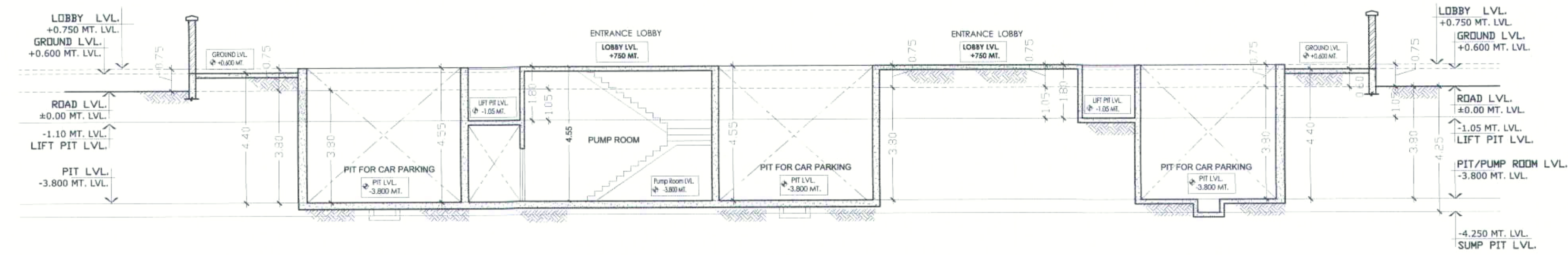
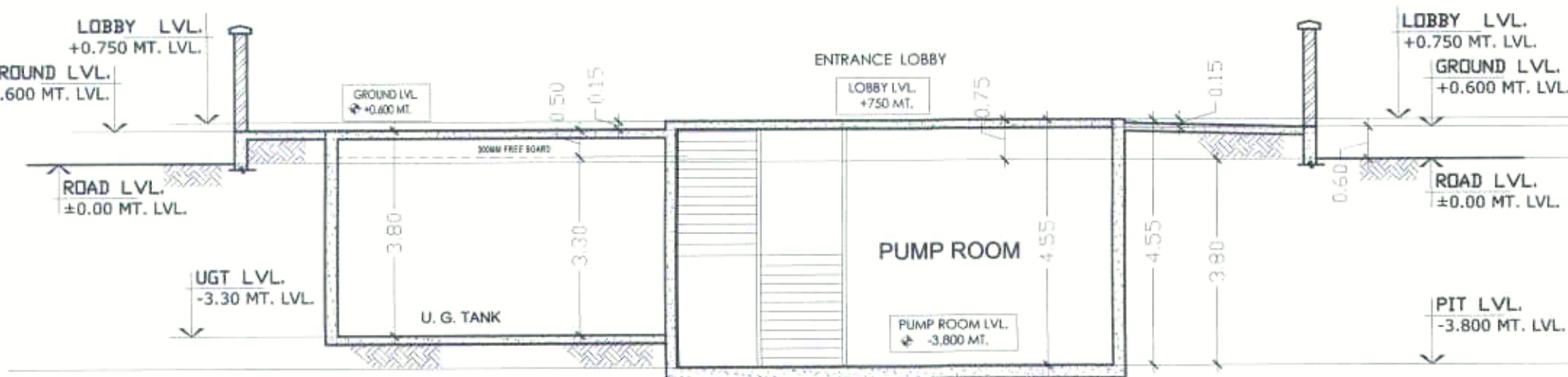
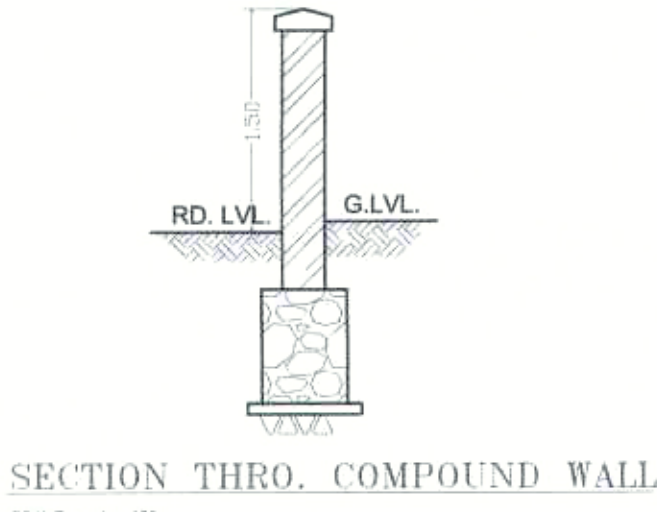


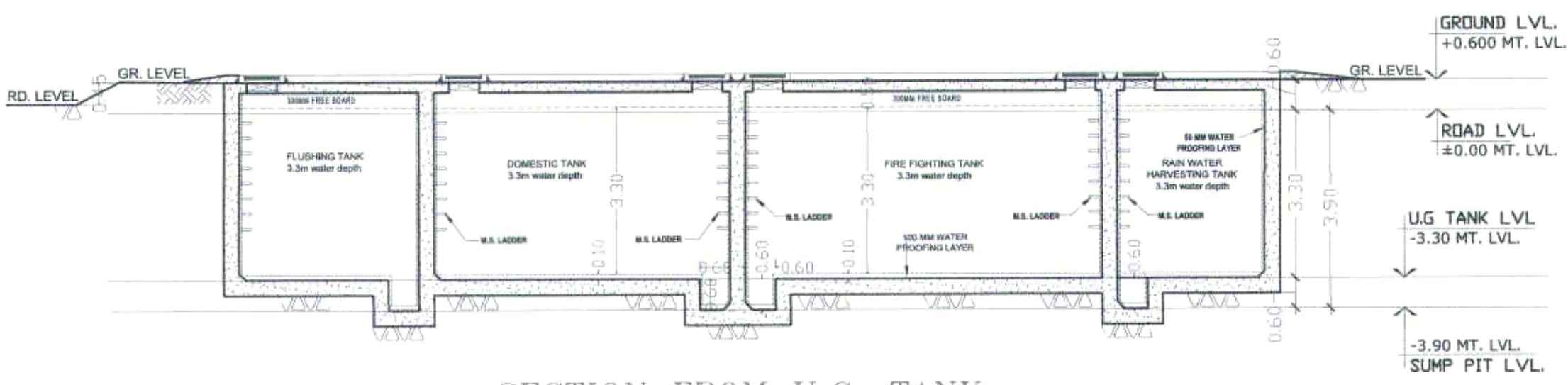
Approved subject to conditions mentioned in the
Office Letter No. 4476 / Planning Cell/GM/MHADA
06 JUL 2020
Ex. Engr. Bldg. Permission Cell/City Engineer Mumbai
Maharashtra Housing & Area Development Authority



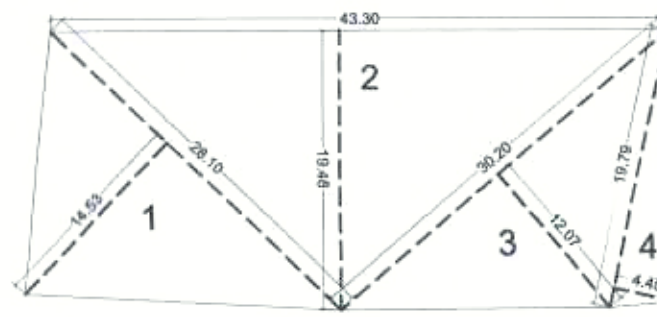
SECTION AT A-A'
SCALE 1 : 100



SECTION AT B-B'
SCALE 1 : 100

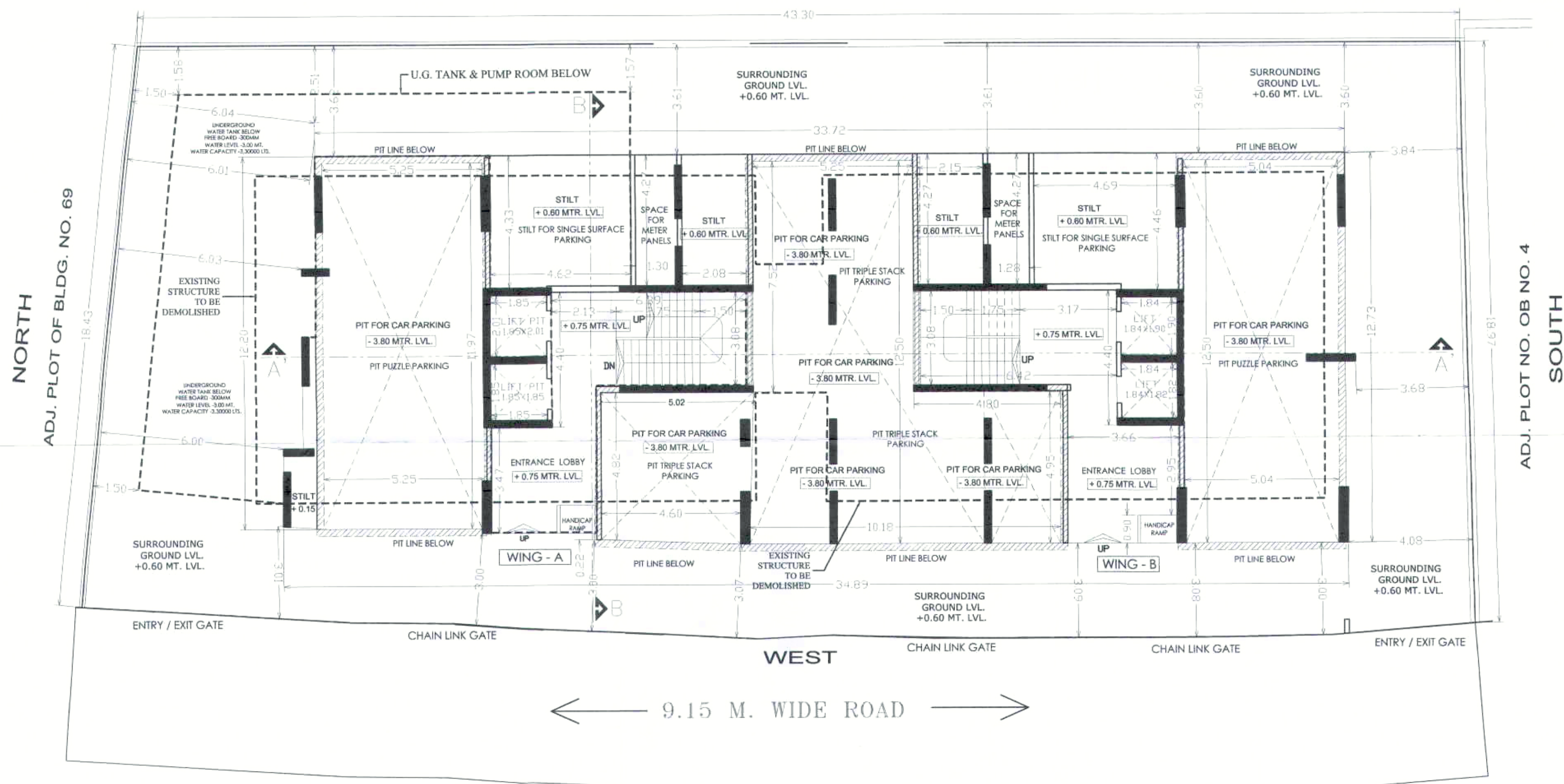


SECTION FROM U.G. TANK
SCALE 1 : 100



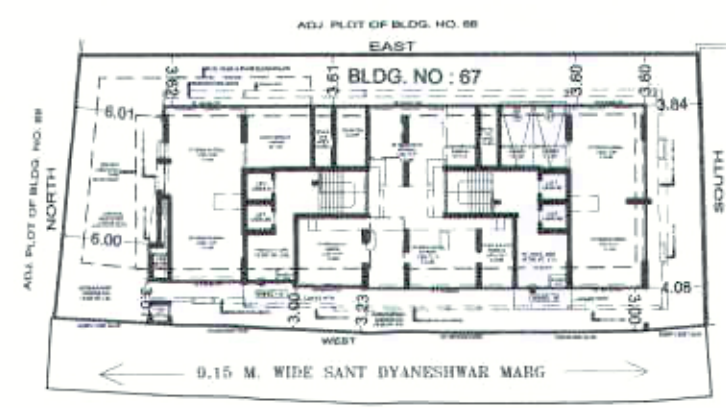
PLOT AREA DIAGRAM
SCALE 1 : 500

EAST
ADJ. PLOT OF BLDG. NO. 66

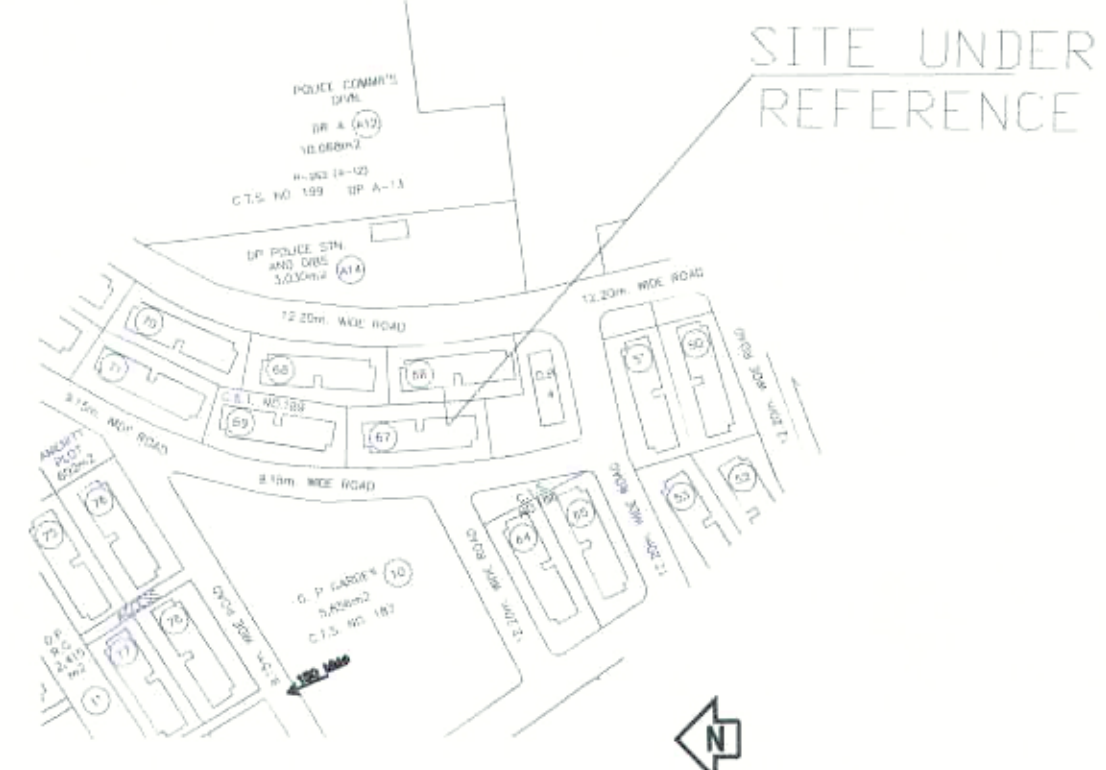


GROUND FLOOR PLAN FOR WING A & B
SCALE 1 : 100

NET PLOT AREA CALCULATION						
1	28.10	X	14.53	X	0.50	= 204.15 SQ. MT.
2	43.30	X	19.48	X	0.50	= 421.74 SQ. MT.
3	30.20	X	12.07	X	0.50	= 182.26 SQ. MT.
4	19.79	X	4.45	X	0.50	= 44.03 SQ. MT.
Total						= 852.18 SQ. MT.



BLOCK PLAN
SCALE 1 : 500



LOCATION PLAN
SCALE 1 : 4000

PROFORMA - A		
A	Area Statement	Sq.mt.
1 a	Area of the plot as per MHADA Demarcation	852.18
b	Area of the plot as per Approved Layout (733.60 + 117.21)	850.81
c	Area of the plot as per Triangulation Calculation	852.18
d	Least area consider for FSI	850.81
2	Deduction for	
a	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)	850.81
4	Deduction for 15% Recreational Ground / 10% Amenity space (if deductible for Industrial)	0.00
5	Net area of plot	850.81
6	Additions for Floor Sapce Index	
7	2 (a) / 2 (b) 100% of D.P. road / Set Back / Access road for FSI purpose only	
7	Total Area (5 + 6)	850.81
8	Floor Space Index Permissible	1.00
9	Permissible BUA	850.81
a	Additional BUA as per MHADA Offer Letter	0.00
b	Total BUA Permissible (9+9a)	850.81
c	Additional BUA required	0.00
Total BUA Proposed (9b+9c)		0.00
10	Proposed BUA	
	Residential	0.00
	Commercial	0.00
11	Floor Space Index consumed	0.00
B	Details of Fsi availed as par DCPR 31 (3)	Sq.mt.
1	Fungible BUA component proposed vide DCPR 31 (3)	
2	Fungible BUA permissible	0.00
3	Fungible BUA proposed	0.00
Total fungible BUA proposed now		0.00
i	Total Gross Permissible BUA (10 + B1)	0.00
ii	Total proposed BUA (10 + B2)	0.00
C	Tenement Statements	
i	Proposed area	0.00
ii	Less deduction of Non-residential area (Shop etc.)	0
iii	Area available for tenements [(i) minus (ii).]	0.00
iv	Tenements permissible (Density of tenements/hectare)	
v	Tenements proposed for sale	0
vi	Tenements existing	0
Total Tenements on the Plot		0
D	Parking Statement	
i	Parking required by Regulations for	
ii	Required car parking	0
iii	Proposed car parking	
iv	Total parking provided (40 BIG + 18 SMALL)	0

STAMP OF APPROVAL
DRAFT PLAN APPROVAL

S.E.B.P. Cell(E.S.) Dy.E.B.P. Cell(E.S.) E.E.B.P. Cell G.M.
MHADA MHADA MHADA

FORM II (PROFORMA B)
CONTENTS OF SHEETS
STILT FLOOR PLAN, BLOCK & LOCATION PLAN, NET PLOT AREA CALCULATION, 1ST TO 8TH FLOOR PLAN WITH BUA DIAGRAM AND CALCULATION
NOTE:
1. ALL DIMENSIONS ARE IN METRES.
2. SCALE USE
a) FLOOR PLAN 1:100
b) BLOCK PLAN 1:500
c) LOCATION PLAN 1:4000
3) THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME.
4) GUIDELINES ISSUED IN EODB FOLLOWED.
5) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

CERTIFICATE OF AREA
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE 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 850.81 SQ. MT. (EIGHT HUNDRED FIFTY EIGHT ONE ONLY.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/M.H.A.D.A. RECORDS.

J.L. RATHOD, ARCHITECTS
CA849/8111
DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED REDEVELOPMENT OF EXISTING BLDG. NO 67 ON PLOT BEARING C.T.S. NO 184(p), S.NO. 236-A OF VILLAGE GHATKOPER AT PANTNAGAR, GHATKOPER (EAST), MUMBAI - 400075.
SIGN & NAME OF QWNER
SHRI. MAHESH L. VERAT PARTNER OF M/S. GURUKRUPA REALCON DEVELOPERS PVT.LTD. C.A. TO *PANTNAGAR SUBHASHI UDAYAN DARSHAN C.H.S. LTD. * (BLDG. NO. 67)
SIGNATURE
J. L. RATHOD
CA849/8111
NAME AND ADDRESS OF ARCHITECT
CONSULTANTS COMBINE
TECHNICAL CONSULTANTS
OFFICE: BLDG. NO. 67, PANTNAGAR, GHATKOPER (EAST), MUMBAI - 400075.
TELEPHONE NO. 022-2474 87.