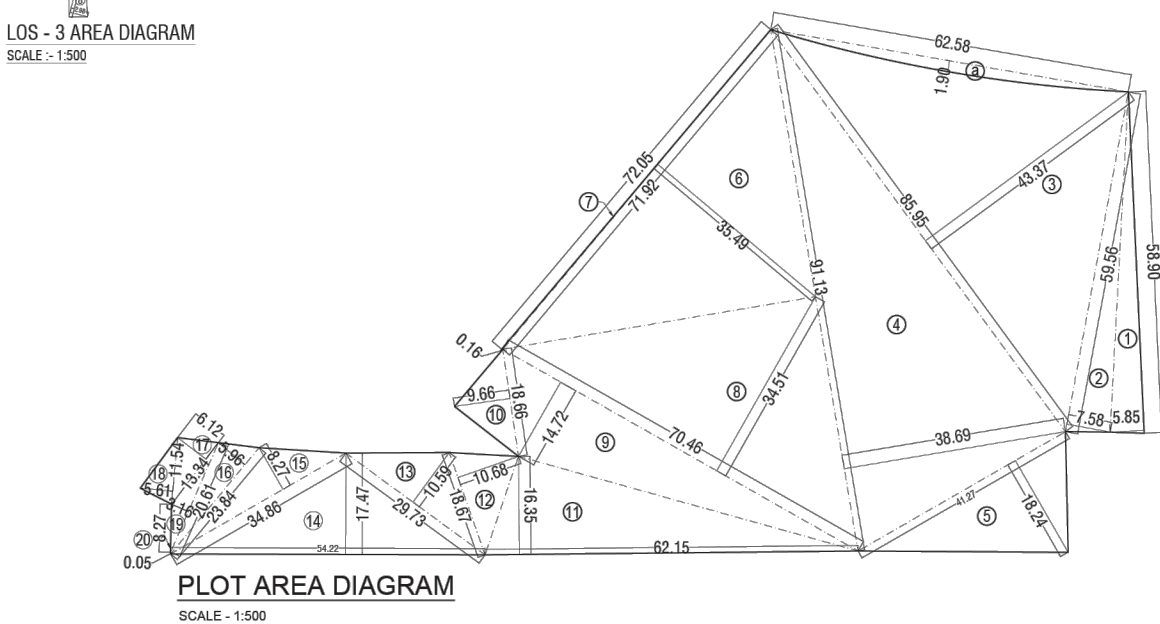


AREA CALCULATION OF LOS				
SIR. NO.	MOTHER EARTH LOS - 1			SQ.MT.
1	53.30 X 14.39 X 0.50	=		383.49
2	53.30 X 16.71 X 0.50	=		446.42
TOTAL AREA OF MOTHER EARTH LOS - 1				= 829.92
SIR. NO.	MOTHER EARTH LOS - 2			SQ.MT.
3	10.32 X 2.90 X 0.50	=		14.96
4	30.09 X 3.50 X 0.50	=		49.65
5	21.95 X 5.13 X 0.50	=		56.39
6	21.95 X 6.69 X 0.50	=		73.42
TOTAL AREA OF PAVED LOS - 2				= 194.34
SIR. NO.	MOTHER EARTH LOS - 3			SQ.MT.
10	10.69 X 2.52 X 0.50	=		13.36
11	10.69 X 2.98 X 0.50	=		15.79
TOTAL AREA OF PAVED LOS - 3				= 29.15
TOTAL LOS PROPOSED				= 892.48

DEDUCTIONS				
#	20 X 62.58 X 1.80 X 1 NO	=		79.27 SQ.MT.
TOTAL DEDUCTION				= 79.27 SQ.MT.
TOTAL PLOT AREA (A - Y)				= 892.48 SQ.MT.



TENEMENT STATEMENT							
FLOOR	TOWER - A	TOWER - B	TOWER - C	TOWER - D	TOWER - E	TOWER - F	TOTAL FLATS
1ST BASEMENT FLOOR	-	-	-	-	-	-	
2ND BASEMENT FLOOR	-	-	-	-	-	-	
3RD BASEMENT FLOOR	-	-	-	-	-	-	
4TH BASEMENT FLOOR	-	-	-	-	-	-	
GROUND FLOOR	-	-	-	-	-	-	
PODIUM	-	-	-	-	-	-	
1ST FLOOR (PODIUM TOP)	-	-	-	-	-	-	
2ND FLOOR	4	4	4	2	2	2	18
3RD FLOOR	4	4	4	2	2	2	18
4TH FLOOR	4	4	4	2	2	2	18
5TH FLOOR	4	4	4	2	2	2	18
6TH FLOOR (REFUGEE AREA)	3	3	3	2	2	1	14
7TH FLOOR	4	4	4	2	2	2	18
8TH FLOOR	4	4	4	2	2	2	18
9TH FLOOR	4	4	4	2	2	2	18
10TH FLOOR	4	4	4	2	2	2	18
11TH FLOOR	4	4	4	2	2	2	18
12TH FLOOR	4	4	4	2	2	2	18
13TH FLOOR (REFUGEE AREA)	3	3	3	2	2	1	14
14TH FLOOR	4	4	4			2	14
15TH FLOOR	4	4	4			2	14
16TH FLOOR	4	4	4			8	16
17TH FLOOR	4	4	4			8	16
18TH FLOOR						4	4
19TH FLOOR						4	4
20TH FLOOR (REFUGEE AREA)			3				3
21ST FLOOR			4				4
22ND FLOOR			4				4
23RD FLOOR			4				4
24TH FLOOR			4				4
TOTAL	62	56	91	26	26	26	287

CAR PARKING AREA STATEMENT			
RESIDENTIAL USER			
CARPET AREA IN SQ.MT.	NO OF FLATS	PARKING PERMISSIBLE AS PER D.C.R.	PARKING REQUIRED
UP TO 45 SQ.MT.	5	1 PARKING / 4 TENEMENTS	2.50
45 TO 60 SQ.MT.	0	1 PARKING / 2 TENEMENTS	0.00
60 TO 90 SQ.MT.	0	1 PARKING / 1 TENEMENTS	0.00
ABOVE 90 SQ.MT.	282	1 PARKING / 1/2 TENEMENTS	564.00
TOTAL	287		566.50
10 % ADDITIONAL PARKING FOR VISITORS (RESI.)			56.65
TOTAL			623.15
TOTAL REQUIRED PARKING	SAY		624
50% ADDITIONAL PARKING AS PER REG. 31(v)			312
TOTAL REQUIRED PARKING			936
TOTAL PROPOSED PARKING			975

CAR PARKING AREA STATEMENT			
FLOORS	BIG CAR PARKING	SMALL CAR PARKING	TOTAL PARKING
1ST FLOOR (PODIUM)	57	44	101.00
GROUND FLOOR	51	63	114.00
1ST BASEMENT FLOOR	68	46	114.00
2ND BASEMENT FLOOR	95	127	222.00
3RD BASEMENT FLOOR	99	129	228.00
4TH BASEMENT FLOOR	99	97	196.00
TOTAL	469	506	975

FSI STATEMENT			
TOWER	BASE BUA	FUNGIBLE BUA	TOTAL BUA AREA
TOWER - A 4BASEMENT+ GROUND + PODIUM + 1ST TO 17TH UPP.FL.	6770.09	2369.53	9139.62
TOWER - B 4BASEMENT+ GROUND + PODIUM + 1ST TO 15TH UPP.FL.	6478.27	2267.40	8745.67
TOWER - C 4BASEMENT+ GROUND + PODIUM + 1ST TO 24TH UPP.FL.	9622.96	3368.04	12991.00
TOWER - D 3BASEMENT+ GROUND + PODIUM + 1ST TO 13TH UPP.FL.	2129.23	745.23	2874.46
TOWER - E 3BASEMENT+ GROUND + PODIUM + 1ST TO 13TH UPP.FL.	2129.23	745.23	2874.46
TOWER - F 4BASEMENT+ GROUND + PODIUM + 1ST TO 15TH UPP.FL.	4832.12	378.53	5210.65
COUNTED IN FSI AREA	190.23	0.00	190.23
TOTAL BUA	32152.14	9873.95	42026.09

STAIRCASE AREA STATEMENT			
TOWER	STAIRCASE / LIFT / LOBBY AREA	LESS LEFT WELL	TOTAL STAIRCASE AREA
TOWER - A 4BASEMENT+ GROUND + PODIUM + 1ST TO 17TH UPP.FL.	2186.40	316.80	1869.60
TOWER - B 4BASEMENT+ GROUND + PODIUM + 1ST TO 15TH UPP.FL.	2050.81	298.48	1752.33
TOWER - C 4BASEMENT+ GROUND + PODIUM + 1ST TO 24TH UPP.FL.	3290.96	490.36	2800.60
TOWER - D 3BASEMENT+ GROUND + PODIUM + 1ST TO 13TH UPP.FL.	661.24	152.28	508.96
TOWER - E 3BASEMENT+ GROUND + PODIUM + 1ST TO 13TH UPP.FL.	661.24	152.28	508.96
TOWER - F 4BASEMENT+ GROUND + PODIUM + 1ST TO 15TH UPP.FL.	1447.74	220.48	1227.26
TOTAL BUA	9637.15	1478.40	8158.75

FITNESS CENTER AREA STATEMENT		
1ST FLOOR (PODIUM TOP)		
TOWER		TOTAL AREA
TOWER - A		237.81
TOWER - B		232.09
TOWER - C		224.79
TOWER - D		0.00
TOWER - E		0.00
TOWER - F		331.78
TOTAL AREA		1026.47

FITNESS CENTER AREA CALCULATION		
PROPOSED BUA AREA	=	41835.86
PERMISSIBLE AREA OF FITNESS CENTER (2% OF 41817.71 SQ.MT.)	=	836.72
PROPOSED FITNESS CENTER AREA	=	1026.47
EXCESS FITNESS CENTER AREA	=	189.75

COUNTED IN FSI AREA STATEMENT		
EXCESS SOCIETY OFFICE	EXCESS FITNESS CENTER AREA	TOTAL COUNTED IN FSI AREA
0.48	189.75	190.23

BUA	42026.09
NON FSI	45634.72
TOTAL CONSTRUCTION AREA	87660.81

PROFORMA - A		TOTAL
A. Area statement		SQ.M.
1 Area of plot as per site position		9027.87
Area of plot as per mhada demarcation & offer letter / NOC		8421.07
Deduction for.....		NIL
2 a) Internal Road		709.47
b) Proposed road		NIL
c)Any reservation (sub plot...)		NIL
Total (a+b+c)		NIL
3 Balance area of plot (1 minus 2)		7111.60
4 Deduction for los (R.G.)		892.25
5 Net area of plot (3 minus 4)		6819.35
6 Addition for floor space index		NIL
2 (a) 100% for D.P. road / Set back		NIL
2 (b) 33% as per DCR 32		NIL
7 TOTAL PLOT AREA FOR FSI CALCULATION AS PER OFFER LETTER		6819.35
8 Floor Space Index Permissible		3.00
9 TOTAL AREA		20450.94
10 BUA AVAILABLE BY PROBATA SHARE		11701.20
11 Permissible built up area		32152.14
12 Existing built up area for rehab		NIL
13 Proposed area		32152.14
14 Excess balcony area taken in floor space index (as per BUII/below)		NA
15 Total built up proposed (12+13)		32152.14
16 Total F.S.I. CONSUMED ON PLOT		4.72
B BALCONY AREA STATEMENT		
1 Permissible balcony area per floor		NA
2 proposed balcony area per floor		
3 Excess balcony area per floor		
4 Total excess balcony area for all floor		
C DETAILS OF RESIDENTIAL/NON RESIDENTIAL AREAS		
1 Purely residential built up area proposed		32152.14
2 Purely non residential built up area proposed		00.00
3 Total built up proposed (C1 to C3)		32152.14
D. DETAILS OF BUILT UP AREA AVAILED AS PER DCR 35(4)		
1 Permissible Fungible built up area component proposed vide dc 35(4) for purely residential + or = (C3 x 0.35) for (14) X 35% (32152.14 X 35% = 11253.24)		11253.24
2 Permissible Fungible built up area component permissible for rehabilitation built up area component in Existing Structure without charging premium) As per circular Dated : -25-07-2024		2381.59
3 Proposed Fungible built up area component permissible for rehabilitation built up area component in Existing Structure without charging premium) As per circular Dated : -25-07-2024		2381.59
4 Permissible Fungible built up area component proposed vide DCR 35(4) for purely residential for by charging premium (D1 + D2)		8871.65
5 Proposed Fungible built up area component proposed vide DCR 35(4) for purely residential for by charging premium		7482.36
6 Total Proposed Fungible built up area (D3 + D5)		9873.95
7 Total permissible built up area (15+ + D1)		43405.38
8 Total gross built up area proposed (C3 + D6)		42026.09
E. TENEMENT STATEMENT		
i Proposed area (Item d.6 above)		42026.09
ii less deduction for non residential area (shops, etc)		00.00
iii Area available for tenements [(1) minus (2)]		42026.09
iv Tenements permissible (450 per hectare)		1891
v Tenement proposed		163
vi Tenement proposed for existing		122
vii Total tenements of plot		285
F. PARKING STATEMENT		
i Parking required by regulation for		as per schedule
Car		
Visitors		
Additional 25% parking permissible		
ii Covered garage permissible		NA
iii Covered garage proposed		NA
vi Total parking proposed		as per schedule
CERTIFICATE OF AREA		
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 9027.87 SQ.MT. (NINE THOUSAND TWENTY SEVEN POINT EIGHT SEVEN SQ.MT.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/		SANGITA SUTOG SHEET
TOWN PLANNING SCHEME RECORDS		SIGNATURE OF ARCHITECT

PROFORMA - B	
CONTENT OF SHEET BLOCK & LOCATION PLAN, PARKING STATEMENT, PLOT AREA DIA. & CALC., BUA SUMMARY.	
DESCRIPTION OF PROPOSAL AND PROPERTY PROPOSED BUILDING ON PLOT BEARING OF THE MIDDLE INCOME GROUP- VI (BUILDING NO. 47 TO 57 AND 68 PLOT ON PLOT BEARING C.T.S. NO. 847 OF NARAYANER DHARWADHAR ROAD, MFG COLONY, GANDER NAGAR, BANDRA (E), MUMBAI - 400051	
NAME OF OWNER TEN X REALTY WEST LIMITED	
Prasad Ganpatilal Kashinath SANGITA SUTOG SHEET	Arvind Sangita SUTOG SHEET
S.E./B.P.(GM) / MHADA	DY.ENG./B.P.(GM) / MHADA
EXECUTIVE ENGINEER B.P.(GM) / MHADA	ARCHITECT
OWNER	ARCHITECT'S NAME, ADDRESS & SIGNATURE
THIS DRAWING IS AN INTELLECTUAL PROPERTY OF M/S MITI ANY REPRODUCTION (ANY OF THE DRAWING) WITHOUT EXPRESS WRITTEN PERMISSION SHALL BE VIOLATION OF INTELLECTUAL PROPERTY RIGHT OF M/S MITI	

THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN REQUIRED.
APPROVED AS MEMBERED ION PLANS AS ACCOMPANIMENT OF ACCEPTANCE
ION BY THIS OFFICE LETTER UNDER NO. MHADA 042378/2025