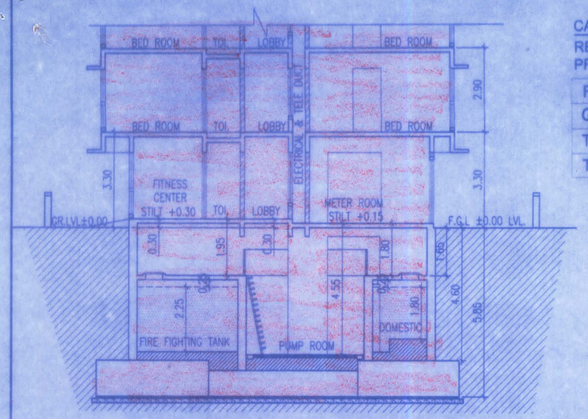
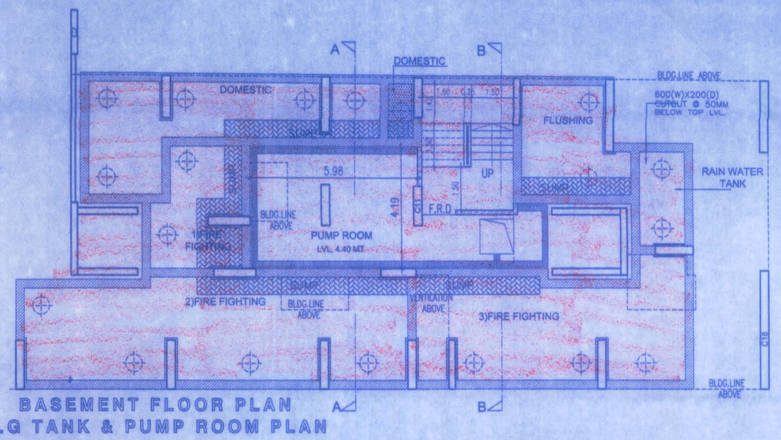
AMMENDED



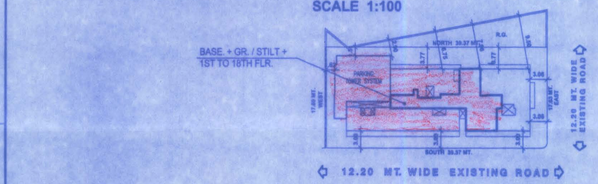
SECTION A-A
SCALE 1:100

CAR PARKING STATEMENT
REQUIRED CAR PARKING 43 nos
PROPOSED WITH COMMISIONER CAR PARKS 65 nos

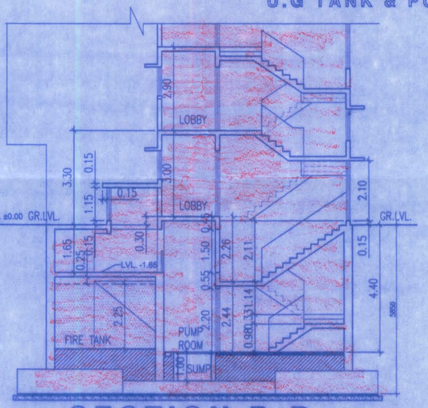
FLOOR	BIG	SMALL	TOTAL
GR. FLOOR	-	03	03
TOWER PARKING	41	21	62
TOTAL	41	24	65



BASEMENT FLOOR PLAN
U.G TANK & PUMP ROOM PLAN



BLOCK PLAN
SCALE 1:500



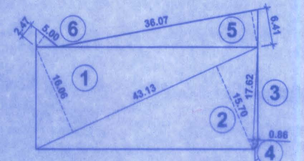
SECTION B-B
SCALE 1:100

PERMISSIBLE		35%	TOTAL
RESIDENTIAL	4413.92	1544.87	5958.79
TOTAL	4413.92	1544.87	5958.79

PROPOSED		35%	TOTAL
RESIDENTIAL	4413.92	694.69	5108.61
TOTAL	4413.92	694.69	5108.61

EXISTING BUILT UP AREA = 968.77 SQ.M.
PERMISSIBLE FUNGIBLE AREA = 968.77 X 0.35 = 339.06 SQ.M.
a) FUNGIBLE F.S.I. FOR RESIDENTIAL USERS WITHOUT CHARGING PREMIUM = 339.06 SQ.M.
b) FUNGIBLE F.S.I. FOR RESIDENTIAL USERS BY CHARGING PREMIUM = 355.63 SQ.M. (694.69 - 339.06)

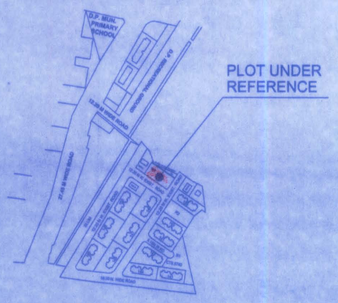
STATEMENT OF FUNGIBLE AREA WITHOUT CHARGING IN PREMIUM



PLOT AREA DIAGRAM
SCALE 1:500

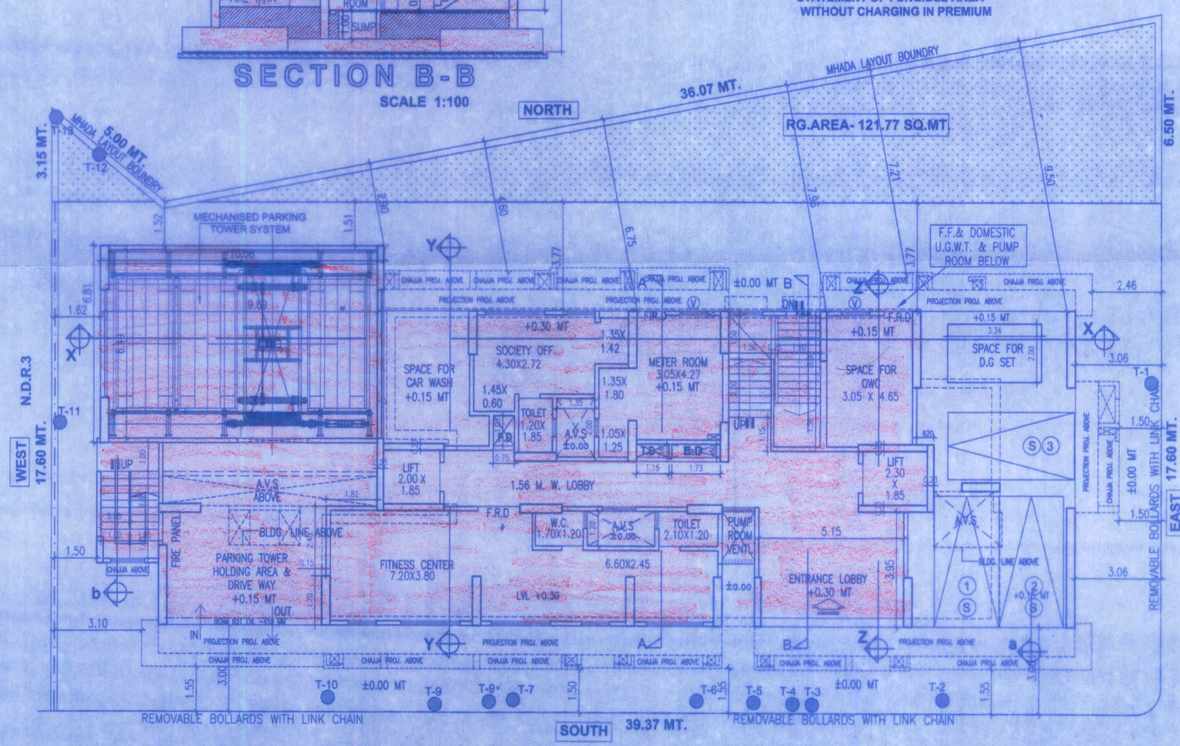
PLOT-A								IN SQ.MT.
1 =	0.50	x	43.13	x	16.06	x	1	= 346.33
2 =	0.50	x	43.13	x	15.70	x	1	= 338.57
3 =	0.50	x	17.62	x	0.86	x	1	= 7.58
4 =	0.66	x	1.28	x	0.26	x	1	= 0.22
					TOTAL ADDITIONS			= 692.70
RG AREA								
5 =	0.50	x	36.07	x	6.41	x	1	= 115.60
6 =	0.50	x	5.00	x	2.47	x	1	= 6.17
					TOTAL ADDITIONS			= 121.77
					TOTAL PLOT AREA			= 814.47

AREA CALCULATION



LOCATION PLAN
SCALE 1:4000

NOTE :
1) ALL MAIN DOOR, STAIRCASE DOOR, ELECTRIC DUCT DOOR & REFUGE DOOR WILL BE F.R.D.
2) ALL FINS ARE NON R.C.C.



12.20M. WIDE EXISTING ROAD
GROUND FLOOR PLAN.
SCALE-1:00

FORM–I

A. AREA STATEMENT

	SQ.MT	SQ.MT
1. AREA OF PLOT		814.47
2. DEDUCTIONS FOR		
(a) Road Set-Back Area		-
(b) Proposed Road		-
(c) Any Reservation (RECREATIONAL GROUND)		121.77
3. BALANCE AREA OF PLOT (1 minus 2)		692.70
4. DEDUCTION FOR 15% RECREATIONAL GROUND		
5. NET AREA OF PLOT (3 minus 4)		692.70
6. ADDITIONS FOR FLOOR SPACE INDEX		
(c) 100% 5(a) (restricted to 80% of 5 above)		00.00
(b) 100% 2(b) (restricted to 80% of 5 above)		00.00
7. TOTAL AREA (5+6a+6b)		692.70
8. FLOOR SPACE INDEX PERMISSIBLE		3.00
9. ADDITIONS F.S.I ALREADY ALLOTTED BY MHADA NOC NO.CO/MB/ARCH/NOC/F-122/1766/2010 DT.21/03/2011		1731.75
(a) Existing built up area	968.77	
(b) Add. built up area alloted by MHADA NOC no.CO/MB/REE/NOC/F-122/05-/2023 DT.01/01/2024		2682.17
i) In lieu of 3.00 fsi = 346.35		
ii) In lieu of Premia 1SI @ 55.90 sq.m./ 32fs = 1788.80 ADDL FROM LAYOUT = 547.02		
10. TOTAL PERMISSIBLE BUILT UP AREA (8 + 9b)		4413.92
11. TOTAL PROPOSED BUILT UP AREA		4413.92
12. FSI CONSUMED ON NET HOLDING = 11/3		6.372

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

1. NON–RESIDENTIAL FUNGIBLE BUILT–UP AREA COMPONENT		
(a) Non Residential Built–up Area		
i) Permissible Fungible Area 0.35 X B1(a) 0.35 X 0.00 =0.00		-
ii) Now Claimed Fungible Area		-
2. RESIDENTIAL FUNGIBLE BUILT–UP AREA COMPONENT		
(a) Residential Built–up Area (11 – B1(a))		
i) Permissible Fungible Area 0.35 X B2(a) 0.35 X 4413.92 =1544.87		694.69
ii) Now Claimed Fungible Area		694.69

C. TENEMENT STATEMENT

i) Proposed Area 11 + B2(a)i)		5108.61
ii) Less Deduction of Non Residential Area		
iii) Area Available For Tenements C (i) – C(ii)		5108.61
iv) Tenements Permissible (Density of tenements/hectare)		230
v) Tenements Proposed		54
vi) Tenements Existing		32
vii) Total Tenements ON The Plot		86

D. PARKING STATEMENT

i) Required Car Parking By Regulation	39	
ii) Required Visitor Car Parking By Regulation	04	
iii) Total Car Parking Required		43
iv) Car Parking Proposed As Per Concession		
v) Maximum 50% Additional Parking Permissible As Per DCPR 31(1)vi 43 X 50% = 22		
vi) 50% Additional Parking Proposed		22
vii) Total Car Parking Proposed As Per Concession (03 + 62)		65

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

F O R M – II

STAMP OF DATE OF RECEIPT OF PLANS :
This cancels Approval to the previous Plans Sanctioned under no. MHADA-01/322/2024 dated 02.06.2024

STAMP OF APPROVAL OF PLANS:
Approved subject to conditions mentioned in this office Letter No. Mhada -1/322/2024
Date 01 FEB 2024
Ex. Eng. Bldg. Permission ... Mumbai (E.S.)
Maharashtra Housing ... Development Authority

NAME AND SIGN. OF OWNER :
For SHIVAM PARIVAR DEVELOPERS PVT LTD.
Director/Authorised Signatory
M/S. SHIVAM PARIVAR DEVELOPERS PVT. LTD.
C.A. TO OWNER

CONTENTS OF SHEET :
1 BASE. & GROUND FLOOR PLAN
PLOT AREA DIG. & CALC.
BLOCK & LOCATION PLAN
SECTION A-A & B-B

JOB NO:
RDP /PN/ PB / 07/ 198

DRWG NO:
MPN / 01 - 04

SPACE MOULDERS
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Goregaon (W), Mumbai-400 104.
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spmoulders@yahoo.co.in
www.spacemoulders.com

JOB TITLE:
Proposed Redevelopment to the existing Bldg.no - 151, known as Pant Nagar Prabhat 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 MUN. APPROVAL

NORTH:

REV. SUFFIX :	
SCALE	DATE
AS STATED	2024 01 03
DRAWN	CHECKED
RUPESH	SANTOSH