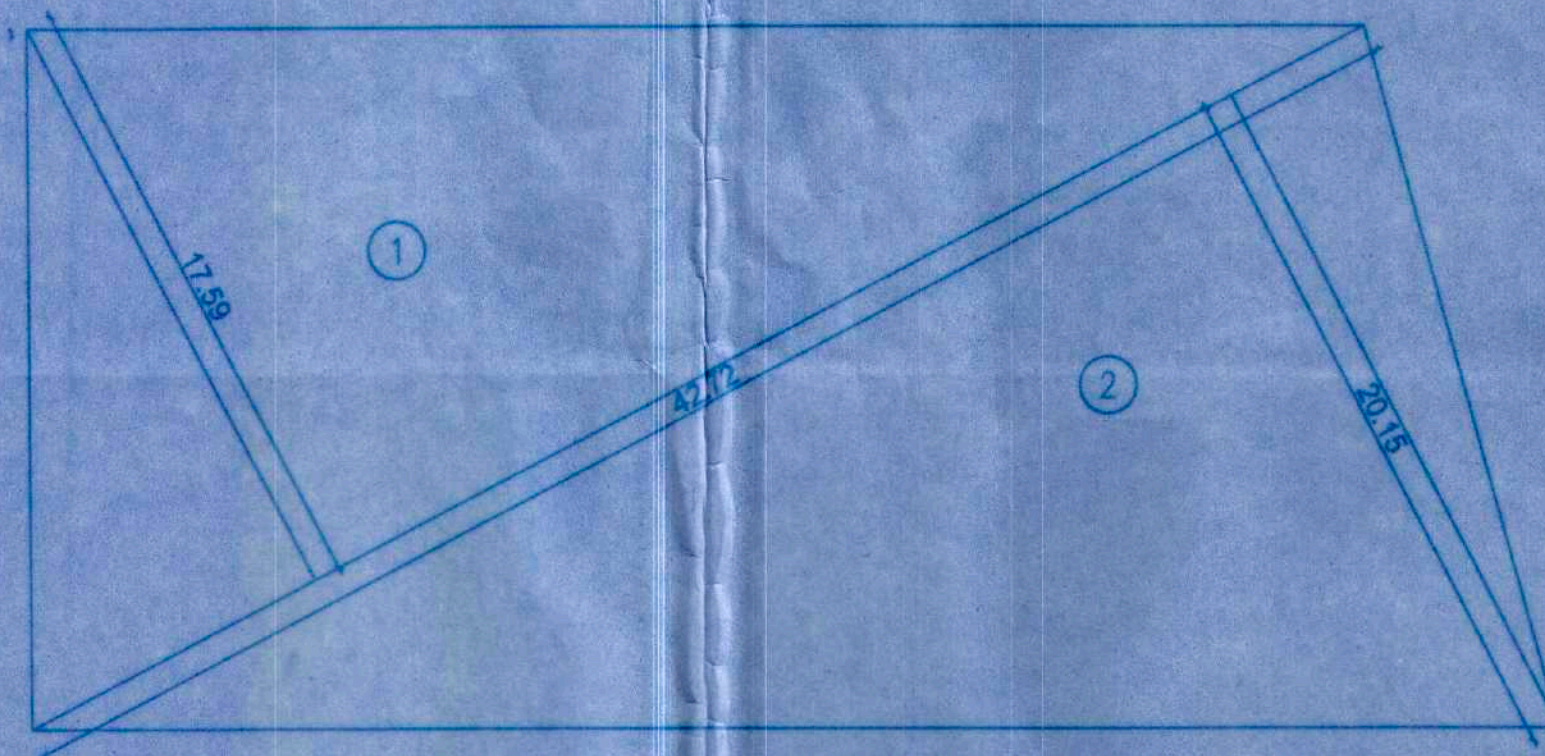
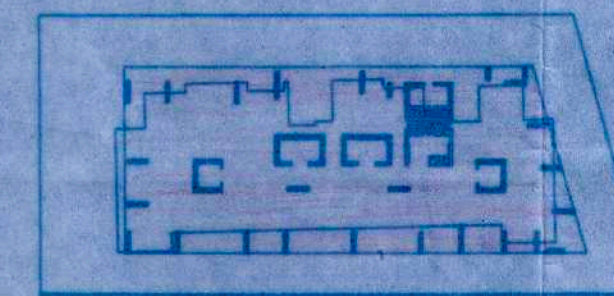




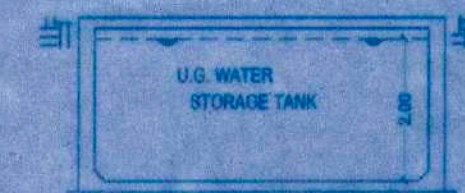
PLOT LINE AREA CALCULATIONS
SCALE 1:200

PLOT AREA CALCULATION

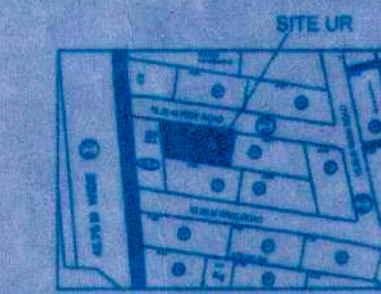
SITE	1/2 X 42.72 X 17.58 X 1ND	=	375.72 SQ.MT.
2	1/2 X 42.72 X 10.15 X 1ND	=	430.45 SQ.MT.
	TOTAL ADDITION	=	806.17 SQ.MT.



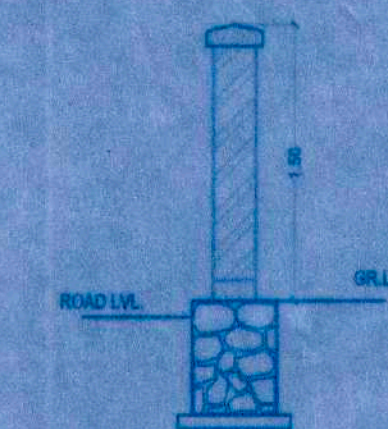
BLOCK PLAN
SCALE 1:500



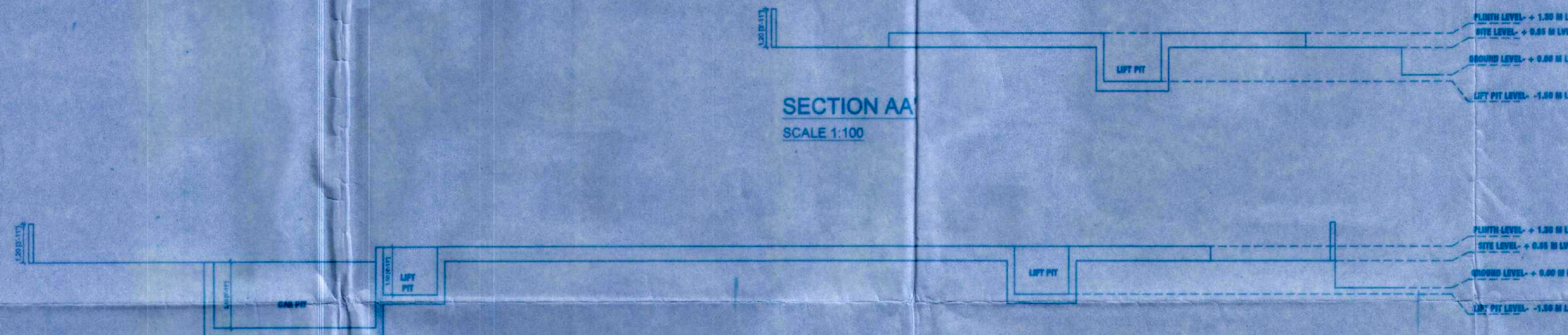
SECTION THRU UG TANK
SCALE = 1 : 100



LOCATION PLAN
SCALE 1:4000

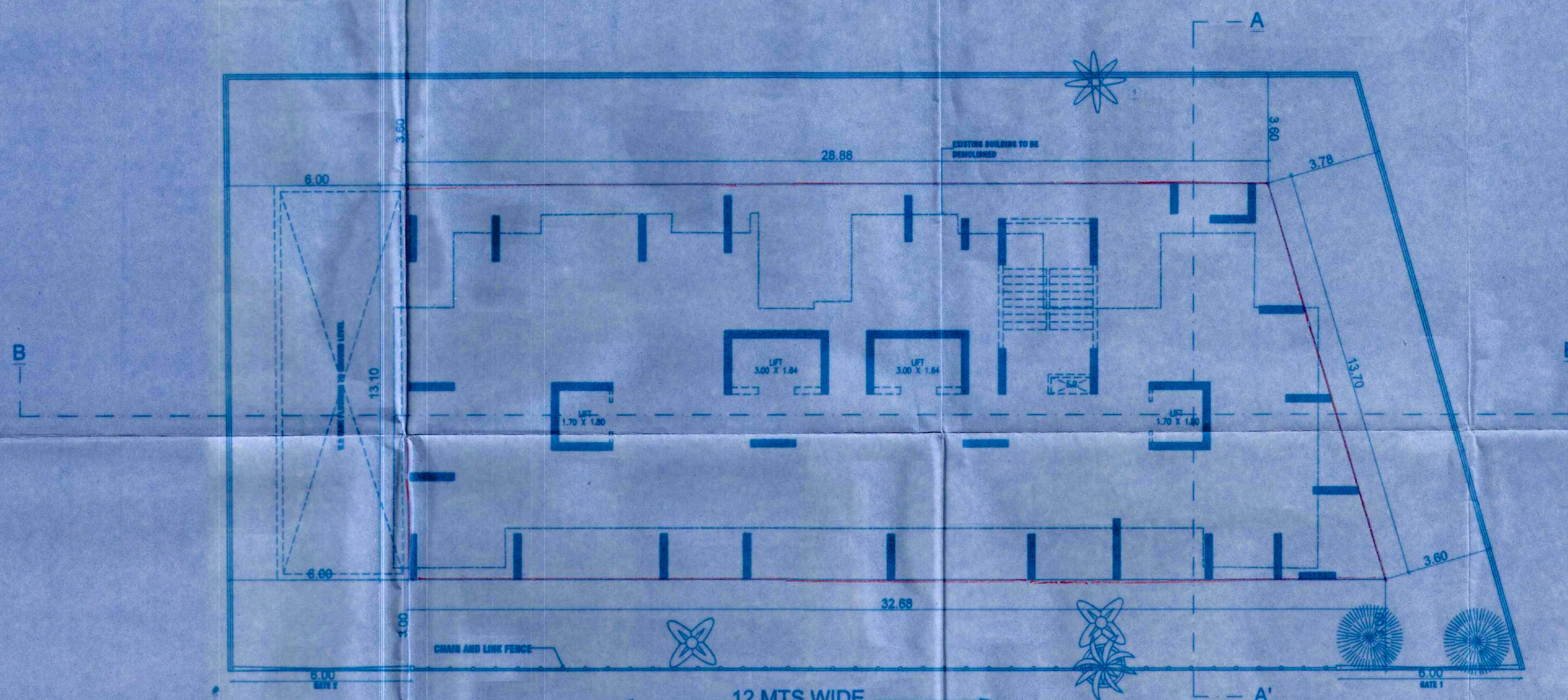


SECTION OF COMPOUND WALL
SCALE 1 : 50



SECTION AA
SCALE 1:100

SECTION BB'
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100

PROFORMA - A

A	AREA STATEMENT	SQ.MT.
1.	a) AREA OF ALLOTMENT	-
	b) AREA OF PLOT AS PER TRIANGULATION METHOD	806.17
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)	806.17
4.	DEDUCTION FOR R.G-15%	NIL
5.	NET AREA OF PLOT (3 - 4)	806.17
6.	ADDITIONS FOR F.S.I.	NIL
	a) SET BACK 100%	NIL
	b) 5% AMENITY	0.00
7.	TOTAL AREA (5 + 6)	806.17
8.	F. S. I. PERMISSIBLE	0.00
9.	PERMISSIBLE GUA	0.00
10.	PRO RATA	0.00
11.	PERMISSIBLE FLOOR AREA	0.00
12.	Existing Built-up area	NIL
13.	Proposed Built-up area	NIL
14.	Excess balcony area taken in F.S.I.	NIL
15.	Total Built-up Area proposed (11 + 12 + 13)	0
16.	F.S.I. Consumed on net holding (14/3) above	0
17.	Details of Residential / Non-Residential Area	
18.	Purely Residential Built-up area	0
19.	Remaining Non-Residential Built-up area	0
20.	Details of FSI availed as per DCR 35(4)	
21.	Functional Built-up area component proposed vide DCR 35(4) for purely Residential = < 0.25	0.00
22.	Functional Built-up area component proposed vide DCR 35(4) for Non-Residential = < (B2 x 0.20)	0.00
23.	Total Built-up area vide DCR 35(4) = (C1 + C2)	0.00
24.	Total Gross Built-up area PERMISSIBLE (14 + C3)	0
25.	BALCONY AREA STATEMENT	
26.	a) PERMISSIBLE BALCONY AREA PER FLOOR	
27.	b) PROPOSED BALCONY AREA PER FLOOR	
28.	c) EXCESS BALCONY AREA PER FLOOR	
29.	d) TOTAL EXCESS BALCONY AREA	
30.	TEENEMENT STATEMENT	
31.	a) PROPOSED AREA ITEM A (12 above)	
32.	b) LESS DEDUCTION OF NON RESIDENTIAL (Shop etc)	
33.	c) AREA AVAILABLE FOR STATEMENT (1 - 8)	
34.	d) TEENEMENT PERMISSIBLE (Density of tenement/plot 2000/4500)	
35.	e) TEENEMENT PROPOSED	
36.	f) TEENEMENT EXISTING	
37.	g) TOTAL NO OF TEENEMENT	
38.	PARKING STATEMENT	
39.	a) PARKING REQUIRED BY REGULATION FOR CAR	
40.	b) COVERED GARAGES PERMISSIBLE	
41.	c) PARKING PROPOSED	
42.	TRANSPORT VEHICLES PARKING	
43.	a) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED	
44.	b) TOTAL NO OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

BOUNDARY OF THE PLOT BOUNDED THICK BLACK
PROPOSED WORK SHOWN RED FILLED
IN RECREATION AREA SHOWN GREEN WASH
AREA UNDER SETBACK SHOWN DOTTED BROWN
DRAINAGE SHOWN RED
AREA UNDER PROPOSED ROAD SHOW BROWN WASH
STRUCTURES TO BE DEMOLISHED SHOW DOTTED YELLOW
DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS

CERTIFICATE FOR AREA

CERTIFIED THAT THE 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.

**PLAN FOR ZERO FSI IOA
EE/BP CELL/GM/MHADA/**

PROFORMA - B

CONTENTS OF SHEET.

BLOCK PLAN, LOCATION PLAN, GRD. FLOOR PLAN, PLOT AREA
CALCULATION, SECTION THROUGH COMPOUND WALL AND WATER TANK

STAMP OF APPROVAL PLANS.

STAMP OF DATE OF RECEIPT OF PLANS.

Approved subject to conditions mentioned in this
office Letter No. Mhada-7/1142/2022
Date 04 JUL 2022
Ritesh H. Thakur
Ex. Eng. Bldg. Permissible Cell/Greater Mumbai (E.S.)
Maharashtra Housing & Area Development Authority

REV. DESCRIPTION DATE SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY

Proposed redevelopment of existing building No. 90 on plot
bearing CTS NO. 184 (pl)

NAME OF OWNER

BUILDING NO 90, PANT NAGAR, GHATKOPAR

THE PANTNAGAR SUNSHINE CO-OP HOUSING SOCIETY LTD.
Ritesh H. Thakur
Secretary SIGNATURE

NAME & SIGN OF ARCHITECT

AR. RITESH H. THAKUR

Ritesh H. Thakur
MUMBAI
ARCHITECT SIGNATURE

Office Add: B-1 GANGA VIHAR APT, V.N. PURAV MARG, SION (CHUNABHATT)
MUMBAI-400022
Email I.D.: ar.riteshthakur@gmail.com

SCALE: AS MENTIONED JOB NO.
DRAWN: CHECKED BY: