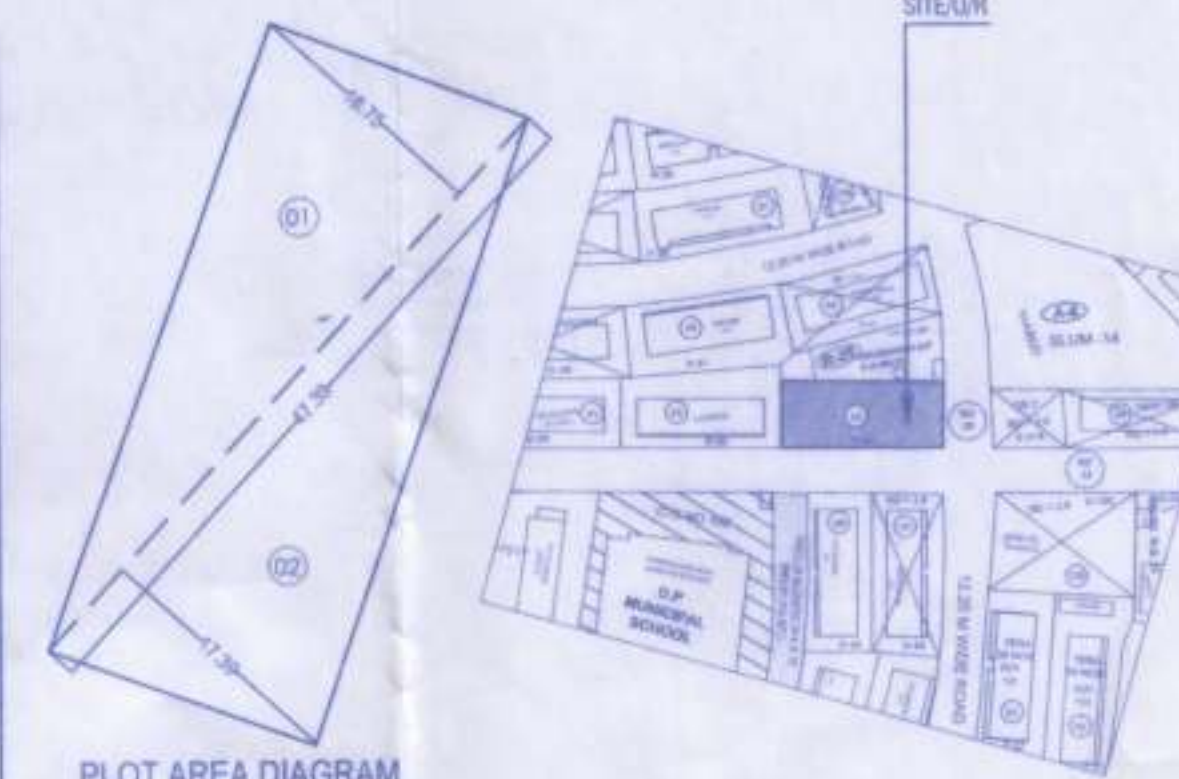


CARPET AREA CALCULATION FOR COMPUTATION OF PARKING SPACES (FLOOR WISE).

FLOOR NOS	(WING-A)				(WING-B)			
	FLAT NO.1 WING - A	FLAT NO.2 WING - A	FLAT NO.3 WING - A	FLAT NO.4 WING - A	FLAT NO.1 WING - B	FLAT NO.2 WING - B	FLAT NO.3 WING - B	FLAT NO.4 WING - B
1ST FLOOR	59.07 SQ.MT.	---	39.26 SQ.MT.	59.07 SQ.MT.	---	60.67 SQ.MT.	60.43 SQ.MT.	39.27 SQ.MT.
2ND FLOOR	59.07 SQ.MT.	43.67 SQ.MT.	39.26 SQ.MT.	59.07 SQ.MT.	43.67 SQ.MT.	60.67 SQ.MT.	60.43 SQ.MT.	39.27 SQ.MT.
3RD FLOOR	59.07 SQ.MT.	43.67 SQ.MT.	39.26 SQ.MT.	59.07 SQ.MT.	43.67 SQ.MT.	60.67 SQ.MT.	60.43 SQ.MT.	39.27 SQ.MT.
4TH FLOOR	59.07 SQ.MT.	43.67 SQ.MT.	39.26 SQ.MT.	59.07 SQ.MT.	43.67 SQ.MT.	60.67 SQ.MT.	60.43 SQ.MT.	39.27 SQ.MT.
5TH FLOOR	59.07 SQ.MT.	43.67 SQ.MT.	39.26 SQ.MT.	59.07 SQ.MT.	43.67 SQ.MT.	60.67 SQ.MT.	60.43 SQ.MT.	39.27 SQ.MT.
6TH FLOOR	59.07 SQ.MT.	43.67 SQ.MT.	39.26 SQ.MT.	59.07 SQ.MT.	43.67 SQ.MT.	60.67 SQ.MT.	60.43 SQ.MT.	39.27 SQ.MT.
7TH FLOOR	59.07 SQ.MT.	43.67 SQ.MT.	39.26 SQ.MT.	59.07 SQ.MT.	43.67 SQ.MT.	60.67 SQ.MT.	60.43 SQ.MT.	39.27 SQ.MT.
8TH FLOOR	59.07 SQ.MT.	43.67 SQ.MT.	39.26 SQ.MT.	59.07 SQ.MT.	43.67 SQ.MT.	60.67 SQ.MT.	60.43 SQ.MT.	39.27 SQ.MT.
9TH FLOOR	59.07 SQ.MT.	43.67 SQ.MT.	39.26 SQ.MT.	59.07 SQ.MT.	43.67 SQ.MT.	60.67 SQ.MT.	60.43 SQ.MT.	39.27 SQ.MT.
10TH FLOOR	59.07 SQ.MT.	43.67 SQ.MT.	39.26 SQ.MT.	59.07 SQ.MT.	43.67 SQ.MT.	60.67 SQ.MT.	60.43 SQ.MT.	39.27 SQ.MT.
11TH FLOOR	59.07 SQ.MT.	43.67 SQ.MT.	39.26 SQ.MT.	59.07 SQ.MT.	43.67 SQ.MT.	60.67 SQ.MT.	60.43 SQ.MT.	39.27 SQ.MT.
12TH FLOOR	59.07 SQ.MT.	43.67 SQ.MT.	39.26 SQ.MT.	59.07 SQ.MT.	43.67 SQ.MT.	60.67 SQ.MT.	60.43 SQ.MT.	39.27 SQ.MT.
13TH FLOOR	59.07 SQ.MT.	43.67 SQ.MT.	39.26 SQ.MT.	59.07 SQ.MT.	43.67 SQ.MT.	60.67 SQ.MT.	60.43 SQ.MT.	39.27 SQ.MT.
14TH FLOOR	59.07 SQ.MT.	43.67 SQ.MT.	39.26 SQ.MT.	59.07 SQ.MT.	43.67 SQ.MT.	60.67 SQ.MT.	60.43 SQ.MT.	39.27 SQ.MT.
15TH FLOOR	59.07 SQ.MT.	43.67 SQ.MT.	39.26 SQ.MT.	59.07 SQ.MT.	43.67 SQ.MT.	60.67 SQ.MT.	60.43 SQ.MT.	39.27 SQ.MT.
16TH FLOOR	59.07 SQ.MT.	43.67 SQ.MT.	39.26 SQ.MT.	59.07 SQ.MT.	43.67 SQ.MT.	60.67 SQ.MT.	60.43 SQ.MT.	39.27 SQ.MT.
TOTAL FLATS = 123 NOS	16 NOS.	14 NOS.	16 NOS.	16 NOS.	14 NOS.	15 NOS.	16 NOS.	16 NOS.

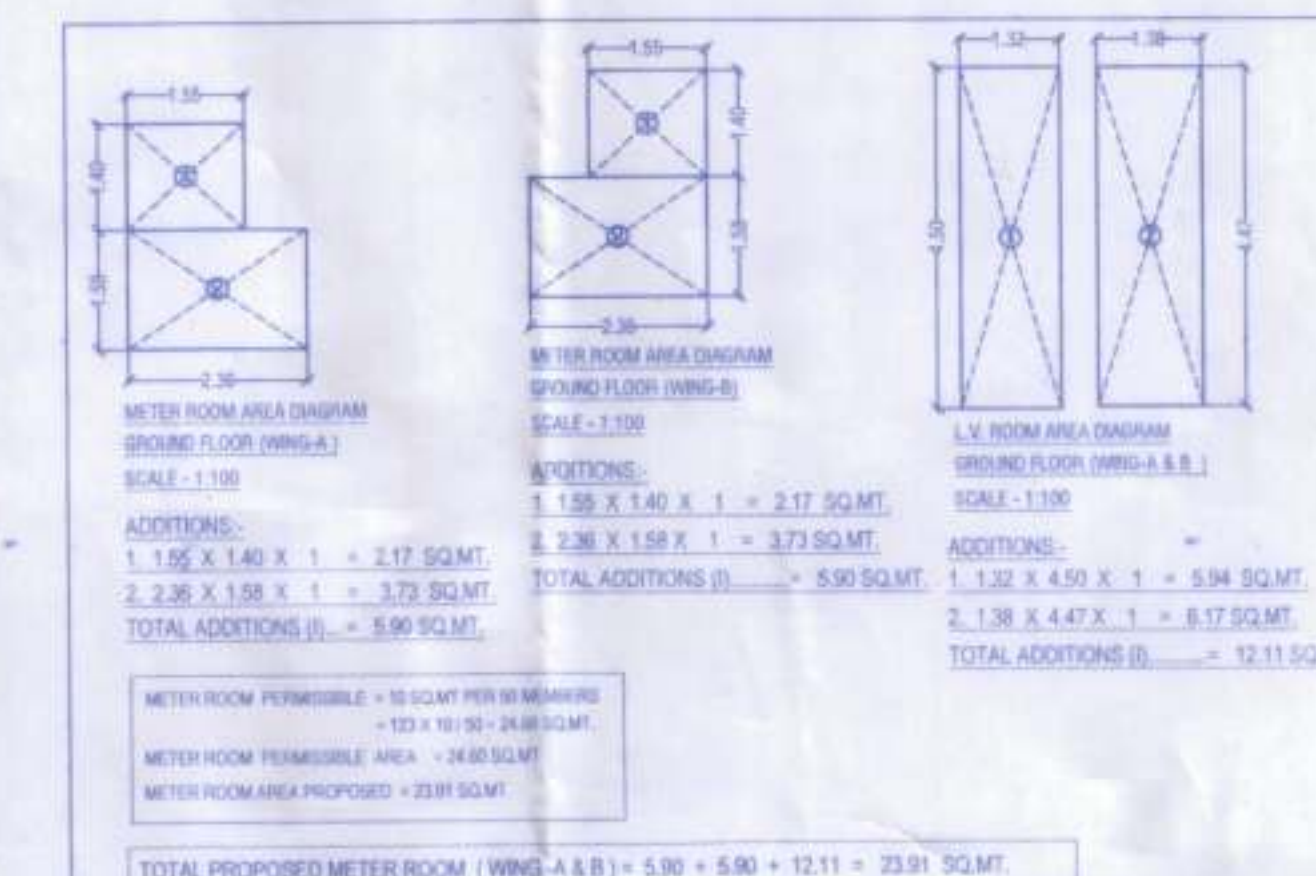
SUMMARY OF GROSS FSI, BUILT-UP AREA

SLNO	FLOOR	WING - A & B			SQ.MT.	METER ROOM (FREE OF FSI)	SOCIETY OFFICE (FREE OF FSI)	REFUGEE AREA	Fireman Centre (FREE OF FSI)	STAIRCASE, LIFT & LOBBY/PASSAGE AREA (WING-A & B)	SQ.MT.
		TOTAL NET GROSS B.U.A.	PROPOSED FUNGIBLE	NET FSI							
		C	D	E = C / 1.85							
1	STILT FLOOR	---	---	---	23.91	---	---	---	---	---	SQ.MT.
2	1st FLR	349.35	90.57	258.78	---	---	---	---	---	---	SQ.MT.
3	2nd FLR	442.58	114.74	327.84	---	---	---	---	---	---	SQ.MT.
4	3rd FLR	442.58	114.74	327.84	---	---	---	---	---	---	SQ.MT.
5	4th FLR	442.58	114.74	327.84	---	---	---	---	---	---	SQ.MT.
6	5th FLR	442.58	114.74	327.84	---	---	---	---	---	---	SQ.MT.
7	6th FLR	442.58	114.74	327.84	---	---	---	---	---	---	SQ.MT.
8	7th FLR	442.58	114.74	327.84	---	---	---	---	---	---	SQ.MT.
9	8th FLR	284.75	73.82	210.93	---	---	---	---	---	---	SQ.MT.
10	9th FLR	442.58	114.74	327.84	---	---	---	---	---	---	SQ.MT.
11	10th FLR	442.58	114.74	327.84	---	---	---	---	---	---	SQ.MT.
12	11th FLR	442.58	114.74	327.84	---	---	---	---	---	---	SQ.MT.
13	12th FLR	442.58	114.74	327.84	---	---	---	---	---	---	SQ.MT.
14	13th FLR	442.58	114.74	327.84	---	---	---	---	---	---	SQ.MT.
15	14th FLR	442.58	114.74	327.84	---	---	---	---	---	---	SQ.MT.
16	15th FLR	442.58	114.74	327.84	---	---	---	---	---	---	SQ.MT.
17	16th FLR	442.58	114.74	327.84	---	---	---	---	---	---	SQ.MT.
Total		6830.22	1770.80	5059.42	23.91	18.59	159.64	76.44	---	973.93	SQ.MT.



PLOT AREA CALCULATION

ADDITIONS	ADDITIONS	ADDITIONS
1. 47.39 x 16.75 = 792.87 SQ.MT.	2. 47.39 x 17.39 = 823.04 SQ.MT.	3. 47.39 x 17.39 = 823.04 SQ.MT.
TOTAL PLOT AREA = 808.91 SQ.MT.		



PARKING REQUIRED AS PER DCPR 2034 Regulation 44(2) Note (ii)

PARKING CRITERIA	NO. OF FLAT	PARKING REQ.
AREA BELOW 45 SQ.MT.	60	7.50
AREA BETWEEN 45 - 60 SQ.MT.	32	8.00
AREA BETWEEN 60 - 90 SQ.MT.	31	15.50
AREA ABOVE 90 SQ.MT.	---	---
Total	123	31.00
10% VISITORS	---	3.10
TOTAL REQUIRED PARKING	---	34.10
50% ADDITIONAL PARKING (31.00 X 50%)	---	15.50
TOTAL NO. OF PARKING PERMISSIBLE (49.60 TO 50.00 SAY)	---	50.00
PARKING BY PAYING PREMIUM = 10 NOS.	---	---
TOTAL PARKING PROPOSED = 60 NOS.	---	---
TOTAL NO. PARKING PROVIDED	BIG 12	SMALL 48
		Total 60



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.

GROUND FLOOR PLAN, PLOT AREA CALCULATION WITH AREA CALCULATION & PUMP ROOM, PARKING STATEMENT, BLOCK PLAN, LOCATION PLAN

PLAN FOR APPROVAL

This cancels Approval to the previous Plans Sanctioned under MHADA-11/835/2021 dated 20/08/2021

Issued by B.P. Cell / Greater Mumbai / MHADA Read Along with this office letter No. MHADA - 1/838/2023 Date 01 MAY 2023

Ex. Eng. B.P. Cell GM MHADA (E.S.)

CERTIFICATE OF AREA:
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 05/11/2019 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE SITE AND THAT THE AREA SO WORKED OUT IS 808.91 SQ.MTS. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS

SIGN OF ARCHITECT

PROFARMA - A

Area Statement	Sq.mt.
a Area of the plot as per MHADA Layout & offer letter dated.	808.91
b Deduction for 15% Recreational Ground / 10% Amenity space	---
c Least area consider for FSI	808.91
Deduction for	---
a Road Set-back area	---
b Proposed Road	---
c Any Reservation	---
d Amenity space as per DCPR-2034	---
e other	---
Deduction for 15% Recreational Ground / 10% Amenity space	---
Net area of plot	808.91
Additions for Floor Space Index	---
2 (a) / 2 (b) 100% of D.P. road / Set Back / Access road for FSI purpose only	---
Total Area (5 + 6)	808.91
Gross Plot Area considered for F.S.I	808.91
Floor Space Index Permissible	3.00
Permissible BUA	2426.73
Additional BUA as per MHADA Offer Letter dated. (1677.00 + 710 + 260 = 2647.00)	2647.00
a Permissible Net B.U.A	5073.73
Proposed Net B.U.A	5059.42
Balance Net B.U.A	14.31
Residential	5059.42
Commercial	0.00
Floor Space Index consumed	6.25
Details of F.S.I. availed as per DCPR 31 (3)	Sq.mt.
Permissible Total Fungible B.U.A for residential (5073.73 X 35%)	1775.81
Proposed Total Fungible B.U.A for residential (5059.42 X 35%)	1770.80
Balance Fungible B.U.A	5.01
Permissible Fungible B.U.A for Commercial	0.00
Proposed Fungible B.U.A for Commercial	0.00
Permissible Fungible Compensatory B.U.A for Rehab component without charging premium (922.20 X 35% = 322.77)	322.77
Proposed Fungible Compensatory B.U.A for Rehab component without charging premium (922.20 X 35% = 322.77)	322.77
Permissible Fungible Compensatory B.U.A for Sale component by charging premium (1775.81 - 322.77 = 1453.04)	1453.04
Proposed Fungible Compensatory B.U.A for Sale component by charging premium (1770.80 - 322.77 = 1448.03)	1448.03
Permissible Gross B.U.A (5063.73 + 1775.81) including F.C.F.S.I	6849.54
ii Proposed Gross B.U.A (5059.42 + 1770.80) including F.C.F.S.I	6830.22
ii Gross Balance B.U.A	19.32

B TENEMENT STATEMENT	
(i) PROPOSED AREA	6830.22
(ii) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	NIL
(iii) AREA AVAILABLE FOR TENEMENT	6830.22
(iv) TENEMENT PERMISSIBLE = 450/10000 X 6830.22	307 NOS.
(v) TENEMENT PROPOSED (NEW)	91 NOS.
(vi) TENEMENT EXISTING	32 NOS.
TOTAL TENEMENT ON THE PLOT	123 NOS.

(i) TOTAL PARKING PERMISSIBLE BY REGULATION	50 NOS.
(ii) TOTAL NO. OF PARKING PROVIDED	60 NOS.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BLDG. NO. 45 KNOWN AS PANT NAGAR SHREE GANESH CHS. ON PLOT BEARING C.T.S. NO. 5661 (pt), S.NO. 236-A OF VILLAGE GHATKOPUR KIROL, F.P.NO.390A (pt), T.PS. II, MHADA LAYOUT/LLAGE GHATKOPUR, AT PANTNAGAR, GHATKOPUR (B), MUMBAI-76.

NAME OF OWNER		DRAWN	
SHRI MAHESH L. VERAT PARTNER OF M/S. GURUKRUPA REALCON INFRA. PVT. LTD. AT PANTNAGAR SHREE GANESH CHS. LTD.		CHECKED BY	
SIGNATURE OF OWNER		SCALE	
		DATE	
		18/04/2023	

CONSULTANTS COMBINE
TECHNICAL CONSULTANTS
OFFICE BLDG. NO. 5, OPP. BLDG. NO. 50, PANTNAGAR, GHATKOPUR (EAST) MUMBAI-75.
TEL/FAX NO. 022 102 74 87

(WING-A & B) FULL BASEMENT PLAN FOR PUMP ROOM

SCALE - 1:100

