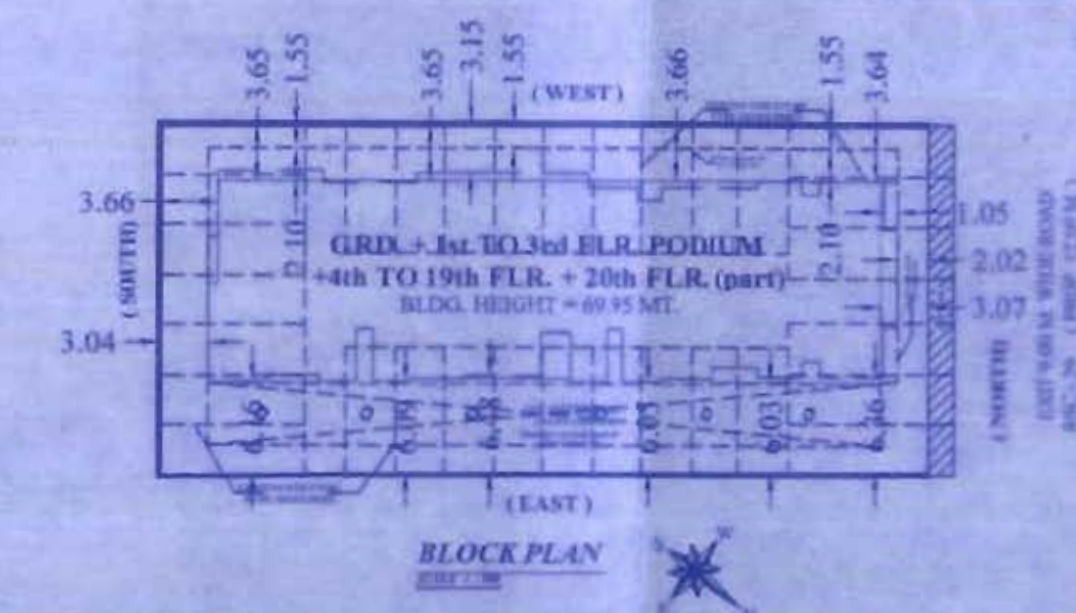
[illegible]

(EAST)



A)	FOR RESIDENTIAL	NOS. OF FLATS	PARKING REQUIRED
	LESS THAN 45 SMT. 1 PARKING / 4 TENEMENTS.	52	13.00 NOS.
	45 TO 60 SMT. 1 PARKING / 2 TENEMENTS.	NIL	NIL
	60 TO 90 SMT. 1 PARKING / 1 TENEMENTS.	57	57.00 NOS.
	ABOVE 90 SMT. 2 PARKING / 1 TENEMENTS.	NIL	NIL
	TOTAL	109 NOS.	70.00 NOS.
	VISITORS PARKING 10% OF REQD. PARKING FOR RESI		7.00 NOS.
	TOTAL PARKING REQUIRED (SAY)		77.00 NOS.
	AS PER DCPR 2034 (REG. 31 (1)(v)) 50% ADD. PARKING PERMISSIBLE 77 X 50% = 38.50 (39 NOS.)		SAY 39.00 NOS.
	TOTAL PARKING PERMISSIBLE (77 + 39) = (116)		116.00 NOS.
	TOTAL ADDITIONAL PARKING BY CHARGING PREMIUM		NIL
	TOTAL PARKING PROVIDED		111.00 NOS.

NO.	PARTICULARS			AREA SQ. MT.
FC1	3.05	X	6.99	21.32
FC2	1.35	X	5.39	7.28
FC3	5.75	X	6.99	40.19
FC4	3.65	X	1.06	3.87
FC5	4.91	X	6.40	31.42
TOTAL AREA OF FITNESS CENTER PROVIDED GRD. FLOOR				104.08
TOTAL AREA OF FITNESS CENTER REQUIRD GRD. FLOOR				126.56

FLOOR	BIG - SIZED CAR PARKINGS SIZE 5.50 x 2.50	SMALL- SIZED CAR PARKINGS SIZE 4.30 x 2.30	TOTAL CAR PARKING
GROUND FLOOR	12	06	18
1st FLOOR (PODIUM)	10	21	31
2nd FLOOR (PODIUM)	10	21	31
3rd FLOOR (PODIUM)	10	21	31
TOTAL CAR PARKING	42 Nos.	69 Nos.	111 Nos

FLOOR	TOTAL BUILT - UP AREA SQ. MT.	STAIRCASE & LIFT AREA CLAIMED FREE OF E. S. I. SQ. MT.
GROUND FLOOR	CAR	PARKING
1ST FLOOR (podium)	CAR	PARKING
2ND FLOOR (podium)	CAR	PARKING
3RD FLOOR (podium)	CAR	PARKING
4TH FLOOR	398.85	122.04
5TH FLOOR	398.85	122.04
6TH FLOOR (REFUGE)	290.15	123.41
7TH FLOOR	398.85	122.04
8TH FLOOR	398.85	122.04
9TH FLOOR	398.85	122.04
10TH FLOOR	400.29	122.04
11TH FLOOR	395.23	122.04
12TH FLOOR	395.23	122.04
13TH FLOOR (REFUGE)	286.53	123.41
14TH FLOOR	415.64	121.81
15TH FLOOR	415.64	121.81
16TH FLOOR	415.64	121.81
17TH FLOOR	415.64	121.81
18TH FLOOR	415.64	121.81
19TH FLOOR	415.64	121.81
20TH FLOOR	72.65	65.50
TOTAL BUILT- UP AREA	6328.17	2019.50

TOTAL PROPOSED BUILT UP AREA = 6328.17 SQ. MT.
REQUIRED 2% FITNESS CENTER AREA = 6328.17 X 2% = 126.56 SQ. MT.

	Area Statement	2034
1	Area of plot	-
a)	Area of Reservation in plot	1,168.86
b)	Area of Road Set back	-
c)	Area of D P Road	34.65
2	Deductions for.	-
(A)	For Reservation/Road Area	-
(a)	Road set-back area to be handed over (100%) (Regulation No 16)	-
(b)	Proposed D P road to be handed over (100%) (Regulation No 16)	34.65
(c)	Reservation area to be handed over (100%) (Regulation No 17)	-
(d)	Reservation area to be handed over as per AR (Regulation No 17)	-
(B)	For Amenity area	-
(a)	Area of amenity plot/plots to be handed over as per DCPR 14(A)	-
(b)	Area of amenity plot/plots to be handed over as per DCPR 14(B)	-
(c)	Area of amenity plot/plots to be handed over as per DCPR 35 (abeyance)	-
(C)	Deductions for Existing BUA to be retained if any/ Land component of Existing BUA / Existing BUA as per Regulation under which the development was allowed.	-
3	Total deductions : [(2(A) +2(B) +2(C) as and when applicable.]	34.65
4	Balance area of plot (1 minus 3)	1,134.21
5	Plot area Under Development after areas to be handed over to MCGM / Appropriate Authority as per Sr. No. 4 above.	1,168.86
6	Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)	3.00
6a	5% additional rehab BUA	-
7	Built up Area as per Zonal(basic) FSI (5 * 6) (In case of Mill land Permissible BUA kept in abeyance)	3,506.58
8	Built up equal to area of land handed over as per Regulation 30(A)	-
(i)	As per 2(A) and 2(B) except 2(A)(c) (ii) above with in cap of "Admissible TDR" as column 6 of Table -12 on remaining /balance plot.	-
(ii)	In case of 2(A)(c) (ii) permissible over and above permissible BUA on remaining / balance plot.	-
9	Built up Area in lieu of Cost of construction of built up amenity to be handed over (within the limit of permissible BUA on remaining plot)	-
10	(i) Built up area due to "Additional FSI (PRORATA) (34.17 SMT. X 75% X 31 TENEMENTS)	1,059.27
(ii)	Built up area due to "Additional FSI (4.02 SMT. X 31 TENEMENTS)	124.62
11	Built up area due to admissible "TDR" as per Table No 12 of Regulation No 30(A) and 32 on remaining / balance plot.	-
12	Permissible Built up Area (as the case may be with /without BUA as per 2 c))	4,690.47
13	Proposed BUA (as the case may be with /without BUA as per 2 c))	4,690.47
14	TDR generated if any as per regulation 30 (A) and 32.	-
15	Fungible Compensatory Area as per Regulation No 31(3)	-
a) i)	Permissible Fungible Compensatory area for Rehab component without charging premium (EXIST. BUA = 246.97 X 35%).	261.44
ii)	Fungible Compensatory area availed for Rehab component without charging premium	261.44
b) i)	Permissible Fungible Compensatory area by charging premium.	1,380.22
ii)	Fungible Compensatory area availed on payment of premium	1,376.26
16	Total Permissible including Fungible Compensatory Area (13 +15(a)(i) +15(b)(i))	6,332.13
17	Total Gross BUA Proposed including Fungible (13 +15(a)(i) +15(b)(i))	6,328.17
18	FSI consumed on Net Plot (13 / 5)	4.01
II	Other Requirements	-
(A)	Reservation/Designation	-
a)	Name of Reservation	-
b)	Area of Reservation affecting the plot	-
c)	Area of Reservation land to be handed/handed over as per Regulation No.17	-
d)	Built up area of Amenity to be handed over as per Regulation No.17	-
e)	Area/Built up Area of Designation	-
(B)	Plot area/Built up Amenity to be Handed Over as per Regulation No.	-
(i)	14(A)	-
(ii)	14(B)	-
(iii)	15	-
(C)	Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27	-
(D)	Tenement Statement	-
(i)	Proposed built up area (13 above)	-
(ii)	Less deduction of Non-residential area (Shop etc.)	-
(iii)	Area available for tenements [(i) - (ii).]	-
(iv)	Tenements permissible (Density of tenements/hectare)	285
(v)	Total number of Tenements proposed on the plot	109
(E)	Parking Statement	-
(i)	Parking required by Regulations for. – Car Scooter/Motor cycle Outsiders (visitors)	116.00
(ii)	Covered garage permissible	-
(iii)	Covered garages proposed Car Scooter/ Motor cycle Outsider (Visitors)	-
(iv)	Total parking provided	111.00
(v)	Transport Vehicle Parking	-

SUMMARY STATEMENT & CAR PARKING STATEMENT		
APPROVAL OF PLAN		
		Approved subject to conditions mentioned in this office Letter No. Mada - 108/1025/2025 Date 18 JAN 2022 L. Eng. Bldg. Permutation Control Greater Mumbai (W.S.) Maharashtra Housing & Area Development Auth. etc.

NAME OF OWNER AND DIGITAL SIGN.

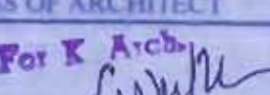
For MS GOOD BUILD (INDIA) PVT. LTD.
Handwritten Signature
DIRECTOR

प्राप्तकर्ता के नाम पर वास्तविक इतिहास का प्रमाण

Handwritten Signature *Handwritten Signature* *Handwritten Signature*
सहस्र प्रमाण प्रमाण प्रमाण

MS GOOD BUILD (INDIA) PVT. LTD.
CA TO VERSGA A ANDHERI VASUNDHARA
CO-OP HSG. SOC. LTD.

MS GOOD BUILD (INDIA) PVT. LTD.
CA TO VERSGA A ANDHERI VASUNDHARA
CO-OP HSG. SOC. LTD.

CERTIFICATE OF AREA CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 26-02-2019 AND THE DIMENSIONS OF SIDES ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT 1168.86 SQ.MT 'TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP'			
DESCRIPTION OF PROPOSAL AND PROPERTY			
PROPOSED RE-DEVELOPMENT PLAN ON PLOT BEARING CTS NO. 1374-B(5), CLUSTER NO. 95, VASUNDHARA CHS. LTD. AT S. V. P. NAGAR, VERSOVA, ANDHERI (W) MUMBAI - 400053			
SCALE	DATE	NAME AND ADDRESS OF ARCHITECT	DIGITAL SIGN. OF ARCHITECT
As Shown	09/02/2021	For K. Arch. K. Arch. Santosh Kaikar & Assoc. ARCHITECTS F/101, G/F-7 TORNER, HILL ROAD S. V. P. CHS, ANDHERI, (W) MUMBAI - 400053 T: 022 2641 2441, MOBILE: 9821 106 253 Email: karchitects@rediffmail.com	
NORTH DRAWN BY	SANJAY		