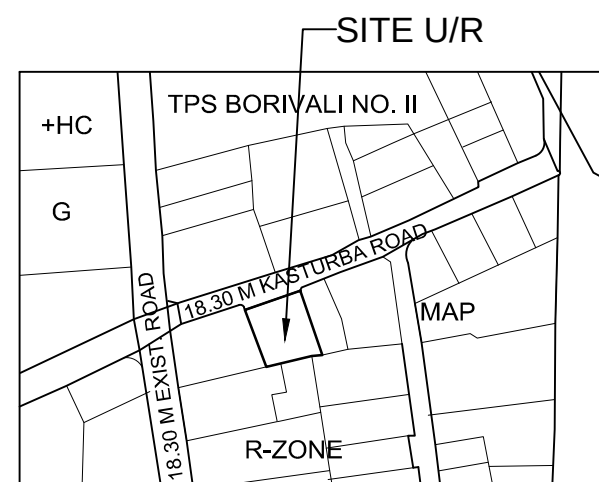
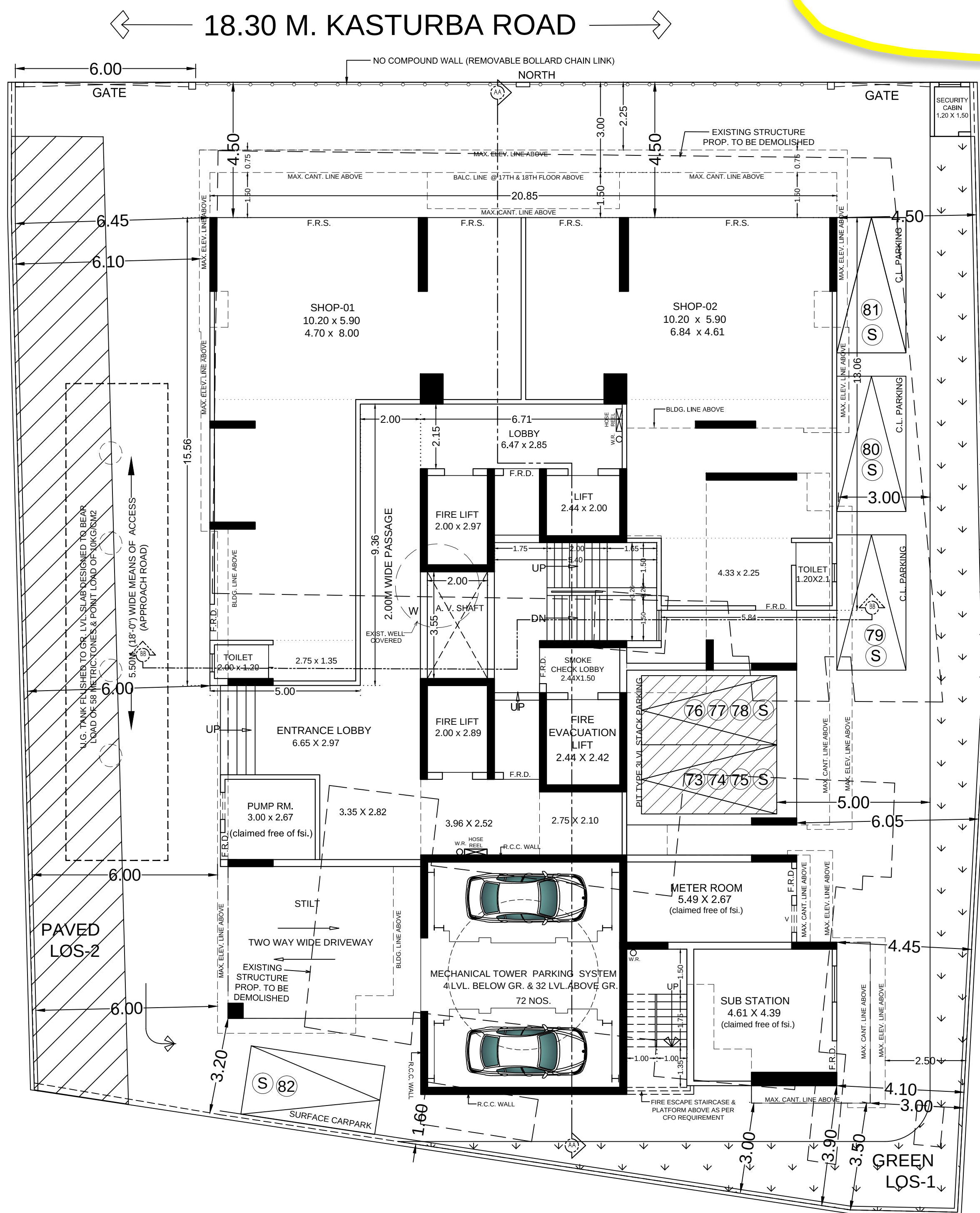


N.  BLOCK PLAN



N.
LOCATION PLAN
SCALE = 1:4000

PLOT AREA - 1188.97
FSI - 2196.30 + 4085.9 = 6282.20



GROUND FLOOR PLAN

SCALE :- 1:100

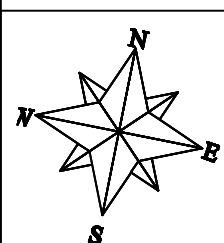


TABLE NO - IV																
PARKING SPACES STATEMENT																
Sr No.	Wing	Floor	Rera Carpet Area of Tenement in sq.mt.								No. of Tenements proposed per floor	No of Tenements in Group of Required Parking Spaces				Total Parking
			Flat No. 1	Flat No. 2	Flat No. 3	Flat No. 4	Flat No. 5	Flat No. 6	Below 45 sqmt	Above 45 to 60 sqmt		Above 60 to 90 sqmt	Above 90			
									(1 for 4 T/s)	(1 for 2 T/s)		(1 for every T/s)	(2 for 1 T/s)			
1	(A) Residential:-															15
	A	Gr	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	
		1st	95.03	65.95	24.27	41.06	41.55	34.57	6.00	4.00	0.00	1.00	1.00			
		2nd	95.03	65.95	25.43	41.06	41.55	34.57	6.00	4.00	0.00	1.00	1.00			
		3rd	95.03	65.95	25.43	41.06	41.55	34.57	6.00	4.00	0.00	1.00	1.00			
		4th	65.95	65.95	25.43	41.06	41.55	63.43	6.00	3.00	0.00	3.00	0.00			
		5th	65.95	65.95	25.43	41.06	41.55	63.43	6.00	3.00	0.00	3.00	0.00			
		6th	65.95	65.95	14.16	41.06	41.55	63.43	6.00	3.00	0.00	3.00	0.00			
		7th	65.95	65.95	41.16	41.06	41.55	63.43	6.00	3.00	0.00	3.00	0.00			
		8th		65.13	41.16	41.06	41.55	60.44	5.00	3.00	1.00	1.00	0.00			
		9th	65.95	65.95	41.16	41.06	41.55	63.43	6.00	3.00	0.00	3.00	0.00			
		10th	65.95	65.95	41.16	41.06	41.55	63.43	6.00	3.00	0.00	3.00	0.00			
		11th	65.95	65.95	41.16	41.06	41.55	63.43	6.00	3.00	0.00	3.00	0.00			
		12th	65.95	65.95	41.16	41.06	41.55	63.43	6.00	3.00	0.00	3.00	0.00			
		13th	65.95	65.95	41.16	41.06	41.55	63.43	6.00	3.00	0.00	3.00	0.00			
		14th		93.01	41.16	41.06			3.00	2.00	0.00	0.00	1.00			
		15th	65.95	65.95	53.33	41.06	41.55	63.41	6.00	2.00	1.00	3.00	0.00			
		16th	65.95	65.95	53.33	41.06	41.55	63.41	6.00	2.00	1.00	3.00	0.00			
		17th	75.41	75.41	53.33	41.06	43.06	64.72	6.00	2.00	1.00	3.00	0.00			
		18th	75.41	75.41	53.33	41.06	43.06	64.72	6.00	2.00	1.00	3.00	0.00			
2	Total Residential Tenements (For Tenement Density)										104.00	52.00	5.00	43.00	4.00	
3	Required Parking Spaces (From 2 Above)											13.00	2.50	43.00	8.00	66.50
4	10 % Visitors parking (3 X 5%)															6.65
5	Total Required Parking Spaces for Residential Tenements (3 + 4)															73.15
6	Total Parking Spaces Permissible (Tenement wise & Shall not be more than Nos of T/s)															=104
7	(B) Commercial:-															
8	Description		Parking Requirement								BUA in sq.mt.		No. of Parking Require			
9	a)Shops		i) 01 for every 40 sqmt. Up to 800 sqmt								ii) 01 for every 80 sq mt exceeding 800 sq mt		223.48		5.59	
10	b) Convenience shopping		i) 01 for every 150 sq.mt. for shop upto 20 sq mt								ii) 01 for every 50 sq.mt. for shop over 20 sq.mt		NA		0	
11	c) Others		i)								ii)		NA		0	
12	d) 10 % Visitors (Min 2 Nos.)															
13	Total Required Parking Spaces for Commercial User															7.59
14	Total Parking Spaces Required for Res + Comm. = (5 + 13)															81
15	Total Parking Spaces provided															82
16	10% Additional Parking Spaces for Vehicle holding Area = (15) X 10%															= 8
17	Excess to required Parking Spaces. Provided= (15- 14)															1
18	50% of Required Parking Spaces Permissible free of FSI/ without charging premium = 14 X 50%															41
DETAILS OF PARKING SPACES PROVIDED																
Sr No	Floor		Parking Spaces Provided													
1	Stilt		Small				Big				Total					
2			7				0				7					
3	Centilever Parking		3				0				3					
4	Mechanised Tower Parking		0				72				72					
5	Total=		10				72				82					
% Ratio to Total			14%				88%									

PROPOSED REDEVELOPMENT OF EXISTING BUILDINGS KNOWN AS SHANTI BHUVAN & NEWMANHAVAR DARSHAN CHSL ON PLOT BEARING C.T.S. NOS. 490 & 490/1 TO 9 OF VILLAGE : KANHERI, F.P. NO. 61 OF T.P.S. BORIVALI-II, LOCATED AT KASTURBA ROAD, BORIVALI (E), MUMBAI - 66.									
TABLE NO - I									
PROPOSED BUILT UP AREA/STAFFMENT									
Sr. No.	Wing	Floor No.	Proposed Built up Area (in sqmt)		Total (+/-) (in sqmt)	Staircase/ Lift/ lobby area (in sqmt)		Flat/NR/Society Office/ Fitness Centre/Refuge area	
			Commercial	Residential		Commercial	Residential		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	
1	A	Ground	222.46	0.00	222.46			Shops, Meter rm. Servient toilet and P type 3 level parking	
		1st	0.00	308.70	308.68			Flats	
		2nd	0.00	336.51	336.51			Flats	
		3rd	0.00	337.56	337.56			Flats	
		4th	0.00	338.98	338.98			Flats	
		5th	0.00	334.28	334.28			Flats	
		6th	0.00	345.35	345.35			Flats	
		7th	0.00	163.87	163.87			Flats and Refuge area	
		8th	0.00	350.68	350.68			Flats	
		9th	0.00	350.68	350.68			Flats	
		10th	0.00	350.68	350.68			Flats	
		11th	0.00	350.68	350.68			Flats	
		12th	0.00	350.68	350.68			Flats	
		13th	0.00	350.68	350.68			Flats, Fitness center & Refuge area	
		14th	0.00	284.41	284.41			Flats	
		15th	0.00	364.10	364.10			Flats	
		16th	0.00	364.10	364.10			Flats	
		17th	0.00	388.81	388.81			Flats	
		18th	0.00	388.81	388.81			Flats	
2	Total BUA Proposed		222.46	6059.56	6282.20				
Fungible Compensatory Proposed: [Sr. no. 2 + (Sr. 2 / 1.38)] or As Proposed)			57.57	1571.00	1628.57	-		-	
Net BUA Proposed (2-3)			164.79	4488.56	4653.53	-	0.00		
5 Fitness Centre			Permissible 2 X 2 %	=	125.64	Excess area		Provided at 14th floor	
			Provided	=	91.79				
6 Society Office			Permissible	=	20.00	Excess area	0.00	Provided at Terrace floor	
			Provided	=	19.96				
7 Servant toilet			Permissible	=	2.20	Excess area	0.00	Provided at Ground floor	
			Provided	=	2.14				
8 Meter room			Permissible	=	21.00	Excess area	0.00	Provided at Ground floor	
			Provided	=	14.33				
9 Amenity area/ BUA in sqm (Reg 14A Or 14B)			Required	=				Accessible by _____/ provided at _____ floor in wing _____	
			Provided	=		N.A.			
10 IH/PH provided			Required BUA = Nil. Sq.mt ; Nil. No. of Tenements					Nos provided At _____ floor	
			Provided BUA = Nil. Sq.mt ; Nil. No. of Tenements						
11	Refuge Area		Required (in sqmt)	Provided (in sqmt)	Excess provided	Proposed at floor	BUA considered for Refuge Area		Terrace to be treated as refuge area
							From Flr to 1st	Total BUA	
			90.7270 96.39 71.60 To 75.08	93.01 71.68	0.00	7TH 14TH	7th to 13th 14th to 18th	2267.95 1790.23	
12 Total Gross BUA Permissible								6282.2	sq.m.
13 Total Gross BUA Proposed (Sr.no. 2iv) + 5 + 6 + 7 + 8)								6282.20	sq.m.

	AREA STATEMENT	SQ.MT.
1	(a) AREA OF PLOT AS PER T.P.(ORIGINAL PLOT) (AS PER EXISTING APPROVED PLAN)	1188.97
	(b) AREA OF PLOT AS PER T.P. (FINAL PLOT)	1130.44
	(c) AREA OF PLOT AS PER P.R. CARD	1169.30
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)	.....
4	BALANCE AREA OF PLOT (1C - 3)	1169.30
5	NET PLOT AREA UNDER DEVELOPMENT [4]	1169.30
6	ZONAL (BASIC) FSI	1.00
7	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (4 x 6)	1169.30
8A	ADD FOR PROTECTED BUILT UP AREA AS PER APPROVED PLAN	19.67
8B	ADD FOR ROAD SET BACK AS PER REG. 16	19.67
9	BUA IN LIEU OF BUILT UP AMENITY HANDLED OVER	.....
10	ADDITIONAL FSI @ 0.5 AS PER COLUMN 5 OF TABLE 12 OF REG. NO. 30A	584.65
11	TDR @ 0.9 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	682.56
	b) SLUM TDR AS PER COLUMN 6 OF TABLE 12 OF REG. NO. 30A	210.47
	c) INCENTIVE F.S.I. AS PER REG. NO.33(7)(B) OF DCPR 2034	120.00
12	ADDITIONAL BUA AS PER REG. NO.33(12)(B) [(Sr.no. 5b x 4 FSI) - (Sr.no. 7 + 8a + 8b + 10 + 11)]	1807.88
13	PERMISSIBLE BUILT UP AREA (7+8+9+10+11)	4677.20
14A	PROPOSED RESIDENTIAL BUILT UP AREA	4488.56
14B	PROPOSED NON RESIDENTIAL BUILT UP AREA	164.79
15	TOTAL BUILT UP AREA PROPOSED	4653.33
16	FUNGIBLE COMPENSATORY AREA	
	a) FUNGIBLE B U.A. COMPONENT PROPOSED VIDE DCPR 2034 31(3) FOR PURELY RESIDENTIAL = < 2517.88 X 35% = 916.19	916.19
	b) FUNGIBLE B U.A. COMPONENT PROPOSED VIDE DCPR 2034 31(3) FOR PURELY NON RESIDENTIAL = < 164.79 X 35% = 57.67	57.67
	c) FUNGIBLE B U.A. COMPONENT PROPOSED AS PER REG. 33(12)(B) 31(3) FOR PURELY RESIDENTIAL = < 1870.88 X 35% = 654.81	654.81
	d) TOTAL FUNGIBLE BUILT UP AREA VIDE DCPR 2034 OF REG. NO.31(3) (16a +16b)	1628.67
17	TOTAL GROSS BUILT UP AREA PROPOSED [15 + 16(d)]	6282.20
18	FSI CONSUMED ON NET PLOT [15/e]	3.99
D)	TENEMENT STATEMENT	
	(i) PROPOSED BUILT UP AREA [13(a)/(ABOVE)]	6282.20
	(ii) LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	222.46
	(iii) AREA AVAILABLE FOR TENEMENTS [(i) MINUS (ii)]	6059.56
	(iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	273 NOS.
	(v) TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	104 NOS.
E)	PARKING STATEMENT	
	(i) PARKING REQUIRED BY REGULATIONS FOR OUTSIDERS (VISITORS )	.....
	(ii) TOTAL PARKING REQUIRED	81 NOS.
	(iii) TOTAL PARKING PROVIDED	82 NOS.
E)	TRANSPORT VEHICLES PARKING	
	(i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	NA
	(ii) 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 ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE BY SURVEYOR AND THE AREA SO WORKED OUT IS 1169.30 SQ.M. (ONE THOUSAND ONE HUNDRED SIXTY NINE POINT THREE ZERO SQ.M.) & TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP RECORDS.

SIGNATURE OF ARCHITECT

PROFORMA - B

CONTENTS OF SHEET

GROUND FLOOR PLANS, BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION
LOS AREA DIAGRAM & CALCULATION, B.U.A. DIAGRAM & CALCULATION OF GR. FLOOR,
PARKING STATEMENT & B.U.A. SUMMARY.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDINGS KNOWN AS SHANTI BHUVAN & NEW MAHAVIR DARSHAN CHSL. ON PLOT BEARING C.T.S. NOS. 490 & 490/1 TO 9 OF VILLAGE : KANHERI, F.P. NO. 61 OF T.P.S. BORIVALI -II, LOCATED AT KASTURBA ROAD, BORIVALI (E), MUMBAI - 66.

NAME & ADDRESS OF LIC. PLUMBER LICENCE NO.: 4284	NAME & ADDRESS OF LIC.SITE SUPERVISOR LICENCE NO.: S/364/SS-I
KAMLESH V. GURAV. D-301, VASANT SADHANA CHSL, DAHAVALI ROAD, AASHAVIRI NAGAR, KANDIVALI (W), MUMBAI - 400 067.	DILIP M. SHARMA. C/103, ARENA-I CHS LTD, POONAM GARDEN, MIRA ROAD (E), MUMBAI - 401107.
NAME & ADDRESS OF LIC. R.C.C. CONSULTANT LICENCE NO.: STR/P/157	NAME & ADDRESS OF PROJECT ARCHITECT
FURKHAN I. PETTIWALA SCARLET, 57/B-219, G-4, CHAPEL ROAD, NEXT TO LUCKY DECORATORS, NEAR LILAVATI HOSPITAL, BANDRA WEST, MUMBAI - 400050	VAIBHAV SHAH FACILIS A-103, SHIVSAGAR APT. , 90' ROAD, KANDIVALI (EAST), MUMBAI - 400101.
NAME & SIGNATURE OF THE OWNER	

NAME & SIGNATURE OF THE OWNER

PAKSHAL P. SANGHAVI PARTNER OF SANGHAVI GREEN LLP, C.A. TO OWNER	 Digitally signed by PAKSHAL SANGHVI Date: 2022.07.13 17:06:33 +05'30'
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NAME, ADDRESS & SIGNATURE OF LIAISON ARCHITECT

 AAKAR ARCHITECTS PRANAV A. SHAH (B. ARCH. - A.I.A.)	PRANAV ARVIND SHAH Digitally signed by PRANAV ARVIND SHAH DN: cn=PA, o=Personal, 2.5.4.20=2a172910f8735432529a631807 f62d3d31a9f81a4258127a999205a65 61, postalCode=600062, c=India, email=pranavshah@gmail.com, serialNumber=666a5f83e57744322 c7f335353a1c7e0e51c61a7f83b3d409 113d, cn=PRANAV ARVIND SHAH Date: 2022.07.13 15:54:43 +05'30'
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THIS PLANS ARE DIGITALLY SIGNED AND DOES NOT REQUIRE PHYSICAL SIGNATURE.

Prashant
Ramdas
Parulekar

Digitally signed
by Prashant
Ramdas
Parulekar
Date: 2022.07.15
17:25:20 +05'30'

Deepak Kalipada Ghosh Digitally signed by Deepak Kalipada Ghosh
Date: 2022.07.16 23:45:25 +05'30'

D.F.O

DY, CFO