



PLOT AREA CALCULATION

NO.	LENGTH	X	WIDTH	TOTAL
1	38.29	X	13.72	0.50
2	38.29	X	13.72	0.50
TOTAL				525.40

PLAN SHOWING U.G.TANK  
SCALE - 1: 100

BLOCK PLAN  
SCALE 1:500

SOCIETY OFFICE SUMMARY

PROPOSED FLOOR NO.	AREA (In SQ.MT.)
1st Floor	11.30
Permissible Area	20.00
Excess Area (Counted in FSI)	0.00

FITNESS CENTER SUMMARY

PROPOSED FLOOR NO.	AREA (In SQ.MT.)
1st Floor	31.48
Permissible Area	2% X 748.90 = 14.98
Excess Area (Counted in FSI)	16.50

TABLE NO. III								
FUNGIBLE COMPENSATORY AREA STATEMENT								
Sr. No.	Description		BUA in Sq. mt.					
			Commercial	Residential	Total			
	(A) REHAB							
	Existing BUA of the building to be demolished							
1	a	Commercial structure existing prior to 01-04-1962	NA	Nil	Nil			
	b	Residential structure existing prior to 17-04-1964	NA	Nil	Nil			
	c	As per OC plans/ BCC Plan Approved CE/4051/BSII/A/R/ dated 04/06/1982	NA	557.32	557.32			
	d	As per canvas plan and OC approved u/No. CE/4051/BSII/A/R/ dated 04/06/1982	NA					
	e	Others Specify	NA					
	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) reaccommodated at present	NA	395.84	395.84			
	g	Existing BUA accepted for allowing fungible area for Rehab without charging premium from above	NA	395.84	395.84			
2	Permissible Fungible Area for rehab without charging premium (35% of 1(g) above) = (3+4)		NA	138.54	138.54			
3	Fungible Area availed for Rehab Component (Total of Col. No. 14-Col. No.8 of Table No. II)		NA	138.54	138.54			
4	Fungible Area kept in abeyance / unutilized (As per Total of Col. No. 15 of Table no. II)		NA	0.00	0.00			
(B) SALE COMPONENT								
5	Permissible BUA		Zonal FSI (Plot Area) + Protected BUA, Whichever is higher	50% Add FSI	33(7)(B)	TDR including set back 0.5 or 0.7 or 0.9 or 1.0 (by restricting Incentive BUA)	33(12)(B)	Total
			557.32	--	90.00	not claimed at present	not claimed at present	647.32
6	Net Built up area proposed (Sr. No.4 of Table No. -1)		Residential			Total		
			626.86			626.86		
7	Permissible Fungible Area (sr.no. 6 X 35%)		219.40			219.40		
8	a)	Fungible Area availed for Sale	0.00			0.00		
	b)	Fungible Area availed for Rehab	138.54			138.54		
9	Total Fungible Area Availed for ( Sale+ Rehab )		138.54			138.54		

TABLE NO. I  
PROPOSED BUILT UP AREA STATEMENT

Sr. No.	Floor No.	Residential	Total (3) (in sqmt)	Flat/ NR/ Society Office/ Fitness Centre/ Refuge area
(1)	(2)	(3)	(4)	(5)
	Gr.	0.00	0.00	--
	1st	98.14	98.14	Fitness Center - 31.48 sqmt. Society Office - 11.30 sqmt.
	2nd	215.40	215.40	--
	3rd	217.68	217.68	--
	4th	217.68	217.68	--
1	Total Built Up Area	748.90	748.90	--
	Excess Fitness	16.50	16.50	--
	Excess Society Office	0.00	0.00	--
	Excess Refuge Area	0.00	0.00	--
2	Gross BUA proposed	765.40	765.40	--
3	Fungible BUA proposed	138.54	138.54	--
4	Total Net BUA proposed	626.86	626.86	--
5	Fitness Center	Permissible 2% X 748.90 = 14.98 sq.m. Provided = 31.48 sq.m. (Counted in FSI Area - 16.50 sq.m.)		Provided at 1st floor
6	Society Office	Permissible = 20.00 sq.m. Provided = 11.30 sq.m.		Provided at 1st floor
7	Amenity area/ BUA in sqm (Req 14A OR 14B)	Required = N.A. Required = N.A.		N.A.
8	I/PH provided	Required BUA= 0.00 Sq.mt, No. of Tenements Provided BUA = 0.00 Sq.mt, No. of Tenements		N.A.

TABLE NO. IV										
PARKING SPACES STATEMENT										
Sr. No.	Floor	Carpet Area of Tenement in sq.mt.			No. of tenements proposed per floor	No. of tenements in Group of Required Parking Spaces				Total Parking
		Flat No. 1	Flat No. 2	Flat No. 3		Below 45 sqmt	Above 45 to 60 sqmt	Above 60 to 90 sqmt	Above 90	
						(1 for 4T/s)	(1 for 2T/s)	(1 for every T/s)	(2 for 1 T/s)	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
	1st	54.67	--	--	1.00	--	1.00	--	--	
	2nd	54.67	38.94	76.53	3.00	1.00	1.00	1.00	--	
	3rd	56.86	38.94	76.53	3.00	1.00	1.00	1.00	--	
	4th	56.86	38.94	76.53	3.00	1.00	1.00	1.00	--	
2	Total Residential Tenements (For Tenement Density)				10.00	3.00	4.00	3.00	0.00	10.00
3	Required Parking Spaces (From 2 Above)					0.75	2.00	3.00	0.00	5.75
4	10% Visitors parking (3 x 10%)									1.00
5	Total Require Parking Spaces for Residential Tenements (3+4)									6.75
6	Total Parking Spaces Permissible (Per Tenements wise & Shall not be more than Nos of T/S)									N.A.
7	(B) Commercial :-									
8	Description		Parking Requirement					BUA exceeding 1500/800 in sq.mt.	No. of Parkings Required	
9	a) Private IT office/ Office Building	i) 01 for every 37.50 sqmt. upto 1500 sq.mt			ii) 01 for every 75 sq.mt exceeding 1500 sq.mt			Nil	0.00	
10	b) Shops	i) 01 for every 40.00 sq.mt. for shop upto 800 sq.mt			ii) 01 for every 80 sq.mt for shop exceeding 800.00 sq.mt			0.00	0.00	
11	c) Others	i) Nil			ii) Nil			Nil	0.00	
12	d) 10% Visitors (Min. 2 No.)									0.00
13	Total Required Parking Spaces for Commercial User									0.00
14	Total Required Parking Spaces Required for Res + Comm. =(5+13)									6.75
										say 7.00
15	Total Parking Spaces Provided									16.00
16	10% Additional Parking Spaces for Vehicle holding Area= (15) x10%									N.A.
17	Excess to required Parking Spaces Provided = (15-14)									9.00
18	50% of Required Parking Spaces Permissible free of FSI/ without charging premium = 14 x 50%									3.50
19	DETAILS OF PARKING SPACES PROVIDED									
Sr. No.	Floor	Parking Spaces Provided								
		Type Of Parking	Big		Small		Total			
	1	Ground	Stack Parking	10.00		6.00		16.00		
	Total =			10.00		6.00		16.00		
% Ratio to Total =			63.00%		38.00%		100.00%			

TABLE NO. V  
Computation of Incentive Built up area for proposal under Reg. 33 (7) (B)

Sr.No.	Description	BUA in Sq. Mtr.
1	Existing BUA including NR user BUA (Total of column No.12 of Table No. III)	557.32
2	15% incentive BUA on 1 above	83.60
3	No. of Residential Tenements as per approved plan (Residential Tenements as per Sr. no. 11 of Table No. II)	09 Nos.
4	Incentive BUA based on No of Residential Tenements (Sr. no. 3 x10.00)	90.00
5	Permissible incentive BUA which ever is more out of sr. no.2 & Sr. no. 4 above	90.00

Note:- Proposal submitted after 27.05.2016 and buildings which are demolished after that are eligible for incentive FSI under Ref33(7)(B)

LEGEND - EXISTING TREES ON SITE

Colour Code	T1,T3,T2,T6,T7,T8 existing trees to be retained	T4,T5, existing trees to be cut

FLOOR	BIG CAR	SMALL CAR	TOTAL PARKING
GROUND FLOOR	10	06	16
TOTAL	10	06	16

FORM - I  
1/3

AREA STATEMENT

Sq.Mts.

1 Area of plot

(a) Area of Reservation in plot

(b) Area of Old Road Set back

(c) Area of D P Road

2 Deductions for:-

(a) For Reservation/Road Area to be handed over to MCGM (100%)

(b) Proposed D P road area (Regulation No 16)

(c) i) Reservation area (plot) to be handed over (Regulation No 17)

(d) ii) Reservation area to be handed over as per AR (VNI) (Regulation No 17)

(Not to be deducted for Computation of FSI i.e. sr. no. 5 below)

Total Area under road / reservation

(B) For Amenity area to be handed over to MCGM

(a) Area of amenity plot as per DCR 14(A)

(b) Area of amenity plot as per DCR 14(B)

(c) Area of amenity plot as per DCR 35

Total Amenity Area

(C) Deductions for Encroachment

Total deductions: [2(A) +2(B)]

3 Balance area of Plot (for calculating LOS) [1 - 3]

4 Plot area under Development (Sr. no. 4 + 2(A)(c)(d))

5 Zonal (basic) FSI (1.00)

6 (a) Permissible Built up Area as per Zonal(basic) FSI (5 X 6)

(b) Permissible Built up Area as per regulation 30(C) (Protected Development)

7 Permissible Built up Area (8a or 8b above, whichever is more)

8 Additional BUA as per regulation 30(A)(3)(a)

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

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

(c) Additional BUA in case of 2(A)(a)(i) as per regulation 17(1) (Note 20(vii) & (viii) as per AR Policy on remaining plot. [% as per table no. 5 of regulation 17(1)]

(d) Addition for old setback area (in exist. bldg) within the cap of "admissible TDR"

Total Additional BUA

9 Additional / Incentive BUA within the cap of "admissible TDR" as per Table 12 on balance plot

10 BUA due to "Additional FSI on Payment of Premium" as per Table No 12 of Regulation No. 30(A) (sr.no. 4 X 50%) (225.40 X 0.50%)

11 (by restricting area utilised in sr. no. 8(a) & 9 above)

(a) General TDR (sr. no. 4 X 0.50 X 80%) - (100.00 + 31.92)

(b) Short TDR (sr.no. 4 X 0.50 X 20%)

Total TDR

12 Add FSI as per 33(12)(B)=27.88x1.20x3.00nos.=100.37+50%incentive=50.18

13 Permissible Built up Area (718+9+10+11+12)

14 Proposed Built up Area

15 TDR generated if any as per regulation 30 (A) and 32 for unutilized BUA on plot

16 Fungible Compensatory Area as per Regulation No 31(c)

(a) i) Permissible FCA for Rehab comp. w/o charging premium

(ii) FCA available for Rehab comp.w/o charging premium

(b) i) Permissible FCA by charging premium

(ii) FCA available on payment of premium

17 Total BUA permissible including FCA [14 +15(a)(i) +15(b)(ii)]

18 Total BUA proposed including FCA [14 +15(a)(i) +15(b)(ii)]

19 FSI consumed on Net Plot [14/4]

II OTHER REQUIREMENTS

Sq.Mts.

A Reservation/Designation

(a) Name of Reservation

(b) Area of Reservation land handed over as per Regulation No.17

(c) Built up area of Amenity to be handed over as per Regulation No.17

(d) Area/Built up Area of Designation

B Plot area/Built up Area 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 (5%)

D Tenement Statement

(a) Proposed built up area (18 above)

(b) Less deduction of Non-residential area (shop etc.)

(c) Area available for tenements [ (a) minus (b) ]

(d) Tenements permissible (400/hectare) = 34.44. Say 34 nos.

(e) Total number of Tenements proposed on the plot

E Parking Statement

(a) Parking required by Regulations for -

(b) Covered garages proposed

E Transport Vehicles Parking

(a) Spaces for transport vehicles parking required by Regulations

(b) Total No. of transport vehicles parking spaces provided

FORM - II

CONTENT OF SHEET.

GROUND & 1ST FLOOR PLAN, BLOCK & LOCATION PLAN.

BUILT UP AREA STATEMENT, PLOT AREA DIAG WITH CALCULATION.

COMPOUND WALL SECTION, PARKING AREA STATEMENT, FCA STATEMENT

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 03/1/2025 AND THE DIMENSIONS OF SIDES ETC. STATED IN PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 525.40 SQ MTS (FIVE HUNDRED TWENTY FIVE POINT FOUR METERS ONLY) & TALLIES WITH THE AREA STATED IN PROPERTY REGISTERED CARD.

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROP. PROPERTY.

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING CTS NO. 159 OF VILLAGE MANDPESHWAR, AT MARIAN COLONY, LAXMAN MHATRE ROAD, BORIVALI (WEST), MUMBAI - 400103.

NAME, ADDRESS OF OWNER

DIGITAL SIGNATURE

SHRI. HARDIK H. HIRANI,

M/S. HIRANI REALTY.

310, 3rd FLOOR, SURESHWARI TECHNO IT PARK, LINK ROAD, BORIVALI (WEST) MUMBAI - 400 092.

BMC FILE NO.

[P-24543/2025/(159)/R/N WARD/MANDPESHWAR - M R/N]

STAMP/SIGNATURE FOR APPROVAL OF PLANS

PLANS FOR APPROVALS

NOTES:

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1988 UNDER P-24543/2025/(159)/R/N WARD/MANDPESHWAR - M R/N SIGNED ON EVEN DATE.

2. THIS DRAWING IS DIGITALLY SIGNED, HENCE NO PHYSICAL SIGNATURE IS REQUIRED.

S.E.B.P. (P-1)

A.E.B.P. (R -2)

E.E.B.P. (R -2)

NORTH

SCALE

CHKD BY

DRN BY

NAME & ADDRESS OF ARCHITECT

DIGITAL SIGNATURE

302, OKHARESHWAR, LINK ROAD, KANDARPADA, DAHAR (W), MUMBAI 68. PHONE: 022 28903656 EMAIL: s.a.sar202@gmail.com