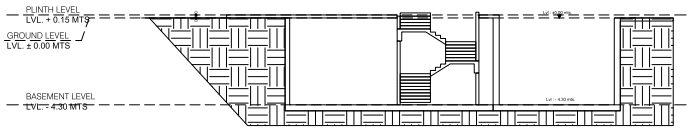
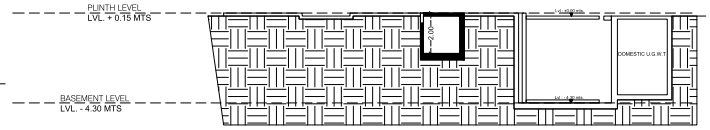
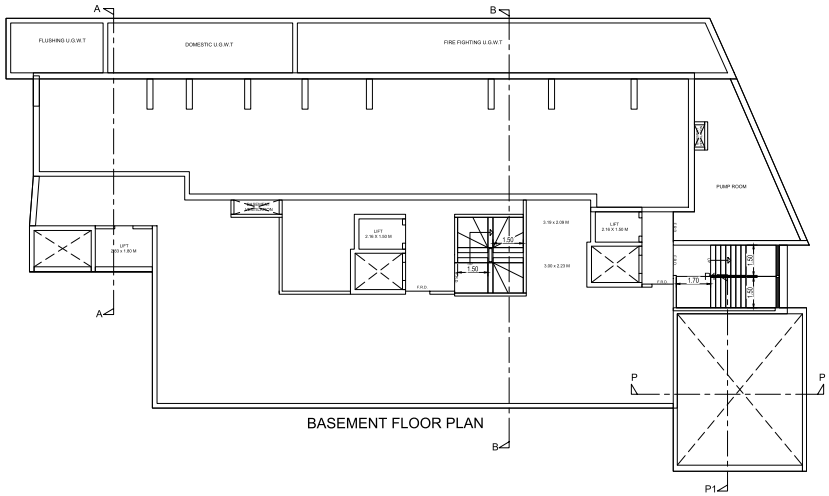
CONTENTS OF SHEET	SHEET NO. - 01/ 01



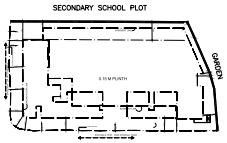
SECTION AT B-B'



SECTION AT A-A'



BASEMENT FLOOR PLAN

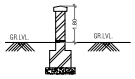


BLOCK PLAN

SCALE :- 1:500

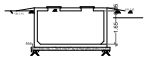
LOCATION PLAN

SCALE :- 1:4000



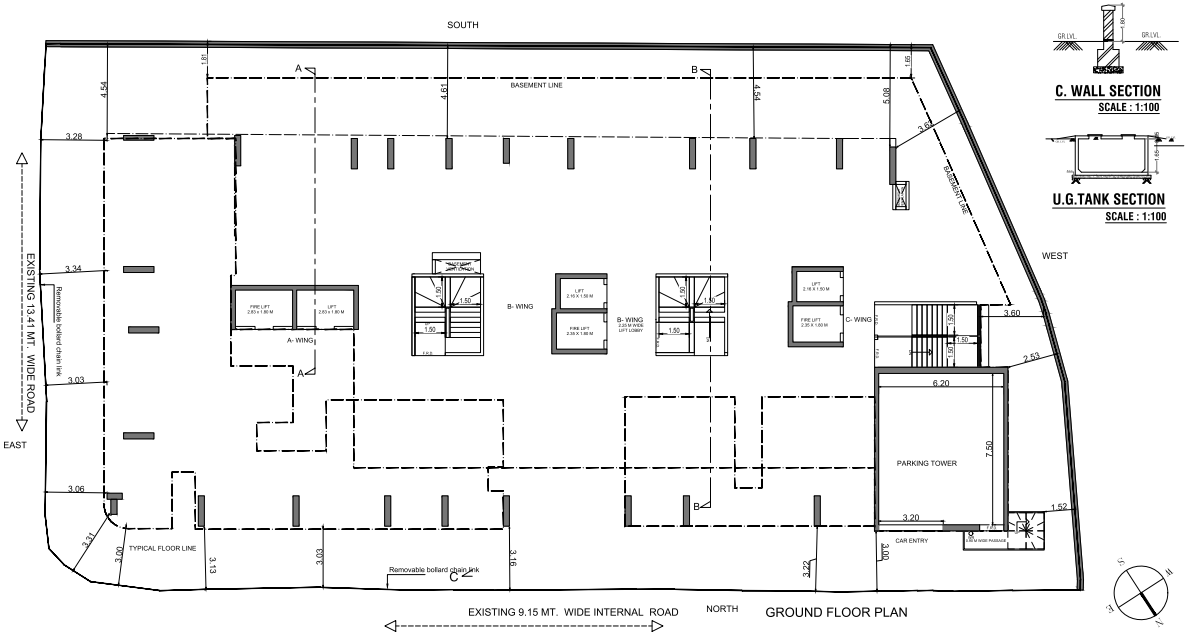
C. WALL SECTION

SCALE : 1:100



U.G.TANK SECTION

SCALE : 1:100



GROUND FLOOR PLAN

MH/EE/(BP)/GM/MHADA-26/2156/2025/IOA/1

PROFORMA - A

A)	AREA STATEMENT	Sq.mt.
1	Area of plot (MHADA Demarcation)	1259.92
2	DEDUCTION FOR	----------
	a Road set-back b Reservation of any c Proposed Road d % amenity space as per DCPR 59/57 (sub plot)	----------
	Total Deductions (a + b + c)	----------
3	Balance Area of plot (1-2)	1259.92
4	DEDUCTABLE RECREATIONAL GROUND 15%	----------
5	Net Plot Area (3-4)	1259.92
6	ADDITIONS FOR FLOOR SPACE INDEX	----------
	2(a) 100% Set Back Area	
	2(b) 100% D.P.Road	
7	TOTAL AREA (5+6)	1259.92
8	FLOOR SPACE INDEX PERMISSIBLE	3.00
9	PERMISSIBLE BUILT UP AREA	3779.76
9-A	(Provide 58 x 60 Dia.)	3480.00
9b	Additional BUA area	7259.76
10	Permissible Floor Area (7 x 8) + 9a +9b	7259.76
11	Existing Floor Area	0.00
12	Proposed Built up Area	0.00
13	Purely Residential Built up area	0.00
14	Remaining Non - Residential Built up area	0.00
15	TOTAL Built - up proposed (12+13+14)	0.00
16	Floor Space Index consumed	
B)	DETAILS OF FSI AVAILED AS PER DCPR 31(3)	
1	Fungible Built up Area component permissible vide DCPR 31(3) for purely residential (0.35 *)	0.00
2	Fungible Built up Area component proposed vide DCPR 31(3) for purely residential	0.00
3	Fungible Built up Area component proposed vide DCPR 31(3) for purely non-residential	0.00
4	Total fungible Built up Area Vide DCPR 31(3) = (B2 + B3)	0.00
5	Total Gross Built up Area permissible (15 + B1)	0.00
6	Total Gross Built up Area proposed (15 + B4)	0.00
C	TENEMENT STATEMENT	
i)	Proposed Area (Item A.12 above)	----------
ii)	Less Non Residential Area	----------
iii)	Area Available for Tenements (i-ii)	----------
iv)	Tenements Permissible (Density of Tenements 450/Hac)	
v)	Tenements Proposed	
vi)	Tenements Existing	
vii)	Total Tenements on the Plot	
D	PARKING AREA STATEMENT	
i)	Parking Required by Regulation for:	
ii)	Covered Garages Permissible	
iii)	Covered Garages Proposed	
iv)	Total Parking Provided	-
D	Transport Vehicles Parking	
i)	Space for transport vehicles parking required by Regulations	
ii)	Total no. of transport vehicles parking spaces provided	

PROFORMA - B

STAMP OF DATE OF APPROVAL OF PLANS

PROFORMA-B

THIS PLAN IS DIGITALLY SIGNATURE PHYSICAL SIGN NOT REQUIRED

Akash Rajendra Akolkar	Amol Vinayak Chaudhari	Prashant Damodar Dhatrak
Digitally signed by Akash Rajendra Akolkar Date: 2025.04.01 16:03:04 +05'30'	Digitally signed by Amol Vinayak Chaudhari Date: 2025.04.01 17:08:56 +05'30'	Digitally signed by Prashant Damodar Dhatrak Date: 2025.04.02 14:00:41 +05'30'
S.E. (MHADA)	D.E (MHADA)	Ex.Eng (MHADA)

DESCRIPTION OF PROPOSAL & PROPERTY

Proposed Redevelopment of Existing Building No.141, 142, 143, on plot Bearing CTS No.47 (pt),now amalgamated and known as Sarthak CHS Ltd. situated at New Tilak Nagar, Chembur, Mumbai -400089.

NOTE :-

1) ALL DIMENSIONS ARE IN METER.
2) SCALE USE
   a) FLOOR PLAN = 1:100
   b) BLOCK PLAN = 1:500
   c) LOCATION PLAN = 1:2500
3) THE PLANS ARE PROPOSED AS PER PROVISION OF DCR 1991 AND AS PER PROVIDING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME.
4) GUIDELINES ISSUED IN ECDB FOLLOWS.
5) THE ARITHMETIC CALCULATIONS ARE CHECKD BY ME AND FOUND CORRECT.

NAME AND ADDRESS OF THE OWNER

Pawan Ashok Tharwani

Digitally signed by Pawan Ashok Tharwani
DN: cn=Pawan Ashok Tharwani
c=IN o=Personal
Reason: I am the author of this document
Location:
Date: 2025.04.01 15:34:55.30

Mr. PAWAN A. THARWANI (Patner)
M/S. ELITE LIFESPACES
Sarthak CHS Ltd.

DRAWN BY	:- DINESH JADHAV
CHKD. BY	:- SAGAR K. SHARMA
SCALE	:- As shown
DATE	:-

NAME & ADDRESS OF LICENSED SURVEYOR

SAGAR KAILASH SHARMA

Digitally signed by SAGAR KAILASH SHARMA
Date: 2025.04.01 13:54:22 +05'30'

SAGAR K. SHARMA (S/688/LS)

Shop No. 02, "MEHUL" Apartment, Kanti Nagar, Near Jain Temple, Andheri (East), MUMBAI - 400 059.

MONARCH