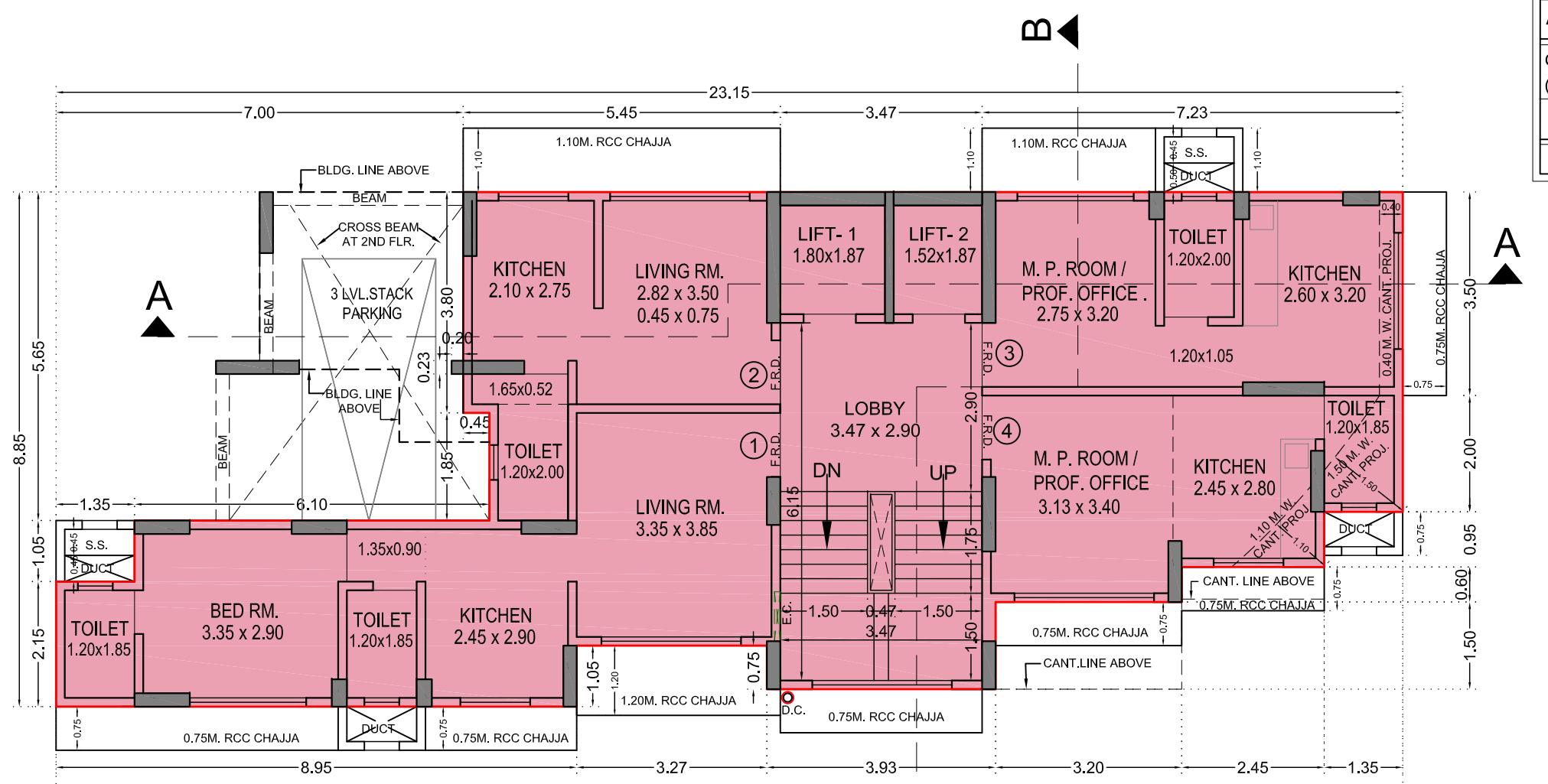
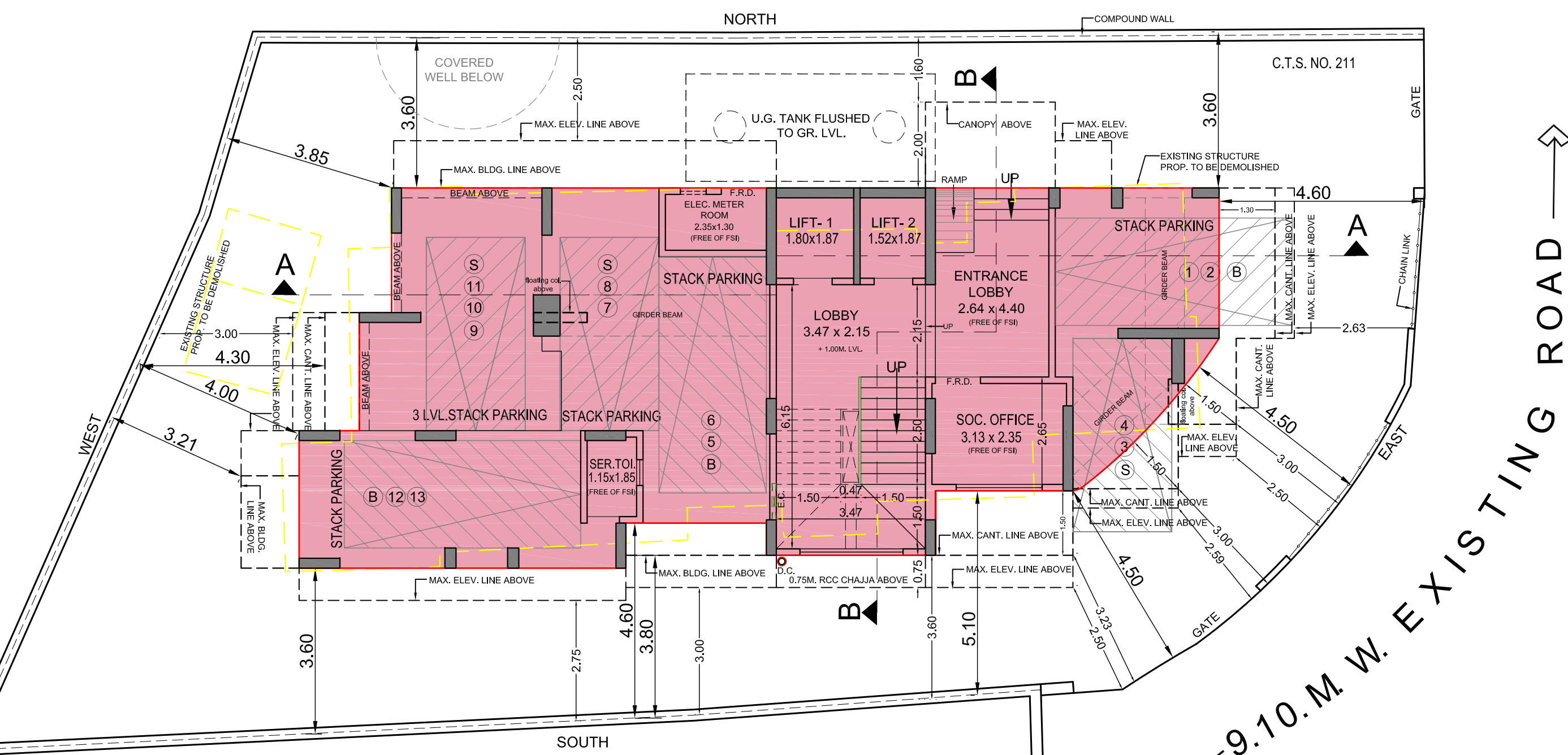


3RD FLOOR PLAN
SCALE :- 1:100

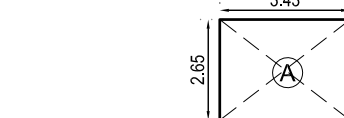


1ST & 2ND FLOOR PLAN
SCALE :- 1:100



GROUND FLOOR PLAN
SCALE :- 1:100

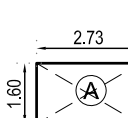
GROSS B/U AREA CALCULATION	
3RD FLOOR	
A) 24.05 x 8.85 x 1 =	212.84 SQ.MTS.
B) 0.75 x 0.23 x 1 =	0.17 SQ.MTS.
C) 0.68 x 0.08 x 1 =	0.06 SQ.MTS.
TOTAL ADDITIONS =	213.07 SQ.MTS.
DEDUCTION	
1) 0.90 x 2.00 x 1 =	1.80 SQ.MTS.
2) 2.25 x 1.50 x 1 =	3.38 SQ.MTS.
3) 4.70 x 1.85 x 1 =	8.70 SQ.MTS.
4) 7.13 x 0.30 x 1 =	2.14 SQ.MTS.
5) 3.27 x 1.05 x 1 =	3.43 SQ.MTS.
6) 1.35 x 1.05 x 1 =	1.42 SQ.MTS.
7) 1.55 x 1.35 x 1 =	2.09 SQ.MTS.
8) 2.40 x 2.60 x 1 =	6.24 SQ.MTS.
9) 3.50 x 5.65 x 1 =	19.78 SQ.MTS.
DEDUCTIONS =	48.98 SQ.MTS.
STAIRCASE, LIFT & LIFT LOBBY	
S1) 3.47 x 8.55 x 1 =	29.67 SQ.MTS.
S2) 0.23 x 0.75 x 1 =	0.17 SQ.MTS.
TOTAL =	29.84 SQ.MTS.
TOTAL DEDUCTIONS =	78.82 SQ.MTS.
GROSS B.U.A. OF 3RD FLR. =	134.25 SQ.MTS.



AREA LINE DIAGRAM FOR
SOCIETY OFFICE ON GR. FLOOR
SCALE - 1:200

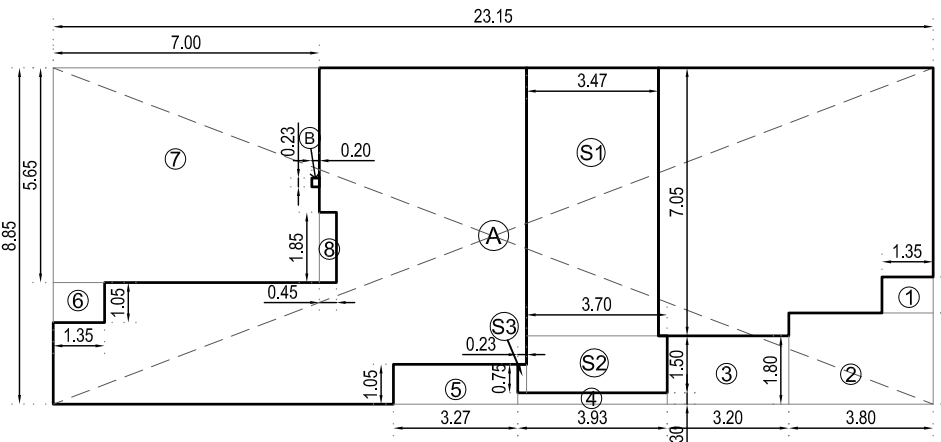
AREA CALCULATION	
GROUND FLOOR - SOCIETY OFFICE (PERMISSIBLE FREE OF FSI. = 20.00 SQ.MTS.)	
A) 3.43 x 2.65 x 1 =	9.09 SQ.MTS.
TOTAL =	9.09 SQ.MTS.

GROSS B/U AREA CALCULATION	
1ST & 2ND FLOOR	
A) 23.15 x 8.85 x 1 =	204.88 SQ.MTS.
B) 0.20 x 0.23 x 1 =	0.05 SQ.MTS.
TOTAL ADDITIONS =	204.93 SQ.MTS.
DEDUCTION	
1) 1.35 x 0.95 x 1 =	1.28 SQ.MTS.
2) 3.80 x 2.40 x 1 =	9.12 SQ.MTS.
3) 3.20 x 1.80 x 1 =	5.76 SQ.MTS.
4) 3.93 x 0.30 x 1 =	1.18 SQ.MTS.
5) 3.27 x 1.05 x 1 =	3.43 SQ.MTS.
6) 1.35 x 1.05 x 1 =	1.42 SQ.MTS.
7) 7.00 x 5.65 x 1 =	39.55 SQ.MTS.
8) 0.45 x 1.85 x 1 =	0.83 SQ.MTS.
DEDUCTIONS =	62.57 SQ.MTS.
STAIRCASE, LIFT & LIFT LOBBY	
S1) 3.47 x 7.05 x 1 =	24.46 SQ.MTS.
S2) 3.70 x 1.50 x 1 =	5.55 SQ.MTS.
S3) 0.23 x 0.75 x 1 =	0.17 SQ.MTS.
TOTAL =	30.18 SQ.MTS.
TOTAL DEDUCTIONS =	92.75 SQ.MTS.
GROSS B.U.A. OF TYP. FLR. =	112.18 SQ.MTS.

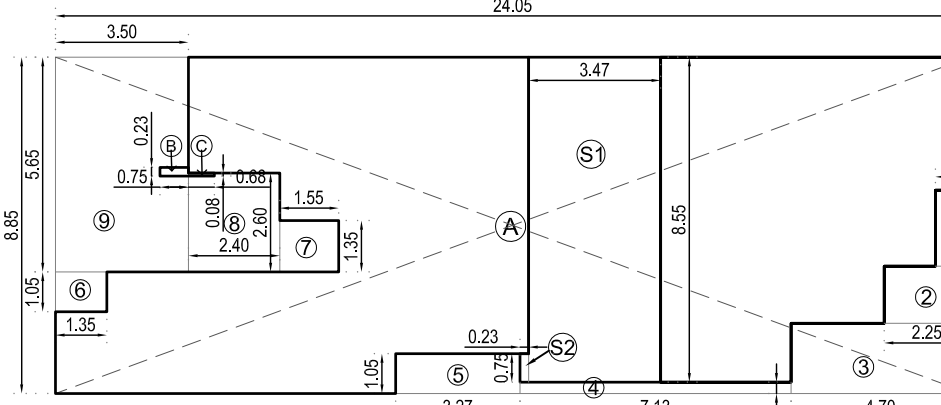


AREA LINE DIAGRAM FOR
METER ROOM ON GR. FLOOR
SCALE - 1:200

AREA CALCULATION	
GROUND FLOOR - METER ROOM PERMISSIBLE = 10 SQ.MTS. PER 50 MEMBERS 23 MEMBERS = 4.60 SQ.MTS.	
A) 2.73 x 1.60 x 1 =	4.37 SQ.MTS.
TOTAL =	4.37 SQ.MTS.



AREA DIAGRAM OF 1ST & 2ND FLOOR
SCALE=1:100

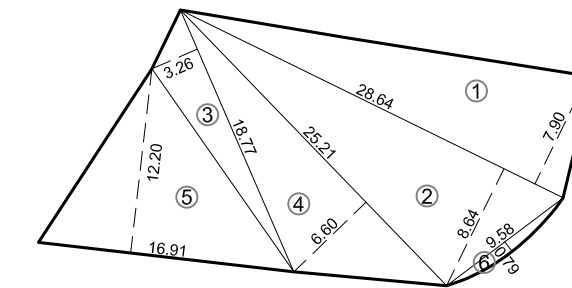


AREA DIAGRAM OF 3RD FLOOR
SCALE=1:100



AREA LINE DIAGRAM FOR
SER. TOI. ON GR. FLOOR
SCALE - 1:200

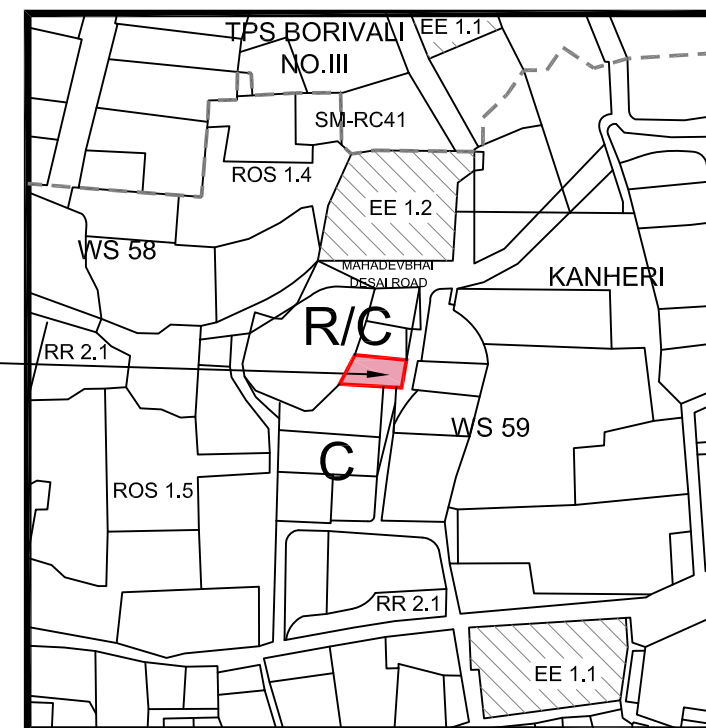
AREA CALCULATION	
GROUND FLOOR - SERVANT TOILET (PERMISSIBLE FREE OF FSI. = 2.20 SQ.MTS.)	
A) 1.15 x 1.85 x 1 =	2.13 SQ.MTS.
TOTAL =	2.13 SQ.MTS.



PLOT AREA DIAGRAM
SCALE = 1:500

PLOT AREA CALCULATION	
ADDITION	
1) 28.64 x 7.90 x 0.50 =	111.13 SQ.MTS.
2) 28.64 x 8.64 x 0.50 =	123.72 SQ.MTS.
3) 25.21 x 6.60 x 0.50 =	83.19 SQ.MTS.
4) 18.77 x 3.26 x 0.50 =	30.60 SQ.MTS.
5) 16.91 x 12.20 x 0.50 =	103.51 SQ.MTS.
6) 9.58 x 0.79 x 2/3 =	5.05 SQ.MTS.
TOTAL PLOT AREA =	459.20 SQ.MTS.
PLOT AREA AS PER P.R.C. =	459.20 SQ.MTS.

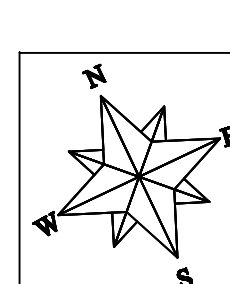
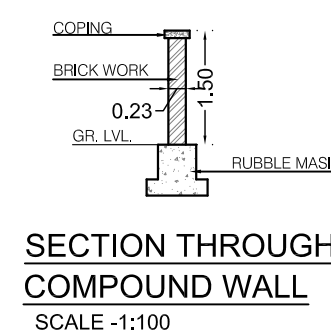
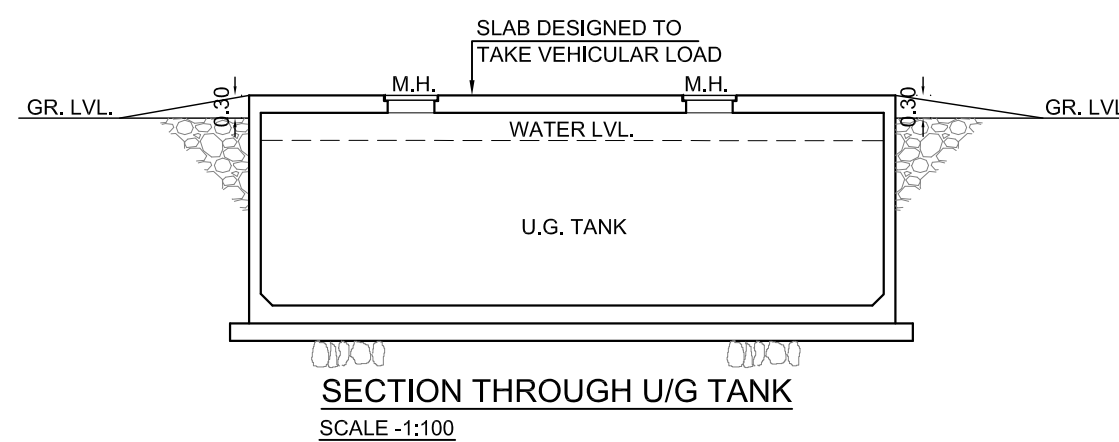
TABLE NO - IV PARKING STATEMENT													
Sr No.	Wing	Floor	Area Carpet Area of Tenement in sq.mt.	No. of Tenements Proposed per floor	No of Tenements in Group of Required Parking Spaces	Below 45 sqmt	Above 45 to 60 sqmt	Above 60 to 90 sqmt	Above 90 to 110 sqmt	Total Parking			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
1 (A) Residential-													
A	Gr	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL			
1st	37.02	20.40	22.17	20.25	4.00	4.00	NIL	NIL	NIL	NIL			
2nd	37.02	20.40	22.17	20.25	4.00	4.00	NIL	NIL	NIL	NIL			
3rd	37.02	31.62	52.15	0.00	3.00	2.00	1.00	NIL	NIL	NIL			
4th	45.82	31.62	52.15	0.00	3.00	1.00	2.00	NIL	NIL	NIL			
5th	50.09	31.62	52.15	0.00	3.00	1.00	2.00	NIL	NIL	NIL			
6th	50.09	31.62	52.15	0.00	3.00	1.00	2.00	NIL	NIL	NIL			
7th	50.09	31.62	52.15	0.00	3.00	1.00	2.00	NIL	NIL	NIL			
2 Total Residential Tenements (For Tenement Density)										23.00	14.00	9.00	0.00
3 Required Parking Spaces (From Above)										3.50	4.50	0.00	0.00
4 10 % Visitors parking (3 x 10%)													0.80
5 Total Required Parking Spaces for Residential Tenements (3 + 4)													9
6 Total Parking Spaces Permissible (Tenement wise & Shall not be more than Nos of T/S)													23.00
7 Total Parking Spaces provided													13
8 Excess to required Parking Spaces Provided:- (7 - 5)													4
9 50% of Required Parking Spaces Permissible free of FSI/ without charging premium = 5 x 50%													4
10 DETAILS OF PARKING SPACES PROVIDED													
Sr No	Floor	Parking Spaces Provided											
		Small	Big	Total									
1	2 LVL Stack Parking	4	6	10									
2	3 LVL Stack Parking	3	0	3									
Total=		7	6	13									
% Ratio to Total		54	46										



LOCATION PLAN
SCALE 1:4000

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PROPERTY BEARING C.T.S. NO. 211, 211/1 TO 211/8 OF VILLAGE: KANHERI, LOCATED AT KASTURBA CROSS ROAD NO.-2, BORIVALI (E). MUMBAI- 66.

TABLE NO - I PROPOSED BUILT UP AREA STATEMENT							
Sr. No.	Wing	Floor No.	Proposed Built up Area (in sqmt)		Total (4 + 5) (in sqmt)	Staircase/ lift/ lobby area (in sqmt)	
			Commercial	Residential		Commercial	Residential
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1	A	Ground	0.00	0.00	0.00		
		1st	0.00	112.18	112.18		30.20
		2nd	0.00	112.18	112.18		30.20
		3rd	0.00	134.25	134.25		29.84
		4th	0.00	143.08	143.08		29.84
		5th	0.00	147.35	147.35		29.67
		6th	0.00	147.35	147.35		29.67
		7th	0.00	147.35	147.35		29.67
2	Total BUA Proposed		0.00	943.74	943.74		209.09
3	Fungible Compensatory Proposed: (Sr. no. 2 - (Sr. 2/1.35)) or As proposed)		0.00	212.19	212.19		
4	Net BUA Proposed (2 - 3)		0.00	731.55	731.55		



AREA STATEMENT		SQ.MT.
1	AREA OF PLOT AS PER P.R. CARD	459.20
(a)	AREA OF RESERVATION IN PLOT	
(b)	AREA OF ROAD SET BACK	
(c)	AREA OF D.P. ROAD	
2	DEDUCTIONS FOR	
A	(a) SET-BACK AREA AS PER REG. NO. 16	
(b)	D.P. ROAD AS PER REG. NO. 16	
(c)	AREA NOT IN POSSESSION	
TOTAL OF 2A		
B	FOR AMENITY AREA	
a)	AREA OF AMENITY AS PER AR DCR. 14 (A)	
b)	AREA OF AMENITY AS PER AR DCR. 14 (B)	
c)	AREA OF AMENITY AS PER AR DCR. 15	
d)	AREA OF AMENITY AS PER AR DCR. 35	
TOTAL OF 2B		
C	DEDUCTIONS FOR EXISTING BUA TO BE RETAINED	
a)	LAND COMPONENT OF THE SAME	
b)	TOTAL OF 2C	
3	TOTAL DEDUCTIONS: [2(A)+2(B)]+2(C)	459.20
4	BALANCE AREA OF PLOT (1 - 3)	459.20
5	NET PLOT AREA UNDER DEVELOPMENT [4]	1.00
6	ZONAL (BASIC) FSI	459.20
7	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (4 x 6)	42.75
8A	ADD FOR PROTECTED BUILT UP AREA AS PER OCC PLAN	
8B	ADD FOR ROAD SET BACK AS PER REG. 16	
9	BUA IN LIEU OF BUILT UP AMENITY HANDED OVER	
10	ADDITIONAL FSI @ 0.5 AS PER COLUMN 5 OF TABLE 12 OF REG. NO.30A	229.60
11	TDR @ 0.7 AS PER COLUMN 6 OF TABLE 12 OF REG. NO. 30A	
a)	ROAD/ RES. AS PER COLUMN 6 OF TABLE 12 OF REG. NO.30A	
b)	SLUM TDR AS PER COLUMN 6 OF TABLE 12 OF REG. NO.30A	
c)	INCENTIVE F.S.I. AS PER REG. NO.33(7)(B) OF DCPR 2034	
12	PERMISSIBLE BUILT UP AREA (7+8+9+10+11)	731.55
13A	PROPOSED RESIDENTIAL BUILT UP AREA	731.55
13B	PROPOSED NON RESIDENTIAL BUILT UP AREA	0.00
14	TOTAL BUILT UP AREA PROPOSED	731.55
15	FUNGIBLE COMPENSATORY AREA	
a)	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCPR 2034 REHAB = 158.17 SQ.M. 31(3) FOR PURELY RESIDENTIAL = < 731.55 X 35% = 244.65 SALE = 54.02 SQ.M.	212.19
b)	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCPR 2034 31(3) FOR PURELY NON RESIDENTIAL = < 0.00 X 35% = 0.00	0.00
c)	TOTAL FUNGIBLE BUILT UP AREA VIDE DCPR 2034 OF REG. NO.31(3) (14a +14b)	212.19
16	TOTAL GROSS BUILT UP AREA PROPOSED [14 + 15(c)]	943.74
17	FSI CONSUMED ON NET PLOT [13/5]	1.59
D	TENEMENT STATEMENT	
(i)	PROPOSED BUILT UP AREA (13(i)(A)ABOVE)	943.74
(ii)	(II)LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	0.00
(iii)	(III)AREA AVAILABLE FOR TENEMENTS (I) MINUS (II)	943.74
(iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	56 NOS.
(v)	TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	23 NOS.
E	PARKING STATEMENT	
(i)	PARKING REQUIRED BY REGULATIONS FOR OUTSIDERS (VISITORS)	08 NOS.
(ii)	TOTAL PARKING REQUIRED	08 NOS.
(iii)	TOTAL PARKING PROVIDED	13 NOS.
F	TRANSPORT VEHICLES PARKING	
(i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	N.A.
(iii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	
CERTIFICATE FOR AREA		

CERTIFIED THAT PLOT UNDER REFERENCE HAS BEEN SURVEYED BY OWNER THROUGH PVT. SURVEYOR & THAT THE DIMENSIONS OF THE SIDES OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE BY SURVEYOR AND THE AREA SO WORKED OUT IS 459.20 SQ.M. (FOUR HUNDRED FIFTY NINE POINT TWO ZERO SQ.M.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP RECORDS.

PRANAV ARVIND SHAH
SIGNATURE OF ARCHITECT

PROFORMA - B

CONTENTS OF SHEET

GROUND FLOOR PLANS, 1ST & 2ND FLOOR PLAN, 3RD FLOOR PLAN, BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION, B.U.A. DIAGRAM & CALCULATION, B.U.A. SUMMARY, PARKING STATEMENT, SECTION THROUGH U.G. TANK & COMPOUND WALL, DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PROPERTY BEARING C.T.S. NO. 211, 211/1 TO 211/8 OF VILLAGE: KANHERI, LOCATED AT KASTURBA CROSS ROAD NO.2, BORIVALI (E). MUMBAI- 66.

NAME & ADDRESS OF LIC. PLUMBER & SITE SUPERVISOR LICENCE NO.: 2178 & D/20/SS-II

NILESH DALWANI
D/ 21, TILAK COMPLEX, DEVIDAS ROAD, BORIVALI (WEST), MUMBAI - 400 092.

NAME & ADDRESS OF LIC. R.C.C. CONSULTANT LICENCE NO.: STR/M-14

R. D. MAGDUM
407-A, PRAGATI SHOPPING CENTRE, DAFTARY ROAD, MALAD (EAST), MUMBAI - 400 064.

NAME & SIGNATURE OF THE OWNER

SHRI RAMESH D. JAIN, PARTNER OF M/S SAMARPAN HOMES AND DEVELOPERS C.A. TO OWNER.
RAMESHBHAJ DALICHANDJ I JAIN
Digitally signed by RAMESHBHAJ DALICHANDJ I JAIN Date: 2022.05.16 17:37:31 +05'30'

NAME, ADDRESS & SIGNATURE OF LIAISON ARCHITECT

AAKAR ARCHITECTS
PRANAV A. SHAH (B.ARCH. & AIAA)
ARCHITECTURE - PLANNING - URBAN DESIGN.
807 CHANDRANAGAR LANE ROAD LALPADA, KANDIVALI (W), MUMBAI - 40.
PRANAV ARVIND SHAH
Digitally signed by PRANAV ARVIND SHAH Date: 2022.05.16 17:37:31 +05'30'

THIS PLANS ARE DIGITALLY SIGNED AND DOES NOT REQUIRE PHYSICAL SIGNATURE.

Rahul Babus ha Pandit
Digitally signed by Rahul Babus ha Pandit Date: 2022.05.20 01:13:54 +05'30'
S.E.B.P (R/C)

Swapnil Bhagawat Patil
2022.05.24 19:14:13 +05'30'
A.E.B.P (R/C)

HANUMANT SADASHIVRAO BURE
Digitally signed by HANUMANT SADASHIVRAO BURE Date: 2022.05.27 18:40:57 +05'30'
E.E.B.P (R)