



SEC. OF COMM WALL
SCALE: 1:100



PLOT AREA diagram
SCALE: 1:100

PLOT AREA CALCULATIONS									
1	45.97	X	32.80	X	1/2	=	381.91	Sq. mt.	
2	45.78	X	32.80	X	1/2	=	29.04	"	
TOTAL PLOT AREA				=	520.94	Sq. mt.			

Parking Statement

Nos. of Tric.	Carpet Area	Description	Parking Req.
-	-	one parking space reqd. every Eight Tenements having carpet area up to 35.00 sq.mt.	NIL
1 Nos.	44.12 sq.mt.	one parking space reqd. every four tenements having carpet area above 35.00 To 45.00 sq.mt.	0.25
6 Nos.	64.00 sq.mt.	one parking space reqd. every two tenements having carpet area above 45.00 To 70.00 sq.mt.	3.00
11 Nos.	124.12 sq.mt.	one parking space reqd. every tenements having carpet area above 70.00 sq.mt.	11.00 Nos.
25 % For Visitors			3.58 Nos.
Total Car Parking Required			17.81 Nos.
SAY 1			18.00 Nos.
25% Additional Car parking spaces 14.50 sqm			5.00 Nos.
Total Car Parking Req. including additional at this stage			23.00 Nos.
Total Car Parking Provided			28.00 Nos.

PROP. BUILT-UP AREA STATEMENT

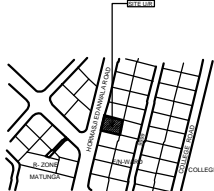
FLR. NO.	NO. OF FLOORING	BUILT-UP AREA IN SQ.MT.
1	RESIDENT FLOOR	PAR 010G
2	GROUND FLOOR	1.80
3	1st FLR.	PAR 010G
4	2nd FLOOR	PAR 010G
5	3rd FLOOR	42.29
6	4th FLOOR	32.82
7	5th FLOOR	34.79
8	6th FLOOR	35.71
9	7th FLOOR	35.08
10	8th FLOOR	35.08
11	9th FLOOR	35.08
12	10th FLOOR	35.08
13	11th FLOOR	35.08
14	12th FLOOR	35.08
15	13th FLOOR	35.08
16	14th FLOOR	35.70
17	15th FLOOR	35.70
18	16th FLOOR	37.59
TOTAL BUILT-UP AREA		175.630

DETAILS OF FURNISH. BUA FOR FINISHABLE AND PREMIUM CALCULATION

Sl. No.	Description	Rate	Quantity	Amount	Total
1	Permissible B.U.A. (B) No. 10 of Proforma A	1952.73	-	-	1952.73
2	Permissible Purgible B.U.A. (A) (B) of Table - I	546.96	-	-	546.96
3	Total permissible B.U.A. (A+B)	2109.69	-	-	2109.69
4	Permissible B.U.A. for rehab. (Total of Col. Nos. 1 & 2)	712.06	-	-	712.06
5	Rehab. Rate (A)	0.45561223	-	-	0.45561223
6	Permissible Purgible B.U.A. for rehab. component (2.45)	249.22	-	-	249.22
7	Permissible Purgible B.U.A. for rehab. component (2.45)	297.74	-	-	297.74
8	Total proposed B.U.A. including purgible (A+B+C+D+E+F+G+H)	1756.20	-	-	1756.20
9	Proposed B.U.A. for rehab. including purgible (F+G+H) of Col. Nos. 19 of Table - I	1522.34	-	-	1522.34
10	Excess Purgible B.U.A. given to rehab. tenements including purgible (F+G+H) of Table - I	561.40	-	-	561.40
11	Excess Purgible B.U.A. for rehab. tenements (Total of Col. Nos. 19 & 10 of Table - I)	249.22	-	-	249.22
12	Excess Purgible B.U.A. for rehab. tenements (Total of Col. Nos. 19 & 10 of Table - I)	6.32	-	-	6.32
13	Proposed Purgible B.U.A. (Total of Col. Nos. 19 & 10 of Table - I)	249.22	-	-	249.22
14	Purgible B.U.A. for rehab. tenements	-	-	-	-
15	Proposed Purgible B.U.A. for rehab. tenements (Total of Col. Nos. 19 & 10 of Table - I)	249.22	-	-	249.22
16	Purgible B.U.A. for rehab. tenements	-	-	-	-
17	Premium amount to be received (Col. 1)	-	-	-	-

NOTES

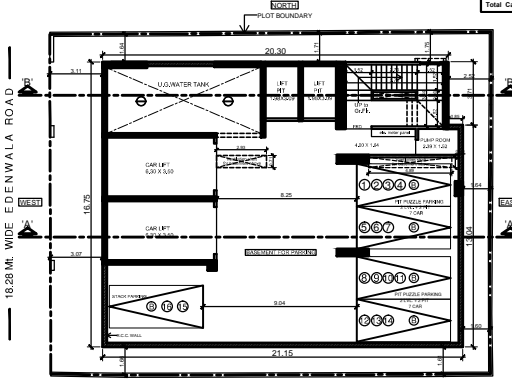
- 1. BIG PARKING IS 235 X 300 FT. X 5.00 MT.
- 2. SMALL PARKING IS 185 X 240 FT. X 4.50 MT.
- 3. BALANCING SUMMARY
- 4. NO. OF FLOORING: RESIDENT FLOOR 14, GROUND FLOOR 1, 1st FLOOR 14, 2nd FLOOR 14, 3rd FLOOR 14, 4th FLOOR 14, 5th FLOOR 14, 6th FLOOR 14, 7th FLOOR 14, 8th FLOOR 14, 9th FLOOR 14, 10th FLOOR 14, 11th FLOOR 14, 12th FLOOR 14, 13th FLOOR 14, 14th FLOOR 14, 15th FLOOR 14, 16th FLOOR 14, 17th FLOOR 14, 18th FLOOR 14.
- 5. TOTAL PARKING PROVIDED: (As per Proforma) = 28.00 NOS.
- 6. TOTAL PARKING REQUIRED: (As per Proforma) = 23.00 NOS.



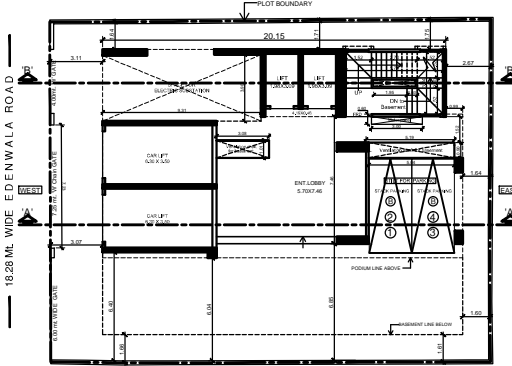
LOCATION PLAN
SCALE: 1:2000



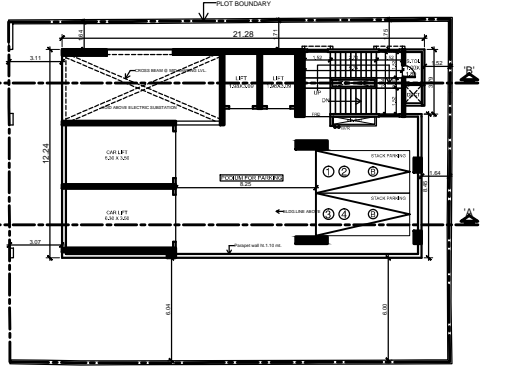
BLOCK PLAN
SCALE: 1:100



BASEMENT FLOOR PLAN
SCALE: 1:100



GROUND FLOOR PLAN
SCALE: 1:100



TYPICAL 1st & 2nd PODIUM FLOOR PLAN
SCALE: 1:100

APPROVED UNDER
File No. CHE/CTY/1586/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)
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Certificate of Area
Certifies that the plan under ref was surveyed by me on and the dimensions of site etc. of the plot stated in the plans are as measured on the site and the area so working out falls within the area stated in the Certificate of area.

Description of Proposal & Property
Proposed redevelopment property under DCR 33/7 on land bearing C.S.No. 4C/710 of Matunga Division, Plot No. 522C of Dadar Matunga Estate Situated at 18.28 mt. W/ Edmawala Road, in F-North Ward, Matunga, Mumbai-19. Known as "MADH VILLA"

Name & Signature of Owner
Mr. Krishnan Mathukumar
Director of M.S. Trilokhat Mathavilla Developers LLP.

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

PROFORMA 'A'		TOTAL AREA IN SQ.MT.
1	Area of plot	520.94
2	Overhead tank	NIL
3	Proposed Road	NIL
4	Area reserved for road	NIL
5	% of amenity space as per DCR 35/2 (sub-part)	NIL
6	Balance area of plot (1 minus 2)	520.94
7	Maximum 10% of Residential ground 10% amenity space (1 available for road)	NIL
8	Net area of plot (2 minus 4)	520.94
9	Area for Floor Space Ratio (200 100 % for G.P. Road 200 100 % for Setback)	NIL
10	Total Area (2 plus 8)	520.94
11	Floor Space Ratio Permissible	3.00
12	All Floor Space Index Credit available by Development Rights (Restricted to % of the balance area with 3 above)	NIL
13	ORC in	NIL
14	ORC in	NIL
15	Additional floor space index 9.94 30 % as per DCR 30 9.92 % as per DCR 31 (7) 9.98 other	NIL
16	Permissible Floor Area (7 X 8) plus 9 above	1562.73
17	Existing floor area	NIL
18	Proposed built-up area	1756.20
19	Excess habitable area taken in Floor Space Index	NIL
20	Purity Residential Built up area	1562.73
21	Remaining non-Residential Built-up area	193.47
22	TOTAL Built-Up Area proposed (11 + 12 + 13)	1562.73
23	FBI computed on net building = 143	2.89
24	Details of FBI available as per DCR 36 (4)	REMY
25	Fungible Built Up Area component proposed vide DCR 35 (4) for purely Residential = or (14.4 X 0.35) (84-14)	SALE
26	Fungible Built Up Area component proposed vide DCR 35 (4) for Non-Residential = or (14.4 X 0.35)	RENTAL
27	Floor Purgible Built Up Area vide DCR 35 (4) (B + B + B + B)	SALE
28	Total Gross BUILT UP AREA Permissible (14 + B + B)	2109.69
29	Total Gross BUILT UP AREA Proposed	1756.20
30	Development Statement	
31	Proposed area (Area A-12 above)	
32	Area available for Non-Residential use (Shop etc)	
33	Area available for Residential (1 minus 4)	
34	Development Statement (Details of Development/ Tenants)	
35	Development Proposed	5 Nos.
36	Development Existing	10 Nos.
37	Total Tenements	15 Nos.
38	Parking Statement	
39	Parking Required by Regulation (As per Parking Statement (14th Stage))	18.00 Nos.
40	All Car	
41	Specialized Vehicle Cycle	
42	Overhead Tank	
43	Covered garage proposed, Car, Scooter/ Motor Cycle	28.00 Nos.
44	Total Parking Provided	28.00 Nos.
45	Transport Vehicle Parking	
46	Space for Transport Vehicle Parking Required by Regulation	N.A.
47	Total Use of Transport Vehicle Parking Spaces Provided	

Signature of Arch. Name & Address of Architect
J.G.Kawa And Associates
Architect & Interior Designers
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