

PARKING STATEMENT FOR SALE/EXISTING			
CARPET AREA IN SQ. MT.S	TOTAL NO. OF FLATS	PARKING SPACES PERMISSIBLE AS PER REG. 44 OF TABLE NO. 21 OF DCPR 2004	PARKING REQUIRED
BELOW 45.00	01 NOS.	1 CARPARKING FOR 4 TENEMENTS	00.25
45.00 TO 60.00	10 NOS.	1 PARKING / 2 TENEMENTS OR	05.00
60.00 TO 90.00	13 NOS.	1 PARKING / 1 TENEMENTS	13.00
ABOVE 90.00	80 NOS.	1 PARKING / 1/2 TENEMENTS	00.00
TOTAL	24 NOS.		19.25
10% ADDITIONAL PARKING FOR RESIDENTIAL VISITORS			01.90
TOTAL PARKING			20.50
SAY			21.00
50% ADDITIONAL PARKING FOR MECHANICAL/AUTOMATIC (19.00 X 50%)			09.50
SAY			09.00
SAY TOTAL PARKING REQUIRED			30.00
SAY PARKING PROVIDED			30.00 NOS.
TOTAL PARKING PROVIDED			30.00 NOS.

PARKING STATEMENT FOR PTC			
CARPET AREA IN SQ. MT.S	TOTAL NO. OF FLATS	PARKING SPACES PERMISSIBLE AS PER REG. 44 OF TABLE NO. 21 OF DCPR 2004	PARKING REQUIRED
BELOW 45.00	14 NOS.	1 PARKING / 8 TENEMENTS	02.00
45.00 TO 60.00	NIL NOS.	1 PARKING / 4 TENEMENTS	NIL
60.00 TO 90.00	NIL NOS.	1 PARKING / 2 TENEMENTS	NIL
ABOVE 90.00	NIL NOS.	1 PARKING / 1 TENEMENTS	NIL
TOTAL	14 NOS.		02.00
10% ADDITIONAL PARKING FOR VISITORS OR 1 NOS			01.00
TOTAL PARKING REQUIRED			03.00
SAY TOTAL PARKING REQUIRED			03.00 NOS.
TOTAL PARKING PROVIDED			03.00 NOS.

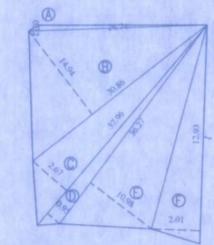
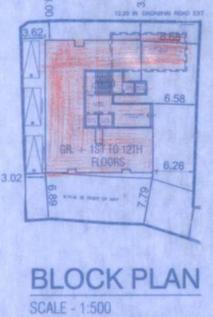
TOTAL NUMBER OF PARKING REQUIRED (30+03)	33.00
TOTAL NUMBER OF PARKING PROPOSED	33.00

FLOOR	SALE RESI.	EXISTING T/S		SALE AMEN.	PTC		TOTAL T/S PER FLR.
		RESI.	COMM.		RESI.	AMENITY	
GR FL.	---	---	---	---	---	---	---
1ST FL.	01	01	---	---	---	---	02
2ND FL.	---	---	03	---	---	---	03
3RD FL.	---	---	03	---	---	---	03
4TH FL.	---	---	03	---	---	---	03
5TH FL.	---	---	03	---	---	---	03
6TH FL.	---	---	03	---	---	---	03
7TH FL.	---	01	---	01	---	01	03
8TH FL.	---	---	---	---	02	04	06
9TH FL.	---	---	---	---	06	---	06
10TH FL.	---	---	---	---	06	---	06
11TH FL.	03	---	---	---	---	---	03
12TH FL.	03	---	---	---	---	---	03
TOTAL NO. OF T/S	07	17	---	01	14	05	44

BUILT-UP AREA STATEMENT

FLOORS	TOTAL CONST. AREA (SQ.MT.) (1)	TOTAL B.U.A. OF ST./CASE/LIFT LOBBY (FREE OF F.S.I.) (SQ.MT.) (2)	ENTRANCE LOBBY (SQ.MT.) (3)	SERVANT TOILET (SQ.MT.) (4)	ELECTRIC PANEL (SQ.MT.) (5)	REFUGUE AREA (SQ.MT.) (6)	FITNESS CENTER SALE (SQ.MT.) (7)	SOCIETY OFFICE SALE (SQ.MT.) (8)	B.U.A. OF PTC (SQ.MT.) (9)	B.U.A. OF EXISTING T/S (SQ.MT.) (10)	B.U.A. OF SALE (SQ.MT.) (12)
BAS FL.	254.21	---	---	---	---	---	---	---	---	---	---
GR FL.	82.66	64.78	6.34	---	11.54	---	---	---	---	---	---
1ST FL.	152.17	46.53	---	---	---	---	---	---	---	---	22.73
2ND FL.	248.40	45.03	---	---	---	---	---	---	---	203.37	---
3RD FL.	248.40	45.03	---	---	---	---	---	---	---	203.37	---
4TH FL.	248.40	45.03	---	---	---	---	---	---	---	203.37	---
5TH FL.	248.40	45.03	---	---	---	---	---	---	---	203.37	---
6TH FL.	248.40	45.03	---	---	---	---	---	---	---	203.37	---
7TH FL.	263.97	46.53	---	---	---	51.93	38.82	---	33.77	82.90	10.02
8TH FL.	284.27	47.56	---	4.71	---	---	---	---	232.01	---	---
9TH FL.	284.27	47.56	---	4.71	---	---	---	---	232.01	---	---
10TH FL.	284.27	47.56	---	4.71	---	---	---	---	232.01	---	---
11TH FL.	287.85	45.03	---	---	---	---	---	---	---	---	242.82
12TH FL.	287.85	45.03	---	---	---	---	---	---	---	---	242.82
TOTAL	3423.52	615.73	6.34	14.13	11.54	61.95	38.82	---	729.80	1182.66	518.39

LESS EXCESS AREA EXISTING BUA											46.50
ADD EXCESS AREA EXISTING IN SALE BUA											46.50
TOTAL BUA INCLUDING FUNGIBLE											1136.16
LESS FUNGIBLE BUA											294.48
NET BUA											841.68



PLOT AREA CALCULATIONS	
A	1/2 X 26.74 X 0.79 X 1 NO = 10.56 SQ.MT.
B	1/2 X 30.86 X 14.94 X 1 NO = 230.52 SQ.MT.
C	1/2 X 37.96 X 6.68 X 1 NO = 126.79 SQ.MT.
D	1/2 X 37.96 X 2.39 X 1 NO = 45.36 SQ.MT.
E	1/2 X 36.27 X 10.98 X 1 NO = 199.12 SQ.MT.
F	1/2 X 32.31 X 7.27 X 1 NO = 117.45 SQ.MT.
TOTAL PLOT AREA = 729.80 SQ.MT.	

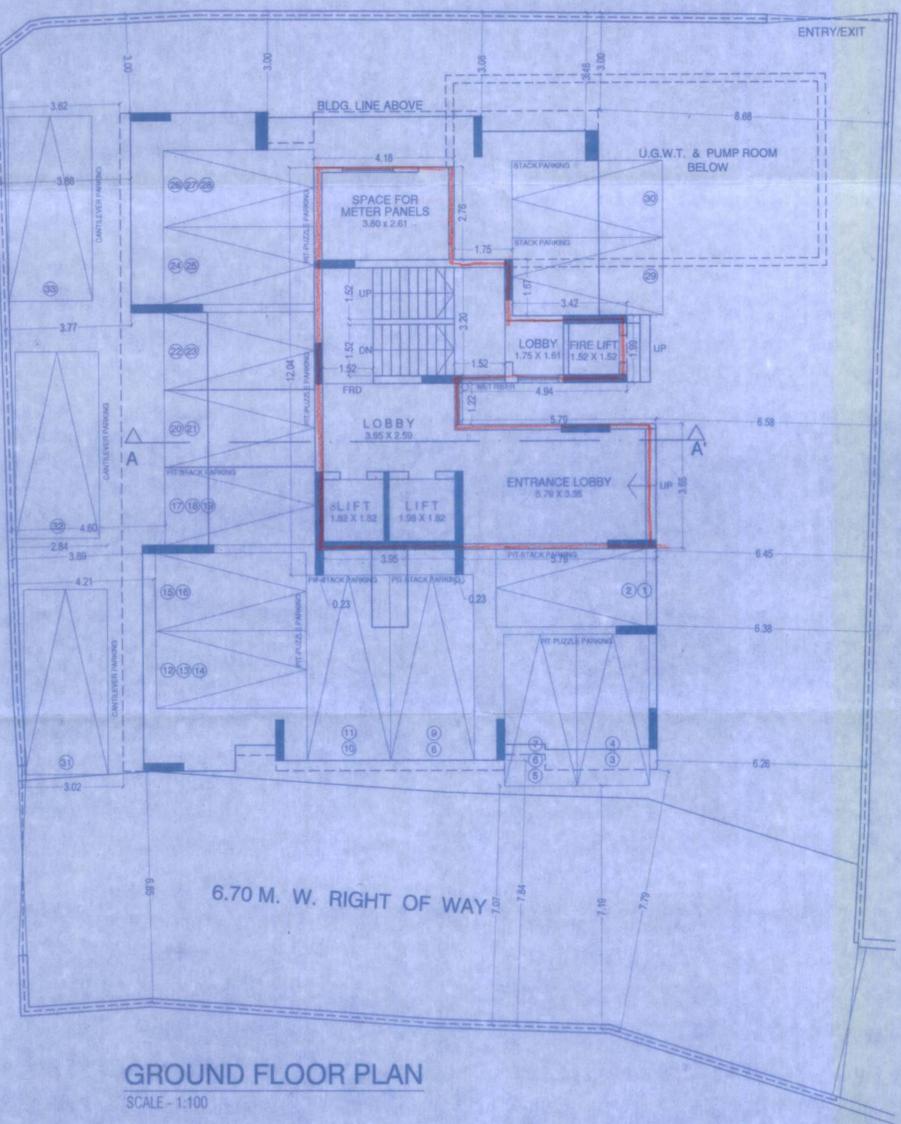
FORMA - 'I'	
AREA STATEMENT	TOTAL SQ.MT.
1) AREA OF PLOT	729.80
2) DEDUCTION FOR (a) SET-BACK AREA (b) RESERVATION	---
TOTAL DEDUCTION	---
3) BALANCE AREA OF PLOT (1-2)	729.80
4) DEDUCTION FOR R.O.	1.00
5) NET AREA OF PLOT (3-4)	728.80
6) ADDITIONS FOR FLOOR SPACE INDEX (a) SET-BACK AREA (b) PROPOSED D.P. ROAD	---
TOTAL ADDITIONS	---
7) TOTAL AREA	729.80
8) ZONAL (BASIC) FSI	1.00
9) ADDITIONAL FSI AS PER REG. NO. 33(1) FOR PTC	1.00
10) ADDITIONAL FSI AS PER REG. NO. 33(1) FOR SALE	3.00
11) PERMISSIBLE FSI	---
12) PERMISSIBLE FLOOR AREA (7 X 8) + 9 + 10 ABOVE	2180.40
13) PROPOSED BUA PTC	729.80
14) PROPOSED BUA SALE	841.68
i) PROPOSED BUA EXISTING T/S	564.89
ii) PROPOSED BUA SALE	564.89
15) TOTAL BUA PROPOSED (13 + 14(i) + 14(ii))	2136.37
FUNGIBLE COMPENSATORY AREAS AS PER REG. NO. 31(3)	---
(A) (i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM	216.27
(ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM	NIL
(B) (i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR EXISTING T/S WITHOUT CHARGING PREMIUM	294.58
(ii) FUNGIBLE COMPENSATORY AREA AVAILED ON FOR EXISTING T/S WITHOUT CHARGING PREMIUM	294.48
TOTAL BUA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA	2430.95
FSI CONSUME ON PLOT	2.93

DETAILED BUA STATEMENT OF EXISTING TENEMENTS INCLUDING PRMISSIBLE FUNGIBLE FSI & PROPOSED BUA WITH FUNGIBLE FSI IN SALE

Sr.no.	Existing Tenants Name	MEMBERS USER	Existing Member BU Area (in Sq. Mt.)	Permissible 35% Fungible FSI (in Sq. Mt.)	Total BUA including Fungible FSI of Existing Tenants (in Sq. Mt.)	Proposed Bldg. with Floor No / Wing			Proposed BUA including Fungible FSI (in Sq. Mt.)	Excess BUA Counted in Sale BUA (in Sq. Mt.)
						WING	FLOOR	FLAT NO.		
01	Shri Bhavik Chandra Shah	RESIDENTIAL	60.70	21.24	81.94	X	01 ST	02	82.91	00.97
02	Shri Kishor Narhari Pujara	RESIDENTIAL	44.51	15.57	60.08	X	02 ND	201	60.40	00.32
03	Shri Kirti Pravinchandra Shah	RESIDENTIAL	44.51	15.57	60.08	X	02 ND	202	60.09	00.01
04	Smt. Digi Sharda Shah & Other	RESIDENTIAL	60.70	21.24	81.94	X	02 ND	203	82.88	00.94
05	Shri. Mahesh Nandhar Desai Smt. Geeta Mahesh Desai Smt. Neelima Dhanubhai Desai	RESIDENTIAL	44.51	15.57	60.08	X	03 RD	301	60.40	00.32
06	Smt. Rekha Bharat Ganthi	RESIDENTIAL	44.51	15.57	60.08	X	03 RD	302	60.09	00.01
07	Smt. Rakshita V. Trivedi	RESIDENTIAL	60.70	21.24	81.94	X	03 RD	303	82.88	00.94
08	Shri. Nalin Pravinchandra Shah	RESIDENTIAL	44.51	15.57	60.08	X	04 TH	401	60.40	00.32
09	Shri. Kausik K. Joshi	RESIDENTIAL	44.51	15.57	60.08	X	04 TH	402	60.09	00.01
10	Shri. Mahesh Varanasi Bhatia Shri. Ashwin Varanasi Bhatia	RESIDENTIAL	60.70	21.24	81.94	X	04 TH	403	82.88	00.94
11	Shri. Katan M. Katan Shri. Rajul M. Katan	RESIDENTIAL	60.70	21.24	81.94	X	05 TH	501	60.40	00.32
							05 TH	502	60.09	00.01
									120.49	38.55
12	Shri. Jayant H. Parikh Shri. Jayant H. Parikh	RESIDENTIAL	60.70	21.24	81.94	X	05 TH	503	82.88	00.94
13	Shri. Dharmendra H. Thakkar	RESIDENTIAL	44.51	15.57	60.08	X	06 TH	601	60.40	00.32
14	Smt. Lachhumi K. Joshi	RESIDENTIAL	44.51	15.57	60.08	X	06 TH	602	60.09	00.01
15	Shri. Ajay Manohar Desai	RESIDENTIAL	60.70	21.24	81.94	X	06 TH	603	82.88	00.94
16	Shri. Chinay Shah	RESIDENTIAL	60.70	21.24	81.94	X	07 TH	703	82.90	00.96
TOTAL			841.68	294.48	1136.16				1182.66	46.50

AREA DIAGRAM GROUND FLOOR SCALE - 1: 100

BUILT UP AREA CALCULATION GROUND FLOOR	
A	10.20 X 11.20 X 1 NO = 115.16 SQ.MT.
TOTAL ADDITION = 115.16 SQ.MT. X	
DEDUCTIONS	
1	8.02 X 2.76 X 1 NO = 16.82 SQ.MT.
2	4.27 X 1.67 X 1 NO = 7.13 SQ.MT.
3	0.85 X 1.99 X 1 NO = 1.69 SQ.MT.
4	5.79 X 1.22 X 1 NO = 7.06 SQ.MT.
TOTAL DEDUCTION = 32.50 SQ.MT. Y1	
TOTAL CONSTRUCTION AREA (X-Y1) = 82.66 SQ.MT. X1	
STAIRCASE, LIFT & LOBBY AREA CALCULATION	
S11	4.41 X 2.59 X 1 NO = 5.13 SQ.MT.
S12	5.93 X 3.66 X 1 NO = 5.10 SQ.MT.
S13	1.52 X 1.99 X 1 NO = 19.48 SQ.MT.
L1	4.41 X 2.28 X 1 NO = 3.07 SQ.MT.
L2	1.80 X 1.99 X 1 NO = 2.51 SQ.MT.
TOTAL STAIRCASE, LIFT & LOBBY AREA = 64.78 SQ.MT. Y2	
EL	5.79 X 3.65 X 1 NO = 6.34 SQ.MT. Y3
METER PANEL ROOM BU AREA (X1-Y2-Y3) = 11.54 SQ.MT. A	



PROFORMA - 'B'

CONTENTS OF THE SHEET

GROUND FLOOR PLAN, BUILT UP AREA DIAG. WITH CALG., BLOCK PLAN, PLOT AREA DIAGRAM

CERTIFICATE OF AREA

DESCRIPTION OF PROPOSAL & PROPERTY

NAME OF DEVELOPER

M/S SHAGUN CONSTRUCTION

205, SO-LUCKY CORNER, 54, M.G. ROAD, VILE PARLE (E), MUMBAI-400057

PROPRIETOR

COLOURING OF PLANS

CONCRETE DESIGNERS

102, GANESH SMRUTI, MALAYIA ROAD, VILE PARLE (EAST), MUMBAI - 400057

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ASHISH R. SOLANKI (CA/2000/26252)

STAMP OF RECEIVING OFFICE

Approved Subject to the condition mentioned in this office permission

Letter no. SRA/ENG/ K/W/PVT/017/2023/012/AP/COMP

DATE: 29-MAR-2023

Executive Engineer

Slum Rehabilitation Authority