

CONTENTS OF THE SHEET  
GROUND FLOOR PLAN, BUILT UP AREA STATEMENT, TENEMENT STATEMENT, PLOT AREA CALCULATION WITH AREA CALCULATION & AREA DIAGRAM, METER ROOM, PUMP ROOM AREA CALCULATION WITH PAIL, PARKING STATEMENT, BLOCK PLAN, LOCATION PLAN

PLAN FOR APPROVAL  
Approved subject to conditions mentioned in this office Letter No. MHADA - 1924/14-2-21  
Date: 03 DEC 2021  
*Rohit*  
Rohit Mahesh L Verat Partner  
Mumbai  
Mahesh L Verat & Associates  
Mumbai

CERTIFICATE OF AREA  
I CERTIFY THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE NO. 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 1075.84 SQ.MTS. WHICH TALLEYS WITH THE AREA STATED IN THE DOCUMENTS.

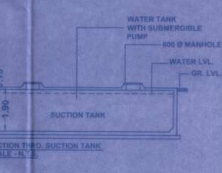
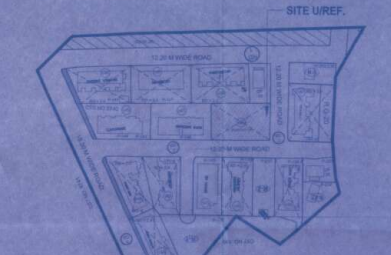
PROFARMA - A  
Area Statement table with columns A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z. Includes rows for Area of plot, Deduction for 15% Recreational Ground, Road Set-back area, Proposed BUA, Amenity space, Deduction for 15% Recreational Ground, Net area of plot, Gross Plot Area, Floor Space Index, Additional BUA, Total BUA, and Balance BUA.

ROAD SET-BACK DIAGRAM SCALE = 1:100  
PLOT AREA CALCULATION SCALE = 1:500  
Table with columns A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z. Includes rows for Total Gross Permissible BUA, Total Gross Proposed BUA, and Total Balance BUA.

TENEMENT STATEMENT  
Table with columns (i), (ii), (iii), (iv), (v), (vi), (vii), (viii), (ix), (x), (xi), (xii), (xiii), (xiv), (xv), (xvi), (xvii), (xviii), (xix), (xx). Includes rows for Proposed Area, Less Deduction, Area Available, and Total Area.

DESCRIPTION OF PROPOSAL & PROPERTY  
PROPOSED REDEVELOPMENT OF EXISTING BLDG. NO. 149 KNOWN AS "PANT NAGAR SAIDHAM CHS" ON PLOT BEARING C.T.S. NO. 574/1 P.T. OF VILLAGE CHATKOPUR SURVEY. P. NO. 1350/PT. III, MHADA LAYOUT, AT PANTNAGAR, CHATKOPUR (E), MUMBAI-75.  
NAME OF OWNER: SHRI MAHESH L. VERAT PARTNER OF MRS. GANURUPA GROUP BUILDERS & DEVELOPERS LLP, PANTNAGAR SAIDHAM CHS LTD.  
SIGNATURE OF OWNER: *Rohit Mahesh L. Verat*  
SIGNATURE NAME & ADDRESS OF ARCHITECT: *Rohit Mahesh L. Verat*, 11, Shivaji Chaudhary, Prichit Street, Hansraj Park, Mumbai 400 022.

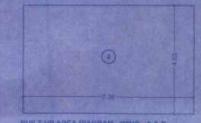
FUNGIBLE AREA STATEMENT AS PER DCPR 2034 - Regulation 31 (3)  
PERMISSIBLE 95% TOTAL  
RESIDENTIAL 4728.01 1654.80 6382.81  
TOTAL 4728.01 1654.80 6382.81  
PROPOSED 35% TOTAL  
RESIDENTIAL 4626.77 1619.27 6246.04  
TOTAL 4626.77 1619.27 6246.04  
All Functional BUA For Residential USE/RS Without charging premium @ 81% of BUA  
B) Functional BUA For Residential USE/RS by charging premium @ 118% of BUA (1654.80 - 451.06)



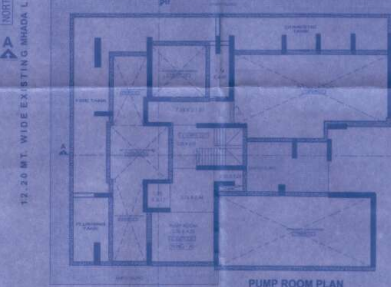
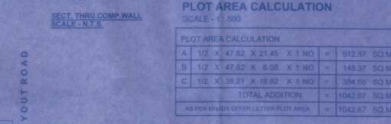
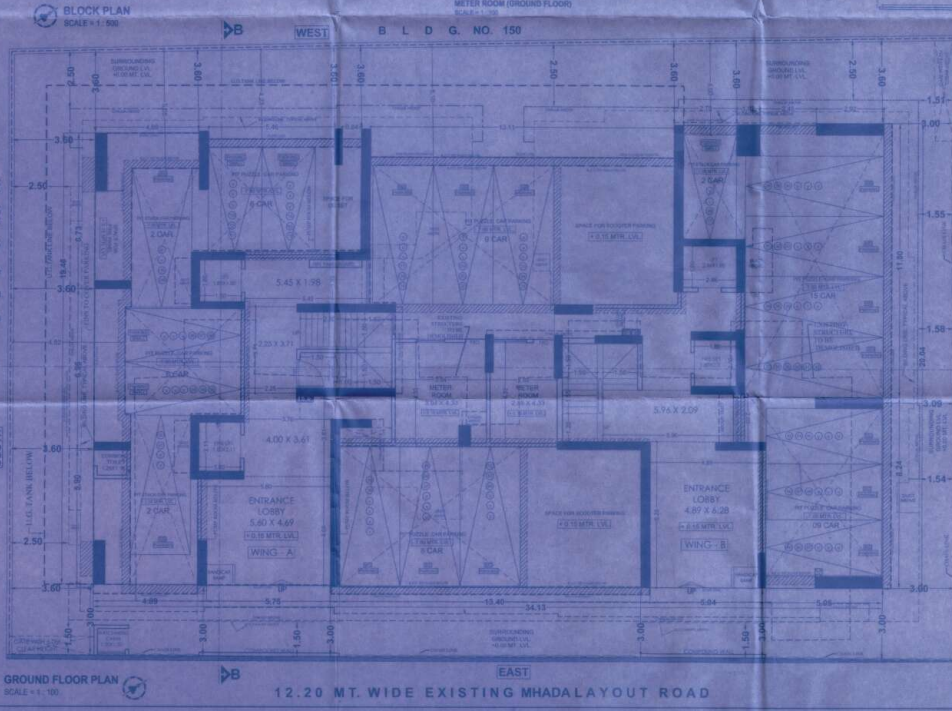
SUMMARY OF GROSS FSI, BUILT-UP AREA  
Table with columns SR.NO, FLOOR, WING-A, WING-B, NET GROSS BUA, FUNGIBLE FSI PROP., NET FSI, TOTAL GROSS BUA (A+B), SOCIETY OFFICE (FREE OF FSI), REFUGE AREA, FITNESS CENTRE (FREE OF FSI), EXCESS BUILT-UP AREA, WING-A, WING-B, SQ.MT.  
Total: 3247.41, 712.29, 2035.12, 4965.73, 507.08, 2291.65, 6246.14, 15.28, 13.89, 159.84, 124.82, 54.98, 609.37, 482.15 SQ.MT.



BUILT UP AREA CALCULATION - WING - A & B  
METER ROOM (GROUND FLOOR)  
a 7.38 x 4.83 x 1.90 = 34.08 SQ.MT.  
TOTAL ADDITION = 34.08 SQ.MT.  
METER ROOM PERMISSIBLE = 10% BUILT UP OF RESIDENTIAL FSI @ 1074 = 148.16 SQ.MT.  
METER ROOM AREA PROPOSED = 34.08 SQ.MT.



ROAD SET BACK CALCULATION ADDITION  
1 41.08 X 0.20 1.00 8.22 SQ.MT.  
1 0.06 X 26.10 1.00 1.51 SQ.MT.  
TOTAL BUA 9.73 SQ.MT.



GROUND FLOOR PLAN SCALE = 1:100  
12.20 MT. WIDE EXISTING MHADALAYOUT ROAD