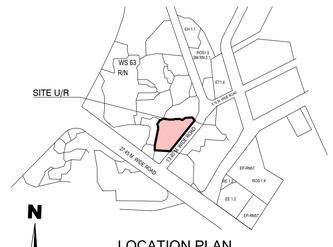
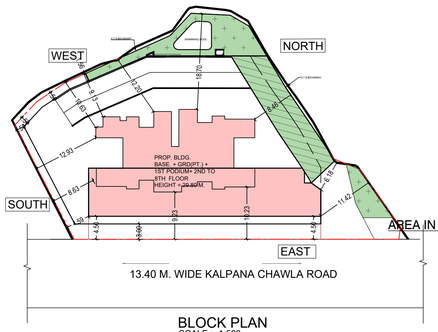
P-8140/2021/(1509A)/R/N WARD/EKSAR(S)/RN

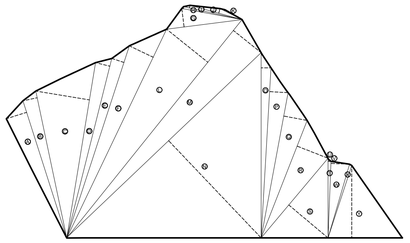
1/7



LOCATION PLAN
SCALE :- 1:4000



BLOCK PLAN
SCALE :- 1:500



PLOT AREA DIAGRAM
SCALE :- 1:500

PLOT AREA CALCULATION							
A)	28.17	X	4.18	X	0.50	=	58.87 SQMT.
B)	29.37	X	2.84	X	0.50	=	41.70 *
C)	34.75	X	10.64	X	0.50	=	184.87 *
D)	36.19	X	2.88	X	0.50	=	52.11 *
E)	39.51	X	2.51	X	0.50	=	49.58 *
F)	45.25	X	5.16	X	0.50	=	116.74 *
G)	14.88	X	3.64	X	0.50	=	27.08 *
H)	11.99	X	0.42	X	0.50	=	2.51 *
I)	11.70	X	0.52	X	0.50	=	3.04 *
J)	10.55	X	0.93	X	0.50	=	4.90 *
K)	4.83	X	0.25	X	0.50	=	0.60 *
L)	54.76	X	10.34	X	0.50	=	283.10 *
M)	54.76	X	6.95	X	0.50	=	190.29 *
N)	52.17	X	26.23	X	0.50	=	684.20 *
O)	36.21	X	1.94	X	0.50	=	35.12 *
P)	33.29	X	3.62	X	0.50	=	60.25 *
Q)	28.88	X	4.66	X	0.50	=	67.29 *
R)	24.67	X	6.48	X	0.50	=	79.93 *
S)	20.30	X	10.01	X	0.50	=	101.60 *
T)	15.57	X	0.60	X	0.50	=	4.67 *
U)	0.32	X	0.14	X	0.50	=	0.02 *
V)	0.69	X	0.08	X	0.50	=	0.02 *
W)	14.98	X	3.64	X	0.50	=	27.26 *
X)	15.02	X	0.48	X	0.50	=	3.60 *
Y)	14.55	X	14.14	X	0.50	=	102.86 *
			TOTAL			=	2182.21 SQMT
			AS PER PRC AREA			=	2178.80 SQMT

R.G ON MOTHER EARTH (I & II) (OPEN TO SKY) CALC.									
A	ADDITION								
1	5.65	x	1.50	x	0.50	x	=	4.24	SQ.MT
2	5.65	x	1.57	x	0.50	x	=	4.44	SQ.MT
3	1.97	x	1.13	x	0.50	x	=	1.11	SQ.MT
4	1.97	x	0.98	x	0.50	x	=	0.97	SQ.MT
5	1.82	x	0.88	x	0.50	x	=	0.80	SQ.MT
6	1.82	x	1.03	x	0.50	x	=	0.94	SQ.MT
7	5.42	x	1.58	x	0.50	x	=	4.28	SQ.MT
8	5.42	x	1.41	x	0.50	x	=	3.82	SQ.MT
9	2.73	x	0.88	x	0.50	x	=	1.20	SQ.MT
10	2.73	x	0.88	x	0.50	x	=	1.20	SQ.MT
11	5.07	x	1.59	x	0.50	x	=	4.03	SQ.MT
12	5.07	x	1.48	x	0.50	x	=	3.75	SQ.MT
13	4.81	x	1.55	x	0.50	x	=	3.73	SQ.MT
14	11.98	x	1.24	x	0.50	x	=	7.43	SQ.MT
15	7.40	x	0.96	x	0.50	x	=	3.55	SQ.MT
16	2.21	x	1.09	x	0.50	x	=	1.20	SQ.MT
17	2.21	x	0.43	x	0.50	x	=	0.48	SQ.MT
18	4.80	x	1.56	x	0.50	x	=	3.74	SQ.MT
19	4.80	x	1.45	x	0.50	x	=	3.48	SQ.MT
20	2.09	x	1.03	x	0.50	x	=	1.08	SQ.MT
21	2.09	x	1.53	x	0.50	x	=	1.60	SQ.MT
22	2.46	x	0.80	x	0.50	x	=	0.98	SQ.MT
23	2.31	x	1.14	x	0.50	x	=	1.32	SQ.MT
24	6.14	x	1.50	x	0.50	x	=	4.61	SQ.MT
25	4.64	x	0.97	x	0.50	x	=	2.25	SQ.MT
26	7.30	x	2.09	x	0.50	x	=	7.63	SQ.MT
27	12.31	x	3.47	x	0.50	x	=	21.36	SQ.MT
28	12.31	x	2.50	x	0.50	x	=	17.85	SQ.MT
29	5.18	x	1.75	x	0.50	x	=	4.53	SQ.MT
30	2.50	x	0.52	x	0.50	x	=	0.65	SQ.MT
31	8.53	x	1.28	x	0.50	x	=	5.46	SQ.MT
32	7.72	x	0.53	x	0.50	x	=	2.05	SQ.MT
33	7.52	x	1.61	x	0.50	x	=	6.05	SQ.MT
34	9.61	x	1.19	x	0.50	x	=	5.72	SQ.MT
35	11.67	x	4.70	x	0.50	x	=	27.42	SQ.MT
	A						=	164.94	SQ.MT
	DEDUCTION								
a	1.56	x	0.49	x	0.66	x	=	0.50	SQ.MT
b	1.43	x	0.13	x	0.66	x	=	0.12	SQ.MT
c	1.11	x	0.21	x	0.66	x	=	0.15	SQ.MT
d	1.21	x	0.28	x	0.66	x	=	0.22	SQ.MT
	B						=	1.00	SQ.MT
TOTAL MOTHER EARTH R.G			A - B				=	163.93	SQ.MT

PAVED PHY. R.G (OPEN TO SKY) CALC.									
A	ADDITION								
1	12.37	x	3.50	x	0.50	x	=	21.65	SQ.MT
2	26.21	x	2.99	x	0.50	x	=	39.18	SQ.MT
3	26.21	x	4.20	x	0.50	x	=	55.04	SQ.MT
4	10.65	x	5.68	x	0.50	x	=	30.27	SQ.MT
5	7.32	x	2.18	x	0.50	x	=	7.98	SQ.MT
6	2.62	x	1.15	x	0.50	x	=	1.51	SQ.MT
7	7.32	x	1.68	x	0.50	x	=	6.15	SQ.MT
8	6.32	x	0.63	x	0.50	x	=	1.99	SQ.MT
	TOTAL						=	163.77	SQ.MT

PROFORMA - B

CONTENT OF SHEET

GROUND FLOOR PLAN, LOCATION PLAN, BLOCK PLAN, PLOT AREA DIAGRAM & CALCULATION, R.G. AREA DIAGRAM & CALCULATION, SECTION THROUGH COMPOUND WALL & U.G. TANK, SERVANT W.C. AREA DIAGRAM & CALCULATION.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 1509A , OF VILLAGE EKSAR, BORIVALI (W), MUMBAI -400 103.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT : 21 \ 05 \ 2020 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 2178.80 SQ. MT. (TWO THOUSAND ONE HUNDRED SEVENTY EIGHT POINT EIGHT ZERO SQUARE METER) AND TALLIES WITH THE STATE IN THE DOCUMENT OF OWNERSHIP \ PROPERTY REGISTER CARD.

ASHOK DATTATRAYA GANDHI — Digitally signed by ASHOK DATTATRAYA GANDHI Date: 2023.08.12 15:31:11 +05'30'

SIGN. OF ARCHITECT

NAME & SIGN OF OWNER

DWARKESH DAMODAR SHETH — Digitally signed by DWARKESH DAMODAR SHETH Date: 2023.08.12 16:14:58 +05'30'

SHRI DWARKESH D. SHETH DIRECTOR OF KAMLA HOMES & LIFESTYLES PVT. LTD. C.A. TO BORIVALI LUCKY APPARTMENT C.H.S. LTD.
101, MAYUR TOWER, CHANDAVARKAR ROAD JUNC., BORIVALI(WEST), MUMBAI- 92.

NAME & SIGN OF STRU. ENGINEER

ABHIJIT VINOD PHATARPEKAR
AVP STRUCTURAL CONSULTANTS
AA1201, NL ARYAVARTA,
NL COMPLEX ANAND NAGAR,
DAHISAR EAST,
MUMBAI- 400 068

Dhiraj Narayan Ghorpade — Digitally signed by Dhiraj Narayan Ghorpade Date: 2023.08.21 12:20:09 +05'30'

S.E.B.P. 'R/N WARD'

Swapnil Bhagawat Patil — Digitally signed by Swapnil Bhagawat Patil [illegible]

A.E.B.P. 'R/N WARD'

Mahesh Sambhu Revadekar — Digitally signed by Mahesh Sambhu Revadekar Date: 2023.09.01 17:37:11 +05'30'

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

PROFORMA - A

I.	AREA STATEMENT	SQ.MT.
1.	GROSS AREA OF PLOT	**2178.80**
	(a) AREA OF RESERVATION IN PLOT	-----
	(b) AREA OF ROAD SET BACK	-----
	(c) AREA OF DP ROAD	-----
2.	DEDUCTIONS FOR	-----
(A)	FOR RESERVATION/ROAD AREA TO BE HANDED OVER TO MCGM (100%)	-----
	(a) ROAD SET BACK/WIDENING AREA (REGULATION NO 16)	-----
	(b) PROPOSED DP ROAD AREA (REGULATIONNO 16)	-----
	(c) i) RESERVATION AREA (PLOT) TO BE HANDED OVER (100%) (REGULATION NO. 17)	-----
	ii) RESERVATION AREA TO BE HANDED OVER AS PER AR (REGULATION NO 17) (NOT TO BE DEDUCTED FOR COMPUTATION OF FSI i.e .sr.no 5 below)	-----
	TOTAL AREA UNDER ROAD/RESERVATION	-----
(B)	FOR AMENITY AREA TO BE HANDED OVER TO MCGM	-----
	(a) AREA OF AMENITY PLOT AS PER DCR 14(A)	-----
	(b) AREA OF AMENITY PLOT AS PER DCR 14(B)	-----
	(c) AREA OF AMENITY PLOT AS PER DCR 35	-----
	TOTAL AMENITY AREA	-----
(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 DEDUCTIONS [2(A) +2(B)+2(C)]	-----
4.	BALANCE AREA OF PLOT(FOR CACULATING REQUIRED LOS) [1-3]	**2178.80**
5.	PLOT AREA UNDER DEVELOPMENT [SR. NO. 4 + 2(A)(c)(ii)]	**2178.80**
6.	ZONAL (BASIC) FSI (0.50 OR 0.75 OR 1.0 OR 1.33)	**1.0**
7.	(a) PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6)	**2178.80**
	(b) PERMISSIBLE BUILT UP AREA AS PER REGULATION 30(C) (PROTECTED DEVELOPMENT) (2585.86-2178.80)	**407.06**
	PERMISSIBLE BUILT UP AREA (7a OR 7b ABOVE ,WHICHEVER IS MORE)	
8.	ADDITIONAL BUA AS PER REGULATION 30(A)(3)(a)	-----
	(a) ADDITIONAL BUA FOR 2(A)(c)(i) & 2(B) ABOVE WITHIN THE CAP OF "ADMISSIBLE TDR" AS PER TABLE NO.12 ON BALANCE PLOT.	-----
	(b) ADDITIONAL BUA FOR 2(A)(a) & 2(A)(b) ABOVE TO BE UTILIZED OVER AND ABOVE THE PERMISSIBLE FSI AS PER COLUMN NO. 7 OF TABLE 12 OF REGULATION 30(A) AND AS MENTIONED IN TABLE 12 A OF REGULATION 32 (200%) ADDITIONAL INCENTIVE FSI RIGHTS FOR SETBACK AREA @10% OF ROAD AREA WITHIN 24 MONTHS	-----
	(c) ADDITIONAL BUA IN CASE OF 2(A)(c)(ii) AS PER REGULATION 17(1) NOTE 20 (vii) &(viii) AS PER AR POLICY ON REMAINING PLOT	-----
	(d)D.P ROAD AREA DISTRIBUTED ON SUB PLOT AS PER APPROVED PLAN	-----
	TOTAL ADDITIONAL BUA	
9.	ADDITIONAL/INCENTIVE BUA WITHIN THE CAP OF "ADMISSIBLE TDR" AS PER TABLE 12 ON BALANCE PLOT	-----
	(a) IN LIEU OF COST CONSTRUCTION OFAMENITY BUILDING AS PER REGULATION 30(A)(3)(b)	-----
	(b) 15% OF SR. NO. 7b ABOVE OR 10 SQMTS PER REHAB TENEMENT AS PER REG.33(7)(B) 2473.05 X 15% = 370.95 OR 10.00 SQ.MTS X 60 nos members = 600 SQ. MT.	-----
	(c) 50% OF REHAB COMPONENT AS PER REGULATION 33(7)(A)	-----
	TOTAL ADDITIONAL BUA/INCENTIVE AREA	
10.	BUA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO 12 OF REGULATION NO 30(A) (SR.NO.5 X 50%)	-----
11.	BUA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO 12 OF REGULATION NO 30(A) & 32 (BY RESTRICTING AREA UTILISED IN SR. NO. 8(a) & 9 ABOVE) PERMISSIBLE "TDR" 70 a) GENERAL(80%) b) SLUM(20%)	-----
12.	PERMISSIBLE BUILTUP AREA [7+8+9+10+11]	**2585.86**
13.	PROPOSED BUILT UP AREA	**2484.94**
14.	TDR GENERATED IF ANY AS PER REGULATION 30 (A) AND 32 FOR UNUTILIZED BUA ON PLOT	-----
15.	FUNGIBLE COMPENSATORY AREA AS PER REG NO. 31(3)	-----
a)	(i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM.	-----
	(ii) FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM.	-----
	(iii) FUNGIBLE AREA KEPT IN ABEYANCE	-----
b)	(i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM.	-----
	(ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM.	-----
16.	TOTAL BUA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [13 +15(a)(ii) +15(b)(ii)]	-----
17.	FSI CONSUMED ON NET PLOT [13/4]	-----
(II)	OTHER REQUIREMENTS	-----
	REQUIREMENT OF RECREATIONAL O.S. IN LAYOUT/PLOT AS PER REG. 27	-----
	TENEMENT STATEMENT	
	(i) PROPOSED BUA (13 (a) ABOVE)	**2484.94**
	(ii) LESS DEDUCTION OF NON - RESIDENTIAL AREA (SHOP ETC.)	**415.78**
	(iii) AREA AVAILABLE FOR TENEMENTS [(i) minus (ii)]	**2069.16**
	(iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	**93.00 NOS**
	(v) TOTAL NO. OF TENEMENTS PROPOSED ON THE PLOT	**33.00 NOS**
(E)	PARKING STATEMENT	-----
	(i) PARKING REQUIRED BY REGULATION FOR:	**36.00 NOS**
	CAR	**29.00 NOS**
	SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS)	**7.00 NOS**
	(ii) COVERED GARAGE PERMISSIBLE	-----
	(iii) COVERED GARAGE PROPOSED	
	CAR	
	SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS)	
	(iv) TOTAL PARKING PROVIDED	**98.00 NOS**
(F)	TRANSPORT VEHICLES PARKING	-----
	(i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION	
	(ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

DRAWN BY	CHEK. BY	SCALE	DATE
SANKALP		AS SHOWN	12/08/2023

NAME,ADDRESS & SIGN.OF ARCHITECT

ASHOK DATTATRAYA GANDHI — Digitally signed by ASHOK DATTATRAYA GANDHI Date: 2023.08.12 15:30:42 +05'30'

ASHOK GANDHI CONSULTANTS LLP
S A R I T A S. M A N J U N A T H
ARCHITECTS PLANNERS VALUERS
303 / 304, E-SQUARE PREMISES, SUBHASH ROAD, VILE PARLE (E), MUMBAI - 400 057.
O F F I C E : TEL - 022 40044074
M. - 98210 39752, 98218 50189
sarita@ashokgandhiconsultants.com
info@ashokgandhiconsultants.com

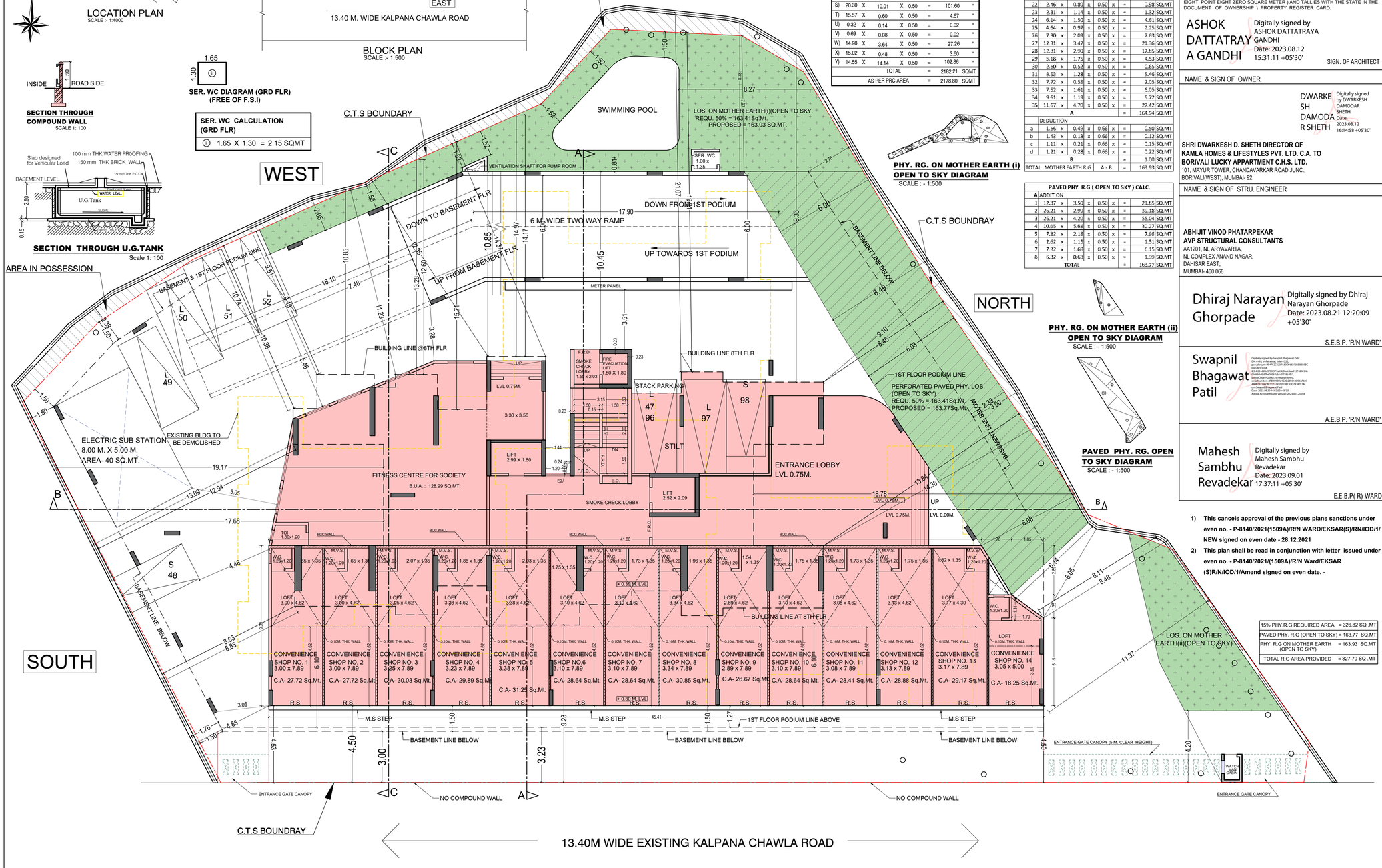
SECTION THROUGH COMPOUND WALL
SCALE 1: 100

SECTION THROUGH U.G.TANK
Scale 1: 100

1.65
1.30

SER. WC DIAGRAM (GRD FLR)
(FREE OF F.S.I)

SER. WC CALCULATION (GRD FLR)
1.65 X 1.30 = 2.15 SQMT



GROUND FLOOR PLAN
SCALE :- 1:100

PHY. RG. ON MOTHER EARTH (i)
OPEN TO SKY DIAGRAM
SCALE : - 1:500

PHY. RG. ON MOTHER EARTH (ii)
OPEN TO SKY DIAGRAM
SCALE : - 1:500

PAVED PHY. RG. OPEN TO SKY DIAGRAM
SCALE : - 1:500

15% PHY.R.G REQUIRED AREA	= 326.82 SQ .MT
PAVED PHY. R.G (OPEN TO SKY)	= 163.77 SQ.MT
PHY. R.G ON MOTHER EARTH (OPEN TO SKY)	= 163.93 SQ.MT
TOTAL R.G AREA PROVIDED	= 327.70 SQ .MT

1) This cancels approval of the previous plans sanctions under even no. - P-8140/2021(1509A)/R/N WARD/EKSAR(S)/RN/IOD/1/ NEW signed on even date - 28.12.2021
2) This plan shall be read in conjunction with letter issued under even no. - P-8140/2021/(1509A)/R/N Ward/EKSAR (S)/R/N/IOD/1/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.)		Total (4+5) (in Sq. mt.)	Staircase /Lift /Liftlobby (Area in Sq. mt.)		Flat/ Nt/ Society Office/ Fitness centre/ Refuge area
			Commercial	Residential		Commercial	Residential	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1	A	GR.	415.78	Nil	415.78	Nil	Nil	
		1ST(PODIUM)	Nil	Nil	Nil	Nil	Nil	
		2ND	Nil	288.09	288.09	Nil	57.95	
		3RD	Nil	288.09	288.09	Nil	57.95	
		4TH	Nil	288.09	288.09	Nil	57.95	
		5TH	Nil	288.09	288.09	Nil	57.95	
		6TH	Nil	288.09	288.09	Nil	57.95	
		7TH	Nil	190.25	190.25	Nil	57.95	
		8TH	Nil	291.48	291.48	Nil	57.95	
		REFUGE EXCESS	Nil	64.75	64.75	Nil	Nil	
		FITNESS EXCESS	Nil	82.23	82.23	Nil	Nil	
2	Total BUA Proposed		**415.78**	**2069.16**	**2484.94**	Nil	405.65	
3	Fungible compensatory area proposed: (sr.no.2/1.35 or as proposed		—	—	—	—		—
4	Net BUA Proposed (2-3)		**415.78**	**2069.16**	**2484.94**	—		—
5	Fitness Centre		Permissible = 46.76 SQ.MT Provided = **128.99 SQ.MT**					Provided at Ground floor
6	Society Office		Permissible = 20.00 Sq. Mt. Provided = **19.67 Sq. Mt.**					Provided at 7th floor
7	Amenity area/BUA in sqmt (Reg 14A or 14B)		Required = Nil Provided = Nil					Not Provided
8	IHI/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
			19.27 Sq.mt. (4.1%) 20.47 Sq.mt. (4.25%)	85.22 Sq.mt.	64.75	7th	7th to 8th flr	481.73 Sq.mt.

TABLE NO - 3

FUNGIBLE COMPENSATORY AREA STATEMENT

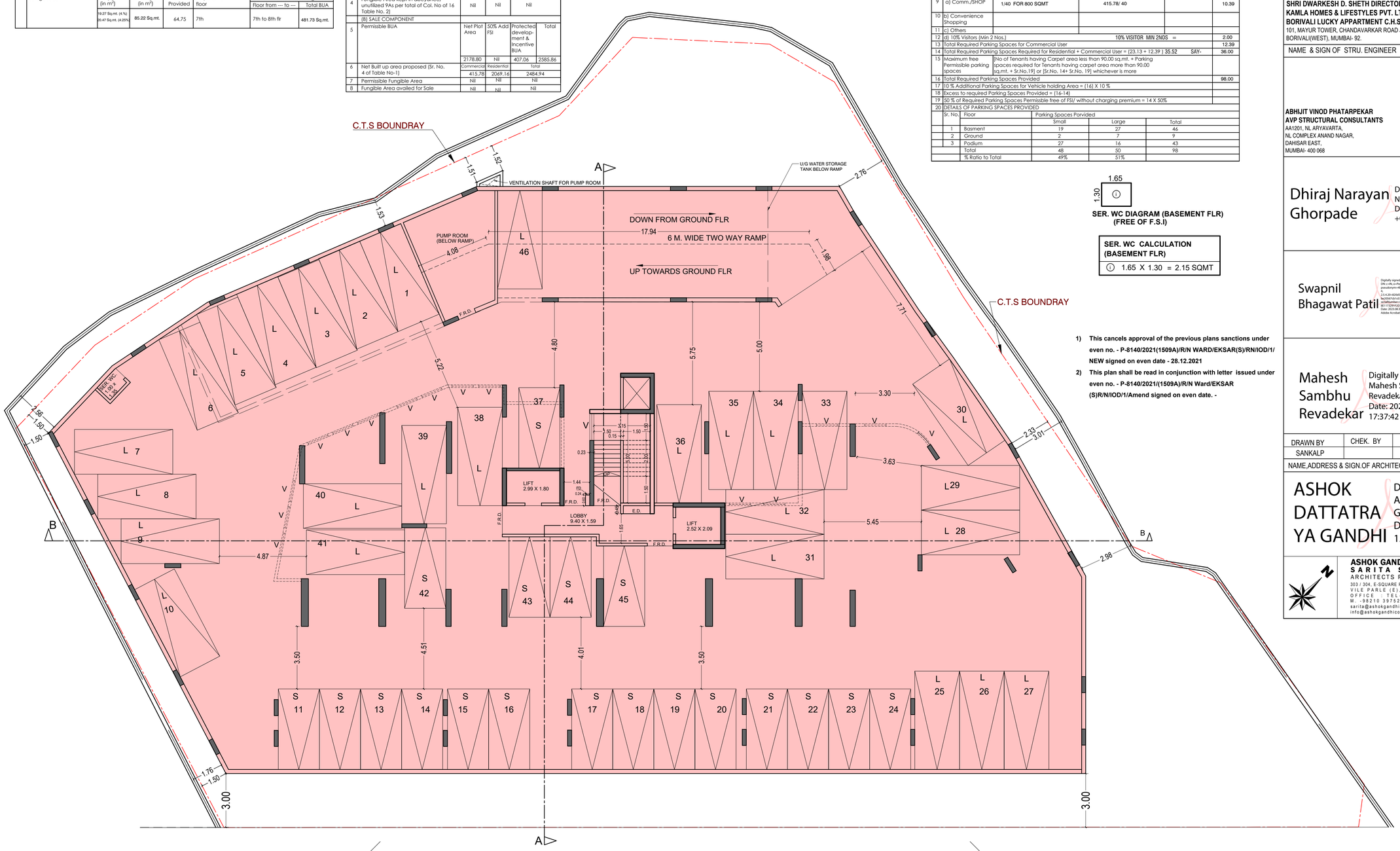
Sr. No.	Description	BUA in Sq. Mt.			
		Commercial	Residential	Total	
	(A) REHAB COMPONENT				
1	Existing BUA of the building to be demolished:				
	a Commercial structure existing prior to 01-04-1962	Nil	Nil	Nil	
	b Residential structure existing prior to 17-04-1964	Nil	Nil	Nil	
	c As per OC Plans / BCC plan Approved u/no. ------ dtd------	Nil	Nil	Nil	
	d As per Approved Plans and CC granted Approved plan Approved u/no. ------ dtd------ Full CC dated ----	Nil	Nil	Nil	
	e Others Specify	Nil	Nil	Nil	
	f Existing BUA excluding staircase / lift/ lift lobby/ ottla of the building to be demolished as per redrafted plan out of *a) or (b) or (c) or (d) or (e)	Nil	Nil	Nil	
	g Existing BUA accepted for allowing fungible area for Rehab without charging premium from above	Nil	Nil	Nil	
2	Permissible Fungible Area for rehab without charging premium (35% of *{g) above} = (3+4)	Nil	Nil	Nil	
3	Fungible Area availed for Rehab Component [Total of (Col.No.14 - Col.No.15)- Col.No.8 of Table no. 2]	Nil	Nil	Nil	
4	Fungible Area kept in abeyance/ unutilized 9As per total of Col. No of 16 Table No. 2]	Nil	Nil	Nil	
	(B) SALE COMPONENT				
5	Permissible BUA	Net Plot Area	50% Add FSI	Protected development & Incentive BUA	Total
		2178.80	Nil	407.06	2585.86
6	Net Built up area proposed (Sr. No. 4 of Table No-1)	Commercial	Residential	Total	
		415.78	2069.16	2484.94	
7	Permissible Fungible Area	Nil	Nil	Nil	
8	Fungible Area availed for Sale	Nil	Nil	Nil	

TABLE NO - 4

PARKING SPACES STATEMENT

Sr. No.	Wing	Floor	Carpet Area of Tenement in sq. mt.					No of Tenements proposed per floor	No of Tenements in Group of Required Parking Spaces				Total Parking
			Flat No. 1	Flat No. 2	Flat No. 3	Flat No. 4	Flat No. 5		Below 45 sqmt (1 for 4T/s)	Above 45 to 60 sqmt (1 for 2T/s)	Above 60 to 90 sqmt (1 for 1T/s)	Above 90 sqmt (1 for 2T/s)	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	
1	(A) Residential :-												
	A	Gr	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	
		1st	Nil	Nil	Nil	Nil	Nil	--	Nil	Nil	Nil	Nil	
		2nd	53.26	51.87	41.60	51.64	62.63	5	1	3	1	Nil	
		3rd	53.26	51.87	41.60	51.64	62.63	5	1	3	1	Nil	
		4th	53.26	51.87	41.60	51.64	62.63	5	1	3	1	Nil	
		5th	53.26	51.87	41.60	51.64	62.63	5	1	3	1	Nil	
		6th	53.26	51.87	41.60	51.64	62.63	5	1	3	1	Nil	
		7th	53.26	51.87	Nil	Nil	65.72	3	-	2	1	Nil	
		8th	53.26	51.87	41.60	51.64	65.72	5	1	3	1	Nil	
2	Total Resi. Tenements (for Tenement Density)							33	6	20	7	Nil	
3	Required Parking Spaces (From 2 above)								1.5	10.00	7	Nil	18.50
4	25% Visitors parking (3 X 25%)(Min 01) = 18.5 X 25% = 4.63												4.63
5	Total Required Parking Spaces for Residential Tenements [3 + 4]												23.13
6	Total Parking Spaces Permissible (Per Tenement wise & shall not be more than Nos of T/S												
7	(B) Commercial :-												
8	Description		Parking Requirement						BUA in sq.mt.				No of Parking Required
9	a) Comm./SHOP		1/40 FOR 800 SQMT			415.78/ 40							10.39
10	b) Convenience Shopping												
11	c) Others												
12	d) 10% Visitors (Min 2 Nos.)							10% VISITOR MIN 2NOS =					2.00
13	Total Required Parking Spaces for Commercial User												12.39
14	Total Required Parking Spaces Required for Residential + Commercial User = [23.13 + 12.39] 35.52 SAY-												36.00
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										
16	Total Required Parking Spaces Provided												98.00
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 = 14 X 50%												
20	DETAILS OF PARKING SPACES PROVIDED												

Sr. No.	Floor	Parking Spaces Porvided		
		Small	Large	Total
1	Basment	19	27	46
2	Ground	2	7	9
3	Podium	27	16	43
	Total	48	50	98
	% Ratio to Total	49%	51%	



BASEMENT FLOOR PLAN
SCALE :- 1:100

1.65
1.30 (i)

SER. WC DIAGRAM (BASEMENT FLR) (FREE OF F.S.I)

SER. WC CALCULATION (BASEMENT FLR)

(i) 1.65 X 1.30 = 2.15 SQMT

1) **This cancels approval of the previous plans sanctions under even no. - P-8140/2021(1509A)/R/N WARD/EKSAR(S)/RN/IOD/1/ NEW signed on even date - 28.12.2021**
2) **This plan shall be read in conjunction with letter issued under even no. - P-8140/2021/(1509A)/R/N Ward/EKSAR (S)/RN/IOD/1/Amend signed on even date. -**

PROFORMA - B

CONTENT OF SHEET

BASEMENT FLOOR PLAN, PROPOSED BUILT UP AREA STATEMENT, FUNGIBLE COMPENSATORY AREA STATEMENT, PARKING SPACES STATEMENT.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 1509A , OF VILLAGE EKSAR, BORIVALI (W), MUMBAI -400 103.

NAME & SIGN OF OWNER

DWARKESH DAMODAR SHETH — Digitally signed by DWARKESH DAMODAR SHETH Date: 2023.08.12 16:15:32 +05'30'

SHRI DWARKESH D. SHETH DIRECTOR OF KAMLA HOMES & LIFESTYLES PVT. LTD. C.A. TO BORIVALI LUCKY APPARTMENT C.H.S. LTD.
101, MAYUR TOWER, CHANDAVARKAR ROAD JUNC., BORIVALI(WEST), MUMBAI- 92.

NAME & SIGN OF STRU. ENGINEER

ABHIJIT VINOD PHATARPEKAR
AVP STRUCTURAL CONSULTANTS
AA1201, NL ARYAVARTA,
NL COMPLEX ANAND NAGAR,
DAHISAR EAST,
MUMBAI- 400 068

Dhiraj Narayan Ghorpade — Digitally signed by Dhiraj Narayan Ghorpade Date: 2023.08.21 12:20:44 +05'30'

S.E.B.P. 'R/N WARD'

Swapnil Bhagawat Patil — Digitally signed by Swapnil Bhagawat Patil DN: c=IN, o=Personal, title=1222, pseudonym=6E47CC42214A0D9A021060B59BC5E0CBFC5E62.3.6.20=30d5f3f3f37a65b0bdc5ae01374269e4fa6b6b6e0d7fe2f0567cb1071bb3f53, postalCode=425001, st=Maharashtra, serialNumber=BF8398B24C2E28813394A0A57A80B7E766C4D3A4A3A2A1A0A9A8A7A6A5, cn=Swapnil Bhagawat Patil
Date: 2023.09.30 165523 +05'30'
Adobe Acrobat Reader version: 2023.003.20284

A.E.B.P. 'R/N WARD'

Mahesh Sambhu Revadekar — Digitally signed by Mahesh Sambhu Revadekar Date: 2023.09.01 17:37:42 +05'30'

E.E.B.P(R) WARD

DRAWN BY	CHEK. BY	SCALE	DATE
SANKALP		AS SHOWN	12/08/2023

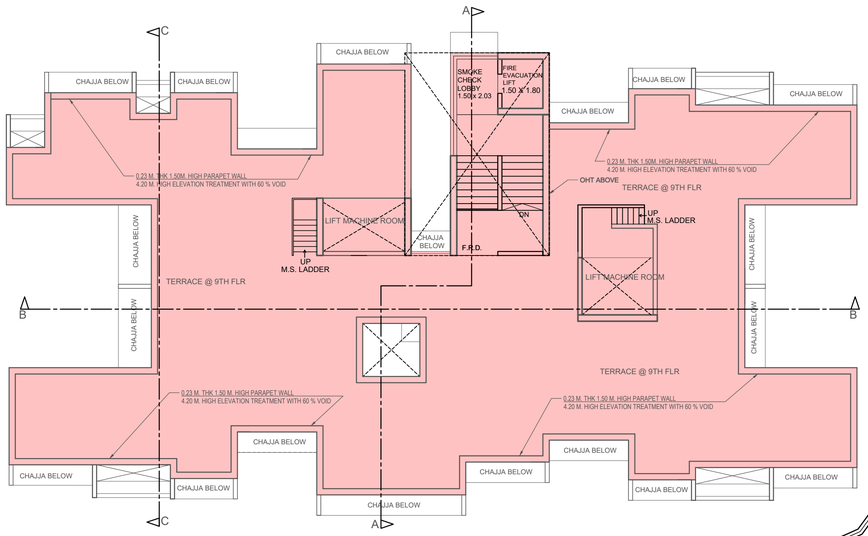
NAME,ADDRESS & SIGN.OF ARCHITECT

ASHOK DATTATRAYA GANDHI — Digitally signed by ASHOK DATTATRAYA GANDHI Date: 2023.08.12 15:31:31 +05'30'

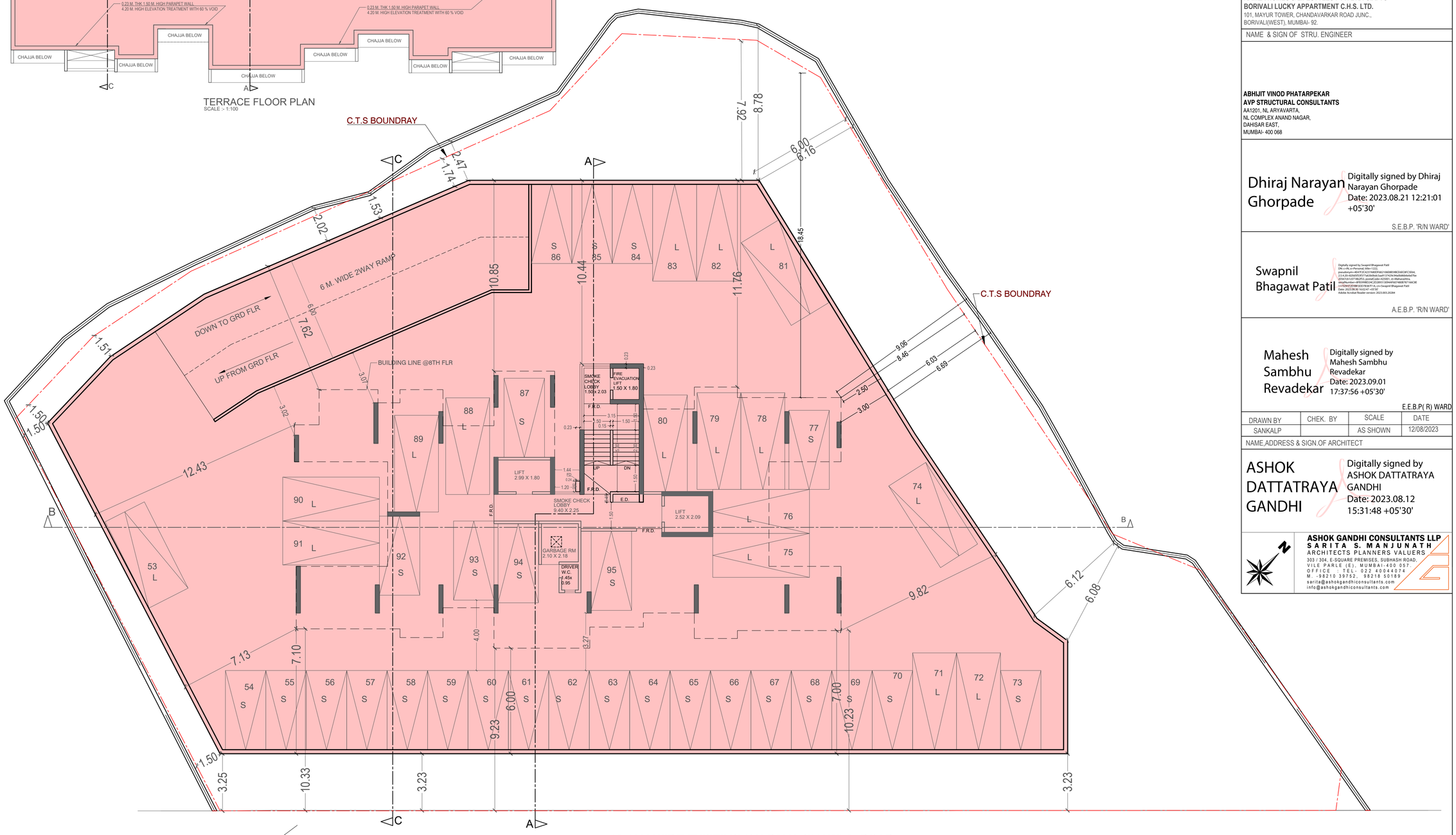
ASHOK GANDHI CONSULTANTS LLP
S A R I T A S. M A N J U N A T H
ARCHITECTS PLANNERS VALUERS
303 / 304, E-SQUARE PREMISES, SUBHASH ROAD, VILE PARLE (E), MUMBAI-400 057.
OFFICE : TEL:- 022 40044074.
M. -98210 39752, 98218 50189.
sarita@ashokgandhiconsultants.com
info@ashokgandhiconsultants.com

P-8140/2021/(1509A)/R/N WARD/EKSAR(S)/RN

3/7



TERRACE FLOOR PLAN
SCALE :- 1:100



1ST FLOOR PODIUM PLAN
SCALE :- 1:100

1) This cancels approval of the previous plans sanctions under even no. - P-8140/2021(1509A)/R/N WARD/EKSAR(S)/RN/IOD/1/NEW signed on even date - 28.12.2021
2) This plan shall be read in conjunction with letter issued under even no. - P-8140/2021/(1509A)/R/N Ward/EKSAR (S)R/N/IOD/1/Amend signed on even date. -

PROFORMA - B

CONTENT OF SHEET

1ST FLOOR PODIUM PLAN, TERRACE FLR,PLAN

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 1509A , OF VILLAGE EKSAR, BORIVALI (W), MUMBAI -400 103.

NAME & SIGN OF OWNER

DWARKESH DAMODAR SHETH
Digitally signed by DWARKESH DAMODAR SHETH
Date: 2023.08.12 16:15:49 +05'30'

SHRI DWARKESH D. SHETH DIRECTOR OF KAMLA HOMES & LIFESTYLES PVT. LTD. C.A. TO BORIVALI LUCKY APPARTMENT C.H.S. LTD.
101, MAYUR TOWER, CHANDAVARKAR ROAD JUNC., BORIVALI(WEST), MUMBAI- 92.

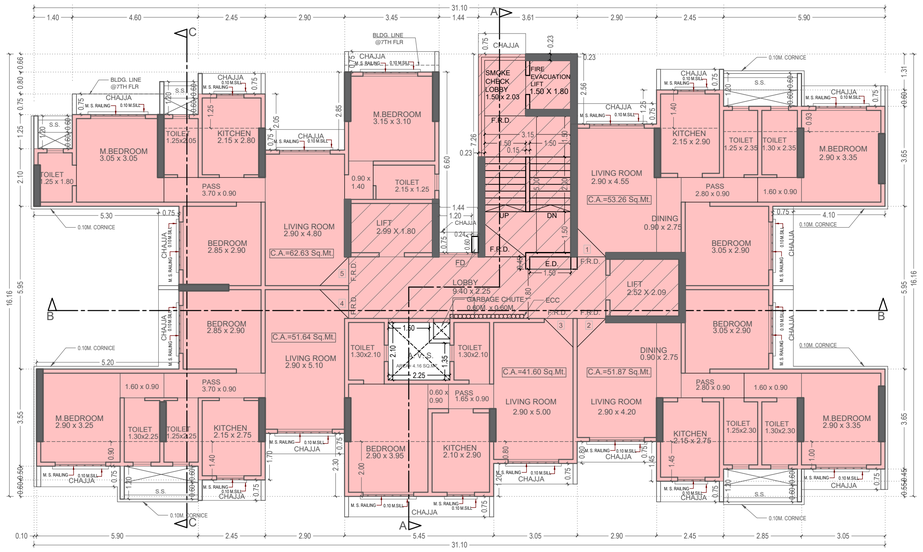
NAME & SIGN OF STRU. ENGINEER

ABHIJIT VINOD PHATARPEKAR
AVP STRUCTURAL CONSULTANTS
AA1201, NL ARYAVARTA,
NL COMPLEX ANAND NAGAR,
DAHISAR EAST,
MUMBAI- 400 068

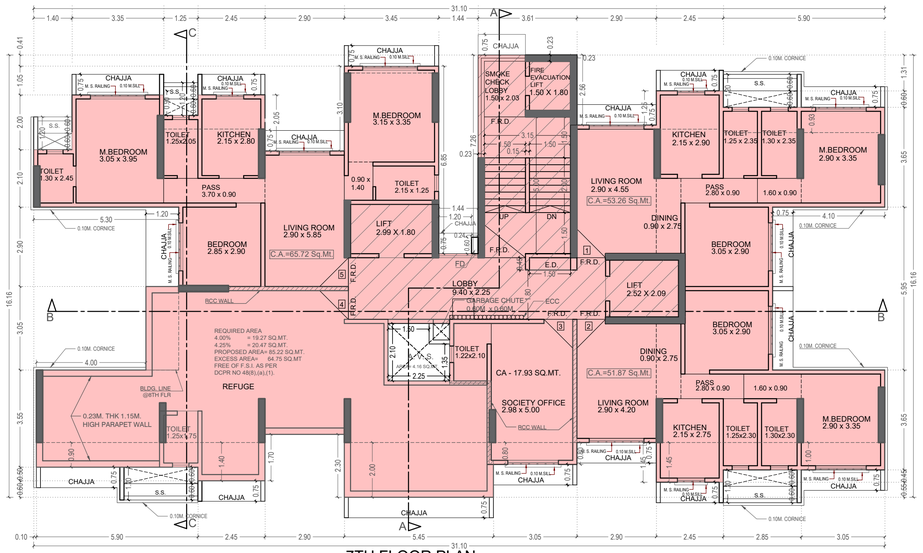
Dhiraj Narayan Ghorpade
Digitally signed by Dhiraj Narayan Ghorpade
Date: 2023.08.21 12:21:01 +05'30'

S.E.B.P. 'R/N WARD'

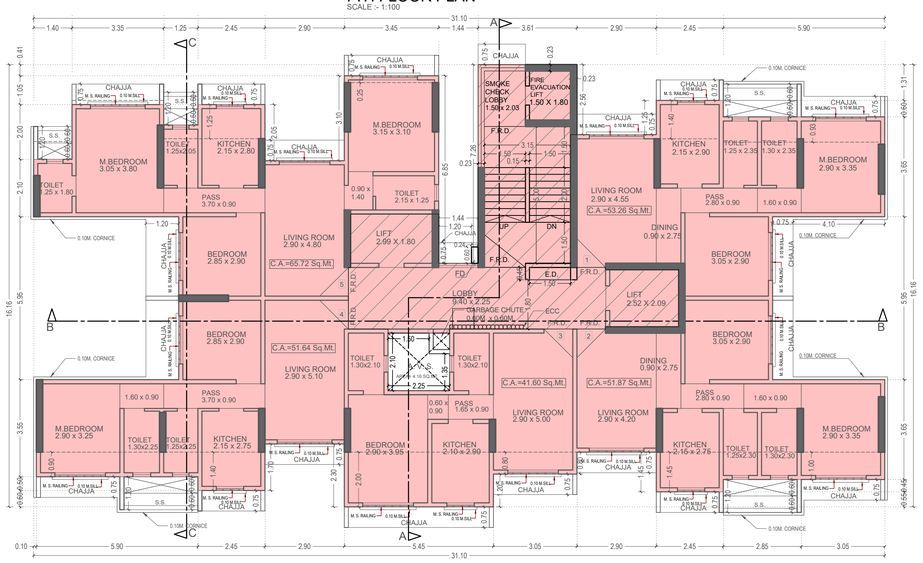
Swapnil Bhagawat Patil
Digitally signed by Swapnil Bhagawat Patil
DN: c=IN, o=Personal, title=1222, pseudonym=4E47CF2C415A0D5AE7F6E21D6EB5E08C56EC8FC3E6A, 2.5.4.20=82D45FD5375e5D8fa0c5aa91374296c94a0b8d6fefe07fe0ce0ce0f0d0d0d



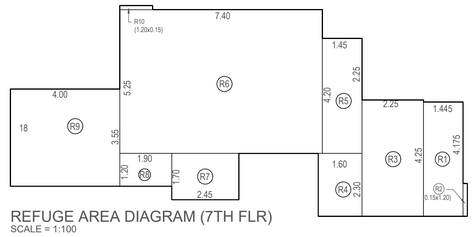
2ND TO 6TH FLOOR PLAN
SCALE :- 1:100



7TH FLOOR PLAN
SCALE :- 1:100

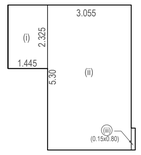


8TH FLOOR PLAN
SCALE :- 1:100



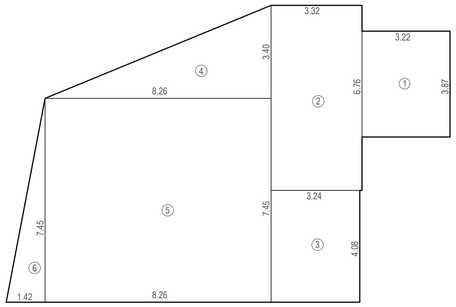
REFUGE AREA DIAGRAM (7TH FLR)
SCALE = 1:100

REFUGE AREA CALCULATION (7TH FLR)						
R1)	1.445	X	4.175	=	6.03	Sq.Mt.
R2)	0.15	X	1.20	=	0.18	Sq.Mt.
R3)	2.25	X	4.25	=	9.56	Sq.Mt.
R4)	1.60	X	2.30	=	3.68	Sq.Mt.
R5)	1.45	X	4.20	=	6.09	Sq.Mt.
R6)	7.40	X	5.25	=	38.85	Sq.Mt.
R7)	2.45	X	1.70	=	4.17	Sq.Mt.
R8)	1.90	X	1.20	=	2.28	Sq.Mt.
R9)	4.00	X	3.55	=	14.20	Sq.Mt.
R10)	1.20	X	0.15	=	0.18	Sq.Mt.
TOTAL REFUGE AREA PROVIDED				=	85.22	Sq.Mt.
TOTAL REQUIRED REFUGE AREA 7TH FLR TO 8TH FLR (190.25+291.48)				=	481.73	Sq.Mt.
			481.73 X 4.00%	=	19.27	Sq.Mt.
			481.73 X 4.25%	=	20.47	Sq.Mt.
EXCESS AREA				=	64.75	Sq.Mt.



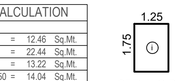
SOCIETY OFFICE AREA DIAGRAM (7TH FLR)
SCALE = 1:100

SOCIETY OFFICE AREA CALCULATION (7TH FLR)						
i)	1.445	X	2.325	=	3.36	Sq.Mt.
ii)	3.055	X	5.30	=	16.19	Sq.Mt.
iii)	0.15	X	0.80	=	0.12	Sq.Mt.
TOTAL				=	19.67	Sq.Mt.
PERMISSIBLE SOCIETY OFFICE AREA =					20.00	Sq.Mt.
PROPOSED SOCIETY OFFICE AREA =					19.67	Sq.Mt.



FITNESS AREA DIAGRAM (GRD FLR)
SCALE = 1:100

FITNESS AREA CALCULATION						
AT GROUND FLOOR						
1)	3.22	X	3.87	=	12.46	Sq.Mt.
2)	3.32	X	6.76	=	22.44	Sq.Mt.
3)	3.24	X	4.08	=	13.22	Sq.Mt.
4)	8.26	X	3.40 X 0.50	=	14.04	Sq.Mt.
5)	8.26	X	7.45	=	61.54	Sq.Mt.
6)	1.42	X	7.45 X 0.50	=	5.29	Sq.Mt.
TOTAL AREA				=	128.99	Sq.Mt.
PERMISSIBLE AREA		=	2% X 2337.96	Sq.Mt.		
			=	46.76	Sq.Mt.	
EXCESS AREA			=	82.23	Sq.Mt.	



SER. WC DIAGRAM (1ST PODIUM FLR)
(FREE OF F.S.I)

SER. WC CALCULATION (1ST PODIUM FLR)
1 1.65 X 1.30 = 2.15 SQMT

1) This cancels approval of the previous plans sanctions under even no. - P-8140/2021(1509A)/R/N WARD/EKSAR(S)/RN/IOD/1/ NEW signed on even date - 28.12.2021
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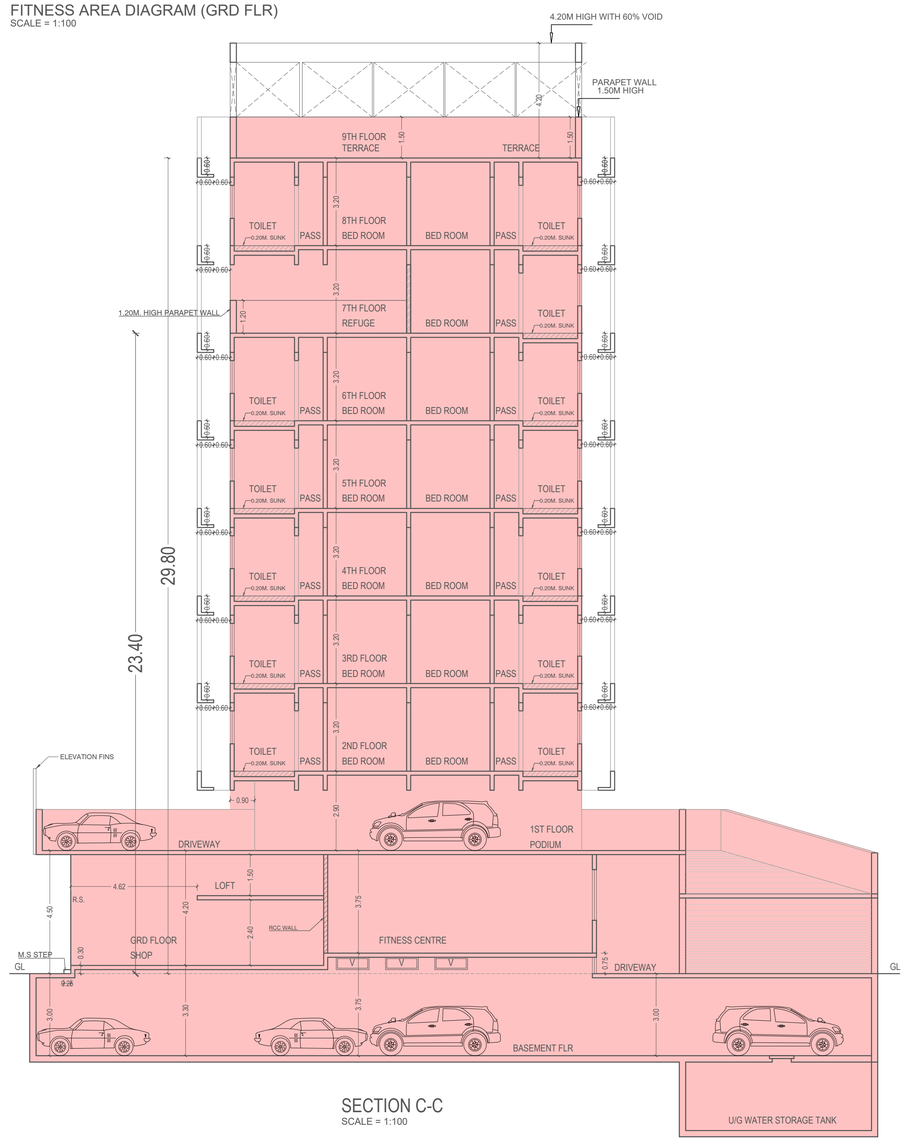


SECTION C-C
SCALE = 1:100

PROFORMA - B

CONTENT OF SHEET

2ND TO 6TH FLOOR PLAN, 7TH FLOOR PLAN, 8TH FLOOR PLAN, FITNESS AREA DIAGRAM & CALCULATION, REFUGE AREA DIAGRAM (7TH FLR.) CALCULATION , SOCIETY OFFICE AREA DIAGRAM & CALCULATION

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 1509A , OF VILLAGE EKSAR, BORIVALI (W), MUMBAI -400 103.

NAME & SIGN OF OWNER

DWARKESH DAMODAR SHETH — Digitally signed by DWARKESH DAMODAR SHETH Date: 2023.08.12 16:16:05 +05'30'

SHRI DWARKESH D. SHETH DIRECTOR OF
KAMLA HOMES & LIFESTYLES PVT. LTD. C.A. TO
BORIVALI LUCKY APPARTMENT C.H.S. LTD.
101, MAYUR TOWER, CHANDAVARKAR ROAD JUNC., BORIVALI(WEST), MUMBAI- 92.

NAME & SIGN OF STRU. ENGINEER

ABHIJIT VINOD PHATARPEKAR
AVP STRUCTURAL CONSULTANTS
AA1201, NL ARYAVARTA,
NL COMPLEX ,ANAND NAGAR,
DAHISAR EAST,
MUMBAI- 400 068

Dhiraj Narayan Ghorpade — Digitally signed by Dhiraj Narayan Ghorpade Date: 2023.08.21 12:21:21 +05'30'

S.E.B.P. 'R/N WARD'

Swapnil Bhagawat Patil — Digitally signed by Swapnil Bhagawat Patil DN: c=IN, o=Personal, title=1232, pseudonym=4E47F2C4237A80DF6821065B5989CE6EC8FC5E4, 2.5.4.20=820d5f33f377a6b0bdc5aa9137429c94a0b866b6ab2f7ac20567c81c07180cf53, postalCode=425001, st=Maharashtra, serialNumber=3F83998D24C2D289313094AF6074808787164C9E1173d2915CD38F3DD7838791A, cn=Swapnil Bhagawat Patil
Date: 2023.08.30 16:03:02 +05'30'
Adobe Acrobat Reader version: 2023.003.20284

A.E.B.P. 'R/N WARD'

Mahesh Sambhu Revadekar — Digitally signed by Mahesh Sambhu Revadekar Date: 2023.09.01 17:38:11 +05'30'

E.E.B.P(R) WARD

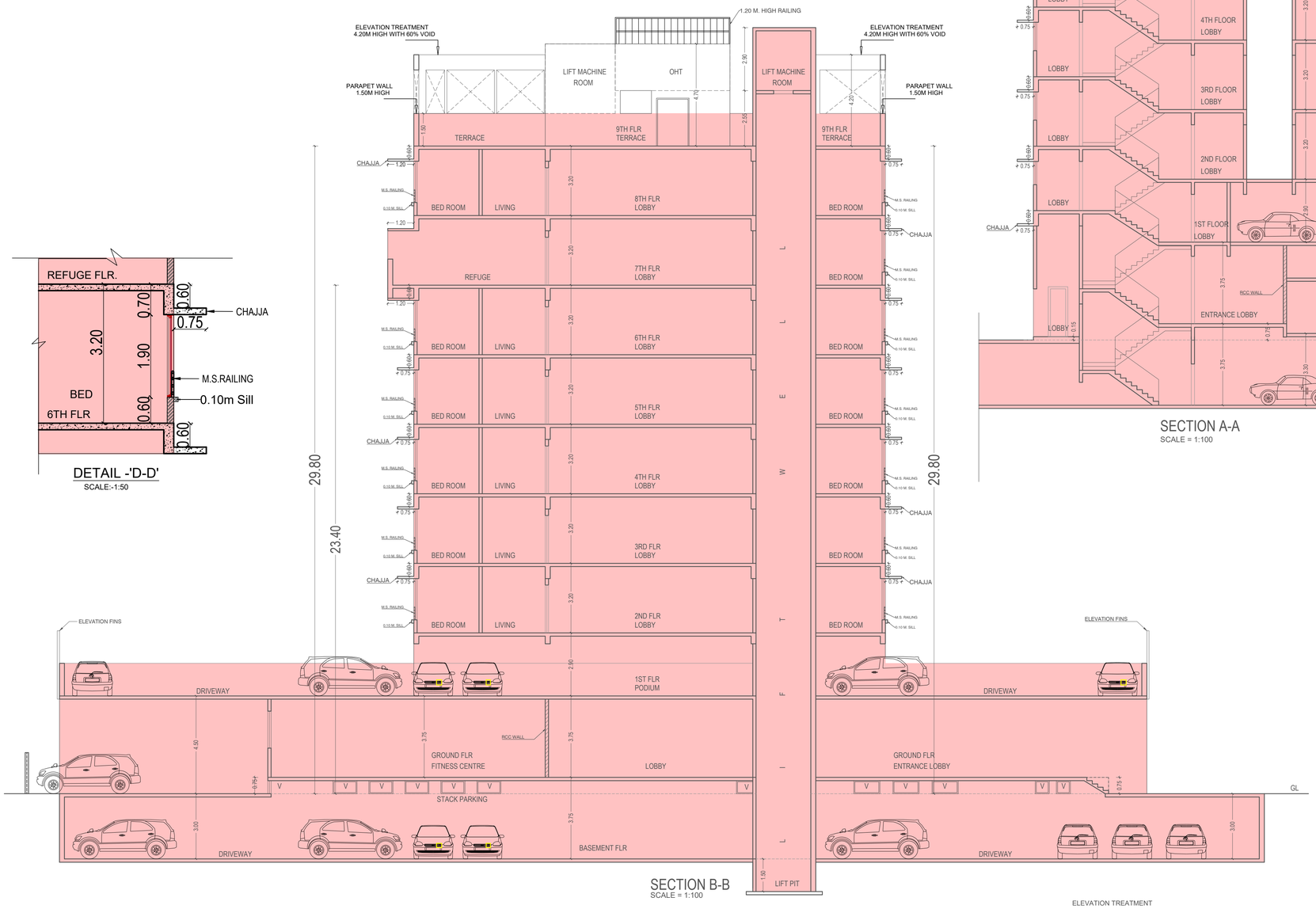
DRAWN BY	CHEK. BY	SCALE	DATE
SANKALP		AS SHOWN	12/08/2023

NAME,ADDRESS & SIGN.OF ARCHITECT

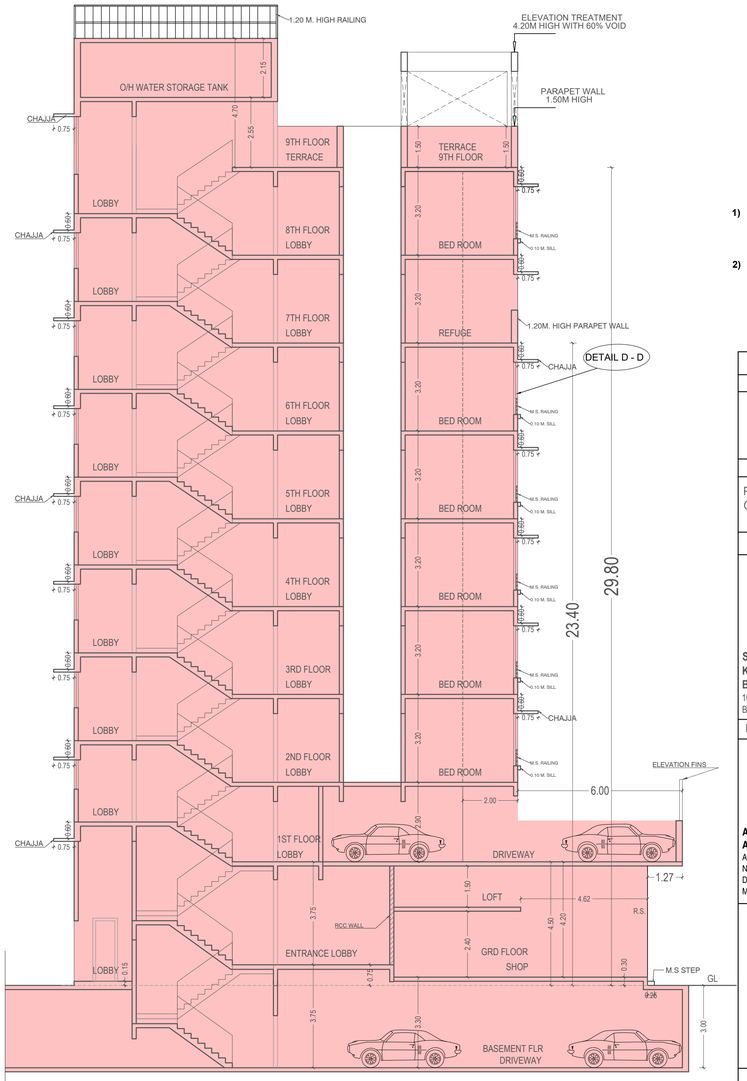
ASHOK DATTATRAYA GANDHI — Digitally signed by ASHOK DATTATRAYA GANDHI Date: 2023.08.12 15:32:04 +05'30'

ASHOK GANDHI CONSULTANTS LLP
S A R I T A S. M A N J U N A T H
ARCHITECTS PLANNERS VALUERS
303 / 304, E-SQUARE PREMISES, SUBHASH ROAD, V I L E P A R L E (E), M U M B A I - 4 0 0 0 5 7.
O F F I C E - T E L - 0 2 2 4 0 0 4 4 0 7 4 /
M. -98210 39752, 98218 50189
sarita@ashokgandhiconsultants.com
info@ashokgandhiconsultants.com

DETAIL -'D-D'
SCALE:-1:50



SECTION B-B
SCALE = 1:100



SECTION A-A
SCALE = 1:100

1) This cancels approval of the previous plans sanctions under even no. - P-8140/2021(1509A)/R/N WARD/EKSAR(S)/RN/IOD/1/ NEW signed on even date - 28.12.2021
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PROFORMA - B

CONTENT OF SHEET

SECTION A-A , SECTION B-B , SECTION C-C , DETAIL D-D.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 1509A , OF VILLAGE EKSAR, BORIVALI (W), MUMBAI -400 103.

NAME & SIGN OF OWNER

DWARKESH DAMODAR SHETH
Digitally signed by DWARKESH DAMODAR SHETH
Date: 2023.08.12 16:16:20 +05'30'

SHRI DWARKESH D. SHETH DIRECTOR OF KAMLA HOMES & LIFESTYLES PVT. LTD. C.A. TO BORIVALI LUCKY APPARTMENT C.H.S. LTD.
101, MAYUR TOWER, CHANDAVARKAR ROAD JUNC., BORIVALI(WEST), MUMBAI- 92.

NAME & SIGN OF STRU. ENGINEER

ABHIJIT VINOD PHATARPEKAR
AVP STRUCTURAL CONSULTANTS
AA1201, NL ARYAVARTA,
NL COMPLEX ANAND NAGAR,
DAHISAR EAST,
MUMBAI- 400 068

Dhiraj Narayan Ghorpade
Digitally signed by Dhiraj Narayan Ghorpade
Date: 2023.08.21 12:21:40 +05'30'

S.E.B.P. 'R/N WARD'

Swapnil Bhagawat Patil
Digitally signed by Swapnil Bhagawat Patil
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Date: 2023.08.30 16:03:17 +05'30'
Adobe Acrobat Reader version: 2023.003.20284

A.E.B.P. 'R/N WARD'

Mahesh Sambhu Revadekar
Digitally signed by Mahesh Sambhu Revadekar
Date: 2023.09.01 17:38:29 +05'30'

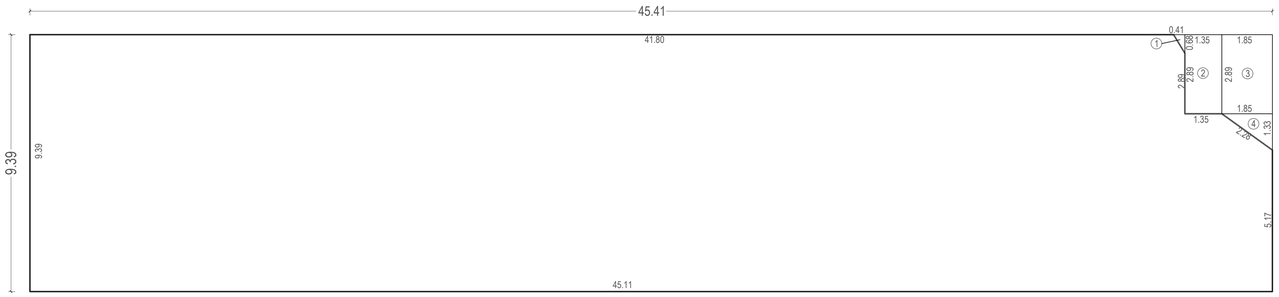
E.E.B.P(R) WARD

DRAWN BY	CHEK. BY	SCALE	DATE
SANKALP		AS SHOWN	12/08/2023

NAME,ADDRESS & SIGN.OF ARCHITECT

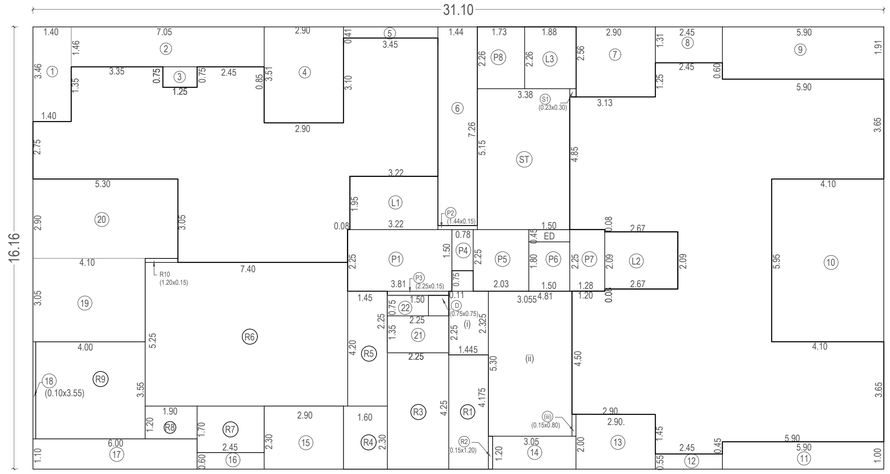
ASHOK DATTATRAYA GANDHI
Digitally signed by ASHOK DATTATRAYA GANDHI
Date: 2023.08.12 15:32:35 +05'30'

ASHOK GANDHI CONSULTANTS LLP
S A R I T A S. M A N J U N A T H
ARCHITECTS PLANNERS VALUERS
303 / 304, E-SQUARE PREMISES, SUBHASH ROAD, V I L E P A R L E (E). M U M B A I - 4 0 0 0 5 7.
O F F I C E : T E L - 0 2 2 4 0 0 4 4 0 7 4
M. - 9 8 2 1 0 3 9 7 5 2 . 9 8 2 1 8 5 0 1 8 9
sarita@ashokgandhiconsultants.com
info@ashokgandhiconsultants.com

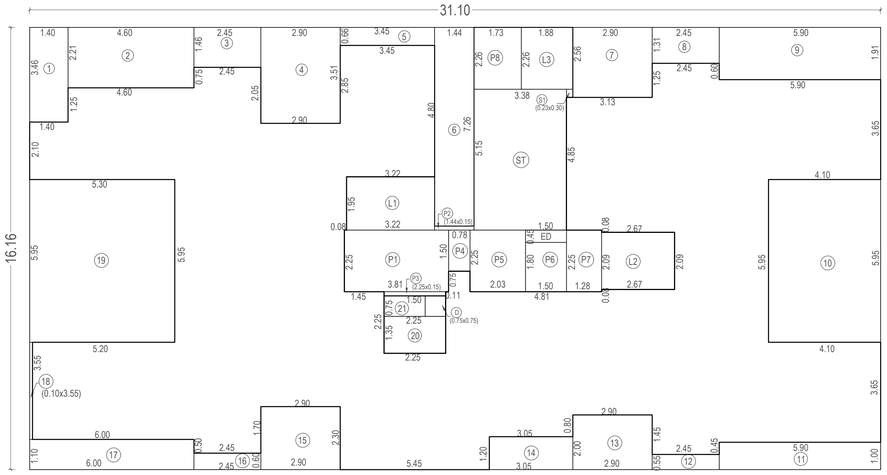


BUILT UP AREA DIAGRAM
(GROUND FLOOR :SHOP)
SCALE = 1:100

BUILT UP AREA CALCULATION					
FOR GROUND FLOOR (SHOP)					
A)	45.41	X 9.39	=	426.40	Sq.Mt.
LESS					
1)	0.50	X 0.41 X 0.68	=	0.14	Sq.Mt.
2)	1.35	X 2.89	=	3.90	Sq.Mt.
3)	1.85	X 2.89	=	5.35	Sq.Mt.
4)	0.50	X 1.85 X 1.33	=	1.23	Sq.Mt.
TOTAL DEDUCTIONS			=	10.62	Sq.Mt.
NET BUILT UP AREA/FLR					
(426.40 - 10.62)			=	415.78	Sq.Mt.



BUILT UP AREA DIAGRAM
(7TH FLOOR)
SCALE = 1:100

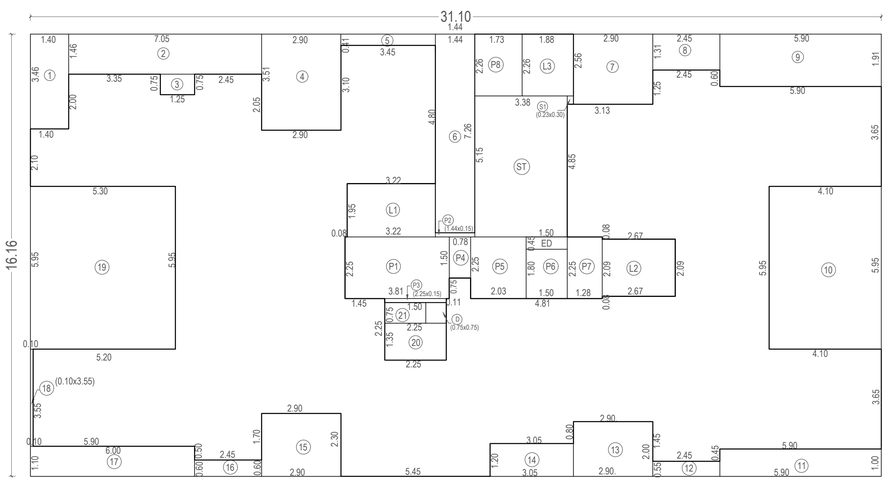


BUILT UP AREA DIAGRAM
(2ND TO 6TH FLOOR)
SCALE = 1:100

BUILT UP AREA CALCULATION					
FOR 2ND TO 6TH FLOOR					
A)	31.10	X 16.16	=	502.58	Sq.Mt.
LESS					
1)	1.40	X 3.46	=	4.84	Sq.Mt.
2)	4.60	X 2.21	=	10.17	Sq.Mt.
3)	2.45	X 1.46	=	3.58	Sq.Mt.
4)	2.90	X 3.51	=	10.18	Sq.Mt.
5)	3.45	X 0.66	=	2.28	Sq.Mt.
6)	1.44	X 7.26	=	10.45	Sq.Mt.
7)	2.90	X 2.56	=	7.42	Sq.Mt.
8)	2.45	X 1.31	=	3.21	Sq.Mt.
9)	5.90	X 1.91	=	11.27	Sq.Mt.
10)	4.10	X 5.95	=	24.40	Sq.Mt.
11)	5.90	X 1.00	=	5.90	Sq.Mt.
12)	2.45	X 0.55	=	1.35	Sq.Mt.
13)	2.90	X 2.00	=	5.80	Sq.Mt.
14)	3.05	X 1.20	=	3.66	Sq.Mt.
15)	2.90	X 2.30	=	6.67	Sq.Mt.
16)	2.45	X 0.60	=	1.47	Sq.Mt.
17)	6.00	X 1.10	=	6.60	Sq.Mt.
18)	0.10	X 3.55	=	0.36	Sq.Mt.
19)	5.30	X 5.95	=	31.54	Sq.Mt.
20)	2.25	X 1.35	=	3.04	Sq.Mt.
21)	1.50	X 0.75	=	1.12	Sq.Mt.
D)	0.75	X 0.75	=	0.56	Sq.Mt.
ED)	1.50	X 0.45	=	0.67	Sq.Mt.
TOTAL DEDUCTIONS			=	156.54	Sq.Mt. — a
STAIRCASE & LIFT LOBBY					
ST)	3.38	X 5.15	=	17.41	Sq.Mt.
L1)	3.22	X 1.95	=	6.28	Sq.Mt.
L2)	2.67	X 2.09	=	5.58	Sq.Mt.
L3)	1.88	X 2.26	=	4.25	Sq.Mt.
P1)	3.81	X 2.25	=	8.57	Sq.Mt.
P2)	1.44	X 0.15	=	0.22	Sq.Mt.
P3)	2.25	X 0.15	=	0.34	Sq.Mt.
P4)	0.78	X 1.50	=	1.17	Sq.Mt.
P5)	2.03	X 2.25	=	4.57	Sq.Mt.
P6)	1.50	X 1.80	=	2.70	Sq.Mt.
P7)	1.28	X 2.55	=	2.88	Sq.Mt.
P8)	1.73	X 2.26	=	3.91	Sq.Mt.
S1)	0.23	X 0.30	=	0.07	Sq.Mt.
TOTAL DEDUCTIONS			=	57.95	Sq.Mt. — b
TOTAL DEDUCTIONS (a+b)			=	214.49	Sq.Mt.
NET BUILT UP AREA/FLR					
(502.58 - 214.49)			=	288.09	Sq.Mt.

BUILT UP AREA CALCULATION					
FOR 7TH FLOOR					
A)	31.10	X 16.16	=	502.58	Sq.Mt.
LESS					
1)	1.40	X 3.46	=	4.84	Sq.Mt.
2)	7.05	X 1.46	=	10.29	Sq.Mt.
3)	1.25	X 0.75	=	0.94	Sq.Mt.
4)	2.90	X 3.51	=	10.18	Sq.Mt.
5)	3.45	X 0.41	=	1.41	Sq.Mt.
6)	1.44	X 7.26	=	10.45	Sq.Mt.
7)	2.90	X 2.56	=	7.42	Sq.Mt.
8)	2.45	X 1.31	=	3.21	Sq.Mt.
9)	5.90	X 1.91	=	11.27	Sq.Mt.
10)	4.10	X 5.95	=	24.40	Sq.Mt.
11)	5.90	X 1.00	=	5.90	Sq.Mt.
12)	2.45	X 0.55	=	1.35	Sq.Mt.
13)	2.90	X 2.00	=	5.80	Sq.Mt.
14)	3.05	X 1.20	=	3.66	Sq.Mt.
15)	2.90	X 2.30	=	6.67	Sq.Mt.
16)	2.45	X 0.60	=	1.47	Sq.Mt.
17)	6.00	X 1.10	=	6.60	Sq.Mt.
18)	0.10	X 3.55	=	0.36	Sq.Mt.
19)	4.10	X 3.05	=	12.51	Sq.Mt.
20)	5.30	X 2.90	=	15.37	Sq.Mt.
21)	2.25	X 1.35	=	3.04	Sq.Mt.
22)	1.50	X 0.75	=	1.12	Sq.Mt.
D)	0.75	X 0.75	=	0.56	Sq.Mt.
ED)	1.50	X 0.45	=	0.67	Sq.Mt.
TOTAL DEDUCTIONS			=	149.49	Sq.Mt. — a
STAIRCASE & LIFT LOBBY					
ST)	3.38	X 5.15	=	17.41	Sq.Mt.
L1)	3.22	X 1.95	=	6.28	Sq.Mt.
L2)	2.67	X 2.09	=	5.58	Sq.Mt.
L3)	1.88	X 2.26	=	4.25	Sq.Mt.
P1)	3.81	X 2.25	=	8.57	Sq.Mt.
P2)	1.44	X 0.15	=	0.22	Sq.Mt.
P3)	2.25	X 0.15	=	0.34	Sq.Mt.
P4)	0.78	X 1.50	=	1.17	Sq.Mt.
P5)	2.03	X 2.25	=	4.57	Sq.Mt.
P6)	1.50	X 1.80	=	2.70	Sq.Mt.
P7)	1.28	X 2.55	=	2.88	Sq.Mt.
P8)	1.73	X 2.26	=	3.91	Sq.Mt.
S1)	0.23	X 0.30	=	0.07	Sq.Mt.
TOTAL DEDUCTIONS			=	57.95	Sq.Mt. — b
REFUGE AREA					
R1)	1.445	X 4.175	=	6.03	Sq.Mt.
R2)	0.15	X 1.20	=	0.18	Sq.Mt.
R3)	2.25	X 4.25	=	9.56	Sq.Mt.
R4)	1.60	X 2.30	=	3.68	Sq.Mt.
R5)	1.45	X 4.20	=	6.09	Sq.Mt.
R6)	7.40	X 5.25	=	38.85	Sq.Mt.
R7)	2.45	X 1.70	=	4.17	Sq.Mt.
R8)	1.90	X 1.20	=	2.28	Sq.Mt.
R9)	4.00	X 3.55	=	14.20	Sq.Mt.
R10)	1.20	X 0.15	=	0.18	Sq.Mt.
TOTAL DEDUCTIONS			=	85.22	Sq.Mt. — c
SOCIETY OFFICE					
i)	1.445	X 2.325	=	3.36	Sq.Mt.
ii)	3.055	X 5.30	=	16.19	Sq.Mt.
iii)	0.15	X 0.80	=	0.12	Sq.Mt.
TOTAL DEDUCTIONS			=	19.67	Sq.Mt. — d
TOTAL DEDUCT. (a+b+c+d)			=	312.33	Sq.Mt.
NET BUILT UP AREA/FLR					
(502.58 - 312.33)			=	190.25	Sq.Mt.

1) **This cancels approval of the previous plans sanctions under even no. - P-8140/2021(1509A)/R/N WARD/EKSAR(S)/RN/IOD/1/ NEW signed on even date - 28.12.2021**
2) **This plan shall be read in conjunction with letter issued under even no. - P-8140/2021/(1509A)/R/N Ward/EKSAR (S)/R/N/IOD/1/Amend signed on even date. -**



BUILT UP AREA DIAGRAM
(8TH FLOOR)
SCALE = 1:100

BUILT UP AREA CALCULATION					
FOR 8TH FLOOR					
A)	31.10	X 16.16	=	502.58	Sq.Mt.
LESS					
1)	1.40	X 3.46	=	4.84	Sq.Mt.
2)	7.05	X 1.46	=	10.29	Sq.Mt.
3)	1.25	X 0.75	=	0.94	Sq.Mt.
4)	2.90	X 3.51	=	10.18	Sq.Mt.
5)	3.45	X 0.41	=	1.41	Sq.Mt.
6)	1.44	X 7.26	=	10.45	Sq.Mt.
7)	2.90	X 2.56	=	7.42	Sq.Mt.
8)	2.45	X 1.31	=	3.21	Sq.Mt.
9)	5.90	X 1.91	=	11.27	Sq.Mt.
10)	4.10	X 5.95	=	24.40	Sq.Mt.
11)	5.90	X 1.00	=	5.90	Sq.Mt.
12)	2.45	X 0.55	=	1.35	Sq.Mt.
13)	2.90	X 2.00	=	5.80	Sq.Mt.
14)	3.05	X 1.20	=	3.66	Sq.Mt.
15)	2.90	X 2.30	=	6.67	Sq.Mt.
16)	2.45	X 0.60	=	1.47	Sq.Mt.
17)	6.00	X 1.10	=	6.60	Sq.Mt.
18)	0.10	X 3.55	=	0.36	Sq.Mt.
19)	5.30	X 5.95	=	31.54	Sq.Mt.
20)	2.25	X 1.35	=	3.04	Sq.Mt.
21)	1.50	X 0.75	=	1.12	Sq.Mt.
D)	0.75	X 0.75	=	0.56	Sq.Mt.
ED)	1.50	X 0.45	=	0.67	Sq.Mt.
TOTAL DEDUCTIONS			=	153.15	Sq.Mt. — a
STAIRCASE & LIFT LOBBY					
ST)	3.38	X 5.15	=	17.41	Sq.Mt.
L1)	3.22	X 1.95	=	6.28	Sq.Mt.
L2)	2.67	X 2.09	=	5.58	Sq.Mt.
L3)	1.88	X 2.26	=	4.25	Sq.Mt.
P1)	3.81	X 2.25	=	8.57	Sq.Mt.
P2)	1.44	X 0.15	=	0.22	Sq.Mt.
P3)	2.25	X 0.15	=	0.34	Sq.Mt.
P4)	0.78	X 1.50	=	1.17	Sq.Mt.
P5)	2.03	X 2.25	=	4.57	Sq.Mt.
P6)	1.50	X 1.80	=	2.70	Sq.Mt.
P7)	1.28	X 2.55	=	2.88	Sq.Mt.
P8)	1.73	X 2.26	=	3.91	Sq.Mt.
S1)	0.23	X 0.30	=	0.07	Sq.Mt.
TOTAL DEDUCTIONS			=	57.95	Sq.Mt. — b
TOTAL DEDUCTIONS (a+b)			=	211.10	Sq.Mt.
NET BUILT UP AREA/FLR					
(502.58 - 211.10)			=	291.48	Sq.Mt.

PROFORMA - B

CONTENT OF SHEET

GRD FLR, 2ND TO 6TH FLR, 7TH FLR, 8TH FLR BUILT UP AREA DIAGRAM & CALCULATION.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 1509A , OF VILLAGE EKSAR, BORIVALI (W), MUMBAI -400 103.

NAME & SIGN OF OWNER

DWARKESH DAMODAR SHETH
Digitally signed by DWARKESH DAMODAR SHETH
Date: 2023.08.12 16:16:36 +05'30'

SHRI DWARKESH D. SHETH DIRECTOR OF KAMLA HOMES & LIFESTYLES PVT. LTD. C.A. TO BORIVALI LUCKY APPARTMENT C.H.S. LTD.
101, MAYUR TOWER, CHANDAVARKAR ROAD JUNC., BORIVALI(WEST), MUMBAI- 92.

NAME & SIGN OF STRU. ENGINEER

ABHIJIT VINOD PHATARPEKAR
AVP STRUCTURAL CONSULTANTS
AA1201, NL ARYAVARTA,
NL COMPLEX,ANAND NAGAR,
DAHISAR EAST,
MUMBAI- 400 068

Dhiraj Narayan Ghorpade
Digitally signed by Dhiraj Narayan Ghorpade
Date: 2023.08.21 12:22:00 +05'30'

S.E.B.P. 'R/N WARD'

Swapnil Bhagawat Patil
Digitally signed by Swapnil Bhagawat Patil
DN: c=IN, o=Personal, title=5232, pseudonym=4E47FC2C57D9DDF6E5168E08C0d5C0FC5E94, email=swapnil.patil@ashokgandhiconsultants.com, serialNumber=f5d1b7c107f8d7f51, postalCode=400057, st=Maharashtra, street=Plot Number-B/19/4BDCKC2D28101309A4F6D74B0B7E74bC8E1132D9d2E2BF8A2C7B1B7F4, cn=Swapnil Bhagawat Patil
Date: 2023.08.30 14:03:32 +05'30'
Adobe Acrobat Reader version: 2023.003.20284

A.E.B.P. 'R/N WARD'

Mahesh Sambhu Revadekar
Digitally signed by Mahesh Sambhu Revadekar
Date: 2023.09.01 17:38:43 +05'30'

E.E.B.P(R) WARD

DRAWN BY	CHEK. BY	SCALE	DATE
SANKALP		AS SHOWN	12/08/2023

NAME,ADDRESS & SIGN.OF ARCHITECT

ASHOK DATTATRAYA GANDHI
Digitally signed by ASHOK DATTATRAYA GANDHI
Date: 2023.08.12 15:32:48 +05'30'

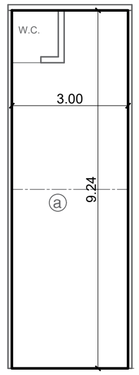
ASHOK GANDHI CONSULTANTS LLP
S A R I T A S. M A N J U N A T H
ARCHITECTS PLANNERS VALUERS
303 / 304, E-SQUARE PREMISES, SUBHASH ROAD,
V I L E P A R L E (E). M U M B A I - 4 0 0 0 5 7.
O F F I C E : T E L - 0 2 2 4 0 0 4 4 0 7 4
M . - 9 8 2 1 0 3 9 7 5 2 , 9 8 2 1 8 5 0 1 8 9
sarita@ashokgandhiconsultants.com
info@ashokgandhiconsultants.com

RERA CARPET AREA DIAGRAM & CALCULATION

P-8140/2021/(1509A)/R/N WARD/EKSAR(S)/RN

7/7

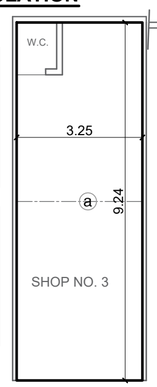
1) This cancels approval of the previous plans sanctions under even no. - P-8140/2021(1509A)/R/N WARD/EKSAR(S)/RN/IOD/1/ NEW signed on even date - 28.12.2021
2) This plan shall be read in conjunction with letter issued under even no. - P-8140/2021/(1509A)/R/N Ward/EKSAR (S)R/N/IOD/1/Amend signed on even date. -



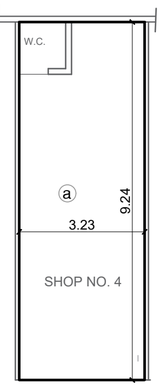
GROUND FLOOR PLAN
SHOP - 1&2

GROUND FLOOR				
SHOP - 1 & 2				
a	3.00 X 9.24	=	27.72	SQ.MT
	TOTAL	=	27.72	SQ.MT.
	SHOP - 2 NOS.			

GROUND FLOOR				
SHOP - 3				
a	3.25 X 9.24	=	30.03	SQ.MT
	TOTAL	=	30.03	SQ.MT.
	SHOP - 1 NOS.			



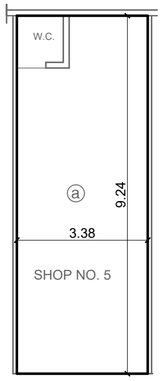
GROUND FLOOR PLAN
SHOP - 3



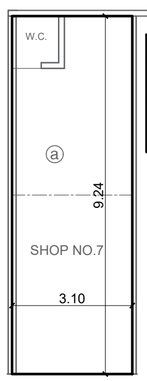
GROUND FLOOR PLAN
SHOP - 4

GROUND FLOOR				
SHOP - 4				
a	3.23 X 9.24	=	29.84	SQ.MT
	TOTAL	=	29.84	SQ.MT.
	SHOP - 1 NOS.			

GROUND FLOOR				
SHOP - 5				
a	3.38 X 9.24	=	31.23	SQ.MT
	TOTAL	=	31.23	SQ.MT.
	SHOP - 1 NOS.			



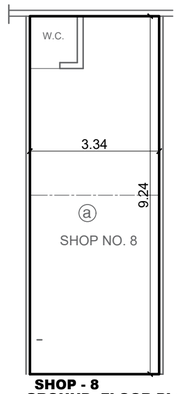
GROUND FLOOR PLAN
SHOP - 5



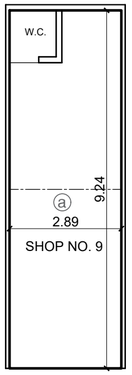
GROUND FLOOR PLAN
SHOP - 6 & 7

GROUND FLOOR				
SHOP - 6 & 7				
a	3.10 X 9.24	=	28.64	SQ.MT
	TOTAL	=	28.64	SQ.MT.
	SHOP - 2 NOS.			

GROUND FLOOR				
SHOP - 8				
a	3.34 X 9.24	=	30.86	SQ.MT
	TOTAL	=	30.86	SQ.MT.
	SHOP - 1 NOS.			



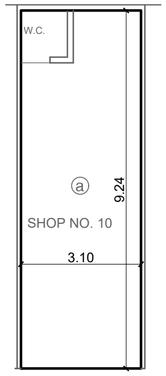
SHOP - 8
GROUND FLOOR PLAN



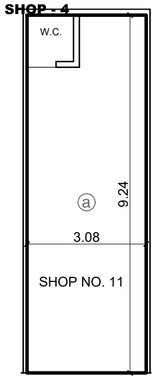
GROUND FLOOR PLAN
SHOP - 9

GROUND FLOOR				
SHOP - 9				
a	2.89 X 9.24	=	26.70	SQ.MT
	TOTAL	=	26.70	SQ.MT.
	SHOP - 1 NOS.			

GROUND FLOOR				
SHOP - 10				
a	3.10 X 9.24	=	28.64	SQ.MT
	TOTAL	=	28.64	SQ.MT.
	SHOP - 1 NOS.			



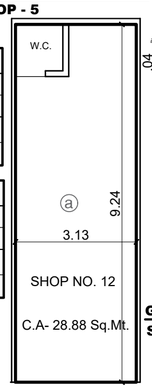
GROUND FLOOR PLAN
SHOP - 10



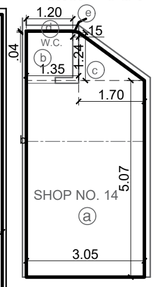
GROUND FLOOR PLAN
SHOP -11

GROUND FLOOR				
SHOP - 11				
a	3.08 X 9.24	=	28.45	SQ.MT
	TOTAL	=	28.45	SQ.MT.
	SHOP - 1 NOS.			

GROUND FLOOR				
SHOP - 12				
a	3.12 X 9.24	=	28.82	SQ.MT
	TOTAL	=	28.82	SQ.MT.
	SHOP - 1 NOS.			



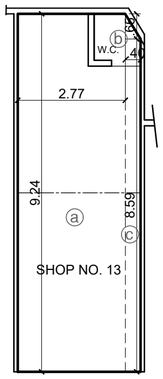
GROUND FLOOR PLAN
SHOP -12



GROUND FLOOR PLAN
SHOP -14

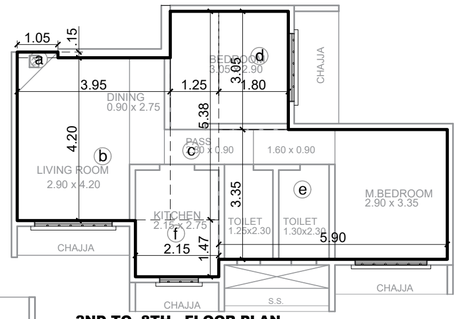
GROUND FLOOR				
SHOP - 14				
a	3.05 X 5.07	=	15.46	SQ.MT
b	1.35 X 1.24	=	1.67	"
c	1.24 X 1.70 x 0.50	=	1.05	"
d	1.20 X 0.04	=	0.05	
e	0.15 X0.04 X 0.50	=	0.003	
	TOTAL	=	18.23	SQ.MT.
	SHOP - 1 NOS.			

2ND TO 6TH &8TH FLOOR PLAN				
FLAT NO - 4				
a	0.15 X 1.05	=	0.15	SQ.MT
b	5.90 X 5.10	=	30.09	"
c	5.20 X 3.25	=	16.90	"
d	2.85 X 1.20	=	3.42	"
e	2.15 X 0.50	=	1.08	"
	TOTAL	=	51.64	MT.
	FLAT NO - 6 NOS.			



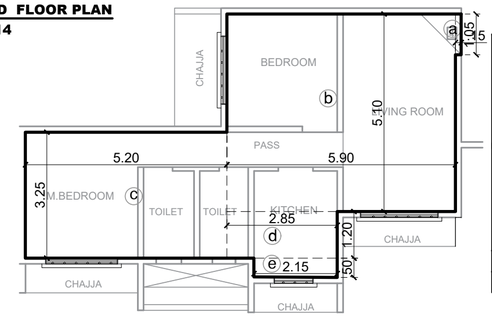
GROUND FLOOR PLAN
SHOP -13

GROUND FLOOR				
SHOP - 13				
a	2.77 X 9.24	=	25.59	SQ.MT
b	0.65 X 0.40 x 0.50	=	0.13	
c	0.40 X 8.59	=	3.44	SQ.MT
	TOTAL	=	29.16	SQ.MT.
	SHOP - 1 NOS.			



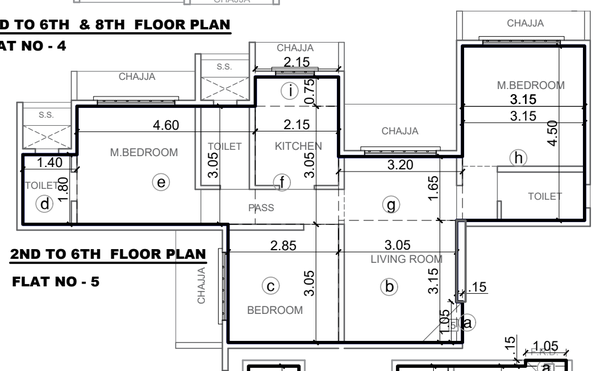
2ND TO 8TH, FLOOR PLAN
FLAT NO - 2

2ND TO 8TH FLOOR PLAN				
FLAT NO - 2				
a	0.15 X 1.05	=	0.15	SQ.MT
b	3.95 X 4.20	=	16.59	"
c	5.38 X 1.25	=	6.72	"
d	1.80 X 3.05	=	5.49	"
e	5.90 X 3.35	=	19.76	"
f	2.15 X 1.47	=	3.16	"
	TOTAL	=	51.87	SQ.MT.
	FLAT NO - 7 NOS.			

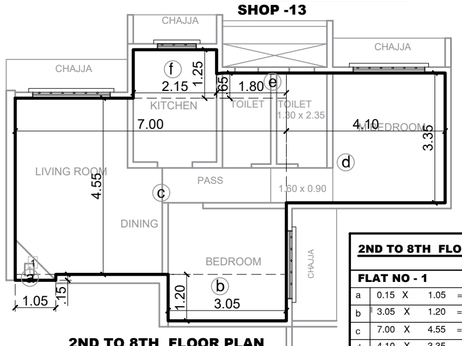


2ND TO 6TH & 8TH FLOOR PLAN
FLAT NO - 4

2ND TO 6TH FLOOR PLAN				
FLAT NO - 5				
a	0.15 X 1.05	=	0.15	SQ.MT
b	3.05 X 3.15	=	9.61	"
c	2.85 X 3.05	=	8.69	"
d	1.40 X 1.80	=	2.52	"
e	4.60 X 3.05	=	14.03	"
f	2.15 X 3.05	=	6.56	"
i	2.15 X 0.75	=	1.61	"
g	3.20 X 1.65	=	5.28	"
h	3.15 X 4.50	=	14.18	"
	TOTAL	=	62.63	MT.
	FLAT NO - 5NOS.			

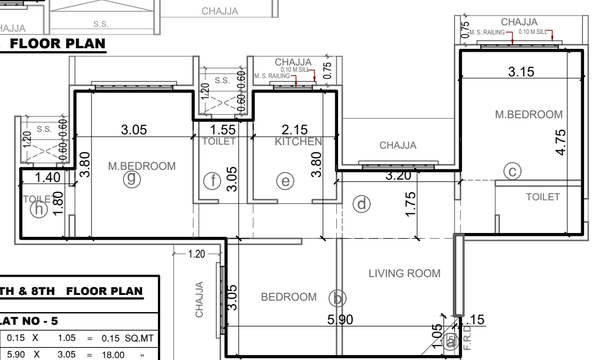


2ND TO 6TH FLOOR PLAN
FLAT NO - 5



2ND TO 8TH FLOOR PLAN
FLAT NO - 1

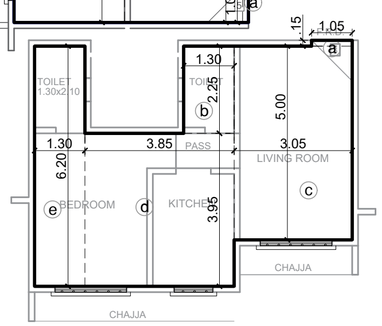
2ND TO 8TH FLOOR PLAN				
FLAT NO - 1				
a	0.15 X 1.05	=	0.15	SQ.MT
b	3.05 X 1.20	=	3.66	"
c	7.00 X 4.55	=	31.85	"
d	4.10 X 3.35	=	13.74	"
e	1.80 X 0.65	=	1.17	"
f	2.15 X 1.25	=	2.69	"
	TOTAL	=	53.26	SQ.MT.
	FLAT NO - 7NOS.			



7TH & 8TH FLOOR PLAN
FLAT NO - 5

7TH & 8TH FLOOR PLAN				
FLAT NO - 5				
a	0.15 X 1.05	=	0.15	SQ.MT
b	5.90 X 3.05	=	18.00	"
c	3.15 X 4.75	=	14.96	"
d	3.20 X 1.75	=	5.60	"
e	2.15 X 3.80	=	8.17	"
f	1.55 X 3.05	=	4.73	"
g	3.05 X 3.80	=	11.59	
h	1.40 X 1.80	=	2.52	
	TOTAL	=	65.72	SQ.MT.
	FLAT NO - 2 NOS.			

2ND TO 6TH & 8TH FLOOR PLAN				
FLAT NO - 3				
a	0.15 X 1.05	=	0.15	SQ.MT
b	1.30 X 2.25	=	2.93	"
c	3.05 X 5.00	=	15.25	"
d	3.85 X 3.95	=	15.21	"
e	1.30 X 6.20	=	8.06	"
	TOTAL	=	41.60	MT.
	FLAT NO - 6 NOS.			



2ND TO 6TH &8TH FLOOR PLAN
FLAT NO - 3

PROFORMA - B

CONTENT OF SHEET

RERA CARPET AREA DIAGRAM & CALCULATION.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 1509A , OF VILLAGE EKSAR, BORIVALI (W), MUMBAI -400 103.

NAME & SIGN OF OWNER

DWARKESH DAMODAR SHETH
Digitally signed by DWARKESH DAMODAR SHETH
Date: 2023.08.12 16:16:54 +05'30'

SHRI DWARKESH D. SHETH DIRECTOR OF KAMLA HOMES & LIFESTYLES PVT. LTD. C.A. TO BORIVALI LUCKY APPARTMENT C.H.S. LTD.
101, MAYUR TOWER, CHANDAVARKAR ROAD JUNC., BORIVALI(WEST), MUMBAI- 92.

NAME & SIGN OF STRU. ENGINEER

ABHIJIT VINOD PHATARPEKAR
AVP STRUCTURAL CONSULTANTS
AA1201, NL ARYAVARTA,
NL COMPLEX ANAND NAGAR,
DAHISAR EAST,
MUMBAI- 400 068

Dhiraj Narayan Ghorpade
Digitally signed by Dhiraj Narayan Ghorpade
Date: 2023.08.21 12:22:26 +05'30'

S.E.B.P. 'R/N WARD'

Swapnil Bhagawat Patil
Digitally signed by Swapnil Bhagawat Patil
DN: c=IN, o=Personal, title=1222, pseudonym=4E47F2C4237A80DF6621060385B9BCE6C3FC3564, 2.5.4.20=82d05f33737ac3b0cdc5ae91737429c94a0b6b8e6ed7be2056767c1d5718b2f53, postalCode=425001, st=Maharashtra, serialNumber=8F839902D4C2D28931305AAFA07408E7E716AC8E1173285F2D38F3DD7B387F1A, cn=Swapnil Bhagawat Patil
Date: 2023.08.30 16:03:49 +05'30'
Adobe Acrobat Reader version: 2023.003.20284

A.E.B.P. 'R/N WARD'

Mahesh Sambhu Revadekar
Digitally signed by Mahesh Sambhu Revadekar
Date: 2023.09.01 17:39:00 +05'30'

E.E.B.P(R) WARD

DRAWN BY	CHEK. BY	SCALE	DATE
SANKALP		AS SHOWN	12/08/2023

NAME,ADDRESS & SIGN.OF ARCHITECT

ASHOK DATTATRAYA GANDHI
Digitally signed by ASHOK DATTATRAYA GANDHI
Date: 2023.08.12 15:33:01 +05'30'

ASHOK GANDHI CONSULTANTS LLP
S A R I T A S. M A N J U N A T H
ARCHITECTS PLANNERS VALUERS
303 / 304, E-SQUARE PREMISES, SUBHASH ROAD, VILE PARLE (E), MUMBAI-400 057.
OFFICE : TEL- 022 40044074
M. -98210 39752, 98218 50189
sarita@ashokgandhiconsultants.com
info@ashokgandhiconsultants.com