

# FSI STATEMENT:

I. CALCULATIONS AS PER FSI 2.5  
 PLOT AREA = 355.35 SQ.MT.  
 LESS LAND COMPONENT OF NON CESSED  
 = 12.17/1.33  
 = 9.15 SQ.MT.  
 FSI PERMISSIBLE  
 = 355.35 - 9.15 = 346.20  
 = 346.20 X 2.50 = 865.50  
 = 865.50 + 12.17  
 = 877.67 SQ.MT.

II. CALCULATIONS AS PER INCENTIVE SCHEME  
 CARPET AREA REQUIRED TO REHAB  
 OF EXISTING TENANTS 27.87 X 24NOS.  
 = 668.88 SQ.MT.

BUILT UP AREA REQUIRED FOR REHAB  
 OF EXISTING TENANTS  
 = 1.20 X 668.88 SQ.MT.  
 = 802.66 SQ.MT.

50% INCENTIVE  
 = 401.33 SQ.MT.

FSI PERMISSIBLE  
 (802.66 + 401.33)  
 = 1203.99 SQ.MT.

SINCE (B) > (I), THE EXISTING + 50% INCENTIVE SCHEME IS PERMISSIBLE  
 ON GROSS PLOT AREA.

# PARKING STATEMENT FOR REHAB:

| FLATS - BELOW 35         | NO. OF FLATS | PARKING REQUIRED AS PER RULE |
|--------------------------|--------------|------------------------------|
| FLATS - 35 TO 45 SQ.M.   | 26           | 3.25                         |
| FLATS - 45 TO 70 SQ.M.   | 02           | 0.00                         |
| FLATS MORE THAN 70 SQ.M. | 02           | 1.00                         |
| OFFICERS (45 SQ.MT)      | 09           | 2.00                         |
| TOTAL                    |              | 7.84                         |
| 25% FOR VISITORS         |              | 1.96                         |
| TOTAL PARKING REQUIRED   |              | 9.82 NOS.                    |
| SAYS 10.00 NOS.          |              |                              |
| TOTAL PARKING PROVIDED   |              | 10.00 NOS.                   |

# DETAILS OF PROPOSED REHAB TENEMENTS

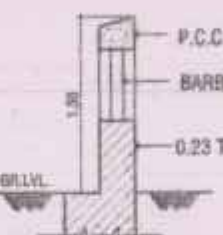
| FLOORS    | NO. OF TENEMENTS | FLAT NOS.  | PROPOSED CARPET AREA PER TENEMENT (IN SQ.M.) |
|-----------|------------------|------------|----------------------------------------------|
| 2ND FLOOR | 3 NOS.           | 1, 2, 3    | 27.87                                        |
| 3RD FLOOR | 3 NOS.           | 1, 2, 3    | 27.87                                        |
| 4TH FLOOR | 4 NOS.           | 1, 2, 3, 4 | 27.87                                        |
| 5TH FLOOR | 4 NOS.           | 1, 2, 3, 4 | 27.87                                        |
| 6TH FLOOR | 4 NOS.           | 1, 2, 3, 4 | 27.87                                        |
| 7TH FLOOR | 4 NOS.           | 1, 2, 3, 4 | 27.87                                        |
| 8TH FLOOR | 2 NOS.           | 2, 3       | 27.87                                        |
| TOTAL     | 25 NOS.          |            | 688.75                                       |

# SUMMARY OF B-UP AREA

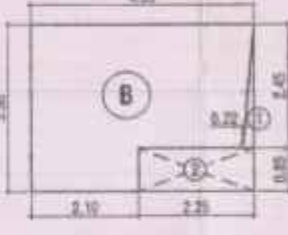
| FLOORS     | FSI     | STAIRCASE AREA | BALCONY AREA |
|------------|---------|----------------|--------------|
| GR. FLOOR  | 55.41   | 44.87          | ---          |
| 1ST FLOOR  | 57.40   | 37.37          | ---          |
| 2ND FLOOR  | 98.09   | 34.32          | ---          |
| 3RD FLOOR  | 131.06  | 35.94          | ---          |
| 4TH FLOOR  | 131.06  | 35.94          | ---          |
| 5TH FLOOR  | 131.06  | 35.94          | ---          |
| 6TH FLOOR  | 131.06  | 35.94          | ---          |
| 7TH FLOOR  | 131.06  | 35.94          | ---          |
| 8TH FLOOR  | 90.20   | 37.44          | 15.20        |
| 9TH FLOOR  | 109.96  | 35.71          | 15.20        |
| 10TH FLOOR | 109.96  | 36.30          | 15.20        |
| 11TH FLOOR | 80.35   | 36.30          | 4.95         |
| TOTAL      | 1203.76 | 440.21         | 30.35        |

# SCHEDULE OF DOORS & WINDOWS

| SIZE        | TYPE | DESCRIPTION                    |
|-------------|------|--------------------------------|
| 1.05 X 2.25 | D1   | T.W. FRAMED WITH PANNELED DOOR |
| 0.90 X 2.10 | D2   | T.W. FRAMED WITH PANNELED DOOR |
| 0.75 X 2.00 | D3   | T.W. FRAMED WITH PANNELED DOOR |
| 2.10 X 1.30 | W    | AL. FRAMED WITH GLAZE WINDOW   |
| 1.80 X 1.30 | W1   | AL. FRAMED WITH GLAZE WINDOW   |
| 1.50 X 1.30 | W2   | AL. FRAMED WITH GLAZE WINDOW   |
| 1.20 X 1.30 | W3   | AL. FRAMED WITH GLAZE WINDOW   |
| 0.90 X 1.30 | W4   | AL. FRAMED WITH GLAZE WINDOW   |
| 0.60 X 0.90 | V    | AL. FRAMED WITH LOUVERS        |
|             | G    | R.C.C. GRILL                   |



SECTION THROUGH COMPOUND WALL



AREA LINE DIAGRAM OF NON CESSD STRUCTURE

B-UP AREA CALCULATION OF NON CESSD STRUCTURE  
 BLOCK 'B' = 4.35 X 3.30 = 14.35  
 DEDUCTION:  
 1. 2.45 X 0.22 X 0.50 = 0.27  
 2. 2.25 X 0.85 = 1.91  
 TOTAL = 2.18  
 B-UP AREA: 14.35 - 2.18 = 12.17 SQ.MT.

# AREA CALCULATION OF 1ST FLR:

DEDUCTION:  
 1. 7.25 X 6.00 = 43.50  
 2. 0.10 X 3.35 = 0.34  
 3. 6.25 X 0.60 = 3.75  
 7. 0.55 X 9.35 = 5.14  
 TOTAL = 52.73 SQ.MT. — B

DEDUCTION OF MITL ROOM:  
 3. 5.50 X 4.00 = 21.20  
 TOTAL = 21.20 SQ.MT. — C

DEDUCTION OF SOCIETY OFFICE:  
 4. 1.80 X 2.25 = 4.05  
 5. 1.80 X 3.35 = 6.03  
 TOTAL = 10.08 SQ.MT. — D

DEDUCTION OF STAIRCASE AREA:  
 S1. 1.55 X 2.30 = 3.58  
 S2. 0.10 X 3.35 = 0.34  
 S3. 3.60 X 3.80 = 13.68  
 S4. 0.70 X 1.80 = 1.26  
 S5. 5.50 X 3.45 = 18.98  
 TOTAL = 37.37 SQ.MT. — E

RES. F.S.I.:  
 A. 6.00 X 3.50 = 21.00  
 B. 3.90 X 3.00 = 11.70  
 TOTAL = 32.70 SQ.MT. — F

TOTAL COMMERCIAL BUILT UP AREA ON 1ST FLR:  
 A - (B+C+D+E+F) =  
 179.96 - (52.73 + 21.20 + 10.08 + 37.37 + 32.70)  
 = 179.96 - 154.08 = 24.76 SQ.MT.

TOTAL BUILT UP AREA OF 1ST FLR (COMM. + RES):  
 24.76 + 32.70 = 57.46 SQ.MT.

# AREA CALCULATION OF GROUND FLR:

BLOCK 'A' 12.10 X 14.05 = 170.00 SQ.MT. — A  
 DEDUCTION:  
 1. 5.52 X 0.75 = 4.14  
 2. 1.60 X 0.75 = 1.20  
 3. 4.75 X 0.60 = 2.85  
 5. 7.35 X 3.20 = 23.52  
 6. 7.25 X 1.15 = 8.34  
 7. 0.25 X 1.50 = 0.38  
 8. 5.00 X 0.60 = 3.00  
 TOTAL = 43.43 SQ.MT. — B

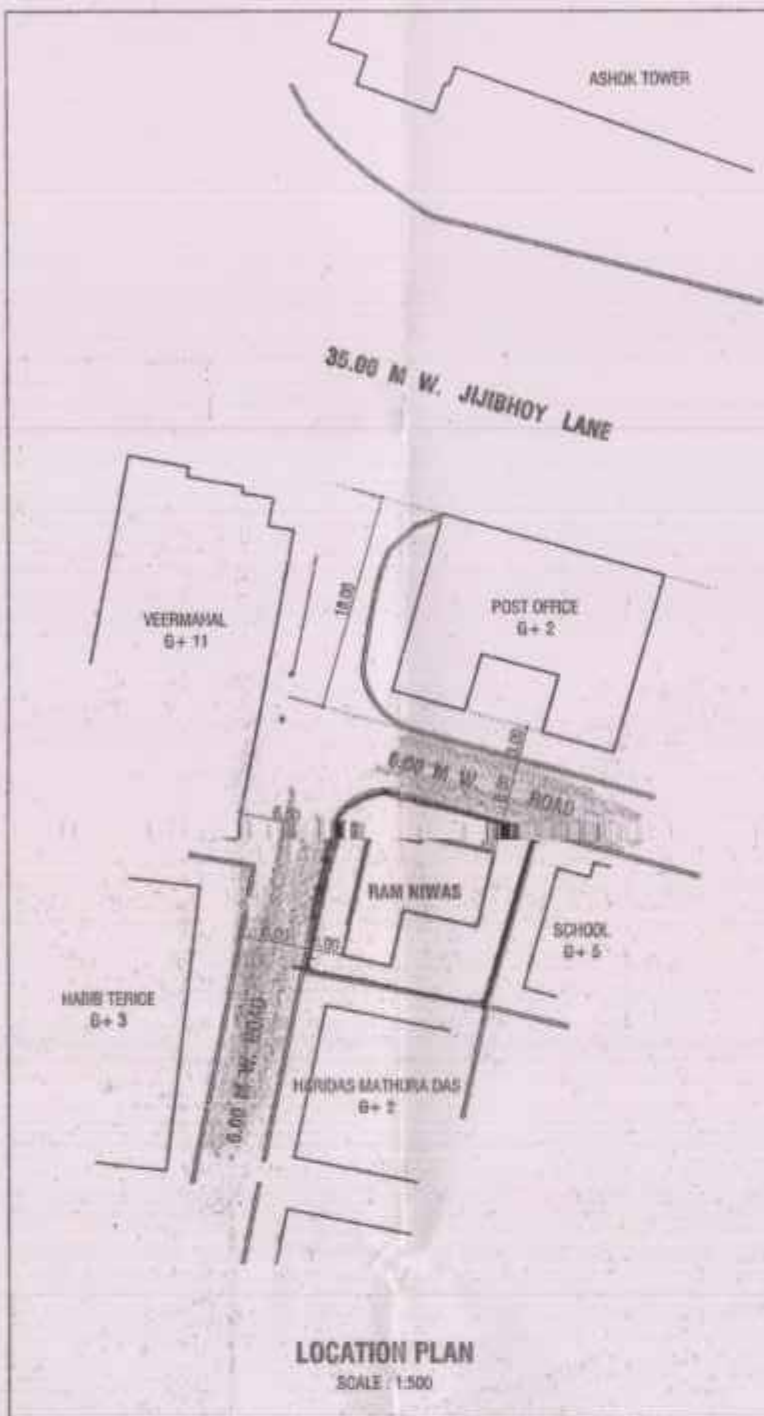
DEDUCTION OF STILT AREA:  
 4. 4.75 X 3.20 = 15.20 SQ.MT. — C

DEDUCTION OF MITER & LETTER RM:  
 5. 2.50 X 4.10 = 10.25 SQ.MT. — D

DEDUCTION OF STAIRCASE AREA:  
 S1. 1.60 X 1.15 = 1.84  
 S2. 8.65 X 1.50 = 12.97  
 S3. 6.50 X 2.20 = 14.30  
 S4. 1.80 X 0.75 = 1.35  
 TOTAL = 40.47 SQ.MT. — E

TOTAL BUILT UP AREA OF GR. FLR (COMM.):  
 A - (B+C+D+E) = 170.00 - (43.43 + 15.20 + 10.25 + 40.47)  
 = 170.00 - 109.35 = 60.65 SQ.MT.

TOTAL COMMERCIAL AREA PROPOSED  
 ON GROUND AND FIRST FLOOR:  
 = 60.65 + 24.76 = 85.41 SQ.MT.



LOCATION PLAN  
 SCALE: 1:500



PROPOSED BLOCK PLAN  
 SCALE: 1:500



EXISTING BLOCK PLAN  
 SCALE: 1:500

# PLOT AREA CALCULATION:

ADDITIVE:  
 1. 32.30 X 10.60 X 0.5 = 171.61  
 2. 22.30 X 8.75 X 0.5 = 97.19  
 3. 15.80 X 6.00 X 0.5 = 47.10  
 4. 10.60 X 8.00 X 0.5 = 42.40  
 5. 8.81 X 0.57 X 0.5 = 2.51  
 6. 7.90 X 1.85 X 0.67 = 9.79  
 TOTAL = 366.10 SQ.MT.

TOTAL PLOT AREA: 355.10 SQ.MT.

# PLOT AREA CALCULATIONS

SCALE: 1:200

# PROFARMA "A"

## AREA STATEMENT

| SR. NO. | DESCRIPTION                                 | AREA    |
|---------|---------------------------------------------|---------|
| A.1     | AREA OF PLOT AS PER P.R. CARD               | 355.35  |
| A.2     | AREA AT PRESENT CONSIDERED FOR CALCULATION  | 355.35  |
| 2       | DEDUCTION FOR                               |         |
| a.      | SET BACK AREA                               | ---     |
| b.      | PRIVATE ROAD                                | ---     |
| c.      | ANY RESERVATION                             | ---     |
| d.      | TOTAL (a+b+c)                               | ---     |
| 3       | BALANCE AREA OF PLOT                        | 355.35  |
| 4       | DEDUCTIONS FOR                              |         |
| a.      | 15% RECREATION GROUND                       | ---     |
| 5       | NET AREA OF PLOT                            | 355.35  |
| 6       | ADDITIONS FOR F.S.I. PURPOSE                | ---     |
| a.      | 100% SET BACK AREA                          | ---     |
| b.      | ANY RESERVATION                             | ---     |
| 7       | TOTAL AREA                                  | 355.35  |
| 8       | F.S.I. PERMISSIBLE (US 33/7 OF DCR OF MCDM) | ---     |
| 9       | B-UP AREA OF EXISTING TENANTS               | 836.12  |
| 10      | PERMISSIBLE FLOOR AREA FOR SALE 50% OF (8)  | 418.06  |
| 11      | TOTAL PERMISSIBLE FLOOR AREA                | 1203.99 |
| 12      | TOTAL PROPOSED FLOOR AREA                   | 1203.76 |
| 13      | PERMISSIBLE FLOOR AREA FOR COMMERCIAL       | 80.17   |
| 14      | PROPOSED FLOOR AREA FOR COMMERCIAL          | 80.17   |
| 15      | F.S.I. CONSUMED (12/10)                     | ---     |

# PROFARMA "B"

## LAYOUT

### CONTENTS OF SHEET

PLOT AREA CALCULATION, LAYOUT PLAN, LOCATION PLAN, GROUND FLOOR PLAN, FIRST FLOOR PLAN, PARKING STATEMENT & AREA STATEMENT, F.S.I. SUMMARY, DOOR WINDOW SCHEDULE.

### STAMP OF APPROVAL OF PLAN

Approved Subject to Condition Mentioned in the No. EEBP/5256/P/1A  
 Asst. Eng./Ex. Eng. Bldg. Proposal (City)  
 Municipal Corporation of Greater Mumbai

# BALCONY AREA STATEMENT

| SR. NO. | DESCRIPTION                     | AREA                  |
|---------|---------------------------------|-----------------------|
| I       | PERMISSIBLE BAL. AREA PER FLOOR | AS PER AREA STATEMENT |
| II      | PROPOSED BAL. AREA PER FLOOR    | ---                   |
| III     | EXCESS BAL. AREA PER FLOOR      | ---                   |
| IV      | TOTAL PERMISSIBLE BAL. AREA     | ---                   |

# TENEMENT STATEMENT

| SR. NO. | DESCRIPTION                            | AREA    |
|---------|----------------------------------------|---------|
| I       | PROPOSED FLOOR AREA                    | 1203.76 |
| II      | LESS DEDUCTION FOR NON-RES. AREA (SHS) | 80.17   |
| III     | AREA FOR TENAMENT                      | 1123.59 |
| IV      | TENAMENT DENSITY @ 400/SQ. PER HECT.   | 50.56   |
| V       | TENAMENT PROPOSED                      | 31.00   |
| VI      | TENAMENT EXISTING                      | ---     |
| VII     | TOTAL TENEMENTS ON PLOT                | 31.00   |

# PARKING STATEMENT

| SR. NO. | DESCRIPTION                 | AREA  |
|---------|-----------------------------|-------|
| I       | PARKING REQ. AS PER RULES   | 10.00 |
| II      | TOTAL PARKING PROVIDED      | 10.00 |
| III     | COVERED GARAGES PERMISSIBLE | ---   |
| IV      | COVERED GARAGES PROPOSED    | ---   |
| V       | TOTAL PARKING PROVIDED      | 10.00 |

# LOADING / UNLOADING STATEMENT

| SR. NO. | DESCRIPTION                  | AREA |
|---------|------------------------------|------|
| I       | LOADING & UNLOADING REQUIRED | ---  |
| II      | LOADING & UNLOADING PROPOSED | ---  |

# CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP.

# DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT UNDER DCR 33(7) OF PROPERTY ON PLOT BEARING C.S. NO. 60/74, PATEL SEWAGE DIVISION: BUILDING NO.302, RAM NARAS, DAKSHIN GALLY, DR. B.A. ROAD, LALBAHALI, MUMBAI 400 032. BEARING: CESS NO. 10-504 (1).

# NAME AND ADDRESS OF OWNER

MR. SANDHEEP JOHNP (A.A.)  
 FOR VIVA ENTERPRISES LTD.  
 301, UNIQUE TOWER, S.V. ROAD,  
 BORHEGAON, MUMBAI - 400 002.

SIGNATURE OF OWNER  
 SIGNATURE OF ARCHITECT

# ARCHITECT'S NAME & ADDRESS

JITENDRA MUKADAM  
 MUKUND GOUDOLE  
 ARCHITECTS - INTERIOR DESIGNERS  
 FLAT NO. 1, POKHARI,  
 BHANDARI SOCIETY, NARIPADA,  
 THANE (W), 400 101.  
 PH. NO. (022) 2 584402, 2 584401.

| DATE       | SCALE    | DRAWN      | CHECKED  | DATE       |
|------------|----------|------------|----------|------------|
| 05/09/2011 | AS SHOWN | 01/10/2010 | SANGEETA | 01/10/2010 |

Office Use: ON USER'S Paper/Passive Copy: Jitendra/Sandheep/JOHN LALBAHALI: SUBMISSION DRAWING: CPU NUMBER/DATE