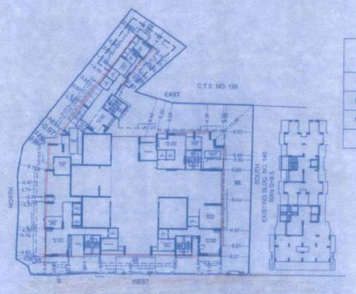
Approved subject to conditions mentioned in this office Letter No. 1334 Planing Cell/GM/NMMDA
07 OCT 2020
Ex. Engg. Bldg. Permission Cell Greater Mumbai
Maharashtra Housing & Area Development Authority

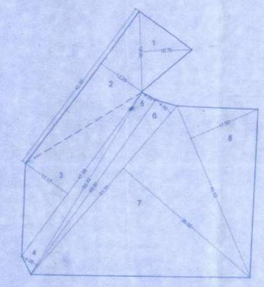
This cancels Approval to the previous Plans Sanctioned under no. CHE/ES/1132/N/333 (New) dated 8/11/2016



BLOCK PLAN
SCALE - 1 : 500

FUNGIBLE BUILT-UP AREA STATEMENT

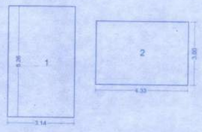
USERS	PERMISSIBLE BUA EXCL. FUNGIBLE FSI	PERMISSIBLE FUNGIBLE FSI	TOTAL PERMISSIBLE BUA (INCL. FUNGIBLE FSI)	PROPOSED BUA EXCL. FUNGIBLE FSI	PROPOSED FUNGIBLE FSI	TOTAL PROPOSED BUA (INCL. FUNGIBLE FSI)
	A	B	A + B	C	D	C + D
RESIDENTIAL	7249.69	2537.39	9787.08	7249.69	2444.86	9694.55
COMMERCIAL	-	-	-			-
TOTAL	7249.69	2537.39	9787.08	7249.69	2444.86	9694.55



PLOT AREA DIAGRAM
SCALE - 1 : 500

PLOT AREA CALCULATION

1	19.00	X	10.75	X	0.50	=	102.12 SQ.MT.
2	40.60	X	12.25	X	0.50	=	248.06 SQ.MT.
3	47.98	X	12.17	X	0.50	=	291.95 SQ.MT.
4	50.42	X	4.08	X	0.50	=	102.86 SQ.MT.
5	49.00	X	4.25	X	0.50	=	104.12 SQ.MT.
6	51.50	X	4.50	X	0.50	=	115.87 SQ.MT.
7	51.50	X	36.00	X	0.50	=	927.00 SQ.MT.
8	40.53	X	17.50	X	0.50	=	354.64 SQ.MT.
	TOTAL PLOT AREA					=	2246.76 SQ.MT.

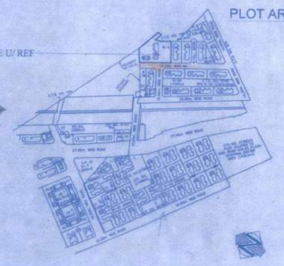


BUA DIAGRAM TEMPLE & TEMPLE STORAGE AT B WING AT STILT FLOOR
SCALE - 1 : 50

BUILT-UP AREA STATEMENT TEMPLE & TEMPLE STORAGE AT B WING, STILT FLOOR

ADDITIONS						
1	3.14	X	5.26	=	16.52 SQ. MT.	
2	4.33	X	3.00	=	12.99 SQ. MT.	
				=	**29.51** SQ. MT.	

SECTION THRU.
COMPOUND WALL



LOCATION PLAN
SCALE - 1 : 4000

SECTION THRU.
U.G. WATER TANK

PARKING REQUIREMENT TABLE FOR MHADA SHARE

1 CARPET AREA UP TO 45 Sq.mt.	1 CAR PER 8 TENENT	
2 CARPET AREA 45 TO 60 Sq.mt.	1 CAR PER 4 TENENT	
3 CARPET AREA 60 TO 90 Sq.mt.	1 CAR PER 2 TENENT	
4 CARPET AREA Exceeding 90 Sq.mt.	1 CAR PER 1 TENENT	
PARKING PROVIDED		
	NO. OF FLAT	PARKING REQ.
AREA BELOW 45 SQ.MT		
AREA BETWEEN 45 - 60 Sq.mt.		
AREA BETWEEN 60 - 90 Sq.mt.		
AREA ABOVE 90 Sq.mt.	18	18.00
Total	**18**	**18.00**
ADD. 05% VISITORS		1.00
TOTAL NO. OF PARKING REQ		19.00
TOTAL NO. OF PARKING REQUIRED	SAY	**19.00**

PARKING REQUIRED AS PER DCPR 2034

1 CARPET AREA UP TO 45 Sq.mt.	1 CAR PER 8 TENENT
2 CARPET AREA 45 TO 60 Sq.mt.	1 CAR PER 4 TENENT
3 CARPET AREA 60 TO 90 Sq.mt.	1 CAR PER 2 TENENT
4 CARPET AREA Exceeding 90 Sq.mt.	1 CAR PER 1 TENENT

PARKING PROVIDED

	NO. OF FLAT	PARKING REQ.
AREA BELOW 45 SQ.MT	0	0
AREA BETWEEN 45 - 60 Sq.mt.	36	9.00
AREA BETWEEN 60 - 90 Sq.mt.	38	19.00
AREA ABOVE 90 Sq.mt.	41	41.00
Total	115	69.00
05% VISITORS		3.45
TOTAL REQ. PARKING		72.45
Add. Parking Over & Above Upto 50%		**36.23**
Total No. of Parking Req. +10% add. For as per 44(6)note (109 X 10% = 10.90 Say 11.00	108.68	**109.00**

TOTAL NO.PARKING PROVIDED	BIG	SMALL	Total
	63	57	120
PARKING PROPOSED IN TOWER PARKING SYSTEM			111
PARKING PROPOSED IN PUZZLE PARKING SYSTEM			7
PARKING PROPOSED IN SURFACE			2

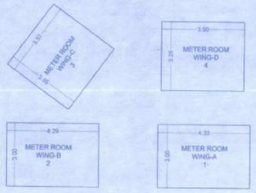
109.00 + 11.00 = 120.00

TOILET AREA DIAGRAM
AT C WING STILT FLOOR
SCALE - 1:100

BUILT-UP AREA STATEMENT TOILET STILT FLOOR

ADDITIONS					
1	2.40	X	3.55	=	8.52 SQ. MT.
2	3.73	X	4.72	=	17.61 SQ. MT.
				=	**26.13** SQ. MT.

Req. Toilet Area 2.20 X 1 = 2.20 Sq.mt.
26.13 / 2.20 = **23.93** Sq.mt.
23.93 Sq.mt. Area Counted in FSI



BUA DIAGRAM METER ROOM
AT STILT FLOOR
SCALE - 1 : 50

BUILT-UP AREA STATEMENT FOR WING A TO D (METER ROOM AT STILT FLOOR)

Additions						
1	4.33	X	3.00	=	12.99 SQ. MT.	
2	4.29	X	3.00	=	12.87 SQ. MT.	
3	3.57	X	3.55	=	12.68 SQ. MT.	
4	3.90	X	3.25	=	12.68 SQ. MT.	
			Total	=	**51.22** SQ.MT.	
Prop. Tenament	115 /	50	X	10	=	**23.00**
		51.22		23.00		**28.22**
Excess Meter Room Counted in FSI					=	**28.22**

STILT FLOOR PLAN FOR WING A TO D
SCALE - 1 : 100

SUMMARY OF GROSS F.S.I BUILT-UP AREA FOR WING A TO D

Floor	BUA Including Fungible Area				Society Office	Excess Fitness Centre counted in FSI	Staircase, Lift, Passage Area				Total Built-up Area
	WING A	WING B	WING C	WING D			WING A	WING B	WING C	WING D	
Stilt		29.51	23.93								53.44
1		133.35	171.60					49.25	61.00		304.95
2 Podium Fl.	72.18	233.21		83.08	19.46	130.65	46.85	63.04	41.92	40.99	519.12
3	144.75	305.42		222.09			44.81	61.00		39.58	672.26
4	144.75	305.42		222.09			44.81	61.00		39.58	672.26
5	144.75	305.42		222.09			44.81	61.00		39.58	672.26
6	144.75	305.42		222.09			44.81	61.00		39.58	672.26
7	144.75	305.42		222.09			44.81	61.00		39.58	672.26
8	144.75	305.42		222.09			44.81	61.00		39.58	672.26
9	144.75	305.42		222.09			44.81	61.00		39.58	672.26
10	144.75	305.42		222.09			44.81	61.00		39.58	672.26
11	144.75	305.42		222.09			44.81	61.00		39.58	672.26
12	144.75	305.42		222.09			44.81	61.00		39.58	672.26
13	144.75			222.09			44.81			39.58	366.84
14	144.75			222.09			44.81			39.58	366.84
15				222.09						39.58	222.09
16				222.09						39.58	222.09
17				222.09						39.58	222.09
18				222.09						39.58	222.09
19				222.09						39.58	222.09
20				222.09						39.58	222.09
Terrace											
Excess Meter Rm	28.22										28.22
	1837.40	3450.27	195.53	4080.70	19.46	130.65	584.57	722.29	102.92	753.43	9694.55
										Regular BUA	7249.69
										Fungible BUA	2444.86
										Total BUA Including Fungible	9694.55

PROFARMA - A

A			Area Statement	Sq.mt.
1			Area of the plot as per MHADA Demarcation (Bldg No 139 = 1297.51 + OB. No 20 = 299.51 + R2 Plot = 649.74)	2246.76
2			Deduction for	
	a		Road Set Back Area	
	b		Proposed Road	
	c		Any Reservation (sub-plot _____)	
	d		___% Anemity space as per DCPR (sub-plot ___)	
	e		other	
			Total (2 (a+b+c+d+e))	0.00
3			Balance area of plot (1 - 2)	2246.76
4			Deduction for 15% Recreational Ground / 10% Amenity space (if deductible for industrial)	0.00
5			Net area of plot	2245.76
6			Additions for Floor Sapce Index 2 (a) / 2 (b) 100% of D.P. road / Set Back	
7			Total Plot Area for FSI Purpose (5 + 6)	2246.76
8			Floor Space Index Permissible	3.00
9			Permissible BUA as per MHADA NOC No. CO/MB/REE/NOC/F-1290/1162/2016 dated 26/07/2016	7249.69
10			Proposed BUA	
	a		Residential	7249.69
	b		Commercial	0.00
11			Floor Space Index consumed	3.23
B			**Details of FSI Availed as par DCPR 31 (3)**	**Sq.mt.**
1			Fungible BUA component proposed vide DCPR 31 (3)	
			Fungible BUA permissible	
			Residential (7249.69 X 0.35)	2537.39
			Commercial	0.00
			Total Permissible fungible	2537.39
2			Fungible BUA proposed	
			Residential	2444.86
			Commercial	
			Total fungible BUA proposed now	2444.86
	i		Total Gross Permissible BUA (9 + B1)	9787.08
	ii		Total proposed BUA (10 + B2)	9694.55
C			Tenament Statements	
	i		Proposed area	9694.55
	ii		Less deduction of Non-residential area (Shop etc.)	0.00
	iii		Area available for tenements [(i) minus (ii)]	9694.55
	iv		Tenements permissible (Density of tenements/hectare)	
	v		Tenements proposed for sale	61
	iv		Tenements proposed for MHADA	18
	v		Tenements existing	36
			Total Tenements on the Plot	115
D			Parking Statement	
	i		Parking required by Regulations for	
	ii		Required Car Parking	120
	iii		Proposed car parking	120
	iv		Total parking provided	120

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 5C/26 FOLLOWED.
5) THE ARITHMETIC CALCULATONS CHECKED BY ME AND ARE FOUND CORRECT.

FORM II (PROFORMA B)

CONTENTS OF SHEETS

STILT FLOOR PLAN, BLOCK AND LOCATION, TOTAL BUA TABLE, PARKING STATEMENT

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 2246.76 (TWO THOUSAND TWO HUNDRED FORTY SIX POINT SEVEN SIX). AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A.D.A. RATHOD
ARCHITECT CA/98/9511

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RE-DEVELOPMENT OF BLDG NO. 139, & O.B. NO. 20, & MHADA R-2 PLOT KNOWN AS PANTNAGAR USHAKIRAN CO-OP. HSG. SOC. LTD., C.T.S. NO. 5740 (part), SURVEY NO. 236-A ON VILLAGE PANTNAGAR, GHATKOPAR (EAST), MUMBAI - 400075.

SIGN. & NAME OF OWNER

M/S SHRI GANESH DEVELOPERS C.A. TO
PANTNAGAR USHAKIRAN CO-OP. HSG. SOCIETY LTD.

JOB NO.	DRG NO.	SCALE	CHK. BY	DRN. BY	REV	DESCRIPTION	DATE	SIGN
		AS SHOWN		ATUL				

SIGNATURE | NAME AND ADDRESS OF ARCHITECT

CONSULTANTS COMBINE
TECHNICAL CONSULTANTS
OFFICE BLDG NO 5, OPP BLDG NO 56
PANTNAGAR, GHATKOPAR (EAST) MUMBAI-75
TELEFAX NO. 2102 74 87