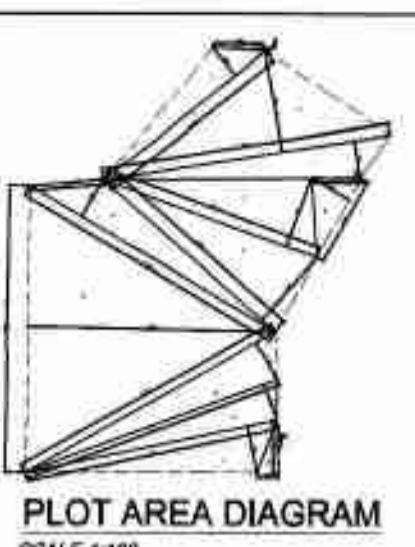
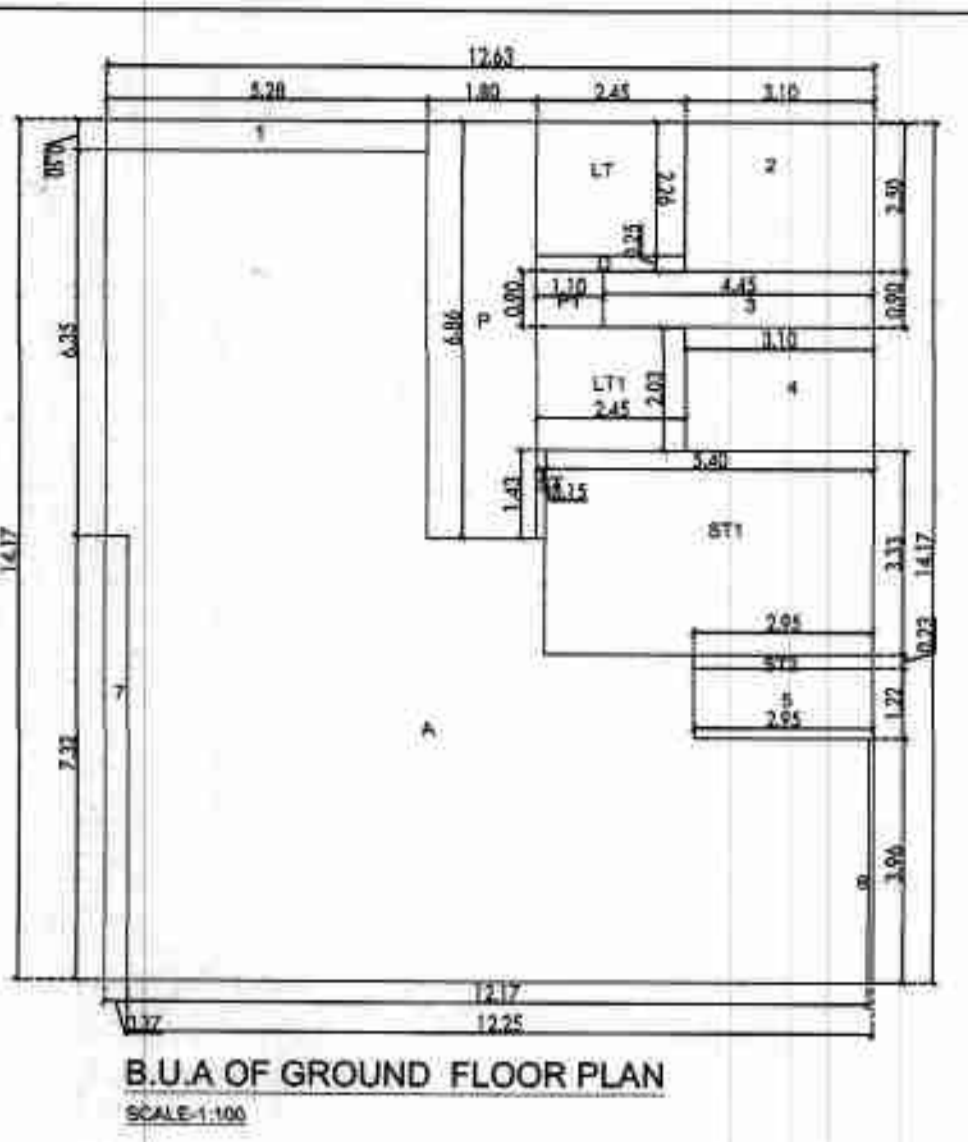


Satish Moreshwar Rathod	Vidya Raju / Chartered Engineer	EX. ENGINEER
SUB - ENGINEER	ASST - ENGINEER	EX. ENGINEER

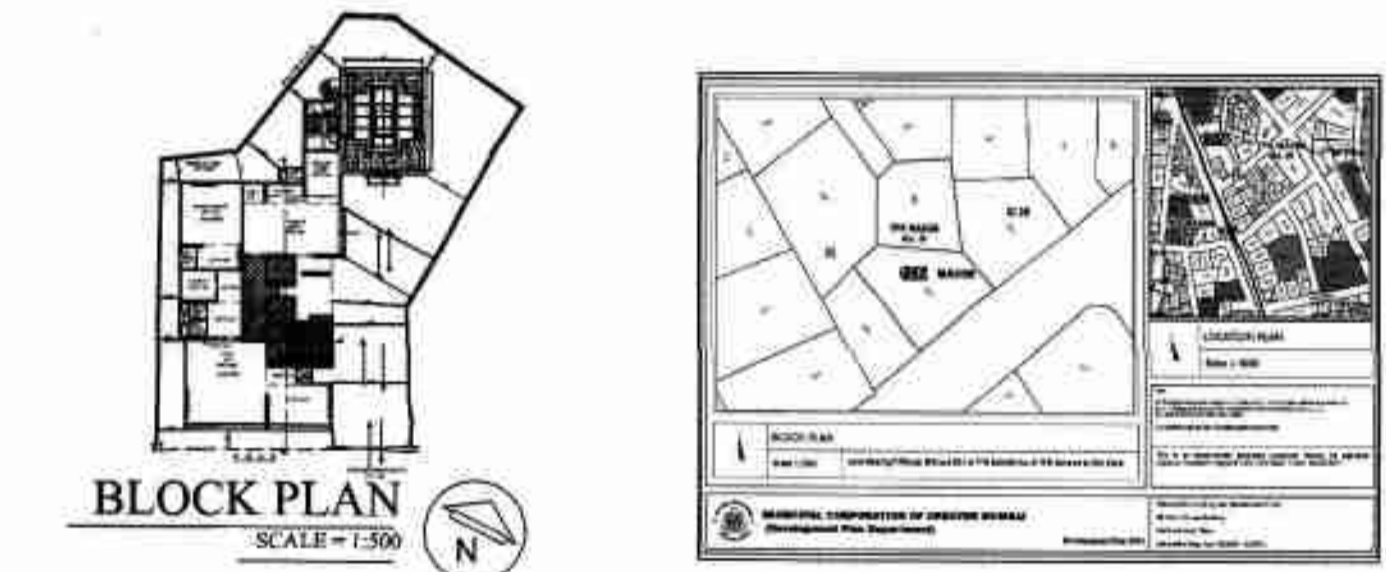


DESCRIPTION	SQ.MT
1 0.141 X 3.87 X 0.3 =	0.16
2 17.21 X 2.98 X 0.3 =	15.49
3 23.70 X 8.70 X 0.3 =	62.55
4 23.80 X 3.31 X 0.3 =	23.87
5 4.17 X 0.29 X 0.3 =	0.37
6 7.92 X 3.67 X 0.3 =	8.81
7 18.64 X 4.01 X 0.3 =	22.52
8 18.79 X 8.79 X 0.3 =	49.76
9 23.91 X 3.52 X 0.3 =	25.59
10 14.46 X 2.27 X 0.3 =	9.82
11 23.83 X 3.44 X 0.3 =	24.74
12 39.97 X 3.15 X 0.3 =	37.97
13 21.14 X 3.87 X 0.3 =	24.84
14 1.77 X 4.54 X 0.3 =	2.39
15 4.84 X 0.29 X 0.3 =	0.43
16 1.77 X 0.07 X 0.3 =	0.04
17 4.08 X 0.11 X 0.3 =	0.13
TOTAL	793.31

SR. NO.	DESCRIPTION	RESIDENTIAL (SQ.MT)	COMMERCIAL (SQ.MT)	MHADA (SQ.MT)	PAP (SQ.MT)	TOTAL (SQ.MT)
1	PERMISSIBLE B.U.A (Sr. No. 14 of Proforma A)	1737.99	244.97	174.69	568.75	2726.40
2	PERMISSIBLE FUNGIBLE AREA (1x 0.25 or 0.20)	608.09	85.74	61.14	198.06	954.03
3	TOTAL PERMISSIBLE B.U.A (1+2)	2346.08	330.71	235.83	766.81	3678.43
4	TOTAL PROPOSED B.U.A INCLUDING FUNGIBLE F.S.I (14-83 of PROFORMA-A) (CHECK SHALL NOT BE MORE THAN 3-TOTAL A+B OF COLUMN 19 OF TABLE NO.1)	2170.44	357.94	252.56	895.06	3676.00
5	PERMISSIBLE FUNGIBLE B.U.A FOR REHAB. COMPONENT (TOTAL A+B OF COLUMN NO 15 OF TABLE NO 1)	27.44	85.74	61.14	198.06	372.38
6	FUNGIBLE B.U.A UTILISED FOR REHAB, MHADA B.M.C.G.M (COL 19-14-20) OF TABLE 1 CHECK SHALL NOT BE MORE THAN 5 ABOVE & SHALL BE EQUAL TO 5. COLUMN NO 21 OF TABLE NO.1)	27.44	85.74	61.14	198.01	372.33
7	PERMISSIBLE FUNGIBLE B.U.A FOR SALE COMPONENT (2-5)	580.65	0.00	0.00	0.00	580.65
8	FUNGIBLE B.U.A UTILISED SALE (4-1-6) ABOVE (CHECK SHALL NOT BE MORE THAN 7 ABOVE)	405.61	27.23	16.71	130.30	579.85
9	READY RECOVER RATE FOR THE YEAR 2020-2021	98540	98540	98540	98540	98540
10	30% OF READY RECOVER RATE					
11	PREMIUM AMOUNT TO BE RECOVERED					
12	PAYMENT RECEIPT NO. & DATE					

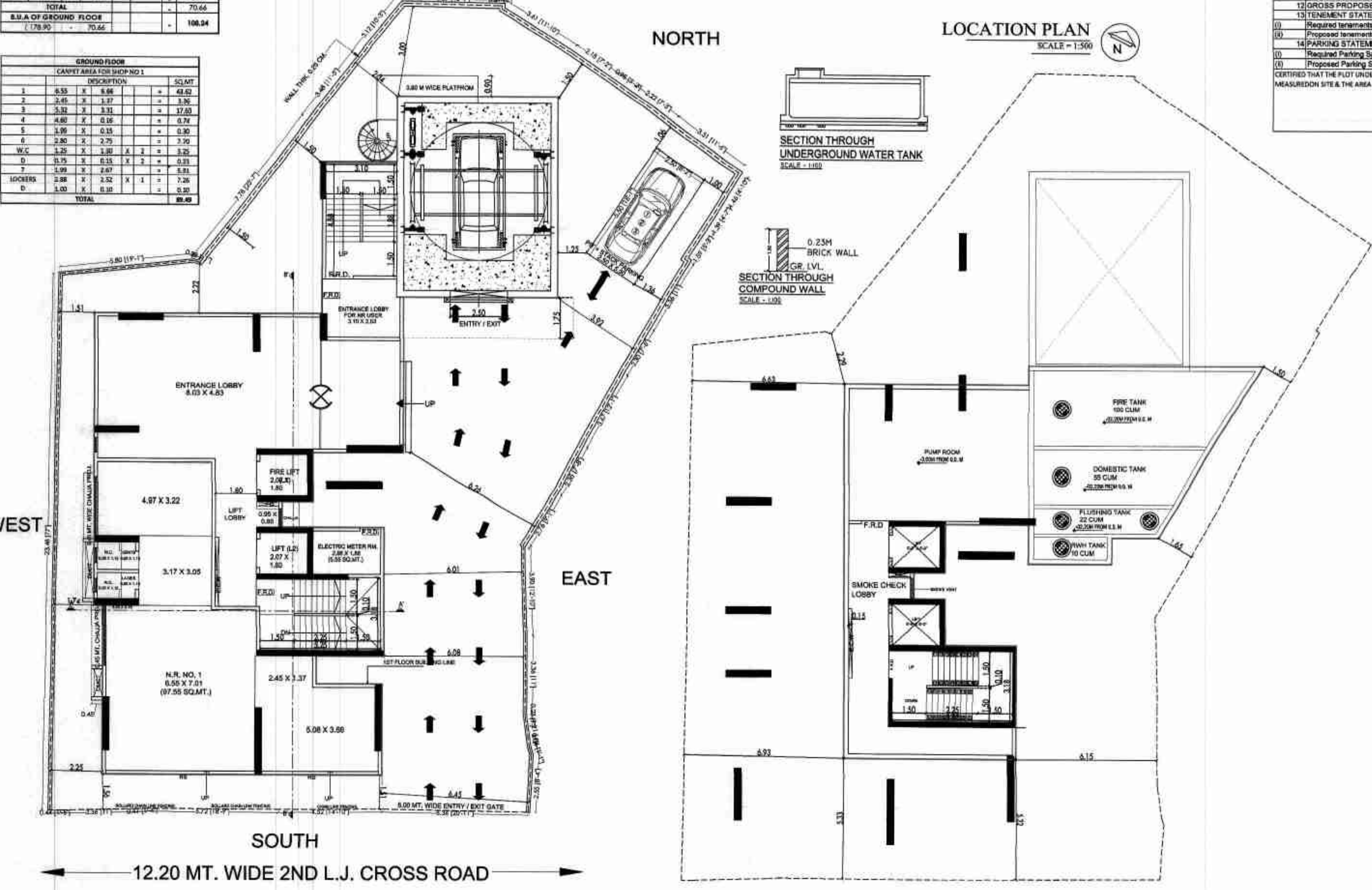
NO.	DESCRIPTION	SQ.MT.
A	12.63 X 14.165	178.90
1	5.28 X 0.50	2.64
2	3.1 X 2.90	7.75
3	4.45 X 0.90	4.01
4	3.10 X 2.03	6.29
5	3.81 X 0.22	0.84
6	0.08 X 3.94	0.32
7	0.37 X 7.32	2.72
8	0.15 X 1.43	0.21
9	4.40 X 3.33	14.66
10	2.95 X 0.23	0.68
11	2.45 X 2.28	5.58
12	2.45 X 2.03	4.97
13	2.45 X 0.29	0.71
14	1.80 X 0.84	1.51
15	1.10 X 0.9	0.99
TOTAL		70.64
B.U.A OF GROUND FLOOR (178.90 - 70.64)		108.26

CATEGORY	AREA	NO. OF PLAT	NO. OF PARKING
UPPER FLOOR	18.00	18	18
GROUND FLOOR	18.00	18	18
TOTAL	36.00	36	36



AREA STATEMENT	NON CESS / CESS	SQ. MT.			
1 AREA OF PLOT	287.63	287.63			
2 DEDUCTION FOR	0	0			
3 Root Size Back Area	0	0.00			
4 Proposed Road	0	0.00			
5 Any Reservation	0	0.00			
6 TOTAL (a + b + c)	287.63	287.63			
7 BALANCE AREA	287.63	287.63			
8 DEDUCTION FOR					
9 Recreational Ground					
10 Non Cess land Component					
11 TOTAL (a + b)	287.63	287.63			
12 NET AREA OF PLOT	287.63	287.63			
13 ADDITIONS FOR FSI					
14 100% of Set Back					
15 100% of R.G.					
16 TOTAL AREA	287.63	287.63			
17 PERMISSIBLE BUILT-UP AREA					
18 As per Regn 33(1) for Class primary & 33(1) A (1.33+0.62+0.45)	2.4	3.00			
19 Permissible built up area for F.P.No. 606 and 607 as per Regn 33(7) of PFR - 2054	600.31	1191.46			
20 Additional 5% area to Rehab		15.40			
21 Total Permissible built up area for F.P.No. 606 and 607 (600.31+1196.86) 33(7)	600.31	1196.86			
22 Permissible 50% incentive built up area		2726.80			
23 Proposed built up area for F.P.No. 606 and 607 as per Regn 33(12) PAP 18 nos. (16 x 27.82+1.2)		568.75			
24 50% incentive area on rehabilitation of PAP		2740.30			
25 TOTAL PERMISSIBLE BUILT-UP AREA		2726.80			
26 PERMISSIBLE FUNGIBLE (as per Regn 31(2) of DCPR 19(204))					
27 (a)	REHAB	PAP	MHADA	SALE	TOTAL
28 Permissible Built-up Area	323.37	568.75	174.69	1658.99	2726.80
29 Permissible Fungible Built-up Area	113.18	198.06	61.14	500.65	954.03
30 Proposed Fungible Built-up Area	113.18	198.01	61.14	403.57	775.90
31 Excess Fungible Built-up Area	29.28	133.90	16.79	0.00	179.97
32 Deficit / Balance Fungible Built-up Area	0.00	3.05	0.00	0.77	3.83
33 GROSS PROPOSED BUILT-UP AREA B + 11 (C)					3676.00

CATEGORY	DESCRIPTION	SQ.MT
1	5.53 X 8.86	48.82
2	2.45 X 1.37	3.36
3	3.52 X 3.31	11.66
4	4.40 X 0.95	4.18
5	1.96 X 0.15	0.30
6	2.80 X 2.75	7.70
7	3.25 X 1.80 X 2	11.70
8	0.15 X 0.15 X 2	0.45
9	0.99 X 2.07	2.05
10	3.88 X 2.52 X 1	9.78
11	1.00 X 0.10	0.10
TOTAL		99.49



PROFORMA B			
CONTENTS OF SHEET			
GROUND FLOOR PLAN, PARKING STATEMENT, TABLE I, SURVEY LOCATION PLAN, BLOCK PLAN, PLOT AREA CALCULATIONS, FITNESS CENTRE CALCULATION, BASEMENT LEVEL PLAN, ETC.			
DESCRIPTION OF PROPOSAL & PROPERTY			
PROPOSED REDEVELOPMENT OF PROPERTY BEARING F.P. NO. 606 & 607, T.P.S. 33 OF MAHARASHTRA DIVISION ESTABLISHED AT 2ND LAY (KARNATAKA CROSS ROAD, MAHARASHTRA), MUMBAI - 400 016.			
NAME OF OWNER	SIGNATURE OF OWNER		
SURAJ ESTATE DEVELOPERS PVT. LTD. C.A. TO OWNER	Rajan Meenathakornil Thomas		
SIGNATURE OF ARCHITECT			
Ajit Pandharinath Redkar			
NAME & ADDRESS OF ARCHITECT			
A.R. AJIT P. REDKAR, REDKAR & REDKAR ARCHITECTS & PLANNERS, 15, B WING, 3RD FL., MAHIM MATA BLDG., MARINAGAR COLONY, MAHIM (W.), MUMBAI - 400 016.			
CERTIFICATE FOR AREA			
THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE AND THAT THE DIMENSIONS OF SECTORS, ETC. OF THE PLOT ARE AS STATED ON THE PLAN ARE AS MEASURED BY ME AND THE AREA SO WORKED OUT IS 681.45 SQ.MT. AND THE TALLIES WITH THE AREA ARE STATED IN DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.			
NORTH	DRG.NO.	DATE	DRN.BY
1	1	05.09.2021	DARSHANA
PATH: D:\DARSHANA\SURAJ ESTATE\BMC\FINAL DWG 19.07.2021			