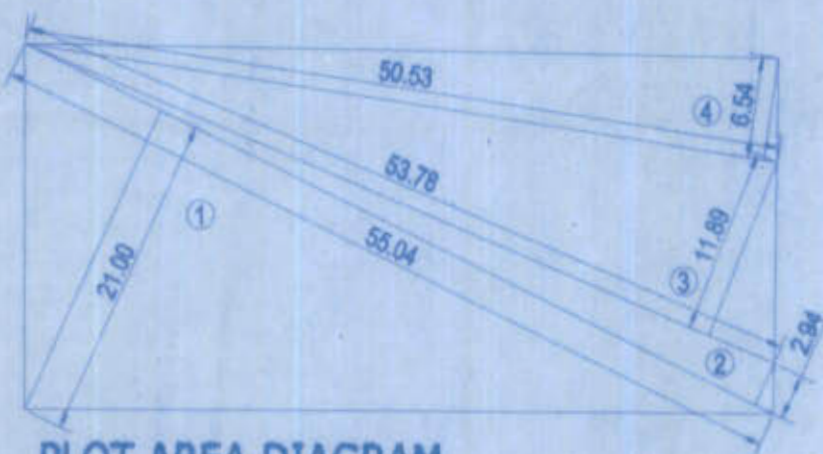
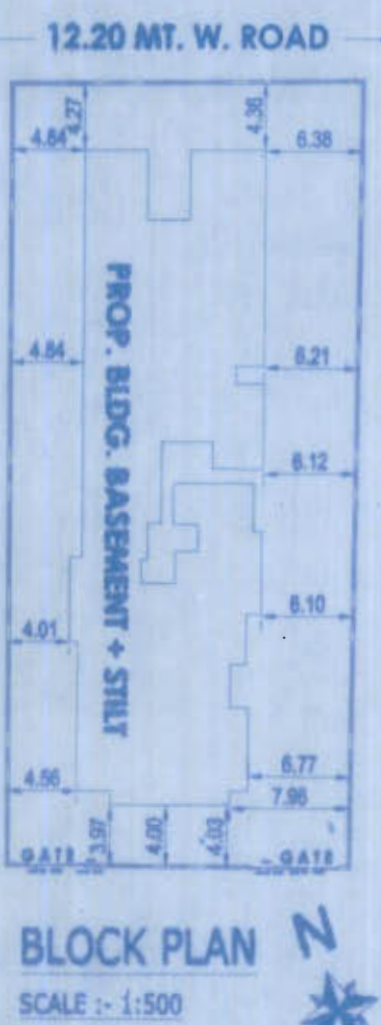




PLOT AREA DIAGRAM

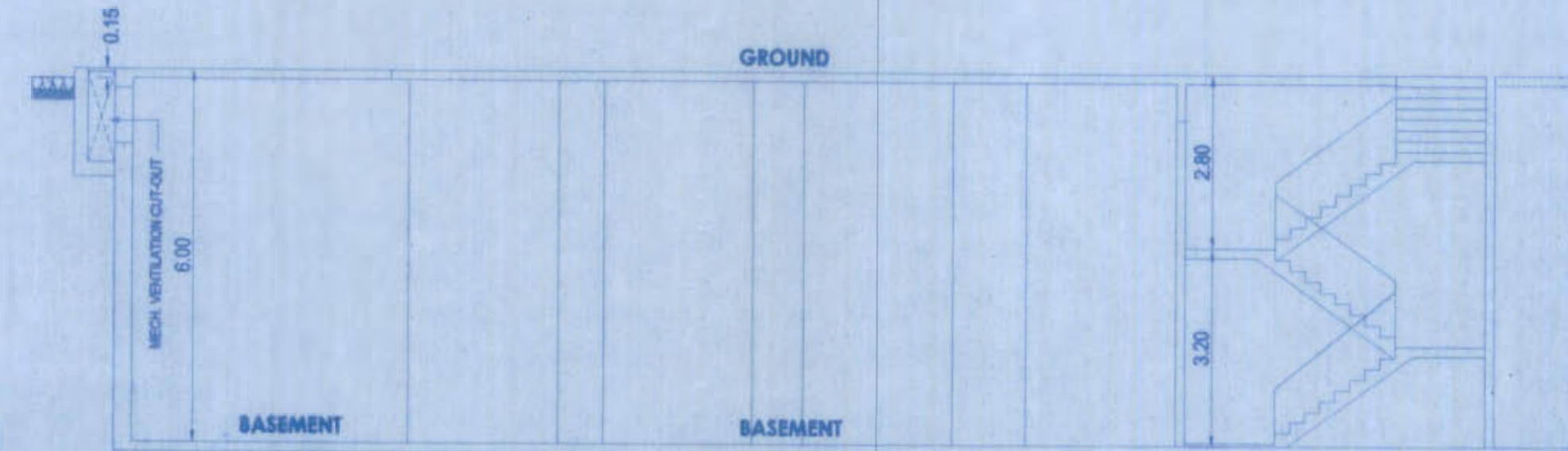
SCALE: 1:500

PLOT AREA CALCULATION

ADDITION

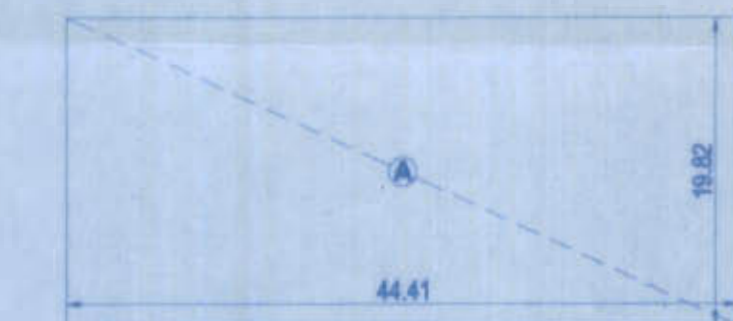
1. 55.04 X 21.00 X 0.5 NOS. = 577.92 SQ.MT.
2. 55.04 X 2.94 X 0.5 NOS. = 80.91 SQ.MT.
3. 53.78 X 11.89 X 0.5 NOS. = 319.72 SQ.MT.
4. 50.53 X 6.54 X 0.5 NOS. = 165.23 SQ.MT.

TOTAL PLOT AREA = 1143.78 SQ.MT.



SECTION A - A

SCALE: 1:100



BASEMENT AREA LINE DIAGRAM

SCALE: 1:500

BASEMENT AREA CALCULATION

ADDITION	
A 44.41 X 19.82 X 1 NOS. = 880.21 SQ.MT.	
	= 880.21 SQ.MT.
NET PROP. BASEMENT AREA	= 880.21 SQ.MT.
REQUIRED VENTILATION (0.025 %)	= 22.23 SQ.MT.

BASEMENT VENTILATION AREA CALCULATION

ADDITION	
a 1.12 X 1.73 X 1 NOS. = 1.94 SQ.MT.	
b 1.06 X 2.59 X 1 NOS. = 2.75 SQ.MT.	
c 0.45 X 2.60 X 15 NOS. = 17.55 SQ.MT.	
	= 22.23 SQ.MT.
NET PROP. VENTILATION AREA	= 22.23 SQ.MT.

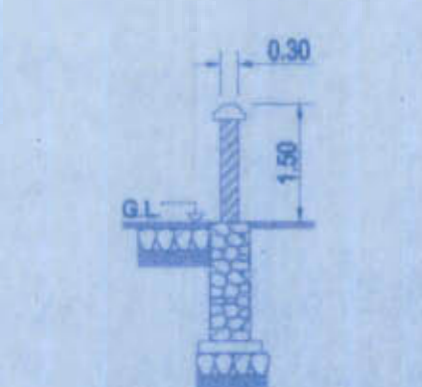
AREA LINE DIAGRAM VENTILATION CUT-OUT

SCALE: 1:100



SECTION THROUGH U. G. TANK

SCALE: 1:100



SECTION 'THRO' COMPOUND WALL

SCALE: 1:100

PLANS FOR 0.00 FSI IOA PROFORMA - A

A) AREA STATEMENT	SQ.MTS.
1 Area of Plot as per approved Layout	1182.50
1a) Area of Plot as per MHADA Noc	---
2 Deductions for :	
a) Road Setback Area	---
b) Proposed Road	---
c) Any Reservation	---
d) --% amenity space as per DCR 56/57 (sub-plot)	---
Total Deductions (a+b+c)	---
3 Balance Area of Plot (1-2)	1182.50
4 Deduction for Recreation Ground (If Deductible) 15%	---
5 Net Plot Area (3-4)	1182.50
6 Additions for Floor Space Index	
2(a) 100% Set Back Area	---
2(b) 100% D.P.Road	---
Total Area (5+6)	1182.50
7 Floor Space Index Permissible	
8a) Floor Space Index Credit available by Development Rights	
Additions for floor space index	
9 Pro-Rate per tenement as per LOI (50 sq.Mts. x 32 Tenements)	
9(c) --% as per DCR 33 ()	
9(d) Other	
10 Permissible Floor Area (As per MHADA Noc)	
UnO CoMB/REF/NOCI/-	
11 Permissible Built up Area	
12 Proposed Built up Area	0.00
13 Excess Balcony area taken in Floor Space Index	
14A) Purely Residential Built up area	
14B) Remaining Non-Residential Built up area	
14) TOTAL Built-up proposed (11+12+13)	
(as per old approved plan dt. --- prior to 06/01/12)	

B) Details of FSI availed as per DCR 35(4)

- 1 Fungible Built Up Area component permissible vide DCR 35(4) for purely residential = 4716.25 x 0.35 = 1650.89
- 2 Fungible Built Up Area component proposed vide DCR 35(4) for Non-residential = --- x 0.20 = ---
- 3 Total fungible Built Up Area vide DCR 35(4) = (B.1 + B.2)
- 4 Total Gross BUILT UP AREA permissible (14 + B.3)
- 5 Total Gross BUILT UP AREA proposed

C) Tenement Statement

- Proposed Area (Item A, 12 above)
- Less Non Residential Area (Shop)
- Area Available for Tenements (i - ii)
- Tenements Permissible (Density of Tenements 450/Hec)
- Tenements Proposed
- Tenements Existing
- Total Tenements on the Plot

D) PARKING AREA STATEMENT

- Parking Required by Regulations for :
- Covered Garages Permissible
- Covered Garages Proposed
- Total Parking Provided

E) Transport Vehicles Parking

- Space for transport vehicles parking required by Regulations
- Total no. of transport vehicles parking spaces provided

PROFORMA-B

CONTENT OF SHEET

STILT FLOOR PLAN, BASEMENT FLOOR PLAN, SECTION PLOT AREA CALCULATION, BLOCK & LOCATION PLAN

STAMP APPROVAL OF PLAN

Issued by B.P. Cell / Greater Mumbai / MHADA
Read along with this Office Letter No.

SE/AE Dy.Eng. Ex.Eng B.P. Cell/GMMHADA

S.E.B.P. Cell (R.S.) MHADA Dy.S. B.P. Cell (R.S.) MHADA S.E.B.P. Cell Greater Mumbai / MHADA

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON --- AND THAT THE DIMENSION OF THE SIDE ETC OF PLOT STATED ON THE PLOT ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1182.50 SQ.MT AND TALLIES WITH IS MORE THAN THE AREA STATED IN THE DOCUMENT OF OWNERSHIP, TOWN PLANNING SCHEME RECORD.

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL

PROPOSED RECONSTRUCTION OF EXISTING BUILDING NO. 138 ON PLOT BEARING C.T.S. NO. 5981 (P.L.) OF VILLAGE GHATKOPAR-KIROL, F.P. No. 351 (P.L.) MHADA LAYOUT, GHATKOPAR (EAST), MUMBAI.

NAME OF OWNER SIGNATURE

PANT NAGAR SURYODAYA CO. OP. HSG. SOC. LTD.

JOB No. DRG. No. DATE DRN. BY CHK. BY REVISION
1/1

NAME SIGN. & ADD. OF ARCHITECT SIGNATURE

IRANI ARCHITECTS
203, KAMAL MANSION,
ARTHUR BUNDER ROAD,
COLABA, MUMBAI - 400005.

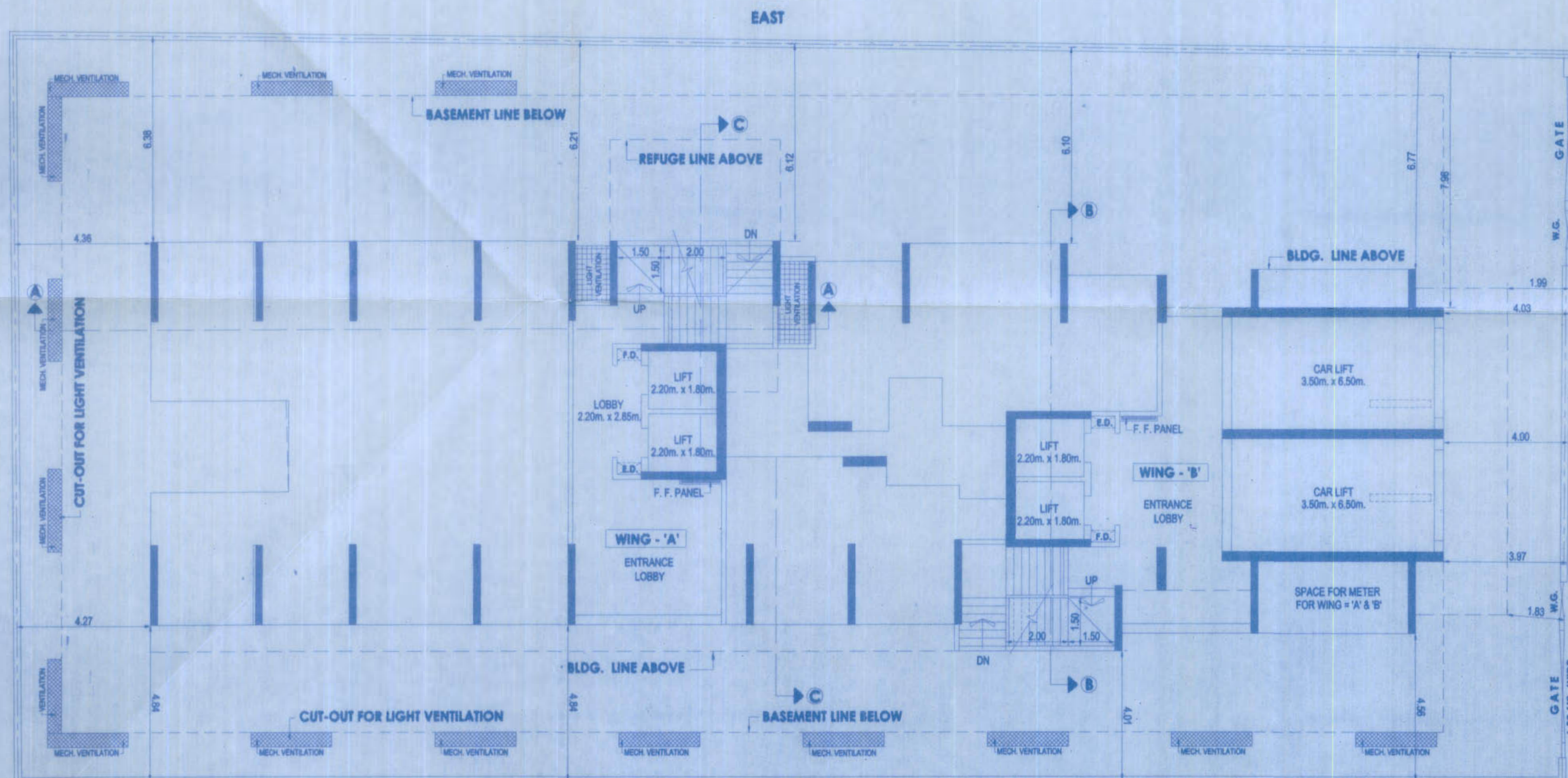


NOTE:

1. ALL DIMENSIONS ARE IN METER
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 DCR 2034 AND AS PER THE PROVIDING REGULATIONS & CIRCULARS ISSUED BY M.C.G.M. AND MHADA TIME TO TIME
4. GUIDELINES ISSUED IN E.O.D.B. FOLLOWS
5. ARITHMETIC CALCULATIONS CHECK BY ME AND FOUND CORRECT

BASEMENT PLAN

SCALE: 1:100



GROUND FLOOR PLAN

SCALE: 1:100