

TABLE 'X' OF PLOT AREA AT PRESENT	
1) C.T.S. NO. 2114A =	117.38 sq.mt. - A
2) C.T.S. NO. 2113(B/1) =	278.97 sq.mt. - B
3) C.T.S. NO. 2151 (part) =	494.37 sq.mt. - C
0.75 OF 494.37 =	370.78 sq.mt. - C
TOTAL OF A+B+C =	765.13 sq.mt.

PERFORMA-A

AREA STATEMENT		Sq.Mts.
1	AREA OF PLOT	888.72
a)	Area of Reservation in plot	765.13
b)	Area of Road Set Back	-
c)	Area of D P Road	-
2	DEDUCTIONS FOR	-
(A)	For Reservation Road Area to be handed over to MCGM (100%)	-
a)	Road Set Backwidening area (Regulation No 16)	-
b)	Proposed D P road area (Regulation No 16)	42.87
c)	(i) Reservation Area (plot) to be handed over to (Regulation No 17)	-
(ii) Reservation Area to be handed over as per AR (Regulation No 17)	(Not to be deducted for computation of FSI i.e. sr. no. 5 below)	-
Total area under road / reservation		42.87
(B)	For Amenity area to be handed over to MCGM	-
a)	Area of amenity plot as per DCR 14(A)	-
b)	Area of amenity plot as per DCR 14(B)	-
c)	Area of amenity plot as per DCR 35	-
Total Amenity area		-
(C)	Deduction of existing BUA to be retained if any / land component of existing BUA/Existing BUA as per regulation under which the development was allowed	-
(D)	Encroachment Area	8.43
3	Total deductions : [2(A) + 2(B) + 2(C)]	51.30
4	Balance area of plot (for calculating required LOS) [1 - 3]	713.83
5	Plot area under development [Str. no. 4 + 2(A) (c)(ii)]	713.83
6	Zonal (basic) FSI	1.00 (ONE)
7	a) permissible built up area as per zonal (basic) FSI (5 X 6)	713.83
b)	permissible built up area as per regulation 30(C) (Protected development)	963.52
	File No.CE/2196/P 2 II A/R	
	permissible built up area (7a or 7b above, whichever is more) (963.52 - 888.72 = 74.80)	74.80
8	Additional built up area as per regulation 30(A)(3)(a)	-
a)	Additional BUA for 2(A)(c)(i) & 2(B) above within the cap of "admissible TDR" as per Table no.12 on balance plot	-
b)	additional BUA for 2(A)(a) & 2(A)(b) above to be utilized over and above the permissible FSI as per column no. 7 of table 12 of regulation 30(A) and to the mentioned in table 12 A of regulation 32 (200% or 250%)	-
c)	additional BUA in case of 2(A)(c)(ii) as per regulation 17(C) note 20(vii) & (viii) as per AR policy on remaining plot. (% as per table no. 5 of regulation 17(C))	-
Total Additional BUA		-
9	Additional / Incentive BUA within the cap of "admissible TDR" as per Table 12 on balance plot	-
a)	in lieu of cost of construction of amenity buildings as per regulation 30(A)(3)(b)	-
b)	50% of rehab component as per reg. 33(7)(A)	-
c)	15% of sr. no. 7b above or 10 sqmts per rehab tenement as per reg. 33(7)(B) 18 x 10 = 180 sq.mt. But restricted to 90.00 sq.mt. as only 09 members as proposed to rehab at present	90.00
Total Additional BUA / Incentive area		90.00
10	BUA due to "Additional" FSI on payment of premium" as per Table No 12 of Regulation No 30(A) (sr. no. 5) 50% (713.83 x 50% = 356.91)	356.91
11	BUA due to "admissible TDR" as per table no. 12 of regulation no. 30(A) & 32 (by restricting area utilised beyond zonal FSI in sr. no. 7b), 8(a) & 9 above)	-
a)	General TDR	-
b)	Slum TDR	-
Total TDR		-
12	Permissible built up area (713.83+74.80+90.00+356.91)	1235.54
13	Proposed built up area	1235.54
14	TDR generated if any as per regulation 30 (A) and 32 for unutilized BUA on plot	-
15	Fungible compensatory area as per regulation no. 31(G)	-
a)	(i) perm. fungible compensatory area for rehab comp. without charging premium (RES.)	146.64
(ii) perm. fungible compensatory area for rehab comp. without charging premium (COMM.)		146.64
(iii) perm. fungible compensatory area for rehab comp. without charging premium (COMM.)		NIL
(iv) prop. fungible compensatory area for rehab comp. without charging premium (COMM.)		NIL
b)	(i) perm. fungible compensatory area for sale comp. by charging premium (RES.)	253.11
(ii) perm. fungible compensatory area for sale comp. by charging premium (RES.)		102.08
(iii) perm. fungible compensatory area for sale comp. by charging premium (COMM.)		32.69
(iv) prop.fungible compensatory area for sale comp. by charging premium (COMM.)		32.69
(v) proposed fungible compensatory f.s.i. for rehab compensatory kept in abeyance		-
16	Total built up area proposed including FCA (13+15(a)(i)+15(b)(ii))	1516.95
17	FSI consumed on net plot [135] (1235.54/87.42)	1.47
(I)	TENAMENT STATEMENT	
i	PROPOSED AREA (ITEM A11+C3)	1516.95
ii	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP, ETC.)	126.10
iii	AREA AVAILABLE FOR TENAMENTS (i) minus (ii)	1516.95
iv	TENAMENTS PERMISSIBLE AS PER 1200 / HECTARE]	N.A.
v	TENAMENTS PERMISSIBLE AS PER 1450 / HECTARE]	63.00
vi	TENAMENTS PROPOSED	21.00
vii	TENAMENTS EXISTING	-
viii	TOTAL TENAMENTS PROPOSED (6 + 7)	21.00
(C)	PARKING STATEMENT	
i	PARKING REQUIRED BY REGULATION FOR	23
ii	OUTSIDERS (VISITORS) (25%)	-
iii	TOTAL PARKING REQUIRED	23
iv	TOTAL PARKING PROVIDED	37
v	TOTAL PARKING TO BE CONDONED	-
(d)	TRANSPORT VEHICLES PARKING	
i	SPACE FOR TRANSPORT VEHICLES PARKING REQD.	NIL
ii	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	NIL

FORM II (PERFORMA-B)

CONTENTS OF SHEETS

STILT FLOOR LOCATION & BLOCK PLAN PARKING STATEMENT AREA DIAGRAM & CALCULATION
BUILT UP AREA STATEMENT 1ST FLOOR PLAN AND TO 3RD & 4TH FLOOR PLAN GR. FUL. BUILT UP AREA DIAGRAM & CALCULATION

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING SOCIETY BUILDING KNOWN AS "BORIVALI RAJ LAXMI C.H.S. LTD." ON CTS NO. 2113B/1, 2114A, 2151 (P1) OF VILLAGE EKSAR, YOGI NAGAR ROAD, BORIVALI (W), 400092

NAME & ADDRESS OF THE OWNER SIGNATURE

SHRI. JUBIN A. VADYA
PARTNER OF SHREE RAM KRISHNA DEVELOPERS C.A. TO OWNER
30 A WATER PLAZA DANMARAPUR
HANDVALI (WEST), MUMBAI-400027

SIGNATURE, NAME AND ADDRESS OF LICENSED SURVEYOR SIGNATURE

M/S.SANJAY B SHAH,
LICENSED SURVEYORS & ENGINEERS
2A/5 PANCHVATY S.V. ROAD, KANDOLWADI,
MUMBAI-47 PH-2802525, 28021515,
email-sanb-shah@gmail.com / sanbshah@gmail.com

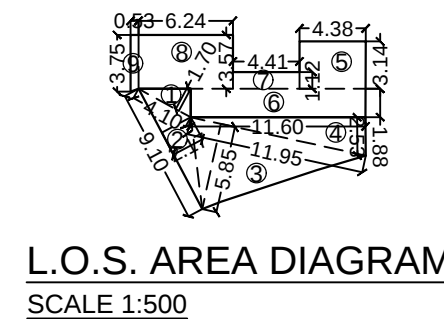
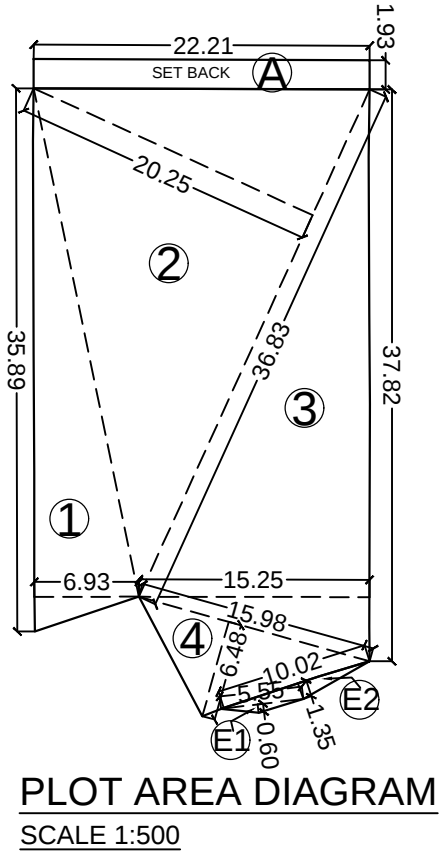
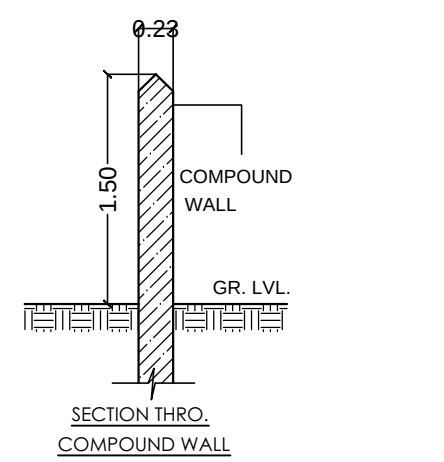
CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 15.02.2021 AND THAT THE DIMENSIONS OF THE BUILT UP AREA OF THE PLOT STATED ON THE PLAN ARE CORRECT AND THAT THE AREA AS WORKED OUT IS 888.72 SQM (EIGHT HUNDRED EIGHTY EIGHT POINT SEVEN ZERO SQM). I, CLERKED ON THE 15.02.2021 AND HAVE ATTACHED WITH THE DOCUMENT OF OWNERSHIP FROM PLANNING SCHEME RECORDS.

JOB NO. DRG NO. SCALE CHK. BY DRN. BY REV. DESCRIPTION DATE SIGN.
3411 S No.13 AS SHOWN KISHOR D 23-12-20211) THIS DOCUMENT IS ONLY A PHYSICAL SCHEME REQUIRED
2) THE PLANS ARE APPROVED SUBJECT TO THE CONDITION MENTIONED IN THE IOD ISSUED UNDER EVEN NO. P-816/2021/2113B/R/C
WARD EKSAR-N ON EVEN DATE.
3) THE DRAWING SHALL BE READ IN CONNECTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1888 UNDER P-816/2021/2113B/R/C WARD EKSAR-N ON EVEN DATE.

PLAN FOR APPROVAL

S.E.B.P.-R/2 WARD A.E.B.P.-R/C WARD E.E.B.P.-R WARD



PLOT AREA CALCULATION		Sqmt.
1	35.89 X 6.93 X 0.50 =	124.36
2	36.83 X 20.25 X 0.50 =	372.90
3	37.82 X 15.25 X 0.50 =	288.38
4	15.98 X 6.48 X 0.50 =	51.78
NET PLOT AREA (A)		837.42

ENCROCHMENT AREA CALCULATION		Sqmt.
E1	5.55 X 0.60 X 0.50 =	1.67
E2	10.02 X 1.35 X 0.50 =	6.76
TOTAL ENCROCHMENT AREA (B)		8.43

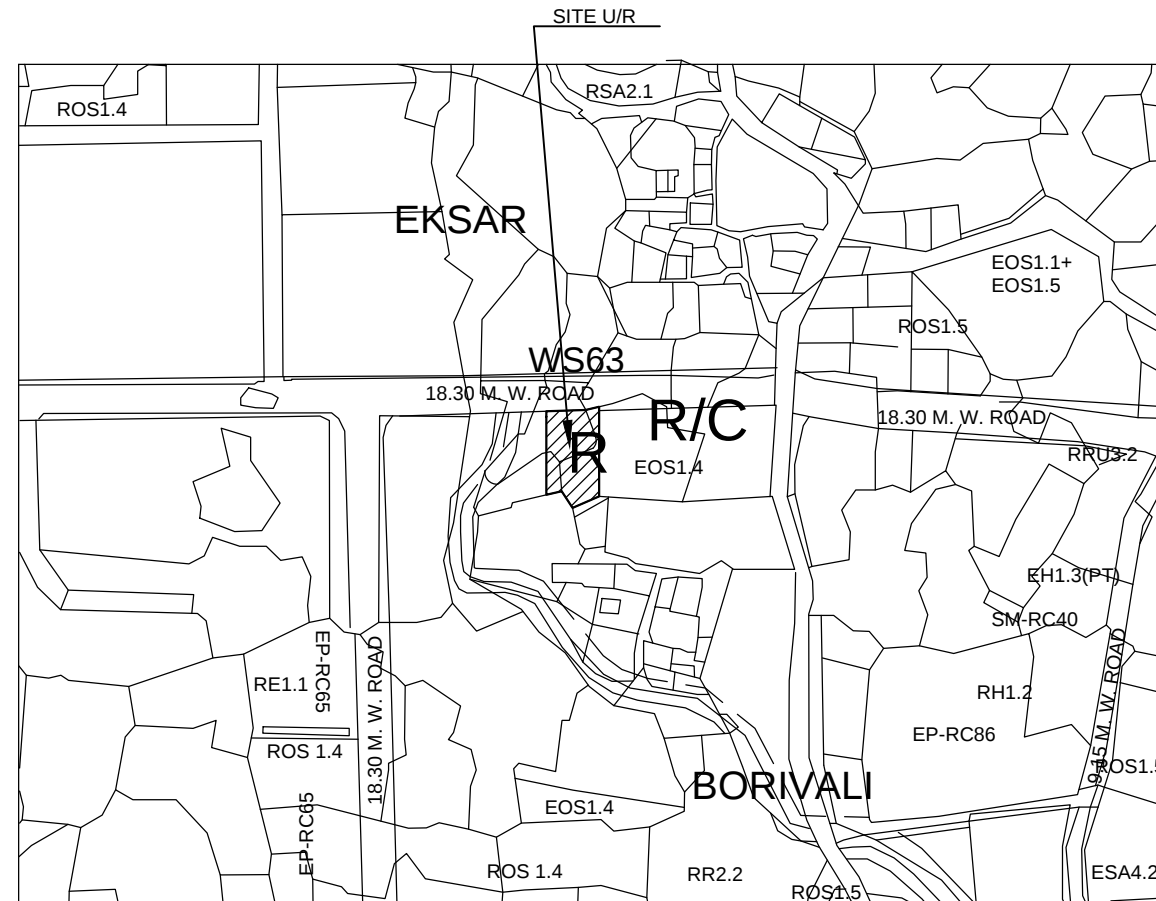
ROAD SET BACK AREA CALCULATION		Sqmt.
A	22.21 X 1.93 X 1 =	42.87
TOTAL ROAD SET BACK AREA (C)		42.87
TOTAL PLOT AREA (A+B+C)		888.72

MOTHER EARTH L.O.S. AREA CALCULATION		Sqmt.
ADDITION		
1	4.10 X 1.70 X 0.50 =	3.49
2	9.10 X 2.17 X 0.50 =	9.87
3	11.95 X 5.85 X 0.50 =	34.96
4	11.80 X 2.53 X 0.50 =	14.87
TOTAL MOTHER EARTH L.O.S. AREA (A)		62.98

PERFORATED L.O.S. AREA CALCULATION		Sqmt.
ADDITION		
5	4.38 X 3.14 X 1 =	13.75
6	11.60 X 1.88 X 1 =	21.81
7	4.41 X 1.12 X 1 =	4.94
8	6.24 X 3.57 X 1 =	22.28
9	0.53 X 3.75 X 1 =	1.99
TOTAL PERFORATED L.O.S. AREA (B)		64.77
TOTAL L.O.S. AREA PROPOSED (A+B)		127.75

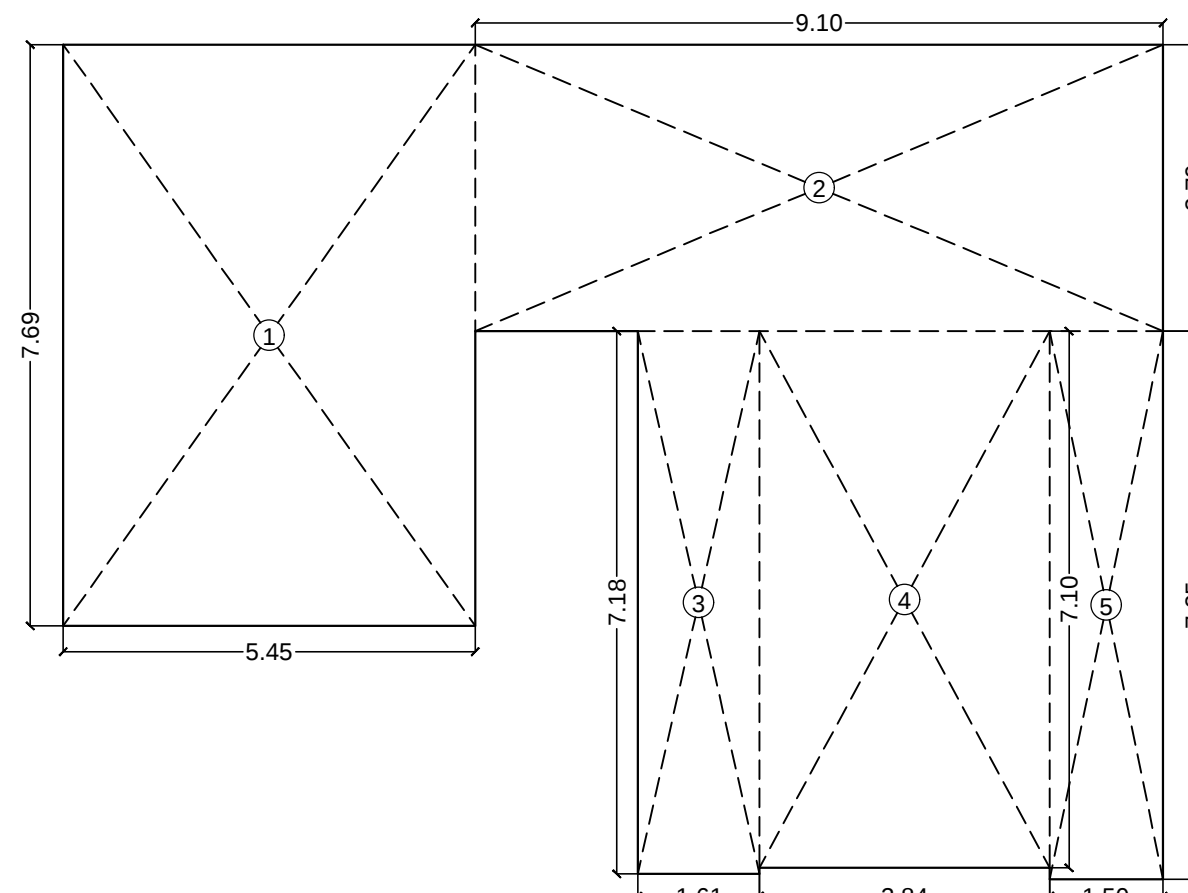
CAR PARKING STATEMENT
DCPR 2034

AREA OF TENAMENT UNIT	TOTAL NO.	PARKING REQ. EACH UNIT	TOTAL
45 to 60	04	1/4	1.00
BETWEEN 60 to 90	07	1/2	3.50
ABOVE 90 SQ.M.	10	1/1	10.00
TOTAL PARKING REQUIRED			14.50
PARKING FOR VISITORS @ 25% (Resi.)			3.63
PARKING FOR SHOPS (126.10/40.00)			3.15
10% VISITORS PARKING (COM.) MINIMUM=2.00			2.00
TOTAL PARKING REQUIRED			23.28 Say-
TOTAL PARKING PROPOSED			37.00
TOTAL NO OF BIG PARKING PROPOSED			13.00
TOTAL NO OF SMALL PARKING PROPOSED			24.00



DOOR SCHEDULE	
ROOM	TYPE
LIVING	D1
BED ROOM/KITCHEN	D2
TOILET	D3

WINDOW SCHEDULE	
ROOM	TYPE
LIVING ROOM	W1
BED ROOM	W2
KITCHEN	W3
TOILET	W4
STAIRCASE	W5



BUILT UP AREA CALCULATION									
GROUND FLOOR								Sqmt.	
ADDITIONS:-									
1	5.45	X	7.69	X	1	=		41.91	
2	9.10	X	3.79	X	1	=		34.48	
3	1.61	X	7.18	X	1	=		11.56	
4	3.84	X	7.10	X	1	=		27.26	
5	1.50	X	7.25	X	1	=		10.88	
NET AREA BUILT UP AREA									126.10

BUILT UP AREA SUMMARY

FLOORS	Area In Sqmt.
GROUND FLOOR	126.10
1ST FLOOR	257.58
2ND FLOOR	304.27
3RD FLOOR	304.27
4TH FLOOR	304.27
5TH FLOOR	220.46
GROSS BUILT UP AREA	1516.95
Gross Comm. Built Up Area	126.10
Net Comm. Built Up Area	93.41
35% Comm.Fungible Area	32.69

Gross Resi. Built Up Area	1390.85
Net Resi. Built Up Area	1142.13
35% Resi.Fungible Area	248.72
Total Net Built Up Area (Comm.+ Resi.)	1235.54
Total Fungible Area (Comm.+ Resi.)	281.41

Staircase & Lift Lobby Area	Area In Sqmt.
FLOORS	
GROUND FLOOR	NIL
1ST FLOOR	44.60
2ND FLOOR	44.60
3RD FLOOR	44.60
4TH FLOOR	44.60
5TH FLOOR	44.60
Total Staircase & Lift Lobby Area	223.00

RERA CARPET AREA STATEMENT (AREA IN Sqmt.)	
FLOOR/Flat No.	FLAT NO.1
1ST FLOOR	47.05
2ND FLOOR	37.14
3RD FLOOR	37.14
4TH FLOOR	74.72
5TH FLOOR	74.72
Total Flats.	5

FLAT NO.2	FLAT NO.3	FLAT NO.4	FLAT NO.5
54.73	54.05	54.05	78.23
54.73	54.05	54.05	78.23
54.73	54.05	54.05	78.23
54.73	54.05	54.05	78.23
54.73	54.05	54.05	78.23
5	2	5	4

1ST FLOOR	47.05	54.73	54.05	78.23
2ND FLOOR	37.14	54.73	54.05	78.23
3RD FLOOR	37.14	54.73	54.05	78.23
4TH FLOOR	74.72	54.73	54.05	78.23
5TH FLOOR	74.72	54.73	54.05	78.23
Total Flats.	5	2	5	4

1ST FLOOR	47.05	54.73	54.05	78.23
2ND FLOOR	37.14	54.73	54.05	78.23
3RD FLOOR	37.14	54.73	54.05	78.23
4TH FLOOR	74.72	54.73	54.05	78.23
5TH FLOOR	74.72	54.73	54.05	78.23
Total Flats.	5	2	5	4

1ST FLOOR	47.05	54.73	54.05	78.23
2ND FLOOR	37.14	54.73	54.05	78.23
3RD FLOOR	37.14	54.73	54.05	78.23
4TH FLOOR	74.72	54.73	54.05	78.23
5TH FLOOR	74.72	54.73	54.05	78.23
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Total Flats.	5	2	5	4

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4TH FLOOR	74.72	54.73	54.05	78.23
5TH FLOOR	74.72	54.73	54.05	78.23
Total Flats.	5	2	5	4

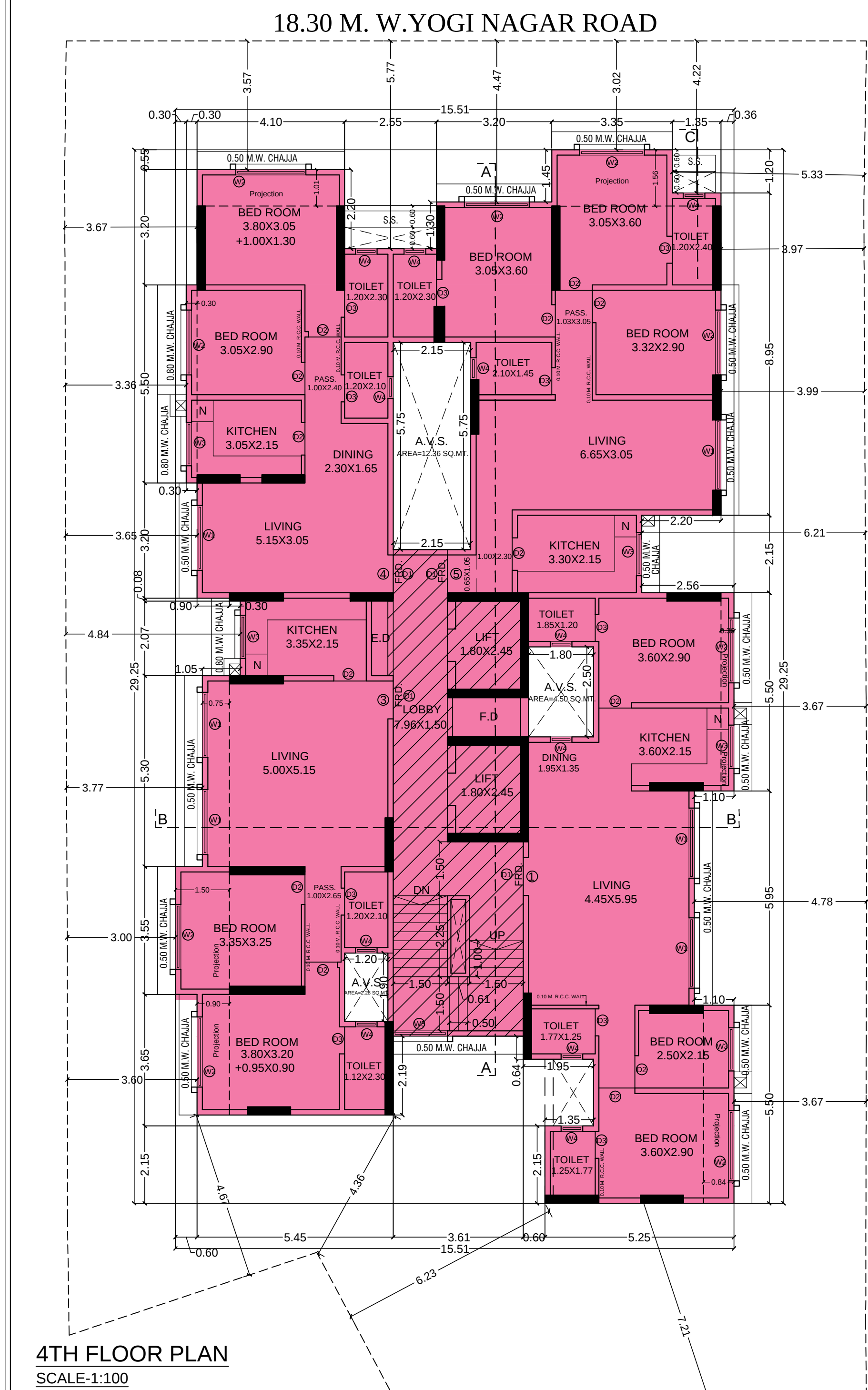
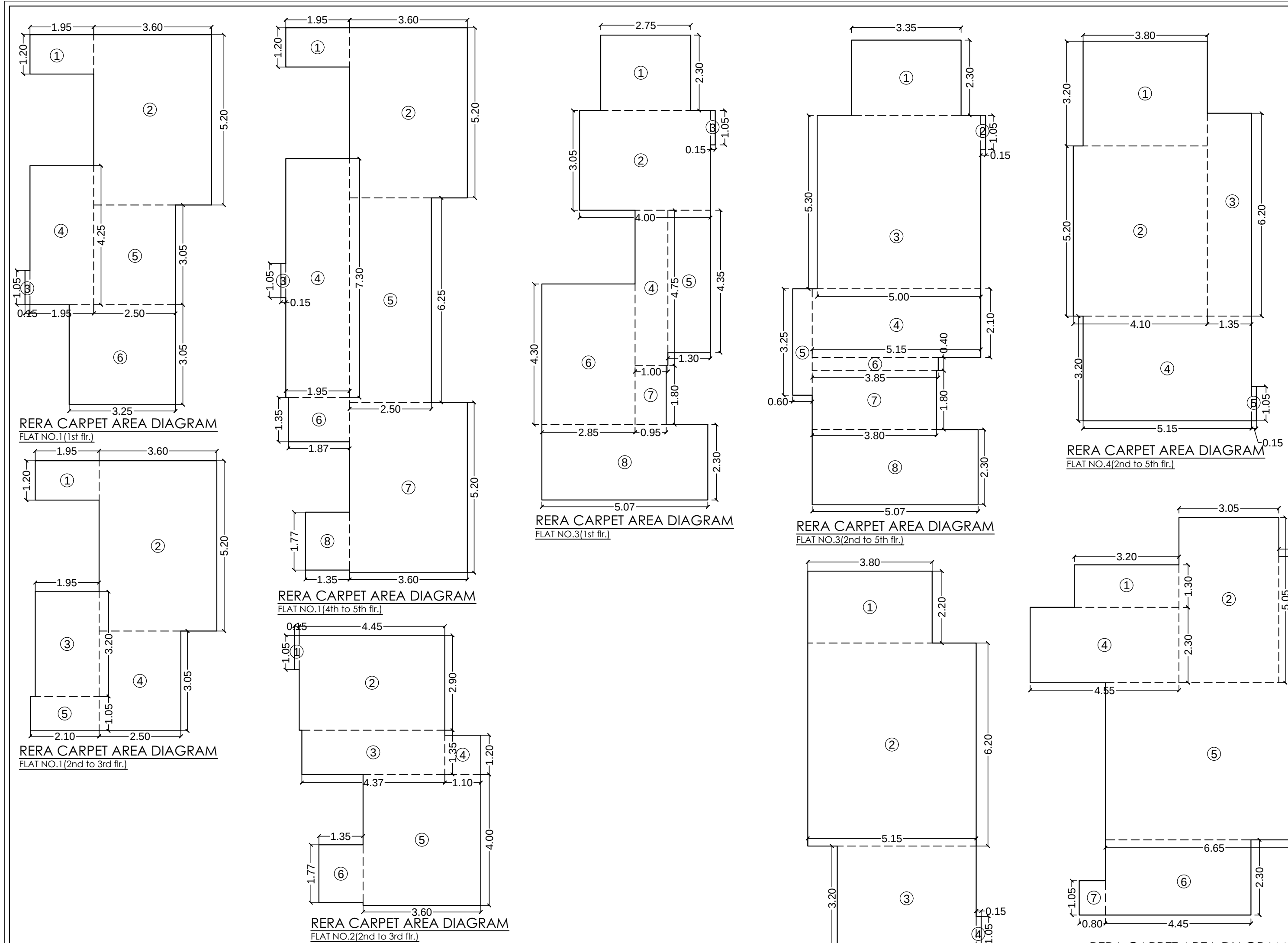
1ST FLOOR	47.05	54.73	54.05	78.23
2ND FLOOR	37.14	54.73	54.05	78.23
3RD FLOOR	37.14	54.73	54.05	78.23
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Total Flats.	5	2	5	4

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Total Flats.	5	2	5	4

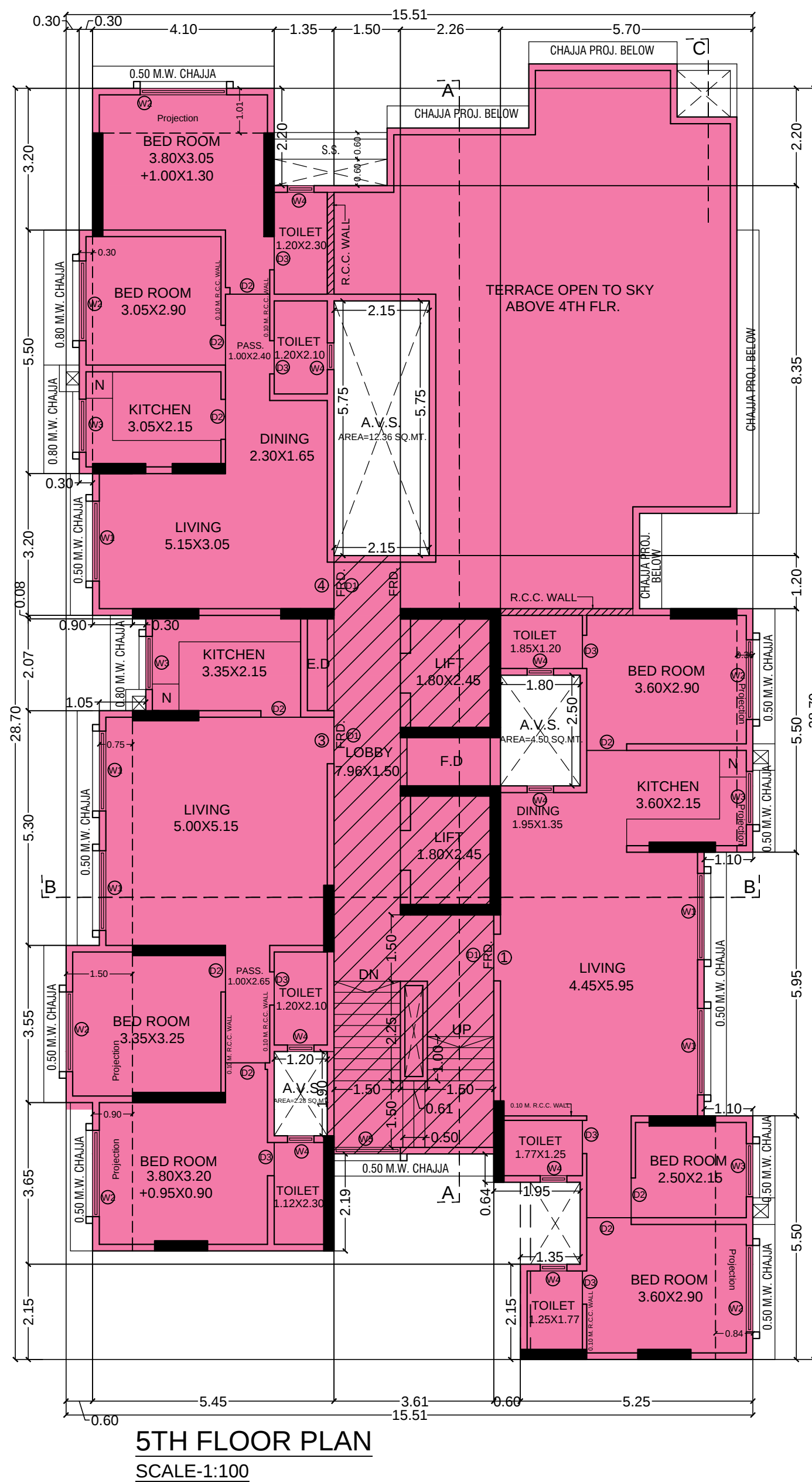
1ST FLOOR	47.05	54.73	54.05	78.23
2ND FLOOR	37.14	54.73	54.05	78.23
3RD FLOOR	37.14	54.73	54.05	78.23
4TH FLOOR	74.72	54.73	54.05	78.23
5TH FLOOR	74.72	54.73	54.05	78.23
Total Flats.	5	2	5	4

1ST FLOOR	47.05	54.73	54.05	78.23
2ND FLOOR	37.14	54.73	54.05	78.23
3RD FLOOR	37.14	54.73	54.05	78.23
4TH FLOOR	74.72	54.73	54.05	78.23
5TH FLOOR	74.72	54.73	54.05	78.23
Total Flats.	5	2	5	4

1ST FLOOR	47.05	54.73	54.05	
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RERA CARPET AREA CALCULATION				Sqmt.
FLAT No. 1 - (1st FLOOR) (01 Nos.)				
1	1.95	X	1.20	= 2.34
2	3.60	X	5.20	= 18.72
3	0.15	X	1.05	= 0.16
4	1.95	X	4.25	= 8.29
5	2.50	X	3.05	= 7.63
6	3.25	X	3.05	= 9.91
TOTAL RERA CARPET AREA				47.05



RERA CARPET AREA CALCULATION				Sqmt.
FLAT No. 1 - (2nd to 3rd FLOOR) (02 Nos.)				
1	1.95	X	1.20	= 2.34
2	3.60	X	5.20	= 18.72
3	1.95	X	3.20	= 6.24
4	2.50	X	3.05	= 7.63
5	2.10	X	1.05	= 2.21
TOTAL RERA CARPET AREA				37.14

RERA CARPET AREA CALCULATION				Sqmt.
FLAT No. 1 - (4th to 5th FLOOR) (02 Nos.)				
1	1.95	X	1.20	= 2.34
2	3.60	X	5.20	= 18.72
3	0.15	X	1.05	= 0.16
4	1.95	X	7.30	= 14.24
5	2.50	X	6.25	= 15.63
6	1.87	X	1.35	= 2.52
7	3.60	X	5.20	= 18.72
8	1.35	X	1.77	= 2.39
TOTAL RERA CARPET AREA				74.72

RERA CARPET AREA CALCULATION				Sqmt.
FLAT No. 2 - (2nd to 3rd FLOOR) (02 Nos.)				
1	0.15	X	1.05	= 0.16
2	4.45	X	2.90	= 12.91
3	4.37	X	1.35	= 5.90
4	1.10	X	1.20	= 1.32
5	3.60	X	4.00	= 14.40
6	1.35	X	1.77	= 2.39
TOTAL RERA CARPET AREA				37.08

RERA CARPET AREA CALCULATION				Sqmt.
FLAT No. 3 - (1st FLOOR) (01 Nos.)				
1	2.75	X	2.30	= 6.33
2	4.00	X	3.05	= 12.20
3	0.15	X	1.05	= 0.16
4	1.00	X	4.75	= 4.75
5	1.30	X	4.35	= 5.66
6	2.85	X	4.30	= 12.26
7	0.95	X	1.80	= 1.71
8	5.07	X	2.30	= 11.66
TOTAL RERA CARPET AREA				54.73

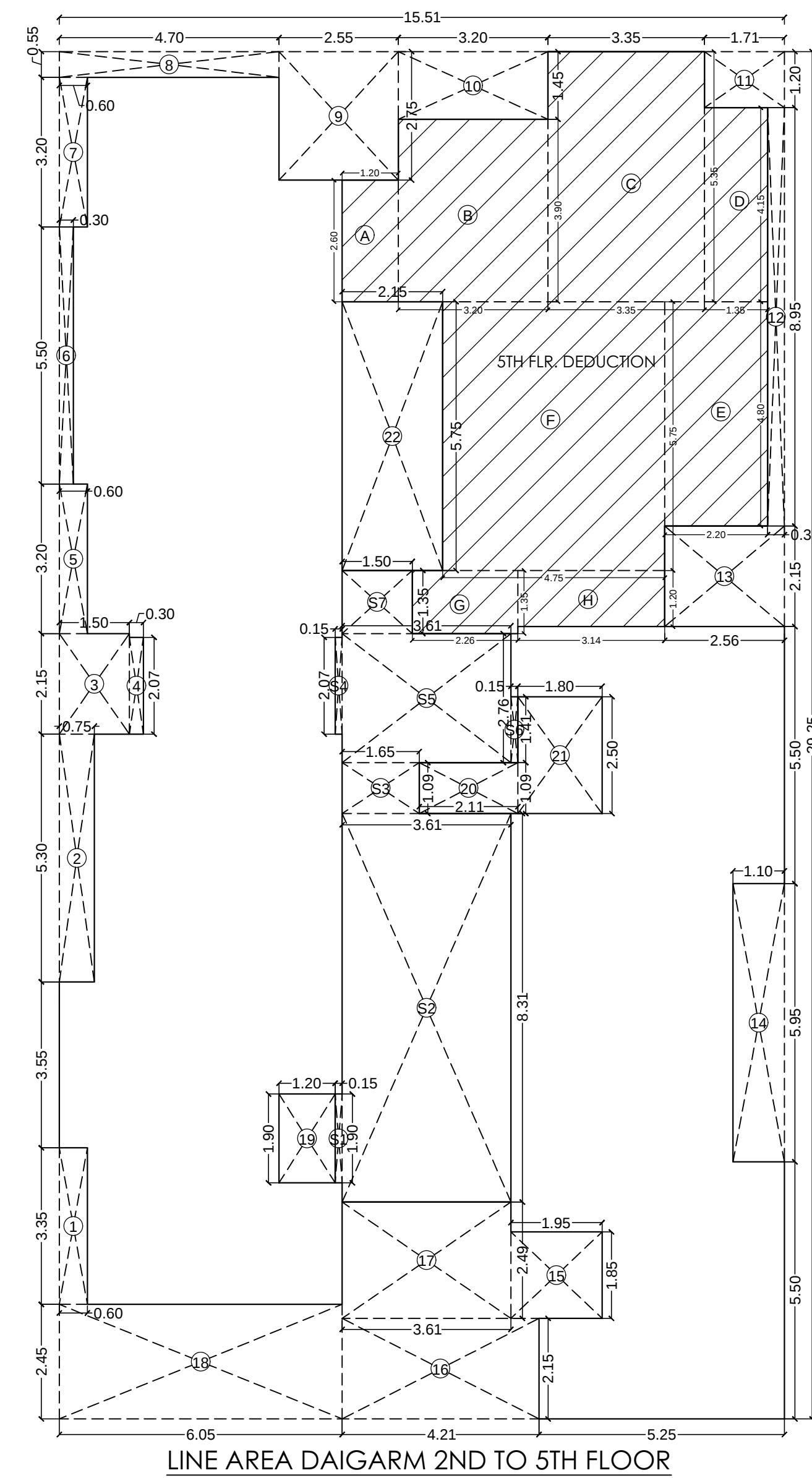
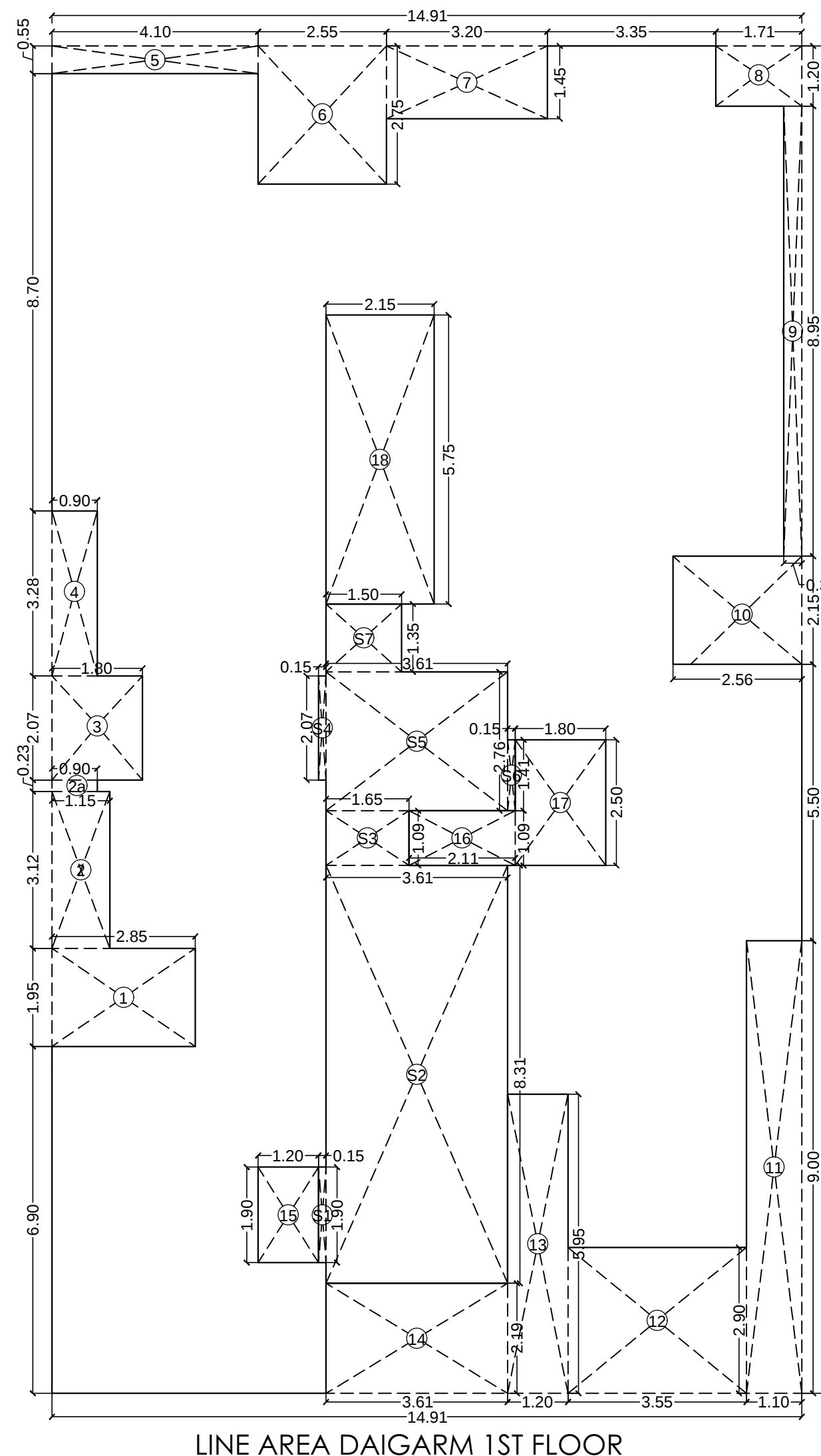
RERA CARPET AREA CALCULATION				Sqmt.
FLAT No. 3 - (2nd to 5th FLOOR) (04 Nos.)				
1	3.35	X	2.30	= 7.71
2	0.15	X	1.05	= 0.16
3	5.00	X	5.30	= 26.50
4	5.15	X	2.10	= 10.82
5	0.60	X	3.25	= 1.95
6	3.85	X	0.40	= 1.54
7	3.80	X	1.80	= 6.84
8	5.07	X	2.30	= 11.66
TOTAL RERA CARPET AREA				67.18

RERA CARPET AREA CALCULATION				Sqmt.
FLAT No. 4 - (1st FLOOR) (01 Nos.)				
1	3.80	X	2.20	= 8.36
2	5.15	X	6.20	= 31.93
3	4.25	X	3.20	= 13.60
4	0.15	X	1.05	= 0.16
TOTAL RERA CARPET AREA				54.05

RERA CARPET AREA CALCULATION				Sqmt.
FLAT No. 4 - (2nd to 5th FLOOR) (04 Nos.)				
1	3.80	X	3.20	= 12.16
2	4.10	X	5.20	= 21.32
3	1.35	X	6.20	= 8.37
4	5.15	X	3.20	= 16.48
5	0.15	X	1.05	= 0.16
TOTAL RERA CARPET AREA				58.49

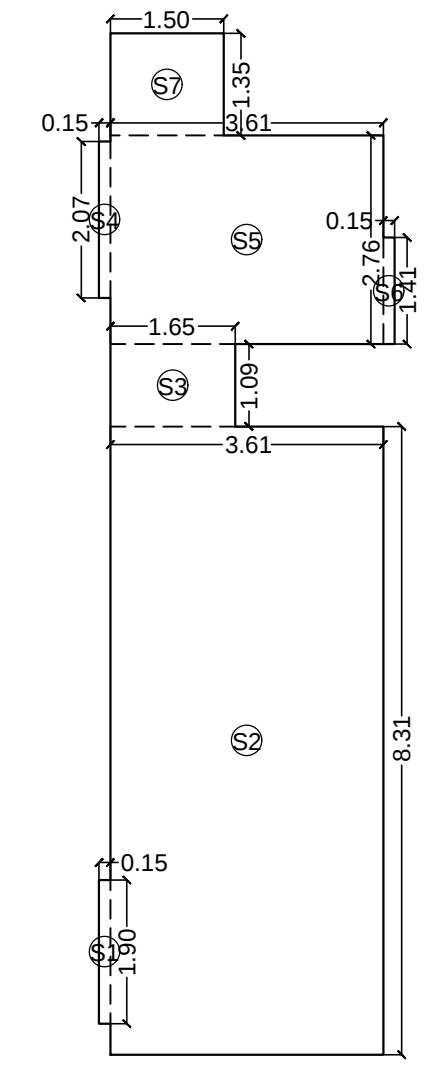
RERA CARPET AREA CALCULATION				Sqmt.
FLAT No. 5 - (1st to 4th FLOOR) (09 Nos.)				
1	3.20	X	1.30	= 4.16
2	3.05	X	5.05	= 15.40
3	1.35	X	3.85	= 5.20
4	4.55	X	2.30	= 10.47
5	6.65	X	4.80	= 31.92
6	4.45	X	2.30	= 10.24
7	0.80	X	1.05	= 0.84
TOTAL RERA CARPET AREA				78.23

BUILT UP AREA CALCULATION				Sqmt.
1ST FLOOR				
ADDITIONS:-				
A	14.91	X	26.80	X 1 = 399.59
TOTAL ADDITIONS				399.59
DEDUCTIONS:-				
1	2.85	X	1.95	X 1 = 5.56
2	1.15	X	3.12	X 1 = 3.59
2a	0.90	X	0.23	X 1 = 0.21
3	1.80	X	2.07	X 1 = 3.73
4	0.90	X	3.28	X 1 = 2.95
5	4.10	X	0.55	X 1 = 2.26
6	2.55	X	2.75	X 1 = 7.01
7	3.20	X	1.45	X 1 = 4.64
8	1.71	X	1.20	X 1 = 2.05
9	0.36	X	8.95	X 1 = 3.22
10	2.56	X	2.15	X 1 = 5.50
11	1.10	X	9.00	X 1 = 9.90
12	3.55	X	2.90	X 1 = 10.30
13	1.20	X	5.95	X 1 = 7.14
14	3.61	X	2.19	X 1 = 7.91
15	1.20	X	1.90	X 1 = 2.28
16	2.11	X	1.09	X 1 = 2.30
17	1.80	X	2.50	X 1 = 4.50
18	2.15	X	5.75	X 1 = 12.36
TOTAL DEDUCTIONS:- (Y1)				97.41
STAIRCASE, LIFT, LOBBY DEDUCTIONS:-				
S1	0.15	X	1.90	X 1 = 0.29
S2	3.61	X	8.31	X 1 = 30.00
S3	1.65	X	1.09	X 1 = 1.80
S4	0.15	X	2.07	X 1 = 0.31
S5	3.61	X	2.76	X 1 = 9.96
S6	0.15	X	1.41	X 1 = 0.21
S7	1.50	X	1.35	X 1 = 2.03
TOTAL ST. & LIFT LOBBY AREA (Y2)				44.60
TOTAL DEDUCTION = (Y1+Y2)				142.01
NET AREA = (X-Y)				257.58

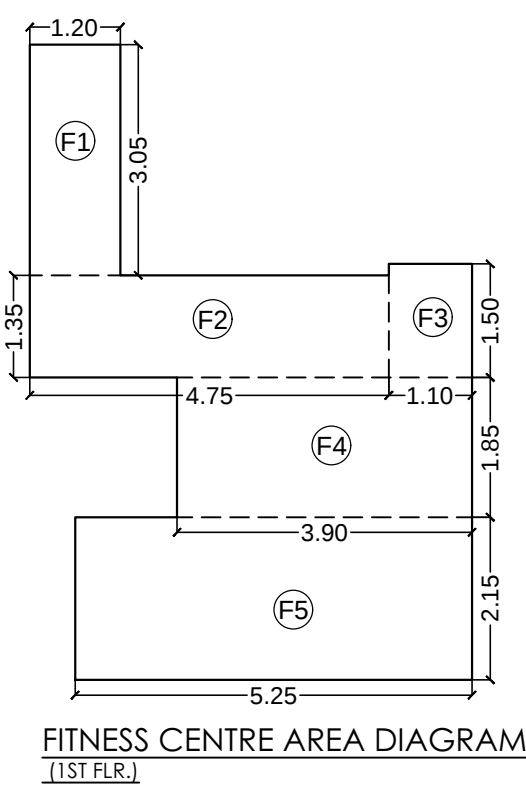


BUILT UP AREA CALCULATION				Sqmt.
2ND TO 4TH FLOOR				
ADDITIONS:-				
A	15.51	X	29.25	X 1 = 453.67
TOTAL ADDITIONS				453.67
DEDUCTIONS:-				
1	0.60	X	3.35	X 1 = 2.01
2	0.75	X	5.30	X 1 = 3.98
3	1.50	X	2.15	X 1 = 3.23
4	0.30	X	2.07	X 1 = 0.62
5	3.20	X	0.60	X 1 = 1.92
6	5.50	X	0.30	X 1 = 1.65
7	0.60	X	3.20	X 1 = 1.92
8	4.70	X	0.55	X 1 = 2.59
9	2.55	X	2.75	X 1 = 7.01
10	3.20	X	1.45	X 1 = 4.64
11	1.71	X	1.20	X 1 = 2.05
12	0.36	X	8.95	X 1 = 3.22
13	2.56	X	2.15	X 1 = 5.50
14	1.10	X	5.95	X 1 = 6.55
15	1.95	X	1.85	X 1 = 3.61
16	4.21	X	2.15	X 1 = 9.05
17	3.61	X	2.49	X 1 = 8.99
18	6.05	X	2.45	X 1 = 14.82
19	1.20	X	1.90	X 1 = 2.28
20	2.11	X	1.09	X 1 = 2.30
21	1.80	X	2.50	X 1 = 4.50
22	2.15	X	5.75	X 1 = 12.36
TOTAL DEDUCTIONS:- (Y1)				104.80
STAIRCASE, LIFT, LOBBY DEDUCTIONS:-				
S1	0.15	X	1.90	X 1 = 0.29
S2	3.61	X	8.31	X 1 = 30.00
S3	1.65	X	1.09	X 1 = 1.80
S4	0.15	X	2.07	X 1 = 0.31
S5	3.61	X	2.76	X 1 = 9.96
S6	0.15	X	1.41	X 1 = 0.21
S7	1.50	X	1.35	X 1 = 2.03
TOTAL ST. & LIFT LOBBY AREA (Y2)				44.60
TOTAL DEDUCTION = (Y1+Y2)				149.40
NET AREA = (X-Y)				304.27

BUILT UP AREA CALCULATION				Sqmt.
FOR 5TH FLR.				
SAME AS 4TH FLOOR				304.27
DEDUCTIONS:-				
A	1.20	X	2.60	X 1 = 3.12
B	3.20	X	3.90	X 1 = 12.48
C	3.35	X	5.35	X 1 = 17.92
D	1.35	X	4.15	X 1 = 5.60
E	2.20	X	4.80	X 1 = 10.56
F	4.75	X	5.75	X 1 = 27.31
G	2.26	X	1.35	X 1 = 3.05
H	3.14	X	1.20	X 1 = 3.77
TOTAL DEDUCTION				83.81
NET AREA				220.46

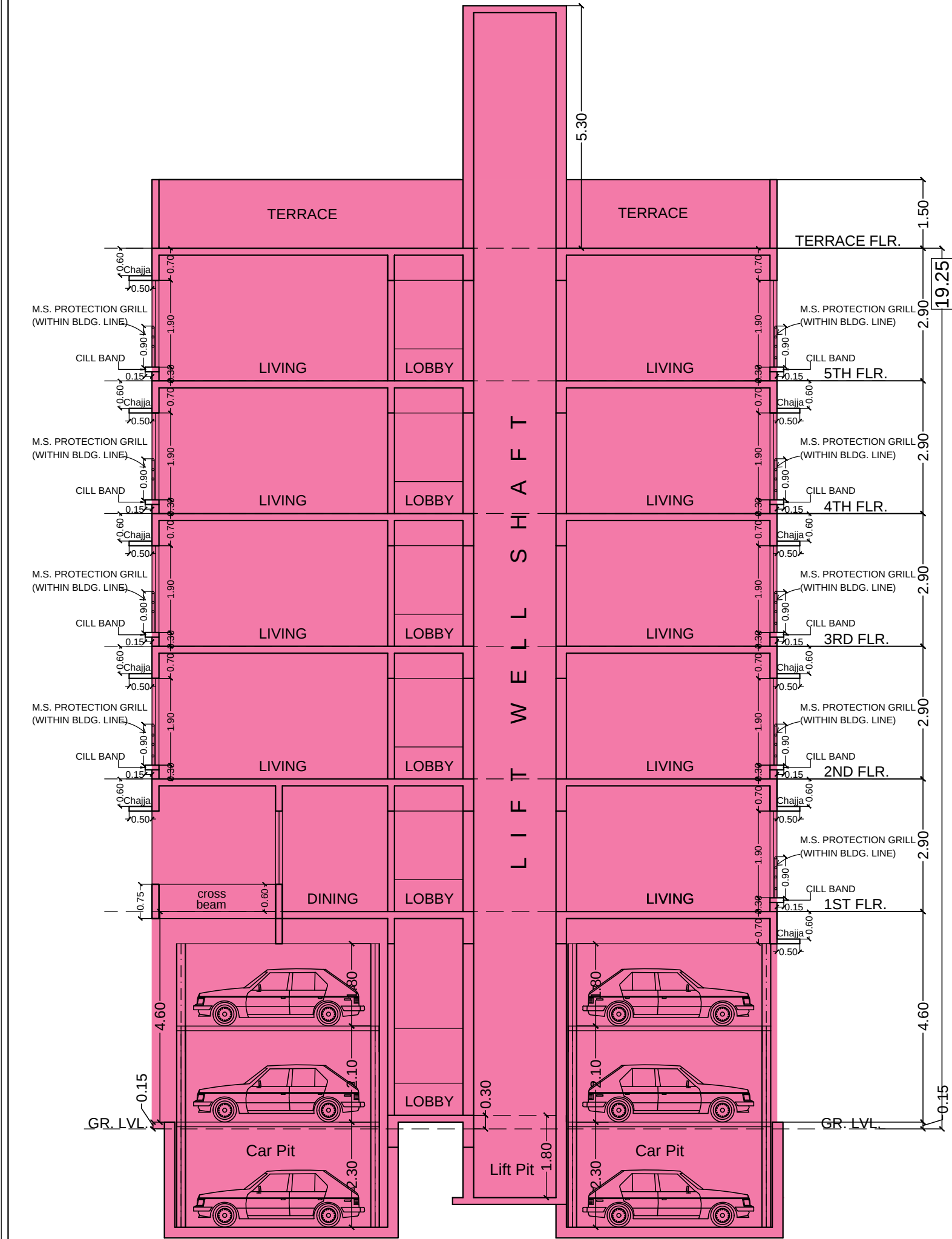


STAIRCASE, LIFT, LOBBY AREA CALCULATION				
FOR 1ST TO 5TH FLOOR				
S1	1.90	X	0.15	X 1 = 0.29
S2	8.31	X	3.61	X 1 = 30.00
S3	1.09	X	1.65	X 1 = 1.80
S4	2.07	X	0.15	X 1 = 0.31
S5	2.76	X	3.61	X 1 = 9.96
S6	1.41	X	0.15	X 1 = 0.21
S7	1.35	X	1.50	X 1 = 2.03
TOTAL STAIRCASE, LIFT & LOBBY AREA				44.60

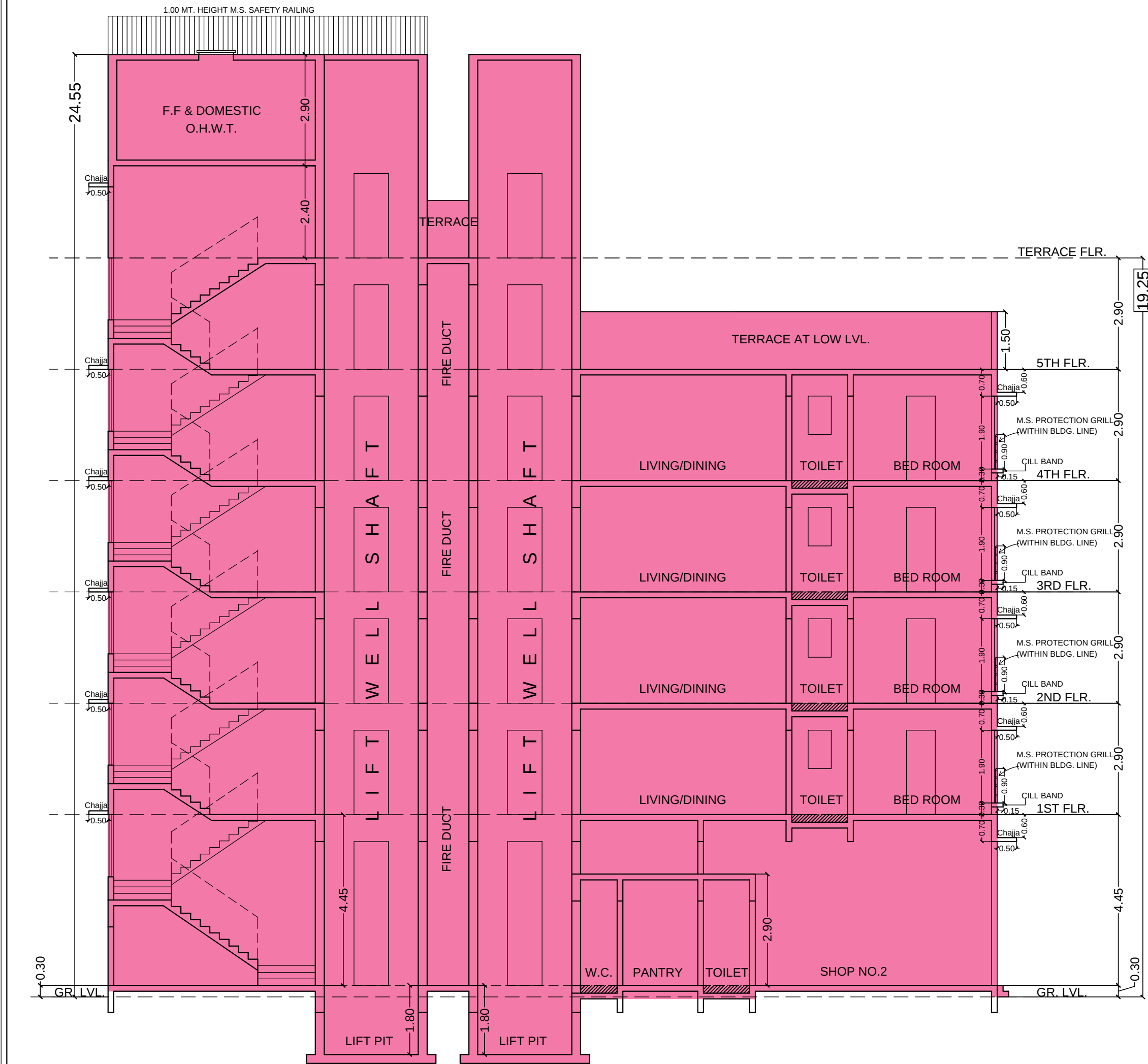


FITNESS CENTRE AREA CALCULATION				
FOR 1ST FLOOR				
F1	1.20	X	3.05	X 1 = 3.66
F2	4.75	X	1.35	X 1 = 6.41
F3	1.10	X	1.50	X 1 = 1.65
F4	3.90	X	1.85	X 1 = 7.22
F5	5.25	X	2.15	X 1 = 11.29
TOTAL FITNESS CENTRE AREA PROPOSED				30.23
PERMISSIBLE FIT. CENTRE AREA (1516.95 X 2%)				30.34

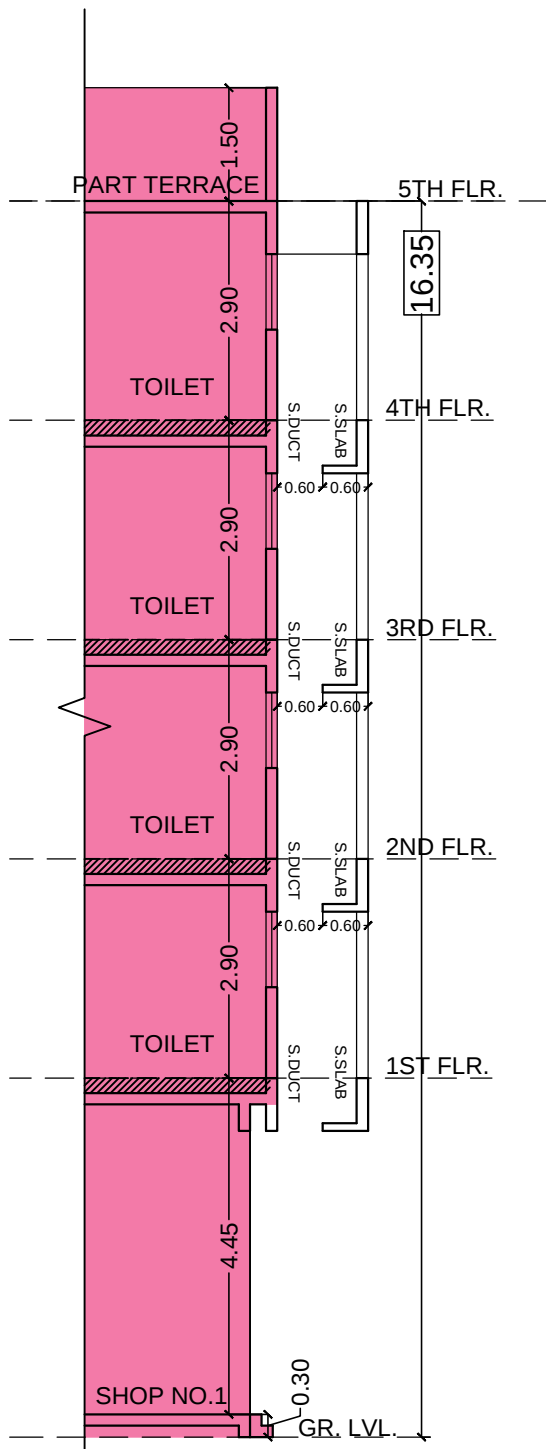
FORM II (PERFORMA B)	
CONTENTS OF SHEETS	
4TH TO 8TH FLOOR PLAN, TERRACE FLOOR PLAN, TYPICAL FLOOR AREA DIAGRAM & AREA CALCULATION, RERA CARPET AREA DIAGRAM & CALCULATION	
DESCRIPTION OF PROPOSAL AND PROPERTY	
PROPOSED REDEVELOPMENT OF EXISTING SOCIETY BUILDING KNOWN AS 'BORIVALI RAJ LAXMI' C.H.S. LTD., ON CTS NO. 2113B/1, 2114A, 2151 (PT) OF VILLAGE EKSAR, YOGI NAGAR ROAD, BORIVALI (W)-400092	
NAME & ADDRESS OF THE OWNER	SIGNATURE
SHRI. JUBIN A. VADYA, PARTNER OF SHREE RAM KRUSHNA DEVELOPERS C.A. TO OWNER 30 A MASTRE PLAZA DHAANUKARWADI, KANDIVALI (WEST), MUMBAI-400087.	
SIGNATURE, NAME AND ADDRESS OF LICENSED SURVEYOR	SIGNATURE
M/S. SANJAY B SHAH, LICENSED SURVEYORS & ENGINEERS 2A/3, PANCHVATI, S.V. ROAD, KANDIVALI (W), MUMBAI-47 Ph. 28022525, 28021515. email: sanjaybshah@gmail.com / sanjaybshah@gmail.com	
JOB NO. DRG NO. SCALE CHK. BY DRN. BY REV. DESCRIPTION DATE SIGN.</	



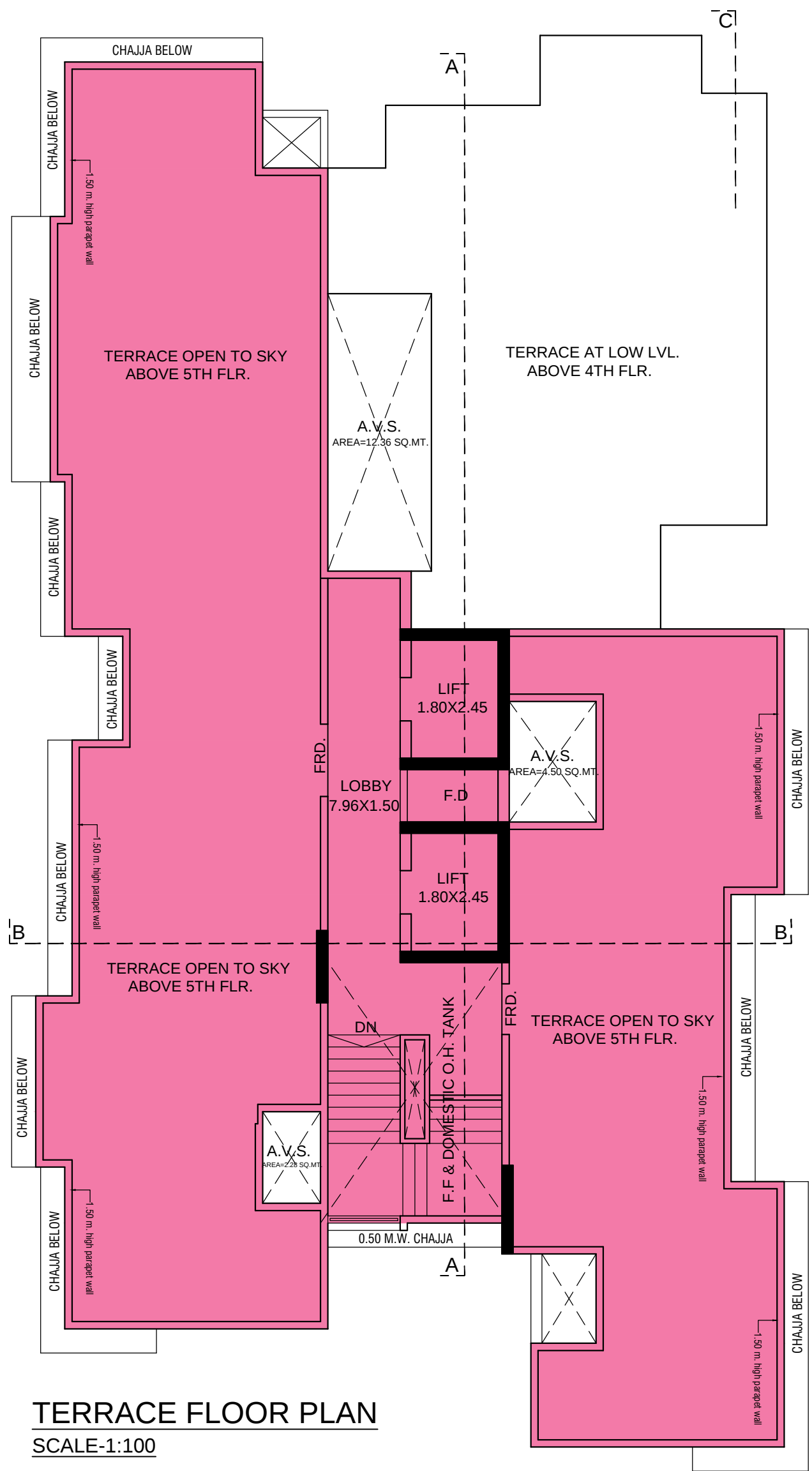
SECTION B-B
SCALE:1:100



SECTION A-A
SCALE:1:100



SECTION C-C
SCALE:1:100



TERRACE FLOOR PLAN
SCALE:1:100

FORM II (PERFORMA B)							
CONTENTS OF SHEETS							
SECTION A-A & SECTION B-B SECTION C-C.							
DESCRIPTION OF PROPOSAL AND PROPERTY							
PROPOSED REDEVELOPMENT OF EXISTING SOCIETY BUILDING KNOWN AS "BORIVALI RAJ LAXMI" C.H.S. LTD." ON CTS NO. 2113/B/1, 2114A, 2151 (PT) OF VILLAGE EKSAR, YOGI NAGAR ROAD, BORIVALI (W) -400092							
NAME & ADDRESS OF THE OWNER						SIGNATURE	
SHRI. JUBIN A. VADYA PARTNER OF SHREE RAM KRUSHNA DEVELOPERS C.A. TO OWNER 30 A KHATRE PLAZA DAHANUKARWADI, KANDIVALI (WEST), MUMBAI-400067.							
SIGNATURE, NAME AND ADDRESS OF LICENSED SURVEYOR						SIGNATURE	
M/S.SANJAY B SHAH. LICENSED SURVEYORS & ENGINEERS 24/2, PANCHVATIS V.ROAD, KANDIVALI(W), MUMBAI-67.Ph.-28022525,28021515. email-sarab.shah@gmail.com / sarayabshah@gmail.com							
JOB NO.	DRG NO.	SCALE	CHK. BY	DRN. BY	REV	DESCRIPTION	DATE
9411	S.No.39	AS SHOWN					23-12-2021
N 1) THE DOCUMENT IS DIGITALY AND NO PHYSICAL SCAN IS REQUIRED. 2) THE PLANS ARE APPROVED SUBJECT TO THE CONDITION MENTIONED IN THE ICO ISSUED UNDER EVEN NO. P-8161/2021/(21138)/R/C WARD EKSAR-N ON EVEN DATE. 3) THE DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1888 UNDER P-8161/2021/(21138)/R/C WARD EKSAR-N ON EVEN DATE.							
PLAN FOR APPROVAL							
S.E.B.P.-R/2 WARD		A.E.B.P.-R/C WARD		E.E.B.P.-R WARD			