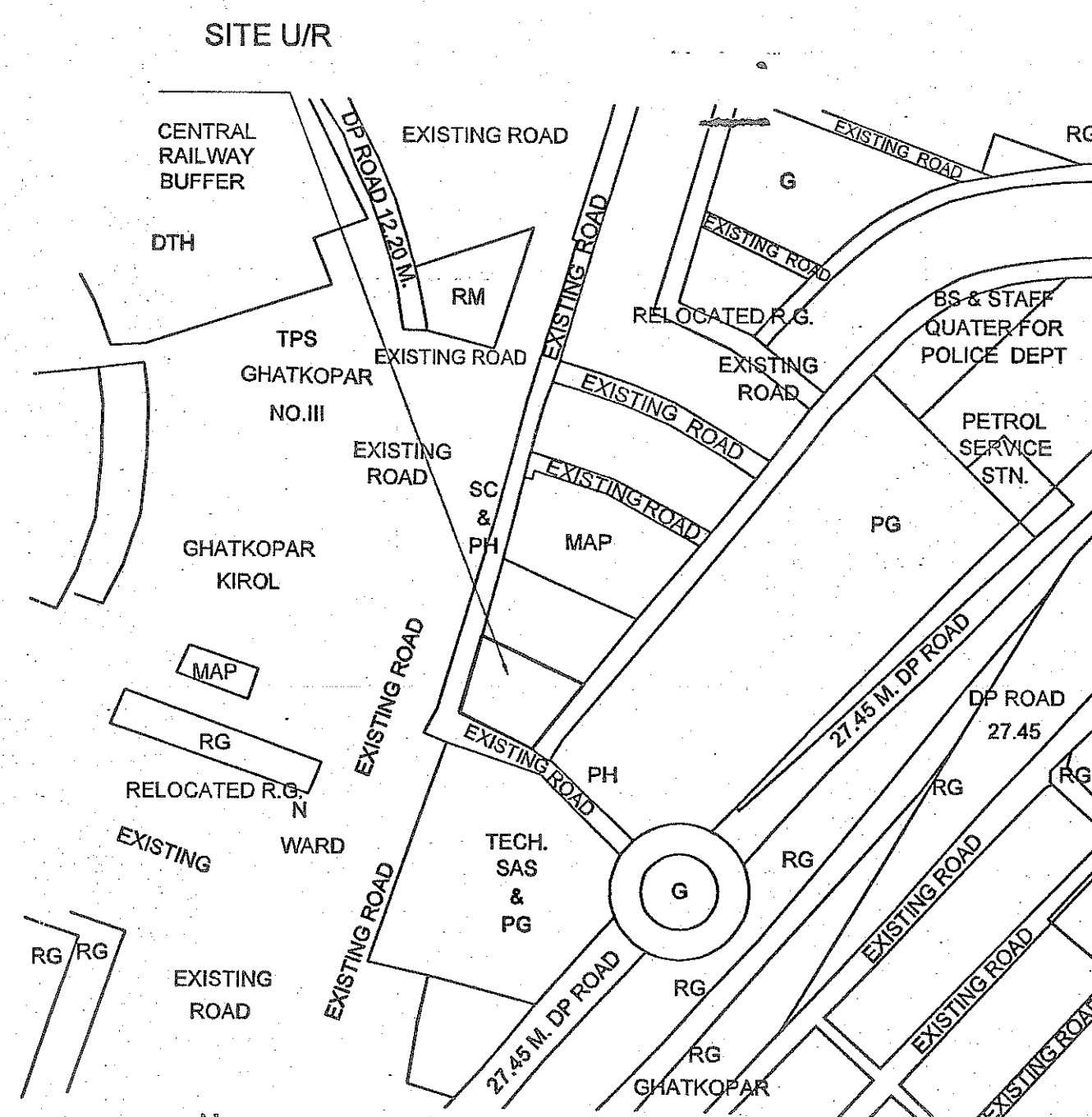
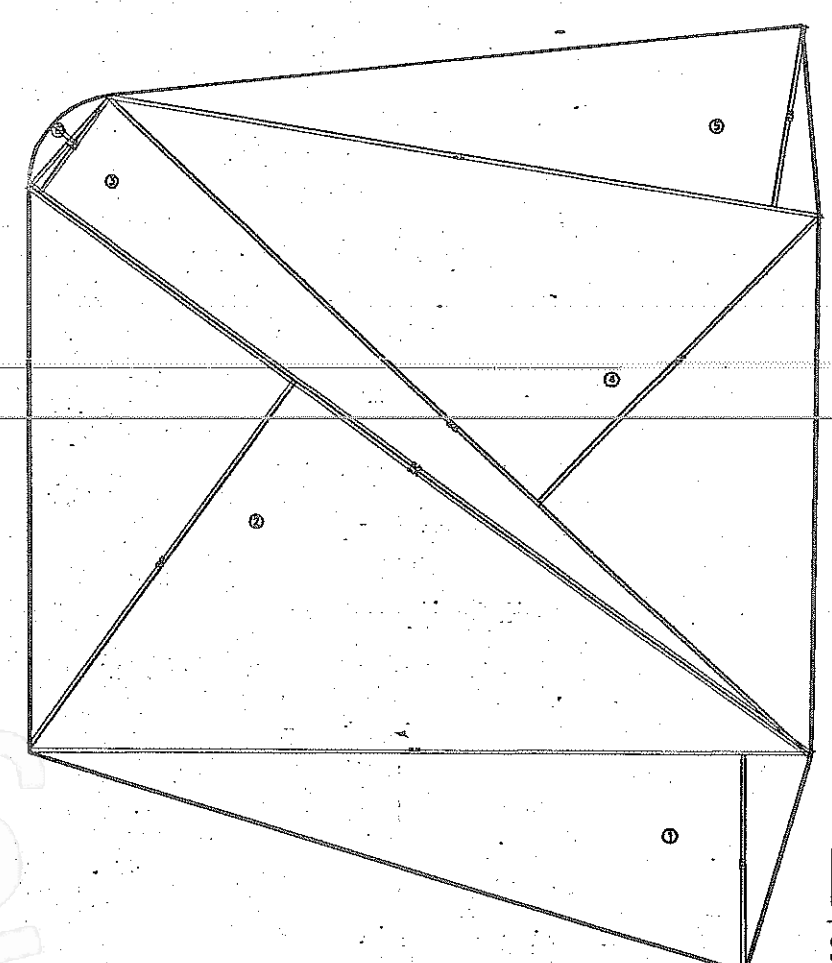


12.00 MTR WIDE ROAD

18.30 M WIDE D.P. ROAD

18.30 M WIDE D.P. ROAD

PARKING STATEMENT FOR RESIDENTIAL			
CARPET AREA	NO. OF FLATS	PARKING PERMISSIBLE	PARK. PROV.
BELOW 45 SQ.MTS.	01	1 PARKING TENEMENT	0.13
45 TO 60 SQ.MTS.	110.00	1 PARKING TENEMENT	27.50
60 TO 90 SQ.MTS.	11.00	1 PARKING TENEMENT	5.50
ABOVE 90 SQ.MTS.	NIL	1 PARKING TENEMENT	NIL
TOTAL	122.00 NOS.		33.13 NOS.
VISITORS 5%			1.65 NOS.
TOTAL PARKING REQUIRED		SAY	34.78 NOS.
COMM AREA	800/40		20 NOS.
COMM AREA (360.61/90)			4.51 NOS.
OFFICE AREA (252.37/50)			24.51 NOS.
TOTAL PARKING REQUIRED			6.73 NOS.
TOTAL PARKING PROVIDED			31.24 NOS.
VISITORS 10%			3.12 NOS.
TOTAL PARKING REQUIRED			69.36 NOS.
50% ADDITIONAL PARKING			69.00 NOS.
TOTAL PARKING REQUIRED			34.50 NOS.
TOTAL PARKING PROVIDED			103.50 NOS.
SAY			104.00 NOS.
TOTAL PARKING PROVIDED			104.00 NOS.

BIG CARS = 28 NOS
SMALL CARS = 76 NOSLOCATION PLAN
SCALE 1:4000PLOT AREA DIAG
SCALE:1:500

FLOOR	WING A	WING B	WING C	WING D	COMMERCIAL REHAB	COMMERCIAL SALE	TOTAL AREA
GROUND FLOOR	380.38 SQ.MT	380.38 SQ.MT	269.70 SQ.MT	267.04 SQ.MT	1349.67 SQ.MT	188.49 SQ.MT	1538.16 SQ.MT
1ST FLOOR	380.38 SQ.MT	380.38 SQ.MT	269.70 SQ.MT	267.04 SQ.MT	1349.67 SQ.MT	188.49 SQ.MT	1538.16 SQ.MT
2ND FLOOR	380.38 SQ.MT	380.38 SQ.MT	269.70 SQ.MT	267.04 SQ.MT	1349.67 SQ.MT	188.49 SQ.MT	1538.16 SQ.MT
3RD FLOOR	380.38 SQ.MT	380.38 SQ.MT	269.70 SQ.MT	267.04 SQ.MT	1349.67 SQ.MT	188.49 SQ.MT	1538.16 SQ.MT
4TH FLOOR	380.38 SQ.MT	380.38 SQ.MT	269.70 SQ.MT	267.04 SQ.MT	1349.67 SQ.MT	188.49 SQ.MT	1538.16 SQ.MT
5TH FLOOR	380.38 SQ.MT	380.38 SQ.MT	269.70 SQ.MT	267.04 SQ.MT	1349.67 SQ.MT	188.49 SQ.MT	1538.16 SQ.MT
6TH FLOOR	380.38 SQ.MT	380.38 SQ.MT	269.70 SQ.MT	267.04 SQ.MT	1349.67 SQ.MT	188.49 SQ.MT	1538.16 SQ.MT
7TH FLOOR	380.38 SQ.MT	380.38 SQ.MT	269.70 SQ.MT	267.04 SQ.MT	1349.67 SQ.MT	188.49 SQ.MT	1538.16 SQ.MT
8TH FLOOR	380.38 SQ.MT	380.38 SQ.MT	269.70 SQ.MT	267.04 SQ.MT	1349.67 SQ.MT	188.49 SQ.MT	1538.16 SQ.MT
9TH FLOOR	380.38 SQ.MT	380.38 SQ.MT	269.70 SQ.MT	267.04 SQ.MT	1349.67 SQ.MT	188.49 SQ.MT	1538.16 SQ.MT
10TH FLOOR	380.38 SQ.MT	380.38 SQ.MT	269.70 SQ.MT	267.04 SQ.MT	1349.67 SQ.MT	188.49 SQ.MT	1538.16 SQ.MT
11TH FLOOR	380.38 SQ.MT	380.38 SQ.MT	269.70 SQ.MT	267.04 SQ.MT	1349.67 SQ.MT	188.49 SQ.MT	1538.16 SQ.MT
12TH FLOOR	380.38 SQ.MT	380.38 SQ.MT	269.70 SQ.MT	267.04 SQ.MT	1349.67 SQ.MT	188.49 SQ.MT	1538.16 SQ.MT
13TH FLOOR	380.38 SQ.MT	380.38 SQ.MT	269.70 SQ.MT	267.04 SQ.MT	1349.67 SQ.MT	188.49 SQ.MT	1538.16 SQ.MT
14TH FLOOR	380.38 SQ.MT	380.38 SQ.MT	269.70 SQ.MT	267.04 SQ.MT	1349.67 SQ.MT	188.49 SQ.MT	1538.16 SQ.MT
15TH FLOOR	380.38 SQ.MT	380.38 SQ.MT	269.70 SQ.MT	267.04 SQ.MT	1349.67 SQ.MT	188.49 SQ.MT	1538.16 SQ.MT
16TH FLOOR	380.38 SQ.MT	380.38 SQ.MT	269.70 SQ.MT	267.04 SQ.MT	1349.67 SQ.MT	188.49 SQ.MT	1538.16 SQ.MT
17TH FLOOR	380.38 SQ.MT	380.38 SQ.MT	269.70 SQ.MT	267.04 SQ.MT	1349.67 SQ.MT	188.49 SQ.MT	1538.16 SQ.MT
TOTAL	6326.40 SQ.MT	559.20 SQ.MT	685.25 SQ.MT	590.63 SQ.MT	1453.71 SQ.MT	443.21 SQ.MT	10058.40 SQ.MT

EXCESS REFUSE = 9.23 SQ.MT.
EXCESS FITNESS CENTER = 8.84 SQ.MT.
TOTAL BUA = 10058.40 + 9.23 + 8.84 = 10076.47 SQ.MT.

COMP. FUNGIBLE PSI STATEMENT

USERS	PERMISSIBLE BUA EXCL. FUNGIBLE PSI	PERMISSIBLE BUA INCL. FUNGIBLE PSI	TOTAL PERMISSIBLE BUA INCL. FUNGIBLE PSI	REMARKS
RESIDENTIAL	7243.53	2535.23	9778.76	PERMISSIBLE
COMMERCIAL	1667.63	583.67	2251.30	
TOTAL RESIDENTIAL & COMMERCIAL	8911.16	3118.90	12030.06	
USERS	PROPOSED BUA EXCL. FUNGIBLE PSI	PROPOSED BUA INCL. FUNGIBLE PSI	TOTAL PROPOSED BUA INCL. FUNGIBLE PSI	PROPOSED
RESIDENTIAL	7199.06	980.54	8179.60	
COMMERCIAL	1667.63	229.29	1896.92	
TOTAL RESIDENTIAL & COMMERCIAL	8866.69	1209.83	10076.52	

FLAT CARPET AREA STATEMENT FOR PARKING PURPOSE ONLY.

PROPOSED FLOORS	FLAT NOS.	CARPET AREA UPTO 45 SQ.MTS.	CARPET AREA ABOVE 45 & BELOW 60 SQ.MTS.	CARPET AREA ABOVE 60 & BELOW 90 SQ.MTS.	CARPET AREA ABOVE 90 SQ.MTS.
1ST FLOOR	FLAT NO. 1	15	48.04	-	-
2ND FLOOR	FLAT NO. 2	15	47.07	-	-
3RD FLOOR	FLAT NO. 3	15	47.37	-	-
4TH FLOOR	FLAT NO. 4	15	47.68	-	-
5TH FLOOR	FLAT NO. 5	15	47.90	-	-
6TH FLOOR	FLAT NO. 6	15	48.26	-	-
7TH FLOOR	FLAT NO. 7	1	48.04	-	-
8TH FLOOR	FLAT NO. 8	1	47.07	-	-
9TH FLOOR	FLAT NO. 9	1	47.37	-	-
10TH FLOOR	FLAT NO. 10	1	47.68	-	-
11TH FLOOR	FLAT NO. 11	1	47.90	-	-
12TH FLOOR	FLAT NO. 12	1	48.26	-	-
13TH FLOOR	FLAT NO. 13	1	48.04	-	-
14TH FLOOR	FLAT NO. 14	1	47.07	-	-
15TH FLOOR	FLAT NO. 15	1	47.37	-	-
16TH FLOOR	FLAT NO. 16	1	47.68	-	-
17TH FLOOR	FLAT NO. 17	1	47.90	-	-
18TH FLOOR	FLAT NO. 18	1	48.26	-	-
TOTAL NOS. OF FLAT		98	1	60.53	

FLAT CARPET AREA STATEMENT FOR PARKING PURPOSE ONLY.

PROPOSED FLOORS	FLAT NOS.	CARPET AREA UPTO 45 SQ.MTS.	CARPET AREA ABOVE 45 & BELOW 60 SQ.MTS.	CARPET AREA ABOVE 60 & BELOW 90 SQ.MTS.	CARPET AREA ABOVE 90 SQ.MTS.
1ST FLOOR	FLAT NO. 1	1	59.68	-	-
2ND FLOOR	FLAT NO. 2	1	59.99	-	-
3RD FLOOR	FLAT NO. 3	1	57.34	-	-
4TH FLOOR	FLAT NO. 4	1	58.03	-	-
5TH FLOOR	FLAT NO. 5	1	54.47	-	-
6TH FLOOR	FLAT NO. 6	1	58.03	-	-
7TH FLOOR	FLAT NO. 7	1	54.47	-	-
8TH FLOOR	FLAT NO. 8	1	58.03	-	-
9TH FLOOR	FLAT NO. 9	1	54.47	-	-
10TH FLOOR	FLAT NO. 10	1	58.03	-	-
11TH FLOOR	FLAT NO. 11	1	54.47	-	-
12TH FLOOR	FLAT NO. 12	1	58.03	-	-
13TH FLOOR	FLAT NO. 13	1	54.47	-	-
14TH FLOOR	FLAT NO. 14	1	58.03	-	-
15TH FLOOR	FLAT NO. 15	1	54.47	-	-
16TH FLOOR	FLAT NO. 16	1	58.03	-	-
17TH FLOOR	FLAT NO. 17	1	54.47	-	-
18TH FLOOR	FLAT NO. 18	1	58.03	-	-
TOTAL NOS. OF FLAT		7			

FLAT CARPET AREA STATEMENT FOR PARKING PURPOSE ONLY.

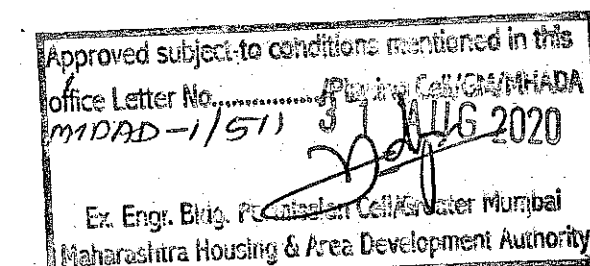
PROPOSED FLOORS	FLAT NOS.	CARPET AREA UPTO 45 SQ.MTS.	CARPET AREA ABOVE 45 & BELOW 60 SQ.MTS.	CARPET AREA ABOVE 60 & BELOW 90 SQ.MTS.	CARPET AREA ABOVE 90 SQ.MTS.
1ST FLOOR	FLAT NO. 1	1	61.69	-	-
2ND FLOOR	FLAT NO. 2	1	60.96	-	-
3RD FLOOR	FLAT NO. 3	1	60.96	-	-
4TH FLOOR	FLAT NO. 4	1	60.96	-	-
5TH FLOOR	FLAT NO. 5	1	60.96	-	-
6TH FLOOR	FLAT NO. 6	1	60.96	-	-
7TH FLOOR	FLAT NO. 7	1	60.96	-	-
8TH FLOOR	FLAT NO. 8	1	60.96	-	-
9TH FLOOR	FLAT NO. 9	1	60.96	-	-
10TH FLOOR	FLAT NO. 10	1	60.96	-	-
11TH FLOOR	FLAT NO. 11	1	60.96	-	-
12TH FLOOR	FLAT NO. 12	1	60.96	-	-
13TH FLOOR	FLAT NO. 13	1	60.96	-	-
14TH FLOOR	FLAT NO. 14	1	60.96	-	-
15TH FLOOR	FLAT NO. 15	1	60.96	-	-
16TH FLOOR	FLAT NO. 16	1	60.96	-	-
17TH FLOOR	FLAT NO. 17	1	60.96	-	-
18TH FLOOR	FLAT NO. 18	1	60.96	-	-
TOTAL NOS. OF FLAT		2			

FLAT CARPET AREA STATEMENT FOR PARKING PURPOSE ONLY.

PROPOSED FLOORS	FLAT NOS.	CARPET AREA UPTO 45 SQ.MTS.	CARPET AREA ABOVE 45 & BELOW 60 SQ.MTS.	CARPET AREA ABOVE 60 & BELOW 90 SQ.MTS.	CARPET AREA ABOVE 90 SQ.MTS.
1ST FLOOR	FLAT NO. 1	1	59.30	-	-
2ND FLOOR	FLAT NO. 2	1	59.30	-	-
3RD FLOOR	FLAT NO. 3	1	59.30	-	-
4TH FLOOR	FLAT NO. 4	1	59.30	-	-
5TH FLOOR	FLAT NO. 5	1	59.30	-	-
6TH FLOOR	FLAT NO. 6	1	59.30	-	-
7TH FLOOR	FLAT NO. 7	1	59.30	-	-
8TH FLOOR	FLAT NO. 8	1	59.30	-	-
9TH FLOOR	FLAT NO. 9	1	59.30	-	-
10TH FLOOR	FLAT NO. 10	1	59.30	-	-
11TH FLOOR	FLAT NO. 11	1	59.30	-	-
12TH FLOOR	FLAT NO. 12	1	59.30	-	-
13TH FLOOR	FLAT NO. 13	1	59.30	-	-
14TH FLOOR	FLAT NO. 14	1	59.30	-	-
15TH FLOOR	FLAT NO. 15	1	59.30	-	-
16TH FLOOR	FLAT NO. 16	1	59.30	-	-
17TH FLOOR	FLAT NO. 17	1	59.30	-	-
18TH FLOOR	FLAT NO. 18	1	59.30	-	-
TOTAL NOS. OF FLAT		3			

1/18

STAMP OF DATE OF APPROVAL OF PLANS

SET BACK AREA DIAG
SCALE:1:500

ROAD SET BACK AREA	NO. OF FLATS	AREA (SQ.MTS.)
1	1/2 X 9.89 X 3.11 X 1NO	15.38 SQ.MT.
2	1/2 X 28.04 X 2.21 X 1NO	30.98 SQ.MT.
3	1/2 X 49.45 X 3.34 X 1NO	82.58 SQ.MT.
4	1/2 X 21.87 X 2.17 X 1NO	23.73 SQ.MT.
5	1/2 X 8.2 X 1.75 X 1NO	7.37 SQ.MT.
6	1/2 X 8.67 X 4.33 X 1NO	17.47 SQ.MT.
TOTAL ADDITION		177.51 SQ.MT.
DEDUCTIONS		
9	1/2 X 7.23 X 1.15 X 1NO	4.16 SQ.MT.
TOTAL DEDUCTION		4.16 SQ.MT.
TOTAL BUILT UP AREA [X - Y1]		173.35 SQ.MT.

A. PROFORMA-A	SQ.MTS.
1. AREA OF PLOT	2803.72
2. DEDUCTIONS FOR	
a) ROAD SET BACK AREA	172.03
b) PROPOSED ROAD	-
c) ANY RESERVATION (SUB- PLOT)	-
d) % AMENITY SPACE AS PER DCR 5057 (SU - PLOT)	-
e) OTHER	-
TOTAL (a+b+c+d+e)	172.03
3. BALANCE AREA OF PLOT (1-2)	2631.69
4. DEDUCTION FOR 15% RECREATIONAL GROUND	-
5. NET AREA OF PLOT (3-4)	2631.69
6. ADDITIONS FOR FLOOR SPACE INDEX	
2(a) 100% FOR LF ROAD (RESTRICTED TO 40% OR 80% OF B) ABOVE	172.03
2(b) 100% FOR SET BACK (RESTRICTED TO 40% OR 80% OF B) ABOVE	172.03
7. TOTAL (5 PLUS 6)	2803.72
8. FLOOR SPACE INDEX PERMISSIBLE	3.00
9a F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHT	-
ADDITIONS FOR FLOOR SPACE INDEX	-
9b 0.50 FSI AS PER DCR 32	-
9c - % AS PER DCR 33 (5) MHADA	-
9d PRO-RATA SHARE	500.00
10. PERMISSIBLE FLOOR AREA (7 X 8 + 9d) PLUS 8 ABOVE	8911.16
11(a) PROPOSED BUILT UP AREA OF WING A,B,C,D, RESIDENTIAL BUILDING PROPP. BLDG. UR	7199.06
11(b) PROPOSED BUILT UP AREA OF COMM	1667.63
12. TOTAL PROPOSED BUILT UP AREA	8866.69
B. DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS	
1. PURELY RESIDENTIAL BUILT UP AREA	7199.06
2. REMAINING NON-RESIDENTIAL BUILT UP AREA	1667.63
C. DETAILS OF FSI AVAILABLE AS PER DCR 31 (3)	
1. FUNDIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 31(3)	98.04
2. FOR PURELY RESIDENTIAL - OR (B1 X 0.30)	-
3. FUNDIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 31(3)	229.29
4. FOR NON-RESIDENTIAL - OR (B2 X 0.30)	-
5. TOTAL FUNDIBLE BUILT UP AREA WIDE DCR 31(3) = (C1 + C2)	1209.83
6. TOTAL GROSS BUILT UP AREA PROPOSED (12 + C3)	10076.52
D. TENEMENT STATEMENT	
1. PROPOSED AREA (ITEM A12 ABOVE)	-
2. LESS DEDUCTION OF NON-RES. AREA (COMMERCIAL)	-
3. AREA AVAILABLE FOR TENEMENT ((1) MINUS (2))	-
4. TENEMENT PERMISSIBLE (DENSITY OF TENEMENTS / HECTRE)	-
5. TENEMENT PROPOSED (WING A+WING B+WING C)	-
6. TENEMENT EXISTING	-
7. TOTAL TENEMENTS ON THE PLOT	-
E. PARKING STATEMENT	
1. PARKING REQUIRED BY REGULATION FOR	
CAR	104.00
SCOOTER / M.CYCLE	-
OUTSIDERS / VISITORS	-
2. PARKING PROVIDED FOR	
CAR	-
SCOOTER / M.CYCLE	-
OUTSIDERS / VISITORS	-
3. TOTAL PARKING PROVIDED	104.00
F. TRANSPORT VEHICLE PARKING	
1. SPACE FOR TRANSPORT VEHICLES	-
PARKING BY REGULATION	-
2. TOTAL NO. OF TRANSPORT VEHICLES	-
PARKING PROVIDED	-
G. CERTIFICATE OF AREA	
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 15/02/2012 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 2803.72 SQ.MT. AND TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP P.S. RECORDS.	
SIGN. OF ARCHITECT	

1. ALL DIMENSIONS ARE IN METRES.
2. SCALE USE:
 - a) FLOOR PLAN 1:100
 - b) BLOCK PLAN 1:500
 - c) LOCATION PLAN 1:4000
3. THE PLANS ARE PROPOSED AS PER PROVISION OF DCR - 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME.
4. GUIDELINES ISSUED IN FORCE FOLLOWED.
5. THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

PROFORMA 'B'

CONTENTS OF SHEET

GROUND FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, PLOT AREA CALCULATION, BUILT-UP AREA SUMMARY

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO 185, KNOWN AS PANT NAGAR TRISHUL CO. OF HSG SOC. BEARING CTS NO 192(FIT) AT VILLAGE GHATKOPAR, PANT NAGAR, GHATKOPAR EAST MUMBAI - 400075 UNDER DCR 33(5)

NAME OF OWNER