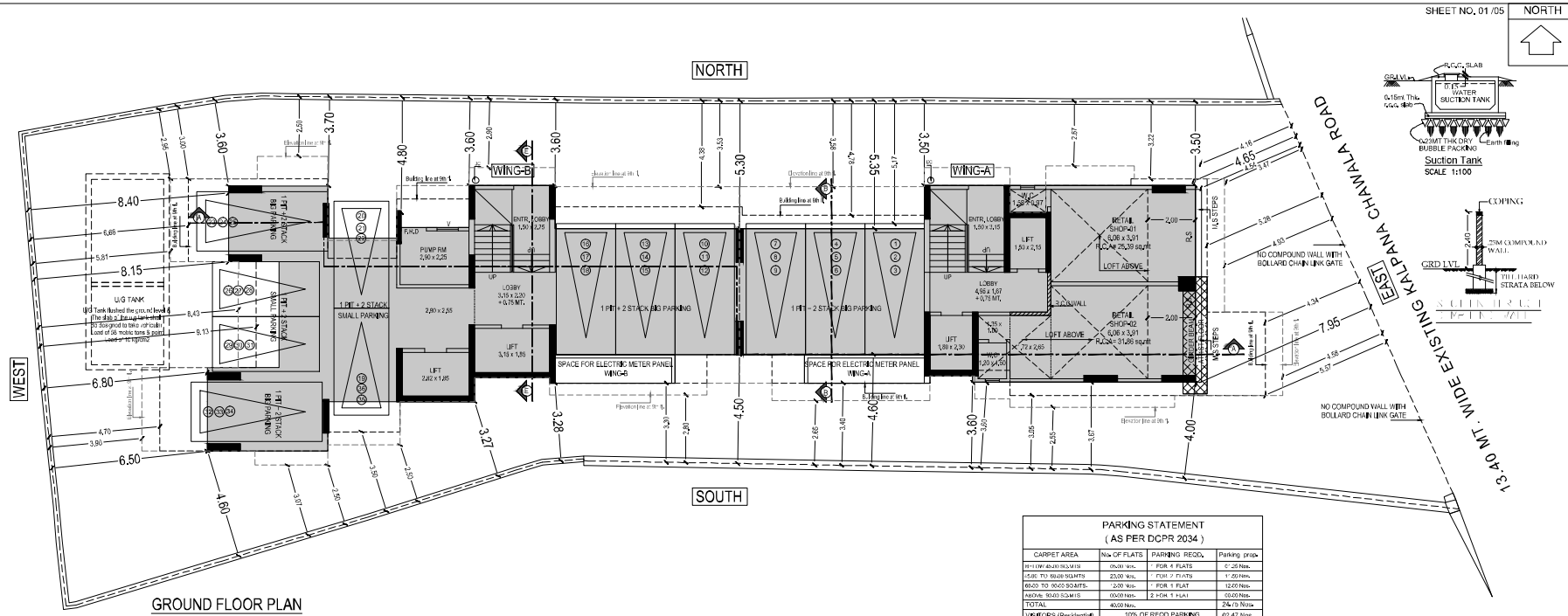
NORTH



GROUND FLOOR PLAN

SCALE :- 1:100

BUILT UP AREA SUMMARY

PROPOSED FLOOR	PROPOSED GROSS COMPOSITE B.U.A. (WING-A)		PROPOSED GROSS COMPOSITE B.U.A. (WING-B)		
	COMM. (IN Sq.mt)	RESI. (IN Sq.mt)	COMM. (IN Sq.mt)	RESI. (IN Sq.mt)	
GROUND FLOOR	62.72 SQ.MT	------	------	------	TOTAL GROSS BUILT-UP AREA = 2523.29 SQ.MT
1ST FLOOR	------	137.37 SQ.MT	------	56.98 SQ.MT	COMMERCIAL = 62.72 SQ.MT
2ND FLOOR	------	133.69 SQ.MT	------	151.67 SQ.MT	RESIDENTIAL = 2460.57 SQ.MT
3RD FLOOR	------	133.35 SQ.MT	------	151.67 SQ.MT	TOTAL NET BUILT-UP AREA = 1866.10 SQ.MT
4TH FLOOR	------	133.35 SQ.MT	------	151.67 SQ.MT	COMMERCIAL = 48.46 SQ.MT
5TH FLOOR	------	133.35 SQ.MT	------	151.67 SQ.MT	RESIDENTIAL = 1822.64 SQ.MT
6TH FLOOR	------	133.35 SQ.MT	------	157.47 SQ.MT	PROPOSED FUNGIBLE AREA = 694.19 SQ.MT
7TH FLOOR	------	133.35 SQ.MT	------	149.57 SQ.MT	COMMERCIAL = 16.26 SQ.MT
8TH FLOOR	------	133.35 SQ.MT	------	149.57 SQ.MT	RESIDENTIAL = 677.93 SQ.MT
9TH FLOOR	------	133.35 SQ.MT	------	149.57 SQ.MT	
COLUMN COUNTED IN R.G.I	------	------	------	0.44 SQ.MT	
	62.72 SQ.MT	1197.01 SQ.MT	------	1270.56 SQ.MT	
TOTAL	1259.73 SQ.MT		1270.56 SQ.MT		
TOTAL BUILT UP AREA	2523.29 SQ.MT				

STAIRCASE, LIFT LOBBY AREA SUMMARY

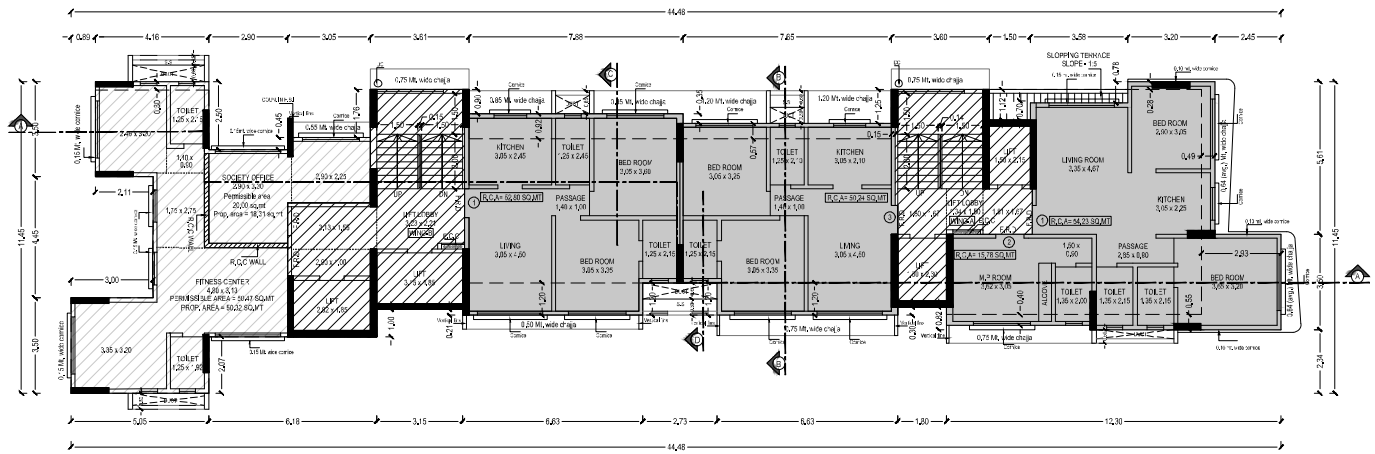
PROPOSED FLOOR	PROPOSED GROSS COMPOSITE B.U.A. (WING-A)		PROPOSED GROSS COMPOSITE B.U.A. (WING-B)	
	COMM. (IN Sq.mt)	RESI. (IN Sq.mt)	COMM. (IN Sq.mt)	RESI. (IN Sq.mt)
GROUND FLOOR	------	------	------	------
1ST FLOOR	------	30.34 SQ.VT	------	43.38 SQ.MT
2ND FLOOR	------	30.34 SQ.VT	------	41.73 SQ.MT
3RD FLOOR	------	30.35 SQ.VT	------	41.73 SQ.MT
4TH FLOOR	------	30.35 SQ.VT	------	41.73 SQ.MT
5TH FLOOR	------	30.35 SQ.VT	------	41.73 SQ.MT
6TH FLOOR	------	30.35 SQ.VT	------	41.62 SQ.MT
7TH FLOOR	------	30.35 SQ.VT	------	41.62 SQ.MT
8TH FLOOR	------	30.35 SQ.VT	------	41.62 SQ.MT
9TH FLOOR	------	23.01 SQ.VT	------	41.62 SQ.MT
TOTAL	------	285.97 SQ.VT	------	376.79 SQ.MT
TOTAL AREA	647.76 SQ.MT			

PARKING STATEMENT (AS PER DCPR 2034)

CARPET AREA	No. OF FLATS	PARKING REQD.	Parking prop.
BETWEEN 40.00 SQ.MTS	0.00 Nos.	1 FOR 4 FLATS	0.00 Nos.
40.00 TO 60.00 SQ.MTS.	23.00 Nos.	1 FOR 2 FLATS	11.50 Nos.
60.00 TO 90.00 SQ.MTS.	2.00 Nos.	1 FOR 1 FLAT	12.00 Nos.
ABOVE 90.00 SQ.MTS	00.00 Nos.	2 FOR 1 FLAT	00.00 Nos.
TOTAL	40.00 Nos.		24.75 Nos.
VISITORS (Residential)	10% OF REQD.PARKING		02.47 Nos.
TOTAL PARKING REQUIRED FOR RESIDENTIAL			27.22 Nos.
BUILT UP AREA OF SHOP = 62.72 SQ.MT Parking required for shop one for every 40.00 Sq.mt Up to 800.00 sq.mt			01.57 Nos.
		TOTAL	01.57 Nos.
TOTAL VISITORS (COMM.)	10% OF REQD.PARKING = 0.16 (Min. 2.00 Nos.)		02.00 Nos.
TOTAL PARKING REQUIRED FOR COMMERCIAL			3.57 Nos.
TOTAL PARKING REQUIRED	[27.22 + 03.57] SAY =		30.79 Nos. 31.00 Nos.
TOTAL PARKING (PROVIDED)			36.00 Nos.

PARKING STATEMENT

FLOOR	BIG	SMALL	TOTAL
STILT FLOOR	30.00 Nos	06.00 Nos	36.00 Nos
TOTAL	30.00 Nos	06.00 Nos	36.00 Nos



1ST FLOOR PLAN

SCALE :- 1:100

	F O R M - I	AREA IN SQ.MT
1	**Area of the plot**	850.20
	a) Area of Reservation in plot	—
	b) Area of Road Set back	—
	c) Area of D.P. Road	—
2	**Deduction 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 (Regulation No 17)	—
	d) TOTAL AREA UNDER ROAD/RESERVATION	—
B	For Amenity area	
	a) Area of amenity plot/plots to be handed over as per DCPR 14(A)	—
	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) TOTAL AMENITY AREA	
C	Deductions for Existing Built up area to be retained if any land component of Existing BUA as per regulation under which the development was allowed.	—
3	**Total Deductions : [2 (A) + 2 (B) + 2 (C)]**	—
4	**Balance area of plot (1 - 3)**	850.20
5	**Plot area under Development**	850.20
6	**Zonal (basis) FSI [0.50 or 0.75 or 1 or 1.33)**	ONE
7	**a) Permissible Built up Area as per Zonal(basic) FSI (5 X 6)**	850.20
	b) permissible built up area as per DCPR 30(C) protected for development [AS PER AMENDED PLAN DATED 20.03.1998]	1112.83
	c) permissible built up area (7a or 7b above, wichever is more)	1112.83
8	**Built up area equal to land handed over as per reg. 30 (A) (3)(a)**	-
	a) additional Built up area for 2 (A) (c) (i) & 2B above withen the cap of admissible "TDR", as per table 12 on balance plot.	—
	b) additional Built up area for 2 (A) as & 2 (A) above to be utilized over and above the permissible FSI as per column no.7 table 12 of reg. 30(A) and to the mentioned in table 12A reg. 32(200% or 250%)	—
	c) additional BUA in case for 2 (A) (c) (ii) as per reg.17(1) not 20(vii) and (viii) as per AR policy on remining Plot (Y% as per table no.5 of reg. 17(1).	—
9	**additional/ Insentive BUA within the cap of admissible TDR AS PER table 12 on a plot**	—
	a) in lieu of cost of construction of amenity building as per reg. 30(A) **(30(b)**	—
	b) **50% of rehab component as per reg33(7)(A)**	—
	c) **15% or sr.no7 or above or 10 sqmt per rehab tenements as per reg 33(7)(i)(1)15% x 1065.38 =159.81sqmt or 10sqmtr x25.00nos of tenements = 250.00 SQ.MT**	250.00
10	**Built up area due to "Additional FSI on payment of premium " as per table No 12 of regulation No 30(A) (4X50%)**(850.20X50%)	425.10
11	**Built up area due to admissible "TDR" as per Table No 12 of Regulation No 30(A) 30(2) [sr.no-5x 50% or 70% or 90%or 100%]** **a) Slum TDR 20% = D.R.C NO- SRA/1518/Const** **b) General TDR =** **c) Protected** [30 (C)] = 262.63 SQ.MT	82.51 — 262.63
12	**Permissible Built up Area (7(a) + 8 + 9 (c) + 10 + 11)**	1870.44
13	**TOTAL PROPOSED BUILT UP AREA**	1869.10
14	**TDR generated if any as per 30(A)**	—
15	**Fungible Compensatory Area as per Regulation No 31(3)**	
	a) i)Permissible Fungible Compensatory area for Rehab component without charging premium for residential	355.33
	a) ii)PROPOSED Fungible Compensatory area availed for Rehab component without charging premium for residential	355.33
	iii) Permissible Fungible Compensatory area availed for Rehab component without charging premium for commercial	—
	iv) PROPOSED Fungible Compensatory area availed for Rehab component without charging premium for commercial	—
	b) i) Permissible Fungible Compensatory area availed on payment of premium for Residential (1822.64 X 35%) =637.93+355.33	282.60
	ii) PROPOSED Fungible Compensatory area availed on payment of premium for Residential	282.60
	iii) Permissible Fungible Compensatory area on payment of premium for commercial (46.46X 35%) = 16.26	16.26
	iv) PROPOSED Fungible Compensatory area availed on payment of premium for Commercial	16.26
16	**Total Built Up Area proposed including Fungible Compensatory Area [13 + 15 (a) (ii) + 15 (a) (iv)+15(b)(ii)]**	2523.29
17	**FSI consumed on Net Plot [13 / 4]**	2.198
II	**Other Requirements**	
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	—
	i) 14 (A)	—
	ii) 14 (B)	—
	iii) 15	—
C	Requirement of LOS as per regulation No.27(15% or 20% or 25%)	—
D	Tenement Statement	
	a) Proposed built up area(13 above)	2523.29
	b) Less deduction of Non-residential area (shop etc.)	62.72
	c) Area available for tenements [(a) minus (b).]	2460.57
	d) Tenements permissible	111.00
	e) Total number of Tenements proposed on the plot	40.00
E	Parking Statement	—
	i) Parking required by Regulations for,-	31.00
	Car	
	Scooter/Motor cycle	
	Outside (visitors)	
	ii) Covered garage permissible	
	iii) Covered garages proposed	
	Car	
	Scooter/Motor cycle	
	Outside (visitors)	
	iv) Total parking provided	36.00
	Transport Vehicles Parking	
	i) Spaces for transport vehicles parking required by Regulations	
	ii) Total No. of transport vehicles parking spaces provided	

FORM-II

CONTENTS OF SHEET

GROUND FLOOR PLAN, 1ST FLOOR PLAN, AREA SUMMARY, PARKING STATEMEN

DESCRIPTION OF PROPOSAL AND PROPERTY

Proposed redevelopment of existing building known as borivali shantikrupa co-op Housing society ltd. on plot bearing C.T.S NO- 1499A of village eksar, at shanti ashram, borivali (west), mumbai- 400 103 in rm ward

PLAN FOR APPROVAL

1) "THIS CANCELS APPROVAL OF THE PREVIOUS PLANS SANCTIONED UNDER NO- P-15004/2023 (1499 A)/R/N WARD/EKSAR (S) R N DATED - 02/06/2023
2) "THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE LETTER ISSUED UNDER EVEN NO- P-15004/2023/(1-99 A)/R N WARD/EKSAR (S) R/N ON EVEN DATE.
3) "THIS PLANS ARE DIGITALLY SIGNED. DOES NOT REQUIRE PHYSICAL SIGNATURE.
4) ALL DIMENSION AREA IN METER

Mahesh Sambhu Revadekar
Digitally signed by Mahesh Sambhu Revadekar
Date: 2024.07.25 18:27:38 +05'30'

E.E.B.P (R WARD -2)

Swapnil Bhagawat Patil

A.E.B.P (R/E4)

Ashvini Kishor Sonar
Digitally signed by Ashvini Kishor Sonar
DN: cn=Ashvini Kishor Sonar, o=Personal
Reason: I am the author of this document
Location:
Date: 2024-07-19 17:54:05:30

S.E.B.P (R-7)

NAME, ADDRESS OF C.A. TO OWNER	STAMP & SIGN OF C.A. TO OWNER
MR. BHAVIK D. MEHTA FOR VAMO SHREEN VENTURES LLP, C.A. TO BORIVALI SHANTI KRUPA CO-OPERATIVE HOUSING SOCIETY LTD.	Bhavik Dilip Mehta

BMC FILE NO:- P-15004/2023/(1499 A)/R/N WARD/EKSAR (S) R/N

DRG. NO.	SCALE	DATE	DRN. BY.	CHKD. BY.
AMEN -01	AS STATED	19.7.2024	Rupesh	CSR

NAME, ADDRESS OF ARCHITECT / L.S. — STAMP & SIGN OF ARCHITECT / L.S.

CSR
USHRAG S. RAYANI
ARCHITECT / ENGINEER / VALUER
GOVT. APPR. SUPERVISOR & ENGINEER (Class I)
GOVT. & BMC APPR. VALUER (Class I)
REGD. VALUER UNDER SARFAESI ACT
EAST, MUMBAI 400 103
EMAIL :- chiragrayani2009@rediffmail.com

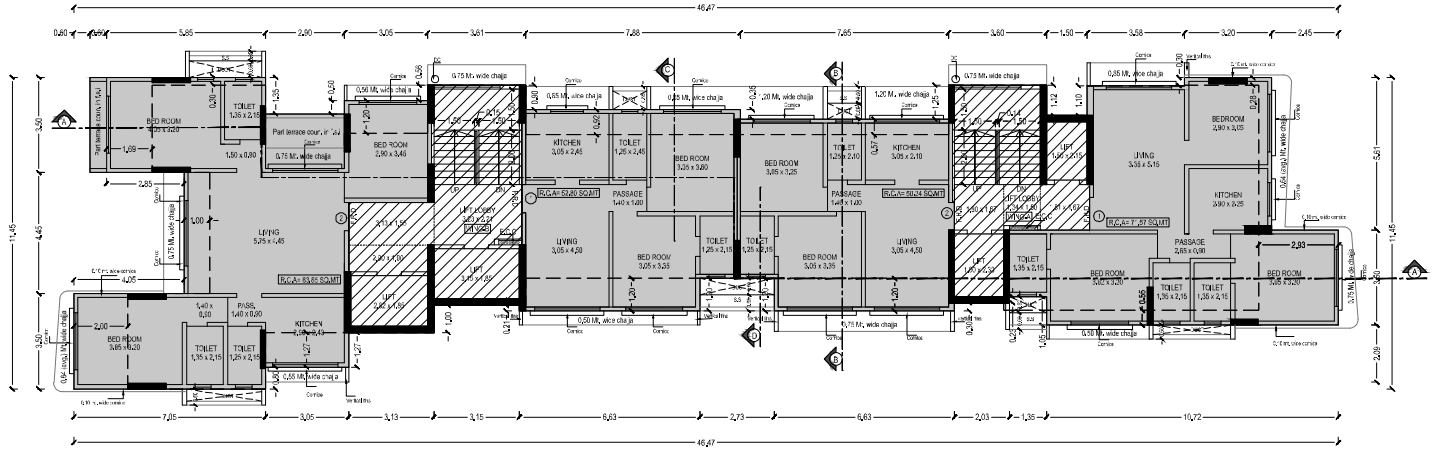
Chirag Shahnawaz Rayani

SIGNATURE OF L.S.

CERTIFICATE OF AREA

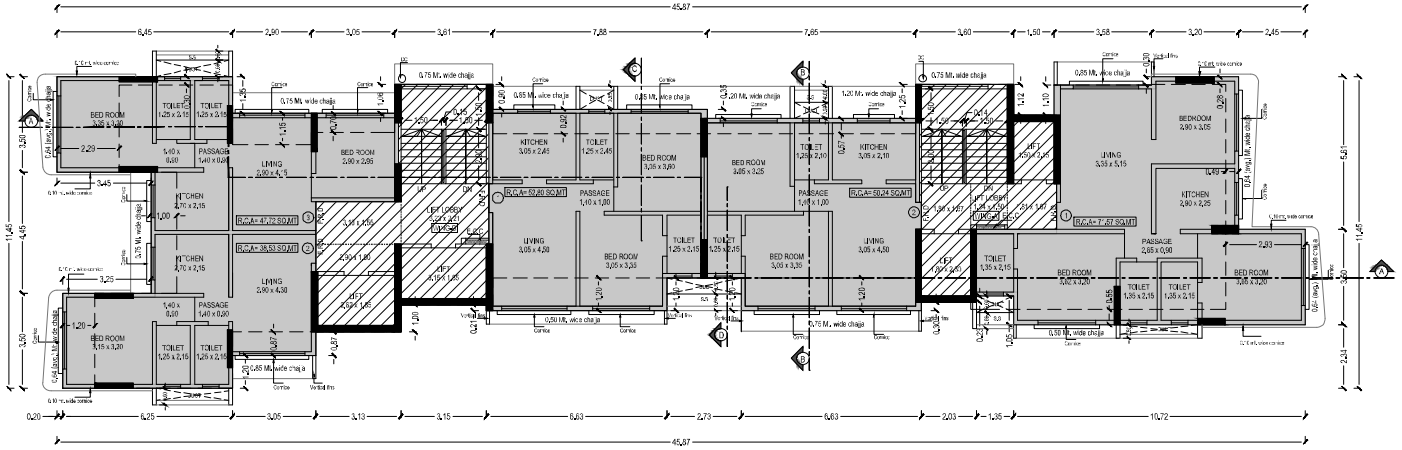
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 24.06.2022 & THAT THE DIMENSIONS OF THE SIDES ,ETC, OF THE PLOT STATED ON THE PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 936.20 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF CONVEYANCE / SUB DIVISION PLAN .

NORTH



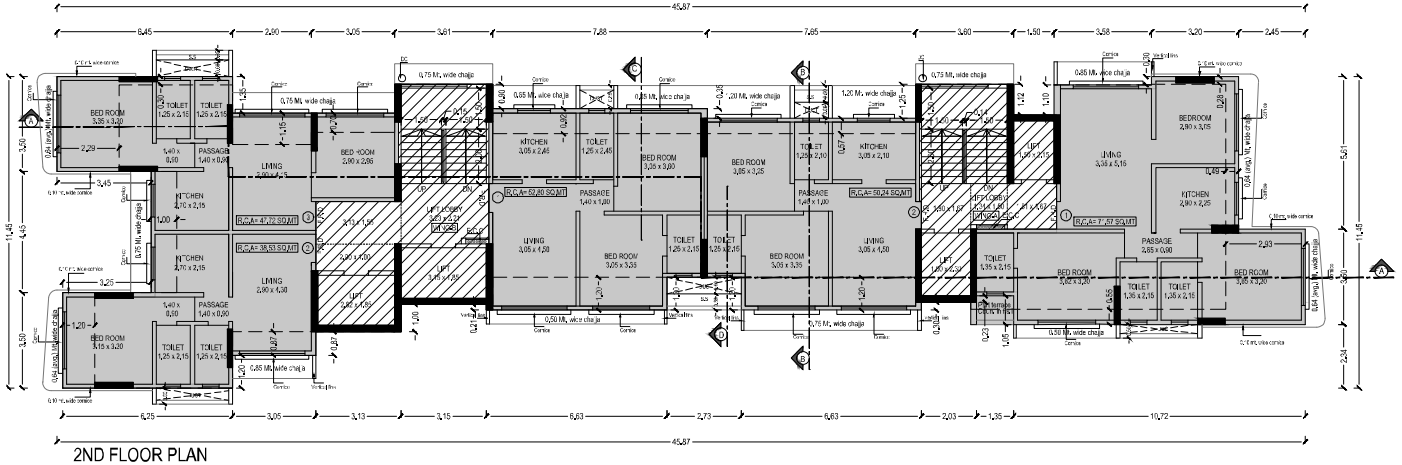
6TH FLOOR PLAN

SCALE :- 1:100



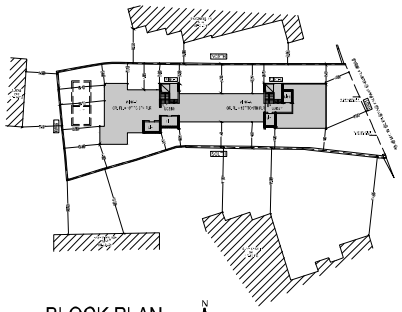
3RD TO 5TH FLOOR PLAN

SCALE :- 1:100



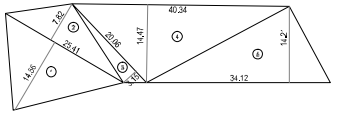
2ND FLOOR PLAN

SCALE :- 1:100



BLOCK PLAN

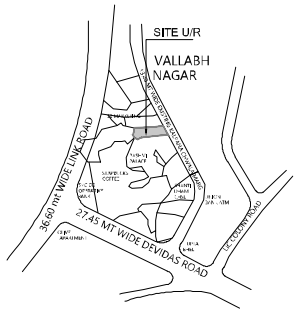
SCALE :- 1:500



PLOT AREA CALCULATION

SCALE :- 1:500

PLOT AREA CALCULATION							
1	1/2	X	25.41	X	14.56	=	184.88 SQ.MT.
2	1/2	X	25.41	X	7.82	=	99.35 SQ.MT.
3	1/2	X	20.06	X	3.15	=	31.59 SQ.MT.
4	1/2	X	40.24	X	14.47	=	291.66 SQ.MT.
5	1/2	X	34.12	X	14.21	=	242.42 SQ.MT.
					TOTAL PLOT AREA	=	850.20 SQ.MT.



LOCATION PLAN

SCALE :- 1:4000

FORM-II

CONTENTS OF SHEET

FLOOR PLAN, BLOCK PLAN & LOCATION PLAN

DESCRIPTION OF PROPOSAL AND PROPERTY

Proposed redevelopment of existing building known as borivali shantikrupa co-op Housing society ltd, on plot bearing C.T.S NO- 1499A of village eksar, at shanti ashram, borivali (west), mumbai- 400 103 in r/n ward

PLAN FOR APPROVAL

1) THIS CANCELS APPROVAL OF THE PREVIOUS PLANS SANCTIONED UNDER NO- P-15004 2023 (1499 A/R/N WARD/EKSAR (S) R N DATED :- 02/06/2023.
2) THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE LETTER ISSUED UNDER EVEN NO- P-15004/2023/1499 A/R/N WARD/EKSAR (S) R/N ON EVEN DATE.
3) THIS PLANS ARE DIGITALLY SIGNED. DOES NOT HOLDING PHYSICAL SIGNATURE.
4) ALL DIMENSIONS ARE IN METER

Mahesh Sambhu Revadekar

Digitally signed by Mahesh Sambhu Revadekar
Date: 2024.07.25 18:28:02 +05'30'

E.E.B.P (R WARD -2)

Swapnil Bhagawat Patil

A.E.B.P (R/E4)

Ashvini Kishor Sonar

Digitally signed by Ashvini Kishor Sonar
DN: cn=Ashvini Kishor Sonar, o=IN, ou=Personal
Reason: I am the author of this document
Location:
Date: 2024.07.19 17:55:+05:30

S.E.B.P (R-7)

NAME, ADDRESS OF C.A. TO OWNER

MR. BHAVIK D. MEHTA FOR NAMO SHREEN VENTURES LLP. C.A. TO BORIVALI SHANTI KRUPA CO-OPERATIVE HOUSING SOCIETY LTD.

STAMP & SIGN OF C.A. TO OWNER

Bhavik Dilip Mehta

BMC FILE NO:- P-15004/2023/(1499 A/R/N WARD/EKSAR (S) R/N

DRG. NO.	SCALE	DATE	DRN. BY.	CHKD. BY.
AMPN-01	AS STATED	19.7.2024	Rajesh	CSR

NAME, ADDRESS OF ARCHITECT / L.S.

STAMP & SIGN OF ARCHITECT / L.S.

CHIRAG S. RAYANI
ARCHITECT, ENGINEER & TOWN PLANNER

SHOP NO. 43, VASANT KUNJ CHS. LTD., NEAR SAI MANDIR, BHAYANDAR (WEST), DIST. THANE - 401 101.
MOB. NO. - 9892303954
E-MAIL - chiragrayani@gmail.com

Chirag Shahnawaz Rayani