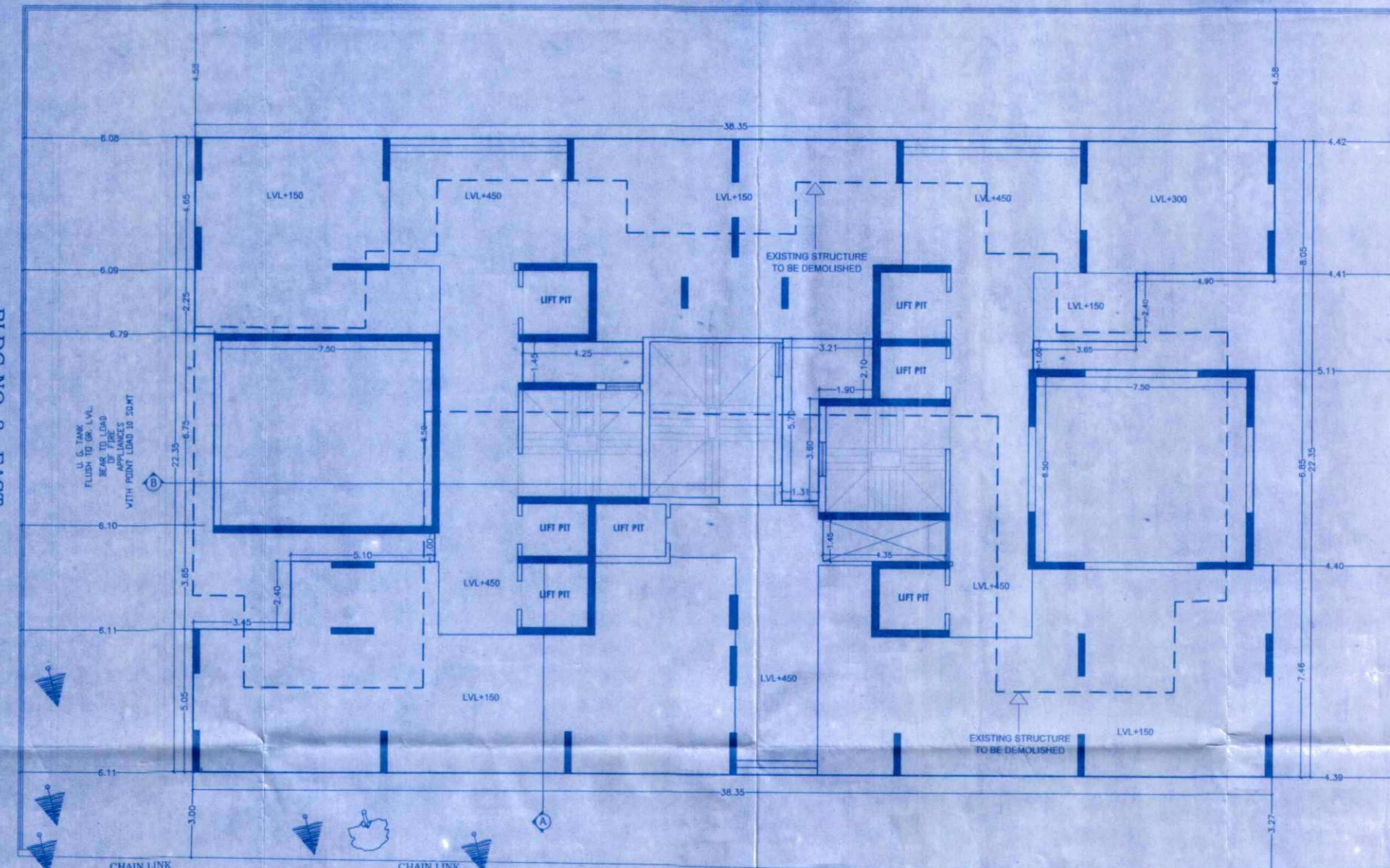


BLDG NO. 11 SOUTH

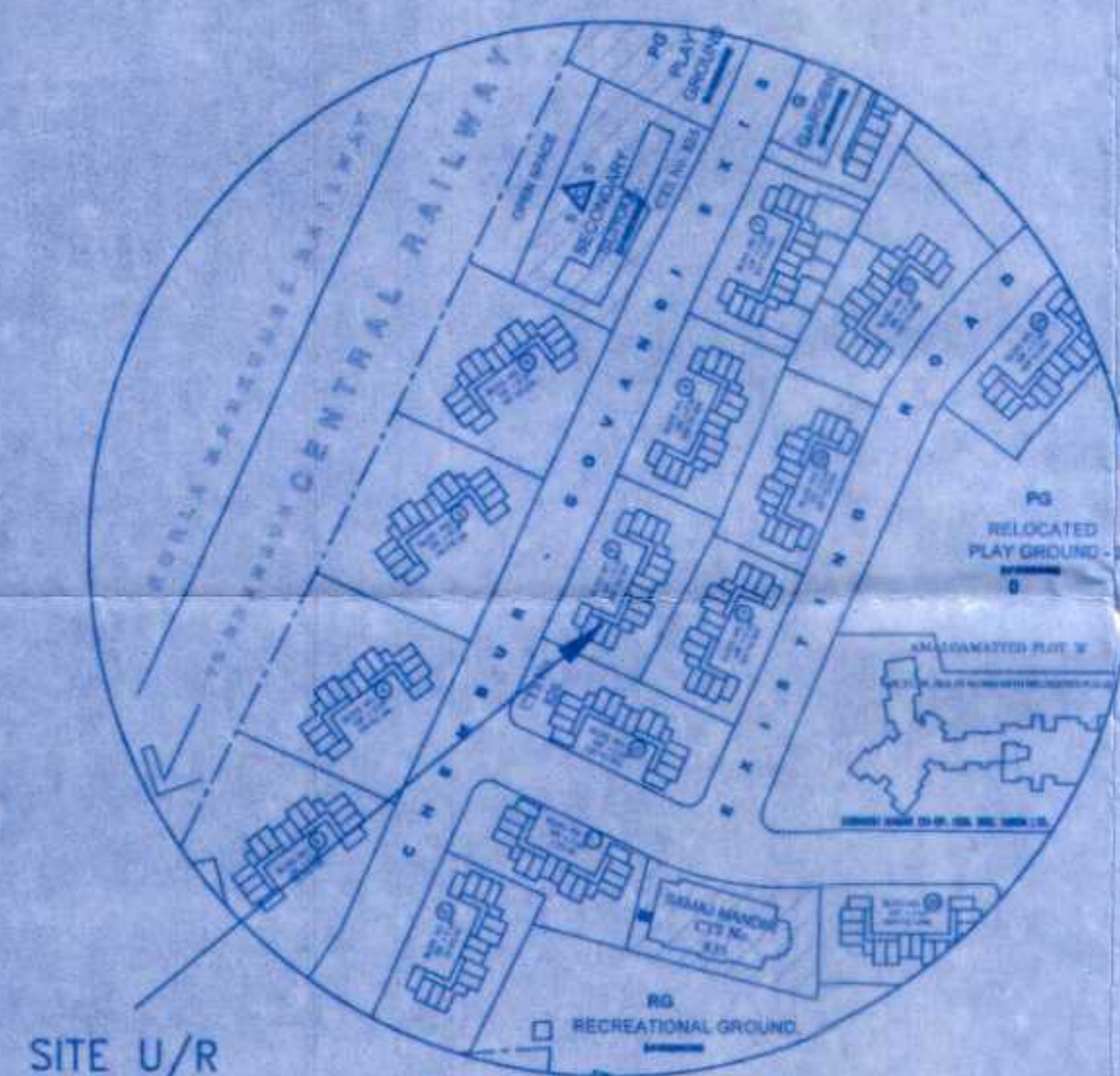
BLDG NO. 8 EAST

BLDG NO. 10 WEST



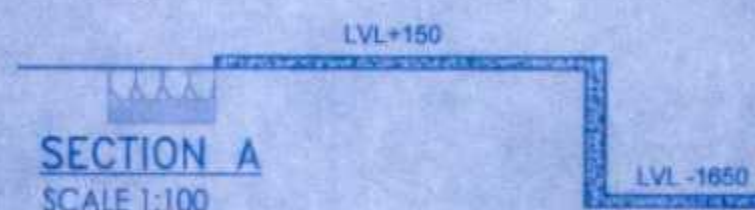
GROUND FLOOR PLAN
SCALE 1:100

18.30m WIDE EXISTING ROAD NORTH

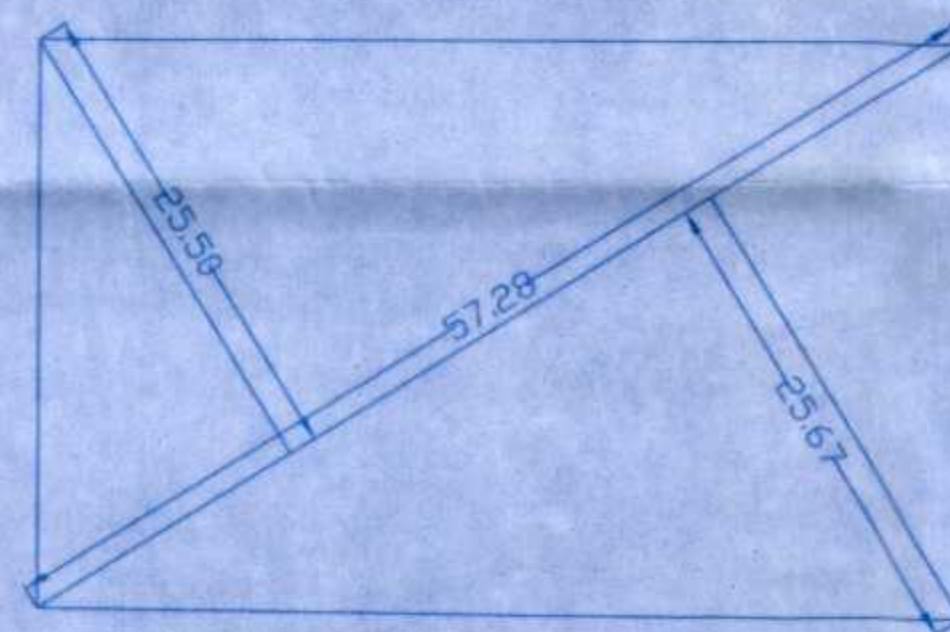


SITE U/R

LOCATION PLAN
SCALE 1:2000

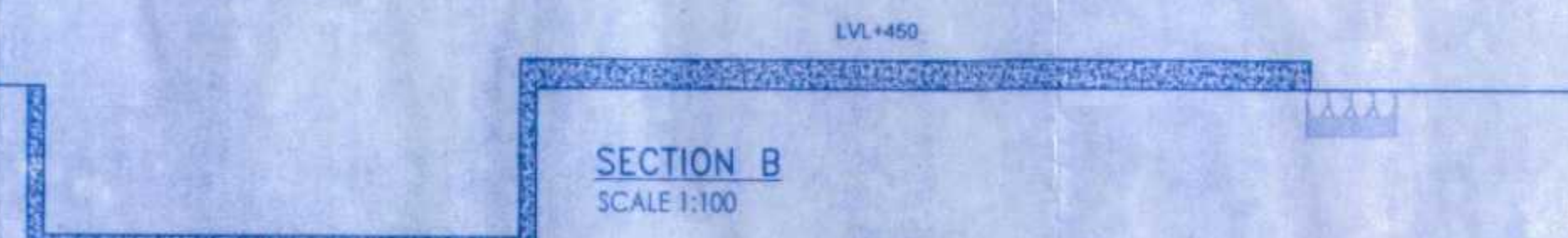


SECTION A
SCALE 1:100

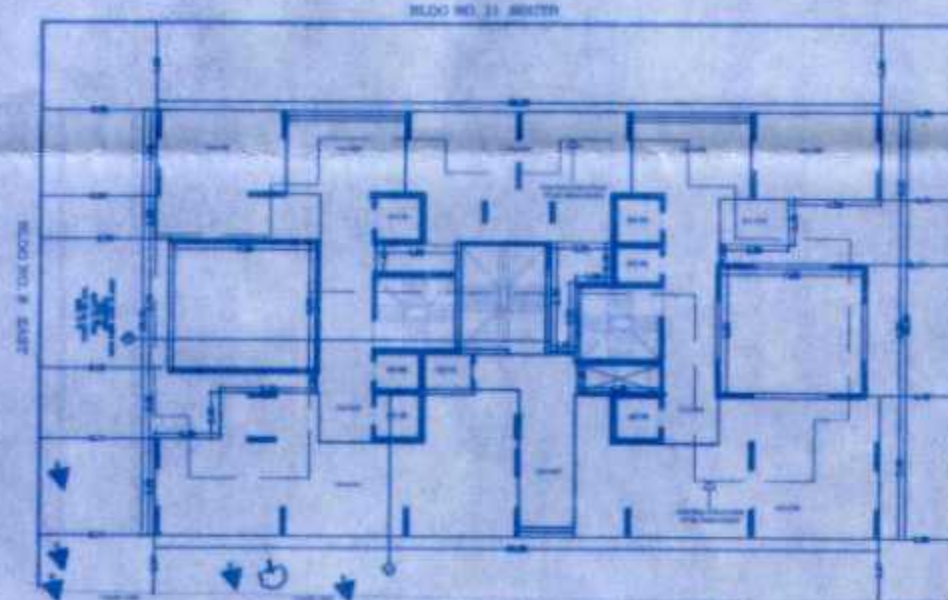


PLOT AREA LINE DIAGRAM
SCALE 1:500

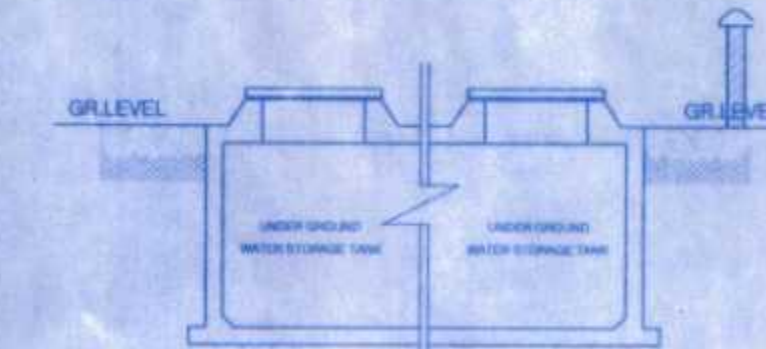
1.	25.50 X 57.28 X 0.50 =	730.32 SQ.MTR.
2.	25.67 X 57.28 X 0.50 =	735.19 SQ.MTR.
TOTAL AREA		= 1465.51 SQ.MTR.



SECTION B
SCALE 1:100



BLOCK PLAN
SCALE 1:500



SECTION THROUGH
U.G. TANK
SCALE 1:100



SECTION
THROUGH
COMPOUND
WALL
SCALE 1:100

PROFORMA - A 1/4

A. AREA STATEMENT		SQ.MT	SQ.MT
1. (a) AREA OF PLOT (as per demarcation by MHADA)			1465.51
(b) AREA OF PLOT AS PER REVISED LAYOUT			
2. DEDUCTIONS FOR			
(a) Road Set-Back Area		00.00	
(b) Proposed Road		00.00	
(c) Any Reservation (1% AMENITY SPACE)		00.00	
3. BALANCE AREA OF PLOT (1 minus 2)		1465.51	
4. DEDUCTION FOR 15% RECREATIONAL GROUND		00.00	
5. NET AREA OF PLOT (3 minus 4)		1465.51	
6. ADDITIONS FOR FLOOR "SPACE" INDEX			
(a) 100% 2(a) (restricted to 80% of 5 shown)		00.00	
(b) 100% 2(b) (restricted to 80% of 5 shown)		00.00	
7. TOTAL AREA (5+6+7)		1465.51	
8. FLOOR SPACE INDEX PERMISSIBLE			
9. ADDITIONAL FSI ALLOTTED BY MHADA NOC No			
(a) Existing built up area		00.00	
(b) In lieu of 2.50/1.00 is			
(c) Additional FSI @ 48.00sq.mtx 36 is			
(d) Additional FSI quota for			
10. TOTAL PERMISSIBLE BUILT UP AREA		00.00	
(a) Permissible Commercial Area		00.00	
(b) Permissible Residential Area		00.00	
11. TOTAL PROPOSED BUILT UP AREA		00.00	
12. FSI CONSUMED ON NET HOLDING = 10/3		00.00	
B. DETAILS OF FSI AVAILABLE AS PER DCPR 31(3)			
1. NON-RESIDENTIAL FUNCTIONAL BUILT-UP AREA COMPONENT			
(a) Non Residential Built-up Area		00.00	
(i) Permissible Functional Area 0.30 x 81(a)		00.00	
(ii) Now Claimed Functional Area		00.00	
(iii) Total non-residential Area		00.00	
2. RESIDENTIAL FUNCTIONAL BUILT-UP AREA COMPONENT			
(a) Residential Built-up Area (11 - 81(a))		00.00	
(i) Permissible Functional Area 0.35 x 82(a) Existing Tenant Free 20% fungible		00.00	
(ii) Now Claimed Functional Area		00.00	
(iii) Total residential Area		00.00	
C. TENEMENT STATEMENT			
(i) Proposed Area		00.00	
(ii) Less Deduction of Non Residential Area			
(iii) Area Available For Tenements C (i) - C(ii)			
(iv) Tenements Permissible (Density of tenements/hectare)	000	00.00	
(v) Tenements Proposed	000	00.00	
(vi) Tenements Existing	000	00.00	
(vii) Total Tenements ON the Plot		00.00	
D. PARKING STATEMENT			
(i) Required Car Parking By Regulation (residential + non residential) 45.00 + 14.45		00.00	
(ii) Required min. 10% Visitor + non res. 10% Car Parking By Regulation 4.50 + 1.4		00.00	
(iii) Total residential + non residential Car Parking Required	000	00.00	
(iv) Car Parking Proposed As Per Concession			
(v) Maximum 50% Additional Parking Permissible as per DCPR 31(1)(a)		00.00	
(vi) 50% Additional Parking Proposed As Per Concession		00.00	
(vii) Total Car Parking permissible		00.00	
(viii) Total Car Parking Proposed		00.00	

NOTES :-

- 1) ALL DIMENSIONS ARE IN METERS
- 2) SCALE USE
- 3) FLOOR PLANS = 1:100
- 4) BLOCK PLANS = 1:500
- 5) LOCATION PLANS = 1:4000
- 6) THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034
- 7) GUIDELINES ISSUED IN E.O.D.B. IS FOLLOWED.
- 8) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND IN CORRECT.

CERTIFICATE OF AREA :

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 01/04/19 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED IN SITE AND THE AREA SO WORKED OUT IS 1465.51 SQ.M. (ONE THOUSAND FOUR HUNDRED AND SIXTY FIVE POINT FIFTY ONE SQ.MT.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF THE OWNERSHIP / TOWNPLANNING SCHEME RECORDS.

SIGNATURE OF THE ARCHITECT

Approved subject to conditions mentioned in this office Letter No. Mhada-29/1273/2023
Date 20 APR 2023
Ex. Eng. Bldg. Permission Controller Mumbai (E.S.)
Maharashtra Housing & Area Development Authority

CONTENTS OF SHEET :

GROUND FLOOR PLAN,
LOCATION PLAN,
BLOCK PLAN,
PLOT AREA DIAGRAM AND
CALCULATION,
SECTION THROUGH

NAME AND SIGN. OF OWNER :

For M/S. ROYALE HOUSING
PARTNER

JOB TITLE:

Proposed Redevelopment Of Existing Building
No 09 Known As Subhash Nagar Navrang. C. H.
S. Ltd On Plot Bearing C. T. S. No. 825 (Pt). S.
No. 67 To 71 (Pt.) Of Village Chembur At
Subhash Nagar, Chembur, Mumbai - 400 071.

JOB NO.	DWG NO.	SCALE :	DATE	DRWN BY	CHK. BY	REV. NO.
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	1/1	AS STATED	12.03.2023	NAMITHA	ANKIT	—
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NORTH



A/S. ABHAY APARTMENT, LINK ROAD, NAR DOW BOSCO
SCHOOL, BORIVALI (WEST), MUMBAI - 400 095

ANKIT M. MAKANI
Registered Architect
CA/2016/78764

ANKIT MAKANI
REG NO. CA/2016/78764

IOA
Bldg No
9
S.N.