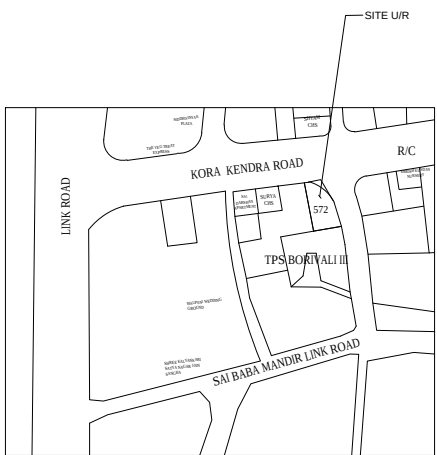


SECTION THROUGH U.G. TANK

SECTION THROUGH COMPOUND WALL
SCALE 1:100

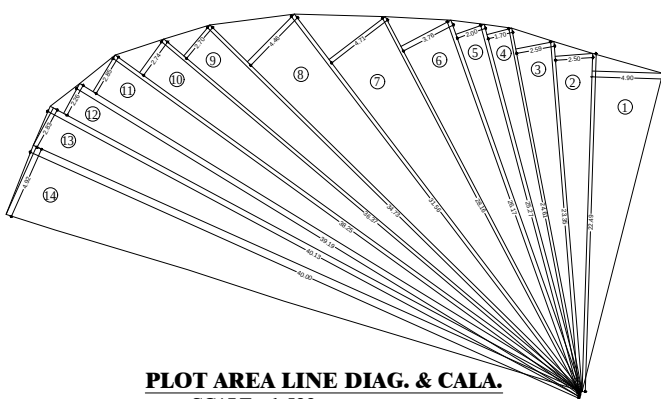


LOCATION PLAN
SCALE 1:4000

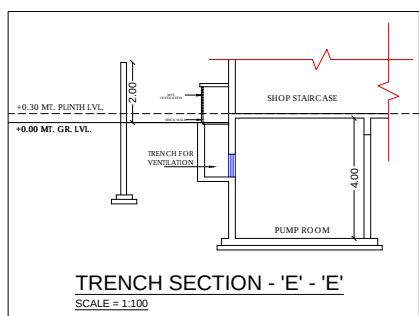
SUMMARY (COMMERCIAL)			
FLOOR	BUILT UP AREA	LESS LIFT & ST. CASE.	NET B.U.A.
GRD. FLOOR	274.00	68.54	205.46
1ST FLOOR	290.34	34.45	255.89
TOTAL	564.34	102.99	461.35
TOTAL BUILT-UP AREA PROPOSED			

SUMMARY (RESIDENTIAL)			
FLOOR	BUILT UP AREA	LESS LIFT & ST. CASE.	NET B.U.A.
3RD FLOOR	209.25	80.25	129.00
4TH FLOOR	209.25	80.25	129.00
5TH FLOOR	209.25	80.25	129.00
6TH FLOOR	236.20	54.12	182.08
7TH FLOOR			
8TH FLOOR			
9TH FLOOR			
10TH FLOOR			
11TH FLOOR			
12TH FLOOR			
13TH FLOOR			
14TH FLOOR			
15TH FLOOR			
16TH FLOOR			
17TH FLOOR			
TOTAL	863.95	294.87	569.08
TOTAL BUILT-UP AREA PROPOSED			

TOTAL BUILT-UP AREA PROPOSED = COMM. + RESI.
= 461.35 + 569.08 = 1030.43
FUNGIBLE AREA = 119.61 + 142.62 = 262.23
341.74 + 426.46 = 768.20
TOTAL BUILT UP AREA = 1030.43

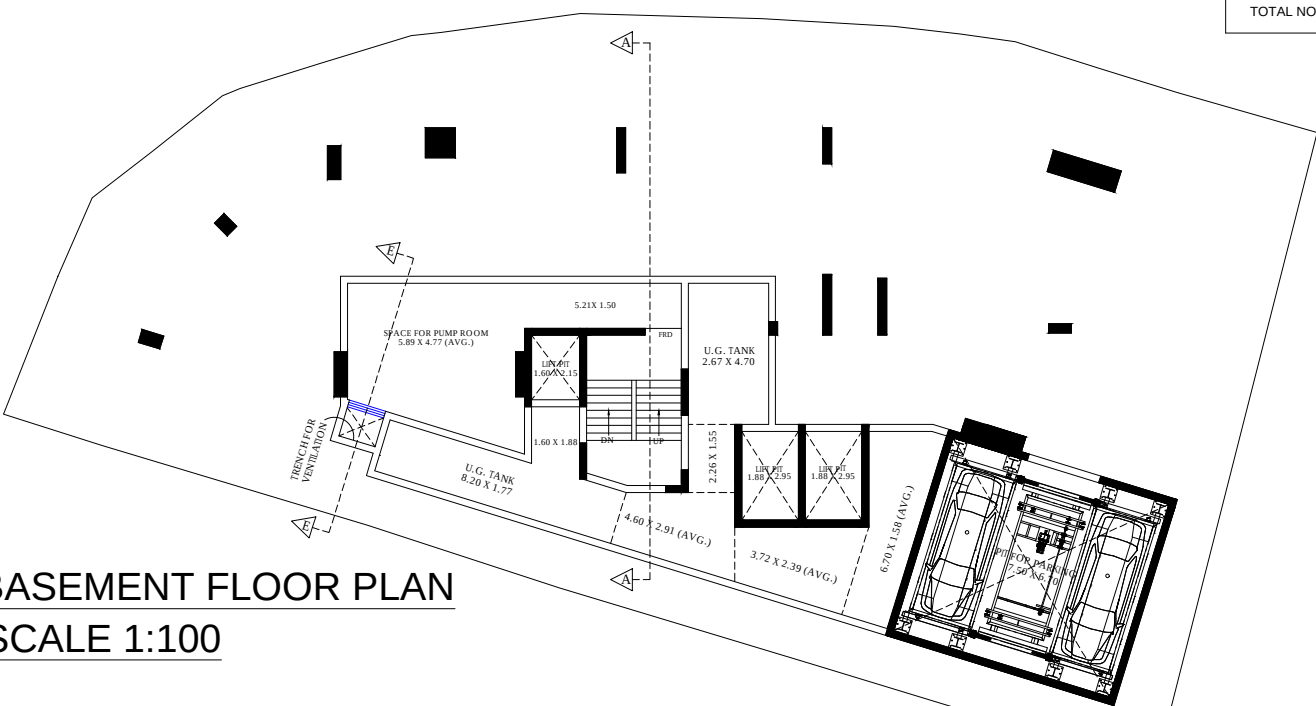


PLOT AREA LINE DIAG. & CALA.
SCALE - 1:500



TRENCH SECTION - 'E' - 'E'
SCALE = 1:100

PLOT AREA CALCULATION					
1	4.900	X	22.490	X	0.50 = 57.21
2	2.500	X	23.350	X	0.50 = 29.19
3	2.590	X	24.610	X	0.50 = 31.87
4	1.700	X	25.270	X	0.50 = 21.48
5	2.000	X	26.170	X	0.50 = 26.17
6	4.300	X	28.160	X	0.50 = 60.54
7	5.100	X	33.510	X	0.50 = 85.45
8	5.200	X	34.730	X	0.50 = 90.30
9	2.700	X	36.370	X	0.50 = 49.10
10	2.740	X	38.250	X	0.50 = 52.40
11	2.850	X	39.190	X	0.50 = 55.85
12	2.260	X	40.130	X	0.50 = 45.35
13	2.830	X	40.000	X	0.50 = 56.60
10	5.350	X	40.000	X	0.50 = 107.00
TOTAL AREA OF PLOT					= 768.50



BASEMENT FLOOR PLAN
SCALE 1:100

PARKING AREA STATEMENT			
CARPET AREA OF FLAT (in sq. mts.)	NO. OF FLAT	PARKING REQ.	NO. OF PARKING
BELOW 45 SQMT.	12 NOS	1 PARKING FOR 4 TENEMENTS	3.25
45 TO 60 SQMT.	NIL	1 PARKING FOR 2 TENEMENTS	0.00
60 TO 90 SQMT.	2 NOS	1 PARKING FOR 1 TENEMENTS	2.00
ABOVE 90 SQMT.	NIL	2 PARKING FOR 1 TENEMENTS	NIL
TOTAL FLAT	14 NOS		5.25 NOS
ADD 10% VISITORS			1 NOS
COMMERCIAL			
FOR SHOP BUILT UP AREA UP TO 800 SQ.MT		1 PARKING FOR 40 SQ.MT	
COMMERCIAL AREA 461.35 / 40			11.53
ADD 10% VISITORS (Min. 2 NOS)			2.00
TOTAL			19.78
SAY			20.00
TOTAL PARKING REQUIRED			
PARKING PROPOSED TO BE HANDED OVER TO MCGM UNDER AR AS PER REG. 17 OF DCPR 2034 I.E AFFORDABLE HOUSING.			03.00
COMMERCIAL & RESIDENTIAL			17.00
TOTAL PARKING PROPOSED			62.00

CARPET AREA CALCULATION FOR PARKING PURPOSE ONLY					
FLOOR	FLAT NO.	CARPET AREA	NO. OF FLATS	BELOW 45 SQ.MT.	BELOW 60 SQ.MT.
3RD TO 5TH FLOOR	1	30.50	3		
	2	28.03	3		
	3	28.02	3		
	4	28.01	3		
6TH FLOOR	1	92.38	1		
	2	69.96	1		
	3				
	4				
TOTAL NO. OF TENANTS		12	0	2	0
				14	

BUILT UP AREA CALCULATION			
GROUND FLOOR			
A	32.08	X	13.99 X 1 NO = 457.19 SQ.MT
a	1.19	X	9.40 X 20 NO = 7.46 SQ.MT
b	0.41	X	11.57 X 20 NO = 3.16 SQ.MT
c	0.56	X	14.47 X 20 NO = 5.40 SQ.MT
TOTAL ADDITION			= 473.21 SQ.MT

DEDUCTIONS			
1	6.89	X	7.85 X 0.50 NO = 27.04 SQ.MT
2	1.45	X	18.37 X 0.50 NO = 13.32 SQ.MT
3	2.12	X	14.47 X 0.50 NO = 15.34 SQ.MT
IST4	1.65	X	4.50 X 1 NO = 7.43 SQ.MT
IST5	1.65	X	4.50 X 1 NO = 7.43 SQ.MT
6	1.58	X	5.63 X 0.50 NO = 4.45 SQ.MT
7	5.80	X	3.20 X 1 NO = 17.92 SQ.MT
8	8.40	X	3.26 X 1 NO = 27.38 SQ.MT
9	19.84	X	1.15 X 1 NO = 22.82 SQ.MT
10	4.77	X	16.97 X 0.50 NO = 40.47 SQ.MT
IST3	0.31	X	4.10 X 0.50 NO = 0.64 SQ.MT
IST4	1.50	X	2.36 X 1 NO = 3.54 SQ.MT
IST5	2.59	X	2.41 X 1 NO = 6.24 SQ.MT
IST6	1.50	X	6.16 X 0.50 NO = 4.62 SQ.MT
a	0.57	X	2.02 X 0.50 NO = 0.57 SQ.MT
TOTAL DEDUCTION			= 199.21 SQ.MT
GROSS BUA OF GROUND FLOOR			= 274.00 SQ.MT

STAIRCASE AREA CALCULATION			
GROUND FLOOR			
ST1	1.83	X	2.38 X 1 NO = 4.35 SQ.MT
ST2	12.18	X	2.46 X 1 NO = 29.96 SQ.MT
ST3	1.29	X	2.84 X 0.50 NO = 1.83 SQ.MT
ST4	1.58	X	2.84 X 0.50 NO = 2.24 SQ.MT
ST5	8.06	X	2.85 X 1 NO = 22.97 SQ.MT
ST6	2.80	X	0.74 X 1 NO = 2.07 SQ.MT
ST7	4.45	X	1.15 X 1 NO = 5.12 SQ.MT
TOTAL STR. LIFT & LOBBY AREA			= 68.54 SQ.MT

INTERNAL STAIRCASE AREA CALCULATION			
GROUND FLOOR			
IST 1	1.65	X	4.50 X 1 NO = 7.43 SQ.MT
IST 2	1.65	X	4.50 X 1 NO = 7.43 SQ.MT
IST 3	4.10	X	0.31 X 0.50 NO = 0.64 SQ.MT
IST 4	1.50	X	2.36 X 1 NO = 3.54 SQ.MT
IST 5	2.59	X	2.41 X 1 NO = 6.24 SQ.MT
IST 6	1.50	X	6.16 X 0.50 NO = 4.62 SQ.MT
TOTAL INTERNAL STAIRCASE AREA			= 29.90 SQ.MT

PROFORMA

FORM - I

A. AREA STATEMENT

1) GROSS AREA OF RESERVATION PLOT (AS PER P.R.C.)

768.20

2) DEDUCTIONS FOR:

A) For Reservation/Road area

a) AREA OF RESERVATION AFFORDABLE HOUSING (RR 2.2) LAND TO BE HANDED OVER TO BMC

307.28

b) AREA UNDER SET BACK

100% Reg. 16

c) LESS SET BACK AREA TO BE HANDED OVER (100% Reg. 16)

768.20

d) TOTAL AREA UNDER ROAD/RESERVATION

768.20

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) Built up area of amenity to be handed over as per Regulation No. 17 (R.R. 2.2)

384.10

d) Area of amenity plot/plots to be handed over as per DCR 35

.....

e) 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

.....

3) Total deduction (2(A)+2(B)+2(C))

768.20

4) Balance area of the plot (1)-(3)/SUB PLOT-G

768.20

5) Addition of reservation plot (Affordable Housing (RR 2.2)) since plot area less than 1000 sq.mt. (proposed composite development)

768.20

6) Plot under development (4+5)

768.20

7) Additional BUA in case of 2(A) (c) (ii) as per regulation 17(i) note 20(vii) & (viii) as per AR policy on remaining plot % as per table no-5 of regulation 17(i) (not claimed since composite development proposed)

.....

8) Zonal (basic) FSI(0.50 or 0.75 or 1 or 1.33)

1.00

9) PERMISSIBLE B.U.A. AS PER REG. 17(I) (NOTE 2) (vii) ON REMAINING LAND / PLOT (6X7)

768.20

10) BUA equal to land area handed over as per reg. 30(A)(3)(a) i.e. D.P. ROAD over & above

.....

a) Additional BUA for 2(A) (c) (i) & 2B above within the cap of admissible "TDR" as per table no 12 on balance plot

.....

b) Additional BUA for 2(A) (a) & 2(A) above to be utilized within the permissible FSI as per column no-7 table 12 of regulation 30(A) and to the mentioned in table 12A regulation 32(200% or 250%)

.....

11) Additional Incentive BUA within the cap of "admissible TDR as per TABLE 12 on a plot

.....

a) In lieu AGAINST COST OF CONSTRUCTION BUILT UP AMENITY TO BE HANDED OVER (RR.2.2)

384.10 X 1.50 X 30/20 = 262.12

b) 50% of rehab. component as per reg. 33(7)(A)

.....

c) 15% or 10% or 7% or above or 10 sqmt per rehab. tenements as per reg. 33(7)(B)

.....

12) Built up area due to "Additional FSI on payment of premium" as per table No 12 of Regulation No. 30(A) (4X50%)

.....

13) Built up area due to Admissible "TDR" as per table No 12 of Regulation No 30(A) & 30(2) (or, no-5x 50% or 70% or 90% or 100%) (6X100%)

768.20 X 100% = 768.20

13.1 (11) = 768.20 + (262.12) = 506.08

.....

a) slim TDR 50% or 20% (768.20 X 20%) = 153.64

.....

b) general TDR 50% or 80% (768.20 X 80%) = 614.56 (614.56) - 262.12 = 352.44

.....

14) Total Permissible Built up area (9+11+12+13a+13b)

768.20

15) Total Proposed Built up area (9+11+12+13a+13b)

768.20

16) FSI consumed on net plot (14/6)

ONE

B) DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS

a) RESIDENTIAL BUILT-UP AREA PERMISSIBLE

426.46

b) NON RESIDENTIAL BUILT-UP AREA

341.74

C) DETAILS OF F.C. AREA AVAILABLE AS PER DCPR 2034 31 (3)

1) Permissible Fungible Compensatory area by charging premium for residential

(426.46 X 35%) = 149.26

2) Proposed Fungible Compensatory area by charging premium for residential

(426.46 X 35%) = 149.26

3) Permissible Fungible Compensatory area by charging premium for commercial

(341.74 X 35%) = 119.61

4) Proposed Fungible Compensatory area by charging premium for commercial

(341.74 X 35%) = 119.61

TOTAL GROSS BUILT-UP AREA PERMISSIBLE (14+C1+C3)

(768.20+149.26+119.61) = 1037.07

TOTAL GROSS BUILT-UP AREA PROPOSED (15+C3+C4)

(768.20+142.62+119.61) = 1030.43

II OTHER REQUIREMENTS

A) Reservation/ Designation

a) Name of Reservation

R.R. 2.2

b) Area of Reservation affecting the plot

768.20

c) Area of Reservation land to be handed over as per regulation No 17 (R.R. 2.2)

307.28

d) Built up Area of Amenity to be handed over as per regulation No 17 (R.R. 2.2)

387.00

e) Area/Built up Area of Designation

.....

B) Plot area/built up amenity to be handed over as per regulation No

a) 14(A)

.....

b) 14(B)

.....

c) 15

.....

C) Requirement of LOS as per Regulation No-27

.....

D) TENEMENTS STATEMENT

a) Proposed built up area (16 above)

1030.43

b) Less deduction of Non-Residential area(shop etc)

461.35

c) Area available for Tenements (a) minus(b)

569.08

d) Tenements Permissible (450/hectare) =

26 Nos

e) Total Number of Tenements Proposed on Plot

14 Nos

E) PARKING STATEMENT

(a) PARKING REQUIRED FOR REGULATION FOR

20 Nos

(b) TOTAL PARKING PROVIDED

62 Nos

F) TRANSPORT VEHICLE PARKING

(i) TRANSPORT VEHICLE PARKING REQUIRED BY REGULATION

.....

(ii) TOTAL NO. OF TRANSPORT VEHICLE PARKING SPACES PROVIDED

.....

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 768.20 SQ.MTS.

(SEVEN HUNDRED SIXTY EIGHT POINT TWENTY SQ.MTS.)

TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / D.P. RECORDS

SIGNATURE OF LICENCED SURVEYOR

FORM - II

CONTENTS OF SHEET :

Ground Plan, 1st floor, Block Plan, Location Plan, Plot Area Diagram, Built up Area Summary, Car parking Statement

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING F.P NO (6), 572, BORIVALI TPS NO. III OF VILLAGE SHIMPOLI, BORIVALI (WEST), MUMBAI - 400 092

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER

SHRI. SAKET PATEL

M/S. ANS LIFESTYLE REALTORS LLP

SIGNATURE

Job no. Drawing No. Scale No. Down By Date No.

1:100 ANSHAY GOLAMADE 17-08-2022

NORTH

NAME, ADDRESS & SIGNATURE OF I.S.

Anant Darshan

Architect, Engineers, Planners

ANKIT S. SHAH

Anant Darshan AEC

Shop no - 4, Dynasty Apartment, 90

Feet Road, Thakur Complex, Kandivali

(E) Mumbai 400101

SIGNATURE

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1888 UNDER NO.P-10011/2022/(572)/R/C WARD/FP SIGNED ON EVEN DATE.

PLANS FOR APPROVAL

S.E (B.P)

A.E (B.P)

E.E (B.P)