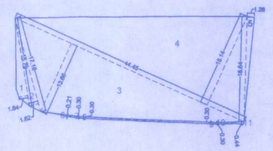
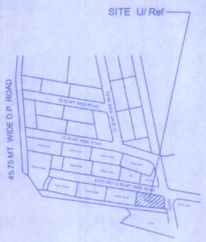
Owner

PLOT AREA CALCULATION							
1	15.79	X	1.64	X	0.50	=	12.948 SQ. MT.
2	17.16	X	1.62	X	0.50	=	13.900 SQ. MT.
3	44.45	X	13.66	X	0.50	=	303.587 SQ. MT.
4	44.45	X	18.14	X	0.50	=	403.164 SQ. MT.
5	18.64	X	1.26	X	0.50	=	11.743 SQ. MT.
Net plot Area					**(A)**	=	**745.34 SQ. MT.**
6	4.04	X	0.21	X	0.50	=	0.424 SQ. MT.
7	2.15	X	0.30	X	0.50	=	0.317 SQ. MT.
8	19.10	X	0.30	X	0.50	=	2.817 SQ. MT.
9	19.10	X	0.30	X	0.50	=	2.817 SQ. MT.
10	4.03	X	0.30	X	0.50	=	0.594 SQ. MT.
11	4.03	X	0.44	X	0.50	=	0.887 SQ. MT.
Road Setback Area					**(B)**	=	**7.86 SQ. MT.**
Total plot area					**(A + B)**	=	**753.20 SQ. MT.**



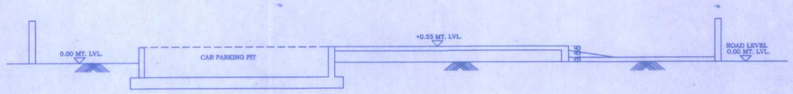
PLOT AREA DIAGRAM
SCALE :- 1 : 500



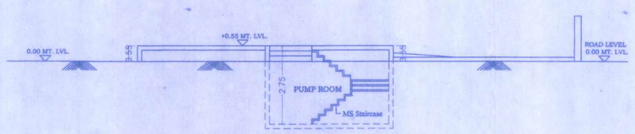
LOCATION PLAN
SCALE :- 1 : 4000



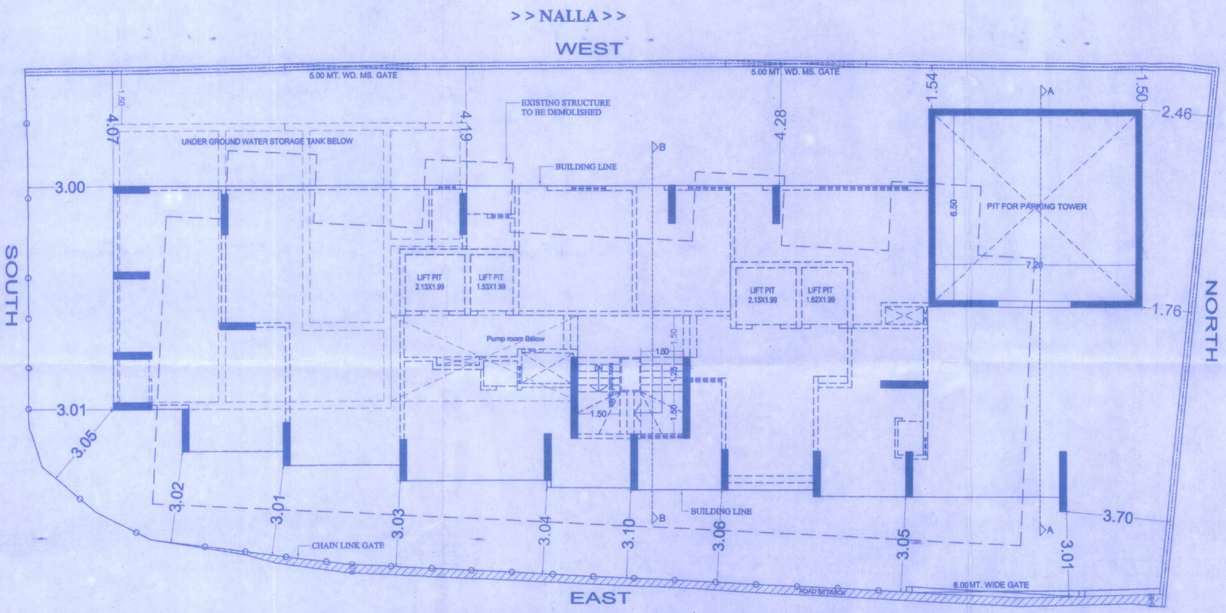
BLOCK PLAN
SCALE :- 1 : 500



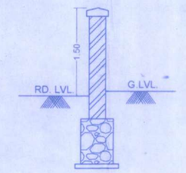
SECTION A-A
SCALE :- 1 : 100



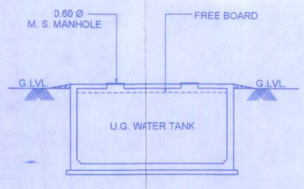
SECTION B-B
SCALE :- 1 : 100



STILT FLOOR PLAN
SCALE :- 1 : 100



SECTION THRU.
COMPOUND WALL



SECTION THRU.
UG. TANK

PANTNAGAR MHADA LAYOUT, BUILDING NO. 104 | SHEET NO. 1/1

PROFARMA - A

A			Area Statement		Sq.mt.
1	a		Area of the plot as per MHADA NOC		753.20
			Area of the plot for FSI Calculation		753.20
2			Deduction for		
	a		Road Set Back Area		7.86
	b		Proposed Road		-
	c		Any Reservation (sub-plot _____)		-
	d		___% Anemity space as per DCPR (sub-plot ___)		-
	e		other		-
				Total (2 (a+b+c+d+e))	7.86
3			Balance area of plot	(1b - 2)	745.34
4			Deduction for 15% Recreational Ground / 10% Amenity space (if deductible for Industrial)		0.00
5			Add Set-Back area		7.86
6			Gross Area of plot	(3 + 5)	753.20
7			Additions for Floor Sapce Index 2 (a) / 2 (b) 100% of D.P. road / Set Back		
8			Total Plot Area for FSI Purpose	(6 + 7)	753.20
9			Floor Space Index Permissible		
10			Permissible BUA		0.00
				Total BUA Permissible	0.00
11			Proposed BUA		0.00
	a			Residential	
	b			Commercial	
12			Floor Space Index consumed		0.00
B			**Details of FSI Availed as par DCPR 31 (3)**		**Sq.mt.**
			Fungible BUA component proposed vide DCPR 31 (3)		
1			Fungible BUA permissible		
				Total Permissible fungible	0.00
2			Fungible BUA proposed		
				Total fungible BUA proposed now	0.00
	i		Total Gross Permissible BUA	(10 + B1)	0.00
	ii		Total proposed BUA	(11 + B2)	0.00
C			Tenament Statements		
	i		Proposed area		
	ii		Less deduction of Non-residential area (Shop etc.)		
	iii		Area available for tenements [(i) minus (ii).]		0.00
	iv		Tenements permissible (Density of tenements/hectare)		
	v		Tenements proposed for sale		
	iv		Tenements existing		
				Total Tenements on the Plot	
D			Parking Statement		
	i		Parking required by Regulations for		
	ii		Required Car Parking		
	iii		Proposed car parking		
	iv		Total parking provided		0

FORM II (PROFORMA B)

CONTENTS OF SHEETS

GROUND FLOOR, BLOCK & LOCATION PLAN, NET PLOT AREA CALCULATION, PROFARMA - A

Issued by B.P. Cell / Greater Mumbai / Mhada
Read Along with this office letter
No. Mhada – I / 1270 / 2023
Date 12 APR 2023
Ex. Eng. B.P. Cell GM/Mhada (E.S.)

NOTE:
1. ALL DIMENSIONS ARE IN METRES.
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 IN EODB FOLLOWED.
5) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 753.20 SQ. MT. (SEVEN HUNDRED FIFTY THREE POINT TWO ZERO ONLY). AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A.D.A. RECORDS.

J.L. RATHOD
(ARCHITECT) CA/84/8111

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BLDG. NO 104 ON PLOT BEARING C.T.S. NO 184(pt), S.NO. 236-A OF VILLAGE PANTNAGAR, GHATKOPER (EAST), MUMBAI - 400075.

SIGN. & NAME OF OWNER

M/S D.D. INFRA C.A. TO PANTNAGAR MAKRAND CO-OP. HSG. SOCIETY LTD,

For D.D INFRA
Partner

JOB NO.	DRG NO.	SCALE	CHK. BY	DRN. BY	REV	DESCRIPTION	DATE	SIGN.
		AS SHOWN		ATUL				

SIGNATURE

J.L. RATHOD
(ARCHITECT)
CA/84/8111

NAME AND ADDRESS OF ARCHITECT

CONSULTANTS COMBINE

TECHNICAL CONSULTANTS
OFFICE BLDG.NO.5, OPP BLDG-NO.50,
PANTNAGAR, GHATKOPAR (EAST) MUMBAI-75.
TELE/FAX NO. 2102 74 87.