AMENDED DRAWING [FSI. 2.44] **SHEET NO.- 1/7**

FILE NO :- P-10189/2022/(2455)/R/C Ward/Eksar (RC)

CTS. NO. 2460

AREA NOT IN POSSESSION -2 =17.14 Sq.mt.

PAVED L.O.S.2 AREA DIAGRAM
GROUND FLOOR
SCALE 1 : 200

LOS AREA CALCULATION OF UNPAVED L.O.S. 1 (GROUND FLOOR)				
ADDITIONS				
1	17.09	1.90	0.50	16.24
2	17.09	1.94	0.50	16.58
3	8.28	3.27	0.50	13.54
4	6.54	3.46	0.50	11.31
5	8.03	2.35	0.50	9.44
6	11.80	2.55	0.50	15.05
7	4.90	1.54	0.50	3.77
8	7.22	1.74	0.50	6.28
9	7.22	1.70	0.50	6.14
10	3.10	1.19	0.50	1.84
11	3.23	0.77	0.50	1.24
12	6.55	1.65	0.50	5.40
13	17.42	1.38	0.50	12.02
14	13.61	1.36	0.50	9.25
15	4.39	0.92	0.50	2.02
16	11.25	1.42	0.50	7.99
17	7.23	1.18	0.50	4.27
18	2.62	1.41	0.50	1.85
19	2.08	1.08	0.50	1.12
TOTAL AREA				145.35
TOTAL UNPAVED L.O.S.1 AREA				145.35

UNPAVED L.O.S. 1 = 145.35 SQ.MT.
REQD. L.O.S. = 15% OF 1313.10 = 196.96 SQ.MT.
MIN.IMPERVIOUS AREA = 1049.28 SQ.MT.
MAX.PERMISSIBLE BUILT-UP AREA = 262.32 SQ.MT.
TOTAL L.O.S. PROPOSED = 145.35 + 52.18 = 197.53 SQ.MT.

UNPAVED L.O.S.1 AREA DIAGRAM
GROUND FLOOR
SCALE 1 : 200

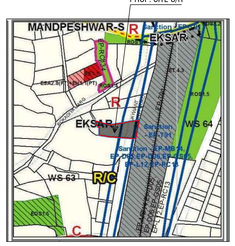
FLOOR NO.	TYPES OF PARKING STATEMENT	BIG PARKING	SMALL PARKING	TOTAL PARKING
GRD. PODIUM	STACK PARKING	10 NOS	08 NOS	18 NOS
	SURFACE PARKING	00 NOS	02 NOS	02 NOS
1ST PODIUM	STACK PARKING	---	---	---
	SURFACE PARKING	03 NOS	15 NOS	18 NOS
2ND PODIUM	STACK PARKING	---	---	---
	SURFACE PARKING	03 NOS	16 NOS	19 NOS
TOTAL PARKING		16 NOS	41 NOS	57 NOS

FLOOR NO.	TYPES OF PARKING STATEMENT	BIG PARKING	SMALL PARKING	TOTAL PARKING
GROUND FLR.	STACK PARKING	10 NOS	08 NOS	18 NOS
	SURFACE PARKING	00 NOS	02 NOS	02 NOS
TOTAL PARKING		10 NOS	10 NOS	20 NOS

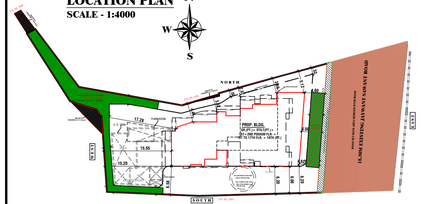
TOTAL LOS REQUIRED 15% OF 1313.10 = 196.96 SQ.MT.
LOS PROPOSED (1.1 + L2) (145.35 + 52.18) = 197.53 SQ.MT.

LOS AREA CALCULATION OF PAVED L.O.S. 2 (GROUND FLOOR)				
ADDITIONS				
20	17.48	2.99	0.50	26.13
21	17.48	2.98	0.50	26.05
TOTAL PAVED L.O.S.2 AREA				52.18

PROP. SITE U/R



LOCATION PLAN
SCALE - 1:4000



BLOCK PLAN
SCALE - 1:500

AREA NOT IN POSSESSION -1=1.49 Sq.mt.

AREA NOT IN POSSESSION -2=17.14 Sq.mt.

CTS. NO. 2456

CTS. NO. 2453

NORTH

SOUTH

EAST

WEST

ROAD SET BACK AREA MERGED WITH ROAD

18.30M EXISTING JAYWANT SAWANT ROAD

ROAD SET BACK AREA TO BE HANDED OVER TO M.C.G.M.

CAR LIFT 3.79 x 6.17

CAR LIFT 6.17 x 3.79

17.28

PUMP ROOM 6.00 x 3.72(AVG.)

FIRE FIGHTING TANK

15.55

U. G. TANK 0.00 M. ABOVE GRD. LVL. TOP SLAB DESIGNED TO TAKE THE LOAD OF 45 TONNES OR THE POINT LOAD OF 10KG PER SQ.CM.

15.20

DOMESTIC TANK

FLUSHING TANK

COMMERCIAL TANK

DESIGNED TO BEAR THE LOAD OF 58 METRIC TONNES & POINT LOAD OF 10KG PER SQ.CM.

FIRE EVACUATION LIFT 1.85 x 2.30

LIFT 2.95 x 1.85

LIFT LOBBY 3.05 x 2.30

FIRE LIFT 2.20 x 1.80

ENTRANCE LOBBY 6.00 x6.42

FITNESS CENTRE 3.60x10.77
+ 2% OF 4343.84
= 86.88 SQ.MT.
FITNESS CENTRE PROP. = 44.23 SQ.MT.
EXCESS AREA, I.N.I.L.

SERVANT TOILET 1.50 x 1.65

SHOP-01 4.80(AVG.) x 3.05 Rera C.A.= 16.88 Sq.mt.

SHOP-02 4.35(AVG.) x 2.60 Rera C.A.= 14.89 Sq.mt.

SHOP-03 5.83(AVG.) x 3.23 Rera C.A.= 23.17 Sq.mt.

SHOP-04 5.59(AVG.) x 2.79 Rera C.A.= 19.37 Sq.mt.

SHOP-05 5.39(AVG.) x 2.15 Rera C.A.= 14.68 Sq.mt.

SHOP-06 4.08(AVG.) x 2.15 Rera C.A.= 11.86 Sq.mt.

W.C. 1.26 x 1.20

W.C. 1.20x1.20

M.V. W.C. 1.20x1.35

M.V. W.C. 1.20x1.55

M.V. TOILET 1.20x 2.00

W.C. 1.20 x 1.10

PODIUM LINE ABOVE

MAX. ELEV. ABOVE

MAX. LINE ABOVE

F.R.D.

STACK PARKING

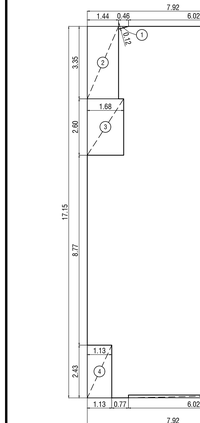
SURFACE PARKING

GROUND FLOOR PLAN
SCALE - 1:100

TOP SLAB DESIGN TO TAKE POINT LOAD OF 10KG PER SQ.CM.

WELL FLUSHED TO GRD. LEVEL

WELL TO BE COVERED WITH RCC SLAB



BUILT UP AREA DIAG.

GROUND FLOOR PLAN
SCALE :-1:100 (COMMERCIAL)

BUILT-UP AREA CALCULATION OF GROUND FLOOR (COMMERCIAL)								
A	0.0	+	7.92	x	17.15	x	1.00	135.83
TOTAL ADDITION AREA (A)					0.00		0.00	135.83
DEDUCTION (B)								0.00
1	0.00	+	0.46	x	0.12	x	0.50	0.03
2	0.00	+	1.44	x	3.35	x	1.00	4.82
3	0.00	+	1.68	x	2.60	x	1.00	4.37
4	0.00	+	1.13	x	2.43	x	1.00	2.75
5	0.00	+	6.02	x	0.13	x	1.00	0.78
6	0.00	+	1.30	x	17.07	x	0.50	11.10
0	DEDUCTION (B)							23.84
0	NET BUILT UP AREA (A - B)							111.98

RERA CARPET DIAGRAM (GRD. FLOOR) SHOP NO. 01
SCALE 1 : 100

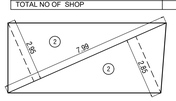
RERA CARPET STATEMENT FOR (GROUND FLOOR) SHOP NO.01

NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	3.06	x	0.32	x	0.50	0.49
2	7.02	x	2.60	x	0.50	9.13
2	7.02	x	2.64	x	0.50	9.27
TOTAL RERA CARPET						18.88
TOTAL NO OF SHOP						1

RERA CARPET DIAGRAM (GRD. FLOOR) SHOP NO. 02
SCALE 1 : 100

RERA CARPET STATEMENT FOR (GROUND FLOOR) SHOP NO.02

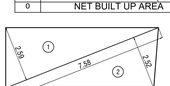
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	6.39	x	2.37	x	0.50	7.57
2	6.39	x	2.29	x	0.50	7.32
TOTAL RERA CARPET						14.89
TOTAL NO OF SHOP						1



RERA CARPET DIAGRAM (GRD. FLOOR) SHOP NO. 03
SCALE 1 : 100

RERA CARPET STATEMENT FOR (GROUND FLOOR) SHOP NO.03

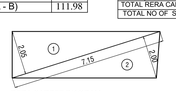
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	7.99	x	2.95	x	0.50	11.79
2	7.99	x	2.85	x	0.50	11.39
TOTAL RERA CARPET						23.17
TOTAL NO OF SHOP						1



RERA CARPET DIAGRAM (GRD. FLOOR) SHOP NO. 04
SCALE 1 : 100

RERA CARPET STATEMENT FOR (GROUND FLOOR) SHOP NO.04

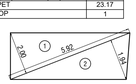
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	7.58	x	2.59	x	0.50	9.82
2	7.58	x	2.52	x	0.50	9.55
TOTAL RERA CARPET						19.37
TOTAL NO OF SHOP						1



RERA CARPET DIAGRAM (GRD. FLOOR) SHOP NO. 05
SCALE 1 : 100

RERA CARPET STATEMENT FOR (GROUND FLOOR) SHOP NO.05

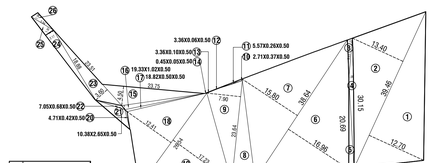
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	7.15	x	2.05	x	0.50	7.33
2	7.15	x	2.00	x	0.50	7.15
TOTAL RERA CARPET						14.48
TOTAL NO OF SHOP						1



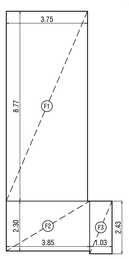
RERA CARPET DIAGRAM (GRD. FLOOR) SHOP NO. 06
SCALE 1 : 100

RERA CARPET STATEMENT FOR (GROUND FLOOR) SHOP NO.06

NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	5.92	x	2.00	x	0.50	5.92
2	5.92	x	1.94	x	0.50	5.74
TOTAL RERA CARPET						11.66
TOTAL NO OF SHOP						1



PLOT LINE AREA DIAGRAM
SCALE - 1:500



(GROUND FLOOR)
SCALE 1 : 100

PLOT AREA CALC.				
ADDITIONS				
1	39.46	13.40	0.50	264.38
2	39.46	12.70	0.50	250.57
3	9.65	1.13	0.50	5.45
4	30.15	1.08	0.50	16.28
5	20.69	1.22	0.50	12.62
6	38.64	16.96	0.50	327.67
7	38.64	15.80	0.50	305.26
8	23.64	5.30	0.50	62.65
9	23.64	7.90	0.50	93.38
10	2.71	0.37	0.50	0.50
11	5.57	0.26	0.50	0.72
12	3.36	0.06	0.50	0.10
13	3.36	0.10	0.50	0.17
14	0.45	0.05	0.50	0.01
15	23.75	4.50	0.50	53.44
16	19.33	1.02	0.50	9.86
17	18.82	0.50	0.50	4.71
18	26.54	12.41	0.50	164.68
19	26.54	17.23	0.50	228.64
20	4.71	0.42	0.50	0.99
21	10.38	2.65	0.50	13.75
22	7.05	0.68	0.50	2.40
23	23.51	3.60	0.50	42.32
24	18.88	2.17	0.50	20.48
25	5.94	1.97	0.50	5.85
26	5.94	1.58	0.50	4.69
TOTAL PLOT AREA				1891.57
SET BACK AREA MERGED WITH ROAD				
DEDUCTION (B)				
1	39.46	13.40	0.50	264.38
2	39.46	12.70	0.50	250.57
TOTAL MERGED SETBACK AREA				514.95
SET BACK AREA TO BE HANDED OVER TO BMC				
DEDUCTION (C)				
3	9.65	1.13	0.50	5.45
4	30.15	1.08	0.50	16.28
5	20.69	1.22	0.50	12.62
TOTAL SET BACK AREA				34.35
AREA NOT IN POSSESSION -1				
DEDUCTION				
10	2.71	0.37	0.50	0.50
11	5.57	0.26	0.50	0.72
12	3.36	0.06	0.50	0.10
13	3.36	0.10	0.50	0.17
TOTAL POSSESSION -1				1.49
AREA NOT IN POSSESSION -2				
20	4.71	0.42	0.50	0.99
21	10.38	2.65	0.50	13.75
22	7.05	0.68	0.50	2.40
NOT IN POSSESSION -2				17.14
AREA NOT IN POSSESSION -3				
25	5.94	1.97	0.50	5.85
26	5.94	1.58	0.50	4.69
NOT IN POSSESSION -3				10.54
TOTAL AREA NOT IN POSSESSION(D)				29.17
TOTAL DEDUCTIONS (B + C + D)				578.47
NET PLOT AREA = 1891.57-578.47				1313.10

PLOT AREA AS PER P.R.C.		
Sr. No.	CTS NO	AREA IN SQ.MTS.
2	CTS NO. 2455	1666.90
3	CTS NO. 2456	16.10
4	CTS NO. 2456	16.50
5	CTS NO. 2456	29.80
6	CTS NO. 2456	13.80
7	CTS NO. 2456	14.40
8	CTS NO. 2456	15.40
9	CTS NO. 2456	15.00
10	CTS NO. 2456	68.80
11	CTS NO. 2456	16.00
12	CTS NO. 2456	14.90
13	CTS NO. 2456	16.00
14	CTS NO. 2456	16.00
15	CTS NO. 2456	16.70
16	CTS NO. 2456	14.60
17	CTS NO. 2456	13.60
18	CTS NO. 2456	14.60
19	CTS NO. 2456	14.60
20	CTS NO. 2456	15.30
TOTAL PLOT AREA		2009.00

BUILT-UP AREA CALCULATION OF (GROUND FLOOR) FITNESS CENTER)				
	a MT.	b MT.	c	o = a x b x c. SQ.MT.
ADDITION (A)				
F1	3.75	8.77	1	32.89
F2	3.85	2.30	1	8.85
F3	1.03	2.43	1	2.50
TOTAL ADDITIONS (A)				44.25

FITNESS CENTER AREA CALCULATION

TOTAL BUILT UP AREA	=	4343.84 SQ.MT.
FITNESS CENTER AREA PERMISSIBLE = 2% OF 4343.84	=	86.88 SQ.MT.
TOTAL FITNESS CENTER AREA PROPOSED	=	44.25 SQ.MT.
EXCESS FITNESS CENTER AREA	=	N I L

DETAILS OF CARPET AREA AS PER DCPR 2034								
COMMERCIAL RERA CARPET AREA								
SR. NO.	FLOOR	SHOP NO.1	SHOP NO.2	SHOP NO.3	SHOP NO.4	SHOP NO.5	SHOP NO.6	TOTAL FLAT
1	GROUND	18.88	14.89	23.17	19.37	14.48	11.66	06
2	1ST PODIUM	1ST PODIUM FOR CAR PARKING						
3	2ND PODIUM	2ND PODIUM FOR CAR PARKING						
RESIDENTIAL RERA CARPET AREA								
SR. NO.	FLOOR	FLAT NO.1	FLAT NO.2	FLAT NO.3	FLAT NO.4	FLAT NO.5	FLAT NO.6	TOTAL FLAT
5	STILT	STILT FOR CAR PARKING						
6	1ST	23.78	23.78	21.97	19.53	-----	-----	04
7	2ND	48.03	48.19	26.72	22.23			04
8	3RD	52.40	52.45	68.91	36.52			04
9	4TH	52.40	54.56	78.48	36.42			04
10	5TH	52.40	REFUGE	78.48	36.42			03
11	6TH	56.98	59.29	78.48	36.42			04
12	7TH	62.78	62.83	78.48	36.42			04
13	8TH	62.78	62.83	78.48	42.28			04
14	9TH	62.78	62.83	78.48	42.28			04
15	10TH	62.78	62.83	78.48	42.28			04
16	11TH	62.78	62.83	78.48	42.28			04
17	12TH	81.97	43.77	REFUGE	42.28			03
18	13TH	67.68	67.75	78.48	42.28			04
19	14TH	67.68	67.75	78.48	42.28			04
20	15TH	67.68	67.75	78.48	42.28			04
21	16TH	67.68	67.75	84.42	42.28			04
22	17TH	67.68	67.75	84.42	42.28			04
23	18TH	TERRACE	TERRACE	84.42	42.28			02
TOTAL		17	16	17	18			68

BUILT UP AREA SUMMARY					
Sr. No.	FLOOR NAME	TOTAL B.U.A.	TOTAL STAIRCASE AREA	DEDUCTION LIFT WELL AREA	TOTAL STAIRCASE PREMIMUM AREA
1	GROUND FLOOR	111.98	0.00	0.00	0.00
TOTAL COMMERCIAL AREA		111.98	0.00	0.00	0.00
2	GROUND FLOOR	00.00	0.00	0.00	0.00
3	1ST PODIUM FLOOR	0.00	0.00	0.00	0.00
4	2ND PODIUM FLOOR	0.00	0.00	0.00	0.00
6	1ST FLOOR	102.23	61.70	0.00	61.70
7	2ND FLOOR	162.03	60.39	13.67	46.72
8	3RD FLOOR	231.63	60.37	13.67	46.70
9	4TH FLOOR	243.08	60.37	13.67	46.70
10	5TH FLOOR	183.69	57.97	13.67	44.30
11	6TH FLOOR	252.57	60.37	13.67	46.70
12	7TH FLOOR	261.88	60.37	13.67	46.70
13	8TH FLOOR	267.76	60.24	13.67	46.57
14	9TH FLOOR	267.76	60.24	13.67	46.57
15	10TH FLOOR	267.76	60.24	13.67	46.57
16	11TH FLOOR	267.76	60.24	13.67	46.57
17	12TH FLOOR	183.66	60.95	13.67	47.28
18	13TH FLOOR	277.53	60.24	13.67	46.57
19	14TH FLOOR	277.53	60.24	13.67	46.57
20	15TH FLOOR	277.53	60.24	13.67	46.57
21	16TH FLOOR	283.34	60.24	13.67	46.57
22	17TH FLOOR	283.34	60.24	13.67	46.57
23	18TH FLOOR	137.52	62.31	13.67	48.64
TOTAL RESIDENTIAL AREA		4228.60	1086.96	232.39	854.57
COLUMNS AREA COUNTED IN FSI		3.26	0.00		
FITNESS CENTER AREA		0.00			
TOTAL BUILTUP AREA (A+B)		4343.84	1086.96	232.39	854.57

CAR PARKING STATEMENT AS PER 2034 PARKING STATEMENT			
CARPET AREA	No\S OF FLATS	PARKING REQD.	PARKING PROP.
BELOW 45.00 SQ.MTS	23.00	1 FOR 4 FLATS	05.75
45.00 TO 60.00 SQ.MTS	09.00	1 FOR 2 FLATS	04.50
60.00 TO 90.00 SQ.MTS.	36.00	1 FOR 1 FLAT	36.00
ABOVE 90.00 SQ.MTS	00.00	2 FOR 1 FLAT	NIL
TOTAL	68.00		46.25
VISITORS	10% OF REQD.PARKING		04.63
Commercial Area (SHOP BUA UP TO 800 SQ.MT) (GRD. FLOOR) = 111.98 Sq.mts	1 for PARKING FOR 40.00 sq.mt. Upto 800 sq.mts. 80.00 SQ.MT. / 1 PARK.		02.80
Commercial Area (I.T. OFFICE BUA UP TO 1500 SQ.MT.) = 00.00-1500 = 00.00 Sq.mts	1 for PARKING FOR 37.50 sq.mt. Upto 1500 sq.mts. 75.00 SQ.MT. / 1 PARK.		0.00
VISITORS	10% OF REQD.PARKING (minmum 2 nos.) 2.80 X 10% (0.28)		2.00
			55.68
TOTAL PARKING REQUIRED		SAY-	56 Nos.
TOTAL PARKING PROVIDED			57 Nos.

GROSS B.U.A.	4343.84 SQ.MT.
FUNGIBLE AREA CLAIMED (RESIDENTIAL WITHOUT CHARGING PREMIUM) FOR RESIDENTIAL PERMISSIBLE 35 % OF 1849.28X0.35 = 647.25 SQ.MT.	647.25 SQ.MT.
FUNGIBLE AREA CLAIMED WITH CHARGING PREMIUM FOR RESIDENTIAL PERMISSIBLE 35 % OF i.e (3135.56 x 0.35 - 647.25) = 450.20 SQ.MT.	449.05 SQ.MT.
FUNGIBLE AREA CLAIMED (COMMERCIAL WITHOUT CHARGING PREMIUM) FOR COMMERCIAL PERMISSIBLE 35 % OF = SQ.MT.	N I L
FUNGIBLE AREA CLAIMED WITH CHARGING PREMIUM FOR COMMERCIAL PERMISSIBLE 35 % OF i.e (82.95 x 0.35) = 29.03 SQ.MT.	29.03 SQ.MT.
TOTAL FUNGIBLE AREA CLAIMED	1125.33 SQ.MT.
NET B.U.A. (A - B) i.e. (4343.84 - 1125.33)	3218.51 SQ.MT.

FORM - I

A	AREA STATEMENT	PLAN AS PER DCPR 2034
1	AREA OF THE PLOT. (AS PER P.R.C.)	2009.00
	AREA OF THE PLOT. (AS PER SURVEY)	1891.57
	AREA OF THE PLOT. (AS PER T.P REMARK)	------
	a) AREA OF RESERVATION ROAD AREA	------
	b) ROAD SET BACK AREA MERGED WITH ROAD	514.95
	c) AREA OF DP ROAD	------
2	DEDUCTIONS FOR	
A	a) SET BACK AREA AS PER DCPR 16	34.35
	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 COMPONET OF THE SAME	------
	b) AREA NOT IN POSSESSION (1.49+17.14+10.54 = 29.17)	29.17
3	TOTAL DEDUCTIONS [TOTAL OF 2A+2B+2C]	578.47
4	BALANCE AREA OF THE PLOT [1-3]	1313.10
5	NET PLOT AREA FOR DEVELOPMENT [4]	1313.10
6	ZONAL BASIC FSI	1.00
7	PERMISIBLE BUA AS PER ZONAL BASIC FSI (5*6)	1313.10
8	ADDITIONS FOR ROAD SET BACK AREA TO BE HANDED OVER TO MCGM, AS PER REG. 16 OF DCPR 2034 (2X34.35 = 68.70)	68.70
9	PROTECTED AREA AS PER REG. 30(C) = (2007.62 - 1313.10 - 34.35 -29.17)	631.00
10	PREMIUM FSI @0.5 AS PER COLUMN 5 OF TABLE 12 REGN 30	656.55
11	TDR @ 0.9 AS PER COLUMN 6 OF TABLE 12 REGN 30(A)	-----
	a)ROAD / RES. TDR AS PER COLUMN 6 OF TABLE 12 REGN 30	-----
	b) SLUM TDR COLUMN 6 OF TABLE 12 REGN 30	100.79
	c) INCENTIVE F.S.I. AS PER REG. 33 (7)(B) OF DCPR 2034	450.00
12	PERMISIBLE BUA (7+8+9+10+11)	3220.14
13	AREA NOW PROPOSED AS PER DCPR 2034	3218.51
	RESIDENTIAL = 3135.56 SQ.MTS AND COMMERCIAL = 82.95 SQ.MTS	
14	TOTAL BUILT-UP AREA PROPOSED	3218.51
A	FUNGIBLE BUA	
	1) FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED VIDE DCPR 2034	
	(A) RESIDENTIAL BY CHARGING PREMIUM = < 3135.56 X 35 % - 647.25 = 450.20	449.05
	(b) RESIDENTIAL WITHOUT CHARGING PREMIUM = < 1849.28 X 35% = 647.25	647.25
	2) FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED VIDE DCPR 2034	
	(C) NON-RESIDENTIAL BY CHARGING PREMIUM = < 82.95 X 35% = 29.03	29.03
	(D) NON RESIDENTIAL WITHOUT CHARGING PREMIUM = < < X 35%	------
	3) TOTAL FUNGIBLE BUILT-UP AREA VIDE DCPR 31(3) = A1 + A2	1125.33
15	4) TOTAL GROSS BUILT-UP AREA PROPOSED(14 + A3)(3218.51 + 1125.33)	4343.84
16	FSI CONSUMED ON NET PLOT (3218.51/1313.10)	2.45
D	TENEMENT STATEMENT	
i)	PROPOSED AREA (ITEM C4 ABOVE)	4343.84
ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP) ETC	111.98
iii)	AREA AVAILABLE FOR TENEMENTS (i - ii)	4231.86
iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	190 NOS
v)	TENEMENTS PROPOSED	68 NOS
vi)	TENEMENTS EXISTING	NIL
D	PARKING AREA STATEMENT	
i)	PARKING REQUIRED BY REGULATIONS FOR CAR SCOOTER/MOTOR CYCLE OUTSIDERS (VISITORS)	56 NOS
ii)	COVERED GARAGE PERMISSIBLE	
iii)	COVERED GARAGE PROPOSED CAR OUTSIDERS (VISITORS)	
	TOTAL PARKING PROVIDED	57 NOS.
	PARKING TO BE CONDONED	NIL
E	TRANSPORT VEHICLE PARKING STATEMENT	NIL

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT.- 09 / 02 / 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 1891.57 Sq.mt (ONE THOUSAND EIGHT HUNDRED NINETY ONE POINT FIFTY SEVEN SQ.MTRS ONLY) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP \ PROPERTY REGISTER CARD.OWNERSHIP \ PROPERTY REGISTER CARD.

NILESH HASMUKHLAL MAKWANA Digitally signed by NILESH HASMUKHLAL MAKWANA Date: 2022.05.09 13:54:01 +05'30'

SIGNATURE OF Lic.Surveyor

FORM-II

CONTENTS OF SHEET

GROUND FLOOR PLAN BUILT UP AREA DIAGRAM WITH CALCULATIONS
RERA CARPET AREA DIAGRAM & CALCULATIONS, DETAILS OF CARPET AREA
BLOCK & LOCATION PLAN, PLOT AREA DIAG. & CALCUL. STAIRCASE AREA STATEMENT
FITNESS CENTER & SOCIETY AREA DIAGRAM WITH CALCULATIONS
SUMMARY, L.O.S. AREA DIAG. & CALCU., COMPOUND WALL , U.G.TANK SECTION

REVISION	DESCRIPTION	DATE	SIGNATURE
		17.05.2024	

DESCRIPTION OF PROPOSAL AND PROPERTY

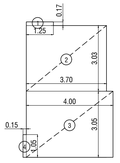
PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING C.T.S NO. 2455,2455/1 TO 18 OF VILLAGE EKSAR, AT 18.30 MTRS WIDE JAYWANT SAWANT ROAD, BORIVALI(WEST), MUMBAI 400 092.

NAME, ADDRESS OF C.A. TO OWNER	SIGNATURE
RAMESH DALICHAND JAIN Partner of M/S Samarpan Homes and Developers C.A to OM SHREE JAGGANATH CHSL, Shop No 5, A Wing, Shiv Hara CHSL, Kasturba Cross Road No 2, Borivali(E),Mumbai 400066	RAMESH HIRAJI DALICHAND JAIN Digitally signed by RAMESH HIRAJI DALICHAND JAIN Date: 2024.06.26 13:44:53 +05'30'

JOB NO	DRG NO	SCALE	CHECKED BY	DRAWN BY
-----	1/7	AS SHOWN	NILESH	SHAILESH

| NAME & ADDRESS OF LICENSED

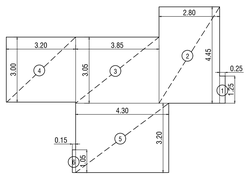
AMENDED DRAWING	[FSI. 2.44]	SHEET NO.- 2/7
FILE NO :- P-10189/2022/(2455)/R/C Ward/Eksar (RC)		



RERA CARPET DIAGRAM
(1ST FLOOR) FLAT NO. 01
SCALE 1 : 100

RERA CARPET STATEMENT FOR
(1ST FLOOR) FLAT NO.01

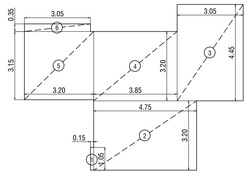
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	1.25	x	0.17	x	1	0.21
2	3.70	x	3.03	x	1	11.21
3	4.00	x	3.05	x	1	12.20
4	0.15	x	1.05	x	1	0.16
TOTAL RERA CARPET						23.78
TOTAL NO OF FLAT						1



RERA CARPET DIAGRAM
(2ND FLOOR) FLAT NO. 01
SCALE 1 : 100

RERA CARPET STATEMENT FOR
(2ND FLOOR) FLAT NO.01

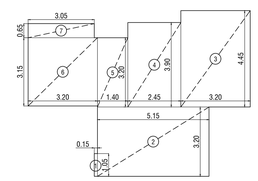
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	0.25	x	1.25	x	1	0.31
2	2.80	x	4.45	x	1	12.46
3	3.85	x	3.05	x	1	11.74
4	3.20	x	3.00	x	1	9.60
5	4.30	x	3.20	x	1	13.76
6	0.15	x	1.05	x	1	0.16
TOTAL RERA CARPET						48.03
TOTAL NO OF FLAT						4



RERA CARPET DIAGRAM
(3RD TO 5TH FLOOR) FLAT NO. 01
SCALE 1 : 100

RERA CARPET STATEMENT FOR
(3RD TO 5TH FLOOR) FLAT NO.01

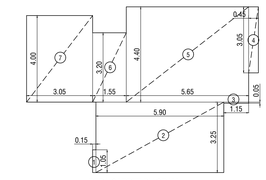
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	0.15	x	1.05	x	1	0.16
2	4.75	x	3.20	x	1	15.20
3	3.05	x	4.45	x	1	13.57
4	3.85	x	3.20	x	1	12.32
5	3.20	x	3.15	x	1	10.08
6	3.05	x	0.35	x	1	1.07
TOTAL RERA CARPET						52.40
TOTAL NO OF FLAT						3



RERA CARPET DIAGRAM
(6TH FLOOR) FLAT NO. 01
SCALE 1 : 100

RERA CARPET STATEMENT FOR
(6TH FLOOR) FLAT NO.01

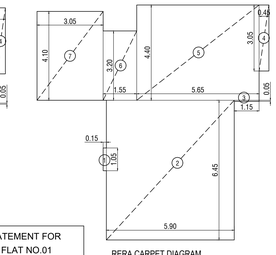
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	0.15	x	1.05	x	1	0.16
2	5.15	x	3.20	x	1	16.48
3	3.20	x	4.45	x	1	14.24
4	2.45	x	3.90	x	1	9.56
5	1.40	x	3.20	x	1	4.48
6	3.20	x	3.15	x	1	10.08
7	3.05	x	0.65	x	1	1.98
TOTAL RERA CARPET						56.98
TOTAL NO OF FLAT						1



RERA CARPET DIAGRAM
(7TH TO 11TH FLOOR)
SCALE 1 : 100 FLAT NO. 01

RERA CARPET STATEMENT FOR
(7TH TO 11TH FLOOR) FLAT NO.01

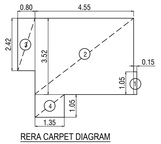
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	0.15	x	1.05	x	1	0.16
2	5.90	x	3.25	x	1	19.18
3	1.15	x	0.05	x	1	0.06
4	0.45	x	3.05	x	1	1.37
5	5.65	x	4.40	x	1	24.86
6	1.55	x	3.20	x	1	4.96
7	3.05	x	4.00	x	1	12.20
TOTAL RERA CARPET						62.79
TOTAL NO OF FLAT						5



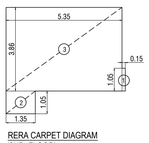
RERA CARPET DIAGRAM
(12TH FLOOR)
SCALE 1 : 100 FLAT NO. 01

RERA CARPET STATEMENT FOR
(12TH FLOOR) FLAT NO.01

NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	0.15	x	1.05	x	1	0.16
2	5.90	x	6.45	x	1	38.06
3	1.15	x	0.05	x	1	0.06
4	0.45	x	3.05	x	1	1.37
5	5.65	x	4.40	x	1	24.86
6	1.55	x	3.20	x	1	4.96
7	3.05	x	4.10	x	1	12.51
TOTAL RERA CARPET						81.97
TOTAL NO OF FLAT						1



RERA CARPET DIAGRAM
(1ST FLOOR)
SCALE 1 : 100 FLAT NO. 04



RERA CARPET DIAGRAM
(2ND FLOOR)
SCALE 1 : 100 FLAT NO. 04

RERA CARPET STATEMENT FOR
(2ND FLOOR) FLAT NO.04

NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	0.15	x	1.05	x	1	0.16
2	1.35	x	1.05	x	1	1.42
3	5.35	x	3.86	x	1	20.65
TOTAL RERA CARPET						22.23
TOTAL NO OF FLAT						1

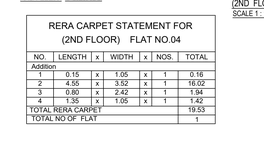
RERA CARPET STATEMENT FOR
(2ND FLOOR) FLAT NO.04

NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	0.15	x	1.05	x	1	0.16
2	5.35	x	4.00	x	1	21.40
3	1.35	x	1.05	x	1	1.42
4	1.47	x	2.90	x	1	4.26
5	2.13	x	3.05	x	1	6.50
6	2.15	x	1.25	x	1	2.69
TOTAL RERA CARPET						36.42
TOTAL NO OF FLAT						5

RERA CARPET DIAGRAM
(8TH TO 18TH FLOOR)
SCALE 1 : 100 FLAT NO. 04

RERA CARPET STATEMENT FOR
(8TH TO 18TH FLOOR) FLAT NO.04

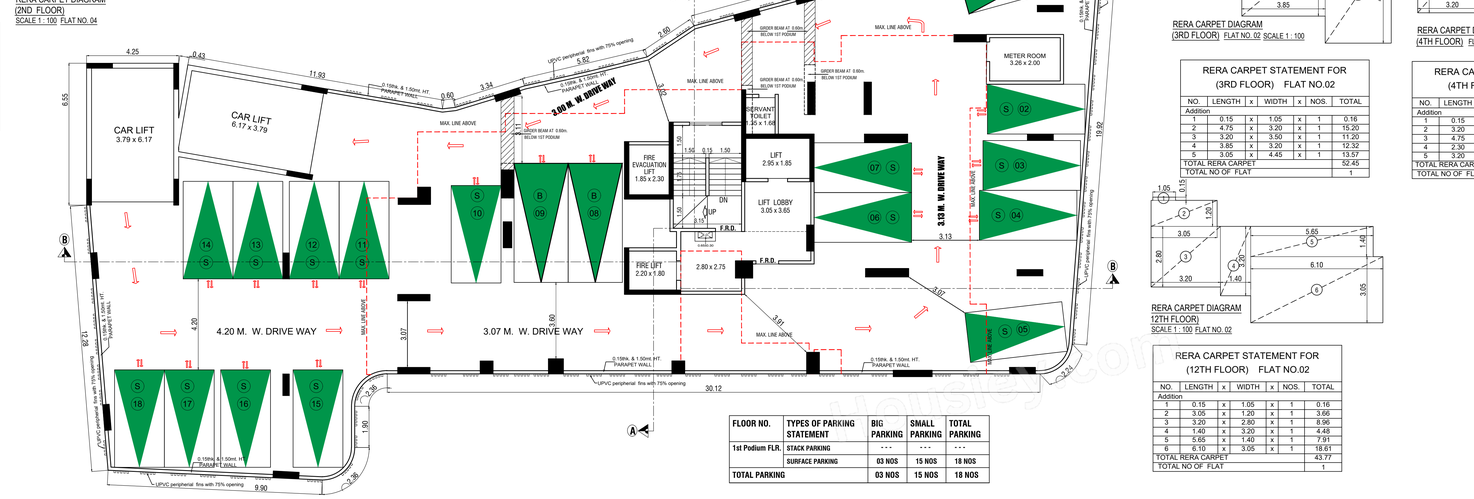
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	0.15	x	1.05	x	1	0.16
2	5.35	x	4.85	x	1	25.95
3	1.35	x	1.05	x	1	1.42
4	4.05	x	2.90	x	1	11.75
5	2.15	x	1.40	x	1	3.01
TOTAL RERA CARPET						42.28
TOTAL NO OF FLAT						11



RERA CARPET DIAGRAM
(3RD TO 7TH FLOOR)
SCALE 1 : 100 FLAT NO. 04

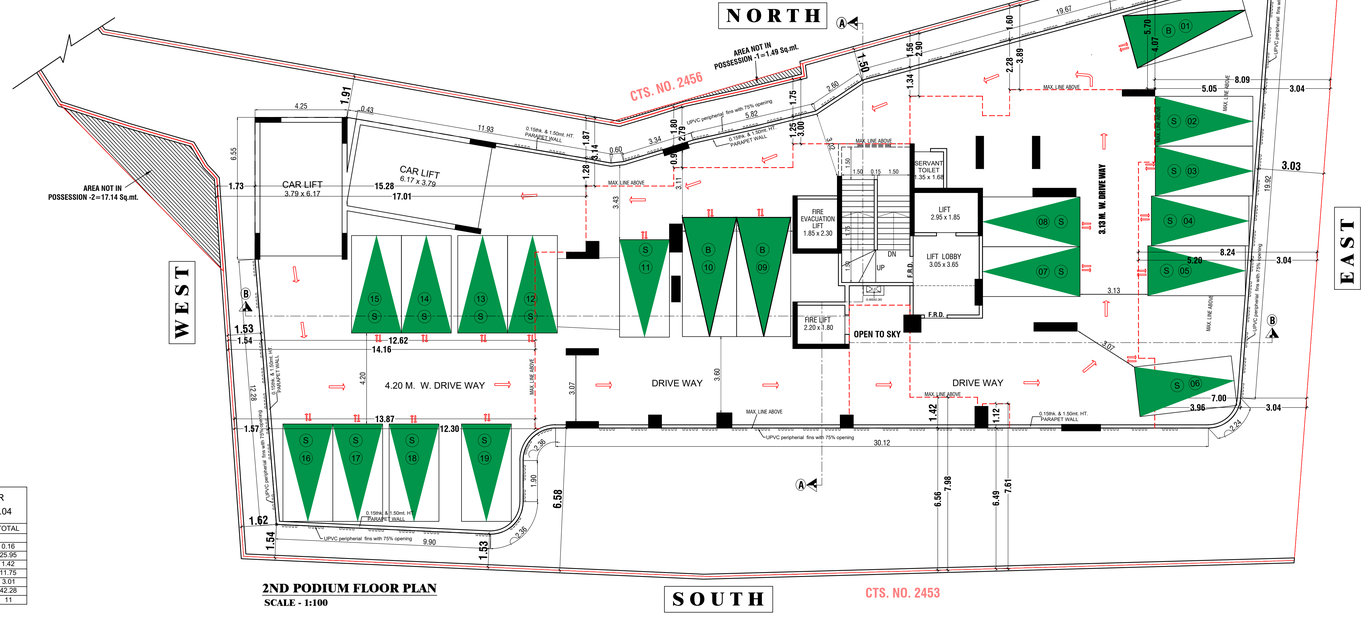
RERA CARPET STATEMENT FOR
(3RD TO 7TH FLOOR) FLAT NO.04

NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	0.15	x	1.05	x	1	0.16
2	5.35	x	4.00	x	1	21.40
3	1.35	x	1.05	x	1	1.42
4	1.47	x	2.90	x	1	4.26
5	2.13	x	3.05	x	1	6.50
6	2.15	x	1.25	x	1	2.69
TOTAL RERA CARPET						36.42
TOTAL NO OF FLAT						5



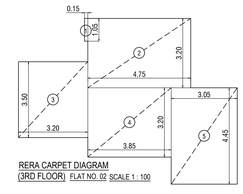
1ST PODIUM FLOOR PLAN
SCALE - 1:100

FLOOR NO.	TYPES OF PARKING STATEMENT	BIG PARKING	SMALL PARKING	TOTAL PARKING
1st Podium FLR.	STACK PARKING	---	---	---
	SURFACE PARKING	03 NOS	15 NOS	18 NOS
TOTAL PARKING		03 NOS	15 NOS	18 NOS



2ND PODIUM FLOOR PLAN
SCALE - 1:100

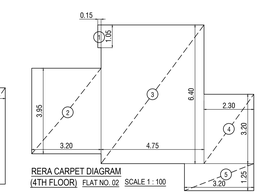
FLOOR NO.	TYPES OF PARKING STATEMENT	BIG PARKING	SMALL PARKING	TOTAL PARKING
2nd Podium FLR.	STACK PARKING	---	---	------
	SURFACE PARKING	03 NOS	16 NOS	19NOS
TOTAL PARKING		03 NOS	16 NOS	19 NOS



RERA CARPET DIAGRAM
(3RD FLOOR) FLAT NO. 02 SCALE 1 : 100

RERA CARPET STATEMENT FOR
(3RD FLOOR) FLAT NO.02

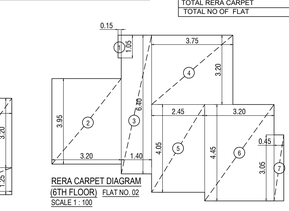
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	0.15	x	1.05	x	1	0.16
2	4.75	x	3.20	x	1	15.20
3	3.20	x	3.50	x	1	11.20
4	3.85	x	3.20	x	1	12.32
5	3.05	x	4.45	x	1	13.57
TOTAL RERA CARPET						52.45
TOTAL NO OF FLAT						1



RERA CARPET DIAGRAM
(4TH FLOOR) FLAT NO. 02 SCALE 1 : 100

RERA CARPET STATEMENT FOR
(4TH FLOOR) FLAT NO.02

NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	0.15	x	1.05	x	1	0.16
2	3.20	x	3.95	x	1	12.64
3	4.75	x	6.40	x	1	30.40
4	2.30	x	3.20	x	1	7.36
5	1.25	x	3.20	x	1	4.00
TOTAL RERA CARPET						54.56
TOTAL NO OF FLAT						1



RERA CARPET DIAGRAM
(6TH FLOOR) FLAT NO. 02
SCALE 1 : 100

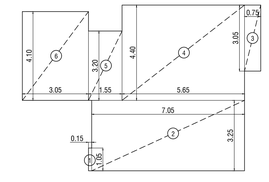
RERA CARPET STATEMENT FOR
(6TH FLOOR) FLAT NO.02

NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	0.15	x	1.05	x	1	0.16
2	3.20	x	3.95	x	1	12.64
3	1.40	x	6.40	x	1	8.96
4	3.75	x	3.20	x	1	12.00
5	2.45	x	4.05	x	1	9.92
6	3.20	x	4.45	x	1	14.24
7	0.45	x	3.05	x	1	1.37
TOTAL RERA CARPET						59.29
TOTAL NO OF FLAT						1

RERA CARPET DIAGRAM
12TH FLOOR)
SCALE 1 : 100 FLAT NO. 02

RERA CARPET STATEMENT FOR
(12TH FLOOR) FLAT NO.02

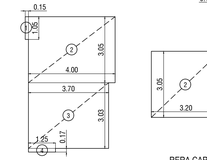
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	0.15	x	1.05	x	1	0.16
2	3.05	x	1.20	x	1	3.66
3	3.20	x	2.80	x	1	8.96
4	1.40	x	3.20	x	1	4.48
5	5.65	x	1.40	x	1	7.91
6	6.10	x	3.05	x	1	18.61
TOTAL RERA CARPET						43.77
TOTAL NO OF FLAT						1



RERA CARPET DIAGRAM
(13TH TO 17TH FLOOR)
SCALE 1 : 100 FLAT NO. 01

RERA CARPET STATEMENT FOR
(13TH TO 17TH FLOOR) FLAT NO.01

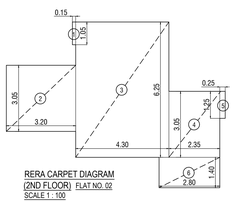
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	0.15	x	1.05	x	1	0.16
2	7.05	x	3.25	x	1	22.91
3	0.75	x	3.05	x	1	2.29
4	5.65	x	4.40	x	1	24.86
5	1.55	x	3.20	x	1	4.96
6	3.05	x	4.10	x	1	12.51
TOTAL RERA CARPET						67.68
TOTAL NO OF FLAT						5



RERA CARPET DIAGRAM
(1ST FLOOR) FLAT NO. 02
SCALE 1 : 100

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	4.00	x	3.05	x	1	12.20
3	3.70	x	3.03	x	1	11.21
4	1.25	x	0.17	x	1	0.21
TOTAL RERA CARPET						23.78
TOTAL NO OF FLAT						1



RERA CARPET DIAGRAM
(2ND FLOOR) FLAT NO. 02
SCALE 1 : 100

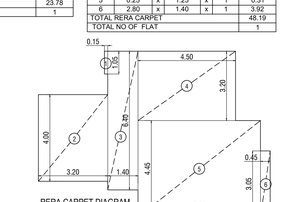
RERA CARPET STATEMENT FOR
(2ND FLOOR) FLAT NO.02

NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	0.15	x	1.05	x	1	0.16
2	3.20	x	3.05	x	1	9.76
3	4.30	x	6.25	x	1	26.88
4	2.35	x	3.05	x	1	7.17
5	0.25	x	1.25	x	1	0.31
6	2.80	x	1.40	x	1	3.92
TOTAL RERA CARPET						48.19
TOTAL NO OF FLAT						1

RERA CARPET DIAGRAM
(3RD FLOOR) FLAT NO. 02 SCALE 1 : 100

RERA CARPET DIAGRAM
(4TH FLOOR) FLAT NO. 02 SCALE 1 : 100

RERA CARPET DIAGRAM
(6TH FLOOR) FLAT NO. 02
SCALE 1 : 100



RERA CARPET DIAGRAM
7TH TO 11TH FLOOR)
SCALE 1 : 100 FLAT NO. 02

RERA CARPET STATEMENT FOR
(7TH TO 11TH FLOOR) FLAT NO.02

NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	0.15	x	1.05	x	1	0.16
2	3.20	x	4.00	x	1	12.80
3	1.40	x	6.40	x	1	8.96
4	4.50	x	3.20	x	1	14.40
5	5.65	x	4.45	x	1	25.14
6	0.45	x	3.05	x	1	1.37
TOTAL RERA CARPET						62.83
TOTAL NO OF FLAT						5

RERA CARPET DIAGRAM
12TH FLOOR)
SCALE 1 : 100 FLAT NO. 02

RERA CARPET STATEMENT FOR
(12TH FLOOR) FLAT NO.02

NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	0.15	x	1.05	x	1	0.16
2	3.05	x	1.20	x	1	3.66
3	3.20	x	2.80	x	1	8.96
4	1.40	x	3.20	x	1	4.48
5	5.65	x	1.40	x	1	7.91
6	6.10	x	3.05	x	1	18.61
TOTAL RERA CARPET						43.77
TOTAL NO OF FLAT						1

RERA CARPET DIAGRAM
(13TH TO 17TH FLOOR)
SCALE 1 : 100 FLAT NO. 02

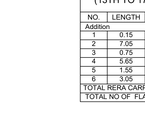
RERA CARPET STATEMENT FOR
(13TH TO 17TH FLOOR) FLAT NO.02

NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	0.15	x	1.05	x	1	0.16
2	3.20	x	4.10	x	1	13.12
3	1.40	x	6.40	x	1	8.96
4	5.65	x	7.65	x	1	43.22
5	0.75	x	3.05	x	1	2.29
TOTAL RERA CARPET						67.75
TOTAL NO OF FLAT						5

RERA CARPET DIAGRAM
16TH TO 18TH FLOOR)
SCALE 1 : 100 FLAT NO. 03

RERA CARPET STATEMENT FOR
(16TH TO 18TH FLOOR) FLAT NO.03

NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	0.15	x	1.05	x	1	0.16
2	2.45	x	3.55	x	1	8.70
3	3.85	x	6.75	x	1	25.99
4	2.45	x	5.70	x	1	13.97
5	1.50	x	4.30	x	1	6.45
6	3.95	x	6.45	x	1	25.48
7	2.63	x	1.40	x	1	3.68
TOTAL RERA CARPET						84.42
TOTAL NO OF FLAT						3



LIFT WELL AREA DIAGRAM
1ST TO 18TH FLOOR)
SCALE 1 : 100

LIFT WELL DEDUCTION AREA
(1ST TO 18TH FLOOR)

NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
L1	1.85	x	2.30	x	1	4.25
L2	2.95	x	1.85	x	1	5.46
L3	2.20	x	1.80	x	1	3.96
TOTAL LIFT WELL AREA						13.67

FORM-II

CONTENTS OF SHEET

1ST TO 2ND PODIUM FLOOR PLAN, RERA CARPET AREA DIAG. & CALCU.,

REVISION	DESCRIPTION	DATE	SIGNATURE
		17.05.2024	

DESCRIPTION OF PROPOSAL AND PROPERTY

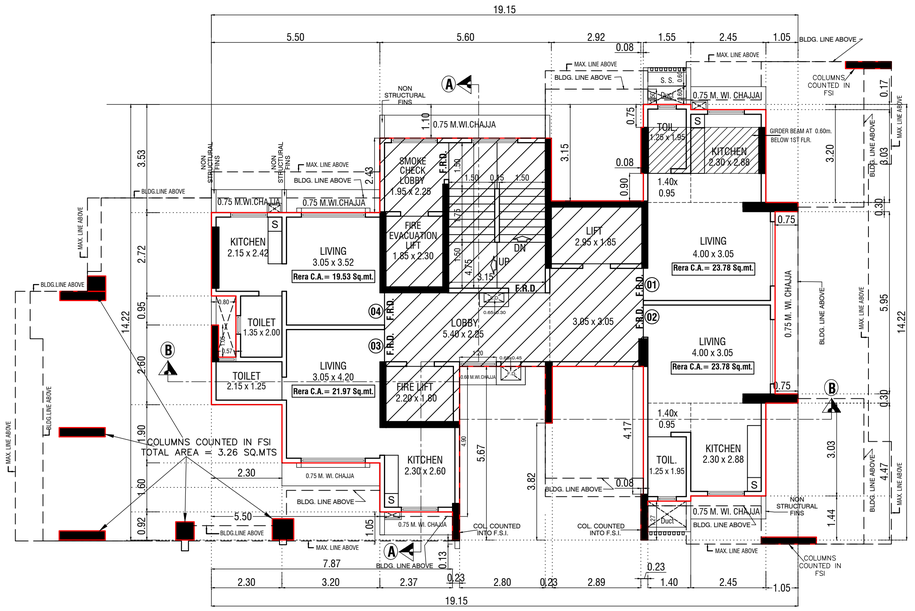
PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING C.T.S NO. 2455,2455/1 TO 18 OF VILLAGE EKSAR, AT 18.30 MTRS WIDE JAYWANT SAWANT ROAD, BORIVALI(WEST) MUMBAI 400 092.

NAME, ADDRESS OF C.A. TO OWNER — SIGNATURE

RAMESH DALICHAND JAIN
Partner of M/S Samarpan Homes and Developers C.A to
Om Shree Jagannath C.H.S.L
Shop No 5, A Wing, Shiv Hara CHSL,
Kasturba Cross Road No 2, Borivali(E),Mumbai 400066

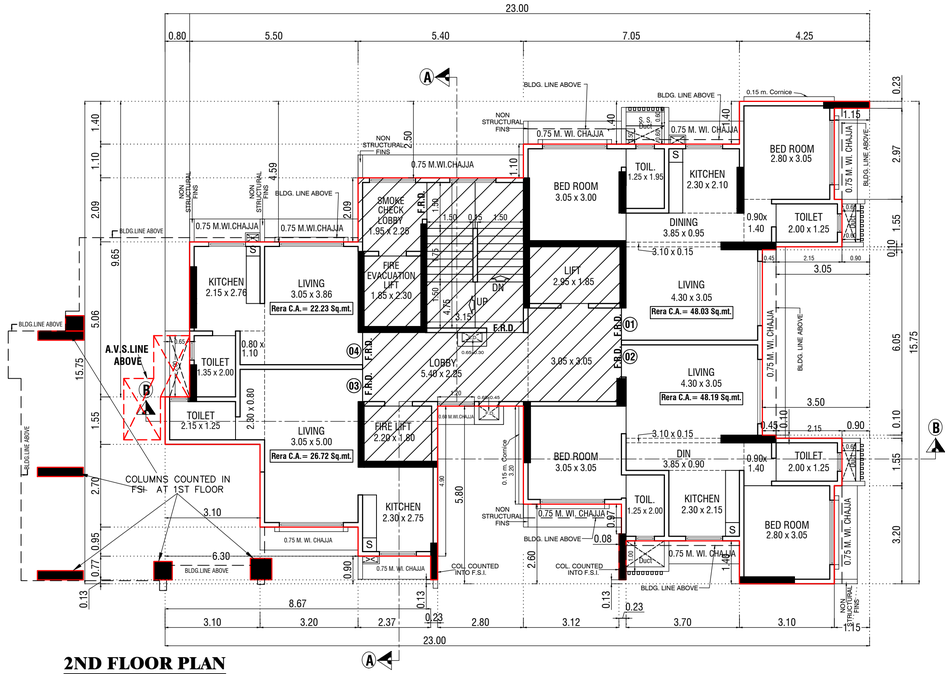
RAMESH BHAI DALICHA NOJI JAIN — Digitally signed by RAMESH BHAI DALICHA NOJI JAIN. DN: c=IN, o=Personal, title=1200, pseudonym=4e8c7bd8b1a8f1d1e1e1e1e1e1e1e1e1, ou=AADHAAR, postalCode=400066, st=Maharashtra, serialNumber=ab1e1e1e1e1e1e1e1e

AMENDED DRAWING	[FSI. 2.44]	SHEET NO.- 3/7
FILE NO :- P-10189/2022/(2455)/R/C Ward/Eksar (RC)		



1ST FLOOR PLAN

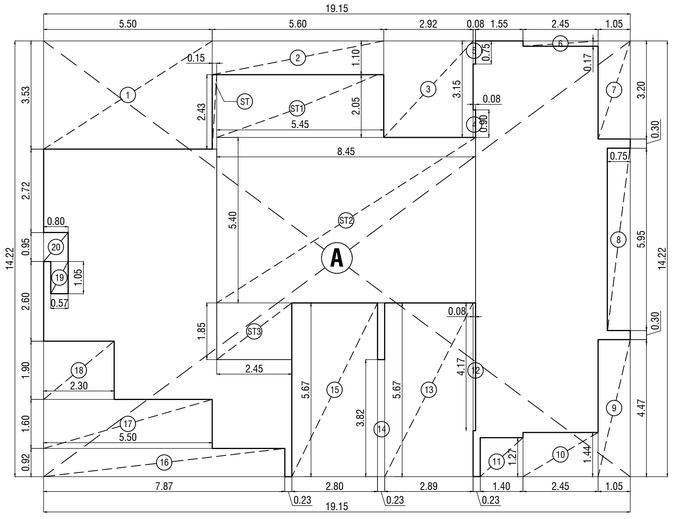
SCALE - 1:100



2ND FLOOR PLAN

SCALE - 1:100

BUILT-UP AREA CALCULATION OF 2ND FLOOR				
	a	b	c	e = a x b x c
	MT.	MT.		SQ.MT.
ADDITION (A)				
A	23.00	15.75	1	362.25
TOTAL ADDITION AREA (A)				362.25
DEDUCTION (B)				
1	0.80	9.65	1	7.72
2	5.50	4.59	1	25.25
3	5.40	2.50	1	13.50
4	7.05	1.40	1	9.87
5	1.15	2.97	1	3.42
6	0.90	1.55	1	1.40
7	3.05	0.10	2	0.61
8	3.50	6.05	1	21.18
9	0.90	1.55	1	1.40
10	1.15	3.20	1	3.68
11	3.70	1.40	1	5.18
11a	0.23	0.13	2	0.06
12	0.08	0.97	1	0.08
13	3.12	2.60	1	8.11
14	2.80	5.80	1	16.24
15	8.67	0.90	1	7.80
16	6.30	0.95	1	5.99
17	3.10	2.70	1	8.37
TOTAL DEDUCTION AREA (B)				139.83
STAIRCASE AREA CALCULATION (C)				
ST	0.15	2.09	1	0.31
ST1	5.30	2.20	1	11.66
ST2	8.45	5.10	1	43.10
ST3	5.25	0.15	1	0.79
ST4	2.45	1.85	1	4.53
TOTAL STAIRCASE AREA (C)				60.39
TOTAL DEDUCTIONS (B + C)				200.22
NET BUILT UP AREA A - (B + C)				162.03

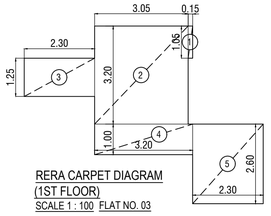


BUILT UP AREA DIAG.

1ST FLOOR PLAN

SCALE :-1:100

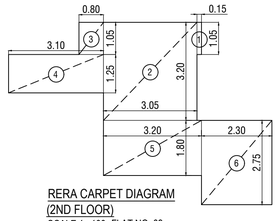
BUILT-UP AREA CALCULATION OF 1ST FLOOR				
	a	b	c	e = a x b x c
	MT.	MT.		SQ.MT.
ADDITION (A)				
A	19.15	14.22	1	272.31
TOTAL ADDITION AREA (A)				272.31
DEDUCTION (B)				
1	5.50	3.53	1	19.42
2	5.60	1.10	1	6.16
3	2.92	3.15	1	9.20
4	0.08	0.90	1	0.07
5	0.08	0.75	1	0.06
6	2.45	0.17	1	0.42
7	1.05	3.20	1	3.36
8	0.75	5.95	1	4.46
9	1.05	4.47	1	4.69
10	2.45	1.44	1	3.53
11	1.40	1.27	1	1.78
12	0.08	4.17	1	0.33
13	2.89	5.67	1	16.39
14	0.23	3.82	1	0.88
15	2.80	5.67	1	15.88
16	7.87	0.92	1	7.24
17	5.50	1.60	1	8.80
18	2.30	1.90	1	4.37
19	0.57	1.05	1	0.60
20	0.80	0.95	1	0.76
TOTAL DEDUCTION AREA (B)				108.39
STAIRCASE AREA CALCULATION (C)				
ST	0.15	2.43	1	0.36
ST1	5.45	2.05	1	11.17
ST2	8.45	5.40	1	45.63
ST3	2.45	1.85	1	4.53
TOTAL STAIRCASE AREA (C)				61.70
TOTAL DEDUCTIONS (B + C)				170.09
NET BUILT UP AREA A - (B + C)				102.23



RERA CARPET DIAGRAM (1ST FLOOR)

SCALE 1 : 100 FLAT NO. 03

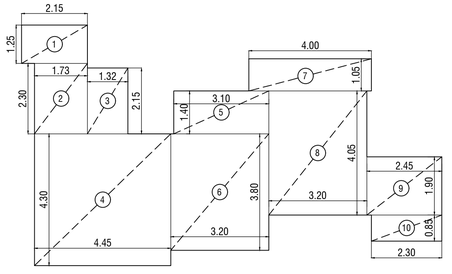
RERA CARPET STATEMENT FOR (1ST FLOOR) FLAT NO.03						
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	0.15	x	1.05	x	1	0.16
2	3.05	x	3.20	x	1	9.76
3	2.30	x	1.25	x	1	2.87
4	3.20	x	1.00	x	1	3.20
5	2.30	x	2.60	x	1	5.98
TOTAL RERA CARPET FLAT NO. 01						21.97
TOTAL NO OF FLAT						1



RERA CARPET DIAGRAM (2ND FLOOR)

SCALE 1 : 100 FLAT NO. 03

RERA CARPET STATEMENT FOR (2ND FLOOR) FLAT NO.03						
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	0.15	x	1.05	x	1	0.16
2	3.05	x	3.20	x	1	9.76
3	0.80	x	1.05	x	1	0.84
4	3.10	x	1.25	x	1	3.88
5	3.20	x	1.80	x	1	5.76
6	2.30	x	2.75	x	1	6.32
TOTAL RERA CARPET						26.72
TOTAL NO OF FLAT						1



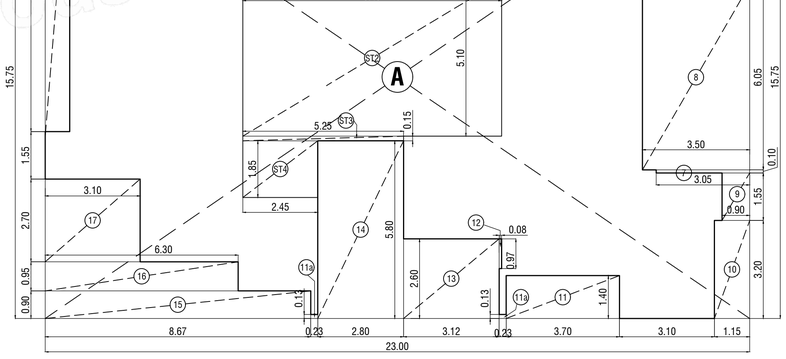
RERA CARPET DIAGRAM (3RD FLOOR)

SCALE 1 : 100 FLAT NO. 03

BUILT UP AREA DIAG.

2ND FLOOR PLAN

SCALE :-1:100



RERA CARPET DIAGRAM (4TH TO 11TH & 13TH TO 15TH FLOOR)

SCALE 1 : 100 FLAT NO. 03

RERA CARPET STATEMENT FOR (3RD FLOOR) FLAT NO.02						
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	2.15	x	1.25	x	1	2.69
2	1.73	x	2.30	x	1	3.98
3	1.32	x	2.15	x	1	2.84
4	4.45	x	4.30	x	1	19.14
5	3.10	x	1.40	x	1	4.34
6	3.20	x	3.80	x	1	12.16
7	4.00	x	1.05	x	1	4.20
8	3.20	x	4.05	x	1	12.96
9	2.45	x	1.90	x	1	4.66
10	2.30	x	0.85	x	1	1.96
TOTAL RERA CARPET						68.91
TOTAL NO OF FLAT						1

RERA CARPET STATEMENT FOR (4TH TO 11TH & 13TH TO 15TH FLOOR) FLAT NO.03						
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	4.00	x	1.05	x	1	4.20
2	2.45	x	2.75	x	1	6.74
3	3.20	x	4.90	x	1	15.68
4	3.10	x	5.70	x	1	17.67
5	1.50	x	4.30	x	1	6.45
6	3.77	x	6.45	x	1	24.32
7	2.45	x	1.40	x	1	3.43
TOTAL RERA CARPET						78.48
TOTAL NO OF FLAT						11

FORM-II

CONTENTS OF SHEET

1ST & 2ND FLOOR PLAN BUILT UP AREA DIAGRAM WITH CALCUALTIONS

REVISION	DESCRIPTION	DATE	SIGNATURE
		17.05.2024	

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING C.T.S NO. 2455,2455/1 TO 18 OF VILLAGE EKSAR, AT 18.30 MTRS WIDE JAYWANT SAWANT ROAD, BORIVALI(WEST) MUMBAI 400 092.

NAME, ADDRESS OF C.A. TO OWNER	SIGNATURE
RAMESH DALICHAND JAIN Partner of M/S Samarpan Homes and Developers C.A to OM SHREE JAGGANTH CHSL, Shop No 5, A Wing, Shiv Hara CHSL, Kasturba Cross Road No 2, Borivali(E),Mumbai 400066	RAMESH BHAI DALICHA NDJI JAIN Digitally signed by RAMESHBHAI DALICHANDJI JAIN DN: c=IN, o=PERSONAL, cn=RAMESHBHAI DALICHANDJI JAIN, ou=PERSONAL Reason: I am the author of the document Location: Date: 2024-06-26 12:39+05:30

JOB NO	DRG NO	SCALE	CHECKED BY	DRAWN BY
-----	3/7	AS SHOWN	NILESH	SHAILESH

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 Digitally signed by NILESH HASMUKHLAL MAKWANA Date: 2024.06.26 13:12:50 +05'30'

STAMP OF APPROVAL OF PLANS

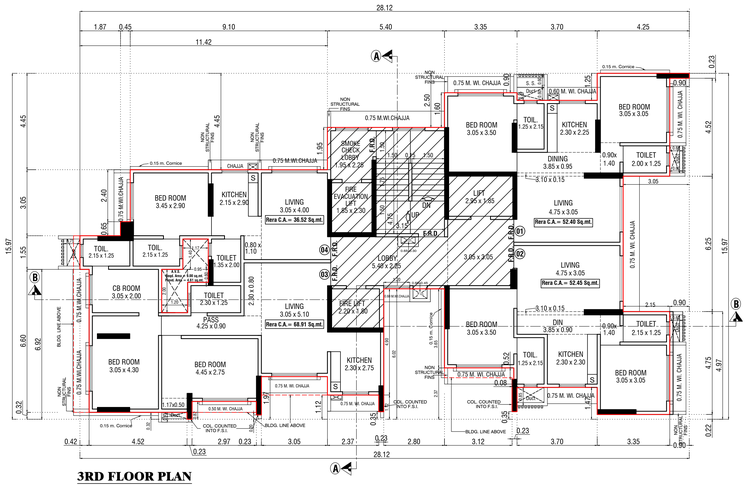
THIS CANCELS APPROVAL OF THE PREVIOUS PLANS SANCTIONED UNDER P-10189/2022/(2455)/R/C Ward/Eksar (RC) DATED 24.04.2023	THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE LETTER ISSUED UNDER EVEN NO. P-10189/2022/(2455)/R/C Ward/Eksar (RC) ON EVEN DATE.	THIS PLANS ARE DIGITALLY SIGNED, DOES NOT REQUIRE PHYSICAL SIGNATURE

AMENDED PLANS FOR APPROVAL

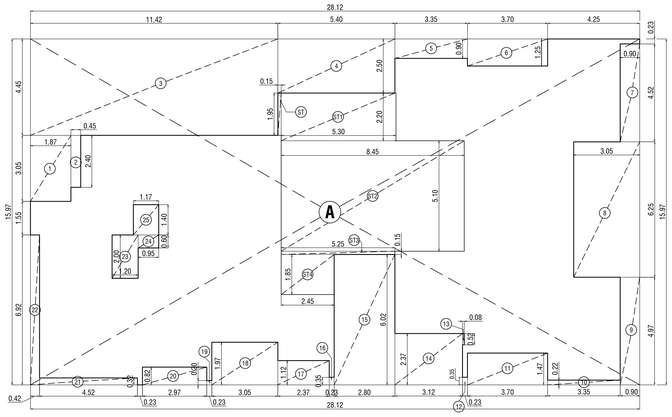
ROHIT SURESHCHANDRA SONAR Digitally signed by ROHIT SURESHCHANDRA SONAR Date: 2024.06.27 16:15:43 +05'30'	Swapnil Bhagawat Patil Digitally signed by Swapnil Bhagawat Patil DN: c=IN, o=Personal, ou=Personal, pseudonym=4b6579408C28E5D2FA3C58676292F3D5, 2.5.4.65=2b0f3357f27a636b8d3ae913742fcf9e0b866ebaf3ac2b61b1c0718fcdf15, postalCode=423201, st=Maharashtra, 2.5.4.20=e3b0c44298fc1c149afbf4c8996fb92427ae41e4649b934ca495991b7852b855, serialNumber=3f1f1d1f1d1f1d1f1d1f1f8, cn=Swapnil Bhagawat Patil Reason: I am the author of the document Location: Adobe Acrobat Reader version: 2024.002.20857 Date: 2024.06.28 14:24:31 +05'30'	SANTOSH UTTAMRAO RAUT Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2024.06.28 14:24:31 +05'30'
S.E.(B.P.) 'R-2'	A.E.(B.P.)WS-II 'R-2'	E.E.(B.P.)WS-II 'R-1'

Ashwinsiey.com

AMENDED DRAWING	[FSI. 2.44]	SHEET NO.- 4/7
FILE NO :- P-10189/2022/(2455)/R/C Ward/Eksar (RC)		



3RD FLOOR PLAN
SCALE - 1:100

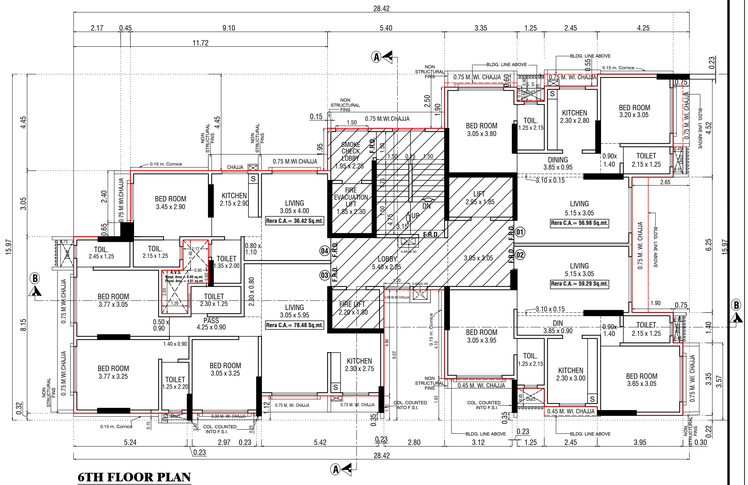


BUILT UP AREA DIAG.

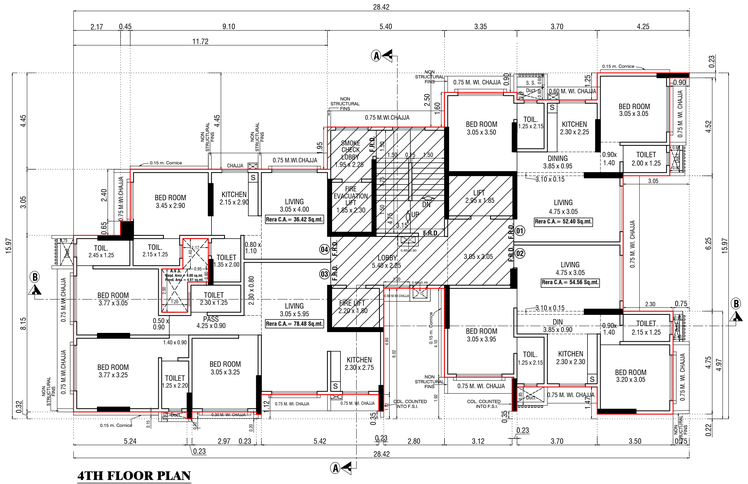
3RD FLOOR PLAN
SCALE :-1:100

BUILT-UP AREA CALCULATION OF
3RD FLOOR

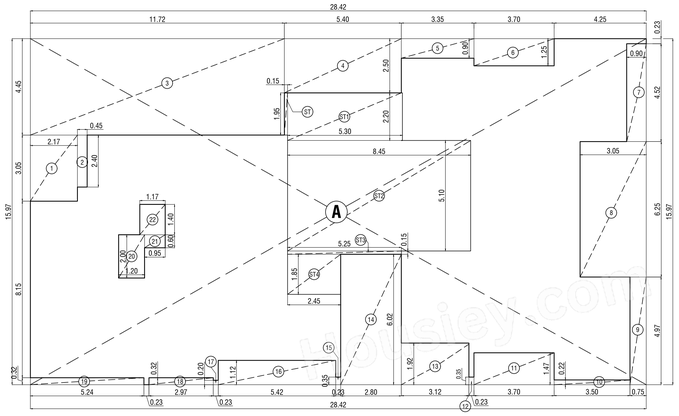
	a MT.	b MT.	c	e = a x b x c SQ.MT.
ADDITION (A)				
A	28.12	15.97	1	449.08
TOTAL ADDITION AREA (A)				449.08
DEDUCTION (B)				
1	1.87	3.05	1	5.70
2	0.45	2.40	1	1.08
3	11.42	4.45	1	50.82
4	5.40	2.50	1	13.50
5	3.35	0.90	1	3.02
6	3.70	1.25	1	4.63
7	0.90	4.52	1	4.07
8	3.05	6.25	1	19.06
9	0.90	4.97	1	4.47
10	3.35	0.22	1	0.74
11	3.70	1.47	1	5.44
12	0.23	0.35	1	0.08
13	0.08	0.52	1	0.04
14	3.12	2.37	1	7.39
15	2.80	6.02	1	16.86
16	0.23	0.35	1	0.08
17	2.37	1.12	1	2.65
18	3.05	1.97	1	6.01
19	0.23	0.20	1	0.05
20	2.97	0.82	1	2.44
21	4.52	0.32	1	1.45
22	0.42	6.92	1	2.91
23	1.20	2.00	1	2.40
24	0.95	0.60	1	0.57
25	1.17	1.40	1	1.64
TOTAL DEDUCTION AREA (B)				157.08
STAIRCASE AREA CALCULATION (C)				
ST	0.15	1.95	1	0.29
ST1	5.30	2.20	1	11.66
ST2	8.45	5.10	1	43.10
ST3	5.25	0.15	1	0.79
ST4	2.45	1.85	1	4.53
TOTAL STAIRCASE AREA (C)				60.37
TOTAL DEDUCTIONS (B + C)				217.45
NET BUILT UP AREA A - (B + C)				231.63



6TH FLOOR PLAN
SCALE - 1:100



4TH FLOOR PLAN
SCALE - 1:100

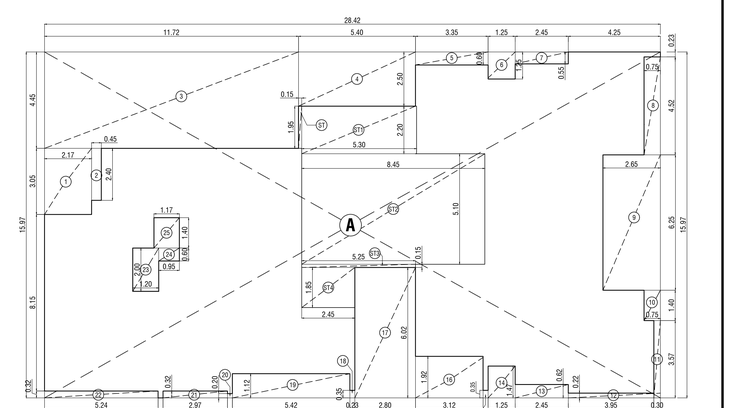


BUILT UP AREA DIAG.

4TH FLOOR PLAN
SCALE :-1:100

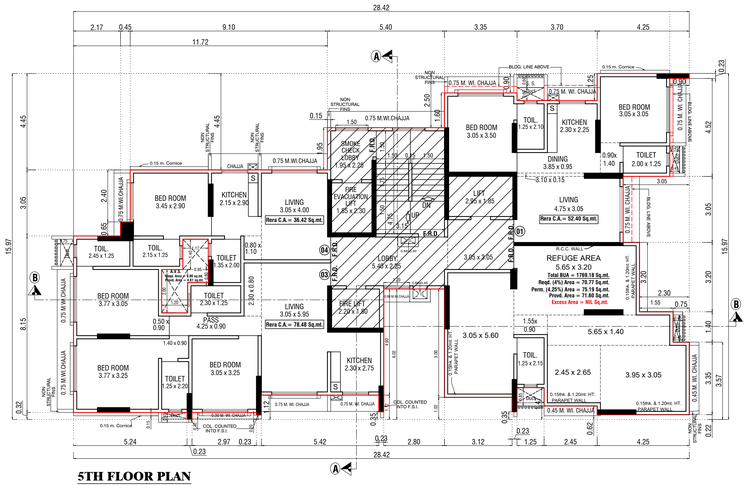
BUILT-UP AREA CALCULATION OF
4TH FLOOR

	a MT.	b MT.	c	e = a x b x c SQ.MT.
ADDITION (A)				
A	28.42	15.97	1	453.87
TOTAL ADDITION AREA (A)				453.87
DEDUCTION (B)				
1	2.17	3.05	1	6.62
2	0.45	2.40	1	1.08
3	11.72	4.45	1	52.15
4	5.40	2.50	1	13.50
5	3.35	0.90	1	3.02
6	3.70	1.25	1	4.63
7	0.90	4.52	1	4.07
8	3.05	6.25	1	19.06
9	0.75	4.97	1	3.73
10	3.50	0.22	1	0.77
11	3.70	1.47	1	5.44
12	0.23	0.35	1	0.08
13	3.12	1.92	1	5.99
14	2.80	6.02	1	16.86
15	0.23	0.35	1	0.08
16	5.42	1.12	1	6.07
17	0.23	0.20	1	0.05
18	2.97	0.32	1	0.95
19	5.24	0.32	1	1.68
20	1.20	2.00	1	2.40
21	0.95	0.60	1	0.57
22	1.17	1.40	1	1.64
TOTAL DEDUCTION AREA (B)				150.42
STAIRCASE AREA CALCULATION (C)				
ST	0.15	1.95	1	0.29
ST1	5.30	2.20	1	11.66
ST2	8.45	5.10	1	43.10
ST3	5.25	0.15	1	0.79
ST4	2.45	1.85	1	4.53
TOTAL STAIRCASE AREA (C)				60.37
TOTAL DEDUCTIONS (B + C)				210.79
NET BUILT UP AREA A - (B + C)				243.08

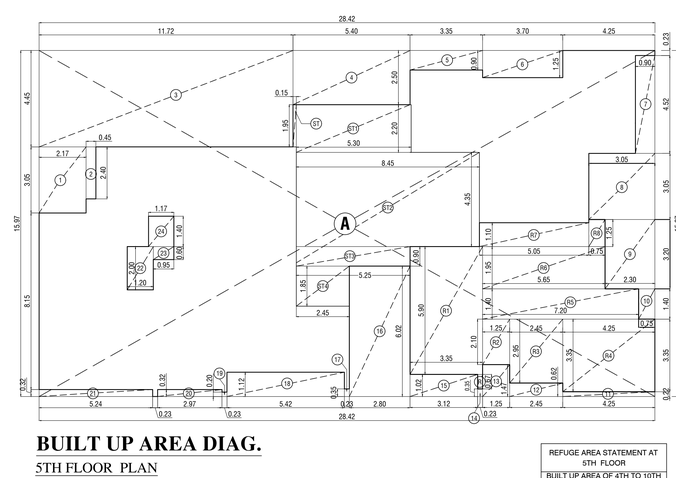


BUILT UP AREA DIAG.

6TH FLOOR PLAN
SCALE :-1:100



5TH FLOOR PLAN
SCALE - 1:100



BUILT UP AREA DIAG.

5TH FLOOR PLAN
SCALE :-1:100

BUILT-UP AREA CALCULATION OF
5TH FLOOR

	a MT.	b MT.	c	e = a x b x c SQ.MT.
ADDITION (A)				
A	28.42	15.97	1	453.87
TOTAL ADDITION AREA (A)				453.87
DEDUCTION (B)				
1	2.17	3.05	1	6.62
2	0.45	2.40	1	1.08
3	11.72	4.45	1	52.15
4	5.40	2.50	1	13.50
5	3.35	0.90	1	3.02
6	3.70	1.25	1	4.63
7	0.90	4.52	1	4.07
8	3.05	6.25	1	19.06
9	0.75	4.97	1	3.73
10	3.50	0.22	1	0.77
11	3.70	1.47	1	5.44
12	0.23	0.35	1	0.08
13	3.12	1.92	1	5.99
14	2.80	6.02	1	16.86
15	0.23	0.35	1	0.08
16	5.42	1.12	1	6.07
17	0.23	0.20	1	0.05
18	2.97	0.32	1	0.95
19	5.24	0.32	1	1.68
20	1.20	2.00	1	2.40
21	0.95	0.60	1	0.57
22	1.17	1.40	1	1.64
TOTAL DEDUCTION AREA (B)				140.62
STAIRCASE AREA CALCULATION (C)				
ST	0.15	1.95	1	0.29
ST1	5.30	2.20	1	11.66
ST2	8.45	4.35	1	36.76
ST3	5.25	0.90	1	4.73
ST4	2.45	1.85	1	4.53
TOTAL STAIRCASE AREA (C)				57.97
REFUGE AREA CALCULATION				0.00
R	0.23	0.67	1	0.15
R1	3.35	5.90	1	19.77
R2	1.25	2.10	1	2.63
R3	2.45	4.35	1	7.23
R4	4.25	3.35	1	14.24
R5	7.20	1.40	1	10.08
R6	5.65	1.95	1	11.02
R7	5.05	1.10	1	5.56
R8	0.75	1.25	1	0.94
TOTAL DEDUCTIONS (D)				71.60
TOTAL DEDUCTIONS (B + C + D)				270.18
NET BUILT UP AREA A - (B + C + D)				183.69

REFUGE AREA STATEMENT AT 5TH FLOOR

BUILT UP AREA OF 4TH TO 10TH FLOOR

Sr. No.	Floor Name	TOTAL B.U.A.
1	5TH FLOOR	183.69
2	6TH FLOOR	252.57
3	7TH FLOOR	261.88
4	8TH FLOOR	267.76
5	9TH FLOOR	267.76
6	10TH FLOOR	267.76
7	11TH FLOOR	267.76
8	TOTAL	1769.18
9	MINIMUM 4% REFUGE AREA REQUIRED	70.77
10	REFUGE AREA PERMISSIBLE UPTO 4.25%	75.19
11	REFUGE AREA PROPOSED	71.60
12	EXCESS REFUGE AREA COUNTED IN FSI	N I L

BUILT-UP AREA CALCULATION OF
6TH FLOOR

	a MT.	b MT.	c	e = a x b x c SQ.MT.
ADDITION (A)				
A	28.42	15.97	1	453.87
TOTAL ADDITION AREA (A)				453.87
DEDUCTION (B)				
1	2.17	3.05	1	6.62
2	0.45	2.40	1	1.08
3	11.72	4.45	1	52.15
4	5.40	2.50	1	13.50
5	3.35	0.60	1	2.01
6	1.25	1.25	1	1.56
7	2.45	0.55	1	1.35
8	0.75	4.52	1	3.39
9	2.65	6.25	1	16.56
10	0.75	1.40	1	1.05
11	0.30	3.57	1	1.07
12	3.95	0.22	1	0.87
13	2.45	0.62	1	1.52
14	1.25	1.47	1	1.84
15	0.23	0.35	1	0.08
16	3.12	1.92	1	5.99
17	2.80	6.02	1	16.86
18	0.23	0.35	1	0.08
19	5.42	1.12	1	6.07
20	0.23	0.20	1	0.05
21	2.97	0.32	1	0.95
22	5.24	0.32	1	1.68
23	1.20	2.00	1	2.40
24	0.95	0.60	1	0.57
25	1.17	1.40	1	1.64
TOTAL DEDUCTION AREA (B)				140.93
STAIRCASE AREA CALCULATION (C)				
ST	0.15	1.95	1	0.29
ST1	5.30	2.20	1	11.66
ST2	8.45	5.10	1	43.10
ST3	5.25	0.15	1	0.79
ST4	2.45	1.85	1	4.53
TOTAL STAIRCASE AREA (C)				60.37
TOTAL DEDUCTIONS (B + C)				201.30
NET BUILT UP AREA A - (B + C)				252.57

FORM-II

CONTENTS OF SHEET

3RD TO 6TH FLOOR PLAN BUILT UP AREA DIAGRAM WITH CALCULATIONS
REFUGE AREA STATEMENT, RERA CARPET AREA DIAG. & CALCU.,

REVISION	DESCRIPTION	DATE	SIGNATURE
		17.05.2024	

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING C.T.S NO. 2455,2455/1 TO 18 OF VILLAGE EKSAR, AT 18.30 MTRS WIDE JAYWANT SAWANT ROAD, BORIVALI(WEST) MUMBAI 400 092.

NAME, ADDRESS OF C.A. TO OWNER — SIGNATURE

RAMESH DALICHAND JAIN
Partner of M/S Samarpan Homes and Developers C.A to
OM SHREE JAGGANATH CHSL,
Shop No 5, A Wing, Shiv Hara CHSL,
Kasturba Cross Road No 2, Borivali(E),Mumbai 400066

RAMESH BHAI DALICHA NDJI JAIN
Digitally signed by RAMESH BHAI DALICHANDJI JAIN
Date: 2024.06.26 13:12:08 +05'30'

JOB NO	DRG NO	SCALE	CHECKED BY	DRAWN BY
-----	4/7	AS SHOWN	NILESH	SHAILESH

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
Digitally signed by NILESH HASMUKHLAL MAKWANA
Date: 2024.06.26 13:12:08 +05'30'

STAMP OF APPROVAL OF PLANS

THIS CANCELS APPROVAL OF THE PREVIOUS PLANS SANCTIONED UNDER P-10189/2022/(2455)/R/C Ward/Eksar (RC) DATED 24.04.2023

THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE LETTER ISSUED UNDER EVEN NO. P-10189/2022/(2455)/R/C Ward/Eksar (RC) ON EVEN DATE.

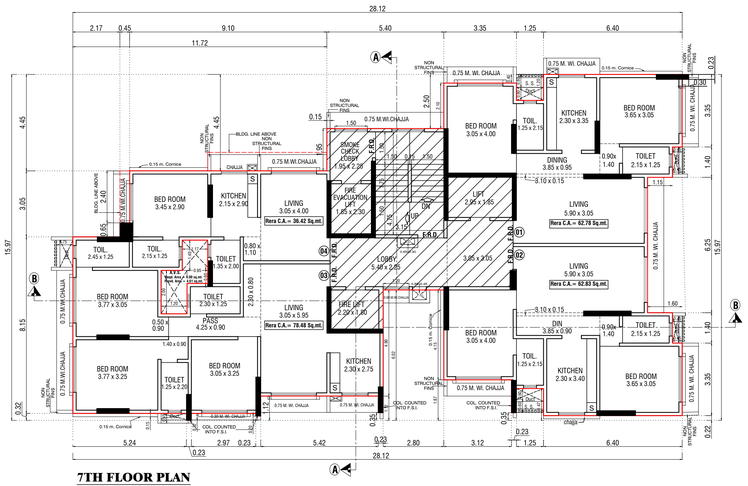
THIS PLANS ARE DIGITALLY SIGNED. DOES NOT REQUIRE PHYSICAL SIGNATURE

AMENDED PLANS FOR APPROVAL

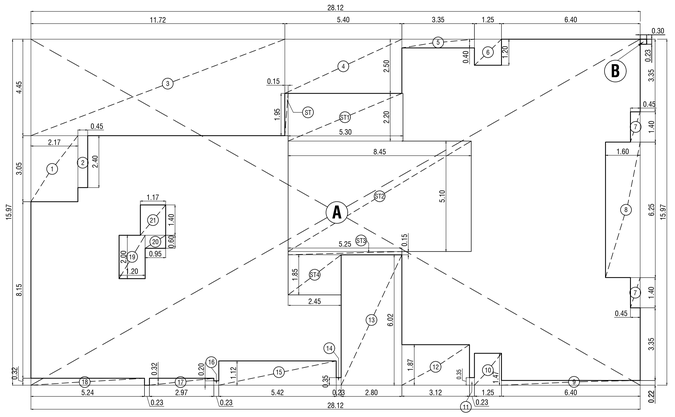
ROHIT SURESHCHANDRA SONAR	Swapnil Bhagawat Patil	SANTOSH UTTAMRAO RAUT
Digitally signed by ROHIT SURESHCHANDRA SONAR Date: 2024.06.27 10:16:01 +05'30'	Digitally signed by Swapnil Bhagwat Patil Date: 2024.06.27 10:16:01 +05'30'	Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2024.06.28 14:24:45 +05'30'
S.E.(B.P.) 'R-2'	A.E.(B.P.)WS-II 'R-2'	E.E.(B.P.)WS-II 'R-1'

\\Admin-pc\Cedata02.10.20\Desktop\New folder\Om Jagannath\0.Submission Dwg. 2023\CONCESSION Drawing 24.08.2023\AMENDED DRAWING 17.05.2024.dwg

AMENDED DRAWING	[FSI. 2.44]	SHEET NO.- 5/7
FILE NO :- P-10189/2022/(2455)/R/C Ward/Eksar (RC)		

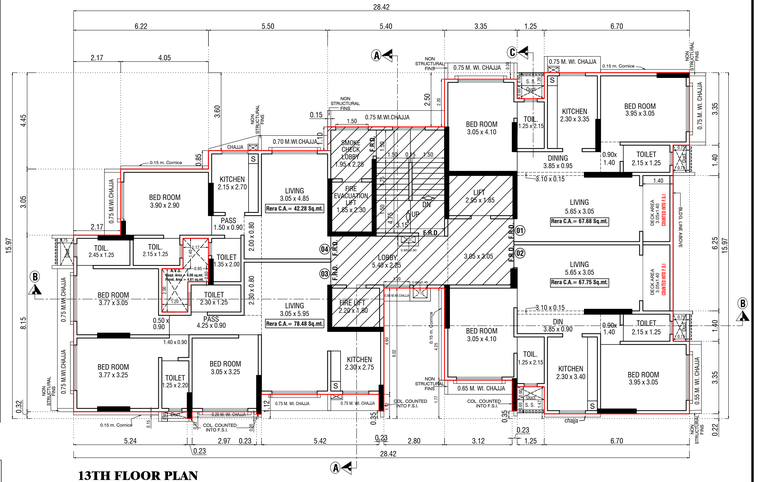


7TH FLOOR PLAN
SCALE - 1:100

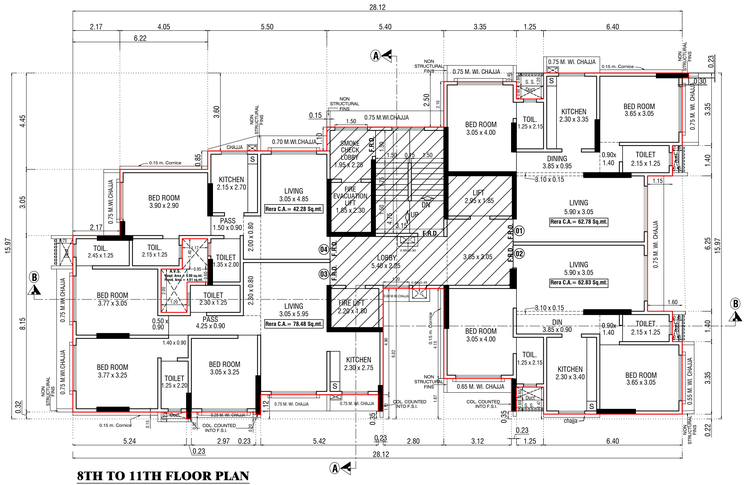


BUILT UP AREA DIAG.
7TH FLOOR PLAN
SCALE :-1:100

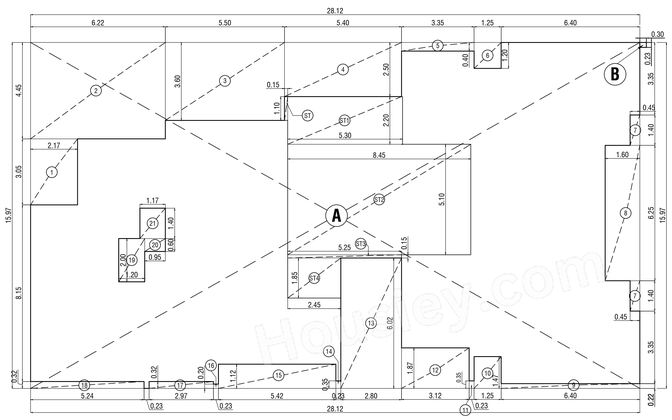
BUILT-UP AREA CALCULATION OF 7TH FLOOR				
	a	b	c	e = a x b x c
	MT.	MT.		SQ.MT.
ADDITION (A)				
A	28.12	15.97	1	449.08
B	0.30	0.23	1	0.07
TOTAL ADDITION AREA (A)				449.15
DEDUCTION (B)				
1	2.17	3.05	1	6.62
2	0.45	2.40	1	1.08
3	11.72	4.45	1	52.15
4	5.40	2.50	1	13.50
5	3.35	0.40	1	1.34
6	1.25	1.20	1	1.50
7	0.45	1.40	2	1.26
8	1.60	6.25	1	10.00
9	6.40	0.22	1	1.41
10	1.25	1.47	1	1.84
11	0.23	0.35	1	0.08
12	3.12	1.87	1	5.83
13	2.80	6.02	1	16.86
14	0.23	0.35	1	0.08
15	5.42	1.12	1	6.07
16	0.23	0.20	1	0.05
17	2.97	0.32	1	0.95
18	5.24	0.32	1	1.68
19	1.20	2.00	1	2.40
20	0.95	0.60	1	0.57
21	1.17	1.40	1	1.64
TOTAL DEDUCTION AREA (B)				126.90
STAIRCASE AREA CALCULATION (C)				
ST	0.15	1.10	1	0.29
ST1	5.30	2.20	1	11.66
ST2	8.45	5.10	1	43.10
ST3	5.25	0.15	1	0.79
ST4	2.45	1.85	1	4.53
TOTAL STAIRCASE AREA (C)				60.37
TOTAL DEDUCTIONS (B + C)				187.27
NET BUILT UP AREA A - (B + C)				261.88



13TH FLOOR PLAN
SCALE - 1:100

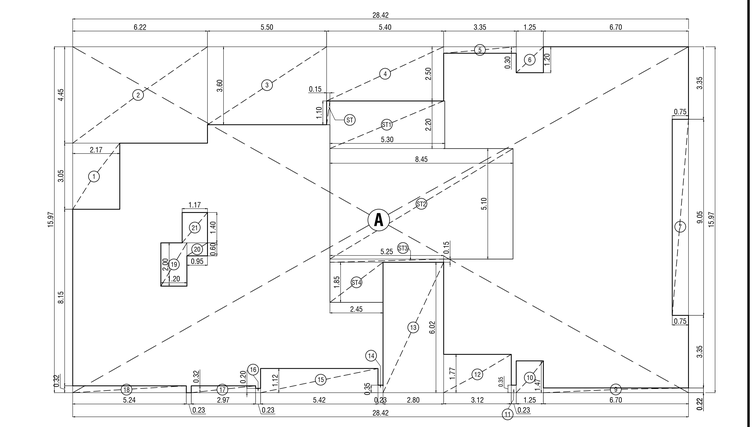


8TH TO 11TH FLOOR PLAN
SCALE - 1:100

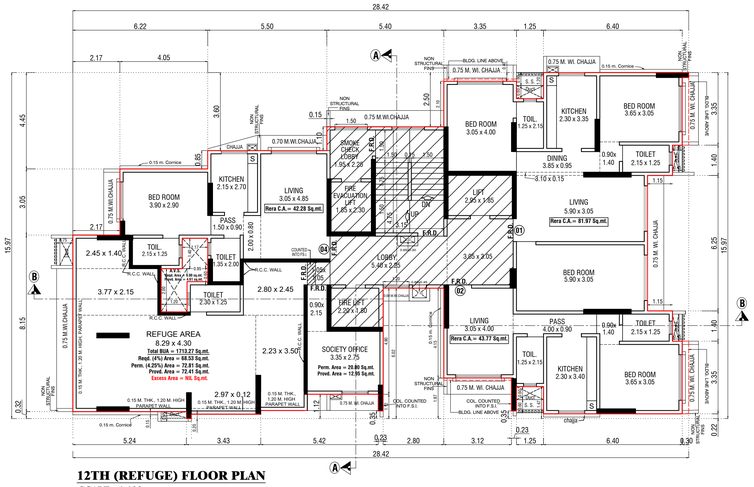


BUILT UP AREA DIAG.
8TH TO 11TH FLOOR PLAN
SCALE :-1:100

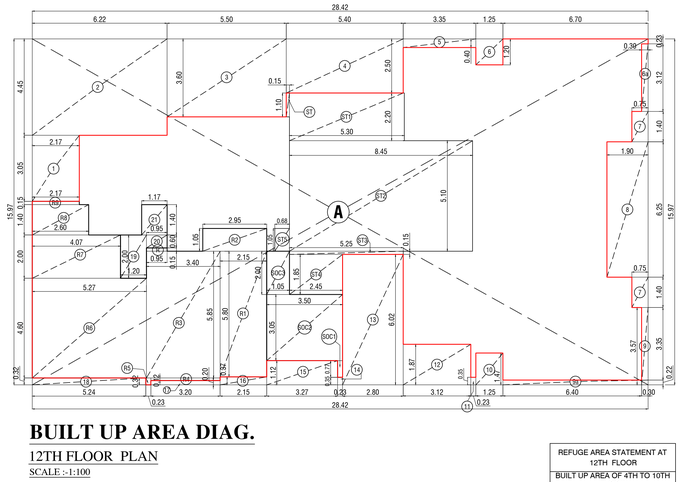
BUILT-UP AREA CALCULATION OF 8TH TO 11TH FLOOR				
	a	b	c	e = a x b x c
	MT.	MT.		SQ.MT.
ADDITION (A)				
A	28.12	15.97	1	449.08
B	0.30	0.23	1	0.07
TOTAL ADDITION AREA (A)				449.15
DEDUCTION (B)				
1	2.17	3.05	1	6.62
2	6.22	4.45	1	27.68
3	5.50	3.60	1	19.80
4	5.40	2.50	1	13.50
5	3.35	0.40	1	1.34
6	1.25	1.20	1	1.50
7	0.45	1.40	2	1.26
8	1.60	6.25	1	10.00
9	6.40	0.22	1	1.41
10	1.25	1.47	1	1.84
11	0.23	0.35	1	0.08
12	3.12	1.87	1	5.83
13	2.80	6.02	1	16.86
14	0.23	0.35	1	0.08
15	5.42	1.12	1	6.07
16	0.23	0.20	1	0.05
17	2.97	0.32	1	0.95
18	5.24	0.32	1	1.68
19	1.20	2.00	1	2.40
20	0.95	0.60	1	0.57
21	1.17	1.40	1	1.64
TOTAL DEDUCTION AREA (B)				121.15
STAIRCASE AREA CALCULATION (C)				
ST	0.15	1.10	1	0.17
ST1	5.30	2.20	1	11.66
ST2	8.45	5.10	1	43.10
ST3	5.25	0.15	1	0.79
ST4	2.45	1.85	1	4.53
TOTAL STAIRCASE AREA (C)				60.24
TOTAL DEDUCTIONS (B + C)				181.39
NET BUILT UP AREA A - (B + C)				267.76



13TH FLOOR PLAN
SCALE - 1:100



12TH (REFUGE) FLOOR PLAN
SCALE - 1:100



BUILT UP AREA DIAG.
12TH FLOOR PLAN
SCALE :-1:100

BUILT-UP AREA CALCULATION OF 12TH FLOOR				
	a	b	c	e = a x b x c
	MT.	MT.		SQ.MT.
ADDITION (A)				
A	28.42	15.97	1	453.87
TOTAL ADDITION AREA (A)				453.87
DEDUCTION (B)				
1	2.17	3.05	1	6.62
2	6.22	4.45	1	27.68
3	5.50	3.60	1	19.80
4	5.40	2.50	1	13.50
5	3.35	0.40	1	1.34
6	1.25	1.20	1	1.50
6a	0.30	3.12	1	0.94
7	0.75	1.40	2	2.10
8	1.90	6.25	1	11.88
9	0.30	3.57	1	1.07
9a	6.40	0.22	1	1.41
10	1.25	1.47	1	1.84
11	0.23	0.35	1	0.08
12	3.12	1.87	1	5.83
13	2.80	6.02	1	16.86
14	0.23	0.35	1	0.08
15	3.27	1.12	1	3.66
16	2.15	0.37	1	0.80
17	3.20	0.20	1	0.64
18	5.24	0.32	1	1.68
19	1.20	2.00	1	2.40
20	0.95	0.60	1	0.57
21	1.17	1.40	1	1.64
TOTAL DEDUCTION AREA (B)				123.90
STAIRCASE AREA CALCULATION (C)				
ST	0.15	1.10	1	0.17
ST1	5.30	2.20	1	11.66
ST2	8.45	5.10	1	43.10
ST3	5.25	0.15	1	0.79
ST4	2.45	1.85	1	4.53
ST5	0.68	1.05	1	0.71
TOTAL STAIRCASE AREA (C)				60.95
REFUGE AREA CALCULATION				0.00
R	0.95	0.15	1	0.14
R1	2.15	5.80	1	12.47
R2	2.95	1.05	1	3.10
R3	3.40	5.85	1	19.89
R4	3.20	0.12	1	0.38
R5	0.23	0.32	1	0.07
R6	5.27	4.60	1	24.24
R7	4.07	2.00	1	8.14
R8	2.60	1.40	1	3.64
R9	2.17	0.15	1	0.33
TOTAL DEDUCTIONS (D)				72.41
SOCIETY OFFICE				0.00
SOC1	0.23	0.77	1	0.18
SOC2	3.50	3.05	1	10.68
SOC3	1.05	2.00	1	2.10
TOTAL DEDUCTIONS (E)				12.95
TOTAL DEDUCTIONS (B + C + D + E)				270.21
NET BUILT UP AREA A - (B + C + D + E)				183.66

REFUGE AREA STATEMENT AT 12TH FLOOR		
BUILT UP AREA OF 4TH TO 10TH FLOOR		
Sr. No.	Floor Name	TOTAL B.U.A.
1	12TH FLOOR	183.66
2	13TH FLOOR	277.53
3	14TH FLOOR	277.53
4	15TH FLOOR	277.53
5	16TH FLOOR	269.34
6	17TH FLOOR	283.34
7	18TH FLOOR	137.52
8	TOTAL	1720.45
9	MINIMUM 4% REFUGE AREA REQUIRED	68.82
10	REFUGE AREA PERMISSIBLE UPTO 4.25%	73.12
11	REFUGE AREA PROPOSED	72.41
12	EXCESS REFUGE AREA COUNTED IN FSI	N I L

BUILT-UP AREA CALCULATION OF 13TH FLOOR				
	a	b	c	e = a x b x c
	MT.	MT.		SQ.MT.
ADDITION (A)				
A	28.42	15.97	1	453.87
TOTAL ADDITION AREA (A)				453.87
DEDUCTION (B)				
1	2.17	3.05	1	6.62
2	6.22	4.45	1	27.68
3	5.50	3.60	1	19.80
4	5.40	2.50	1	13.50
5	3.35	0.30	1	1.01
6	1.25	1.20	1	1.50
7	0.75	9.05	1	6.79
9	6.70	0.22	1	1.47
10	1.25	1.47	1	1.84
11	0.23	0.35	1	0.08
12	3.12	1.87	1	5.83
13	2.80	6.02	1	16.86
14	0.23	0.35	1	0.08
15	5.42	1.12	1	6.07
16	0.23	0.20	1	0.05
17	2.97	0.32	1	0.95
18	5.24	0.32	1	1.68
19	1.20	2.00	1	2.40
20	0.95	0.60	1	0.57
21	1.17	1.40	1	1.64
TOTAL DEDUCTION AREA (B)				116.09
STAIRCASE AREA CALCULATION (C)				
ST	0.15	1.10	1	0.17
ST1	5.30	2.20	1	11.66
ST2	8.45	5.10	1	43.10
ST3	5.25	0.15	1	0.79
ST4	2.45	1.85	1	4.53
TOTAL STAIRCASE AREA (C)				60.24
TOTAL DEDUCTIONS (B + C)				176.33
NET BUILT UP AREA A - (B + C)				277.53

FORM-II

CONTENTS OF SHEET

7TH TO 13TH FLOOR PLAN BUILT UP AREA DIAGRAM WITH CALCULATIONS
REFUGE AREA STATEMENT, RERA CARPET AREA DIAG. & CALCU.,

REVISION	DESCRIPTION	DATE	SIGNATURE
		17.05.2024	

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING C.T.S NO. 2455,2455/1 TO 18 OF VILLAGE EKSAR, AT 18.30 MTRS WIDE JAYWANT SAWANT ROAD, BORIVALI(WEST) MUMBAI 400 092.

NAME, ADDRESS OF C.A. TO OWNER — SIGNATURE

RAMESH DALICHAND JAIN
Partner of M/S Samarpan Homes and Developers C.A to
OM SHREE JAGGANATH CHSL
Shop No 5, A Wing, Shiv Hara CHSL,
Kasturba Cross Road No 2, Borivali(E),Mumbai 400066

RAMES HSHAI DALICH ANDJI JAIN — Digitally signed by RAMESHSHAIDALICHANDJIJAIN Date: 2024.06.26 10:44:02

JOB NO	DRG NO	SCALE	CHECKED BY	DRAWN BY
-----	5/7	AS SHOWN	NILESH	SHAILESH

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 — Digitally signed by NILESH HASMUKHLAL MAKWANA Date: 2024.06.25 13:10:11 +05'30'

STAMP OF APPROVAL OF PLANS

THIS CANCELS APPROVAL OF THE PREVIOUS PLANS SANCTIONED UNDER P-10189/2022/(2455)/RC Ward/Eksar (RC) DATED 24.04.2023

THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE LETTER ISSUED UNDER EVEN NO. P-10189/2022/(2455)/R/C Ward/Eksar (RC) ON EVEN DATE.

THIS PLANS ARE DIGITALLY SIGNED. DOES NOT REQUIRE PHYSICAL SIGNATURE

AMENDED PLANS FOR APPROVAL

ROHIT SURESHCHANDRA SONAR — Digitally signed by ROHIT SURESHCHANDRA SONAR Date: 2024.06.27 16:16:29 +05'30'

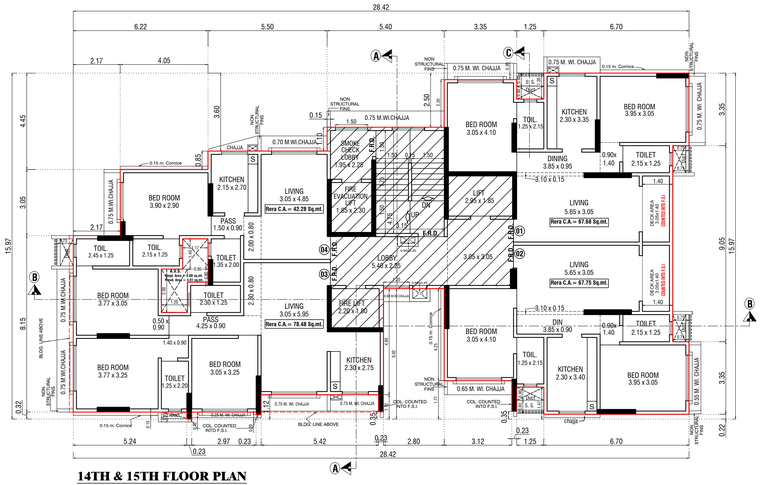
Swapnil Bhagaw at Patil — Digitally signed by Swapnil Bhagaw at Patil Date: 2024.06.28 14:25:03 +05'30'

SANTOSH UTTAMRAO RAUT — Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2024.06.28 14:25:03 +05'30'

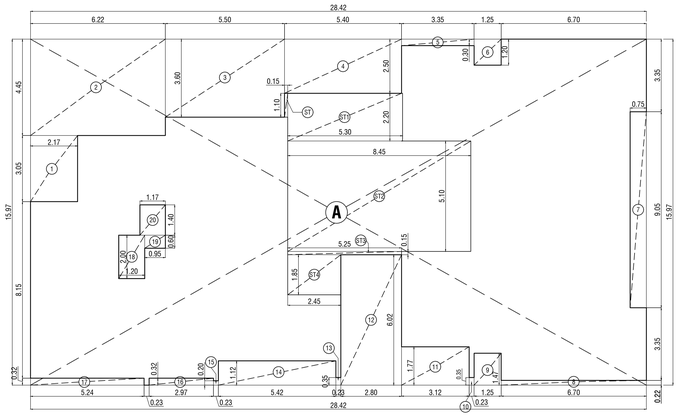
S.E.(B.P.) 'R-2'	A.E.(B.P.)WS-II 'R-2'	E.E.(B.P.)WS-II 'R-1'

Housey.com

AMENDED DRAWING	[FSI. 2.44]	SHEET NO.- 6/7
FILE NO :- P-10189/2022/(2455)/R/C Ward/Eksar (RC)		



14TH & 15TH FLOOR PLAN
SCALE - 1:100



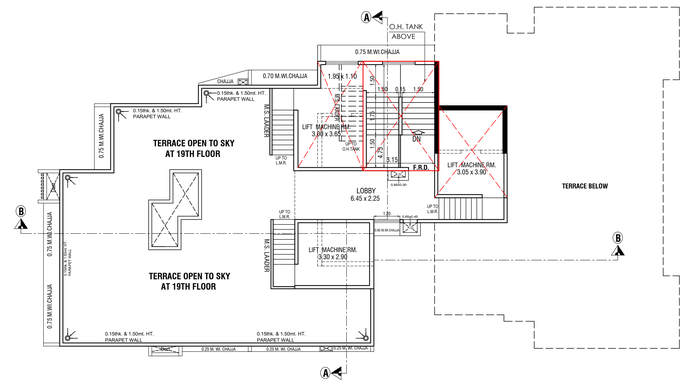
BUILT UP AREA DIAG.

14TH & 15TH FLOOR PLAN

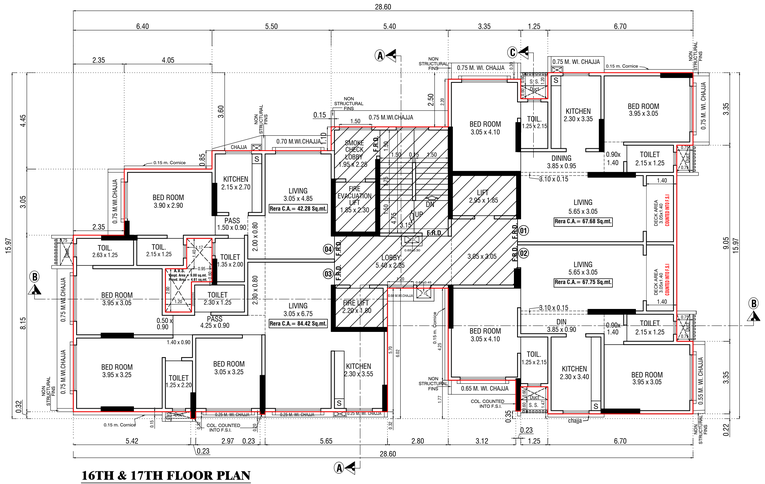
SCALE :-1:100

BUILT-UP AREA CALCULATION OF
14TH & 15TH FLOOR

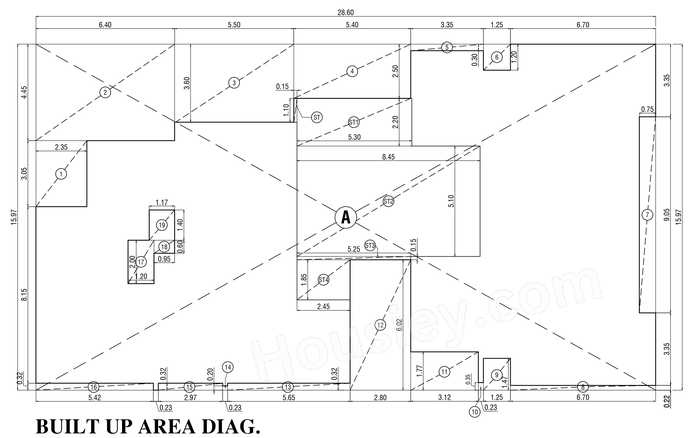
	a MT.	b MT.	c	e = a x b x c SQ.MT.
ADDITION (A)				
A	28.42	15.97	1	453.87
TOTAL ADDITION AREA (A)				453.87
DEDUCTION (B)				
1	2.17	3.05	1	6.62
2	6.22	4.45	1	27.68
3	5.50	3.60	1	19.80
4	5.40	2.50	1	13.50
5	3.35	0.30	1	1.01
6	1.25	1.20	1	1.50
7	0.75	9.05	1	6.79
8	6.70	0.22	1	1.47
9	1.25	1.47	1	1.84
10	0.23	0.35	1	0.08
11	3.12	1.77	1	5.52
12	2.80	6.02	1	16.86
13	0.23	0.35	1	0.08
14	5.42	1.12	1	6.07
15	0.23	0.20	1	0.05
16	2.97	0.32	1	0.95
17	5.24	0.32	1	1.68
18	1.20	2.00	1	2.40
19	0.95	0.60	1	0.57
20	1.17	1.40	1	1.64
TOTAL DEDUCTION AREA (B)				116.09
STAIRCASE AREA CALCULATION (C)				
ST	0.15	1.10	1	0.17
ST1	5.30	2.20	1	11.66
ST2	8.45	5.10	1	43.10
ST3	5.25	0.15	1	0.79
ST4	2.45	1.85	1	4.53
TOTAL STAIRCASE AREA (C)				60.24
TOTAL DEDUCTIONS (B + C)				176.33
NET BUILT UP AREA A - (B + C)				277.53



TERRACE FLOOR PLAN
SCALE - 1:100



16TH & 17TH FLOOR PLAN
SCALE - 1:100



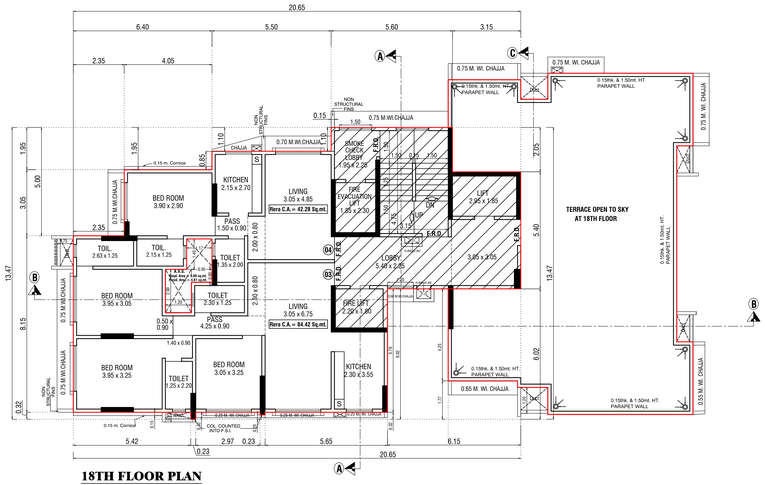
BUILT UP AREA DIAG.

16TH & 17TH FLOOR PLAN

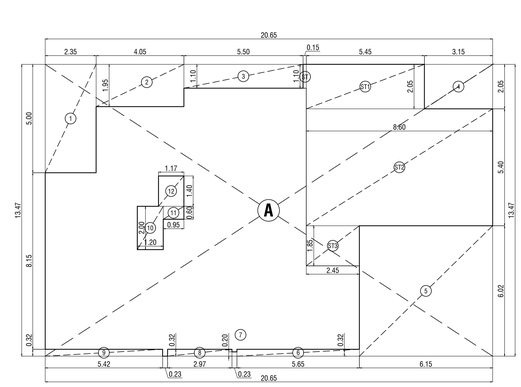
SCALE :-1:100

BUILT-UP AREA CALCULATION OF
16TH & 17TH FLOOR

	a MT.	b MT.	c	e = a x b x c SQ.MT.
ADDITION (A)				
A	28.60	15.97	1	456.74
TOTAL ADDITION AREA (A)				456.74
DEDUCTION (B)				
1	2.35	3.05	1	7.17
2	6.40	4.45	1	28.48
3	5.50	3.60	1	19.80
4	5.40	2.50	1	13.50
5	3.35	0.30	1	1.01
6	1.25	1.20	1	1.50
7	0.75	9.05	1	6.79
8	6.70	0.22	1	1.47
9	1.25	1.47	1	1.84
10	0.23	0.35	1	0.08
11	3.12	1.77	1	5.52
12	2.80	6.02	1	16.86
13	5.65	0.32	1	1.81
14	0.23	0.20	1	0.05
15	2.97	0.32	1	0.95
16	5.42	0.32	1	1.73
17	1.20	2.00	1	2.40
18	0.95	0.60	1	0.57
19	1.17	1.40	1	1.64
TOTAL DEDUCTION AREA (B)				113.16
STAIRCASE AREA CALCULATION (C)				
ST	0.15	1.10	1	0.17
ST1	5.30	2.20	1	11.66
ST2	8.45	5.10	1	43.10
ST3	5.25	0.15	1	0.79
ST4	2.45	1.85	1	4.53
TOTAL STAIRCASE AREA (C)				60.24
TOTAL DEDUCTIONS (B + C)				173.40
NET BUILT UP AREA A - (B + C)				283.34



18TH FLOOR PLAN
SCALE - 1:100



BUILT UP AREA DIAG.

18TH FLOOR PLAN

SCALE :-1:100

BUILT-UP AREA CALCULATION OF
18TH FLOOR

	a MT.	b MT.	c	e = a x b x c SQ.MT.
ADDITION (A)				
A	20.65	13.47	1	278.16
TOTAL ADDITION AREA (A)				278.16
DEDUCTION (B)				
1	2.35	5.00	1	11.75
2	4.05	1.95	1	7.90
3	5.50	1.10	1	6.05
4	3.15	2.05	1	6.46
5	6.15	6.02	1	37.02
6	5.65	0.32	1	1.81
7	0.23	0.20	1	0.05
8	2.97	0.32	1	0.95
9	5.42	0.32	1	1.73
10	1.20	2.00	1	2.40
11	0.95	0.60	1	0.57
12	1.17	1.40	1	1.64
TOTAL DEDUCTION AREA (B)				78.32
STAIRCASE AREA CALCULATION (C)				
ST	0.15	1.10	1	0.17
ST1	5.45	2.05	1	11.17
ST2	8.60	5.40	1	46.44
ST3	2.45	1.85	1	4.53
TOTAL STAIRCASE AREA (C)				62.31
TOTAL DEDUCTIONS (B + C)				140.63
NET BUILT UP AREA A - (B + C)				137.52

FORM-II

CONTENTS OF SHEET

14TH & 15TH, 16TH & 17TH FLOOR PLAN BUILT UP AREA DIAGRAM WITH CALCULATIONS
18TH FLOOR PLAN BUILT UP AREA DIAGRAM WITH CALCULATIONS
TERRACE FLOOR PLAN, RERA CARPET AREA DIAG. & CALCULATIONS.

REVISION	DESCRIPTION	DATE	SIGNATURE
		17.05.2024	

DESCRIPTION OF PROPOSAL AND PROPERTY

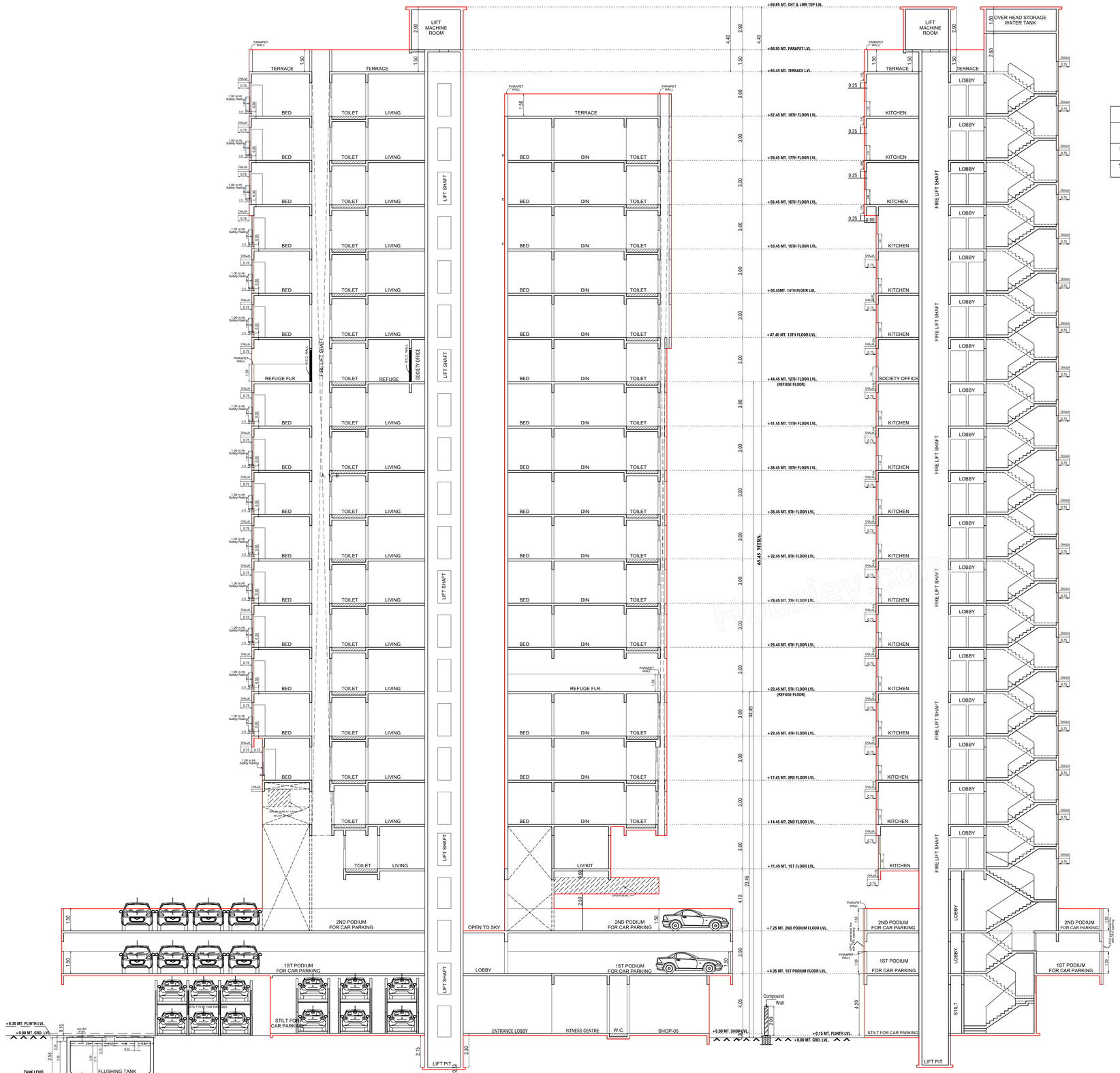
PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING C.T.S NO. 2455,2455/1 TO 18 OF VILLAGE EKSAR, AT 18.30 MTRS WIDE JAYWANT SAWANT ROAD, BORIVALI(WEST) MUMBAI 400 092.

NAME, ADDRESS OF C.A. TO OWNER — SIGNATURE

RAMESH DALICHAND JAIN
Partner of M/S Samarpan Homes and Developers C.A to
OM SHREE JAGGANATH CHSL,
Shop No 5, A Wing, Shiv Hara CHSL,
Kasturba Cross Road No 2, Borivali(E),Mumbai 400066

RAMESHDALICHAND JAIN — Digitally signed by RAMESHDALICHAND JAIN. DN: c=IN, o=PERSONAL, 2.5.4.20=ab2ab1ab1ab1

AMENDED DRAWING	[FSI. 2.44]	SHEET NO.- 7/7
FILE NO :- P-10189/2022/(2455)/R/C Ward/Eksar (RC)		

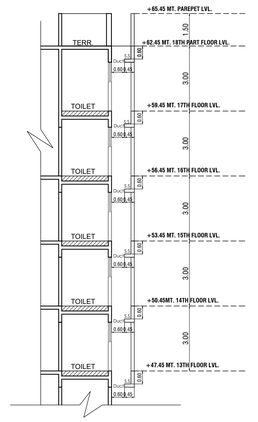


SECTION B - B
SCALE - 1:100

SECTION A - A
SCALE - 1:100

REFUGE AREA SUMMARY

LOCATION	REFUGE LEVEL	REFUGE AREA REQ.	REFUGE AREA PROPOSED	REFUGE AREA UP TO 4.25% IN FREE	EXCESS REFUGE AREA COUNTED IN F.S.I.
5TH FLOOR	23.45 MTRS.	4% OF (183.69 +252.57+261.88+267.76 x 4) = 70.77 Sq.mt	71.60 Sq.mt	75.19 Sq.mt	NIL
12TH FLOOR	44.45 MTRS.	4% OF (183.66 +277.53+277.53+277.53+137.52+283.34 x 2) = 68.82 Sq.mt	72.41 Sq.mt	73.12 Sq.mt	NIL



SECTION C - C
SCALE - 1:100

FORM-II

CONTENTS OF SHEET

SECTION A-A & SECTION B-B

REVISION	DESCRIPTION	DATE	SIGNATURE
		17.05.2024	

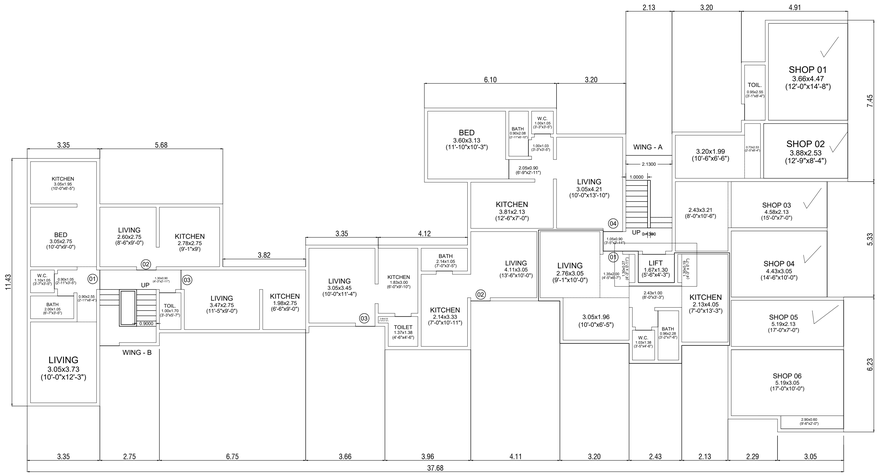
DESCRIPTION OF PROPOSAL AND PROPERTY

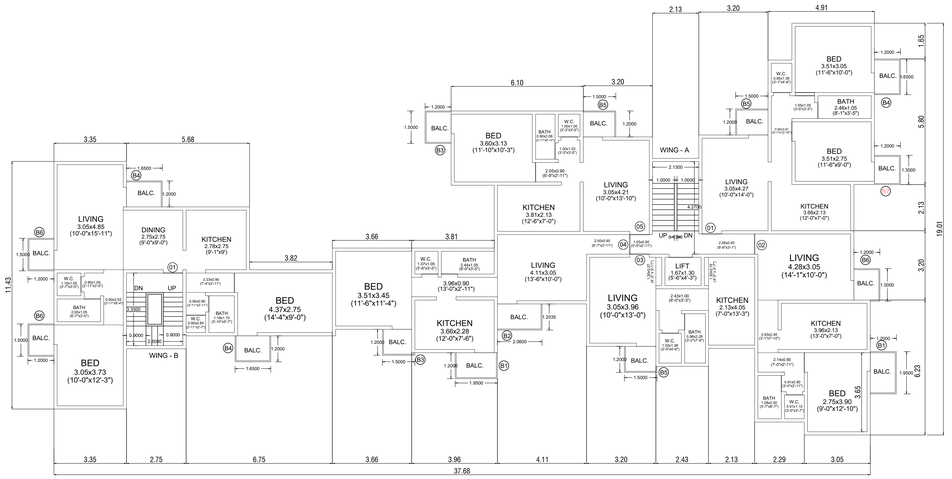
PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING C.T.S NO. 2455,2455/1 TO 18 OF VILLAGE EKSAR, AT 18.30 MTRS WIDE JAYWANT SAWANT ROAD, BORIVALI(WEST) MUMBAI 400 092.

NAME, ADDRESS OF C.A. TO OWNER — SIGNATURE

RAMESH DALICHAND JAIN
Partner of M/S Samarpan Homes and Developers C.A to
OM SHREE JAGGANATH CHSL.,
Shop No 5, A Wing, Shiv Hara CHSL.,
Kasturba Cross Road No 2, Borivali(E),Mumbai 400066

RAMESH BHAI DALICH ANDJI JAIN — Digitally signed by RAMESH BHAI DALICHAND JAIN. DN: c=IN, o=Personal, pseudonym=2e1ccf1e6a6e4e4, ou=Individual, postalCode=400066, st=Maharashtra, 2.5.4.20=ab1ab1ab1



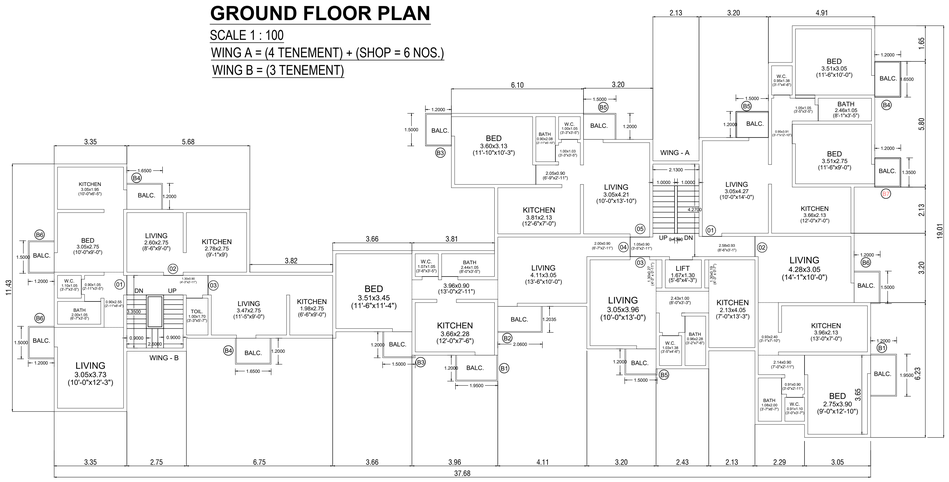


GROUND FLOOR PLAN

SCALE 1 : 100

WING A = (4 TENEMENT) + (SHOP = 6 NOS.)

WING B = (3 TENEMENT)

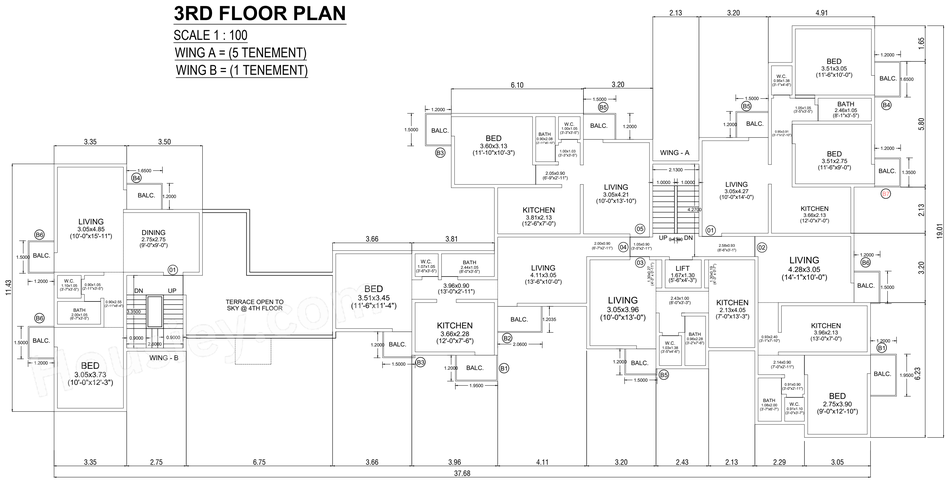


3RD FLOOR PLAN

SCALE 1 : 100

WING A = (5 TENEMENT)

WING B = (1 TENEMENT)

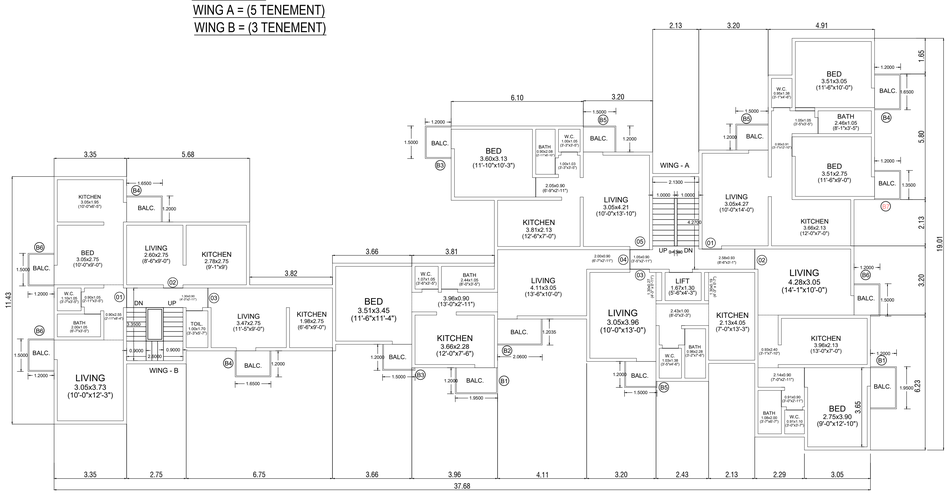


1ST FLOOR PLAN

SCALE 1 : 100

WING A = (5 TENEMENT)

WING B = (3 TENEMENT)

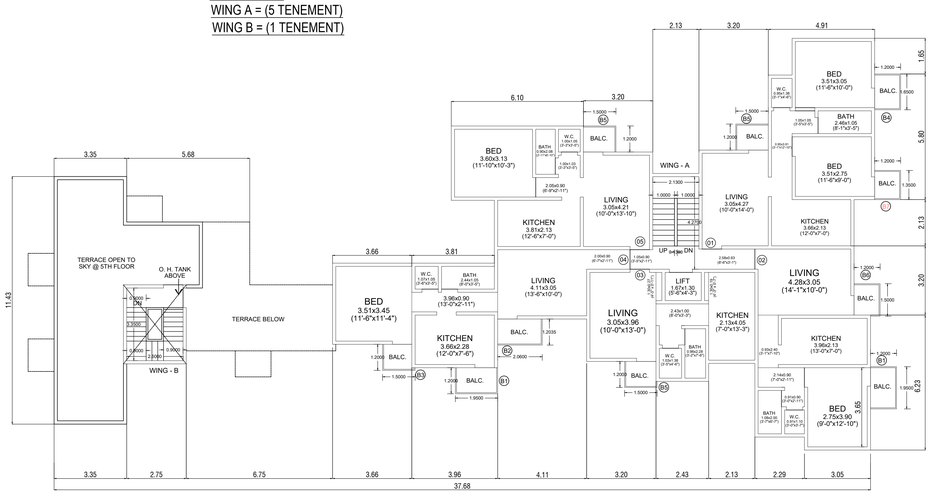


4TH FLOOR PLAN

SCALE 1 : 100

WING A = (5 TENEMENT)

WING B = (1 TENEMENT)



2ND FLOOR PLAN

SCALE 1 : 100

WING A = (5 TENEMENT)

WING B = (3 TENEMENT)

5TH FLOOR PLAN

SCALE 1 : 100

WING A = (5 TENEMENT)

WING B = (0 TENEMENT)

FORM-II

CONTENTS OF SHEET

EXISTING FLOOR PLAN (WING A & WING B) GROUND TO 5TH FLOOR PLAN.

REVISION	DESCRIPTION	DATE	SIGNATURE
		15.06.2023	

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING C.T.S NO. 2455,2455/1 TO 18 OF VILLAGE EKSAR, AT 18.30 MTRS WIDE JAYWANT SAWANT ROAD, BORIVALE(WEST) MUMBAI 400 092.

NAME, ADDRESS OF C.A. TO OWNER — SIGNATURE

RAMESH DALICHAND JAIN
Partner of M/S Samarpan Homes and Developers C.A to
OM JAGANNATH CHSL.,
Shop No 5, A Wing, Shiv Hara CHSL.,
Kasturba Cross Road No 2, Borivali(E),Mumbai 400066

RAMESH BHAI DALICHA NOJI JAIN — Digitally signed by RAMESH BHAI DALICHA NOJI JAIN. DN: c=IN, o=Personal, ou=AADHAAR, pseudonym=3ab1e0d1d0f1e4e1e0e1e0e1e0e1e0e1e0e1e0e1e0e1e0e1e0e1e0e1e0e1e0e1, postalCode=400066, st=Maharashtra, serialNumber=ab1e0d1d0f1e4e1e0e1e0e1e0e1e0e1e0e1e0e1e0e1e0e1e0e1e0e1e0e1e0e1, cn=RAMESH BHAI DALICHA NOJI JAIN. Date: 2023.06.26 13:06:23 +05'30'

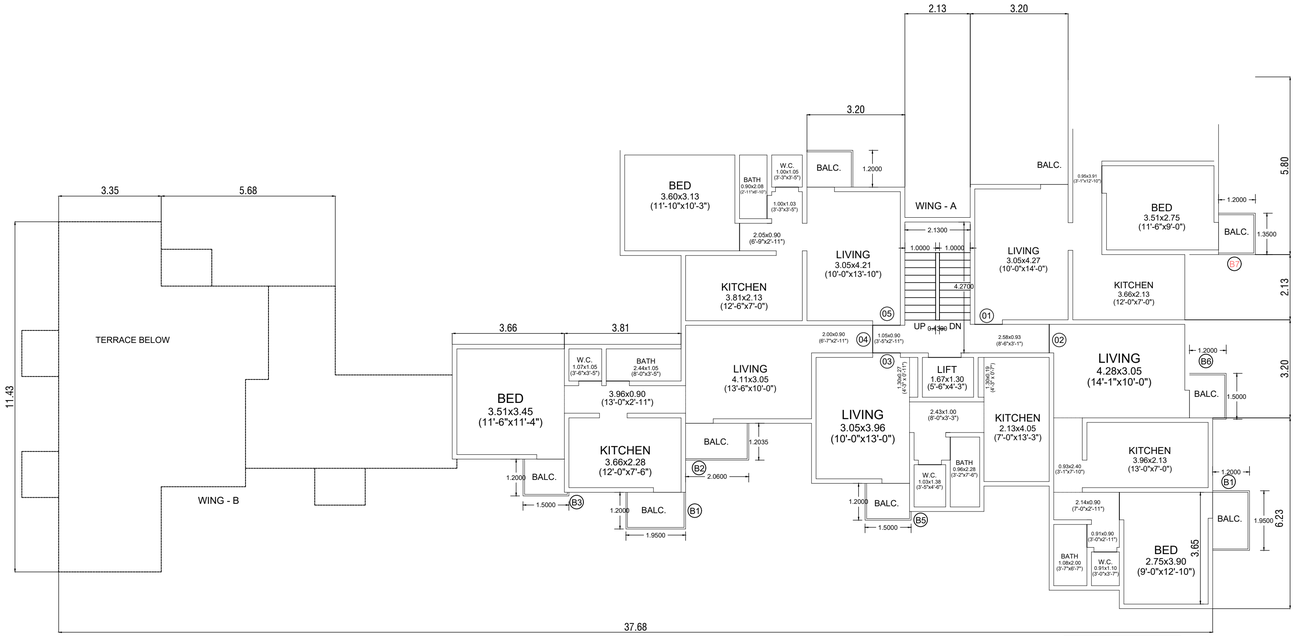
JOB NO	DRG NO	SCALE	CHECKED BY	DRAWN BY
------	1/3	AS SHOWN	NILESH	M.S.B.

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 HASMUKHLAL MAKWANA — Digitally signed by NILESH HASMUKHLAL MAKWANA. Date: 2024.05.26 13:06:23 +05'30'

NOTE :- THIS STATEMENT IS PREPARED ON THE BASIS OF INFORMATION PROVIDED BY THE DEVELOPER FOR ADMINISTRATIVE PURPOSE. THE ALLOTMENT OF FLAT & AGREEMENT FOR PERMANENT ALTERNATE ACCOMODATION IS PURELY A MATTER BETWEEN DEVELOPER. SOCIETY AND SOCIETY MEMBER AND IS NOT COMING UNDER THE PERVIEW OF ANY TECHNICAL CONSULTANT INVOLVED IN THE PROPOSAL AS WELL AS BMC AND ITS OFFICERS.

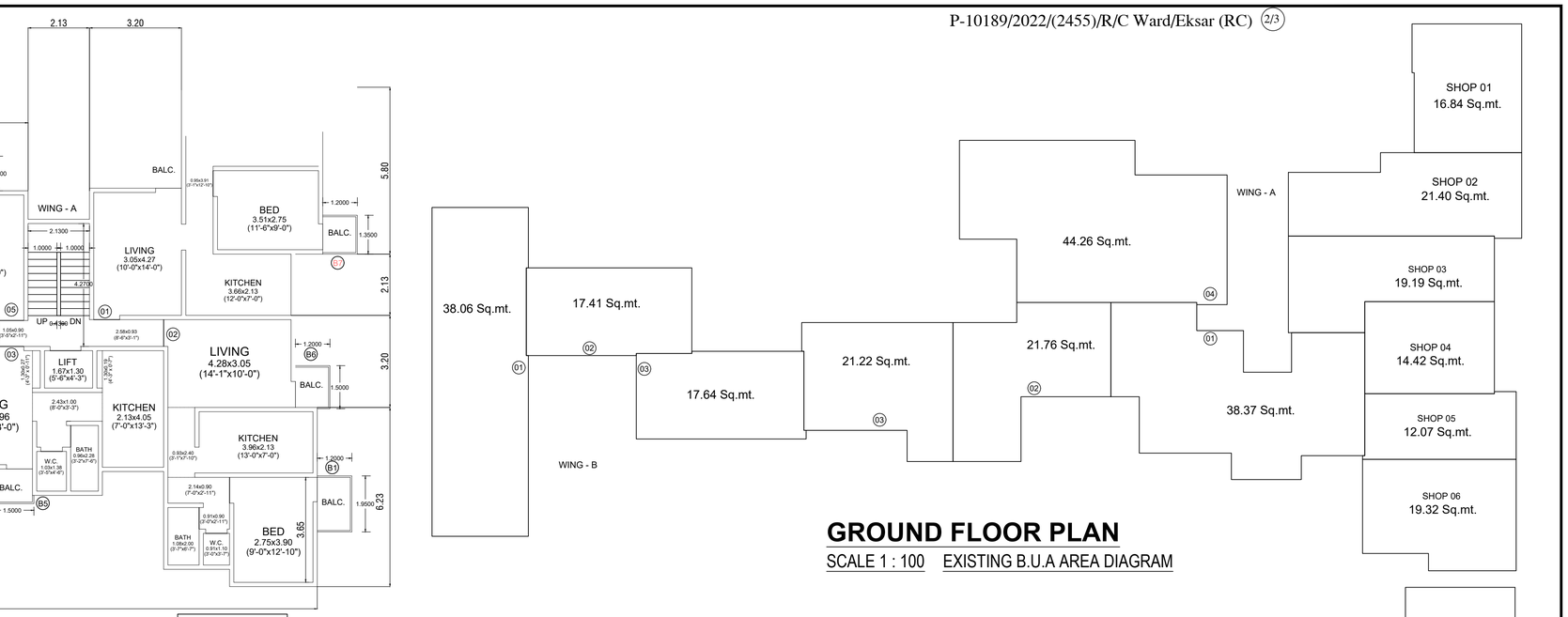


6TH FLOOR PLAN

SCALE 1 : 100

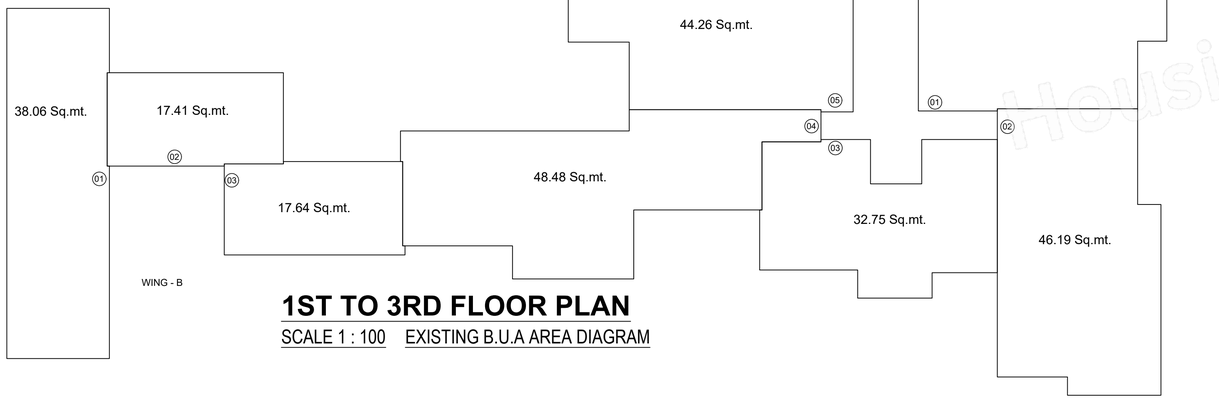
WING A = (5 TENEMENT)

WING B = (0 TENEMENT)



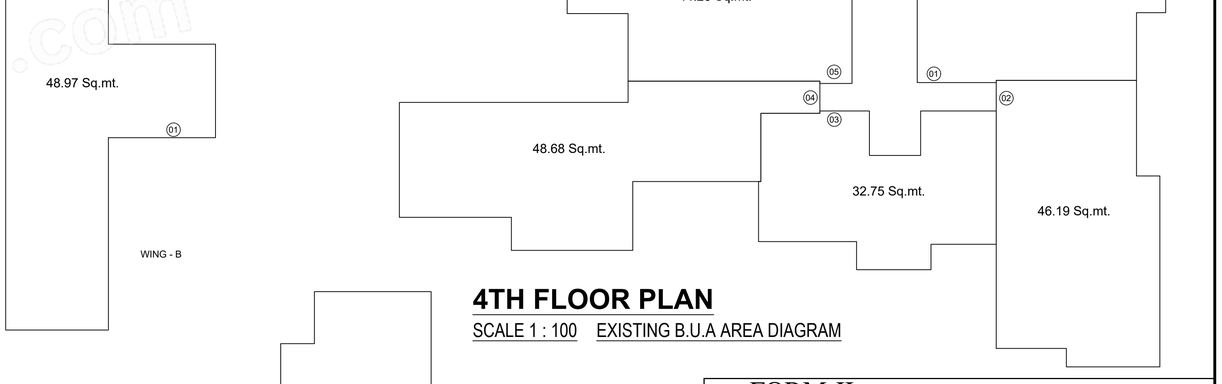
GROUND FLOOR PLAN

SCALE 1 : 100 EXISTING B.U.A AREA DIAGRAM



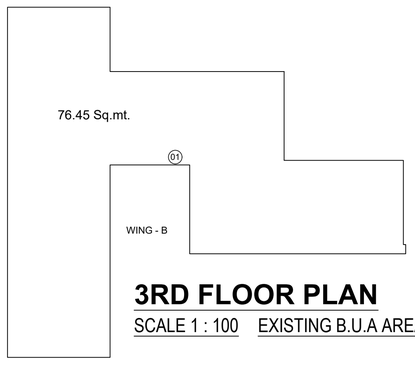
1ST TO 3RD FLOOR PLAN

SCALE 1 : 100 EXISTING B.U.A AREA DIAGRAM



4TH FLOOR PLAN

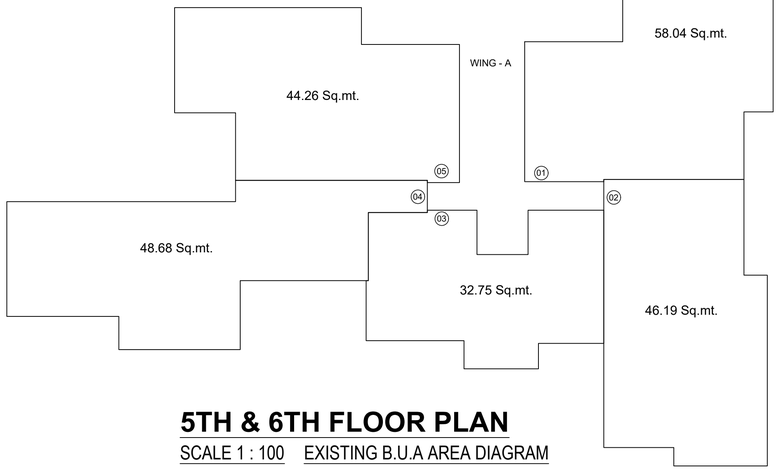
SCALE 1 : 100 EXISTING B.U.A AREA DIAGRAM



3RD FLOOR PLAN

SCALE 1 : 100 EXISTING B.U.A AREA DIAGRAM

BUILT UP AREA SUMMERY		
Sr. No.	FLOOR NAME	TOTAL B.U.A.
1	GROUND FLOOR	330.52
2	1ST FLOOR	309.50
3	2ND FLOOR	309.50
4	3RD FLOOR	309.50
5	4TH FLOOR	282.22
6	5TH FLOOR	233.26
7	6TH FLOOR	233.26
TOTAL AREA		2007.76



5TH & 6TH FLOOR PLAN

SCALE 1 : 100 EXISTING B.U.A AREA DIAGRAM

FORM-II

CONTENTS OF SHEET

EXISTING FLOOR PLAN (WING A & WING B) 6TH FLR PLAN, BUILT UP AREA DIAG. & SUMMARY.

REVISION	DESCRIPTION	DATE	SIGNATURE
		15.06.2023	

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING C.T.S NO. 2455,2455/1 TO 18 OF VILLAGE EKSAR, AT 18.30 MTRS WIDE JAYWANT SAWANT ROAD, BORIVALI(WEST) MUMBAI 400 092.

NAME, ADDRESS OF C.A. TO OWNER — SIGNATURE

RAMESH DALICHAND JAIN
Partner of M/S Samarpan Homes and Developers C.A to
OM JAGANNATH CHSL.,
Shop No 5, A Wing, Shiv Hara CHSL,
Kasturba Cross Road No 2, Borivali(E),Mumbai 400066

RAMESH BHAI DALICHA NDJI JAIN — Digitally signed by RAMESHBHAI DALICHANDJI JAIN; DN: c=INAMES;DHBHAI DALICHANDJI JAIN; Reason: I am the Author of this document; Location: ; Date: 2023.06.26 12:40:05 IST

JOB NO	DRG NO	SCALE	CHECKED BY	DRAWN BY
-----	2/3	AS SHOWN	NILESH	M.S.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 HASMUKHLAL MAKWANA — Digitally signed by NILESH HASMUKHLAL MAKWANA; Date: 2024.06.26 13:05:00 +05'30'

NOTE :- THIS STATEMENT IS PREPARED ON THE BASIS OF INFORMATION PROVIDED BY THE DEVELOPER FOR ADMINISTRATIVE PURPOSE. THE ALLOTMENT OF FLAT & AGREEMENT FOR PERMANENT ALTERNATE ACCOMODATION IS PURELY A MATTER BETWEEN DEVELOPER. SOCIETY AND SOCIETY MEMBER AND IS NOT COMING UNDER THE PERVIEW OF ANY TECHNICAL CONSULTANT INVOLVED IN THE PROPOSAL AS WELL AS BMC AND ITS OFFICERS.

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(WING - A) STATEMENT SHOWING PRORATA DISTRIBUTION COMPENSATORY FUNGIBLE FSI WITHOUT CHARGING PREMIUM TO EXISTING MEMBERS

SR.NO.	EXISTING FLOOR	EXISTING SHOP /FLAT NO.	EXISTING B.U.A	PERMISSIBLE FUNGIBLE WITHOUT CHARGING PREMIUM (MAX 35%)	PERMISSIBLE B.U.A INCLUDING PERMISSIBLE FUNGIBLE	PROPOSED B.U.A IN REDEVELOPMENT			DIFFERENCE		REMARKS
1	2		3	4	(3 + 4) = 5	6			(6 - 5)= 7	(6 - 5) = 8	
						FLOOR	FLAT NO.	AREA	+ VALUE	- VALUE	
	GROUND FLR.	FLAT NO. 01	38.37	13.43	51.80	2ND	203/204	55.42	3.62	------	
	GROUND FLR.	FLAT NO. 02	21.76	7.62	29.38	3RD	301	57.48	28.10	----	
	GROUND FLR.	FLAT NO. 03	21.22	7.43	28.65	8TH	804	46.47	17.82	----	
	GROUND FLR.	FLAT NO. 04	44.26	15.49	59.75	1ST/6TH	101/604	67.36	7.61	----	
	TOTAL	RESI. 4 NOS	125.61	43.97	169.58			226.73	57.15	-----	
	1ST FLR.	FLAT NO. 01	58.04	20.31	78.35	4TH	403	85.28	6.93		
	1ST FLR.	FLAT NO. 02	46.19	16.17	62.36	7TH	701	67.95	5.59		
	1ST FLR.	FLAT NO. 03	32.75	11.46	44.21	11TH	1102	68.10	23.89		
	1ST FLR.	FLAT NO. 04	48.48	16.97	65.45	9TH	902	68.10	2.65	----	
	1ST FLR.	FLAT NO. 05	44.26	15.49	59.75	4TH	402	59.77	0.02	----	
	TOTAL	RESI. 5 NOS	229.72	80.40	310.12			349.20	39.08	-----	
	2ND FLR.	FLAT NO. 01	58.04	20.31	78.35	5TH	503	85.28	6.93	------	
	2ND FLR.	FLAT NO. 02	46.19	16.17	62.36	13TH	1301	69.23	6.87		
	2ND FLR.	FLAT NO. 03	32.75	11.46	44.21	9TH	904	46.47	2.26		
	2ND FLR.	FLAT NO. 04	48.48	16.97	65.45	7TH	702	68.10	2.65		
	2ND FLR.	FLAT NO. 05	44.26	15.49	59.75	14TH	1403	85.24	25.49		
	TOTAL	RESI. 5 NOS	229.72	80.40	310.12			354.32	44.20	------	
	3RD FLR.	FLAT NO. 01	58.04	20.31	78.35	7TH	703	85.28	6.93		
	3RD FLR.	FLAT NO. 02	46.19	16.17	62.36	16TH	1601	72.82	10.46		
	3RD FLR.	FLAT NO. 03	32.75	11.46	44.21	11TH	1104	46.47	2.26	------	
	3RD FLR.	FLAT NO. 04	48.48	16.97	65.45	8TH	801	67.95	2.50		
	3RD FLR.	FLAT NO. 05	44.26	15.49	59.75	6TH	601	62.13	2.38	------	
	TOTAL	RESI. 5 NOS	229.72	80.40	310.12			334.65	24.53	------	
	4TH FLR.	FLAT NO. 01	58.04	20.31	78.35	8TH	803	85.24	6.89		
	4TH FLR.	FLAT NO. 02	46.19	16.17	62.36	9TH	903	85.24	22.88		
	4TH FLR.	FLAT NO. 03	32.75	11.46	109.93	16TH/1ST	1603/102	118.05	8.12	------	
	4TH FLR.	FLAT NO. 04	48.68	17.04							
	4TH FLR.	FLAT NO. 05	44.26	15.49	59.75	10TH	1001	67.95	8.20		
	TOTAL	RESI. 5 NOS	229.92	80.47	310.39			356.48	46.09	-----	
	5TH FLR.	FLAT NO. 01	58.04	20.31	78.35	6TH	603	85.28	6.93	----	
	5TH FLR.	FLAT NO. 02	46.19	16.17	62.36	11TH	1101	67.95	5.59	-----	
	5TH FLR.	FLAT NO. 03	32.75	11.46	44.21	13TH	1304	46.47	2.26	-----	
	5TH FLR.	FLAT NO. 04	48.68	17.04	65.72	13TH	1302	69.41	3.69		
	5TH FLR.	FLAT NO. 05	44.26	15.49	59.75	14TH	1402	73.00	13.25		
	TOTAL	RESI. 5 NOS	229.92	80.47	310.39			342.11	31.72	------	
	6TH FLR.	FLAT NO. 01	58.04	20.31	78.35	10TH	1003	85.24	6.89		
	6TH FLR.	FLAT NO. 02	46.19	16.17	62.36	1ST/5TH	104/504	62.55	0.19	-----	
	6TH FLR.	FLAT NO. 03	32.75	11.46	44.21	14TH	1404	46.47	2.26	------	
	6TH FLR.	FLAT NO. 04	48.68	17.04	65.72	10TH	1002	68.10	2.38		
	6TH FLR.	FLAT NO. 05	44.26	15.49	59.75	16TH	1602	73.00	13.25		
	TOTAL	RESI. 5 NOS	229.92	80.47	310.39			335.36	24.97	-----	
	TOTAL	RESI. 34 NOS	1504.53	526.58	2031.11			2298.85	267.74	------	
											NON UTILIZED FUNGIBLE F.S.I.OF THE EXISTING TENANTS WHICH STANDS LAPSED & CAN NOT BE TRANSFER TO OTHERS MEMBERS / SALE

(WING - B) STATEMENT SHOWING PRORATA DISTRIBUTION COMPENSATORY FUNGIBLE FSI WITHOUT CHARGING PREMIUM TO EXISTING MEMBERS

SR.NO.	EXISTING FLOOR	EXISTING SHOP /FLAT NO.	EXISTING B.U.A	PERMISSIBLE FUNGIBLE WITHOUT CHARGING PREMIUM (MAX 35%)	PERMISSIBLE B.U.A INCLUDING PERMISSIBLE FUNGIBLE	PROPOSED B.U.A IN REDEVELOPMENT			DIFFERENCE		REMARKS
1	2		3	4	(3 + 4) = 5	6			(6 - 5)= 7	(6 - 5) = 8	
						FLOOR	FLAT NO.	AREA	+ VALUE	- VALUE	
	GROUND FLR.	FLAT NO. 01	38.06	13.32	51.38	4TH	401	57.48	6.10	-----	
	GROUND FLR.	FLAT NO. 02	17.41	6.09	23.50	1ST	103	26.00	2.50	----	
	GROUND FLR.	FLAT NO. 03	17.64	6.17	23.81	3RD	302	57.62	33.81		
	TOTAL	RESI. 3 NOS	73.11	25.58	98.69			141.10	42.41	-----	
	1ST FLR.	FLAT NO. 01	38.06	13.32	51.38	2ND	201	53.15	1.77		
	1ST FLR.	FLAT NO. 02	17.41	6.09	47.31	11TH	1103	85.24	37.93		
	1ST FLR.	FLAT NO. 03	17.64	6.17							
	TOTAL	RESI. 3 NOS	73.11	25.58	98.69			138.39	39.70	0.00	
	2ND FLR.	FLAT NO. 01	38.06	13.32	51.38	2ND	202	53.46	2.08		
	2ND FLR.	FLAT NO. 02	17.41	6.09	23.50	3RD	304	40.55	17.05		
	2ND FLR.	FLAT NO. 03	17.64	6.17	23.81	4TH	404	40.55	16.74		
	TOTAL	RESI. 3 NOS	73.11	25.58	98.69			134.56	35.87	0.00	
	3RD FLR.	FLAT NO. 01	76.45	26.76	103.21	15TH	1501 1502	145.82	42.61		
	TOTAL	RESI. 1 NOS	76.45	26.76	103.21			145.82	42.61		
	4TH FLR.	FLAT NO. 01	48.97	17.14	66.11	8TH	802	68.10	1.99		
	TOTAL	RESI. 1 NOS	48.97	17.14	66.11			68.10	1.99	0.00	
	TOTAL	RESI. 11 NOS COMM. 00 NOS	344.75	120.64	465.39			627.97	162.58	----	
	WING A + WING B RESIDENTIAL	RESI. 45 NOS	1849.28	647.22 Say 647.25	2496.53		RESI. AREA	2926.82	430.32	-----	
	RESIDENTIAL		1849.28	647.25	2496.53						
											NON UTILIZED FUNGIBLE F.S.I.OF THE EXISTING TENANTS WHICH STANDS LAPSED & CAN NOT BE TRANSFER TO OTHERS MEMBERS / SALE

BUILT UP AREA SUMMARY

Sr. No.	FLOOR NAME	TOTAL B.U.A.	TOTAL STAIRCASE AREA	DEDUCTION LIFT WELL AREA	TOTAL STAIRCASE PREMIMUM AREA
1	GROUND FLOOR	111.98	0.00	0.00	0.00
TOTAL COMMERCIAL AREA		111.98	0.00	0.00	0.00
2	GROUND FLOOR	00.00	0.00	0.00	0.00
3	1ST PODIUM FLOOR	0.00	0.00	0.00	0.00
4	2ND PODIUM FLOOR	0.00	0.00	0.00	0.00
6	1ST FLOOR	102.23	61.70	0.00	61.70
7	2ND FLOOR	162.03	60.39	13.67	46.72
8	3RD FLOOR	231.63	60.37	13.67	46.70
9	4TH FLOOR	243.08	60.37	13.67	46.70
10	5TH FLOOR	183.69	57.97	13.67	44.30
11	6TH FLOOR	252.57	60.37	13.67	46.70
12	7TH FLOOR	261.88	60.37	13.67	46.70
13	8TH FLOOR	267.76	60.24	13.67	46.57
14	9TH FLOOR	267.76	60.24	13.67	46.57
15	10TH FLOOR	267.76	60.24	13.67	46.57
16	11TH FLOOR	267.76	60.24	13.67	46.57
17	12TH FLOOR	183.66	60.95	13.67	47.28
18	13TH FLOOR	277.53	60.24	13.67	46.57
19	14TH FLOOR	277.53	60.24	13.67	46.57
20	15TH FLOOR	277.53	60.24	13.67	46.57
21	16TH FLOOR	283.34	60.24	13.67	46.57
22	17TH FLOOR	283.34	60.24	13.67	46.57
23	18TH FLOOR	137.52	62.31	13.67	48.64
TOTAL RESIDENTIAL AREA		4228.60	1086.96	232.39	854.57
COLUMNS AREA COUNTED IN FSI		3.26	0.00		
FITNESS CENTER AREA		0.00			
TOTAL BUILTUP AREA (A+B)		4343.84	1086.96	232.39	854.57

GROSS B.U.A.	4343.84 SQ.MT.
FUNGIBLE AREA CLAIMED (RESIDENTIAL WITHOUT CHARGING PREMIUM) FOR RESIDENTIAL PERMISSIBLE 35 % OF 1849.28X0.35 = 647.25 SQ.MT.	647.25 SQ.MT.
FUNGIBLE AREA CLAIMED WITH CHARGING PREMIUM FOR RESIDENTIAL PERMISSIBLE 35 % OF i.e (3135.56 x 0.35 - 647.25) = 450.20 SQ.MT.	449.05 SQ.MT.
FUNGIBLE AREA CLAIMED (COMMERCIAL WITHOUT CHARGING PREMIUM) FOR COMMERCIAL PERMISSIBLE 35 % OF = SQ.MT.	N I L
FUNGIBLE AREA CLAIMED WITH CHARGING PREMIUM FOR COMMERCIAL PERMISSIBLE 35 % OF i.e (82.95 x 0.35) = 29.03 SQ.MT.	29.03 SQ.MT.
TOTAL FUNGIBLE AREA CLAIMED	1125.33 SQ.MT.
NET B.U.A. (A - B) i.e. (4343.84 - 1125.33)	3218.51 SQ.MT.

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FORM-II

CONTENTS OF SHEET

FUNGIBLE STATEMENT

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		15.06.2023	

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING C.T.S NO. 2455,2455/1 TO 18 OF VILLAGE EKSAR, AT 18.30 MTRS WIDE JAYWANT SAWANT ROAD, BORIVALI(WEST) MUMBAI 400 092.

NAME, ADDRESS OF C.A. TO OWNER — SIGNATURE

RAMESH DALICHAND JAIN
Partner of M/S Samarpan Homes and Developers C.A to
OM JAGANNATH CHSL.,
Shop No 5, A Wing, Shiv Hara CHSL,
Kasturba Cross Road No 2, Borivali(E),Mumbai 400066

JOB NO	DRG NO	SCALE	CHECKED BY	DRAWN BY
-----	3/3	AS SHOWN	NILESH	M.S.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 HASMUKHLAL MAKWANA — Digitally signed by NILESH HASMUKHLAL MAKWANA Date: 2024.06.26 13:04:26 +05'30'

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