TABLE - II

DETAIL OF FUNGIBLE BUA FOR REHAB / SALE & PREMIUM CALCULATION

SR.NO	DESCRIPTION	RESI.CESS	COMM.CESS	COMM. SALE (NON CESS)	RESI. SALE + NON CESS	TOTAL
1	PERMISSIBLE BUA (SR.NO. - 14 OF PROFORMA - A)	6372.47	220.36	53.86	4658.85	11305.55
2	PERMISSIBLE FUNGIBLE BUA (1 X 0.35 / 0.20)	2230.36	44.07	10.77	1630.60	3915.81
3	TOTAL PERMISSIBLE BUA (1 + 2)	8602.84	264.43	64.63	6289.45	15221.35
4	TOTAL PROPOSED BUA INCLUDING FUNGIBLE F.S.I. (14+H3 OF PROFORMA - A) [CHECK- SHALL NOT BE MORE THAN 3 (TOTAL A +B of COL NO.19 OF TABLE - I)]	8417.50	259.80	63.49	4573.14	13313.92
5	PERMISSIBLE FUNGIBLE BUA FOR REHAB, MHADA & MCGM. COMPONENT (TOTAL A +B of COL. NO. 15 OF TABLE - I)	2230.36	44.07	0.00	1630.60	3905.04
6	FUNGIBLE BUA UTILIZED FOR RAHAB , MHADA & MCGM. COMPONENT (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 - I)	2024.71	30.83	0.00	0.00	2055.54
7	PERMISSIBLE FUNGIBLE BUA FOR SALE COMPONENT (2 - 5)	0.00	0.00	10.77	0.00	10.77
8	FUNGIBLE BUA UTILIZED FOR SALE COMPONENT (4 - 1 - 6) [CHECK- SHALL NOT BE MORE THAN 5 ABOVE]	20.31	8.61	9.63	-85.71	-47.17
9	READY ROCKNOR RATE OF YEAR 2015					
10	% OF READY ROCKNOR RATE					
11	PREMIUM AMOUNT TO BE RECOVERED (8 X 9 X 10)					
12	TOTAL PEREMIUM AMOUNT TO BE PAID					
	PAYMENT RECEIPT NO. & DATE					

	BASIC PSI	Fung. BUA	Excess Fung.	TOTAL BUA With Fung.
PERM. BUA	11,305.55			
Rehab Cess BUA(R)	6,372.47	2,024.71	20.31	8,417.50
Rehab Cess BUA(NR)	220.36	30.83	8.61	259.80
Prop. Sale @ BUA (NR)	53.86	-	9.63	63.49
Prop. Sale @ BUA (R)	4,658.85	-	-85.71	4,573.14
TOTAL BUA	**11,305.55**	**2,055.54**	**-47.17**	**13,313.92**

	BASIC PSI	FUNGIBLE AREA	EXCESS	TOTAL BUA With
RESI.	11,031.31	2,024.71	(65.40)	12,990.64
COMM.	274.22	30.83	18.23	323.28
TOTAL	**11,305.55**	**2,055.54**	**(47.17)**	**13,313.92**

BUILT UP AREA SUMMARY (WING - A & B)

FLOOR	BUILT UP AREA	WITH OUT FUNGIBLE	FUNGIBLE	STAIRCASE AREA	AREA IN SQ.MT
BASEMENT	0.00			-	"
GROUND	361.69	301.41	60.28	138.53	"
1ST FLOOR (RESI.)	421.63	312.32	109.31	122.70	"
1ST FL. (FITNESS CEN.)	0.23	4.61	1.62	122.70	"
2nd FLOOR	536.38	397.32	139.06	122.70	"
3rd FLOOR	432.67	320.50	112.17	102.64	"
4th FLOOR	432.67	320.50	112.17	102.64	"
5th FLOOR	432.67	320.50	112.17	102.64	"
6th FLOOR	432.67	320.50	112.17	102.64	"
7th FLOOR	432.67	320.50	112.17	102.64	"
8th FLOOR	432.67	320.50	112.17	102.64	"
9th FLOOR (REFUGE)	432.67	320.50	112.17	102.64	"
10th FLOOR	432.67	320.50	112.17	102.64	"
11th FLOOR (REFUGE)	432.67	320.50	112.17	102.64	"
12th FLOOR	432.67	320.50	112.17	102.64	"
13th FLOOR (REFUGE)	432.67	320.50	112.17	102.64	"
14th FLOOR	432.67	320.50	112.17	102.64	"
15th FLOOR (REFUGE)	432.67	320.50	112.17	102.64	"
16th FLOOR	432.67	320.50	112.17	102.64	"
17th FLOOR (REFUGE)	432.67	320.50	112.17	102.64	"
18th FLOOR	432.67	320.50	112.17	102.64	"
19th FLOOR (REFUGE)	432.67	320.50	112.17	102.64	"
20th FLOOR	337.34	249.88	87.46	102.64	"
TOTAL	9018.66	6713.98	2304.68	2354.15	SQ.MT

FITNESS CENTER/GYM. PURPOSE AREA STATEMENT (WING - A&B)

GR. +1ST TO 20TH NET BUA = (A)	=	6709.36	SQ.MT.
REQUIRED 2% of (A)	=	134.19	SQ.MT.
PROVIDED AREA	=	138.80	SQ.MT.
EXCESS AREA (1)	=	4.61	SQ.MT.
PROPOSED BUILT UP AREA	=	6713.98	SQ.MT.

TABLE III (WING- A,B & C)

FLOOR (AB)	FLOOR (C)	N/R CESS	R CESS	N/R SALE	R SALE	TOTAL
GROUND	GROUND FLOOR	298.20	-	63.49	19.17	380.86
1ST FLOOR (RESI.)	FITNESS CENTER FL.	-	414.65	-	269.92	684.57
1ST FL. (FITNESS CEN.)	1ST REFUGE FLOOR	-	-	-	279.40	279.40
2nd FLOOR	2ND FLOOR	-	536.38	-	371.61	907.99
3rd FLOOR	3rd FLOOR	-	432.67	-	371.61	804.28
4th FLOOR	4th FLOOR	-	432.67	-	371.61	804.28
5th FLOOR	5th FLOOR	-	432.67	-	371.61	804.28
6th FLOOR	6th FLOOR	-	432.67	-	371.61	804.28
7th FLOOR	7th FLOOR	-	432.67	-	371.61	804.28
8th FLOOR	8th REFUGE FLOOR	-	432.67	-	273.08	705.75
9th FLOOR (REFUGE)	9th FLOOR	-	432.67	-	-	432.67
10th FLOOR	-	-	432.67	-	-	432.67
11th FLOOR (REFUGE)	-	-	432.67	-	-	432.67
12th FLOOR	-	-	432.67	-	-	432.67
13th FLOOR (REFUGE)	-	-	432.67	-	-	432.67
14th FLOOR	-	-	432.67	-	-	432.67
15th FLOOR (REFUGE)	-	-	432.67	-	-	432.67
16th FLOOR	-	-	432.67	-	-	432.67
17th FLOOR (REFUGE)	-	-	432.67	-	-	432.67
18th FLOOR	-	-	432.67	-	-	432.67
19th FLOOR (REFUGE)	-	-	432.67	-	-	432.67
20th FLOOR	-	-	337.34	-	-	337.34
TOTAL (X)		298.20	8643.76	63.49	3071.23	12076.68
TOTAL WING C STAIRCASE,LIF LOBBY (Y) (1237.24)						1237.24
TOTAL BUILT UP AREA (X + Y) (12076.68 +1237.24)						13313.92

BUILT UP AREA SUMMARY (WING- C)

FLOOR	BUILT UP AREA	WITH OUT FUNGIBLE	FUNGIBLE	STAIRCASE AREA	AREA IN SQ.MT.
BASEMENT	0.00			-	SQ.MT.
GROUND FLOOR	19.17	14.20	4.97	-	"
SERVICE FLOOR	0.00	0.00	0.00	-	"
SERVICE FLOOR	0.00	0.00	0.00	-	"
PODIUM 1	0.00	0.00	0.00	-	"
PODIUM 2	0.00	0.00	0.00	-	"
PODIUM 3	0.00	0.00	0.00	-	"
PODIUM 4	0.00	0.00	0.00	-	"
PODIUM 5	0.00	0.00	0.00	-	"
PODIUM 6	0.00	0.00	0.00	-	"
FITNESS CENTER FL.	262.94	194.77	68.17	140.04	"
1ST REFUGE FLOOR	273.17	202.35	70.82	137.15	"
2ND FLOOR	371.61	275.27	96.34	137.15	"
3rd FLOOR	371.61	275.27	96.34	137.15	"
4th FLOOR	371.61	275.27	96.34	137.15	"
5th FLOOR	371.61	275.27	96.34	137.15	"
6th FLOOR	371.61	275.27	96.34	137.15	"
7th FLOOR	371.61	275.27	96.34	137.15	"
8th FLOOR (PT. TER)	273.08	202.28	70.80	137.15	"
TOTAL	3058.02	2265.20	792.82	1237.24	SQ.MT.

FITNESS CENTER/ GYM. PURPOSE AREA STATEMENT (WING=C)

GR. +1ST TO 8TH NET BUA =(A)	=	2070.43	SQ.MT.
REQUIRED 2% of (A)	=	41.41	SQ.MT.
PROVIDED AREA	=	236.18	SQ.MT.
EXCESS AREA (1)	=	194.77	SQ.MT.
PROPOSED BUILT UP AREA (INCLUDING FUNGIBLE & STAIRCASE LIFT AREA)	=	4295.26	SQ.MT.

PARKING STATEMENT (COMMERCIAL REHAB)

USER	PARKING PERMISSIBLE AS PER D.C. RULE	PARKING REQUIRED
BUILT UP AREA FOR NR.361.69 SQ.MT.	1 PARKING FOR EVERY 45.00 SQ.MT. UPTO 100.00 SQ.MT.	9.04
	1 PARKING FOR EVERY 80.00 SQ.MT. OF SPACE FOR AREA EXCEEDING 100.00 SQ.MT.	0.00
TOTAL PARKING SAY (10.54)		9.00
10% PARKING FOR VISITORS		2
TOTAL PARKING REQUIRED (A) =		11 NOS

RESI , REHAB PARKING AREA STATEMENT (WING A & B)

AREA	PARK . REQUIRED	NO. OF FLATS	PER . PARKING
BELOW 35.00 SQ.MT.	1 FOR 8 FLATS	199	24.125
35.00 TO 45.00 SQ.MT.	1 FOR 4 FLATS	1	0.25
45.00 TO 70.00 SQ.MT.	1 FOR 2 FLATS	2	1
ABOVE 70.00 SQ.MT.	1 FPR 1 FLAT	0	0
TOTAL		196	25.38
		SAY	25
25% VISITOR'S PARKING		6.34	6.00
REQUIRED PARKING FOR RESI.		=	31
REQUIRED PARKING FOR COMM.		=	11
REQUIRED PARKING FOR RESI. + COMM.		=	42

RESI . PARKING AREA STATEMENT (WING-C)

AREA	PARK . REQUIRED	NO. OF FLATS	PER . PARKING
BELOW 35.00 SQ.MT.	1 FOR 8 FLATS	0	0.00
35.00 TO 45.00 SQ.MT.	1 FOR 4 FLATS	0	0.00
45.00 TO 70.00 SQ.MT.	1 FOR 2 FLATS	16	8.00
ABOVE 70.00 SQ.MT.	1 FPR 1 FLAT	14	14.00
TOTAL		30	22.00
		SAY	22
25% VISITOR'S PARKING		5.50	6.00
REQUIRED PARKING FOR RESI.		=	28

Total Parking provided

Floor	BIG	SMALL	TOTAL
GR.floor (wing A & B)	0	30	30
GR. Floor (wing C)	1	0	1
Podium 1 (wing C)	6	5	11
Podium 2 (wing C)	9	7	16
Podium 3 (wing C)	9	7	16
Podium 4 (wing C)	9	9	18
Podium 5 (wing C)	9	8	17
Podium 6 (wing C)	10	8	18
Total (wing C)	53	44	97
Total PROPOSED (wing A,B & C)	53	74	127

Total required parking for wing (A+B)	=	42
Total required parking for wing (C)	=	28
Total required parking for wing (A+B+ C)	=	70
Total provided CAR Parking	=	127
TWO WHEELER Parking	=	1

PLOT AREA CALCULATION (A)

ADDITION (X)									
1	45.12	X	1.73	X 0.50 X	1	=	39.03	SQ.MT
	62.19	X	0.61	X 0.50 X	1	=	18.97	"
	11.37	X	1.88	X 0.50 X	1	=	10.69	"
	3.33	X	0.56	X 2 / 3 X	1	=	1.24	"
2	62.19	X	9.69	X 0.50 X	1	=	301.31	"
3	75.81	X	33.03	X 0.50 X	1	=	1252.04	"
	79.58	X	4.71	X 0.50 X	1	=	187.41	"
4	79.58	X	5.40	X 0.50 X	1	=	214.87	"
	5.43	X	0.89	X 2 / 3 X	1	=	3.22	"
5	79.22	X	24.35	X 0.50 X	1	=	964.50	"
	31.45	X	0.31	X 0.50 X	1	=	4.87	"
6	62.39	X	15.88	X 0.50 X	1	=	495.38	"
	64.12	X	7.10	X 0.50 X	1	=	227.63	"
7	62.25	X	7.32	X 0.50 X	1	=	227.84	"
8	62.25	X	11.23	X 0.50 X	1	=	349.53	"
TOTAL						=	4298.53	SQ.MT

R.G AREA CALCULATION (A)

GREEN R.G. ADDITION (X)								
1	34.54	X	12.27	X 0.50 X	1	=	211.79	SQ.MT
2	24.82	X	0.27	X 0.50 X	1	=	3.35	"
3	7.02	X	0.47	X 0.50 X	1	=	1.65	"
4	7.03	X	0.62	X 0.50 X	1	=	2.18	"
5	34.54	X	12.32	X 0.50 X	1	=	212.74	"
TOTAL						=	431.70	SQ.MT

SET BACK AREA CALCULATION (A)

SET BACK-1								
ADDITION (X)								
1	8.82	X	4.21	X 0.50 X	1	=	18.57	SQ.MT
	4.57	X	3.04	X 0.50 X	1	=	6.95	"
"	3.33	X	0.56	X 2 / 3 X	1	=	1.24	"
2	9.75	X	3.71	X 0.50 X	1	=	18.09	"
TOTAL						=	44.84	SQ.MT
DEDUCTION (Y)								
a	8.13	X	0.75	X 2 / 3 X	2	=	8.13	"
TOTAL						=	8.13	SQ.MT
TOTAL (X-Y)						=	36.71	SQ.MT

SET BACK-2								
ADDITION (X)								
1	8.47	X	3.39	X 0.50 X	1	=	14.36	SQ.MT
	5.43	X	2.68	X 0.50 X	1	=	7.28	"
"	5.43	X	0.89	X 2 / 3 X	1	=	3.22	"
2	8.42	X	2.99	X 0.50 X	1	=	12.59	"
TOTAL						=	37.44	SQ.MT
DEDUCTION (Y)								
b	8.47	X	0.51	X 2 / 3 X	2	=	5.76	"
TOTAL						=	5.76	SQ.MT
TOTAL (X-Y)						=	31.68	SQ.MT
TOTAL SET BACK (1+2)						=	68.39	SQ.MT

PROFORMA -A 01/17

PROFORMA - A

	AREA STATEMENT	Total SQ.MT
1	AREA OF PLOT	4298.53
2	DEDUCTION FOR	
a	ROAD ACQUISITION AREA (SET BACK AREA)	68.39
b	PROPOSED ROAD	0.00
c	ANY RESERVATION	0.00
d	NOT IN POSSESION AREA	0.00
	TOTAL	68.39
3	BALANCE AREA OF PLOT (1 - 2)	4230.14
4	DEDUCTION FOR RECREATIONAL GROUND 15%	0.00
5	NET AREA OF PLOT (3 - 4)	4230.14
6	ADDITIONS FOR F.S.I. (SET BACK AREA)	
	2a 100%	68.39
	2b 100%	-
	2c As per DCR (33) (24)	
	2d other	-
7	TOTAL AREA (5 + 6)	4,298.53
8	FLOOR SPACE INDEX PERMISSIBLE 1.33-NONCESSED & 3.00-CESSED PER BUA AS PER THE STATEMENT (938.66 X 1.33 + 3359.82 X 3)	11,328.03
9	F.S.I. CREDIT AVAILABLE BY DEVELOPER RIGHTS (RESTRICTED TO 0.57 OF THE NON CESS PLOT AREA AS PER THE TATEMENT	-
	ADDITIONAL FOR FLOOR SPACE INNDEX	
	a)33% AS PER DCR32	NIL
	b) 40% AS PER DCR (33)	NIL
	c) ADD FOR B.U.A AS PER D.C REG.33(15)	-
10	PERMISIBLE B.U.A	11,328.03
11		-
12	PERMISIBLE B.U.A	11,328.03
	BUILT UP AREA EXISTING RETAIN TEMPEL	22.48
12A	BALANCE PERMISSIBLE	11,305.55
13	PERMISSIBLE B/U AREA WITH FUNGIBLE B/U AREA (10+11)	-
14	EXCESS BALC. AREA TAKEN INTO F.S.I.	-
15A	Residential Cess Built up area	6,372.47
15B	NON Residential Cess Built up area	220.36
15C	COMM. SALE (NON CESS) Built up area	53.86
15D	Residential SALE + NON CESS Built up Area	4,658.85
15	Total built up area Proposed (15A+15B+15C+15D+15E+15F)	11,305.55
16	F.S.I. consumed on net holding	2.67
B.	Details of F.S.I. Availed as per DCR 35(4)	
1a.	Fungible built up area component proposed vide DCR 35(4) for residential (CESS) = or <(15A X0.35)	2045.03
1b.	Fungible built up area component proposed vide DCR 35(4) for NON-residential (CESS) = or <(15B X0.20)	39.44
1c.	Not Claimed Fungible built up area component proposed vide DCR 35(4) for NON-residential (NON-CESS) = or <(15C X0.20) Now Considered in Basic FSI	0.00
1d.	Fungible built up area component proposed vide DCR 35(4) for residential (SALE+ NON CESS) = or <(15D X0.35)	0.00
17	Total fungible built up (1a+1b+1c+1d)	2084.46
18	Total Built UP Area Permissible (15+17)	13390.01
	Total Built UP Area Proposed	13313.92
19	BUILT UP AREA EXISTING RETAIN TEMPEL	22.48
20	TOTAL GROSS PROPOSED BUILT UP AREA (18+19)	13,336.40
C	TENEMENT STATEMENT	
1	PROPOSED AREA	13336.40
2	DEDUCT NON-RESE. AREA	
3	AREA AVAILABLE FOR TENEMENTS	
4	TENEMENT PERM. (450/HECTARE)	
5	TENEMENTS PROPOSED	
6	TENEMENTS EXISTING	
7	TOTAL TENEMENT	
D	TENEMENT STATEMENT	
1	PARK. REQD. BY RULE	70
2	COVERED GARAGES PERMISSIBLE	
3	COVERED GARAGES PROPOSED	
4	TOTAL PARK. PROVIDED	127
E	TRANSPORT VEHICLES PARKING	

PROFORMA -B 01/17

CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN, PLOT AREA & R.G. AREA CALCULATION, PARKING STATEMENT & B.U.A SUMMARY

PLAN FOR APPROVAL

S.E. (B.P.) CITY-VIII	ASSTT. ENG. (B.P.) CITY-V	EX. ENG. (B.P.) CITY-(III)

STAMP OF DATE OF RECEIPT OF PLAN

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVOLOPMENT BLDG. ON PLOT BEARING CS NO. 137/74 OF PAREL SWERI DIVN. SITUATED AT HOSPITAL AVENUE LANE, F/S WARD, PAREL EAST MUMBAI- 400012.

JOB NO.	DWG NO.	REVISIONS	DATE	SCALE	DESCRIPTION
251	01/17	R-0		1:100	
DRAWN BY- PRACHI					
CHECKED BY -					

NORTH

NAME OF THE OWNER

M/S. SHREE SAINATH ENTERPRISES CONSTRUCTION AND AND DEVELOPER PVT.LTD.

SIGNATURE OF THE OWNER

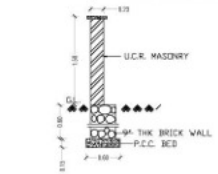
NAME AND ADDRESS OF DESIGN ARCHITECT

KAPADIA ASSOCIATE DESIGN LLP, PAREL(E), MUMBAI-400012.

NAME ADDRESS AND SIGNATURE OF LICTNISED SURVEYOR (L.S) | SIGNATURE

SPACEAGE CONSULTANTS

B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai : 4000 080



COMPOUND WALL SECTION

SECTION - X:X

R.G. STATEMENT

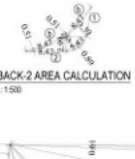
PLOT AREA = 4298.53

R.G 8 % REQUIRED = 343.88 SQ.M

R.G PROVIDED = 431.70 SQ.M

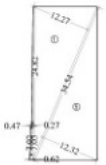
SET BACK-1 AREA CALCULATION

SCALE : 1:500



SET BACK-2 AREA CALCULATION

SCALE : 1:500

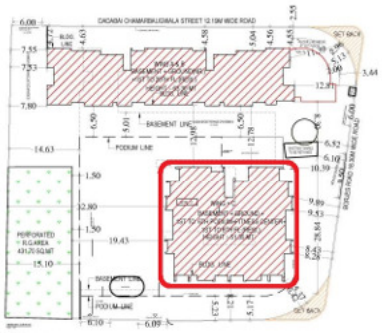


R.G. AREA CALCULATION

SCALE : 1:500

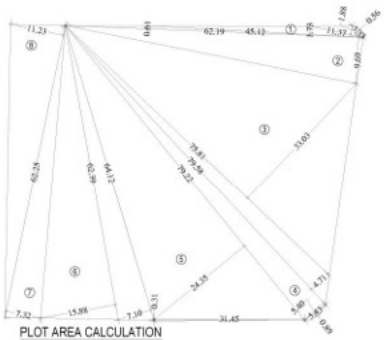
LOCATION PLAN

SCALE : 1:2500



BLOCK PLAN

SCALE : 1:500



PLOT AREA CALCULATION

SCALE : 1:500