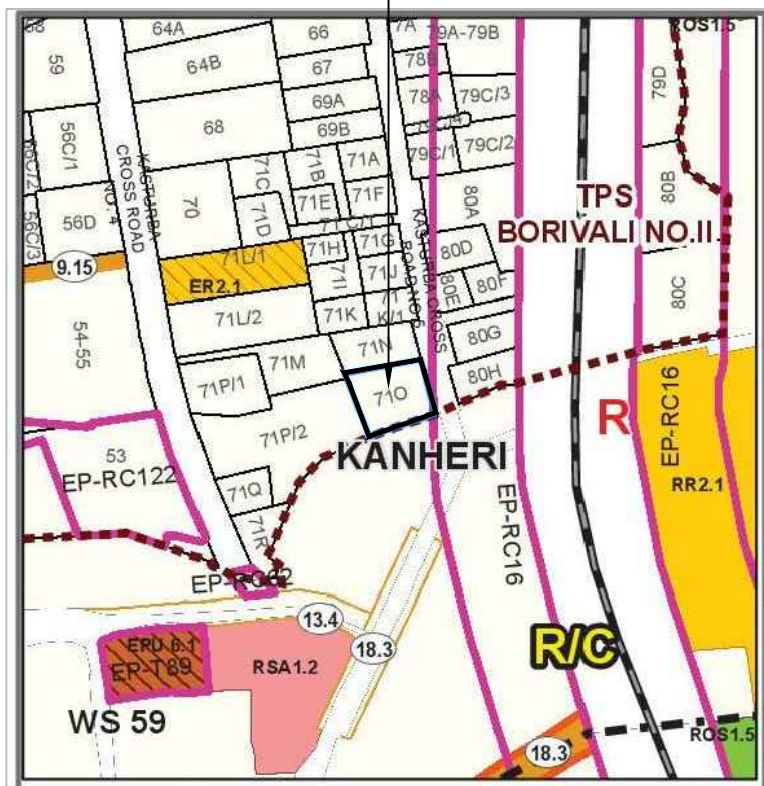
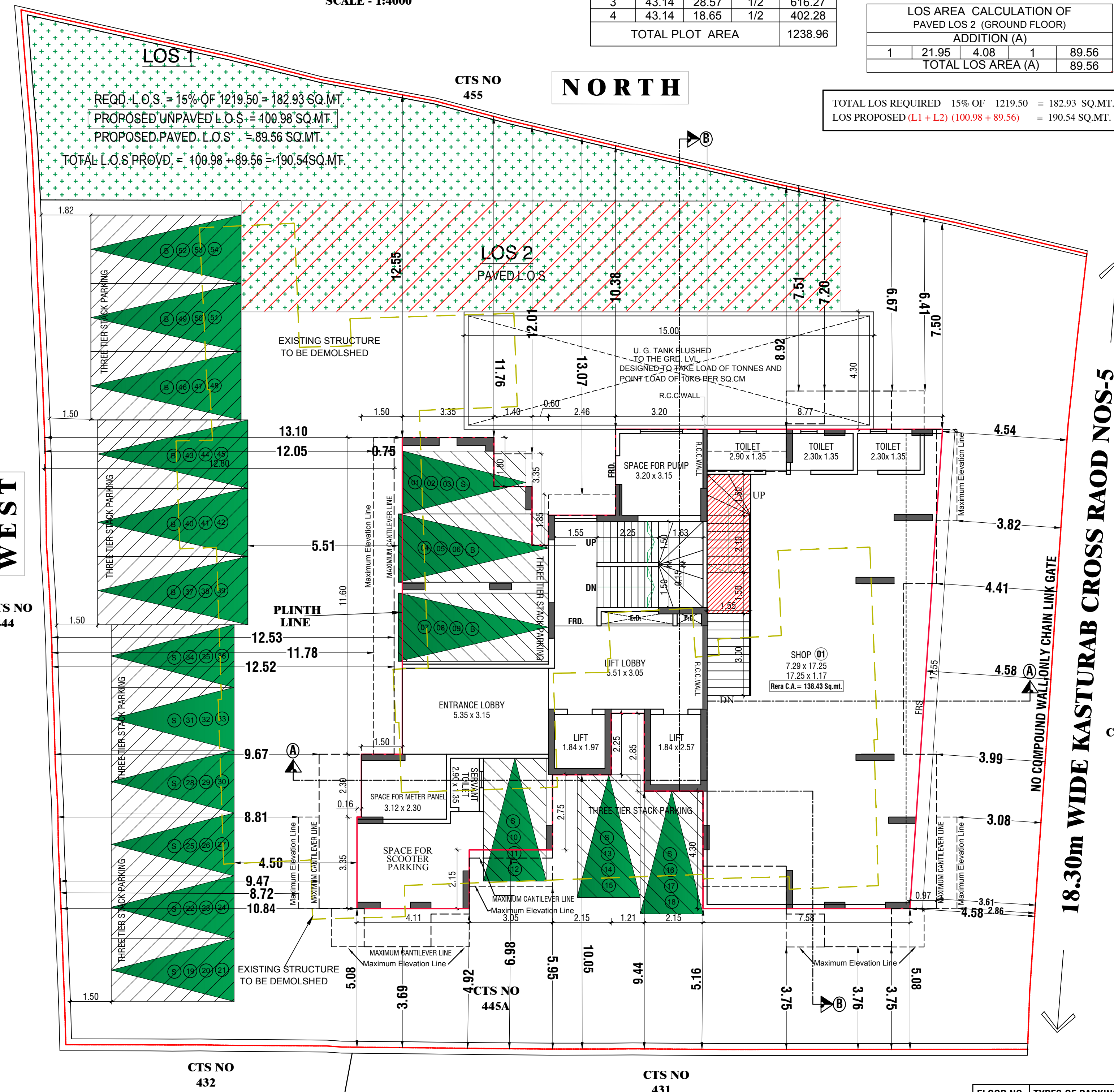
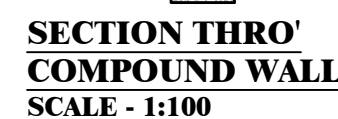




BUILT-UP AREA CALCULATION OF (GROUND FLOOR)				
	a	b	c	e = a x b x c SQ.MT.
	MT.	MT.		
ADDITION (A)				
A	8.77	17.55	1	153.91
TOTAL ADDITION AREA (A)				153.91
DEDUCTION				
1	1.18	17.55	0.50	10.35
TOTAL DEDUCTION AREA (B)				10.35
IN.ST. AREA CALCULATION				
IN.ST	1.60	1.50	1	2.40
IN.ST	1.55	3.60	1	5.58
TOTAL STAIRCASE AREA (C)				7.98
TOTAL DEDUCTIONS (B + C)				18.33
NET BUA AREA - (B + C)				135.58



A)	GROSS B.U.A.	=	2929.45	Sq.mts
B)	FUNGIBLE F.S.I. CLAIMED (COMMERCIAL WITHOUT CHARGING PREMIUM)	=	-----	Sq.mts
C)	FUNGIBLE F.S.I. CLAIMED (COMMERCIAL BY CHARGING PREMIUM)	=	69.14	Sq.mts
D)	FUNGIBLE F.S.I. CLAIMED (RESIDENTIAL WITHOUT CHARGING PREMIUM)	=	410.97	Sq.mts
E)	FUNGIBLE F.S.I. CLAIMED (RESIDENTIAL BY CHARGING PREMIUM)	=	279.38	Sq.mts
E)	TOTAL FUNGIBLE AREA CLAIMED	=	759.49	Sq.mts
E)	NET B.U.A. (A - B) i.e. (2929.45 - 759.49)	=	2169.96	Sq.mts



FLOOR NO.	TYPES OF PARKING STATEMENT	BIG PARKING	SMALL PARKING	TOTAL PARKING
STILT	THREE TIER STACK PARKING	24 NOS	30 NOS	54 NOS
	CANTILEVER PARKING	- - -	---	----
TOTAL PARKING		24 NOS	30 NOS	54 NOS

PROFORMA - I		PLAN AS PER DCPR 2034
A	AREA STATEMENT	
1	AREA OF THE PLOT. (AS PER P.R.C.)	1219.50
	AREA OF THE PLOT. (AS PER SURVEY)	1238.96
	AREA OF THE PLOT. (AS PER T.P REMARK)	1244.16
	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 DCPR 16 TO BE DELETED UNDER FP NO 127 FOR WHICH MODIFICATION TO BE SANCTIONED;	-----
	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]	1219.50
5	NET PLOT AREA FOR DEVELOPMENT [4]	
6	ZONAL BASIC FSI	1.00
7	PERMISSIBLE BUA AS PER ZONAL BASIC FSI (5%)	1219.50
8	ADDITIONS FOR ROAD SET BACK AREA TO BE HANDED OVER TO MCGM. AS PER REG. 16 OF DCPR 2034	-----
9	ADDITION FOR PROTECTED SETBACK ADVANTAGE AS PER APP. PLAN	96.33
10	PREMIUM FSI @0.5 AS PER COLUMN 5 OF TABLE 12 REGN 30	609.75
11	TDR @ 0.9 AS PER COLUMN 6 OF TABLE 12 REGN 30(A)	0.00
	a)ROAD / RES. TDR. AS PER column 6 of table 12 regn 30	-----
	b) SLUM TDR column 6 of table 12 regn 30	-----
	c) INCENTIVE F.S.I. AS PER REG. 33 (7)(B) OF DCPR 2034 (34 NOS. x 10) RESTRICTED TO 26 NOS FOR IOD	260.00
12	PERMISSIBLE BUA (7+8+9+10+11)	2185.58
13	AREA ALREDY APPROVED AS PER DCR 1991	-----
	AREA NOW PROPOSED AS PER DCR 2034	-----
14	TOTAL BUILT-UP AREA PROPOSED	2169.96
A	FUNGIBLE BUA	
	i) FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED VIDE DCPR 2034	
	(a) RESIDENTIAL BY CHARGING PREMIUM = < 1972.42X 35 % - 690.35 - 410.97 = 279.38	279.38
	(b) RESIDENTIAL WITHOUT CHARGING PREMIUM = < 1174.20 X 35% = 410.97	410.97
	2) FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED VIDE DCPR 2034	
	(C) NON-RESIDENTIAL BY CHARGING PREMIUM = < 197.54X 35 % = 69.14	69.14
	(D) NON RESIDENTIAL WITHOUT CHARGING PREMIUM =	
	3) TOTAL FUNGIBLE BUILT-UP AREA VIDE DCPR 31(i) = A1 + A2	759.49
15	4) TOTAL GROSS BUILT-UP AREA PROPOSED(14 + A3)(2169.96 + 759.49)	2929.45
16	FSI CONSUMED ON NET PLOT (2169.96/1219.50)	1.78
D	TENEMENT STATEMENT	
i)	PROPOSED AREA (ITEM C4 ABOVE)	2929.45
ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP) ETC	266.68
iii)	AREA AVAILABLE FOR TENEMENTS (i - ii)	2662.77
iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	120 NOS
v)	TENEMENTS PROPOSED	46 NOS
vi)	TENEMENTS EXISTING	
D	PARKING AREA STATEMENT	
i)	PARKING REQUIRED BY REGULATIONS FOR CAR SCOOTER/MOTOR CYCLE OUTSIDERS (VISITORS)	32 NOS
ii)	COVERED GARAGE PERMISSIBLE	
iii)	COVERED GARAGE PROPOSED CAR OUTSIDERS (VISITORS)	
	TOTAL PARKING PROVIDED	54 NOS.
	PARKING TO BE CONDONED	NIL
E	TRANSPORT VEHICLE PARKING STATEMENT	N.A.

CERTIFICATE OF PLOT AREA	
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT.: 27/11/2021 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 1238.96 Sq.mt (ONE THOUSAND TWO HUNDRED THIRTY EIGHT POINT NINETY SIX SQ.MTRS ONLY) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP \ PROPERTY REGISTER CARD OWNERSHIP \ PROPERTY REGISTER CARD.	

SIGNATURE OF Lic.Surveyor _____

PROFORMA-II
CONTENTS OF SHEET

GROUND FLOOR PLAN BUILT UP AREA DIAGRAM WITH CALCUALTIONS
BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM WITH CALCULATIONS, SUMMARY
L.O.S. AREA DIAGRAM WITH CALCULATIONS, COMPOUND WALL, U.G.TANK SECTION

REVISION	DESCRIPTION	DATE	SIGNATURE
		12.05.2022	

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED REDEVELOPMENT OF BUILDING ON PLOT BEARING C.T.S NO. 445A OF

VILLAGE KANHERI, BEARING CORRESPONDING F.P. No. 710 OF T.P.S. II BORIVALI AT 18.30 MTRS WIDE KASTURBA CROSS ROAD NO. 5 BORIVALI(EAST) MUMBAI 400 066.	
NAME, ADDRESS OF C.A. TO OWNER	SIGNATURE

MR. RAMESH DALICHAND JAIN PARTNER OF MS/ SAMARPAN HOMES AND DEVELOPERS C.A TO ANURAJ R.H.S.L., OWNER. SHOP NO. 1 & 2, SWAYAMBHU CHENDY BUILDING CO.OP.HSG.SOCIETY, CARTER ROAD NO. 2, OPP.B.M.C HOSPITAL, BORIVALI (EAST), MUMBAI - 400 066.	 Digitally signed by RAMESH BHAI DALICHAND JAIN Date: 2022.05.12 14:50:59 +05'30'
--	---

JOB NO	DRG NO	SCALE	CHECKED BY	DRAWN BY
-----	1/8	AS SHOWN	NILESH	DHARMESH

NAME & ADDRESS OF LICENSED SURVEYOR	SIGNATURE
NILESH H. MAKWANA	

OF M/S CHAMUNDA DESIGNERS
14, TULSIVRUNDA SOCIETY, 3RD FLOOR,
L.T. ROAD, BORIVALI (WEST), MUMBAI-92.

STAMP OF APPROVAL OF I.O.D	
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH DETAILED	

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION
OF DISAPPROVAL ISSUED UNDER SEC.346 OF M.M.C. ACT ISSUED
UNDER NO. P-5994/2020/(710)R/C WARD/FP SIGNED ON EVEN DATE

PLANS FOR APPROVAL	
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Bhushan Digitally signed Swarnil Bhagawat Digitally signed

Omprakash Patil
 Digitally signed by
 HANUMANT
 SADASHIVRAO
 BURE
 Date: 2022.05.12 20:00:47
 +05'30'

Malu	+05 30	
S.E.B.P(R/C) WARD	A.E.B.P(R) WARD	E.E.B.P (R-WARD)