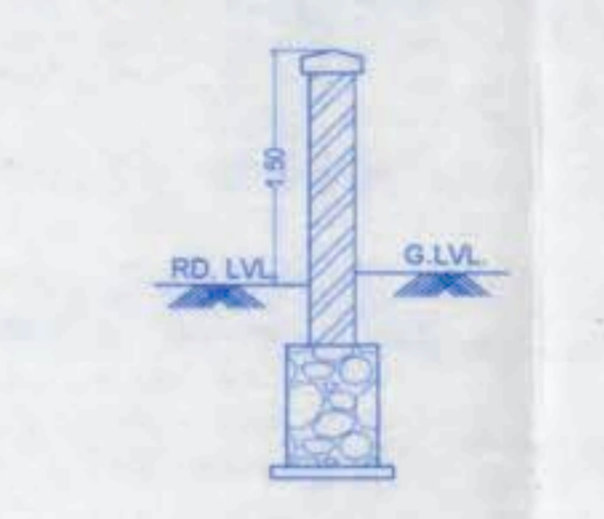
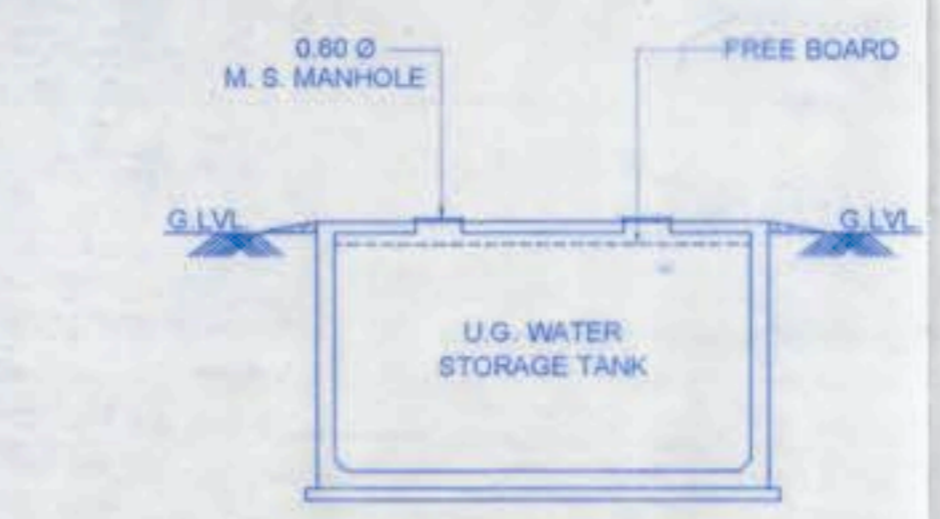
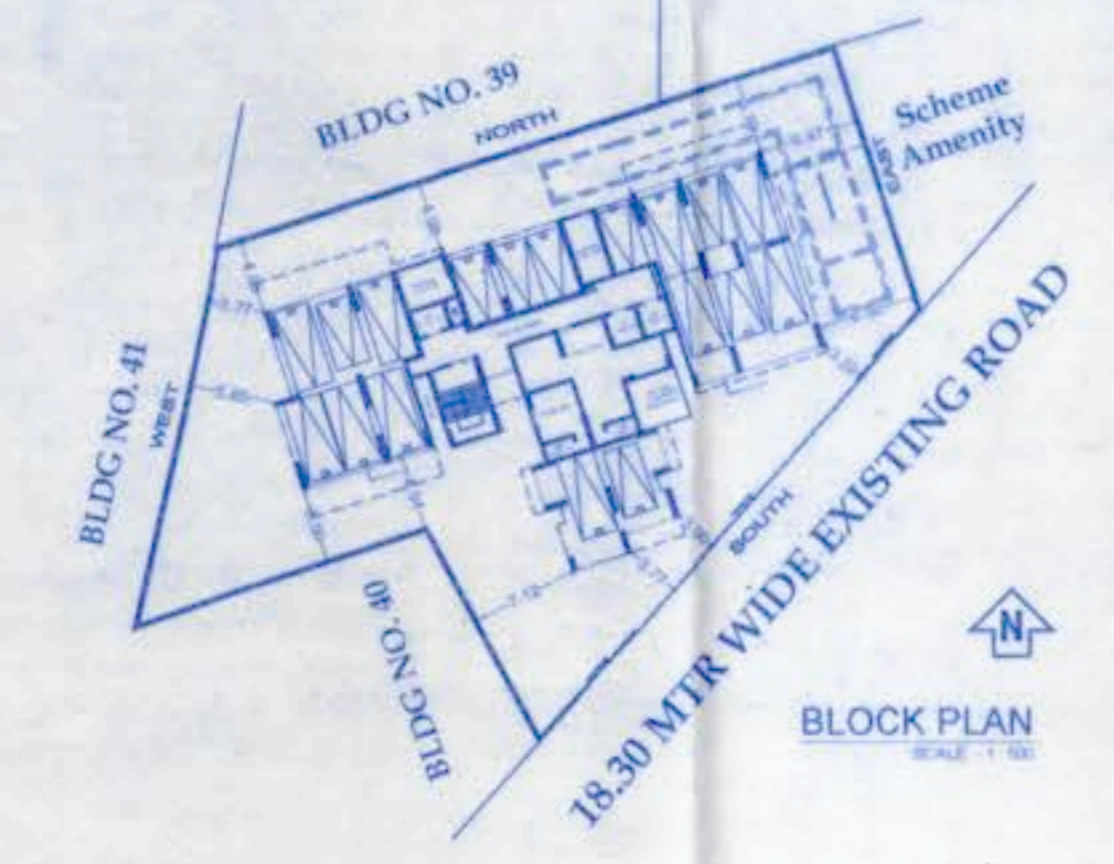
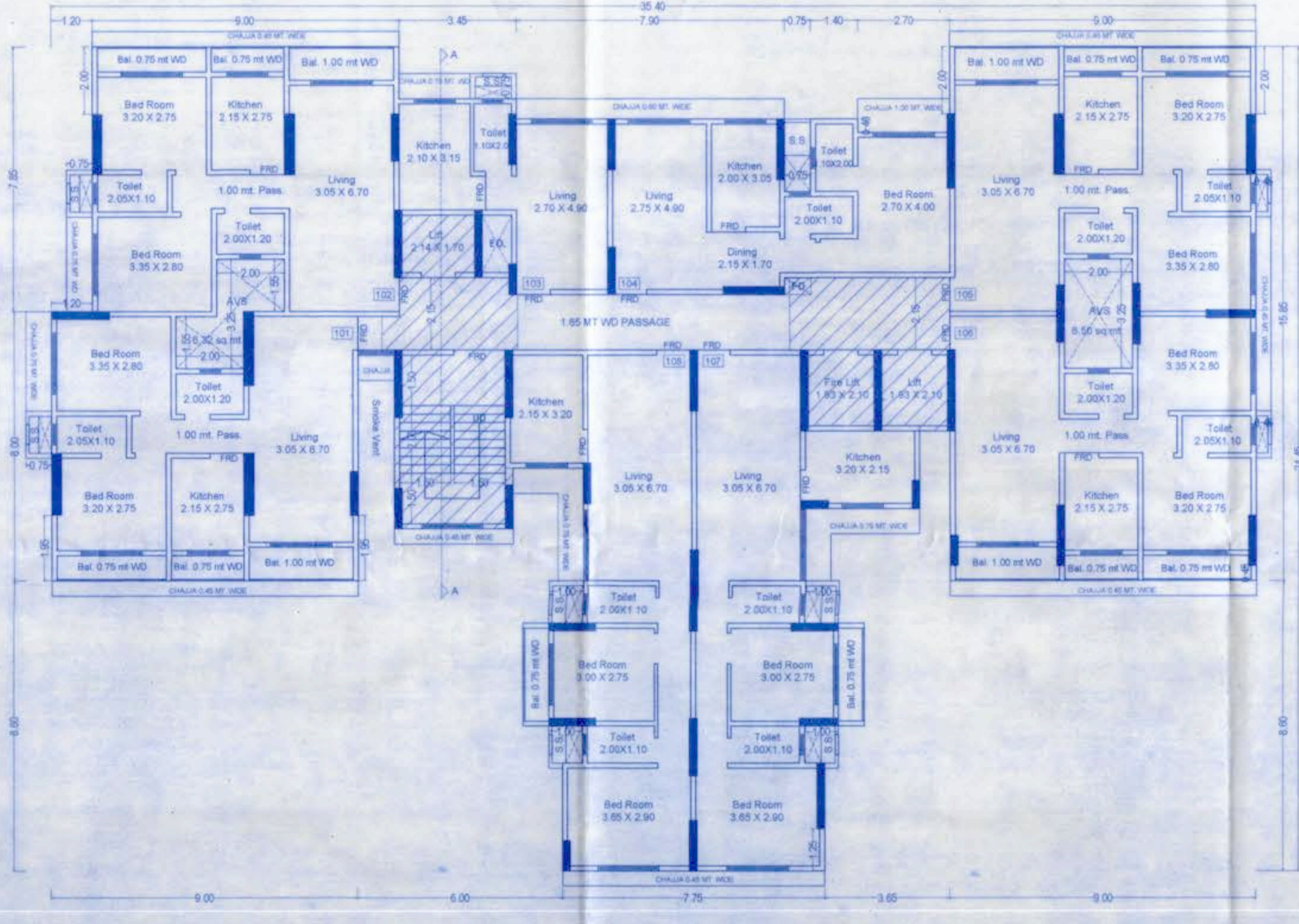


PLOT AREA CALCULATION				
ADDITIONS:				
1	0.50 X	25.30 X	17.37	220.51 Sq.mt.
2	0.50 X	46.53 X	17.07	397.14 Sq.mt.
3	0.50 X	46.53 X	16.90	393.20 Sq.mt.
4	0.50 X	37.70 X	14.75	277.94 Sq.mt.
Total Area of Plot =				1288.85 Sq.mt.
Say =				1288.85 Sq.mt.

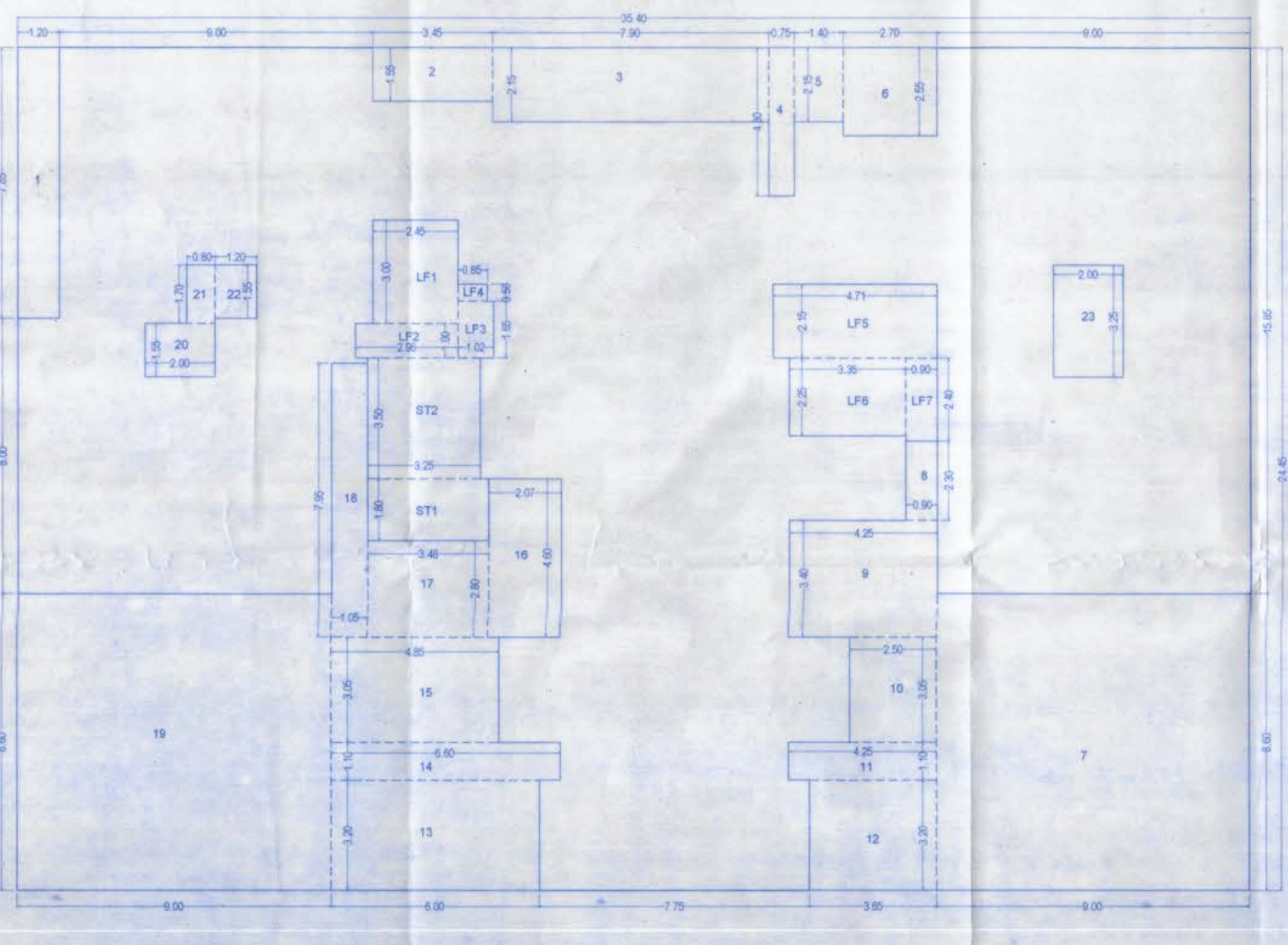


PARKING REQUIRED AS PER DCPR 2024		
1	CARPET AREA UP TO 45 Sq.mt.	1 CAR PER 8 TENENT
2	CARPET AREA 45 TO 60 Sq.mt.	1 CAR PER 4 TENENT
3	CARPET AREA 60 TO 90 Sq.mt.	1 CAR PER 2 TENENT
4	CARPET AREA Exceeding 90 Sq.mt.	1 CAR PER 1 TENENT

PARKING PROVIDED		
AREA BELOW 45 SQ.MT	NO. OF FLAT	PARKING REQ.
AREA BETWEEN 45 - 60 Sq.mt.	32	4.00
AREA BETWEEN 60 - 90 Sq.mt.	96	24.00
AREA ABOVE 90 Sq.mt.		
Total	128	28.00
ADD. 10% VISITORS		2.80
TOTAL REQ.		30.80
ADD. PARKING OVER & ABOVE UPTO 50%		15.40
TOTAL REQ. PARKING		46.20
TOTAL REQ. PARKING	SAY	46
TOTAL NO. PARKING PROVIDED	BIG	34
	SMALL	22
	Total	46

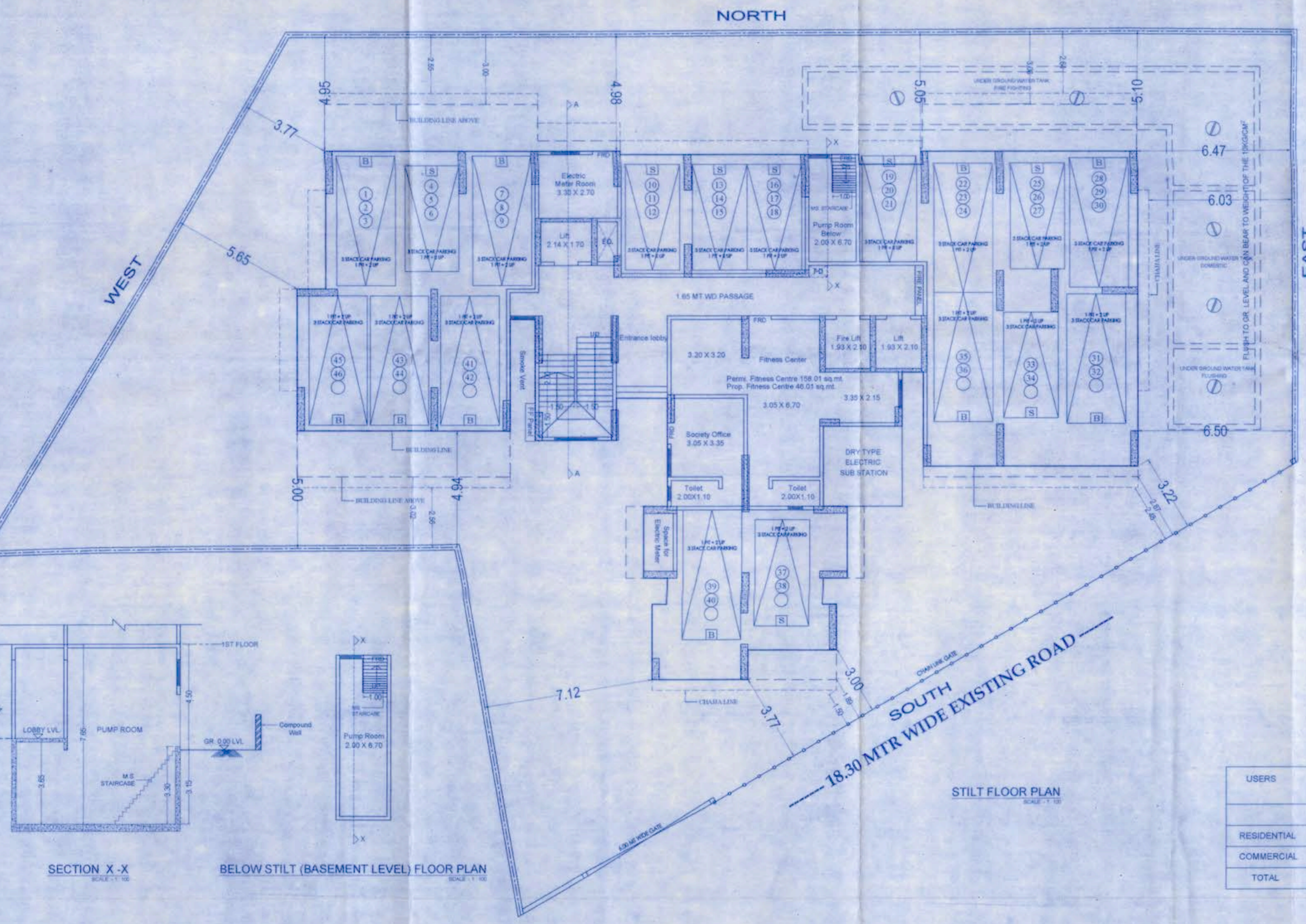


1ST TO 7TH FLOOR PLAN

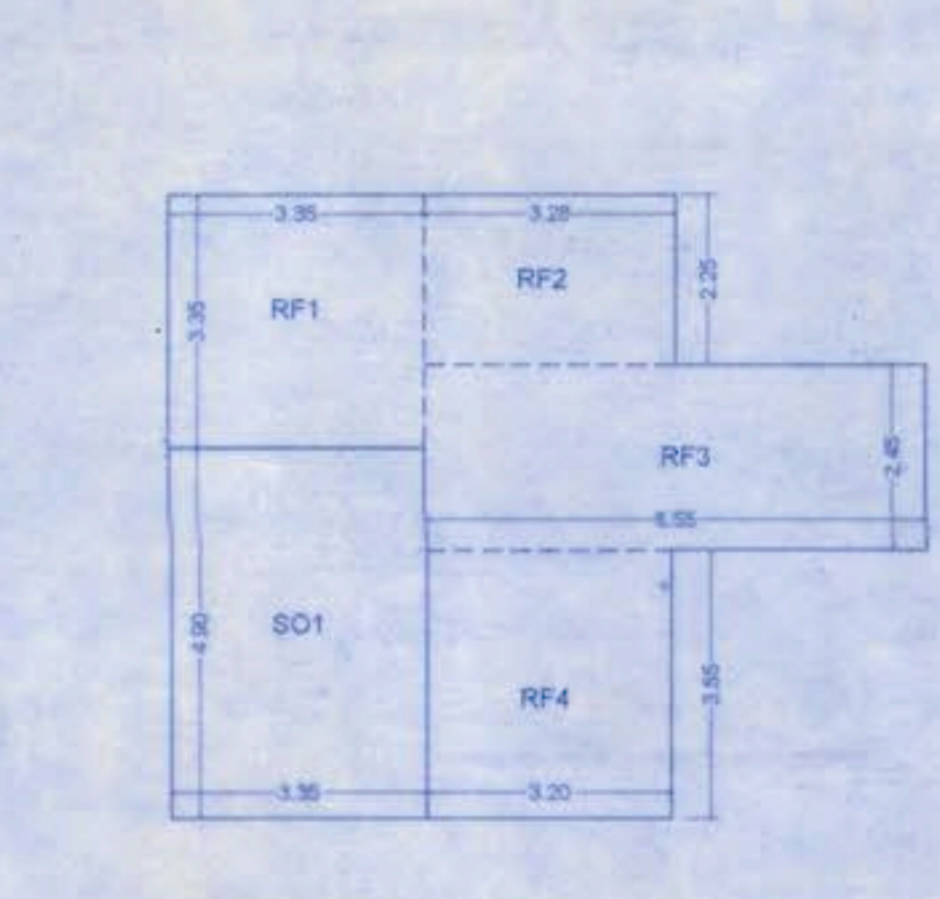


AREA DIAGRAM (1ST TO 16TH FLOOR)

PROFORMA - A		
A	Area Statement	Sq.mt.
1	Area of the plot as per MHADA Demarcation	1288.85
2	Area of RG Deduction for Road Set Back Area	-
3	Proposed Road Any Reservation (sub-plot) % Amenity space as per DCPR (sub-plot) other	0.00
4	Balance area of plot (1 - 1(b) - 2)	1288.85
5	Deduction for 15% Recreational Ground / 10% Amenity space (if deductible for industrial)	0.00
6	Net area of plot	1288.85
7	Additions for Floor Space Index 2(a) / 2(b) 100% of D.P. road / Set Back	1288.85
8	Total Plot Area for FSI Purpose (5 + 6)	3.00
9	Floor Space Index Permissible	3866.55
10	Additional BUA	2720.08
11	Proposed BUA	Total BUA Permissible (9+9a) 6586.63
12	Floor Space Index consumed	Residential 6586.63
B	Details of FSI Availed as per DCPR 31 (3)	Sq.mt.
1	Fungible BUA component proposed vide DCPR 31 (3)	Residential (6586.63 X 0.35) 2305.32
2	Fungible BUA permissible	Total Permissible fungible 2305.32
3	Fungible BUA proposed	Residential 1314.01
4	Total fungible BUA proposed now	1314.01
5	Total Gross Permissible BUA	(10 + B1) 8891.95
6	Total proposed BUA	(10 + B2) 7900.64
C	Tenement Statements	
1	Proposed area	7900.64
2	Less deduction of Non-residential area (Shop etc.)	-
3	Area available for tenements ((I) minus (ii.))	7900.64
4	Tenements permissible (Density of tenements/hectare)	88
5	Tenements proposed for sale	40
6	Tenements existing	128
7	Total Tenements on the Plot	128
D	Parking Statement	
1	Parking required by Regulations for Required Car Parking	46
2	Proposed car parking	46
3	Total parking provided	46



STILT FLOOR PLAN



AREA DIAGRAM SOCIETY OFFICE AND FITNESS CENTRE

BUILT-UP AREA STATEMENT 1ST TO 16TH FLOOR		
AREA OF BLOCK (A)	(35.40 X 24.45)	= 865.83 SQ. MT.
LESS DEDUCTIONS :-		
1	1.20 X 7.85	= 9.42 SQ. MT.
2	3.48 X 1.55	= 5.35 SQ. MT.
3	7.90 X 2.15	= 16.99 SQ. MT.
4	0.75 X 4.30	= 3.23 SQ. MT.
5	1.40 X 2.15	= 3.01 SQ. MT.
6	2.70 X 2.55	= 6.89 SQ. MT.
7	9.00 X 8.60	= 77.40 SQ. MT.
8	0.90 X 2.30	= 2.07 SQ. MT.
9	4.25 X 3.40	= 14.45 SQ. MT.
10	2.50 X 3.05	= 7.63 SQ. MT.
11	4.25 X 1.10	= 4.68 SQ. MT.
12	3.65 X 3.20	= 11.68 SQ. MT.
13	6.00 X 3.20	= 19.20 SQ. MT.
14	6.60 X 1.10	= 7.26 SQ. MT.
15	8.85 X 3.05	= 14.79 SQ. MT.
16	2.07 X 4.60	= 9.52 SQ. MT.
17	3.48 X 2.80	= 9.74 SQ. MT.
18	1.05 X 7.95	= 8.35 SQ. MT.
19	9.00 X 8.60	= 77.40 SQ. MT.
20	2.00 X 1.55	= 3.10 SQ. MT.
21	0.80 X 1.70	= 1.36 SQ. MT.
22	1.20 X 1.55	= 1.86 SQ. MT.
23	2.00 X 3.25	= 6.50 SQ. MT.
(A)		= 321.86 SQ. MT.
Area of Staircase, Lift and Lift lobby		
ST1	3.48 X 1.80	= 6.26 SQ. MT.
ST2	3.25 X 3.50	= 11.38 SQ. MT.
LF1	2.45 X 3.00	= 7.35 SQ. MT.
LF2	2.96 X 1.00	= 2.96 SQ. MT.
LF3	1.92 X 1.55	= 2.98 SQ. MT.
LF4	0.85 X 0.50	= 0.43 SQ. MT.
LF5	4.71 X 2.15	= 10.13 SQ. MT.
LF6	3.35 X 2.25	= 7.54 SQ. MT.
LF7	0.90 X 2.40	= 2.16 SQ. MT.
(B)		= 49.88 SQ. MT.
Total Deduction		= 371.74 SQ. MT.
(A + B)		= 493.79 SQ. MT.
Built-up area per floor	(865.83 - 371.74)	= 493.79 SQ. MT.

SUMMARY OF GROSS F.S.I. BUILT-UP AREA				
Floor	BUA Including Fungible Area	Society Office	Fitness Centre	Staircase, Lift, Passage
Stilt	493.79	16.42	46.01	49.88
1	493.79			49.88
2	493.79			49.88
3	493.79			49.88
4	493.79			49.88
5	493.79			49.88
6	493.79			49.88
7	493.79			49.88
8	493.79			49.88
9	493.79			49.88
10	493.79			49.88
11	493.79			49.88
12	493.79			49.88
13	493.79			49.88
14	493.79			49.88
15	493.79			49.88
16	493.79			49.88
Terrace	7900.64	16.42	46.01	798.08

FUNGIBLE BUILT-UP AREA STATEMENT

USERS	PERMISSIBLE BUA EXCL. FUNGIBLE FSI	PERMISSIBLE FUNGIBLE FSI	TOTAL PROPOSED BUA (INCL. FUNGIBLE FSI)	PROPOSED BUA EXCL. FUNGIBLE FSI	PROPOSED FUNGIBLE FSI	TOTAL PROPOSED BUA (INCL. FUNGIBLE FSI)
	A	B	A + B	C	D	C + D
RESIDENTIAL	6586.63	2305.32	8891.95	6586.63	1314.01	7900.64
COMMERCIAL						
TOTAL	6586.63	2305.32	8891.95	6586.63	1314.01	7900.64

FORM II (PROFORMA B)

CONTENTS OF SHEETS

STILT FLOOR, 1ST TO 7TH FLOOR PLAN WITH BUA CAL., BLOCK & EDUCATION PLAN

NET PLOT AREA CALCULATION, PARKING STATEMENT, TOTAL BUA STATEMENT, PROFORMA - A

This cancels Approval to the previous Plans Sanctioned under no. MHADA-22/597/2024 dated... 24/02/2024

Issued by B.P. Cell / Greater Mumbai / MHADA Read Along with this office letter No. MHADA - 22/597/2024 Date 28 MAR 2024

Ex. Eng. B.P. Cell/GM/Mhda (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 1288.85 SQ. MT. (ONE THOUSAND TWO HUNDRED EIGHTY EIGHT POINT FIVE ONLY) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A.D.A. RECORDS

(Shri. K. R. LOTLIKAR) ARCHITECT CA/86/9628

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF BLDG. NO. 38 ON PLOT BEARING C.T.S. NO 12(p), OF VILLAGE KURLA III, AT NEHRU NAGAR MHADA COLONY, NEHRU NAGAR, KURLA (EAST) MUMBAI.

SIGN. & NAME OF OWNER

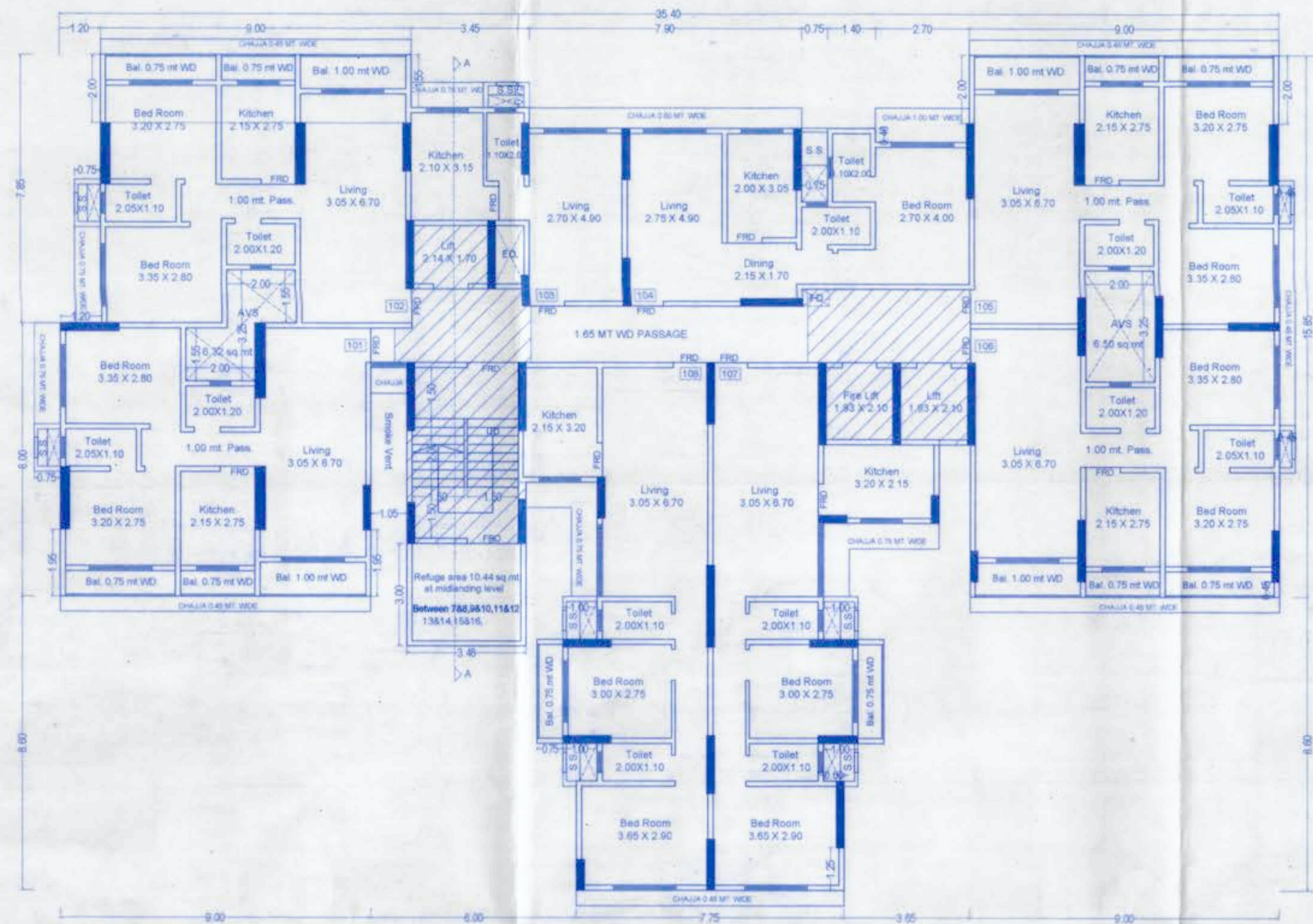
M/S. PARSN FOUNDATION & ENGINEERING CORPORATION C.A. TO FOR PARSN FOUNDATION & ENGS. CORPN. 'SHIV - VAIBHAV CO-OPERATIVE HOUSING SOCIETY LIMITED'

(Shri. K. R. LOTLIKAR) ARCHITECT CA/86/9628

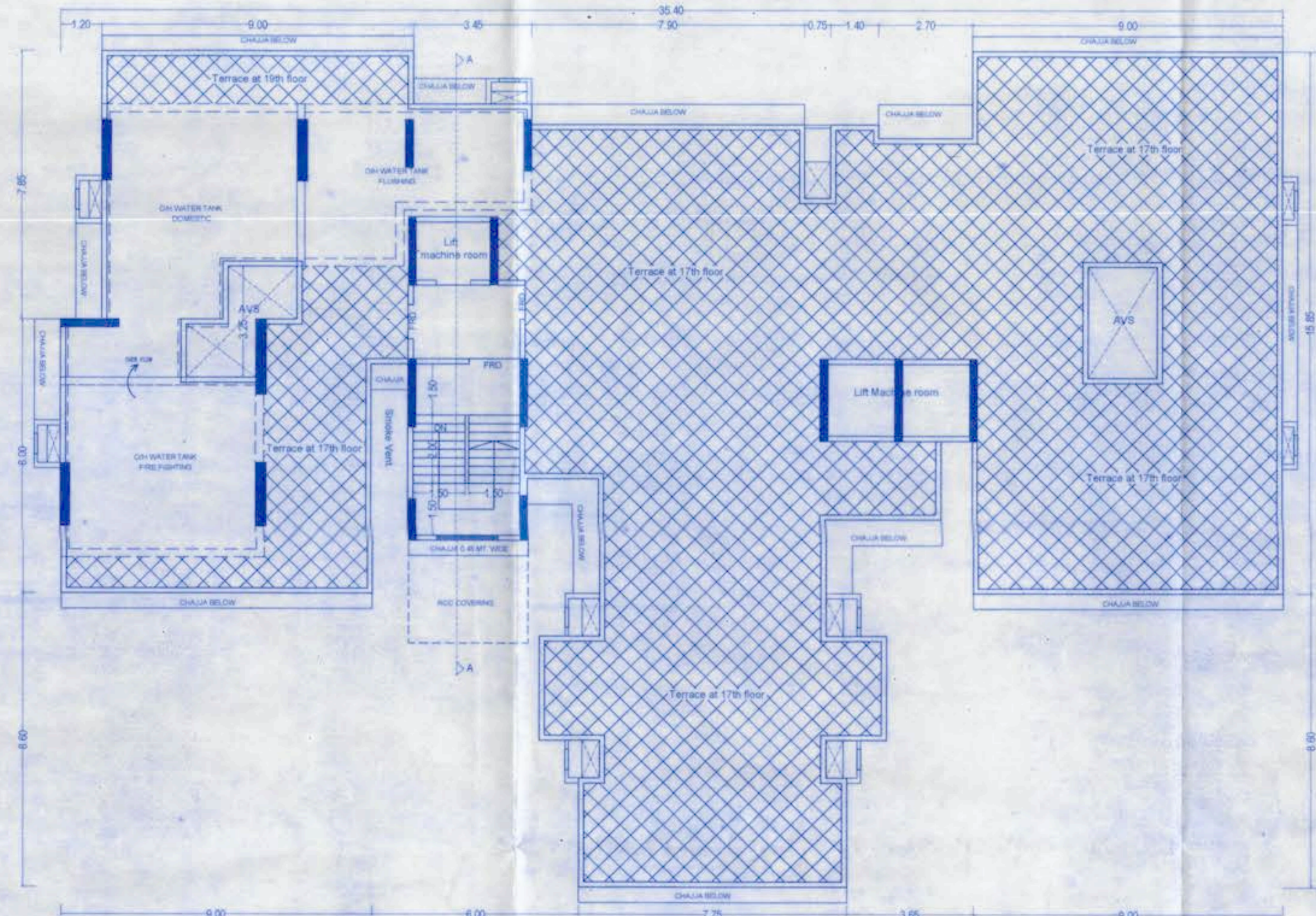
INNOVATIONS ARCHITECTS & ENGINEERS

206, VEENA INDUSTRIAL ESTATE, L.B.S. ROAD, VIKHROLI (W), MUMBAI - 400083

(Shri. K. R. LOTLIKAR) ARCHITECT CA/86/9628



8TH TO 16TH FLOOR PLAN

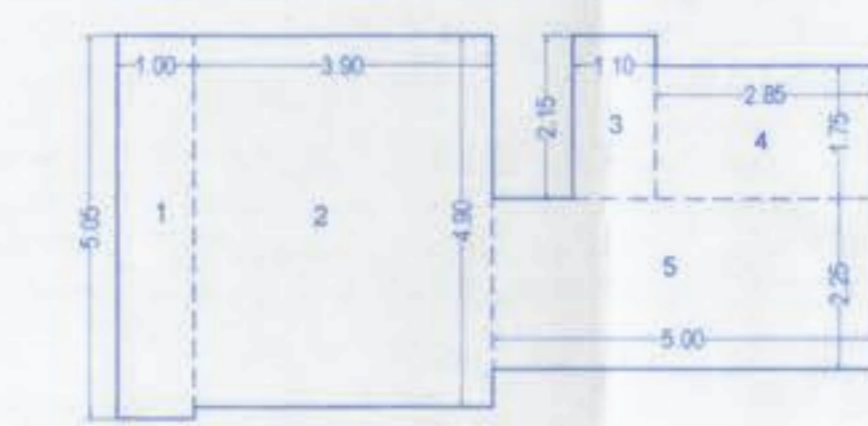


TERRACE FLOOR PLAN

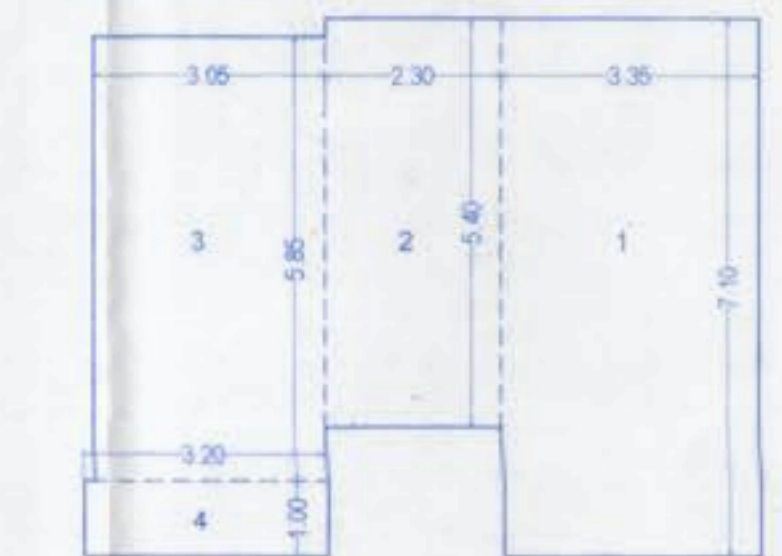
BUILT-UP AREA STATEMENT (METER ROOM AT STILT FLOOR)

Additions			
1	3.60 X 3.00	=	10.80 SQ. MT.
2	1.40 X 2.90	=	4.06 SQ. MT.
	Total	=	14.86 SQ. MT.
Prop. Tenament 128 / 50 X 10 = 25.60			
Excess Meter Room Counted in FSI = 0.00 SQ. MT.			

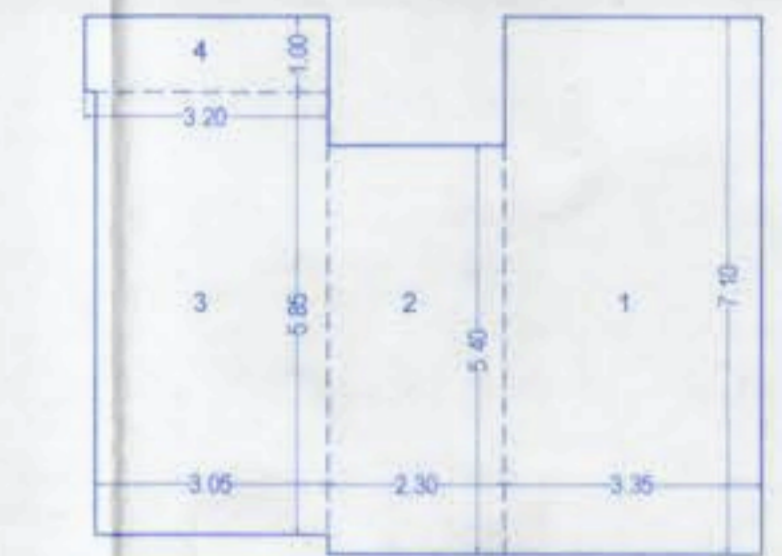
BUA DIAGRAM METER ROOM AT STILT FLOOR



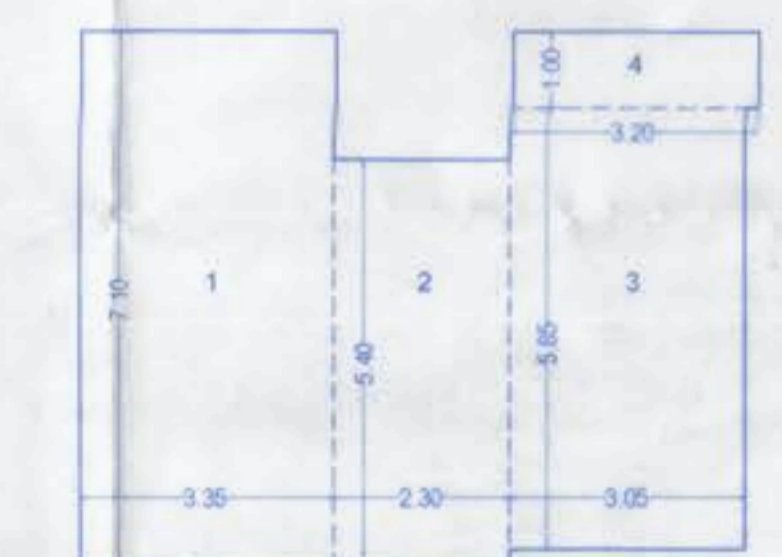
RERA CARPET AREA DIAGRAM FLAT NO 104, 1ST TO 16TH FLOOR



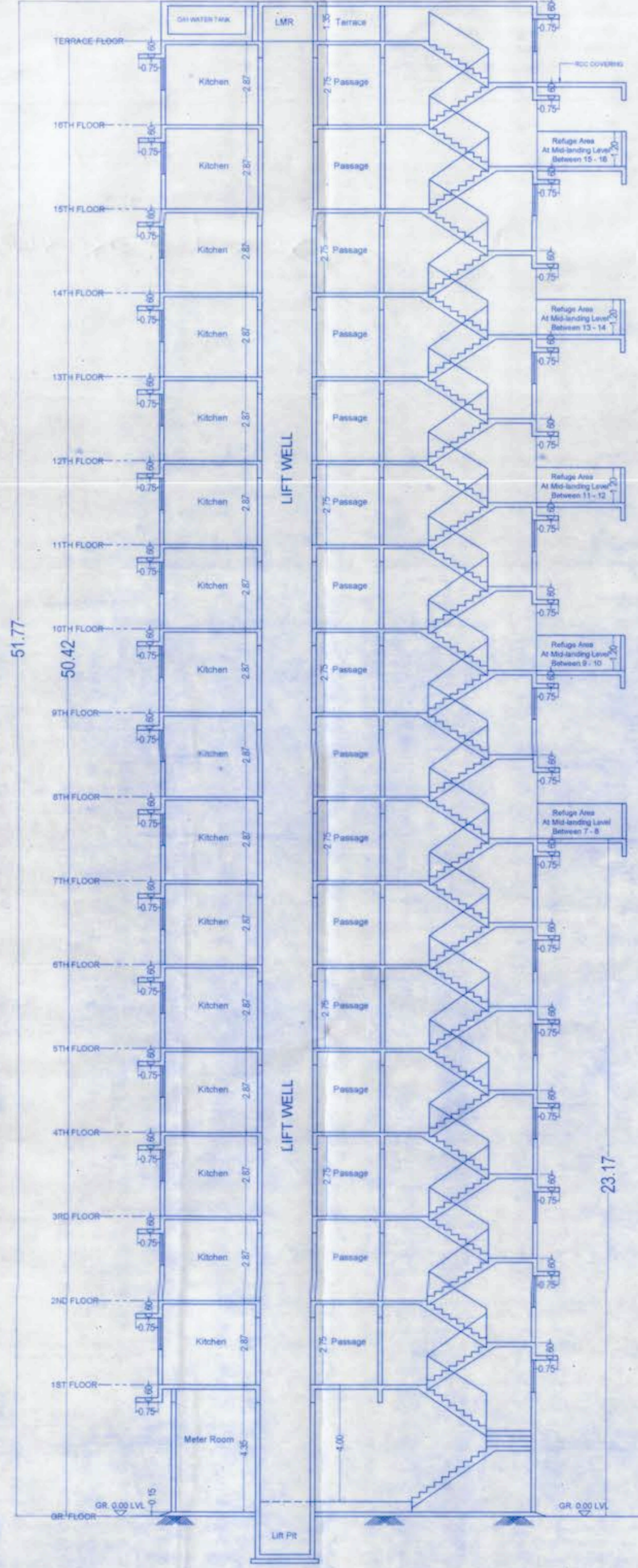
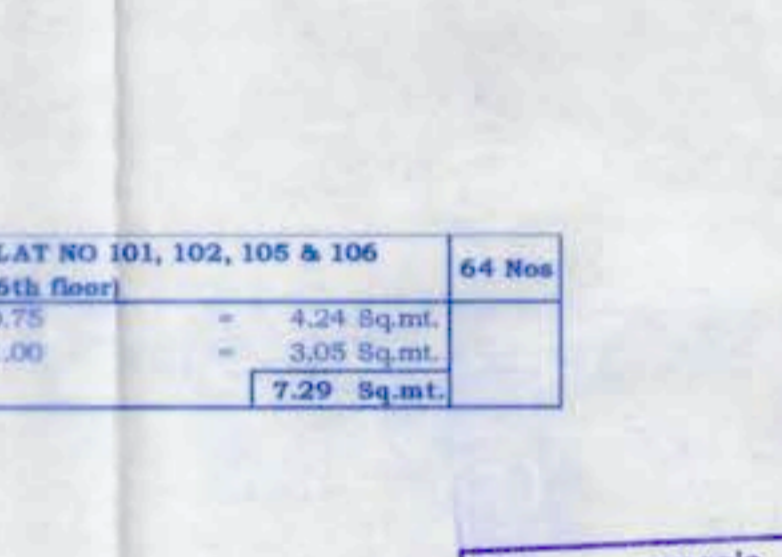
RERA CARPET AREA DIAGRAM FLAT NO 105, 1ST TO 16TH FLOOR



RERA CARPET AREA DIAGRAM FLAT NO 106, 1ST TO 16TH FLOOR



RERA CARPET AREA DIAGRAM FLAT NO 101, 1ST TO 16TH FLOOR



SECTION A - A

RERA CARPET AREA FOR PARKING PURPOSE

CARPET AREA FOR FLAT NO 101, 102, 105 & 106 (1st to 16th floor)				64 Nos
1	3.35 X 7.10	=	23.79 Sq.mt.	57.25 Sq.mt.
2	2.30 X 5.40	=	12.42 Sq.mt.	
3	3.05 X 5.85	=	17.84 Sq.mt.	
4	3.20 X 1.00	=	3.20 Sq.mt.	
CARPET AREA FOR FLAT NO 103 (1st to 16th floor)				16 Nos
1	3.30 X 3.15	=	10.40 Sq.mt.	24.16 Sq.mt.
2	2.85 X 2.55	=	7.27 Sq.mt.	
3	1.00 X 2.50	=	2.50 Sq.mt.	
4	1.70 X 2.35	=	4.00 Sq.mt.	
CARPET AREA FOR FLAT NO 104 (1st to 16th floor)				16 Nos
1	1.00 X 5.05	=	5.05 Sq.mt.	42.76 Sq.mt.
2	3.90 X 4.90	=	19.11 Sq.mt.	
3	1.10 X 2.15	=	2.37 Sq.mt.	
4	2.85 X 1.75	=	4.99 Sq.mt.	
5	5.00 X 2.25	=	11.25 Sq.mt.	
CARPET AREA FOR FLAT NO 107 (1st to 16th floor)				16 Nos
1	3.65 X 2.90	=	10.59 Sq.mt.	58.46 Sq.mt.
2	3.05 X 1.40	=	4.27 Sq.mt.	
3	4.20 X 2.75	=	11.55 Sq.mt.	
4	3.05 X 5.85	=	17.84 Sq.mt.	
5	3.35 X 2.15	=	7.20 Sq.mt.	
6	2.05 X 2.25	=	4.61 Sq.mt.	
CARPET AREA FOR FLAT NO 108 (1st to 16th floor)				16 Nos
1	3.65 X 2.90	=	10.59 Sq.mt.	58.62 Sq.mt.
2	3.05 X 1.40	=	4.27 Sq.mt.	
3	4.20 X 2.75	=	11.55 Sq.mt.	
4	3.05 X 4.90	=	14.95 Sq.mt.	
5	4.35 X 3.20	=	13.92 Sq.mt.	
6	1.00 X 3.35	=	3.35 Sq.mt.	

BALCONY CARPET AREA FLAT NO 101, 102, 105 & 106 (1st to 16th floor)

1	BALCONY	5.65 X 0.75	=	4.24 Sq.mt.
2	BALCONY	3.05 X 1.00	=	3.05 Sq.mt.
				7.29 Sq.mt.

This cancels Approval to the previous Plans Sanctioned under no. Mhada-22/597/2024 dated 24/03/2024

FORM II (PROFORMA B)

CONTENTS OF SHEETS

8TH TO 16TH FLOOR PLAN WITH BUACAL, TERRACE FLOOR PLAN, RERA CARPET AREA DIAGRAM WITH CALC SECTION A - A.

Issued by B.P. Coji / Greater Mumbai / Mhada Read Along with this office letter No. Mhada-22/597/2024 Date 8 MAR 2024

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

- NOTE:
1. ALL DIMENSIONS ARE IN METRES.
 2. SCALE USE
 3. FLOOR PLAN 1:100
 4. FLOOR PLAN 1:100
 5. LOCATION PLAN 1:400
 6. THE PLANS ARE PREPARED AS PER PROVISION OF DCPR 2004 AND AS PER THE PREVALING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME.
 7. THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF BLDG. NO. 38 ON PLOT BEARING C.T.S. NO 12(P), OF VILLAGE KURLA III, AT NEHRU NAGAR MHADA COLONY, NEHRU NAGAR, KURLA (EAST) MUMBAI.

SIGN & NAME OF OWNER

M/S. PARSN FOUNDATION & ENGINEERING CORPORATION C.A. TO FOR PARSN FOUNDATION & ENG. CORP., 'SHIV - VAIBHAV CO-OPERATIVE HOUSING SOCIETY' LIMITED

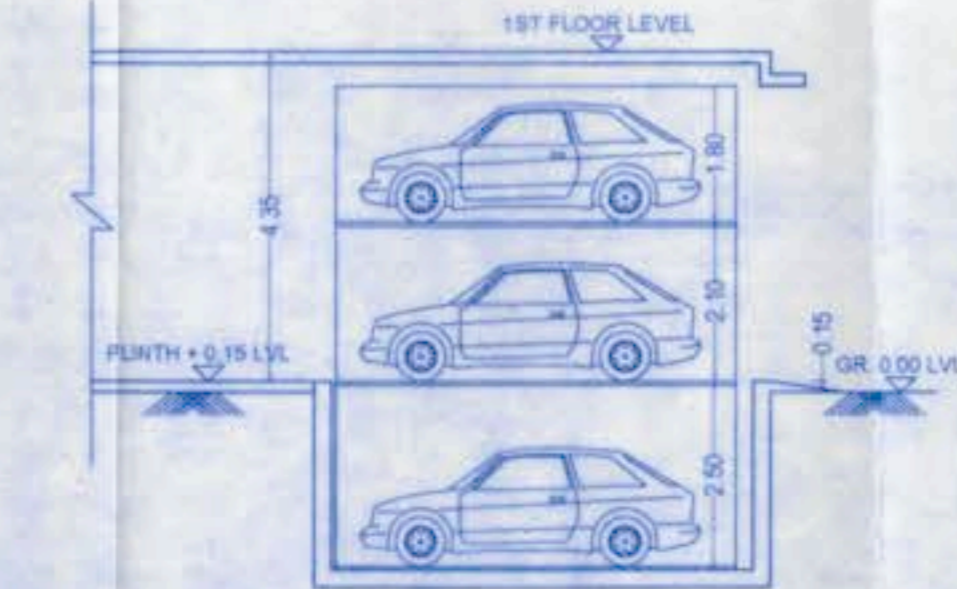
JOB NO.	DRG NO.	SCALE	CHK. BY	DRN. BY	REV.	DESCRIPTION	DATE	SIGN.
		AS SHOWN		ATUL				

SIGNATURE NAME AND ADDRESS OF ARCHITECT

INNOVATIONS
ARCHITECTS & ENGINEERS
K. R. LOTLIKAR
ARCHITECT
CA/85/9624

200, VEENA INDUSTRIAL ESTATE, L.B.S. ROAD, VIKHROLI (W), MUMBAI - 83.

(Shri. K. R. LOTLIKAR) ARCHITECT CA/85/9624



SECTION THRU STACK PARKING

RERA CARPET AREA DIAGRAM FLAT NO 108, 1ST TO 16TH FLOOR

RERA CARPET AREA DIAGRAM FLAT NO 107, 1ST TO 16TH FLOOR