

PLOT AREA DIAGRAM
SCALE = 1:500

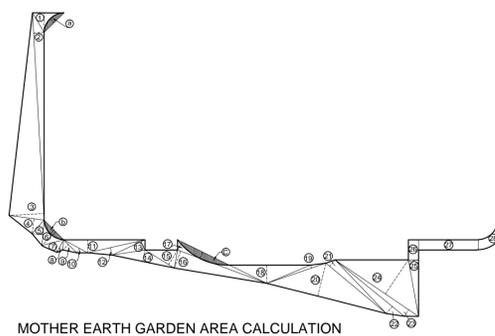
PLOT AREA CALCULATION

NO.	Dimensions	Area (SQ.MTS.)
1	8.50 x 1.25 x 0.50 =	5.31
2	22.50 x 6.25 x 0.50 =	70.31
3	38.50 x 3.50 x 0.50 =	67.38
4	58.50 x 17.50 x 0.50 =	511.88
5	59.00 x 4.25 x 0.50 =	125.38
6	59.25 x 2.00 x 0.50 =	59.25
7	3.25 x 0.75 x 0.50 =	1.22
8	59.25 x 4.75 x 0.50 =	140.72
9	57.50 x 1.25 x 0.50 =	35.94
10	56.75 x 3.25 x 0.50 =	92.22
11	73.00 x 34.25 x 0.50 =	1250.13
12	45.25 x 3.50 x 0.50 =	79.19
13	19.50 x 8.50 x 0.50 =	82.88
14	34.00 x 12.00 x 0.50 =	204.00
15	34.00 x 12.50 x 0.50 =	212.50
16	36.00 x 15.50 x 0.50 =	279.00
17	73.75 x 14.00 x 0.50 =	516.25
18	56.00 x 14.00 x 0.50 =	392.00
19	48.50 x 3.00 x 0.50 =	72.75
20	47.00 x 5.00 x 0.50 =	117.50
21	45.00 x 11.00 x 0.50 =	247.50
22	40.50 x 4.75 x 0.50 =	96.19
23	40.00 x 1.50 x 0.50 =	30.00
24	2.60 x 1.25 x 0.50 =	1.63
TOTAL		4691.13

ENCROACHMENT AREA CALCULATION

NO.	Dimensions	Area (SQ.MTS.)
a	12.90 x 4.25 x 0.50 =	27.41
b	12.90 x 3.65 x 0.50 =	23.54
c	28.90 x 5.25 x 0.50 =	75.86
d	6.50 x 0.25 x 0.50 =	0.81
e	6.35 x 1.50 x 0.50 =	4.76
f	18.75 x 3.90 x 0.50 =	36.57
g	18.75 x 2.25 x 0.50 =	21.09
h	17.60 x 4.20 x 0.50 =	36.96
TOTAL		227.00

TOTAL PLOT AREA = 4691.13 + 227.00 = 4918.13 SQ.MTS.
TOTAL PLOT AREA AS PER P.R CARD = 4918.10 SQ.MTS.



MOTHER EARTH GARDEN AREA CALCULATION
SCALE = 1:500

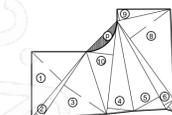
MOTHER EARTH GARDEN AREA CALCULATION

NO.	Dimensions	Area (SQ.MTS.)
1	4.60 x 2.85 x 0.50 =	6.56
2	30.50 x 1.55 x 0.50 =	23.64
3	30.50 x 5.10 x 0.50 =	77.78
4	5.20 x 2.20 x 0.50 =	5.72
5	3.75 x 1.60 x 0.50 =	3.00
6	4.05 x 2.85 x 0.50 =	5.77
7	3.30 x 1.55 x 0.50 =	2.56
8	2.10 x 0.65 x 0.50 =	0.68
9	2.70 x 1.15 x 0.50 =	1.55
10	4.00 x 0.75 x 0.50 =	1.50
11	11.95 x 1.95 x 0.50 =	11.65
12	8.65 x 1.15 x 0.50 =	4.98
13	5.35 x 1.35 x 0.50 =	3.61
14	9.35 x 1.75 x 0.50 =	8.18
15	5.10 x 2.50 x 0.50 =	6.38
16	14.00 x 2.60 x 0.50 =	18.20
17	14.60 x 1.35 x 0.50 =	9.86
18	10.65 x 2.70 x 0.50 =	14.35
19	9.20 x 0.45 x 0.50 =	2.07
20	18.15 x 5.00 x 0.50 =	45.38
21	11.60 x 1.25 x 0.50 =	7.25
22	13.15 x 1.40 x 0.50 =	9.21
TOTAL		364.54

DEDUCTIONS

a	4.05 x 0.80 x 0.50 =	1.62
b	4.10 x 0.85 x 0.50 =	1.74
c	8.50 x 1.05 x 0.50 =	4.46
TOTAL DEDUCTIONS		7.82

NET AREA (364.54 - 7.82) = 356.72 SQ.MTS.



AMENITY OPEN SPACE AREA DIAGRAM
SCALE = 1:500

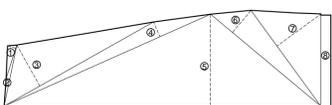
AMENITY OPEN SPACE CALCULATION

NO.	Dimensions	Area (SQ.MTS.)
1	12.50 x 6.45 x 0.50 =	40.31
2	12.50 x 1.00 x 0.50 =	6.25
3	11.80 x 7.55 x 0.50 =	44.55
4	13.75 x 3.95 x 0.50 =	27.16
5	14.80 x 4.30 x 0.50 =	31.82
6	14.80 x 1.70 x 0.50 =	12.58
7	1.85 x 1.05 x 0.50 =	0.97
8	14.25 x 7.40 x 0.50 =	52.73
9	8.05 x 1.70 x 0.50 =	6.84
10	13.75 x 3.95 x 0.50 =	27.16
TOTAL		250.37

DEDUCTIONS

p	6.35 x 1.35 x 0.50 =	4.29
NET AREA	(250.37 - 4.29) =	246.08

- | | | |
|--|---------|---------|
| 1) AREA OF PLOT | 4918.10 | sq:mts. |
| 2) LESS. AREA UNDER AMINITY SPACE | 245.91 | sq:mts. |
| 3) NET TOTAL AREA (1-2) | 4672.19 | sq:mts. |
| 4) 20% L.O.S REQUIRED (4672.19x20%) | 934.44 | sq:mts. |
| 5) 30% MOTHER EARTH L.O.S REQU: (934.44x30%) | 280.33 | sq:mts. |
| 6) 30% MOTHER EARTH L.O.S PROVIDED... | 356.72 | sq:mts. |
| 7) PAVED L.O.S PROVIDED... | 580.35 | sq:mts. |
| 8) TOTAL L.O.S PROVIDED (6+7) 356.72+580.35 | 937.07 | sq:mts. |



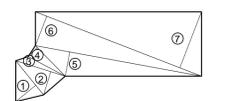
PAVED RG AREA DIAGRAM
SCALE = 1:500

PAVED RG AREA CALCULATION

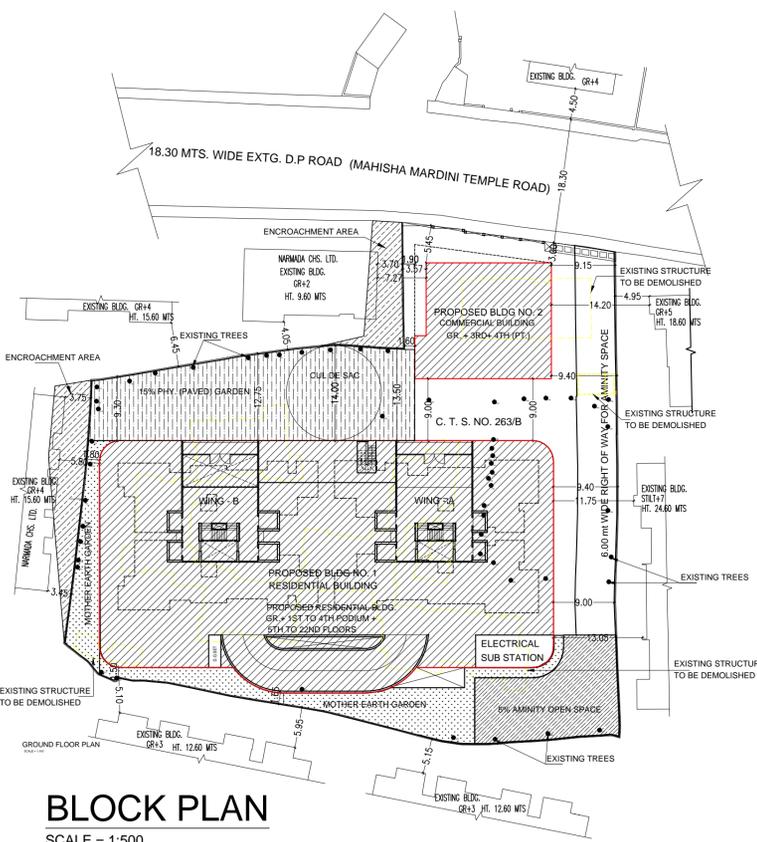
NO.	Dimensions	Area (SQ.MTS.)
1	5.20 x 1.25 x 0.50 =	3.25
2	9.15 x 0.50 x 0.50 =	2.29
3	25.15 x 6.85 x 0.50 =	86.14
4	33.20 x 2.35 x 0.50 =	39.01
5	46.70 x 13.50 x 0.50 =	315.25
6	21.10 x 4.20 x 0.50 =	44.31
7	17.50 x 8.00 x 0.50 =	70.00
8	1.50 x 13.40 x 1.00 =	20.10
TOTAL		580.35

15% PAVED AREA CALCULATION AT 4TH PODIUM LEVEL

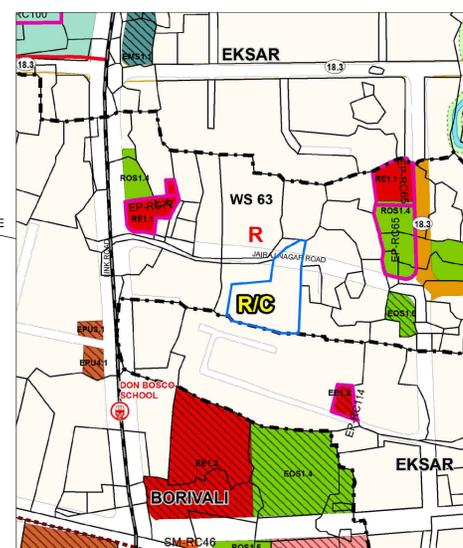
NO.	Dimensions	Area (SQ.MTS.)
1	6.50 x 3.80 x 0.50 =	12.35
2	7.65 x 3.55 x 0.50 =	13.58
3	7.65 x 1.15 x 0.50 =	4.40
4	24.85 x 3.65 x 0.50 =	45.35
5	8.20 x 1.05 x 0.50 =	4.31
6	26.20 x 4.60 x 0.50 =	60.26
7	26.20 x 8.85 x 0.50 =	115.94
TOTAL		256.19



15% PAVED AREA CALCULATION AT 4TH PODIUM LEVEL
SCALE = 1:500



BLOCK PLAN
SCALE = 1:500



LOCATION PLAN
SCALE = 1:4000

COMPARITIVE PLOT AREA STATEMENT

PLOT AREA AS PER P.R CARD = 4918.10 SQ.MTS.
PLOT AREA AS PER TRIANGLE CALCULATION = 4918.13 SQ.MTS.
PLOT AREA AS PER CONVEYANCE = 4918.13 SQ.MTS.

AREA STATEMENT

Area of plot	=	4918.10	SQ. MTS.
Less encroachment Area	=	227.00	SQ. MTS.
Net Plot Area	=	4691.10	SQ. MTS.
5% Amenity Open Space Area	=	245.91	SQ. MTS.
Balance Plot Area	=	4445.19	SQ. MTS.
Additional 0.50 F.S.I	=	2222.60	SQ. MTS.
Protected Built Up Area	=	598.85	SQ. MTS.
Incentive F.S.I as per 33(7)(B)	=	1130.00	SQ. MTS.
Slum T.D.R	=	810.00	SQ. MTS.
General T.D.R	=	970.00	SQ. MTS.
Amenity Openspace Area (245.91x2)	=	491.82	SQ. MTS.
Total Area	=	10668.46	SQ. MTS.
Permissible Fungible F.S.I Area @ 35%	=	3733.96	SQ. MTS.
Total Area	=	14402.42	SQ. MTS.
Proposed Bldg. No. 1 (Residential) Area P-8453/2021/(263/B)/R/C WARD/BORIVALI-R/C	=	13806.77	SQ. MTS.
Proposed Bldg. No. 2 (Commercial) Area P-8454/2021/(263/B)/R/C WARD/BORIVALI-R/C	=	570.60	SQ. MTS.
	=	14377.37	SQ. MTS.

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 25.05.2020 AND THAT THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 4691.13 Sq. M. AND TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ PROPERTY REGISTER CARD.

SIGN OF ARCHITECT	
P-8430/2021/(263/B)/R/C WARD/ BORIVALI- R/C/302/1/NEW	
PROFORMA - B	
CONTENT OF THE SHEET	
BLOCK PLAN, LOCATION PLAN, PLOT AREA CALCULATION, ENCROACHMENT AREA CALCULATION, PAVED RG. AREA CALCULATION, MOTHER EARTH AREA CALCULATION, AMENITY O.S AREA CALCULATION.	
DESCRIPTION OF PROPOSAL AND PROPERTY	
PROP. RE-DEVELOPMENT OF BUILDING KNOWN AS AKSHAYA CHS. LTD. & JAYSHREE CHS. LTD. SITUATED ON LAND BEARING C. T. S. NO. 263/B, OF VILLAGE: BORIVALI, ABUTTING 18.30 MTS. WIDE MAHISHA MARDINI TEMPLE ROAD AT JAYRAJ NAGAR BORIVALI (W), MUMBAI 400092. RESIDENTIAL BLDG. NO.1	
SHRI. GOPALKRISHNA P. SHETTY	
PARTNER OF M/s. NHI DEVELOPERS LLP.	
C.A TO AKSHAYA CHS. LTD. & JAYSHREE CHS. LTD	
DIGITAL SIGNATURE OF C.A. TO OWNER	NAME OF OWNER/C.A. TO OWNER.
	MHATRE WAGLE SHIRGAONKAR 20-B/ COURT CHAMBER S.V. ROAD,OPP- MOKSH PLAZZA, BORIVALI-WEST Mumbai: 400092.
DIGITAL SIGNATURE OF ARCHITECT	NAME AND ADDRESS OF ARCHITECT
	ANIL V. SHIRGAONKAR (ARCHITECTS)
DIGITAL SIGNATURE OF AUTHORITIES	
S.E.B.P. (P-3)	A.E.B.P. (R/2)
E.E.B.P. (R)	