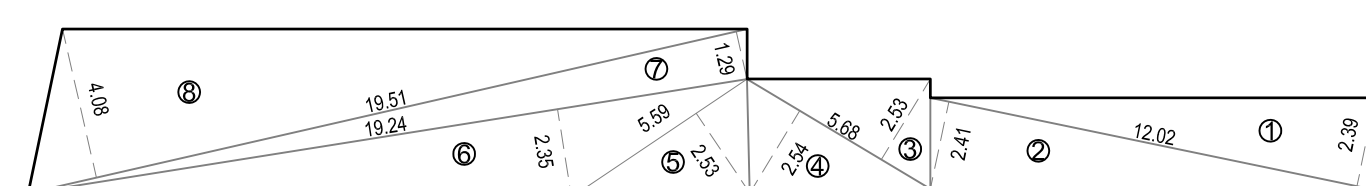
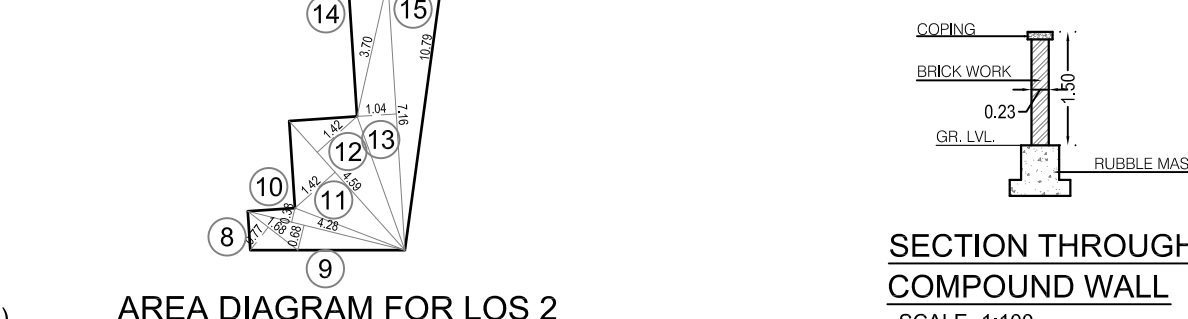
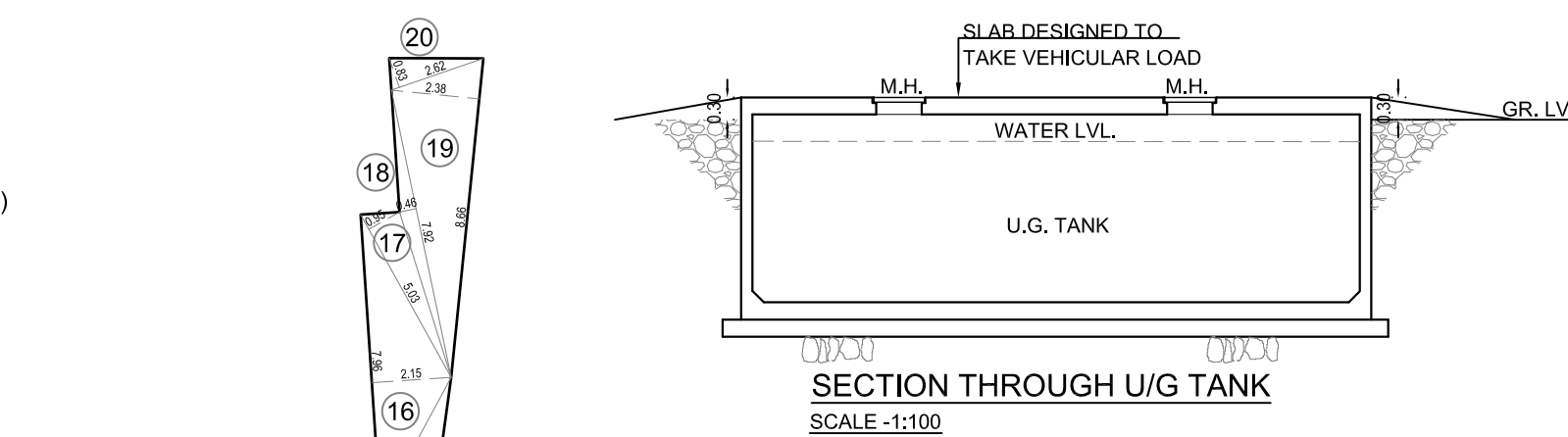


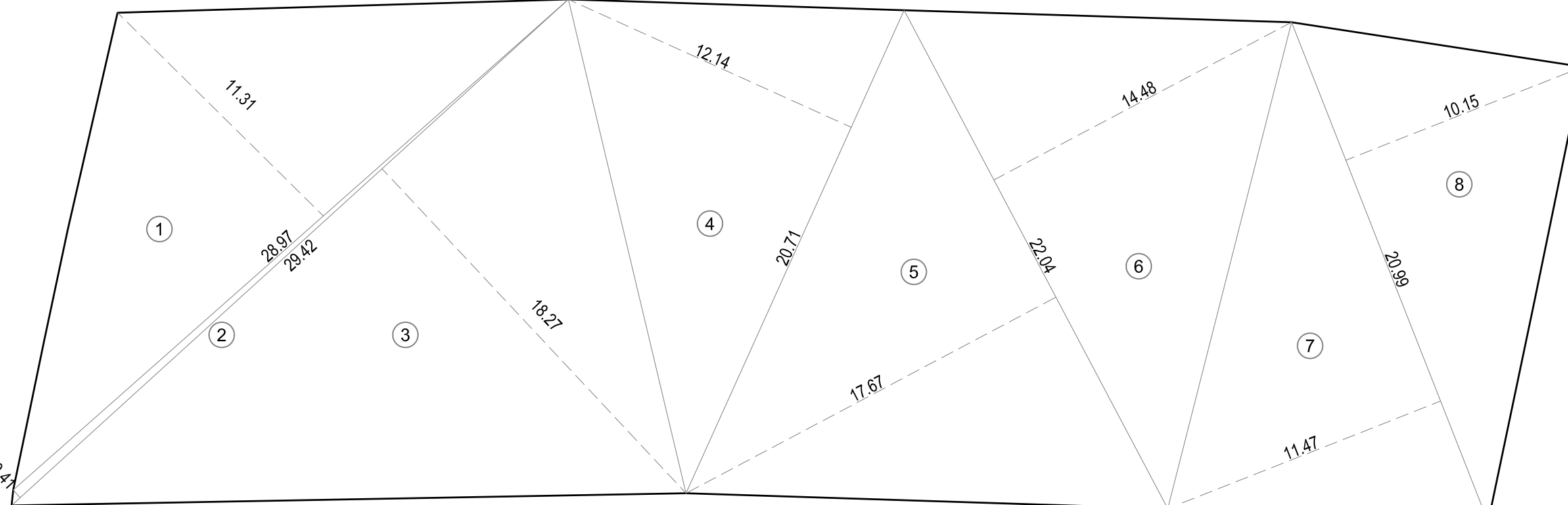
LOS AREA CALCULATION				
LOS REQUIRED = (1145.50 X 15% / 171.71 SQ.M.)				
ADDITIONS				
LOS 1 AREA				
L(1)	52.02	X	2.39	0.50 = 14.36
L(2)	12.58	X	2.41	0.50 = 14.48
L(3)	5.23	X	2.53	0.50 = 7.19
L(4)	5.68	X	2.54	0.50 = 7.21
L(5)	5.59	X	2.53	0.50 = 7.07
L(6)	19.24	X	2.35	0.50 = 22.61
L(7)	19.51	X	1.29	0.50 = 12.58
L(8)	19.51	X	4.08	0.50 = 39.60
TOTAL				= 125.30
LOS 2 AREA				
L(1)	4.59	X	0.77	0.50 = 0.65
L(2)	4.28	X	0.86	0.50 = 1.46
L(3)	4.28	X	0.38	0.50 = 0.61
L(1)	4.59	X	1.42	0.50 = 3.26
L(2)	4.59	X	1.42	0.50 = 3.26
L(3)	7.16	X	1.04	0.50 = 3.72
L(4)	7.30	X	1.01	0.50 = 1.67
L(5)	7.30	X	1.42	0.50 = 7.66
L(6)	7.86	X	0.54	0.50 = 0.85
L(7)	5.03	X	0.95	0.50 = 2.39
L(8)	7.92	X	0.46	0.50 = 1.82
L(9)	8.66	X	2.38	0.50 = 10.31
L(20)	2.62	X	0.83	0.50 = 1.09
TOTAL				= 48.86
TOTAL LOS AREA PROPOSED				= 172.16



AREA DIAGRAM FOR LOS 1
SCALE - 1:200

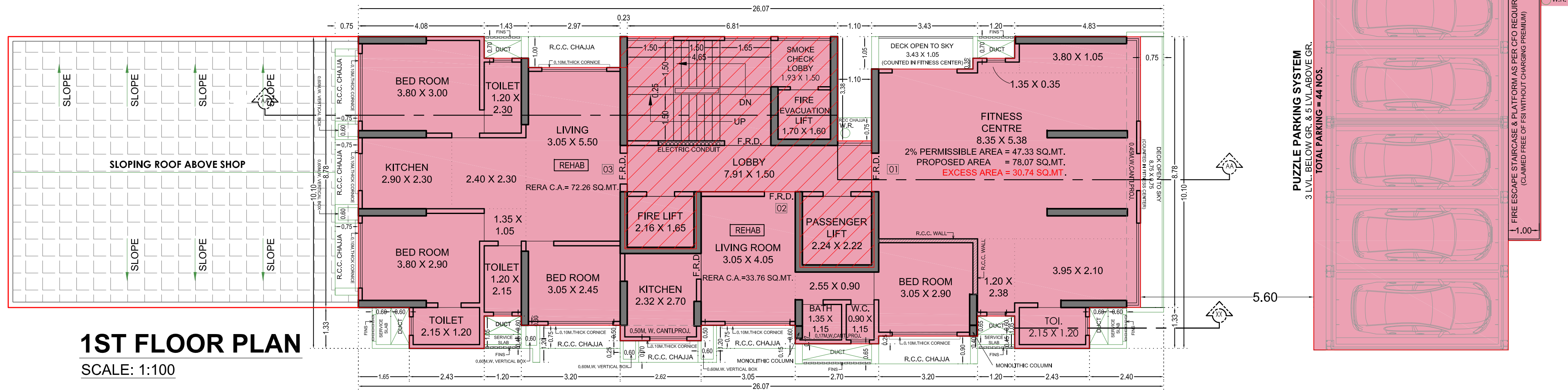


SCALE - 1:200



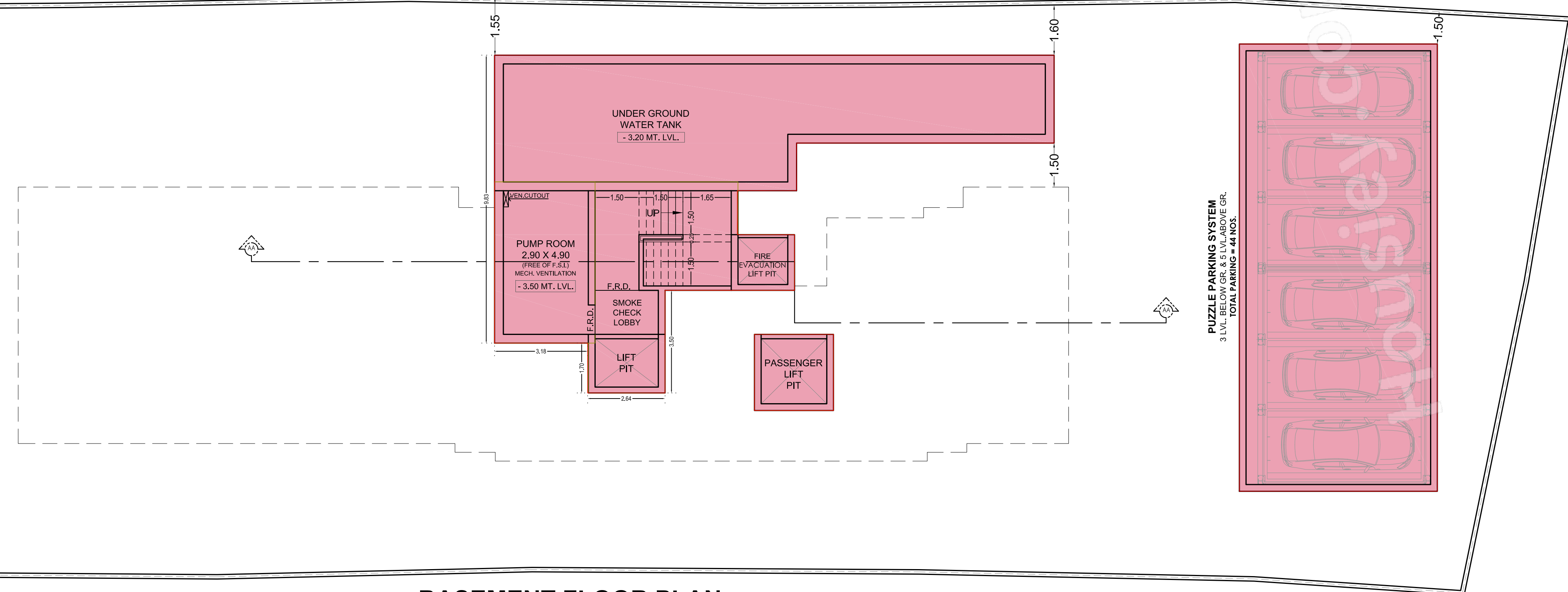
PLOT AREA DIAGRAM
SCALE = 1:200

PLOT AREA CALCULATION				
C.T.S. NO.- 494, 494/1 TO 8, 495, 495/1				
ADDITION				
1)	28.97	x	11.31	x 0.50 = 163.82 SQ.MTS
2)	28.42	x	0.41	x 0.50 = 6.03 SQ.MTS
3)	28.42	x	18.27	x 0.50 = 268.75 SQ.MTS
4)	20.71	x	12.14	x 0.50 = 125.71 SQ.MTS
5)	22.04	x	17.67	x 0.50 = 194.72 SQ.MTS
6)	22.04	x	14.48	x 0.50 = 159.57 SQ.MTS
7)	20.99	x	11.47	x 0.50 = 120.38 SQ.MTS
8)	20.99	x	10.15	x 0.50 = 106.52 SQ.MTS
TOTAL				= 1145.50



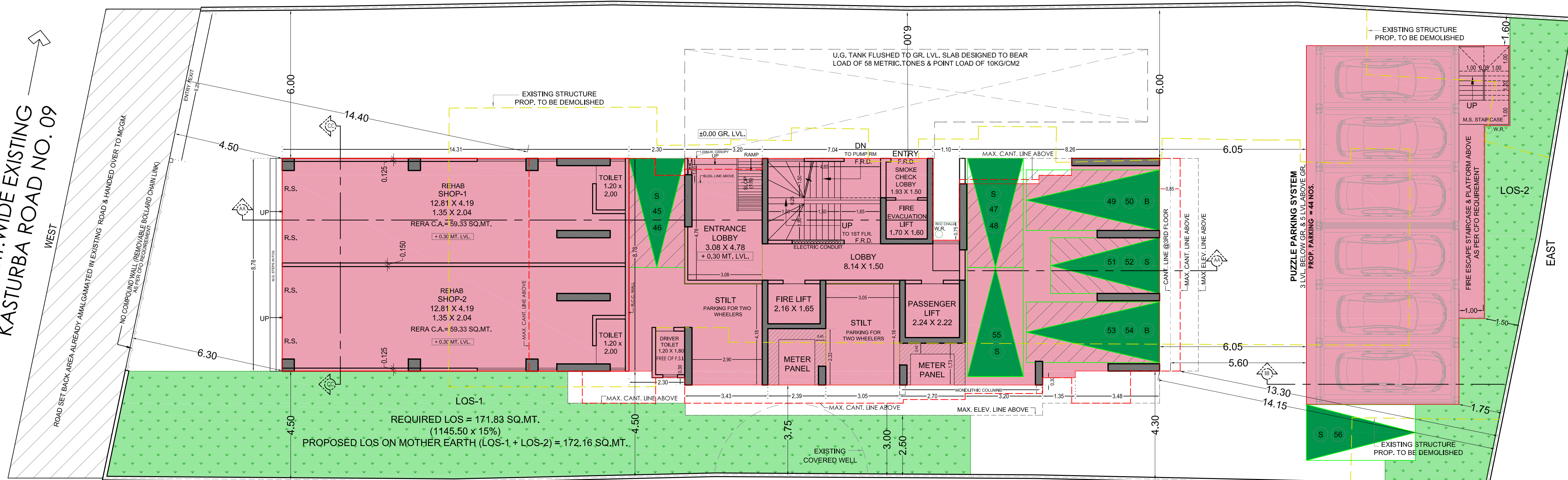
1ST FLOOR PLAN

SCALE: 1:100



BASEMENT FLOOR PLAN

SCALE: 1:100



GROUND FLOOR PLAN

SCALE: 1:100

TABLE NO - IV												
PARKING SPACES STATEMENT												
Sr No.	Wing	Floor	Carpet Area of Tenement in sq.mt.			No. of Tenemts envisaged per floor	No of Tenements in Group of Required Parking Spaces				Total Parking	
			Flat No. 1	Flat No. 2	Flat No. 3		Below 45 sqmt	Above 45 to 60 sqmt	Above 60 to 90 sqmt	Above 90		
												(1 for 4 T/s)
(1)	(2)	(3)	(4)	(5)	(6)	(8)	(9)	(10)	(11)	(12)	(13)	
1	(A) Residential:-											
	A	Gr	NIL	NIL	NIL	0.00	0.00	0.00	0.00	0.00		
		1st	NIL	33.76	72.26	2.00	1.00	0.00	1.00	0.00		
		2nd	58.79	38.18	72.26	3.00	1.00	1.00	1.00	0.00		
		3rd	58.79	38.18	72.26	3.00	1.00	1.00	1.00	0.00		
		4th	58.79	38.18	86.85	3.00	1.00	1.00	1.00	0.00		
		5th	62.77	38.18	86.85	3.00	1.00	0.00	2.00	0.00		
		6th	62.77	38.18	86.85	3.00	1.00	0.00	2.00	0.00		
		7th	62.77	38.18	86.85	3.00	1.00	0.00	2.00	0.00		
		8th Refuge	62.77	57.00	NIL	2.00	0.00	1.00	1.00	0.00		
		9th	62.77	41.26	86.85	3.00	1.00	0.00	2.00	0.00		
		10th	62.77	41.26	86.85	3.00	1.00	0.00	2.00	0.00		
		11th	62.77	41.26	86.85	3.00	1.00	0.00	2.00	0.00		
		12th	62.77	41.26	86.85	3.00	1.00	0.00	2.00	0.00		
2	Total Residential Tenements (For Tenement Density)					34.00	11.00	4.00	19.00	0.00		
3	Required Parking Spaces (From 2 Above)						2.75	2	19	0	23.75	
4	10 % Visitors parking (3 X 10%)											2.38
5	Total Required Parking Spaces for Residential Tenements (3 + 4)											26.13
6	Total Parking Spaces Permissible (Tenement wise & Shall not be more than Nos of T/S)											34
7	(B) Commercial:-											
8	Description		Parking Requirement							BUA in	No. of	
9	a)	Shop	i) 01 for every 40 sqmt. Up to i) 01 for every 80 sq.mt exceeding							125.64	3.14	
	Total										3.14	
10	d)	10 % Visitors (Min 2 Nos.)										2.00
11	Total Required Parking Spaces for Commercial User											5.14
12	Total Parking Spaces Required for Res + Comm. = (5 + 11)											31
13	Maximum free permissible parking spaces		[No of Tenants having Carpet area less than 90.00 sqm + Parking spaces required for Tenements having carpet area more than 90.00 sqm + Sr No 11] or [Sr No 6 + Sr No 11] whichever is more								39	
14	Total Parking Spaces provided											56
15	10% Additional Parking Spaces for Vehicle holding Area = (12) x 10% = 3.10											
16	Excess Parking Spaces Provided= (12- 14)											25
17	50% of Required Parking Spaces Permissible free of FSI/ without charging premium = 12 X 50% = 15.50 say =16.00											
18	DETAILS OF PARKING SPACES PROVIDED											
Sr No	Floor		Parking Spaces Provided									
			Small	Big		Total						
1	Gr. Level		8	4		12						
2	Puzzle Parking Pit Level 1		0	6		6						
3	Puzzle Parking Pit Level 2		0	6		6						
4	Puzzle Parking Pit Level 3		0	6		6						
5	Puzzle Parking Gr. Level		0	5		5						
6	Puzzle Parking Level 1		0	5		5						
7	Puzzle Parking Level 2		0	5		5						
8	Puzzle Parking Level 3		0	5		5						
9	Puzzle Parking Level 4		0	6		6						
	Total=		8	48		56						
	% Ratio to Total		14%	86%								

PROPOSED BUILT UP AREA STATEMENT								
Sr. No.	Wing	Floor No.	Proposed Built up Area (in sqmt)		Total (4 + 5) (in sqmt)	Staircase/ lift/ lobby area (in sqmt)		Flat/NN/Society Office/ Fitness Centre/Refuge area
			Commercial	Residential		Commercial	Residential	
1	2	3	4	5	6	7	8	9
1	A	Basement	0	0	0.00	0.00	0.00	
		Ground Floor	125.64	0.00	125.64	0.00	0.00	Stilt/Shop
		1st Floor	0.00	115.30	115.30	0.00	46.47	Flats + Fitness Centre
		2nd Floor	0.00	183.24	183.24	0.00	46.47	Flats
		3rd Floor	0.00	183.24	183.24	0.00	46.47	Flats
		4th Floor	0.00	198.38	198.38	0.00	46.34	Flats
		5th Floor	0.00	202.47	202.47	0.00	46.34	Flats
		6th Floor	0.00	202.47	202.47	0.00	46.34	Flats
		7th Floor	0.00	202.47	202.47	0.00	46.34	Flats
		8th Floor	0.00	131.49	131.49	0.00	47.15	Flats + Refuge Area + Society Office
		9th Floor	0.00	205.41	205.41	0.00	46.34	Flats
		10th Floor	0.00	205.41	205.41	0.00	46.34	Flats
		11th Floor	0.00	205.41	205.41	0.00	46.34	Flats
		12th Floor	0.00	205.41	205.41	0.00	46.34	Flats
		EXCESS REFUGE AREA		22.04	22.04			
		EXCESS FITNESS CENTRE AREA		30.74	30.74			
2	Total BUA Proposed		125.64	2293.48	2419.12	0.00	557.28	
3	Fungible Compensatory		24.64	372.88	397.52			
4	Net BUA Proposed (2 – 3)		101.00	1920.60	2021.60			
5	Fitness Centre	Permissible (2366.34 X 2%)	=			47.33	sqmt	Provided at 1st Floor
		Provided	=			78.07	sqmt	
		Excess Area	=			30.74	sqmt	
6	Society Office	Permissible	=			20.00	sqmt	Provided at 8th Floor
		Provided	=			10.56	sqmt	
7	Sub Station in Wing-A	Permissible	=			40.00	sqmt	Provided at
		Provided	=				sqmt	
		Required	=			NIL	sqmt	
8	Amenity area/ BUA in sqm (Reg 14A OR 14B)	Provided	=			NIL	sqmt	Accessible by ____/ provided at ____ floor in wing ____
		=				NIL	sqmt	
9	I/H/PH provided	Required BUA =	NIL	Sq.mt ;	NIL	No. of Tenements		No. Provided at
		Provided BUA =	NIL	Sq.mt ;	NIL	No. of Tenements		
		Required as	Required as	Provided	Excess	Proposed at		
10	Refuge Area							floor
								From ____ floor
								to ____ floor
			38.13	40.51	62.55	22.04	8TH FLOOR	8th to 12th

Staircase, Lift Lobby, Lift Area (Residential) = 557.28 Sq. Mt.-----A

Lift Core Area To be Granted free of FSI by charging premium at one floor i.e. 1st floor only

Fire Evacuation Lift = 1.70 X 1.60 = 2.72 Sq. mt.

Fire Lift = 2.16 X 1.65 = 3.56 Sq. mt.

Passenger Lift = 2.24 X 2.22 = 4.97 Sq. mt.

Total = 11.25 Sq. Mt

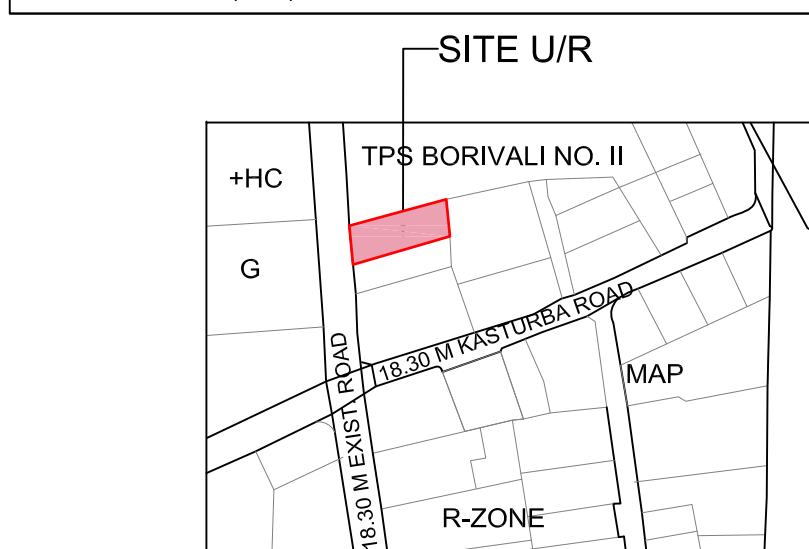
Lift Core to be take free on 2nd to 12th floors = 11.25 X 11 = 123.75 Sq. Mt.-----B

Staircase & lobby areas to the extent of 196.00 sq. ft. per floor

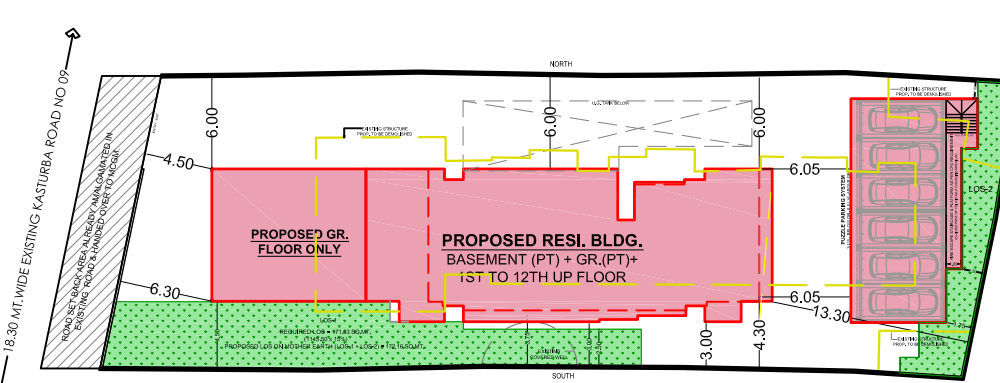
4 nos. of floors = 784.00 sq. ft. i.e. 72.84 Sq. Mt. (staircase area of existing building) free of FSI without charging premium)

72.84 Sq. Mt.-----C

Net Staircase, Lift Lobby, Lift Area by charging premium (A + B - C) = 86.60 Sq. Mt.



 **LOCATION PLAN**
SCALE = 1:4000



BLOCK PLAN
SCALE: 1:500

NOTE :-
THIS PLANS ARE APPROVED SUBJECT TO THE CONDITION'S
MENTIONED IN THE IOD ISSUED UNDER EVEN NO. ON EVEN DATE

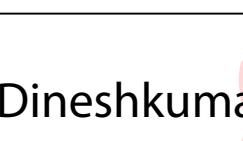
FORM - I		
1. AREA STATEMENT		SQ.MT.
A	(a) AREA AS PER P.R. T.P./ORIGINAL PLAN) & AS PER EXISTING APPROVED PLAN	1213.70
	(b) LESS ROAD SET BACK AREA ALREADY HANDLED AS PER PERMUTATION ENTRY IN P.R. CARD	52.00
	(c) (PLOT AREA AS PER P.R. CARD	1145.50
A	2. DEDUCTIONS FOR	
	(a) SET BACK AREA AS PER REG. NO. 16	---
	(b) R.O.D. ROAD AS PER REG. NO. 16	---
	(c) AREA NOT IN POSSESSION	---
	TOTAL OF 2A	---
B	FOR AMENITY AREA	
	(a) AREA OF AMENITY AS PER ADOR. 14 (A)	---
	(b) AREA OF AMENITY AS PER ADOR. 14 (B)	---
	(c) AREA OF AMENITY AS PER ADOR. 15	---
	(d) AREA OF AMENITY AS PER ADOR. 35	---
	TOTAL OF 2B	---
C	DEDUCTIONS FOR EXISTING BUA TO BE RETAINED	---
	(a) LAND COMPONENT OF THE SAME	---
	TOTAL OF 2C	---
	3. TOTAL DEDUCTIONS: (2(A)-2(B)+2(C)	1145.50
	4. BALANCE AREA OF PLOT (1+3)	1.00
	5. PLOT AREA AS PER REG. NO. 16	1145.50
	6. ZONAL (BASIC) FSI	---
	7. PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (4+6)	---
	8. BUILT UP AREA AS PER APPROVED PLAN UNDER THE C.E./DWG/RE/AN ORD. 172.118-120.81 IN SQ.MT.	63.35
	9. ADD FOR ROAD SET BACK AS PER REG. 16	---
	10. BUA IN EXCESS OF BUILT UP AMOUNT HANDLED AS	---
	ADDITIONAL FSI @ 0.5 AS PER COLUMN 5 OF TABLE 12 OF REG. NO.30A	572.75
	11. TOR @ 0.5 AS PER COLUMN 6 OF TABLE 12 OF REG. NO.30A	---
	12. ROAD RES. AS PER COLUMN 6 OF TABLE 12 OF REG. NO.30A	---
	13. SLUR TOR AS PER COLUMN 6 OF TABLE 12 OF REG. NO.30A	---
	14. INCENTIVE F.S.I. AS PER REG. NO.33(7)(B) OF DCPR 2004	240.00
	15. ADDITIONAL BUA PROPOSED AS PER REG. NO.33(12)	---
	16. PERMISSIBLE GROSS BUILT UP AREA (7+8+10+11a+11b+11c+12b)	2021.60
	(a) PROPOSED RESIDENTIAL BUILT UP AREA	1000.00
	(b) PROPOSED NON-RESIDENTIAL BUILT UP AREA	1021.60
	17. TOTAL BUILT UP AREA PROPOSED	2021.60
	18. (a) FUNGIBLE COMPENSATORY AREA COMPONENT PERMISSIBLE	---
	(b) PERMISSIBLE FCA	---
		30% FCA
	REAR (R)	1078.50
	REAR (R)	297.49 SQ.MT.
	REAR (R)	151.50
	SALE (R)	36.53 SQ.MT.
	TOTAL	1261.22
	REAR	106.50 SQ.MT.
	REAR	18.90
	b) FCA IN ABSENCE	---
	(c) PROPOSED FCA	---
		ANYENCE
	REAR (R)	0.00
	REAR (R)	0.00
	REAR (R)	0.00
	SALE (R)	0.00
	SALE (R)	0.00
	TOTAL	16.90
17	TOTAL GROSS BUILT UP AREA PERMISSIBLE	2716.28
18	TOTAL GROSS BUILT UP AREA PROPOSED	2419.12
19	FSI CONSUMED ON NET PLOT 1 (15)	1.76
A	TEENEMENT STATEMENT	
	(a) PROPOSED TELL UP AREA (18 ABOVE)	2419.12
	(b) LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	125.64
	(c) NET AVAILABLE FOR TEENEMENTS (18)	2293.48
	(d) TEENEMENTS PERMISSIBLE (DENSITY OF TEENEMENTS/SECTION)	103 NOS.
	(e) TOTAL NUMBER OF TEENEMENTS PROPOSED ON THE PLOT	34 NOS.
B	PARING STATEMENT	
	(a) PARING REQUIRED BY REGULATIONS FOR OUTSIDERS (VISITORS)	---
	(b) TOTAL PARING REQUIRED	31 NOS.
	(c) TOTAL PARING REQUIRED	56 NOS.
	(d) TRANSPORT VEHICLES PARING	---
	(e) SPACES FOR TRANSPORT VEHICLES PARING REQUIRED BY REGULATIONS	N.A.

CERTIFIED THAT PLOT UNDER REFERENCE HAS BEEN SURVEYED BY OWNER THROUGH PVT. SURVEYOR & THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE BY SURVEYOR AND THE AREA SO WORKED OUT IS 1145.50 SQ.M. (ONE THOUSAND ONE HUNDRED FORTY FIVE POINT FIVE ZERO SQ.M.) & TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP RECORDS.

PRANAV
ARVIND
SHAH

Signed as per Form No. 68-2002
Date: 19/07/2019
Signature of the Surveyor
The Surveyor shall sign his name
in blue ink on the plan.
Date: 19/07/2019

SIGNATURE OF ARCHITECT

FORM - II	
CONTENTS OF SHEET	
GROUND & 1ST FLOOR PLAN, BASEMENT FLOOR PLAN, BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION, LOS AREA DIAGRAM & CALCULATION, PROPOSED BUILT UP AREA STATEMENT, PROPOSED AREA STATEMENT.	
DESCRIPTION OF PROPOSAL / PROPERTY	
PROPOSED REDEVELOPMENT OF EXISTING BUILDINGS KNOWN AS SHREE HARI MEGHA CHSL. ON PLOT BEARING C.T.S. NO. 494, 494/1 TO 8, 495, 495/1 OF VILLAGE - KANHERI, P. NO. 30B OF T.P.8, BORIVALI-I, LOCATED AT KASTURBA ROAD, BORIVALI (E), MUMBAI - 40, UNDER REG. NO. 337/16 - 331/16 OF DOPR 2004.	
NAME & ADDRESS OF LIC. R.C.C. CONSULTANT	LICENCE NO. - STRP/107
MR. HARESH L. PATEL M/S. PATEL KULKARNI CONSULTANTS, 101, RUBY HOLY CROSS ROAD, 1. C. COLONY, BORIVALI (W), MUMBAI-400 052.	
NAME & SIGNATURE OF THE OWNER	
DINESHKUMAR D. JAIN PARTNER OF M/S. KHUSHI SPACES LLP, C.A. TO OWNER	 Dineshkumar D. Dalichand Jain Digitally signed by Dineshkumar Dalichand Jain Date: 2024.07.18 18:21:01 +05'30'
101, MATURPRIYA CHSL, CHIKUWADI, LINK ROAD, BORIVALI (W.) MUMBAI 400 082.	
NAME, ADDRESS & SIGNATURE OF LIAISON ARCHITECT	

 AAKAR ARCHITECTS PRANAV A. SHAH PLANNING & DESIGN 67, SHANKARANAGAR ROAD, LAURIA, KALKAJI, BOMBAY-400 002.	PRANAV ARVIND SHAH Shahani Engineering Institute, B-10, Sector-10, Gurgaon, Haryana-122001. Mob: +91 98112 22222 E-mail: pranaavarvindshah@gmail.com www.shahaniengg.ac.in REGD. NO. 200001 IN CIVIL ENGRG.
THIS PLANS ARE DIGITALLY SIGNED AND DOES NOT REQUIRE PHYSICAL SIGNATURE.	
Ashvini Kishor Sonar Digitally signed by Ashvini Kishor Sonar Date: 2024.07.18 19:17:37 +05'30'	Swapnil Bhagawat Patil Digitally signed by Swapnil Bhagawat Patil Date: 2024.07.18 19:17:37 +05'30' Mahesh Sambhu Revadekar Digitally signed by Mahesh Sambhu Revadekar Date: 2024.07.22 14:08:11 +05'30'