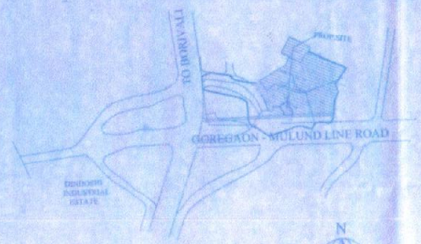
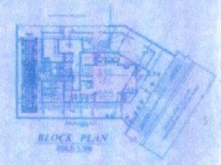
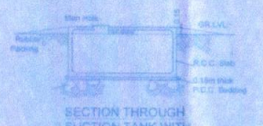


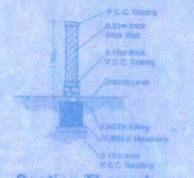
LOCATION PLAN
1:4000



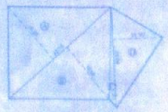
BLOCK PLAN
SCALE 1:100



SECTION THROUGH SUCTION TANK WITH SUBMERSSIBLE PUMP
SCALE 1:50

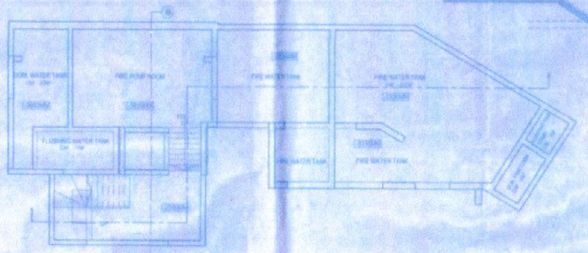


Section Through Compound Wall
SCALE 1:50



LINE DIAG. FOR PLOT AREA CALC.
SCALE :- 1:300

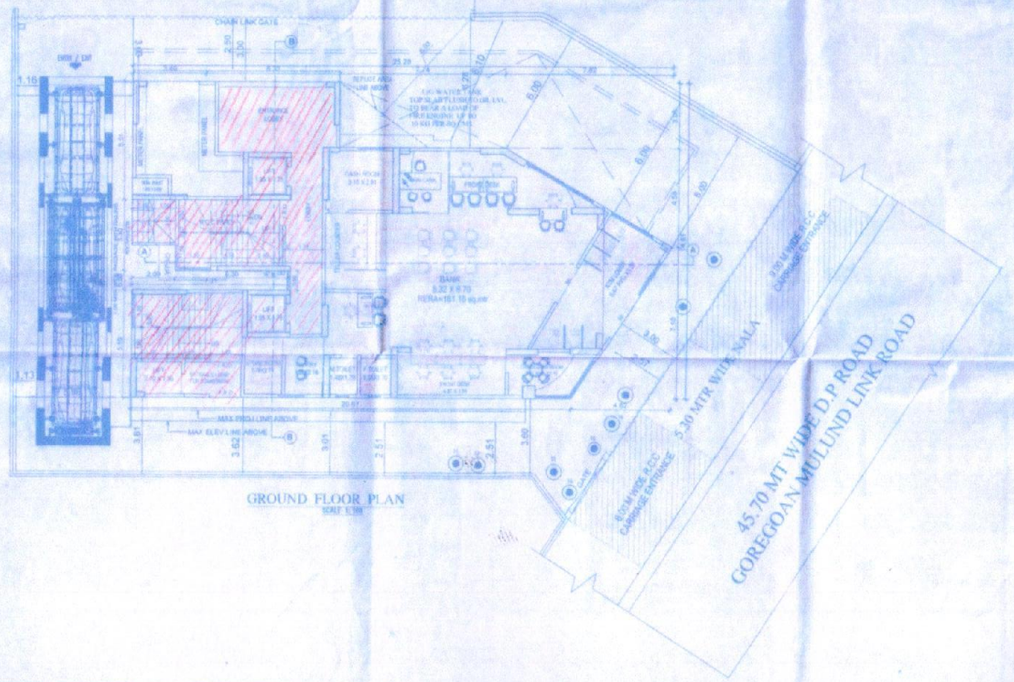
PLOT AREA CALCULATIONS (In sq.mts.)						
A) 02	x	32.35	x	16.25	=	266.09
B) 02	x	32.25	x	15.50	=	249.13
C) 02	x	23.50	x	3.50	=	17.63
D) 02	x	23.50	x	11.50	=	135.13
TOTAL AREA OF PLOT					=	673.97 sq.mts.
SAY					=	673.90 sq.mts.



BASEMENT FLOOR PLAN(FOR PUMP & WATER TANK)
SCALE 1:100

SECTION X-X THROUGH PUMP ROOM & WATER TANK

9.15 MT. WIDE LAYOUT ROAD



GROUND FLOOR PLAN
SCALE 1:100

CERTIFICATE OF PLOT AREA :

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DTD 1/08/2004 AND THAT THE DIMENSIONS OF THE SIDES, ETC., OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO ASCERTAINED IS 673.90 SQ. MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ARCHITECT

PROFORMA-B

(DESCRIPTION OF PROPOSAL AND PROPERTY) :-

PROPOSED REDEVELOPMENT OF BUILDING NAMELY VRINDAVAN CHSL, BUILDING NO. 15A/B ON PROPERTY BEARING C.T.S NO.107 PART 7/10 PART AT VILLAGE DINDOSHI MALAD (EAST) IN MHADA COLONY KNOWN AS SHIVDHAM COMPLEX

JOB No.	DRG. No.	CHECKED BY	DESIGN BY	DRN. BY	DATE	REV
				ASHISH		

For Je and Vee Infrastructure
Partner

SHRI. VINAY G. SINGH OF
M/S. JE AND VEE INFRASTRUCTURE
A/203, WESTERN EDGE II, W.E.HIGHWAY
BORIVALI (EAST), MUMBAI-40

NORTH | SIGNATURE OF C.A. TO OWNER | NAME OF OWNER C.A. TO OWNER / LESSEE

3DIMENSIONAL CONSULTANTS LLP
HUSTOWN SQUARE, 1017, 10TH FLOOR
PROF N. S PHADAKE ROAD, BINA NAGAR,
ANDHERI (EAST) MUMBAI-400047
E-MAIL: 3DIMENSIONAL.CONSULTANTS@GMAIL.COM
PHONE: 2056
LICENSED SURVEYOR: VIJAY NAGDA
LIC. No. 0-0.0.0.0.0 | LICENSED SURVEYOR: LIC. No. 0-0.0.0.0.0

SIGNATURE OF ARCHITECT | NAME, ADDRESS OF ARCHITECT

SIGNATURE OF AUTHORITIES

This cancels Approval to the previous Plans Sanctioned under no. PMC/P - 01 / 0231 / 0204 dated 15/06/2010

Approved subject to conditions mentioned in the Office Letter No. MHADA - 01 / 0231 / 2021
Date: MRC-707-06-2 29 JUL 2021
Ex. Eng. Bldg. Permission
Mahavir Housing & Area Dev. (Regional Office)

FILE No. :- 1/6

CONTENTS OF SHEET :- GROUND FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, PLOT AREA CALC., COMP. WALL.

PROFORMA - A

A.	AREA STATEMENT	IN SQ.MTS.
1)	AREA OF THE PLOT	673.90
	a) Area of PROJECT as per MHADA	673.90
	a) Area of plot as per measurement calculation	673.90
	c) Area of plot as per site condition	673.90
2)	DEDUCTIONS FOR	
	A) For Recreational area	
	a) Basic Lay out area to be handed over 10.00% (Regulation No 16)	
	b) Proposed D.P road to be handed over (100%) (Regulation No 16)	
	b) Reservation area plot to be handed over (100%) (Regulation No 17)	
	d) TOTAL AREA UNDER ROAD REDEVATION	
	B) For Amenity area	
	a) Area of amenity plot/plots to be handed over as per DCR 14(A)	
	b) Area of amenity plot/plots to be handed over as per DCR 14(B)	
	C) Area of amenity plot/plots to be handed over as per DCR 15	
	d) Area of amenity plot/plots to be handed over as per DCR 16	
	e) TOTAL AMENITY AREA	
	C) Deduction for Existing Built up area to be retained if any (area equivalent of Existing BUA as per regulation under which the development was allowed	
3)	Total deduction (2(A)+2(B)+2(C))	
4)	Balance area of the plot (1-3)	673.90
5)	Plot under Setback (mmt) (1-2(A)+2(B))	673.90
6)	Zonal (basic) FSI (for plot as per regulation 33(5))	3.00
7)	a) Permissible built up area as per Zonal(Basic) FSI (5x6)	2021.70
	b) Permissible built up area as per DCR 33(7) protected for development	2021.70
	Permissible built up area (7(a)+7(b) above whichever is greater)	2021.70
8)	BUA equal to base area handed over as per reg. 33(A)(5)(a)	
	a) Additional BUA for 33(A)(5)(b) & 20 above within the cap of admissible TDR as per table no 12 on balance plot	
	b) Additional BUA for 2) 4) (c) & 2) A) above to be utilize over and above the permissible FSI as per column no 7 table 12 of regulation 33(A) and to be mentioned in table 12A regulation 33(20)(B) (up 2000)	
	c) Additional BUA in case of 2(A) (c) (ii) as per regulation 33 (11) (note 20(ii)) Rs(iii) as per AR policy on remaining plot 5% as per table no 5 of regulation (33))	
9)	Additional Insentive BUA within the cap of admissible TDR as per 33(B)(5) on a plot	
	a) At the time of construction of amenity building as per regulation 33(A) 33(5)	
	b) 50% of BUA consumed as per reg. 33(7)(A)	
10a	Plot area more than 4000 sq.mts. Additional FSI on payment of premium as per table No. 18 of Regulation No. 30(A)(B)(C)(D)	
11)	Built up area due to Admissible "TDR" as per table No. 12 of Regulation No.30(A)(B)(C)(D) (up 33% or 33% or 40% or 100%) (by utilizing area under beyond zone F.S.I. in view 30(A)(iii)-B-Salvor	
12)	Proposed built FSI (2,004 sq. x 40 square meter 5000 sq)	2880.00
13)	Permissible Built up area (5+6+7+8+9+11+12)	4901.70
14)	TOTAL BUILT UP AREA (14a+14b)	4901.70
	a) PROPOSED BUILT UP AREA	4763.84
	b) EXISTING BUILT UP AREA	
15)	Fungible compensatory area as per Regulation No 31(3)	
	a) i) Perm. Fungible Compensatory area for Rehab comp.w/o charging premium for residential	317.68
	(ii) Proposed Fungible compensatory area availed for Rehab comp.w/o charging premium for Residential	317.68
	(iii) Perm. Fungible Compensatory area for Rehab comp.w/o charging premium for commercial	NIL
	(iv) Fungible compensatory area availed for Rehab comp.w/o charging premium for commercial	NIL
	b) i) Permissible Fungible Compensatory area for residential sale comp by charging premium	1175.33
	(ii) Proposed Fungible compensatory area for residential sale comp by charging premium	0.00
	(iii) Permissible Fungible compensatory area for commercial sale comp by charging premium	194.95
	(iv) Proposed Fungible compensatory area for commercial sale comp on payment of premium	00.95
16)	Total BUA Proposed including FCA (14(a)+14(b)+15(a)+15(b))	5270.18
17)	FSI consumed as per plan (14a)	2.61
II	OTHER REQUIREMENTS	50 MT
A.	Reservation/ Designation	
	a) Name of reservation	
	b) Area of reservation land handed over as per Regulation No 17	
	c) Built up area of amenity to be handed over as per Regulation No 17	
	d) Area of built up area of Designation	
	Plot area under Reservation/Designation	
B.	a) 14(A)	
	b) 14(B)	
	c) 15	
C.	Requirement of FOS as per Regulation No.37 (20% or 20% or 20%)	
D.	TENEMENT STATEMENT	
	a) Proposed built up area (16 above)	5270.18
	b) Less (deduction of Non Residential area/shop etc)	843.95
	c) Area available for Tenements (a)-(b)=(c)	4326.23
	d) Tenements Permissible (4/Dwellings) = 2.01.08 SAY	204 Nos.
	e) Total number of tenements Proposed on Plot	78.00 Nos.
E.	PARKING STATEMENT	
	(i)PARKING REQUIRED FOR REGULATION FOR	45.00
	CAR SCOOTER/MOTOR CYCLE OUT SIDERS/VISITORS)	
	(ii)COVERED GARAGE PERMISSIBLE	
	(iii)COVERED GARAGE PROPOSED	
	CAR SCOOTER/MOTOR CYCLE OUT SIDERS/VISITORS)	
	(iv)TOTAL PARKING PROPOSED	61.00
E.	TRANSPORT VEHICLE PARKING	
	(i)TRANSPORT VEHICLE PARKING REQUIRED BY REGULATION	
	(ii)TOTAL NO.OF TRANSPORT VEHICLE PARKING SPACES PROVIDED	