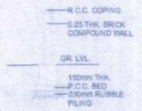
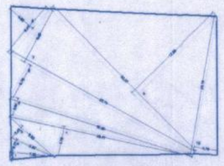
LOCATION PLAN
SCALE- 1:4000

N



SECTION THROUGH COMPOUND WALL
SCALE = 1:100



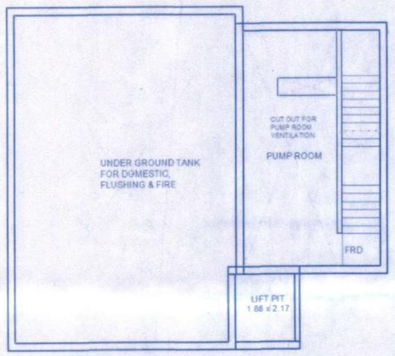
PLOT AREA DIAGRAM
SCALE- 1:500

N

PLOT AREA CALCULATION

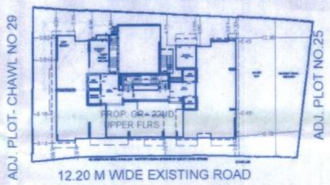
1	1/2	x	7.20	x	1.35	x 1 NO	=	4.86	SQ.MT.
2	1/2	x	7.67	x	2.17	x 1 NO	=	8.33	SQ.MT.
3	1/2	x	9.60	x	2.48	x 1 NO	=	11.90	SQ.MT.
4	1/2	x	29.47	x	4.79	x 1 NO	=	70.58	SQ.MT.
5	1/2	x	30.20	x	2.85	x 1 NO	=	43.03	SQ.MT.
6	1/2	x	32.77	x	5.75	x 1 NO	=	94.21	SQ.MT.
7	1/2	x	32.70	x	9.20	x 1 NO	=	150.42	SQ.MT.
8	1/2	x	9.41	x	4.90	x 1 NO	=	23.05	SQ.MT.
9	1/2	x	32.22	x	17.98	x 1 NO	=	289.65	SQ.MT.
10	1/2	x	22.18	x	3.76	x 1 NO	=	41.69	SQ.MT.
						TOTAL ADDITION	=	737.72	SQ.MT.

SECTION THROUGH U/G TANK
SCALE = 1:100



PLAN & PUMP ROOM LEVEL

ADJ. PLOT- CHAWL NO. 27



12.20 M WIDE EXISTING ROAD

BLOCK PLAN
SCALE- 1:500

N

ADJ. PLOT- CHAWL NO. 27

BUILT-UP AREA STATEMENT

FLOOR	GROSS BUA	ST.LIFT AREA	ELC. DUCT	PROPOSE SOCIETY OFFICE	PROPOSE FITNESS CENTER	PROPOSE REFUGE BUA	BALANCE BUA	EXCESS SOCIETY	EXCESS REFUGE	GROSS BUA INCLUDING FUNGIBLE	FUNGIBLE AREA	NET BUILTUP AREA
GR. FLOOR	—	—	—	—	—	—	—		—	—	—	—
1ST FLOOR	362.80	76.93	2.33	—	61.00	—	222.54	—	—	222.54	57.70	164.84
2ND FLOOR	362.79	76.93	2.33	—	—	—	283.53	—	—	283.53	73.51	210.02
3RD FLOOR	362.79	76.93	2.33	—	—	—	283.53	—	—	283.53	73.51	210.02
4TH FLOOR	362.79	76.93	2.33	—	—	—	283.53	—	—	283.53	73.51	210.02
5TH FLOOR	362.79	76.93	2.33	—	—	—	283.53	—	—	283.53	73.51	210.02
6TH FLOOR	362.79	76.93	2.33	—	—	—	283.53	—	—	283.53	73.51	210.02
7TH FLOOR	362.79	76.93	2.33	—	—	—	283.53	—	—	283.53	73.51	210.02
8TH FLOOR (REFUGE FLOOR)	380.00	76.93	2.33	33.28	—	79.97	187.49	13.28	—	200.77	52.05	148.72
9TH FLOOR	372.40	76.93	2.33	—	—	—	293.14	—	—	293.14	76.00	217.14
10TH FLOOR	372.40	76.93	2.33	—	—	—	293.14	—	—	293.14	76.00	217.14
11TH FLOOR	372.40	76.93	2.33	—	—	—	293.14	—	—	293.14	76.00	217.14
12TH FLOOR	372.40	76.93	2.33	—	—	—	293.14	—	—	293.14	76.00	217.14
13TH FLOOR	372.40	76.93	2.33	—	—	—	293.14	—	—	293.14	76.00	217.14
14TH FLOOR	372.40	76.93	2.33	—	—	—	293.14	—	—	293.14	76.00	217.14
15TH FLOOR (REFUGE FLOOR)	379.93	76.89	2.33	—	—	96.70	204.01	—	—	204.01	52.89	151.12
16TH FLOOR	372.40	76.93	2.33	—	—	—	293.14	—	—	293.14	76.00	217.14
17TH FLOOR	372.40	76.93	2.33	—	—	—	293.14	—	—	293.14	76.00	217.14
18TH FLOOR	372.40	76.93	2.33	—	—	—	293.14	—	—	293.14	76.00	217.14
19FLOOR	394.95	76.89	2.33	—	—	—	315.73	—	—	315.73	81.86	233.87
20TH FLOOR	394.95	76.89	2.33	—	—	—	315.73	—	—	315.73	81.86	233.87
21ST FLOOR	394.95	76.89	2.33	—	—	—	315.73	—	—	315.73	81.86	233.87
22ND FLOOR	394.95	76.89	2.33	—	—	—	315.73	—	—	315.73	79.40	236.33
TOTAL	8230.87	1692.26	51.26	33.28	61.00	176.67	6216.40	13.28	0.00	6229.68	1612.68	4617.00

SCHEDULE OF REQUIRED REFUGE AREA		
A	REFUGE AREA CALCULATION OF 8TH FLR	
1)	8TH FLOOR	= 187.49
2)	9TH TO 14TH FLOOR 293.14 x 6	= 1758.84
	TOTAL	= 1946.33
REQUIRED REFUGE AREA MIN. 1946.33 x 4.00% = 77.85		
REQUIRED REFUGE AREA MAX. 1946.33 x 4.25% = 82.72		
PROVIDED REFUGE AREA		= 79.97
EXCESS REFUGE AREA		= NIL

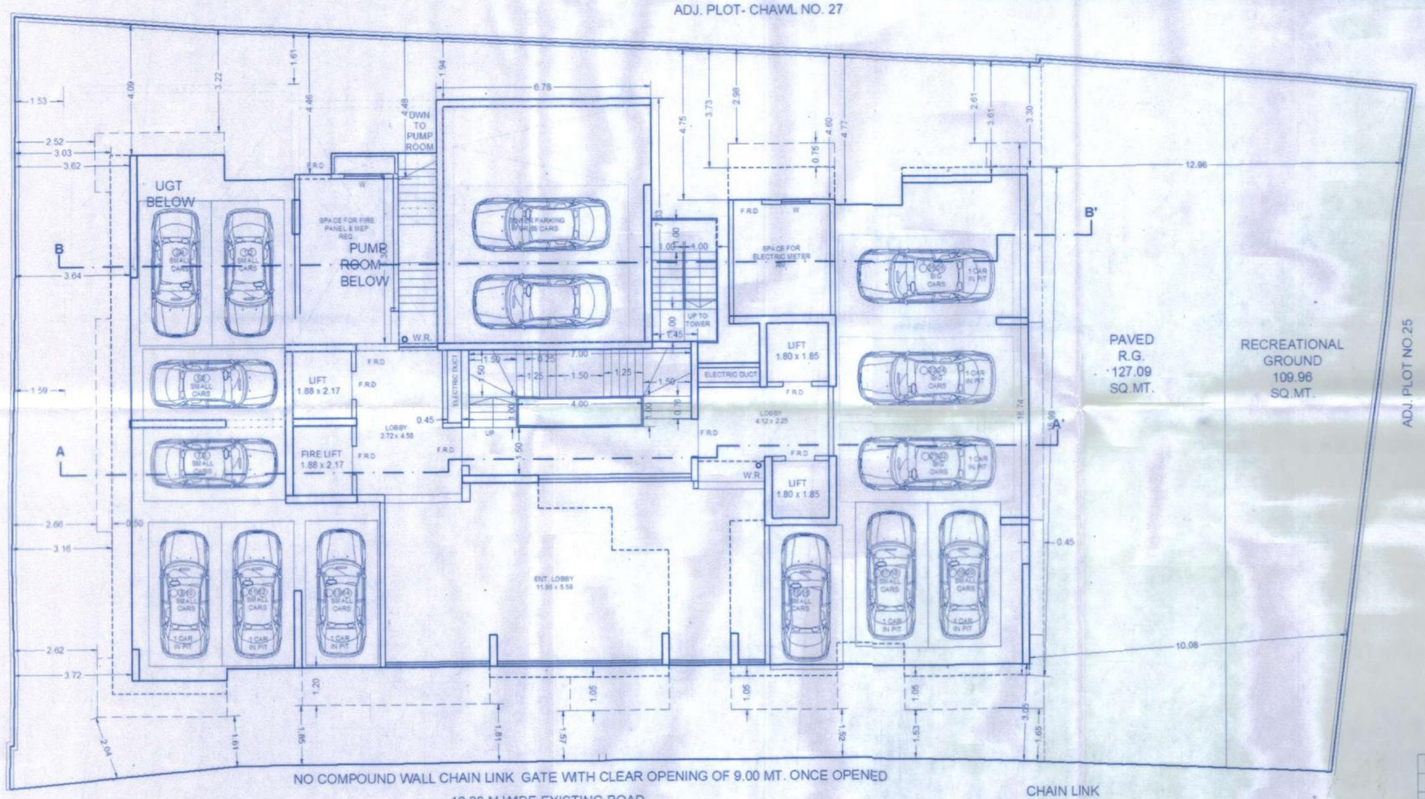
SCHEDULE OF REQUIRED REFUGE AREA		
A	REFUGE AREA CALCULATION OF 15TH FLR	
1)	15TH FLOOR	= 204.01
2)	16TH TO 18TH FLOOR 293.14 x 3	= 879.42
3)	19TH TO 22ND FLOOR 315.73 x 4	= 1262.92
	TOTAL	= 2346.35
REQUIRED REFUGE AREA MIN. 2346.35 x 4.00% = 93.85		
REQUIRED REFUGE AREA MAX. 2346.35 x 4.25% = 99.72		
PROVIDED REFUGE AREA		= 96.70
EXCESS REFUGE AREA		= NIL

PARKING STATEMENT (AS PER DCR - 2034)

		TENAMENT	
1	45 TO 60 SQ. MT.1 PARKING FOR EVERY 4 TENT (REHAB) (PROVIDED 1 PARKING FOR EACH TENT)	1	1
2	60 to 90 SQ. MT. 1 PARKING FOR 2 TENT (REHAB) (PROVIDED 1 PARKING FOR EACH TENT)	7	7
3	UP TO 45 SQ. MT. 1 PARKING FOR EVERY 8 TENT FOR	13	1.63
4	45 to 60 SQ. MT.1 PARKING FOR EVERY 4 TENT (PROVIDED 1 PARKING FOR EACH TENT)	76	76
5	60 to 90 SQ. MT. 1 PARKING FOR 2 TENT	1	1
6	ABOVE 90 SQ. MT. 1 PARKING FOR EACH TENT FOR FLAT		NIL
7	VISITORS 5%		4.33
8	TOTAL PARKING REQUIRED		90.96
9	TOTAL PARKING REQUIRED SAY		91
9	[ADDTIONAL 50% PARKING AS PER 31(1) (VI)] (MAX.45.50)		1
10	TOTAL PARKING REQUIRED SAY		92
11	TOTAL PARKING PROVIDED	98	92

SCHEDULE OF FITNESS CENTER		
1)	PERMISSIBLE 6216.40 x 2%	= 124.33 SQ.MT.
2)	TOTAL PROPOSED FITNESS AREA	= 61.00 SQ.MT.
3)	EXCESS FITNESS AREA	= NIL

SCHEDULE OF SOCIETY OFFICE		
1)	PERMISSIBLE SOCIETY OFFICE	= 20.00 SQ.MT.
2)	TOTAL PROPOSED SOCIETY OFFICE @ 8THFLOOR	= 33.28 SQ.MT.
3)	EXCESS SOCEITY OFFICE AREA	= 13.28 SQ.MT.



NO COMPOUND WALL CHAIN LINK GATE WITH CLEAR OPENING OF 9.00 MT. ONCE OPENED

12.20 M WIDE EXISTING ROAD

CHAIN LINK

STILT FLOOR PLAN

RECREATIONAL GROUND AREA DIAGRAM
SCALE- 1:500

REGREATIONAL GROUND CALCULATION

1	1/2	X	22.27	X	5.79	X 1 NO	=	64.47	SQ.MT.	
2	1/2	X	22.27	X	4.085	X 1 NO	=	45.49	SQ.MT.	
						TOTAL ADDITION	=	109.96	SQ.MT.	X

PAVED R.G. AREA DIAGRAM
SCALE- 1:500

PAVED R.G. CALCULATION

1	1/2	X	23.05	X	5.487	X 1 NO	=	63.24	SQ.MT.	
2	1/2	X	23.05	X	5.54	X 1 NO	=	63.85	SQ.MT.	
						TOTAL ADDITION	=	127.09	SQ.MT.	X

PROFORMA – A

1/7

A		TOTAL
1)	AREA OF PLOT	737.72
	AREA OF PLOT	0.00
2)	DEDUCTIONS FOR	
	(a) ROAD SETBACK AREA (AS PER SURVEY)	
	(b) PROPOSED ROAD	
	(c) ANY RESERVATION (SUB-PLOT)	
	(d) % AMENITY SPACE A Pre DCR 56/57 (SUB-PLOT)	
3)	BALANCE AREA OF PLOT (1 MINUS 2)	737.72
4)	DEDUCTION FOR 15% RECREATIONAL GROUND /10% AMENITY SPACE. (IF DEDUCTIBLE FOR IND)	N.A.
5)	NET AREA OF PLOT (3 MINUS 4)	737.72
6)	ADDITIONS FOR FLOOR SPACE INDEx.	
	2 (b) 100% FOR D.P. ROAD	NIL
	2 (a) 100% FOR SET- BACK	
7)	TOTAL AREA (5 + 6)	737.72
	AREA OF PLOT (AS PER MHADA)	
8)	FLOOR SPACE INDEx PERMISSIBLE	3.00
9)	9 (a) FLOOR SPACE INDEx CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTICTED TO—% OF THE BALANCE AREA VIDE 3 ABOVE ADD. (TENANTS PRORATA = (08 x 300.48 = 2403.84)	2403.84
	ADDITIONS FOR FLOOR SPACE INDEx.	
	9 (b) 0.33 F.S.I. AS Pre DCR 32	
	9 (c) % AS PER DCR 33 (5)	
	9 (d) OTHER	
10)	PERMISSIBLE FLOOR AREA (7 x 8) PLUS 9a ABOVE	4617.00
11)	EXISTING FLOOR AREA	
12)	PROPOSED BUILT UP AREA.	4617.00
13)	EXCESS BALCONY TAKEN IN FLOOR SPACE INDEx	
14A	PURELY RESIDENTIAL BUILT UP AREA	4617.00
14B	REMAINING NON- RESIDENTIAL BUILT UP AREA	
14)	TOTAL BUILT UP PROPOSED. (11+12+13)	4617.00
	(AS PER OLD APPROVED PLAN DT.)	0.00
15)	F.S.I. CONSUMED. ON NET HOLDING = 14/3	6.255
B	DETAILS OF FSI AVILED AS PER DCR 35 (4)	0.00
	(1) FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR RESIDENTIAL	1612.68
	(2) FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR NON-RESIDENTIAL = OR < (1/4B x 0.20)	
	(3) TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35 (4) = (B.1+B.2)	1612.68
	(4) TOTAL GROSS BUILT UP AREA PROPOSED (14+B.3)	6229.68
C	TENEMENT STATEMENT	
	(I) PROPOSED AREA (ITEM A,12 ABOVE)	4617.00
	(II) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	
	(III) AREA AVAILEBLE FOR TENEMENTS [(I) MINUS (II)]	4617.00
	(iv)TENEMENTS PERMISSIBLE(DENSITY OF TENEMENTS/HECT450)	207.67
	(v.) TENEMENTS PROPOSED	98
	(vi) TENEMENTS EXISTING	
	TOTAL TENEMENTS ON PLOT	98
D	PARKING STATEMENT	
	(I) PARKING REQUIRED BY REGULATIONS FOR	AS PER STATEMENT
	CAR	
	SCOOTER / MOTOR CYCLE	
	OUTSIDERS (VISITORS)	
	(II) COVERED GARAGES PERMISSIBLE	
	(III) COVERED GARAGES PROPOSED	
	CAR	AS PER STATEMENT
	SCOOTER / MOTOR CYCLE	
	OUTSIDERS (VISITORS)	
	(IV)TOTAL PARKING PROVIDED	AS PER STATEMENT

PROFORMA – B

CONTENTS OF SHEET :- STILT FLOOR PLAN, SECTION OF U/G TANK,SECTION THROUGH COMPOUND WALL, LOCATION PLAN, BLOCK PLAN,PLOT AREAAREA DIAGRAM& CALCULATION ,BUILT UP AREA STATEMENT , PARKING AREA STATEMNT, REFUGE AREA STATEMENT,

NOTES :- BOUNDRY OF PLOT SHOWN BOUNDED BLACK,PROPOSED BUILDING SHOWN PINK, BUILDING TO BE DIMOLISHED SHOWN YELLOW DOTTED.

DESCRIPTION :- PROPOSED REDEVELOPMENT OF EXISTING PLOT NO 28, UNNAT NAGAR, PROPERTY BEARING C.T.S. NO 57 PT., OF VILLAGE PAHADI GOREGAON (WEST) MUMBAI.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFRENCE HAS SURVEYED BY SURVEYOR 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 —— SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD.

NAME OF DEVELOPER:-

NAME OF OWNER:-

FILE NO. :-
JOB. NO. :-
DRG. NO. :-
DRAWN BY :-
CHK BY :-

N

DATE :- 05-07-2022
SCALE :- 1 : 100

SIGNATURE OF LICENSED ARCHITECT

For MODI REALTY PUREL PVT. LTD.

DIRECTOR

SIGNATURE OF OWNER

DILAB DIKSHIT (ARCHITECT) CA - 1958

NIKHIL DIKSHIT (PARTNER) S / 991 - L.E

317, B-SQUARE , SUBHASH ROAD , ABOVE STATE BANK OF INDIA , VILE PARLE-EAST, MUMBAI 400 057. TEL:- +91 22 26102463/64

STAMP OF APPROVAL

SUB. ENGINEER

ASSISTANCE ENGINEER

EXECUTIVE ENGINEER

Approved subject to conditions mentioned in this office Letter No. Mhada-52/1155/2022
Date 28 JUL 2022

Ex. Eng. Bldg. Permission Cell Greater Mumbai (W.S.)
Maharashtra Housing & Area Development Authority