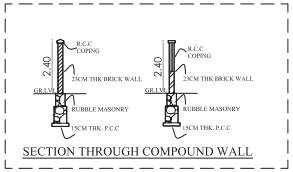
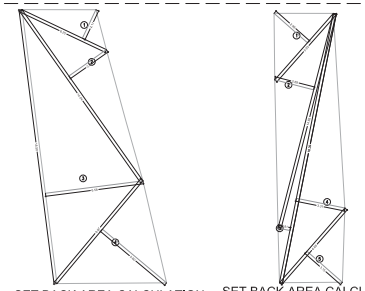




SET BACK AREA ALREADY MERGED WITH 27.45M WIDE ROAD

1	1/3 X 8.29 X 2.11 X 1ND	=	6.01 SQ.MT.	
2	1/3 X 14.04 X 3.07 X 1ND	=	21.05 SQ.MT.	
3	1/3 X 18.53 X 6.58 X 1ND	=	60.67 SQ.MT.	
4	1/3 X 8.97 X 3.65 X 1ND	=	25.13 SQ.MT.	
	TOTAL ADDITION A	=	114.05 SQ.MT.	

SET BACK AREA ALREADY MERGED WITH 18.40M WIDE ROAD

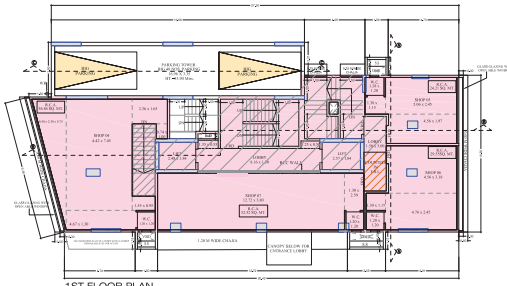
1	1/3 X 5.83 X 2.89 X 1ND	=	8.94 SQ.MT.	
2	1/3 X 14.85 X 2.89 X 1ND	=	19.97 SQ.MT.	
3	1/3 X 18.39 X 0.81 X 1ND	=	7.49 SQ.MT.	
4	1/3 X 18.39 X 3.31 X 1ND	=	30.49 SQ.MT.	
5	1/3 X 8.85 X 3.15 X 1ND	=	10.47 SQ.MT.	
	TOTAL ADDITION B	=	77.36 SQ.MT.	

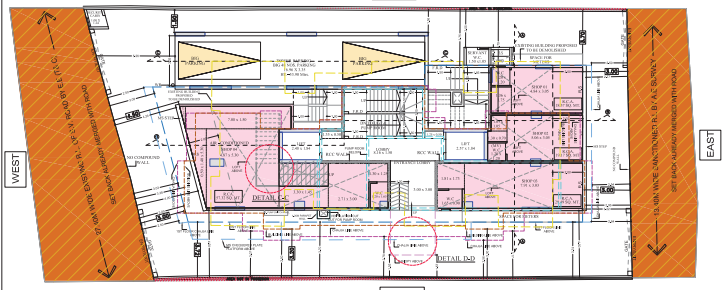
AREA NOT IN POSSESION CALCULATION

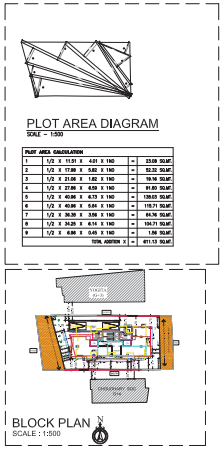
1	1/2 X 26.66 X 0.69 X 1ND	=	1.20 SQ.MT.	
	TOTAL ADDITION	=	1.20 SQ.MT.	

AREA NOT IN POSSESION CALCULATION

1	0.19 + 0.14 / 2 X 1.21 X 1ND	=	0.20 SQ.MT.	
2	1/2 X 5.09 X 0.19 X 1ND	=	0.48 SQ.MT.	
3	1/2 X 21.80 X 0.24 X 1ND	=	2.58 SQ.MT.	
	TOTAL ADDITION X	=	3.26 SQ.MT.	

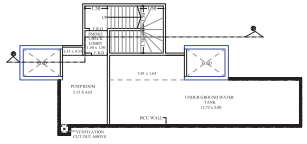






PLOT AREA CALCULATION

1	1/2 X 11.31 X 4.01 X 1ND	=	23.09 SQ.MT.	
2	1/2 X 17.89 X 5.82 X 1ND	=	52.32 SQ.MT.	
3	1/2 X 21.09 X 1.82 X 1ND	=	19.16 SQ.MT.	
4	1/2 X 27.86 X 6.69 X 1ND	=	91.80 SQ.MT.	
5	1/2 X 40.86 X 6.73 X 1ND	=	139.03 SQ.MT.	
6	1/2 X 40.86 X 5.84 X 1ND	=	119.71 SQ.MT.	
7	1/2 X 36.29 X 3.56 X 1ND	=	64.76 SQ.MT.	
8	1/2 X 34.29 X 6.14 X 1ND	=	104.71 SQ.MT.	
9	1/2 X 6.68 X 0.45 X 1ND	=	1.96 SQ.MT.	
	TOTAL ADDITION X	=	611.13 SQ.MT.	



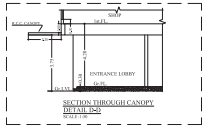


TABLE NO - I

PROPOSED BUILT UP AREA STATEMENT

Sr. No.	Wing	Floor No.	Proposed Built up Area (in sq.mt.) Commercial	Residential	Total(4 + 5) (in sqmt)	Staircase/ lift/ lift lobby area (in sq.mt.) Commercial	Residential	Flat/NR/Society Office/ Fitness Centre/Refuge area
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1	A	GR	131.68		135.68	5.13		SHOP
		1ST FLOOR	180.81		182.81	21.55	43.00	SHOP
		terrace floor						
		2nd FLOOR		137.12	137.12		44.42	
		3rd FLOOR		137.12	137.12		44.42	FLAT
		4th FLOOR		137.12	137.12		44.42	FLAT
		5th FLOOR		137.12	137.12		44.42	FLAT
		6th FLOOR		76.71	76.71		44.42	R.A.T/ REFUGE
		7th FLOOR		137.12	137.12		44.42	FLAT
		8th FLOOR		137.12	137.12		44.42	FLAT
		9th FLOOR		137.12	137.12		44.42	FLAT
		10th FLOOR		143.64	141.64		44.42	FLAT
		11th FLOOR		143.64	141.64		44.42	FLAT
		12th FLOOR		143.64	141.64		44.42	FLAT
		13th FLOOR		143.64	141.64		44.42	FLAT
		14th FLOOR		143.64	141.64		44.42	FLAT
		EXCESS ITEM'S		1.04	1.04			
2		Total BUA Proposed	331.29	1743.80	2052.09	27.16	1.21.27	
3		Net BUA Proposed (1 + 2)	231.77	1291.70	1527.47			
4		Tungible Compensatory Area Proposed: Sr. no. B / 8.35 KH As proposed	82.52	452.10	534.62			
7		Fitness Centre	Permissible 2 X 2%	=		41.2+		Provided at 10th floor
			Provided	=		42.20		
8		Society Office	Permissible	=		20.59		Provided at 6TH floor
			Provided	=		11.79		
9		Refuge Area	FLOOR	REQUIRED 4%	PROPOSED 6.75%		BUA AREA	
			6TH FLOOR	47.77	50.76	48.70	1136.28	6TH TO 14TH FLOOR

TABLE NO - IV

PARKING SPACES STATEMENT

Sr. No.	Wing	Floor	Carpet Area of Tenement in sq.mt. Flat No. 1	Flat No. 2	No. of Tenements proposed per floor	No.of Tenements in Group of Required Parking Spaces Below 45 sqmt	Above 45 to 60 sqmt	Above 60 to 90 sqmt	Above 90	Total Parking
						(1 for < 1½ ECS)	(1½ for 2 ECS)	(2 for every 2 ECS)	(3 for every 2 ECS)	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
1	(a) Residential:									
	A	2nd	62.88	62.88	2	0	0	2	0	4
		3rd	62.88	62.88	2	0	0	2	0	4
		4th	62.88	62.88	2	0	0	2	0	4
		5th	62.88	62.88	2	0	0	2	0	4
		6th	Refuge	46.31	1	0	0	1	0	2
		7th	62.88	62.88	2	0	0	2	0	4
		8th	62.88	62.88	2	0	0	2	0	4
		9th	62.88	62.88	2	0	0	2	0	4
		10th	65.01	65.01	2	0	0	2	0	4
		11th	65.01	65.01	2	0	0	2	0	4
		12th	65.01	65.01	2	0	0	2	0	4
		13th	Fitness center		0	0	0	0	0	0
2	Total Residential Tenements (For Commercial Density)				25	0	0	25	0	25
3	Required Parking Spaces (From2 Above)				0	0	0	25	0	25
4	15% Visitors parking (3 X 15%)									2.50
5	Total Required Parking Spaces for Residential Tenements (3 + 4)									27.50
6	Total Parking Spaces Permissible (Tenement wise & Shall not be more than Nos of T/T)									25
	(b) Commercial:-									
1	Description		Parking Requirement						BUA in sq.mt.	No. of Parking Required
4	Administrative (Market,departmental store, shops & other commercial uses)		(i) (b) for every 40.00 sqmt. Up to 400 sq.mt (10.25/40 = 7.96		(i) (b) for every 80 sq.mt exceeding 800 sq.mt				331.25	7.96
5	(e) Government or public or Quasi-office-basement building		(i) (b) for every 37.50 sqmt. Up to 1000 sq.mt		(i) (b) for every 75 sq.mt exceeding 1,000 sq.mt				0	0.00
1	(f) Others		(i)		(ii)					
4	(d) 10 % Visitors (Min 2 Nos.)									2.00
7	Total Required Parking Spaces for Commercial User									9.96
8	Total Parking Spaces Required (or Res. + Comm. +10 + 10)									37.46 say 37.50
9	Maximum Fee permissible for Parking spaces		No of Tenants having Carpet area less than 80.00 sqm = Parking spaces required for Tenements having carpet area more than 80.00 sqm = for Nos (10 or No.1.5 = 9 No. (09), whichever is more							56.00
10	Total Parking Spaces provided									68
11	10% Additional Parking Spaces for Venture holding Area incase of mechanized parking									-
12	Excess to required Parking Spaces Provided (16-14)									11.00
13	50% of Required Parking Spaces (Permissible Fee of 10/- without charging premium = (4) X 50%									18.50 Say 19.00
15	(NET) FULL OF PARKING SPACES PROVIDED (Parking Tower)									68

SANITATION REQUIREMENT FOR NON-RESIDENTIAL USER

FLOOR	USER/ OCCUPANCY	AREA(Sq.mts.)	OCCUPANT LOAD (1 per 100 sq.m.)	OCCUPANT LOAD (1 per Floor Area)	SANITATION REQUIRED MALE(50%)	FEMALE(50 %)P = Persons	PROPOSED MALE	FEMALE	DEFICIENCY
			0.01	0.00					
			0.00	0.00					
						1WC/25P (Nos.) 1WC/15P.	W.C. (Nos.)	W.C. (Nos.)	
GROUND	SHOP 01	20.37	33.33	6.79		0.14	0.23	1.00	NIL
	SHOP 02	20.52	33.33	6.84		0.14	0.23	1.00	NIL
	SHOP 03	32.41	33.33	0.00		0.22	0.36	1.00	NIL
	SHOP 04	67.49	33.33	22.49		0.45	0.75	1.00	NIL
FIRST FLOOR	SHOP 05	26.70	16.66	4.45		0.09	0.15	1.00	NIL
	SHOP 06	32.41	16.66	5.40		0.11	0.18	1.00	NIL
	SHOP 7	55.91	16.66	9.31		0.19	0.31	1.00	NIL
	SHOP 4	68.44	16.66	11.40		0.23	0.38	1.00	NIL

Table No. V

Computation of Incentive BUA for proposal under Reg. No. 33 (7) (B)

Sr. No.	Description	BUA in Sqmt
1	Existing BUA of R & NR user (Total of column No. 1(g) of Table No. III)	836.81
2	15% incentive BUA on 1 above	122.62
3	No. of Residential Tenements as per approved plan (Residential Tenements as per Sr. No. 11 of Table No. I)	14
4	Incentive BUA based on No. of Residential Tenements (Sr. no. 3 X 10)	140
5	Permissible incentive BUA which ever is more out of Sr No. 2 & 4 above	140

TABLE NO - III

FUNGIBLE COMPENSATORY AREA STATEMENT

Sr. No.	Description	BUA in Sq. mt. Commercial	Residential	Total
1	Building/part of the building to be demolished	-	-	-
2	A Commercial structure/existing area in (0.00) (NIL)			
	B Residential structure existing as per (0.00) (NIL)			
	C Total (A+B)	94.00	734.61	828.61
	D As per DC Rules Approved vide no.CHE/3385/RC/MOU/0001 dtd 01.04.1998	94.00	734.61	828.61
	E As per approved proposal (C- Proj. Approved vide no.CHE/3385/RC/MOU/0001 dtd 01.04.1998)	94.00	734.61	828.61
	F Difference (Deficit) (existing BUA excluding staircase / lift / lift lobby) Wts. if the building is to be demolished as per valuation plan (a) of (c) (b) (c) (c) or (d) (e) (Deficit /Surplus) to meet this requirement	94.00	660.68	708.61
2	Fungible BUA as per Proposal (Sr. No. 1 of Table No. III)	82.52	452.10	534.62
3	Fungible BUA available for Sale component (Sr. No. 1 of Table No. III)	82.52	452.10	534.62
4	Fungible BUA available for Non-saleable component (1 - 3)	11.48	282.58	294.06
	(b) Utility Component:			
1	Permissible Fungible Area (Sr. No. 1 of Table No. III)	82.52	452.10	534.62
2	Fungible BUA available for Non-saleable Component (Sr. No. 4 of Table No. III)	11.48	282.58	294.06
3	Net Fungible BUA available for Sale component (1 - 2)	71.04	169.52	240.56

FORM-II

DESCRIPTION OF PROPOSAL AND PROPERTY :

Proposed redevelopment of building knowns as Borivali Bhalchandra Kripa CHSL on plot bearing C.T.S No. 2530, 25501 & 2 of Eksar Village situanted in R/C Ward at Road No. 3, Daulat Nagar, Borivali (East), Mumbai-400066.

JOB No.	DRG. No.	CHECKED BY	DESIGN BY	DRN. BY	DATE	REV
		MEHUL		SHREEYA	10.05.2024	

NORTH

DIGITAL SIGNATURE OF C.A. TO OWNER

NAME & ADDRESS OF C.A. TO OWNER

MEHUL J. KANAKIA
LICENSE NO. CA/2014/62291

1001, BLDG NO.5 GARDEN, GROVE COMPLEX, CHIKUWADI, BORIVALI(W), MUMBAI-400092.

Digitally signed by Mehul Jitendra Kanakia
Date: 2024.12.20 19:07:20 +05'30'

DIGITAL SIGNATURE OF ARCHITECT

Mr. Mitesh B. Shah, Proprietor of M/s. Surbhi Construction. C.A. to Borivali Bhalchanra Kripa C.H.S.L. [Owner]

12, Deepak Mahal, Shimpoli X Road1, Borivali (W.) Mumbai 400 092.

ROHIT SURESHCHANDRA SONAR	Swapnil Bhagawat Patil	MAHESH SAMBHU REVADEKAR
Digitally signed by ROHIT SURESHCHANDRA SONAR Date: 2025.01.03 16:11:54 +05'30'	Digitally signed by Swapnil Bhagawat Patil Date: 2025.02.07 20:27:45 +05'30'	Digitally signed by MAHESH SAMBHU REVADEKAR Date: 2025.02.07 20:37:59 +05'30'
S.E. (B.P.) 'R-2'	A.E. (B.P.) 'R-II'	E.E.(B.P.) 'R-II'

BRIHAN MUMBAI MUNICIPAL CORPORATION

CERTIFICATE OF PLOT AREA :

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT : 10-05-2024. AND 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 611.13 SQ.MT. (SIX HUNDRED ELEVEN POINT THIRTEEN) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP \ PROPERTY REGISTER CARD.

Mehul Jitendra Kanakia — Digitally signed by Mehul Jitendra Kanakia Date: 2024.12.20 19:02:33 +05'30'

SIGNATURE OF ARCHITECT

NOTE :
1.THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE IOD ISSUED UNDER EVEN NO.P-21380/2024/(2550 And Other)/R/C Ward/Eksar (RC) ON EVEN DATE.
2.THIS PLANS AREA DIGITALLY SIGNED AND DOES NOT REQUIRE PHYSICAL SIGNATURE

FILE No. :- P-21380/2024/(2550 And Other)/R/C Ward/Eksar (RC) | 1/4

CONTENTS OF SHEET :- GROUND FLOOR PLAN, 1ST FLOOR PLAN, BLOCK & LOCATION PLAN, PLOT AREA CALC., COMP. WALL

FORM-I

A.	AREA STATEMENT		IN SQ.MTS.
1)	AREA OF THE PLOT AS PER PRC		806.90
	a) Area of Reservation in plot		NIL
	a) Area of Road set back already merged with road		191.31
	c) Area not in possesion		4.46
2)	DEDUCTIONS FOR :		
	A) For Reservation/Road area		
	a) Road set back area already merged with road (100%) (Regulation No 16)	191.31	
	b) Proposed D P road to be handed over (100%) Regulation No 16)	NIL	
	c) Area not in Possession	4.46	
	d) Reservation area(plot) to be be handed over(100%) (Regulation No 17)	- - - -	
	e) TOTAL AREA UNDER ROAD/RESERVATION	NIL	
	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 15	- - - -	
	d) Area of amenity plot)plots to be handed over as per DCR 35	- - - -	
	e) TOTAL AMENITY AREA	- - - -	
	C) Deduction for Existing Built up area to be retained if any/Land component of Existing BUA as per regulation under which the/development was allowed	- - - -	
3)	Total deduction :2(A)+2(B)+2(C)	195.77	
4)	Balance area of the plot(1)-(3)	611.13	
5)	Plot under development(-)-2(A)+2(B)	611.13	
6)	Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33) -	1.00	
7)	a) Permissible built up area as per Zonal (Basic) FSI (5)(6)	611.13	
	b) Permissible Built up area as per DCR 30(C) protected for development (818.81 - 611.13 = 207.68 sq.mt.)	207.68	
	Permissible built up area (7a or 7b above,whichever is more)	NIL	
8)	BUA equal to land area handed over as per reg.30(A)(3)(a)		
	a) Additional BUA for 2(A) (c) (i) & 2B above within the cap of admissible "TDR" as per table no 12 on balance plot	NIL	
	b) Additional BUA for 2(A) (a) & 2(A) above to be utilize over and above the permissible FSI as per column no-7 table 12 of regulation 30(A) and to the mentioned in table 12A regulation 32(200% or 250%)	NIL	
	c) Additional BUA in case of 2(A) (c) (iii) as per regulation 17(1) note 20(viii) &(viii) as per AR policy on remaining plot(Y)% as per table no-5 of regulation 17(1)	NIL	
9)	Additional /Inentive BUA within the cap of" admissible TDR as per TABLE 12 on a plot		
	a)in lieu cost of construction of amenity building as per regulation 30(A)30(b)	---	
	b)50% of rehab component as per reg 33(7)(A)	---	
	c)(15% or at.ion 7 a/ above or 10 sqmt per rehab tenements as per reg.33(7)(B) (818.41 X 15% = 122.76 OR 14 X 10 SQ.MT. = 140SQ.MT)	140.00	
10)	Built up area due to "Additional FSI on payment of premium" as per table No 12 of Regulation No 30(A) (4)(30%) 611.13 X 0.5 = 305.56	305.56	
11)	Built up area due to Admissible "TDR" " as per table No 12 of Regulation No 30(A)&30(2) (a)-no-5(- 50% or 70% or 90% or 100%) (by restricting area utilize beyond zonal F.S.I in sr.no 7(b),8(a) & 9 above (4X100%) 611.13 X 100% = 611.13 - 140 - 207.68 = 263.45 SQ.MT.) a) general TDR 80% = 141.23 sq.mt. b) slum TDR 20% = 122.22 sq.mt.	263.45	
12)	Permissible Built up area (7+8+9+10+11)	1527.82	
13)	TOTAL PROPOSED BUILT UP AREA	1527.47	
14)	Fungible compensatory area as per Regulation No 31(3)		
a)	(i) Perm. Fungible Compensatory area for Rehab comp.without charging premium for residential	232.99	
	(ii) Fungible compensatory area availed for Rehab comp.without charging premium for residential	232.99	
	(iii) Perm. Fungible Compensatory area for Rehab comp.w/o charging premium for commercial	32.97	
	(iv) Fungible compensatory area availed for Rehab comp.w/o charging premium for commercial	32.97	
b)	(i) Permissible Fungible Compensatory area by charging premium for residential	219.11	
	(ii) Fungible compensatory area availed on payment of premium for residential	219.11	
	(iii) Permissible Fungible compensatory area on payment of premium for commercial	49.55	
	(iv) Fungible compensatory area availed on payment of premium for commercial	49.55	
15)	Total BUA Proposed including FCA (13+14(a)(ii) + 14(a) (iv)+14(b) (ii)+ 14(b)(iv)	2062.09	
16)	FSI consumed on net plot(13/4)	2.50	
II	OTHER REQUIREMENTS	SQ.MT.	
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 amenity 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 (15% or 20% or 25%)		
D	TENEMENTS STATEMENT		
	a) Proposed built up area (15 above)	2062.09	
	b) Less deduction of Non-Residential area(shop etc)	318.29	
	c) Area available for Tenements (a) minus(b)	1743.80	
	d) Tenements Permissible (450)hectare) = 743.80 X 0.045 = 78.47 Nos. SAY 78.00	78.00 Nos.	
	e) Total Number of Tenements Proposed on Plot	25.00 Nos.	
E.	PARKING STATEMENT		
	(i)PARKING REQUIRED FOR REGULATION FOR	37.00	
	CAR SCOOTER/MOTOR CYCLE OUT SIDERS/(VISITORS)	---	
	(ii)COVERED GARAGE PERMISSIBLE	---	
	(iii)COVERED GARAGE PPROPOSED	---	
	CAR SCOOTER/MOTOR CYCLE OUT SIDERS/(VISITORS)	---	
	(iv)TOTAL PARKING PROVIDED	48.00	
	TRANSPORT VEHICLE PARKING	---	
	(i)TRANSPORT VEHICLE PARKING REQUIRED BY REGULATION	---	
	(ii)TOTAL NO.OF TRANSPORT VEHICLE PARKING SPACES PROVIDED	---	