



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018)

AMENDED PLAN

No.MH/EE/BP Cell/GM/MHADA-9/1281/2024

Date : 29 MAY 2024

To,

Architect Shri. Milind B. Fulzele
M/s. SPACE DESIGN Pvt Ltd.
Off. No.1108, 11th Flr., Satra Plaza,
Palm Beach Road, Sector – 19 D,
Vashi, Navi Mumbai – 400 703.

Sub: Amended Plans for Proposed redevelopment of the **Building No. 05** known as **“KannamwarNagar Panchvaibhav Co. Op. Hsg. Soc. Ltd.”** on plot bearing C.T.S.No.356(pt.), Survey No.113(pt.) of Village Hariyali at Kannamwar NagarVikhroli (East), Mumbai –400083.

Ref: 1. ZERO FSI IOA issued on dated 04.05.2023.
2. Concession approved dated 26.10.2023 by Hon’ble V.P./CEO.
3. Your application dated 31.10.2023.
4. Draft Amended Plans approved dated 12.04.2024 by Dy. Chief Engineer/B.P. Cell/ GM/MHADA

Dear Applicants,

With reference to your above this is to inform you that the plans submitted by you hereby approved subject to following conditions:-

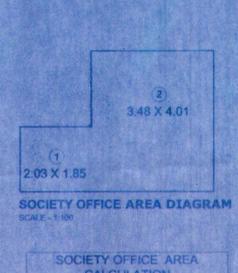
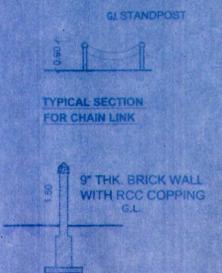
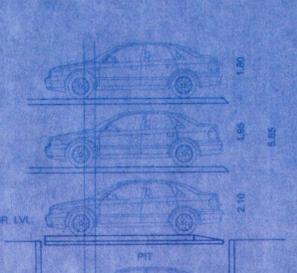
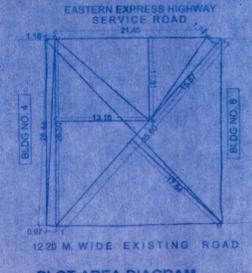
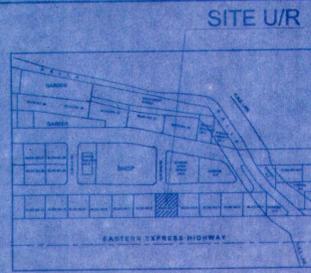
A : CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C.

1. That the conditions of ZERO FSI IOA under even number dated 04.05.2023 shall be complied with.
2. That the RCC drawings and calculations as per the amended plans shall be submitted through the Registered Structural Engineer.
3. That the requisites payments fees, deposits, premium shall be paid.
4. That the C.C. shall be re-endorsed for carrying out the wok as per amended plan
5. That the up-to-date paid receipts of A.A.& C. “S” Ward shall be complied.
6. That the Extra water and sewerage charges shall be paid to MCGM & Receipt shall be submitted.

7. That the valid Janta Insurance policy shall be submitted.
8. That the quarterly progress report shall be submitted by Architect.
9. That the Civil Aviation NOC from Airport Authority of India shall be submitted.
10. That the specific NOC as per Hon'ble Supreme Court of India (S.L.P. Civil No.D23708/2017) Order in Dumping Ground Court Case dated 15/03/2018 shall be obtained from concerned department/S.W.M. Department.
11. That the provision of Solar Panel shall be made on site.
12. That the Electric point provision at Stilt for charging point of Electric Vehicle shall be made on site.
13. That the H.E. NOC shall be submitted.
14. That the Guidelines for reduction of Air pollution issued by Chief Engineer (D.P.) BMC dt.15/09/2023 & Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 shall be strictly followed on site.

A Copy of set of amended plans duly signed/ stamped is hereby returned as a token approval


(Prashant D. Dhatriak)
Ex. Engineer B.P. Cell (E.S)
Greater Mumbai/ MHADA



RERA CARPET AREA STATEMENT OF FLATS

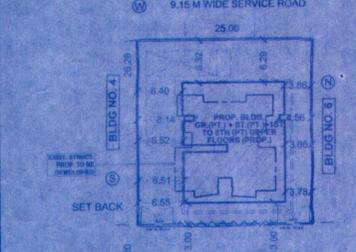
FLAT NO.	R. CARPET AREA (SQ.MT.)	NO. OF FLATS	
		REHAB	SALE
1	38.70	-	6
1A	51.27	-	1
2	38.70	-	6
3	31.14	-	6
3A	29.11	-	1
4	36.29	-	7
5	63.11	6	7
TOTAL			33

AREA STATEMENT

S.NO.	DESCRIPTION	AREA (SQ.M)
1	AREA OF PLOT (AS PER DEMARCATION)	665.73
2	DEDUCTION FOR:	0.00
a)	ROAD SETBACK AREA	8.39
b)	PROPOSED ROAD	0.00
c)	ANY RESERVATION	0.00
d)	% AMENITY SPACE AS PER DCR 56/57 (SUB-PLOT)	0.00
e)	OTHER	8.89
3	BALANCE AREA OF PLOT (1 - 2)	647.34
4	DEDUCTION FOR RECREATION GROUND (15%)	0.00
5	NET PLOT AREA (3 - 4)	647.34
6	ADDITIONS FOR FLOOR SPACE INDEX	
2(a)	100% SETBACK AREA	8.39
2(b)	100% D.P. ROAD	0.00
7	TOTAL AREA (5 + 6)	655.73
8	FLOOR SPACE INDEX PERMISSIBLE	3.00
9	F.S.I. CREDIT AVAILABLE BY DEV RIGHTS MHADA NOC VIDE NO. COMB/REE/NOC/R-138/1405/2023/DTD1/30/2023	2855.67
10	PERMISSIBLE FLOOR AREA	2855.67
11	EXISTING FLOOR AREA (REHAB)	0.00
12	PROPOSED BUILT UP AREA	1357.81
13	EXCESS BALCONY AREA TAKEN IN F.S.I.	0.00
14A	RESIDENTIAL BUILT UP AREA	1357.81
14B	REMAINING NON-RESIDENTIAL BUILT UP AREA	0.00
14	FLOOR SPACE INDEX CONSUMED = (12/3)	2.10

LOCATION PLAN

SCALE - 1:4000



BLOCK PLAN

SCALE - 1:500

PLOT AREA DIAGRAM

SCALE - 1:500

- ADDITIONS:-
- 1) 0.50 X 26.44 X 1.18 = 15.69 SQ.M
 - 2) 0.50 X 28.50 X 0.97 = 327.87 SQ.M
 - 3) 0.50 X 26.50 X 0.97 = 327.87 SQ.M
 - 4) 0.50 X 26.50 X 0.97 = 327.87 SQ.M
 - 5) 0.50 X 26.50 X 0.97 = 327.87 SQ.M
 - 6) 0.50 X 26.50 X 0.97 = 327.87 SQ.M
 - TOTAL = 655.73 SQ.M**
- Less Set Back Area = 8.39 SQ.M
Net Plot Area = 647.34 SQ.M

SET BACK AREA DIAGRAM

SCALE - 1:100

SET BACK AREA CALCULATION

ADDITION	DESCRIPTION	AREA
1	0.31 X 1.81 X 0.3 X 1	0.17
2	0.31 X 4.64 X 0.3 X 2	0.95
3	0.33 X 4.64 X 0.4 X 2	1.19
4	0.39 X 4.64 X 0.3 X 1	0.51
5	0.26 X 4.64 X 0.2 X 1	0.27
6	0.21 X 4.64 X 0.2 X 1	0.20
TOTAL		8.39

SOCIETY OFFICE AREA CALCULATION

ADDITION	DESCRIPTION	AREA
1	2.03 X 1.85 X 1	3.76
2	3.48 X 4.01 X 1	13.95
TOTAL		17.71

METER ROOM AREA CALCULATION

ADDITION	DESCRIPTION	AREA
1	2.61 X 5.12 X 1	13.36
TOTAL		13.36

REQUIRED - 6.8
 PROPOSED - 13.36

F.S.I. WORKING

S.NO.	DESCRIPTION	AREA (SQ.M)
1	PLOT AREA AS PER DEMARCATION	665.73
2	F.S.I.	3000
3	PERMISSIBLE AREA (1 X 2)	1967.1900
4	PRORATA F.S.I. 55.54X16	888.48
6	TOTAL PERMISSIBLE AREA (5 + 6)	2855.67
7	PERMISSIBLE FUNGIBLE B.U.A. (35%)	999.48
8	TOTAL PERMISSIBLE AREA INCLUDING FUNGIBLE (7 + 8)	3855.15

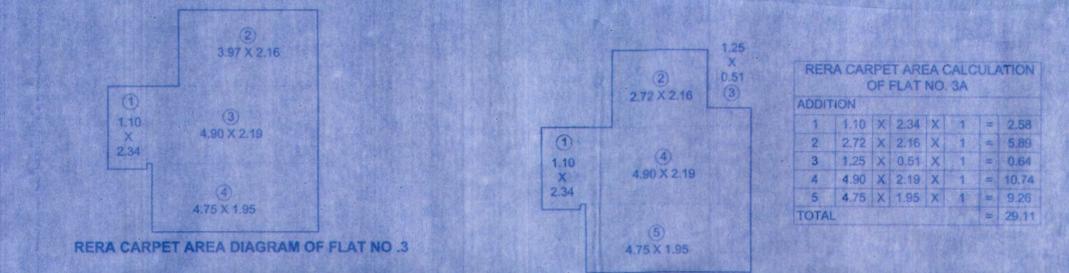
B.U.A. SUMMARY

S.NO.	PERMISSIBLE			PROPOSED		
	PERMISSIBLE B.U.A.	PERMISSIBLE FUNGIBLE	TOTAL B.U.A. WITH FUNGIBLE	B.U.A. FUNGIBLE	TOTAL B.U.A. WITH FUNGIBLE	
1	RESIDENTIAL	2855.67	999.48	3855.15	1357.81	2497.34

SUMMARY OF BUILT UP AREA

FLOOR	NET B.U.A. (RESI.) M ²	FUNG. AREA (RESI.) M ²	TOTAL B.U.A. (M ²)	METER ROOM FREE OF FSI (M ²)	REFUGE AREA FREE OF FSI (M ²)	SOCIETY OFF. / FITNESS CENTER (M ²)	SER. TOILET FREE OF FSI (M ²)	FLOOR	AREA (M ²)
GR. FLOOR	0.00	0.00	0.00	6.80		17.71	2.20	1ST FLOOR	42.00
1ST FLOOR	123.58	43.25	166.83			61.67		2ND FLOOR	42.00
2ND FLOOR	169.26	59.24	228.50					3RD FLOOR	42.00
3RD FLOOR	169.26	59.24	228.50					4TH FLOOR	42.00
4TH FLOOR	175.70	52.80	228.50					5TH FLOOR	42.00
5TH FLOOR	228.50		228.50					6TH FLOOR	42.00
6TH FLOOR	228.50		228.50					7TH FLOOR	42.00
7TH FLOOR	160.88		160.88		7.90			8TH FLOOR	42.00
8TH FLOOR	36.17		36.17						
EXC. REFUGE AREA ON 7TH FLOOR	59.40		59.40						
METER ROOM	6.56		6.56						
TOTAL	1357.81	214.53	1572.34	6.80	7.90	79.38	2.20	TOTAL	336.00

STAIRCASE, LIFT & LOBBY AREA FOR PAYING PREMIUM



RERA CARPET AREA CALCULATION OF FLAT NO. 3

ADDITION	DESCRIPTION	AREA
1	1.10 X 2.34 X 1	2.57
2	3.97 X 2.16 X 1	8.58
3	4.90 X 2.19 X 1	10.73
4	4.75 X 1.95 X 1	9.26
TOTAL		31.14

RERA CARPET AREA CALCULATION OF FLAT NO. 3A

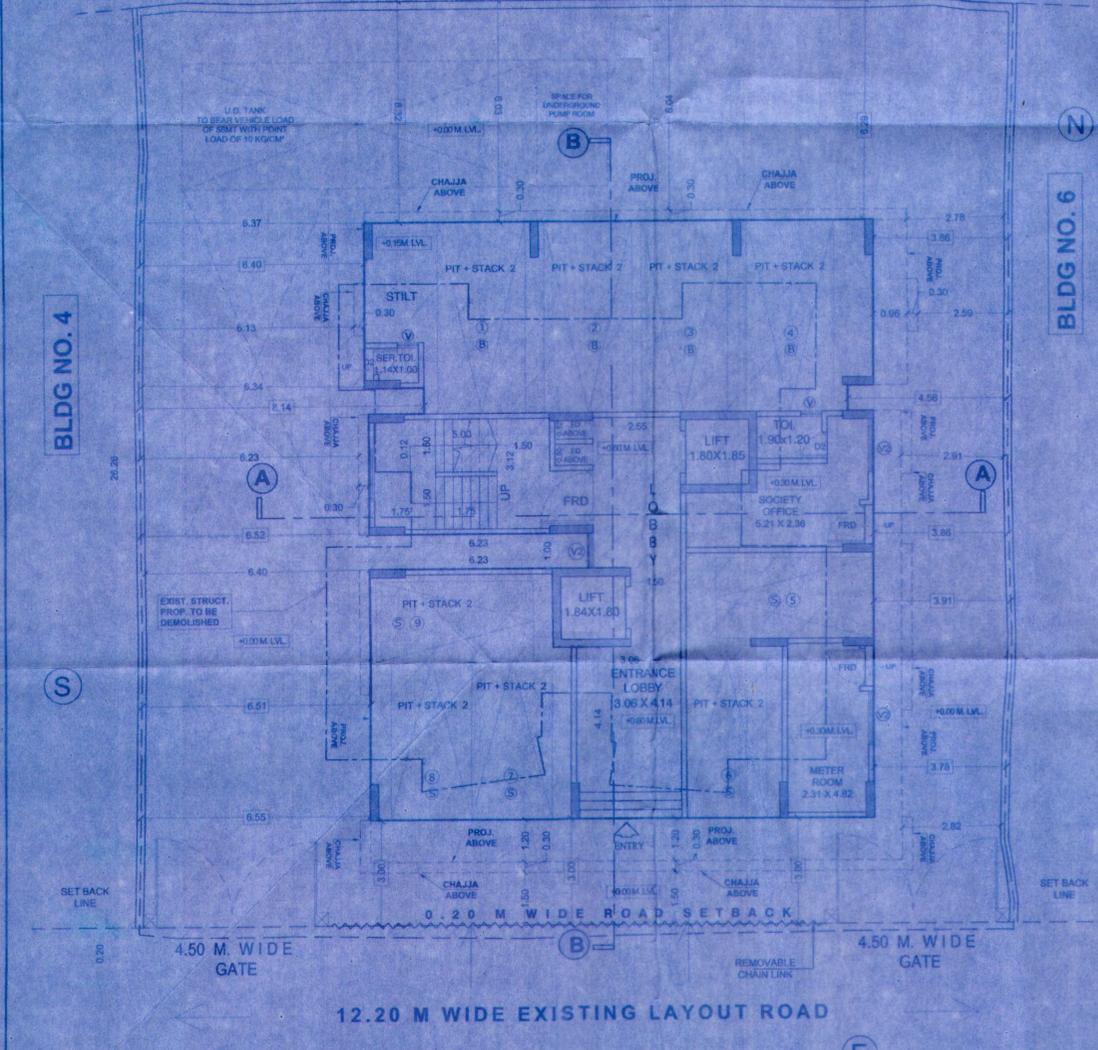
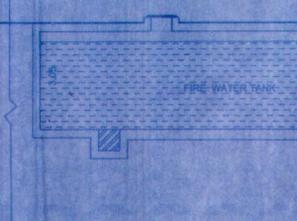
ADDITION	DESCRIPTION	AREA
1	1.10 X 2.34 X 1	2.58
2	2.72 X 2.16 X 1	5.89
3	1.25 X 0.61 X 1	0.64
4	4.90 X 2.19 X 1	10.74
5	4.75 X 1.95 X 1	9.26
TOTAL		29.11

CAR PARKING AREA STATEMENT AS PER DCPR 2034

CARPET AREA IN SQ. MT.	PARKING REQD. BY RULES	NO. OF TENEMENTS	NOS. OF PARKING REQD.
UPTO 45.00	1 PARKING / 8 TENEMENTS	26.00	3.25
BETWEEN 45 TO 60	1 PARKING / 4 TENEMENTS	1.00	0.25
BETWEEN 60 TO 90	1 PARKING / 2 TENEMENTS	6.00	3.00
ABOVE 90.00	1 PARKING / 1 TENEMENTS	0.00	0.00
TOTAL		33.00	6.50
ADD. 10.00% VISITOR PARKING			0.65
TOTAL PARKING			7.00
TOTAL PARKING REQUIRED FOR RESIDENTIAL			7
ADDITIONAL PARKING AS PER 31(1)(VI) 50% PERMISSIBLE (RESI.)			4
TOTAL PARKING PROPOSED			9

NO. OF CARS PROPOSED - SMALL - 5
 BIG - 4

TYPICAL SECTION THROUGH U.G. TANK SECTION - Y-Y



GROUND FLOOR PLAN

GR.(PT.) + ST.(PT.) + 1ST TO 8TH (PT.) UPPER FLOORS (PROP.)

CONTENT OF SHEET.

GROUND FLOOR PLAN, BLOCK & LOCATION PLAN, PARKING AREA & RERA CARPET AREA STATEMENT, TYPICAL SECTION THROUGH U.G.T., COMPOUND WALL & CHAIN LINK, TENEMENT STATEMENT, BUA SUMMARY, FSI WORKING.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RE-DEVELOPMENT OF BUILDING NO. 5 KNOWN AS "KANNAMWAR NAGAR PANCH VAIBHAV CO. OP HSG.LTD." ON PLOT BEARING C.T.S. NO. 356(PT) OF VILLAGE HARIYALI, KANNAMWAR NAGAR, VIKROLI (E), MUMBAI - 400 083.

NAME OF OWNER

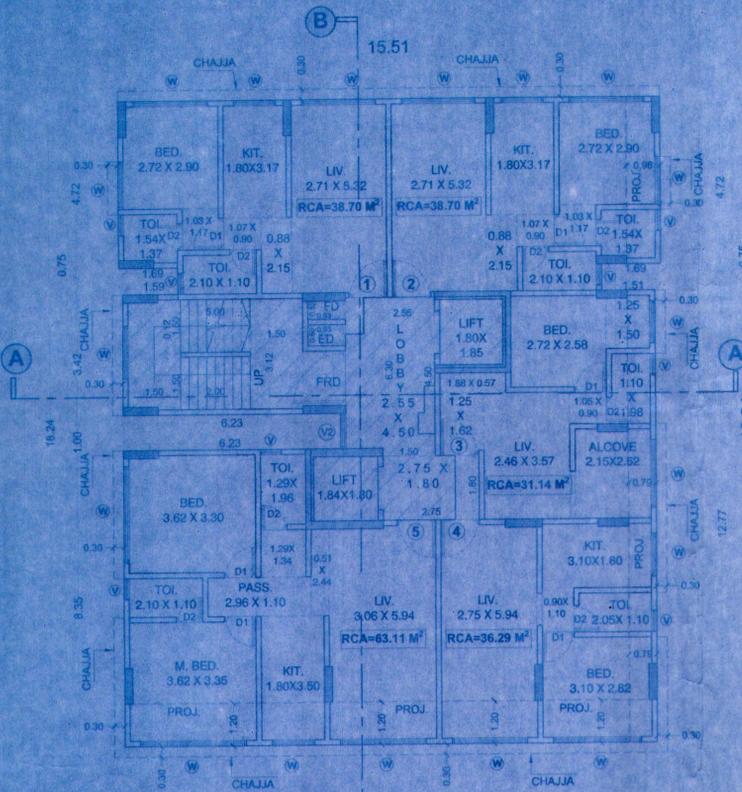
M/S. PRACH REALCON LLP. (C.A. TO OWNER)

For PRACH REALCON LLP
 Designated Signatory

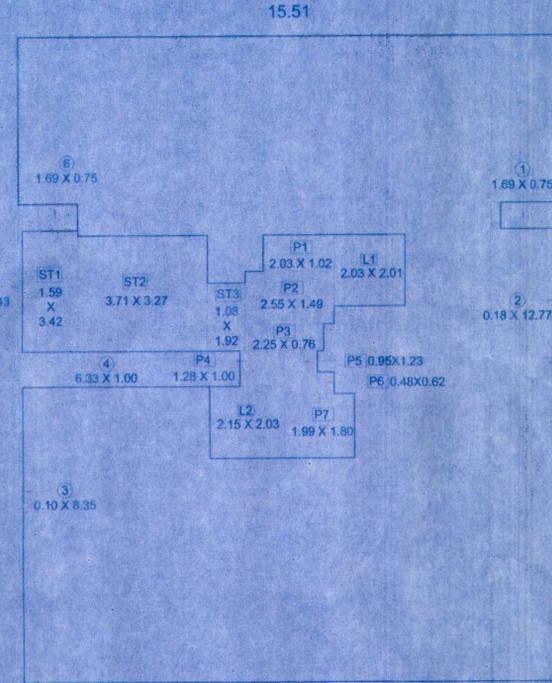
SCALE	DATE	SIGNATURE	DRAWN BY	CHECKED BY
1 : 100	26/03/2024		SWAPNA	M.F.
DRG. NO.	REVISION	DESCRIPTION		
1/4				

Issued by B.P. Cell / Greater Mumbai / Mhada
 Read Along with this notice letter
 No. Mhada - 9/128/2024
 Date - 29 MAY 2024
 Sanctioned under no. 9/128/2024 dated 04/05/2024

NAME, ADDRESS & SIGN OF ARCHITECT
 ARCHITECT: MICHAEL PULZELE
 OFFICE NO.-1101, 11TH FLOOR, SATRA PLAZA, PLOT NO.- 19 & 20, PALM BEACH ROAD, SECTOR-19D, VASHI, NAVI MUMBAI- 400703.
 TEL. (0) : 922-2764 0905 / 022-2764 2323
 MOBILE : 98690 70963, E-MAIL: space-design@rediffmail.com
SPACE DESIGN PVT. LTD.
 Architects, Planners & Interior Designers



TYPICAL FLOOR PLAN (PROP.) (2ND TO 6TH FLOOR PLAN)
SCALE - 1:100



B.U.A. DIAGRAM OF 2ND TO 6TH FLOOR
SCALE - 1:100

2ND TO 6TH FLOOR B.U.A. CALCULATION

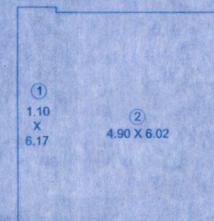
A	15.51	X	18.24	X	1	=	282.90
TOTAL						=	282.90

DEDUCTION

1	1.69	X	0.75	X	1	=	1.28
2	0.18	X	12.77	X	1	=	2.35
3	0.10	X	8.35	X	1	=	0.84
4	6.33	X	1.00	X	1	=	6.33
5	0.10	X	3.43	X	1	=	0.34
6	1.69	X	0.75	X	1	=	1.27

ST1	1.59	X	3.42	X	1	=	5.44
ST2	3.71	X	3.27	X	1	=	12.13
ST3	1.08	X	1.92	X	1	=	2.07
P1	2.03	X	1.02	X	1	=	2.07
P2	2.55	X	1.49	X	1	=	3.80
P3	2.25	X	0.76	X	1	=	1.71
P4	1.28	X	1.00	X	1	=	1.28
P5	0.95	X	1.23	X	1	=	1.17
P6	0.48	X	0.62	X	1	=	0.30
P7	1.99	X	1.80	X	1	=	3.58
L1	2.03	X	2.01	X	1	=	4.08
L2	2.15	X	2.03	X	1	=	4.36
TOTAL						=	64.40

NET BUILT UP AREA OF 1ST TO 6TH FLOOR B.U.A. WITH FUNGIBLE = 228.50 SQ.MT.
NET BUILT AREA WITHOUT FUNG. 228.50/1.35 = 169.26 SQ.MT.
FUNG. AREA (35% OF 169.26) = 59.24 SQ.MT.
TOTAL = 228.50 SQ.MT.



RERA CARPET AREA DIAGRAM OF FLAT NO. 4

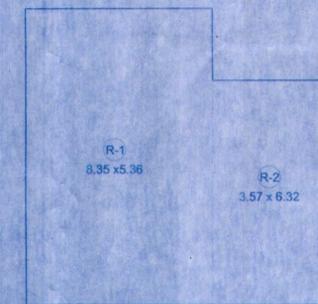
RERA CARPET AREA CALCULATION OF FLAT NO. 4

ADDITION							
1	1.10	X	6.17	X	1	=	6.79
2	4.90	X	6.02	X	1	=	29.50
TOTAL						=	36.29

STAIRCASE AREA DIAGRAM (1ST TO 7TH FLOOR+ 8 PART)
SCALE - 1:100

1ST TO 7TH FLOOR + 8 PART STAIRCASE AREA CALCULATION

ST1	1.59	X	3.42	X	1	=	5.44
ST2	3.71	X	3.27	X	1	=	12.13
ST3	1.08	X	1.92	X	1	=	2.07
P1	2.03	X	1.02	X	1	=	2.07
P2	2.55	X	1.49	X	1	=	3.80
P3	2.25	X	0.76	X	1	=	1.71
P4	1.28	X	1.00	X	1	=	1.28
P5	0.95	X	1.23	X	1	=	1.17
P6	0.48	X	0.62	X	1	=	0.30
P7	1.99	X	1.80	X	1	=	3.58
L1	2.03	X	2.01	X	1	=	4.08
L2	2.15	X	2.03	X	1	=	4.36
TOTAL						=	42.00



REFUGE AREA DIAGRAM OF 7TH FLOOR
SCALE - 1:100

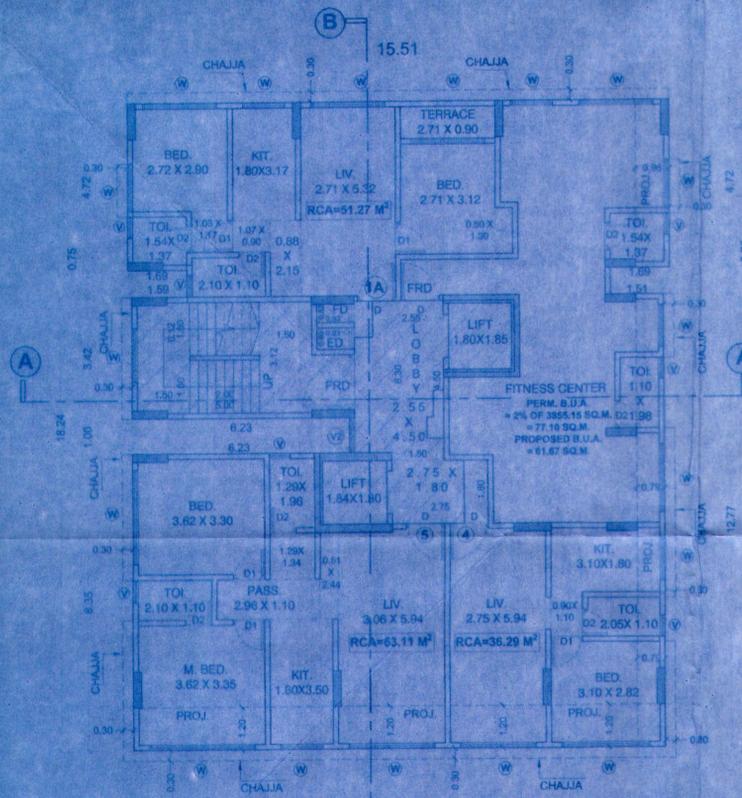
7TH FLOOR REFUGE AREA CALCULATION

ADDITION							
R1	8.35	X	5.36	X	1	=	44.76
R2	3.57	X	6.32	X	1	=	22.54
TOTAL						=	67.30

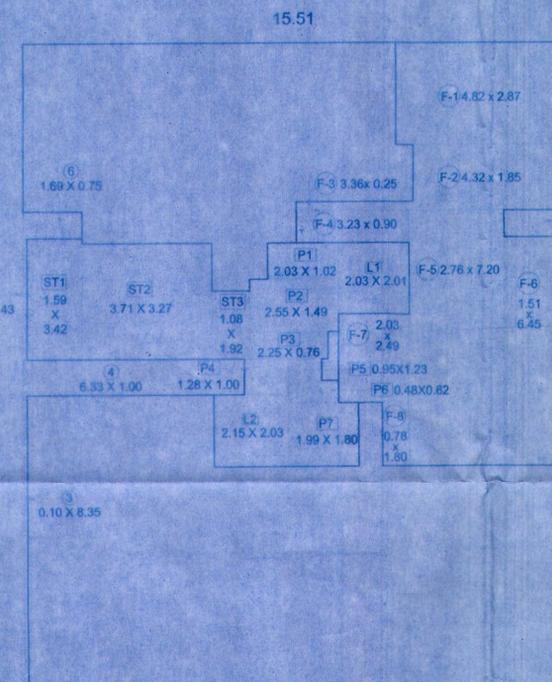
7TH FLOOR REFUGE

FLOOR	NET B.U.A. (M ²)
7TH	161.25
8TH	36.17
TOTAL	197.42

REFUGE AREA REQD.	=	7.90
REFUGE AREA PROP. EXCESS IN REFUGE AREA	=	67.30
	=	197.42 x 4%



1ST FLOOR PLAN (PROP.)
SCALE - 1:100



B.U.A. DIAGRAM OF 1ST FLOOR
SCALE - 1:100

1ST FLOOR B.U.A. CALCULATION

A	15.51	X	18.24	X	1	=	282.90
TOTAL						=	282.90

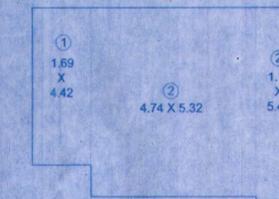
DEDUCTION

1	1.69	X	0.75	X	1	=	1.28
2	0.18	X	12.77	X	1	=	2.35
3	0.10	X	8.35	X	1	=	0.84
4	6.33	X	1.00	X	1	=	6.33
5	0.10	X	3.43	X	1	=	0.34
6	1.69	X	0.75	X	1	=	1.27

ST1	1.59	X	3.42	X	1	=	5.44
ST2	3.71	X	3.27	X	1	=	12.13
ST3	1.08	X	1.92	X	1	=	2.07
P1	2.03	X	1.02	X	1	=	2.07
P2	2.55	X	1.49	X	1	=	3.80
P3	2.25	X	0.76	X	1	=	1.71
P4	1.28	X	1.00	X	1	=	1.28
P5	0.95	X	1.23	X	1	=	1.17
P6	0.48	X	0.62	X	1	=	0.30
P7	1.99	X	1.80	X	1	=	3.58
L1	2.03	X	2.01	X	1	=	4.08
L2	2.15	X	2.03	X	1	=	4.36

F1	4.82	X	2.87	X	1	=	13.86
F2	4.32	X	1.85	X	1	=	7.99
F3	3.36	X	0.25	X	1	=	0.84
F4	3.23	X	0.90	X	1	=	2.91
F5	2.76	X	7.20	X	1	=	19.87
F6	1.51	X	6.45	X	1	=	9.74
F7	2.03	X	2.49	X	1	=	5.05
F8	0.78	X	1.80	X	1	=	1.40
TOTAL						=	116.07

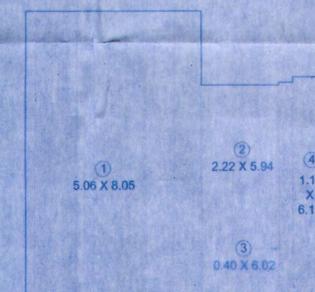
NET BUILT UP AREA OF 1ST FLOOR B.U.A. WITH FUNGIBLE = 166.83 SQ.MT.
NET BUILT AREA WITHOUT FUNG. 166.83/1.35 = 123.57 SQ.MT.
FUNG. AREA (35% OF 123.57) = 43.25 SQ.MT.
TOTAL = 166.83 SQ.MT.



RERA CARPET AREA DIAGRAM OF FLAT NO. 1 & 2

RERA CARPET AREA CALCULATION OF FLAT NO. 1

ADDITION							
1	1.69	X	4.42	X	1	=	7.47
2	4.74	X	5.32	X	1	=	25.22
3	1.10	X	5.47	X	1	=	6.02
TOTAL						=	38.70



RERA CARPET AREA DIAGRAM OF FLAT NO. 5

RERA CARPET AREA CALCULATION OF FLAT NO. 5

ADDITION							
1	5.06	X	8.05	X	1	=	40.73
2	2.22	X	5.94	X	1	=	13.19
3	0.40	X	6.02	X	1	=	2.41
4	1.10	X	6.17	X	1	=	6.79
TOTAL						=	63.11

CONTENT OF SHEET.

TYPICAL FLOOR PLAN & 1ST FLOOR PLAN & RERA CARPET AREA DIAG. OF FLATS & B.U.A. AREA DIAG. & CALC. OF TYPICAL FLOOR & AREA CALCULATION OF STAIRCASE.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RE-DEVELOPMENT OF BUILDING NO. 5 KNOWN AS "KANNAMWAR NAGAR PANCH VAIBHAV CO.OP.HSG.LTD." ON PLOT BEARING C.T.S. NO. 356(P.T) OF VILLAGE HARIYALI, KANNAMWAR NAGAR, VIKROLI (E), MUMBAI - 400 083.

NAME OF OWNER

For PRACH REALCON LLP
Prach Realcon LLP
Designated Partner

M/S. PRACH REALCON LLP. (C.A. TO OWNER)

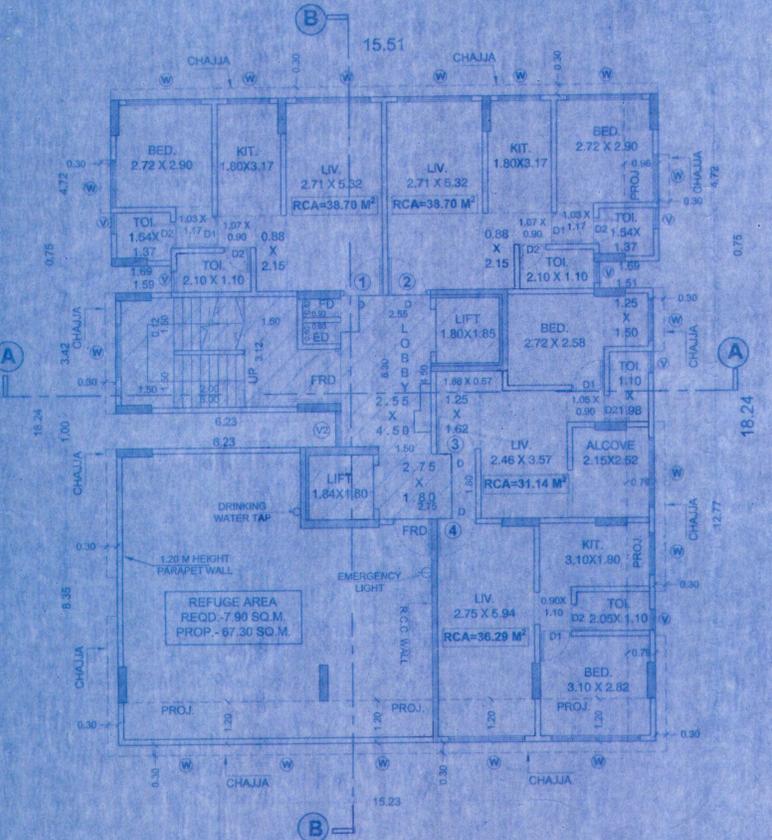
SCALE	DATE	SIGNATURE	DRAWN BY	CHECKED BY
1 : 100	26/03/2024		SWAPNA	M.F.
DRG. NO. -	REVISION	DESCRIPTION		
2/4				
STAMP OF DATE OF RECEIPT OF PLANS		STAMP OF APPROVAL OF PLANS		

This cancels Approval to the previous Plans sanctioned under no. 91281/2024 dated 04/05/2023. Issued by B.P. Cell / Greater Mumbai / Mhada Read Along with this office letter No. Mhada - 91281/2024 Date - 20 MAY 2024

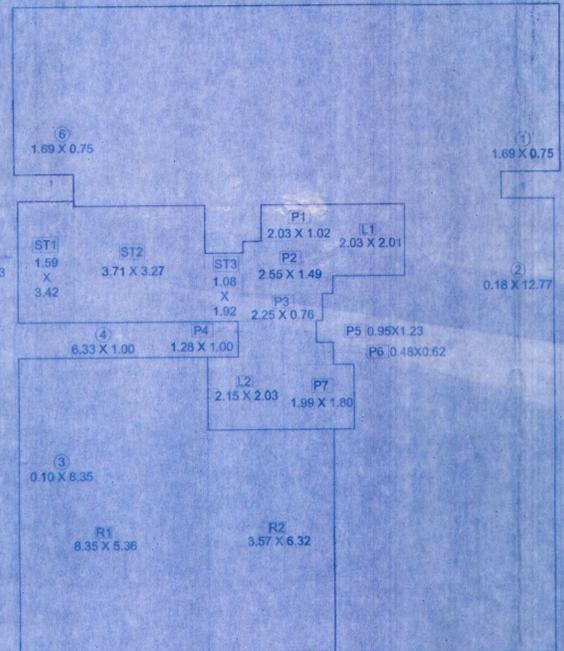
Ex. Eng. B.P. Cell GMMhuda (E.S.)

NAME, ADDRESS & SIGN OF ARCHITECT

ARCHITECT : MILIND FULZELE
OFFICE NO.-1101, 11TH FLOOR, SATRA PLAZA,
PLOT NO. - 19 & 20, PALM BEACH ROAD, SECTOR-190,
VASHI, NAVI MUMBAI - 400703.
TEL. (0) - 622-2784 0303 / 622-2784 2323
MOBILE : 96690 78963, E-mail : spacedesign@rediffmail.com
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ARCHITECTS, PLANNERS & INTERIOR DESIGNERS



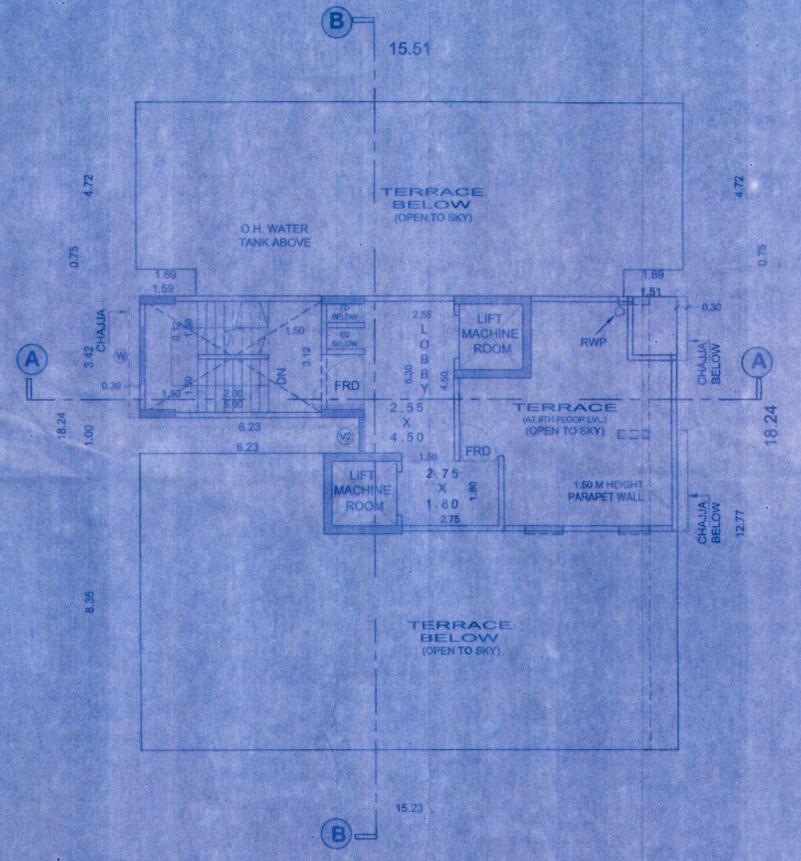
7TH FLOOR PLAN (PROP.)
SCALE - 1:100



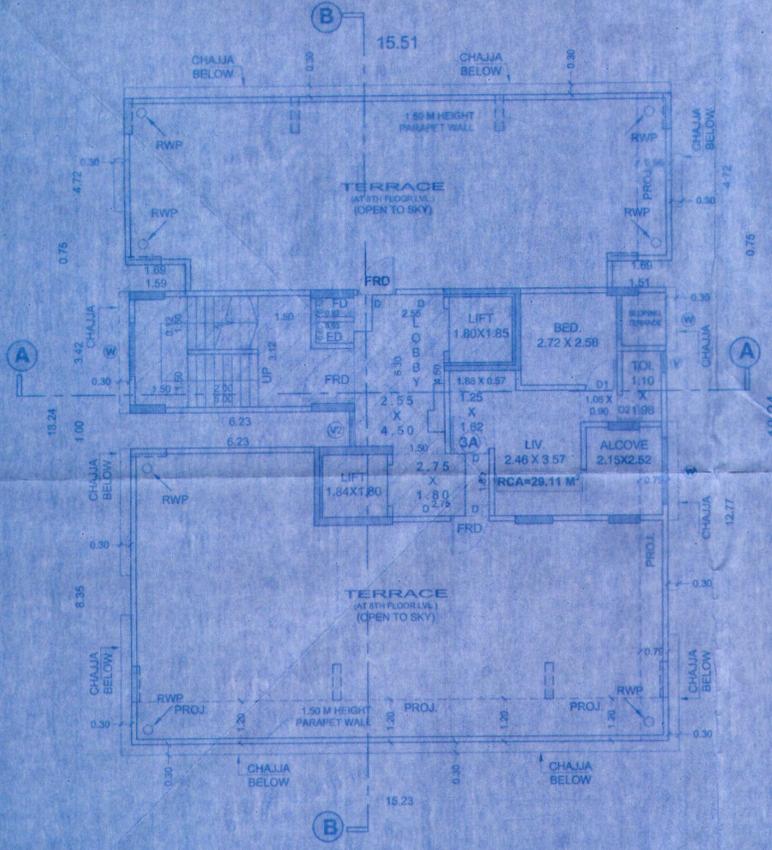
B.U.A. DIAGRAM OF 7TH FLOOR
SCALE - 1:100

7TH FLOOR B.U.A. CALCULATION

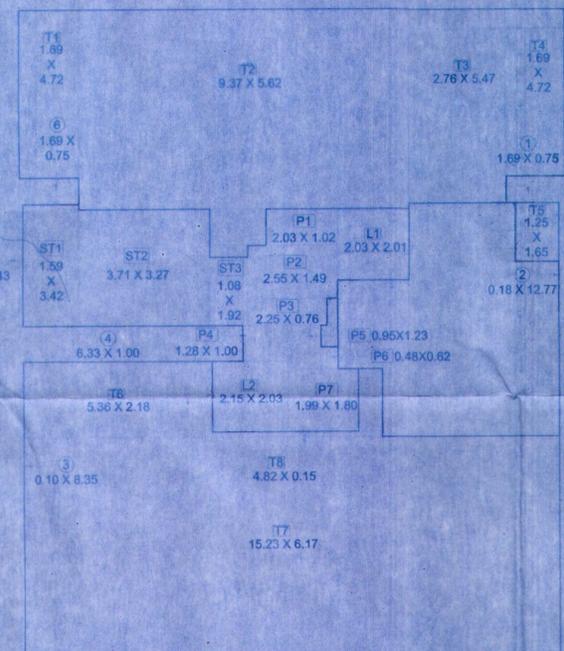
A	15.51	X	18.24	X	1	=	282.86		
TOTAL							=	282.86	
DEDUCTION									
1	1.69	X	0.75	X	1	=	1.28		
2	0.18	X	12.77	X	1	=	2.35		
3	0.10	X	8.35	X	1	=	0.84		
4	6.33	X	1.00	X	1	=	6.33		
5	0.10	X	3.43	X	1	=	0.34		
6	1.69	X	0.75	X	1	=	1.28		
ST1	1.59	X	3.42	X	1	=	5.46		
ST2	3.71	X	3.27	X	1	=	12.16		
ST3	1.08	X	1.92	X	1	=	2.09		
P1	2.03	X	1.02	X	1	=	2.08		
P2	2.55	X	1.49	X	1	=	3.82		
P3	2.25	X	0.76	X	1	=	1.72		
P4	1.28	X	1.00	X	1	=	1.28		
P5	0.95	X	1.23	X	1	=	1.18		
P6	0.48	X	0.62	X	1	=	0.30		
P7	1.99	X	1.80	X	1	=	3.58		
L1	2.03	X	2.01	X	1	=	4.10		
L2	2.15	X	2.03	X	1	=	4.38		
R1	8.35	X	5.36	X	1	=	44.81		
R2	3.57	X	6.32	X	1	=	22.60		
TOTAL							=	121.98	
GROSS BUA							282.86 - 121.98	=	160.88
NET BUILT UP AREA OF 7TH FLOOR B.U.A. WITH FUNGIBLE = 160.88 SQ.MT. NET BUILT AREA WITHOUT FUNG. 160.82 / 1.35 = 119.17 SQ.MT. FUNG. AREA (35% OF 119.17) = 41.70 SQ.MT. TOTAL = 160.88 SQ.MT.									



TERRACE FLOOR PLAN (PROP.)
SCALE - 1:100



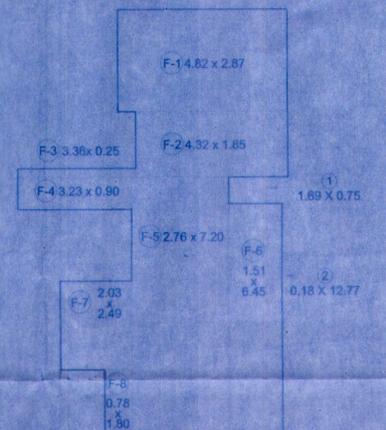
8TH (PT.) FLOOR PLAN (PROP.)
SCALE - 1:100



B.U.A. DIAGRAM OF 7TH FLOOR
SCALE - 1:100

8TH (PT.) FLOOR B.U.A. CALCULATION

A	15.51	X	18.24	X	1	=	282.90		
TOTAL							=	282.90	
DEDUCTION									
1	1.69	X	0.75	X	1	=	1.27		
2	0.18	X	12.77	X	1	=	2.30		
3	0.10	X	8.35	X	1	=	0.84		
4	6.33	X	1.00	X	1	=	6.33		
5	0.10	X	3.43	X	1	=	0.34		
6	1.69	X	0.75	X	1	=	1.27		
ST1	1.59	X	3.42	X	1	=	5.44		
ST2	3.56	X	3.27	X	1	=	11.64		
P1	3.78	X	1.50	X	1	=	5.67		
P2	2.55	X	0.75	X	1	=	1.91		
P3	2.18	X	1.02	X	1	=	2.22		
P4	1.28	X	1.00	X	1	=	1.28		
P5	1.43	X	1.23	X	1	=	1.76		
P6	2.15	X	1.80	X	1	=	3.87		
L1	2.03	X	2.01	X	1	=	4.08		
L2	2.15	X	2.03	X	1	=	4.36		
T1	1.69	X	4.72	X	1	=	7.98		
T2	9.37	X	5.62	X	1	=	52.66		
T3	2.76	X	5.47	X	1	=	15.10		
T4	1.69	X	4.72	X	1	=	7.98		
T5	1.25	X	1.65	X	1	=	2.06		
T6	5.36	X	2.18	X	1	=	11.68		
T7	15.23	X	6.17	X	1	=	93.97		
T8	4.82	X	0.15	X	1	=	0.72		
TOTAL							=	246.73	
GROSS BUA							282.90 - 246.73	=	36.17
NET BUILT UP AREA OF 8TH FLOOR B.U.A. WITH FUNGIBLE = 36.17 SQ.MT. NET BUILT AREA WITHOUT FUNG. 36.17 / 1.35 = 26.79 SQ.MT. FUNG. AREA (35% OF 26.79) = 9.38 SQ.MT. TOTAL = 36.17 SQ.MT.									



FITNESS CENTER AREA DIAGRAM (1ST FLOOR)
SCALE - 1:100

FITNESS CENTER AREA CALCULATION

ADDITION								
F1	4.82	X	2.87	X	1	=	13.86	
F2	4.32	X	1.85	X	1	=	7.99	
F3	3.36	X	0.25	X	1	=	0.84	
F4	3.23	X	0.90	X	1	=	2.91	
F5	2.76	X	7.20	X	1	=	19.87	
F6	1.51	X	6.45	X	1	=	9.74	
F7	2.03	X	2.49	X	1	=	5.05	
F8	0.78	X	1.80	X	1	=	1.40	
TOTAL							=	61.67

CONTENT OF SHEET.
7TH, 8TH FLOOR & TERRACE FLOOR PLAN, RERA CARPET AREA DIAG. OF FLATS & B.U.A. AREA DIAG & CALC. OF 7TH & 8TH FLOOR, REFUGE AREA CALCULATION.

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RE-DEVELOPMENT OF BUILDING NO. 5 KNOWN AS "KANNAMWAR NAGAR PANCH VAIBHAV CO.OP.HSG.LTD." ON PLOT BEARING C.T.S. NO. 356(P.T) OF VILLAGE HARIYALI, KANNAMWAR NAGAR, VIKROLI (E), MUMBAI - 400 083.

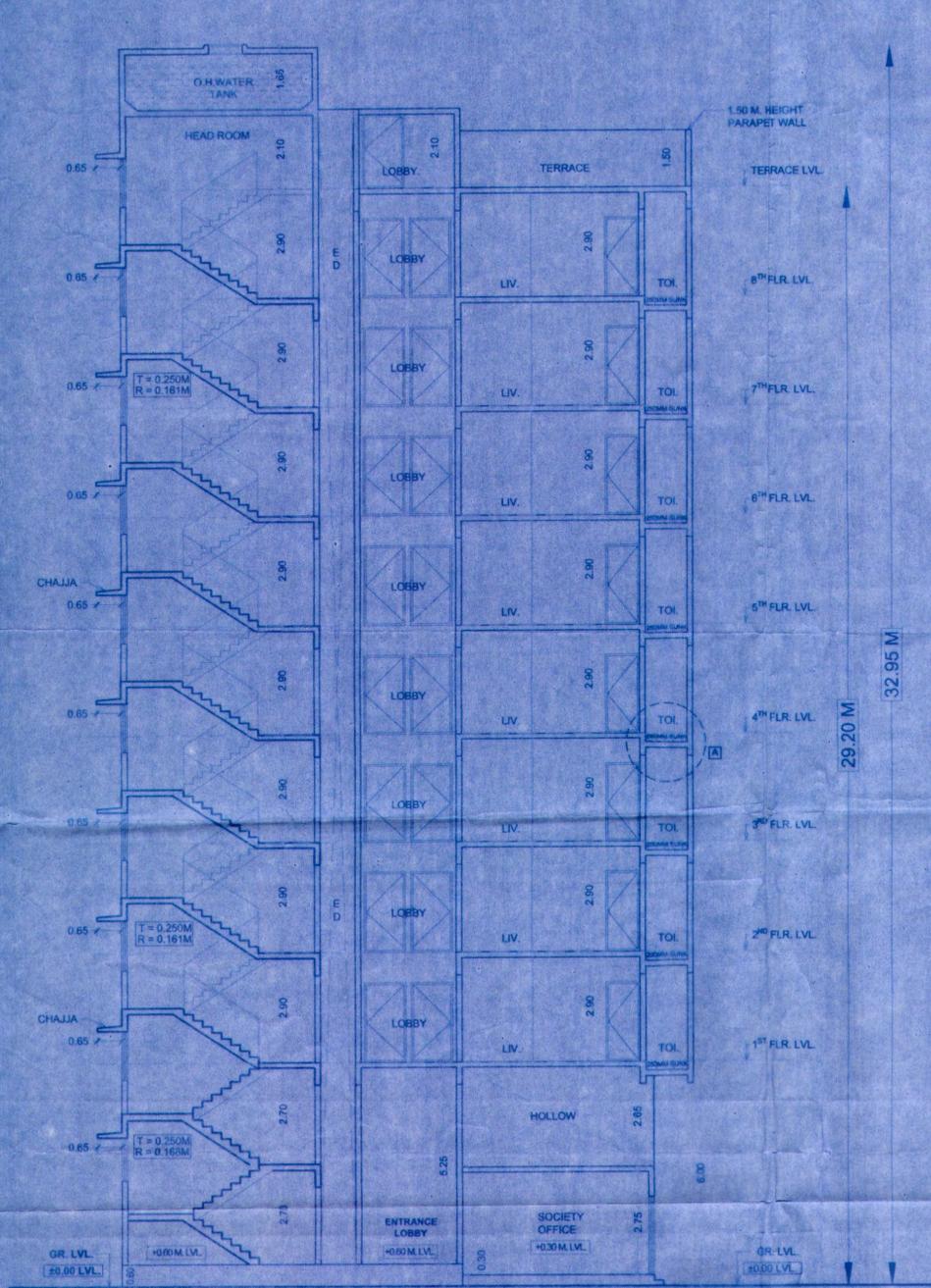
NAME OF OWNER
For PRACH REALCON LLP
[Signature]
Designated Partner
M/S. PRACH REALCON LLP. (C.A. TO OWNER)

SCALE	DATE	SIGNATURE	DRAWN BY	CHECKED BY
1:100	26/03/2024		SWAPNA	M.F.
DRG. NO.	REVISION	DESCRIPTION		
3/4				

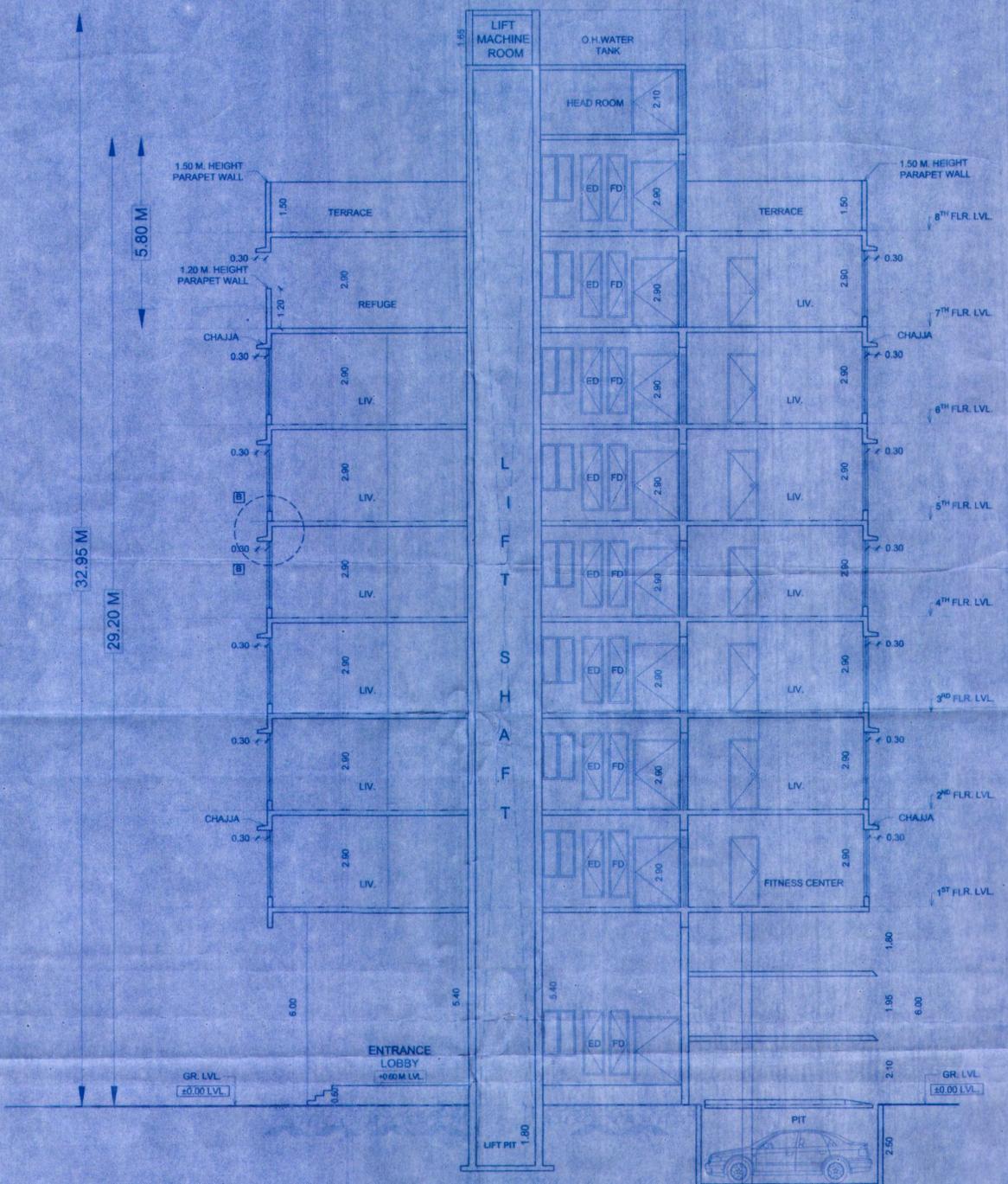
This cancels Approval to the previous Plans Sanctioned under no. *202029-9/12/8/2023* dated *02.07/2024*

Issued by B.P. Cell / Greater Mumbai / Whada Read Along with this office letter
No. Mhads - *9/12/8/2024*
Date *28 MAY 2024*
Ex. Eng. B.P. Cell GM/Mhads (E.S.)

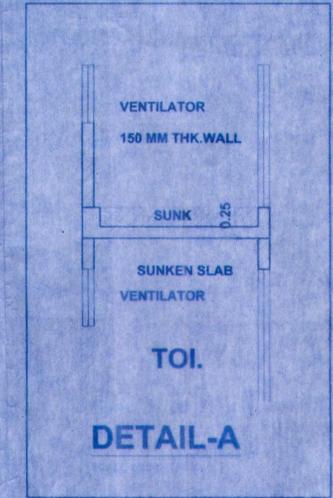
NAME, ADDRESS & SIGN OF ARCHITECT
[Signature]
ARCHITECT **MILIND PULZELE**
OFFICE NO.1101, 11TH FLOOR, SATRA PLAZA, PLOT NO. 19 & 20, PALM BEACH ROAD, SECTOR-19D, VASHI, NAVI MUMBAI-400703, TEL. (0) - 022-2784 0303 / 022-2784 2323 MOBILE : 98990 78963, E-mail : spacedesign@rediffmail.com
SPACE DESIGN PVT. LTD.
ARCHITECTS, PLANNERS & INTERIOR DESIGNERS



SECTION A-A
SCALE - 1:100



SECTION B-B
SCALE - 1:100



DETAIL-A



DETAIL-B

①	1.69	X	4.42	
②	4.73	X	5.32	
③	1.10	X	5.47	
④	2.86	X	2.87	
⑤	3.36	X	1.30	

RERA CARPET AREA DIAGRAM OF FLAT NO. 1A

RERA CARPET AREA CALCULATION OF FLAT NO. 1				
ADDITION				
1	1.69	X	4.42	= 7.48
2	4.73	X	5.32	= 25.18
3	1.10	X	5.47	= 6.02
4	2.86	X	2.87	= 8.22
5	3.36	X	1.30	= 4.37
TOTAL				= 51.27

CONTENT OF SHEET.

SECTION A-A, SECTION BB, DETAIL AT A & B

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RE-DEVELOPMENT OF BUILDING NO. 5 KNOWN AS "KANNAMWAR NAGAR PANCH VAIBHAV CO.OP.HSG.LTD." ON PLOT BEARING C.T.S. NO. 356(PT) OF VILLAGE HARIYALI, KANNAMWAR NAGAR, VIKROLI (E), MUMBAI - 400 083.

NAME OF OWNER

For PRACH REALCON LLP
[Signature]
Designated Partner

M/S. PRACH REALCON LLP. (C.A. TO OWNER)

SCALE	DATE	SIGNATURE	DRAWN BY	CHECKED BY
1 : 100	28/03/2024		SWAPNA	M.F.
DRG. NO. :-	REVISION	DESCRIPTION		

4/4

STAMP OF DATE OF RECEIPT OF PLANS.

STAMP OF APPROVAL OF PLANS.

This cancels Approval to the previous Plans Sanctioned under no. 224209-9/128/2023 dated 04/05/2023

Issued by B.P. Cell / Greater Mumbai / Mhada Read Along with this office letter No. Mhada - 9/128/2024 Date 28 MAY 2024

Ex. Eng. B P Cell GM/Mhada (E.S.)

NAME, ADDRESS & SIGN OF ARCHITECT

ARCHITECT : MILIND FULZELE
OFFICE NO.:1101, 11TH FLOOR, SATRA PLAZA, PLOT NO. : 19 & 20, PALM BEACH ROAD, SECTOR-19D, VASHI, NAVI MUMBAI-400703.
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