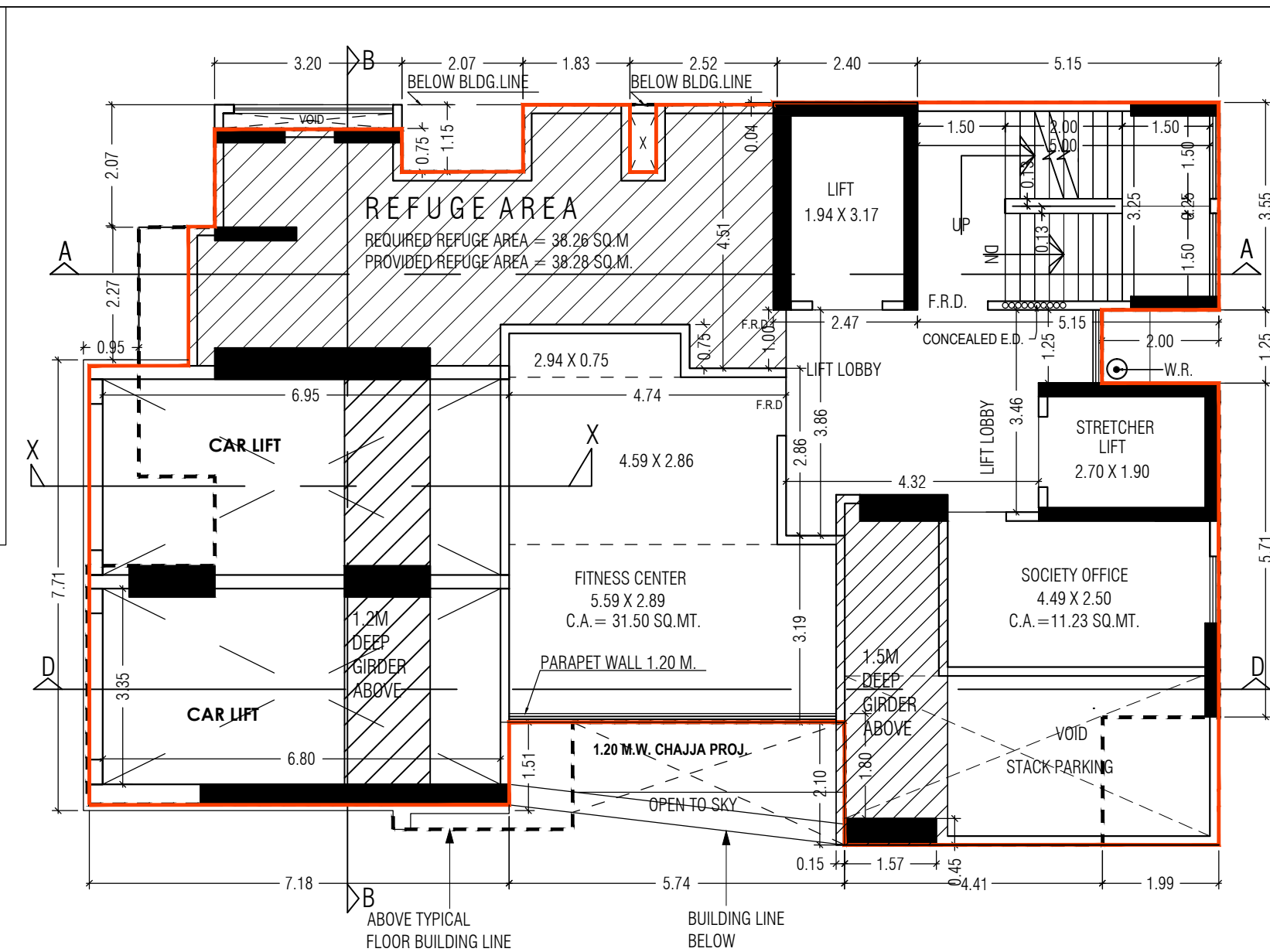
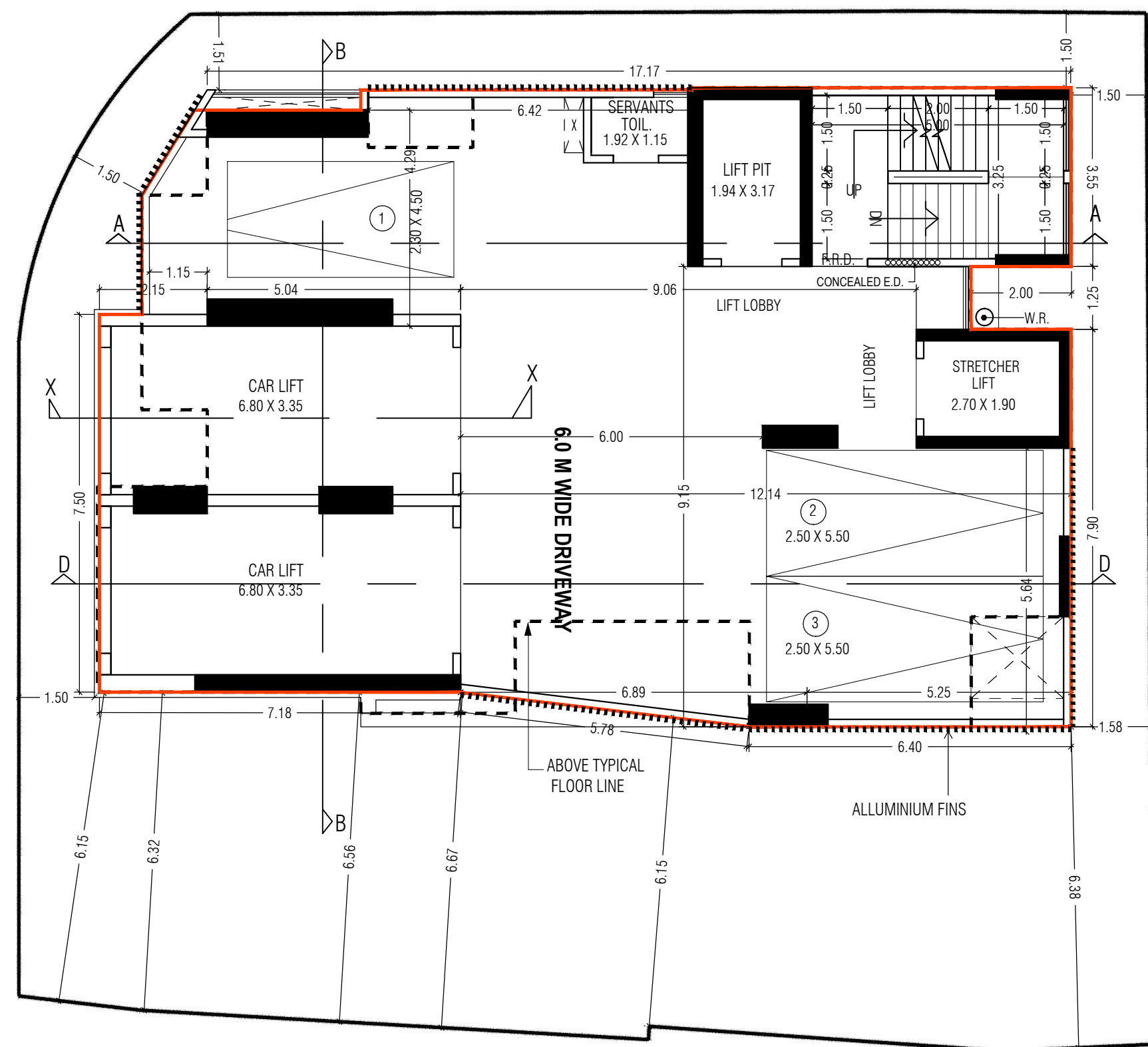
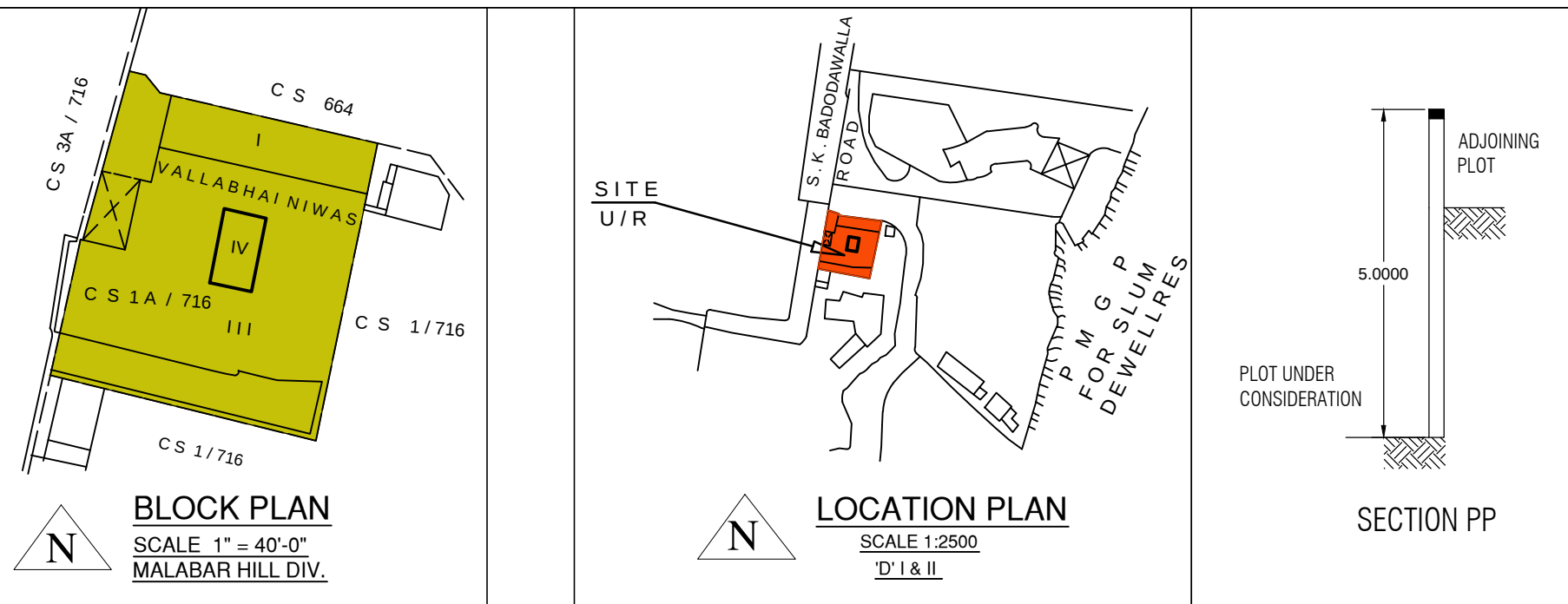
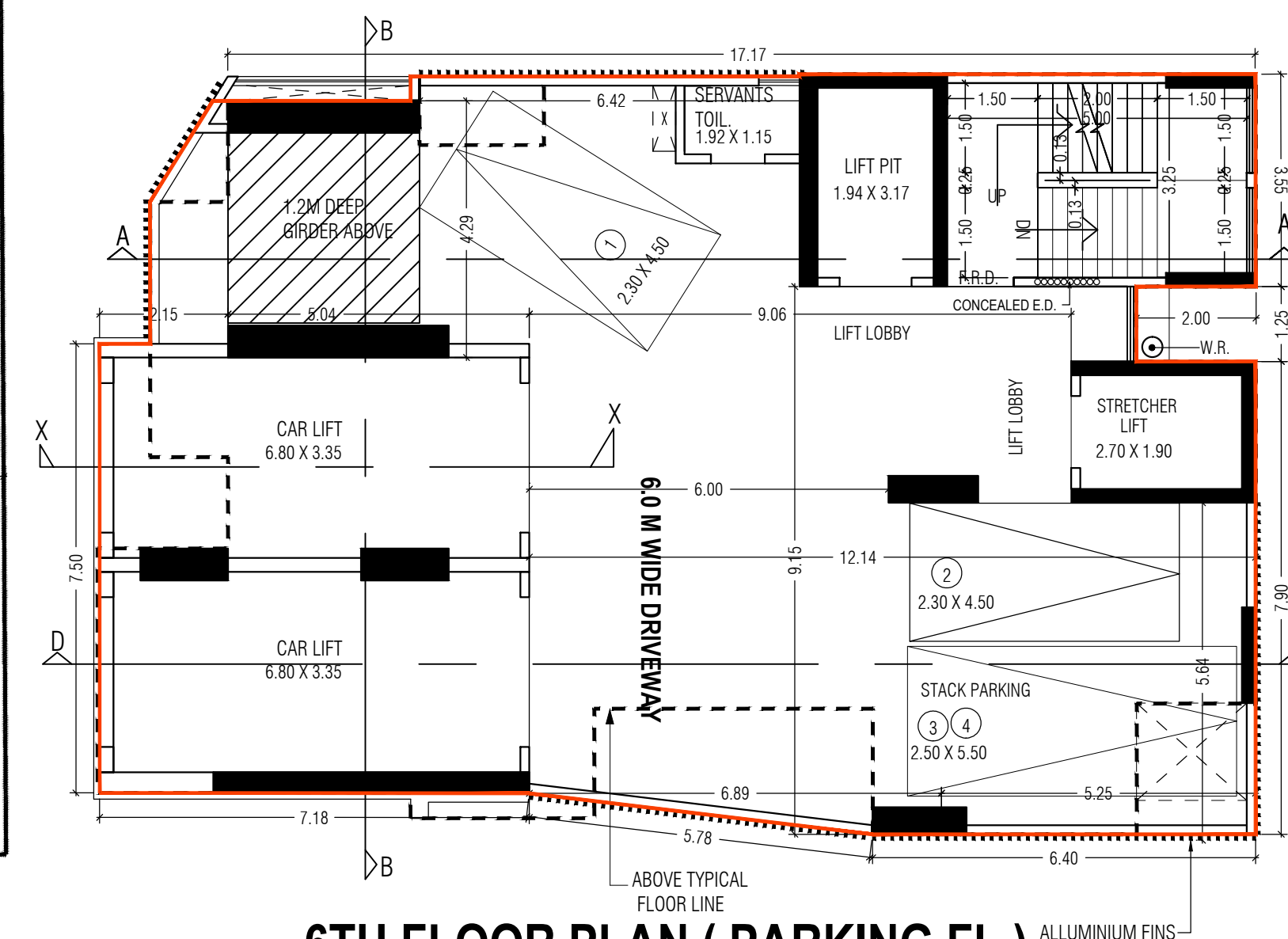
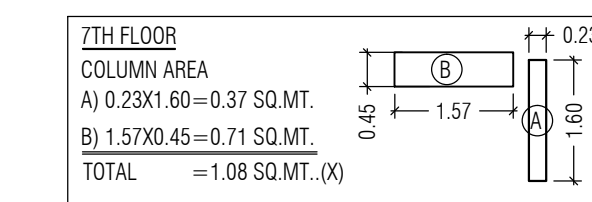




7TH FLOOR PLAN (PART REFUGE)



6TH FLOOR PLAN (PARKING FL.)



PARKING AREA STATEMENT

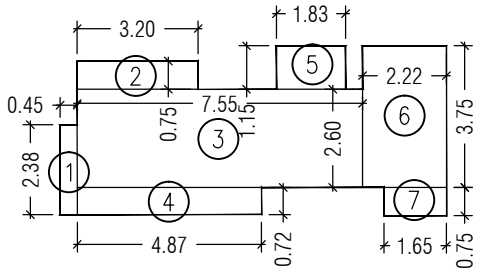
FOR RESIDENTIAL		
1 PARKING FOR EVERY TENENTS	NIL	NIL
A CARPET AREA UPTO 45 SQ.M.		
1 PARKING FOR EVERY 2/3 TENENTS WITH	NIL	NIL
A CARPET AREA EXCEEDING 45 UPTO 100		
1 PARKING FOR EVERY 1/2 TENENTS WITH	12	24.00 NOS.
A CARPET AREA EXCEEDING 100 SQ.MT		
TOTAL		24.00 NOS.
25% VISITORS PARKING		= 6.00 NOS.
TOTAL		= 30.00 NOS.
PARKING REQUIRED		= 30.00 NOS.
PARKING PROPOSED		= 33.00 NOS.-(X)
SCOOTER PARKING PROPOSED = 2 NOS.		
4 SCOOTERS = 1 CAR PARKING SPACE = (2/4 = 0.50 CARS.)		
SAY = 1.00 CARS.-(Y)		
TOTAL PROPOSED PARKING (X + Y)		= 34.00 NOS.

TABLE-II

DETAILS OF FUNGIBLE B.U.A. FOR REHAB/ SALE & PREMIUM CALCULATIONS			
Sr. No.	Description	Residential in Sq.mt	Commercial to Residential in sq.mt.
1	Permissible B.U.A. (Sr.No.14 of Proforma-A)	1228.47	154.20
2	Permissible fungible B.U.A. (1X0.35 or 0.20)	429.96	30.84
3	Total permissible B.U.A.(1+2)	1658.43	185.04
4	Total proposed B.U.A. including fungible F.S.I (14+B3OF Proforma-A) (Check:-shall not be more than 3* (Total A+B column no.21 of table no.1))	1399.23	443.39
5	Permissible fungible B.U.A. for Rehab/MHADA & M.C.G.M component((Total A+B column no.15 of table no.1)))	193.57	30.84
6	Fungible B.U.A. utilized for Rehab, MHADA & MCGM (Col.19-14-20of table no.1 (Check:-shall not be more than 5 (above & shall be equal to 5 Col no.21 of table no.1))	193.55	30.84
7	Permissible fungible B.U.A. for sale component(2-5)	236.39	0.00
8	Fungible B.U.A. utilized for Sale, (Col.4-1-6)above (Check:-shall not be more than 7 above	235.56	0.00
9	Ready Recknor Rate for the year 2012		
10	% of Ready Recknor Rate	60%	100%
11	Premium amount to be recovered	Say	Say
12	Payment receipt No. & Date		

PERMISSIBLE AREA STATEMENT

PLOT AREA	=	480.89 SQ.MT.
F. S. I.	=	03.00
PERMISSIBLE AREA	=	1382.67 SQ.MT. (A)
ADD. 35% FUNGIBLE AREA	=	1228.47 X 35% = 429.96 SQ.MT. (B)
ADD. 20% FUNGIBLE AREA	=	154.20 X 20% = 30.84 SQ.MT. (C)
TOTAL PERMISSIBLE AREA (A+B+C)	=	1843.47 SQ.MT
TOTAL PERMISSIBLE AREA	=	1843.47 SQ.MT



REFUGE AREA CALCULATION

7TH FLOOR										
1	0.45	X	2.38	X	1	N0	=	1.07	SQ.MT.	
2	3.20	X	0.75	X	1	N0	=	2.40	SQ.MT.	
3	7.55	X	2.60	X	1	N0	=	19.63	SQ.MT.	
4	4.87	X	0.72	X	1	N0	=	3.51	SQ.MT.	
5	1.83	X	1.15	X	1	N0	=	2.10	SQ.MT.	
6	2.22	X	3.75	X	1	N0	=	8.33	SQ.MT.	
7	1.65	X	0.75	X	1	N0	=	1.24	SQ.MT.	
TOTAL ADDITION								=	38.28	SQ. MT.

BUILT UP AREA SUMMARY

FLOOR	TOTAL B.U.A.
BASEMENT FLOOR	NIL
GROUND FLOOR	NIL
1ST FLOOR (PARKING FL)	NIL
2ND FLR. (PARKING FL)	NIL
3RD FLR. (PARKING FL)	NIL
4TH FLR. (PARKING FL)	NIL
5TH FLR. (PARKING FL)	NIL
6TH FLR. (PARKING FL)	NIL
7TH FLOOR (REFUGE)	1.08 SQ.MT.
8TH FLOOR	159.49 SQ.MT.
9TH FLOOR	159.17 SQ.MT.
10TH FLOOR	159.17 SQ.MT.
11TH FLOOR	159.17 SQ.MT.
12TH FLOOR	159.17 SQ.MT.
13TH FLOOR	159.17 SQ.MT.
14TH FLOOR (REFUGE)	124.73 SQ.MT.
15TH FLOOR	159.17 SQ.MT.
16TH FLOOR	159.17 SQ.MT.
17TH FLOOR	159.17 SQ.MT.
18TH FLOOR	159.17 SQ.MT.
19TH FLOOR	124.73 SQ.MT.
TOTAL	1842.56 SQ.MT.
ADD. REFUGE AREA	0.06 SQ.MT.
TOTAL PROP. B.U.A.	1842.62 SQ.MT.
TOTAL PERMISSIBLE B.U.A	1843.47 SQ.MT.

REFUGE AREA REQD. AS PER RULE (4% OF TOTAL B.U.A. OF ABOVE FLRS)	
FLOORS	BUILT UP AREA
7TH FLOOR .	1.08 SQ.MT.
8TH FLOOR .	159.49 SQ.MT
9TH FLOOR.	159.17 SQ.MT
10TH FLOOR.	159.17 SQ.MT
11TH FLOOR.	159.17 SQ.MT
12TH FLOOR.	159.17 SQ.MT
13TH FLOOR.	159.17 SQ.MT
TOTAL	956.42 SQ.MT
@ 4% OF ABOVE B.U.A.	38.26 SQ.MT.
PROP. REFUGE C.A. ON 7TH FLR	38.28 SQ.MT.
EXCESS REFUGE ON 7TH FLR	0.03 SQ.MT.

REFUGE AREA REQD. AS PER RULE (4% OF TOTAL B.U.A. OF ABOVE FLRS)	
FLOORS	BUILT UP AREA
14TH FLOOR.	124.73 SQ.MT
15TH FLOOR.	159.17 SQ.MT
16TH FLOOR.	159.17 SQ.MT
17TH FLOOR.	159.17 SQ.MT
18TH FLOOR.	159.17 SQ.MT
19TH FLOOR.	124.73 SQ.MT
TOTAL	886.14 SQ.MT
@ 4% OF ABOVE B.U.A.	35.45 SQ.MT.
PROP. REFUGE B.U.A. ON 15TH FLR	35.49 SQ.MT.
EXCESS REFUGE ON 15TH FLR	0.04 SQ.MT.

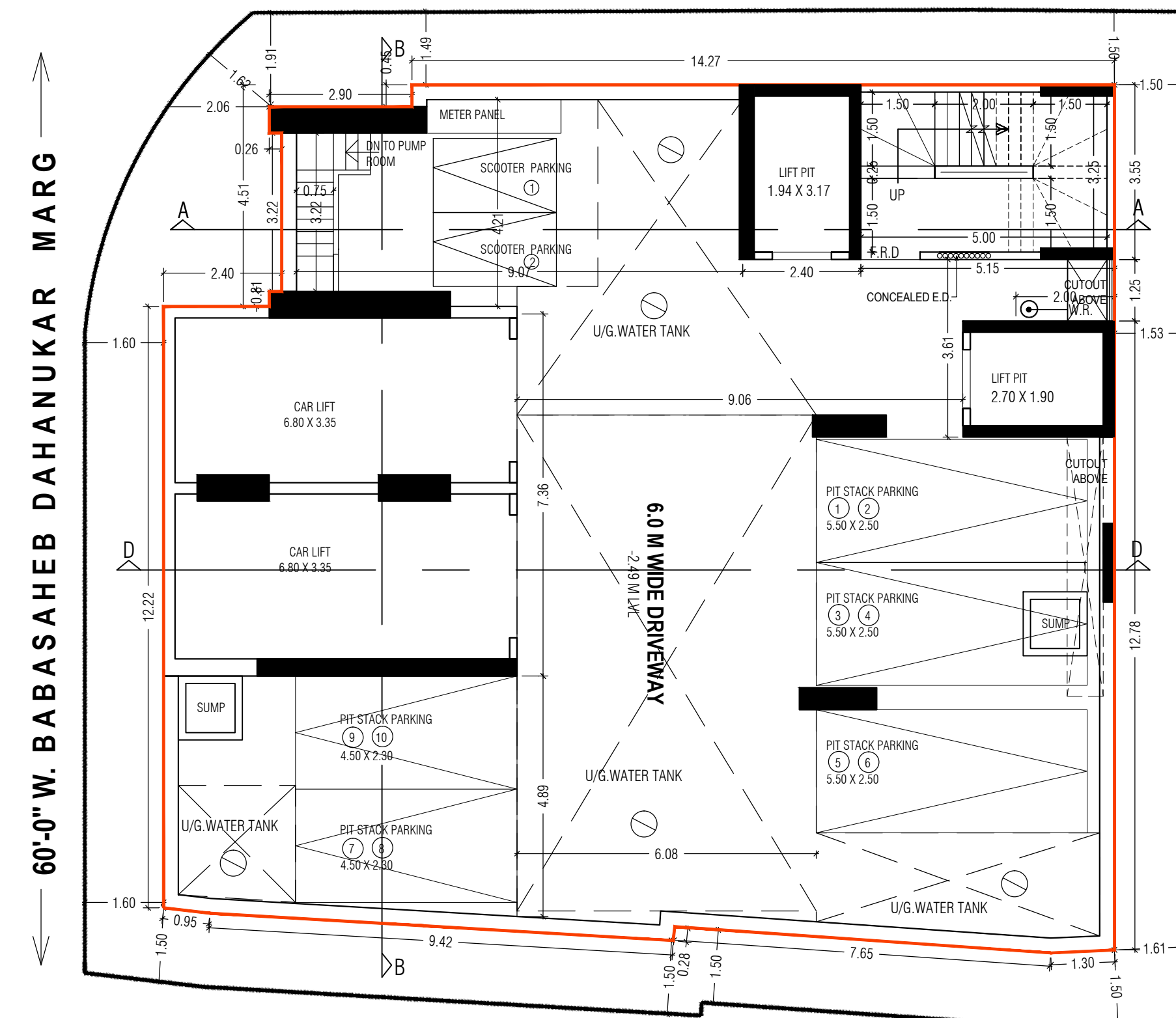
TOTAL EXCESS REFUGE AREA = 0.06 SQ.MT.

A	P R O F O R M A - A	1 / 3
1	Area of Plot AS PER P.R.C.	Total 460.89
2	Deductions for	7.50
	(a) Road set-back area	
	(b) Proposed Road	
	(c) Any Reservation (R.G. & P.G)	
	(d) _____% amenity space as per DCR 56/57 (sub-plot_____)	
	(e) other	
3	Balance area of plot (1 minus 2)	453.39
4	Deduction for 15% Recreational ground/ 10% Amenity space (if deductible for Ind)	
5	Net area of plot (3 minus 4)	453.39
6	Additions for floor space index	
	2 (a) 100% for D.P.Road / Set-back	
	2 (b) 33% as per DCR 32	
	2 (c) _____% as per DCR 33 ()	
	2 (d) other	
7	Total Areas (5 plus 6)	453.39
8	Floor Space Index permissible (As Per Statement)	
9	Floor Space Index credit available by Development Rights (Restricted to _____% of the balance area vide 3 above DCR no. _____)	
10	Permissible Floor Area (AS PER STATEMENT)	1382.67
11	Existing Floor Area	
12	Proposed built up area	
13	Excess balcony area taken in Floor Space Index	
14A	Purely Residential Built up area	1382.67
14B	Remaining Non-Residential Built up area	
14	TOTAL Built-up proposed (11 + 12 + 13) (as per old approved plan dt. _____prior to 06-01-2012)	1382.67
15	FSI consumed on net holding = 14/3	
B	DETAILS OF FSI AVAILABLE AS PER DCR 35(4)	
1	Fungible Built Up Area component proposed vide DCR 35(4) for purely Residential =	Permissible 460.80 Proposed 459.95
2	Fungible Built Up Area component proposed vide DCR 35(4) for Non-residential =	Permissible --- Proposed ---
3	Total Fungible Built Up Area vide DCR 35(4) = (B.1 + B.2)	460.80 459.95
	Total Gross Built Up Area Proposed (14 + B.3)	1843.47 1842.62
C	TENEMENT STATEMENT	
(i)	Proposed area (Item B. 4 above)	
(ii)	less Deduction of Non Residential area (Shop etc.)	
(iii)	Area available for tenements [(i) minus (ii)]	
(iv)	Tenements permissible (density of tenements / hectare)	
(v)	Tenements existing.	
	Total Tenements on the plot	
D	PARKING STATEMENT	
(i)	Parking required by Regulations for - Car Scooter/ motor Cycle Outsiders (Visitors)	
(ii)	Covered garage Permissible	
(iii)	Covered garage Proposed Car Scooter/ motor Cycle Outsiders (Visitors)	
E	TRANSPORT VEHICLES PARKING	
(i)	Spaces for transport vehicles parking required by Regulations	
(ii)	Total no. of transport vehicles parking provided	

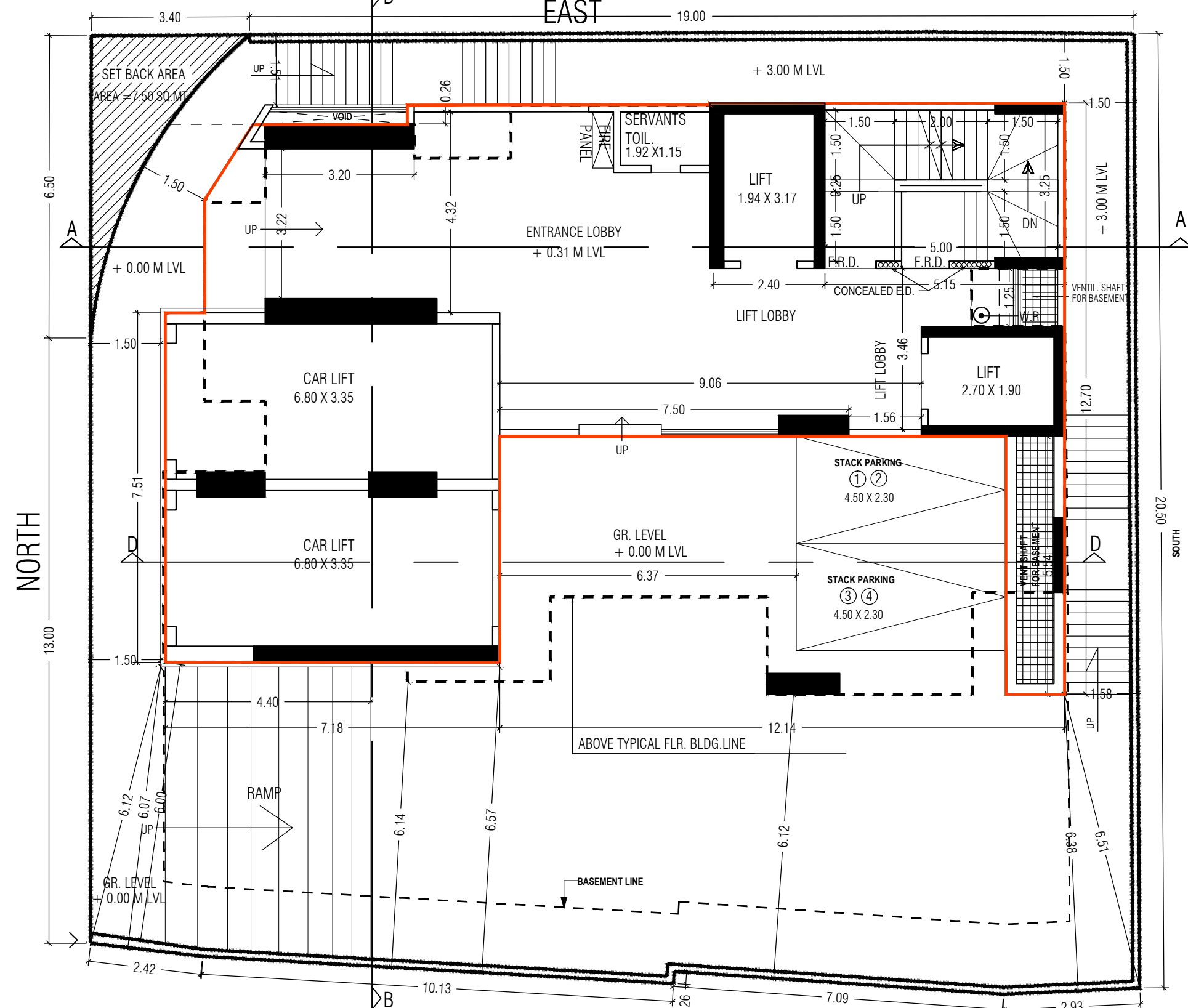
P R O F O R M A - B

CONTENT OF SHEETS		
PERMISSIBLE AREA STATEMENT, PARKING AREA STATEMENT, TABLE - II , PROFORMA - A & B , LOCATION PLAN , BLOCK PLAN. BASEMENT, GROUND FL. PLAN , 1ST TO 6TH FLOOR PLAN , 7TH PART REFUGE FLR. PLAN		
STAMP OF DATE OF RECEIPT & APPROVAL OF PLAN		
THIS PLAN IS DIGITALLY SIGNED & ISSUED		
S.E.B.P. (C)	A.E.B.P. (C)	E.E.B.P. (C)
OWNER SIGN.	ARCH. /LS.SIGN.	
	M/S. KADAKIA N.K.	
CLIENTS NAME		
DESCRIPTION OF PROPOSAL :		
PLAN SHOWING PROPOSED REDEVELOPMENT PROPERTY ON PLOT BEARING C.S. NO. 1A/716 OF MALBAR HILL. DIVISION SITUATED AT BABASAHEB DAHANUKAR MARG, D - WARD , MUMBAI		
A R C H I T E C T :		
KN		KADAKIA N. K. LICENSE SURVEYORS RM. NO. 176, 4TH FLOOR, SARDAR GHRIHA BUILDING, 198, L. T. ROAD, CROWFORD MARKET, MUMBAI-400 002. (O) 56351455
FILE NO.	DRAWN BY	SCALE
		1:100
		CHECKED BY
		DATE
		SEP. 2017

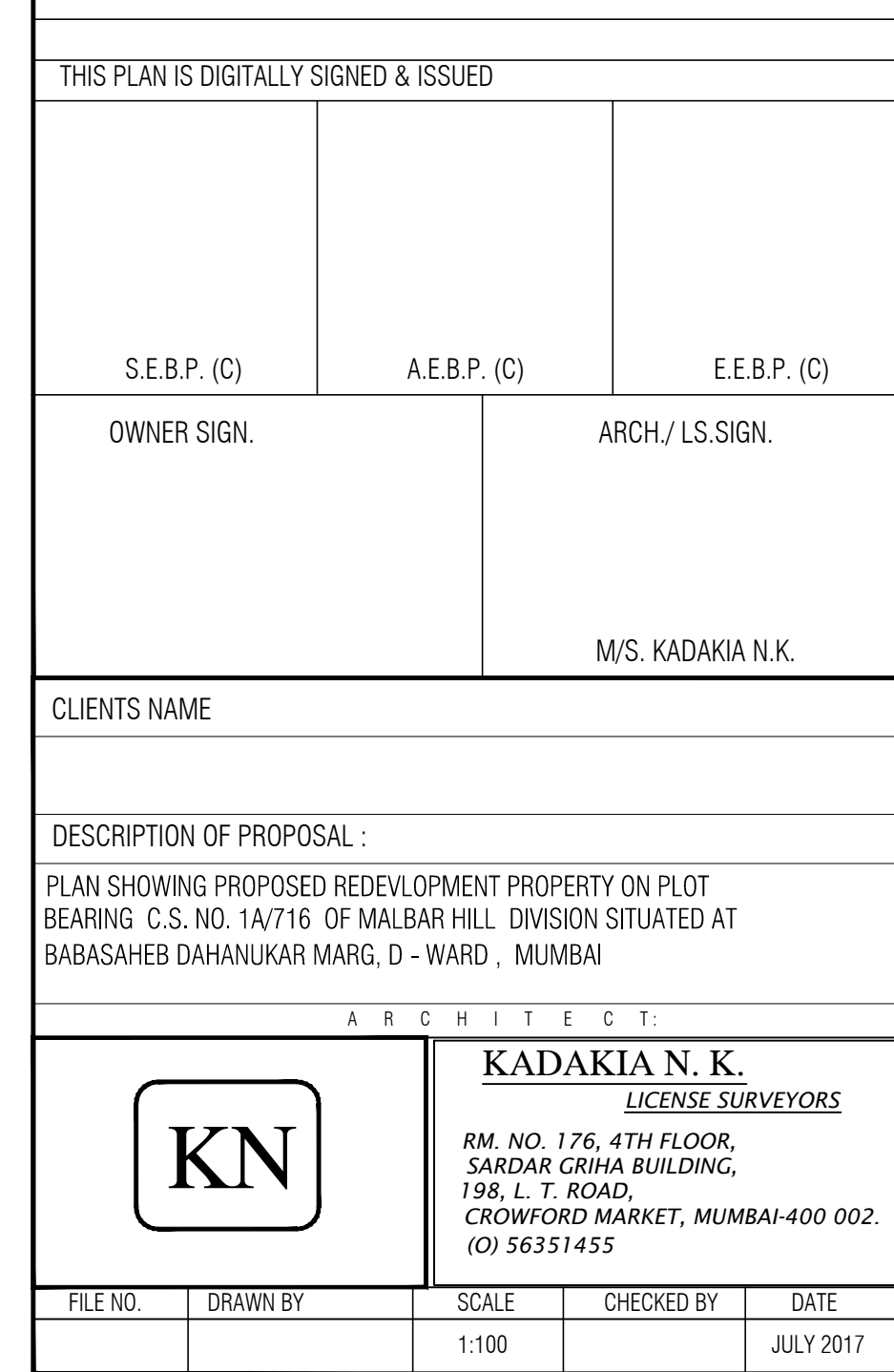
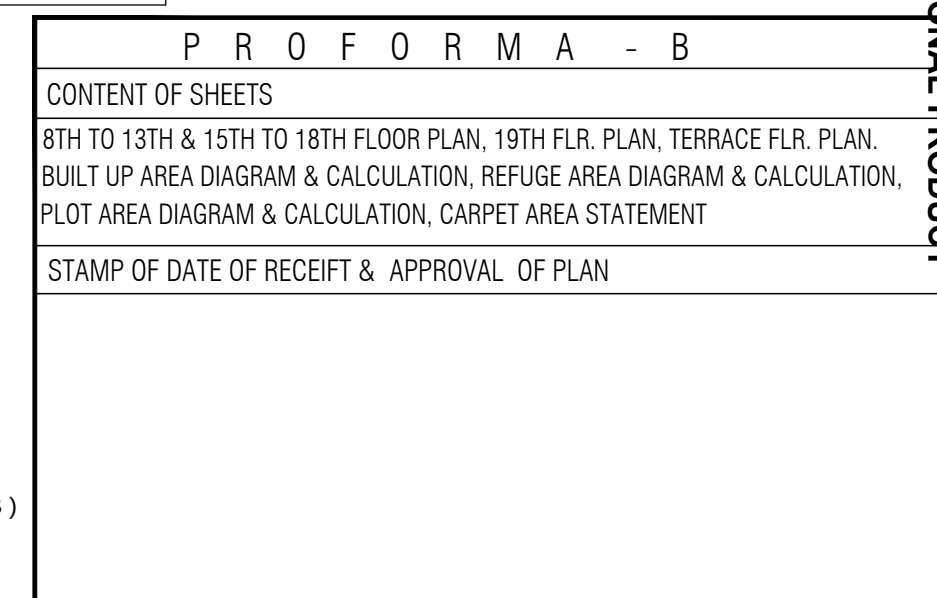
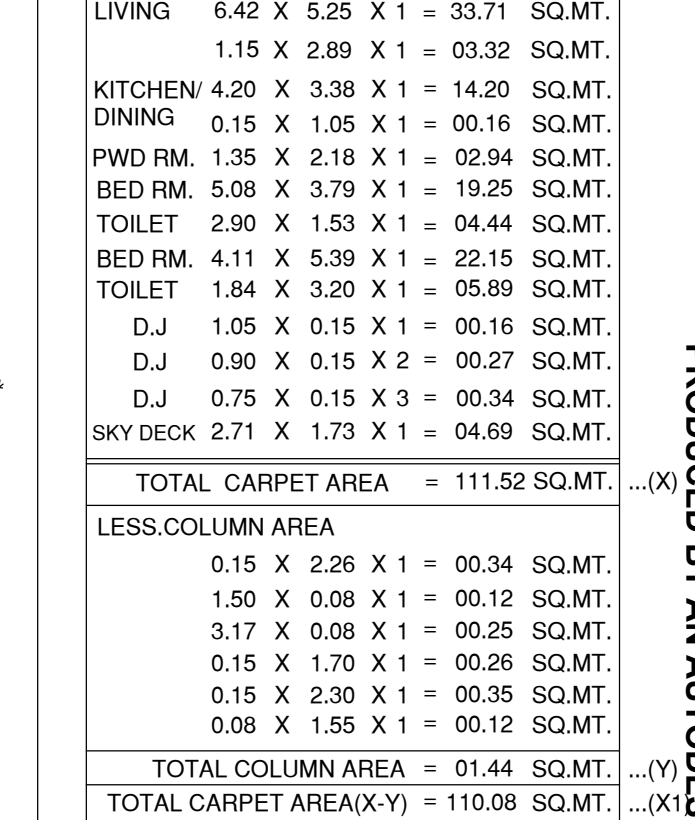
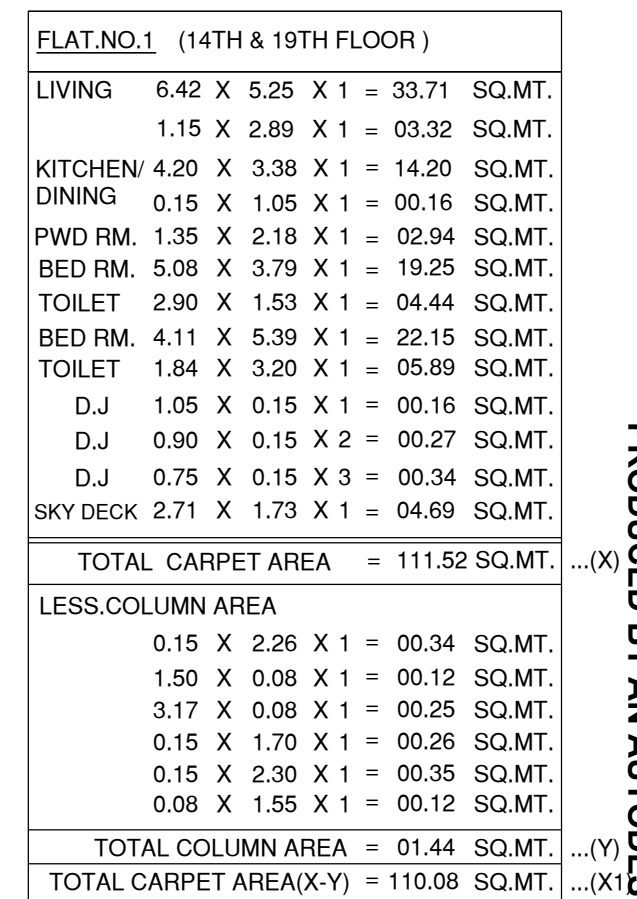
1ST TO 5TH FLOOR PLAN (PARKING FL.)

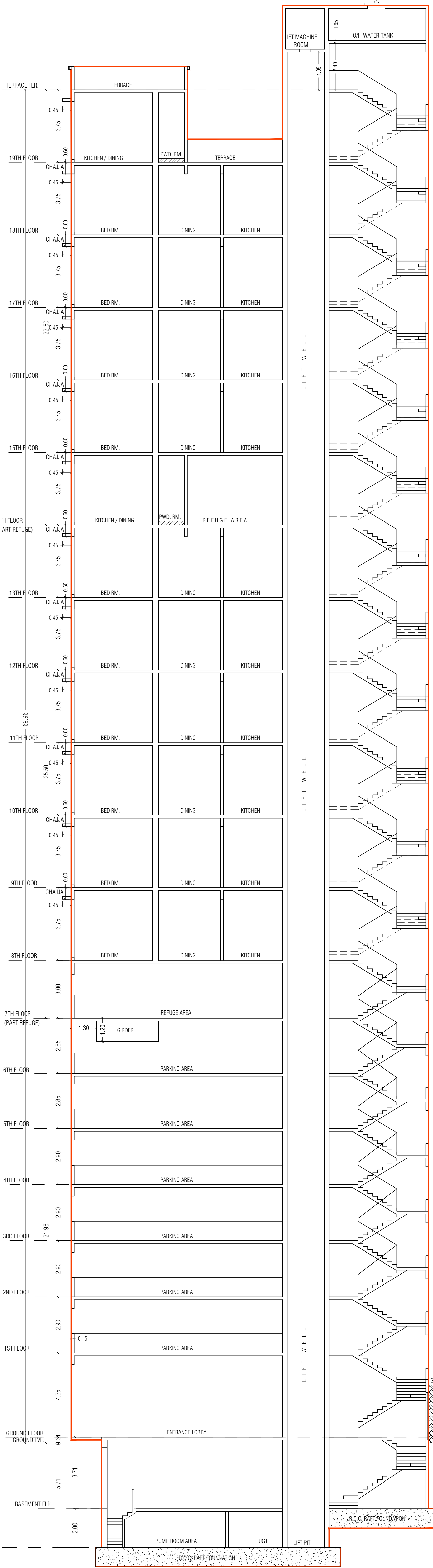


BASEMENT FLOOR PLAN

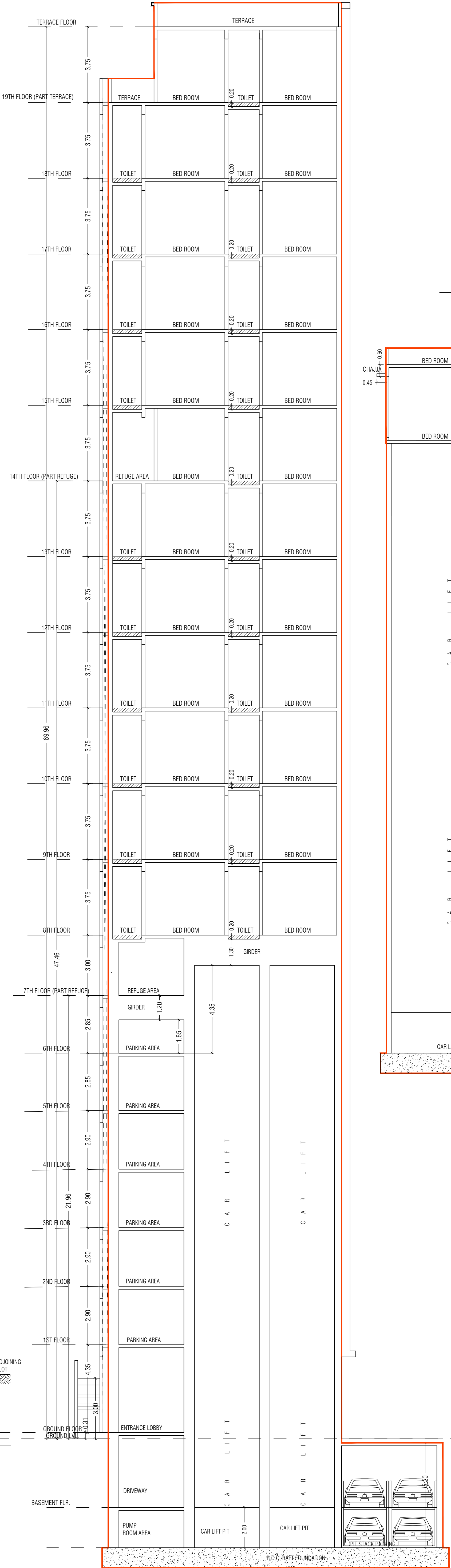


GROUND FLOOR PLAN

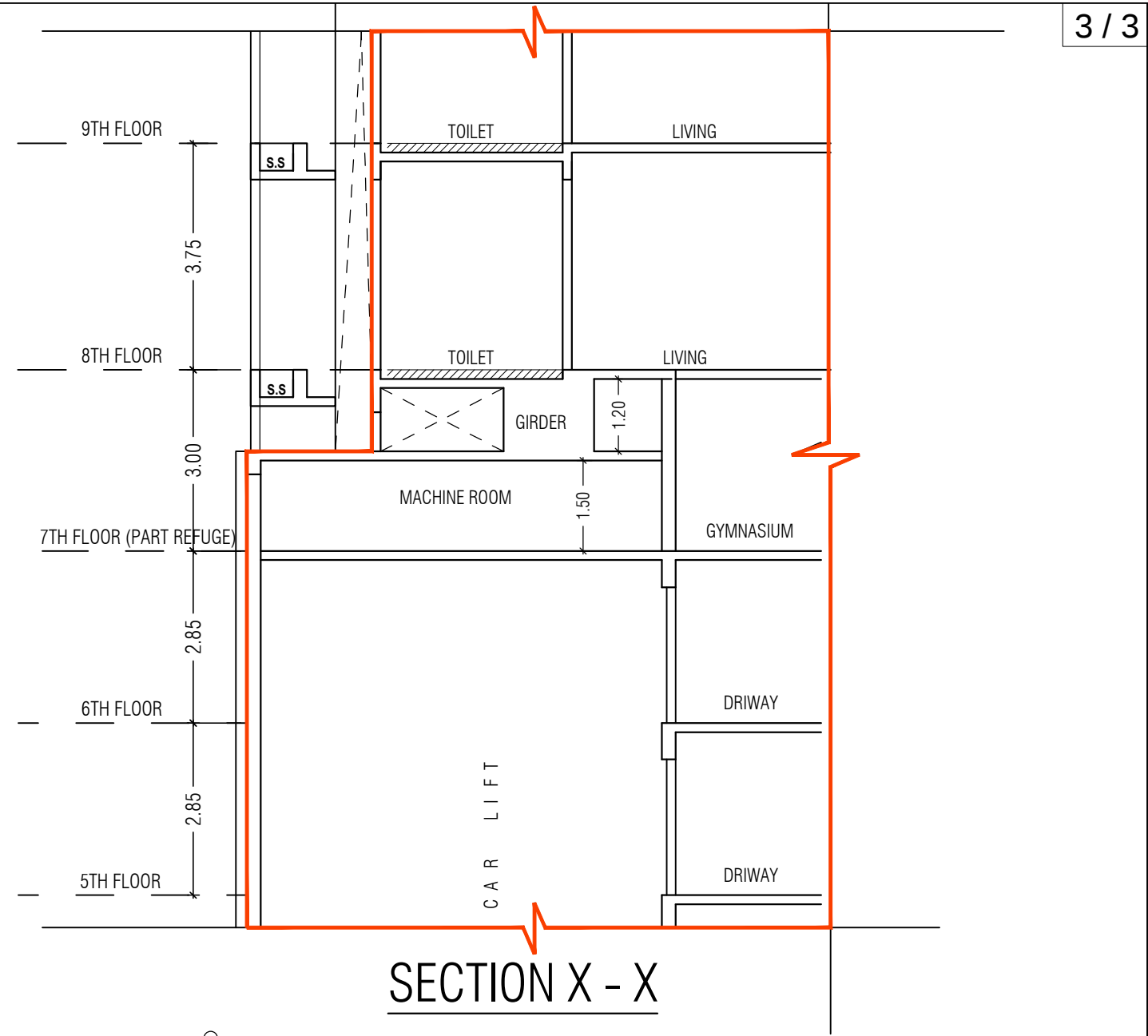




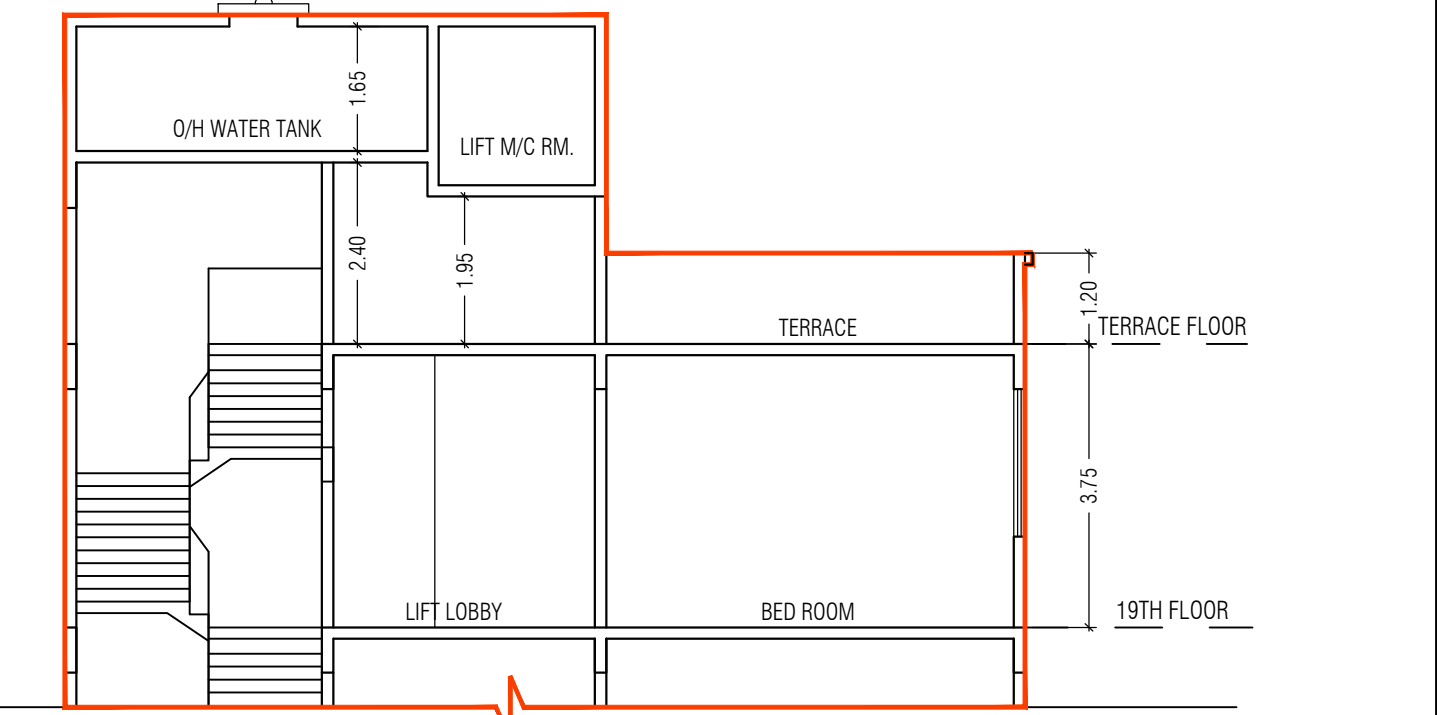
SECTION A - A



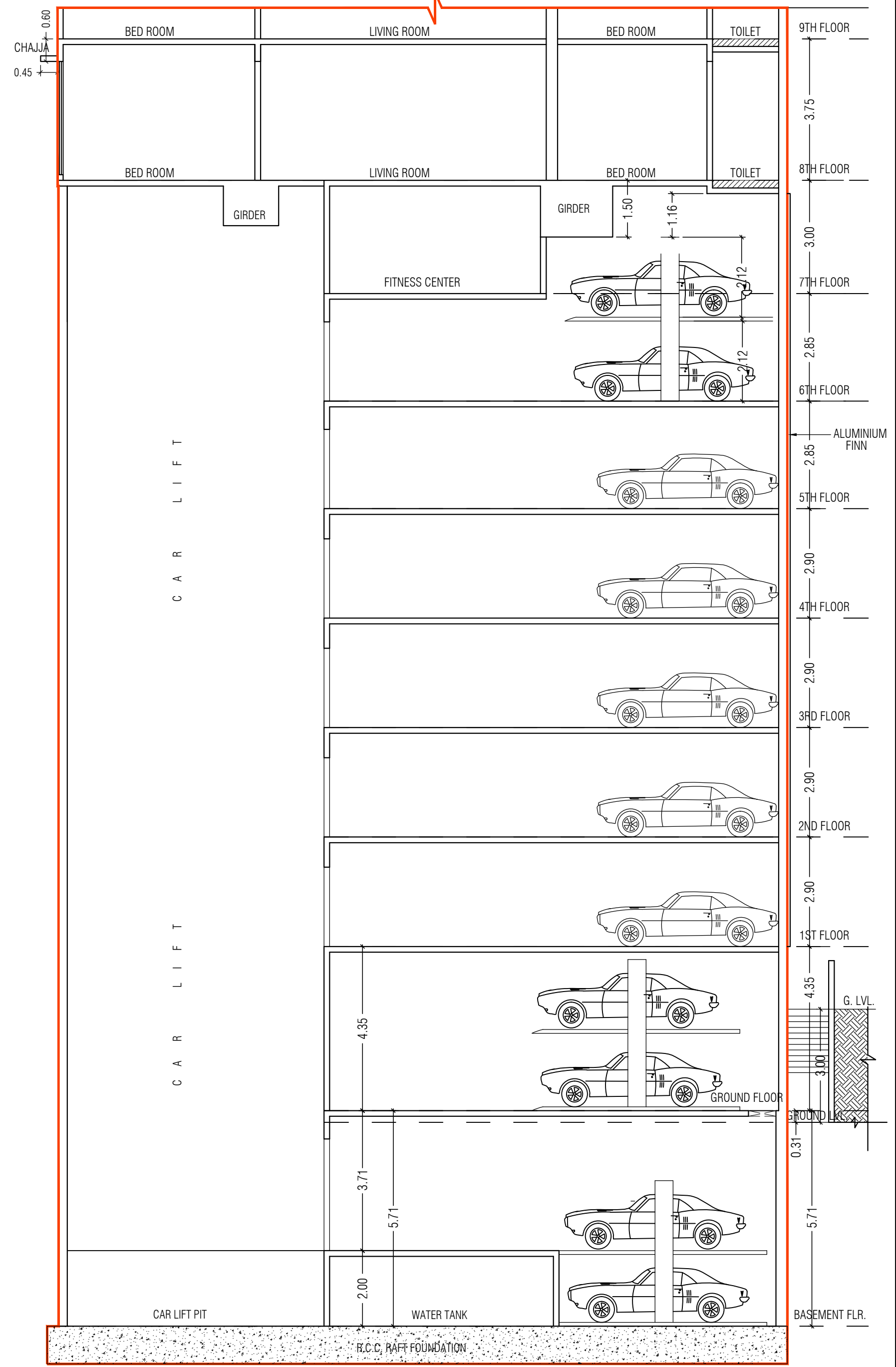
SECTION B - B



SECTION X - X



SECTION C - C



SECTION D - D

P R O F O R M A - B			
CONTENT OF SHEETS			
SECTION A-A, SECTION B-B, SECTION D-D, SECTION X-X.			
STAMP OF DATE OF RECEIPT & APPROVAL OF PLAN			
THIS PLAN IS DIGITALLY SIGNED & ISSUED			
S.E.B.P. (C) A.E.B.P. (C) E.E.B.P. (C)			
OWNER SIGN.		ARCH./LS.SIGN.	
		M/S. KADAKIA N.K.	
CLIENT'S NAME			
DESCRIPTION OF PROPOSAL :			
PLAN SHOWING PROPOSED REDEVELOPMENT PROPERTY ON PLOT BEARING C.S. NO. 1A/716 OF MALBAR HILL DIVISION SITUATED AT BABASAHEB DAHANUKAR MARG, D - WARD , MUMBAI			
ARCHITECT :			
KN		KADAKIA N. K. LICENSE SURVEYORS RM. NO. 176, 4TH FLOOR, SARDAR GRIHA BUILDING, 198, L. T. ROAD, CROWFORD MARKET, MUMBAI-400 002. (O) 36351455	
FILE NO.	DRAWN BY	SCALE	CHECKED BY
		1:100	
			DATE
			JULY 2017