

[illegible]

PROFORMA - A		NOTES
1	Area Statement	1) ALL DIMENSIONS ARE IN METERS
a	Area of the plot as per MHADA Layout & offer letter dated 05/07/2024	2) SCALES USED      a) FLOOR PLANS 1:100 b) BLOCK PLAN 1:500 c) LOCATION PLAN 1:400
b	Deduction for 15% Recreational Ground / 10% Amenity space	3) THE PLANS ARE PROPOSED AS PER PROVISIONS OF DCPR 2024 AND AS PER THE PREVAILING REGULATIONS AND CIRCULARS ISSUED BY MCGM & MHADA FROM TIME TO TIME
c	Least area consider for FSI (As Per MHADA APPROVED LAYOUT)	4) GUIDELINES ISSUED IN EOD FOLLOWED
2	Deduction for	5) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT
a	Road Set back area	
b	Proposed Road (14.23+13.53=27.76)	
c	Any Reservation	
d	Amenity space as per DCPR-2024	
e	other	
4	Deduction for 15% Recreational Ground / 10% Amenity space	
5	Net area of plot	
6	Additions for Floor Space Index	
7	2 (a) / 2 (b) 100% of D.P. road / Set Back / Access road for FSI purpose only	
7	Total Area ( S )	
8	Gross Plot Area considered for F.S.I	
9	Floor Space Index Permissible	
10	Permissible BUA	
a	Additional BUA as per MHADA Offer Letter dated ____ 28240.82	
b	Permissible Net B.U.A (Residential 16384.82)	
c	Permissible Net B.U.A ( Commercial 4000 )	
d	Total Permissible Net B.U.A ( Residential + 16384.82 + Commercial 4000 = 20384.82 )	
e	Proposed Net B.U.A ( Residential = 16384.82 )	
f	Proposed Net B.U.A ( COMMERCIAL FSI Residential ) USE = 213.29	
g	Permissible Net B.U.A ( COMMERCIAL = 3786.71 ) ( PROPOSED ) 3713.24	
h	TOTAL NET PROPOSED ( RESI + COMM ) 16384.82 + 313.39 = 3713.24	
i	Balance Net B.U.A	
j	PROPOSED Residential	
k	PROPOSED Commercial	
12	Floor Space Index consumed	
B	Details of F.S.I. as per DCPR 31 (3)	
1	Permissible Total Fungible B.U.A for residential ( 16384.82 X 35% )	
2	Proposed Total Fungible B.U.A for residential ( 16384.82 X 35% )	
a	Balance Fungible B.U.A	
b	Permissible Fungible B.U.A for Commercial ( 4000 X 35% )	
c	Proposed Fungible B.U.A for Commercial ( 3713.24 X 35% )	
2	Permissible Fungible Compensatory B.U.A for Rehab component without charging premium ( 4092.96 X 35% )	
a	Proposed B.Fungible Compensatory B.U.A for Rehab component without charging premium	
b	Permissible Fungible Compensatory B.U.A for Sale component by charging premium	
c	Proposed Fungible Compensatory B.U.A for Sale component by charging premium ( 5734.49 - 1029.69 = 4705.69 )	
i	Permissible Gross B.U.A ( 16384.82 + 5734.69 + 1400 ) Including F.C.F.S.I )	
ii	Proposed Gross B.U.A including F.C.F.S.I ( 16384.82 + 213.29 + 5734.69 + 3713.24 + 1299.63 )	
ii	Gross Balance B.U.A	

Issued by B.P. Cell / Greater Mumbai / Mhada  
Read Along with this office letter  
No. Mhada = 113/1824/1624  
Date = 10 OCT 2024

Ex. Eng. B.P. Cell GM/Mhada (W.B.)

CONTENTS OF THE SHEET	
GROUND FLOOR & LOCATION PLAN, BLOCK PLAN, B.U.A. SUMMARY , PARKING STATEMENT	PLAN FOR APPROVAL

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 IN THE	
PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED	
OUT IS 4994.11 SQ.MTS. WHICH TALLIES WITH THE AREA	
STATED IN THE DOCUMENTS	
CERTIFICATE OF AREA	SIGN OF ARCHITECT

### FUNGIBLE AREA STATEMENT AS PER DCPR 2034- Regulation 31(3)

PERMISSIBLE	35%	20%	TOTAL
RESIDENTIAL	16384.82	5734.69	22119.51

  

PROPOSED	35%	20%	TOTAL
RESIDENTIAL	16384.82	5734.69	22119.51

A) Fungible B.U.A For Residential Users Without charging premium = 2940 SQ MT

B) Fungible B.U.A For Residential Users By charging premium = 4705.69 SQ.MT ( 5734.69 - 2940 )

PARKING REQUIRED AS PER DCPR 2034 Regulation 4(2) Note (1)	
1. CARPET AREA UP TO 45 SQ.Mt.	1 CAR PER 2 TENENT
2. CARPET AREA 45 TO 60 SQ.Mt.	1 CAR PER 2 TENENT
3. CARPET AREA 60 TO 90 SQ.Mt.	1 CAR PER 1 TENENT
4. CARPET AREA EXCEEDING 90 SQ.Mt.	2 CAR PER 1 TENENT

  

PARKING PROVIDED	
NO. OF FLAT (RES.)	PARKING REQ.
AREA BELOW 45 SQ.MT	95
AREA BETWEEN 45 - 60 SQ.Mt.	85
AREA BETWEEN 60 - 90 SQ.Mt.	115
AREA ABOVE 90 SQ.Mt.	NIL
<b>Total</b>	<b>395</b>

  

SHOP (COMM.)	PARKING REQ.
SHOP TOTAL AREA PROPOSED = 800 + 1983.23 + 2764.21 SQ.MT	
SHOP GR.FLT. = 131 FTLR AREA 1 CAR PARKING SPACES FOR EVERY 45 SQ.MT. 800/45=17.77	25.00
SHOP TOTAL AREA 1 CAR PARKING SPACES FOR EVERY 80 SQ.MT. 1983.23/80=24.66	24.66 SAY 25.00
OFFICE (COMM.)	PARKING REQ.
OFFICE TOTAL AREA PROPOSED = 1500 + 744.64 + 2244.64 SQ.MT	
2ND TO 5TH FLR AREA 1 CAR PARKING SPACES FOR EVERY 37.50 SQ.MT. 1500/37.50=40	40.00
2ND TO 5TH FLR AREA 1 CAR PARKING SPACES FOR EVERY 75 SQ.MT. 744.64/75=9.93	9.93 SAY 10
<b>TOTAL RES &amp; COMM. PARKING</b>	<b>314.50</b>
10% VISTOGRADING (COMM.) 9.50 SAY 10	10.00
10% VISTOGRADING (RES.)	21.95
<b>TOTAL REQUIRED PARKING</b>	<b>346.45</b>
PERMISSIBLE 35% ADDITIONAL PARKING 1347 X 5% = 67.35	67.35
PROPOSED 5% ADDITIONAL PARKING 175 X 5% = 8.75	8.75
<b>PARKING BY PAYING PREMIUM</b>	<b>126.00</b>
<b>TOTAL NO. PARKING FURNISHABLE</b>	<b>640.00</b>
<b>TOTAL PARKING PROVIDED</b>	<b>640.00</b>

  

	SMALL	LARGE	Total
TOTAL PARKING PROVIDED	417	232	649

**SECTION THRO. SUCTION TANK**  
SCALE = 1:10

L. TENEMENT STATEMENT		NOTE (1)
(I)	PROPOSED AREA	27345.67
(II)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC)	NIL
(III)	AREA AVAILABLE FOR TENEMENT	27345.67
(IV)	TENEMENT PERMISSIBLE= 405/1000 X 27345.67	1121
(V)	TENEMENT PROVIDED= 22119.51	223 NOS
(VI)	TENEMENT EXISTING	98 NOS
(VII)	TOTAL TENEMENT ON THE PLOT	331 NOS
(VIII)	SHOP PROPOSED (NEW)	0.00 NOS
(IX)	SHOP EXISTING	40 NOS
(X)	TOTAL SHOP ON THE PLOT	72 NOS
(XI)	TOTAL OFFICE ON THE PLOT	28 NOS
<b>C. PARKING STATEMENT</b>		
(I)	TOTAL PARKING FURNISHABLE BY REGULATION	640 NOS
(II)	TOTAL NO. OF PARKING PROVIDED	649 NOS

  

### DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF THE EXISTING STRUCTURES BEARING NOS.821-1818 KNOWN AS "SHIVANA INDOOR SPORTS CHL" ON PLOT BEARING CTS. NO.1/PT.1,VILLAGE GSHIWARA, AGRAH NAGAR, NEW LINK ROAD, GSHIWARA, JODHPUR (R) NHAKA SCHEME NO.3A Mumbai - 400 102.

### SIGNATURE OF ARCHITECT

  

### NAME OF OWNER

SHRI. MANEESH L VERMA PARTNER OF  
M/S. GURUKRUPA REALCON @BRAWALI LLP.  
C-106,VASHI PLAZA,SECTOR-17,NASHI,NAMU Mumbai-400703

### SIGNATURE OF OWNER

  

### SIGNATURE OF OWNER

### DRAWN

RAJARAM

  

### CHECKED BY

HANDEJA

### SCALE

1:100

  

### DATE

28.07.2024

### NORTH

  

### ARCHITECTURE

### INGENIOUS ARCHITECTS

ARCHITECTURE | PLANNING | INTERIORS

14, Pimpri, District, Andhra Pradesh, Hyderabad, India. Phone: 9849110000