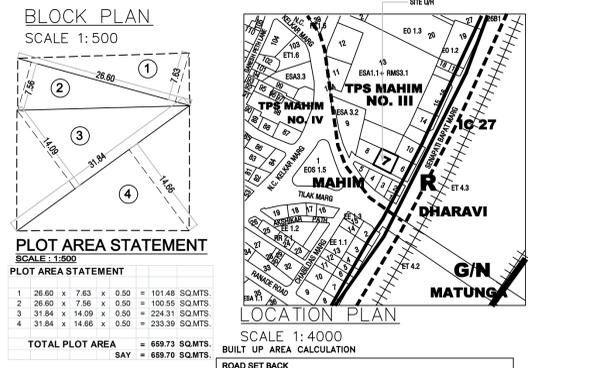
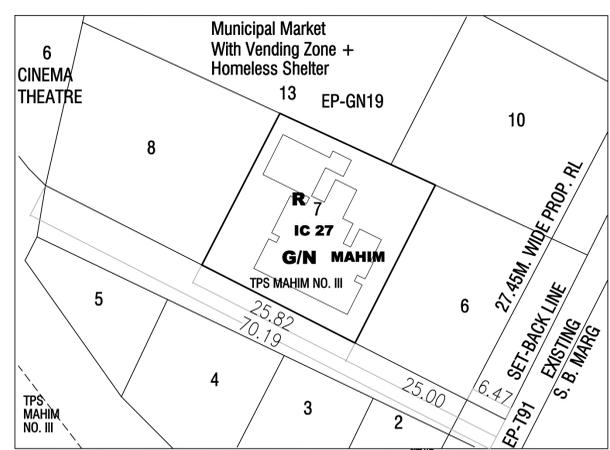


THIS PLAN IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN IOD LETTER NO

SUB - ENGINEER BP(CITY)- I	ASST. - ENGINEER BP(CITY)- VII	EX. - ENGINEER BP(CITY)- III
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ROAD SET BACK
SCALE: 1:500

1	1/2 X 25.88 X 1.50 X 1NO	=	19.41 SQ.MT.
2	1/2 X 25.88 X 1.50 X 1NO	=	19.41 SQ.MT.
TOTAL ADDITION		=	38.82 SQ.MT.

SUMMARY:

FLOOR WING 'B'	TOTAL B.U.A.	ST.LIFT LIFT LOBBY	NO OF TENANTS	BELOW 45.00	45 TO 60	60 TO 90	ABOVE 90
GROUND							
1ST	152.25	47.08	2			2	
2ND	154.64	47.08	2			2	
3RD	157.01	47.08	2			2	
4TH	158.09	47.08	2			2	
5TH	159.16	47.08	2			2	
6TH	160.24	47.08	2			2	
7TH REFUGE	93.34	47.08	1			1	
8TH	182.89	46.81	2			2	
9TH	182.89	46.81	2			2	
TOTAL	1400.51	423.18	17			17	

EXCESS SOCIETY OFFICE AREA = 1.24 SQ.MT.
EXCESS REFUGE AREA = 26.01 SQ.MT.
TOTAL BUILT UP AREA = 1427.76 SQ.MT.

7TH REFUGE	93.34
8TH	182.89
9TH	182.89
TOTAL	459.12

INCENTIVE F.S.I. CALCULATIONS

- LAND RATE (LR) AS PER A.S.R. 2022-23 = 1,12,910.00 PER SQ.MT. [ZONE 17 / 118]
- RATE OF CONSTRUCTION (RC) = 30250.00 PER SQ.MT. [A.S.R. 2022-23]
- LR / RC RATIO = 3.73 [1,12,910.00 / 30250.00]
- % INCENTIVE F.S.I. ADMISSIBLE ON REHAB F.S.I. FOR COMPOSITE REDEVELOPMENT OF THREE PLOTS FOR LR / RC RATIO BETWEEN 4 TO 6 AS PER MODIFIED REG. 33(7)(5)(a) OF DCPR 2034 = 80%

STATEMENT FOR F.S.I. CALCULATIONS
AS PER INCENTIVE

- ELEGIBLE REHAB CARPET AREA = 881.36 SQ.MTS.
- 5% ADDITIONAL AREA = 44.07 sq.mt.
- TOTAL CARPET AREA = 925.43 sq.mt.
- TOTAL BUA = 1110.51 sq.mt.
- 80% INCENTIVE FOR SALE = 888.40 sq.mt.
- TOTAL BUA PERMISSIBLE = 1998.91 sq.mt.

AS PER 3.00 FSI

TOTAL BUA AS PER 3.00 FSI (658.70 SQ.MTS. X 3.00 FSI) = 1979.10 SQ.MTS.

5% ADDITIONAL (44.07 X 1.20) = 52.88 SQ.MT.

TOTAL PERMISSIBLE BUA = 2031.98 SQ.MT.

HENCE TOTAL PERMISSIBLE AREA = 2031.98 SQ.MT.

AREA FOR SALE = 921.47 SQ.MT.

35% FUNGIBLE TENANTS = 388.67 SQ.MT.

35% FUNGIBLE SALE = 322.51 SQ.MT.

SALE FUNGIBLE CLAIMED AT THIS STAGE = NIL

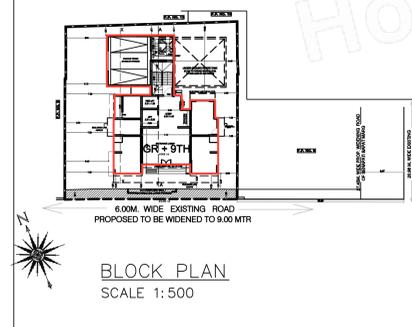
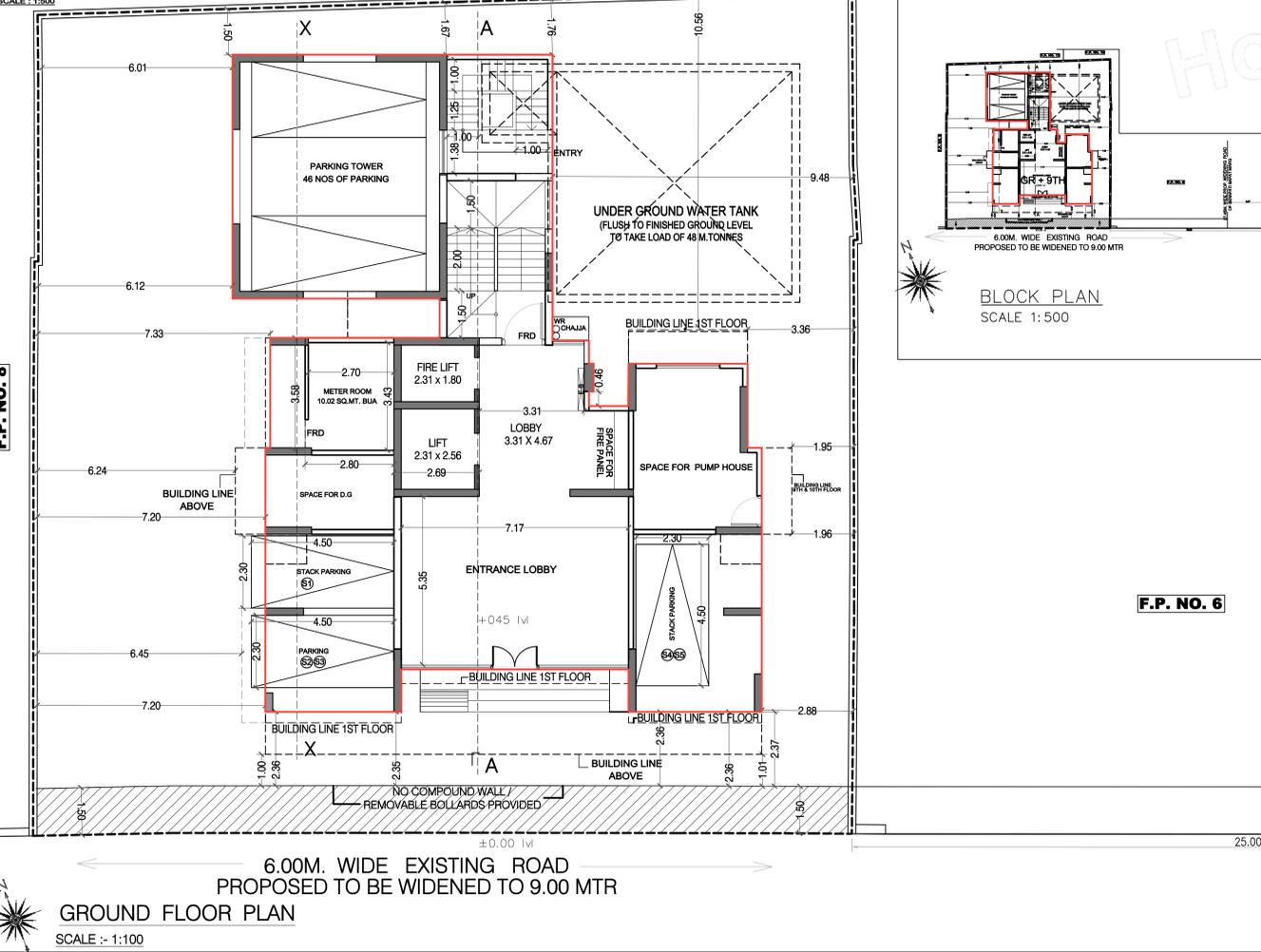
TOTAL PERMISSIBLE AREA LESS DEFICIT = 2420.65 SQ.MT.

NET PERMISSIBLE AREA = 191.95 SQ.MT.

PROPOSED AREA = 1427.76 SQ.MT.

CAR PARKING STATEMENT (AS PER DCPR 2034)

AREA OF FLATS IN SQ.MTS	DESCRIPTION	TOTAL NO. OF FLATS	PARKING REQUIRED
FOR RESIDENTIAL - (A) (REHAB COMPONENT)			
BELOW 45.00 sqmts	1 CAR PARKING FOR EVERY 4 TENANTS		
45.00 TO 60.00	1 CAR PARKING FOR EVERY 2 TENANTS		
60.00 TO 90.00	1 CAR PARKING FOR EVERY 1 TENANTS	14 NOS	14.00 NOS
90.00 OR ABOVE	2 CAR PARKING FOR EVERY 1 TENANTS		
TOTAL =		14 NOS	14.00 NOS
10% PARKING FOR VISITORS			1.40 NOS.
TOTAL PARKING FOR RESIDENTIAL =			15.40 NOS
FOR RESIDENTIAL - (B) (SALE COMPONENT)			
BELOW 45.00 sqmts	1 CAR PARKING FOR EVERY 4 TENANTS		
45.00 TO 60.00	1 CAR PARKING FOR EVERY 2 TENANTS		
60.00 TO 90.00	1 CAR PARKING FOR EVERY 1 TENANTS	1 NOS	1.00 NOS
90.00 OR ABOVE	2 CAR PARKING FOR EVERY 1 TENANTS		
TOTAL =		1 NOS	1.00 NOS
10% PARKING FOR VISITORS			0.10 NOS
TOTAL PARKING FOR RESIDENTIAL			2.00 NOS
TOTAL PARKING REQUIRED			17.40 NOS
SAY			17.00 NOS
50% ADDITIONAL PARKING			8.50 NOS
GRAND TOTAL PARKING REQUIRED			25.50 NOS
TOTAL PARKING PROPOSED			SAY 25.00 NOS
BIG PARKING = 2.50 x 5.50 = 20 NOS.			25.00 NOS
SMALL PARKING = 2.30 x 4.50 = 05 NOS.			



PROFORMA 'B'
CONTENTS OF SHEET

FLOOR PLANS

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT UNDER DCR 33(7) OF EXISTING BUILDINGS KNOWN AS "SITA SADAN" BUILDING ON PROPERTY BEARING C.S. NO. 1/215, F.P. NO. 7, TPS-III, OF MAHIM DIVISION S.B. MARG IN G/N WARD, DADAR (W), MUMBAI - 400 028.

NAME OF OWNER/DEVELOPER	SIGNATURE
M/s. KANHAJI DEVELOPERS	
101, 9TH FLOOR, SHREE RADHE EMPIRE, CHANDAVARKAR ROAD, BORIVALI (W), MUMBAI - 400 092.	
NAME, ADDRESS & SIGNATURE OF ARCHITECT	SIGNATURE
VISHAL	

CERTIFICATE FOR AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON ON LAND BEARING C.S. NO. 1/215, F.P. NO. 7, TPS-III, OF MAHIM DIVISION S.B. MARG IN G/N WARD, DADAR (W), MUMBAI - 400 028. AND THAT THE DIMENSIONS OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 658.70 SQ.M. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNER SHIP / TOWN PLANNING SCHEME RECORDS.

AMREET PAWAR CA/2004/34543

DATE: _____

SIGN. OF ARCHITECT

PROFORMA 'A'

S. NO.	DESCRIPTION	TOTAL IN SQ. MTS.
1	AREA OF PLOT	659.70
2	DEDUCTION FOR	
a	ROAD SET BACK AREA	38.82
b	PROPOSED ROAD	
c	Any reservation (sub-plot)	
d	% amenity space as per DCR 56/57 (SUD-PLOT)	
e	Other	
3	BALANCE AREA OF PLOT (1 MINUS 2)	620.88
4	DEDUCTION FOR 15% RECREATIONAL GROUND / 10% AMINITY SPACE (IF DEDUCTIBLE FOR IND)	
5	NET AREA OF PLOT (3 MINUS 4)	620.88
6	ADDITION FOR FLOOR SPACE INDEX	
a	100% FOR D. P. ROAD	38.82
b	100% FOR SETBACK	
7	TOTAL AREA (5 PLUS 6)	659.70
8	FLOOR SPACE INDEX PERMISSIBLE	3.00
9	TOTAL PERMISSIBLE AREA (659.70 X 3.00)	1979.10
10	5% ADDITIONAL AREA	52.88
11	TOTAL PERMISSIBLE AREA	2031.98
12	FLOOR SPACE INDEX GRADIT AVAILABLE BY DEVELOPMENT RIGHT (RESTRICTED TO _____% OF THE BALANCE AREA VIDE 3 ABOVE)	
a	DRG NO. _____	
b	DRG NO. _____	
c	ADDITION FOR FLOOR SPACE INDEX	
d	33% AS PER DCR 32	
e	% AS PER DCR 33 ()	
f	OTHER	
13	EXISTING FLOOR AREA	
14	PROPOSED BUILT UP AREA	
15	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	
16 A	PURELY RESIDENTIAL BUILT UP AREA (R)	1231.03
16 B	AREA TO BE GIVEN TO MHADA	
16 C	REMAINING NON - RESIDENTIAL BUILT UP AREA (NR)	
17	TOTAL BUILT UP PROPOSED (11 + 12 + 13) (AS PER OLD APPROVED PLAN DT. _____ PRIOR TO 16.01.2012	1231.03
18	FSI CONSUMED ON NET HOLDING = 14 / 3	
B. DETAILS OF FSI AVAILED AS PER DCR 31 (3)		
1.	FUNGIBLE BUILT-UP AREA COMPONENT PERMISSIBLE/PROPOSED VIDE DCR 31 (3) FOR PURELY RESIDENTIAL = OR (14A X 0.35)	PERMISSIBLE 388.68 PROPOSED 196.73
	REHAB	
	SALE	
	MHADA	
	PAP REHAB	
	PAP SALE	
	REHAB	
	SALE	
2.	FUNGIBLE BUILT-UP AREA COMPONENT PERMISSIBLE/PROPOSED VIDE DCR 31 (3) FOR NON RESIDENTIAL = OR (14B X 0.35)	PERMISSIBLE --- PROPOSED ---
	REHAB	
	SALE	
3.	TOTAL FUNGIBLE BUILT-UP VIDE DCR 35 (4) = (B.1 + B.2)	388.68 196.73
4.	TOTAL GROSS BUILT UP AREA PROPOSED (14 + B. 3)	2420.66
	LESS DEFICIT AREA	191.95
	NET PERMISSIBLE	2228.70 1427.76
C. TENANT STATEMENT B, 4.		
(i)	PROPOSED AREA (ITEM B, 12 ABOVE)	
(ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	
(iii)	AREA AVAILABLE FOR TENANTS [(i) MINUS (ii)]	
(iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	
(v)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	
(vi)	TENEMENTS EXISTING	
D. PARKING STATEMENT		
(i)	PARKING REQUIRED BY REGULATIONS FOR — CAR SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS)	
(ii)	COVERED GARAGE PERMISSIBLE	
(iii)	COVERED GARAGE PROPOSED	
(iv)	CAR SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS)	
E. TRANSPORT VEHICLES PARKING		
(i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
(ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	