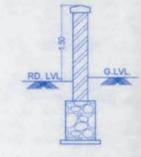
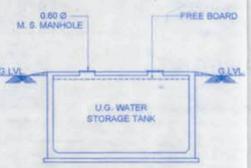
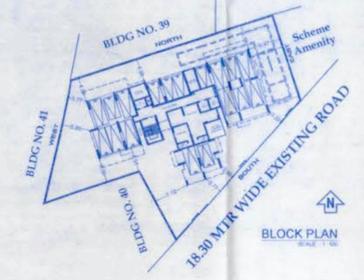
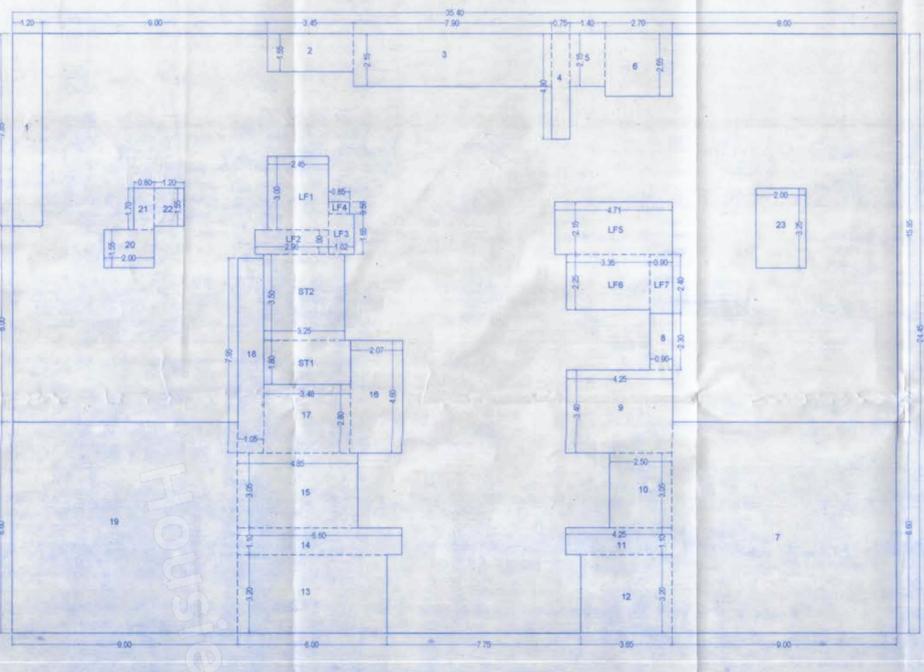
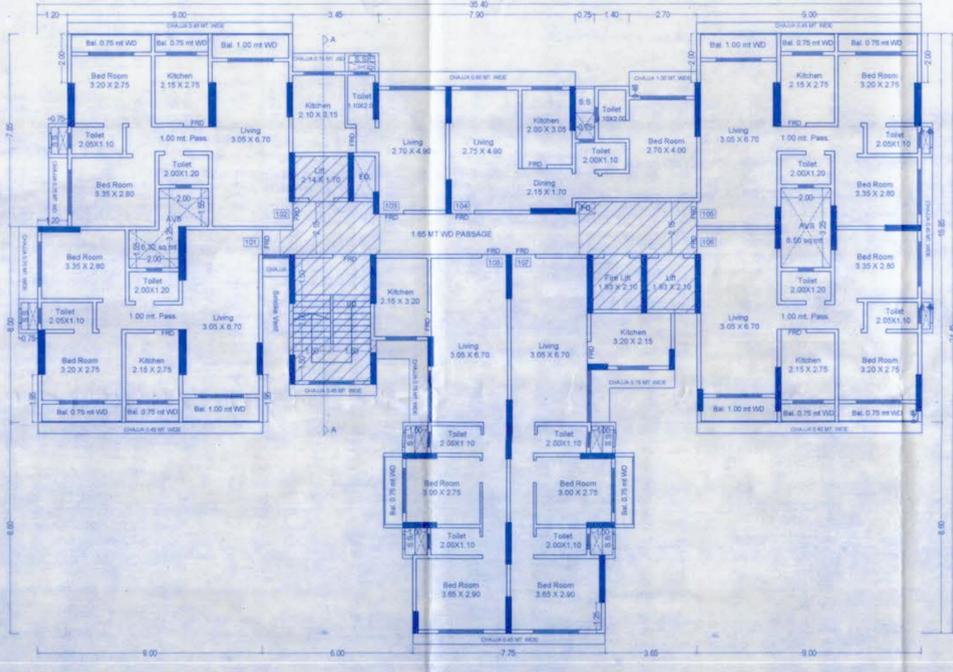


PLOT AREA CALCULATION				
ADDITIONS:				
1	0.50 X	25.30 X	17.37	220.51 Sq.mt.
2	0.50 X	46.53 X	17.07	397.14 Sq.mt.
3	0.50 X	46.53 X	16.90	393.20 Sq.mt.
4	0.50 X	37.70 X	14.75	277.94 Sq.mt.
Total Area of Plot =				1288.85 Sq.mt.
Say =				1288.85 Sq.mt.



PARKING REQUIRED AS PER DCPR 2024		
1	CARPET AREA UP TO 45 Sq.mt.	1 CAR PER 8 TENENT
2	CARPET AREA 45 TO 60 Sq.mt.	1 CAR PER 4 TENENT
3	CARPET AREA 60 TO 90 Sq.mt.	1 CAR PER 2 TENENT
4	CARPET AREA Exceeding 90 Sq.mt.	1 CAR PER 1 TENENT
PARKING PROVIDED		
AREA BELOW 45 SQ.MT	NO. OF FLAT	PARKING REQ.
AREA BETWEEN 45 - 60 Sq.mt.	32	4.00
AREA BETWEEN 60 - 90 Sq.mt.	96	24.00
AREA ABOVE 90 Sq.mt.		
Total	128	28.00
ADD. 10% VISITORS		2.80
TOTAL REQ.		30.80
ADD. PARKING OVER & ABOVE UPTO 50%		15.40
TOTAL REQ. PARKING		46.20
TOTAL REQ. PARKING	SAY	46
TOTAL NO. PARKING PROVIDED		
	BIG	SMALL
	34	22
	Total	
	46	



1ST TO 7TH FLOOR PLAN

AREA DIAGRAM (1ST TO 16TH FLOOR)

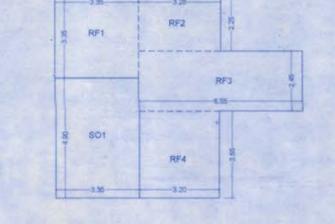
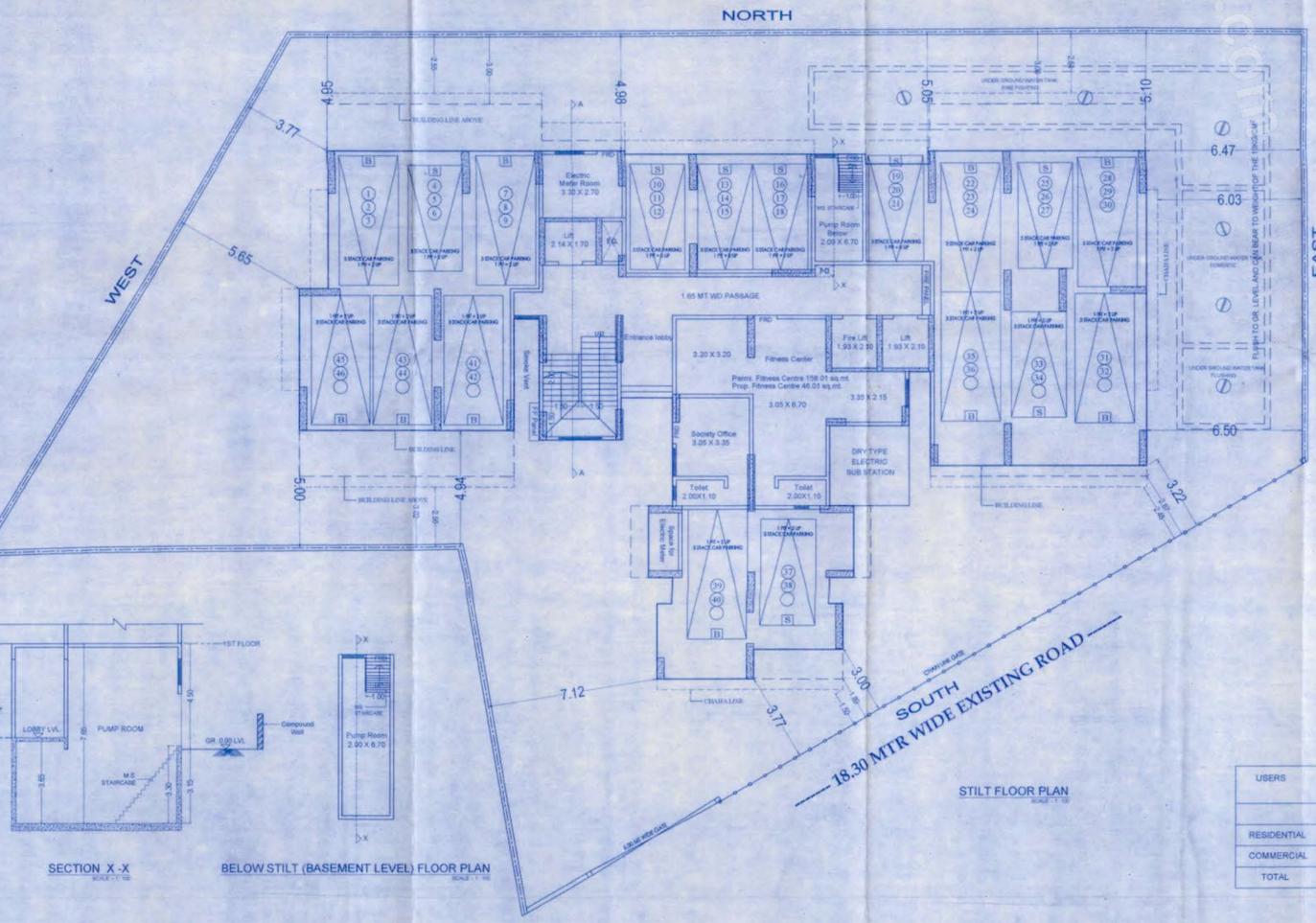
PROFARMA - A		
A	Area Statement	Sq.mt.
1	Area of the plot as per MHADA Demarcation	1288.85
2	Area of RG Deduction for Road Set Back Area	-
3	Any Reservation (sub-plot)	-
4	% Amenity space as per DCPR (sub-plot) other	-
	Total (2+(a+b+c+d+e))	0.00
5	Balance area of plot (1 - (b) - 2)	1288.85
6	Deduction for 15% Recreational Ground / 10% Amenity space (if deductible for industrial)	0.00
7	Net area of plot	1288.85
8	Additions for Floor Space Index	-
9	2(a) / 2(b) 100% of D.P. road / Set Back	1288.85
10	Total Plot Area for FSI Purpose (5 + 6)	3.00
11	Floor Space Index Permissible	3866.55
12	Additional BUA	2720.08
13	Total BUA Permissible (9+10)	6586.63
14	Proposed BUA	Residential 6586.63
15	Floor Space Index consumed	5.11
B	Details of FSI Availed as per DCPR 31 (3)	Sq.mt.
1	Fungible BUA component proposed vide DCPR 31 (3)	-
2	Fungible BUA permissible	Residential (6586.63 X 0.35)
	Total Permissible fungible	2305.32
3	Fungible BUA proposed	Residential 1314.01
	Total fungible BUA proposed now	1314.01
4	Total Gross Permissible BUA	(10 + B1)
5	Total proposed BUA	(10 + B2)
6	Tenement Statements	7900.64
7	Proposed area	7900.64
8	Less deduction of Non-residential area (Shop etc.)	-
9	Area available for tenements ((I) minus (ii.))	7900.64
10	Tenements permissible (Density of tenements/hectare)	-
11	Tenements proposed for sale	88
12	Tenements existing	40
	Total Tenements on the Plot	128
C	Parking Statement	-
1	Parking required by Regulations for Required Car Parking	46
2	Proposed car parking	46
3	Total parking provided	46

BUILT-UP AREA STATEMENT 1ST TO 16TH FLOOR	
AREA OF BLOCK (A)	(35.40 X 24.45) = 865.83 SQ. MT.
LESS DEDUCTIONS :-	
1	1.20 X 7.85 = 9.42 SQ. MT.
2	3.48 X 1.55 = 5.35 SQ. MT.
3	7.50 X 2.15 = 16.99 SQ. MT.
4	0.75 X 4.30 = 3.23 SQ. MT.
5	1.40 X 2.15 = 3.01 SQ. MT.
6	2.70 X 2.55 = 6.89 SQ. MT.
7	9.00 X 8.60 = 77.40 SQ. MT.
8	0.90 X 2.30 = 2.07 SQ. MT.
9	4.25 X 3.40 = 14.45 SQ. MT.
10	2.50 X 3.05 = 7.63 SQ. MT.
11	4.25 X 1.10 = 4.68 SQ. MT.
12	3.65 X 3.20 = 11.68 SQ. MT.
13	6.00 X 3.20 = 19.20 SQ. MT.
14	6.60 X 1.10 = 7.26 SQ. MT.
15	8.85 X 3.05 = 14.79 SQ. MT.
16	2.07 X 4.60 = 9.52 SQ. MT.
17	3.48 X 2.80 = 9.74 SQ. MT.
18	1.05 X 7.95 = 8.35 SQ. MT.
19	9.00 X 8.60 = 77.40 SQ. MT.
20	2.00 X 1.55 = 3.10 SQ. MT.
21	0.80 X 1.70 = 1.36 SQ. MT.
22	1.20 X 1.55 = 1.86 SQ. MT.
23	2.00 X 3.25 = 6.50 SQ. MT.
(A)	= 321.86 SQ. MT.
Area of Staircase, Lift and Lift lobby	
ST1	3.48 X 1.80 = 6.26 SQ. MT.
ST2	3.25 X 3.50 = 11.38 SQ. MT.
LF1	2.45 X 3.00 = 7.35 SQ. MT.
LF2	2.96 X 1.00 = 2.96 SQ. MT.
LF3	1.02 X 1.55 = 1.58 SQ. MT.
LF4	0.85 X 0.50 = 0.43 SQ. MT.
LF5	4.71 X 2.15 = 10.13 SQ. MT.
LF6	3.35 X 2.25 = 7.54 SQ. MT.
LF7	0.90 X 2.40 = 2.16 SQ. MT.
(B)	= 49.88 SQ. MT.
Total Deduction	(A + B) = 371.74 SQ. MT.
Built-up area per floor	(865.83 - 371.74) = 493.79 SQ. MT.

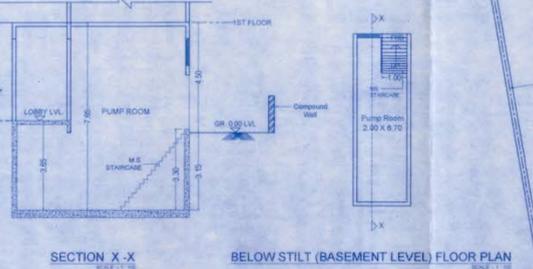
SUMMARY OF GROSS F.S.I. BUILT-UP AREA				
Floor	BUA Including Fungible Area	Society Office	Fitness Centre	Staircase, Lift, Passage
Stilt	493.79	16.42	46.01	49.88
1	493.79			49.88
2	493.79			49.88
3	493.79			49.88
4	493.79			49.88
5	493.79			49.88
6	493.79			49.88
7	493.79			49.88
8	493.79			49.88
9	493.79			49.88
10	493.79			49.88
11	493.79			49.88
12	493.79			49.88
13	493.79			49.88
14	493.79			49.88
15	493.79			49.88
16	493.79			49.88
Terrace	7900.64	16.42	46.01	798.08

BUILT-UP AREA STATEMENT FITNESS CENTRE	
ADDITIONS:	
FC1	3.35 X 3.35 = 11.22 SQ. MT.
FC2	3.28 X 2.25 = 7.38 SQ. MT.
FC3	6.55 X 2.45 = 16.05 SQ. MT.
FC4	3.30 X 3.55 = 11.72 SQ. MT.
	46.01 SQ. MT.
BUILT-UP AREA STATEMENT SOCIETY OFFICE	
ADDITIONS:	
SO1	3.35 X 4.90 = 16.42 SQ. MT.
	16.42 SQ. MT.

FUNGIBLE BUILT-UP AREA STATEMENT						
USERS	PERMISSIBLE BUA EXCL. FUNGIBLE FSI	PERMISSIBLE FUNGIBLE FSI	TOTAL PROPOSED BUA (INCL. FUNGIBLE FSI)	PROPOSED BUA EXCL. FUNGIBLE FSI	PROPOSED FUNGIBLE FSI	TOTAL PROPOSED BUA (INCL. FUNGIBLE FSI)
	A	B	A + B	C	D	C + D
RESIDENTIAL	6586.63	2305.32	8891.95	6586.63	1314.01	7900.64
COMMERCIAL						
TOTAL	6586.63	2305.32	8891.95	6586.63	1314.01	7900.64



AREA DIAGRAM SOCIETY OFFICE AND FITNESS CENTRE



SECTION X-X BELOW STILT (BASEMENT LEVEL) FLOOR PLAN

FORM II (PROFORMA B)

CONTENTS OF SHEETS

STILT FLOOR, 1ST TO 7TH FLOOR PLAN WITH BUA CAL., BLOCK & EDUCATION PLAN

NET PLOT AREA CALCULATION, PARKING STATEMENT, TOTAL BUA STATEMENT, PROFARMA - A

This is to certify that the above plan is approved by the Municipal Corporation, Greater Mumbai / MHADA, Read along with this office letter No. MHADA-22/597/2024 dated 22/03/2024.

Ex. Eng. B.P. Celli GM/Mhda (E.S.)

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 1288.85 SQ. MT. (ONE THOUSAND TWO HUNDRED EIGHTY EIGHT POINT EIGHT FIVE ONLY) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A.D.A. RECORDS.

(Shri. K. R. LOTLIKAR) ARCHITECT, CA/86/9628

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF BLDG. NO. 38 ON PLOT BEARING C.T.S. NO 12(p), OF VILLAGE KURLA III, AT NEHRU NAGAR MHADA COLONY, NEHRU NAGAR, KURLA (EAST) MUMBAI.

SIGN. & NAME OF OWNER

M/S. PARSIN FOUNDATION & ENGINEERING CORPORATION C.A. TO FOR PARSIN FOUNDATION & ENGS. CORPN. 'SHIV - VAIBHAV CO-OPERATIVE HOUSING SOCIETY LIMITED'

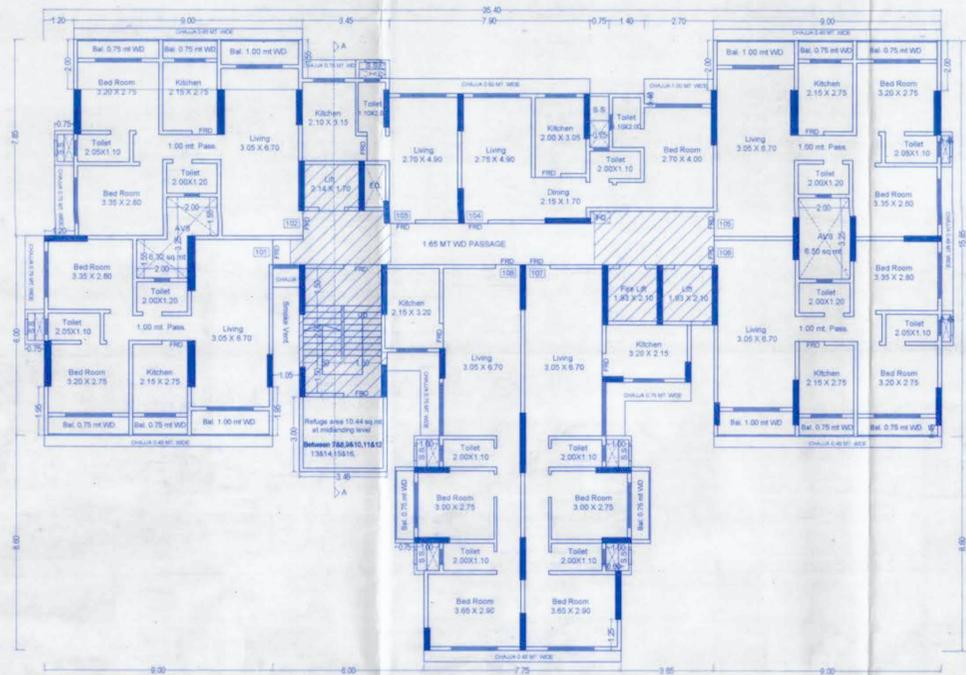
(Shri. K. R. LOTLIKAR) ARCHITECT, CA/86/9628

JOB NO.	DRG NO.	SCALE	CHK. BY	DRN. BY	REV.	DESCRIPTION	DATE	SIGN.
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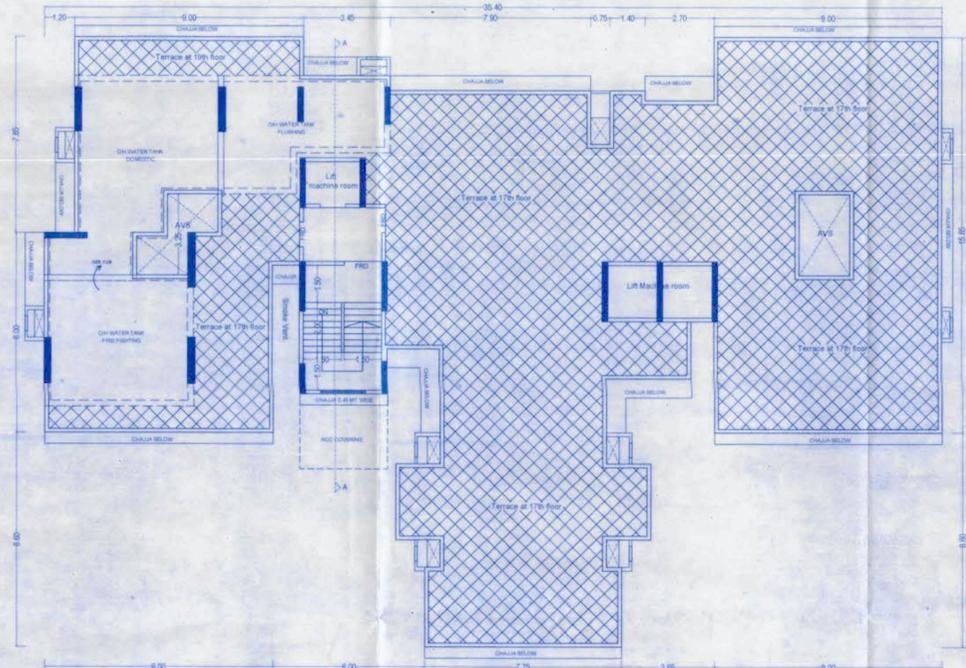
INNOVATIONS ARCHITECTS & ENGINEERS

(Shri. K. R. LOTLIKAR) ARCHITECT, CA/86/9628

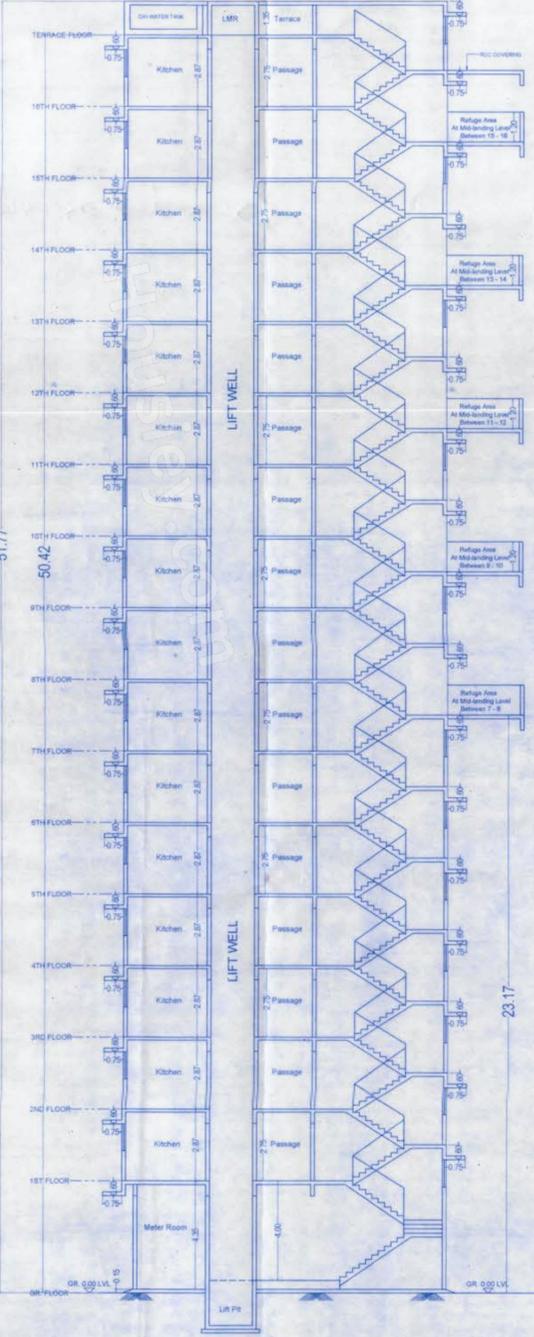
206, VEENA INDUSTRIAL ESTATE, L.B.S. ROAD, VIKHROLI (W), MUMBAI - 83



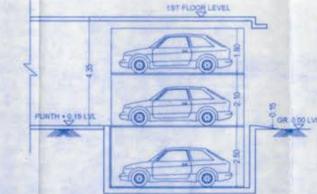
8TH TO 16TH FLOOR PLAN



TERRACE FLOOR PLAN



SECTION A - A

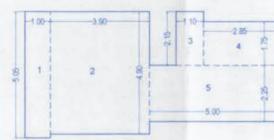


SECTION THRU STACK PARKING

BUILT-UP AREA STATEMENT (METER ROOM AT STILT FLOOR)

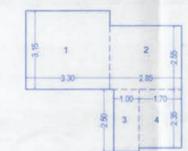
Additions			
1	3.60 X 3.00	=	10.80 SQ. MT.
2	1.40 X 2.90	=	4.06 SQ. MT.
	Total	=	14.86 SQ. MT.
Prop. Tenament	128 / 50 X 10	=	25.60
Excess Meter Room Counted in FSI		=	0.00 SQ. MT.

BUA DIAGRAM METER ROOM AT STILT FLOOR



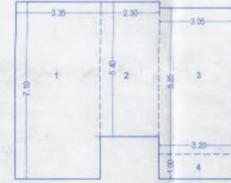
RERA CARPET AREA DIAGRAM FLAT NO 104, 1ST TO 16TH FLOOR

RERA CARPET AREA DIAGRAM FLAT NO 105, 1ST TO 16TH FLOOR



RERA CARPET AREA DIAGRAM FLAT NO 103, 1ST TO 16TH FLOOR

RERA CARPET AREA DIAGRAM FLAT NO 106, 1ST TO 16TH FLOOR



RERA CARPET AREA DIAGRAM FLAT NO 102, 1ST TO 16TH FLOOR

RERA CARPET AREA DIAGRAM FLAT NO 101, 1ST TO 16TH FLOOR

RERA CARPET AREA FOR PARKING PURPOSE

CARPET AREA FOR FLAT NO 101, 102, 105 & 106 (1st to 16th floor)				64 Nos
1	3.35 X 7.10	=	23.79 Sq.mt.	
2	2.30 X 5.40	=	12.42 Sq.mt.	
3	3.05 X 5.85	=	17.84 Sq.mt.	
4	3.20 X 1.00	=	3.20 Sq.mt.	
			57.25 Sq.mt.	
CARPET AREA FOR FLAT NO 103 (1st to 16th floor)				16 Nos
1	3.30 X 3.15	=	10.40 Sq.mt.	
2	2.85 X 2.55	=	7.27 Sq.mt.	
3	1.00 X 2.50	=	2.50 Sq.mt.	
4	1.70 X 2.35	=	4.00 Sq.mt.	
			24.16 Sq.mt.	
CARPET AREA FOR FLAT NO 104 (1st to 16th floor)				16 Nos
1	1.00 X 5.05	=	5.05 Sq.mt.	
2	3.90 X 4.90	=	19.11 Sq.mt.	
3	1.10 X 2.15	=	2.37 Sq.mt.	
4	2.85 X 1.75	=	4.99 Sq.mt.	
5	5.00 X 2.25	=	11.25 Sq.mt.	
			42.76 Sq.mt.	
CARPET AREA FOR FLAT NO 107 (1st to 16th floor)				16 Nos
1	3.65 X 2.90	=	10.59 Sq.mt.	
2	3.05 X 1.40	=	4.27 Sq.mt.	
3	4.20 X 2.75	=	11.55 Sq.mt.	
4	3.05 X 5.85	=	17.84 Sq.mt.	
5	3.35 X 2.15	=	7.20 Sq.mt.	
6	2.05 X 2.25	=	4.61 Sq.mt.	
7	1.00 X 2.40	=	2.40 Sq.mt.	
			58.46 Sq.mt.	
CARPET AREA FOR FLAT NO 108 (1st to 16th floor)				16 Nos
1	3.65 X 2.90	=	10.59 Sq.mt.	
2	3.05 X 1.40	=	4.27 Sq.mt.	
3	4.20 X 2.75	=	11.55 Sq.mt.	
4	3.05 X 4.90	=	14.95 Sq.mt.	
5	4.35 X 3.20	=	13.92 Sq.mt.	
6	1.00 X 3.35	=	3.35 Sq.mt.	
			58.62 Sq.mt.	

BALCONY CARPET AREA FLAT NO 101, 102, 105 & 106 (1st to 16th floor)

1	BALCONY	5.65 X 0.75	=	4.24 Sq.mt.
2	BALCONY	3.05 X 1.00	=	3.05 Sq.mt.
				7.29 Sq.mt.

This cancels Approval to the previous Plans Sanctioned under no. Mhada-22/597/2024 dated 24/03/2024

FORM II (PROFORMA B)

CONTENTS OF SHEETS

8TH TO 16TH FLOOR PLAN WITH BUACAL, TERRACE FLOOR PLAN, RERA CARPET AREA DIAGRAM WITH CALC SECTION A - A.

Issued by B.P. Colli / Greater Mumbai / Mhada Read Along with this office letter No. Mhada - 22/597/2024 Date 8 MAR 2024

Ex. Eng. B.P. Colli/GM/Mhada (E.S.)

- NOTE:
1. ALL DIMENSIONS ARE IN METRES.
 2. SCALE USE
 3. FLOOR PLAN 1:100
 4. FLOOR PLAN 1:100
 5. LOCATION PLAN 1:400
 6. THE PLANS ARE PREPARED AS PER PROVISION OF DCPR 2004 AND AS PER THE PREVALING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME.
 7. THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF BLDG. NO. 38 ON PLOT BEARING C.T.S. NO 12(P), OF VILLAGE KURLA III, AT NEHRU NAGAR MHADA COLONY, NEHRU NAGAR, KURLA (EAST) MUMBAI.

SIGN & NAME OF OWNER

M/S. PARSIN FOUNDATION & ENGINEERING CORPORATION C.A. TO FOR PARSIN FOUNDATION & ENGS. CORPN. 'SHIV - VAIBHAV CO-OPERATIVE HOUSING SOCIETY LIMITED' AUTHORIZED SIGNATURE

JOB NO.	DRG NO.	SCALE	CHK. BY	DRN. BY	REV.	DESCRIPTION	DATE	SIGN.
		AS SHOWN		ATUL				

SIGNATURE NAME AND ADDRESS OF ARCHITECT

INNOVATIONS
ARCHITECTS & ENGINEERS
ARCHITECT
200, VEENA INDUSTRIAL ESTATE,
L.B.S. ROAD, VIKHROLI (W), MUMBAI - 400082
CA/85/9624

(Shri. K. R. LOTLIKAR)
ARCHITECT
CA/86/9626

RERA CARPET AREA DIAGRAM FLAT NO 108, 1ST TO 16TH FLOOR

RERA CARPET AREA DIAGRAM FLAT NO 107, 1ST TO 16TH FLOOR