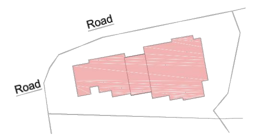
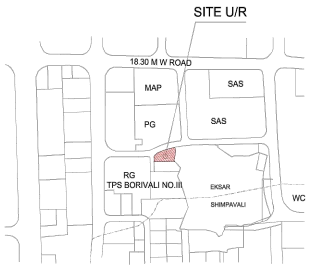
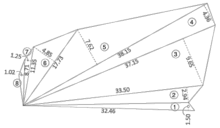
FILE NO.: P-16569/2023)/R/C Ward/FP



BLOCK PLAN
SCALE - 1:500



LOCATION PLAN
SCALE - 1:4000
(SHEET NO. WS 58)



PLOT AREA DIAGRAM
SCALE - 1:500

PLOT AREA CALCULATION							
01	32.46	x	1.50	x	½		24.35
02	33.50	x	2.94	x	½		49.08
03	37.15	x	9.65	x	½		179.25
04	38.15	x	4.36	x	½		83.17
05	38.15	x	7.62	x	½		145.33
06	17.73	x	4.85	x	½		43.00
07	11.35	x	1.25	x	½		7.09
08	8.71	x	1.02	x	½		4.44
TOTAL AREA							535.70

TABLE NO - III
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	-	-	-	
	b	Residential structure existing prior to 17-04-1964	-	-	-	
	c	As per OC Plans / BCC Plan Approved u/no. CHE/4150/BP(WS)/AR dtd06.08.2022	-	621.26	621.26	
	d	As per approved plan and CC granted Approved u/no Full CC dated	-	-	-	
	e	Others Specify	-	-	-	
	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)	-	562.14	562.14	
	g	Existing BUA accepted for allowing fungible area for Rehab without charging premium from above	-	562.14	562.14	
2	Permissible Fungible Area for rehab without charging premium [35% of 1 (g) above]		-	196.75	196.75	
3	Fungible Area availed for Rehab Component		-	196.75	196.75	
4	Fungible Area kept in abeyance / utilized		-	-	-	
(B)	SALE COMPONENT					
1	Permissible BUA		Net Plot Area	50% Add FSI	TDR including Setback + Protected BUA above Zonal basic FSI 0.7	Total
			535.70	267.85	374.99	1,178.54
2	Net Built up area proposed (Sr. No.4 of Table No. -1)		Commercial 46.59	Residential 1,131.95	Total 1,178.54	
3	Permissible Fungible Area (0.35 x Sr. No 6)		16.31	396.18	412.49	
4	Fungible Area Permissible for Sale component (7 - 2)		16.31	199.43	215.74	

TABLE NO - I
PROPOSED BUILT UP AREA STATEMENT

Sr. No.	Wing	Floor No.	Proposed Built up Area (in sqmt) Commercial	Residential	Total (4+5) (in sqmt)	Staircase/ lift/ lift lobby area (in sqmt) Commercial	Residential	Flat/NR/Society Office/ Fitness Centre/Refuge area
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1		Ground	62.90	-	62.90	-	-	Shop/Parking/Society office
		1st	-	126.69	126.69	-	32.19	Flats / Fitness Center
		2nd	-	162.59	162.59	-	28.36	Flats
		3rd	-	173.89	173.89	-	28.36	Flats
		4th	-	173.89	173.89	-	28.36	Flats
		5th	-	177.04	177.04	-	28.36	Flats
		6th	-	177.04	177.04	-	28.36	Flats
		7th	-	178.11	178.11	-	28.36	Flats
		8th	-	178.11	178.11	-	28.36	Flats
		9th	-	178.11	178.11	-	28.36	Flats
	Excess Area		-	-	-	-	-	---
2	Total BUA Proposed		62.90	1,525.47	1,588.37	-	259.07	
3	Fungible Compensatory Area		16.31	393.52	409.83	259.07		
4	Net BUA Proposed (2 – 3)		46.59	1,131.95	1,178.54			
5	Fitness Centre		Permissible	2% X	1,588.37	31.77	sqmt	Excess BUA Nil Sq.mt.
			Provided			31.46	sqmt	
6	Society Office		Permissible	=		20	sqmt	Excess BUA Nil Sq.mt.
			Provided	=		11.22	sqmt	
7	Amenity area/ BUA in sqm (Reg 14A OR 14B)		Required	=		NIL	sqmt	
			Provided	=		NIL	sqmt	
8	IH/PH provided		Required BUA = NIL Sq.mt ; NIL No. of Tenements					
			Provided BUA = NIL Sq.mt ; NIL No. of Tenements					
9	Refuge Area		Required (In sqmt)	Provided (In sqmt)	Excess provided	Proposed at floor	BUA considered for Refuse: From ___ Floor ___ to floor / Total BUA	N.A. - Height og building is less than 32 Mt.
			Nil	Nil	Nil	Nil	Nil / Nil	
			Nil	Nil	Nil	Nil	Nil / Nil	

PARKING SPACES STATEMENT

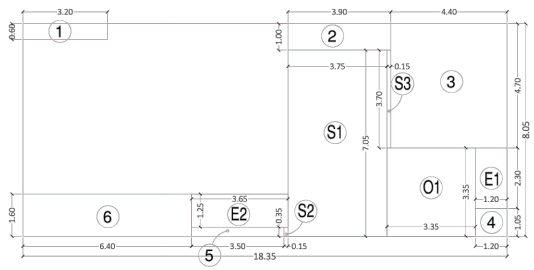
Sr No.	Wing	Floor	Carpet Area of Tenement in sq.mt. Flat No. 1	Flat No. 2	Flat No. 3	Flat No. 4	No. of Tenements proposed per floor	No of Tenements in Group of Required Parking Spaces: Below 45 sqmt (1 for 4 T/s)	Above 45 to 60 sqmt (1 for 2 T/s)	Above 60 to 90 sqmt (1 for 1 T/s)	Above 90 (2 for 1 T/s)	Total Parking
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
1	(A) Residential:-											
		Gr.	-	-	-	-	-	-	-	-	-	
		1	56.58	-	59.86	-	2.00	-	2.00	-	-	
		2	56.58	31.90	59.86	-	3.00	1.00	2.00	-	-	
		3	56.58	43.10	59.86	-	3.00	1.00	2.00	-	-	
		4	56.58	43.10	59.86	-	3.00	1.00	2.00	-	-	
		5	56.58	46.34	59.86	-	3.00	-	3.00	-	-	
		6	56.58	46.34	59.86	-	3.00	-	3.00	-	-	
		7	56.58	47.50	59.86	-	3.00	-	3.00	-	-	
		8	56.58	48.66	59.86	-	3.00	-	3.00	-	-	
		9	56.58	48.66	59.86	-	3.00	-	3.00	-	-	
2	Total Residential Tenements *(For Tenement Density)*						26.00	3.00	23.00	-	-	
3	Required Parking Spaces (From 2 Above)							0.75	11.50	-	-	12.25
4	10 % **Visitors** parking (3 X 10%)											1.23
5	Total Required Parking Spaces for **Residential** Tenements (3 + 4)											13.48
6	Total Parking Spaces **Permissible** (Tenement wise & Shall not be more than Nos of T/S)											26.00
7	(B) Commertial:-											

Sr No.	Description	Parking Requirement		BUA in sq.mt.	No. of Parkings Required
8	Description	Parking Requirement		BUA in sq.mt.	No. of Parkings Required
9	a)Bank	i) 01 for every 40 sqmt. Up to 800 sq.mt	ii) 01 for every 80 sq.mt exceeding 800 sq.mt	-	-
10	b) Convenience shopping	i) 01 for every 150 sq.mt. for shop upto 20 sq.mt		35.48	0.24
		ii) 01 for every 50 sq.mt. for shop over 20 sq.mt		22.37	0.45
11	c) Others	i)	ii)	-	-
12	Total				0.68
13	d) 10 % Visitors (Min 2 Nos.)				2.00
14	Total Required Parking Spaces for Commercial User				2.68
15	Total Parking Spaces Required for Res + Comm. = (5 + 13)				**16.00**
16	Maximum free permissible parking spaces	[No of Tenants having Carpet area less than 90.00 sqm + Parking spaces required for Tenements having carpet area more than 90.00 sqm + Sr No 19] or [Sr No 14 + Sr No 19] whichever is more			24.00
17	**Total Required Parking Spaces provided**				**18.00**
18	10% Additional Parking Spaces for Vehicle holding Area = (16) x 10%				1.80
19	Excess to required Parking Spaces Provided= (16- 14)				2.00
20	50% of Required Parking Spaces Permissible free of FSI/ without charging premium = 14 X 50%				8.00

21	DETAILS OF PARKING SPACES PROVIDED	Required - Max. Permissible	=	16 - 24
Sr No	Floor	Parking Spaces Provided: Big	Small	Total
1	Stilt	0	0	**0**
2	Stack Parking	10	3	**13**
3	Cantilever Parking	0	5	**5**
	Total=	**10**	**8**	**18**
	% Ratio to Total	**55.56%**	**44.44%**	**100.00%**

PROFORMA - A

	AREA STATEMENT			Total Built Up
1	AREA OF PLOT			
	AREA OF PLOT (AS PER PRC)			535.70
	AREA AS PER TRINGULATOIN			535.70
	(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%) (Regulation No 16)		-
		(b) Proposed D.P.Road to be handed over (100%) (Regulation No 16)		-
		(c) i) Reservation area to be handed over (100%) (P.G.)		-
		ii) Reservation area to be handed over as per AR (Regulation 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)		-
		(c) Area of amenity plot/plots to be handed over as per DCR 35(abeyance)		-
	(C)	Desuction for Existing Buil up area to be retained if any/ land component of Existing BUA as per regulation under which the development was allowed.		-
3	Total Deduction : 2 (A) + 2 (B) + 2(C)			-
4	Net area of the plot (1) - (3)			535.70
5	Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)			1.00
6	ADDITIONAL /INCENTIVE BUA FOR THE LAND TO BE HANDED OVER			
	i)	As per 2(A) and 2(b) above with in cap of "ADMISSIBLE TDR" as column 6 of Table - 12		-
	ii)	incase of 2(A)(c)(ii) permissible over and above permissible BUA remaining/ balance plot		-
	iii)	Built up Area in lieu of Cost of construction of built up amenity to be handed over		-
7	Protected FSI as per Reg. 30(C) (Protected BUA 621.26 Sq.mt.)			85.56
8	Built up area due to Additional FSI on payment of premium table No. 12 Regulation No 30(A) remaining / balance plot. Permissible (Permissible = 0.50 X 535.7=267.85)			267.85
9	Incentive FSI as per Reg. 33(7)(B) of DCPR 2034		(15 Tenements X 10 = 150 Sq.mt.)	149.37
10	Built up area due to Admissible "TDR" as per table No. 12 of Regulation No 30 (A) & 32 on remaining / balance plot (Permissible TDR is 0.70) Permissible TDR = 0.70 X 535.7 = 374.99 - 149.37 - 85.56 = 140.06 Slum TDR = 75.06 Sq.Mt. & Gen TDR = 65.00 Sq.Mt.			140.06
11	Permissible BUA area (4+6+7+8+9)			1,178.54
12	Total BUA Proposed			1,178.54
	A)	Residential		1,131.95
	B)	Commercial		46.59
13	TDR generated if any as per Regulation No. 30(A) and 32.			-
14	Fungible compensatory area as per Regulation No. 31(3) = 1178.54 X 0.35 = 412.49Sq.mt.			
	a) i)	Perm. Fungible Compensatory area of rehab comp. w/o charging premium		
		Residential	196.75	196.75
		Commercial	0	
	a) ii)	Proposed Fungible Compensatory area of rehab comp. w/o charging premium		
		Residential	196.75	196.75
		Commercial	0	
	b)	FCA for Rehab in abayance		-
	c) i)	Perm. Fungible Compensatory area by charging premium		
		Residential	199.43	215.74
		Commercial	16.31	
	c) ii)	Proposed Fungible Compensatory area by charging premium		
		Residential	196.77	213.08
		Commercial	16.31	
		Total Fungible claimed		409.83
15	Total BUA Permissible including FCA (10+13(a)(i)+13(c)(i))			1,591.03
16	TOTAL BUA PROPOSED PLOT (11+13(a)(ii)+13(c)(ii))			1,588.37
17	FSI consumed on net plot (11/4)			2.20
II	OTHER REQUIREMENT			
	A	Reservation / Designations		
		a) Name of reservation		-
		b) Area of reservation land handed over as per regulation No. 17		-
		c) Buil up area of aminity to be handed over as per Regulation No.17		-
		d) Area/Built up area Designation		-
	B	Plot area/built up amenity to be handed over as per regulation no.		
		a) 14(A)		-
		b) 14(B)		-
		c) 15		-
	C	Requirement of LOS as per Regulation NO.27		-
	D	TENEMENT STATEMENT		
		i) Proposed built up area (18 above)		1588.37
		ii) Less deduction of Non Residential area (shop etc.)		62.90
		iii) Area available for Tenements (i) minus (ii)		1525.47
		iv) Tenament permissiable (450/ hectar) =		68 Nos
		vi) Total Number of Tenements Proposed on Plot		26 Nos
	E	PARKING STATEMENT		
		i) PARKING REQUIRED AS REGULATION FOR CAR		16.00
		ii) COVERED GARAGE PERMISSIBLE		0.00
		iii) COVERED GARAGE PROPOSED		0.00
		iv) TOTAL PARKING PROPOSED		18.00
		v) TOTAL PARKING EXISTING		0.00
		vi) TOTAL PARKING		18.00
	F	TRANSPORT VEHICLE PARKING		
		i) TRANSPORT VEHICLE PARKING REQUIRED BY REGULATION		--
		ii) TOTAL NO OF TRANSPORT VEHICLE PARKING SPACES PROVIDED		--



B.U. AREA DIAGRAM OF GR. FLOOR
SCALE - 1:100

BUILT-UP AREA CALCULATION

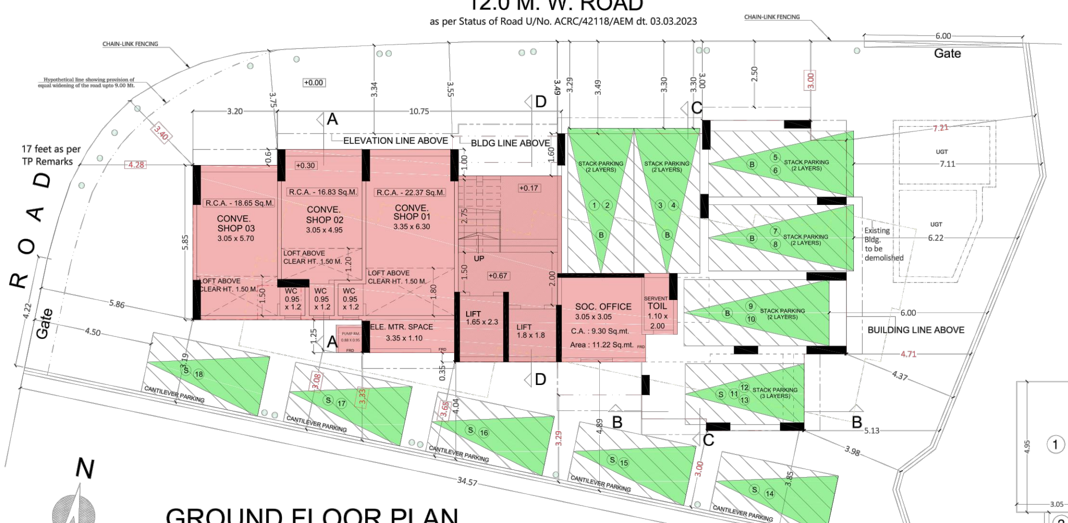
1st FLOOR				
ADDITIONS				
A	18.35 X 8.05	147.72	
TOTAL ADDITIONS		147.72	(A)
DEDUCTION			
1	3.20 X 0.60	1.92	
2	3.90 X 1.00	3.90	
3	4.40 X 4.70	20.68	
4	1.20 X 0.90	1.26	
5	3.50 X 0.35	1.23	
6	6.40 X 1.60	10.24	
TOTAL DEDUCTION		39.23	(B)
GROSS BUILT-UP AREA (A-B)		108.49	(C)

STAIRCASE / LIFT / LOBBY AREA			
S1	3.75 X 7.05	26.44	
S2	0.15 X 0.35	0.05	
S3	0.15 X 3.70	0.56	
TOTAL STAIR/LIFT/LOBBY AREA		27.05	(D)
BUILT-UP AREA (C-D)		81.44	(E)

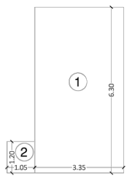
Society Office			
O1	3.35 X 3.35	11.22	(F)
Servant Toilet & Meter Room			
E1	1.20 X 2.30	2.76	(G)
E2	3.65 X 1.25	4.56	(H)
TOTAL AREA (F+G+H)		18.54	(I)

NET BUILT-UP AREA (E-I)	62.90

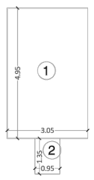
12.0 M. W. ROAD
as per Status of Road U/No. ACRC/42118/AEM dt. 03.03.2023



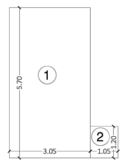
GROUND FLOOR PLAN
SCALE - 1:100



SHOP NO. 01



SHOP NO. 02

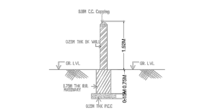


SHOP NO. 03

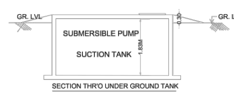
SHOP NO. 01 (GR. FLOOR)				
01	3.35	X	6.30	21.11
02	1.05	X	1.20	1.26
TOTAL AREA				22.37

SHOP NO. 02 (GR. FLOOR)				
01	3.05	X	4.95	15.10
02	0.95	X	1.35	1.28
TOTAL AREA				16.38

SHOP NO. 03 (GR. FLOOR)				
01	3.05	X	5.70	17.39
02	1.05	X	1.20	1.26
TOTAL AREA				18.65



SECTION THROUGH COMPOUND WALL
SCALE - 1:100



SECTION THROUGH U.G.WATER TANK
SCALE - 1:100

FORM 'II'

CONTENTS OF SHEET

GROUND FLOOR PLAN, BLOCK PLAN & KEYPLAN , PLOT AREA CALCULATION
TABLE - I , II , III , & CALCULATION

STAMP OF APPROVAL OF PLANS

NOTE:-
1. THIS PLANS ARE APPROVED SUBJECT TO THE CONDITION'S MENTIONED IN THE IOD ISSUED UNDER EVEN NO. ON EVEN DATE.

THIS PLAN IS DIGITALLY SIGNED & DOES NOT REQUIRE PHYSICAL SIGNATURE.

Rahul Babusha Pandit — Digitally signed by Rahul Babusha Pandit Date: 2023.09.11 19:18:51 +05'30'
S.E.B.P. (R-4)

Swapnil Bhagawat Patil — Digitally signed by Swapnil Bhagawat Patil
A.E.B.P. (R-II)

HANUMANT SADASHIVRAO BURE — Digitally signed by HANUMANT SADASHIVRAO BURE Date: 2023.09.27 14:24:58 +05'30'
E.E.B.P. (R-I)

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE 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 TALLIES WITH AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

DISHANT NITINKUMAR SHAH — Digitally signed by DISHANT NITINKUMAR SHAH Date: 2023.09.08 14:31:06 +05'30'
SIGNATURE OF L.S.

NORTH | DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT ON PLOT BEARING F.P.No. 539, TPS BORIVALI No. III, R/C WARD, AT BORIVALI (WEST), MUMBAI - 400 092.

NAME & ADDRESS OF OWNER

OMKARA INFRATECH
309, Corporate Corner, Next To Dalmia College, Sunder Nagar, Malad (West), Mumbai - 400 064.

NEETA MEHUL SHAH — Digitally signed by NEETA MEHUL SHAH Date: 2023.09.08 14:05:57 +05'30'
SIGNATURE OF OWNER/ DEVELOPER

JOB NO.	SHEET NO.	DATE	REVISION DATE	DRAWN BY	CHECKED BY
	1/4	09.04.2023	08.09.2023		

SIGNATURE, NAME & ADDRESS OF LICENCED ARCHITECTS

DISHANT N. SHAH
A-01, POPPY CHSL,
RAMNAGAR LANE, SAIBABA NAGAR,
BORIVALI (WEST), MUMBAI - 400092
MO. +91 8866160525
E-MAIL: DISHANT.SHAH68@GMAIL.COM

DISHANT NITINKUMAR SHAH — Digitally signed by DISHANT NITINKUMAR SHAH Date: 2023.09.08 14:31:21 +05'30'
(LICENSED SURVEYOR)
LIC. No.S/840000048/LS.