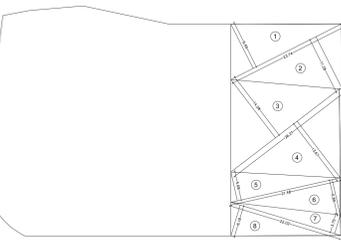


AREA STATEMENT

AREA OF PLOT (AS PER SITE SURVEY)			
P. No.	No.	CALCULATION	AREA in SQ. M.
A. RG. 2			
1	1	1/2 X 20.58 X 9.91	102.00
2	2	1/2 X 22.59 X 2.81	32.00
3	3	1/2 X 22.59 X 11.26	127.18
TOTAL AREA (A) =			261.18 SQ. M.
B. R. G. 3			
1	1	1/2 X 18.01 X 7.17	64.57
2	2	1/2 X 18.01 X 7.23	65.11
TOTAL AREA (B) =			129.68 SQ. M.
C. PLOT AREA			
1	1	1/2 X 33.34 X 16.71	278.55
2	2	1/2 X 33.34 X 11.98	199.70
3	3	1/2 X 25.67 X 3.89	49.92
4	4	1/2 X 16.68 X 4.20	35.02
5	5	1/2 X 40.65 X 13.50	274.38
6	6	1/2 X 40.65 X 14.70	298.77
7	7	1/2 X 46.80 X 8.15	190.71
8	8	1/2 X 46.80 X 20.23	473.38
TOTAL AREA (C) =			1800.43 SQ. M.
SAY =			1799.66 SQ. M.
D. TIT-BIT AREA			
40.90 X 0.64 =			26.18 SQ. M.
TOTAL AREA (D) =			26.18 SQ. M.
TOTAL PLOT AREA (A + B + C + D) =			2216.70 SQ. M.



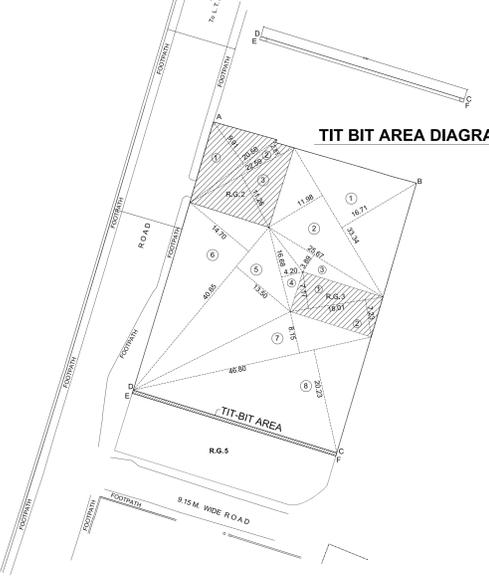
R.G (L.O.S) LINE DIAGRAM
SCALE- 1:100

REQUIRED R.G AS PER DEMARCATION = 854.00 SQ.MT.
PROPOSED R.G = 854.54 SQ.MT.

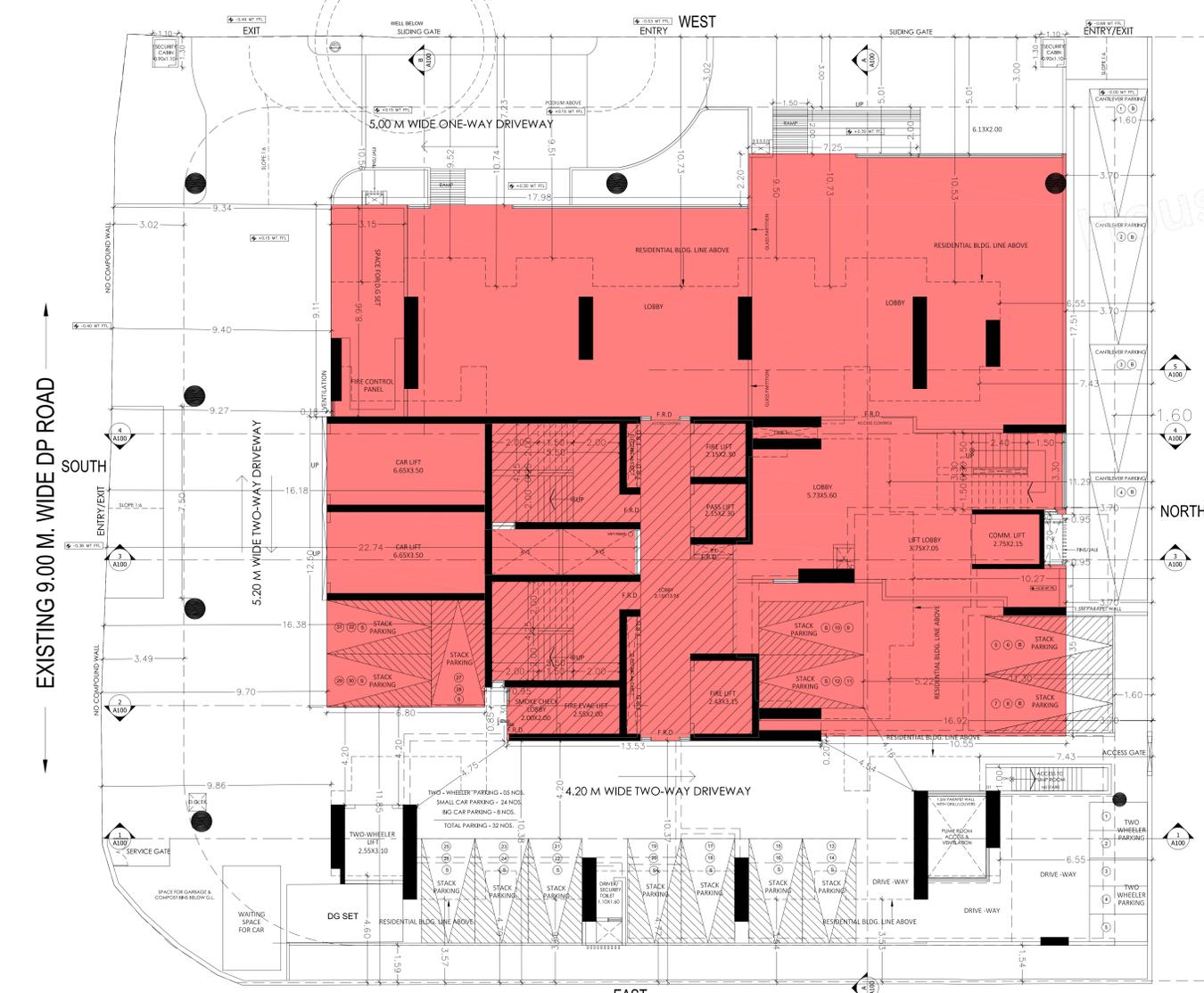
R.G (L.O.S) AREA CALCULATION			
1	23.74 X 9.49 X 0.50	=	112.65 SQ.MT.
2	23.74 X 11.28 X 0.50	=	133.89 SQ.MT.
3	26.21 X 14.08 X 0.50	=	184.52 SQ.MT.
4	26.21 X 13.67 X 0.50	=	179.15 SQ.MT.
5	21.48 X 5.68 X 0.50	=	61.00 SQ.MT.
6	21.48 X 6.89 X 0.50	=	74.00 SQ.MT.
7	22.02 X 3.75 X 0.50	=	41.29 SQ.MT.
8	22.02 X 6.18 X 0.50	=	68.04 SQ.MT.
TOTAL AREA = 854.54 SQ.MT.			

PLOT AREA DIAGRAM

SCALE- 1:500



EXISTING 13.40M WIDE DP ROAD



GROUND FLOOR PLAN SCALE- 1:100

BUILT-UP AREA STATEMENT (A, B WING)

FLOOR	GROSS BUA	COMMERCIAL STAIRCASE, LIFT AREA(S) SQ.MT.	RESIDENTIAL STAIRCASE, LIFT AREA(S) SQ.MT.	E.L.C. DUCT	PROPOSED FITNESS BUA	PROPOSED REFUGE BUA	SOCIETY OFFICE	BALANCE BUA	SPACE FOR LETTER BOX	METER ROOM	GROSS BUA INCLUDING FUNGIBLE	FUNGIBLE AREA	NET BUILT UP AREA
STILT/GR. FLOOR	175.94	38.55	135.33	4.48	---	---	---	---	---	---	0.00	0.00	0.00
1ST FLOOR	985.68	38.55	135.33	4.48	---	---	---	809.74	---	19.90	809.74	209.93	599.81
2ND FLOOR	136.30	---	---	---	---	---	---	---	---	---	---	---	---
3RD FLOOR	136.30	---	---	---	---	---	---	---	---	---	---	---	---
4TH FLOOR	136.30	---	---	---	---	---	---	---	---	---	---	---	---
5TH FLOOR	410.78	---	---	---	213.61	---	19.87	---	---	---	---	---	---
6TH FLOOR	553.62	---	---	---	---	---	---	417.32	---	---	417.32	108.19	309.13
7TH FLOOR	553.62	---	---	---	---	---	---	417.32	---	---	417.32	108.19	309.13
8TH FLOOR	553.62	---	---	---	---	---	---	417.32	---	---	417.32	108.19	309.13
9TH FLOOR	553.62	---	---	---	---	---	---	417.32	---	---	417.32	108.19	309.13
10TH FLOOR	553.62	---	---	---	---	---	---	417.32	---	---	417.32	108.19	309.13
11TH FLOOR	553.62	---	---	---	---	---	---	417.32	---	---	417.32	108.19	309.13
12TH FLOOR	553.62	---	---	---	---	---	---	417.32	---	---	417.32	108.19	309.13
13TH FLOOR	553.62	---	---	---	---	---	---	417.32	---	---	417.32	108.19	309.13
14TH FLOOR	553.62	---	---	---	---	---	---	417.32	---	---	417.32	108.19	309.13
15TH FLOOR	553.62	---	---	---	---	---	---	417.32	---	---	417.32	108.19	309.13
16TH FLOOR	604.98	---	---	---	---	---	---	338.66	---	---	338.66	87.81	250.85
17TH FLOOR	617.57	---	---	---	---	---	---	481.27	---	---	481.27	124.77	356.50
18TH FLOOR	587.91	---	---	---	---	---	---	451.61	---	---	451.61	117.09	334.52
19TH FLOOR	587.91	---	---	---	---	---	---	451.61	---	---	451.61	117.09	334.52
20TH FLOOR	587.91	---	---	---	---	---	---	451.61	---	---	451.61	117.09	334.52
21ST FLOOR	587.91	---	---	---	---	---	---	451.61	---	---	451.61	117.09	334.52
22ND FLOOR	587.91	---	---	---	---	---	---	451.61	---	---	451.61	117.09	334.52
23RD FLOOR	587.91	---	---	---	35.80	---	---	415.81	---	---	415.81	107.81	308.00
24TH FLOOR	510.36	---	---	---	---	---	---	374.06	---	---	374.06	96.98	277.08
TOTAL	15432.81	77.10	3829.80	129.92	213.81	395.52	19.87	10730.63	19.90	20.90	10730.63	2782.06	7948.77
EXCESS REFUGE AREA ON 23RD FLOOR													2.23
TOTAL GROSS BUILT UP AREA													7951.00

AREA STATEMENT FOR RESIDENTIAL

(A) PROPOSED F.F.S.I AREA = 9921.09 SQ.MT. A

(B) PROPOSED NET BUILT UP AREA (A/1.35) = 7348.96 SQ.MT. X

(C) PROPOSED FUNGIBLE AREA (B X 35 %) = 2572.13 SQ.MT.

COMMERCIAL

(A) PROPOSED F.F.S.I AREA = 809.74 SQ.MT. A

(B) PROPOSED NET BUILT UP AREA (A/1.35) = 599.81 SQ.MT. Y

(C) PROPOSED FUNGIBLE AREA (B X 35%) = 209.93 SQ.MT.

TOTAL NET BUILT UP AREA PROPOSED = 7948.77 SQ.MT. (X + Y)

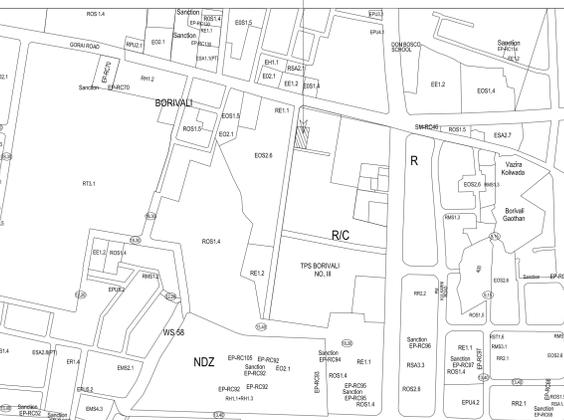
7948.77+2.23 (23rd flr. EXCESS REFUGE AREA)= 7951.00 SQ.MT.

L.O.S

REQUIRED R.G AS PER DEMARCATION = 854.00 SQ.MT.
AS PER PROPOSED CALCULATION R.G = 854.54 SQ.MT.



BLOCK PLAN SCALE- 1:500



LOCATION PLAN SCALE 1 : 4000

PROFORMA - A

A	AREA STATEMENT	SQ.MTS
1	AREA OF THE PLOT (AS PER SURVEY)	2216.70
1	AREA OF THE PLOT (AS PER NEW P.R.C./LEASE DEED)	2016.62
1	PLOT AREA AS PER LAYOUT FOR FSI CALCULATION AS PER MHADA LETTER NO. COM/RE/REG/NO/1417/2003/2023 considered for the full calculation PLOT AREA = 1799.66 sq.mt. R.G.S = 251.22 sq.mt. R.G.S = 129.77 sq.mt.	2190.67
a	AREA OF RESERVATION IN PLOT	---
b	AREA OF RESERVATION IN PLOT	---
c	AREA OF D.P. ROAD IN PLOT	NIL
DEDUCTION FOR RESERVATION/ROAD AREA		
a	ROAD SETBACK AREA TO BE HANDED OVER TO M.C.G.M. AS PER REG. NO. 16 OF D.C.P.R. 2034	---
b	PROPOSED D.P. ROAD TO BE HANDED OVER TO M.C.G.M. AS PER REG. NO. 16 OF D.C.P.R. 2034	NIL
c	RESERVATION AREA TO BE HANDED OVER TO M.C.G.M. AS PER REG. NO. 17 OF D.C.P.R. 2034	NIL
d	RESERVATION AREA TO BE HANDED OVER TO M.C.G.M. AS PER REG. NO. 17 OF D.C.P.R. 2034 UNDER ACCOMMODATION RESERVATION	---
DEDUCTION FOR AMENITY AREA		
a	AREA OF AMENITY PLOT TO BE HANDED OVER TO M.C.G.M. AS PER REG. NO. 14(A) OF D.C.P.R. 2034	NIL
b	AREA OF AMENITY PLOT TO BE HANDED OVER TO M.C.G.M. AS PER REG. NO. 14(B) OF D.C.P.R. 2034	NIL
c	RESERVATION AREA TO BE HANDED OVER TO M.C.G.M. AS PER REG. NO. 35 OF D.C.P.R. 2034	NIL
DEDUCTION FOR EXISTING BUILT UP AREA TO BE RETAINED/LAND COMPONENT OF EXISTING BUILT UP AREA		
1	TOTAL DEDUCTIONS (2A+2B+2C)	---
2	BALANCE AREA OF PLOT (1-3)	1799.66
3	PLOT AREA UNDER DEVELOPMENT (1-3)	1799.66
4	ZONAL (BASIC) F.S.I. AS PER REG. NO.30A, TABLE NO.12, OF M.C.G.M.	3.00
5	BUILT UP AREA AS PER ZONAL (BASIC) F.S.I.	1799.66
6	BUILT UP AREA EQUAL TO ROAD SETBACK ALREADY HANDED OVER TO M.C.G.M.	---
7	AD VANTAGE GRANTED EARLIER	NIL
8	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AREA AMENITY / ADDITIONAL F.S.I. FOR REDEVELOPMENT EXISTING RESIDENTIAL HOUSING SOCIETY AS PER REG. NO. 33(7)(B) OF D.C.P.R. 2034	NIL
9	BUILT UP AREA DUE TO 50% ADDITIONAL F.S.I. ON PAYMENT OF PREMIUM AS PER REG. NO. 33(A), TABLE NO. 12 OF D.C.P.R. 2034	NIL
10	BUA ALLOTTED BY MHADA VIDE NOC. No. COM/RE/REG/NO/1417/2003/2023 dated 28 MAR. 2023 (1799.66 X 3.00 F.S.I.) = 5398.98 sq.mt. B) Permissible provision from layout plan (43.06 sq.mt. X 60%) = 2583.00 sq.mt. for Residential 7382.58 sq.mt. + 600.00 sq.mt. (Commercial) (a+b)	7982.58
11	PERMISSIBLE BUILT UP AREA (7+8+9+10+11)	7982.58
12	PROPOSED BUILT UP AREA (COMM. 599.81 + RES. 7348.96 + 2.23 (EXCESS REFUGE AREA))	7951.00
13	TOTAL PERMISSIBLE BUA (7982.58 + 2793.90 = 10776.48)	10776.48
FUNGIBLE COMPENSATORY AREA AS PER REG. NO. (31) OF D.C.P.R. 2034		
a	PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	---
b	FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM ALREADY CLAIMED	---
RES COM	0.00	NIL
c	PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR SALE COMPONENT WITH CHARGING PREMIUM (RES.)	---
d	PERMITTED FUNGIBLE COMPENSATORY AREA FOR SALE COMPONENT WITH CHARGING PREMIUM (COMM.)	---
RES COM	0.00	2572.13
RES COM	0.00	209.93
RES COM	0.00	2572.13
RES COM	0.00	209.93
RES COM	0.00	2782.06
16	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (13+15+16)	2782.06
17	F.S.I. CONSUMED ON NET PLOT AREA (13+14)	4.42
(II) OTHER REQUIREMENTS		
a	NAME OF RESERVATION	NIL
b	AREA OF RESERVATION AFFECTING THE PLOT	NIL
c	AREA OF RESERVATION LAND TO BE HANDED OVER TO M.C.G.M. AS PER REG. NO. 17 OF D.C.P.R. 2034	NIL
d	BUILT UP AREA OF AMENITY TO BE HANDED OVER TO M.C.G.M. AS PER REG. NO. 17 OF D.C.P.R. 2034	NIL
e	BUILT UP AREA OF DESIGNATION	NIL
f	BUILT UP AREA / BUILT UP AMENITY TO BE HANDED OVER TO M.C.G.M. AS PER REG. NO. 14(A) OF D.C.P.R. 2034	NIL
g	AS PER REG. NO. 14(B) OF D.C.P.R. 2034	NIL
h	AS PER REG. NO. 15 OF D.C.P.R. 2034	NIL
i	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT / PLOT AS PER REG. NO. 27 OF D.C.P.R. 2034	NIL
TENEMENT STATEMENT		
a	PROPOSED BUILT UP AREA	10733.06
b	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	809.74
c	AREA AVAILABLE FOR TENEMENTS	9923.32
d	TENEMENTS PERMISSIBLE (450/SECTOR)	447
e	TENEMENTS PROPOSED	115
f	EXISTING TENEMENTS	---
g	TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	115
PARKING STATEMENT AS PER REG. 44 OF DCPR 2034		
a	PARKING REQUIRED FOR CARS	87 Nos.
b	PARKING REQUIRED FOR SCOOTER / MOTORS	---
c	PARKING REQUIRED FOR OUTSIDERS (VISITORS)	09 Nos.
d	COVERED GARAGE PERMISSIBLE	---
e	COVERED GARAGE PROPOSED	---
f	PARKING PROPOSED FOR CARS	---
g	PARKING PROPOSED FOR SCOOTER/MOTOR CYCLE	42 Nos.
h	ADDITIONAL NON PARKING PROPOSED	48 Nos.
i	TOTAL PARKING PROVIDED	130 Nos.
TRANSPORT VEHICLES PARKING		
a	REQUIRED NUMBER OF PARKING SPACES FOR TRANSPORT VEHICLES	N/A.
b	TOTAL NUMBER OF PARKING SPACES FOR TRANSPORT VEHICLE PROVIDED	N/A.
CERTIFICATE OF AREA		
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE 2216.70 SQ.MTS. PLAN ARE AS MEASURED IN SITE AND THE AREA SO WORKED OUT IS AFTER ROAD SET BACK AREA AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF THE OWNERSHIP. TIME PLANNING SCHEME RECORDS.		

PROFORMA - B

CONTENTS OF THE SHEET

GROUND FLOOR PLAN, LOCATION PLAN, BLOCK PLAN, PLOT AREA DIAGRAM BUILT UP AREA STATEMENT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT UNDER 33(5) OF DCPR 2034 OF BUILDING ON PLOT BEARING C.T.S. NO. 68(PT) P. NO. 457(PT), VILLAGE BORIVALI SITUATED AT NEW MHB COLONY, GORAI ROAD, L.T. ROAD, BORIVALI (WEST), MUMBAI- 400 091

NAME, ADDRESS & SIGNATURE OF DEVELOPER & C.A. TO OWNER

M/S KAUSTUBH CONSTRUCTION PVT. LTD.
401, GUNDECHA SOLITAIRE, MAGATHANE, BORIVALI EAST, MUMBAI 400 066

PRAMOD NARAYAN GAWANKAR (DIRECTOR)

NAME, ADDRESS & SIGNATURE OF ARCH./L.S.

CREATIVE VINAYAK V. PATIL, IB ARCHITECTS & DESIGNERS
13, RAJENDRA NAGAR, DATTAPADA ROAD, OPP. BANK OF MAHARASHTRA, BORIVALI (E), MUMBAI- 400 086

VINAYAK VISHVA S PATIL

FILE NO. : P-2044/2024/(68(PT))/R/C WARD/BORIVALI/CMHADA

DRAWN BY MAHESH **CHECKED BY** V.V.P. **SCALE** AS NOTED **DATE** 10/12/2024

PLAN FOR APPROVAL

Nishant Gajanan Waghmare
Sachin Arun Kadam
Rupesh Muralidhar Totewar

Digitally signed by Nishant Gajanan Waghmare Date: 2024.12.17 11:11:32Z
Digitally signed by Sachin Arun Kadam Date: 2024.12.17 16:11:48 +05'30'
Digitally signed by Rupesh Muralidhar Totewar Date: 2024.12.18 11:20:56 +05'30'
Digitally signed by Vinayak Vishvas Patil Date: 2024.12.17 10:20:32Z
Digitally signed by Pramod Narayan Gawankar Date: 2024.12.16 18:32:48 +05'30'

A.E.P.C. MHADA
E. B.P.C.H. MHADA
B.P. Cell / GM/MHADA