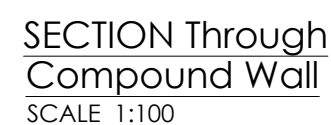
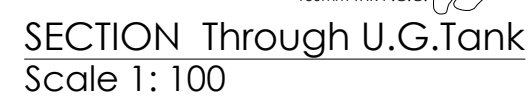


SCALE = 1 : 500



BLOCK PLAN
SCALE = 1 : 500

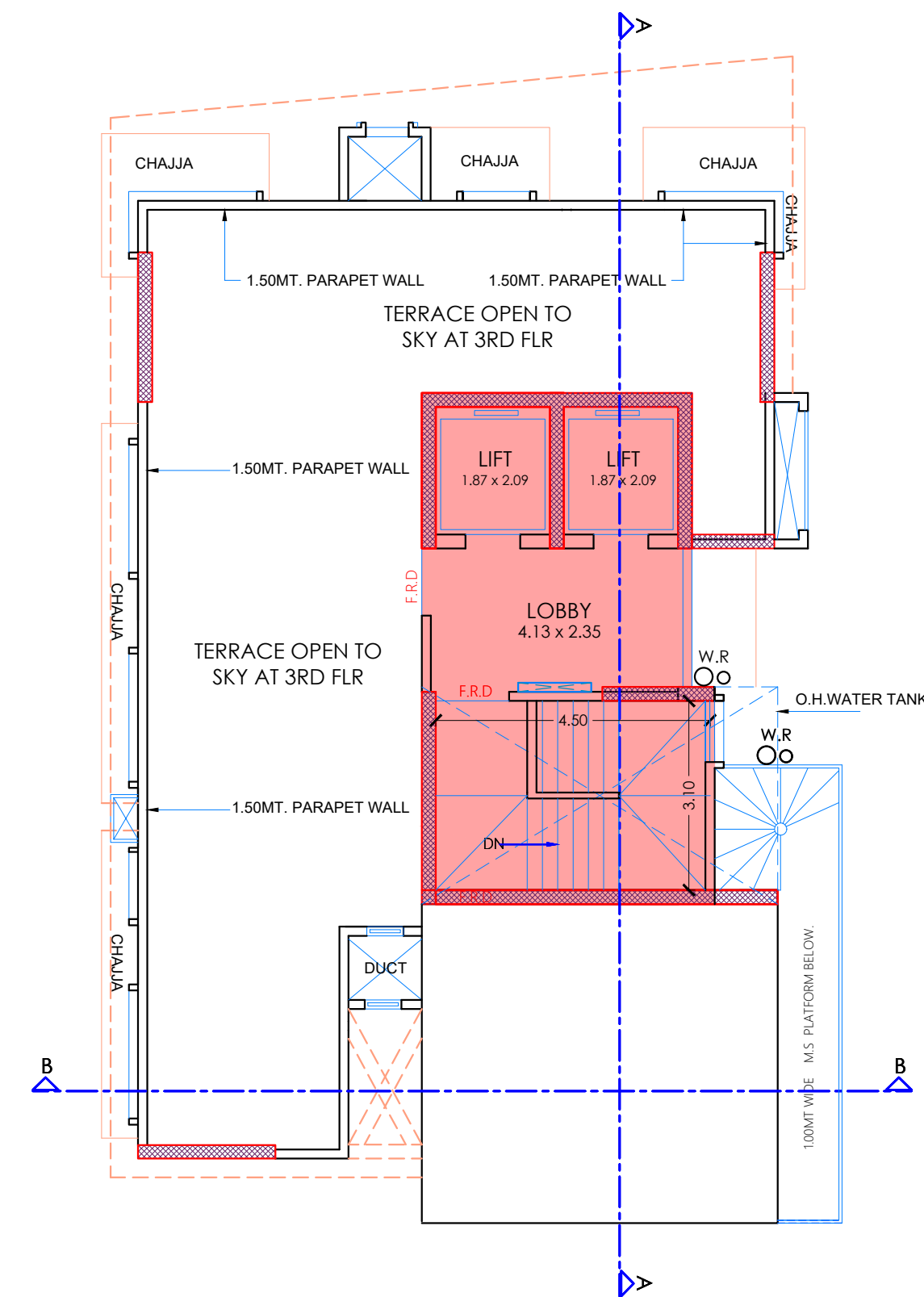


SECTION Through
Compound Wall
SCALE 1:100

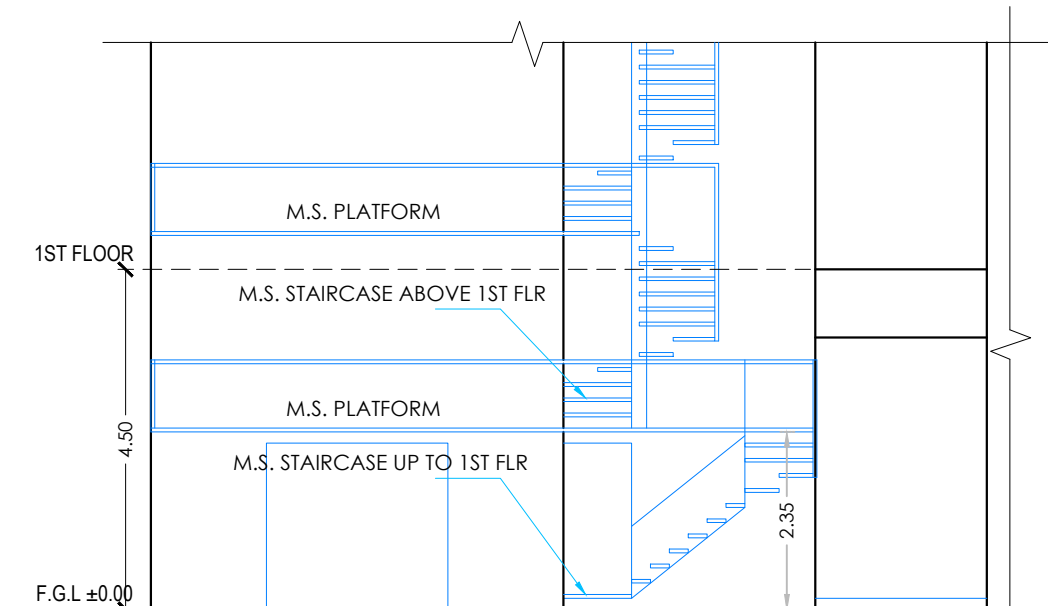


LOCATION PLAN

SCALE = 1 : 4000



TERRACE FLOOR PLAN.
SCALE = 1 : 100



SECTION C-C'
SCALE = 1 : 100

P-12558/2022)/R/C WARD/FP/337/1/NEW	0.88 FSI PLAN
-------------------------------------	---------------

PROFORMA - A		1/2
1	AREA STATEMENT	SQ.MTS.
(a)	AREA OF PLOT AS PER PROPERTY CARD	395.20
(b)	AREA OF ROAD SETBACK	-
(c)	AREA OF DP ROAD	-
2	DEDUCTION FOR	-
[A]	FOR RESERVATION/ROAD AREA	-
(a)	ROAD SETBACK AREA TO BE HANDED OVER [100%] (REGULATION NO. 14)	-
(b)	PROPOSED D P ROAD TO BE HANDED OVER [100%] (REGULATION NO. 14)	-
(c)	[I] RESERVATION AREA [PLOT] TO BE HANDED OVER [100%] (REGULATION NO. 17)	-
[I]	RESERVATION AREA TO BE HANDED OVER AS PER AR [REGULATION NO. 17]	-
[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)	AREA OF AMENITY PLOT /PLOTS TO BE HANDED OVER AS PER DCR 35 [ABTEYANCE]	-
[C]	DEDUCTIONS FOR EXISTING BUA TO BE RETAINED IF ANY/LAND COMPONENT OF EXISTING BUA / EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED.	-
3	TOTAL DEDUCTIONS : [2 (A) + 2 (B) + 2 (C) AS AND WHEN APPLICABLE.	-
4	BALANCE AREA OF PLOT [1 MINUS 3]	395.20
5	PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM/APPROPRIATE AUTHORITY AS PER SR. NO. 4 ABOVE	-
6	ZONAL (BASIC) FSI [0.50 OR 0.75 OR 1 OR 1.33]	1.00
7	BUILT UP AREA AS PER ZONAL (BASIC) (5 x 6) (IN CASE OF MILL LAND PERMISSIBLE BUA KEPT IN ABTEYANCE)	395.20
8	BUILT UP EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 30 (A)	NIL
9	PROTECTED BUILT UP AREA AS PER REG. 30 (C) UP TO EXST. AUTHORIZED B.U.A.	NIL
10	INCENTIVE ADDITIONAL B.U.A. AS PER REGULATION 33(B) [10.00 SQ.MT. x EXISTING TENEMENT]	-
11	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER (WITHIN THE LIMIT OF PERMISSIBLE BUA ON REMAINING PLOT)	-
12	BUILT UP AREA DUE TO ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER TABLE NO 12 OF REGULATION NO 30(A) ON REMAINING/ BALANCE PLOT.	-
13	BUILT UP AREA DUE TO ADMISSIBLE TDR AS PER TABLE NO 12 OF REGULATION NO 30 (A) AND 32 ON REMAINING / BALANCE PLOT.	-
14	PERMISSIBLE BUILT UP AREA (AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2 (C) 1)	395.20
15	PROPOSED BUILT UP AREA (AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2 (C) 2)	346.06
16	TDR GENERATED IF ANY AS PER REGULATION NO 31 (3)	-
17	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31 (3)	-
A	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM (21.44 COMM. + 109.94 RESI)	-
	ii) FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM (21.44 COMM. + 109.94 RESI)	-
	iii) FUNGIBLE COMPENSATORY AREA KEPT IN ABTEYANCE [0.00 COMM. + 0.00 RESI]	-
B	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM. (20.70 COMM + 152.23 RESI)	-
	ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM	-
18	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [15 + 17(A)(i) + 17(A)(ii) + 17(B)(ii)]	346.06
19	FSI CONSUMED ON NET PLOT (15 / 5)	0.88
[II]	OTHER REQUIREMENTS	-
(A)	RESERVATION / DESIGNATION	-
(B)	NAME OF RESERVATION	-
(C)	AREA OF RESERVATION AFFECTING THE PLOT	-
(c)	AREA OF RESERVATION LANDS TO BE HANDED / HANDED OVER AS PER REGULATION NO. 17	-
(d)	BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REGULATION NO. 17	-
(A)	AREA / BUILT UP AREA OF DESIGNATION	-
(B)	PLOT AREA / BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO.	-
(i)	14 (A)	-
(ii)	14 (B)	-
(iii)	15	-
(C)	REQUIREMENT OF RECTANGULAR OPEN SPACE IN LAYOUT / PLOT AS PER REGULATION NO. 27	-
[D]	TENEMENT STATEMENT	-
(i)	PROPOSED BUILT UP AREA [13 ABOVE]	346.06
(ii)	NEL DEDUCTION OF NON - RESIDENTIAL AREA (SHOP ETC.)	161.94
(iii)	AREA AVAILABLE FOR TENEMENTS [(I) MINUS (II)]	184.12
(iv)	TENEMENTS PERMISSIBLE (450 TENEMENTS / HECTARE)	8.29
(v)	TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	2.00
[E]	PARKING STATEMENT	-
(i)	PARKING REQUIRED BY REGULATIONS FOR CAR/S/COOTER/MOTORCYCLE OUTSIDERS (VISITORS)	8.00
(ii)	COVERED GARAGES PERMISSIBLE	-
(iii)	COVERED GARAGES PROPOSED CAR/S/COOTER/MOTORCYCLE OUTSIDERS (VISITORS)	-
(iv)	TOTAL PARKING PROVIDED	8.00
(F)	TRANSPORT VEHICLES PARKING	N/A
(i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	-
(ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED.	-

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEY BY ME ON AND THE DIMENSIONS OF SIDES ETC. OF PLOT ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 39.52 SQ.MT. WHICH IS TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP/ TOWN PLANING SCHEME RECORD.

**Shrikant Yeshwant
Vichare**

Digitally signed by Shrikant
Yeshwant Vichare
Date: 2023.04.27 13:49:32 +05'30'

SIGNATURE OF LICENSED ARCHITECT/L.S.

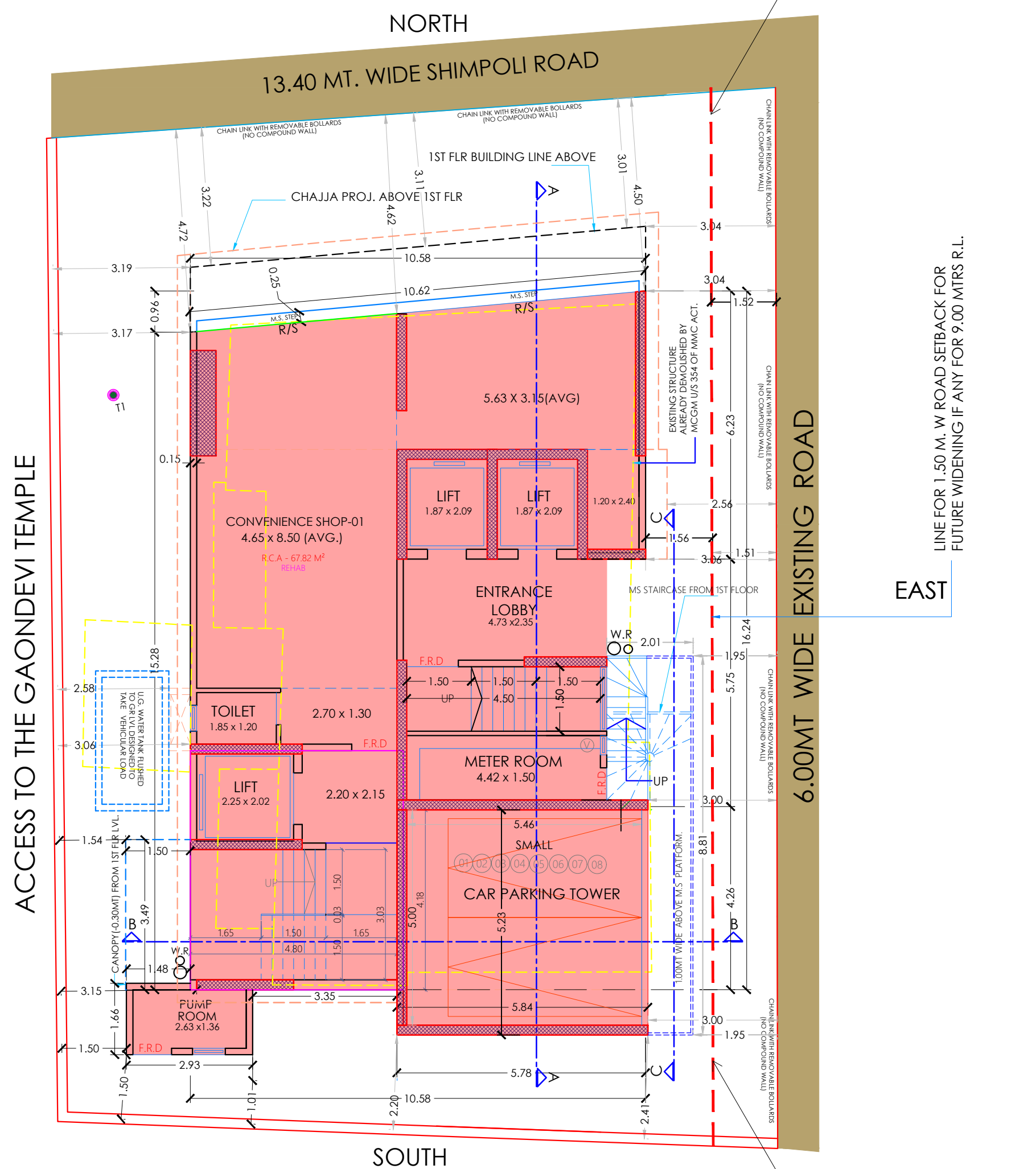
DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED REDEVELOPMENT OF EXISTING SOCIETY BUILDING KNOWN AS "NEW SHIVAM C.H.S.L." ON PLOT BEARING F.P. No. 623, TP'S BORIVALI NO.III, SITUATED AT SHIMPOLI ROAD, BORIVALI (W), MUM. - 400 092.

NAME & SIGN OF OWNER	NAME & SIGN OF R.C.C. CONSULTANT
MR. VIPUL KANTIL MEHTA OF M/s. S. R. & COMPANY C.A. TO OWNER "NEW SHIVAM CHSL"	PRAGNESH M. OZA

C.A. : OWNER - NEW SHYAM CHSE				
Digitally signed by VIPUL KANTILAL MEHTA Date: 2023.04.27 13:50:16 +05'30'		PRAGNESH MAHENDRA OZA Digitally signed by PRAGNESH MAHENDRA OZA Date: 2023.04.27 13:53:06 +05'30'		
DRAWN BY	CHECKED BY	SCALE	NORTH	DATE
ASK	SHRI	AS SHOWN	AS SHOWN	27.04.2023
DRG. NO.	I.O.D-1			

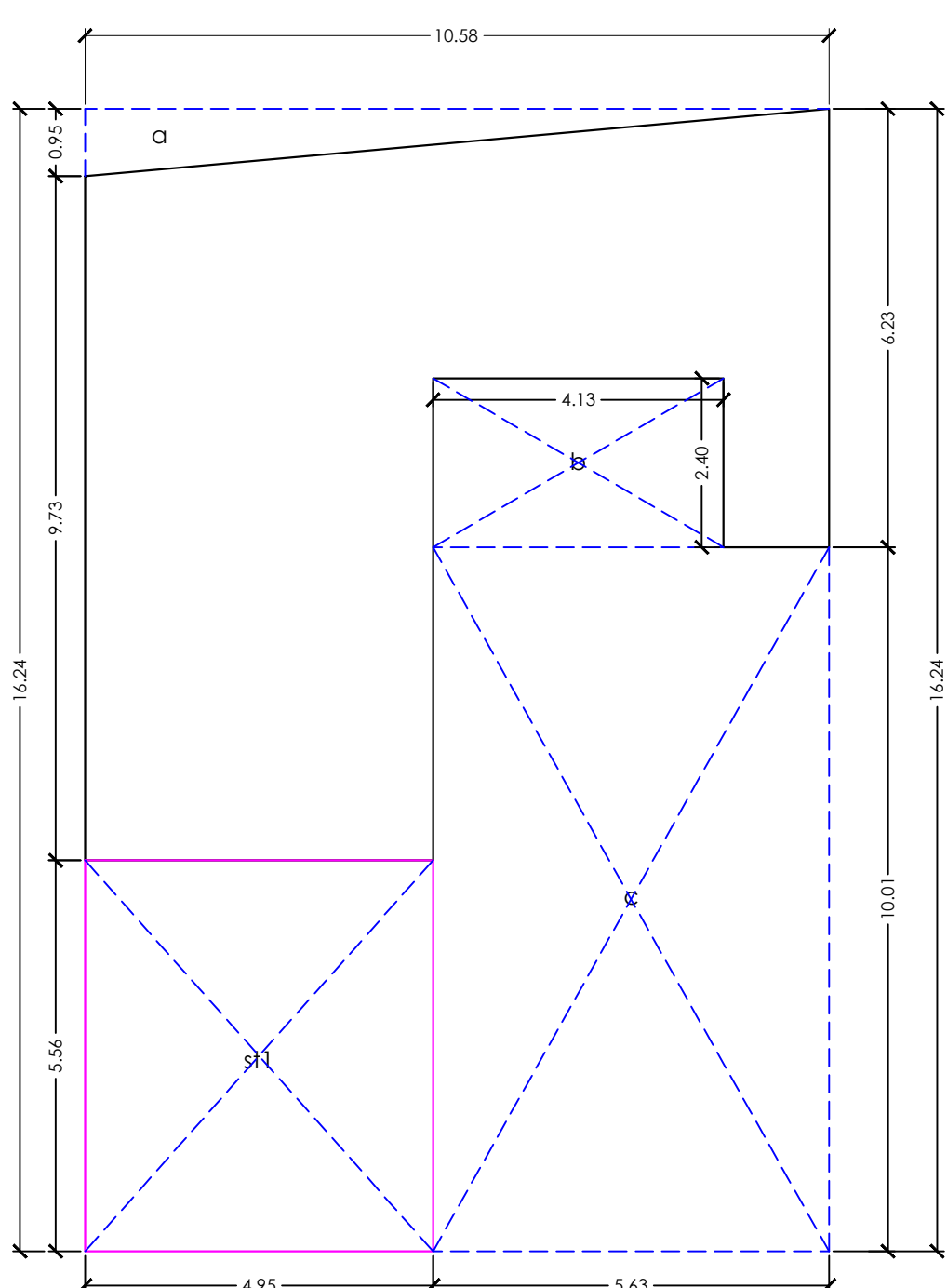
Shrikant Yeshwant Vichare	Digitally signed by Shrikant Yeshwant Vichare Date: 2023.04.27 13:49:43 +05'30'
	NAME & SIGNATURE OF ARCHITECT/LS.


SHRIKANT VICHARE & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGNERS • PROJECT MANAGEMENT CONSULTANTS
601, JATIN APARTMENTS, PRANATA NAGAR, NEAR ANANDRAO PAWAR SCHOOL,
VADRA-VAKA, SORVALI (W), MUMBAI - 400 091.
E-mal : shrikant.vbns@gmail.com



GROUND FLOOR PLAN

SCALE = 1 : 100



AREA LINE DIA. FOR.
GROUND FLR
SCALE = 1 : 100

BUILT UP AREA STATEMENT OF GROUND FLOOR (COMMERCIAL)			
A	=	10.58 x 16.24 x 1 =	171.82 SQ.M
<u>DEDUCTIONS</u>			
a	=	0.50 x 10.58 x 0.95=	5.03 SQ.M
b	=	4.13 x 2.40 x 1 =	9.91 SQ.M
c	=	5.63 x 10.01 x 1 =	56.36 SQ.M
TOTAL B.U.A. OF FLOOR			= 71.30 SQ.M--(1)
<u>STAIR, LIFT, LOBBY AREA CALCULATION</u>			
<u>ADDITIONS</u>			
st1	=	4.95 x 5.56 x 1 =	27.52 SQ.M
TOTAL AREA OF STAIR			= 27.52 SQ.M--(2)
NET B.U.A. OF FLOOR=(A-1-2)			= 73.00 SQ.M

CARPET AREA	NO. OF TENEMENT TOTAL	PARKING REQUIRED BY RULES	NO. OF PARKING REQD.
UP TO 45 SQ.MT.	1 NOS.	1 PARKING FOR 4 TENEMENTS	0.25
45 TO 60 SQ.MT.	1 NOS.	1 PARKING FOR 2 TENEMENTS	0.50
60 TO 90 SQ.MT.	0 NOS	1 PARKING FOR 1 TENEMENT	0.00
ABOVE 90 SQ.MT.	0 NOS	2 PARKING FOR 1 TENEMENT	0.00
TOTAL	= 2.00NOS		0.75
10% VISITOR'S PARKING (MIN. 1 NOS)			1.00
PARKING REQUIREMENT FOR COMMERCIAL AT 1 PARKING FOR EVERY 40 SQ.M. UPTO 800 SQ.M. = (161.94/40)			4.05
10% VISITOR'S PARKING (MIN. 2 NOS)			2.00
TOTAL PARKING REQD.			7.80
SAY			8.00 NOS.
PARKING PROVIDED.			
BIG PARKING = NIL			
SMALL PARKING = 8 NOS.			8.00 NOS.

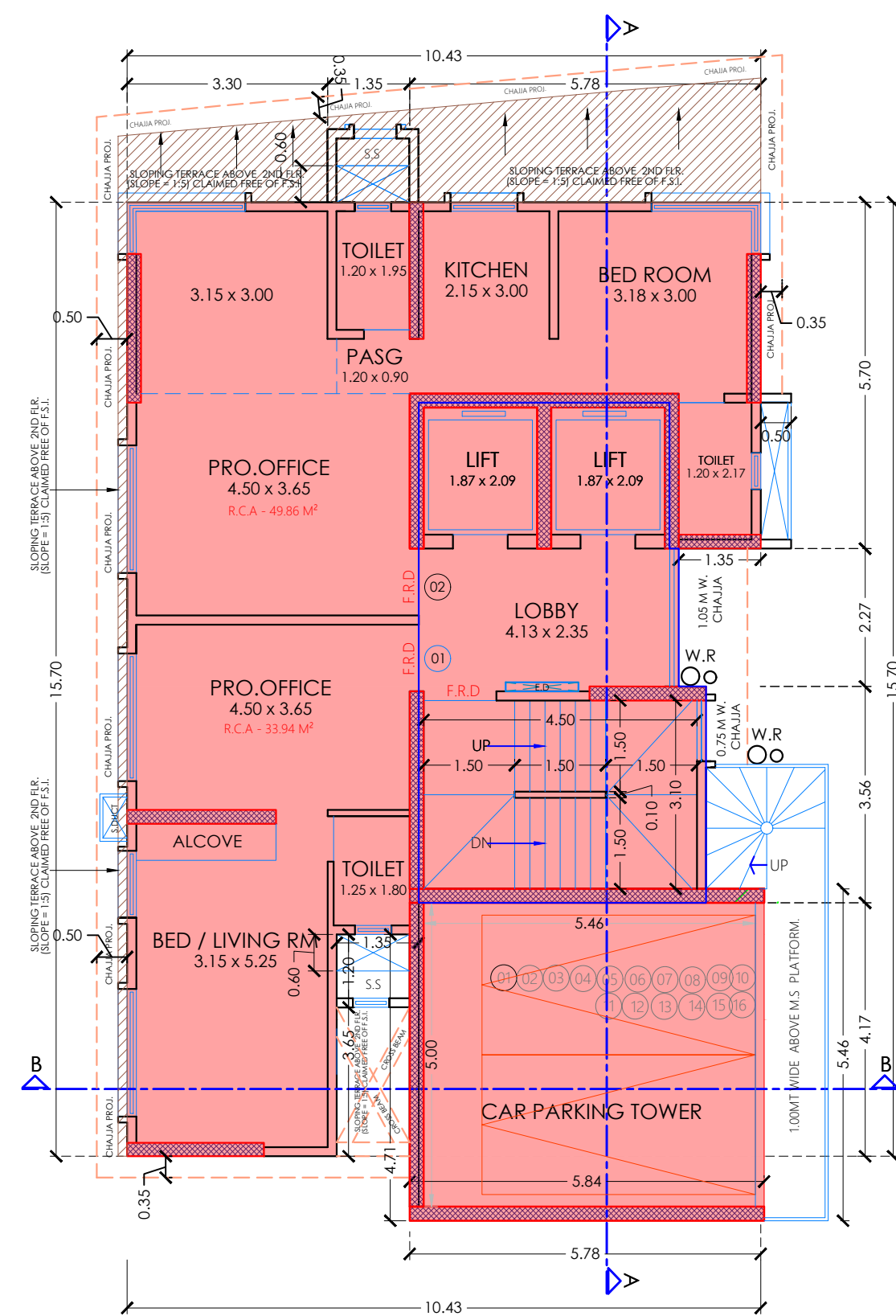
FLOOR	NET AREA (COMM)	NET AREA RESIDENTIAL	STAIR, LIFT, LOBBY (COMM) COUNTED IN F.S.I	STAIR, LIFT, LOBBY (RESI) COUNTED IN F.S.I
GR FLOOR	73.00	-----	27.52	-----
1ST FLOOR	88.94	-----	27.52	-----
2ND FLOOR	-----	92.61	-----	36.47
TOTAL	161.94	92.61	55.04	36.47
			346.06 SQMT	

NOTES:

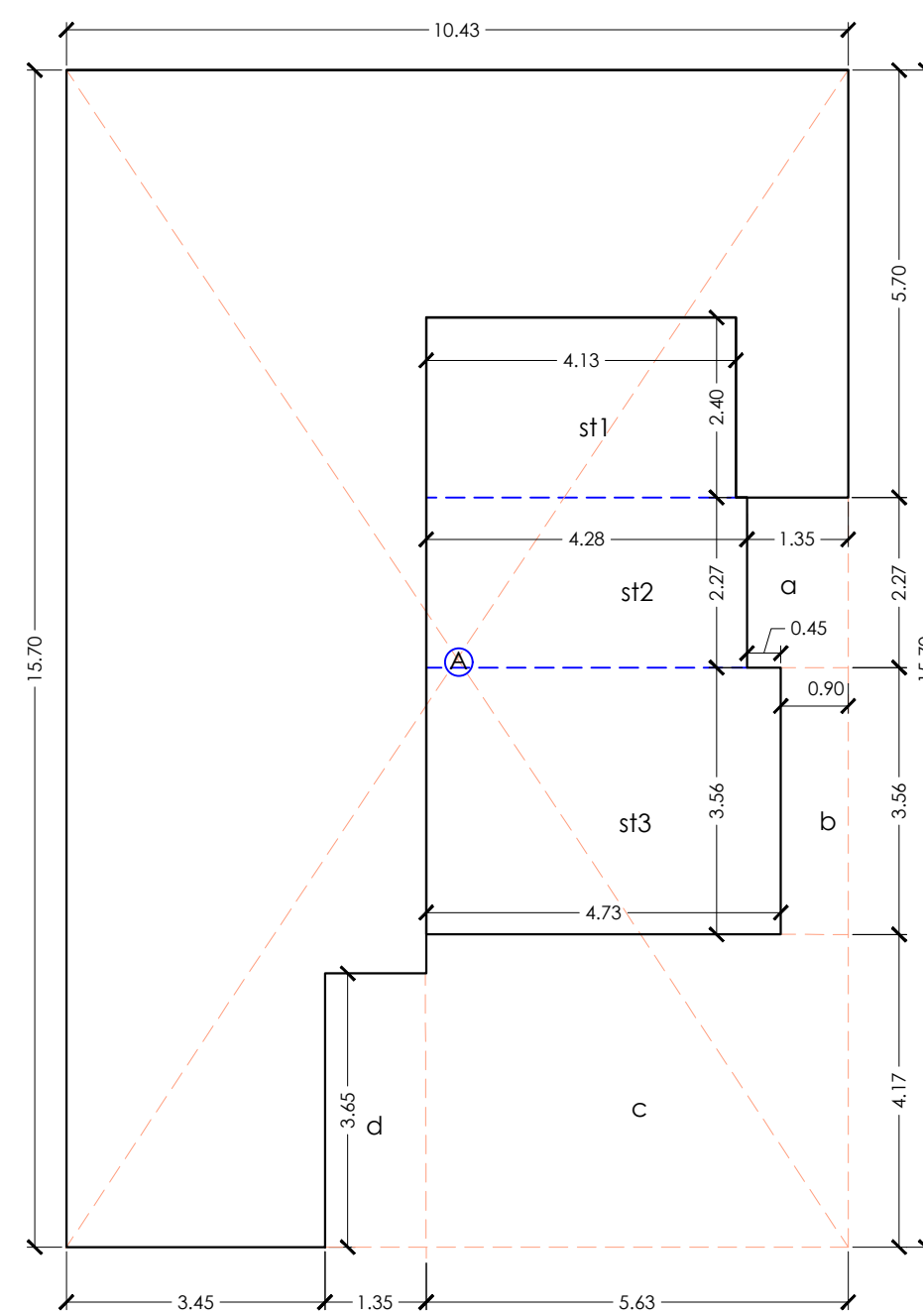
- 1) THESE PLANS ARE DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED.
- 2) THESE PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE IOD ISSUED UNDER EVEN NO.P-12558/2022/J/R/C WARD/FP/337/1/NEW ON EVEN DATE.
- 3) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1888 UNDER NO. P-12558/2022/J/R/C WARD/FP/337/1/NEW

PROFORMA - B	
CONTENTS OF THE SHEET	
* GROUND FLOOR PLAN, B.I.J. AREA CALCULATION. * BLOCK PLAN & LOCATION PLAN * PLOT AREA LINE DIAGRAM & CALCULATION * SUMMARY OF B.I.J.A. * SECTION THROUGH U.G. TANK & COMPOUND WALL * PARKING STATEMENT * TERRACE FLOOR PLAN	

[illegible]



2ND FLOOR PLAN
SCALE = 1 : 100



AREA LINE DIA. FOR. 2ND FLR
SCALE = 1 : 100

BUILT UP AREA STATEMENT OF 2ND FLOOR

A = 10.43 x 15.70 x 1 = 163.75 SQ.M

DEDUCTIONS

a = 1.35 x 2.27 x 1 = 3.06 SQ.M

b = 0.90 x 3.56 x 1 = 3.20 SQ.M

c = 5.63 x 4.17 x 1 = 23.48 SQ.M

d = 1.35 x 3.65 x 1 = 4.93 SQ.M

TOTAL B.U.A. OF FLOOR = 34.67 SQ.M--(1)

STAIR, LIFT, LOBBY AREA CALCULATION

ADDITIONS

st1 = 4.13 x 2.40 x 1 = 9.91 SQ.M

st2 = 4.28 x 2.27 x 1 = 9.72 SQ.M

st3 = 4.73 x 3.56 x 1 = 16.84 SQ.M

TOTAL AREA OF STAIR = 36.47 SQ.M--(2)

NET B.U.A. OF FLOOR=(A-1-2) = 92.61 SQ.M

BUILT UP AREA STATEMENT OF 1ST FLOOR (COMMERCIAL)

A = 10.58 x 17.75 x 1 = 187.80 SQ.M

DEDUCTIONS

a = 0.50 x 10.58 x 0.96 = 5.07 SQ.M

b = 4.13 x 2.40 x 1 = 9.91 SQ.M

c = 5.63 x 10.01 x 1 = 56.36 SQ.M

TOTAL B.U.A. OF FLOOR = 71.34 SQ.M--(1)

STAIR, LIFT, LOBBY AREA CALCULATION

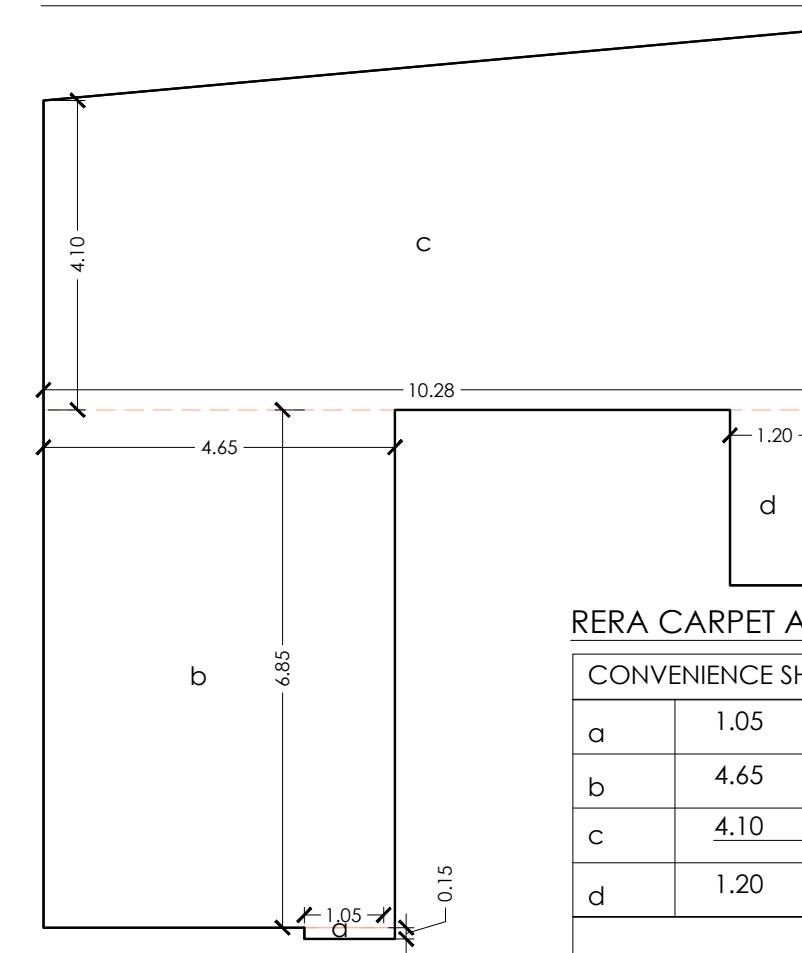
ADDITIONS

st1 = 4.95 x 5.56 x 1 = 27.52 SQ.M

TOTAL AREA OF STAIR = 27.52 SQ.M--(2)

NET B.U.A. OF FLOOR=(A-1-2) = 88.94 SQ.M

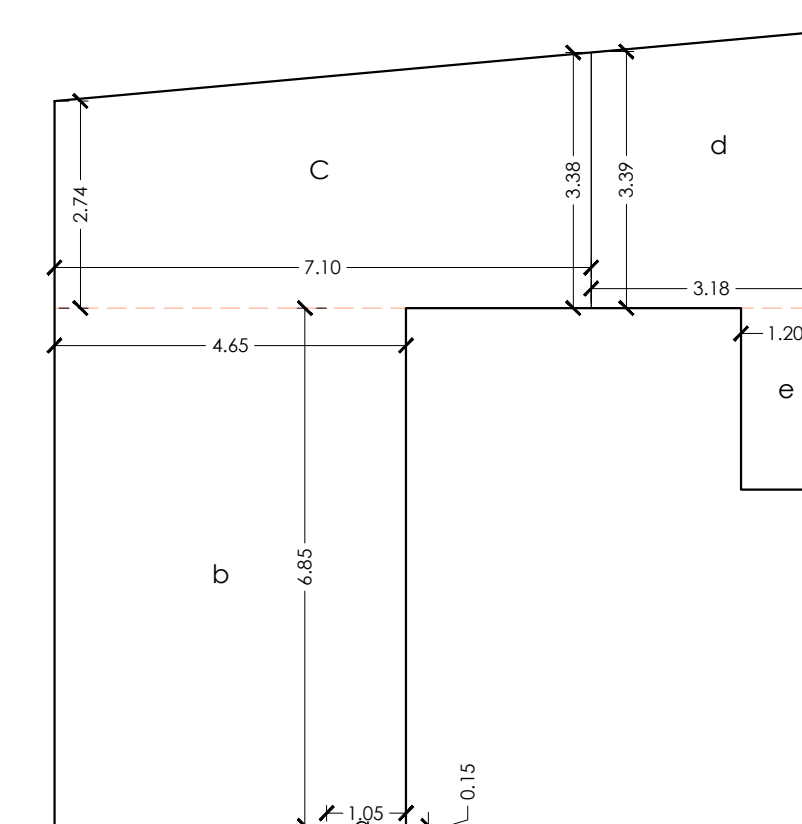
RERA CARPET AREA STATEMENT



RERA CARPET AREA DIAGRAM, CONVENIENCE SHOP (1ST FLR)
SCALE = 1 : 100

RERA CARPET AREA STATEMENT, CONVENIENCE SHOP (SHOWROOM, FOR SHOES) AT 1ST. FLR

a	1.05	X	0.15	X	1 NO	=	0.16 SQ.MT.
b	4.65	X	6.85	X	1 NO	=	31.85 SQ.MT.
c	4.10	+	5.02	X	10.28	=	46.87 SQ.MT.
d	1.20	X	2.32	X	1 NO	=	2.78 SQ.MT.
TOTAL						=	81.66 SQ.MT.

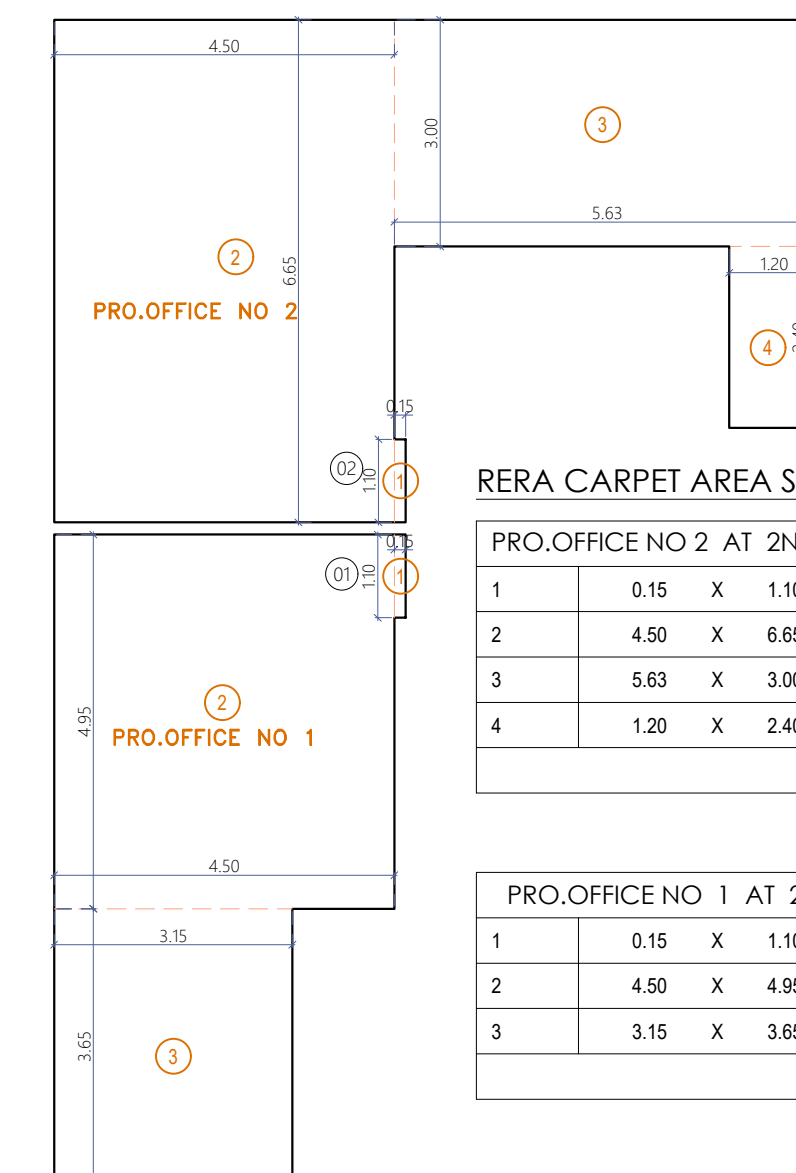


RERA CARPET AREA DIAGRAM, SHOP (GRD FLR)
SCALE = 1 : 100

RERA CARPET AREA STATEMENT, SHOP NO 1. AT GRD. FLR

a	1.05	X	0.15	X	1 NO	=	0.16 SQ.MT.
b	4.65	X	6.85	X	1 NO	=	31.85 SQ.MT.
c	2.74	+	3.38	X	7.10	=	21.73 SQ.MT.
d	3.39	+	3.66	X	3.18	=	11.20 SQ.MT.
e	1.20	X	2.40	X	1 NO	=	2.88 SQ.MT.
TOTAL ADDITION						=	67.82 SQ.MT.

RERA CARPET AREA DIAGRAM, PRO.OFFICE -2 (2ND FLR)
SCALE = 1 : 100

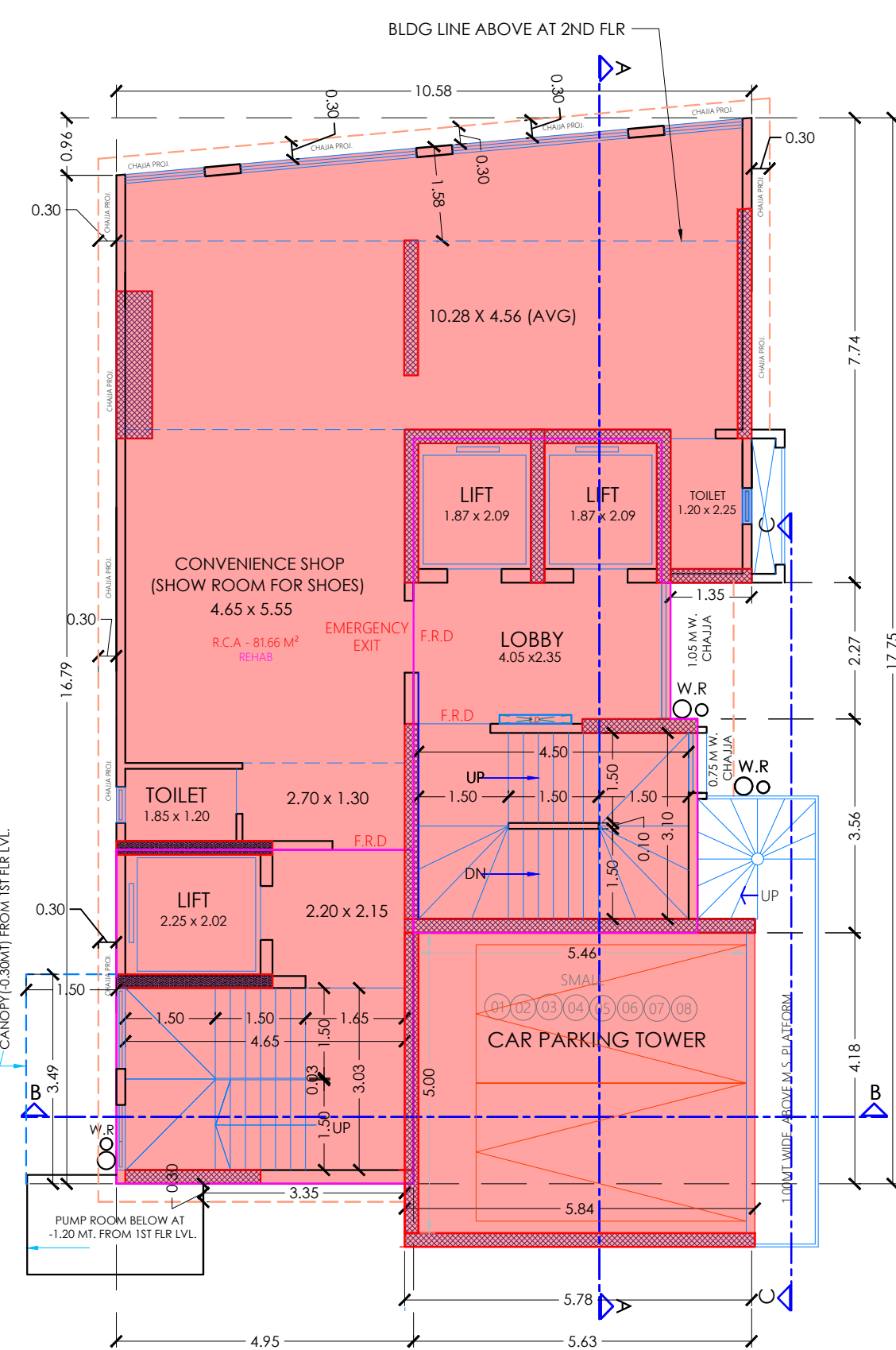


RERA CARPET AREA STATEMENT, PRO.OFFICE NO 2 AT 2ND FLR

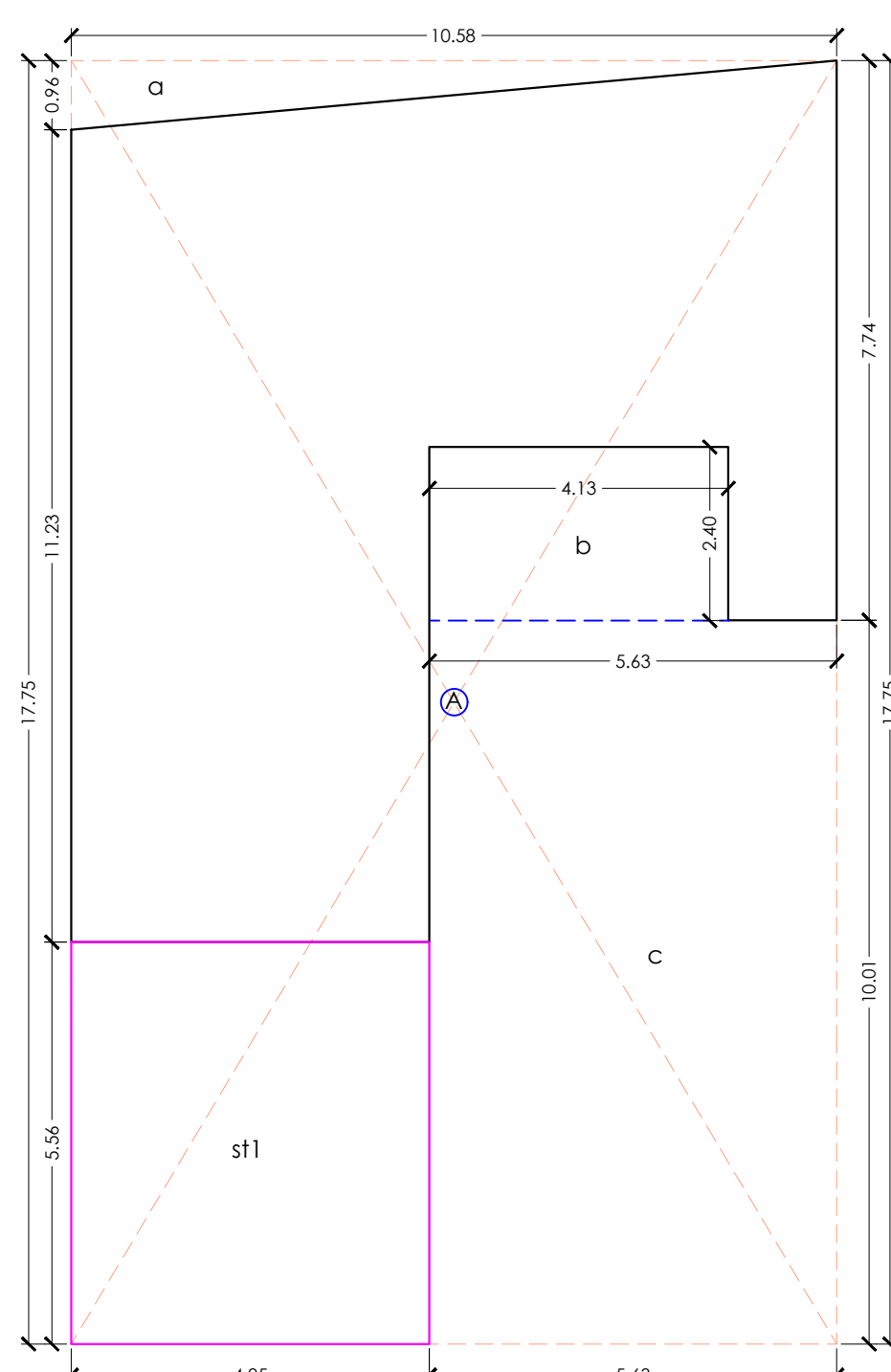
1	0.15	X	1.10	X	1 NO	=	0.16 SQ.MT.
2	4.50	X	6.65	X	1 NO	=	29.93 SQ.MT.
3	5.63	X	3.00	X	1 NO	=	16.89 SQ.MT.
4	1.20	X	2.40	X	1 NO	=	2.88 SQ.MT.
TOTAL ADDITION						=	49.86 SQ.MT.

RERA CARPET AREA STATEMENT, PRO.OFFICE NO 1 AT 2ND FLR

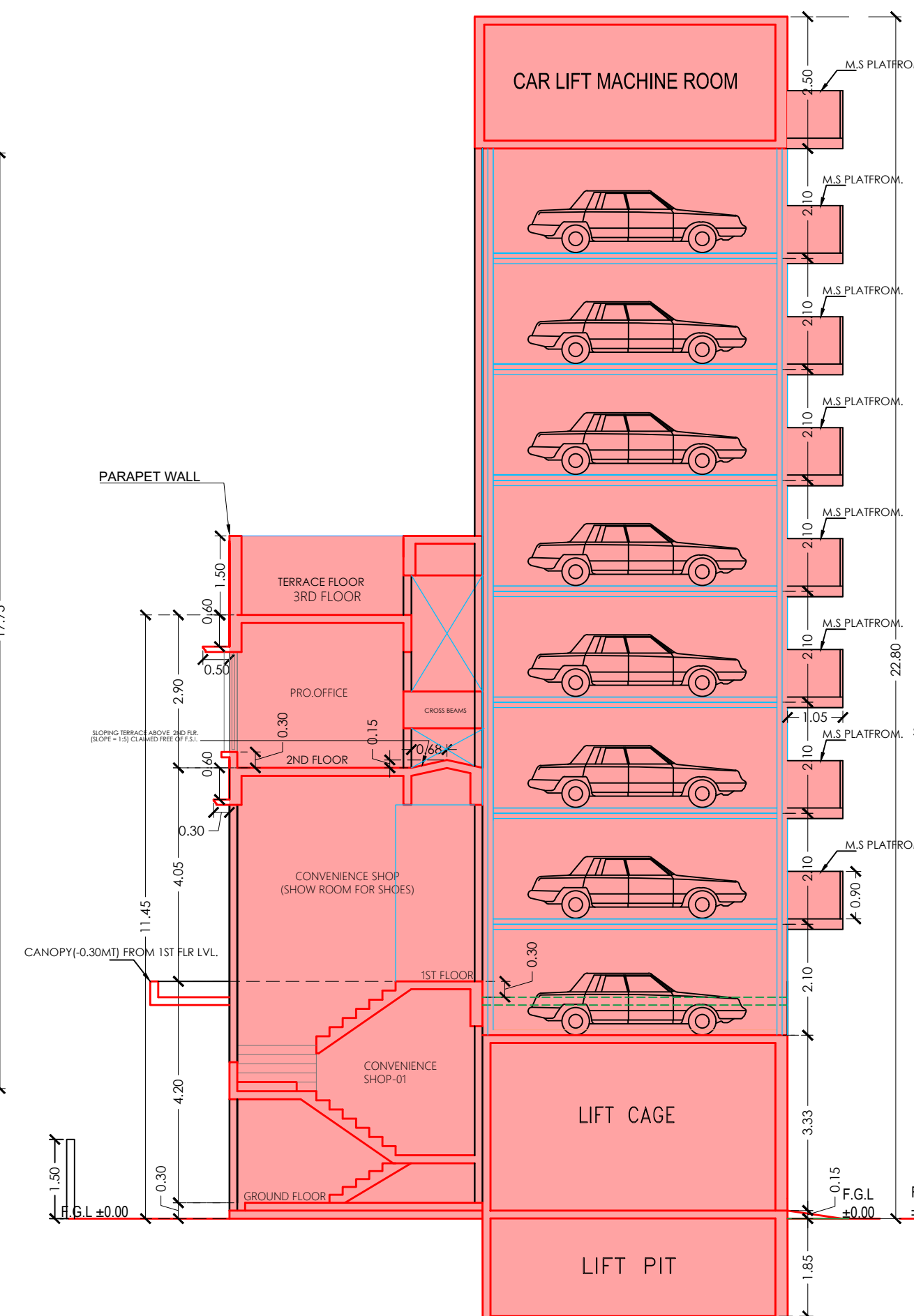
1	0.15	X	1.10	X	1 NO	=	0.16 SQ.MT.
2	4.50	X	4.95	X	1 NO	=	22.28 SQ.MT.
3	3.15	X	3.65	X	1 NO	=	11.50 SQ.MT.
TOTAL ADDITION						=	33.94 SQ.MT.



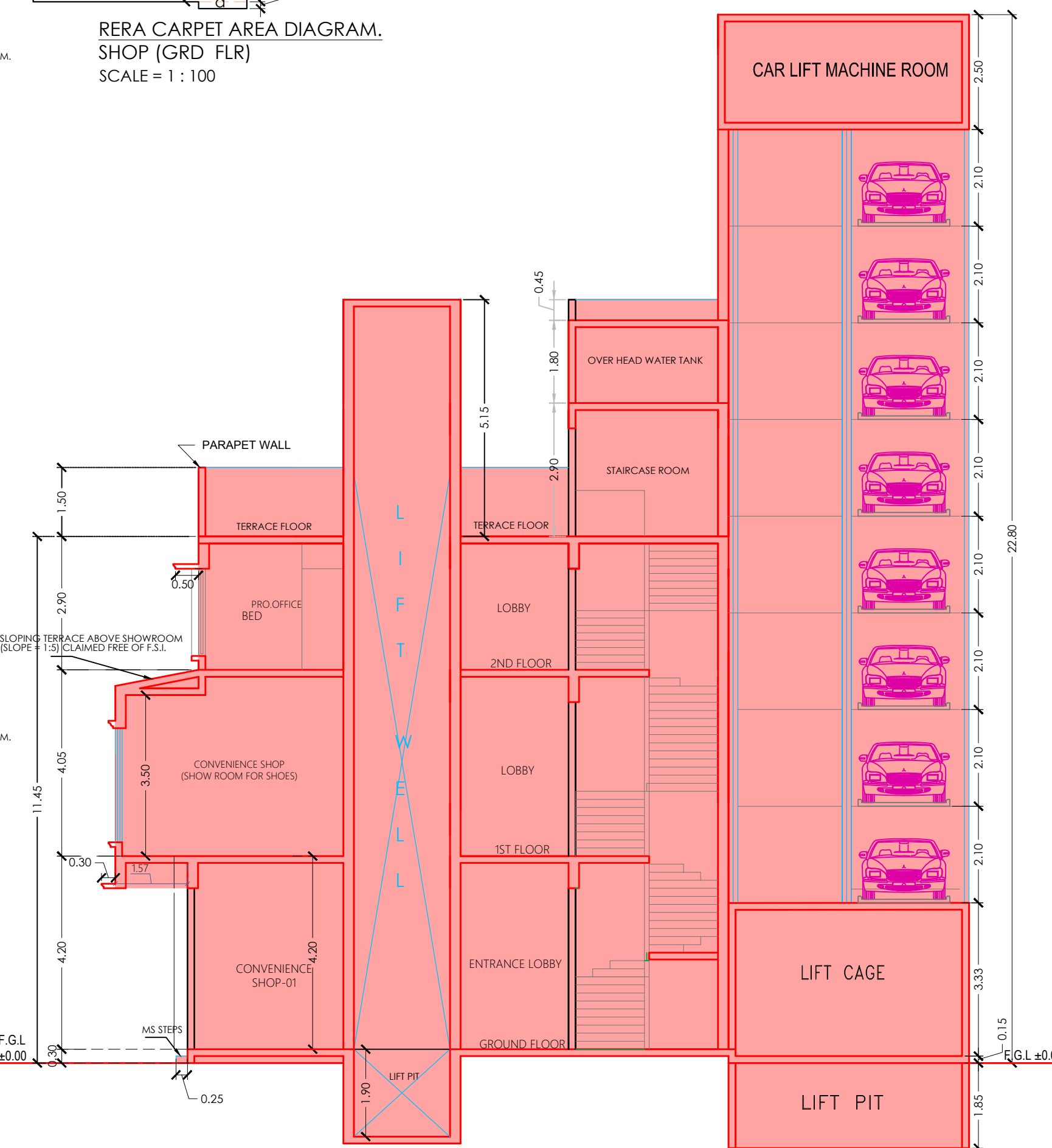
1ST FLOOR PLAN
SCALE = 1 : 100



AREA LINE DIA. FOR. 1ST FLR
SCALE = 1 : 100



SECTION B-B'
SCALE = 1 : 100



SECTION A-A'
SCALE = 1 : 100

- NOTES:
- 1) THESE PLANS ARE DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED.
 - 2) THESE PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE IOD ISSUED UNDER EVEN NO.P-12558/2022)/R/C WARD/FP/337/1/NEW ON EVEN DATE.
 - 3) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1888 UNDER NO.- P-12558/2022)/R/C WARD/FP/337/1/NEW

PROFORMA - B

CONTENTS OF THE SHEET

- * 1ST, 2ND FLOOR PLAN
- * AREA LINE DIAG. & CALCULATIONS
- * RERA AREA LINE DIAG. & CALCULATIONS
- * SECTIONS -A-A, B-B

PLANS FOR APPROVAL

S.E.B.P. (RS) **Rahul Ganesh Ishi**

Digitally signed by Rahul Ganesh Ishi
DN: c=IN, o=Pragmash, ou=5444, 2.5.4.20=316149607796786464763789846, 2.5.4.20=316149607796786464763789846, postalCode=421301, st=Maharashtra, serialNumber=0376465815843484612946, cn=Rahul Ganesh Ishi, Date: 2023.05.02 18:09:05 +05'30'

A.E.B.P.-II (R- WARD) **Swapnil Bhagawat Patil**
2023.05.03 19:16:30 +05'30'

E.E.B.P. (R WARD) **HANUMANT SADASHIVRAO BURE**

Digitally signed by HANUMANT SADASHIVRAO BURE
Date: 2023.05.03 19:57:45 +05'30'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING SOCIETY BUILDING KNOWN AS "NEW SHIVAM C.H.S.L.", ON PLOT BEARING F.P. NO. 623, TPS BORIVALI NO.II, SITUATED AT SHIMPOLI ROAD, BORIVALI (W), MUM. - 400 092.

NAME & SIGN OF OWNER **MR. VIPUL KANTILAL MEHTA OF M/S. S. R. & COMPANY C.A. TO OWNER "NEW SHIVAM CHSL"**

NAME & SIGN OF R.C.C. CONSULTANT **PRAGNESH M. OZA**

VIPUL KANTILAL MEHTA
Date: 2023.04.27 13:50:30 +05'30'

Digitally signed by VIPUL KANTILAL MEHTA
Date: 2023.04.27 13:50:30 +05'30'

PRAGNESH MAHENDRA OZA
Date: 2023.04.27 13:53:24 +05'30'

DRAWN BY **ASK** CHECKED BY **SHRI** SCALE **AS SHOWN** NORTH **AS SHOWN** DATE **27.04.2023**

DRG. NO. **I.O.D.2**

Shrikant Yeshwant Vichare
Digitally signed by Shrikant Yeshwant Vichare
Date: 2023.04.27 13:50:00 +05'30'

NAME & SIGNATURE OF ARCHITECT/ILS.

SHRIKANT VICHARE & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGNERS • PROJECT MANAGEMENT CONSULTANTS
601, LATIN APARTMENTS, PRANAYA NAGAR, NEAR ANANDRAO POKAR SCHOOL, VADRA NAKA, BORIVALI (W), MUMBAI - 400 091.
E-MAIL: PRAGNESH@PRAGMASH.COM