

CARPET AREA CALCULATION FOR COMPUTATION OF PARKING SPACES (FLOOR WISE)

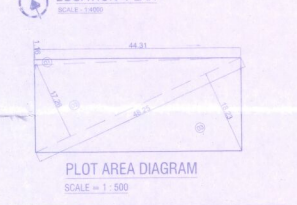
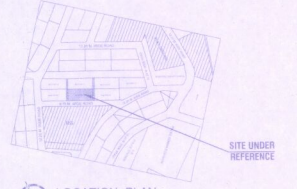
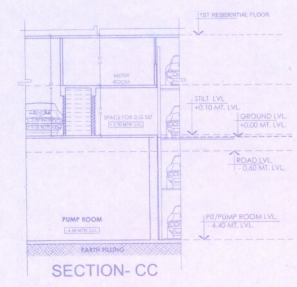
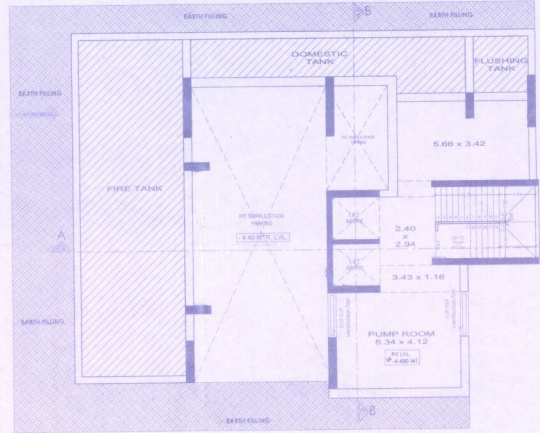
FLOOR NO.	(WING-A)				(WING-B)			
	FLAT NO.1 WING-A	FLAT NO.2 WING-A	FLAT NO.3 WING-A	FLAT NO.4 WING-A	FLAT NO.1 WING-B	FLAT NO.2 WING-B	FLAT NO.3 WING-B	FLAT NO.4 WING-B
1ST FLOOR	---	61.90 SQ.MT.	66.18 SQ.MT.	40.84 SQ.MT.	59.17 SQ.MT.	---	49.56 SQ.MT.	59.15 SQ.MT.
2ND FLOOR	44.08 SQ.MT.	60.18 SQ.MT.	66.18 SQ.MT.	40.84 SQ.MT.	59.17 SQ.MT.	44.08 SQ.MT.	49.56 SQ.MT.	59.15 SQ.MT.
3RD FLOOR	44.08 SQ.MT.	61.90 SQ.MT.	66.18 SQ.MT.	40.84 SQ.MT.	59.17 SQ.MT.	44.08 SQ.MT.	49.56 SQ.MT.	59.15 SQ.MT.
4TH FLOOR	44.08 SQ.MT.	61.90 SQ.MT.	66.18 SQ.MT.	40.84 SQ.MT.	59.17 SQ.MT.	44.08 SQ.MT.	49.56 SQ.MT.	59.15 SQ.MT.
5TH FLOOR	44.08 SQ.MT.	61.90 SQ.MT.	66.18 SQ.MT.	40.84 SQ.MT.	59.17 SQ.MT.	44.08 SQ.MT.	49.56 SQ.MT.	59.15 SQ.MT.
6TH FLOOR	44.08 SQ.MT.	61.90 SQ.MT.	66.18 SQ.MT.	40.84 SQ.MT.	59.17 SQ.MT.	44.08 SQ.MT.	49.56 SQ.MT.	59.15 SQ.MT.
7TH FLOOR	44.08 SQ.MT.	61.90 SQ.MT.	66.18 SQ.MT.	40.84 SQ.MT.	59.17 SQ.MT.	44.08 SQ.MT.	49.56 SQ.MT.	59.15 SQ.MT.
8TH FLOOR	---	66.18 SQ.MT.	40.84 SQ.MT.	---	59.17 SQ.MT.	---	49.56 SQ.MT.	59.15 SQ.MT.

FLOOR	(WING-A)				TOTAL
	FLAT NO.1 WING-A	FLAT NO.2 WING-A	FLAT NO.3 WING-A	FLAT NO.4 WING-A	
9TH FLOOR	92.16 SQ.MT.	56.18 SQ.MT.	40.84 SQ.MT.	---	99.17 SQ.MT.
10TH FLOOR	92.16 SQ.MT.	60.18 SQ.MT.	40.84 SQ.MT.	---	99.17 SQ.MT.
11TH FLOOR	92.16 SQ.MT.	60.18 SQ.MT.	40.84 SQ.MT.	---	99.17 SQ.MT.
12TH FLOOR	92.16 SQ.MT.	60.18 SQ.MT.	40.84 SQ.MT.	---	99.17 SQ.MT.
13TH FLOOR	92.16 SQ.MT.	60.18 SQ.MT.	40.84 SQ.MT.	---	99.17 SQ.MT.
14TH FLOOR	92.16 SQ.MT.	60.18 SQ.MT.	40.84 SQ.MT.	---	99.17 SQ.MT.
15TH FLOOR	92.16 SQ.MT.	60.18 SQ.MT.	40.84 SQ.MT.	---	99.17 SQ.MT.
16TH FLOOR	92.16 SQ.MT.	---	---	---	99.17 SQ.MT.

SUMMARY OF GROSS FSI BUILT-UP AREA

Floor	FLOOR	WING-A & B BUA Including Fungible Area & Excluding Staircase, Lift & Pass.	METER ROOM (FREE OF FSI)	Society Office (FREE OF FSI)	Rehab Centre (FREE OF FSI)	EXCESS BUT-UP AREA (FREE OF FSI)	STAIRCASE LIFT PASSAGE (FREE OF FSI)	TOTAL CONSTRUCTION BUT-UP AREA
1	1ST FLOOR	345.83	---	36.38	76.76	---	66.50	505.47
2	2nd FLOOR	438.97	---	---	---	---	66.50	505.47
3	3rd FLOOR	438.97	---	---	---	---	66.50	505.47
4	4th FLOOR	438.97	---	---	---	---	66.50	505.47
5	5th FLOOR	438.97	---	---	---	---	66.50	505.47
6	6th FLOOR	438.97	---	---	---	---	66.50	505.47
7	7th FLOOR	438.97	---	---	---	---	66.50	505.47
8	8th FLOOR	279.85	---	---	7.18	---	66.50	353.53
9	9th FLOOR	438.97	---	---	---	---	66.50	505.47
10	10th FLOOR	438.97	---	---	---	---	66.50	505.47
11	11th FLOOR	438.97	---	---	---	---	66.50	505.47
12	12th FLOOR	438.97	---	---	---	---	66.50	505.47
13	13th FLOOR	438.97	---	---	---	---	66.50	505.47
14	14th FLOOR	438.97	---	---	---	---	66.50	505.47
15	15th FLOOR	438.97	---	---	---	---	66.50	505.47
16	16th FLOOR	222.37	---	---	---	---	66.67	291.04
17	EXCESS AREA 8TH FLOOR	7.18	---	---	---	---	---	---
Total		6561.84	21.31	36.38	76.76	7.18	1056.17	7731.55

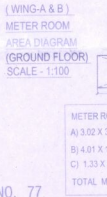
REGULAR BUA	4866.62	5q.mt.
FUNGIBLE BUA (SALE + REHAB + 322.77)	1782.22	5q.mt.
Total BUA including Fungible	6648.84	5q.mt.
TOTAL GROSS PERMISSIBLE BUILDING AREA	6561.84	5q.mt.
TOTAL GROSS PROPOSED BUILDING AREA	6561.84	5q.mt.
BALANCE AREA	0.74	5q.mt.



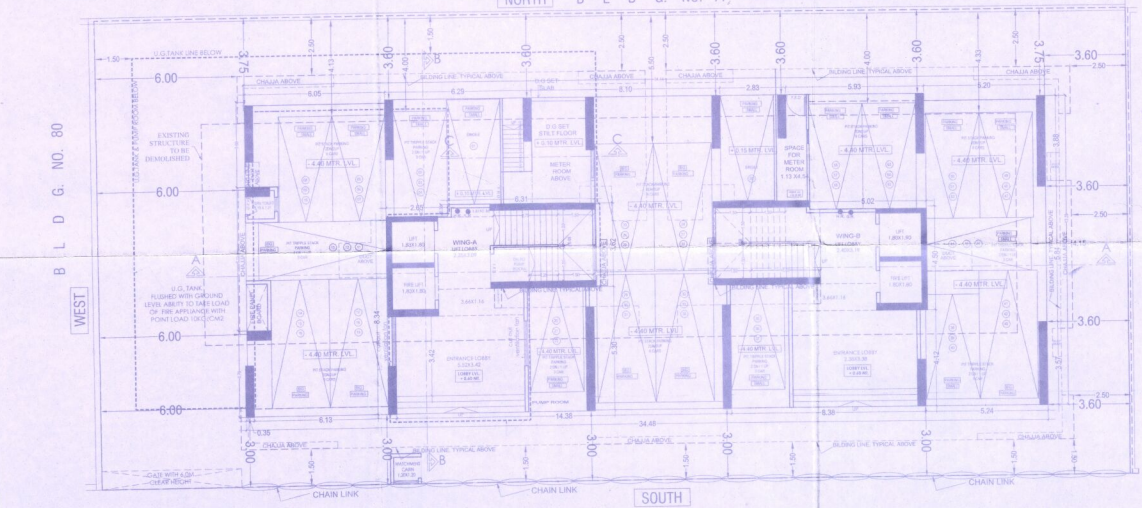
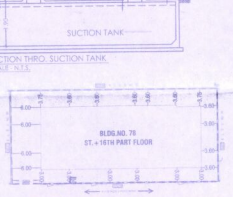
PLOT AREA CALCULATIONS

1	44.31	x	1.17	x	0.50	25.92
2	48.25	x	17.23	x	0.50	415.67
3	48.25	x	18.23	x	0.50	439.80
TOTAL PLOT AREA						881.39

METER ROOM PERMISSIBLE = 10 SQ.MT PER 50 MEMBERS
= 111 X 10 50 = 22.20 SQ.MT
METER ROOM PERMISSIBLE AREA = 21.80 SQ.MT
METER ROOM AREA PROPOSED = 21.11 SQ.MT



METER ROOM CALCULATION
A) 3.02 X 3.18 = 9.54 SQ.MT.
B) 4.01 X 1.38 = 5.53 SQ.MT.
C) 1.33 X 4.54 = 6.04 SQ.MT.
TOTAL METER ROOM PROPOSED = 21.11 SQ.MT.



(WING-A & B) STILT FLOOR SCALE-1:100
9.15 M. WIDE LAYOUT ROAD

CONTENTS OF THE SHEET

STILT PLAN, BLOCK & LOCATION PLAN, U.G. TANK, PUMP ROOM PLAN

PLAN FOR APPROVAL

Approved subject to conditions mentioned in this office Letter No. Mhada -2/983/2024.
Date: 15 NOV 2024
Ex. Eng. Bldg. Permission Cell/ Greater Mumbai Maharashtra Housing & Area Development Authority

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 23/04/2019 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS 881.39 SQ.MTS. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP AND T.P. RECORDS.

CERTIFICATE OF AREA SIGN OF ARCHITECT

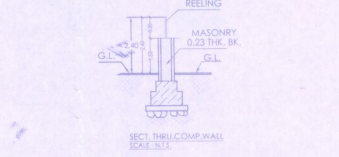
PROFARMA - A

Area Statement	Sq.mt.
1 a Area of the plot as per MHADA Layout & offer letter dated: 14.08.2021	881.39
b Deduction for 15% Recreational Ground / 10% Amenity space	0.00
c Least area consider for FSI	881.39
2 Deduction for:	
a Road Set-back area	
b Proposed Road	
c Any Reservation	
d Amenity space as per DCPR-2034	
e other	
4 Deduction for 15% Recreational Ground / 10% Amenity space	0.00
5 Net area of plot	881.39
6 Additions for Floor Space Index	4860.62
7 a) 2 (b) 100% of D.P. road / Set Back / Access road for FSI purpose only	2.00
7 Total Area (5+6)	881.39
8 Gross Plot Area considered for F.S.I	881.39
9 Floor Space Index Permissible	2.00
10 Permissible BUA	2044.17
11 Additional BUA as per MHADA Offer Letter dated: 14.08.21 (11500 + 717 + 2217.00)	2217.00
a	2044.17 + 2217.00
b	4860.62
Total BUA Permissible	4860.62
Total BUA Proposed	4860.62
NET BALANCE AREA	0.59

Proposed BUA	Residential	Commercial
4860.62	4860.62	0.00
Floor Space Index consumed:		
12	2.00	2.00
13	2.00	2.00
14	2.00	2.00
15	2.00	2.00
16	2.00	2.00
17	2.00	2.00
18	2.00	2.00
19	2.00	2.00
20	2.00	2.00
21	2.00	2.00
22	2.00	2.00
23	2.00	2.00
24	2.00	2.00
25	2.00	2.00
26	2.00	2.00
27	2.00	2.00
28	2.00	2.00
29	2.00	2.00
30	2.00	2.00
31	2.00	2.00
32	2.00	2.00
33	2.00	2.00
34	2.00	2.00
35	2.00	2.00
36	2.00	2.00
37	2.00	2.00
38	2.00	2.00
39	2.00	2.00
40	2.00	2.00
41	2.00	2.00
42	2.00	2.00
43	2.00	2.00
44	2.00	2.00
45	2.00	2.00
46	2.00	2.00
47	2.00	2.00
48	2.00	2.00
49	2.00	2.00
50	2.00	2.00
51	2.00	2.00
52	2.00	2.00
53	2.00	2.00
54	2.00	2.00
55	2.00	2.00
56	2.00	2.00
57	2.00	2.00
58	2.00	2.00
59	2.00	2.00
60	2.00	2.00
61	2.00	2.00
62	2.00	2.00
63	2.00	2.00
64	2.00	2.00
65	2.00	2.00
66	2.00	2.00
67	2.00	2.00
68	2.00	2.00
69	2.00	2.00
70	2.00	2.00
71	2.00	2.00
72	2.00	2.00
73	2.00	2.00
74	2.00	2.00
75	2.00	2.00
76	2.00	2.00
77	2.00	2.00
78	2.00	2.00
79	2.00	2.00
80	2.00	2.00
81	2.00	2.00
82	2.00	2.00
83	2.00	2.00
84	2.00	2.00
85	2.00	2.00
86	2.00	2.00
87	2.00	2.00
88	2.00	2.00
89	2.00	2.00
90	2.00	2.00
91	2.00	2.00
92	2.00	2.00
93	2.00	2.00
94	2.00	2.00
95	2.00	2.00
96	2.00	2.00
97	2.00	2.00
98	2.00	2.00
99	2.00	2.00
100	2.00	2.00

PARKING REQUIRED AS PER DCPR 2034 Reg-44(2) Rule (ii)

CLASSIFICATION	AREA BETWEEN 200 TO 600 SQ.MT.	AREA BETWEEN 600 TO 900 SQ.MT.	AREA BETWEEN 900 TO 1500 SQ.MT.	AREA BETWEEN 1500 TO 2500 SQ.MT.	AREA ABOVE 2500 SQ.MT.
1	1 CAR PER 45 TENANT	1 CAR PER 45 TENANT	1 CAR PER 45 TENANT	1 CAR PER 45 TENANT	1 CAR PER 45 TENANT
2	1 CAR PER 45 TENANT	1 CAR PER 45 TENANT	1 CAR PER 45 TENANT	1 CAR PER 45 TENANT	1 CAR PER 45 TENANT
3	1 CAR PER 45 TENANT	1 CAR PER 45 TENANT	1 CAR PER 45 TENANT	1 CAR PER 45 TENANT	1 CAR PER 45 TENANT
4	1 CAR PER 45 TENANT	1 CAR PER 45 TENANT	1 CAR PER 45 TENANT	1 CAR PER 45 TENANT	1 CAR PER 45 TENANT



NOTE:
1. ALL DIMENSIONS ARE IN METRES.
2. SCALE USE:
a) FLOOR PLAN 1:100
b) BLOCK PLAN 1:500
c) LOCATION PLAN 1:4000
3. THIS PLAN IS PROPOSED AS PER PROVISION OF DCPR 2034 AND AS PER THE PREVIOUS REGULATIONS AND CIRCULARS ISSUED BY MCGM AND MHADA (TIME TO TIME).
4. GUIDELINES ISSUED IN EODB FOLLOWED.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BLDG. NO. 78, KNOWN AS PANT NAGAR KINARA CHSL ON PLOT BEARING C.T.S. NO. 185 (PT), OF VILLAGE GHATKOPAR, AT PANT NAGAR, GHATKOPAR (EAST), MUMBAI - 400075

DATE: 15/11/2024

DRAWN BY: RAJARAM

CHECKED BY: RAJARAM

SCALE: 1:100

DATE: 15/11/2024

SIGNATURE NAME & ADDRESS OF ARCHITECT

SIGNATURE OF OWNER

APPROVED BY: RAJARAM

APPROVED BY: RAJARAM