

B.U.A. SUMMARY FOR N.R.			
FLOOR	NET B.U.A. (SQ.MT.)	FUNGIBLE AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)
GROUND	NIL	NIL	NIL
TOTAL A	22.53	0.74	23.27

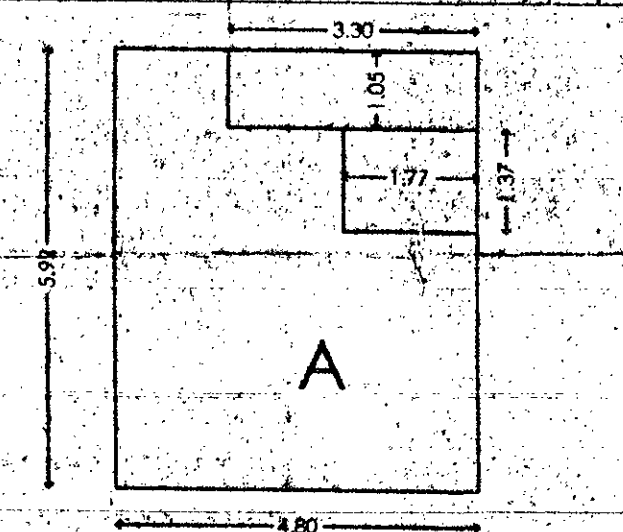
B.U.A. SUMMARY FOR RESIDENTIAL			
1ST	NIL	NIL	119.40
2ND	NIL	NIL	119.40
3RD	NIL	NIL	119.40
4TH	NIL	NIL	119.40
5TH	NIL	NIL	119.40
6TH	NIL	NIL	119.40
TOTAL (A+B)	NIL	NIL	716.40
TOTAL (A+B)			739.67

DETAILS OF FUNGIBLE B.U.A. FOR N.R. & RESIDENTIAL CALCULATIONS			
SR. NO.	DESCRIPTION	PROPOSED (SQ.MT.)	EXISTING (SQ.MT.)
1	PROPOSED TOTAL (A+B) (PROFORMA)	716.40	23.27
2	PERMISSIBLE B.U.A. FOR N.R. (A+B) (14% OF PROFORMA)	100.29	22.08
3	PERMISSIBLE B.U.A. FOR RESIDENTIAL (A+B) (14% OF PROFORMA)	100.29	22.08
4	PERMISSIBLE B.U.A. FOR N.R. (A+B) (14% OF PROFORMA)	100.29	22.08
5	PERMISSIBLE B.U.A. FOR RESIDENTIAL (A+B) (14% OF PROFORMA)	100.29	22.08
6	TOTAL PROPOSED B.U.A. INCLUDING FUNGIBLE (A+B) (14% OF PROFORMA)	716.40	23.27
7	PROPOSED B.U.A. FOR N.R. (A+B) (14% OF PROFORMA)	100.29	22.08
8	PROPOSED B.U.A. FOR RESIDENTIAL (A+B) (14% OF PROFORMA)	100.29	22.08
9	PERMISSIBLE B.U.A. FOR N.R. (A+B) (14% OF PROFORMA)	100.29	22.08
10	PERMISSIBLE B.U.A. FOR RESIDENTIAL (A+B) (14% OF PROFORMA)	100.29	22.08
11	PERMISSIBLE B.U.A. FOR N.R. (A+B) (14% OF PROFORMA)	100.29	22.08
12	PERMISSIBLE B.U.A. FOR RESIDENTIAL (A+B) (14% OF PROFORMA)	100.29	22.08
13	PERMISSIBLE B.U.A. FOR N.R. (A+B) (14% OF PROFORMA)	100.29	22.08
14	PERMISSIBLE B.U.A. FOR RESIDENTIAL (A+B) (14% OF PROFORMA)	100.29	22.08
15	PERMISSIBLE B.U.A. FOR N.R. (A+B) (14% OF PROFORMA)	100.29	22.08
16	PERMISSIBLE B.U.A. FOR RESIDENTIAL (A+B) (14% OF PROFORMA)	100.29	22.08

COMMON AMMENITY CALCULATIONS

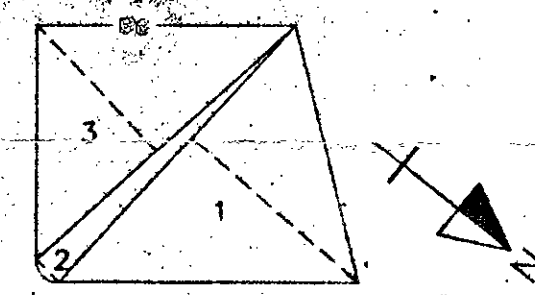
COMMON AMMENITIES CALCULATIONS			
ROOM NAME	NO.	AREA (SQ.MT.)	AMENITY (SQ.MT.)
1	0.71	1.04	0.74
TOTAL			0.74
3 FLATS FLOOR (74/3)			0.246
COMMON AMMENITIES PER FLAT = 0.25 SQ.MT.			

B.U.A. CALCULATIONS FOR GROUND FLOOR PLAN			
NO.	DESCRIPTION	AREA (SQ.MT.)	AMENITY (SQ.MT.)
1	4.51	5.97	28.42
2	3.30	1.05	3.47
3	1.77	1.37	2.42
TOTAL			5.89
B.U.A. OF FLOOR			22.53
26.40			5.89
ADDITION COMMON AMMENITY			0.74
B.U.A. OF GROUND FLOOR			23.27



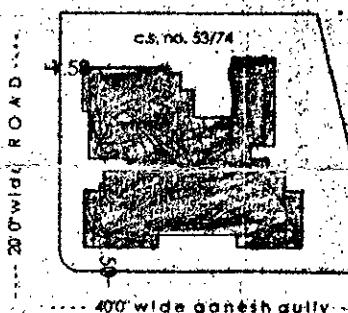
PARKING AREA STATEMENT

CARPET AREA (SQ. MT.)	NO. OF FLATS	NO. OF CARS
1. BELOW 35	NIL	NIL
2. 35 TO 45	18	4.5
3. 45 TO 70	NIL	NIL
4. 70 & ABOVE	NIL	NIL
TOTAL	18	4.5
10% VISITORS CAR PARKING		0.45
COMMERCIAL (19.49 x 11.28)		0.48
10% VISITORS CAR PARKING		0.04
TOTAL PARKING REQUIRED		5.47
TOTAL PARKING PROVIDED		SAY = 6



PLOT AREA CALCULATIONS:-

1	23.05 x 14.62 x 0.50	168.42	SQ. MT.
2	22.78 x 3.88 x 0.50	44.20	SQ. MT.
3	22.78 x 11.28 x 0.50	128.48	SQ. MT.
TOTAL PLOT AREA		341.10	SQ. MT.
SAY		341.14	SQ. MT.

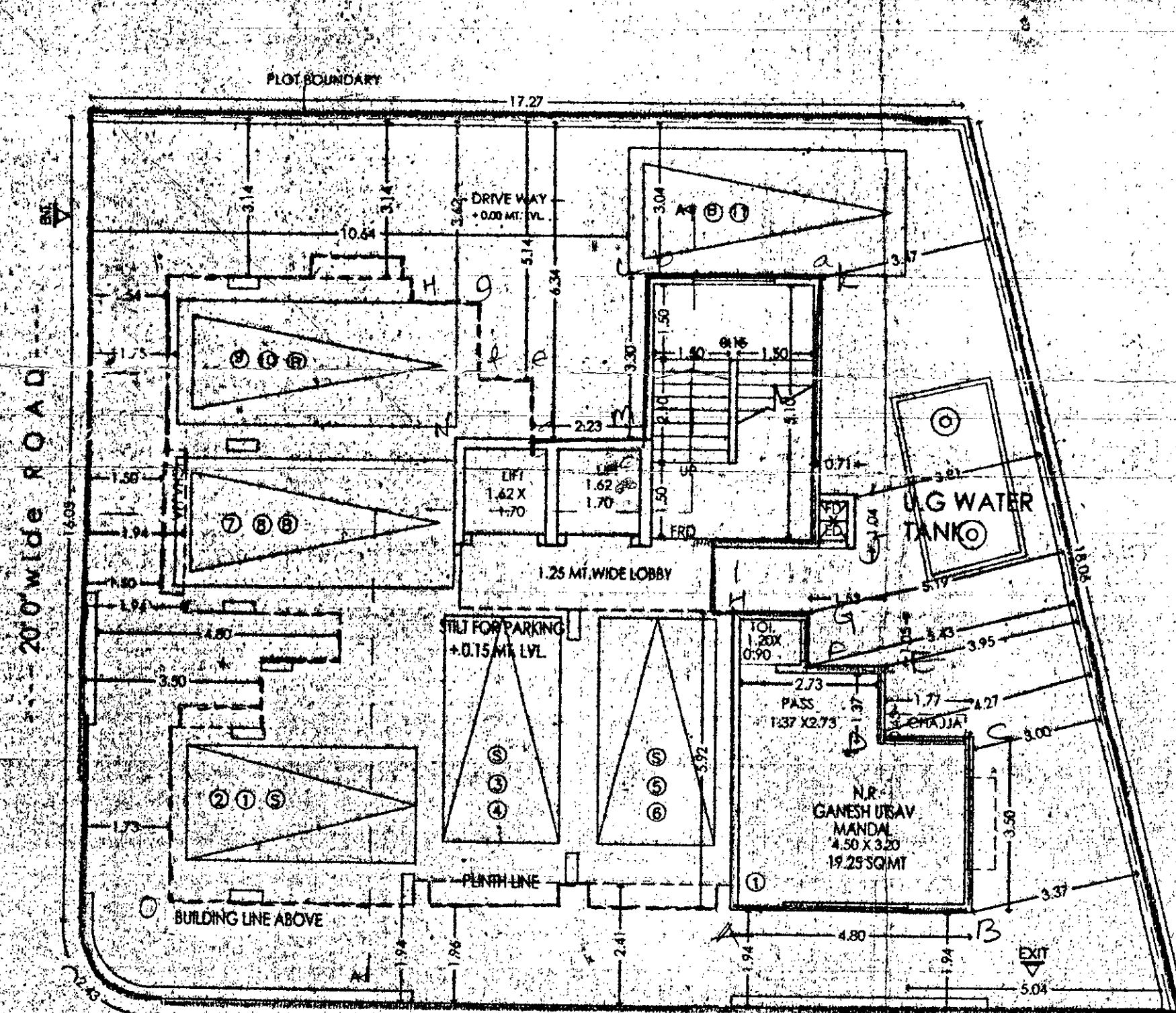


BLOCK PLAN (proposed)

scale :- 1:500
sheet no. 404
panel sewri division

B.U.A. OF GROUND FLOOR PLAN

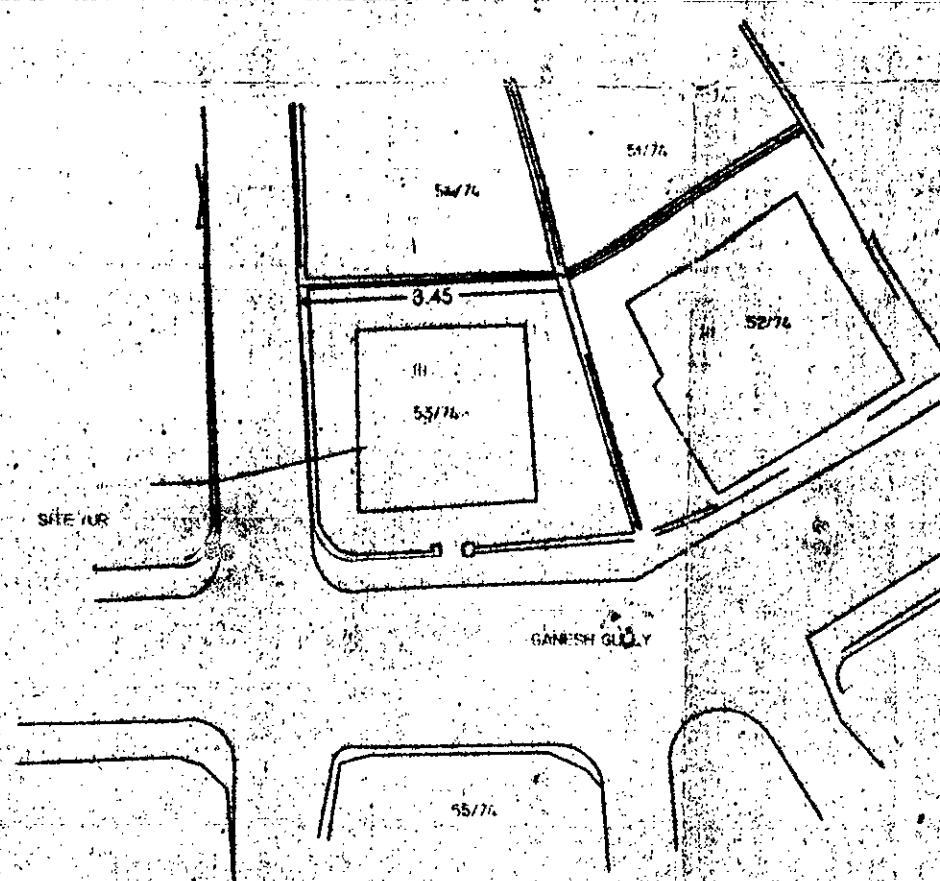
SCALE: 1:100



GROUND FLOOR PLAN

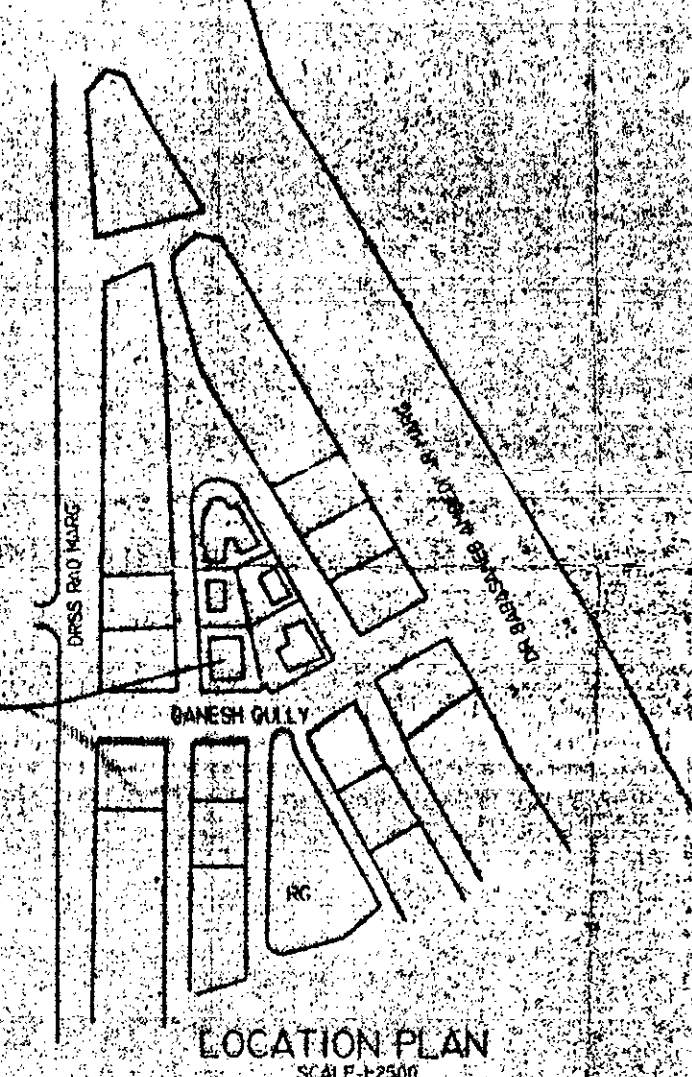
SCALE: 1:100

BIG CARS= 4 CARS
SMALL CARS= 6 CARS
TOTAL CARS= 10 CARS



BLOCK PLAN (existing)

scale :- 1:500
sheet no. 404
panel sewri division



LOCATION PLAN

SCALE: 1:2500

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

Approved
Subject to Condition Mentioned
in the file No. EEBP/27/16/14 dt. 22/6/14
Asst. Eng./Ex. Engr. Bldg. Proposal (City)
Municipal Corporation of Greater Mumbai.

PROFORMA A

A	AREA STATEMENT	SQMT
1	AREA OF PLOT	341.14
2	DEDUCTIONS FOR	
A	ROAD SETBACK AREA	NIL
B	PROPOSED ROAD	NIL
C	ANY RESERVATIONS	
TOTAL (A+B+C)		
3	BAL. AREA OF PLOT(1-2)	341.14
4	DEDUCTIONS FOR	
A	RECREATION GROUND (15% OF 3)	51.17
B	INTERNAL ROADS	
TOTAL (A+B)		
5	NET AREA OF PLOT(3-4)	341.14
6	ADDITIONS FOR F.S.I.	
2a	100% SET BACK	
2b	100% (100% F.S.I./T.D.R.)	
7	TOTAL AREA (5+6)	341.14
8	F.S.I. PERMISSIBLE	2.5
9	F.S.I. CREDIT AVAILABLE	
AS DEVELOPMENT RIGHTS		
10	PERMISSIBLE FLOOR AREA(7X8)+9	852.85
11	EXISTING FLOOR AREA	
12	PROPOSED BUILT UP AREA	
13	EXCESS BALCONY AREA	NIL
14A	PURELY RESIDENTIAL B.U.A.	716.40
14B	REMAINING NON-RESIDENTIAL B.U.A.	23.27
14	TOTAL BUILT UP AREA(11+12+13)	739.67
15	BALANCE AREA	113.18
16	F.S.I. CONSUMED ON NET HOLDING = 14/3	
17	DETAILS OF F.S.I. AVAILABLE AS PER DCR 35(L)	
18	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED	
19	VIDE DCR 35(L) FOR PURELY RESIDENTIAL : OR (14A X 0.35)	115.60
20	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED	
21	VIDE DCR 35(L) FOR NON RESIDENTIAL : OR (14B X 0.20)	4.23
22	TOTAL FUNGIBLE AREA VIDE DCR 35(L) = (B.1 + B.2)	119.83
23	TOTAL GROSS B.U.A. PROPOSED = (14 + B.3)	859.50
24	TENEMENT STATEMENT	
I	PROPOSED AREA (ITEM B4 ABOVE)	
II	LESS DEDUCT NON RES. AREA (SHOP ETC.)	
III	AREA AVAIL. FOR TENEMENTS(1-2)	
IV	TENEMENTS PERMISSIBLE (600/Ha)	40
V	TENEMENTS PROPOSED	
VI	TENEMENTS EXISTING	
D	PARKING STATEMENT	
CAR PARKING REQD. BY RULE		AS PER STATEMENT
GARAGES PERMISSIBLE		
GARAGES PROPOSED		
GARAGES PROVIDED		
TOTAL PARKING PROVIDED		

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS ETC. OF THE PLOT STATED ON PLANS ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE STATED ON DOCUMENT OF OWNERSHIP T.P. RECORD

SIGNATURE OF ARCHITECT

PROFORMA B

CONTENTS OF SHEET

GROUND FLOOR PLAN WITH AREA CALCULATIONS

B.U.A. SUMMARY PARKING AREA STATEMENT

BLOCK PLAN, SEC. THROUGH G.P. WALL & SUCTION TANK

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING

ON PLOT BEARING C. T. S. NO. 53/74, AT GANESH GULLY,

LALBAUG, MUMBAI 400012.

KNOWN AS "KARANATH NIVAS"

NAME & SIGNATURE OF OWNER

TEJASWINI HOMES PVT. LTD.

SHREE RAJ VILLA S.NO. 78 BHUSARI COLONY, KOTHRUD,

PUNE-38

NAME & ADDRESS OF ARCHITECT

M/s. A.M. ASSOCIATES

Architect/L.S.

A.M. ASSOCIATES

ARCHITECTS

L.M.T. BUILDING, GR. FL., RM. NO. 3

GOKHALE ROAD (N), DADAR (W), MUMBAI - 400028

NORTH

DRG. NO.

DATE

DRN. BY

1

15.5.2014

A.P.