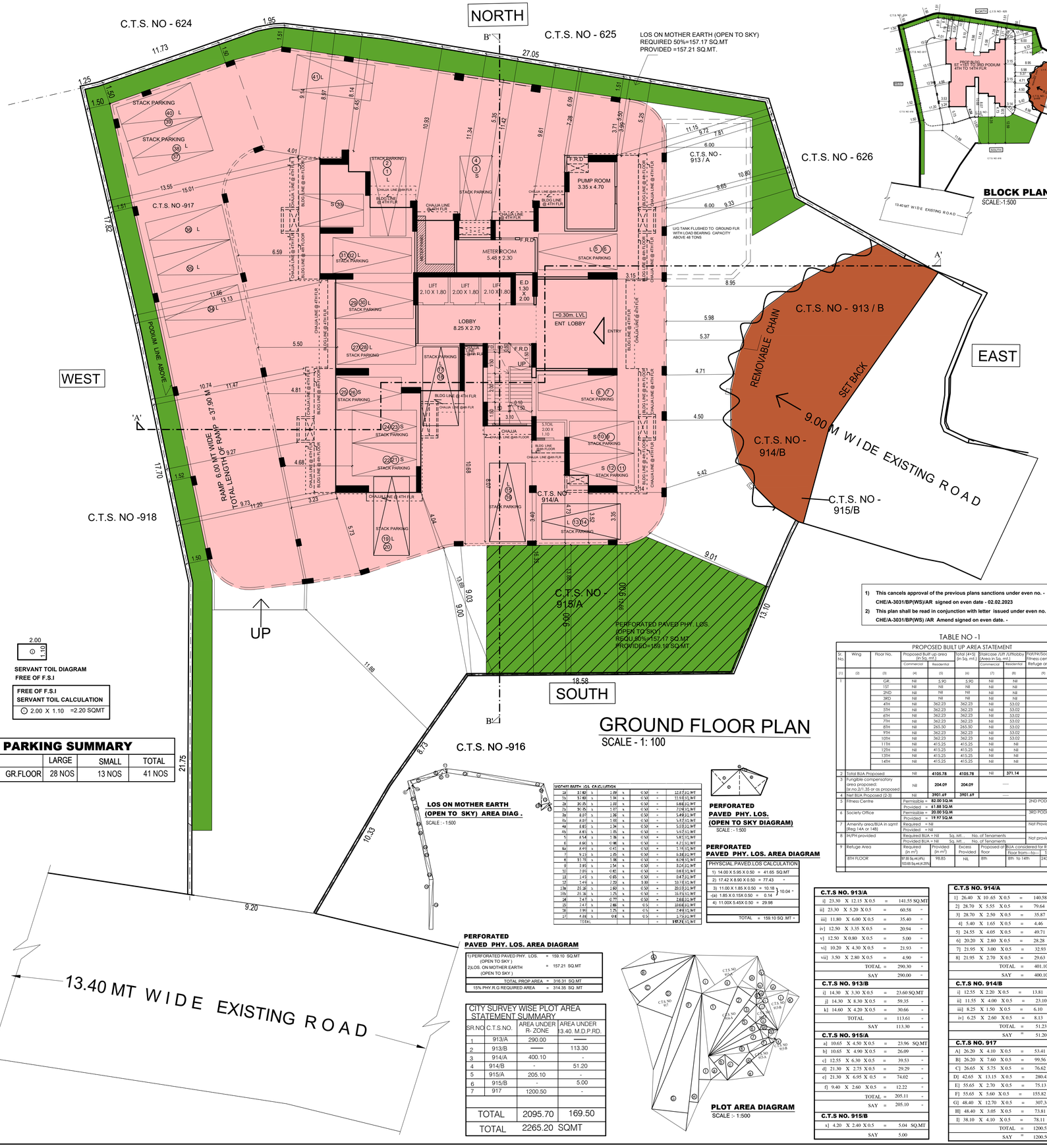
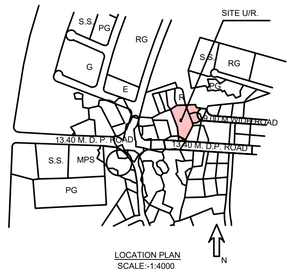
CHE/A-3031/BP(WS)/AR (1/6)
SIANNA HEIGHTS



GROUND FLOOR PLAN
SCALE - 1: 100

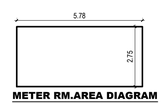
BLOCK PLAN
SCALE:-1:500

N



LOCATION PLAN
SCALE:-1:4000

N



METER RM.AREA DIAGRAM

METER ROOM = 5.78 x 2.75 = 15.90 SQ.M
PERMISSIBLE AREA
FOR UP TO 50 TENENT 10.00 SQ.M FREE
TOTAL TENENT = 43 Nos.
EXCESS AREA = 5.90 SQ.M AREA COUNTED IN FSI

TABLE NO - 4
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 Spaces Below 45 sqmt (I)	Above 45 To 60 sqmt (II)	Above 60 To 90 sqmt (III)	Above 90 sqmt (IV)	Total Parking
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)		(10)	(11)	(12)
1	(A) Residential :-											
	A	Gr	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	
		1st	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	
		2nd	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	
		3rd	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	
		4th	88.70	84.72	83.43	68.72	4	Nil	Nil	4	Nil	
		5th	88.70	84.72	83.43	68.72	4	Nil	Nil	4	Nil	
		6th	88.70	84.72	83.43	68.72	4	Nil	Nil	4	Nil	
		7th	88.70	84.72	83.43	68.72	4	Nil	Nil	4	Nil	
		8th	REFUGE	84.72	83.43	68.72	3	Nil	Nil	3	Nil	
		9th	88.70	84.72	83.43	68.72	4	Nil	Nil	4	Nil	
		10th	88.70	84.72	83.43	68.72	4	Nil	Nil	4	Nil	
		11th	88.70	84.72	83.43	68.72	4	Nil	Nil	4	Nil	
		12th	88.70	84.72	83.43	68.72	4	Nil	Nil	4	Nil	
		13th	88.70	84.72	83.43	68.72	4	Nil	Nil	4	Nil	
		14th	88.70	84.72	83.43	68.72	4	Nil	Nil	4	Nil	
2	Total Res. Tenements (for Tenement Density)						**43**	Nil	Nil	**43**		
3	Required Parking Spaces (From 2 above)								Nil	**43**		**43.00**
4	10 % Visitors parking (3 X10%)(Min 01) =43.00 X10% =											**4.30**
5	Total Required Parking Spaces for Residential Tenements (3 + 4)									**(43.00 + 4.30) = 47.30 SAY**		**47.00**
6	Total Parking Spaces Permissible (Per Tenement wise & shall not be more than Nos of 1/5											**47.00**
7	(B) Commercial :-											

Sr. No.	Description	Parking Requirement	BUA in sq.mt.	No of Parking Required
8				
9	a) Comm./SHOP	1/40 FOR 800 SQ.MT. NIL	NIL	NIL
10	b) Convenience Shopping			
11	c) Others			NIL
12	d) 10% Visitors (Min 2 Nos.)	10% VISITOR MIN 2NOS =		NIL
13	Total Required Parking Spaces for Commercial User			NIL
14	Total Required Parking Spaces Required for Residential + Commercial User =			**47.00**
15	Maximum Free Permissible parking spaces =	[No of tenants having Carpet area less than 90.00 sq.mt. + Parking spaces required for Tenants having carpet area more than 90.00 sq.mt. + Sr.No.19] or [Sr.No. 14+ Sr.No. 19] whichever is more		NIL
16	Total Required Parking Spaces Provided			**97.00**
17	10 % Additional Parking Spaces for Vehicle holding Area = (16) X 10 %			
18	Excess to required Parking Spaces Provided = (16-14)			
19	50 % of Required Parking Spaces Permissible free of FSI/ without charging premium			
20	Transport Vehicle (as per DCPR 2034 44(5))	1 for 2000 sq.mt.		NIL
21	Transport Vehicle Proposed			NIL

22 DETAILS OF PARKING SPACES PROVIDED

Sr. No.	Floor	Parking Spaces Porvided Small	Large	Total
1	Ground Floor	13	28	41
2	1st Floor Podium	11	7	18
3	2nd Floor Podium	8	7	15
4	3rd Floor Podium	16	7	23
	Total	**48**	**49**	**97**
	% Ratio to Total	**49.50%**	**50.50%**	**100 %**

PARKING SUMMARY

	LARGE	SMALL	TOTAL
GR.FLOOR	28 NOS	13 NOS	41 NOS

SERVANT TOIL DIAGRAM
FREE OF F.S.I

FREE OF F.S.I SERVANT TOIL CALCULATION
① 2.00 X 1.10 =2.20 SQMT

LOS ON MOTHER EARTH (OPEN TO SKY) AREA DIAG .
SCALE : - 1:500

MOTHER EARTH LOS CALCULATION

2a	37.80	x	1.20	x	0.50	= 22.67 SQ.MT
2b	37.80	x	1.20	x	0.50	= 22.67 SQ.MT
2c	30.25	x	1.20	x	0.50	= 9.68 SQ.MT
2d	30.25	x	1.57	x	0.50	= 7.09 SQ.MT
3a	8.97	x	1.26	x	0.50	= 5.49 SQ.MT
3b	8.97	x	1.88	x	0.50	= 5.83 SQ.MT
4a	8.85	x	1.34	x	0.50	= 5.03 SQ.MT
4b	8.85	x	1.25	x	0.50	= 5.97 SQ.MT
5	8.54	x	1.36	x	0.50	= 5.85 SQ.MT
6	8.90	x	0.96	x	0.50	= 4.23 SQ.MT
6a	8.49	x	0.45	x	0.50	= 1.76 SQ.MT
7	9.15	x	1.25	x	0.50	= 6.28 SQ.MT
8	11.76	x	1.36	x	0.50	= 6.78 SQ.MT
9	2.95	x	2.54	x	0.50	= 3.04 SQ.MT
10	7.95	x	0.80	x	0.50	= 3.68 SQ.MT
11	2.45	x	0.85	x	0.50	= 0.47 SQ.MT
12	1.45	x	2.20	x	1.00	= 33.73 SQ.MT
13a	22.36	x	1.80	x	0.50	= 20.23 SQ.MT
13b	22.36	x	1.75	x	0.50	= 15.35 SQ.MT
14	2.47	x	0.77	x	0.50	= 2.68 SQ.MT
25	2.47	x	2.85	x	0.5	= 23.66 SQ.MT
26	7.90	x	1.75	x	0.5	= 2.49 SQ.MT
27	4.84	x	0.61	x	0.5	= 2.75 SQ.MT
TOTAL						= 197.71 SQ.MT

PERFORATED PAVED PHY. LOS. (OPEN TO SKY DIAGRAM)
SCALE : - 1:500

PERFORATED PAVED PHY. LOS. AREA DIAGRAM

PHYSCIAL PAVED LOS CALCULATION	
1) 14.00 X 5.95 X 0.50 = 41.65 SQ.MT	
2) 17.42 X 8.80 X 0.50 = 77.43 "	-
3) 11.00 X 1.85 X 0.50 = 10.18	} 10.04 "
-(a) 1.85 X 0.15X 0.50 = 0.14	
4) 11.00X 5.45X 0.50 = 29.98	
TOTAL = 159.10 SQ .MT =	

PERFORATED PAVED PHY. LOS. AREA DIAGRAM

1) PERFORATED PAVED PHY. LOS. (OPEN TO SKY)	= 159.10 SQ.MT
2)LOS. ON MOTHER EARTH (OPEN TO SKY)	= 157.21 SQ.MT
TOTAL PROP AREA	= 316.31 SQ.MT
15% PHY.R.G REQUIRED AREA	= 314.35 SQ .MT

PLOT AREA DIAGRAM
SCALE :- 1:500

CITY SURVEY WISE PLOT AREA STATEMENT SUMMARY

SR.NO	C.T.S.NO.	AREA UNDER R- ZONE	AREA UNDER 13.40. M.D.P.RD.
1	913/A	290.00	——
2	913/B	——	113.30
3	914/A	400.10	-
4	914/B		51.20
5	915/A	205.10	-
6	915/B	-	5.00
7	917	1200.50	-
TOTAL		2095.70	169.50
TOTAL		2265.20 SQMT	

1) This cancels approval of the previous plans sanctions under even no. - CHE/A-3031/BP(WS)/AR signed on even date - 02.02.2023
2) This plan shall be read in conjunction with letter issued under even no. - CHE/A-3031/BP(WS) /AR Amend signed on even date. -

TABLE NO -1
PROPOSED BUILT UP AREA STATEMENT

Sr. No.	Wing	Floor No.	Proposed Built up area (in Sq. mt.) Commercial	Residential	Total (4+5) (in Sq. mt.)	Staircase /Lift /Liftlobby (Area in Sq. mt.) Commercial	Residential	Flat/Hir/Society Office/ Ifitness centre/ Refuge area
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1		GR.	Nil	5.90	5.90	Nil	Nil	
		1ST	Nil	Nil	Nil	Nil	Nil	
		2ND	Nil	Nil	Nil	Nil	Nil	
		3RD	Nil	Nil	Nil	Nil	Nil	
		4TH	Nil	362.23	362.23	Nil	53.02	
		5TH	Nil	362.23	362.23	Nil	53.02	
		6TH	Nil	362.23	362.23	Nil	53.02	
		7TH	Nil	362.23	362.23	Nil	53.02	
		8TH	Nil	265.50	265.50	Nil	53.02	
		9TH	Nil	362.23	362.23	Nil	53.02	
		10TH	Nil	362.23	362.23	Nil	53.02	
		11TH	Nil	415.25	415.25	Nil	Nil	
		12TH	Nil	415.25	415.25	Nil	Nil	
		13TH	Nil	415.25	415.25	Nil	Nil	
		14TH	Nil	415.25	415.25	Nil	Nil	
2	Total BUA Proposed		Nil	**4105.78**	**4105.78**	Nil	**371.14**	
3	Fungible compensatory area proposed: sr.no.2/1.35 or as proposed		Nil	**204.09**	**204.09**	——	——	——
4	Net BUA Proposed (2-3)		Nil	**3901.69**	**3901.69**	——	——	——
5	Fitness Centre		Permissible = **82.00 SQ.M** Provided = **61.86 SQ.M**					2ND PODIUM FLR
6	Society Office		Permissible = **20.00 SQ.M** Provided = **19.97 SQ.M**					3RD PODIUM FLR
7	Amenity area/BUA in sqmt (Reg 14A or 14B)		Required = Nil Provided = Nil					Not Provided
8	IH/PH provided		Required BUA = Nil Sq..Mt.... No..of Tenaments Provided BUA = Nil Sq..Mt.... No..of Tenaments					Not provided
9	Refuge Area		Required (in m^2)	Provided (in m^2)	Excess Provided	Proposed at floor	BUA considered for Refuge Area Floor from—to—| Total BUA	
		8TH FLOOR	97.65 Sq.mt.(4%) 103.65 Sq.mt.(4.25%)	98.85	NIL	8th	8th to 14th	2438.88 Sq.Mt.

C.T.S NO. 913/A

i)	23.30	X 12.15 X 0.5	=	141.55 SQ.MT
ii)	23.30	X 5.20 X 0.5	=	60.58 "
iii)	11.80	X 6.00 X 0.5	=	35.40 "
iv)	12.50	X 3.35 X 0.5	=	20.94 "
v)	12.50	X 0.80 X 0.5	=	5.00 "
vi)	10.20	X 4.30 X 0.5	=	21.93 "
vii)	3.50	X 2.80 X 0.5	=	4.90 "
		TOTAL	=	290.30 "
		SAY		290.00 "

C.T.S NO. 913/B

i)	14.30	X 3.30 X 0.5	=	23.60 SQ.MT
j)	14.30	X 8.30 X 0.5	=	59.35 "
k)	14.60	X 4.20 X 0.5	=	30.66 "
		TOTAL	=	113.61 "
		SAY		113.30 "

C.T.S NO. 915/A

a]	10.65	X 4.50 X 0.5	=	23.96 SQ.MT
b]	10.65	X 4.90 X 0.5	=	26.09 "
c]	12.55	X 6.30 X 0.5	=	39.53 "
d]	21.30	X 2.75 X 0.5	=	29.29 "
e]	21.30	X 6.95 X 0.5	=	74.02 "
f]	9.40	X 2.60 X 0.5	=	12.22 "
		TOTAL	=	205.11 "
		SAY	=	205.10 "

C.T.S NO. 915/B

x]	4.20	X 2.40 X 0.5	=	5.04 SQ.MT
		SAY		5.00 "

C.T.S NO. 914/A

1]	26.40	X 10.65 X 0.5	=	140.58 SQ.MT
2]	28.70	X 5.55 X 0.5	=	79.64 "
3]	28.70	X 2.50 X 0.5	=	35.87 "
4]	5.40	X 1.65 X 0.5	=	4.46 "
5]	24.55	X 4.05 X 0.5	=	49.71 "
6]	20.20	X 2.80 X 0.5	=	28.28 "
7]	21.95	X 3.00 X 0.5	=	32.93 "
8]	21.95	X 2.70 X 0.5	=	29.63 "
		TOTAL	=	401.10 "
		SAY	=	400.10 "

C.T.S NO. 914/B

i]	12.55	X 2.20 X 0.5	=	13.81 SQ.MT
ii]	11.55	X 4.00 X 0.5	=	23.10 "
iii]	8.25	X 1.50 X 0.5	=	6.10 "
iv]	6.25	X 2.60 X 0.5	=	8.13 "
		TOTAL	=	51.23 "
		SAY	=	51.20 "

C.T.S NO. 917

A]	26.20	X 4.10 X 0.5	=	53.41 SQ.MT
B]	26.20	X 7.60 X 0.5	=	99.56 "
C]	26.65	X 5.75 X 0.5	=	76.62 "
D]	42.65	X 13.15 X 0.5	=	280.42 "
E]	55.65	X 2.70 X 0.5	=	75.13 "
F]	55.65	X 5.60 X 0.5	=	155.82 "
G]	48.40	X 12.70 X 0.5	=	307.34 "
H]	48.40	X 3.05 X 0.5	=	73.81 "
I]	38.10	X 4.10 X 0.5	=	78.11 "
		TOTAL	=	1200.52 "
		SAY	=	1200.50 "

PROFORMA - B

CONTENTS OF THE SHEET

* GROUND FLOOR PLAN ,CITY SURVEY WISE PLOT AREA STATEMENT,SERVANT TOILET DIAGRAM ,
* BLOCK PLAN, LOCATION PLAN, PARKING AREA STATEMENT, SUMMARY,
* COMPOUND WALL SECTION, SECTION THROUGH U.G. TANK
* METER ROOM AREA DIAGRAM & CALCULATION.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED OF RESI. BLDG. ON PLOT BEARING CTS NO. 913/A ,913/B, 914/A, 914/B, 915/A,915/B, 917, OF VILLAGE EKSAR AT I.C.COLONY , BORIVALI (W), MUMBAI.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT : 15\10\2016 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 2265.20 SQ. MTS. (TWO THOUSAND TWO HUNDRED SIXTY FIVE POINT TWENTY SQ.MT) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP \ PROPERTY REGISTER CARD.

SARITA SATISH MANJUNATH — Digitally signed by SARITA SATISH MANJUNATH Date: 2023.08.30 12:52:09 +05'30'

SIGN. OF ARCHITECT

NAME & SIGN OF OWNER

BHUPESH JIVANBHAI GOVANI — Digitally signed by BHUPESH JIVANBHAI GOVANI Date: 2023.08.30 12:54:20 +05'30'

SHRI. BHUPESH J.GOVANI
DIRECTOR OF SHUBHJIVAN BUILDERS PVT. LTD. C.A TO OWNER
301, GOYAL SHOPPING ARCADE, OPP. RAILWAY STATION , L.T.ROAD, BORIVALI (W), MUMBAI - 400 092.

NAME & SIGN OF STRUCTURAL ENGINEER

SHRI. K. C. SHAH
B.E.(CIVIL) A.M.I.E.
REDG. NO STR/S/103
102, SAI GOVIND BHUVAN , NEAR PANJAB NATIONAL BANK ,MATHURADAS ROAD, KANDIVALI (W) MUMBAI - 400 067.

Rahul Ganesh Ishi — Digitally signed by Rahul Ganesh Ishi Date: 2023.08.30 16:52:40 +05'30'

S.E.(B.P.) R5

Swapnil Bhagawat Patil — Digitally signed by Swapnil Bhagawat Patil c=IN, o=Personal, pseudonym=49CFCA2C5AEF6D1060B9E4BCEC3FC9C1B4A, 2.5.4.65=3d3151d57ca0b8e63a6107629c94e53d94ea25e2e2632c5d7d8d2f5, 2.5.4.42=Swapnil, 2.5.4.4=Patil Date: 2023.08.30 17:40:36 +05'30' Adobe Acrobat Reader version: 2023.003.20284

A.E.(B.P.) R-II

Mahesh Sambhu Revadekar — Digitally signed by Mahesh Sambhu Revadekar Date: 2023.08.31 17:40:36 +05'30'

E.E.(B.P.)WS-II R-2

PROFORMA - A

		TOTAL BUILT UP AREA AS PER D.C.P.R 2034
I	**AREA STATEMENT**	
1	**AREA OF PLOT**	2265.20
	(a) Area of Reservation in Plot	–
	(b) Area of Road Set back	–
	(c) Area of D.P.Road	–
2	**DEDUCTIONS FOR**	
	(A) For Reservation/ Road area	
	(a) Road set back area to be handed over (100%) (Regulation No 16)	169.50
	(b) Proposed D.P.Road to be handed over (100%) (Regulation No 16)	
	(c) i) Reservation area to be handed over (100%) (Regulation No 17) ii) Reservation area to be handed over as per AR (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(abeyance)	–
	(C) Deduction 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 Deduction : 2 (A) + 2 (B) +2(C) as and when applicable.**	169.50
4	**Balance area of the plot (1) - (3)**	2095.70
5	**Plot under development after area to be handed over to MCGM / Appropriate Authority as per Sr.No. 4 above.**	2095.70
6	**Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)**	1.00
7	**Built up Area as per Zonal (Basic) FSI (5 * 6)**	2095.70
	(in case of Mill land Permissible BUA kept in abeyance)	–
8	**BUA equal to land area handed over as per Regulation 30(A)**	
	a) ADDITIONAL BUA FOR 2(A)(ii) & 2(B) ABOVE WITH THE CAP OF "ADMISSIBLE TDR" AS PER TABLE NO. 12 ON BALANCE PLOT	
	b) ADDITIONAL BUA FOR 2(A)(ii) & 2(A)(b) ABOVE TO BE UTILIZED OVER & ABOVE THE PERMISSIBLE FSI AS PER COLUMN NO. 7 OF TABLE NO.12 OF REGULATION 30(A) AND AS MENTIONED IN TABLE 12 A OF REGULATION 32 (200%) ADDITIONAL INCENTIVE FSI RIGHTS FOR SET BACK AREA @ 10% OF ROAD AREA WITHIN 24 MONTHS	339.00
	c) ADDITIONAL BUA IN CASE OF 2(A)(c)(ii) AS PER REGULATION 17(1) NOTE 26(viii) & (viii) AS PER AR POLICY ON REMAINING PLOT	
9	**Built up Area in lieu of Cost of construction of built up amenity to be handed over(within the limit**	–
10	**Built up area due to "Additional FSI on payment of premium" as per table No. 12 of Regulation No 30(A) renaming/ balance plot .** a) 0.50% GOVT TDR F.S.I AS PER DCR 32	
11	**Built up area due to admissible "TDR" as per Table No. 12 of Regulation No 30(A) & 32 on renaming/ balance plot** 70% T.D.R. PERMISSIBLE AS PER NEW ROAD WIDTH TDR POLICY PERMISSIBLE = (2095.70 x 70 %) = **1466.99 SQ.MT.** a) GENERAL = **1146.70 SQMT (78.30%)** D.R.C NO. ROAD/0004/2021 b) SLUM = **318.29 SQMT (21.70%)** D.R.C NO. SRA/0002/Rehab Spillover/2023	**1466.99**
12	**Permissible BUA Area (as the case may be with / without BUA as per 2 (c)**	**3901.69**
13	**Proposed BUA (as the case may be with / without BUA as per 2 (C)**	**3901.69**
14	**TDR generated if any as per Regulation No. 30(A) and 32.**	
15	**Fungible Compensatory Area as per Regulation No. 31(3)**	
	a) i) Permissible Fungible Compensatory area of Rehab comp. without charging premium for commercial	
	ii) Fungible Compensatory area availed for Rehab comp without charging premium for residential	------
	b) i) Permissible Fungible Compensatory area by charging premium for Residential **3901.69 x 35% =** **1365.59**	1365.59
	ii) Fungible Compensatory area availed for on payment of premium for residential already claimed = **106.36 sq.mt.** now claimed = **97.73 sq.mt.**	204.09
16	**Total BUA proposed including Fungible Compensatory Area (13+15(a)(ii)+15(b)(ii)**	4105.78
17	**FSI consumed on Net plot (13/4)**	1.86
II	**OTHER REQUIREMENT**	
A	**Reservation / Designations**	
	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 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.**	--
	a) 14(A)	--
	b) 14(B)	--
	c) 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)	4105.78
	ii) Less deduction of Non Residential area (shop etc.)	--
	iii) Area available for Tenements (i) minus (ii)	4105.78
	iv) Tenament permissiable (Density of tenements / hectaer)(450/ hectar) = **184.76 SAY**	185.00 NOS
	v) Total Number of Tenements Proposed on Plot	43 NOS
E	**PARKING STATEMENT**	
	i) **PARKING REQUIRED FOR REGULATION FOR** **(43.00 + 4.30) = 47.30 SAY = 47Nos.**	47 NOS
	CAR	43 NOS
	SCOOTER / MOTER CYCLE	--
	OUT SIDERS (VISITORS)	4 NOS
	(ii) COVERED GARAGE PERMISSIBLE	
	(iii) COVERED GARAGE PROVIDED	--
	CAR	
	SCOOTER / MOTER CYCLE	
	OUT SIDERS (VISITORS)	
	(iv) TOTAL PARKING PROPOSED	97.00 NOS
F	**TRANSPORT VEHICLE PARKING**	
	(i) Space for transport vehicle parking required by regulation	--
	(ii) Total no of transport vehicle parking spaces provided	--

SIGNATURE, NAME & ADDRESS OF ARCHITECT

SARITA SATISH MANJUNATH — Digitally signed by SARITA SATISH MANJUNATH Date: 2023.08.30 12:51:47 +05'30'

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