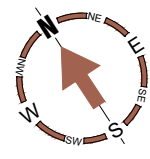
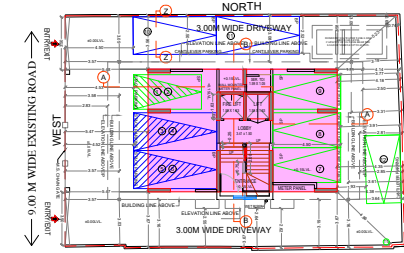


GROUND FLOOR PLAN

SCALE = 1 : 100

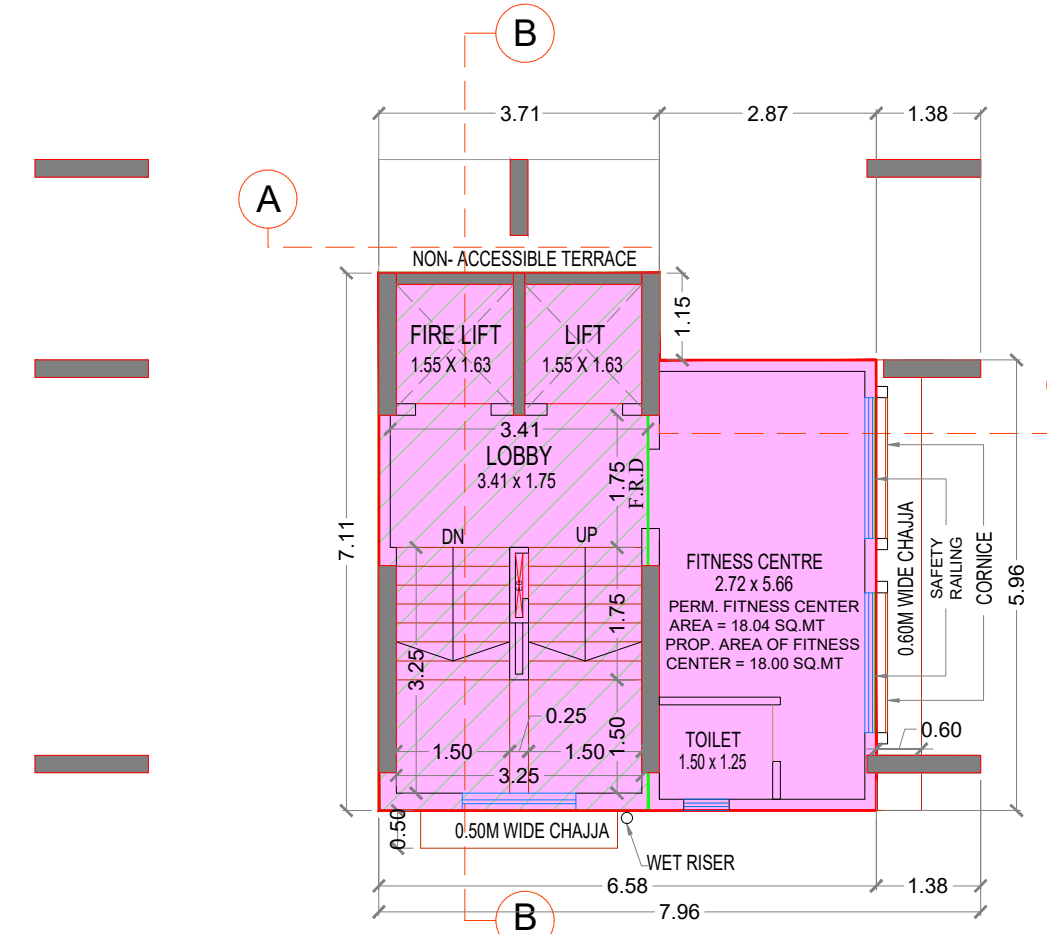
TABLE - A
(PERMISSIBLE FSI)

SR. NO.	DESCRIPTION	AREA IN SQ.MTS.
1.	NET AREA OF THE PLOT	334.40
2.	ADDITIONAL FSI	167.20
3.	TDR	167.20
4.	TOTAL PERMISSIBLE B.U.A.	668.80
5.	PERMISSIBLE FCFSI (35 % X 668.80)	233.93
6.	AREA KEPT IN ABEYANCE (TABLE NO.2)	----
7.	TOTAL PERMISSIBLE FCFSI	233.93
8.	GROSS PERMISSIBLE FSI	902.88
9.	PROPOSED B.U.A.	902.30



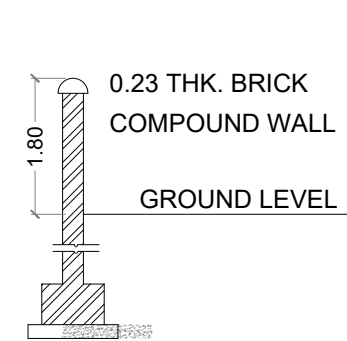
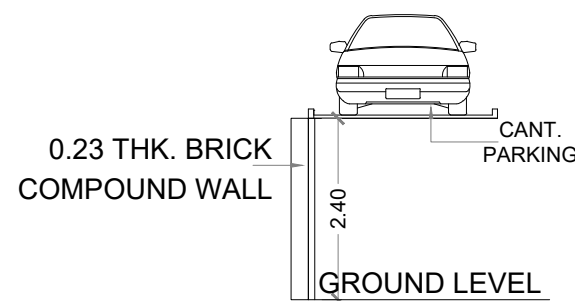
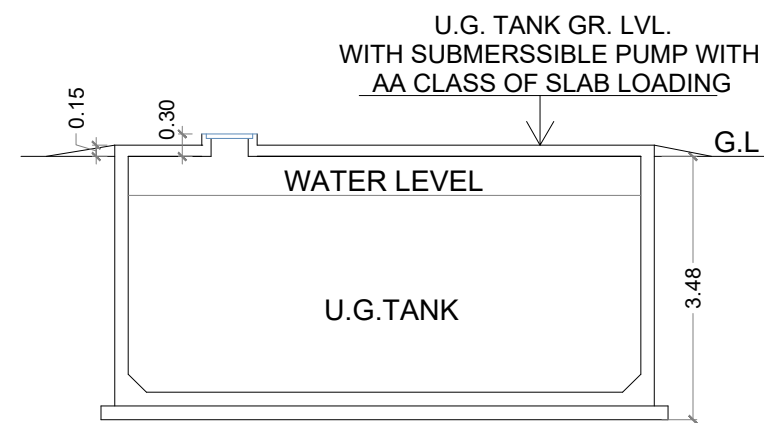
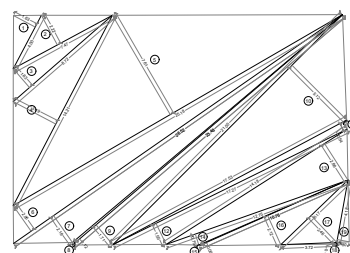
BLOCK PLAN

SCALE = 1 : 500



1ST FLOOR PLAN

SCALE = 1 : 100

SECTION THROUGH
COMPOUND WALL
SCALE 1:100SECTION THROUGH
CANTILIVER PARKING - Z'Z'
SCALE = 1 : 100SECTION THROUGH U.G. TANK
SCALE 1:100

PLOT AREA DIAG.

SCALE = 1 : 500

PLOT AREA CALCULATION

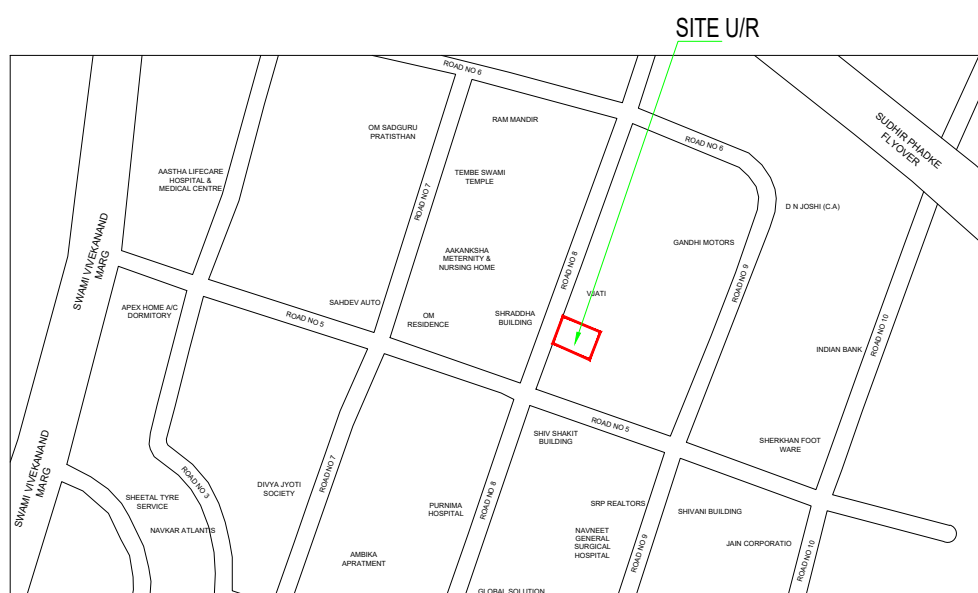
1	1/2	X	4.00	X	1.63	X	1	NO	=	3.26	SQ.MT.	
2	1/2	X	7.47	X	2.22	X	1	NO	=	8.29	SQ.MT.	
3	1/2	X	8.72	X	1.63	X	1	NO	=	7.10	SQ.MT.	
4	1/2	X	14.21	X	3.19	X	1	NO	=	22.66	SQ.MT.	
5	1/2	X	25.18	X	7.61	X	1	NO	=	95.81	SQ.MT.	
6	1/2	X	26.52	X	2.06	X	1	NO	=	27.32	SQ.MT.	
7	1/2	X	26.52	X	2.18	X	1	NO	=	28.91	SQ.MT.	
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.

TABLE NO. V

Computation of Incentive BUA for proposal under Reg. No. 33 (7)(B)

SR. NO.	Description	BUA in sq.mt.
1.	Existing R & NR user BUA (Total OF column no. 1(g) of Table no. III)	307.06 SQ.MT.
2.	15% incentive BUA on 1 above	46.06 SQ.MT.
3.	No. of Residential Tenements as per approved plan (Residential Tenements as per Sr. No. 11 of Table no. II	09.00 Nos.
3a	As per assessment abstract no. of Tenements	07.00 Nos.
4.	Incentive BUA based on No of Residential Tenements (Sr. no. 3 x 10)	90.00 SQ.MT.
4a	Incentive BUA based on No of Residential Tenements (Sr. no. 3a x 10)	70.00 Nos.
5.	Permissible incentive BUA which ever is more out of Sr. No. 2 & 4a above	70.00 SQ.MT.

Note :- Proposal submitted after 27.05.2016 are eligible for incentive FSI under Reg. No. 33 (7)B



LOCATION PLAN

SCALE = 1 : 4000

FORM 'I'

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) (I) 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.	NIL 167.20 167.20
	TDR PURCHASED I) SLUM TDR = 33.81 SQ.M (SRA/1445/Rehab) II) GENERAL TDR = 133.39 SQ.MT- 70.00 SQMT (INCENTIVE BUA as per 33(7)(B) = 63.39 SQ.M(001036)	
9)	PERMISSIBLE FSI AS PER REG.30(A)(1) (1.00 PLOT POTENTIAL + 0.50 ADDITIONAL FSI + 0.50 TDR)	2.00
10)	TOTAL PERMISSIBLE BUILT UP AREA (7+8(A)+8(B)) ABOVE	668.80
11)	TOTAL PROPOSED BUILT UP AREA	668.37
12)	F.S.I CONSUMED ON NET HOLDING = 12/4	2.00

B DETAILS OF RESIDENTIAL / NON-RESIDENTIAL AREA

1	PURELY RESIDENTIAL BUILT UP AREA	668.37
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)	233.93
2	FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE FOR PURELY NON RESI	
3	TOTAL FUNGIBLE BUILT UP AREA PERMISSIBLE = (C1 + C2)	233.93
4	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED FOR PURELY RESI	233.93
5	FUNGIBLE BUILT UP AREA W/O CHARGING PREMIUM FOR RESIDENTIAL (307.06 x 35%)	107.47
6	TOTAL FUNGIBLE BUILT UP AREA BY CHARGING PREMIUM FOR RESIDENTIAL (233.93-107.47)	126.46
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)	902.88
10	TOTAL GROSS BUILT UP AREA PROPOSED = (11 + C4 + C7)	902.30

D TENEMENT STATEMENT

1	PROP. AREA (ITEM C-6 ABOVE)	902.30
2	LESS DEDUCTION OF NON RESI. AREA(SHOP&Etc)	0.00
3	AREA OF TENEMENTS.	902.30
4	TENEMENTS PERMISSIBLE (450/HECTARE)	40.60
5	TENEMENTS EXISTING	09.00
6	TENEMENTS PROPOSED	09.00 Nos.
7	TOTAL TENEMENTS (5 + 6)	18.00 Nos.

E PARKING STATEMENT

1	TOTAL PARKING REQUIRED BY REGULATIONS	6.25 Nos.
	OUTSIDERS (VISITORS)	0.62 Nos.
	SHOPS	NIL
2	TOTAL PARKING EXISTING	NIL
3	TOTAL PARKING REQUIRED	7.00 Nos.
4	TOTAL PARKING PROVIDED	12.00 Nos.
5	PARKING TO BE CONDONED	00.00 Nos.

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

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE BUILDING COMPLITION CERTIFICATE UNDER THE PROVISION OF REG. NO. 11(6) & FULL OCCUPATION CERTIFICATE UNDER THE PROVISION OF REG. NO. 11(7) OF D.C.P.R. 2034 ISSUED UNDER NO. P-10432/2022/(2519)/R/C WARD/EKSAR (RC) SIGNED ON EVEN DATE

ACCEPTED AS COMPLETION PLANS AS ACCOMPANIMENT OF ACCEPTANCE OF O.C.C./ B.C.C. BY THIS OFFICE LETTER UNDER EVEN NO. P-10432/2022/(2519)/R/C WARD/EKSAR (RC)

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PLANS FOR APPROVAL

E.E.(B.P.) W.S II 'R-II'

S.E.(B.P.) R2

A.E.(B.P.) R-II WARD

KRISHNA H. MAKHELA
(LICENSED SURVEYOR)
LICENCE NO: M / 440 /LS

OWNER / DEVELOPER

FORM 'II'

CONTENTS OF SHEET

GROUND FLOOR PLAN, PLOT AREA DIAG. & CALC., BLOCK & LOCATION PLAN, BUILT UP AREA SUMMARY, CAR PARKING STATEMENT, SECTION THROUGH COMPOUND WALL & U.G. TANK, TABLE - A & TABLE NO. V.

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 & ADDRESS OF OWNER

SHRI. SAHIL M. VIRANI

201, TANISHKA COMMERCIAL PREMISES,
AKURLI ROAD ,W.E. HIGHWAY, KANDIVALI
(EAST) 4000101.

NAME ADDRESS OF R.C.C. CONSULTANT

SHRI. ABHIJIT VINOD PHATARPEKAR

1201, AA WING, NL ARYAVART A NL COMPLEX,
ANAND NAGAR, DAHISAR (EAST) MUMBAI -
400068.

NAME & ADDRESS OF LICENSED SURVEYOR

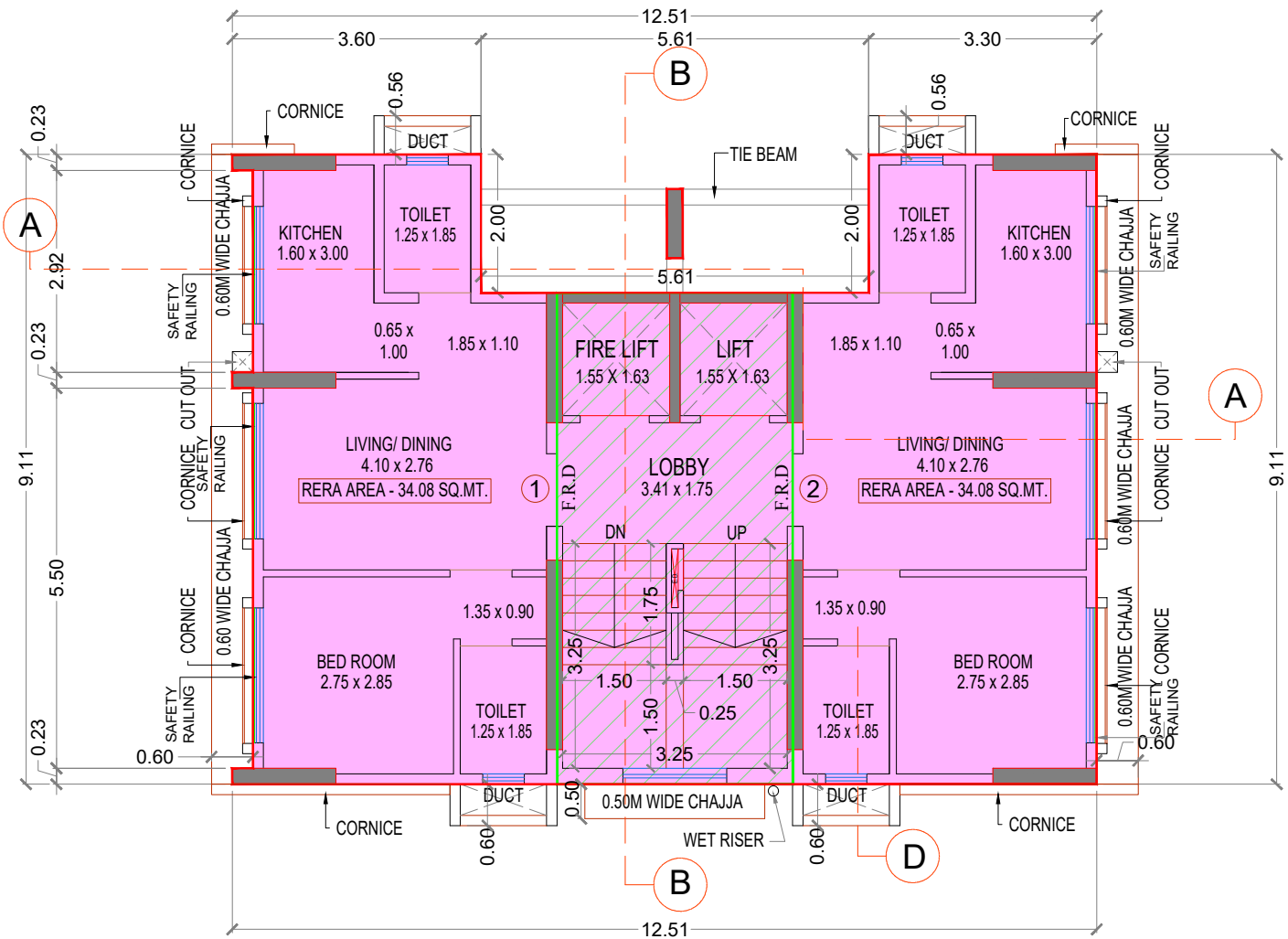
KEYARCH

339, 3RD FLOOR, V-MALL,
THAKUR COMPLEX, ASHA
NAGAR ROAD, KANDIVALI
(EAST), MUMBAI - 400 101.

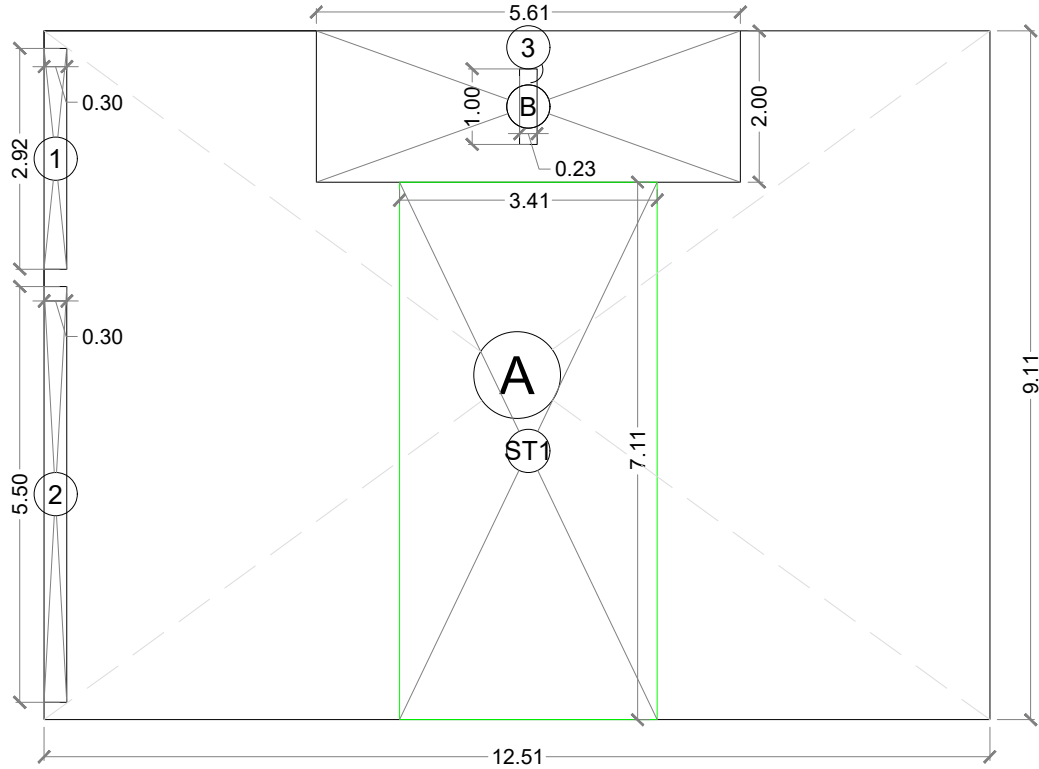


KRISHNA H. MAKHELA
(LICENSED SURVEYOR)
LICENCE NO: M / 440 /LS

B.M.C. FILE NO.	P-10432/2022/(2519)/R/C WARD/EKSAR (RC)		
DRG. NO.	JOB NO.	FILE NAME	DRG. BY
01			SAGAR



2ND FLOOR PLAN
SCALE = 1 : 100



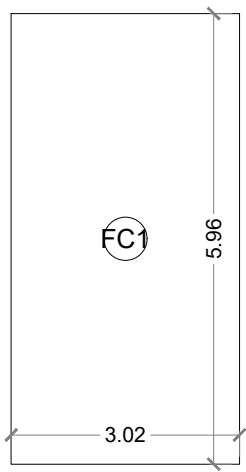
AREA LINE DIAG. 2ND FLOOR PLAN
SCALE 1:100

BUILT UP AREA CALCULATION						
2ND FLOOR						
A	12.51	X	9.11	X	1 NO	= 113.97 SQ.MT.
B	0.23	X	1.00	X	1 NO	= 0.23 SQ.MT.
TOTAL ADDITION						= 114.20 SQ.MT. X

DEDUCTIONS						
1	0.30	X	2.92	X	1 NO	= 0.88 SQ.MT.
2	0.30	X	5.50	X	1 NO	= 1.65 SQ.MT.
3	5.61	X	2.00	X	1 NO	= 11.22 SQ.MT.
TOTAL DEDUCTION						= 13.75 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						= 100.45 SQ.MT. Y1

STAIRCASE AREA CALCULATION						
2ND FLOOR						
ST1	3.41	X	7.11	X	1 NO	= 24.25 SQ.MT.
TOTAL STAIRCASE AREA (2ND FLOOR)						= 24.25 SQ.MT. Y2

NET BUILT UP AREA [X1 - Y2]					=	76.20 SQ.MT.
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LINE AREA DIAGRAM FITNESS CENTER
SCALE 1:100

STATEMENT OF PERMISSIBLE FITNESS CENTER AREA

PERMISSIBLE FITNESS CENTER AREA = 2% OF TOTAL BUA (F.S.I.)

= $2 \times 902.30 \text{ SQ.MT.} \times \frac{100}{100}$

PERMISSIBLE FITNESS CENTER AREA = 18.04 SQ.MT

PROPOSED AREA OF FITNESS CENTER = 18.00 SQ.MT

FITNESS CENTER AREA CALCULATION

1ST FLOOR						
FC1	3.02	X	5.96	X	1 NO	= 18.00 SQ.MT.
TOTAL ADDITION						= 18.00 SQ.MT.

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PLANS FOR APPROVAL

E.E.(B.P.) W.S II 'R-II'

S.E.(B.P.) R2

A.E.(B.P.) R-II WARD

KRISHNA H. MAKHELA
(LICENSED SURVEYOR)
LICENCE NO: M / 440 /LS

OWNER / DEVELOPER

FORM 'II'

CONTENTS OF SHEET

2ND, 3RD TO 5TH & 6TH FLOOR PLAN, BUILT UP AREA DIAGRAM & CALCULATION, FITNESS CENTER AREA DIAG. & CALCULATION.

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

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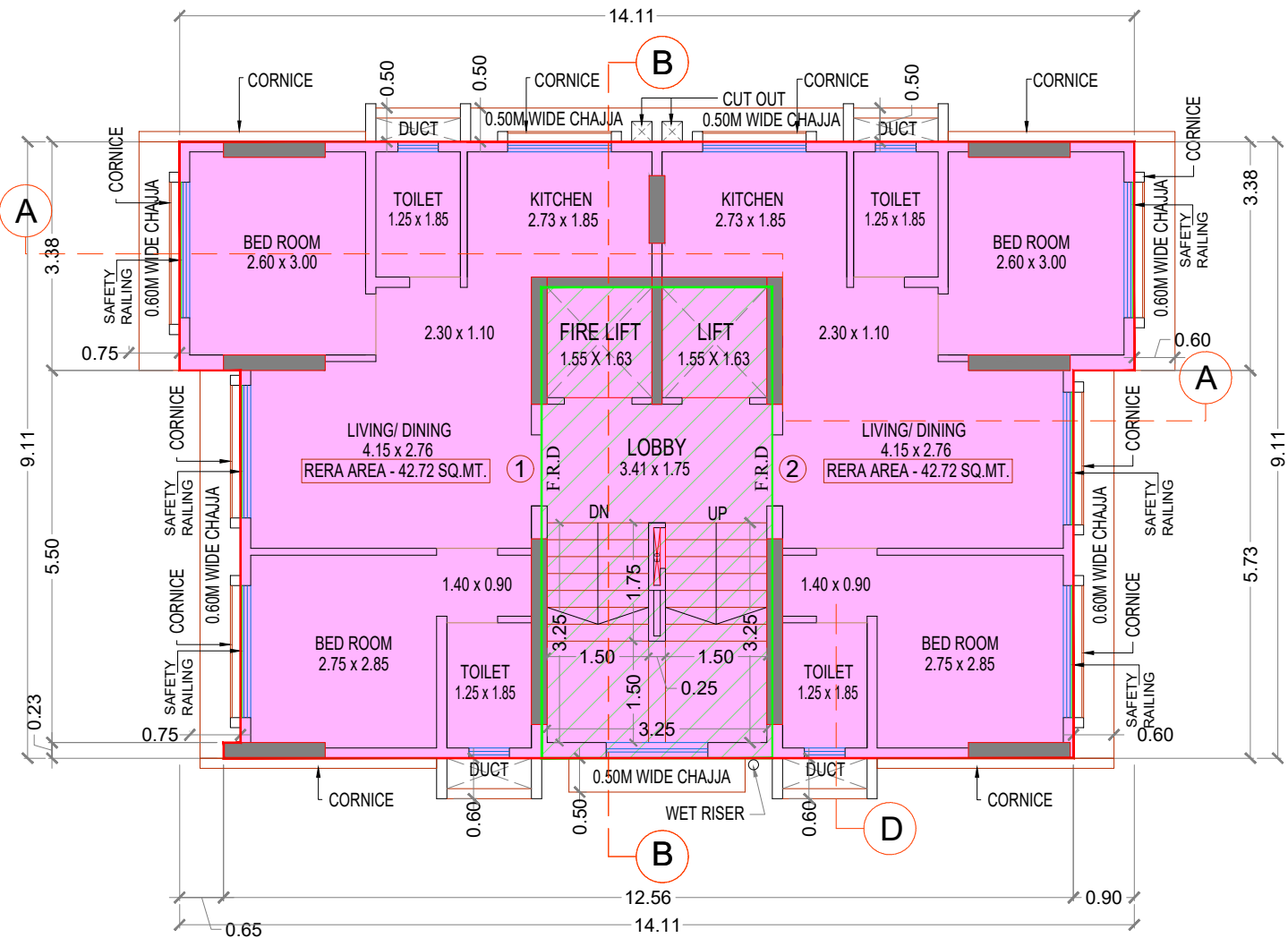
NAME & ADDRESS OF LICENSED SURVEYOR

KEYARCH

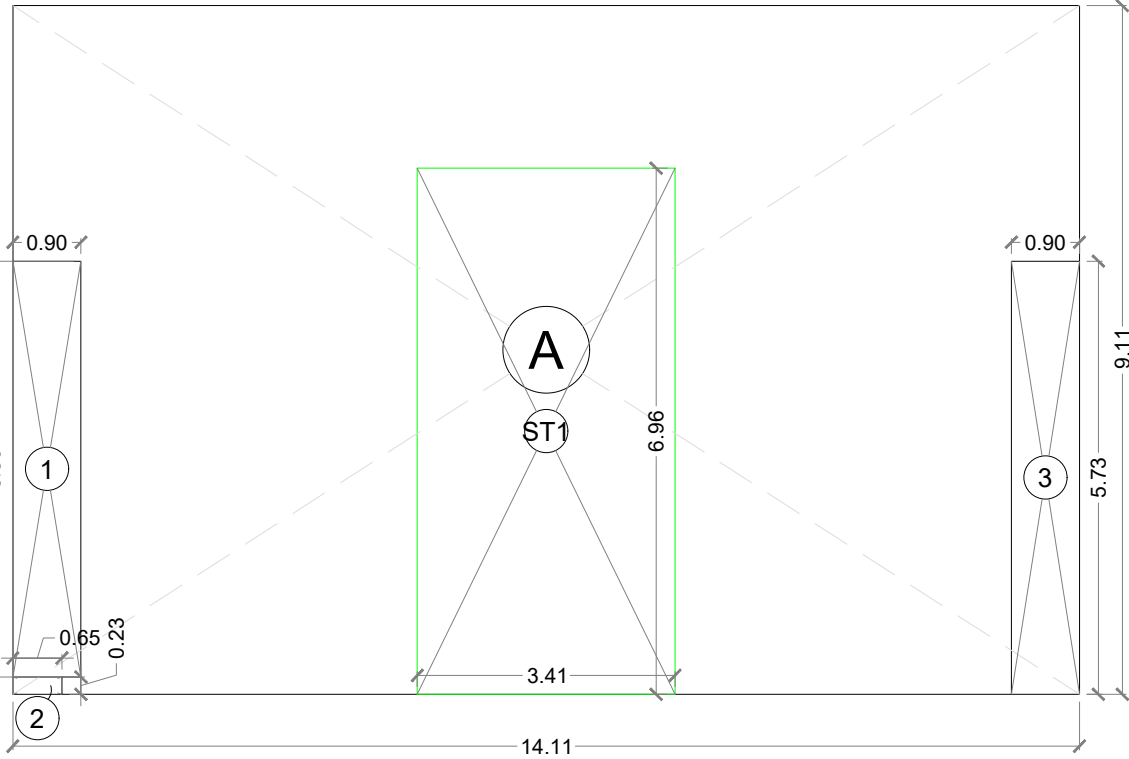
339, 3RD FLOOR, V-MALL,
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B.M.C. FILE NO.	P-10432/2022/(2519)/R/C WARD/EKSAR (RC)		
DRG. NO.	JOB NO.	FILE NAME	DRG. BY
02			SAGAR



3RD TO 5TH FLOOR PLAN
SCALE = 1 : 100



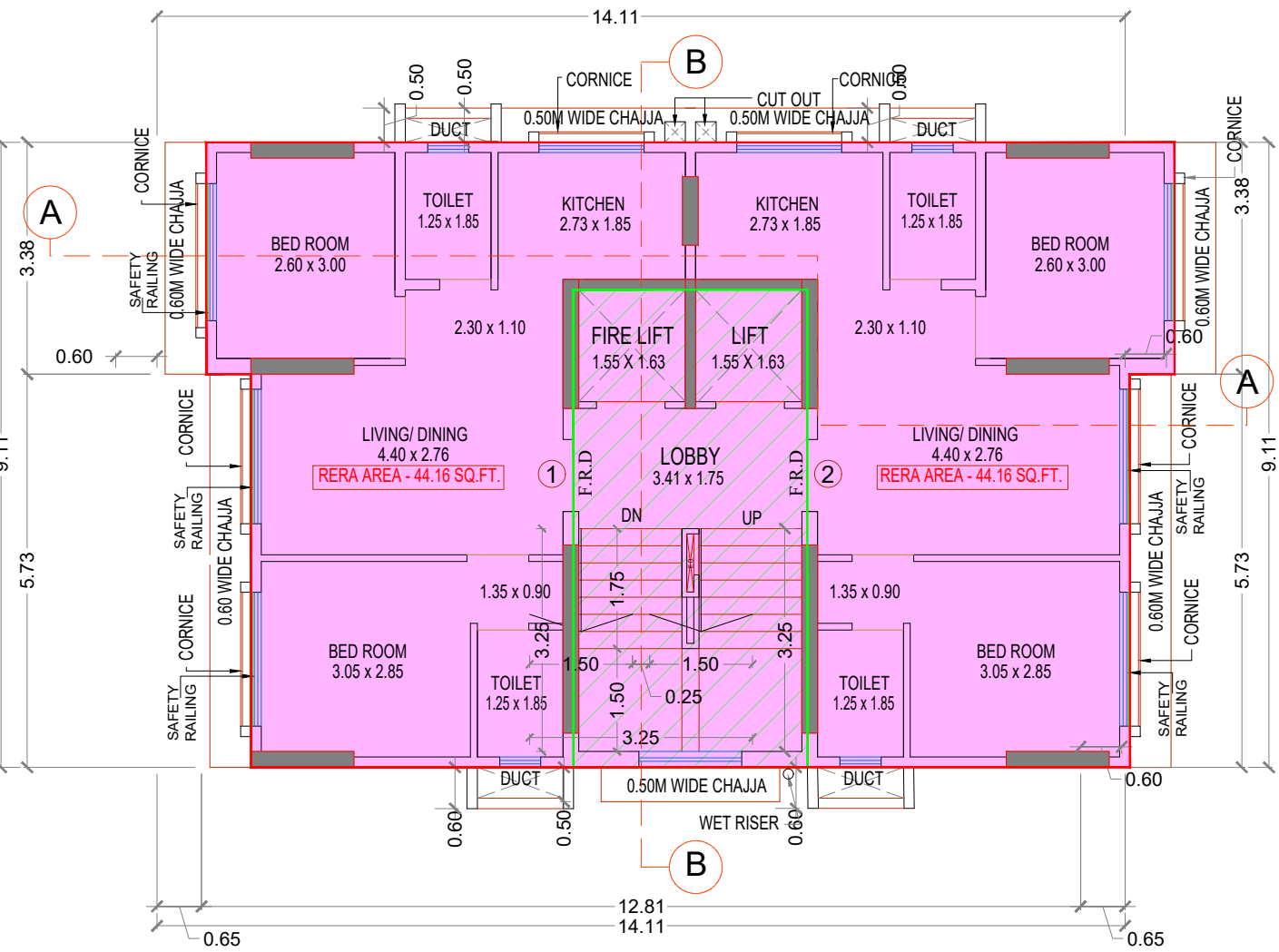
AREA LINE DIAG. 3RD TO 5TH FLOOR PLAN
SCALE 1:100

BUILT UP AREA CALCULATION						
3RD TO 5TH FLOOR						
A	14.11	X	9.11	X	1 NO	= 128.54 SQ.MT.
TOTAL ADDITION						= 128.54 SQ.MT. X

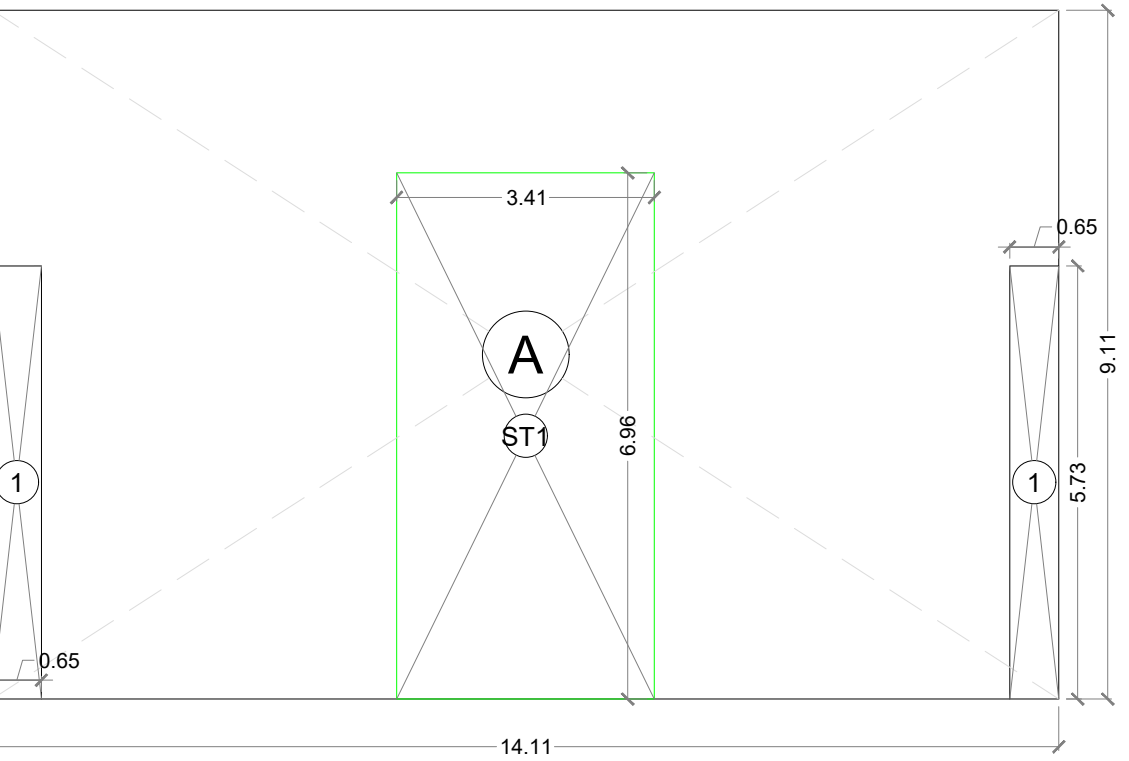
DEDUCTIONS						
1	0.90	X	5.50	X	1 NO	= 4.95 SQ.MT.
2	0.65	X	0.23	X	1 NO	= 0.15 SQ.MT.
3	0.90	X	5.73	X	1 NO	= 5.16 SQ.MT.
TOTAL DEDUCTION						= 10.26 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						= 118.28 SQ.MT. X1

STAIRCASE AREA CALCULATION						
3RD TO 5TH FLOOR						
ST1	3.41	X	6.96	X	1 NO	= 23.73 SQ.MT.
TOTAL STAIRCASE AREA . (3RD TO 5TH FLOOR)						= 23.73 SQ.MT. Y2

NET BUILT UP AREA [X1 - Y2]					=	94.55 SQ.MT.
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6TH FLOOR PLAN
SCALE = 1 : 100



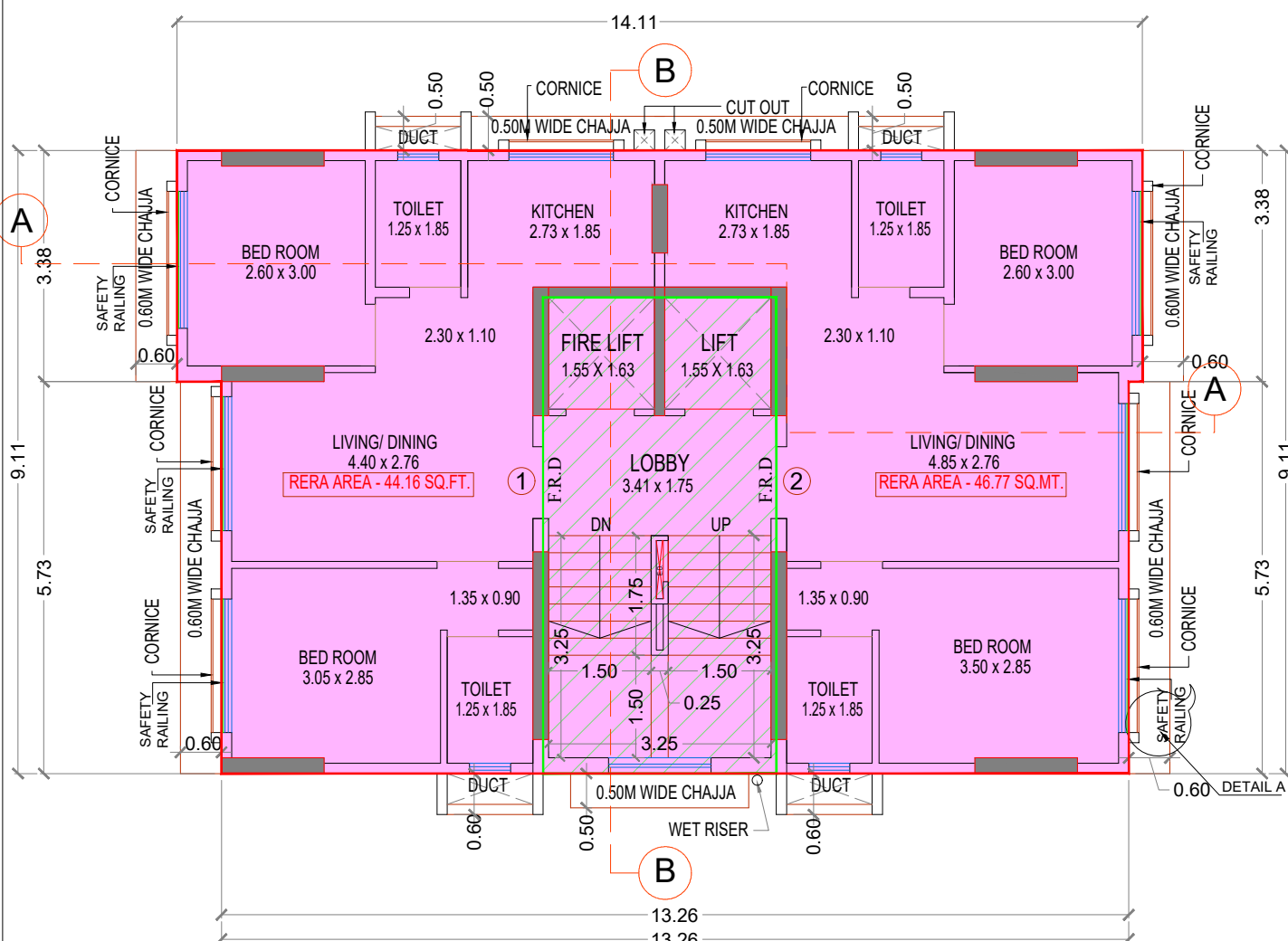
AREA LINE DIAG. 6TH FLOOR PLAN
SCALE 1:100

BUILT UP AREA CALCULATION						
6TH FLOOR						
A	14.11	X	9.11	X	1 NO	= 128.54 SQ.MT.
TOTAL ADDITION						= 128.54 SQ.MT. X

DEDUCTIONS						
1	0.65	X	5.73	X	2 NOS	= 7.45 SQ.MT.
TOTAL DEDUCTION						= 7.45 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						= 121.09 SQ.MT. X1

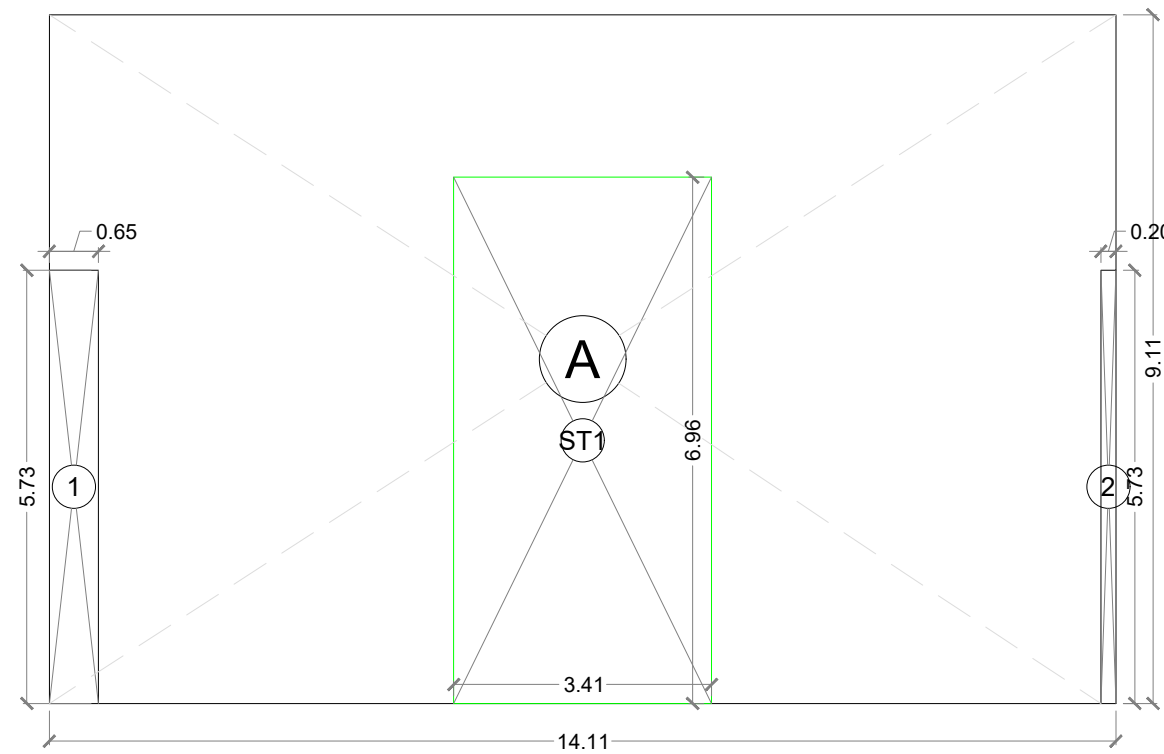
STAIRCASE AREA CALCULATION						
6TH FLOOR						
ST1	3.41	X	6.96	X	1 NO	= 23.73 SQ.MT.
TOTAL STAIRCASE AREA (6TH FLOOR)						= 23.73 SQ.MT. Y2

NET BUILT UP AREA [X1 - Y2]					=	97.36 SQ.MT.
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7TH FLOOR PLAN

SCALE = 1 : 100



AREA LINE DIAG. 7TH FLOOR PLAN

SCALE 1:100

BUILT UP AREA CALCULATION

7TH FLOOR					
A	14.11	X	9.11	X	1 NO
				=	128.54 SQ.MT.
TOTAL ADDITION				=	128.54 SQ.MT. X

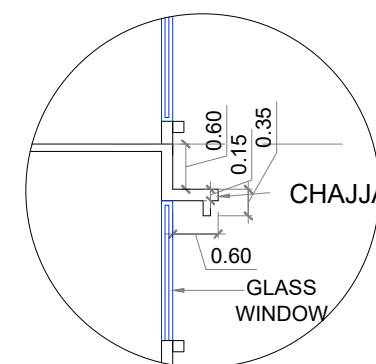
DEDUCTIONS

1	0.65	X	5.73	X	1 NO
				=	3.72 SQ.MT.
2	0.20	X	5.73	X	1 NO
				=	1.15 SQ.MT.
TOTAL DEDUCTION				=	4.87 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]				=	123.67 SQ.MT. X1

STAIRCASE AREA CALCULATION

7TH FLOOR					
ST1	3.41	X	6.96	X	1 NO
				=	23.73 SQ.MT.
TOTAL STAIRCASE AREA (7TH FLOOR)				=	23.73 SQ.MT. Y2

NET BUILT UP AREA [X1 - Y2]	=	99.94	SQ.MT.
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DETAIL A SECTION FOR CHAJJA

SCALE :1:100

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E.E.(B.P.) W.S II 'R-II'

S.E.(B.P.) R2

A.E.(B.P.) R-II WARD

KRISHNA H. MAKHELA
(LICENSED SURVEYOR)
LICENCE NO: M / 440 /LS

OWNER / DEVELOPER

FORM 'II'

CONTENTS OF SHEET

7TH, 8TH TO 10TH & TERRACE FLOOR PLAN, BUILT UP AREA DIAGRAM & CALCULATION WITH STAIRCASE AREA CALCULATION.

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 & ADDRESS OF OWNER

SHRI. SAHIL M. VIRANI

201, TANISHKA COMMERCIAL PREMISES,
AKURLI ROAD ,W.E. HIGHWAY, KANDIVALI
(EAST) 4000101.

NAME ADDRESS OF R.C.C. CONSULTANT

SHRI. ABHIJIT VINOD PHATARPEKAR

1201, AA WING, NL ARYAVARTA NL COMPLEX,
ANAND NAGAR, DAHISAR (EAST) MUMBAI -
400068.

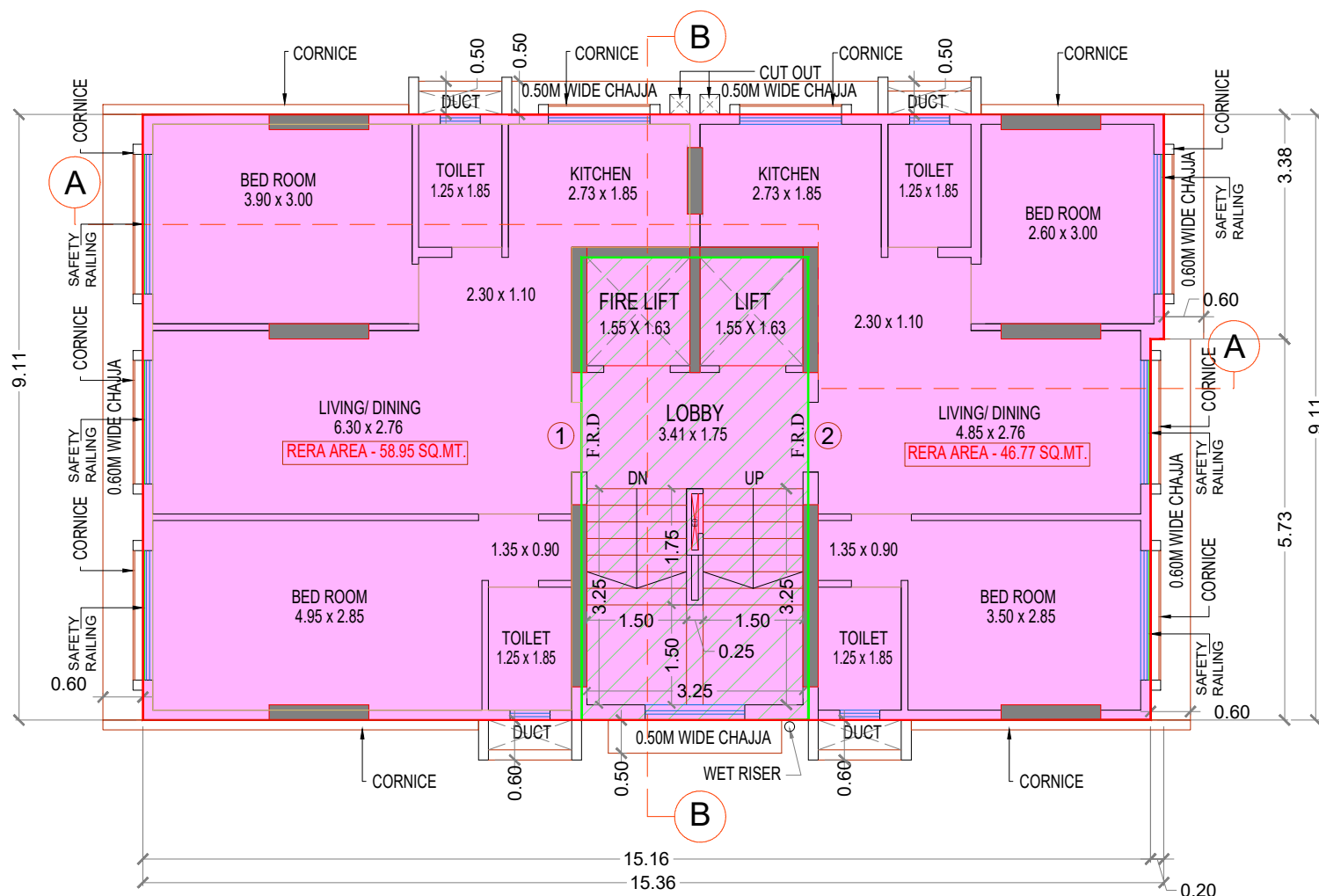
NAME & ADDRESS OF LICENSED SURVEYOR

KEYARCH

339, 3RD FLOOR, V-MALL,
THAKUR COMPLEX, ASHA
NAGAR ROAD, KANDIVALI
(EAST), MUMBAI - 400 101.

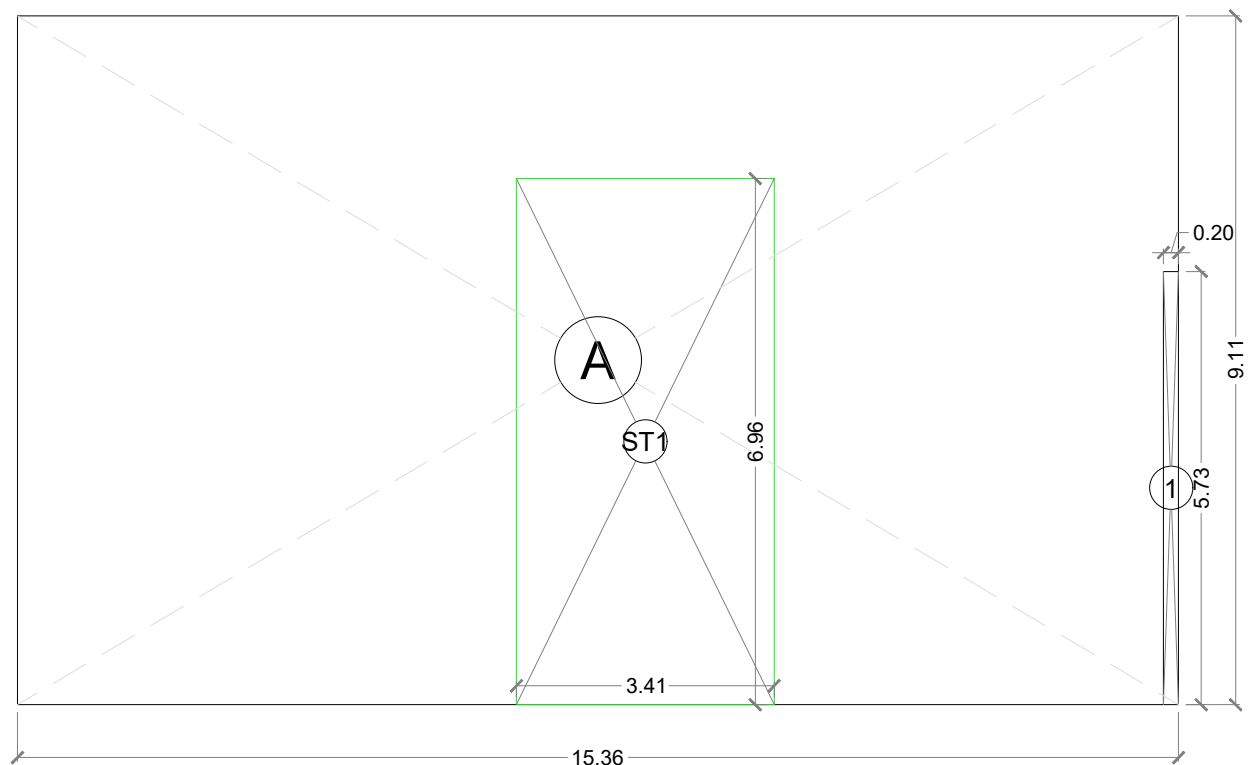
KRISHNA H. MAKHELA
(LICENSED SURVEYOR)
LICENCE NO: M / 440 /LS

B.M.C. FILE NO.	P-10432/2022/(2519)/R/C WARD/EKSAR (RC)		
DRG. NO.	JOB NO.	FILE NAME	DRG. BY
03			SAGAR



8TH TO 10TH FLOOR PLAN

SCALE = 1 : 100



AREA LINE DIAG. 8TH TO 10TH FLOOR PLAN

SCALE 1:100

BUILT UP AREA CALCULATION

8TH TO 10TH FLOOR					
A	15.36	X	9.11	X	1 NO
				=	139.93 SQ.MT.
TOTAL ADDITION				=	139.93 SQ.MT. X

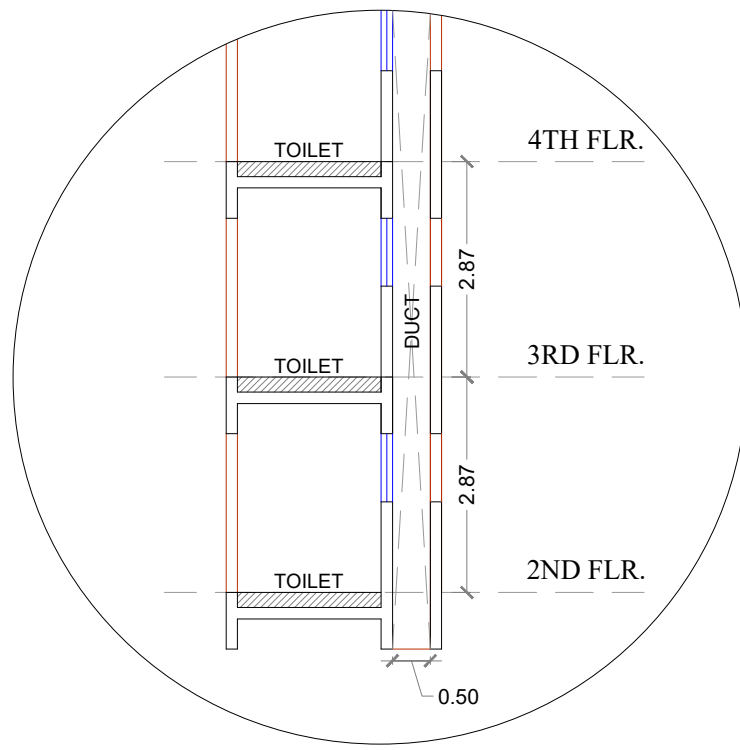
DEDUCTIONS

1	0.20	X	5.73	X	1 NO
				=	1.15 SQ.MT.
TOTAL DEDUCTION				=	1.15 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]				=	138.78 SQ.MT. X1

STAIRCASE AREA CALCULATION

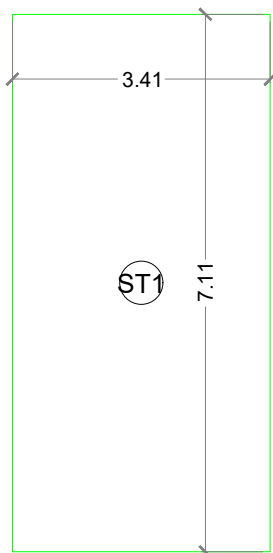
8TH TO 10TH FLOOR					
ST1	3.41	X	6.96	X	1 NO
				=	23.73 SQ.MT.
TOTAL STAIRCASE AREA (8TH TO 10TH FLOOR)				=	23.73 SQ.MT. Y2

NET BUILT UP AREA [X1 - Y2]	=	115.05	SQ.MT.
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TOILET SECTION - 'D' - 'D'

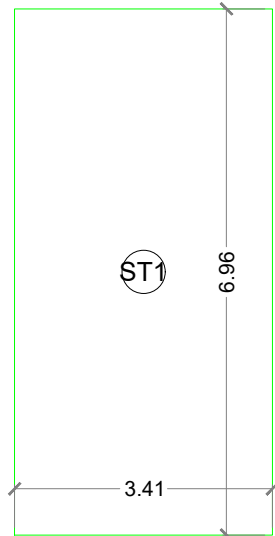
SCALE :1:100



2ND FLOOR STAIRCASE, LIFT LOBBY AREA DIA.

STAIRCASE & LIFT LOBBY AREA CALCULATION

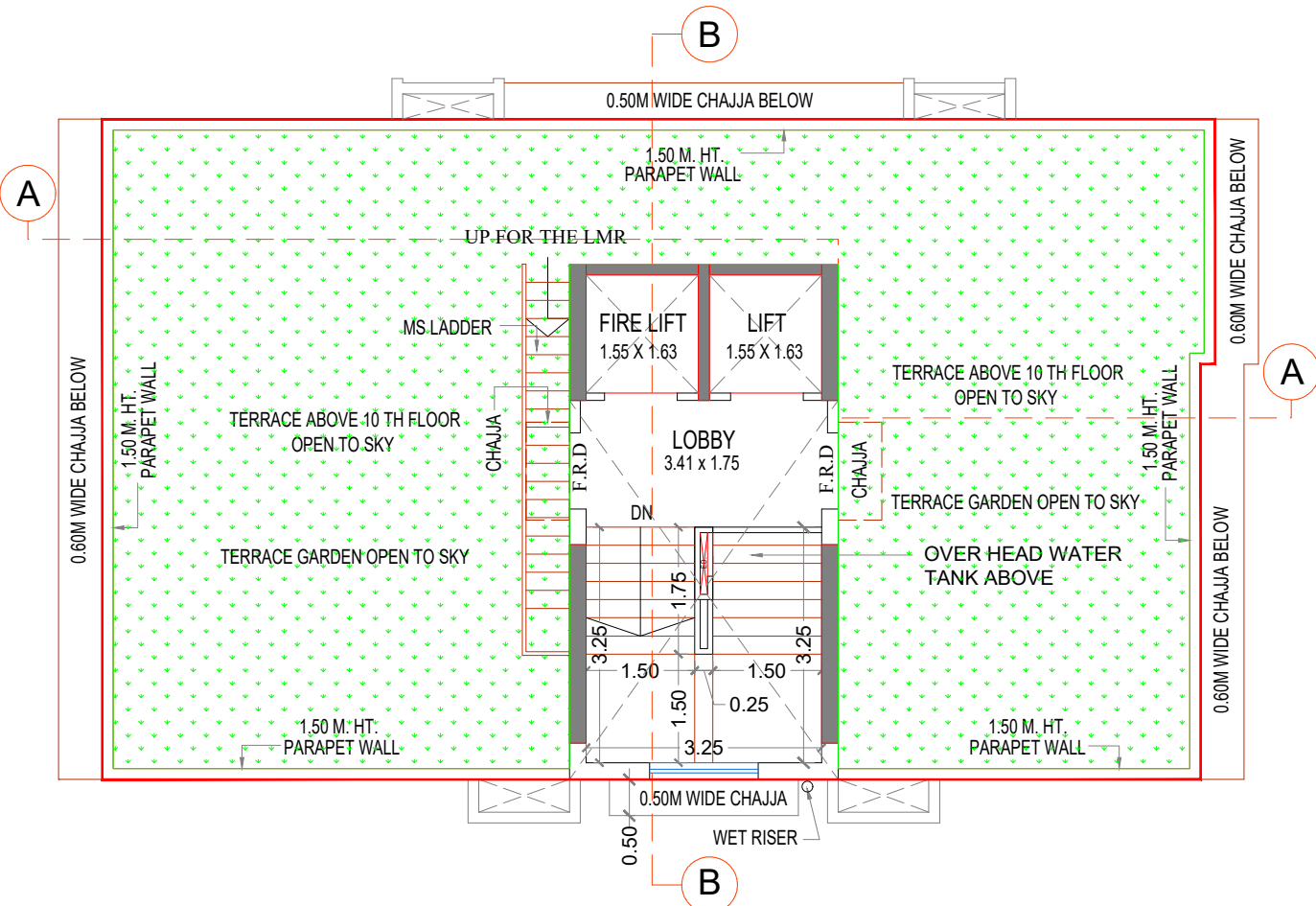
2ND FLOOR					
ST1	3.41	X	7.11	X	1 NO
				=	24.25 SQ.MT.
TOTAL ADDITION				=	24.25 SQ.MT.



3RD TO 10TH FLOOR STAIRCASE, LIFT LOBBY AREA DIA.

STAIRCASE & LIFT LOBBY AREA CALCULATION

3RD TO 10TH FLOOR					
ST1	3.41	X	6.96	X	1 NO
				=	23.73 SQ.MT.
TOTAL ADDITION				=	23.73 SQ.MT.



TERRACE FLOOR PLAN

SCALE = 1 : 100

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ACCEPTED AS COMPLETION PLANS AS ACCOMPANIMENT OF ACCEPTANCE OF O.C.C./ B.C.C. BY THIS OFFICE LETTER UNDER EVEN NO. P-10432/2022/(2519)/R/C WARD/EKSAR (RC)

THIS DRAWING IS DIGITALLY SIGNED. HENCE NO PHYSICAL SIGNATURE IS REQUIRED.

PLANS FOR APPROVAL

E.E.(B.P.) W.S II 'R-II'

S.E.(B.P.) R/C WARD

A.E.(B.P.) R-II WARD

KRISHNA H. MAKHELA
(LICENSED SURVEYOR)
LICENCE NO: M / 440 /LS

OWNER / DEVELOPER

FORM "II"

CONTENTS OF SHEET

TABLE NO. I, III & IV.

DESCRIPTION OF PROP./ PROPERTY

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B.M.C. FILE NO.	P-10432/2022/(2519)/R/C WARD/EKSAR (RC)		
DRG. NO.	JOB NO.	FILE NAME	DRG. BY
04			SAGAR

TABLE NO. IV

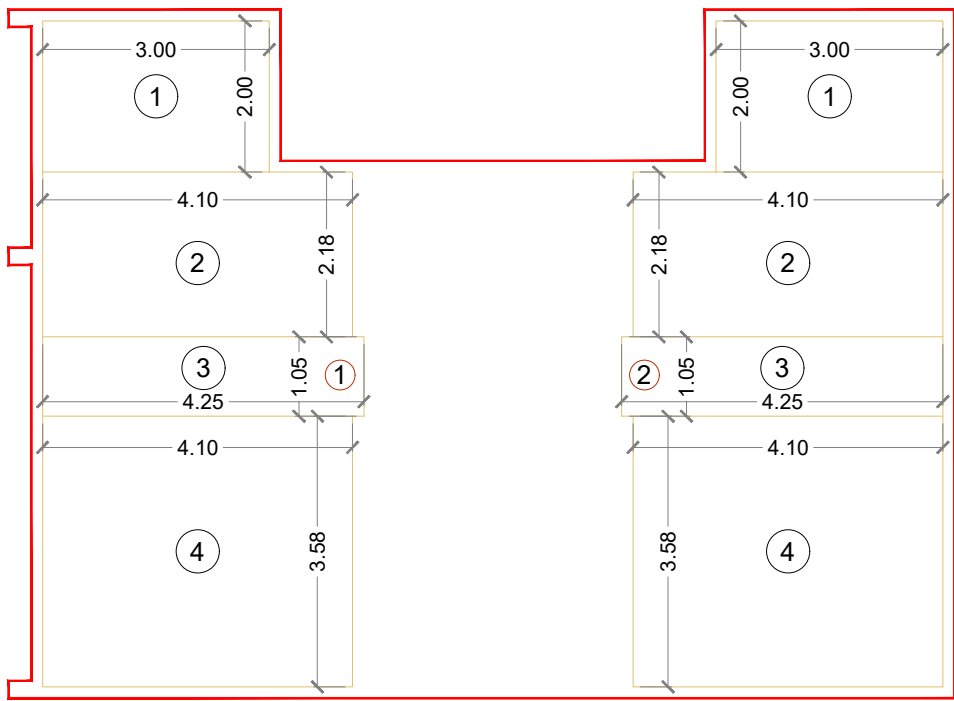
PARKING SPACES STATEMENT										
SR. NO.	Wing	Floor	Carpet Area of Tenemmnt in sq.mt.		No. of Tenements proposed per floor	No. of Tenements in Group of Required Parking Spaces				Total Parking
			Flat no. 1	Flat no. 2		Below 45 sq.mt. (1 for 4 T/S)	Above 45 to 60 sq.mt. (1 for 2 T/S)	Above 60 to 90 sq.mt. (1 for EVERY T/S)	Above 90 (2 for 1 T/S)	
(1)	(2)	(3)	(4)	(5)	(5)	(6)	(7)	(8)	(9)	(10)
1	(A) Residential :-									
	A	Gr			--	--	--	--	--	
		1st	--	--	--	--	--	--	--	
		2nd	34.08	34.08	2	2	--	--	--	
		3rd	42.72	42.72	2	2	--	--	--	
		4th	42.72	42.72	2	2	--	--	--	
		5th	42.72	42.72	2	2	--	--	--	
		6th	44.16	44.16	2	2	--	--	--	
		7th	44.16	46.77	2	1	1	--	--	
		8th	58.95	46.77	2	--	2	--	--	
		9th	58.95	46.77	2	--	2	--	--	
		10th	58.95	46.77	2	--	2	--	--	
2	Total Residential Tenemets (for Tenements Density)				18	11	07	--	--	
3	Required Parking Spaces (From 2 above)					2.75	3.50	--	--	6.25
4	10% Visitors Parking (3 x 10%)									0.62
5	Total Required Parking Spaces for Residential (3 + 4)									6.87
6	Total Parking Spaces Permissible (Tenements wise & shall not be more than nos. of T/S)									6.87
7	Maximum free permissible parking spaces				[No. of Tenents having Carpet area less than 90.00 sq.m + Parking space required for Tenements having carpet area more than 90.00 sq.mt + Sr. no. 9] whichever is more					----
8	50% of Additional Parking Spaces = 6.87 x 50%									3.43
9	Total Required Parking Spaces Required (6 + 8 = 10.30)				say - 10 nos.					10.00
10	Total Required Parking Spaces Provided									12.00
12	DETAILES OF PARKING SPACES PROVIDED									
	Sr. no.	Floor	Parking Spaces Provided							
			Small	Big	Total					
	1	Stilt (Surface Parking)	3.00	----	3.00					
	1	Stilt (Stack Parking)	2.00	4.00	6.00					
	6	Cantiliver Parking	1.00	2.00	3.00					
	Total =		6.00	6.00	12.00					
	% Ratio to Total		50.00%	50.00%						

TABLE NO. I

PROPOSED BUILT UP AREA STATEMENT									
			Proposed Built Up Area (in sq.mt.)			Staircase / Lift / Lift Lobby Area (in sq.mt.)		Flat / NR / Society Office/ Refuge Area	
SR. NO.	Wing	Floor	residential			Residential			
(1)	(2)	(3)	(4)			(5)		(6)	
1	A	Gr	-----			-----			
		1st	-----			-----			
		2nd	76.20			24.25			
		3rd	94.55			23.73			
		4th	94.55			23.73			
		5th	94.55			23.73			
		6th	97.36			23.73			
		7th	99.94			23.73			
		8th	115.05			23.73			
		9th	115.05			23.73			
		10th	115.05			23.73			
2	Total BUA Proposed		902.30			214.09			
3	Fungible Compensatory Area Proposed :		233.93						
4	Net BUA Proposed		902.30						
5	Fitness Centre		Permissible 2 x 2% = 18.04 Provided = 18.00					Provided at 1st Floor	
6	Society Office		Permissible = 20 Sq.mt. Provided = N.A.						
7	Amenity Area / BUA in sq.mt (Reg 14A OR 14B)		Permissible = N.A. Provided = N.A.					-----	
8	IH/PH provided		Permissible BUA = N.A. Provided BUA = N.A.						
9	Refuge Area		Required (in Sq.mt.)	Provided (in Sq.mt.)	Excess Provided	Proposed at floor	BUA CONSIDERED FOR REFUGE AREA		
							From floor---- to ----		Total BUA
			---	---	----	---	---		---

TABLE NO. III

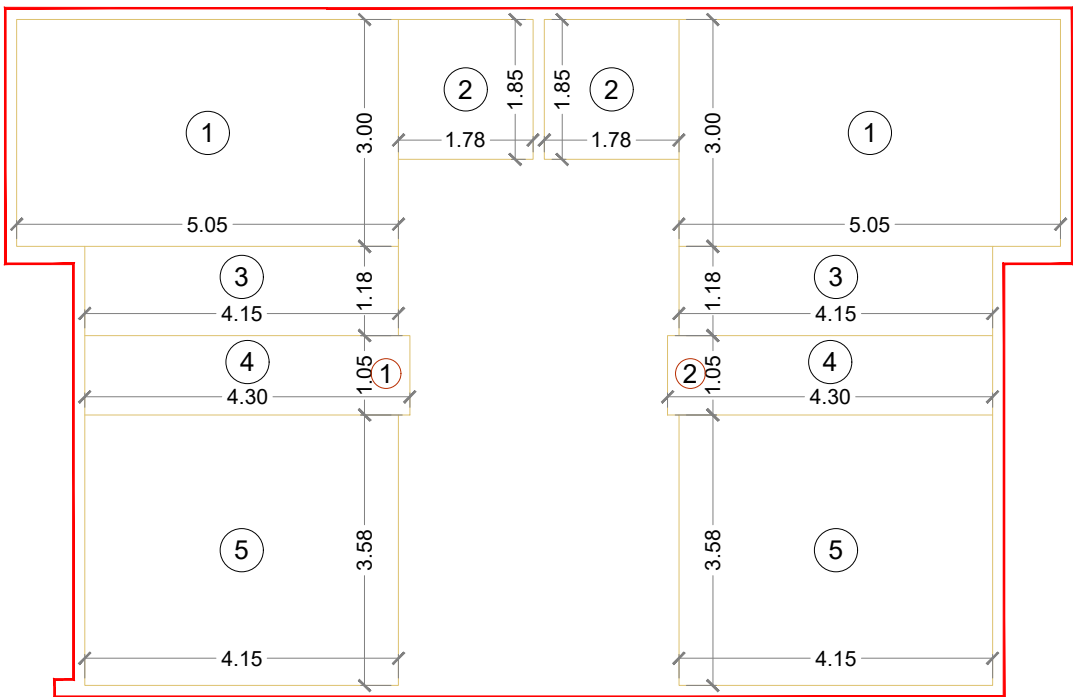
FUNGIBLE COMPENSATORY AREA STATEMENT						
SR. NO.	Description		BUA in sq.mt.			
			Commercial	Residential	Total	
1.	(A) REHAB COMPONENT					
	Existing BUA of building to be demolished:					
	a	Commercial structure existing prior to 01-04-1962	----	----		
	b	Residential structure existing prior to 17-04-1964	----	----		
	c	As per OC Plans/BCC Plan Approved u/no. -----dtd-----	----	----		
	d	As as per full O.C granted u/no. CE/3136/BSII/A/R dt. 06/04/1979 and B.C.C granted vide file no. CE/3136/BSII/A/R dt. 04/08/1979.	----	336.70 sq.mt.		
	e	Others Specify	----	----		
	f	Existing BUA excludng staircase / lift / lift lobby / otlla of the building to be demolished as per redrafted plan out of (a) or (b) or (c) or (d) or (e)	----	307.06 sq.mt.		
	g	Existing BUA accepted for allowing fungible area for Rehab without charging premium from above	----	307.06 sq.mt.		
2.	Permissible fungible area for rehab without charging premium [35% of 1(g) above] = (3+4)		----	107.47sq.mt.		
3.	Fungible Area availed for Rehab Component = (Col. no.14 - Col. no.15 - Col. no.7 of Table no. - II)		----	----		
4.	Fungible Area kept in abeyance / utilized (As per Total of Col. no.16 of Table no. - II)		----	----		
5.	(B) SALE COMPONENT					
	Permissible BUA	Net Plot Area	50% add FSI	0.50 TDR	Total	
		334.40sq.mt.	167.20sq.mt.	167.20 sq.mt.	668.80 sq.mt.	
6.	Net Built up area proposed (Sr. no. 4 of Table no. - 1)		Commercial	Residential	Total	
			----	902.30sq.mt.	902.30sq.mt.	
7.	Permissible Fungible Area (0.35 x Sr. no. 6)		----	233.93sq.mt.	233.93sq.mt.	
8.	Fungible Area availed for sale component (7-2)		----	126.46sq.mt.	126.46sq.mt.	



AREA LINE DIAG. 2ND FLOOR (FLAT No. 1 & 2)
SCALE 1:100

RERA CARPET AREA CALCULATION

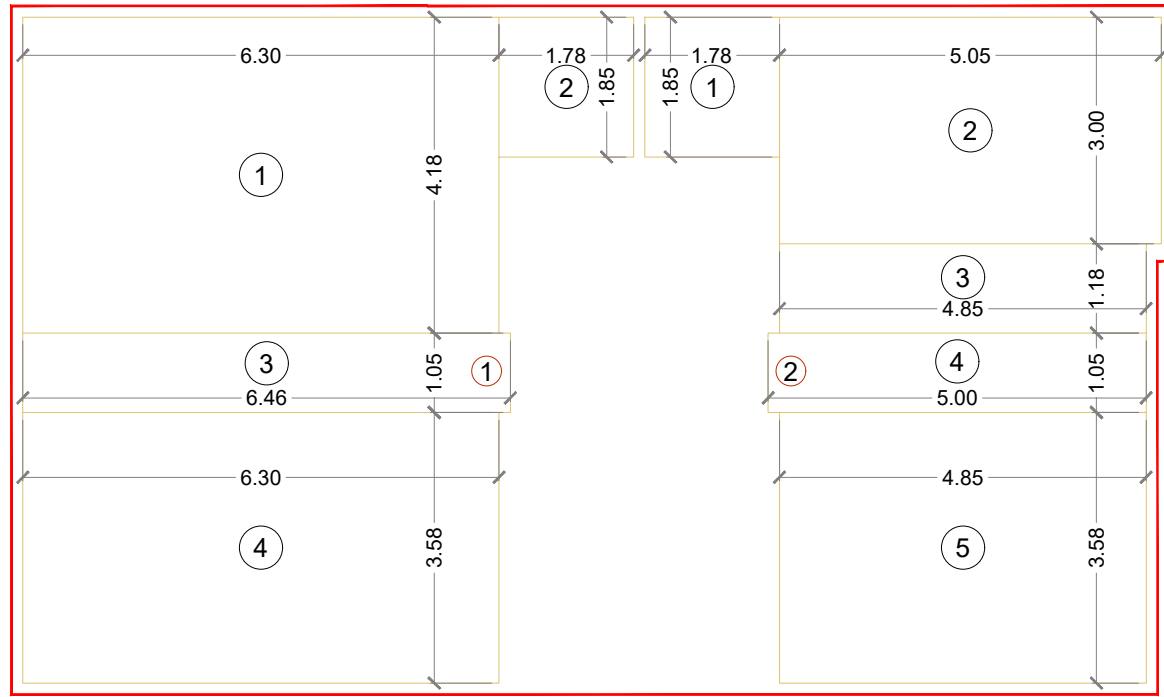
1ST FLOOR (FLAT No. 1 & 2)					2 NOS	
1	3.00	X	2.00	X	1 NO	= 6.00 SQ.MT.
2	4.10	X	2.18	X	1 NO	= 8.94 SQ.MT.
3	4.25	X	1.05	X	1 NO	= 4.46 SQ.MT.
4	4.10	X	3.58	X	1 NO	= 14.68 SQ.MT.
TOTAL ADDITION					=	34.08 SQ.MT.



AREA LINE DIAG.3RD TO 5TH
FLOOR (FLAT No. 1 & 2)
SCALE 1:100

RERA CARPET AREA CALCULATION

3RD TO 5TH FLOOR (FLAT No. 1 & 2)					6 NOS	
1	5.05	X	3.00	X	1 NO	= 15.15 SQ.MT.
2	1.78	X	1.85	X	1 NO	= 3.29 SQ.MT.
3	4.15	X	1.18	X	1 NO	= 4.90 SQ.MT.
4	4.30	X	1.05	X	1 NO	= 4.52 SQ.MT.
5	4.15	X	3.58	X	1 NO	= 14.86 SQ.MT.
TOTAL ADDITION					=	42.72 SQ.MT.



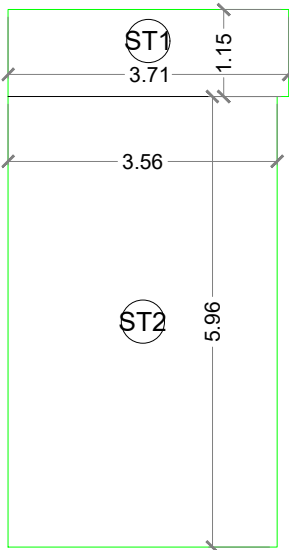
AREA LINE DIAG. 8TH & 10TH
FLOOR (FLAT No. 1 & 2)
SCALE 1:100

RERA CARPET AREA CALCULATION

8TH & 10TH FLOOR (FLAT No. 1)					3 NOS	
1	6.30	X	4.18	X	1 NO	= 26.33 SQ.MT.
2	1.78	X	1.85	X	1 NO	= 3.29 SQ.MT.
3	6.46	X	1.05	X	1 NO	= 6.78 SQ.MT.
4	6.30	X	3.58	X	1 NO	= 22.55 SQ.MT.
TOTAL ADDITION					=	58.95 SQ.MT.

RERA CARPET AREA CALCULATION

8TH & 10TH FLOOR (FLAT No. 2)					3 NOS	
1	1.78	X	1.85	X	1 NO	= 3.29 SQ.MT.
2	5.05	X	3.00	X	1 NO	= 15.15 SQ.MT.
3	4.85	X	1.18	X	1 NO	= 5.72 SQ.MT.
4	5.00	X	1.05	X	1 NO	= 5.25 SQ.MT.
5	4.85	X	3.58	X	1 NO	= 17.36 SQ.MT.
TOTAL ADDITION					=	46.77 SQ.MT.



1ST FLOOR STAIRCASE, LIFT LOBBY
AREA DIA.

STAIRCASE & LIFT LOBBY AREA CALCULATION

1ST FLOOR						
ST1	3.71	X	1.15	X	1 NO	= 4.27 SQ.MT.
ST2	3.56	X	5.96	X	1 NO	= 21.22 SQ.MT.
TOTAL ADDITION					=	25.49 SQ.MT.

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PLANS FOR APPROVAL

E.E.(B.P.) W.S II 'R-II'

S.E.(B.P.) R/C WARD

A.E.(B.P.) R-II WARD

KRISHNA H. MAKHELA
(LICENSED SURVEYOR)
LICENCE NO: M / 440 /LS

OWNER / DEVELOPER

FORM 'II'

CONTENTS OF SHEET

RERA CARPET AREA DIAGRAM & CALCULATION WITH STAIRCASE AREA DIAG. & CALCULATION.

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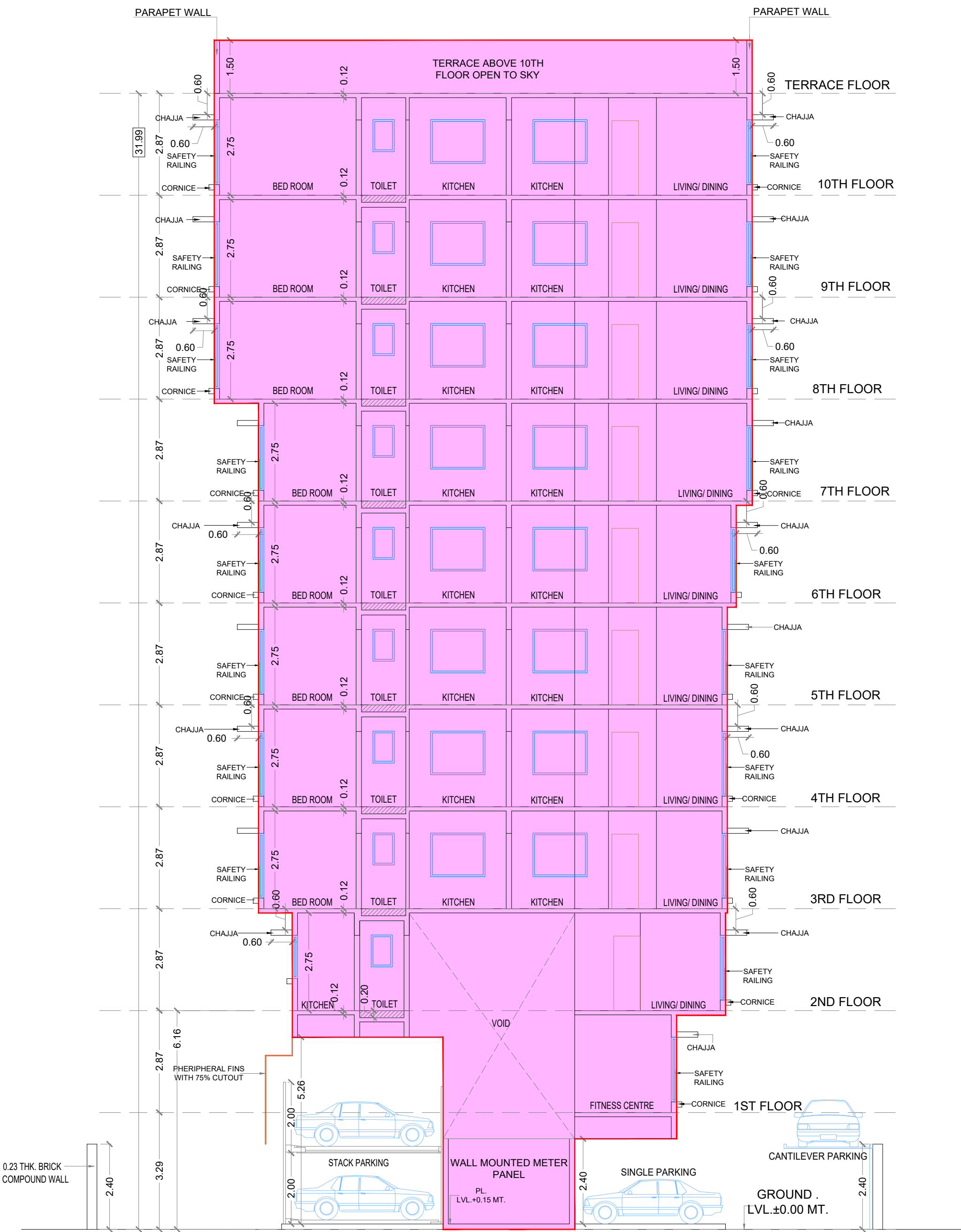
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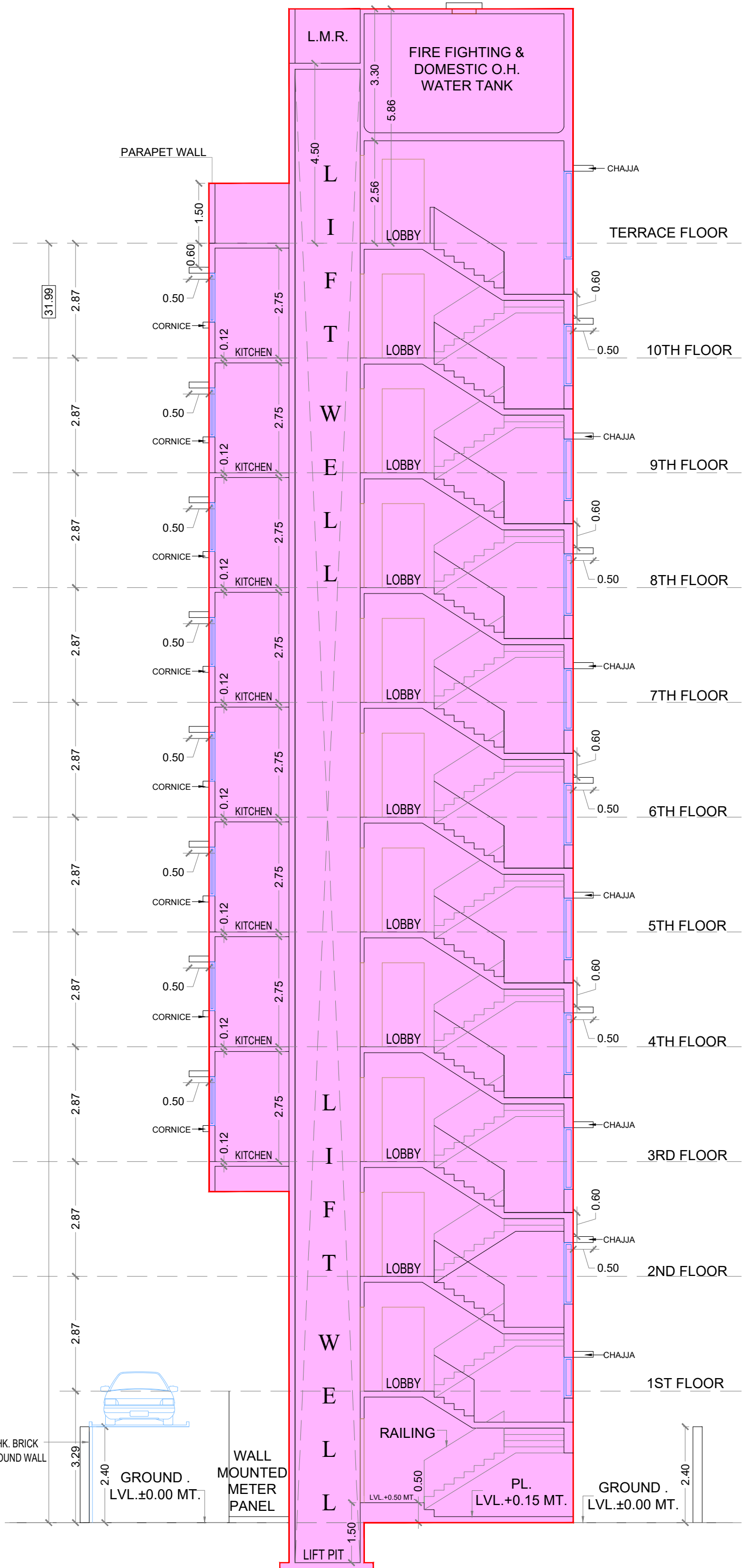
DRG. NO. JOB NO. FILE NAME DRG. BY

05 SAGAR



SECTION- A'A'

SCALE = 1 : 100



SECTION- B'B'

SCALE = 1 : 100

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S.E.(B.P.) R2

A.E.(B.P.) R-II WARD

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SECTION A-A, B-B .

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DRG. NO. JOB NO. FILE NAME DRG. BY

06 SAGAR