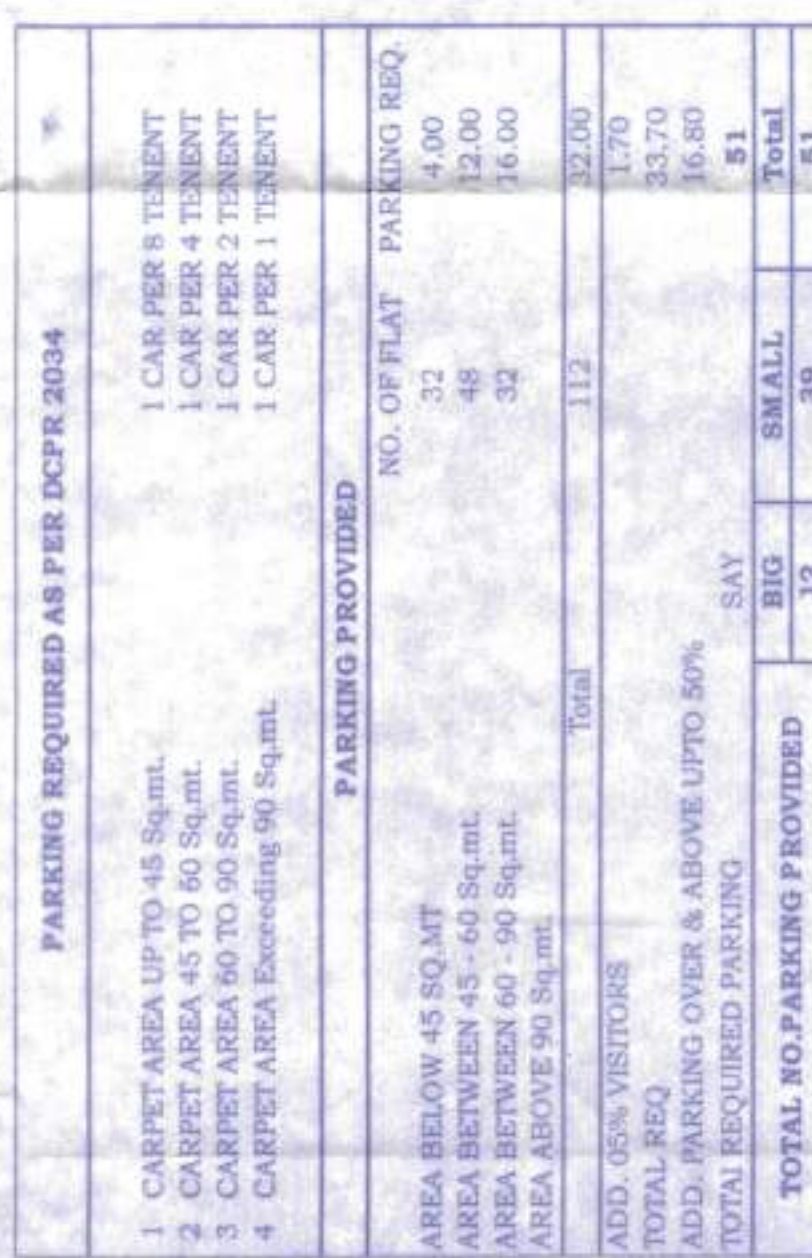
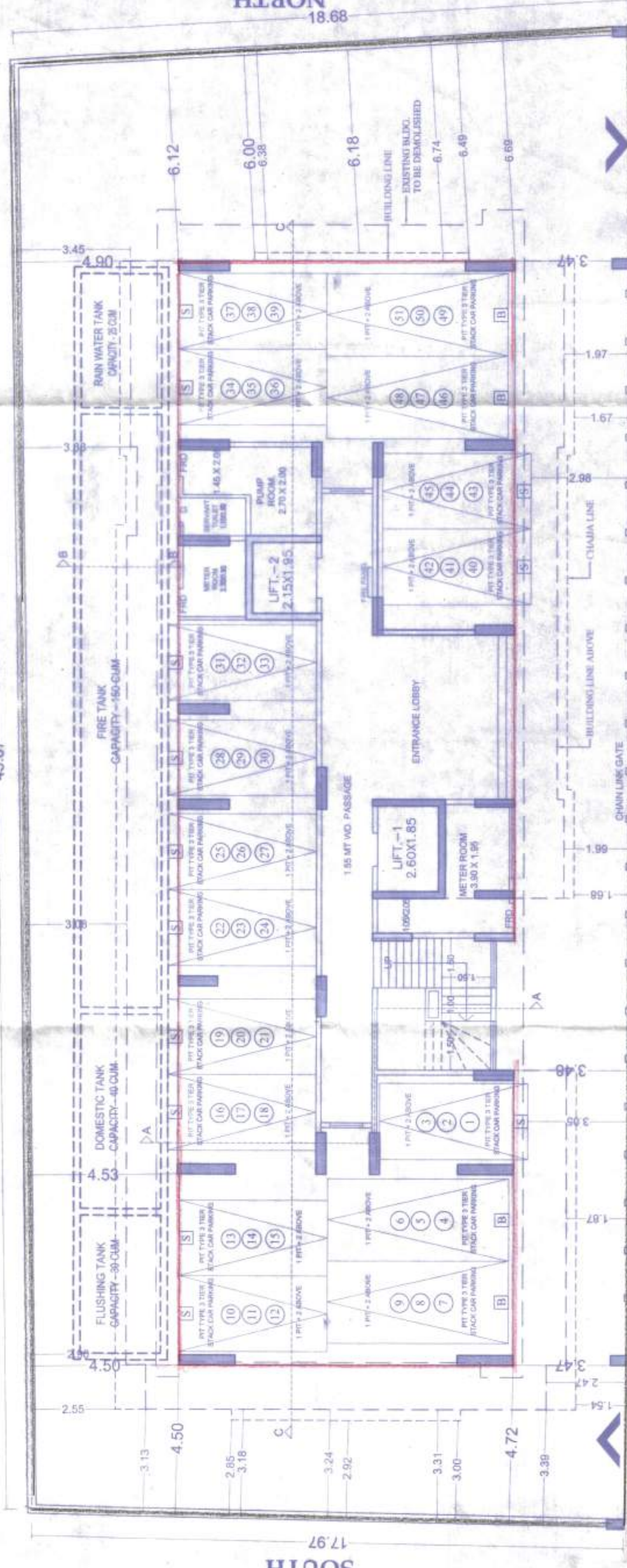
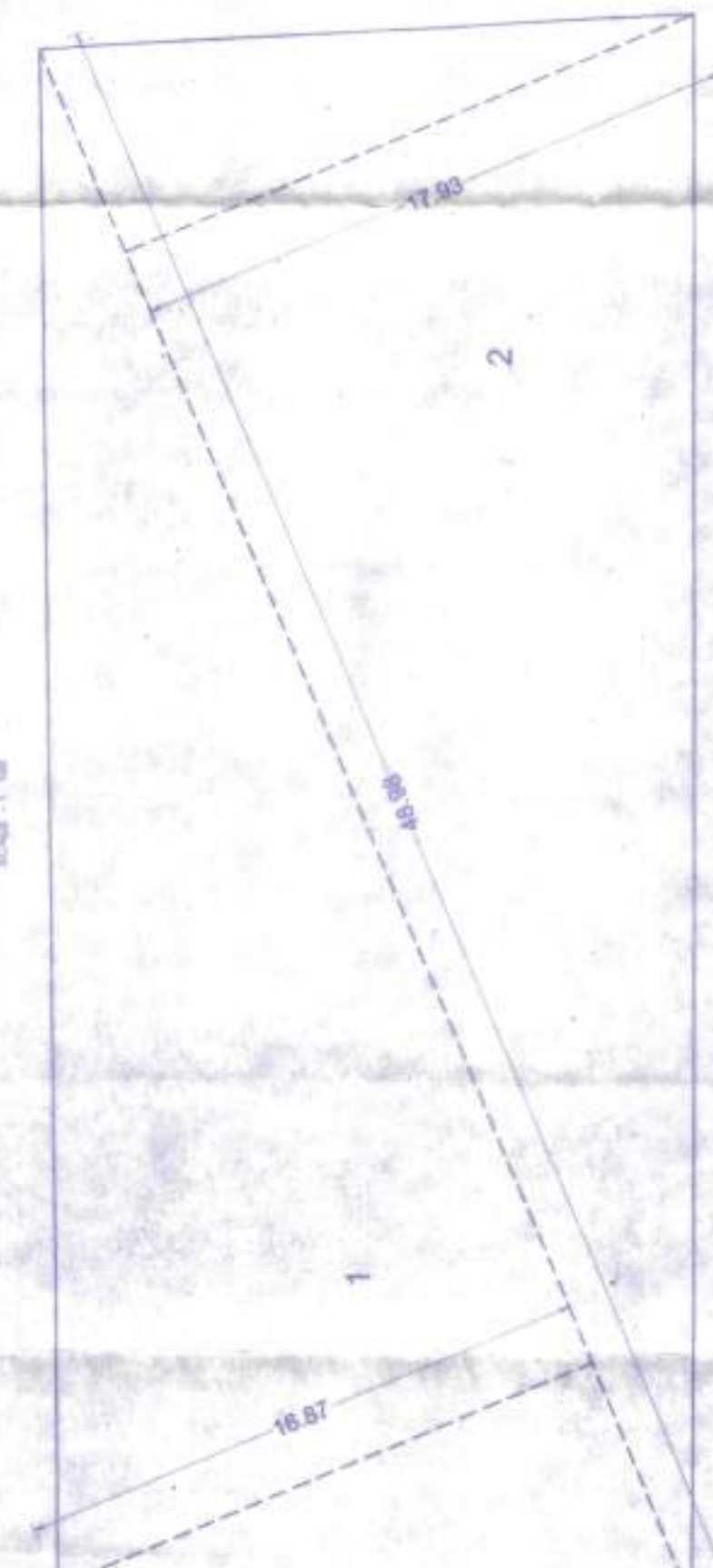
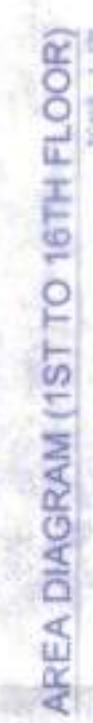
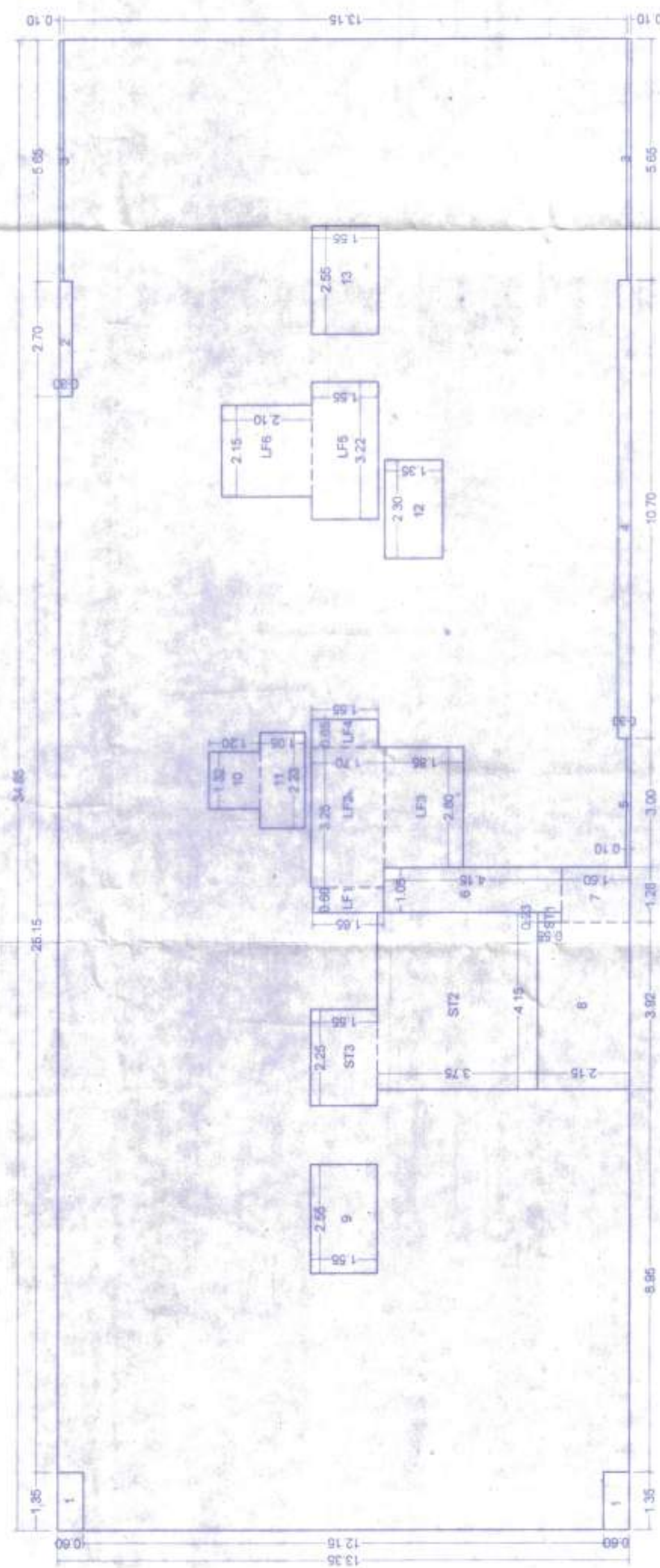
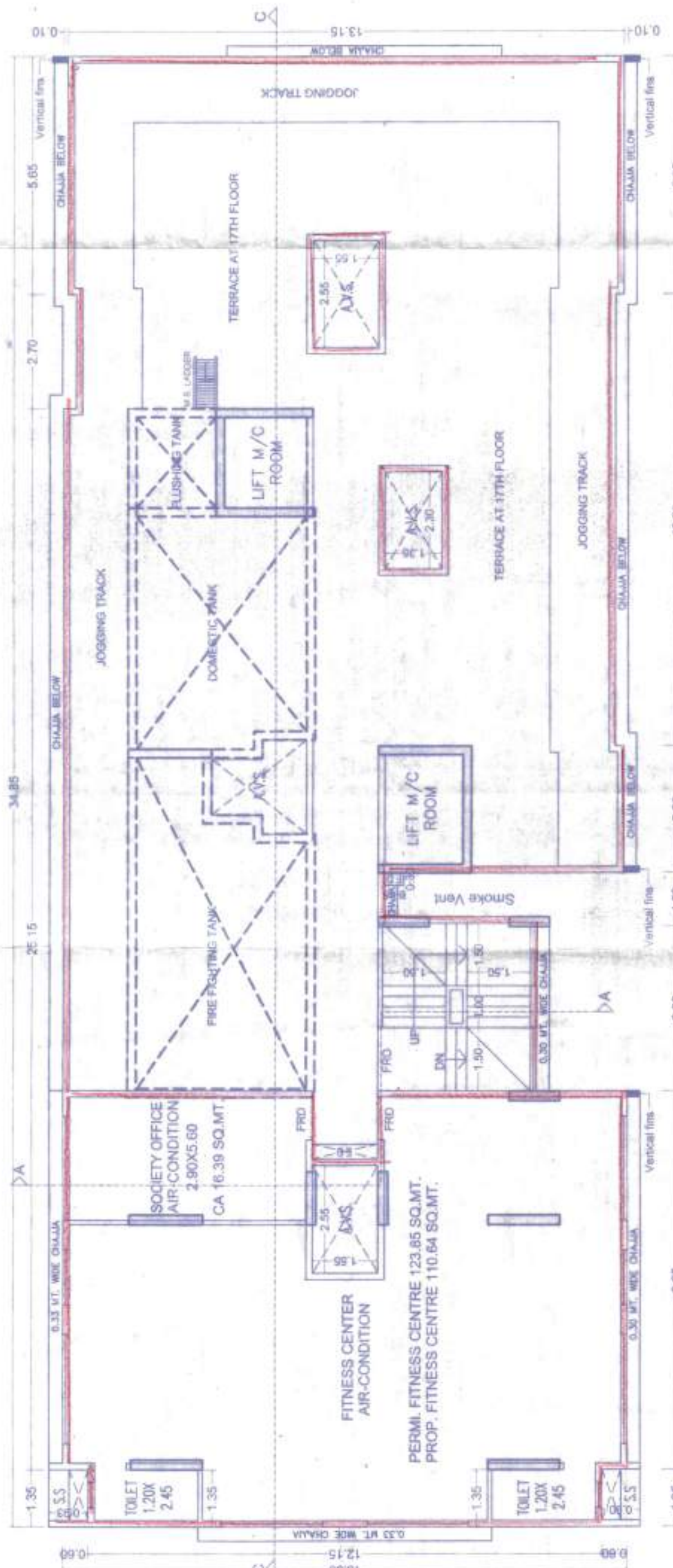




SUMMARY OF GROSS 7.5:1 BUILT-UP AREA						
Floor	BVA Including Fungible Area	Office	Pitance Centre	Pitance Lift, Passage	Staircase,	
GRN						
1	387.02				41.39	
2	387.02				41.39	
3	387.02				41.39	
4	387.02				41.39	
5	387.02				41.39	
6	387.02				41.39	
7	387.02				41.39	
8	387.02				41.39	
9	387.02				41.39	
10	387.02				41.39	
11	387.02				41.39	
12	387.02				41.39	
13	387.02				41.39	
14	387.02				41.39	
15	387.02				41.39	
16	387.02				41.39	
17 (gr-Terrace)		18.59	110.64			
Terrace		6192.22	18.59	110.64		662.24
		Regular BVA				4638.65
		Fungible BVA				1953.67
		Total BVA including Fungible				6192.32

USERS	PERMISSIBLE BUA EXCL. FORGOTTEN PSI	PERMISSIBLE BUA FORGOTTEN PSI	TOTAL BUA PERMISSIBLE (INCL. FORGOTTEN PSI)	PROPOSED BUA EXCL. FORGOTTEN PSI	PROPOSED BUA FORGOTTEN PSI	TOTAL PROPOSED BUA (INCL. FORGOTTEN PSI)
	A	B		D	E	D + E
RESIDENTIAL	4036.65	1923.53	6262.18	4036.65	1553.67	6192.32
COMMERCIAL						
TOTAL	4036.65	1923.53	6262.18	4036.65	1553.67	6192.32

FORM II (PROFORMA B)
CONTENTS OF SHEETS

NET PLOT AREA CALCULATION				
1	48.98	X	16.97	X 0.50 = 413.06 SQ. MT.
2	48.98	X	17.93	X 0.50 = 439.11 SQ. MT.
Total				= 852.16 SQ. MT.
Gross				= 852.16 SQ. MT.

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 862.15 SQ. MT. (EIGHT HUNDRED FIFTY TWO POINT ONE FIVE ONLY), AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP, M.H.A.D.A. RECORDS.

J.L. RATHOD
(ARCHITECT) CA/24/2011

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED RE-DEVELOPMENT OF BLDG NO. 35 KNOWN AS PANTNAGAR SAHYADRI CO-OP. HSG. SOC. LTD.,
S.NO. - 238-A, C.T.S. NO.5602 (PT.) AT PANTNAGAR, GHATKOPAR (E), MUMBAI - 400075.

COB NO.	DRG NO.	SCALE	CHK BY	DSN BY	REV	DESCRIPTION	DATE	SIGN
SIGN & NAME OF OWNER M/S. CH. MANI SANKU VALUAM BUILDERS & DEVELOPERS CO. TO PANTNAGAR SHYAMOLI CO-OP. HSG. SOCIETY, LTD.								
NAME AND ADDRESS OF ARCHITECT CONSULTANTS COMBINE TECHNICAL ASSOCIATES OFFICE NO. 5, COPTALINAT NO. 50, PANTNAGAR SHYAMOLI (EAST) MEMBA-75								
SIGNATURE <i>[Signature]</i> J.L. RAJAHOD (ARCHITECT)								

PROFORMA - A		Area Statement	Sq.mt.
1		Area of the plot	852.15
2		Deduction for Road Set back Area	-
3		Proposed Road	-
4		Any Reservation (sub-plot _____)	-
5		% Amenity space as per DCPR (sub-plot _____)	-
6		other	-
7		Total (2 + a+b+c+d+e)	0.00
8		Balance area of plot (1 - 2)	852.15
9		Deduction for 15% Recreational Ground / 10% Amenity space (If deductible for industrial)	0.00
10		Net area of plot	852.15
11		Additions for Floor Space Index	-
12		2 (a) / 2 (b) 100% of D.P. (rad) / Set Back	852.15
13		Total Plot Area for FSI Purpose (5 + 6)	3.00
14		Floor Space Index Permissible	4638.65
15		Permissible BUA	4638.65
16		Additional BUA (1947.89 - 2690.76 = 4638.65)	4638.65
17		Total BUA Permissible (9+16)	4638.65
18		Proposed BUA	4638.65
19		Floor Space Index consumed	5.44
20		Details of FSI Availed as per DCPR 31 (3)	Sq.mt.
21		Fungible BUA components proposed vide DCPR 31 (3)	
22		Fungible BUA permissible	1623.53
23		Residential (4638.65 x 0.35)	0.00
24		Commercial	1623.53
25		Total Permissible fungible	1623.53
26		Fungible BUA proposed	1553.67
27		Residential	1553.67
28		Commercial	1553.67
29		Total fungible BUA proposed now	1553.67
30		Total Gross Permissible BUA	6262.18
31		Total proposed BUA	6192.32
32		(10 + 31)	6192.32
33		(10 + 82)	6192.32
34		Tenement Statements	
35		Proposed area	6192.32
36		Less deduction of Non-residential area (Shop etc.)	0.00
37		Area available for tenements (II) minus (III)	6192.32
38		Tenements permissible (Density of tenements/hectare)	82
39		Tenements proposed for sale	30
40		Tenements existing	112
41		Total Tenements on the Plot	112
42		Parking Statement	
43		Parking required by Regulations for	51
44		Required Car Parking	51
45		Proposed car parking	51
46		Total parking provided	51

BUILT-UP AREA STATEMENT FITNESS CENTRE				
ADDITIONS				
FC1	1.35	X	5.30	X
FC2	5.80	X	5.90	
FC3	6.00	X	1.55	
FC4	8.93	X	3.90	
				110.64 SQ. MT.
BUILT-UP AREA STATEMENT SOCIETY OFFICE				
ADDITIONS				
SO1	3.15	X	5.90	
				18.59 SQ. MT.
				18.59 SQ. MT.

BUILT-UP AREA STATEMENT 1ST TO 16TH FLOOR		
AREA OF BLOCK (A)	(34.85 X 13.35)	= 465.25 SQ. MT.
LESS DEDUCTIONS :-		
1	1.35 X 0.60	X 2 = 1.62 SQ. MT.
2	2.70 X 0.30	X 2 = 0.81 SQ. MT.
3	3.55 X 0.10	X 2 = 1.13 SQ. MT.
4	10.70 X 0.30	X 2 = 3.21 SQ. MT.
5	3.00 X 0.10	X 2 = 0.30 SQ. MT.
6	1.05 X 4.15	X 2 = 4.36 SQ. MT.
7	1.28 X 1.60	X 2 = 2.05 SQ. MT.

6	3.92 X 2.15	8	3.92 X 2.15
7	2.85 X 1.35	9	2.85 X 1.35
8	2.85 X 1.35	10	2.85 X 1.35
9	1.23 X 1.05	11	1.23 X 1.05
10	2.30 X 1.35	12	2.30 X 1.35
11	2.30 X 1.35	13	2.30 X 1.35
12	2.30 X 1.35	14	2.30 X 1.35
13	2.85 X 1.35	15	2.85 X 1.35
14	2.85 X 1.35	16	2.85 X 1.35
15	2.85 X 1.35	17	2.85 X 1.35
16	2.85 X 1.35	18	2.85 X 1.35
17	2.85 X 1.35	19	2.85 X 1.35
18	2.85 X 1.35	20	2.85 X 1.35
19	2.85 X 1.35	21	2.85 X 1.35
20	2.85 X 1.35	22	2.85 X 1.35
21	2.85 X 1.35	23	2.85 X 1.35
22	2.85 X 1.35	24	2.85 X 1.35
23	2.85 X 1.35	25	2.85 X 1.35
24	2.85 X 1.35	26	2.85 X 1.35
25	2.85 X 1.35	27	2.85 X 1.35
26	2.85 X 1.35	28	2.85 X 1.35
27	2.85 X 1.35	29	2.85 X 1.35
28	2.85 X 1.35	30	2.85 X 1.35
29	2.85 X 1.35	31	2.85 X 1.35
30	2.85 X 1.35	32	2.85 X 1.35
31	2.85 X 1.35	33	2.85 X 1.35
32	2.85 X 1.35	34	2.85 X 1.35
33	2.85 X 1.35	35	2.85 X 1.35
34	2.85 X 1.35	36	2.85 X 1.35
35	2.85 X 1.35	37	2.85 X 1.35
36	2.85 X 1.35	38	2.85 X 1.35
37	2.85 X 1.35	39	2.85 X 1.35
38	2.85 X 1.35	40	2.85 X 1.35
39	2.85 X 1.35	41	2.85 X 1.35
40	2.85 X 1.35	42	2.85 X 1.35
41	2.85 X 1.35	43	2.85 X 1.35
42	2.85 X 1.35	44	2.85 X 1.35
43	2.85 X 1.35	45	2.85 X 1.35
44	2.85 X 1.35	46	2.85 X 1.35
45	2.85 X 1.35	47	2.85 X 1.35
46	2.85 X 1.35	48	2.85 X 1.35
47	2.85 X 1.35	49	2.85 X 1.35
48	2.85 X 1.35	50	2.85 X 1.35
49	2.85 X 1.35	51	2.85 X 1.35
50	2.85 X 1.35	52	2.85 X 1.35
51	2.85 X 1.35	53	2.85 X 1.35
52	2.85 X 1.35	54	2.85 X 1.35
53	2.85 X 1.35	55	2.85 X 1.35
54	2.85 X 1.35	56	2.85 X 1.35
55	2.85 X 1.35	57	2.85 X 1.35
56	2.85 X 1.35	58	2.85 X 1.35
57	2.85 X 1.35	59	2.85 X 1.35
58	2.85 X 1.35	60	2.85 X 1.35
59	2.85 X 1.35	61	2.85 X 1.35
60	2.85 X 1.35	62	2.85 X 1.35
61	2.85 X 1.35	63	2.85 X 1.35
62	2.85 X 1.35	64	2.85 X 1.35
63	2.85 X 1.35	65	2.85 X 1.35
64	2.85 X 1.35	66	2.85 X 1.35
65	2.85 X 1.35	67	2.85 X 1.35
66	2.85 X 1.35	68	2.85 X 1.35
67	2.85 X 1.35	69	2.85 X 1.35
68	2.85 X 1.35	70	2.85 X 1.35
69	2.85 X 1.35	71	2.85 X 1.35
70	2.85 X 1.35	72	2.85 X 1.35
71	2.85 X 1.35	73	2.85 X 1.35
72	2.85 X 1.35	74	2.85 X 1.35
73	2.85 X 1.35	75	2.85 X 1.35
74	2.85 X 1.35	76	2.85 X 1.35
75	2.85 X 1.35	77	2.85 X 1.35
76	2.85 X 1.35	78	2.85 X 1.35
77	2.85 X 1.35	79	2.85 X 1.35
78	2.85 X 1.35	80	2.85 X 1.35
79	2.85 X 1.35	81	2.85 X 1.35
80	2.85 X 1.35	82	2.85 X 1.35
81	2.85 X 1.35	83	2.85 X 1.35
82	2.85 X 1.35	84	2.85 X 1.35
83	2.85 X 1.35	85	2.85 X 1.35
84	2.85 X 1.35	86	2.85 X 1.35
85	2.85 X 1.35	87	2.85 X 1.35
86	2.85 X 1.35	88	2.85 X 1.35
87	2.85 X 1.35	89	2.85 X 1.35
88	2.85 X 1.35	90	2.85 X 1.35
89	2.85 X 1.35	91	2.85 X 1.35
90	2.85 X 1.35	92	2.85 X 1.35
91	2.85 X 1.35	93	2.85 X 1.35
92	2.85 X 1.35	94	2.85 X 1.35
93	2.85 X 1.35	95	2.85 X 1.35
94	2.85 X 1.35	96	2.85 X 1.35
95	2.85 X 1.35	97	2.85 X 1.35
96	2.85 X 1.35	98	2.85 X 1.35
97	2.85 X 1.35	99	2.85 X 1.35
98	2.85 X 1.35	100	2.85 X 1.35
99	2.85 X 1.35	101	2.85 X 1.35
100	2.85 X 1.35	102	2.85 X 1.35
101	2.85 X 1.35	103	2.85 X 1.35
102	2.85 X 1.35	104	2.85 X 1.35
103	2.85 X 1.35	105	2.85 X 1.35
104	2.85 X 1.35	106	2.85 X 1.35
105	2.85 X 1.35	107	2.85 X 1.35
106	2.85 X 1.35	108	2.85 X 1.35
107	2.85 X 1.35	109	2.85 X 1.35
108	2.85 X 1.35	110	2.85 X 1.35
109	2.85 X 1.35	111	2.85 X 1.35
110	2.85 X 1.35	112	2.85 X 1.35
111	2.85 X 1.35	113	2.85 X 1.35
112	2.85 X 1.35	114	2.85 X 1.35
113	2.85 X 1.35	115	2.85 X 1.35
114	2.85 X 1.35	116	2.85 X 1.35
115	2.85 X 1.35	117	2.85 X 1.35
116	2.85 X 1.35	118	2.85 X 1.35
117	2.85 X 1.35	119	2.85 X 1.35
118	2.85 X 1.35	120	2.85 X 1.35
119	2.85 X 1.35	121	2.85 X 1.35
120	2.85 X 1.35	122	2.85 X 1.35
121	2.85 X 1.35	123	2.85 X 1.35
122	2.85 X 1.35	124	2.85 X 1.35
123	2.85 X 1.35	125	2.85 X 1.35
124	2.85 X 1.35	126	2.85 X 1.35
125	2.85 X 1.35	127	2.85 X 1.35
126	2.85 X 1.35	128	2.85 X 1.35
127	2.85 X 1.35	129	2.85 X 1.35
128	2.85 X 1.35	130	2.85 X 1.35
129	2.85 X 1.35	131	2.85 X 1.35
130	2.85 X 1.35	132	2.85 X 1.35
131	2.85 X 1.35	133	2.85 X 1.35
132	2.85 X 1.35	134	2.85 X 1.35
133	2.85 X 1.35	135	2.85 X 1.35
134	2.85 X 1.35	136	2.85 X 1.35
135	2.85 X 1.35	137	2.85 X 1.35
136	2.85 X 1.35	138	2.85 X 1.35
137	2.85 X 1.35	139	2.85 X 1.35
138	2.85 X 1.35	140	2.85 X 1.35
139	2.85 X 1.35	141	2.85 X 1.35
140	2.85 X 1.35	142	2.85 X 1.35
141	2.85 X 1.35	143	2.85 X 1.35
142	2.85 X 1.35	144	2.85 X 1.35
143	2.85 X 1.35	145	2.85 X 1.35
144	2.85 X 1.35	146	2.85 X 1.35
145	2.85 X 1.35	147	2.85 X 1.35
146	2.85 X 1.35	148	2.85 X 1.35
147	2.85 X 1.35	149	2.85 X 1.35
148	2.85 X 1.35	150	2.85 X 1.35
149	2.85 X 1.35	151	2.85 X 1.35
150	2.85 X 1.35	152	2.85 X 1.35
151	2.85 X 1.35	153	2.85 X 1.35
152	2.85 X 1.35	154	2.85 X 1.35
153	2.85 X 1.35	155	2.85 X 1.35
154	2.85 X 1.35	156	2.85 X 1.35
155	2.85 X 1.35	157	2.85 X 1.35
156	2.85 X 1.35	158	2.85 X 1.35
157	2.85 X 1.35	159	2.85 X 1.35
158	2.85 X 1.35	160	2.85 X 1.35
159	2.85 X 1.35	161	2.85 X 1.35
160	2.85 X 1.35	162	2.85 X 1.35
161	2.85 X 1.35	163	2.85 X 1.35
162	2.85 X 1.35	164	2.85 X 1.35
163	2.85 X 1.35	165	2.85 X 1.35
164	2.85 X 1.35	166	2.85 X 1.35
165	2.85 X 1.35	167	2.85 X 1.35
166	2.85 X 1.35	168	2.85 X 1.35
167	2.85 X 1.35	169	2.85 X 1.35
168	2.85 X 1.35	170	2.85 X 1.35
169	2.85 X 1.35	171	2.85 X 1.35
170	2.85 X 1.35	172	2.85 X 1.35
171	2.85 X 1.35	173	2.85 X 1.35
172	2.85 X 1.35	174	2.85 X 1.35
173	2.85 X 1.35	175	2.85 X 1.35
174	2.85 X 1.35	176	2.85 X 1.35
175	2.85 X 1.35	177	2.85 X 1.35
176	2.85 X 1.35	178	2.85 X 1.35
177	2.85 X 1.35	179	2.85 X 1.35
178	2.85 X 1.35	180	2.85 X 1.35
179	2.85 X 1.35	181	2.85 X 1.35
180	2.85 X 1.35	182	2.85 X 1.35
181	2.85 X 1.35	183	2.85 X 1.35
182	2.85 X 1.35	184	2.85 X 1.35
183	2.85 X 1.35	185	2.85 X 1.35
184	2.85 X 1.35	186	2.85 X 1.35
185	2.85 X 1.35	187	2.85 X 1.35
186	2.85 X 1.35	188	2.85 X 1.35
187	2.85 X 1.35	189	2.85 X 1.35
188	2.85 X 1.35	190	2.85 X 1.35
189	2.85 X 1.35	191	2.85 X 1.35
190	2.85 X 1.35	192	2.85 X 1.35
191	2.85 X 1.35	193	2.85 X 1.35
192	2.85 X 1.35	194	2.85 X 1.35
193	2.85 X 1.35	195	2.85 X 1.35
194	2.85 X 1.35	196	2.85 X 1.35
195	2.85 X 1.35	197	2.85 X 1.35
196	2.85 X 1.35	198	2.85 X 1.35
197	2.85 X 1.35	199	2.85 X 1.35
198	2.85 X 1.35	200	2.85 X 1.35
199	2.85 X 1.35	201	2.85 X 1.35
200	2.85 X 1.35	202	2.85 X 1.35
201	2.85 X 1.35	203	2.85 X 1.35
202	2.85 X 1.35	204	2.85 X 1.35
203	2.85 X 1.35	205	2.85 X 1.35
204	2.85 X 1.35	206	2.85 X 1.35
205	2.85 X 1.35	207	2.85 X 1.35
206	2.85 X 1.35	208	2.85 X 1.35
207	2.85 X 1.35	209	2.85 X 1.35
208	2.85 X 1.35	210	2.85 X 1.35
209	2.85 X 1.35	211	2.85 X 1.35
210	2.85 X 1.35	212	2.85 X 1.35
211	2.85 X 1.35	213	2.85 X 1.35
212	2.85 X 1.35	214	2.85 X 1.35
213	2.85 X 1.35	215	2.85 X 1.35
214	2.85 X 1.35	216	2.85 X 1.35
215	2.85 X 1.35	217	2.85 X 1.35
216	2.85 X 1.35	218	2.85 X 1.35
217	2.85 X 1.35	219	2.85 X 1.35
218	2.85 X 1.35	220	2.85 X 1.35
219	2.85 X 1.35	221	2.85 X 1.35
220	2.85 X 1.35	222	2.85 X 1.35
221	2.85 X 1.35	223	2.85 X 1.35
222	2.85 X 1.35	224	2.85 X 1.35
223	2.85 X 1.35	225	2.85 X 1.35
224	2.85 X 1.35	226	2.85 X 1.35
225	2.85 X 1.35	227	2.85 X 1.35
226	2.85 X 1.35	228	2.85 X 1.35
227	2.85 X 1.35	229	2.85 X 1.35
228	2.85 X 1.35	230	2.85 X 1.35
229	2.85 X 1.35	231	2.85 X 1.35
230	2.85 X 1.35	232	2.85 X 1.35
231	2.85 X 1.35	233	2.85 X 1.35
232	2.85 X 1.35	234	2.85 X 1.35
233	2.85 X 1.35	235	2.85 X 1.35
234	2.85 X 1.35	236	2.85 X 1.35
235	2.85 X 1.35	237	2.85 X 1.35
236	2.85 X 1.35	238	2.85 X 1.35
237	2.85 X 1.35	239	2.85 X 1.35
238	2.85 X 1.35	240	2.85 X 1.35
239	2.85 X 1.35	241	2.85 X 1.35
240	2.85 X 1.35	242	2.85 X 1.35
241	2.85 X 1.35	243	2.85 X 1.35
242	2.85 X 1.35	244	2.85 X 1.35
243	2.85 X 1.35	245	2.85 X 1.35
244	2.85 X 1.35	246	2.85 X 1.35
245	2.85 X 1.35	247	2.85 X 1.35
246	2.85 X 1.35	248	2.85 X 1.35
247	2.85 X 1.35	249	2.85 X 1.35
248	2.85 X 1.35	250	2.85 X 1.35
249	2.85 X 1.35	251	2.85 X 1.35
250	2.85 X 1.35	252	2.85 X 1.35
251	2.85 X 1.35	253	2.85 X 1.35
252	2.85 X 1.35	254	2.85 X 1.35
253	2.85 X 1.35	255	2.85 X 1.35
254	2.85 X 1.35	256	2.85 X 1.35
255	2.85 X 1.35	257	2.85 X 1.35
256	2.85 X 1.35	258	2.85 X 1.35
257	2.85 X 1.35		

FUNGIBLE BUILT-UP AREA STATEMENT

USERS	PERMISSIBLE BUA EXCL. PARALLEL (S)	PERMISSIBLE TUNABLE (S)	TOTAL BUA PERMISSIBLE (INCL. TUNABLE (S))	PROPOSED BUA EXCL. PARALLEL (S)
	A	B	C	D
RESIDENTIAL	4638.65	1122.53	6362.18	4638.65
COMMERCIAL				
TOTAL	4638.65	1122.53	6362.18	4638.65

NET PLOT AREA CALCULATION				
1	48.98	X	16.87	X ² 0.50 = 413.06 SQ. MT.
2	48.98	X	17.93	X ² 0.50 = 439.11 SQ. MT.
Total				= 852.16 SQ. MT.
Gross				= 852.16 SQ. MT.

SUMMARY OF GROSS P.S.I BUILT-UP AREA				
Floor	BUA Including Puccing Area	Society Office	Pitance Centre	Sluicase, Lift, Passage
1	387.02			41.39
2	387.02			41.39
3	387.02			41.39
4	387.02			41.39
5	387.02			41.39
6	387.02			41.39
7	387.02			41.39
8	387.02			41.39
9	387.02			41.39
10	387.02			41.39
11	387.02			41.39
12	387.02			41.39
13	387.02			41.39
14	387.02			41.39
15	387.02			41.39
16	387.02			41.39
17 (p.c. Terrace)		18.59		110.64
Terrence				
	6192.32	18.59	110.64	6432.54

Regular BUA		4638.65
Pungible BUA		1953.67
Total BUA including Pungible		6192.32

CERTIFIED THAT I HAVE SURVEYED THE SIDES ETC. OF THE PLOT AND FOUND THAT THE AREA STATED IN THE DOCUMENT IS THE ACTUAL AREA	DESCR PROPOSED RE-DEVELOPMENT OF S.NO. 236A C.T.S. NO.692 (P.T.)	MIS OM NAMAHSIVAY VALEAM PANTNAGAR SAHYADRI CO-OP SOCIETY	JOB NO.	DRG NO.	SCALE
			AS SHOWN		
			SIGNATURE		