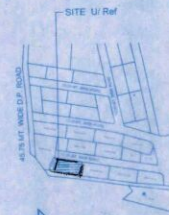


PLOT AREA CALCULATION

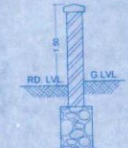
PLOT AREA CALCULATION				
1	25.47	X	12.03	X 0.50 = 153.20 SQ. MT.
2	25.47	X	3.12	X 0.50 = 39.73 SQ. MT.
3	23.32	X	3.91	X 0.50 = 46.27 SQ. MT.
4	22.70	X	3.88	X 0.50 = 43.69 SQ. MT.
5	21.46	X	6.19	X 0.50 = 66.42 SQ. MT.
6	27.56	X	13.09	X 0.50 = 180.38 SQ. MT.
7	31.96	X	5.98	X 0.50 = 95.56 SQ. MT.
8	20.40	X	10.12	X 0.50 = 103.22 SQ. MT.
9	12.79	X	0.50	X 0.50 = 3.21 SQ. MT.
10	12.79	X	5.88	X 0.50 = 37.60 SQ. MT.
11	10.99	X	5.61	X 0.50 = 30.63 SQ. MT.
12	14.30	X	4.55	X 0.50 = 32.53 SQ. MT.
(A)	Total = 797.65 SQ. MT.			
ACCESS ROAD AREA CALCULATION				
1	7.96	X	4.60	X 0.50 = 18.30 SQ. MT.
2	7.96	X	4.35	X 0.50 = 17.31 SQ. MT.
3	6.52	X	3.18	X 0.50 = 10.37 SQ. MT.
4	6.79	X	0.74	X 0.50 = 2.51 SQ. MT.
5	7.10	X	5.36	X 0.50 = 18.67 SQ. MT.
6	10.51	X	3.81	X 0.50 = 20.01 SQ. MT.
7	10.51	X	0.15	X 0.50 = 0.79 SQ. MT.
8	10.31	X	0.33	X 0.50 = 1.70 SQ. MT.
9	10.31	X	5.17	X 0.50 = 26.64 SQ. MT.
10	9.97	X	1.35	X 0.50 = 6.73 SQ. MT.
(B)	Total = 123.03 SQ. MT.			
Total Area of Plot (A + B)				= 920.68 SQ. MT.



BLOCK PLAN



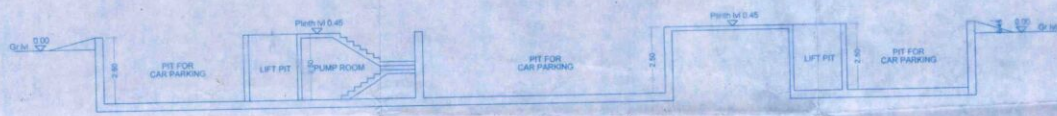
LOCATION PLAN



SECTION THRU COMPOUND WALL

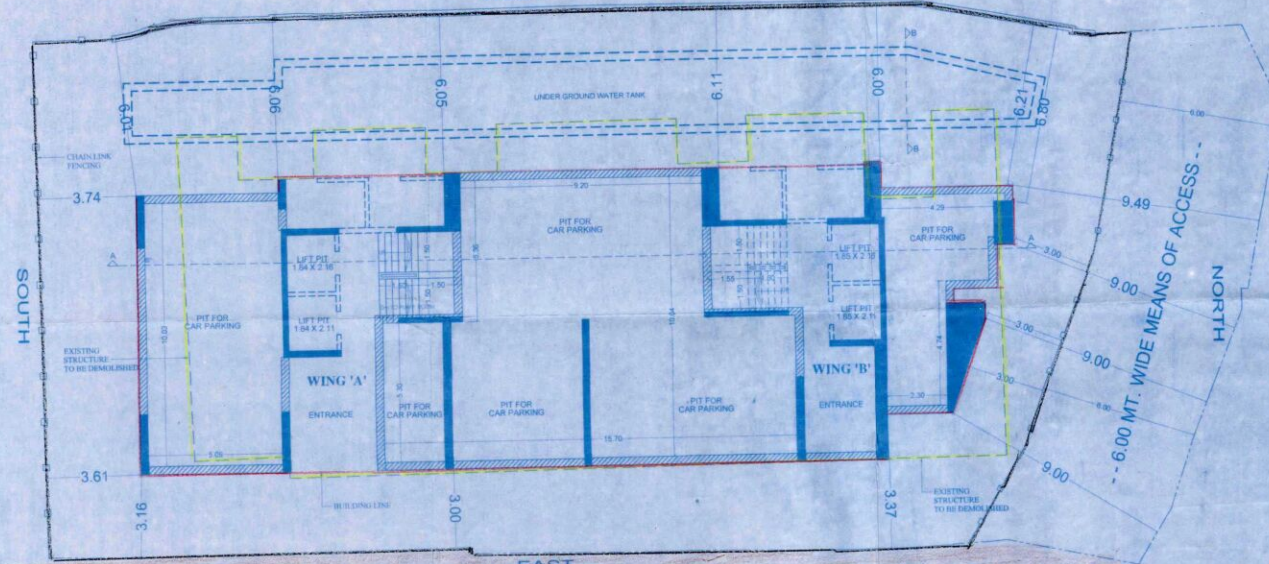


SECTION B-B



SECTION A-A

-- NALLA --
WEST



EAST
-- 12.20 MT. WIDE LAYOUT ROAD --

STILT FLOOR PLAN

PROFARMA - A		
A	Area Statement	Sq.mt.
1	a	Area of the plot as per MHADA Demarcation
	b	Area of the plot as per Approved Layout
	c	Area of the plot as per Triangulation Calculation
	d	Least area consider for FSI
2	a	Deduction for Means Of Access
	b	Proposed Road
	c	Any Reservation (sub-plot _____)
	d	% Amenity space as per DCR 56/57 (sub-plot _____)
	e	other
	Total (2 (a+b+c+d+e))	
3	Balance area of plot (1 - 2)	
4	Deduction for 15% Recreational Ground / 10% Amenity space (if deductible for Industrial)	
5	Net area of plot	
	Additions for Floor Space Index	
	2 (a) / 2 (b) 100% of D.P. road / Set Back / Access road for FSI purpose only	
7	Total Area (5 + 6)	
8	Floor Space Index Permissible	
9	Permissible BUA	
	a	Residential
	b	Commercial
	c	Additional BUA
	Total BUA Permissible (9a+9b+9c)	
10	Proposed BUA	
11	Floor Space Index consumed	
B Details of FSI availed as per DCPR 31 (3)		Sq.mt.
	Fungible BUA component proposed vide DCPR 31 (3)	
1	Fungible BUA permissible	
2	Fungible BUA proposed	
	Total fungible BUA proposed now	
	i	Total Gross Permissible BUA (10 + B1)
	ii	Total proposed BUA (10 + B2)
C	Tenement Statements	
	i	Proposed area
	ii	Less deduction of Non-residential area (Shop etc.)
	iii	Area available for tenements [(i) minus (ii)]
	iv	Tenements permissible [Density of tenements/hectare]
	v	Tenements proposed for sale
	vi	Tenements existing
	Total Tenements on the Plot	
D	Parking Statement	
	Parking required by Regulations for	
	i	Required car parking
	ii	Proposed car parking
	iv	Total parking provided

FORM II (PROFORMA B)
CONTENTS OF SHEETS
STILT FLOOR, BLOCK & LOCATION PLAN, NET PLOT AREA CALCULATION, SECTIONS

Approved subject to conditions mentioned in this
MHADA-61362/2p17
22 AUG 2018
22 AUG 2018
22 AUG 2018

NOTE:
1. ALL DIMENSIONS ARE IN METRE.
2. SCALE: 1:100
3. FLOOR PLAN: 1:100
4. LOCATION PLAN: 1:1000
5. THE PLANS ARE PREPARED AS PER PROVISION OF DCR 56/57 AND AS PER THE PREVAL AND REGULATION AND CIRCULAR ISSUED BY MHADA FROM TIME TO TIME.
6. THE DIMENSIONS ARE AS PER THE PLANS.
7. THE DIMENSIONS ARE AS PER THE PLANS.

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 947.85 SQ. MT. (NINE HUNDRED FORTY SEVEN POINT EIGHT FIVE ONLY), AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/RECORDS.

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED REDEVELOPMENT OF EXISTING BLDG. NO 101 ON PLOT BEARING C.T.S. NO 184/90, S.NO. 236-A OF VILLAGE GHATKOPER AT PANTNAGAR, GHATKOPER (EAST), MUMBAI - 400075.

SIGN & NAME OF OWNER
SHRI. MAHESH L. VERAT PARTNER OF M/S. GURUKRUPA REALCON BUILDERS & DEVELOPERS C.A. TO 'PANTNAGAR SETHU C.H.S. LTD.

SIGNATURE
J.L. RANOD
CONSULTANTS COMBINE
TECHNICAL CONSULTANTS
OFFICE BLDG NO 101, OPP BLDG NO 50, PANTNAGAR, GHATKOPER (EAST) MUMBAI-400075, TEL: 022-26110714/15