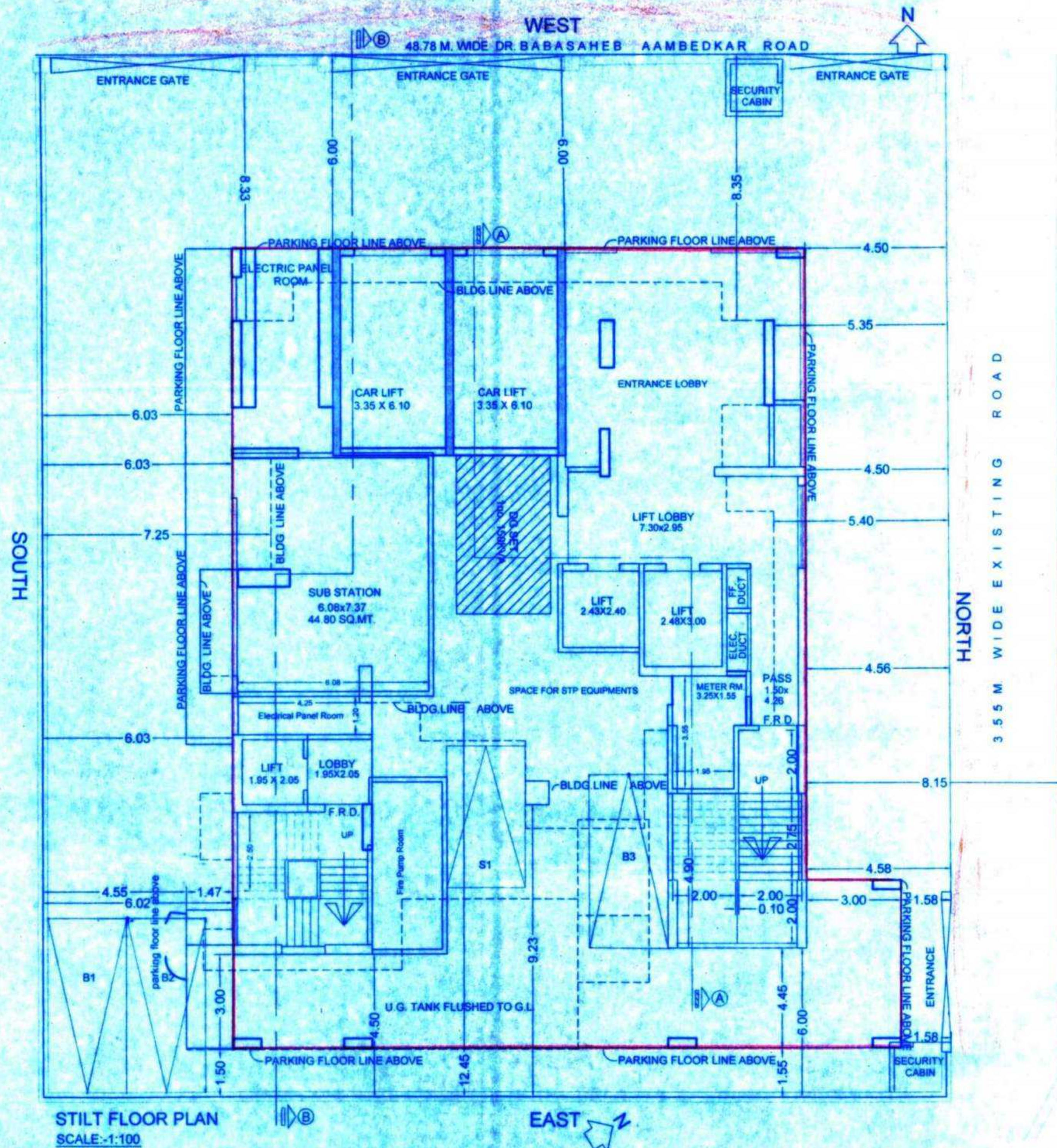
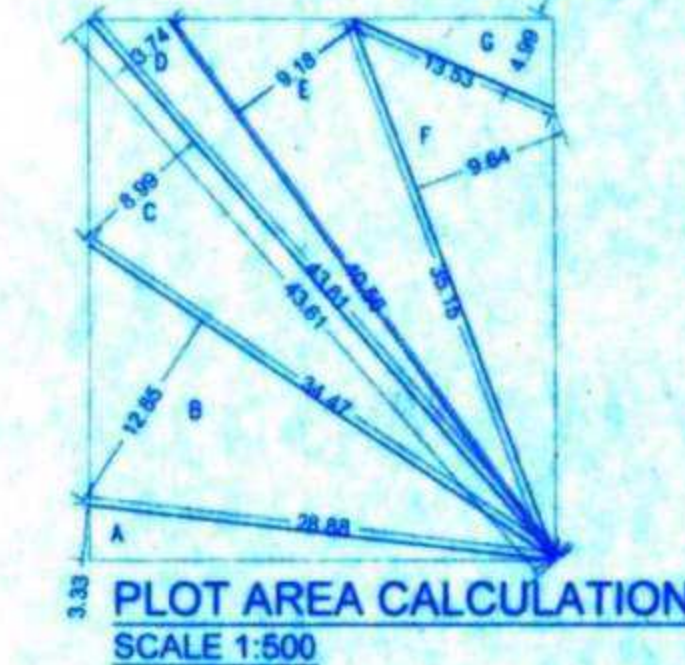




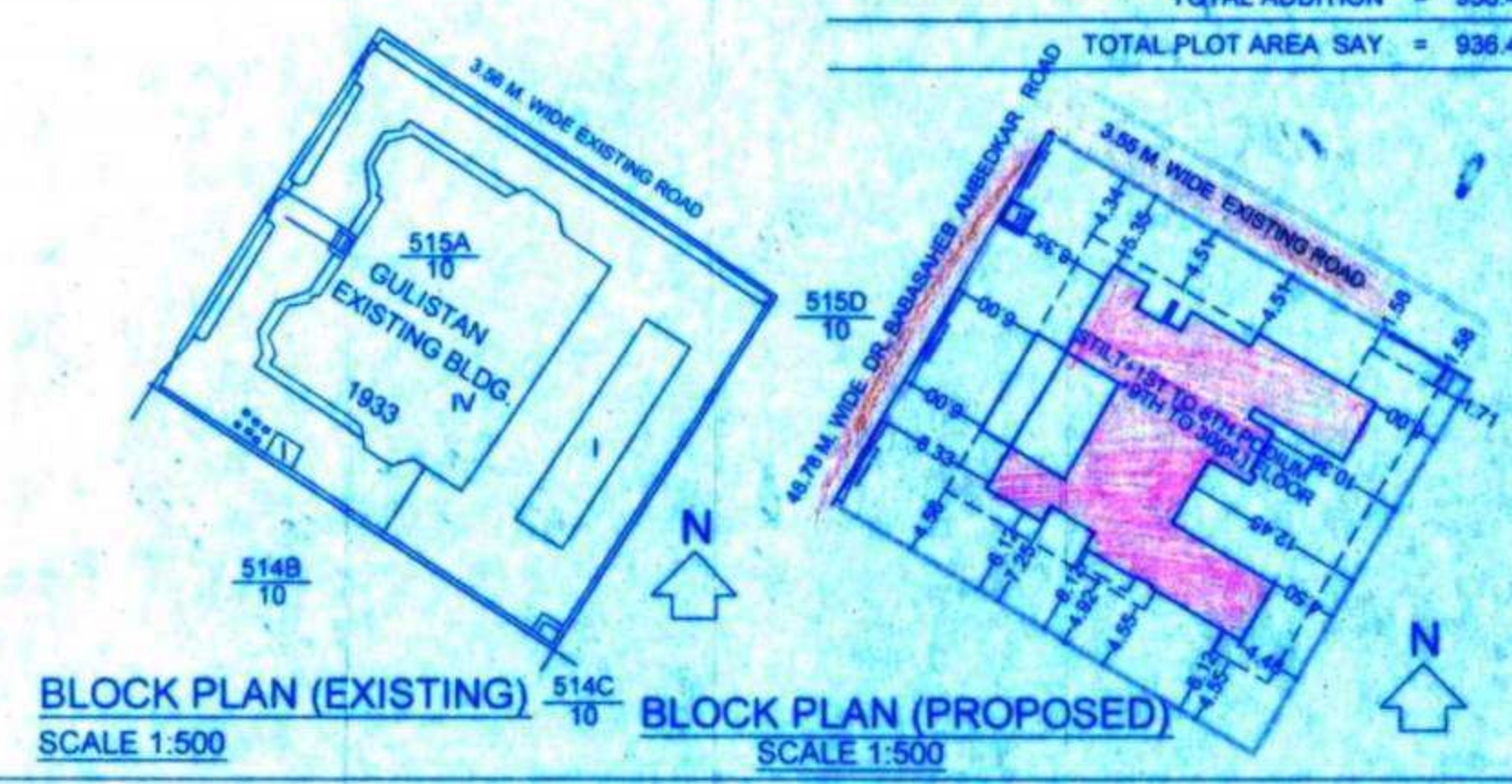
PLOT AREA	=	936.48 SQ.MT.
F.S.I. PERMISSIBLE	=	3.00
TOTAL B.U.A. AREA PERMISSIBLE (936.48 X 3)	=	2809.44 SQ.MT. ----- (A)
B.U. AREA OF EXISTING TENENTS (1047.66 X 1.20)	=	1257.19 SQ.MT. ----- (B)
B.U.A. OF MHADA SURPLUS AREA	=	157.24 SQ.MT. ----- (D)
B.U.A. OF SALE RESIDENTIAL (A) - (B+D)	=	1385.01 SQ.MT. ----- (F)
(2809.44) - (1257.19 + 157.24)		
TOTAL B.U. AREA	=	2809.44 SQ.MT. ----- (H)
35% FUNGIBLE EXISTING TENENTS (1257.19 X 35%)	=	440.02 SQ.MT. ----- (C)
35% FUNGIBLE MHADA SURPLUS AREA	=	55.03 SQ.MT. ----- (E)
35% FUNGIBLE ON SALE	=	488.25 SQ.MT. ----- (G)
TOTAL FUNGIBLE	=	983.30 SQ.MT. ----- (I)
TOTAL PERMISSIBLE AREA INCLUDING FUNGIBLE (H) + (I)	=	3792.74 SQ.MT.
LESS REHAB DEFICIT AREA	=	42.16 SQ.MT.
NET PERMISSIBLE B.U. AREA	=	3750.58 SQ.MT.
PROPOSED B.U. AREA	=	3750.16 SQ.MT.

FLOORS	NET AREA	NO OF FLATS	UPTO TO 35.00 SQ.MT	35.00 SQ.MT TO 45.00 SQ.MT	45.00 SQ.MT TO 70.00 SQ.MT	ABOVE 70.00 SQ.MT
STILT FLR	---	---	---	---	---	---
1st PODIUM	---	---	---	---	---	---
2nd PODIUM	---	---	---	---	---	---
3rd PODIUM	---	---	---	---	---	---
4th PODIUM	---	---	---	---	---	---
5th PODIUM	---	---	---	---	---	---
6th PODIUM	---	---	---	---	---	---
7th PODIUM	---	---	---	---	---	---
8th FLR (FITNESS CENTER)	---	---	---	---	---	---
9th FLR (MHADA)	218.35	1	---	---	---	1
10th FLR (REHAB)	211.03	2	1	---	---	1
11th FLR (REHAB)	211.03	1	---	---	---	1
12th FLR (REHAB)	209.99	2	1	---	---	1
13th FLR (REHAB)	209.99	2	1	---	---	1
14th FLR (REHAB)	209.99	2	1	---	---	1
15th FLR (REHAB)	183.72	1	---	---	---	1
16th FLR (REHAB)	209.99	2	1	---	---	1
17th FLR (REHAB)	212.76	1	---	---	---	1
18th FLR (SALE)	170.40	1	---	---	---	1
19th FLR (SALE)	170.40	1	---	---	---	1
20th FLR (SALE)	170.40	1	---	---	---	1
21st FLR	---	---	---	---	---	---
22nd FLR (SALE)	170.40	1	---	---	---	1
23rd FLR (SALE)	148.32	1	---	---	---	1
24th FLR (SALE)	170.40	1	---	---	---	1
25th FLR (SALE)	170.40	1	---	---	---	1
26th FLR (SALE)	170.40	1	---	---	---	1
27th FLR (SALE)	170.40	1	---	---	---	1
28th FLR (SALE)	170.40	1	---	---	---	1
29th FLR (SALE)	170.35	1	---	---	---	1
30th FLR (SALE)	21.04	---	---	---	---	---
TOTAL	3750.16	25	5	---	---	20

PARKING STATEMENT (RESI)		
CARPET AREA IN SQ.MT.	NOS. OF FLATS	PARKING REQD.
UPTO TO 35.00 SQ.MT	56	0.625
35.00 SQ.MT. TO 45.00 SQ.MT	---	---
45.00 SQ.MT. TO 70.00 SQ.MT	---	---
70.00 SQ.MT. ABOVE	20	20.00
TOTAL	25	20.63
25% FOR VISITORS	---	5.15
TOTAL PARKING REQD. FOR RESI.	25	25.78 NOS
ADD 25%	---	6.44 NOS
TOTAL PARKING REQUIRED	---	32.22 NOS
TOTAL PARKING PROVIDED	---	29.00 NOS



PLOT AREA CALCULATION	
ADDITION	
A	0.50 X 28.88 X 3.33 X 1 NO = 48.09 SQ.MT
B	0.50 X 34.47 X 12.85 X 1 NO = 221.47 SQ.MT
C	0.50 X 43.61 X 8.99 X 1 NO = 196.03 SQ.MT
D	0.50 X 43.61 X 3.74 X 1 NO = 81.55 SQ.MT
E	0.50 X 40.56 X 9.18 X 1 NO = 186.17 SQ.MT
F	0.50 X 35.15 X 9.64 X 1 NO = 169.42 SQ.MT
G	0.50 X 13.53 X 4.99 X 1 NO = 33.76 SQ.MT
TOTAL ADDITION	= 936.49 SQ.MT
TOTAL PLOT AREA SAY	= 936.48 SQ.MT



PROFORMA 'A'		TOTAL IN SQ. MTs
06.01.2012		
1	AREA OF PLOT	936.48
2	DEDUCTION FOR	---
3	ROAD SET BACK AREA	---
4	PROPOSED ROAD	---
5	Any reservation (sub - plot)	---
6	% amenity space as per DCR 5657 (SUB-LOT) when	---
7	BALANCE AREA OF PLOT (1 MINUS 2)	936.48
8	DEDUCTION FOR 15% RECREATIONAL GROUND / 10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)	---
9	NET AREA OF PLOT (3 MINUS 8)	936.48
10	ADDITION FOR FLOOR SPACE INDEX	---
11	(a) 100% FOR D.P. ROAD	---
12	(b) 100% FOR SETBACK	---
13	TOTAL AREA (9 PLUS 10)	936.48
14	FLOOR SPACE INDEX PERMISSIBLE	3
15	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHT (RESTRICTED TO % OF THE BALANCE AREA VIDE 3 ABOVE)	---
16	DRC NO. ---	---
17	ADDITION FOR FLOOR SPACE INDEX	---
18	33 % AS PER DCR 92	---
19	% AS PER DCR 93 ()	---
20	OTHER	---
21	PERMISSIBLE FLOOR AREA AS PER DCR 527(INCENTIVE SCHEME)	2809.44
22	EXISTING FLOOR AREA	---
23	PROPOSED BUILT UP AREA	2809.02
24	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	---
25	PURELY RESIDENTIAL BUILT UP AREA PROPOSED	2809.02
26	REMAINING NON - RESIDENTIAL BUILT UP AREA PROPOSED	---
27	TOTAL BUILT UP PROPOSED (14+148)	2809.02
28	BALANCE BUILT UP AREA	0.42
29	FBI CONSUMED ON NET HOLDING = 15/3	2.99
B. DETAILS OF FSI AVAILABLE AS PER DCR 35 (4)		
1	FUNGIBLE BUILT-UP AREA COMPONENT PERMISSIBLE PROPOSED VIDE DCR 35 (4) FOR PURELY RESIDENTIAL EXISTING REHAB TENEMENT + OR <14A X 0.35	983.30 941.14
2	FUNGIBLE BUILT-UP AREA COMPONENT PERMISSIBLE PROPOSED VIDE DCR 35 (4) FOR NON RESIDENTIAL REHAB TENEMENT + OR <14B X 0.30	983.30 941.14
3	TOTAL FUNGIBLE BUILT-UP VIDE DCR 35 (4) = (B.1 + B.2)	3792.74 941.14
4	TOTAL GROSS BUILT UP AREA PERMISSIBLE (10 + B.3) PROPOSED (15 + B.3)	42.16
5	LESS DEFICIT AREA	3750.58 3750.16
NET PERMISSIBLE		
C. TENANT STATEMENT B. 4.		
(i)	PROPOSED AREA (ITEM 8 12 ABOVE)	
(ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	
(iii)	AREA AVAILABLE FOR TENANTS (I) MINUS (II)	
(iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	
(v)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	
(vi)	TENEMENTS EXISTING	
D. PARKING STATEMENT		
(i)	PARKING REQUIRED BY REGULATIONS FOR ---	
(ii)	CAR	
(iii)	SCOOTER / MOTOR CYCLE	
(iv)	OUTSIDERS (VISITORS)	
(v)	COVERED GARAGE PERMISSIBLE	
(vi)	CAR	
(vii)	SCOOTER / MOTOR CYCLE	
(viii)	OUTSIDERS (VISITORS)	
E. TRANSPORT VEHICLES PARKING		
(i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
(ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	
CERTIFICATE OF AREA		
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 15/01/2010 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 936.48 SQ.MT.		
ONLY AND TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP/P.S. RECORDS.		
SIGN. OF ARCHITECT		
F. NOTES		
BOUNDARY OF PLOT SHOWN THICK BLACK PROPOSED WORK SHOWN RED WASH DRAINAGE LINE SHOWN RED DOTTED RECREATION GROUND SHOWN GREEN WASH EX. STRUCTURES TO BE RETAINED SHOWN HATCHED BLACK EX. STRUCTURES TO BE DEMOLISHED SHOWN HATCHED YELLOW SETBACK AREA SHOWN BURNT SIENNA		
CERTIFICATE OF AREA		
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 12/08/2010 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE 936.48 SQ.MT. AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS		
SIGNATURE OF ARCHITECT		
PROFORMA 'B'		
CONTENTS OF SHEET		DESCRIPTION OF PROP / PROPERTY
GROUND FLOOR PLAN, PODIUM FLOOR PLANS, SUMMARY, TENEMENT STATEMENT, BLOCK PLAN, LOCATION PLAN, PLOT AREA STATEMENT		PROPOSED BUILDING ON LAND BEARING C.S. NO. 515A/10 OF MATUNGA DIVISION MUMBAI
NAME, ADD. OF OWNER		NAME ADDRESS OF P.A. TO OWNER
SHRI. JAMSHED KARKAD DILVADVALA MRS. FRENY R. NARVEKAR MS. RENETA DERAYS TARAPOUR		15 JAN 2015
STAMP OF DATE OF RECEIPT OF PLAN		STAMP OF DATE OF APPROVAL OF PLAN
Approved/Subject to Condition Mentioned in the file No. EEBP/5790/FN/A dt. 15/1/16		
NAME, ADDRESS & SIGNATURE OF ARCHITECT		SIGNATURE
GROUND FLOOR, SATYANARAYAN PRASAD COMMERCIAL CENTRE, DAYALDAS ROAD, VILE PARLE (E), MUMBAI-400 067. PH-022-2612 9930/44/55/96 www.aakar.org		AMIT PAWAR CA/2004/34543
BMC FILE NO.	DRG. NO.	DRN BY
	1/6	
DRGSM/ANCOR FINAL DWG/DRGSM/ANCOR FINAL 12.01.2015 JOB NO. 4004		