

PARKING STATEMENT

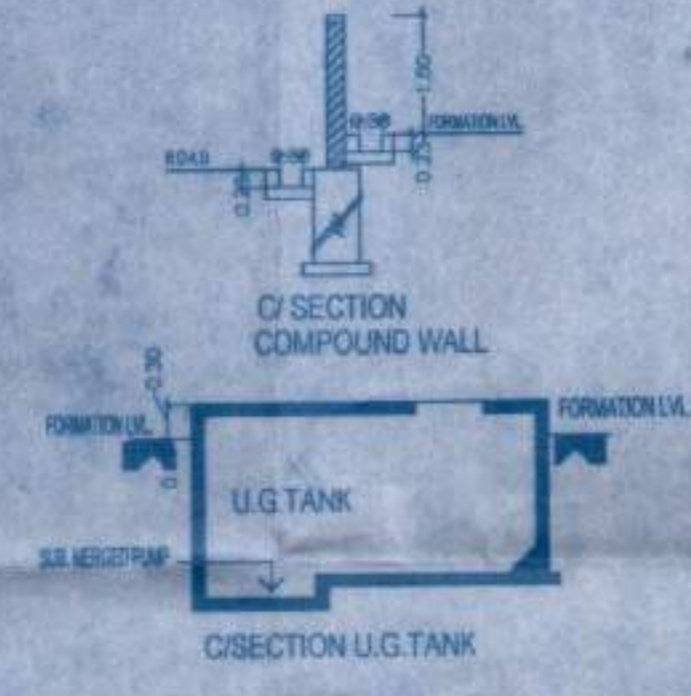
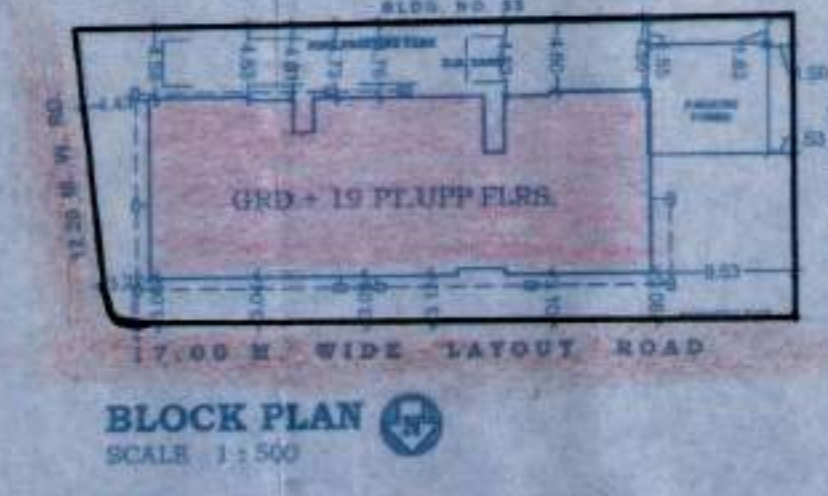
C.A (SQ.M)	NO. OF TENEMENTS	PARKING REQUIRED	PARKING PROVIDED
		BIG	SMALL
UPTO 45.00	38	9.50	
45 TO 60	72	36.00	
60 TO 90	NIL	NIL	
90 TO 120	NIL	NIL	
ABOVE 90	NIL	NIL	
TOTAL		45.50	
VISITORS (5%)		2.28	
SHOPS (1 PARKING FOR 120 SQ.MTS.) FOR SHOP-200MT.	125.17	0.83	
SHOPS (1 PARKING FOR 90 SQ.MTS.) FOR SHOP-200MT.	150.00		
SHOPS (1 PARKING FOR 60 SQ.MTS.) FOR SHOP-200MT.	92.09	1.84	
SHOPS (1 PARKING FOR 30 SQ.MTS.) FOR SHOP-200MT.	50.00		
VISITORS (10%)		2.00	
TOTAL	110	52.45	32
ADDITIONAL PARKING PERMISSIBLE AS PER DCR 31(1)(B) AT 10% OF BLDG.			63 NOS.
PARKING TOWER BIG			= 31
PARKING TOWER SMALL			= 31
SURFACE PARKING BIG			= 01

FLAT CARPET AREA STATEMENT FOR PARKING PURPOSE ONLY.

PROPOSED FLOOR	FLAT NOS.	CARPET AREA UP TO 15 SQ.MTS.	CARPET AREA ABOVE 15 & BELOW 60 SQ.MTS.	CARPET AREA ABOVE 60 & BELOW 90 SQ.MTS.	CARPET AREA ABOVE 90 & BELOW 120 SQ.MTS.	CARPET AREA ABOVE 120 & BELOW 150 SQ.MTS.
1ST FLOOR	FLAT NO. 1	1	36.55	1	32.10	
	FLAT NO. 2	2	37.07	1	32.10	
	FLAT NO. 3	3	37.07	1	32.10	
	FLAT NO. 4	4	37.07	1	32.10	
	FLAT NO. 5	5	37.07	1	32.10	
	FLAT NO. 6	6	37.07	1	32.10	
7TH FLOOR (GND TO 7TH FTH TO 14TH & 14TH TO 18TH)	FLAT NO. 1	15	36.55	15	32.10	
	FLAT NO. 2	15	37.07	15	32.10	
	FLAT NO. 3	15	37.07	15	32.10	
	FLAT NO. 4	15	37.07	15	32.10	
	FLAT NO. 5	15	37.07	15	32.10	
	FLAT NO. 6	15	37.07	15	32.10	
8TH & 10TH FLOOR	FLAT NO. 1	2	22.69	2	22.61	
	FLAT NO. 2	2	22.69	2	22.61	
	FLAT NO. 3	2	22.69	2	22.61	
	FLAT NO. 4	2	22.69	2	22.61	
	FLAT NO. 5	2	22.69	2	22.61	
	FLAT NO. 6	2	22.69	2	22.61	
19TH FLOOR	FLAT NO. 1	1	36.55	1	32.10	
	FLAT NO. 2	1	37.07	1	32.10	
	FLAT NO. 3	1	37.07	1	32.10	
	FLAT NO. 4	1	37.07	1	32.10	
	FLAT NO. 5	1	37.07	1	32.10	
	FLAT NO. 6	1	37.07	1	32.10	
TOTAL NOS. OF FLAT	38		72			

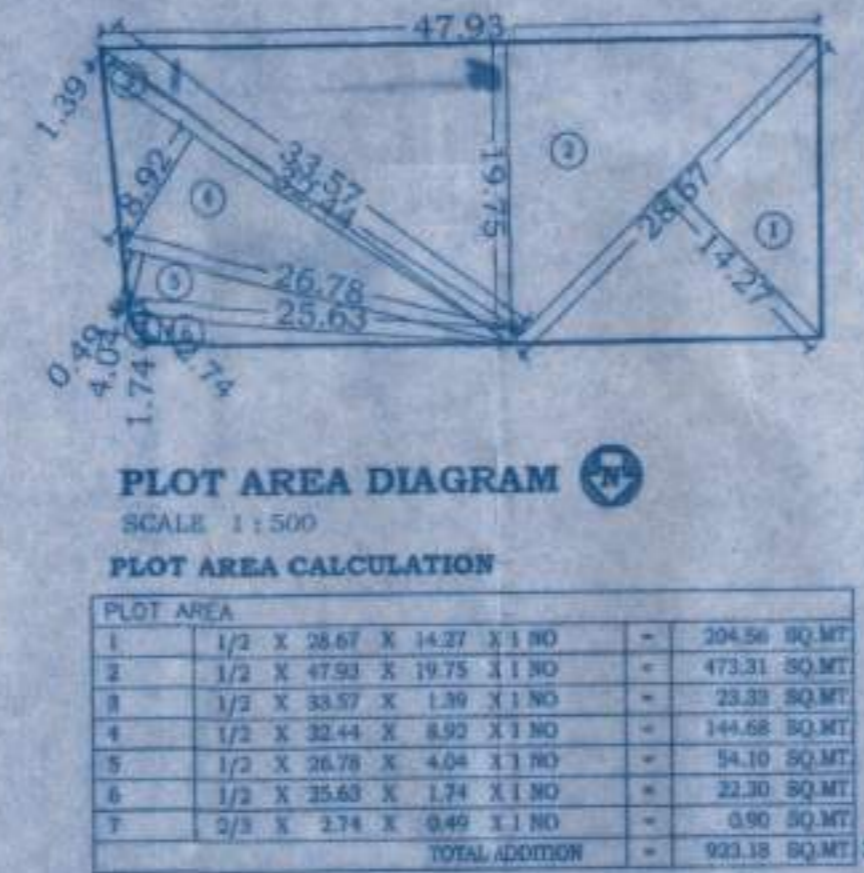
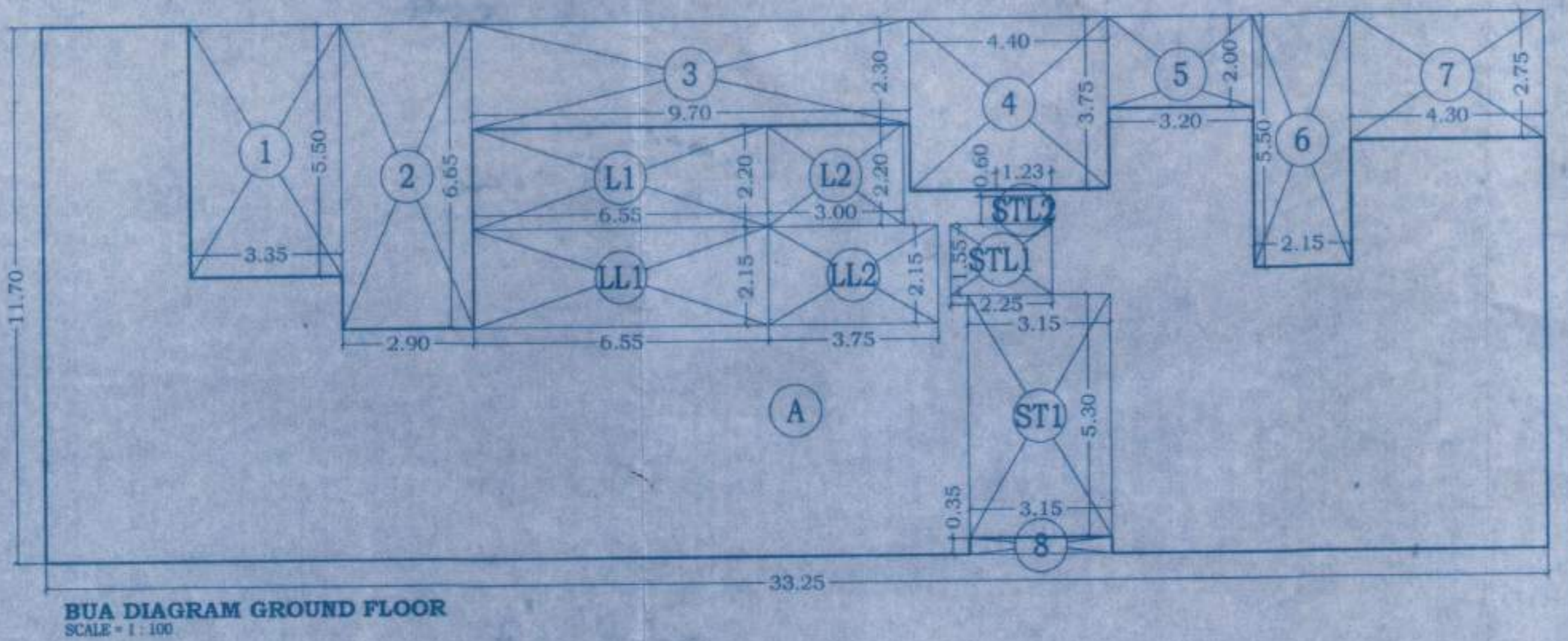
SUMMARY OF GROSS B.U.A.

FLOOR	GROSS BUA	STAIRCASE AREA (NO. OF TENEMENTS)
GROUND	(COMM.) 217.26	64.08
1ST	313.12	62.02
2ND	313.12	62.02
3RD	313.12	62.02
4TH	313.12	62.02
5TH	313.12	62.02
6TH	313.12	62.02
7TH	313.12	62.02
8TH	242.91	62.02
9TH	313.12	62.02
10TH	313.12	62.02
11TH	313.12	62.02
12TH	313.12	62.02
13TH	313.12	62.02
14TH	313.12	62.02
15TH	242.91	62.02
16TH	313.12	62.02
17TH	313.12	62.02
18TH	313.12	62.02
19TH	201.27	62.02
EXC. REFUGE	29.59	NIL
TOTAL	5943.86	1242.46



COMP. FUNGIBLE FSI STATEMENT

USERS	PERMISSIBLE BUA EXCL. FUNGIBLE FSI	PERMISSIBLE FUNGIBLE FSI	TOTAL PERMISSIBLE BUA INCL. FUNGIBLE FSI	REMARKS
RESIDENTIAL	4262.40	1401.84	5754.24	PERMISSIBLE
COMMERCIAL	161.00	56.35	217.35	
TOTAL RESIDENTIAL & COMMERCIAL	4423.40	1558.19	5971.59	
USERS	PERMISSIBLE BUA EXCL. FUNGIBLE FSI	PROPOSED FUNGIBLE FSI	TOTAL PROPOSED BUA INCL. FUNGIBLE FSI	REMARKS
RESIDENTIAL	4262.40	1464.20	5726.60	PROPOSED
COMMERCIAL	161.00	56.26	217.26	
TOTAL RESIDENTIAL & COMMERCIAL	4423.40	1520.46	5943.86	



BUA CALCULATIONS GROUND FLOOR

BUILT UP AREA CALCULATION

GROUND FLOOR	33.25 X 11.70 X 1 NO	= 389.03 SQ.MT
TOTAL ADDITION		= 389.03 SQ.MT X

DEDUCTIONS

1	3.35 X 5.50 X 1 NO	= 18.43 SQ.MT
2	2.90 X 2.30 X 1 NO	= 6.67 SQ.MT
3	9.70 X 2.30 X 1 NO	= 22.31 SQ.MT
4	4.40 X 3.75 X 1 NO	= 16.50 SQ.MT
5	3.20 X 3.00 X 1 NO	= 9.60 SQ.MT
6	1.15 X 5.50 X 1 NO	= 6.33 SQ.MT
7	4.30 X 2.75 X 1 NO	= 11.83 SQ.MT
8	3.15 X 0.55 X 1 NO	= 1.73 SQ.MT
TOTAL DEDUCTION		= 107.69 SQ.MT X1
TOTAL BUILT UP AREA [X - Y1]		= 281.34 SQ.MT X1

LIFT AREA CALCULATION

GROUND FLOOR	2.20 X 2.20 X 1 NO	= 4.84 SQ.MT
L1	3.00 X 2.20 X 1 NO	= 6.60 SQ.MT
TOTAL LIFT AREA PER FL. (GROUND FLOOR)		= 21.01 SQ.MT X2

STAIRCASE AREA CALCULATION

GROUND FLOOR	3.15 X 3.30 X 1 NO	= 10.39 SQ.MT
TOTAL STAIRCASE AREA PER FL. (GROUND FLOOR)		= 16.70 SQ.MT X3

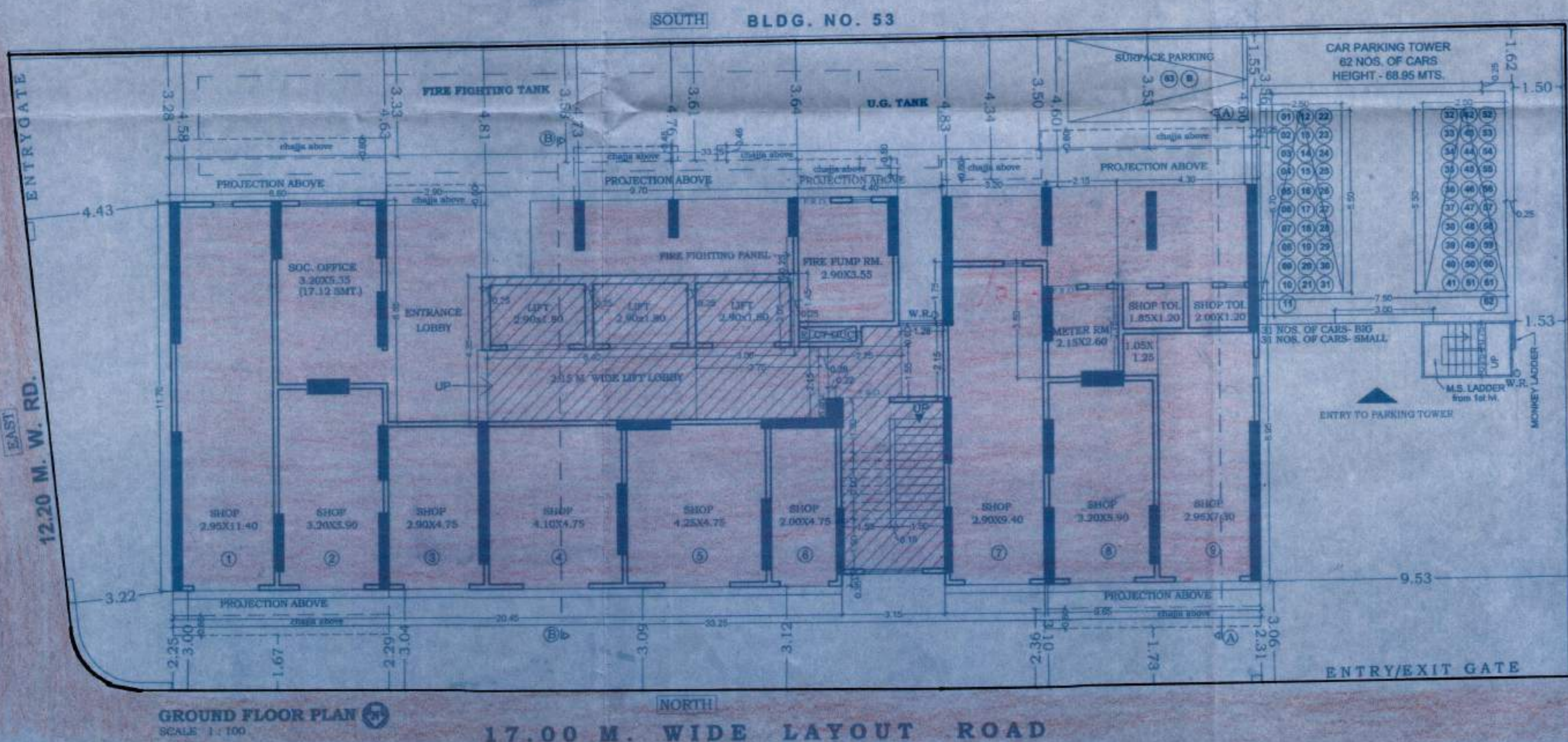
STAIRCASE LOBBY AREA CALCULATION

GROUND FLOOR	2.25 X 1.55 X 1 NO	= 3.49 SQ.MT
STL2	2.25 X 0.60 X 1 NO	= 1.35 SQ.MT
TOTAL STAIRCASE LOBBY AREA PER FL. (GROUND FLOOR)		= 4.83 SQ.MT X4

LIFT LOBBY AREA CALCULATION

GROUND FLOOR	1.55 X 2.11 X 1 NO	= 3.27 SQ.MT
L1	3.75 X 2.11 X 1 NO	= 7.91 SQ.MT
TOTAL LIFT LOBBY AREA PER FL. (GROUND FLOOR)		= 11.18 SQ.MT X5

NET BUILT UP AREA
 X1 - (Y2+Y3+Y4+Y5) = 217.26 SQ.MT



PROFORMA 'A'

TOTAL SHEETS - 4, NO.

AREA STATEMENT	AREA IN SQ. MTS.
1 AREA OF PLOT	923.00
a AS PER BHADA DEMARCATION DATED - 23/01/2015	923.16
b AS PER LAND SURVEY	923.16
c AS PER TRIANGULATION METHOD	923.16
d AS PER ARCHITECTS CERTIFICATE	923.16
LEAST AREA CONSIDERED	923.00
2 DEDUCTIONS FOR	
a ROAD SETBACK AREA	NIL
b PROPOSED ROAD	NIL
c ANY RESERVATION	NIL
TOTAL (a + b + c)	NIL
3 BALANCE AREA OF PLOT (1-2)	923.00
4 DEDUCTION FOR RECREATIONAL GROUND (IF DEDUCTIBLE) 15% OF	NIL
5 NET AREA OF PLOT (3-4)	923.00
6 ADDITIONS FOR FLOOR SPACE INDEX	
2a) 100%	NIL
2b) 100%	NIL
7 TOTAL AREA (5+6)	923.00
8 FLOOR SPACE PERMISSIBLE AS PER MHADA NOC DTD. 12/2/2019	COMM 161.00
9 BLDG. NO. 54 - 923.00 SQ.MTS. X 3.00 max. = 2769.00 SQ.MTS.	RES 1402.40
a ADDITIONAL BUA CLAIMED - 41.36 SQ.MTS. X 4.00 TRN = 1654.40 SQ.MTS.	
TOTAL	4423.40
9 PERMISSIBLE FLOOR AREA (8 ABOVE)	4423.40
10 PROPOSED AREA COMMERCIAL BUA AS PER MHADA NOC	161.00
11 PROPOSED AREA RESIDENTIAL BUA AS PER MHADA NOC	4262.40
12 TOTAL B.U.A. PROPOSED (10 + 11)	4423.40
13 P.B.I. CONSUMED (4423.40 - 923.00)	4.79
14 (a) FUNGIBLE COMPENSATORY FSI PERMISSIBLE VIDE DCR 31 (B) FOR RESIDENTIAL (1+ RES. BUA - 4262.40 X 20% = 1491.84 SQ.MTS.	1491.84
(b) FUNGIBLE COMPENSATORY FSI PERMISSIBLE VIDE DCR 31 (B) FOR COMMERCIAL (1+ COMM. BUA - 161.00 X 20% = 56.35 SQ.MTS.	56.35
TOTAL FUNGIBLE COMPENSATORY PERMISSIBLE VIDE DCR 31 (B) - (14a + 14b)	1548.19
(c) FUNGIBLE COMPENSATORY FSI PROPOSED VIDE DCR 31 (B) FOR RESIDENTIAL	1464.20
(d) FUNGIBLE COMPENSATORY FSI PROPOSED VIDE DCR 31 (B) FOR COMMERCIAL	56.26
TOTAL FUNGIBLE COMPENSATORY PROPOSED VIDE DCR 31 (B) - (14c + 14d)	1520.46
15 TOTAL GROSS B.U.A. PROPOSED - (12 + 14)	5943.86

PROFORMA 'B'

CONTENT OF SHEET

GROUND FLOOR PLAN WITH I.T.A. DIAGRAMS & AREA CALCULATIONS, SUMMARY OF GROSS B.U.A. STATEMENT, TENEMENT STATEMENT, LOCATION PLAN, BLOCK PLAN.

STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF APPROVAL OF PLANS

This cancels Approval to the previous Plans
 Sanctioned up to no. MHADA-9/182/2019
 Dated: 12/11/2019

09 MAY 2019
 Issued by A.P. Cell / Greater Mumbai / MHADA
 Read Memo No. 182/2019
 M.H.A.D.A. - 9/182/2019

DR. RAMDAS S. KUMAR - PARTNER
 M/S. RAJBHAV LAXMI BUILDERS & DEVELOPERS (APPOINTED DEVELOPER)

Plan FOR -
 DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED REDEVELOPMENT OF OLD BUILDING NO. 54 (SH KNOWN AS KANNAMWAR NAGAR SHIV SAGAR CHS LTD. ON LAND BEARING C.T.S. NO.356 (PT) OF VILLAGE: HARIYAL, SITUATED AT KANNAMWAR NAGAR MHADA COLONY, VIKHROLA, MUMBAI - 400 063.

NAME OF APPLICANT
 M/S. RAJBHAV LAXMI BUILDERS & DEVELOPERS

DR. RAMDAS S. KUMAR - PARTNER
 M/S. RAJBHAV LAXMI BUILDERS & DEVELOPERS (APPOINTED DEVELOPER)

JOB NO. DRG. NO. DATE SCALE CHECKED BY DRAWN BY
 01 14-3-2019 1:100 SACHIN RAJE SACHIN RAJE

NAME AND ADDRESS OF ARCHITECTS
 Sachin A. Raje
 SACHIN A. RAJE (ARCHITECT)
 H. NO. 10, PLOT NO. 10, ROAD NO. 10, VILLAGE: HARIYAL, DISTRICT: THANE, STATE: GUJARAT, PIN: 401 201.