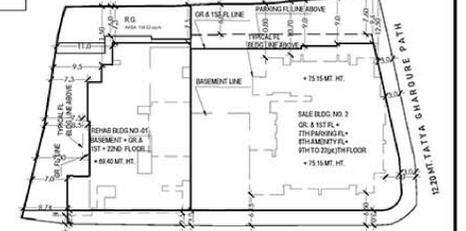


FILE NO - CHE/GTY/1004D/337 (NEW)

NAME	DATE	SCALE
SE (B) P - V	AE (B) P - C-II	EE (B) P - C-I



12.20 MT. BANDU GHOKHALE PATH
SCALE: 500
PROPOSED BLOCK PLAN

Table I
FSI Calculation

Sr.No.	Description	Area in Sq.Mt.
1	PLOT AREA	3,119.31
2	PERMISSIBLE FSI	3.00
3	PERMISSIBLE BUA	9,357.93
a	CARPET AREA REQUIRED FOR REHAB TENEMENTS (AS PER TABLE 21)	8,055.97
b	BUILT UP AREA REQUIRED FOR REHAB TENEMENTS (a X 1.20)	9,667.16
c	CARPET AREA CONSIDERED FOR INCENTIVE FSI (AS PER TABLE 21)	8,055.97
d	BUILT UP AREA CONSIDERED FOR INCENTIVE FSI (b X 1.20)	9,667.16
e	50% INCENTIVE FSI	4,833.58
f	TOTAL PERMISSIBLE FSI (b + e)	14,500.74

SINCE B IS GREATER THAN A THIS IS INCENTIVE FSI CASE

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

Sr. NO.	DESCRIPTION	RESIDENTIAL IN SQ.MT.	COMMERCIAL IN SQ.MT.	TOTAL IN SQ.MT.
1	PERMISSIBLE B.U.A. (SR. NO. 14 OF PROFORMA-A)	13,171.72	1,329.00	14,500.72
2	PERMISSIBLE FUNGIBLE B.U.A. (10X30)	4,610.10	465.15	5,075.25
3	TOTAL PERMISSIBLE B.U.A. (1+2)	17,781.83	1,794.15	19,575.98
4	TOTAL PROPOSED B.U.A. INCLUDING FUNGIBLE B.U.A. (14% OF PROFORMA-A) (CHECK SHALL NOT BE MORE THAN 5 TOTAL A+B OF COLUMN NO 21 OF TABLE NO-1)	14,600.76	1,404.87	16,155.65
5	PERMISSIBLE FUNGIBLE B.U.A. FOR REHAB COMPONENT (TOTAL A+B OF COLUMN NO. 15 OF TABLE NO-1)	2,924.41	459.09	3,383.50
6	FUNGIBLE B.U.A. UTILIZED FOR REHAB (COL. 19-20) OF TABLE NO-1 (CHECK SHALL NOT BE MORE THAN 5 ABOVE & SHALL BE EQUAL TO 5-COL. NO 21 OF TABLE NO-1)	1,482.51	159.82	1,642.33
7	PERMISSIBLE FUNGIBLE B.U.A. FOR SALE COMPONENT (2 - 5)	1,885.70	6.06	1,891.75
8	FUNGIBLE B.U.A. UTILIZED FOR SALE (4-14) ABOVE (CHECK SHALL NOT BE MORE THAN 7 ABOVE & SHALL BE EQUAL TO 5-COL. NO 21 OF TABLE NO-1)	6.54	6.06	12.60
9	READY RECKONOR RATE FOR THE YEAR 2020			
10	% OF READY RECKONOR RATE			
11	PREMIUM AMOUNT TO RECOVERED (Rxn/10)			
12	PAYMENT RECEIPT NO. & DATE			

PROFORMA - A (DCPR 2034)

NO	Particulars	Area (sqm)
1	Area of Plot	3119.31
2	Deductions For	
(a)	Road Setback Area	32.45
(b)	Any other	
(c)	Any other	
(d)	Total Deductions	32.45
3	Balance Plot Area (1 minus 2a)	3086.86
4	LOS Required @ 10% (applicable if plot area greater than 1000 sqm)	NA
5a	LOS Proposed	NA
5b	ACS Proposed	NA
6	Net Area Of Plot (3 minus 5)	3086.86
7	Add For FSI Purpose Setback Area	11,279.86
8	Permissible FSI (as per DCPR 33/7)	50% INCENTIVE
9	Permissible BUA (AS PER TABLE I)	14,500.72
10	Additional Permissible BUA for additional Carpet to Rehab (5% / 7% / 10%)	---
10a	TOTAL PERMISSIBLE BUA	14,500.72
11	Permissible and Proposed Fungible FSI as per DCPR 31(3) @ 35%	PERMISSIBLE PROPOSED
a)	Rehab Residential BUA	8,355.45 8,355.45
b)	Fungible for Rehab Residential	2,524.41 1,482.51
c)	Total Rehab Residential BUA Including Fungible	11,279.86 9,837.96
d)	Rehab Non Residential BUA	1,311.70 1,311.70
e)	Fungible for Rehab Non Residential	459.09 159.82
f)	Total Rehab Non Residential BUA Including Fungible	1,770.79 1,471.52
g)	MHADA Surplus BUA	---
h)	Fungible for MHADA Surplus	---
i)	Total MHADA BUA Including Fungible	---
j)	Sale Residential BUA	4,816.27 4,816.27
k)	Fungible for Sale Residential	1,685.70 6.54
l)	Total Sale BUA Including Fungible	6,501.97 4,822.82
m)	Sale Non Residential BUA	17.30 17.30
n)	Fungible for Sale Non Residential	6.06 6.06
o)	Total Sale BUA Including NR Fungible	23.36 23.36
12	Total Proposed BUA Including Fungible	16,155.65
13	CONSUMED FSI (14500 / 3086.86)	4.70

BUILT UP AREA SUMMARY: BLDG.NO - 01 (REHAB)

FLOOR	TOTAL B.U.A. (incl. Fungible)	REFUGE AREA STATEMENT	STAIRCASE, LIFT & LOBBY AREA	NO OF FLATS
GR. FL.	293.00 SQ.MT.		211.72 SQ.MT.	
1st FL.	393.41 SQ.MT.		154.43 SQ.MT.	08
2nd FL.	393.34 SQ.MT.		154.43 SQ.MT.	08
3rd FL.	393.34 SQ.MT.		154.43 SQ.MT.	08
4th FL.	393.34 SQ.MT.	3038.45	154.43 SQ.MT.	08
5th FL.	393.34 SQ.MT.		154.43 SQ.MT.	08
6th FL.	393.34 SQ.MT.		154.43 SQ.MT.	08
7th FL.	393.34 SQ.MT.		154.43 SQ.MT.	08
8th FL.	393.34 SQ.MT.		154.43 SQ.MT.	08
9th FL.	393.34 SQ.MT.	3786.22	154.43 SQ.MT.	08
10th FL.	413.48 SQ.MT.	4811.45	154.43 SQ.MT.	09
11th FL.	413.48 SQ.MT.	4236.118.41	154.43 SQ.MT.	09
12th FL.	413.48 SQ.MT.	= 190.62	154.43 SQ.MT.	09
13th FL.	413.48 SQ.MT.	2,790.92	154.43 SQ.MT.	09
14th FL.	458.39 SQ.MT.		153.27 SQ.MT.	10
15th FL.	458.39 SQ.MT.		153.27 SQ.MT.	10
16th FL.	458.39 SQ.MT.	3533.19	153.27 SQ.MT.	10
17th FL.	458.39 SQ.MT.	4811.45	153.27 SQ.MT.	10
18th FL.	458.39 SQ.MT.	4236.118.41	153.27 SQ.MT.	10
19th FL.	458.39 SQ.MT.	= 141.29	153.27 SQ.MT.	10
20th FL.	458.39 SQ.MT.		153.27 SQ.MT.	10
21st FL.	458.39 SQ.MT.		153.27 SQ.MT.	10
22nd FL.	458.39 SQ.MT.		153.27 SQ.MT.	10
TOTAL	9376.86 SQ.MT.	2.21	3404.21 SQ.MT.	193
TOTAL PROPOSED BUILT UP AREA	(9376.86 + 2.21) =		9379.07 SQ.MT.	

FORM - II
CONTENTS OF SHEET

GROUND FLOOR PLAN, BLOCK PLAN, LOCATION PLAN AREA, DIAGRAM & CALCULATION, BUILT UP AREA SUMMARY, PLOT AREA DIAGRAM & CALCULATION TABLE I TO III

CERTIFICATE OF AREA

DESCRIPTION OF PROPOSAL AND PROPERTY

REDEVELOPMENT OF PROPERTY BEARING C.S. NO 232, KNOWN AS SWAMI SAMARTH NAGAR, BANDU GHOKHALE PATH & MUGBHAT STREET GIRGAUM DIVISION, 4-WARD MUMBAI 40004.

NAME OF OWNER: SHRI. MR. AVI MOHANLAL JAIN OF M/S. MAGNUM LANDCON LLP.

SIGNATURE: Avi Mohanlal Jain

DATE: 18-04-2022

DRAWING NO: 61, SCALE: 1:100, DRAWN BY: MANGESH, CHECKED BY: MANGESH

NAME OF ARCHITECT / LS: M/S. GURUNATH VISHNU Divate, C/O. D. G. CONSULTANT, ROOM NO. 21, PLOT NO. 12A, ADDRESS: C.S. SECTOR - 1 CHANDRANAGAR, WEST. MUMBAI - 400017

LIST OF FLATS ALLOTTED TO REHAB IN SALE WING

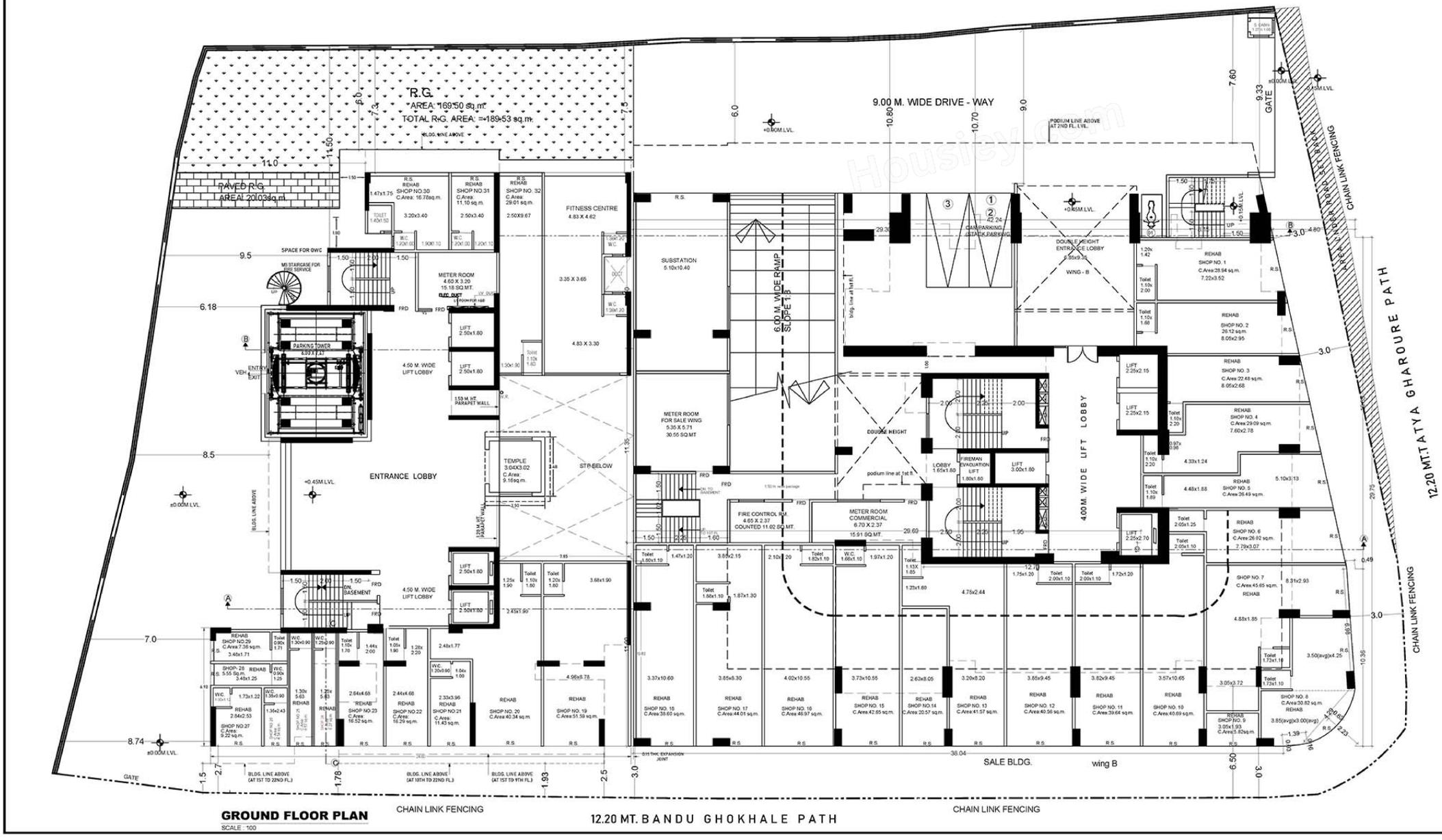
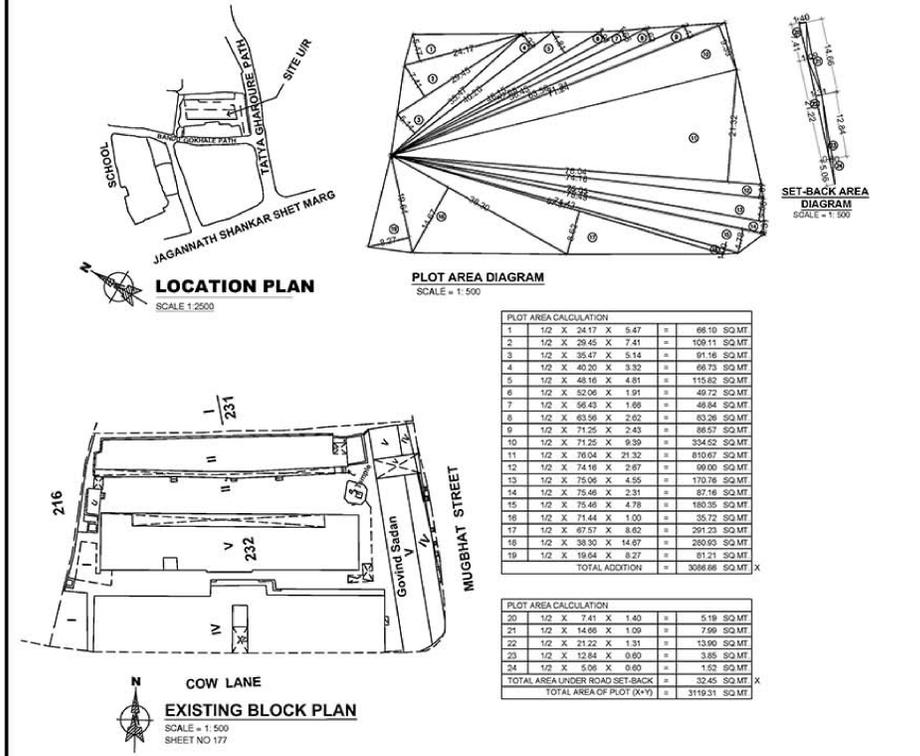
FLAT NOS.	MOFA CARPET AREA
901, 1001	71.23
902	71.72
1003, 1303, 1403	78.78
904, 1004, 1304, 1404	70.44
905, 1005, 1105, 1205, 1605, 1705, 1805, 2105	92.16

PARKING STATEMENT AS PER CONVEYANCE

REHAB BUILDING	SALE BUILDING
CARPET AREA IN SQ.MT.	CARPET AREA IN SQ.MT.
NO. OF FLATS	NO. OF FLATS
AREA REQUIRED AS PER D.C.RULE	AREA REQUIRED AS PER D.C.RULE
REQUIRED PARKING	REQUIRED PARKING
BELOW 45 SQ.MT.	BELOW 45 SQ.MT.
45.00 TO 90.00 SQ.MT.	45.00 TO 90.00 SQ.MT.
90.00 TO 135.00 SQ.MT.	90.00 TO 135.00 SQ.MT.
ABOVE 135.00 SQ.MT.	ABOVE 135.00 SQ.MT.
TOTAL	TOTAL

STATEMENT OF PROPOSED CAR PARKING

FLOOR	BIG	SMALL	TOTAL NOS.
1ST PARK. FLR.	4.00	6.00	10.00
2ND PARK. FLR.	15.00	13.00	28.00
3RD PARK. FLR.	15.00	13.00	28.00
4TH PARK. FLR.	15.00	13.00	28.00
5TH PARK. FLR.	15.00	13.00	28.00
6TH PARK. FLR.	15.00	13.00	28.00
7TH PARK. FLR.	15.00	13.00	28.00
8TH PARK. FLR.	15.00	13.00	28.00
9TH PARK. FLR.	15.00	13.00	28.00
10TH PARK. FLR.	15.00	13.00	28.00
11TH PARK. FLR.	15.00	13.00	28.00
12TH PARK. FLR.	15.00	13.00	28.00
13TH PARK. FLR.	15.00	13.00	28.00
14TH PARK. FLR.	15.00	13.00	28.00
15TH PARK. FLR.	15.00	13.00	28.00
16TH PARK. FLR.	15.00	13.00	28.00
17TH PARK. FLR.	15.00	13.00	28.00
18TH PARK. FLR.	15.00	13.00	28.00
19TH PARK. FLR.	15.00	13.00	28.00
TOTAL			256.00



BUILT UP AREA SUMMARY: BLDG.NO - 02 (SALE)

FLOOR	PROPOSED BUILT UP AREA	REFUGE AREA STATEMENT	STAIRCASE, LIFT & LOBBY AREA	PRP. OF TENEMENT PER FL.
GR. FL.	647.82		211.72	
1ST FL.	133.09		55.82	
2ND FL.	CAR PARKING	789.91		
3RD FL.	CAR PARKING			
4TH FL.	CAR PARKING			
5TH FL.	CAR PARKING			
6TH FL.	CAR PARKING (STACKED)			
7TH FL.	CAR PARKING (STACKED)			
8TH FL.	AMENITY/REFUGE			
9TH FL.	438.91	2633.46	149.80	05
10TH FL.	438.91	4611.05.24	149.80	05
11TH FL.	438.91	4236.111.92	149.80	05
12TH FL.	438.91	area proposed	149.80	05
13TH FL.	438.91	149.80	149.80	05
14TH FL.	438.91	294.55	151.16	04
15TH FL.	438.91	4611.05.24	149.80	05
16TH FL.	438.91	4236.115.36	149.80	05
17TH FL.	438.91	area proposed	149.80	05
18TH FL.	438.91	149.80	149.80	05
19TH FL.	438.91	121.74	149.80	05
20TH FL.	438.91		149.80	05
21ST FL.	438.91		149.80	05
22ND(PT) FL.	314.09		151.16	04
TOTAL	4480.21		2099.92	68.00
COMMON METER RM. & FIRE RM.	64.19			
FITNESS CENTER	33.38			
TOTAL BUILT UP AREA PROPOSED:			6776.58 SQ.MT.	

NET BUILT UP AREA SUMMARY:

REHAB B/U.P. AREA (BLDG. NO-01)	SALE B/U.P. AREA (BLDG. NO-02)	TOTAL B/U.P. AREA (01+02)
9379.07 SQ.MT.	6776.58 SQ.MT.	16155.65 SQ.MT.