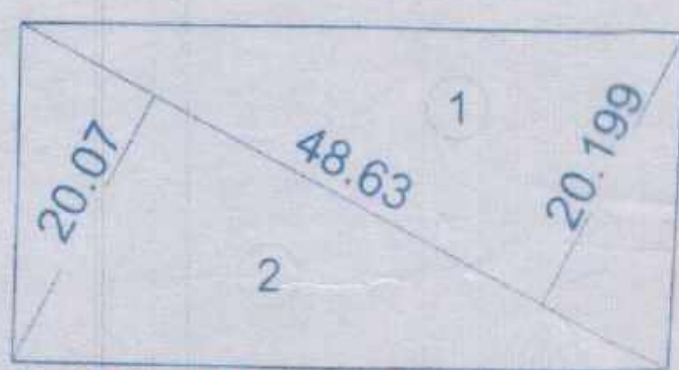




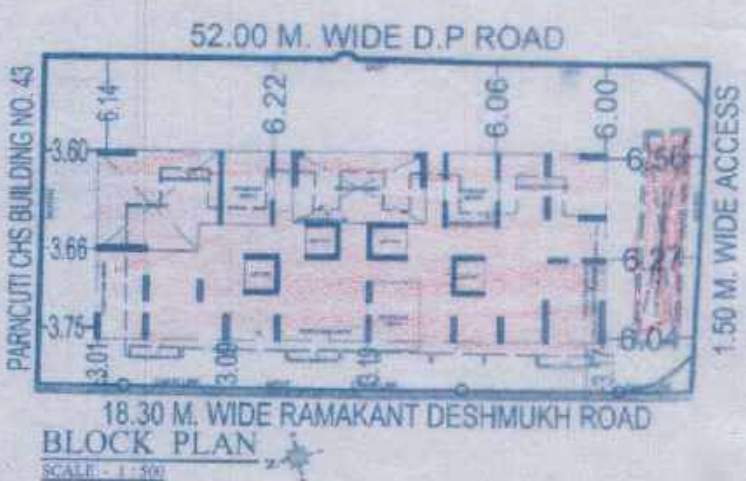
PLOT AREA DIAGRAM
SCALE: 1:500

PLOT AREA CALCULATION

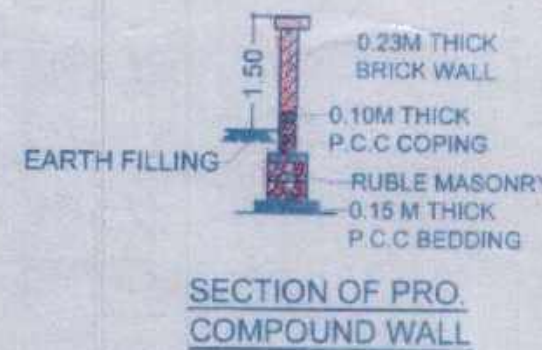
1	0.50 X 48.63 X 20.199	=	491.14	SQ.MT.
2	0.50 X 48.63 X 20.07	=	488.00	SQ.MT.
		=	979.14	SQ.MT. (A)



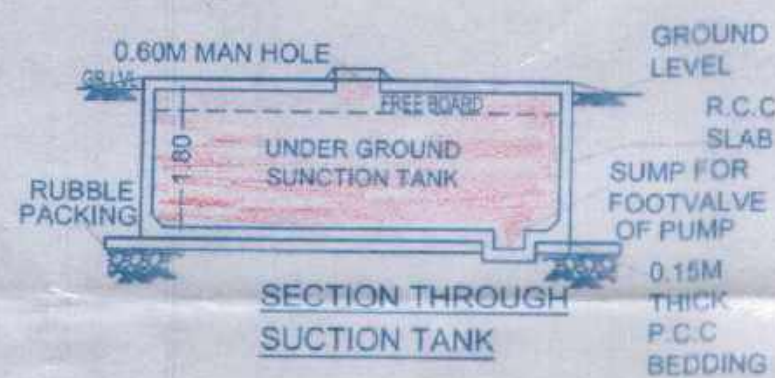
LOCATION PLAN
SCALE: 1:4000



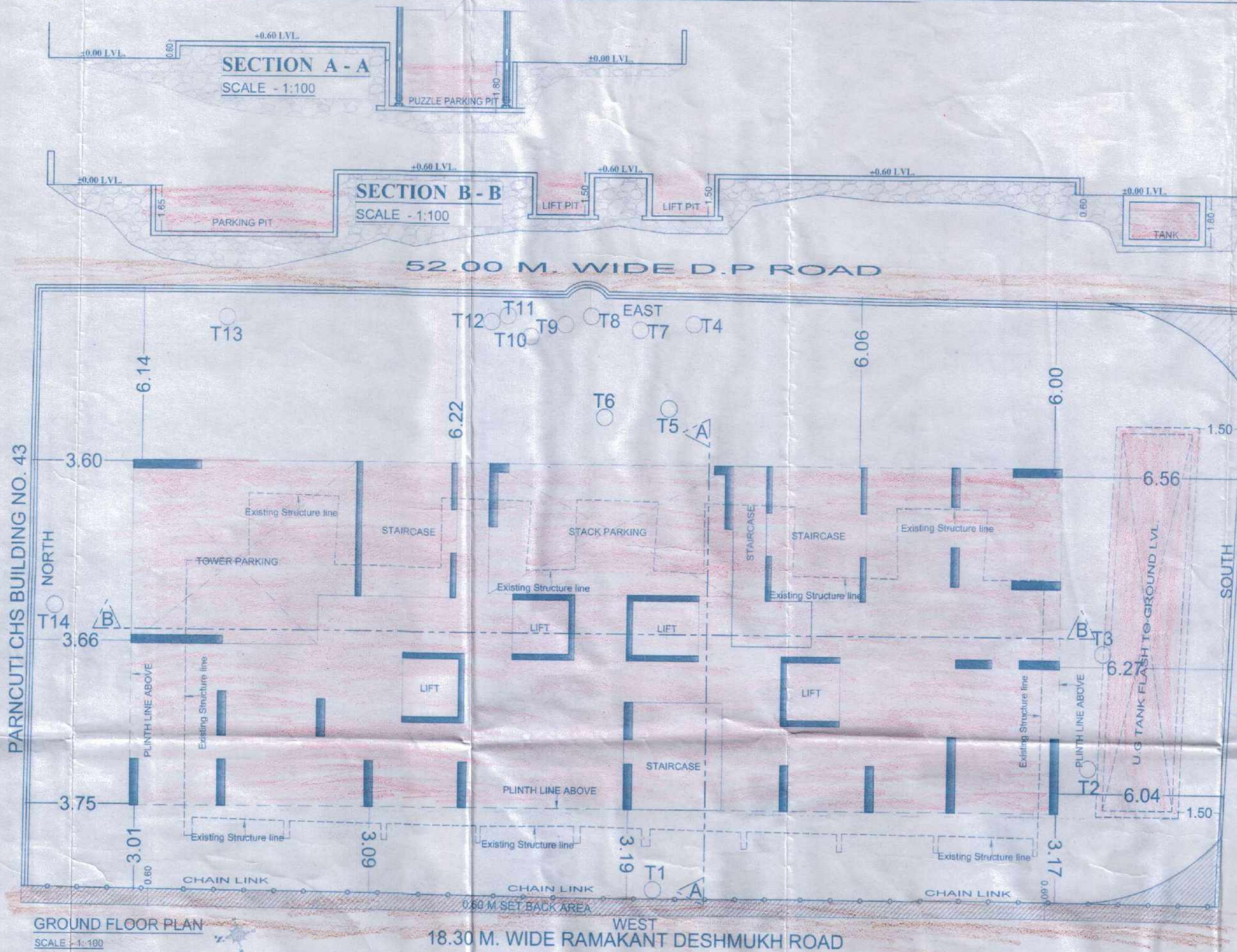
BLOCK PLAN
SCALE: 1:100



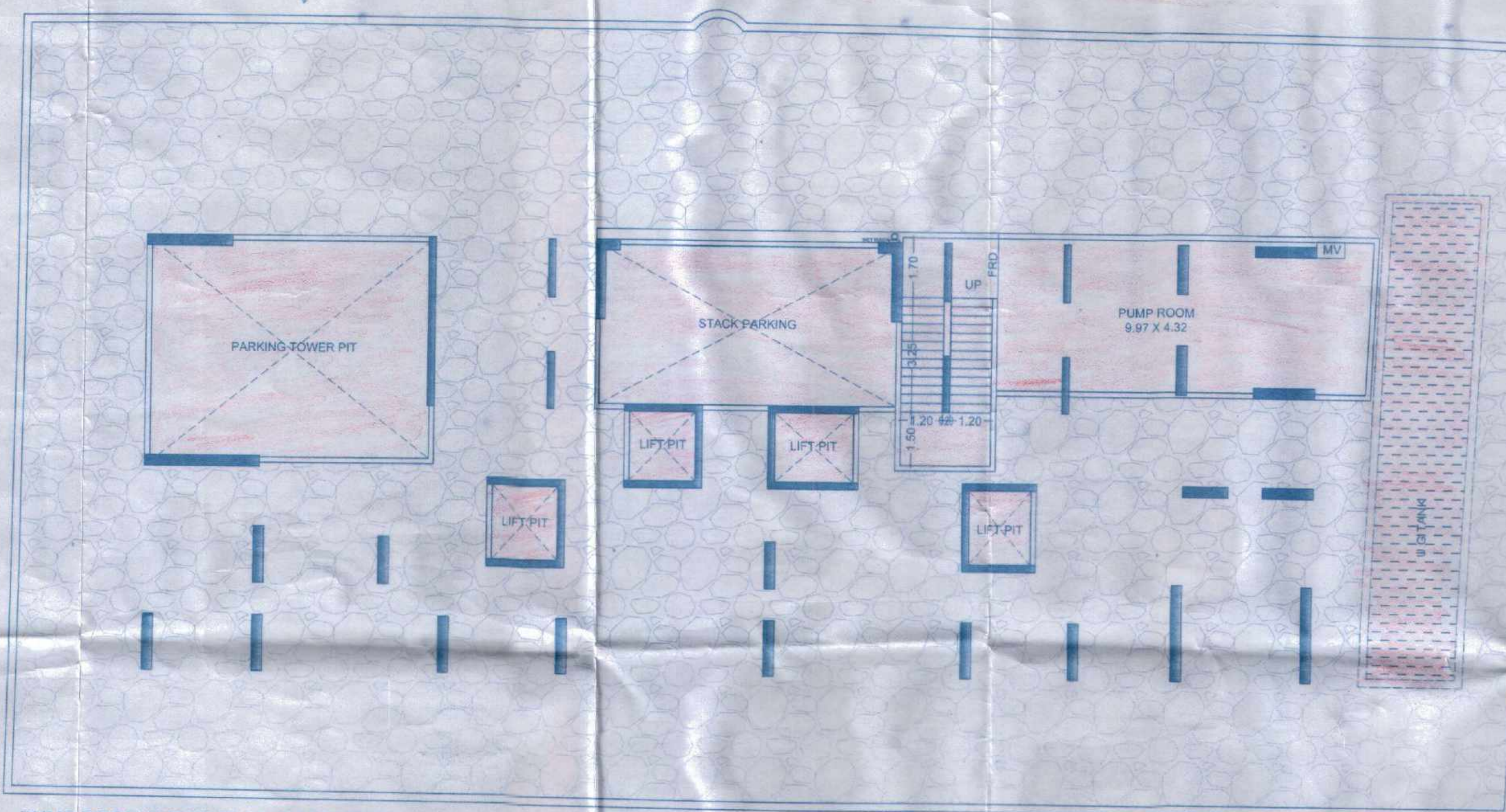
SECTION OF PRO. COMPOUND WALL



SECTION THROUGH SUCTION TANK



GROUND FLOOR PLAN
SCALE: 1:100



PUMP ROOM FLOOR PLAN (BASEMENT)
SCALE: 1:100

BUILT-UP AREA STATEMENT: - GROUND FLOOR

1	33.71 X 13.00	=	438.23	SQ.MT.
		=	438.23	SQ.MT. (A)

SET BACK AREA CALCULATION

1	0.50 X 43.29 X 0.60	=	12.99	SQ.MT.
2	0.50 X 43.29 X 0.60	=	12.99	SQ.MT.
		=	25.98	SQ.MT. (A)

PLINTH LINE DIAGRAM
SCALE: 1:100

ROAD SET BACK DIAGRAM
SCALE: 1:100

PROFORMA -- A		
1)	AREA OF PLOT	979.14
2)	DEDUCTIONS FOR	NIL
(a)	ROAD SETBACK AREA	25.98
(b)	PROPOSED ROAD	NIL
(c)	ANY RESERVATION (SCHEME R.O.)	NIL
(d)	% AMENITY SPACE A Per DCR 56/57 (SUB-PLAT)	NIL
3)	BALANCE AREA OF PLOT (1) MINUS 2)	953.16
4)	DEDUCTION FOR 15% RECREATIONAL GROUND / 10% AMENITY SPACE (IF DEDUCTIBLE FOR R.O. (SCHEME R.O.))	N.A.
5)	NET AREA OF PLOT (AS PER MHADA OFFER LETTER)	979.14
6)	ADDITIONS FOR FLOOR SPACE INDEX	NIL
2 (a)	100% FOR D.P. ROAD	NIL
2 (b)	100% FOR SET-BACK	NIL
7)	TOTAL AREA (5 + 6)	979.14
8)	FLOOR SPACE INDEX PERMISSIBLE	0.00
9)	PERMISSIBLE BUA	0.00
10)	10% FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 10% OF THE BALANCE AREA VIDE 3 ABOVE)	NIL
ADDITIONS FOR FLOOR SPACE INDEX		NIL
10 (a)	0.33 F.S.I. AS Per DCR 32	NIL
10 (c)	AS PER DCR 33 (SHRIMP-RATA SHARE)	0.00
10 (d)	V.P. QUOTA	NIL
11)	PERMISSIBLE FLOOR AREA (9+10(c))	0.00
12)	EXISTING FLOOR AREA	NIL
13)	PROPOSED BUILT UP AREA	0.00
14)	F.S.I. CONSUMED, ON NET HOLDING = 13/3	0.00
B DETAILS OF FSI AVAILED AS PER DCR 33(5)		
1)	PERMISSIBLE PURELY RESIDENTIAL BUILT-UP AREA (BALANCE B.U.A. NOW PROPOSE)	0.00
2)	PERMISSIBLE REMAINING NON RESIDENTIAL BUILT-UP AREA (BALANCE B.U.A. NOW PROPOSE)	0.00
3)	PROPOSED PURELY RESIDENTIAL BUILT-UP AREA (BALANCE B.U.A. NOW PROPOSE)	0.00
4)	PROPOSED REMAINING NON RESIDENTIAL BUILT-UP AREA (BALANCE B.U.A. NOW PROPOSE)	0.00
C DETAILS OF F.S.I. AVAILED AS PER DCR 31(3)		
1)	COMPENSATORY FUNGIBLE BUILT-UP AREA COMPONENT PERMISSIBLE VIDE DCR 31(3) FOR PURELY RESIDENTIAL (B1 x 33%)	0.00
2)	COMPENSATORY FUNGIBLE BUILT-UP AREA COMPONENT PERMISSIBLE VIDE DCR 31(3) FOR NON-RESIDENTIAL (B4 x 35%)	0.00
3)	TOTAL PERMISSIBLE FUNGIBLE BUILT-UP AREA VIDE DCR 31(3) (C1 + C2)	0.00
4)	FUNGIBLE B. U. A. PROPOSED FOR PURELY RESIDENTIAL	0.00
5)	FUNGIBLE B. U. A. PROPOSED FOR NON-RESIDENTIAL	0.00
6)	TOTAL FUNGIBLE B. U. A. PROPOSED (C4 + C5)	0.00
7)	TOTAL GROSS B. U. A. PERMISSIBLE (B1+B2+C3)	0.00
8)	TOTAL GROSS BUILT UP AREA PROPOSED (B3+B4+C6)	0.00
9)	BALANCE AREA (C7-C8)	0.00
D TENEMENT STATEMENT		
(i)	PROPOSED AREA	0.00
(ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	0.00
(iii)	AREA AVAILABLE FOR TENEMENTS (ii) MINUS (ii)	0.00
(iv)	TENEMENTS PERMISSIBLE DENSITY OF TENEMENTS (NEC/450)	0.00
(v)	TENEMENTS PROVIDED (REAR 32 + SALE 12)	0.00
(vi)	8 SHOP + 11 OFFICE	0.00
(vii)	TENEMENTS EXISTING	0.00
(viii)	RESIDENTIAL 32 NOS	0.00
	TOTAL TENEMENTS ON PLOT	0.00
E PARKING STATEMENT		
(i)	PARKING REQUIRED BY REGULATIONS FOR	0.00
CAR		
SCOOTER / MOTOR CYCLE		
OUTSIDERS (VISITORS)		
(ii)	COVERED GARAGES PERMISSIBLE	
(iii)	COVERED GARAGES PROPOSED	
SCOOTER / MOTOR CYCLE		
OUTSIDERS (VISITORS)		
	TOTAL PARKING PROVIDED	0.00
(i)	SPACE FOR TRANSPORT VEHICLES	
	PARKING REQUIRED BY REGULATIONS	

NOTE:

- ALL DIMENSIONS ARE IN METERS
- SALE USE
- FLOOR PLAN = 1:100
- BLOCK PLAN = 1:500
- LOCATION PLAN = 1:4000
- THE PLANS ARE PROPOSED AS PER PROVISION OF DCR 2024 AND AS PER THE PROVIDING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME.
- GUIDELINES ISSUED IN EODB FOLLOW.
- THE ARITHMETIC CALCULATION CHECK BY ME AND FOUND CORRECT.

PROFORMA 'B'

CONTENTS OF SHEET:

GROUND FLOOR PLAN
PLOT AREA DIAGRAM
BLOCK PLAN & LOCATION PLAN
SECTION A-A & B-B

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO. 42, KNOWN AS TAGORE NAGAR HERAMB CHHAYA CO. OP. HOS. SOCIETY (LTD), UNDER L.I.G. BEARING C.T.S. NO. 347(P.T), S. NO. 111(P.T), AT VILLAGE TAGORNAGAR, VIKROLI (EAST), MUMBAI - 400 083.

NAME, ADDRESS OF THE OWNER AND SIGNATURE



SHUBH VASTU LISPSPACE LLP.

NAME, ADDRESS OF DEVELOPER
SHUBH VASTU LISPSPACE LLP.
S - 13, HAZARIBAGH CHSL, STATION ROAD,
VIKROLI (W), MUMBAI - 400 083.

REVISION	DATE	SCALE	DRN BY	CHK BY
		1:100	HARISH	

STAMP AND DATE OF APPROVAL OF PLANS

This cancels Approval to the previous Plans Sanctioned under no. 1924-A-00-81117/2022 dated 22/05/2022

proved subject to conditions mentioned in this
ice Letter No. Mhada - 8/1117/2022
date 30 AUG 2022
Eng. Bldg. Permission Coll/Greater Mumbai (E.S.)
Sh. Jashra Housing & Area Development Authority

NAME, ADDRESS & SIGNATURE OF ARCHITECT



HEMANT KANKARAIYA
[ARCHITECT] [CA/99/25011]



Deeksha Cityscape
D4/68 S.V.P. NAGAR, LOKHANDWALA
COMPLEX, ANDHERI (WEST), MUMBAI - 400 053