

PARKING STATEMENT (as per DCR-2034)		
1	UP TO 45 SQ. MT. 1 PARKING FOR EVERY 4 TENT FOR TENT	NIL
2	45 TO 60 SQ. MT. 1 PARKING FOR EVERY 2 TENT FOR 103 TENT.	51.50
3	60 TO 90 SQ. MT. 1 PARKING FOR EVERY 1 TENT FOR 31 TENT	31.00
4	ABOVE 90 SQ. MT. 2 PARKING FOR EVERY 1 TENT FOR TENT	0.00
5	VISITORS 10%	8.25
6	TOTAL PARKING REQUIRED	91.00
7	[ADDITION 50% PARKING AS PER 31(1) (VI)] (MAX. 45)	43
8	TOTAL PARKING REQUIRED	134
9	TOTAL PARKING REQUIRED SAY	134
10	TOTAL PARKING PROVIDED	134



LOCATION PLAN
SCALE: 1:4000

BUILT-UP AREA STATEMENT ('A' WING)												
FLOOR	GROSS BUA	ST. LIFT AREA	DUCT AREA	PROPOSED FITNESS YOGA BUA	PROPOSED SOCIETY OFFICE	TERRACE	BUA	EXCESS FITNESS AREA	EXCESS REFUGE AREA	EXCESS SOC. AREA	GROSS BUA INCLUDING FUNGIBLE	NET BUILTUP AREA
BASEMENT FLOOR -1	---	---	---	---	---	---	---	---	---	---	---	---
BASEMENT FLOOR -2	---	---	---	---	---	---	---	---	---	---	---	---
GR. FLOOR	---	---	---	---	---	---	---	---	---	---	---	---
1ST FLOOR (PARKING FLOOR)	---	---	---	---	---	---	---	---	---	---	---	---
SERVICE FLOOR	---	---	---	---	---	---	---	---	---	---	---	---
2ND FLOOR	289.77	54.07	2.06	100.75	16.80	---	116.09	17.40	---	133.49	34.61	98.86
3RD FLOOR	289.77	55.31	2.06	---	---	---	232.40	---	---	---	60.25	172.15
4TH FLOOR	289.77	55.31	2.06	---	---	---	232.40	---	---	---	60.25	172.15
5TH FLOOR	289.77	55.31	2.06	---	---	---	232.40	---	---	---	60.25	172.15
6TH FLOOR	289.77	55.31	2.06	---	---	---	232.40	---	---	---	60.25	172.15
7TH FLOOR	289.77	55.31	2.06	---	---	---	232.40	---	---	---	60.25	172.15
8TH FLOOR	289.77	55.31	2.06	---	---	---	232.40	---	---	---	60.25	172.15
9TH FLOOR	289.77	55.31	2.06	---	---	---	232.40	---	---	---	60.25	172.15
10TH FLOOR	289.77	55.31	2.06	---	---	---	232.40	---	---	---	60.25	172.15
11TH FLOOR	289.77	55.31	2.06	---	---	---	232.40	---	---	---	60.25	172.15
12TH FLOOR	289.77	55.31	2.06	---	---	---	232.40	---	---	---	60.25	172.15
13TH FLOOR	289.77	55.31	2.06	---	---	---	232.40	---	---	---	60.25	172.15
14TH FLOOR	289.77	55.31	2.06	---	---	---	232.40	---	---	---	60.25	172.15
15TH FLOOR	289.77	55.31	2.06	---	---	---	232.40	---	---	---	60.25	172.15
16TH FLOOR	314.43	55.31	2.06	---	---	---	257.06	---	---	---	66.85	190.41
17TH FLOOR	314.43	55.31	2.06	---	---	---	257.06	---	---	---	66.85	190.41
18TH FLOOR	314.43	55.31	2.06	---	---	---	257.06	---	---	---	66.85	190.41
19TH FLOOR	315.80	55.31	2.06	---	---	---	258.43	---	---	---	67.00	191.43
TOTAL	5315.87	994.34	37.08	100.75	16.80	---	4169.90	17.40	---	4184.30	1084.81	3099.49

CAR PARKING STATEMENT		
1	BIG CARS	2.50 x 5.50 134
2	TOTAL CAR PARKINGS	134

SCHEDULE OF FITNESS CENTER (WING - A)		
1)	PERMISSIBLE 4166.90 x 2% = 83.34 SQ.MT.	
2)	PROPOSED AREA = 100.74 SQ.MT.	
	EXCESS AREA = 17.40 SQ.MT.	

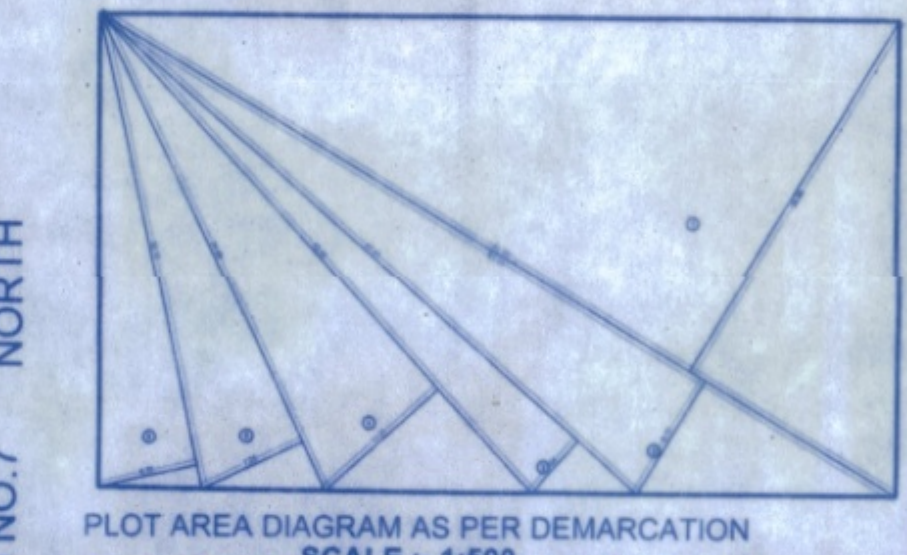
SCHEDULE OF FITNESS CENTER		
1)	PERMISSIBLE 4655.91 x 2% = 93.12 SQ.MT.	
2)	PROPOSED AREA = 143.60 SQ.MT.	
	EXCESS AREA = 50.48 SQ.MT.	

BUILT-UP AREA STATEMENT ('B' WING)												
FLOOR	GROSS BUA	ST. LIFT AREA	DUCT AREA	PROPOSED FITNESS YOGA BUA	PROPOSED SOCIETY OFFICE	TERRACE	BUA	EXCESS FITNESS AREA	EXCESS REFUGE AREA	EXCESS SOC. AREA	GROSS BUA INCLUDING FUNGIBLE	NET BUILTUP AREA
BASEMENT FLOOR -1	---	---	---	---	---	---	---	---	---	---	---	---
BASEMENT FLOOR -2	---	---	---	---	---	---	---	---	---	---	---	---
GR. FLOOR	---	---	---	---	---	---	---	---	---	---	---	---
1ST FLOOR (PARKING FLOOR)	---	---	---	---	---	---	---	---	---	---	---	---
SERVICE FLOOR	---	---	---	---	---	---	---	---	---	---	---	---
2ND FLOOR	339.17	51.32	0.85	143.60	---	---	143.40	50.48	---	193.88	50.27	143.61
3RD FLOOR	339.17	51.32	0.85	---	---	---	287.00	---	---	---	74.41	212.59
4TH FLOOR	339.17	51.32	0.85	---	---	---	287.00	---	---	---	74.41	212.59
5TH FLOOR	339.17	51.32	0.85	---	---	---	287.00	---	---	---	74.41	212.59
6TH FLOOR	339.17	51.32	0.85	---	---	---	287.00	---	---	---	74.41	212.59
7TH FLOOR	339.17	51.32	0.85	---	---	---	287.00	---	---	---	74.41	212.59
8TH FLOOR	339.17	51.32	0.85	---	---	---	287.00	---	---	---	74.41	212.59
9TH FLOOR	339.17	51.32	0.85	---	---	---	287.00	---	---	---	74.41	212.59
10TH FLOOR	339.17	51.32	0.85	---	---	---	287.00	---	---	---	74.41	212.59
11TH FLOOR	339.17	51.32	0.85	---	---	---	287.00	---	---	---	74.41	212.59
12TH FLOOR	339.17	51.32	0.85	---	---	---	287.00	---	---	---	74.41	212.59
13TH FLOOR	339.17	51.32	0.85	---	---	---	287.00	---	---	---	74.41	212.59
14TH FLOOR	339.17	51.32	0.85	---	---	---	287.00	---	---	---	74.41	212.59
15TH FLOOR	339.17	51.32	0.85	---	---	---	287.00	---	---	---	74.41	212.59
16TH FLOOR	367.66	51.32	0.85	---	---	---	315.49	---	---	---	81.79	233.70
17TH FLOOR	367.66	51.32	0.85	---	---	---	315.49	---	---	---	81.79	233.70
18TH FLOOR	367.66	51.32	0.85	---	---	---	315.49	---	---	---	81.79	233.70
TOTAL	5851.36	872.44	14.45	143.60	164.96	---	4855.91	50.48	9.77	4715.97	1175.71	3540.40

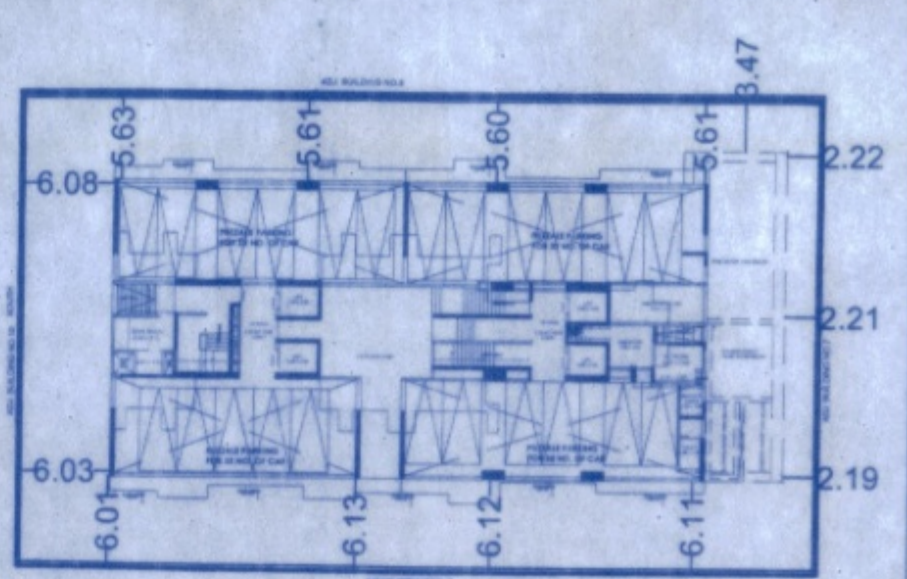
BUILT-UP AREA STATEMENT (A+B WING) (RESIDENTIAL)												
FLOOR	GROSS BUA	ST. LIFT AREA	DUCT AREA	PROPOSED FITNESS YOGA BUA	PROPOSED SOCIETY OFFICE	TERRACE	BUA	EXCESS FITNESS AREA	EXCESS REFUGE AREA	EXCESS SOC. AREA	GROSS BUA INCLUDING FUNGIBLE	NET BUILTUP AREA
A' WING	5315.87	994.34	37.08	100.75	16.80	---	4169.90	17.40	---	4184.30	1084.81	3099.49
B' WING	5851.36	872.44	14.45	143.60	164.96	---	4855.91	50.48	9.77	4715.97	1175.71	3540.40
TOTAL	11167.23	1866.78	51.53	244.35	181.76	---	9025.81	67.88	9.77	8900.27	2260.52	6639.75

SCHEDULE OF REQUIRED REFUGE AREA ('B' WING)		
REFUGE AREA CALCULATION OF 6TH FLR.		
1)	6TH FLOOR	= 204.52
2)	7TH TO 12TH FLOOR 287.00 x 6	= 1722.00
	TOTAL	= 1926.52
	REQUIRED REFUGE AREA 1926.52 x 4.00% = 77.06	
	REQUIRED REFUGE AREA 1926.52 x 4.25% = 81.88	
	PROVIDED REFUGE AREA = 82.48	
	EXCESS REFUGE AREA = 0.60	

SCHEDULE OF REQUIRED REFUGE AREA ('B' WING)		
REFUGE AREA CALCULATION OF 13TH FLR.		
1)	13TH FLOOR	= 204.52
2)	14TH TO 15TH FLOOR 287.00 x 2	= 574.00
	16TH TO 18TH FLOOR 315.49 x 3	= 946.47
	TOTAL	= 1724.99
	REQUIRED REFUGE AREA 1724.99 x 4.00% = 69.00	
	REQUIRED REFUGE AREA 1724.99 x 4.25% = 73.31	
	PROVIDED REFUGE AREA = 82.48	
	EXCESS REFUGE AREA = 9.17	



PLOT AREA CALCULATION AS PER DEMARCATION		
1	1/2 X 61.33 X 26.88 X 1 NO	= 824.28 SQ.MT.
2	1/2 X 61.33 X 8.72 X 1 NO	= 267.40 SQ.MT.
3	1/2 X 47.45 X 4.64 X 1 NO	= 110.08 SQ.MT.
4	1/2 X 42.42 X 10.01 X 1 NO	= 212.31 SQ.MT.
5	1/2 X 34.89 X 7.25 X 1 NO	= 125.75 SQ.MT.
6	1/2 X 32.10 X 6.70 X 1 NO	= 107.53 SQ.MT.
	TOTAL ADDITION	= 1647.35 SQ.MT.



BLOCK PLAN
SCALE: 1:500

PROFORMA -- A		1/15
1) AREA OF PLOT (AS PER DEMARCATION)		1647.35
2) DEDUCTIONS FOR		1625.55
(a) ROAD SETBACK AREA		
(b) PROPOSED ROAD		
(c) ANY RESERVATION (SUB-PLOT)		
(d) % AMENITY SPACE A PR DCR 56/57 (SUB-PLOT)		
3) BALANCE AREA OF PLOT (1 MINUS 2)		1625.55
4) DEDUCTION FOR 15% RECREATIONAL GROUND		N.A.
5) NET AREA OF PLOT (3 MINUS 4)		1625.55
6) ADDITIONS FOR FLOOR SPACE INDEX		
2 (b) 100% FOR D.P. ROAD		NIL
2 (a) 100% FOR SET-BACK		NIL
7) TOTAL AREA (5 + 6)		1625.55
8) FLOOR SPACE INDEX PERMISSIBLE		3.00
9) 9 (a) FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO -% OF THE BALANCE AREA VIDE 3 ABOVE ADD. PERMISSIBLE PRORATA AS PER MHADA NOC 1763.10 SQ.MT. ADDITIONS FOR FLOOR SPACE INDEX		1763.10
9 (b) 0.33 F.S.I. AS PR DCR 32		
9 (c) % AS PER DCR 33 (5)		
9 (d) OTHER		
9 (e) ADDITIONAL FREE FUNGIBLE		
10) PERMISSIBLE FLOOR AREA (7 X 8) PLUS 9a & 9e ABOVE		6639.75
11) EXISTING FLOOR AREA		
12) PROPOSED BUILT UP AREA		6639.75
13) EXCESS BALCONY TAKEN IN FLOOR SPACE INDEX		
14A) PURELY RESIDENTIAL BUILT UP AREA		6639.75
14B) REMAINING NON-RESIDENTIAL BUILT UP AREA		
14) TOTAL BUILT UP PROPOSED (14A+14B)		6639.75
15) F.S.I. CONSUMED ON NET HOLDING = 14/3		0.00
B DETAILS OF FSI AVAILED AS PER DCR 31 (3)		4.08
(1) FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE VIDE DCR 31 (3) FOR RESIDENTIAL 6639.75 x 35% = 2323.91 SQ.MT.		2323.91
(2) FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 31 (3) FOR RESIDENTIAL		2260.52
(3) FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 31 (3) FOR NON-RESIDENTIAL = CR < (14B X 0.20) FOR NON-RESIDENTIAL		
(5) TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 31 (3) = (B.1+8.2)		
(6) TOTAL GROSS BUILT UP AREA PROPOSED (14+8.3)		8900.27
C TENEMENT STATEMENT		
(1) PROPOSED AREA (ITEM A, 12 ABOVE)		8900.27
(2) LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)		
(3) AREA AVAILABLE FOR TENEMENTS (1) MINUS (2)		8900.27
(4) TENEMENTS PERMISSIBLE DENSITY OF TENEMENTS (HECT 450)		400
(5) TENEMENTS PROPOSED		134
(6) TENEMENTS EXISTING		
TOTAL TENEMENTS ON PLOT		134
D PARKING STATEMENT		
(1) PARKING REQUIRED BY REGULATIONS FOR		
CAR		AS PER STAT.
SCOOTER / MOTOR CYCLE		AS PER STAT.
OUTSIDERS (VISITORS)		AS PER STAT.
(2) COVERED GARAGES PERMISSIBLE		
(3) COVERED GARAGES PROPOSED		
CAR		AS PER STAT.
SCOOTER / MOTOR CYCLE		AS PER STAT.
OUTSIDERS (VISITORS)		AS PER STAT.
(4) TOTAL PARKING PROVIDED		AS PER STAT.
PROFORMA -- B		
CONTENTS OF SHEET		STILT FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION, SCHEDULE OF AREA STATEMENT.
NOTES		BOUNDARY OF PLOT SHOWN BOUNDED BLACK, PROPOSED BUILDING SHOWN PINK, BUILDING TO BE DEMOLISHED SHOWN YELLOW DOTTED.
DESCRIPTION		PROPOSED RECONSTRUCTION OF BUILDING NO. 08, BHAGYODAY CHS, KHER NAGAR, C.T. NO. 694 (PT), KHER NAGAR, BANDRA (EAST) MUMBAI.
CERTIFICATE OF AREA		CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON --- AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS --- SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD
NAME OF DEVELOPER		VAKRATUNDA BUILDCON PVT. LTD.
NAME OF OWNER		"BHAGYODAY CHS" CO-OP. HSG. STY. LTD.
FILE NO.		
JOB NO. - ARCH / BHAG / KHRNGR / 17004		