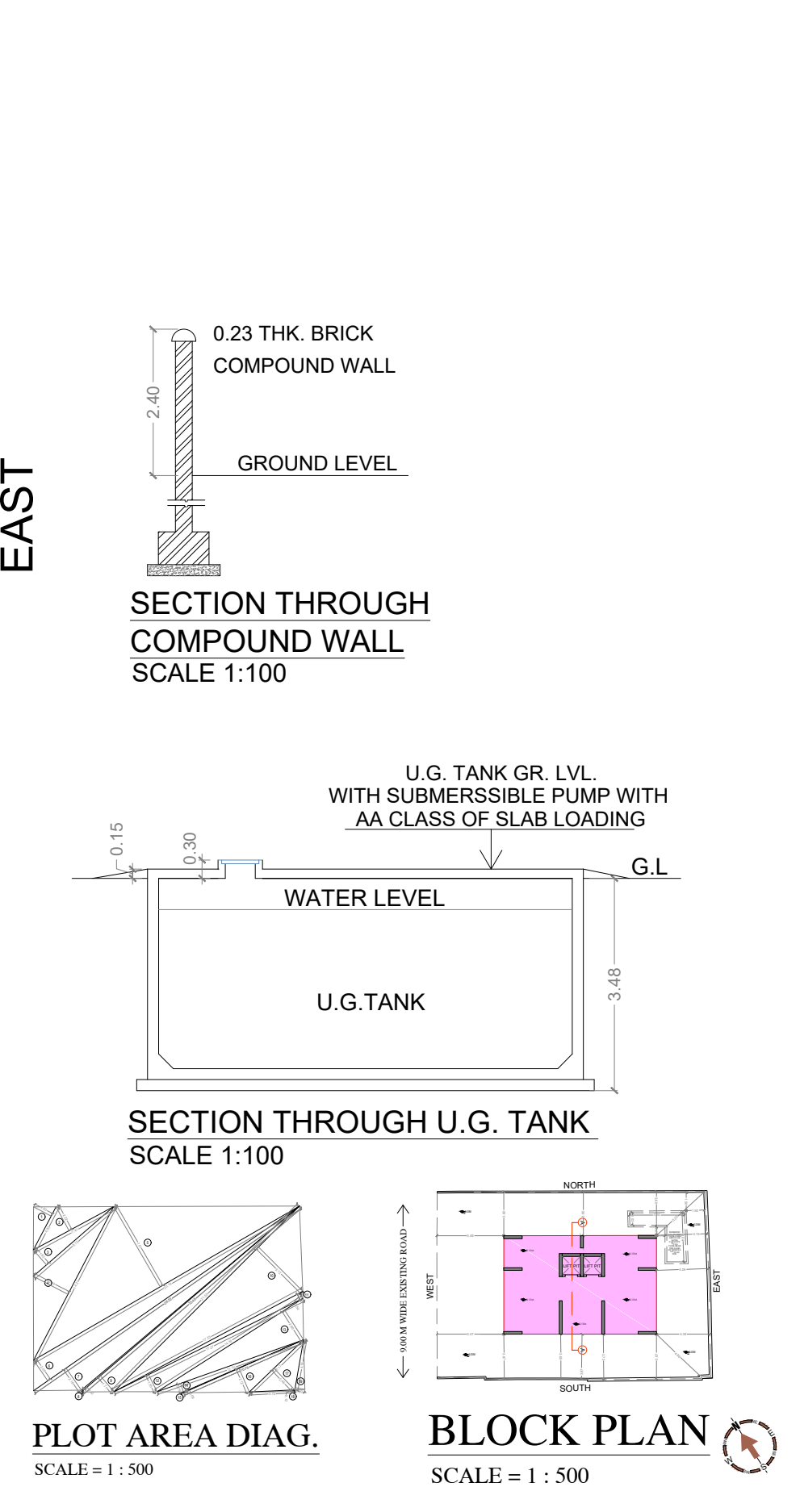
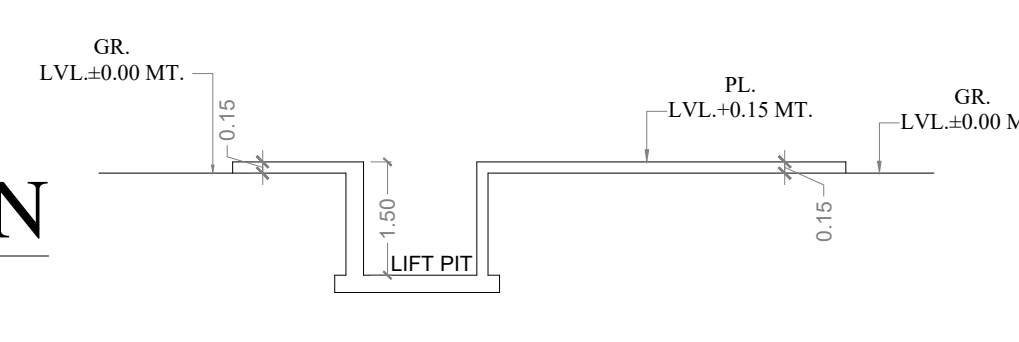



PLINTH AREA CALCULATION				
1	1/2 X 14.90 X 6.78 X 1 NO	=	50.51	SQ.MT
2	1/2 X 14.90 X 6.79 X 1 NO	=	50.59	SQ.MT
TOTAL ADDITION		=	101.10	SQ.MT



PLOT AREA DIAG.				
SCALE = 1 : 500				
BLOCK PLAN				
SCALE = 1 : 500				
PLOT AREA CALCULATION				
1	1/2 X 4.00 X 1.63 X 1 NO	=	3.26	SQ.MT.
2	1/2 X 7.47 X 2.22 X 1 NO	=	8.29	SQ.MT.
3	1/2 X 8.72 X 1.63 X 1 NO	=	7.10	SQ.MT.
4	1/2 X 14.21 X 3.19 X 1 NO	=	22.66	SQ.MT.
5	1/2 X 25.18 X 7.61 X 1 NO	=	95.81	SQ.MT.
6	1/2 X 26.52 X 2.06 X 1 NO	=	27.32	SQ.MT.
7	1/2 X 26.52 X 2.18 X 1 NO	=	28.91	SQ.MT.
8	1/2 X 23.48 X 0.12 X 1 NO	=	1.41	SQ.MT.
9	1/2 X 23.48 X 1.71 X 1 NO	=	20.08	SQ.MT.
10	1/2 X 21.50 X 5.12 X 1 NO	=	55.04	SQ.MT.
11	1/2 X 17.53 X 0.54 X 1 NO	=	4.73	SQ.MT.
12	1/2 X 17.27 X 1.55 X 1 NO	=	13.38	SQ.MT.
13	1/2 X 14.18 X 2.88 X 1 NO	=	20.42	SQ.MT.
14	1/2 X 12.75 X 0.75 X 1 NO	=	4.78	SQ.MT.
15	1/2 X 10.76 X 0.06 X 1 NO	=	0.32	SQ.MT.
16	1/2 X 10.76 X 2.12 X 1 NO	=	11.41	SQ.MT.
17	1/2 X 6.17 X 2.46 X 1 NO	=	7.59	SQ.MT.
18	1/2 X 3.72 X 0.12 X 1 NO	=	0.22	SQ.MT.
19	1/2 X 4.18 X 0.80 X 1 NO	=	1.67	SQ.MT.
TOTAL ADDITION		=	334.40	SQ.MT.

PROFORMA - A		
A.	AREA STATEMENT	IN SQ.MTS.
1)	AREA OF THE PLOT	334.40
	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%) (REGULATION NO 16)	-----
	b) PROPOSED D P ROAD TO BE HANDED OVER (100%) REGULATION NO 16)	-----
	c) RESERVATION AREA(PLOT) TO BE BE HANDED OVER(100%) (REGULATION NO 17)	-----
	TOTAL AREA UNDER ROAD/RESERVATION	-----
	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)	-----
	c) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 15	-----
	d) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 35	-----
	TOTAL AMENITY AREA	-----
	C) DEDUCTION FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY/-LAND COMPONENT OF EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	-----
	D) ENCROACHMENT AREA	-----
3)	TOTAL DEDUCTION : (2(A)+2(B)+2(C)+2(D)	NIL
4)	BALANCE AREA OF THE PLOT(1)-(3) FOR F.S.I CALCULATION PURPOSE	334.40
5)	PLOT UNDER DEVELOPMENT (1-2(A)+2(B)	334.40
6)	ZONAL (BASIC) FSI	1.00
7)	PERMISSIBLE BUILT UP AREA AS PER ZONAL(BASIC) FSI (5X6)	334.40
8)	PERMISSIBLE FSI AVAILABLE BY DEVELOPMENT RIGHTS ON PAYMENT OF PREMIUM 8(A) ADDITIONAL FSI AS PER REG. NO 30(A) (1) TABLE NO 12 0.50 X 334.40 = 167.20 SQ.MT. 8(B) ADMISSIBLE TDR AS PER ROAD WIDTH OF 09.00MTR. 0.50 X 334.40 = 167.20 SQ.MT. LESS TDR TO BE PURCHASED I) SLUM TDR = 33.44 SQ.M II) GENERAL TDR = 133.76 SQ.MT- 90.00 SQMT (INCENTIVE BUA as per 33(7)(B) = 43.76 SQ.M	
9)	PERMISSIBLE FSI AS PER REG.30(A)(1) (1.00 PLOT POTENTIAL + 0.50 ADDITIONAL FSI + 0.50 TDR)	
10)	TOTAL PERMISSIBLE BUILT UP AREA (7+8(A)+8(B)) ABOVE	---
11)	TOTAL PROPOSED BUILT UP AREA	---
12)	F.S.I. CONSUMED ON NET HOLDING = 12/4	---
B	DETAILS OF RESIDENTIAL / NON-RESIDENTIAL AREA	
1	PURELY RESIDENTIAL BUILT UP AREA	---
2	REMAINING NON-RESIDENTIAL BUILT UP AREA	---
C	DETAILS OF FSI AVAILED AS PER REG. NO. 31(3) OF DCPR 2034	
1	FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE FOR PURELY RESI. = (668.37 X 0.35)	---
2	FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE FOR PURELY NON RESI	---
3	TOTAL FUNGIBLE BUILT UP AREA PERMISSIBLE = (C1 + C2)	---
4	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED FOR PURELY RESI	---
5	FUNGIBLE BUILT UP AREA W/O CHARGING PREMIUM FOR RESIDENTIAL (307.03 x 35%)	---
6	TOTAL FUNGIBLE BUILT UP AREA BY CHARGING PREMIUM FOR RESIDENTIAL (233.93-107.46)	---
7	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED FOR PURELY COMMERCIAL	---
8	TOTAL FUNGIBLE BUILT UP AREA BY CHARGING PREMIUM FOR COMMERCIAL	---
9	TOTAL GROSS BUILT UP AREA PERMISSIBLE = (10 + C3)	---
10	TOTAL GROSS BUILT UP AREA PROPOSED = (11 + C4 + C7)	---
D	TENEMENT STATEMENT	
1	PROP. AREA (ITEM C -6 ABOVE)	---
2	LESS DEDUCTION OF NON RESI. AREA(SHOP&Etc)	---
3	AREA OF TENEMENTS.	---
4	TENEMENTS PERMISSIBLE (450/HECTARE)	---
5	TENEMENTS EXISTING	---
6	TENEMENTS PROPOSED	---
7	TOTAL TENEMENTS (5 + 6)	---
E	PARKING STATEMENT	
1	TOTAL PARKING REQUIRED BY REGULATIONS	---
	OUTSIDERS (VISITORS)	---
	SHOPS	---
2	TOTAL PARKING EXISTING	---
3	TOTAL PARKING REQUIRED	---
4	TOTAL PARKING PROVIDED	---
5	PARKING TO BE CONDONED	---
F	LOADING & UNLOADING STATEMENT	
1	LOADING & UNLOADING REQUIRED	N.A.
2	TOTAL LOADING UNLOADING PROVIDED	N.A.
CERTIFICATE OF AREA		
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF SIDES, ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS i.e. 334.40 SQ.MTS. (THREE HUNDRED ANDTHIRTY FOUR POINT FOUR ZERO SQ.MTS.) AND D.P. TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / RECORDS		
SIGNATURE OF LICENCED SURVEYOR		

STAMP OF APPROVAL OF PLANS			
E.E.(B.P.) R WARD			
S.E.(B.P.) R2		A.E.(B.P.) R/C WARD	
KRISHNA H. MAKHELA (LICENSED SURVEYOR) LICENCE NO: M / 440 /LS		OWNER / DEVELOPER	
PROFORMA 'B'			
CONTENTS OF SHEET			
PLINTH PLAN, PLOT AREA DIAGRAM AND CALCULATION,BLOCK & LOCATION PLAN, SECTION THROUGH U.G. TANK, CANTILIVER PARKING & COMPOUND WALL, SECTION - A'A',			
DESCRIPTION OF PROP./ PROPERTY			
PROPOSED REDEVELOPMENT OF EXISTING BUILDING KNOWN AS "BORIVALI DAULATNAGAR KIRTI CHSL" ON PLOT BEARING CTS NO. 2519 OF VILLAGE EKSAR OF DAULAT NAGAR BORIVALI (EAST), MUMBAI			
NAME, SIGNATURE & ADDRESS OF OWNER			
SHRI. SAHIL M. VIRANI		201, TANISHKA COMMERCIAL PREMISES, AKURLI ROAD ,W.E. HIGHWAY, KANDIVALI (EAST) 4000101.	
NAME, ADDRESS & SIGNATURE OF R.C.C. CONSULTANT			
SHRI. ABHIJIT VINOD PHATARPEKAR		1201, AA WING, NL ARYAVARTA NL COMPLEX, ANAND NAGAR, DAHISAR (EAST) MUMBAI - 400068.	
NAME & ADDRESS OF LICENSED SURVEYOR			
KEYARCH			
339, 3RD FLOOR, V-MALL, THAKUR COMPLEX, ASHA NAGAR ROAD, KANDIVALI (EAST), MUMBAI - 400 101.		<div><div>KRISHNA H. MAKHELA (LICENSED SURVEYOR) LICENCE NO: M / 440 /LS</div></div>	
B.M.C. FILE NO. P-10432/2022/(2519)/R/C WARD/EKSAR (RC)			
DRG. NO.	JOB NO.	FILE NAME	DRG. BY
01			SAGAR