



GROUND FLOOR PLAN
SCALE 1:100

The plan shows a building with a total width of 18.30 M. and a total depth of 12.50 M. The building is situated between WEST and EAST roads, with a SOUTH road to the left and a NORTH road to the right. The plan includes a large parking area on the left with four parking bays (B PARKING) and a central staircase for parking tower up. The right side of the plan features an entrance lobby, a meter room, and a pump room panel. The plan also shows various rooms, including a fire lift, a fire room panel, and a meter room. The plan is labeled with dimensions and various notes, including 'NO COMPOUND WALL (REMOVABLE BOLLARD CHAIN LINK)' and 'PLOT BOUNDARY'.



PROFORMA - A				TOTAL AREA IN SQ.MT.
A	AREA STATEMENT			
1	AREA OF PLOT		As per MHADA Demarcation - As per revised layout -	653.80
2	DEDUCTIONS FOR			
	a) D.P. ROAD SET BACK AREA			*****
	b) PROPOSED ROAD			*****
	c) ANY RESEVATION (R.G.) RELOCATION			*****
	d) 5% AMENITY SPACE AS PER DCR 56/57 (SUB - PLOT)			*****
	e) TOTAL (a + b + c + d)			*****
3	BALANCE AREA OF PLOT (1 - 2e)			*****
4	DEDUCTIONS FOR 15% RECREATIONAL GROUND			*****
5	NET AREA OF PLOT (3 - 4)			*****
6	ADDITIONS FOR FLOOR SPACE INDEX			*****
	a)100% FOR D.P. ROAD			*****
	b)100% FOR PROPOSED ROAD			*****
	c)TOTAL (a + b)			*****
7	TOTAL AREAS (5 + 6c)			*****
8	FLOOR SPACE INDEX PERMISSIBLE AS PER MHADA			*****
9	ADDITIONAL BUILT UP AREA IN THE FORM OF BALANCE B.U.A. OF LAYOUT (PRO-RATA) (34.50 X 40 = 1380.00 SQ.MT.)			*****
10	ADDITIONAL BUILT UP AREA ALLOTTED BY MHADA FROM DISCRETIONARY 10% QUOTA OF HONBLE W.P.A FROM BALANCE B.U.A. AS PER NOC UIR COMB/REF/NOC/F			*****
11	PERMISSIBLE FLOOR AREA (7 X 8) + 9 + 10			*****
12	PROPOSED BUILT UP AREA			*****
13	EXCESS FITNESS AREA TAKEN INTO FSI			*****
14	PURELY RESIDENTIAL BUILT UP AREA			*****
15	REMAINING NON-RESIDENTIAL BUILT UP AREA			*****
16	FSI CONSUMED (12 /7)			*****
17	BALANCE AREA (11 - 12)			*****
B	DETAILS OF FSI AVAILED AS PER DCR 31 (3)			
1	FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE VIDE DCR 31(3) FOR PURELY RESIDENTIAL = OR (11 X 0.35)			*****
2	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 31(3) FOR PURELY RESIDENTIAL = OR (14 X 0.35)			*****
3	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 31(3) FOR NON RESIDENTIAL = OR (15 X 0.35)			*****
4	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 31(3) = (B2 + B3)			*****
C	TENEMENT STATEMENT			
	a) PROPOSED BUILT UP AREA (12 + B3)			*****
	b) LESS DEDUCTIONS OF NON RESIDENTIAL AREA (15 + B2)			*****
	c) AREA AVAILABLE FOR TENEMENTS (a - b)			*****
	d) TENEMENTS PERMISSIBLE AS PER (450 / HECTARE)			*****
	e) EXISTING TENEMENTS			*****
	f) PROPOSED TENEMENTS			*****
	g) TOTAL TENEMENTS ON THE PLOT (e + f)			*****
D	PARKING STATEMENT			
	TOTAL PARKING REQUIRED			*****
	TOTAL PARKING PROPOSED			*****
E	PARKING STATEMENT			
	TRANSPORT VEHICLE PARKING			*****
	TRANSPORT VEHICLE PARKING REQUIRED			*****
	TRANSPORT VEHICLE PARKING PROPOSED			*****
CERTIFICATE OF AREA				
CERTIFIED THAT THE PLOT UNDER REFERENCE HAS BEEN SURVEYED BY ME ON DATE - & THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT AS STATED ON THE PLANS ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 653.80 SQ. MT. (SIX HUNDRED FIFTY THREE POINT EIGHTY) AND TALLIES WITH THE TOTAL AS STATED IN DOCUMENT OF OWNERSHIP				
SIGNATURE OF ARCHITECT				
PROFORMA - B				
CONTENTS OF SHEET				
* SERVICE BASEMENT FLOOR PLAN				
* GROUND FLOOR PLAN				
* BLOCK & LOCATION PLAN				
STAMP OF DATE OF RECEIPT OF PLANS				
APPROVED SUBJECT TO CONDITIONS MENTIONED IN ISSUE LETTER				
Mahadeo Sitaram Manchare Digitally signed by Mahadeo Sitaram Manchare Date: 2024.12.17 16:22:37 +05'30' S.E./BP/GM/MHADA				
Milind Tryambak Borode Digitally signed by Milind Tryambak Borode Date: 2024.12.17 16:53:16 +05'30' D.E./BP/GM/MHADA				
Prashant Damodar Dhatrik Digitally signed by Prashant Damodar Dhatrik Date: 2024.12.27 18:54:50 +05'30' EE/BP/GM/MHADA				
DESCRIPTION OF PROPOSAL AND PROPERTY				
PROPOSED RE-DEVELOPMENT OF EXISTING RESIDENTIAL BUILDING NO. 13 KNOWN AS NAVGHAR MULUND HARIKRUPA CHS LTD. ON PLOT BEARING C.T.S. NO. 1285 OF VILLAGE MULUND AT NAVGHAR ROAD, MULUND EAST, MUMBAI - 400081				
NAME AND SIGNATURE OF OWNER				
MADHAV RAMESH KODE Digitally signed by MADHAV RAMESH KODE Date: 2024.12.17 13:05:47 +05'30' PRITHVI PROPERTY DEVELOPERS		SIGNATURE OF DEVELOPER		
		SIGNATURE OF SOCIETY		
		NAVGHAR ROAD HARIKRUPA CHS.		
REVISION	DATE	DESCRIPTION	SIGNATURE	
DRG.NO.		NAME AND SIGNATURE OF ARCHITECT		
DRN.BY				
CHK.BY				
SCALE	AS SHOWN			
NORTH				
NOTE :				
1. ALL DIMENSIONS ARE IN METERS				
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 PREVAILING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME				
4. GUIDELINES ISSUED IN EODB FOLLOWED.				
5. THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.				