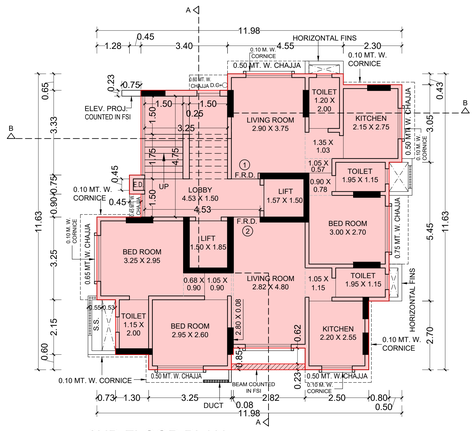
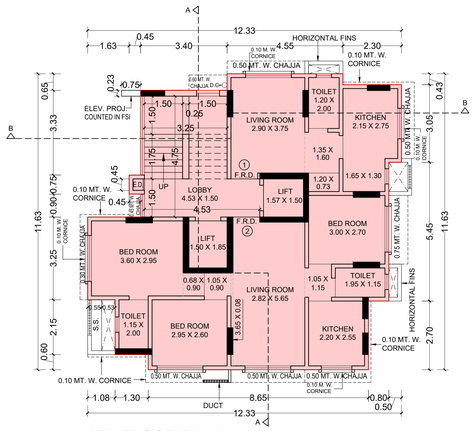


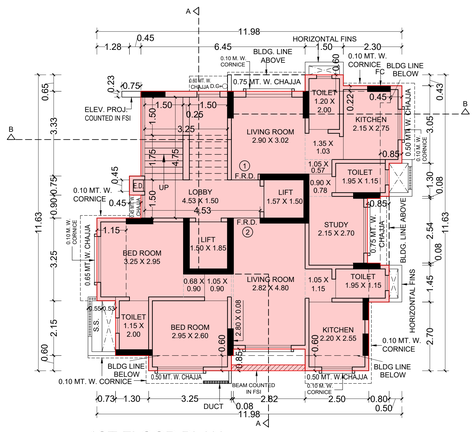
2ND FLOOR PLAN

SCALE 1:100



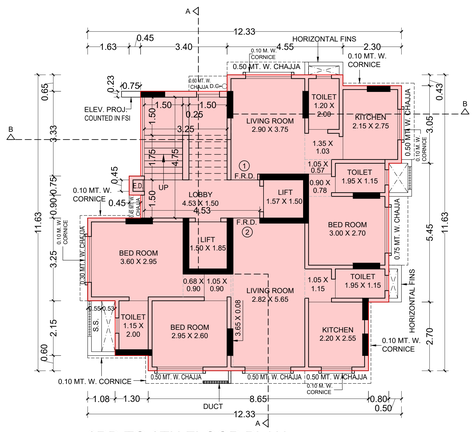
9TH FLOOR PLAN

SCALE 1:100



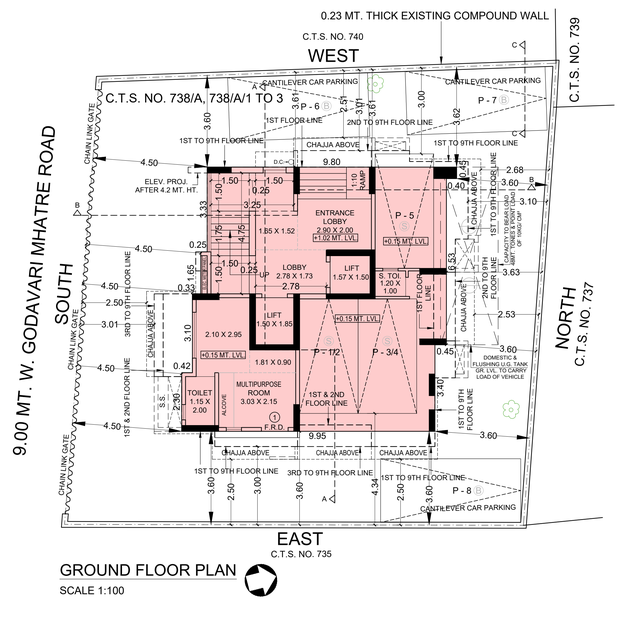
1ST FLOOR PLAN

SCALE 1:100



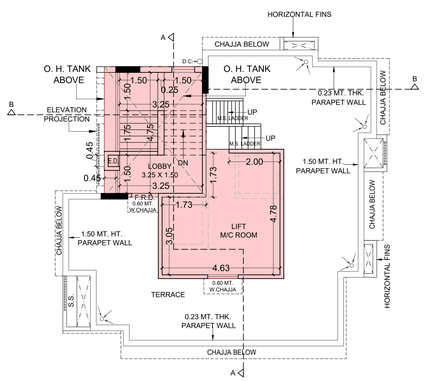
3RD TO 8TH FLOOR PLAN

SCALE 1:100



GROUND FLOOR PLAN

SCALE 1:100



TERRACE FLOOR PLAN

SCALE 1:100



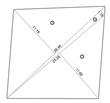
LOCATION PLAN

SCALE 1:4000



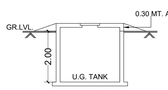
BLOCK PLAN

SCALE 1:500

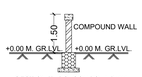


PLOT AREA DIAG.

SCALE 1:500



SECTION THRO. U.G. TANK
SCALE = 1 : 100



SECTION THRO. COMPOUND WALL
SCALE = 1 : 100

TABLE NO. - IV

PARKING SPACE STATEMENT

SR. NO.	FLOOR NAME	CARPET AREA IN SQ.MT.		NO. OF TENEMENTS PROPOSE PER FLOOR.	NO. OF TENEMENTS IN GROUP OF REQUIRED PARKING SPACE				
		FLAT NO. 01	FLAT NO. 02		BELOW 45 SQ.MT (1FOR 4/TS)	ABOVE45-60 SQ.MT (1FOR 2/TS)	ABOVE 60-90 SQ.MT (1FOR EVERY/TS)	ABOVE 90 SQ.MT (2 FOR 1/TS)	TOTAL PARKING
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1	(A) RESIDENTIAL								
	GROUND FLOOR	17.24	-	01	0.25	-	-	-	0.25
	FIRST FLOOR	29.63	46.28	02	0.25	0.50	-	-	0.75
	SECOND FLOOR	34.28	46.28	02	0.25	0.50	-	-	0.75
	THIRD FLOOR	34.28	50.04	02	0.25	0.50	-	-	0.75
	FOURTH FLOOR	34.28	50.04	02	0.25	0.50	-	-	0.75
	FIFTH FLOOR	34.28	50.04	02	0.25	0.50	-	-	0.75
	SIXTH FLOOR	34.28	50.04	02	0.25	0.50	-	-	0.75
	SEVENTH FLOOR	34.28	50.04	02	0.25	0.50	-	-	0.75
	EIGHT FLOOR	34.28	50.04	02	0.25	0.50	-	-	0.75
	NINTH FLOOR	25.73	58.86	02	0.25	0.50	-	-	0.75
2	TOTAL RESIDENTIAL TENEMENTS (FOR TENEMENT DENSITY)			19	2.50	4.50	-	-	7.00
3	REQUIRED PARKING SPACES (FROM 2 ABOVE)								7.00
4	10% VISITORS PARKING (3 X 10%)								0.70
5	TOTAL PARKING REQUIRED SPACES FOR RESIDENTIAL TENEMENTS (3+4)								7.70
6	TOTAL PARKING SPACES PERMISSIBLE (PER TENEMENTS WISE & SHALL NOT BE MORE THAN NOS. OF T/S)								
7	(B) COMMERCIAL:-								

	DESCRIPTION	PARKING REQUIREMENT		BU/AREA IN SQ.MT.	NO.OF PARKING REQUIREMENT
8	a) COMMERCIAL / IT PARK	i) 01 FOR EVERY 40 SQ.MT. UP TO 800 SQ.MT.	ii) 01 FOR EVERY 80 SQ.MT. EXCEEDING 800 SQ.MT.	-	-
9	b) CONVENIENCE PARKING	i) 01 FOR EVERY 150 SQ.MT. FOR SHOP UP TO 20 SQ.MT.	ii) 01 FOR EVERY 50 SQ.MT. FOR SHOP OVER 20 SQ.MT.	-	-
10	c) OTHER	i)	ii)	-	-
11	d) 10% VISITOR (MIN 2 NOS.)				-
12	TOTAL REQUIRE PARKING SPACE FOR COMMERCIAL USE				-
13	TOTAL REQUIRE PARKING SPACE FOR RESI. + COMM. USE=(5+13)				8.00
14	TOTAL PARKING SPACE PROVIDED				8.00
15	EXCESS TO REQUIRED PARKING SPACE PROVIDE=(15-14)				0.00
16	50% REQUIRED PARKING SPACE PERMISSIBLE FREE OF FSI WITHOUT CHARGING PREMIUMS =14X50%				4.00
17	DETAIL OF PARKING SPACES PROVIDED				

SR.NO	FLOOR	PARKING SPACES PROVIDED		
		SMALL	BIG	TOTAL
1	BASEMENT - I	-	-	-
2	BASEMENT - II	-	-	-
3	STILT & CANTILEVER PARKING	05	03	08
4	PODIUM - I	-	-	-
5	PODIUM - II	-	-	-
6	MECHANIZED TOWER PARKING	-	-	-
	TOTAL =	05	03	08
	% RATIO TO TOTAL =	62.50	37.50	100

PLOT AREA CALCULATION

A	1/2	X	26.46	X 11.78 X 1 NO	=	155.85 SQ.MT.
B	1/2	X	26.46	X 1.19 X 1 NO	=	15.74 SQ.MT.
C	1/2	X	25.26	X 11.69 X 1 NO	=	147.64 SQ.MT.
				TOTAL ADDITION	=	319.23 SQ.MT.

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT : 20/08/2020 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 319.23 SQ. MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD / T.P. RECORDS.

Aditi Sandeep Pagar

SIGNATURE OF ARCHITECT

PROFORMA - B

CONTENTS OF SHEET: ALL FLOOR PLANS, LOCATION & BLOCK PLAN.
PLOT AREA & SET BACK AREA DIAGRAM AND CALCULATIONS.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING CTS NO. 738/A, 738/A/1 TO 3, OF VILLAGE - DAHISAR, GODAVARI MHATRE ROAD, DAHISAR (WEST), MUMBAI 400 068.

NAME OF OWNER : BHARATI CO - OPERATIVE HOUSING SOCIETY LIMITED			NAME OF RCC STRUCTURAL ENGINEER
ASHOK NARAINDAS SANWLANI	DHIMANT VINODCHANDRA SHAH	APPUKUTTY PUTHIYADAN PREMAN	M/S SSCONS.
CHAIRMAN	SECRETARY	TREASURER	

NAME, ADD. & SIGNATURE OF ARCHITECT

NIRMITEE CREATION
MRS. ADITI SANDEEP PAGAR
ARCHITECT AND INTERIOR DESIGNER
CA/2002/29318

Aditi Sandeep Pagar

B/102, CHANDRESH C.H.S. LTD., NR. DEVKI NAGAR, DEVIDAS ROAD EXT, BORIVALI (WEST) MUMBAI - 400 103. MOB. NO. +91 93212 33 073.

JOB NO.	DRG. NO.	APPROVED BY	CHECKED BY	DRN. BY	DATE	REV.
	1	AR. ADITI	HEMANT	TEJAS	12-12-2022	0

CHE/WSII/4403/R/N/337(NEW) 1/3

PLANS FOR APPROVAL

MUNICIPAL CORPORATION OF GREATER MUMBAI
THE DRAWING IS DIGITALLY SIGNED, HENCE NO PHYSICAL SIGNATURE AND STAMP IS REQUIRED.

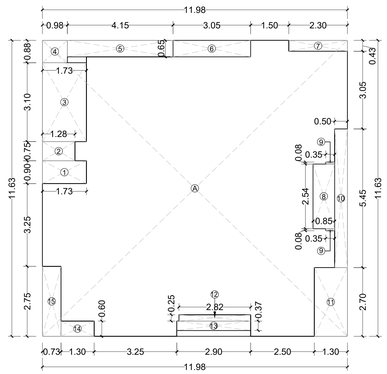
Ex. Eng. (R - Ward)

Asst. Eng. (R/N)
Swapnil Bhagawat Patil
2022.12.12 16:33:46 +05'30'

Sub. Eng. (R/N)
Ashvini Kishor Sonar
Digitally signed by Ashvini Kishor Sonar
Date: 2022.12.13 15:21:16 IST

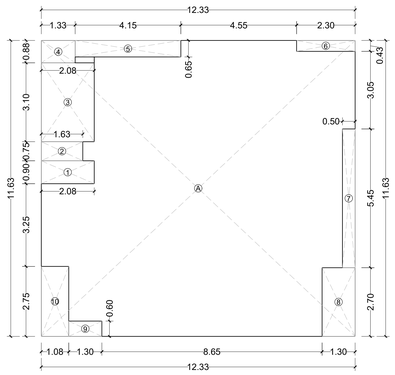
PROFORMA - A

A	AREA OF PLOT	
1	a) Area of plot (As per PR Card)	318.70
	b) Area of Road set back	N I L
	c) Area of D. P. Road	N I L
2	DEDUCTION FOR :	
	A) For Reservation/Road area	
	a) Road set back area to be handed over (100%) (Regulation No 16)	N I L
	b) Proposed D. P. road to be handed over (100%) (Regulation No 16)	
	c) Reservation area (plot) to be handed over (100%) (Regulation No 17)	
	TOTAL AREA UNDER ROAD/RESERVATION	
	B) For Amenity area	
	a) Area of amenity plot/plots to be handed over as per DEC 14(A)	
	b) Area of amenity plot/plots to be handed over as per DEC 14(B)	
	c) Area of amenity plot/plots to be handed over as per DEC 15	
	d) Area of amenity plot/plots to be handed over as per DEC 35	
	TOTAL AMENITY AREA	
	C) Deduction for Existing Buiilt up area to be retained if any /- Land component of Existing BUA as per regulation under which the development was allowed.	
3	Total deduction : (2(A)+(B)+2(C)	N I L
4	Balance area of the plot (1) - (3)	318.70
5	Plot under development (1-2(A)+2(B)	318.70
6	Zonal (basic) FSI(0.50 or 0.75 or 1 or 1.33)	1.00
7	a)Permissible built up area as per Zonal (Basic) FSI (5 X 6)	318.70
	b)Permissible built up area as per DCR 30(C) protected for development (SETBACK & TDR ADVANTAGE AS PER LAST APPROVED PLANS U/NO. CE/3489/BSII/AR DT. 6.7.99) SETBACK AREA & TDR AREA PROTECTED AREA CLAIMED (386.13 - 318.70 = 67.43)	67.43
8	BUA equal to land area handed over as per reg. 30(A) (3)(a)	
	a) Additional BUA for 2(A) (c) (i) & 2B above within the cap of admissible 'TDR' as per table no 12 on balance plot.	
	b) Additional BUA for 2(A) (a) & 2(A) (b) above to be utilize over and above the permissible FSI as per column no-7 table 12 regulation 30(A) and to the mentioned in the table 12 A regulation 32(200% or 250%).	N I L
	c) Additional BUA in case of 2(A) (c) (ii) as per regulation 17(1) note 20(vii) & (viii) as per AR policy on remaining plot (Y% as per table on-5 of regulation 17(1).	
9	Additional/insentive BUA within the cap of admissible TDR as per TABLE 12 on a plot.	
	a)in lieu cost of construction of amenity building as per regulation 30(A)30(B)	
	b)50% of rehab component as per reg 33(7)(A)	
	c)15% or sr. no7 or above or10sqmt per rehab tenements as per reg.33(7)(B) (15% or 10 sqmt)	N I L
10	Built up area due to "Additional FSI on payment of premium" as per table No 12 of Regulation No 30(A) 4 x 50%).	159.35
11	Built up area due to Admissbile "TDR" as per table No 12 of Regulation No No 30(A) & 30(2) (sr. no-5x 50% or 70% or 90% or 100%) (By restricting area utilize beyond zonal F.S.I. in sr.no 7(b),8(a) & 9 above (4X50%)-(7b-9) (159.35 - 67.43 = 91.92 SQ.MT.)	91.92
	a) General TDR 50% or 80%	0.00
	b) Slum TDR 50% or 20%	0.00
12	Permissible Built up area (7+8+9+10+11)	637.40
13	TOTAL BUILT UP AREA 13(a)+ 13(b)	635.90
	a) PROPOSED BUILT UP AREA	635.90
	b) EXISTING BUILT UP AREA	NIL
14	TDR generated if any as per 30(A)	
15	Fungible compensatory area as per Regulation No 31(3)	
	a) (i) Premissible Fungible Compensatory area for Rehab componet without charging premium for residential. (360.17 X 0.35)	126.06
	(ii) Fungible compensatory area availed for Rehab componet without charging premium for residential. (126.06 - 0.52)	125.54
	b) (i) Premissible Fungible Compensatory area by charging premium. (635.90 - 360.17 = 275.73 X 0.35)	96.50
	(ii) Fungible Compensatory area availed on payment of premium.(96.50 + 0.52)	97.02
16	Total BUA Proposed including FCA (13+15(a)(ii) +15(b)(ii)	858.46
17	FSI consumed on Net Plot (13/4)	1.99
II	OTHER REQUIREMENTS	
A	Reservation / Designation	NIL
	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 oever 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	NIL
	a) 14(A)	
	b) 14 (B)	
	c) 15	
C	Requirement of LOS as per Regulation No. 27(15% or 25%)	NIL
D	TENEMENTS STATEMENT	
	a) Proposed built up area (13 above)	635.90
	b) Less deduction of Non-Residential area (shop etc)	NIL
	c) Area available for Tenements (a) minus (b)	635.90
	d) Tenements Permissible (450/hectare)	28.62
	e) Total Number of Tenements Proposed on Plot	19 NOS
E	PARKING STATEMENT	
	(i) PARKING REQUIRED FOR REGULATION FOR	08 NOS
	CAR	
	SCOOTER/MOTER CYCLE	
	OUT SIDERS (VISITORS)	
	(ii) CONVERED GARAGE PERMISSIBLE	
	(iii) CONVERED GARAGE PROPOSED	
	CAR	
	SCOOTER/MOTER CYCLE	
	OUT SIDERS (VISITORS)	
	(iv) TOTAL PARKING PROVIDED	08 NOS
E	TRANSPORT VEHICLE PARKING	
	(i) TRANSPORT VEHICLE PARKING REQUIRED BY REGULATION	N.A.
	(ii) TOTAL NO. OF TRANSPORT VEHICLE PARKING SPACES PROVIDED	N.A.



1ST & 2ND FLOOR BUILT UP AREA DIAGRAM

SCALE 1:100



3RD TO 9TH FLOOR BUILT UP AREA DIAGRAM

SCALE 1:100

BUILT UP AREA CALCULATION

1ST FLOOR								
A	11.98	X	11.63	X	1 NO	=	139.33	SQ.MT.
					TOTAL ADDITION	=	139.33	SQ.MT.
DEDUCTIONS								
1	1.73	X	0.90	X	1 NO	=	1.56	SQ.MT.
2	1.28	X	0.75	X	1 NO	=	0.96	SQ.MT.
3	1.73	X	3.10	X	1 NO	=	5.36	SQ.MT.
4	0.98	X	0.88	X	1 NO	=	0.86	SQ.MT.
5	4.15	X	0.65	X	1 NO	=	2.70	SQ.MT.
6	3.05	X	0.65	X	1 NO	=	1.98	SQ.MT.
7	2.30	X	0.43	X	1 NO	=	0.99	SQ.MT.
8	0.85	X	2.54	X	1 NO	=	2.16	SQ.MT.
9	0.35	X	0.08	X	2 NO	=	0.06	SQ.MT.
10	0.50	X	5.45	X	1 NO	=	2.73	SQ.MT.
11	1.30	X	2.70	X	1 NO	=	3.51	SQ.MT.
12	2.82	X	0.25	X	1 NO	=	0.71	SQ.MT.
13	2.90	X	0.37	X	1 NO	=	1.07	SQ.MT.
14	1.30	X	0.60	X	1 NO	=	0.78	SQ.MT.
15	0.73	X	2.75	X	1 NO	=	2.01	SQ.MT.
B					TOTAL DEDUCTION	=	27.44	SQ.MT.
C	TOTAL BUA OF 1ST FLR [A-B]					=	111.89	SQ.MT.

2ND FLOOR								
A	SAME AS A 1ST FLOOR					=	111.89	SQ.MT.
5	3.05	X	0.65	X	1 NO	=	1.98	SQ.MT.
7	0.85	X	2.54	X	1 NO	=	2.16	SQ.MT.
8	0.35	X	0.08	X	2 NO	=	0.06	SQ.MT.
TOTAL ADDITION (TOTAL BUA OF 2ND FLOOR)						=	116.09	SQ.MT.

BUILT UP AREA CALCULATION

3RD TO 9TH FLOOR								
A	12.33	X	11.63	X	1 NO	=	143.40	SQ.MT.
					TOTAL ADDITION	=	143.40	SQ.MT.
DEDUCTIONS								
1	2.08	X	0.90	X	1 NO	=	1.87	SQ.MT.
2	1.63	X	0.75	X	1 NO	=	1.22	SQ.MT.
3	2.08	X	3.10	X	1 NO	=	6.45	SQ.MT.
4	1.33	X	0.88	X	1 NO	=	1.17	SQ.MT.
5	4.15	X	0.65	X	1 NO	=	2.70	SQ.MT.
6	2.30	X	0.43	X	1 NO	=	0.99	SQ.MT.
7	0.50	X	5.45	X	1 NO	=	2.73	SQ.MT.
8	1.30	X	2.70	X	1 NO	=	3.51	SQ.MT.
9	1.30	X	0.60	X	1 NO	=	0.78	SQ.MT.
10	1.08	X	2.75	X	1 NO	=	2.97	SQ.MT.
B					TOTAL DEDUCTION	=	24.39	SQ.MT.
C	TOTAL BUA OF 3RD TO 9TH FLR [A-B]					=	119.01	SQ.MT.

STAIRCASE, LIFT & LOBBY

1ST TO 9TH FLOOR								
A	6.85	X	6.98	X	1 NO	=	47.81	SQ.MT.
					TOTAL ADDITION	=	47.81	SQ.MT.
DEDUCTIONS								
1	0.45	X	3.33	X	1 NO	=	1.50	SQ.MT.
2	3.00	X	3.48	X	1 NO	=	10.44	SQ.MT.
3	3.00	X	2.00	X	1 NO	=	6.00	SQ.MT.
4	2.35	X	2.00	X	1 NO	=	4.70	SQ.MT.
5	0.45	X	0.90	X	1 NO	=	0.41	SQ.MT.
B					TOTAL DEDUCTION	=	23.05	SQ.MT.
C	TOTAL BUA OF 1ST TO 9TH FLR [A-B]					=	24.76	SQ.MT.

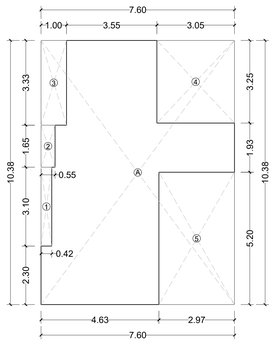
ST. CASE, LIFT, & LOBBY
BUILT UP AREA DIAGRAM
1ST TO 9TH FLOOR
SCALE 1:100

BUILT UP SUMMARY

FLOORS	1 FLOOR AREA IN SQ.MT.	2 ST.CASE &LIFT AREA IN SQ.MT.	1 - 2 TOTAL BUILT UP AREA IN SQ.MT.
GR. FLOOR	48.00	27.75	20.25
1ST FLOOR	111.89	24.76	87.13
2ND FLOOR	116.09	24.76	91.33
3RD FLOOR	119.01	24.76	94.25
4TH FLOOR	119.01	24.76	94.25
5TH FLOOR	119.01	24.76	94.25
6TH FLOOR	119.01	24.76	94.25
7TH FLOOR	119.01	24.76	94.25
8TH FLOOR	119.01	24.76	94.25
9TH FLOOR	119.01	24.76	94.25
TOTAL	1109.05	250.59	858.46
TOTAL BUILT UP AREA = 858.46 SQ.MTS.			

FUNGIBLE BUILT UP SUMMARY

FLOORS	1 NET BUA (TDR + PLOT POTENTIAL)	2 PROP. FUNGIBLE BUILT UP AREA	1 - 2 TOTAL BUA IN FSI
GR. FLOOR	15.00	5.25	20.25
1ST FLOOR	64.54	22.59	87.13
2ND FLOOR	67.65	23.68	91.33
3RD FLOOR	69.81	24.44	94.25
4TH FLOOR	69.81	24.44	94.25
5TH FLOOR	69.81	24.44	94.25
6TH FLOOR	69.82	24.43	94.25
7TH FLOOR	69.82	24.43	94.25
8TH FLOOR	69.82	24.43	94.25
9TH FLOOR	69.82	24.43	94.25
TOTAL	635.90	222.56	858.46
TOTAL BUILT UP AREA = 858.46 SQ.MTS.			

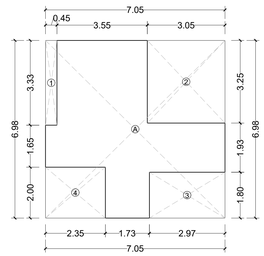


GROUND FLOOR BUILT UP AREA DIAGRAM

SCALE 1:100

BUILT UP AREA CALCULATION

GROUND FLOOR								
A	7.60	X	10.38	X	1 NO	=	78.89	SQ.MT.
					TOTAL ADDITION	=	78.89	SQ.MT.
DEDUCTIONS								
1	0.42	X	3.10	X	1 NO	=	1.30	SQ.MT.
2	0.55	X	1.65	X	1 NO	=	0.91	SQ.MT.
3	1.00	X	3.33	X	1 NO	=	3.33	SQ.MT.
4	3.05	X	3.25	X	1 NO	=	9.91	SQ.MT.
5	2.97	X	5.20	X	1 NO	=	15.44	SQ.MT.
B					TOTAL DEDUCTION	=	30.89	SQ.MT.
C	TOTAL BUA OF GROUND FLR [A-B]					=	48.00	SQ.MT.



ST. CASE, LIFT, & LOBBY
BUILT UP AREA DIAGRAM
GROUND FLOOR
SCALE 1:100

STAIRCASE, LIFT & LOBBY

GROUND FLOOR								
A	7.05	X	6.98	X	1 NO	=	49.21	SQ.MT.
					TOTAL ADDITION	=	49.21	SQ.MT.
DEDUCTIONS								
1	0.45	X	3.33	X	1 NO	=	1.50	SQ.MT.
2	3.05	X	3.25	X	1 NO	=	9.91	SQ.MT.
3	2.97	X	1.80	X	1 NO	=	5.35	SQ.MT.
4	2.35	X	2.00	X	1 NO	=	4.70	SQ.MT.
B	TOTAL DEDUCTION					=	21.46	SQ.MT.
C	TOTAL BUA OF GROUND FLR [A-B]					=	27.75	SQ.MT.

TABLE NO. - III

FUNGIBLE COMPENSATORY AREA STATEMENT

SR. NO.		DESCRIPTION	BU/AREA IN SQ.MT		TOTAL	
			COMMERCIAL	RESIDENTIAL		
		(A) REHAB	(4)	(5)	(6)	
1		EXISTING BU/AREA OF THE BUILDING TO BE DEMOLISHED	-	360.17	360.17	
	a)	COMMERCIAL STRUCTURE EXISTING PRIOR TO 01-04-1962	-	-	-	
	b)	RESIDENTIAL STRUCTURE EXISTING PRIOR TO 17-04-1964	-	-	-	-
	c)	AS PER O.C. PLAN / BCC PLAN APPROVED U/NO.___DATED_____.	-	-	-	CE/3489/BSII/AR 06-07-1999
	d)	AS PER APPROVED. PLAN AND CC GRANTED APPROVED U/NO.___ DATED _____ FULL CC DATED _____	-	360.17	360.17	CE/3489/BP(WS)A/R 19-06-1979
	e)	OTHER SPECIFY	-	-	-	
	f)	EXISTING BU/A EXCLUDING SAITRCASE/LIFT/LIFT LOBBY/OTTLA OF THE BUILDING TO BE DEMOLISHED AS PER REFEREED PLAN OUT OF (a) OR (b) OR (c) OR (d) OR (e)	-	360.17	360.17	
	g)	EXISTING BU/AREA ACCEPTED FOR ALLOWING FUNGIBLE AREA FOR REHAB WITHOUT CHARGING PREMIUM FROM ABOVE	-	360.17	360.17	
2		PERMISSIBLE FUNGIBLE AREA FOR REHAB CHARGING PREMIUM (35% OF 1(g) ABOVE=(3+4)	-	126.06	126.06	
3		FUNGIBLE AREA AVAILED FOR REHAB COMPONENT (TOTAL OF (COL.12 COL.NO.13)-COL NO.7 OF TABLE NO. II	-	125.54	125.54	
4		FUNGIBLE AREA KEPT IN ABEYANCE / UTILIZED (AS PER TOTAL OF COL. NO. 13 OF TABLE NO. II)	-	0.52	0.52	
		(B) SALE COMPONENT				
5		PERMISSIBLE BU/AREA	NET PLOT / AREA	50% ADD. FSI	TDR INCLUDING SETBACK 0.5 OR 0.7 OR 0.9	TOTAL
			318.70	159.35	159.35	637.40
6		NET BU/AREA PROPOSED (SR.NO.4 OF TABLE NO. 1)	COMMERCIAL	RESIDENTIAL	TOTAL	
			-	635.90	635.90	
7		PERMISSIBLE FUNGIBLE AREA(0.35 X SR. NO.6)	-	222.56	222.56	
8		FUNGIBLE AREA AVAILED FOR SALE (7-2)	-	96.50	96.50	

A) TOTAL GROSS BUILT UP AREA	858.46 SQ.MT.
B) FUNGIBLE F.S.I. CLAIMED WITHOUT CHARGING PREMIUM FOR RESIDENTIAL	125.54 SQ.MT.
35% OF (360.17 X 0.35 = 126.06 - 0.52 ABEYANCE = 125.54 SQ.MT.)	
C) FUNGIBLE F.S.I. CLAIMED WITH CHARGING PREMIUM FOR RESIDENTIAL	97.02 SQ.MT.
35% OF (635.81 - 360.17 = 275.64 X 0.35 = 96.50 + 0.52 ABEYANCE = 97.02 SQ.MT.)	
D) TOTAL FUNGIBLE F.S.I. CLAIMED = 125.54 + 97.02	222.56 SQ.MT.
E) NET BUILT UP AREA = 858.46 - 222.56	635.90 SQ.MT.

TABLE NO. - I

PROPOSED BUILT UP AREA STATEMENT

SR. NO.	FLOOR NAME	PROPOSED BU/AREA IN SQ.MT		TOTAL (4+5) IN SQ.MT.	STAIRCASE, LIFT, LIFT LOBBY AREA (IN SQ.MT.)		FLAT / SOCIETY OFFICE / FITNESS CENTER / REFUGE AREA
		COMMERCIAL	RESIDENTIAL		COMMERCIAL	RESIDENTIAL	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1	GR. FLOOR	-	20.25	20.25	-	27.75	-
	1ST FLOOR	-	87.13	87.13	-	24.76	-
	2ND FLOOR	-	91.33	91.33	-	24.76	-
	3RD FLOOR	-	94.25	94.25	-	24.76	-
	4TH FLOOR	-	94.25	94.25	-	24.76	-
	5TH FLOOR	-	94.25	94.25	-	24.76	-
	6TH FLOOR	-	94.25	94.25	-	24.76	-
	7TH FLOOR	-	94.25	94.25	-	24.76	-
	8TH FLOOR	-	94.25	94.25	-	24.76	-
	9TH FLOOR	-	94.25	94.25	-	24.76	-
2	TOTAL BU/AREA PROPOSED	-	858.46	858.46	-	250.59	-
3	FUNGIBLE COMPENSATORY AREA PROPOSED (2-4)	-	222.56	222.56	-	-	-
4	NET BUA PROPOSED (2/1.35)	-	635.90	635.90	-	-	-
5	FITNESS CENTER	PERMISSIBLE 2X2% =		-			PROVIDED AT __- FLOOR
		PROVIDED =		-			
6	SOCIETY OFFICE	PERMISSIBLE = 20.00 SQ.MT					PROVIDED AT __- FLOOR
		PROVIDED =		-			
7	AMENITY AREA / BU/AREA IN (REG. 14A OR 14B)	REQUIRED =		-			AT ACCESSIBLE BY -____ / PROVIDED AT FLOOR IN WING
		PROVIDED =		-			
8	IH/PH PROVIDED	REQUIRED BU/AREA = - SQ.MT., NO. OF TENEMENT = -					-_NOS. PROVIDED AT ____-___FLOOR
		PROVIDED BU/AREA = - SQ.MT., NO. OF TENEMENT = -					

CHE/WSII/4403/R/N/337(NEW) 2/3

P R O F O R M A - B

CONTENTS OF SHEET: AREA DIAGRAM & CALCULATION, BUILT UP AREA & FUNGIBLE SUMMARY.

MUNICIPAL CORPORATION OF GREATER MUMBAI
THE DRAWING IS DIGITALLY SIGNED, HENCE NO PHYSICAL SIGNATURE AND STAMP IS REQUIRED.

Ex. Eng. (R - Ward)

Asst. Eng. (R/N)

Swapnil Bhagawat Patil
2022.12.12 16:36:13 +05'30'

Sub. Eng. (R/N)

Ashvini Kishor Sonar
Digitally signed by Ashvini Kishor Sonar
DN: cn=Ashvini Kishor Sonar
Date: 2022-12-12 19:28+05:30

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING CTS NO. 738/A, 738/A/1 TO 3, OF VILLAGE - DAHISAR, GODAVARI MHATRE ROAD, DAHISAR (WEST), MUMBAI 400 068.

NAME OF OWNER : BHARATI CO - OPERATIVE HOUSING SOCIETY LIMITED			NAME OF RCC STRUCTURAL ENGINEER
ASHOK NARAINDAS SANWLANI	DHIMANT VINODCHANDRA SHAH	APPUKUTTY PUTHIYADAN PREMAN	M/S SSCONS.
CHAIRMAN	SECRETARY	TREASURER	

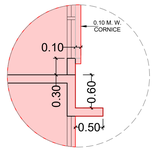
NAME, ADD. & SIGNATURE OF ARCHITECT

NIRMITEE CREATION
MRS. ADITI SANDEEP PAGAR
ARCHITECT AND INTERIOR DESIGNER
CA/2002/29318

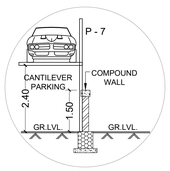
Aditi Sandeep Pagar
Digitally signed by ADITI SANDEEP PAGAR
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Date: 2022.12.12 19:07:36 +05'30'

B/102, CHANDRESH C.H.S. LTD., NR. DEVKI NAGAR, DEVIDAS ROAD EXT, BORIVALI (WEST) MUMBAI - 400 103., MOB. NO. +91 93212 33 073.

JOB NO.	DRG. NO.	APPROVED BY	CHECKED BY	DRN. BY	DATE	REV.
	1	AR. ADITI	HEMANT	TEJAS	12-12-2022	0



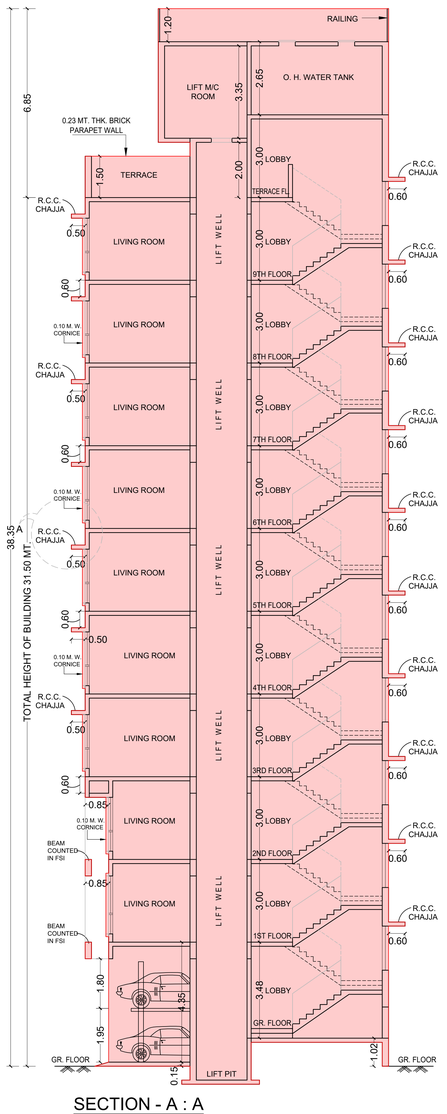
DETAIL - A
SCALE 1:200



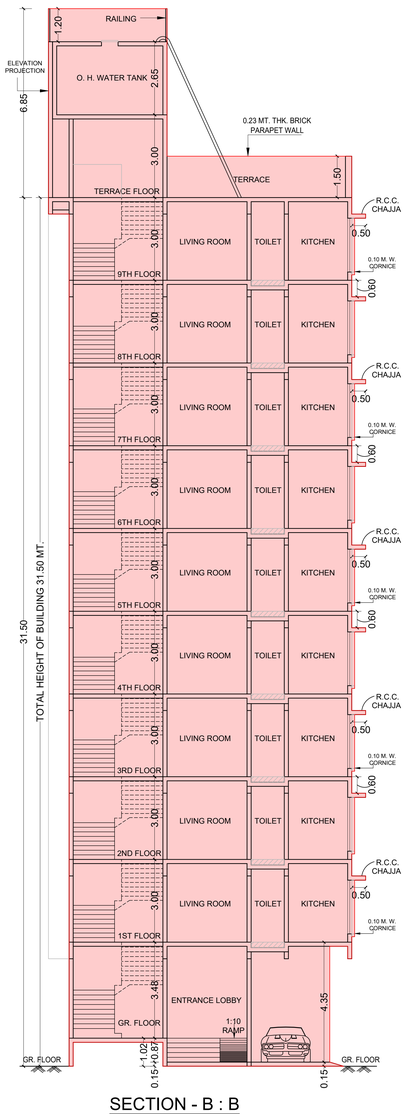
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CARPET AREA SUMMARY

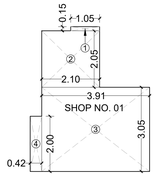
FLOORS	SHOP / FLAT NO. 01 (10 NOS)	SHOP / FLAT NO. 02 (9 NOS)	TOTAL NO. OF FLAT & SHOP
GR. FLOOR	17.24	-	1 NOS
1ST FLOOR	29.63	46.28	2 NOS
2ND FLOOR	34.28	46.28	2 NOS
3RD FLOOR	34.28	50.04	2 NOS
4TH FLOOR	34.28	50.04	2 NOS
5TH FLOOR	34.28	50.04	2 NOS
6TH FLOOR	34.28	50.04	2 NOS
7TH FLOOR	34.28	50.04	2 NOS
8TH FLOOR	34.28	50.04	2 NOS
9TH FLOOR	25.73	58.86	2 NOS
TOTAL			19 NOS



SECTION - A : A
SCALE 1:100



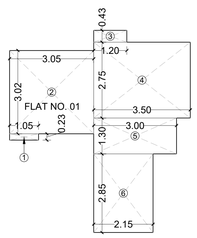
SECTION - B : B
SCALE 1:100



CARPET AREA DIAGRAM
MULTIPURPOSE PREMISES
(GR. FLOOR)

CARPET AREA STATEMENT

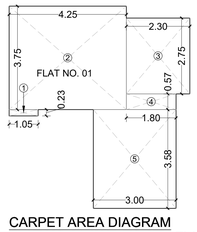
MULTIPURPOSE PREMISES (GR. FLOOR)						
1	=	1.05	X 0.15	X 1 NO	=	0.16 SQ.MT.
2	=	2.10	X 2.05	X 1 NO	=	4.31 SQ.MT.
3	=	3.91	X 3.05	X 1 NO	=	11.93 SQ.MT.
4	=	0.42	X 2.00	X 1 NO	=	0.84 SQ.MT.
TOTAL					=	17.24 SQ.MT.
NO. OF FLATS = 1 NOS.						



CARPET AREA DIAGRAM
FLAT NO.01 (1ST FLOOR)

CARPET AREA STATEMENT

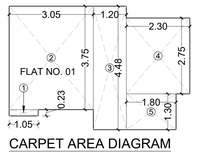
FLAT NO. 01 (1ST FLOOR)						
1	=	1.05	X 0.23	X 1 NO	=	0.24 SQ.MT.
2	=	3.05	X 3.02	X 1 NO	=	9.21 SQ.MT.
3	=	1.20	X 0.43	X 1 NO	=	0.52 SQ.MT.
4	=	3.50	X 2.75	X 1 NO	=	9.63 SQ.MT.
5	=	3.00	X 1.30	X 1 NO	=	3.90 SQ.MT.
6	=	2.15	X 2.85	X 1 NO	=	6.13 SQ.MT.
TOTAL					=	29.63 SQ.MT.
NO. OF FLATS = 1 NOS.						



CARPET AREA DIAGRAM
FLAT NO.01 (2ND TO 8TH FLOOR)

CARPET AREA STATEMENT

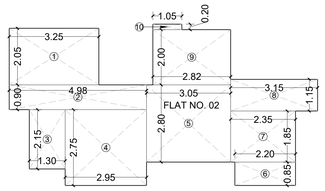
FLAT NO. 01 (2ND TO 8TH FLOOR)						
1	=	1.05	X 0.23	X 1 NO	=	0.24 SQ.MT.
2	=	4.25	X 3.75	X 1 NO	=	15.94 SQ.MT.
3	=	2.30	X 2.75	X 1 NO	=	6.33 SQ.MT.
4	=	1.80	X 0.57	X 1 NO	=	1.03 SQ.MT.
5	=	3.00	X 3.58	X 1 NO	=	10.74 SQ.MT.
TOTAL					=	34.28 SQ.MT.
NO. OF FLATS = 7 NOS.						



CARPET AREA DIAGRAM
FLAT NO.01 (9TH FLOOR)

CARPET AREA STATEMENT

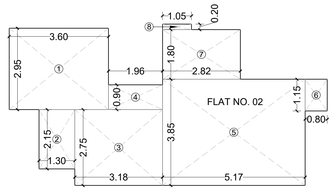
FLAT NO. 01 (9TH FLOOR)						
1	=	1.05	X 0.23	X 1 NO	=	0.24 SQ.MT.
2	=	3.05	X 3.75	X 1 NO	=	11.44 SQ.MT.
3	=	1.20	X 4.48	X 1 NO	=	5.38 SQ.MT.
4	=	2.30	X 2.75	X 1 NO	=	6.33 SQ.MT.
5	=	1.80	X 1.30	X 1 NO	=	2.34 SQ.MT.
TOTAL					=	25.73 SQ.MT.
NO. OF FLATS = 1 NOS.						



CARPET AREA DIAGRAM
FLAT NO.02 (1ST & 2ND FLOOR)

CARPET AREA STATEMENT

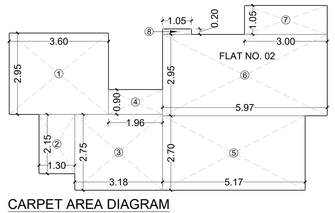
FLAT NO. 02 (1ST & 2ND FLOOR)						
1	=	3.25	X 2.05	X 1 NO	=	6.66 SQ.MT.
2	=	4.98	X 0.90	X 1 NO	=	4.48 SQ.MT.
3	=	1.30	X 2.15	X 1 NO	=	2.80 SQ.MT.
4	=	2.95	X 2.75	X 1 NO	=	8.11 SQ.MT.
5	=	3.05	X 2.80	X 1 NO	=	8.54 SQ.MT.
6	=	2.20	X 0.85	X 1 NO	=	1.87 SQ.MT.
7	=	2.35	X 1.85	X 1 NO	=	4.35 SQ.MT.
8	=	3.15	X 1.15	X 1 NO	=	3.62 SQ.MT.
9	=	2.82	X 2.00	X 1 NO	=	5.64 SQ.MT.
10	=	1.05	X 0.20	X 1 NO	=	0.21 SQ.MT.
TOTAL					=	46.28 SQ.MT.
NO. OF FLATS = 2 NOS.						



CARPET AREA DIAGRAM
FLAT NO.02 (3RD TO 8TH FLOOR)

CARPET AREA STATEMENT

FLAT NO. 02 (3RD TO 8TH FLOOR)						
1	=	3.60	X 2.95	X 1 NO	=	10.62 SQ.MT.
2	=	1.30	X 2.15	X 1 NO	=	2.80 SQ.MT.
3	=	3.18	X 2.75	X 1 NO	=	8.75 SQ.MT.
4	=	1.96	X 0.90	X 1 NO	=	1.76 SQ.MT.
5	=	5.17	X 3.85	X 1 NO	=	19.90 SQ.MT.
6	=	0.80	X 1.15	X 1 NO	=	0.92 SQ.MT.
7	=	2.82	X 1.80	X 1 NO	=	5.08 SQ.MT.
8	=	1.05	X 0.20	X 1 NO	=	0.21 SQ.MT.
TOTAL					=	50.04 SQ.MT.
NO. OF FLATS = 6 NOS.						



CARPET AREA DIAGRAM
FLAT NO.02 (9TH FLOOR)

CARPET AREA STATEMENT

FLAT NO. 02 (9TH FLOOR)						
1	=	3.60	X 2.95	X 1 NO	=	10.62 SQ.MT.
2	=	1.30	X 2.15	X 1 NO	=	2.80 SQ.MT.
3	=	3.18	X 2.75	X 1 NO	=	8.75 SQ.MT.
4	=	1.96	X 0.90	X 1 NO	=	1.76 SQ.MT.
5	=	5.17	X 2.70	X 1 NO	=	13.96 SQ.MT.
6	=	5.97	X 2.95	X 1 NO	=	17.61 SQ.MT.
7	=	3.00	X 1.05	X 1 NO	=	3.15 SQ.MT.
8	=	1.05	X 0.20	X 1 NO	=	0.21 SQ.MT.
TOTAL					=	58.86 SQ.MT.
NO. OF FLATS = 1 NOS.						

CHE/WSII/4403/R/N/337(NEW) 3/3

P R O F O R M A - B

CONTENTS OF SHEET: CARPET AREA, SECTION A & SECTION B.

MUNICIPAL CORPORATION OF GREATER MUMBAI
THE DRAWING IS DIGITALLY SIGNED, HENCE NO PHYSICAL SIGNATURE AND STAMP IS REQUIRED.

Ex. Eng. (R - Ward)

Asst. Eng. (R/N)

Swapnil Bhagawat Patil
2022.12.12 16:36:25 +05'30'

Sub. Eng. (R/N)

Ashvini Kishor Sonar
Digitally signed by Ashvini Kishor Sonar
DN: o=Ashvini Kishor Sonar, ou=As Personal, email=As per the author of this document.
Date: 2022-12-12 15:28:05 00:30

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING CTS NO. 738/A, 738/A/1 TO 3, OF VILLAGE - DAHISAR, GODAVARI MHATRE ROAD, DAHISAR (WEST), MUMBAI 400 068.

NAME OF OWNER : BHARATI CO - OPERATIVE HOUSING SOCIETY LIMITED			NAME OF RCC STRUCTURAL ENGINEER
ASHOK NARAINDAS SANWLANI	DHIMANT VINODCHANDRA SHAH	APPUKUTTY PUTHIYADAN PREMAN	M/S SSCONS.
CHAIRMAN	SECRETARY	TREASURER	

NAME, ADD. & SIGNATURE OF ARCHITECT

NIRMITEE CREATION
MRS. ADITI SANDEEP PAGAR
ARCHITECT AND INTERIOR DESIGNER
CA/2002/29318

Aditi Sandeep Pagar
Digitally signed by Aditi Sandeep Pagar
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Date: 2022.12.12 14:08:42 +05'30'

B/102, CHANDRESH C.H.S. LTD., NR. DEVKI NAGAR, DEVIDAS ROAD EXT, BORIVALI (WEST) MUMBAI - 400 103., MOB. NO. +91 93212 33 073.

JOB NO.	DRG. NO.	APPROVED BY	CHECKED BY	DRN. BY	DATE	REV.
	1	AR. ADITI	HEMANT	TEJAS	12-12-2022	0