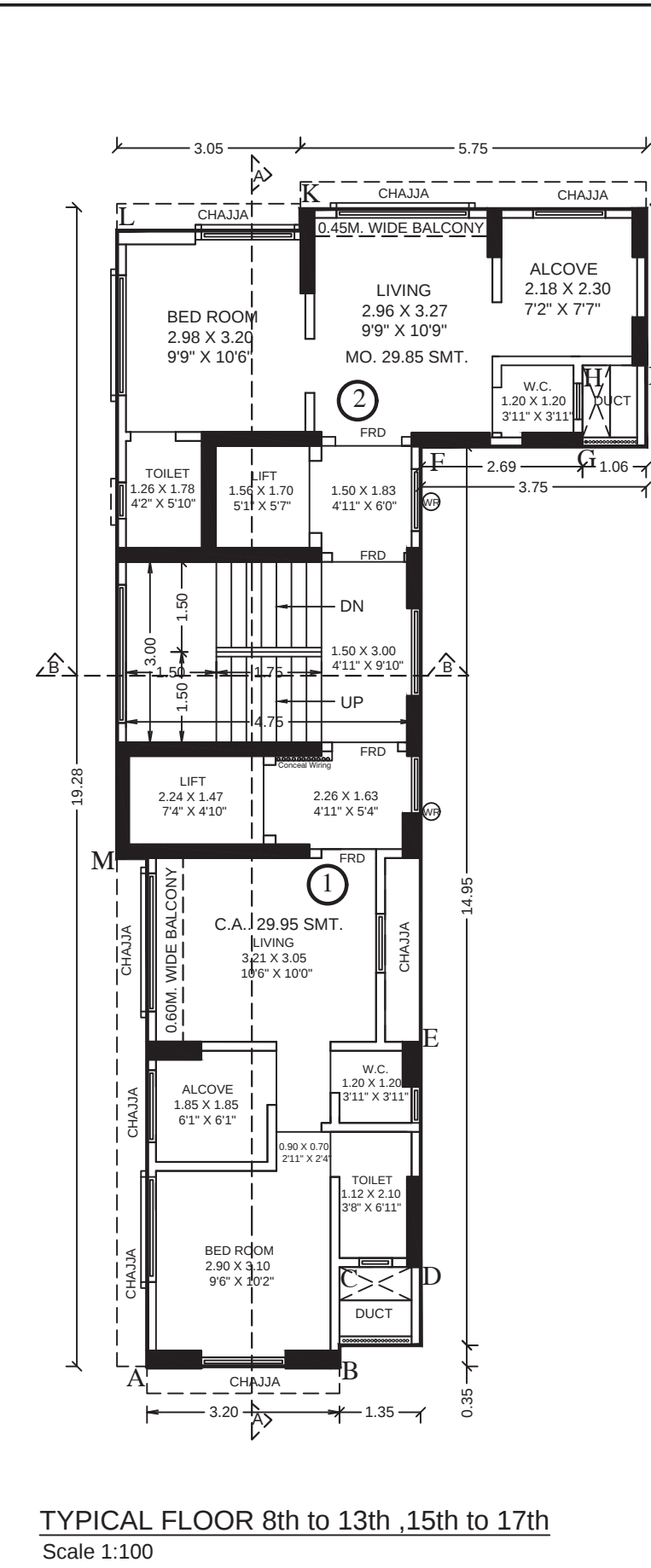
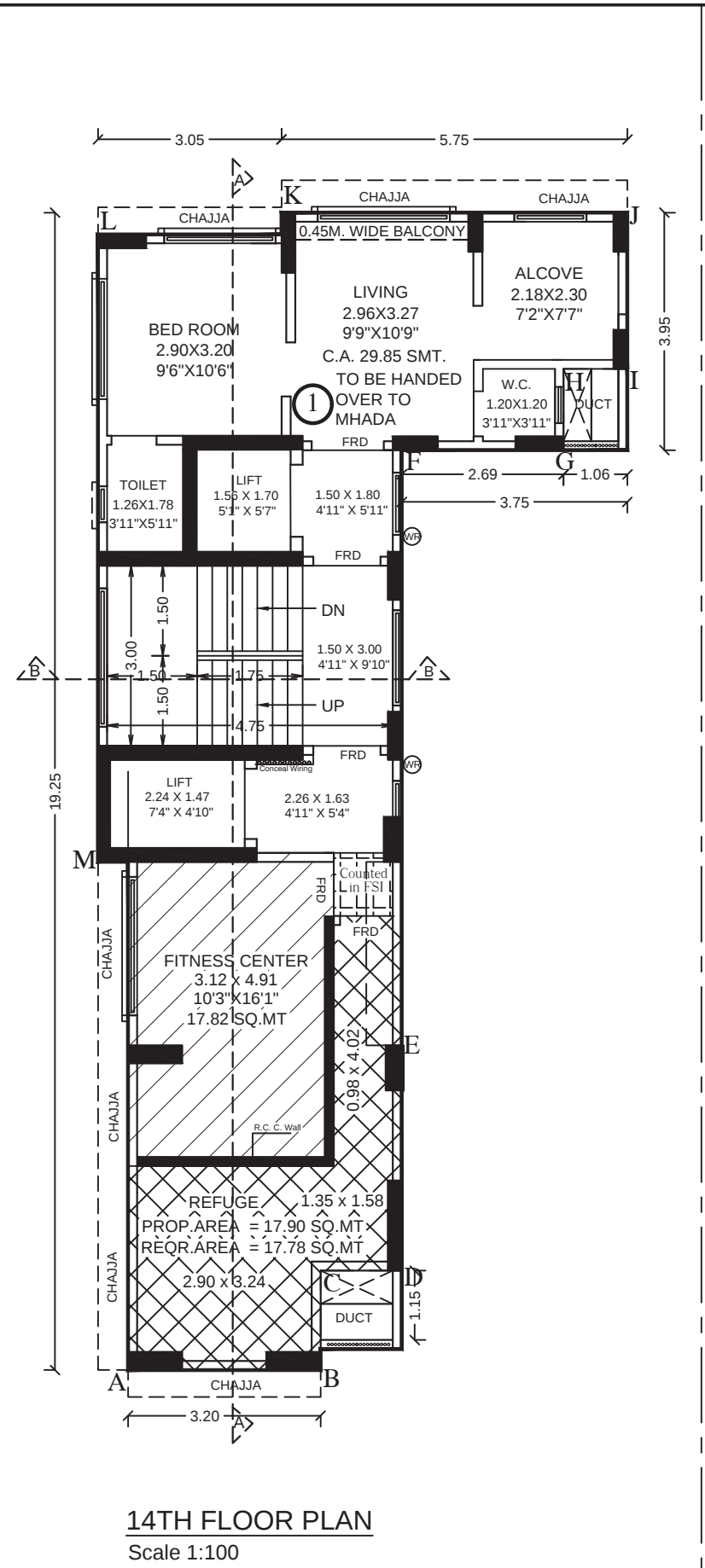
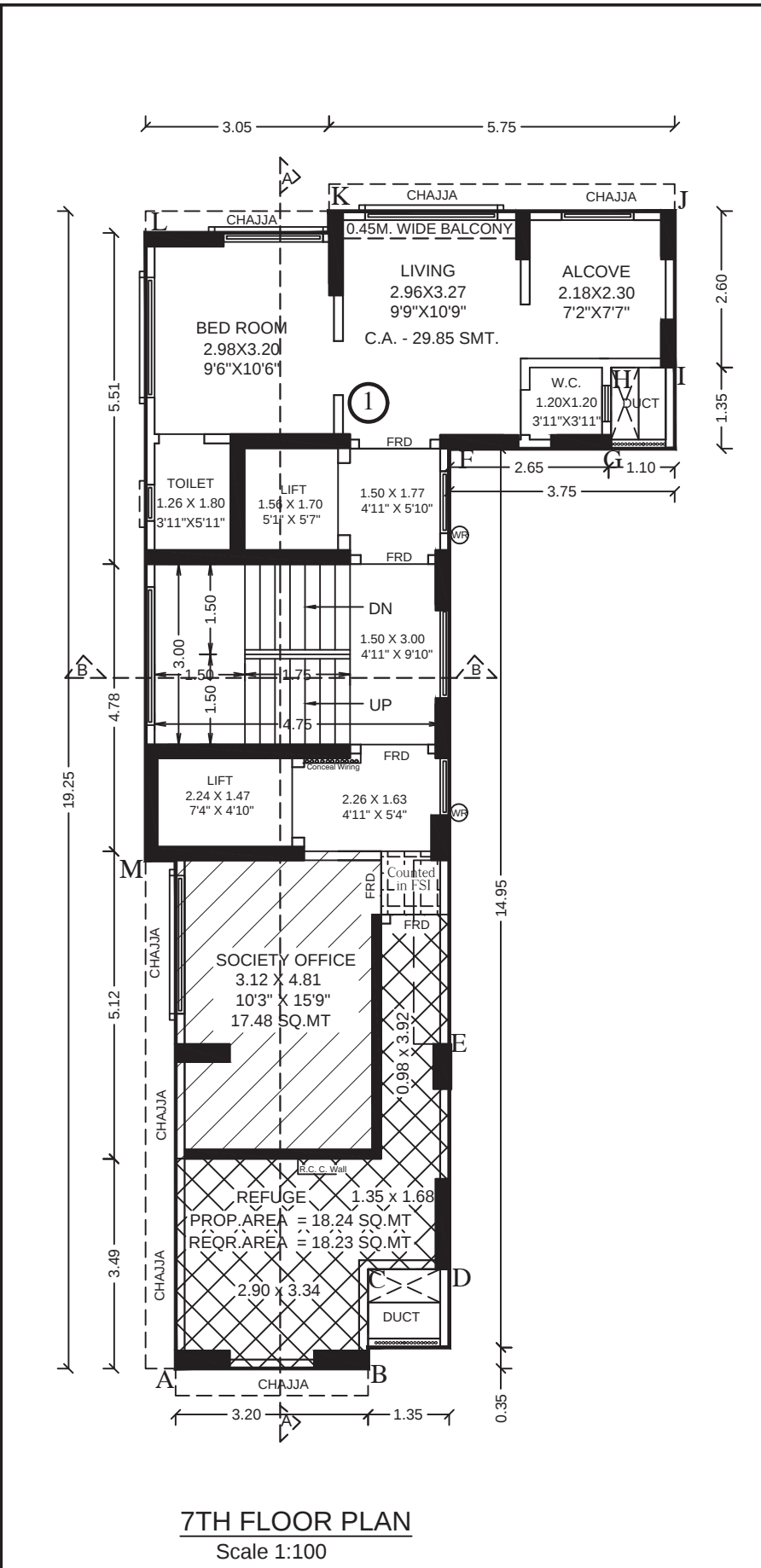




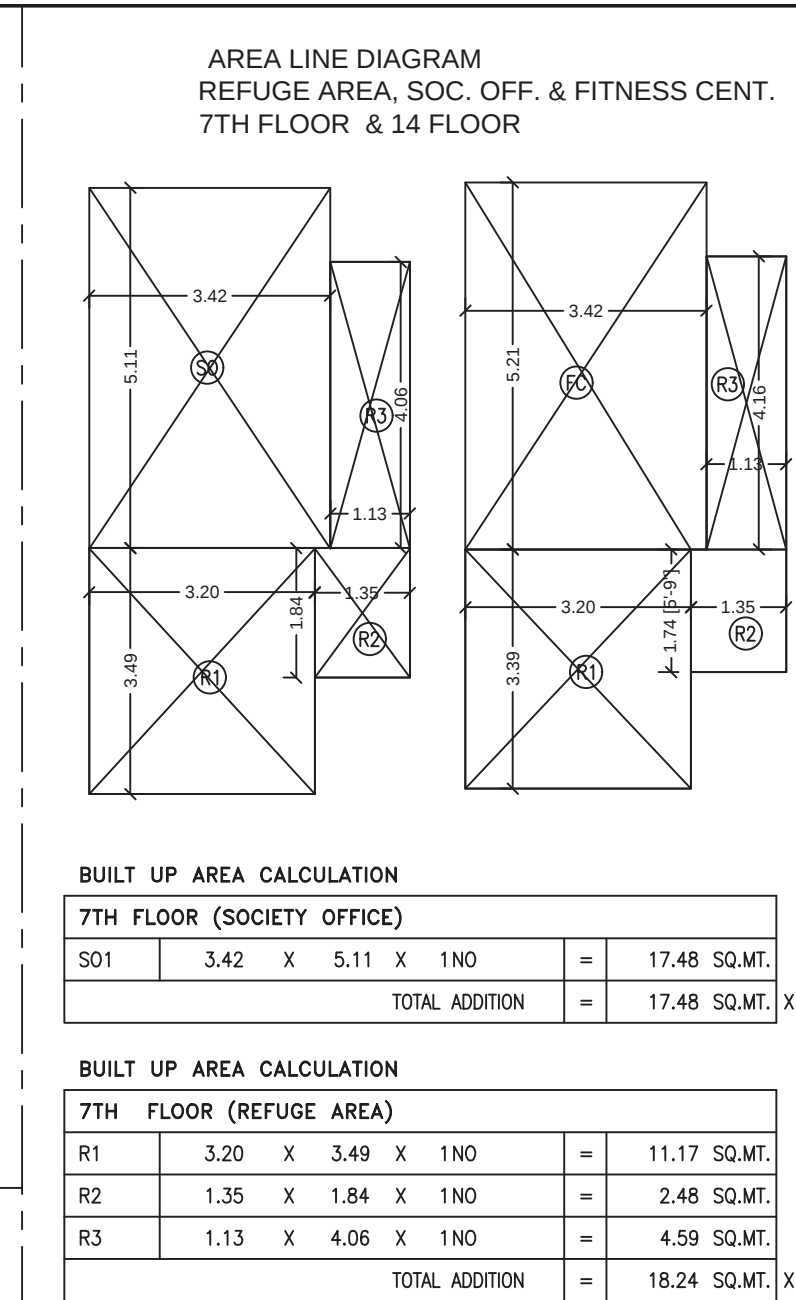
PERMISSIBLE AREA STATEMENT			
Option - I			
Total Area of plot as per P. R. Card = 445.66 Sq. mtr.			
Total Area of plot as per site survey = 326.08 Sq. mtr.			
(C. S. No. 3B/76 Area of Plot as per Development Agreement)			
Built up area Permissible (326.08 x 3.00) = 978.24 Sq. Mtr.			
Total = 978.24 Sq. Mtr. (A)			
Option - II			
i) Carpet Area required for Rehabilitation	:	390.58 Sq. Mts.	
365.28 + 25.30 = 390.58 Sq. Mts.			
ii) Built up area of existing tenants (i) x 1.20	:	468.70 Sq. Mts.	
iii) 50% Incentive (262.98 x 1.20 x 0.50)	:	157.79 Sq. Mts.	
iv) Total Permissible area	:	626.49 Sq. Mts.	

PARKING STATEMENT AS PER PREVAILING D.C REG.1991			
		PARK. REQ.	SAYS
32	UP TO 35.00	One parking space req. every eight Tenant having carpet area upto 35.00 sq.mt	4.00 4.00
NIL	35.00 TO 45.00	One parking space req. every four Tenant having carpet area above 35.00 to 45.00 sq.mt	NIL NIL
NIL	45.00 TO 70.00	One parking space req. every two Tenant having carpet area above 45.00 to 70.00 sq.mt	NIL NIL
NIL	70.00 ABOVE	one parking space req. every one tenant having carpet area above 70.00 sq.mt	NIL NIL
		25% for visitors	1.00 1.00
		25% for Additional Parking	1.00 1.00
TOTAL PARKING REQUIRED		6.00	6.00
TOTAL PARKING PROVIDED		7.00	7.00

Refuge Area Calculation	
7th Fl. (Part Refuge)	
Refuge Area Req'd. = 4% of 455.87 sq.mt.	
= 18.23 sq.mt.	
Refuge Area Provided on 7th Fl. = 18.24 sq.mt.	
Excess Refuge Area on 7th Fl. = 0.01 sq.mt.	
14th Fl. (Part Refuge)	
Refuge Area Req'd. = 4% of 244.84 sq.mt.	
= 9.80 sq.mt.	
Refuge Area Provided on 14th Fl. = 17.90 sq.mt.	
Excess Refuge Area on 14th Fl. = 8.10 sq.mt.	
Excess Refuge Area = 8.11 sq.mt.	

BUILT UP AREA SUMMARY				
FLOORS	REHAB B.U.AREA	SALE B.U.AREA	TOTAL B.U.AREA	Nos. of N.R. FLAT
GROUND FLOOR	00.00	00.00	00.00	00.00
1ST FLOOR	69.96	00.00	69.96	02.00
2ND FLOOR	69.96	00.00	69.96	02.00
3RD FLOOR	69.96	00.00	69.96	02.00
4TH FLOOR	69.96	00.00	69.96	02.00
5TH FLOOR	69.96	00.00	69.96	02.00
6TH FLOOR	69.96	00.00	69.96	02.00
7TH FLOOR	34.96	00.00	35.11	01.00
8TH FLOOR	69.96	00.00	69.96	02.00
9TH FLOOR	69.96	00.00	69.96	02.00
10TH FLOOR	69.96	00.00	69.96	02.00
11TH FLOOR	69.96	00.00	69.96	02.00
12TH FLOOR	00.00	69.96	69.96	02.00
13TH FLOOR	00.00	69.96	69.96	02.00
14TH FLOOR	00.00	34.96	36.11	01.00
15TH FLOOR	00.00	69.96	69.96	02.00
16TH FLOOR	00.00	69.96	69.96	02.00
17TH FLOOR	00.00	69.96	69.96	02.00
EXCESS REFUGE			8.11	
TOTAL B.U.A.	734.56	384.76	1129.73	32.00

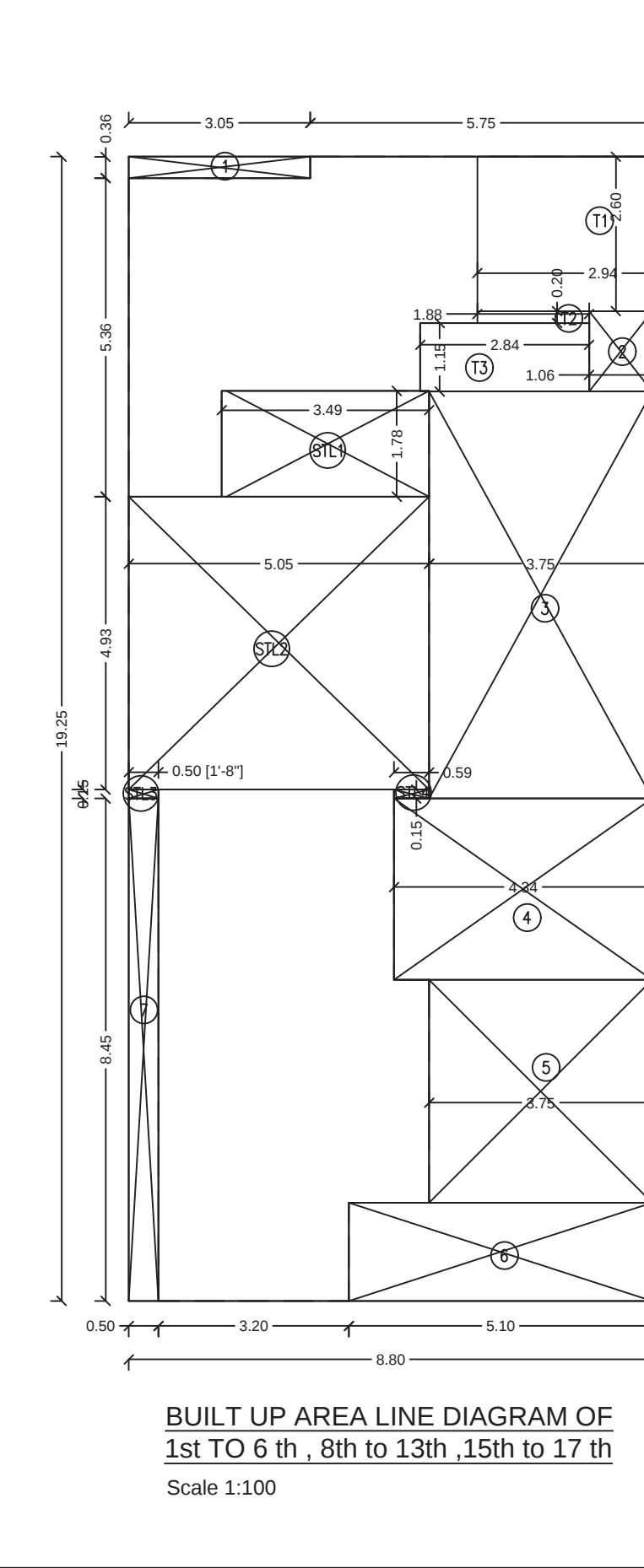
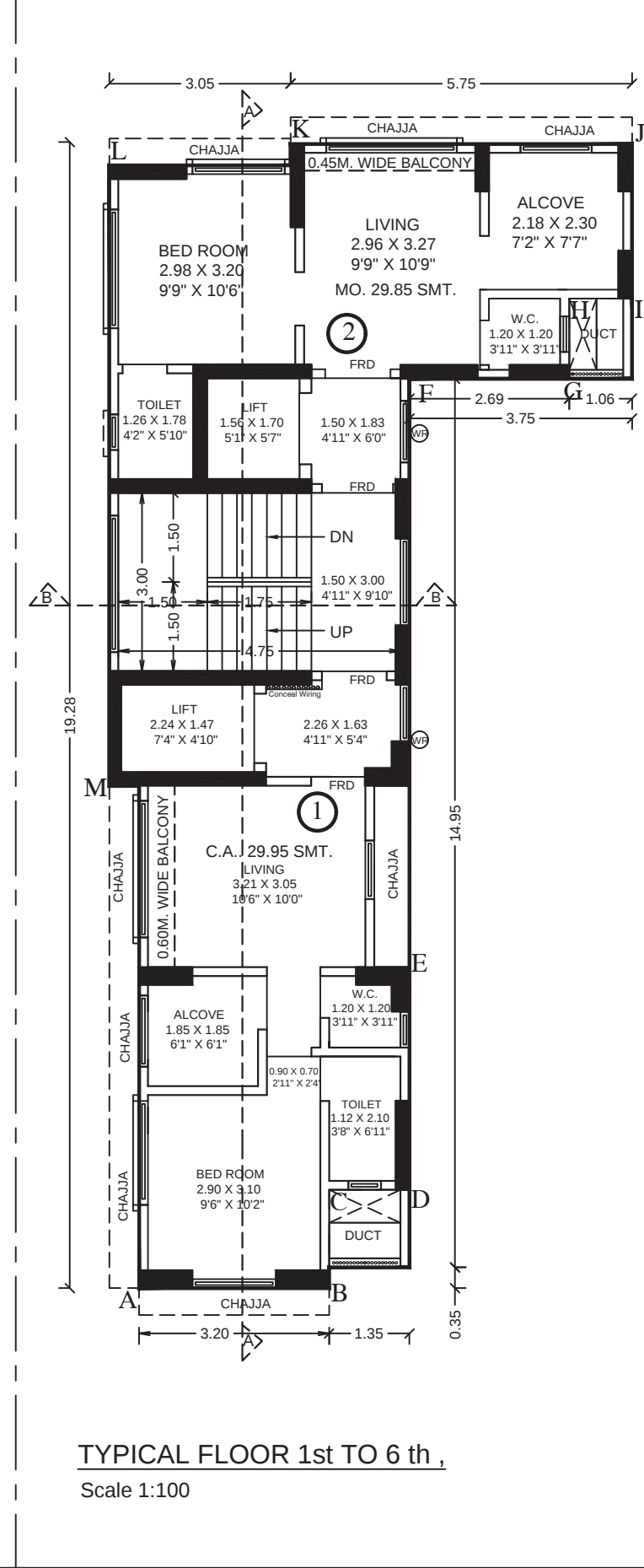
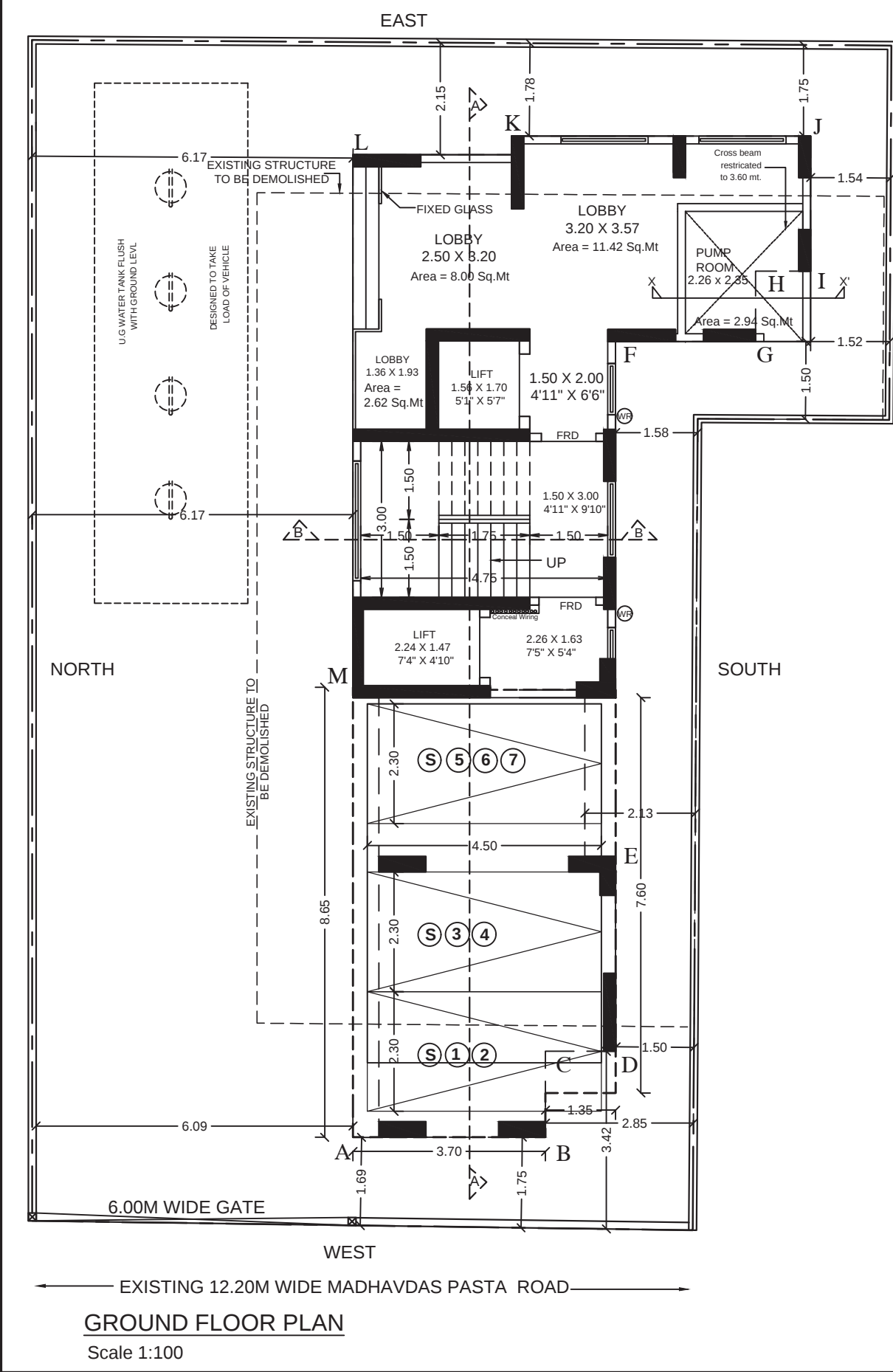
CARPET AREA CALCULATION	
FLAT NO. - 1	TYPICAL FLOOR
1	LIVING 3.66 X 3.05 X 1 NO = 11.16 SQ.MT.
2	ALCOVE 1.85 X 1.85 X 1 NO = 3.42 SQ.MT.
3	PASSAGE 0.90 X 1.35 X 1 NO = 1.22 SQ.MT.
4	W.C. 1.20 X 1.20 X 1 NO = 1.44 SQ.MT.
5	PASSAGE 0.90 X 0.65 X 1 NO = 0.59 SQ.MT.
6	TOILET 1.20 X 2.10 X 1 NO = 2.52 SQ.MT.
7	BED ROOM 2.90 X 3.10 X 1 NO = 8.99 SQ.MT.
8	DOOR JAM 0.91 X 0.15 X 1 NO = 0.14 SQ.MT.
9	DOOR JAM 0.15 X 0.90 X 1 NO = 0.14 SQ.MT.
10	DOOR JAM 0.15 X 0.70 X 1 NO = 0.11 SQ.MT.
11	DOOR JAM 0.75 X 0.15 X 1 NO = 0.11 SQ.MT.
12	DOOR JAM 0.15 X 0.75 X 1 NO = 0.11 SQ.MT.
TOTAL CARPET AREA = 29.95 SQ.MT. Y	
FLAT NO. - 2	TYPICAL FLOOR
1	ALCOVE 2.26 X 2.30 X 1 NO = 5.20 SQ.MT.
2	LIVING 2.96 X 3.64 X 1 NO = 10.77 SQ.MT.
3	BED ROOM 2.98 X 3.20 X 1 NO = 9.54 SQ.MT.
4	TOILET 1.26 X 1.78 X 1 NO = 2.24 SQ.MT.
5	W.C. 1.20 X 1.20 X 1 NO = 1.44 SQ.MT.
6	DOOR JAM 1.10 X 0.15 X 1 NO = 0.17 SQ.MT.
7	DOOR JAM 0.15 X 0.75 X 1 NO = 0.11 SQ.MT.
8	DOOR JAM 0.15 X 0.90 X 2 NOS = 0.27 SQ.MT.
9	DOOR JAM 0.75 X 0.15 X 1 NO = 0.11 SQ.MT.
TOTAL CARPET AREA = 29.85 SQ.MT. X	



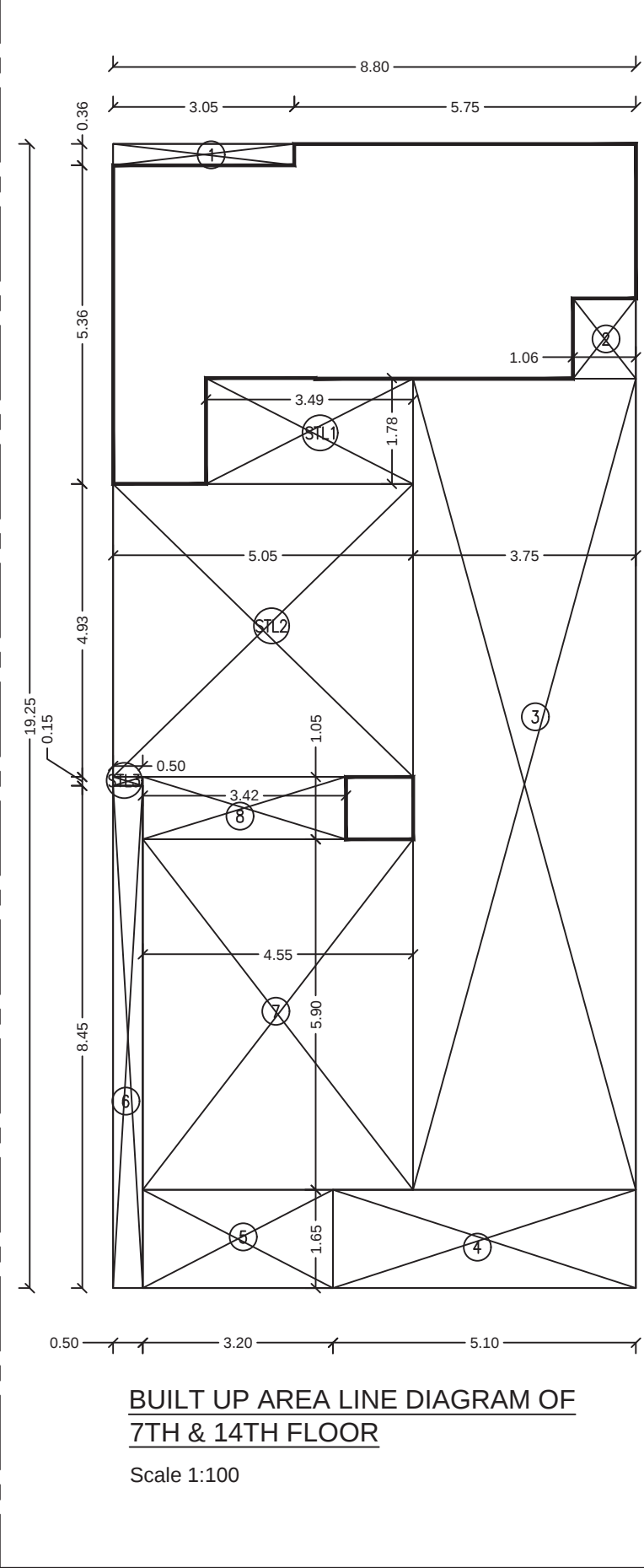
BUILT UP AREA CALCULATION			
7TH FLOOR (SOCIETY OFFICE)			
S01	3.42	X 5.11	X 1 NO = 17.48 SQ.MT.
TOTAL ADDITION			= 17.48 SQ.MT. X
BUILT UP AREA CALCULATION			
7TH FLOOR (REFUGE AREA)			
R1	3.20	X 3.49	X 1 NO = 11.17 SQ.MT.
R2	1.35	X 1.84	X 1 NO = 2.48 SQ.MT.
R3	1.13	X 4.06	X 1 NO = 4.59 SQ.MT.
TOTAL ADDITION			= 18.24 SQ.MT. X
BUILT UP AREA CALCULATION			
14TH FLOOR (FITNESS CENTER)			
FC	3.42	X 5.21	X 1 NO = 17.82 SQ.MT.
TOTAL ADDITION			= 17.82 SQ.MT. X
BUILT UP AREA CALCULATION			
14TH FLOOR (REFUGE AREA)			
R1	3.20	X 3.39	X 1 NO = 10.85 SQ.MT.
R2	1.35	X 1.74	X 1 NO = 2.35 SQ.MT.
R3	1.13	X 4.16	X 1 NO = 4.70 SQ.MT.
TOTAL ADDITION			= 17.90 SQ.MT. X

MCGM. FILE No.CHE/CTY/ 2800 /F/S/337(New)		
Sheet No. 1/3		
Contents of Sheets		
Ground floor, Typical flr. plan, Refuge fr. plan, Built-up area summary, Plot area calculation, Parking Statement, Refuge area statement, Carpet Area Calculation, 'A' Proforma.		
PLAN FOR APPROVAL		
Bharat Ramdas Saindane	Dnyaneshwar B Chhatrapati	HAMAND NARESH MEGHSH AM
S.E(BP)CITY-VIII	A.E(BP)CITY-V	E.E(BP)CITY-III
A PROFORMA 'A'		TOTAL AREA IN SQ.MT.
1	Area of plot	-----
1 A	Plot area as per P. R. card (406.36 + 39.30)	445.66
1 B	Plot area as per site survey	326.08
1 C	Plot area consider for time being as per survey.	326.08
2	Deductions for	
a)	Road set-back Area	NIL
b)	Proposed Road	NIL
c)	Any reservation (sub-plot)	NIL
d)	% amenity space as per DCR 56/57 (sub-plot)	NIL
3	Balance area of plot (1A minus 2)	445.66
4	Deduction for 15 % Recreational ground / 10 % Amenity space (if deductible for Ind)	NIL
5	Net area of plot (3 minus 4)	445.66
6	Addition for Floor Space Index	
2(a)	100 % for D. P. Road	NIL
2(b)	100 % for Set-back	NIL
7	Total Areas (5 plus 6)	445.66
8	Plot Area Presently consider to be proposed for FSI	326.08
9	Floor Space Index Permissible	3.00
10	a) Floor Space Index Credit available by Development Rights	NIL
Additions for floor space index		NIL
11	Permissible Floor Area (8 X 9) plus 10 above	978.24
12	Existing floor area	NIL
13	Proposed built-up area	965.69
14	Excess balcony area taken in Floor Space Index	NIL
15	Purely Residential Built up area	965.69
16	Remaining Non-Residential Built-up area	--
17	TOTAL Built-Up Area proposed (10 + 11 + 12)	965.69
18	FSI consumed on net holding = 17/3	2.96
19	Details of FSI availed as per DCR 35 (4)	PERMISSIBLE PROPOSED
a	Fungible Built Up Area component proposed vide DCR 35 (4) for purely Residential = or < (15 X 0.35) REHAB ONLY	164.04 164.04
b	Fungible Built Up Area component proposed vide DCR 35 (4) for Non-residential = or < (16 X 0.20)	0.000 0.000
c	Total Fungible Built Up Area vide DCR 35 (4) = (19.a + 19.b)	164.04 164.04
d	Total Gross BUILT UP AREA Permissible (17 + 19.c)	1142.28 1129.73
C. Tenement Statement		
i	Proposed area (Item A-12 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 Proposed.	32 Nos.
vi	Tenements Existing	
Total Tenements on the plot		32 Nos.
D. Parking Statement		
i	Parking Required by Regulation (as per Parking Statement)	6.00 Nos.
a)	Car	
b)	Scoter / Motor Cycle	
c)	Outsiders (Visitors)	
d)	Covered garage proposed, Car, Scooter / Motor Cycle	
ii	Total Parking Provided.	67 Nos.
E. Transport Vehicles Parking		
i	Space for Transport Vehicles Parking Required By Regulation	N.A.
ii	Total Nos of Transport Vehicles Parking Spaces Provided	

NAME AND SIGNATURE OF APPLICANT	
M/s OM SHANTI HOUSE	JASMIN KISHOR CHANDRA AJMERA
Description of Proposal & Property	
PROPOSED REDEVELOPMENT UNDER D.C. REGULATION 33 (7) OF PROPERTY ON PLOT BEARING C.S. NO. 3B/76 OF DADAR NAIGAON DIVISION, CESS NO. FS - 825(2AB) SITUATED AT MADHAVDAS PASTA ROAD, DADAR (E), MUMBAI - 14 KNOWN AS MANI VILLA UNDER MODIFIED DCR 33 (7)	
Sign, Name & Address of Architect	
AR - N. V. PATIDAR	NARENDRA VELCHAND PATIDAR
PATIDAR ALLIANCE	
CONSULTING ARCHITECTS & ENGINEERS OFFICE NO. 11, FIRST FLOOR, TARDEO A/C MARKET BUILDING, TARDEO, MUMBAI - 400 034. E-mail: patidaralliance@gmail.com Mobile: 09122254122	



BUILT UP AREA CALCULATION (TYPICAL FLOOR)			
1st TO 6 th, 8th to 13th, 15th to 17 th			
TYPICAL FLOOR			
A	8.80	X 19.25	X 1 NO = 169.40 SQ.MT.
TOTAL ADDITION			= 169.40 SQ.MT. X
DEDUCTIONS			
1	3.05	X 0.36	X 1 NO = 1.10 SQ.MT.
2	1.06	X 1.35	X 1 NO = 1.43 SQ.MT.
3	3.75	X 6.85	X 1 NO = 25.69 SQ.MT.
4	4.34	X 3.05	X 1 NO = 13.24 SQ.MT.
5	3.75	X 3.75	X 1 NO = 14.06 SQ.MT.
6	5.10	X 1.65	X 1 NO = 8.41 SQ.MT.
7	0.50	X 8.45	X 1 NO = 4.23 SQ.MT.
TOTAL DEDUCTION			= 68.16 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]			= 101.24 SQ.MT. X1
STAIRCASE, LIFT - LOBBY AREA CALCULATION			
TYPICAL FLOOR			
STL1	3.49	X 1.78	X 1 NO = 6.21 SQ.MT.
STL2	5.05	X 4.93	X 1 NO = 24.90 SQ.MT.
STL3	0.50	X 0.15	X 1 NO = 0.08 SQ.MT.
STL4	0.59	X 0.15	X 1 NO = 0.09 SQ.MT.
TOTAL STAIRCASE, LIFT LOBBY AREA PER FL.			= 31.28 SQ.MT. Y2
NET BUILT UP AREA [X1 - Y2]			= 69.96 SQ.MT. Y2



BUILT UP AREA CALCULATION			
7TH FLOOR & 14TH FLOOR			
TYPICAL FLOOR			
A	8.80	X 19.25	X 1 NO = 169.40 SQ.MT.
TOTAL ADDITION			= 169.40 SQ.MT. X
DEDUCTIONS			
1	3.05	X 0.36	X 1 NO = 1.10 SQ.MT.
2	1.06	X 1.35	X 1 NO = 1.43 SQ.MT.
3	3.75	X 13.65	X 1 NO = 51.19 SQ.MT.
4	5.10	X 1.65	X 1 NO = 8.42 SQ.MT.
5	3.20	X 1.65	X 1 NO = 5.28 SQ.MT.
6	0.50	X 8.45	X 1 NO = 4.23 SQ.MT.
7	4.55	X 5.90	X 1 NO = 26.85 SQ.MT.
8	3.42	X 1.05	X 1 NO = 3.59 SQ.MT.
TOTAL DEDUCTION			= 102.10 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]			= 67.30 SQ.MT. X1
STAIRCASE, LIFT - LOBBY AREA CALCULATION			
TYPICAL FLOOR			
STL1	3.49	X 1.78	X 1 NO = 6.21 SQ.MT.
STL2	5.05	X 4.93	X 1 NO = 24.90 SQ.MT.
STL3	0.50	X 0.15	X 1 NO = 0.08 SQ.MT.
TOTAL STAIRCASE, LIFT LOBBY AREA PER FL.			= 31.19 SQ.MT. Y2
NET BUILT UP AREA [X1 - Y2]			= 36.11 SQ.MT. Y2

