

PLOT AREA CALCULATION

A	1/2 x 28.88 x 12.91 x 1NO	=	186.48 SQ.MT.
B	1/2 x 28.88 x 12.91 x 1NO	=	186.48 SQ.MT.
TOTAL ADDITION		=	372.96 SQ.MT.
SAF		=	372.91 SQ.MT.

BUILT UP AREA CALCULATION

TYPICAL FLOOR (2ND, FLOOR) (Para S. Jan)
(3RD, FLOOR) (Mr. L. B. Vaidyanathan)

A	13.08 x 7.45 x 1NO	=	97.30 SQ.MT.
TOTAL ADDITION		=	97.30 SQ.MT.

DEDUCTIONS

1	1.80 x 1.36 x 1NO	=	2.45 SQ.MT.
2	1.30 x 2.40 x 1NO	=	3.12 SQ.MT.
3	2.80 x 0.64 x 1NO	=	1.79 SQ.MT.
4	0.67 x 1.97 x 1NO	=	1.32 SQ.MT.
5	3.37 x 3.41 x 1NO	=	11.49 SQ.MT.
TOTAL DEDUCTION		=	20.17 SQ.MT.
TOTAL BUILT UP AREA [X - Y1]		=	77.13 SQ.MT.

STAIRCASE & LIFT AREA

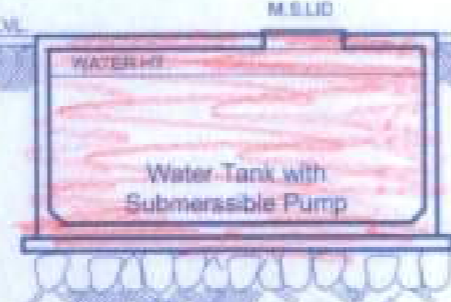
1ST TO 3RD FLOOR PLAN

S1	5.35 x 0.64 x 1NO	=	3.42 SQ.MT.
S2	5.20 x 2.61 x 1NO	=	13.57 SQ.MT.
S3	4.24 x 2.12 x 1NO	=	8.99 SQ.MT.
S4	3.37 x 1.82 x 1NO	=	6.17 SQ.MT.
S5	0.87 x 1.50 x 1NO	=	1.31 SQ.MT.
S6	0.87 x 1.50 x 1NO	=	1.01 SQ.MT.
S7	0.67 x 0.15 x 1NO	=	0.10 SQ.MT.
TOTAL STAIR & LIFT AREA PER FL.		=	34.87 SQ.MT.
NET BUILT UP AREA [X1 - Y2]		=	42.26 SQ.MT.

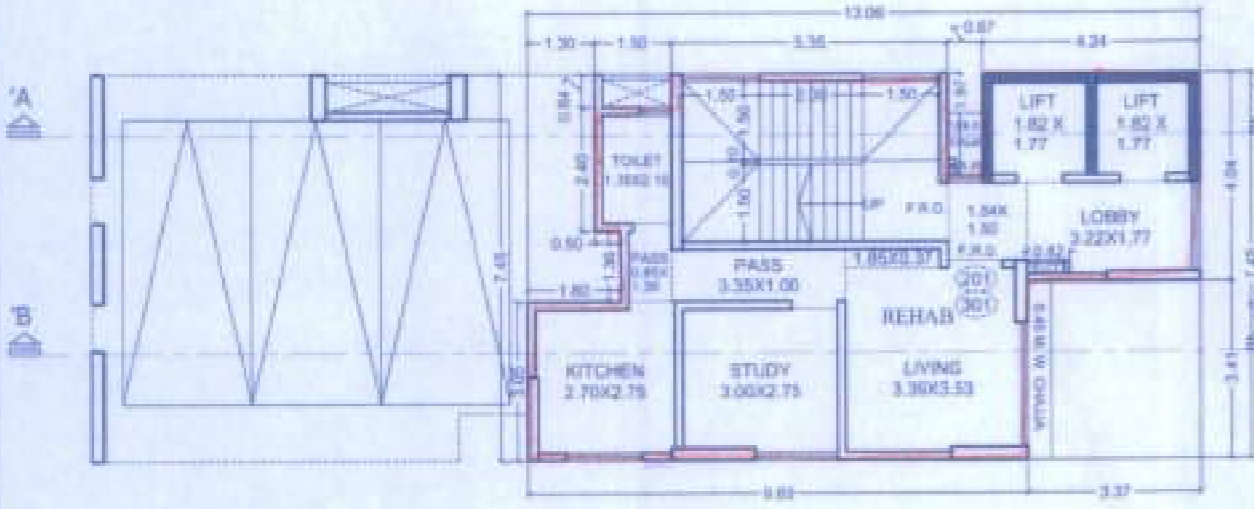
LOCATION PLAN
SCALE: 1:2500

BLOCK PLAN
SCALE: 1:500

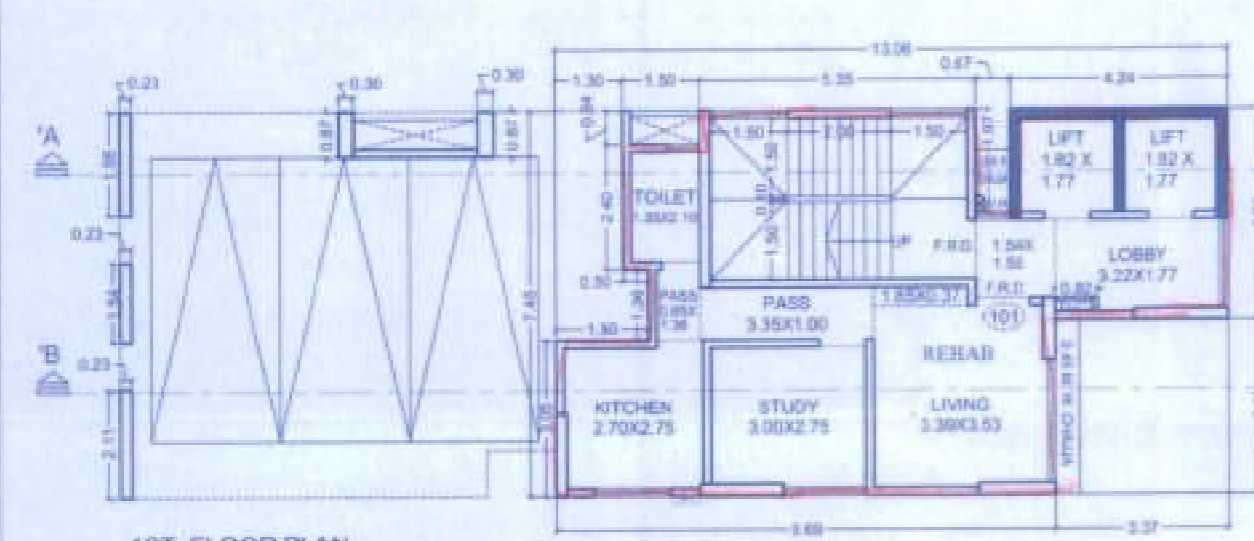
PLOT AREA DIAGRAM
SCALE: 1:500



SECTION THROUGH U.G. TANK

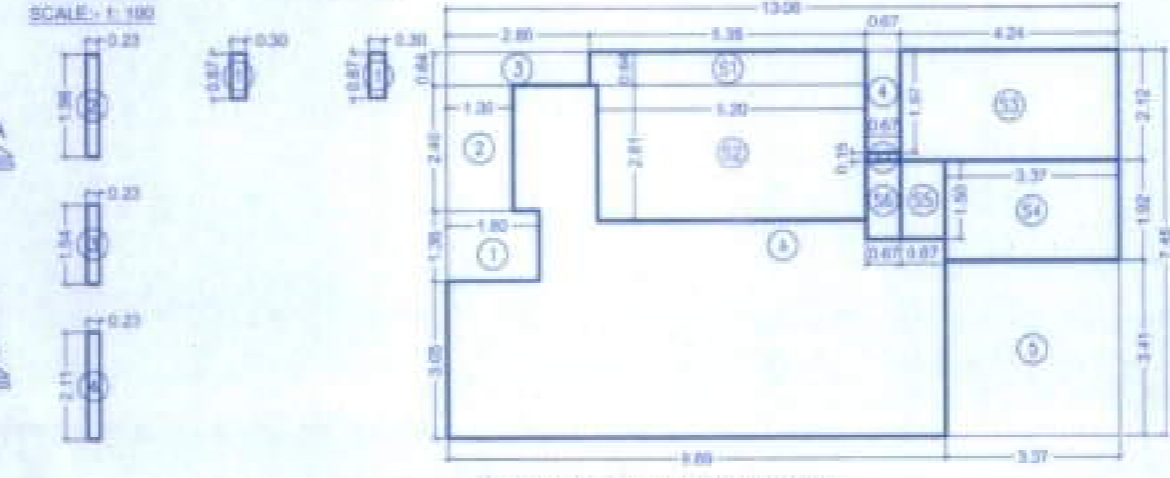


TYPICAL FLOOR PLAN (2ND. & 3RD.)
SCALE: 1:100



1ST. FLOOR PLAN
SCALE: 1:100

AREA DIAGRAM (2ND. & 3RD.)
SCALE: 1:100



AREA DIAGRAM (1ST FLOOR)
SCALE: 1:100

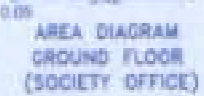
PARKING STATEMENT

PARKING REQUIRED FOR RESE	REQUIREMENT	PARKING REQD
CAR	NO. OF FLAT	AREA REQD. AS PER I.C.RULE
SI-BE MS-R		ONE PARKING FOR PLATE
SI-BE TO 14-R		ONE PARKING FOR PLATE
MS-R TO 14-R		ONE PARKING FOR PLATE
ABOVE TO 14-R		ONE PARKING FOR PLATE
SI-VISITORS PARKING		ONE PARKING FOR PLATE
TOTAL		13.23 NOS.
SI-VISITORS PARKING		3.86 NOS.
TOTAL		17.09 NOS.
REQUIRED PARKING		18.00 NOS.
PROPOSED PARKING		18.00 NOS.

BUILT UP AREA CALCULATION

GROUND FLOOR (SOCIETY OFFICE)

1	0.05 x 0.23 x 1NO	=	0.01 SQ.MT.
2	3.42 x 4.19 x 1NO	=	14.33 SQ.MT.
TOTAL ADDITION		=	14.34 SQ.MT.



AREA DIAGRAM GROUND FLOOR (SOCIETY OFFICE)

BUILT UP AREA CALCULATION

1ST. FLOOR (Smt. S. K. Kalyani)

A	13.08 x 7.45 x 1NO	=	97.30 SQ.MT.
TOTAL ADDITION		=	97.30 SQ.MT.

DEDUCTIONS

1	1.80 x 1.36 x 1NO	=	2.45 SQ.MT.
2	1.30 x 2.40 x 1NO	=	3.12 SQ.MT.
3	2.80 x 0.64 x 1NO	=	1.79 SQ.MT.
4	0.67 x 1.97 x 1NO	=	1.32 SQ.MT.
5	3.37 x 3.41 x 1NO	=	11.49 SQ.MT.
TOTAL DEDUCTION		=	20.17 SQ.MT.
TOTAL BUILT UP AREA [X - Y1]		=	77.13 SQ.MT.

STAIRCASE & LIFT AREA

1ST. FLOOR

S1	5.35 x 0.64 x 1NO	=	3.42 SQ.MT.
S2	5.20 x 2.61 x 1NO	=	13.57 SQ.MT.
S3	4.24 x 2.12 x 1NO	=	8.99 SQ.MT.
S4	3.37 x 1.82 x 1NO	=	6.17 SQ.MT.
S5	0.87 x 1.50 x 1NO	=	1.31 SQ.MT.
S6	0.87 x 1.50 x 1NO	=	1.01 SQ.MT.
S7	0.67 x 0.15 x 1NO	=	0.10 SQ.MT.
TOTAL STAIR & LIFT AREA PER FL.		=	34.87 SQ.MT.

NET BUILT UP AREA [X1 - Y2] = 42.26 SQ.MT.

BUILT UP AREA CALCULATION

1ST. FLOOR

1	0.30 x 0.87 x 2 NOS	=	0.52 SQ.MT.
2	0.23 x 1.98 x 1NO	=	0.46 SQ.MT.
3	0.23 x 1.54 x 1NO	=	0.35 SQ.MT.
4	0.23 x 2.11 x 1NO	=	0.49 SQ.MT.
TOTAL ADDITION		=	1.82 SQ.MT.
TOTAL BUILT UP AREA		=	44.08 SQ.MT.

PLOT AREA = 372.91 SQ.MT.

PERMISSIBLE B.U.A. (370.91 X 3.00) = 1118.73 SQ.MT. (A)

CARPET AREA OF EXISTING RESIDENTIAL TENENT = 341.34 SQ.MT.

B.U.A. OF EXISTING RESIDENTIAL TENENT (341.34 X 20) = 682.68 SQ.MT. (B)

35% FUNGIBLE ON EXISTING RESIDENTIAL = 143.36 SQ.MT. (C)

B.U.A. OF MHADA SURPLUS AREA = 66.89 SQ.MT. (D)

35% FUNGIBLE MHADA SURPLUS AREA = 23.41 SQ.MT. (E)

B.U.A. OF SALE RESIDENTIAL (A)-(B)-(D) = 642.23 SQ.MT. (F)

35% FUNGIBLE ON SALE (376.22 X 55%) = 207.92 SQ.MT. (G)

TOTAL PERMISSIBLE AREA INCLUDING FUNGIBLE (A)-(C)-(E)-(G) = 1510.28 SQ.MT.

LESS DEFICIT AREA = 14.96 SQ.MT.

TOTAL B.U.A. PERMISSIBLE = 1495.32 SQ.MT.

TOTAL B.U.A. PROPOSED = 1495.31 SQ.MT.

FLOOR	REHAB AREA	SALE AREA	TENENTS	ST, LIFT, LIFT LOBBY AREA
STILT FLR	NILL	NILL	NILL	34.87 Sq.mts
FIRST	44.08 Sq.mts	---	1	34.87 Sq.mts
SECOND	42.26 Sq.mts	---	1	34.87 Sq.mts
THIRD	42.26 Sq.mts	---	1	34.87 Sq.mts
FOURTH	76.55 Sq.mts	---	1	34.87 Sq.mts
FIFTH	76.55 Sq.mts	---	1	34.87 Sq.mts
SIXTH	76.55 Sq.mts	---	1	34.87 Sq.mts
SEVENTH (REFUGES)	89.53 Sq.mts	---	1	34.48 Sq.mts
EIGHTH	112.77 Sq.mts	---	1	34.78 Sq.mts
NINTH	112.77 Sq.mts	---	1	34.78 Sq.mts
TENTH	112.77 Sq.mts	---	1	34.78 Sq.mts
ELEVENTH	---	112.77 Sq.mts	1	34.78 Sq.mts
TWELVETH	---	112.77 Sq.mts	1	34.78 Sq.mts
THIRTEEN	---	112.77 Sq.mts	1	34.78 Sq.mts
FOURTEEN (REFUGES)	---	109.34 Sq.mts	1	34.33 Sq.mts
FIFTEEN	---	112.77 Sq.mts	1	34.78 Sq.mts
SIXTEEN	---	112.77 Sq.mts	1	34.78 Sq.mts
SEVENTEEN	---	48.03 Sq.mts	1	34.78 Sq.mts
TOTAL	786.08 Sq.mts	709.22 Sq.mts	18	625.83 Sq.mts

PROFORMA 'A'	SQ. MTS.	
AREA OF PLOT	372.91	
DEDUCTION FOR	---	
ROAD SET BACK AREA	---	
PROPOSED ROAD	---	
PROPOSED ROAD	---	
PROPOSED ROAD	---	
PROPOSED ROAD	---	
PROPOSED ROAD	---	
BALANCE AREA OF PLOT (1 MINUS 2)	372.91	
DEDUCTION FOR 15% RECREATIONAL GROUND + 10% AMENITY SPACE (IF DEDUCTIBLE FOR FSI)	---	
NET AREA OF PLOT (3 MINUS 4)	372.91	
ADDITION FOR FLOOR SPACE INDEX	---	
10% FOR S.P. ROAD	---	
5% FOR SIDEWALK	---	
TOTAL AREA (5 PLUS 6)	372.91	
FLOOR SPACE INDEX PERMISSIBLE	3.00	
FLOOR SPACE INDEX ADJUST AVAILABLE BY DEVELOPMENT RIGHT (RESTRICTED TO ___ % OF THE BALANCE AREA WIDE 3 ABOVE)	---	
ADDITION FOR FLOOR SPACE INDEX	---	
25% AS PER DCR 35	---	
5% AS PER DCR 35	---	
OTHER	---	
PERMISSIBLE FLOOR AREA AS PER DCR 30(T)	1118.73	
EXISTING FLOOR AREA	---	
PROPOSED BUILT UP AREA	---	
EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	---	
PURELY RESIDENTIAL BUILT UP AREA	1118.72	
RESERVED NON-RESIDENTIAL BUILT UP AREA	---	
TOTAL BUILT UP PROPOSED (11 + 12 + 13)	1118.72	
FSI COMPLIED ON NET HOLDING = 14.13	3.000	
B. DETAILS OF FSI AVAILD AS PER DCR 35 (T) PERMISSIBLE	PROPOSED	
1. FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE PROPOSED VIDE DCR 35 (H) FOR PURELY RESIDENTIAL = OR <(11A) X (2.20)	281.55	276.59
2. FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE PROPOSED VIDE DCR 35 (H) FOR NON RESIDENTIAL = OR <(11A) X (2.20)	---	---
3. TOTAL FUNGIBLE BUILT UP VIDE DCR 35 (H) = (2.1 + 2.2)	281.55	276.59
4. TOTAL GROSS BUILT UP AREA PROPOSED (14 + B. 3)	1610.28	1495.31
C. TENANT STATEMENT B. 4.		
(i) PROPOSED AREA (TEN B. 12 ABOVE)		
(ii) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)		
(iii) AREA AVAILABLE FOR TENANTS (3) (MINUS (ii))		
(iv) TENANTS PERMISSIBLE (DENSITY OF TENMENTS/HECTARE)		
(v) TENANTS PERMISSIBLE (DENSITY OF TENMENTS/HECTARE)		
(vi) TENANTS EXISTING		
D. PARKING STATEMENT		
(i) PARKING REQUIRED BY REGULATIONS FOR --- CAR, SCOOTER / MOTOR CYCLE (OUTDOORS) (EXISTING)	16.00	16.00
(ii) PARKING PERMISSIBLE		
(iii) PARKING PROPOSED		
(iv) CAR, SCOOTER / MOTOR CYCLE (OUTDOORS) (EXISTING)		
E. TRANSPORT VEHICLES PARKING		
(i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS		
(ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED		

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 372.91 SQ.MT. AND TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP P. 3. RECORDS.

SIGN. OF ARCHITECT

PROFORMA 'B'

CONTENTS OF SHEET

LOCATION PLAN, BLOCK PLAN, FLOOR PLAN, AREA DIAGRAM & CALCULATION

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT OF THE PROPERTY BEARING C.S. NO. 447/10 OF MATUNGA DIVISION, PLOT NO. 25 OF DADAR MATUNGA ESTATE, BUILDING NO. 19A, BEARING WARD NO. FN / 7980 (2), SITUATED AT BRAHMANWADA ROAD, MATUNGA (EAST), MUMBAI - 400 018, KNOWN AS "VISHNU KULU"

NAME OF OWNER
TRIGNAKTU VISHNU KULU DEVELOPERS LLP
S. I. GANLYAND APARTMENT
S. K. SAMUDHAR, SANGHVI
CHAMBUR, MUMBAI 400 071

SIGNATURE

NAME, ADDRESS & SIGNATURE OF ARCHITECT

SIGNATURE

STAMP OF DATE OF RECEIPT OF PLANS
1 FEB. 2016

STAMP OF DATE OF APPROVAL OF PLANS
1 FEB. 2016

Approved Subject to Condition Mentioned in the file No. EC/2016/17123/FN/A

Eng. B. R. C. ...
Municipal Corporation of Greater Mumbai.

NORTH **DRAWN BY** **CHKD. BY** **PATH**

AMOL