

NITIN A. PATIL

Architect, Reg. No. CA/ 2008 / 42077



Building No.- 24, Wing - A, Flat No.- 601 to 604, 6th floor,
Maitri Co-op Housing Society, MHADA Colony, Bimbisar Nagar,
Near Western Express Highway, Mahanand Dairy,
Goregaon (E), Mumbai- 400 065



Date: 28/11/2023

ARCHITECT'S FSI/BUA CERTIFICATE

(To be issued on completion of each of the Building/Wing)

Sub: Surveying, Planning, Designing, constructing and obtaining necessary approvals for construction of EWS, LIG, MIG & HIG T/s on open plot (A& B) on S. No: 29(pt.), CTS No: 50A(pt.), Pahadi Goregaon (W) on Turnkey Basis.

Ref: -

1. IOA had been granted by EE (BP) CELL/MHADA u.no.-MH/EE (BP) CELL/GM/ MHADA-57/181/2019, dated: 31/12/2019 for PLOT-A--BLDG. NO.-03 [EWS] wing no: - A, B, C, D, E, F, G comprising of Stilt+23 floors and PLOT-B--BLDG. NO.-02 [EWS] wing no: - A, B, C, D comprising of Stilt+23 floors.
2. Approved revised layout plot-B---U/No: CAP/A/ET-393/2022, dated: - 01ST November 2022.
3. Approved full OCC u.no.-MH/EE (BP) CELL/GM/ MHADA-57/452/2023, dated: 19/05 /2023 for PLOT-B--BLDG. NO.-02 [EWS] wing no: - A, B, C, D comprising of Stilt+23 floors.
4. Approved full OCC u.no.-MH/EE (BP) CELL/GM/ MHADA-57/452/2023, dated: 19/05/2023 for PLOT-B--BLDG. NO.-03 [LIG] wing no: - A, B, C, D comprising of Stilt+23 floors.
5. Approved revised layout plot-A---U/No: - CAP/LAC(PA)/331/2023, dated: - 19th July 2023.
6. Approved full OCC u.no.-MH/EE (BP) CELL/GM/ MHADA-57/181/2023, dated: 19/05/2023 for PLOT-A--BLDG. NO.-03 [EWS] wing no: - A, B, C, D, E, F, G comprising of Stilt+23 floors.

Dear Sir,

I, Nitin A. Patil have undertaken assignment as Architect / Licensed Surveyor certifying Completion of Construction Work for PLOT-A-- Building no.-03 [EWS] for PLOT-B-- Building no.-02 [EWS], Building no.-03 [LIG] situated on the plot bearing C.T.S. No. 50A(Pt.) of village Pahadi Goregaon, Goregaon (W), Goregaon Division, 'P/S' Ward, Mumbai for M.H. & A.D. Board.

I hereby certify that the building is granted Full Occupancy Certificate issued under number- MH/EE (BP) CELL/GM/ MHADA-57/181/2023, dated: 19/05/2023 for PLOT-A--BLDG. NO.-03 [EWS] wing no: - A, B, C, D, E, F, G comprising of Stilt+23 floors by EE/B. P Cell/MHADA and Approved full OCC u.no.-MH/EE (BP) CELL/GM/ MHADA-57/452/2023, dated: 19/05/2023 for PLOT-B--BLDG. NO.-02 [EWS] wing no: - A, B, C, D comprising of Stilt+23 floors and Approved full OCC u.no.-MH/EE (BP) CELL/GM/ MHADA-57/452/2023, dated: 19/05/2023 for PLOT-B--BLDG. NO.-03 [LIG] wing no: - A, B, C, D comprising of Stilt+23 floors (Local planning Authority).

FSI/BUA TABLE IS AS FOLLOWS: (FULL OCC GRANTED)

SR. NO.	<u>PLOT-A</u> BLDG. NO: -2	FSI BUA with Fungible area in Sq.M.					Total BUA in Sq.M.
	WING	A-B	C-D	E	F-G		
01	Bldg. no-3-EWS--S+23 Wings-A to G=1239 t/s	9,820.49 3,437.17	9,820.82 3,437.29	4,919.84 1,721.94	9,820.49 3,437.17	34,381.64 12,033.57	46,415.21
	<u>PLOT-B</u> BLDG. NO: -2 & 3						
01	Bldg. no-2-EWS--S+23 Wings-A to D=708 t/s	9,820.49 3,437.17	9,820.82 3,437.29	-----	-----	19,641.31 06,874.46	26,515.77
	WING	A	B	C	D		
02	Bldg. no-3-LIG--S+23 Wings-A to D=736 t/s	7,633.36 2,671.67	7,633.36 2,671.67	7,633.36 2,671.67	7,633.36 2,671.67	30,533.44 10,686.68	41,220.12
	Total= 2,683 tenements				Total BUA=	1,14,151.10	

As per approved OC plans, details are as follows:

- Total plot area (A+B) = $39,902.65 + 30,437.09 = 70,339.74$ Sq.M.
- **FSI Permissible is 4.00.**
- Sanctioned FSI BUA = **1,14,151.10 Sq.M.**—EWS+LIG=15 wings--PLOT-A&B.
- Proposed FSI but OC is not sanctioned = **32,317.60 Sq.M.** in plot-B.
- Sanctioned + proposed FSI BUA is **1,46,468.70 Sq.M.** =15 wings--PLOT-A&B.
- Permissible FSI of plot- A & B = $1,50,660.76$ Sq.M.+ $1,06,874.37$ Sq.M.= $2,57,535.13$ Sq.M.
- Balance FSI BUA is $1,11,066.43$ Sq.M.

Yours Faithfully.

NITIN A

PATIL

NITIN A. PATIL

ARCHITECT

CA/2008/42077

Digitally signed by NITIN A PATIL
DN: c=IN, o=Personal, CN= 6841016,
2.5.4.20=57193fdd2070aea31524d2782bd4369c5d597
ad0e03e09e9beaea0db5970815d, postalCode=416115,
st=Maharashtra,
serialNumber=8841d4bd846e0a804623a2500aa7930e
5ed59e6fb9b4a77c82c0a4a4493d4cfa, cn=NITIN A
PATIL
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