

FORM - I

A	AREA STATEMENT	IN SQ. MTS.
1	AREA OF THE PLOT	1041.78
2	DEDUCTIONS FOR:	
A)	For Reservation/Road Area	
a)	Road for back area to be handed over (100% Regulation No. 16)	10.29
b)	Proposed D Road to be handed over (100% Regulation No. 16)	3.00
c)	Reservation road/plot to be handed over (100% Regulation No. 17)	
d)	TOTAL AREA UNDER ROAD/RESERVATION	
B)	For Amenity area	
a)	Area of amenity plot/plots to be handed over as per DCR 14(A)	
b)	Area of amenity plot/plots to be handed over as per DCR 14(B)	
c)	Area of amenity plot/plots to be handed over as per DCR 15	
d)	Area of amenity plot/plots to be handed over as per DCR 35	
e)	TOTAL AMENITY AREA	
C)	Deduction for Existing Built up area to be retained if any Land component of Existing BUA as per regulation under which the development was allowed	
3)	Total deduction $\rightarrow 2(A)+2(B)+2(C)$	10.29
4)	Balance area of the plot $(1)-(3)$	1022.49
5)	Zonal (back) FSI for MHADA as per regulation 33(5).	3125.34
6)	Permissible Built up area as per Zonal Basic FSI (5X)	3125.34
7)	Permissible Built up area as per DCR 30(C) (protected for development)	3125.34
8)	BUA equal to land area handed over as per reg. 30(A)(3)(a) & Additional BUA for 2(A)(e) (i) & 2(B) above within the cap of admissible 'TDR' as per table no 12 on balance plot	3125.34
9)	Additional BUA in case of 2(A)(e) (ii) as per regulation 17(i) note 20(vii) & (viii) as per AR policy on remaining plot (%) as per table no-3 of regulation 17(i)	
10)	Additional In-situ BUA within the cap of admissible 'TDR' as per table no 12 on a plot	
a)	In-situ cost of construction of amenity building as per regulation 30(A)(3)(b)	
b)	50% of rehab component as per reg 33(7)(A)	
10)	Built up area due to 'Additional FSI on payment of premium' as per table No 12 of Regulation No 30(A) (4X/50%)	
11)	Built up area due to Admissible 'TDR' as per table No 12 of Regulation No 30(A) & 30(P) (4.00-5x.50% or 70% or 90% or 100%)	
12)	By existing area utilize beyond zonal F.S.I. (up to 70% (a) & 9 above)	
13)	Provision share FSI (50.00 sq. mtr. x 20 transactions/1000.00)	1000.00
14)	Additional FSI AS PER 10% HONBLE V.P. GOGTA	418.00
15)	Permissible Built up area (7.849+10+1+12+13)	4543.34
16)	a) EXISTING BUILT UP AREA b) PROPOSED BUILT UP AREA	4543.34
c)	TOTAL BUILT UP AREA $(14a)+(14b)$	
16)	Fungible compensatory area as per Regulation No 31(3)	
a)	(i) Perm. Fungible Compensatory area for Rehab comp.w/o charging premium for residential	519.59
(ii)	Prop.Fungible compensatory area for Rehab comp.w/o charging premium for residential	519.59
(iii)	Perm. Fungible Compensatory area for Rehab comp.w/o charging premium for commercial	
(iv)	Prop.Fungible compensatory area for Rehab comp.w/o charging premium for commercial	
b)	(i) Perm. Fungible Compensatory area by charging premium for residential	1070.58
(ii)	Prop.Fungible compensatory area on payment of premium for residential	1069.64
(iii)	Perm. Fungible compensatory area on payment of premium for commercial	
(iv)	Prop.Fungible compensatory area on payment of premium for commercial	
17)	Total BUA Proposed including PCA $(14+15b)(i)+(15a)(i)+(15b)(iv)+(15b)(v)+FSI consumed on net plot (14)$	6132.57
18)	FSI consumed on net plot (14)	4.40
	OTHER REQUIREMENTS	
A	Reservation/Designation	
a)	Name of reservation	
b)	Area of reservation land handed over as per Regulation No.17	
c)	Built up area of amenity to be handed over as per Regulation No.17	
d)	Area/Built up area of Designation	
B	Plot area/built up amenity to be handed over as per regulation No	
a)	14(A)	
b)	14(B)	
c)	15	
C	Requirement of LOS as per Regulation No.27 (15% or 20% or 25%)	
D	TENEMENTS STATEMENT	
a)	Proposed built up area (13 above)	6711.33
b)	Less deduction of Non-Residential area(shop etc)	
c)	Area available for Tenements (a) minus(b)	6711.33
d)	Tenements Permissible (450/structure) = 276.53 SAY	302 Nos.
e)	Total Number of Tenements Proposed on Plot	66 Nos.
E	PARKING STATEMENT	
(i)	PARKING REQUIRED FOR REGULATION FOR	77 nos
(ii)	TOTAL PARKING PROVIDED	77 nos
E	TRANSPORT VEHICLE PARKING	
(i)	TRANSPORT VEHICLE PARKING REQUIRED BY REGULATION	
(ii)	TOTAL NO OF TRANSPORT VEHICLE PARKING SPACES PROVIDED	

FLOOR	SUMMARY (In Sq. mts.)				METER ROOM (FREE OF COST)	SOCIETY OFFICE (FREE OF COST)	REFUGE AREA (FREE OF COST)	FITNESS CENTRE (FREE OF COST)	LESS: STACELIFT & LIFT PASS AREA	TOTAL CONSTRUCTION GROSS BUA
	TOTAL NET GROSS BUA	FUNGIBLE FSI PROJ.	NET FSI C	NET FSI C-A*1.35						
BASEMENT										
STILT										
INTERMEDIATE							78.69			78.69
1ST FLOOR	497.98	120.11	368.87				79.17			577.15
2ND FLOOR	497.98	120.11	368.87				79.17			577.15
3RD FLOOR	497.98	120.11	368.87				79.17			577.15
4TH FLOOR	497.98	120.11	368.87				79.17			577.15
5TH FLOOR	497.98	120.11	368.87				79.17			577.15
6TH FLOOR	336.96	87.33	249.63		19.96	141.02	79.17			577.15
7TH FLOOR	497.98	120.11	368.87				79.17			577.15
8TH FLOOR	497.98	120.11	368.87				79.17			577.15
9TH FLOOR	497.98	120.11	368.87				79.17			577.15
10TH FLOOR	497.98	120.11	368.87				79.17			577.15
11TH FLOOR	497.98	120.11	368.87				79.17			577.15
12TH FLOOR	497.98	120.11	368.87				79.17			577.15
13TH FLOOR	317.93	81.69	236.24				79.35			397.28
TOTAL	6132.57	1589.23	4543.34		19.96	141.02	78.69	1029.39		7401.63

NET BUA AREA PROPOSED =	4543.34	TOTAL GROSS PERMISSIBLE BUA	6133.51
FUNGIBLE BUA (SALE = 1069.64 + REHAB = 519.59)	1589.23	TOTAL GROSS PROPOSED BUA	6132.57
TOTAL GROSS BUA INCLUDING FUNGIBLE =	6132.57	AREA BALANCE BUA	0.94

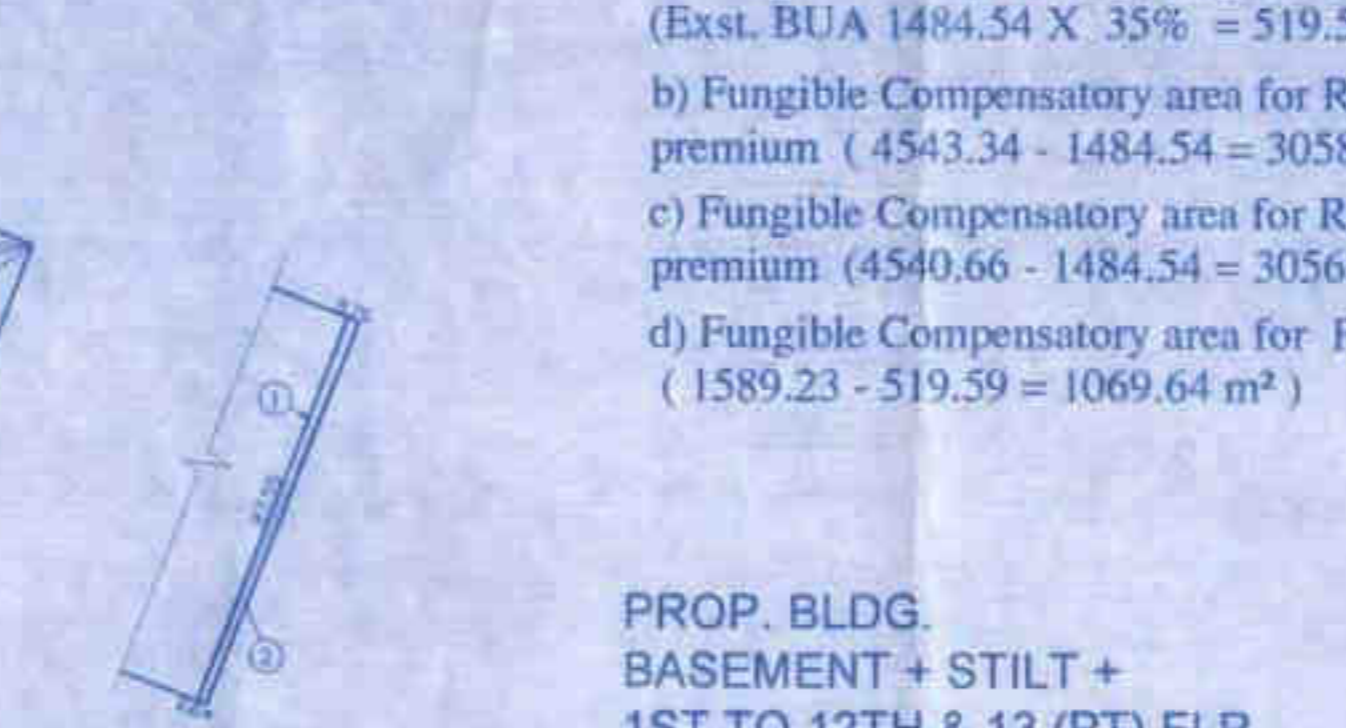
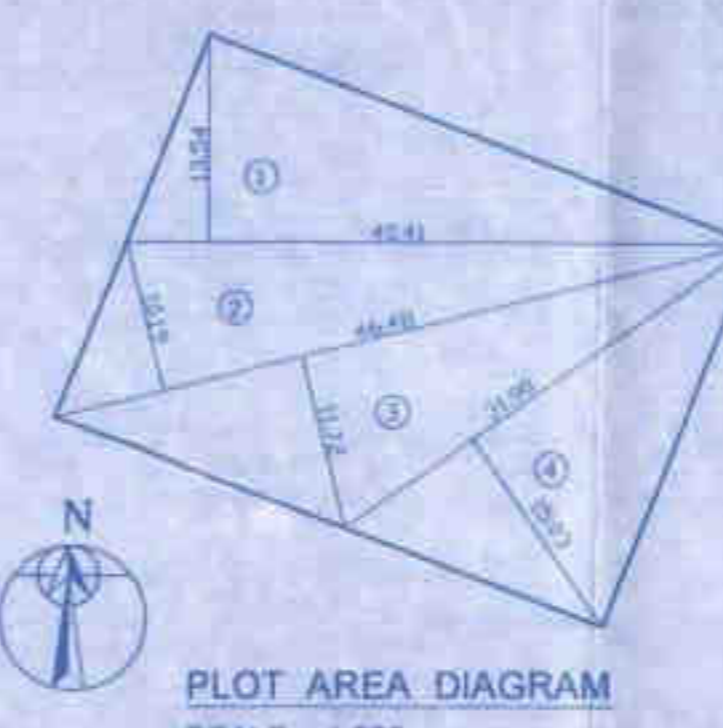
TOTAL PARKING PROPOSED		
FLOOR	BIG	SMALL
GROUND	47	16
4 LVL. STACK/PUZZLE PARKING =	47	16
3 LVL. STACK PARKING =	19	03
TOTAL	58	19

TENEMENT STATEMENT			
FLOOR	REHAB	SALE	TOTAL NOS.
BASEMENT			
STILT			
1ST FLOOR	02	03	05
2ND FLOOR	02	03	05
3RD FLOOR	02	03	05
4TH FLOOR	02	03	05
5TH FLOOR	02	03	05
6TH FLOOR	02	03	05
7TH FLOOR	02	03	05
8TH FLOOR	02	03	05
9TH FLOOR	02	03	05
10TH FLOOR	02	03	05
11TH FLOOR	02	03	05
12TH FLOOR	02	03	05
13TH FLOOR	02	03	05
TOTAL	20	41	61

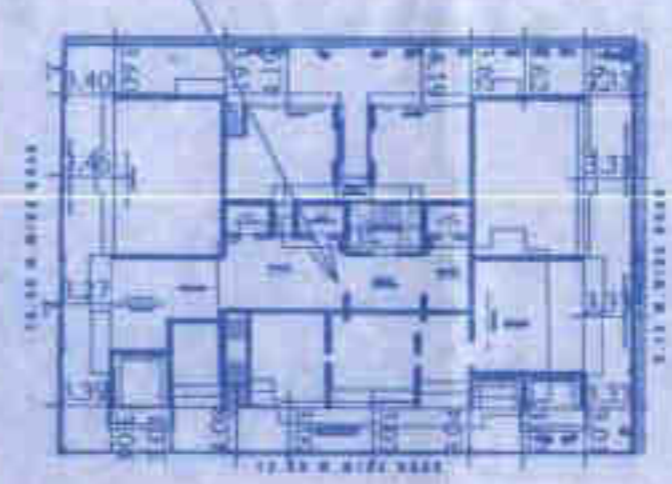
CARPET AREA STATEMENT			
FLOOR	PLAT NOS.	CARPET AREA IN SQ. MTS.	TOTAL NO. OF FLATS
1ST TO 13TH	1	107.59	13 NOS.
1ST TO 5TH, 7TH TO 12TH	2	68.98	11 NOS.
1ST TO 5TH, 7TH TO 12TH	3	61.86	11 NOS.
1ST TO 5TH & 7TH TO 12TH	4	69.26	12 NOS.
6TH		88.11	01 NOS.
1ST TO 13TH	5	113.44	13 NOS.
TOTAL NOS. OF FLATS =			61 NOS.

CAR PARKING STATEMENT As Per DCPR 2034			
CARPET AREA (IN SQ. MTS.)	TOTAL FLATS	PARKING PERMISSIBLE AS PER DCPR 2034 TABLE 31	PARKING REQUIRED
BELOW 45.00	1	PARKING FOR 1 TENEMENTS	1
45.00 TO 60.00	24	PARKING FOR 2 TENEMENTS	24
60.00 TO 90.00	37	PARKING FOR 3 TENEMENTS	37
ABOVE 90.00	37	PARKING FOR 1 TENEMENTS	37
TOTAL	42.00		49.00 NOS.
5% PARKING FOR RES. VISITORS			2.45 Nos.
TOTAL PARKING REQUIRED			51.45 Nos. SAY
ADDITIONAL PARKING AS PER REG. 31(1A)(a)(i) & (ii) =			25.86 Nos.
TOTAL PARKING PROVIDED			77 Nos.

Sr. No.	DESCRIPTION	PERMISSIBLE AREA (IN SQ. MTRS.)	PROPOSED AREA (IN SQ. MTRS.)
1	SOCIETY OFFICE	20.00	19.96
2	FITNESS CENTRE	122.65	78.69
3	REFUGE AREA (6TH FLOOR)	4.99% = 132.99	141.02



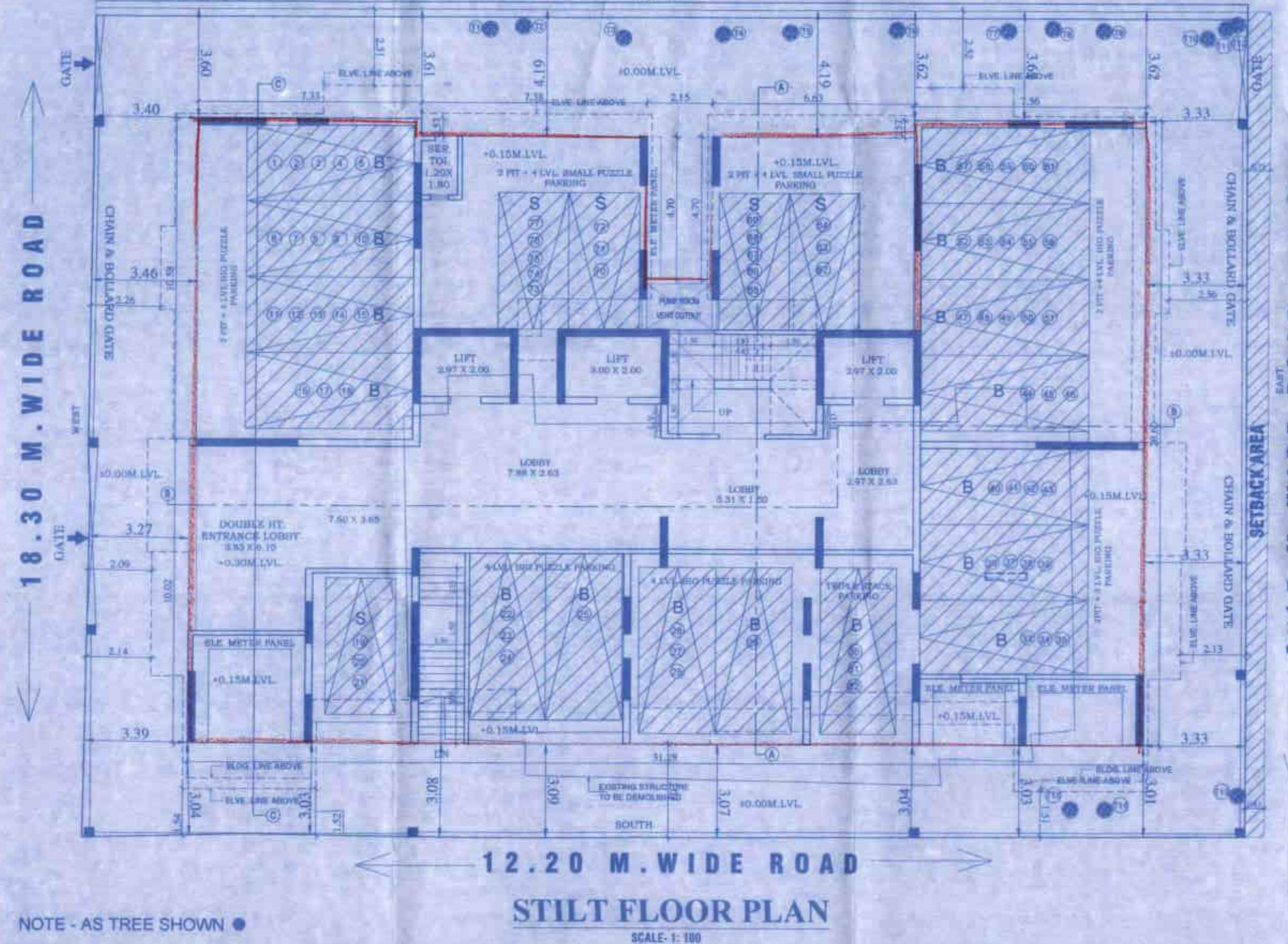
PROP. BLDG. BASEMENT + STILT + 1ST TO 12TH & 13 (PT) FLR.



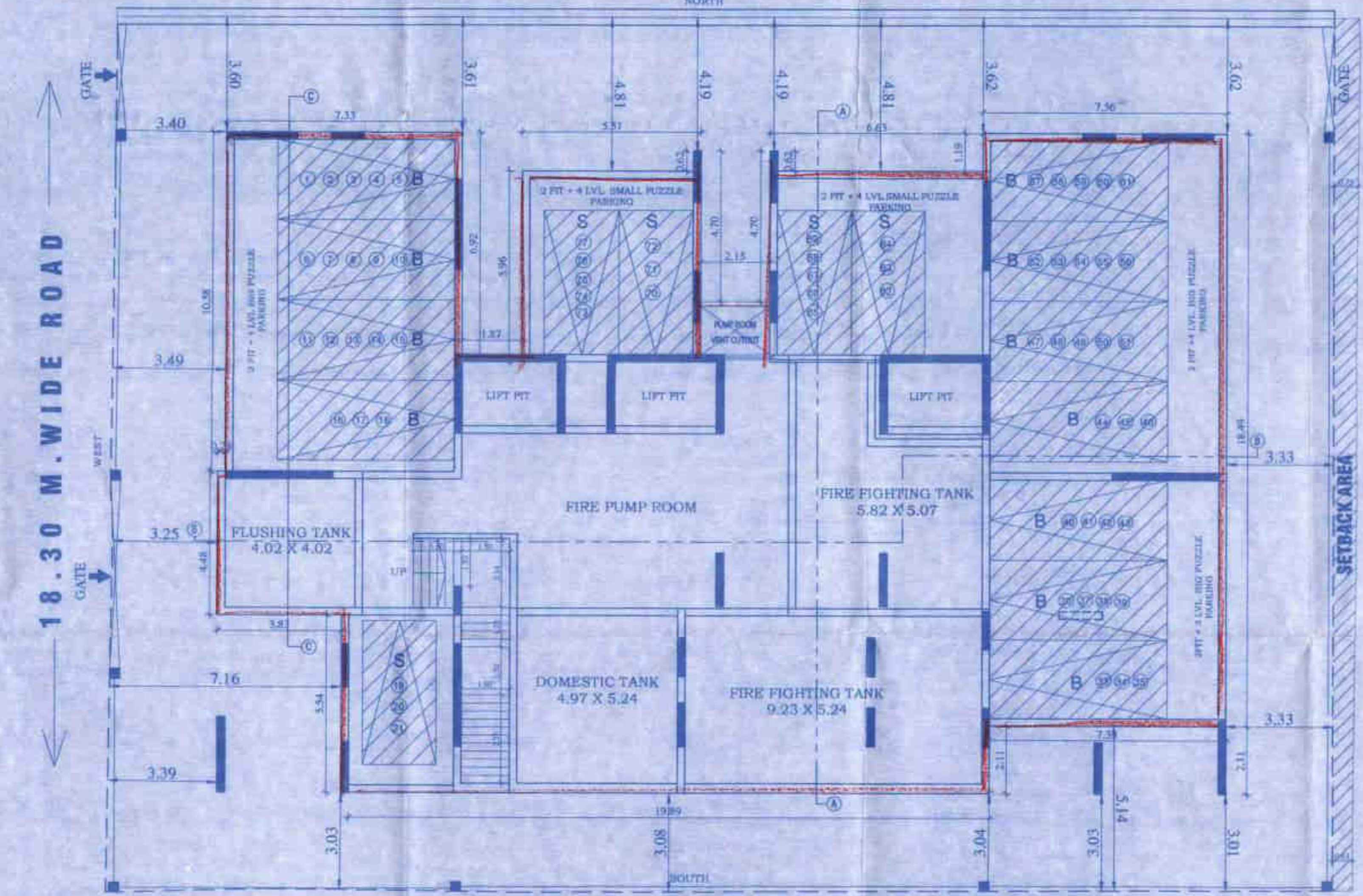
BLOCK PLAN SCALE = 1:500



BLOCK PLAN SCALE = 1:4000



STILT FLOOR PLAN SCALE: 1:100



PART BASEMENT & PART PIT PLAN SCALE: 1:100

NOTE - AS TREE SHOWN

NOTE:
1. ALL DIMENSIONS ARE IN METER
2. SCALE USED
a) FLOOR PLAN = 1:100
b) BLOCK PLAN = 1:500
c) LOCATION PLAN = 1:4000
3. THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034 AND AS PER THE PREVALING REGULATIONS AND CIRCULARS ISSUED BY MCGM AND MHADA TIME TO TIME.
4. GUIDELINES ISSUED IN EODS FOLLOWS
5. THE ARITHMETICAL CALCULATION CHECK BY ME AND FOUND CORRECT.

CERTIFICATE OF PLOT AREA :

I, THE DEVELOPER HAVE REVIEWED THE PLOT AREA REFERRED TO IN THE ABOVE MENTIONED FLOOR PLAN, SERVICE FLOOR PLAN AND CALCULATION AND FOUND IT TO BE CORRECT AS PER THE REQUIREMENTS OF THE ACTS, RULES, REGULATIONS AND CIRCULARS ISSUED BY THE AUTHORITY. THIS IS A TRUE AND CORRECT STATEMENT OF THE PLOT AREA AS PER THE REQUIREMENTS OF THE ACTS, RULES, REGULATIONS AND CIRCULARS ISSUED BY THE AUTHORITY.

FORM-II

CONTENTS OF SHEET -			
GROUND FLOOR PLAN, 1ST FLOOR PLAN, SERVICE FLOOR PLAN, PLOT AREA DIAGRAM & CALCULATION, BUA SUMMARY, PARKING AREA STATEMENT, CARPET AREA STATEMENT AS PER REG. 31			
DESCRIPTION OF PROPERTY			
PROPOSED REDEVELOPMENT OF EXISTING BLDG. NO. 226 & 221 OFF PANT NAGAR MHADA LAYOUT KNOWN AS NUTANAN CHS LTD. & ANAND BARIAN CHS LTD. RESPECTIVELY, SITUATED ON PLOT BEARING C.T. & NO. 5083 (PT) OF VILAGE GHATKOPAR - E, DIST. AT PANT NAGAR, GHATKOPAR (WEST), MUMBAI.			
NAME & ADDRESS OF S.S.		SIGNATURE	
CONCRETE DESIGNS 102, GANESH MABULI, MALAYDA ROAD, VILE PARLE (EAST), MUMBAI - 400075. TEL: FAX: 022-26173886, 26173890 Email: concrete@ganesh102@gmail.com		SIGNATURE <i>D.N. Kulkarni</i>	
NAME & ADDRESS OF THE DEVELOPER NUTAN ANAND CHS. LTD. BELD NO 226 & 221 OFF, PANTNAGAR, N. NAGAR, MUMBAI (GHATKOPAR EAST), MUMBAI - 400075		SIGNATURE <i>D.N. Kulkarni</i>	
NORTH LINE	DATE	SCALE	DRAWN BY / CHECKED BY
N	05-11-2021	1:500	

Approved subject to conditions mentioned in this office letter No. Mhada - 21/9/2021
Date: 24 Dec 2021
Sd/-
Ex. No. 565, Permission Cell/Greater Mumbai
& No. 125/B, Planning & Development Authority