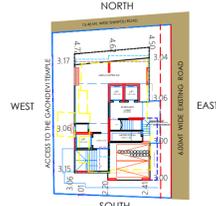


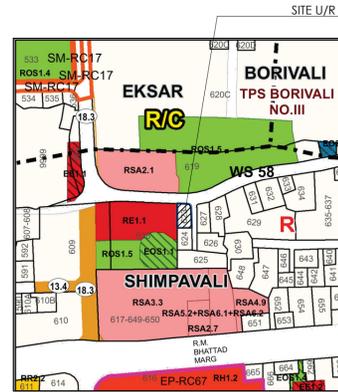
**PLOT AREA CALCULATION**

1	1/2 X 29.10 X 13.15 X 1 NO	=	191.33 SQ.MT.
2	1/2 X 29.10 X 14.05 X 1 NO	=	204.43 SQ.MT.
TOTAL			395.76 SQ.MT.
SAY			395.20 SQ.MT.

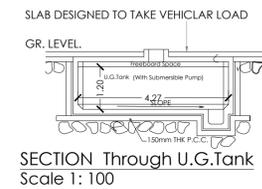
**PLOT AREA DIA. CALCULATION.**  
SCALE = 1 : 500



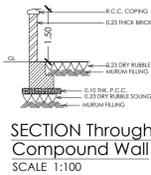
**BLOCK PLAN**  
SCALE = 1 : 500



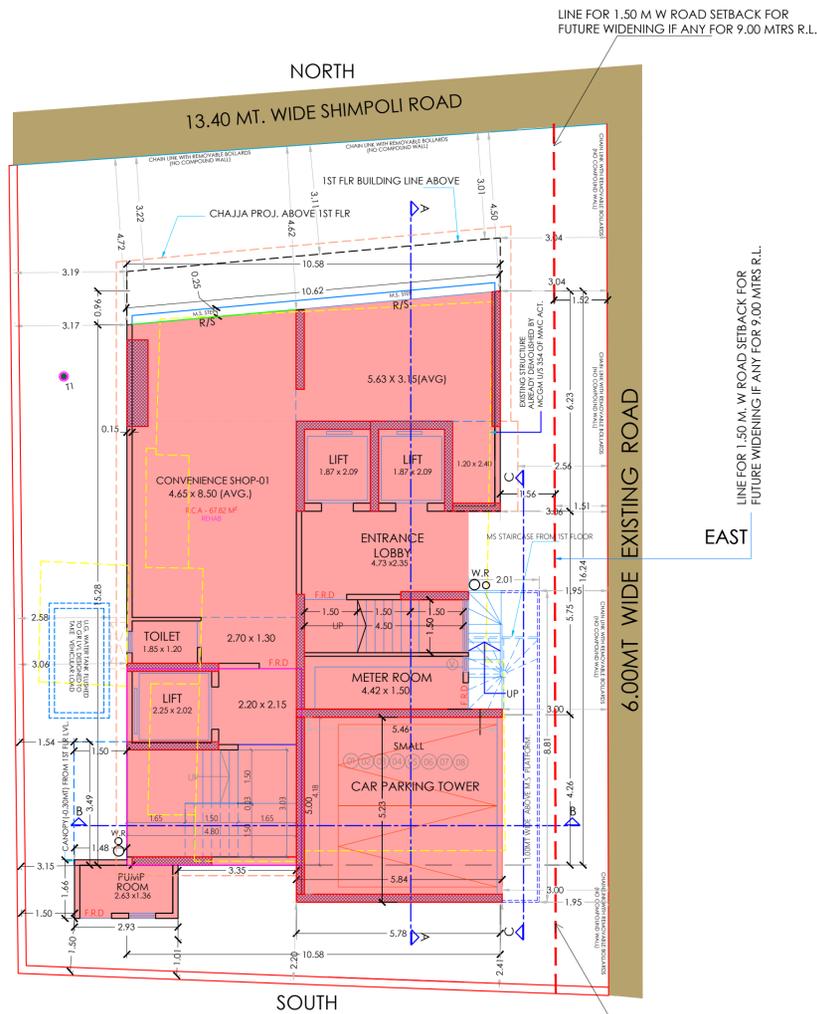
**LOCATION PLAN**  
SCALE = 1 : 4000



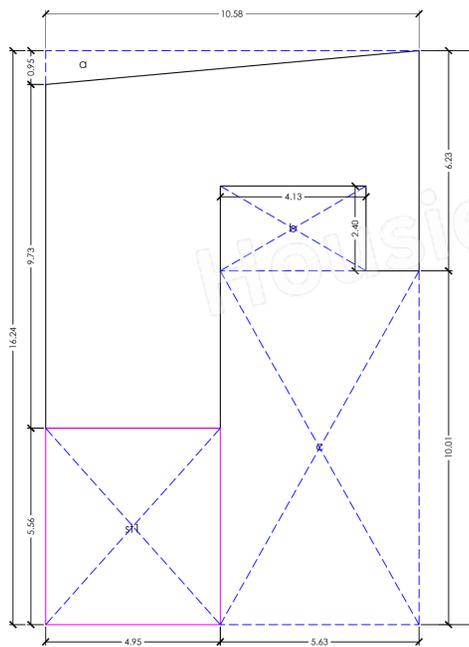
**SECTION Through U.G. Tank**  
Scale 1: 100



**SECTION Through Compound Wall**  
SCALE 1:100



**GROUND FLOOR PLAN**  
SCALE = 1 : 100



**AREA LINE DIA. FOR. GROUND FLR**  
SCALE = 1 : 100

**BUILT UP AREA STATEMENT OF GROUND FLOOR (COMMERCIAL)**

A = 10.58 x 16.24 x 1 = 171.82 SQ.M  
DEDUCTIONS  
a = 0.50 x 10.58 x 0.95 = 5.03 SQ.M  
b = 4.13 x 2.40 x 1 = 9.91 SQ.M  
c = 5.63 x 10.01 x 1 = 56.36 SQ.M  
TOTAL B.U.A. OF FLOOR = 71.30 SQ.M--(1)

**STAIR, LIFT, LOBBY AREA CALCULATION**

ADDITIONS  
st1 = 4.95 x 5.56 x 1 = 27.52 SQ.M  
TOTAL AREA OF STAIR = 27.52 SQ.M--(2)  
NET B.U.A. OF FLOOR=(A-1-2) = 73.00 SQ.M

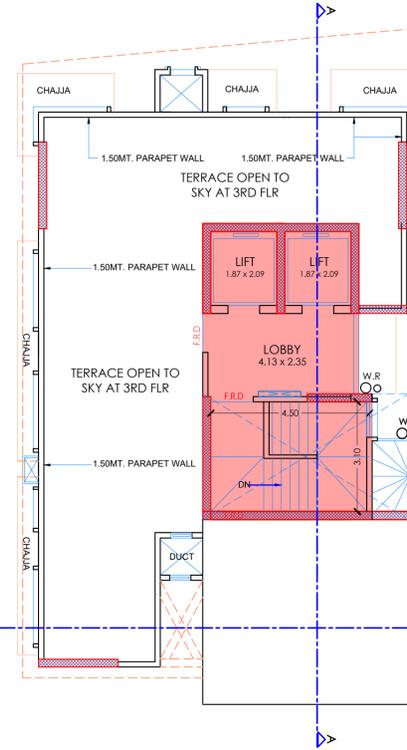
**PARKING STATEMENT**

CARPET AREA	NO. OF TENE. TOTAL	PARKING REQUIRED BY RULES	NO. OF PARKING REQD.
UP TO 45 SQ.MT.	1 NOS.	1 PARKING FOR 4 TENEMENTS	0.25
45 TO 60 SQ.MT.	1 NOS.	1 PARKING FOR 2 TENEMENTS	0.50
60 TO 90 SQ.MT.	0 NOS.	1 PARKING FOR 1 TENEMENT	0.00
ABOVE 90 SQ.MT.	0 NOS.	2 PARKING FOR 1 TENEMENT	0.00
TOTAL = 2.00 NOS			0.75
10% VISITOR'S PARKING (MIN. 1 NOS)			1.00
PARKING REQUIREMENT FOR COMMERCIAL AT 1 PARKING FOR EVERY 40 SQ.M. UPTO 800 SQ.M. = (161.94/40)			4.05
10% VISITOR'S PARKING (MIN. 2 NOS)			2.00
TOTAL PARKING REQD.			7.80
SAY			8.00 NOS.
PARKING PROVIDED.			
BIG PARKING = NIL			
SMALL PARKING = 8 NOS.			8.00 NOS.

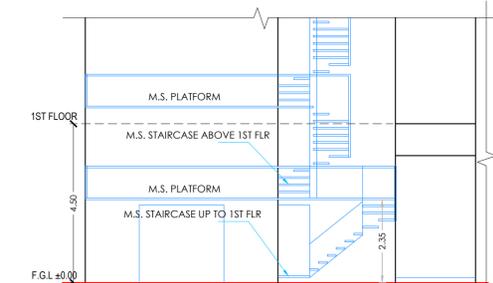
**B.U.A. SUMMARY**

FLOOR	NET AREA (COMM)	NET AREA RESIDENTIAL	STAIR, LIFT, LOBBY (COMM) COUNTED IN F.SI	STAIR, LIFT, LOBBY (RESI) COUNTED IN F.SI
GR FLOOR	73.00	-----	27.52	-----
1ST FLOOR	88.94	-----	27.52	-----
2ND FLOOR	-----	92.61	-----	36.47
TOTAL	161.94	92.61	55.04	36.47

346.06 SQMT



**TERRACE FLOOR PLAN.**  
SCALE = 1 : 100



**SECTION C-C'**  
SCALE = 1 : 100

**PROFORMA - A**

NO.	AREA STATEMENT	SQ. MTS.
1	AREA STATEMENT	
(a)	AREA OF PLOT AS PER PROPERTY CARD	395.20
(b)	AREA OF ROAD SET-BACK	-
(c)	AREA OF DP ROAD	-
2	DEDUCTION FOR:	
(A)	FOR RESERVATION/ROAD AREA	
(a)	ROAD SET-BACK AREA TO BE HANDED OVER ( 100% ) ( REGULATION NO. 16 )	-
(b)	PROPOSED D P ROAD TO BE HANDED OVER ( 100% ) ( REGULATION NO. 16 )	-
(c)	[ 1 ] RESERVATION AREA ( PLOT ) TO BE HANDED OVER ( 100% ) ( REGULATION NO. 17 )	-
[ 1 ]	RESERVATION AREA TO BE HANDED OVER AS PER REGULATION NO. 17 )	-
(B)	FOR AMENITY AREA	
(a)	AREA OF AMENITY PLOT / PLOTS TO BE HANDED OVER AS PER DCR 14(A)	-
(b)	AREA OF AMENITY PLOT / PLOTS TO BE HANDED OVER AS PER DCR 14(B)	-
(c)	AREA OF AMENITY PLOT / PLOTS TO BE HANDED OVER AS PER DCR 35 ( ABYEANCE )	-
(C)	DEDUCTIONS FOR EXISTING BUA TO BE RETAINED IF ANY/LAND COMPONENT OF EXISTING BUA / EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	-
3	TOTAL DEDUCTIONS: ( 2 [A] + 2 [B] + 2 [C] ) AS AND WHEN APPLICABLE	-
4	BALANCE AREA OF PLOT [ 1 MINUS 3 ]	395.20
5	PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM/APPROPRIATE AUTHORITY AS PER SR. NO. 4 ABOVE	1.00
6	ZONAL ( BASIC ) FSI ( 0.50 OR 0.75 OR 1 OR 1.33 )	395.20
7	BUILT UP AREA AS PER ZONAL ( BASIC ) ( 5 X 6 ) [ IN CASE OF MILL LAND PERMISSIBLE BUA KEPT IN ABYEANCE ]	NIL
8	BUILT UP EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 30 (A)	NIL
9	PROTECTED BUILT UP AREA AS PER REG. 30 (C) UP TO EXST. AUTHORIZED B.U.A.	NIL
10	INCENTIVE ADDITIONAL B.U.A. AS PER REGULATION 33(7)(B) 10.00 SQ.MT. X EXISTING TENEMENT	-
11	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER ( WITHIN THE LIMIT OF PERMISSIBLE BUA ON REMAINING PLOT )	-
12	BUILT UP AREA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO 12 OF REGULATION NO 30(A) ON REMAINING/ BALANCE PLOT.	-
13	BUILT UP AREA DUE TO "ADMISSIBLE TDR" AS PER TABLE NO 12 OF REGULATION NO 30 (A) AND 32 ON REMAINING/ BALANCE PLOT	-
14	PERMISSIBLE BUILT UP AREA ( AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2 ( C ) )	395.20
15	PROPOSED BUILT UP AREA ( AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2 ( C ) )	346.06
16	TDR GENERATED IF ANY AS PER REGULATION NO 31 ( 3 )	-
17	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31 ( 3 )	-
A	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM ( 21.44 COMM. + 109.94 RESI )	-
ii) FUNGIBLE COMPENSATORY AREA AVAILABLE FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM ( 21.44 COMM. + 109.94 RESI )	-	
iii) FUNGIBLE COMPENSATORY AREA KEPT IN ABYEANCE ( 0.00 COMM. + 0.00 RESI )	-	
B	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM. ( 20.70 COMM. + 152.23 RESI )	-
ii) FUNGIBLE COMPENSATORY AREA AVAILABLE ON PAYMENT OF PREMIUM	-	
18	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA 15 + 17(A)(i) + 17(A)(ii) + 17(B)(i)	346.06
19	FSI CONSUMED ON NET PLOT ( 15 / 5 )	0.88
(II)	OTHER REQUIREMENTS	
(A)	RESERVATION / DESIGNATION	-
(a)	NAME OF RESERVATION	-
(b)	AREA OF RESERVATION AFFECTING THE PLOT	-
(c)	AREA OF RESERVATION LAND TO BE HANDED / HANDED OVER AS PER REGULATION NO. 17	-
(d)	BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REGULATION NO. 17	-
(e)	AREA / BUILT UP AREA OF DESIGNATION	-
(B)	PLOT AREA / BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO. 17	-
(i)	14 (A)	-
(ii)	14 (B)	-
(iii)	15	-
(C)	REQUIREMENT OF RECREATION OPEN SPACE IN LAYOUT / PLOT AS PER REGULATION NO. 27	-
(D)	TENEMENT STATEMENT	
(i)	PROPOSED BUILT UP AREA ( 13 ABOVE )	346.06
(ii)	LESS DEDUCTION OF NON - RESIDENTIAL AREA ( SHOP ETC. )	161.94
(iii)	AREA AVAILABLE FOR TENEMENTS ( (i) MINUS (ii) )	184.12
(iv)	TENEMENTS PERMISSIBLE ( 450 TENEMENTS / HECTARE )	8.29
(v)	TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	2.00
(E)	PARKING STATEMENT	
(i)	PARKING REQUIRED BY REGULATIONS FOR CAR/SCOOTER/MOTORCYCLE OUTSIDERS / VISITORS	8.00
(ii)	COVERED GARAGES PERMISSIBLE	-
(iii)	COVERED GARAGES PROPOSED CAR/SCOOTER/MOTORCYCLE OUTSIDERS / VISITORS	-
(iv)	TOTAL PARKING PROVIDED	8.00
(F)	TRANSPORT VEHICLES PARKING	N/A
(i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	-
(ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	-

**CERTIFICATE OF AREA**  
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SIDES ETC. OF PLOT ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 395.20 SQ.MT. WHICH IS TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP/ TOWN PLANNING SCHEME RECORD.

**Shrikant Yeshwant Vichare**  
Digitally signed by Shrikant Yeshwant Vichare  
Date: 2023.04.27 13:49:32 +05'30'

SIGNATURE OF LICENSED ARCHITECT/L.S.

**DESCRIPTION OF PROPOSAL & PROPERTY**

PROPOSED REDEVELOPMENT OF EXISTING SOCIETY BUILDING KNOWN AS "NEW SHIVAM C.H.S.L." ON PLOT BEARING F.P. No. 623, TPS BORIVALI NO.III, SITUATED AT SHIMPOLI ROAD, BORIVALI (W), MUM. - 400 092.

**NAME & SIGN OF OWNER** MR. VIPUL KANTILAL MEHTA OF M/S. S. R. & COMPANY C.A. TO OWNER \* NEW SHIVAM CHSL

**NAME & SIGN OF R.C.C. CONSULTANT** PRAGNESH M. OZA

**PROFORMA - B**

**CONTENTS OF THE SHEET**

- \* GROUND FLOOR PLAN, B.U. AREA CALCULATION.
- \* BLOCK PLAN & LOCATION PLAN
- \* PLOT AREA LINE DIAGRAM & CALCULATION
- \* SUMMARY OF B.U.A.
- \* SECTION THROUGH U.G. TANK & COMPOUND WALL
- \* PARKING STATEMENT
- \* TERRACE FLOOR PLAN.

**MR. VIPUL KANTILAL MEHTA** Digitally signed by VIPUL KANTILAL MEHTA Date: 2023.04.27 13:50:16 +05'30'

**PRAGNESH MAHENDRA OZA** Digitally signed by PRAGNESH MAHENDRA OZA Date: 2023.04.27 13:53:06 +05'30'

**DRAWN BY** SHRI  
**CHECKED BY** ASHWINI  
**SCALE** AS SHOWN  
**NORTH** AS SHOWN  
**DATE** 27.04.2023

**Shrikant Yeshwant Vichare**  
Digitally signed by Shrikant Yeshwant Vichare  
Date: 2023.04.27 13:49:43 +05'30'

NAME & SIGNATURE OF ARCHITECT/L.S.

**SHRIKANT VICHARE & ASSOCIATES**  
ARCHITECTS • ENGINEERS • INTERIOR DESIGNERS • PROJECT MANAGEMENT CONSULTANTS  
601, JAIN APARTMENTS, PRANAYAG NAGAR, NEAR ANANDRAO PAWAR SCHOOL, VADRA NAKA, BORIVALI (W) MUMBAI - 400 091.  
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