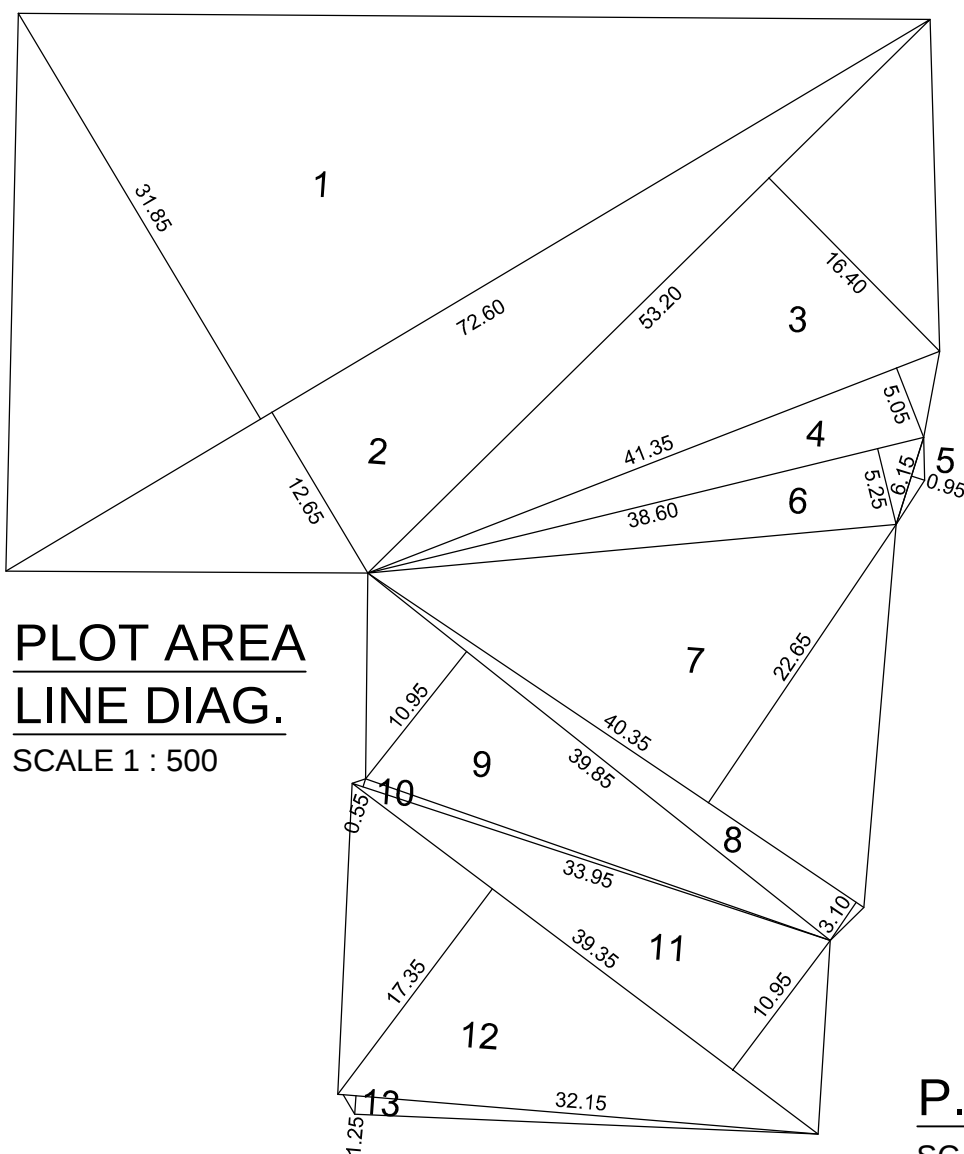
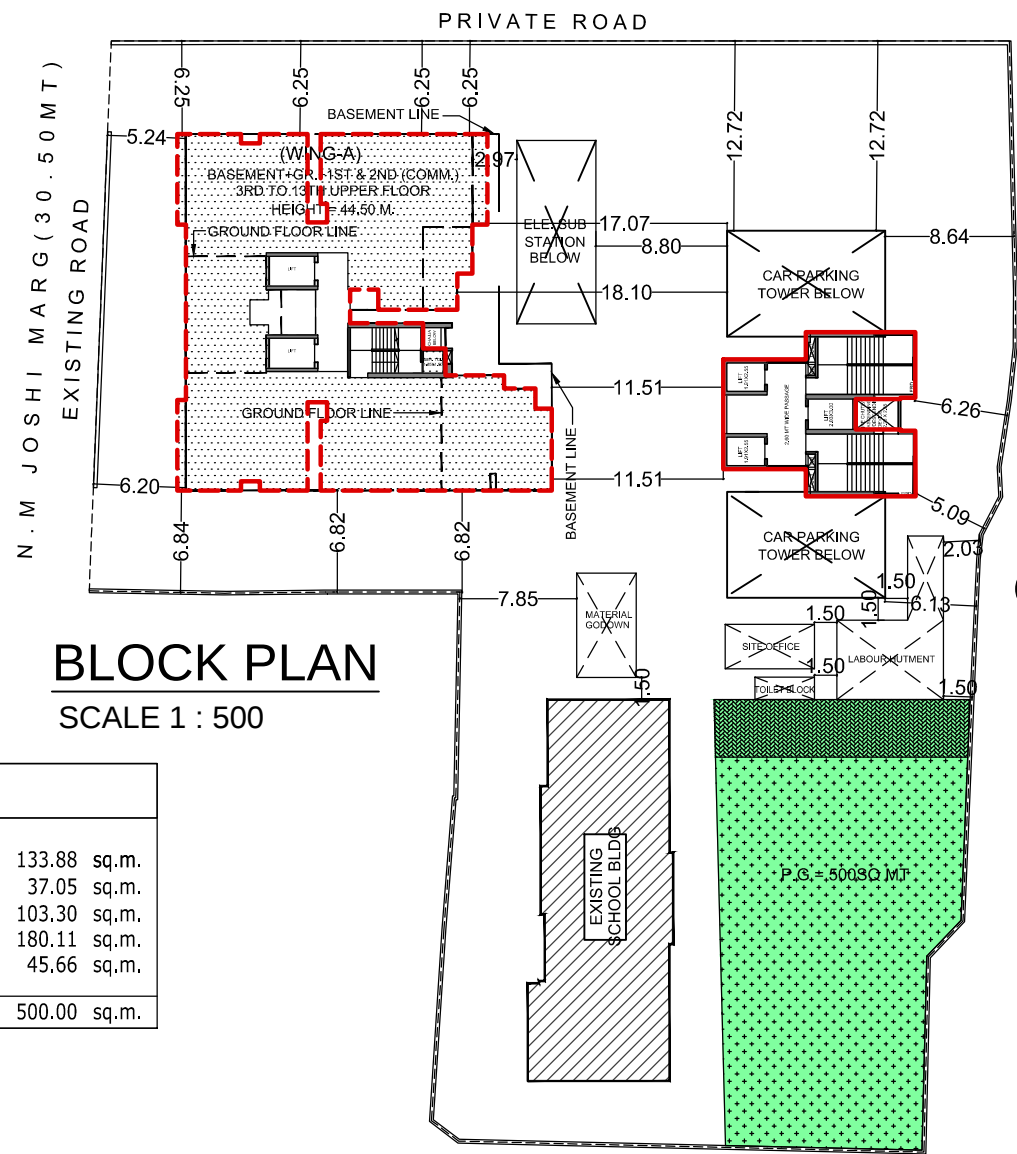




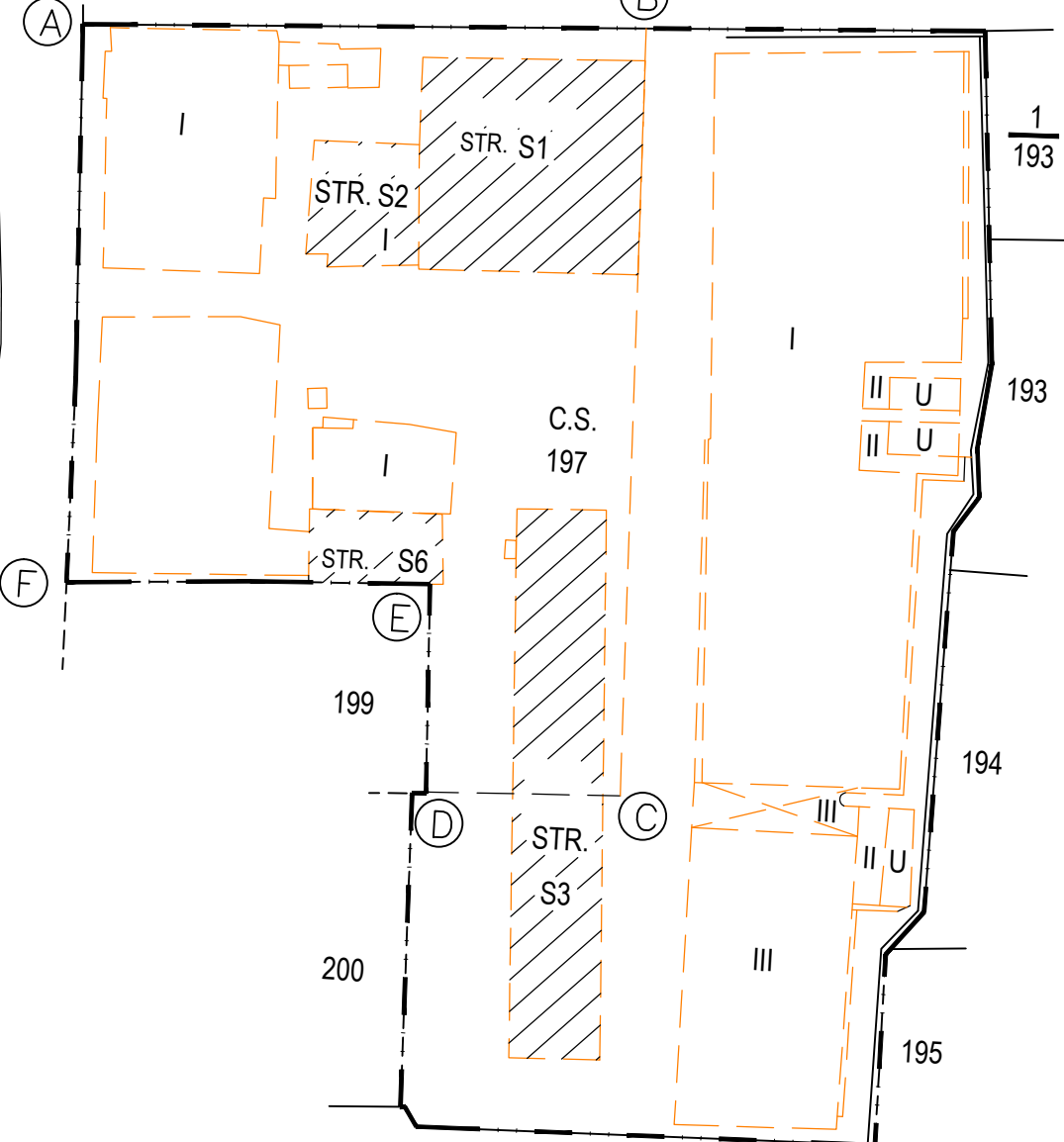
PLOT AREA CALCULATION			
ADDITION:			
1-	72.60 x 31.85 x 0.50	=	1156.16 sq.m.
2-	72.60 x 12.65 x 0.50	=	459.20 sq.m.
3-	48.425x 16.40 x 0.50	=	397.08 sq.m.
4-	41.35 x 5.05 x 0.50	=	104.41 sq.m.
5-	6.15 x 0.95 x 0.50	=	2.92 sq.m.
6-	38.60 x 5.25 x 0.50	=	101.33 sq.m.
7-	40.35 x 22.65 x 0.50	=	456.96 sq.m.
8-	40.35 x 3.10 x 0.50	=	62.54 sq.m.
9-	39.85 x 10.95 x 0.50	=	218.18 sq.m.
10-	33.95 x 0.55 x 0.50	=	9.34 sq.m.
11-	39.35 x 10.95 x 0.50	=	215.44 sq.m.
12-	39.35 x 17.35 x 0.50	=	341.36 sq.m.
13-	32.15 x 1.25 x 0.50	=	20.09 sq.m.
TOTAL PLOT AREA		=	3545.01 sq.m.
SAY		=	3545.00 sq.m.

PG AREA CALCULATION			
ADDITION:			
1-	22.52 x 11.89 x 0.50	=	133.88 sq.m.
2-	22.52 x 3.29 x 0.50	=	37.05 sq.m.
3-	33.54 x 6.16 x 0.50	=	103.30 sq.m.
4-	33.54 x 10.74 x 0.50	=	180.11 sq.m.
5-	69.18 x 1.32 x 0.50	=	45.66 sq.m.
TOTAL PLOT AREA		=	500.00 sq.m.

BLOCK PLAN
SCALE 1 : 500



EXISTING BLOCK PLAN
LOWER PAREL DIVN. SCALE - 1 : 500
SHEET NO. 417



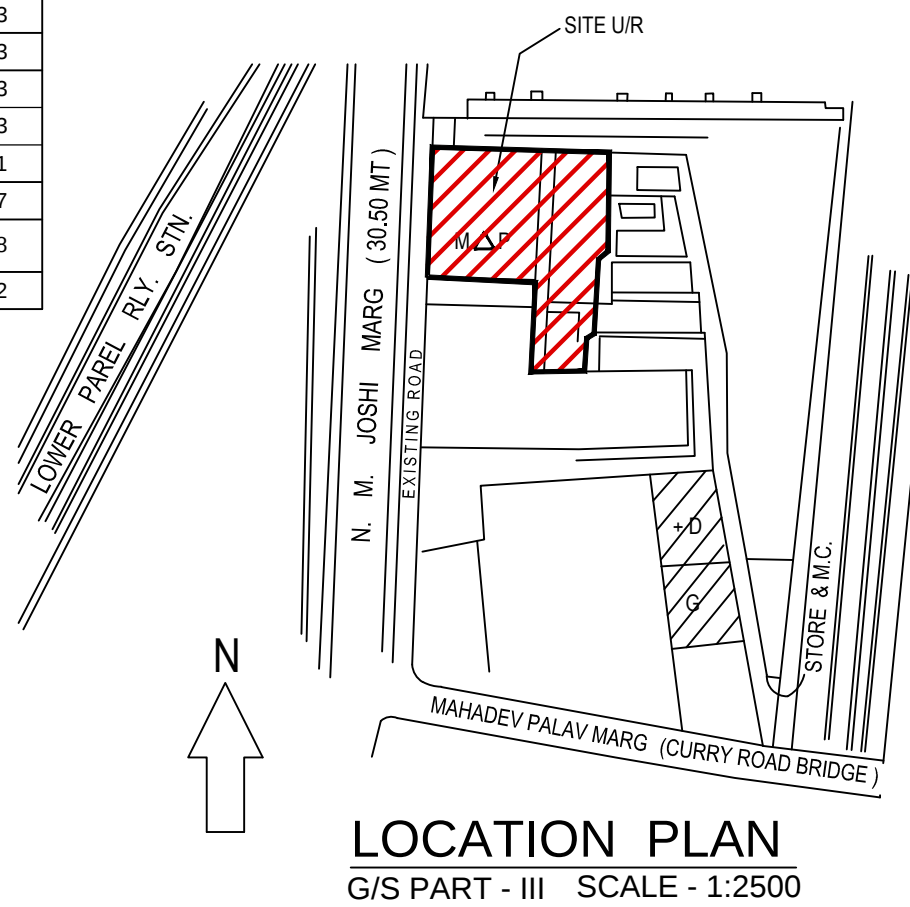
DUCT / VOID AREA STATEMENT	
FLOOR	AREA (SQ.MT.)
GROUND	6.15
1ST	9.13
2ND	9.55
3RD	2.49
4TH	2.49
5TH	2.49
6TH	2.12
7TH	2.21
8TH	2.12
9TH	2.12
10TH	2.12
11TH	2.12
12TH	2.12
13TH	2.12
TOTAL	49.35

COMMON AREA STATEMENT	
FLOOR	AREA (SQ.MT.)
GROUND	38.86
1ST	32.16
2ND	98.79
3RD	28.19
4TH	-
5TH	-
6TH	-
7TH	51.95
8TH	-
9TH	-
10TH	-
11TH	-
12TH	-
13TH	-
TOTAL	250.56

MHADA AREA STATEMENT			
FLOOR	UNIT NO.	CARPET (SQ.MT.)	BUA (SQ.MT.)
4TH	04	42.98	51.21
	05	44.05	52.86
	06	43.00	48.98
	07	43.11	48.78
5TH	06	43.00	48.98
	03	46.52	52.40
11TH	05	46.32	55.21
	06	46.35	52.47
	03	46.52	52.40
	04	46.05	54.45
10TH	05	46.32	55.21
	06	46.35	52.47
	06	46.35	52.47
TOTAL		586.92	677.89

BUILT UP AREA STATEMENT							
FLOOR	REHAB COMM. (SQ.MT.)	RESI. (SQ.MT.)	MHADA (SQ.MT.)	COMMON (SQ.MT.)	METER RM (SQ.MT.)	SOCIETY ROOM (SQ.MT.)	TOTAL BUA. (SQ.MT.)
GROUND	205.66	-	-	67.82	27.10	-	300.58
1ST	291.04	-	-	45.27	20.40	-	356.71
2ND	251.72	-	-	61.14	-	78.04	390.90
3RD	-	362.43	-	58.88	-	-	421.31
4TH	-	160.47	201.83	30.68	-	-	392.98
5TH	-	320.66	48.98	30.68	-	-	400.32
6TH	-	375.54	-	30.31	-	-	405.85
7TH	-	213.67	-	83.66	-	-	297.33
8TH	-	381.82	-	30.31	-	-	412.13
9TH	-	381.82	-	30.31	-	-	412.13
10TH	-	381.82	-	30.31	-	-	412.13
11TH	-	221.74	160.08	30.31	-	-	412.13
12TH	-	163.40	214.53	34.21	-	-	412.13
13TH	-	325.45	52.47	34.21	-	-	412.13
REF. AREA	-	3.01	-	-	-	-	3.01
COL. AREA	-	42.87	-	-	-	-	42.87
DOUBLE HL. AREA ON 1ST FL.	-	-	-	73.08	-	-	73.08
TOTAL	748.42	3334.70	677.89	671.18	47.50	78.04	5557.72

STAIRCASE PREMIUM AREA	
FLOOR	AREA (SQ.MT.)
GROUND	63.93
1ST	63.34
2ND	62.38
3RD	48.20
4TH	48.20
5TH	48.20
6TH	48.20
7TH	49.18
8TH	48.20
9TH	48.20
10TH	48.20
11TH	48.20
12TH	48.20
13TH	48.20
TOTAL	720.83



F CERTIFICATE OF AREA	
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 669.80 SQ. MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP \ PROPERTY REGISTER CARD.	
SIGNATURE OF ARCHITECT	
NOTES	
BOUNDARY OF PLOT SHOWN THICK BLACK PROPOSED WORK SHOWN RED WASH DRAINAGE LINE SHOWN RED DOTTED RECREATION GROUND SHOWN GREEN WASH EX. STRUCTURES TO BE RETAINED SHOWN HATCHED BLACK EX. STRUCTURES TO BE DEMOLISHED SHOWN HATCHED YELLOW SETBACK AREA SHOWN BURNT SIENNA ALL DIMENSION IN METERS	
PROFORMA 'B'	
CONTENTS OF SHEET	
BLOCK LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION, FUNGIBLE PREMIUM STATEMENT BUILT UP AREA STATEMENT, CARPET AREA STATEMENT CAR PARKING STATEMENT	
DESCRIPTION OF PROPOSAL & PROPERTY:	
PROPOSED REDEVELOPMENT OF PLOT BEARING C.S. NO.197 OF LOWER PAREL SITUATED AT N.M.JOSHI MARG, IN G/S WARD MUMBAI - 400 013.	
NAME OF OWNER, ADDRESS & SIGNATURE :-	
M/s. CHINTAMANI CONSTRUCTION CO.	

EEBPC / 3550 / GS / A		1/10
Approved Amended Subject To Condition Mentioned in the letter bearing No. EB/3550/G/S/A		
SUB.ENG.(B.P.)CITY-X	ASST.ENG.(B.P.)CITY-VI	EXE.ENG.(B.P.)CITY-I

PROFORMA 'A'			
A	AREA STATEMENT		SQ.MTS.
1	AREA OF PLOT (REF. TABLE A)		3545.18
2	a. LESS : SETBACK (TENTATIVE) b. SET BACK HANDED OVER TO MMRDA c. LESS : 5% AMENITY		---
3	BALANCE PLOT (1-2)		3545.18
4	NET PLOT (3)		3545.18
5	LESS : 15% R.G [0.15 x (3)]		---
6	BALANCE AREA (4-5)		3545.18
7	PERMISSIBLE FSI		3.00
8	PERMISSIBLE BUA (7x8)		10635.54
9	(A) REHAB COMPONENTS BUA TO BE PROVIDED FOR REHAB COMPONENT		
	a. REHAB COMMERCIAL COMPONENT	978.62	
	b. REHAB RESIDENTIAL COMPONENT	3193.71	4172.33
11	ADD: COMPENSATORY FSI AS PER 35(4)		
	a. REHAB COMMERCIAL COMPONENT (9a X 0.20)		68.54
	b. REHAB RESIDENTIAL COMPONENT (9b X 0.35)		381.02
12	TOTAL BUA PERMISSIBLE FOR REHAB (9a+11a+11b)		4621.89
13	(B) SALE COMPONENTS PROVIDED BALANCE AREA FOR SALE COMPONENT		184.84
14	ADD:35% COMPENSATORY FSI AS PER 35(4) SALE RESIDENTIAL COMPONENT (13 X 0.35)		64.70
15	PROPOSED BUA FOR MHADA		677.89
16	FUNGIBLE FSI CALCULATION		
		PERMISSIBLE	PROPOSED
a	REHAB (COMM.)	166.85	68.54
b	REHAB (RESI.)	1068.07	381.02
c	SALE (RESI.)	2362.19	-----
d	TOTAL	3597.11	449.56
16	TOTAL PERMISSIBLE BUA INCL. FUNGIBLE [10635.54 + 3597.11]	[8 + 16d]	14232.65
17	TOTAL PROPOSED BUA INCL. FUNGIBLE [REHAB BUA + REHAB FUNGIBLE + MHADA + SALE] [4172.33 + 449.56 + 677.89 + 257.92]		5557.72
18	TOTAL BALANCE		
	A) FUNGIBLE FSI ADMISSIBLE ON FSI CONSUMED IN EXISTING STRUCTURE [WITHOUT CHARGING PREMIUM]. EXISTING BUA:- i) COMMERCIAL COMPONENT = 98.31 sq mt ii) RESIDENTIAL COMPONENT = 687.04 sq mt TOTAL = 785.35 sq mt		

B BALCONY AREA STATEMENT	
1	PERMISSIBLE BALCONY AREA PER FLOOR
2	PROPOSED BALCONY AREA PER FLOOR
3	EXCESS BALCONY AREA PER FLOOR
C TENEMENT STATEMENT	
1	NET AREA OF PLOT
2	LESS DEDUCTION OF PROPORTIONATE PLOT FOR NON - RES. USER
3	AREA FOR TENEMENTS (1-2)
4	TENEMENTS PERMISSIBLE
5	TENEMENTS EXISTING
6	TENEMENTS PROPOSED
7	TOTAL TENEMENTS (5 + 6)
D PARKING STATEMENT	
(i) PARKING REQUIRED BY REGULATIONS FOR	
CAR	
SCOOTER / MOTOR CYCLE	
OUTSIDERS (VISITORS)	
(ii) COVERED GARAGES PERMISSIBLE	
(iii) COVERED GARAGES PROVIDED	
CAR	
SCOOTER / MOTOR CYCLE	
OUTSIDERS (VISITORS)	
(iv) TOTAL PARKING PROVIDED	
E TRANSPORT VEHICLES PARKING	
(i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
(ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	
DRAWING No.	SCALE
1	AS SHOWN
JOB NO.	PR-136
DATE	06-06-2016
DRAWN BY	CHETAN
CHECK BY	SACHIN KINI
NAME OF ADDRESS & SIGNATURE ARCHITECT / LICENSED SURVEYOR:-	
SANKPAL KULKARNI AND ASSOCIATES	
ARCHITECTS AND INTERIOR CONSULTANTS	
20 A,21, pandit niwas, 3rd floor, s.k bole road, dadar (west) mumbai pin no .400028.	
email : dpsankpal@gmail.com	
tele : +91-22-2422 1130	

REHAB PARKING STATEMENT			
CAR PARKING STATEMENT FOR SHOP / OFFICE			
CAR PARKING FOR SHOP & OFFICE			
PROPOSED AREA	=	985.89	SQ.MT.
UPTO 800 SQ.MT.	=	1/FOR 40 SQ.MT.	= 20.00 NOS.
ABOVE 800 SQ.MT.	=	1/FOR 80 SQ.MT.	= 2.32 NOS.
TOTAL	=	22.32	NOS.
ADD 10% VISITOR	=	2.23	NOS.
TOTAL	=	24.55	NOS.
CAR PARKING STATEMENT FOR REHAB			
CARPET AREA IN SQ.M.	NOS. OF TENEMENTS	PARKING PERMISSIBLE AS PER D.C.R.	PARKING REQUIRED
BELOW 35	14.00 NOS.	1 PARKING / 8 TENANTS	1.75 NOS.
BETWEEN 35 & 45	18.00 NOS.	1 PARKING / 4 TENANTS	4.50 NOS.
BETWEEN 45 & 70	49.00 NOS.	1 PARKING / 2 TENANTS	24.50 NOS.
70 & ABOVE	NIL	1 PARKING / 1 TENANTS	NIL
TOTAL	81.00 NOS.		30.75 NOS.
ADD 25% VISITORS PARKING (7.69 TO SAY)			8.00 NOS.
TOTAL RESIDENTIAL PARKING REQUIRED			38.75 NOS.
TOTAL OFFICE / SHOP + MHADA PARKING REQUIRED(24.55 + 38.75)		64.00 NOS.	
TOTAL OFFICE / SHOP + MHADA PARKING PROVIDED		134.00 NOS.	

TENEMENTS LIST	
COMMERCIAL [WING A]	
GROUND. FLR	6 NO OF TENEMENTS
1ST FLR	7 NO OF TENEMENTS
2ND FLR	8 NO OF TENEMENTS
TOTAL	21 TENEMENTS ---I
RESIDENTIAL [WING A]	
3RD FLR	8 NO OF TENEMENTS
4TH FLR	8 NO OF TENEMENTS
5TH FLR	7 NO OF TENEMENTS
6TH FLR	8 NO OF TENEMENTS
7TH FLR	4 NO OF TENEMENTS
8TH FLR	8 NO OF TENEMENTS
9TH FLR	8 NO OF TENEMENTS
10TH FLR	8 NO OF TENEMENTS
11TH FLR	8 NO OF TENEMENTS
12TH FLR	7 NO OF TENEMENTS
13TH FLR	7 NO OF TENEMENTS
TOTAL	81TENEMENTS ----II

CAR PARKING PROVIDED AREA STATEMENT :-	
1) GROUND FLOOR PARKING STATEMENT :-	04 NOS
TOTAL SURFACE PARKING = 04 NOS	
TOTAL STACK PARKING = NIL	
2) CAR PARKING STATEMENT FOR PARKING TOWER :-	65 NOS
(I) TOTAL CAR PARKING IN TOWER I	65 NOS
(II) TOTAL CAR PARKING IN TOWER II	65 NOS
TOTAL (TOWER I + TOWER II)	130 NOS
TOTAL CAR PARKING PROVIDED (TOWER A & TOWER B)	134 NOS