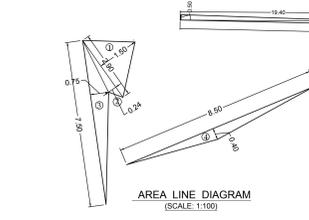


PLOT AREA LINE DIAGRAM (SCALE: 1:500)

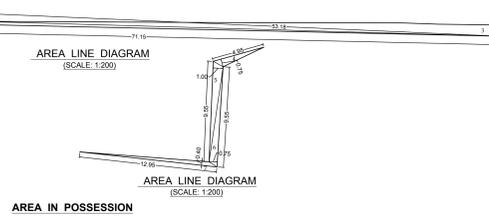
PLOT AREA CALCULATION

ADDITION	
1) 73.20 X 10.00 X 0.50 =	366.00 SQ.MT.
2) 76.40 X 21.00 X 0.50 =	802.20 SQ.MT.
3) 76.40 X 4.25 X 0.50 =	162.35 SQ.MT.
4) 58.92 X 9.35 X 0.50 =	275.45 SQ.MT.
TOTAL PLOT AREA	= 1606.00 SQ.MT.



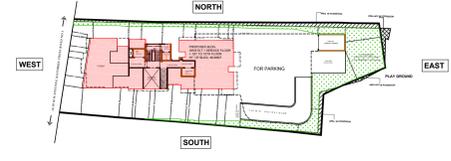
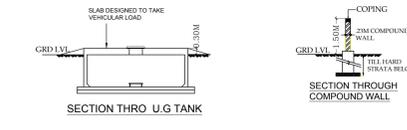
AREA NOT IN POSSESSION

ADDITION	
1) 1.50 X 2.90 X 0.50 =	2.17 SQ.MT.
2) 2.90 X 0.24 X 0.50 =	0.35 SQ.MT.
3) 7.50 X 0.75 X 0.50 =	2.81 SQ.MT.
4) 8.50 X 0.40 X 0.50 =	1.70 SQ.MT.
TOTAL AREA	= 7.03 SQ.MT.



AREA IN POSSESSION

ADDITION	
1) 19.40 X 0.50 X 0.50 =	4.85 SQ.MT.
2) 71.15 X 0.32 X 0.50 =	11.38 SQ.MT.
3) 53.18 X 1.20 X 0.50 =	31.91 SQ.MT.
4) 4.95 X 0.75 X 0.50 =	1.86 SQ.MT.
5) 9.55 X 1.00 X 0.50 =	4.77 SQ.MT.
6) 9.55 X 0.75 X 0.50 =	3.58 SQ.MT.
7) 12.95 X 0.40 X 0.50 =	2.59 SQ.MT.
TOTAL AREA	= 60.94 SQ.MT.



BLOCK PLAN (SCALE: 1:500)



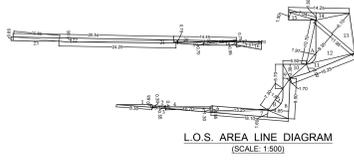
LOCATION PLAN (SCALE: 1:4000)

L.O.S. AREA CALCULATION

ADDITION	
1) 8.30 X 0.65 X 0.50 =	2.70 SQ.MT.
2) 3.15 X 0.30 X 0.50 =	0.47 SQ.MT.
3) 3.15 X 0.55 X 0.50 =	0.87 SQ.MT.
4) 10.70 X 0.40 X 0.50 =	2.14 SQ.MT.
5) 10.70 X 1.30 X 0.50 =	6.95 SQ.MT.
6) 13.25 X 1.55 X 0.50 =	10.22 SQ.MT.
7) 18.10 X 1.60 X 0.50 =	14.48 SQ.MT.
8) 9.50 X 4.85 X 0.50 =	23.04 SQ.MT.
9) 5.70 X 1.70 X 0.50 =	4.84 SQ.MT.
10) 5.50 X 3.30 X 0.50 =	9.07 SQ.MT.
11) 16.25 X 2.00 X 0.50 =	16.25 SQ.MT.
12) 11.95 X 9.35 X 0.50 =	55.87 SQ.MT.
13) 11.95 X 6.10 X 0.50 =	36.45 SQ.MT.
14) 14.25 X 1.50 X 0.50 =	10.69 SQ.MT.
15) 7.04 X 1.50 X 0.50 =	5.28 SQ.MT.
16) 7.01 X 1.50 X 0.50 =	5.26 SQ.MT.
17) 7.01 X 0.75 X 0.50 =	2.63 SQ.MT.
18) 7.55 X 0.95 X 0.50 =	3.59 SQ.MT.
19) 13.90 X 0.70 X 0.50 =	4.86 SQ.MT.
20) 14.45 X 0.75 X 0.50 =	5.42 SQ.MT.
21) 24.25 X 0.70 X 0.50 =	8.49 SQ.MT.
22) 26.54 X 1.00 X 0.50 =	13.27 SQ.MT.
23) 10.60 X 0.85 X 0.50 =	4.50 SQ.MT.
TOTAL ADDITIONS	= 247.39 SQ.MT.

DEDUCTION	
A) 10.70 X 1.97 X 0.50 =	10.54 SQ.MT.
B) 7.30 X 1.67 X 0.50 =	6.10 SQ.MT.
TOTAL DEDUCTIONS	= 16.64 SQ.MT.
247.39 - 16.64 =	230.75 SQ.MT.
TOTAL 15% L.O.S. PROPOSED	= 230.75 SQ.MTS.

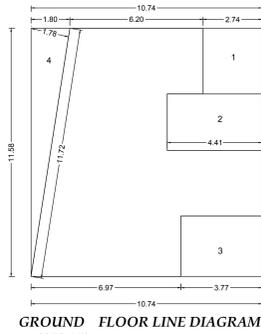
PLOT AREA AS ON SITE	= 1606.00 SQ.MTS.
AREA NOT IN POSSESSION	= 7.03 SQ.MTS.
AREA IN POSSESSION	= 60.94 SQ.MTS.
NET PLOT AREA	= 1538.03 SQ.MTS.



L.O.S. AREA LINE DIAGRAM (SCALE: 1:500)

BUILT UP AREA CALCULATIONS

GROUND FLOOR	
10.74 X 11.58 =	124.37 SQ.MT.
DEDUCTIONS	
1) 2.74 X 3.95 =	8.36 SQ.MT.
2) 4.41 X 2.85 =	11.49 SQ.MT.
3) 3.77 X 2.83 =	10.67 SQ.MT.
4) 11.73 X 1.78 X 0.50 =	10.44 SQ.MT.
TOTAL	= 41.16 SQ.MT.
TOTAL DEDUCTIONS	= 41.16 SQ.MT.
TOTAL BUILT UP AREA	= 83.21 SQ.MT.



GROUND FLOOR LINE DIAGRAM (SCALE: 1:100)

CAR PARKING STATEMENT AS PER DCPR 2034

CARPET AREA IN SQ.MTR.	NOS. OF TENEMENTS	PARKING REQUIRED BY RULES	NOS. OF PARKING REQUIRED
BELOW 45	10.00	1 PARKING / 4 TENEMENTS	2.50
BETWEEN 45 TO 60	24.00	1 PARKING / 2 TENEMENTS	12.00
BETWEEN 60 TO 99	8.00	1 PARKING / 1 TENEMENTS	8.00
90 & ABOVE	1.00	2 PARKING / 1 TENEMENTS	2.00
	43.00	TOTAL	24.50
		ADD. 10% VISITOR'S PARKING	2.45
SHOP ABOVE 20.00sq.mts.	1 PARKING / 40 SQ.M	(83.21/40)	2.08
		VISITOR'S PARKING	2.00
		TOTAL PARKING REQUIRED	31.03 SAY 31.00
		ADD. 50% PARKING (24.50 + 2.08 = 26.58)	13.00
		TOTAL PARKING REQUIRED INCLUDING 50% ADD.	44.00
		TOTAL PARKING PROVIDED	64.00

PARKING SUMMARY

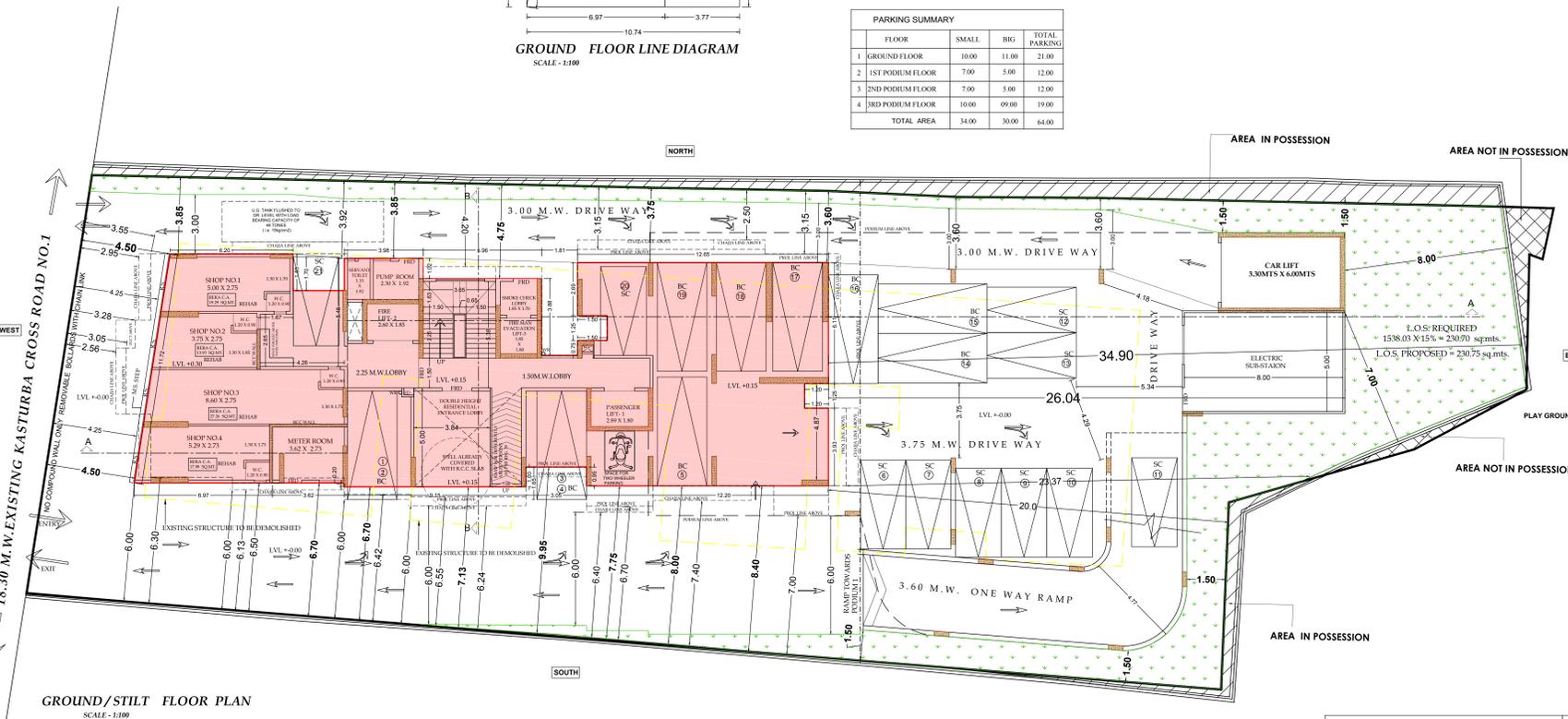
FLOOR	SMALL	BIG	TOTAL PARKING
1 GROUND FLOOR	10.00	11.00	21.00
2 1ST PODIUM FLOOR	7.00	5.00	12.00
3 2ND PODIUM FLOOR	7.00	5.00	12.00
4 3RD PODIUM FLOOR	10.00	09.00	19.00
TOTAL AREA	34.00	30.00	64.00

SUMMARY

FLOOR	B.U. AREA
GR. FLOOR	83.21 SQ.MT.
1ST FLOOR	219.40 SQ.MT.
2ND FLOOR	227.79 SQ.MT.
3RD FLOOR	375.14 SQ.MT.
4TH FLOOR	379.00 SQ.MT.
5TH FLOOR	383.00 SQ.MT.
6TH FLOOR	383.00 SQ.MT.
7TH FLOOR	270.02 SQ.MT.
8TH FLOOR	383.00 SQ.MT.
9TH FLOOR	383.00 SQ.MT.
10TH FLOOR	383.00 SQ.MT.
TOTAL	3467.56 SQ.MT.
PERMISSIBLE BUILT UP AREA CONSIDERED IN I.S.	33.51 SQ.MT.
TOTAL	3501.07 SQ.MT.

COMM. AREA = 83.21 SQ.MTS.

REFUSE AREA REQUIRED 1419.02 X 0.25% = 0.31 sq.mts.



GROUND/STILT FLOOR PLAN (SCALE: 1:100)

NOTE -
1) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1988 UNDER NO. P-1883/2023/CTS NO.172 AND OTHER/R/C WARD/FP SIGNED ON EVEN DATE.
2) THIS IS DIGITALLY SIGNED & ISSUED.

FORM - I		AREA
1) Area of the plot (AS PER PRC)		1754.70
Area of the plot (AS PER SITE)		1606.00
Area of the plot (AS PER T.P.)		1538.03
2) Deduction for:		
A) For Reservation Road Area		
a) Area of amenity plots to be handed over as per DCR 14(A)		
b) Area of amenity plots to be handed over as per DCR 14(B)		
c) Area of amenity plots to be handed over as per DCR 15		
d) Area of amenity plots to be handed over as per DCR 35		
B) For Amenity area		
a) Area of amenity plots to be handed over as per DCR 14(A)		
b) Area of amenity plots to be handed over as per DCR 14(B)		
c) Area of amenity plots to be handed over as per DCR 15		
d) Area of amenity plots to be handed over as per DCR 35		
C) TOTAL AMENITY AREA		
3) Deductions for Existing Built up area to be retained if any land component of Existing BUA as per regulation under which the development was allowed.		
4) Total Deductions : [2 (A) + 2 (B) + 2 (C)]		1538.03
5) Balance area of plot (1 - 3)		1538.03
6) Plot area under Development (1-2(A)+2(B))		1538.03
7) Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)		ONE
8) Permissible Built up Area as per Zonal(basic) FSI (5 X 6)		1538.03
9) permissible built up area as per DCR 30(C) protected for development		1754.70 - 1538.03
c) permissible built up area (7a or 7b above, whichever is more)		211.15
10) Built up area equal to land handed over as per reg. 30 (A) (3)(a)		
a) additional Built up area for 2 (A) (c) (i) & 2B above within the cap of admissible "TDR" as per table 12 on balance plot.		
b) additional Built up area for 2 (A) (c) (ii) & 2 (A) above to be utilized over and above the permissible FSI as per column no.7 table 12 of reg. 30(A) and to the mentioned in table 12A reg. 32(200% or 250%)		
c) additional BUA in case for 2 (A) (c) (ii) as per reg.17(1) not 20.0% and (vii) as per AR policy on remaining Plot (1% as per table no.5 of reg. 17(1).		
11) additional area of set back		
a) In lieu of cost of construction of amenity building as per reg. 30(A) (20B)		
b) 50% of rehab component as per reg.33(7)(A)		
c) 15% or sq.no.7 or above or 10 sqmt per rehab tenements as per reg 33(7)(B)(1)(15% x sqmt or sqmt x 28nos of tenements = 280 sq.mts)		280.00
12) Built up area due to "Additional FSI on payment of premium" as per table No 12 of regulation No 30(A) (4X50%)		769.02
13) Built up area due to admissible "TDR" as per Table No 12 of Regulation No 30(A) (3)(a) (ii) or as 50% or 70% or 80% or 100% (by restricting area utilize beyond zonal F.S.I in sq no 700/800/above (4X50%)+7b)		
a) general TDR =		
b) Num TDR =		
14) Permissible Built up Area (7 + 8 + 9 + 10 + 11)		2798.20
15) TOTAL BUILT UP AREA (13(a) + 13(b))		2798.20
a) PROPOSED RES. BUILT UP AREA		2738.56
b) PROPOSED COMM. BUILT UP AREA		61.64
16) TDR generated if any as per 30(A)		
17) Fungible Compensatory Area as per Regulation No 31(3)		
a) i) Permissible Fungible Compensatory area for Rehab component without charging premium for residential		446.77
ii) Permissible Fungible Compensatory area for Rehab component without charging premium for commercial		446.77
iii) Fungible Compensatory area available for Rehab component without charging premium for residential		18.10
iv) Fungible Compensatory area available for Rehab component without charging premium for commercial		18.10
b) i) Permissible Fungible Compensatory area by charging premium.		511.03
ii) Fungible Compensatory area available on payment of premium for residential		234.53
iii) Permissible Fungible Compensatory area on payment of premium for commercial		3.47
iv) Fungible Compensatory area available on payment of premium for commercial		3.47
18) Total Built Up Area proposed including Fungible Compensatory Area (15 + 16 (a) + 16 (b) (iv)+15(b)(i)+15(b)(ii))		3501.07
19) FSI consumed on Net Plot (13 / 4)		1.82
20) Other Requirements		
A) Reservation Designation		
a) Name of Reservation		
b) Area of Reservation land handed over as per regulation No.17		
c) Built up area of Amenity to be handed over as per Regulation No.17		
d) Area of Built up area of designation		
B) Plot area /Built up Amenity to be Handed Over as per Regulation No		
i) 14 (A)		
ii) 14 (B)		
iii) 15		
C) Requirement of LOS as per regulation No.27(15% or 20% or 25%)		
D) Tenement Statement		
a) Proposed built up area(13 above)		3501.07
b) Less deduction of Non-residential area (shop etc.)		83.21
c) Area available for tenements (a) minus (b)		3417.86
d) Tenements permissible (450/hectare)		154.00
e) Total number of Tenements proposed on the plot		31.00
E) Parking Statement		
i) Parking required by Regulations for -		
Car		27.00
Scooter/Motor cycle		4.00
Outside (visitors)		13.00
ii) Add. 50% Parking required		31.00
iii) Parking required		64.00
iv) Total parking provided		64.00
F) Transport Vehicles Parking		
i) Spaces for transport vehicles parking required by Regulations		
ii) Total No. of transport vehicles parking spaces provided		

FORM - II	
CONTENTS OF SHEET	
GROUND FLOOR PLAN & BUILT UP AREA CALCULATION, BLOCK PLAN, LOCATION PLAN, PLOT AREA CALCULATION, BUILT UP AREA SUMMARY, CAR PARKING STATEMENT.	
DESCRIPTION OF PROPOSAL AND PROPERTY	
PROPOSED REDEV. PLAN OF EXISTING BUILDING ON PLOT BEARING CTS NO.172,172 / 1 TO 172 / 7 OF TPS BORIVALI NORTH FOR F.P. NO. 38C, VILLAGE KANHERI, SITUATED ON KASTURBA CROSS ROAD NO.1, BORIVALI (EAST), MUMBAI - 400066.	
NAME, ADDRESS OF C.A. TO OWNER	STAMP & SIGN OF C.A. TO OWNER
MR. KAPIL R. JAIN PARTNER OF SAMARPAN BUILDTECH LLP REG. NO. U.S. 1883/2023/CTS NO.172 AND OTHER/R/C WARD/FP REG. NO. 1883/2023/CTS NO.172 AND OTHER/R/C WARD/FP	KAPIL RAMESH JAIN
NAME, ADDRESS OF I.S.	STAMP & SIGN OF I.S.
ASHIM KHATRI C-101, 102, JEWELLRY COURT, PL. OF TEJAL & PARISHWAR ROAD, VILE PARLE (EAST) MUMBAI - 400 057	Ashim Ajit Khatri
BMC FILE NO.	ALL STATES
DRG. NO.	SCALE
DATE	DRN. BY
CHKD. BY	PANKAJ
CERTIFICATE OF AREA	
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE NO. 999021 & THAT THE DIMENSIONS OF THE SITE, ETC. OF THE PLOT STATED ON THE PLAN AREA AS MEASURED SITE AND THE AREA SHOWN THEREON IS CORRECT AND TRUE.	
THIRTY EIGHT FIVE HUNDRED THIRTY EIGHT POINT ZERO THREE AND TALLIES WITH THE AREA STATED IN THE DOCUMENT AS PER P.A. CARD.	
Name: Ashim Khatri Address: Vile Parle East Signature of I.S.	
PLAN FOR APPROVAL	
Rahul Babubhai Pankaj	Digitally signed by Rahul Babubhai Pankaj DN: cn=Rahul Babubhai Pankaj, o=ASHIM KHATRI, email=rahul.pankaj@ashimkhatri.com, c=IN
Swarnil Bhagawat Patil	Digitally signed by Swarnil Bhagawat Patil DN: cn=Swarnil Bhagawat Patil, o=ASHIM KHATRI, email=swarnil.patil@ashimkhatri.com, c=IN
A.E.B.P.-II	
Mahesh Sambhu Revadekar	Digitally signed by Mahesh Sambhu Revadekar DN: cn=Mahesh Sambhu Revadekar, o=ASHIM KHATRI, email=mahesh.revadekar@ashimkhatri.com, c=IN
E.E.(B.P.)WS-II R-2	

