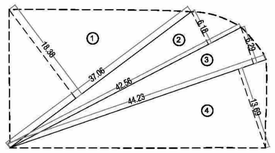
SHEET NO. 1/4

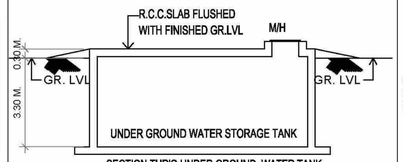


PLOT AREA DIAGRAM

SCALE :- 1:500

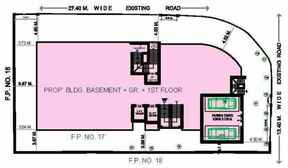
PLOT AREA CALCULATIONS

1.	37.06	X	18.38	X	0.50	=	340.58 SQ.M
2.	42.56	X	6.18	X	0.50	=	131.51 SQ.M
3.	44.23	X	6.29	X	0.50	=	139.10 SQ.M
4.	44.23	X	13.69	X	0.50	=	302.75 SQ.M
					TOTAL =		913.95 SQ.M
					SAY =		913.91 SQ.M



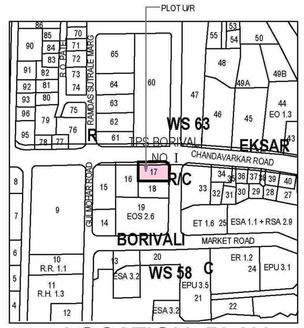
SECTION THR'O UNDER GROUND WATER TANK

SCALE : 1:200



BLOCK PLAN

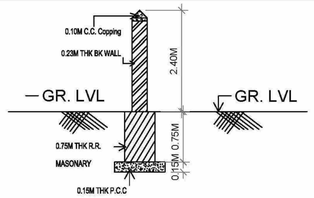
SCALE :- 1:500



LOCATION PLAN

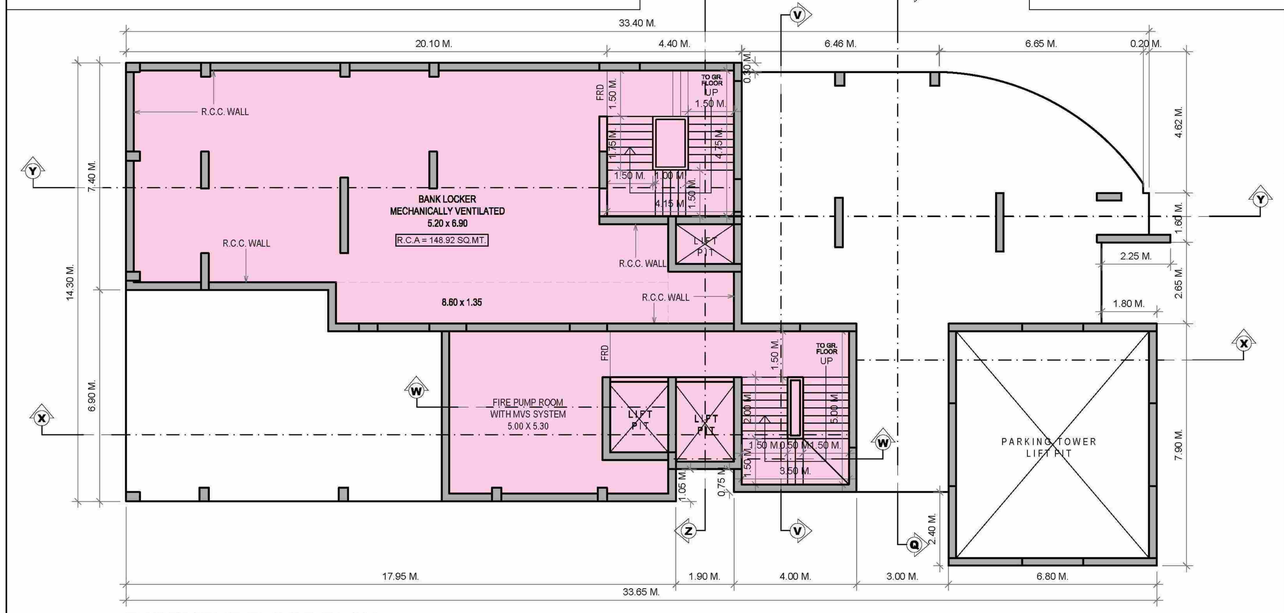
SCALE :- 1:4000

BUILT - UP AREA SUMMARY				
1	2	3	4	
SR. NO.	WING / FLOOR	TOTAL BUILT-UP AREA	STAIRCASE, LIFT & LIFT LOBBY AREA STATEMENT (COUNTED IN F.S.I.)	
			RESI	COMM.
1	BASEMENT FLOOR (NR)	164.17		
2	GROUND FLOOR (NR)	318.67	39.84	25.33
3	1ST FLOOR (NR)	345.98	38.83	35.51
	TOTAL =	828.82	78.47	60.84
TOTAL B/U. AREA (NR) (3 + 4) =		968.13		
FUNGIBLE BUA UTILISED FOR NR =		76.74		
NET B/U. AREA =		891.39		



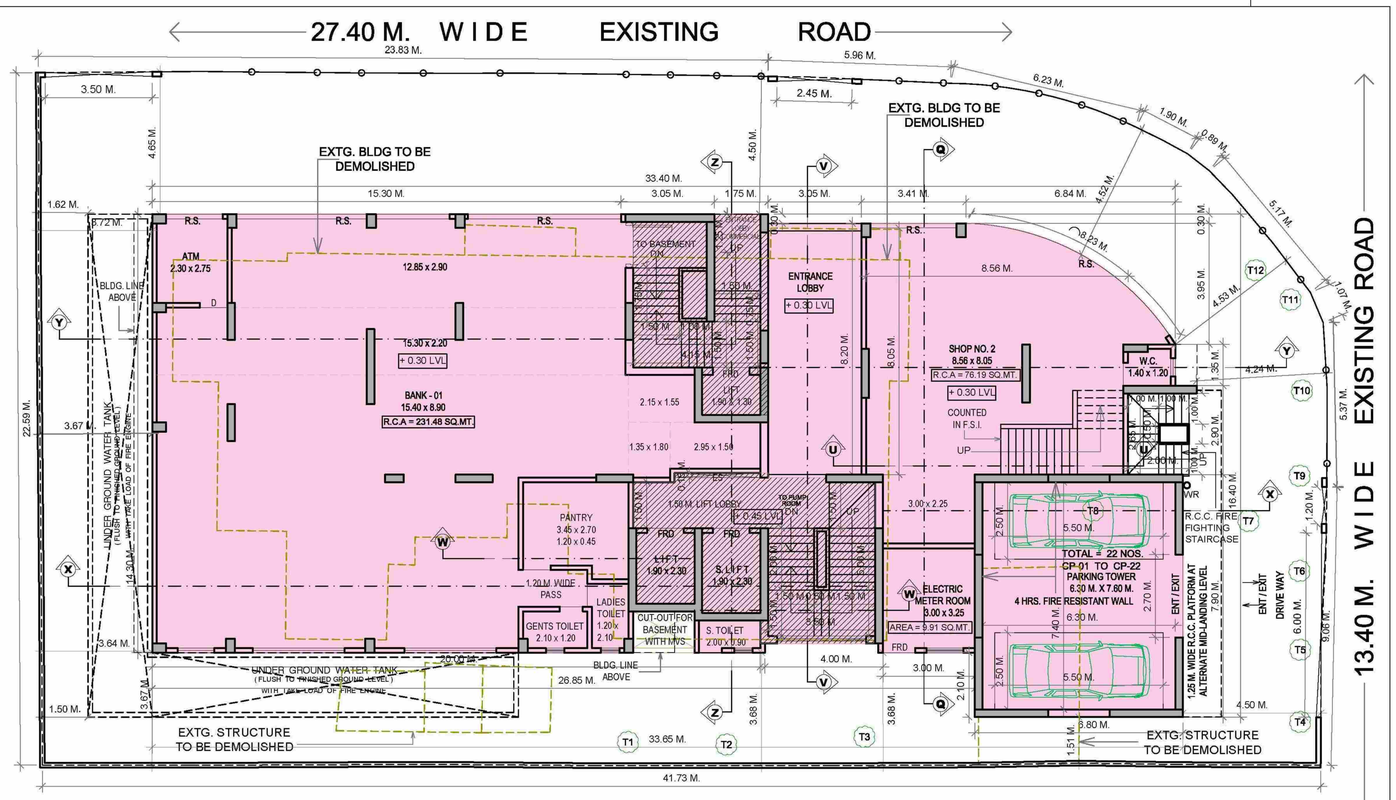
TYPICAL SECTION THR'O COMPOUND WALL

SCALE : 1: 200



BASEMENT FLOOR PLAN

SCALE = 1 : 100



GROUND FLOOR PLAN

SCALE = 1 : 100

CAR PARKING STATEMENT

(AS PER DCPR 2034)

PARKING FOR NON-RESIDENTIAL		REQ. PARKING
MERCANTILE (MARKETS, DEPARTMENTAL STORES, SHOPS AND OTHER COMMERCIAL USES). (1.T.PARKS) (UPTO 800 = 20 NOS.) (828.82-800.00 = 28.82)	ONE PARKING SPACE FOR EVERY 40-SQ.M OF FLOOR AREA UP TO 800 SQ. M AND ONE PARKING SPACE FOR EVERY 80-SQ.M OF SPACE FOR AREAS EXCEEDING 800 SQ. M PROVIDED THAT NO PARKING SPACE NEED TO BE PROVIDED FOR FLOOR AREA UP TO 50 SQ. M	20.00 NOS. 0.36 NOS
10% PARKING FOR VISITORS		2.04 NOS.
	TOTAL =	22.40 NOS

CAR PARKING STATEMENT

(AS PER DCPR 2034)

PARKING FOR RESIDENTIAL (BUILDING IS NON-COMPOSITE)

CARPET AREA OF FLATS IN SQMTS	REQD. PARKING AS PER D.C. RULE	TOTAL NO. OF FLATS	PARKING REQUIRED
FOR RESIDENTIAL :			
BELOW 45.00 sqmts	4 T/S 1 PARKING	----------	----------
45.00 TO 60.00	2 T/S 1 PARKING	----------	----------
60.00 TO 90.00	1 T/S 1 PARKING	----------	----------
90.00 OR ABOVE	1 T/S 2 PARKING	----------	----------
	TOTAL =	NIL	NIL
10% PARKING FOR VISITORS			NIL
		TOTAL =	NIL
TOTAL PARKING REQUIRED (NR+R)		TOTAL = SAY =	22.40 NOS 22.00 NOS
TOTAL PARKING PROPOSED		TOTAL =	22.00 NOS

BIG PARKING = 2.50 x 5.50 = 22.00 NOS.
SMALL PARKING = 2.30 x 4.50 = NIL

RERA CARPET AREA SUMMARY

FLOORS	Flat Nos.	RERA C.A. (SQ.MT)	NOS.
GR + BASEMENT FLOOR	BANK LOCKER + BANK - 01	380.40	1
	SHOP NO. 2	76.19	1
1ST FLOOR	SHOP NO. 101	69.63	1
	SHOP NO. 102	54.13	1
	SHOP NO. 103	52.32	1
	SHOP NO. 104	32.10	1
	SHOP NO. 105	101.54	1

BORIVALI KESAR KRIPA CHSL			
ELECTRIC METER ROOM CALCULATION			
RESIDENTIAL	=	NIL	FLATS
COMMERCIAL	=	07 NOS.	SHOPS.
TOTAL =	=	7	NOS.
	=		
REQUIRED ELECTRIC METER ROOM AREA (10 SQ.MT. PER 50 T/s.)	=	1.40	SQ.MT.
PROPOSED ELECTRIC METER ROOM ON GR FL	=	3.00 X 3.25 = 9.75 SQ.MT. 1.05 X 0.15 = 0.16 SQ.MT. TOTAL = 9.91 SQ.MT.	SQ.MT.
TOTAL PROPOSED ELECTRIC METER ROOM AREA =		9.91 SQ.MT	

A FORM I

I	AREA STATEMENT	SQ.MTS
1	AREA OF PLOT (AS PER PRC)	962.00
	(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%) (REG. NO.16)	48.09
	(b) PROPOSED DP ROAD TO BE HANDED OVER (100%) (REG. NO.16)	---
	(c) (i) RESERVATION AREA (PLOT) TO BE HANDED OVER (REG. NO.17)	---
	(ii) RESERVATION AREA TO BE HANDED OVER AS PER AR (REG. 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)	---
	(b) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(B)	
	[C] DEDUCTIONS FOR EXISTING BUILT UP AREA 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) AS AND WHEN APPLICABLE.]	48.09
4	BALANCE AREA OF PLOT (1 MINUS 3)	913.91
5	PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM / APPROPRIATE AUTHORITY AS PER SR. NO. 4 ABOVE.	913.91
6	ZONAL (BASIC) FSI (0.50 OR 0.75 OR 1 OR 1.33)	1.00
7	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5 * 6) / EXTG. BUA AS PER O.C.C.	913.91
8	BUILT UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER REG. 30 (A)	---
9	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER (WITHIN THE LIMIT OF PERMISSIBLE BUA ON REMAINING PLOT)	---
9(a)	PROTECTED DEVELOPMENT FSI/AS PER REG. 30(C) (AS PER APPROVED PLAN) AS PER APPROVED PLAN DT. 10/04/1980 ADV. OF EXTG BUA UTILISED AS PER APPROVED PLAN (961.60 - 913.91 = 47.69 SQ.MTS.)	---
10	INCENTIVE ADDL. BUILT UP AREA PERMISSIBLE AS PER REGULATION 33(7) (B) (MAX. OF 15% OF EXTG. BUA 961.65 = 144.25 OR 10.00 SQ.MT. X 8 T/s. = 80.00 SQ.MT.)	---
11	BUILT UP AREA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO.12 OF REGULATION NO 30(A) AND 32 ON REMAINING / BALANCE PLOT	---
12	BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO 12 OF REGULATION NO 30(A) AND 32 ON REMAINING / BALANCE PLOT	---
13	PROPOSED BUILT UP AREA{AS THE CASE MAY BE WITH /WITHOUT BUA AS PER 2(C)} (PROTECTED AREA AS PER SR. NO. 9(a) ABOVE)	891.39
14	PROPOSED BUILT UP AREA{AS THE CASE MAY BE WITH /WITHOUT BUA AS PER 2(C)}	891.39
15	TDR GENERATED IF ANY AS PER REGULATION 30 (A) AND 32	---
16	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31(3)	
	a) i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	76.74
	ii) FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	76.74
	b) i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM.	235.25
	ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM	0.00
17	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [13 +15(A)(II) +15(B)(II)]	968.13
18	FSI CONSUMED ON NET PLOT [13 / 4]	0.98

II	OTHER REQUIREMENTS	
	A) RESERVATION / DESIGNATION	
	a) NAME OF RESERVATION	---
	b) AREA OF RESERVATION AFFECTING THE PLOT.	---
	c) AREA OF RESERVATION LAND TO BE HANDED/HANDED OVER AS PER REG.NO.17	---
	d) BUILT UP AREA OF 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.	
	i) 14 (A)	---
	ii) 14 (B)	---
	iii) 15	---
	C) REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REG. NO.27	---
	D) TENEMENT STATEMENT	
	i) PROPOSED BUILT UP AREA (13 ABOVE)	968.13
	ii) LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	968.13
	iii) AREA AVAILABLE FOR TENEMENTS [(i) MINUS (II).]	0.00
	iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	0.00
	v) TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	0.00
	E) PARKING STATEMENT	
	i) PARKING REQUIRED BY REGULATIONS FOR. -	
	CAR	20.36
	SCOOTER/MOTOR CYCLE	---
	OUTSIDERS (V/SITORS)	2.04
	ii) COVERED GARAGE PERMISSIBLE	---
	iii) COVERED GARAGES PROPOSED :-	
	CAR	---
	SCOOTER/MOTOR CYCLE	
	OUTSIDERS (V/SITORS)	
	iv) TOTAL PARKING PROVIDED	22.00
	F) 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

BASEMENT FLOOR PLAN, GROUND FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, BUA SUMMARY, CAR PARKING STATEMENT, RERA CARPET AREA SUMMARY & AREA CALCULATIONS.

STAMP OF APPROVAL OF PLANS

Ashvini Kishor Sonar	Swapnil Bhagawat Patil	HANUMANT SADASHIVRAO BURE
Digitally signed by Ashvini Kishor Sonar Date: 2022.08.28 05:49:07 +05'30'	2022.09.30 15:48:12 +05'30'	Digitally signed by HANUMANT SADASHIVRAO BURE Date: 2022.10.03 13:24:50 +05'30'
SUB ENG. (R/C)	ASST. ENG. (R)	EXE. ENG. (R)

REVISION NO. 0 | DESCRIPTION :-

NORTH

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED SELF-REDEVELOPMENT OF BUILDING KNOWN AS "BORIVALI KESAR KRIPA CO-OP. HSG. SOC. LTD." ON PLOT BEARING F.P. NO. 17 OF VILLAGE BORIVALI, T.P.S. NO. I, CHANDAVARKAR ROAD, R/C WARD, BORIVALI (WEST), MUMBAI.

NAME, ADDRESS OF OWNER

BORIVALI KESAR KRIPA CO-OP. HSG. SOC. LTD.

CHANDAVARKAR ROAD, T.P.S. NO. 1, BORIVALI (WEST), MUMBAI - 400 092.

KETAN SHASHIKANT SHAH	RAJENDRAKUMAR NARENDRAKUMAR DAMANI
CHAIRMAN	SECRETARY

JOB NO.	DRG. NO.	SCALE	CHECKED BY	DRAWN BY
1	1	1:100	HMM	SAINATH

M.C.G.M. FILE NO. P-9034/2021/(17)/R/C Ward/FP/IOD/1/New

NAME, ADDRESS & SIGNATURE OF LICENSED SURVEYOR

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 03 / 06 / 2014 AND 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 913.91 SQ.MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

HARSHAD MAANOHAR MORE
LICENSED SURVEYOR

LICENSED SURVEYOR :- M / 325 / LS

HARSHAD MAANOHAR MORE
Licensed Surveyor ♦ Engineer ♦ Consultant
B. E. CIVIL, M.I.E.
Shop No. 1, Priyadarshanee CHSL, Plot No. 111, RSC - 11, Sector No. 1, Charkop, Kandivali (W), Mumbai - 400 067.
Tel. :- +91 22 28671750 / E. : info@harshadmore.com

HARSHAD MAANOHAR MORE