BUILT UP AREA STATEMENT

FLOORS	BUILT UP AREA	EXCESS REFUGE COUNTED IN FSI	STAIRCASE AND LIFT AREA	TOTAL BUILT UP AREA
	IN SQ.MT.	IN SQ.MT.	IN SQ.MT.	IN SQ.MT.
GR. FLR.		-	67.80	-
1st FLR.	361.29	-	57.65	361.29
2nd FLR.	361.29	-	57.65	361.29
3rd FLR.	361.29	-	57.65	361.29
4th FLR.	361.29	-	57.65	361.29
5th FLR.	361.29	-	57.65	361.29
6th FLR.	361.29	-	57.65	361.29
7th FLR.	375.46	-	57.65	375.46
8th FLR.	136.27	-	57.65	136.27
9th FLR.	380.06	-	57.65	380.06
10th FLR.	380.06	-	57.65	380.06
11th FLR.	380.06	-	57.65	380.06
12th FLR.	380.06	-	57.65	380.06
13th FLR.	380.06	-	57.65	380.06
14th FLR.	380.06	-	57.65	380.06
15th FLR.	380.06	-	57.65	380.06
16th FLR.	380.06	-	57.65	380.06
TOTAL	5719.95	-	990.20	5719.95

STAIRCASE AND LIFT AREA FOR PREMIMUM

FLOORS	STAIRCASE AND LIFT AREA IN SQ.MT.
BASEMENT FLR.	-
GR. FLR.	-
1st FLR.	57.65
2nd FLR.	57.65
3rd FLR.	57.65
4th FLR.	57.65
5th FLR.	57.65
6th FLR.	57.65
7th FLR.	57.65
8th FLR.	57.65
9th FLR.	57.65
10th FLR.	57.65
11th FLR.	57.65
12th FLR.	57.65
13th FLR.	57.65
14th FLR.	57.65
15th FLR.	57.65
16th FLR.	57.65
TOTAL	922.40

TABLE SHOWING TENEMENT STATEMENT

FLOORS	TOTAL
1st FLR.	6
2nd FLR.	6
3rd FLR.	6
4th FLR.	6
5th FLR.	6
6th FLR.	6
7th FLR.	6
8th FLR.	2
9th FLR.	6
10th FLR.	6
11th FLR.	6
12th FLR.	6
13th FLR.	6
14th FLR.	6
15th FLR.	6
16th FLR.	6
TOTAL	92

PLOT AREA CALCULATION
SCALE - 1:500

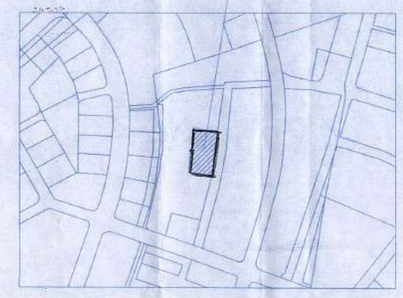
PLOT AREA CALCULATION

C.T.S. NO.5662(PT), F.P. NO.311A

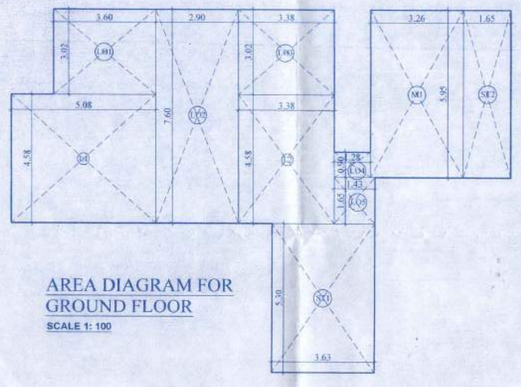
1)	0.50	X	22.51	X	6.42	=	72.26 SQ.MT.
2)	0.50	X	24.10	X	4.22	=	50.85 SQ.MT.
3)	0.50	X	21.42	X	17.38	=	186.14 SQ.MT.
4)	0.50	X	21.42	X	5.70	=	61.05 SQ.MT.
5)	0.50	X	21.70	X	4.14	=	44.92 SQ.MT.
6)	0.50	X	21.70	X	5.15	=	55.88 SQ.MT.
7)	0.50	X	21.36	X	5.67	=	60.56 SQ.MT.
8)	0.50	X	22.24	X	3.78	=	42.03 SQ.MT.
9)	0.50	X	22.24	X	10.38	=	115.43 SQ.MT.
10)	0.50	X	21.56	X	4.07	=	43.87 SQ.MT.
11)	0.50	X	21.56	X	7.62	=	82.14 SQ.MT.
	TOTAL					=	815.12 SQ.MT.

This cancels Approval to the previous Plans Sanctioned under no. MHADA-1/911/2021 dated 12.10.2021

BLOCK PLAN
SCALE 1: 500



LOCATION PLAN
SCALE - 1:2500



AREA DIAGRAM FOR GROUND FLOOR
SCALE 1: 100

CAR PARKING STATEMENT

CARPET AREA PER sq. mts.	TOTAL NOS. OF FLATS	PARKING PERMISI. AS PER D.C. RULE	PARKING REQUIRED AS PER D.C. RULE
BELOW 45	0	1 PARKING / 4 TEN.	0.00
45.00 TO 60.00	55	1 PARKING / 2 TEN.	27.50
60.00 TO 90.00	37	1 PARKING / 1 TEN.	37.00
ABOVE 90.00	0	2 PARKING / 1 TEN.	0.00
TOTAL NO OF FLAT	92	TOTAL PARKING	64.50
		SAY	65.00
5% ADDITIONAL PARKING FOR VISITORS / MINIMUM 1 PARKING			3.25
TOTAL PARKING	68.25	SAY	68.00
50% ADDITIONAL PARKING PROPOSED 68 X 50% = 34.00			4.00
TOTAL PARKING PROVIDED			72.00

B.U. AREA & FUNGIBLE AREA STATEMENT

TOTAL PROPOSED B.U. AREA	4259.16	SQ.MT.-- A
PERMISSIBLE FUNGIBLE AREA 35%	1490.71	SQ.MT.-- B
PROPOSED FUNGIBLE AREA	1460.79	SQ.MT.-- C
TOTAL PROPOSED B.U. AREA	5719.95	SQ.MT.-- (A+C)

GROUND FLOOR AREA CALCULATIONS

ADDITION

STAIRCASE & LIFT AREA CALCULATIONS

ST1)	3.63	X	5.30	X	1	=	19.24 SQ.MT.
ST2)	1.65	X	5.95	X	1	=	9.82 SQ.MT.
L1)	5.08	X	4.58	X	1	=	23.27 SQ.MT.
L2)	3.38	X	4.58	X	1	=	15.48 SQ.MT.
					TOTAL	=	67.80 SQ.MT. (I)

ENTRANCE LOBBY AREA CALCULATIONS

LO1)	3.60	X	3.02	X	1	=	10.87 SQ.MT.
LO2)	2.90	X	7.60	X	1	=	22.04 SQ.MT.
LO3)	3.38	X	3.02	X	1	=	10.21 SQ.MT.
LO4)	1.28	X	0.90	X	1	=	1.15 SQ.MT.
LO5)	1.43	X	1.65	X	1	=	2.36 SQ.MT.
					TOTAL	=	46.63 SQ.MT. (II)

METER AREA CALCULATIONS

M1)	3.26	X	5.95	X	1	=	19.40 SQ.MT.
					TOTAL	=	19.40 SQ.MT. (III)

CONSTRUCTED AREA = (I) + (II) + (III)
67.80 + 46.63 + 19.40 = 133.83 SQ.MT. (A)

BUILT UP AREA CALCULATIONS

1st TO 6th FLOOR

GROSS AREA

A)	29.85	X	15.64	X	1	=	466.85 SQ.MT. (A)

DEDUCTIONS

1	2.82	X	1.63	X	2	=	9.19 SQ.MT.
2	1.20	X	6.43	X	1	=	7.72 SQ.MT.
3	3.05	X	1.63	X	1	=	4.97 SQ.MT.
4	5.71	X	0.23	X	1	=	1.31 SQ.MT.
5	2.82	X	1.86	X	1	=	5.25 SQ.MT.
6	1.50	X	1.35	X	1	=	2.03 SQ.MT.
7	17.84	X	0.23	X	1	=	4.10 SQ.MT.
8	1.20	X	2.00	X	2	=	4.80 SQ.MT.
9	1.25	X	2.00	X	1	=	2.50 SQ.MT.
10	2.25	X	1.20	X	1	=	2.70 SQ.MT.
11	1.60	X	0.42	X	1	=	0.67 SQ.MT.
					TOTAL	=	45.24 SQ.MT. (I)

CONSTRUCTED AREA = (A) - (I)
466.85 - 45.24 = 421.61 SQ.MT. (B)

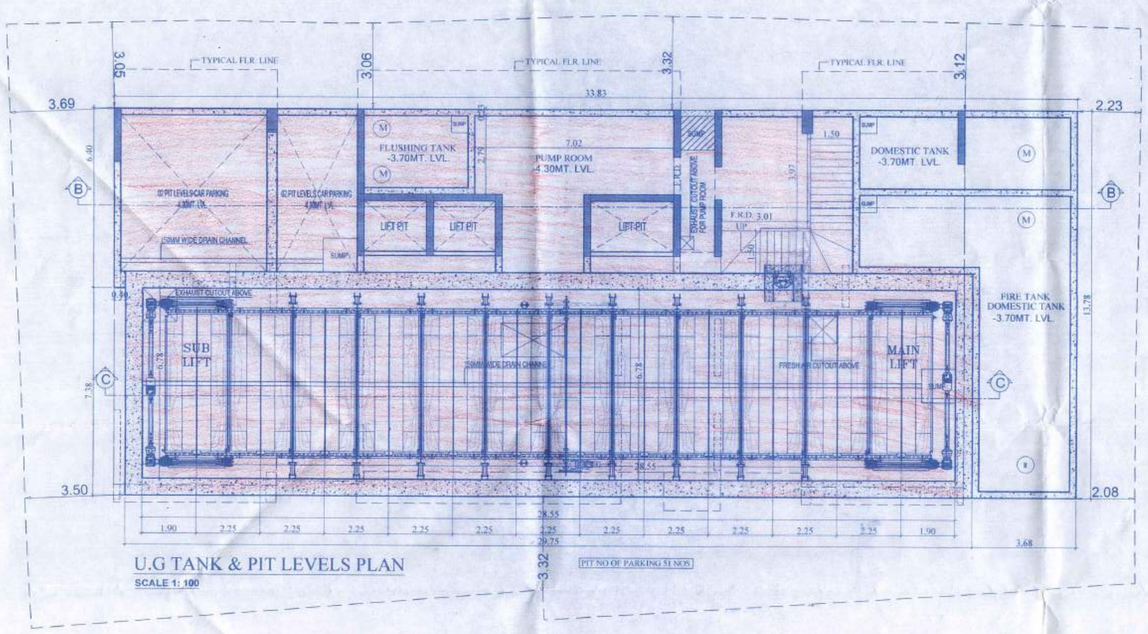
STAIRCASE & LIFT AREA CALCULATIONS

ST1)	3.48	X	0.51	X	1	=	1.77 SQ.MT.
ST2)	3.25	X	4.38	X	1	=	14.24 SQ.MT.
ST3)	1.30	X	0.43	X	1	=	0.56 SQ.MT.
ST4)	0.35	X	2.25	X	1	=	0.79 SQ.MT.
L1)	1.25	X	4.43	X	1	=	5.54 SQ.MT.
L2)	3.45	X	2.03	X	1	=	7.00 SQ.MT.
L3)	4.09	X	2.25	X	1	=	9.20 SQ.MT.
L4)	3.23	X	1.88	X	1	=	6.07 SQ.MT.
L5)	1.00	X	2.25	X	1	=	2.25 SQ.MT.
L6)	1.18	X	2.40	X	1	=	2.83 SQ.MT.
L7)	2.90	X	2.55	X	1	=	7.40 SQ.MT.
					TOTAL	=	57.65 SQ.MT. (II)

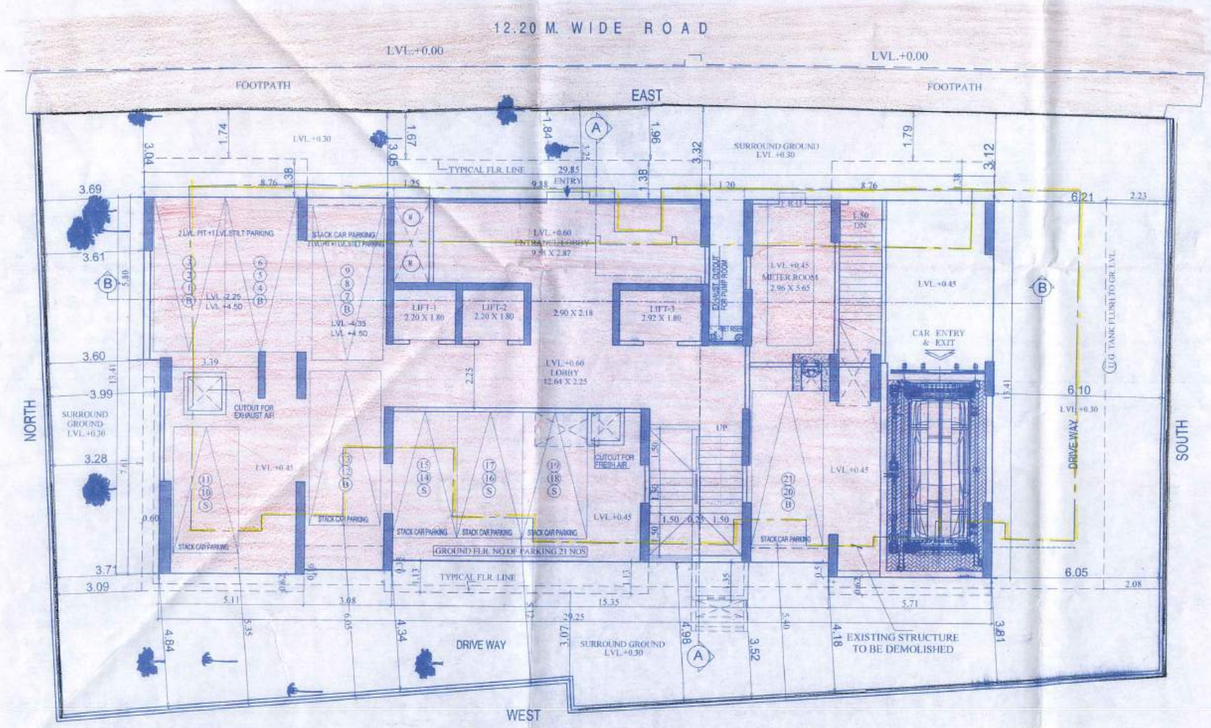
SERVANT TOILET AREA

T1)	1.98	X	1.35	X	1	=	2.67 SQ.MT.
					TOTAL	=	2.67 SQ.MT. (III)

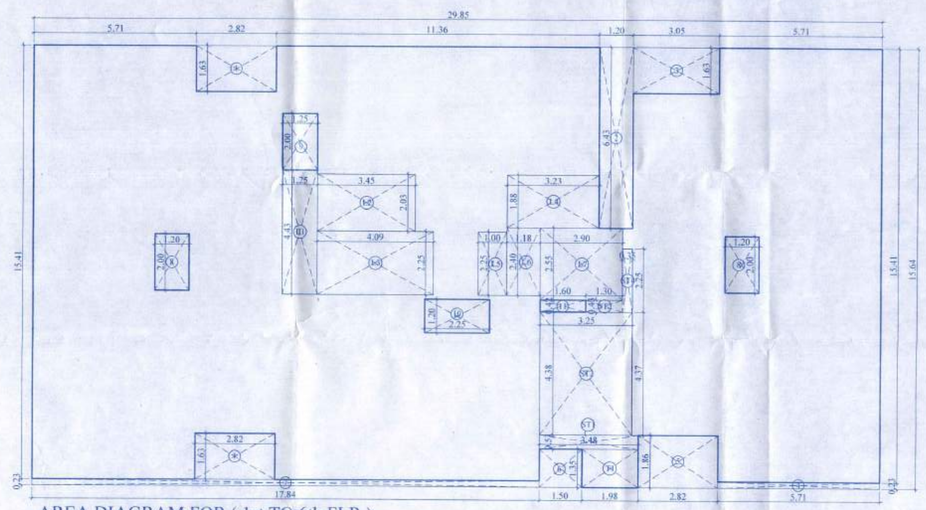
TOTAL B.U.AREA = (B) - (II) - (III)
421.61 - 57.65 - 2.67 = 361.29 SQ.MT. (C)

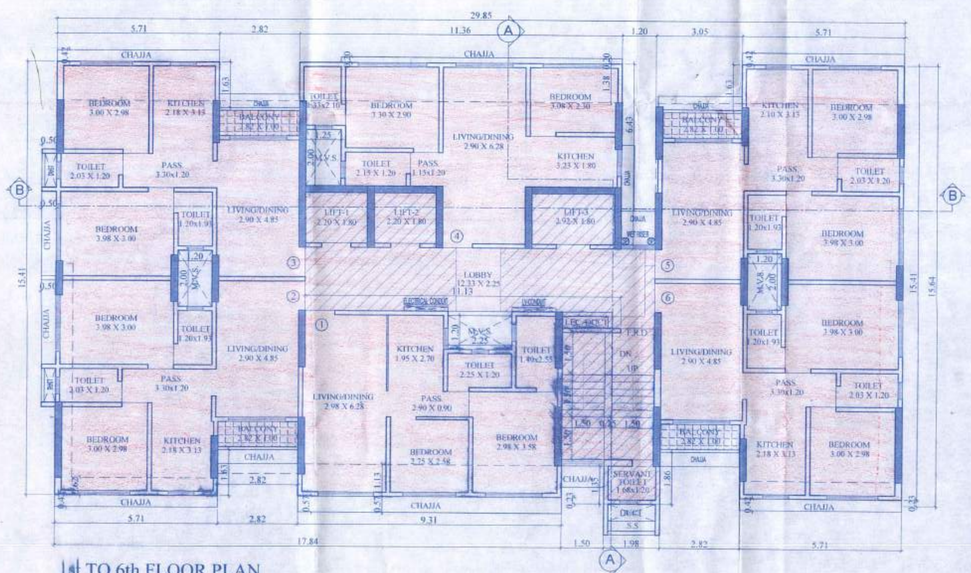


U.G TANK & PIT LEVELS PLAN
SCALE 1: 100



GROUND FLOOR PLAN
SCALE 1: 100





CONTENTS OF SHEET 1/3

GROUND FLOOR PLAN, 1st TO 6th FLOOR PLAN U.G TANK & PIT LEVELS PLAN, BLOCK & LOCATION PLAN, AREA CALCULATION, PLOT AREA DIAGRAM & CALCULATION, B.U. AREA SUMMARY, CAR PARKING STATEMENT.

PROFORMA - A

I		AREA STATEMENT		SQ.MT
1		Area of plot (as per demarcation)		815.12
	a.	Area of Reservation in plot		---
	b.	Area of road set back		---
	c.	Area of D.P.road		---
2		Deductions for		---
	A)	For Reservation/ Road Area to be handed over to MCGM (100%)		---
		a.	Road set back/widening area (Regulation No.16)	---
		b.	Proposed D.P. Road area (Regulation No.16)	---
		c.	i) Reservation area (plot) to be handed over (Regulation No. 17)	---
			ii) Reservation area to be handed over as per AR (Y%) (Regulation No.17) (Not to be deducted for Computation of F.S.I. i.e. sr.no.5 below)	---
		Total Area under Road/ Reservation		---
	B)	For Amenity area to be handed over to MCGM		---
		a	Area of amenity plot as per DCR 14(A)	---
		b	Area of amenity plot as per DCR 14(B)	---
		c	Area of amenity plot as per DCR 35	---
	C)	Deduction for Existing B.U.A. to be retained if any/ Land component of Existing B.U.A./ Existing B.U.A. as per Regulation under which the development was allowed		---
3		Total Deductions. [2(A)+2(B)+2(C)]		---
4		Balance area of Plot [1-3]		815.12
5		Addition for Set-Back		---
6		Pot area under Development [Sr. no. 4 + 5]		815.12
7		F.S.I. Permissible		3.00
8	a)	Permissible Built up Area (Plot Area X 3.00 + prorata) (815.12 X 3.00 = 2445.36 sq.mts.) Prorata = (32 t/n X 50.00 sq.mts. = 1600.00 sq.mts. 10% Ho'ble VP / A Quota 213.80 sq.mt.		4259.16
9		PERMISSIBLE B.U.A.[8]		4259.16
10		PROPOSED B.U.A.		4259.16
11		Fungible Compensatory Area as per Regulation No 31(3)		---
	a.	i.	Permissible Fungible Compensatory area for Rehab component without charging premium	340.45
		ii.	Fungible Compensatory area availed for Rehab component without charging premium	340.45
	b.	i.	Permissible Fungible Compensatory area by charging premium	1150.26
		ii.	Fungible Compensatory area availed on payment of premium	1120.34
12		TOTAL B.U.A. proposed including FUNGIBLE COMPENSATORY AREA [10+11(a)(i)+11(b)(i)]		5719.95
13		F.S.I. consumed on Net Plot [10/6]		5.225
II		OTHER REQUIREMENTS		---
A		PLOT AREA/BUILT UP AMENITY TO BE HANDED OVER AS PER REG.NO		N.A
B		REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REG.NO.27		N.A
C		TENEMENT STATEMENT		---
	i)	PROPOSED BUILT UP AREA (10 ABOVE)		4259.16
	ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)		-
	iii)	AREA AVAILABLE FOR TENEMENTS (i-ii)		-
	iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)		-
	v)	TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT		92
D		PARKING STATEMENT		---
	i)	PARKING REQUIRED BY REGULATION FOR:		
		CAR		65.00 NOS
		5% OUTSIDER PARKING (65.00 X 5% = 3.25 PARK.)		3.25 NOS
	ii)	OUTSIDER (VISITORS)		-
	iii)	50% ADDITIONAL PARKING PROPOSED (65.00+3.25 = 68.25 SAY 68 X 50% = 34.00 PARK.)		4.00 NOS
	iii)	COVERED GARAGE PROPOSED		-
		CAR		---
	iv)	TOTAL CAR PARKING REQUIRED (68.00 + 4.00 = 72.00 NOS)		72 NOS
	v)	ADD ADDITIONAL PARKING AS PER DCPR 44(B) NOTE (iii)		---
	vi)	TOTAL CAR PARKING PROVIDED		72 NOS
	vi)	SCOOTER / MOTOR CYCLE PROVIDED		---
E		TRANSPORT VEHICLES PARKING		N.A
	i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION		---
	ii)	TOTAL NUMBER OF TRANSPORT VEHICLES PARKING SPACES PROVIDED		---

NOTE.

1. ALL DIMENSION ARE IN METER
2. SALE USE
   a) FLOOR PLAN = 1:100
   b) BLOCK PLAN = 1:500
   c) LOCATION PLAN = 1:2500
3. THE PLAN ARE PROPOSED AS PER PROVISION OF DCPR 2034/ DCR1991 AND AS PER THE PREVAILING REGULATION AND CIRCULARS ISSUED BY MCGM AND MHADA TIME TO TIME
4. GUIDELINES ISSUED IN ' EODB ' FOLLOWS
5. THE ARITHMETIC CALCULATION CHECK BY ME AND FOUND CORRECT.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED PLOT UNDER REFERENCE ON / / AND THAT THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 815.12 SQ.MT. i.e. EIGHT HUNDRED FIFTEEN POINT TWELVE AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P.S. RECORD.

DEODHAR ASSOCIATES MUMBAI

SIGNATURE OF ARCHITECT

PROFORMA - B

DESCRIPTION OF PROPERTY

PROPOSED RE-DEVELOPMENT OF EXISTING BUILDING NO. 108, KNOWN AS HIRA NAVJIVAN CO- OP. HSG.SOC.LTD. ON PLOT BEARING C.T.S. NO.5662(PT), F.P. NO.311A OF TPS GHATKOPER NO.III, GHATKOPER-KIROL VILLAGE, AT PANT NAGAR, GHATKOPER (EAST), MUMBAI- 400 075.

NAME ADDRESS & SIGN. OF OWNER

M.R. RAVESHIA REALTY MUMBAI LLP

M/s. M. RAVESHIA REALITY LLP.

JOB NO.	DRG NO	DATE	SCALE	DRN BY	CHK BY
			AS SHOWN		

Approved subject to the conditions mentioned in this office letter No. MHA - 1/911/2021 dated 12 JAN 2022
for Chief Officer, Brihanmumbai Mahanagar Palika (E.S., P.) Housing & Area Development Authority

SUB/AE-II(BP) DE/BP EE(BP)/GM/MHADA

DEODHAR ASSOCIATES MUMBAI

NAME, ADDRESS & SIGNATURE OF ARCHITECT.

DEODHAR ASSOCIATES
Architects & Interior Designers
'HDIL KALEDONIA" 504-B, B- WING, SAHAR ROAD, OPP. VIJAY NAGAR SOCIETY, ANDHERI (E), MUMBAI- 400069.
TEL. NO : 26846905, 26846305, 26839046, 26836049.