

FLOOR	STAIRCASE AREA
BASEMENT-4	
BASEMENT-3	
BASEMENT-2	
BASEMENT-1	
GROUND / STILT AREA	0.00
1ST FLOOR	145.14
2ND FLOOR	145.14
3RD FLOOR	145.14
4TH FLOOR	145.14
5TH FLOOR	145.14
6th FLOOR	145.14
7th FLOOR	145.14
8th FLOOR	145.14
9th FLOOR	145.14
10th FLOOR	145.14
11th FLOOR	145.14
12th FLOOR	145.14
13th FLOOR	145.14
14th FLOOR	145.14
15th FLOOR	145.14
16th FLOOR	145.14
TOTAL AREA	2322.24

FLOOR	MHADA FLATS	REHAB FLATS	SALE FLATS+ COMMON AREA
BASEMENT-4			
BASEMENT-3			
BASEMENT-2			0.00
BASEMENT-1 STP LVL			0.00
GROUND / STILT AREA			6.96
1ST FLOOR	546.22		395.46
2ND FLOOR	350.96		705.49
3RD FLOOR	350.96		698.67
4TH FLOOR	350.96		698.67
5TH FLOOR	234.16	116.80	698.67
6th FLOOR	113.80	228.46	707.36
7th FLOOR		342.76	698.76
8th FLOOR (REFUGE)		342.26	428.47
9th FLOOR		342.26	698.76
10th FLOOR		342.26	698.76
11th FLOOR		342.26	698.76
12th FLOOR		342.26	698.76
13th FLOOR		342.26	698.76
14th FLOOR		342.26	698.76
15th FLOOR (REFUGE)		342.26	618.31
16th FLOOR			1041.02
TOTAL	1947.06	3425.60	10890.40
TOTAL AREA	5372.66		10890.40
	LOWER LVL COMMON AREA		57.280
			10947.68
	16320.34		

PARKING REQUIRED FOR MHADA FLATS					
CARPET AREA	RERA CARPET 45 sq.mt. TO 60 sq.mt	RERA CARPET 60 sq.mt. TO 90 sq.mt.	RERA CARPET ABOVE 90 sq.mt.	No. of flats	parking required
PARKING REQUIRED	0.250	0.500	1.000		
FIRST FLOOR					
Flat No. 1			1	1	1
Flat No. 2		1		1	0.5
Flat No. 5			1	1	1
Flat No. 6			1	1	1
Flat No. 7			1	1	1
TYPICAL- 2ND TO 4TH					
Flat No. 1			1	3	3
Flat No. 6			1	3	3
Flat No. 7			1	3	3
5TH FLOOR					
Flat No. 1			1	1	1
Flat No. 7			1	1	1
6TH FLOOR					
Flat No. 1			1	1	1
TOTAL				17.00	16.50

PARKING REQUIRED FOR REHAB FLATS					
CARPET AREA	RERA CARPET 45 sq.mt. To 60 sq.mt.	RERA CARPET 60 sq.mt. To 90 sq.mt.	RERA CARPET ABOVE 90 sq.mt.	No. of flats	parking required
PARKING REQUIRED	0.250	0.500	1.000		
TYPICAL- 5TH					
Flat No. 6			1	1	1
TYPICAL- 6TH					
Flat No. 1			1	1	1
Flat No. 6			1	1	1
TYPICAL- 7TH, 9TH TO 14TH					
Flat No. 1			1	7	7
Flat No. 6			1	7	7
Flat No. 7			1	7	7
REFUGE FLOOR- 8TH					
Flat No. 1			1	1	1
Flat No. 6			1	1	1
Flat No. 7			1	1	1
REFUGE FLOOR -15TH					
Flat No. 1			1	1	1
Flat No. 6			1	1	1
Flat No. 7			1	1	1
TOTAL				30.00	30.00

PARKING REQUIRED FOR SALE FLAT					
CARPET AREA	RERA CARPET 45 sq.mt. TO 60 sq.mt.	RERA CARPET 60 sq.mt. TO 90 sq.mt.	RERA CARPET ABOVE 90 sq.mt.	No. of flats	parking required
PARKING REQUIRED	0.500	1.000	2.000		
FIRST FLOOR					
Flat No. 3			2	1	2
Flat No. 4		1		1	1
TYPICAL- 2ND TO 5TH, 6TH TO 7TH, 9TH TO 14TH					
Flat No. 2			2	12	24
Flat No. 3			2	12	24
Flat No. 4			2	12	24
Flat No. 5			2	12	24
REFUGE FLOOR -8TH					
Flat No. 2		1		1	1
Flat No. 4			2	1	2
Flat No. 5			2	1	2
REFUGE FLOOR -15TH					
Flat No. 2			2	1	2
Flat No. 3			2	1	2
Flat No. 4			2	1	2
Flat No. 5			2	1	2
16TH FLOOR					
Flat No. 1			2	1	2
Flat No. 2			2	1	2
Flat No. 3			2	1	2
Flat No. 4			2	1	2
Flat No. 5			2	1	2
Flat No. 6			2	1	2
Flat No. 7			2	1	2
TOTAL				64.00	126.00

PARKING REQUIREMENT STATEMENT FOR MHADA FLATS (Parking as per DCPR Reg-44)					
RERA Carpet area of flats		Parking per flat	No. of flats	Parking Required	Parking proposed
i.	upto 45 Sq. mt.	0.125 for 1flats	0	0	
ii.	between 45 - 60 Sq. mt.	0.25 for 1 flats	0	0	
iii.	between 60 - 90 Sq. mt.	0.5 for 1 flat	1.00	0.5	
iv.	more than 90 Sq. mt.	1 for 1 flats	16.00	16	
v.	Parking required	TOTAL	17	16.5	
vi.	5% Visitor's parking		0.83	1.00	
	Parking Required say		17.50	17.50	
viii	(v) + (vi) total required			18	
ix	Additional 50% parking permissible		9	9	
	(viii) + (ix) total permissible			26	

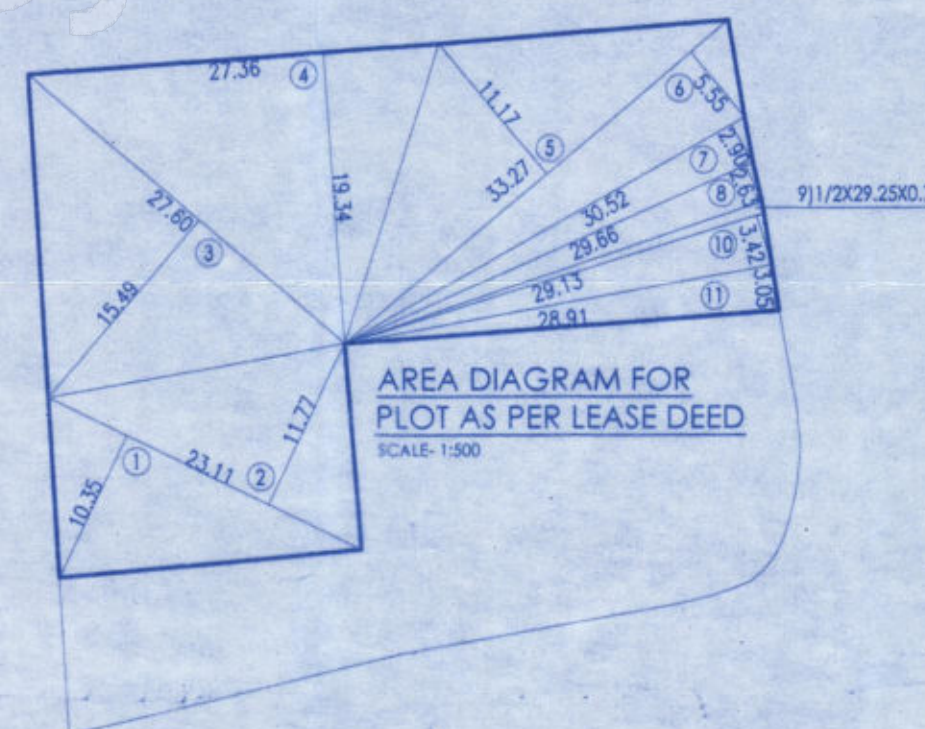
PARKING REQUIREMENT STATEMENT REHAB FLATS					
RERA Carpet area of flats		Parking per flat	No. of flats	Parking Required	Parking proposed
i.	upto 45 Sq. mt	0.125 for 1flats	0	0	
ii.	between 45 - 60 Sq. mt.	0.25 for 1 flats	0	0	
iii.	between 60 - 90 Sq. mt.	0.5 for 1 flats	0	0	
iv.	more than 90 Sq. mt.	1 for 1 flats	30.00	30	
v.	Parking required	TOTAL	30	30	
vi.	5% Visitor's parking		1.5	2	
	Parking Required say			32	
viii	(v) + (vi) total required			32	
ix	Additional 50% parking permissible			16	
	(vii) + (ix) total permissible			47	

PARKING REQUIREMENT STATEMENT SALE FLATS					
RERA Carpet area of flats		Parking per flat	No. of flats	Parking Required	Parking proposed
i.	upto 45 Sq. mt.	1for 1flats	0	0	0
ii.	between 45 - 60 Sq. mt.	1 for 1 flats	0.00	0	0
iii.	between 60 - 90 Sq. mt.	1 for 1 flats	2.00	2	2
iv.	more than 90 Sq. mt.	2 for 1 flats	62.00	124	124
v.	Parking required	TOTAL	64	126	
vi.	5% Visitor's parking		6.3	6	
	Parking Required say			132	
viii.	(v) + (vi) total required			132	
ix.	Additional 50% parking permissible		66	66	
x.	(viii) + (ix) total permissible			198.45	

PARKING REQUIREMENT STATEMENT (MHADA FLAT-REHAB FLAT-SALE FLAT)				
	TOTAL TENEMENTS		111	
A1+81+C1	Parking required		173	173
A2+82+C2	5 % Visitor's parking	8.63	9	9
A3+83+C3	Parking Required say		181.50	
A6+86+C6	(v) + (vi) total required		182	
A7+87+C7	Additional 50% parking permissible		91	64
A8+88+C8	(viii) + (ix) total permissible		273	
	TOTAL PARKING PROPOSED			246

PROPOSED PARKING STATEMENT						
FLOOR	SMALL	SMALL STACK	CANTILEVER PARK	BIG STACK	TOWER PARKING	TOTAL
BASEMENT -1			2	42	34	78
BASEMENT -2	2	2	2	42		50
BASEMENT -3	2	2	2	48		56
BASEMENT -4			2	48		52
GROUND/STILT	18					18
TOTAL PARKING PROP.	18	4	8	140	34	204

STAIRCASE AREA WITHOUT CHARGING PREMIUM (IN SQ.MT)				
PROPOSED BUA	=	16300.28	PROPOSED STAIRCASE AREA	= 2322.24
EXISTING BUA	=	1544.10	STAIRCASE AREA	= 219.98

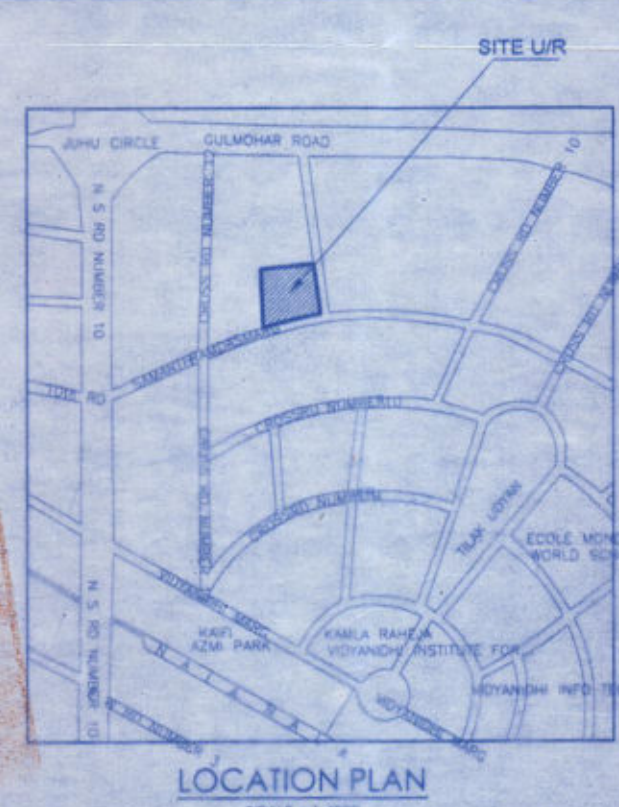
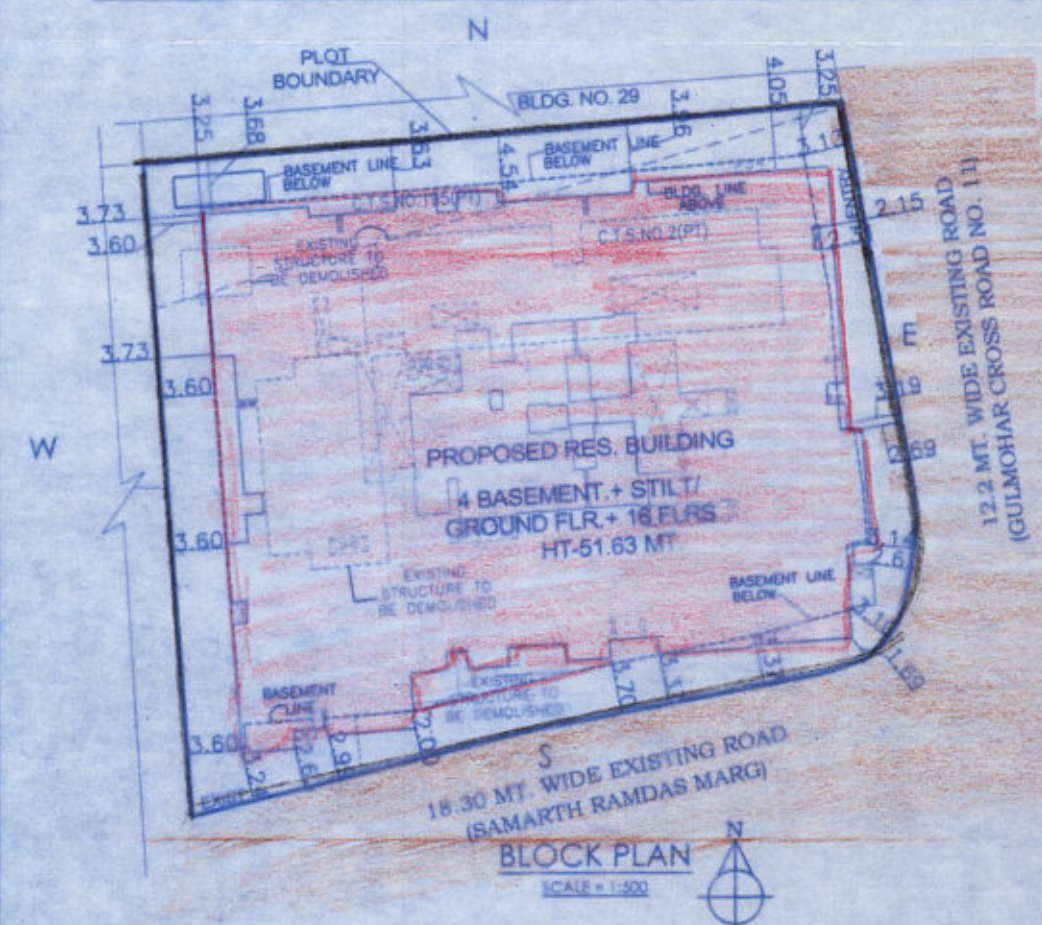
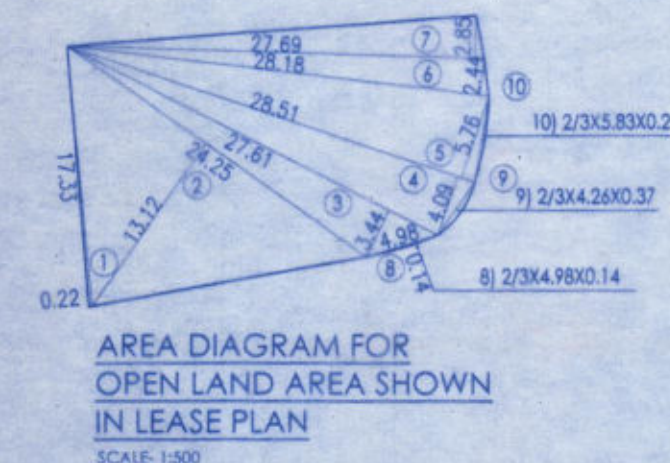
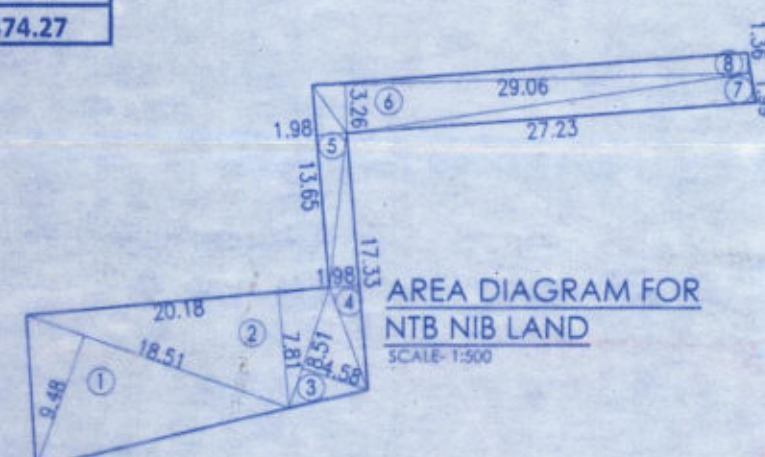


CONSTRUCTION AREA SUMMARY (IN SQ.MTS.)									
BUILT UP AREA				COMMON AREA FREE OF FSI					TOTAL CONSTRUCTION N AREA
FLOOR	BUILT UP AREA	CFO/PANEL ROOM COUNTED IN F.S.I.	STAIRCASE AREA	PERMISSIBLE /PROPOSED REFUGE AREA	FITNESS AREA	SER. TOI /DRIVERS TOI.FREE OF FSI	SECURITY CABIN FREE OF F.S.I.	BASEMENT / STILT AREA	
BASEMENT-4								1361.37	1361.37
BASEMENT-3								1289.81	1289.81
BASEMENT-2		10.01						1255.68	1255.69
BASEMENT-1		34.07						1255.88	1289.95
GROUND / STILT AREA	6.96	13.20			279.75	2.20	2.88	1000.17	1305.16
1ST FLOOR	941.68		145.14						1086.82
2ND FLOOR	1056.45		145.14			2.20			1203.79
3RD FLOOR	1049.63		145.14			2.20			1196.97
4TH FLOOR	1049.63		145.14			2.20			1196.97
5TH FLOOR	1049.63		145.14			2.20			1196.97
6th FLOOR	1049.62		145.14			2.20			1196.96
7th FLOOR	1041.02		145.14			2.20			1188.36
8th FLOOR	770.73		145.14	270.30		2.20			1188.37
9th FLOOR	1041.02		145.14			2.20			1188.36
10th FLOOR	1041.02		145.14			2.20			1188.36
11th FLOOR	1041.02		145.14			2.20			1188.36
12th FLOOR	1041.02		145.14			2.20			1188.36
13th FLOOR	1041.02		145.14			2.20			1188.36
14th FLOOR	1041.02		145.14			2.20			1188.36
15th FLOOR	960.57		145.14	80.45		2.20			1188.36
16th FLOOR	1041.02		145.14			2.20			1188.36
TOTAL	16263.06	57.28	2322.24	350.75	279.75	35.20	2.88	6163.11	25474.27
TOTAL AREA	16320.34		2322.24			6831.69			25474.27
	16320.34					9153.93			

PLOT AREA CALCULATION AS PER LEASE PLAN (BUILDING NO.7)						
1	1/2	X	23.1	X	10.35	X 1 NO = 119.59 SQ.MT
2	1/2	X	23.1	X	11.77	X 1 NO = 136.00 SQ.MT
3	1/2	X	27.60	X	15.49	X 1 NO = 213.74 SQ.MT
4	1/2	X	27.36	X	13.84	X 1 NO = 264.57 SQ.MT
5	1/2	X	33.27	X	11.17	X 1 NO = 155.81 SQ.MT
6	1/2	X	33.27	X	5.55	X NO = 92.32 SQ.MT
7	1/2	X	30.52	X	2.90	X 1 NO = 44.25 SQ.MT
8	1/2	X	29.66	X	2.63	X 1 NO = 39.00 SQ.MT
9	1/2	X	29.25	X	0.79	X 1 NO = 11.55 SQ.MT
10	1/2	X	29.13	X	3.42	X 1 NO = 49.81 SQ.MT
11	1/2	X	28.91	X	3.05	X 1 NO = 44.09 SQ.MT
					TOTAL ADDITION	= 1200.75 SQ.MT

CALCULATION FOR NTB NIB LAND AREA						
1	1/2	X	18.51	X	9.48	= 87.74 SQ.MT
2	1/2	X	20.18	X	7.81	= 78.80 SQ.MT
3	1/2	X	8.51	X	4.58	= 19.47 SQ.MT
4	1/2	X	17.33	X	1.98	= 17.16 SQ.MT
5	1/2	X	13.65	X	1.98	= 13.51 SQ.MT
6	1/2	X	29.06	X	3.26	= 47.37 SQ.MT
7	1/2	X	27.23	X	1.99	= 27.09 SQ.MT
8	1/2	X	29.06	X	1.36	= 19.76 SQ.MT
TOTAL ADDITION						= 310.92 SQ.MT

CALCULATION OF OPEN LAND AREA SHOWN IN LEASE PLAN						
1	1/2 X	17.33 X	0.22 X	1 NO	=	1.91 SQ.MT.
2	1/2 X	24.25 X	0.132 X	1 NO	=	159.08 SQ.MT.
3	1/2 X	27.61 X	3.44 X	1 NO	=	47.49 SQ.MT.
4	1/2 X	28.51 X	4.09 X	1 NO	=	98.30 SQ.MT.
5	1/2 X	28.51 X	5.76 X	1 NO	=	82.11 SQ.MT.
6	1/2 X	28.18 X	2.44 X	1 NO	=	34.38 SQ.MT.
7	1/2 X	27.69 X	2.85 X	1 NO	=	39.46 SQ.MT.
8 ^a	2/3 X	4.98 X	0.14 X	1 NO	=	0.46 SQ.MT.
9	2/3 X	4.26 X	0.37 X	1 NO	=	1.05 SQ.MT.
10	2/3 X	5.83 X	0.21 X	1 NO	=	0.82 SQ.MT.
					TOTAL ADDITION	425.06 SQ.MT.



PROFORMA A		1			
Sr.No	Built Up Area	In m ²			
1	Area as per MHADA NOC dtd 29.08.2023 iv) As per Lease Deed 1200.75m ² v) Additional Land Area (NTBNIB Area 310.92 m ² + Additional Land 425.06 m ²) 735.98 m ² vi) Total Plot Area 1936.73m ²	1,936.73			
2	Plot area considered for FSI calculation (as per lease)	1,200.75			
3	Permissible FSI	3.00			
4	Permissible BUA (1200.75m ² x 3.0)	3,602.25			
5	Pro-rata BUA	6,669.70			
6	Total BUA (4 + 5) (On Premium basis)	10,271.95			
7	Additional Land area	735.98			
8	Permissible FSI	3.00			
9	Permissible BUA (735.95m ² x 3.0) (On sharing basis) (1435.16 m2 MHADA Share+ 772.78m2 Society Share) (excluding fungible)	2,207.94			
10	Total BUA permitted for obtaining I.O.A and C.C. III) BUA allotted through earlier NOC dt.17.11.2021 a. On Premium basis: Existing BUA 1544.10m ² Additional BUA +7217.85m ² Total BUA =8761.95m ² b. On Sharing basis = 2207.94m ² c) BUA (Proportinate to the all instalments paid by the society as per offer letter dt.24.12.2021) = 1510.00 m2 Total BUA (Premium basis) [10a+10c] = 10271.95 m2 Total BUA (Sharing basis) [10b] = 2207.94 m2 [Total BUA = 12479.89 m2]	12,479.89			
11	Permissible Fungible Area (12479.89 m ² x 35%)	4,367.96			
12	Total permissible built up area including Fungible compensatory FSI (12479.89 + 4367.96)	16,847.85			
13	Total proposed BUA 12479.89 + 3840.450 (495.49+502.31+2842.650)	16,320.34			
14	Fungible compensatory FSI area proposed (16320.340 - 12479.89)	3,840.45			
15	Fungible compensatory FSI claimed without charging Premium as per MHADA Circular no. ET-219, dtd. 25/07/024	495.49			
16	Fungible compensatory FSI claimed without charging Premium for MHADA share (1435.16 m2 x 35%)	502.31			
17	Proposed Fungible compensatory FSI by charging Premium (3840.45-495.49-502.31)	2,842.65			
18	Balance Fungible FSI (4367.96-3840.45)	527.51			
B TENEMENT STATEMENT					
(i)	PROPOSED AREA	16320.340			
(ii)	TENEMENT DENSITY PERMISSIBLE PER HECTARE	450 NOS.			
(iii)	TENEMENT PERMISSIBLE (MAX.)	728 NOS.			
(iv)	TENEMENTS PROPOSED	111 NOS.			
(v)	TENEMENT EXISTING	30 NOS.			
(vi)	LESS NON RESIDENTIAL TENEMENT (SHOPS ETC.)				
(vii)	TOTAL TENEMENTS ON THE PLOT (iv + v - vi)				
C PARKING STATEMENT		AS PER STATEMENT			
(i)	PARKING REQUIRED BY REGULATIONS FOR -				
	a) CAR				
	b) SCOOTER / MOTOR CYCLE				
	c) VISITORS				
	d) 25% ADDITIONAL PARKING				
(ii)	TOTAT PARKING PROVIDED				
D TRANSPORT VEHICLES PARKING		AS PER STATEMENT			
(i)	SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION				
(ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED				
STAMP OF DATE OF RECEIPT OF PLANS					
STAMP OF DATE OF APPROVAL OF PLANS					
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS GOT SURVEYED BY ME ON 27.08.2017 AND THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON PLAN ARE AS SHOWN. THE AREA BY DOCUMENT OF OWNERSHIP IS 1936.73 SQ.MT. AND AREA CERTIFIED BY ARCHITECT IS 1936.73 SQ.MT.					
ATUL GULATI					
P R O F O R M A : B					
CONTENTS OF THE SHEET					
BLOCK PLAN, LOCATION PLAN , PLOT AREA CALCULATION,BUA AND PARKING SUMMARY					
DESCRIPTION OF PROPOSAL & PROPERTY					
PROPOSED RESIDENTIAL REDEVELOPMENT OF BUILDING NO. 7 KNOWN AS JUHU GEETANJALI VASTU SHILP CHS LTD. ON PLOT NO. 30, CTS NO.195 (PT), VILLAGE ANDHERI (W) & CTS NO. 2 (PT), VILLAGE VILE PARLE (W), SAMARTH RAM DAS MARG, JVPD MHADA LAY OUT, MUMBAI.					
NAME OF OWNER		SIGNATURE OF OWNER			
KALPATARU LTD.					
For HALL OF BUILDING AUTHORIZED Authorized Signatory					
C.A. TO OWNER		This cancels Approval to the previous Plans Sanctioned under no. CMH-104/588/2021 dated 30 DEC 2021			
JUHU GEETANJALI VASTU SHILP CO.OP HSG. SOCIETY LTD.					
NAME, SIGN & ADDRESS OF ARCHITECT					
Issued by B.P. Cell / Greater Mumbai / MHada Read Aloud with this office letter No. MHada - 104/588/2024 Date 14 NOV 2024 Ex. Eng. B P Cell GM/MHada (W.S.)					
ATUL GULATI (CA/84/10204)					
UNIT NO. 6F, SHANTI NAGAR CO-OPERATIVE INDUSTRIAL ESTATE LIMITED, VAKOLA, SANTACRUZ (E), MUMBAI - 400 055.					
JOB NO.	DRG. NO.	DATE	DRN. BY	CHKD. BY	SCALE
AMENDED	01/10	16.10.2024	RAVI	SMRUTI	AS SHOWN