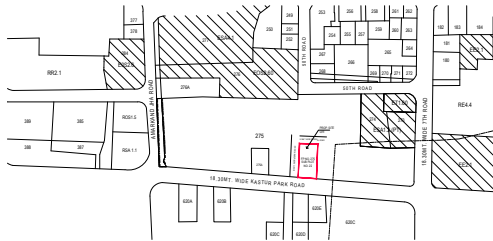
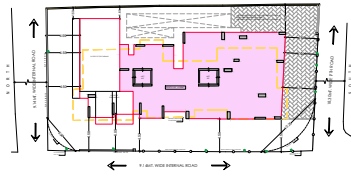


FORM 'I'	PROPOSAL SUBMITTED U/REG. 33(7)(B) OF DCPR 2034	
1. AREA STATEMENT		SQ. MT.
1. GROSS AREA OF PLOT		760.00
(a) AREA OF PRESERVATION IN PLOT		-----
(b) AREA OF ROAD SET BACK		-----
(c) AREA OF DP ROAD		-----
2. DEDUCTIONS FOR		
(A) FOR RESERVATION ROAD AREA TO BE HANDED OVER TO MCGM (100%)		-----
(a) ROAD SET BACK WIDENING AREA (REGULATION NO 16)		-----
(b) PROPOSED DP ROAD AREA (REGULATION NO 16)		-----
(c) (i) RESERVATION AREA (PLOT) TO BE HANDED OVER (100%) (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. as per 5 below)		-----
TOTAL AREA UNDER ROAD/RESERVATION		-----
(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 FOR EXISTING BUA TO BE RETAINED IF ANY LAND COMPONENT OF EXISTING BUILDING EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED		-----
3. TOTAL DEDUCTIONS [(A)+(B)+(C)]		-----
4. BALANCE AREA OF PLOT (FOR CALCULATING REQUIRED LOS) [(1)-(3)]		760.00
5. PLOT AREA UNDER DEVELOPMENT (SR. NO. 4 + 2A)(c)(ii)		760.00
6. ZONAL (BASIC) FSI (0.50 OR 0.75 OR 1.0 OR 1.33)		1.0
7. (a) PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (50%)		760.00
(b) PROTECTED BUILT UP AREA AS PER REG. 30(2) AS PER APPROVED PLAN OF OLD EXISTING BLDG AS PER OLD APPROVED IOD PLAN UNO. CE/1988/SH/AR DTD. 09.08.1974		979.00
PERMISSIBLE BUILT UP AREA (7a + 7b)		979.00
8. ADDITIONAL BUA AS PER REGULATION 30(A)(3)(a)		-----
(a) ADDITIONAL BUA FOR 2A(i)(ii) & 2A(ii) ABOVE WITHIN THE CAP OF 'ADMISSIBLE TDR' AS PER TABLE NO 12 ON BALANCE PLOT.		-----
(b) ADDITIONAL BUA FOR 2A(i)(ii) & 2A(ii) ABOVE TO BE UTILIZED OVER AND ABOVE THE PERMISSIBLE FSI AS PER COLUMN NO. 7 OF TABLE 12 OF REGULATION 30(A) AND AS MENTIONED IN TABLE 12 A OF REGULATION 32 (20%)		-----
(c) ADDITIONAL BUA IN CASE OF 2A(i)(ii) AS PER REGULATION 17(1) NOTE 20 (vi) & (vi) AS PER AR POLICY ON REMAINING PLOT		-----
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 CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(A)(3)(b)		-----
(b) INCENTIVE FSI AS PER REGULATION 33(7)(B) PERM. 1052 MT. X 2475 = 240 SQ. MT.		-----
(c) 50% OF REHAB COMPONENT AS PER REGULATION 33(7)(A)		-----
TOTAL ADDITIONAL BUA/INCENTIVE AREA		-----
10. BUA DUE TO 'ADDITIONAL FSI ON PAYMENT OF PREMIUM' AS PER TABLE NO 12 OF REGULATION NO 30(A) (SR. NO. 5 X 50%) (760.00 SQ. MT. X 0.50) = 380.00 SQ. MT.		-----
11. BUA DUE TO 'ADMISSIBLE TDR' AS PER TABLE NO 12 OF REGULATION NO 30(A) & 32 (BY RESTRICTING AREA UTILISED IN SR. NO. 8(a) & 9 ABOVE) (760.00 X 0.50 = 380.00 SQ. MT.)		-----
(i) SLIM TDR (884.00 X 20%) =		-----
(ii) GENERAL TDR =		-----
(iii) TOTAL TDR		-----
12. PERMISSIBLE BUILT UP AREA (7a + 7b + 10 + 11)		760.00
13. PROPOSED BUILT UP AREA		NIL
14. TDR GENERATED IF ANY AS PER REGULATION 30 (A) AND 32 FOR UNUTILIZED BUA ON PLOT		-----
15. FUNGIBLE COMPENSATORY AREA AS PER REG. NO. 31(3)		-----
(a) (i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM		-----
(ii) FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM		-----
(b) (i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM		-----
(ii) FUNGIBLE COMPENSATORY AREA AVAILABLE ON PAYMENT OF PREMIUM		-----
16. TOTAL BUA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [(12a) + (15a)(i) + (15b)(ii)]		-----
17. FSI CONSUMED ON NET PLOT [13/4]		-----
18. OTHER REQUIREMENTS		-----
REQUIREMENT OF RECREATIONAL O.S. IN LAYOUT/PLOT AS PER REG. 27		-----
TENEMENT STATEMENT		-----
(a) PROPOSED BUA (13 (a) ABOVE)		-----
(b) LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)		-----
(c) AREA AVAILABLE FOR TENEMENTS (i) minus (ii)		-----
(d) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS) (HECTARE)		-----
(e) TOTAL NO. OF TENEMENTS PROPOSED ON THE PLOT		-----
(F) PARKING STATEMENT		-----
(i) PARKING REQUIRED BY REGULATION FOR:		-----
CAR		-----
SCOOTER / MOTOR CYCLE		-----
OUTSIDERS (VISITORS)		-----
(ii) COVERED GARAGE PERMISSIBLE		-----
(b) COVERED GARAGE PROPOSED		-----
CAR		-----
SCOOTER / MOTOR CYCLE		-----
OUTSIDERS (VISITORS)		-----
(iv) TOTAL PARKING PROVIDED		-----
(F) TRANSPORT VEHICLES PARKING		-----
(i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION		-----
(ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED		-----

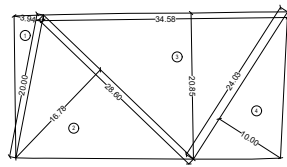
CONTENTS OF SHEET			
PLINTH FLOOR PLAN & BUILT UP AREA LINE DIAGRAM & CALCULATION PLOT AREA PLAN & CALCULATION, LOCATION PLAN & BLOCK PLAN, PAVED LOS DIAGRAM & CALCULATION			
STAMP OF DATE OF RECEIPT OF PLANS		STAMP OF APPROVAL OF PLANS	
IOD APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER P-5915/2020/(275)/R/C WARD/FP ON EVEN DATE			
THIS PLAN IS DIGITALLY SIGNED & DOES NOT REQUIRE SIGNATURE.			
S.E.B.P. P-2		A.E.B.P. R' WARD	
E.E.B.P. R' WARD			
REVISION	DESCRIPTION	DATE	SIGNATURE
-----	-----	-----	-----
CERTIFICATE OF AREA			
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 31.10.2020 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 760.00 SQ. MT. (IN WORDS SEVEN HUNDRED SIXTY SQUARE METERS ONLY) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.			
SIGNATURE OF ARCHITECT			
NORTH			
DESCRIPTION OF PROPOSAL AND PROPERTY			
PROPOSED RE-DEVELOPMENT OF SOCIETY BUILDING NAMED AS 'BORIVALI SURAJ CHSL' ON SUB PLOT NO. 22, F.P. NO. 275 & OLD F.P. NO. 324, T.P. S - III BORIVALI, OF VILLAGE BORIVALI, IN KASTUR PARK LAYOUT, AT SHIMPOLI ROAD, BORIVALI (WEST), MUMBAI 400 092			
NAME OF OWNER:		MR. HARISH RATANCHAND JAIN, PARTNER OF M/S. H. RISHABRAJ REALTY C.A. TO BORIVALI SURAJ CHSL (OWNER)	
ADDRESS:			
103, 1ST FLOOR, JAI TIRTH CHSL, ROAD NO. 10, DAULAT NAGAR, BORIVALI (EAST), MUMBAI 400 086			
JOB NO.		2004	1/1
DWG. NO.		22.02.2021	AS STATED
DATE		SCALE	DRAWN BY
LAXMAN M.		TANVI D.	CHECKED BY
SIGNATURE, NAME & ADDRESS OF LICENCED ARCHITECTS			
SIGNATURE OF ARCHITECT			



LOCATION PLAN
SCALE - 1:4000



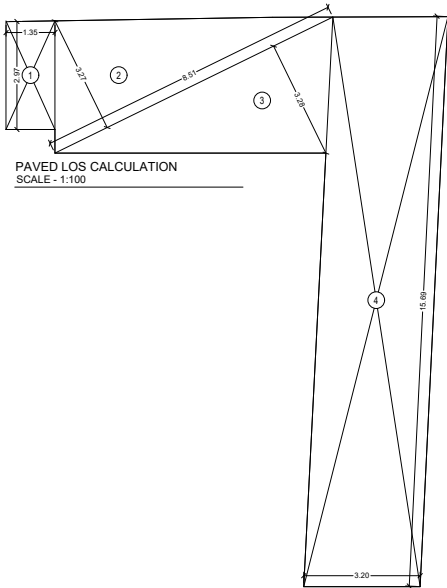
BLOCK PLAN
SCALE - 1:500



PLOT AREA LINE DIAGRAM
SCALE - 1:500

PLOT AREA CALCULATION

1	20.00	X	3.94	X	0.50	=	39.40	SQ.MT.	
2	28.60	X	16.78	X	0.50	=	239.95	SQ.MT.	
3	34.58	X	20.85	X	0.50	=	360.50	SQ.MT.	
4	24.03	X	10.00	X	0.50	=	120.15	SQ.MT.	
TOTAL PLOT AREA CALCULATION							=	760.00	SQ.MT.



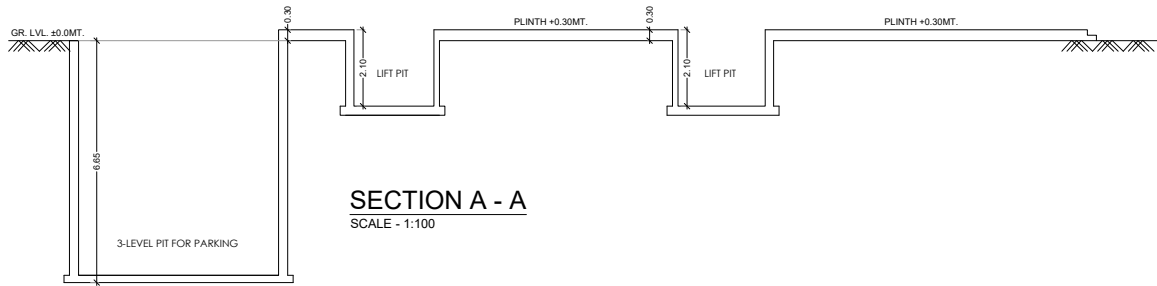
PAVED LOS CALCULATION
SCALE - 1:100

PERFORATED PAVED LOS CALCULATION

1	1.35	X	2.97	X	1.00	=	4.01	SQ.MT.	
2	8.51	X	3.27	X	0.50	=	13.91	SQ.MT.	
3	8.51	X	3.28	X	0.50	=	13.96	SQ.MT.	
4	3.20	X	15.69	X	1.00	=	50.21	SQ.MT.	
TOTAL PAVED LOS CALCULATION							=	82.09	SQ.MT.

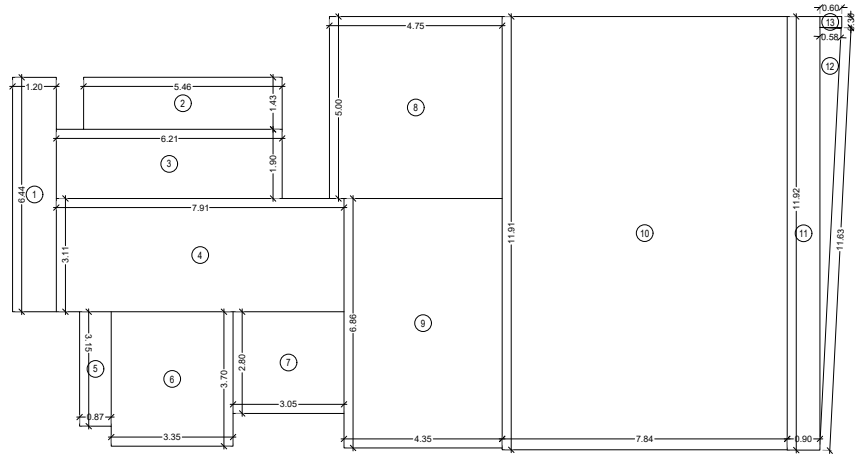
L.O.S. REQUIRED FOR SUB PLOT 22 AS PER APPROVED = 81.78 SQ. MT.

PERFORATED PAVED L.O.S. PROPOSED FOR PLOT UR = 82.09 SQ. MT.

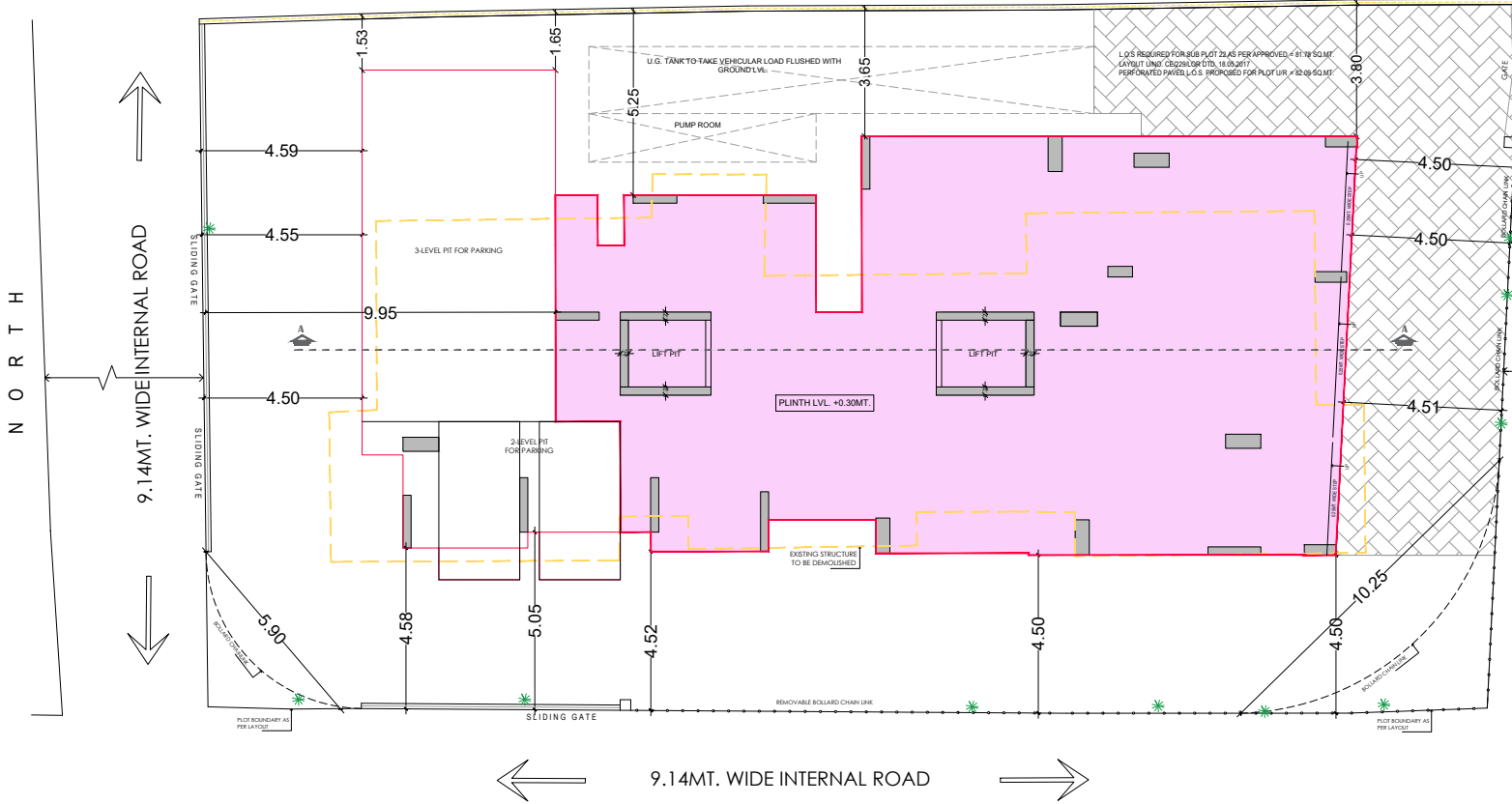


SECTION A - A
SCALE - 1:100

BUILT UP AREA CALCULATION FOR PLINTH									
PROPOSED PLINTH									
01	1.20	X	6.44	X	1.00	=	7.73	SQ.MT.	
02	5.46	X	1.43	X	1.00	=	7.81	SQ.MT.	
03	6.21	X	1.90	X	1.00	=	11.80	SQ.MT.	
04	7.91	X	3.11	X	1.00	=	24.60	SQ.MT.	
05	3.15	X	0.87	X	1.00	=	2.74	SQ.MT.	
06	3.35	X	3.70	X	1.00	=	12.39	SQ.MT.	
07	3.05	X	2.80	X	1.00	=	8.54	SQ.MT.	
08	4.75	X	5.00	X	1.00	=	23.75	SQ.MT.	
09	4.35	X	6.86	X	1.00	=	29.84	SQ.MT.	
10	7.84	X	11.91	X	1.00	=	93.37	SQ.MT.	
11	0.90	X	11.92	X	1.00	=	10.73	SQ.MT.	
12	11.63	X	0.58	X	0.50	=	3.37	SQ.MT.	
13	0.60	X	0.30	X	1.00	=	0.18	SQ.MT.	
TOTAL ADDITION							=	236.85	SQ.MT.



E A S T



GROUND FLOOR PLAN
SCALE - 1:100

W E S T