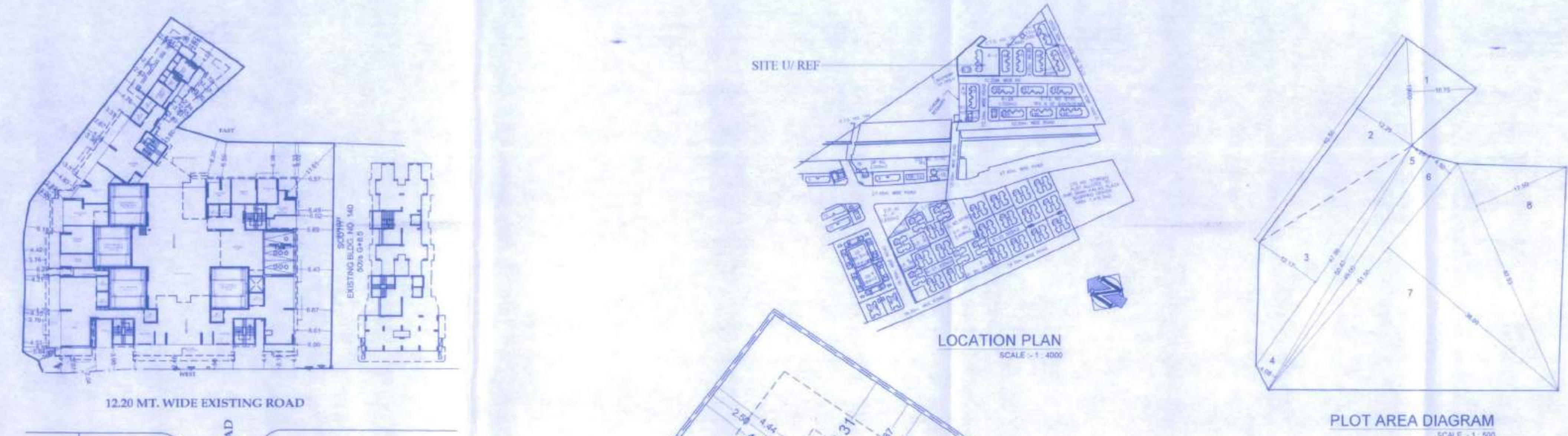


Approved subject to conditions mentioned in this office letter No. 22487 dated 29 DEC 2021  
 Ex. Eng. Dip. Permitt. Center Mumbai (E.S.) Maharashtra Housing & Area Development Authority

This cancels Approval in the previous Plans proposed under no. 1531/2010 dated 07/11/2020



**PLOT AREA CALCULATION**

1	19.00	X	10.75	X	0.50	=	102.12	SQ.MT.	
2	40.50	X	12.25	X	0.50	=	248.09	SQ.MT.	
3	47.98	X	12.47	X	0.50	=	291.95	SQ.MT.	
4	50.42	X	4.08	X	0.50	=	102.86	SQ.MT.	
5	49.00	X	4.25	X	0.50	=	104.12	SQ.MT.	
6	51.50	X	4.50	X	0.50	=	115.87	SQ.MT.	
7	51.50	X	3.60	X	0.50	=	92.70	SQ.MT.	
8	40.53	X	17.50	X	0.50	=	354.64	SQ.MT.	
<b>TOTAL PLOT AREA</b>							<b>=</b>	<b>2246.76</b>	<b>SQ.MT.</b>

**SUMMARY OF GROSS F.S.I BUILT-UP AREA FOR WING A TO D**

Floor	BUA Including Fungible Area				Excess Society Office area	Excess Fitness Centre area	Staircase, Lift, Passage Area				Total Built-up Area
	WING A	WING B	WING C	WING D			WING A	WING B	WING C	WING D	
Still	32.70	23.03	21.80								78.43
1	23.88	160.58	185.39	81.29	3.88		45.36	61.19	41.92	42.27	428.02
2	0.00	233.68	172.53	0.00		47.20	46.85	63.04	40.99	40.99	453.41
3	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
4	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
5	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
6	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
7	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
8	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
9	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
10	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
11	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
12	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
13	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
14	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
15	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
16	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
17	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
18	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
19	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
20	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
21	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
Terrace											
Excess Meter Room	34.29										34.29
Additional watchman cabin	3.97										3.97
<b>Regular BUA</b>											<b>14086.75</b>
<b>Fungible BUA</b>											<b>2979.48</b>
<b>Total BUA Including Fungible</b>											<b>17066.23</b>



**BUILT-UP AREA STATEMENT WATCHMAN CABIN STILT FLOOR**

ADDITIONS	1	1.67	X	2.38	=	3.97	SQ. MT.
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**BUILT-UP AREA STATEMENT TOILET STILT FLOOR**

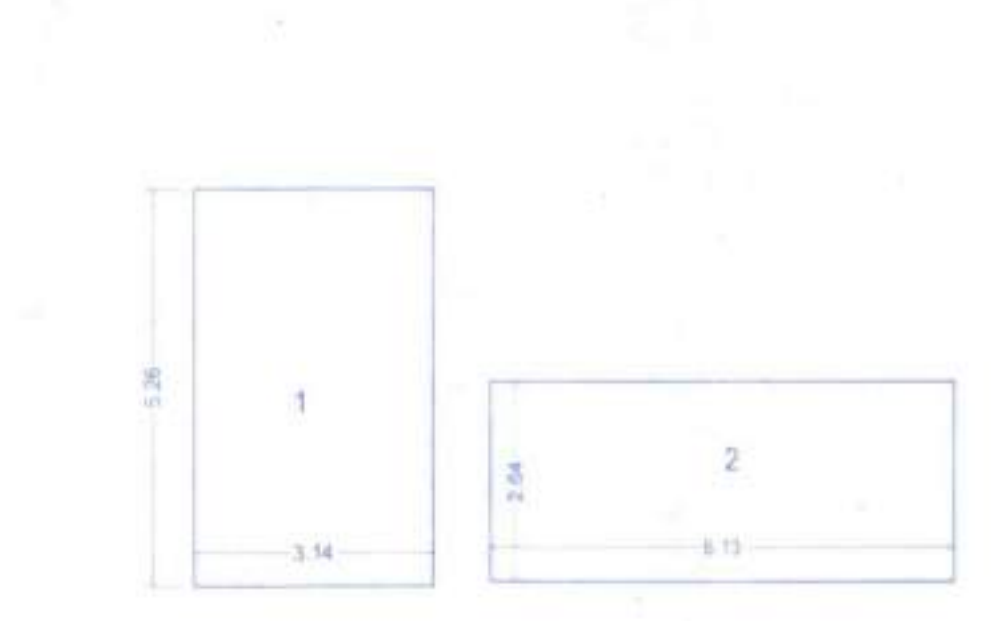
ADDITIONS	1	2.40	X	3.55	=	8.52	SQ. MT.
	2	3.73	X	4.72	=	17.61	SQ. MT.
<b>Total</b>							<b>26.13</b>

Req. Toilet Area 2.20 X 1 = 2.20 Sq.mt.  
 26.13 - 2.20 = 23.93 Sq.mt. Area Counted in FSI



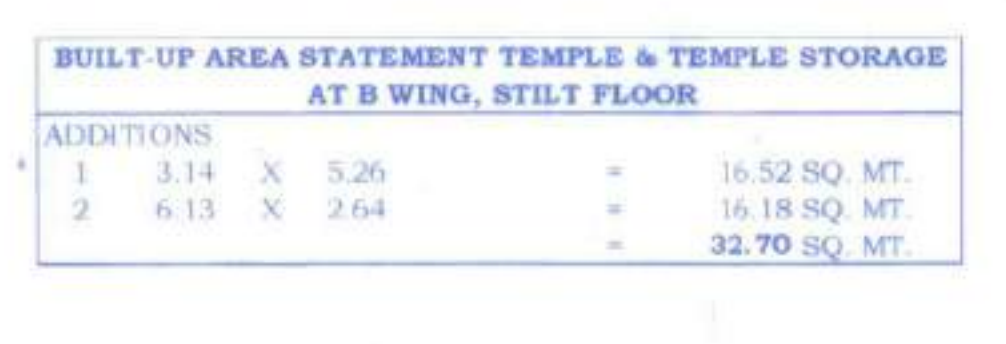
**BUILT-UP AREA STATEMENT DRIVER'S ROOM WING D STILT FLOOR**

ADDITIONS	1	4.74	X	4.60	=	21.80	SQ. MT.
<b>Total</b>							<b>21.80</b>



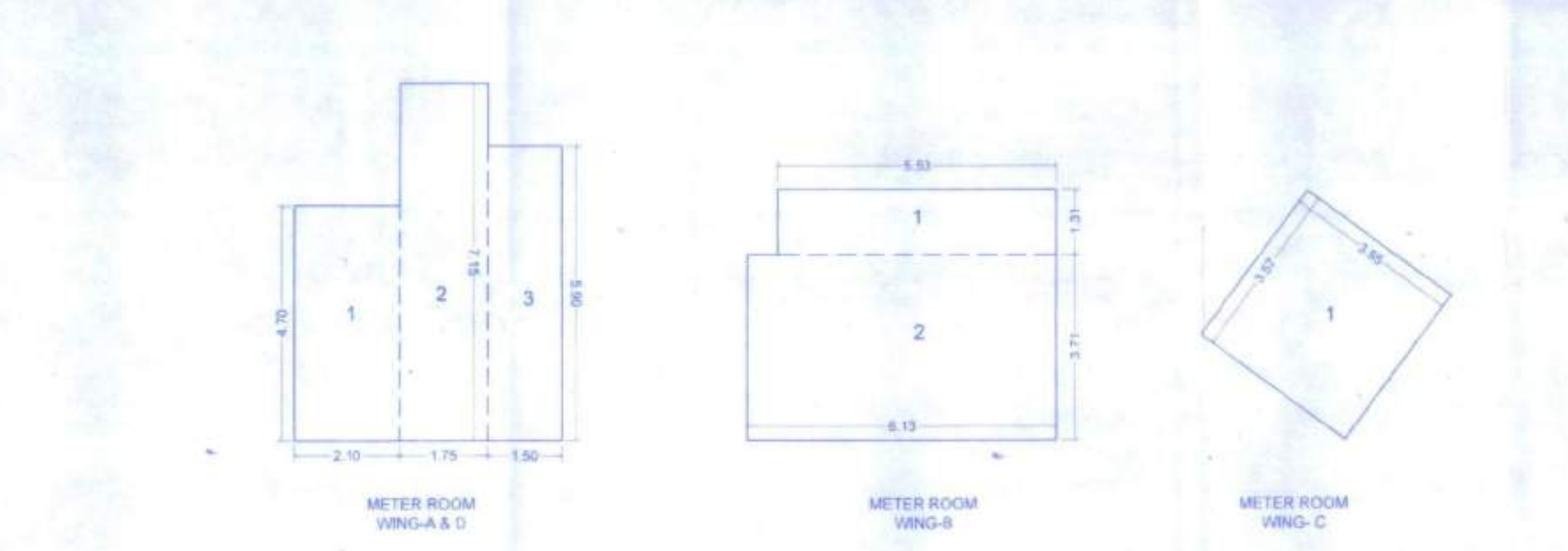
**BUILT-UP AREA STATEMENT TEMPLE & TEMPLE STORAGE AT B WING STILT FLOOR**

ADDITIONS	1	3.14	X	5.26	=	16.52	SQ. MT.
	2	6.13	X	2.64	=	16.18	SQ. MT.
<b>Total</b>							<b>32.70</b>



**BUILT-UP AREA STATEMENT WATCHMAN CABIN STILT FLOOR**

ADDITIONS	1	1.67	X	2.38	=	3.97	SQ. MT.
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**BUILT-UP AREA STATEMENT FOR WING A TO D (METER ROOM AT STILT FLOOR)**

METER ROOM IN WING A & D					
2.10	X	4.70	=	9.87	SQ. MT.
2.1	X	7.15	=	12.51	SQ. MT.
3	X	5.90	=	8.85	SQ. MT.
<b>Total</b>		<b>31.23</b>	<b>SQ. MT.</b>		
METER ROOM IN WING B					
1	X	1.31	=	7.24	SQ. MT.
2	X	3.71	=	23.74	SQ. MT.
<b>Total</b>		<b>29.99</b>	<b>SQ. MT.</b>		
METER ROOM IN WING C					
1	X	3.55	=	12.67	SQ. MT.
<b>Total</b>		<b>12.67</b>	<b>SQ. MT.</b>		
<b>Total proposed Meter Room Area (A+B+C)</b>		<b>73.89</b>	<b>SQ. MT.</b>		
Prop. Treatment 100 / 90 X 10 =		<b>39.60</b>	<b>SQ. MT.</b>		
<b>Overas Meter Room Counted in FSI</b>		<b>34.29</b>			

**PARKING REQUIREMENT TABLE FOR MHADA SHARE**

1	CARPET AREA UP TO 45 Sq.mt.	1 CAR PER 8 TENENT
2	CARPET AREA 45 TO 60 Sq.mt.	1 CAR PER 4 TENENT
3	CARPET AREA 60 TO 90 Sq.mt.	1 CAR PER 2 TENENT
4	CARPET AREA Exceeding 90 Sq.mt.	1 CAR PER 1 TENENT

**PARKING PROVIDED**

AREA BELOW 45 SQ.MT	NO. OF FLAT	PARKING REQ.
AREA BETWEEN 45 - 60 Sq.mt.	38	9.50
AREA BETWEEN 60 - 90 Sq.mt.	91	40.50
AREA ABOVE 90 Sq.mt.	79	79.00
<b>Total</b>	<b>198</b>	<b>129.00</b>
ADD. 05% VISITORS		6.45
<b>TOTAL NO. OF PARKING REQUIRED</b>	<b>SAY</b>	<b>19.00</b>

**PARKING REQUIRED AS PER DCPR 2034**

1	CARPET AREA UP TO 45 Sq.mt.	1 CAR PER 6 TENENT
2	CARPET AREA 45 TO 60 Sq.mt.	1 CAR PER 4 TENENT
3	CARPET AREA 60 TO 90 Sq.mt.	1 CAR PER 2 TENENT
4	CARPET AREA Exceeding 90 Sq.mt.	1 CAR PER 1 TENENT

**PARKING PROVIDED**

AREA BELOW 45 SQ.MT	NO. OF FLAT	PARKING REQ.
AREA BETWEEN 45 - 60 Sq.mt.	38	9.50
AREA BETWEEN 60 - 90 Sq.mt.	91	40.50
AREA ABOVE 90 Sq.mt.	79	79.00
<b>Total</b>	<b>198</b>	<b>129.00</b>
05% VISITORS		6.45
<b>TOTAL REQ. PARKING</b>		<b>135.45</b>
ADD. Parking Over & Above Upto 50%		<b>67.73</b>
<b>Total No. of Parking Required</b>	<b>203.18</b>	<b>203.00</b>
10% add. for as per 446/Note (iii) 203 X 10% + 20.30 Say 20		<b>203.18</b>
<b>TOTAL NO. PARKING PROVIDED</b>	<b>BIG</b>	<b>203</b>
	<b>SMALL</b>	<b>~84</b>
	<b>Total</b>	<b>287</b>

**PARKING PROPOSED IN TOWER PARKING SYSTEM**

<b>TOTAL NO. PARKING PROVIDED</b>	<b>130</b>
<b>PARKING PROPOSED IN PUZZLE PARKING SYSTEM</b>	<b>7</b>

**FUNGIBLE BUILT-UP AREA STATEMENT**

USERS	PERMISSIBLE BUA EXCL. FUNGIBLE FSI	PERMISSIBLE FUNGIBLE FSI	TOTAL PERMISSIBLE BUA (INCL. FUNGIBLE FSI)	PROPOSED BUA EXCL. FUNGIBLE FSI	PROPOSED FUNGIBLE FSI	TOTAL PROPOSED BUA (INCL. FUNGIBLE FSI)
RESIDENTIAL	14086.75	4930.36	19017.11	14086.75	2979.48	17066.23
COMMERCIAL	-	-	-	-	-	-
<b>TOTAL</b>	<b>14086.75</b>	<b>4930.36</b>	<b>19017.11</b>	<b>14086.75</b>	<b>2979.48</b>	<b>17066.23</b>

**PROFORMA - A**

Area Statement	Sq.mt.	
1	Area of the plot as per MHADA Demarcation (Bldg No 139 - 1297.51 + OB. No 20 = 299.51 + R2 Plot = 649.74)	2246.76
2	Deduction for Road Set Back Area	-
3	Proposed Road	-
4	Any Reservation (sub-plot)	-
5	% Amenity space as per DCPR (sub-plot) other	-
6	Balance area of plot (1 - 2)	0.00
7	Deduction for 15% Recreational Ground / 10% Amenity space (if deductible for industrial)	0.00
8	Net area of plot	2246.76
9	Additions for Floor Space Index	-
10	2(a) / 2 (b) 100% of D.P. road / Set Back	-
11	Total Plot Area for FSI Purpose (5 + 6)	2246.76
12	Floor Space Index Permissible	3.00
13	Permissible BUA as per MHADA NOC	14086.75
14	Proposed BUA	-
15	Residential	14086.75
16	Commercial	0.00
17	Floor Space Index consumed	6.27
18	<b>Details of FSI Availed as per DCPR 31 (3)</b>	<b>Sq.mt.</b>
19	Fungible BUA component proposed vide DCPR 31 (3)	-
20	Fungible BUA permissible	Residential (14086.75 X 0.35) 4930.36
21		Commercial 0.00
22		<b>Total Permissible Fungible 4930.36</b>
23	Fungible BUA proposed	-
24		Residential 2982.24
25		Commercial -
26	<b>Total fungible BUA proposed now</b>	<b>2979.48</b>
27	<b>Total Gross Permissible BUA (19 + 21)</b>	<b>19017.11</b>
28	<b>Total proposed BUA (10 + 22)</b>	<b>17066.23</b>
29	<b>Tenement Statements</b>	<b>17066.23</b>
30	i) Proposed area	17066.23
31	ii) Less deduction of Non-residential area (Shop etc.)	0.00
32	iii) Area available for tenements (ii) minus (i)	17066.23
33	iv) Tenements permissible (Density of tenements/haectare)	-
34	v) Tenements proposed (sq.ft)	144
35	vi) Tenements proposed for MHADA	18
36	vii) Tenements existing	36
37	<b>Total Tenements on the Plot</b>	<b>198</b>
38	<b>Parking Statement</b>	<b>203</b>
39	i) Parking required by Regulations for Required Car parking	203
40	ii) Proposed car parking	203
41	iii) Total parking provided	203

**NOTE**

- ALL DIMENSIONS ARE IN METRES.
- SCALE: 1:100
- FOR FLOOR PLAN 1:100
- FOR SECTION PLAN 1:100
- FOR LOCATION PLAN 1:1000
- THE PLAN IS PROPOSED AS PER PROVISION OF DCPR 2034 AND AS PER THE PREVALING REGULATION AND CIRCULAR ISSUED BY MHADA TIME TO TIME. IT IS SUBJECT TO BE REVIEWED IN FUTURE FOLLOWING.
- IF THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

**FORM II (PROFORMA B)**

**CONTENTS OF SHEETS**

STILT FLOOR PLAN, BLOCK AND LOCATION, TOTAL BUA TABLE, PARKING STATEMENT

**CERTIFICATE OF AREA**

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SITES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 2246.76 (TWO THOUSAND TWO HUNDRED FORTY SIX POINT SEVEN SIX), AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A.D.A. RECORDS.

**DESCRIPTION OF PROPOSAL AND PROPERTY**

PROPOSED RE-DEVELOPMENT OF BLDG NO. 139 KNOWN AS PANTNAGAR USHAKRAN CO-OP. HSG. SOC. LTD. AND O.B. NO. 20 & MHADA R-2 PLOT C.T.S. NO. 5740 (part), SURVEY NO. 236-A ON VILLAGE PANTNAGAR GHATKOPAR (EAST), MUMBAI - 400075.

**SIGN & NAME OF OWNER**

MS SHRI GANESH DEVELOPERS C.A. TO PANTNAGAR USHAKRAN CO-OP. HSG. SOCIETY LTD.

**SIGNATURE**

**CONSULTANTS COMBINE**

TECHNICAL CONSULTANTS  
 OFFICE NO. 6, OPP. BLDG. NO. 50,  
 PANTNAGAR, GHATKOPAR (EAST) MUMBAI-400075  
 TELEPHONE NO. 2102 74 87