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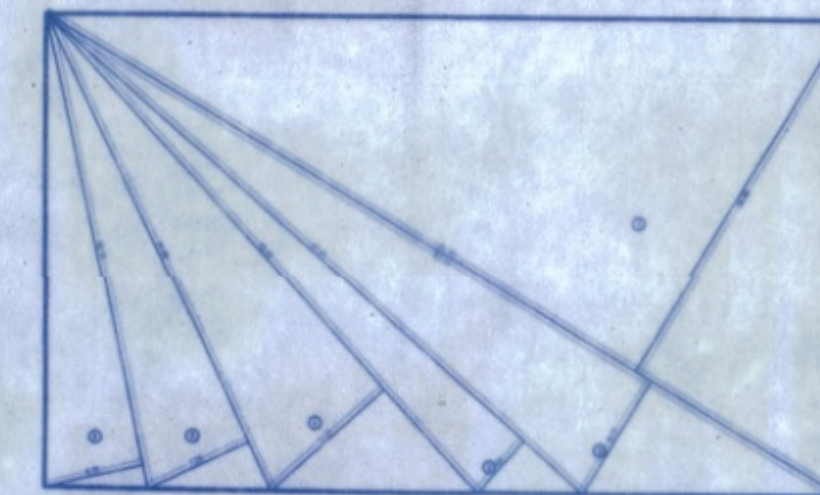
CAR PARKING STATEMENT			
1	BIG CARS	2.50 x 5.50	134
2	TOTAL CAR PARKINGS		134

SCHEDULE OF FITNESS CENTER	
1)	PERMISSIBLE $4655.91 \times 2\%$ = 93.12 SQ.MT.
2)	PROPOSED AREA = 143.60 SQ.MT.
	'EXCESS AREA = 50.48 SQ.MT.

BUILT-UP AREA STATEMENT (A+B WING) (RESIDENTIAL)														
FLOOR	GROSS BUA	ST./LIFT AREA	DUCT AREA	PROPOSED FITNESS YOGA BUA	PROPOSED SOC OFFICE	PROPOSED REFUSE BUA	TERRACE AREA	BUA	EXCESS FITNESS BUA	EXCESS REFUSE BUA	EXCESS SOC AREA	GROSS BUA INCLUDING FUNGIBLE	FUNGIBLE AREA	NET BUILT AREA
'A' WING	5315.87	994.34	37.08	100.75	16.80	--		4156.90	17.40	--		4184.30	1084.81	3099.49
'B' WING	5851.36	872.44	14.45	143.60		164.96		4655.91	60.48	9.77		4715.97	1175.71	3540.26
TOTAL	11167.23	1866.78	51.53	244.35	16.80	164.96	--	8822.81	67.89	9.77	--	8900.27	2260.52	6639.75

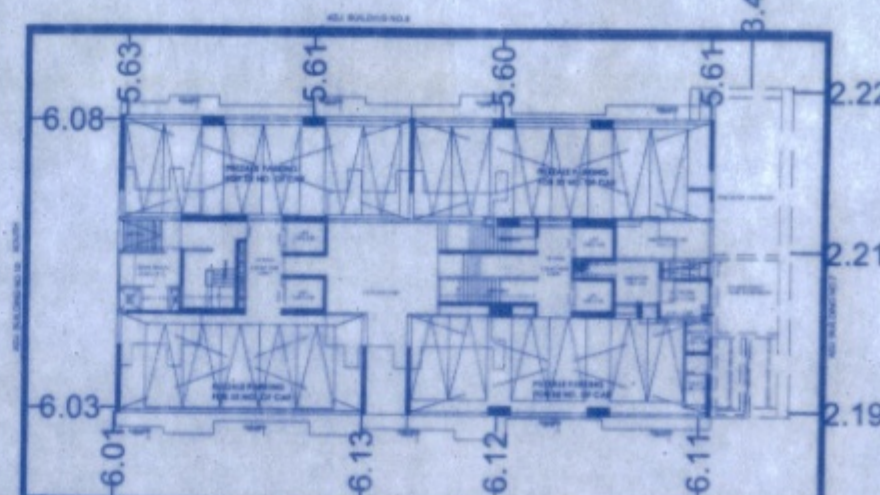
SCHEDULE OF REQUIRED REFUGE AREA ('B' WING)		
REFUGE AREA CALCULATION OF 6TH FLR.		
1)	6TH FLOOR	= 204.52
2)	7TH TO 12TH FLOOR 287.00 x 6	= 1722.00
TOTAL		= 1926.52
REQUIRED REFUGE AREA $1926.52 \times 4.00\%$		= 77.06
REQUIRED REFUGE AREA $1926.52 \times 4.25\%$		= 81.88
PROVIDED REFUGE AREA		= 82.48
EXCESS REFUGE AREA		= 0.60

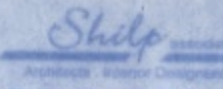
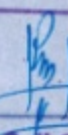
SCHEDULE OF REQUIRED REFUGE AREA ('B' WING)		
REFUGE AREA CALCULATION OF 13TH FLR.		
1)	13TH FLOOR	= 204.52
2)	14TH TO 15TH FLOOR 287.00 x 2	= 574.00
	16TH TO 18TH FLOOR 315.49 x 3	= 946.47
	TOTAL	= 1724.99
	REQUIRED REFUGE AREA 1724.99 x 4.00%	= 69.00
	REQUIRED REFUGE AREA 1724.99 x 4.25%	= 73.31
	PROVIDED REFUGE AREA	= 82.48
	EXCESS REFUGE AREA	= 9.17



PLOT AREA DIAGRAM AS PER DEMARCATION
SCALE :- 1:500

PLOT AREA CALCULATION AS PER DEMARCATION							
1	1/2	X	61.33	X	26.88	X	1 NO = 824.28 SQ.MT.
2	1/2	X	61.33	X	8.72	X	1 NO = 267.40 SQ.MT.
3	1/2	X	47.45	X	4.64	X	1 NO = 110.06 SQ.MT.
4	1/2	X	42.42	X	10.01	X	1 NO = 212.31 SQ.MT.
5	1/2	X	34.69	X	7.25	X	1 NO = 125.75 SQ.MT.
6	1/2	X	32.10	X	6.70	X	1 NO = 107.53 SQ.MT.
TOTAL ADDITION							= 1647.35 SQ.MT.



PROFORMA -- A		1/15
A		TOTAL
1)	AREA OF PLOT (AS PER DEMARCATION)	1647.35
	AREA OF PLOT (AS PER MHADA LAYOUT)	
2)	DEDUCTIONS FOR	1625.55
	(a) ROAD SETBACK AREA	
	(b) PROPOSED ROAD	
	(c) ANY RESERVATION (SUB-PLOT)	
	(d) % AMENITY SPACE A Pre DCR 56/57 (SUB-PLOT)	
3)	BALANCE AREA OF PLOT (1 MINUS 2)	1625.55
4)	DEDUCTION FOR 15% RECREATIONAL GROUND /10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)	N.A.
5)	NET AREA OF PLOT (3 MINUS 4)	1625.55
6)	ADDITIONS FOR FLOOR SPACE INDEX.	
	2 (b) 100% FOR D.P. ROAD	NIL
	2 (a) 100% FOR SET-BACK	NIL
7)	TOTAL AREA (5 + 6)	1625.55
8)	FLOOR SPACE INDEX PERMISSIBLE	3.00
9)	9 (a) FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO --% OF THE BALANCE AREA VIDE 3 ABOVE ADD. PERMISSIBLE PRORATA AS PER MHADA NOC 1763.10 SQ.MT. ADDITIONS FOR FLOOR SPACE INDEX.	1763.10
	9 (b) 0.33 F.S.I. AS Per DCR 32	
	9 (c) % AS PER DCR 33 (5)	
	9 (d) OTHER	
	9 (e) ADDITIONAL FREE FUNGIBLE	
10)	PERMISSIBLE FLOOR AREA (7 X 8) PLUS 9a & 9e ABOVE)	6639.75
11)	EXISTING FLOOR AREA	
12)	PROPOSED BUILT UP AREA.	6639.75
13)	EXCESS BALCONY TAKEN IN FLOOR SPACE INDEX	
14A	PURELY RESIDENTIAL BUILT UP AREA	6639.75
14B	REMAINING NON- RESIDENTIAL BUILT UP AREA	
14)	TOTAL BUILT UP PROPOSED. (11+12+13)	6639.75
	(AS PER OLD APPROVED PLAN DT --	
15)	F.S.I. CONSUMED, ON NET HOLDING = 14/9	0.00
B	DETAILS OF FSI AVAILED AS PER DCR 31 (3)	4.08
	(1) FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE VIDE DCR 31 (3) FOR RESIDENTIAL 6639.75 x 35% = 2323.91 SQ.MT	2323.91
	(2) FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 31 (3) FOR RESIDENTIAL	2260.52
	(3) FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 31 (3) FOR NON-RESIDENTIAL = OR < (14B X 0.20)	
	(5) TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 31 (3) = (B.1+B.2)	
	(6) TOTAL GROSS BUILT UP AREA PROPOSED (14+B.3)	8900.27
C	TENEMENT STATEMENT	
	(I) PROPOSED AREA (ITEM A.12 ABOVE)	8900.27
	(II) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	
	(III) AREA AVAILABLE FOR TENEMENTS ((I) MINUS (II))	8900.27
	(IV) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECT450)	400
	(V) TENEMENTS PROPOSED	134
	(VI) TENEMENTS EXISTING	-
	TOTAL TENEMENTS ON PLOT	134
D	PARKING STATEMENT	
	(I) PARKING REQUIRED BY REGULATIONS FOR	
	CAR	AS PER STAT.
	SCOOTER / MOTOR CYCLE	
	OUTSIDERS (VISITORS)	AS PER STAT.
	(II) COVERED GARAGES PERMISSIBLE	
	(III) COVERED GARAGES PROPOSED	
	CAR	AS PER STAT.
	SCOOTER / MOTOR CYCLE	
	OUTSIDERS (VISITORS)	
	(IV) TOTAL PARKING PROVIDED	AS PER STAT.
PROFORMA -- B		
CONTENTS OF SHEET :-	STILT FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION, SCHEDULE OF AREA STATEMENT,	
NOTES :-	BOUNDARY OF PLOT SHOWN BOUNDED BLACK, PROPOSED BUILDING SHOWN PINK, BUILDING TO BE DEDICATED SHOWN YELLOW DOTTED.	
DESCRIPTION :-	PROPOSED RECONSTRUCTION OF BUILDING NO.09, BHAGYODAY CHS, KHER NAGAR, C.T.S. NO. 604 (PT), KHER NAGAR, BANDRA (EAST) MUMBAI.	
CERTIFICATE OF AREA		
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 SITE AND AREA SO WORKED OUT IS _____ SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD		
NAME OF DEVELOPER :- VAKRATUNDA BUILDCON PVT LTD.		
NAME OF OWNER :- 'BHAGYODAY CHS' CO-OP HSG. STY LTD.		
FILE NO. :-	SIGNATURE OF LICENSED ARCHITECT	
JOB NO. :- ARCH / BHAG / KH-RNGR / 17004		
DRG. NO. :-		
DRAWN BY :- GOVIND		
CHK BY :-		
 N	DATE :- 25-09-2023	
	SCALE :- 1:100	
SIGNATURE OF OWNER		   317, 8-SQUARE, SUBHARI ROAD, ABOVE: STATE BANK OF INDIA, VILE PARLE-EAST, MUMBAI-400 057. TEL:-91 22 82404854
SUB. ENGINEER		
Issued by B.P. Cell / Greater Mumbai / Mhada Read Along with this office letter No. Mhada - 957/13574 2023 Date 09 NOV 2023  Ex. Eng. B P Cell GM/Mhada (W.S.)		
ASSISTANCE ENGINEER		
EXECUTIVE ENGINEER		