

DRAFT PLAN FOR APPROVAL
 S.E.B.P. (P) A.E.B.P. (S) E.E.B.P.

19TH FLOOR PLAN

FLAT NO. 2:-

1	LIVING	= 6.40 X 3.30	= 21.12 SQ.MT.
		= 2.90 X 3.60	= 10.44 SQ.MT.
2	STUDY	= 2.90 X 3.00	= 8.70 SQ.MT.
3	BED	= 2.90 X 3.40	= 9.86 SQ.MT.
4	KITCHEN	= 2.90 X 2.20	= 6.38 SQ.MT.
5	TOIL-1	= 2.05 X 1.20	= 2.46 SQ.MT.
6	TOIL-2	= 1.95 X 1.20	= 2.34 SQ.MT.
7	P. TOIL	= 1.35 X 1.20	= 1.62 SQ.MT.
8	PASS.	= 0.90 X 1.50	= 1.35 SQ.MT.
9	BED 1	= 3.30 X 2.45	= 8.08 SQ.MT.
10	BED 2	= 3.30 X 3.20	= 10.56 SQ.MT.
11	DOOR.J.	= 1.08 X 0.15	= 0.16 SQ.MT.
12		= 0.90 X 0.15 X 3 NOS	= 0.40 SQ.MT.
13		= 0.75 X 0.15 X 3 NOS	= 0.34 SQ.MT.
TOTAL			= 63.61 SQ.MT.

CARPET AREA CALCULATION

20TH & 21ST FLOOR PLAN

FLAT NO. 2:-

1	LIVING	= 6.40 X 3.30	= 21.12 SQ.MT.
		= 2.90 X 3.60	= 10.44 SQ.MT.
2	STUDY	= 2.90 X 3.70	= 10.73 SQ.MT.
		= 2.90 X 3.40	= 9.86 SQ.MT.
3	BED	= 2.90 X 3.40	= 9.86 SQ.MT.
4	KITCHEN	= 2.90 X 2.20	= 6.38 SQ.MT.
5	TOIL-1	= 2.05 X 1.20	= 2.46 SQ.MT.
6	TOIL-2	= 1.95 X 1.20	= 2.34 SQ.MT.
7	P. TOIL	= 1.35 X 1.20	= 1.62 SQ.MT.
8	PASS.	= 0.90 X 1.50	= 1.35 SQ.MT.
9	BED 1	= 3.30 X 2.45	= 8.08 SQ.MT.
10	BED 2	= 3.30 X 3.20	= 10.56 SQ.MT.
11	DOOR.J.	= 1.08 X 0.15	= 0.16 SQ.MT.
12	0.90 X 0.15 X 3 NOS	= 0.40 SQ.MT.	
13	0.75 X 0.15 X 3 NOS	= 0.34 SQ.MT.	
TOTAL			= 85.84 SQ.MT.

22ND FLOOR PLAN

FLAT NO. 1:-

1	LIVING	= 2.90 X 4.50	= 13.05 SQ.MT.
2		= 3.50 X 2.45	= 8.57 SQ.MT.
3	DINING	= 1.35 X 2.70	= 3.64 SQ.MT.
3	BED	= 2.50 X 3.15	= 7.87 SQ.MT.
4	KITCHEN	= 2.75 X 2.45	= 6.73 SQ.MT.
5	TOIL-1	= 1.20 X 1.90	= 2.28 SQ.MT.
6	TOIL-2	= 1.85 X 1.20	= 2.22 SQ.MT.
7	PASS.	= 1.05 X 1.20	= 1.26 SQ.MT.
8	PASS.	= 1.20 X 1.60	= 1.92 SQ.MT.
9	BED 1	= 3.10 X 3.30	= 10.23 SQ.MT.
10	BED 2	= 3.30 X 2.45	= 8.08 SQ.MT.
11	BED 3	= 3.30 X 3.20	= 10.56 SQ.MT.
12	BED 4	= 2.50 X 3.40	= 8.50 SQ.MT.
13		= 1.75 X 0.30	= 0.52 SQ.MT.
14	PASS.	= 0.90 X 1.50	= 1.35 SQ.MT.
15		= 3.75 X 1.00	= 3.75 SQ.MT.
16	TOIL-3	= 1.55 X 1.20	= 2.34 SQ.MT.
17	P. TOIL.	= 1.25 X 1.25	= 1.56 SQ.MT.
18	DOOR.J.	= 1.08 X 0.15	= 0.16 SQ.MT.
19		= 0.80 X 0.15 X 3 NOS	= 0.36 SQ.MT.
20		= 0.75 X 0.15 X 3 NOS	= 0.34 SQ.MT.
TOTAL			= 96.47 SQ.MT.

PARKING AREA STATEMENT				
Floor Name	Up to 35 Sq.Mt.	35 to 45 sq.mt.	45 to 70 Sq.mt.	Above 70 Sq.mt.
Ground Fl.				
1st Fl.				241.16 Sq.Mt.
2nd Fl.				
3rd Fl.				
4th Fl.				
5th Fl.	5.00	2.00		
6th Fl.	5.00	2.00		
7th Fl.	3.00	1.00		
8th Fl.	5.00	2.00		
9th Fl.	5.00	2.00		
10th Fl.	5.00	2.00		
11th Fl.	5.00	2.00		
12th Fl.	5.00	2.00		
13th Fl.	5.00	2.00		
14th Fl.	3.00	1.00		
15th Fl.	1.00	1.00	1.00	1.00
16th Fl.	1.00	1.00		
17th Fl.	1.00	2.00		
18th Fl.	1.00	2.00		
19th Fl.	1.00	2.00		
20th Fl.	1.00	2.00		
21st Fl.	1.00	2.00		
22nd Fl.	0.00	1.00	1.00	1.00
TOTAL	53.00	31.00	1.00	8.00
				241.16 Sq.Mt.

PARKING AREA STATEMENT

As per D.C. Rules Table No. 15, Page No. 43.

For N.R. Occupants :-

Parking reqd. (No. per 40.00 sq.mt.

Area Occupied by N.R. User = 241.16 sq.mt.

Parking Reqdt. = 6.02

(Say 6 Nos.)

10% Visitors Parking = 0.60 Nos.

Total Tenant = 6.62 Nos.

Total Tenant = 6.62 Nos. (2)

1/6 Parking Space For Every

Tenant with C.A. Up To 35.00 sq.mt.

Total Tenant = 31 Nos.

Parking Reqdt. = 7.75 Nos. (3)

1/2 Parking Space For Every

Tenant with C.A. Above 70.00 sq.mt.

Total Tenant = 1 NO.

Parking Reqdt. = 0.50 (4)

1/4 Parking Space For Every

Tenant with C.A. Above 70.00 sq.mt.

Total Tenant = 8

Parking Required = 8 NOS. (5)

Total Road Parking = (2 + 3 + 4 + 5) = 22.87 Nos.

Visitors Parking 25% = 5.71 Nos.

Total Parking reqd. = 28.58 Nos. (6)

(Say 30 Nos.)

Total Parking reqd. = (1 + 6) = 35.18 Nos.

(Say 35 Nos.)

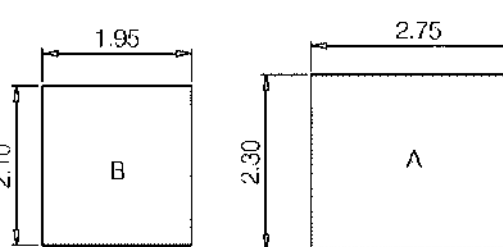
Total Parking reqd. = 36.00 Nos. (7)

Total Parking Prop. = 36.00 Nos.

17TH FLOOR PLAN

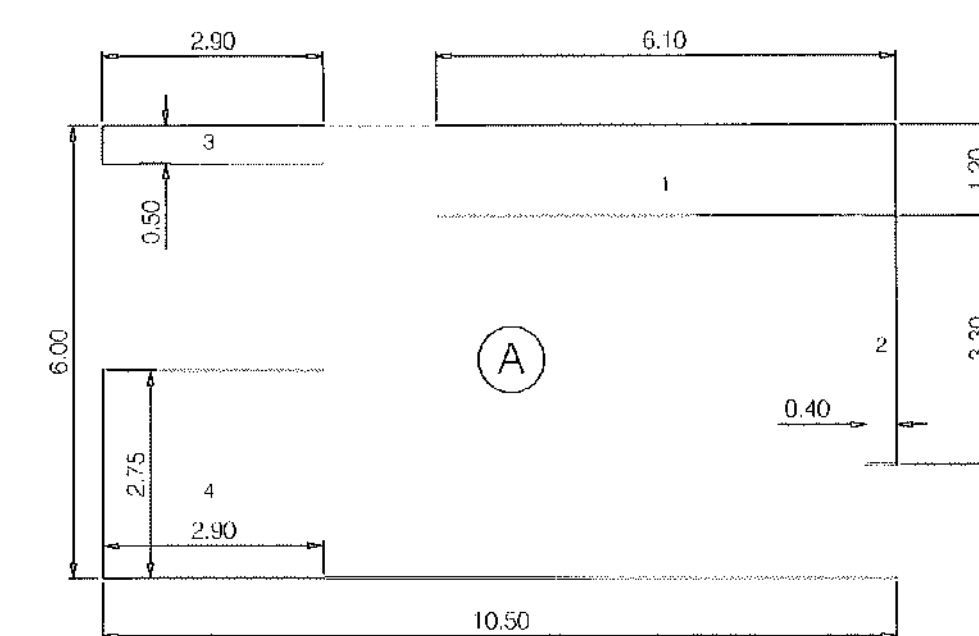
FLAT NO. 2:-

1	LIVING	= 6.40 X 3.30	= 21.12 SQ.MT.
2	DINING	= 2.90 X 3.60	= 10.44 SQ.MT.
3	BED	= 2.90 X 3.40	= 9.86 SQ.MT.
4	KITCHEN	= 2.90 X 2.20	= 6.38 SQ.MT.
5	TOIL-1	= 2.05 X 1.20	= 2.46 SQ.MT.
6	TOIL-2	= 2.05 X 1.20	= 2.46 SQ.MT.
7	PASS	= 0.90 X 1.50	= 1.35 SQ.MT.
8	BED 1	= 3.30 X 2.45	= 8.08 SQ.MT.
9	BED 2	= 3.30 X 3.20	= 10.56 SQ.MT.
10	DOOR.J.	= 1.08 X 0.15	= 0.16 SQ.MT.
11		= 0.90 X 0.15 X 3 NOS	= 0.40 SQ.MT.
12		= 0.75 X 0.15 X 3 NOS	= 0.32 SQ.MT.
TOTAL			= 79.24 SQ.MT.



22ND FL. COMM. AREA DIA.

TERRACE FLOOR PLAN



22ND FLOOR AREA DIAGRAM

BUILT UP AREA CALCULATION

22ND FLOOR			
A	10.50 X 6.00 X 1 NO	=	63.00 SQ.MT.
TOTAL ADDITION			= 63.00 SQ.MT.

DEDUCTIONS			
1	0.10 X 1.20 X 1 NO	=	0.12 SQ.MT.
2	0.40 X 3.30 X 1 NO	=	1.32 SQ.MT.
3	2.00 X 0.50 X 1 NO	=	1.00 SQ.MT.
4	2.00 X 2.75 X 1 NO	=	5.50 SQ.MT.
TOTAL DEDUCTION			= 8.94 SQ.MT.
TOTAL BUILT UP AREA (A - Y)			= 44.06 SQ.MT.

22ND FL. COMMON AREA			
A	2.75 X 2.30 X 1 NO	=	6.32 SQ.MT.
B	1.95 X 2.10 X 1 NO	=	4.09 SQ.MT.
C	1.35 X 0.50 X 1 NO	=	0.67 SQ.MT.
TOTAL ADDITION			= 11.08 SQ.MT.

TOTAL BUILT UP AREA			= 44.06 SQ.MT.
TOTAL COMMON AREA			= 11.08 SQ.MT.
TOTAL NET BUILT UP AREA			= 55.14 SQ.MT.

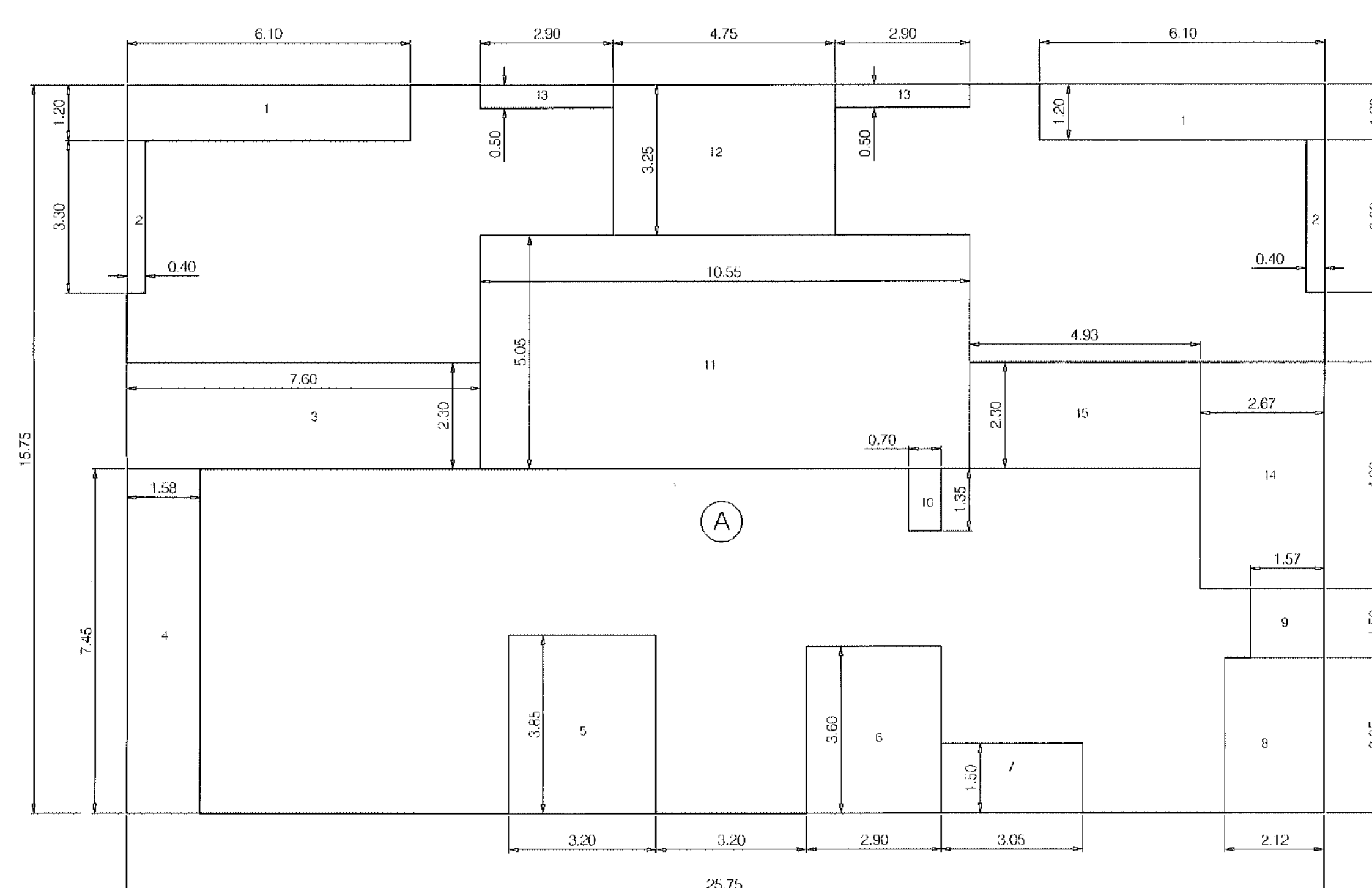
BUILT UP AREA CALCULATION

20TH & 21ST FLOOR			
A	25.75 X 15.75 X 1 NO	=	406.56 SQ.MT.
TOTAL ADDITION			= 406.56 SQ.MT.

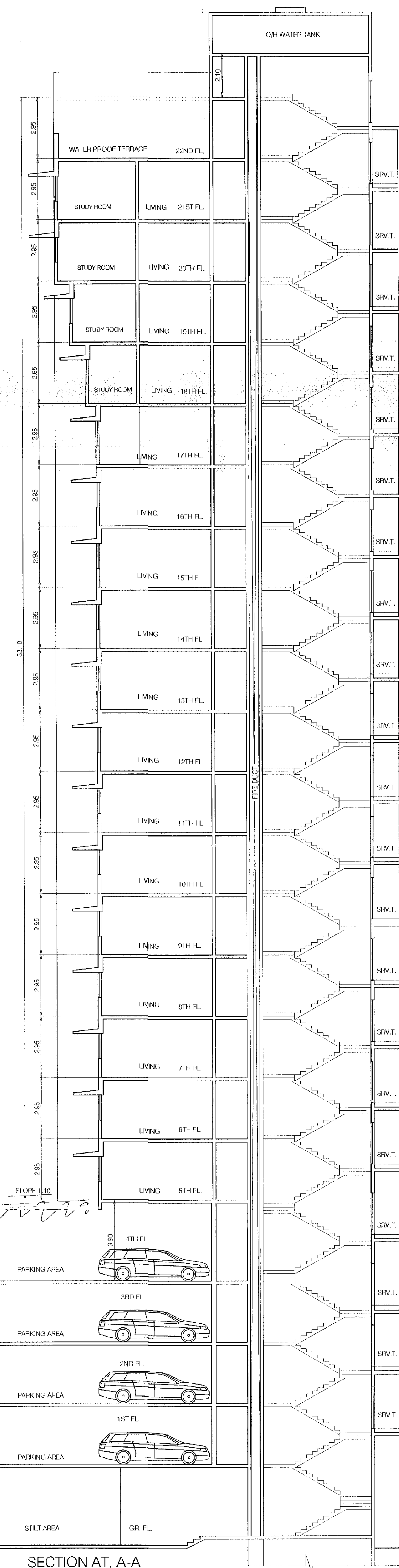
DEDUCTIONS			
1	6.10 X 1.20 X 2 NOS	=	14.64 SQ.MT.
2	0.40 X 3.30 X 2 NOS	=	2.64 SQ.MT.
3	7.60 X 2.50 X 1 NO	=	19.00 SQ.MT.
4	1.58 X 7.25 X 1 NO	=	11.47 SQ.MT.
5	3.20 X 3.85 X 1 NO	=	12.32 SQ.MT.
6	2.80 X 3.80 X 1 NO	=	10.64 SQ.MT.
7	3.05 X 1.50 X 1 NO	=	4.57 SQ.MT.
8	2.12 X 3.35 X 1 NO	=	7.10 SQ.MT.
9	1.57 X 1.50 X 1 NO	=	2.35 SQ.MT.
10	0.70 X 1.35 X 1 NO	=	0.94 SQ.MT.
11	10.55 X 5.05 X 1 NO	=	53.28 SQ.MT.
12	4.75 X 3.25 X 1 NO	=	15.44 SQ.MT.
13	2.90 X 0.50 X 2 NOS	=	2.90 SQ.MT.
14	2.68 X 4.90 X 1 NO	=	13.13 SQ.MT.
15	4.93 X 2.30 X 1 NO	=	11.34 SQ.MT.
TOTAL DEDUCTION			= 180.34 SQ.MT.
TOTAL BUILT UP AREA (A - Y)			= 226.22 SQ.MT.

20TH & 21ST FL. COMMON AREA			
A	2.75 X 2.30 X 2 NOS	=	12.65 SQ.MT.
B	1.95 X 2.10 X 1 NO	=	4.09 SQ.MT.
C	1.35 X 0.50 X 1 NO	=	0.67 SQ.MT.
TOTAL ADDITION			= 17.41 SQ.MT.

TOTAL BUILT UP AREA			= 226.22 SQ.MT.
TOTAL COMMON AREA			= 17.41 SQ.MT.
TOTAL NET BUILT UP AREA			= 243.63 SQ.MT.



20TH & 21ST FLOOR AREA DIAGRAM



SECTION AT, A-A

BLOCK PLAN
SCALE = 40' TO 1"

18TH FLOOR PLAN

FLAT NO. 2:-

1	LIVING	= 6.40 X 3.30	= 21.12 SQ.MT.
		= 2.90 X 3.60	= 10.44 SQ.MT.
2	STUDY	= 2.90 X 2.25	= 6.52 SQ.MT.
3	BED	= 2.90 X 3.40	= 9.86 SQ.MT.
4	KITCHEN	= 2.90 X 2.20	= 6.38 SQ.MT.
5	TOIL-1	= 2.05 X 1.20	= 2.46 SQ.MT.
6	TOIL-2	= 1.95 X 1.20	= 2.34 SQ.MT.
7	P. TOIL	= 1.35 X 1.20	= 1.62 SQ.MT.
8	PASS.	= 0.90 X 1.50	= 1.35 SQ.MT.
9	BED 1	= 3.30 X 2.45	= 8.08 SQ.MT.
10	BED 2	= 3.30 X 3.20	= 10.56 SQ.MT.
11	DOOR.2	= 1.08 X 0.15	= 0.16 SQ.MT.
12		= 0.90 X 0.15 X 3NOS	= 0.40 SQ.MT.
13		= 0.75 X 0.15 X 3NOS	= 0.34 SQ.MT.
TOTAL			= 81.63 SQ.MT.

TABLE - II

DETAILS OF FUNGIBLE B.U.A. FOR REHAB / SALE & PREMIUM CALCULATIONS			
Sr. No.	Description	Residential in Sq. Mt.	Commercial in Sq. Mt.
1.	Permissible B.U.A. (S.No. 14 of Proforma-A)		
2.	Permissible Fungible B.U.A. (100.35 or 0.20)		
3.	Total Permissible B.U.A. (1-2)		
4.	Total Proposed B.U.A. including Fungible F.S. (14-15 of Proforma-A) (Check: Shall not be more than 3 (Total A+B of column No.21 of Table No.1))		
5.	Permissible Fungible B.U.A. for notes, MRDA & M.C.G.M. Component (Total A-B of column No.15 of Table No.1)		
6.	Fungible B.U.A. valued for rehab, MRDA & M.C.G.M. (Col 19-14-20 of Table No.1) (Check: Shall not be more than 5 above & shall be equal to 5- Col No.21 of Table No.1)		
7.	Permissible Fungible B.U.A. for Sale Component (2-5)		
8.	Fungible B.U.A. utilized for Sale (4-14 above) (Check: Shall not be more than 7 above)		
9.	Ready Redeem Rate for the Year 2012		
10.	% of Ready Redeem Rate		
11.	Premium amount to be recovered (Bulet 5)		
12.	Payment Receipt No. & Date		

P R O F O R M A - B

CONTENT OF SHEETS

Built Up Area Diagram & Calculation Terrace Floor Plan & Section

CLIENTS NAME & SIGNATURE

M/S. M. I. REALITY PVT. LTD.

DESCRIPTION OF PROPOSAL :

PROPOSED REDEVELOPMENT OF PROPERTY BEARING C.S. NO. 100(P1) OF MAGGAON DIV. SITUATED AT WADI BUNDER ROAD MUMBAI.

Licensed Surveyor.

Qureshi & Associates
359/361, Parshuram Pupala Marg,
Bapty Road, Mumbai-400 008.

FILE NO. 2, DRAWN BY, SCALE 1:100, CHECKED BY, DATE

9/7/27

STAMP & DATE OF APPROVAL 5/5

DRAFT PLAN FOR APPROVAL

S.E.B.P. () A.E.B.P. () E.E.B.P. ()

PERMISSIBLE BUILT-UP AREA STATEMENT IN INCENTIVE -(A)				
C.S. NO.100(PT.) (HAMILTON BUILDING)				
		R	NR	TOTAL
1	Total Carpet area of Existing Tenant (R & NR.)	1373.55	258.51	1632.06
2	Total Built-up Area (R & NR.) (1 X 1.20)	1648.26	310.21	1958.47
3	Crapet area considered for Incentive FSI (col. 12 Table.1)	1362.53	258.51	1621.04
4	Built-up area considered for Incentive FSI (3 x 1.20)	1635.04	310.21	1945.25
5	50% Incentive Area	972.62	0.00	972.62
6	Total Permissible Built-up Area (2+5)	2620.88	310.21	2931.10
7	Fungible Area for R & NR 20% & 35%	917.31	62.04	979.35
8	Total permissible Built-up Area Incl. Fungible	3538.19	372.25	3910.45
Total Permissible BUA WITH Fungible		3910.45		SQ. MT.

PERMISSIBLE BUILT-UP AREA STATEMENT WITH FSI 3.00 -(B)				
C.S. NO.100(PT.) (HAMILTON BUILDING)				
		R	NR	TOTAL
1	Plot Area	1055.60		SQ. MT.
2	Permissible area (1 x 3.00 FSI)	3166.80		SQ. MT.
3	Total Carpet area of Existing Tenant (R & NR.)	1373.55	258.51	1632.06
4	Total Built-up Area (R & NR.) (3X1.20)	1773.31	310.21	2083.52
5	Rehab Fungible Area for R & NR 20% & 35%	620.66	62.04	682.70
6	Balance area for sale (2-4)	1069.57	13.71	1083.28
7	Fungible Area for SALE (R & NR 20% & 35%)	374.35	2.74	377.09
10	Total permissible Built-up Area Incl. Fungible (2+5+7)	4226.59		SQ. MT.
Total Permissible BUA with Fungible		4226.59		SQ. MT.

CARPET WITH BUILT-UP AREA SUMMARY PER UNITS PER FLOOR

GROUND FLOOR					16th floor				
N.R.	Carpet Area	Built-up A.	Comm. BUA	Total BUA	RESI.	Carpet Area	Built-up A.	Comm. BUA	Total BUA
NR-1	46.81	50.19	6.76	56.94	R-1	31.52	37.55	3.16	40.72
NR-2	42.54	45.61	6.14	51.75	R-2	70.51	84.01	7.08	91.09
NR-3	24.42	26.18	3.62	29.71	R-3	33.81	40.28	3.39	43.68
NR-4	14.28	15.31	2.06	17.37	R-4	38.97	46.43	3.91	50.34
NR-5	19.38	20.78	2.80	23.58	TOTAL	174.81	208.28	17.55	225.83
NR-6	8.42	9.03	1.22	10.24	17th floor				
NR-7	11.04	11.84	1.59	13.43	RESI.	Carpet Area	Built-up A.	Comm. BUA	Total BUA
NR-8	5.85	6.27	0.84	7.12	R-1	38.97	44.40	3.58	47.98
NR-9	68.48	74.47	10.03	84.50	R-2	79.24	90.28	7.28	97.56
TOTAL	242.2	259.67	34.96	284.63	R-3	33.81	38.52	3.11	41.63
					R-4	38.97	44.40	3.58	47.98
					TOTAL	190.99	217.6	17.55	235.15
5th to 8th & 8th to 13th					18th floor				
RESI.	Carpet Area	Built-up A.	Comm. BUA	Total BUA	RESI.	Carpet Area	Built-up A.	Comm. BUA	Total BUA
R-1	38.97	44.88	3.81	48.51	R-1	38.97	44.45	3.54	47.99
R-2	33.61	38.77	3.31	42.08	R-2	81.63	93.11	7.41	100.52
R-3	33.74	38.69	3.30	42.00	R-3	33.81	38.57	3.07	41.63
R-4	33.81	38.77	3.31	42.08	R-4	38.97	44.45	3.54	47.98
R-5	38.97	44.86	3.81	48.51	TOTAL	193.38	220.58	17.55	238.13
TOTAL	175.30	205.63	17.55	223.18	19th floor				
					RESI.	Carpet Area	Built-up A.	Comm. BUA	Total BUA
7th & 14th					R-1	38.97	44.42	3.46	47.86
RESI.	Carpet Area	Built-up A.	Comm. BUA	Total BUA	R-2	83.81	95.30	6.39	104.69
R-1	38.97	44.99	3.87	48.86	R-3	33.81	38.45	3.79	42.23
R-2	33.81	39.04	3.35	42.39	R-4	38.97	44.31	4.37	48.68
R-3	33.74	38.95	3.35	42.30	TOTAL	186.59	178.06	17.55	196.61
R-4	30.89	35.66	3.06	38.73	20th & 21st floor				
TOTAL	137.41	158.65	13.63	172.28	RESI.	Carpet Area	Built-up A.	Comm. BUA	Total BUA
19th floor					R-1	38.97	44.42	3.46	47.86
RESI.	Carpet Area	Built-up A.	Comm. BUA	Total BUA	R-2	85.84	97.84	7.62	105.47
R-1	32.23	38.25	3.22	41.47	R-3	33.81	38.54	3.00	41.54
R-2	70.51	83.67	7.05	90.72	R-4	38.97	44.42	3.46	47.88
R-3	33.61	40.12	3.38	43.50	TOTAL	197.59	225.22	17.55	242.77
R-4	38.97	46.24	3.80	50.14	21st floor				
TOTAL	175.52	208.28	17.55	225.83	RESI.	Carpet Area	Built-up A.	Comm. BUA	Total BUA

P R O F O R M A - B

CONTENT OF SHEETS

Built Up Area Diagram & Calculation Terrace Floor Plan & Section

CLIENTS NAME & SIGNATURE

M/S. M. I. REALITY PVT. LTD.

DESCRIPTION OF PROPOSAL :

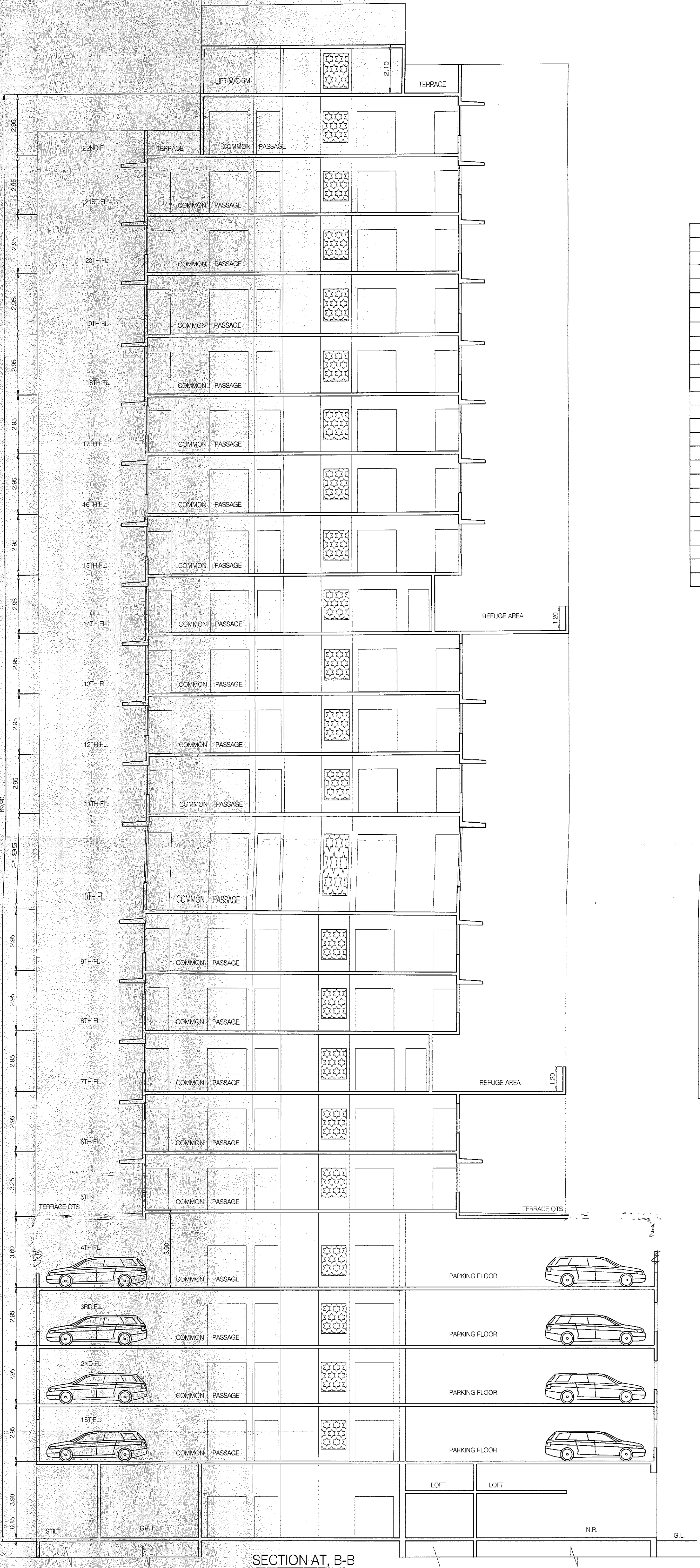
PROPOSED REDEVELOPMENT OF PROPERTY BEARING C.S. NO.100(PT.) OF MAZGAON DIV. SITUATED AT WADI BUNDER ROAD MUMBAI.

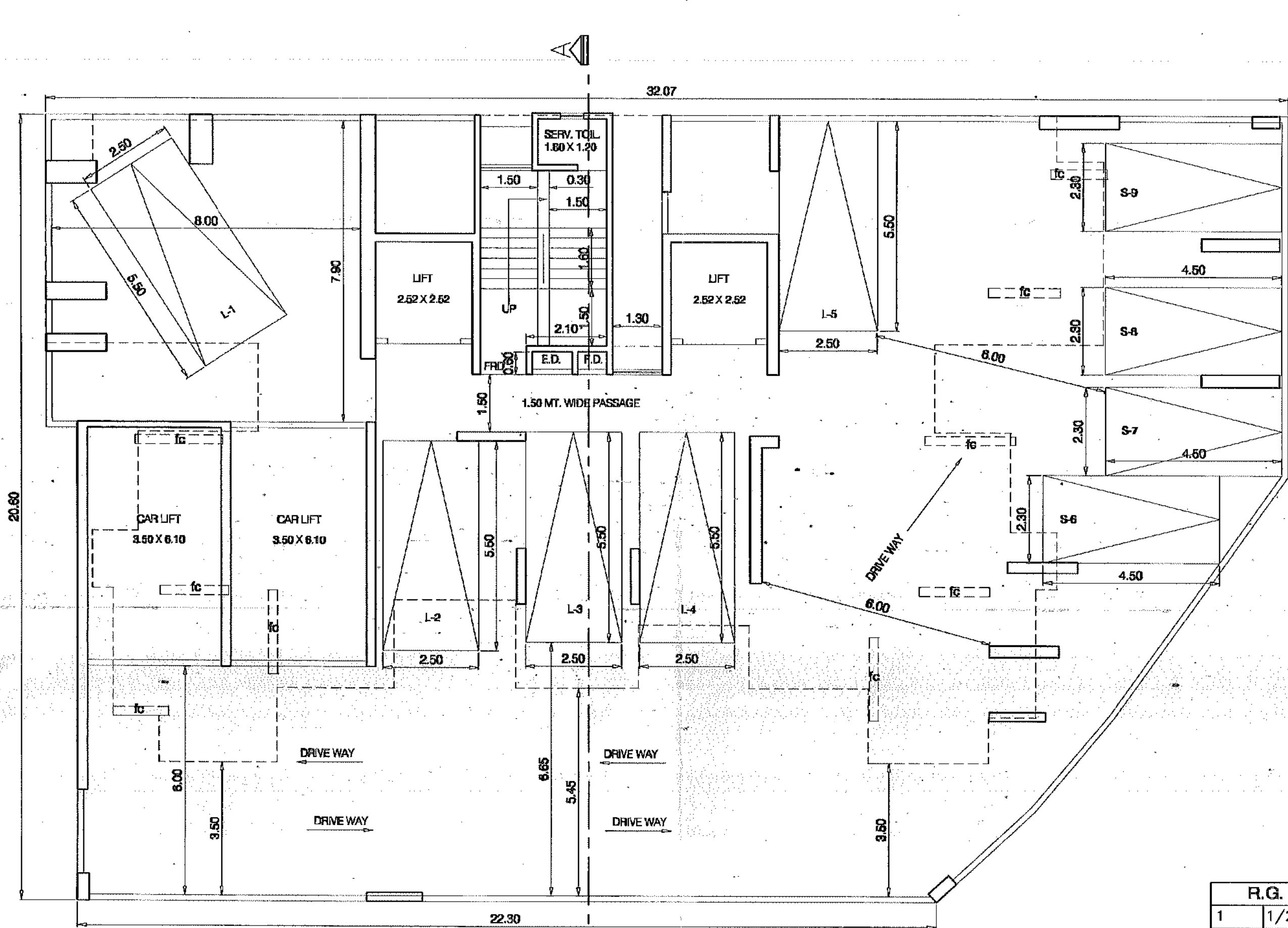
Licensed Surveyor.

Qureshi & Associates

359/361, Parshuram Pupala Marg, Bapty Road, Mumbai-400 008.

FILE NO.	DRAWN BY	SCALE	CHECKED BY	DATE
2		1:100		



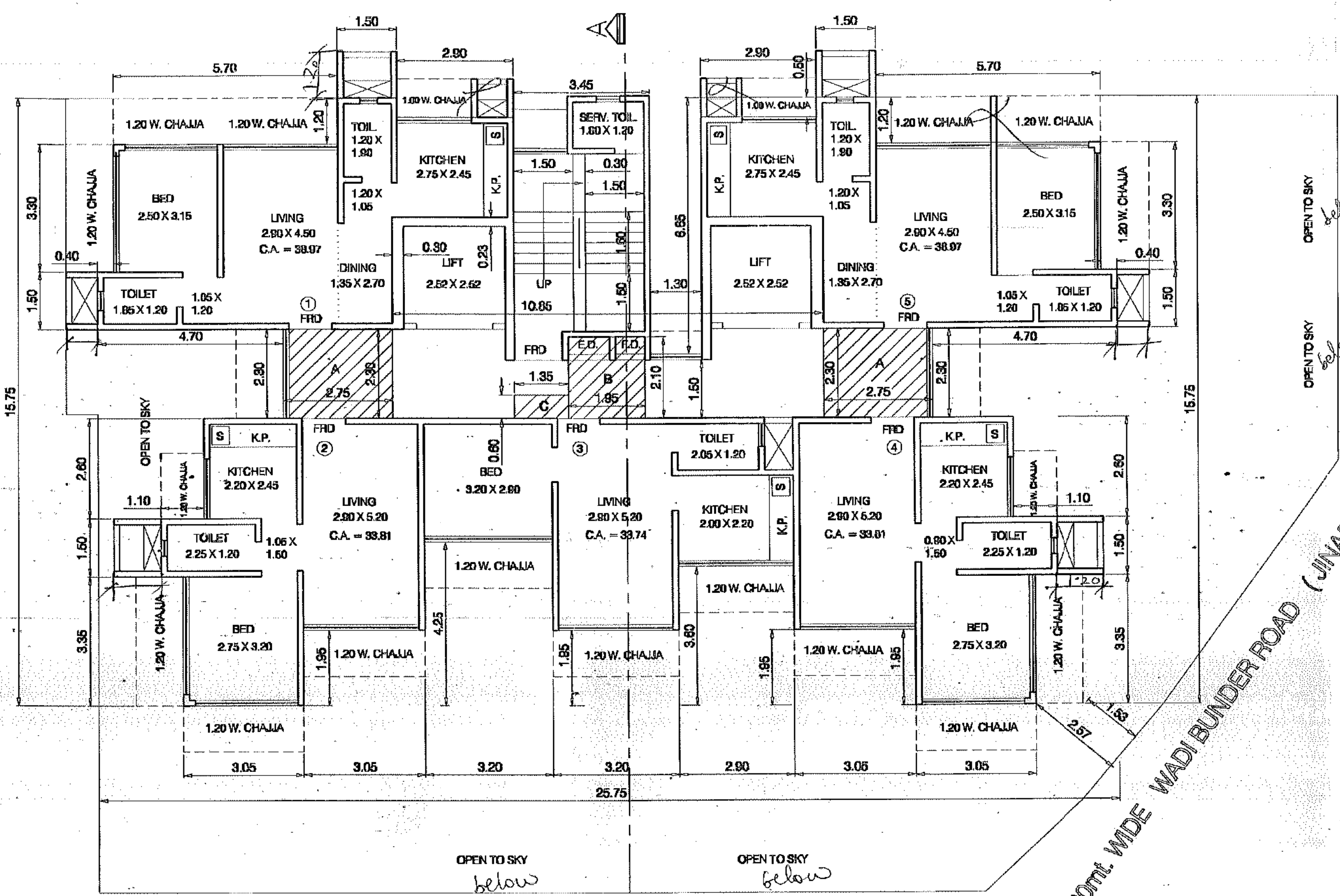


1ST TO 4TH FLOOR PLAN

LARGE PARKING	= 05.09 nos. X 1 = 5.09 nos.
SMALL PARKING	= 04.00 nos. X 1 = 4.00 nos.
TOTAL PER FLOOR PARKING	= 9.09 nos.
1ST TO 4TH PARKING @ CAR X 4 FLOOR	= 36.36 nos.

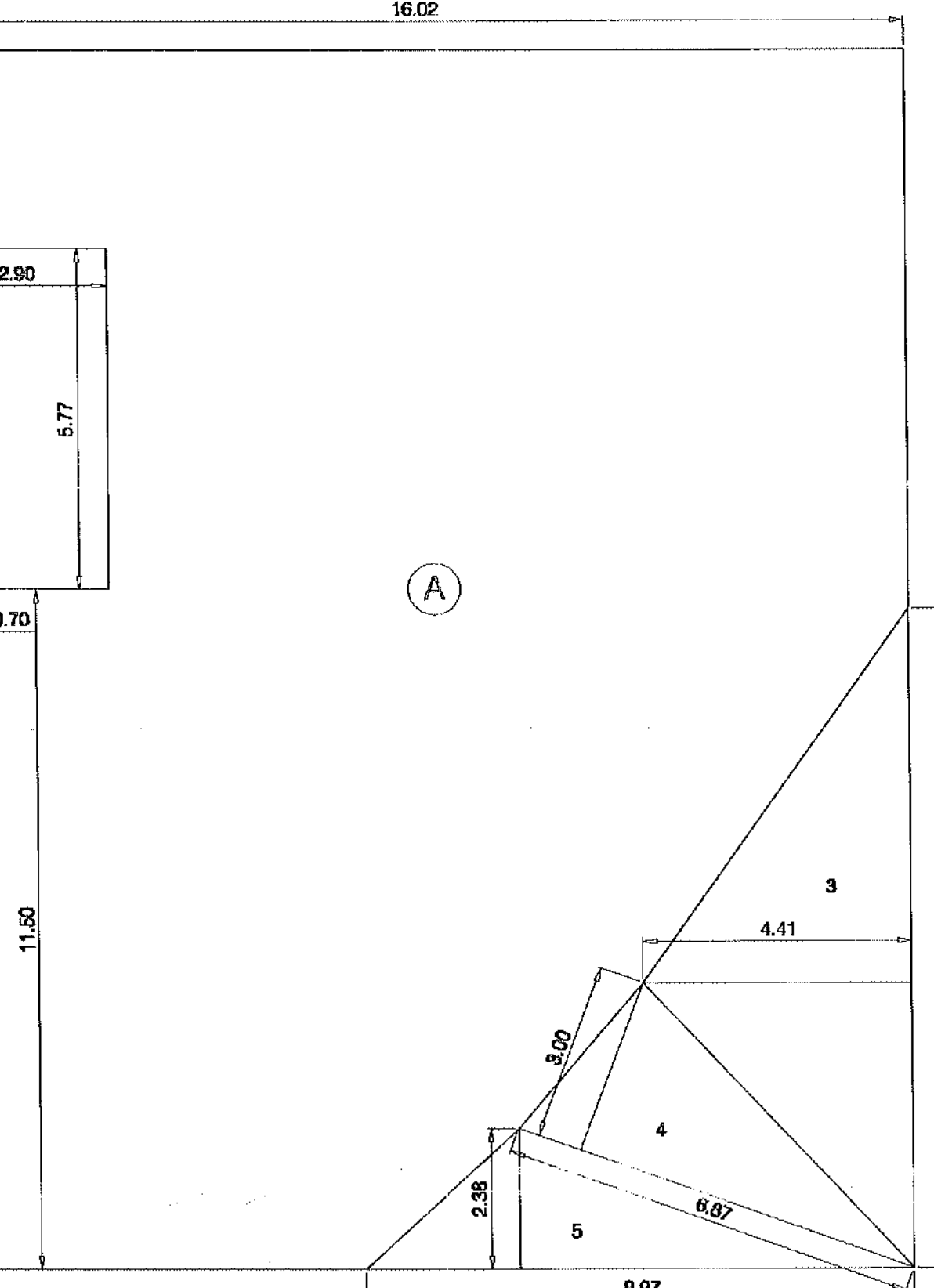
R.G. AREA CALCULATION		
1	$1/2 \times 9.58 \times 4.23 \times 1.10$	= 18.15 SQ.MT.
2	$1/2 \times 14.77 \times 5.53 \times 1.10$	= 40.84 SQ.MT.
3	$1/2 \times 9.53 \times 7.83 \times 1.10$	= 37.31 SQ.MT.
TOTAL ADDITION		= 96.30 SQ.MT.

R.G. Area Calculation		
Area of the Plot :- 1055.60 sqmt		
Permissible R.G. 8% of Plot Area		
:- 84.45 sqmt.		
Total Prop. R.G. = 96.30 sqmt.		



5TH TO 6TH & 8TH TO 13TH FLOOR PLAN

PLOT AREA CALCULATION		
A	$1/2 \times 49.67 \times 17.25 \times 1.10$	= 428.40 SQ.MT.
B	$1/2 \times 49.67 \times 7.24 \times 1.10$	= 178.81 SQ.MT.
C	$1/2 \times 12.92 \times 12.12 \times 1.10$	= 78.30 SQ.MT.
D	$1/2 \times 58.40 \times 13.91 \times 1.10$	= 406.17 SQ.MT.
TOTAL ADDITION		= 1092.68 SQ.MT.



GROUND FLOOR AREA DAIGRAM

BUILT UP AREA CALCULATION		
GROUND FLOOR		
A	$18.02 \times 20.00 \times 1.10$	= 396.01 SQ.MT.
TOTAL ADDITION		= 396.01 SQ.MT.
TOTAL BUILT UP AREA (R.G.)		= 2495.19
TOTAL DEDUCTION		= 260.53
TOTAL BUILT UP AREA		= 2234.66
TOTAL COMMON AREA		= 94.88 SQ.MT.
TOTAL NET BUILT UP AREA		= 2329.54

FLOORS	REHAB	SALE	TOTAL
1st			
2nd			
3rd			

CARPET AREA CALCULATION
5TH TO 6TH & 8TH TO 13TH FLOOR PLAN
FLAT NO. 1 & 5 :-

1	LIVING	= 2.50 X 4.50	= 11.25 SQ.MT.
2	DINING	= 3.25 X 2.50	= 8.13 SQ.MT.
3	KITCHEN	= 2.75 X 2.45	= 6.74 SQ.MT.
4	TOL-1	= 1.20 X 1.00	= 1.20 SQ.MT.
5	TOL-2	= 1.85 X 1.20	= 2.22 SQ.MT.
6	PASS.	= 1.00 X 1.20	= 1.20 SQ.MT.
7	PASS.	= 1.20 X 1.05	= 1.26 SQ.MT.
8	DOOR	= 1.00 X 0.15	= 0.15 SQ.MT.
9	DOOR	= 0.50 X 0.15 X 2 NOS	= 0.15 SQ.MT.
10	DOOR	= 0.75 X 0.15 X 2 NOS	= 0.22 SQ.MT.
11	TOTAL		= 35.97 SQ.MT.

FLAT NO. 2 & 4 :-

1	LIVING	= 2.50 X 4.50	= 11.25 SQ.MT.
2	DINING	= 3.25 X 2.50	= 8.13 SQ.MT.
3	KITCHEN	= 2.75 X 2.45	= 6.74 SQ.MT.
4	TOL-1	= 1.20 X 1.00	= 1.20 SQ.MT.
5	PASS.	= 1.00 X 1.20	= 1.20 SQ.MT.
6	DOOR	= 1.00 X 0.15	= 0.15 SQ.MT.
7	DOOR	= 0.75 X 0.15	= 0.11 SQ.MT.
TOTAL			= 33.81 SQ.MT.

FLAT NO. 3 :-

1	LIVING	= 2.50 X 4.50	= 11.25 SQ.MT.
2	DINING	= 3.25 X 2.50	= 8.13 SQ.MT.
3	KITCHEN	= 2.75 X 2.45	= 6.74 SQ.MT.
4	TOL-1	= 1.20 X 1.00	= 1.20 SQ.MT.
5	PASS.	= 1.00 X 1.20	= 1.20 SQ.MT.
6	DOOR	= 1.00 X 0.15	= 0.15 SQ.MT.
7	DOOR	= 0.75 X 0.15	= 0.11 SQ.MT.
TOTAL			= 33.74 SQ.MT.

Refuge Area Table Calculation		
FLOORS	GROSS B.U.A. WITH FUNGIBLE	4% Required 4% Proposed
7TH FLOOR	223.18	8.93
8TH FLOOR	223.18	8.93
9TH FLOOR	223.18	8.93
10TH FLOOR	223.18	8.93
11TH FLOOR	223.18	8.93
12TH FLOOR	223.18	8.93
13TH FLOOR	223.18	8.93
Total (7th to 13th)	1511.84	60.45
14TH FLOOR	172.28	6.89
15TH FLOOR	225.83	8.99
16TH FLOOR	225.83	8.99
17TH FLOOR	225.83	8.99
18TH FLOOR	225.83	8.99
19TH FLOOR	225.83	8.99
20TH FLOOR	225.83	8.99
21ST FLOOR	225.83	8.99
22ND FLOOR	225.83	8.99
Total (14th to 22nd)	1834.68	71.85
Total	3346.52	132.30

BUILT UP AREA SUMMARY		
FLOORS	GROSS B.U.A. WITH FUNGIBLE	EXCESS REFUSE TOTAL
GROUND FL.	294.69	294.69
1ST FLOOR	295.49	295.49
2ND FLOOR	295.49	295.49
3RD FLOOR	295.49	295.49
4TH FLOOR	295.49	295.49
5TH FLOOR	295.49	295.49
6TH FLOOR	295.49	295.49
7TH FLOOR	295.49	295.49
8TH FLOOR	295.49	295.49
9TH FLOOR	295.49	295.49
10TH FLOOR	295.49	295.49
11TH FLOOR	295.49	295.49
12TH FLOOR	295.49	295.49
13TH FLOOR	295.49	295.49
14TH FLOOR	295.49	295.49
15TH FLOOR	295.49	295.49
16TH FLOOR	295.49	295.49
17TH FLOOR	295.49	295.49
18TH FLOOR	295.49	295.49
19TH FLOOR	295.49	295.49
20TH FLOOR	295.49	295.49
21ST FLOOR	295.49	295.49
22ND FLOOR	295.49	295.49
TOTAL	4098.80	4098.80

STAMP & DATE OF APPROVAL

DRAFT PLAN FOR APPROVAL

A	PROFORMA - A	Plan as per DCR Amended After 06-01-2012
1	Area of the plot	1055.60
2	Deduction for	
a)	Road Set - back area	51.17
b)	Proposed road	-
c)	Any Reservation (sub - plot)	-
d)	% amenity space as per DCR 56/57 (sub-plot) other	-
3	Balance area of plot (1-2)	1004.43
4	Deduction for 15% Recreational ground / 10% Amenity space (deductible for Ind)	-
5	Net area of plot (3-4)	1004.43
6	Additions for floor space index 2 (a) 100% for D.P. Road	-
7	2 (b) 100% for Set - Back	51.17
8	Total areas (5 + 6)	1055.60
9	Floor Space Index Permissible	3.00
10	8(a) Floor Space Index credit available by Development Rights (Restricted to % of the balance area vide 3 above)	-
11	DRG No.	-
12	DRC No.	-
13	Additions for floor space index 9 (b) 33% as per DCR 32	-
14	9 (c) % as per DCR 33	-
15	9 (d) other	-
16	Permissible Floor area (7 X 8)	3168.00
17	Existing floor area	N/A
18	Proposed Built up area	3168.00
19	Excess balcony area taken in Floor Space Index	N/A
20	Purely Residential Built up area	-
21	Remaining Non- Residential Built up area	-
22	Total Built up proposed (11 + 12 + 13)	-
23	(as per old approved plan at prior to 06-01-2012)	-
24	FSI consumed on net holding = 14/1	-
25	Details of FSI available as per DCR 35 (4)	PERMISSIBLE PROPOSED
26	1 Fungible Built Up Area component proposed vide DCR 35(4) for purely Residential	996.43 878.54
27	2 Fungible Built Up Area component proposed vide DCR 35(4) for Non- residential	64.98 56.13
28	3 Total Fungible Built Up Area vide DCR 35(4) = (B.1 + B.2)	1061.41 934.67
29	4 Total Gross Built up area proposed (14 + B.3)	4226.58 4101.77
30	C Tenement Statement	
31	(i) Proposed area (Item 1, 12 above)	-
32	(ii) Less deduction of Non Residential area (shop etc)	-
33	(iii) Area available for tenements (10 - (ii))	-
34	(iv) Tenements permissible (Density of tenements / tractors)	-
35	(v) Tenements proposed	-
36	(vi) Tenements existing	-
37	Total tenements on the plot	-
38	D Parking Statement	
39	(i) Parking required by Regulation for	-
40	Car	-
41	Scoutor/ Motor Cycle	-
42	Outsiders (visitors)	-
43	(ii) Covered Garage permissible	-
44	(iii) Covered Garages proposed	-
45	Car	-
46	Scoutor/ Motor Cycle	-
47	Outsiders (visitors)	-
48	E Transport Vehicles Parking	
49	(i) Spaces for transport vehicles parking required by Regulations	-
50	(ii) Total no. of transport vehicles parking spaces provided	-
51	PROFORMA - B	
52	CONTENT OF SHEETS	
53	Ground Floor Plan, 1st to 22nd Floor Plan, 5th to 13th A. Plan, Block & Location Plan, Proposed Block Plan, Refuge Area Calculation, Plot Area Calculation, R.G. Area Diagram & Calculation, Built Up Area Summary, Permissible Area Statement, & Performance A	
54	CLIENTS NAME & SIGNATURE	
55	M/S. M. L. REALITY PVT. LTD.	
56	DESCRIPTION OF PROPOSAL:	
57	PROPOSED REDEVELOPMENT OF PROPERTY BEARING C.S. NO. 100/07, OF MARGOLAN DIV. SITUATED AT WADI BUNDER ROAD, MUMBAI. 400 001.	
58	Licensed Surveyor.	
59	Qa	
60	FILE NO.	
61	DRAWN BY	
62	SCALE	1:100
63	CHECKED BY	
64	DATE	