

STILT PLAN, BLOCK & LOCATION PLAN, SECTION-AA, BB, U.G. TANK, PUMP ROOM PLAN

SITE/UR

PLAN FOR APPROVAL

Approved subject to conditions mentioned in this office letter No. Mhada-21838/2021  
Date 10 JUN 2021  
Ex. Eng. S.H. Perumthottam  
Maharashtra Housing & Area Development Authority

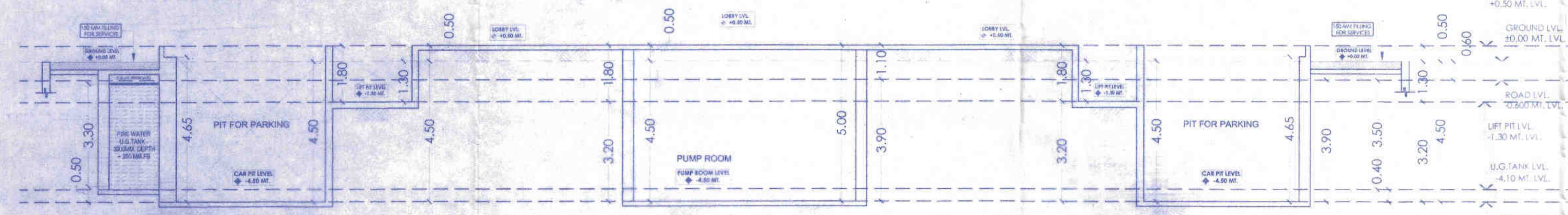
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 5/11/2019 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS 808.91 SQ.MTS. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP AND T.P. RECORDS

CERTIFICATE OF AREA

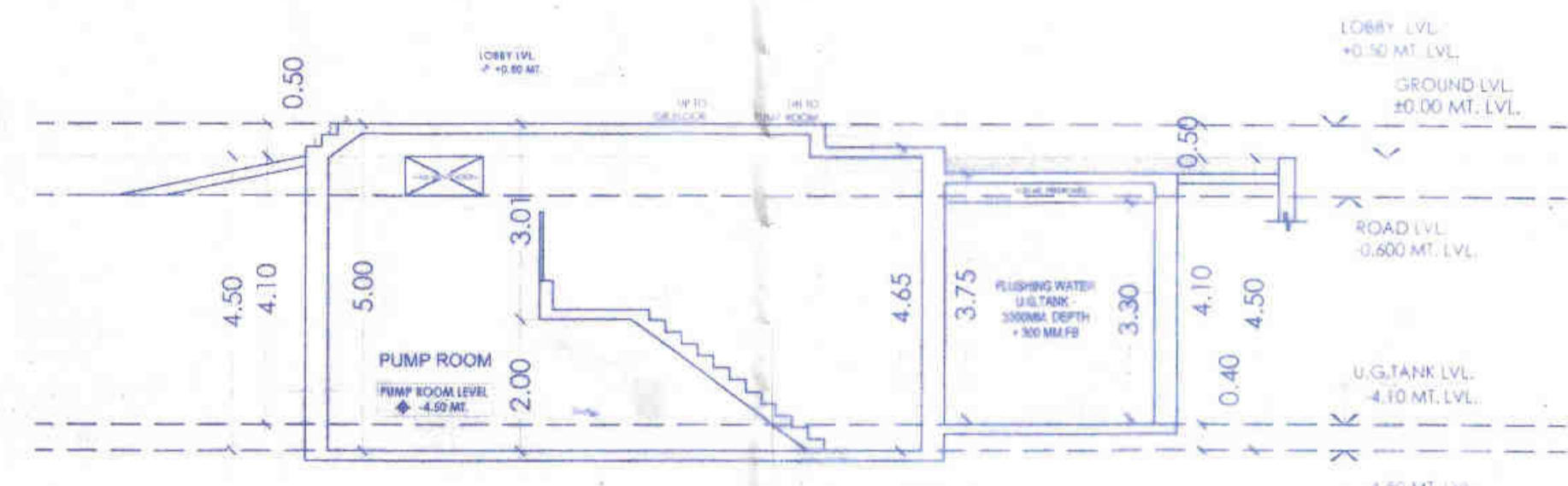
SIGN OF ARCHITECT



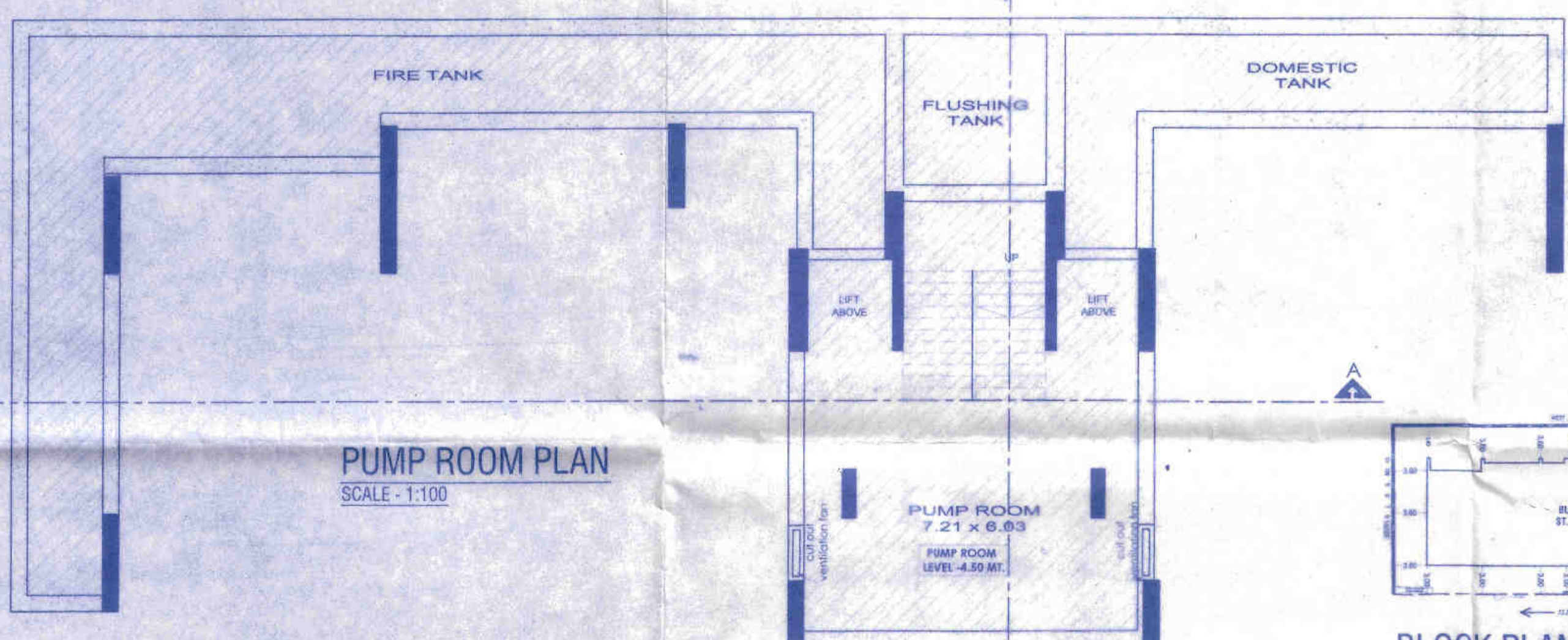
LOCATION PLAN  
SCALE - 1 : 4000



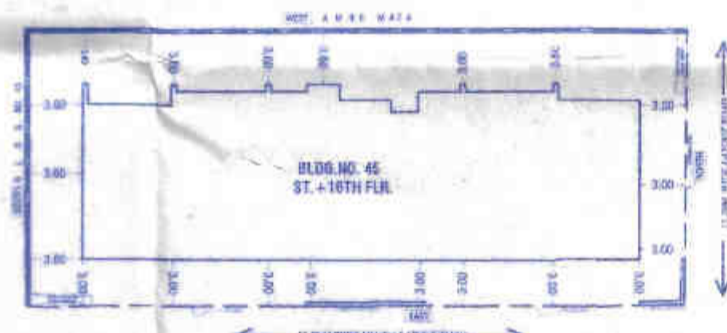
SECTION A-A  
SCALE - 1:100



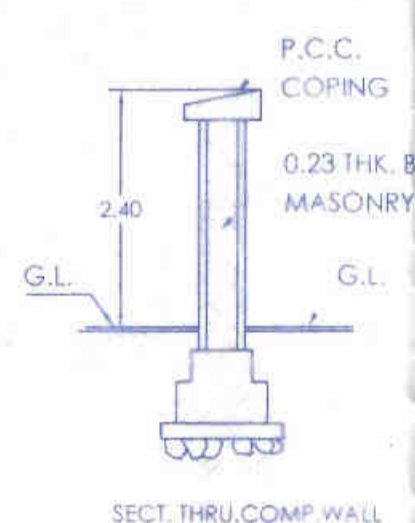
SECTION B-B  
SCALE - 1:100



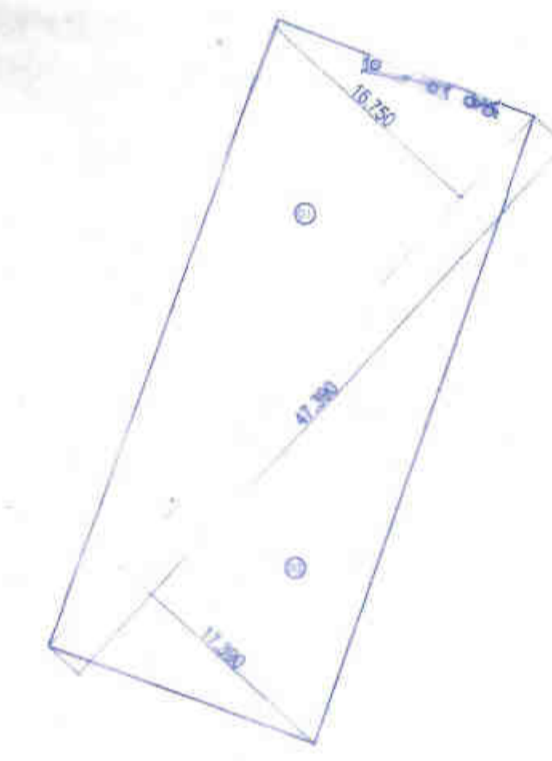
PUMP ROOM PLAN  
SCALE - 1:100



BLOCK PLAN  
SCALE - 1 : 5000

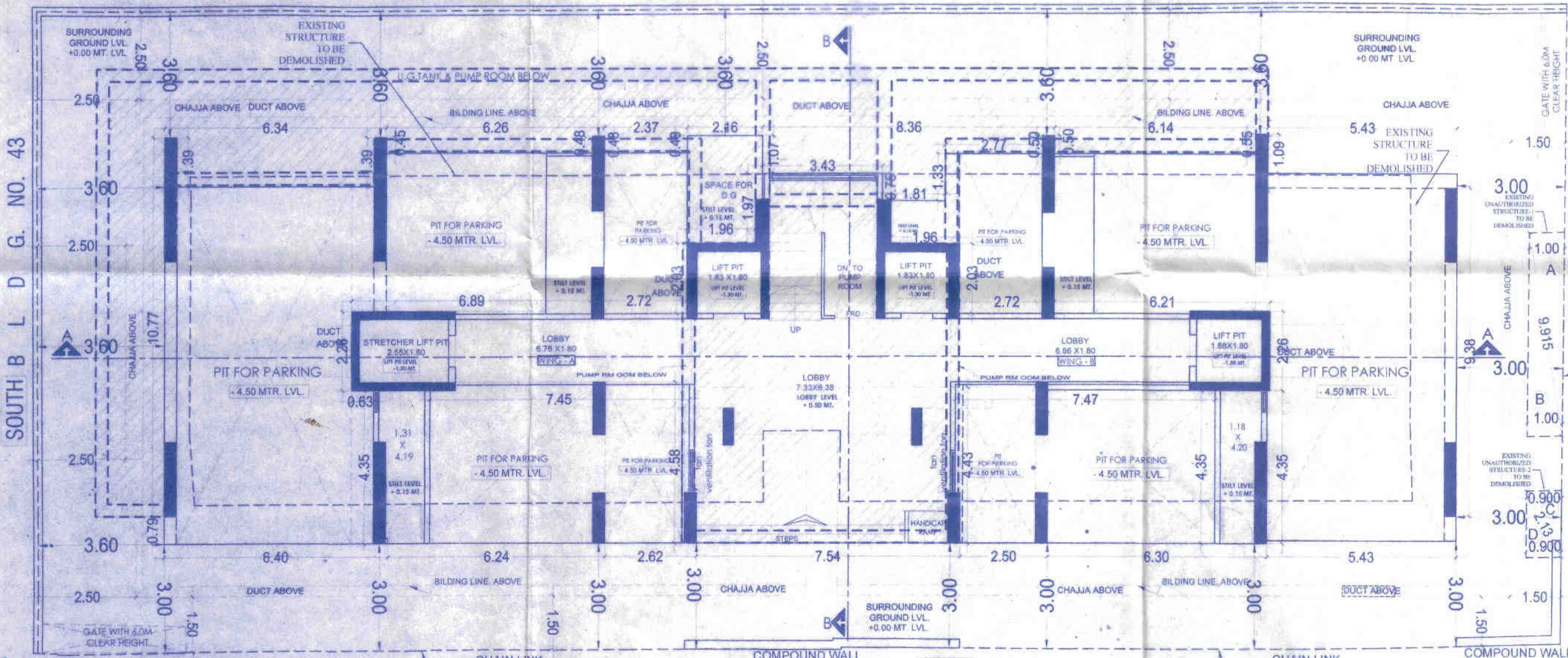


SECT. THRU. COPING WALL  
SCALE: N.T.S.



PLOT AREA DIAGRAM  
SCALE = 1 : 500

WEST AMBE MATA



STILT FLOOR PLAN  
SCALE = 1:100

PLOT AREA CALCULATIONS

1	47.39	x	16.75	x	0.50	396.87
2	47.39	x	17.39	x	0.50	412.04
<b>TOTAL PLOT AREA</b>						<b>808.91</b>
<b>AREA CALCULATION UNAUTHORIZED STRUCTURE (EXISTING)</b>						
A	5.92	x	1.00	x	0.50	2.95
B	5.92	x	1.00	x	0.50	2.95
C	2.13	x	0.90	x	0.50	0.96
D	2.13	x	0.90	x	0.50	0.96
<b>EXISTING UNAUTHORIZED STRUCTURE TOTAL AREA</b>						<b>7.83</b>

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.  
5) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT

PROFARMA - A

Area Statement	Sq.mt.
Area of the plot as per MHADA Demarcation	808.91
Deduction for 15% Recreational Ground / 10% Amenity space	0.00
Area of the plot as per Triangulation Calculation	808.91
Least area consider for FSI	808.91
Deduction for Road Set-back area	-
Proposed Road	-
Any Reservation	-
Amenity space as per DCPR-2034 other	-
<b>Total ( 2 ( a+b+c+d+e ) )</b>	<b>-</b>
Balance area of plot ( 1 - 2 )	808.91
Deduction for 15% Recreational Ground / 10% Amenity space (if deductible for Industrial )	0.00
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 as per MHADA Demarcation considered for F.S.I	808.91
Floor Space Index Permissible	0.00
Permissible BUA	0.00
Additional BUA as per MHADA Offer Letter (0.00)	0.00
Additional BUA required	0.00
<b>Total BUA Permissible (10+10a)</b>	<b>0.00</b>
<b>Total BUA Proposed (10b+10c)</b>	<b>0.00</b>
Proposed BUA	Residential 0.00 Commercial 0.00
Floor Space Index consumed	0.00
<b>Details of Fsi availed as per DCPR 31 (3)</b>	
Fungible BUA component proposed vide DCPR 31 (3)	0.00
Fungible BUA permissible (0.00 X 35%)	0.00
Fungible BUA proposed (0.00 X 35%)	0.00
<b>Total fungible BUA proposed now</b>	<b>0.00</b>
i Total Gross Permissible BUA (11 + B1)	0.00
ii Total proposed BUA (10 + B2)	0.00

TENEMENT STATEMENT

(i) PROPOSED AREA (ITEM A, 12 ABOVE) OR C.A.	NIL
(ii) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC)	NIL
(iii) AREA AVAILABLE FOR TENEMENT	00000
(iv) TENEMENT PERMISSIBLE	NIL
(v) TENEMENT PROPOSED	00 NOS
(vi) TENEMENT EXISTING	00 NOS
<b>TOTAL TENEMENT ON THE PLOT</b>	<b>00 NOS</b>

PARKING STATEMENT

(i) PARKING REQUIRED BY REGULATION	
CAR	
SCOOTER	
OUTSIDERS	
(ii) COVER GARAGES PERMISSIBLE	
CAR	
SCOOTER	
OUTSIDERS	

TRANSPORT VEHICLES PARKING

(i) TOTAL VEHICLE PARKING REQUIRED BY REGULATION	00 NOS
(ii) TOTAL NO. OF VEHICLE PARKING PROVIDED	00 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 GHATKOP KIROL, F.P.NO.350A (pt), T.PS III, MHADA LAYOUT VILLAGE GHATKOPER - AT PANTNAGAR, GHATKOPER (E), MUMBAI -75.

NAME OF OWNER: SHRI MAHESH L. VERAT PARTNER OF M/S. GURUKRUPA REALCON INFRA LLP, C.A. TO 'PANTNAGAR SHREE GANESH CHS LTD.'

SIGNATURE OF ARCHITECT: L. RATHOD, Architect, CAR/48111

SIGNATURE OF OWNER: RAJARAM

CHECKED BY: RATHOD

SCALE: 1:100

DATE: 4/06/2021

CONSULTANTS COMBINE TECHNICAL CONSULTANTS OFFICE BLDG.NO.5, OPP BLDG.NO.50, PANTNAGAR, GHATKOPER (EAST) MUMBAI-75. TELE/FAX NO: 022 104 74 87.