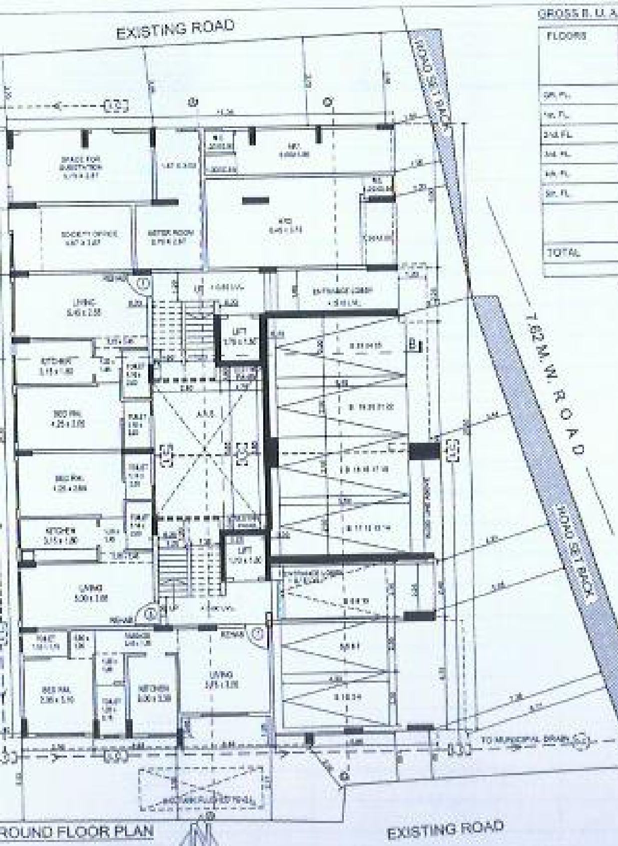


GROSS B. U. A. STATEMENT (INCL. FUNGIBLE)

FLOORS	BUILT UP AREA				TOTAL
	REHAB		SALE		
	RESI	COMM	RESI	COMM	
GR. FL.	121.32	18.46		31.60	170.87
1st. FL.	364.46	—	—	—	364.46
2nd. FL.	356.93	—	—	—	356.93
3rd. FL.	356.05	—	—	—	356.05
4th. FL.	270.91	—	87.14	—	358.05
5th. FL.	56.22	—	227.79	—	285.01
TOTAL	1526.30	15.86	314.93	31.80	1890.47
	1543.74		346.73		
	1890.47				

TENENT STATEMENT

FLOORS	REHAB		SALE	
	RESI	COMM	RESI	COMM
GR. FL.	2	2		—
1st. FL.	8	—	—	—
2nd. FL.	8	—	—	—
3rd. FL.	8	—	—	—
4th. FL.	6	—	2	—
5th. FL.	1	—	5	—
TOTAL	33.00	2	7.00	
	35.00		7.00	
	42.00			

1. AREA OF PLOT (AS PER P.R. CARDS) = 690.63 SQ.MT.
2. F.S.I. PERMISSIBLE : 3.00
3. TOTAL B.U.A. AREA PERMISSIBLE = 2071.89 SQ.MT. (690.63X3.00)
4. CARPET AREA OF NR REHAB = 30.20 SQ.MT.
5. B.U.A. OF NR REHAB (30.20X1.20) = 36.20 SQ.MT.
6. 20% FUNGIBLE PERMISSIBLE FOR NR REHAB (40.24X20%) = 7.96 SQ.MT.
7. CARPET AREA OF RES. REHAB TENENT = 971.42 SQ.MT.
8. B.U.A. OF RES REHAB TENENTS (971.42X1.20) = 1165.71 SQ.MT.
9. 35% FUNGIBLE PERMISSIBLE (1165.71X35%) = 408.00 SQ.MT.
10. B.U.A. FOR SALE(2071.89 - 1206.84) = 865.05 SQ.MT.
11. 35% FUNGIBLE PERMISSIBLE FOR SALE (865.05X35%) = 302.22 SQ.MT.
12. TOTAL PERMISSIBLE B.U.A. = 2751.27 SQ.MT.
13. LESS DEFICIT = 53.15 SQ.MT.
14. NET PERMISSIBLE AREA(2751.27-53.15) = 2737.82 SQ.MT.
15. PROPOSED AREA = 2720.83 SQ.MT.

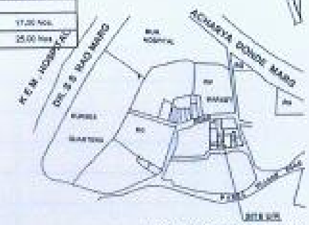
1. AREA OF PLOT (AS PER P.R. CARDS) AS PER RESTRICTED 25% (C.S. NO 354 & 355) = 843.39 SQ.MT.
2. F.S.I. PERMISSIBLE = 3.00
3. TOTAL B.U.A. AREA PERMISSIBLE (843.39X3.00) = 1900.17 SQ.MT.
4. CARPET AREA OF NR REHAB = 11.62 SQ.MT.
5. B.U.A. AREA OF NR REHAB (11.62 X 1.20) = 13.94 SQ.MT.
6. 20% FUNGIBLE PERMISSIBLE = 2.79 SQ.MT.
7. CARPET AREA OF NON CESS NR = 21.58 SQ.MT.
8. B.U.A. AREA OF NON CESS NR (21.58 X 1.20) = 25.89 SQ.MT.
9. 20% FUNGIBLE PERMISSIBLE = 5.17 SQ.MT.
10. CARPET AREA OF RES. REHAB TENENT = 971.42 SQ.MT.
11. B.U.A. OF RES REHAB TENENTS (971.42X1.20) = 1165.71 SQ.MT.
12. 35% FUNGIBLE PERMISSIBLE (1165.71X35%) = 408.00 SQ.MT.
13. B.U.A. FOR SALE RES.(1900.17-1205.54) = 724.63 SQ.MT.
14. 35% FUNGIBLE PERMISSIBLE = 253.62 SQ.MT.
15. TOTAL PERMISSIBLE B.U.A. = 2589.75 SQ.MT.
16. LESS DEFICIT = 53.15 SQ.MT.
17. LESS NON CESS NR FUNGIBLE = 5.17 SQ.MT.
18. LESS BAL. RES FUNGIBLE = 253.62 SQ.MT.
19. NET PERMISSIBLE AREA(2697.96-337.45) = 2280.81 SQ.MT.
14. PROPOSED AREA = 1890.47 SQ.MT.

PARKING STATEMENT

PARKING NORM	No. OF TENAMENTS	No. OF PARKING
1 No. PARKING FOR EVERY 8 TENAMENTS HAVING CARPET AREA LESS THAN 35.00 SQ.MT.	NIL	NIL
1 No. PARKING FOR EVERY 4 TENAMENTS HAVING CARPET AREA BETWEEN 35.00 SQ.MT. TO 45.00 Q.MT.	37 Nos.	9.25
1 No. PARKING FOR EVERY 2 TENAMENTS HAVING CARPET AREA BETWEEN 45.00 SQ.MT. TO 70.00 Q.MT.	2 Nos.	1.00
1 No. PARKING FOR EVERY 1 TENAMENT HAVING CARPET AREA 70.00 Q.MT. AND ABOVE	1 NOS	1.00
TOTAL	40 Nos.	11.25
VISITOR PARKING 25 % FOR RES.		2.81
COMM. / SHOP ETC. BUILT UP AREA = 48.63 SQ.MT. 1 FOR 40 SQ.MT. UP 300 10% VISITOR PARKING	2 Nos.	1.21 Nos. + 0.12 say 2 nos. 17.27 Nos.
TOTAL REQUIRED PARKING AT THIS STAGE	42 Nos.	17.00 Nos.
PROPOSED PARKING		25.00 Nos.

ROAD SET BACK CALCULATION

1	1/2 X 5.73 X 1.35 X 1NO	=	3.85 SQ.MT.
2	1/2 X 11.24 X 0.58 X 1NO	=	3.26 SQ.MT.
3	1/2 X 7.06 X 1.03 X 1NO	=	3.64 SQ.MT.
4	1/2 X 14.53 X 0.60 X 1NO	=	4.36 SQ.MT.
5	1/2 X 14.53 X 0.75 X 1NO	=	5.45 SQ.MT.
6	1/2 X 8.16 X 1.29 X 1NO	=	5.26 SQ.MT.
7	1/2 X 5.70 X 1.29 X 1NO	=	3.68 SQ.MT.
	TOTAL ADDITION	=	29.50 SQ.MT.



PLOT AREA CALCULATION AS PER P.R. CARD

1	1/2 X 11.89 X 3.57 X 1NO	=	20.87 SQ.MT.	C.S. NO. 351
2	1/2 X 11.89 X 2.67 X 1NO	=	15.61 SQ.MT.	
3	1/2 X 9.66 X 4.51 X 1NO	=	21.78 SQ.MT.	
4	1/2 X 21.70 X 3.16 X 1NO	=	34.84 SQ.MT.	
5	1/2 X 22.39 X 3.33 X 1NO	=	25.57 SQ.MT.	
6	1/2 X 22.39 X 6.39 X 1NO	=	71.54 SQ.MT.	
	TOTAL ADDITION	=	190.41 SQ.MT.	

TOTAL = 190.41 Sq.Mt.
SAY AS PER P.R. CARD = 187.29 Sq.Mt.

7	1/2 X 15.98 X 9.12 X 1NO	=	86.59 SQ.MT.	C.S. NO. 352
8	1/2 X 15.98 X 1.47 X 1NO	=	13.95 SQ.MT.	
9	1/2 X 17.79 X 0.82 X 1NO	=	7.29 SQ.MT.	
10	1/2 X 17.79 X 4.40 X 1NO	=	38.14 SQ.MT.	
11	1/2 X 13.46 X 4.27 X 1NO	=	28.76 SQ.MT.	
12	1/2 X 11.74 X 1.87 X 1NO	=	10.98 SQ.MT.	
13	1/2 X 2.02 X 0.34 X 1NO	=	0.34 SQ.MT.	
	TOTAL ADDITION	=	187.03 SQ.MT.	

TOTAL = 187.03 Sq.Mt.
SAY AS PER P.R. CARD = 187.29 Sq.Mt.

BUILT UP AREA CALCULATION

TYPICAL FLOOR				
14	1/2 X 21.88 X 6.18 X 1NO	=	67.61 SQ.MT.	C.S. NO. 353
15	1/2 X 21.88 X 1.21 X 1NO	=	13.24 SQ.MT.	
16	1/2 X 21.51 X 3.73 X 1NO	=	40.12 SQ.MT.	
17	1/2 X 20.91 X 0.41 X 1NO	=	4.29 SQ.MT.	
18	1/2 X 18.53 X 2.86 X 1NO	=	26.46 SQ.MT.	
19	1/2 X 3.36 X 1.33 X 1NO	=	2.23 SQ.MT.	
	TOTAL ADDITION	=	153.97 SQ.MT.	

TOTAL = 153.97 Sq.Mt.
SAY AS PER P.R. CARD = 131.27 Sq.Mt.

BUILT UP AREA CALCULATION

TYPICAL FLOOR				
20	1/2 X 7.88 X 3.81 X 1NO	=	15.01 SQ.MT.	C.S. NO. 354
21	1/2 X 19.42 X 5.21 X 1NO	=	50.56 SQ.MT.	
22	1/2 X 14.52 X 4.02 X 1NO	=	29.18 SQ.MT.	
	TOTAL ADDITION	=	94.75 SQ.MT.	

TOTAL = 94.75 Sq.Mt.
SAY AS PER P.R. CARD = 91.87 Sq.Mt.

BUILT UP AREA CALCULATION

TYPICAL FLOOR				
23	1/2 X 1.67 X 0.33 X 1NO	=	0.18 SQ.MT.	C.S. NO. 355
24	1/2 X 2.19 X 0.90 X 1NO	=	0.99 SQ.MT.	
25	1/2 X 5.90 X 0.67 X 1NO	=	1.98 SQ.MT.	
26	1/2 X 15.46 X 0.73 X 1NO	=	5.64 SQ.MT.	
27	1/2 X 6.34 X 1.33 X 1NO	=	5.12 SQ.MT.	
28	1/2 X 15.46 X 3.64 X 1NO	=	28.14 SQ.MT.	
29	1/2 X 13.62 X 7.38 X 1NO	=	50.26 SQ.MT.	
30	1/2 X 9.28 X 4.25 X 1NO	=	19.86 SQ.MT.	
	TOTAL ADDITION	=	112.17 SQ.MT.	

TOTAL = 112.17 Sq.Mt.
SAY AS PER P.R. CARD = 96.99 Sq.Mt.

PLOT AREA STATEMENT AS PER P.R. CARDS

C.S. No. 351	187.29	Sq.mt.
C.S. No. 352	183.11	Sq.mt.
C.S. No. 353	131.27	Sq.mt.
C.S. No. 354	91.87	Sq.mt.
C.S. No. 355	96.99	Sq.mt.
TOTAL	690.63	Sq.mt.

PLOT AREA STATEMENT AS PER RESTRICTED AREA 25 % OF C.S. NO 354 AND C.S. NO 355

C.S. No. 351	187.29	Sq.mt.
C.S. No. 352	183.11	Sq.mt.
C.S. No. 353	131.27	Sq.mt.
C.S. No. 354	68.88	Sq.mt.
C.S. No. 355	72.74	Sq.mt.
TOTAL	643.39	Sq.mt.

CARPET AREA CALCULATION

GR. FLOOR NR 1			
	6.65 X 1.85 X 1NO	=	12.30 SQ.MT.
	1.30 X 0.85 X 1NO	=	1.11 SQ.MT.
W.C.	1.20 X 0.90 X 1NO	=	1.08 SQ.MT.
	TOTAL ADDITION	=	14.49 SQ.MT.

CARPET AREA CALCULATION

GROUND FLOOR NR 2			
LIVING	1.50 X 2.65 X 1NO	=	3.98 SQ.MT.
LIVING	6.45 X 3.70 X 1NO	=	23.87 SQ.MT.
W.C.	1.20 X 0.95 X 1NO	=	1.14 SQ.MT.
	TOTAL ADDITION	=	28.99 SQ.MT.

GROUND FLOOR

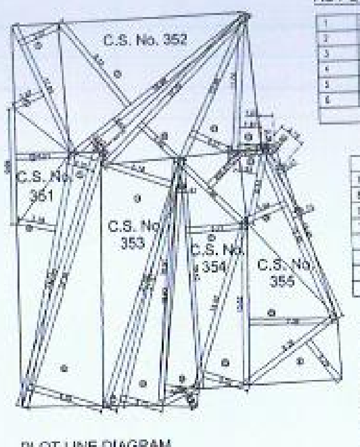
FLAT NO 1			
BED	4.25 X 2.65 X 1NO	=	11.26 SQ.MT.
KITCHEN	3.15 X 1.80 X 1NO	=	5.67 SQ.MT.
LIVING	5.45 X 2.65 X 1NO	=	14.44 SQ.MT.
LIVING	2.20 X 0.45 X 1NO	=	0.99 SQ.MT.
PASS	1.00 X 1.45 X 1NO	=	1.45 SQ.MT.
T/B	1.10 X 2.00 X 2 NOS	=	4.40 SQ.MT.
	TOTAL ADDITION	=	38.21 SQ.MT.

GROUND FLOOR

FLAT NO 7			
BED	0.90 X 1.20 X 1NO	=	1.08 SQ.MT.
BED	2.85 X 3.10 X 1NO	=	8.84 SQ.MT.
KITCHEN	2.00 X 3.30 X 1NO	=	6.60 SQ.MT.
LIVING	3.75 X 3.55 X 1NO	=	13.31 SQ.MT.
PASS	1.20 X 1.20 X 1NO	=	1.44 SQ.MT.
PASS	3.45 X 1.00 X 1NO	=	3.45 SQ.MT.
TOILET	1.85 X 1.10 X 1NO	=	2.04 SQ.MT.
TOILET	1.20 X 2.10 X 1NO	=	2.52 SQ.MT.
	TOTAL ADDITION	=	39.28 SQ.MT.

GROUND FLOOR

FLAT NO 6			
BED	4.25 X 2.65 X 1NO	=	11.26 SQ.MT.
KITCHEN	3.15 X 1.80 X 1NO	=	5.67 SQ.MT.
LIVING	2.20 X 0.45 X 1NO	=	0.99 SQ.MT.
LIVING	5.45 X 2.65 X 1NO	=	14.44 SQ.MT.
PASS	1.00 X 1.45 X 1NO	=	1.45 SQ.MT.
TOILET	1.10 X 2.00 X 2 NOS	=	4.40 SQ.MT.
	TOTAL ADDITION	=	38.21 SQ.MT.



PROFORMA 'A'

1	AREA OF THE PLOT [illegible]	690.63
2	DEDUCTION FOR [illegible]	29.50
3	BALANCE AREA OF PLOT [illegible]	661.13
4	[illegible]	661.13
5	ADDITION FOR FLOOR SPACE INDEX [illegible]	29.50
6	TOTAL AREA [illegible]	690.63
7	FLOOR SPACE INDEX PERMISSIBLE [illegible]	[illegible]
8	PERMISSIBLE FLOOR AREA [illegible]	1900.17
9	EXISTING FLOOR AREA	[illegible]
10	PROPOSED BUILT UP AREA	1890.47
11	[illegible]	1890.47
D	TENANT STATEMENT [illegible]	
D	PARKING STATEMENT	
E	TRANSPORT VEHICLES PARKING	
(a)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
(b)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON [illegible] AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 690.63 SQ.MT. ONLY AND TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP/T.P.S. RECORDS.

SIGN. OF ARCHITECT

F NOTES
BOUNDARY OF PLOT SHOWN THICK BLACK
PROPOSED WORK SHOWN RED WASH
DRAINAGE LINE SHOWN RED DOTTED
[illegible] SHOWN GREEN WASH
EX. STRUCTURES TO BE RETAINED SHOWN HATCHED BLACK
EX. STRUCTURES TO BE DEMOLISHED SHOWN HATCHED YELLOW
SETBACK AREA SHOWN BURNT SIENNA

PROFORMA 'B'

CONTENTS OF SHEET	DESCRIPTION OF PROPJ. PROPERTY
GROUND FLOOR PLAN,PODIUM FLOOR PLANS,SUMMARY TENANT STATEMENT,BLOCK PLAN, LOCATION PLAN,PLOT AREA STATEMENT	PROPOSED REDEVELOPMENT UNDER SCHEME 33(7) OF DCR. 1991 ON PLOT BEARING C.S. No. 351, 352, 353, 354 & 355 OF VILLAGE - PAREL, MUMBAI.
NAME, ADD. OF OWNER	NAME, ADDRESS OF C.A. TO OWNER
SAMCON BUILDERS.	
STAMP OF DATE OF RECEIPT OF PLAN	STAMP OF DATE OF APPROVAL OF PLAN

NAME ADDRESS & SIGNATURE OF ARCHITECT SIGNATURE

SUBODH TARI
THE DESIGNERS

[illegible] FILE NO.	DRG. NO.	DRN BY	FILE NAME