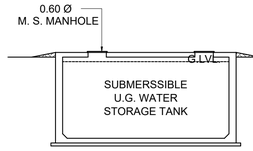
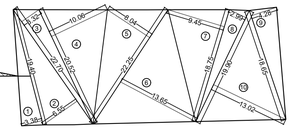


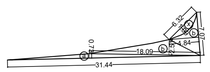
SECTION THRU.
COMPOUND WALL



SECTION OF WATER
STORAGE TANK



PLOT AREA DIAGRAM
SCALE 1:500



SETBACK AREA DIAGRAM
SCALE 1:500

PERMISSIBLE BUA		PERMISSIBLE FCFSI (35%)	TOTAL
RESIDENTIAL / COMMERCIAL	5881.57	2058.54	7940.11
PROPOSED BUA		**PROPOSED FCFSI**	**TOTAL**
RESIDENTIAL	5434.64	950.74	6385.38
COMMERCIAL	445.26	153.90	599.16
TOTAL	5879.90	1104.64	6984.54

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	=	39.91	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

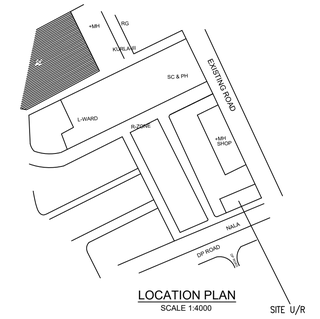
a	0.50	X 31.44	X 0.73	X 1 NO	=	11.48	SQ.MT.	
b	0.50	X 18.09	X 2.51	X 1 NO	=	22.70	SQ.MT.	
c	0.50	X 7.07	X 4.84	X 1 NO	=	17.11	SQ.MT.	
DEDUCTION								
x	2/3	X 6.32	X 1.09	X 1 NO	=	4.59	SQ.MT.	
SETBACK AREA					=	46.70	SQ.MT.	Y

NET PLOT AREA

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

BUILT UP AREA SUMMARY

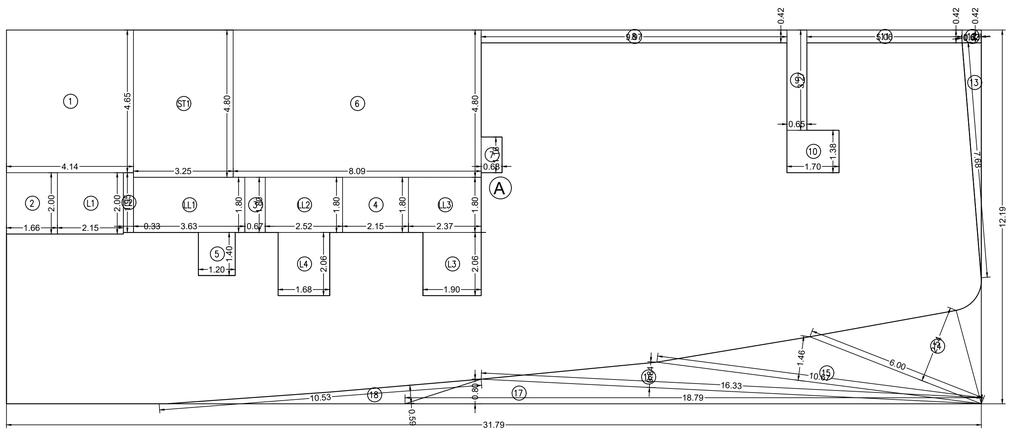
FLOOR	RESIDENTIAL B.U.A	COMMERCIAL B.U.A	AMENITIES AREA S.OFFICE	AMENITIES AREA REFUGE AREA	STAIRCASE AREA	GROSS BUILT UP AREA	NO.OF FLATS
GROUND	---	227.53 sqmt.			42.87 sqmt.	270.40 sqmt.	7 Nos.
1ST FLR.	---	371.63 sqmt.			48.49 sqmt.	424.31 sq.mt.	
2ND FLR.	365.13 sqmt.				45.30 sqmt.	410.43 sq.mt.	7 Nos.
3RD FLR.	365.13 sqmt.				45.30 sqmt.	410.43 sq.mt.	7 Nos.
4TH FLR.	365.13 sqmt.				45.30 sqmt.	410.43 sq.mt.	7 Nos.
5TH FLR.	365.13 sqmt.				45.30 sqmt.	410.43 sq.mt.	7 Nos.
6TH FLR.	365.13 sqmt.				45.30 sqmt.	410.43 sq.mt.	7 Nos.
7TH FLR.	365.13 sqmt.				45.30 sqmt.	410.43 sq.mt.	7 Nos.
8TH FLR.	261.38 sqmt.			103.75 sqmt.	45.30 sqmt.	410.43 sq.mt.	5 Nos.
9TH FLR.	365.13 sqmt.				45.30 sqmt.	410.43 sq.mt.	7 Nos.
10TH FLR.	365.13 sqmt.				45.30 sqmt.	410.43 sq.mt.	7 Nos.
11TH FLR.	365.13 sqmt.				45.30 sqmt.	410.43 sq.mt.	7 Nos.
12TH FLR.	365.13 sqmt.				45.30 sqmt.	410.43 sq.mt.	7 Nos.
13TH FLR.	365.13 sqmt.				45.30 sqmt.	410.43 sq.mt.	7 Nos.
14TH FLR.	365.13 sqmt.				45.30 sqmt.	410.43 sq.mt.	7 Nos.
15TH FLR.	281.92 sqmt.		14.21 sq.mt.	69.00 sqmt.	45.30 sqmt.	410.43 sq.mt.	6 Nos.
16TH FLR.	365.13 sqmt.				45.30 sqmt.	410.43 sq.mt.	7 Nos.
17TH FLR.	365.13 sqmt.				45.30 sqmt.	410.43 sq.mt.	7 Nos.
18TH FLR.	365.13 sqmt.				45.30 sqmt.	410.43 sq.mt.	7 Nos.
19TH FLR.	365.13 sqmt.				45.30 sqmt.	410.43 sq.mt.	7 Nos.
TOTAL	6385.38 sqmt.	599.16 sq.mt.	14.21 sq.mt.	172.75 sq.mt.	906.76 sq.mt.	8082.45 sq.mt.	131 Nos.
TOTAL	6984.54 sqmt.		14.21 sq.mt.	172.75 sq.mt.	906.76 sq.mt.	8078.26 sq.mt.	131 Nos.



LOCATION PLAN
SCALE 1:4000



BLOCK PLAN
SCALE - 1:500



AREA DIAGRAM OF GROUND FLOOR
SCALE 1:100

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	55	06.88
45.00 SQMT. TO 60.00 SQMT.		1PARKING FOR 4 FLATS	67	16.75
60.00 SQMT. TO 90.00 SQMT.		1PARKING FOR 2 FLATS	1	00.50
ABOVE 90.00 SQMT.		1 PARKING FOR 1 FLATS	0	0000
TOTAL		---	123	24.13
10% VISITORS 24.13 X 10% = 2.41 NOS.				02.41
TOTAL NO.OF PARKING REQUIRED RESIDENTIAL				26.54
		say		27.00 nos. ①
SHOP = 600.94 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 (600.94 SQMT. / 50)			12.01 n os.
10% VISITORS PARKING (12.13 X 10% = 1.21 BUT MIN 2 NOS.)				02.00
		TOTAL		14.13
		SAY		14.00 nos. ②
TOTAL PARKING REQUIRED (RESIDENTIAL + NON RESIDENTIAL) (1 + 2)				41.00 nos. ③
ADDITIONAL 50% PARKING (41.00 X 50 %) DCPR 31(1) VI = 20.50				20.50 nos.
TOTAL PARKING PERMISSIBLE				61.50 nos. ④
TOTAL PROPOSED RESIDENTIAL + COMMERCIAL (SHOP)				63.00 nos.
BIG CAR PARKING 32 NOS.	SMALL CAR PARKING 31 NOS.			

BUILT UP AREA CALCULATION

GROUND FLOOR							
A	31.68	X 12.15	X 1 NO	=	384.91	SQ.MT.	
		TOTAL ADDITION		=	384.91	SQ.MT.	X

DEDUCTIONS

1	4.13	X 4.63	X 1 NO	=	19.12	SQ.MT.
2	1.65	X 1.99	X 1 NO	=	3.28	SQ.MT.
3	0.67	X 1.79	X 1 NO	=	1.20	SQ.MT.
4	2.14	X 1.79	X 1 NO	=	3.83	SQ.MT.
5	1.20	X 1.40	X 1 NO	=	1.68	SQ.MT.
6	8.06	X 4.78	X 1 NO	=	38.53	SQ.MT.
7	0.68	X 1.16	X 1 NO	=	0.79	SQ.MT.
8	9.94	X 0.42	X 1 NO	=	4.17	SQ.MT.
9	0.65	X 3.26	X 1 NO	=	2.12	SQ.MT.
10	1.69	X 1.38	X 1 NO	=	2.33	SQ.MT.
11	5.05	X 0.42	X 1 NO	=	2.12	SQ.MT.
12	0.62	X 0.42	X 1 NO	=	0.26	SQ.MT.
13	1/2 X 7.66	X 0.62	X 1 NO	=	2.37	SQ.MT.
14	1/2 X 5.98	X 2.53	X 1 NO	=	7.56	SQ.MT.
15	1/2 X 10.63	X 1.45	X 1 NO	=	7.71	SQ.MT.
16	1/2 X 16.27	X 0.83	X 1 NO	=	6.75	SQ.MT.
17	1/2 X 18.73	X 0.80	X 1 NO	=	7.49	SQ.MT.
18	1/2 X 10.50	X 0.61	X 1 NO	=	3.20	SQ.MT.
		TOTAL DEDUCTION		=	114.51	SQ.MT. Y1
TOTAL BUILT UP AREA [X – Y1]				=	270.40	SQ.MT. X1

LIFT AREA CALCULATION

GROUND FLOOR						
L1	2.14	X 1.99	X 1 NO	=	4.26	SQ.MT.
L2	0.33	X 1.94	X 1 NO	=	0.64	SQ.MT.
L3	1.89	X 2.05	X 1 NO	=	3.87	SQ.MT.
L4	1.67	X 2.05	X 1 NO	=	3.42	SQ.MT.
TOTAL LIFT AREA PER FL. (GRD FLOOR)				=	12.19	SQ.MT. Y2

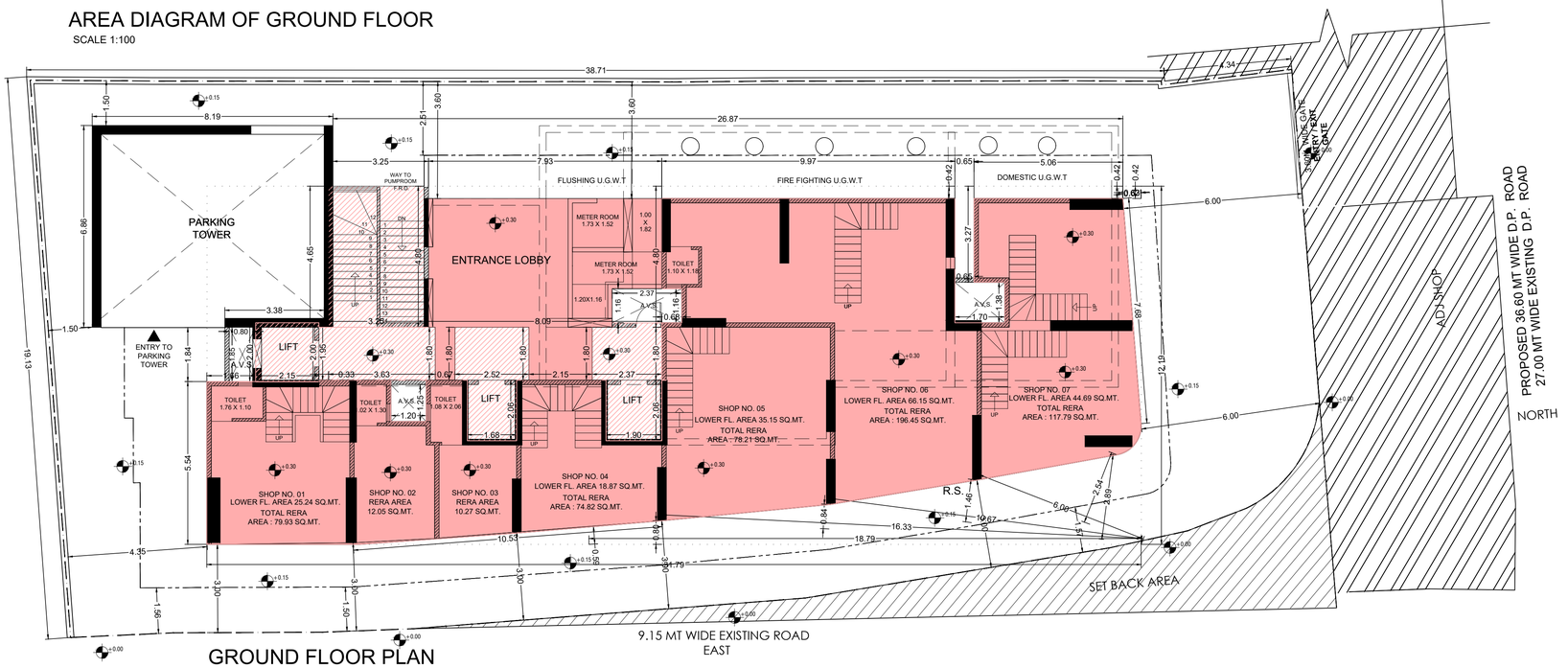
STAIRCASE AREA CALCULATION

GROUND FLOOR						
ST1	3.24	X 4.78	X 1 NO	=	15.49	SQ.MT.
TOTAL STAIRCASE AREA PER FL. (GRD FLOOR)				=	15.49	SQ.MT. Y3

LIFT LOBBY AREA CALCULATION

GROUND FLOOR						
LL1	3.62	X 1.79	X 1 NO	=	6.48	SQ.MT.
LL2	2.51	X 1.79	X 1 NO	=	4.49	SQ.MT.
LL3	2.36	X 1.79	X 1 NO	=	4.22	SQ.MT.
TOTAL LIFT LOBBY AREA PER FL. (GRD FLOOR)				=	15.19	SQ.MT. Y4

NET BUILT UP AREA [X1 – (Y2+Y3+Y4)]	=	227.53	SQ.MT.



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

1/5

Accepted as completion plans as accompaniments of acceptance
FULL OC by this office letter under no.- MHADA-22 / 293 / 2025
Date

DIGITAL SIGNATURE

SE/(BP)	DE/(BP)	EE/(BP)/GM/MHADA(ES)

P R O F O R M A - A

Sr.No.		D E S C R I P T I O N	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 /Set-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	3.00
9.		Permissible built-up area (Plot Area x 3.00) 777.11 x 3 = (Pro-rata = 2504.80 sq.mt.) (VP/A Quota = 1045.44 sq.mt.)	2331.33 2504.80 1045.44
		Total Permissible B.U.A	5881.57
10.		Proposed built-up area	5881.57
11.		Excess balcony area taken in FSI	
12.		Purely Residential built-up area	5434.64
13.		Remaining Non residential built-up area	445.26
14.		Total built-up area proposed	5879.90
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)	481.18
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)	469.56
2.		Fungible built-up area component proposed vide reg.no.31(3) of dcpr 2034 for Non residential i.e <	153.90
3.		Total Fungible built-up area vide reg.no.31(3) of dcpr 2034 (B1+B1A+B2)	1104.64
4.		Total gross built-up area proposed (15+B3)	6984.54
C.		Tenements Statement	
	i)	Proposed area (item a, 12 above)	6984.54
	ii)	Less Deduction Of Non Residential area (shop etc.)	599.16
	iii)	Area Available for Tenement (i) Minus (ii)	6385.38
	iv)	Tenement Permissible	287
	v)	Tenement Proposed	
	vi)	Tenement Existing	
	vii)	Total Tenement Proposed	123
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 777.11 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 SIGNATURE	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:	1/5	
NORTH	SCALE	DATE
	AS STATED	26.04.2025
	DRAWN	CHECKED
	FAHEEM	MANDAR