TABLE NO. - I

PROPOSED BUILT UP AREA STATEMENT

SR. NO.	WING	FLOOR NAME	PROPOSED BUIAREA IN SQ.MT		TOTAL (4+5) IN SQ.MT	STAIRCASE, LIFT, LIFT LOBBY AREA (IN SQ.MT)		FLAT/NR/SOCIETY OFFICE/ FITNESS CENTER/ REFUGE AREA
			COMMERCIAL	RESIDENTIAL		COMMERCIAL	RESIDENTIAL	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1		GR. FLOOR		0.40 SQ.MT.	0.40 SQ.MT.	STILT FOR STACK CAR PARKING		
		1ST FLOOR		0.30 SQ.MT.	0.30 SQ.MT.	PODIUM FOR STACK CAR PARKING		
		2ND FLOOR		0.30 SQ.MT.	0.30 SQ.MT.	PODIUM FOR STACK CAR PARKING		
		3RD FLOOR		46.49 SQ.MT. (19.79 + 0.30 + 26.41)	46.49 SQ.MT. (19.79 + 0.30 + 26.41)	PODIUM FOR STACK CAR PARKING & AMENITIES		
		SERVICE FLOOR		0.30 SQ.MT.	0.30 SQ.MT.	SERVICE FLOOR		
		4TH FLOOR	----	338.92 SQ.MT.	338.92 SQ.MT.	----	----	RESIDENTIAL FLATS
		5TH FLOOR	----	338.92 SQ.MT.	338.92 SQ.MT.	----	----	RESIDENTIAL FLATS
		6TH FLOOR	----	184.64 SQ.MT.	184.64 SQ.MT.	----	----	RESIDENTIAL FLATS
2	TOTAL BUIAREA PROPOSED		----	910.27 SQ.MT. (862.48 + 21.38 + 26.41)	910.27 SQ.MT. (862.48 + 21.38 + 26.41)	----	----	
3	FUNGIBLE COMPENSATORY AREA PROPOSED SR. NO. 2(1.35 x 35%		NIL		NIL			
4	NET BUA PROPOSED(2-3)		910.27 SQ.MT. (862.48 + 21.38 + 26.41)		910.27 SQ.MT. (862.48 + 21.38 + 26.41)			
5	FITNESS CENTER		PERMISSIBLE 2X2% = 883.86 X 2% = 17.68 SQ.MT. (862.48 + 21.38)					PROVIDED AT PODIUM LEVEL
			PROVIDED		= 44.09 SQ.MT.			3rd FLOOR
			EXCESS AREA COUNTED IN F.S.I.		= 26.41 SQ.MT.			N.A.
6	SOCIETY OFFICE		PERMISSIBLE = 20.00 SQ.MT					PROVIDED AT PODIUM LEVEL
			PROVIDED = 19.78 SQ.MT					3rd FLOOR
7	AMINITY AREA/BUIAREA IN (REG. 14A OR 14B)		REQUIRED = N.A.					N.A.
			PROVIDED = N.A.					
8	IHSPH PROVIDED		REQUIRED BUIAREA = N.A.					N.A.
			PROVIDED BUIAREA = N.A.					

TABLE NO. - III

FUNGIBLE AREA STATEMENT

		NET PLOT/ AREA	50% ADD. F.S.I	TDR INCLUDING SETBACK 0.5 OR 0.7 OR 0.9	TOTAL
		929.20	NIL	NIL	929.20
2	NET BUIAREA PROPOSED (SR.NO.4 OF TABLE NO. 1)	COMMERCIAL	RESIDENTIAL	TOTAL	
		----	910.27	910.27	
3	PERMISSIBLE FUNGIBLE AREA(0.35 XSR. NO.2)	----	NIL	NIL	
4	FUNGIBLE AREA AVAILED FOR SALE	----	NIL	NIL	

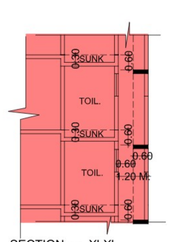
TABLE NO. - IV

PARKING SPACE STATEMENT

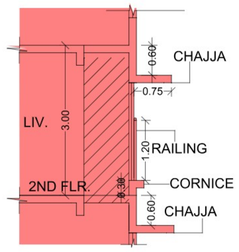
SR. NO.	WING	FLOOR NAME	CARPET AREA IN SQ.MT.					NO. OF TENAMENTS	NO. OF TENAMENTS IN GROUP OF REQUIRED PARKING SPACE				
			FLAT NO. 01	FLAT NO. 02	FLAT NO. 03	FLAT NO. 04	FLAT NO. 05	PROPOSE PER FLOOR.	BELOW 40 SQ.MT (1 FOR 4TS.)	ABOVE45-60 SQ.MT (1 FOR 3TS)	ABOVE 60-90 SQ.MT (1 FOR EVERY1TS)	ABOVE 90 SQ.MT (2 FOR 1TS)	TOTAL PARKING
(1)	(2)	(3)	(4)	(4)	(4)	(4)	(4)	(8)	(9)	(10)	(11)	(12)	(13)
1	(A)	RESIDENTIAL											
		GR. FLOOR	---	---	---	---	---	---	---	---	---	---	---
		1ST. FLOOR	---	---	---	---	---	---	---	---	---	---	---
		2ND. FLOOR	---	---	---	---	---	---	---	---	---	---	---
		3RD. FLOOR	---	---	---	---	---	---	---	---	---	---	---
		4TH. FLOOR	42.10	66.73	41.19	60.06	41.84	5	3	---	2	---	---
		5TH. FLOOR	42.10	66.73	41.19	60.06	41.84	5	3	---	2	---	---
		6TH. FLOOR	42.10	66.73	---	---	---	2	1	---	1	---	---
2	TOTAL RESIDENTIAL TENAMENTS (FOR TENEMENT DENSITY)							12	7	---	5	---	---
3	REQUIRED PARKING SPACES (FROM 2 ABOVE)								1.75	---	5.00	---	6.75
4	a) 10% VISITORS PARKING (3 X 10%) (6.75 X 10%) = 0.67												0.67
5	TOTAL PARKING REQUIRED SPACES FOR RESIDENTIAL TENEMENTS (3+4) a) 6.75 + 0.67 = 7.42 say = 7.00												7.00
6	TOTAL PARKING SPACES PERMISSIBLE (PER TENEMENTS WISE & SHALL NOT BE MORE THAN NOS. OF T/S)												
7	(B) COMMERCIAL :-												

8	DISCRIPTION	PARKING REQUIREMENT		BUIAREA IN SQ.MT.	NO. OF PARKING REQUIREMENT
9	a) COMMERCIALITY PARK	i) 01 FOR EVERY 40SQ.MT. UPTO 800 SQ.MT	ii) 01 FOR EVERY 80SQ.MT. EXCEEDING 800SQ.MT	NIL	NIL
10	b) CONVEINCE PARKING	i) 01 FOR EVERY 150 SQ.MT. FOR SHOP UPTO 20 SQ.MT.	ii) 01 FOR EVERY 50 SQ.MT. FOR SHOP OVER 20 SQ.MT.		
11	c) OTHER	i)	ii)		
12	d) 10% VISITOR (MIN 2 NOS.)				NIL
13	TOTAL REQUIRED PARKING SPACE FOR COMMERCIAL USE				NIL
14	TOTAL REQUIRED PARKING SPACE FOR RESI + COMM. USE = (5+13)				7.00
15	TOTAL PARKING SPACE REQUIRED				7.00
16	10% ADDITIONALPARKING SPACE FOR VEHICALE HOLDING AREA =(15) X10%				
17	EXCESS TO REQUIRED PARKING SPACE PROVIDED = (15-14)				
18	50% REQUIRED PARKING SPACE PERMISSIBLE FREE OF FSI WITHOUT CHARGING PREMIUMS = (7.00.00 X 50% = 3.50 SAY 4.00)				4.00
19	DETAIL OF PARKING SPACES PROVIDED (7.00 + 53.00 = 60.00)				60.00 Nos.

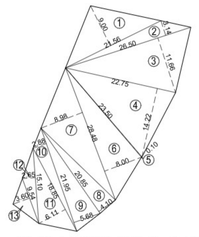
SR.NO	FLOOR	PARKING SPACES PROVIDED			
		BIG	SMALL	TOTAL	
1	STILT	12	14	26	STACK PARKING & SURFACE PARKING
2	PODIUM FLOOR - I	4	8	12	STACK PARKING & SURFACE PARKING
3	PODIUM FLOOR - II	4	8	12	STACK PARKING & SURFACE PARKING
3	PODIUM FLOOR - III	2	8	10	STACK PARKING & SURFACE PARKING
TOTAL =		22	38	60	TOTAL PARKING SPACES PROVIDED
% RATIO TO TOTAL =		36.67%	63.33%		



SECTION - : X'-X'
THROUGH S.S.IN TOIL. DUCTS
SCALE :- 1:100



SECTION Y-Y
SCALE - 1:50
DETAIL SECTION
THROUGH CHAJJA



PLOT AREA DIAG. & CALC.
SCALE 1:500

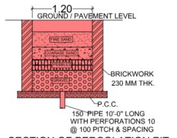
ADDITION :-			
1)	21.56 X 9.00 X 1/2	=	97.02 SQ.MT.
2)	26.50 X 3.14 X 1/2	=	41.60 SQ.MT.
3)	26.50 X 11.66 X 1/2	=	154.49 SQ.MT.
4)	22.75 X 14.22 X 1/2	=	161.75 SQ.MT.
5)	23.50 X 0.10 X 1/2	=	1.17 SQ.MT.
6)	28.48 X 8.00 X 1/2	=	113.92 SQ.MT.
7)	28.48 X 8.98 X 1/2	=	127.88 SQ.MT.
8)	20.85 X 4.10 X 1/2	=	42.74 SQ.MT.
9)	21.95 X 5.68 X 1/2	=	62.34 SQ.MT.
10)	21.95 X 2.88 X 1/2	=	31.61 SQ.MT.
11)	18.85 X 6.11 X 1/2	=	57.59 SQ.MT.
12)	15.10 X 2.85 X 1/2	=	21.52 SQ.MT.
13)	9.54 X 3.60 X 1/2	=	17.17 SQ.MT.
TOTAL PLOT AREA		=	930.80 SQ.MT.
PLOT AREA AS P.R.C.		=	929.20 SQ.MT.



BLOCK PLAN
SCALE 1:500



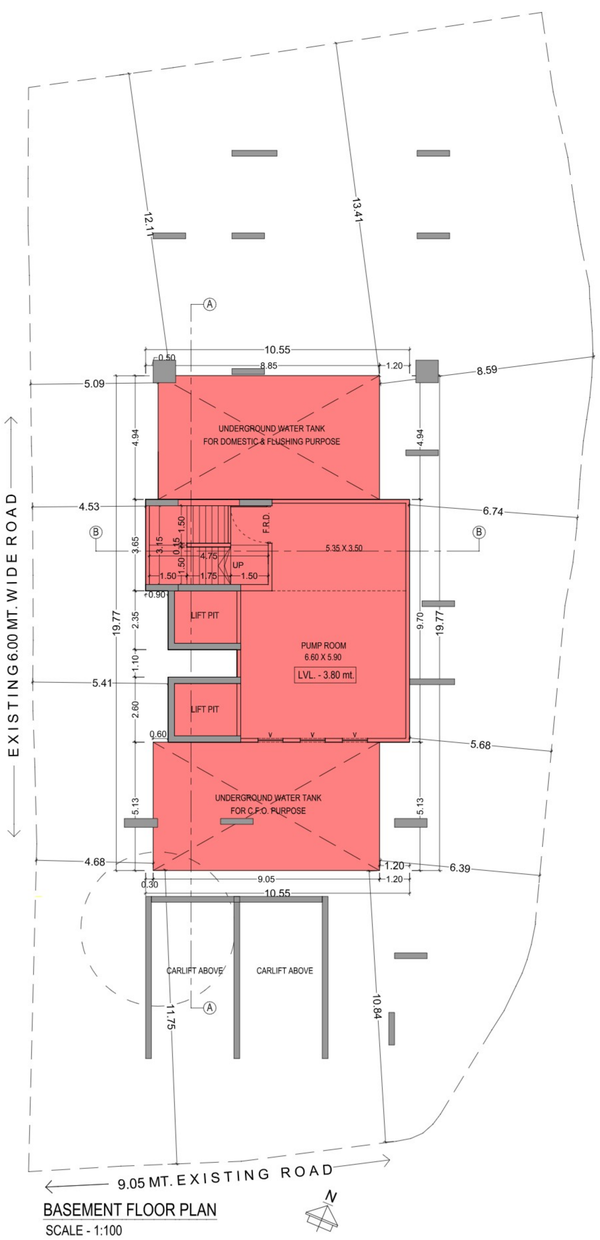
LOCATION PLAN
SCALE 1:4000



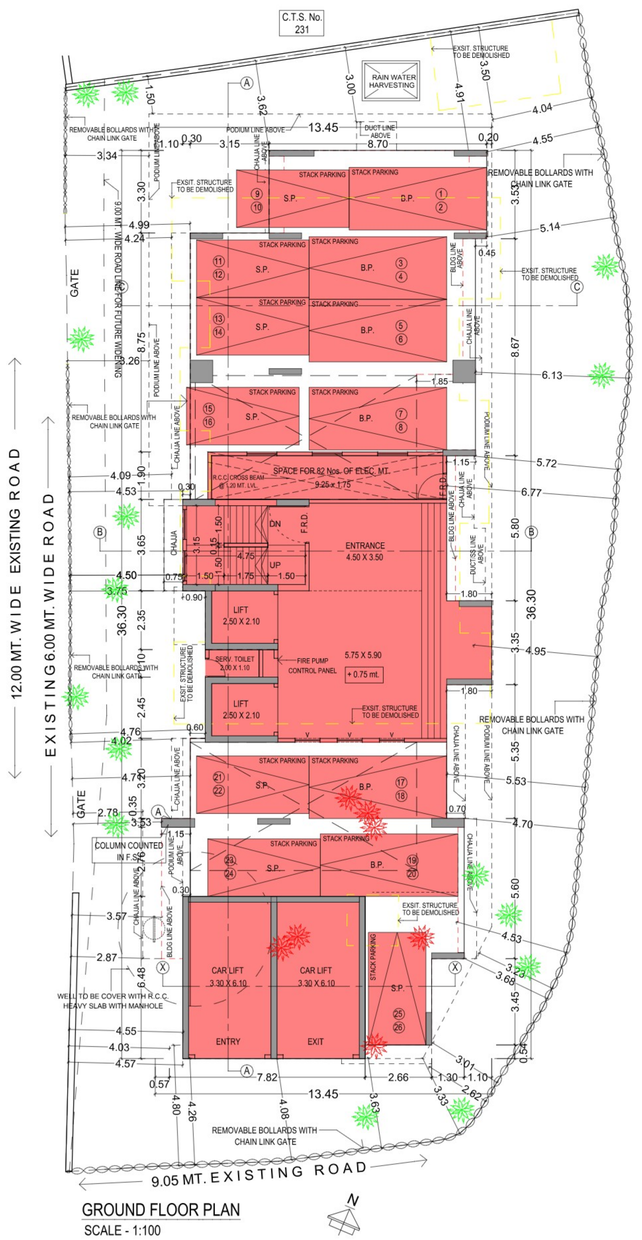
SECTION OF PERCOLATION PIT
SCALE - 1:50



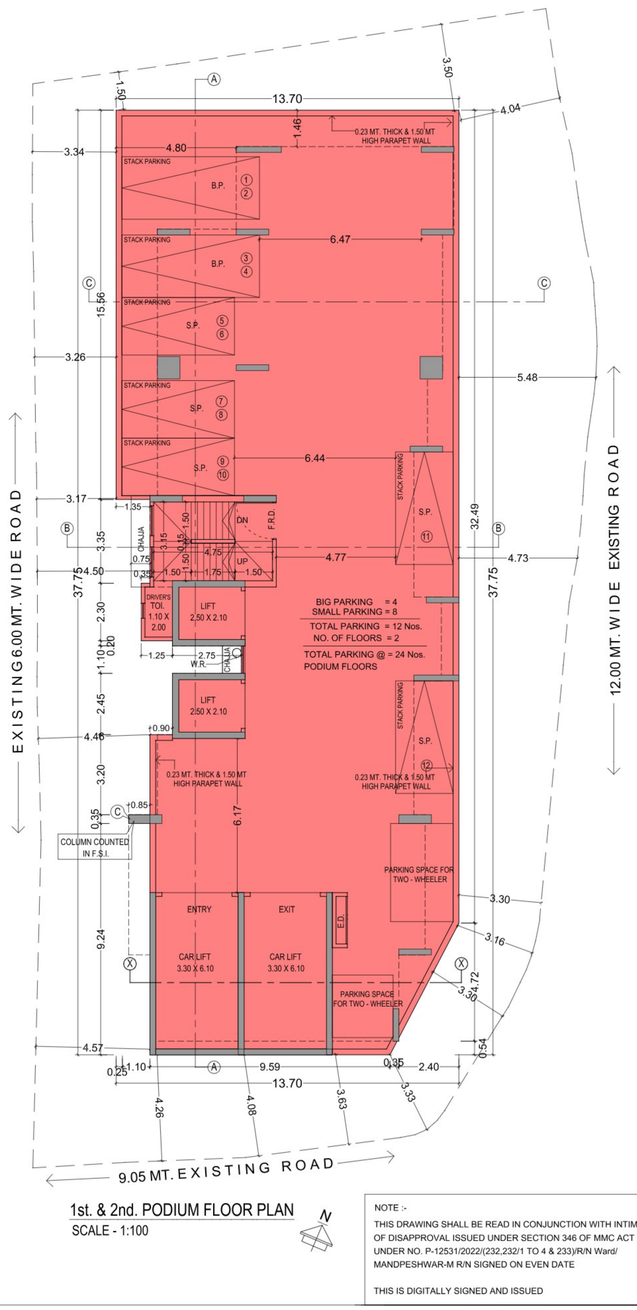
SECTION THROUGH
COMPOUND WALL



BASEMENT FLOOR PLAN
SCALE - 1:100



GROUND FLOOR PLAN
SCALE - 1:100



1st. & 2nd. PODIUM FLOOR PLAN
SCALE - 1:100

NOTE :-
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1888 UNDER NO. P-12531/2022/(232,232/1 TO 4 & 233)/R/N Ward/ MANDPESHWAR-M R/N SIGNED ON EVEN DATE

THIS IS DIGITALLY SIGNED AND ISSUED

FORM - I

AREA STATEMENT

1	AREA OF PLOT (AS PER P.R.C.)		929.20
	(a) AREA OF RESERVATION IN PLOT		NIL
	(b) AREA OF ROAD SET BACK		NIL
	(c) AREA OF D.P ROAD		NIL
2	DEDUCTIONS FOR -		
	(A) FOR RESERVATION/ROAD AREA TO BE HANDED OVER TO MCGM (100%)		NIL
	(a) ROAD SET-BACK/WIDENING AREA (REGULATION NO. 16)		NIL
	(b) PROPOSED D.P ROAD AREA (REGULATION NO. 16)		NIL
	(c) (i) RESERVATION AREA (PLOT) TO BE HANDED OVER (REGULATION NO. 17)		NIL
	(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)		NIL
	TOTAL AREA UNDER ROAD / RESERVATION		NIL
	(B) FOR AMENITY AREA TO BE HANDED OVER TO MCGM		NIL
	(a) AREA OF AMENITY PLOT AS PER DCR 14(A)		NIL
	(b) AREA OF AMENITY PLOT AS PER DCR 14(B)		NIL
	(d) AREA OF AMENITY PLOT AS PER DCR 35		NIL
	TOTAL AMENITY AREA		NIL
	(C) DEDUCTIONS FOR EXISTING BUA TO BE RETAINED IF ANY / LAND COMPONENT OF EXISTING BUA/EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED		NIL
	(D) ENCROACHMENT (AREA NOT IN POSSESSION)		NIL
3	TOTAL DEDUCTIONS: 2(A) + 2(B) + (C) + (D)]		NIL
4	BALANCE AREA OF PLOT (FOR CALCULATING REQUIRED LOS) [1-3]		929.20
5	PLOT AREA UNDER DEVELOPMENT [SR. NO. 4 + 2 (A) (c) (II)]		929.20
6	ZONAL (BASIC) FSI (0.50 OR 0.75 OR 1 OR 1.33)		1.00
7	(a) PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5 X 6)		929.20
	(b) PERMISSIBLE BUILT UP AREA AS PER REGULATION 30 (C) (PROTECTED DEVELOPMENT)		NIL
	PERMISSIBLE BUILT UP AREA (7A OR 7B ABOVE, WHICHEVER IS MORE)		929.20
8	ADDITIONAL BUA AS PER REGULATION 30(A)(3)(a)		-----
	(a) ADDITIONAL BUA FOR 2 (A)(a) ABOVE WITHIN THE CAP OF "ADMISSIBLE TDR" AS PER TABLE NO. 12 ON BALANCE PLOT.		NIL
	(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 TO THE MENTIONED IN TABLE 12 A OF REGULATION 32 (200% OR 250%)		NIL
	(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.[Y% AS PER TABLE No. 5 OF REG. 17(1)]		NIL
	TOTAL ADDITIONAL BUA		NIL
9	ADDITIONAL / INCENTIVE BUA WITHIN THE CAP OF "ADMISSIBLE TDR" AS PER TABLE 12 ON BALANCE PLOT		NIL
	(a)IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDINGS AS PER REGULATION 30(A)(3)(b)		NIL
	(b)50% OF REHAB COMPONENT AS PER REG. 33 (7)(A)		NIL
	(c)15% OF SR. NO. 7B ABOVE OR 10 SQ.MTS PER REHAB TENEMENT AS PER REG. 33(7)(B)		NIL
	TOTAL ADDITIONAL BUA / INCENTIVE AREA		NIL
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%]		NIL
11	BUA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO 12 OF REGULATION NO 30(A) & 32 (BY RESTRICTING AREA UTILISED BEYOND ZONAL F.S.I. IN SR. No. 7 (b), 8(a) & 9 ABOVE)		NIL
	(a) GENERAL TDR [(SR.NO. 5 X 50% OR 70% OR 90% OR 100%) X 50% OR 80% MAX.]		NIL
	(b) SLUM TDR [(SR.NO. 5 X 50% OR 70% OR 90% OR 100%) X 50% OR 20% MIN.]		NIL
	TOTAL TDR		NIL
12	AS PER D.C.P.R. REG. NO.33(12)(B). (PAP TENANT) PERMISSIBLE F.S.I.		NIL
13	PERMISSIBLE BUILT UP AREA [7+8+9+10+11+12]		929.20
14	PROPOSED BUILT UP AREA (862.48 + 21.38 + 26.41)		910.27
15	TDR GENERATED IF ANY AS PER REGULATION 30 (A) AND 32 FOR UNUTILIZED BUA ON PLOT		NIL
16	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31(3)		
	(a) (i) PERM. FUNGIBLE COMPENSATORY AREA FOR REHAB COMP. W/O CHARGING PREMIUM 33(12)(B)		NIL
	(ii) FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMP. W/O CHARGING PREMIUM		NIL
	(b) (i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM.		NIL
	(ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM		NIL
17	TOTAL BUA PROPOSED INCLUDING FCA [14 + 16(A)(II) + 16(B)(II)]		910.27
18	FSI CONSUMED ON NET PLOT [14/5]		0.98
(II)	OTHER REQUIREMENTS		
	REQUIREMENT OF RECREATIONAL O.S. IN LAYOUT/PLOT AS PER REG. 27		
	TENEMENT STATEMENT		
	(a) PROPOSED BUA (13 (a) ABOVE)		910.27
	(b) LESS DEDUCTION OF NON - RESIDENTIAL AREA (SHOP ETC.)		NIL
	(c) AREA AVAILABLE FOR TENEMENTS [(i) minus (ii)]		910.27
	(d) TENEMENTS PERMISSIBLE (450/HECTARE)		41.00
	(e) TOTAL NO. OF TENEMENTS PROPOSED ON THE PLOT		12.00
	PARKING STATEMENT		
	(a) PARKING REQUIRED BY REGULATION FOR:		
	CAR SCOOTER/MOTOR CYCLE OUTSIDERS (VISITORS)		7.00 Nos.
	(b) TOTAL PARKING PROVIDED FOR :-		
	CAR SCOOTER/MOTOR CYCLE OUTSIDERS (VISITORS)		60.00 Nos.
	(c) COVERED GARAGE PERMISSIBLE		-----
	(d) COVERED GARAGE PROPOSED		-----
	TRANSPORT VEHICLES PARKING		-----
	(a) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION		-----
	(b) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED		-----

CONTENT OF SHEET

BASEMENT FLOOR PLAN, GROUND FLOOR PLAN,1st. & 2nd. PODIUM FLOOR, LOCATION & BLOCK PLAN, PLOT AREA CALCULATION, PROPOSED BUILT UP AREA STATEMENT, FUNGIBLE COMPENSATROY AREA STATEMENT, PARKING SPACE STATEMENT & COPUTATION OF INCENTIVE BUILTUP AREA FOR PROPOSAL UNDER REG. 33(7)(B)

STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF APPROVAL OF PLANS
PLANS FOR APPROVAL	

Bhushan Omprakash Malu	Swapnil Bhagawat Patil	Mahesh Sambhu Revadekar
Digitally signed by Bhushan Omprakash Malu Date: 2023.04.24 15:21:45 +05'30'	2023.04.24 16:51:47 +05'30'	Digitally signed by Mahesh Sambhu Revadekar Date: 2023.04.24 17:46:45 +05'30'
S.E.B.P. (R1)	A.E.B.P. (R/C)	E.E.B.P. (WS) R - WARD

REVISION	DESCRIPTION	DATE	SIGNATURE
------	------	------	

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 06/03/2022 & THAT THE DIMENSIONS OF THE SIDES, Etc.OF THE PLOT STATED ON THE PLAN AREA AS MEASURED ON SITE & THE AREA SO WORKED OUT IS 929.20 SQ. MTS. (IN WORDS NINE HUNDRED AND TWENTY NINE POINT TWENTY SQUARE METER) & TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/ T. P.S. RECORD

SAURABH SUHAS BOROLE
SIGNATURE OF ARCHITECT

NORTH | DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT ON THE PLOT No. 9 BEARING C.T.S. No. 232, 232/1 TO 4 & 233, OF VILL - MANDPESHWAR, AT MADONA COLONY, 12.00 MT. WIDE SANTOSHI MATA ROAD, BORIVALI - (WEST) MUMBAI - 400103

NAME & ADDRESS OF OWNER

Mr. Savio Remadian Varrella & 2 others

NAME & ADDRESS OF C. A. TO OWNER

Mr. Samit Ramesh Shah
Designated partner of M/s. Deans Homes LLP
1, Hendre Castle, Gokhale Road (North), Dadar (west), Mumbai - 400 028

Samit Ramesh Shah

JOB No.	DWG. No.	DATE	SCALE	DRAWN BY	CHECKED BY

SIGNATURE, NAME & ADDRESS OF LICENCED STRUCTURAL ENGG.

EPICON Consultants Pvt. Ltd
Mr. Ravindra Deshpande
401, 4th floor, Jyoti Estate CHS, Next to Jaslok Sweet, Sahar Road, near Andheri Rly. Station, Andheri (East), Mumbai – 400 069

RAVINDRA DATTATRAYA DESHPANDE
Digitally signed by RAVINDRA DATTATRAYA DESHPANDE Date: 2023.04.21 18:39:50 +05'30'

SIGNATURE, NAME & ADDRESS OF LICENCED ARCHITECTS

S. B. ASSOCIATES
ARCHITECTS & DESIGNERS
VYOMESH,D-63/B GR.FLR.
OPP.GOKUL HOTEL,S.V.P ROAD,
BORIVALI (W), MUMBAI - 400 092

SAURABH SUHAS BOROLE
SHRI. SAURABH S. BOROLE (ARCHITECT)