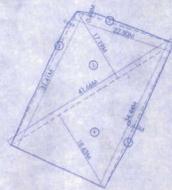


CARPET AREA CALCULATION FOR COMPUTATION OF PARKING SPACES (FLOOR WISE)

FLOOR NOS	FLAT NO.1	FLAT NO.2	FLAT NO.3	FLAT NO.4
1ST FLOOR	88.95	115.10	80.03	
2ND FLOOR	115.20	115.10	115.28	115.39
3RD FLOOR	115.20	115.10	115.28	115.39
4TH FLOOR	115.20	115.10	115.28	115.39
5TH FLOOR	115.20	115.10	115.28	115.39
6TH FLOOR	115.20	115.10	115.28	115.39
7TH FLOOR	115.20	115.10	115.28	115.39
8TH FLOOR	184.88	115.10		
9TH FLOOR	115.20	115.10	115.28	115.39
10TH FLOOR	115.20	115.10	115.28	115.39
11TH FLOOR	115.20	115.10	115.28	115.39
12TH FLOOR	115.20	115.10	115.28	115.39
13TH FLOOR	115.20	115.10	115.28	115.39
14TH FLOOR	115.20	115.10	115.28	115.39
15TH FLOOR	115.20	115.10	115.28	115.39
16TH FLOOR	115.20	115.10	115.28	115.39
TOTAL FLATS = 61 NOS	16	16	15	14



PLOT AREA DIAGRAM
SCALE: 1:100

PLOT AREA CALCULATIONS

1	22.22	x	0.84	x	0.50	9.33
2	31.11	x	0.70	x	0.50	10.89
3	41.13	x	17.02	x	0.50	350.92
4	41.13	x	18.45	x	0.50	378.42
5	34.44	x	0.65	x	0.50	11.10
TOTAL DEDUCTIONS						760.85

PARKING REQUIRED AS PER DCPR 44(2) Note (ii)

1	CARPET AREA UP TO 45 Sq.mt.	1 CAR PER 6 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 1/1 TENENT

PARKING PROVIDED

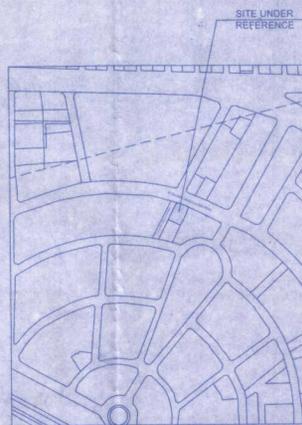
AREA	NO. OF FLAT	PARKING REQ.	
AREA BELOW 45 SQ.MT	NIL	NIL	
AREA BETWEEN 45 - 60 Sq.mt.	1	0.50	
AREA BETWEEN 60 - 90 Sq.mt.	60	60.00	
AREA ABOVE 90 Sq.mt.	61	60.50	
5% VISITORS		3.00	
TOTAL REQUIRED PARKING		63.50	
50% ADDITIONAL PARKING (63.50 X 50%)		31.75	
TOTAL NO. OF PARKING PERMISSIBLE (95.25 TO 95 SAY)		95.00	
PARKING BY PAYING PREMIUM = 10 NOS.			
TOTAL PARKING PROPOSED = 105 NOS.			
TOTAL NO. PARKING PROVIDED	BIG 69	SMALL 36	Total 105



METER ROOM PERMISSIBLE = 10 SQ.MT PER 50 MEMBERS
= 61 X 10 / 50 = 12.20 SQ.MT
METER ROOM PERMISSIBLE AREA = 12.20 SQ.MT
METER ROOM AREA PROPOSED = 9.37 SQ.MT

AREA CALCULATIONS ON GROUND FLOOR (METER ROOM)

01	1.75	x	2.36	x	1	4.13
02	1.74	x	3.01	x	1	5.24
TOTAL						9.37



LOCATION PLAN
SCALE: 1:1,000

SUMMARY OF GROSS FSI BUILT-UP AREA

Floor	TOTAL CONSTRUCTION AREA	Excess BUA	Society Office	Fitness Centre	Staircases, Lifts, Passage	BUA including Fungible Area & Excluding Staircases, Lift & Pass	D.000
1	357.03		17.45	97.51	55.22	321.81	Sq.mt.
2	517.81				34.56	483.25	Sq.mt.
3	517.81				34.56	483.25	Sq.mt.
4	517.81				34.56	483.25	Sq.mt.
5	517.81				34.56	483.25	Sq.mt.
6	517.81				34.56	483.25	Sq.mt.
7	517.81				34.56	483.25	Sq.mt.
8	350.46				34.40	316.06	Sq.mt.
9	517.81				34.56	483.25	Sq.mt.
10	517.81				34.56	483.25	Sq.mt.
11	517.81				34.56	483.25	Sq.mt.
12	517.81				34.56	483.25	Sq.mt.
13	517.81				34.56	483.25	Sq.mt.
14	517.81				34.56	483.25	Sq.mt.
15	517.81				34.56	483.25	Sq.mt.
16	517.81				34.56	483.25	Sq.mt.
Terrace							
Total	7956.83	0.00	17.45	97.51	553.46	7403.37	Sq.mt.
Regular BUA						6180.95	Sq.mt.
Fungible BUA (Proposed) (Sale 830.93 + Rehab 391.49)						1222.42	Sq.mt.
Total BUA including Fungible						7403.37	Sq.mt.

GR. FLOOR PLAN / CARPET AREA STATEMENT / PLOT AREA DIAG. & CALCULATION / BLOCK PLAN

PLAN FOR APPROVAL

Approved subject to conditions stipulated in this order letter No. MHADA - 10/4870/2024
Date: 02 AUG 2024
Ex. Engr. Brij Pal Singh, Civil Engineer Member, Maharashtra Planning & Area Development Authority

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 8/03/2020 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS 760.85 SQ.MTS. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP AND T.P. RECORDS.

CERTIFICATE OF AREA SIGN OF ARCHITECT

PROFARMA - A

A	Area Statement	Sq.mt.
1	Area of the plot as per MHADA Layout & offer letter dated: 11.05.2021	760.85
2	Deduction for 15% Recreational Ground / 10% Amenity space. Least area consider for FSI	0.00
3	Deduction for Road Set-back area	760.85
4	Proposed Road	
5	Any Reservation	
6	Amenity space as per DCPR-2034	
7	Other	0.00
8	Deduction for 15% Recreational Ground / 10% Amenity space	
9	Net area of plot	760.85
10	Additions for Floor Space Index	
11	2 (a) / 2 (b) 100% of D.P. road / Set Back / Access road for FSI purpose only	760.85
12	Total Area (5 + 6)	760.85
13	Gross Plot Area considered for F.S.I	3.00
14	Floor Space Index Permissible	2282.55
15	Permissible BUA	3896.40
16	Additional BUA allotted under MHADA NOC Letter dated: 03.08.2021 (3439.80 + 456.60 = 3896.40 sq. mt.)	
17	Total BUA Permissible (2282.55 + 3896.40)	6180.95
18	Total BUA Proposed	6180.95
19	Proposed BUA	Residential 6180.95 Commercial 0.00
20	Floor Space Index consumed	
21	Details of F.S.I. availed as per DCPR 31 (3)	
22	Fungible BUA permissible (6180.95 x 35%)	2163.33
23	Proposed F.C. FSI	1222.42
24	Fungible Compensatory area for rehab component without charging premium. (1118.54 x 3% = 331.49)	391.49
25	Permissible sale F.C. FSI by charging premium (2163.33 - 391.49 + 3771.94)	1772.84
26	proposed sale F.C. FSI. BY charging premium (1222.42 - 394.49 + 830.93)	830.93
27	Total Gross Permissible BUA (6180.95 + 2163.33) including F.C. FSI	8344.28
28	Total proposed BUA (6180.95 + 1222.42) including F.C. FSI	7403.37

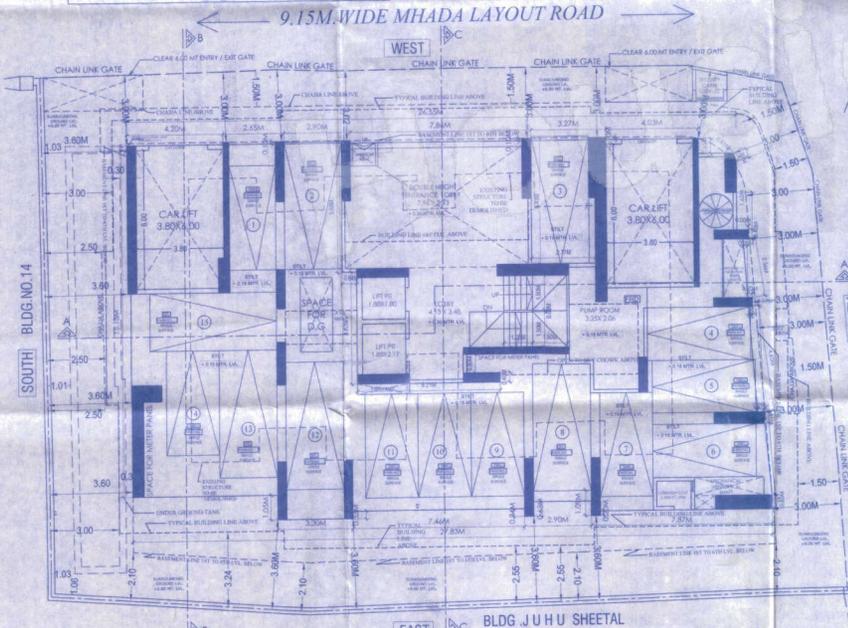
REMARKS

(i)	AREA AVAILABLE FOR TENEMENT	1683.37
(ii)	TENEMENT PERMISSIBLE (TENEMENT DENSITY)	760.85
(iii)	TENEMENT PROPOSED (SALE)	41 NOS.
(iv)	TENEMENT EXISTING	20 NOS.
(v)	TOTAL TENEMENT ON THE PLOT	61 NOS.

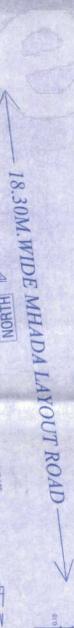
DESCRIPTION OF PROPOSAL & PROPERTY

(i)	PROPOSED REDEVELOPMENT BY EXISTING BLDG. NO. 13, CHAKRA VINAYAK ON PLOT BEARING: C.T.S. NO. 18 (H), J.V.P.D. SCHEME SOUTH PANDRA MARG, GULMOHAR CROSS ROAD NP-14, J.V.P.D. SCHEME VILE PARDESI (WEST) MUMBAI - 400049	
(ii)	NAME OF OWNER	
(iii)	DATE	10/08/2021

NOTE: 1. ALL DIMENSIONS ARE IN METRE. 2. SCALE: (a) FLOOR PLAN: 1:100 (b) BLOCK PLAN: 1:500 (c) LOCATION PLAN: 1:4000 3. THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCM AND MHADA TIME TO TIME. 4. ALL REGULATIONS ISSUED IN FORCE TO FOLLOWED. 5. THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.



STILT FLOOR PLAN
SCALE: 1:100



SECTION THROUGH SUCTION TANK
SCALE: 1:50



BLOCK PLAN
SCALE: 1:50

NOTE: 1. ALL DIMENSIONS ARE IN METRE. 2. SCALE: (a) FLOOR PLAN: 1:100 (b) BLOCK PLAN: 1:500 (c) LOCATION PLAN: 1:4000 3. THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCM AND MHADA TIME TO TIME. 4. ALL REGULATIONS ISSUED IN FORCE TO FOLLOWED. 5. THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.