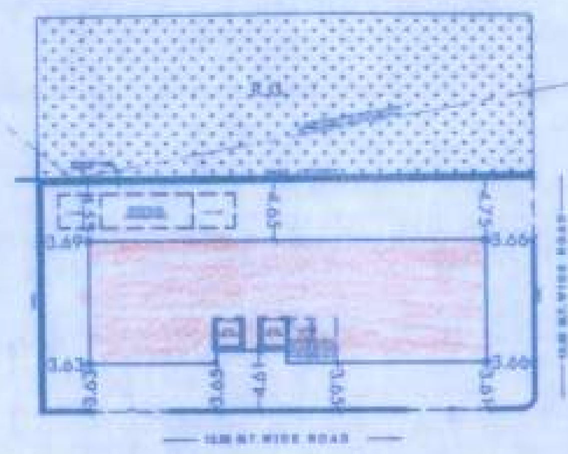
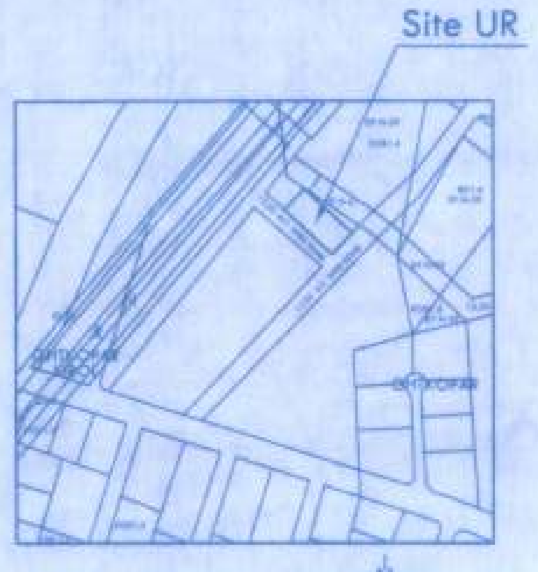
NOTE-
1) ALL DIMENSIONS ARE IN METERS.
2) SCALE USE
a) FLOOR PLAN 1:100
b) BLOCK PLAN 1:500
c) LOCATION PLAN 1:4000
3) THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR - 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME.
4) GUIDELINES ISSUED BY EODB FOLLOWED.
5) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND FOUND CORRECT.



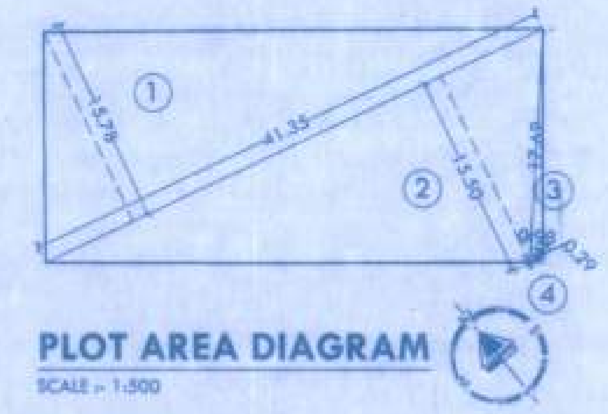
Block Plan
SCALE :- 1:500

Site UR



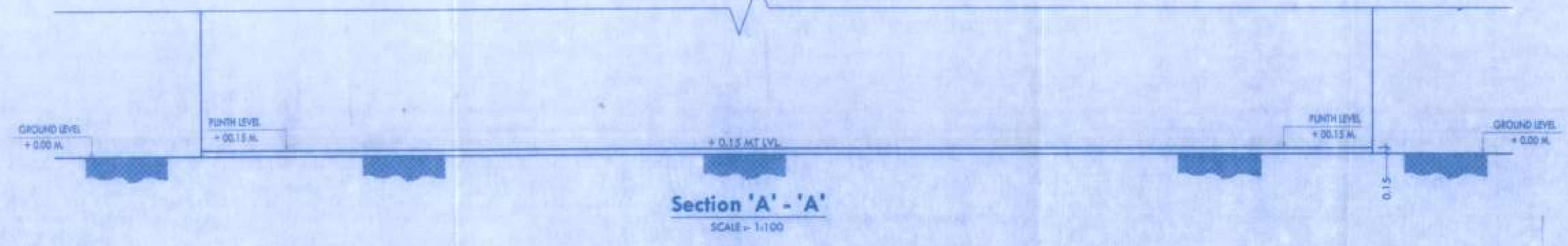
Location Plan
SCALE :- 1:4000

TRACED FROM DP SHEET ES 25 OF N WARD, SANCTIONED DP - 2034 VIDE NOTIFICATION NO.TPB-4317/629/CR-118/2017/EP/UD-11 DTD. 8TH MAY 2018.

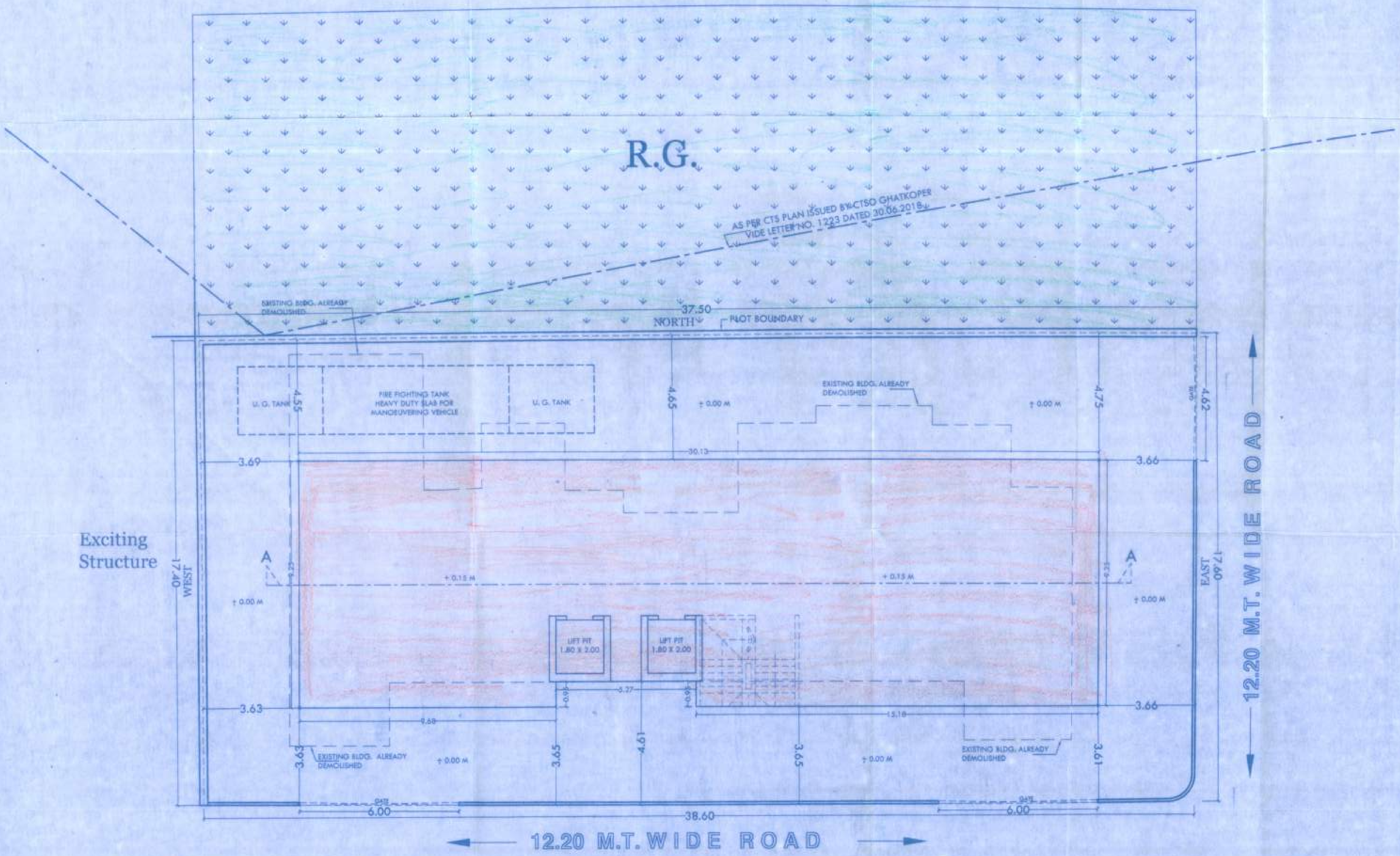


PLOT AREA DIAGRAM
SCALE :- 1:500

	Area Calc. of Plot							
1	41.35	x	15.58	x	0.50	=	322.12	Sq.mts
2	41.35	x	15.50	x	0.50	=	320.46	Sq.mts
3	17.62	x	0.93	x	0.50	=	8.19	Sq.mts
4	1.41	x	0.29	x	0.67	=	0.27	Sq.mts
	Area as per Trangulation					=	651.05	Sq.mts
	Area as per Lease Deed + Tit Bit Land					=	692.70	Sq.mts



Section 'A' - 'A'
SCALE :- 1:100



PANT NAGAR BLDG NO. 151 (F.S.I. = 0.00) SHEET 1/1

PROFORMA - A

A		AREA STATEMENT	AREA IN SQ.MTS
1	a	AREA OF PLOT OF BLDG. NO. 151 - 1192.70 SQ.MT AS PER MHADA DEMARCATION DATED 28/ 1 1/2007 (PLOT AREA AS PER LEASE DEED = 640.55 SQ.MT + TIT BIT LAND = 52.15 SQ.MT	692.70
	b	AS PER MHADA OFFER LETTER DATED 21/03/2011	692.70
		AS PER TRANGULATION CALCULATION (FOR SITE)	651.05
		AS PER ARCHITECT CERTIFICATE	692.70
		LEAST AREA CONSIDERED	651.05
2		DEDUCTIONS FOR	
	a	ROAD SET BACK AREA	Nil
	b	PROPOSED ROAD	Nil
	c	ANY RESERVATION	Nil
		TOTAL (a + b + c)	Nil
3		BALANCE AREA OF PLOT (1 - 2)	651.05
4		DEDUCTION FOR RECREATIONAL GROUND (IF DEDUCTIBLE)	Nil
5		NET AREA OF PLOT (3 - 4) (PLOT AREA AS PER LEASE DEED = 640.55 SQ.MT + TIT BIT LAND = 52. 15 SQ.MT	651.05
6		ADDITIONS FOR FLOOR SPACE INDEX	
		2(a) 100% RECREATIONAL GROUND AREA	
		2(b) 100%	
7		TOTAL AREA (5 + 6)	651.05
8		FLOOR SPACE PERMISSIBLE	
	a	BLDG. NO. 151 :- 692.70 SQ.MTS. X 0.00 = 0.00 SQ.MTS.	
	b	ADDITIONAL BUA CLAIMED	
		TOTAL	0.00
9		FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 40% OF THE BALANCE AREA VIDE ITEM 3 ABOVE	
10		PERMISSIBLE FLOOR AREA (8 ABOVE)	0.00
11		EXISTING FLOOR AREA	—
12		PROPOSED AREA	0.00
13		EXCESS BALC. AREA TAKEN INTO FSI (AS PER B iii BELOW)	—
14	a	TOTAL B.U.A. PROPOSED (11 + 12 + 13)	0.00
14	b	F.S.I. CONSUMED (0.00 / 692.70)	0.00
15	a	FUNGIBLE B.U.A COMPONENT PROPOSED VIDE DCR 31 (3) FOR PURELY RESIDENTIAL	0.00
15	b	FUNGIBLE B.U.A COMPONENT PROPOSED VIDE DCR 31 (3) FOR PURELY NON RESIDENTIAL	0.00
15		TOTAL FUNGIBLE B.U.A VIDE DCR 31 (3) = (15a + 15b)	0.00
16		TOTAL GROSS B.U.A. PROPOSED = (14 + 15)	0.00
17		F.S.I. CONSUMED ON NET HOLDING (0.00 / 1192.70)	0.00
B		BALCONY AREA STATEMENT	
	i	PROPOSED BALCONY AREA PER FLOOR	Nil
	ii	EXCESS BALCONY AREA PER FLOOR	
	iii	TOTAL EXCESS BALCONY AREA FOR ALL FLOORS	
C		TENEMENT STATEMENT	
	i	PROPOSED AREA (ITEM A, 12 ABOVE)	
	ii	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP, ETC)	0.00
	iii	AREA AVAILABLE FOR TENEMENTS ((i) - (ii))	0.00
	iv	TENEMENTS PERMISSIBLE (DENSITY OF TEN. - 450 / HECTARE)	0.00
	v	TENEMENTS PROPOSED	Nil
	vi	TENEMENTS EXISTING	Nil
D		PARKING STATEMENT	
	i	PARKING REQUIRED BY REGULATIONS FOR	
		CAR	0.00
		SCOOTER / MOTOR CYCLE	
		OUTSIDERS (VISITORS)	0.00
	ii	COVERED GARAGES PERMISSIBLE	
	iii	COVERED GARAGES PROPOSED	
		CAR	
		SCOOTER / MOTOR CYCLE	
		OUTSIDERS (VISITORS)	
	iv	TOTAL PARKING PROVIDED	0.00
E		TRANSPORT VEHICLE STATEMENT	
	i	SPACES FOR TRANSPORT VEHICLES PARKING REQ. BY REGULATIONS	
	ii	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

PROFORMA - B

CONTENTS OF SHEET

PLINTH PLAN, SECTION,PLOT AREA DIGRAM & CALCULATION, BLOCK PLAN & LOCATION PLAN.

STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF APPROVAL OF PLANS
Approved subject to conditions mentioned in this office Letter MHADA- CL/3221/2019/Planing Cell/GM/MHADA 07 JUN 2019 Ex. Engr. Bldg. Permission Cell/Greater Mumbai Maharashtra Housing & Area Development Authority	**PLAN FOR APPROVAL**

SE (BP) / CELL | DE (BP) / CELL | EE.ENG. (BP) / CELL

RIVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED 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 651.05 SQ. MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P.S. RECORD.

PLAN FOR :- ZERO FSI FROM MHADA BP CELL

DESCRIPTION OF PROPERTY

Proposed Redevelopment to the Existing Building no. 151, S. no. 236/A, C.T.S. no. 5740, MHADA Layout , Pant Nagar, Ghatkoper (E) Mumbai, Known as Pant Nagar Prabhat C.H.S. Ltd.

LAND HOLDERS / APPLICANT

Mr. Ajit W. Bhosle Director of
M/s. Shivam Parivar Developers Pvt. Ltd.
C.A. to Pant Nagar Prabhat C.H.S. Ltd.

NAME OF OWNER

M.H.A.D.A
MAHARASHTRA HOUSING AREA DEVELOPMENT AUTHORITY

JOB. NO.	DRG. NO.	DATE	SCALE	CHECKED BY	DRAWN BY
	01	04-04-2019	1 : 100		

NORTH LINE | NAME, ADDRESS & SIGNATURE OF ARCHITECTS

Shri. Bhaskar Mishra
for Archproindia
LICENCE SURVEYOR
M/398/15
Unit No.1, Ground Floor,
Eco Space IT Park Premises Co.Op.Soc.Ltd.,
Old Nagardas Road, Andheri - (E) ,
Mumbai - 400069

ARCHPRO