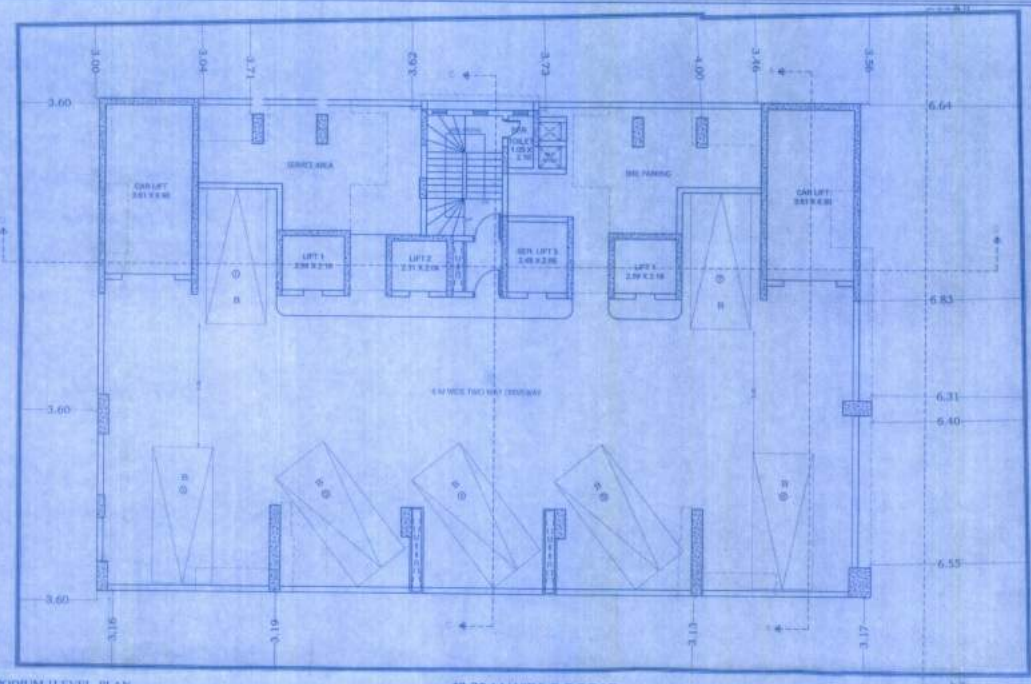
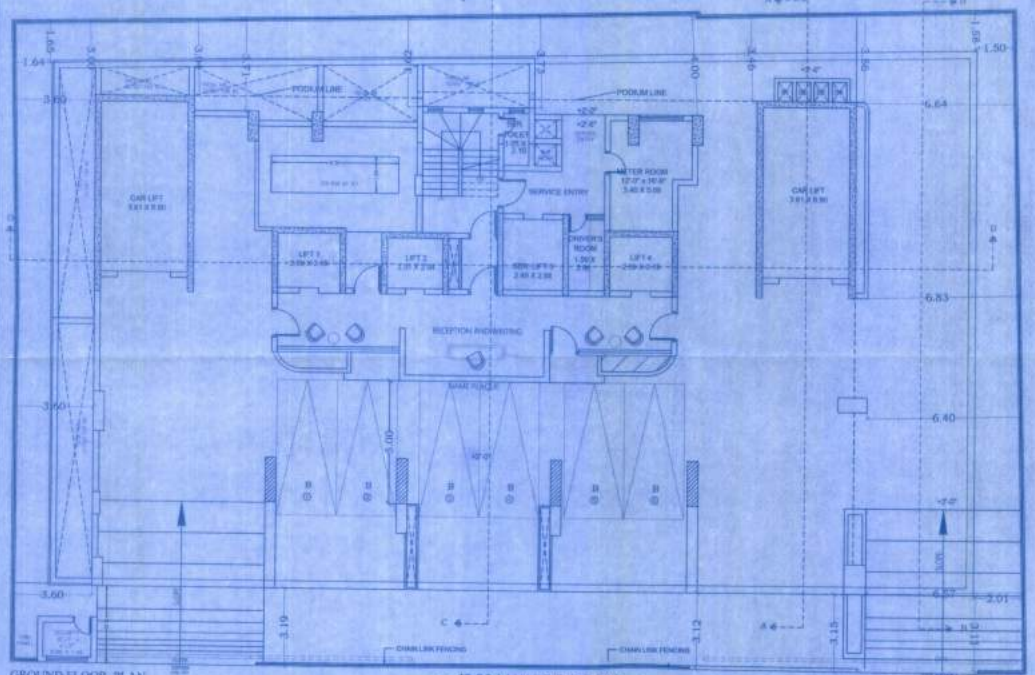


PODIUM ILEVEL PLAN
SCALE :- 1 : 100



GROUND FLOOR PLAN
SCALE :- 1 : 100

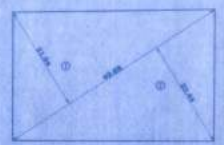
SUMMARY OF BUILT-UP AREA

Floor	Net Built-up area (A)	Staircase, Lift, Pass. (B)	Society Office Area (C)	Fitness Center Area (D)	Refuge Area (E)	Gross Built Up area (A+B+C+D+E)	Nos of Flats
Basement 4	--	--	--	--	--	--	--
Basement 3	--	--	--	--	--	--	--
Basement 2	--	--	--	--	--	--	--
Basement 1	--	--	--	--	--	--	--
Ground lvl	--	--	--	--	--	--	--
Podium 1	--	--	--	--	--	--	--
1st Floor	437.98	97.03				535.01 Sq.mt.	6
2nd Floor	437.98	97.03				535.01 Sq.mt.	6
3rd Floor	437.98	97.03				535.01 Sq.mt.	6
4th Floor	437.98	97.03				535.01 Sq.mt.	6
5th Floor	437.98	97.03				535.01 Sq.mt.	6
6th Floor	347.04	97.03	19.96	152.49	120.04	534.56 Sq.mt.	5
Excess refuge area	0.02						
Excess Fitness Center	36.51						
7th Floor	437.98	97.03				535.01 Sq.mt.	6
8th Floor	437.98	97.03				535.01 Sq.mt.	6
9th Floor	437.98	97.03				535.01 Sq.mt.	6
10th Floor	437.98	97.03				535.01 Sq.mt.	6
11th Floor	437.98	97.03				535.01 Sq.mt.	6
12th Floor	437.98	97.03				535.01 Sq.mt.	6
13th Floor	319.76	97.03			119.22	535.01 Sq.mt.	5
Excess refuge area	86.02						
14th Floor	437.98	97.03				535.01 Sq.mt.	6
Total	5840.31	1358.43			239.26	7491.88 sq.mt.	80.00

FLAT CARPET AREA STATEMENT FOR PARKING PURPOSE ONLY

CARPET AREA	NO.OF FLATS AREA BY RULE	NO.OF FLAT PROPOSED	NO.OF PARK REQ.
PARKING FOR RESIDENCE			
BELOW 45.00 SQMT.	1PARKING FOR 4 FLATS	15.00	01.88 NOS.
45.00 TO 60.00 SQMT.	1PARKING FOR 4 FLATS	27.00	06.75 NOS.
60.00 TO 90.00 SQMT.	1PARKING FOR 2 FLATS	38.00	19.00 NOS.
ABOVE 90.00 SQMT.	1PARKING FOR 1 FLATS	12.00	12.00 NOS.
TOTAL	--	80.00	50.63 NOS.
5% VISITORS 50.63 X 5% = 1.88 NOS.	SAY		02.00 NOS.
TOTAL NO.OF PARKING REQUIRED RESIDENTIAL			52.63 NOS.
	SAY		53.00 NOS.
ADDITIONAL PARKING (36.00 X 50 %) DCPR 31(1) (i)	SAY		18.00 NOS.
TOTAL PARKING PROVIDED			54.00 NOS.
TOTAL SMALL CAR PROPOSED			10.00 NOS.
TOTAL BIG CAR PROPOSED			44.00 NOS.
TOTAL PROPOSED CAR PARKING			54.00 NOS.

SR. NO.	PERMISSIBLE B.U.A. (1)	PROPOSED B.U.A. (2)	PERMISSIBLE FUNGIBLE AREA (3)	PROPOSED FUNGIBLE AREA (4)	TOTAL B.U.A. PERMISSIBLE WITH FUNGIBLE (1+3)	TOTAL B.U.A. PROPOSED WITH FUNGIBLE (2+4)
RES.	5965.70 SQMT.	5965.70 SQMT.	1193.00 SQMT.	126.61 SQMT.	7158.70 SQMT.	5965.31 SQMT.
NON RES.	---	---	---	---	---	---



PLOT AREA LINE DIAGRAM
SCALE :- 1 : 500

BLOCK PLAN
SCALE :- 1 : 100

PLOT AREA CALCULATION				
1	1/2 X 45.08 X 21.94	=	541.99 SQ.MT.
2	1/2 X 45.08 X 22.48	=	506.40 SQ.MT.
TOTAL PLOT AREA		=	1202.39 SQ.MT.

LOCATION PLAN
SCALE 1:4000

SECTION OF WATER
STORAGE TANK

SECTION THRU
COMPOUND WALL

PROFORMA-A

SrNo.	DESCRIPTION	Area in sq.mts.
1.	Area of plot	1052.30
2.	Deductions for	
	a. Road setback	
	b. Proposed D.P. road	
	c. Any reservation	
	Total (a+b+c)	
3.	Balance area of plot (1-2)	1052.30
4.	Additions for T.D.R Proposed	
5.	Road Setback	
6.	Net Area of plot	1052.30
7.	Permissible F.S.I.	3.00
8.	a. Permissible built-up area as per FSI 3.00	3156.90
	b. Proviso (10) as per office note dated 21.06.2020	2026.80
9.	Total permissible built-up area	5983.70
10.	Proposed F.S.I.	
	a. Residential built-up area	5983.70
	b. Non residential built-up area	
	c. Mezzanine area	
	d. Excess balcony area taken into FSI	
11.	Total built-up area proposed (10 (a+b+c+d))	5983.70
12.	FSI consumed (11/9)	5.69

B.	Details of FSI available as per DCR 31(3)	Permissible	Proposed
1.			
	i. Fungible built-up area component permissible with DCR 31(3) on residential (15to30%)	1960.50	149.61
	ii. Fungible built-up area component permissible with DCR 31(3) on non residential (15to25%)	---	---
2.	i. Total gross built-up area permissible (3+9(1)+1+1)	7450.20	
	ii. Total gross built-up area proposed (11+8(1))	5845.31	
3.	FSI consumed (12/9)	5.554	

C.	Tenements Statement	
	i. Plot area	1043.31
	ii. Tenement density permissible per hector for FSI use	
	iii. Tenement permissible on the plot	353.00
	iv. Tenement proposed	80.00
	v. Less non residential tenements (Shops)	
	vi. Total Tenements on the plot (iv-v)	80.00

D.	Parking Statement	
	a. Parking required by rule as Reg. 44 / 2 of DCR 2034	54.00
	b. Total parking provided	54.00

FORM II (PROFORMA B)

CONTENTS OF SHEET :

GROUND FLOOR PLAN , PODIUM LVL PLAN , BLOCK LOCATION PLAN , BUILT UP AREA STATEMENT , PARKING AREA STATEMENT & PLOT AREA CALCULATION.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF BLDG.NO.147, KNOW AS PANT NAGAR SURYAADHAN CHS LTD. ON PLOT BEARING C.T.S. NO 87/46(PT) AT VILLAGE GHATKOPAR, PANTNAGAR, GHATKOPAR (EAST)MUMBAI- 400075.

CERTIFICATE OF AREA

I CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE BODY ETC. OF THE PLOT STATED ON THE PLAN ARE AS RECOGNISED ON SITE AND AREA SO WORKED OUT IS 1202.39 SQUARE METRES (ELEVEN HUNDRED THREE POINT THIRTY NINE ONLY) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / R.S.R.O.A. REPORT.

Sachin Rakhe
SURVEYOR LICENCE
LR.S/172/18/2009

NOTE:

NAME AND ADDRESS OF LISCENSED SURVEYOR

Sachin Rakhe
SACHIN RAKHE
LR.S/172/18/2009

archo CONSULTANTS

STAMP OF DATE OF RECEIPT OF PLANS :

This cancels Approval to the previous Plans Sanctioned under no.
dated.....

NAME AND SIGN. OF OWNER :

For ARAMSON REALTORS PVT Limited
Director

STAMP OF APPROVAL OF PLAN :

Approved subject to conditions mentioned in this office Letter No. Mhada-3/1819/2021
Date 29 APR 2021

Ex. Eng. Bldg. Permission Cell, Greater Mumbai
Maharashtra Housing & Area Development Authority

DRAWING TITLE:	I.O.A APPROVAL PLAN	
DRAWING NO.	1/7	
NORTH:	SCALE	DATE
	AS STATED	30/03/2021
	DRAWN	CHECKED
	RAHUL	SACHIN