



Floor	FBI	NON FBI	Total Construction Area
3rd Basement	4137.79	4137.79	8275.58
2nd Basement	4478.81	4478.81	8957.62
1st Basement	4412.38	4412.38	8824.76
Ground	745.49	2015.89	2761.38
1st Floor	1092.24	2427.10	3519.34
2nd Floor	1229.87	2527.68	3757.55
3rd Floor	1045.00	1022.15	2067.15
4th Floor	1045.00	939.24	1984.24
5th Floor	1054.88	948.79	2003.67
6th Floor	1054.88	948.79	2003.67
7th Floor	1054.88	947.43	2002.31
8th Floor	1432.31	883.26	2315.57
9th Floor	1054.88	948.79	2003.67
10th Floor	1054.88	948.79	2003.67
11th Floor	1054.88	948.79	2003.67
12th Floor	1054.88	948.79	2003.67
13th Floor	1055.21	948.79	2004.00
14th Floor	1055.21	948.79	2004.00
15th Floor	1390.01	1018.69	2408.70
16th Floor	1055.21	948.79	2004.00
17th Floor	1055.21	948.79	2004.00
18th Floor	1055.21	948.79	2004.00
19th Floor	1055.21	948.79	2004.00
20th Floor	1055.21	948.79	2004.00
21st Floor	1055.21	948.79	2004.00
22nd Floor	1055.21	948.79	2004.00
23rd Floor	1055.21	948.79	2004.00
Terrace			2724.43
Parking Area			2810.65
<b>Total Area</b>	<b>42921.18</b>	<b>29044.26</b>	<b>71965.44</b>

AREA	NO. OF PARKING	REMARKS
1. CARPET AREA UP TO 45 Sq.Mt.	1 CAR PER 2 TENEMENTS	
2. CARPET AREA 45 TO 90 Sq.Mt.	2 CAR PER 2 TENEMENTS	
3. CARPET AREA 90 TO 135 Sq.Mt.	3 CAR PER 2 TENEMENTS	
4. CARPET AREA EXCEEDING 135 Sq.Mt.	4 CAR PER 2 TENEMENTS	
5. DRIVE ENTRY STOPS AND DRIVE	1 CAR PER 50 SQ.MT.	
<b>Total</b>	<b>513</b>	<b>678.00</b>

  

AREA	NO. OF PARKING	REMARKS
AREA BELOW 45 SQ.MT.	0	0.00
AREA BETWEEN 45 - 90 SQ.MT.	106	33.00
AREA BETWEEN 90 - 135 SQ.MT.	291	291.00
AREA ABOVE 135 SQ.MT.	113	236.00
<b>Total</b>	<b>510</b>	<b>560.00</b>

  

FLOOR	BIG CAR	SMALL CAR	TOTAL
1ST FLOOR	28	31	59
2ND FLOOR	28	31	59
GROUND FLOOR	28	31	59
<b>Total</b>	<b>84</b>	<b>93</b>	<b>177</b>

Floor	Wing A	Wing B	Wing C	Wing D	Wing E	Wing F	Wing G	Basement	Sanitary Office	Fitnes Centre	Platform, S&R Area	Common BUA	Roof BUA	Total BUA including Fungible Area
Ground	745.49	2015.89	2761.38											
1st Floor	1092.24	2427.10	3519.34											
2nd Floor	1229.87	2527.68	3757.55											
3rd Floor	1045.00	1022.15	2067.15											
4th Floor	1045.00	939.24	1984.24											
5th Floor	1054.88	948.79	2003.67											
6th Floor	1054.88	948.79	2003.67											
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12th Floor	1054.88	948.79	2003.67											
13th Floor	1055.21	948.79	2004.00											
14th Floor	1055.21	948.79	2004.00											
15th Floor	1390.01	1018.69	2408.70											
16th Floor	1055.21	948.79	2004.00											
17th Floor	1055.21	948.79	2004.00											
18th Floor	1055.21	948.79	2004.00											
19th Floor	1055.21	948.79	2004.00											
20th Floor	1055.21	948.79	2004.00											
21st Floor	1055.21	948.79	2004.00											
22nd Floor	1055.21	948.79	2004.00											
23rd Floor	1055.21	948.79	2004.00											
Terrace			2724.43											
Parking Area			2810.65											
<b>Total</b>	<b>42921.18</b>	<b>29044.26</b>	<b>71965.44</b>											

USE	PERMISSIBLE BUA	PROPOSED BUA	EXCESS BUA	REMARKS
RESIDENTIAL	3100.00	4100.00	1000.00	
COMMERCIAL	600.00	200.00	(400.00)	
<b>TOTAL</b>	<b>3700.00</b>	<b>4300.00</b>	<b>600.00</b>	

NO.	WIDTH	DEPTH	AREA
1	30.36	33.07	1003.37
2	34.72	45.41	1576.82
3	34.72	11.94	414.60
4	38.12	3.16	120.46
5	36.18	47.41	1717.30
6	38.31	18.27	699.51
7	38.74	4.97	192.54
8	38.74	17.64	681.40
9	30.11	3.16	95.15
<b>Total</b>			<b>6708.22</b>

Sl. No.	Area Statement	Sq.Mt.
1	Area of the plot as per MHADA NOC	6708.22
2	Deduction for Road Set Back Area	110.00
3	Area of RG	746.71
4	Any Reservation (sub-plot)	
5	Any Reservation as per DCR (sub-plot)	
6	Balance area of plot (1-2)	6492.51
7	Additions for Floor Space Index	5938.55
8	Net area of plot	5653.20
9	High area considered for FSI Calculation (Excluding 746.71 Sq.Mt + 323.35 sq. mt. TR-01 without FSI)	5329.85
10	Floor Space Index Permissible	3.00
11	Permissible BUA as per MHADA NOC	32544.60
12	Total BUA Permissible	32544.60
13	Proposed BUA	31524.60
14	Floor Space Index contained	620.00
15	Details of FSI Available as per DCR 31 (3)	5.48
16	Fungible BUA component proposed vide DCR 31 (3)	
17	Fungible BUA permissible	Residential (3100.00 x 0.30) 930.00 Commercial (600.00 x 0.30) 180.00 Total Permissible Fungible 1110.00
18	Fungible BUA proposed	Residential 10208.16 Commercial 78.42 Total 10286.58
19	Total Gross Permissible BUA	33654.60
20	Total proposed BUA	(30+82) 42921.18

  

Sl. No.	Statement	Count
1	Proposed area	42921.18
2	Less deduction of Non-residential area (Shop etc.)	688.42
3	Area available for Tenements (11) minus (10)	42232.76
4	Tenements permissible (Density of tenements/tenants)	32544.60
5	Tenements proposed for sale	372
6	Tenements existing (90+51)	141
7	<b>Total Tenements on the Plot</b>	<b>513</b>

**FORM II (PROFORMA B)**

**CONTENTS OF SHEETS**

GROUND FLOOR PLAN, 1ST BASEMENT FLOOR PLAN, LOCATION PLAN, BLOCK PLAN, NET PLOT AREA DIAGRAM, TOTAL BUILT UP AREA STATEMENT, PARKING STATEMENT, AND PROFORMA - A

**PLAN FOR APPROVAL**

Issued by B.P. Cell / Greater Mumbai / MHADA Road Along with this office letter No. MHADA - 23/1272/2023 Date: 15 DEC 2023

Ex. Eng. P.P. Chhabra (E.S.)

**CERTIFICATE OF AREA**

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 6708.22 SQUARE METRES (SIX THOUSAND SEVEN HUNDRED FIVE POINT TWO SIX ONLY) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / MHADA RECORDS

**DESCRIPTION OF PROPOSAL AND PROPERTY**

PROPOSED RE-DEVELOPMENT OF BLDG. NO. 1, 2, 3 & 4A ON PLOT BEARING CTS. NO. 458(A)/P/ OF VILLAGE KURLA, E - SON THROMBY ROAD, SON CHUNABHATTI (EAST), MUMBAI 400022

**SIGN & NAME OF OWNER**

M/S. SHREYAMHOMES LLP C/O. OM TRAMARTI CO-OP. HOUSING SOCIETY LTD.

**SCALE** 1:300

**DATE** 15 DEC 2023

**ARCHITECT & ENGINEER**  
**K. R. LOTLIKAR & ASSO.**

AREA DIAGRAM (ELECTRIC METER RM.)  
SCALE: 1:200

NO.	AREA (SQ. MT.)	NO. OF METERS
1	1.00	1
2	1.00	1
3	1.00	1
4	1.00	1
5	1.00	1
6	1.00	1
7	1.00	1
8	1.00	1
9	1.00	1
10	1.00	1
11	1.00	1
12	1.00	1
13	1.00	1
14	1.00	1
15	1.00	1
16	1.00	1
17	1.00	1
18	1.00	1
19	1.00	1
20	1.00	1
21	1.00	1
22	1.00	1
23	1.00	1
24	1.00	1
25	1.00	1
26	1.00	1
27	1.00	1
28	1.00	1
29	1.00	1
30	1.00	1
31	1.00	1
32	1.00	1
33	1.00	1
34	1.00	1
35	1.00	1
36	1.00	1
37	1.00	1
38	1.00	1
39	1.00	1
40	1.00	1
41	1.00	1
42	1.00	1
43	1.00	1
44	1.00	1
45	1.00	1
46	1.00	1
47	1.00	1
48	1.00	1
49	1.00	1
50	1.00	1
51	1.00	1
52	1.00	1
53	1.00	1
54	1.00	1
55	1.00	1
56	1.00	1
57	1.00	1
58	1.00	1
59	1.00	1
60	1.00	1
61	1.00	1
62	1.00	1
63	1.00	1
64	1.00	1
65	1.00	1
66	1.00	1
67	1.00	1
68	1.00	1
69	1.00	1
70	1.00	1
71	1.00	1
72	1.00	1
73	1.00	1
74	1.00	1
75	1.00	1
76	1.00	1
77	1.00	1
78	1.00	1
79	1.00	1
80	1.00	1
81	1.00	1
82	1.00	1
83	1.00	1
84	1.00	1
85	1.00	1
86	1.00	1
87	1.00	1
88	1.00	1
89	1.00	1
90	1.00	1
91	1.00	1
92	1.00	1
93	1.00	1
94	1.00	1
95	1.00	1



3RD BASEMENT FLOOR	BIG CAR	SMALL CAR	TOTAL
	46	49	95

3RD BASEMENT FLOOR PLAN FOR WING A TO G  
SCALE: 1:200

2ND BASEMENT FLOOR	BIG CAR	SMALL CAR	TOTAL
	47	40	87

2ND BASEMENT FLOOR PLAN FOR WING A TO G  
SCALE: 1:200

FORM II (PROFORMA B)  
CONTENTS OF SHEETS

2ND AND 3RD BASEMENT FLOOR PLAN

PLAN FOR APPROVAL

Issued by B.P. Cell / Greater Mumbai / Mhada  
Read Along with this office letter  
No. Mhada - 23/1371/2023  
Date 15 DEC 2023

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

NOTE:  
1. ALL DIMENSIONS ARE IN METRES.  
2. SCALE: 1:200  
3. FLOOR PLAN: 1:200  
4. BLOCK PLAN: 1:500  
5. LAYOUT PLAN: 1:500  
6. THE PLANS ARE PROPOSED AS PER PROVISION OF DCR, 2014 AND AS PER THE PROVISIONS AND REGULATIONS AND ORDINANCES ISSUED BY MCGM AND MCGM T&E TO THE  
7. QUANTITIES SHOWN IN THIS DRAWING  
8. THE ARITHMETIC CALCULATIONS CHECKED BY ME ASSURE FOUND CORRECT

DESCRIPTION OF PROPOSAL AND PROPERTY  
PROPOSED RE-DEVELOPMENT OF BLDG. NO. 1, 2, 3 & 4A ON PLOT BEARING CTS. NO. 458(SPT), OF VILLAGE KURLA - II, SION TROMBAY ROAD, SION CHUNABHATTI (EAST), MUMBAI 400022

SIGN. & NAME OF OWNER  
M/S. SHETH SMARTHOMES LLP C/A TO OM TRIMURTI CO-OP HOUSING SOCIETY LTD.

SCALE: CHK. BY: DRN. BY: REV: DESCRIPTION: DATE: SIGN:

SIGNATURE: NAME AND ADDRESS OF ARCHITECT

**K. R. LOTLIKAR & ASSO.**  
ARCHITECT & ENGINEERS  
209, VEENA INDUSTRIAL ESTATE,  
L.B.S. ROAD, VIKROLI (E), MUMBAI - 400082