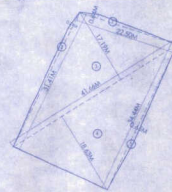


CARPET AREA CALCULATION FOR COMPUTATION OF PARKING SPACES (FLOOR WISE)

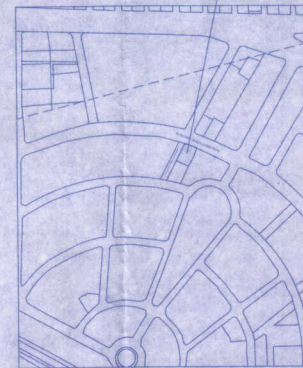
FLOOR NOS	FLAT NO.1	FLAT NO.2	FLAT NO.3	FLAT NO.4
1ST FLOOR	88.95	115.10	90.03	
2ND FLOOR	115.20	115.10	115.28	115.39
3RD FLOOR	115.20	115.10	115.28	115.39
4TH FLOOR	115.20	115.10	115.28	115.39
5TH FLOOR	115.20	115.10	115.28	115.39
6TH FLOOR	115.20	115.10	115.28	115.39
7TH FLOOR	115.20	115.10	115.28	115.39
8TH FLOOR	184.86	115.10		
9TH FLOOR	115.20	115.10	115.28	115.39
10TH FLOOR	115.20	115.10	115.28	115.39
11TH FLOOR	115.20	115.10	115.28	115.39
12TH FLOOR	115.20	115.10	115.28	115.39
13TH FLOOR	115.20	115.10	115.28	115.39
14TH FLOOR	115.20	115.10	115.28	115.39
15TH FLOOR	115.20	115.10	115.28	115.39
16TH FLOOR	115.20	115.10	115.28	115.39
TOTAL FLATS = 61 NOS	16	16	15	14

PLOT AREA DIAGRAM
SCALE: 1:500

PLOT AREA CALCULATIONS

1	22.22	x	0.84	x	0.50	9.33
2	31.11	x	0.70	x	0.50	10.89
3	41.13	x	17.02	x	0.50	350.92
4	41.13	x	18.45	x	0.50	379.42
5	34.44	x	0.65	x	0.50	11.19
TOTAL DEDUCTIONS						760.85

SITE UNDER REFERENCE

LOCATION PLAN
SCALE: 1:4000

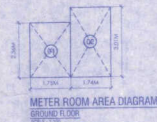
PARKING REQUIRED AS PER DCPR 44(2) Note (ii)

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

AREA	NO. OF FLAT	PARKING REQ.
AREA BELOW 45 SQ.MT	NIL	NIL
AREA BETWEEN 45 - 60 Sq.mt	NIL	NIL
AREA BETWEEN 60 - 90 Sq.mt.	1	0.50
AREA ABOVE 90 Sq.mt.	60	60.00
Total	61	60.50

5% VISITORS	3.00
TOTAL REQUIRED PARKING	63.50
50% ADDITIONAL PARKING (63.50 X 50%)	31.75
TOTAL NO. OF PARKING PERMISSIBLE (95.25 TO 95 SAY)	95.00
PARKING BY PAYING PREMIUM = 10 NOS.	
TOTAL PARKING PROPOSED = 105 NOS.	
TOTAL NO. PARKING PROVIDED	105



METER ROOM PERMISSIBLE = 10 SQ.MT PER 50 MEMBERS
= 61 X 10 / 50 = 12.20 SQ.MT
METER ROOM PERMISSIBLE AREA = 12.20 SQ.MT
METER ROOM AREA PROPOSED = 9.37 SQ.MT

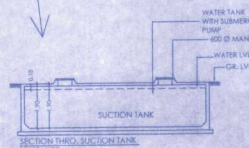
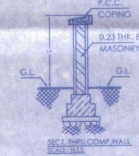
AREA CALCULATIONS ON GROUND FLOOR (METER ROOM)

01	1.75	x	2.36	x	1	4.13
02	1.74	x	3.01	x	1	5.24
TOTAL						9.37

9.15M WIDE MHADA LAYOUT ROAD

18.30M WIDE MHADA LAYOUT ROAD

Floor	TOTAL CONSTRUCTION AREA	Excess BUA	Society Office	Fitness Centre	Staircase, Lift, Passage	BUA INCLUDING Fungible Area & Excluding Staircase, Lift & Pass
SHR			17.45	97.51	55.22	0.00 Sq.mt.
1	357.03				34.56	321.81 Sq.mt.
2	317.81				34.56	483.25 Sq.mt.
3	317.81				34.56	483.25 Sq.mt.
4	317.81				34.56	483.25 Sq.mt.
5	317.81				34.56	483.25 Sq.mt.
6	317.81				34.56	483.25 Sq.mt.
7	317.81				34.56	483.25 Sq.mt.
8	330.46				34.40	316.06 Sq.mt.
9	317.81				34.56	483.25 Sq.mt.
10	317.81				34.56	483.25 Sq.mt.
11	317.81				34.56	483.25 Sq.mt.
12	317.81				34.56	483.25 Sq.mt.
13	317.81				34.56	483.25 Sq.mt.
14	317.81				34.56	483.25 Sq.mt.
15	317.81				34.56	483.25 Sq.mt.
16	317.81				34.56	483.25 Sq.mt.
Terrace	7956.83	0.00	17.45	97.51	553.46	7403.37 Sq.mt.
Total						6180.95 Sq.mt.
Regular BUA						6180.95 Sq.mt.
Fungible BUA (Proposed)						1222.42 Sq.mt.
Total BUA including Fungible						7403.37 Sq.mt.



NOTE:
1. ALL DIMENSIONS ARE IN METRE.
2. SCALE USE
a) FLOOR PLAN: 1:100
b) BLOCK PLAN: 1:500
c) GROUND PLAN: 1:400
3. THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2024 AND AS PER THE PREVALENT REGULATION AND CIRCULAR ISSUED BY MCM AND MHADA TIME TO TIME.
4. ALL DIMENSIONS RELATED TO THE FOLLOWING
5. THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

BLOCK PLAN
SCALE: 1:500STILT PLAN
SCALE: 1:100

GR. FLOOR PLAN / CARPET AREA STATEMENT / PLOT AREA DIAG. & CALCULATION / BLOCK PLAN

PLAN FOR APPROVAL

Approved subject to conditions mentioned in this plan. Date: 10/08/2024
Date: 02 AUG 2024
Ex. Eng. Bldg. Pw. & Civil Engr. Member
Maharashtra Planning & Area Development Authority

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 30/03/2020 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 760.85 SQ.MTS. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP AND T.P. RECORDS.

CERTIFICATE OF AREA

SIGN OF ARCHITECT

PROFARMA - A

A	Area Statement	Sq.mt.
1	Area of the plot as per MHADA Layout & offer letter dated 11.05.2021	760.85
2	Deduction for 15% Recreational Ground / 10% Amenity space	0.00
3	Least area consider for FSI	760.85
4	Deduction for Road Set-back area	
5	Proposed Road	
6	Any Reservation	
7	Amenity space as per DCPR-2024	
8	Other	0.00
9	Deduction for 15% Recreational Ground / 10% Amenity space	
10	Net area of plot	760.85
11	Additions for Floor Space Index	
12	2(a) / 2(b) 100% of D.P. Road / Set Back / Access road for FSI purpose only	
13	Total Area (5+6)	760.85
14	Gross Plot Area considered for F.S.I	760.85
15	Floor Space Index Permissible	3.00
16	Permissible BUA	2282.55
17	Additional BUA allotted vide MHADA WOC Letter dated 03.08.2021 (3435.30 + 438.60 = 3883.90 sq. mt.)	3886.40
18	Total BUA Permissible (2282.55 + 3886.40)	6168.95
19	Total BUA Proposed	6180.95
20	Proposed BUA	6180.95
21	Residential Commercial	0.00
22	Floor Space Index consumed	8.12
23	Details of F.S.I. availed as per DCPR 31 (3)	
24	Fungible BUA permissible (6180.95 x 25%)	1545.23
25	Proposed F.C.F.S.I.	1222.42
26	Fungible Compensatory area for rehab component without charging premium (1131.54 X 5% = 56.58)	56.58
27	Permissible sale F.C.F.S.I. by charging premium (2363.33-391.49)	1772.84
28	proposed sale F.C.F.S.I. By charging premium (1222.42-394.49+480.99)	1308.92
29	Total Gross Permissible BUA (6180.95+1545.23) including F.C.F.S.I.	7726.18
30	Total proposed BUA (6180.95 + 1222.42) including F.C.F.S.I.	7403.37
31	TOWNSHIP STATEMENT	
32	LESS DEDUCTION OF NON RESIDENTIAL AREA (IF ANY)	NIL
33	AREA AVAILABLE FOR TOWNSHIP	7403.37
34	TOWNSHIP PERMISSIBLE (TOWNSHIP DENSITY)	100
35	TOWNSHIP PROPOSED (SAID)	41 NOS.
36	TOWNSHIP EXISTING	20 NOS.
37	TOTAL TOWNSHIP ON THE PLOT	61 NOS.
38	PARKING STATEMENT	
39	PARKING REQUIRED BY REGULATION	
40	CAR	
41	BOOSTER	
42	OUTDOORS	
43	CORR. PARKING PERMISSIBLE	
44	CAR	
45	BOOSTER	
46	OUTDOORS	
47	TRANSPORT VEHICLES PARKING	
48	TOTAL VEHICLE PARKING REQUIRED BY REGULATION	26 NOS.
49	TOTAL NO. OF VEHICLE PARKING PROVIDED	105 NOS.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT BY EXISTING BLDG. NO. 13, CHAKRA VILAS CHSL ON PLOT BEARING: C.T.S. NO. 19 (4), J.V.P.D. SCHEME SAKTHI HANMANGI, GULBORGAR CROSS ROAD NP-14, J.V.P.D. SCHEME VILE PARLE (WEST) MUMBAI-400040

NAME OF OWNER

SIGNATURE NAME & ADDRESS OF ARCHITECT

DATE

SCALE

DATE

SCALE

DATE

SCALE

DATE

SCALE

DATE

SCALE

DATE

SCALE

DATE

SCALE

DATE

SCALE

DATE

SCALE

DATE