

A. AREA STATEMENT		SQ.MT	SQ.MT
1. AREA OF PLOT			814.47
2. DEDUCTIONS FOR			
(a) Road Set-back			
(b) Proposed Block Area			
(c) Any Reserved Area (RECREATIONAL GROUND)			121.77
3. BALANCE AREA OF PLOT (1 minus 2)			692.70
4. REDUCTION FOR 15% RECREATIONAL GROUND			
5. NET AREA OF PLOT (1 minus 4)			692.70
6. ADDITIONAL FOR 17.00% SPACE HOLY			
(a) 17.00% (deducted to 82% of 5 above)			00.00
(b) 17.00% (deducted to 82% of 5 above)			00.00
7. TOTAL AREA (5+6a+b)			692.70
8. FLOOR SPACE INDEX PERMISSIBLE			2.50
9. ADDITIONS F.S.I. ALREADY ALLOTTED BY MHADA NOC NO.CO/MR/ARCH/NOC/F-122/1766/2010			1731.75
(a) Existing built up area			
(b) Additional built up area allowed by MHADA vide offer/noc no. 11/2010			
(c) In lieu of F.S.I. for 50.00 sqm/ 20% = 0.00			
10. TOTAL PERMISSIBLE BUILT UP AREA (7 x 8 + 9a+b)			1731.75
11. TOTAL PROPOSED BUILT UP AREA			1731.75
12. FSI CONSUMED ON NET HOLDING = 11/2			2.50
B. DETAILS OF FSI AVAILABLE AS PER DCPR 31 (3)			
1. NON-RESIDENTIAL FUNDIBLE BUILT-UP AREA COMPONENT			
(a) Non Residential Built-up Area			0.00
(b) Permissible Fungible Area (0.25 x 814)			0.25 x 0.00 = 0.00
(c) Non Claimed Fungible Area			
2. RESIDENTIAL FUNDIBLE BUILT-UP AREA COMPONENT			
(a) Residential Built-up Area (11 - 814)			731.75
(b) Permissible Fungible Area (0.25 x 814)			0.25 x 1731.75 = 432.94
(c) Non Claimed Fungible Area			
C. TENEMENT STATEMENT			
(a) Proposed Area (11 + 814)			2336.51
(b) Less Deduction of Non Residential Area			
(c) Area Available For Tenements (11 - 27)			2336.51
(d) Tenements Permissible (Density of tenements/hectare)			100
(e) Tenements Proposed			21
(f) Tenements Existing			17
(g) Total Tenements ON the Plot			38
D. PARKING STATEMENT			
(a) Required Car Parking By Regulation			18
(b) Required Visitor Car Parking By Regulation			01
(c) Total Car Parking Required			19
(d) Car Parking Proposed As Per Concession			
(e) Maximum 50% Additional Parking Permissible As Per DCPR 31(1)(ii)			
(f) Now Additional Parking Proposed As Per Concession			10
(g) Total Car Parking Proposed As Per Concession			29
(h) Total Scooter Parking			10

CERTIFICATE OF AREA
 CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 29/06/05 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 814.47 SQ.M. (EIGHT HUNDRED FOURTEEN POINT FOUR SEVEN SQ.M.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF THE OWNERSHIP / TOWNPLANNING SCHEME RECORDS.

SIGNATURE OF THE ARCHITECT

FORM - II

STAMP OF DATE OF RECEIPT OF PLANS
 This is to certify that the plans submitted by the applicant on 13.02.2019 are approved for the purpose of the above mentioned project.
 Date: 07/06/2019



STAMP OF APPROVAL OF PLANS:
 Approved subject to conditions mentioned in this office letter dated 11/02/2021.
 Date: 02 JUN/2021
 Ex. Eng. P. S. Parivar, Chairman, Greater Mumbai, Maharashtra Housing & Area Development Authority

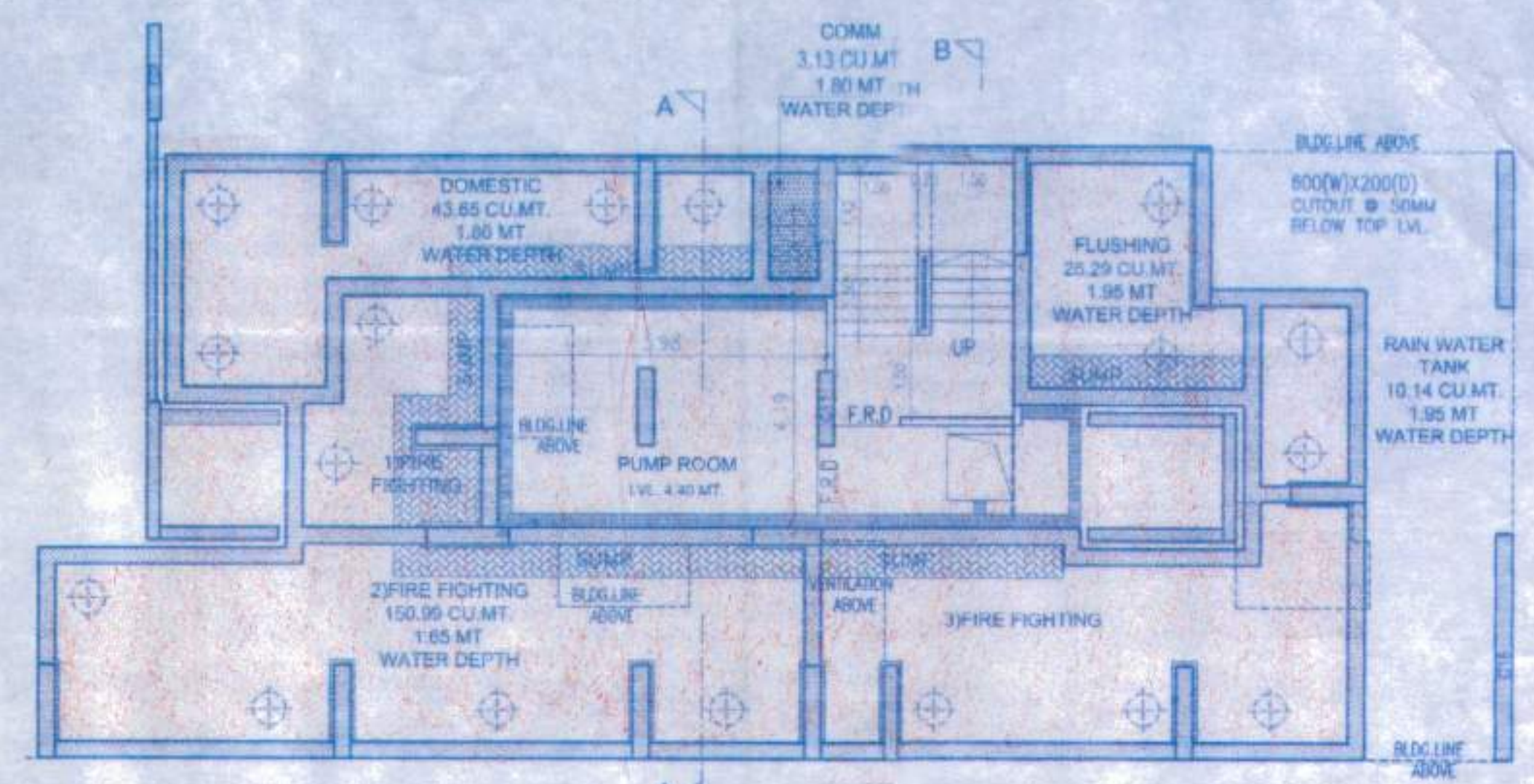
Chandan Kelekar
 Prolima Kelekar
 Architect, Interior Designer
 261/2222, Mankar Road, Goregaon (W), Mumbai-400 104
 Phone: +91 22 2572 2154 / 7114
 Email: spacemoulders@yahoo.co.in, www.spacemoulders.com

NAME AND SIGN. OF OWNER:
 For SHIVAM PARIVAR DEVELOPERS PVT. LTD.
 M/S. SHIVAM PARIVAR DEVELOPERS PVT. LTD.
 C.A. TO OWNER
CONTENTS OF SHEET:
 GROUND FLOOR PLAN
 BLOCK & LOCATION PLAN
 SECTION A-A & A-B
 JOB NO.: RDP /PN/ PB / 07/ 198
 DRWG NO.: MPN / 01 - 04

JOB TITLE:
 Proposed Redevelopment to the existing Bldg.no - 151, known as Pant Nagar Prabhakar CHSL, bearing C.T.S no. 5740(part), S.no 236/A, MHADA LAYOUT, PANT NAGAR, Ghatkoper(East), Mumbai For M/S. Shivam Parivar Developers pvt. ltd. C.A TO OWNER
DRAWING TITLE:
 DWG. FOR APPROVAL
REVISIONS:
 SCALE: AS STATED
 DATE: 2021 02 19
 DRAWN: RUPESH
 CHECKED:

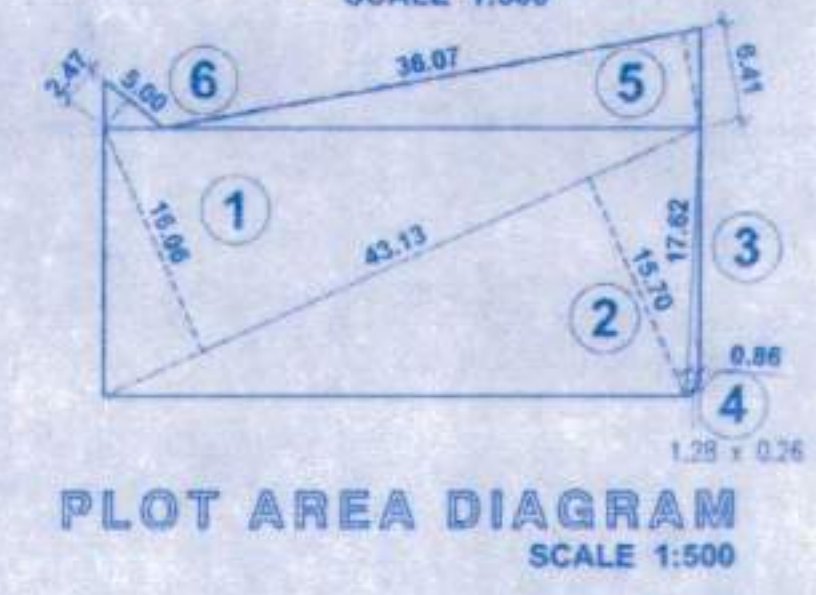
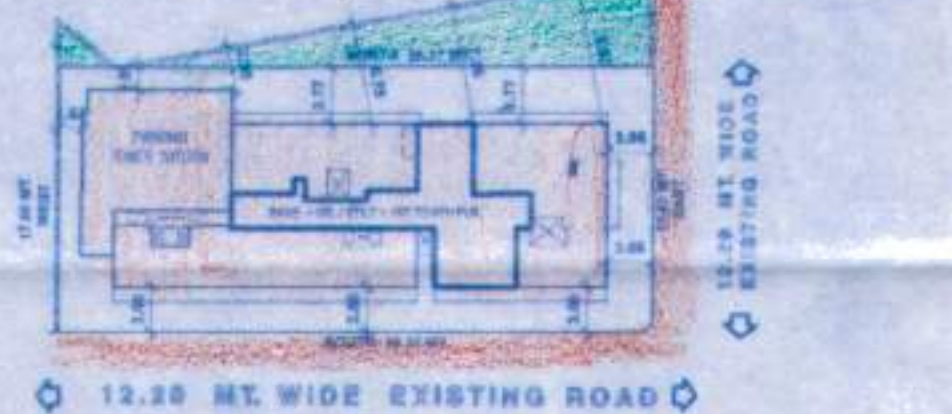
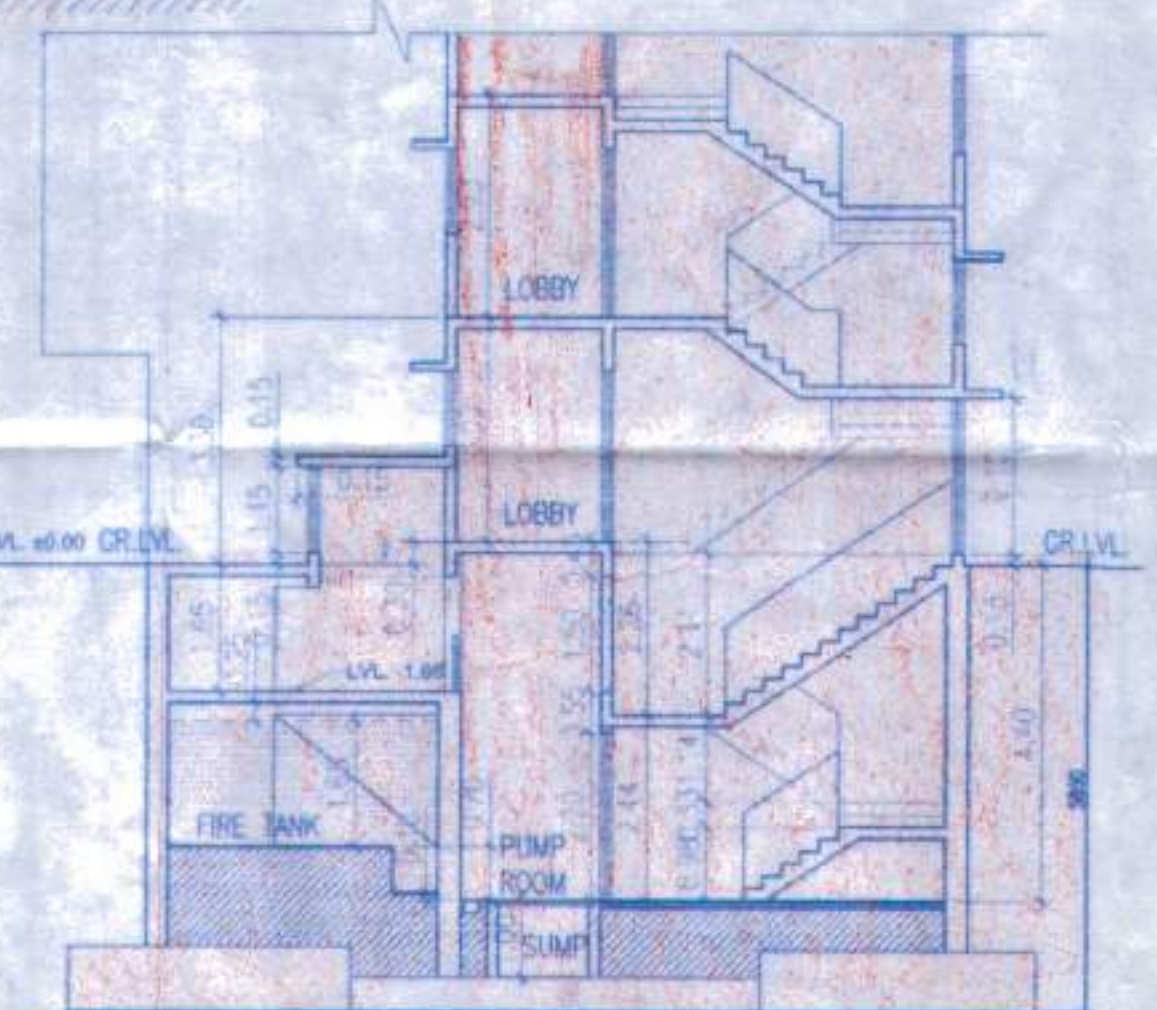
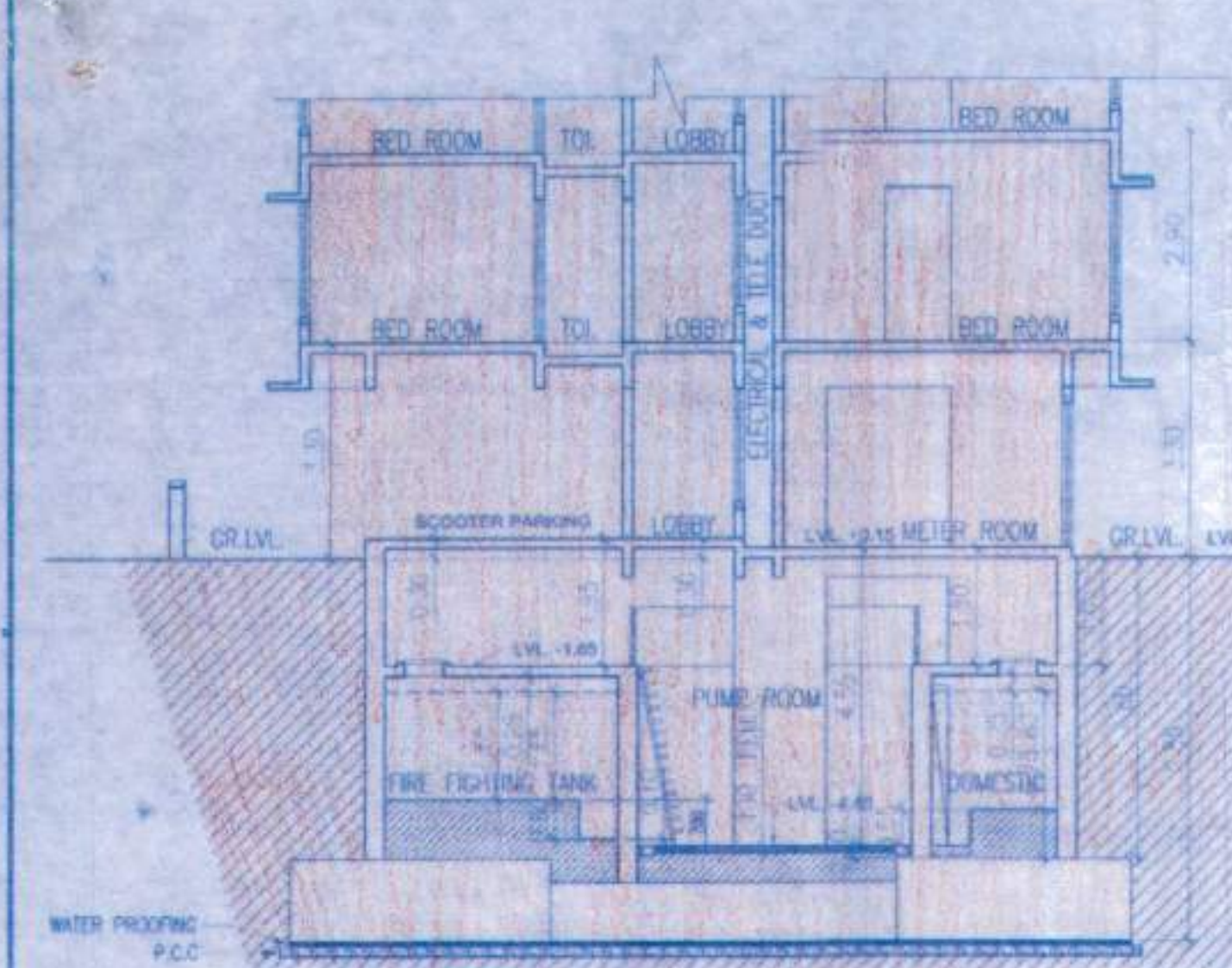
CAR PARKING STATEMENT
 REQUIRED CAR PARKING 29 NOS
 PROPOSED PARKING 29 NOS

FLOOR	BIG	SMALL	TOTAL
TOWER PARKING	26	-	26
GR. FLOOR	-	03	03
TOTAL	26	03	29



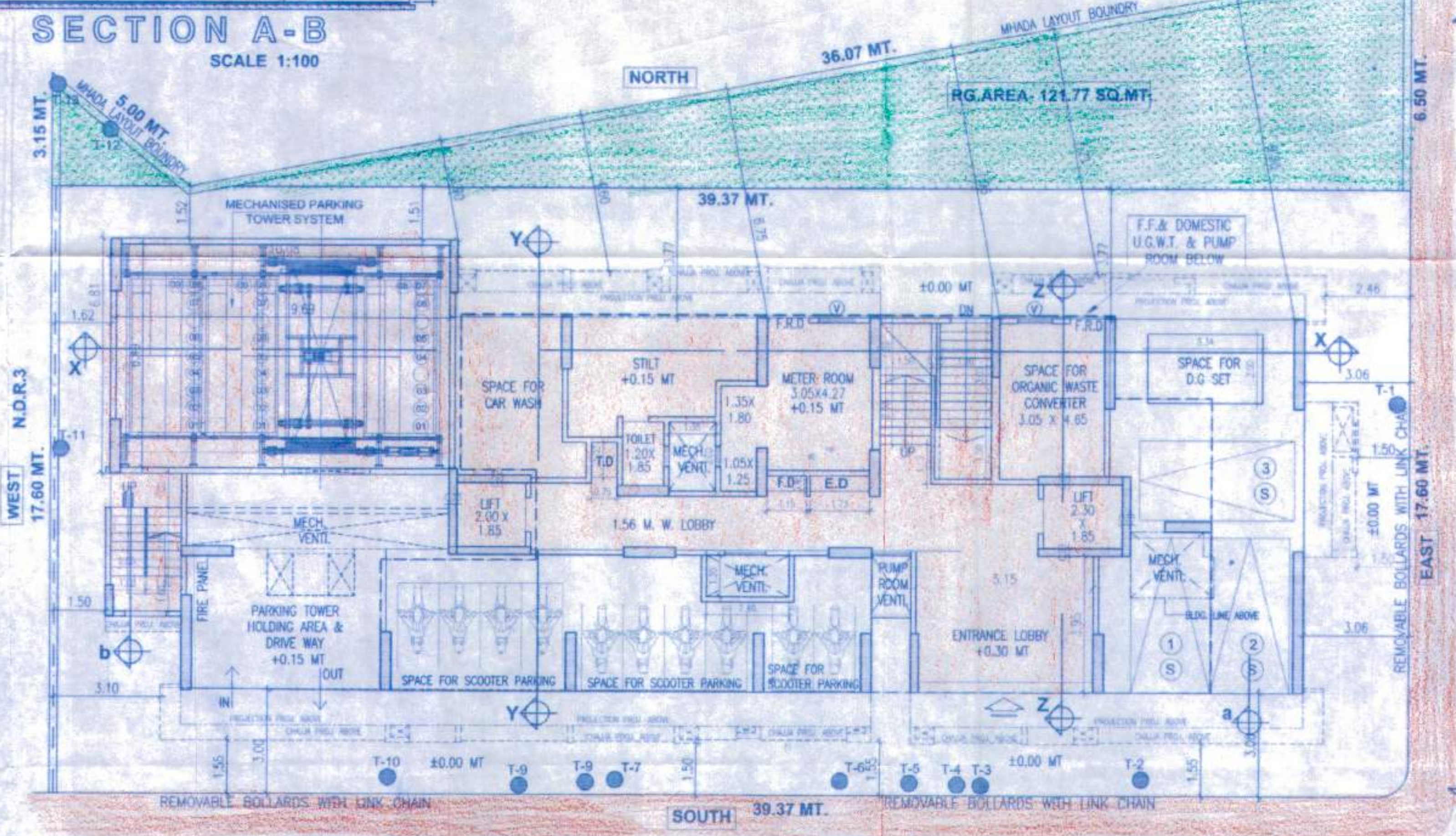
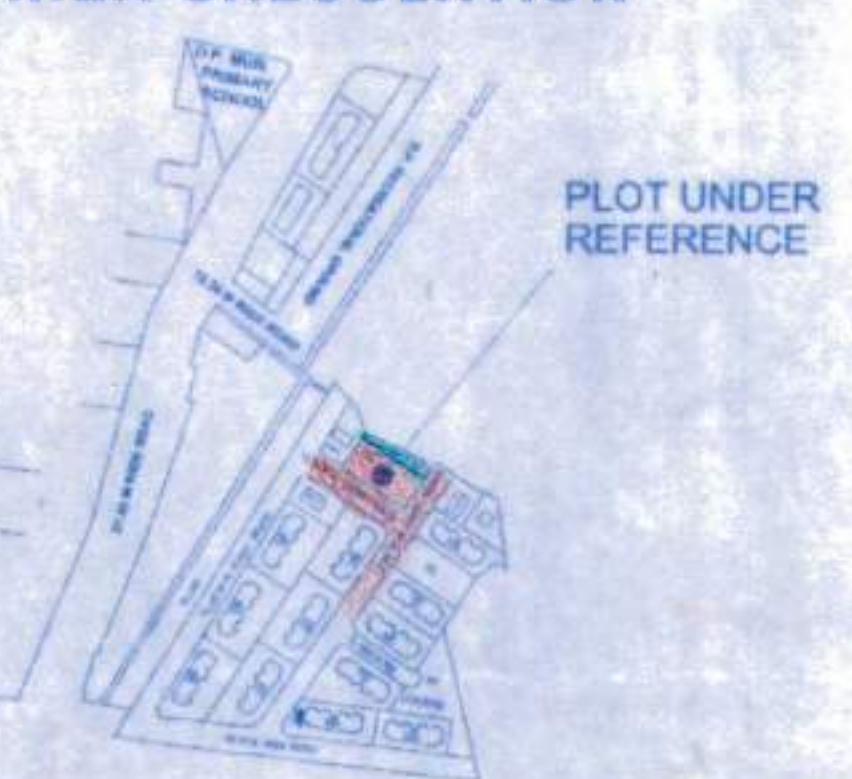
PERMISSIBLE	35%	TOTAL
RESIDENTIAL	1731.75	606.11
TOTAL	1731.75	606.11

PROPOSED	35%	TOTAL
RESIDENTIAL	1731.75	604.76
TOTAL	1731.75	604.76



AREA CALCULATION

Plot-A	IN SQ.MT.
1 = 0.50 x 43.13 x 16.06 x 1 =	346.33
2 = 0.50 x 43.13 x 15.70 x 1 =	338.57
3 = 0.50 x 17.62 x 0.86 x 1 =	7.58
4 = 0.46 x 1.28 x 0.26 x 1 =	0.22
TOTAL ADDITIONS	= 692.70
RD AREA	
5 = 0.50 x 36.07 x 6.41 x 1 =	115.60
6 = 0.50 x 5.00 x 2.47 x 1 =	6.17
TOTAL ADDITIONS	= 121.77
TOTAL PLOT AREA	= 814.47



12.20M. WIDE EXISTING ROAD

12.20M. WIDE EXISTING ROAD

GROUND FLOOR PLAN SCALE 1:100

NOTE
 1) ALL MAIN DOOR, STAIRCASE DOOR, ELECTRIC DUCT DOOR & REFUGE DOOR WILL BE F.R.D.