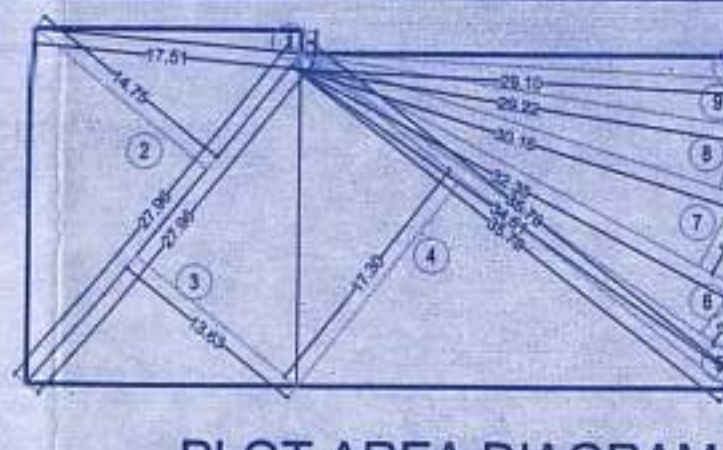
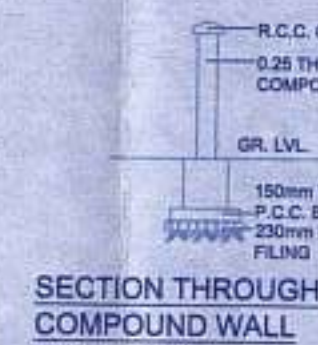
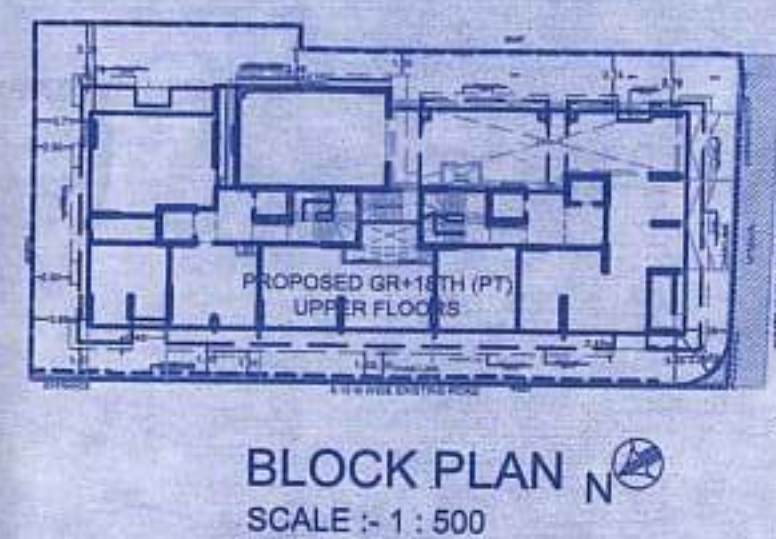




PLOT AREA CALCULATION

1	1/2 X 17.51 X 1.53 X 1 NO	=	13.39 SQ.MT
2	1/2 X 27.96 X 14.75 X 1 NO	=	206.21 SQ.MT
3	1/2 X 27.96 X 13.63 X 1 NO	=	190.54 SQ.MT
4	1/2 X 35.78 X 17.30 X 1 NO	=	309.49 SQ.MT
5	1/2 X 35.78 X 1.73 X 1 NO	=	30.95 SQ.MT
6	1/2 X 34.61 X 3.88 X 1 NO	=	67.14 SQ.MT
7	1/2 X 32.55 X 5.40 X 1 NO	=	87.35 SQ.MT
8	1/2 X 30.16 X 4.28 X 1 NO	=	64.54 SQ.MT
9	1/2 X 29.22 X 3.10 X 1 NO	=	45.29 SQ.MT
10	1/2 X 29.10 X 1.45 X 1 NO	=	21.10 SQ.MT
TOTAL ADDITION		=	1038.00 SQ.MT



ROAD SET BACK AREA CALCULATION

1	1/2 X 2.89 X 1.35 X 1 NO	=	1.95 SQ.MT
2	1/2 X 5.30 X 1.40 X 1 NO	=	3.71 SQ.MT
3	1/2 X 18.68 X 1.91 X 1 NO	=	17.84 SQ.MT
4	1/2 X 21.46 X 2.38 X 1 NO	=	25.84 SQ.MT
5	1/2 X 4.13 X 0.72 X 1 NO	=	1.49 SQ.MT
6	1/2 X 3.19 X 1.71 X 1 NO	=	2.73 SQ.MT
TOTAL ADDITION		=	53.28 SQ.MT

CURVATURE SETBACK AREA CALCULATION

1	1/2 X 1.44 X 0.29 X 1 NO	=	0.21 SQ.MT
2	1/2 X 1.44 X 0.28 X 1 NO	=	0.20 SQ.MT
3	1/2 X 4.68 X 2.41 X 1 NO	=	5.64 SQ.MT
TOTAL ADDITION		=	6.05 SQ.MT

DEDUCTIONS

1	2/3 X 5.01 X 0.98 X 1 NO	=	3.31 SQ.MT
TOTAL DEDUCTION		=	3.31 SQ.MT

CURVATURE SETBACK AREA

1	2/3 X 5.01 X 0.98 X 1 NO	=	3.31 SQ.MT
TOTAL DEDUCTION		=	3.31 SQ.MT

TOTAL SETBACK AREA (X1+X2) = 53.28 + 2.74 = 56.00 SQ.MT

BUILT-UP AREA STATEMENT

FLOOR	GROSS BUA	ELE DUCT	ST. LIFT AREA	PROPOSED FITNESS BUA	SOCIETY OFFICE	PROPOSED REFUGEE BUA	TERRACE (PT)	BUA	EXCESS SOCIETY OFF. REFUGEE AREA	GROSS BUA INCLUDING FUNGIBLE	FUNGIBLE AREA	NET BUILTUP AREA
GR. FLOOR	---	---	---	---	---	---	---	---	---	---	---	---
1ST FLOOR	541.17	1.2	87.90	46.06	---	---	---	406.01	---	406.01	105.21	300.80
2ND FLOOR	541.17	1.2	87.90	---	---	---	---	452.07	---	452.07	111.26	340.81
3RD FLOOR	534.18	1.2	87.90	---	---	---	---	445.08	---	445.08	111.26	333.82
4TH FLOOR	534.18	1.2	87.90	---	---	---	---	445.08	---	445.08	111.26	333.82
5TH FLOOR	534.18	1.2	87.90	---	---	---	---	445.08	---	445.08	111.26	333.82
6TH FLOOR	534.18	1.2	87.90	---	---	---	---	445.08	---	445.08	111.26	333.82
7TH FLOOR	534.18	1.2	87.90	---	---	---	---	445.08	---	445.08	111.26	333.82
8TH FLOOR (REFUGEE)	533.37	1.2	87.90	---	21.29	125.45	---	297.53	1.29	298.82	77.47	221.35
9TH FLOOR	534.18	1.2	87.90	---	---	---	---	445.08	---	445.08	111.26	333.82
10TH FLOOR	534.18	1.2	87.90	---	---	---	---	445.08	---	445.08	111.26	333.82
11TH FLOOR	534.18	1.2	87.90	---	---	---	---	445.08	---	445.08	111.26	333.82
12TH FLOOR	546.09	1.2	87.90	---	---	---	---	456.99	---	456.99	111.26	345.73
13TH FLOOR	546.09	1.2	87.90	---	---	---	---	456.99	---	456.99	111.26	345.73
14TH FLOOR	546.09	1.2	87.90	---	---	---	---	456.99	---	456.99	111.26	345.73
15TH FLOOR	546.09	1.2	87.90	---	---	---	---	456.99	---	456.99	111.26	345.73
16TH FLOOR	546.09	1.2	87.90	---	---	---	---	456.99	---	456.99	111.26	345.73
17TH FLOOR	546.09	1.2	87.90	---	---	---	---	456.99	---	456.99	111.26	345.73
18TH FLOOR	546.11	1.2	87.90	---	---	---	348.11	106.90	---	106.90	28.23	80.67
TERRACE FLOOR	7.84	---	---	---	---	---	---	7.84	---	7.84	2.03	5.81
TOTAL	9720.42	21.60	1582.20	46.06	21.29	231.94	348.11	7469.22	49.38	7518.60	1874.02	5644.58

SHARE FCBI TABLE

PERMISSIBLE PERMISSIBLE BUA	FCBI 95 %	TOTAL
5644.58	1975.60	7620.18
PROPOSED BUA	FCBI 95 %	TOTAL
5644.58	1874.02	7518.60

SCHEDULE OF METER ROOM

1	PERMISSIBLE (AREA OF 750) 1050 X 116 TENT	=	21.29 SQ.MT
2	TOTAL PROPOSED METER ROOM	=	16.37 SQ.MT
3	EXCESS METER ROOM AREA	=	NIL

SCHEDULE OF SOCIETY OFFICE

1	PERMISSIBLE SOCIETY OFFICE	=	2.00 SQ.MT
2	TOTAL PROPOSED SOCIETY OFFICE @ 8TH FLOOR	=	21.29 SQ.MT
3	EXCESS SOCIETY OFFICE AREA	=	1.29 SQ.MT

PARKING STATEMENT (AS PER DCR - 2034)

	17	4.25
1 UP TO 45 SQ. MT. 1 PARKING FOR EVERY 4 TENT	17	4.25
2 45 TO 60 SQ. MT. 1 PARKING FOR EVERY 2 TENT	34	17.00
3 60 TO 90 SQ. MT. 1 PARKING FOR EACH TENT	65	65
4 ABOVE 90 SQ. MT. 2 PARKING FOR EACH TENT	---	NIL
5 VISITORS 10% OR MINIMUM 1	---	8.62
6 TOTAL PARKING REQUIRED	---	94.87
7 TOTAL PARKING REQUIRED SAY	---	95.00
8 ADDITIONAL 50% PARKING AS PER 31(1)(VI) (MAX.48.00)	---	12
9 TOTAL PARKING PROVIDED	116	107
10 TOTAL PARKING PROVIDED	116	107

PROFORMA -- A		1/9
A		TOTAL
1)	AREA OF PLOT (AS PER LEASE)	1089.26
2)	DEDUCTIONS FOR	
	(a) AS PER MHADA NOC dated - 29.11.2023	53.26
	(b) ROAD SETBACK AREA (AS PER architect measurement)	56.05
	(c) Consider whichever is more from above 2(a) & 2(b)	56.05
	(d) PROPOSED ROAD	
	(e) ANY RESERVATION (SUB-PLOT) considered of	
	(f) % AMENITY SPACE A Per DCR 56/57 (SUB-PLOT)	
3)	BALANCE AREA OF PLOT (1 MINUS 2)	1033.21
4)	DEDUCTION FOR 15% RECREATIONAL GROUND /10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)	N.A.
5)	NET AREA OF PLOT (3 MINUS 4)	1033.21
6)	ADDITIONS FOR FLOOR SPACE INDEX	
	2 (b) 100% FOR D.P. ROAD	NIL
	2 (a) 100% FOR SET-BACK	56.05
7)	TOTAL AREA (5 + 6) AS PER MHADA OFFER LETTER DTD. 15.06.2023	1089.26
	AREA OF PLOT (AS PER MHADA)	
8)	FLOOR SPACE INDEX PERMISSIBLE	3.00
9)	TOTAL PERMISSIBLE BUILT UP AREA (7 X 8a)	3267.78
9 (a)	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO --% OF THE BALANCE AREA VIDE 3 ABOVE ADD. (TENANTS PRORATA = (40 X 39.42 = 1576.80)	1576.80
	ADDITIONS FOR FLOOR SPACE INDEX	
	9 (b) 0.33 F.S.I. AS Per DCR 32	
	9 (c) % AS PER DCR 33 (5)	
9 (D)	BALANCE LAYOUT BUILT UP AREA AS PER OFFER LETTER DTD. 15.06.2023	800.00
10)	PERMISSIBLE FLOOR AREA (AS PER MHADA OFFER LETTER DTD. 15.06.2023)	5644.58
11)	EXISTING FLOOR AREA	
12)	PROPOSED BUILT UP AREA	5644.58
13)	EXCESS BALCONY TAKEN IN FLOOR SPACE INDEX	
14A)	PURELY RESIDENTIAL BUILT UP AREA	5644.58
14B)	REMAINING NON-RESIDENTIAL BUILT UP AREA	
14C)	TOTAL BUILT UP PROPOSED. (11+12+13)	5644.58
15)	F.S.I. CONSUMED. ON NET HOLDING = 145	5.182
DETAILS OF FSI AVILIED AS PER DCR 31 (3)		
16)	FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE VIDE DCR 31 (3) FOR RESIDENTIAL (14 X 39%)	1975.60
17)	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 31 (3) FOR RESIDENTIAL	1874.02
18)	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 31 (3) FOR NON-RESIDENTIAL -- OR = (14B X 0.35)	--
19)	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 31 (3) = (B.2+B.3)	1874.02
20)	TOTAL GROSS BUILT UP AREA PROPOSED (14+B.4)	7518.60
C TENEMENT STATEMENT		
21)	(I) PROPOSED AREA (ITEM B.5 ABOVE)	7518.60
22)	(II) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	
23)	(III) AREA AVAILABLE FOR TENEMENTS [(I) MINUS (II)]	7518.60
24)	(IV) TENEMENTS PERMISSIBLE DENSITY OF TENEMENTS/HECTARE	338.34
25)	(V) TENEMENTS PROPOSED	116
26)	(VI) TENEMENTS EXISTING	116
TOTAL TENEMENTS ON PLOT		
D PARKING STATEMENT		
27)	PARKING REQUIRED BY REGULATIONS FOR	AS PER STATEMENT
	CAR	
	SCOOTER / MOTOR CYCLE	
	OUTSIDERS (VISITORS)	
28)	COVERED GARAGES PERMISSIBLE	
29)	COVERED GARAGES PROPOSED	
	CAR	AS PER STATEMENT
	SCOOTER / MOTOR CYCLE	
	OUTSIDERS (VISITORS)	
30)	TOTAL PARKING PROVIDED	AS PER STATEMENT

PROFORMA -- B

CONTENTS OF SHEET -

- GROUND FLOOR PLAN, 1ST & 2ND FLOOR PLAN, 3RD TO 17TH & 18TH FLOOR PLAN
- SECTION OF U/G TANK SECTION THROUGH COMPOUND WALL, BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION, PARKING AREA STATEMENT, REFUGEE AREA STATEMENT

NOTES -

- BOUNDARY OF PLOT SHOWN BOUNDED BLACK PROPOSED BUILDING SHOWN PINK BUILDING TO BE DIMOLISHED SHOWN YELLOW DOTTED
- PROPOSED REDEVELOPMENT OF EXISTING BUILDING GUJARATI TARIKHS BUILDING NO. 06, PROPERTY BEARING C.T.S. NO. 188/A (PT.) VILVASE DANGHAR, SHULENDRA NAGAR, MHADA LAYOUT DANGHAR (EAST) MUMBAI.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER PREFERENCE HAS DEMARCATED BY MHADA 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.

NAME OF DEVELOPER:-

NAME OF OWNER:-

FILE NO.:-

DRG. NO.:-

DRAWN BY:- MANALI

CHK BY:- SIDDHI

DATE - 18-01-2024

SCALE - 1:100

SIGNATURE OF LICENSED ARCHITECT

SIGNATURE OF OWNER

SUB. ENGINEER

ASSISTANCE ENGINEER

EXECUTIVE ENGINEER

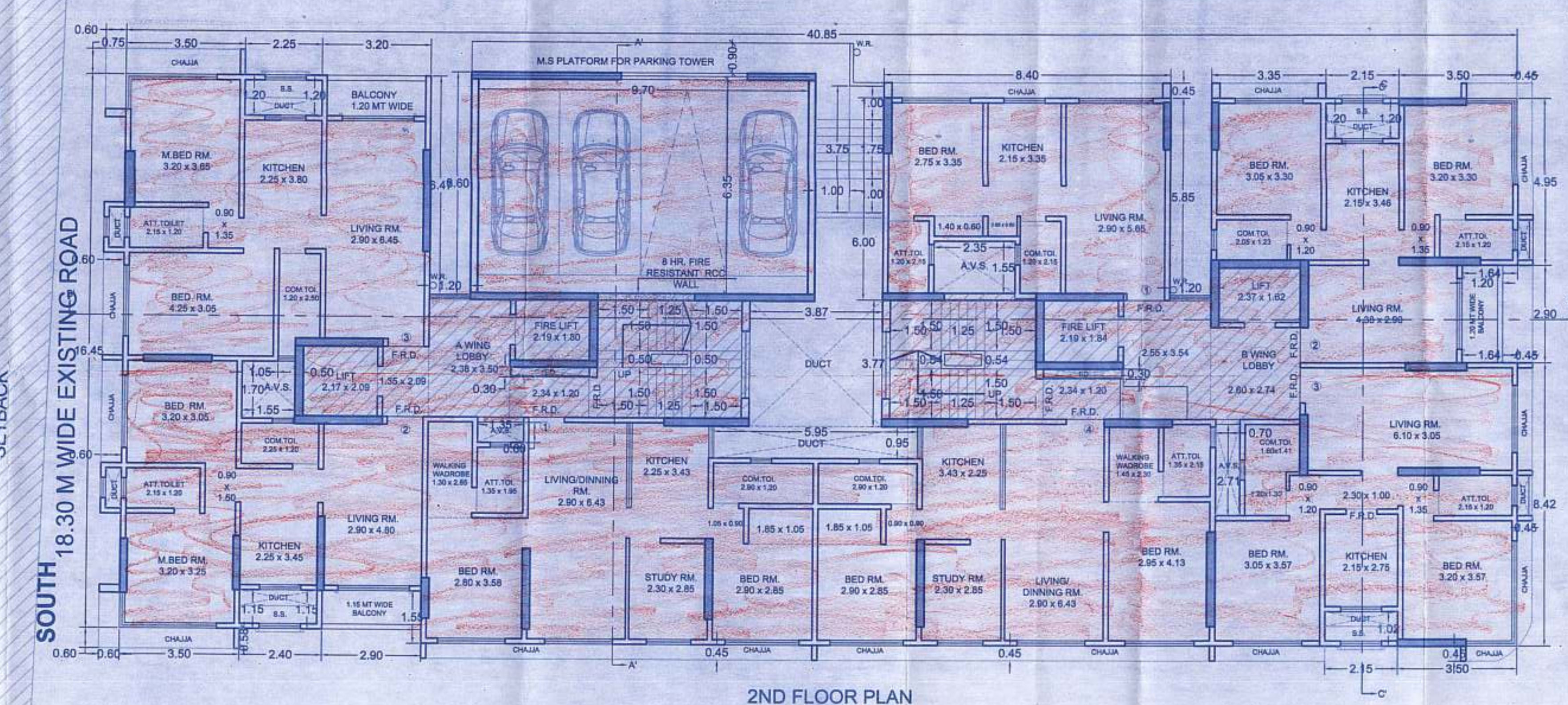
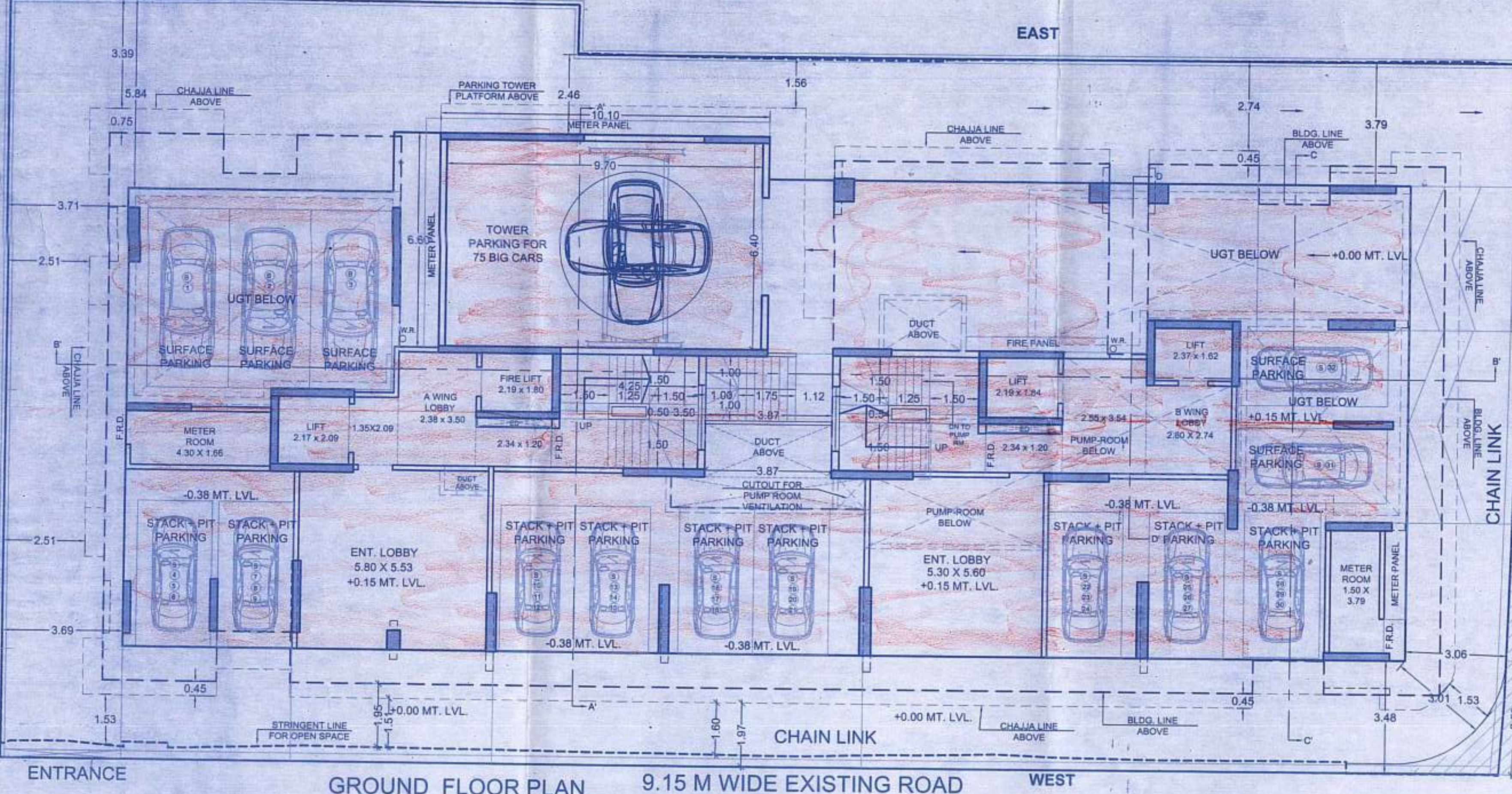
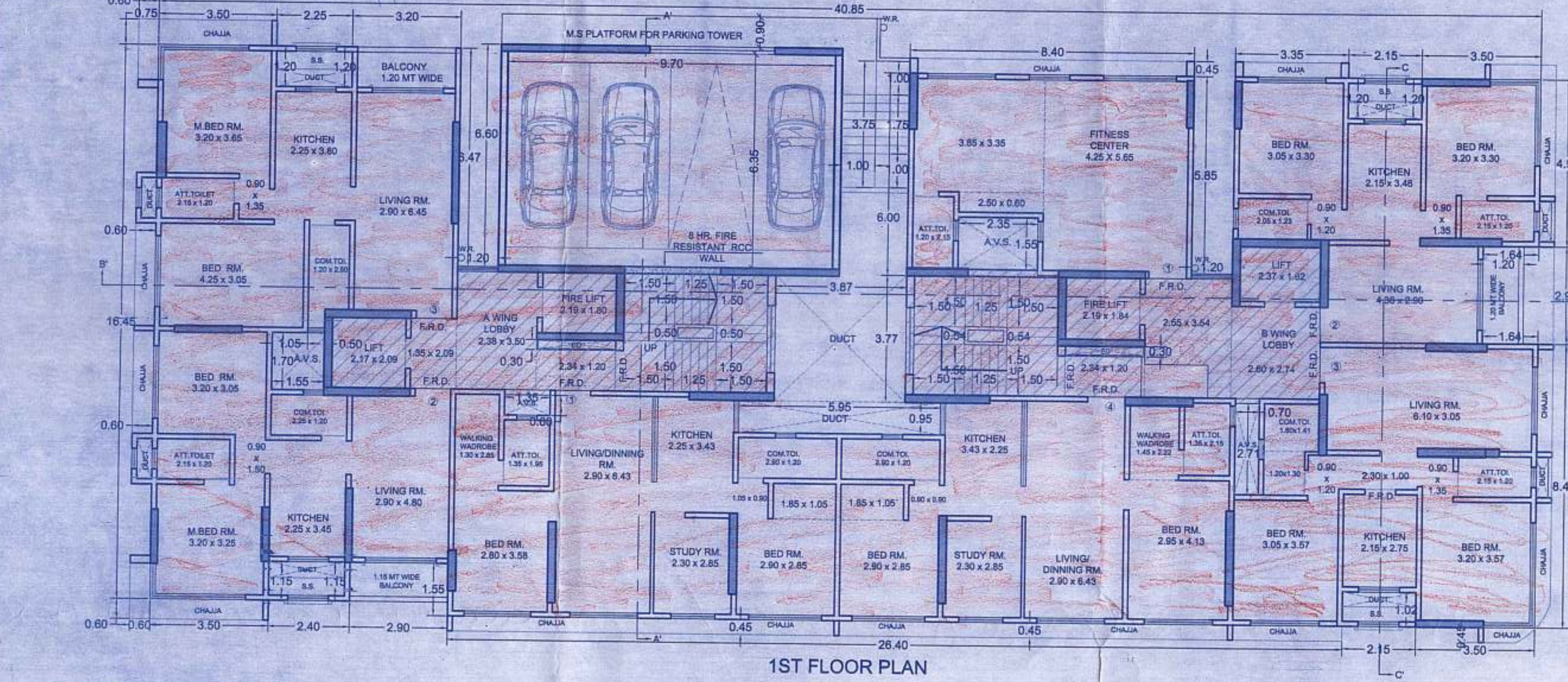
Issued by B.P. Cell / Greater Mumbai / MHADA

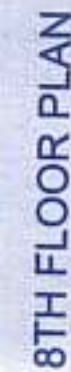
Read Along with this office letter

No. Mhada - 87/150/0-2024

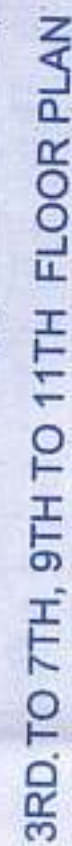
Date 30 JAN 2024

Ex. Eng. B.P. Cell, Greater Mumbai (W.S.)





12TH TO 14TH, 16TH & 17TH FLOOR PLAN

[illegible]