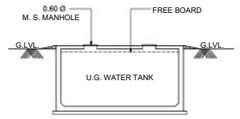


SECTION THRU. COMPOUND WALL



SECTION THRU. UG. TANK

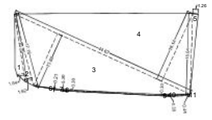


LOCATION PLAN
SCALE - 1 : 4000



BLOCK PLAN
SCALE - 1 : 500

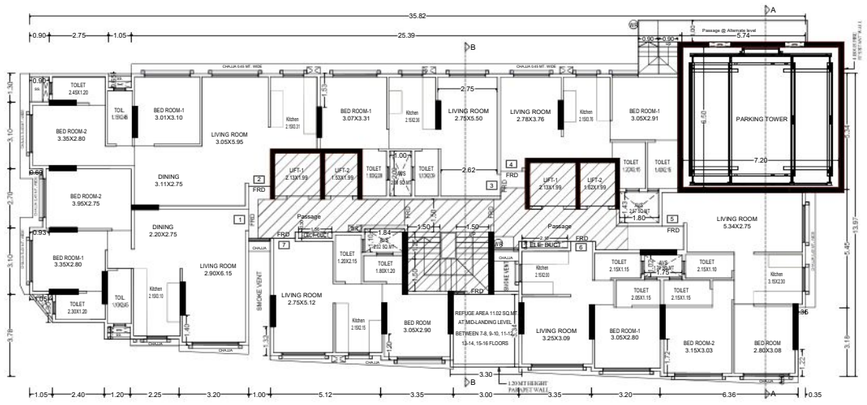
PLOT AREA CALCULATION							
1	15.79	X	1.64	X	0.50	=	12.948 SQ. MT.
2	17.16	X	1.62	X	0.50	=	13.900 SQ. MT.
3	44.67	X	13.66	X	0.50	=	305.082 SQ. MT.
4	44.67	X	18.14	X	0.50	=	405.141 SQ. MT.
5	18.64	X	1.26	X	0.50	=	11.743 SQ. MT.
Net plot Area					**(A)**	=	**748.81 SQ. MT.**
6	4.04	X	0.21	X	0.50	=	0.424 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)**	=	**756.67 SQ. MT.**



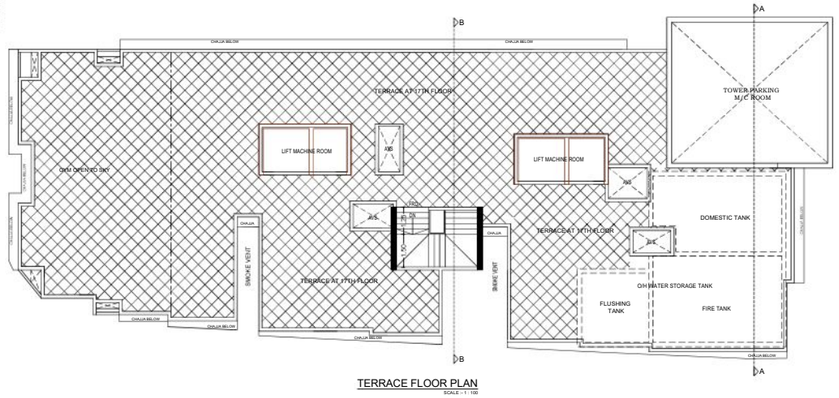
PLOT AREA DIAGRAM
SCALE - 1 : 500

PARKING REQUIRED AS PER DCPR 2034	
1 CARPET AREA UP TO 45 Sq.mt.	1 CAR PER 8 TENENT
2 CARPET AREA 45 TO 60 Sq.mt.	1 CAR PER 4 TENENT
3 CARPET AREA 60 TO 90 Sq.mt.	1 CAR PER 2 TENENT
4 CARPET AREA Exceeding 90 Sq.mt.	1 CAR PER 1 TENENT
5 Shopping Area upto 800 Sq.mt.	1 CAR PER 40 SQ.MT

PARKING PROVIDED		NO. OF FLAT	PARKING REQ.
AREA BELOW 45 SQ.MT		64	8.00
AREA BETWEEN 45 - 60 Sq.mt.		16	4.00
AREA BETWEEN 60 - 90 Sq.mt.		32	16.00
AREA ABOVE 90 Sq.mt.			
	Total	112	28.00
10% VISITORS	-		2.80
Shopping Area	152.02 / 40		3.80
Commercial Visitors parking 10% or Minimum 2			2.00
TOTAL REQ. PARKING			36.60
Add. Parking Over & above upto 50%			11.00
TOTAL REQ. PARKING			47.60
TOTAL REQ. PARKING	SAY		48
TOTAL NO.PARKING PROVIDED	**BIG**	**SMALL**	**Total**
	26	**22**	**48**



7TH TO 16TH FLOOR PLAN
SCALE - 1 : 100

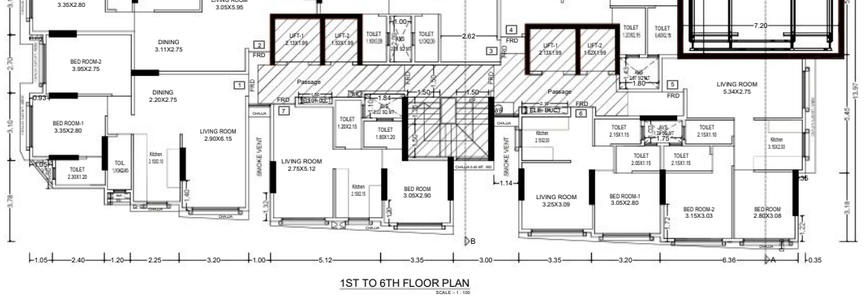


TERRACE FLOOR PLAN
SCALE - 1 : 100

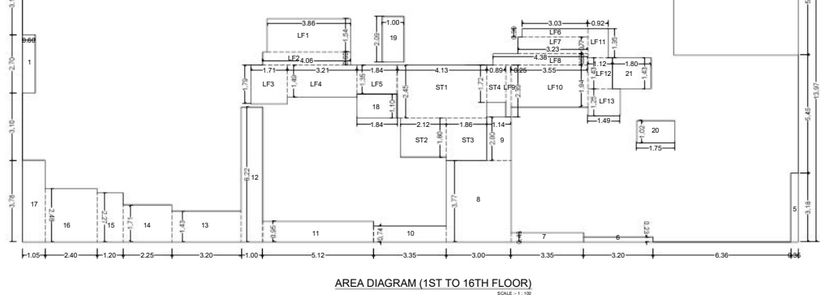
BUILT-UP AREA STATEMENT 1ST TO 16TH FLOOR						
AREA OF BLOCK [A]						
(35.82 X 13.97)				=	**500.41** SQ. MT.	
LESS DEDUCTIONS :-						
1	0.60	X	2.70	=	1.62 SQ. MT.	
2	0.90	X	1.30	=	1.17 SQ. MT.	
3	1.05	X	0.65	=	0.68 SQ. MT.	
4	5.74	X	5.34	=	30.65 SQ. MT.	
5	0.35	X	3.18	=	1.11 SQ. MT.	
6	3.20	X	0.23	=	0.74 SQ. MT.	
7	3.35	X	0.43	=	1.44 SQ. MT.	
8	3.00	X	3.77	=	11.31 SQ. MT.	
9	1.14	X	2.00	=	2.28 SQ. MT.	
10	3.35	X	0.74	=	2.48 SQ. MT.	
11	5.12	X	0.95	=	4.86 SQ. MT.	
12	1.00	X	6.22	=	6.22 SQ. MT.	
13	3.20	X	1.43	=	4.58 SQ. MT.	
14	2.25	X	1.71	=	3.85 SQ. MT.	
15	1.20	X	2.27	=	2.72 SQ. MT.	
16	2.40	X	2.48	=	5.95 SQ. MT.	
17	1.05	X	3.78	=	3.97 SQ. MT.	
18	1.84	X	1.10	=	2.02 SQ. MT.	
19	1.00	X	2.09	=	2.09 SQ. MT.	
20	1.75	X	1.02	=	1.79 SQ. MT.	
21	1.80	X	1.43	=	2.57 SQ. MT.	
			(A)	=	**94.11** SQ. MT.	
Area of Staircase, Lift and Lift lobby						
ST1	4.13	X	2.45	=	10.11 SQ. MT.	
ST2	2.12	X	1.80	=	3.81 SQ. MT.	
ST3	1.86	X	2.00	=	3.71 SQ. MT.	
ST4	0.89	X	1.72	=	1.53 SQ. MT.	
LF1	3.86	X	1.54	=	5.93 SQ. MT.	
LF2	4.06	X	0.60	=	2.44 SQ. MT.	
LF3	1.71	X	1.79	=	3.06 SQ. MT.	
LF4	3.21	X	1.49	=	4.77 SQ. MT.	
LF5	1.84	X	1.35	=	2.48 SQ. MT.	
LF6	3.03	X	0.39	=	1.18 SQ. MT.	
LF7	3.23	X	0.77	=	2.49 SQ. MT.	
LF8	4.38	X	0.53	=	2.32 SQ. MT.	
LF9	0.25	X	2.39	=	0.60 SQ. MT.	
LF10	3.55	X	1.94	=	6.87 SQ. MT.	
LF11	0.92	X	1.35	=	1.24 SQ. MT.	
LF12	1.12	X	1.43	=	1.60 SQ. MT.	
LF13	1.49	X	1.25	=	1.86 SQ. MT.	
			(B)	=	**55.99** SQ. MT.	
Total Deduction						
(A + B)				=	**150.10** SQ. MT.	
Built-up area per floor						
(500.41 - 150.10)				=	**350.31 SQ. MT.**	

BUILT-UP AREA STATEMENT GROUND FLOOR FOR SHOP					
ADDITIONS					
1	2.44	X	7.91	=	19.30 SQ. MT.
2	7.88	X	6.08	=	47.92 SQ. MT.
2A	2.24	X	2.39	=	5.35 SQ. MT.
3	3.58	X	3.35	=	11.99 SQ. MT.
4	4.15	X	3.85	=	15.98 SQ. MT.
5	1.30	X	4.40	=	5.72 SQ. MT.
6	1.56	X	4.10	=	6.40 SQ. MT.
7	1.50	X	0.95	=	1.43 SQ. MT.
8	2.39	X	3.45	=	8.25 SQ. MT.
9	1.10	X	3.70	=	4.07 SQ. MT.
10	2.12	X	1.89	=	4.02 SQ. MT.
11	3.51	X	1.33	=	4.67 SQ. MT.
12	4.04	X	2.68	=	10.84 SQ. MT.
13	2.85	X	2.14	=	6.10 SQ. MT.
				=	**152.02** SQ. MT.
Built-up area per floor					
				=	**152.02 SQ. MT.**

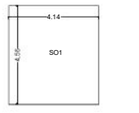
BUILT-UP AREA STATEMENT SOCIETY OFFICE					
ADDITIONS					
SO1	4.14	X	4.56	=	18.88 SQ. MT.
				=	**18.88** SQ. MT.



1ST TO 6TH FLOOR PLAN
SCALE - 1 : 100



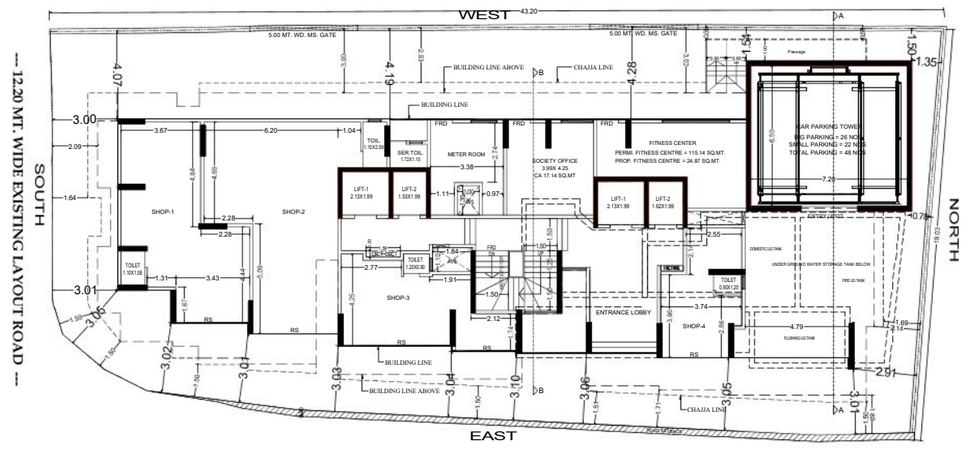
AREA DIAGRAM (1ST TO 16TH FLOOR)
SCALE - 1 : 100



AREA DIAGRAM SOCIETY OFFICE
SCALE - 1 : 100

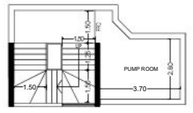
AREA DIAGRAM AT (GROUND FLOOR)
SCALE - 1 : 100

SUMMARY OF GROSS F.S.I. BUILT-UP AREA						
Floor	BUA		BUA Including Fungible Area	Society Office	Fitness Centre	Staircase, Lift, Passage
	Comm.	Resi.				
Ground	**152.02**		**152.02**	18.88	24.87	
1		**350.31**	**350.31**			55.99
2		**350.31**	**350.31**			55.99
3		**350.31**	**350.31**			55.99
4		**350.31**	**350.31**			55.99
5		**350.31**	**350.31**			55.99
6		**350.31**	**350.31**			55.99
7		**350.31**	**350.31**			55.99
8		**350.31**	**350.31**			55.99
9		**350.31**	**350.31**			55.99
10		**350.31**	**350.31**			55.99
11		**350.31**	**350.31**			55.99
12		**350.31**	**350.31**			55.99
13		**350.31**	**350.31**			55.99
14		**350.31**	**350.31**			55.99
15		**350.31**	**350.31**			55.99
16		**350.31**	**350.31**			55.99
Terrace						
	152.02	**5604.96**	**5756.98**	**18.88**	**24.87**	**895.84**



--- 12.20 MT. WIDE EXISTING LAYOUT ROAD ---

GROUND FLOOR PLAN
SCALE - 1 : 100



BELOW STILT (BASEMENT LEVEL) FLOOR PLAN
SCALE - 1 : 100

FUNGIBLE BUILT-UP AREA STATEMENT

USERS	PERMISSIBLE BUA EXCL. FUNGIBLE FSI	PERMISSIBLE FUNGIBLE FSI	TOTAL BUA PERMISSIBLE (INCL. FUNGIBLE FSI)	PROPOSED BUA EXCL. FUNGIBLE FSI	PROPOSED FUNGIBLE FSI	TOTAL PROPOSED BUA (INCL. FUNGIBLE FSI)
	A	B	C	D	E	D + E
RESIDENTIAL	4182.16	1463.76	5645.92	4182.16	1422.80	5604.96
COMMERCIAL	116.24	40.68	156.92	116.24	35.78	152.02
TOTAL	4298.40	1504.44	5802.84	4298.40	1458.58	5756.98

PROFORMA - A

A			Area Statement	Sq.mt.
1	a		Area of the plot as per MHADA Offer Letter	753.20
	b		Area of the plot as per proposed amended layout	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	3.00
10			Permissible BUA as per MHADA NOC	4298.40
			Total BUA Permissible	4298.40
11			Proposed BUA	4298.40
	a		Residential	4182.16
	b		Commercial	116.24
B			**Details of FSI Availed as par DCPR 31 (3)**	**Sq.mt.**
1			Fungible BUA component proposed vide DCPR 31 (3) Fungible BUA permissible	
			Residential (4182.16X 0.35)	1463.76
			Commercial (116.24X 0.35)	40.68
			Total Permissible fungible	1504.44
2			Fungible BUA proposed	
			Residential	1422.80
			Commercial	35.78
			Total fungible BUA proposed now	1458.58
	i		Total Gross Permissible BUA (10 + B1)	5802.84
	ii		Total proposed BUA (11 + B2)	5756.98
C			Tenament Statements	
	i		Proposed area	5756.98
	ii		Less deduction of Non-residential area (Shop etc.)	152.02
	iii		Area available for tenements [(i) minus (ii).]	5604.96
	iv		Tenements permissible (Density of tenements/hectare)	
	v		Tenements proposed for sale	80
	iv		Tenements existing	32
			Total Tenements on the Plot	112
D			Parking Statement	
	i		Parking required by Regulations for	
	ii		Required Car Parking	48
	iii		Proposed car parking	48
	iv		Total parking provided	48

FORM II (PROFORMA B)

CONTENTS OF SHEETS

GROUND FLOOR, 1ST TO 16TH FLOOR & TERRACE FLOOR PLAN WITH BUA CAL., BLOCK & LOCATION PLAN
NET PLOT AREA CALCULATION, PARKING STATEMENT, TOTAL BUA STATEMENT, PROFARMA - A

ACCEPTED AS COMPLETION PLANS AS ACCOMPANIMENTS OF ACCEPTANCE FULL OCCUPATION CERTIFICATE BY THIS OFFICE LETTER UNDER NO.
MHADA MH/EE/(BP)/GM/MHADA-1/1270/2025/OCC/1/NEW

Jitesh Ashok Patole — SE(B.P.)Cell
Milind Tryamba k Borode — Dy.Eng.(B.P.)Cell
Mahesh Sadhu Jadhav — Executive Engineer (B.P.)Cell MHADA

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 756.67 SQ. MT. (SEVEN HUNDRED FIFTY SIX POINT SIX SEVEN ONLY). AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A.D.A. RECORDS.

Jayantilal Lalji Rathod
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 MAKARAND CO-OP. HSG. SOCIETY LTD,

Mayur Tulsidas Dama — Digitally signed by Mayur Tulsidas Dama, Date: 2025.07.30 12:34:14 +05'30'

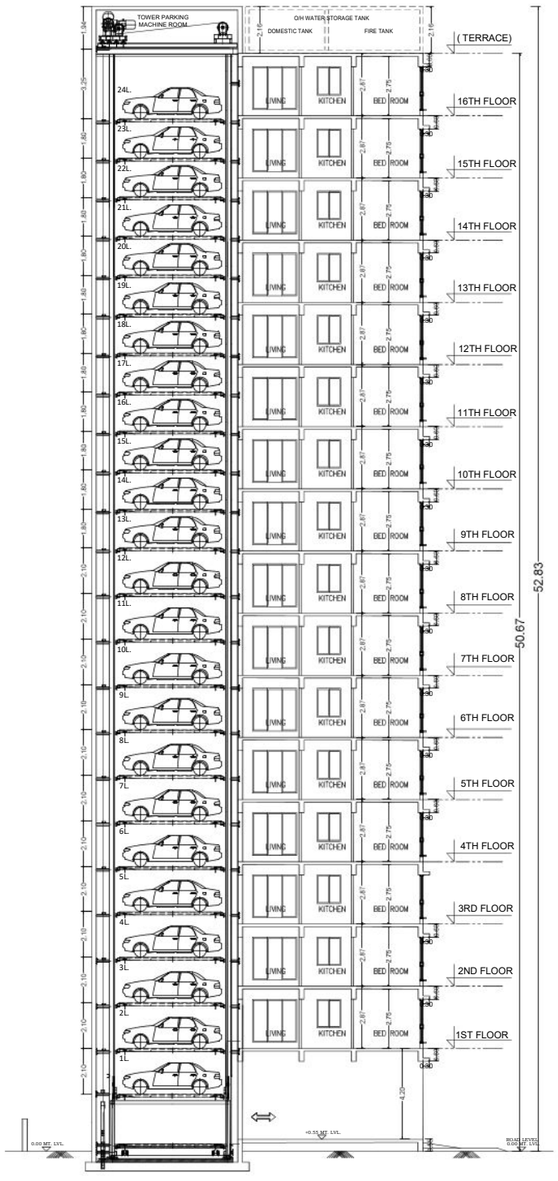
JOB NO.	DRG NO.	SCALE	CHK. BY	DRN. BY	REV	DESCRIPTION	DATE	SIGN.
		AS SHOWN		ATUL				

SIGNATURE

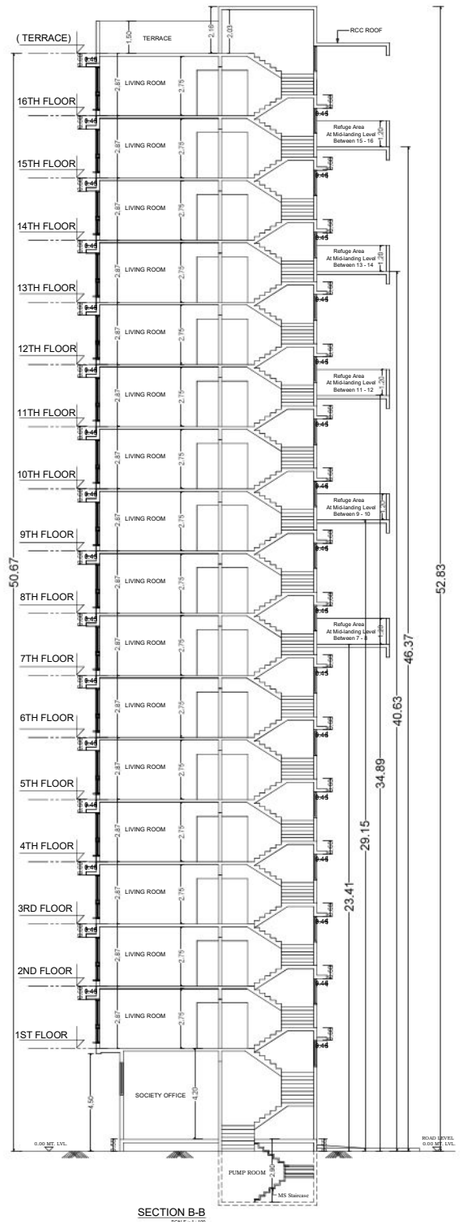
Jayantilal Lalji Rathod
J.L. RATHOD
(ARCHITECT)
CA/84/8111

NAME AND ADDRESS OF ARCHITECT

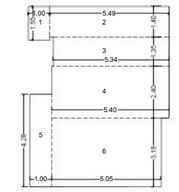
CONSULTANTS COMBINE
TECHNICAL CONSULTANTS
OFFICE BLDG NO.5, OPP BLDG.NO.50,
PANTNAGAR, GHATKOPAR (EAST) MUMBAI-75.
TELE/FAX NO: 2102 74 87.



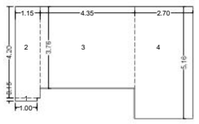
SECTION A-A
SCALE - 1 : 100



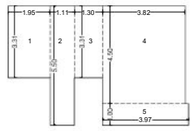
SECTION B-B
SCALE - 1 : 100



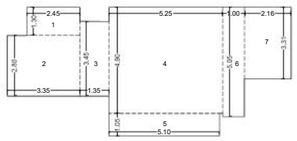
RERA CARPET AREA DIAGRAM
FLAT NO 105, 1ST TO 16TH FLOOR
SCALE - 1 : 100



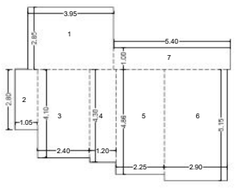
RERA CARPET AREA DIAGRAM
FLAT NO 104, 1ST TO 16TH FLOOR
SCALE - 1 : 100



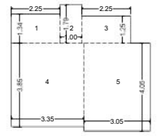
RERA CARPET AREA DIAGRAM
FLAT NO 103, 1ST TO 16TH FLOOR
SCALE - 1 : 100



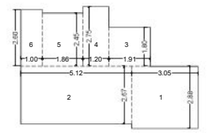
RERA CARPET AREA DIAGRAM
FLAT NO 102, 1ST TO 16TH FLOOR
SCALE - 1 : 100



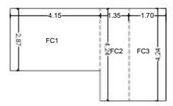
RERA CARPET AREA DIAGRAM
FLAT NO 101, 1ST TO 16TH FLOOR
SCALE - 1 : 100



RERA CARPET AREA DIAGRAM
FLAT NO 106, 1ST TO 16TH FLOOR
SCALE - 1 : 100



RERA CARPET AREA DIAGRAM
FLAT NO 107, 1ST TO 16TH FLOOR
SCALE - 1 : 100



AREA DIAGRAM FITNESS CENTRE
SCALE - 1 : 100

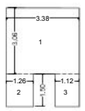
BUILT-UP AREA STATEMENT FITNESS CENTRE
GROUND FLOOR

ADDITIONS						
FC1	4.15	X	2.87	=	11.92	SQ. MT.
FC2	1.35	X	4.25	=	5.74	SQ. MT.
FC3	1.70	X	4.24	=	7.21	SQ. MT.
			Total	=	**24.87**	SQ. MT.

BUILT-UP AREA STATEMENT
(METER ROOM AT GROUND FLOOR)

Additions						
1	3.38	X	3.06	=	10.34	SQ. MT.
2	1.26	X	1.50	=	1.89	SQ. MT.
3	1.12	X	1.50	=	1.68	SQ. MT.
			Total	=	**13.91**	SQ. MT.

Prop. Tenament	112	/	50	X	10	= **22.40**
			13.91	-	22.40	8.49
Excess Meter Room	=		Nil			



BUA DIAGRAM METER ROOM
SCALE - 1 : 100

RERA CARPET AREA STATEMENT FOR PARKING PURPOSE ONLY

CARPET AREA FOR FLAT NO 101 (1st to 16th floor)

1	3.95	X	2.85	=	11.26	Sq.mt.
2	1.05	X	2.80	=	2.94	Sq.mt.
3	2.40	X	4.10	=	9.84	Sq.mt.
4	1.20	X	4.30	=	5.16	Sq.mt.
5	2.25	X	4.86	=	10.94	Sq.mt.
6	2.90	X	5.15	=	14.94	Sq.mt.
7	5.40	X	1.00	=	5.40	Sq.mt.
					60.47	**Sq.mt. 16 NOS**

CARPET AREA FOR FLAT NO 102 (1st to 16th floor)

1	2.45	X	1.30	=	3.19	Sq.mt.
2	3.35	X	2.80	=	9.38	Sq.mt.
3	1.35	X	3.45	=	4.66	Sq.mt.
4	5.25	X	4.90	=	25.73	Sq.mt.
5	5.10	X	1.05	=	5.36	Sq.mt.
6	1.00	X	5.05	=	5.05	Sq.mt.
7	2.16	X	3.31	=	7.15	Sq.mt.
					60.50	**Sq.mt. 16 NOS**

CARPET AREA FOR FLAT NO 103 (1st to 16th floor)

1	1.95	X	3.31	=	6.45	Sq.mt.
2	1.11	X	5.50	=	6.11	Sq.mt.
3	1.30	X	3.31	=	4.30	Sq.mt.
4	3.82	X	4.50	=	17.21	Sq.mt.
5	3.97	X	1.00	=	3.97	Sq.mt.
					38.04	**Sq.mt. 16 NOS**

CARPET AREA FOR FLAT NO 104 (1st to 16th floor)

1	1.00	X	0.15	=	0.15	Sq.mt.
2	1.15	X	4.20	=	4.83	Sq.mt.
3	4.35	X	3.76	=	16.36	Sq.mt.
4	2.70	X	5.16	=	13.93	Sq.mt.
					35.27	**Sq.mt. 16 NOS**

CARPET AREA FOR FLAT NO 105 (1st to 16th floor)

1	1.00	X	1.55	=	1.55	Sq.mt.
2	5.49	X	1.40	=	7.69	Sq.mt.
3	5.34	X	1.35	=	7.21	Sq.mt.
4	5.40	X	2.40	=	12.96	Sq.mt.
5	1.00	X	4.28	=	4.28	Sq.mt.
6	5.05	X	3.18	=	16.08	Sq.mt.
					49.78	**Sq.mt. 16 NOS**

CARPET AREA FOR FLAT NO 106 (1st to 16th floor)

1	2.25	X	1.34	=	3.02	Sq.mt.
2	1.00	X	1.79	=	1.79	Sq.mt.
3	2.25	X	1.25	=	2.81	Sq.mt.
4	3.35	X	3.85	=	12.91	Sq.mt.
5	3.05	X	4.05	=	12.35	Sq.mt.
					32.88	**Sq.mt. 16 NOS**

CARPET AREA FOR FLAT NO 107 (1st to 16th floor)

1	3.05	X	2.88	=	8.78	Sq.mt.
2	5.12	X	2.67	=	13.67	Sq.mt.
3	1.91	X	1.80	=	3.44	Sq.mt.
4	1.20	X	2.75	=	3.30	Sq.mt.
5	1.86	X	2.45	=	4.56	Sq.mt.
6	1.00	X	2.60	=	2.60	Sq.mt.
					36.35	**Sq.mt. 16 NOS**

FORM II (PROFORMA B)

CONTENTS OF SHEETS

SECTION A-A & B-B
RERA CARPET AREA DIAGRAM & CALCULATION.

ACCEPTED AS COMPLETION PLANS AS ACCOMPANIMENTS OF ACCEPTANCE FULL OCCUPATION CERTIFICATE BY THIS OFFICE LETTER UNDER NO.
MHADA MH/EE/(BP)/GM/MHADA-1/1270/2025/OCC/1/NEW

Jitesh Ashok Patole — Digitally signed by Jitesh Ashok Patole, Date: 2025.07.30 16:41:46 +05'30'
SE(B.P.)Cell

Milind Tryambak Borode — Digitally signed by Milind Tryambak Borode
Dy.Eng.(B.P.)Cell

Mahesh Sadhu Jadhav — Digitally signed by Mahesh Sadhu Jadhav, Date: 2025.08.14 13:23:03 +05'30'
Executive Engineer (B.P.)Cell MHADA

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 ECDB FOLLOWED.
5) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

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 MAKARAND CO-OP. HSG. SOCIETY LTD,

Mayur Tulsidas Dama — Digitally signed by Mayur Tulsidas Dama, Date: 2025.07.30 12:35:22 +05'30'

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

SIGNATURE

Jayantilal Lalji Rathod
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.