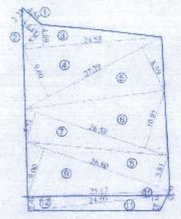
B.U. AREA & P.T.C. AREA STATEMENT

FLOORS	CONSTRUCTED AREA	STAIRCASE \ LIFT AREA	SOCIETY OFFICE AREA	FITNESS CENTER AREA	REFUGE AREA	P.T.C. AREA	COMMERCIAL B.U. AREA	RESIDENTIAL B.U. AREA	TOTAL B.U. AREA
GR. FLR.	227.39	93.76	-	-	-	-	133.63	-	133.63
1st FLR.	237.01	79.48	-	-	-	-	157.53	-	157.53
2nd FLR.	241.54	48.00	-	-	-	71.26	-	122.28	122.28
3rd FLR.	241.54	48.00	-	-	-	71.26	-	122.28	122.28
4th FLR.	241.54	48.00	-	-	-	71.26	-	122.28	122.28
5th FLR.	254.40	48.00	-	-	-	33.70	-	172.70	172.70
6th FLR.	254.40	48.00	-	-	-	33.70	-	172.70	172.70
7th FLR.	260.44	48.00	-	-	52.33	36.28	-	123.83	123.83
8th FLR.	264.20	48.00	-	-	-	33.70	-	182.50	182.50
9th FLR.	264.20	48.00	-	-	-	33.70	-	182.50	182.50
10th FLR.	264.20	48.00	-	-	-	33.70	-	182.50	182.50
11th FLR.	264.20	48.00	-	-	-	33.70	-	182.50	182.50
12th FLR.	268.75	47.76	-	-	-	168.60	-	52.39	52.39
13th FLR.	268.75	47.76	-	-	-	168.60	-	52.39	52.39
14th FLR.	268.75	47.76	-	-	50.74	170.25	-	-	-
15th FLR.	268.75	47.83	-	-	-	99.70	-	121.22	121.22
16th FLR.	268.75	47.83	-	-	-	-	-	220.92	220.92
17th(PT.) FLR.	229.17	48.06	19.55	46.62	-	-	-	114.94	114.94
TOTAL	4587.98	940.24	19.55	46.62	103.07	1059.41	291.16	2127.93	2419.09
					EXCESS REFUGE AREA COUNTED IN F.S.I.				19.79
					TOTAL B.U. AREA				2438.88

B.U. AREA & FUNGIBLE AREA STATEMENT

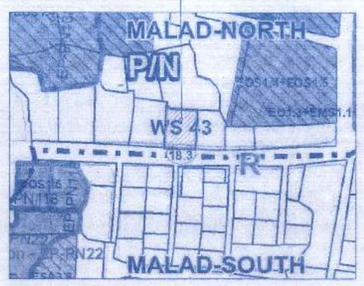
PROPOSED B.U. AREA FOR COMMERCIAL	291.16	A
PROPOSED B.U. AREA FOR RESIDENTIAL	1904.92	B
PROPOSED FUNGIBLE FOR RESIDENTIAL	242.80	C
TOTAL PROPOSED B.U. AREA FOR RESIDENTIAL	2147.72	D
TOTAL PROPOSED B.U. AREA	2438.88	(A+D)

BLOCK PLAN
SCALE 1: 500



PLOT AREA CALCULATION
SCALE - 1:500

SITE UNDER



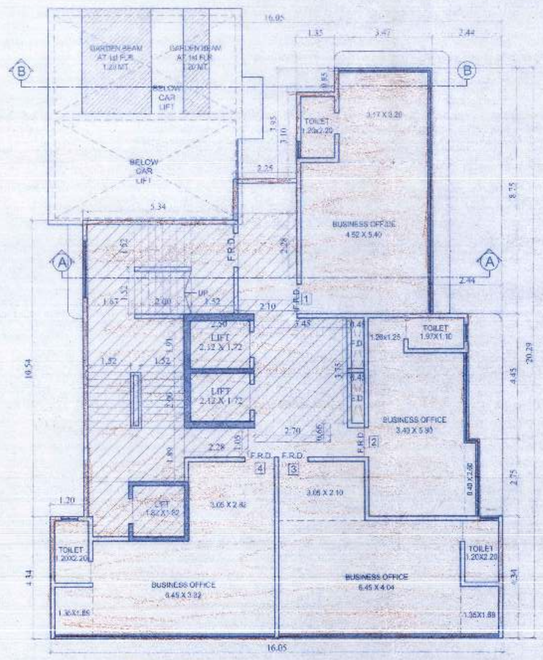
LOCATION PLAN
SCALE - NTS

CONTENTS OF SHEET (1/4)

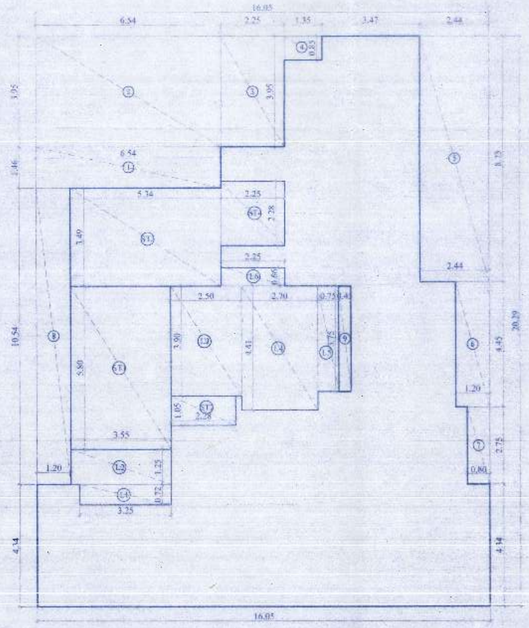
GROUND FLOOR PLAN, 1st FLOOR PLAN, AREA DIAGRAM & CALCULATION, PIT PARKING PLAN, BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION, B.U. AREA SUMMARY, CAR PARKING STATEMENT.

PROFORMA - A

Particulars	Area (in Sq. Mt.)			
Area of plot considered for the scheme	795.00			
Deductions for Road setback area	39.01			
Amenity as per Regulation 14	Nil			
Total Deductions	Nil			
Net Plot Area	735.99			
Addition for FSI purpose	39.01			
Total area for FSI computation	795.00			
FSI permissible on Plot	4.00			
BUA Permissible on Plot	3180.00			
(-) Zonal Basic FSI	795.00			
Protected FSI	270.12			
Balance Additional FSI permissible	2114.88			
Permissible PTC BUA	(2114.88 X 50%) = 1057.44			
Permissible Sale BUA	(2114.88 X 50%) = 1057.44			
BUA Permissible on plot	Zonal	Free Sale	PTC	Total
	795.00	1057.44	1057.44	2909.88
Protected FSI	270.12	--	--	270.12
Total BUA Permissible on plot	1065.12	1057.44	1057.44	3180.00
Proposed BUA under Reg. 33(11)	1065.12	1055.47	1059.41	3180.00
Total Sale BUA proposed	2120.59			



1st FLOOR PLAN
SCALE 1: 100



AREA DIAGRAM FOR 1st FLOOR
SCALE 1: 100

BUILT UP AREA CALCULATIONS

1st FLOOR

GROSS AREA

(A)	16.05	X	20.29	X	1	=	325.65	SQ.MT. (A)

DEDUCTIONS

1	6.54	X	1.46	X	1	=	9.55	SQ.MT.
2	6.54	X	3.95	X	1	=	25.83	SQ.MT.
3	2.25	X	3.95	X	1	=	8.89	SQ.MT.
4	1.35	X	0.85	X	1	=	1.15	SQ.MT.
5	2.64	X	8.75	X	1	=	23.10	SQ.MT.
6	1.20	X	4.45	X	1	=	5.34	SQ.MT.
7	0.80	X	2.75	X	1	=	2.20	SQ.MT.
8	1.20	X	10.54	X	1	=	12.65	SQ.MT.
9	0.45	X	3.75	X	1	=	1.69	SQ.MT.
			TOTAL			=	88.64	SQ.MT. (I)

CONSTRUCTED AREA = (A) - (I)
325.65 - 88.64 = 237.01 SQ.MT. (B)

STAIRCASE & LIFT AREA CALCULATIONS

ST1)	3.55	X	5.80	X	1	=	20.59	SQ.MT.
ST2)	2.28	X	1.05	X	1	=	2.39	SQ.MT.
ST3)	5.50	X	3.49	X	1	=	18.64	SQ.MT.
ST4)	2.25	X	2.28	X	1	=	5.13	SQ.MT.
LT)	3.25	X	0.72	X	1	=	2.34	SQ.MT.
L2)	3.55	X	1.25	X	1	=	4.44	SQ.MT.
L3)	2.50	X	3.90	X	1	=	9.75	SQ.MT.
L4)	2.70	X	4.41	X	1	=	11.91	SQ.MT.
L5)	0.75	X	3.75	X	1	=	2.81	SQ.MT.
L6)	2.25	X	0.66	X	1	=	1.49	SQ.MT.
					TOTAL	=	79.48	SQ.MT. (II)

TOTAL B.U.AREA = (B) - (II)
237.01 79.48 = 157.53 SQ.MT. (C)

PLOT AREA CALCULATION

C.T.S. No. 764

1)	0.50	X	4.54	X	2.23	=	5.06	SQ.MT.
2)	0.50	X	5.45	X	2.64	=	7.19	SQ.MT.
3)	0.50	X	24.55	X	4.09	=	50.20	SQ.MT.
4)	0.50	X	27.29	X	9.60	=	130.99	SQ.MT.
5)	0.50	X	27.29	X	8.59	=	117.21	SQ.MT.
6)	0.50	X	26.58	X	10.85	=	144.20	SQ.MT.
7)	0.50	X	26.58	X	5.51	=	73.23	SQ.MT.
8)	0.50	X	26.80	X	5.81	=	77.86	SQ.MT.
9)	0.50	X	26.80	X	9.00	=	120.60	SQ.MT.
10)	0.50	X	25.17	X	0.75	=	9.44	SQ.MT.
			TOTAL - A			=	735.99	SQ.MT.

SET-BACK AREA

11)	0.50	X	24.50	X	2.42	=	29.61	SQ.MT.
12)	0.50	X	24.50	X	2.40	=	29.40	SQ.MT.
			TOTAL - B			=	59.01	SQ.MT.

TOTAL PLOT AREA (A + B)
735.99 + 59.01 = 795.00 SQ.MT.

CAR PARKING STATEMENT FOR P.T.C. - A

CARPET AREA PER sq. mts.	TOTAL NOS. OF FLATS	PARKING PERMISI. AS PER D.C. RULE	PARKING REQUIRED AS PER D.C. RULE
BELOW 45	31	1 PARKING / 8 TEN.	3.87
45.00 TO 60.00	0	1 PARKING / 4 TEN.	0.00
60.00 TO 90.00	0	1 PARKING / 2 TEN.	0.00
ABOVE 90.00	0	2 PARKING / 1 TEN.	0.00
TOTAL NO OF FLAT	31	TOTAL PARKING	3.87 Say - 4
10% ADDITIONAL PARKING FOR VISITORS/MINIMUM 1 PARKING			1.00
NOS. OF PARKINGS REQUIRED			5.00

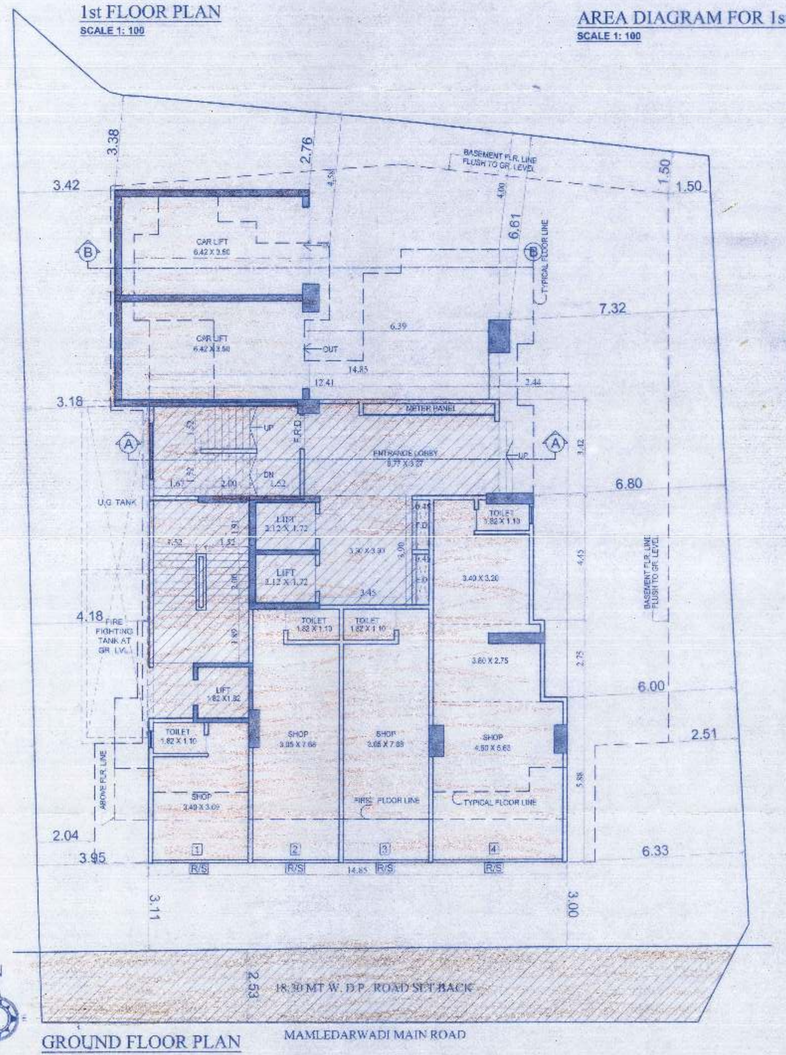
CAR PARKING STATEMENT FOR SALE - B

CARPET AREA PER sq. mts.	TOTAL NOS. OF FLATS	PARKING PERMISI. AS PER D.C. RULE	PARKING REQUIRED AS PER D.C. RULE
BELOW 45	7	1 PARKING / 4 TEN.	1.75 Say 2.00
45.00 TO 60.00	29	1 PARKING / 2 TEN.	14.50 Say 15.00
60.00 TO 90.00	0	1 PARKING / 1 TEN.	0.00
ABOVE 90.00	0	2 PARKING / 1 TEN.	0.00
TOTAL NO OF FLAT	36	TOTAL PARKING	17.00
10% ADDITIONAL PARKING FOR VISITORS/MINIMUM 1 PARKING			2.00
NOS. OF PARKINGS REQUIRED			19.00
		SAYS Nos. PARKING	19
COMMERCIAL B.U.AREA ONE PARKING SPACE FOR EVERY 40.00 SQ.MT. FLOOR AREA UPTO 800.00 SQ.MT.			
COMMERCIAL AREA	291.16		7.28 Say 8.00
10% Commercial ADDITIONAL PARKING FOR VISITORS (Min 2no)			2.00
NOS. OF PARKINGS REQUIRED			10.00
		SAYS Nos. PARKING	29
TOTAL NOS. OF PARKINGS REQUIRED (A + B)			34
ADDITIONAL PARKING PROPOSED UPTO 50% as per Reg.31(3)(e)			6
TOTAL NO OF PARKING PROPOSED			40

BIG PARKING	24.00
SMALL PARKING	16.00
TOTAL PARKING	40.00

TENEMENT STATEMENT

Floors	SALE Sale. Resi.	SALE Soc. Off. Fitness Centre	SALE Business office	PTC PTC	PTC Welfare Center	PTC Balwadi	PTC Yoga	PTC Library	PTC Society Office	Total
Ground	-	-	4	-	-	-	-	-	-	4
1st FLR.	-	-	4	-	-	-	-	-	-	4
2nd FLR.	2	-	-	2	-	-	-	-	-	4
3rd FLR.	2	-	-	2	-	-	-	-	-	4
4th FLR.	2	-	-	2	-	-	-	-	-	4
5th FLR.	3	-	-	1	-	-	-	-	-	4
6th FLR.	3	-	-	1	-	-	-	-	-	4
7th FLR.	2	-	-	1	-	-	-	-	-	3
8th FLR.	3	-	-	1	-	-	-	-	-	4
9th FLR.	3	-	-	1	-	-	-	-	-	4
10th FLR.	3	-	-	1	-	-	-	-	-	4
11th FLR.	3	-	-	1	-	-	-	-	-	4
12th FLR.	1	-	-	-	1	1	1	1	1	6
13th FLR.	1	-	-	5	-	-	-	-	-	6
14th FLR.	-	-	-	5	-	-	-	-	-	5
15th FLR.	2	-	-	3	-	-	-	-	-	5
16th FLR.	4	-	-	-	-	-	-	-	-	4
17th FLR.	2	2	-	-	-	-	-	-	-	4
Total	36	2	8	26	1	1	1	1	1	77



GROUND FLOOR PLAN
SCALE 1: 100

MAMLEDARWADI MAIN ROAD

SOCIETY OFFICE CARPET AREA STATEMENT

(GROUND FLOOR)

	3.17	X	3.82	=	12.11 SQ.MT.
	1.35	X	1.45	=	1.96 SQ.MT.
TOILET	1.20	X	2.22	=	2.66 SQ.MT.
TOTAL				=	16.73 SQ.MT.

BUILT UP AREA CALCULATIONS

GROUND FLOOR

GROSS AREA

A)	14.85	X	16.50	X	1	=	245.03	SQ.MT. (A)

DEDUCTIONS

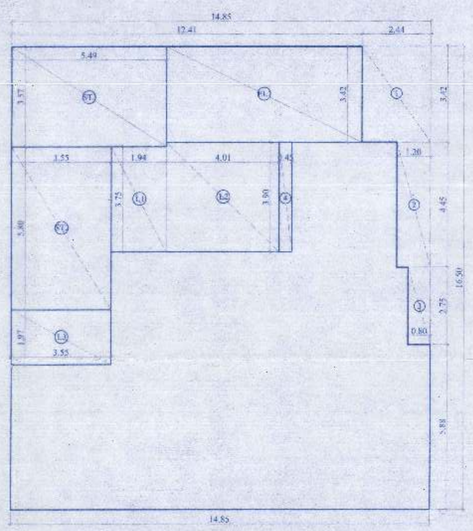
1	2.44	X	3.42	X	1	=	8.34	SQ.MT.
2	1.20	X	4.45	X	1	=	5.34	SQ.MT.
3	0.80	X	2.75	X	1	=	2.20	SQ.MT.
4	0.45	X	3.90	X	1	=	1.76	SQ.MT.
			TOTAL			=	17.64	SQ.MT. (I)

CONSTRUCTED AREA = (A) - (I)
245.03 - 17.64 = 227.39 SQ.MT. (B)

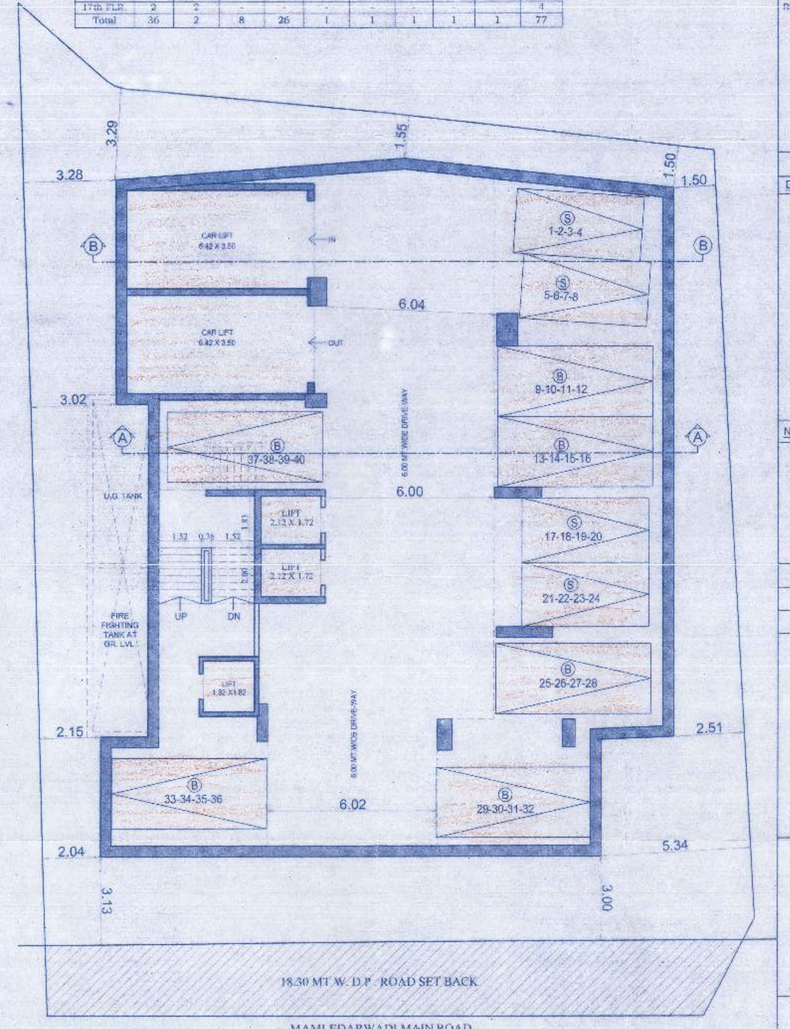
STAIRCASE & LIFT AREA CALCULATIONS

ST1)	5.49	X	3.57	X	1	=	19.60	SQ.MT.
ST2)	3.55	X	5.80	X	1	=	20.59	SQ.MT.
LT1)	1.94	X	3.75	X	1	=	7.28	SQ.MT.
L2)	4.01	X	3.90	X	1	=	15.64	SQ.MT.
L3)	3.55	X	1.97	X	1	=	6.99	SQ.MT.
EL1)	6.92	X	3.42	X	1	=	23.67	SQ.MT.
					TOTAL	=	93.76	SQ.MT. (II)

TOTAL B.U.AREA = (B) - (II)
227.39 93.76 = 133.62 SQ.MT. (C)



AREA DIAGRAM FOR GROUND FLOOR
SCALE 1: 100



MAMLEDARWADI MAIN ROAD

1st BASEMENT (PIT PARKING) FLOOR PLAN
SCALE 1: 100

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED PLOT UNDER REFERENCE ON / / AND THAT THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS SQ.MT. i.e. EIGHT HUNDRED FIFTEEN POINT TWELVE AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP T.P.S. RECORD.

SIGNATURE OF ARCHITECT

PROFORMA - B

DESCRIPTION OF PROPERTY

" LIBERTY GARDEN CHS LTD. UNDER REG. 33(11) OF DCPR 2034 ON NON-SLUM PLOT BEARING C.T.S. NO. 764, 764/1 TO 764/7 OF MALAD NORTH , MALAD (WEST) ,P/N WARD, MAMLEDARWADI ROAD, MALAD (WEST), MUMBAI- 400 064 .

Approved subject to the condition mentioned in the office permission Letter no. SRA/ENG/MW/1/0123/2023/0319/NP Dt. 22 SEP 2023

Executive Engineer
Slum Rehabilitation Authority

NAME,ADDRESS & SIGN. OF OWNER

VP Casa Constructions LLP
UB-10-11, Dheeraj Heritage Commercial,
S.V. Road, Santacruz (West),
Mumbai-400054

M/s. VP CASA CONSTRUCTIONS LLP.

JOB NO.	DRG.NO	DATE	SCALE	DRN BY	CHK BY
			AS SHOWN		

STAMP AND DATE OF APPROVAL OF PLANS

HAKEEM & ASSOCIATES
PROP. Tahseen Karudgar
REG.D. NO. CA/2015/73349
UB 10-11, Dheeraj Heritage, S. V. Road,
Santacruz (W), Mumbai - 400054.
Tel : 022-62366472

NAME, ADDRESS & SIGNATURE OF ARCHITECT.

HAKEEM & ASSOCIATES
OFFICE : UB 10-11, DHEERAJ HERITAGE COMMERCIAL
S.V.ROAD, SANTACRUZ WEST, MUMBAI 400054.
EMAIL ID : hakeemassociates1@gmail.com