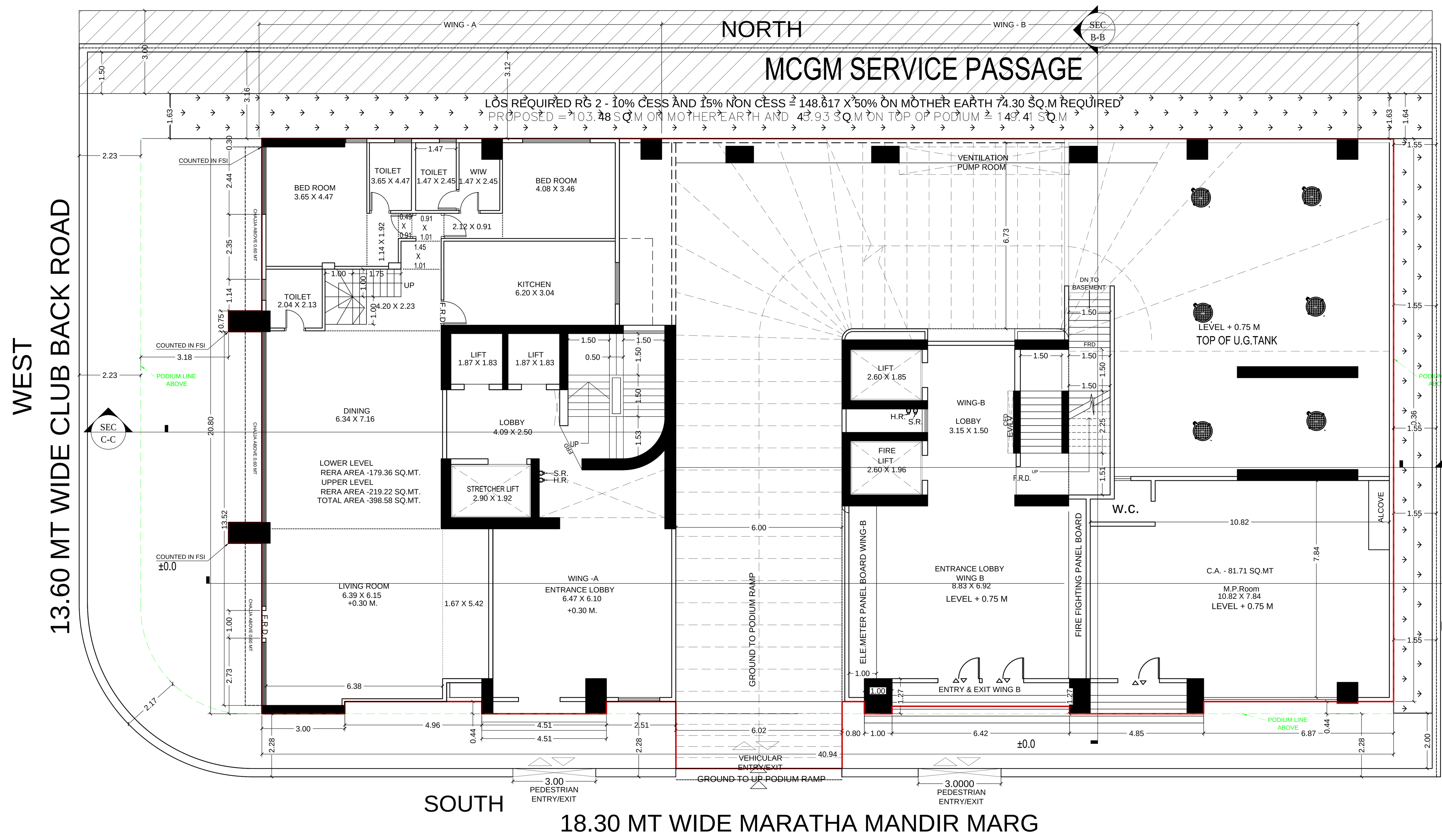
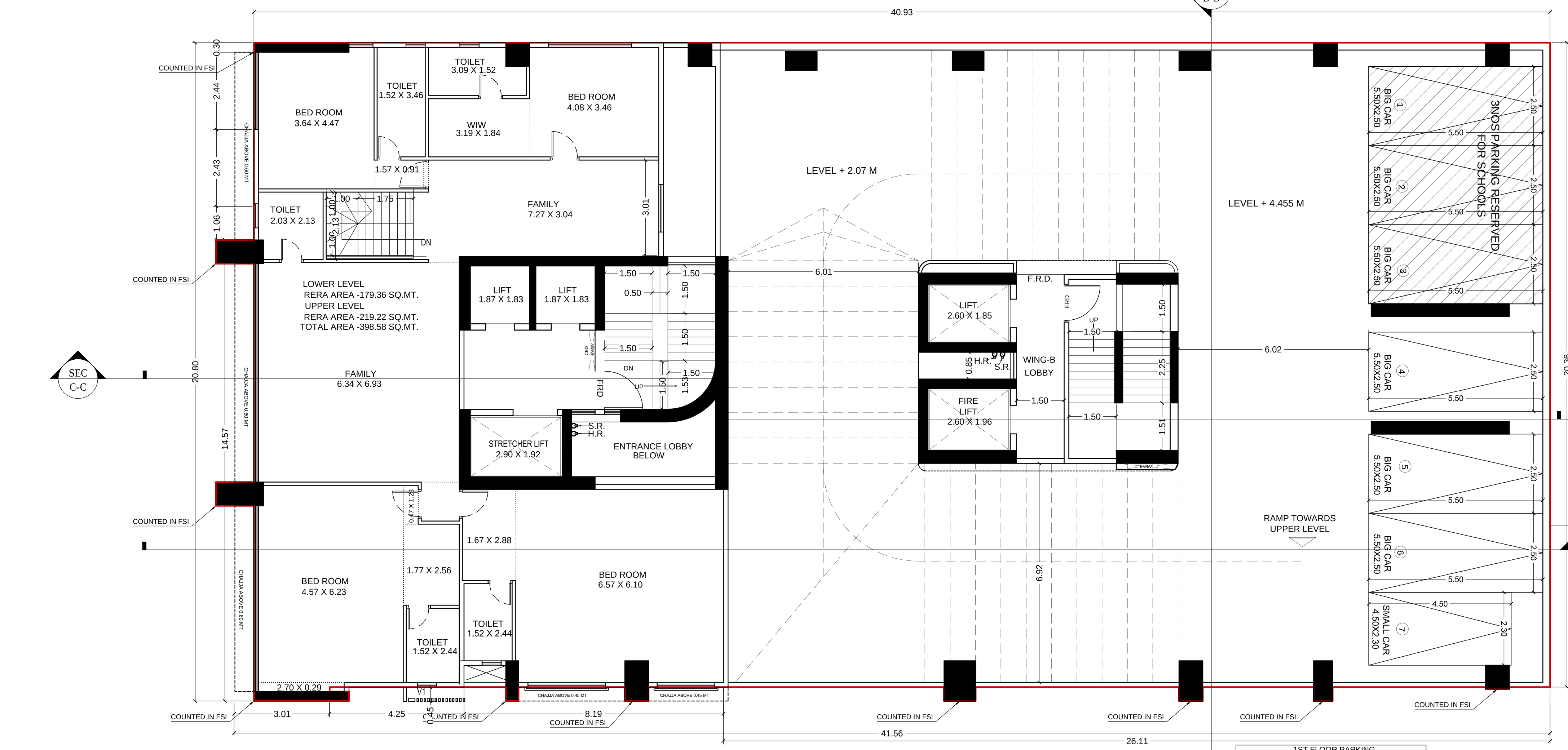
DIGITAL SIGN FOR AMENDED APPROVAL OF PLANS

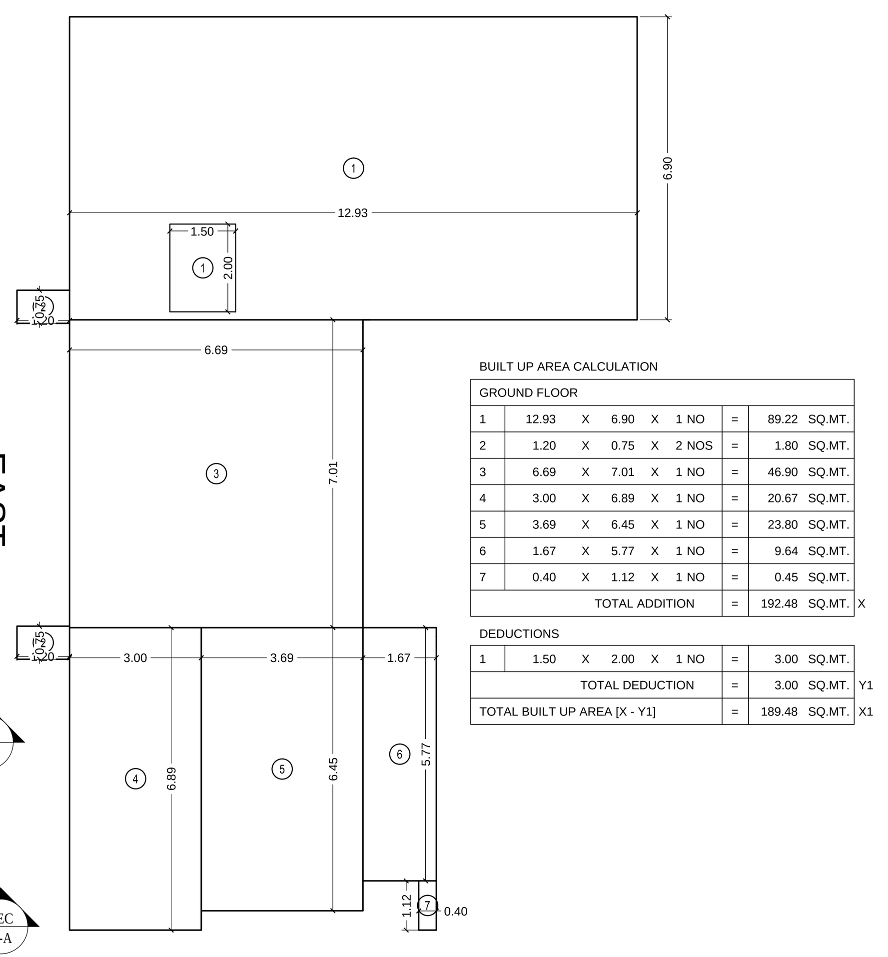
SUB. - ENG. (B.P.)CITY - V	ASST. - ENG. (B.P.)CITY - IV	EXE. - ENG. (B.P.)CITY - II
PATEL NASIR ADAM	RAHUL LANDGE	Pankaj Shridhar Bhoir



GROUND FLOOR LAYOUT (BUNGALOW)

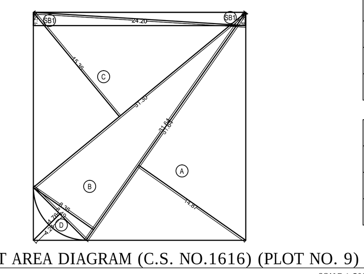


1ST FLOOR BUNGLOW & PARKING PLAN

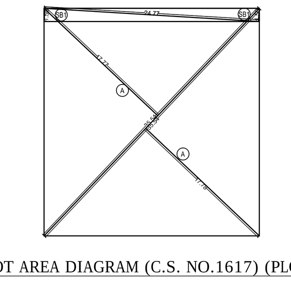


GROUND FLOOR (BUNGALOW) AREA DIAGRAM (A-WING)

SCALE 1:100

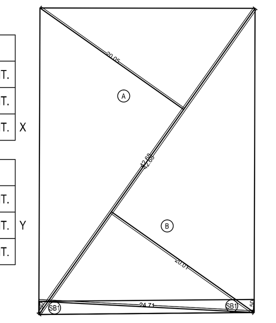


PLOT AREA DIAGRAM (C.S. NO.1616) (PLOT NO. 9)



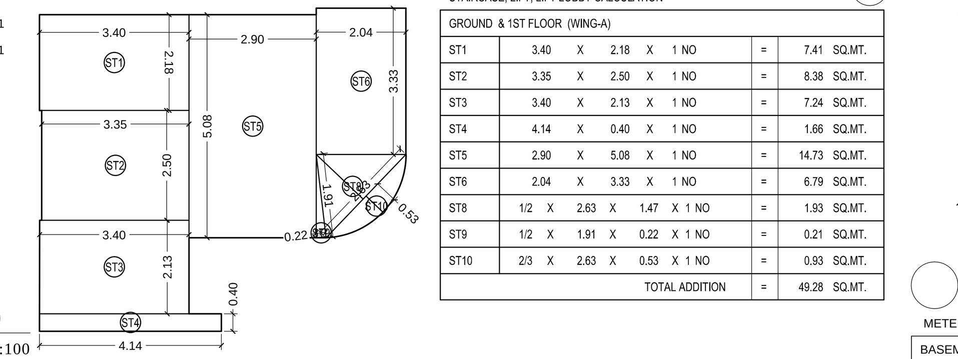
PLOT AREA DIAGRAM (C.S. NO.1617) (PLOT NO. 10)

SCALE 1:500



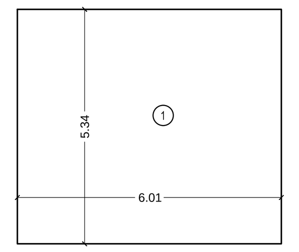
PLOT AREA DIAGRAM (C.S. NO.1627)(PLOT NO. 21)

SCALE 1:500



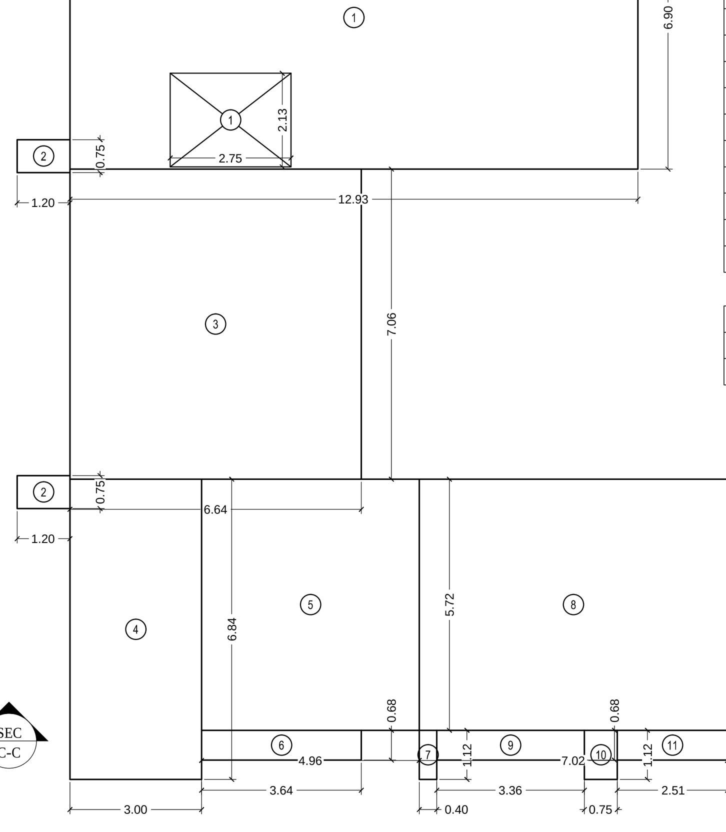
GROUND & 1ST FLOOR STAIRCASE,LIFT & LOBBY

SCALE 1:100 (WING-A)

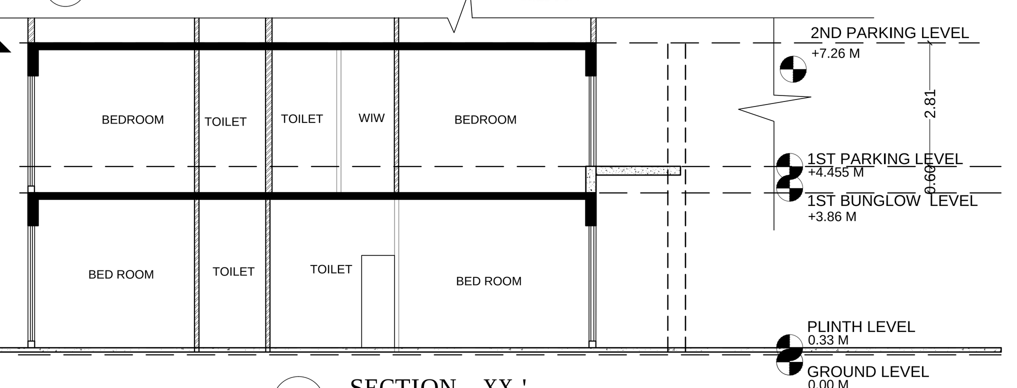


METER ROOM AREA DIAGRAM

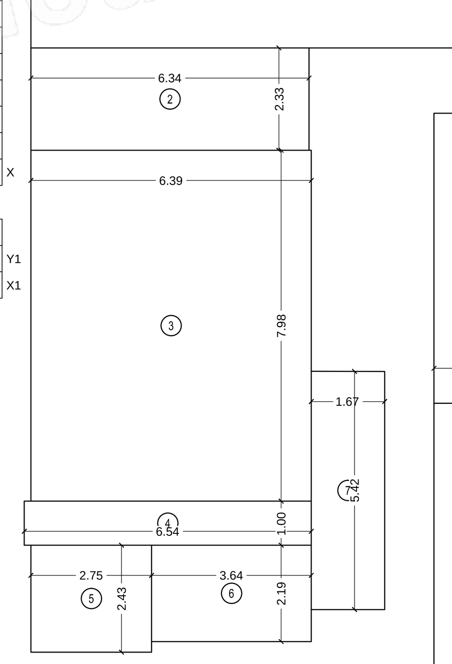
SCALE 1:100



1ST FLOOR BUNGALOW AREA DIAGRAM (A-WING)

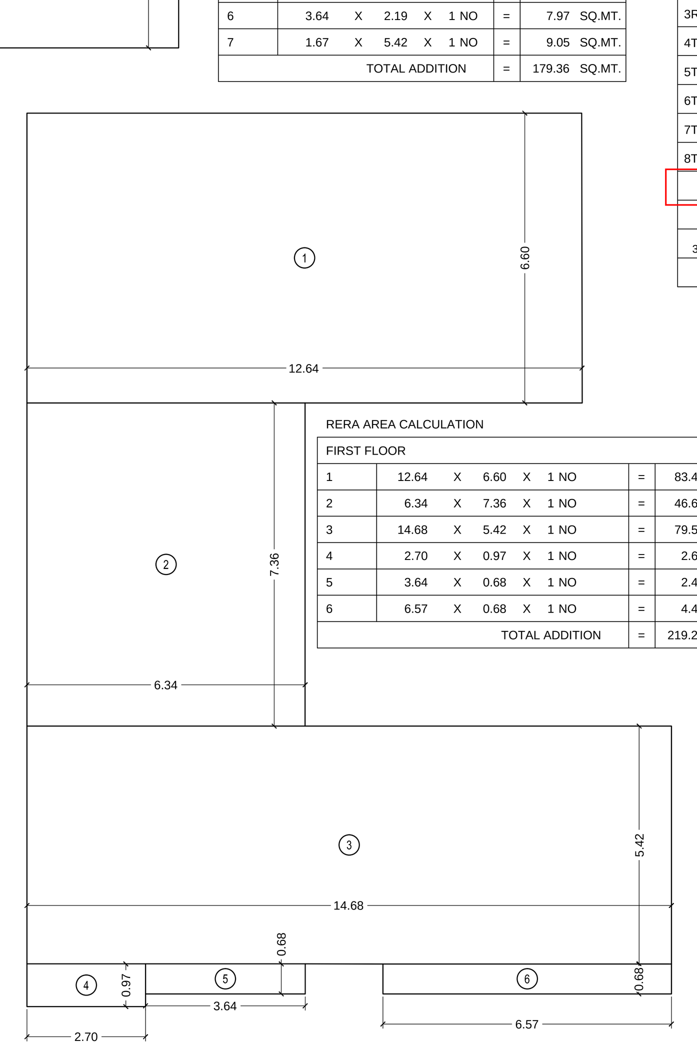


SECTION - XX '



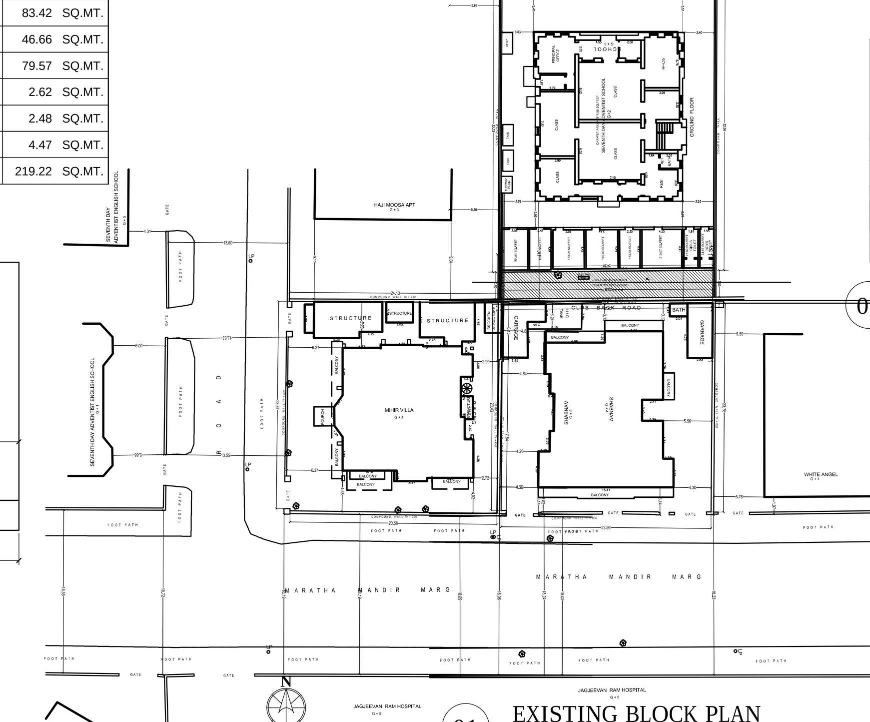
GROUND FLOOR PLAN (BUNGALOW) (A-WING)

RERA AREA DIAGRAM



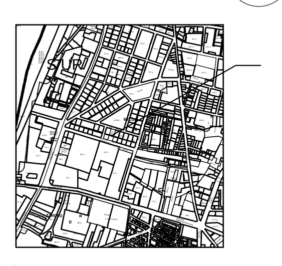
FIRST FLOOR PLAN (BUNGALOW) (A-WING)

RERA AREA DIAGRAM



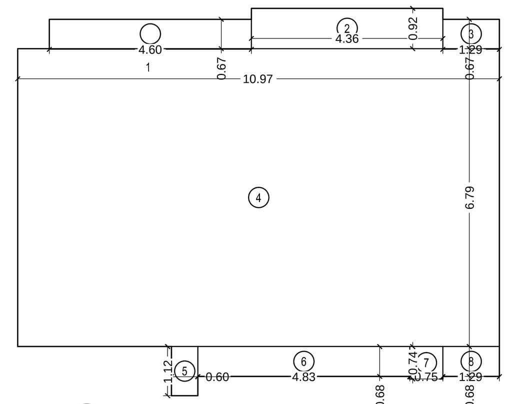
EXISTING BLOCK PLAN

SCALE 1:500



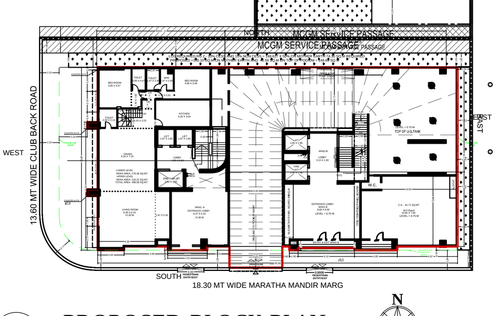
LOCTION PLAN

SCALE 1:4000



GROUND FLOOR MULTI PURPOSE ROOM DIAGRAM (B-WING)

SCALE 1:100



PROPOSED BLOCK PLAN

SCALE 1:500

SUMMARY OF BUILT-UP AREA
GROUND FLOOR TO 21ST FLOORS

FLOORS	PROPOSED BUILT UP AREA WING-A	PROPOSED BUILT UP AREA WING-B	PROPOSED BUILT UP AREA FINS	FLATS (WING-A)	FLATS (WING-B)
PROPOSED BASEMENT FLOOR METER RM	000.00	20.09	000.00	00	00
PROPOSED GROUND FLOOR	189.48	87.83	000.00	01	00
PROPOSED 1ST FLOOR	231.82	000.00	000.00		00
PROPOSED 2ND PARKING FLOOR	000.00	000.00	000.00	00	00
PROPOSED 3RD PARKING FLOOR	000.00	000.00	000.00	00	00
PROPOSED 4TH PARKING FLOOR	000.00	000.00	000.00	00	00
PROPOSED 5TH PARKING FLOOR	000.00	000.00	000.00	00	00
PROPOSED 6TH PARKING FLOOR	000.00	000.00	000.00	00	00
PROPOSED 7TH PARKING FLOOR	000.00	000.00	000.00	00	00
PROPOSED 8TH AMENITY FLOOR	7.77	000.00	000.00	00	00
PROPOSED TRANSFER FLOOR	-	-	-	-	-
PROPOSED 9TH REFUGE FLOOR	170.63	234.80	0.25	01	03
PROPOSED 10TH FLOOR	227.55	321.97	0.25	02	04
PROPOSED 11TH FLOOR	227.55	321.97	0.25	02	04
PROPOSED 12TH FLOOR	227.55	321.97	0.25	02	04
PROPOSED 13TH FLOOR	227.55	321.97	0.25	02	04
PROPOSED 14TH FLOOR	227.55	333.02	0.25	02	04
PROPOSED 15TH FLOOR	227.82	386.09	0.25	02	04
PROPOSED 16TH REFUGE FLOOR	176.69	340.70	0.25	01	03
PROPOSED 17TH FLOOR	227.82	386.09	0.25	02	04
PROPOSED 18TH FLOOR	227.82	386.09	0.25	02	04
PROPOSED 19TH FLOOR	227.82		0.25	02	
PROPOSED 20TH FLOOR	241.02		0.25	01	
PROPOSED 21ST FLOOR	174.06		0.25		
TOTAL BUILT UP AREA	3240.50	3462.59	3.25	22	38
GRAND BUILT UP AREA	6706.34			(22+38) = 60 NOS	

TOTAL BUA WITH FUNGIBLE PERMISSIBLE	8468.83
DEFICIT (A+B)	62.04
TOTAL PROPOSED B.U.AREA SCHOOL	1629.20
PERMISSIBLE B.U.AREA	6777.59
TOTAL PROPOSED B.U.AREA RESIDENCY	6706.34
BALANCE B.U.AREA	71.25

Table II

DETAILS OF FUNGIBLE B.U.A. FOR REHAB/SALE & PREMIUM CALCULATIONS

Sr.no	Description	CESS REHAB-R	CESS REHAB-NR	NON CESS -R	TOTAL AREA IN SQ.MT.
1	Premissible B.U.A.(Sr.No.14 of Proforma-A	4608.29	1212.76	1156.67	6977.72
2	Premissible fungible B.U.A. (1X0.35 or 0.20)	661.81	424.47	404.83	1491.11
3	Total Premissible B.U.A. (1+2)	5270.10	1637.22	1561.50	8468.83
4	Total Proposed B.U.A. Including Fungible	5198.86	1629.20	1507.48	8335.54
5	Permissible Fungible B.U.A. For Rehab Collumn No.15 Table -I	453.17	424.47	404.83	1282.47
6	fungible B.U.A. utilized For Rehab (Column No.19-14-20)	453.17	416.44	350.81	1220.42
7	Permissible fungible B.U.A. for Sale (2-5)	208.64	0.00	0.00	208.64
8	Fungible B.U.A. used For Sale (4-1-6)	137.40	0.00	0.00	137.40
9	Deficit fungible area (5-6)	0.00	8.02	54.02	62.04

SUMMARY OF STAIRCASE + LIFT OF BUILDING
GROUND FLOOR TO 21ST FLOORS

maimoona fsi statement (C.S.No. 1616)

PERMISSIBLE BUA CALCULATION

SR.NO.			SQ.MT
1	Existing BUA (R+NR+Balcony) (1078.97 X 1.2) AS PER TABLE 21.(14)	=	1294.76
2	Incentive BUA 'R' 936.83 x 1.2 x 90% AS PER TABLE 21.(12)	=	1011.78
3	Incentive BUA 'NR'	=	0.00

PARKING STATEMENT (REHAB) WING A

REHAB PARKING IS AS PER MOFA & PER RERA
(DCPR 2034) As per DC Regn 44 TABLE 21, SR. NO. 1

PARKING STATEMENT (REHAB) WING B

PARKING STATEMENT (SALE) WING B

PROFORMA - A

FILE NO :- P-2714/2019/(1616 And Other)/E Ward/BYCULLA/302/1/NEW

Sr.no	PROFORMA A - DESCRIPTION	C.S. NO. 1627 (SCHOOL BLDG.) AS PER LAST OC PLAN DATED. 28.09.2018 AS RETAINED (PLOT NO. 21)	C.S. NO. 1616 (CESS PLOT) 9(6)(a) AS PER DCPR 2034 (PLOT NO. 9)	C.S. NO. 1617 (NON-CESS PLOT) 9(6) (A) AS PER REG 30 TABLE 12 OF DCPR 2034 (PLOT NO. 10)	TOTAL
A					
1	AREA OF PLOT (PLOT + SERVICE PASSAGE)	854.88	631.64	631.64	2118.15
2	DEDUCTION				
	a) road set back is from cess plot area	37.16	37.16	37.16	111.47

NOTE :-

BOUNDARY OF THE PLOT BOUNDED BLACK
PROPOSED WORK SHOWN PINK.
`B` DENOTES BALCONY
AREA UNDER SET BACK SHOWN IN YELLOW.
STRUCTURES TO BE DEMOLISHED SHOWN IN DOTTED YELLOW
RECREATION SHOWN IN GREEN
AREA UNDER PROPOSED ROAD SHOWN IN BROWN
DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS
DRAINAGE SHOWN IN YELLOW LINES.

PROFORMA - B

CONTENT OF SHEET

GROUND FLOOR PLAN,1ST FLOOR PLAN,2ND TO 7TH PARKING FLOOR,8TH FLOOR CLUB HOUSE FLOOR PLAN,PLOT AREA DIAGRAM & CALCULATION,BUILT UP SUMMARY,METER ROOM AREA DIAGRAM & CALCULATION,PARKING STATEMENT,PROFORMA-A,BLOCK & LOCTION PLAN

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT ON PLOT BEARING C.S.NO. 1616/1617 OF BYCULLA DIVISION II,Y.M.C.A. ROAD BYCULLA MUMBAI - 400 008.

NAME OF OWNER	SIGNATURE
Suleman Kodia Partner,M/s.Kodia Enterprises	Suleman Abdul Kayum Kodia

NAME, ADDRESS OF ARCHITECT	SIGNATURE
M.D.CHANGANI OF B.N.SHAH & ASSOCIATES 301, 3rd floor, Satya House, Sriram Tekdi Rd, Sewri West, Mumbai, 400015 info@studioc.in	Milind D. Changani

JOB NO.	DWG.NO	SCALE	DATE	DRAWN BY	CHKD BY
0000	0000	1:100	25.09.2023	P.PAL	AR.MILIND

NORTH

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS GOT SURVEYED BY ME ON AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN,DOCUMENT OF OWNERSHIP/T.P.RECORD.