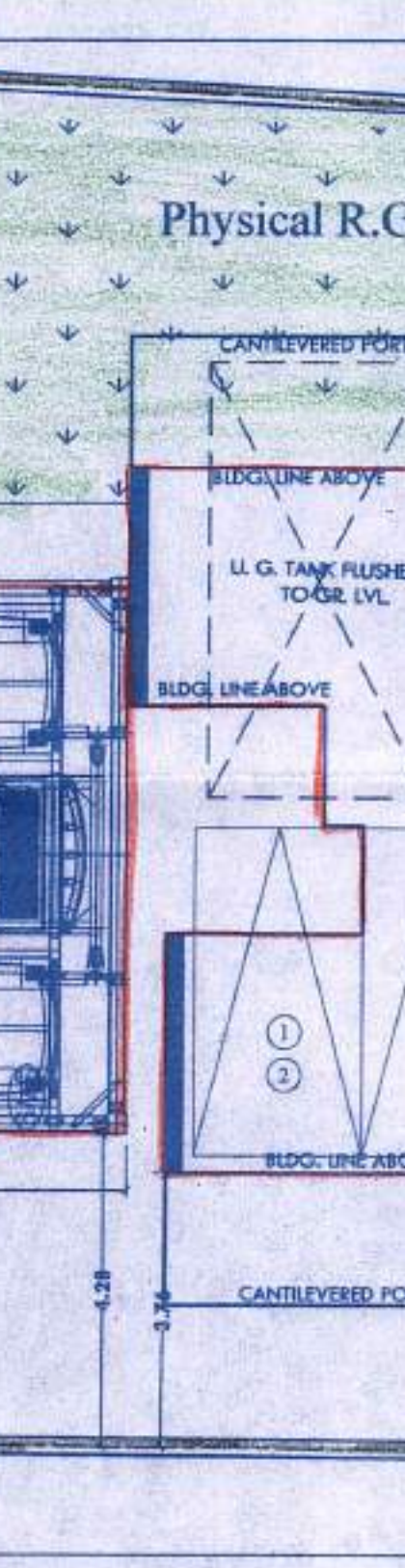
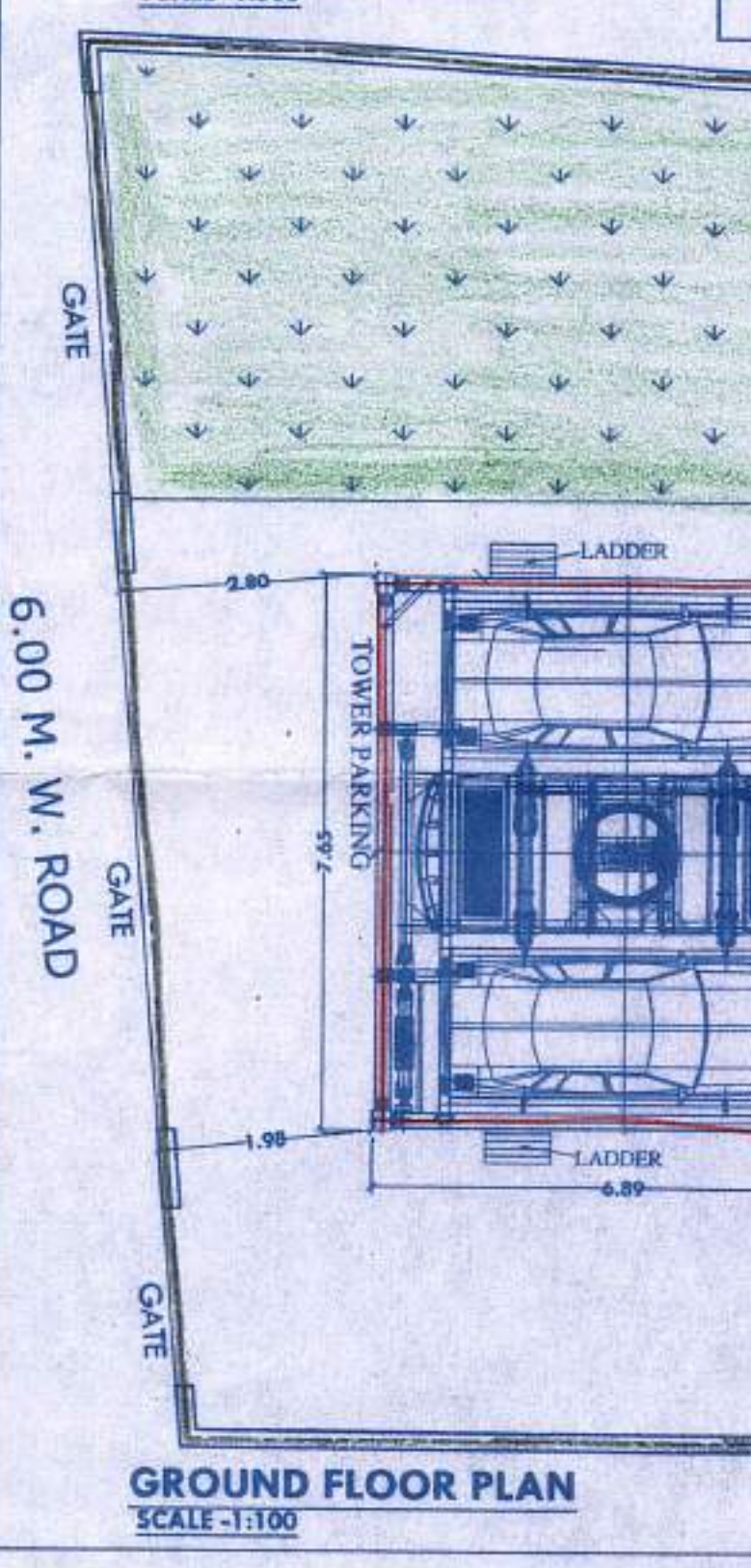
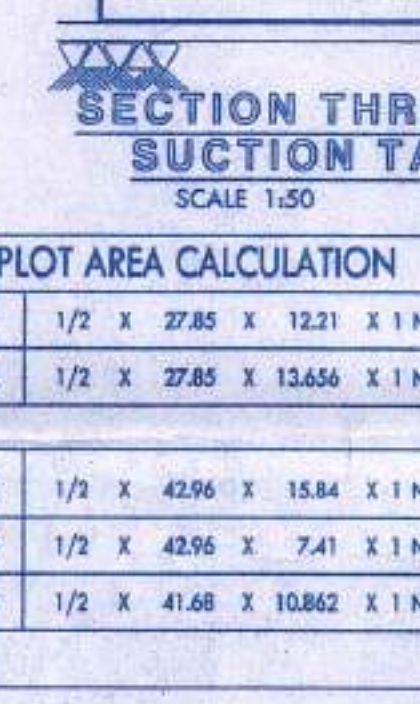
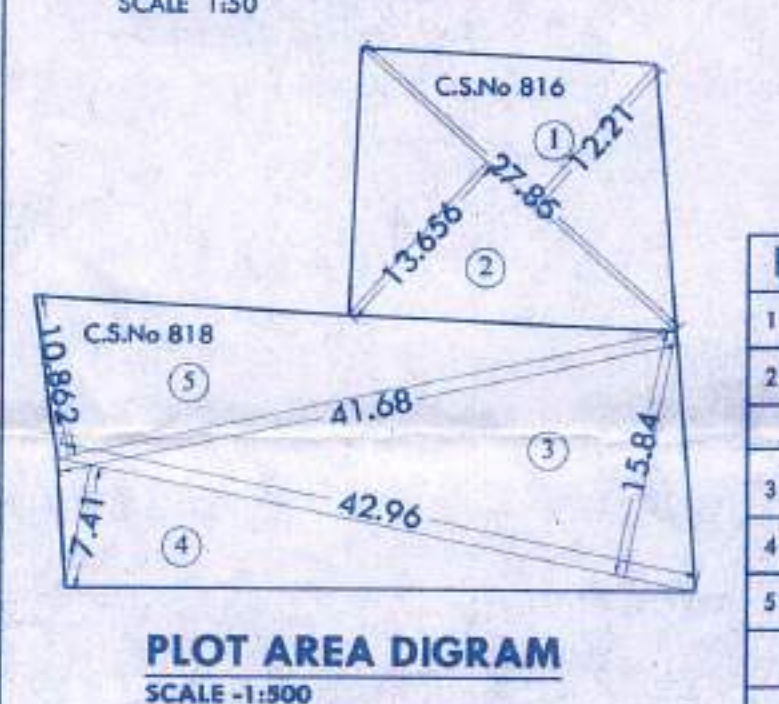
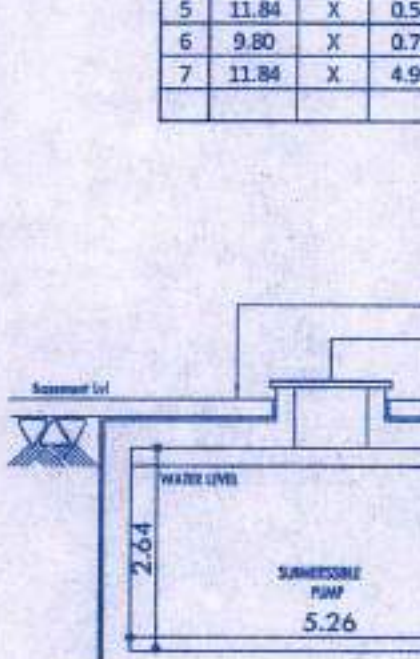
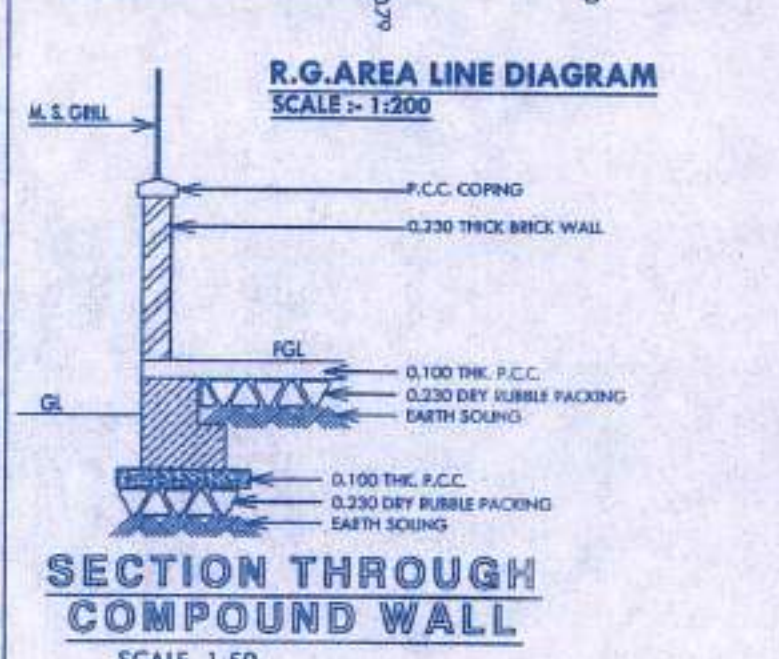
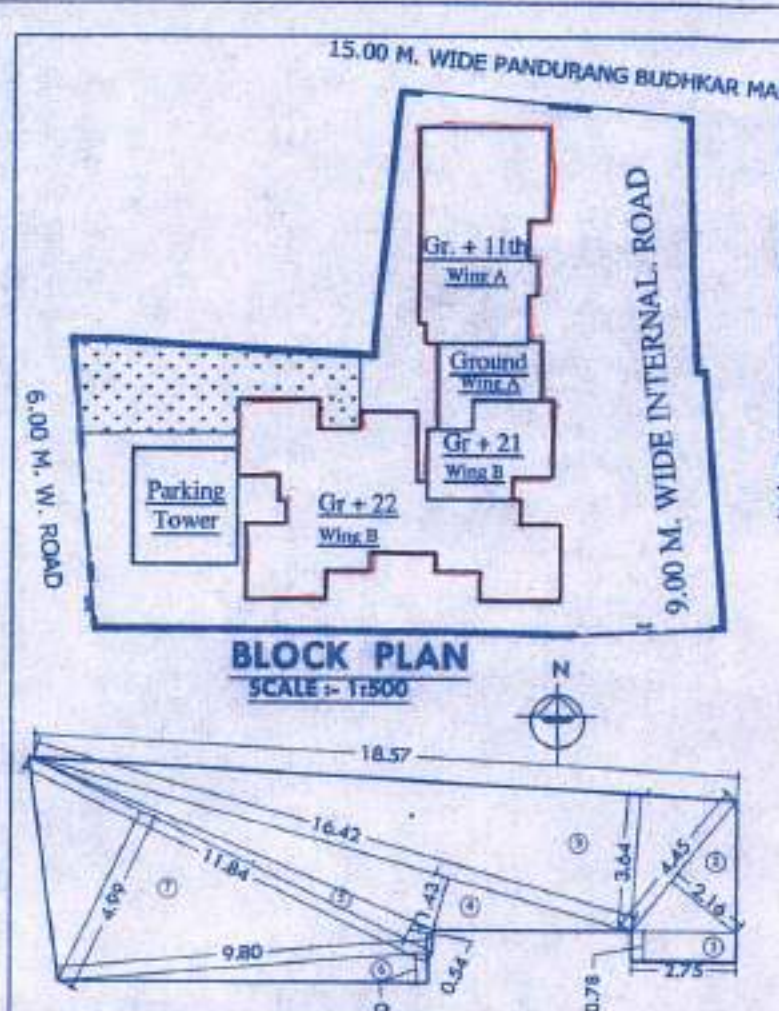




BUILT UP AREA SUMMARY WING 'A'				
FLOOR NO.	REHAB B.U.A.	SALE B.U.A.	TOTAL B.U.A.	SQ.M.
GR.FLR	92.06	2.40	94.75	SQ.M.
1ST FLR	45.22	-	45.22	SQ.M.
2ND FLR	54.53	-	54.53	SQ.M.
3RD FLR	55.06	-	55.06	SQ.M.
4TH FLR	59.73	-	59.73	SQ.M.
5TH FLR	59.73	-	59.73	SQ.M.
6TH FLR	62.40	-	62.40	SQ.M.
7TH FLR	45.00	-	45.00	SQ.M.
8TH FLR	63.89	-	63.89	SQ.M.
9TH FLR	63.89	-	63.89	SQ.M.
10TH FLR	63.89	-	63.89	SQ.M.
11TH FLR	65.84	-	65.84	SQ.M.
Refuge Area	-	4.27	4.27	SQ.M.
TOTAL	732.79	6.78	739.55	SQ.M.
PROPOSED B.U.A.			739.55	SQ.M.

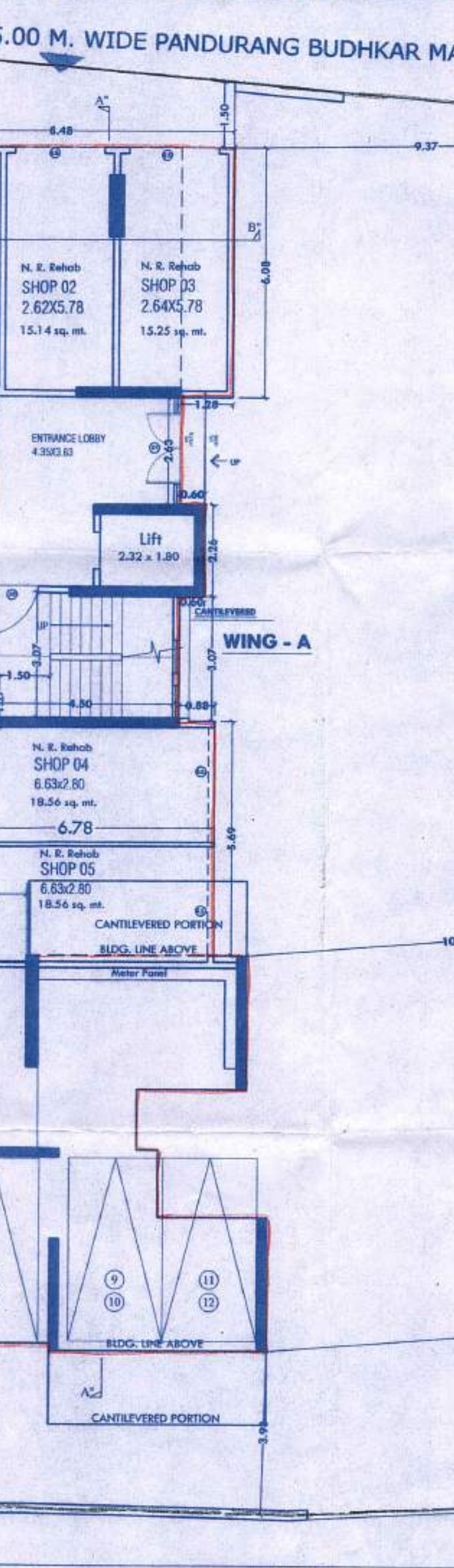
Hatched Area = $a. 0.08 \times 4.38 \times 21 \text{ flrs} = 7.36 \text{ sq. mt.}$
 $b. 0.08 \times 3.43 \times 21 \text{ flrs} = 5.76 \text{ sq. mt.}$
Total Hatched area counted in to F.S.I. = 13.12 sq. mt.

R.G AREA CALCULATION						
18	X	1.00	=	2.15	SQ.MT.	
16	X	0.50	=	4.81	SQ.MT.	
14	X	0.50	=	33.80	SQ.MT.	
13	X	0.50	=	11.74	SQ.MT.	
11	X	0.50	=	3.20	SQ.MT.	
10	X	0.50	=	3.87	SQ.MT.	
9	X	0.50	=	29.54	SQ.MT.	
PROPOSED R.G. AREA				=	89.10	SQ.MT.

R.G. Area Required = 86.87 Sq.mts.

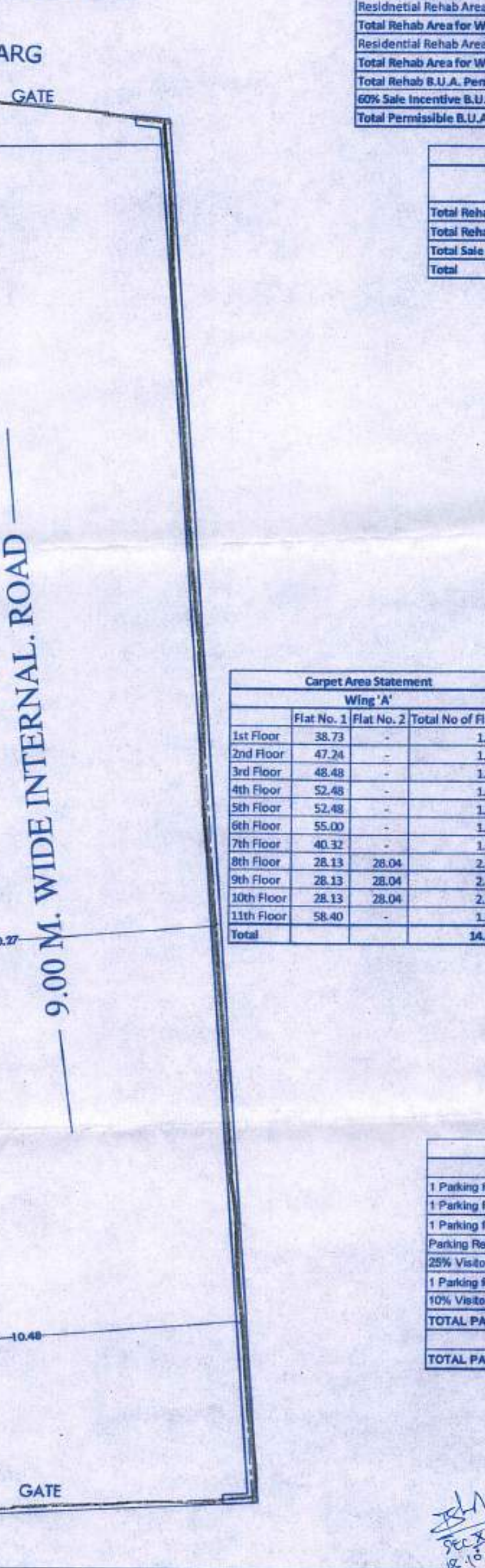
BUILT UP AREA SUMMARY WING 'B'				
FLOOR NO.	REHAB B.U.A.	SALE B.U.A.	TOTAL B.U.A.	SQ.M.
1ST FLR	89.77	70.20	159.97	SQ.M.
2ND FLR	179.96	-	179.96	SQ.M.
3RD FLR	179.96	-	179.96	SQ.M.
4TH FLR	179.96	-	179.96	SQ.M.
5TH FLR	179.96	-	179.96	SQ.M.
6TH FLR	179.96	-	179.96	SQ.M.
7TH FLR	135.20	-	135.20	SQ.M.
8TH FLR	179.96	-	179.96	SQ.M.
9TH FLR	179.96	-	179.96	SQ.M.
10TH FLR	179.96	-	179.96	SQ.M.
11TH FLR	179.96	-	179.96	SQ.M.
12TH FLR	179.96	-	179.96	SQ.M.
13TH FLR	179.96	-	179.96	SQ.M.
14TH FLR	45.253	80.00	135.25	SQ.M.
15TH FLR	179.96	-	179.96	SQ.M.
16TH FLR	179.96	-	179.96	SQ.M.
17TH FLR	179.96	-	179.96	SQ.M.
18TH FLR	179.96	-	179.96	SQ.M.
19TH FLR	179.96	-	179.96	SQ.M.
20TH FLR	179.96	-	179.96	SQ.M.
21ST FLR	179.96	-	179.96	SQ.M.
22nd FLR	172.46	-	172.46	SQ.M.
Hatched area	13.12	-	13.12	SQ.M.
Refuge Area	0.23	-	0.23	SQ.M.
TOTAL	2,248.78	1,005.73	3,254.51	SQ.M.
PROPOSED B.U.A.			3,254.51	SQ.M.

TOTAL PROPOSED B.U.A. WING 'A' & WING 'B' = 4595.06 SQMT.



Permissible Fungible FSI				
Sr. No.	Description	Resi	Non-Resi	Total
1	Permissible BUA (Sr. No. 14 of Proforma A)	3,665.42	90.80	3,756.22
2	Permissible Fungible BUA (1 x 0.35 or 0.20)	1,282.90	18.16	1,301.06
3	Total Permissible BUA (1 + 2)	4,948.32	108.96	5,057.28
4	Total Proposed BUA including Fungible FSI (14 + 83 of Proforma A) (Chk shall not be more than 3) (Total A + B of column no. 21 of table no I)	4,502.80	92.25	4,595.05
5	Permissible Fungible BUA for Rehab (Total A + B of column No. 15 of Table no I)	789.95	18.16	808.11
6	Fungible BUA utilised for rehab. 9 column = 19-14-20 of Table No. I (Chk shall not be more than 5 above and shall be equal to 5- column no 21 of table no I)	628.77	1.46	630.23
7	Permissible Fungible BUA for Sale component 2-5	492.95	-	492.95
8	Fungible BUA utilised for Sale + MHADA (4-1-6 above) (chk shall not be more than 7 above)	208.61	0.00	208.61

TOTAL PROPOSED B.U.A. WING 'A' & WING 'B' = 4595.06 SQMT.



PERMISSIBLE AREA STATEMENT				
CARPET AREA TO BE ALLOTTED AS PER CERTIFIED TENANT LIST				
RESIDENTIAL REHAB		=	1880.82	SQ.M.
COMMERCIAL REHAB		=	75.69	SQ.M.
BUILT UP AREA				
RESIDENTIAL REHAB		=	1880.82	SQ.M.
COMMERCIAL REHAB		=	75.69	SQ.M.
TOTAL BUILT UP AREA				
TOTAL BUILT UP AREA		=	1956.51	SQ.M.
80% INCENTIVE OF REHAB		=	2347.61	SQ.M.
BUILT UP AREA		=	3756.50	SQ.M.
TOTAL PLOT AREA				
TOTAL PLOT AREA		=	725.78	SQ.M.
BUILT UP AREA		=	1814.40	SQ.M.
TOTAL PLOT AREA		=	360.18	SQ.M.
F.S.I.		=	300.18	SQ.M.
BUILT UP AREA		=	1080.54	SQ.M.
1814.40-1080.54		=	2894.94	SQ.M.
SINCE 'A' IS GREATER THAN 'B'				
TOTAL PERMISSIBLE AREA		=	3756.50	SQ.M.

Permissible BUA Calculation				
	B.U.A. Permissible	20% or 35% Fungible BUA	Total B.U.A. Permissible	
Commercial Rehab Area Globe Apt. (Wing A)	90.80	18.16	108.96	sq. mt.
Residential Rehab Area Globe Apt. (Wing A)	584.18	204.47	788.65	sq. mt.
Total Rehab Area for Wing 'A'	674.98	222.63	897.61	sq. mt.
Residential Rehab Area Ekta Prasad CHSL (Wing B)	1,672.80	585.48	2,258.28	sq. mt.
Total Rehab Area for Wing 'B'	1,672.80	585.48	2,258.28	sq. mt.
Total Rehab B.U.A. Permissible Wing 'A' + 'B'	2,347.79	808.11	3,155.89	sq. mt.
60% Sale Incentive B.U.A. Permissible	1,408.67	493.04	1,901.71	sq. mt.
Total Permissible B.U.A.	3,756.46	1,301.15	5,057.61	sq. mt.

Proposed BUA Calculation including Fungible FSI				
	Proposed BUA	Proposed Fungible BUA	Total Proposed BUA	
Total Rehab Area for Wing 'A'	729.55	897.65	1,627.20	sq. mt.
Total Rehab Area for Wing 'B'	2,248.78	2,258.28	4,507.06	sq. mt.
Total Sale BUA Proposed	1,390.68	1,408.69	2,799.37	sq. mt.
Total	4,369.01	4,564.62	8,933.63	sq. mt.

Refuge Area Calculation for Wing 'A'				
B.U.A. from 7th to 11th floor	302.97	sq. mt.		
4% Permissible Refuge BUA	12.12	sq. mt.		
Proposed Refuge Area @ 7th Floor	16.39	sq. mt.		
Excess Refuge Area counted in to F.S.I.	4.27	sq. mt.		

Refuge Area Calculation for Wing 'B'				
B.U.A. from 7th to 13th floor	1,214.96	sq. mt.		
4% Permissible Refuge BUA	48.60	sq. mt.		
Proposed Refuge Area @ 7th Floor	48.63	sq. mt.		
Excess Refuge Area counted in to F.S.I.	0.23	sq. mt.		

Total Refuge Area counted in to FSI				
Total Refuge Area counted in to FSI	0.23	sq. mt.		

Carpet Area Statement				
Flat No.	Flat No. 1	Flat No. 2	Flat No. 3	Flat No. 4
1st Floor	38.73	-	1.00	-
2nd Floor	47.24	-	1.00	-
3rd Floor	48.48	-	1.00	-
4th Floor	52.48	-	1.00	-
5th Floor	52.48	-	1.00	-
6th Floor	55.00	-	1.00	-
7th Floor	40.32	-	1.00	-
8th Floor	28.13	28.04	2.00	-
9th Floor	28.13	28.04	2.00	-
10th Floor	28.13	28.04	2.00	-
11th Floor	58.40	-	1.00	-
Total			34.00	

Carpet Area Statement				
Flat No.	Flat No. 1	Flat No. 2	Flat No. 3	Flat No. 4
1st Floor	-	-	39.17	39.17
2nd Floor	39.44	-	39.17	39.17
3rd Floor	39.44	39.17	39.17	39.17
4th Floor	39.44	39.17	39.17	39.17
5th Floor	39.44	39.17	39.17	39.17
6th Floor	39.44	39.17	39.17	39.17
7th Floor	-	39.17	39.17	39.17
8th Floor	39.44	39.17	39.17	39.17
9th Floor	39.44	39.17	39.17	39.17
10th Floor	39.44	39.17	39.17	39.17
11th Floor	39.44	39.17	39.17	39.17
12th Floor	39.44	39.17	39.17	39.17
13th Floor	39.44	39.17	39.17	39.17
14th Floor	39.44	39.17	39.17	39.17
15th Floor	39.44	39.17	39.17	39.17
16th Floor	39.44	39.17	39.17	39.17
17th Floor	39.44	39.17	39.17	39.17
18th Floor	39.44	39.17	39.17	39.17
19th Floor	39.44	39.17	39.17	39.17
20th Floor	39.44	39.17	39.17	39.17
21st Floor	39.44	39.17	39.17	39.17
22nd Floor	39.44	39.17	39.17	39.17
Total			83.00	

PARKING AREA STATEMENT				
	No. of Flats	Parking		
1 Parking for every 8.00 tenement below 35.00 sq. mt.	6.00	0.75		
1 Parking for every 4.00 tenement between 35.00 to 45.00 sq. mt.	85.00	21.25		
1 Parking for every 2.00 tenement between 45.00 to 70.00 sq. mt.	6.00	3.00		
Parking Required		6.25		
25% Visitor Parking		6.25		
1 Parking for per 40.00 sq. mt. up to 600.00 sq. mt. N.R.	92.25	2.31		
10% Visitor Parking OR minimum 2.00 Nos.		2.00		
TOTAL PARKING REQUIRED		35.86		
TOTAL PARKING PROVIDED		36.00		

Approved Amended Subject to Condition Monitoring in the file No. EEP/550799/A dated 18/10/16.

PROFORMA A

1/6

A. Area Statement

1. Area of Plot as per P.H. card c.s. no. 818 + 816 725.76 + 360.18 1085.94

2. Decision for

(a) Road setback area

(b) Proposed road

(c) Any reservation (sub-plot)

(d) % amenity space as per DCR 54/57 (sub-plot)

(e) other

3. Balance area of plot (1 minus 2)

4. 8% physical Recreational 1085.94

5. Net area of plot (3 minus 4)

6. Additional for floor space index 1085.94

7. 100% for D.P. Road / Set-back

8. 25% as per DCR 57

9. % as per DCR 33 (1)

10. 26% other

11. Existing floor area

12. Floor Space Index permissible 60% INCENTIVE

13. Floor Space Index credit available by Development Rights (Restricted to % of the balance area vide 3 above)

14. DCR No.

15. Permissible Floor Area (7x8) plus 9 above 3756.46

16. Proposed built up area 3756.22

17. Excess balcony area taken in floor space index

18. Purely Residential Built up area (Proposed) 3663.42

19. Remaining Non-Residential Built up area (Wing A) (Proposed) 90.80

20. Total Built up proposed (11+19+13) 3756.22

21. (as per old approved plan No. prior to 8-8-1913)

22. Fungible Built up Area component proposed vide DCR 33 (4) for purely Residential = or < (14A x 0.35) Rehab Fungible 628.77

23. Fungible Built up Area component proposed vide DCR 35 (4) for Non-Residential = or < (14A x 0.20) Sale Fungible 208.61

24. Total Fungible Built up Area vide DCR 33 (4) = (15A + 13B) Rehab Fungible 1.46

25. Total Gross Built up AREA proposed (14+15) 4595.06

26. F.S.I. consumed on holding = 14/9 4.33

B. Balcony Area Statement

(i) Permissible balcony area per floor

(ii) Proposed balcony area per floor

(iii) Excess balcony area per floor

(iv) Total excess balcony area for all floors

C. Tenement Statement

(i) Proposed area (Item A, 10 above)

(ii) Less deduction of non-residential area (shops, etc.)

(iii) Area available for tenements (ii) minus (i)

(iv) Tenements permissible (Density of tenements 600/hac)

(v) Tenements proposed

(vi) Tenements existing

Total tenements on plot

D. Parking Statement

(i) Parking required by Regulations for :- 36.00

Car

Motor cycle

Outsiders (Visitors)

(ii) Covered garages permissible

(iii) Covered garages proposed

Car

Motor cycle

Outsiders (Visitors)

Total parking provided 36.00

E. Transport Vehicles Parking

(i) Space for transport vehicles parking required by regulations

(ii) Total No. of transport vehicles parking space provided

F. Boundary of plot bounded

Black

Red wash

Area under subject shown in

Structures to be demolished shown in

Recreation shown in

Area under proposed road shown in

Dimensions of balconies are outside dimensions

Drainage line shown in

Red Dotted

B. Rehabilitation Component

18A Built up Area Rehabilitation component for Purely Residential in existing structures

18B Built up Area Rehabilitation component for Non-Residential in existing structures

18 Total Built up Area of existing structures proposed to be re-accommodated (n 18A + 18B)

19 Maximum Fungible Built up Area component Rehabilitation built up area component = (10A x 0.35 + 18B x 0.20)

20A Fungible Built up Area Consumed For Rehabilitation component of purely Residential use

20B Fungible Built up Area Consumed For Rehabilitation component of Non-Residential use

20 Total Fungible BUA consumed For Rehabilitation component

21 20/7 = or < 0.35

22 Premium to be paid for fungible BUA for Purely Residential excluding rehab = 0.60 x 5DR/Rate on the date of payment x (15A - 20A)

23 Premium to be paid for fungible BUA for Commercial excluding rehab = 1.0 x 5DR/Rate on the date of payment x (18B - 20B)

PROFORMA B

CONTENTS OF SHEET

ground floor plan, diagram calculation, location plan, proposed block plan, built up area summary

permissible area statement, parking, refuge area statement, plot area diagram & calculation.

CERTIFICATE OF AREA

STAMP OF APPROVAL OF PLANS

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME OR ONE OF THE DIMENSIONS OF THE SITES ETC ON THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA WORKED OUT IS 1085.94 SQ.M. ONE THOUSAND AND EIGHT HUNDRED AND NINETY FOUR SQ.M. AND TALLIES WITH AREA STATED IN THE DOCUMENTS OF THE OWNERSHIP 7/7 ACCORD ETC.

SIGNATURE OF L.S.

REVISION

DESCRIPTION

DATE

SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT PLOT BEARING C.S. NO. 818, 816 LOWER PAREL DIVISION, SOUTH WARD, P.B. MARG, MUMBAI-400 005.

S.M.C. FILE NO.

LOD. approved on

A1 approved on

A2 approved on

A3 approved on

NAME OF THE OWNER

EKTA PRASAD CO-OP. HSG. SOCIETY LTD. & KAZI REALTORS

JOB NO. DATE DRAWING HQ. SCALE DRAWN BY

1:100

NAME & ADDRESS OF LICENSE SURVEYORS

DEWOOLKAR D284/L3

ELLORA

PROJECT CONSULTANTS PVT. LTD.

RIDDHI SIDDHI COMPLEX

C WING, 1ST FLOOR,

KAMRAJ NAGAR,

GOREGAON (W), MUMBAI 400 062.

TEL. : 28786753/28786758