

BUILT-UP AREA STATEMENT OF SALE BUILDING NO. 2 WING A TO D

TOTAL PROPOSED FSI AREA				TOTAL NON FSI AREA																					
FLOOR	SALE COMM. BUA	SALE RESI. BUA	TOTAL BUILT-UP AREA	INTERNAL STAIRCASE AREA	STAIRCASE, LIFT & LIFT LOBBY	METER ROOM	PANEL /FAPA ROOM	OWC AREA	SUBSTATION AREA	ENTRANCE LOBBY AREA	AMENITY / FITNESS CENTER AREA	REFUGEE AREA	BASEMENT /STILT & OPEN AREA	SOCIETY OFFICE AREA	CONSTRUCTION AREA	E.D. & P.D. AREA	EXCESS REFUGEE AREA	EXCESS FITNESS CENTER	TOTAL SALE BUA						
	1	2	3=1+2	4	5	6	7	8	9	10	11	12	13	14	15=4+5+6+7+8+9+10+11+12+13+14	16	17	18	19=3+17+18						
BASEMENT 4	---	---	0.00	---	---	---	---	---	---	---	---	---	5727.82	---	5727.82	---	0	0	0						
BASEMENT 3	---	---	0.00	---	---	---	---	---	---	---	---	---	5727.82	---	5727.82	---	0	0	0						
BASEMENT 2	---	---	0.00	---	---	---	---	---	---	---	---	---	5727.82	---	5727.82	---	0	0	0						
BASEMENT 1	---	---	0.00	---	---	---	---	---	---	---	---	---	5727.82	---	5727.82	---	0	0	0						
GROUND	490.24	477.90	968.14	---	622.32	68.96	119.44	53.63	57.09	458.82	---	---	2128.46	---	4476.66	13.12	0	0	968.14						
1ST FLOOR	---	863.14	863.14	22.62	315.83	---	---	---	---	---	917.92	---	1418.53	20.52	3578.56	13.12	0	128.23	1011.37						
2ND FLOOR	---	2639.23	2639.23	---	292.66	---	---	---	---	---	---	---	---	---	2931.89	12.59	0	0	2639.23						
3RD FLOOR	---	2405.02	2405.02	---	293.34	---	---	---	---	---	---	---	---	---	2698.36	13.12	0	0	2405.02						
4TH FLOOR	---	2405.02	2405.02	---	293.34	---	---	---	---	---	---	---	---	---	2698.36	13.12	0	0	2405.02						
5TH FLOOR	---	2405.02	2405.02	---	293.34	---	---	---	---	---	---	---	---	---	2698.36	13.12	0	0	2405.02						
6TH FLOOR	---	2405.02	2405.02	---	293.34	---	---	---	---	---	---	---	---	---	2698.36	13.12	0	0	2405.02						
7TH(R) FLOOR	---	1976.57	1976.57	---	293.34	---	---	---	---	---	744.02	---	---	---	3013.93	13.12	46.74	0	2023.31						
8TH FLOOR	---	2405.02	2405.02	---	293.34	---	---	---	---	---	---	---	---	---	2698.36	13.12	0	0	2405.02						
9TH FLOOR	---	2405.02	2405.02	---	293.34	---	---	---	---	---	---	---	---	---	2698.36	13.12	0	0	2405.02						
10TH FLOOR	---	2405.02	2405.02	---	293.34	---	---	---	---	---	---	---	---	---	2698.36	13.12	0	0	2405.02						
11TH FLOOR	---	2405.02	2405.02	---	293.34	---	---	---	---	---	---	---	---	---	2698.36	13.12	0	0	2405.02						
12TH FLOOR	---	2405.02	2405.02	---	293.34	---	---	---	---	---	---	---	---	---	2698.36	13.12	0	0	2405.02						
13TH FLOOR	---	2405.02	2405.02	---	293.34	---	---	---	---	---	---	---	---	---	2698.36	13.12	0	0	2405.02						
14TH(R) FLOOR	---	1381.86	1381.86	---	293.56	---	---	---	---	---	---	---	372.01	---	2047.43	13.12	23.36	0	1405.22						
15TH FLOOR	---	1202.51	1202.51	---	146.67	---	---	---	---	---	---	---	---	---	1349.18	6.56	0	0	1202.51						
16TH FLOOR	---	1202.51	1202.51	---	146.67	---	---	---	---	---	---	---	---	---	1349.18	6.56	0	0	1202.51						
17TH FLOOR	---	1202.51	1202.51	---	146.67	---	---	---	---	---	---	---	---	---	1349.18	6.56	0	0	1202.51						
18TH FLOOR	---	1202.51	1202.51	---	146.67	---	---	---	---	---	---	---	---	---	1349.18	6.56	0	0	1202.51						
19TH FLOOR	---	1202.51	1202.51	---	146.67	---	---	---	---	---	---	---	---	---	1349.18	6.56	0	0	1202.51						
20TH FLOOR	---	1202.51	1202.51	---	146.67	---	---	---	---	---	---	---	---	---	1349.18	6.56	0	0	1202.51						
TOTAL	490.24	38623.96	39114.20	22.62	5631.13	68.96	119.44	53.63	57.09	458.82	917.92	1116.03	26458.27	20.52	74038.63	235.63	70.10	128.23	39312.53						

TENEMENT STATEMENT OF SALE BUILDING NO.2 WING A TO D

FLAT NOS.	A&D-1&5	A&D-2	A&D-3	A&D-4	B&C-1	B&C-2	B&C-3	B&C-4	B&C-5	B&C-6	D-4	D-5	C-3	C-4	TOTAL (RES)	TOTAL (COMM.)
Floor	2 BHK (S)	2 BHK (L)	1 BHK	2.5 BHK	3 BHK (M)	3 BHK (L)	4.5 BHK	3 BHK (M)	3 BHK (S)	3 BHK (M)	2 BHK (L)	2 BHK (L)	T.H-4	T.H-5	T.H-3	T.H-4
GR.	---	---	---	---	---	---	---	---	---	---	---	---	---	---	4	11
1	1	---	---	---	1	---	---	---	1	1	---	---	---	---	4	---
2	4	2	---	2	2	2	---	2	2	2	2	2	---	---	22	---
3	4	2	---	2	2	2	---	2	2	2	2	2	---	---	22	---
4	4	2	---	2	2	2	---	2	2	2	2	2	---	---	22	---
5	4	2	---	2	2	2	---	2	2	2	2	2	---	---	22	---
6	4	2	---	2	2	2	---	2	2	2	2	2	---	---	22	---
7(R)	2	0	2	2	2	0	2	0	2	2	2	2	---	---	16	---
8	4	2	---	2	2	2	---	2	2	2	2	2	---	---	22	---
9	4	2	---	2	2	2	---	2	2	2	2	2	---	---	22	---
10	4	2	---	2	2	2	---	2	2	2	2	2	---	---	22	---
11	4	2	---	2	2	2	---	2	2	2	2	2	---	---	22	---
12	4	2	---	2	2	2	---	2	2	2	2	2	---	---	22	---
13	4	2	---	2	2	2	---	2	2	2	2	2	---	---	22	---
14(R)	2	0	1	1	2	0	1	0	0	2	1	1	---	---	11	---
15	2	1	---	1	1	1	---	1	1	1	1	1	---	---	11	---
16	2	1	---	1	1	1	---	1	1	1	1	1	---	---	11	---
17	2	1	---	1	1	1	---	1	1	1	1	1	---	---	11	---
18	2	1	---	1	1	1	---	1	1	1	1	1	---	---	11	---
19	2	1	---	1	1	1	---	1	1	1	1	1	---	---	11	---
20	2	1	---	1	1	1	---	1	1	1	1	1	---	---	11	---
TOTAL	61	28	3	31	33	28	3	28	29	33	31	31	1	1	343	11

SALE BUILT UP AREA

Permissible free sale BUA	38402.87
Proposed Fungible BUA	1807.57
Total Permissible BUA including fungible	40210.44

SALE PROPOSED AREA

Rehab Bldg. No. 1	Sale Bldg. No. 2	TOTAL
Proposed Sale BUA	895.65	39312.53
		40208.18

COMMERCIAL PARKING AREA STATEMENT FOR SALE BUILDING NO.2

TYPE	AREA	PARKING REQ.	PARKING REQ.
ONE PARKING SPACE FOR EVERY 40 SQ.MT. OF FLOOR AREA UP TO 800 SQ.MT. AND ONE PARKING SPACE FOR EVERY 80 SQ.MT. OF SPACE FOR AREA EXCEEDING 800 SQ.MT.	490.24	1 PARKING FOR 40.00 SQ.MT.	12.26
TOTAL			12.26
ADD 10 % VISITORS (MIN.2)			2.00
TOTAL PARKING REQUIRED			14.26
TOTAL PARKING PROPOSED			17.00

RESIDENTIAL PARKING AREA STATEMENT FOR SALE BUILDING NO.2

AREA OF FLAT	NO OF FLAT	PARKING REQ.	PARKING
BELOW 45 SQ.MT.	4	1 FOR 4 NOS.	1.00
45 TO 60 SQ.MT.	NIL	1 FOR 2 NOS.	NIL
60 TO 90 SQ.MT.	183	1 FOR 1 NOS.	183.00
ABOVE 90 SQ.MT.	227	2 FOR 1 NOS.	454.00
TOTAL	414		638.00
PARKING PERMISSIBLE AS PER REG. 44 (TABLE 21 SR NO 1(i)) = 1 PARKING FOR EACH TENEMENT HAVING SIZE UP TO 60.00 sq.mt. (4 x 183 + 454)			641
ADD 10 % VISITORS			64.10
TOTAL PARKING REQUIRED			705.10
TOTAL PARKING PROPOSED (17 + 705)			722

FITNESS CENTER AREA CALCULATION (SALE)

PERMISSIBLE FITNESS CENTER (AS PER REG. 31(1) OF DCR 2034)	2% OF TOTAL BUA
TOTAL BUA	39184.30
FITNESS CENTER AREA REQUIRED (39184.30*2%)	783.69
FITNESS CENTER AREA PROPOSED	911.82
EXCESS FITNESS CENTER	128.23

METER ROOM AREA CALCULATION (SALE WING)

PERMISSIBLE METER ROOM (AS PER REG. 31(1) OF DCR 2034)	1050 MT./50TE NERTS
TOTAL UNITS 419	419
METER ROOM AREA REQUIRED (419*10/50)	83.80
METER ROOM AREA PROPOSED	68.96
EXCESS METER ROOM	NIL

1ST TO 4TH BASEMENT FLOOR PARKING STATEMENT

GROUND BASEMENT	78	78
1ST BASEMENT	156	156
2ND BASEMENT	156	156
3RD BASEMENT	160	160
4TH BASEMENT	172	172
TOTAL	722	722

PROFORMA 'A'

SCHEME PARAMETERS

Sr. No.	PARTICULARS	AREA IN SQ.MT.
1	TOTAL AREA OF PLOT	17704.60
2	AREA OF VACANT PLOT TO BE CARVED OUT FOR SPORTS COMPLEX	5769.66
3	AREA OF PLOT UNDER SLUM CONSIDERED FOR APPROVAL OF SCHEME (1 - 2)	11934.94
4	DEDUCTION FOR D.P. ROAD	1442.28
5	BALANCE PLOT AREA EXCLUDING D.P. ROAD (3-4)	10492.66
6	DEDUCTION FOR	
	AREA OF AMENITY PLOT TO BE HANDED OVER AS PER REGULATION 14(B) (10492.66 x 10% x 35%) = 367.24 SQ.M. (275.53 SQ.M. BEING PLOT AREA UNDER D.P. RESERVATION OF SPORTS COMPLEX + 91.71 SQ.M. AS ADDITIONAL LAND AS PER NOTE II (a) BELOW REG. 14(B).	367.24
7	NET AREA OF PLOT FOR TENEMENT DENSITY (5 - 6)	10125.42
8	ADDITION FOR F.S.I.	
a	AREA OF D.P. ROAD	1442.28
b	AREA OF AMENITY PLOT TO BE HANDED OVER AS PER DCR 14(B)	91.71
9	TOTAL AREA (8a + 8b)	1533.99
10	PLOT AREA FOR F.S.I. (7+9)	11659.41
11	F.S.I. PERMISSIBLE (4.00 or SANCTIONED FSI AS PER LOI WHICHEVER IS HIGHER)	5.20
12	TOTAL PERMISSIBLE BUA (AS PER LOI)	60627.88
13	PROPOSED REHAB BUILT UP AREA IN REHAB BUILDING NO.01	2050.00
15	PROPOSED REHAB COMPONENT	34911.70
16	PERMISSIBLE SALE COMPONENT (34911.70 x 1.10 (INCENTIVE FSI))	38402.87
17	TOTAL SALE FUNGIBLE AREA AVAILABLE AT THIS STAGE	1807.57
18	TOTAL SALE PERMISSIBLE AREA WITH FUNGIBLE	40210.44
19	PROPOSED SALE BUA IN REHAB BUILDING NO. 01	895.65
20	PROPOSED SALE BUA IN SALE BUILDING NO. 02	39312.53
21	TOTAL SALE BUA PROPOSED AT THIS STAGE INCLUDING FUNGIBLE (19+20)	40208.18

PROFORMA 'B'

CONTENTS OF SHEET

BLOCK & LOCATION PLAN, TENEMENT STATEMENT, BUILT UP AREA STATEMENT, PLOT AREA DIAGRAM & CALCULATION.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SLUM REHABILITATION SCHEME ON PLOT BEARING C.T.S. NO. 395 (PT), 396B (PT), 396C (PT), 396D, 397 (PT), 398, 398/1, 407, 408, 408/1 TO 3, 409, 409/1, 410, 412 (PT), 413, 413/1 TO 18, 414 (PT), 420 (PT), 433, 433/1 & 432 AT MAROL, TAL - VILEPARLE, MUMBAI SUBURBAN DISTRICT FOR 'GANDHARI' (SRA) SAHAKARI GRHANIRMAN SOC. (PROP.) MUMBAI-400 059.

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF DATE OF APPROVAL OF PLANS

NAME OF OWNER

M/S AGATE REALTORS & DEVELOPERS

Job no.

Drawing no.

Revision

Drawn by

Checked by

Scale

As stated

NORTH

NAME OF LICENSED SURVEYOR

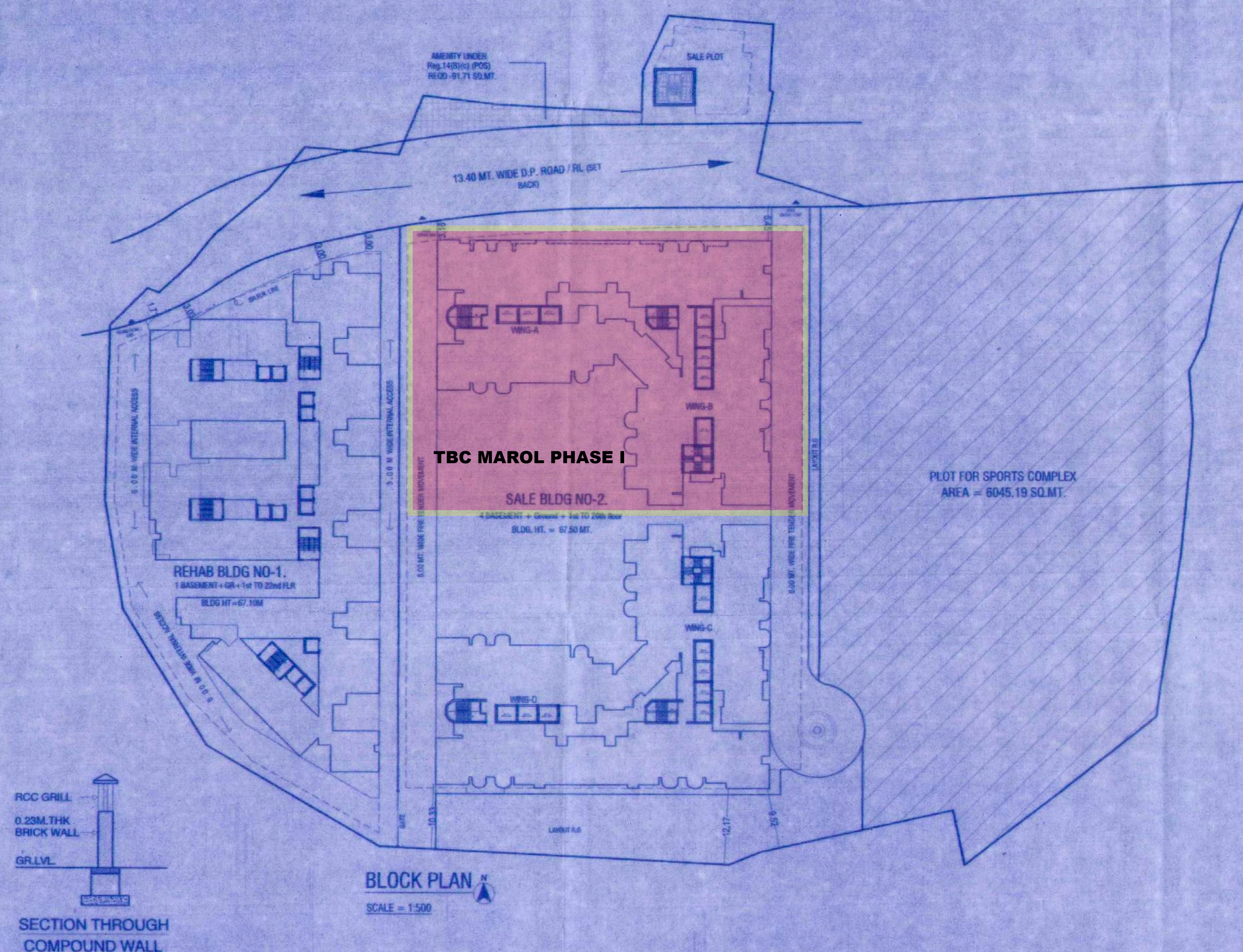
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SIGN & STAMP



R.G. AREA CALCULATION	
1	1/2 X 55.57 X 8.74 X 1 NO = 242.84 SQ.MT.
2	1/2 X 55.57 X 9.78 X 1 NO = 271.74 SQ.MT.
3	1/2 X 13.94 X 2.86 X 1 NO = 19.99 SQ.MT.
4	1/2 X 18.52 X 8.28 X 1 NO = 68.39 SQ.MT.
5	1/2 X 14.83 X 4.15 X 1 NO = 30.77 SQ.MT.
6	1/2 X 4.37 X 1.54 X 1 NO = 3.36 SQ.MT.
7	1/2 X 14.83 X 10.28 X 1 NO = 76.97 SQ.MT.
8	2/3 X 3.12 X 0.28 X 1 NO = 0.58 SQ.MT.
9	1/2 X