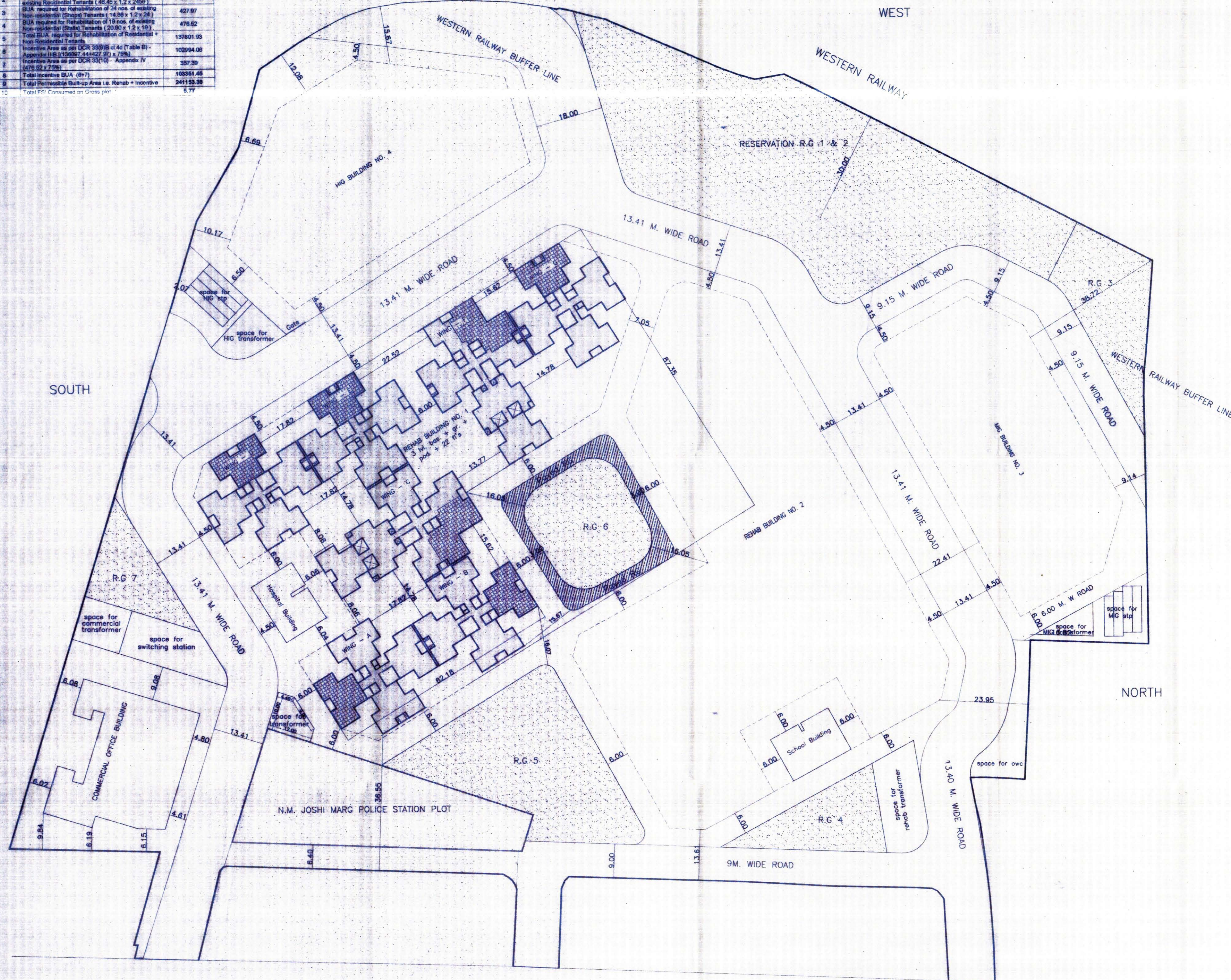


Sr.No.	Description	Area in Sq.mts
1	Permissible FSI (As per DCR 33(9)(B), appendix III B)	4.00 or more whichever is higher
2	BUA required for Rehabilitation of 2456 nos. of existing Residential Tenants (1.68.55 x 1.2 x 2456)	130897.44
3	BUA required for Rehabilitation of 24 nos. of existing Non-Residential (Shops) Tenants (14.56 x 1.2 x 24)	427.87
4	BUA required for Rehabilitation of 19 nos. of existing Non-Residential (Shops) Tenants (20.80 x 1.2 x 19)	478.62
5	Total BUA required for Rehabilitation of Residential + Non-Residential Tenants	137801.95
6	Incentive Area as per DCR 33(9)(B) of 40 (Table B) - Appendix III-B (130897.44+427.87) x 75%	102994.05
7	Incentive Area as per DCR 33(9)(B) - Appendix IV (478.62 x 75%)	357.99
8	Total Incentive BUA (6+7)	103351.45
9	Total Permissible Built-Up Area i.e. Rehab + Incentive	241153.38
10	Total FSI Consumed on Gross plot	5.77



PROPOSED LAYOUT PLAN
SCALE 1:500

N. M. JOSHI MARG (30.50 MT. WIDE ROAD)

EAST

WEST

NORTH

PROFORMA 'A'	
AREA STATEMENT	SQ.MTS.
1 AREA OF SCHEME PLOT AS PER PRC RECORD	54611.72
2 DEDUCTIONS FOR	
(a) ROAD SET-BACK AREA	
(b) PROPOSED ROAD (D.P. ROAD)	8149.03
(c) ANY DESIGNATIONS (RG) (2143.75 + 2509.17)	4652.92
(d) ANY RESERVATIONS (DP)	
TOTAL (a) + (b) + (c) + (d)	12801.95
3 BALANCE AREA OF PLOT (1-2)	41809.77
4 PERMISSIBLE FSI	4.00
5 PERMISSIBLE Built-Up Area	167239.08
6 Land Rate in Rs.	130700.00
Cost of Construction in Rs.	25000.00
Basic Ratio	5.23
Incentive FSI in Percentage	75 %
7 Rehab Area	137801.93
8 Incentive Area	103351.45
9 Total Area Including Incentive	241153.38
B PROPOSED Built-Up Area	
a Rehab Building No. 01 [R+NR] (65986.60 + 645.48)	66632.08
b Sale Built up Area (Excess Reuge Area)	145.26
c Total Rehab BUA [R + NR]	66777.34
C TENEMENT STATEMENT	
(i) PROPOSED BUILT-UP AREA	
(ii) LESS DEDUCTION OF NON RESI. AREA (SHOPS, ETC.)	
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)	
(iv) TENEMENTS PERMISSIBLE (DENSITY OF TENE./HECT.)	
(v) TENEMENTS PROPOSED	1228 Nos.
(vi) TENEMENTS EXISTING	
TOTAL TENEMENTS ON THE PLOT	
D PARKING STATEMENT	
PARKING REQUIRED FOR CARS AS PER REGULATIONS	AS PER
COVERED GARAGES PERMISSIBLE	STATEMENT
COVERED GARAGES PROPOSED	
TOTAL PARKING PROVIDED	
E TRANSPORT VEHICLES	

Summary

Wing	Net BUA	Excess Refuge Area	Gross BUA	No. of Tenements
Wing - A	9171.86 Sq.mt	20.51 Sq.mt	9192.37 Sq.mt	171 Nos.
Wing - B	9064.32 Sq.mt	20.52 Sq.mt	9084.84 Sq.mt	169 Nos.
Wing - C	10304.84 Sq.mt	21.74 Sq.mt	10326.58 Sq.mt	191 Nos.
Wing - D	9171.81 Sq.mt	20.13 Sq.mt	9191.94 Sq.mt	171 Nos.
Wing - E	8957.37 Sq.mt	20.11 Sq.mt	8977.48 Sq.mt	167 Nos.
Wing - F	10302.24 Sq.mt	21.74 Sq.mt	10323.98 Sq.mt	191 Nos.
Wing - G	9014.16 Sq.mt	20.51 Sq.mt	9034.67 Sq.mt	168 Nos.
Total Area	65986.60 Sq.mt	145.26 Sq.mt	66131.86 Sq.mt	1228 Nos.

PROFORMA - B	
CONTENTS OF SHEET	
Rehab Building No. 1 proposed layout plan	
STAMP OF DATE OF RECEIPT OF PLANS	
Approved Subject to the Conditions Mentioned in this office Permission Letter No. MDD/SP & RD CELL/A/..... Executive Engineer Mumbai Development Division Building Planning & Development Cell/A MHADA	
STAMP OF APPROVAL OF PLANS	
ISSUED / REVISION:	
REV	DATE
CLIENT:	
MHADA - MUMBAI BOARD GRIHA NIRMAN BHAVAN, KALANAGAR, BANDRA (EAST), MUMBAI - 400051 PH NO. 56405000, 26592877, 26592822	
ARCHITECTS	
LAXMAN THITE ARCHITECT	IN ASSOCIATION WITH
LAXMAN THITE ARCHITECT REG NO. - CA/79/4894 18, SHIVAJINAGAR, PUNE-411005 TEL : 25538714/25538715 FAX : 25538930 TKS DESIGN SERVICES REG. NO. - CA/79/4894 PUNE - 411 005 PHONE - 020-25537077 020-25537077 EMAIL: tkstksdesign@gmail.com Ingrain SINCE 1975, ITS HEADQUARTERS ARE IN PUNE, MAHARASHTRA. PUNE - 411 005 PHONE - 020-25537077 020-25537077 EMAIL: tkstksdesign@gmail.com WEB SITE: www.ingrain.co SUNIL AMBRE & ASSOCIATES ARCHITECTS SINCE 1975, ITS HEADQUARTERS ARE IN PUNE, MAHARASHTRA. PUNE - 411 005 PHONE - 020-25537077 020-25537077 EMAIL: tkstksdesign@gmail.com WEB SITE: www.ingrain.co	
DESCRIPTION OF PROPOSAL & PROPERTY	
Proposed Rehab Building No. 1 for Re-Development of existing building as per new DCR 33(9)(B)-Appendix III-B dated 27th Dec 2016 existing buildings on plot bearing C.S. No. 101, 102, 2A/102, 4/102, 103 3/104 & 105 of Lower Parel division, situated at N.M. Joshi Marg known as BDD Chowis in G/South Ward Mumbai.	
DATE	DEALT
SCALE	CHECKED
PATH:	