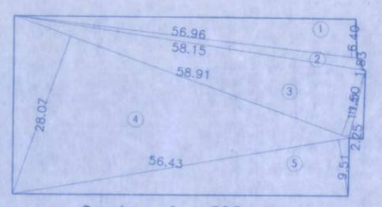
SHEET NO. 01

Approved subject to conditions mentioned in this office Letter No. Mhada-ar/ 909/ 2021
Date: 29 DEC 2021
Ex. Eng. Bldg. Permission Cell Greater Mumbai
Maharashtra Housing & Area Development Authority



Scale :- 1 : 500

AREA CALCULATIONS

NO.	½	x	L	x	H	AREA IN SQ. MTRS
1	½	x	56.96	x	6.40	182.27
2	½	x	58.15	x	1.83	53.21
3	½	x	58.91	x	11.50	338.73
4	½	x	58.91	x	28.07	826.80
5	½	x	56.43	x	9.51	268.32
6	½	x	11.57	x	2.25	13.02
	TOTAL SQ. MTRS					1682.35

CAR PARKING STATEMENT REHAB..... (A)

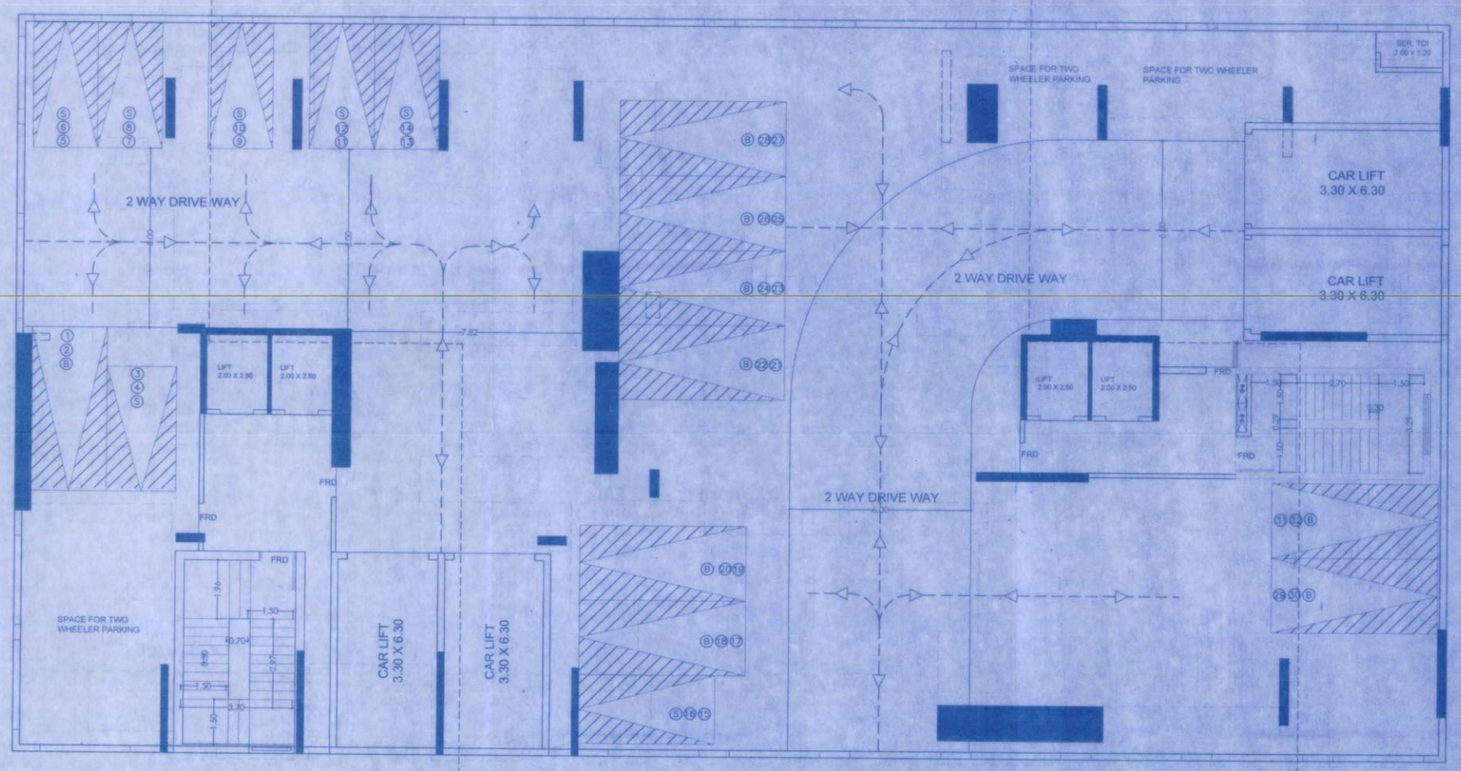
UPTO 45 SQ.MT. 1 NO OF PARKING FOR 8 TENANTS	00 Nos.	0.00 Nos.
45 TO 60 SQ.MT. 1 NO OF PARKING FOR 4 TENANTS	54 Nos.	13.50 Nos.
60 TO 90 SQ.MT. 1 NO OF PARKING FOR 2 TENANTS	00 Nos.	0.00 Nos.
ABOVE 90 SQ.MT. 1 NO OF PARKING FOR 1 TENANTS	00 Nos.	0.00 Nos.

CAR PARKING STATEMENT SALE..... (B)

UPTO 45 SQ.MT. 1 NO OF PARKING FOR 4 TENANTS	11 Nos.	11.00 Nos.
45 TO 60 SQ.MT. 1 NO OF PARKING FOR 2 TENANTS	41 Nos.	41.00 Nos.
60 TO 90 SQ.MT. 1 NO OF PARKING FOR 1 TENANTS	12 Nos.	12.00 Nos.
ABOVE 90 SQ.MT. 2 NOS OF PARKING FOR 1 TENANTS	00 Nos.	0.00 Nos.
TOTAL PARKING. (A + B)		77.50 Nos.
05% VISITORS PARKING		3.87 Nos.
TOTAL PARKING REQUIRED		81.37 Nos.
ADDITIONAL 50%		40.68 Nos.
TOTAL PARKING REQUIRED	SAY 122 Nos.	122.05 Nos.
TOTAL PARKING PROPOSED		122.00 Nos.

CAR PARKING STATEMENT

FLOOR	A - WING		B - WING		TOTAL
	BIG PARKING	SMALL PARKING	BIG PARKING	SMALL PARKING	
GROUND FLOOR	02.00	10.00	06.00	08.00	26.00 NOS.
FIRST FLOOR	02.00	12.00	16.00	02.00	32.00 NOS.
SECOND FLOOR	02.00	12.00	16.00	02.00	32.00 NOS.
THIRD FLOOR	02.00	12.00	16.00	02.00	32.00 NOS.
TOTAL	8.00 NOS.	46.00 NOS.	54.00 NOS.	14.00 NOS.	122.00 NOS.

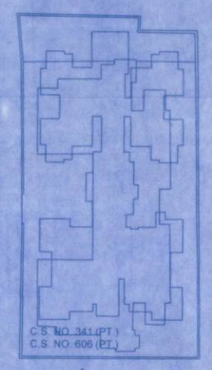


1ST TO 3RD PARKING FLOOR PLAN

A-WING

B-WING

LOCATION PLAN
SCALE 1 : 4000



KHERNAGAR ROAD NO 4

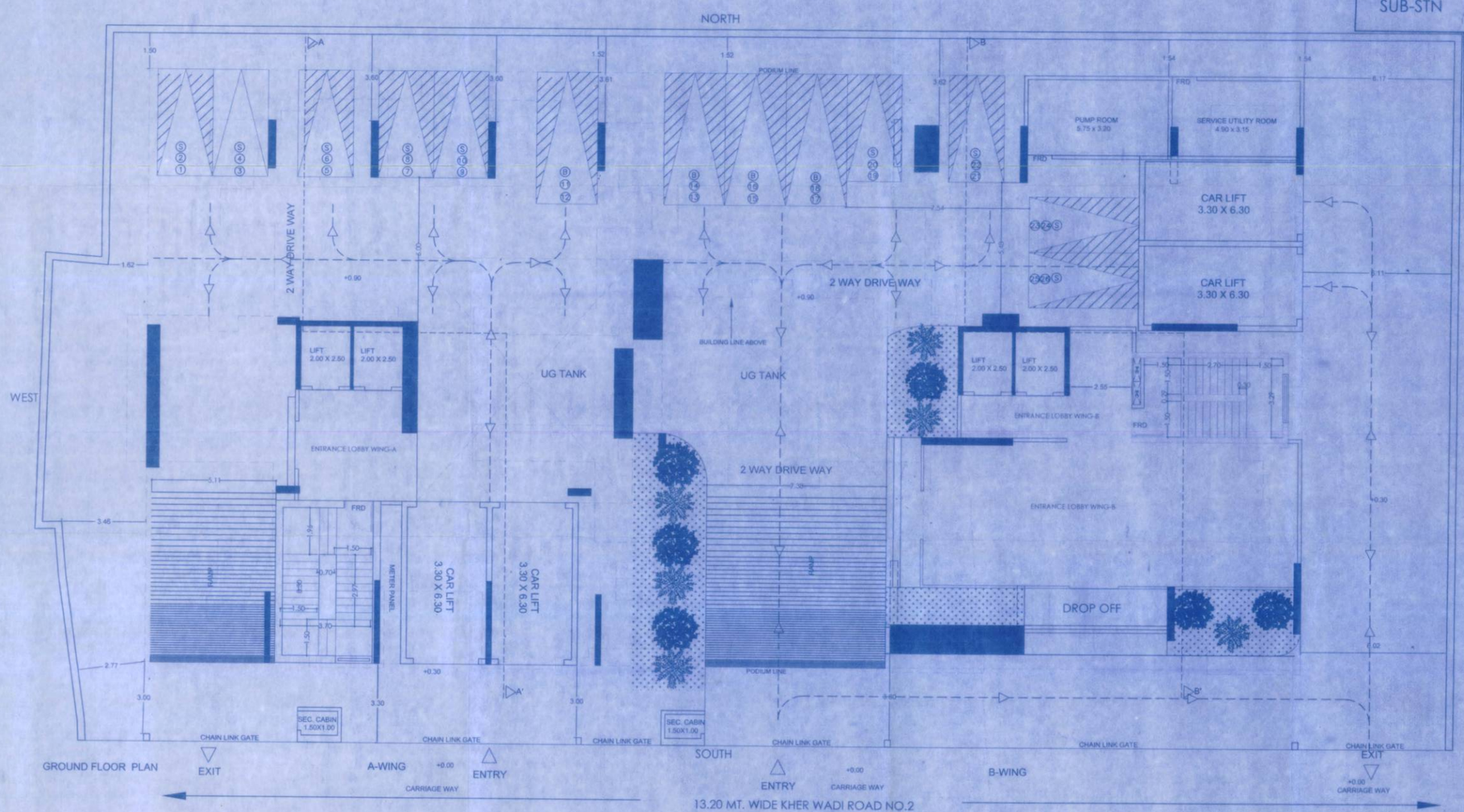
BLOCK PLAN
SCALE 1 : 500

SUB-STN

SUB-STN

BUILT UP AREA STATEMENT IN SQ.MT.

FLOOR	STAIR, LIFT & LIFT LOBBY	WING-A BUA	COMMON BUA	WING-B BUA	COMMON BUA	TOTAL BUA
BASEMENT FLR.						
GROUND FLR.	STILT & PARKIG					
1ST FLR.	PARKING					
2ND FLR.						
3RD FLR.						
4TH FLR.	AMENITY FLOOR					
5TH FLR.	100.14	261.80	4.86	332.62	4.19	603.47
6TH REFUGE FLR.	100.14	191.94	4.86	223.70	4.19	424.69
7TH FLR.	100.14	261.80	4.86	332.62	4.19	603.47
8TH FLR.	100.14	261.80	4.86	332.62	4.19	603.47
9TH FLR.	100.14	261.80	4.86	353.85	4.19	624.70
10TH FLR.	100.14	261.80	4.86	353.85	4.19	624.70
11TH FLR.	100.14	261.80	4.86	353.85	4.19	624.70
12TH FLR.	100.14	261.80	4.86	353.85	4.19	624.70
13TH REFUGE FLR.	100.14	212.82	4.86	296.14	4.19	518.01
14TH FLR.	100.14	261.80	4.86	353.85	4.19	624.70
15TH FLR.	100.14	261.80	4.86	353.85	4.19	624.70
TOTAL	1101.54	2760.96	53.46	3640.80	46.09	6501.31
EXCESS REFUGE AREA						50.69
TOTAL BUILT UP AREA PROPOSED						6552.00
FUNGIBLE BUA @ 35%						0.00
TOTAL NET BUA						6552.00



GROUND FLOOR PLAN

A	PROFORMA A	Plan as per DCPR	Total
1	Area of Plot	1682.35	
2	Area of Plot as per Layout	1547.46	
	a) Road Set-back Area	----	
	b) Proposed Road	----	
	c) Any Reservations (Sub-plot_____)	----	
	d) ____% amenity space as per DCR 56/57 (Sub-plot_____)	----	
	e) other	----	
3	Plot Area Considered for FSI (1 - 2)	1547.46	
4	Floor Space Index Permissible	3.00	
5	Permissible Built Up Area (1547.46 x 3.00)	4642.38	
6	Permissible BUA as 75% Pro-Rata (36.88 x 0.75 x 54)	1493.64	
a	10% BUA as Hon. V.P.(A. Quota 36.88 x 0.10 x 54	199.18	
b	BUA from V.P.(A.) stationary power from layout (734.86 sq.mt. = 269.78 sq.mt.)	404.67	
7	Total BUA Area (5 + 6)	6739.84	
8	Floor Space Index Permissible	3.00	
9a	EXISTING BUILT-UP AREA	1600.02	
10	Total Permissible Floor area	6739.84	
	(Restricted to ____% of the balance area vide 3 above)	----	
	DRC no _____	----	
	DRC no _____	----	
11	Existing Floor Area	----	
12	Proposed Built-up Area	----	
13	Excess Balcony Area Taken in Floor Space Index	N.A.	
14A	Purely Residential Built up area	----	
14B	Remaining Non-welfare Built up area	----	
14	TOTAL Built-up proposed	6552.00	
15	(as per old approved plan dt _____ prior to 06/01/2012) F.S.I. CONSUMEDON NET HOLDING(14/3)		

B.	Details of fsi availed as per DCPR 31 (3)		
1	Fungible Built up Area component proposed vide DCPR 31(3) for purely Residential(639.84 x 0.35)	0.00	
2	Fungible Built up Area component proposed vide DCPR 31(3) for Non-Residential i.e.x(0.00 x 0.35)	----	
3	Total Fungible Built up Area vide DCPR 31(3) = (B1 + B2)	0.00	
4	Total Permissible area with fungible fsi= 14a+14b+01+B2	6552.00	

D	PARKING STATEMENT		
	Parking required by regulations	81.37	
	PARKING PROP	122.00	
	Scooter/motor cycle	0.00	
	Outsiders (visitors)	0.00	
ii	Covered garage permissible	0.00	
iii	Covered garage permissible	0.00	
	Car	0.00	
	Scooter/motor cycle	0.00	
	Outsiders (visitors)	0.00	

E	TRANSPORT VEHICLES PARKING		
i	Spaces for transport vehicles parking required by regulations	----	
ii	Total no of transport vehicles parking spaces provided		

DESCRIPTION OF PROPOSAL & PROPERTY	SIGNATURE NAME & ADDRESS OF L.S.
PROPOSED REDEVELOPMENT ON PLOT BEARING ON S.NO. 341 (Pt.) C.T.S. NO 606 (PT) OF VILLAGE BANDRA AT KHERNAGAR, BANDRA (EAST) MUMBAI-400051.	IBAD MOMIN B/4-BLOCK GRD. FLR. KHAN BLDG. NAWAB TANK BRIDGE ROAD DOCKYARD, MUMBAI-400010. MOB.:+ 91 98920 00759 EMAIL: ibad.momin@gmail.com
NAME OF OWNER: SUKHDA CO.OP.HSG.STY.LTD	SIGNATURE
N	CHECKED BY (H.O.) DRAWN BY (M.O.S.A.D.C.)

IBAD MOMIN
Licensed Surveyor
Engineer - Valuers
M/4101/LS