BUILT UP AREA STATEMENT FOR RESIDENTIAL

FLOOR	REHAB TENEMENTS	SALE TENEMENTS	TOTAL BUILT UP AREA (FSI + FFSI)	TOTAL STAIRCASE & LIFT AREA
UPPER BASEMENT FLOOR	----	----	----	----
LOWER BASEMENT FLOOR	----	----	----	----
GROUND / STILT FLOOR	----	----	137.41	141.66
MIDLANDING FLOOR	----	----	32.37	141.66
1ST FLR.	4.00	6.00	712.65	142.01
2ND FLR.	4.00	6.00	712.65	142.01
3RD FLR.	4.00	6.00	712.65	142.01
4TH FLR.	4.00	6.00	712.65	142.01
5TH FLR.	4.00	6.00	712.65	142.01
6TH FLR.	3.00	4.00	519.60	142.01
7TH FLR.	4.00	6.00	712.65	142.01
8TH FLR.	4.00	6.00	712.65	142.01
9TH FLR.	4.00	6.00	712.65	142.01
10TH FLR.	4.00	6.00	712.65	142.01
11TH FLR.	4.00	6.00	712.65	142.01
12TH FLR.	4.00	6.00	712.65	142.01
13TH FLR.	1.00	5.00	476.42	142.01
14TH FLR.	4.00	6.00	712.65	142.01
15TH FLR.	4.00	6.00	712.65	142.01
16TH FLR.	4.00	6.00	712.65	142.01
17TH FLR.	----	09.00	712.65	142.01
18TH FLR.	----	10.00	712.65	142.01
19TH FLR.	----	09.00	712.65	142.01
20TH FLR.	----	10.00	712.65	142.01
21ST FLR.	----	10.00	712.65	142.01
TOTAL	60.00	141.00	14706.15	3265.53

(FSI + FFSI) BUILT UP AREA PROPOSED	=	14706.15 SQ.MT.
BUILT UP AREA PROPOSED	=	10900.00 SQ.MT.
PERMISSIBLE FUNGIBLE AREA = 10900.00 x 0.35%	=	3815.00 SQ.MT.
PROPOSED FUNGIBLE AREA	=	3806.15 SQ.MT.

PRAYER & STORE ROOM AREA CALCULATION

GROUND/STILT FLOOR

1	3.04 X 2.64 X 1 NO	=	8.03	SQ.MT.
2	5.66 X 7.59 X 1 NO	=	42.96	SQ.MT.
3	1/2 X 3.73 X 1.86 X 1 NO	=	3.47	SQ.MT.
	TOTAL ADDITION	=	54.46	SQ.MT. X

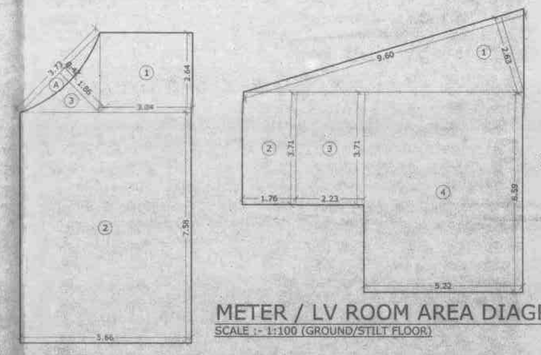
DEDUCTIONS

A	2/3 X 3.73 X 0.42 X 1 NO	=	1.04	SQ.MT.
	TOTAL DEDUCTION	=	1.04	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]		=	53.42	SQ.MT. C

METER/LV ROOM AREA CALCULATION

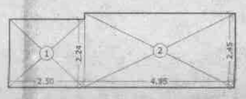
GROUND/STILT FLOOR

1	1/2 X 9.60 X 2.63 X 1 NO	=	12.62	SQ.MT.
2	1.76 X 3.71 X 1 NO	=	6.53	SQ.MT.
3	2.23 X 3.71 X 1 NO	=	8.27	SQ.MT.
4	5.22 X 6.59 X 1 NO	=	34.40	SQ.MT.
	TOTAL METER/LV ROOM AREA	=	61.82	SQ.MT. A
	ADD BATH & W.C. AREA	=	4.44	SQ.MT. B
	ADD PRAYER & STORE ROOM AREA	=	53.42	SQ.MT. C
	ADD UTILITY AREA	=	17.73	SQ.MT. C
	TOTAL AREA (A+B+C+D)	=	137.41	SQ.MT.



PRAYER & STORE ROOM AREA DIAGRAM
SCALE :- 1:100 (GROUND/STILT FLOOR)

METER / LV ROOM AREA DIAGRAM
SCALE :- 1:100 (GROUND/STILT FLOOR)

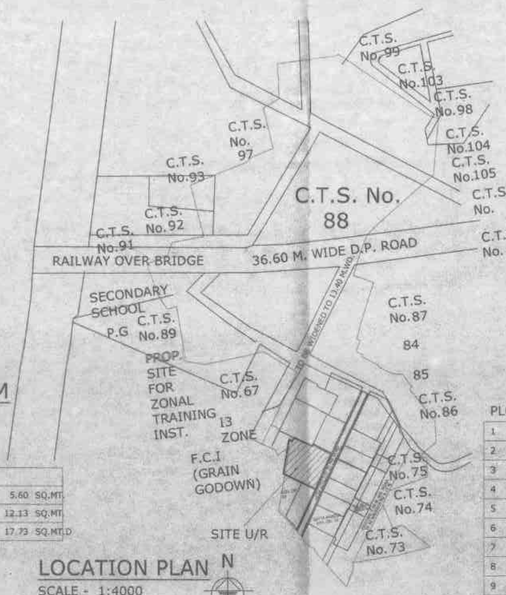


UTILITY AREA DIAGRAM
SCALE :- 1:100 (GROUND/STILT FLOOR)

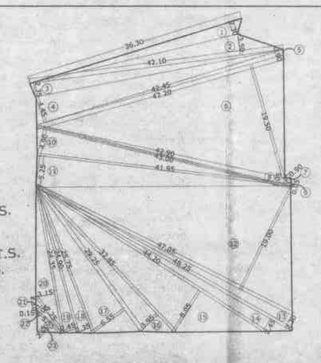
UTILITY AREA CALCULATION

GROUND/STILT FLOOR

1	2.50 X 2.24 X 1 NO	=	5.60	SQ.MT.
2	4.95 X 2.45 X 1 NO	=	12.13	SQ.MT.
	TOTAL UTILITY AREA	=	17.73	SQ.MT. D



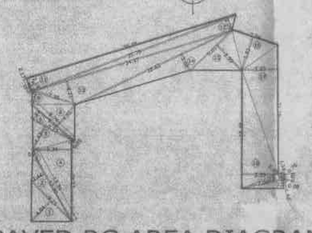
LOCATION PLAN
SCALE - 1:4000



PLOT AREA DIAGRAM
SCALE :- 1:500

PLOT AREA CALCULATION

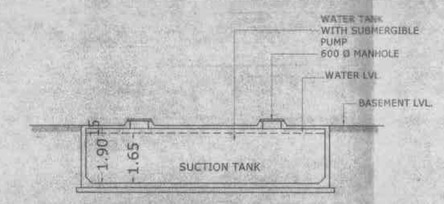
1	1/2 X 36.30 X 2.30 X 1 NO	=	41.75	SQ.MT.
2	1/2 X 42.10 X 3.50 X 1 NO	=	73.68	SQ.MT.
3	1/2 X 42.10 X 2.35 X 1 NO	=	49.47	SQ.MT.
4	1/2 X 42.45 X 4.45 X 1 NO	=	94.45	SQ.MT.
5	1/2 X 42.45 X 0.90 X 1 NO	=	19.10	SQ.MT.
6	1/2 X 42.20 X 19.50 X 1 NO	=	411.45	SQ.MT.
7	1/2 X 1.70 X 0.90 X 1 NO	=	0.77	SQ.MT.
8	1/2 X 43.00 X 1.05 X 1 NO	=	22.58	SQ.MT.
9	1/2 X 43.00 X 0.05 X 1 NO	=	1.08	SQ.MT.
10	1/2 X 42.90 X 4.90 X 1 NO	=	105.11	SQ.MT.
11	1/2 X 41.95 X 5.25 X 1 NO	=	110.12	SQ.MT.
12	1/2 X 47.05 X 19.00 X 1 NO	=	446.98	SQ.MT.
13	1/2 X 48.25 X 2.30 X 1 NO	=	55.49	SQ.MT.
14	1/2 X 48.25 X 2.45 X 1 NO	=	59.11	SQ.MT.
15	1/2 X 44.20 X 8.05 X 1 NO	=	177.91	SQ.MT.
16	1/2 X 32.85 X 3.95 X 1 NO	=	64.72	SQ.MT.
17	1/2 X 29.25 X 6.55 X 1 NO	=	95.79	SQ.MT.
18	1/2 X 25.75 X 2.35 X 1 NO	=	30.26	SQ.MT.
19	1/2 X 24.90 X 2.45 X 1 NO	=	30.50	SQ.MT.
20	1/2 X 24.35 X 3.15 X 1 NO	=	38.35	SQ.MT.
21	1/2 X 7.25 X 1.05 X 1 NO	=	3.81	SQ.MT.
22	1/2 X 2.10 X 0.15 X 1 NO	=	0.17	SQ.MT.
23	1/2 X 5.55 X 2.65 X 1 NO	=	7.35	SQ.MT.
	TOTAL PLOT AREA	=	1940.00	SQ.MT.



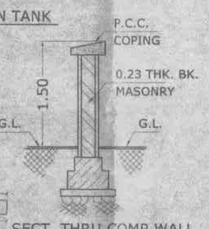
PAVED RG AREA DIAGRAM
SCALE :- 1:500

PAVED RG AREA CALCULATION

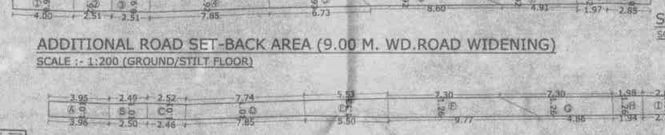
1	1/2 X 9.25 X 4.64 X 1 NO	=	21.46	SQ.MT.
2	1/2 X 12.80 X 2.44 X 1 NO	=	15.62	SQ.MT.
3	1/2 X 13.34 X 0.33 X 1 NO	=	2.20	SQ.MT.
4	1/2 X 13.40 X 6.34 X 1 NO	=	42.48	SQ.MT.
5	1/2 X 7.23 X 4.43 X 1 NO	=	16.01	SQ.MT.
6	1/2 X 8.74 X 1.82 X 1 NO	=	7.95	SQ.MT.
7	1/2 X 9.14 X 0.35 X 1 NO	=	1.60	SQ.MT.
8	1/2 X 9.14 X 4.51 X 1 NO	=	20.61	SQ.MT.
9	1/2 X 7.38 X 2.12 X 1 NO	=	7.82	SQ.MT.
10	1/2 X 2.19 X 0.13 X 1 NO	=	0.14	SQ.MT.
11	1/2 X 36.05 X 2.17 X 1 NO	=	39.11	SQ.MT.
12	1/2 X 35.79 X 2.09 X 1 NO	=	37.40	SQ.MT.
13	1/2 X 34.37 X 4.21 X 1 NO	=	72.35	SQ.MT.
14	1/2 X 28.62 X 3.08 X 1 NO	=	44.07	SQ.MT.
15	1/2 X 9.61 X 5.99 X 1 NO	=	28.78	SQ.MT.
16	1/2 X 7.94 X 5.81 X 1 NO	=	23.07	SQ.MT.
17	1/2 X 21.19 X 5.85 X 1 NO	=	61.98	SQ.MT.
18	1/2 X 19.46 X 5.99 X 1 NO	=	58.34	SQ.MT.
19	1/2 X 7.09 X 1.18 X 1 NO	=	4.18	SQ.MT.
20	1/2 X 1.39 X 0.76 X 1 NO	=	0.53	SQ.MT.
21	1/2 X 1.01 X 0.08 X 1 NO	=	0.04	SQ.MT.
22	1/2 X 7.09 X 1.48 X 1 NO	=	5.26	SQ.MT.
	TOTAL PAVED RG AREA	=	511.00	SQ.MT.



SECTION THRO. SUCTION TANK
SCALE - N.T.S.



SECT. THRU.COMP.WALL
SCALE :- N.T.S.



ADDITIONAL ROAD SET-BACK AREA (9.00 M. WD.ROAD WIDENING)
SCALE :- 1:200 (GROUND/STILT FLOOR)

ROAD SET-BACK AREA
SCALE :- 1:200 (GROUND/STILT FLOOR)

SET BACK AREA CALCULATION

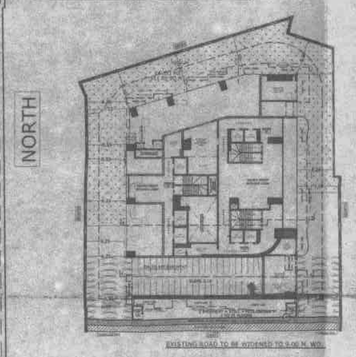
ADD. ROAD SET-BACK AREA (9.00 M.WD.ROAD WIDENING)

1	(4.03 + 4.00)/2 X 0.92 X 1 NO	=	3.69	SQ.MT.
2	(2.51 + 2.51)/2 X 0.92 X 1 NO	=	2.31	SQ.MT.
3	(2.51 + 2.50)/2 X 0.92 X 1 NO	=	2.30	SQ.MT.
4	(7.85 + 7.83)/2 X 0.92 X 1 NO	=	7.21	SQ.MT.
5	(6.73 + 5.56)/2 X 0.93 X 1 NO	=	5.71	SQ.MT.
6	(6.60 + 7.34)/2 X 0.92 X 1 NO	=	7.33	SQ.MT.
7	(4.91 + 7.34)/2 X 0.92 X 1 NO	=	5.64	SQ.MT.
8	(1.97 + 1.99)/2 X 0.92 X 1 NO	=	1.82	SQ.MT.
9	(2.85 + 2.87)/2 X 0.92 X 1 NO	=	2.63	SQ.MT.
	TOTAL	=	38.64	SQ.MT.

SET BACK AREA CALCULATION

ROAD SET-BACK AREA

A	(3.95 + 3.96)/2 X 1.01 X 1 NO	=	3.99	SQ.MT.
B	(2.49 + 2.50)/2 X 1.01 X 1 NO	=	2.52	SQ.MT.
C	(2.46 + 2.52)/2 X 1.01 X 1 NO	=	2.51	SQ.MT.
D	(2.85 + 2.74)/2 X 1.01 X 1 NO	=	7.87	SQ.MT.
E	(5.50 + 5.53)/2 X 1.26 X 1 NO	=	6.95	SQ.MT.
F	(9.77 + 7.30)/2 X 1.26 X 1 NO	=	10.75	SQ.MT.
G	(4.86 + 7.30)/2 X 1.26 X 1 NO	=	7.66	SQ.MT.
H	(1.94 + 1.98)/2 X 1.26 X 1 NO	=	2.47	SQ.MT.
I	(2.78 + 2.88)/2 X 1.17 X 1 NO	=	3.33	SQ.MT.
	TOTAL	=	48.03	SQ.MT.



BLOCK PLAN
SCALE = 1 : 500

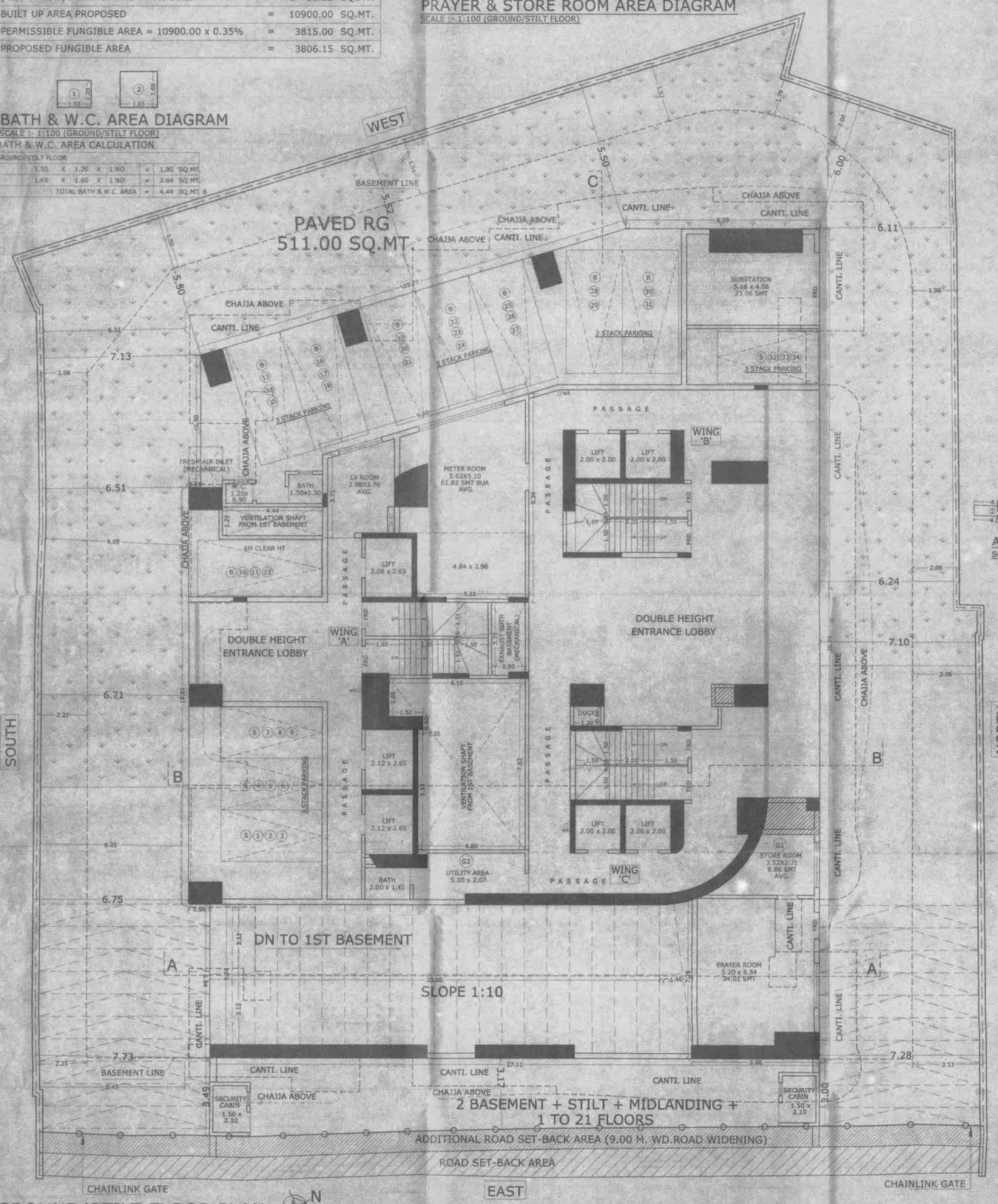
CAR PARKING AREA STATEMENT

AS PER REG. NO. 44, TABLE NO. 21 OF DCPR 2034

FOR WING A (REHAB FLATS)

AREA IN SQ.MT.	AS PER RULE	FLAT Nos.	PARK. REQD. BY RULE
BELOW 45.00	(0.125)(1/8)	NIL	NIL
45.00 TO 60.00	(0.25)(1/4)	77.00 Nos.	19.25 Nos.
60.00 TO 90.00	(0.50)(1/2)	121.00 Nos.	60.50 Nos.
ABOVE 90.00	(1.00)	3.00 Nos.	03.00 Nos.
TOTAL		201.00 Nos.	82.75 Nos.
		SAY	83.00 Nos.
10% VISITORS PARKING			8.30 Nos.
		(SAY)	9.00 Nos.
TOTAL PARKING REQD.			92.00 Nos.
50% ADD.CAR PARKING OF REQ.PARKING WITHOUT PAYMENT OF PREMIUM(AS PER 31(1)(vi))			46.00 Nos.
TOTAL PARKING REQD.			138.00 Nos.
TOTAL BIG PARKING			98.00 Nos.
TOTAL SMALL PARKING			46.00 Nos.
PARKING PROPOSED ON GR./STILT FLOOR			34.00 Nos.
PARKING PROPOSED ON UPPER BASEMENT			42.00 Nos.
PARKING PROPOSED ON LOWER BASEMENT			68.00 Nos.
10% ADDITIONAL PARKING AS PER REG 44(6)III			06.00 Nos.
TOTAL PARKING PROPOSED			144.00 Nos.

NOTE:-
1) ALL DIMENSIONS ARE IN METER.
2) SCALE USE
a) FLOOR PLAN = 1:100
b) BLOCK PLAN = 1:500
c) LOCATION PLAN = 1:4000
3) THE PLANS ARE PROPOSED AS PER THE PROVIDING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME.
4) GUIDELINES ISSUED IN EODB FOLLOWS.
5) THE ARITHMETICAL CALCULATION CHECK BY ME AND FOUND CORRECT.



GROUND/STILT FLOOR PLAN
SCALE = 1 : 100

EXISTING ROAD TO BE WIDENED TO 9.00 M. WD.

NOTE:-ADDITIONAL ROAD SET-BACK AREA (9.00 M. WD.ROAD WIDENING) IS PROPOSED IN ADDITION TO THE ROAD SET-BACK AREA, AT THE SAID PLOT, AS THERE IS ENCROACHMENT ON THE OPPOSITE PLOT & THE SAME SHALL NOT TO BE HANDED OVER AT THE TIME OF OC.

CONTENTS OF THE SHEET

GROUND FLOOR PLAN, LOCATION PLAN, CARPET AREA STATEMENT, BUILT UP AREA STATEMENT, BLOCK PLAN, PLOT AREA DIAGRAM & CALCULATION, CAR PARKING AREA STATEMENT.

PLANS FOR CONSIDERATION

STAMP OF DATE OF RECEIPT OF PLANS

Accepted ... Commencement Certificate under No. EE/BP/GM/MHADA/W/S/1 - 851/1897/2023 dated 31 JAN 2023
EE(BP)GM/MHADA(W&S)

STAMP OF DATE OF APPROVAL OF PLANS

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 21- 06 - 2012 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS 1940.00 ONE THOUSAND NINE HUNDRED AND FORTY SQ.MTS. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP AND T.P.RECORDS.

SIGNATURE OF LICENSED SURVEYOR

A	PERFORMA A-1	Plan as per DCR amended after 06/01/2012
1	AREA OF PLOT	1940.00
2	DEDUCTION FOR	----
	a) ROAD SET-BACK AREA	48.03
	b) ADDITIONAL ROAD SET-BACK AREA (9.00 M. WD.ROAD WIDENING)	38.65
	c) SCHEME OPEN SPACE	----
	d) ENCROACHMENT	----
	e) % AMENITY SPACE AS PER DCR 56/57 (SUB-PLOT)	----
3	BALANCE AREA OF PLOT [1 - (2a + 2b)] [1940 - (48.03 + 38.65)]	1853.32
4	DEDUCTION FOR 15% RECREATION GROUND/ 10% AMENITY SPACE (IF DEDUCTION FOR IND)	----
5	NET AREA OF PLOT (2b + 3)	1853.32
6	ADDITIONS FOR FLOOR SPACE INDEX	86.66
	2(a) 100% FOR ROAD SET-BACK	----
	2(b) 33% AS PER DCR 32	----
	2(c) % AS PER DCR 33 ( )	----
	2(d) OTHER	----
7	TOTAL AREA (5 + 6)	1940.00
8	FLOOR SPACE INDEX PERMISSIBLE	2.50
9 A	EXISTING BUILT UP AREA	----
9 B	ADD. BUILT UP AREA	----
10	PERMISSIBLE FLOOR AREA AS PER MHADA OFFER LETTER NO.CO / MB / REE / NOC / F - 476 / 405 / 2019 DATE :- 16 MAR 2019	10900.00
11	TOTAL BUILT-UP PROPOSED	10900.00
12	FSI CONSUMED ON NET HOLDING = 11/3	5.62
13	PURLEY RESIDENTIAL BUILT UP AREA	10900.00
B	DETAILS OF FSI AVAILED AS PER REG.NO. 31 (3) OF DCPR 2034	
1	FUNGIBLE AREA COMPONANT PROPOSED VIDE REG.NO. 31 (3) OF DCPR 2034 FOR PURLY RESIDENTIAL = OR < (A13 X 0.35) (10900.00 X 0.35 = 3815.00)	3806.15
2	FUNGIBLE AREA COMPONANT PROPOSED VIDE REG.NO. 31 (3) OF DCPR 2034 FOR NON - RESIDENTIAL	----
3	TOTAL FUNGIBLE AREA COMPONANT PROPOSED VIDE REG.NO. 31 (3) OF DCPR 2034 = B1 + B2	3806.15
4	TOTAL GROSS BUIT UP AREA PROPOSED = (13 + B3)	14706.15

C	TENEMENT STATEMENT	
(i)	PROPOSED AREA	14706.15
(ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC)	----
(iii)	AREA AVAILABLE FOR TENEMENT	14706.15
(iv)	TENEMENT PERMISSIBLE	661.77
(v)	TENEMENT PROPOSED	201.00
(vi)	TENEMENT EXISTING	60.00
(vii)	TOTAL TENEMENT ON THE PLOT	201.00

D	PARKING STATEMENT	
(i)	PARKING REQUIRED BY REGULATION	122.25
	CAR	138.00
	OUTSIDERS	04.00

REVISION	DESCRIPTION	DATE	SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO. 18, 19 & 20 KNOWN AS RAJENDRA NAGAR SIDHIVINAYAK CO-OP. HSG. SOC. LTD., ON BEARING CTS NO. 88 (PT) OF VILLAGE MAGATHANE AT RAJENDRA NAGAR, MHADA LAYOUT, BORIVALI EAST, MUMBAI - 400066.

NAME OF OWNER

M/s Triumph Ventures
1/CHINTAMANI PLAZA,GROUND FLOOR, ANDHERI - KURLA ROAD, ANDHERI (EAST), MUMBAI - 400 099.

For TRIUMPH VENTURES
Partner / Authorised Signatory

SIGNATURE NAME & ADDRESS OF L.S.

J.G. DEWOOLKAR
L.S. - 264
ELLORA

PROJECT CONSULTANTS PVT.LTD.
317-321 NINAD CHS.LTD.,
BLDG.NO.7 KHER NAGAR,
SERVICE ROAD,
BANDRA (E), MUMBAI 400 051.
TEL : 26474144 / 26474177.

N	DGN. BY	SONAL	
	DRAWN	VIJAY	
	SCALE	1:100	JOB No.
	DATE		