

BUA SUMMARY OF TOWER - 1, 2, 3, 4, 5 & 6

SUMMARY							
FLOORS	GROSS B.U.A. AREA	LESS LIFT LOBBY PER FLOOR	REFUGE AREA	FIRE TANK & PUMP ROOM AREA	BUILT-UP AREA PER FLOOR	EXCESS REFUGE AREA	NET BUILT-UP AREA PER FLOOR
TOWER 1	9870.75	2234.37	238.47	0.00	7397.91	10.40	7408.31
TOWER 2	10595.58	3181.02	234.46	89.60	7090.50	0.00	7090.50
TOWER 3	13906.73	3215.97	337.34	99.33	10254.09	0.00	10254.09
TOWER 4	12631.31	3486.33	291.22	102.12	8751.64	0.00	8751.64
TOWER 5	3276.73	768.03	115.80	0.00	2392.90	102.25	3311.40
TOWER 6	15787.68	3393.52	396.04	138.00	11860.12	0.00	11860.12
FITNESS CENTER	1360.10	119.26			1240.84	0.00	1240.84
TOTAL	67428.880	16398.500	1613.330	429.050	48988.00	112.65	49916.90
SOCIETY OFFICE							2.02
LESS 2% FITNESS CENTER AREA							973.52
TOTAL BUILT UP AREA ((A+B) - C = D)							48945.40

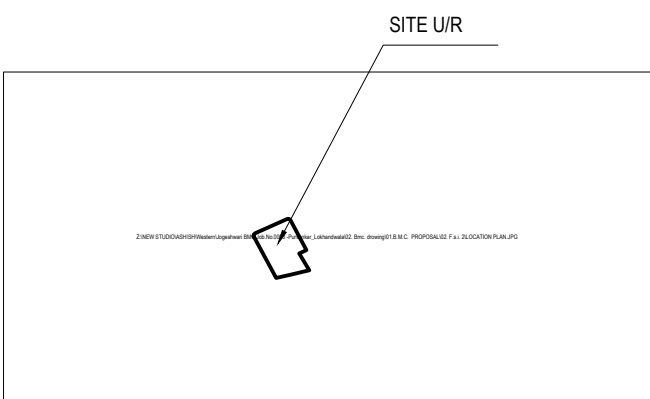
TOTAL BUILT UP AREA PROPOSED (D + E) = 50174.65 SQ.MT.

BUA SUMMARY FOR TOWER -1 (COMMERCIAL)

FLOOR	GROSS BUA	LESS - ST.LIFT & LOBBY	TOTAL BUA
GROUND FLR.	690.68	74.84	615.84
1ST PODIUM	691.37	77.96	613.41
TOTAL AREA	1382.05	152.80	1229.25

FITNESS CENTER SUMMARY

FLOOR	GROSS AREA	ST.LIFT&LOBBY	NET AREA
1ST LVL	624.15	41.14	583.01
2ND LVL	606.02	40.99	565.03
3RD LVL	129.93	37.13	92.80
TOTAL	1360.10	119.26	1240.84



LOCATION PLAN

SCALE - 1: 4000

MBRRB AREA STATEMENT

BUILDING NO.	AREA
BLDG NO.16	1807.32 SQ.MT.
BLDG NO.17	1437.26 SQ.MT.
BLDG NO.18	1437.26 SQ.MT.
BLDG NO.19	1807.32 SQ.MT.
BLDG NO.20	1953.14 SQ.MT.
BLDG NO.21	1801.08 SQ.MT.
BLDG NO.22	1635.64 SQ.MT.
BLDG NO.23	1635.64 SQ.MT.
TOTAL	13514.66 SQ.MT.

PARKING AREA STATEMENT FOR COMMERCIAL

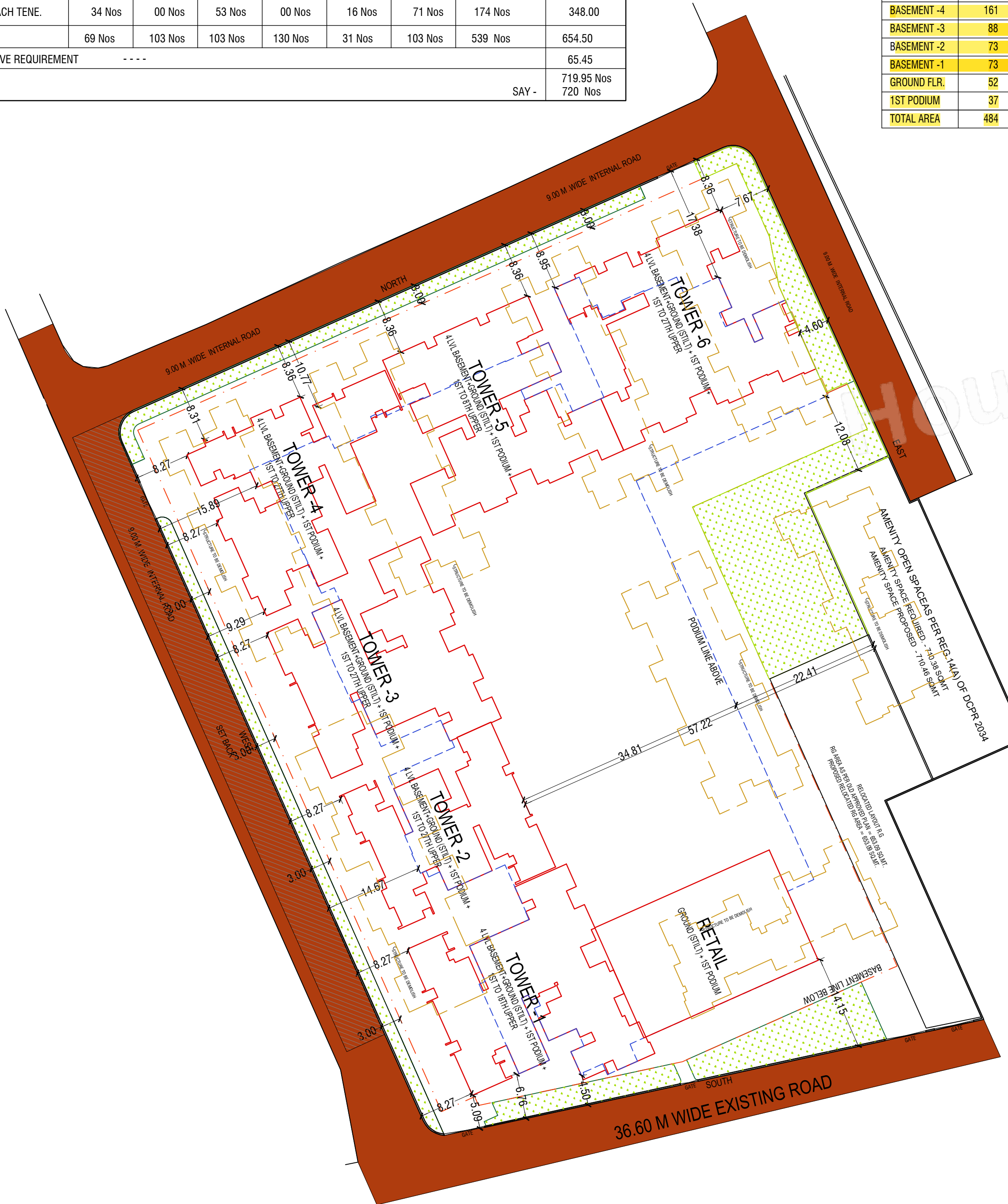
FOR RETAIL	1229.25 sqmt	
One parking space for every 40.00 sq.m of retail space upto 800 sq.m and for every 80-sq.m of additional space for areas exceeding 800.00 sq.m in other areas.		20
1229.25 - 800.00 = 429.25 sq.mts /80		5.37
Total parking		25.37
10% visitor parking		2.54
Total parking required	SAY 28.00	27.91
TOTAL PARKING REQUIRED (RES. + COMM.)		748
TOTAL PARKING PROPOSED (RES. + COMM.)		1128

PARKING STATEMENT

FLOOR	SMALL CAR PARKING	BIG CAR PARKING	TOTAL BUA
BASEMENT -4	161	285	446
BASEMENT -3	88	116	204
BASEMENT -2	73	78	151
BASEMENT -1	73	77	150
GROUND FLR.	52	52	104
1ST PODIUM	37	36	73
TOTAL AREA	484	644	1128

PARKING STATEMENT. (RESI.) TOWER-1 TO 6

CARPET AREA	PARKING REQD BY RULE.	TENEMENTS TOWER- 1	TENEMENTS TOWER- 2	TENEMENTS TOWER- 3	TENEMENTS TOWER- 4	TENEMENTS TOWER- 5	TENEMENTS TOWER- 6	TOTAL TENEMENTS TOWER- 1 TO 6	PARKING REQD.
UP TO 45.00 SQ.MT.	ONE FOR EVERY 4 TENE.	02 Nos	02 Nos	02 Nos	10 Nos	00 Nos	00 Nos	16 Nos	4.00
45.00 TO 60.00 SQ.MT.	ONE FOR EVERY 2 TENE.	01 Nos	49 Nos	00 Nos	42 Nos	01 Nos	00 Nos	93 Nos	46.50
60.00 TO 90.00 SQ.MT.	ONE FOR EVERY 1 TENE.	32 Nos	52 Nos	48 Nos	78 Nos	14 Nos	32 Nos	256 Nos	256.00
90.00 SQ.MT. AND ABOVE.	TWO FOR EACH TENE.	34 Nos	00 Nos	53 Nos	00 Nos	16 Nos	71 Nos	174 Nos	348.00
TOTAL		69 Nos	103 Nos	103 Nos	130 Nos	31 Nos	103 Nos	539 Nos	654.50
FOR VISITORS.	10% OF ABOVE REQUIREMENT								65.45
NO. OF PARKING REQUIRED. FOR RESIDENTIAL									719.95 Nos
									720 Nos



BLOCK PLAN

SCALE = 1:500

CONSTRUCTION AREA

1) TOTAL FSI AREA	= 50174.65 SQMT
2) TOTAL NON FSI AREA	= 69674.67 SQMT
3) TOTAL CONSTRUCTION AREA	= 119850.79 SQMT

A	FORM-1	AREA IN SQ.MTS.
	Area Statement	TOTAL PLOT AREA
1	Area of Plot [as per P.R. CARD]	12783.60
1A	Area of Plot [as per CONVENIENCE]	12652.16
a)	Area of Reservation in plot	--
b)	Area of Road Set back	679.85
c)	Area of D P Road	--
2	Deductions for	--
(A)	For reservation/road area	--
a)	Road set-back area to be handed over (100%) (Regulation no 16)	679.85
b)	Proposed d p road to be handed over (100%) (Regulation no 16)	--
c)	(i)Reservation area) to be handed over (100%) (Regulation no 17) (ii)	--
	Reservation area to be handed over as per AR (Regulation no 17)	--
(B)	For amenity area	--
a)	AMENITY AREA AS PER REG. 14(A) Balance plot area = 12783.60 - 679.85 - 10000.00 = 2103.75 x 10% =210.38 sqmts Total Res. Amenity Area on entire Plot = 500 + 210.38 = 710.38 sq.m. Total Prop. Amenity Area = 710.46 sq.m.	710.38
b)	Area of amenity plot/plots to be handed over as per dor 14(B)	--
c)	Area of amenity plot/plots to be handed over as per dor 35 (abeyance)	--
(C)	Deductions for existing built up area to be retained if any / Land component of existing BUA / Existing BUA as per regulation under which the development was allowed.	--
3	Total deductions: [2(A) + 2(B) + 2(C) as and when applicable.]	1399.23
4	Balance area of plot (1 minus 3)	11261.93
5	Plot area under Development after areas to be handed over to MCGM/ appropriate Authority as per Sr. No. 4 above	--
5a	Addition for Proposed Amenity area as per 14(a)	710.38
5b	NET PLOT AREA	11972.31
6	Zonal (basic) FSI (1 FSI)	4.00
7	Built up area as per zonal(basic) fsi (5 * 6)	47889.24
8	Area required for rehabilitation of occupants considering minimum 35.00 sqm carpet area (i) Residential (M.B.R.R.B CERTIFIED AREA) (13514.66 + 243.06 = 13757.72 sq.mt.) (ii) Commercial (M.B.R.R.B CERTIFIED AREA)	13757.72
9	Additional entitlement for residential rehab 20%	2751.54
10	Total bua required for rehabilitation ((8+9) x 1.2)	19811.12
(i)	Residential	19811.12
(ii)	Commercial	0.00
11	Total (10 (i) + (10 (ii))	19811.12
12	Incentive 100% (above 4 and upto 6 & plot area upto 1ha to 2ha) Incentive on admissible rehab area (B)	19811.12
13	Additional fsi for sharing between mhada & owner /developers built up area (47889.24 - 39622.24 = 8267.00 sqmts)	
a)	65% Mhada Share	
b)	35% Owner /developers Share	
15	Permissible built up area (Sr No 11+12)	39622.24
16	Proposed built up area	39622.20
17	TDR generated if any as per regulation 30 (A) and 32	--
18	Fungible compensatory area as per regulation no 31(3)	--
a)	i) Permissible Fungible Compensatory area for Rehab Resi. component without charging premium 19811.12 x 35% = 6933.89 sq.mt.	6933.89
	ii) Fungible Compensatory area availed for Rehab Resi. component without charging premium	3636.75
b)	i) Permissible Fungible Compensatory area for Sale Resi. component by charging premium 18900.52 x 35% = 6615.18 sq.mt.	6615.18
	ii) Proposed Fungible Compensatory area availed for Sale Resi. component by charging premium	6597.01
c)	i) Permissible Fungible Compensatory area by charging premium for comm. 910.56 x 35% = 318.69 sq.mt.	318.69
	ii) Proposed Fungible Compensatory area availed on payment of premium for comm.	318.69
19	Total Built up Area Permissible including Fungible Compensatory Area [13+16(a)(i) + (b)(i) + (c)(i)]	50192.88
20	Total Built up Area proposed including Fungible Compensatory Area [14+16(a)(ii) + (b)(ii) + (c)(ii)]	50174.65
21	FSI consumed on Net Plot [16/ 51b]	3.31
II	Other Requirements	--
(A)	Reservation/Designation	--
a)	Name of Reservation	--
b)	Area of Reservation affecting the plot	--
c)	Area of Reservation land to be handed/handed over as per Regulation No.17	--
d)	Built up area of Amenity to be handed over as per Regulation No.17	--
e)	Area/Built up Area of Designation	--
(B)	Plot area/Built up Amenity to be Handed Over as per Regulation No	--
(i)	14(A)	--
(ii)	14(B)	--
(iii)	15	--
(C)	Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27	--
(D)	Tenement Statement	--
(i)	Proposed built up area (18 above)	50174.65
(ii)	Less deduction of Non-residential area (Shop etc.)	1204.19
(iii)	Area available for tenements [(i) minus (ii).]	48971.93
(iv)	Tenements permissible (Density of tenements/hectare)	2168.95
(v)	Total number of Tenements proposed on the plot	539
(E)	Parking Statement	--
(i)	Parking required by Regulations for. -	--
Car		748 Nos.
Scooter/Motor cycle		--
Outsiders (visitors)		--
(ii)	Covered garage permissible	--
(iii)	Covered garages proposed	--
Car		--
Scooter/Motor cycle		--
Outsider (Visitors)		--
(iv)	Total parking provided	1128 Nos.
(F)	Transport Vehicles Parking	--
(i)	Spaces for transport vehicles parking required by Regulations	--
(ii)	Total No. of transport vehicles parking spaces provided	--
CERTIFICATE OF AREA		
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 10/06/2024 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 12652.16 SQ.MT. AND (TWELVE THOUSAND FIVE HUNDRED FIFTY TWO POINT SIXTEEN ONLY) TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.		
Pawar Ameet Ganpatrao		
SIGNATURE OF ARCHITECT		

THIS PLAN IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN
IOD LETTER OF THIS OFFICE UNDER NO. P-22447/2024/(1/17 AND
OTHER)/K/W WARD/OSHIWARA/IOD/1/NEW Dated- 14 October 2025

PLAN FOR APPROVAL

JAYESH
CHHAGAN
DUSANE

Digitally signed by Jayesh Chhagan Dusane
DN: cn=JAYESH CHHAGAN DUSANE, o=JAYESH CHHAGAN DUSANE, ou=JAYESH CHHAGAN DUSANE, email=jayesh.chhagan.dusane@gmail.com, c=IN

EXECUTIVE ENGINEER
BUILDING PROPOSAL (W.S.)-I

S.E.(B.P.) K/W-N I

AE.(B.P.) K/W - N

Pawar
Ameet
Ganpatrao

Digitally signed by Pawar Ameet Ganpatrao
DN: cn=Pawar Ameet Ganpatrao, o=Pawar Ameet Ganpatrao, ou=Pawar Ameet Ganpatrao, email=pawar.ameet.ganpatrao@gmail.com, c=IN

ARCHITECT
AMEET PAWAR CA/2004/34543

Mitesh
Mohanlal
Mehta

Digitally signed by Mitesh Mohanlal Mehta
DN: cn=Mitesh Mohanlal Mehta, o=Mitesh Mohanlal Mehta, ou=Mitesh Mohanlal Mehta, email=mitesh.mohanlal.mehta@gmail.com, c=IN

OWNER/DEVELOPER

PROFORMA 'B'

CONTENTS OF SHEET

BLOCK PLAN & LOCATION PLAN

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT ON PLOT BEARING C.T.S. NO 1/17, 1/24 & 1/29
OF VILLAGE OSHIVARA IN K/W WARD AT ANDHERI (WEST), MUMBAI

NAME OF OWNER

PURAVANKARA LTD.
CA TO OWNER M/s. APNA GHAR UNIT NO 04 AND APNA GHAR UNIT NO 05 CHSL

NAME, ADDRESS & SIGNATURE OF ARCHITECT



GROUND FLOOR, SATYANARAYAN PRASAD-
COMMERCIAL CENTRE, DAYALDAS ROAD,
VILE PARLE (E), MUMBAI- 400 057.
Ph:-022-2612 9933/ 44/ 55/ 66.
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NORTH	DRAWN BY	JOB NO	PATH:-
	MONAL	1134	C:\Users\User\Downloads\IOD proposal 11.10.2025 as per draft approved.dwg