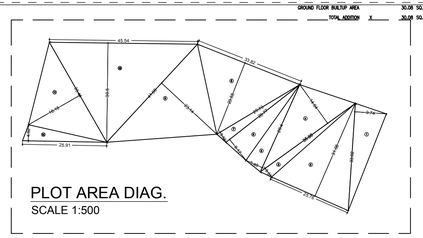
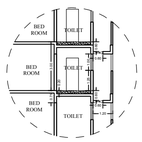
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

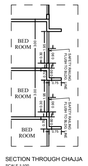
PLOT AREA CALCULATION					
C.T.S. NO. – 259A, 259B, 259C & 259D					
1	1/2 X 33.02 X 8.74 X 1NO	=	160.81 SQ.MT.		
2	1/2 X 25.76 X 31.08 X 1NO	=	400.31 SQ.MT.		
3	1/2 X 35.98 X 3.31 X 1NO	=	59.50 SQ.MT.		
4	1/2 X 35.98 X 14.64 X 1NO	=	263.37 SQ.MT.		
5	1/2 X 28.40 X 5.48 X 1NO	=	80.56 SQ.MT.		
6	1/2 X 28.77 X 8.17 X 1NO	=	117.53 SQ.MT.		
7	1/2 X 29.73 X 3.56 X 1NO	=	52.92 SQ.MT.		
8	1/2 X 33.82 X 23.55 X 1NO	=	398.23 SQ.MT.		
9	1/2 X 41.08 X 23.14 X 1NO	=	475.30 SQ.MT.		
10	1/2 X 45.54 X 30.50 X 1NO	=	694.49 SQ.MT.		
11	1/2 X 35.44 X 18.18 X 1NO	=	322.15 SQ.MT.		
12	1/2 X 25.81 X 4.92 X 1NO	=	63.74 SQ.MT.		
	TOTAL ADDITION	=	3088.98 SQ.MT.		
	SAY	=	3063.00 SQ.MT.		

GROUND FLOOR BUILTUP AREA	=	30.08 SQ.MT.
TOTAL ADDITION X	=	30.08 SQ.MT.

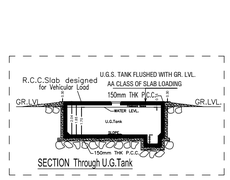


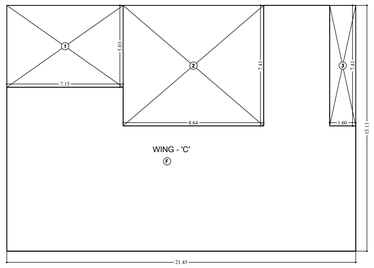


SECTION THROUGH TOILET DUCT
SCALE 1:100



SECTION THROUGH CHAUJA
SCALE 1:100





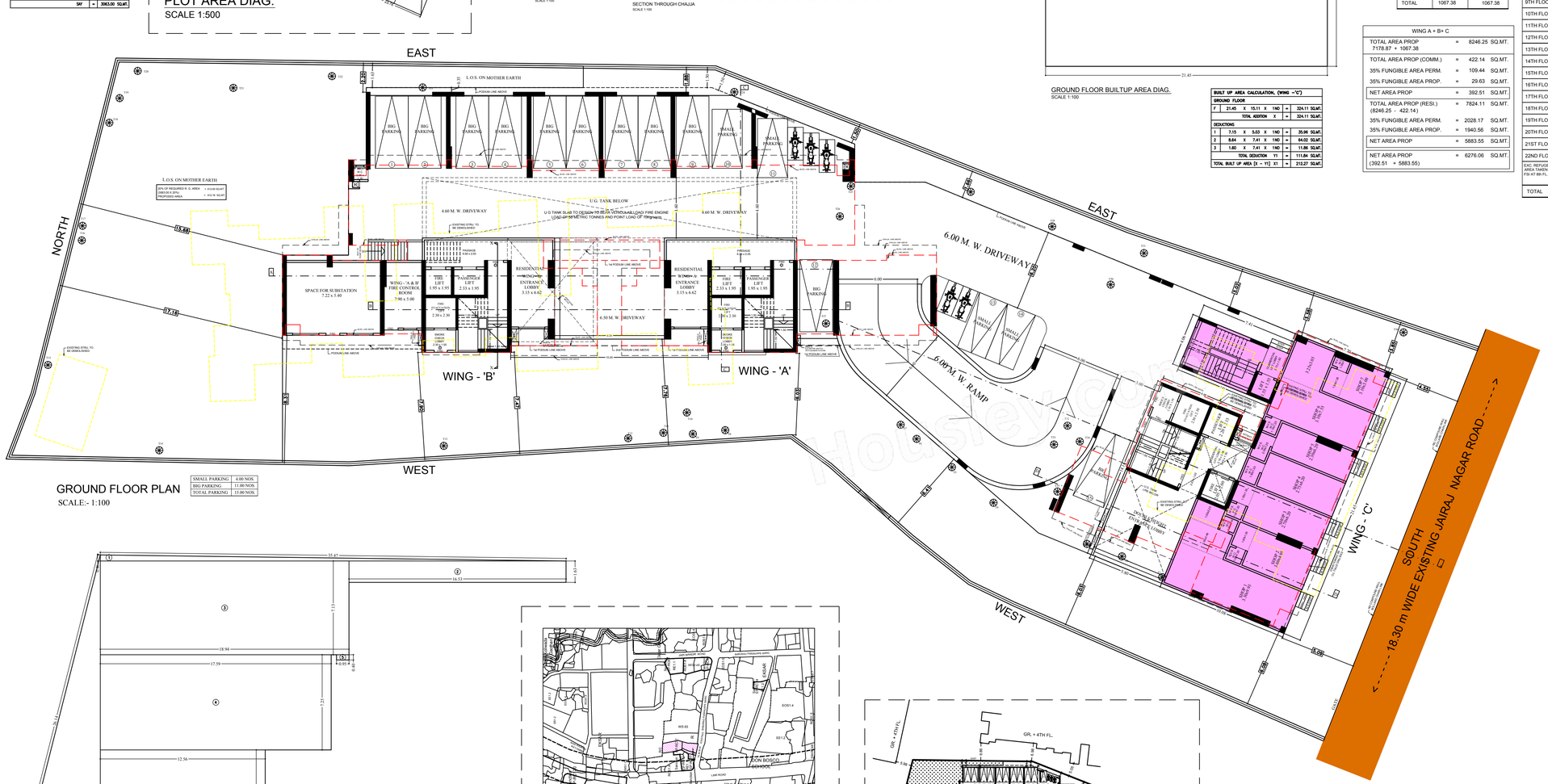
GROUND FLOOR BUILTUP AREA DIAG.
SCALE 1:100

BUILT UP AREA CALCULATION, (WING –'C')					
GROUND FLOOR					
F	21.45	X	15.11 X 1NO	=	324.11 SQ.MT.
	TOTAL ADDITION		X	=	324.11 SQ.MT.
DEDUCTIONS					
1	7.15	X	5.03 X 1NO	=	35.98 SQ.MT.
2	8.64	X	7.41 X 1NO	=	64.02 SQ.MT.
3	1.60	X	7.41 X 1NO	=	11.86 SQ.MT.
	TOTAL DEDUCTION (1)			=	111.84 SQ.MT.
TOTAL BUILT UP AREA [X – (1)] X1				=	212.27 SQ.MT.

SUMMARY - (WING - 'C')		
FLOOR	BU. AREA	NET AREA
GR. FLOOR COMMERCIAL	212.27	212.27
1ST FLOOR COMMERCIAL	209.87	209.87
2ND FLOOR Podium	- - - - -	- - - - -
3RD FLOOR Podium	- - - - -	- - - - -
4TH FLOOR Podium	- - - - -	- - - - -
5TH FLOOR Podium	- - - - -	- - - - -
6TH FLOOR	241.31	241.31
7TH FLOOR	228.98	228.98
8TH FLOOR	174.95	174.95
TOTAL	1067.38	1067.38

WING A + B+ C			
TOTAL AREA PROP 7178.87 + 1067.38	=	8246.25	SQ.MT.
TOTAL AREA PROP (COMM.)	=	422.14	SQ.MT.
35% FUNGIBLE AREA PERM.	=	109.44	SQ.MT.
35% FUNGIBLE AREA PROP.	=	29.63	SQ.MT.
NET AREA PROP	=	392.51	SQ.MT.
TOTAL AREA PROP (RESI.) (8246.25 - 422.14)	=	7824.11	SQ.MT.
35% FUNGIBLE AREA PERM.	=	2028.17	SQ.MT.
35% FUNGIBLE AREA PROP.	=	1940.56	SQ.MT.
NET AREA PROP	=	5883.55	SQ.MT.
NET AREA PROP (392.51 + 5883.55)	=	6276.06	SQ.MT.

SUMMARY - (WING - 'A' & 'B')				
FLOOR	BU. AREA WING-A & B	LESS STR. U. & I.O. WING-A	LESS STR. U. & I.O. WING-B	NET AREA
GR.FLOOR	- - - - -	- - - - -	- - - - -	- - - - -
1ST FLOOR	- - - - -	- - - - -	- - - - -	- - - - -
2ND FLOOR	- - - - -	- - - - -	- - - - -	- - - - -
3RD FLOOR	- - - - -	- - - - -	- - - - -	- - - - -
4TH FLOOR Amenity Podium	104.87	- - - - -	56.06	48.81
5TH FLOOR	514.43	55.62	41.20	417.61
6TH FLOOR	500.80	41.99	41.20	417.61
7TH FLOOR	500.80	41.99	41.20	417.61
8TH FLOOR	383.56	42.78	41.89	298.89
9TH FLOOR	503.85	41.99	41.10	420.76
10TH FLOOR	503.85	41.99	41.10	420.76
11TH FLOOR	503.85	41.99	41.10	420.76
12TH FLOOR	503.85	41.99	41.10	420.76
13TH FLOOR	503.85	41.99	41.10	420.76
14TH FLOOR	503.85	41.99	41.10	420.76
15TH FLOOR	383.56	42.78	41.89	298.89
16TH FLOOR	515.65	41.70	40.77	433.18
17TH FLOOR	515.65	41.70	40.77	433.18
18TH FLOOR	515.65	41.70	40.77	433.18
19TH FLOOR	515.65	41.70	40.77	433.18
20TH FLOOR	515.65	41.70	40.77	433.18
21ST FLOOR	515.65	41.70	40.77	433.18
22ND FLOOR	198.08	42.56	- - - - -	155.52
EXC. REFUGE AREA TAKEN IN FSI AT 9th FL. LVL	0.29	- - - - -	- - - - -	0.29
TOTAL	8703.39	769.86	754.66	7178.87

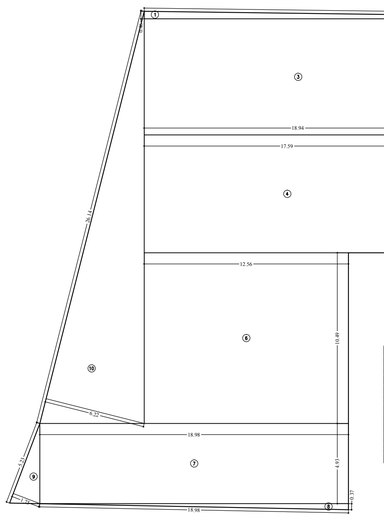


GROUND FLOOR PLAN
SCALE:- 1:100

SMALL PARKING	4.00 NOS.
BIG PARKING	11.00 NOS.
TOTAL PARKING	15.00 NOS.

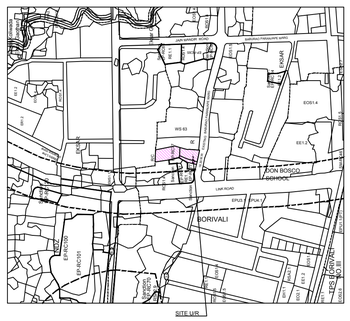
PARKING STATEMENT (WING - A & B)			
CARPET AREA.	NO. OF TENE. TOTAL	PARKING REQUIRED BY RULES	NO. OF PARKING REQD.
UP TO 45 SQ.MT.	71 NOS.	1 PARKING FOR 4 TENEMENTS	17.75 NOS.
45 TO 60 SQ.MT.	65 NOS.	1 PARKING FOR 2 TENEMENTS	32.50 NOS.
60 TO 90 SQ.MT.	- - - - -	1 PARKING FOR 1 TENEMENT	- - - - - - -
ABOVE 90 SQ.MT.	- - - - -	2 PARKING FOR 1 TENEMENT	- - - - - - -
TOTAL	136 NOS.		50.25 NOS.
10% VISITOR'S PARKING			5.02 NOS.
TOTAL PARKING REQD.			55.27 NOS.
SAY			55.00 NOS.
TOTAL PARKING REQD. WING - A,B & C			74.00 NOS.
PARKING PROVIDED. BIG PARKING = 76 NOS. SMALL PARKING = 33 NOS.			109.00 NOS.

PARKING STATEMENT (WING - C)			
CARPET AREA.	NO. OF TENE. TOTAL	PARKING REQUIRED BY RULES	NO. OF PARKING REQD.
UP TO 45 SQ.MT.	- - - - -	1 PARKING FOR 4 TENEMENTS	- - - - - - -
45 TO 60 SQ.MT.	03 NOS.	1 PARKING FOR 2 TENEMENTS	01.50 NOS.
60 TO 90 SQ.MT.	05 NOS.	1 PARKING FOR 1 TENEMENT	05.00 NOS.
ABOVE 90 SQ.MT.	- - - - -	2 PARKING FOR 1 TENEMENT	- - - - - - -
TOTAL	8 NOS.		6.50 NOS.
10% VISITOR'S PARKING			0.65 NOS.
OFFICE & SHOPS B.U AREA 422.14 SQ.MT. (1 PARKING SPACE FOR EVERY 40 SQ.MT. OF FLOOR AREA)			10.55 NOS.
10% VISITOR'S PARKING FOR COMMERCIAL			2.00 NOS.
MINIMUM PARKING FOR COMMERCIAL			
TOTAL PARKING REQD.			19.70 NOS.
SAY			19.00 NOS.

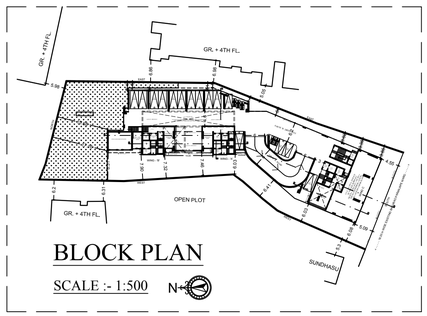


R. G. AREA DIAG.
AT GROUND FL. SCALE 1:100

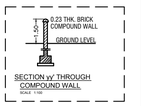
R.G. AREA CALCULATION					
GROUND FLOOR					
1	1/2 X 35.47 X 0.46 X 1NO	=	8.16 SQ.MT.		
2	16.53 X 1.63 X 1NO	=	26.94 SQ.MT.		
3	18.94 X 7.13 X 1NO	=	135.04 SQ.MT.		
4	17.59 X 7.25 X 1NO	=	127.53 SQ.MT.		
5	0.95 X 0.40 X 1NO	=	0.38 SQ.MT.		
6	12.56 X 10.49 X 1NO	=	131.75 SQ.MT.		
7	18.98 X 4.63 X 1NO	=	87.87 SQ.MT.		
8	1/2 X 18.98 X 0.37 X 1NO	=	3.51 SQ.MT.		
9	1/2 X 5.23 X 1.75 X 1NO	=	4.58 SQ.MT.		
10	1/2 X 26.14 X 6.22 X 1NO	=	81.20 SQ.MT.		
	TOTAL ADDITION	=	612.76 SQ.MT.		



LOCATION PLAN
SCALE :- 1:4000



BLOCK PLAN
SCALE :- 1:500



SECTION xy' THROUGH COMPOUND WALL
SCALE :- 1:50

IOD PLANS
THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE IOD ISSUED UNDER EVEN NO. ON EVEN DATE.

FORM - II

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF BUILDING ON PLOT BEARING C.T.S. NO. 259 A, 259 B, 259 C & 259 D OF VILLAGE BORIVALI AT BABURAO PARANJAPE MARG, BORIVALI (WEST). MUMBAI.

N	SHRI RAKESH AMRUTLAL SHAH Proprietor of M/s. Mahavir Land Developer, (C.A.) TO LEARNAK JEEVAN OWNER RAKESH-KUMAR AMRATLAL SHAH Digitally signed by RAKESHKUMAR AMRATLAL SHAH Date: 2025.02.27 13:45:11 +05'30' 210, Western Edge II, Off Western Express Highway Borivali East, Mumbai - 400066.	JAY ABHILASHA C.H.S.LTD. (C.A.) TO OWNER Yogesh Shantaram Naikwadi Digitally signed by Yogesh Shantaram Naikwadi Date: 2025.02.27 15:51:17 +05'30' Jay Raj Nagar, Borivali West, Mumbai - 400092.	
NORTH	NAME, ADDRESS OF OWNER	CHAIRMAN / SECRETARY	

JOB No.	DRG. No.	CHECKED BY	DESIGN BY	DRN. BY	DATE	REV
		NITEN		SANTOSH		

FILE No. :- [P-19531/2023/ (259/A And Other) / R/C Ward / BORIVALI R/C] 1/9

CONTENTS OF SHEET :-
* GROUND FLOOR PLAN.
* PLOT AREA DIA & CALCULATION.
* R.G. AREA DIA & CALCULATION.
* LOCATION PLAN.
* U.G.TANK SECTION.
* COMP. WALL.
* BLOCK PLAN.
* BUILTUP AREA DIA & CALCULATION

	F O R M - I	AS PER DCPR-2034 IN SQ.MTS.
A.	AREA STATEMENT	
1)	GROSS AREA OF THE PLOT AS PER PRC (CTS NO. 259 A, B, C, & D) (1710.00 + 459.50 + 653.50 + 240.00) = 3063.00) However restricted as per regd. conveyance deed = 3059.50 Sq.mt.	3059.50
a)	Area of Reservation in plot	- - -
b)	Area of Road set back	- - -
c)	Area of D P Road	0.00
2)	DEDUCTIONS FOR :	
A)	For Reservation/Road area	- - -
a)	Road set back area already handed over (100%) (Regulation No 16)	0.00
b)	Proposed D P road to be handed over (100%) Regulation No 16)	- - -
c)	Reservation area(plot) to be be handed over(100%) (Regulation No 17)	- - -
d)	TOTAL AREA UNDER ROAD/RESERVATION	- - -
e)	TOTAL AREA UNDER ROAD/RESERVATION	0.00
3)	Balance area of the plot : (1)-(2)	3059.50
4)	B) For Amenity area	
a)	Area of amenity plot(plots to be handed over as per DCPR 14(A)	0.00
b)	Area of amenity plot/plots to be handed over as per DCPR 14(B)	- - -
c)	Area of amenity plot/plots to be handed over as per DCPR 15	- - -
d)	Area of amenity plot/plots to be handed over as per DCPR 35	- - -
e)	15 % RECREATIONAL GROUND	----
f)	Deduction for Existing Built up area to be retained if any/-Land component of Existing BUA as per regulation under which the development was allowed	----
5)	Total deduction : 3 - 4(B)+4(C)	0.00
6)	Net Plot area	3059.50
7)	Deduction for 15% R.G	
8)	Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33) :	1.00
9)	a) Permissible built up area as per Zonal (Basic) FSI (3X6)	3059.50
	b) Permissible Built up area as per DCR 30(C) protected for development (3417.27 - 3059.50 = 357.77)	357.77
	c) Permissible built up area (7a or 7b above,whichever is more)	NIL
10)	BUA equal to land area handed over as per reg. 30(A)(3)(a)	
	a) Area equal to setback area handed over as per Reg. 30(A)(3)	NIL
	b) Additional BUA for 2(A) (a) & 2(A) above to be utilize as per column no-7 table 12 of regulation 30(A) and to the mentioned in table 12A regulation 32(2005) or 2050) (D.P. Road/Setback area)	----
	c) Additional BUA in lieu of 2(A) (c) (iii) as per regulation 17(1) note 20(vii) &(viii) as per AR policy on remaining plot(Y)(as per table no-5 of regulation 17(1)	NIL
11)	Additional /Insentive BUA within the cap of" admissible TDR as per TABLE 12 on a plot	- - -
	a) In lieu cost of construction of Amenity building as per Regulation 30(A) 30(b)	----
	b) 50% of rehab component as per Reg. 33(7)(A)	----
	c) 15% or 5c. no 7 or above or 10 Sq.mt. per rehab tenements as per Reg. 33(7)(B) (60x 06 = 66 Nos. x 10 sq.mt. = 660.00 sq.mt.)	660.00
12)	Built up area due to "Additional FSI on payment of premium" as per table No 12 of Regulation No. 30(A) (4X50%) For Bldg. no. 3 a/ref. = 3059.50 sqm x 50% = 1529.75 sqmt. (1108.34 now claimed)	1108.34
13)	Built up area due to Admissible "TDR" " as per table No 12 of Regulation No 30(A)(R30(2) (Sr. no- 5x 50% or 70% or 90% or 100%) By restricting area utilize beyond zonal F.S.I in ac 70(3)(ii) & 9 above (45X90% = 3059.50 x 90% = 2753.55 sq.mt. (2753.55 - (1557.77 + 770.00) = 1425.78 sq.mt.) a) Granted TDR 70% or 80% = (0570) sq.mt. (D.R.C. No. -000031 (736.37 sq.mt. now claimed) b) Share TDR 30% or 20% = 550.71 sq.mt. (D.R.C. No. -SRA/351/0INST. & SRA/1525/CONST. (400.00 sq.mt. now claimed)	1136.57
14)	Permissible Built up area (9+10+11+12+13)	6322.18
15)	TOTAL PROPOSED BUILT UP AREA	6276.06
16)	TDR generated if any as per 30(A)	NIL
17)	Fungible compensatory area as per Regulation No 31(3)	----
a)	(i) Perm. Fungible Compensatory area for Rehab comp.w/o charging premium for residential BLDG. existing area (1826.10 X 35% = 639.14, 645.86 X 35% = 226.05) (639.14 + 79.77 = 718.91 sq.mt. now claimed)	718.91
	(ii) Fungible compensatory area availed for Rehab comp.w/o charging premium for residential	718.91
	(iii) Perm. Fungible Compensatory area for Rehab comp.w/o charging premium for commercial existing area (84.65 X 35% = 29.63)	29.63
	(iv) Fungible compensatory area availed for Rehab comp.w/o charging premium for commercial	29.63
b)	(i) Permissible Fungible Compensatory area by charging premium for residential	1464.22
	(ii) Fungible compensatory area availed on payment of premium for residential	1221.65
	(iii) Permissible Fungible compensatory area on payment of premium for commercial	0.00
	(iv) Fungible compensatory area availed on payment of premium for commercial	0.00
18.)	Total BUA Proposed for Bldg. including FCA (15 + 17(a)(ii) + 17(a) (iv) + 17(b) (ii) + 17(b)(iv)	8246.25
19.)	FSI consumed on net plot(18/6)	2.6913
B	OTHER RQUIREMENTS	SQ.MT.
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/Built up area of Designation	----
B	Plot area/built up amenity to be handed over as per regulation No	
	a) 14(A)	----
	b) 14(B)	----
	c) 15	----
C	Requirement of LOS as per Regulation No.27 (15% or 20% or 25%)	---
D	TENEMENTS STATEMENT (For Bldg. No. 3 a/ref.)	
	a) Proposed built up area (18 above)	8246.25
	b) Less deduction of Non-Residential area(Bank etc)	422.14
	c) Area available for Tenements (a) minus(b)	7824.11
	d) Tenements Permissible (450sfts/unit) = 352.08 nos. Say	352.00 Nos.
	e) Total Number of Tenements Proposed on Plot	144.00 Nos.
E.	PARKING STATEMENT (For Bldg. No. 3 a/ref.)	
	i)PARKING REQUIRED FOR REGULATION FOR	74.00 Nos.
	CAR SCOOTER/MOTOR CYCLE OUT SIDERS(VISITORS)	----
	ii)COVERED GARAGE PERMISSIBLE	----
	iii)COVERED GARAGE PPROPOSED	----
	CAR SCOOTER/MOTOR CYCLE OUT SIDERS(VISITORS)	----
	iv)TOTAL PARKING PROVIDED	109.00 Nos.
F.	TRANSPORT VEHICLE PARKING	
	i)TRANSPORT VEHICLE PARKING REQUIRED BY REGULATION	----
	ii)TOTAL NO.OF TRANSPORT VEHICLE PARKING SPACES PROVIDED	----

CERTIFICATE OF PLOT AREA :

THE TOTAL PLOT AREA AS PER LAYOUT IS 3409.50 SQ.MT.
CERTIFIED THAT I HAVE SURVEYED THE PLOT BEARING CTS NO. 259 A, 259 B, 259 C & 259 D ON 27.11.2021 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 3059.50 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP \ PROPERTY REGISTER CARD. HOWEVER, THE PROPORTIONATE PLOT AREA CONSIDERED FOR THE PROPOSAL OF BLDG.

Niten Premchand Dedhia
Digitally signed by Niten Premchand Dedhia
Date: 2025.02.27 15:47:49 +05'30'

SIGNATURE OF ARCHITECT

NAME, ADDRESS & SIGNATURE OF ARCHITECT .

PARIVARTAN -
ARCHITECT :– NITEN DEDHIA.
B/2 SHREE KRISHNA COMPLEX,
OPP NATIONAL PARK MAIN GATE,
WESTERN EXPRESS HIGHWAY.
Mumbai – 400 066.

Niten Premchand Dedhia
Digitally signed by Niten Premchand Dedhia
Date: 2025.02.27 15:48:03 +05'30'

DIGITAL SIGNATURE OF AUTHORITIES

S.E.B.P. R-3	A.E.B.P.R2.	E.E.B.P.R1. WARD
MAHESH SHASHIKANT PAWAR Digitally signed by MAHESH SHASHIKANT PAWAR Date: 2025.02.27 19:08:04 +05'30'	Swapnil Bhagawat Patil Digitally signed by Swapnil Bhagawat Patil Date: 2025.02.27 20:52:09 +05'30'	SANTOSH UTTAMRAO RAUT Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2025.02.28 12:49:15 +05'30'

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
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