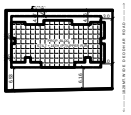
LOCATION PLAN

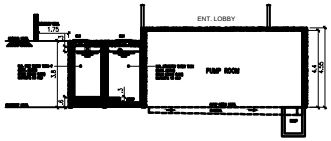
SCALE - 1 : 2500

SHEET No. EN PART IV



BLOCK PLAN

Scale - 1 : 500



SECTION CC. (UG TANKS & PUMP ROOM)

SCALE - 1 : 100

SEC. OF COM.WALL

SCALE - 1 : 100

PARKING STATEMENT

Nos. of Tent	Carpet Area	Description	Parking Req.
NIL	NIL	one parking space reqd. space for 8 tenements up to 35 sq.mts.	NIL
1 Nos.	43.60	one parking space reqd. every Four Tenements having carpet area 35.00 to 45.00 sq.mt.	0.25
1 Nos.	59.70 Sq.mt.	one parking space reqd. every Two tenement having carpet area above 45.00 To 70.00 sq.mt.	0.50 Nos.
17 Nos.	70.02 Sq.mt. TO 253.12 Sq.mt.	One parking space reqd. every One tenement having carpet area above 70.00 sq.mt.	17.00 Nos.
		25 % For Visitors	4.40 Nos
Total Car Parking Required			22.18 Nos
(Say)@ this stage			23.00 Nos
Total Car Parking Provided			32.00 Nos

NOTES :-

NO PARKING : 1 : 3.00 X 5.50 MT. = 16.50 MT.

NO PARKING : 2 : 3.00 X 2.00 MT. = 6.00 MT.

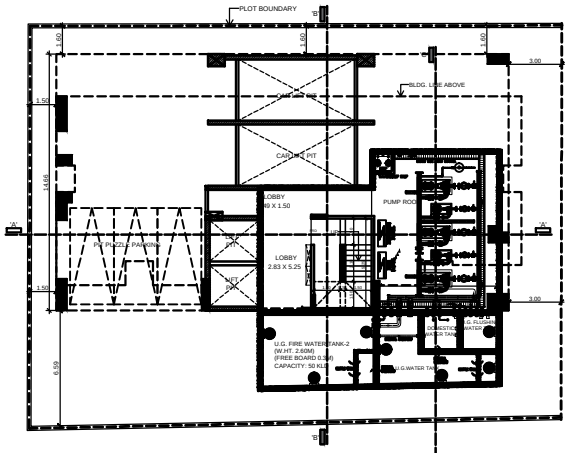
PARKING SUMMARY

NOS. OF FLOORS	NO PARKING	MECH. PARKING	TOTAL
GROUND FLOOR	18.00 NOS.	NIL	18.00 NOS.
1 st. FLOOR	5.00 -	--	5.00 -
2 nd. FLOOR	5.00 -	--	5.00 -
3 rd. FLOOR	5.00 -	--	5.00 -
4 TH. FLOOR	5.00 -	--	5.00 -
5 TH. FLOOR	5.00 -	--	5.00 -
TOTAL PARKING	43.00 NOS.	NIL	43.00 NOS.

TOTAL PARKING REQUIRED AT THIS STAGE = 23.00 NOS.

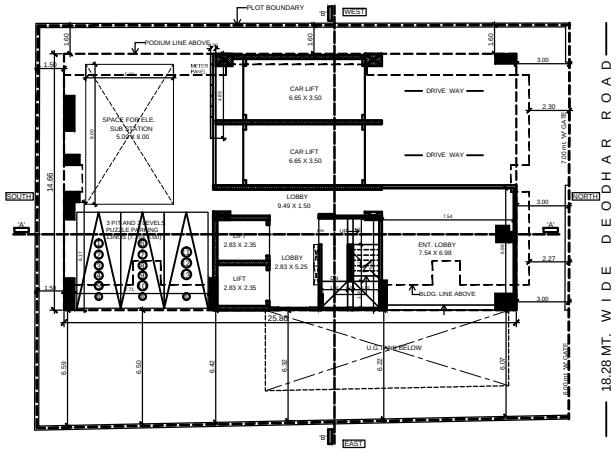
TOTAL PARKING PROVIDED = 43.00 NOS.

DETAILS OF FUNGIBLE BUA FOR REHAB/SALE AND PREMIUM CALCULATION				
Sr.No.	Description	Residential in Sq.mt.	Commercial in Sq.mt.	Total in Sq.mt.
1	Permissible B.U.A. (Sr.No 10 of Proforma -A)	2089.47	--	2089.47
2	Permissible Fungible B.U.A. (1 X 0.35 or 0.20)	731.31	--	731.31
3	Total permissible B.U.A. (1+2)	2820.78	--	2820.78
4	Permissible B.U.A. for rehab (Total A of Col. No.14 of Table - I)	976.66	--	976.66
5	Rehab Ratio (4/1)	0.467419967	--	0.467419967
6	Permissible Fungible B.U.A. for rehab component (2X5)	341.83	--	341.83
7	Permissible Fungible B.U.A. for sale / MHADA (2-6) MHADA / SALE	19.47 / 370.01	--	19.47 / 370.01
8	Total proposed B.U.A. including fungible F.S.I. (Sr. No. 8/3 of Proforma -A)	2504.38	--	2504.38
9	Proposed B.U.A. for rehab tenements, including fungible F.S.I. (Total (A + B) of Column No. 19 of Table- I)	1393.85	--	1393.85
10	Excess fungible B.U.A. given to rehab tenements, including fungible F.S.I. (Total (A + B) of Column No. 20 of Table- I)	77.63	--	77.63
11	Deficit fungible B.U.A. to rehab tenements, (Total (A + B) of Column No. 21 of Table- I)	2.27	--	2.27
12	Proposed fungible B.U.A. (Sale + Rehab + MHADA)	414.91	--	414.91
13	Fungible B. U. A. (utilized + Saving) for rehab, (9 + Total (A + B) of Column No. 14 of Table- I) - 10 + 11)	341.83	--	341.83
14	Fungible B.U.A. for sale MHADA / SALE	19.37 / 55.98	--	75.35
15	Ready Reckner Rate for the Year 2016.		--	
16	% of Ready Reckner Rate	60 %	100 %	
17	Premium amount to be recover. (Say)	Rs.	--	



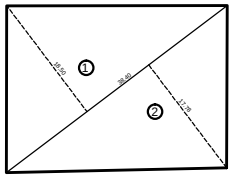
BASEMENT FLOOR PLAN

SCALE - 1 : 100



GROUND FLOOR PLAN

SCALE - 1 : 100



PLOT AREA AREA CALCULATION

C. S. NO. 19/20				
1	1/2 X 38.40 X 18.50 X 1 NO	=	355.20	SQ.MT.
2	1/2 X 38.40 X 17.78 X 1 NO	=	341.29	SQ.MT.
	TOTAL PLOT AREA	=	696.49	SQ.MT.

PROP. BUILT-UP AREA STATEMENT

FLOOR NO.	NOS. OF FLOORS	BUILT-UP AREA IN SQ.MT.	Staircase,Lift,U/R Lob by Area
1	GROUND FLOOR	1.45	PARKING
2	1 ST FLOOR	PARKING	PARKING
3	2 ND FLOOR	PARKING	PARKING
4	3 RD. FLOOR	PARKING	PARKING
5	4 TH. FLOOR	PARKING	PARKING
6	5 TH. FLOOR	PARKING	PARKING
7	6 TH. FLOOR	159.17	49.59
8	7 TH. FLOOR	116.74	49.17
9	8 TH. FLOOR	207.15	49.17
10	9 TH. FLOOR	255.24	49.17
11	10 TH. FLOOR	271.99	49.17
12	11 TH. FLOOR	271.99	49.17
13	12 TH. FLOOR	276.24	49.17
14	13 TH. FLOOR	276.24	49.17
15	14 TH. FLOOR	342.07	49.74
16	15 TH. FLOOR	381.17	49.15
17	16 TH. FLOOR	197.65	49.74
TOTAL BUILT-UP AREA		2504.38	542.41

Approved Subject To Condition mentioned in The File No. CHE/CTY/1538/F/N/337(NEW)

DIGITAL SIGN OF APPROVAL OF PLANS

SUB-ENG. (B.P.)CITY	ASST.-ENG. (B.P.)CITY	EXE.-ENG. (B.P.)CITY

Municipal Corporation of Greater Mumbai

Certificate of Area

Certificate that the plot under ref.was surveyed by me on ..... and the dimentions of site etc of the plot Stated on the plans are as measured on the site and the area So working out tallies with the area stated in the Documents of ownership.

Description of Proposal & Property

Proposed redevelopment property under DCR 33(7) on land bearing C.S.No. 19/10 of Matunga Division, Plot No. 269 of Dadar Matunga Estate,F-North Ward, at Deodhar road, Matunga(CR), Mumbai- 19.Known as " SHANTI NIWAS"

Name & Signature of Owner

Mr. Krishnan Muthukumar
Partner of M/S. Tridhaatu Builders LLP.

Date	Scale	Job No-	Drawn By	Checked By	Sign.
June, 2016	1: 100	131	--	J.G. Kawa	

A	PROFORMA 'A'			TOTAL AREA IN SQ.MT.
1	Area of plot			696.49
2	Deductions for			
	a) Road set-back Area			NIL
	b) Proposed Road			NIL
	c) Any reservation (sub-plot)			NIL
	d) % amenity space as per DCR 58/57 (sub-plot)			NIL
3	Balance area of plot (1 minus 2)			696.49
4	Deduction for 15 % Recreational ground / 10 % Amenity space (if deductible for Ind)			NIL
5	Net area of plot (3 minus 4)			696.49
6	Addition for Floor Space Index 2(a) 100 % for D. P. Road 2(b) 100 % for Set-back			NIL
7	Total Areas (5 plus 6)			696.49
8	Floor Space Index Permissible			3.00
9	a) Floor Space Index Credit available by Development Rights (Restricted to _____ % of the balance area vide 3 above) DRC no. _____ DRC no. _____			NIL
	Additions for floor space index 9 (b) 33 % as per DCR 32 9 (C) % as per DCR 33 (7) 9 (d) other			NIL
10	Permissible Floor Area (7 X 8) plus 9 above			2089.47
11	Existing floor area			NIL
12	Proposed built-up area			2089.47
13	Excess balcony area taken in Floor Space Index			NIL
14A	Purely Residential Built up area			2089.47
14B	Remaining Non- Residential Built-up area			NIL
14	TOTAL Built-Up Area proposed (11 + 12 + 13)			2089.47
15	FSI consumed on net holding = 14/3			3.00
B.	Details of FSI availed as per DCR 35 (4)		PERM	PROP	DEFI/ BAL
1	Fungible Built Up Area component proposed vide DCR 35 (4) for purely Residential = or < (14A X 0.35) (B4 -14)	REHAB SALE	341.83 19.37+370.01	329.56 13.37+55.98	2.27 -13.37+19.03
2	Fungible Built Up Area component proposed vide DCR 35 (4) for Non- residential = or < (14A X 0.20)		NIL	NIL	NIL
3	Total Fungible Built Up Area vide DCR 35 (4) = (B1 + B2)		731.31	414.91	314.03
4	Total Gross BUILT UP AREA Permissible (14 + B.3)				2820.78
5	Total Gross BUILT UP AREA Proposed				2504.38
C	Tenement Statement				
i	Proposed area (Item A-12 above)				
ii	Less deduction of Non Residential area (Shop etc)				
iii	Area available for tenements (i minus ii)				
iv	Tenements permissible (Density of tenements / hectare)				
v	Tenements Proposed.				09 NOS.
vi	Tenements Existing				10 NOS.
	Total Tenements on the plot				19 NOS.
D	Parking Statement				
i	Parking Required by Regulation (as per Parking Statement)				23 NOS.
	a) Car				--
	b) Scooter / Motor Cycle				--
	c) Outsiders (Visitors)				--
	d) Covered garage proposed, Car , Scooter / Motor Cycle				--
ii	Total Parking Provided.				32 NOS.
E	Transport Vehicles Parking				
i	Space for Transport Vehicles Parking Required By Regulation				N.A.
ii	Total Nos of Transport Vehicles Parking Spaces Provided				

Signature of Arch. | Name & Address of Architect

J.G.Kawa And Associates
Architect & Interior Designers
202 / 2nd Floor, Shreeji Villa, " B " Wing
Jun. of T. H. Kataria & Mermala Tank Road,
Matunga Road (W) Mumbai - 400016.
Tel : 65653034, E-Mail :- jgkawa@gmail.com