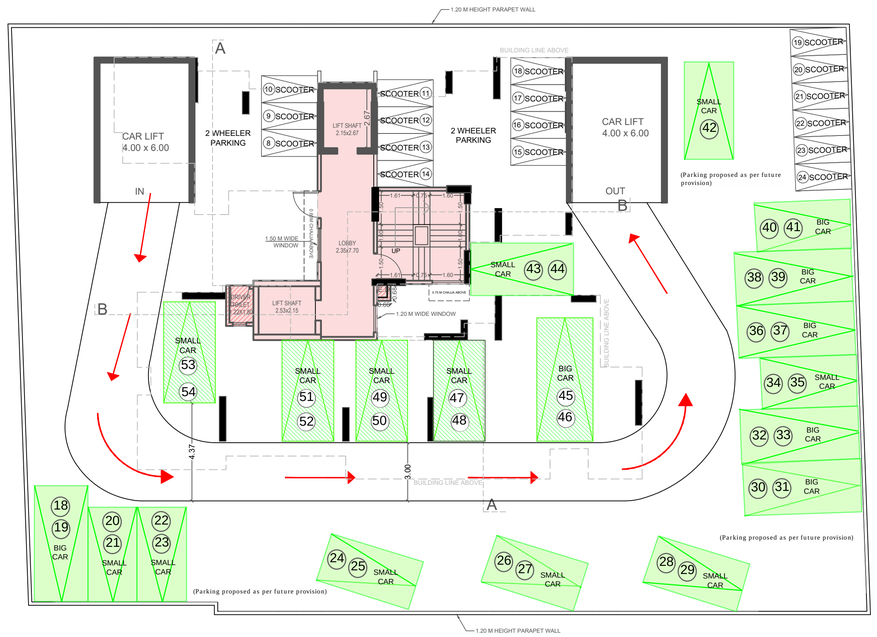
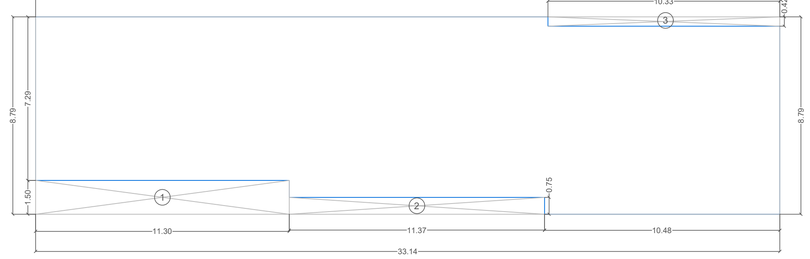


GROUND FLOOR PLAN



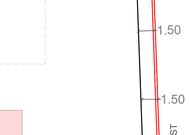
PODIUM FLOOR PLAN

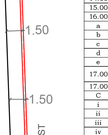


COMMERCIAL BUA DIAGRAM

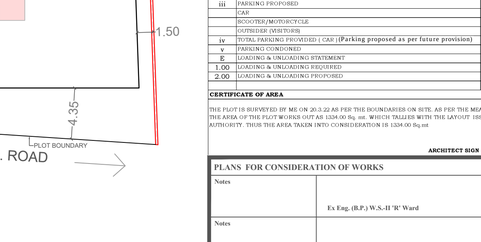
BUA CALCULATION					
GROUND FLOOR					
ADD					
A	33.14	X	8.79	=	291.30
DEDUCTION					
1	11.30	x	1.50	=	16.95
2	11.37	x	0.75	=	8.53
3	10.33	x	0.42	=	4.34
TOTAL				=	29.82
BUILT UP AREA				=	261.48

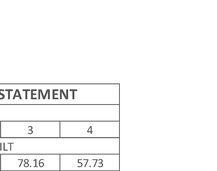
COMMERCIAL BUA
CALCUALTION





SECTION THRO.
COMPOUND WALL
SCALE - 1:100





PLOT AREA CALCULATION						
ADD						
1	54.00	x	25.71	x	0.50	= 694.13
2	54.00	x	23.70	x	0.50	= 639.87
TOTAL						= 1334.00



R.G. AREA DIAGRAM AND
CALCULATION

RG AREA CALCULATION							
1	11.10	x	4.04	x	0.50	=	22.42
2	11.10	x	4.12	x	0.50	=	22.87
3	6.26	x	2.65	x	0.50	=	8.29
4	6.26	x	2.65	x	0.50	=	8.29
5	11.84	x	3.68	x	0.50	=	21.79
6	11.84	x	3.68	x	0.50	=	21.79
9	14.36	x	4.26	x	0.50	=	30.59
10	14.36	x	4.29	x	0.50	=	30.80
TOTAL						=	166.84
RG REQUIRED (10% OF PLOT AREA)						=	164.04
RG AREA PROPOSED						=	166.84

BLOCK PLAN

RERA CARPET AREA STATEMENT				
FLAT NO				
FLOOR	1	2	3	4
GROUND	STILT			
1st	34.19	50.41	78.16	57.73
2nd	40.94	50.41	78.16	57.73
3rd			82.16	
TOTAL NO	2	2	3	2
TOTAL NO OF TENEMENTS				9

FILE NO :

PROFORMA 'A'

A	AREA STATEMENT	SQ.MT.
1.00	GROSS AREA OF PLOT	1334.00
	AREA ACCEPTED FOR PROPOSAL (RESTRICTED TO 75%)	1000.50
	(a) AREA OF RESERVATION IN LPOT	0.00
	(b) AREA OF ROAD SET BACK	0.00
	(c) AREA OF DP ROAD	0.00
	(d) ENCROACHMENT	0.00
2.00	DEDUCTION FOR :	
	(A) FOR RESERVATION/ROAD AREA	
	(a) ROAD SET-BACK AREA TO BE HANDED OVER (100%) (REGULATION	0.00
	(b) PROPOSED DP ROAD TO BE HANDED OVER (100%) (REGULATION	0.00
	(c) RESERVATION AREA (PLOT) TO BE HANDED OVER (REGULATION	0.00
	(B) FOR AMENITY AREA	0.00
	(a) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCPR	0.00
	(b) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCPR	0.00
	(c) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCPR	0.00
	(d) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCPR	0.00
	(C) DEDUCTION FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY	0.00
	(a) LAND COMPONENT OF EXISTING BUA PER REGULATION UNDER WHICH DEVELOPMENT IS ALLOWE	0.00
3.00	TOTAL DEDUCTION [2(A) + 2 (B) + 2(C)	0.00
4.00	BALANCE AREA OF PLOT (1 MINUS 3)	1000.50
5.00	PLOT AREA UNDER DEVELOPMENT	1000.50
6.00	ZONAL (BASIC) FSI	1.00
7.00	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (7%)	1000.50
8.00	BUILT UP AREA EQUL TO AREA OF LAND HANDED OVER AS PER 3 (A) OF REGULATION 30 (A)	0.00
9.00	BUA IN LIEU OF CONSTRUCTION COST OF BUILT UP AMENITY TO BE HANDED OVER	0.00
10.00	ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER TABLE 12 OF REG.30 OF DCPR =0.5 X 1334.00	0.00
11.00	ADMISSIBLE " TDR " FOR ROAD WIDTH OF 18.30 M AS PER TABLE 12 OF REG.30 DCPR	0.00
a	INCENTIVE FSI AS PER REGULATION 33(7) B (38 cm X 10 sq.mt.)	0.00
b	TDR (BUM)	0.00
c	TDR (GENERAL)	0.00
d	PROTECTED AREA BENEFIT U/S 30 (C)	0.00
e	TOTAL T.D.R: (a + b + c + d)	0.00
12.00	PERMISSIBLE BUILT UP AREA (7 + 10 + 11)	1000.50
13.00	PROPOSED BUILT UP AREA	996.64
14.00	TDR GENERATED IF ANY AS PER REGULATION 30(A)	0.00
15.00	PERMISSIBLE PUNGHLE COMPENSATORY AREA AS PER REGULATION NO 31(3)	348.82
16.00	**PROPOSED PUNGHLE COMPENSATORY AREA AS PER REGULATION NO 31 (3)**	
a	PROPOSED PUNGHLE COMPENSATORY AREA (RES- REHAB)	0.00
b	PROPOSED PUNGHLE COMPENSATORY AREA (RES- SALE)	0.00
c	PROPOSED PUNGHLE COMPENSATORY AREA (COMM- REHAB)	0.00
d	PROPOSED PUNGHLE COMPENSATORY AREA (COMM- SALE)	0.00
e	PROPOSED PUNGHLE COMPENSATORY AREA AS PER REGULATION NO 31 (3)	0.00
17.00	TOTAL BUILT UP AREA PROPOSED INCLUDING PUNGHLE COMPENSATORY AREA [13 + 15 (A) (iii) + 15 (B iii)	996.64
17.00	PSI CONSUMED ON NET PLOT [13/4]	0.75
C	TENEMENT STATEMENT	
i	PROPOSED RESIDENTIAL BUA	734.92
ii	DEDUCTION FOR NON RESI . AREA (SHOPS ETC.)	261.48
iii	AREA FOR TENEMENTS [I - ii]	734.92
iv	TENEMENTS PERMISSIBLE (450 T/HECTARE)	60.03
v	TENEMENTS EXISTING	0.00
Vi	TENEMENTS PROPOSED	9.00
Vii	TOTAL TENEMENTS ON THE PLOT	9.00
Di	PARKING REQUIRED BY REGULATIONS FOR CAR	15.00
ii	PARKING PERMISSIBLE	54.00
iii	PARKING PROPOSED	54.00
	CAR	54.00
	SCOOTER/MOTOCYCLE	24.00
	GOTREDIF (WHITORH)	
iv	TOTAL PARKING PROVIDED (CAR) (Parking proposed as per future provision)	54.00
v	PARKING CONDONED	
E	LOADING & UNLOADING STATEMENT	
1.00	LOADING & UNLOADING REQUIRED	
2.00	LOADING & UNLOADING PROPOSED	

CERTIFICATE OF AREA

THE PLOT IS SURVEYED BY ME ON 20.3.22 AS PER THE BOUNDARIES ON SITE, AS PER THE MEASUREMENTS THE AREA OF THE PLOT WORKS OUT AS 1334.00 Sq. mt. WHICH TALLIES WITH THE LAYOUT ISSUED BY AUTHORITY. THUS THE AREA TAKEN INTO CONSIDERATION IS 1334.00 Sq.mt

ARCHITECT SIGN

PLANS FOR CONSIDERATION OF WORKS	
Notes	Ex Eng. (B.P.) W.S.-II 'R' Ward
Notes	A.E. (B.P.) 'R/C' Ward
Notes	S.E. (B.P.)

PROFORMA - B

CONTENTS OF SHEET

1. LOCATION PLAN.
2. BLOCK PLAN.
3. STILT + 1ST AND 2ND FLOOR PLAN ST-CASE DIAGRAM AND CALCULATION. TERRACE FLOOR PLAN
4. PLAT AREA CALCULATION.
5. PARKING STATEMENT AREA STATEMENT

DESCRIPTION OF PROPOSAL AND PROPERTY

Proposed Joint Redevelopment of Society known as Kasturpark Mahavir CHSL on Plot No.18 and Society Known as Shimpoli Gurukrpa CHSL on Plot No.19, Located at old FP No.324 and New FP No.275 of TPS III at Borivali Kasturpark Shimpoli road, Borivali (W), Mumbai-92.

NOTES

NORTH

NAME OF OWNER — DIGITAL SIGNATURE

Shri. Neelkanth Developers & Builders
104, First Floor, Navkar Atlantic Dault Nagar Road No. 3Borivali (East), Mumbai-400066.

DRG.NO.	SCALE	DATE	DRN.BY	CHKD.BY
	AS STATED	11.12.21	JAYESH P.	PRATIK B.

NAME AND ADD. OF ARCHITECT

STIK BHAVE and Associates

DIGITAL SIGNATURE

TABLE NO - I

PROPOSED BUILT UP AREA STATEMENT

Sr. No.	Wing	Floor No.	Proposed Built up		Total (4 + 5) (in sqmt)	Staircase/ lift/ lift lobby area (in Sq.Mt) Counted in FSI		TOTAL	Flat/NR/Society Office/ Fitness Centre/Refuge area
			Commercial	Residential		Commercial	Residential	(in Sq.Mt)	
(1)	(2)	(3)	(4)	(5)	(7)	(8)	(9)	(10)	
1	A	Gr.	261.48	0.00	261.48	0.00	0.00	**261.48**	Shops
		1st	0.00	239.83	239.83	0.00	52.33	**292.16**	Flats
		2nd	0.00	247.00	247.00	0.00	52.22	**299.22**	Flats
		3rd	0.00	88.35	88.35	0.00	55.43	**143.78**	Flats
2	Total BUA Proposed				836.66	0.00	159.98	**996.64**	
3A	COMMERCIAL FCA				0.00	_			_
3B	RESIDENTIAL FCA				0.00				
4	Net BUA Proposed (2 – 3)				996.64	_			_
5	Fitness Centre		Permissible 2%		=	0.00	Sq.m		_
			Provided		=	0.00	Sq.m		
6	Society Office		Permissible		=	0.00	Sq.m		_
			Provided		=	0.00	Sq.m		
7	Amenity area/ BUA in sqm (Reg 14A OR 14B)		Required		=	NIL			NOT PROVIDED
			Provided		=	NIL			
8	IH/PH provided		Required BUA		=	N.A.			N.A
			Provided BUA		=	N.A.			
9	Refuge Area		Required		=	0.00	Sq.m		_
			Provided		=	0.00	Sq.m		
			Required		=	0.00	Sq.m		_
			Provided		=	0.00	Sq.m		

TABLE NO - IV

PARKING SPACES STATEMENT

Sr No.	Wing	Floor	Carpet Area of Tenement in sq.mt. Flat No. 1	Flat No. 2	Flat No. 3	Flat No. 4	No. of Tenements proposed per floor	No of Tenements in Group of Required Parking Below 45 sqmt (1 for 4 T/s)	Above 45 to 60 sqmt (1 for 2 T/s)	Above 60 to 90 sqmt (1 for 1 T/s)	Above 90 (2 for 1 T/s)	Total Parking
1	2	3	4	5	6	7	8	9	10	11	12	13
1	(A) Residential:-											
		1st	32.87	48.26	74.37	55.41	4	1	2	1	0	
		2nd	39.36	48.26	74.37	55.40	4	1	2	1	0	
		3rd			78.29		1	0	0	1	0	
2	Total Residential Tenements (For Tenement Density)						9	2	4	3	0	
3	Required Parking Spaces (From 2 Above)							0.5	2	3	0	5.50
4	10% Visitors parking (10/10%)											0.55
5a	Total Required Parking Spaces for Residential Tenements (3 + 4)											6.05
5b	Total Parking Spaces Provided (Residential) (5a x 1.5)											9.08
6	Total Parking Spaces Permissible (Tenement Wise & Shall not be more than No.s of T/S)											9.00
	(B) Commertial:-											
7	Description	Parking Requirement						BUA in sq.mt.				No. of Parkings Required
	a) Commercial/ IT Park	01 for every 40 Sq.Mt. upto 80 Sq.Mt. are					ii) 01 for every 80 sq.m exceeding 800	261.48				6.54
	b) Convenience											
	c) Other											
	d)10 % Visitors (Min 2 Nos.)											2.00
8	Total Required Parking Spaces for Commercial User											8.54
9	Total Parking Spaces Required for Res + Comm. = (5a + 8)											14.59
10	50% of Required Parking Spaces Permissible free of FSI/ without charging premium = 5a x 50%											3.03
11	Excess to required Parking Space Provided (Parking proposed as per future provision)											10.00
12	Excess Parking Provided by charging Premium											0.00
13	DETAILS OF PARKING SPACES PROVIDED											

Sr No	Floor	Parking Spaces Provided Small	Big	Total
1	Ground			
2	Surface Parking	1	0	1
3	Stack Parking	10	6	16
4	Podium			
5	Surface Parking	1	0	1
6	Stack Parking	24	12	36
	Total	36	18	54
	% Ratio to Total	66.60	33.40	100