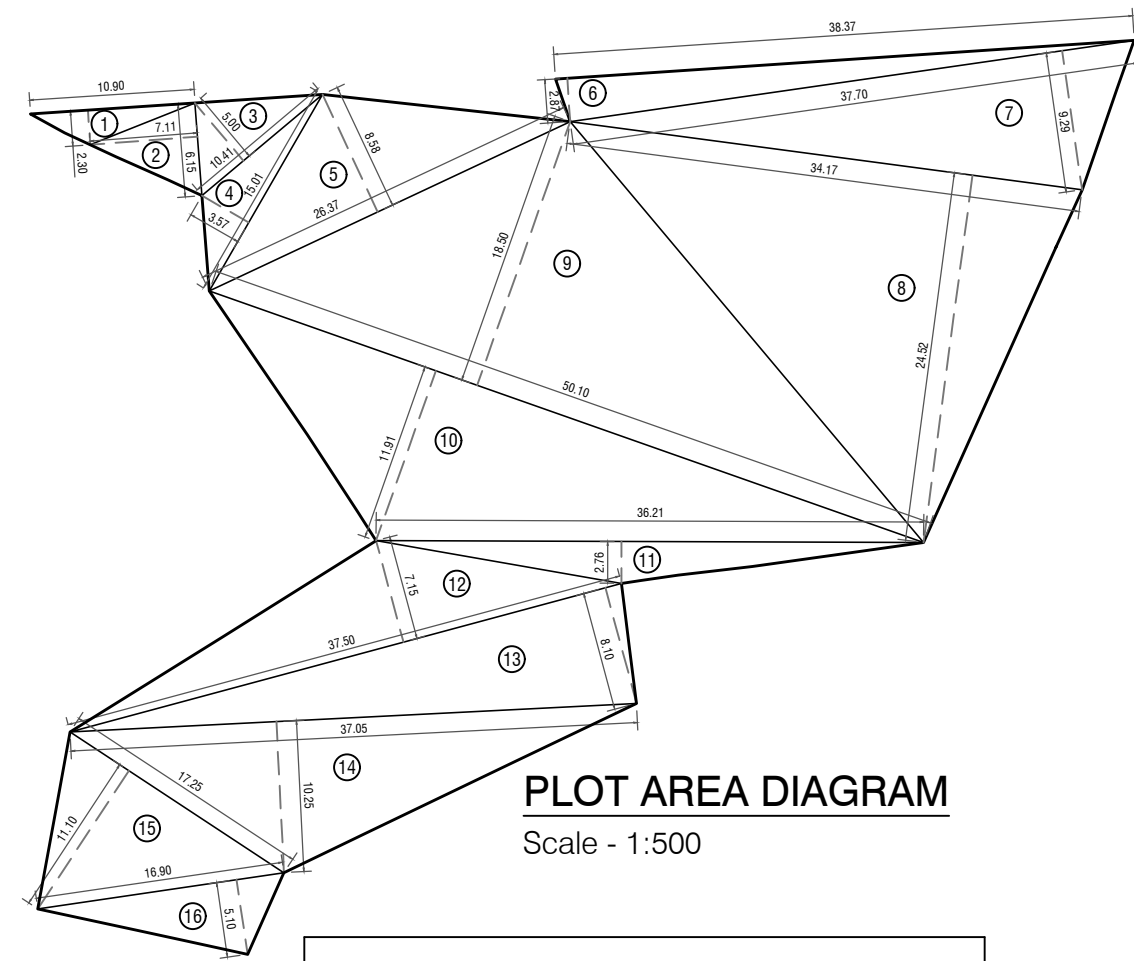




PLOT AREA CALCULATIONS				
ADDITIONS				
1	6.10	7.11	0.50	12.54
2	10.95	2.30	0.50	21.88
3	10.41	5.00	0.50	26.03
4	15.01	3.57	0.50	26.79
5	26.37	8.58	0.50	113.13
6	38.37	2.87	0.50	55.06
7	32.37	2.99	0.50	175.12
8	34.17	24.52	0.50	418.92
9	50.10	18.50	0.50	463.43
10	50.10	11.91	0.50	298.35
11	38.24	2.78	0.50	45.06
12	37.50	1.75	0.50	134.06
13	37.50	8.10	0.50	151.88
14	37.05	10.25	0.50	189.88
15	17.25	11.10	0.50	95.74
16	16.90	5.10	0.50	43.10
TOTAL PLOT AREA				2275.84
SAY				2275.00

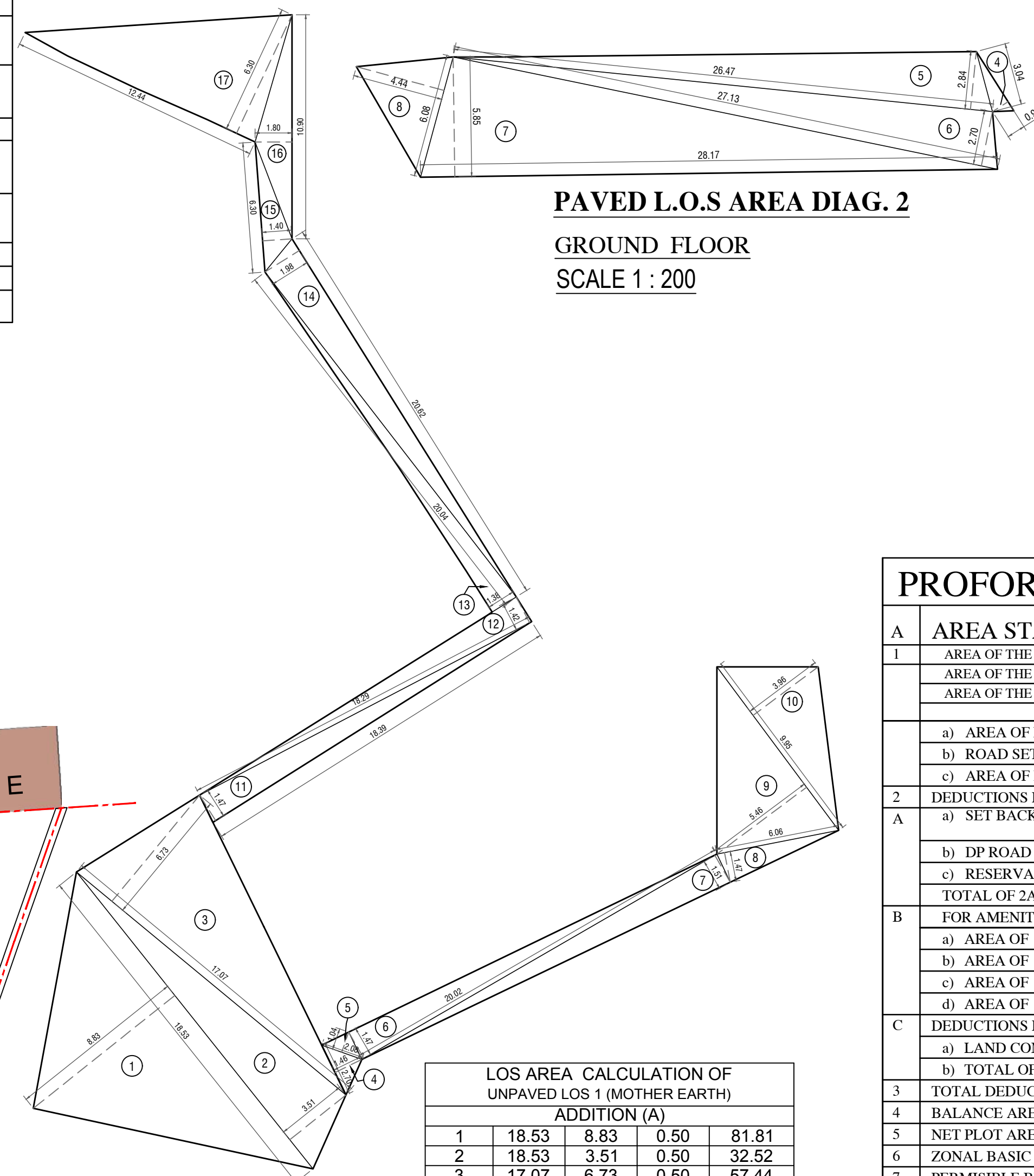
DETAILS OF RERA CARPET AREA AS PER DCPR 2034							
SR. NO.	FLOOR	FLAT NO.1	FLAT NO.2	FLAT NO.3	FLAT NO.4	FLAT NO.5	TOTAL FLAT
1	GRD.	----	----	----	----	----	----
2	1ST	66.84	60.90	59.80	73.89	----	4
3	2ND	73.89	60.90	38.43	59.80	73.89	5
4	3RD	73.89	60.90	38.43	59.80	73.89	5
5	4TH	73.89	60.90	38.43	59.80	73.89	5
6	5TH	73.89	60.90	38.43	59.80	----	4
7	6TH	73.89	60.90	38.43	59.80	73.89	5
TOTAL		06	06	06	06	04	28

BUILT UP AREA SUMMARY		
Sr. No.	FLOOR NAME	WING A AREA
1	GROUND FLOOR	430.33
TOTAL COMMERCIAL AREA		430.33
2	1ST PODIUM FLOOR	0.00
3	2ND PODIUM FLOOR	0.00
4	1ST FLOOR	342.35
5	2ND FLOOR	360.84
6	3RD FLOOR	360.84
7	4TH FLOOR	360.84
8	5TH FLOOR	311.10
9	6TH FLOOR	360.84
TOTAL RESIDENTIAL AREA		2216.81
TOTAL BUILTUP AREA		2647.14
430.33 + 2216.81		
EXCESS REFUGE AREA COUNTED IN FSI		67.02
FITNESS CENTER COUNTED IN FSI		32.34
TOTAL BUILTUP AREA		2746.50

AS PER PRESENT POLICY				
PARKING STATEMENT				
CARPET AREA	NoS OF FLATS	PARKING REQD.	PARKING PROP.	
BELOW 45.00 SQ.MTS	05.00	1 FOR 4 FLATS	01.25	
45.00 TO 60.00 SQ.MTS	06.00	1 FOR 2 FLATS	03.00	
60.00 TO 90.00 SQ.MTS	17.00	1 FOR 1 FLAT	17.00	
ABOVE 90.00 SQ.MTS	00.00	2 FOR 1 FLAT	00.00	
TOTAL	28.00		21.25	
VISITORS	10% OF REQD. PARKING		02.13	
Commercial Area (SHOP BUA UP TO 800 SQ.MT) (GRD. FLOOR) = 450.33 sq.mts	1 for PARKING FOR 40.00 sq.mt, UpTo 800 sq.mts, 80.00 SQ.MT) 1 PARK.		10.76	
Commercial Area (OFFICE BUA UP TO 1500 SQ.MT) = 020.00 SQ.MT = 020.00	1 for PARKING FOR 37.50 sq.mt, UpTo 1500 sq.mts, 75.00 SQ.MT) 1 PARK.		N I L	
VISITORS	10% OF REQD. PARKING (minimum 2 nos.) 1 : 6.4 x 10% (1 : 1.6)		2.00	
TOTAL PARKING REQUIRED			36.14	
		SAY	36 Nos.	
TOTAL PARKING PROVIDED			99 Nos.	

FLOORS	SMALL	BIG	TOTAL
GROUND	14.00 NOS	08.00 NOS	22.00 NOS
1ST PODIUM	19.00 NOS	08.00 NOS	27.00 NOS
2ND PODIUM	38.00 NOS	12.00 NOS	50.00 NOS
TOTAL	71.00 NOS	28.00 NOS	99.00 NOS

GROSS B.U.A.	2746.50 SQ.MT.
FUNGIBLE AREA CLAIMED WITHOUT CHARGING PREMIUM FOR RESIDENTIAL PERMISSIBLE 35 % OF 849.83 - 26.73 = 270.71 SQ.MT.	270.71 SQ.MT
FUNGIBLE AREA CLAIMED BY CHARGING PREMIUM FOR RESIDENTIAL PERMISSIBLE 35 % OF i.e.	N 1 L
TOTAL FUNGIBLE AREA CLAIMED FOR RESIDENTIAL USE	= 270.71 SQ.MT.
FUNGIBLE AREA CLAIMED WITHOUT CHARGING PREMIUM 0.08 COMMERCIAL PERMISSIBLE 35 % OF 223.30 - 0.10 = 29.06 SQ.MT.	29.06 SQ.MT
FUNGIBLE AREA CLAIMED BY CHARGING PREMIUM COMMERCIAL PERMISSIBLE 35 % OF i.e.	N 1 L
TOTAL FUNGIBLE AREA CLAIMED FOR COMMERCIAL USE	= 29.06 SQ.MT.
TOTAL FUNGIBLE AREA CLAIMED = (270.71 + 29.06)	299.77 SQ.MT.
NET B.U.A. (A - B) i.e. (2746.50 - 299.77)	2446.73 SQ.MT.



PROFORMA - I

A	AREA STATEMENT	PLAN AS PER DCRP 2034
1	AREA OF THE PLOT (AS PER P.R.C.)	2640.00
	AREA OF THE PLOT (AS PER REMARKS)	
	AREA OF THE PLOT (AS PER SURVEY EXCLUDING ROAD SETBACK)	2275.00
	a) AREA OF RESERVATION ROAD AREA	-----
	b) ROAD SET BACK AREA	-----
	c) AREA OF DP ROAD	-----
2	DEDUCTIONS FOR	
A	a) SET BACK AREA AS PER DCR 16	-----
	b) DP ROAD AREA AS PER DCR 16	-----
	c) RESERVATION AREA AS PER DCR 17	-----
	TOTAL OF 2A	-----
B	FOR AMENITY AREA	
	a) AREA OF AMENITY AS PER DCR 14 (a)	-----
	b) AREA OF AMENITY AS PER DCR 14 (b)	-----
	c) AREA OF AMENITY AS PER DCR 15	-----
	d) AREA OF AMENITY AS PER DCR 35	-----
C	DEDUCTIONS FOR EXISTING BUA TO BE RETAINED	-----
	a) LAND COMPOST OF THE SAME	-----
	b) TOTAL OF C	-----
3	TOTAL DEDUCTIONS [TOTAL OF 2A+2B+C]	-----
4	BALANCE AREA OF THE PLOT (1-3)	2275.00

5	NET PLOT AREA FOR DEVELOPMENT (4)	
6	ZONAL BASIC ISI	1.00
7	PERMISSIBLE BUA AS PER ZONAL BASIC ISI (5*6)	2275.00
8	ADDITIONAL COVER FOR ROAD-NET TO BE HANDLED OVER TO MCOM AS PER DECISION OF THE BOARD OF CHIEFS	-----
9	ADDITION FOR PROTECTED SETBACK ADVANTAGE AS PER OCC PLAN	230.33
10	PREMIUM ISI (60.05 AS PER COLUMN 5 OF TABLE 12 REGN 30	000.00
11	TRD @ 0.75 PER COLUMN 6 OF TABLE 12 REGN 30A	000.00
a)	TRD @ 0.75 PER COLUMN 6 OF TABLE 12 REGN 30 PER CTR	00.00
b)	TRD @ 0.75 PER COLUMN 6 OF TABLE 12 REGN 30 PER CTR (SETTLED UNDER SO)	00.00
c)	SLURRY COLUMN 6 OF TABLE 12 REGN 30 (COVER OF)	00.00
d)	INCENTIVE TRD AS PER REGN 33 (BY DEC 2034 (00 NOS. X 10)	00.00
12	PERMISSIBLE BUA (7+8+9+10+11)	2505.33
13	AREA ALREADY APPROVED FOR DEVELOPMENT DEC [99]	-----
14	AREA NOW PROPOSED AS PER DEC 2034	2446.73
14	TOTAL BUILT-UP AREA PROPOSED	2446.73
A	FUNGIBLE BUA	

	2) FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED VIDE DPCR 2034		
	(A) RESIDENTIAL BY CHARGING PREMIUM	$= \times 35\%$	*****
	(B) RESIDENTIAL WITHOUT CHARGING PREMIUM	$= < 849.83 \times 35\% - 26.73 = 270.71$	270.71
	2) FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED VIDE DPCR 2034		
	(C) NON-RESIDENTIAL BY CHARGING PREMIUM	$= \times 35\%$	*****
	(D) NON-RESIDENTIAL WITHOUT CHARGING PREMIUM	$= < 223.30 \times 35\% - 49.10 = 29.06$	29.06
	3) TOTAL FUNGIBLE BUILT-UP AREA VIDE DPCR 31(3) = A1 + A2		299.77
	4) TOTAL GROSS BUILT-UP AREA PROPOSED (14 + A3/2446.73 + 299.77)		2746.50
16	FSI CONSUMED ON NET PLOT (2446.73/2275.00)		1.08

D	TENEMENT STATEMENT	
(i)	PROPOSED AREA (ITEM G4 ABOVE)	2746.50
(ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP) ETC	430.33
(iii)	AREA AVAILABLE FOR TENEMENTS (i - ii)	2316.17
(iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	104 NOS
(v)	TENEMENTS PROPOSED	28 NOS
(vi)	TENEMENTS EXISTING	NIL
D	PARKING AREA STATEMENT	
(i)	PARKING REQUIRED BY REGULATIONS FOR CAR	36 NOS

	SCOOTER/MOTOR CYCLE OUTSIDERS (VISITORS)	
ii)	COVERED GARAGE PERMISSIBLE	
iii)	COVERED GARAGE PROPOSED CAR OUTSIDERS (VISITORS)	
	TOTAL PARKING PROVIDED	99 NOS.
	PARKING TO BE CONDONED	NIL
E	TRANSPORT VEHICLE PARKING STATEMENT	N.A.

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT. 27/05/2022
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 2273.00 Sq.Mtrs. (TWO THOUSAND TWO HUNDRED
SEVENTY THREE SQ.MTRS) AND I CALLS WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP
(PROPERTY REGISTER CARD/OWNERSHIP), PROPERTY REGISTER CARD.

(Signed) Witness
Nilesh
Nilesh Nageshwarlal Mahale
Date: 28/05/2022
B/E/2273-14/2022

Makwana
SIGNATURE OF Lic.Survey

PROFORMA-II

CONTENTS OF SHEET			
GROUND FLOOR PLAN & BUILT UP AREA DIAGRAM WITH CALCULATIONS COMPOUND WALL, U.G.TANK SECTION BLOCK PLAN & LOCATION PLAN, PLOT AREA DIAG. & CALC., SUMMARY, CAR PARKING STATEMENT, L.O.S AREA DIAG. WITH CALCUL., DETAILS OF RERA CARPET, RERA CARPET AREA DIAGRAM, & CALCULATIONS.			
REVISION	DESCRIPTION	DATE	SIGNATURE
		25.07.2023	

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED RE-DEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING C.T.S.NO. 745 A & B,

746 A & B AND 751 OF VILLAGE POISAR, AT 13.40 M. WIDE ROAD, KANDIVALI (EAST), MUMBAI - 4001	
NAME AND ADDRESS OF C A TO OWNER	SIGNATURE

MR. RAMESH DALICHAND JAIN PARTNER OF SAMARPAN HOMES AND DEVELOPERS C.A TO GOLDMIST CO-OP HOUSING SOCIETY LTD, OWNER SHOP NO. 1 & 2, SWAYMBHU RESIDENCY, KASTURBA CROSS ROAD NO 2, OPP.MUNICIPAL HOSPITAL, BORIVALI (E),MUMBAI 400066.	RAMESH BHAI DALICHA NDJI JAIN
--	---

JOB NO	DRG NO	SCALE	CHECKED BY	DRAWN BY

1/6	AS SHOWN	NILESH	M.S.B.
NAME & ADDRESS OF LICENSED SURVEYOR			SIGNATURE

<u>NILESH H. MAKWANA</u> OF M/S CHAMUNDA DESIGNERS	Nilesh Digitally signed by Nilesh Chamunda
---	--

14, TULSIVRUNDA SOCIETY, 3RD FLOOR,
L.T. ROAD, BORIVALI (WEST), MUMBAI-92.

STAMP OF APPROVAL OF I.O.D	
----------------------------	--

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION

OF DISAPPROVAL ISSUED UNDER SEC.346 OF M.M.C. ACT ISSUED
UNDER NO. P-12147/2022/(745A And Other)/R/S Ward/POISAR R/S SIGNED ON EVEN DATE

I.O.D. PLANS FOR APPROVAL		

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Milanković Digitally signed by Milanković Đorđe
DN: cn=Milanković Đorđe, o=, ou=, email=, c=RS

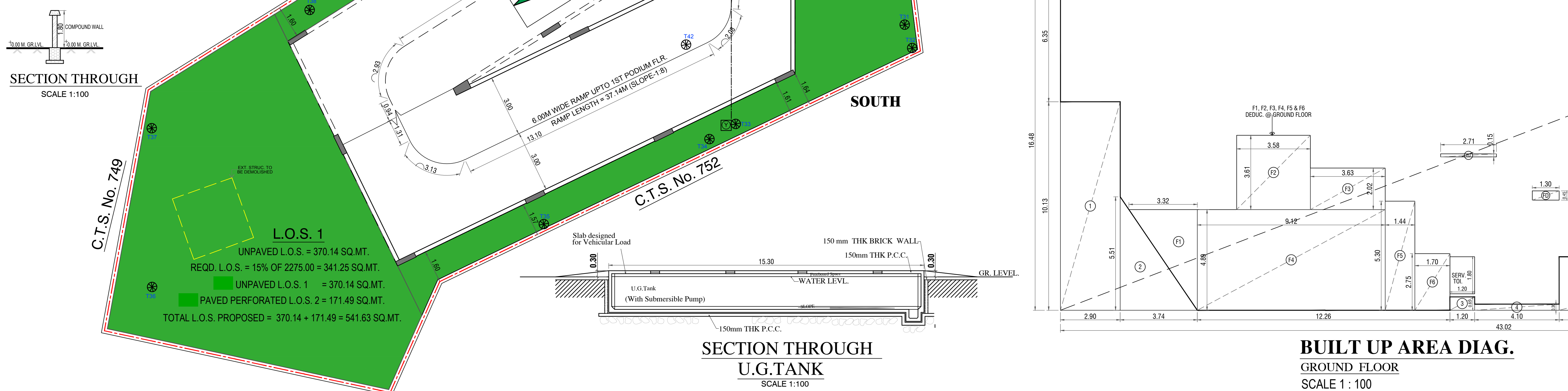
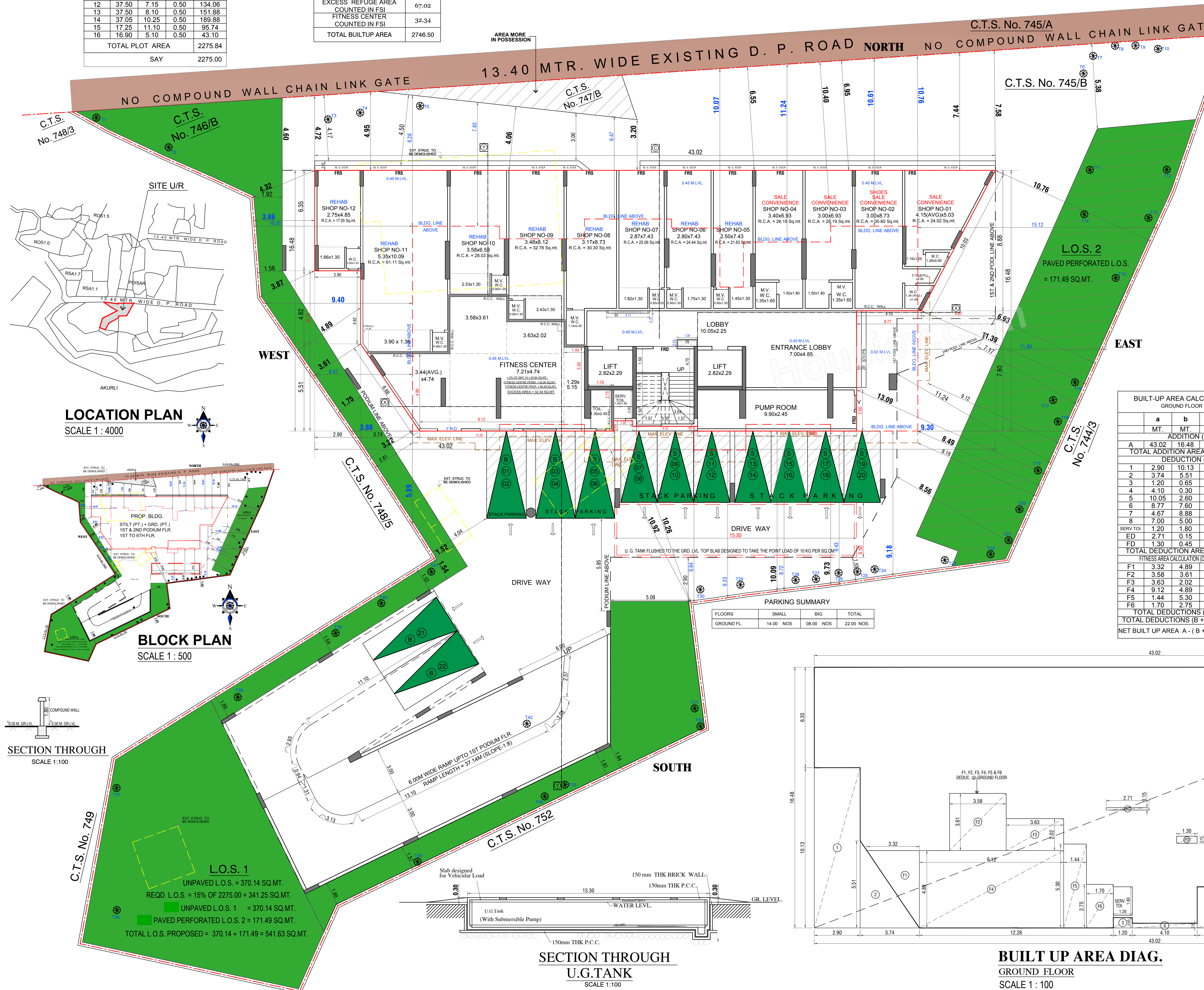
Nilesh Karbhari Digitally signed by Nilesh Karbhari
DN: cn=Nilesh Karbhari, o=Shivshant Sadhakarrao Dolkar, email=nileshkarbhari@shivshantsadhakarrao.com, c=IN
Date: 2023.07.26

Shivshant Sudhakarrao Dolkar Digitally signed by Shivshant Sudhakarrao Dolkar
DN: cn=Shivshant Sudhakarrao Dolkar, o=Shivshant Sadhakarrao Dolkar, email=sudhakarraodolkar@gmail.com, c=IN
Date: 2023.07.26

HANUMANT SADASHIVRAO BURE Digitally signed by HANUMANT SADASHIVRAO BURE
DN: cn=HANUMANT SADASHIVRAO BURE, o=SHIVSHANT SUDHAKARRAO DOLKAR, email=hnbure@shivshantsadhakarrao.com, c=IN
Date: 2023.07.26

Shingare ao Doke O BURE

S.E.B.P(WS II)	A.E.B.P (R/S) WARD	E.E.B.P(WS) R WARD.
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SOUTH

FITNESS CENTER AREA (GROUND FLOOR)
SCALE :-1:100

The diagram shows a rectangular cross-section with a total width of 5.55 units, divided into two regions. Region 1 is a triangle on the left with a base of 2.35 units. Region 2 is a trapezoid on the right with a top width of 3.20 units. The height of the section is 6.08 units. A dashed line separates the two regions.

RERA CARPET DIAG.
(GROUND FLOOR)
SHOP NO. 02 (SALE)
SCALE 1 : 100

RERA CARPET DIAG
(GROUND FLOOR)
SHOP NO. 01 (SALE)
SCALE 1 : 100

RERA CARPET DIAG.
(GROUND FLOOR)
SHOP NO. 03 (SALE)
SCALE 1 : 100

REVISION	DESCRIPTION	DATE	SIGNATURE
		25.07.2023	

PROPOSED RE-DEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING C.T.S.NO. 745 A & B, 746 A & B AND 751 OF VILLAGE POISAR, AT 13.40 M. WIDE ROAD, KANDIVALI (EAST), MUMBAI - 400101

JOB NO	DRG NO	SCALE	CHECKED BY	DRAWN BY
-----	2/6	AS SHOWN	NILESH	M.\$B.

STAMP OF APPROVAL OF I.O.D

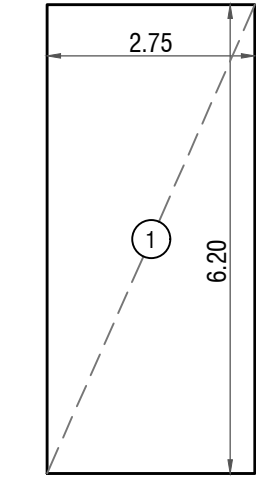
I.O.D. PLANS FOR APPROVAL	
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S.E.B.P(WS II)	A.E.B.P (R/S) WARD	E.E.B.P(WS) R WARD.
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1ST PODIUM FLOOR PLAN

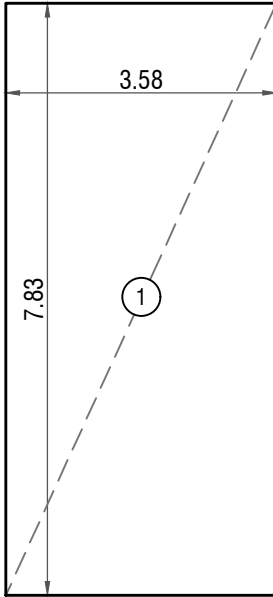
SCALE 1 : 100

RERA CARPET STATEMENT FOR GROUND FLOOR SHOP NO. 12 (REHAB)						
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	2.75	x	6.20	x	1.00	17.05
TOTAL RERA CARPET SHOP NO. 12						17.05
TOTAL NO OF SHOP NO.1						1

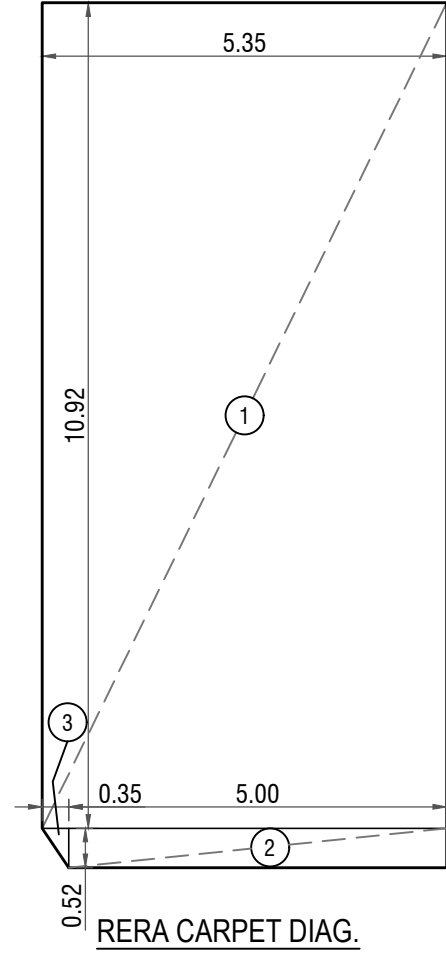


RERA CARPET DIAG.
(GROUND FLOOR)
SHOP NO. 12 (REHAB)
SCALE 1 : 100

RERA CARPET STATEMENT FOR GROUND FLOOR SHOP NO. 10 (REHAB)						
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	3.58	x	7.83	x	1.00	28.03
TOTAL RERA CARPET SHOP NO. 10						28.03
TOTAL NO OF SHOP NO.1						1



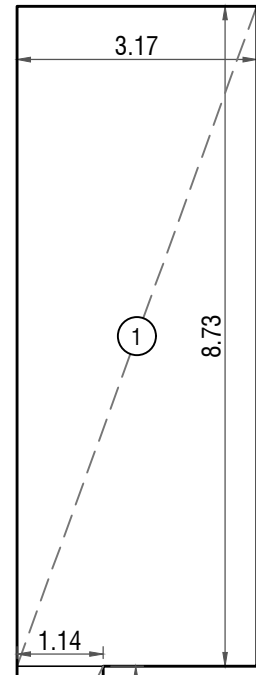
RERA CARPET DIAG.
(GROUND FLOOR)
SHOP NO. 10 (REHAB)
SCALE 1 : 100



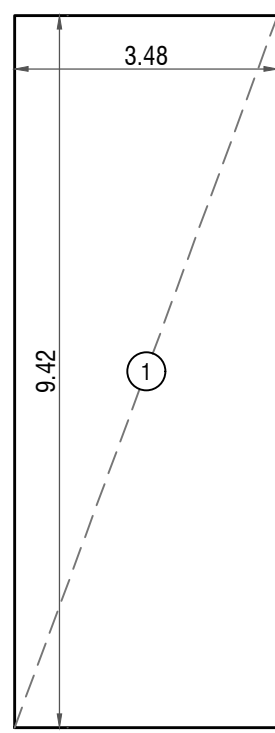
RERA CARPET DIAG.
(GROUND FLOOR)
SHOP NO. 11 (REHAB)
SCALE 1 : 100

RERA CARPET STATEMENT FOR GROUND FLOOR SHOP NO. 11 (REHAB)						
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	5.35	x	10.92	x	1.00	58.42
2	5.00	x	0.52	x	1.00	2.60
3	0.35	x	0.52	x	0.50	0.09
TOTAL RERA CARPET SHOP NO. 11						61.11
TOTAL NO OF SHOPS						1

RERA CARPET STATEMENT FOR GROUND FLOOR SHOP NO. 08 (REHAB)						
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	3.17	x	8.73	x	1.00	27.67
2	1.14	x	2.30	x	1.00	2.62
TOTAL RERA CARPET SHOP NO. 08						30.30
TOTAL NO OF SHOPS						1



RERA CARPET DIAG.
(GROUND FLOOR)
SHOP NO. 08 (REHAB)
SCALE 1 : 100



RERA CARPET DIAG.
(GROUND FLOOR)
SHOP NO. 09 (REHAB)
SCALE 1 : 100

RERA CARPET STATEMENT FOR GROUND FLOOR SHOP NO. 09 (REHAB)						
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	3.48	x	9.42	x	1.00	32.78
TOTAL RERA CARPET SHOP NO. 09						32.78
TOTAL NO OF SHOPS						1

NORTH

WEST

EAST

SOUTH

PARKING SUMMARY			
FLOORS	SMALL	BIG	TOTAL
2ND PODIUM FL.	38.00 NOS	12.00 NOS	50.00 NOS

2ND PODIUM FLOOR PLAN

SCALE 1 : 100

RERA CARPET STATEMENT FOR GROUND FLOOR SHOP NO. 05 (REHAB)						
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	2.50	x	8.73	x	1.00	21.83
TOTAL RERA CARPET SHOP NO. 05						21.83
TOTAL NO OF SHOPS						1

RERA CARPET STATEMENT FOR GROUND FLOOR SHOP NO. 06 (REHAB)						
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	2.80	x	8.73	x	1.00	24.44
TOTAL RERA CARPET SHOP NO. 06						24.44
TOTAL NO OF SHOPS						1

RERA CARPET STATEMENT FOR GROUND FLOOR SHOP NO. 07 (REHAB)						
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	2.87	x	8.73	x	1.00	25.06
TOTAL RERA CARPET SHOP NO. 07						25.06
TOTAL NO OF SHOPS						1

2ND PODIUM FLOOR PLAN SHOPS RERA CARPET AREA DIAGRAM. & CALCULATIONS.

REVISION	DESCRIPTION	DATE	SIGNATURE
		25.07.2023	

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RE-DEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING C.T.S.NO. 745 A & B, 746 A & B AND 751 OF VILLAGE POISAR, AT 13.40 M. WIDE ROAD, KANDIVALI (EAST), MUMBAI - 400101.

NAME AND ADDRESS OF C.A. TO OWNER

MR. RAMESH DALICHAND JAIN PARTNER OF SAMARPAN HOMES AND DEVELOPERS C.A TO GOLDMIST CO-OP HOUSING SOCIETY LTD, OWNER SHOP NO. 1 & 2, SWAYMBHU RESIDENCY, KASTURBA CROSS ROAD NO.2, OPP.MUNICIPAL HOSPITAL, BORIVALI (E),MUMBAI 400066.

JOB NO	DRG NO	SCALE	CHECKED BY	DRAWN BY
-----	3/6	AS SHOWN	NILESH	M.S.B.

NAME & ADDRESS OF LICENSED SURVEYOR

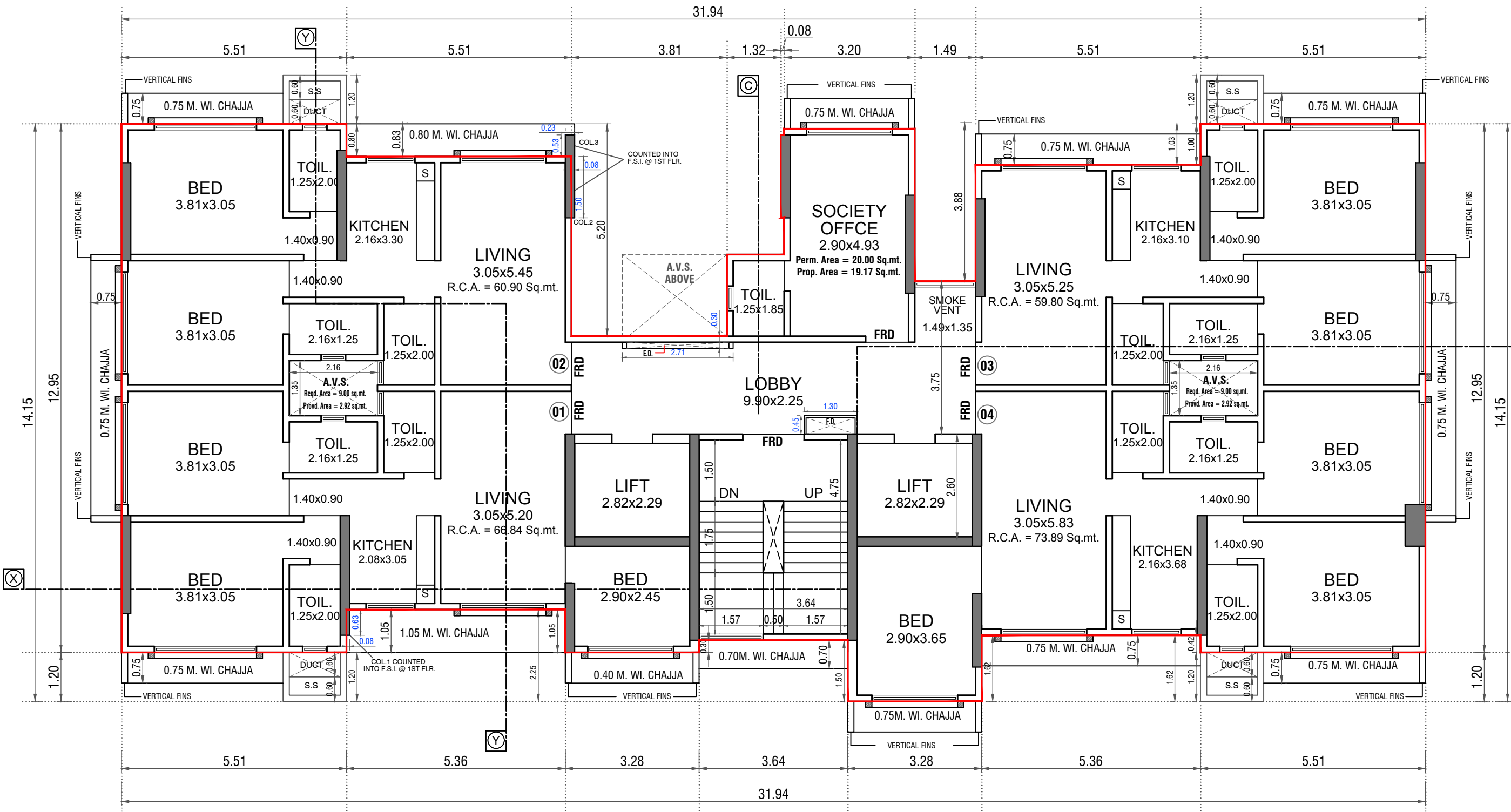
NILESH H. MAKWANA
OF M/S CHAMUNDA DESIGNERS
14,TULSIVRUNDA SOCIETY, 3RD FLOOR,
L.T. ROAD, BORIVALI (WEST), MUMBAI-92.

STAMP OF APPROVAL OF I.O.D

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SEC.346 OF M.M.C. ACT ISSUED UNDER NO. P-12147/2022/(745A And Other)/R/S Ward/POISAR R/S SIGNED ON EVEN DATE

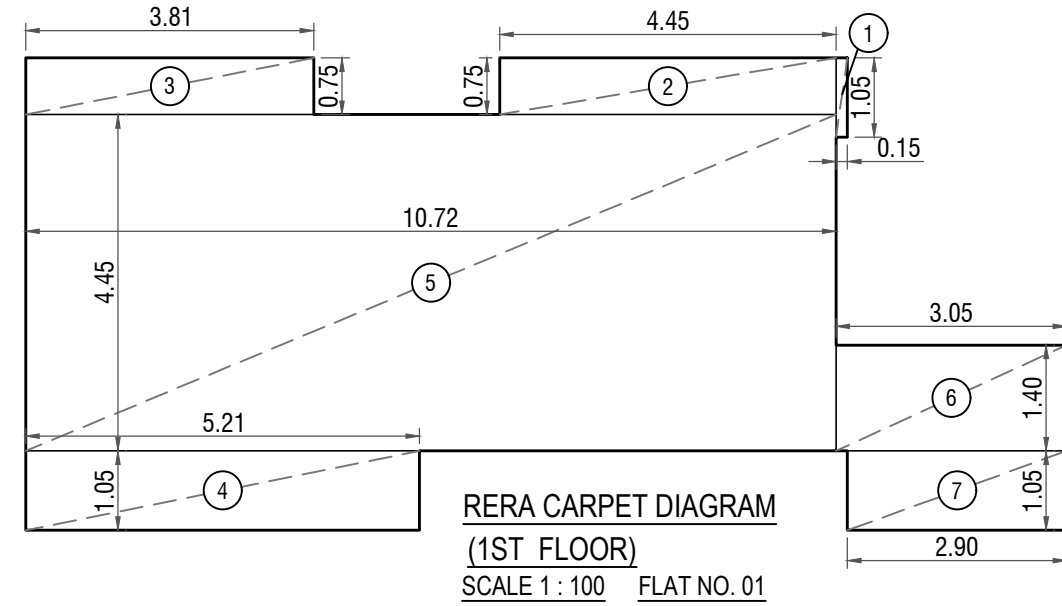
I.O.D.PLANS FOR APPROVAL

Nilesh Karbhari Shingare	Shivshant Sudhakar Rao Doke	HANUMANT SADASHIVRAO BURE
S.E.B.P(WS II)	A.E.B.P (R/S) WARD	E.E.B.P(WS) R WARD.

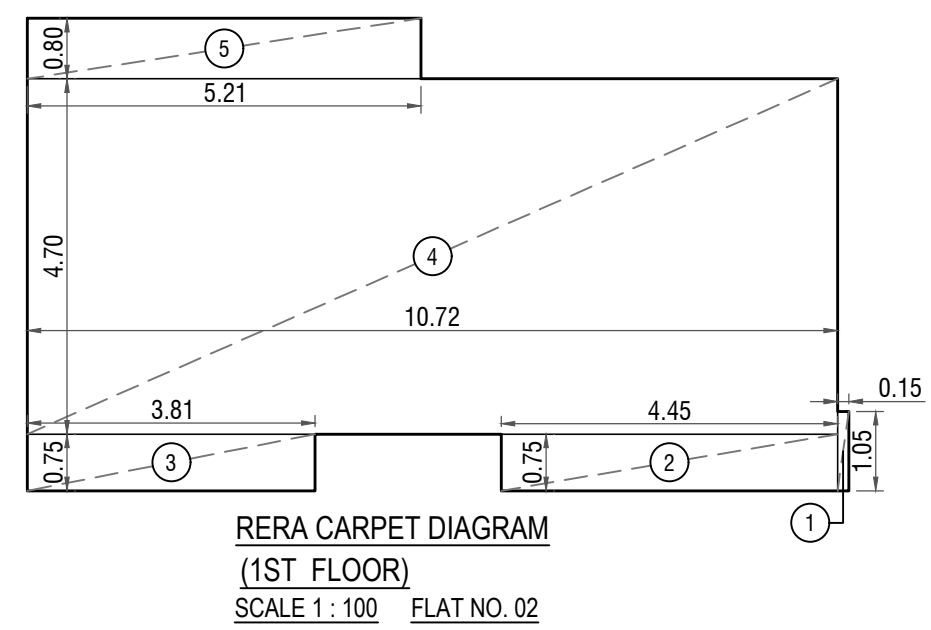


1ST FLOOR PLAN

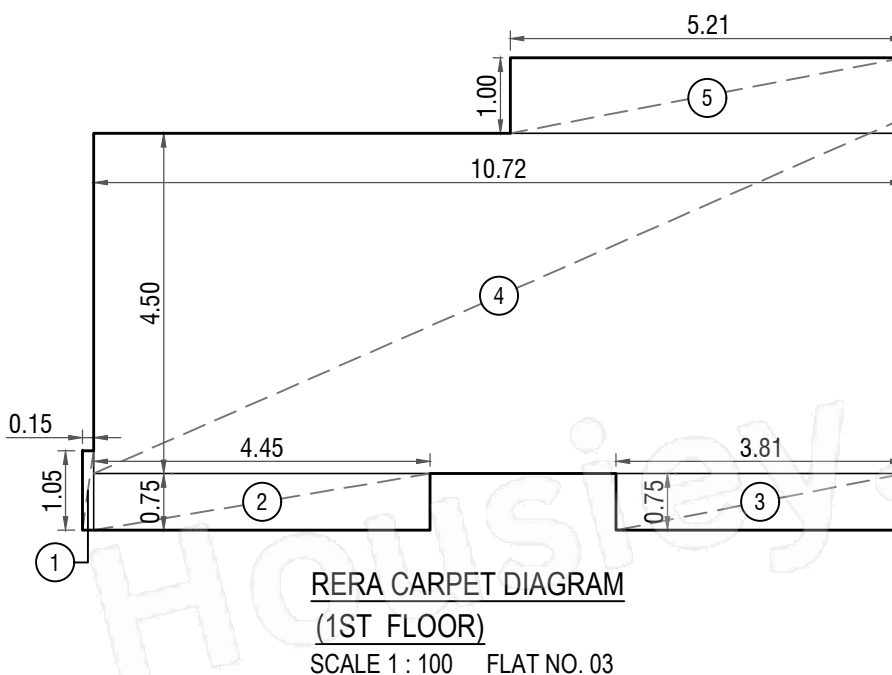
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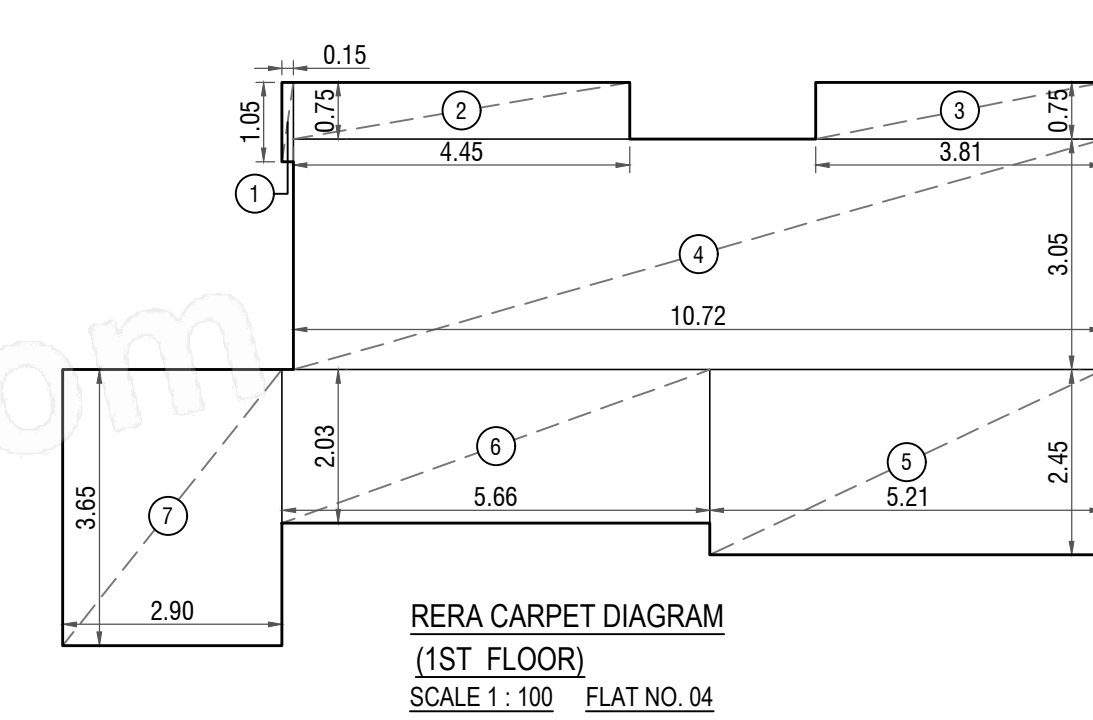
RERA CARPET STATEMENT FOR 1ST FLOOR FLAT NO. 01						
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	0.15	x	1.05	x	1	0.16
2	4.45	x	0.75	x	1	3.34
3	3.81	x	0.75	x	1	2.86
4	5.21	x	1.05	x	1	5.47
5	10.72	x	4.45	x	1	47.70
6	3.05	x	1.40	x	1	4.27
7	2.90	x	1.05	x	1	3.05
TOTAL RERA CARPET FLAT NO. 01						66.84
TOTAL NO OF FLATS						1



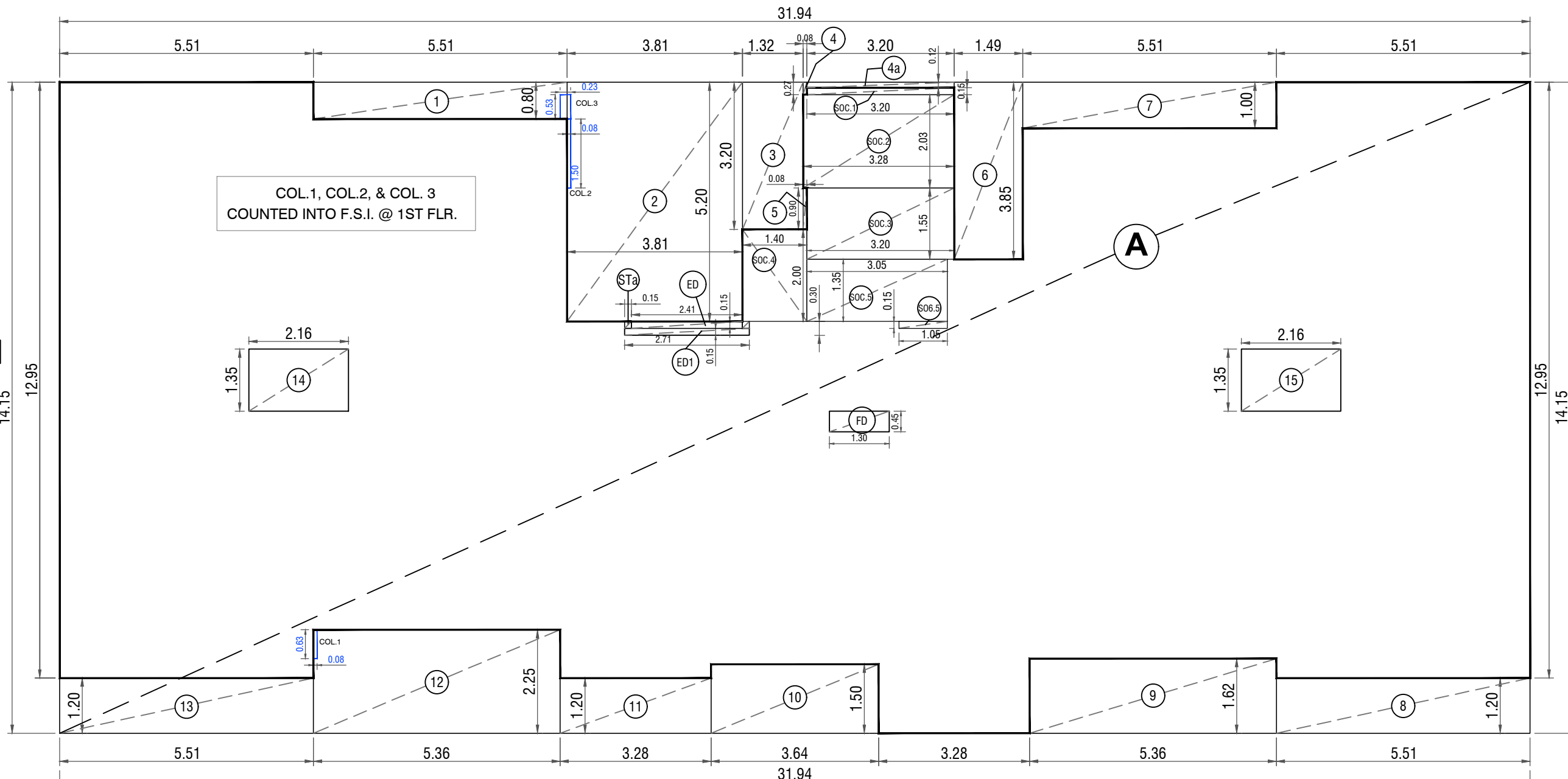
RERA CARPET STATEMENT FOR 1ST FLOOR FLAT NO. 02						
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	0.15	x	1.05	x	1	0.16
2	4.45	x	0.75	x	1	3.34
3	3.81	x	0.75	x	1	2.86
4	10.72	x	4.70	x	1	50.38
5	5.21	x	0.80	x	1	4.17
TOTAL RERA CARPET FLAT NO. 02						60.90
TOTAL NO OF FLATS						1



RERA CARPET STATEMENT FOR 1ST FLOOR FLAT NO. 03						
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	0.15	x	1.05	x	1	0.16
2	4.45	x	0.75	x	1	3.34
3	3.81	x	0.75	x	1	2.86
4	10.72	x	4.50	x	1	48.24
5	5.21	x	1.00	x	1	5.21
TOTAL RERA CARPET FLAT NO. 04						59.80
TOTAL NO OF FLAT NOS						1



RERA CARPET STATEMENT FOR 1ST FLOOR FLAT NO. 04						
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	0.15	x	1.05	x	1	0.16
2	4.45	x	0.75	x	1	3.34
3	3.81	x	0.75	x	1	2.86
4	10.72	x	3.05	x	1	32.70
5	5.21	x	2.45	x	1	12.76
6	5.66	x	2.03	x	1	11.49
7	2.90	x	3.65	x	1	10.59
TOTAL RERA CARPET FLAT NO. 05						73.89
TOTAL NO OF FLATS						1



BUILT UP AREA DIAG.

1ST FLOOR

SCALE 1 : 100

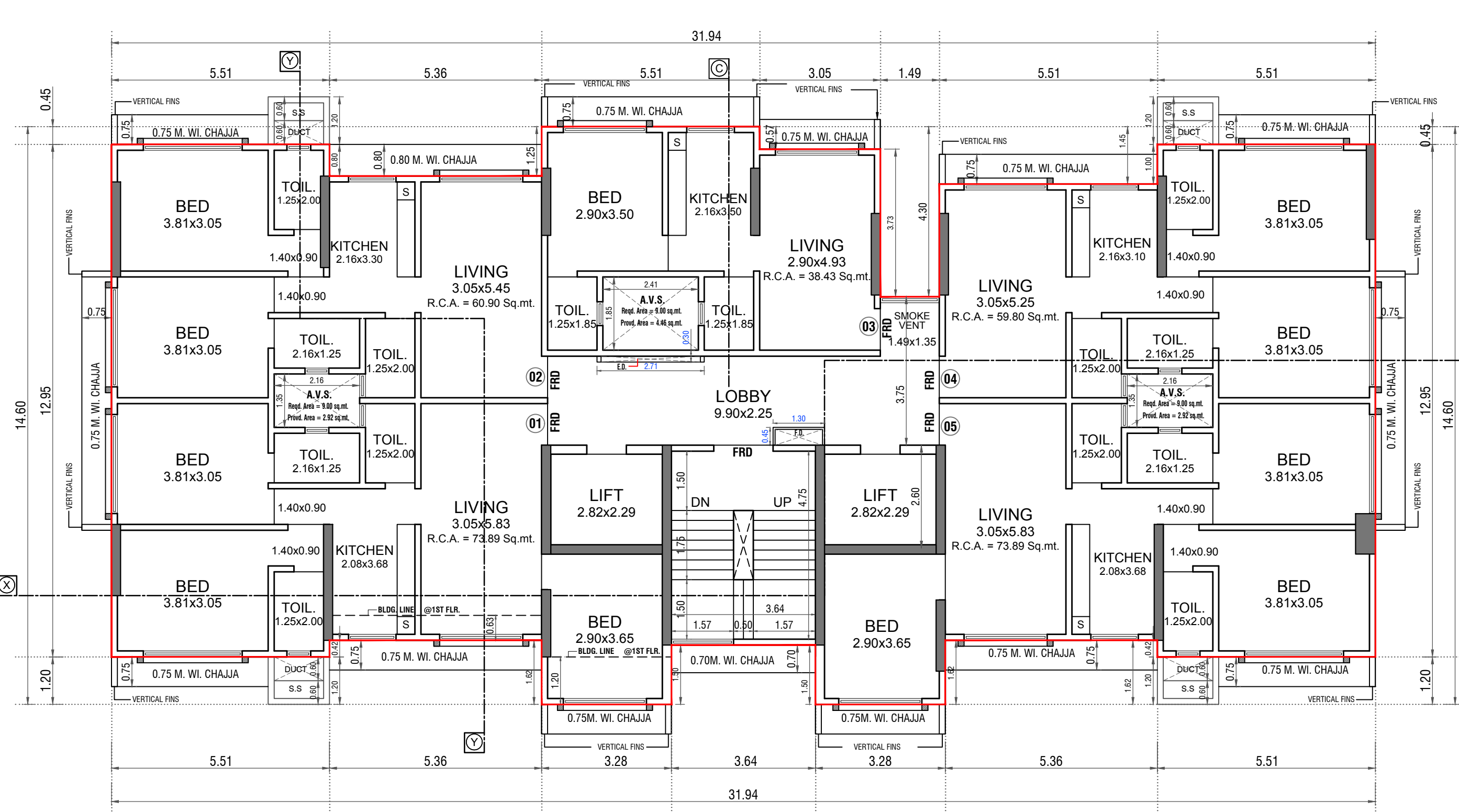
BUILT-UP AREA CALCULATION OF 1ST FLOOR PLAN				
	a	b	c	e = a x b x c
	MT.	MT.		SQ.MT.
ADDITION (A)				
A	31.94	14.15	1	451.95
COL.1	0.08	0.63	1	0.05
COL.2	0.08	1.50	1	0.12
COL.3	0.23	0.53	1	0.12
TOTAL ADDITION AREA (A)				452.24
DEDUCTION (B)				
1	5.51	0.80	1	4.41
2	3.81	5.20	1	19.81
3	1.32	3.20	1	4.22
4	0.08	0.27	1	0.02
4a	3.20	0.12	1	0.38
5	0.08	0.90	1	0.07
6	1.49	3.85	1	5.74
7	5.51	1.00	1	5.51
8	5.51	1.20	1	6.61
9	5.36	1.62	1	8.68
10	3.64	1.50	1	5.46
11	3.28	1.20	1	3.94
12	5.36	2.25	1	12.06
13	5.51	1.20	1	6.61
14	2.16	1.35	1	2.92
15	2.16	1.35	1	2.92
ED	2.41	0.15	1	0.36
ED1	2.71	0.15	1	0.41
FD	1.30	0.45	1	0.59
TOTAL DEDUCTION AREA (B)				90.72
SOCIETY AREA CALCULATION (D)				
SOC.1	3.20	0.15	1	0.48
SOC.2	3.28	2.03	1	6.66
SOC.3	3.20	1.55	1	4.96
SOC.4	1.40	2.00	1	2.80
SOC.5	3.05	1.35	1	4.12
SOC.6	1.05	0.15	1	0.16
TOTAL SOCIETY AREA (D)				19.17
TOTAL DEDUCTIONS (B + C + D)				109.89
NET BUILT UP AREA A - (B + C + D)				342.35

BUILT-UP AREA STATEMENT OF SOCIETY OFFICE (1ST FLOOR PLAN)				
	a	b	c	e = a x b x c
	MT.	MT.		SQ.MT.
ADDITION (A)				
SOC.1	3.20	0.15	1	0.48
SOC.2	3.28	2.03	1	6.66
SOC.3	3.20	1.55	1	4.96
SOC.4	1.40	2.00	1	2.80
SOC.5	3.05	1.35	1	4.12
SOC.6	1.05	0.15	1	0.16
TOTAL SOCIETY OFFICE AREA				19.17

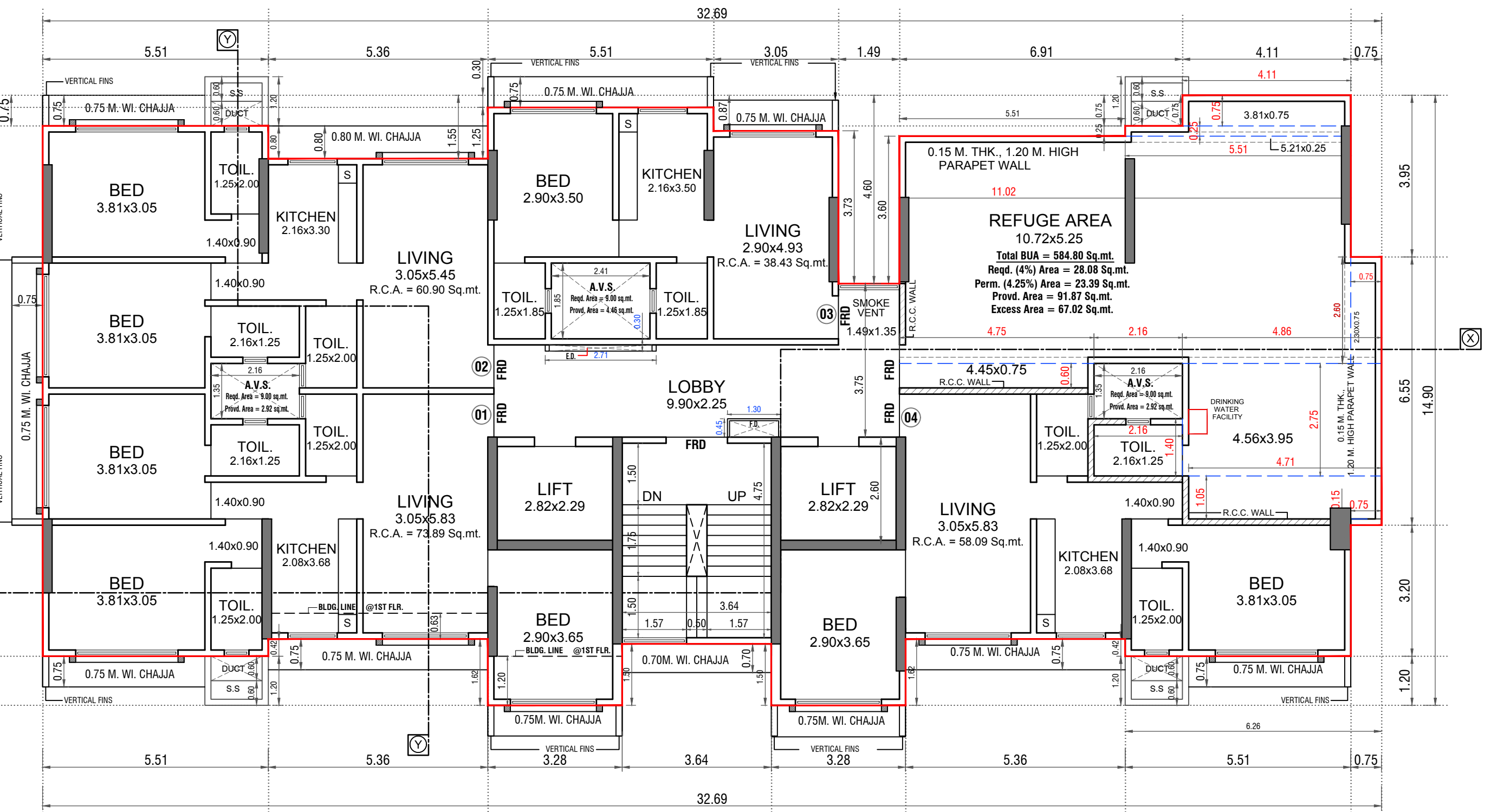
AREA OF SOCIETY OFFICE PERMISSIBLE	=	20.00	SQ.MT.
AREA OF SOCIETY OFFICE PROPOSED	=	19.17	SQ.MT.

1ST FLOOR PLAN, BUILT UP AREA DIAGRAM WITH CALCULATION,
SOCIETY AREA DIGRAM & CALCUL., RERA CARPET AREA DIAGRAM WITH CALCULATION.

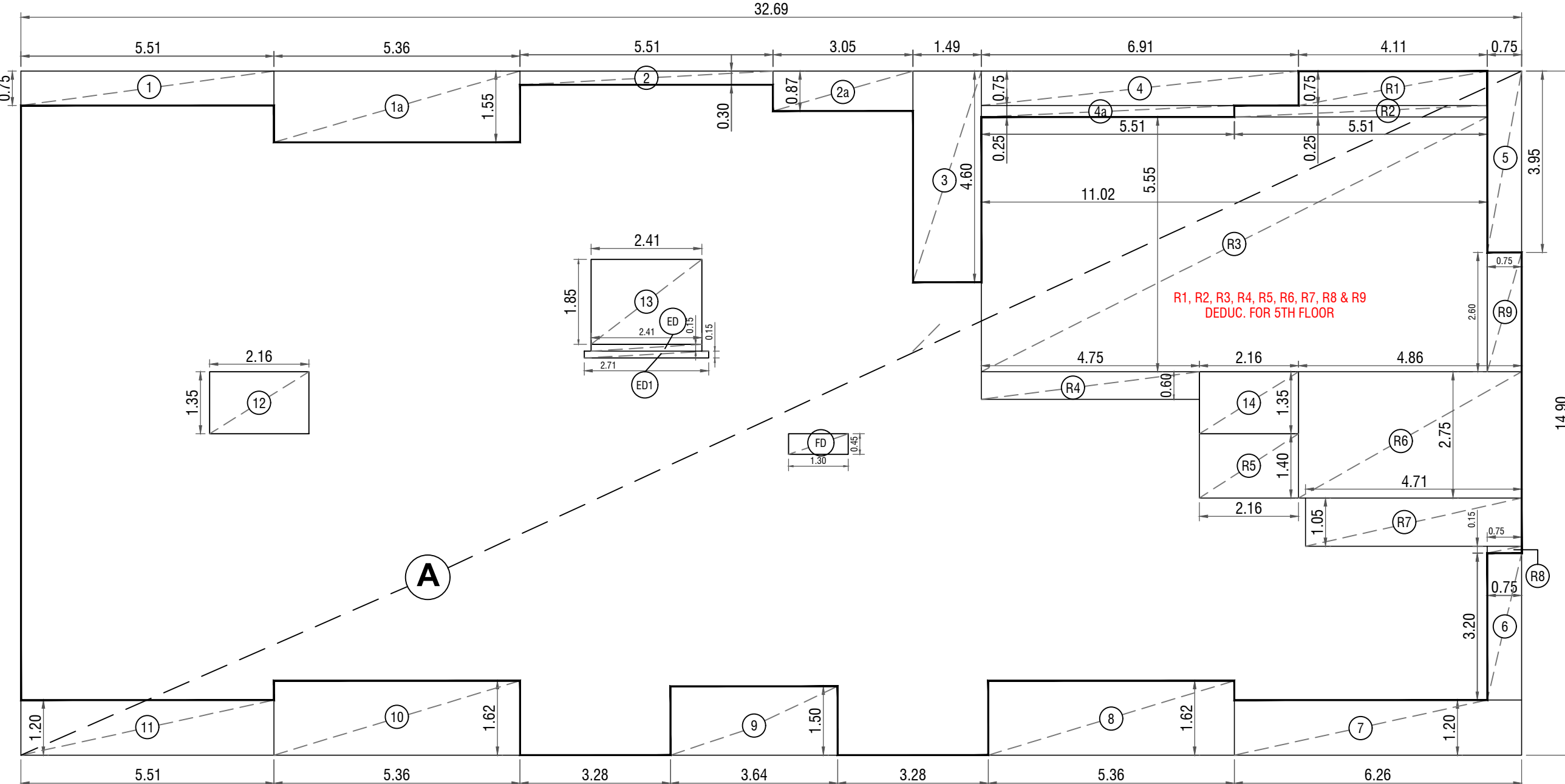
REVISION	DESCRIPTION	DATE	SIGNATURE
		25.07.2023	
DESCRIPTION OF PROPOSAL AND PROPERTY			
PROPOSED RE-DEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING C.T.S.NO. 745 A & B, 746 A & B AND 751 OF VILLAGE POISAR, AT 13.40 M. WIDE ROAD, KANDIVALI (EAST), MUMBAI - 400101.			
NAME AND ADDRESS OF C.A. TO OWNER			SIGNATURE
MR. RAMESH DALICHAND JAIN PARTNER OF SAMARPAN HOMES AND DEVELOPERS C.A TO GOLDMIST CO-OP HOUSING SOCIETY LTD, OWNER SHOP NO. 1 & 2, SWAYAMBHU RESIDENCY, KASTURBA CROSS ROAD NO.2, OPP.MUNICIPAL HOSPITAL, BORIVALI (E),MUMBAI 400066.			RAMESH BHAI DALICH ANDJAI JAIN
JOB NO	DRG NO	SCALE	CHECKED BY
----	4/6	AS SHOWN	NILESH
NAME & ADDRESS OF LICENSED SURVEYOR			SIGNATURE
NILESH H. MAKWANA OF M/S CHAMUNDA DESIGNERS 14,TULSIVRUNDA SOCIETY, 3RD FLOOR, L.T. ROAD, BORIVALI (WEST), MUMBAI-92.			Nilesh Hasmukhlal Makwana
STAMP OF APPROVAL OF I.O.D			
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SEC.346 OF M.M.C. ACT ISSUED UNDER NO. P-12147/2022/(745A And Other)/R/S Ward/POISAR R/S SIGNED ON EVEN DATE			
I.O.D.PLANS FOR APPROVAL			
Nilesh Karbhari Shingare	Shivshant Sudhakar Rao	HANUMANT SADASHIVRAO BURE	
S.E.B.P.(WS II)	A.E.B.P.(R/S) WARD	E.E.B.P.(WS) R WARD.	



TYPICAL FLOOR PLAN (2ND TO 4TH & 6TH)
SCALE 1 : 100



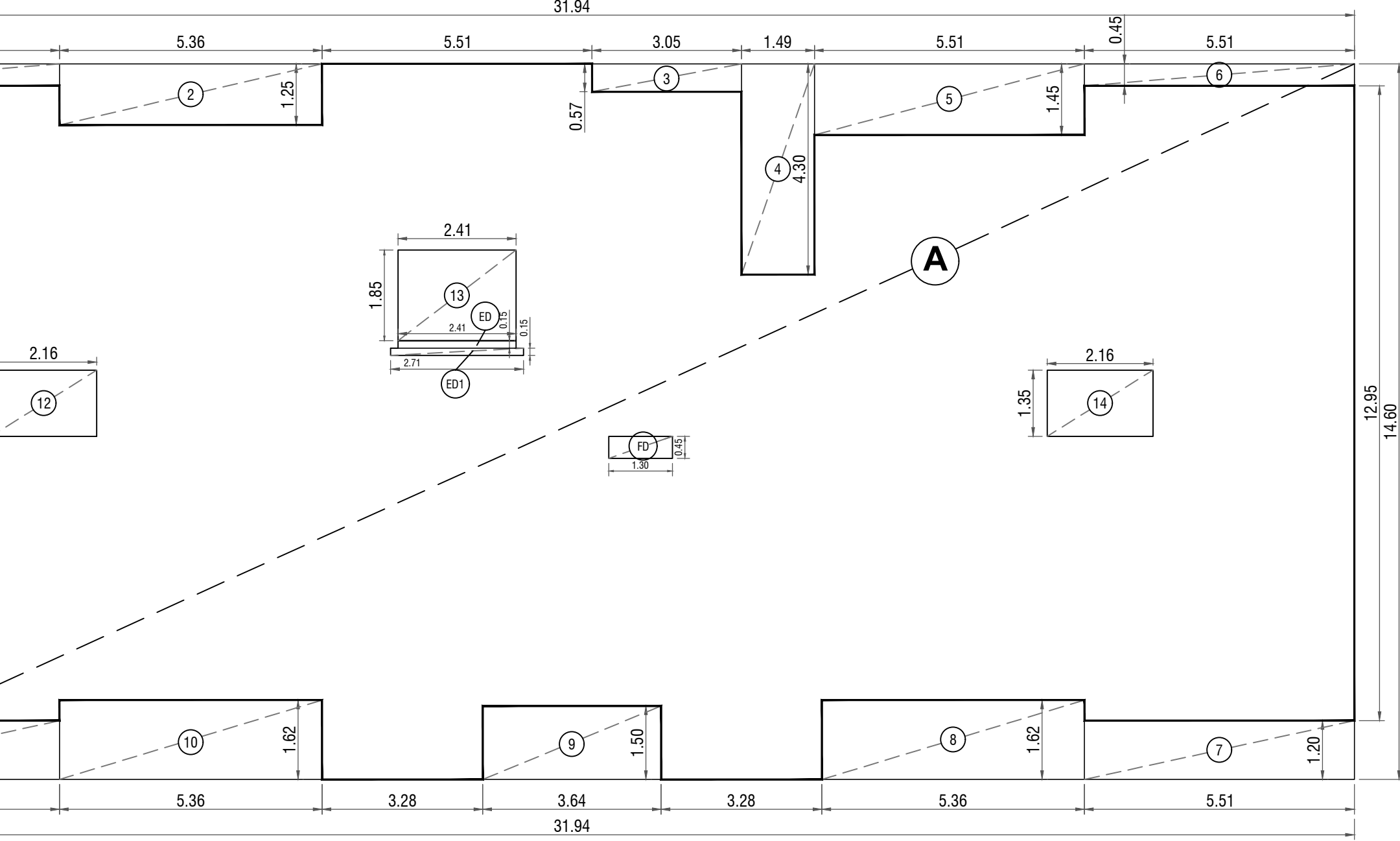
5TH FLOOR PLAN (REFUGE)
SCALE 1 : 100



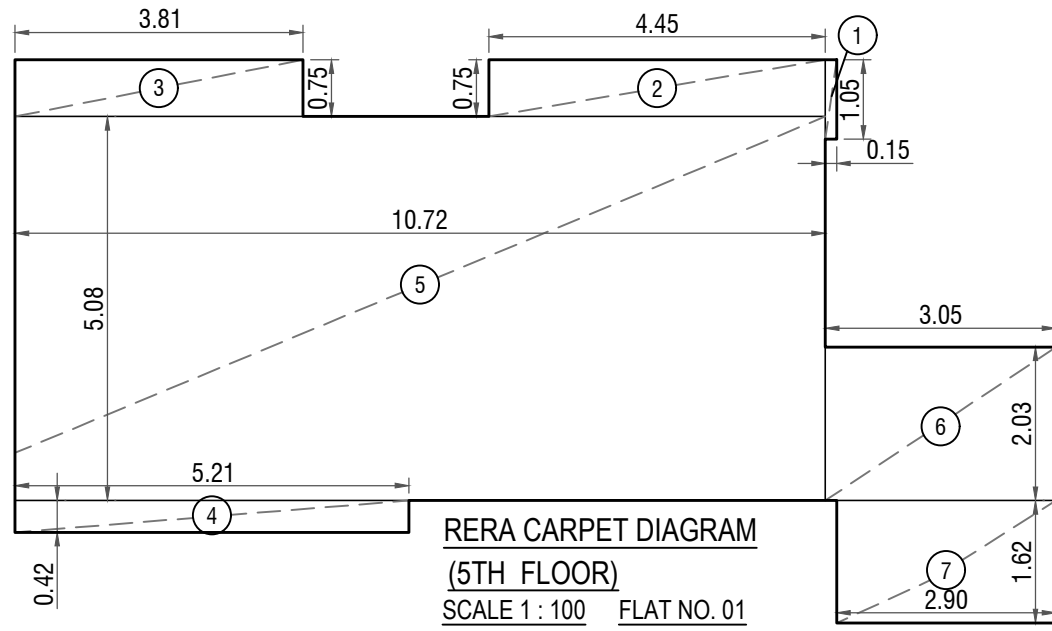
BUILT UP AREA DIAG.
5TH FLOOR (REFUGE AREA)
SCALE 1 : 100

REFUGE AREA STATEMENT AT 5TH FLOOR			
BUILT UP AREA OF 5TH & 6TH FLOOR			
Sr. No.	Floor Name	TOTAL B.U.A. AREA	TOTAL NET B.U.A. AREA
1	5TH FLOOR	311.10	58.57
2	TOTAL	390.64	58.57
3	MINIMUM 4% REFUGE AREA REQUIRED	23.39	
4	REFUGE AREA PERMISSIBLE UPTO	24.85	
5	PROPOSED REFUGE AREA	91.87	
6	EXCESS REFUGE AREA COUNTED IN FSI	67.02	

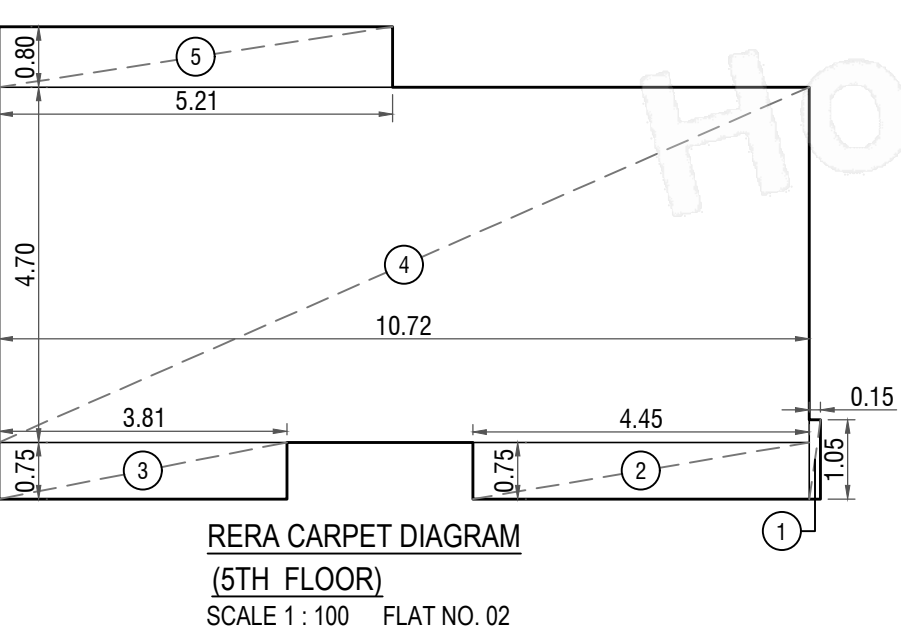
BUILT-UP AREA CALCULATION OF 5TH FLOOR PLAN (REFUGE)			
a	b	c	e = a x b x c
MT.	MT.	MT.	SQ. MT.
ADDITION (A)			
A	32.69	14.90	1
TOTAL ADDITION AREA (A)			
DEDUCTION (B)			
1	5.51	0.75	1
1a	5.36	1.55	1
2	5.51	0.30	1
2a	3.05	0.87	1
3	1.49	1.60	1
4	6.91	0.75	1
4a	5.51	0.25	1
5	0.75	3.95	1
6	0.75	3.20	1
7	6.26	1.20	1
8	5.36	1.62	1
9	3.64	1.50	1
10	5.36	1.62	1
11	5.51	1.20	1
12	2.16	1.35	1
13	2.41	1.85	1
14	2.16	1.35	1
ED	2.41	0.15	1
ED1	2.71	0.15	1
FD	1.30	0.45	1
TOTAL DEDUCTION AREA (B)			
R1	4.11	0.75	1
R2	5.51	0.25	1
R3	11.02	5.55	1
R4	4.75	0.60	1
R5	2.16	1.40	1
R6	4.86	2.75	1
R7	4.71	1.05	1
R8	0.75	0.15	1
R9	0.75	2.60	1
TOTAL DEDUCTIONS (D)			
NET BUILT UP AREA A - (B + C + D)			
311.10			



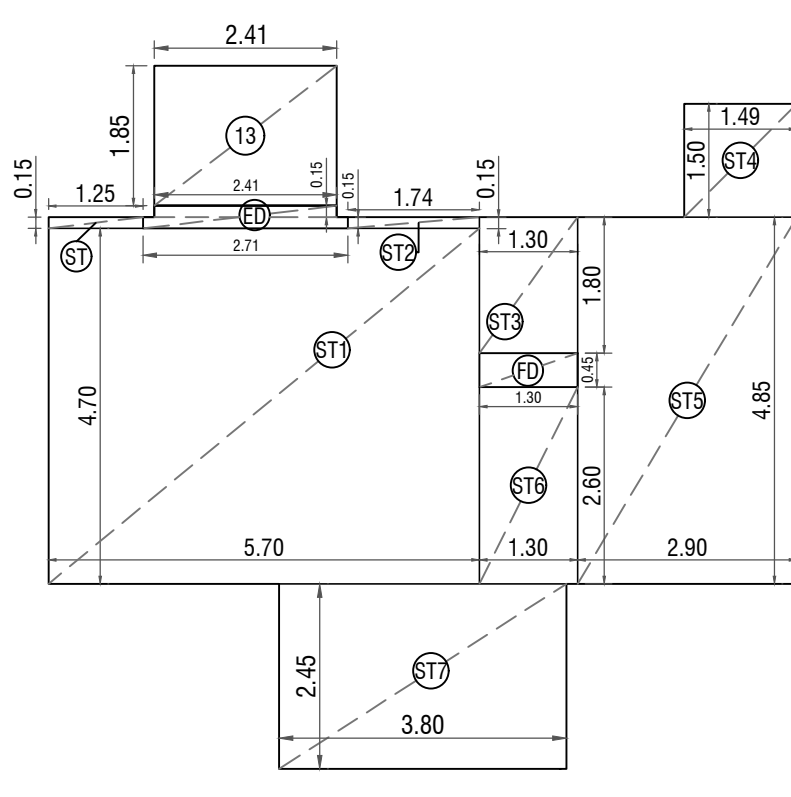
BUILT UP AREA DIAG.
TYPICAL FLOOR PLAN
(2ND TO 4TH & 6TH)
SCALE 1 : 100



RERA CARPET STATEMENT FOR 5TH FLOOR FLAT NO. 01			
NO.	LENGTH	WIDTH	NOS.
Addition			
1	0.15	x	1
2	4.45	x	1
3	3.81	x	1
4	5.21	x	1
5	10.72	x	1
6	3.05	x	1
7	2.90	x	1
TOTAL RERA CARPET FLAT NO. 01			
73.89			
TOTAL NO OF FLATS			
1			

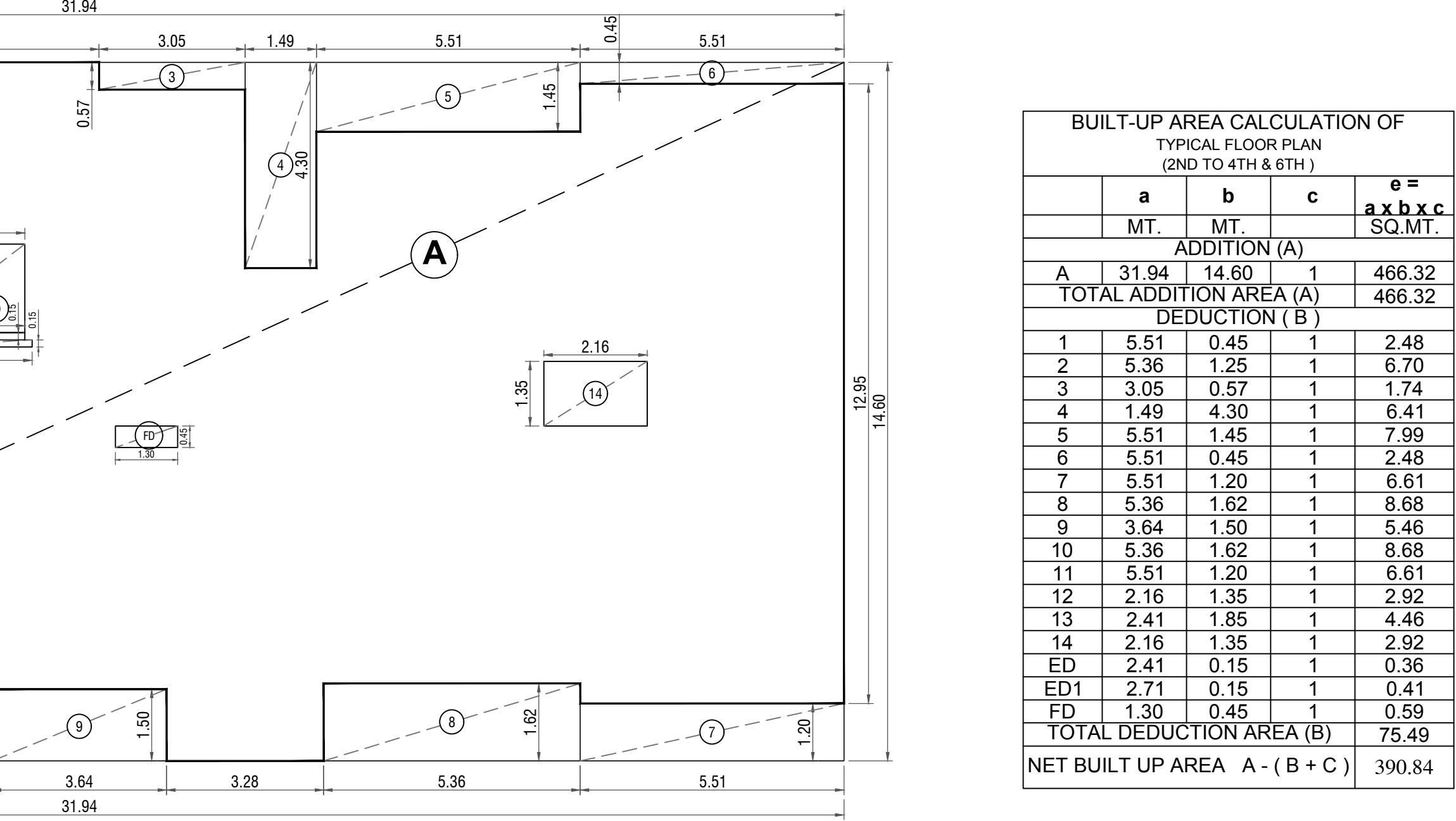


RERA CARPET STATEMENT FOR 5TH FLOOR FLAT NO. 02			
NO.	LENGTH	WIDTH	NOS.
Addition			
1	0.15	x	1
2	4.45	x	1
3	3.81	x	1
4	10.72	x	1
5	5.21	x	1
TOTAL RERA CARPET FLAT NO. 02			
60.90			
TOTAL NO OF FLATS			
1			

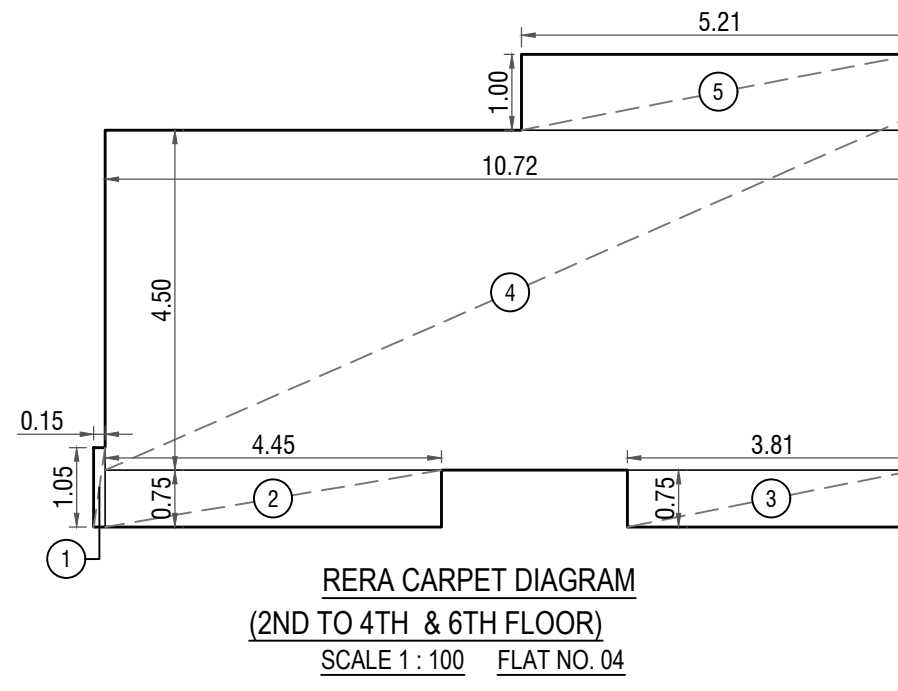


STAIRCASE AREA
5TH & 6TH FLOOR PLAN
SCALE 1:100

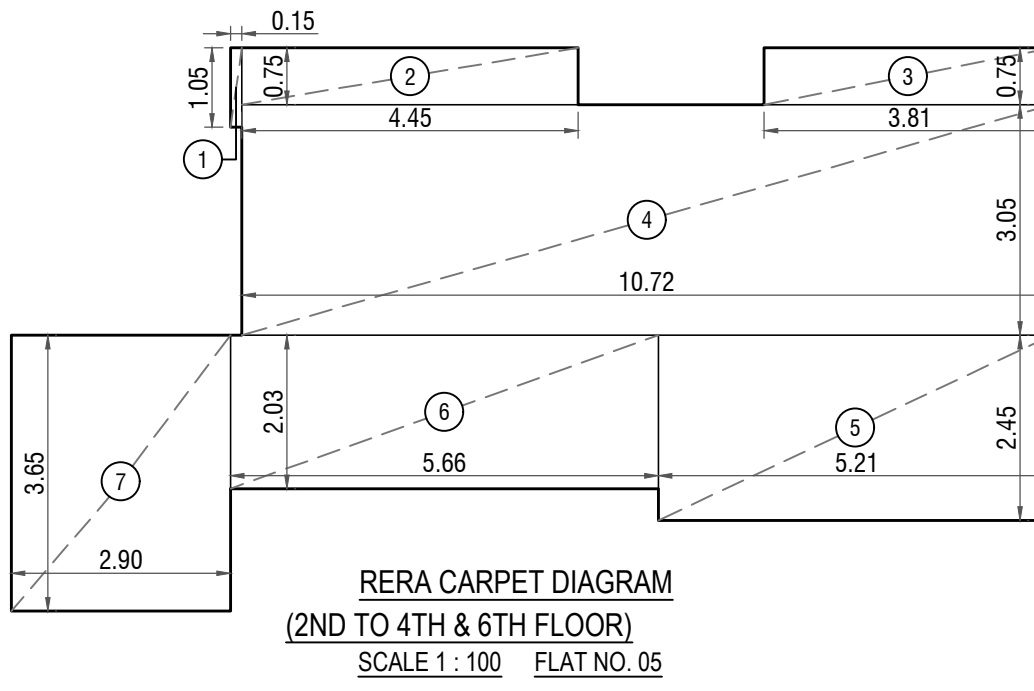
5TH & 6TH FLOOR PLAN STAIRCASE AREA CALCULATION (C)			
ST	LENGTH	WIDTH	NOS.
ST1	1.25	0.15	1
ST2	5.70	4.70	1
ST3	1.74	0.15	1
ST4	1.49	1.50	1
ST5	2.90	4.85	1
ST6	1.30	2.60	1
ST7	3.80	2.45	1
TOTAL STAIRCASE AREA (C)			
58.57			



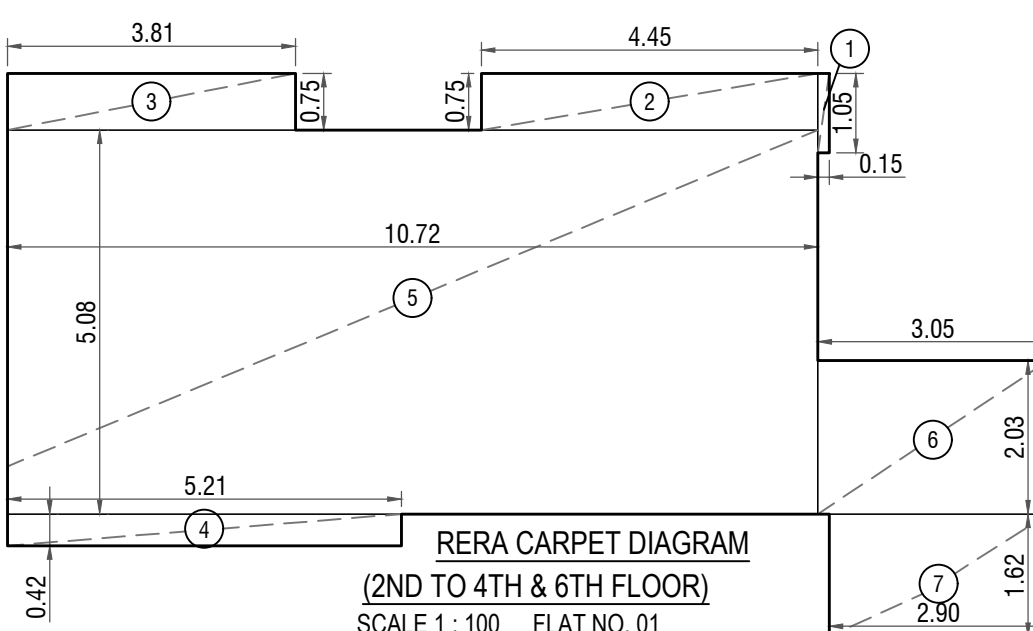
BUILT-UP AREA CALCULATION OF TYPICAL FLOOR PLAN (2ND TO 4TH & 6TH)			
a	b	c	e = a x b x c
MT.	MT.	MT.	SQ. MT.
ADDITION (A)			
A	31.94	14.60	1
TOTAL ADDITION AREA (A)			
DEDUCTION (B)			
1	5.51	0.45	1
2	9.36	1.25	1
3	3.05	0.57	1
4	1.49	4.30	1
5	5.51	1.45	1
6	5.51	0.45	1
7	5.51	1.20	1
8	5.36	1.62	1
9	3.64	1.50	1
10	5.36	1.62	1
11	5.51	1.20	1
12	2.16	1.35	1
13	2.41	1.85	1
14	2.16	1.35	1
ED	2.41	0.15	1
ED1	2.71	0.15	1
FD	1.30	0.45	1
TOTAL DEDUCTION AREA (B)			
75.49			
NET BUILT UP AREA A - (B + C)			
390.84			



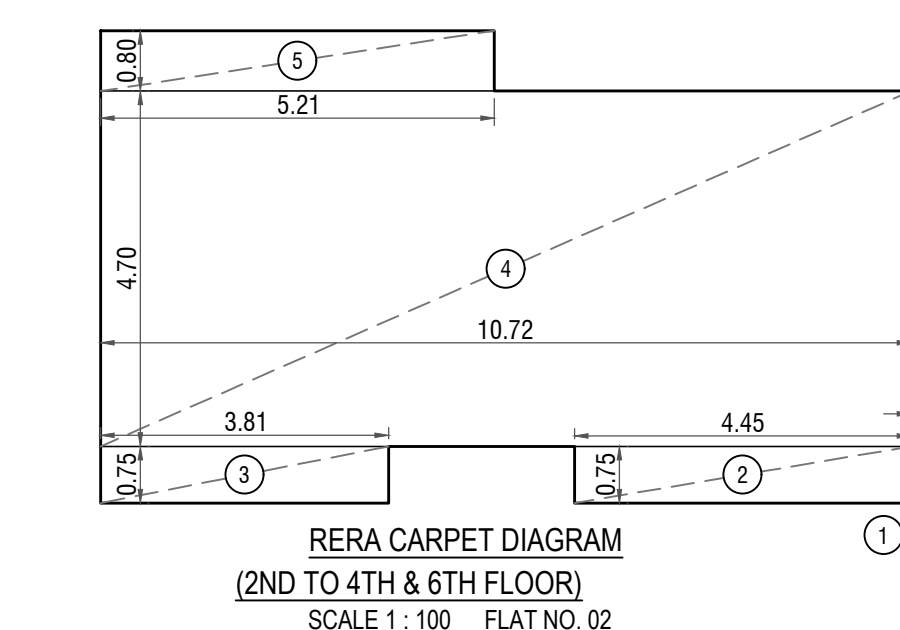
RERA CARPET STATEMENT FOR 2ND TO 4TH & 6TH FLOOR FLAT NO. 04			
NO.	LENGTH	WIDTH	NOS.
Addition			
1	0.15	x	1
2	4.45	x	1
3	3.81	x	1
4	10.72	x	1
5	5.21	x	1
TOTAL RERA CARPET FLAT NO. 04			
59.85			
TOTAL NO OF FLATS			
4			



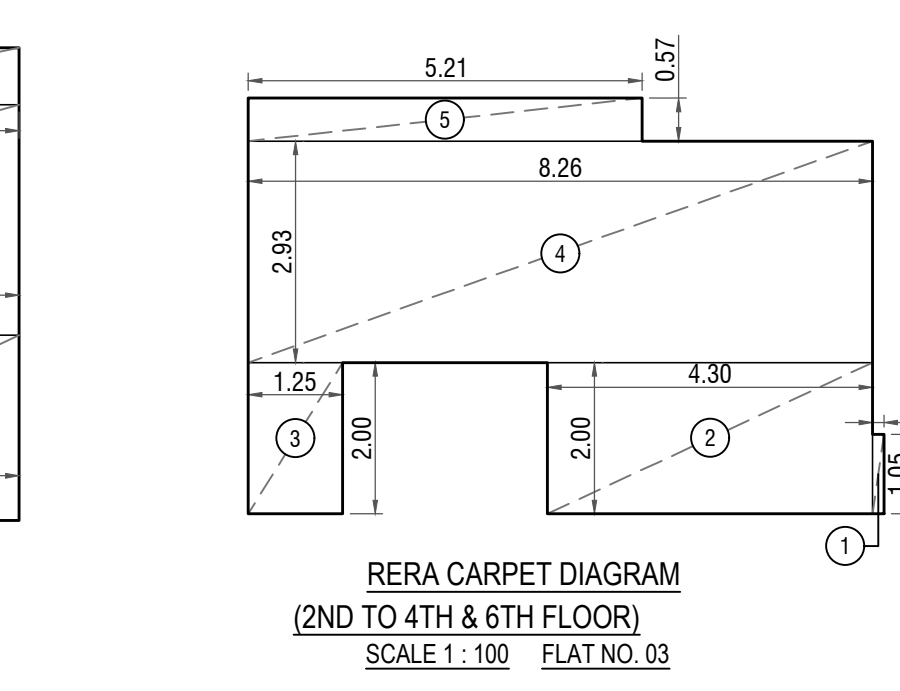
RERA CARPET STATEMENT FOR 2ND TO 4TH & 6TH FLOOR FLAT NO. 05			
NO.	LENGTH	WIDTH	NOS.
Addition			
1	0.15	x	1
2	4.45	x	1
3	3.81	x	1
4	10.72	x	1
5	5.21	x	1
6	5.68	x	1
7	2.90	x	1
TOTAL RERA CARPET FLAT NO. 05			
73.89			
TOTAL NO OF FLATS			
4			



RERA CARPET STATEMENT FOR 2ND TO 4TH & 6TH FLOOR FLAT NO. 01			
NO.	LENGTH	WIDTH	NOS.
Addition			
1	0.15	x	1
2	4.45	x	1
3	3.81	x	1
4	5.21	x	1
5	10.72	x	1
6	3.05	x	1
7	2.90	x	1
TOTAL RERA CARPET FLAT NO. 01			
73.89			
TOTAL NO OF FLATS			
4			



RERA CARPET STATEMENT FOR 2ND TO 4TH & 6TH FLOOR FLAT NO. 02			
NO.	LENGTH	WIDTH	NOS.
Addition			
1	0.15	x	1
2	4.45	x	1
3	3.81	x	1
4	10.72	x	1
5	5.21	x	1
TOTAL RERA CARPET FLAT NO. 02			
60.90			
TOTAL NO OF FLATS			
4			



RERA CARPET STATEMENT FOR 2ND TO 4TH & 6TH FLOOR FLAT NO. 03			
NO.	LENGTH	WIDTH	NOS.
Addition			
1	0.15	x	1
2	4.45	x	1
3	3.81	x	1
4	10.72	x	1
5	5.21	x	1
TOTAL RERA CARPET FLAT NO. 03			
38.43			
TOTAL NO OF FLATS			
4			

2ND TO 4TH & 6TH FLOOR PLAN,
5TH FLOOR (REFUGE) PLAN, TERRACE FLOOR PLAN
BUILT UP AREA DIAGRAM WITH CALCULATION
RERA CARPET AREA DIAGRAM WITH CALCULATION.

REVISION	DESCRIPTION	DATE	SIGNATURE
		25.07.2023	

PROPOSED RE-DEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING C.T.S. NO. 745 A & B, 746 A & B AND 751 OF VILLAGE POISAR, AT 13.40 M. WIDE ROAD, KANDIVALI (EAST), MUMBAI - 400011.

NAME AND ADDRESS OF C.A. TO OWNER
MR. RAMESH DALCHAND JAIN PARTNER OF SAMARJAN HOMES AND DEVELOPERS C.A. TO GOLDMIST CO-OP HOUSING SOCIETY LTD., OWNER SHOP NO. 1 & 2, SWAYAMBHU RESIDENCY, KASTURBA CROSS ROAD NO.2, OPP.MUNICIPAL HOSPITAL, BORIVALI (E),MUMBAI 400066.

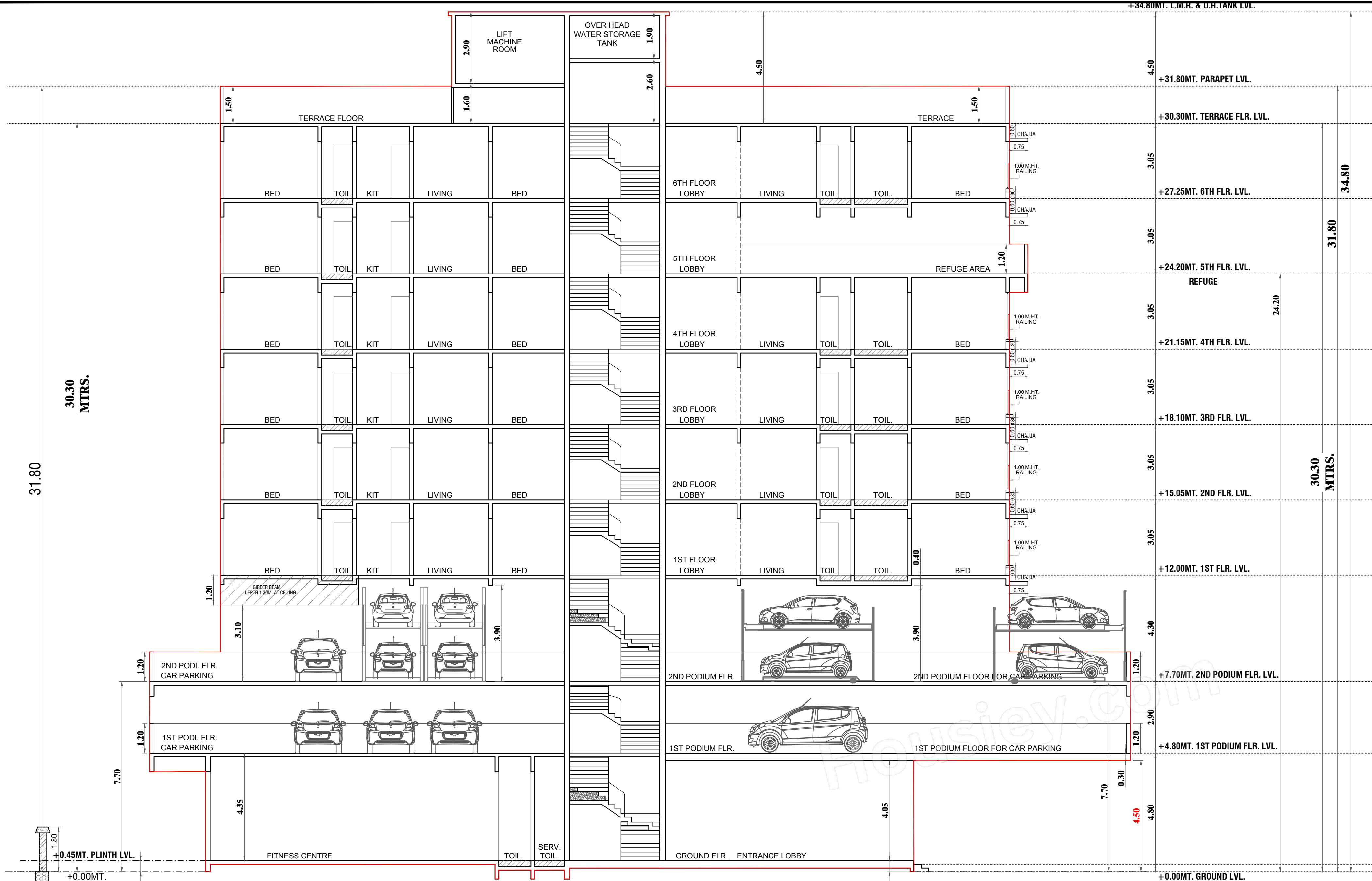
JOB NO	DRG NO	SCALE	CHECKED BY	DRAWN BY
----	5/6	AS SHOWN	NILESH	M.S.B.

NAME & ADDRESS OF LICENSED SURVEYOR
NILESH H. MAKWANA
OF M/S CHAMUNDA DESIGNERS
14 TULSIVRINDA SOCIETY, 3RD FLOOR,
L.T. ROAD, BORIVALI (WEST), MUMBAI-92.

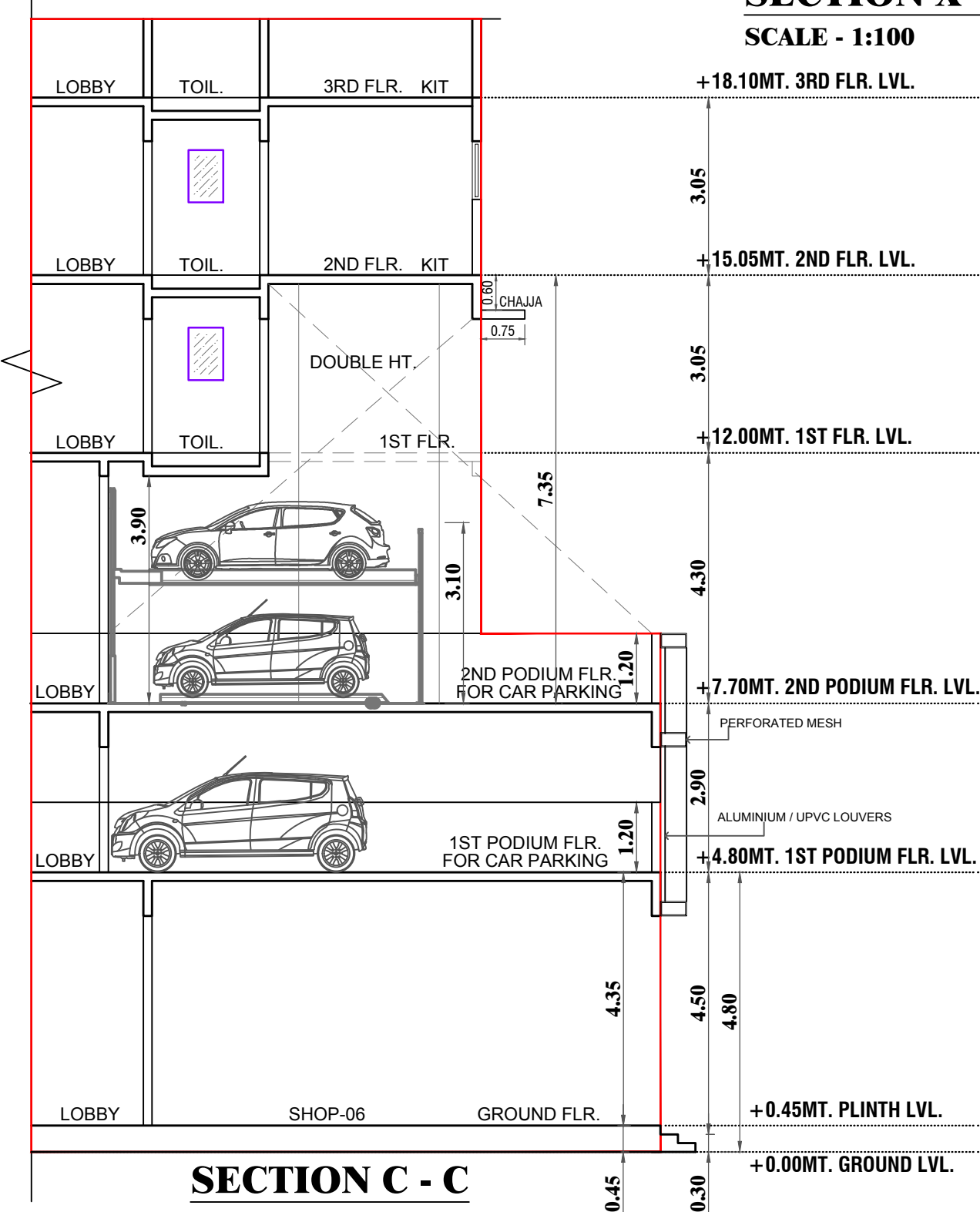
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SEC.346 OF M.M.C. ACT ISSUED UNDER NO. P-12147/2022(745A And Other)/R/S Ward/POISAR R/S SIGNED ON EVEN DATE

L.O.D. PLANS FOR APPROVAL

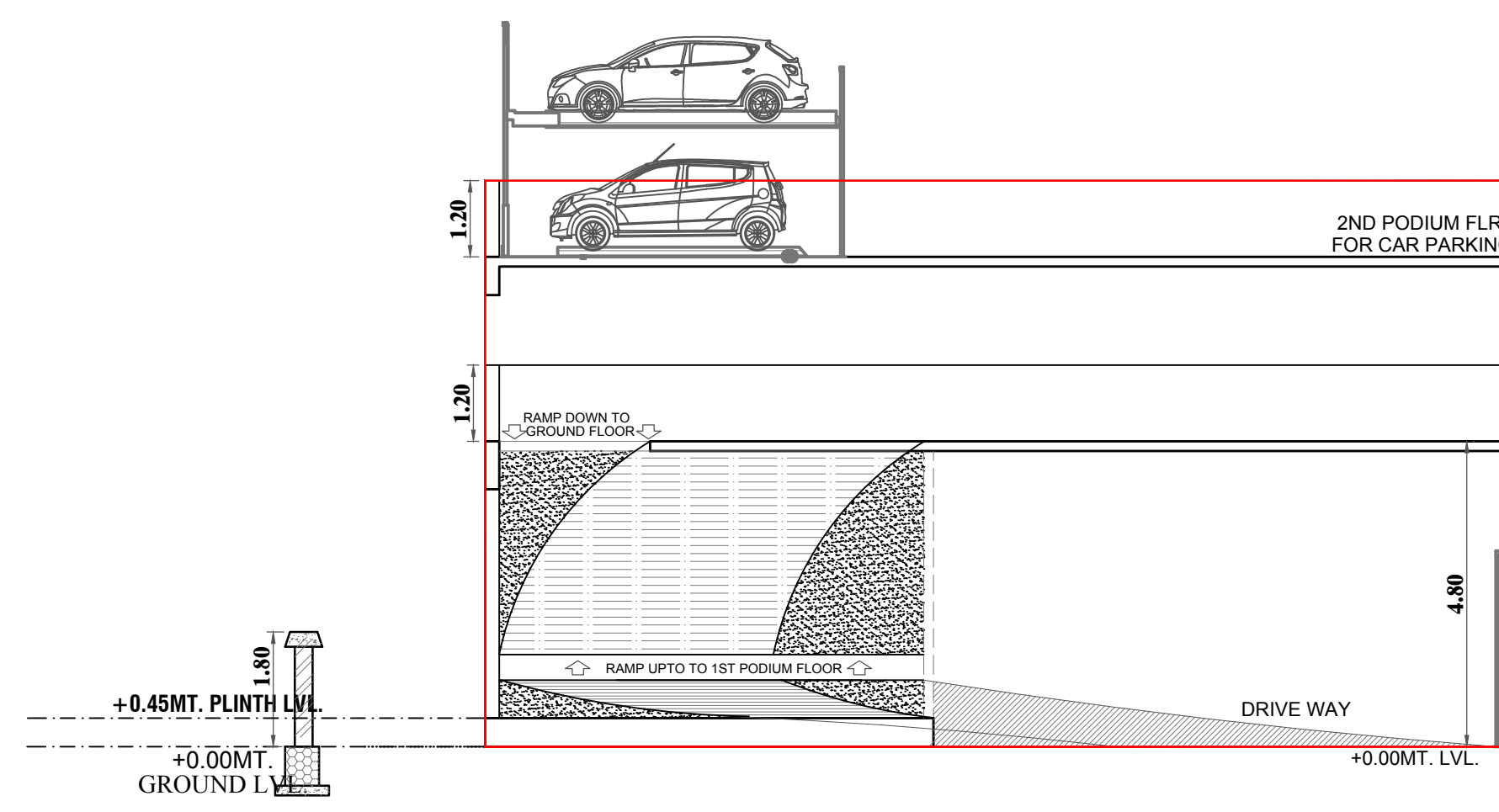
Nilesh Karbhari Shingare	Shivshant Sudhakar rao Dake	HANUMANT SADASHIVRAO BURE	
S.E.B.P.W.S ID	A.E.B.P.(R/S) WARD	E.E.B.P.W.S R.WARD	



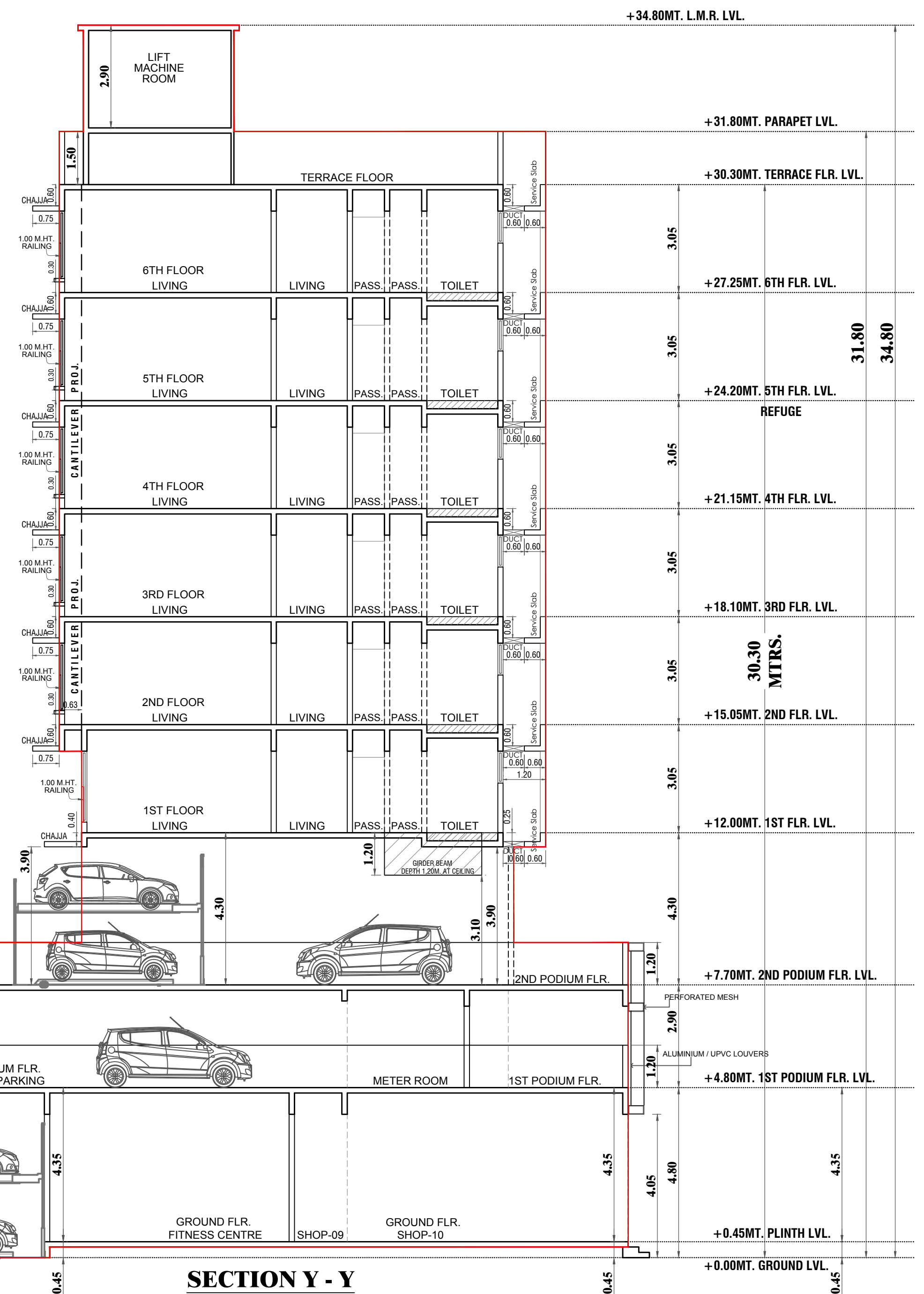
SECTION X - X
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SECTION C - C
SCALE - 1:100



SECTION Y - Y
SCALE - 1:100



P-12147/2022/(745A And Other)/R/S Ward/POISAR R/S (I.O.D. DRAWING)					(6/6)
SECTION X-X & SECTION Y-Y SECTION C-C					
REVISION		DESCRIPTION		DATE	SIGNATURE
				25.07.2023	
DESCRIPTION OF PROPOSAL AND PROPERTY					
PROPOSED RE-DEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING C.T.S.NO. 745 A & B, 746 A & B AND 751 OF VILLAGE POISAR, AT 13.40 M. WIDE ROAD, KANDIVALI (EAST), MUMBAI - 400101.					
NAME AND ADDRESS OF C.A. TO OWNER					SIGNATURE
MR. RAMESH DALICHAND JAIN PARTNER OF SAMARPAN HOMES AND DEVELOPERS C.A TO GOLDMIST CO-OP HOUSING SOCIETY LTD, OWNER SHOP NO. 1 & 2, SWAYMBHU RESIDENCY, KASTURBA CROSS ROAD NO.2, OPP.MUNICIPAL HOSPITAL, BORIVALI (E),MUMBAI 400066.					RAMESH BHAI DALICHAND DULICHAND NDJI JAIN Digitally signed by Ramesh Bhai Dalichand Jain DN: cn=Ramesh Bhai Dalichand Jain, o=, ou=, c=IN Reason: I am the author of this document Date: 2023.07.25 18:18:39 +05'30'
JOB NO	DRG NO	SCALE	CHECKED BY	DRAWN BY	
-----	6/6	AS SHOWN	NILESH	M.\$B.	
NAME & ADDRESS OF LICENSED SURVEYOR				SIGNATURE	
NILESH H. MAKWANA OF M/S CHAMUNDA DESIGNERS 14,TULSIVRUNDA SOCIETY, 3RD FLOOR, L.T. ROAD, BORIVALI (WEST), MUMBAI-92.				Nilesh Has mukhlal Makwana Digitally signed by Nilesh Has mukhlal Makwana Date: 2023.07.25 18:18:39 +05'30'	
STAMP OF APPROVAL OF I.O.D					
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SEC.346 OF M.M.C. ACT ISSUED UNDER NO. P-12147/2022/(745A And Other)/R/S Ward/POISAR R/S SIGNED ON EVEN DATE					
I.O.D.PLANS FOR APPROVAL					
Nilesh Karbhari Shingare Digitally signed by Nilesh Karbhari Shingare DN: cn=Nilesh Karbhari Shingare, o=, ou=, c=IN Reason: I am the author of this document Date: 2023.07.26 11:31:07 +05'30'		Shivshant Sudhakar rao Doke Digitally signed by Shivshant Sudhakar Rao Doke Date: 2023.07.26 11:31:07 +05'30'		HANUMANT SADASHIVRAO BURE Digitally signed by HANUMANT SADASHIVRAO BURE Date: 2023.07.26 18:39:58 +05'30'	
S.E.B.P(WS II)		A.E.B.P (R/S) WARD		E.E.B.P(WS) R WARD.	