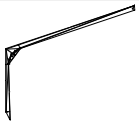
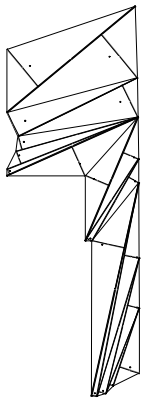


SET BACK AREA LINE DIA.
SCALE 1:500

SET BACK AREA CALCULATION							
1	1/2	X 65.63	X 2.26	X 1 NO	=	74.16	SQ.MT.
2	1/2	X 72.85	X 2.08	X 1 NO	=	75.76	SQ.MT.
3	1/2	X 10.50	X 5.81	X 1 NO	=	30.50	SQ.MT.
4	1/2	X 33.84	X 1.21	X 1 NO	=	20.47	SQ.MT.
5	1/2	X 30.08	X 1.86	X 1 NO	=	27.95	SQ.MT.
6	1/2	X 8.87	X 0.97	X 1 NO	=	4.30	SQ.MT.
7	1/2	X 8.87	X 2.85	X 1 NO	=	11.75	SQ.MT.
			TOTAL ADDITION		=	244.89	SQ.MT. X

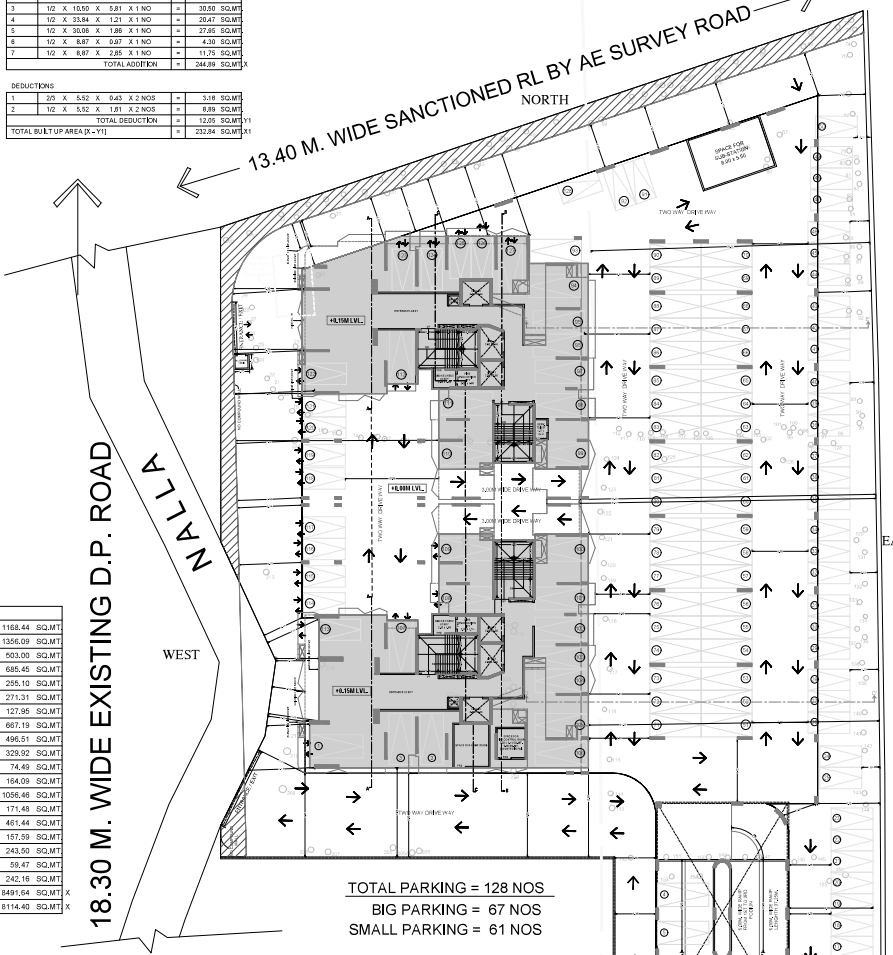
DEDUCTIONS							
1	2/3	X 5.52	X 0.43	X 2 NOS	=	3.16	SQ.MT.
2	1/2	X 5.52	X 1.81	X 2 NOS	=	9.99	SQ.MT.
			TOTAL DEDUCTION		=	12.05	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]					=	232.84	SQ.MT. X1



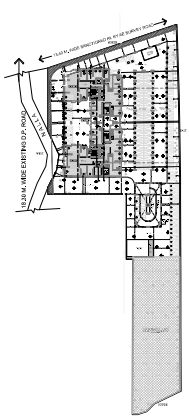
PLOT AREA LINE DIA.
SCALE 1:500

PLOT AREA CALCULATION AREA CALCULATION

ADDITIONS							
1	1/2	X 89.57	X 26.09	X 1 NO	=	1168.44	SQ.MT.
2	1/2	X 89.57	X 30.28	X 1 NO	=	1356.09	SQ.MT.
3	1/2	X 71.55	X 14.06	X 1 NO	=	503.00	SQ.MT.
4	1/2	X 71.55	X 19.16	X 1 NO	=	685.45	SQ.MT.
5	1/2	X 68.30	X 7.47	X 1 NO	=	255.10	SQ.MT.
6	1/2	X 75.89	X 7.15	X 1 NO	=	271.31	SQ.MT.
7	1/2	X 77.31	X 3.31	X 1 NO	=	127.95	SQ.MT.
8	1/2	X 77.31	X 17.26	X 1 NO	=	667.19	SQ.MT.
9	1/2	X 72.43	X 13.71	X 1 NO	=	496.51	SQ.MT.
10	1/2	X 72.43	X 9.11	X 1 NO	=	329.92	SQ.MT.
11	1/2	X 52.64	X 2.83	X 1 NO	=	74.49	SQ.MT.
12	1/2	X 50.88	X 6.45	X 1 NO	=	164.09	SQ.MT.
13	1/2	X 117.45	X 17.99	X 1 NO	=	1056.46	SQ.MT.
14	1/2	X 117.45	X 2.92	X 1 NO	=	171.48	SQ.MT.
15	1/2	X 116.82	X 7.90	X 1 NO	=	461.44	SQ.MT.
16	1/2	X 77.63	X 4.06	X 1 NO	=	157.59	SQ.MT.
17	1/2	X 75.04	X 6.49	X 1 NO	=	243.50	SQ.MT.
18	1/2	X 49.36	X 2.41	X 1 NO	=	59.47	SQ.MT.
19	1/2	X 43.99	X 11.01	X 1 NO	=	242.16	SQ.MT.
			TOTAL ADDITION		=	8491.64	SQ.MT. X
			SAY		=	8114.40	SQ.MT. X



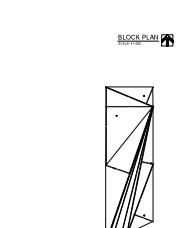
TOTAL PARKING = 128 NOS
BIG PARKING = 67 NOS
SMALL PARKING = 61 NOS



BLOCK PLAN
SCALE 1:1000

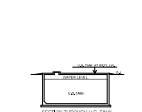
MOTHER EARTH AREA LINE DIA.
SCALE 1:500

MOTHER EARTH AREA CALCULATION							
1	1/2	X 27.35	X 9.62	X 1 NO	=	131.55	SQ.MT.
2	1/2	X 42.24	X 25.30	X 1 NO	=	534.34	SQ.MT.
3	1/2	X 78.28	X 13.65	X 1 NO	=	534.26	SQ.MT.
4	1/2	X 78.28	X 2.58	X 1 NO	=	100.88	SQ.MT.
5	1/2	X 77.42	X 3.98	X 1 NO	=	154.07	SQ.MT.
6	1/2	X 74.87	X 3.08	X 1 NO	=	115.29	SQ.MT.
7	1/2	X 69.88	X 6.16	X 1 NO	=	215.23	SQ.MT.
8	1/2	X 40.13	X 10.73	X 1 NO	=	215.29	SQ.MT.
			TOTAL ADDITION		=	2001.01	SQ.MT. X



SOCIETY OFFICE AREA LINE DIA.
SCALE 1:500

SOCIETY OFFICE CALCULATION							
1	4.75	X	1.20	X 1 NO	=	5.70	SQ.MT.
2	4.60	X	3.10	X 1 NO	=	14.26	SQ.MT.
			TOTAL ADDITION		=	19.95	SQ.MT.
SOCIETY OFFICE AREA PERMISSIBLE					=	20.00	SQ.MT.
SOCIETY OFFICE AREA PROVIDED					=	19.96	SQ.MT.



SECTION THROUGH COMPOUND GATE - D'D'
SCALE 1:100

LOCATION PLAN
SCALE - 1:4000

SUMMARY (WING-A)

FLOOR	AREA	LESS ST.CASE & LIFT AREA	NET AREA	REFUGE AREA	EXCESS REFUGE AREA
GR./STILT	—	—	—	—	—
1ST PODIUM	—	—	—	—	—
2ND PODIUM	—	—	—	—	—
3RD PODIUM	—	—	—	—	—
1ST FLOOR	568.00	149.23	418.67	—	—
2ND FLOOR	568.00	149.23	418.67	—	—
3RD FLOOR	568.00	149.23	418.67	—	—
4TH FLOOR	462.38	149.14	313.24	124.64	
5TH FLOOR	595.98	149.14	446.84	—	—
6TH FLOOR	595.98	149.14	446.84	—	—
7TH FLOOR	595.98	149.14	446.84	—	—
8TH FLOOR	595.98	149.14	446.84	—	—
9TH FLOOR	600.38	149.14	451.24	—	—
10TH FLOOR	600.38	149.14	451.24	—	—
11TH FLOOR	475.79	149.14	326.65	124.64	
12TH FLOOR	600.38	149.14	451.24	—	—
13TH FLOOR	600.38	149.14	451.24	—	—
14TH FLOOR	600.38	149.14	451.24	—	—
15TH FLOOR	600.38	149.14	451.24	—	—
16TH FLOOR	600.38	149.14	451.24	—	—
17TH FLOOR	600.38	149.14	451.24	—	—
18TH FLOOR	475.79	149.14	326.65	124.64	
19TH FLOOR	600.38	149.14	451.24	—	—
20TH FLOOR	600.38	149.14	451.24	—	—
21ST FLOOR	600.38	149.14	451.24	—	—
22ND FLOOR	600.38	149.14	451.24	—	—
23RD FLOOR	600.38	149.14	451.24	—	—
24TH FLOOR	600.38	149.14	451.24	—	—
25TH FLOOR	475.79	149.14	326.65	124.64	1.22
26TH FLOOR	600.38	149.14	451.24	—	—
27TH FLOOR	600.38	149.14	451.24	—	—
28TH FLOOR	600.38	149.14	451.24	—	—
29TH FLOOR	600.38	149.14	451.24	—	—
30TH FLOOR	600.38	149.14	451.24	—	—
31ST FLOOR	472.01	150.96	321.05	—	
WING-A	17859.60	4625.42	13234.18	498.56	1.22
WING-B	17387.18	4474.47	12912.71	483.88	
TOTAL	35246.78	9099.89	26146.89	982.44	1.22
TOTAL BUA + EXCESS REFUGE AREA = 26146.89 + 1.22 = 26148.11 SQ.MT.					

SUMMARY (WING-B)

FLOOR	AREA	LESS ST.CASE & LIFT AREA	NET AREA	REFUGE AREA	EXCESS REFUGE AREA
GR./STILT	9.66	—	9.66	—	—
1ST PODIUM	—	—	—	—	—
2ND PODIUM	—	—	—	—	—
3RD PODIUM	—	—	—	—	—
1ST FLOOR	564.34	149.23	415.11	—	—
2ND FLOOR	568.75	149.23	419.52	—	—
3RD FLOOR	573.22	149.23	423.99	—	—
4TH FLOOR	455.88	149.14	306.74	125.09	
5TH FLOOR	591.50	149.14	442.36	—	—
6TH FLOOR	595.48	149.14	446.34	—	—
7TH FLOOR	595.48	149.14	446.34	—	—
8TH FLOOR	599.64	149.14	450.50	—	—
9TH FLOOR	599.64	149.14	450.50	—	—
10TH FLOOR	599.64	149.14	450.50	—	—
11TH FLOOR	474.53	149.14	325.39	125.09	—
12TH FLOOR	599.64	149.14	450.50	—	—
13TH FLOOR	599.64	149.14	450.50	—	—
14TH FLOOR	599.64	149.14	450.50	—	—
15TH FLOOR	599.64	149.14	450.50	—	—
16TH FLOOR	599.64	149.14	450.50	—	—
17TH FLOOR	599.64	149.14	450.50	—	—
18TH FLOOR	474.53	149.14	325.39	125.09	—
19TH FLOOR	599.64	149.14	450.50	—	—
20TH FLOOR	599.64	149.14	450.50	—	—
21ST FLOOR	599.64	149.14	450.50	—	—
22ND FLOOR	599.64	149.14	450.50	—	—
23RD FLOOR	599.64	149.14	450.50	—	—
24TH FLOOR	599.64	149.14	450.50	—	—
25TH FLOOR	491.01	149.14	341.87	108.61	—
26TH FLOOR	599.64	149.14	450.50	—	—
27TH FLOOR	599.64	149.14	450.50	—	—
28TH FLOOR	599.64	149.14	450.50	—	—
29TH FLOOR	599.64	149.14	450.50	—	—
30TH FLOOR	599.64	149.14	450.50	—	—
WING-B	17387.18	4474.47	12912.71	483.88	—

PARKING AREA STATEMENT				
FLOOR	FL. LEVEL	SMALL PARK	BIG PARK	TOTAL PARK
GROUND FLOOR	+ 0.15 M LVL.	61.00 NOS	67.00 NOS	128.00 NOS
1ST PODIUM FLOOR	+4.35M LVL.	19.00 NOS	61.00 NOS	80.00 NOS
2ND PODIUM FLOOR	+7.45 M LVL.	19.00 NOS	61.00 NOS	80.00 NOS
3RD PODIUM FLOOR	+11.15 M LVL.	05.00 NOS	57.00 NOS	62.00 NOS
TOTAL PARKING		104.00 NOS	246.00 NOS	350.00 NOS

WING-A	FLAT NO.1	FLAT NO.2	FLAT NO.3	FLAT NO.4	FLAT NO.5	FLAT NO.6	TOTAL
BELOW 45 SQMT.	0	0	0	0	0	0	0
45 TO 60 SQ.MT.	4	0	4	3	30	3	44
60 TO 90 SQ.MT.	27	27	27	27	0	28	136
ABOVE 90 SQ.MT.	0	0	0	0	0	0	0
TOTAL	31	27	31	30	30	31	180

WING-B	FLAT NO.1	FLAT NO.2	FLAT NO.3	FLAT NO.4	FLAT NO.5	FLAT NO.6	TOTAL
BELOW 45 SQMT.	0	0	0	0	1	0	1
45 TO 60 SQ.MT.	3	0	4	3	29	3	41
60 TO 90 SQ.MT.	27	28	26	27	0	27	154
ABOVE 90 SQ.MT.	0	0	0	0	0	0	0
TOTAL	30	28	30	30	30	30	176

PARKING AREA STATEMENT			
CARPET AREA OF FLAT (in.sq. mts.)	NO. OF FLAT	PARKING REQ.	NO. OF PARKING
BELOW 45 SQMT.	1 NO	1 PARKING FOR 4 TENEMENTS	0.25
45 TO 60 SQMT.	85 NOS	1 PARKING FOR 2 TENEMENTS	42.50
60 TO 90 SQMT.	270 NOS	1 PARKING FOR 1 TENEMENTS	270.00
ABOVE 90 SQMT.	NIL.	1 PARKING FOR 2 TENEMENTS	NIL.
TOTAL FLAT	356 NOS		312.75 NOS
ADD 10% VISITORS			31.28
TOTAL = 344.03		SAY	344.00
50% ADDITIONAL FOR VISITORS (344.00 X 50%)			172.00
TOTAL PERMISSIBLE (344.00 +172.00)			516.00
TOTAL PARKING REQUIRED			344.00 NOS
TOTAL PARKING PROPOSED			350.00 NOS

FIRE CONTROL ROOM AREA LINE DIA.
SCALE 1:500

FIRE CONTROL ROOM CALCULATION

ADDITIONS							
1	0.30	X	3.14	X 1 NO	=	0.94	SQ.MT.
2	1.20	X	3.28	X 1 NO	=	3.95	SQ.MT.
3	1.52	X	3.14	X 1 NO	=	4.77	SQ.MT.
			TOTAL ADDITION		=	9.66	SQ.MT. X

PROFORMA - A

A	AREA STATEMENT	IN SQ.MTS.
1)	AREA OF THE PLOT	8134.40
	a) AREA OF RESERVATION IN PLOT	----------
	b) AREA OF ROAD SET BACK	232.84
	c) AREA OF D.P. ROAD	----------
2)	DEDUCTING FOR	
	A) FOR RESERVATION/ROAD AREA	----------
	a) ROAD SET BACK AREA TO BE HANDED OVER (100%) (REGULATION NO 16)	----------
	b) PROPOSED D.P.ROAD TO BE HANDED OVER (100%) REGULATION NO 16)	----------
	c) RESERVATION AREA (PLOT) TO BE HANDED OVER (100%) (REGULATION NO 17)	----------
	TOTAL AREA UNDER ROAD/RESERVATION	----------
	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 15	----------
	d) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 30	----------
	TOTAL AMENITY AREA	----------
	C) 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	----------
	D) ENCROACHMENT AREA	----------
3)	TOTAL DEDUCTION =2)a+2)b+2)c+2)d)	232.84
4)	BALANCE AREA OF THE PLOT (1-3) FOR F.S.I CALCULATION PURPOSE	7901.56
5)	PLOT UNDER DEVELOPMENT (4)OR(1+2)	7901.56
6)	ZONAL FAR/FSI	1.00
7)	PERMISSIBLE BUILT UP AREA AS PER ZONAL FAR/FSI (5)X(6)	7901.56
8)	PERMISSIBLE FSI AVAILABLE BY LOADING/PREMIUM/ TDR/FSI ON PAYMENT OF PREMIUM 8(A) ADDITIONAL FSI AS PER REG. NO 30 A) (1) TABLE NO 13 (1.5)X(7)(B) = 1.5X7901.56 SQ.MT. 8(B) ADMISSIBLE TDR AS PER ROAD WIDTH OF 27.40 MTR. 50% X 7901.56 = 3950.80 SQ.MT. LESS TDR TO BE PURCHASED 1) 0.25M TDR = 50% 40 x 2.00 = 3416.68 TO 3764.7600 MT. 2) 0.15M TDR = 50% 40 x 2.00 = 1249.92 TDR UTILIZED = 2325.08 SQ.MT. UNDER DRC NO. SR/4147/ISLAND. 3) BALANCE GENERAL TDR TO BE PURCHASED = 3950.80 - 2325.08 = INCENTIVE BUA (1.00 TO 5.00) = 1,579.48 SQ.MT. (PROTECTED TO ROAD & BEYOND AREA AS PER D.C.PLAN AS PER 30 (2) = 3925.28 SQ.MT. (SLUM TDR UTILIZED = 1896.72 SQ.MT. GENERAL TDR UTILIZED = 2028.56 SQ.MT. UNDER DRC NO. 0050/ISLD	3950.78 7093.40
9)	ADDITIONAL BUA/INCENTIVE BUA =[(2) OR 3(C)] = 465.68	465.68
10)	TOTAL PERMISSIBLE BUILT UP AREA (7)+8(A+B+C)+9) ABOVE	17981.62
11)	TOTAL PROPOSED BUILT UP AREA	17981.62
12)	F.S.I CONSTRUCTION NET (11)/(1)=(12)	2.48
B	DETAILS OF RESIDENTIAL / NON-RESIDENTIAL AREA	
1	PURELY RESIDENTIAL BUILT UP AREA	17981.62
2	REMAINING NON-RESIDENTIAL BUILT UP AREA	—
C	DETAILS OF FSI AVAILED AS PER REG. NO. 31(3) OF DCPR 2034	
1	FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE FOR PURELY RESI. (10%)(40 X 0.10)	6793.97
2	FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE FOR PURELY NON RESI	—
3	TOTAL FUNGIBLE BUILT UP AREA PERMISSIBLE (1+2) = (3)	6793.97
4	FUNGIBLE BUILT UP AREA COMPONENT PROVIDED FOR PURELY RESI	6793.77
5	FUNGIBLE BUILT UP AREA WITH CHARGING PREMIUM FOR RESIDENTIAL	2519.63
6	TOTAL FUNGIBLE BUILT UP AREA PURCHASED/PREMIUM FOR RESIDENTIAL (4)+(5) = (6)	9313.40
7	FUNGIBLE BUILT UP AREA COMPONENT PROVIDED FOR PURELY COMMERCIAL	—
8	TOTAL FUNGIBLE BUILT UP AREA BY CHARGING PREMIUM FOR COMMERCIAL	—
9	TOTAL GROSS BUILT UP AREA PERMISSIBLE = (1) + (2) + (7)	26564.93
10	TOTAL GROSS BUILT UP AREA PROVIDED =(11) + (2) + (7)	26148.11
D	TENEMENT STATEMENT	
1	PROP. AREA ITEM C 9 ABOVE)	26148.11
2	LESS DEDUCTION OF NON RESI. AREA (SEE(B)4(b))	26148.11
3	AREA OF TENEMENTS	17981.62 SQ.MT.
4	TENEMENTS PERMISSIBLE (450 SBU'S) AREA	17981.62 SQ.MT.
5	TENEMENTS EXISTING	—
6	TENEMENTS PROPOSED	350 NOS
7	TOTAL TENEMENTS (5 + 6)	350 NOS
E	PARKING STATEMENT	
1	TOTAL PARKING REQUIRED BY REGULATIONS	313.00 NOS
2	TWO WHEELER (3 SQM EACH)	313.00 NOS
3	OTHERS	—
4	TOTAL PARKING EXISTING	—
5	TOTAL PARKING REQUIRED	344.00 NOS
6	TOTAL PARKING PROVIDED (AS PER STATEMENT)	350.00 NOS
7	PARKING TO BE CONSIDERED	—
F	LOADING & UNLOADING STATEMENT	
1	LOADING & UNLOADING REQUIRED	N.A.
2	TOTAL LOADING UNLOADING PROVIDED	N.A.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF SIDES, ETC., OF THE PLOT, STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREAS SO WORKED OUT IS 8134.40 SQ.MTS. (EIGHT THOUSAND ONE HUNDRED THIRTEEN POINT FOUR ZERO SQ.MTS.) AND SUCH FIGURES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / RECORDS

RAJESH VISHWANATH SURVE

SIGNATURE OF LICENCED SURVEYOR

PLAN FOR CONSIDERATION

HANUMANT SADASHIVRAO BURE
Digitally signed by HANUMANT SADASHIVRAO BURE
Date: 2023.09.18 17:12:23 +05'30'

E.E.(B.P.) R1 WARD

Rahul Ganesh Ishi
Digitally signed by Rahul Ganesh Ishi
Date: 2023.09.12 18:13:59 +05'30'

S.E.(B.P.) R5

Shivshant Sudhakar rao Doke
Digitally signed by Shivshant Sudhakarrao Doke
Date: 2023.09.14 13:56:18 +05'30'

A.E.(B.P.) R/C WARD

RAJESH VISHWANATH SURVE

RAJESH V. SURVE
(LICENCE SURVEYER)
LICENCE NO. : S/685/LS

SANTOSH SADASHIV SAMANT

OWNER / DEVELOPER

PROFORMA 'B'

CONTENTS OF SHEET

GROUND FLOOR PLAN, PLOT AREA LINE DIA. & CALC. , MOTHER EARTH AREA LINE DIA & CALC. , BLOCK & LOCATION PLAN, U.G. TANK SECTION, COMPOUND GATE SECTION, COMPOUND WALL SECTION, FIRE CONTROL ROOM AREA LINE DIA. & CALC. , SOCIETY OFFICE AREA LINE DIA. &CALC. , SET BACK AREA LINE DIA. & CALC. , BUILT UP AREA SUMMERY, PARKING AREA STATEMENT.

DESCRIPTION OF PROP./ PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDINGS ON PLOT BEARING C.T.S. NO.63/2, 63/4,63/5,63/7 ,63/3(PT) & 63/10(PT) OF VILLAGE - MAGATHANE AT BORVALI (WEST)

NAME & ADDRESS OF OWNER

SHRI SANTOSH S. SAMANT.
DIRECTOR OF
M/S. SHRADDHA PRIME PROJECT LTD.
CA TO PARADISE TOWER CHSL.

NAME, ADDRESS & SIGNATURE OF R.C.C. CONSULTANT

SHRI ABHIGIT V. PHATARPEKAR.
M/S. AVP STRUCTURAL CONSULTANTS.
5EDC, PLOT NO. 17/18, DR. BABASAHEB AMBEDKAR ROAD, GORAI-1, BORIVALI (W), MUMBAI-400092.
EMAIL - design@avpconsultants.in
LICENCE NO. : STR/P/148

NAME, ADDRESS & SIGNATURE OF LICENSED SURVEYOR

RAJESH V.SURVE.

C/16,AUDUMBAR CHSL. PLOT No.221,
GORAI II, BORVALI (WEST),
MUMBAI - 400091.

RAJESH V. SURVE
(LICENCE SURVEYER)
LICENCE NO. : S/685/LS

ASSOCIATE L.S.

SAGAR MAKHELA
LIASONING, CONSULTING & DESIGNING ARCHITECTS

GROUND FLOOR PLAN
SCALE 1:100

B.M.C. FILE NO.	P-10955/2022/63/2 AND OTHER)R/C WARD MAGATHANE R/C.		
DRG. NO.	JOB NO.	FILE NAME	DRAWN BY
01			GAURAV A.