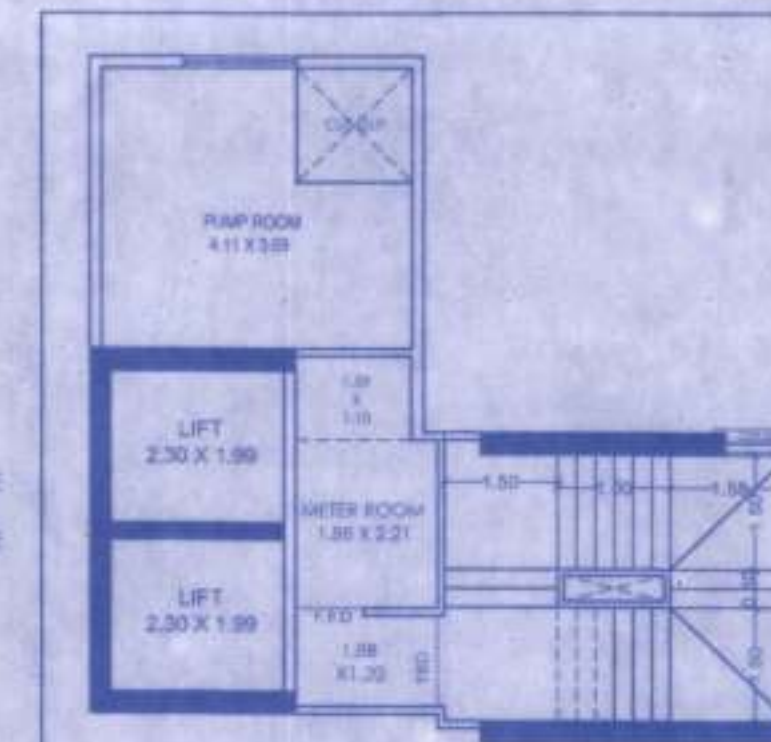


SUMMARY OF GROSS FSI, BUILT-UP AREA											
SR.NO	FLOOR	WING-A & B			SQ.MT.	METER ROOM (FREE OF FSI)	SOCIETY OFFICE (FREE OF FSI)	REFUGE AREA	Fitness Centre (FREE OF FSI)	STAIRCASE, LIFT & LOBBY-PASSAGE AREA (WING-A & B)	SQ.MT.
		TOTAL NET	FUNGIBLE	NET FSI							
		GROSS B.U.A.	FSI PROP.								
		C	D	E							
		C=A*B	D=C/E	E= C / 1.35							
1	STILT FLOOR	--	--	--	SQ.MT.	30.03	--	--	--	--	SQ.MT.
2	1ST FLR	385.61	99.97	285.64	SQ.MT.	--	19.98	--	--	79.89	SQ.MT.
3	2nd FLR	406.64	105.43	301.21	SQ.MT.	--	--	--	--	79.84	SQ.MT.
4	3rd FLR	406.64	105.43	301.21	SQ.MT.	--	--	--	--	79.84	SQ.MT.
5	4th FLR	406.64	105.43	301.21	SQ.MT.	--	--	--	--	79.84	SQ.MT.
6	5th FLR	406.64	105.43	301.21	SQ.MT.	--	--	--	--	79.84	SQ.MT.
7	6th FLR	406.64	105.43	301.21	SQ.MT.	--	--	--	--	79.84	SQ.MT.
8	7th FLR	293.02	75.97	217.05	SQ.MT.	--	--	110.67	--	81.80	SQ.MT.
9	8th FLR	406.64	105.43	301.21	SQ.MT.	--	--	--	--	79.84	SQ.MT.
10	9th FLR	406.64	105.43	301.21	SQ.MT.	--	--	--	--	79.84	SQ.MT.
11	10th FLR	406.64	105.43	301.21	SQ.MT.	--	--	--	--	79.84	SQ.MT.
12	11th FLR	406.64	105.43	301.21	SQ.MT.	--	--	--	--	79.84	SQ.MT.
13	12th FLR	406.64	105.43	301.21	SQ.MT.	--	--	--	--	79.84	SQ.MT.
14	13th FLR	406.64	105.43	301.21	SQ.MT.	--	--	--	--	79.84	SQ.MT.
15	14th FLR	293.02	75.97	217.05	SQ.MT.	--	--	110.67	--	81.80	SQ.MT.
16	15th FLR	406.64	105.43	301.21	SQ.MT.	--	--	--	--	79.84	SQ.MT.
17	16th FLR	406.64	105.43	301.21	SQ.MT.	--	--	--	--	79.84	SQ.MT.
18	17th FLR	406.64	105.43	301.21	SQ.MT.	--	--	--	--	79.84	SQ.MT.
19	18th FLR	406.64	105.43	301.21	SQ.MT.	--	--	--	--	79.84	SQ.MT.
20	19th FLR	406.64	105.43	301.21	SQ.MT.	--	--	--	--	79.84	SQ.MT.
21	20th FLR	406.64	105.43	301.21	SQ.MT.	--	--	--	--	79.84	SQ.MT.
22	21ST FLR	325.83	84.47	241.36	SQ.MT.	--	--	29.30	50.04	80.33	SQ.MT.
23	22ND FLR	406.64	105.43	301.21	SQ.MT.	--	--	--	--	79.84	SQ.MT.
Total B.U.A		8617.00	2234.04	6382.96	SQ.MT.	30.03	19.98	250.64	50.04	1767.94	SQ.MT.

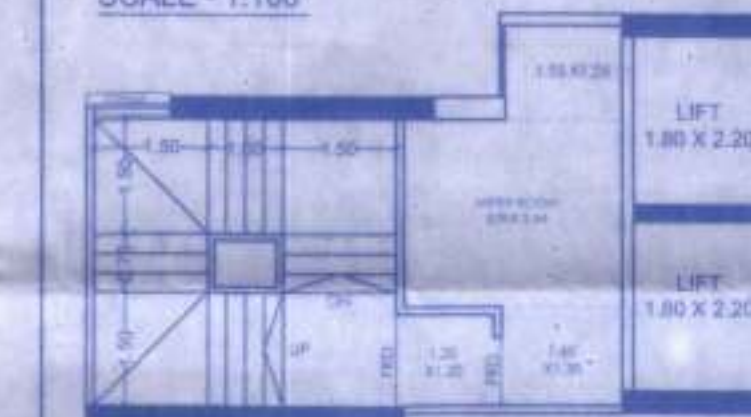
CARPET AREA CALCULATION FOR COMPUTATION OF PARKING SPACES (FLOOR WISE)									
FLOOR NO.	WING-A				WING-B				TOTAL
	FLAT NO.1	FLAT NO.2	FLAT NO.3	FLAT NO.4	FLAT NO.1	FLAT NO.2	FLAT NO.3	FLAT NO.4	
1ST FLOOR	51.85	36.65	36.75	51.85	55.45	65.80	57.59	---	---
2ND FLOOR	51.85	36.65	36.75	51.85	55.45	65.80	57.59	---	---
3RD FLOOR	51.85	36.65	36.75	51.85	55.45	65.80	57.59	---	---
4TH FLOOR	51.85	36.65	36.75	51.85	55.45	65.80	57.59	---	---
5TH FLOOR	51.85	36.65	36.75	51.85	55.45	65.80	57.59	---	---
6TH FLOOR	51.85	36.65	36.75	51.85	55.45	65.80	57.59	---	---
7TH FLOOR	66.89	36.65	---	---	36.65	55.45	73.92	---	---
8TH FLOOR	51.85	36.65	36.75	51.85	55.45	65.80	57.59	---	---
9TH FLOOR	51.85	36.65	36.75	51.85	55.45	65.80	57.59	---	---
10TH FLOOR	51.85	36.65	36.75	51.85	55.45	65.80	57.59	---	---
11TH FLOOR	51.85	36.65	36.75	51.85	55.45	65.80	57.59	---	---
12TH FLOOR	51.85	36.65	36.75	51.85	55.45	65.80	57.59	---	---
13TH FLOOR	51.85	36.65	36.75	51.85	55.45	65.80	57.59	---	---
14TH FLOOR	66.89	36.65	---	---	36.65	55.45	73.92	---	---
15TH FLOOR	51.85	36.65	36.75	51.85	55.45	65.80	57.59	---	---
16TH FLOOR	51.85	36.65	36.75	51.85	55.45	65.80	57.59	---	---
17TH FLOOR	51.85	36.65	36.75	51.85	55.45	65.80	57.59	---	---
18TH FLOOR	51.85	36.65	36.75	51.85	55.45	65.80	57.59	---	---
19TH FLOOR	51.85	36.65	36.75	51.85	55.45	65.80	57.59	---	---
20TH FLOOR	51.85	36.65	36.75	51.85	55.45	65.80	57.59	---	---
21TH FLOOR	51.85	36.65	36.75	51.85	55.45	65.80	57.59	---	---
22TH FLOOR	51.85	36.65	36.75	51.85	55.45	65.80	57.59	---	---
TOTAL FLATS = 167 NOS		22	22	18	20	22	22	19	---



LOCATION-PLAN
SCALE - 1:4000



(WING-A) MID FLOOR PUMP ROOM
& METER ROOM PLAN
SCALE - 1:100



(WING-B) MID FLOOR METER ROOM PLAN
SCALE - 1:100

FUNGIBLE AREA STATEMENT AS PER DCPR 2034- Regulation 31 (3)

	PERMISSIBLE	35%	TOTAL
RESIDENTIAL	6384.66	2234.63	8619.29

	PROPOSED	35%	TOTAL
RESIDENTIAL	6382.96	2234.04	8617.00

A) Fungible B.U.A For Residential USERS Without charging premium = 457.81 SQ.MT.

B) Fungible B.U.A For Residential USERS By charging premium = 1776.23 SQ.MT. (2234.04 - 457.81)

BUILT-UP AREA CALCULATION FOR GROUND FLOOR (METER ROOM) (WING-A)			
ADDITIONS			
1	1.84	x	1.10
2	2.33	x	5.71
3	1.61	x	5.19
TOTAL ADDITIONS = 15.95 SQ.MT.			

BUILT-UP AREA CALCULATION FOR GROUND FLOOR (METER ROOM) (WING-B)			
ADDITIONS			
1	1.77	x	1.10
2	3.35	x	4.34
TOTAL ADDITIONS = 14.98 SQ.MT.			

METER ROOM B.U.A. CALCULATION

METER ROOM PERMISSIBLE = 10 SQ.MT PER 50 MEMBERS
= 167 X 10 / 50 = 33.40 SQ.MT.

METER ROOM PERMISSIBLE AREA = 33.40 SQ.MT

METER ROOM AREA PROPOSED = 30.03 SQ.MT

1. ALL DIMENSIONS ARE IN METRES.
2. SCALE USE
3. FLOOR PLAN 1:100
4. BLOCK PLAN 1:500
5. LOCATION PLAN 1:4000
6. THE PLANS ARE PREPARED AS PER PROVISION OF DCPR 2034 AND AS PER THE PRELIMINARY REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME.
7. ALL DIMENSIONS SHOWN IN BLOCK FOLLOWED.
8. THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

STILT PLAN, BLOCK & LOCATION PLAN, U.G. TANK, PUMP ROOM PLAN, PLOT AREA CAL.

PLAN FOR APPROVAL

Accepted as completion plans as
accompaniments of acceptance Full OC by this
office under No. MHADA - 9/11037/2024
Date 03 JAN 2024
EE(BP)G/MHADA (E-4)

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 4/12/2017
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 885.42 SQ.MTS. WHICH TALLIES WITH THE AREA
STATED IN THE DOCUMENTS

SIGN OF ARCHITECT

PROFARMA - A

Area Statement		Sq.mt.
1	a	Area of the plot as per MHADA Layout & offer letter dated 18.08.2011
	b	Deduction for 15% Recreational Ground / 10% Amenity space
	c	Least area consider for FSI
2	a	Deduction for Road Set-back area
	b	Proposed Road
	c	Any Reservation
	d	Amenity space as per DCPR-2034
	e	other
4		Deduction for 15% Recreational Ground / 10% Amenity space
5		Net area of plot
6		Additions for Floor Space Index
7		2 (a) / 2 (b) 100% of D.P. road / Set Back / Access road for FSI purpose only
7		Total Area (5+6)
8		Gross Plot Area considered for F.S.I
9		Floor Space Index Permissible
10		Permissible BUA
	a	Additional BUA as per MHADA Offer Letter dated 18.08.2021 (2231.60 + 1506.80 = 3738.40)
	b	Permissible Net B.U.A
		Proposed Net B.U.A
		Balance Net B.U.A
		Residential
		Commercial
12		Floor Space Index consumed
B		Details of F.S.I. availed as per DCPR 31 (3)
1		Permissible Total Fungible B.U.A for residential (6384.66 X 35%)
		Proposed Total Fungible B.U.A for residential (6382.96 X 35%)
		Balance Fungible B.U.A
		Permissible Fungible B.U.A for Commercial
		Proposed Fungible B.U.A for Commercial
		Permissible Fungible Compensatory B.U.A for Rehab component without charging premium (1308.03 X 35% = 457.81)
2		Proposed Fungible Compensatory B.U.A for Rehab component without charging premium (1308.03 X 35% = 457.81)
		Permissible Fungible Compensatory B.U.A for Sale component by charging premium (2234.04 - 457.81 = 1776.23)
		Proposed Fungible Compensatory B.U.A for Sale component by charging premium (2234.04 - 457.81 = 1776.23)
		Permissible Gross B.U.A (6384.66 + 2234.63) including F.C.F.S.I
		Proposed Gross B.U.A (6382.96 + 2234.04) including F.C.F.S.I
		Gross Balance B.U.A
		2.30

TENEMENT STATEMENT		
(i)	PROPOSED AREA	8617.00
(ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC)	70
(iii)	AREA AVAILABLE FOR TENEMENT	8617.00
(iv)	TENEMENT PERMISSIBLE (450 / 10000 X 8617.00)	387.00
(v)	NEW TENEMENT PROPOSED	127 NOS.
(vi)	TENEMENT EXISTING	40 NOS.
(vii)	TOTAL TENEMENT ON THE PLOT	167 NOS.
(viii)	TOTAL VEHICLE PARKING PERMISSIBLE BY REGULATION	62 NOS.
(ix)	TOTAL NO. OF VEHICLE PARKING PROVIDED	62 NOS.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BLDG. NO.135
ON PLOT BEARING S.NO. 113(PT) / C.T.S. NO. 356 (pt),
VILLAGE HARIYALI AT KANANMWAR NAGAR,
VIKHOOLI (E), MUMBAI - 83.

NAME OF OWNER

SHRI. MANISH L. VERAT PARTNER OF
MRS. GURUPRA RECON LIFE SPACES LLP. C.A. TO
KANANMWAR NAGAR VIKHOOLI,
SUKHSHANTI C.H.S. LTD.

SIGNATURE OF OWNER

SHRI. MANISH L. VERAT PARTNER OF
MRS. GURUPRA RECON LIFE SPACES LLP. C.A. TO
KANANMWAR NAGAR VIKHOOLI,
SUKHSHANTI C.H.S. LTD.

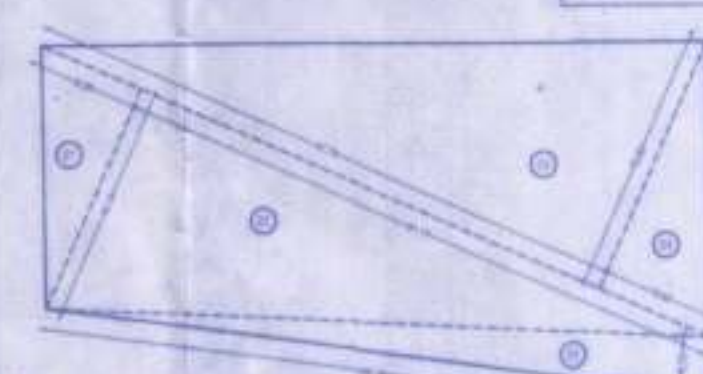
DRAWN
CHECKED BY
SCALE
DATE

RAJARAM
HARIRAJ
1:100
01/06/2023

RAJARAM
HARIRAJ
1:100
01/06/2023

INDIAN ARCHITECTS
HANSRAJ P. VISHWAKARMA
(ARCHITECT)
CA/2014/2996
PLOT NO. 1, BANGHATTA, ROAD NO. 5,
NEAR ADVANI MARKET, KANANMWAR NAGAR, VI
KHOOLI, ARCHITECTS/ENGINEERS/CLAY 1
WBS INCH/ARCHITECTS/CLAY 1

PARKING REQUIRED AS PER DCPR REGULATION 3024 (44) (2) Note (ii)		
1. CARPET AREA UP TO 45 Sq.mt.	1 CAR PER 8 TENENT	
2. CARPET AREA 45 TO 60 Sq.mt.	1 CAR PER 4 TENENT	
3. CARPET AREA 60 TO 90 Sq.mt.	1 CAR PER 2 TENENT	
4. CARPET AREA Exceeding 90 Sq.mt.	1 CAR PER 1/1 TENENT	
PARKING PROVIDED		
PARKING CRITERIO	NO. OF FLAT	PARKING REQ.
AREA BELOW 45 SQ.MT.	80	10.00
AREA BETWEEN 45 - 60 Sq.mt.	63	15.75
AREA BETWEEN 60 - 90 Sq.mt.	24	12.00
AREA ABOVE 90 Sq.mt.	167	32.75
10% VISITORS		3.78
TOTAL REQUIRED PARKING		41.53
50% ADDITIONAL PARKING (41.53 X 50%)		20.76
TOTAL NO. OF PARKING PERMISSIBLE (62.29 TO 62.00 SAY)		62.00
TOTAL PARKING PROVIDED		62.00
TOTAL NO. PARKING PROVIDED	BIG	SMALL
	15	47
		62

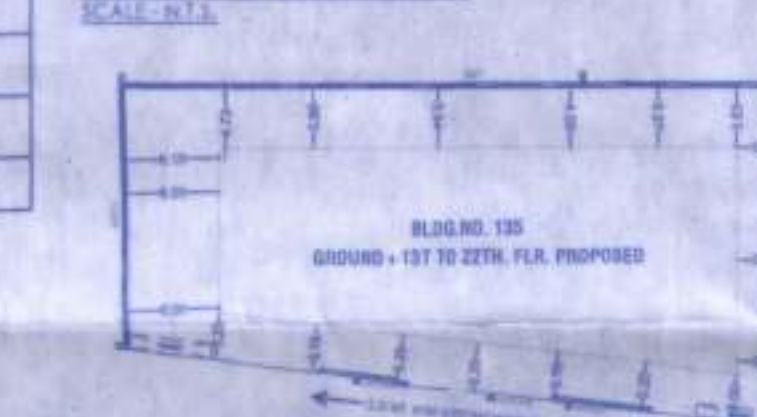
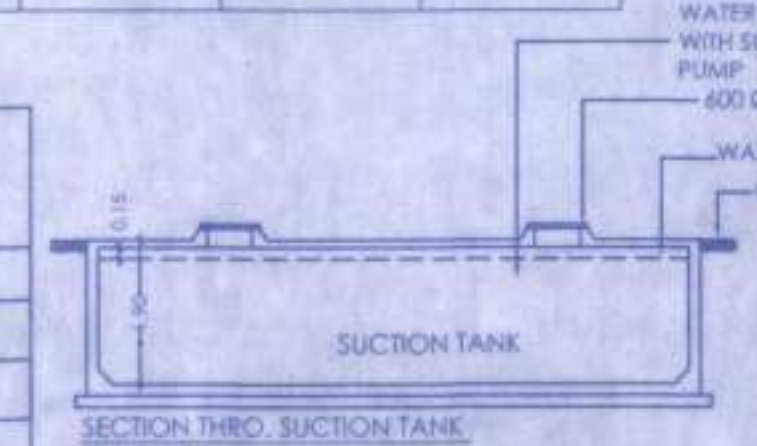


PLOT AREA DIAGRAM
SCALE - 1:500

SERVANT TOILET AREA CALCULATION (FREE OF FSI)			
	ADDITION		
1	1.15	x	1.10
2	1.15	x	1.10
3	1.15	x	1.10
4	1.15	x	1.10
5	1.15	x	1.10
TOTAL ADDITION = 5.75			

SERVANT TOILET AREA DIAGRAM
FOR STILT FLOOR
SCALE - 1:100

PLOT AREA CALCULATION				
	ADDITION			
1	16.14	x	6.20	50.03
2	16.14	x	41.11	331.73
3	41.78	x	15.00	313.35
4	15.00	x	5.60	42.00
5	44.14	x	6.72	148.31
TOTAL ADDITION = 885.42				



BLOCK-PLAN
SCALE - 1:500

