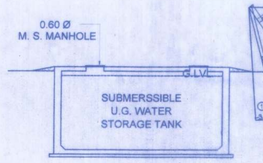
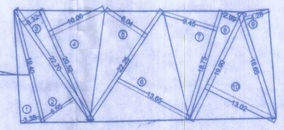


SECTION THRU. COMPOUND WALL



SECTION OF WATER STORAGE TANK



PLOT AREA DIAGRAM
SCALE 1:500

PLOT AREA CALCULATION

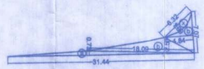
1	0.50	X	19.40	X	3.38	X	1 NO	=	32.77 SQ.MT.
2	0.50	X	22.70	X	6.55	X	1 NO	=	74.34 SQ.MT.
3	0.50	X	22.70	X	3.32	X	1 NO	=	37.68 SQ.MT.
4	0.50	X	20.52	X	10.06	X	1 NO	=	103.22 SQ.MT.
5	0.50	X	22.25	X	8.04	X	1 NO	=	89.45 SQ.MT.
6	0.50	X	22.25	X	13.65	X	1 NO	=	151.86 SQ.MT.
7	0.50	X	18.75	X	9.45	X	1 NO	=	88.59 SQ.MT.
8	0.50	X	19.90	X	2.99	X	1 NO	=	29.75 SQ.MT.
9	0.50	X	18.65	X	4.28	X	3.15	=	99.91 SQ.MT.
10	0.50	X	19.90	X	13.02	X	1 NO	=	129.54 SQ.MT.
TOTAL BUILT UP AREA								=	777.11 SQ.MT. —X

SETBACK AREA CALCULATION

a	0.50	X	31.44	X	0.73	X	1 NO	=	11.48 SQ.MT.
b	0.50	X	18.09	X	2.51	X	1 NO	=	22.70 SQ.MT.
c	0.50	X	7.07	X	4.84	X	1 NO	=	17.11 SQ.MT.
DEDUCTION									
x	2/3	X	6.32	X	1.09	X	1 NO	=	4.59 SQ.MT.
SETBACK AREA								=	46.70 SQ.MT. —Y

NET PLOT AREA

NET PLOTAREA (X-Y)	=	730.41 SQ.MT.

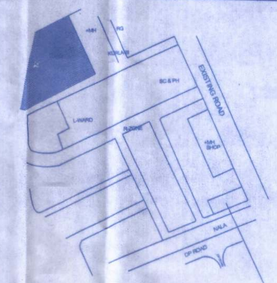


SETBACK AREA DIAGRAM
SCALE 1:500

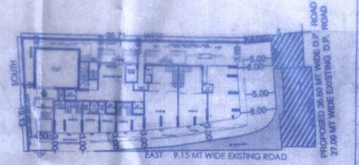
PERMISSIBLE BUA		PERMISSIBLE FCFSI (35%)	TOTAL
RESIDENTIAL / COMMERCIAL	2013.97	704.89	2718.86
PROPOSED BUA		**PROPOSED FCFSI**	**TOTAL**
RESIDENTIAL	1653.74	536.98	2190.72
COMMERCIAL	360.23	123.27	483.50
TOTAL	2013.97	660.25	2674.22

BUILT UP AREA SUMMARY

FLOOR	RESIDENTIAL B.U.A	COMMERCIAL B.U.A	STAIRCASE AREA	NO.OF SHOPS /FLATS
GROUND	---	178.23 sqmt.	43.27 sqmt.	8 Nos.
1ST FLR.	---	305.27 sqmt.	44.49 sqmt.	6 Nos.
2ND FLR.	365.12 sqmt.		44.49 sqmt.	7 Nos.
3RD FLR.	365.12 sqmt.		44.49 sqmt.	7 Nos.
4TH FLR.	365.12 sqmt.		44.49 sqmt.	7 Nos.
5TH FLR.	365.12 sqmt.		44.49 sqmt.	7 Nos.
6TH FLR.	365.12 sqmt.		44.49 sqmt.	7 Nos.
7TH FLR.	365.12 sqmt.		44.49 sqmt.	7 Nos.
TOTAL	2190.72 sqmt.	483.50 sq.mt.	354.70 sq.mt.	115 Nos.
TOTAL	2674.22 sqmt.		354.70 sq.mt.	115 Nos.



LOCATION PLAN
SCALE 1:4000



BLOCK PLAN
SCALE - 1:500

PARKING AREA STATEMENT

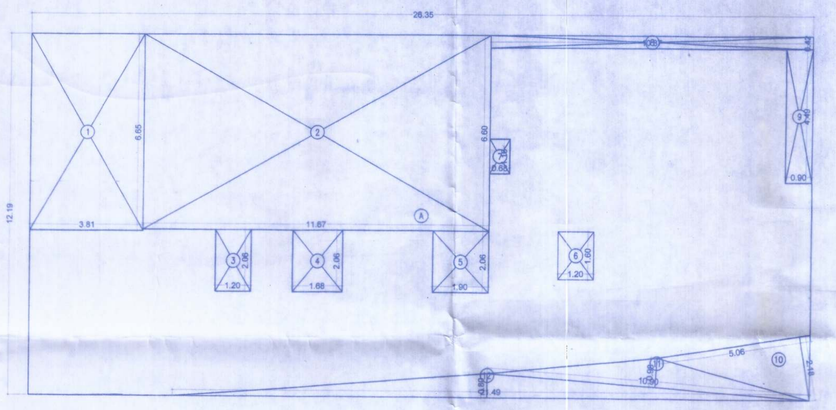
CONSIDERING RERA CARPET AREA	NO.OF PARK. REQ. BY RULE	NO.OF FLAT PROPO.	NO.OF PARK REQ.
BELOW 45.00 SQMT.	1PARKING FOR 8 FLATS	18	2.25
45.00 SQMT. TO 60.00 SQMT.	1PARKING FOR 4 FLATS	24	6.00
60.00 SQMT. TO 90.00 SQMT.	1PARKING FOR 2 FLATS	0	0.00
ABOVE 90.00 SQMT.	1 PARKING FOR 1 FLATS	0	0.00
TOTAL	---	42	8.25
10% VISITORS 8.25 X 10% = 0.83 NOS.			1.00
TOTAL NO.OF PARKING REQUIRED RESIDENTIAL			9.25
	say		9.00 nos. —①
SHOP = 591.54 SQMT.	(AS PER REG. 44 TABLE 21 (10) -1 PARKING FOR EVERY 50 SQ.MT. OF TOTAL FLOOR AREA FOR SHOPS EACH OVER 20 sq.m AREA (483.50 SQMT. / 50)		9.67 nos.
10% VISITORS PARKING (9.67 X 10% = 0.97 BUT MIN 2 NOS.)			2.00
	TOTAL		11.67
	SAY		12.00 nos. —②
TOTAL PARKING REQUIRED (RESIDENTIAL + NON RESIDENTIAL) (1 + 2)			21.00 nos. —③
ADDITIONAL 50% PARKING (21.00 X 50 %) DCPR 31(1) VI = 10.50			11.00 nos.
TOTAL PARKING PERMISSIBLE			32.00 nos. —④
TOTAL PROPOSED RESIDENTIAL + COMMERCIAL (SHOP)			26.00 nos.
BIG CAR PARKING 14 NOS.	SMALL CAR PARKING 12 NOS.		

BUILT UP AREA CALCULATION

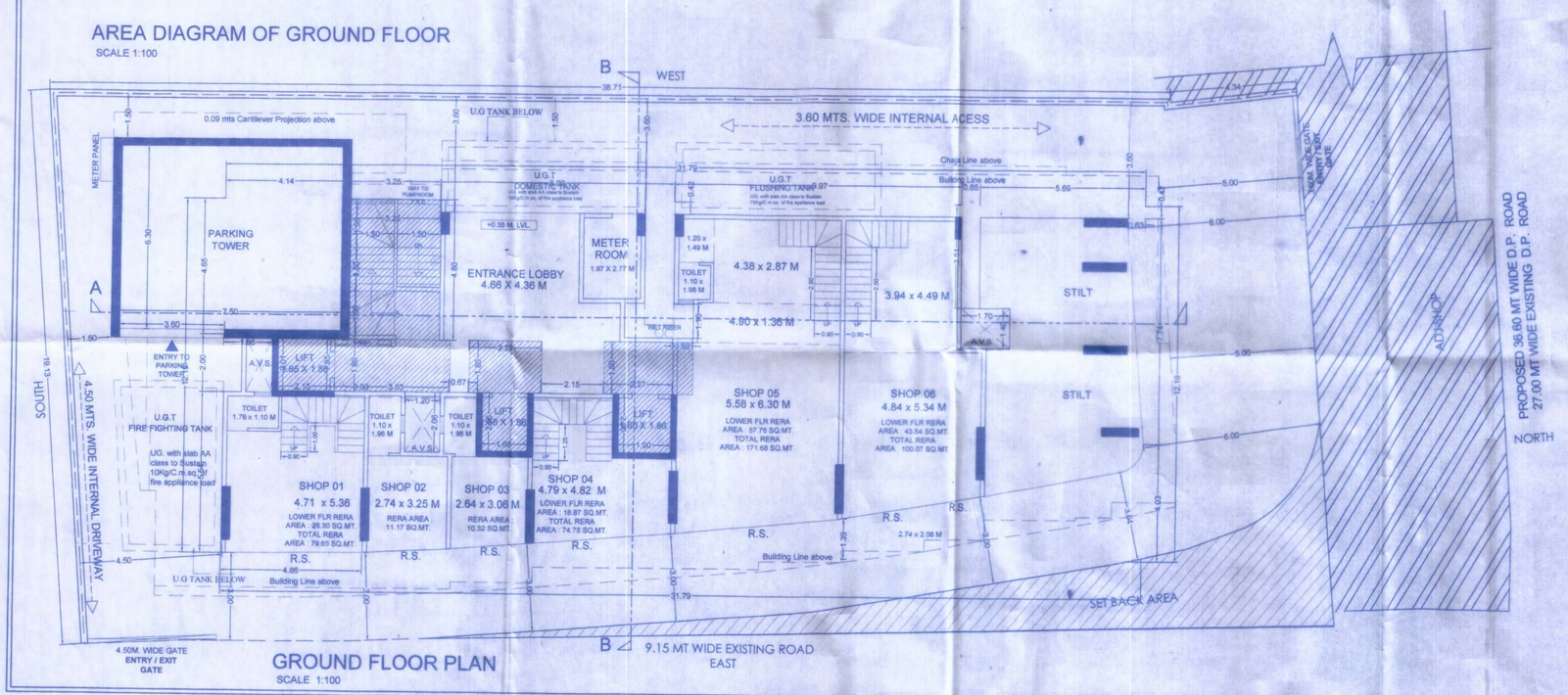
GROUND FLOOR								
A	26.35	X	12.19	X	1 NO	=	321.21 SQ.MT.	
TOTAL ADDITION						=	321.21 SQ.MT.	X

DEDUCTIONS

1	3.81	X	6.65	X	1 NO	=	25.34 SQ.MT.	
2	11.67	X	6.60	X	1 NO	=	77.02 SQ.MT.	
3	1.20	X	2.06	X	1 NO	=	2.47 SQ.MT.	
4	1.68	X	2.06	X	1 NO	=	3.46 SQ.MT.	
5	1.90	X	2.06	X	1 NO	=	3.91 SQ.MT.	
6	1.20	X	1.60	X	1 NO	=	1.92 SQ.MT.	
7	0.68	X	1.16	X	1 NO	=	0.79 SQ.MT.	
8	10.67	X	0.42	X	1 NO	=	4.57 SQ.MT.	
9	0.90	X	4.49	X	1 NO	=	4.04 SQ.MT.	
10	1/2 X	5.06	X	2.18	X 1 NO	=	5.52 SQ.MT.	
11	1/2 X	10.90	X	0.98	X 1 NO	=	5.34 SQ.MT.	
12	1/2 X	21.49	X	0.80	X 1 NO	=	8.60 SQ.MT.	
TOTAL DEDUCTION						=	142.98 SQ.MT.	Y1
TOTAL BUILT UP AREA [X - Y1]						=	178.23 SQ.MT.	X1



AREA DIAGRAM OF GROUND FLOOR
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100

NOTE:
1) ALL DIMENSIONS ARE IN METERS
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 THE PREVAILING REGULATION AND CIRCULARS ISSUED BY MCGM AND MHADA TIME TO TIME.
4) GUIDELINES ISSUED IN EODB FOLLOWED.
5) THE ARITHMATIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

STAMP OF APPROVAL

This cancels Approval to the previous Plans Sanctioned under no. MHADA-32/293/2019 dated 04/05/2019

Approved subject to conditions mentioned in this office Letter No. Mhada-32/293/2023
Date 31 MAY 2023
Ex. Eng. Bldg. Permission Cell/Greater Mumbai (E.S.)
Maharashtra Housing & Area Development Authority

PROFORMA-A

Sr.No.	DESCRIPTION	area in sqm.
1.	Area of plot As per Demarcation	777.11
2.	Deductions for	
a.	Road set-back Area	46.70
b.		-
c.		-
d.	----% amenity space as per DCR 56/57 (Sub-plot ------)	-
e.	TOTAL	46.70
3.	Balance area of plot (1-2)	730.41
4.	Deduction for 15% Recreation Ground/10% Amenity space (If deduction for ind)	
5.	Net Area of plot	730.41
6.	Additions for Floor Space Index	
	2(a) 100% for D.P.Road /Sel-back	46.70
	2(b) 33% as per DCR 32	
	2(c) % as per DCR 33	
	2(d) other	
7.	Total Area (5 + 6)	777.11
8.	Floor Space Index Permissible	2.50
9.	Permissible built-up area	2013.97
10.	Proposed built-up area	2013.97
11.	Excess balcony area taken in FSI	
12.	Purely Residential built-up area	1653.74
13.	Remaining Non residential built-up area	360.23
14.	Total built-up area proposed	2013.97
15.	F.S.I Consumedon Net Holding = 15/3	
B.	Details of FSI available as per reg. no.31(3) of DCPR 2034	
1.	Fungible built-up area component proposed vide reg.no.31(3) of dcpr 2034 for purely residential (charging premium area)	469.56
1A.	Fungible built-up area component proposed vide reg.no.31(3) of dcpr 2034 for purely residential (without premium area existing bua x0.35)	67.42
2.	Fungible built-up area component proposed vide reg.no.31(3) of dcpr 2034 for Non residential i.e <	123.27
3.	Total Fungible built-up area vide reg.no.31(3) of dcpr 2034 (B1+B1A+B2)	660.25
4.	Total gross built-up area proposed (15+B3)	2674.22
C.	Tenements Statement	
i)	Proposed area (Item A, 14 above)	2674.22
ii)	Less Deduction Of Non Residential area (shop etc.)	483.50
iii)	Area Available for Tenement (i) Minus (ii)	2190.72
iv)	Tenement Permissible	99
v)	Tenement Proposed	
vi)	Tenement Existing	
vii)	Total Tenement Proposed	42
D.	Parking Statement	
i	Total Parking required by regulation	As per statement
ii	Total no. of parking spaces provided	As per statement

FORM II (PROFORMA B)

CONTENTS OF SHEET :

GROUND & 1ST FLOOR PLAN, PLOT AREA DIAGRAM & CALCULATION
BLOCK & LOCATION PLAN , PARKING & BUILT UP AREA STATEMENT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF BLDG.NO.76, KNOW AS ANAND CHS LTD, PLOT BEARING C.T.S. NO 12 (pt)) OF VILLAG KURLA III, KURLA (E) MUMBAI - 400 024.

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 790.62 SQUARE METERS (SEVEN HUNDRED NINTY POINT EIGHTY TWO ONLY), AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A.D.A. RECORDS.

Ar. Mandar C. Katalkar
CA/2005/37066

NAME AND SIGN. OF OWNER :	NAME AND ADDRESS OF ARCHITECT
M/S. STAR RISE — For Star Rise — SIGNATURE Partner	Ar. Mandar C. Katalkar CA/2005/37066
	1103, A WING, 11TH FLOOR, SHRAMIK CHSL, GADHAV NAKA, OPP SHIVSENA SHAKHA, BHANDUP WEST, MUMBAI 400 078.

DRAWING TITLE:	APPROVAL PLAN		
DRWG NO.	1/4		
NORTH	SCALE	DATE	
	AS STATED	30-03-2023	
	DRAWN	CHECKED	
	FAHEEM	MANDAR	