

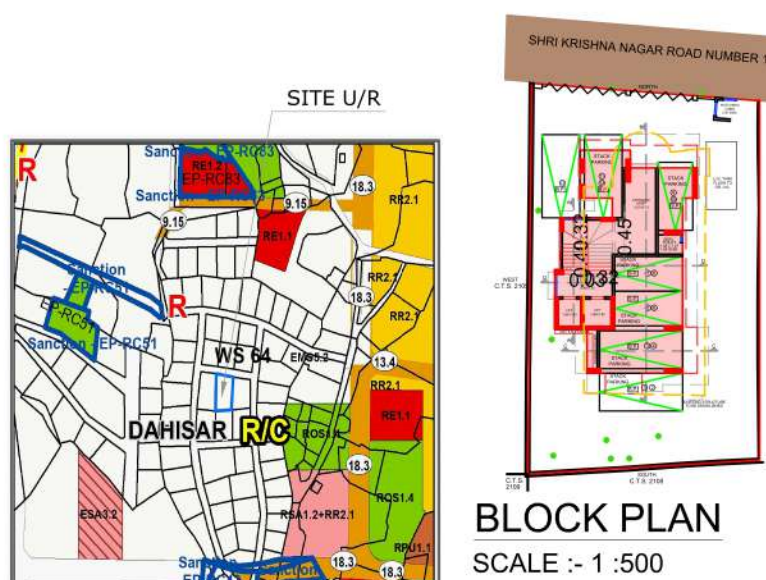
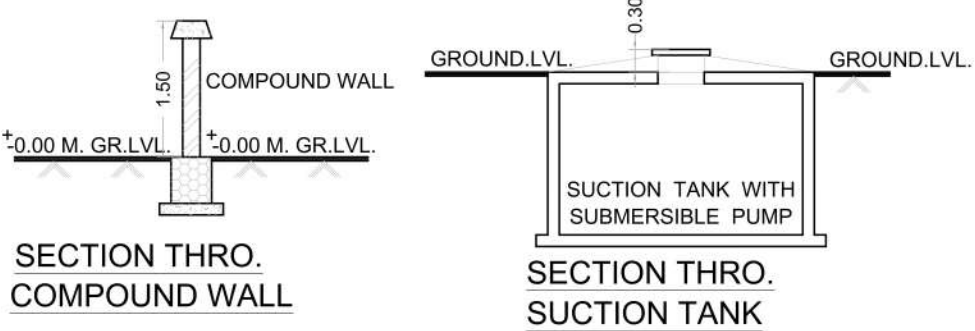
CARPET AREA CALCULATION FOR PARKING PURPOSE ONLY						
FLOOR	WING	FLAT NO.	CARPET AREA	NO. OF FLATS		
1ST TO 8TH FLOOR	-	1	50.17	BELOW 45SQ.M.	BETWEEN 45-60 SQ.M.	BETWEEN 60-90 SQ.M.
9TH FLOOR	-	1	50.17	08	01	
TOTAL NO. OF TENANTS			8	9	17	

PARKING AREA STATEMENT

RESIDENTIAL			
AREA	NO. OF FLATS	PARKING PERMISSIBLE AS PER D.C. RULE	NO. OF PARKING
BELOW 45SQ.M.	8 NOS	4 TENEMENT / 1 PARK	2.00 NOS
BET.45-60 SQ.M.	9 NOS	2 TENEMENT / 1 PARK	4.50 NOS
BET.60-90 SQ.M.	00 NOS	1 TENEMENT / 1 PARK	NIL
ABOVE 90 SQ.M.	00 NOS	1 TENEMENT / 2 PARK	NIL
TOTAL FLATS	17 NOS		6.50 NOS
10% VISITORS PARKING			1.00 NOS
TOTAL PARKING REQUIRED FOR RESIDENTIAL			7.50 NOS
SAY			8 NOS
TOTAL PARKING PROVIDED			13 NOS

PARKING PROVIDED

PARKING REQUIRED BY RULES = 8 NOS.			
PARKING PROVIDED = 12 NOS.			
FLOOR	BIG CARS	SMALL CARS	TOTAL
STILT	06	06	12
TOTAL	06	06	12



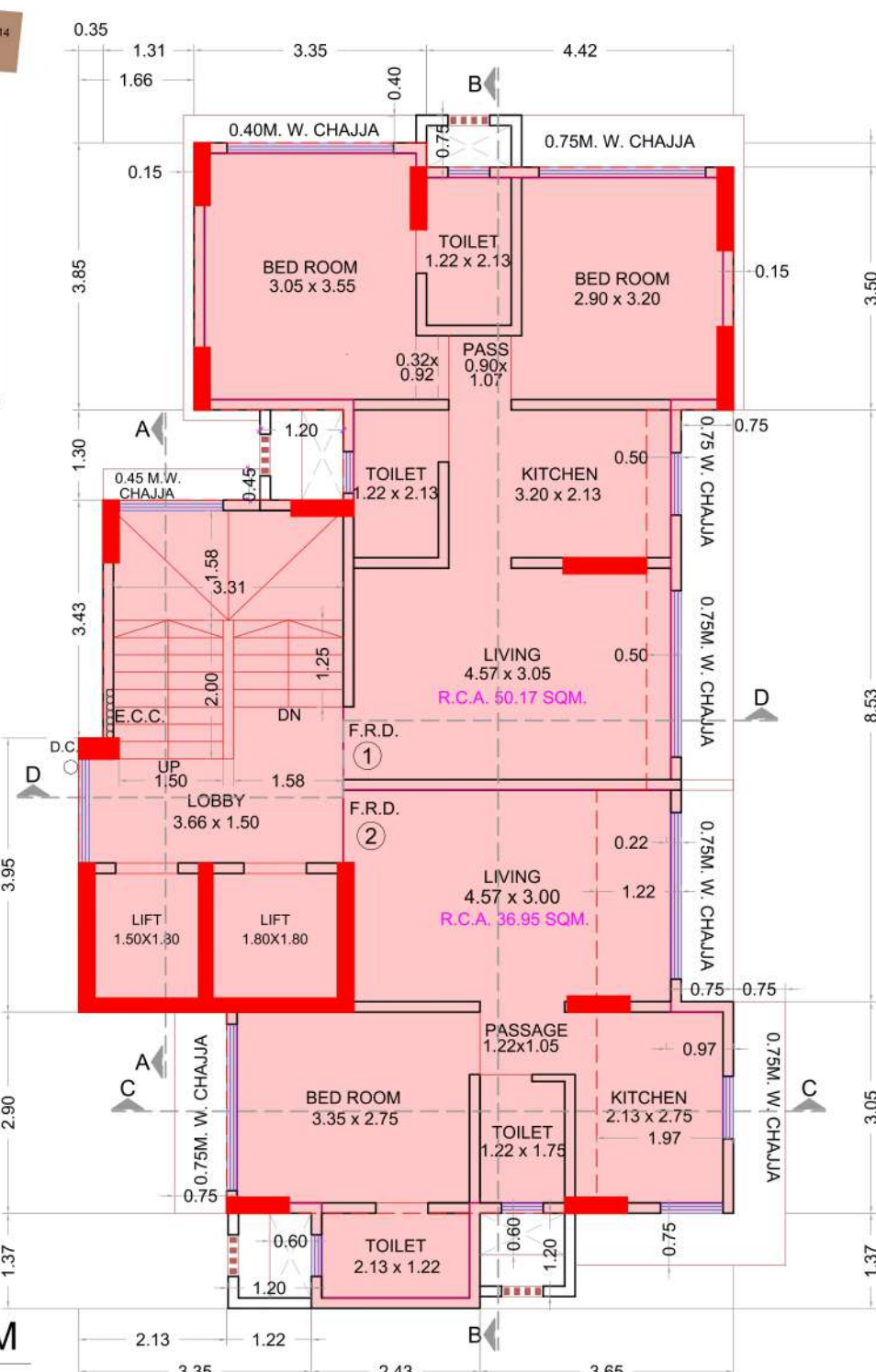
BUILT UP AREA SUMMARY

FLOOR	GROSS BUILT UP AREA	LESS STAIR, LIFT LOBBY AREA	NET BUILT UP AREA
GR. FLOOR			
1ST FLOOR	122.16	26.67	95.49
2ND FLOOR	116.22	20.73	95.49
3RD FLOOR	116.22	20.73	95.49
4TH FLOOR	116.22	20.73	95.49
5TH FLOOR	116.22	20.73	95.49
6TH FLOOR	116.22	20.73	95.49
7TH FLOOR	116.22	20.73	95.49
8TH FLOOR	116.22	20.73	95.49
9TH FLOOR	76.41	21.46	54.95
TOTAL	1012.11	193.24	818.87

PLOT AREA DIAGRAM SCALE 1:500

PLOT AREA CALCULATION									
NET PLOT AREA									
1	1/2	X	30.09	X	13.89	X 1 NO	=	208.98	SQ.MT
2	1/2	X	30.09	X	12.989	X 1 NO	=	195.42	SQ.MT
TOTAL NET PLOT AREA							=	404.40	SQ.MT

1ST TO 8TH FLOOR PLAN SCALE 1:100



9TH FLOOR PLAN SCALE 1:100

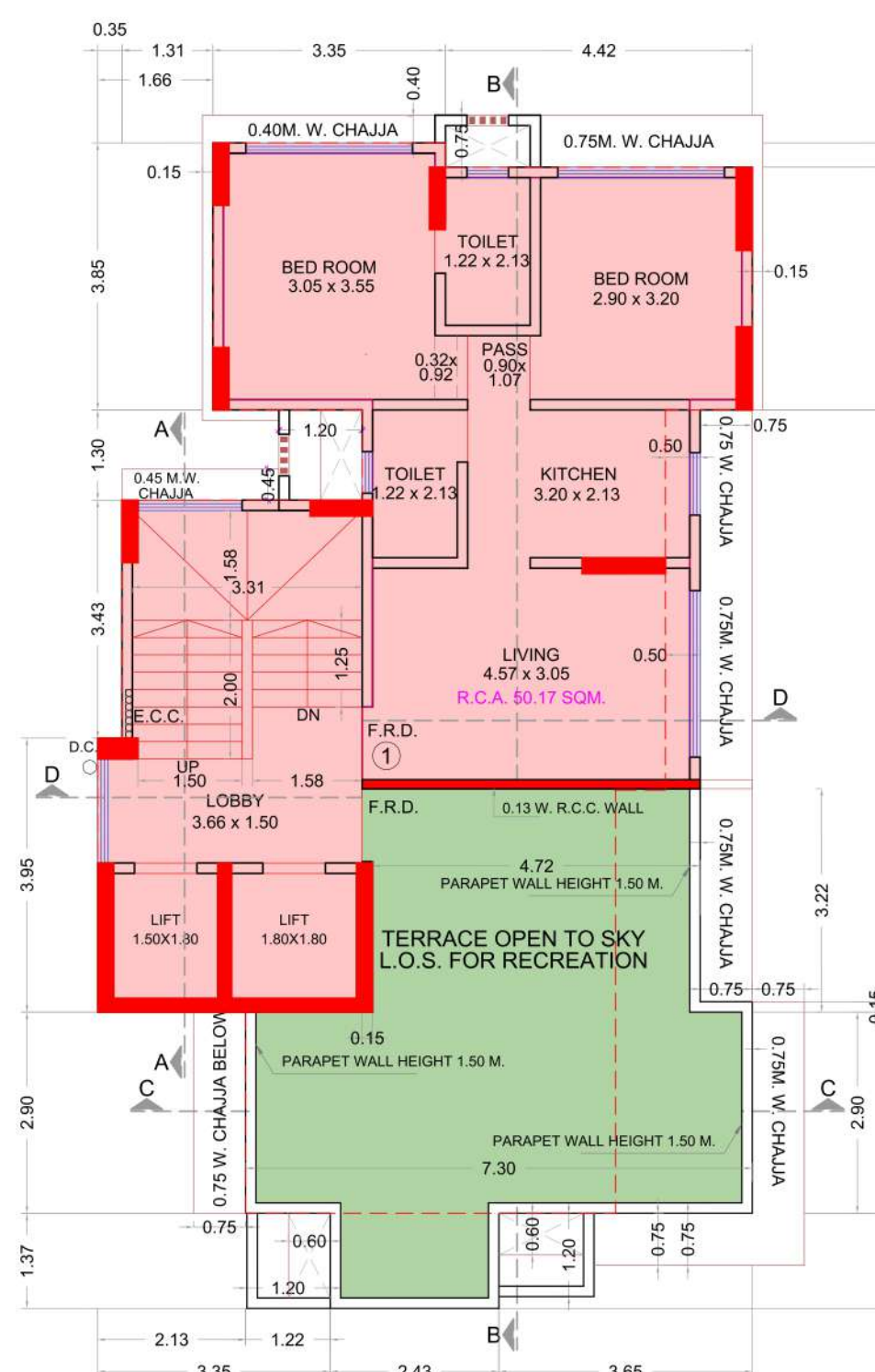


TABLE NO - III FUNGIBLE COMPENSATORY AREA STATEMENT				
Sr. No.	Description	BUA in Sq. mt.		
		Commercial	Residential	Total
1	(A) REHAB COMPONENT			
	Existing BUA of the building to be demolished:			
a	Commercial structure existing prior to 01-04-1962	-	-	-
b	Residential structure existing prior to 17-04-1964	-	-	-
c	As per OC Plans / BCC Plan Approved u/no.	-	-	-
d	As per approved plan and CC granted Approved u/no. CE/7234/RPWS/JAR dtd 06.06.1988 Full CC dated 06.12.1989	-	234.86	234.86
e	Others Specify	-	-	-
f	Existing BUA excluding staircase / lift / lift lobby / otta of the building to be demolished as per redrafted plan out of (a) or (b) or (c) or (d) or (e)	-	234.86	234.86
g	Existing BUA accepted for allowing fungible area for Rehab without charging premium from above	-	234.86	234.86
2	Permissible Fungible Area for rehab without charging premium [35% of 1 (g) above] = (3+4)	-	82.2	82.2
3	Fungible Area available for Rehab Component (Total of Col. No.14 Col.no.15) - Col. No.8 of Table no.ii)	-	82.2	82.2
4	Fungible Area kept in abeyance / untillized (As per total of Col. No. 15 of Table No. ii)	-	-	-
5	(B) SALE COMPONENT			
	Net Plot Area	404.4	302.2	706.6
6	Net Built up area proposed (Sr. No.4 of Table No. -1)	0	606.6	606.6
7	Permissible Fungible Area (0.35 x Sr. no.6)	0	212.27	212.27
8	Fungible Area available for Sale (7.2)	0	130.07	130.07

FORM I

A	AREA STATEMENT	SQ.MTS.
1	Area of the plot (as per p.r. card)	404.40
2	Deduction for	
	(a) Road set-back area to be handed over (100%) (Regulation No 16)	
	(b) Proposed D P road to be handed over (100%) (Regulation No 16)	
	(c) Reservation Area	
3	Total Deductions (a+b+c)	
4	Balance area of plot (1-3)	404.40
5	Permissible Zonal (basic) FSI	1.00
6	a) Permissible Built up Area as per Zonal(basic) FSI (4 * 5)	404.40
	b) Permissible BUA As per DCR 30(C) Protected FSI	
	c) Permissible BUA as per for development (6a or 6b Whichever is more)	404.40
7	Built up area due to "Additional FSI on Payment of Premium" as per Table No 12 of Regulation No 30(A) and 32 on remaining / balance plot	202.20
8	Built up area due to admissible "TDR" as per Table No 12 of Regulation No 30(A) and 32 on remaining / balance plot	
9	BUA due to admissible "200% of Set Back Area" as per Reg. No 32(4)	
10	BUA due to admissible as per Reg. No. 33(7)(B) = 10 SQ.MTS x ____ Tenants	
11	Total permissible Built up Area	606.60
12	Existing built up area	
13	Proposed floor area	606.60
14	Total built up area (12 + 13)	606.60
15	FSI consumed on net holding = 14/4	1.50

B DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS

1	Purely residential built up area	606.60
2	Remaining non residential built up area	

C DETAILS OF FSI AVAILED AS PER DCR 31(3)

1	Permissible Fungible Compensatory area	i) Residential (606.60 X 0.35) =OR <(B1 X 0.35)	212.31
	ii) Non-Residential(____ X 0.35) =OR <(B2 X 0.35)		
2	Proposed Fungible Compensatory area	i) Residential	212.27
	ii) Non-Residential		
3	Fungible Compensatory area available for Rehab comp. without charging premium	i) Residential	82.20
	ii) Non-Residential		
4	Fungible Compensatory area available for Sale compo. by charging premium	i) Residential	130.07
	ii) Non-Residential		
5	Total built up area proposed including FCA (A14 + C2(i) + C2(ii))		818.87

D TENEMENT STATEMENT

i	Proposed built up area	818.87
ii	Less non residential area	
iii	Area available for tenants (i) minus (ii)	818.87
iv	Tenements Permissible (450 /hectare)	37.00
v	Tenements proposed	17.00
vi	Tenements existing	
vii	Total tenements on the plot	17.00

E PARKING STATEMENT

i	Total parking required	08 NOS.
ii	Total parking proposed	12 NOS.
iii	Total parking condoned	N.A.

F TRANSPORT VEHICLES PARKING CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT AS STATED ON SITE ARE AS AND THE MEASURED ON SITE AND THE AREA SO WORKED OUT IS 419.40 SQ.MTS. (FOUR HUNDRED NINETEEN POINT FOURTY ONLY) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P.	
PRASHANT SUKHATANKAR	SIGNATURE OF ARCHITECT

FORM II

CONTENTS OF SHEET:	
STILT FLOOR PLAN, BLOCK AND LOCATION PLAN, FLOOR PLANS, BUA CALCULATION	
PLOT AREA DIAGRAM, PARKING STATEMENT	
DESCRIPTION OF PROPOSAL & PROPERTY:	
Proposed Redevelopment at Plot Bearing C.T.S.No. Of 2105/A of Village Dahisar, Plot no. 135, Shrikrishna Nagar, Road no.14, Borivali - East, Mumbai 400 066.	

NAME ADDRESS OF OWNER	
Shri Krishna Co-operative Housing Society Ltd.	
1. Mr. Anand Vasant Nadkarni	
Plot No. 135, Shri Krishna Nagar, Road No. 14, Borivali (East), Mumbai 400 066.	

NAME ADDRESS & SIGNATURE OF C.A. TO OWNER	
M/S. Tasmal Shree	
44, Utkarsh, Abhinav Nagar	
Borivali East, Mumbai 400 066.	
PRASHANT GOVIND SUKHATANKAR	SIGNATURE OF ARCHITECT

B.M.C.FILE NO.	P-24396/2024/(2105)/R/C Ward/DAHISAR R/C
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1888 UNDER NO. P-24396/2024/(2105)/R/C Ward/DAHISAR R/C ON EVEN DATE.	

SUB ENGINEER (B.P.) R5	Rahul Ganesh Ishi	Digitally signed by Rahul Ganesh Ishi Date: 2025.04.21 15:24:24 +05'30'
------------------------	-------------------	--

ASSISTANT ENGINEER (B.P.) II R/E - w Ward	Swapnil Bhagawat Patil	Digitally signed by Swapnil Bhagawat Patil Date: 2025.04.24 16:23:28 +05'30'
---	------------------------	---

EXECUTIVE ENGINEER (B.P.) (R Ward)=2	MAHESH SAMBHU REVADEKAR	Digitally signed by MAHESH SAMBHU REVADEKAR Date: 2025.05.05 11:17:33 +05'30'
--------------------------------------	-------------------------	--

DRAWN BY		CHECK BY
SACHIN		PRASHANT

NAME, ADDRESS & SIGNATURE OF ARCHITECT	
TANGENTS design cell	
44, UTKARSHA, ABHINAV NAGAR, BORIVALI (EAST), MUMBAI - 400 066.	
AR. PRASHANT SUKHATANKAR	
AR. ROHIT BHATKAR	
PRASHANT GOVIND SUKHATANKAR	Digitally signed by PRASHANT GOVIND SUKHATANKAR Date: 2025.04.16 15:46:05.30

BUILT UP AREA CALCULATION

1ST FLOOR	
A	9.43 X 16.80 X 1 NO = 158.42 SQ.MT.
TOTAL ADDITION = 158.42 SQ.MT.	
DEDUCTIONS	
1	4.42 X 0.35 X 1 NO = 1.55 SQ.MT.
2	0.75 X 8.53 X 1 NO = 6.40 SQ.MT.
3	3.65 X 1.37 X 1 NO = 5.00 SQ.MT.
4	3.35 X 1.37 X 1 NO = 4.59 SQ.MT.
5	2.13 X 2.90 X 1 NO = 6.18 SQ.MT.
6	0.35 X 3.43 X 1 NO = 1.20 SQ.MT.
7	3.81 X 1.30 X 1 NO = 4.95 SQ.MT.
8	1.66 X 3.85 X 1 NO = 6.39 SQ.MT.
TOTAL DEDUCTION = 36.26 SQ.MT.	
TOTAL GROSS BUILT UP AREA OF 1ST FLOOR [X - Y1] = 122.16 SQ.MT.	

STAIRCASE, LIFT LOBBY AREA CALC.

1ST FLOOR	
ST1	3.46 X 3.43 X 1 NO = 11.87 SQ.MT.
ST2	3.81 X 3.80 X 1 NO = 14.48 SQ.MT.
ST3	2.13 X 0.15 X 1 NO = 0.32 SQ.MT.
TOTAL STR. LIFT & LOBBY AREA AT 1ST FLOOR = 26.67 SQ.MT.	
NET BUILT UP AREA [X1 - Y2] = 95.49 SQ.MT.	

BUILT UP AREA CALCULATION

2ND TO 9TH FLOOR	
A	9.43 X 16.80 X 1 NO = 158.42 SQ.MT.
TOTAL ADDITION = 158.42 SQ.MT.	
DEDUCTIONS	
1	4.42 X 0.35 X 1 NO = 1.55 SQ.MT.
2	0.75 X 8.53 X 1 NO = 6.40 SQ.MT.
3	3.65 X 1.37 X 1 NO = 5.00 SQ.MT.
4	3.35 X 1.37 X 1 NO = 4.59 SQ.MT.
5	2.13 X 2.90 X 1 NO = 6.18 SQ.MT.
6	0.35 X 3.43 X 1 NO = 1.20 SQ.MT.
7	3.81 X 1.30 X 1 NO = 4.95 SQ.MT.
8	1.66 X 3.85 X 1 NO = 6.39 SQ.MT.
9	1.80 X 1.80 X 1 NO = 3.24 SQ.MT.
10	1.50 X 1.80 X 1 NO = 2.70 SQ.MT.
TOTAL DEDUCTION = 42.20 SQ.MT.	
TOTAL GROSS BUILT UP AREA OF 2ND TO 9TH FLOOR [X - Y1] = 116.22 SQ.MT.	

STAIRCASE, LIFT LOBBY AREA CALC.

2ND TO 9TH FLOOR	
ST1	3.46 X 3.43 X 1 NO = 11.87 SQ.MT.
ST2	3.81 X 3.80 X 1 NO = 14.48 SQ.MT.
ST3	2.13 X 0.15 X 1 NO = 0.32 SQ.MT.
TOTAL ADDITION = 26.67 SQ.MT.	
DEDUCTIONS	
LIFT	1.80 X 1.80 X 1 NO = 3.24 SQ.MT.
WELL	1.50 X 1.80 X 1 NO = 2.70 SQ.MT.
TOTAL STR. LIFT & LOBBY AREA AT 2ND TO 9TH FLOOR = 20.73 SQ.MT.	
NET BUILT UP AREA [X1 - Y2] = 95.49 SQ.MT.	

BUILT UP AREA CALCULATION

9TH FLOOR	
A	9.43 X 16.80 X 1 NO = 158.42 SQ.MT.
TOTAL ADDITION = 158.42 SQ.MT.	
DEDUCTIONS	
1	4.42 X 0.35 X 1 NO = 1.55 SQ.MT.
2	0.75 X 8.53 X 1 NO = 6.40 SQ.MT.
3	3.65 X 1.37 X 1 NO = 5.00 SQ.MT.
4	3.35 X 1.37 X 1 NO = 4.59 SQ.MT.
5	2.13 X 2.90 X 1 NO = 6.18 SQ.MT.
6	0.35 X 3.43 X 1 NO = 1.20 SQ.MT.
7	3.81 X 1.30 X 1 NO = 4.95 SQ.MT.
8	1.66 X 3.85 X 1 NO = 6.39 SQ.MT.
9	4.72 X 3.22 X 1 NO = 15.20 SQ.MT.
10	7.30 X 2.90 X 1 NO = 21.17 SQ.MT.
11	2.43 X 1.37 X 1 NO = 3.33 SQ.MT.
12	0.75 X 0.15 X 1 NO = 0.11 SQ.MT.
LIFT	1.80 X 1.80 X 1 NO = 3.24 SQ.MT.
WELL	1.50 X 1.80 X 1 NO = 2.70 SQ.MT.
TOTAL DEDUCTION = 82.01 SQ.MT.	
TOTAL GROSS BUILT UP AREA OF 2ND TO 9TH FLOOR [X - Y1] = 76.41 SQ.MT.	

STAIRCASE, LIFT LOBBY AREA CALC.

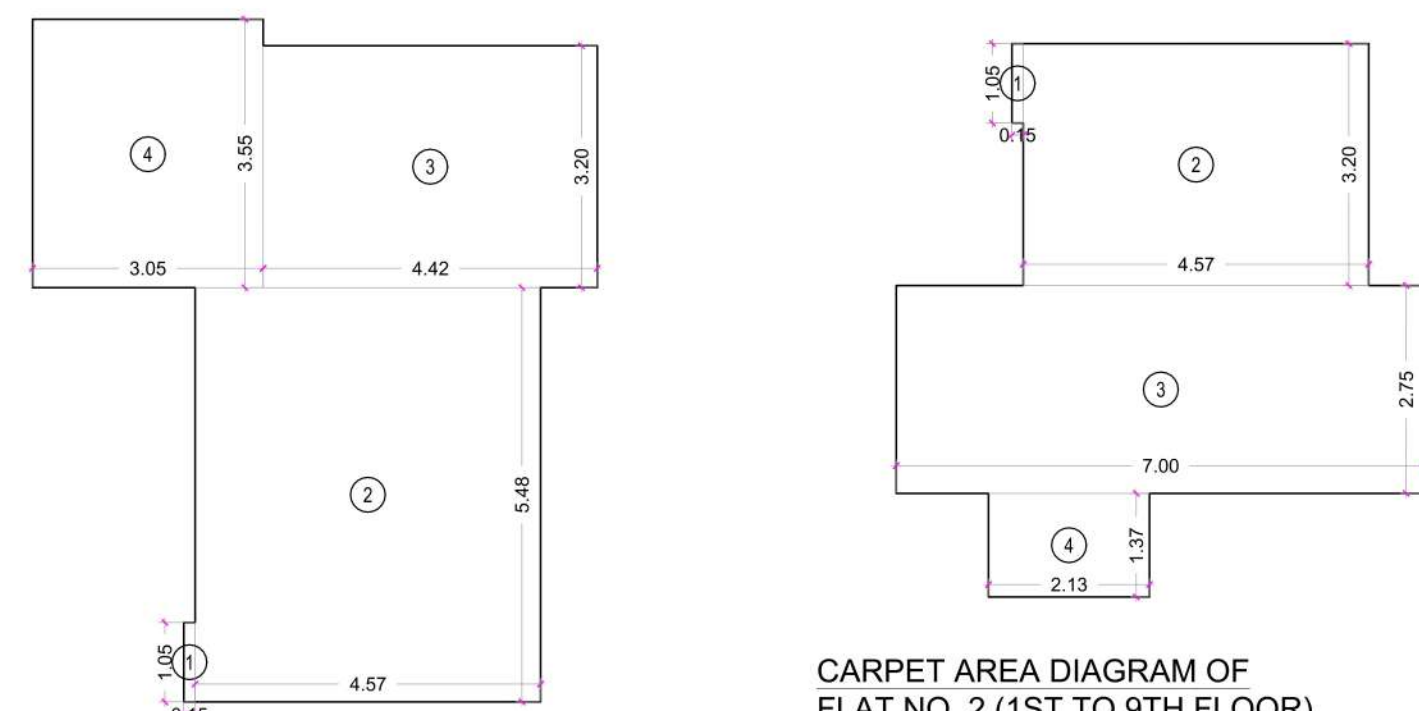
2ND TO 9TH FLOOR	
ST1	3.46 X 3.43 X 1 NO = 11.87 SQ.MT.
ST2	3.81 X 3.80 X 1 NO = 14.48 SQ.MT.
ST3	0.15 X 3.22 X 1 NO = 0.48 SQ.MT.
TOTAL ADDITION = 27.40 SQ.MT.	
DEDUCTIONS	
LIFT	1.80 X 1.80 X 1 NO = 3.24 SQ.MT.
WELL	1.50 X 1.80 X 1 NO = 2.70 SQ.MT.
TOTAL STR. LIFT & LOBBY AREA AT 2ND TO 9TH FLOOR = 21.46 SQ.MT.	
NET BUILT UP AREA [X1 - Y2] = 54.95 SQ.MT.	

CARPET AREA CALCULATION

FLAT NO.1 (1ST TO 9TH FLOOR)	
1	0.15 X 1.05 X 1 NO = 0.16 SQ.MT.
2	4.57 X 5.48 X 1 NO = 25.04 SQ.MT.
3	4.42 X 3.20 X 1 NO = 14.14 SQ.MT.
4	3.05 X 3.55 X 1 NO = 10.83 SQ.MT.
TOTAL ADDITION = 50.17 SQ.MT.	

FLAT NO.2 (1ST TO 8TH FLOOR)	
1	0.15 X 1.05 X 1 NO = 0.16 SQ.MT.
2	4.57 X 3.20 X 1 NO = 14.62 SQ.MT.
3	7.00 X 2.75 X 1 NO = 19.25 SQ.MT.
4	2.13 X 1.37 X 1 NO = 2.92 SQ.MT.
TOTAL ADDITION = 36.95 SQ.MT.	

CARPET AREA DIAGRAM OF FLAT NO. 1 (1ST TO 9TH FLOOR)



AREA DIAGRAM OF 1ST TO 8TH FLOOR EAST C.T.S. 2106

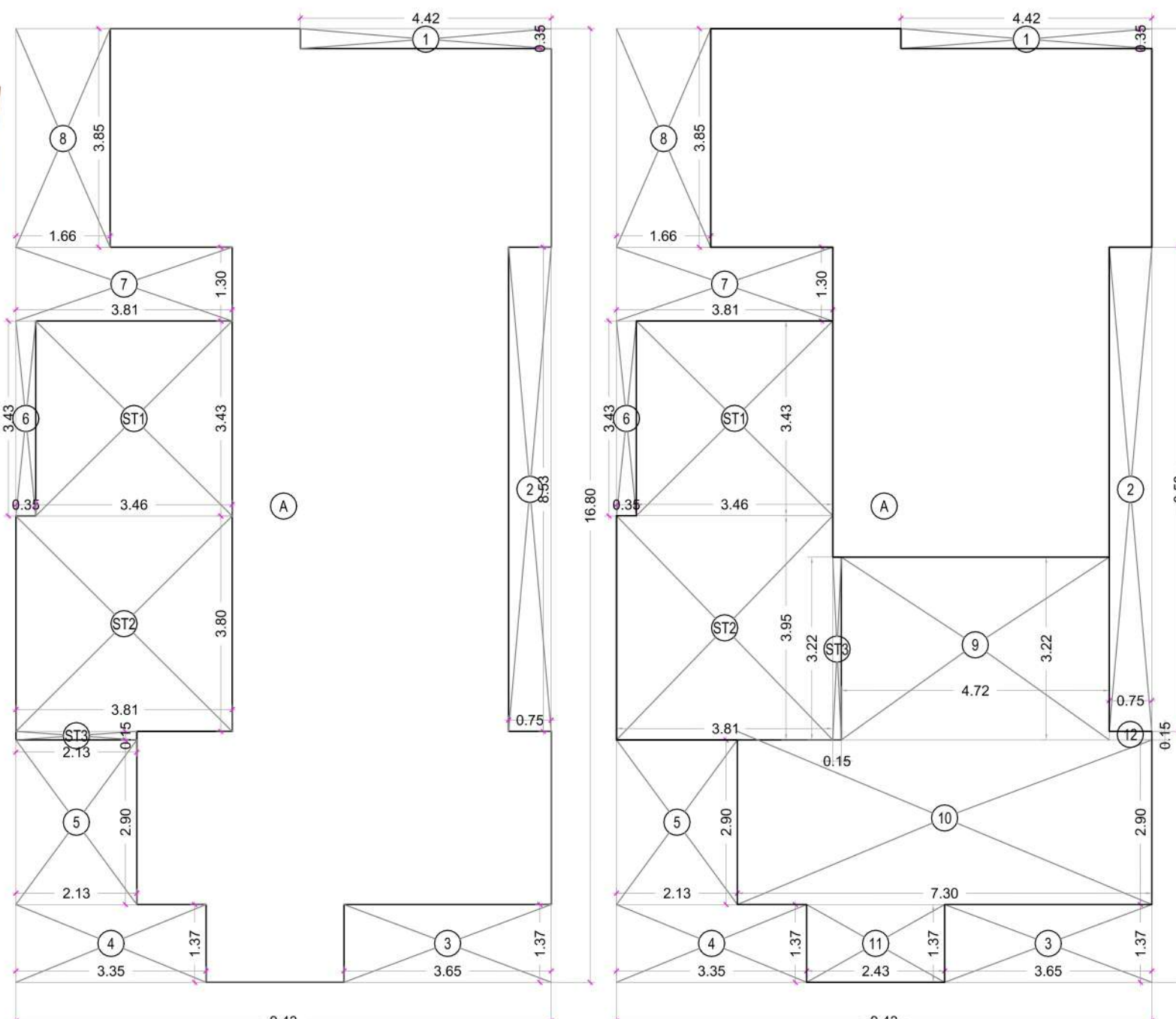
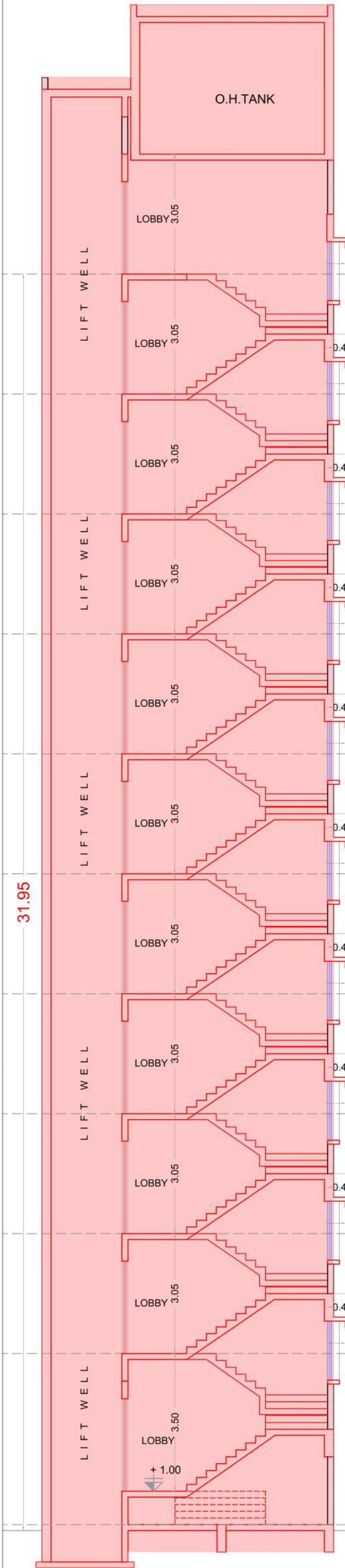
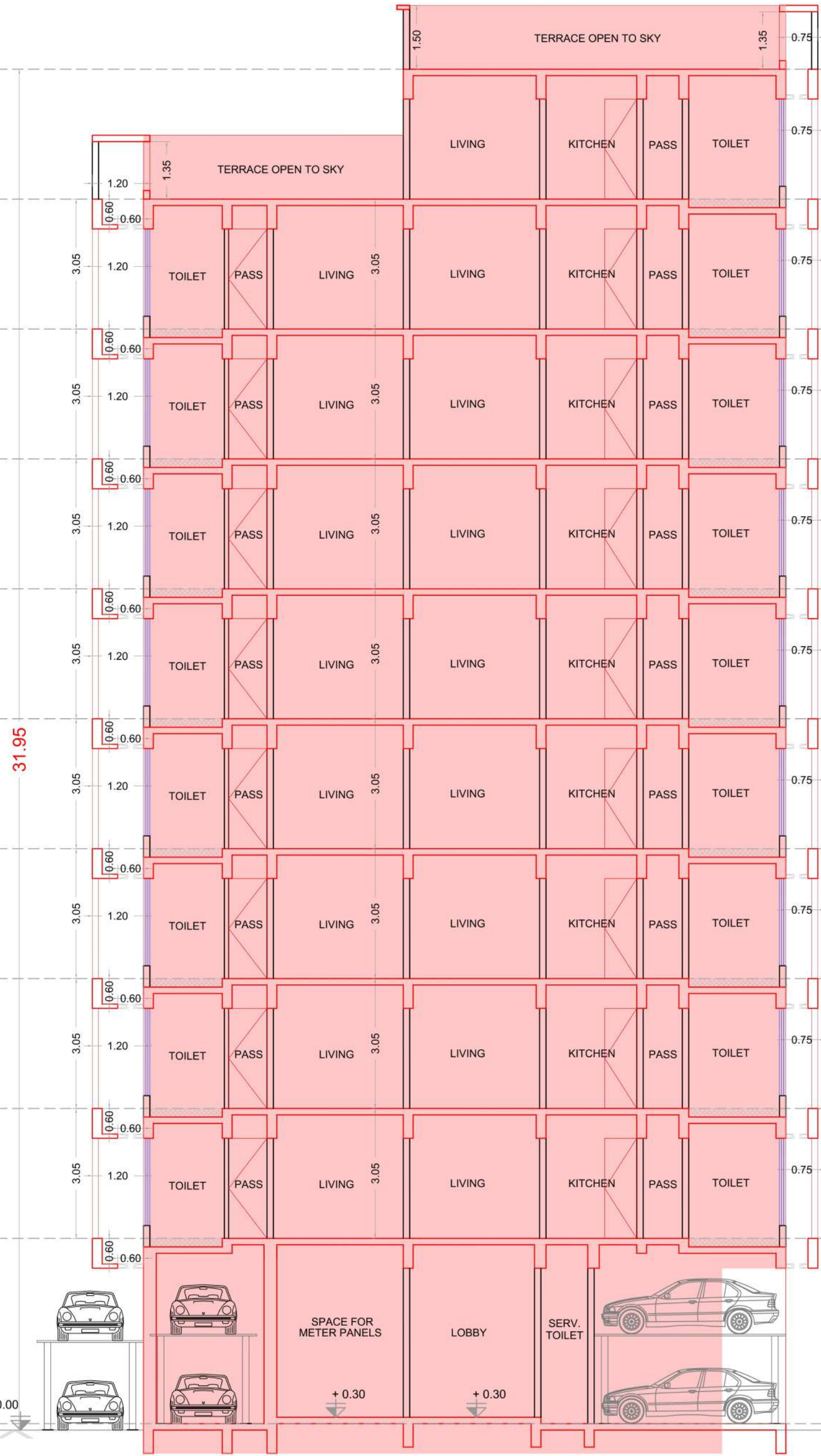


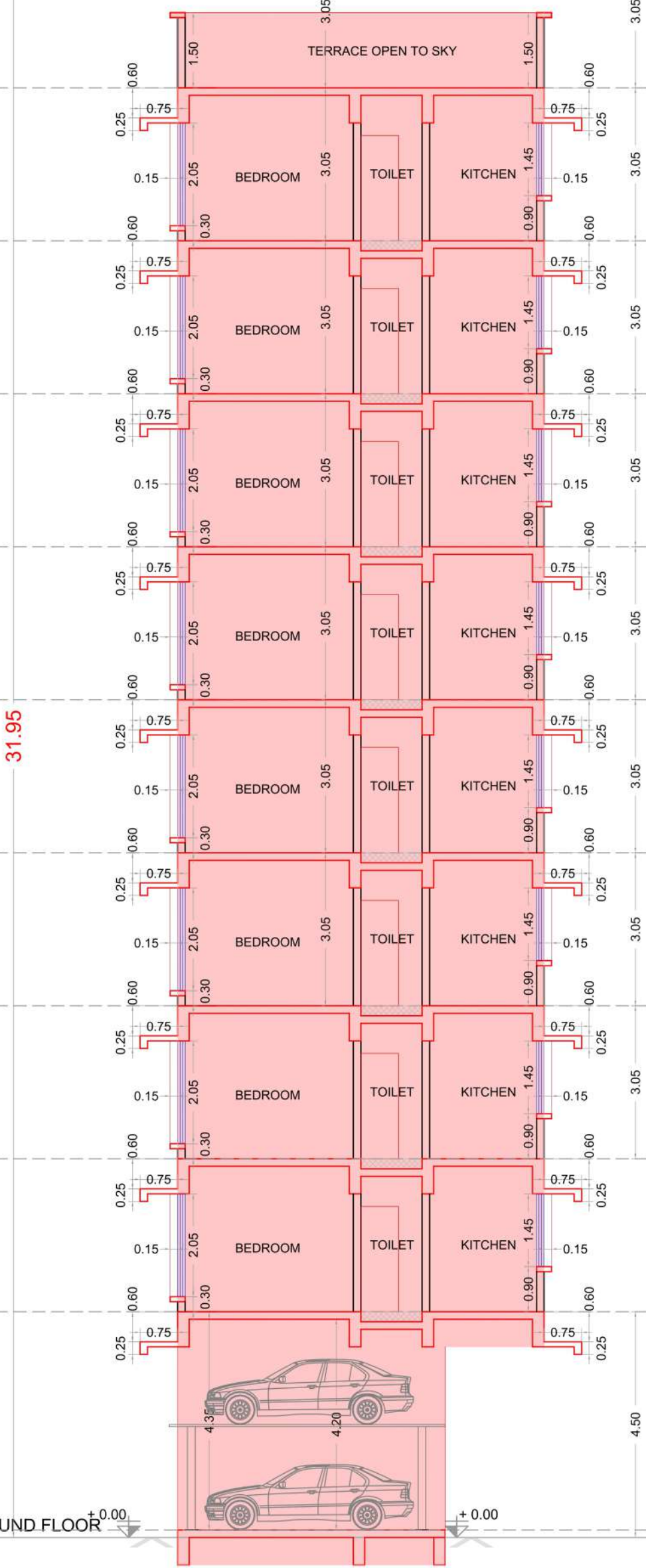
TABLE NO - II																	
REHAB TENEMENT STATEMENT																	
Sr No.	Tenement Details in Existing Building						Permissibl e Fungibl e Area In sqmt (7 X 0.35)	Total Permissibl e BUA In sqmt (7 + 8)	Tentative Details of Rehab Tenement				Difference of BUA In sq.mt (14 - 9)				
	Name of the Tenant	Wing	Floor & Flat No.	Residential /Non Residential		Exiting BUA (in sqmt)		Wing	Floor & Flat No.	Residential /Non Residential		BUA proposed as per Plan In sqmt	Excess Area (+)	Deficit Area (-)			
				Shop/ Office	Flat Nos					Shop/ Office	Flat Nos						
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)		
1	Mr. Anand Vasant Nadkarni	---	Gr. & 1st	---	1	234.86	82.2	317.06	---	1st to 4th Part/ 101,102,201, 202,301,302, 401	---	7	341.16	24.1	---		
Total				---	1	234.86	82.2	317.06	---	---	---	7	341.16	24.1	---		
Total Tenaments: R= 1 Nos and NR= Nil								Total Tenaments: R = 7 Nos and NR= Nil									



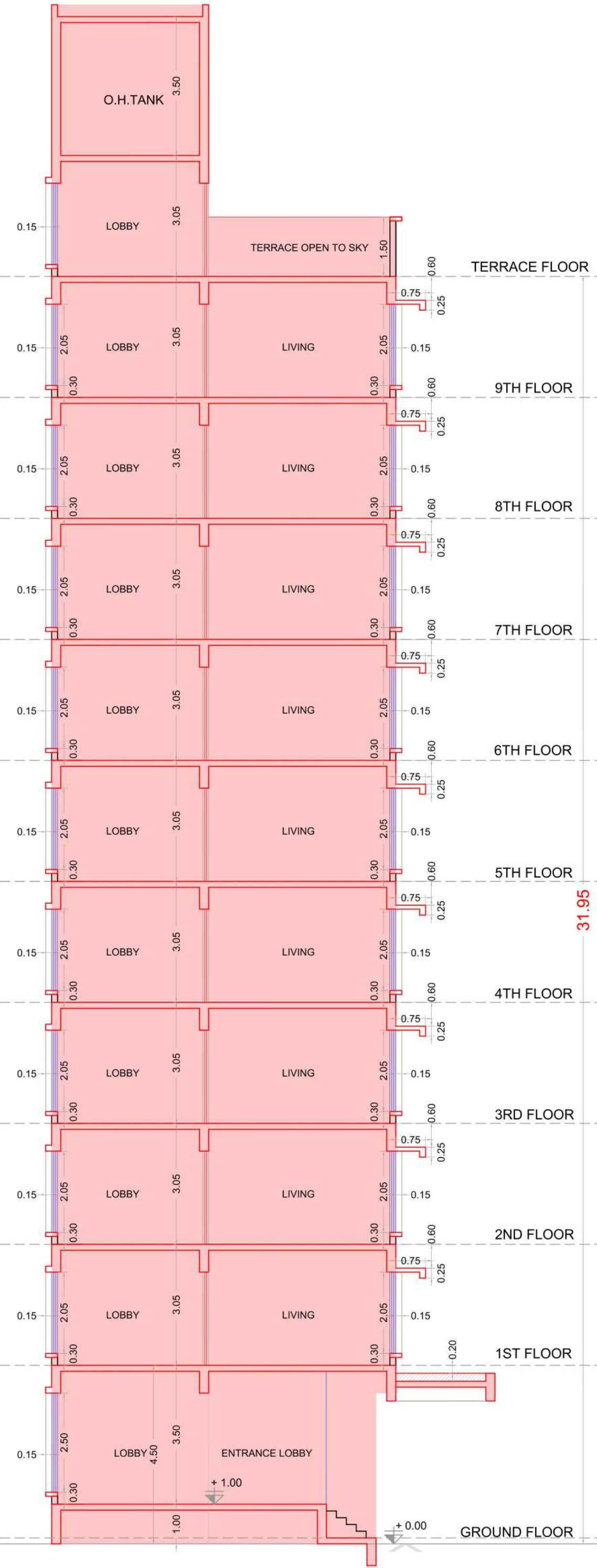
SECTION A-A
SCALE :- 1 :100



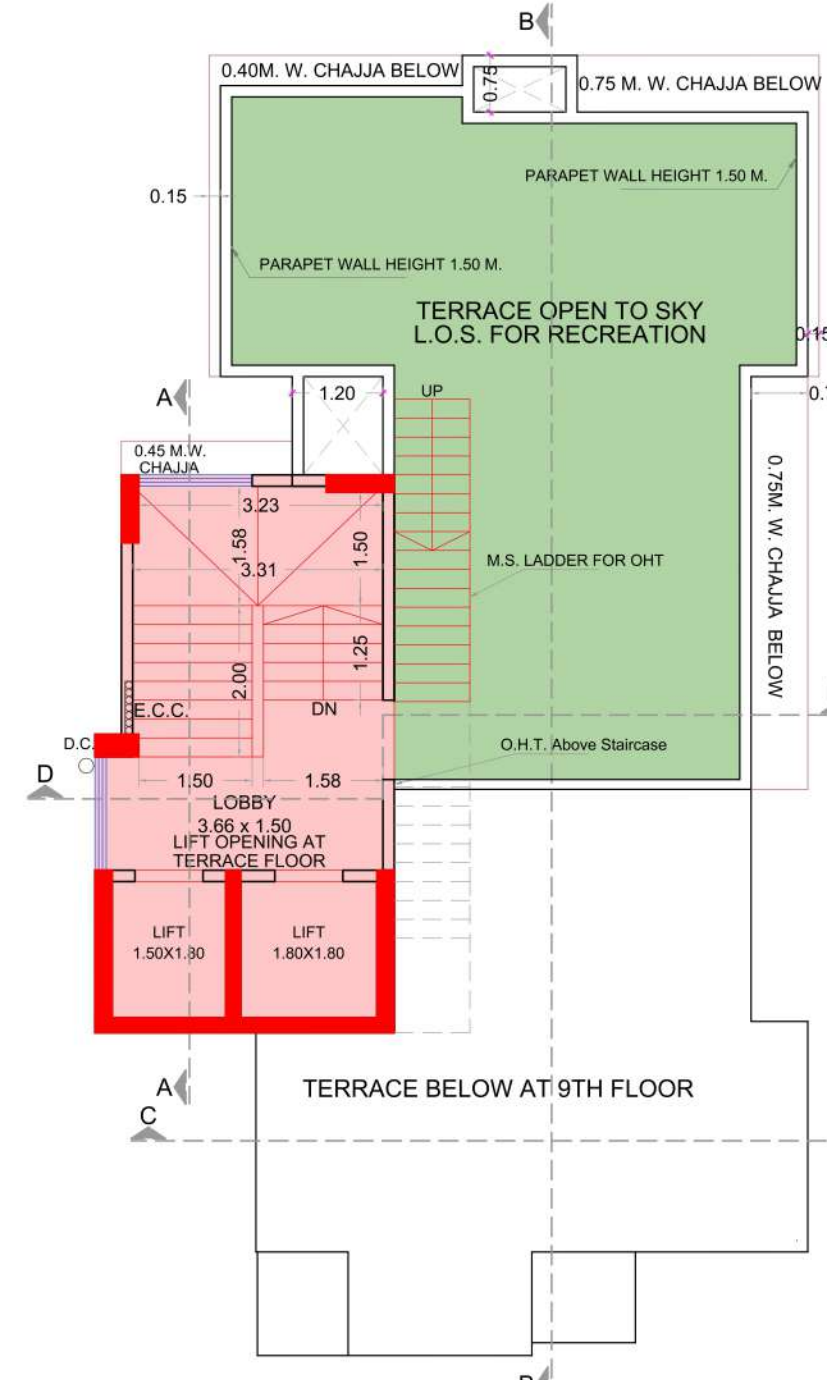
SECTION B-B
SCALE :- 1 :100



SECTION C-C
SCALE :- 1 :100



SECTION D-D
SCALE :- 1 :100



TERRACE FLOOR PLAN
SCALE :- 1 :100

FORM II		
CONTENTS OF SHEET:		
SECTIONS		
DESCRIPTION OF PROPOSAL & PROPERTY: Proposed Redevelopment at Plot Bearing C.T.S. No. Of 2105/A Of Village Dahisar, Plot no. 135, Shrikrishna Nagar, Road no.14, Borivali - East, Mumbai 400 066.		
NAME/ADDRESS OF OWNER Shri Krishna Co-operative Housing Society Ltd. 1. Mr. Anand Vasant Nadkarni Plot No. 135, Shri Krishna Nagar, Road No. 14, Borivali (East), Mumbai 400 066.		
NAME/ADDRESS & SIGNATURE OF C.A. TO OWNER M/S. Tasmal Shree 44, Utkarsh, Abhinav Nagar Borivali East, Mumbai 400 066. PRASHANT GOVIND SUKHATANKAR Digitally signed by PRASHANT GOVIND SUKHATANKAR DN: cn=PRASHANT GOVIND SUKHATANKAR, o=RS SUPERPERSONAL, Reason: I am the author of this document Date: 2025.04.16 15:47:45.30		
B.M.C.FILE NO. P-24396/2024/(2105)/R/C Ward/DAHISAR R/C		
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1888 UNDER NO. P-24396/2024/(2105)/R/C Ward/DAHISAR R/C ON EVEN DATE.		
SUB ENGINEER (B.P.) R5	Rahul Ganesh Ishi Digitally signed by Rahul Ganesh Ishi Date: 2025.04.21 15:24:49 +05'30'	
ASSISTANT ENGINEER (B.P.) II R/E - w Ward	Swapnil Bhagawat Patil Digitally signed by Swapnil Bhagawat Patil Date: 2025.04.24 16:23:59 +05'30'	
EXECUTIVE ENGINEER (B.P) (R Ward)=2	MAHESH SAMBHU REVADEKAR Digitally signed by MAHESH SAMBHU REVADEKAR Date: 2025.05.05 11:18:03 +05'30'	
DRAWN BY SACHIN		CHECK BY PRASHANT
NAME, ADDRESS & SIGNATURE OF ARCHITECT TANGENTS design cell 44, UTKARSHA, ABHINAV NAGAR, BORIVALI (EAST), MUMBAI - 400 066. AR. PRASHANT SUKHATANKAR AR. ROHIT BHATKAR PRASHANT GOVIND SUKHATANKAR AR Digitally signed by PRASHANT GOVIND SUKHATANKAR DN: cn=PRASHANT GOVIND SUKHATANKAR, o=RS SUPERPERSONAL, Reason: I am the author of this document Date: 2025.04.16 15:47:45.30		