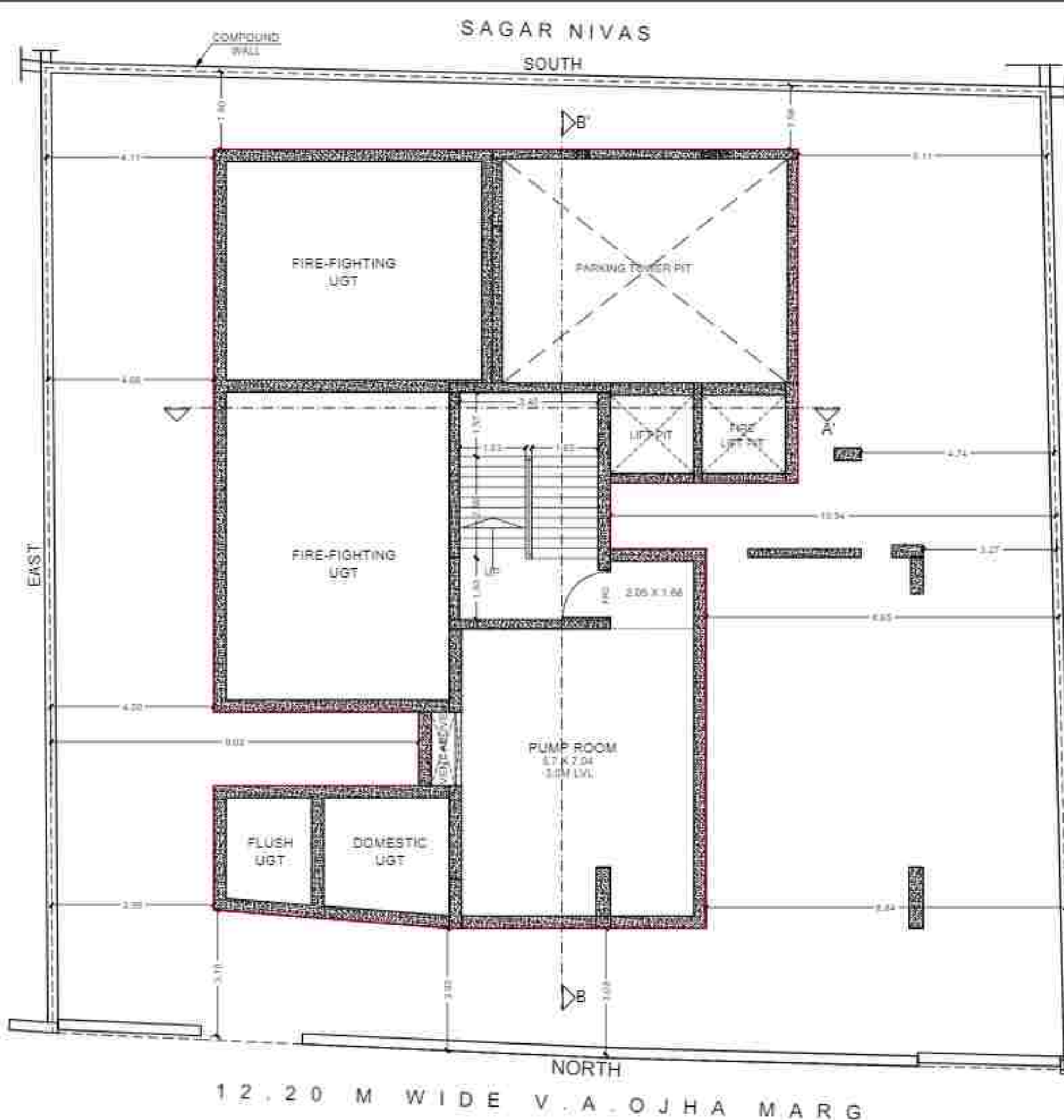
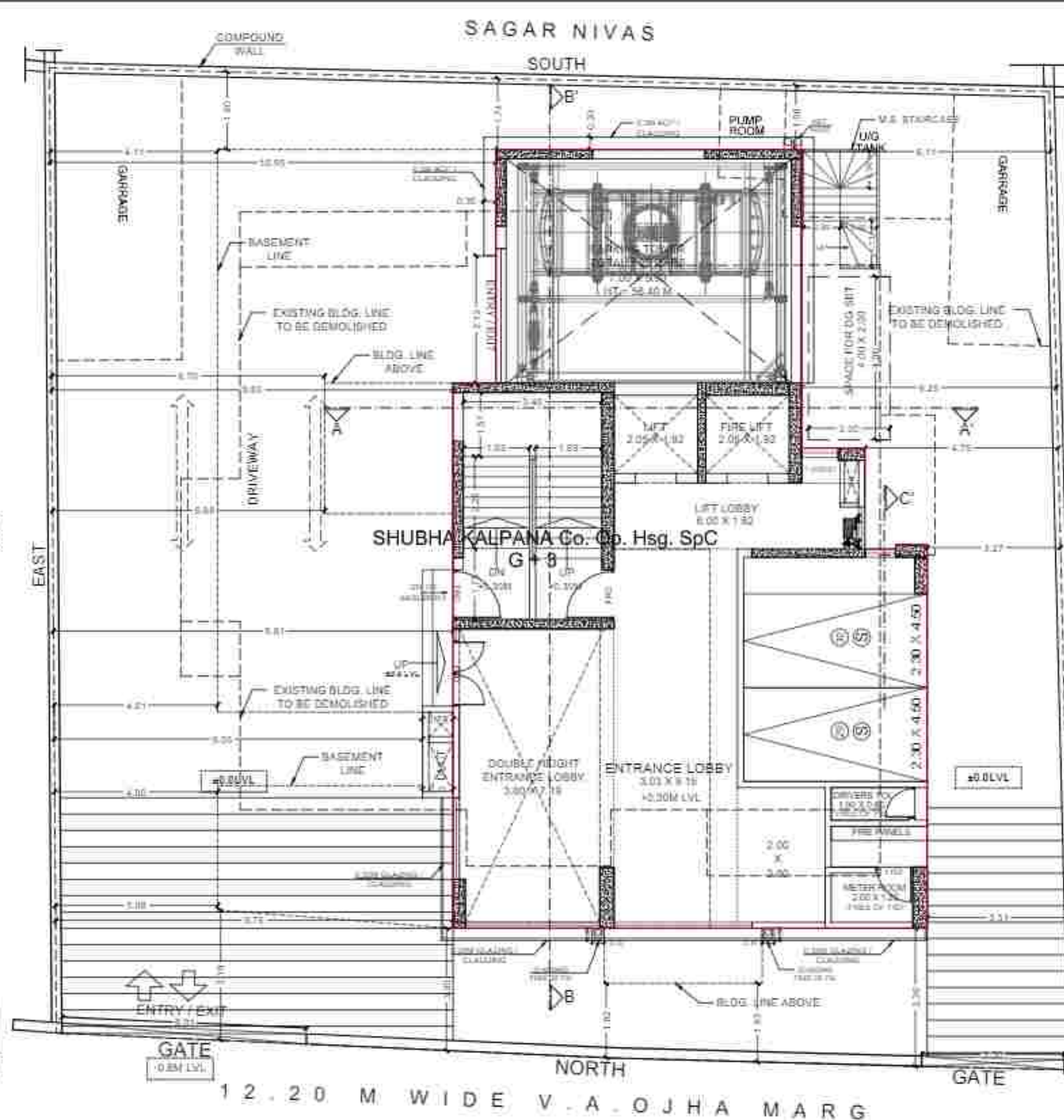
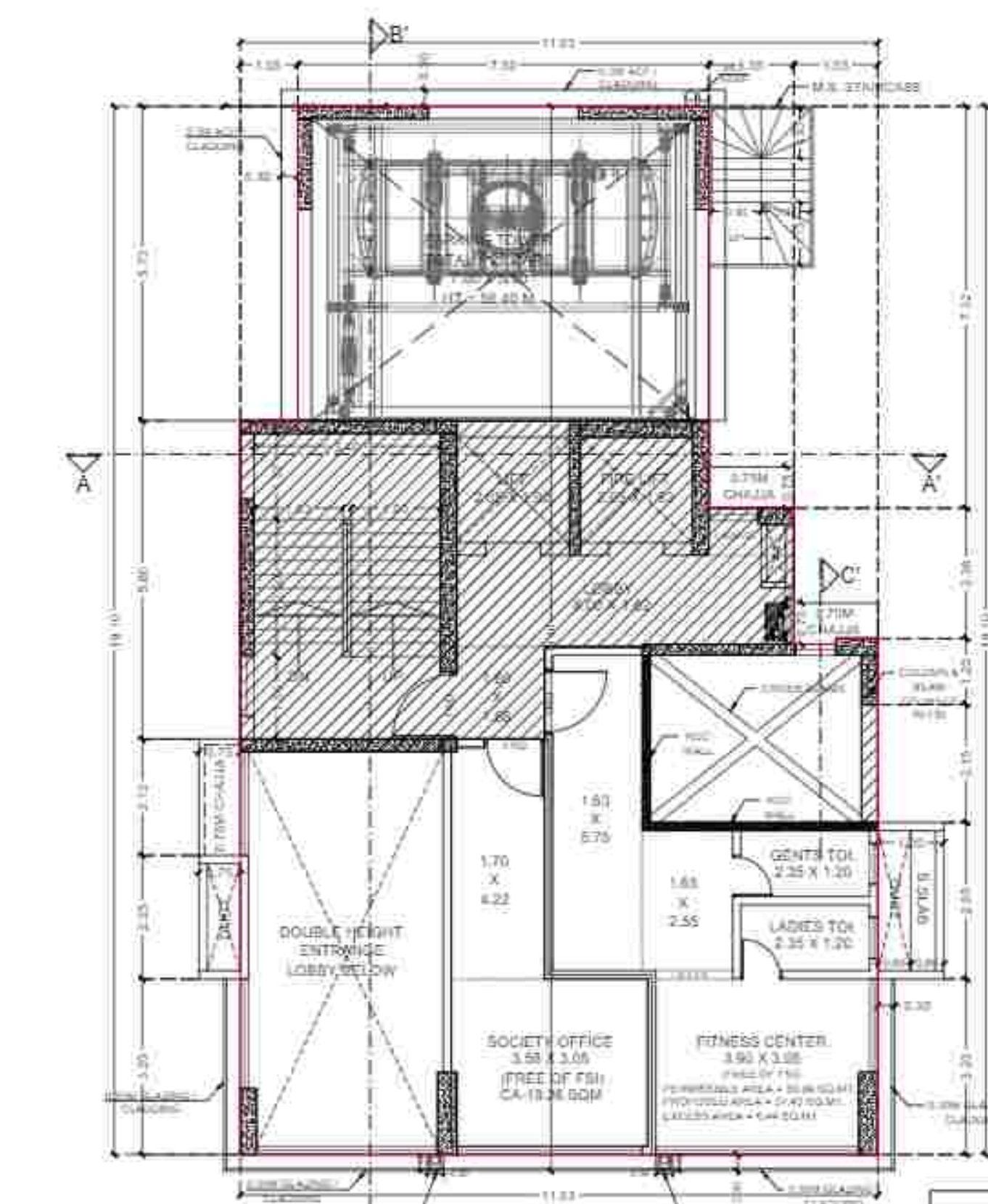




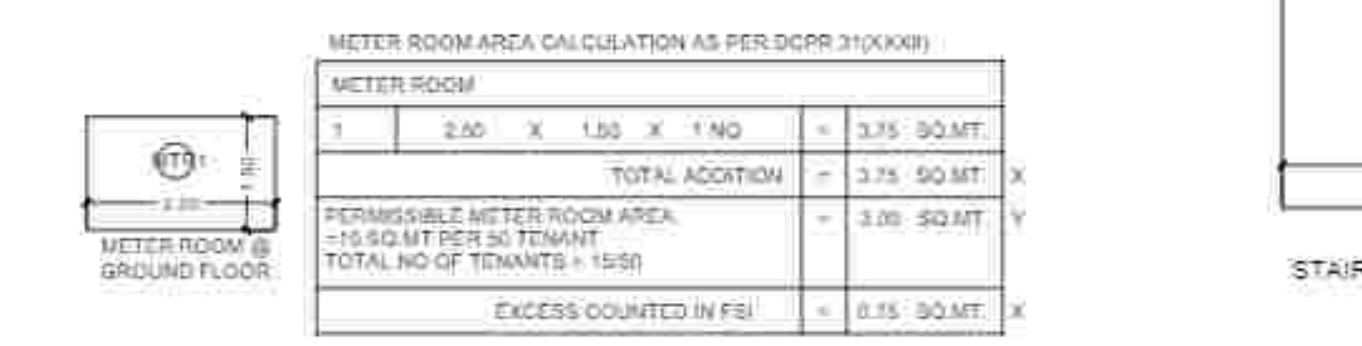
01 BASEMENT PLAN
SCALE 1:100



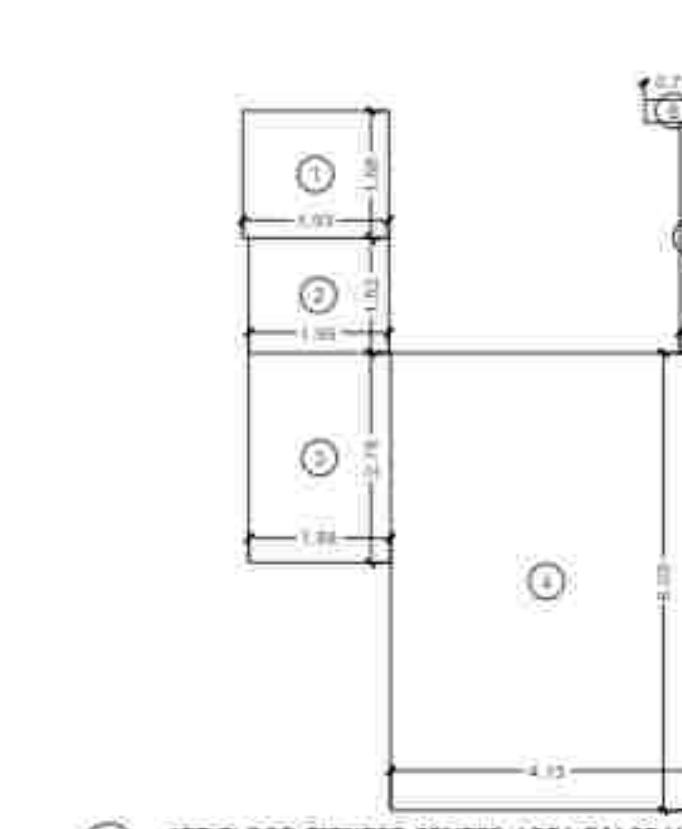
01 GROUND FLOOR PLAN
SCALE 1:100



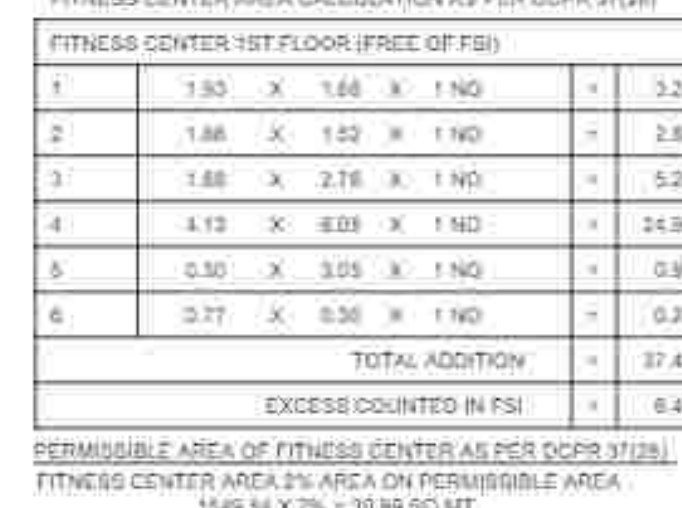
01 1ST FLOOR PLAN
SCALE 1:100



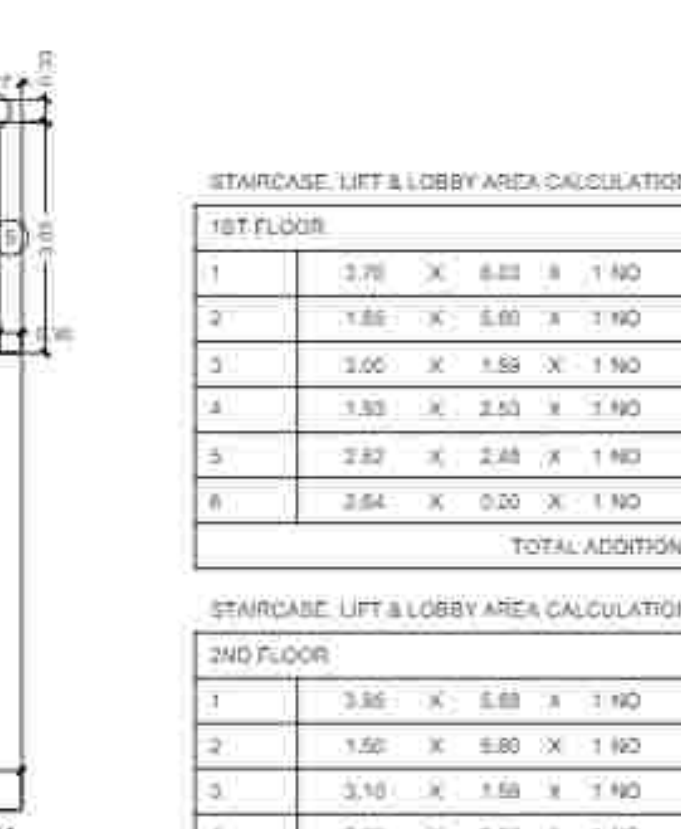
STAIRCASE LIFT & LOBBY AREA
CALCULATION
1ST FLOOR



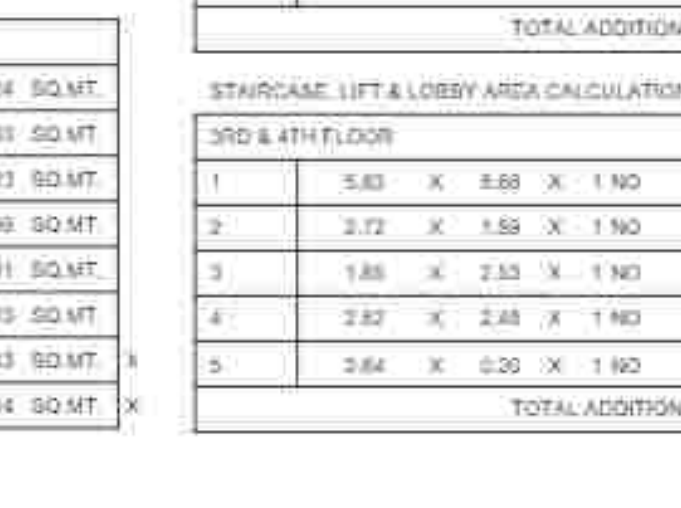
01 1ST FLOOR FITNESS CENTER AREA DIAGRAM
SCALE 1:100



FITNESS CENTER AREA CALCULATION AS PER DOPR 37(2B)
FITNESS CENTER 1ST FLOOR (FREE OF FSI)
TOTAL ADDITION = 37.43 SQ.MT.
EXCESS COUNTED IN FSI = 8.44 SQ.MT.
PERMISSIBLE AREA OF FITNESS CENTER AS PER DOPR 37(2B)
FITNESS CENTER AREA 2% AREA ON PERMISSIBLE AREA
1646.34 X 2% = 32.93 SQ.MT.
36.89



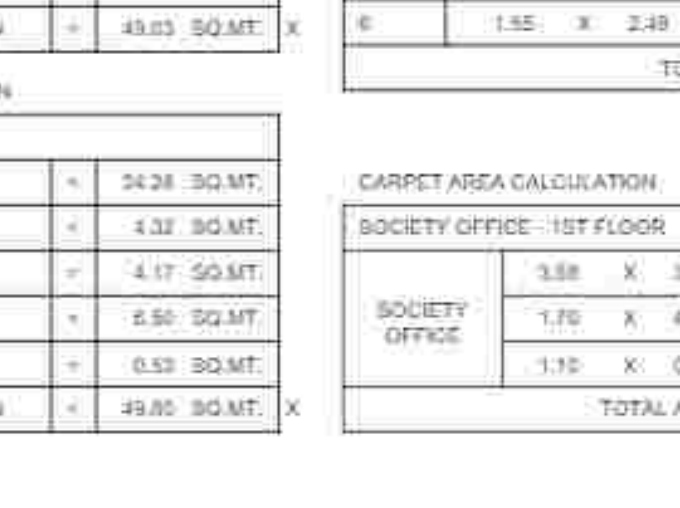
STAIRCASE LIFT & LOBBY AREA CALCULATION
2ND FLOOR



STAIRCASE LIFT & LOBBY AREA CALCULATION
3RD & 4TH FLOOR



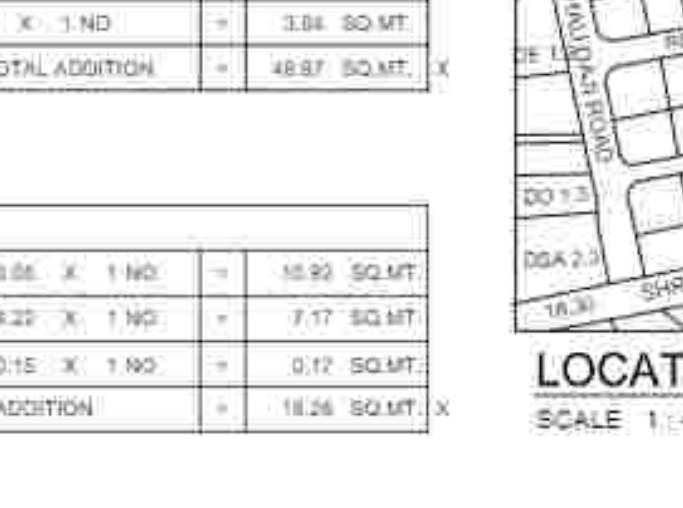
STAIRCASE LIFT & LOBBY AREA CALCULATION
5TH & 6TH FLOOR



STAIRCASE LIFT & LOBBY AREA CALCULATION
7TH TO 16TH FLOOR



STAIRCASE LIFT & LOBBY AREA CALCULATION
17TH TO 18TH FLOOR



STAIRCASE LIFT & LOBBY AREA CALCULATION
19TH TO 20TH FLOOR

STAIRCASE AND LIFT FOR PREMIUM FROM BASEMENT FLOOR TO 18TH FLOORS

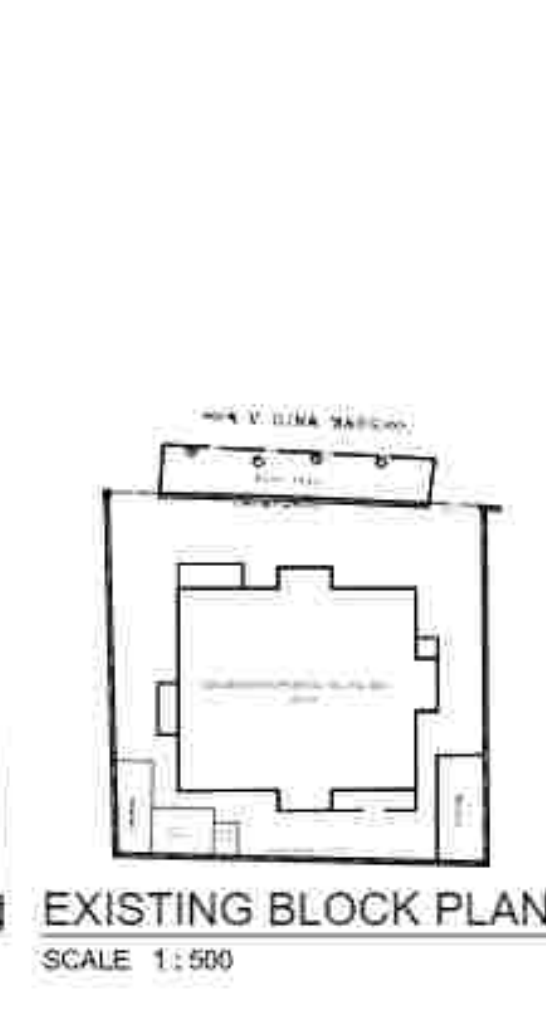
FLOOR	AREA (SQ.MT)
PROPOSED BASEMENT FLOOR	60.00
PROPOSED GROUND FLOOR	60.00
PROPOSED 1ST FLOOR	48.72
PROPOSED 2ND FLOOR	48.72
PROPOSED 3RD FLOOR	48.72
PROPOSED 4TH FLOOR	48.72
PROPOSED 5TH FLOOR	48.72
PROPOSED 6TH FLOOR	48.72
PROPOSED 7TH FLOOR	48.72
PROPOSED 8TH FLOOR	48.72
PROPOSED 9TH FLOOR	48.72
PROPOSED 10TH FLOOR	48.72
PROPOSED 11TH FLOOR	48.72
PROPOSED 12TH FLOOR	48.72
PROPOSED 13TH FLOOR	48.72
PROPOSED 14TH FLOOR	48.72
PROPOSED 15TH FLOOR	48.72
PROPOSED 16TH FLOOR	48.72
PROPOSED 17TH FLOOR	48.72
PROPOSED 18TH FLOOR	48.72
TOTAL BUILT UP AREA PROPOSED	185.51

SUMMARY OF BUILT UP AREA BASEMENT FLOOR TO 18TH FLOORS

FLOOR	BUA AREA PROPOSED (SQ.MT)	FLOORS
PROPOSED BASEMENT FLOOR	60.00	00
PROPOSED GROUND FLOOR	60.00	00
PROPOSED 1ST FLOOR	48.72	01
PROPOSED 2ND FLOOR	48.72	01
PROPOSED 3RD FLOOR	48.72	01
PROPOSED 4TH FLOOR	48.72	01
PROPOSED 5TH FLOOR	48.72	01
PROPOSED 6TH FLOOR	48.72	01
PROPOSED 7TH FLOOR	48.72	01
PROPOSED 8TH FLOOR	48.72	01
PROPOSED 9TH FLOOR	48.72	01
PROPOSED 10TH FLOOR	48.72	01
PROPOSED 11TH FLOOR	48.72	01
PROPOSED 12TH FLOOR	48.72	01
PROPOSED 13TH FLOOR	48.72	01
PROPOSED 14TH FLOOR	48.72	01
PROPOSED 15TH FLOOR	48.72	01
PROPOSED 16TH FLOOR	48.72	01
PROPOSED 17TH FLOOR	48.72	01
PROPOSED 18TH FLOOR	48.72	01
TOTAL BUILT UP AREA PROPOSED	1855.10	TOTAL FLOORS

TOTAL BUA WITH FLEXIBLE PERMISSIBLE

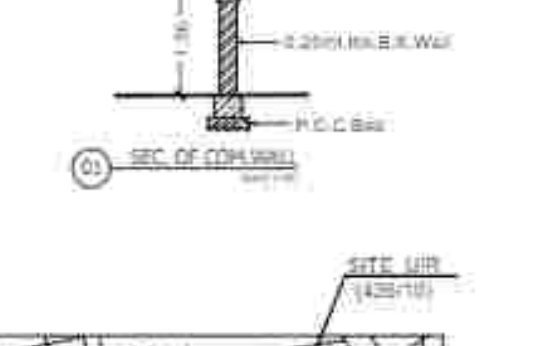
SETBACK	2.54
PERMISSIBLE BUA AREA	1547.50
TOTAL PROPOSED BUA AREA	1600.10
BALANCE BUA AREA	48.90



EXISTING BLOCK PLAN
SCALE 1:500



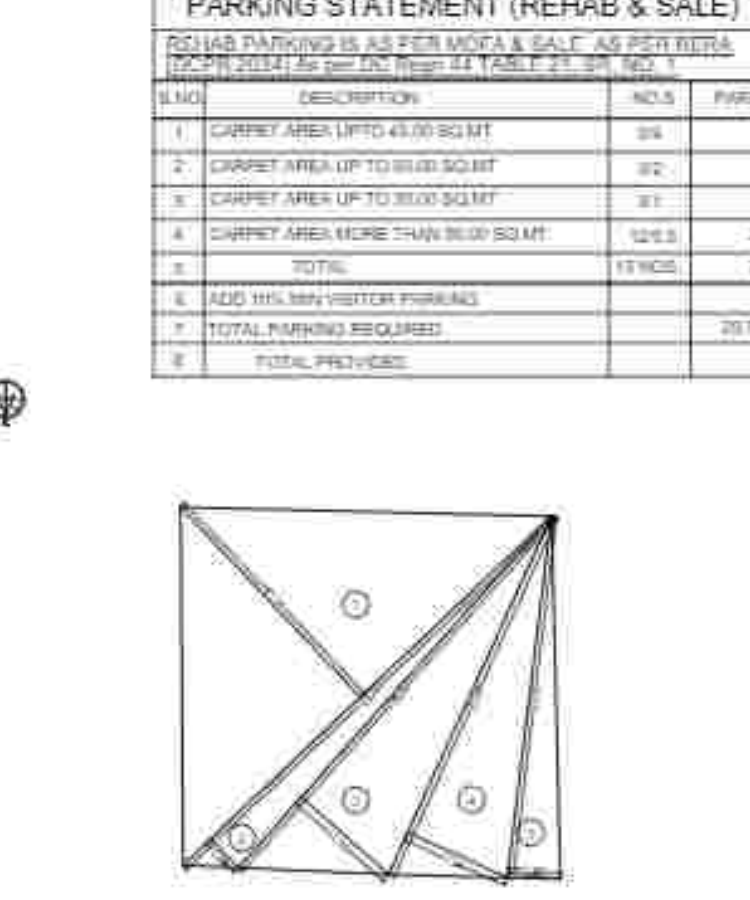
PROPOSED BLOCK PLAN
SCALE 1:500



LOCATION PLAN
SCALE 1:4000

PARKING STATEMENT (REHAB & SALE)

NO.	DESCRIPTION	NO.	PARKING REQUIRED
1	CARPET AREA UP TO 45.00 SQ.MT	04	0.00 NOS
2	CARPET AREA UP TO 45.00 SQ.MT	02	0.00 NOS
3	CARPET AREA UP TO 45.00 SQ.MT	03	0.00 NOS
4	CARPET AREA MORE THAN 45.00 SQ.MT	12.15	24.30 NOS
5	TOTAL	19 NOS	24.30 NOS
6	ADD 10% FOR VISITOR PARKING	2.12 NOS	4.24 NOS
7	TOTAL PARKING REQUIRED	21.12 NOS	28.54 NOS
8	TOTAL PROVIDED	30.00 NOS	



PLOT AREA DIAGRAM
Scale - 1 : 500

PLOT AREA CALCULATION

1	10' X 33.48' X 17.30' X 1' NO	=	289.60 SQ.MT.
2	10' X 33.48' X 2.54' X 1' NO	=	44.16 SQ.MT.
3	10' X 31.68' X 7.70' X 1' NO	=	115.36 SQ.MT.
4	10' X 26.88' X 1.34' X 1' NO	=	93.39 SQ.MT.
5	10' X 23.88' X 3.44' X 1' NO	=	41.57 SQ.MT.
TOTAL ADDITION		=	584.08 SQ.MT.

DIGITAL SIGN FOR DRAFT APPROVAL OF PLANS

SUB - ENG.	ASST - ENG.	EXE - ENG.
(B.P. CITY)	(B.P. CITY)	(B.P. CITY)

STAMP OF APPROVAL FOR CFO PLANS

PERFORMA - A

NO.	DESCRIPTION	AS PER REG. NO. 17 OF 2004
1	CONTRACT	100.00
2	CONTRACT	100.00
3	CONTRACT	100.00
4	CONTRACT	100.00
5	CONTRACT	100.00
6	CONTRACT	100.00
7	CONTRACT	100.00
8	CONTRACT	100.00
9	CONTRACT	100.00
10	CONTRACT	100.00
11	CONTRACT	100.00
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95	CONTRACT	100.00
96	CONTRACT	100.00
97	CONTRACT	100.00
98	CONTRACT	100.00
99	CONTRACT	100.00
100	CONTRACT	100.00

NOTE ->

BOUNDARY OF THE PLOT BOUNDED BLACK
PROPOSED WORK SHOWN PINK
DEVOTES BALCONY
AREA UNDER SET BACK SHOWN IN YELLOW
STRUCTURES TO BE DEMOLISHED SHOWN IN DOTTED YELLOW
RECREATION SHOWN IN GREEN
AREA UNDER PROPOSED ROAD IN BROWN
DRAINAGE SHOWN IN YELLOW LINES

PERFORMA - B

CONTENT OF SHEET

PERFORMA - A SUMMARY OF BUILT-UP AREA, STAIRCASE LIFT, LIFT LOBBY AREA, SUMMERY BLOCK PLAN, LOCATION PLAN, PARKING AREA TABLE, PLOT AREA DIAGRAM & CALCULATION, BASEMENT FLOOR PLAN, GROUND FLOOR PLAN, 1ST FLOOR PLAN, BUILT UP AREA DIAGRAM CALCULATION & SECTION OF COMPOUND WALL

DESCRIPTION OF PROPOSAL & PROPERTY

Redevelopment of Property bearing C.S.N. 428/10 of Matunga Divn. Plot No. 68. Scheme No. 6, V.A. Ojha Marg, Matunga, Mumbai-400 019, known as "Shruba Kalpana" Building.

NAME OF OWNER

31/8 MENTHA ENTERPRISES
2ND FLOOR, MATUNGA, MUMBAI-400 019, DISTRICT: BORIVALI

SIGNATURE

DHWANI JAYDEEP MEHTA
(Digitally signed by DHWANI JAYDEEP MEHTA Date: 2022.05.02 16:23:04 +05'30')

NAME, ADDRESS OF ARCHITECT

M.D. CHANGANI OF
B.N. SHAH & ASSOCIATES
316, WADALA UDYOG BHAVAN,
NAIGAON CROSS RD, WADALA (E),
MUMBAI 400 031
+9122 24144485 info@studiodc.in

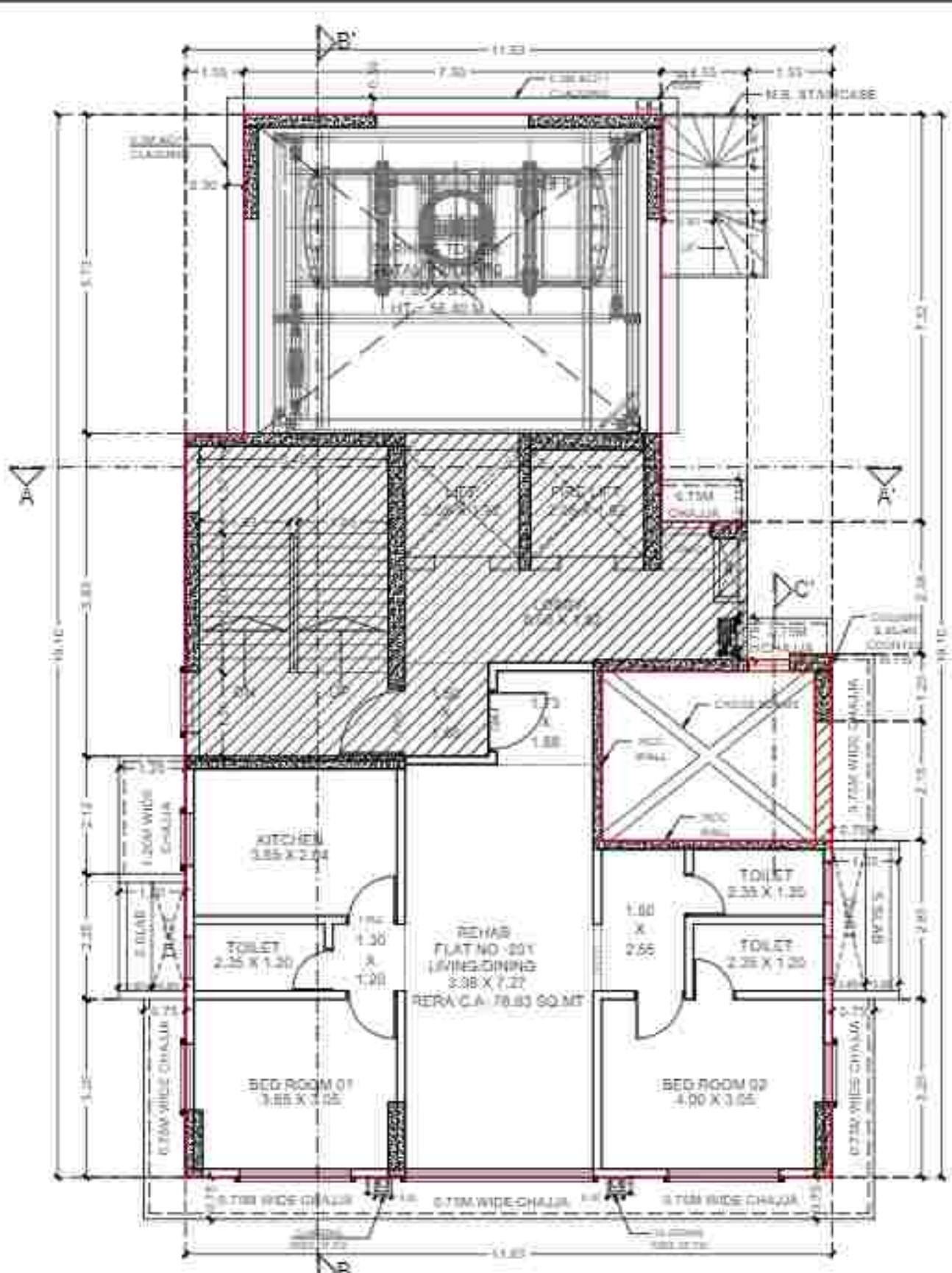
SIGNATURE

Milind D. Changani

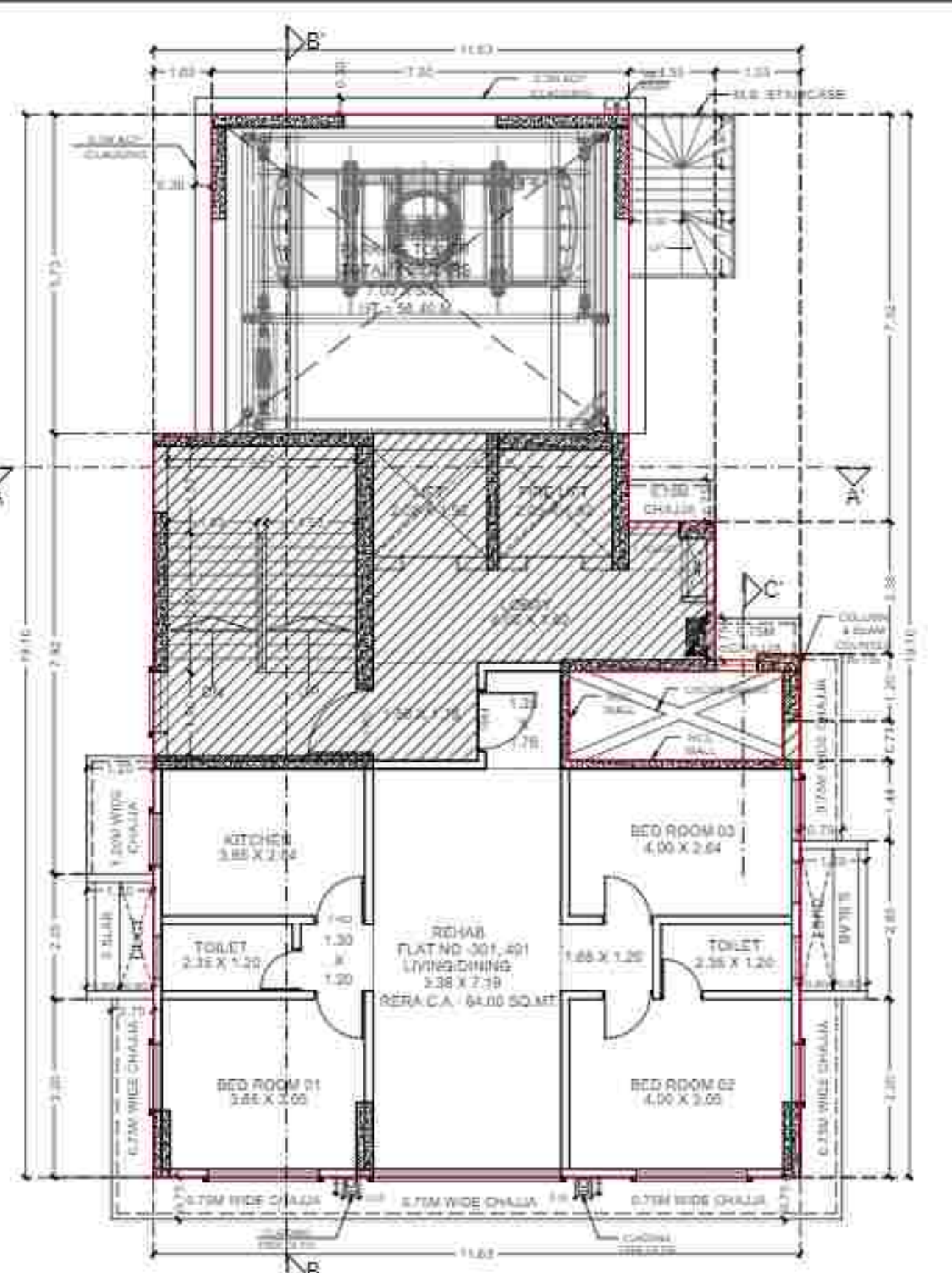
JOB NO. 0000 DWG NO. 1:100 SCALE 1:100 DATE 12-04-2022 DRAWN BY AR. ARPITA CHKD BY AR. MILIND

CERTIFICATE OF AREA

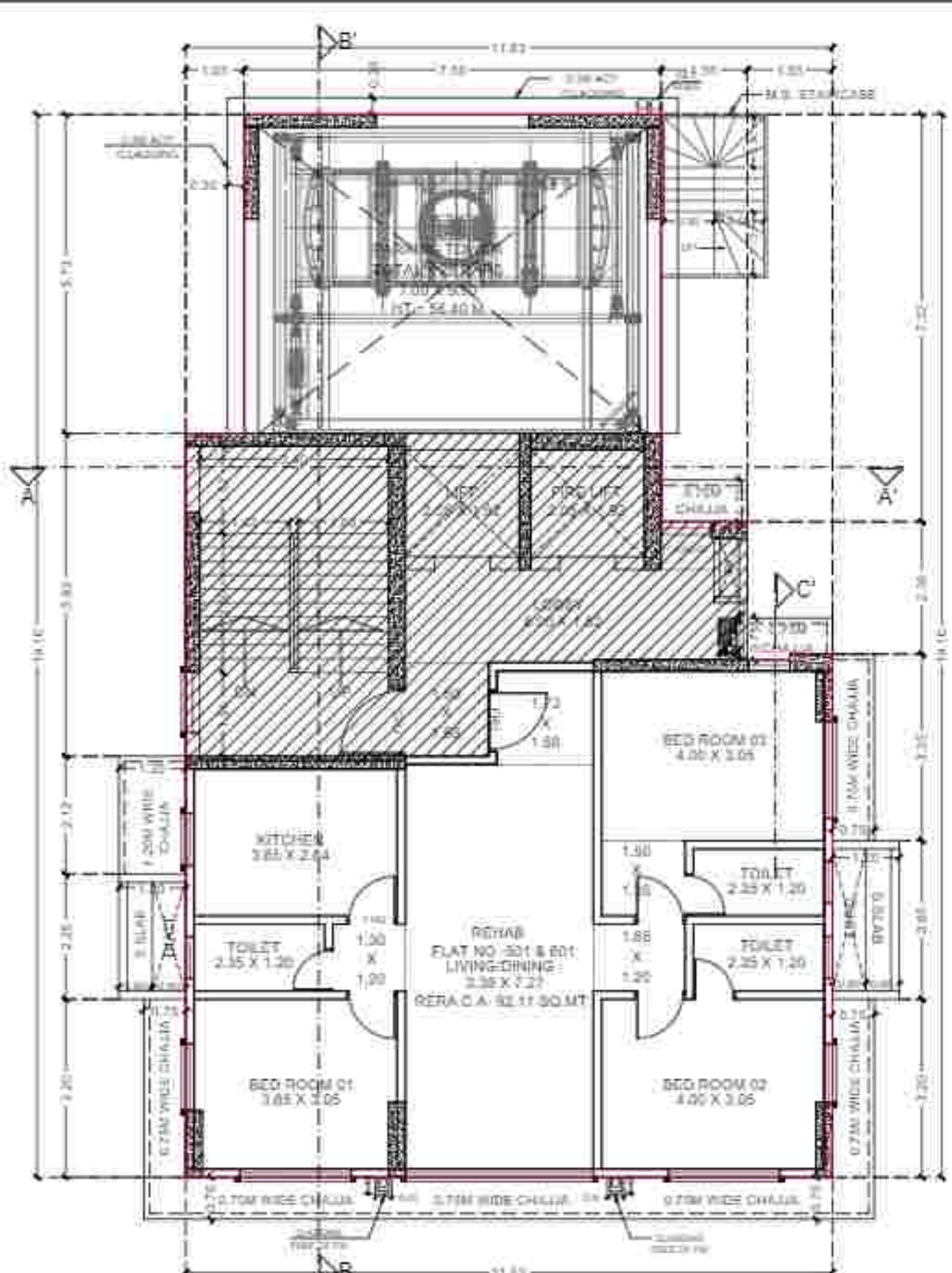
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS NOT SURVEYED BY ME OR ANY OTHER PERSON AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP RECORD.



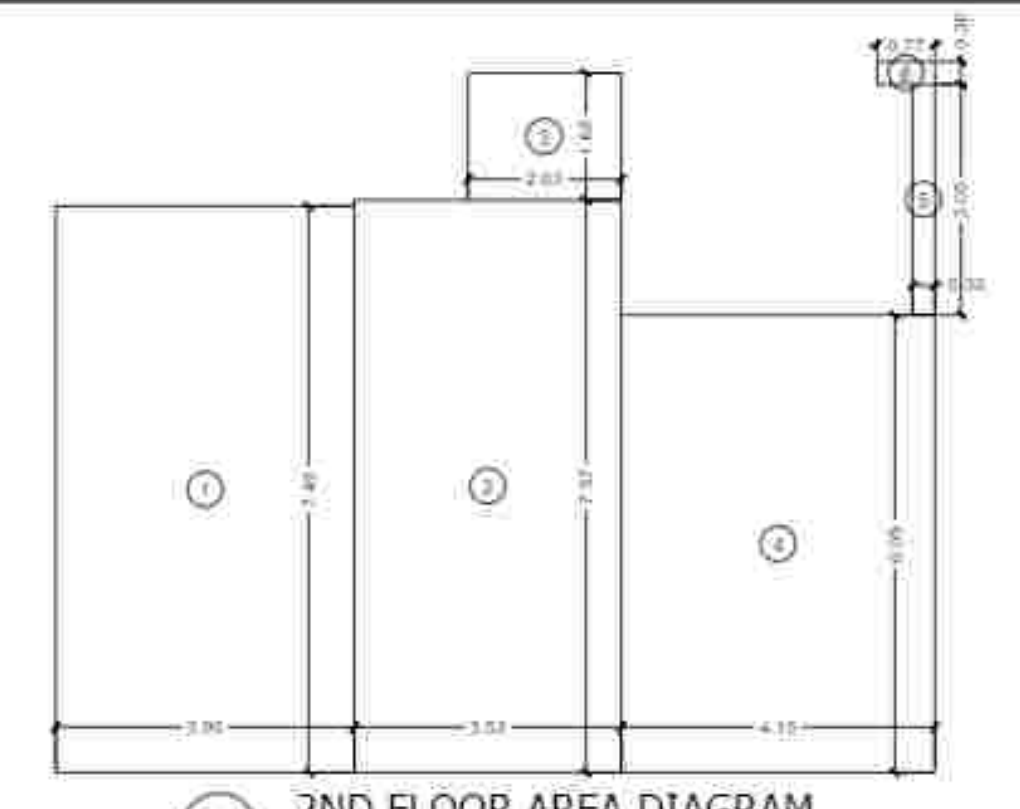
01 2ND FLOOR PLAN SCALE 1:100



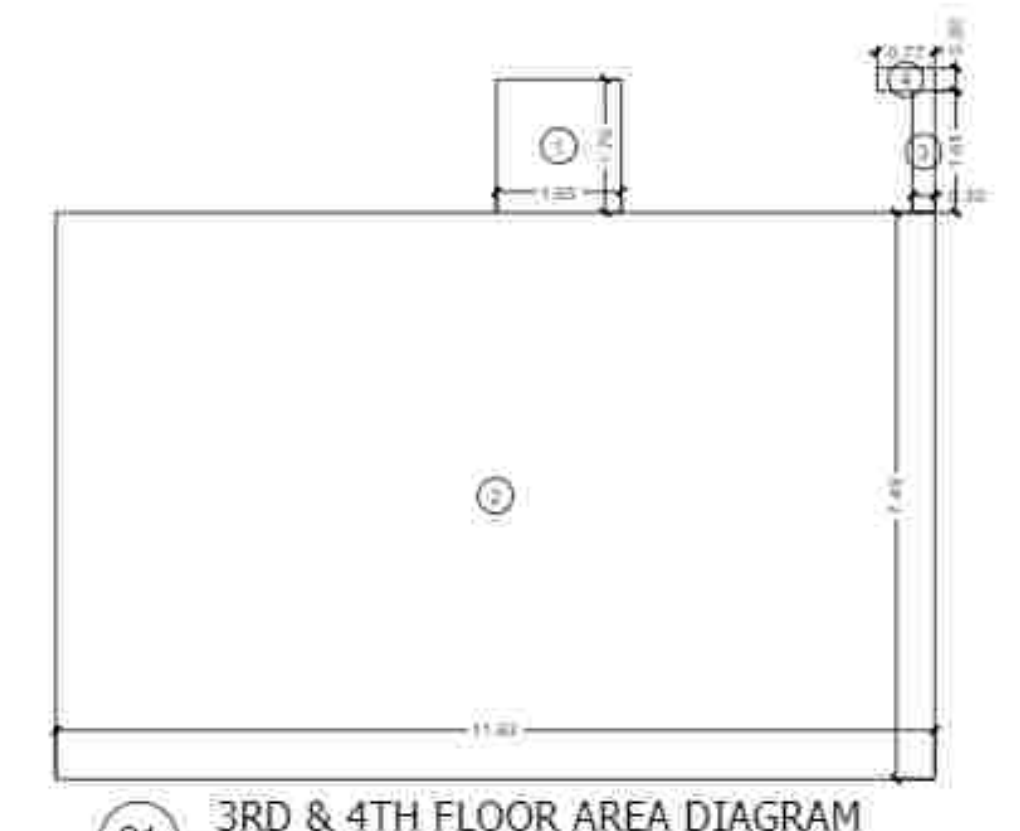
01 3RD & 4TH FLOOR PLAN SCALE 1:100



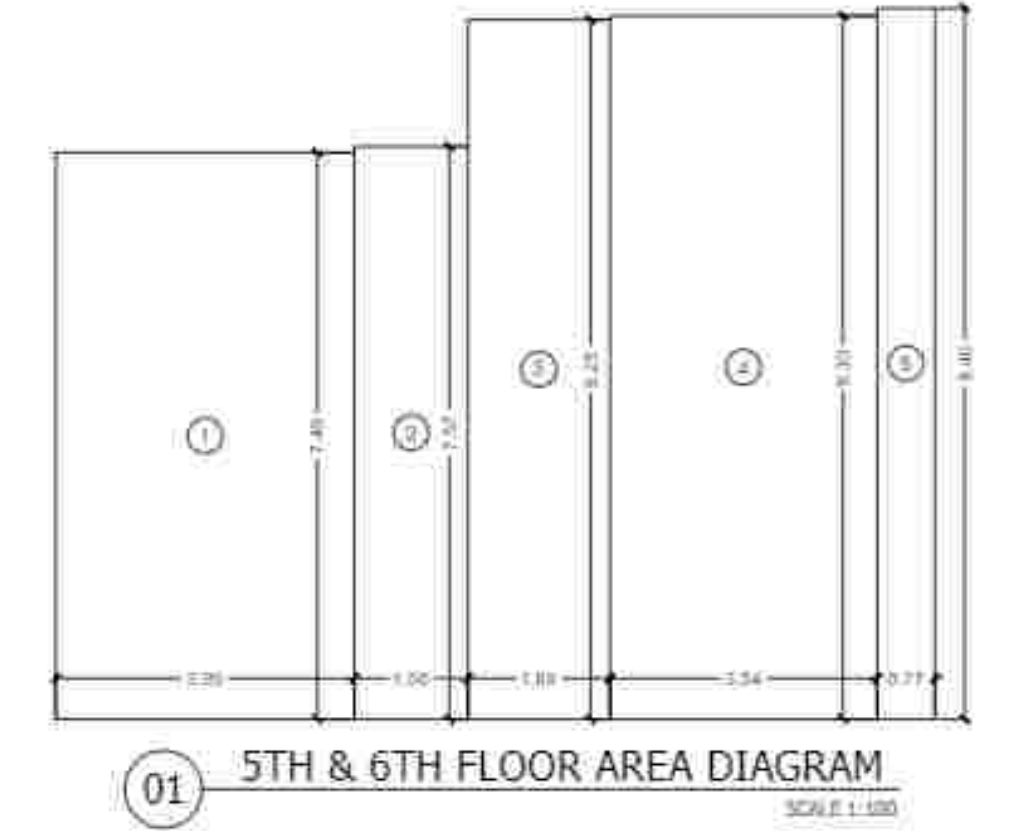
01 5TH & 6TH FLOOR PLAN SCALE 1:100



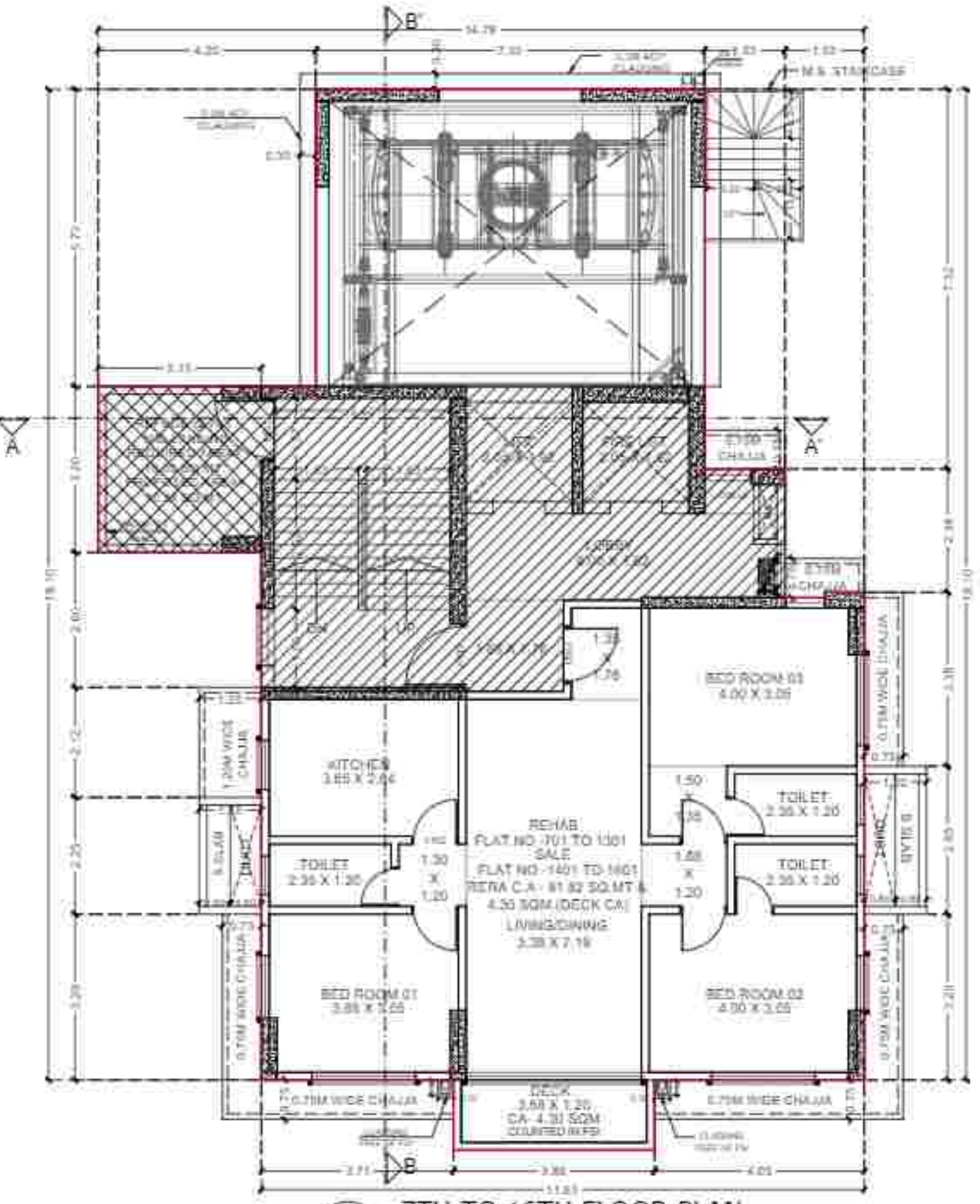
01 2ND FLOOR AREA DIAGRAM SCALE 1:100



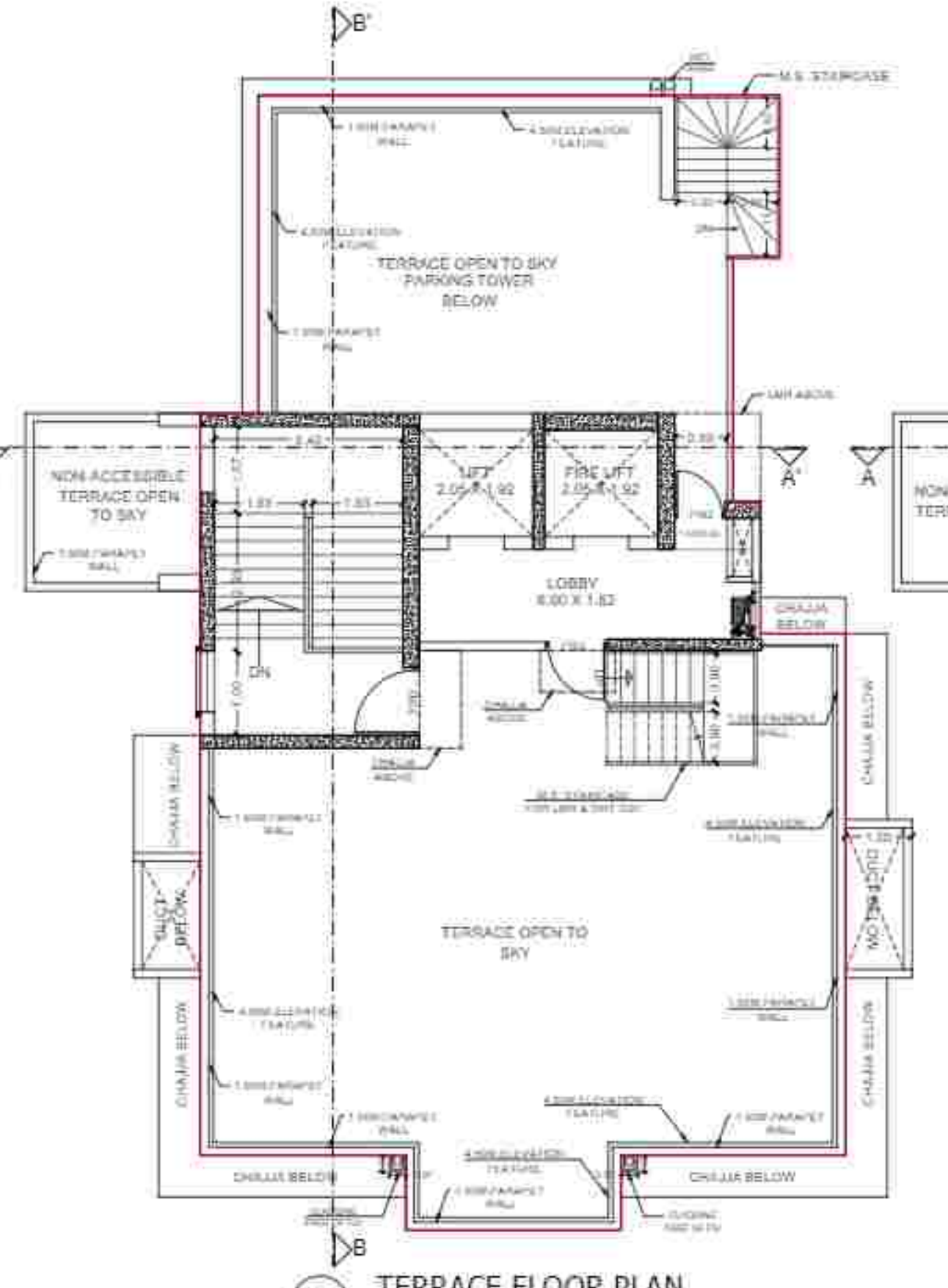
01 3RD & 4TH FLOOR AREA DIAGRAM SCALE 1:100



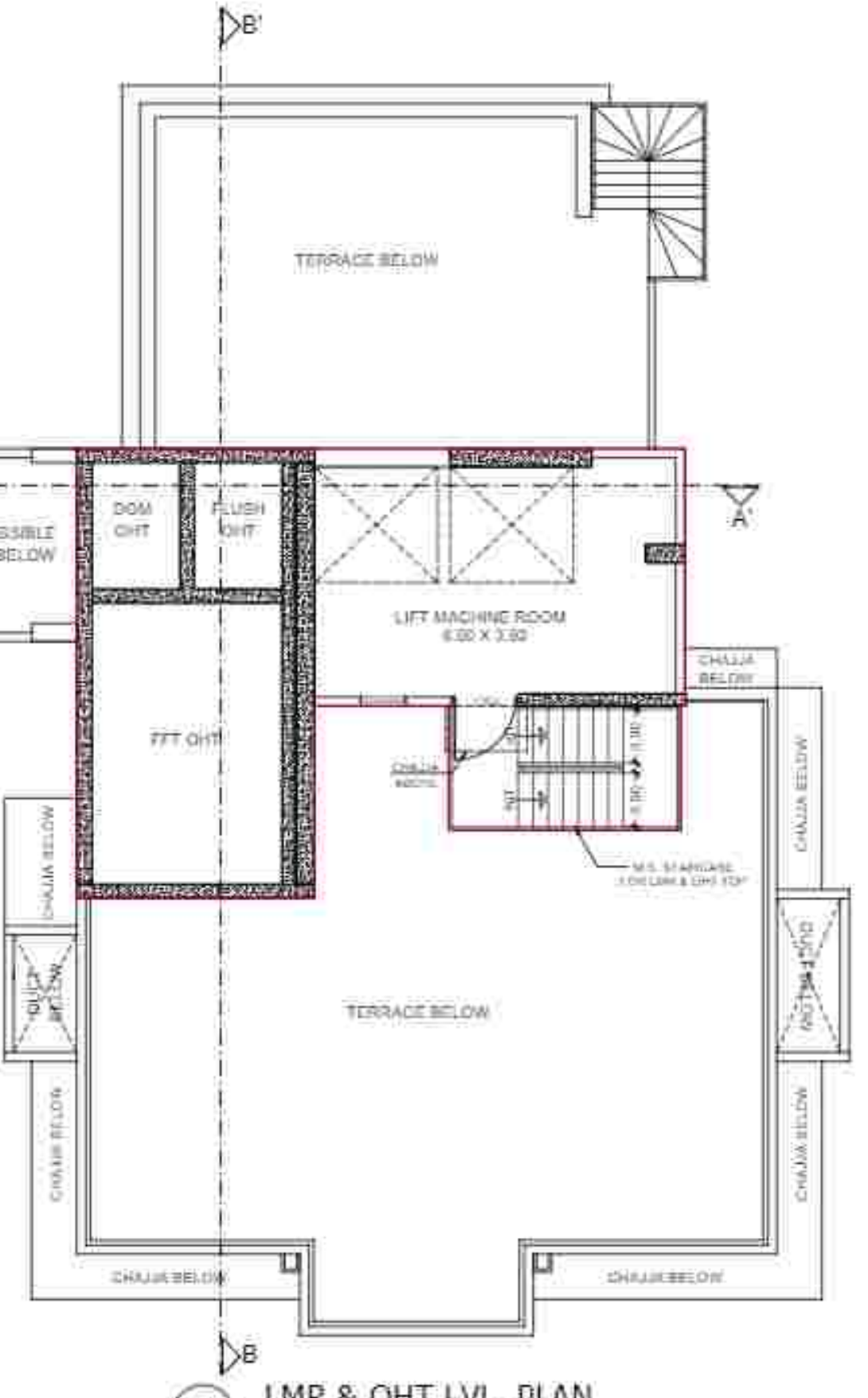
01 5TH & 6TH FLOOR AREA DIAGRAM SCALE 1:100



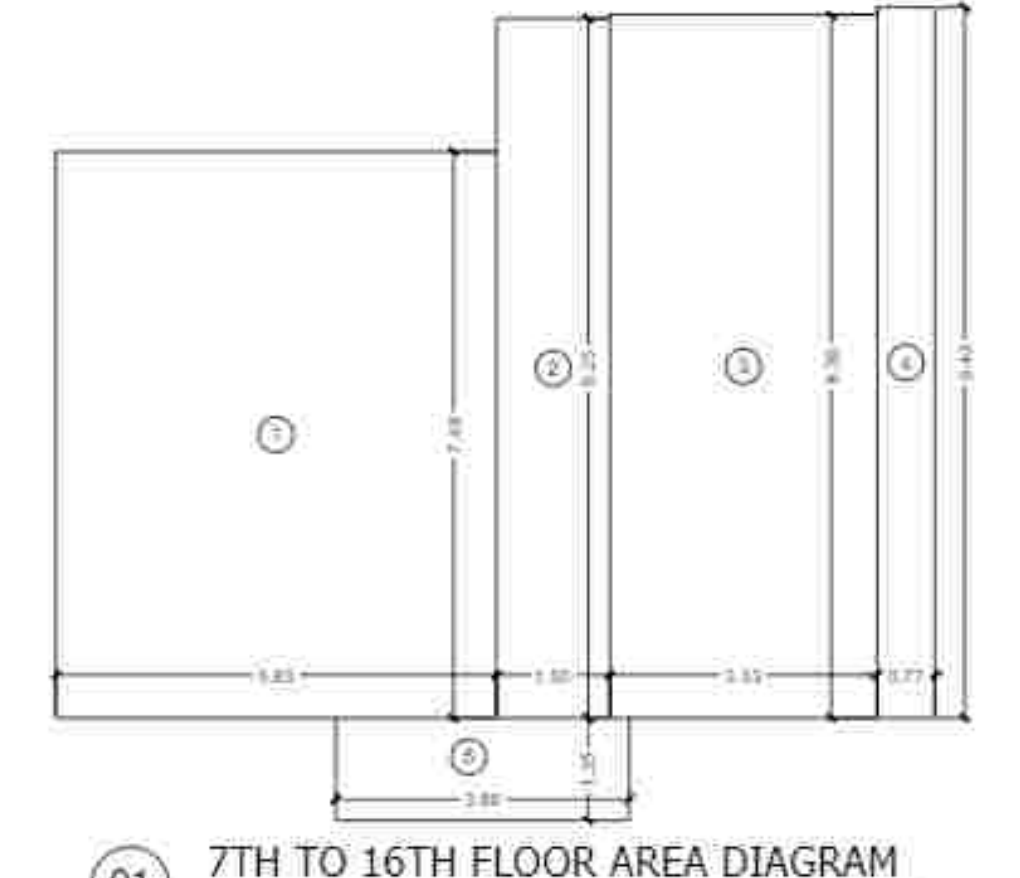
01 7TH TO 16TH FLOOR PLAN SCALE 1:100



01 TERRACE FLOOR PLAN SCALE 1:100



01 LMR & OHT LVL. PLAN SCALE 1:100



01 7TH TO 16TH FLOOR AREA DIAGRAM SCALE 1:100

BUILT UP AREA CALCULATION

2ND FLOOR			
1	3.98	X	7.48 X 1 NO = 29.58 SQ.MT.
2	5.53	X	7.57 X 1 NO = 41.82 SQ.MT.
3	2.23	X	1.68 X 1 NO = 3.75 SQ.MT.
4	4.15	X	6.05 X 1 NO = 25.11 SQ.MT.
5	0.38	X	3.05 X 1 NO = 1.16 SQ.MT.
6	0.77	X	0.30 X 1 NO = 0.23 SQ.MT.
TOTAL ADDITION			= 101.65 SQ.MT.

BUILT UP AREA CALCULATION

3RD & 4TH FLOOR			
1	1.85	X	1.78 X 1 NO = 3.29 SQ.MT.
2	11.83	X	7.48 X 1 NO = 88.51 SQ.MT.
3	0.38	X	1.81 X 1 NO = 0.69 SQ.MT.
4	0.77	X	0.30 X 1 NO = 0.23 SQ.MT.
TOTAL ADDITION			= 90.72 SQ.MT.

BUILT UP AREA CALCULATION

5TH & 6TH FLOOR			
1	3.98	X	7.48 X 1 NO = 29.58 SQ.MT.
2	1.50	X	7.57 X 1 NO = 11.36 SQ.MT.
3	1.88	X	5.29 X 1 NO = 9.95 SQ.MT.
4	3.54	X	9.30 X 1 NO = 32.92 SQ.MT.
5	0.77	X	0.30 X 1 NO = 0.23 SQ.MT.
TOTAL ADDITION			= 84.04 SQ.MT.

BUILT UP AREA CALCULATION

7TH TO 16TH FLOOR			
1	5.83	X	7.48 X 1 NO = 43.61 SQ.MT.
2	1.50	X	5.29 X 1 NO = 7.94 SQ.MT.
3	3.53	X	6.35 X 1 NO = 22.43 SQ.MT.
4	0.77	X	0.30 X 1 NO = 0.23 SQ.MT.
5	3.88	X	1.35 X 1 NO = 5.24 SQ.MT.
TOTAL ADDITION			= 80.55 SQ.MT.

BUILT UP AREA CALCULATION

TERRACE FLOOR			
1	3.15	X	3.20 X 1 NO = 10.08 SQ.MT.
2	0.24	X	1.20 X 1 NO = 0.29 SQ.MT.
TOTAL ADDITION			= 10.37 SQ.MT.

BUILT UP AREA CALCULATION

REFUGE AREA			
1	3.15	X	3.20 X 1 NO = 10.08 SQ.MT.
2	0.24	X	1.20 X 1 NO = 0.29 SQ.MT.
TOTAL ADDITION			= 10.37 SQ.MT.

NOTE :-

BOUNDARY OF THE PLOT BOUNDED BLACK

PROPOSED WORK SHOWN PINK

EXISTING BALCONY SHOWN IN YELLOW

STRUCTURES TO BE DEMOLISHED SHOWN IN DOTTED YELLOW

RECREATION SHOWN IN GREEN

AREA UNDER PROPOSED ROAD SHOWN IN BROWN

DRAINAGE SHOWN IN YELLOW LINES

PERFORMA - B

CONTENT OF SHEET

2ND TO 16TH FLOOR PLANS TERRACE PLAN, LMR & OHT LVL. PLANS, CARPET AREA CALCULATION, RERA AREA DIAGRAMS & CALCULATION, BUILT UP AREA DIAGRAM, CALCULATION & REFUGE AREA DIAGRAM & CALCULATION.

DESCRIPTION OF PROPOSAL & PROPERTY

Redevelopment of Property bearing C.S NO 428/10 of Matunga Divn. Plot No. 68, Scheme No. 6, V.A. Oza Marg, Matunga, Mumbai-400 019, known as "Shubha Kalpana" Building.

NAME OF OWNER

SH. S. MEHTA ENTERPRISES

2ND FLOOR, MATUNGA, MUMBAI-400 019, known as "Shubha Kalpana" Building.

SIGNATURE

DHAWANI JAYDEEP MEHTA

NAME, ADDRESS OF ARCHITECT

M.D. CHANGANANI OF B.N. SHAH & ASSOCIATES

316, WADALA UDYOG BHAVAN, NAIGAON CROSS RD, WADALA(E), MUMBAI-400 003

SIGNATURE

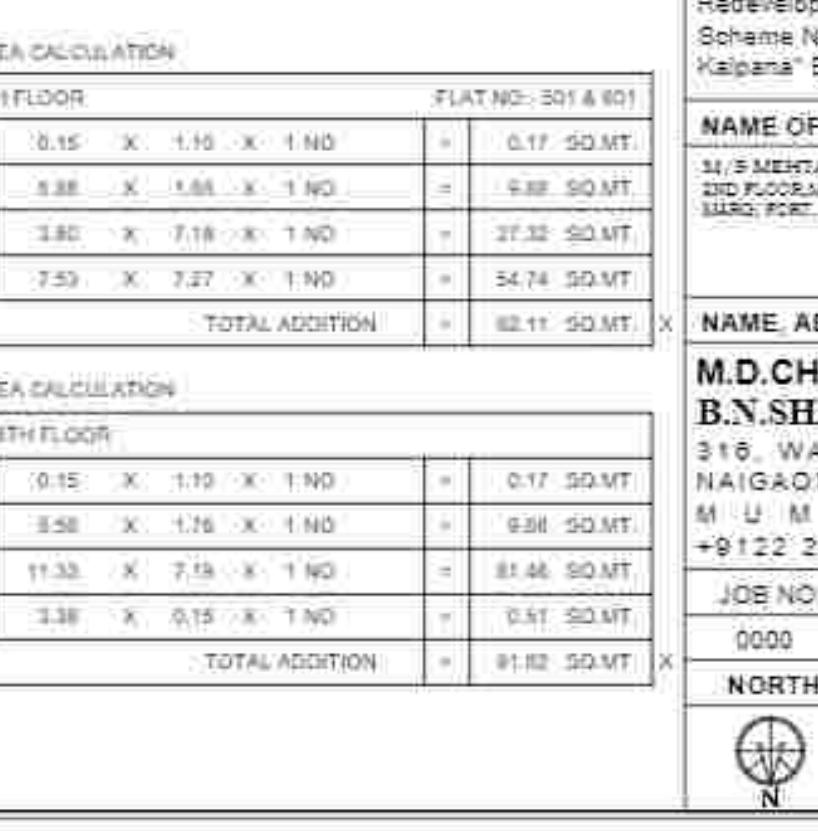
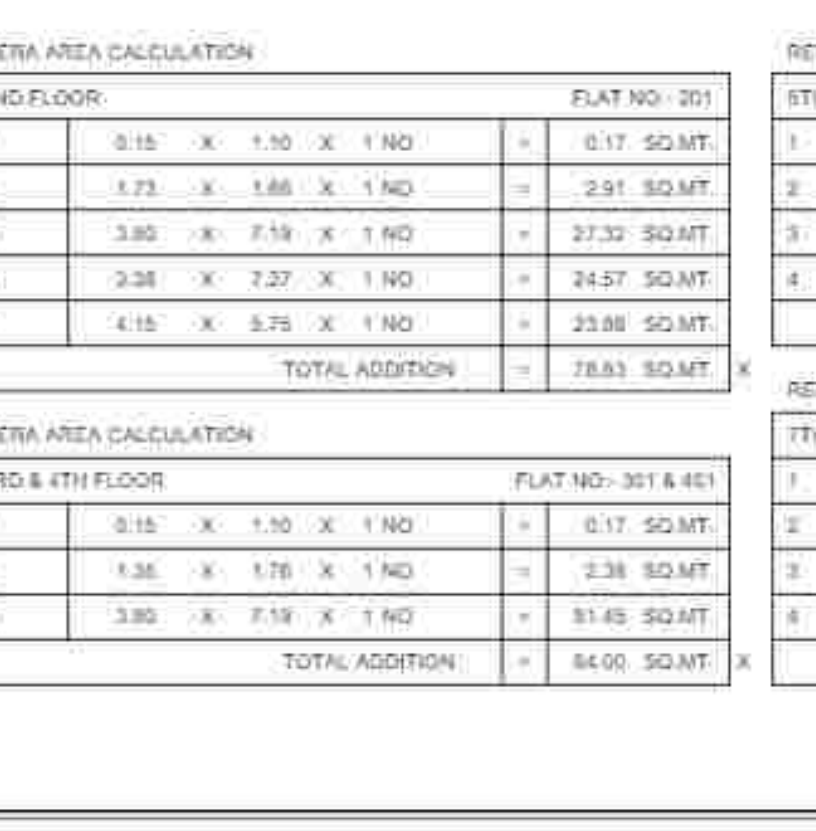
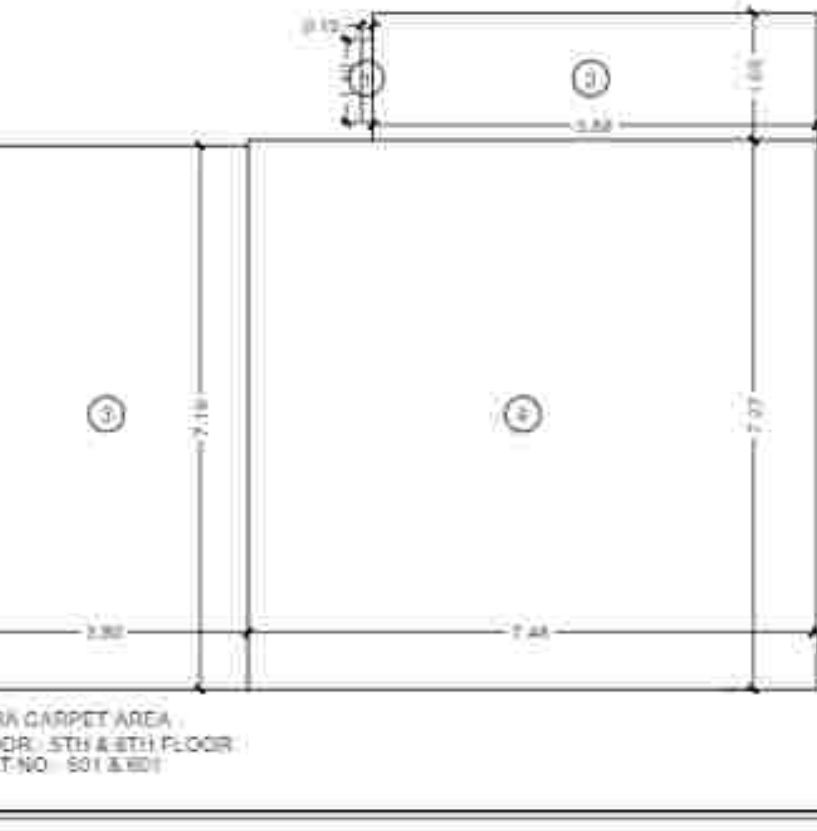
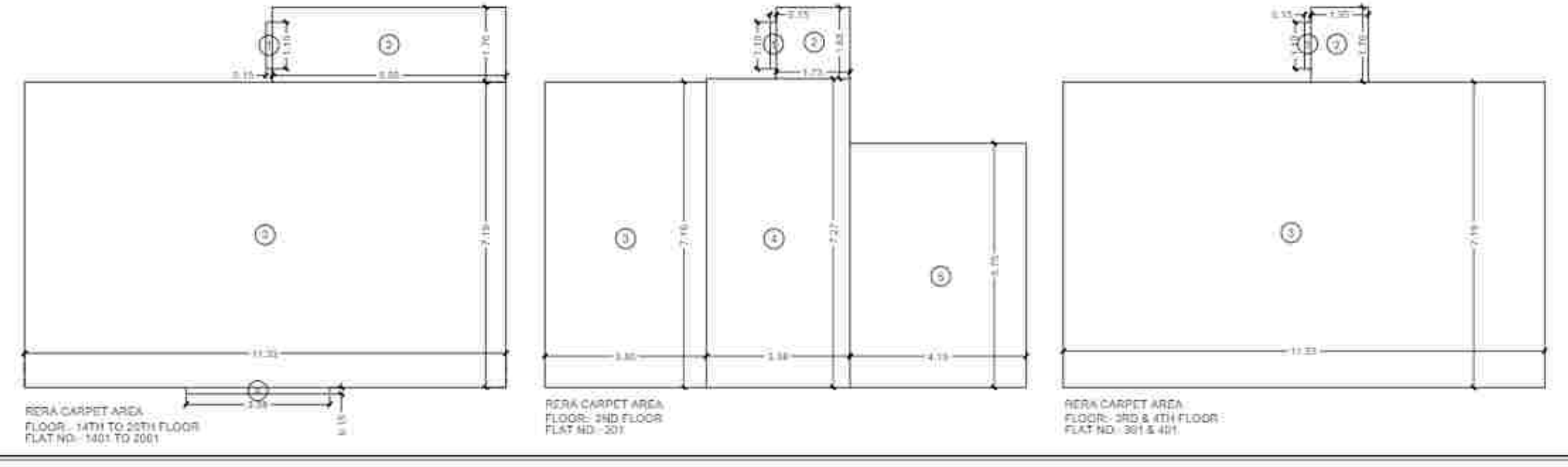
Milind D. Changanani

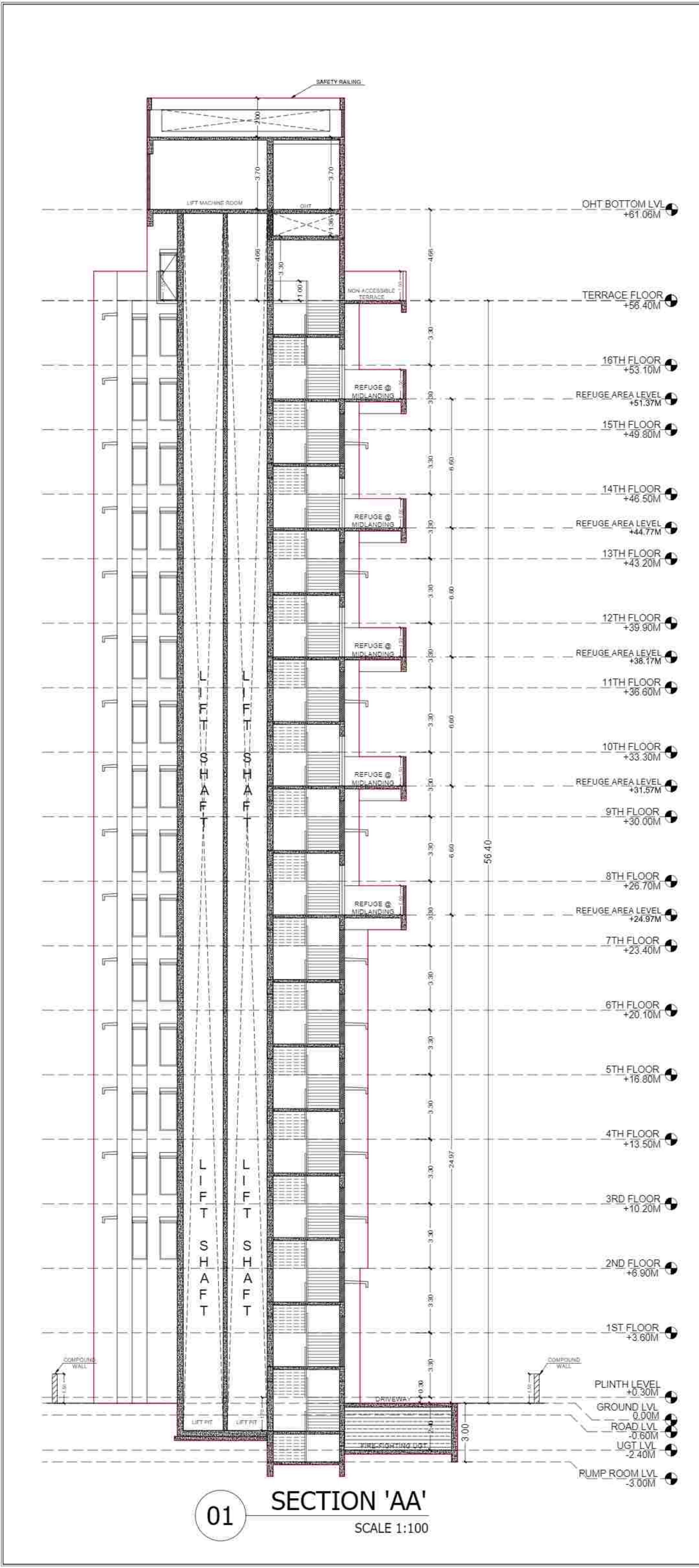
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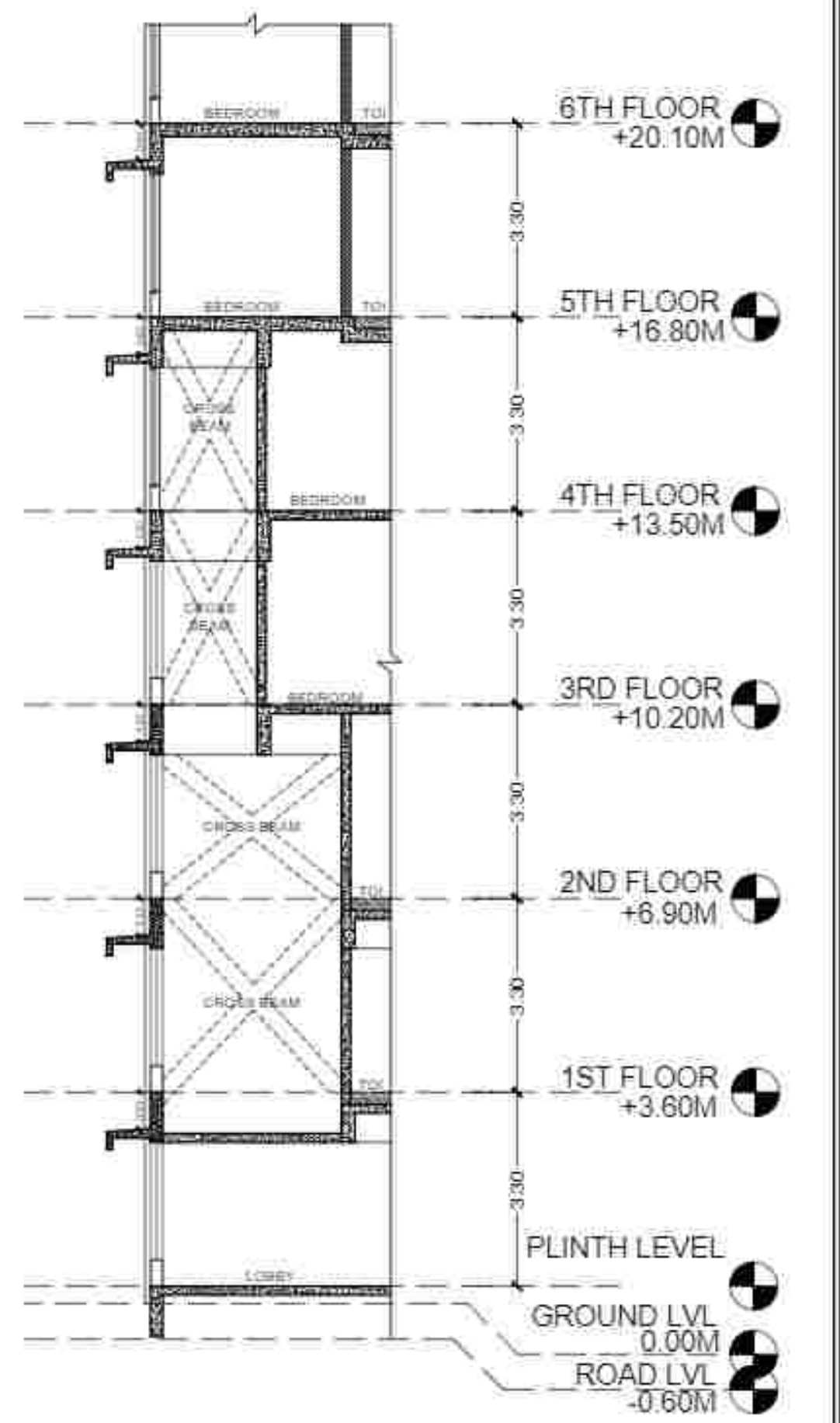
CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS NOT SURVEYED BY ME OR ANY OTHER PERSON AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP RECORD.





FILE NO:-P-0006/2021/(428/10)/F North MATUNGA/337/1/NEW		SHEET NO. - 3/4	
DIGITAL SIGN FOR DRAFT APPROVAL OF PLANS			
 SATESH MOHESHWAR RATHOD	 SURAJ PRADIP P. AVARE	 Dhwan Jaydeep Mehta	
SUB. - ENG. (B.P.)CITY	ASST. - ENG. (B.P.)CITY	EXE. - ENG. (B.P.)CITY	
STAMP OF APPROVAL FOR CFO PLANS			



01 SECTION 'CC' SCALE 1:100

NOTE :- BOUNDARY OF THE PLOT BOUNDED BLACK PROPOSED WORK SHOWN PINK 'B' DENOTES BALCONY AREA UNDER SET BACK SHOWN IN YELLOW STRUCTURES TO BE DEMOLISHED SHOWN IN DOTTED YELLOW RECREATION SHOWN IN GREEN AREA UNDER PROPOSED ROAD SHOWN IN BROWN DRAINAGE SHOWN IN YELLOW LINES					
PERFORMA - B					
CONTENT OF SHEET SECTION 'AA'					
DESCRIPTION OF PROPOSAL & PROPERTY Redevelopment of Property bearing C.S.NO. 428/10 of Matunga Divn. Plot No. 85, Scheme No. 5, V.A. Oshwa Marg, Matunga, Mumbai-400 019, known as "Shubha Kalpana" Building.					
NAME OF OWNER M. D. CHANGANI & ASSOCIATES 318, WADALA UDYOG BHAVAN, NAIGAON CROSS RD, WADALA(E), MUMBAI - 400 031 +9122 24144485 info@studios.in		SIGNATURE DHWANI JAYDEEP MEHTA Digitally signed by DHWANI JAYDEEP MEHTA Date: 2022.05.02 16:24:54 +05'30'			
NAME, ADDRESS OF ARCHITECT M.D. CHANGANI & ASSOCIATES 318, WADALA UDYOG BHAVAN, NAIGAON CROSS RD, WADALA(E), MUMBAI - 400 031 +9122 24144485 info@studios.in		SIGNATURE Milind D. Changani			
JOB NO.	DIWG.NO	SCALE	DATE	DRAWN BY	CHKD BY
0000	0000	1:100	12-04-2022	AR. ARPITA	AR. MILIND
NORTH					
CERTIFICATE OF AREA CERTIFIED THAT THE PLOT UNDER REFERENCE WAS NOT SURVEYED BY ME OR AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/T.P. RECORD.					

