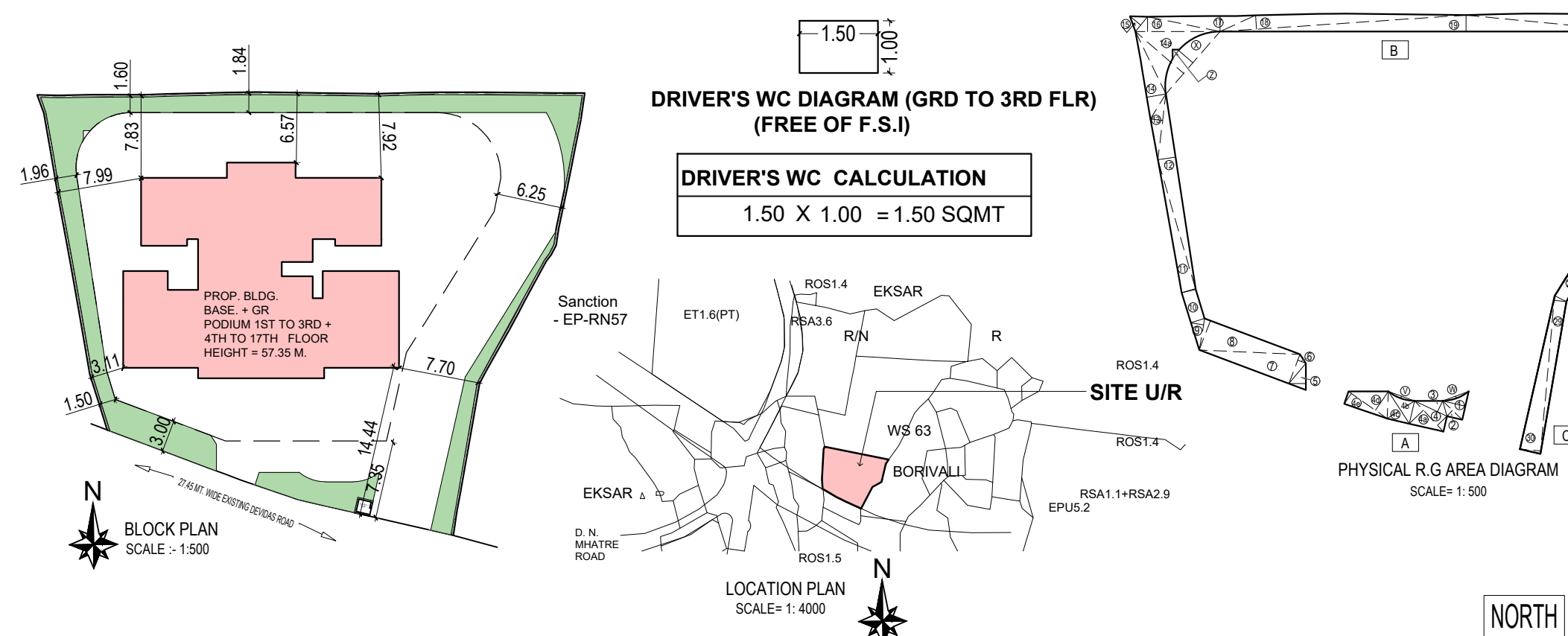


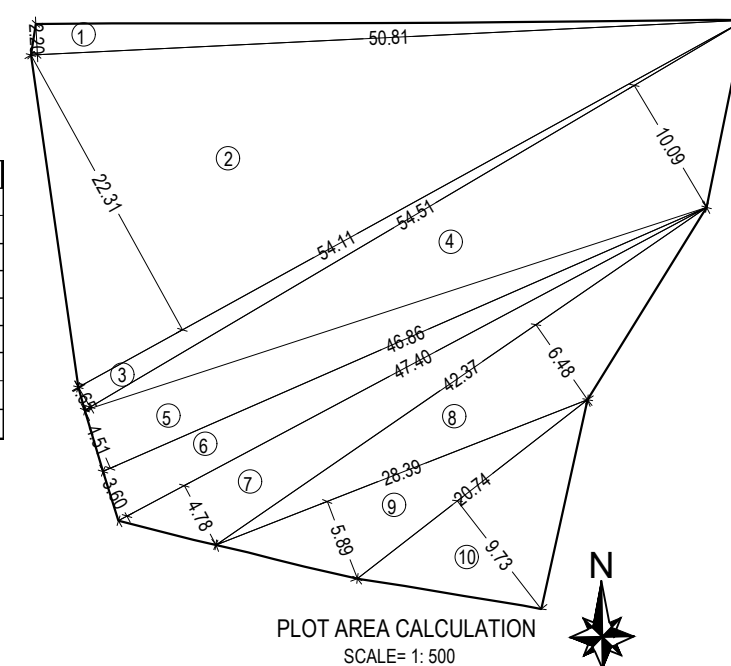


PHYSICAL LOG S (OPEN TO SKY) CALCULATION									
1	2.77	x	0.23	x	0.50	=	3.09	SQM	
2	2.60	x	0.77	x	0.50	=	1.00	SQM	
3	3.43	x	1.15	x	0.50	=	1.97	SQM	
4	4.03	x	1.25	x	0.50	=	2.52	SQM	
4a	4.03	x	1.86	x	0.50	=	3.75	SQM	
4b	3.11	x	1.55	x	0.50	=	2.41	SQM	
4c	3.11	x	1.11	x	0.50	=	3.28	SQM	
4d	4.51	x	2.19	x	0.50	=	4.94	SQM	
4e	4.51	x	1.19	x	0.50	=	2.68	SQM	
A						=	25.64	SQM	
DEDUCTION									
V	2.65	x	0.23	x	0.66	=	0.40	SQM	
W	2.65	x	0.73	x	0.66	=	0.40	SQM	
						=	0.80	SQM	
TOTAL	25.64	-	0.80			=	24.84	SQM	

5	2.60	x	1.71	x	0.50	2.22	SQM
6	2.99	x	0.82	x	0.50	1.23	SQM
7	10.28	x	2.98	x	0.50	15.29	SQM
8	9.76	x	3.06	x	0.50	14.58	SQM
9	3.08	x	1.21	x	0.50	2.09	SQM
10	1.40	x	3.00	x	1.00	4.20	SQM
11	12.90	x	1.42	x	0.50	9.03	SQM
12	18.89	x	1.76	x	0.50	16.06	SQM
13	11.38	x	1.33	x	0.50	12.71	SQM
14	8.48	x	1.85	x	0.50	7.84	SQM
15	7.90	x	6.12	x	0.50	24.47	SQM
16	15.83	x	1.33	x	0.50	12.22	SQM
17	14.40	x	1.33	x	0.50	12.71	SQM
18	10.31	x	4.29	x	0.50	7.68	SQM
19	18.34	x	1.37	x	0.50	15.54	SQM
20	36.76	x	1.57	x	0.50	31.16	SQM
21	16.93	x	1.61	x	0.50	15.08	SQM
22	3.77	x	1.91	x	0.50	3.60	SQM
23	7.74	x	2.85	x	0.50	10.89	SQM
DEDUCTION							
X	7.90	x	1.80	x	0.66	9.39	SQM
Y	7.64	x	0.57	x	0.66	2.87	SQM
Z	0.64	x	0.88	x	0.50	0.28	SQM
TOTAL							
TOTAL 1920.00 - 12.54						= 179.54	

PHYSICAL L.O.S (OPEN TO SKY) CALCULATION									
23	1.20	x	0.15	x	0.50	=	0.09	SQ.M	
24	0.91	x	0.42	x	0.50	=	0.19	SQ.M	
25	1.10	x	0.43	x	0.50	=	0.24	SQ.M	
26	1.78	x	0.28	x	0.50	=	0.25	SQ.M	
27	15.18	x	0.50	x	0.50	=	3.80	SQ.M	
28	13.49	x	1.24	x	0.50	=	8.36	SQ.M	
29	15.15	x	1.17	x	0.50	=	8.86	SQ.M	
30	15.15	x	1.97	x	0.50	=	14.92	SQ.M	
C						=	36.67	SQ.M	

PHYSICAL L.O.S (OPEN TO SKY)
Area of the plot = 1604.70
Required = $1604.70 \times 15\% = 240.71$ Sq.mt.
Provided = (A + B + C) = 241.05 Sq.mt.

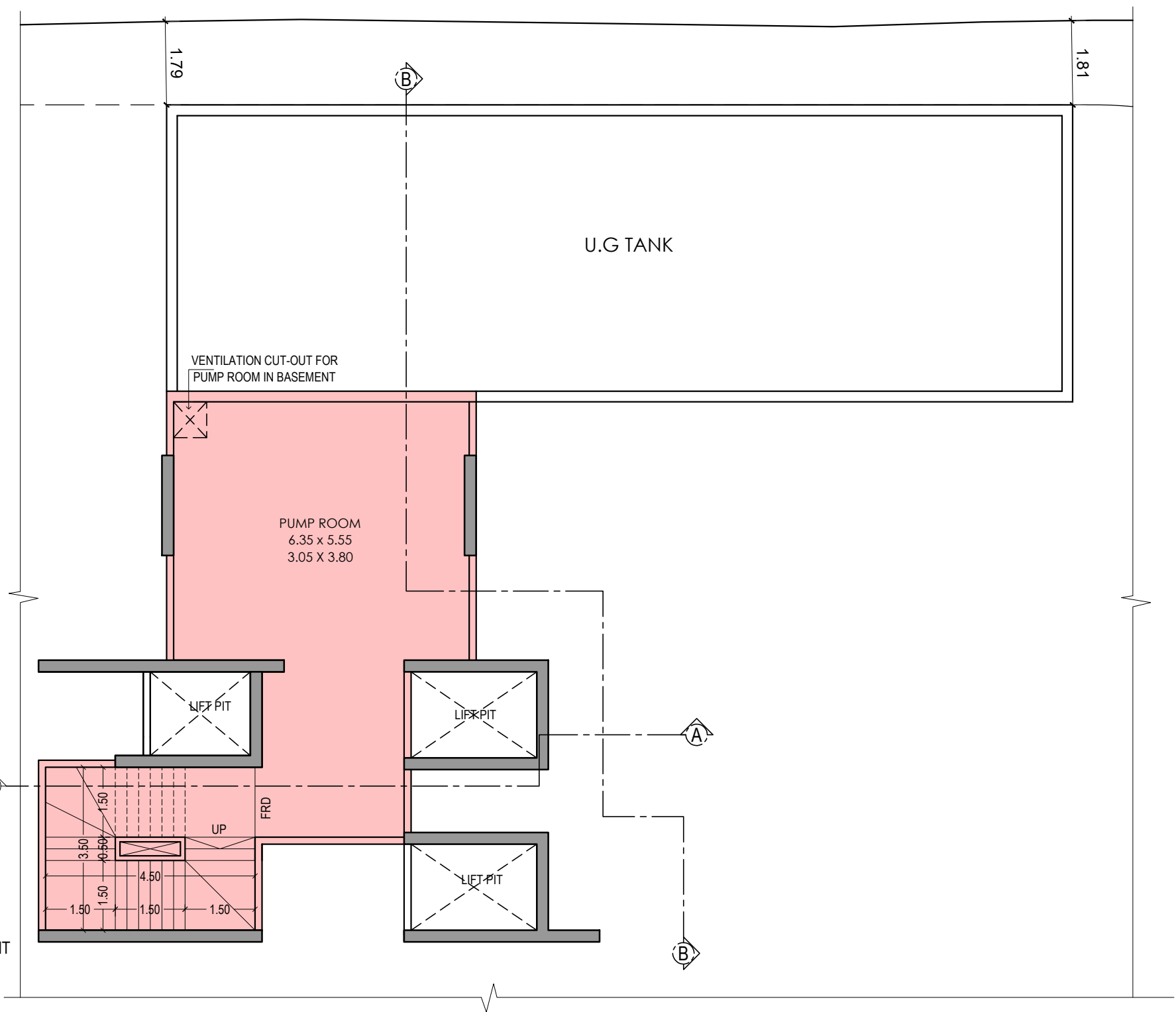
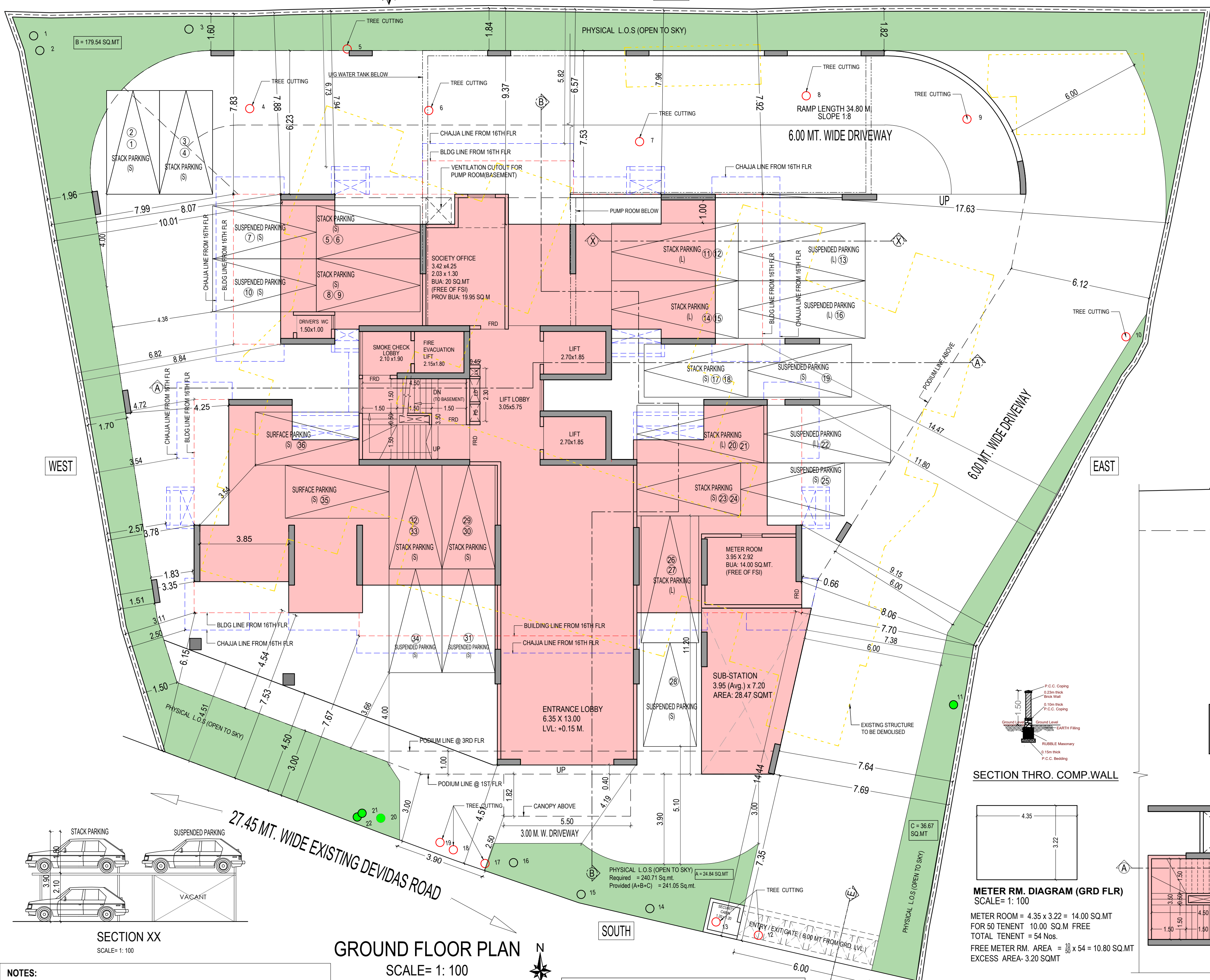


PLOT AREA CALCULATION								
A	ADDITION							
1	50.81	x	2.20	x	0.50	=	55.89	SQ.M
2	54.11	x	22.31	x	0.50	=	603.60	SQ.M
3	54.51	x	1.65	x	0.50	=	44.97	SQ.M
4	54.51	x	10.09	x	0.50	=	275.00	SQ.M
5	46.86	x	4.51	x	0.50	=	105.67	SQ.M
6	47.40	x	3.60	x	0.50	=	85.32	SQ.M
7	47.40	x	4.78	x	0.50	=	113.29	SQ.M
8	42.37	x	6.48	x	0.50	=	137.28	SQ.M
9	28.39	x	5.89	x	0.50	=	83.61	SQ.M
10	20.74	x	9.73	x	0.50	=	100.90	SQ.M
TOTAL							1605.52	SQ.M
AS PER P.R CARD AREA							1604.70	SQ.M

TABLE NO - I									
PROPOSED BUILT UP AREA STATEMENT									
Sr. No.	Wing	Floor No.	Proposed Built up area (in Sq. mt.)		Total (4+5) (in Sq. mt.)	Staircase /Lift /Lift/Hobby (Area in Sq. mt.)		Flat/ Nr/ Society Office/ Fitness centre/ Refuge area	
			Commercial	Residential		Commercial	Residential		
[1]		(2)	(3)	(4)	(5)	(7)	(8)	(9)	
A		BASEMENT	Nil	Nil	Nil	Nil	Nil		
		GR.	Nil	Nil	Nil	Nil	Nil	SOCIETY OFFICE/ STLT PARKING	
		1ST	Nil	Nil	Nil	Nil	Nil	PODIUM PARKING	
		2ND	Nil	Nil	Nil	Nil	Nil	PODIUM PARKING	
		3RD	Nil	Nil	Nil	Nil	Nil	PODIUM PARKING/FITNESS CENTRE	
		4TH	Nil	249.28	249.28	Nil	59.81		
		5TH	Nil	256.17	256.17	Nil	59.81		
		6TH	Nil	259.32	259.32	Nil	59.81		
		7TH	Nil	191.34	191.34	Nil	59.81	REFUGE	
		8TH	Nil	268.89	268.89	Nil	59.81		
		9TH	Nil	268.89	268.89	Nil	59.81		
		10TH	Nil	283.41	283.41	Nil	59.72		
		11TH	Nil	283.41	283.41	Nil	59.72		
		12TH	Nil	283.41	283.41	Nil	59.72		
		13TH	Nil	306.50	306.50	Nil	59.72	REFUGE	
		14TH	Nil	234.11	234.11	Nil	59.66		
		15TH	Nil	345.37	345.37	Nil	59.66		
		16TH	Nil	362.96	362.96	Nil	58.84		
		17TH	Nil	362.96	362.96	Nil	58.84		
				REFUGE EXCESS AREA	55.81	55.81	Nil	Nil	
		METER ROOM EXCESS AREA	3.20	3.20	Nil	Nil			
		Fitness Centre EXCESS AREA	8.46	8.46	Nil	Nil			
		COLUMN AREA	Nil	6.90	6.90	Nil	Nil		
2		Total BUA Proposed	Nil	4030.39	4030.39	Nil	834.74		
3		Fungible compensatory area proposed: (sr.no.1/2,35 or as proposed)	Nil	655.06	655.06	—	—		
4		Net BUA Proposed (2-3)	Nil	3375.33	3375.33	—	—		
5		Fitness Centre	Permissible = 3756.02 X 2% = 79.12 SQ.Mt				Provided at 3rd floor		
6		Society Office	Provided = 58.84 SQ.Mt Permissible = 20.00 Sq. Mt. Provided = 19.95 Sq. Mt.				Provided at 5TH floor		
7		Amenity area/BUA in sqmt (Reg 14A or 14B)	Required = Nil Provided = Nil		Not Provided				
8		I/H/PH provided	Required BUA = Nil Provided BUA = Nil		Sq. Mt., Sq. Mt.,		No. of Tenants No. of Tenants		Not provided
9		Refuge Area FREE OF F.S.I. AS PER D.O.P.R NO 48 (8a),(1).	Required (in sq.m) 75.43 SQ.Mt REGD 4.00% 55.48 SQ.Mt REGD 4.55%	Provided (in sq.m) 77.53 111.29	Excess Provided Nil 55.81	Proposed at floor 7TH 14TH	Area considered for Refuge Area Total BUA 7th To 13TH 1305.40 Sq.Mt. 1885.85 Sq.Mt.		

FORM I						PLAN AS PER GDRP 2024	PLAN AS PER NIM 2024T
I AREA STATEMENT							
A	AREA OF PLOT					1604.70	
(a)	(a) Area of Reservation in Plot					--	
(b)	(b) Area of Road Set-back					--	
(c)	(c) Area of D.P. Road					--	
B	DEDUCTION FOR						
(A)	FOR RESERVATION / ROAD AREA						
(a)	(a) Road Set-back Area to be Handled Over (100%) (Regulation No 16)					--	
(b)	(b) Proposed D.P. Road to be Handled Over (100%) (Regulation No 16)					--	
(c)	(c) Reservation area (plot) to be Handled Over (Regulation No 17)					--	
(d)	(d) Area under Encroachment					--	
(B)	FOR AMENITY AREA						
(a)	(a) Area of Amenity plot / Plots to be Handled Over As Per DCPR 14 (A)					--	
(b)	(b) Area of Amenity plot / Plots to be Handled Over As Per DCPR 14 (B)					--	
(c)	(c) Area of Amenity plot / Plots to be Handled Over As Per DCPR 15					--	
(d)	(d) Area of Amenity plot / Plots to be Handled Over As Per DCPR 35					--	
C	DEDUCTIONS FOR EXISTING BUA OR AREA TO BE RETAINED IF ANY						
(a)	(a) Land Component of Existing BUA As per Regulation Under Which The Development Was Allowed					--	
3.	TOTAL DEDUCTIONS: [(A)+(B)+(C)]						
4.	BALANCE AREA OF THE PLOT [I minus 3]					1604.70	
5.	PLOT AREA UNDER DEVELOPMENT					1604.70	
6.	ZONAL (Basic) FS9 i or 1.33					1.00	
7.	PERMISSIBLE BUILT UP AREA FOR ZONAL (Basic) FS9					1604.70	
8.	BUILT UP AREA EQUAL TO BALANCE HANDLED OVER AS PER REGULATION NO 30(A)						
(A)	(A) As per 2(a) and 2(b) except 2(a)(ii) above with in cap of "admissible lot"						
(b)	(b) In case of 2(a)(iii) permissible over and above (5.00 x 2)					200%	For Set-Back
(c)	(c) 15% of no. sq. ft above or 10 sq.mt. per rebulo tenements as per reg. 30(7)(b)					400.00	
10.	BUILT UP AREA DUE TO * ADDITIONAL FS9 ON PAYMENT OF PREMIUM * AS PER TABLE NO 12 OF REGULATION NO 30(A) SUBJECT TO REGULATION NO 30(A). 1604.70 X 0.50					802.35	
11.	BUILT UP AREA DUE TO ADDITIONAL "DTR" AS PER TABLE NO 12 OF REGULATION NO 30(A) SUBJECT TO REGULATION NO 30(A) (ROAD WIDTH 27.45 MT)						
(A)	(A) Slum TDR (min. 20% of total permissible TDR)						
(B)	(B) General TDR						
(C)	(C) Protected Area (Underlined "not less than" as per approved DOCUMENT UNDER DEVELOPMENT OF 30(B))					568.26	
(D)	(D) Total TDR (Total = A+B+C)					568.26	
(E)	(E) Proposed Fungible Compensatory Area For Rehab Component Without Charging Premium/(Residential)					3375.33	
13.	PROPOSED BUILT UP AREA						
(A)	(A) Residential Built up area					3375.33	
(B)	(B) Commercial Built up area						
(C)	(C) Total Proposed Built up area					3375.33	
14.	TDR GENERATED IF ANY AS PER REGULATION 30(A)						
15.	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31 (3)						
(a)	(a) Permissible Fungible Compensatory Area For Rehab Component Without Charging Premium/(Residential)					651.17	
(b)	(b) Permissible Fungible Compensatory Area For Rehab Component Without Charging Premium/(Residential)					0.00	
(c)	(c) Permissible Fungible Compensatory Area by Charging Premium (Residential)					536.19	
(d)	(d) Permissible Fungible Compensatory Area by Payment of Premium (Residential)					3.89	
16.	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [(13 + 15(a)) + 16(b))]					4039.39	
17.	FS9 CONSUMED NET PLOT					2.10	
II OTHER REQUIREMENTS							
A	RESERVATION / DESIGNATION						
(a)	(a) Name of Reservation						
(b)	(b) Area of Reservation Affecting The Plot						
(c)	(c) Area of Reservation Lands and Handled / Handled Over As Per Regulation No. 17						
(d)	(d) Built up Area of Amenity to be Handled Over As Per Regulation No. 17						
(e)	(e) Area / Built up Area of Designation						
B	PLOT AREA / BUILT UP AMENITY TO BE HANDLED OVER AS PER REGULATION NO						
(i)	(i) 14(A)					--	
(ii)	(ii) 14(B)					--	
(iii)	(iii) 15					--	
C	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT / PLOT AS REGULATION NO. 27						
D	TENEMENT / STATEMENT						
(i)	(i) Proposed Built up Area (14 Above)					4039.39	
(ii)	(ii) Less Deduction of Non-Residential Area (Shop, etc.)					--	
(iii)	(iii) Area Available For Tenements (1) Minus (ii)					4039.39	
(iv)	(iv) Tenements Permissible Density of Tenements / Hectare					187.00	
(v)	(v) Total Number of Tenements Proposed on the Plot					54.00	
E	PARKING STATEMENT						
(a)	(a) PARKING REQUIRED BY REGULATIONS FOR Car					50.00 NOS	
(b)	(b) Scooter / Motor Cycle					5.00 NOS	
(c)	(c) Outriders / visitors					5.00 NOS	
(d)	(d) COVERED GARAGE PERMISSIBLE						
(e)	(e) COVERED GARAGE PROPOSED						
(f)	(f) Car						
(g)	(g) Scooter / Motor Cycle						
(h)	(h) Outriders / visitors						
(iv)	(iv) TOTAL PARKING PROVIDED					93 NOS	
F	TRANSPORT VEHICLES PARKING						
(i)	(i) Space For Transport Vehicles Parking Required By Regulations						
(ii)	(ii) Total No. of Transport Vehicles Parking Spaces Provided						

CONTENTS OF SHEET			
GROUND FLOOR PLAN, PART BASEMENT PLAN, BLOCK PLAN, LOCATION PLAN , PROPOSED BUA STATEMENT, SECTION XX. PLOT AREA & R.G DIAGRAM & CALCULATION			
S.E.(B.P.) R7 WARD	A.E.(B.P.) RII WARD	E.E.(B.P.) WS-II R-2	
CERTIFICATE OF AREA			
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT: 24/01/2023 AND THAT THE DIMENSIONS OF THE SUBS SITE OF THE PLOT STARTED ON THE PLAIN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1654.70 SQ. MT. (ONE THOUSAND SIX HUNDRED FOUR POINT SEVENTY SQUARE METER) AND TALES WITH THE STATE IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD.		SIGNATURE OF ARCHITECT	
NORTH		DESCRIPTION OF PROPOSAL AND PROPERTY	
		M. PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING C.T.S. NO. 2394/A OF EKSAR VILLAGE AT DEVIDAS ROAD, BORIVALI (W) MUMBAI.	
NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER			
Ms. KUNJAL C. DEDHIA DIRECTOR OF M/S. HINDUSTAN REALTY LTD C/A TO DATTATTA DHAM CHS		OWNER / DEVELOPER SIGNATURE	
ADDRESS: 3rd FLOOR A WING VICTORY PARK CHANDAVARKAR ROAD, BORIVALI (WEST), MUMBAI-400032 NAME ADDRESS & SIGNATURE OF STRUCTURAL ENGINEER ABHJIT VINOD PHATAPPEKAR AVP STRUCTURAL CONSULTANTS B.E. (CIVIL), M.I.E. BMC/STR/840009596			
STRUCTURAL ENGINEER SIGNATURE			
DRAWN BY	CHECKED BY	SCALE	DATE
RAVI	-	AS SHOWN	02/01/2024
NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT			
ASHOK GANDHI CONSULTANTS LLP SARITA S. MANJUNATH ARCHITECTS PLANNERS VALUERS 303 / 304, E SQUARE PREMISES, SUBHASH ROAD, VILE PARLE (E), MUMBAI-400 057. OFFICE : TEL : 022 40044074 M : 98210 39752, 99218 50169 info@ashokgandhiconsultants.com ashokgandhiconsultants.com LICENSE NO CA/13/2197			
SIGNATURE OF ARCHITECT			



NOTES:
1) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1888 UNDER No.P - 18637/2023/(2394)/R/N WARD/ EKSAR (S) R/N SIGNED ON EVEN DATE.
2) THIS PLANS ARE DIGITALLY SIGNED, DOES NOT REQUIRE PHYSICAL SIGNATURE

PARKING SUMMARY			
	LARGE	SMALL	TOTAL
STILT FLOOR	11 NOS	25 NOS	36 NOS

BASEMENT FLOOR PLAN
SCALE= 1: 100