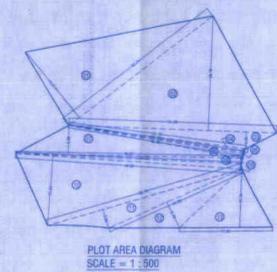


SUMMARY OF GROSS FSI BUILT-UP AREA											
SR.NO.	FLOOR	INCLUDING NET BUA & FUNGIBLE AREA	METER ROOM (FREE OF FSI)	SOCIETY OFFICE (FREE OF FSI)	REFUGE AREA (FREE OF FSI)	FITNESS CENTRE -1 (FREE OF FSI)	TERRACE O.H. TANK (FREE OF FSI)	U.G. TANK & PUMP ROOM (FREE OF FSI)	EXCESS BUILT UP AREA	STAIRCASE LIFT & PA. ENT. LOBBY	Sq.mt.
COMMERCIAL											
1	PART BASEMENT PUMP ROOM										271.39
2	GROUND FLR.	189.48	3.33								Sq.mt.
PODIUM											
3	1ST PODIUM		13.90								83.62
4	2nd PODIUM		11.64								83.62
5	3rd PODIUM										83.62
6	4th PODIUM										83.62
7	5th PODIUM										83.62
8	6th PODIUM										170.34
RESIDENTIAL											
9	1ST FLR (REFUGE)	225.67		20.00	92.58						145.68
10	2nd FLR	340.72									145.64
11	3rd FLR	340.72									145.64
12	4th FLR	340.72									145.64
13	5th FLR	340.72									145.64
14	6th FLR	340.72									145.64
15	7th FLR	340.72									145.64
16	8th FLR (REFUGE)	248.14			92.58						145.64
17	9th FLR	340.72									145.64
18	10th FLR	340.72									145.64
19	11th FLR	340.72									145.64
20	12th FLR	340.72									145.64
21	13th FLR	340.72									145.64
22	14th FLR	340.72									145.64
23	15th FLR (REFUGE)	248.14			92.58						145.64
24	16th FLR	340.72									145.64
25	17th FLR	340.72									145.64
26	18th FLR	340.72									145.64
27	19th FLR	340.72									145.64
28	20th FLR	340.72									145.64
29	21st FLR	340.72									145.64
30	22nd FLR (REFUGE)	278.55			67.09						145.64
31	23rd FLR	340.72									145.64
32	24th FLR	340.72									145.64
33	25th FLR	340.72									145.64
34	26th FLR	340.72									145.64
TOTAL RESIDENTIAL BUA 8496.34											
TOTAL COMMERCIAL BUA 189.48											
TOTAL RESI + COMM BUA 8685.82											

PARKING REQUIRED AS PER DCPR 2034 Regulation 44(2) Note (II)			
1	CARPET AREA UP TO 45 Sq.mt.	1 CAR PER 4 TENENT	
2	CARPET AREA 45 TO 60 Sq.mt.	1 CAR PER 2 TENENT	
3	CARPET AREA 60 TO 90 Sq.mt.	1 CAR PER 1 TENENT	
4	CARPET AREA Exceeding 90 Sq.mt.	2 CAR PER 1 TENENT	
PARKING PROVIDED			
AREA	NO. OF FLAT (RESI.)	PARKING REQ.	
AREA BELOW 45 SQ.MT.	50	12.50	
AREA BETWEEN 45 - 60 Sq.mt.	96	48.00	
AREA BETWEEN 60 - 90 Sq.mt.	3	3.00	
AREA ABOVE 90 Sq.mt.	NIL	NIL	
Total	149	63.50	
SHOP (COMM.)			
SHOP TOTAL AREA 1 CAR PARKING SPACES FOR EVERY 80 SQ.MT. 189.29/40.00 SQ.MT.	7	4.73	
TOTAL RESI & COMM. PARKING		68.23	
10% VISITORS PARKING (COMM)		0.47	
10% VISITORS PARKING (RESI)		6.35	
TOTAL REQUIRED PARKING		75.06	
PERMISSIBLE 50% ADDITIONAL PARKING (75 X 50%)		37.50	
37.50 SAY 38		38.00	
PROPOSED 50% ADDITIONAL PARKING		38.00	
TOTAL NO. OF PARKING PERMISSIBLE		113.00	
TOTAL PARKING PROPOSED		113.00	
	SMALL	LARGE	Total
TOTAL PARKING PROPOSED	75	38	113

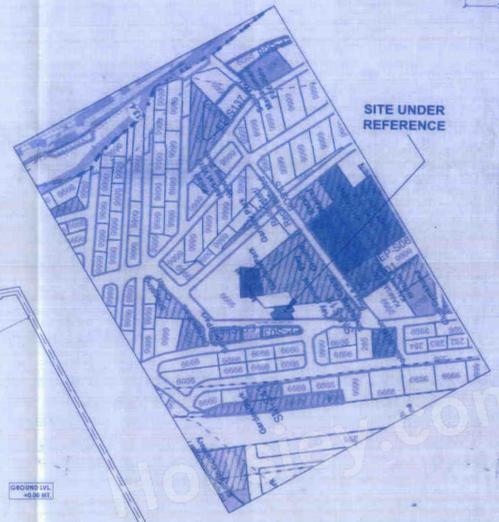


PLOT AREA CALCULATION	
ADDITIONS	
1	32.33 x 15.01 x 0.50 = 242.65 SQ.MT.
2	36.05 x 20.76 x 0.50 = 374.18 SQ.MT.
3	36.05 x 3.22 x 0.50 = 58.04 SQ.MT.
4	31.15 x 0.61 x 0.50 = 9.50 SQ.MT.
5	31.36 x 0.35 x 0.50 = 5.49 SQ.MT.
6	32.38 x 0.91 x 0.50 = 14.73 SQ.MT.
7	40.60 x 5.56 x 0.50 = 112.87 SQ.MT.
8	40.42 x 1.03 x 0.50 = 20.82 SQ.MT.
9	40.60 x 1.04 x 0.50 = 21.11 SQ.MT.
10	36.19 x 13.22 x 0.50 = 239.22 SQ.MT.
11	36.19 x 3.66 x 0.50 = 66.23 SQ.MT.
12	26.89 x 11.01 x 0.50 = 148.30 SQ.MT.
13	17.00 x 21.10 x 0.50 = 358.35 SQ.MT.
TOTAL PLOT AREA	1,407.48 SQ.MT.

ROAD SET-BACK AREA CALCULATION			
ADDITIONS			
1	10.23 x 0.70 x 0.50 =	3.58	SQ.MT.
2	39.52 x 1.10 x 0.50 =	21.74	SQ.MT.
3	29.50 x 1.02 x 0.50 =	14.99	SQ.MT.
TOTAL PLOT AREA		40.30	SQ.MT.

FUNGIBLE AREA STATEMENT AS PER DCPR 2034- Regulation 31(3)			
PERMISSIBLE	35%	TOTAL	
COMMERCIAL	150	52.50	202.50
RESIDENTIAL	6293.585	2202.75	8496.34
TOTAL	6443.585	2242.23	8685.82
A) Fungible B.U.A For Residential USERS Without charging premium = 511.04 SQ.MT.			
B) Fungible B.U.A For Residential USERS By charging premium = 1691.72 SQ.MT. (2202.75 - 511.04)			

METER ROOM B.U.A. CALCULATION
 METER ROOM PERMISSIBLE = 10 SQ.MT PER 50 MEMBERS
 = 149 X 10 / 50 = 29.80 SQ.MT.
 METER ROOM PERMISSIBLE AREA = 29.80 SQ.MT
 METER ROOM AREA PROPOSED (GR. + 3.33 + 1ST PODIUM + 13.90 + 2ND PODIUM = 11.64 SQ.MT
 TOTAL METER ROOM AREA PROPOSED = 28.87 SQ.MT



CARPET AREA CALCULATION SHOP NO. - 1 (GROUND FLOOR)	
ADDITIONS	
1	1.41 x 0.29 x 0.66 = 0.27 SQ.MT.
2	1.41 x 0.72 x 0.50 = 0.51 SQ.MT.
3	3.06 x 1.00 x 1.00 = 3.06 SQ.MT.
4	4.06 x 6.14 x 1.00 = 24.94 SQ.MT.
5	2.69 x 0.97 x 0.50 = 1.31 SQ.MT.
6	3.00 x 2.47 x 1.00 = 7.42 SQ.MT.
TOTAL ADDITIONS	37.50 SQ.MT.

CARPET AREA CALCULATION SHOP NO. - 2 (GROUND FLOOR)	
ADDITIONS	
1	1.82 x 6.77 x 1.00 = 12.33 SQ.MT.
2	1.38 x 6.59 x 1.00 = 9.09 SQ.MT.
TOTAL ADDITIONS	21.41 SQ.MT.

CARPET AREA CALCULATION SHOP NO. - 3 (GROUND FLOOR)	
ADDITIONS	
1	3.20 x 6.59 x 1.00 = 21.07 SQ.MT.
TOTAL ADDITIONS	21.07 SQ.MT.

CARPET AREA CALCULATION SHOP NO. - 5 (GROUND FLOOR)	
ADDITIONS	
1	2.65 x 6.78 x 1.00 = 17.97 SQ.MT.
2	0.48 x 6.59 x 1.00 = 3.16 SQ.MT.
TOTAL ADDITIONS	21.14 SQ.MT.

CARPET AREA CALCULATION SHOP NO. - 7 (GROUND FLOOR)	
ADDITIONS	
1	1.84 x 6.78 x 1.00 = 12.48 SQ.MT.
2	1.88 x 6.59 x 1.00 = 12.39 SQ.MT.
3	6.06 x 2.17 x 0.50 = 6.58 SQ.MT.
TOTAL ADDITIONS	31.44 SQ.MT.

CARPET AREA CALCULATION SHOP NO. - 4 (GROUND FLOOR)	
ADDITIONS	
1	2.08 x 6.59 x 1.00 = 13.71 SQ.MT.
2	1.05 x 6.78 x 1.00 = 7.12 SQ.MT.
TOTAL ADDITIONS	20.83 SQ.MT.

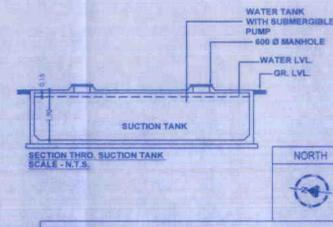
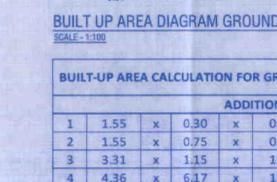
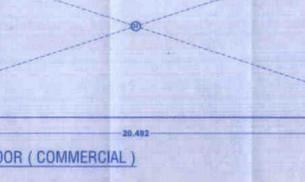
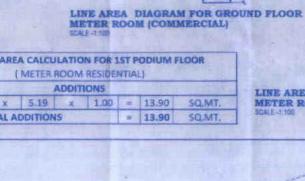
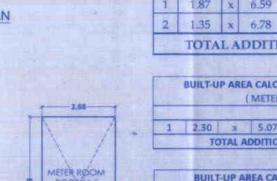
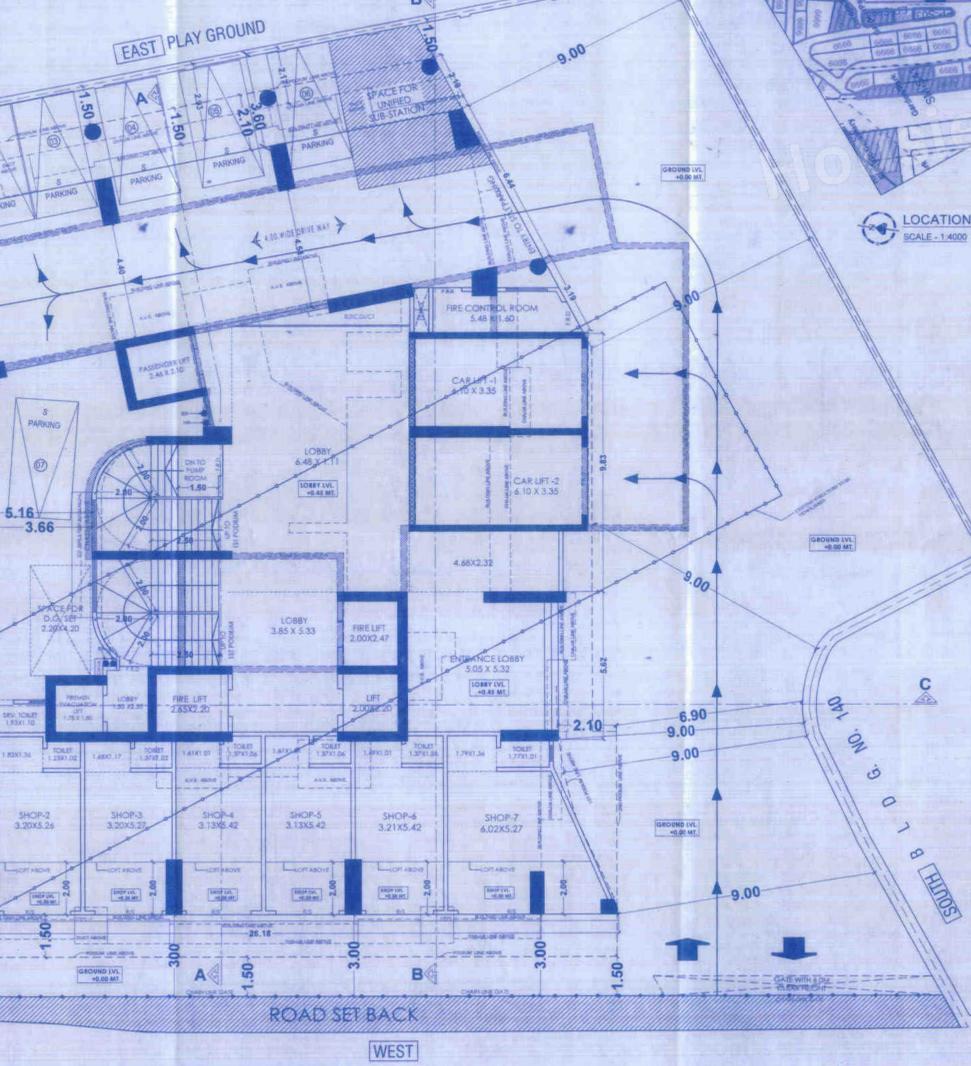
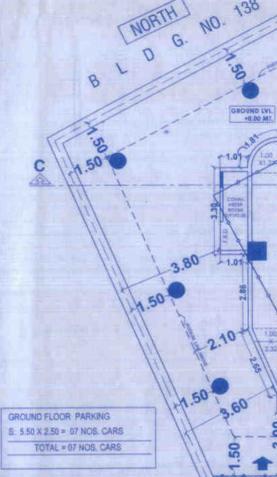
CARPET AREA CALCULATION SHOP NO. - 6 (GROUND FLOOR)	
ADDITIONS	
1	1.87 x 6.59 x 1.00 = 12.29 SQ.MT.
2	1.35 x 6.78 x 1.00 = 9.12 SQ.MT.
TOTAL ADDITIONS	21.41 SQ.MT.

BUILT-UP AREA CALCULATION FOR 2ND PODIUM FLOOR (METER ROOM RESIDENTIAL)	
ADDITIONS	
1	2.30 x 5.07 x 1.00 = 11.64 SQ.MT.
TOTAL ADDITIONS	11.64 SQ.MT.

BUILT-UP AREA CALCULATION FOR GROUND FLOOR (METER ROOM COMMERCIAL)	
ADDITIONS	
1	1.01 x 3.30 x 1.00 = 3.33 SQ.MT.
TOTAL ADDITIONS	3.33 SQ.MT.

BUILT-UP AREA CALCULATION FOR 1ST PODIUM FLOOR (METER ROOM RESIDENTIAL)	
ADDITIONS	
1	2.88 x 5.19 x 1.00 = 13.90 SQ.MT.
TOTAL ADDITIONS	13.90 SQ.MT.

BUILT-UP AREA CALCULATION FOR GROUND FLOOR (COMMERCIAL)	
ADDITIONS	
1	1.55 x 0.30 x 0.50 = 0.23 SQ.MT.
2	1.55 x 0.75 x 0.50 = 0.58 SQ.MT.
3	3.31 x 1.15 x 1.00 = 3.81 SQ.MT.
4	4.36 x 6.17 x 1.00 = 26.90 SQ.MT.
5	2.65 x 0.96 x 0.50 = 1.27 SQ.MT.
6	3.31 x 2.46 x 1.00 = 8.14 SQ.MT.
7	20.49 x 6.92 x 1.00 = 141.86 SQ.MT.
8	2.19 x 6.09 x 0.50 = 6.68 SQ.MT.
TOTAL ADDITIONS	189.48 SQ.MT.



CONTENTS OF THE SHEET
 ST/1, GROUND FLOOR PLAN, CARPET AREA SHOP, BLOCK PLAN, PARKING ST, AREA DIAGRAM GROUND FLOOR, SUMMARY PLOT AREA, METER ROOM.
 PLAN FOR APPROVAL
 Issued by B.P. Cell / Greater Mumbai / Mhada
 Read Along with this office letter
 No. Mhada-9/1387/2013
 Date 07.11.2023
 SE/AE, Ex-Eng. B.P. Cell (Mhada) (E.S.)

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS 1407.48 SQ.MTS. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS
 CERTIFICATE OF AREA
 SIGN OF ARCHITECT

PROFARMA - A	
a	Area of the plot as per MHADA Layout & offer letter dated 1407.48
b	Deduction for 15% Recreational Ground / 10% Amenity space 0.00
c	Least area consider for FSI 1407.48
d	Deduction for Road Set-back area 40.3
e	Proposed Road 0.00
f	Any Reservation 0.00
g	Amenity space as per DCPR-2034 0.00
h	other 1367.18
i	Deduction for 15% Recreational Ground / 10% Amenity space 0.00
j	Net area of plot 1367.18
k	Additions for Floor Space Index 0.00
l	2 (a) / 2 (b) 100% of D.P. road / Set Back / Access road for FSI purpose only 1407.48
m	Total Area (5 + 6) 1407.48
n	Gross Plot Area considered for F.S.I 1407.48
o	Floor Space Index Permissible 3.00
p	Permissible BUA 4222.44
q	Additional BUA as per MHADA Offer Letter dated (55.53 X 40 = 2221.20) 2221.20
r	Permissible Net B.U.A (Residential 6293.64) 6293.64
s	Permissible Net B.U.A (Commercial 150) 150.00
t	Total Permissible Net B.U.A (Residential = 6293.64 + Commercial 150 = 6443.64) 6443.64
u	Proposed Net B.U.A (Residential = 6293.585) 6293.585
v	Proposed Net B.U.A (Commercial = 150) 150.00
w	TOTAL NET PROPOSED (RESI. + COMM.) 6293.585 + 150 = 6443.585 6443.585
x	Balance Net B.U.A 0.06
y	Residential 6293.585
z	Commercial 150.00
aa	Floor Space Index consumed 4.47
ab	Details of F.S.I. availed as per DCPR 31 (3) 0.00
ac	Permissible Total Fungible B.U.A for residential (6293.64 X 35%) 2202.77
ad	Proposed Total Fungible B.U.A for residential (6293.585 X 35%) 2202.755
ae	Balance Fungible B.U.A 0.02
af	Permissible Fungible B.U.A for Commercial (150 X 35%) 52.50
ag	Proposed Fungible B.U.A for Commercial (39.48 X 35%) 39.48
ah	Permissible Fungible Compensatory B.U.A for Rehab component without charging premium (1460.11 X 35% 511.04) 511.04
ai	Proposed Fungible Compensatory B.U.A for Rehab component without charging premium (1460.11 X 35% 511.04) 511.04
aj	Permissible Fungible Compensatory B.U.A for Sale component by charging premium (2202.77 - 511.04 = 1691.74) 1691.74
ak	Proposed Fungible Compensatory B.U.A for Sale component by charging premium (2202.755 - 511.04 = 1691.72) 1691.72
al	Permissible Gross B.U.A (6293.64 + 150 + 2202.77 + 52.50) including F.C.F.S.I 8685.91
am	Proposed Gross B.U.A (6293.585 + 2202.755 + 150 + 39.48) including F.C.F.S.I 8685.82
an	Gross Balance B.U.A 33.09

DESCRIPTION OF PROPOSAL & PROPERTY	
PROPOSED REDEVELOPMENT OF EXISTING BLDG. NO.138, 'KNOW' AS KANANWAR NAGAR SHRAM SEVA CHS LTD. OF DCPR 2034 U/S 33 (3) (PT) OF VILLAGE HARVALI SITUATED AT MHADA, KANANWAR NAGAR MHADA COLONY, VIKHOLI (E), MUMBAI - 400063.	
NAME OF OWNER	SHRI. MAHESH L. VERAT PARTNER OF M/S. GURUKRUPA GROUP BUILDERS AND DEVELOPERS LLP.