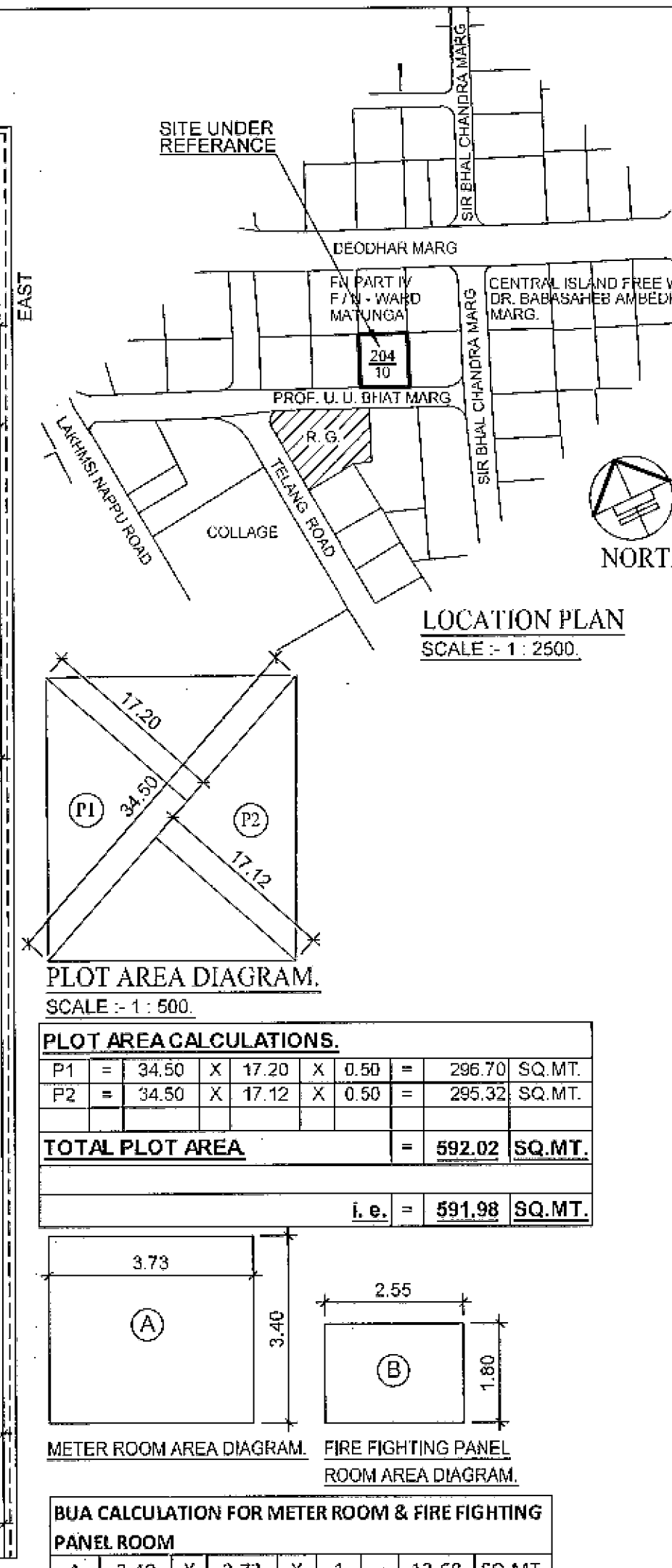
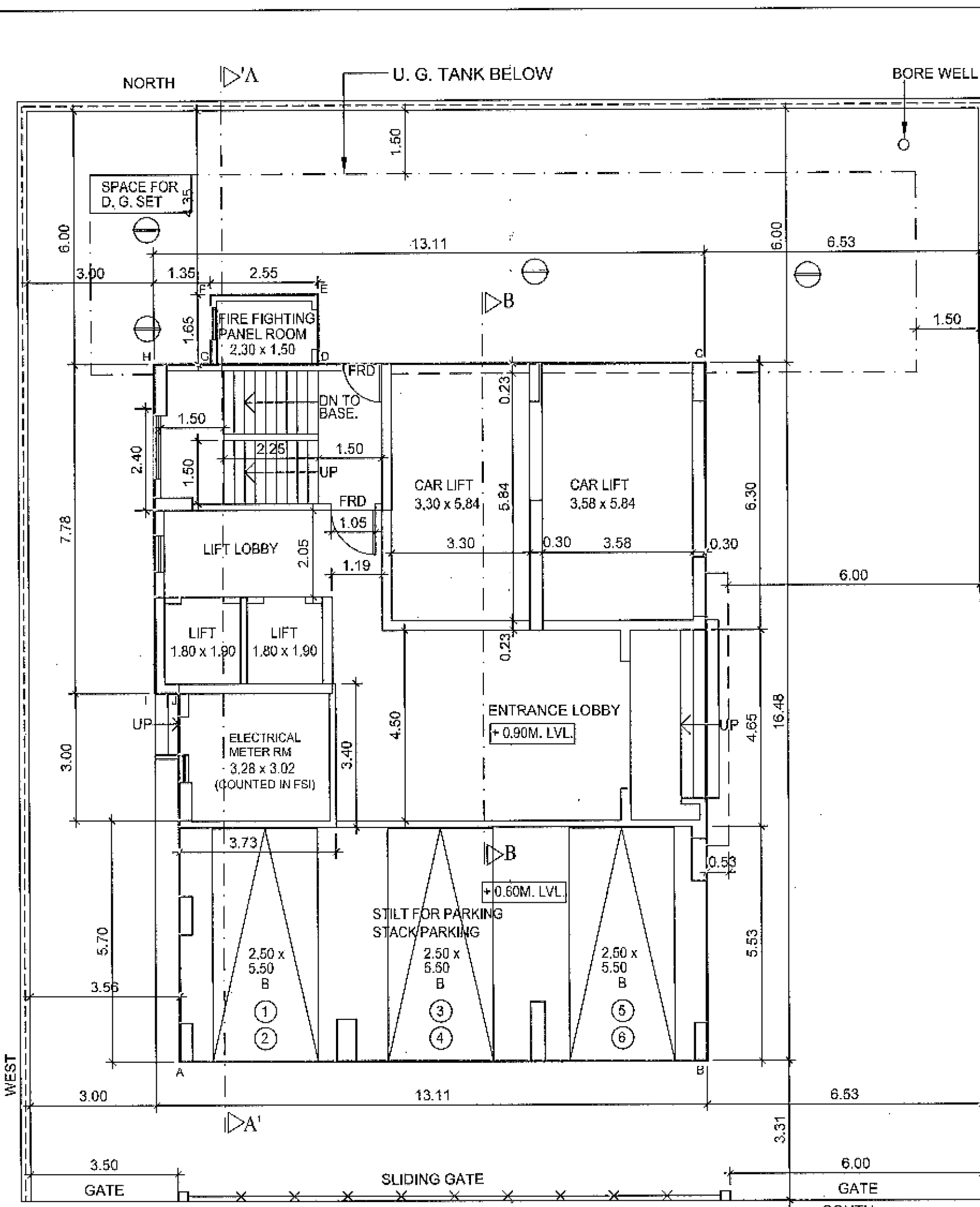
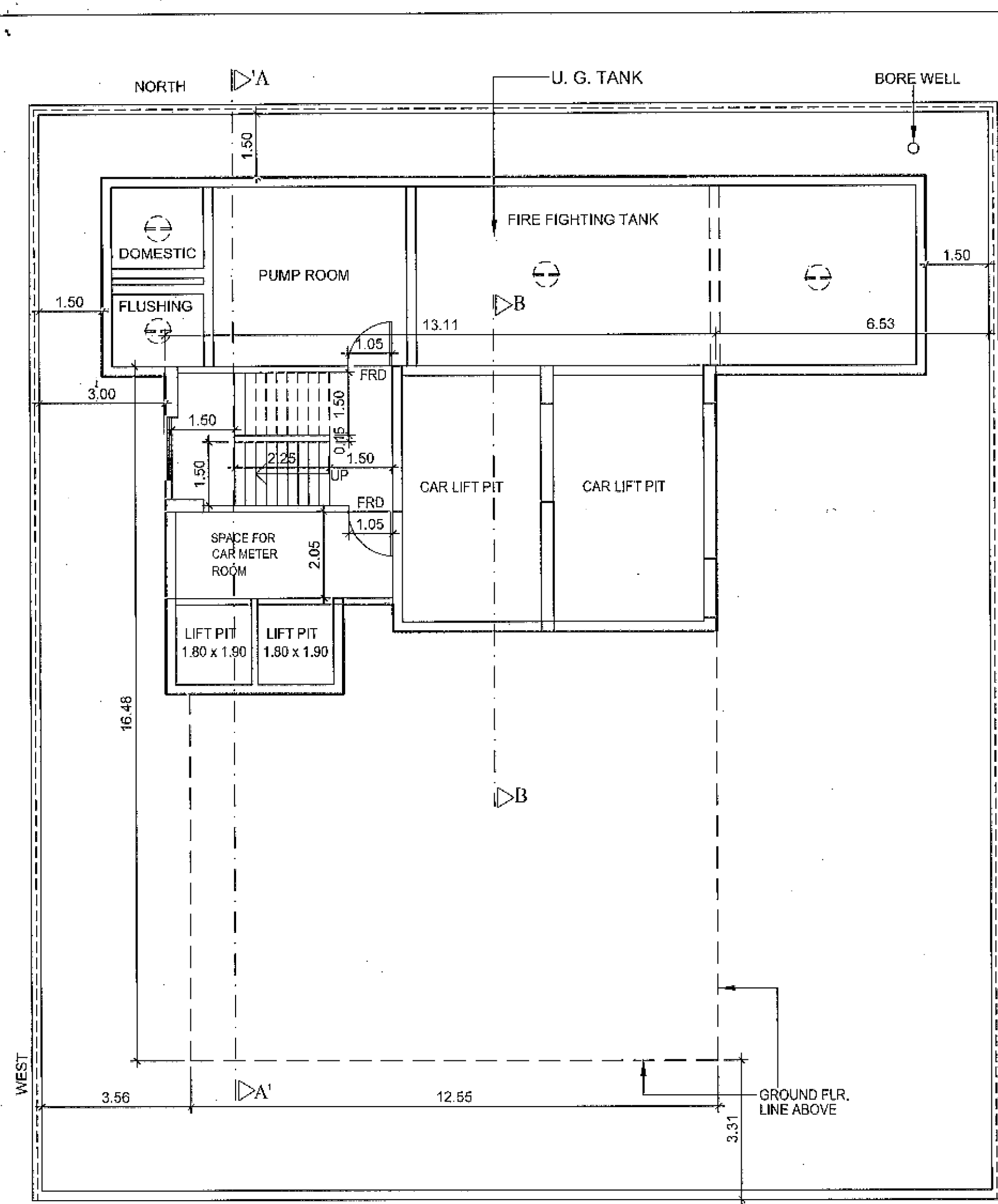
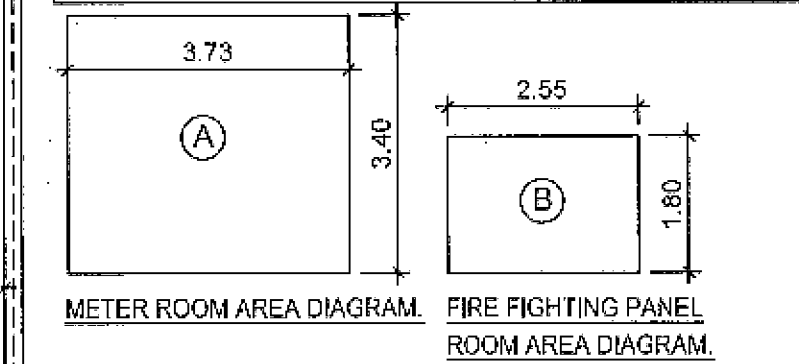




PLOT AREA CALCULATIONS.

P1	=	34.50	X	17.20	X	0.50	=	296.70	SQ. MT.
P2	=	34.50	X	17.12	X	0.50	=	295.32	SQ. MT.
TOTAL PLOT AREA							=	592.02	SQ. MT.
								i.e. = 591.98	SQ. MT.



BUA CALCULATION FOR METER ROOM & FIRE FIGHTING PANEL ROOM								
A	3.40	X	3.73	X	1	=	12.68	SQ.MT.
B	2.55	X	1.80	X	1	=	4.59	SQ.MT.
TOTAL AREA						=	17.27	SQ.MT.

TOTAL NO. OF FLATS						=	21	NOS.
AREA DIVIDED IN TO NO. OF FLATS								
AREA / FLAT	0.82	X	16	=	13.12	SQ.MT.		
	0.83	X	5	=	4.15	SQ.MT.		
TOTAL AREA						=	17.27	SQ.MT.

PROPOSED BUILT UP AREA SUMMARY (INCLUDING FUNGIBLE + COMMON AMENITIES).

FLOOR	TOTAL BUILT UP AREA	SQ. MT.	EXCESS REFUGE AREA	SQ. MT.	TOTAL BUILT UP AREA (INCL. FUNGIBLE)	SQ. MT.	STAIRCASE AREA STATEMENT	SQ. MT.	NOS. OF FLATS
GROUND FLR.	PARKING	-	-	-	PARKING	-	-	-	-
1ST FLOOR	PARKING	-	-	-	PARKING	-	-	-	-
2ND FLOOR	PARKING	-	-	-	PARKING	-	-	-	-
3RD FLOOR	PARKING	-	-	-	PARKING	-	-	-	-
4TH FLOOR	PARKING	-	-	-	PARKING	-	-	-	-
5TH FLOOR	PARKING	-	-	-	PARKING	-	-	-	-
6TH FLOOR	155.16	SQ. MT.	-	SQ. MT.	155.16	SQ. MT.	41.92	SQ. MT.	2
7TH FLOOR	151.35	SQ. MT.	-	SQ. MT.	151.35	SQ. MT.	41.92	SQ. MT.	2
8TH FLOOR	74.82	SQ. MT.	0	SQ. MT.	74.82	SQ. MT.	41.92	SQ. MT.	1
9TH FLOOR	155.24	SQ. MT.	-	SQ. MT.	155.24	SQ. MT.	41.92	SQ. MT.	2
10TH FLOOR	155.24	SQ. MT.	-	SQ. MT.	155.24	SQ. MT.	41.92	SQ. MT.	2
11TH FLOOR	158.45	SQ. MT.	-	SQ. MT.	158.45	SQ. MT.	41.89	SQ. MT.	2
12TH FLOOR	164.30	SQ. MT.	-	SQ. MT.	164.30	SQ. MT.	41.08	SQ. MT.	1
13TH FLOOR	164.30	SQ. MT.	-	SQ. MT.	164.30	SQ. MT.	41.08	SQ. MT.	1
14TH FLOOR	164.30	SQ. MT.	-	SQ. MT.	164.30	SQ. MT.	41.08	SQ. MT.	1
15TH FLOOR	130.60	SQ. MT.	0.59	SQ. MT.	131.19	SQ. MT.	41.29	SQ. MT.	1
16TH FLOOR	192.04	SQ. MT.	-	SQ. MT.	192.04	SQ. MT.	40.56	SQ. MT.	1
17TH FLOOR	192.04	SQ. MT.	-	SQ. MT.	192.04	SQ. MT.	40.56	SQ. MT.	1
18TH FLOOR	196.00	SQ. MT.	-	SQ. MT.	196.00	SQ. MT.	40.49	SQ. MT.	1
19TH FLOOR	200.27	SQ. MT.	-	SQ. MT.	200.27	SQ. MT.	44.86	SQ. MT.	1
20TH FLOOR	134.93	SQ. MT.	-	SQ. MT.	134.93	SQ. MT.	41.32	SQ. MT.	1
TOTAL AREA	2389.04	SQ. MT.	0.59	SQ. MT.	2389.63	SQ. MT.	623.81	SQ. MT.	20
PERMISSIBLE AREA	2397.52	SQ. MT.			2397.52	SQ. MT.			
BALANCE AREA	8.48	SQ. MT.			7.89	SQ. MT.			
LESS DEFECIT AREA	7.45	SQ. MT.			7.45	SQ. MT.			
BALANCE AREA	1.03	SQ. MT.			0.44	SQ. MT.			

TABLE - I																					
Details of Fungible FSI PERMISSIBLE / PROPOSED for Existing Occupants/ Tenants																					
Sr. No.	Name of Tenement/ Occupant/ Member of Society	R/ NR	Proposed Flat (Tentetive Location)		Details of Existing Carpet Area as certified by MHADA			Details of Proposed Carpet Area			Carpet Area Considered for incentive FSI purpose	Carpet Area Considered for FSI/fungible FSI purpose	Permissible BUA for Rehab	Permissible Fungible BUA in Sq.Mt.	Fungible BUA provided for common amenities	Fungible BUA provided for flower bed, terrace, elec. Met. Room D.G. Set Room etc.	Net Fungible BUA provided to Rehab	Total permissible BUA including Fungible BUA	Total proposed BUA of Rehab	Excess / Deficit Fungible- BUA (19-18)	
			Flat No	Floor	Existing Carpet Area	Common Carpet Area	Total Carpet Area	Carpet Area including Balcony	Fungible area features Flower bed, Terrace etc.	Total Carpet Area Proposed (9+10)	Min of 889 (Min 27.88, Max 70 Sqm for Res)	Min of 889 (Min 27.88 Sqm for Res)	(13 X 1.20)	(14 X 0.35 or 0.20)	As per the statement		(15 - 16 - 16A)	(14 + 16 + 16A + 17)	As per plans	Excess	Deficit
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	16A	17	18	19	20	21
1	SMT. CHITRA RAMACHANDRAN	R.	1002	10TH. FLR.	42.74	5.15	47.89	67.10	-	67.10	47.89	47.89	57.47	20.11	3.73	0.82	15.56	77.58	81.76	4.18	-
2	MRS. V. S. PANVALKAR & MR. C. S. PANVALKAR	R.	801	8TH. FLR.	42.42	5.11	47.53	56.27	-	56.27	47.53	47.53	57.04	19.96	8.44	0.83	10.69	77.00	74.82	-	2.18
3	MR. VISHWANATHAN SUBRAMANIAM (SMT. RAJALAKSHMI VISHWANATHAN)	R.	1101	11TH. FLR.	42.90	5.10	48.00	63.23	-	63.23	48.00	48.00	57.60	20.16	3.68	0.83	15.65	77.76	76.74	-	1.02
4	MRS. MADHURI LALAN	R.	602	6TH. FLR.	41.88	4.98	46.86	67.10	-	67.10	46.86	46.86	56.23	19.68	3.79	0.82	15.07	75.91	87.09	11.18	-
5	MR. GIRISH L. GADA	R.	902	9TH. FLR.	42.85	5.11	47.96	67.10	-	67.10	47.96	47.96	57.55	20.14	3.73	0.82	15.59	77.69	81.76	4.07	-
6	MR. ADITYAPURAM N. SESHAN	R.	901	9TH. FLR.	42.26	5.04	47.30	60.06	-	60.06	47.30	47.30	56.76	19.87	3.74	0.83	15.30	76.63	73.48	-	3.15
7	MRS. REKHA B. VORA & KUSHAL B. VORA	R.	1901 & 2001	19TH. & 20TH. FLR.	167.94	9.74	177.68	289.21	-	289.21	70.00	177.68	213.22	74.63	2.70	1.64	70.29	287.85	335.20	47.35	-
8	MRS. PARUL H. SANGHVI	R.	1501	15TH. FLR.	39.21	4.72	43.93	70.63	-	70.63	43.93	43.93	52.72	18.45	11.69	0.82	5.94	71.17	85.16	13.99	-
9	MR. NAVIN L. GADA	R.	601	6TH. FLR.	37.36	4.50	41.86	54.82	-	54.82	41.86	41.86	50.23	17.58	3.80	0.82	12.96	67.81	68.07	0.26	-
10	MR. KANTILAL L. GADA	R.	1001	10TH. FLR.	40.19	4.78	44.97	60.06	-	60.06	44.97	44.97	53.96	18.89	3.74	0.82	14.33	72.85	73.48	0.63	-
11	MR. ASHWIN DAMJI LALAN	R.	701	7TH. FLR.	38.97	4.63	43.60	56.27	-	56.27	43.60	43.60	52.32	18.31	3.80	0.83	13.68	70.63	69.53	-	1.10
12	MRS. B. N. POLADIA & MR. KALPESH N. POLADIA	R.	1601	16TH. FLR.	78.21	9.33	87.54	165.18	-	165.18	70.00	87.54	105.05	36.77	1.35	0.82	34.60	141.82	192.04	50.22	-
	TOTAL (A)				656.93	68.19	725.12	1077.03	-	1077.03	599.90	725.12	870.15	304.55	54.19	10.70	239.66	1174.70	1299.13	131.87	7.45
	MHADA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	MCGM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	TOTAL (B)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	TOTAL (A+B)				656.93	68.19	725.12	1077.03	-	1077.03	599.90	725.12	870.15	304.55	54.19	10.70	239.66	1174.70	1299.13	131.87	7.45

Proforma A

Sr. No.	Area of plot	Total
1	Area of plot	591.98
2	Deductions for	
(a)	Road set-back area	
(b)	Proposed road	
(c)	Any reservation (sub-plot)	
(d)	% amenity space as per DCR 56/57 (sub-plot) other	
3	Balance area of plot (1 minus 2)	591.98
4	Deduction for 15% Recreation ground/10% Amenity space (if deduction for Ind)	
5	Net area of plot (3 minus 4)	591.98
6	Additions for floor space index	
2(a)	100% for D.P. Road	
2(b)	100% for Set-back	
7	Total Areas (5 plus 6)	591.98
8	Floor Space Index permissible	3.00
9	9a) Floor Space Index credit available by Development Rights (Restricted to % of the balance area vide 3 above)	
	DRC No.	
	DRC No.	
	Additions for floor space index	
9(b)	33% as per DCR 32	
9(c)	% as per DCR 33()	
9(d)	other	
10	Permissible Floor Area (7 X 8) plus 9 above	1775.94
11	Existing floor area	
12	Proposed built up area	1775.94
13	Excess balcony area taken in Floor Space Index	
14A	Purely Residential Built up area	1775.94
14B	Remaining Non-Residential Built up area	
14	TOTAL Built-up proposed (11 + 12 + 13) as per old approved plan dt. prior to 06-01-2012	1775.94
15	FSI consumed on net holding = 14/8	3.00
16	Details of FSI available as per DCR 35(4)	
1	Permissible Fungible Built Up Area component vide DCR 35(4) for purely residential = or < (14A X 0.35)	Rehab 304.55
2	Permissible Fungible Built Up Area component vide DCR 35(4) for purely Non residential = or < (14B X 0.20)	Rehab 0.00
3	Total Fungible Built Up Area Permissible = (B.1 + B.2)	304.55
4	Total Gross BUILT UP AREA Permissible (14 + B.3)	2397.52
5	Details of FSI Proposed.	
6	Proposed Fungible Built Up Area for purely residential (As per table)	Rehab 297.11
7	Proposed Fungible Built Up Area for purely Non residential (As per table)	Rehab 0.00
8	Total Fungible Built Up Area Proposed = (B + B.7)	297.11
9	Total Gross BUILT UP AREA proposed (14 + B.8)	2389.63
C.	Tenement Statement	
(i)	Proposed area (Item A12 above)	
(ii)	Less deduction of Non Residential area (Shop etc.)	
(iii)	Area available for tenements (i) minus (ii)	
(iv)	Tenements permissible (Density of tenements/hectare)	
(v)	Tenements proposed	
(vi)	Tenements existing	
(vii)	Total tenements on the plot	
D.	Parking Statement	
(i)	Parking required by Regulations for	19
	Car	
	Scoter/Motor Cycle	
	Outside (visitors)	
(ii)	Covered garage permissible	
(iii)	Covered garages proposed	
	Car	
	Scoter/Motor Cycle	
	Outside (visitors)	
	Total parking provided	21
E.	Transport Vehicles Parking	
(i)	Spaces for transport vehicles parking required by Regulations.	
(ii)	Total no. of transport vehicles parking spaces provided	

EEBPC / 7226 / FN / A

FILE NO. CHE/CITY/7226/337 (NEW) /CHE/CTY/0819/FN/337 (NEW)
DIGITAL SIGN FOR APPROVAL PLAN

Narendra Shahu Pagare

EX. ENG. (B.P.) City-I

ASST. ENG. (B.P.) City-V

SUB. ENG. (B.P.) City-Ix

CONTENTS OF THE SHEET

LOCATION PLAN, BLOCK PLAN, PLOT AREA DIAGRAM, & CALCULATIONS, GROUND FLOOR PLAN, REHAB AREA STATEMENTS.

REVISION	DESCRIPTION	DATE	SIGNATURE
----------	-------------	------	-----------

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF THE PLOT BEARING C. S. NO. 204/10, OF MATUNGA DIV. PLOT NO. 256, OF DADAR MATUNGA ESTATE (SOUTH), F/NORTH WARD, MATUNGA, MUMBAI UNDER DCR 33(7) KNOWN AS "MATRU ASHISH".

NAME OF OWNER AND SIGNATURE

NAME OF LESSEE
MR. BHARAT J. VORA
256, MATRU ASHISH
PROF. U. U. BHATT MARG.
MATUNGA, MUMBAI.

BHARAT JADAVJI VORA

Digitally signed by Bharat J. Vora
DN: cn = Bharat J. Vora, o = Matru Ashish, ou = Matru Ashish, email = bh.vora@matruashish.com, c = IN
Date: 2017.12.11 15:41:22 +05'30'

SIGNATURE

NAME AND ADDRESS OF ARCHITECT

A

S.S. ASSOCIATES
104, SHREE J. ASHISH
DWARA NARAYAN NAGAR,
KHOPAT, THANE (W)

SHEETAL P NIKHARE

Digitally signed by Sheetal P. Nikhare
DN: cn = Sheetal P. Nikhare, o = S.S. Associates, ou = S.S. Associates, email = sheetal@ssassociates.com, c = IN
Date: 2017.12.11 15:41:22 +05'30'

JOB NO.	DRG. NO.	SCALE	DATE	DRAWN BY
1	1	1 = 2500 1 = 500 1 = 100	JUNE 2017	SUBRAMANYA

NORTH

CERTIFICATE OF AREA

N

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE NO. 01/04/2017 AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN AREA AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS

SIGNATURE OF ARCHITECT

Table - III

Incentive F.S.I. / F.S.I. Calculations.

Sr. No.	Description	Area in Sq.mt.
a	Carpet area required for rehab Tenements (Col. No. 13 of Table - I).	725.12
b	B.U.A. required for tenements (a x 1.20)	870.15
c	Carpet area considered for incentive F.S.I. (Col. No. 12 of Table - I).	599.90
d	B.U.A. considered for incentive F.S.I. (c x 1.20)	719.88
e	50% incentive F.S.I. (d x 50 / 100)	359.94
f	Total permissible B.U.A. (b + e)	1230.09

PARKING STATEMENT

AREA	PARK REQD.	NO. OF FLATS	REQ. PARK
BELOW 35.00 SQ.MT.	1FOR 8FLATS	1	0
35.00 TO 45.00 SQ.MT.	1FOR 4FLATS	1	0.25
45.00 TO 70.00 SQ.MT.	1FOR 2FLATS	11	5.50
ABOVE 70.00 SQ.MT.	1 FOR 1FLATS	9	9
TOTAL		21	15
25% FOR VISITORS PARKING			4
TOTAL PARKING REQD.			19
25% ADDITIONAL PARKING			5
TOTAL PARKING REQD.			24
i.e.			24
TOTAL PARKING PROPOSED 05(S) + 16(B)			21

PARKING PROVIDED STATEMENT

PARKING FLOOR	SURFACE PARKING	MECHANICAL STACK PARKING	TOTAL NOS.			
	SMALL	BIG	SMALL	BIG		
STILT			2	X	3	6
1ST PARKING FLOOR	1	2				3
2ND PARKING FLOOR	1	2				3
3RD PARKING FLOOR	1	2				3
4TH PARKING FLOOR	1	2				3
5TH PARKING FLOOR	1	2				3
TOTAL PROP. PARKINGS	5	10			6	21

Narendra
Shahu Pagare
EX. ENG. (B.P.) City-I

ASST. ENG. (B.P.) City-V

Govind
Shivaji
Moghe
SUB. ENG. (B.P.) City-IV

CONTENTS OF THE SHEET

1ST. FLOOR PLAN (PARKING FLR.) 2ND. TO 5TH FLOOR
PLAN (PARKING FLR.), 6TH FLOOR PLAN,
7TH FLOOR PLAN,
AREA DIAGRAM & BUILT UP AREA CALCULATIONS.

REVISION	DESCRIPTION	DATE	SIGNATURE
----------	-------------	------	-----------

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED REDEVELOPMENT OF THE PLOT BEARING
C. S. NO. 204/10, OF MATUNGA DIV. PLOT NO. 256,
OF DADAR MATUNGA ESTATE (SOUTH),
F/NORTH WARD, MATUNGA, MUMBAI UNDER DCR 33(7)
KNOWN AS "MATRU ASHISH".

NAME OF OWNER AND SIGNATURE

NAME OF LESSEE
MR. BHARAT J. VORA.
256, MATRU ASHISH
PROF U. U. BHATT MARG.
MATUNGA, MUMBAI.

SIGNATURE NAME AND ADDRESS OF ARCHITECT

S.S. ASSOCIATES
101, SHREEJI ASHISH
SWAMI NARAYAN NAGAR,
KOTPAT, THANE (W)

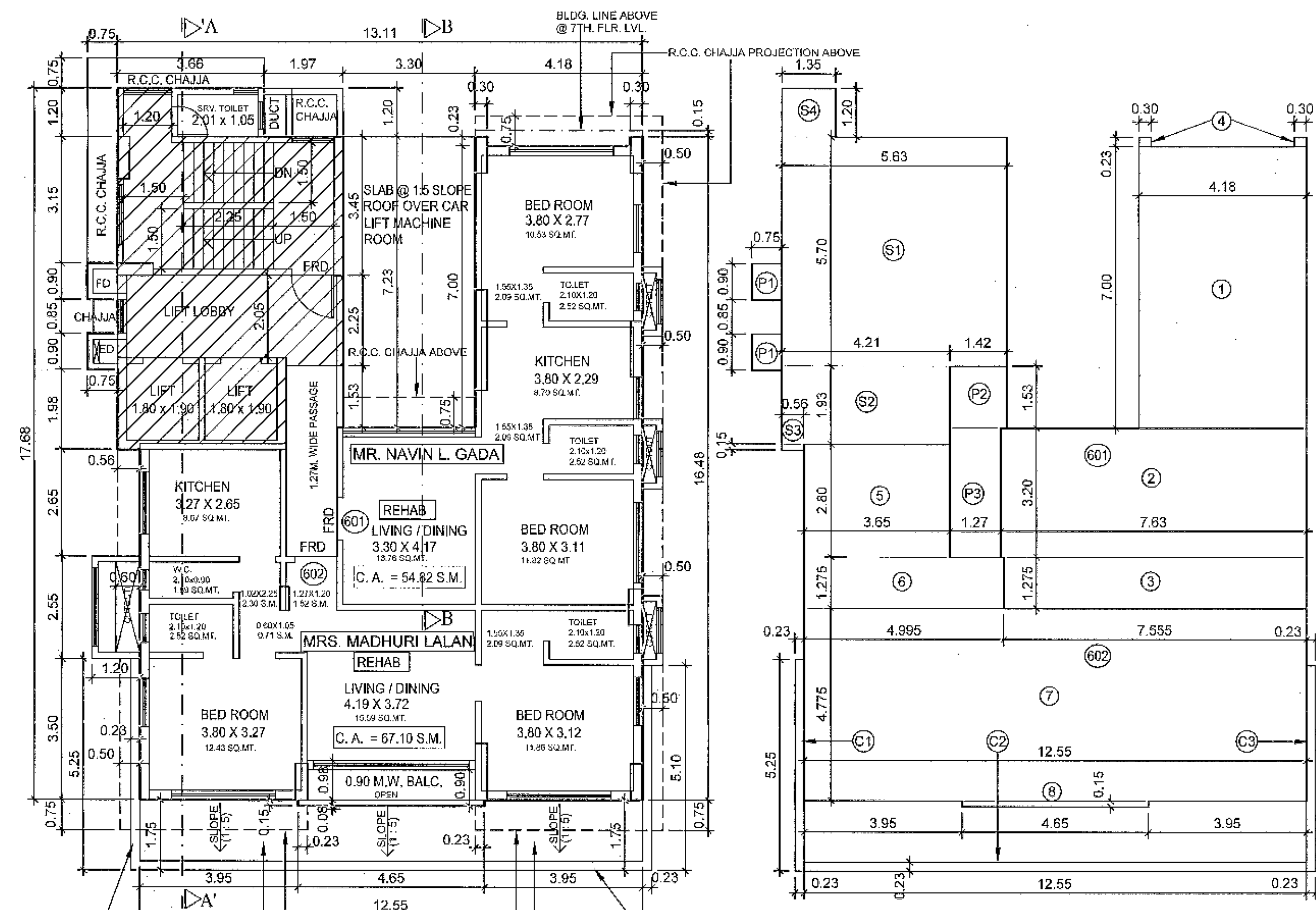
SHEETAL P NIKHARE

JOB NO. 2 DRG. NO. 1 SCALE 1 = 100 DATE JUNE 2017 DRAWN BY SUBRAMANYA

CERTIFICATE OF AREA
NORTH

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 01-08-2017
AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN
ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT TALLIES
WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / TOWN PLANNING
SCHEME RECORDS.

SIGNATURE OF ARCHITECT



SIXTH FLOOR PLAN (REHAB).
SCALE : 1 = 100.

BUILT UP AREA CALCULATIONS FLAT WISE (INCLUDING FUNGIBLE).

6TH. FLOOR.

FLAT NO.	1	2	3	4
1	4.180 X 7.000 X 1 =	29.26	SQ.MT	
2	7.630 X 3.200 X 1 =	24.42	SQ.MT	
3	7.555 X 1.275 X 1 =	9.63	SQ.MT	
4	0.300 X 0.230 X 2 =	0.14	SQ.MT	

TOTAL B.U. AREA (INCLUDING FUNGIBLE). = 63.45 SQ.MT

ADD.

50% COMMON AMENITIES AREA = 3.80 SQ.MT

COMMON FUNGIBLE AREA = 0.82 SQ.MT

TOTAL B.U. AREA OF FLAT (INCLUDING FUNGIBLE + COMMON AMENITIES). = 68.07 SQ.MT

BUILT UP AREA CALCULATIONS FLAT WISE (INCLUDING FUNGIBLE).

6TH. FLOOR.

FLAT NO.	5	6	7	8	C1	C2	C3
5	3.650 X 2.800 X 1 =	10.22	SQ.MT				
6	4.995 X 1.275 X 1 =	6.37	SQ.MT				
7	12.550 X 4.775 X 1 =	59.93	SQ.MT				
8	4.650 X 0.150 X 1 =	0.70	SQ.MT				
C1	0.230 X 5.250 X 1 =	1.21	SQ.MT				
C2	12.550 X 0.230 X 1 =	2.89	SQ.MT				
C3	0.230 X 5.100 X 1 =	1.17	SQ.MT				

TOTAL B.U. AREA (INCLUDING FUNGIBLE). = 82.48 SQ.MT

ADD.

50% COMMON AMENITIES AREA = 3.79 SQ.MT

COMMON FUNGIBLE AREA = 0.82 SQ.MT

TOTAL B.U. AREA OF FLAT (INCLUDING FUNGIBLE + COMMON AMENITIES). = 87.09 SQ.MT

COMMON AMENITIES B. U. AREA CALCULATIONS.

6TH. FLOOR.

P1	0.75	X	0.90	X	2	=	1.35	SQ.MT
P2	1.42	X	1.53	X	1	=	2.17	SQ.MT
P3	1.27	X	3.20	X	1	=	4.06	SQ.MT

TOTAL COMMON AMENITIES AREA = 7.59 SQ.MT

NO. OF TENANTS IN THIS FLOOR. = 2 NOS.

AREA DIVIDED IN TO NO. OF FLATS FOR COMMON AMENITIES AREA / FLAT.

C. A. / FLAT = 3.80 X 1 = 3.80 SQ.MT

3.79 X 1 = 3.79 SQ.MT

TOTAL COMMON AMENITIES AREA = 7.59 SQ.MT

TOTAL PROPOSED BUILT UP AREA OF 6TH. FLR. INCLUDING FUNGIBLE + COMMON AMENITIES.

FLAT NO. 601 BUILT UP AREA = 68.07 SQ.MT.

FLAT NO. 602 BUILT UP AREA = 87.09 SQ.MT.

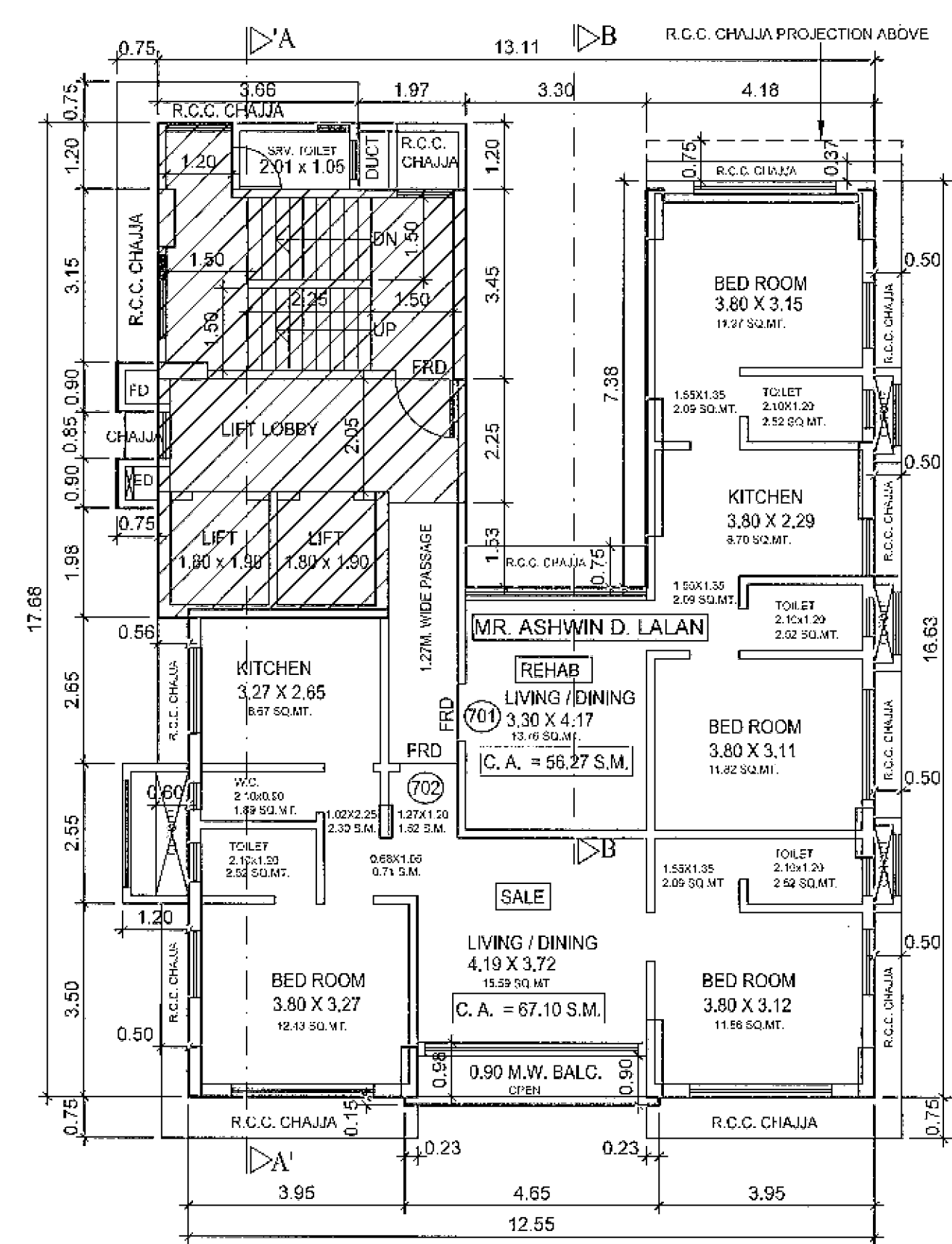
TOTAL BUILT UP AREA = 155.16 SQ.MT.

STAIRCASE & LIFT LESS AREA CALCULATIONS.

6TH. FLOOR.

S1	5.630	X	5.700	X	1	=	32.09	SQ.MT
S2	4.210	X	1.930	X	1	=	8.13	SQ.MT
S3	0.560	X	0.150	X	1	=	0.08	SQ.MT
S4	1.350	X	1.200	X	1	=	1.62	SQ.MT

TOTAL ST.CASE & LIFT LESS AREA = 41.92 SQ.MT



SEVENTH FLOOR PLAN (REHAB + SALE).
SCALE : 1 = 100.

NAME OF LESSEE
MR. BHARAT J. VORA.
256, MATRU ASHISH
PROF U. U. BHATT MARG.
MATUNGA, MUMBAI.

SIGNATURE NAME AND ADDRESS OF ARCHITECT

S.S. ASSOCIATES
101, SHREEJI ASHISH
SWAMI NARAYAN NAGAR,
KOTPAT, THANE (W)

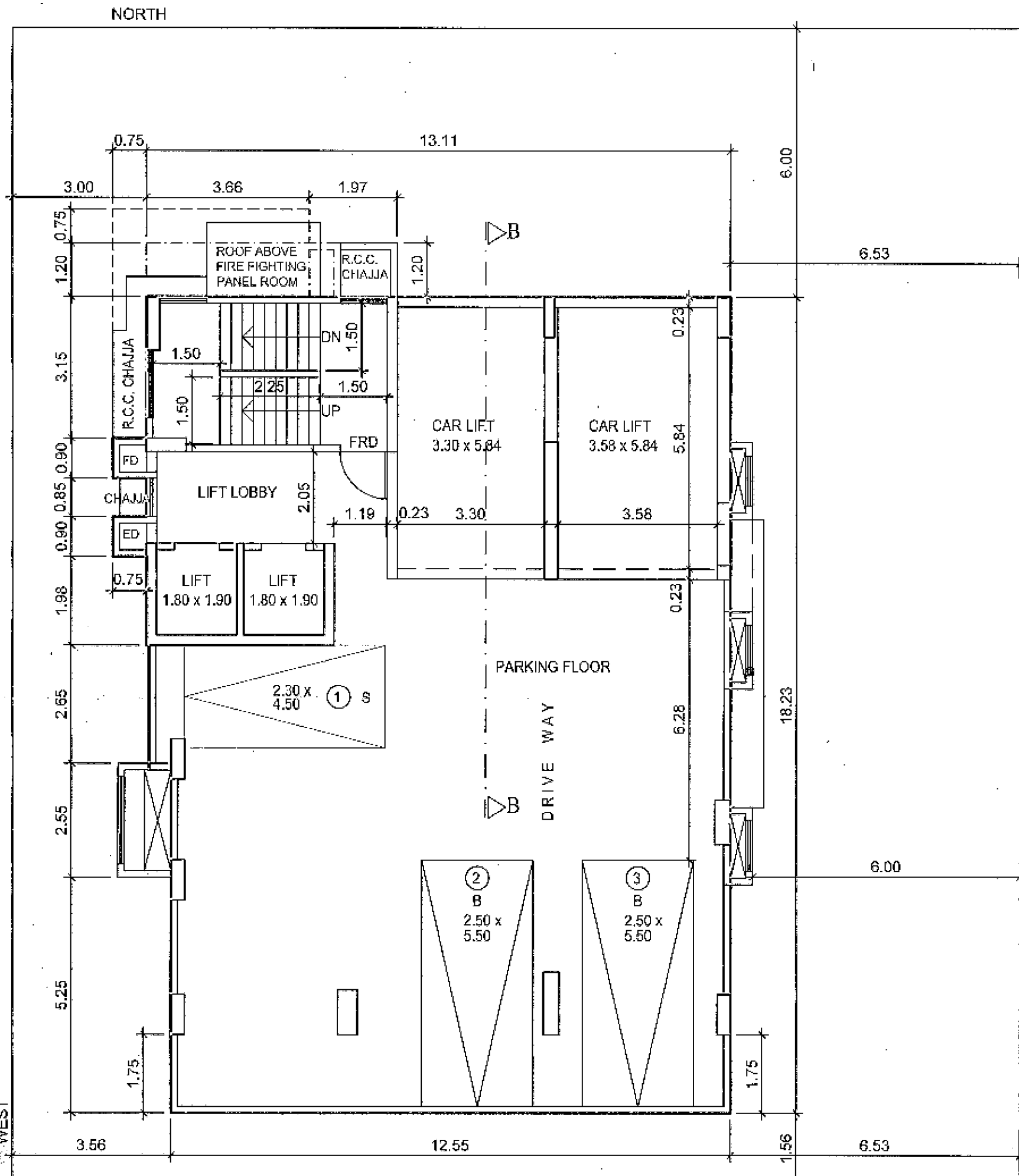
SHEETAL P NIKHARE

JOB NO. 2 DRG. NO. 1 SCALE 1 = 100 DATE JUNE 2017 DRAWN BY SUBRAMANYA

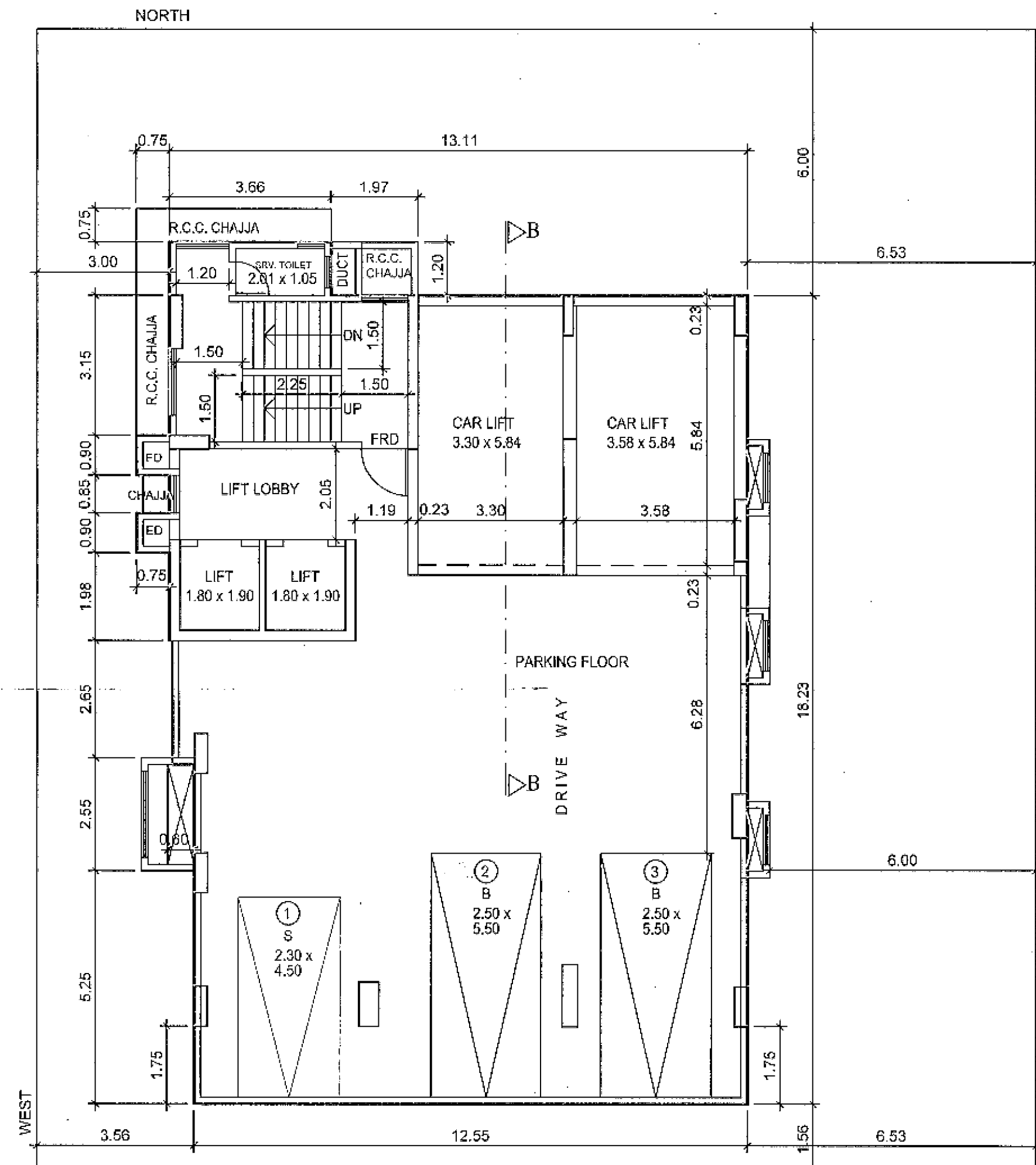
CERTIFICATE OF AREA
NORTH

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 01-08-2017
AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN
ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT TALLIES
WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / TOWN PLANNING
SCHEME RECORDS.

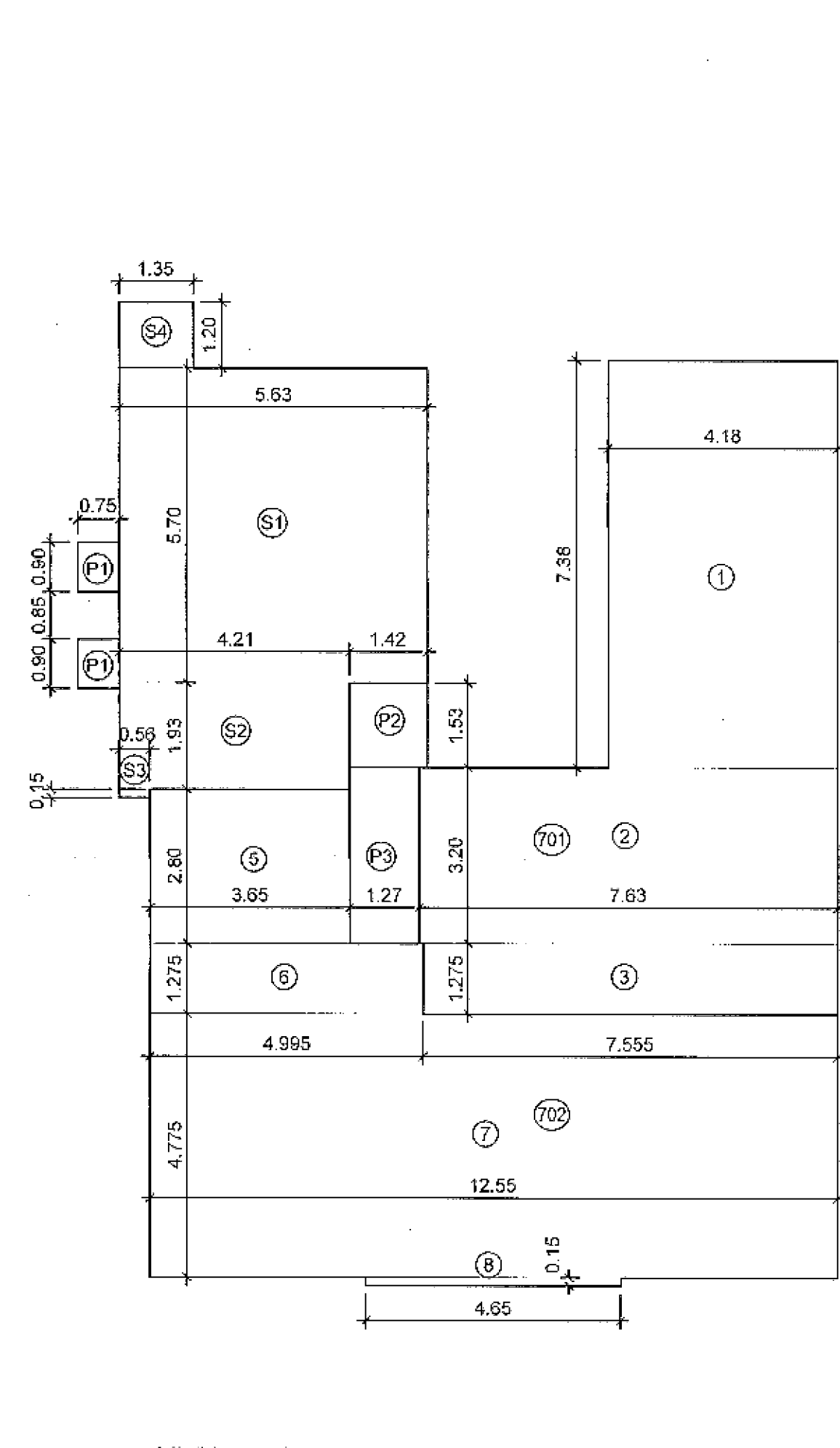
SIGNATURE OF ARCHITECT



1ST. PARKING FLOOR PLAN
SCALE : 1 = 100.



2ND. TO 5TH. PARKING FLOOR PLAN
SCALE : 1 = 100.



AREA DIAGRAM (7TH. FLOOR) REHAB + SALE.

BUILT UP AREA CALCULATIONS FLAT WISE (INCLUDING FUNGIBLE).

7TH. FLOOR.

FLAT NO.	1	2	3
1	4.180 X 7.380 X 1 =	30.85	SQ.MT
2	7.630 X 3.200 X 1 =	24.42	SQ.MT
3	7.555 X 1.275 X 1 =	9.63	SQ.MT

TOTAL B.U. AREA (INCLUDING FUNGIBLE). = 64.90 SQ.MT

ADD.

50% COMMON AMENITIES AREA = 3.80 SQ.MT

COMMON FUNGIBLE AREA = 0.83 SQ.MT

TOTAL B.U. AREA OF FLAT (INCLUDING FUNGIBLE + COMMON AMENITIES). = 69.53 SQ.MT

BUILT UP AREA CALCULATIONS FLAT WISE (INCLUDING FUNGIBLE).

7TH. FLOOR.

FLAT NO.	5	6	7	8
5	3.650 X 2.800 X 1 =	10.22	SQ.MT	
6	4.995 X 1.275 X 1 =	6.37	SQ.MT	
7	12.550 X 4.775 X 1 =	59.93	SQ.MT	
8	4.650 X 0.150 X 1 =	0.70	SQ.MT	

TOTAL B.U. AREA (INCLUDING FUNGIBLE). = 77.21 SQ.MT

ADD.

50% COMMON AMENITIES AREA = 3.79 SQ.MT

COMMON FUNGIBLE AREA = 0.82 SQ.MT

TOTAL B.U. AREA OF FLAT (INCLUDING FUNGIBLE + COMMON AMENITIES). = 81.82 SQ.MT

COMMON AMENITIES B. U. AREA CALCULATIONS.

7TH. FLOOR.

P1	0.75	X	0.90	X	2	=	1.35	SQ.MT
P2	1.42	X	1.53	X	1	=	2.17	SQ.MT
P3	1.27	X	3.20	X	1	=	4.06	SQ.MT

TOTAL COMMON AMENITIES AREA = 7.59 SQ.MT

NO. OF TENANTS IN THIS FLOOR. = 2 NOS.

AREA DIVIDED IN TO NO. OF FLATS FOR COMMON AMENITIES AREA / FLAT.

C. A. / FLAT = 3.80 X 1 = 3.80 SQ.MT

3.79 X 1 = 3.79 SQ.MT

TOTAL COMMON AMENITIES AREA = 7.59 SQ.MT

TOTAL PROPOSED BUILT UP AREA OF 7TH. FLR. INCLUDING FUNGIBLE + COMMON AMENITIES.

FLAT NO. 701 BUILT UP AREA = 69.53 SQ.MT.

FLAT NO. 702 BUILT UP AREA = 81.82 SQ.MT.

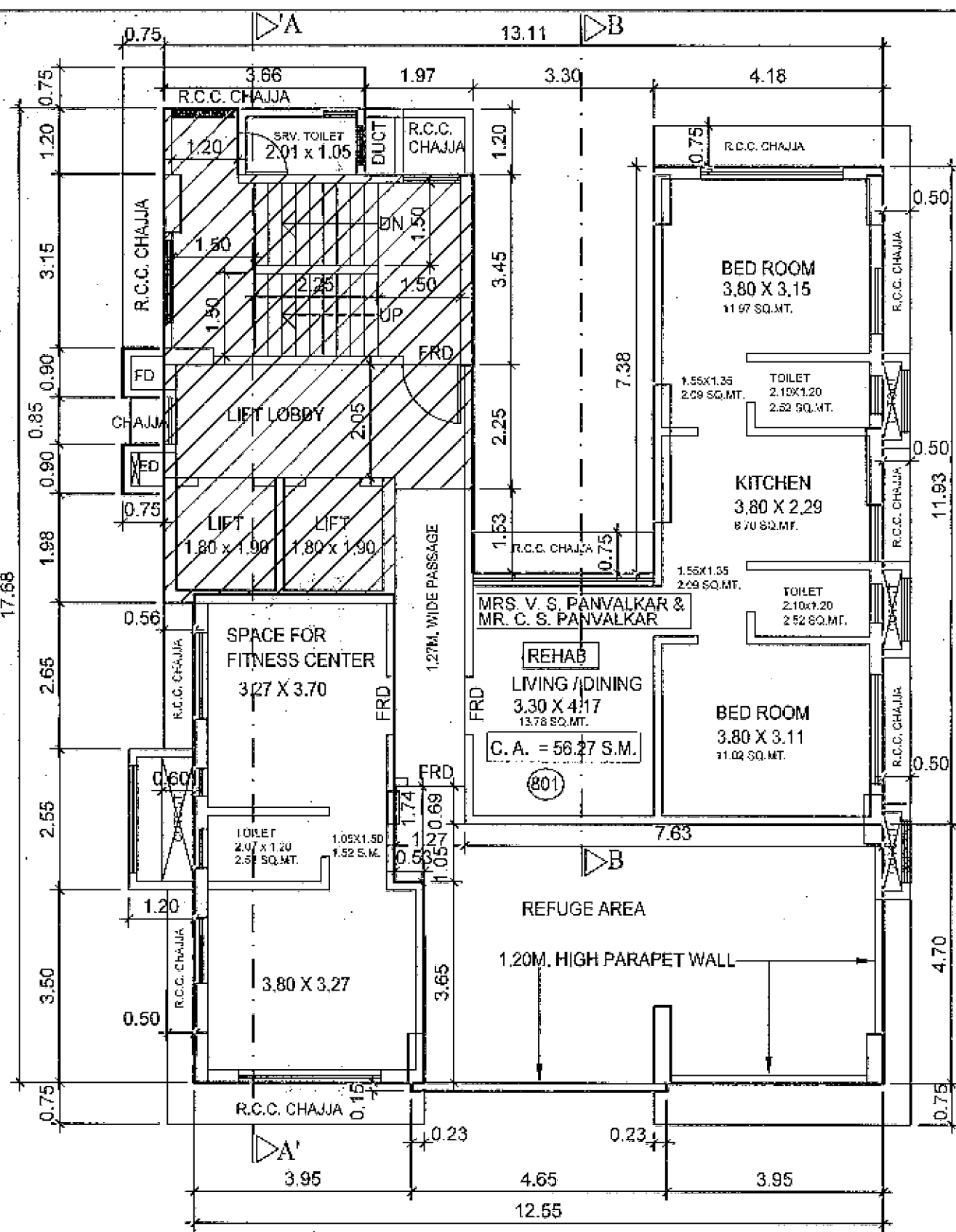
TOTAL BUILT UP AREA = 151.35 SQ.MT.

STAIRCASE & LIFT LESS AREA CALCULATIONS.

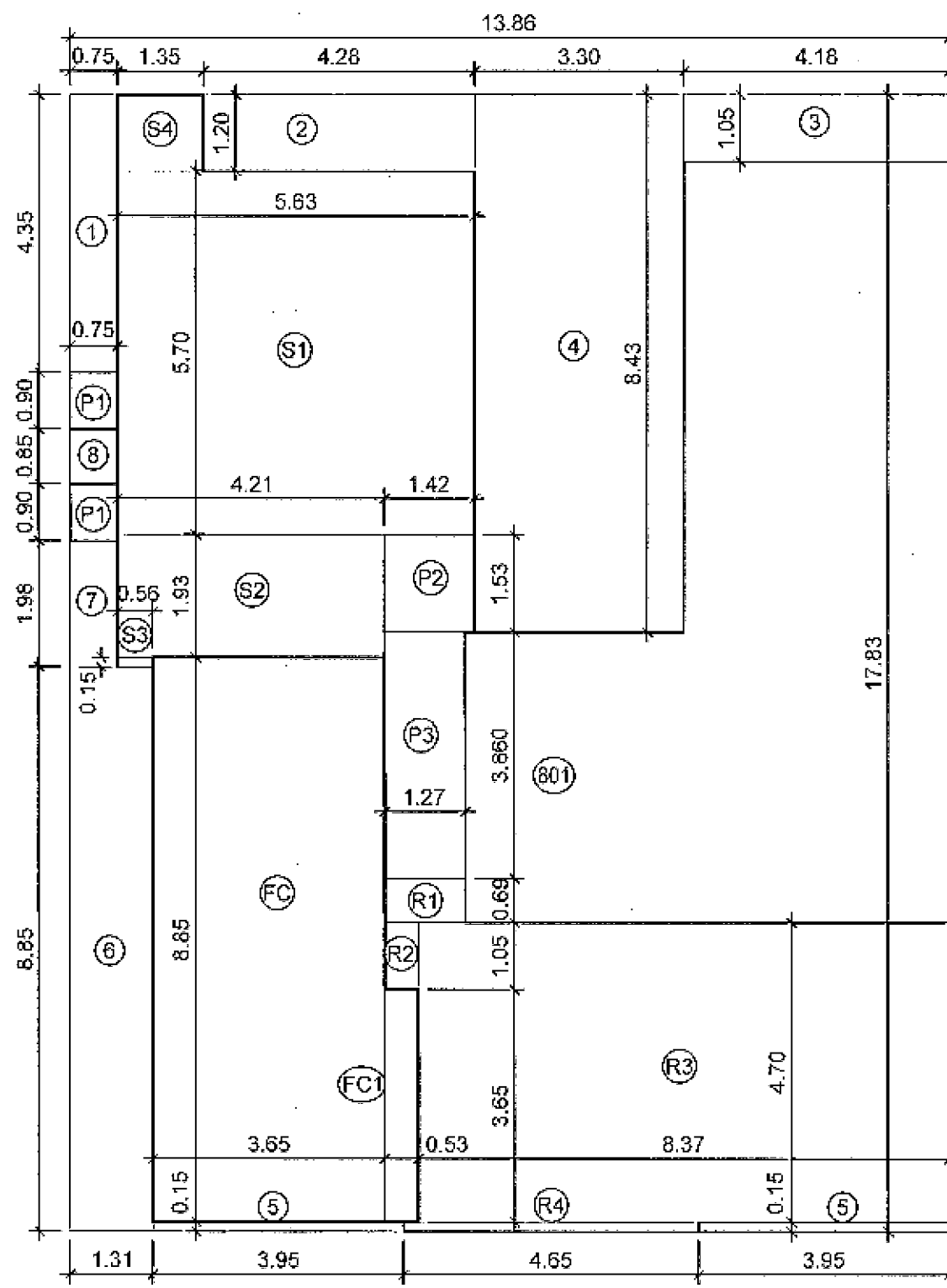
7TH. FLOOR.

S1	5.630	X	5.700	X	1	=	32.09	SQ.MT
S2	4.210	X	1.930	X	1	=	8.13	SQ.MT
S3	0.560	X	0.150	X	1	=	0.08	SQ.MT
S4	1.350	X	1.200	X	1	=	1.62	SQ.MT

TOTAL ST.CASE & LIFT LESS AREA = 41.92 SQ.MT



EIGHTH FLOOR PLAN (REHAB + REFUGE AREA).
SCALE : 1 = 100.

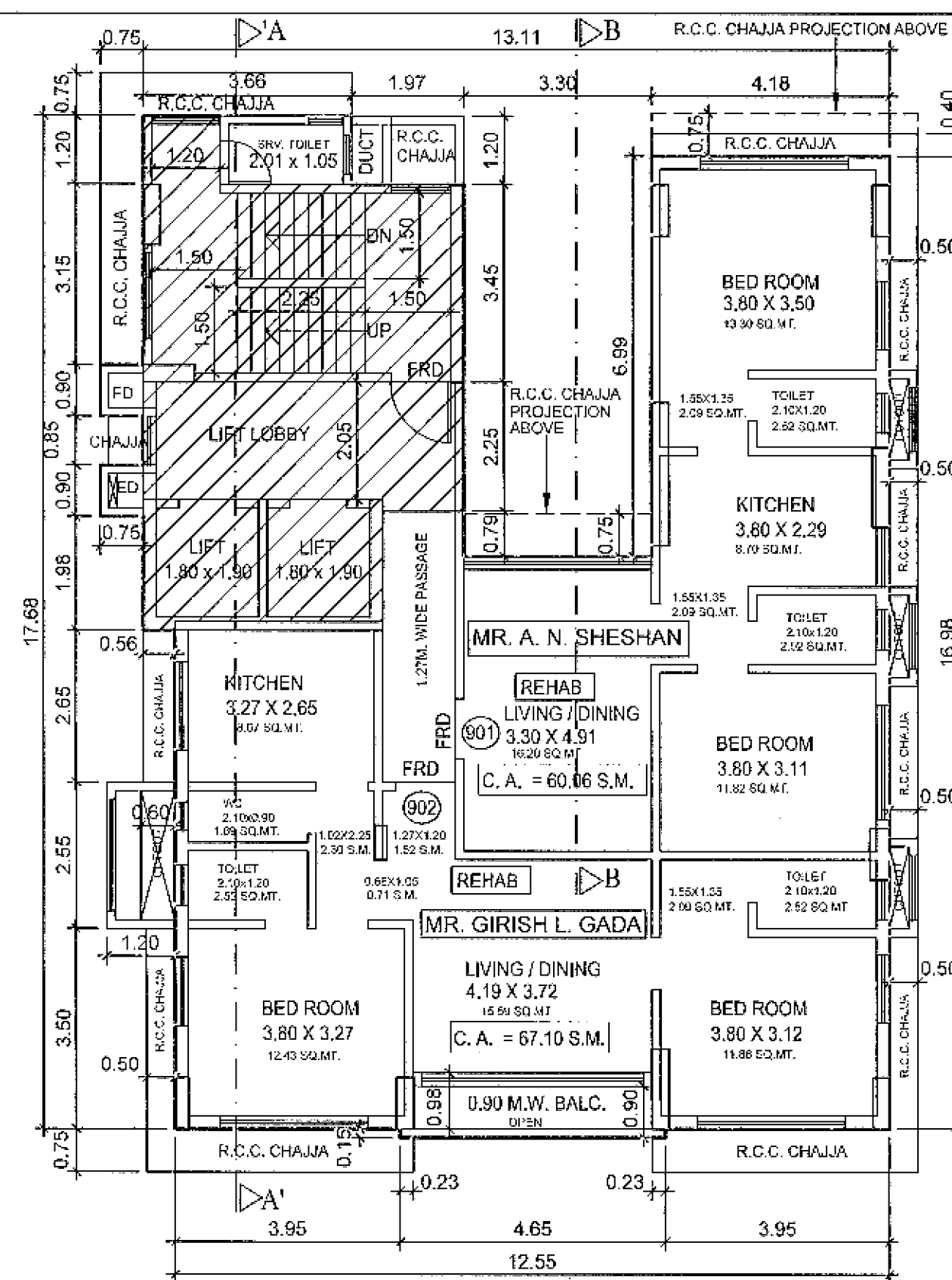


AREA DIAGRAM (8TH. FLOOR) REHAB + REFUGE AREA +
FITNESS CENTER.

PROPOSED BUILT UP AREA CALCULATIONS.									
EIGHTH FLOOR.								SMT	
A	13.86	X	17.83	X	1	=		247.12	
TOTAL								247.12	
DEDUCTIONS.									
1	0.75	X	4.35	X	1	=	3.26		
2	4.28	X	1.20	X	1	=	5.14		
3	4.18	X	1.05	X	1	=	4.39		
4	3.30	X	8.43	X	1	=	27.82		
5	3.95	X	0.15	X	2	=	1.19		
6	1.31	X	8.85	X	1	=	11.59		
7	0.75	X	1.98	X	1	=	1.49		
8	0.75	X	0.85	X	1	=	0.64		
P1	0.75	X	0.90	X	2	=	1.35		
P2	1.42	X	1.53	X	1	=	2.17		
P3	1.27	X	3.860	X	1	=	4.90		
FC	3.65	X	8.85	X	1	=	32.30		
FC1	0.53	X	3.65	X	1	=	1.93		
S1	5.63	X	5.70	X	1	=	32.09		
S2	4.21	X	1.93	X	1	=	8.13		
S3	0.56	X	0.15	X	1	=	0.08		
S4	1.35	X	1.20	X	1	=	1.62		
R1	1.27	X	0.690	X	1	=	0.88		
R2	0.53	X	1.05	X	1	=	0.56		
R3	8.37	X	4.70	X	1	=	39.34		
R4	4.65	X	0.15	X	1	=	0.70		
TOTAL DEDUCTIONS								181.56	
TOTAL PROP. AREA OF 8TH. FLR.								65.56	
ADD COMMON AMENITIES AREA								8.42	
ADD COMMON FUNGIBLE AREA								0.83	
TOTAL PROP. B. U. AREA OF 8TH. FLR.								74.82	

REFUGE AREA CALCULATIONS (7TH. FLR. LVL)									
BUILT UP AREA (INCLUDING FUNGIBLE).								SMT	
8TH. FLR.	=	74.82	X	1	=	74.82			
9TH. FLR.	=	155.24	X	1	=	155.24			
10TH. FLR.	=	155.24	X	1	=	155.24			
11TH. FLR.	=	158.45	X	1	=	158.45			
12TH. FLR.	=	164.30	X	1	=	164.30			
13TH. FLR.	=	164.30	X	1	=	164.30			
14TH. FLR.	=	164.30	X	1	=	164.30			
TOTAL BUILT UP AREA								1036.65	
PERMISSIBLE REFUGE AREA									
= 4% OF GROSS B. U. A.								41.47	
TOTAL PROPOSED REFUGE AREA.								41.47	

FITNESS CENTER AREA STATEMENT.									
PERMISSIBLE FITNESS CENTER AREA ON PERMISSIBLE BUILT UP AREA								SMT	
1	2397.52	X	2%	OF GROSS B. U. A.	=	47.95			
PROPOSED FITNESS CENTER.									
TOTAL PROPOSED FITNESS CENTER AREA @ EIGHTH FLOOR LEVEL								34.24	
TOTAL PROPOSED FITNESS CENTER AREA								34.24	



NINTH FLOOR PLAN (REHAB).
SCALE : 1 = 100.

EEBPC / 7226 / FN / A 3/7

FILE No. CHE/CITY/7226/337(NEW) CHE/CTY/0819/FN/337(NEW)
DIGITAL SIGN FOR APPROVAL PLAN

Narendra Shahu Pagare
EX. ENG. (B.P.) City-I

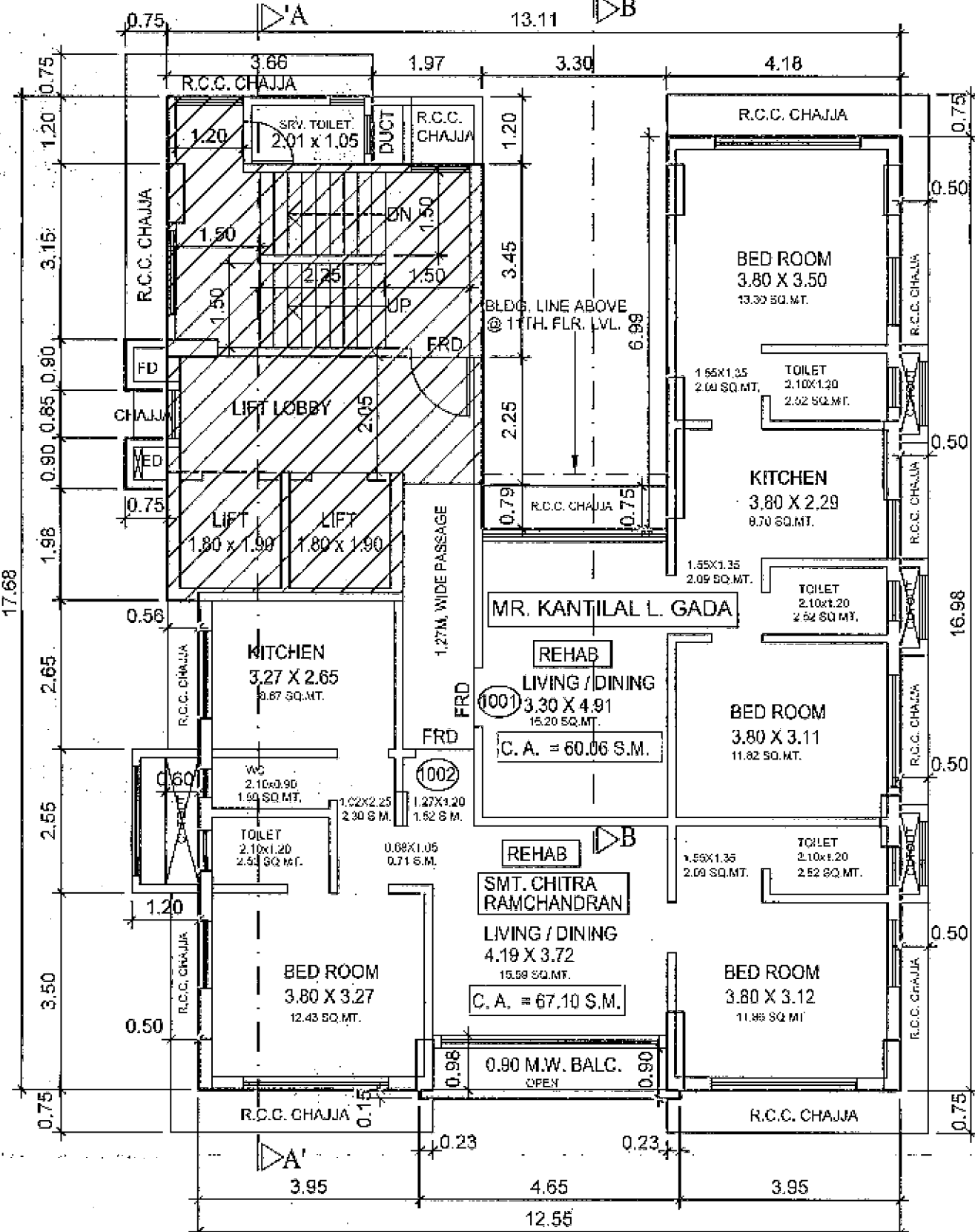
Dryaneshwar B. Chitambar
ASST. ENG. (B.P.) City-V

Govind Shivaji Magar
SUB. ENG. (B.P.) City-IV

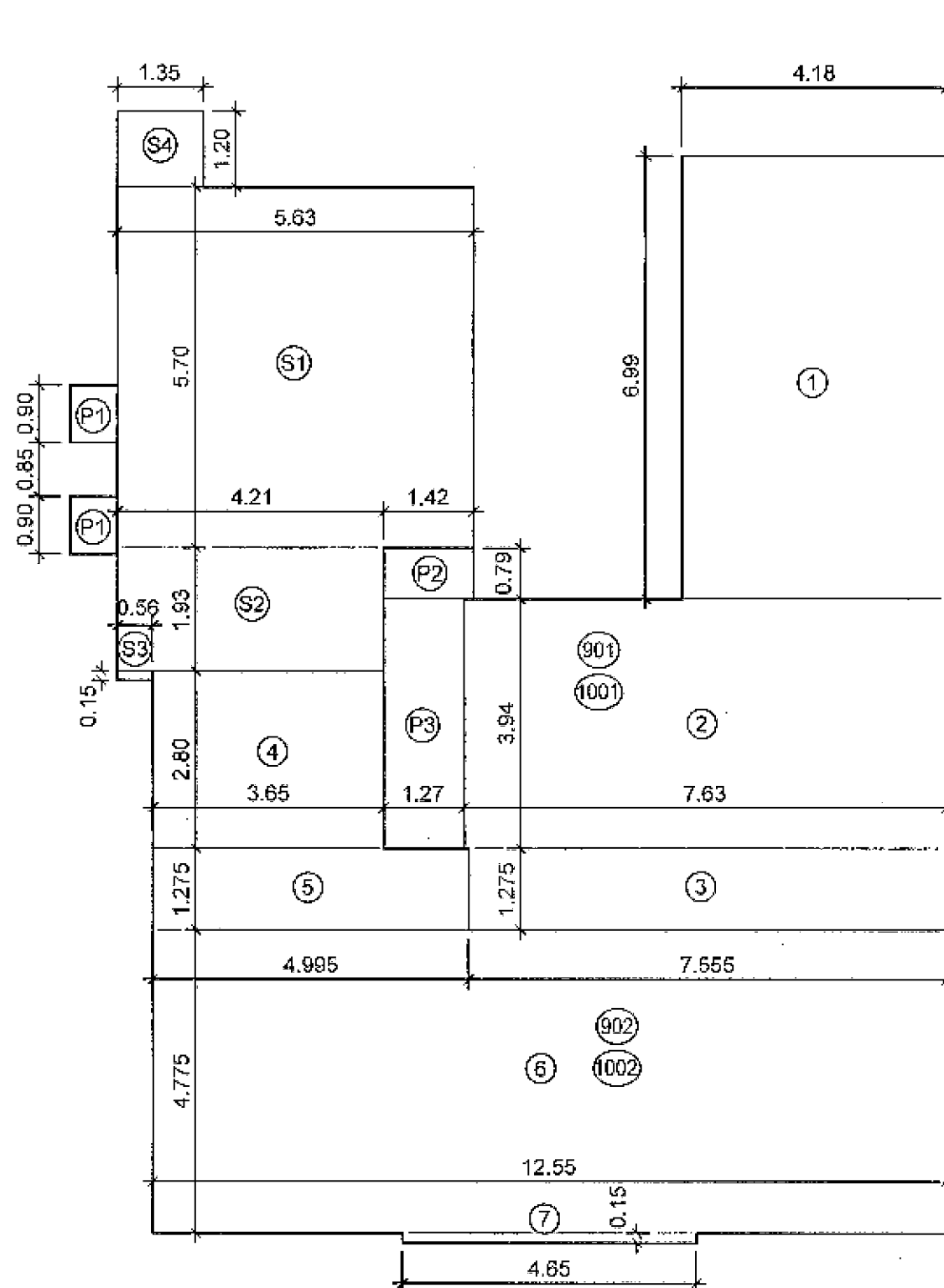
CONTENTS OF THE SHEET

EIGHTH FLOOR PLAN, NINTH FLOOR PLAN, TENTH FLOOR PLAN, ELEVENTH FLOOR PLAN, AREA DIAGRAM & BUILT UP AREA CALCULATIONS.

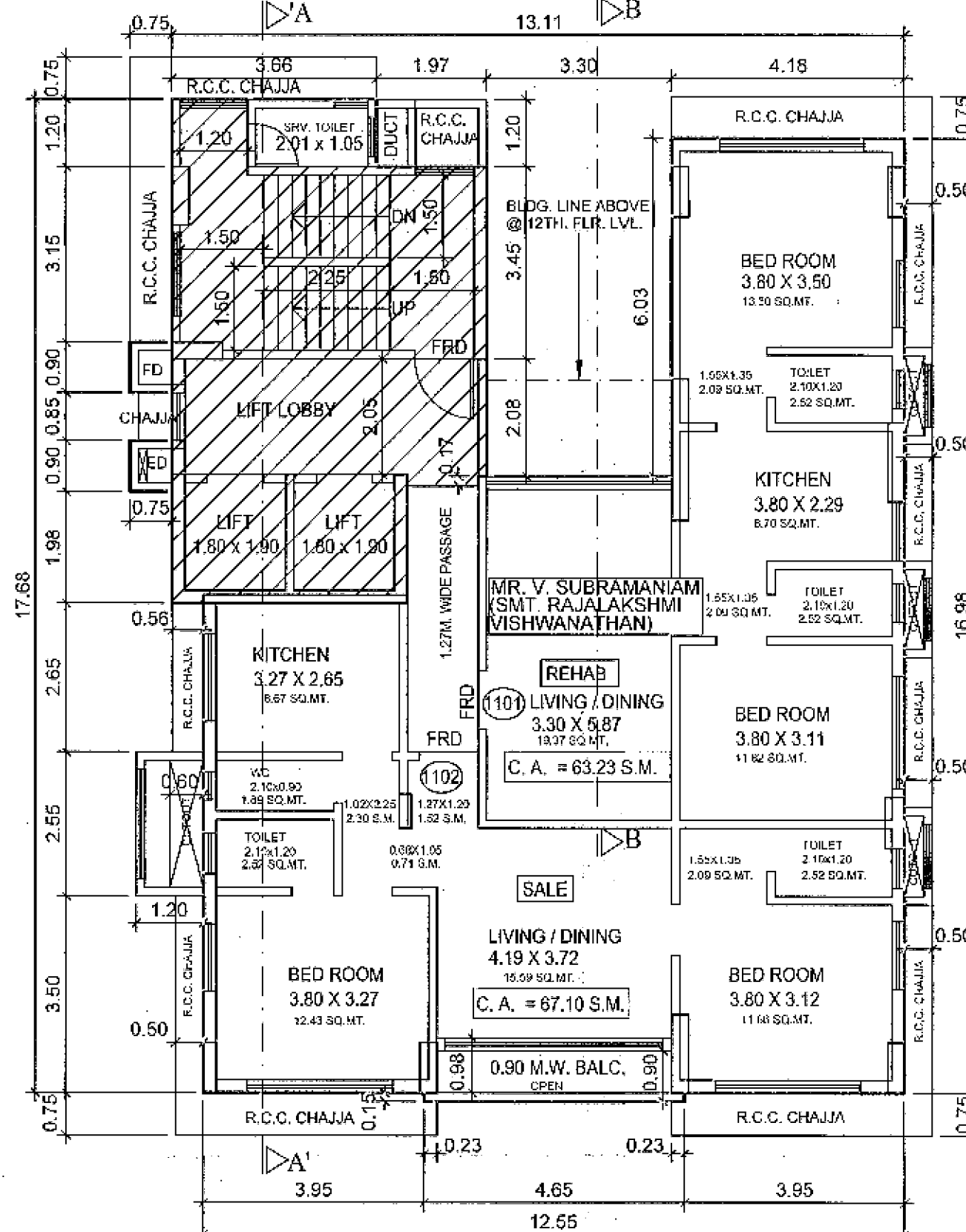
REVISION	DESCRIPTION	DATE	SIGNATURE
	DESCRIPTION OF PROPOSAL & PROPERTY		
	PROPOSED REDEVELOPMENT OF THE PLOT BEARING C. S. NO. 204/10, OF MATUNGA DIV. PLOT NO. 256, OF DADAR MATUNGA ESTATE (SOUTH), F/NORTH WARD, MATUNGA, MUMBAI. UNDER DCR 33(7) KNOWN AS "MATRU ASHISH".		
	NAME OF OWNER AND SIGNATURE		
	NAME OF LESSEE MR. BHARAT J. VORA.		
	256, MATRU ASHISH PROF. U. U. BHATT MARG, MATUNGA, MUMBAI.		
	SIGNATURE NAME AND ADDRESS OF ARCHITECT		
	S.S. ASSOCIATES 104, SHREE J. ASHISH SWAMI NARAYAN NAGAR, KHOPAT, (HANE W)		
	JOB NO. DRG. NO. SCALE DATE DRAWN BY		
	3 1 = 100 JUNE 2017 SUBRAMANYA		
	NORTH CERTIFICATE OF AREA		
	CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 01-04-2017 AND THE DIMENSIONS OF THE SITES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT FALLS WITHIN THE AREA STATED IN DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS.		
	SIGNATURE OF ARCHITECT		



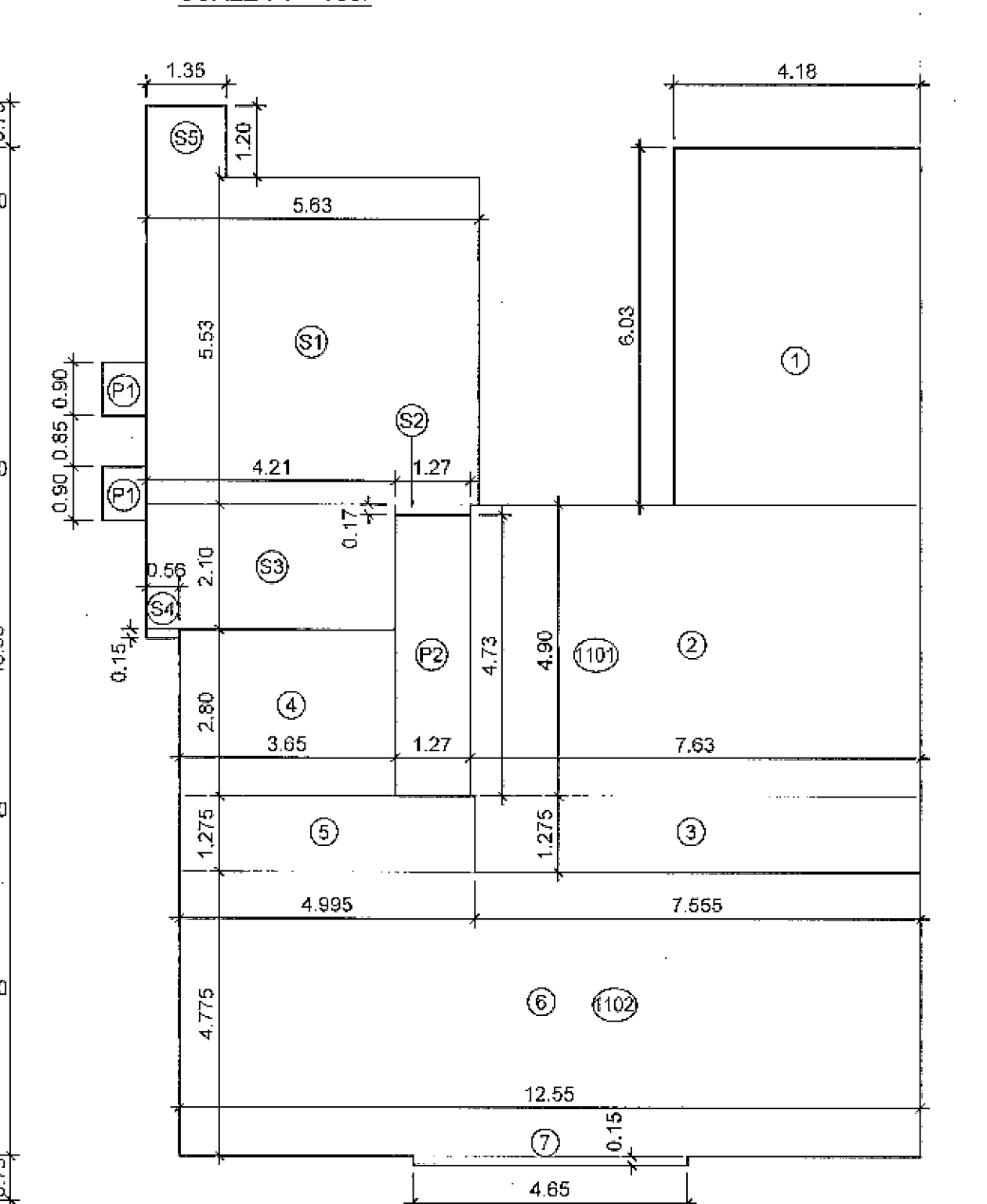
TENTH FLOOR PLAN (REHAB).
SCALE : 1 = 100.



AREA DIAGRAM (9TH. & 10TH. FLOOR) REHAB.



ELEVENTH FLOOR PLAN (REHAB + SALE).
SCALE : 1 = 100.



AREA DIAGRAM (11TH. FLOOR) REHAB + SALE.

BUILT UP AREA CALCULATIONS FLAT WISE (INCLUDING FUNGIBLE).									
NINTH & TENTH FLOOR.									
FLAT NO. 901 & 1001.									
1	=	4.180	X	6.990	X	1	=	29.22	SQ. MT
2	=	7.630	X	3.940	X	1	=	30.08	SQ. MT
3	=	7.555	X	1.275	X	1	=	9.63	SQ. MT
TOTAL B. U. AREA (INCLUDING FUNGIBLE).								68.91	SQ. MT
ADD.									
50% COMMON AMENITIES AREA								3.74	SQ. MT
COMMON FUNGIBLE AREA								0.83	SQ. MT
TOTAL B. U. AREA OF FLAT (INCLUDING FUNGIBLE + COMMON AMENITIES).								73.48	SQ. MT

BUILT UP AREA CALCULATIONS FLAT WISE (INCLUDING FUNGIBLE).									
NINTH & TENTH FLOOR.									
FLAT NO. 902 & 1002.									
4	=	3.650	X	2.800	X	1	=	10.22	SQ. MT
5	=	4.995	X	1.275	X	1	=	6.37	SQ. MT
6	=	12.550	X	4.775	X	1	=	59.93	SQ. MT
7	=	4.650	X	0.150	X	1	=	0.70	SQ. MT
TOTAL B. U. AREA (INCLUDING FUNGIBLE).								77.21	SQ. MT
ADD.									
50% COMMON AMENITIES AREA								3.73	SQ. MT
COMMON FUNGIBLE AREA								0.82	SQ. MT
TOTAL B. U. AREA OF FLAT (INCLUDING FUNGIBLE + COMMON AMENITIES).								81.76	SQ. MT

COMMON AMENITIES B. U. AREA CALCULATIONS.									
NINTH & TENTH FLOOR.									
P1	0.75	X	0.90	X	2	=	1.35	SQ. MT	
P2	1.42	X	0.79	X	1	=	1.12	SQ. MT	
P3	1.27	X	3.94	X	1	=	5.00	SQ. MT	
TOTAL COMMON AMENITIES AREA								7.47	SQ. MT
NO. OF TENANTS IN THIS FLOOR. = 2 NOS.									
AREA DIVIDED IN TO NO. OF FLATS FOR COMMON AMENITIES AREA / FLAT.									
C. A. / FLAT	=	3.74	X	1	=	3.74	SQ. MT		
TOTAL COMMON AMENITIES AREA								7.47	SQ. MT

TOTAL PROPOSED BUILT UP AREA OF 9TH. & 10TH. FLOOR INCLUDING FUNGIBLE + COMMON AMENITIES.									
FLAT NO. 901/1001 BUILT UP AREA								73.48	SQ. MT
FLAT NO. 902/1002 BUILT UP AREA								81.76	SQ. MT
TOTAL BUILT UP AREA								155.24	SQ. MT
STAIRCASE & LIFT LESS AREA CALCULATIONS.									
NINTH & TENTH FLOOR.									
S1	5.630	X	5.700	X	1	=	32.09	SQ. MT	
S2	4.210	X	1.930	X	1	=	8.13	SQ. MT	
S3	0.560	X	0.150	X	1	=	0.08	SQ. MT	
S4	1.350	X	1.200	X	1	=	1.62	SQ. MT	
TOTAL ST. CASE & LIFT LESS AREA.								41.92	SQ. MT

TOTAL PROPOSED BUILT UP AREA OF 11TH. FLOOR INCLUDING FUNGIBLE + COMMON AMENITIES.									
FLAT NO. 1101 BUILT UP AREA								76.74	SQ. MT
FLAT NO. 1102 BUILT UP AREA								81.71	SQ. MT
TOTAL BUILT UP AREA								158.45	SQ. MT
STAIRCASE & LIFT LESS AREA CALCULATIONS.									
ELEVENTH FLOOR.									
S1	5.630	X	5.530	X	1	=	31.13	SQ. MT	
S2	1.210	X	0.170	X	1	=	0.22	SQ. MT	
S3	4.210	X	2.100	X	1	=	8.84	SQ. MT	
S4	0.560	X	0.150	X	1	=	0.08	SQ. MT	
S5	1.350	X	1.200	X	1	=	1.62	SQ. MT	
TOTAL ST. CASE & LIFT LESS AREA.								41.89	SQ. MT

COMMON AMENITIES B. U. AREA CALCULATIONS.									
ELEVENTH FLOOR.									
P1	0.75	X	0.90	X	2	=	1.35	SQ.MT	
P2	1.27	X	4.73	X	1	=	6.01	SQ.MT	
TOTAL COMMON AMENITIES AREA							=	7.36	SQ.MT
NO. OF TENANTS IN THIS FLOOR.							=	2	NOS.
AREA DIVIDED IN TO NO. OF FLATS FOR COMMON AMENITIES AREA / FLAT.									
C. A. / FLAT		=	3.68	X	1	=	3.68	SQ.MT	
			3.68	X	1	=	3.68	SQ.MT	
TOTAL COMMON AMENITIES AREA							=	7.36	SQ.MT