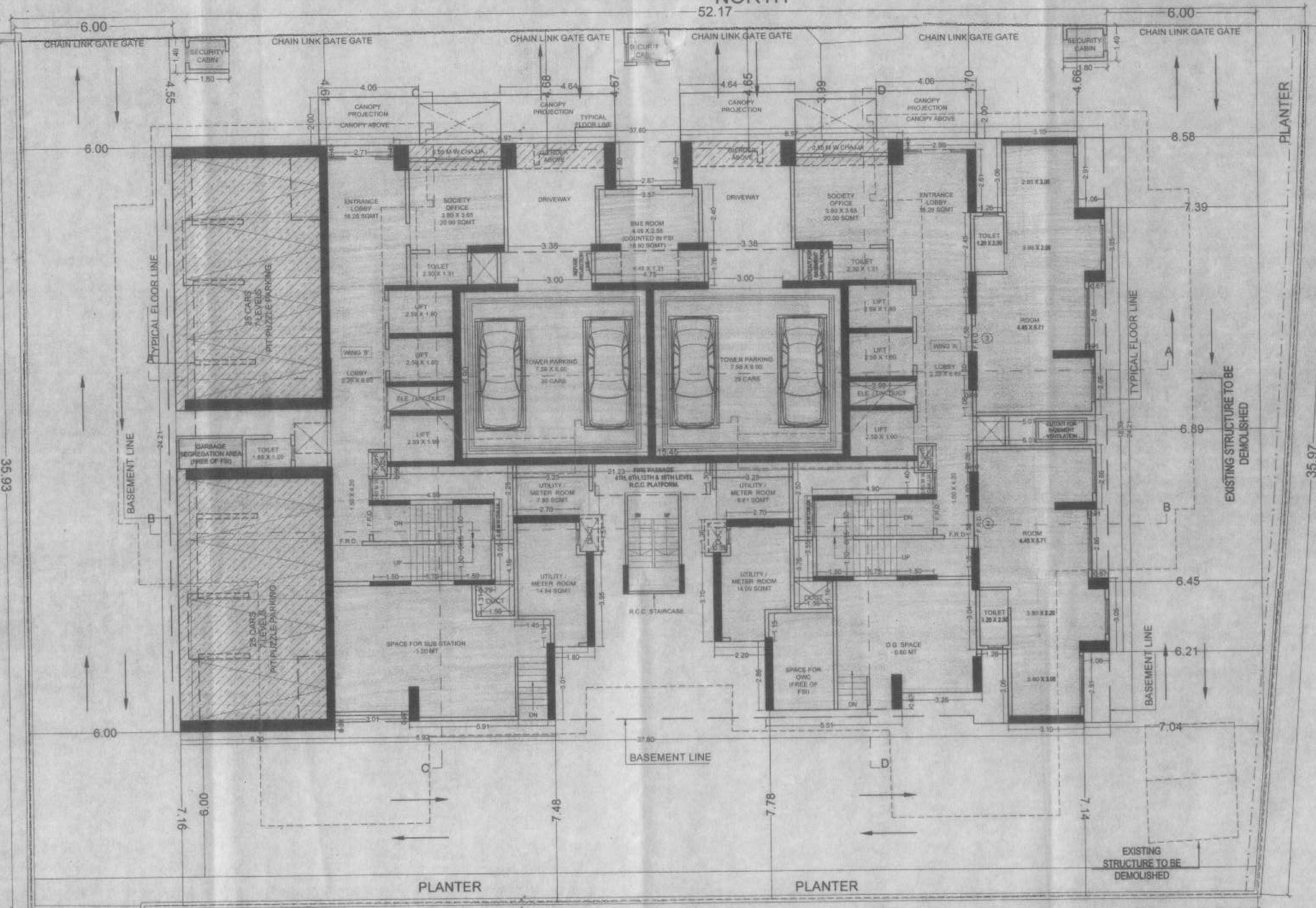
SHEET NO. 1 / 7

13.40 M W ROAD

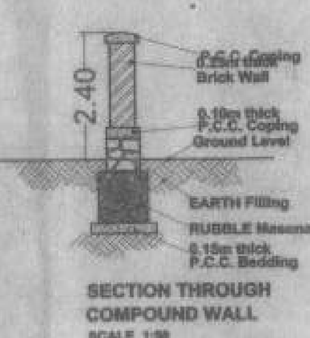
NORTH



SOUTH

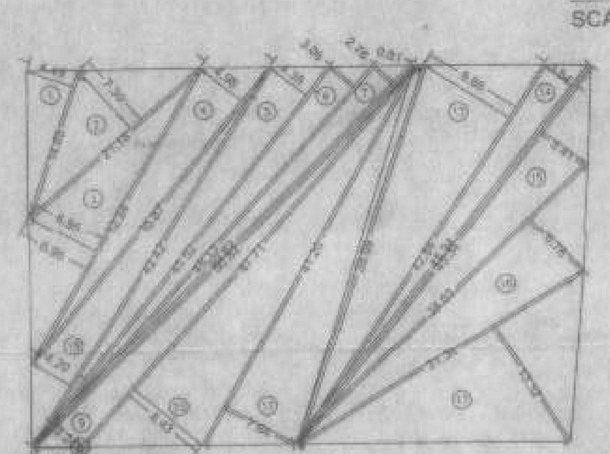
GROUND FLOOR PLAN

SCALE:- 1:100



SECTION THROUGH COMPOUND WALL

SCALE 1:50



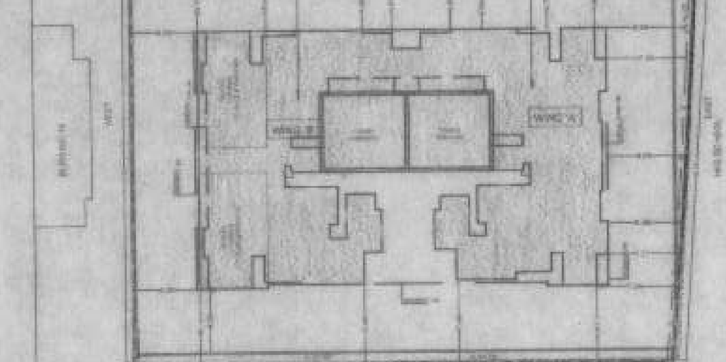
PLOT AREA DIA.

SCALE:- 1:500

PLOT	AREA CALCULATION								
1	1/2	X	14.63	X	4.49	X 1 NO	=	32.84	SQ.MT.
2	1/2	X	21.18	X	7.30	X 1 NO	=	77.31	SQ.MT.
3	1/2	X	32.24	X	6.95	X 1 NO	=	112.03	SQ.MT.
4	1/2	X	35.87	X	4.98	X 1 NO	=	89.32	SQ.MT.
5	1/2	X	45.52	X	4.35	X 1 NO	=	99.01	SQ.MT.
6	1/2	X	48.13	X	3.06	X 1 NO	=	73.64	SQ.MT.
7	1/2	X	50.82	X	2.76	X 1 NO	=	70.13	SQ.MT.
8	1/2	X	4.57	X	0.15	X 1 NO	=	0.34	SQ.MT.
9	1/2	X	50.82	X	3.24	X 1 NO	=	82.33	SQ.MT.
10	1/2	X	47.71	X	8.43	X 1 NO	=	201.10	SQ.MT.
11	1/2	X	41.20	X	7.64	X 1 NO	=	157.38	SQ.MT.
12	1/2	X	38.09	X	0.81	X 1 NO	=	15.43	SQ.MT.
13	1/2	X	42.84	X	9.66	X 1 NO	=	206.92	SQ.MT.
14	1/2	X	45.34	X	3.54	X 1 NO	=	80.25	SQ.MT.
15	1/2	X	45.34	X	5.41	X 1 NO	=	122.64	SQ.MT.
16	1/2	X	38.03	X	6.78	X 1 NO	=	128.92	SQ.MT.
17	1/2	X	31.36	X	13.32	X 1 NO	=	208.86	SQ.MT.
18	1/2	X	42.42	X	4.20	X 1 NO	=	89.08	SQ.MT.
					TOTAL ADDITION		=	1847.53	SQ.MT.

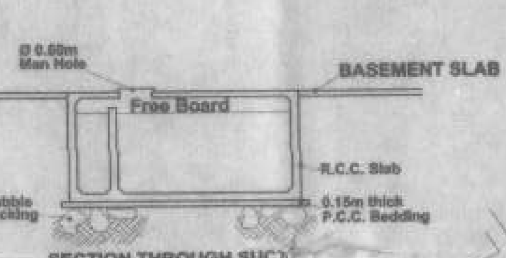
WING B - BASEMENT + GROUND +1ST TO 17TH UPPER FLOOR

WING A - BASEMENT + GROUND +1ST TO 17TH UPPER FLOOR



BLOCK PLAN

SCALE:- 1:500



SECTION THROUGH SUCTION TANK AND PUMP ROOM

SCALE 1:100

LOCATION PLAN

SCALE :- 1:4000

NORTH

REGULAR PARKING STATEMENT

AS PER REVISED REG. 44 OF DCPR 2034 PARKING STATEMENT :- WING - A & B

RESIDENTIAL TENEMENT CARPET AREA	NO. OF TEN.	PARKING REQ.	PARK.
BELOW 45.00	NIL	1 FOR 4	NIL
45.00-60.00	128	1 FOR 2	64.00
60.00-90.00	NIL	1 FOR 1	NIL
ABOVE 90.00	NIL	1 FOR 1/2	NIL
TOTAL	128		64.00
VISITORS @ 5 %			3.20
TOTAL			67.20
ADDITIONAL PERMISSIBLE LIMIT (47%)			31.58
TOTAL PERMISSIBLE PARKING			98.78
ADDITIONAL MECHANIZED PARKING PERMISSIBLE (10%)			9.88
TOTAL PARKING PERMISSIBLE			108.66
SAY			109.00
TOTAL PARKING PROPOSED			109.00

PARKING PROVIDED - RESIDENTIAL			
PARKING LEVELS	BIG	SMALL	TOTAL
GROUND FLOOR	NIL	NIL	NIL
TOWER PARKING	59	NIL	59
PUZZLE PARKING	50	NIL	50
TOTAL PARKING PROVIDED	109	NIL	109

BUILT UP AREA SUMMARY FOR STAIR, LIFT, LOBBY FREE OF FSI & PREMIUM		
FLOOR	BUA	STAIRCASE AREA
1ST FLOOR	231.31	118.10
2ND FLOOR	357.83	118.10
3RD FLOOR	482.35	116.67
4TH FLOOR	482.35	116.67
5TH FLOOR	482.35	116.67
TOTAL		586.21

TOTAL BUA		9923.93
STAIR. LIFT, LOBBY AREA FREE OF PREMIUM AGAINTS EXISTING FSI		586.21
NET BUA BY COUNTED IN FSI STAIR., LIFT, LOBBY AREA		9337.72
BASE FSI ALLOTTED BY MHADA 7343.97 SQMT	(A)	7343.97
FREE FUNGIBLE FOR REHAB EXISTING B.U. AREA 1777.80 X 35%	(B)	622.23
SALE FUNGIBLE WITH CHARGING PREMIUM	(C)	1371.52
TOTAL BUA AREA WITH FUNGIBLE (A+B+C)		9337.72

BUILT UP AREA SUMMARY

REHAB FLAT NO	SALE FLAT NO	FLOOR	BUA	STAIR., LIFT, LOBBY AREA COUNTED IN FSI	TOTAL BUA
		GIRDER		NIL	
	2	GR. FLOOR	105.58		105.58
3	1	1ST FLOOR	231.39	118.10	349.49
3	3	2ND FLOOR	357.91	118.10	476.01
3	5	3RD FLOOR	482.43	116.67	599.10
3	5	4TH FLOOR	482.43	116.67	599.10
3	5	5TH FLOOR	482.43	116.67	599.10
3	5	6TH FLOOR	482.43	116.67	599.10
3	5	7TH FLOOR	482.43	116.67	599.10
3	3	8TH FLOOR	355.95	116.67	472.62
3	5	9TH FLOOR	482.43	116.67	599.10
3	5	10TH FLOOR	482.43	116.67	599.10
3	5	11TH FLOOR	482.43	116.67	599.10
3	5	12TH FLOOR	482.43	116.67	599.10
3	5	13TH FLOOR	482.43	116.67	599.10
3	5	14TH FLOOR	482.43	116.67	599.10
3	3	15TH FLOOR	355.95	116.67	472.62
EXCESS REFUGE AREA			74.51		74.51
3	5	16TH FLOOR	482.43	116.67	599.10
3	5	17TH FLOOR	482.43	116.67	599.10
		UTILITY AREA	38.94		38.94
1ST FLOOR MULTIPURPOSE ROOM			145.86		145.86
51	77	TOTAL	7937.68	1986.25	9923.93

ALL DIMENSION IN METER ONLY

FILE NO.

		PROFORMA - A	Sq.Mtr
1		AREA OF PLOT (AS PER SPECIFIED IN OFFER LETTER)	1821.03
		AREA OF PLOT (AS PER SPECIFIED IN LEASE DEED)	1847.47
		AREA OF PLOT (AS PER SPECIFIED IN DEMARCATION PLAN)	1847.52
2		DEDUCTIONS FOR	——
	(i)	ROAD SET BACK AREA	——
	(ii)	PROPOSED ROAD	——
	(iii)	ANY RESERVATION (SUB-PLOT___)	——
	(i)	___% AMENITY SPACE AS PER DCR 56/57 (SUB - PLOT___) OTHER	——
3		BALANCE AREA OF PLOT (1 MINUS 2)	1821.03
4		DEDUCTION FOR 15% RECREATIONAL GROUND / 10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)	
5		NET AREA OF PLOT (3 MINUS 4) (RESTRICTED TO)	1821.03
6		ADDITION FOR FLOOR SPACE INDEX (P.R.C. NOT IN WORDS)	——
		2(a) 100% for D.P.Road /Set back	——
		2(b) 100% for Set-back (Restricted to 40% or 80% of "3" above)	——
		2 (c) ___% as per DCR 33 ( )	——
		2 (d) other	——
7		TOTAL AREA (5 PLUS 6)	1821.03
8		MAXIMUM FLOOR SPACE INDEX PERMISSIBLE	3.00
9		PERMISSIBLE B.U.AREA (7X8)	5463.09
10	10a	PRO RATA FSI - (36.88 X 0.75 X 60TS)	1659.60
	10b	PRORATA B.U.A. FROM 10% V.P. / A QUOTA	221.28
		ADDITIONS FOR FLOOR SPACE INDEX	——
	10c	0.33 % F.S.I. AS PER DCR 32	——
	10d	0.67% F.S.I AS PER DCR 32	——
	10e	OTHER	
11		PERMISSIBLE FLOOR AREA (9 + 10)	7343.97
12		TOTAL PROPOSED BUILT UP AREA	7343.97
13		FSI CONSUMED ON NET HOLDING = 12 / 3	4.03
14		EXISTING BUILT UP AREA FOR REHAB AS PER MHADA NOC	1777.80
B		DETAILS OF RESIDENTIAL/NON RESIDENTIAL AREAS	
	1	PURELY RESIDENTIAL BUILT UP AREA PROPOSED	7343.97
	2	REMAINING NON RESIDENTIAL BUILT UP AREA PROPOSED	——
C		DETAILS OF FSI AVAILED AS PER DCR 35(4)	
	1	MAXIMUM FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE VIDE DCR 35(4) FOR PURELY RESIDENTIAL = (11 X 0.35%)	2570.39
	2	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR PURELY RESIDENTIAL = OR < (B1 X 0.35) FOR PROPOSED BLDG AS PER AMENDED DCR 35(4)	1993.75
	3	MAXIMUM FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE FOR REHABILITATION BUILT UP AREA WITHOUT CHARGING PREMIUM AS PER 35(5) NOTIFICATION DT 8-10-2013 (14X0.35)	622.23
	4	FUNGIBLE BUILT UP AREA PROPOSED FOR BY CHARGING PREMIUM (FOR PURELY RESIDENTIAL = (0.60 X SDR RATE) (C2 - C3)	1371.52
	5	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR NON - RESIDENTIAL = OR < (B2 + 0.20) FOR CHARGING PREMIUM	——
	6	TOTAL GROSS PERMISSIBLE BUILT UP AREA (11+C1)	9914.36
	7	TOTAL GROSS BUILT UP AREA PROPOSED (12+C3+C4)	9337.72
	8	BALANCE B.U.AREA TO BE CONSUMED (C6-C7)	576.64
D		TENEMENT STATEMENT	
	i	PROPOSED AREA (C8 ABOVE)	9337.72
	ii	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	——
	iii	AREA AVAILABLE FOR TENEMENTS ((i) MINUS (ii))	9337.72
	iv	TENEMENTS PERMISSIBLE (450 PER HECTARE)	N.A.
	v	TENEMENT PROPOSED	128.00
	vi	TENEMENT EXISTING	51.00
E		PARKING STATEMENT	
	i	PARKING REQUIRED BY REGULATION FOR -	109.00
		CAR / SCOOTER / MOTOR CYCLE, OUTSIDERS (VISITORS)	
	ii	COVERED GARAGE PERMISSIBLE	
	iii	COVERED GARAGE PROPOSED	
		CAR / SCOOTER / MOTOR CYCLE, OUTSIDERS (VISITORS)	
		TOTAL PARKING PROVIDED	109.00
F		TRANSPORT VEHICALES PARKING	
	i	SPACES FOR TRANSPORT VEHICLES PARKING REQUIED BY REGULATIONS	
	ii	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

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 AS MEASURED ON SITE AND AREA SO WORKED OUT IS 1821.03 SQ.MT (ONE THOUSAND EIGHT HUNDRED TWENTY ONE POINT ZERO THREE ONLY SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS

SIGNATURE OF LICENSED SURVEY OR/ARCHITECT/ENGINEER/STRUCTURAL ENGINEER/SUPERVISOR/ARCHITECT

PROFORMA - B

CONTENTS OF SHEET

GROUND FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, PARKING STATEMENT, SECTION THOUGH COMPOUND WALL & SUCTION TANK AND PUMP ROOM, PLOT AREA DIA. & CALC. BUA SUMMARY.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF BLDG NO 15 KNOWN AS KHER NAGAR 'DEEP LAXMI' CO-OPERATIVE HOUSING SOCIETY LTD ,S.No 341,CTS No 607 (PART) ,BANDRA (E), MUMBAI 400051

NAME OF THE OWNER

C.A. TO OWNER
FOR DEEP LAXMI CO-OP HOUSING SOCIETY LTD

STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF APPROVAL OF PLANS

This cancels Approval to the previous Plans Sanctioned under no. MHADA-95/603/2021 dated 15/03/2021

Approved subject to conditions mentioned in this office Letter No. Mhada - 95/603/2021
Date 02 SEP 2021
Ex. Eng. Bldg. Permission Cell/Greater Mumbai
Maharashtra Housing & Area Development Authority

DATE	JOB NO	DRG NO	SCALE	DRAWN BY	CHECKED BY
			1:100		

NORTH LINE

NORTH

SIGNATURE NAME (IN BLOCK LETTERS) AND ADDRESS OF ARCHITECT

SIGNATURE NAME & ADDRESS OF ARCHITECT

MANISH D. SAVANT
architect
G.D.Arch., A.I.I.A.
1st Floor, Gurukrupa, Abraham Mhatre Road, Dahisar (West), Mumbai - 400 068