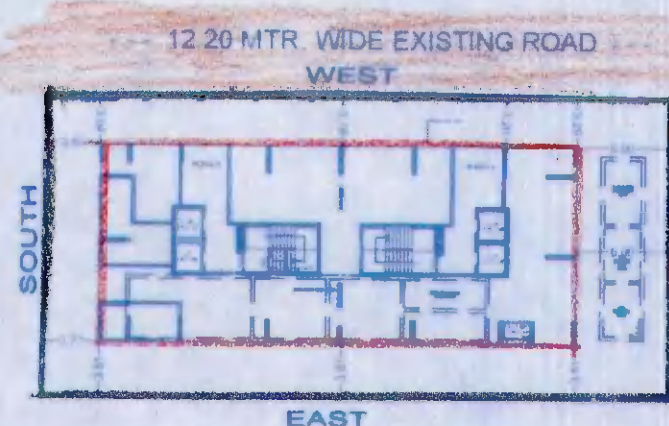
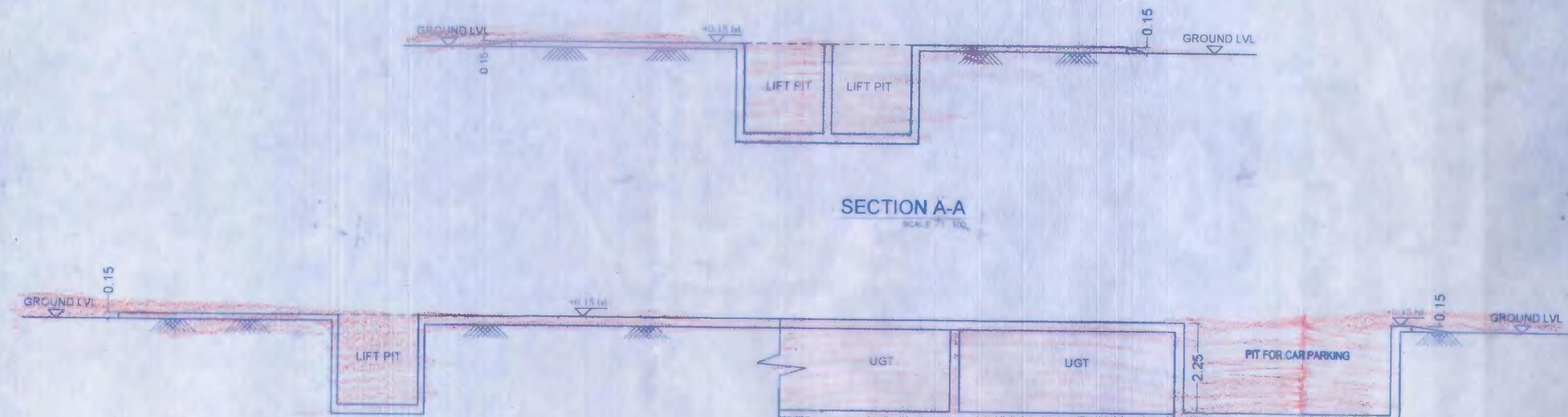
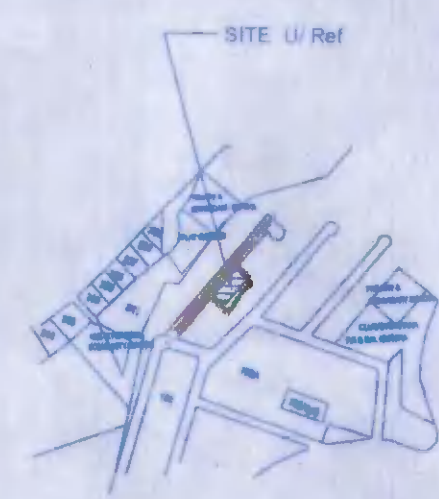
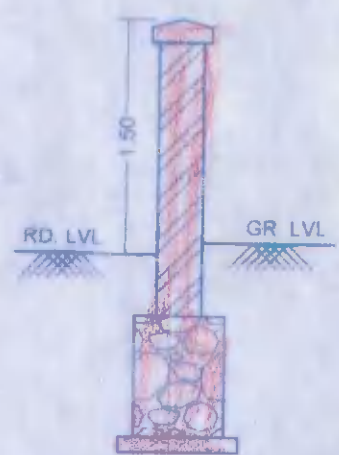
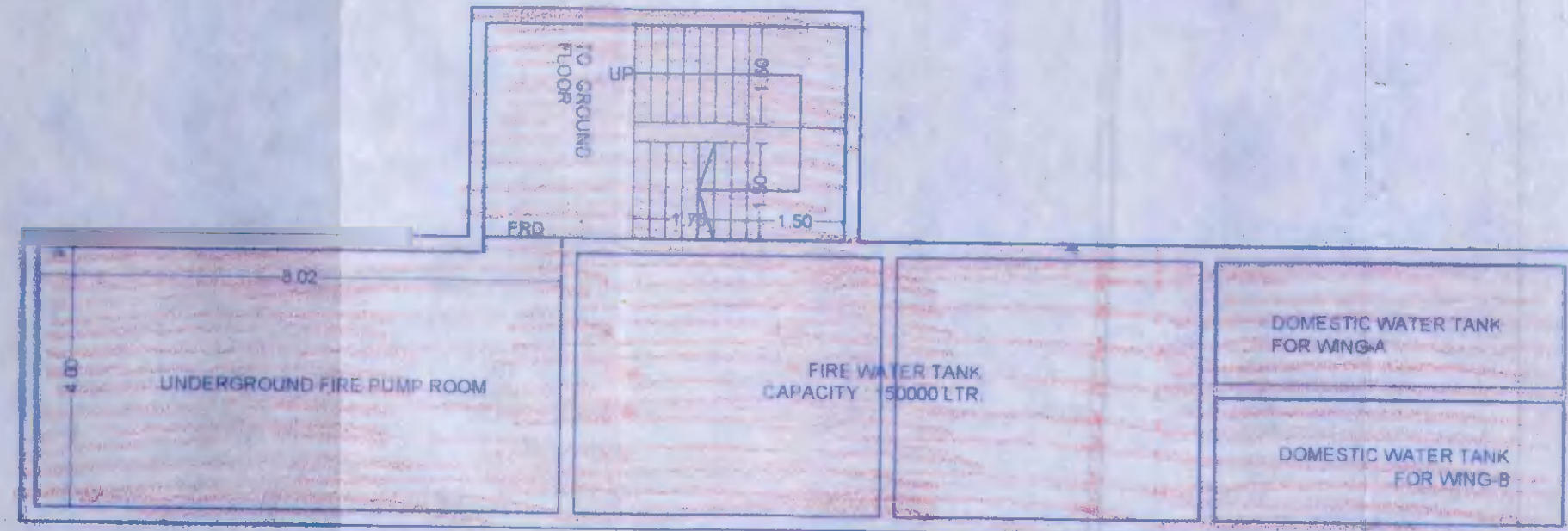
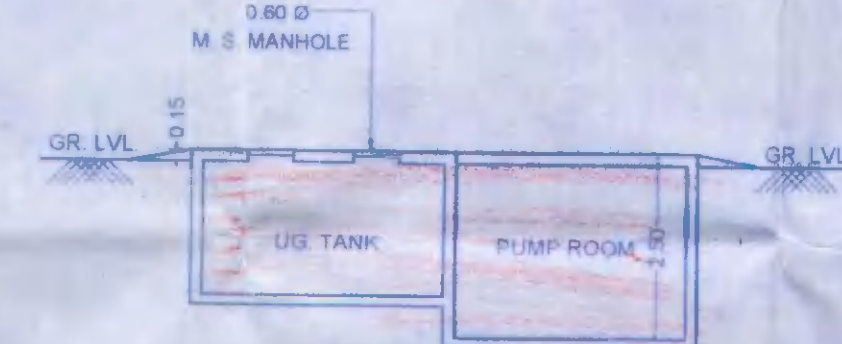
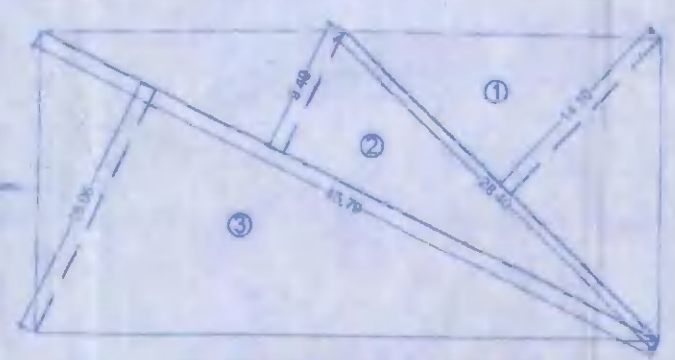


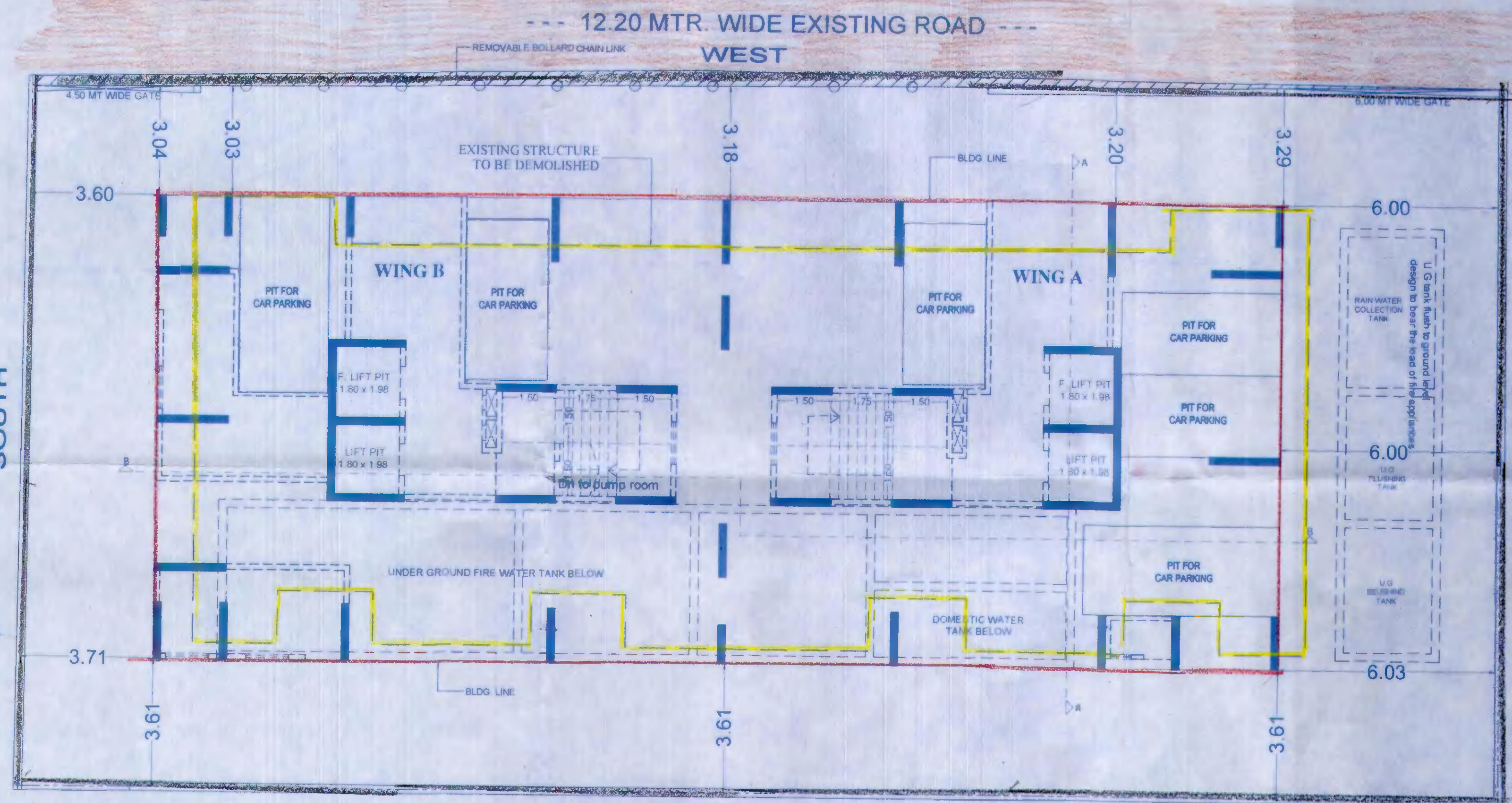
Approved subject to conditions mentioned in this
Office Letter No. 10004 - 2/11/22/2021
Date 25 MAY 2022
Ex. Engr. (P) *Prithvi* Mumbai (E.S.)
Mumbai Urban Development Authority

BLOCK PLAN
SCALE: 1:500LOCATION PLAN
SCALE: 1:500SECTION THRU
COMPOUND WALL
SCALE: 1:100UNDERGROUND WATER TANK & PUMP ROOM PLAN
SCALE: 1:100SECTION THROUGH
UG. TANK & PUMP ROOM
SCALE: 1:100ROAD SETBACK AREA DIAGRAM
SCALE: 1:500

ROAD SETBACK AREA CALCULATIONS										
1.	18.35	X	0.31	X	0.5	X	1	=	2.84	SQ.MTS
2.	41.15	X	0.45	X	0.5	X	1	=	9.26	SQ.MTS
TOTAL PLOT AREA									12.10	SQ.MTS

PLOT AREA DIAGRAM
SCALE: 1:500

PLOT AREA CALCULATIONS										
1.	28.40	X	14.10	X	0.5	X	1	=	200.22	SQ.MTS
2.	45.79	X	9.49	X	0.5	X	1	=	217.27	SQ.MTS
3.	45.79	X	18.06	X	0.5	X	1	=	413.48	SQ.MTS
TOTAL PLOT AREA									830.97	SQ.MTS

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

PROFARMA - A		
A	Area Statement	Sq. mt.
1	a Area of the plot as per MHADA Demarcation	830.97
	b Area of the plot as per proposed amended layout	824.57
	c Area of the plot for FSI Calculation	824.57
2	Deduction for	
	a Road Set Back Area	12.10
	b Proposed Road	
	c Any Reservation (sub-plot)	
	d % Amenity space as per DCPR (sub-plot)	
	e other	
	Total (2 (a+b+c+d+e))	12.10
3	Balance area of plot (1b - 2)	812.47
4	Deduction for 15% Recreational Ground / 10% Amenity space (if deductible for Industrial)	0.00
5	Add Set-Back area	12.10
6	Gross Area of plot (3 + 5)	824.57
7	Additions for Floor Space Index 2 (a) / 2 (b) 100% of D.P. road / Set Back	
8	Total Plot Area for FSI Purpose (6 + 7)	824.57
9	Floor Space Index Permissible	0.00
10	Permissible BUA	
	Total BUA Permissible	0.00
11	Proposed BUA	
	Residential	
	Commercial	
12	Floor Space Index consumed	0.00
B	Details of FSI Availed as per DCPR 31 (3)	Sq. mt.
1	Fungible BUA component proposed vide DCPR 31 (3)	
	Fungible BUA permissible	
	Residential	0.00
	Commercial	0.00
	Total Permissible fungible	0.00
2	Fungible BUA proposed	
	Residential	
	Commercial	
	Total fungible BUA proposed now	0.00
	i Total Gross Permissible BUA (10 + B1)	0.00
	ii Total proposed BUA (11 + B2)	0.00
C	Tenement Statements	
	i Proposed area	
	ii Less deduction of Non-residential area (Shop etc.)	
	iii Area available for tenements [(i) minus (ii)]	0.00
	iv Tenements permissible (Density of tenements/hectare)	
	v Tenements proposed for sale	
	iv Tenements existing	
	Total Tenements on the Plot	0
D	Parking Statement	
	i Parking required by Regulations for	
	ii Required Car Parking	
	iii Proposed car parking	
	iv Total parking provided	

CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN, STILT FLOOR PLAN, SECTION A-A, B-B

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO. 96, ON PLOT BEARING C.T.S. NO. 184C (PH) OF VILLAGE GHATKOPAR, AT PANTNAGAR, GHATKOPAR (EAST) MUMBAI - 400075

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, WK. OF THE PLOT STATED ON THE PLANS ARE MEASURED ON SITE AND THE AREA SO WORKED OUT IS 8440.97 SQ. M. AND SAME TALLIES WITH AREA STATED IN THE DOCUMENTS OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

SIGN OF ARCHITECT

NAME & SIGNATURE OF OWNER

For Mohite Realtors LLP

Designated Partner
M/S. MOHITE REALTORS LLP
C.A. TO GHATKOPAR AVADHOOT CHS LTD

REVISION

DESCRIPTION

SCALE

DATE

DRAWN BY

CHECKED BY

SHEET NO.

JOB NO.

1/1

ARCHITECT ABHIJIT NEVREKAR
REGISTERED ARCHITECT
CA/2002/290131

Signature of Architect
Abhijit Nevrekar