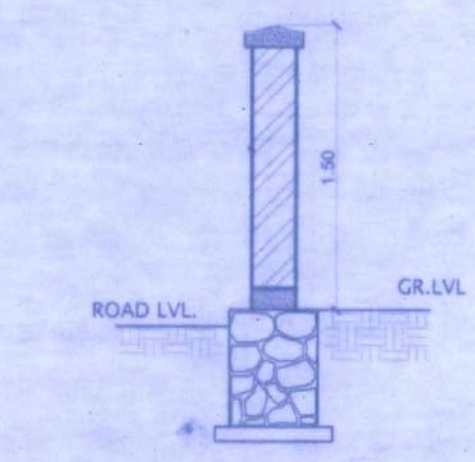
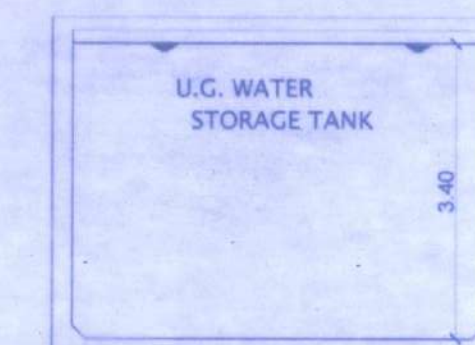


PLOT AREA LINE DIAGRAM							
1	1/2	X	45.17	X	18.10 X 1 NO	=	413.64 SQ.MT.
2	1/2	X	45.17	X	18.10 X 1 NO	=	413.64 SQ.MT.
TOTAL ADDITION						=	827.64 SQ.MT.

CAR PARKING STATEMENT (DCPR 2014 - TABLE 1)				
CARPET AREA (SQ. MT.)	TOTAL PLATS	PARKING PERMISSIBLE AS PER DC CODE	PARKING REQUIREMENT	
UP TO 45.00	55.00 NOS.	1 PARKING FOR 3 EMENTS	7.50 NOS.	
45.00 TO 90.00	110.00 NOS.	1 PARKING FOR 2 EMENTS	5.50 NOS.	
90.00 TO 135.00	165.00 NOS.	1 PARKING FOR 2 EMENTS	11.00 NOS.	
ABOVE 135.00	N/A	1 PARKING FOR 1 EMENT	N/A	
	100.00 NOS.		20.00 NOS.	
10% VISITORS PARKING			2.00 NOS.	
			2.00 NOS.	
SC 10%			2.00 NOS.	
SC 10% REQ. 145.00 SQ. MT. TO 800.00 SQ. MT. BU - 180.00 SQ. MT. FOR ABOVE 800.00 SQ. MT.				
TOTAL SHOP AREA PARKING			168.00	
PARKING REQ. FOR 250.00 SQ. MT. AD			4.24 NOS.	
10% VISITORS PARKING			2.42 NOS.	
TOTAL			4.66 NOS.	
TOTAL PARKING REQUIRED (A + B)			36.83 NOS.	
10% ADDITIONAL PARKING WITHOUT CHARGING PREMIUM (36.83 X 0.6)			16.41 NOS.	
TOTAL PARKING PERMISSIBLE		54% 55.00 NOS.	55.00 NOS.	
TOTAL PARKING PROPOSED			55.00 NOS.	

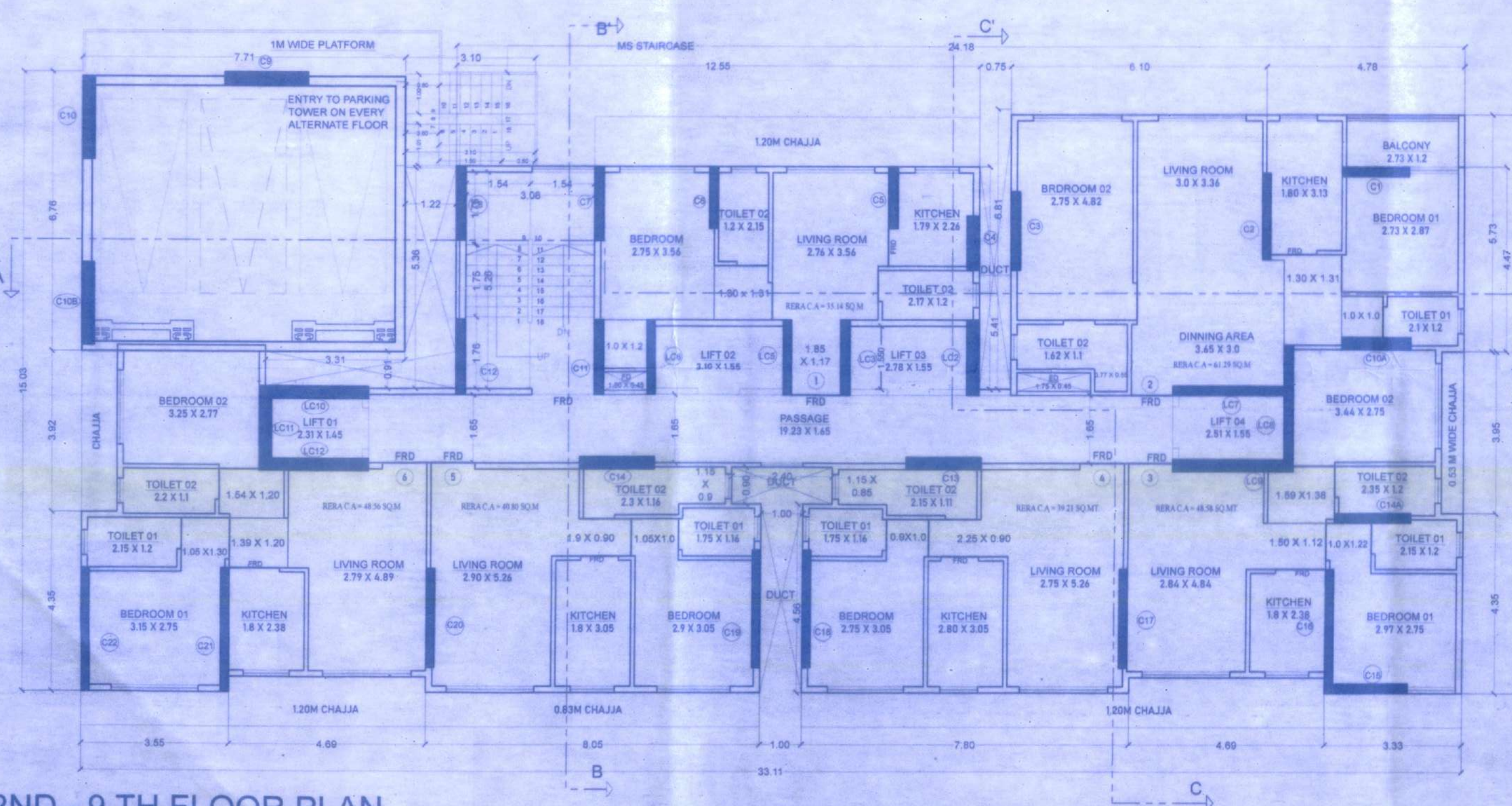


SECTION OF COMP

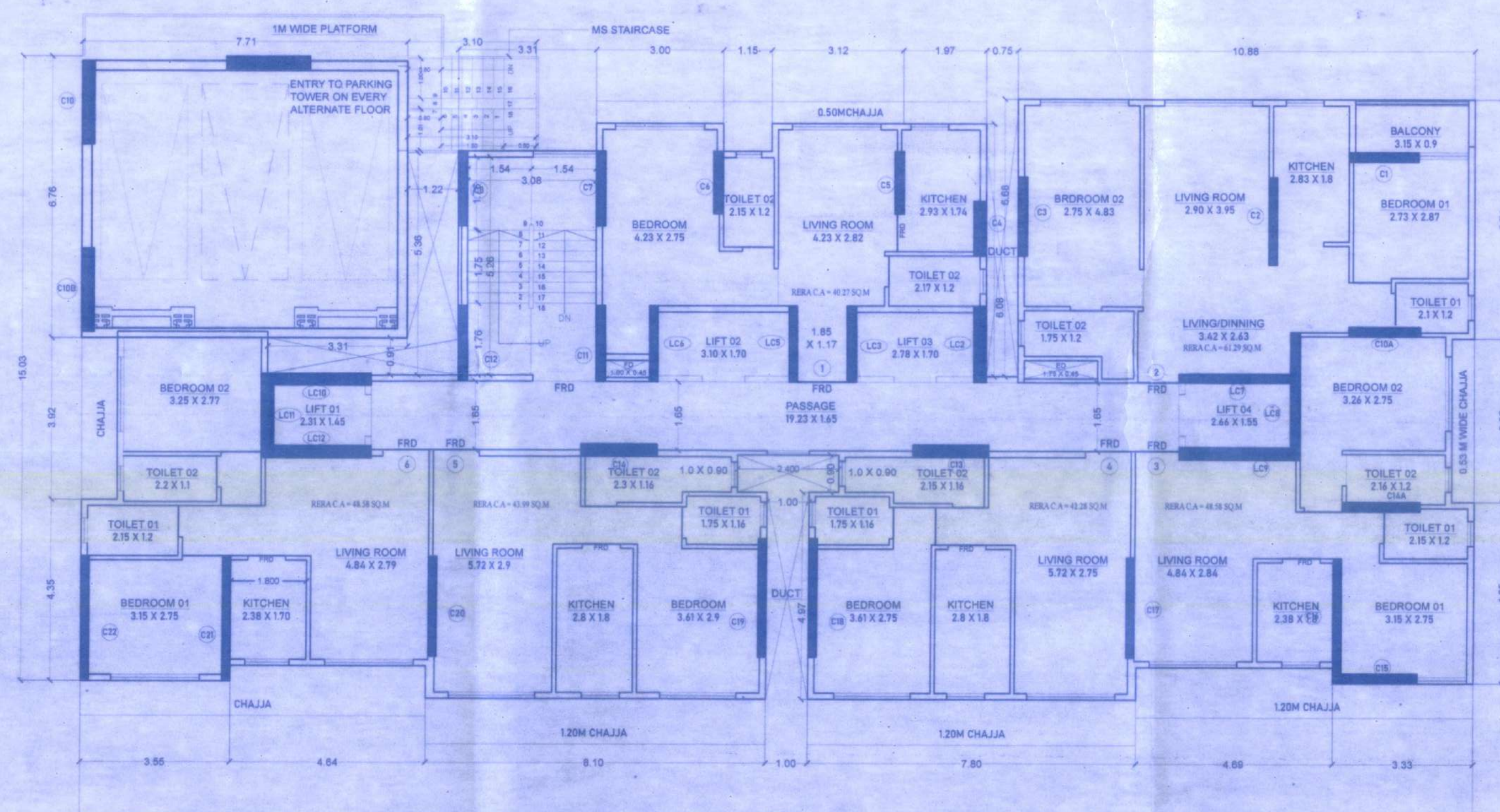


SECTION THRU UC
SCALE = 1 : 100

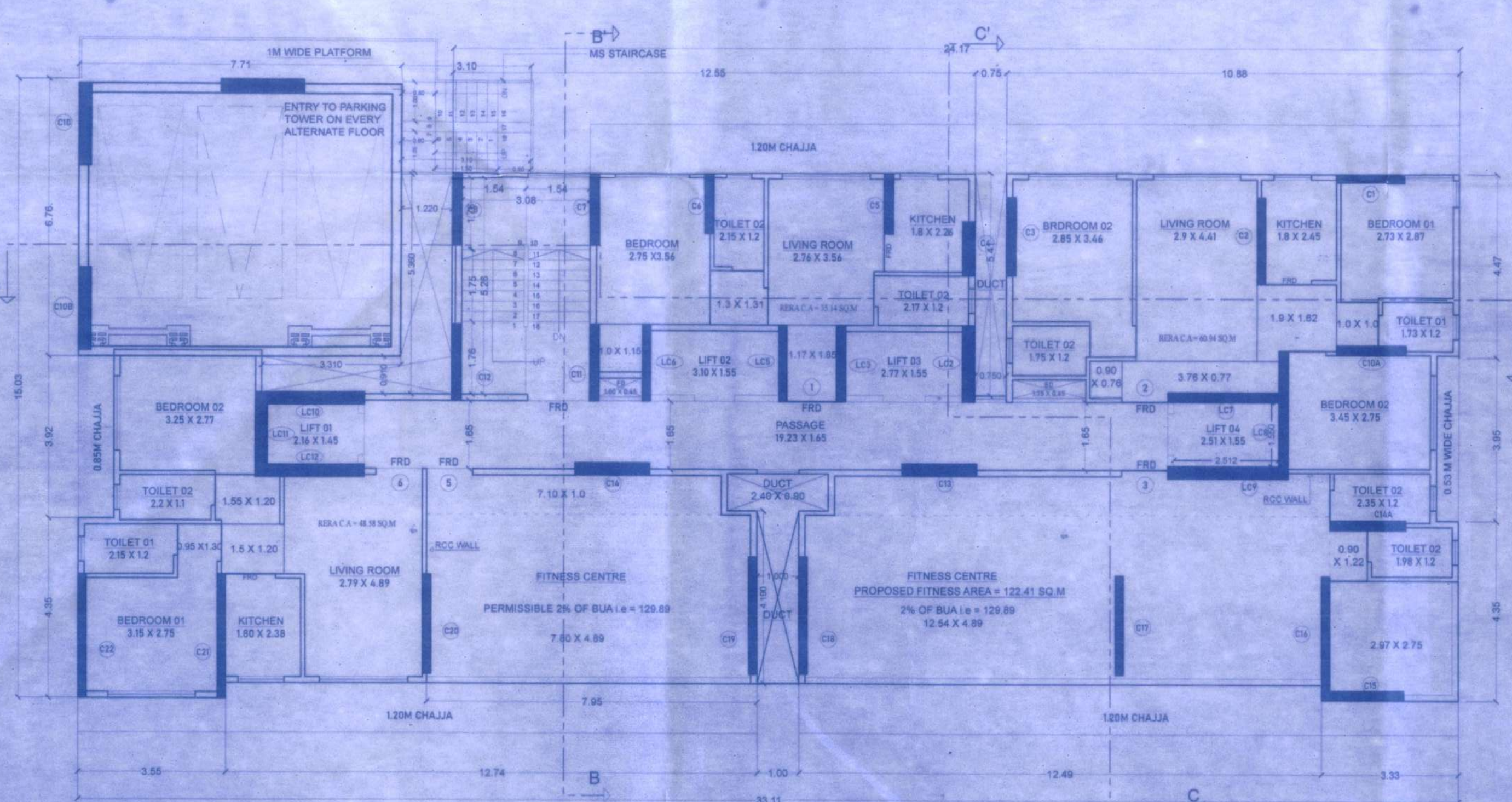
USERS	PERMISSIBLE BUA EXCL. FUNDIBLE FSI	PERMISSIBLE FUNDIBLE FSI	TOTAL PERMISSIBLE BUA (INCL. FUNDIBLE FSI)	PROPOSED BUA EXCL. FUNDIBLE FSI	PROPOSED FUNDIBLE FSI	TOTAL PROPOS- BUA (INCL. FUNDIBLE FSI)
	A	B	A+B	C	D	C+D
RESIDENTIAL	4670.42	1634.64	6305.06	4670.42	1628.91	6299.33
COMMERCIAL	140.50	49.77	189.67	140.50	29.43	169.93
TOTAL	1080.92	1683.81	6494.73	4810.92	1658.34	6469.26



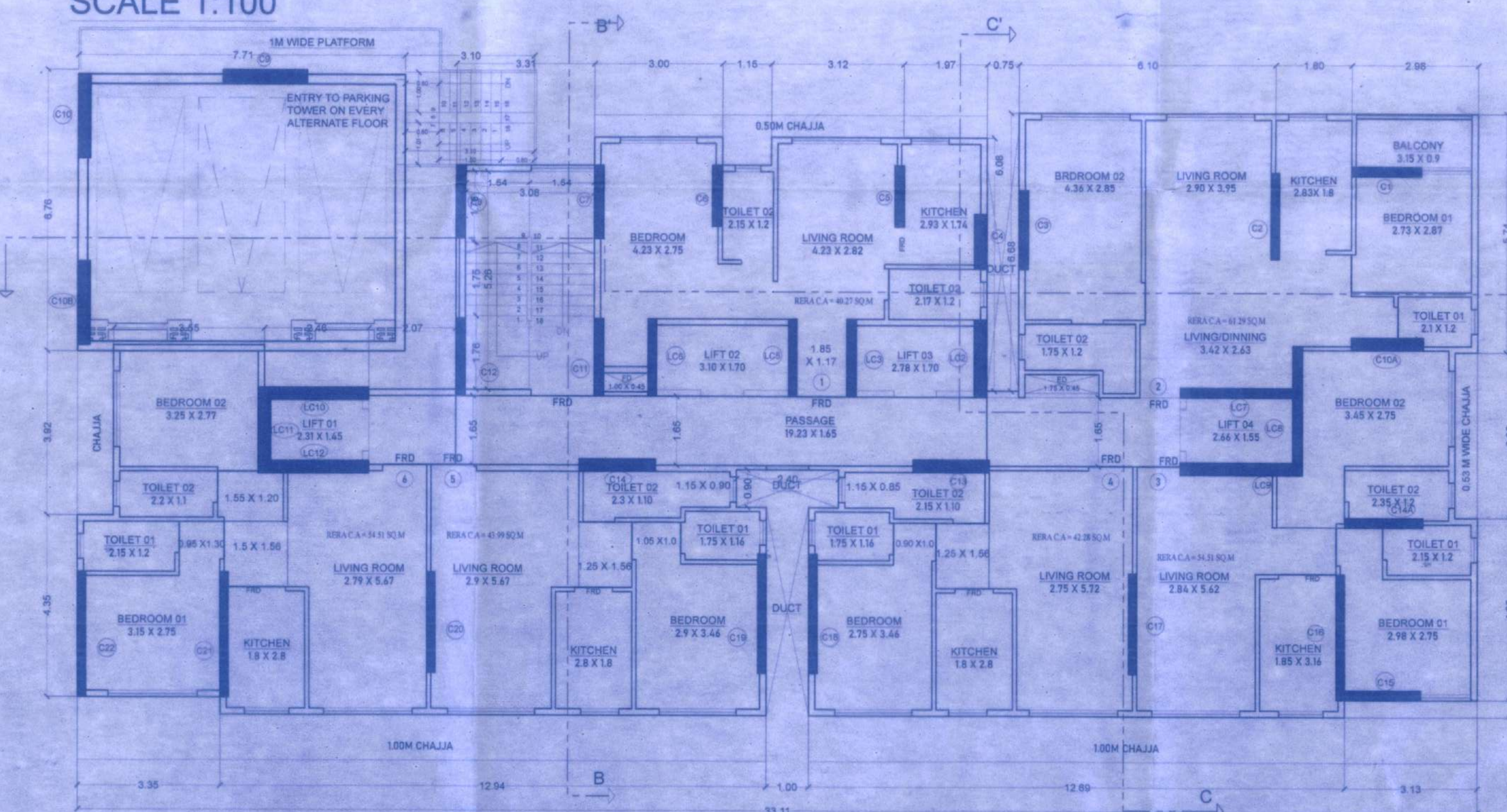
2ND - 9 TH FLOOR PLAN
SCALE 1:100



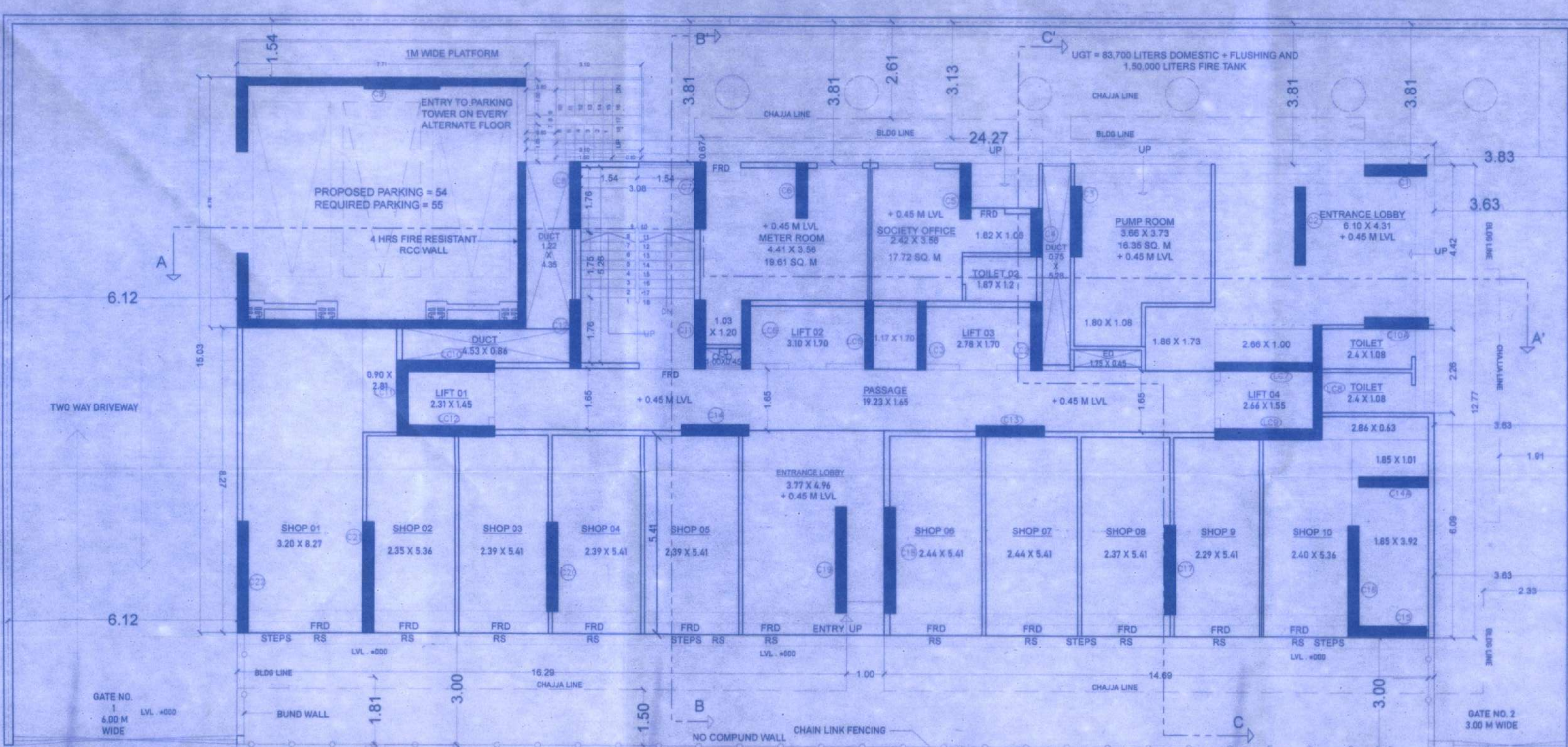
10TH - 17TH FLOOR PLAN
SCALE 1:100



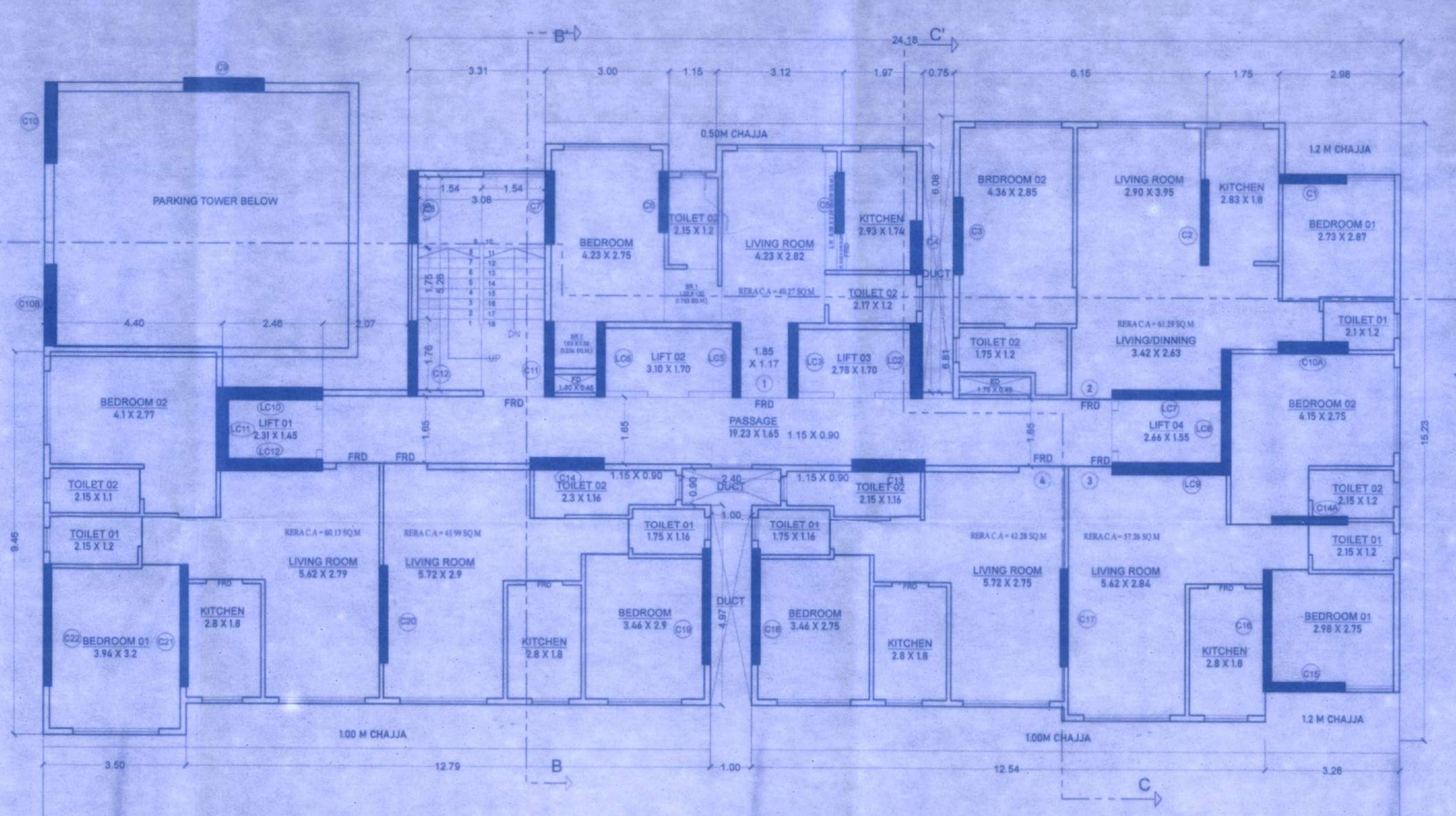
1ST FLOOR PLAN
SCALE 1:100



18TH TO 19TH FLOOR PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100



20TH FLOOR PLAN
SCALE 1:100

PROFORMA -A **PROFORMA -B**

A	AREA STATEMENT	SQ MT
1.	a) AREAS PER MHADA ALLOTMENT	827.64
	b) AREA OF PLOT AS PER TRIANGULATION METHOD	827.64
2.	DEDUCTIONS FOR	
	a) SET BACK OF ROAD	NIL
	b) PROPOSED ROAD	NIL
	c) ANY RESERVATIONS (AMENITIES)	NIL
	TOTAL (a + b + c)	NIL
3.	BALANCE AREA OF PLOT (1 - 2)	827.64
	DEDUCTION FOR R.G-15%	NIL
5.	NET AREA OF PLOT (3 - 4)	827.64
6.	ADDITIONS FOR F.S.I.	NIL
	a) SET BACK 100%	NIL
	b) 5% AMENITY	0.00
7.	TOTAL AREA (5 + 6)	827.64
8.	F. S. I. PERMISSIBLE	3.00
9.	PERMISSIBLE BUA	2482.92
9A.	PRO RATA	2328.00
10.	PERMISSIBLE FLOOR AREA	4810.02
11.	Existing Built-up area	NIL
12.	Proposed Built-up area	4810.02
13.	Excess balcony area taken in F.S.I.	NIL
14.	Total Built-up Area proposed (11 + 12 + 13)	4810.02
	F.S.I. Consumed on net holding (14/3 above)	
[B]	Details of Residential / Non-Residential Area	
	Purely Residential Built-up area	4670.42
	Remaining Non-Residential Built-up area	140.50
[C]	Details of FSI availed as per DCR 35(4)	
1	Fungible Built-up area component proposed vide DCR 35(4) for purely Residential = (82×0.35)	1628.91
2	Fungible Built-up area component proposed vide DCR 35(4) for Non Residential = (82×0.35)	29.43
3	PERMISSIBLE Built-up area vide DCR 35(4) = $(C1 + C2)$	1658.34
4	PROPOSED BUA	5469.26
B	BALCONY AREA STATEMENT	---
a	PERMISSIBLE BALCONY AREA PER FLOOR	NIL
b	PROPOSED BALCONY AREA PER FLOOR	NIL
c	EXCESS BALCONY AREA PER FLOOR	NIL
d	TOTAL EXCESS BALCONY AREA	NIL
C	TENEMENT STATEMENT	---
a	PROPOSED AREA/ITEM A (12 above)	NIL
b	LESS DEDUCTION OF NON RESIDENTIAL (Shop etc.)	NIL
c	AREA AVAILABLE FOR STATEMENT (1 - ii)	NIL
d	TENEMENT PERMISSIBLE	---
e	TENEMENT PROPOSED	NIL
f	TENEMENT EXISTING	NIL
g	TOTAL NO OF TENEMENT	NIL
D	PARKING STATEMENT	---
a	PARKING REQUIRED BY REGULATION For Car	NIL
b	COVERED GARAGES PERMISSIBLE	NIL
c	PARKING PROPOSED	NIL

CONTENTS OF SHEET

PLOT AREA CALCULATION, BUILT-UP AREA CALCULATION, BLOCK PLAN, LOCATION PLAN, PARKING STATEMENT

STAMP OF DATE RECEIPT OF PLAN

This cancels Approval to the previous Plans Sanctioned under no. MHADA-81305/2022 dated 17.12.2022

STAMP OF APPROVAL OF PLAN

Approved subject to conditions mentioned in this office letter No. Mhadr - 81305/2022 Date 06 FEB 2024

Ex. Eng. Bldg. Permission Cell Greater Mumbai (E.S.) Maharashtra Housing & Area Development Authority

NOTE:

- 1) ALL DIMENSIONS ARE IN M.
- 2) SCALE USE
 - a) FLOOR PLAN = 1:100
 - b) LOCATION PLAN = 1:4500
- 3) THE PLANS ARE PROPOSED AS PER PROVISION OF DCRP 2034 AND AS PER THE PROVIDING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME.
- 4) GUIDELINES ISSUED EODB FOLLOWS
- 5) THE ARITHMETIC CALCULATION CHECK BY ME AND FOUND CORRECT.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT AT PLOT BEARING BUILDING NO.13, C/S NO 32(P), TAGORE NAGAR, MHADA LAYOUT, VIKROLI (EAST), MUMBAI - 400053.

NAME & SIGN OF OWNER

PUSHANJAL CO-OP HSG. SOC. (B.A.O) OWNER, M/S. SHREE DHAM DEVELOPER.

NAME & SIGN OF ARCHITECT

AR. RITESH THAKUR
CA/2017/81674

SIGNATURE

RITESH H. THAKUR
MUMBAI
ARCHITECT

SIGNATURE

CERTIFIED THAT HE PLOT UNDER REFERENCE WAS SURVEYED BY ME
AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED IN PLAN
ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES
WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. RECORD

SIGNATURE _____

SCALE :	AS MENTIONED	JOB NO
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DRAWN :	CHECK
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