

GROUND FLOOR PLAN
SCALE - 1:100

BUILT-UP AREA STATEMENT

FLOORS	B.U.AREA	STAIRCASE AREA	UNIT
GR.FLR	0	0	0.00 SQ.MT
1ST FLOOR	391.35	56.38	447.73 SQ.MT
2ND FLOOR	391.35	56.38	447.73 SQ.MT
3RD FLOOR	391.35	56.38	447.73 SQ.MT
4TH FLOOR	391.35	56.38	447.73 SQ.MT
5TH FLOOR	391.35	56.38	447.73 SQ.MT
6TH FLOOR	391.35	56.38	447.73 SQ.MT
7TH FLOOR	391.35	56.38	447.73 SQ.MT
8TH FLOOR	391.35	56.38	447.73 SQ.MT
9TH FLOOR	391.35	56.38	447.73 SQ.MT
10TH FLOOR	391.35	56.38	447.73 SQ.MT
11TH FLOOR	391.35	56.38	447.73 SQ.MT
12TH FLOOR	391.35	56.38	447.73 SQ.MT
TERRACE FLOOR	0.00	0.00	0.00 SQ.MT
TOTAL	4686.61	678.74	5365.35 SQ.MT
EXCESS 8TH FLOOR REFUGE AREA	52.87	0.00	52.87 SQ.MT
EXCESS PUMP ROOM AREA	0.00	0.00	0.00 SQ.MT
TOTAL GROSS B.U.AREA	4622.18	678.74	5300.92 SQ.MT

PROFORMA - A

A. AREA STATEMENT

NO.	DESCRIPTION	SQ.MT	SQ.MT
1.	AREA OF PLOT (as per demarcation by MHADA)	840.25	840.25
2.	REDUCTIONS FOR		
(a)	Road Set-Back Area	0.79	
(b)	Proposed Road	00.00	
(c)	Any Reservation (BY ANYWAY SPACE)	00.00	
3.	BALANCE AREA OF PLOT (1 min 2)	839.46	
4.	REDUCTION FOR 15% RECREATIONAL GROUND	00.00	
5.	ADD SET BACK AREA	0.79	
6.	GROSS AREA OF PLOT (3 plus 5)	840.25	
7.	ADDITIONS FOR FLOOR SPACE INDEX		
(a)	TOUR 2(a) (restricted to 80% of 6 above)	00.00	
(b)	TOUR 2(b) (restricted to 80% of 6 above)	00.00	
8.	TOTAL AREA (6+7a+b)	00.00	
9.	FLOOR SPACE INDEX PERMISSIBLE	3.00	
10.	ADDITIONAL ADDED BY MHADA TOWERING		
(a)	Existing built up area		
(b)	in lieu of 250/1000 for	= 250.75	4397.75
(c)	in lieu of Proviso to 50.00 sq.mt x 30 Ts	= 1500.00	
(d)	Additional VP quota for 5.00 sq.mt x 30 Ts	= 377.00	
11.	TOTAL PERMISSIBLE BUILT UP AREA (8 + 10)		4397.75
12.	TOTAL PROPOSED BUILT UP AREA		4299.41
13.	FSE CONSUMED ON NET HOLDING = 11/3		5.11

B. DETAILS OF FSI AVAILED AS PER DCPR 31(3)

1.	NON-RESIDENTIAL FUNCTIONAL BUILT-UP AREA COMPONENT		
(a)	Non Residential Built-up Area	00.00	
(b)	Permissible Functional Area 0.35 x 85(a)	00.00	
(c)	Now Claimed Functional Area	00.00	
2.	RESIDENTIAL FUNCTIONAL BUILT-UP AREA COMPONENT		
(a)	Residential Built-up Area	4299.41	
(b)	Permissible Functional Area 0.35 x 85(a) Ceiling least free 30% height	1504.76	
(c)	Now Claimed Functional Area	322.77	
Gross permissible BUA ((A11) + 85(a))		5804.20	
Gross proposed BUA ((A12) + 85(a))		4622.18	

C. TENEMENT STATEMENT

i)	Proposed Area	4622.18
ii)	Less Deduction of Non Residential Area	00.00
iii)	Area Available for Tenements C (i) - C(ii)	4622.18
iv)	Tenements Permissible (Density of tenements/hectare)	000
v)	Tenements Proposed	000
vi)	Tenements Existing	000
vii)	Total Tenements ON the Plot	82

D. PARKING STATEMENT

i)	Required Car Parking by Regulation	000	16.80
ii)	Required SR Walker Car Parking by Regulation	000	0.80
iii)	Total Car Parking Required	000	16.80
iv)	Car Parking Proposed As Per Concession		
v)	Maximum 50% Additional Parking Permissible as per DCPR 31(1)(v)	16.80/2 =	8.40
vi)	10% Additional for Mechanical Parking		1.68
vii)	50% Additional Parking Proposed As Per Concession		000
viii)	Total Car Parking Permissible		26.88
ix)	Total Car Parking Proposed		27.00

NOTES:

- ALL DIMENSIONS ARE IN METERS
- SCALE USE
- FLOOR PLANS = 1:100
- BLOCK PLANS = 1:500
- LOCATION PLANS = 1:4000
- THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034
- GUIDELINES ISSUED IN E.O.D.B. IS FOLLOWED
- THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND IN CORRECT

CERTIFICATE OF AREA:

CERTIFIED THAT AS PER DEMARCATION THE PLOT UNDER REFERENCE ON 29/01/2021 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED "ON THE PLAN ARE AS MEASURED IN SITE AND THE AREA SO WORKED OUT IS 840.25 SQ.M. (EIGHT HUNDRED FORTY POINT TWO FIVE SQ.MT.)

SIGNATURE OF THE ARCHITECT

PROFORMA - B

STAMP OF APPROVAL OF PLANS:

Issued by B P Cell / Greater Mumbai / MHADA
Read Along with this Office Letter
No Mhada - 21/299/2021
Date 29 SEP 2021

Ex Eng. G. P. Desai/MHADA

NAME AND SIGN. OF OWNER:
For Adityara Builders and Realtors

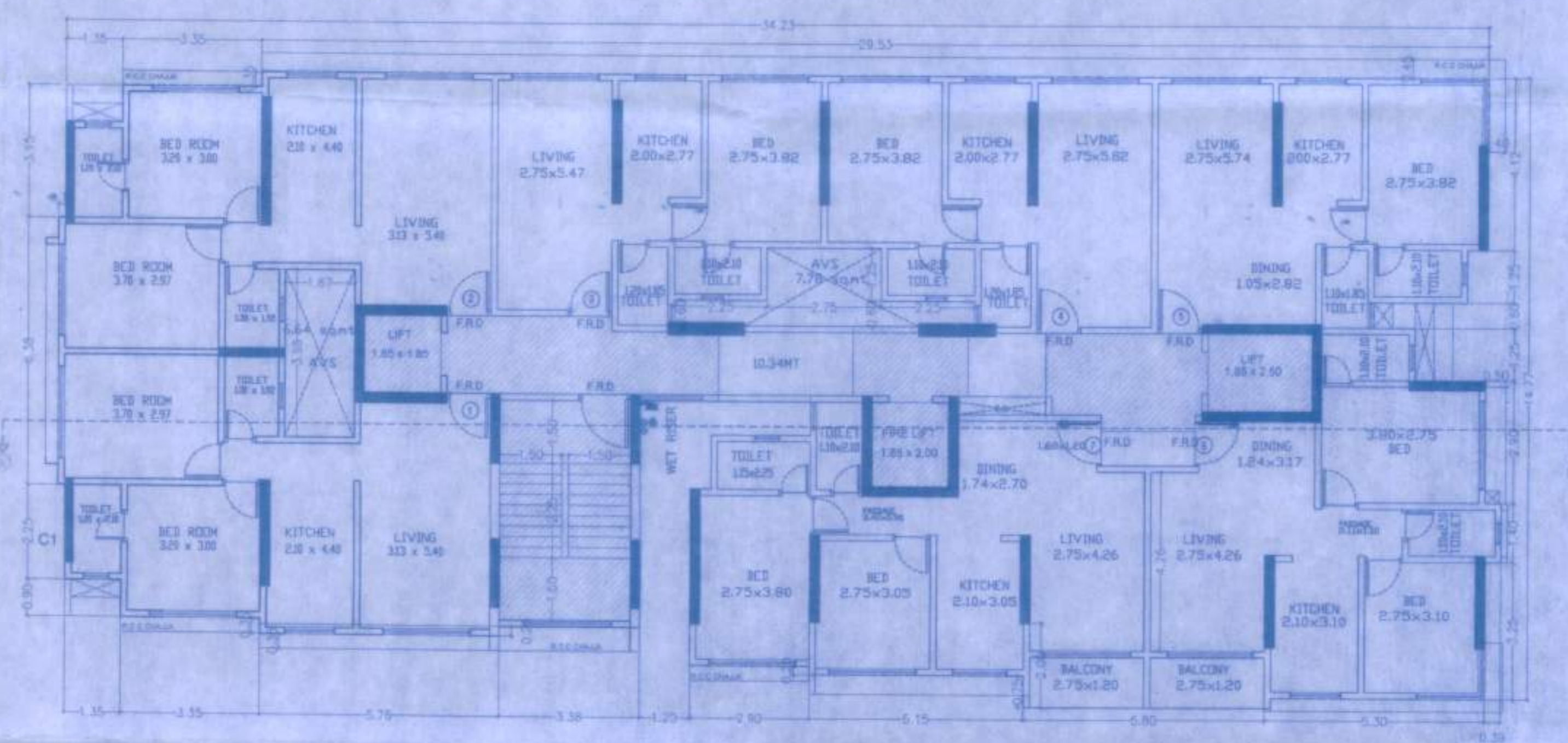
JOB TITLE:
Proposed Redevelopment of Existing Building No. 53 KNOWN AS "PANT NAGAR PRAGATI CHS. Ltd. S. No. 236-A C.T.S. NO.186 (pt), Pant Nagar, Village Ghatkopar (E), Mumbai.

CONTENTS OF SHEET:
GROUND FLOOR PLAN, 1ST TO 7TH, 8TH TO 12TH FLOOR PLAN, LOCATION PLAN, BLOCK PLAN, SITE U/R, PLOT AREA DIAGRAM AND CALCULATION, SECTION THROUGH COMPOUND WALL AND U.G. TANK, BUILT UP AREA SUMMERY, CAR PARKING STATEMENT, SOCIETY OFFICE AREA LINE DIAGRAM AND CALCULATION, METER ROOM AREA LINE DIAGRAM AND CALCULATION.

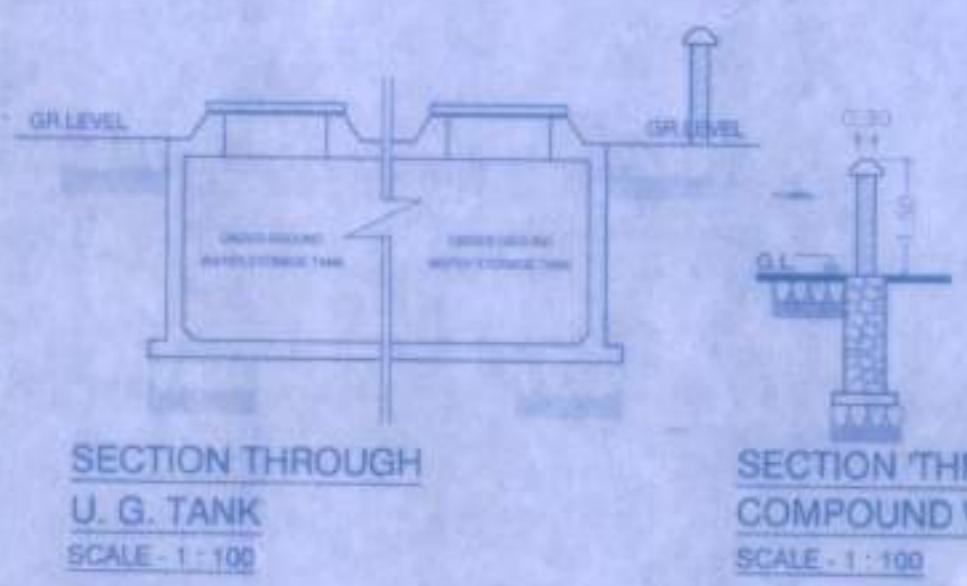
JOB NO.	DWG NO.	SCALE	DATE	DRWN BY	CHK BY	REV. NO.
	1/3	AS STATED	17.03.2021	NAMITHA	ANKIT	

ANKIT M. MAKANI
Registered Architect
EN/2016/78764

ANKIT MAKANI
REG. NO. CA201678764



1ST TO 7TH, 9TH TO 12TH FLOOR PLAN
SCALE - 1:100

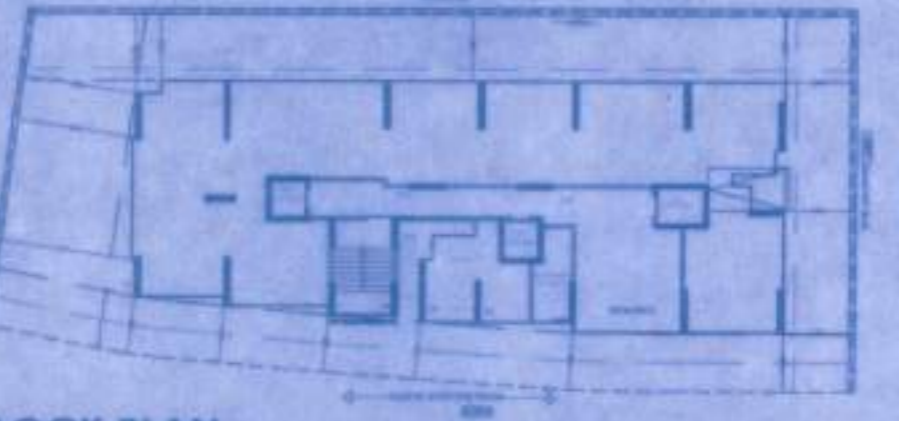
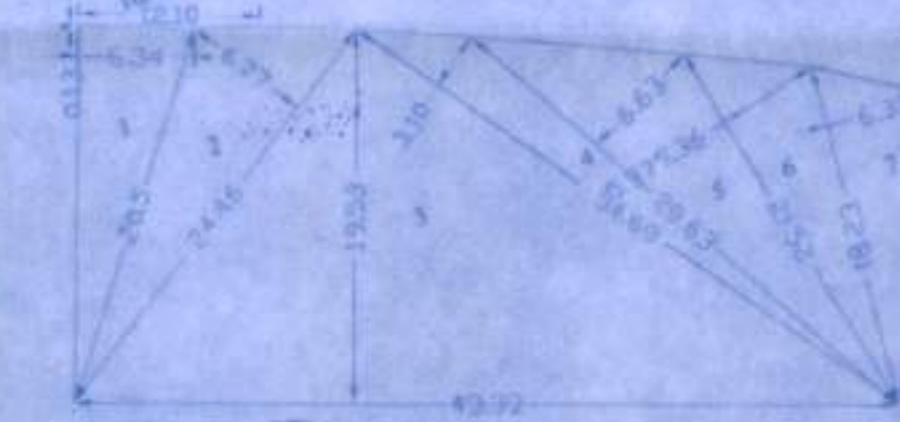
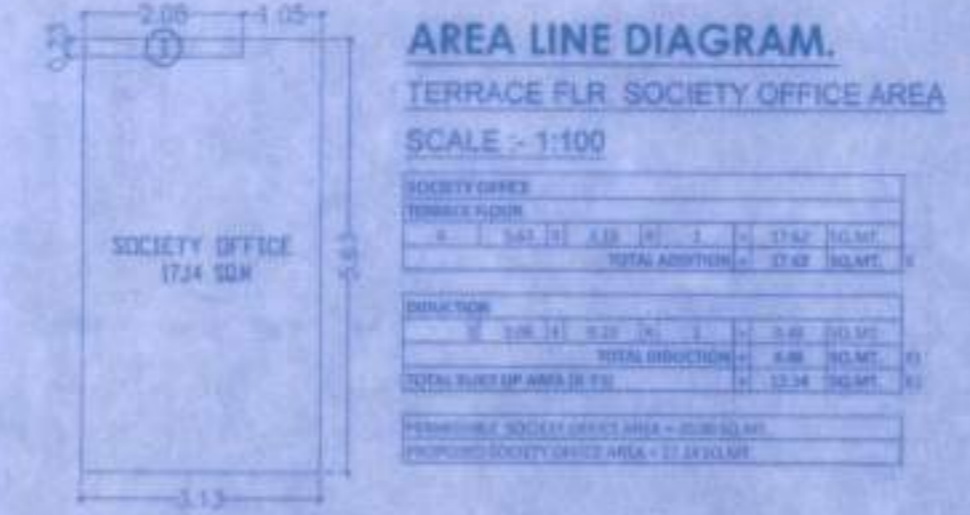


PERMISSIBLE	35%	TOTAL
RESIDENTIAL	4397.75	5836.96
COMMERCIAL	0.00	0.00
TOTAL	4397.75	5836.96

PROPOSED	TOTAL
RESIDENTIAL	4299.41
COMMERCIAL	0.00
TOTAL	4299.41

CAR PARKING STATEMENT

CARPET AREA (sq. ft)	REQD. PARKING AS PER D.C. RULE	NO. OF FLATS	REQD. PARKING
BELOW 45.00	1 PARK / 8 TENE.	36 NOS.	4.5 NOS.
45.00 TO 60.00	1 PARK / 4 TENE.	46 NOS.	11.50 NOS.
60.00 TO 90.00	1 PARK / 2 TENE.	---	NIL
ABOVE 90.00	1 PARK / 1 TENE.	---	NIL
TOTAL		62 NOS.	16.00 NOS.
5% ADDITIONAL VISITORS PARKING FOR RESIDENTIAL			0.80 NOS.
PARKING REQUIRED			16.80 NOS.
ADDITIONAL PARKING AS PER 31 (1) (d) 50% PERMISSIBLE			8.40 NOS.
10% ADD. FOR MECHANICAL PARKING			1.68 NOS.
TOTAL PERMISSIBLE			26.88 NOS.
PARKING PROVIDED			27.00 NOS.
NO. OF SMALL CAR PARKING			19.00 NOS.
NO. OF BIG CAR PARKING			8.00 NOS.



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