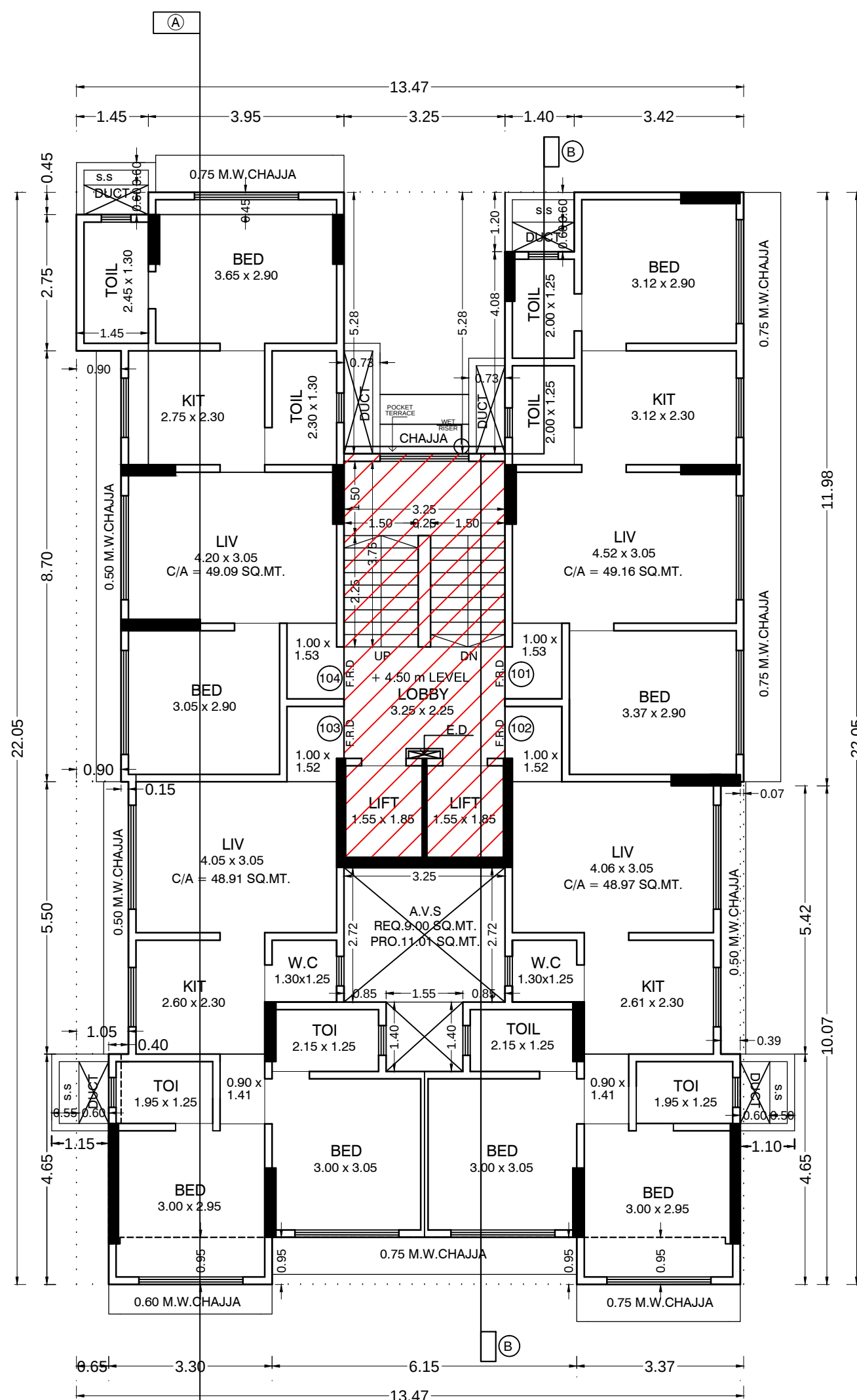
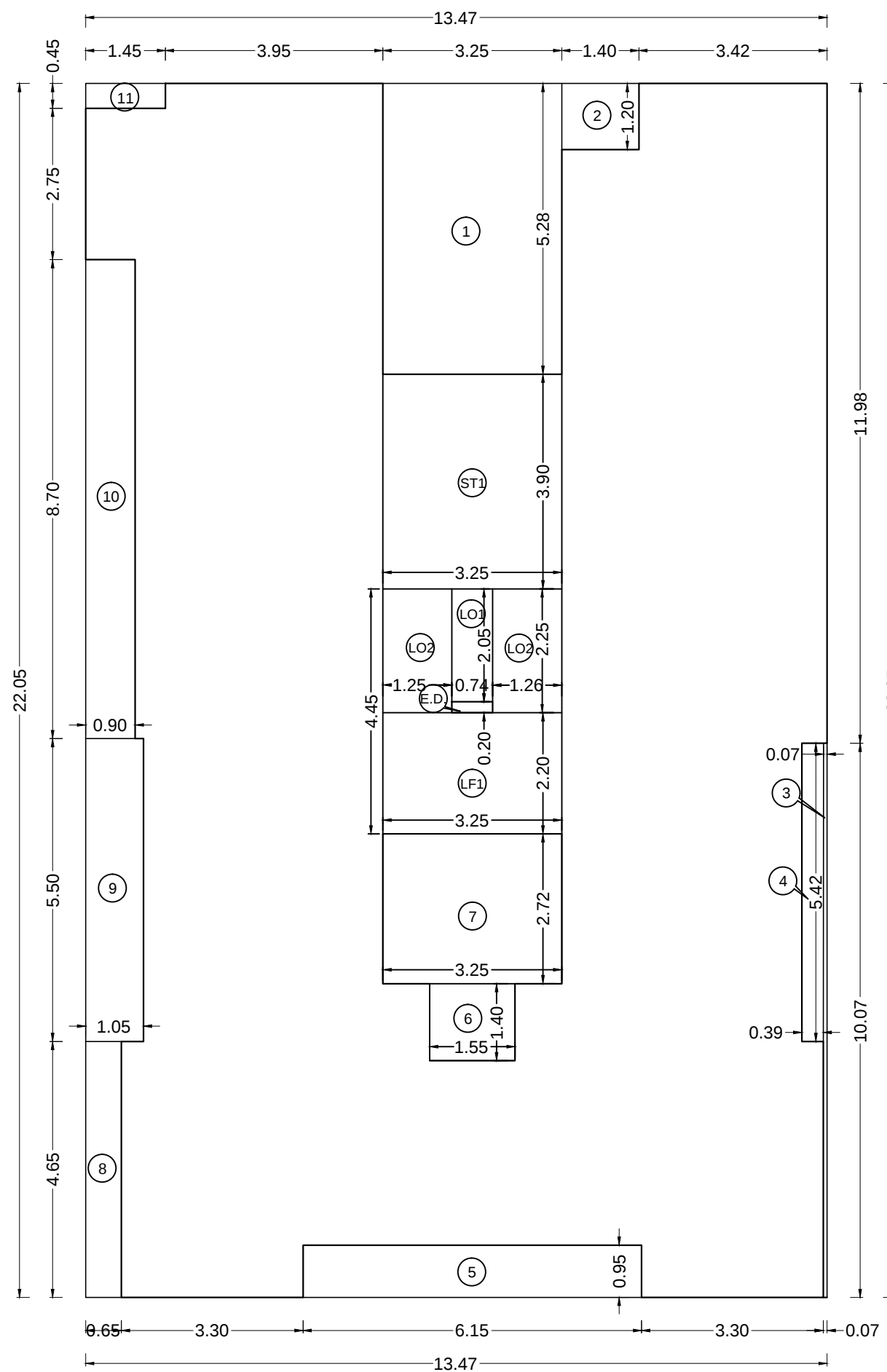
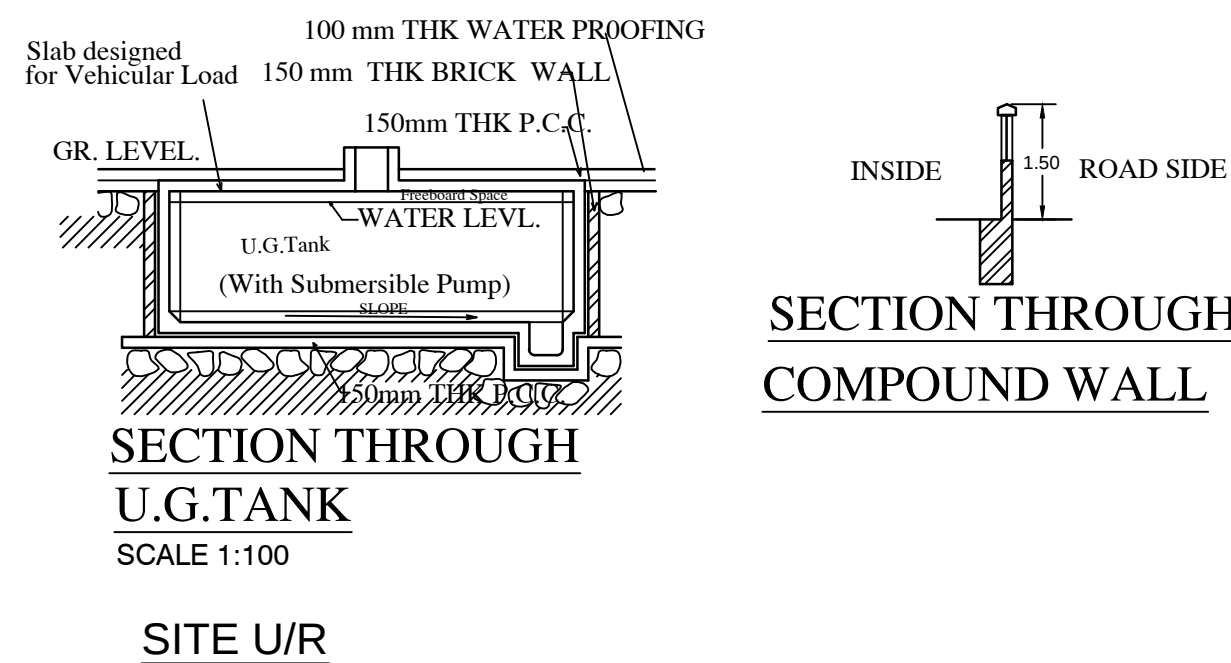


FIRST FLOOR PLAN
SCALE 1 : 100BUILT UP AREA DIAGRAM
1ST FLOOR PLAN SCALE :- 1:100

SITE U/R



PROFORMA - I

A	AREA STATEMENT	PLAN AS PER DCPR 2034
1	AREA OF PLOT AS PER PRC	606.37
2	DEDUCTIONS FOR	
a)	ROAD SET BACK AREA AS PER REG. 16	NIL
b)	AREA NOT IN POSSESSION	NIL
c)	AREA UNDER RESERVATION	NIL
d)	OTHER AMENITY AS PER REG. 14 (A)	NIL
	TOTAL DEDUCTION (a to d)	NIL
3	BALANCE AREA OF PLOT (1 - 2)	606.37
4	DEDUCTION FOR LOS AS PER REG. 27 (A) (a) (IF DEDUCTABLE FOR IND.)	NIL
5	NET AREA OF PLOT (3 - 4)	606.37
6	ADDITIONS FOR FLOOR SPACE INDEX PROTECTED BUILT UP AREA AS PER REG.30(c) OF DCPR 2034, 797.97 - 606.37 = 191.60. AS PER APPROVED PLAN U/NO. CE/2572/BS II/AR DTD 30.10.1979.	191.60
7	TOTAL AREA (5 + 6)	797.97
8	FLOOR SPACE INDEX PERMISSIBLE	1.00
9	9a) FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHT ADDITIONS FOR FLOOR SPACE INDEX 9(b) 0.50 F.S.I. AS PER REGULATION 30A, TABLE 12 (0.50 x 606.37)	303.19
	9(c) ROAD/RES. TDR AS PER REG.30A, TABLE 12 (0.80x0.90x606.37-191.60-170) = 74.99	71.87
	9(d) SLUM TDR AS PER REG.30A, TABLE 12(0.20 x 0.90 x 606.37) = 109.14	112.26
	9(e) INCENTIVE FSI AS PER REG.33(7)(B) OF DCPR 2034 (17 x 10 = 170.00)	170.00
10	PERMISSIBLE FLOOR AREA (7 x 8) + 9	1455.29
11	EXISTING BUILT-UP AREA	NIL
12	PROPOSED BUILT-UP AREA	1455.10
13	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	NIL
14	TOTAL BUILT-UP PROPOSED (11 + 12 + 13)	1455.10
15	F.S.I. CONSUMED = 1455.10/606.37	2.40
B	DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS	
1)	PURELY RESIDENTIAL BUILT-UP AREA	1455.10
2)	REMAINING NON-RESIDENTIAL BUILT-UP AREA	NIL
C	DETAILS OF F.S.I. AVAILED AS PER DCPR 31(3)	
1)	FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED VIDE DCPR 31(3) FOR PURELY RESIDENTIAL = < 1455.10 X 35 % = 509.29	509.29
2)	FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED VIDE DCPR 31(3) FOR PURELY NON - RESIDENTIAL = OR <	N.A
3)	TOTAL FUNGIBLE BUILT-UP AREA VIDE DCPR 31(3) = C1 + C2	509.29
4)	TOTAL GROSS BUILT-UP AREA PROPOSED (14 + C3)	1964.39
D	TENEMENT STATEMENT	
i)	PROPOSED AREA (ITEM C4 ABOVE)	1964.39
ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP) ETC	NIL
iii)	AREA AVAILABLE FOR TENEMENTS (i - ii)	1964.39
iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	88 NOS.
v)	TENEMENTS PROPOSED	32 NOS.
vi)	TENEMENTS EXISTING	-
D	PARKING AREA STATEMENT	
i)	PARKING REQUIRED BY REGULATIONS FOR CAR SCOOTER/MOTOR CYCLE OUTSIDERS (VISITORS)	22 NOS.
ii)	COVERED GARAGE PERMISSIBLE	
iii)	COVERED GARAGE PROPOSED CAR SCOOTER/MOTOR CYCLE OUTSIDERS (VISITORS)	
	TOTAL PARKING PROVIDED	30 NOS.
	PARKING TO BE CONDONED	NIL
E	TRANSPORT VEHICLE PARKING STATEMENT	N.A.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 18.01.2020 & 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 606.45 SQ.MT. (SIX HUNDRED SIX POINT FOURTY FIVE SQ.MT.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/T.P.S. RECORDS.

SIGNATURE OF LICENSED SURVEYOR

PROFORMA-II

CONTENTS OF SHEET

STILT FLOOR PLAN, 1ST FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, 1ST FLOOR BUILT UP AREA DIAGRAM & CALCULATION, CAR PARKING STATEMENT, CAR PET SUMMARY ETC.

REVISION	DESCRIPTION	DATE	SIGNATURE
		09.04.2021.	

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF BUILDING ON SUBPLOT NO 16 BEARING C.T.S NO 275/9 OF VILLAGE BORIVALI BEARING CORRESPONDING OLD F.P NO 324(NEW F.P NO 275) OF T.P.S III BORIVALI AT 18.30 MTRS WIDE 17TH T.P ROAD BORIVALI (W) MUMBAI 400082.

NAME, ADDRESS OF C.A. TO OWNER

MR. SHAILESH AJAYPAL RAWAL

AADHUNIK DEVELOPERS.

A/101 LABHAY C.H.S.LTD.
NEAR DON BOSCO HIGH SCHOOL,
LINK ROAD, BORIVALI (WEST), MUMBAI - 400 091.

STAMP OF APPROVAL OF I.O.D.

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SEC.346 OF M.C ACT ISSUED UNDER NO P-6166/2020/(275/9)/R/C WARD /EKSAR (S) SIGNED ON EVEN DATE

JOB NO	DRG NO	SCALE	CHECKED BY	DRAWN BY
----	1/4	AS SHOWN		SHAILESH

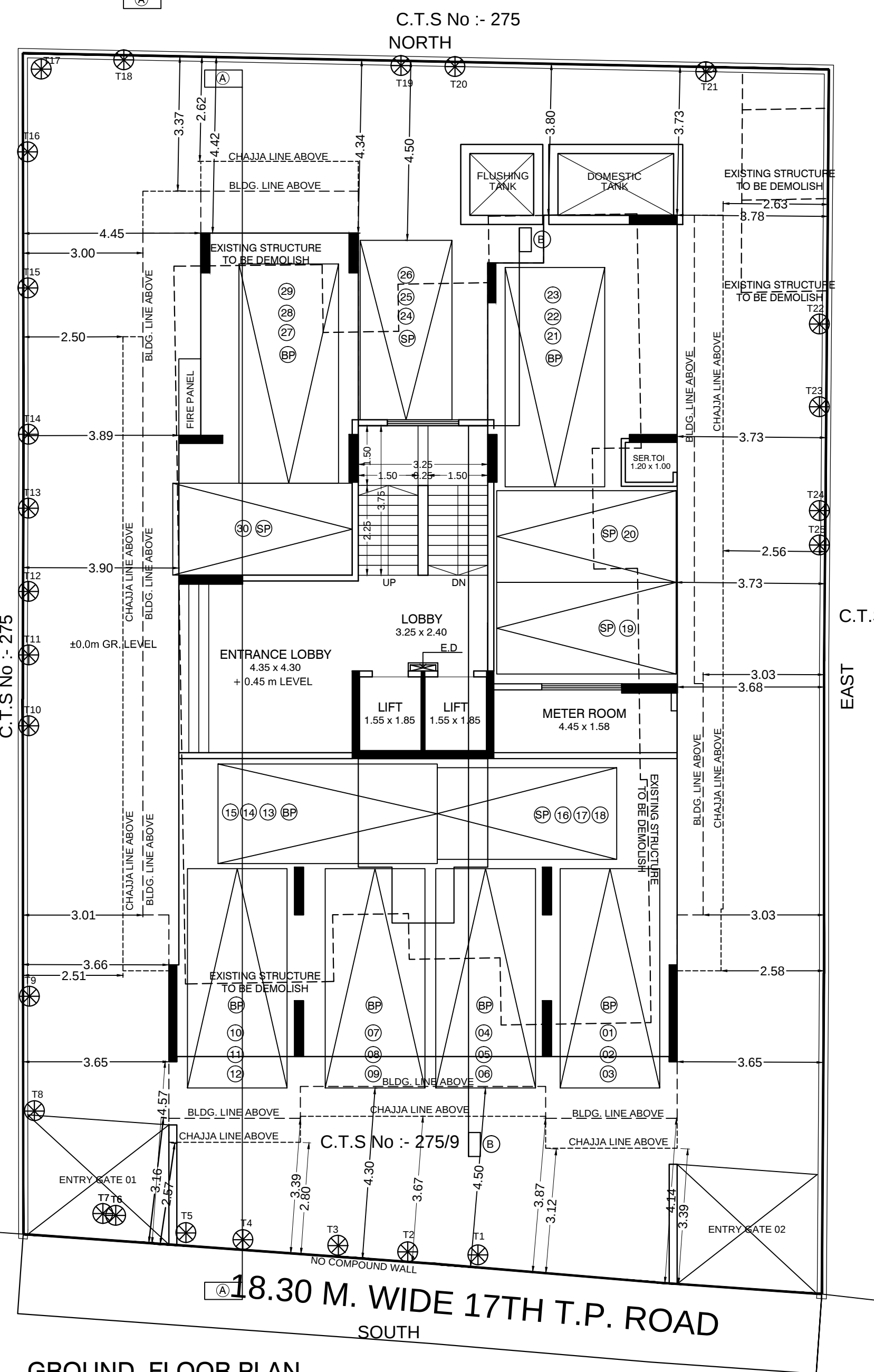
NAME & ADDRESS OF LICENSED SURVEYOR

NILESH H. MAKWANA

OF M/S CHAMUNDA CONSULTANT,
102,SHREENATHJI Apt.,56th ROAD,
T.P.S.III, BORIVLI (WEST), MUMBAI-92

PLANS FOR APPROVAL

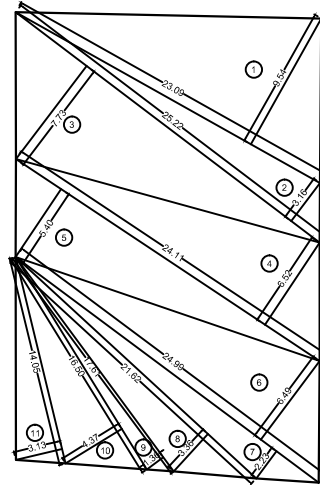
S.E.B.(WS II)	A.E.B.P (R/C) WARD	E.E.B.P(WS) R WARD.
---------------	--------------------	---------------------

GROUND FLOOR PLAN
SCALE 1 : 100

C.T.S No :- 275

FLOOR	GROSS BUA. AREA IN SQ.M.
GROUND	-----
1ST	27.01
2ND	27.01
3RD	27.01
4TH	27.01
5TH	27.01
6TH	27.01
7TH	27.01
8TH	27.01
9TH	28.98
RESI.TOTAL	245.06

FLOOR	GROSS BUA. AREA IN SQ.M.
GROUND	-----
1ST	214.06
2ND	192.94
3RD	248.80
4TH	248.80
5TH	248.80
6TH	248.80
7TH	248.80
8TH	248.80
9TH	64.59
RESI.TOTAL	1964.39

PLOT AREA DIAGRAM
SCALE :- 1:500

PLOT AREA CALCULATION				
1	9.54	23.09	0.50	110.14
2	3.16	25.22	0.50	39.85
3	7.73	25.22	0.50	97.48
4	6.52	24.11	0.50	78.80
5	5.40	24.11	0.50	65.10
6	6.49	24.99	0.50	81.09
7	2.23	24.99	0.50	27.86
8	3.36	21.62	0.50	36.32
9	1.36	17.61	0.50	11.97
10	4.37	16.50	0.50	36.05
11	3.13	14.05	0.50	21.99
				TOTAL PLOT AREA 606.45

CAR PARKING (GROUND FLOOR)			
FLOOR NAME	BIG CAR	SMALL CAR	TOTAL No. OF CAR
GROUND FLR.	24	6	= 30
TOTAL	24	6	= 30

DETAILS OF RERA CARPET AREA AS PER DCPR 2034						
SR. NO.	FLOOR	FLAT NO.1	FLAT NO.2	FLAT NO.3	FLAT NO.4	TOTAL FLAT
1	1ST	49.16	48.97	48.91	49.09	4
2	2ND	-----	58.91	58.91	59.11	3
3	3RD	41.73	70.51	58.91	59.11	4
4	4TH	41.73	70.51	58.91	59.11	4
5	5TH	41.73	70.51	58.91	59.11	4
6	6TH	41.73	70.51	58.91	59.11	4
7	7TH	41.73	70.51	58.91	59.11	4
8	8TH	53.34	58.91	58.91	59.11	4
9	9TH	-----	58.91	-----	-----	1
TOTAL		07	09	08	08	32

AS PER PRESENT POLICY PARKING STATEMENT			
CARPET AREA	NoS OF FLATS	PARKING REQD.	PARKING PROP.
BELOW 45.00 SQ.MTS	05.00	1 FOR 4 FLATS	1.25
45.00 TO 60.00 SQ.MTS.	22.00	1 FOR 2 FLATS	11.00
60.00 TO 90.00 SQ.MTS.	05.00	1 FOR 1 FLAT	5.00
ABOVE 90.00 SQ.MTS	NIL	2 FOR 1 FLAT	NIL
TOTAL	32.00		17.25
VISITORS		25% OF REQD. PARKING	4.31
TOTAL PARKING REQUIRED			21.56 Nos.
		SAY-	22.00 Nos.
TOTAL PARKING PROVIDED			30.00 Nos.