AREA OF PLOT	631.27
TOTAL PERMISSIBLE FSI	3.00
TOTAL PERMISSIBLE BUA (631.27 X 3)	1893.81
5% ADDITIONAL AREA FOR SALE	48.67
TOTAL PERMISSIBLE AREA	1942.48
EXISTING TENENT AREA	1022.00
BALANCE AREA FOR SALE	920.48
35% FUNGIBLE FOR TENENTS	357.70
35% FUNGIBLE ON SALE	322.16
TOTAL PERMISSIBLE INCLUDING FUNGIBLE	2622.34
LESS DEFICIT	146.67
NET PERMISSIBLE	2475.67
PROPOSED AREA	2455.57

SUMMARY:

FLOOR WING 'B'	TOTAL B.U.A.	ST,LIFT LIFT LOBBY	NO OF TENENETS	BELOW 45.00	45 TO 60	60 TO 90	ABOVE 90
GROUND							
1ST	107.80	55.69	2		2		
2ND	97.34	57.30	1			1	
3RD	139.84	55.07	2			2	
4TH	141.36	53.85	2			2	
5TH	143.07	50.94	2			2	
6TH	144.19	50.72	2			2	
7TH REFUGE	97.50	55.87	1			1	
8TH	147.14	50.42	2		1	1	
9TH	147.57	49.99	2			2	
10TH	152.38	49.74	2			2	
11TH	155.99	46.03	2			2	
12TH	152.07	49.05	2			2	
13TH	146.94	55.08	1				1
14TH REFUGE	121.38	55.37	2	1		1	
15TH	199.17	53.39	3		1	2	
16TH	199.17	53.39	3		1	2	
17TH	128.30	53.37	2		1	1	
TOTAL	2422.88	894.97	33	1	6	25	1
							33

TOTAL = 2422.88 SQ.MT.
EXCESS REFUGE AREA =32.69 SQ.MT
TOTAL BUA = 2455.57 SQ.MT.

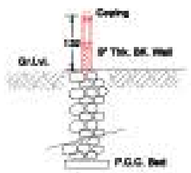
FILE NO - CHE/CTY/5644/G/N/337(NEW)

AMENDED PLANS APPROVED SUBJECT TO CONDITION MENTIONED IN THE LETTER OF APPROVAL DATED-

Prashant Shrirang Jawale	Vaibhav Bhargav Gandhi	HAMAND NARESH-I NIGHSHA N
SUB - ENGINEER (B.P.) CITY-X	ASST. - ENGINEER (B.P.) CITY-VII	EX. - ENGINEER (B.P.) CITY-III

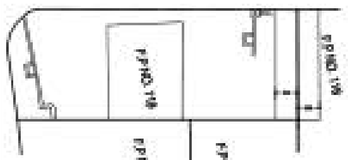
PARKING STATEMENT

PARKING REQUIRED FOR RESI.			PARKING REQD.
CARPET AREA IN SQ.MT	NOS. OF FLAT/ SHOP	AREA REQD. AS PER D.C.RULE	
45.00 BELOW	01	ONE PARKING FOR 4FLATS	0.25
45.00 TO 60.00	05	ONE PARKING FOR 2FLATS	3.00
60.00 TO 90.00	25	ONE PARKING FOR 1FLATS	25.00
ABOVE 90.00 SQ.M	01	TWO PARKING FOR 1FLATS	2.00
TOTAL	33		30.25 NOS.
		5% VISITORS PARKING	1.51 NOS.
REQUIRED PARKING		SAY	31.75 NOS.
		SAY	32.00 NOS.
50% ADDITIONAL PARKING			16.00 NOS.
TOTAL REQUIRED PARKING			48.00 NOS.
			SAY 48.00 NOS.
REQUIRED PARKING			48.00 NOS.
PROPOSED PARKING			57.00 NOS.

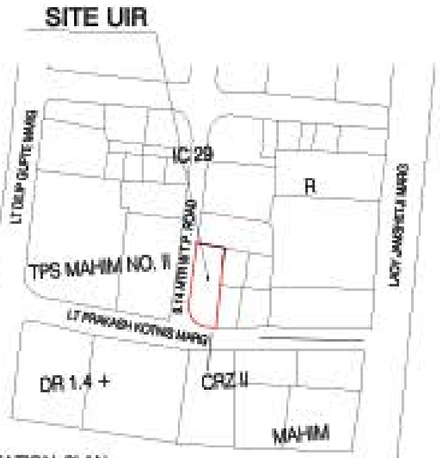


Section For Compound Wall

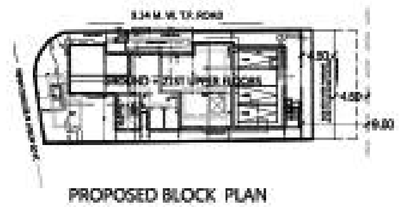
Section For U/G Tank
Scale : 1:100



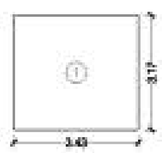
EXISTING BLOCK PLAN
SCALE 1:500



LOCATION PLAN
SCALE 1:2500



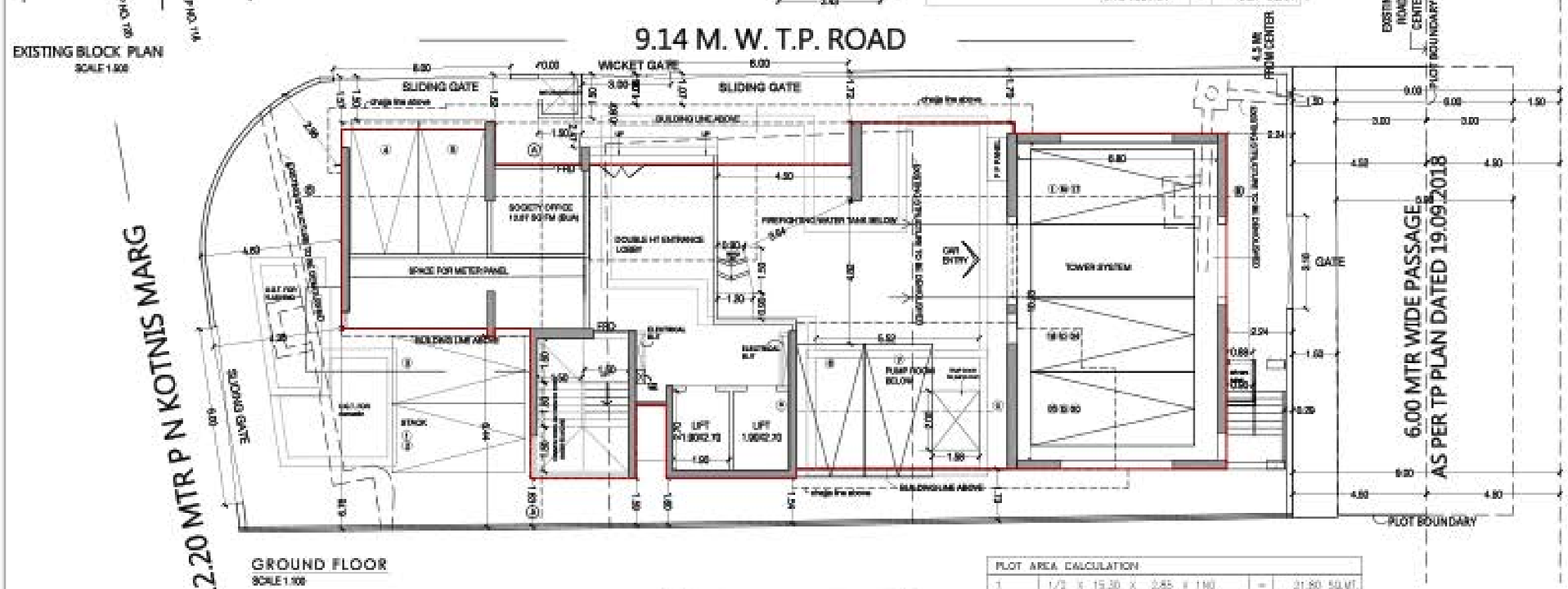
PROPOSED BLOCK PLAN
SCALE 1:500



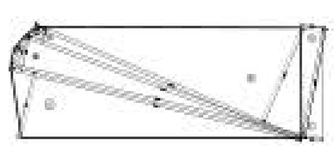
4.00% OF 1000.39 SQ.MT. =40.02 SQ.MT.

BUILT UP AREA CALCULATION

SOCIETY OFFICE							
1	3.43	X	3.17	X	1NO	=	10.87 SQ.MT.
					TOTAL ADDITION	=	10.87 SQ.MT.



GROUND FLOOR
SCALE 1:100



PLOT AREA DIAG.
SCALE 1:500

PLOT AREA CALCULATION

1	1/2	X	15.30	X	2.85	X 1NO	= 21.80 SQ.MT.
2	1/2	X	15.30	X	2.93	X 1NO	= 22.34 SQ.MT.
3	2/3	X	4.90	X	0.58	X 1NO	= 1.89 SQ.MT.
4	2/3	X	2.54	X	0.28	X 1NO	= 0.47 SQ.MT.
5	1/2	X	40.98	X	9.07	X 1NO	= 185.64 SQ.MT.
6	1/2	X	40.98	X	4.78	X 1NO	= 97.94 SQ.MT.
7	1/2	X	40.16	X	1.81	X 1NO	= 36.34 SQ.MT.
8	1/2	X	38.43	X	13.78	X 1NO	= 264.78 SQ.MT.
						TOTAL ADDITION	= 631.27 SQ.MT.

SHEET NO 1/10

PROFORMA 'A'

		TOTAL IN SQ.MT
1	AREA OF PLOT	631.27
2	DEDUCTION FOR	
a	ROAD SET BACK AREA	0.00
b	PROPOSED ROAD	
c	Any reservation (specify)	
d	% AMENITY SPACE AS PER DCPR	
e	other	
3	BALANCE AREA OF PLOT (1-MINUS 2)	631.27
4	DEDUCTION FOR 10% RECREATIONAL GROUND / 10% AMENITY SPACE (IF DEDUCTIBLE FOR IHDI)	
5	NET AREA OF PLOT (3-MINUS 4)	631.27
6	ADDITION FOR FLOOR SPACE INDEX	
1	(a) 100% FOR D. P. ROAD	
2	(b) 100% FOR SETBACK	0.00
7	TOTAL AREA (5 PLUS 6)	631.27
8	FLOOR SPACE INDEX PERMISSIBLE	3.00
9	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHT (RESTRICTED TO_____% OF THE BALANCE AREA VIDE ABOVE) DRC NO _____ DRC NO _____	
	ADDITION FOR FLOOR SPACE INDEX	
a	% AS PER DCPR	
b	% AS PER DCPR	
c	OTHER	
10	TOTAL FSI AVAILABLE AS PER 30(7)	3.00
11	TOTAL PERMISSIBLE BUILT UP AREA AS PER 30(7) AND 30(12) (631.27X 3.0TM)	1893.81
12	5% ADDITIONAL FOR TENANTS	48.67
13	TOTAL PERMISSIBLE BUA	1942.48
14	EXISTING FLOOR AREA	
15	PROPOSED BUILT UP AREA	
16	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	
17 a	PURELY RESIDENTIAL BUILT UP AREA	1942.48
17 b	REMAINING NON - RESIDENTIAL BUILT UP AREA	
17 c	RESIDENTIAL BUILT UP AREA OF	
18	TOTAL BUILT UP PROPOSED (11 + 12+ 13) (AS PER OLD APPROVED PLAN OF _____PRIOR TO 16.01.2012)	1942.48
19	FSI CONSUMED ON NET HOLDING = 14 / 3	3.00

B. DETAILS OF FSI AVAILED AS PER DCPR 31 (3)				
1.	FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE/PROPOSED VIDE DCR 31 (3) FOR PURELY RESIDENTIAL +OR (14X 0.35)	RESIDE	367.70	371.08
		SALE	322.16	322.00
2.	FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE/PROPOSED VIDE DCR 31 (3) FOR NON RESIDENTIAL +OR (14B X 0.35)	NR	———	———
3.	TOTAL FUNGIBLE BUILT UP VIDE DCR 31 (3) = (B.1 + B.2)		689.86	693.08
4.	TOTAL GROSS BUILT UP AREA PROPOSED (A + B. 3)		2622.34	
	LESS DEFICIT AREA		146.67	
	NET PERMISSIBLE		2475.67	2455.57

C. TENANT STATEMENT B. 4.	
(i)	PROPOSED AREA (ITEM B. 13 ABOVE)
(ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)
(iii)	AREA AVAILABLE FOR TENANTS ((i)-MINUS (ii))
(iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS-80TVM)
(v)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS-60TVM)
(vi)	TENEMENTS EXISTING

D. PARKING STATEMENT	
(i)	PARKING REQUIRED BY REGULATIONS FOR —— CAR SCOOTER / MOTOR CYCLE OUTSIDERS (PARTORS)
(ii)	COVERED GARAGE PERMISSIBLE
(iii)	COVERED GARAGE PROVIDED CAR SCOOTER / MOTOR CYCLE OUTSIDERS (PARTORS)

E TRANSPORT VEHICLES PARKING	
(i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS
(ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 631.27 SQ.MT. AND TALIES WITH AREA STATED IN DOCUMENT OF OWNERSHIPT P.S. RECORDS.

SIGN. OF ARCHITECT

PROFORMA 'B'

CONTENTS OF SHEET

FLOOR PLANS,BLOCK AND LOCATION PLAN

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT ON LAND BEARING F.P. NO.(S) 119 OF TPS MAHIM NO. II T.P.S. SCHEME SITUATED G/N WARD MUMBAI

NAME OF OWNER/DEVELOPER	SIGNATURE
PARTNER M/S Harsh Developers & Infrastructures LLP.	HARSH SURESH GUPTA
NAME, ADDRESS & SIGNATURE OF ARCHITECT	SIGNATURE
aakar ARCHITECT & DESIGNER GR. FLR, SATYANARAYAN PRASAD COMMERCIAL CENTRE, DAYALDAS RD., VILE PARLE (E), MUMBAI. 400 057. Ph.:022-2612 0633/ 44/ 55/ 66. WWW.AAKARARCHITECT.ORG	AMEET GANPAT RAO PAWAR AMEET PAWAR CHODDA/MAHD

NORTH	DRAWN BY	CHECKED BY	PATH:-
	VISHAL		D / PRAMAV AAKAR/ GURU PRASAD