CHSL,109, Laxmi Chaya Apt., Babhai Naka, L.T. Road Borivali west, Mumbai 400 092			-----	
STAMP OF APPROVAL OF I.O.D			-----	
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT ISSUED UNDER NO P-5152/2020/(31A-2)/RC WARD /EKSAR-S SIGNED ON EVEN DATE			-----	
JOB NO	DRG NO	SCALE	CHECKED BY	DRAWN BY
-----	1/8	AS SHOWN	NILESH	DEEPAK
NAME & ADDRESS OF LICENSED SURVEYOR			SIGNATURE	
BHAVESH R. PARMAR OF M/S KSHITIJ DESIGNERS 4 / B , ADARSH BHUVAN ,SHREE NAGAR SOC.,OFF M.G.ROAD ,GOREGAON(W).			-----	
PLANS FOR APPROVAL				
S.E.B.P(WS II)		A.E.B.P (R/C) WARD		E.E.B.P(WS) R WARD.



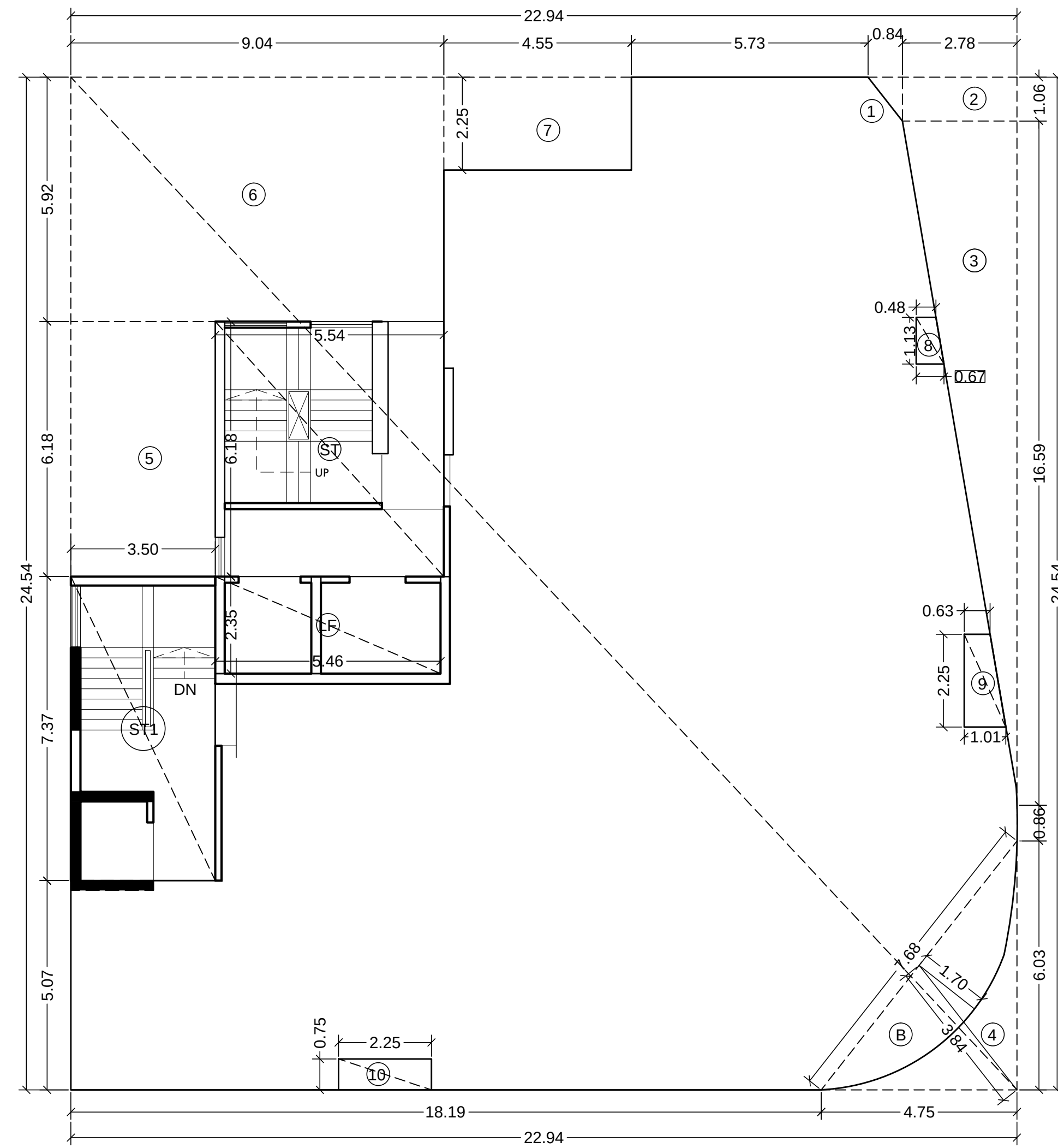
**ST.CASE / LIFT / LOBBY
AREA DIAG.** FIRST FLOOR
SCALE :1:100

ST.CASE / LIFT / LOBBY AREA CALCULATION OF (FIRST FLOOR)				
	a	b	c	e = a x b x c SQ.MT.
MT.	MT.	MT.	MT.	MT.
ADDITION (A)				
STAIRCASE AREA CALCULATION				
ST	5.54	6.18	1	34.24
LF	5.46	2.35	1	12.83
TOTAL STAIRCASE AREA				47.07



**ST.CASE / LIFT / LOBBY
AREA DIAG.** 4th, TO 7th, 9th TO 14th
& 16th TO 22nd FLOOR PLAN
SCALE :1:100

ST.CASE / LIFT / LOBBY AREA CALCULATION OF 4th, TO 7th, 9th TO 14th & 16th TO 22nd FLR.				
	a	b	c	e = a x b x c SQ.MT.
MT.	MT.	MT.	MT.	MT.
ADDITION (A)				
STAIRCASE AREA CALCULATION				
ST	4.19	4.40	1	18.44
LO	1.35	1.42	1	1.92
LO1	5.54	1.78	1	9.86
LF	5.46	2.60	1	14.20
TOTAL STAIRCASE AREA				44.41



BUILT UP AREA DIAG. (1st FLOOR)
SCALE :1:100

THIS DRAWING IS DIGITALLY SIGNED AND NO PHYSICAL
SIGN IS REQUIRED.
NOTE : PROPOSED WORK SHOWN THUS -

BUILT UP AREA CALC. (1st FLOOR)

ADDITION		
A	22.94 X 24.54	= 562.95
B	7.68 X 1.70 X 2/3	= 8.70
TOTAL	A	= 571.65 Sq.mt

DEDUCTION		
1	0.84 X 1.06 X 0.5	= 0.44
2	2.78 X 1.06 X 1	= 2.95
3	2.78 X 16.59 X 0.5	= 23.06
4	7.68 X 3.84 X 0.5	= 14.75
5	3.50 X 6.18 X 1	= 21.63
6	9.04 X 5.92 X 1	= 53.52
7	4.55 X 2.25 X 1	= 10.24
8	$\frac{0.48 + 0.67}{2} \times 1.13$	= 0.65
9	$\frac{0.63 + 1.01}{2} \times 2.25$	= 1.84
10	2.25 X 0.75 X 1	= 1.69

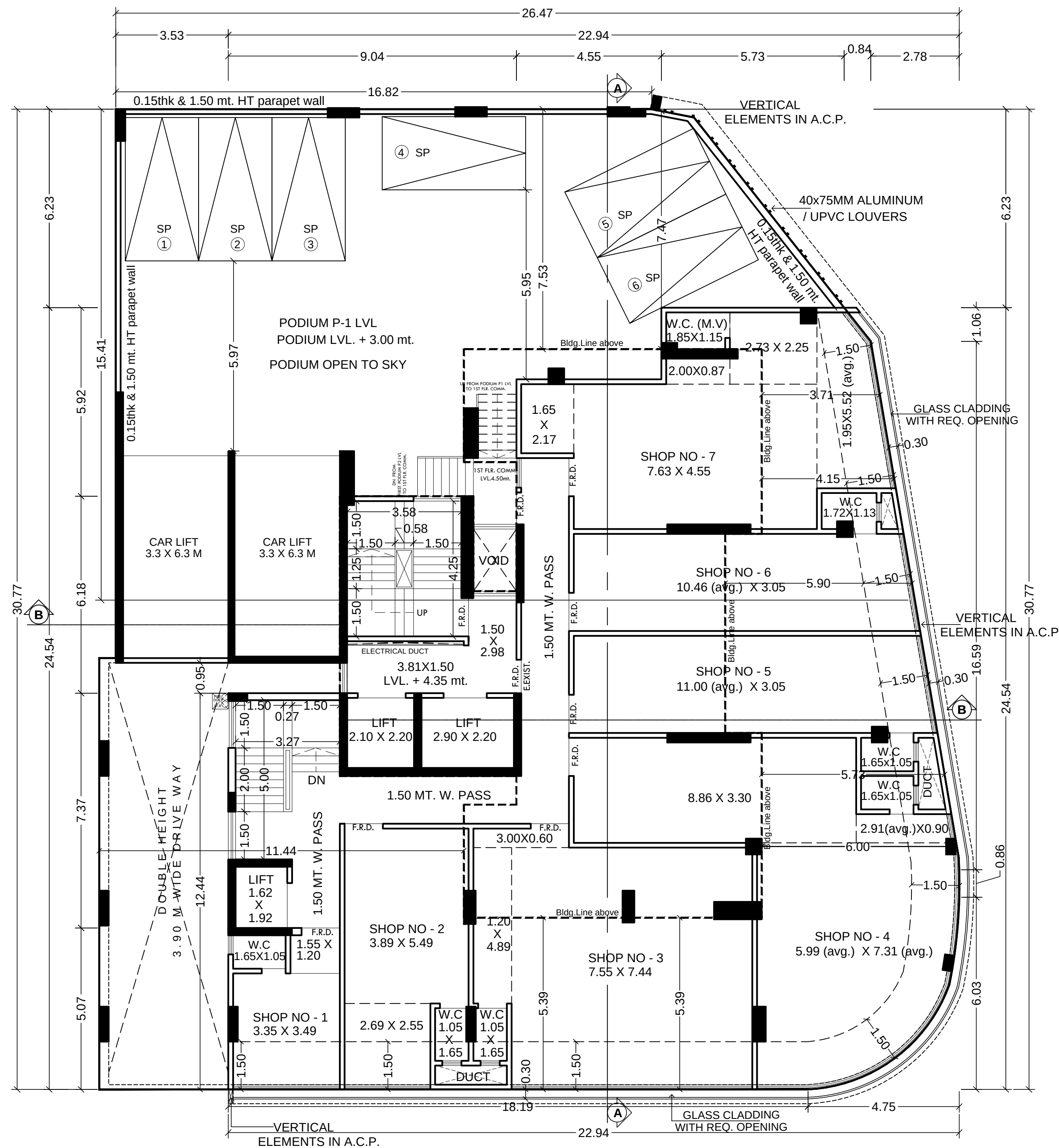
TOTAL	B	= 130.77 Sq.mt
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STAIRCASE AREA DEDUCTION		
ST	5.54 X 6.18	= 34.24
ST1	3.50 X 7.37	= 25.79
LF	5.46 X 2.35	= 12.83

TOTAL	C	= 72.86 Sq.mt
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TOTAL DEDUCTION B+C	= 203.63 Sq.mt
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NET BUA	(A-(B+C)) = 368.03 Sq.mt
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FIRST FLOOR PLAN

SCALE :1:100

DETAILS OF STAIRCASE AREA CLAIMED FREE OF F.S.I.

FLOOR	RESIDENTIAL	REMARK
GROUND	58.69 +25.79	
1ST	47.07 + 25.79	
2ND	-	
3RD	-	
4TH	44.41	
5TH	44.41	
6TH	44.41	
7TH	44.41	
8TH	45.92	
9TH	44.41	
10TH	44.41	
11TH	44.41	
12TH	44.41	
13TH	44.41	
14TH	44.41	
15TH	45.92	
16TH	44.41	
17TH	44.41	
18TH	44.41	
19TH	44.41	
20TH	44.41	
21ST	44.41	
22ND	44.41	
TOTAL	1004.15	

DETAILS OF CARPET AREA

SR. NO.	FLOOR	FLAT NO.1	FLAT NO.2	TOTAL FLAT
1	4TH	55.00	59.87	2
2	5TH	63.33	63.33	2
3	6TH	63.33	63.33	2
4	7TH	66.21	66.21	2
5	8TH	66.21	-----	1
6	9TH	66.21	66.21	2
7	10TH	66.21	66.21	2
8	11TH	66.21	66.21	2
9	12TH	66.21	66.21	2
10	13TH	66.21	66.21	2
11	14TH	66.21	66.21	2
12	15TH	66.21	-----	1
13	16TH	66.21	66.21	2
14	17TH	66.21	66.21	2
15	18TH	66.21	66.21	2
16	19TH	71.98	71.98	2
17	20TH	71.98	71.98	2
18	21ST	75.68	75.68	2
19	22ND	75.68	75.68	2
TOTAL		19	17	36

SUMMARY OF BUILT UP AREA

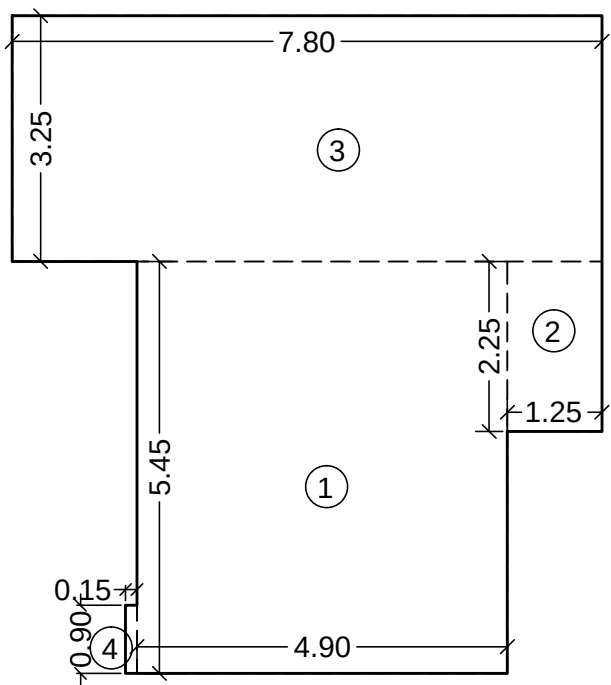
FLOOR	GROSS BUA. AREA IN SQ.M.
GROUND	288.38
1ST	368.03
2ND	PODIUM PARKING
3RD	PODIUM PARKING
4TH	125.01
5TH	136.56
6TH	136.56
7TH	142.18
8TH	72.40
9TH	142.18
10TH	142.18
11TH	142.18
12TH	142.18
13TH	142.18
14TH	142.18
15TH	72.97
16TH	142.18
17TH	142.18
18TH	142.18
19TH	153.74
20TH	153.74
21ST	161.18
22ND	161.18
COMM.TOTAL	656.41
RESI.TOTAL	2595.14
STRUCTURAL BEAM COUNTED IN FSI 4TH TO 22ND FLR. $0.90 \times 0.23 \times 19$ $= 3.93$	3.93
TOTAL COMM+RESI.	656.41+2599.07 = 3255.48 Sq.mt

A) TOTAL GROSS BUA. AREA	= 3255.48	SQ. MT
B) FUNG. FSI CLAIMED FOR COMM.USE 486.23 X 35%	= 170.18	SQ. MT
B) FUNG. FSI CLAIMED FOR RESI. USE 1925.24 x 35% - 3.66	= 670.17	SQ. MT
TOTAL FUNGIBLE (170.18 + 670.17)	= 840.35	SQ. MT
C) NET BUA.	3255.48 - 840.35	= 2415.13 SQ. MT

PROFORMA-II

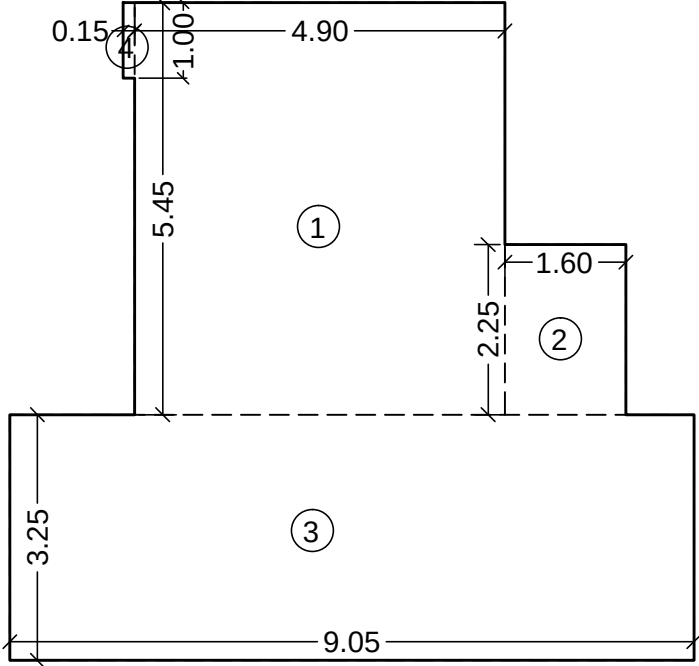
CONTENTS OF SHEET				
FIRST FLOOR PLAN,BUILT UP AREA DIAG.& CALC.ST.CASE AREA DIAG.& CALC., DETAILS OF STAIRCASE AREA CLAIMED FREE OF F.S.I.,DETAILS OF CARPET AREA				
REVISION	DESCRIPTION	DATE	SIGNATURE	
		18.04.2021.		
DESCRIPTION OF PROPOSAL AND PROPERTY				
PROPOSED REDEVELOPMENT OF BLDG. ON PLOT BEARING C.T.S NO 31-A/2 OF VILLAGE EKSAR AT THE JUNCTION OF 18.30 mtrs. AND 13.40 mtrs WIDE D.P. ROAD AT BORIVALI (W), MUMBAI 400092				
NAME, ADDRESS OF C.A. TO OWNER				SIGNATURE
SHRI TEJRAJ JAIN PARTNER OF SHIVOHAM INFRAHOMES LLP Borivali Raajhauns CHSL,109, Laxmi Chaya Apt., Babhai Naka, L.T. Road Borivali west, Mumbai 400 092				
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JOB NO	DRG NO	SCALE	CHECKED BY	DRAWN BY
----	2/8	AS SHOWN	NILESH	DEEPAK
NAME & ADDRESS OF LICENSED SURVEYOR			SIGNATURE	
<u>BHAVESH R. PARMAR</u> OF M/S KSHITIJ DESIGNERS 4/B , ADARSH BHUVAN ,SHREE NAGAR SOC.,OFF M.G.ROAD ,GOREGAON(W).				
PLANS FOR APPROVAL				
S.E.B.P(WS II)		A.E.B.P (R/C) WARD		E.E.B.P(WS) R WARD.

CARPET AREA CALCULATION OF FLAT NO 1 (4TH FLOOR)				
	a	b	c	e = a x b x c
	MT.	MT.		SQ.MT.
1	4.90	5.45	1	26.71
2	1.25	2.25	1	2.81
3	7.80	3.25	1	25.35
4	0.15	0.90	1	0.14
TOTAL				55.00
NO OF FLATS				1 NO



CARPET AREA DIAG.

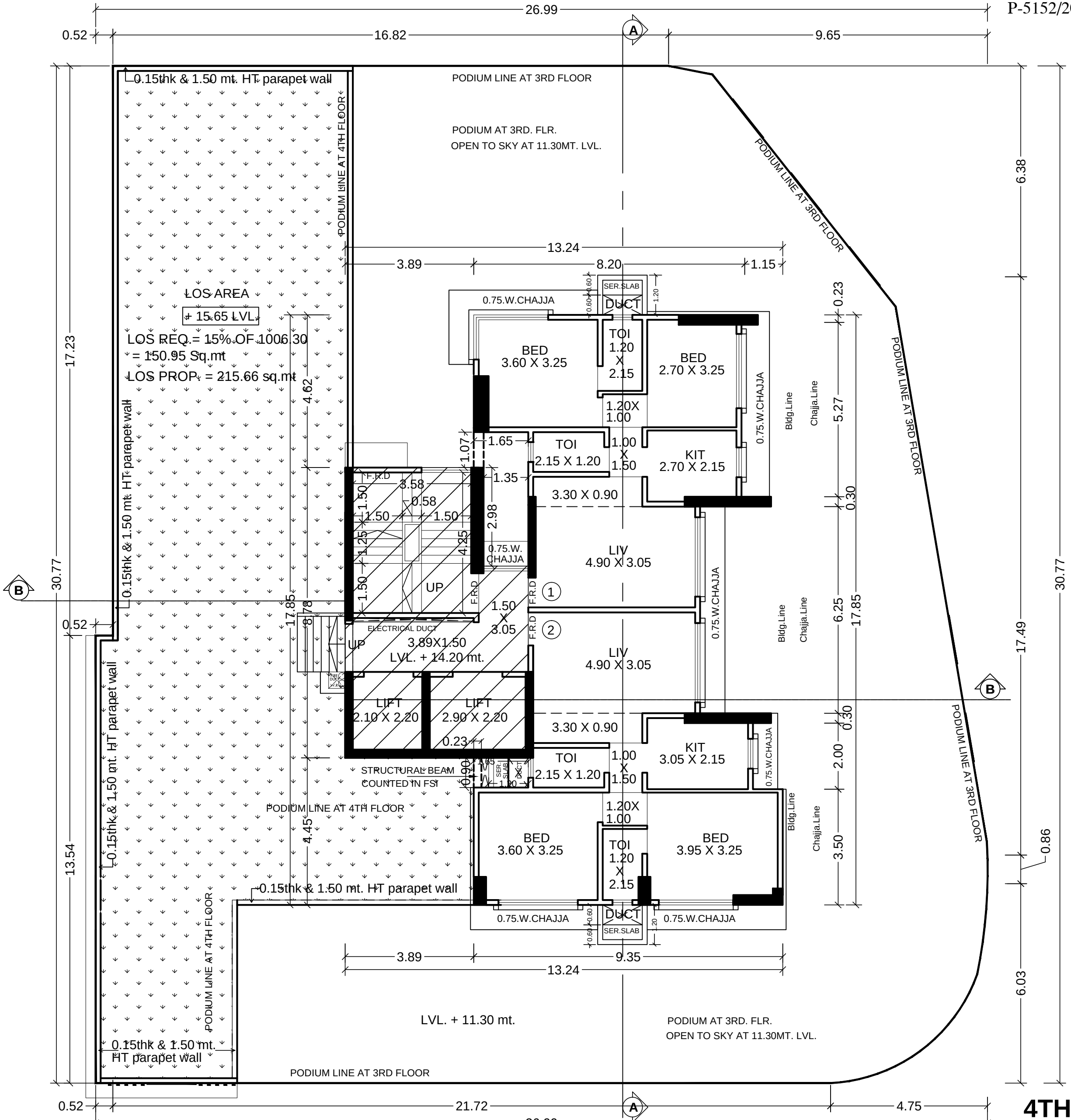
4th FLOOR PLAN (FLAT NO 1)
SCALE :1:100



CARPET AREA DIAG.

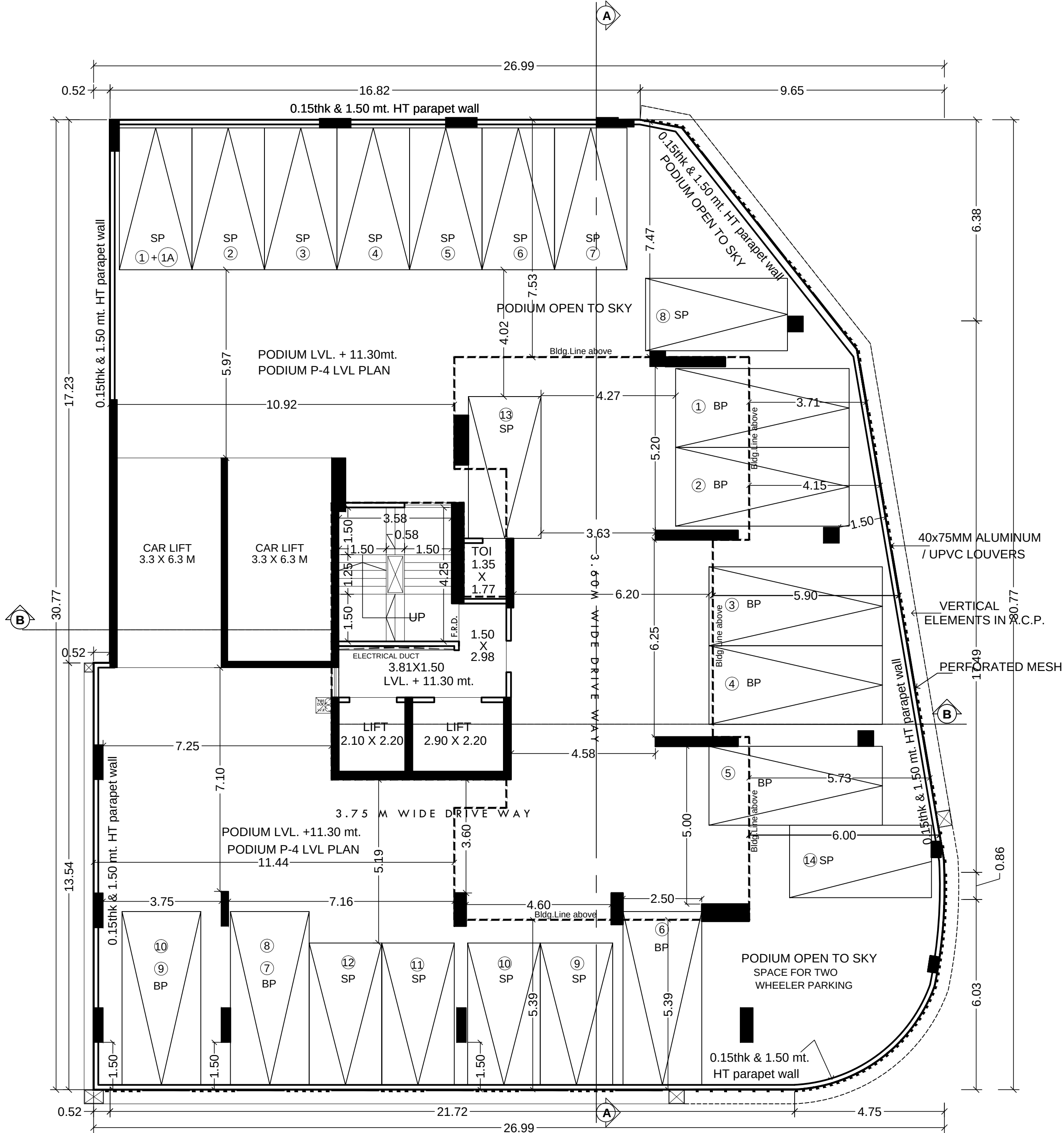
4th FLOOR PLAN (FLAT NO 2)
SCALE :1:100

CARPET AREA CALCULATION OF FLAT NO 2 (4TH FLOOR)				
	a	b	c	e = a x b x c
	MT.	MT.		SQ.MT.
1	4.90	5.45	1	26.71
2	1.60	2.25	1	3.60
3	9.05	3.25	1	29.41
4	0.15	1.00	1	0.15
TOTAL				59.87
NO OF FLATS				1 NO



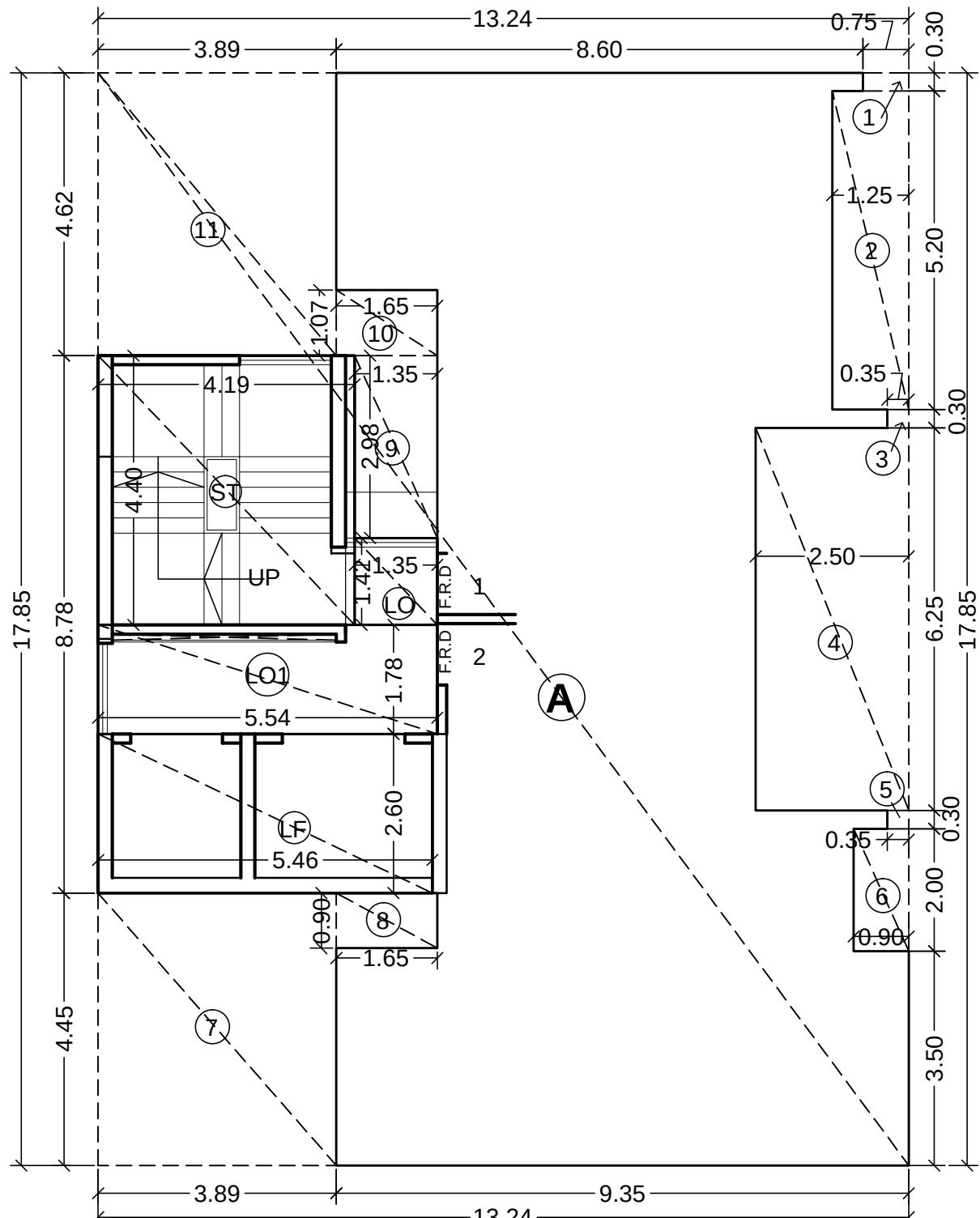
4TH FLOOR PLAN

SCALE :1:100



3RD PODIUM FLOOR PLAN

SCALE :1:100



BUILT UP AREA DIAG. (4th FLOOR)

SCALE :1:100

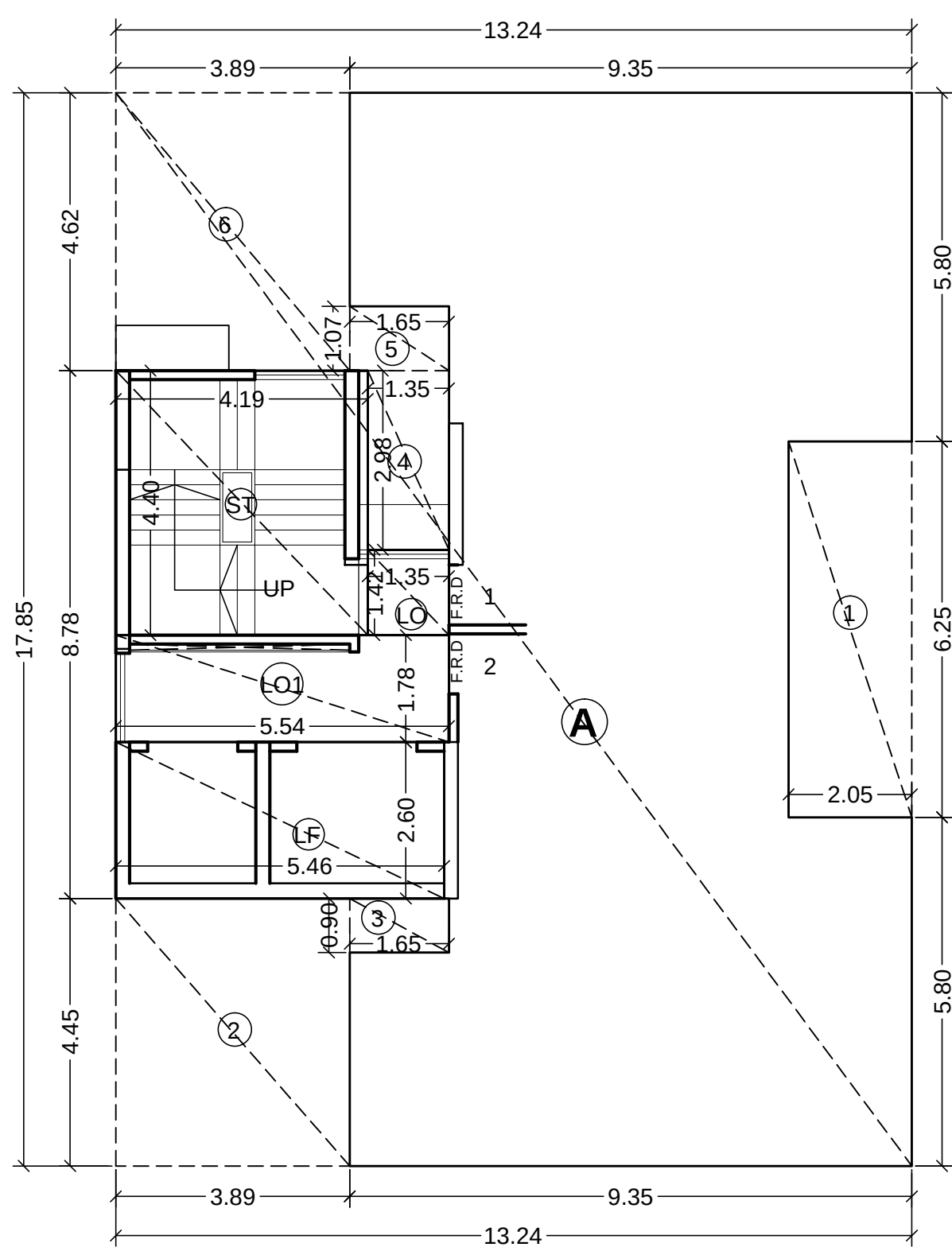
BUILT-UP AREA CALCULATION OF (4th FLOOR)				
	a	b	c	e = a x b x c
	MT.	MT.		SQ.MT.
ADDITION (A)				
A	13.24	17.85	1	236.33
TOTAL ADDITION AREA (A)				236.33
DEDUCTION				
1	0.75	0.30	1	0.23
2	1.25	5.20	1	6.50
3	0.35	0.30	1	0.11
4	2.50	6.25	1	15.63
5	0.35	0.30	1	0.11
6	0.90	2.00	1	1.80
7	3.89	4.45	1	17.31
8	1.65	0.90	1	1.49
9	2.98	1.35	1	4.02
10	1.65	1.07	1	1.77
11	4.62	3.89	1	17.97
TOTAL DEDUCTION AREA				66.92
STAIRCASE AREA CALCULATION				
ST	4.19	4.40	1	18.44
LO	1.35	1.42	1	1.92
LO1	5.54	1.78	1	9.86
LF	5.46	2.60	1	14.20
TOTAL STAIRCASE AREA (C)				44.41
TOTAL DEDUCTIONS (B + C)				111.33
NET BUA A - (B + C)				125.01

THIS DRAWING IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED.

NOTE : PROPOSED WORK SHOWN THUS -

PROFORMA-II

CONTENTS OF SHEET				
THIRD PODIUM PLAN , 4TH FLOOR PLAN , BUILT UP AREA DIAG.& CALC., CARPET AREA DIAG.& CALC.				
REVISION	DESCRIPTION	DATE	SIGNATURE	
		18.04.2021.		
DESCRIPTION OF PROPOSAL AND PROPERTY				
PROPOSED REDEVELOPMENT OF BLDG. ON PLOT BEARING C.T.S NO 31-A/2 OF VILLAGE EKSAR AT THE JUNCTION OF 18.30 mtrs. AND 13.40 mtrs WIDE D.P. ROAD AT BORIVALI (W), MUMBAI 400092				
NAME, ADDRESS OF C.A. TO OWNER			SIGNATURE	
SHRI TEJRAJ JAIN PARTNER OF SHIVOHAM INFRAHOMES LLP Borivali Raajhauns CHSL,109, Laxmi Chaya Apt., Babhai Naka, L.T. Road Borivali west, Mumbai 400 092				
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JOB NO	DRG NO	SCALE	CHECKED BY	DRAWN BY
-----	4/8	AS SHOWN	NILESH	DEEPAK
NAME & ADDRESS OF LICENSED SURVEYOR			SIGNATURE	
BHAVESH R. PARMAR OF M/S KSHITIJ DESIGNERS 4 / B , ADARSH BHUVAN, SHREE NAGAR SOC.,OFF M.G.ROAD ,GOREGAON(W).				
PLANS FOR APPROVAL				
S.E.B.P(WS II)		A.E.B.P (R/C) WARD		E.E.B.P(WS) R WARD.

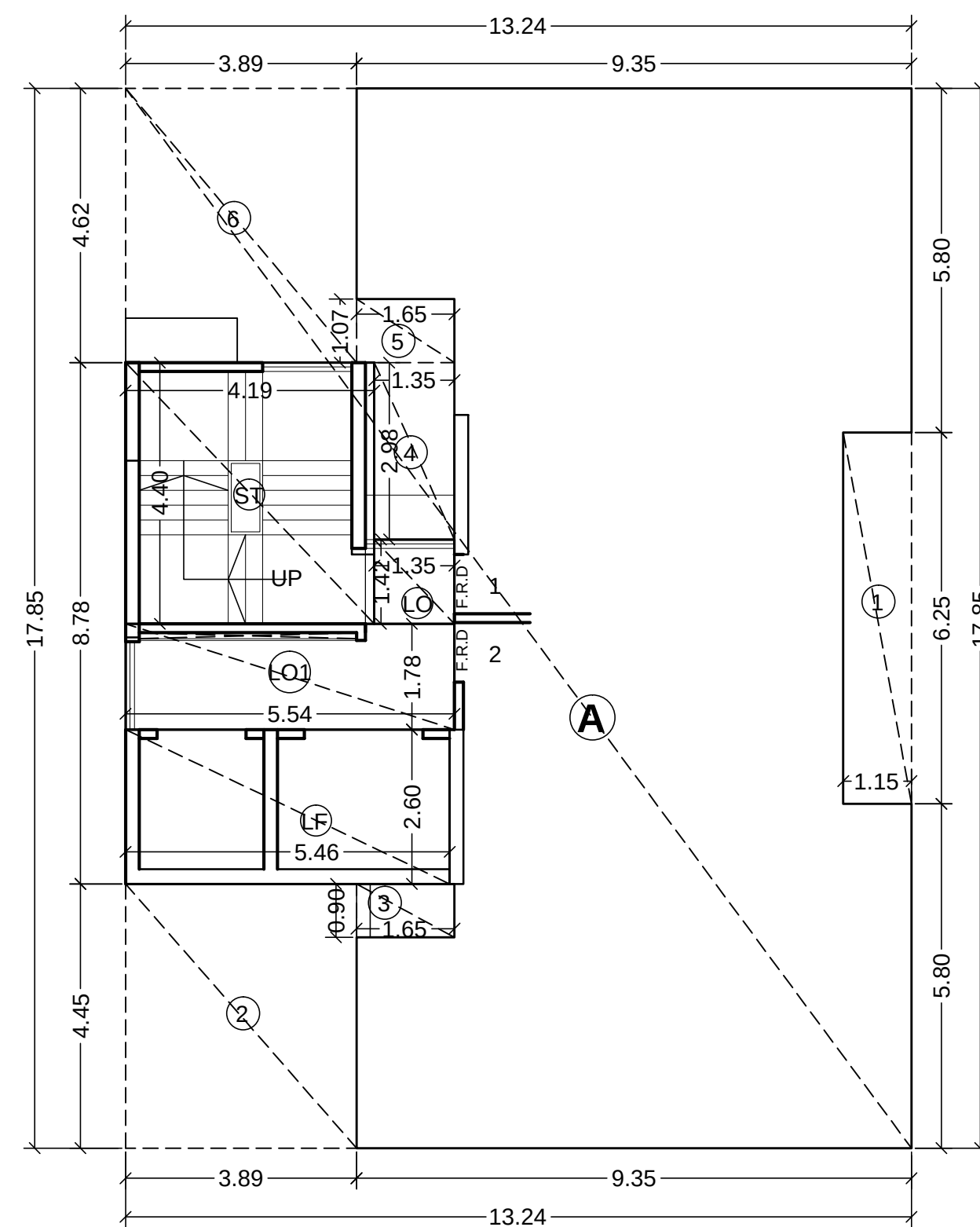


BUILT UP AREA DIAG. (5th&6th FLOOR)
SCALE :1:100

BUILT-UP AREA CALCULATION OF (5th & 6th FLOOR)				
	a	b	c	e = a x b x c SQ.MT.
MT.	MT.			
ADDITION (A)				
A	13.24	17.85	1	236.33
TOTAL ADDITION AREA (A)				
DEDUCTION				
1	2.05	6.25	1	12.81
2	3.89	4.45	1	17.31
3	1.65	0.90	1	1.49
4	1.35	2.98	1	4.02
5	1.65	1.07	1	1.77
6	3.89	4.62	1	17.97
TOTAL DEDUCTION AREA (B)				
STAIRCASE AREA CALCULATION				
ST	4.19	4.40	1	18.44
LO	1.35	1.42	1	1.92
LO1	5.54	1.78	1	9.86
LF	5.46	2.60	1	14.20
TOTAL STAIRCASE AREA (C)				
TOTAL DEDUCTIONS (B + C)				
NET BUA A - (B + C)				
136.56				

BUILT-UP AREA CALCULATION OF (7th,9th TO 14th & 16th TO 18th FLOOR)				
	a	b	c	e = a x b x c SQ.MT.
MT.	MT.			
ADDITION (A)				
A	13.24	17.85	1	236.33
TOTAL ADDITION AREA (A)				
DEDUCTION				
1	1.15	6.25	1	7.19
2	3.89	4.45	1	17.31
3	1.65	0.90	1	1.49
4	1.35	2.98	1	4.02
5	1.65	1.07	1	1.77
6	3.89	4.62	1	17.97
TOTAL DEDUCTION AREA (B)				
STAIRCASE AREA CALCULATION				
ST	4.19	4.40	1	18.44
LO	1.35	1.42	1	1.92
LO1	5.54	1.78	1	9.86
LF	5.46	2.60	1	14.20
TOTAL STAIRCASE AREA (C)				
TOTAL DEDUCTIONS (B + C)				
NET BUA A - (B + C)				
142.18				

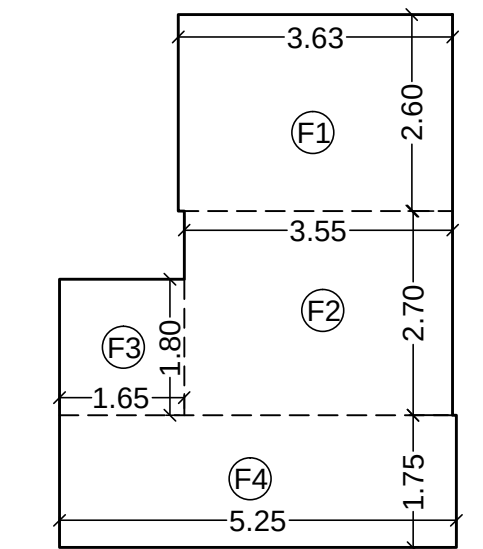
FITNESS AREA STATEMENT	
FITNESS CENTER	PERMISSIBLE = 2% x TOTAL B.U.A
PERMISSIBLE	= 3255.48 X 2 % = 65.11 SQ.MTS.
PROVIDED	= 31.18 SQMT



BUILT UP AREA DIAG.

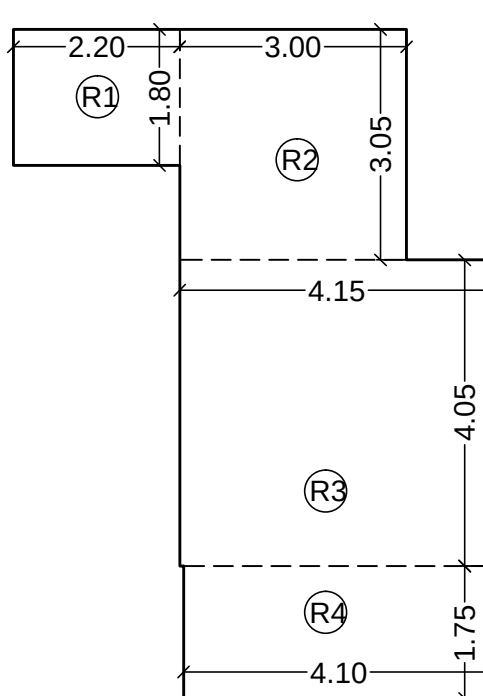
SCALE :1:100
7th,9th TO 14th & 16th TO 18th FLOOR

FITNESS CENTER AREA CALCULATION OF (8th FLOOR)				
	a	b	c	e = a x b x c SQ.MT.
MT.	MT.			
F1	3.63	2.60	1	9.44
F2	3.55	2.70	1	9.58
F3	1.65	1.80	1	2.97
F4	5.25	1.75	1	9.19
TOTAL				
31.18				
REFUGE AREA CALCULATION OF (8th FLOOR)				
	a	b	c	e = a x b x c SQ.MT.
MT.	MT.			
R1	2.20	1.80	1	3.96
R2	3.00	3.05	1	9.15
R3	4.15	4.05	1	16.81
R4	4.10	1.75	1	7.17
TOTAL				
37.09				



FITNESS CENTER AREA DIAG.

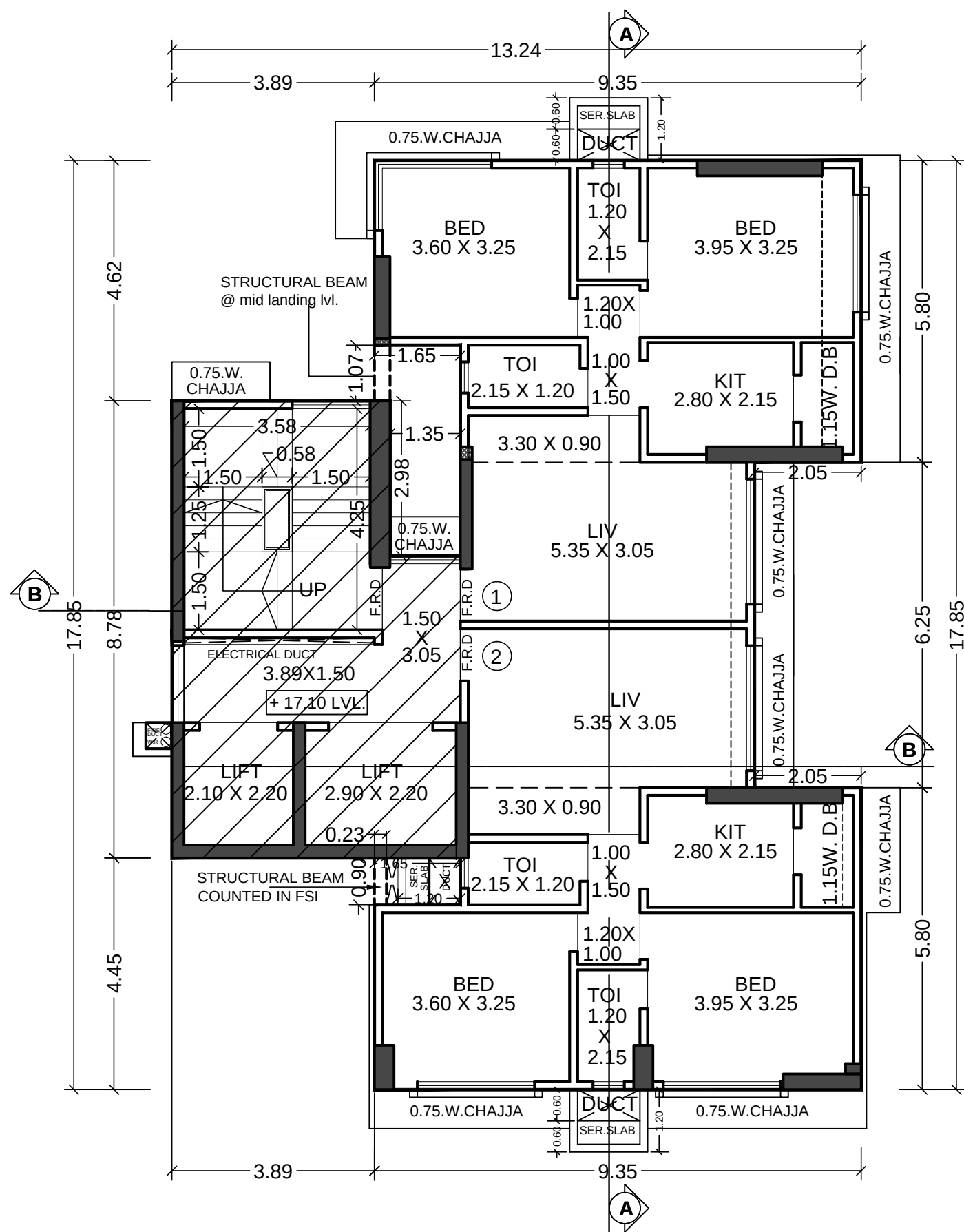
8th FLOOR SCALE :1:100



REFUGE AREA DIAG.

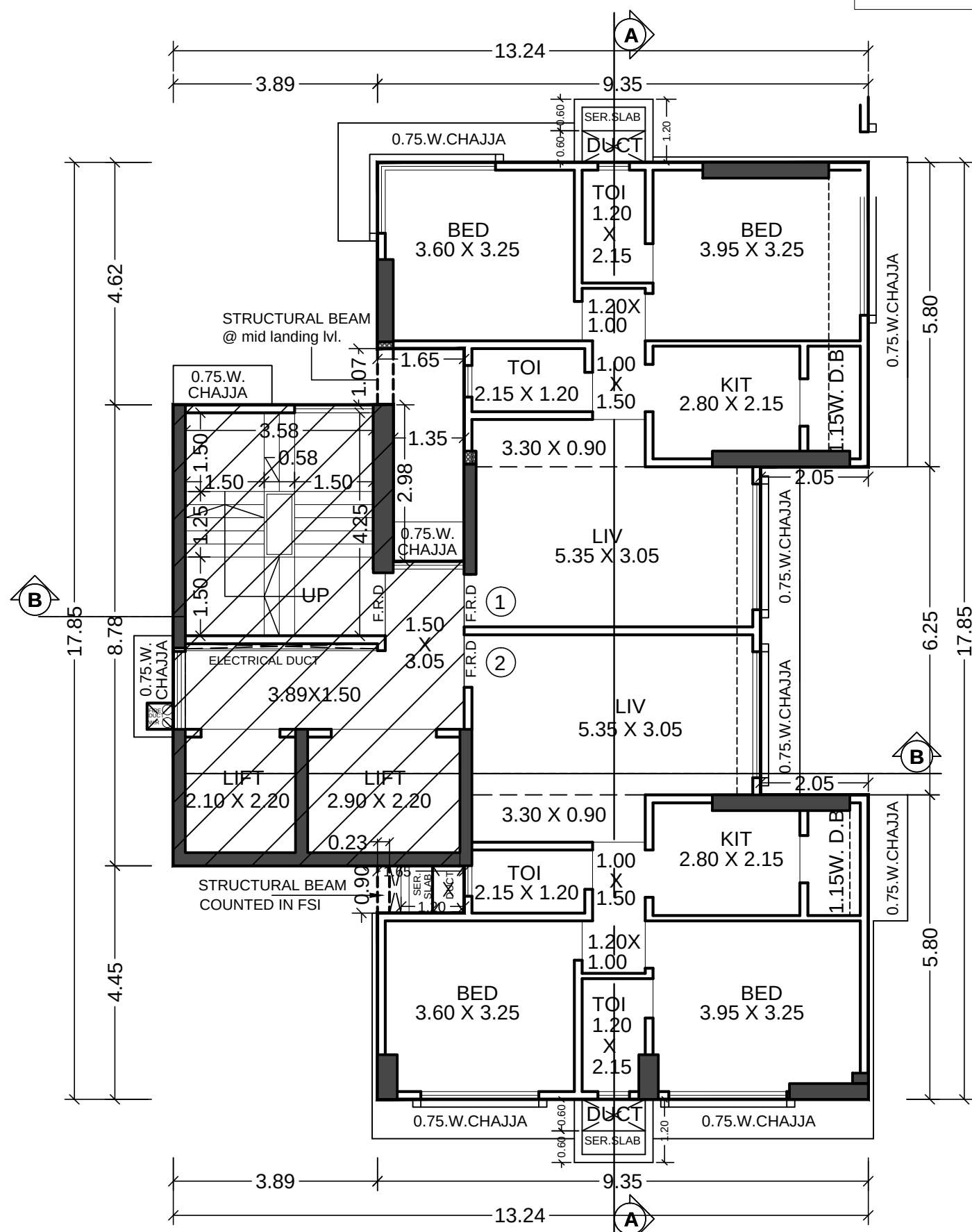
8th FLOOR SCALE :1:100

BUILT-UP AREA CALCULATION OF (8th FLOOR)				
	a	b	c	e = a x b x c SQ.MT.
MT.	MT.			
ADDITION (A)				
A	13.24	17.85	1	236.33
TOTAL ADDITION AREA (A)				
DEDUCTION				
1	1.15	6.25	1	7.19
2	3.89	4.45	1	17.31
3	1.65	0.90	1	1.49
4	1.35	2.98	1	4.02
5	1.65	1.07	1	1.77
6	3.89	4.62	1	17.97
TOTAL DEDUCTION AREA (B)				
STAIRCASE AREA CALCULATION				
ST	4.19	4.40	1	18.44
LO	1.35	1.42	1	1.92
LO1	5.54	1.78	1	9.86
LO2	0.84	1.80	1	1.51
LF	5.46	2.60	1	14.20
TOTAL STAIRCASE AREA (C)				
TOTAL DEDUCTIONS (B + C)				
FITNESS CENTER AREA				
REFUGE AREA				
NET BUA A - (B + C)				
72.40				



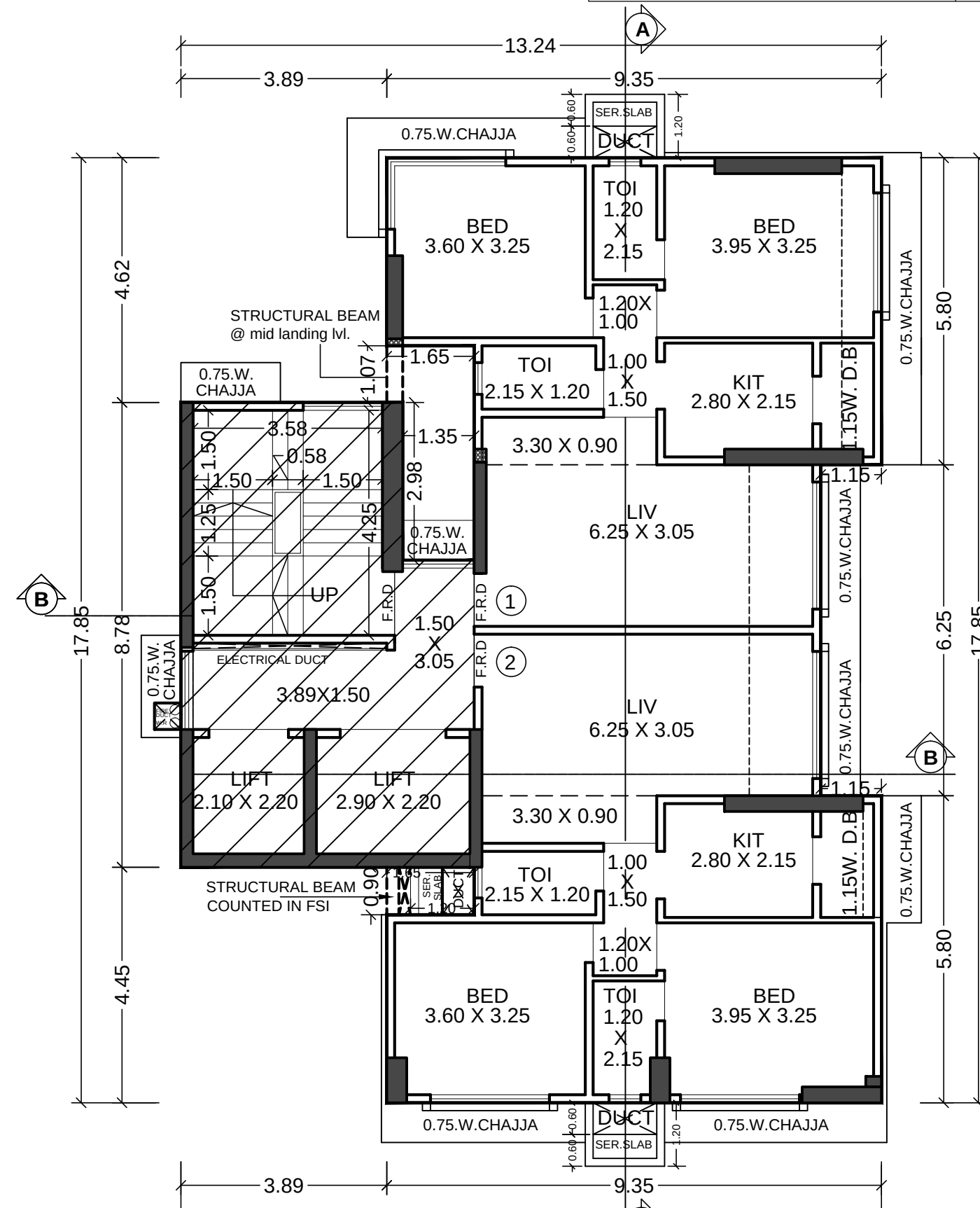
5th FLOOR PLAN

SCALE :1:100



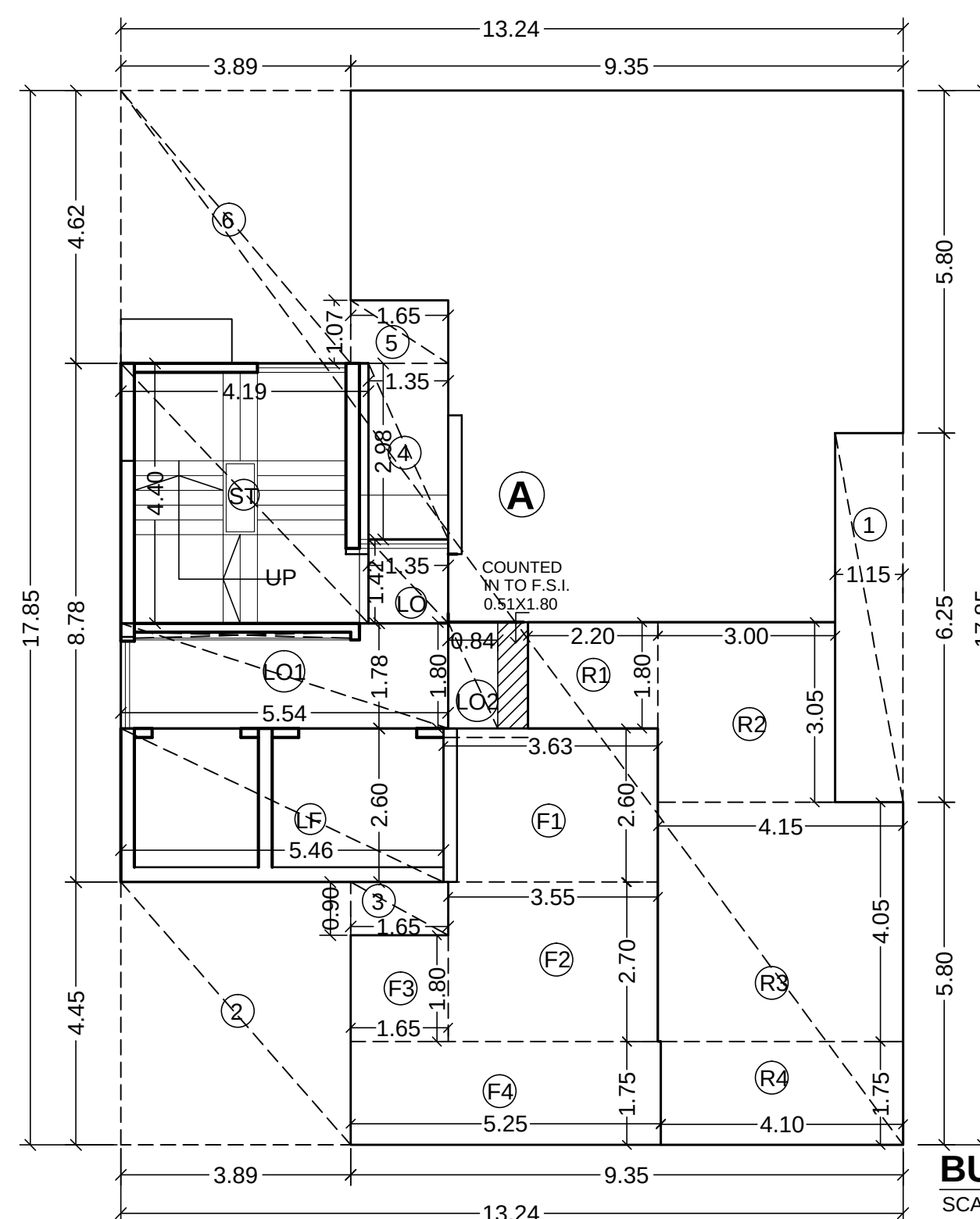
6TH FLOOR PLAN

SCALE :1:100



TYPICAL FLOOR PLAN

7th,9th TO 14th & 16th TO 18th FLOOR PLAN SCALE :1:100



BUILT UP AREA DIAG.

SCALE :1:100 (REFUGE PLAN) (8th FLOOR)

PROFORMA-II

CONTENTS OF SHEET

5TH & 6TH FLOOR PLAN & BUILT UP AREA DIAG. & CALC, TYPICAL FLOOR PLAN, & BUILT UP AREA DIAG. & CALC, 7TH FLOOR PLAN & BUILT UP AREA DIAG. & CALC, REFUGE AREA DIAG. & CALC, FITNESS CENTER AREA DIAG. & CALC.

REVISION	DESCRIPTION	DATE	SIGNATURE
		18.04.2021.	

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF BLDG. ON PLOT BEARING C.T.S NO 31-A/2 OF VILLAGE EKSAR AT THE JUNCTION OF 18.30 MTRS. AND 13.40 MTRS WIDE D.P. ROAD AT BORIVALI (W), MUMBAI 400092

NAME, ADDRESS OF C.A. TO OWNER	SIGNATURE
--------------------------------	-----------

SHRI TEJRAJ JAIN PARTNER OF
SHIVOHAM INFRAHOMES LLP

Borivali Raajhauns CHSL, 109, Laxmi Chaya Apt., Babhai Naka, L.T. Road Borivali west, Mumbai 400 092

STAMP OF APPROVAL OF I.O.D

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT ISSUED UNDER NO P-5152/2020/(31A-2)/RC WARD /EKSAR-S SIGNED ON EVEN DATE

JOB NO	DRG NO	SCALE	CHECKED BY	DRAWN BY
----	5/8	AS SHOWN	NILESH	DEEPAK

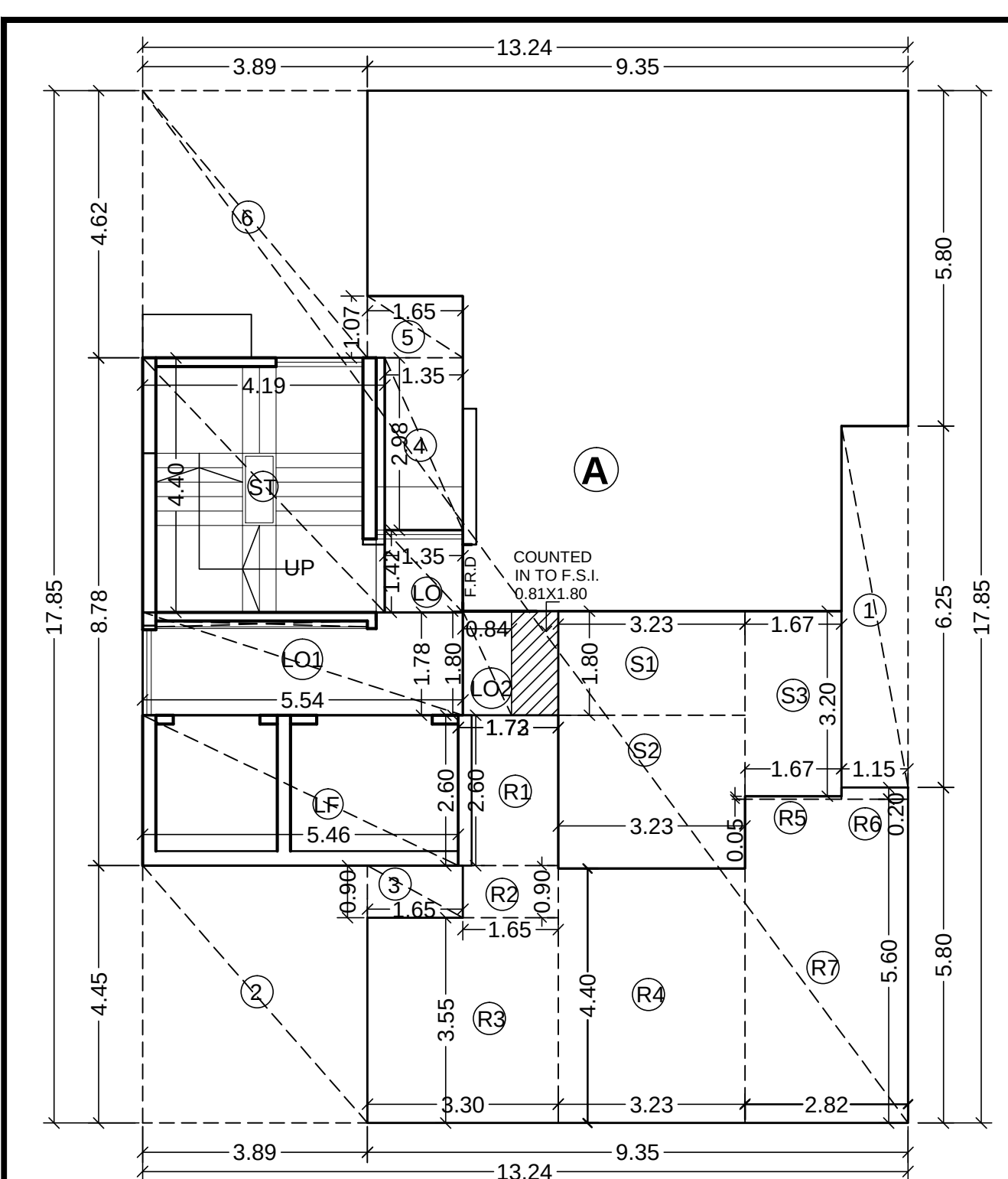
NAME & ADDRESS OF LICENSED SURVEYOR	SIGNATURE
-------------------------------------	-----------

BHAVESH R. PARMAR

OF M/S KSHITI DESIGNERS
4/B, ADARSH BHUVAN, SHREE NAGAR SOC, OFF M.G. ROAD, GOREGAON (W).

PLANS FOR APPROVAL

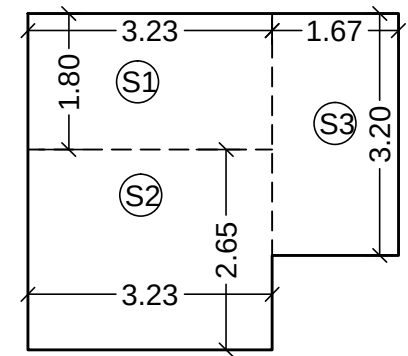
S.E.B.P.(WS II)	A.E.B.P (R/C) WARD	E.E.B.P.(WS) R WARD.



BUILT UP AREA DIAG.

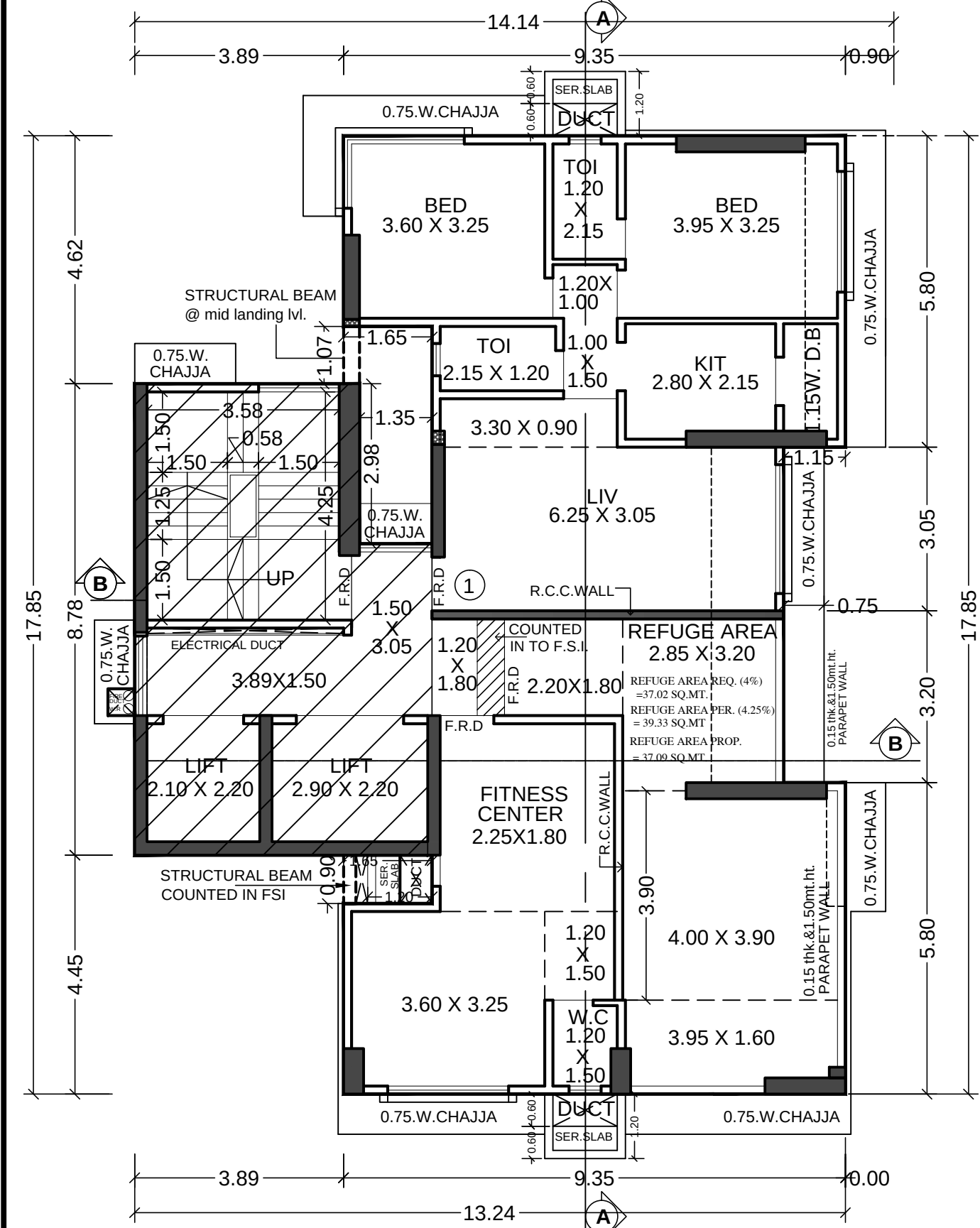
15th FLOOR PLAN (REFUGE PLAN)
SCALE :1:100

REFUGE AREA CALCULATION OF (15th FLOOR)				
	a	b	c	e = a x b x c SQ.MT.
	MT.	MT.		
R1	1.72	2.60	1	4.47
R2	1.65	0.90	1	1.49
R3	3.30	3.55	1	11.72
R4	3.23	4.40	1	14.21
R5	1.67	0.05	1	0.08
R6	1.15	0.20	1	0.23
R7	2.82	5.60	1	15.79
TOTAL				47.99



SOCIETY OFFICE AREA DIAG.

15th FLOOR
SCALE :1:100



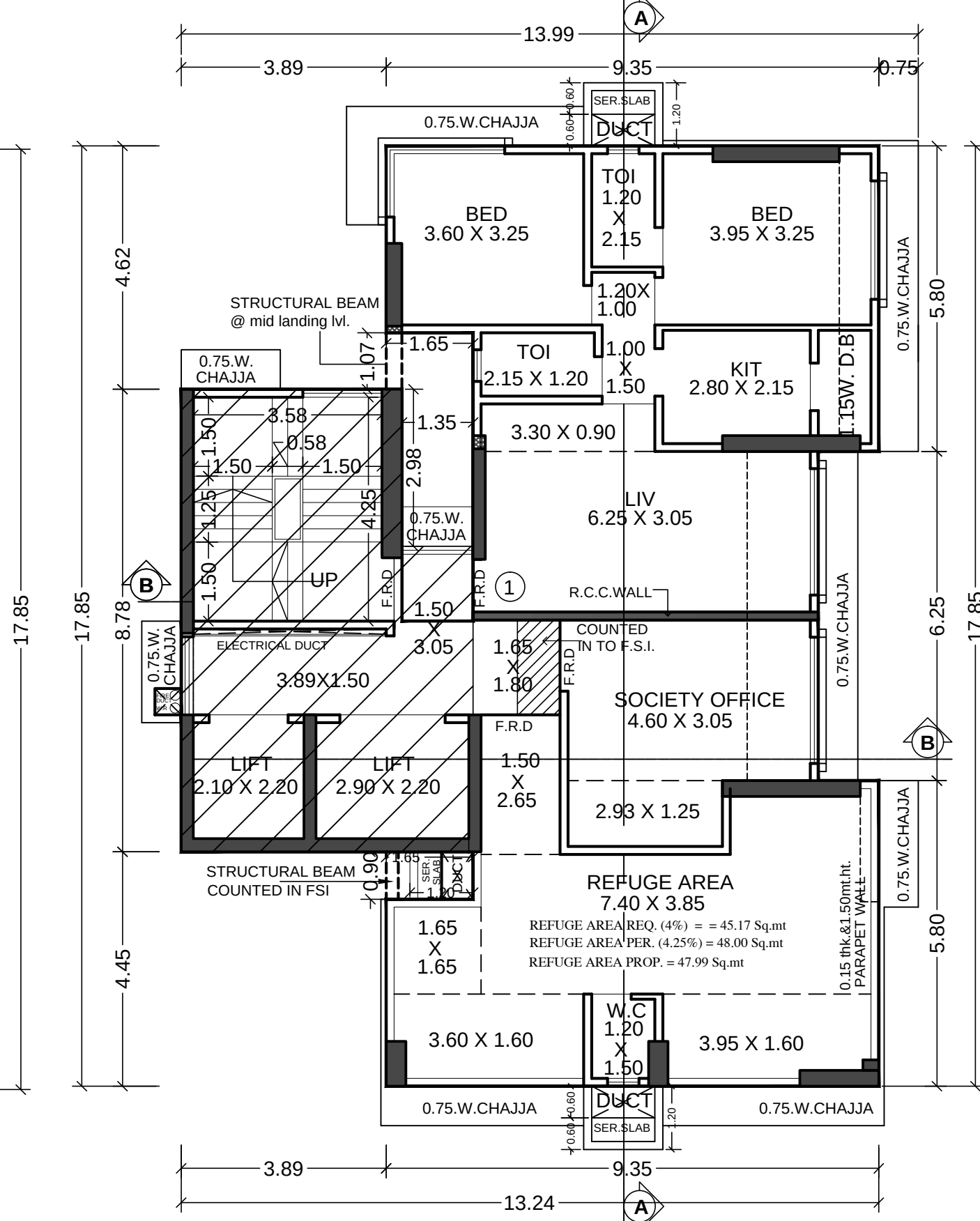
8th FLOOR PLAN

SCALE :1:100

BUILT-UP AREA CALCULATION OF (15th FLOOR)				
	a	b	c	e = a x b x c SQ.MT.
	MT.	MT.		
ADDITION (A)				
A	13.24	17.85	1	236.33
TOTAL ADDITION AREA (A)				236.33
DEDUCTION				
1	1.15	6.25	1	7.19
2	3.89	4.45	1	17.31
3	1.65	0.90	1	1.49
4	1.35	2.98	1	4.02
5	1.65	1.07	1	1.77
6	3.89	4.62	1	17.97
TOTAL DEDUCTION AREA (B)				49.74
STAIRCASE AREA CALCULATION				
ST	4.19	4.40	1	18.44
LO	1.35	1.42	1	1.92
LO1	5.54	1.78	1	9.86
LO2	0.84	1.80	1	1.51
LF	5.46	2.60	1	14.20
TOTAL STAIRCASE AREA (C)				45.92
TOTAL DEDUCTIONS (B + C)				95.67
SOCIETY OFFICE AREA				19.72
REFUGE AREA				47.99
NET BUA A - (B + C)				72.97
				0.00

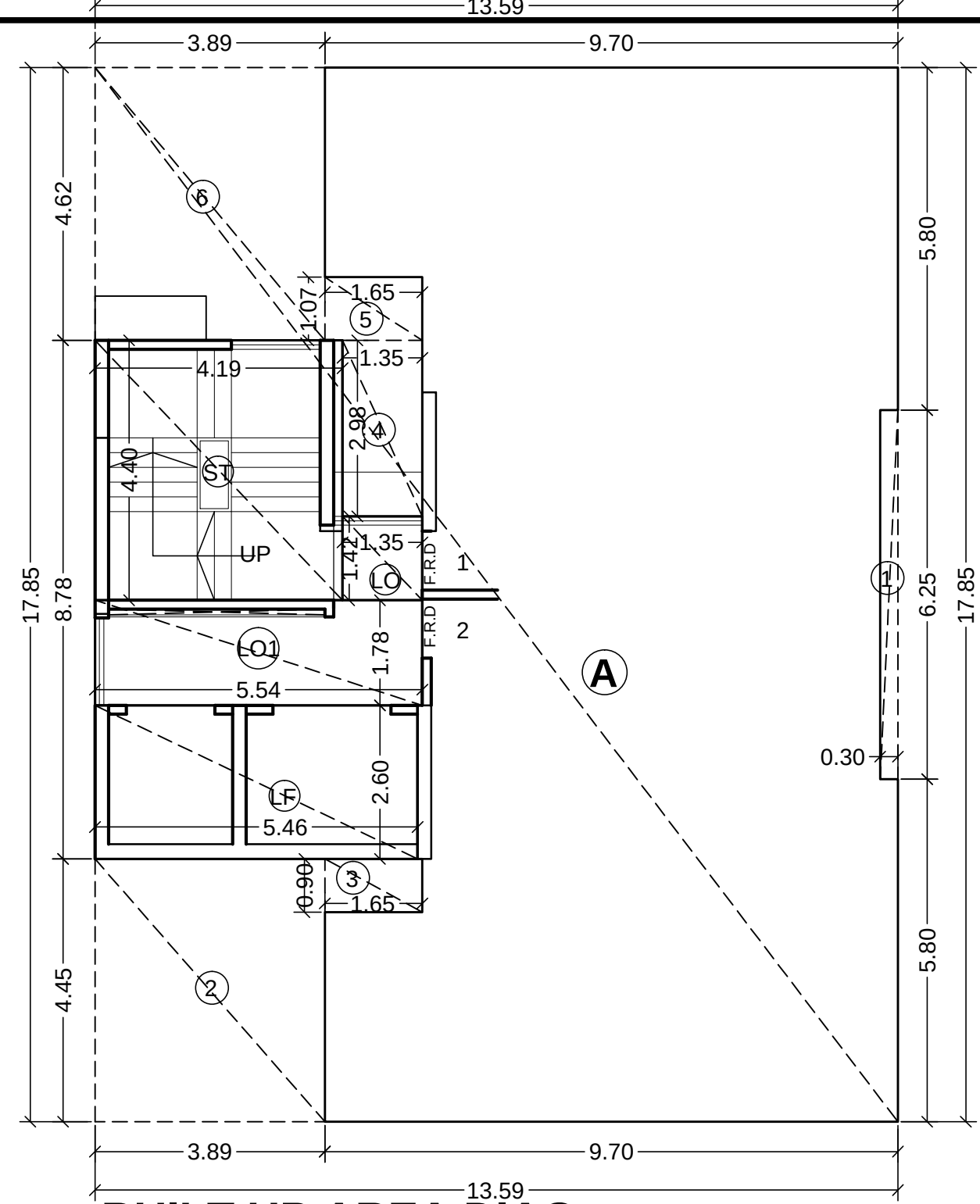
BUILT-UP AREA CALCULATION OF (19th & 20th FLOOR)				
	a	b	c	e = a x b x c SQ.MT.
	MT.	MT.		
ADDITION (A)				
A	13.59	17.85	1	242.58
TOTAL ADDITION AREA (A)				242.58
DEDUCTION				
1	0.30	6.25	1	1.88
2	3.89	4.45	1	17.31
3	1.65	0.90	1	1.49
4	1.35	2.98	1	4.02
5	1.65	1.07	1	1.77
6	3.89	4.62	1	17.97
TOTAL DEDUCTION AREA (B)				44.43
STAIRCASE AREA CALCULATION				
ST	4.19	4.40	1	18.44
LO	1.35	1.42	1	1.92
LO1	5.54	1.78	1	9.86
LF	5.46	2.60	1	14.20
TOTAL STAIRCASE AREA (C)				44.41
TOTAL DEDUCTIONS (B + C)				88.84
NET BUA A - (B + C)				153.74

SOCIETY OFFICE AREA CALCULATION OF (15th FLOOR)				
	a	b	c	e = a x b x c SQ.MT.
	MT.	MT.		
S1	3.23	1.80	1	5.81
S2	3.23	2.65	1	8.56
S3	1.67	3.20	1	5.34
TOTAL				19.72



15th FLOOR PLAN

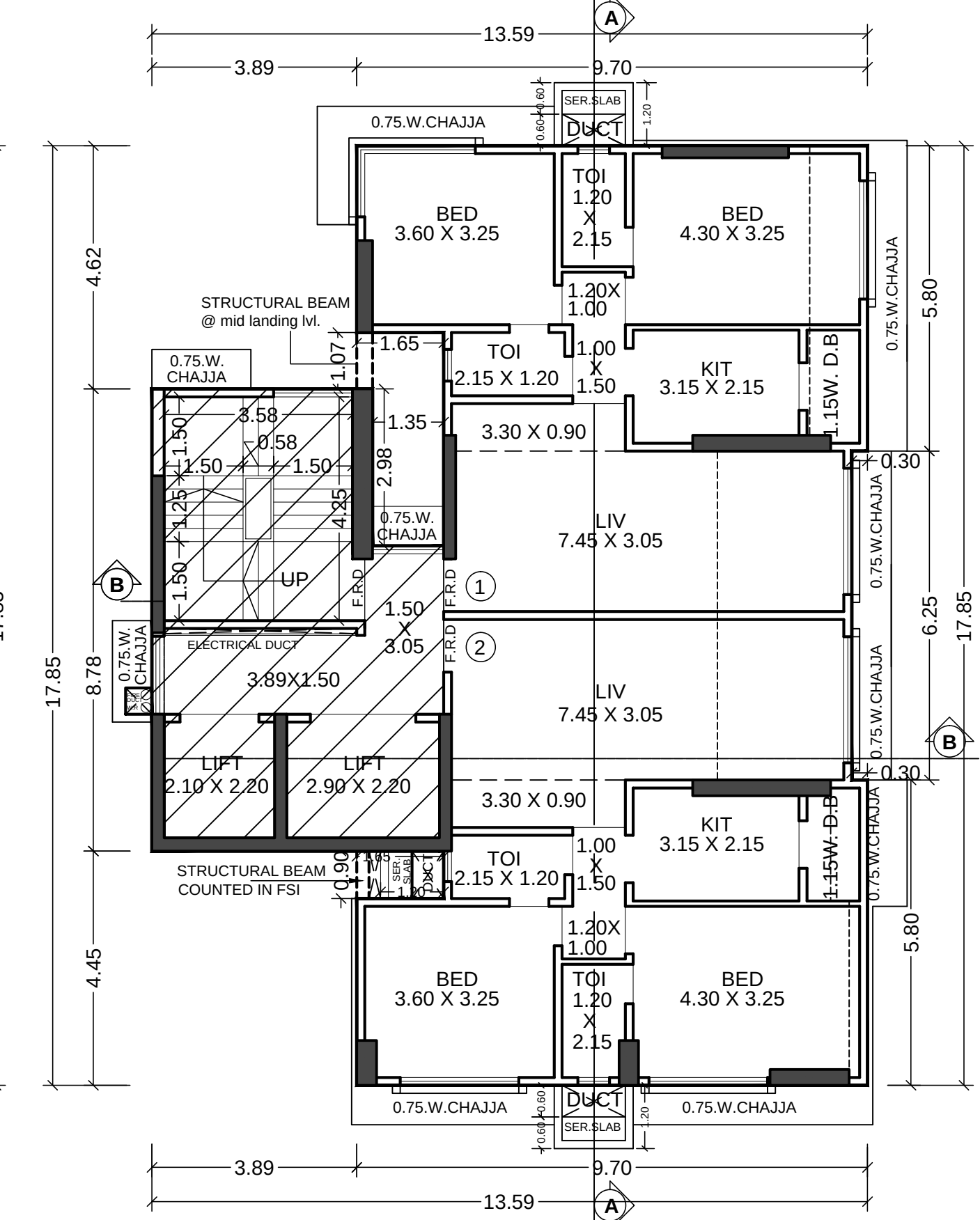
SCALE :1:100



BUILT UP AREA DIAG.

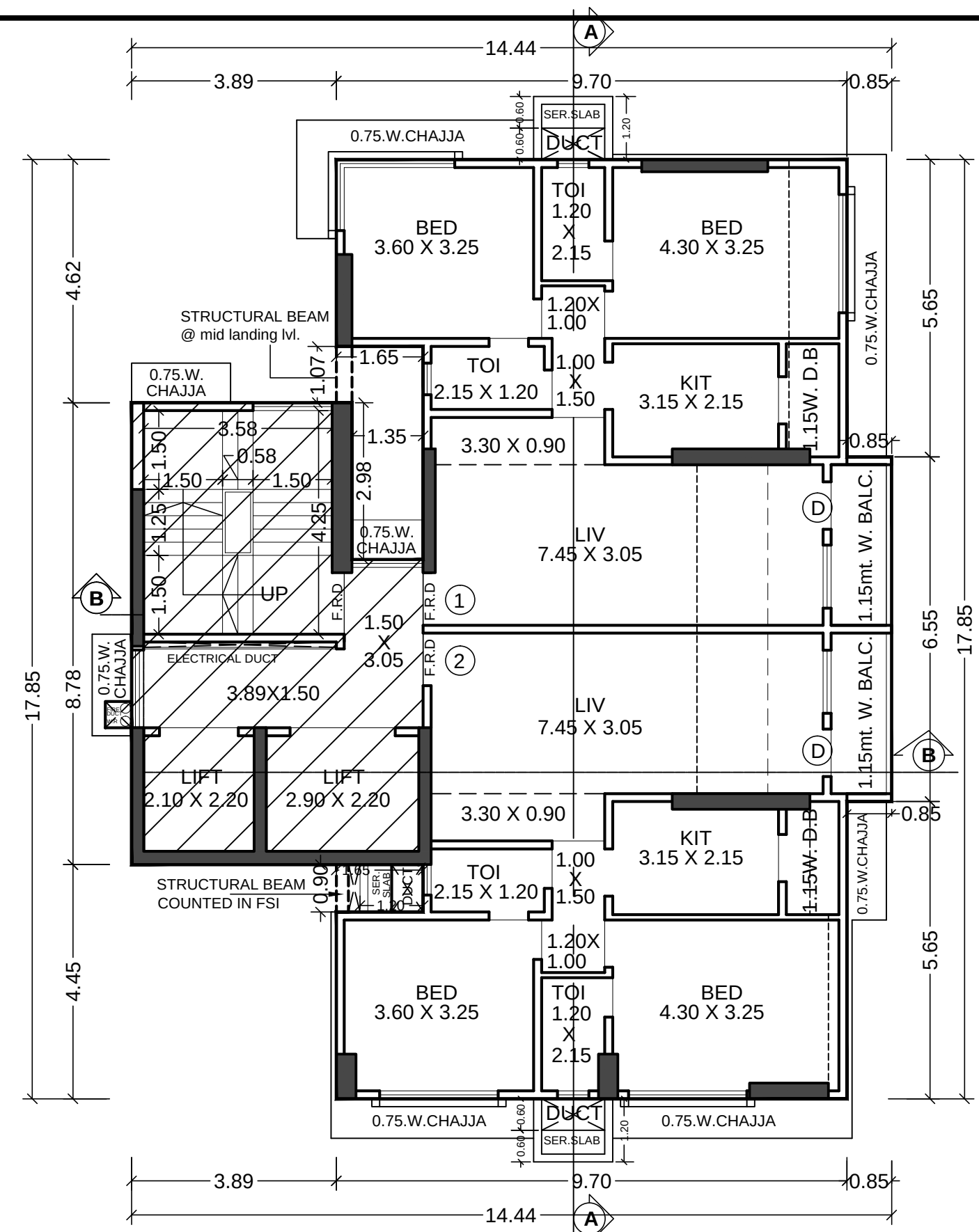
19th & 20th FLOOR PLAN
SCALE :1:100

REFUGE AREA SUMMARY					
LOCATION	REFUGE LEVEL	REFUGE AREA REQ.@ of 4%	REFUGE AREA PROPOSED	REFUGE AREA UP TP 4.25% IN FREE	EXCESS REFUGE AREA COUNTED IN F.S.I.
8TH FLOOR	25.80 MTRS.	4% OF (72.40 +142.18 x 6) = 37.02 Sq.mt	37.09 Sq.mt	39.33 Sq.mt	NIL
15TH FLOOR	46.10 MTRS.	4% OF (72.97 +142.18X3+153.74X2+161.18X2) = 45.17 Sq.mt	47.99 Sq.mt	48.00 Sq.mt	NIL



19th & 20th FLOOR PLAN

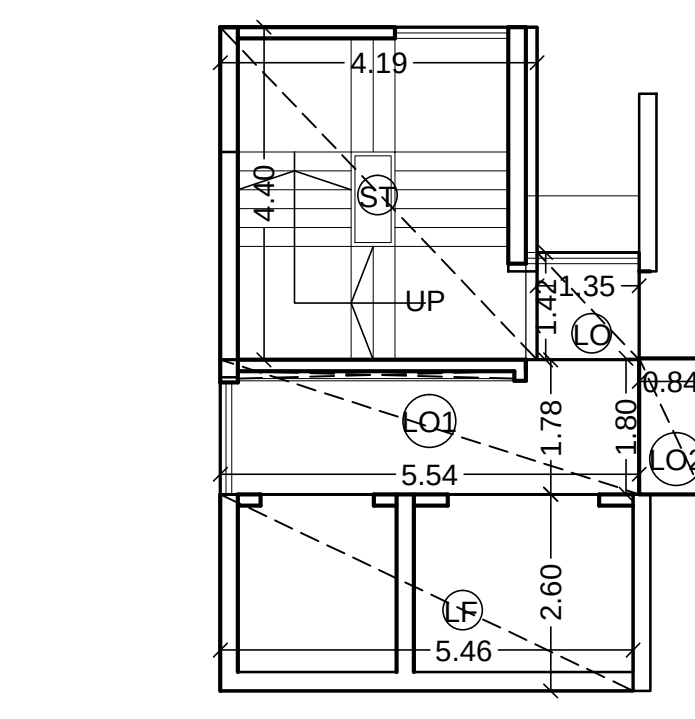
SCALE :1:100



21st TO 22nd FLOOR PLAN

SCALE :1:100

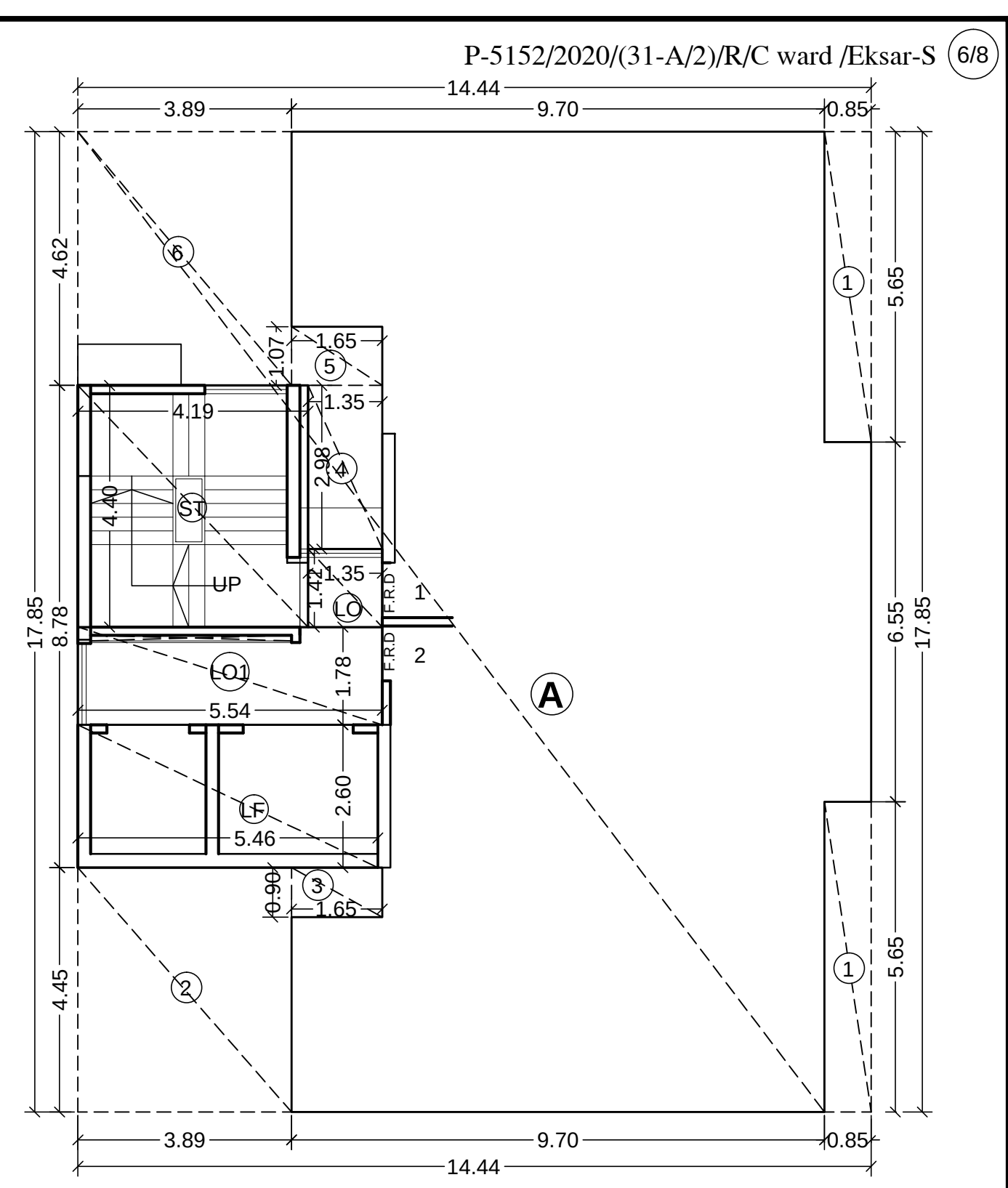
BUILT-UP AREA CALCULATION OF (21st & 22nd FLOOR)				
	a	b	c	e = a x b x c
	MT.	MT.		SQ.MT.
ADDITION (A)				
A	14.44	17.85	1	257.75
TOTAL ADDITION AREA (A)				257.75
DEDUCTION				
1	0.85	5.65	2	9.61
2	3.89	4.45	1	17.31
3	1.65	0.90	1	1.49
4	1.35	2.98	1	4.02
5	1.65	1.07	1	1.77
6	3.89	4.62	1	17.97
TOTAL DEDUCTION AREA (B)				52.16
STAIRCASE AREA CALCULATION				
ST	4.19	4.40	1	18.44
LO	1.35	1.42	1	1.92
LO1	5.54	1.78	1	9.86
LF	5.46	2.60	1	14.20
TOTAL STAIRCASE AREA (C)				44.41
TOTAL DEDUCTIONS (B + C)				96.57
NET BUA A - (B + C)				161.18



ST.CASE / LIFT / LOBBY AREA DIAG.

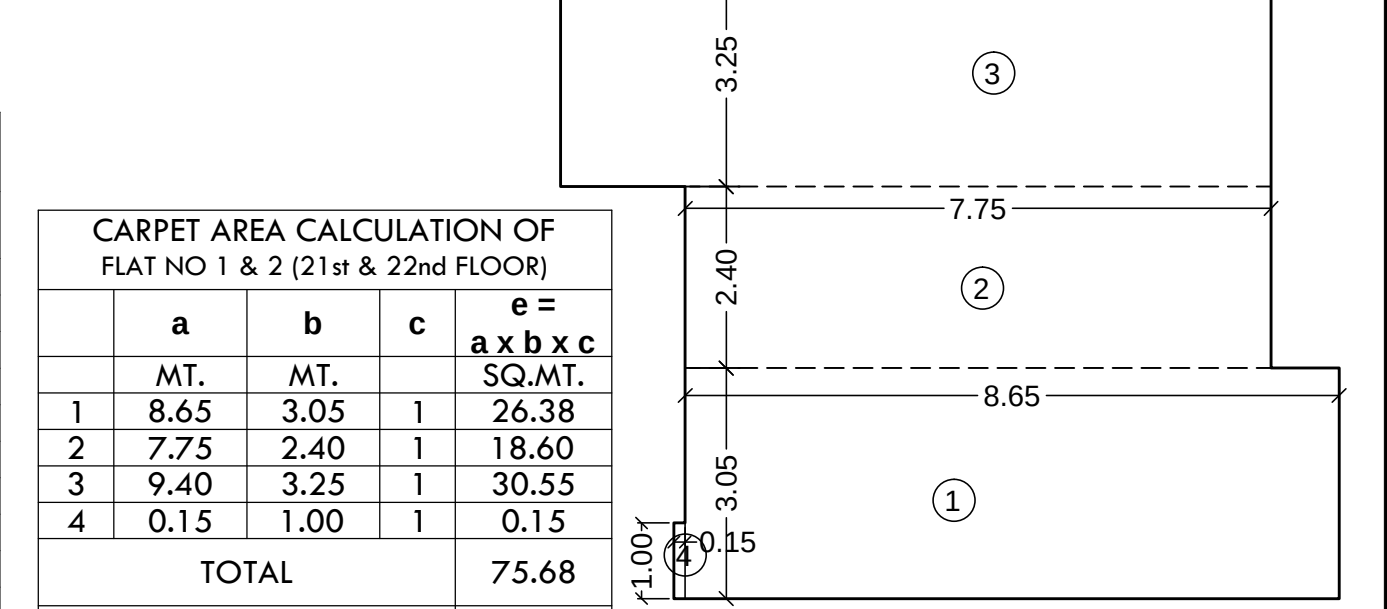
8th & 15th FLOOR PLAN
SCALE :1:100

ST.CASE / LIFT / LOBBY AREA CALCULATION OF 8th & 15th FLR.				
	a	b	c	e = a x b x c SQ.M
	MT.	MT.		
ADDITION (A)				
STAIRCASE AREA CALCULATION				
ST	4.19	4.40	1	18.4
LO	1.35	1.42	1	1.92
LO1	5.54	1.78	1	9.86
LO2	0.84	1.80	1	1.51
LF	5.46	2.60	1	14.2
TOTAL STAIRCASE AREA (C)				45.9



BUILT UP AREA DIAG.

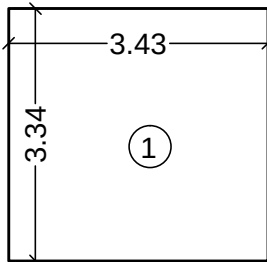
21st & 22nd FLOOR PLAN
SCALE :1:100



CARPET AREA DIAG.

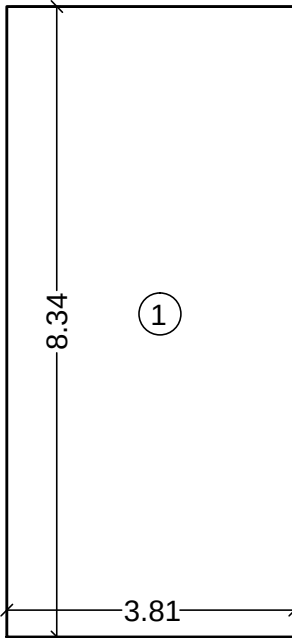
21st & 22nd FLOOR PLAN (FLAT NO 1 & 2)
SCALE :1:100

PROFORMA-II				
CONTENTS OF SHEET				
FLOOR PLAN & BUILT UP AREA DIAG. & CALC., REFUGE AREA DIAG. & CALC., TYPICAL FLOOR PLAN , BUILT UP AREA DIAG. & CALC., SOC. OFFICE AREA DIAG. & CALC., TERRACE PLAN				
REVISION	DESCRIPTION	DATE	SIGNATURE	
		18.04.2021.		
DESCRIPTION OF PROPOSAL AND PROPERTY				
PROPOSED REDEVELOPMENT OF BLDG. ON PLOT BEARING C.T.S NO 31-A/2 OF VILLAGE EKSAR AT THE JUNCTION OF 18.30 mttrs. AND 13.40 mttrs WIDE D.P. ROAD AT BORIVALI (W), MUMBAI 400092				
NAME, ADDRESS OF C.A. TO OWNER			SIGNATURE	
SHRI TEJRAJ JAIN PARTNER OF SHIVOHAM INFRAHOMES LLP Borivali Raajhauns CHSL,109, Laxmi Chaya Apt., Babhai Naka, L.T. Road Borivali west, Mumbai 400 092				
STAMP OF APPROVAL OF I.O.D				
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT ISSUED UNDER NO P-5152/2020/(31A-2)/RC WARD /EKSAR-S SIGNED ON EVEN DATE				
JOB NO	DRG NO	SCALE	CHECKED BY	DRAWN BY
-----	6/8	AS SHOWN	NILESH	DEEPAK
NAME & ADDRESS OF LICENSED SURVEYOR			SIGNATURE	
BHAVESH R. PARMAR OF M/S KSHITIJ DESIGNERS 4 / B , ADARSH BHUVAN ,SHREE NAGAR SOC.,OFF M.G.ROAD ,GOREGAON(W).				
PLANS FOR APPROVAL				
S.E.B.P.(WS II)		A.E.B.P (R/C) WARD		E.E.B.P.(WS) R WARD.



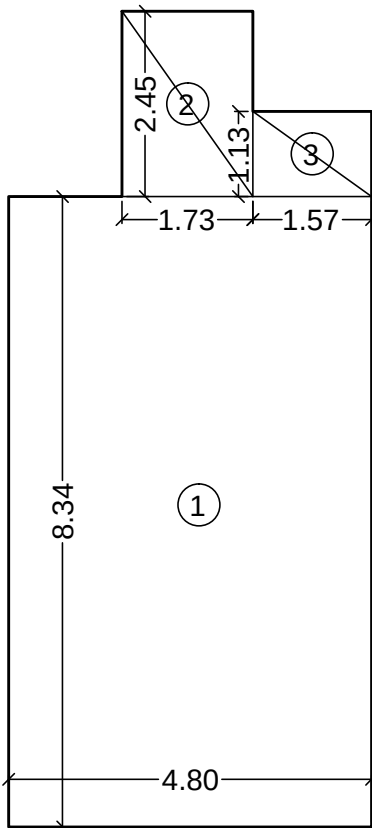
SHOP NO.1
GROUND FLR. CARPET AREA
SCALE :1:100

CARPET AREA CALCULATION OF SHOP NO 1 (GROUND FLOOR)				
	a	b	c	e = a x b x c SQ.MT.
	MT.	MT.		
1	3.43	3.34	1	11.46
TOTAL				11.46



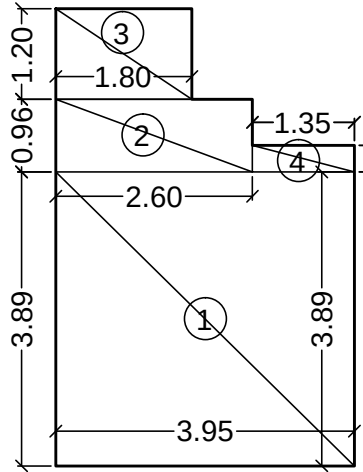
SHOP NO.2
GROUND FLR. CARPET AREA
SCALE :1:100

CARPET AREA CALCULATION OF SHOP NO 2 (GROUND FLOOR)				
	a	b	c	e = a x b x c SQ.MT.
	MT.	MT.		
1	3.81	8.34	1	31.78
TOTAL				31.78



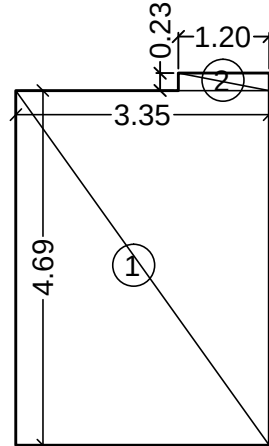
SHOP NO.3
GROUND FLR. CARPET AREA
SCALE :1:100

CARPET AREA CALCULATION OF SHOP NO 3 (GROUND FLOOR)				
	a	b	c	e = a x b x c SQ.MT.
	MT.	MT.		
1	4.80	8.34	1	40.03
2	1.73	2.45	1	4.24
3	1.57	1.13	1	1.77
TOTAL				46.04



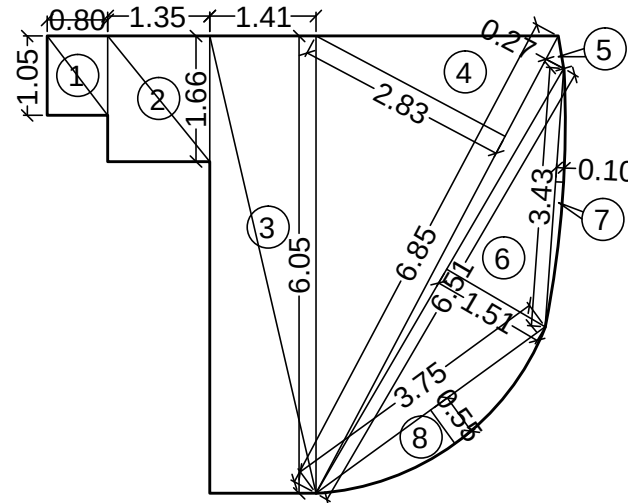
SHOP NO.4
GROUND FLR.CARPET AREA
SCALE :1:100

CARPET AREA CALCULATION OF SHOP NO 4 (GROUND FLOOR)				
	a	b	c	e = a x b x c SQ.MT.
	MT.	MT.		
1	3.95	3.89	1	15.37
2	2.60	0.96	1	2.50
3	1.80	1.20	1	2.16
4	1.35	0.35	1	0.47
TOTAL				20.49



1ST FLR. CARPET AREA
SCALE :1:100 SHOP NO.1

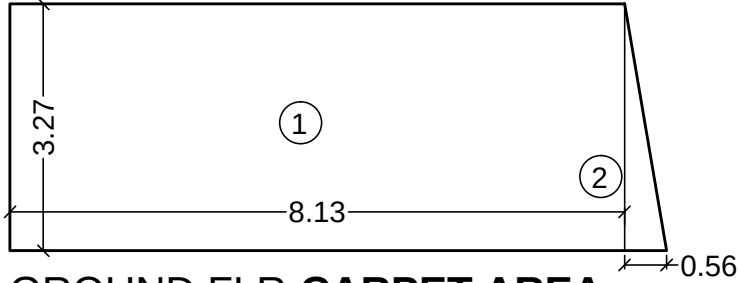
CARPET AREA CALCULATION OF SHOP NO 1 (FIRST FLOOR)				
	a	b	c	e = a x b x c SQ.MT.
	MT.	MT.		
1	3.35	4.69	1	15.71
2	1.20	0.23	1	0.28
TOTAL				15.99



GROUND FLR. CARPET AREA
SCALE :1:100
SHOP NO.5

CARPET AREA CALC.
(GROUND FLOOR) SHOP NO.5

1	0.80	X 1.05	X 1	=	0.84
2	1.35	X 1.66	X 1	=	2.24
3	1.41	X 6.05	X 1	=	8.53
4	6.85	X 2.83	X 0.5	=	9.69
5	6.85	X 0.27	X 0.5	=	0.92
6	6.51	X 1.51	X 0.5	=	4.92
7	3.43	X 0.10	X 2/3	=	0.23
8	3.75	X 0.55	X 2/3	=	1.38
TOTAL					= 28.75 Sq.mt

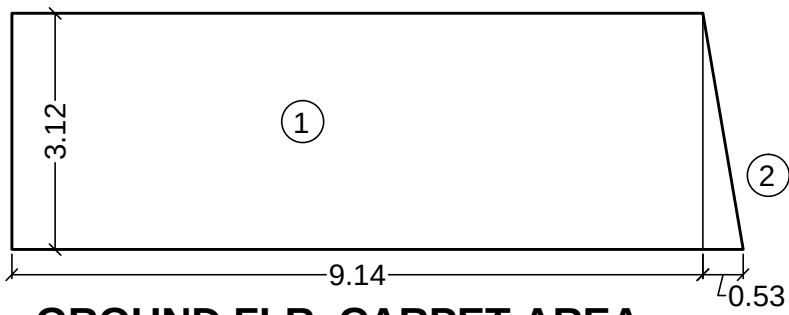


GROUND FLR CARPET AREA
SCALE :1:100
SHOP NO.6

CARPET AREA CALC.
(GROUND FLOOR) SHOP NO.6

1	8.13	X 3.27	X 1	=	26.58
2	3.27	X 0.56	X 0.5	=	0.91

TOTAL = 27.49 Sq.mt



GROUND FLR. CARPET AREA
SCALE :1:100
SHOP NO.7

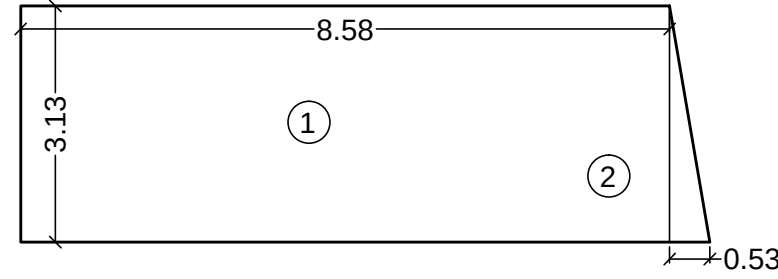
CARPET AREA CALC.
(GROUND FLOOR) SHOP NO.7

1	9.14	X 3.12	X 1	=	28.52
2	3.12	X 0.53	X 0.5	=	0.83

TOTAL = 29.35 Sq.mt

THIS DRAWING IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED.

NOTE : PROPOSED WORK SHOWN THUS -

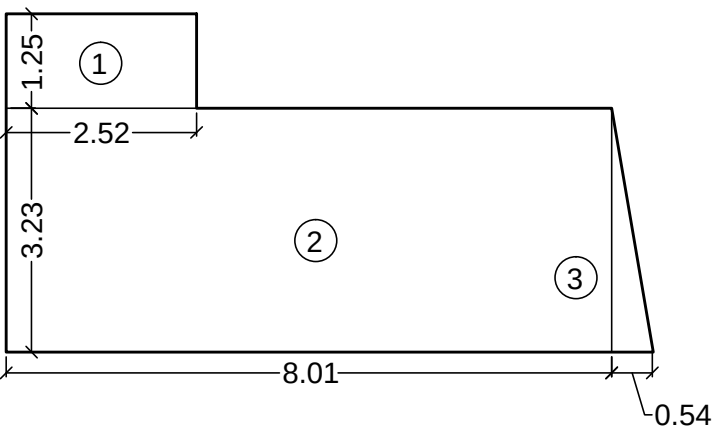


GROUND FLR. CARPET AREA
SCALE :1:100
SHOP NO.8

CARPET AREA CALC.
(GROUND FLOOR) SHOP NO.8

1	8.58	X 3.13	X 1	=	26.85
2	3.13	X 0.53	X 0.5	=	0.83

TOTAL = 27.68 Sq.mt

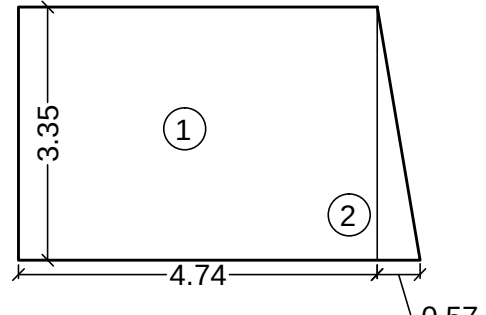


GROUND FLR.CARPET AREA
SCALE :1:100
SHOP NO.9

CARPET AREA CALC.
(GROUND FLOOR) SHOP NO.9

1	2.52	X 1.25	X 1	=	3.15
2	8.01	X 3.23	X 1	=	25.87
3	3.23	X 0.54	X 0.5	=	0.87

TOTAL 29.89 Sq.mt

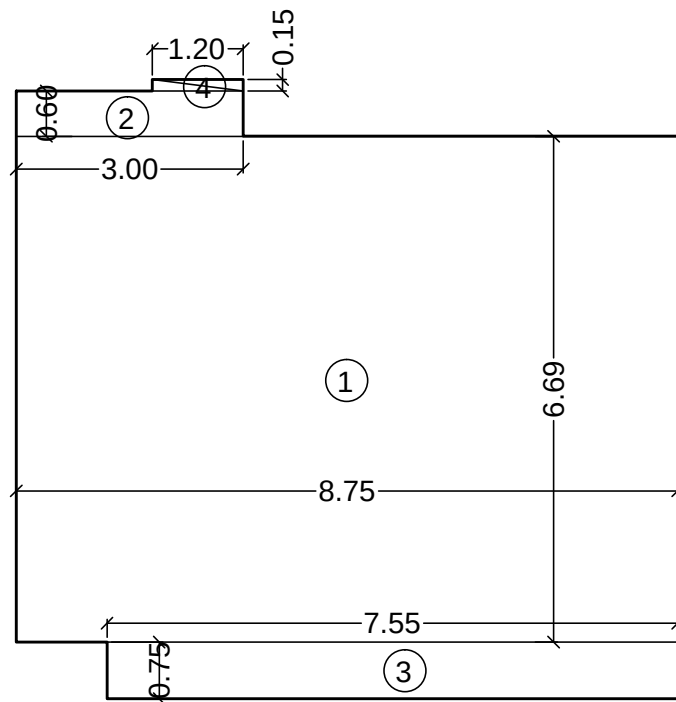


GROUND FLR. CARPET AREA
SCALE :1:100
SHOP NO.10

CARPET AREA CALC.
(GROUND FLOOR) SHOP NO.10

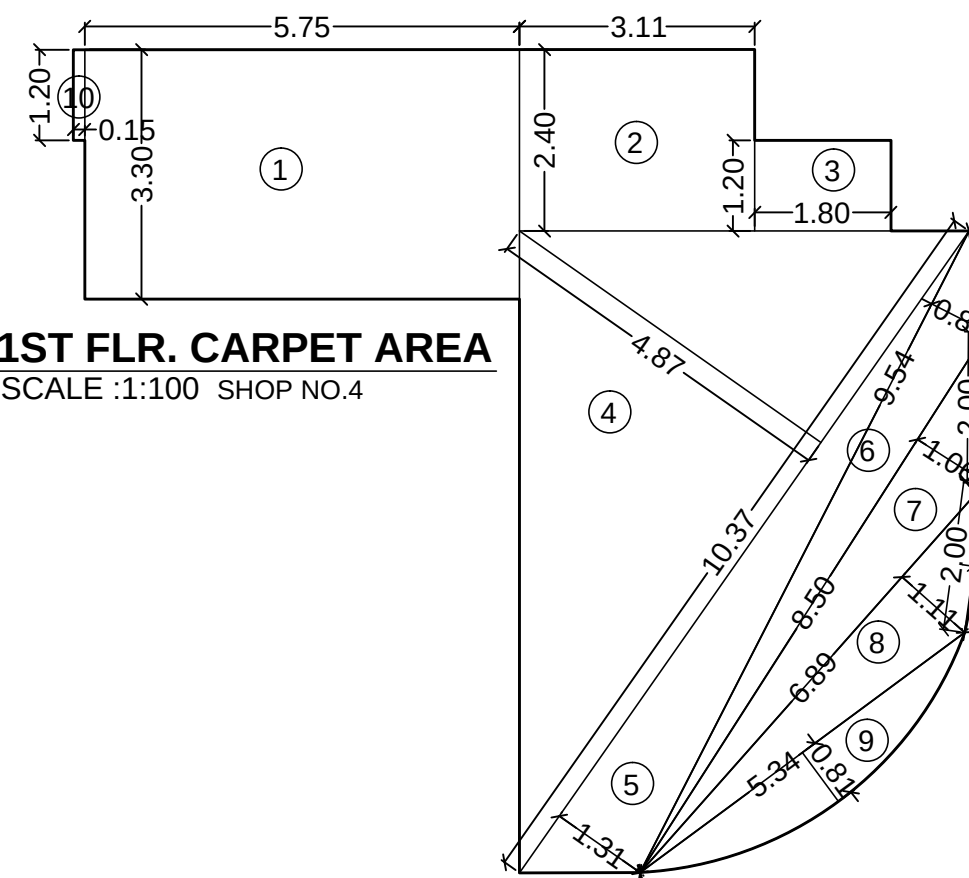
1	4.74	X 3.35	X 1	=	15.88
2	3.35	X 0.57	X 0.5	=	0.94

TOTAL = 16.82 Sq.mt



1ST FLR. CARPET AREA
SCALE :1:100 SHOP NO.3

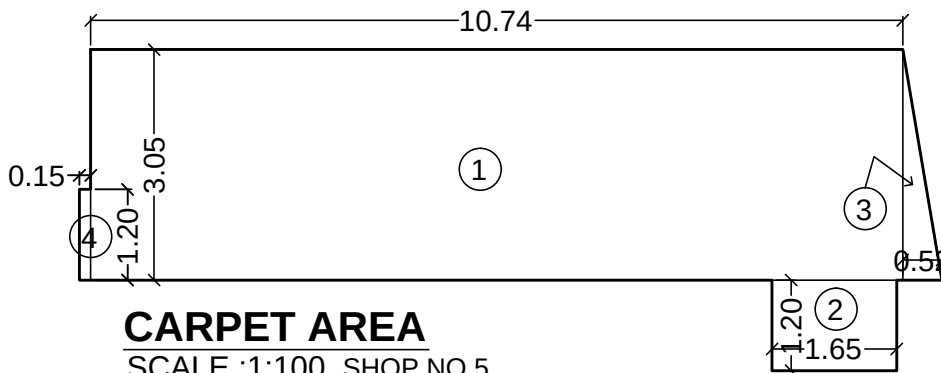
CARPET AREA CALCULATION OF SHOP NO 3 (FIRST FLOOR)				
	a	b	c	e = a x b x c SQ.MT.
	MT.	MT.		
1	8.75	6.69	1	58.54
2	3.00	0.60	1	1.80
3	7.55	0.75	1	5.66
4	1.20	0.15	1	0.18
TOTAL				66.18



1ST FLR. CARPET AREA
SCALE :1:100 SHOP NO.4

CARPET AREA CALC.
(1ST FLOOR) SHOP NO.4

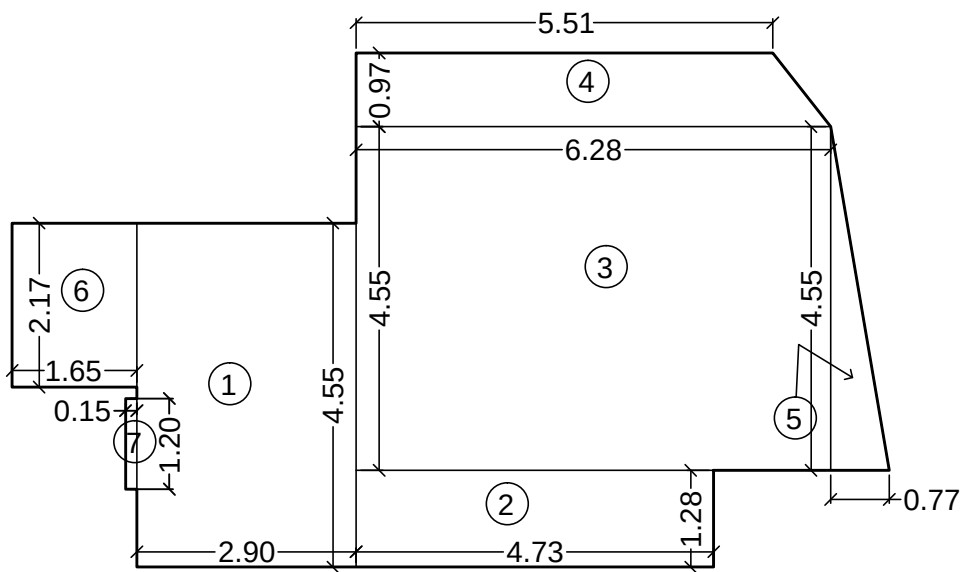
1	5.75	X 3.30	X 1	=	18.98
2	3.11	X 2.40	X 1	=	7.46
3	1.80	X 1.20	X 1	=	2.16
4	10.37	X 4.87	X 0.5	=	25.25
5	10.37	X 1.31	X 0.5	=	6.79
6	9.54	X 0.81	X 0.5	=	3.86
7	8.50	X 1.06	X 0.5	=	4.51
8	6.89	X 1.11	X 0.5	=	3.82
9	5.34	X 0.81	X 2/3	=	2.90
10	0.15	X 1.20	X 1.00	=	0.18
11	2.00	X 0.03	X 2/3	=	0.04
12	2.00	X 0.03	X 2/3	=	0.04
TOTAL					= 75.99 Sq.mt



CARPET AREA
SCALE :1:100 SHOP NO.5

CARPET AREA CALC.
(1ST FLOOR) SHOP NO.5

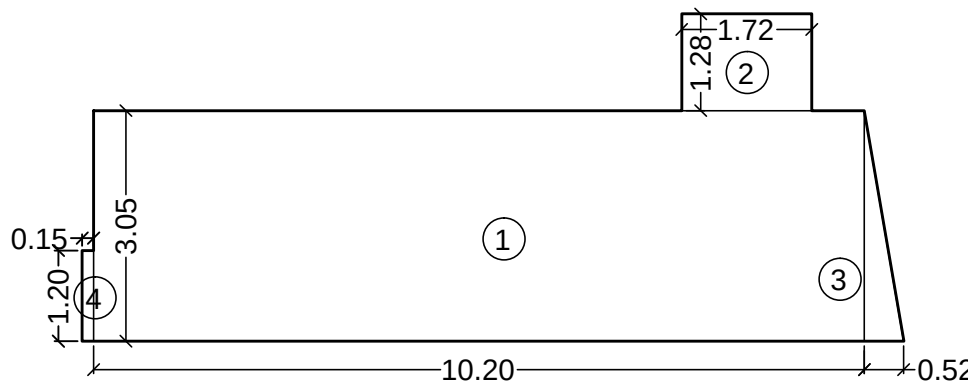
1	10.74	X 3.05	X 1	=	32.76
2	1.65	X 1.20	X 1	=	1.98
3	3.05	X 0.52	X 0.5	=	0.79
4	0.15	X 1.20	X 1.00	=	0.18
TOTAL					= 35.71 Sq.mt



CARPET AREA
SCALE :1:100 SHOP NO.7

CARPET AREA CALC.
(1ST FLOOR) SHOP NO.7

1	2.90	X 4.55	X 1	=	13.20
2	4.73	X 1.28	X 1	=	6.05
3	4.55	X 6.28	X 1	=	28.57
4	6.28	X 5.51	X 2 / 2 X 0.97	=	5.72
5	4.55	X 0.77	X 0.5	=	1.75
6	1.65	X 2.17	X 1	=	3.58
7	0.15	X 1.20	X 1	=	0.18
TOTAL					= 59.05 Sq.mt



1ST CARPET AREA
SCALE :1:100 SHOP NO.6

CARPET AREA CALC.
(1ST FLOOR) SHOP NO.6

1	10.20	X 3.05	X 1	=	31.11
2	1.72	X 1.28	X 1	=	2.20
3	3.05	X 0.52	X 0.5	=	0.79
4	0.15	X 1.20	X 1.0	=	0.18
TOTAL					= 34.28 Sq.mt

PROFORMA-II

CONTENTS OF SHEET

FLOOR PLAN & CARPET AREA DIAG. & CALC,

REVISION	DESCRIPTION	DATE	SIGNATURE
		18.04.2021.	

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF BLDG. ON PLOT BEARING C.T.S NO 31-A/2 OF VILLAGE EKSAR AT THE JUNCTION OF 18.30 mtrs. AND 13.40 mtrs WIDE D.P. ROAD AT BORIVALI (W), MUMBAI 400092

NAME, ADDRESS OF C.A. TO OWNER SIGNATURE

SHRI TEJRAJ JAIN PARTNER OF
SHIVOHAM INFRAHOMES LLP

Borivali Raajhauns CHSL,109, Laxmi Chaya Apt., Babhai Naka, L. T. Road Borivali west, Mumbai 400 092

STAMP OF APPROVAL OF I.O.D

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT ISSUED UNDER NO P-5152/2020/(31A-2)/RC WARD /EKSAR-S SIGNED ON EVEN DATE

JOB NO	DRG NO	SCALE	CHECKED BY	DRAWN BY
----	7/8	AS SHOWN	NILESH	DEEPAK

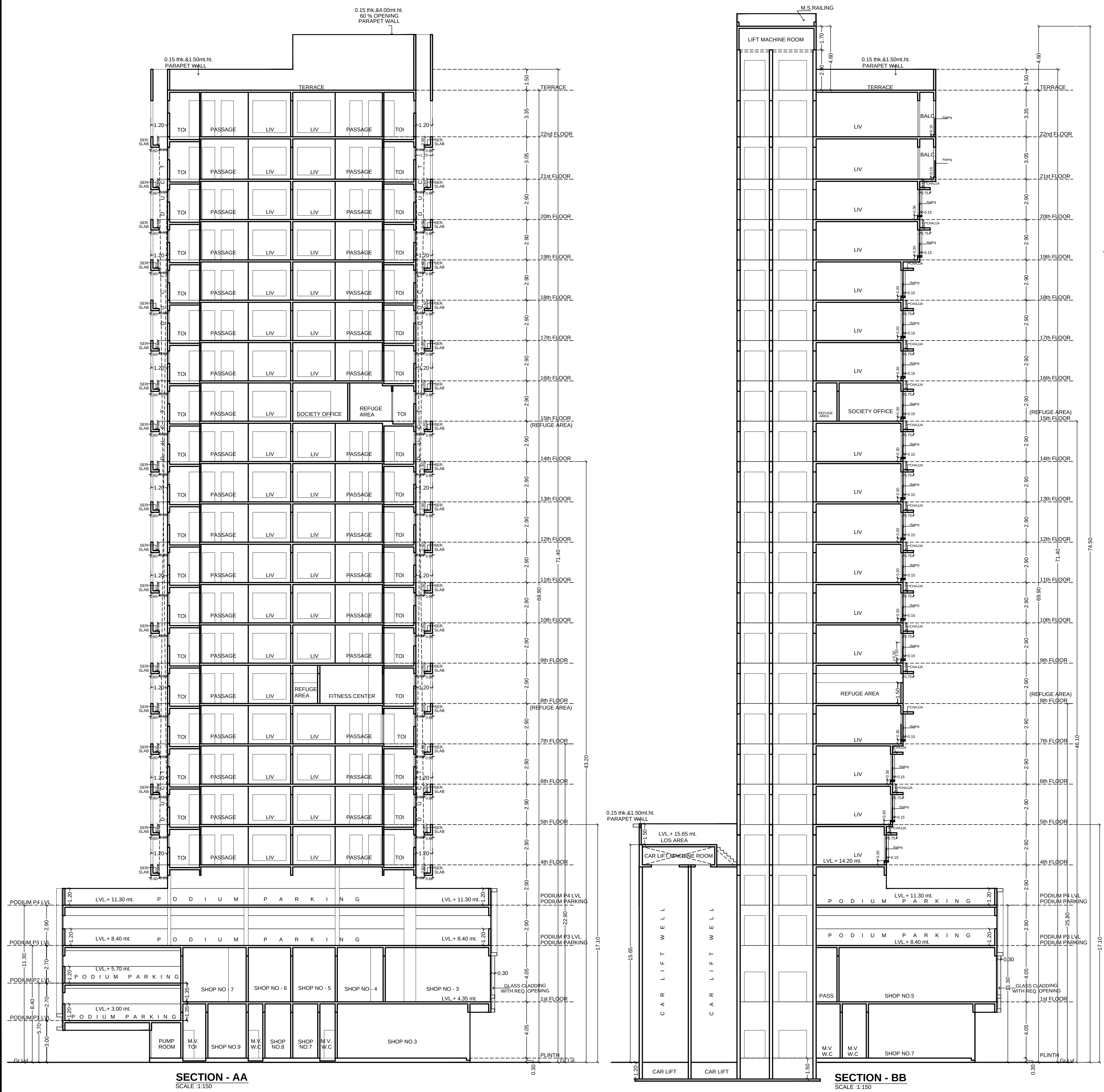
NAME & ADDRESS OF LICENSED SURVEYOR SIGNATURE

BHAVESH R. PARMAR

OF M/S KSHITIJ DESIGNERS
4/ B. ADARSH BHUVAN,SHREE
NAGAR SOC.,OFF M.G.ROAD ,GOREGAON(W).

PLANS FOR APPROVAL

S.E.B.P(WS II) A.E.B.P (R/C) WARD E.E.B.P(WS) R WARD.



THIS DRAWING IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED.
NOTE : PROPOSED WORK SHOWN THUS :

PROFORMA-II

CONTENTS OF SHEET				
SECTION - AA, BB, SUMMARY OF BUILT UP AREA				
REVISION	DESCRIPTION	DATE	SIGNATURE	
		18.04.2021.		
DESCRIPTION OF PROPOSAL AND PROPERTY				
PROPOSED REDEVELOPMENT OF BLDG. ON PLOT BEARING C.T.S NO 31-A/2 OF VILLAGE EKSAK AT THE JUNCTION OF 18.30 mtrs. AND 13.40 mtrs WIDE D.P. ROAD AT BORIVALI (W), MUMBAI 400092.				
NAME, ADDRESS OF C.A. TO OWNER			SIGNATURE	
SHRI TEJRAJ JAIN PARTNER OF SHIVOHAM INFRAHOMES LLP Borivali Rajihauns CHSL, 109, Laxmi Chaya Apt., Babhai Naka, L.T. Road Borivali west, Mumbai 400 092				
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JOB NO	DRG NO	SCALE	CHECKED BY	DRAWN BY
----	8/8	AS SHOWN	NILESH	DEEPAK
NAME & ADDRESS OF LICENSED SURVEYOR			SIGNATURE	
BHAVESH R. PARMAR OF M/S KSHITIJ DESIGNERS 4 / B, ADARSH BHUVAN, SHREE NAGAR SOC.,OFF N.G. ROAD,GOREGAON(W).				
PLANS FOR APPROVAL				
S.E.B.P.(WS) II		A.E.B.P.(R/C) WARD		E.E.B.P.(WS) R WARD.