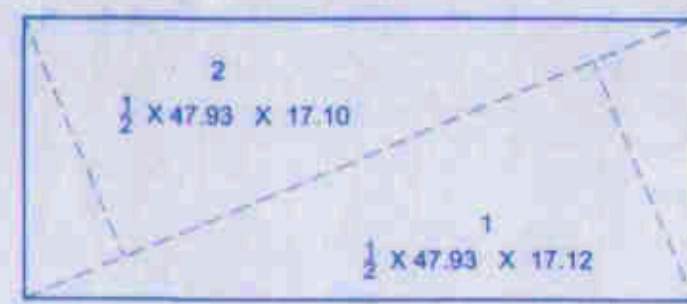




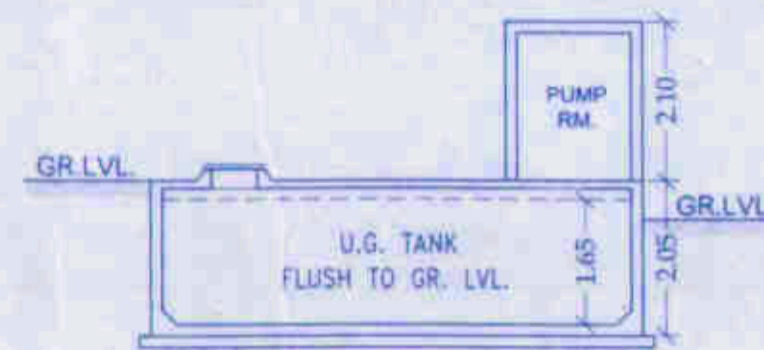
LOCATION PLAN
SCALE: 1:4000



PLOT AREA DIAGRAM
SCALE - 1:500

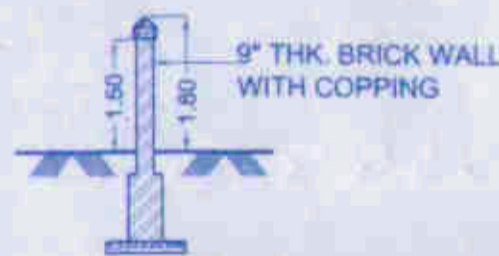
PLOT AREA CALCULATIONS

ADDITIONS
1) 47.93 X 17.12 X 0.50 = 410.28 SQ.MT.
2) 47.93 X 17.10 X 0.50 = 409.80 SQ.MT.
TOTAL ADDITIONS = 820.08 SQ.MT.
SAY = 827.44 SQ.MT.

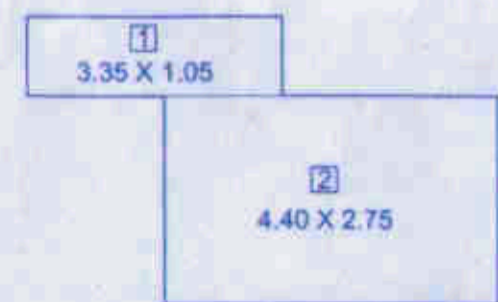


TYPICAL SECTION THRU U.G. TANK

SECTION - Z-Z'
SCALE - 1:100



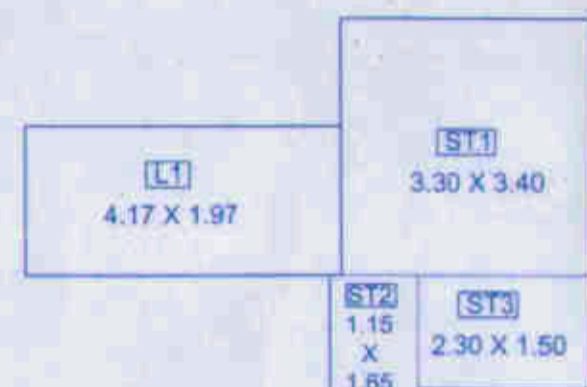
TYPICAL SECTION THRU COMPOUND WALL
SCALE - 1:100



SOC. OFFICE AREA DIAG. FOR GR. FLOOR (WING - B)

SCALE - 1:100

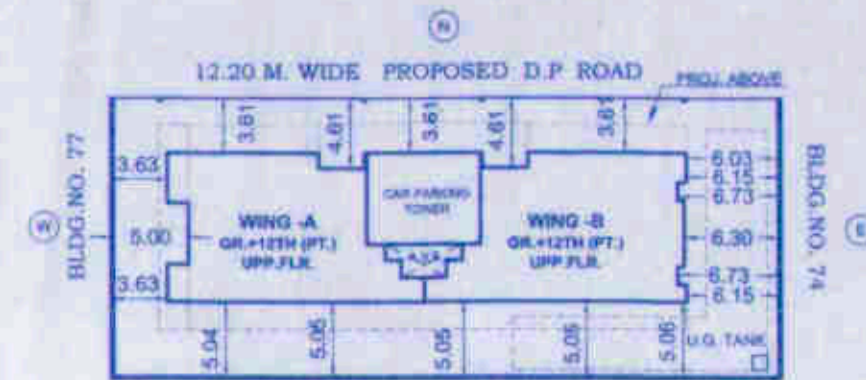
ADDITIONS :-
1. 3.35 X 1.05 X 1 = 3.52 SQ.MT.
2. 4.40 X 2.75 X 1 = 12.10 SQ.MT.
TOTAL = 15.62 SQ.MT.



ST. CASE AREA DIAGRAM FOR GR. FLOOR (WING - A & B)

SCALE - 1:100

ADDITIONS :-
ST1. 3.30 X 3.40 X 1 = 11.22 SQ.MT.
ST2. 1.15 X 1.85 X 1 = 1.90 SQ.MT.
ST3. 2.30 X 1.50 X 1 = 3.45 SQ.MT.
L1. 4.17 X 1.97 X 1 = 8.21 SQ.MT.
TOTAL = 24.78 SQ.MT.



BLOCK PLAN

SCALE - 1:500

CAR PARKING STATEMENT (RECENT POLICY)

CARPET AREA IN SQ.MT.	NOS. OF TENEMENTS	PARKING RECD. BY RULE	NOS. OF PARKING REQUIRED
BELOW 35	NIL	NIL	NIL
BETWEEN 35 & 45	46 NOS.	1 PARKING / 4 TENEMENTS	11.50 NOS.
BETWEEN 45 & 70	22 NOS.	1 PARKING / 2 TENEMENTS	11.00 NOS.
70 & ABOVE	NIL	1 PARKING / 1 TENEMENTS	NIL
TOTAL			22.50 NOS.
PARKING REQUIRED (FOR SHOP) (1 PARKING REQUIRES FOR EVERY 40 SQ.MT. UPTO 800SQ.MT)			NIL
ADD VISITORS PARKING			
PARKING REQUIRED (FOR RESIDENTIAL) 25 %			6.00 NOS.
PARKING REQUIRED (FOR SHOP) 10%			NIL
TOTAL PARKING REQUIRED			29.00 NOS.
TOTAL PARKING PROVIDED			36.00 NOS.

CAR PARKING RATIO			
CAR	REQUIRED	PROPOSED	REMARK
BIG 50%	15 NO'S	14.00 NO'S	PARKING TOWER
		4.00 NO'S	OPEN SPACES
TOTAL		18.00 NO'S	
SMALL 50%	14 NO'S	18.00 NO'S	PARKING TOWER
TOTAL		18.00 NO'S	
TOTAL PARKING PROVIDED			36.00 NO'S

ST. CASE AREA FOR PAYING PREMIUM: WING - A & B

FLOOR	ST. CASE AREA (WING-A)	ST. CASE AREA (WING-B)	TOTAL AREA (WING- A & B)
GR. FL.	24.78 SQ.M.	24.78 SQ.M.	49.56 SQ.M.
1ST FL.	32.11 SQ.M.	32.11 SQ.M.	64.22 SQ.M.
2ND FL.	32.11 SQ.M.	32.11 SQ.M.	64.22 SQ.M.
3RD FL.	32.11 SQ.M.	32.11 SQ.M.	64.22 SQ.M.
4TH FL.	32.11 SQ.M.	32.11 SQ.M.	64.22 SQ.M.
5TH FL.	32.11 SQ.M.	32.11 SQ.M.	64.22 SQ.M.
6TH FL.	32.11 SQ.M.	32.11 SQ.M.	64.22 SQ.M.
7TH FL.	32.11 SQ.M.	32.11 SQ.M.	64.22 SQ.M.
8TH FL.	32.11 SQ.M.	32.11 SQ.M.	64.22 SQ.M.
9TH FL.	32.11 SQ.M.	32.11 SQ.M.	64.22 SQ.M.
10TH FL.	32.11 SQ.M.	32.11 SQ.M.	64.22 SQ.M.
11TH FL.	32.11 SQ.M.	32.11 SQ.M.	64.22 SQ.M.
12TH FL.	32.11 SQ.M.	32.11 SQ.M.	64.22 SQ.M.
TOTAL	410.10 SQ.M.	410.10 SQ.M.	820.20 SQ.M.

BUILT-UP AREA STATEMENT FOR (WING - A & B)

FLOORS	NET BUILT UP AREA (WING - A)	NET BUILT UP AREA (WING - B)	TOTAL BUILT UP AREA (WING - A & B)
GR. FL.	7.84 SQ.MT.	7.84 SQ.MT.	15.68 SQ.MT.
1ST FL.	158.92 SQ.MT.	158.41 SQ.MT.	317.33 SQ.MT.
2ND FL.	156.97 SQ.MT.	156.46 SQ.MT.	313.43 SQ.MT.
3RD FL.	156.97 SQ.MT.	156.46 SQ.MT.	313.43 SQ.MT.
4TH FL.	156.97 SQ.MT.	156.46 SQ.MT.	313.43 SQ.MT.
5TH FL.	156.97 SQ.MT.	156.46 SQ.MT.	313.43 SQ.MT.
6TH FL.	156.97 SQ.MT.	156.46 SQ.MT.	313.43 SQ.MT.
7TH FL.	156.97 SQ.MT.	156.46 SQ.MT.	313.43 SQ.MT.
8TH FL.	156.97 SQ.MT.	156.46 SQ.MT.	313.43 SQ.MT.
9TH FL.	156.97 SQ.MT.	156.46 SQ.MT.	313.43 SQ.MT.
10TH FL.	156.97 SQ.MT.	156.46 SQ.MT.	313.43 SQ.MT.
11TH FL.	156.97 SQ.MT.	156.46 SQ.MT.	313.43 SQ.MT.
12TH FL.	46.52 SQ.MT.	46.15 SQ.MT.	92.67 SQ.MT.
TOTAL	1782.98 SQ.MT.	1769.16 SQ.MT.	3552.14 SQ.MT.

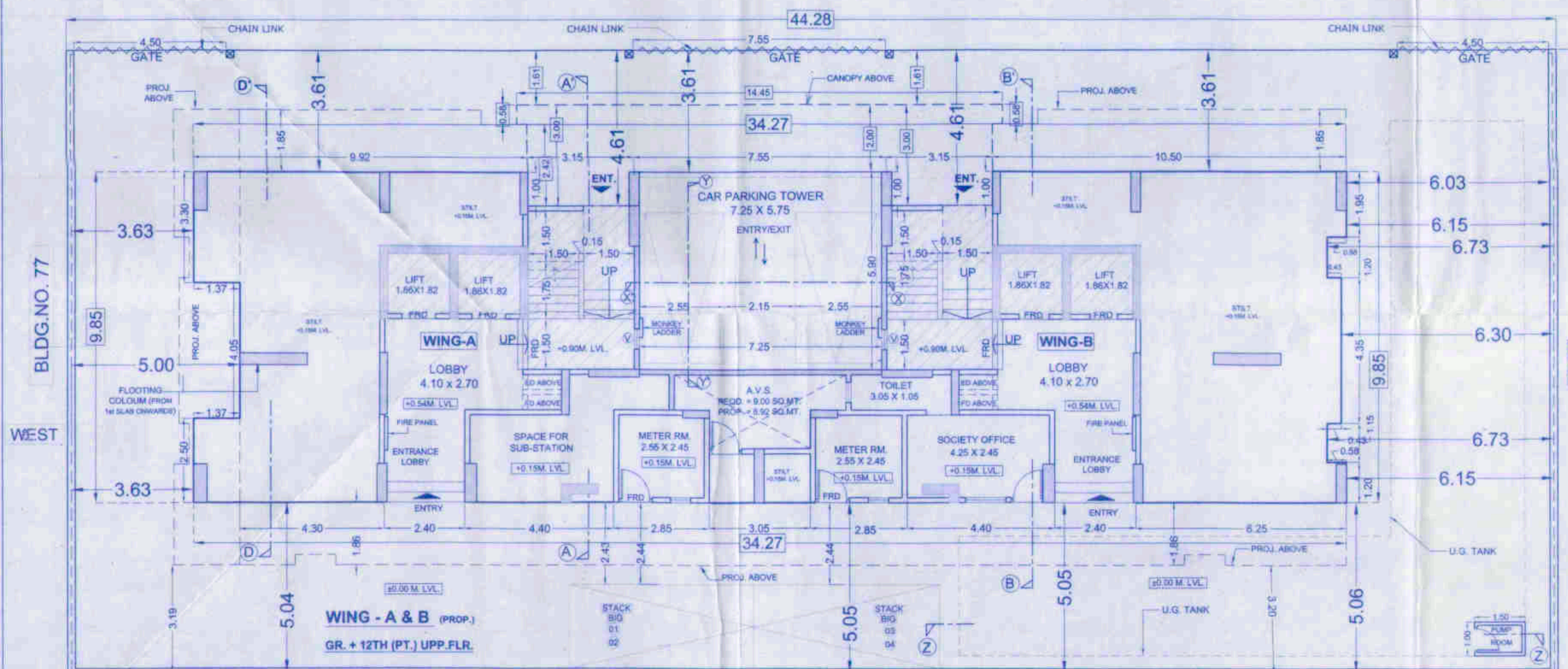
FSI BUILT UP SUMMARY

SR. NO.	DESCRIPTION	AREA (SQ.MT.)
1	AS PER MHADA NOC DATED :	2068.00
2	ADDITIONAL FSI AS PER NOC DATED :	1260.00
3	TOTAL PERMISSIBLE BUA	3328.00
4	FUNGIBLE OF REHAB TENEMENTS	255.15
5	PERMISSIBLE BUILT UP AREA	3583.15
6	PRDP. BUILT UP AREA WITH FUNGIBLE	3559.98
7	PROPOSED BUILT UP AREA (3559.98 - 255.15)	3304.83
8	BALANCE BUILT UP AREA (3583.15 - 3559.98)	23.17

FUNGIBLE AREA FOR EXISTING :-

EXISTING C.A. = 20.25 SQ.MT. (AS PER SALE DEED)
NO. OF EXISTING TENEMENTS 30 NOS.
TOTAL B.U.A OF EXISTING TENEMENTS = 20.25 X 1.20 X 30 = 729.00 SQ.MT.
PERMISSIBLE FUNGIBLE F.S.I. FOR EXISTING TENEMENTS = 729.00 X 35% = 255.15 SQ.MT.

12.20 M. WIDE PROPOSED D.P. ROAD (AS PER DP-2034, DT-MAY-2018)



GROUND FLOOR PLAN (PROP.)

(WING - A & B)

SCALE - 1:100

This cancels Approval to the previous Plans Sanctioned under no. CE/C540/BPE/AN dated 24/10/2011

Approved subject to conditions mentioned in this office Letter No. 1148/Planning Cell/GM/MHADA dated 18 DEC 2018
Ex. Engr. Bldg. Permission Cell/Greater Mumbai Maharashtra Housing & Area Development Authority

1. AREA OF PLOT	827.44
2. DEDUCTION FOR	
a. ROAD SET BACK AREA	NIL
b. PROPOSED ROAD	NIL
c. ANY RESERVATION	NIL
d. % AMENITY SPACE AS PER DCR 50/87 (sub-joint)	NIL
e. OTHER	NIL
3. BALANCE AREA OF PLOT (1-minus 2)	827.44
4. DEDUCTION FOR 10% RECREATIONAL GROUND/ 10% AMENITY SPACE (if deductible)	NIL
5. NET AREA OF PLOT (3minus4)	827.44
6. ADDITION FOR F.S.I.	
2(a) 100% FOR D.P. ROAD	
2(a) 100% FOR SET BACK	
7. TOTAL AREA (5+6)	827.44
8. PERMISSIBLE F.S.I.	2.50
9. F.S.I. CREDIT AVAILABLE BY DEV. RIGHTS (AS PER MHADA NOC)	
10. MHADA'S LNO. CO / MB / REE / NOC / F-215 / 1859 / 2018 DL / 09/10/2018 (1200.00 SQ.MT.)	1260.00
DCR NO.	
DCR NO.	
ADDITIONS FOR F.S.I.	
9(b) 33% as per DCR 32	
9(c) % as per DCR 33	
9(d) Other	
10. PERMISSIBLE FLOOR AREA. (7 X 8) + 9 above	3328.00
11. REHAB FLOOR AREA	
12. PROPOSED BUILT UP AREA	3304.83
13. EXCESS BALCONY AREA TAKEN IN F.S.I.	NIL
14A. RESIDENTIAL BUILT UP AREA	3304.83
14B. REMAINING NON-RESIDENTIAL BUILT UP AREA	NIL
14. TOTAL BUILT UP AREA (11+12+13)	3304.83
(as per old approved plan dt. prior to 09.01.12)	
15. F.S.I. CONSUMED ON NET HOLDING = (14/3)	3.99

B. DETAILS OF F.S.I. AVAILABLE AS PER DCR 35(4)

1. FUNGIBLE BUILT UP AREA COMPONENT PROPOSED 35(4) FOR RESIDENTIAL = OR $(14A \times 0.35)$	255.15
2. FUNGIBLE BUILT UP AREA COMPONENT PROPOSED 35(4) FOR NON-RESIDENTIAL = OR $(14B \times 0.20)$	NIL
3. TOTAL FUNGIBLE BUILT UP AREA (B.1+B.2)	255.15
4. TOTAL GROSS BUILT UP AREA PROPOSED (14+B.3)	3559.98

C. TENEMENT STATEMENT.

PROPOSED AREA	3559.98
LESS DEDUCTION OF NON RESIDENTIAL AREA SHOP, ETC.	NIL
AVAILABLE AREA FOR TENEMENTS (I-II)	3559.98
TENEMENT PERMISSIBLE (DENSITY OF TENT / H A)	160.20
TENEMENT PROPOSED	44 NOS
TENEMENT REHAB (TO BE PROPOSED)	24 NOS
TOTAL TENEMENT ON THE PLOT	68 NOS

D. PARKING STATEMENT.

i). PARKING REQUIREMENTS BY RULE	29 NOS
CAR	
SCOOTER/MOTOR CYCLE	
OUTSIDERS (VISITORS)	
ii). GARAGE PERMISSIBLE	
iii). COVERED GARAGES PROPOSED	
CAR	
SCOOTER/MOTOR CYCLE	
OUTSIDERS (VISITORS)	
TOTAL PARKING PROVIDED	36 NOS

E. TRANSPORT VEHICLES PARKING

i). SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY RULES	NIL
ii). TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	NIL

CONTENTS OF SHEET.
GROUND FLOOR PLAN, BLOCK & LOCATION PLAN, PARKING AREA & PLOT AREA CALC., CARPET AREA STATEMENT, METER ROOM & STAIRCASE AREA FOR PAYING PREMIUM, BUILT UP AREA STATEMENT & GROUND FLOOR AREA DIAGRAM & CALC.

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 MEASURED ON SITE AND THE AREA SO WORKED OUT IS 827.44 SQ. MT. AND TALLIES WITH AREA STATED IN THE DOCUMENTS OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RE-DEVELOPMENT OF BUILDING NO.75 KNOWN AS 'PANT NAGAR VRUNDAVAN C.H.S.L.' ON PLOT BEARING C.T.S. NO. 185 (PT) OF VILLAGE GHATKOPER AT PANT NAGAR, GHATKOPER (E), MUMBAI.

NAME OF OWNER
M/s. HAWARE BUILDERS (CA TO OWNER)
SCALE DATE SIGNATURE DRAWN BY CHECKED BY
1:100 02/10/2018 SUPRIYA M.F.
DRG. NO. 1/4 REVISION DESCRIPTION

PLAN FOR REFERENCE
NAME, ADDRESS & SIGN OF ARCHITECT (DESIGN)
NAME, ADDRESS & SIGN OF ARCHITECT (MHADA)
stapl
soyuz talib architects
SOYUZ TALIB ARCHITECTS
STAPL 1406, 14TH FLOOR
Plot-5, Sec-19, Sanpada, Navi Mumbai
Ph. No.27810762/63. email : info@stapl.co.in
ARCHITECT - MURD FALZELE
SPACE DESIGN
Architects, Planners & Interior Designers