BUILT UP AREA STATEMENT (WING-A)

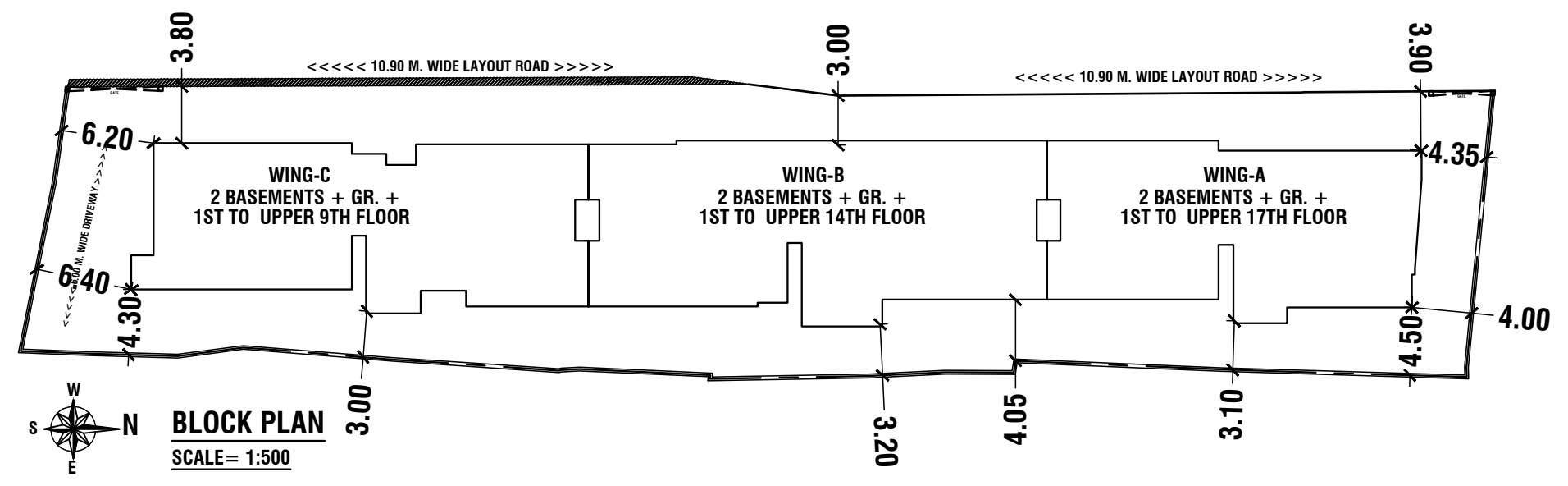
SR NO.	FLOORS	GROSS AREA	STAIRCASE, LIFT & LIFT LOBBY AREA	ED AREA	PROPOSED REFUGE AREA	SERVANT TOILET AREA	METER ROOM	FITNESS CENTER	SOCIETY OFFICE	ENTRANCE LOBBY	FIRE FIGHTING SWITCH PANEL & SWITCH OVER AREA	NET BUA (SQ.M)
	1	2	3	4	5	6	7	8	9	9	10	11= (2)-(3+4+6+7+8+9+10)
1	LOWER BASMENT	1029.01	---	---	---	---	---	---	---	---	---	---
2	UPPER BASMENT	1029.01	---	---	---	---	---	---	---	---	---	---
3	GROUND FLOOR	140.70	40.83	1.23	---	---	11.10	---	---	20.56	7.25	59.73
4	1ST FLOOR	313.27	38.54	1.14	---	2.42	---	---	---	---	---	271.17
5	2ND FLOOR	313.27	38.54	1.14	---	2.42	---	---	---	---	---	271.17
6	3RD FLOOR	313.27	38.54	1.14	---	2.42	---	---	---	---	---	271.17
7	4TH FLOOR	313.27	38.54	1.14	---	2.42	---	---	---	---	---	271.17
8	5TH FLOOR	313.27	38.54	1.14	---	2.42	---	---	---	---	---	271.17
9	6TH FLOOR	313.27	38.54	1.14	---	2.42	---	---	---	---	---	271.17
10	7th FLOOR	313.27	38.54	1.14	---	2.42	---	---	---	---	---	271.17
11	8th (REFUGE) FLOOR	313.27	38.54	1.14	73.90	2.42	---	---	---	---	---	197.27
12	9th FLOOR	313.27	38.54	1.14	---	2.42	---	---	---	---	---	271.17
13	10th FLOOR	313.27	38.54	1.14	---	2.42	---	---	---	---	---	271.17
14	11th FLOOR	313.27	38.54	1.14	---	2.42	---	---	---	---	---	271.17
15	12th FLOOR	313.27	38.54	1.14	---	2.42	---	---	---	---	---	271.17
16	13th FLOOR	313.27	38.54	1.14	---	2.42	---	---	---	---	---	271.17
17	14th FLOOR	313.27	38.54	1.14	---	2.42	---	---	---	---	---	271.17
18	15th (REFUGE) FLOOR	313.27	38.73	1.14	28.00	2.42	---	---	---	---	---	242.98
19	16th FLOOR	313.27	38.54	1.14	---	2.42	---	---	---	---	---	271.17
20	17th PART FLOOR	313.27	38.54	1.14	---	2.42	---	109.67	15.77	---	---	145.73
	TOTAL	7524.31	696.20	20.61	101.90	41.14	11.10	109.67	15.77	20.56	7.25	4442.09

BUILT UP AREA STATEMENT (WING-B)

SR NO.	FLOORS	GROSS AREA	STAIRCASE, LIFT & LIFT LOBBY AREA	ED AREA (Counted in sale Fungible)	SMOKE VENT AREA	PROPOSED REFUGE AREA	SERVANT TOILET AREA	METER ROOM	ENTRANCE LOBBY	NET BUA (SQ.M)	FUNGIBLE BUA (SQ.M)	NET BUA (SQ.M)
	1	2	3	4	5	6	7	8	9	10 = (2)-(2+3+4+6+7+8)	11 = (2)-(2+3+4+6+7+8)+4	12 = (4+10+11)
1	LOWER BASEMENT FLOOR	---	---	---	---	---	---	---	---	---	---	---
2	UPPER BASEMENT FLOOR	---	---	---	---	---	---	---	---	---	---	---
3	STILT/GR FLOOR	304.42	52.29	1.50	---	---	---	12.15	22.43	216.05	1.50	217.55
4	1ST FLOOR	346.66	52.47	1.50	0.56	---	2.42	---	---	289.71	1.50	291.21
5	2ND FLOOR	346.66	52.47	1.50	0.56	---	2.42	---	---	289.71	1.50	291.21
6	3RD FLOOR	346.66	52.47	1.50	0.56	---	2.42	---	---	289.71	1.50	291.21
7	4TH FLOOR	346.66	52.47	1.50	0.56	---	2.42	---	---	289.71	1.50	291.21
8	5TH FLOOR	346.66	52.47	1.50	0.56	---	2.42	---	---	289.71	1.50	291.21
9	6TH FLOOR	346.66	52.47	1.50	0.56	---	2.42	---	---	289.71	1.50	291.21
10	7th FLOOR	346.66	52.47	1.50	0.56	---	2.42	---	---	289.71	1.50	291.21
11	8th (REFUGE) FLOOR	348.91	52.47	1.50	0.56	80.71	2.42	---	---	211.25	1.50	212.75
12	9th FLOOR	346.66	52.47	1.50	0.56	---	2.42	---	---	289.71	1.50	291.21
13	10th FLOOR	346.66	52.47	1.50	0.56	---	2.42	---	---	289.71	1.50	291.21
14	11th FLOOR	346.66	52.47	1.50	0.56	---	2.42	---	---	289.71	1.50	291.21
15	12th FLOOR	346.66	52.47	1.50	0.56	---	2.42	---	---	289.71	1.50	291.21
16	13th FLOOR	346.66	52.47	1.50	0.56	---	2.42	---	---	289.71	1.50	291.21
17	14th FLOOR	346.66	52.47	1.50	0.56	---	2.42	---	---	87.21	204.00	291.21
	TOTAL	5159.91	786.87	22.50	7.84	80.71	33.88	12.15	22.43	3991.03	225.00	4216.03

BUILT UP AREA STATEMENT (WING-C)

SR NO.	FLOORS	GROSS AREA	STAIRCASE, LIFT & LIFT LOBBY AREA	ED AREA	PROPOSED REFUGE AREA	ACCESS REFUGE AREA COUNTED IN FUNGIBLE	SERVANT TOILET AREA	METER ROOM	ENTRANCE LOBBY	NET BUA (SQ.M)	PROPOSED FUNGIBLE (SQ.M)	TOTAL BUA (SQ.M)
	1	2	3	4	5	6	7	8	9	10= (2)-(3+4+5+6+7+8+9)	11= (2)-(3+4+5+7+8+9+10)+6	12= (10+11)
1	LOWER BASEMENtT FLOOR	---	---	---	---	---	---	---	---	---	---	---
2	UPPER BASEMENT FLOOR	---	---	---	---	---	---	---	---	---	---	---
3	STILT/GR FLOOR	349.46	40.16	1.26	---	---	3.22	8.02	18.62	278.18	---	278.18
4	1ST FLOOR	353.84	37.45	1.17	---	---	2.42	---	---	---	312.80	312.80
5	2ND FLOOR	353.84	37.45	1.17	---	---	2.42	---	---	---	312.80	312.80
6	3RD FLOOR	353.84	37.45	1.17	---	---	2.42	---	---	---	312.80	312.80
7	4TH FLOOR	353.84	37.45	1.17	---	---	2.42	---	---	---	312.80	312.80
8	5TH FLOOR	353.84	37.45	1.17	---	---	2.42	---	---	---	312.80	312.80
9	6TH FLOOR	353.84	37.45	1.17	---	---	2.42	---	---	---	312.80	312.80
10	7th FLOOR	353.84	37.45	1.17	---	---	2.42	---	---	---	312.80	312.80
11	8th (REFUGE) FLOOR	353.84	37.45	1.17	84.29	62.64	2.42	---	---	---	291.15	291.15
12	9th FLOOR	353.84	37.45	1.17	---	---	2.42	---	---	---	312.80	312.80
	TOTAL	3534.02	377.21	11.79	84.29	62.64	25.00	8.02	18.62	278.18	2793.55	3071.73



BLOCK PLAN
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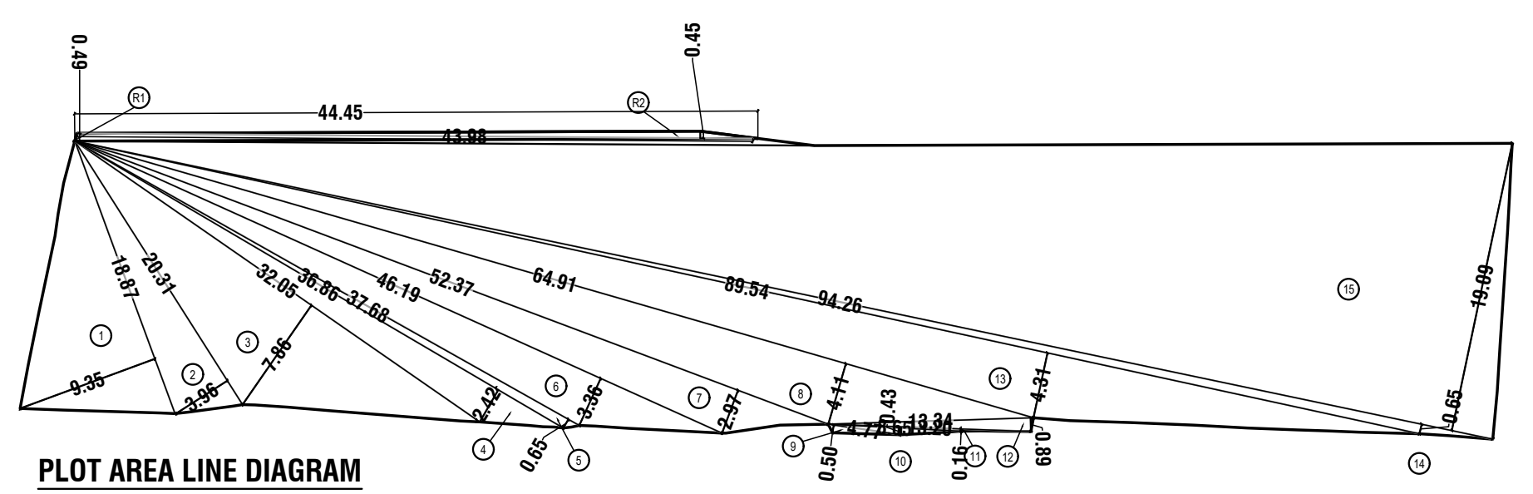

PLOT AREA LINE DIAGRAM
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TENEMENT STATEMENT (WING-A)

SR NO.	FLOORS	SHOP	RESI.	TOTAL
1	LOWER BASEMENT FLOOR	---	---	---
2	UPPER BASEMENT FLOOR	---	---	---
3	STILT/GR FLOOR	2	---	2
4	1ST FLOOR	---	4	4
5	2ND FLOOR	---	4	4
6	3RD FLOOR	---	4	4
7	4TH FLOOR	---	4	4
8	5TH FLOOR	---	4	4
8	6TH FLOOR	---	4	4
9	7th FLOOR	---	4	4
11	8th (Refuge) FLOOR	---	3	3
12	9TH FLOOR	---	4	4
13	10TH FLOOR	---	4	4
14	11TH FLOOR	---	4	4
15	12TH FLOOR	---	4	4
16	13TH FLOOR	---	4	4
17	14th FLOOR	---	4	4
18	15th (Refuge) FLOOR	---	4	4
19	16th FLOOR	---	4	4
20	17th PART FLOOR	---	2	2
	TOTAL	2	65	67

TENEMENT STATEMENT (WING-B)

SR NO.	FLOORS	SHOP	RESI.	RESI.
1	LOWER BASEMENT FLOOR	---	---	---
2	UPPER BASEMENT FLOOR	---	---	---
3	STILT/GR FLOOR	7	---	7
4	1ST FLOOR	---	5	5
5	2ND FLOOR	---	5	5
6	3RD FLOOR	---	5	5
7	4TH FLOOR	---	5	5
8	5TH FLOOR	---	5	5
8	6TH FLOOR	---	5	5
9	7th FLOOR	---	5	5
11	8th (Refuge) FLOOR	---	4	4
12	9TH FLOOR	---	5	5
13	10TH FLOOR	---	5	5
14	11TH FLOOR	---	5	5
15	12TH FLOOR	---	5	5
16	13TH FLOOR	---	5	5
17	14th FLOOR	---	5	5
	TOTAL	7	69	76

TENEMENT STATEMENT (WING-C)

SR NO.	FLOORS	SHOP	RESI.	TOTAL
1	LOWER BASEMENT FLOOR	---	---	---
2	UPPER BASEMENT FLOOR	---	---	---
3	STILT/GR FLOOR	10	---	10
4	1ST FLOOR	---	4	4
5	2ND FLOOR	---	4	4
6	3RD FLOOR	---	4	4
7	4TH FLOOR	---	4	4
8	5TH FLOOR	---	4	4
8	6TH FLOOR	---	4	4
10	7th FLOOR	---	4	4
11	8th (Refuge) FLOOR	---	3	3
12	9TH FLOOR	---	4	4
	TOTAL	10	35	45

BUILT UP AREA STATEMENT (WING-A,B & C)

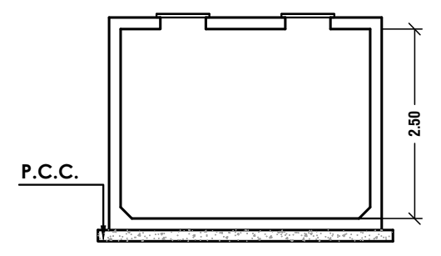
SR NO.	WING'S	GROSS AREA	STAIRCASE, LIFT & LIFT LOBBY AREA	ED AREA	PROPOSED REFUGE AREA	ACCESS REFUGE AREA COUNTED IN FUNGIBLE	SMOKE VENT AREA	SERVANT TOILET AREA	METER ROOM	SOCIETY OFFICE	FITNESS CENTER	ENTRANCE LOBBY	FIRE FIGHTING SWITCH PANEL & SWITCH OVER AREA	NET BUA AREA (SQ.M)	TOTAL FUNGIBLE AREA (SQ.M)	TOTAL AREA (SQ.M)
	1	2	3	4	5	6	7	8	9	10	11	12	13	14 = (2)-(3+4+5+7+9+10+11+12+13)	15 = (2)-(3+4+5+7+9+10+11+12+13+14) + 6	16 = (14+15)
1	WING-A	7524.31	696.20	20.61	101.90	---	---	41.14	11.10	15.77	109.57	20.56	7.25	4442.09	---	4442.09
2	WING-B	5159.91	786.87	22.50	80.71	---	7.84	33.88	12.15	---	---	22.43	---	3991.03	225.00	4216.03
3	WING-C	3534.02	377.21	11.79	84.29	62.64	---	25.00	8.02	---	---	18.62	---	278.18	2793.55	3071.73
	TOTAL	16218.24	1860.28	54.90	266.90	62.64	7.84	100.02	31.27	15.77	109.57	61.61	7.25	8711.30	3018.55	11729.85

TENEMENT STATEMENT (WING-A, B & C)

SR NO.	FLOORS	SHOP	RESI.	TOTAL
1	WING-A	2	65	67
2	WING-B	7	69	76
3	WING-C	10	35	45
	TOTAL	19	169	188

FUNGIBLE COMPARISON

BUILDING	PERMISSIBLE BUA EXCLUDING FUNGIBLE (SQ.M.)	PERMISSIBLE FUNGIBLE (SQ.M.)	TOTAL PERMISSIBLE BUA INCLUDING FUNGIBLE (SQ.M.)	PROPOSED BUA EXCLUDING FUNGIBLE (SQ.M.)	PROPOSED FUNGIBLE (SQ.M.)	TOTAL PROPOSED BUA INCLUDING FUNGIBLE (SQ.M.)
RESIDENTIAL	8157.34	2855.07	11012.41	8157.34	3018.55	11175.89
COMMERCIAL	560.00	196.00	756.00	553.96	---	553.96
TOTAL	8717.34	3051.07	11768.41	8711.30	3018.55	11729.85



U.G.TANK SECTION
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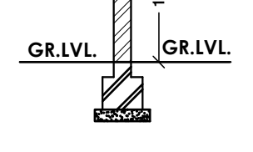

C. WALL SECTION
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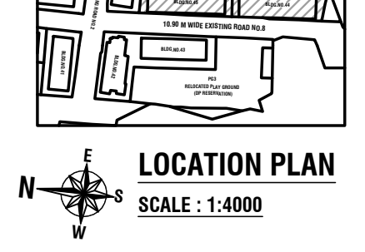

LOCATION PLAN
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FITNESS CENTRE AREA STATEMENT

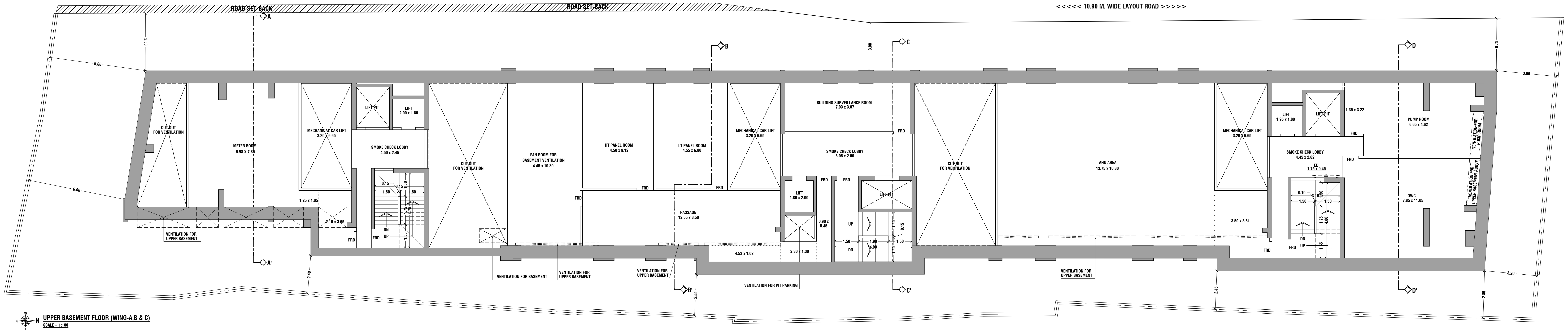
PERMISSIBLE FITNESS CENTER AREA = 2% OF TOTAL BUA
= 2% X 11729.85 SQ.M
= 234.60 SQ.M
FITNESS CENTRE PROPOSED AREA = 109.67 SQ.M

NET PLOT AREA CALCULATION										
1	1/2	X	18.87	X	9.35	X 1 NO	=	88.22	SQ.MT.	
2	1/2	X	20.31	X	3.96	X 1 NO	=	40.21	SQ.MT.	
3	1/2	X	32.05	X	7.86	X 1 NO	=	125.96	SQ.MT.	
4	1/2	X	36.86	X	2.42	X 1 NO	=	44.60	SQ.MT.	
5	1/2	X	37.68	X	0.65	X 1 NO	=	12.25	SQ.MT.	
6	1/2	X	46.19	X	3.36	X 1 NO	=	77.60	SQ.MT.	
7	1/2	X	52.37	X	2.97	X 1 NO	=	77.77	SQ.MT.	
8	1/2	X	64.91	X	4.11	X 1 NO	=	133.39	SQ.MT.	
8	1/2	X	4.77	X	0.50	X 1 NO	=	1.19	SQ.MT.	
9	1/2	X	8.65	X	0.43	X 1 NO	=	1.86	SQ.MT.	
11	1/2	X	13.20	X	0.16	X 1 NO	=	1.06	SQ.MT.	
12	1/2	X	13.34	X	0.89	X 1 NO	=	5.94	SQ.MT.	
13	1/2	X	89.54	X	4.31	X 1 NO	=	192.96	SQ.MT.	
14	1/2	X	94.26	X	0.65	X 1 NO	=	30.63	SQ.MT.	
15	1/2	X	94.26	X	19.09	X 1 NO	=	899.35	SQ.MT.	
						TOTAL	=	1732.99	SQ.MT.	X

ROAD SET-BACK AREA CALCULATION										
R1	1/2	X	44.45	X	0.49	X 1 NO	=	10.89	SQ.MT.	
R2	1/2	X	43.98	X	0.45	X 1 NO	=	9.90	SQ.MT.	
						TOTAL	=	20.79	SQ.MT.	X

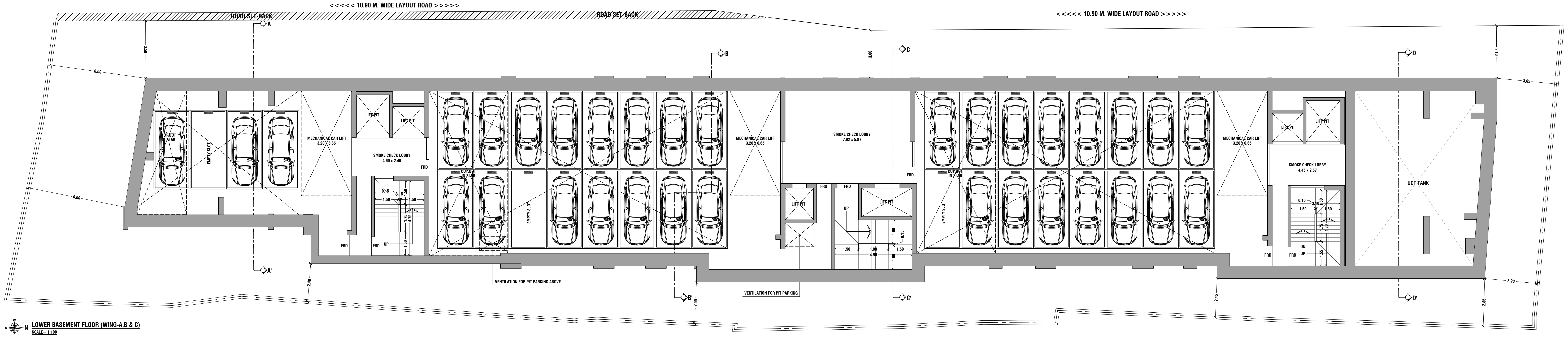
TOTAL PLOT = NET PLOT AREA + ROAD SET-BACK
TOTAL PLOT = 1732.99 + 20.79
TOTAL PLOT = 1753.78

ROAD SET-BACK
ROAD SET-BACK
<<<<< 10.90 M. WIDE LAYOUT ROAD >>>>>
<<<<< 10.90 M. WIDE LAYOUT ROAD >>>>>



A
A'
B
B'
C
C'
D
D'
3.80
6.00
6.00
3.00
3.90
3.65
2.40
2.95
2.45
2.85
3.20
CUT OUT FOR VENTILATION
METER ROOM 6.98 X 7.85
1.25 x 1.05
2.10 x 3.85
CUT OUT FOR VENTILATION FOR UPPER BASEMENT
MECHANICAL CAR LIFT 3.20 X 6.65
LIFT PIT
LIFT 2.00 x 1.80
SMOKE CHECK LOBBY 4.50 x 2.45
CUT OUT FOR VENTILATION
FAN ROOM FOR BASEMENT VENTILATION 4.45 x 10.30
HT PANEL ROOM 4.50 x 9.12
LT PANEL ROOM 4.55 x 6.80
PASSAGE 12.55 x 3.50
MECHANICAL CAR LIFT 3.20 X 6.65
BUILDING SURVEILLANCE ROOM 7.93 x 3.07
SMOKE CHECK LOBBY 8.05 x 2.00
LIFT 1.80 x 2.00
0.90 x 0.45
4.53 x 1.02
2.30 x 1.30
CUT OUT FOR VENTILATION
AHU AREA 13.75 x 10.30
3.50 x 3.51
MECHANICAL CAR LIFT 3.20 X 6.65
LIFT 1.95 x 1.80
1.35 x 3.22
SMOKE CHECK LOBBY 4.45 x 2.92
PUMP ROOM 6.65 x 4.82
CUT OUT FOR VENTILATION FOR PUMP ROOM
DWE 7.85 x 11.05
CUT OUT FOR VENTILATION FOR UPPER BASEMENT ABOVE
VENTILATION FOR BASEMENT
VENTILATION FOR UPPER BASEMENT
VENTILATION FOR UPPER BASEMENT
VENTILATION FOR PIT PARKING
VENTILATION FOR UPPER BASEMENT
FRD
UP
DN
1.50
S
N

UPPER BASEMENT FLOOR (WING-A,B & C)
SCALE= 1:100



A
A'
B
B'
C
C'
D
D'
3.80
6.00
6.00
3.00
3.90
3.65
2.40
2.95
2.45
2.85
CUT OUT SLAB
EMPTY SLOT
MECHANICAL CAR LIFT 3.20 X 6.65
LIFT PIT
SMOKE CHECK LOBBY 4.60 x 2.40
CUT OUT IN SLAB
EMPTY SLOT
MECHANICAL CAR LIFT 3.20 X 6.65
SMOKE CHECK LOBBY 7.92 x 5.87
CUT OUT IN SLAB
EMPTY SLOT
MECHANICAL CAR LIFT 3.20 X 6.65
SMOKE CHECK LOBBY 4.45 x 2.57
UGT TANK
VENTILATION FOR PIT PARKING ABOVE
VENTILATION FOR PIT PARKING
FRD
UP
DN
1.50
S
N

LOWER BASEMENT FLOOR (WING-A,B & C)
SCALE= 1:100

CONTENTS OF SHEET		SHEET NO. - 01 / 07

GROUND FLOOR PLAN, LOWER & UPPER BASEMENT FLOOR PLAN
GROUND FLOOR AREA LINE DIAGRAM & CALCULATION, BLOCK & LOCATION PLAN
BUILT UP AREA STATEMENT, TENEMENT STATEMENT & CAR PARKING STATEMENT

A) SHOP CAR PARKING AREA STATEMENT -TABLE NO. 21 (SR. NO. 5)

AREA(SQ.MT.)	TOTAL NOS. OF SHOP	PARKING PERMISSIBLE AS PER D.C. RULE	PARKING AS PER D.C. RULE
553.96 SQ.M	19 NOS.	1 PARKING SPACE FOR EVERY 40.00 SQ.M OF FLOOR AREA UPTO 800 SQ.M.	13.84 SAY 14 NOS.
		1 PARKING SPACE FOR EVERY 80.00 SQ.M OF SPACE FOR AREAS EXCEEDING 800 SQ.M.	---
		TOTAL	14.00 NOS.
10% VISITORS PARKING (MINIMUM-2 PARKING)			2.00 NOS.
TOTAL PARKING		TOTAL (A)	16.00 NOS.

(B) CAR PARKING STATEMENT - OFF STREET PARKING SPACES(DCPR 2034 - TABLE 21)

CARPET AREA (IN SQ. MTS.)	TOTAL FLATS	PARKING PERMISSIBLE AS PER D.C. RULE.	PARKING REQUIRED
UP TO 45.00	15 NOS.	1 PARKING FOR 4 TENEMENTS	3.75 SAY 4.00 NOS.
45.00 TO 60.00	120 NOS.	1 PARKING FOR 2 TENEMENTS	60.00 NOS.
60.00 TO 90.00	34 NOS.	1 PARKING FOR 1 TENEMENTS	34.00 NOS.
ABOVE 90.00	-----	1 PARKING FOR 1/2 TENEMENTS	-----
TOTAL	169 NOS.	TOTAL	98.00 NOS.
10% VISITORS PARKING			9.80 SAY 10.00 NOS.
TOTAL PARKING			108.00 NOS.
TOTAL PARKING (A + B)			124.00 NOS.
50% ADDITIONAL PARKING			62.00 NOS.
TOTAL PERMISSIBLE PARKING			186.00 NOS.
TOTAL PROPOSED PARKING			132.00 NOS.

TOTAL BIG PARKING PROPOSED	132.00 NOS.

PROFORMA - A

A)	AREA STATEMENT	SQ.M
1a	Plot area as per Demarcation (1634.89 + 118.89 sq.m. - Tit bit area)	1753.78
1b	Plot area as per Mhada NOC	1753.78
1c	Plot area as per L.S.Certificate	1753.78
1	Least plot area consider	1753.78
2	DEDUCTION FOR	-----------
	a Road set-back b Reservation of any c Proposed Road d ......% amenity space as per DCPR 56/57 (sub plot)	20.79 -----------
	Total Deductions (a + b + c)	
3	Balance Area of plot (1-2)	1732.99
4	DEDUCTABLE RECREATIONAL GROUND 15%	-----------
5	Net Plot Area (3-4)	1732.99
6	ADDITIONS FOR FLOOR SPACE INDEX	-----------
	2(a) 100% Set Back Area	20.79
	2(b) 100% D.P.Road	-----------
7	TOTAL AREA (5+6)	1753.78
8	FLOOR SPACE INDEX PERMISSIBLE	3.00
9	PERMISSIBLE BUILT UP AREA	5261.34
9a	Additional FSI granted by MHADA NOC (PRORATA 48 X 72 T/S) U/No.CO/MB/REE/NOC/F-1293/2217/2023	3456.00
10	Permissible Floor Area 9 + 9a	8717.34
11	Existing Floor Area	-----------
12	Proposed Built up Area	8717.34
13	Purely Residential Built up area	8157.35
14	Remaining Non - Residential Built up area	553.96
15	TOTAL Built - up proposed (13+14)	8711.31
16	Floor Space Index consumed	4.967
B)	**DETAILS OF FSI AVAILED AS PER DCPR 31(3)**	
1	Fungible Built up Area component proposed vide DCPR 31(3) for purely residential (8157.34 X 0.35 = 2855.07)	2855.07
2	Fungible Built up Area component proposed vide DCPR 31(3) for purely non-residential (560 X 0.35 = 196.00)	163.48
3	Total fungible Built up Area Vide DCPR 31(3) = (B1 + B2)	3018.55
4	Total Gross Built up Area proposed (15 + B3)	11729.85
C	**TENEMENT STATEMENT**	
i)	Proposed Area (Item A,12 above)	11729.85
ii)	Less Non Residential Area	553.96
iii)	Area Available for Tenements (i-ii)	11729.85
iv)	Tenements Permissible (Density of Tenements 450/Hec)	79.00
v)	Tenements Proposed	188.00
vi)	Tenements Existing	72.00
vii)	Total Tenements on the Plot	188.00
D	**PARKING AREA STATEMENT**	
i)	Total parking permissible	186.00 NOS.
ii)	Total parking proposed	132.00 NOS.
iii)	Total big parking proposed	132.00 NOS.
iv)	Total small parking proposed	
D	**Transport Vehicles Parking**	
i)	Space for transport vehicles parking required by Regulations	
ii)	Total no. of transoprt vehicles parking spaces provided	

THIS CANCELS APPROVAL TO THIS PREVIOUS PLANS SECTIONED
UNDER NO. MHADA-29/1989/2023 DATED 13.10.2023

PROFORMA - B

APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE
LETTER NO.MH/EE/(BP)/GM/MHADA-29/1989/2024/IOA/AMEND

Akash Rajendra Akolkar Digitally signed by Akash Rajendra Akolkar Date: 2024.11.18 18:33:17 +05'30'	Amol Vinayak Chaudhari Digitally signed by Amol Vinayak Chaudhari Date: 2024.11.18 18:58:09 +05'30'	Prashant Damodar Dhatrak Digitally signed by Prashant Damodar Dhatrak Date: 2024.11.19 15:38:35 +05'30'
S.E.B.P Cell MHADA	**Dy.E. B.P. Cell MHADA**	**Executive Engineer (ES) B.P. Cell/GM/MHADA**

DESCRIPTION OF PROPOSAL & PROPERTY

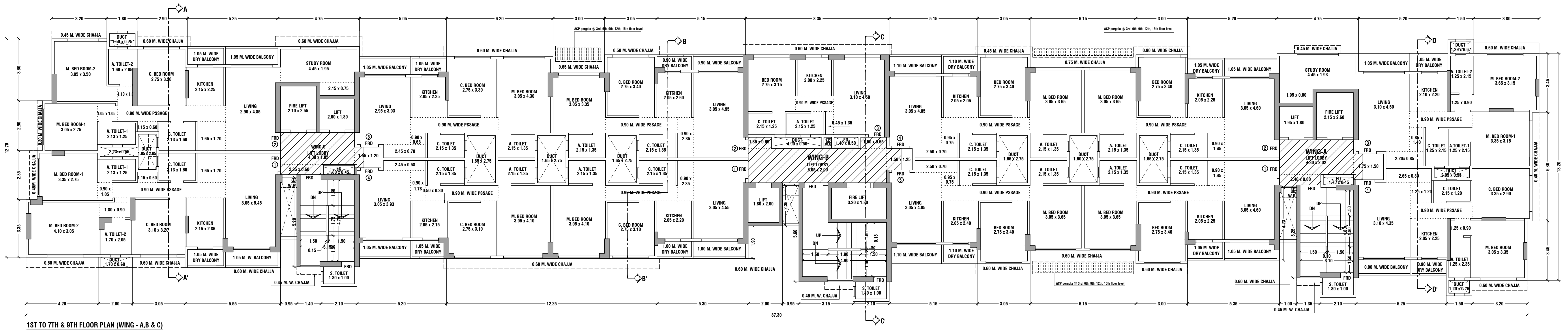
PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO. 44 & 45 KNOWN AS SUBHASH NAGAR TRINITY CHS LTD. ON PLOT BEARING C.T.S. NO. 828 (PT) OF VILLAGE CHEMBUR SITUATED AT SUBHASH NAGAR, CHEMBUR (EAST), MUMBAI, 400071.

NAME AND ADDRESS OF THE OWNER	HARSHVARDHAN TIBREWALA Digitally signed by HARSHVARDHAN TIBREWALA DN: c=IN, o=Personal, title=0574, pseudonym=1335402922746632910o6Rmy4YnrH232v, 2.5.4.20=d1535f0264dce3f7cca1004f7e19ea29209786be51d31248098f0d40be61428d, postalCode=400013, st=Maharashtra, serialNumber=02c7bb05055ed021c359e9a26cd483640d3e59f7ee0b7435cec53100636f0fcc, cn=HARSHVARDHAN TIBREWALA Date: 2024.11.18 16:42:08 +05'30'
MS. ROHA REALTY PVT. LTD.	

DRAWN BY	: - GAURAV	SHEET NO.	: -
CHKD. BY	: -	NORTH LINE	: - W S N E
SCALE	: - As shown		
DATE	: -		

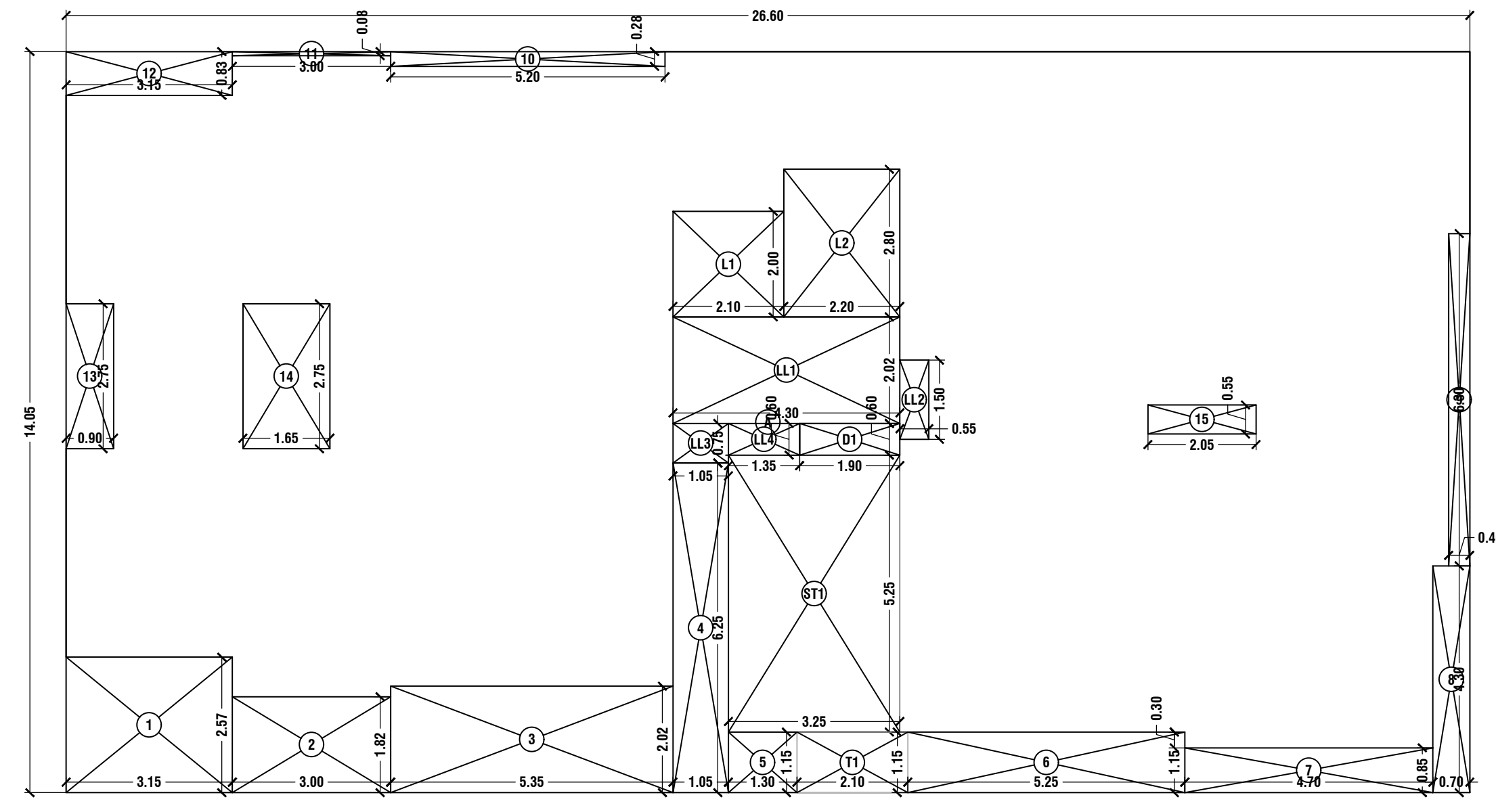
NAME & ADDRESS OF LICENSED SURVEYOR	SIGN./STAMP
CREATIVE CONSULTANCY 2774 / Building No.63, Near Agarwal Hospital, Opp. MIG Cricket Club, Gandhi Nagar, Bandra (East) , Mumbai - 400 051 Email : creativeconsultancy1@gmail.com	Mehul Hemubhai Vaghela Digitally signed by Mehul Hemubhai Vaghela DN: c=IN, o=Personal, title=5611, pseudonym=1332931748899214528Vp7zzcoNoC2lx, 2.5.4.20=44a1e1994ff4dfb31acb87f345174a078012cf3aa13317cf785fb4cdf0e209bce, postalCode=400053, st=Maharashtra, serialNumber=84b21c03e6ced6bd09128a79702b493654b64efa103b300381376d6f970f4c5c, cn=Mehul Hemubhai Vaghela Date: 2024.11.18 15:53:56 +05'30'

CONTENTS OF SHEET		SHEET NO. - 02 / 07
GROUND & TYPICAL FLOOR PLAN, AREA LINE DIAGRAM & AREA CALCULATION		



1ST TO 7TH & 9TH FLOOR PLAN (WING - A,B & C)

SCALE= 1:100



1ST TO 7TH & 9TH FLOOR AREA LINE DIAGRAM (WING-A)

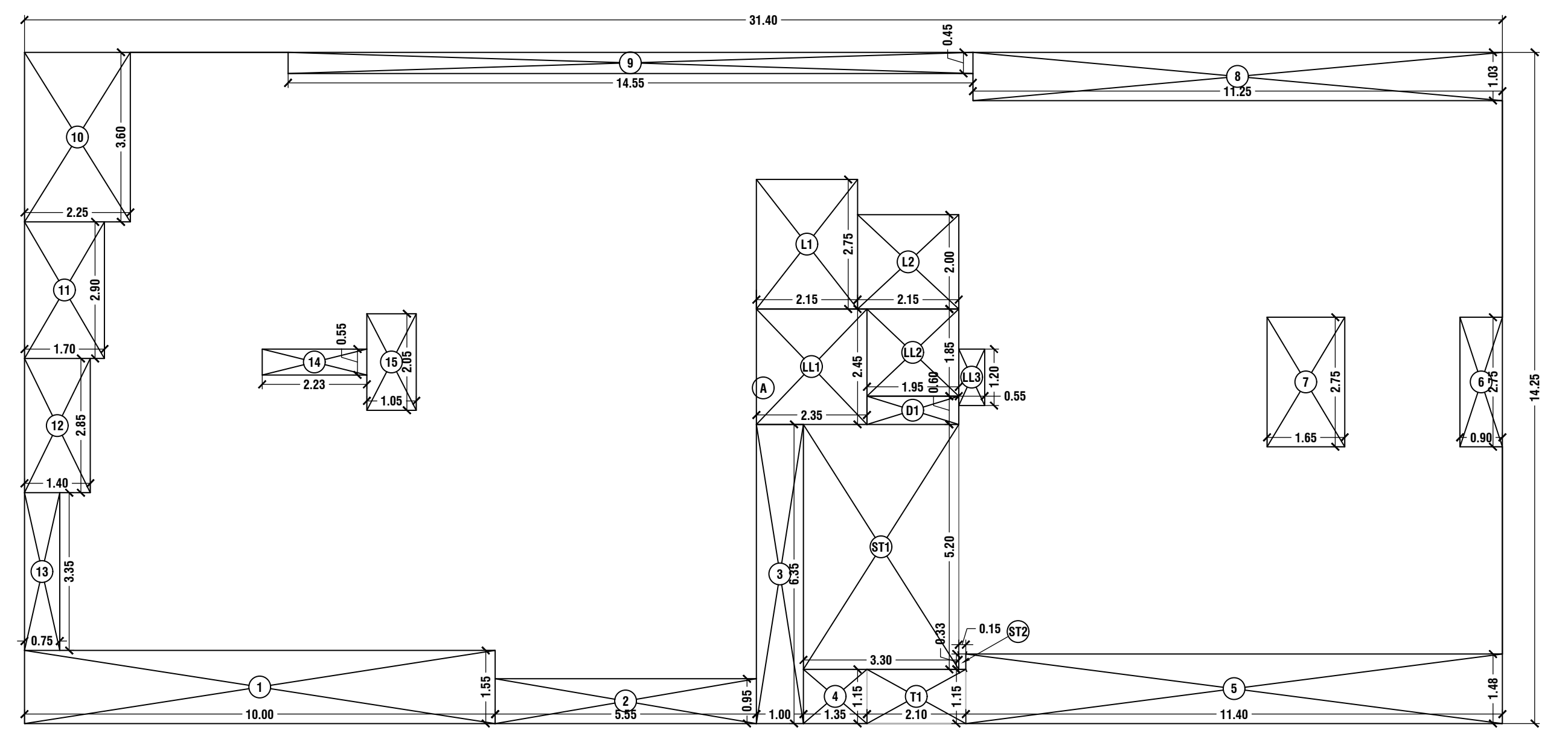
SCALE= 1:100

BUILT UP AREA CALCULATION

1ST TO 7TH, 9TH TO 14TH & 16TH FLOOR (WING-A)									
A	26.60	X	14.05	X	1 NO	=	373.73	SQ.MT.	
					TOTAL ADDITION	=	373.73	SQ.MT.	X

DEDUCTIONS

1	3.15	X	2.57	X	1 NO	=	8.10	SQ.MT.	
2	3.00	X	1.82	X	1 NO	=	5.46	SQ.MT.	
3	5.35	X	2.02	X	1 NO	=	10.81	SQ.MT.	
4	1.05	X	6.25	X	1 NO	=	6.56	SQ.MT.	
5	1.30	X	1.15	X	1 NO	=	1.50	SQ.MT.	
6	5.25	X	1.15	X	1 NO	=	6.04	SQ.MT.	
7	4.70	X	0.85	X	1 NO	=	4.00	SQ.MT.	
8	0.70	X	4.30	X	1 NO	=	3.01	SQ.MT.	
9	0.40	X	6.30	X	1 NO	=	2.52	SQ.MT.	
10	5.20	X	0.28	X	1 NO	=	1.46	SQ.MT.	
11	3.00	X	0.08	X	1 NO	=	0.24	SQ.MT.	
12	3.15	X	0.83	X	1 NO	=	2.61	SQ.MT.	
13	0.90	X	2.75	X	1 NO	=	2.48	SQ.MT.	
14	1.65	X	2.75	X	1 NO	=	4.54	SQ.MT.	
15	2.05	X	0.55	X	1 NO	=	1.13	SQ.MT.	
					TOTAL DEDUCTION	=	60.46	SQ.MT.	Y1
TOTAL BUILT UP AREA [X - Y1]						=	313.27	SQ.MT.	X1
STAIRCASE, LIFT & LIFT LOBBY AREA CALCULATION									
ST1	3.25	X	5.25	X	1 NO	=	17.06	SQ.MT.	
L1	2.10	X	2.00	X	1 NO	=	4.20	SQ.MT.	
L2	2.20	X	2.80	X	1 NO	=	6.16	SQ.MT.	
LL1	4.30	X	2.02	X	1 NO	=	8.69	SQ.MT.	
LL2	0.55	X	1.50	X	1 NO	=	0.83	SQ.MT.	
LL3	1.05	X	0.75	X	1 NO	=	0.79	SQ.MT.	
LL4	1.35	X	0.60	X	1 NO	=	0.81	SQ.MT.	
TOTAL STAIRCASE, LIFT & LIFT LOBBY AREA						=	38.54	SQ.MT.	Y2
ED AREA CALCULATION									
D1	1.90	X	0.60	X	1 NO	=	1.14	SQ.MT.	
TOTAL ED AREA						=	1.14	SQ.MT.	Y3
TOILET AREA CALCULATION									
T1	2.10	X	1.15	X	1 NO	=	2.42	SQ.MT.	
TOTAL TOILET AREA						=	2.42	SQ.MT.	Y4
NET BUILT UP AREA [X1 - (Y2+Y3+Y4)]						=	271.17	SQ.MT.	



1ST TO 7TH & 9TH FLOOR AREA LINE DIAGRAM (WING-C)

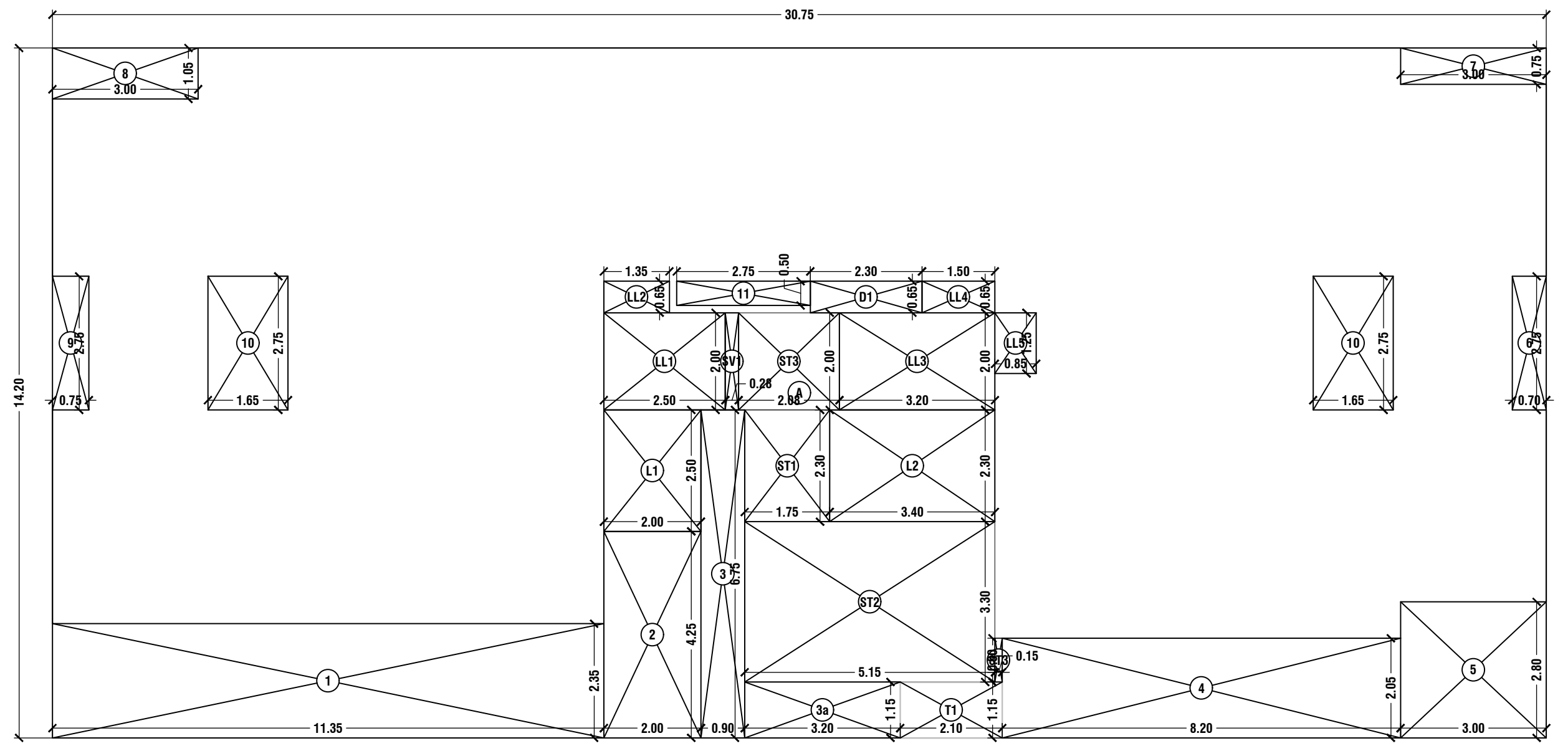
SCALE= 1:100

BUILT UP AREA CALCULATION

1ST TO 7TH & 9TH FLOOR (WING-C)									
A	31.40	X	14.25	X	1 NO	=	447.45	SQ.MT.	
					TOTAL ADDITION	=	447.45	SQ.MT.	X

DEDUCTIONS

1	10.00	X	1.55	X	1 NO	=	15.50	SQ.MT.	
2	5.55	X	0.95	X	1 NO	=	5.27	SQ.MT.	
3	1.00	X	6.35	X	1 NO	=	6.35	SQ.MT.	
4	1.35	X	1.15	X	1 NO	=	1.55	SQ.MT.	
5	11.40	X	1.48	X	1 NO	=	16.87	SQ.MT.	
6	0.90	X	2.75	X	1 NO	=	2.48	SQ.MT.	
7	1.65	X	2.75	X	1 NO	=	4.54	SQ.MT.	
8	11.25	X	1.03	X	1 NO	=	11.59	SQ.MT.	
9	14.55	X	0.45	X	1 NO	=	6.55	SQ.MT.	
10	2.25	X	3.60	X	1 NO	=	8.10	SQ.MT.	
11	1.70	X	2.90	X	1 NO	=	4.93	SQ.MT.	
12	1.40	X	2.85	X	1 NO	=	3.99	SQ.MT.	
13	0.75	X	3.35	X	1 NO	=	2.51	SQ.MT.	
14	2.23	X	0.55	X	1 NO	=	1.23	SQ.MT.	
15	1.05	X	2.05	X	1 NO	=	2.15	SQ.MT.	
					TOTAL DEDUCTION	=	93.61	SQ.MT.	Y1
TOTAL BUILT UP AREA [X - Y1]						=	353.84	SQ.MT.	X1
STAIRCASE, LIFT & LIFT LOBBY AREA CALCULATION									
ST1	3.30	X	5.20	X	1 NO	=	17.16	SQ.MT.	
ST2	0.15	X	0.33	X	1 NO	=	0.05	SQ.MT.	
L1	2.15	X	2.75	X	1 NO	=	5.91	SQ.MT.	
L2	2.15	X	2.00	X	1 NO	=	4.30	SQ.MT.	
LL1	2.35	X	2.45	X	1 NO	=	5.76	SQ.MT.	
LL2	1.95	X	1.85	X	1 NO	=	3.61	SQ.MT.	
LL3	0.55	X	1.20	X	1 NO	=	0.66	SQ.MT.	
TOTAL STAIRCASE, LIFT & LIFT LOBBY AREA						=	37.45	SQ.MT.	Y2
ED AREA CALCULATION									
D1	1.95	X	0.60	X	1 NO	=	1.17	SQ.MT.	
TOTAL ED AREA						=	1.17	SQ.MT.	Y3
TOILET AREA CALCULATION									
T1	2.10	X	1.15	X	1 NO	=	2.42	SQ.MT.	
TOTAL TOILET AREA						=	2.42	SQ.MT.	Y4
NET BUILT UP AREA [X1 - (Y2+Y3+Y4)]						=	312.80	SQ.MT.	



1ST TO 7TH, 9TH TO 14TH FLOOR AREA LINE DIAGRAM (WING-B)

SCALE= 1:100

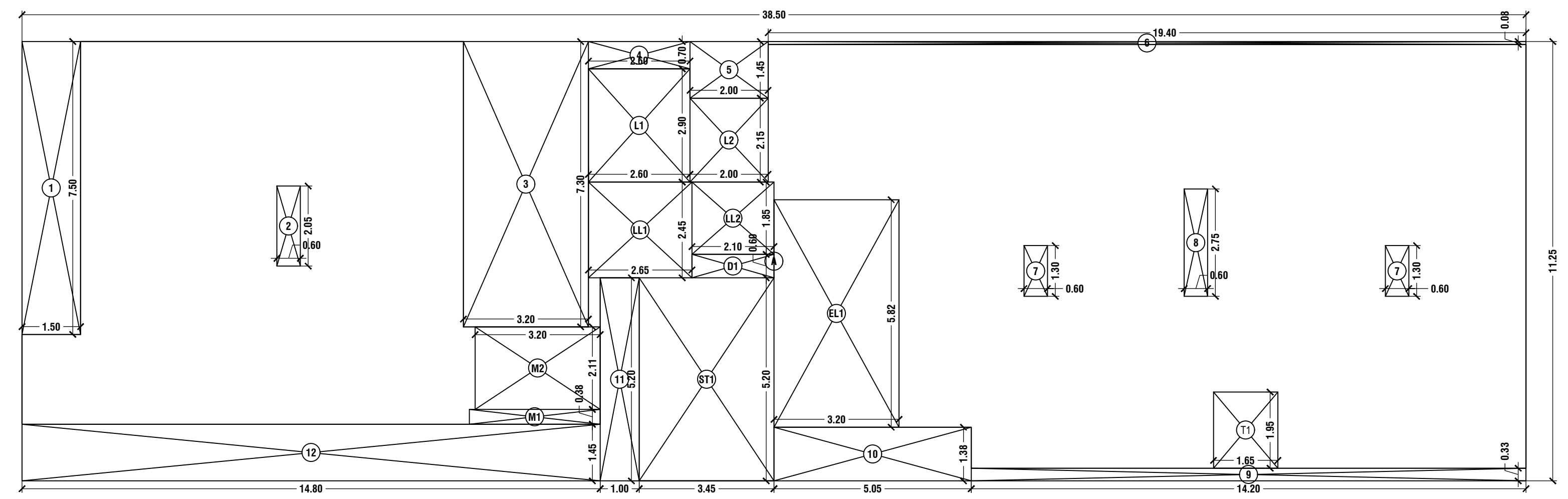
BUILT UP AREA CALCULATION

1ST TO 7TH & 9TH TO 14TH FLOOR (WING-B)									
A	30.75	X	14.20	X	1 NO	=	436.65	SQ.MT.	
					TOTAL ADDITION	=	436.65	SQ.MT.	X

DEDUCTIONS

1	11.35	X	2.35	X	1 NO	=	26.67	SQ.MT.	
2	2.00	X	4.25	X	1 NO	=	8.50	SQ.MT.	
3	0.90	X	6.75	X	1 NO	=	6.08	SQ.MT.	
3a	3.20	X	1.15	X	1 NO	=	3.68	SQ.MT.	
4	8.20	X	2.05	X	1 NO	=	16.81	SQ.MT.	
5	3.00	X	2.80	X	1 NO	=	8.40	SQ.MT.	
6	0.70	X	2.75	X	1 NO	=	1.93	SQ.MT.	
7	3.00	X	0.75	X	1 NO	=	2.25	SQ.MT.	
8	3.00	X	1.05	X	1 NO	=	3.15	SQ.MT.	
9	0.75	X	2.75	X	1 NO	=	2.06	SQ.MT.	
10	1.65	X	2.75	X	2 NOS	=	9.08	SQ.MT.	
11	2.75	X	0.50	X	1 NO	=	1.38	SQ.MT.	
					TOTAL DEDUCTION	=	89.99	SQ.MT.	Y1
TOTAL BUILT UP AREA [X - Y1]						=	346.66	SQ.MT.	X1
STAIRCASE, LIFT & LIFT LOBBY AREA CALCULATION									
ST1	1.75	X	2.30	X	1 NO	=	4.03	SQ.MT.	
ST2	5.15	X	3.30	X	1 NO	=	17.00	SQ.MT.	
ST3	0.15	X	0.90	X	1 NO	=	0.14	SQ.MT.	
ST3	2.08	X	2.00	X	1 NO	=	4.16	SQ.MT.	
L1	2.00	X	2.50	X	1 NO	=	5.00	SQ.MT.	
L2	3.40	X	2.30	X	1 NO	=	7.82	SQ.MT.	
LL1	2.50	X	2.00	X	1 NO	=	5.00	SQ.MT.	
LL2	1.35	X	0.65	X	1 NO	=	0.88	SQ.MT.	
LL3	3.20	X	2.00	X	1 NO	=	6.40	SQ.MT.	
LL4	1.50	X	0.65	X	1 NO	=	0.98	SQ.MT.	
LL5	0.85	X	1.25	X	1 NO	=	1.06	SQ.MT.	
TOTAL STAIRCASE, LIFT & LIFT LOBBY AREA						=	52.47	SQ.MT.	Y2

ED AREA CALCULATION (COUNTED IN SALE FUNGIBLE)									
D1	2.30	X	0.65	X	1 NO	=	1.50	SQ.MT.	
TOTAL ED AREA						=	1.50	SQ.MT.	Y3
SMOKE VENT AREA CALCULATION									
SV1	0.28	X	2.00	X	1 NO	=	0.56	SQ.MT.	
TOTAL SMOKE VENT AREA						=	0.56	SQ.MT.	Y4
TOILET AREA CALCULATION									
T1	2.10	X	1.15	X	1 NO	=	2.42	SQ.MT.	
TOTAL TOILET AREA						=	2.42	SQ.MT.	Y5
NET BUILT UP AREA [X1 - (Y2+Y3+Y4+Y5)]						=	289.71	SQ.MT.	Y6
TOTAL BUILT UP AREA (Y3 +Y6)						=	291.21	SQ.MT.	



GROUND FLOOR AREA LINE DIAGRAM (WING-C)

SCALE= 1:100

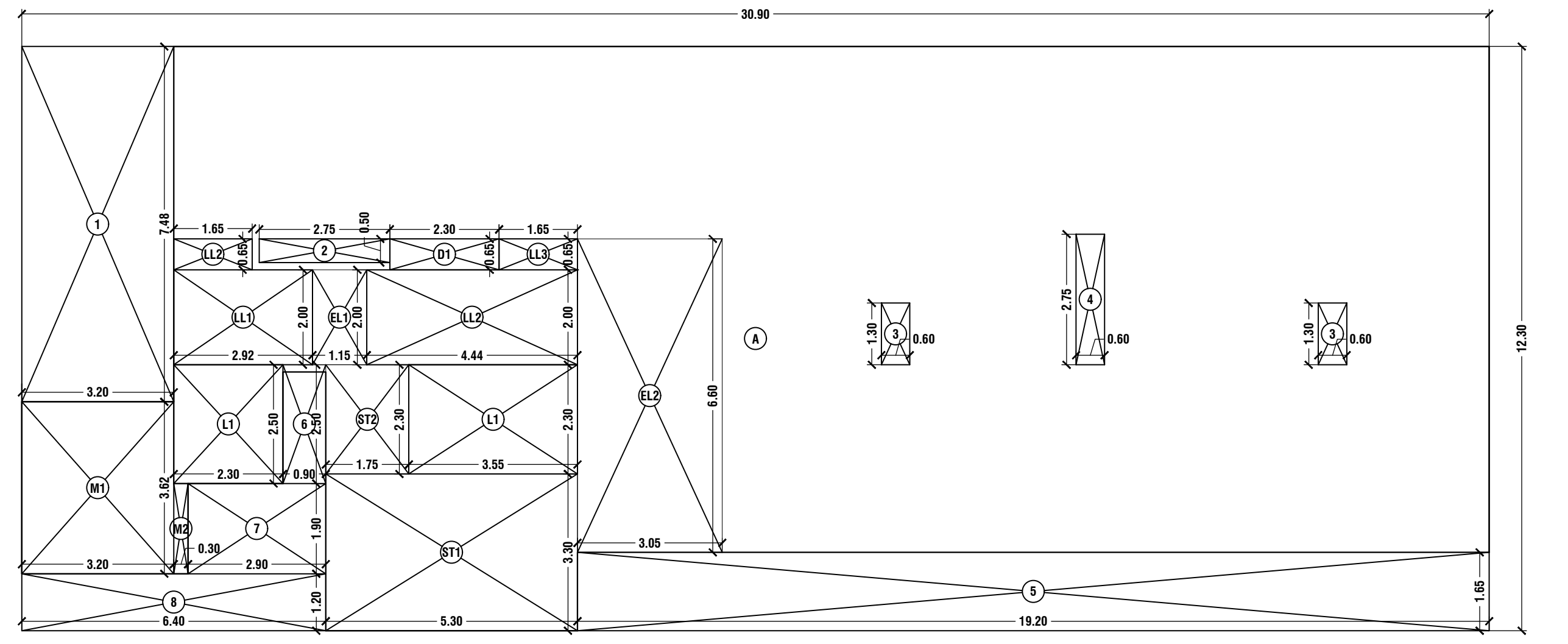
BUILT UP AREA CALCULATION

GROUND FLOOR (WING-C)									
A	38.50	X	11.25	X	1 NO	=	433.13	SQ.MT.	
					TOTAL ADDITION	=	433.13	SQ.MT.	X

DEDUCTIONS

1	1.50	X	7.50	X	1 NO	=	11.25	SQ.MT.	
2	0.60	X	2.05	X	1 NO	=	1.23	SQ.MT.	
3	3.20	X	7.31	X	1 NO	=	23.39	SQ.MT.	
4	2.60	X	0.70	X	1 NO	=	1.82	SQ.MT.	
5	2.00	X	1.45	X	1 NO	=	2.90	SQ.MT.	
6	19.40	X	0.08	X	1 NO	=	1.55	SQ.MT.	
7	0.60	X	1.30	X	2 NOS	=	1.56	SQ.MT.	
8	0.60	X	2.75	X	1 NO	=	1.65	SQ.MT.	
9	14.20	X	0.33	X	1 NO	=	4.69	SQ.MT.	
10	5.05	X	1.38	X	1 NO	=	6.97	SQ.MT.	
11	1.00	X	5.20	X	1 NO	=	5.20	SQ.MT.	
12	14.80	X	1.45	X	1 NO	=	21.46	SQ.MT.	
					TOTAL DEDUCTION	=	83.67	SQ.MT.	Y1
TOTAL BUILT UP AREA [X - Y1]						=	349.46	SQ.MT.	X1
STAIRCASE, LIFT & LIFT LOBBY AREA CALCULATION									
ST1	3.45	X	5.20	X	1 NO	=	17.94	SQ.MT.	
L1	2.60	X	2.90	X	1 NO	=	7.54	SQ.MT.	
L2	2.00	X	2.15	X	1 NO	=	4.30	SQ.MT.	
LL1	2.65	X	2.45	X	1 NO	=	6.49	SQ.MT.	
LL2	2.10	X	1.85	X	1 NO	=	3.89	SQ.MT.	
TOTAL STAIRCASE, LIFT & LIFT LOBBY AREA						=	40.16	SQ.MT.	Y2

ED AREA CALCULATION									
D1	2.10	X	0.60	X	1 NO	=	1.26	SQ.MT.	
TOTAL ED AREA						=	1.26	SQ.MT.	Y3
METER ROOM AREA CALCULATION									
M1	3.35	X	0.38	X	1 NO	=	1.27	SQ.MT.	
M2	3.20	X	2.11	X	1 NO	=	6.75	SQ.MT.	
TOTAL METER ROOM AREA						=	8.02	SQ.MT.	Y4
DRIVER TOILET AREA CALCULATION									
T1	1.65	X	1.95	X	1 NO	=	3.22	SQ.MT.	
TOTAL TOILET AREA						=	3.22	SQ.MT.	Y5
ENTRANCE LOBBY AREA CALCULATION									
EL1	3.20	X	5.82	X	1 NO	=	18.62	SQ.MT.	
TOTAL ENTRANCE LOBBY AREA						=	18.62	SQ.MT.	Y6
NET BUILT UP AREA [X1 - (Y2+Y3+Y4+Y5+Y6)]						=	278.18	SQ.MT.	



GROUND FLOOR AREA LINE DIAGRAM (WING-B)

SCALE= 1:100

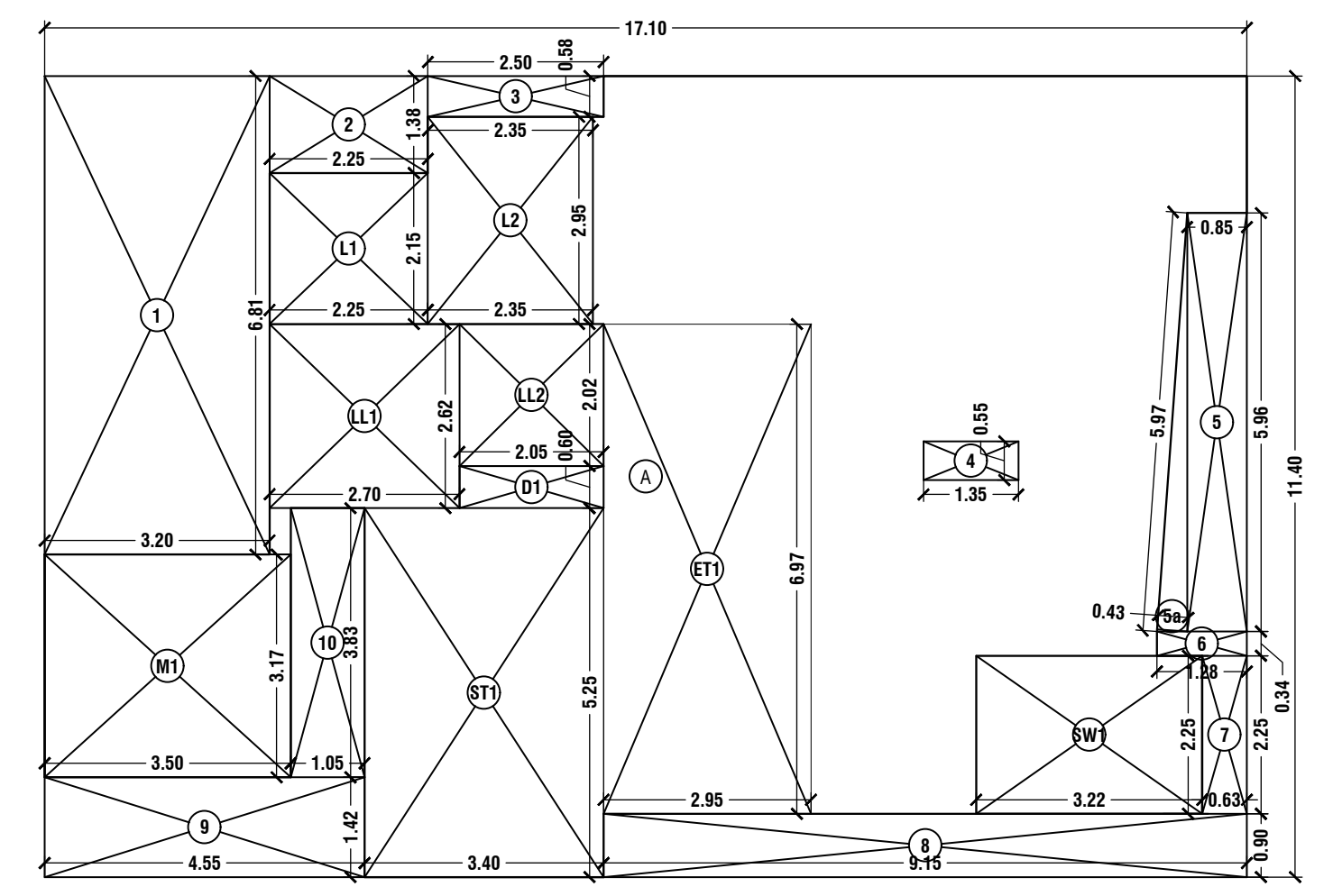
BUILT UP AREA CALCULATION

GROUND FLOOR (WING-B)									
A	30.90	X	12.30	X	1 NO	=	380.07	SQ.MT.	
					TOTAL ADDITION	=	380.07	SQ.MT.	X

DEDUCTIONS

1	3.20	X	7.48	X	1 NO	=	23.94	SQ.MT.	
2	2.75	X	0.50	X	1 NO	=	1.38	SQ.MT.	
3	0.60	X	1.30	X	2 NOS	=	1.56	SQ.MT.	
4	0.60	X	2.75	X	1 NO	=	1.65	SQ.MT.	
5	19.20	X	1.65	X	1 NO	=	31.68	SQ.MT.	
6	0.90	X	2.50	X	1 NO	=	2.25	SQ.MT.	
7	2.90	X	1.90	X	1 NO	=	5.51	SQ.MT.	
8	6.40	X	1.20	X	1 NO	=	7.68	SQ.MT.	
					TOTAL DEDUCTION	=	75.65	SQ.MT.	Y1
TOTAL BUILT UP AREA [X - Y1]						=	304.42	SQ.MT.	X1
STAIRCASE, LIFT & LIFT LOBBY AREA CALCULATION									
ST1	5.30	X	3.30	X	1 NO	=	17.49	SQ.MT.	
ST2	1.75	X	2.30	X	1 NO	=	4.03	SQ.MT.	
L1	3.55	X	2.30	X	1 NO	=	8.16	SQ.MT.	
L1	2.30	X	2.50	X	1 NO	=	5.75	SQ.MT.	
LL1	2.92	X	2.00	X	1 NO	=	5.84	SQ.MT.	
LL2	4.44	X	2.00	X	1 NO	=	8.88	SQ.MT.	
LL2	1.65	X	0.65	X	1 NO	=	1.07	SQ.MT.	
LL3	1.65	X	0.65	X	1 NO	=	1.07	SQ.MT.	
TOTAL STAIRCASE, LIFT & LIFT LOBBY AREA						=	52.29	SQ.MT.	Y2

ED AREA CALCULATION (COUNTED IN SALE FUNGIBLE)									
D1	2.30	X	0.65	X	1 NO	=	1.50	SQ.MT.	
TOTAL ED AREA						=	1.50	SQ.MT.	Y3
METER ROOM AREA CALCULATION									
M1	3.20	X	3.62	X	1 NO	=	11.58	SQ.MT.	
M2	0.30	X	1.90	X	1 NO	=	0.57	SQ.MT.	
TOTAL METER ROOM AREA						=	12.15	SQ.MT.	Y4
ENTRANCE LOBBY AREA CALCULATION									
EL1	1.15	X	2.00	X	1 NO	=	2.30	SQ.MT.	
EL2	3.05	X	6.60	X	1 NO	=	20.13	SQ.MT.	
TOTAL ENTRANCE LOBBY AREA						=	22.43	SQ.MT.	Y5
NET BUILT UP AREA [X1 - (Y2+Y3+Y4+Y5)]						=	216.05	SQ.MT.	Y6
TOTAL BUILT UP AREA (Y3 +Y6)						=	217.55	SQ.MT.	



GROUND FLOOR AREA LINE DIAGRAM (WING-A)

SCALE= 1:100

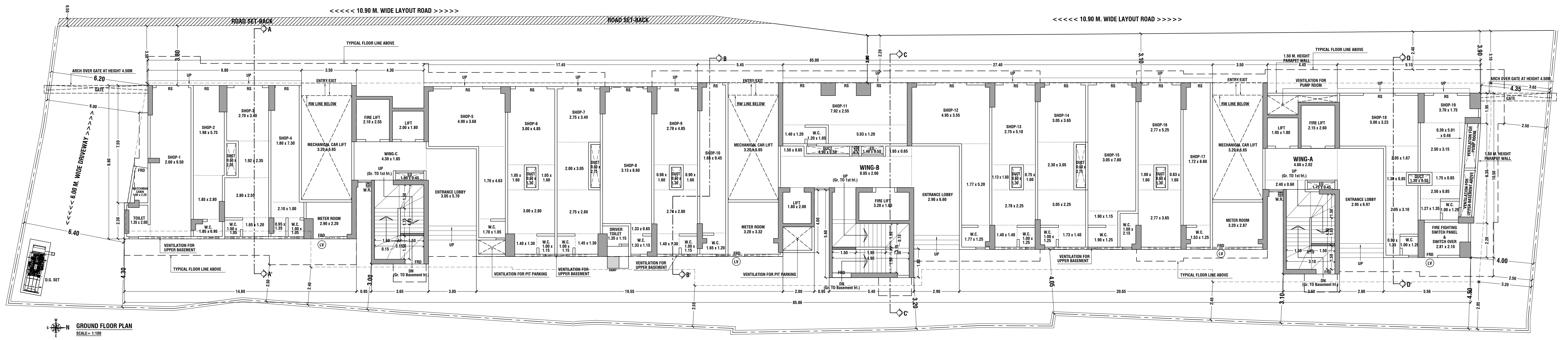
BUILT UP AREA CALCULATION

GROUND FLOOR (WING-A)									
A	17.10	X	11.40	X	1 NO	=	194.94	SQ.MT.	
					TOTAL ADDITION	=	194.94	SQ.MT.	X

DEDUCTIONS

1	3.20	X	6.81	X	1 NO	=	21.79	SQ.MT.	
2	2.25	X	1.38	X	1 NO	=	3.11	SQ.MT.	
3	2.50	X	0.58	X	1 NO	=	1.45	SQ.MT.	
4	1.35	X	0.55	X	1 NO	=	0.74	SQ.MT.	
5	0.85	X	5.96	X	1 NO	=	5.07	SQ.MT.	
5a	1/2 X 5.97	X	0.43	X	1 NO	=	1.28	SQ.MT.	
6	1.28	X	0.34	X	1 NO	=	0.44	SQ.MT.	
7	0.63	X	2.60	X	1 NO	=	1.64	SQ.MT.	
8	9.15	X	0.90	X	1 NO	=	8.24	SQ.MT.	
9	4.55	X	1.42	X	1 NO	=	6.46	SQ.MT.	
10	1.05	X	3.83	X	1 NO	=	4.02	SQ.MT.	
					TOTAL DEDUCTION	=	54.24	SQ.MT.	Y1
TOTAL BUILT UP AREA [X - Y1]						=	140.70	SQ.MT.	X1
STAIRCASE, LIFT & LIFT LOBBY AREA CALCULATION									
ST1	3.40	X	5.25	X	1 NO	=	17.85	SQ.MT.	
L1	2.25	X	2.15	X	1 NO	=	4.84	SQ.MT.	
L2	2.35	X	2.95	X	1 NO	=	6.93	SQ.MT.	
LL1	2.70	X	2.62	X	1 NO	=	7.07	SQ.MT.	
LL2	2.05	X	2.02	X	1 NO	=	4.14	SQ.MT.	
TOTAL STAIRCASE, LIFT & LIFT LOBBY AREA						=	40.83	SQ.MT.	Y2

ED AREA CALCULATION									
D1	2.05	X	0.60	X	1 NO	=	1.23	SQ.MT.	
TOTAL ED AREA						=	1.23	SQ.MT.	Y3
METER ROOM AREA CALCULATION									
M1	3.50	X	3.17	X	1 NO	=	11.10	SQ.MT.	
TOTAL METER ROOM AREA						=	11.10	SQ.MT.	Y4
ENTRANCE LOBBY AREA CALCULATION									
ET1	2.95	X	6.97	X	1 NO	=	20.56	SQ.MT.	
TOTAL ENTRANCE LOBBY AREA						=	20.56	SQ.MT.	Y5
FIRE FIGHTING SWITCH PANEL & SWITCH OVER AREA CALCULATION									
SW1	3.22	X	2.25	X	1 NO	=	7.25	SQ.MT.	
TOTAL FIRE FIGHTING SWITCH PANEL & SWITCH OVER AREA						=	7.25	SQ.MT.	Y6
NET BUILT UP AREA [X1 - (Y2+Y3+Y4+Y5+Y6)]						=	59.73	SQ.MT.	



GROUND FLOOR PLAN

SCALE= 1:100

THIS CANCELS APPROVAL TO THIS PREVIOUS PLANS SECTIONED
UNDER NO. MHADA-29/1989/2023 DATED 13.10.2023

PROFORMA - B

APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE
LETTER NO.MH/EE/(BP)/GM/MHADA-29/1989/2024/IOA/AMEND

Akash Rajendra Akolkar Digitally signed by Akash Rajendra Akolkar Date: 2024.11.18 18:33:56 +05'30'	Amol Vinayak Chaudhari Digitally signed by Amol Vinayak Chaudhari Date: 2024.11.18 18:59:13 +05'30'	Prashant Damodar Dhatrak Digitally signed by Prashant Damodar Dhatrak Date: 2024.11.19 15:40:35 +05'30'
S.E.B.P Cell MHADA	Dy.E. BP. Cell MHADA	Executive Engineer (ES) B.P. Cell/GM/MHADA

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO. 44 & 45 KNOWN AS SUBHASH NAGAR TRINITY CHS LTD. ON PLOT BEARING C.T.S. NO. 828 (PT) OF VILLAGE CHEMBUR SITUATED AT SUBHASH NAGAR, CHEMBUR (EAST), MUMBAI, 400071.

NAME AND ADDRESS OF THE OWNER

MS. ROHA REALTY PVT. LTD.

HARSHVARDHAN TIBREWALA
Digitally signed by HARSHVARDHAN TIBREWALA
DN: c=IN, o=Personal, title=0574, pseudonym=133540292274663291o6Rmy4YnrH232v, 2.5.4.20=d1535f0264dce3f7cca1004f7e19ea29209786be51d31248098f0d40be61428d, postalCode=400013, st=Maharashtra, serialNumber=02c7bb05055ed021c359e9a26cd483640d3e59f7ee0b7435cec53100636f0fcc, cn=HARSHVARDHAN TIBREWALA
Date: 2024.11.18 16:44:58 +05'30'

DRAWN BY	: - GAURAV	SHEET NO.	: -
CHKD. BY	: -	NORTH LINE	: -
SCALE	: - As shown		
DATE	: -		

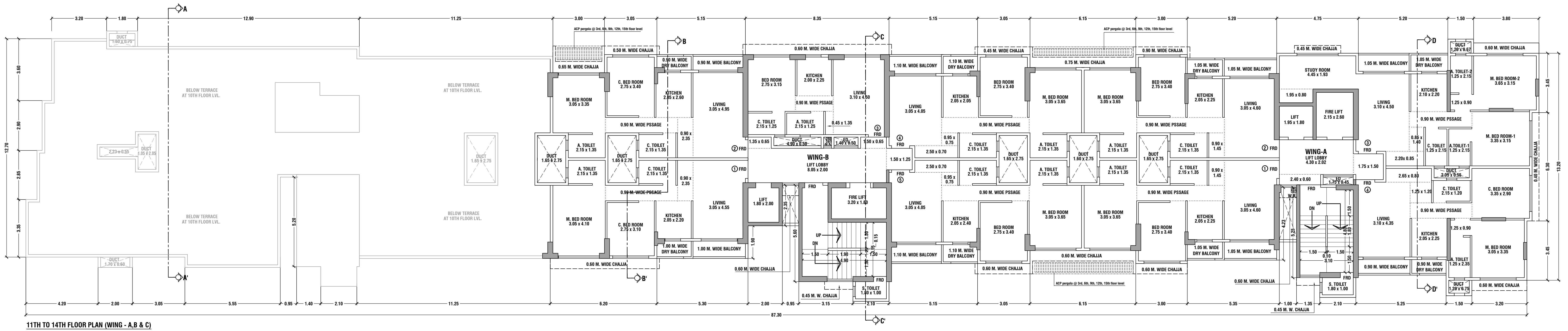
NAME & ADDRESS OF LICENSED SURVEYOR

SIGN./STAMP

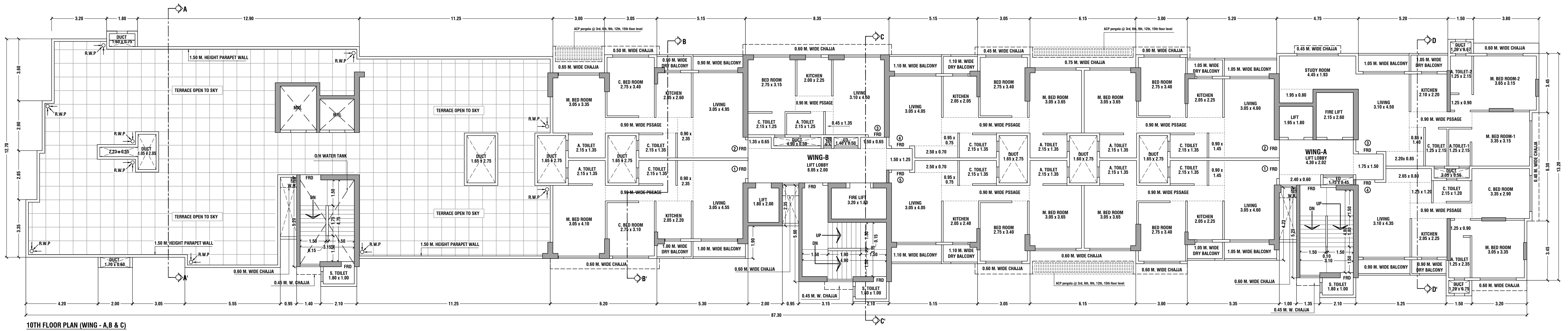
CREATIVE CONSULTANCY
2774 / Building No.63, Near Agarwal Hospital,
Opp. MIG Cricket Club, Gandhi Nagar,
Bandra (East) , Mumbai - 400 051
Email : creativeconsultancy1@gmail.com

Mehul Hemubhai Vaghela
Digitally signed by Mehul Hemubhai Vaghela
DN: c=IN, o=Personal, title=5611, pseudonym=1332931748899214528Vp7zzcoNoC2lx, 2.5.4.20=44a1e1994ff4dfb31acb87f345174a078012cf3aa13317cf785fb4cf0e209bce, postalCode=400053, st=Maharashtra, serialNumber=84b21c03e6ced6bd09128a79702b493654b64efa103b300381376d6f970f4c5c, cn=Mehul Hemubhai Vaghela
Date: 2024.11.18 15:54:52 +05'30'

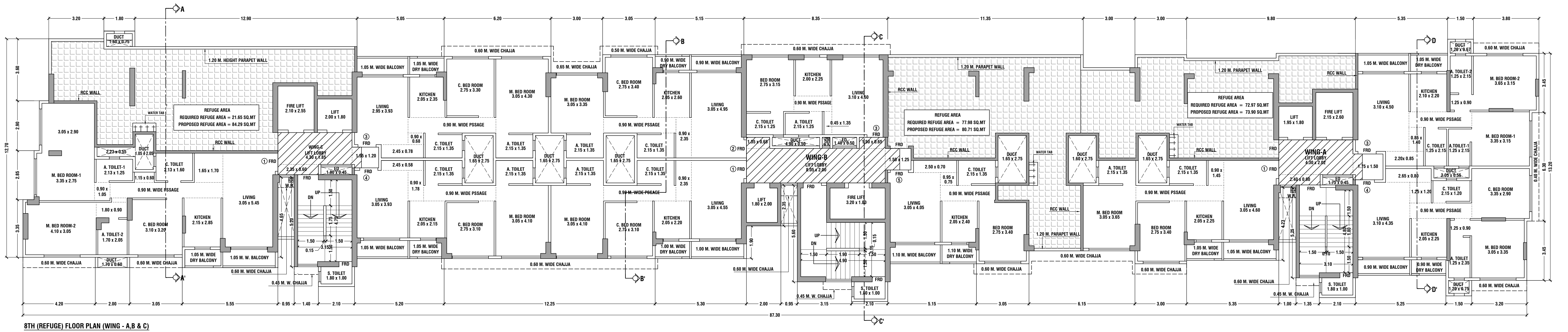
CONTENTS OF SHEET		SHEET NO. - 03 / 07
8TH REFUGE FLOOR PLAN, AREA LINE DIAGRAM & AREA CALCULATION 10TH & 11TH TO 14TH FLOOR PLAN,		



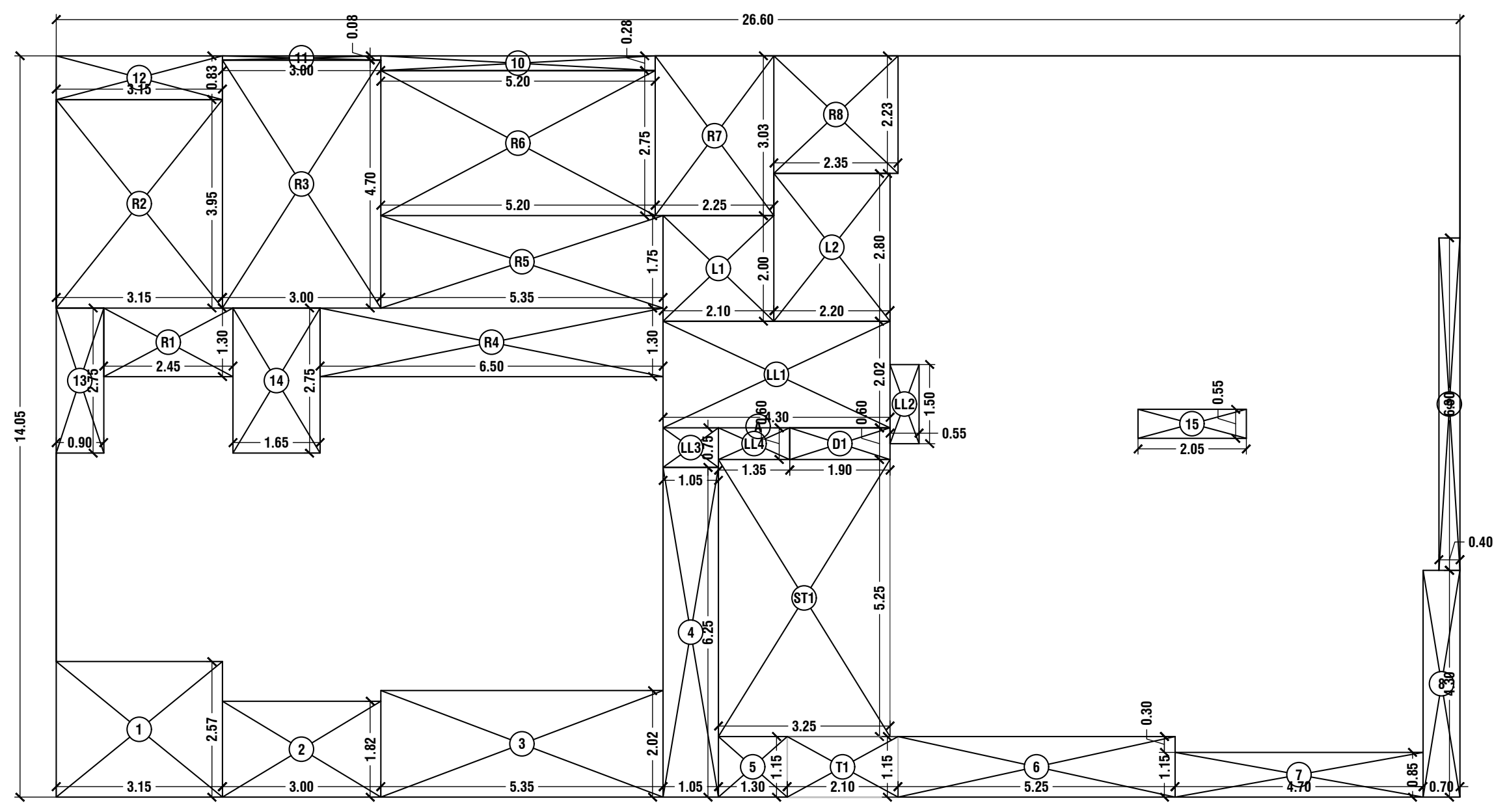
11TH TO 14TH FLOOR PLAN (WING - A,B & C)
SCALE= 1:100



10TH FLOOR PLAN (WING - A,B & C)
SCALE= 1:100


REFUGE AREA
REQUIRED REFUGE AREA = 21.65 SQ.MT
PROPOSED REFUGE AREA = 84.29 SQ.MT
REFUGE AREA
REQUIRED REFUGE AREA = 77.98 SQ.MT
PROPOSED REFUGE AREA = 80.71 SQ.MT
REFUGE AREA
REQUIRED REFUGE AREA = 72.97 SQ.MT
PROPOSED REFUGE AREA = 73.90 SQ.MT
WING-C
WING-B
WING-A
RCC WALL
1.20 M. PARAPET WALL
87.30

8TH (REFUGE) FLOOR PLAN (WING - A,B & C)
SCALE= 1:100



8TH FLOOR AREA LINE DIAGRAM (WING-A)
SCALE= 1:100

BUILT UP AREA CALCULATION

8TH (REFUGE) FLOOR (WING-A)								
A	26.60	X	14.05	X	1 NO	=	373.73 SQ.MT.	
					TOTAL ADDITION	=	373.73 SQ.MT.	X

DEDUCTIONS

1	3.15	X	2.57	X	1 NO	=	8.10 SQ.MT.	
2	3.00	X	1.82	X	1 NO	=	5.46 SQ.MT.	
3	5.35	X	2.02	X	1 NO	=	10.81 SQ.MT.	
4	1.05	X	6.25	X	1 NO	=	6.56 SQ.MT.	
5	1.30	X	1.15	X	1 NO	=	1.50 SQ.MT.	
6	5.25	X	1.15	X	1 NO	=	6.04 SQ.MT.	
7	4.70	X	0.85	X	1 NO	=	4.00 SQ.MT.	
8	0.70	X	4.30	X	1 NO	=	3.01 SQ.MT.	
9	0.40	X	6.30	X	1 NO	=	2.52 SQ.MT.	
10	5.20	X	0.28	X	1 NO	=	1.46 SQ.MT.	
11	3.00	X	0.08	X	1 NO	=	0.24 SQ.MT.	
12	3.15	X	0.83	X	1 NO	=	2.61 SQ.MT.	
13	0.90	X	2.75	X	1 NO	=	2.48 SQ.MT.	
14	1.65	X	2.75	X	1 NO	=	4.54 SQ.MT.	
15	2.05	X	0.55	X	1 NO	=	1.13 SQ.MT.	
					TOTAL DEDUCTION	=	60.46 SQ.MT.	Y1
TOTAL BUILT UP AREA [X - Y1]						=	313.27 SQ.MT.	X1
STAIRCASE, LIFT & LIFT LOBBY AREA CALCULATION								
ST1	3.25	X	5.25	X	1 NO	=	17.06 SQ.MT.	
L1	2.10	X	2.00	X	1 NO	=	4.20 SQ.MT.	
L2	2.20	X	2.80	X	1 NO	=	6.16 SQ.MT.	
LL1	4.30	X	2.02	X	1 NO	=	8.69 SQ.MT.	
LL2	0.55	X	1.50	X	1 NO	=	0.83 SQ.MT.	
LL3	1.05	X	0.75	X	1 NO	=	0.79 SQ.MT.	
LL4	1.35	X	0.60	X	1 NO	=	0.81 SQ.MT.	
TOTAL STAIRCASE, LIFT & LIFT LOBBY AREA						=	38.54 SQ.MT.	Y2

ED AREA CALCULATION								
D1	1.90	X	0.60	X	1 NO	=	1.14 SQ.MT.	
TOTAL ED AREA						=	1.14 SQ.MT.	Y3
TOILET AREA CALCULATION								
T1	2.10	X	1.15	X	1 NO	=	2.42 SQ.MT.	
TOTAL TOILET AREA						=	2.42 SQ.MT.	Y4
REFUGE AREA CALCULATION								
R1	2.45	X	1.30	X	1 NO	=	3.19 SQ.MT.	
R2	3.15	X	3.95	X	1 NO	=	12.44 SQ.MT.	
R3	3.00	X	4.70	X	1 NO	=	14.10 SQ.MT.	
R4	6.50	X	1.30	X	1 NO	=	8.45 SQ.MT.	
R5	5.35	X	1.75	X	1 NO	=	9.36 SQ.MT.	
R6	5.20	X	2.75	X	1 NO	=	14.30 SQ.MT.	
R7	2.25	X	3.03	X	1 NO	=	6.82 SQ.MT.	
R8	2.35	X	2.23	X	1 NO	=	5.24 SQ.MT.	
TOTAL REFUGE AREA						=	73.90 SQ.MT.	Y5
NET BUILT UP AREA [X1 - (Y2+Y3+Y4+Y5)]						=	197.27 SQ.MT.	

REFUGE AREA STATEMENT FOR 8th FLOOR (WING-A)

(8th REFUGE FLOOR) = 197.27 SQ.MT
(9th To 14th FLOOR) = 271.17 X 6 = 1627.02 SQ.MT
TOTAL AREA = 1824.29 SQ.MT

$$\text{REQUIRED REFUGE AREA} = \frac{4\% \text{ X TOTAL AREA}}{100} = \frac{4\% \text{ X } 1824.29}{100}$$

REQUIRED REFUGE AREA = 72.97 SQ.MT

REQUIRED REFUGE AREA = 72.97 SQ.MT
PROPOSED REFUGE AREA = 73.90 SQ.MT

REFUGE AREA ALLOWED TO BE EXCEEDED UP TO MAX. LIMIT OF 4.25%
(AS PER REG. NO. 48(8)(a)ii IN DCPR 2034 = 1824.29 x 4.25% = 77.53 SQ.MT.

BUILT UP AREA CALCULATION

8TH (REFUGE) FLOOR (WING-B)								
A	30.75	X	14.20	X	1 NO	=	436.65 SQ.MT.	
					TOTAL ADDITION	=	436.65 SQ.MT.	X

DEDUCTIONS

1	11.35	X	2.35	X	1 NO	=	26.67 SQ.MT.	
2	2.00	X	4.25	X	1 NO	=	8.50 SQ.MT.	
3	0.90	X	6.75	X	1 NO	=	6.08 SQ.MT.	
4	3.20	X	1.15	X	1 NO	=	3.68 SQ.MT.	
5	8.20	X	2.05	X	1 NO	=	16.81 SQ.MT.	
6	3.00	X	2.80	X	1 NO	=	8.40 SQ.MT.	
7	0.70	X	2.75	X	1 NO	=	1.93 SQ.MT.	
8	3.00	X	1.05	X	1 NO	=	3.15 SQ.MT.	
9	0.75	X	2.75	X	1 NO	=	2.06 SQ.MT.	
10	1.65	X	2.75	X	2 NOS	=	9.08 SQ.MT.	
11	2.75	X	0.50	X	1 NO	=	1.38 SQ.MT.	
					TOTAL DEDUCTION	=	87.74 SQ.MT.	Y1
TOTAL BUILT UP AREA [X - (Y1+Y2)]						=	348.91 SQ.MT.	X1
STAIRCASE, LIFT & LIFT LOBBY AREA CALCULATION								
ST1	1.75	X	2.30	X	1 NO	=	4.03 SQ.MT.	
ST2	5.15	X	3.30	X	1 NO	=	17.00 SQ.MT.	
ST3	0.15	X	0.90	X	1 NO	=	0.14 SQ.MT.	
ST3	2.08	X	2.00	X	1 NO	=	4.16 SQ.MT.	
L1	2.00	X	2.50	X	1 NO	=	5.00 SQ.MT.	
L2	3.40	X	2.30	X	1 NO	=	7.82 SQ.MT.	
LL1	2.50	X	2.00	X	1 NO	=	5.00 SQ.MT.	
LL2	1.35	X	0.65	X	1 NO	=	0.88 SQ.MT.	
LL3	3.20	X	2.00	X	1 NO	=	6.40 SQ.MT.	
LL4	1.50	X	0.65	X	1 NO	=	0.98 SQ.MT.	
LL5	0.85	X	1.25	X	1 NO	=	1.06 SQ.MT.	
TOTAL STAIRCASE, LIFT & LIFT LOBBY AREA						=	52.47 SQ.MT.	Y2
ED AREA CALCULATION (COUNTED IN SALE FUNGIBLE)								
D1	2.30	X	0.65	X	1 NO	=	1.50 SQ.MT.	
TOTAL ED AREA						=	1.50 SQ.MT.	Y3
SMOKE VENT AREA CALCULATION								
SV1	0.28	X	2.00	X	1 NO	=	0.56 SQ.MT.	
TOTAL SMOKE VENT AREA						=	0.56 SQ.MT.	Y4
TOILET AREA CALCULATION								
T1	2.10	X	1.15	X	1 NO	=	2.42 SQ.MT.	
TOTAL TOILET AREA						=	2.42 SQ.MT.	Y5
REFUGE AREA CALCULATION								
R1	1.50	X	0.65	X	1 NO	=	0.98 SQ.MT.	
R2	1.35	X	4.80	X	1 NO	=	6.48 SQ.MT.	
R3	5.05	X	6.00	X	1 NO	=	30.30 SQ.MT.	
R4	4.80	X	4.70	X	1 NO	=	22.56 SQ.MT.	
R5	2.45	X	2.75	X	1 NO	=	6.74 SQ.MT.	
R6	1.65	X	1.00	X	1 NO	=	1.65 SQ.MT.	
R7	3.15	X	1.00	X	1 NO	=	3.15 SQ.MT.	
R8	3.00	X	2.95	X	1 NO	=	8.85 SQ.MT.	
TOTAL REFUGE AREA						=	80.71 SQ.MT.	Y6
NET BUILT UP AREA [X1 - (Y3+Y4+Y5+Y6)]						=	211.25 SQ.MT.	Y7
TOTAL BUILT UP AREA (Y3 +Y7)						=	212.75 SQ.MT.	

REFUGE AREA STATEMENT FOR 8th FLOOR (WING-B)

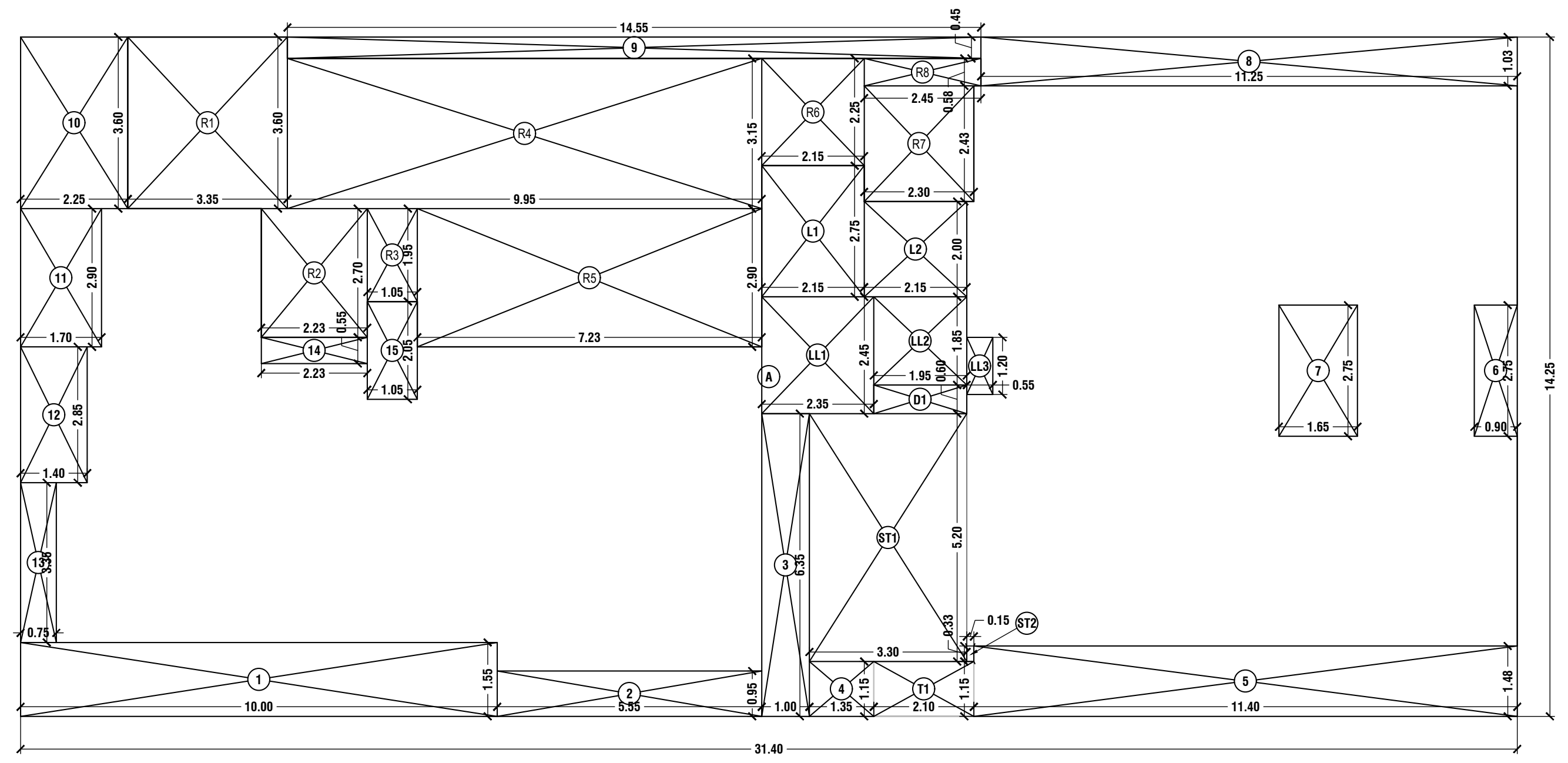
(8th REFUGE FLOOR) = 212.75 SQ.MT
(9th To 14th FLOOR) = 291.21 X 6 = 1747.26 SQ.MT
TOTAL AREA = 1960.01 SQ.MT

$$\text{REQUIRED REFUGE AREA} = \frac{4\% \text{ X TOTAL AREA}}{100} = \frac{4\% \text{ X } 1960.01}{100}$$

REQUIRED REFUGE AREA = 78.40 SQ.MT

REQUIRED REFUGE AREA = 78.40 SQ.MT
PROPOSED REFUGE AREA = 80.71 SQ.MT

REFUGE AREA ALLOWED TO BE EXCEEDED UP TO MAX. LIMIT OF 4.25%
(AS PER REG. NO. 48(8)(a)ii IN DCPR 2034 = 1960.01 x 4.25% = 83.30 SQ.MT.



8TH (REFUGE) FLOOR AREA LINE DIAGRAM (WING-C)
SCALE= 1:100

BUILT UP AREA CALCULATION

8TH REFUGE FLOOR (WING-C)								
A	31.40	X	14.25	X	1 NO	=	447.45 SQ.MT.	
					TOTAL ADDITION	=	447.45 SQ.MT.	X

DEDUCTIONS

1	10.00	X	1.55	X	1 NO	=	15.50 SQ.MT.	
2	5.55	X	0.95	X	1 NO	=	5.27 SQ.MT.	
3	1.00	X	6.35	X	1 NO	=	6.35 SQ.MT.	
4	1.35	X	1.15	X	1 NO	=	1.55 SQ.MT.	
5	11.40	X	1.48	X	1 NO	=	16.87 SQ.MT.	
6	0.90	X	2.75	X	1 NO	=	2.48 SQ.MT.	
7	1.65	X	2.75	X	1 NO	=	4.54 SQ.MT.	
8	11.25	X	1.03	X	1 NO	=	11.59 SQ.MT.	
9	14.55	X	0.45	X	1 NO	=	6.55 SQ.MT.	
10	2.25	X	3.60	X	1 NO	=	8.10 SQ.MT.	
11	1.70	X	2.90	X	1 NO	=	4.93 SQ.MT.	
12	1.40	X	2.85	X	1 NO	=	3.99 SQ.MT.	
13	0.75	X	3.35	X	1 NO	=	2.51 SQ.MT.	
14	2.23	X	0.55	X	1 NO	=	1.23 SQ.MT.	
15	1.05	X	2.05	X	1 NO	=	2.15 SQ.MT.	
					TOTAL DEDUCTION	=	93.61 SQ.MT.	Y1
TOTAL BUILT UP AREA [X - Y1]						=	353.84 SQ.MT.	X1
STAIRCASE, LIFT & LIFT LOBBY AREA CALCULATION								
ST1	3.30	X	5.20	X	1 NO	=	17.16 SQ.MT.	
ST2	0.15	X	0.33	X	1 NO	=	0.05 SQ.MT.	
L1	2.15	X	2.75	X	1 NO	=	5.91 SQ.MT.	
L2	2.15	X	2.00	X	1 NO	=	4.30 SQ.MT.	
LL1	2.35	X	2.45	X	1 NO	=	5.76 SQ.MT.	
LL2	1.95	X	1.85	X	1 NO	=	3.61 SQ.MT.	
LL3	0.55	X	1.20	X	1 NO	=	0.66 SQ.MT.	
TOTAL STAIRCASE, LIFT & LIFT LOBBY AREA						=	37.45 SQ.MT.	Y2

ED AREA CALCULATION								
D1	1.95	X	0.60	X	1 NO	=	1.17 SQ.MT.	
TOTAL ED AREA						=	1.17 SQ.MT.	Y3
TOILET AREA CALCULATION								
T1	2.10	X	1.15	X	1 NO	=	2.42 SQ.MT.	
TOTAL TOILET AREA						=	2.42 SQ.MT.	Y4
REFUGE AREA CALCULATION								
R1	3.35	X	3.60	X	1 NO	=	12.06 SQ.MT.	
R2	2.23	X	2.70	X	1 NO	=	6.02 SQ.MT.	
R3	1.05	X	1.95	X	1 NO	=	2.05 SQ.MT.	
R4	9.95	X	3.15	X	1 NO	=	31.34 SQ.MT.	
R5	7.23	X	2.90	X	1 NO	=	20.97 SQ.MT.	
R6	2.15	X	2.25	X	1 NO	=	4.84 SQ.MT.	
R7	2.30	X	2.43	X	1 NO	=	5.59 SQ.MT.	
R8	2.45	X	0.58	X	1 NO	=	1.42 SQ.MT.	
TOTAL REFUGE AREA						=	84.29 SQ.MT.	Y5
NET BUILT UP AREA [X1 - (Y2+Y3+Y4+Y5)]						=	228.51 SQ.MT.	
TOTAL BUILT UP AREA NET BUILT UP AREA + ACCESS REFUGE AREA (228.51+ 62.64)						=	291.15 SQ.MT.	

REFUGE AREA STATEMENT FOR 8th FLOOR (WING-C)

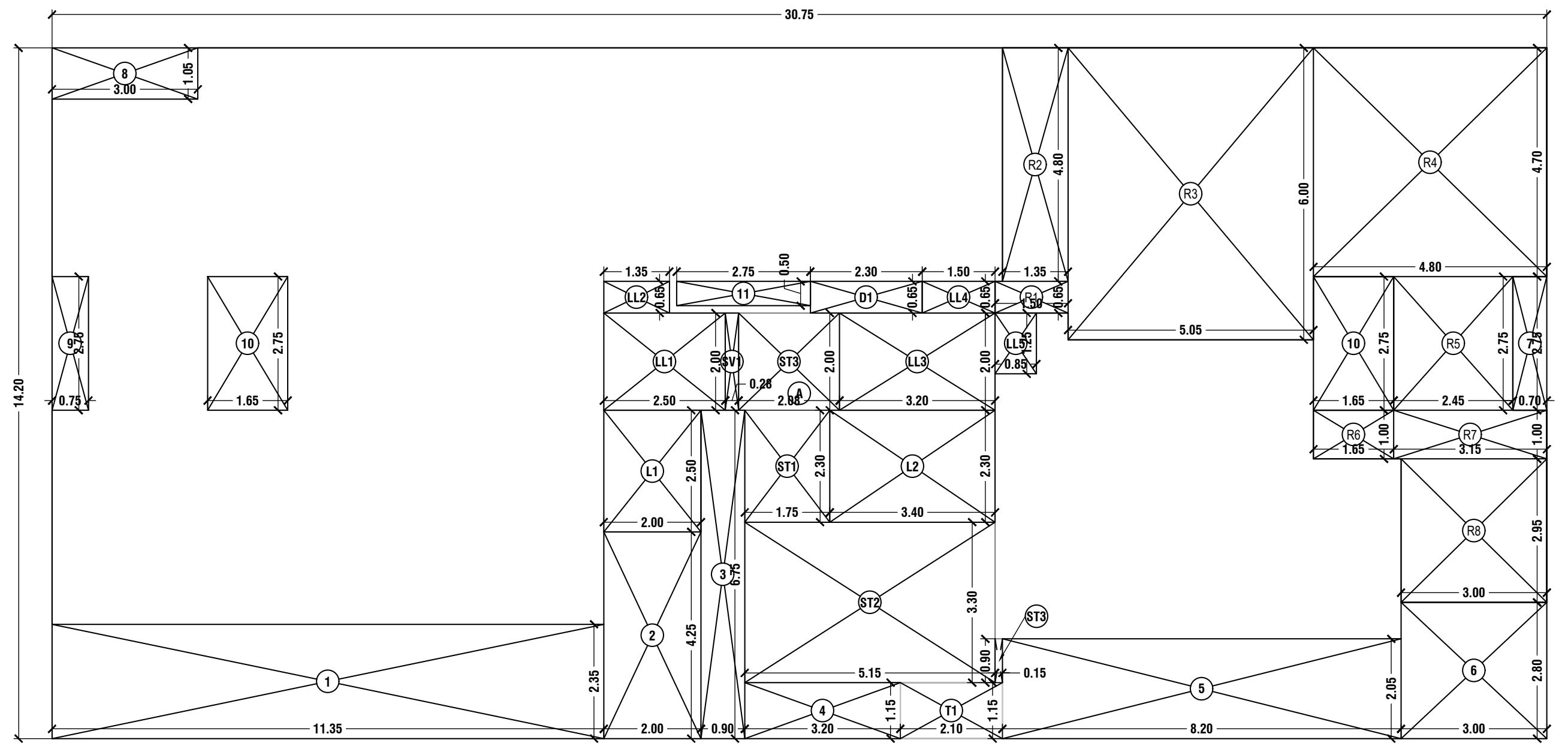
(8th REFUGE FLOOR) = 228.51 SQ.MT
(9th FLOOR) = 312.80 X 6 = 312.80 SQ.MT
TOTAL AREA = 541.31 SQ.MT

$$\text{REQUIRED REFUGE AREA} = \frac{4\% \text{ X TOTAL AREA}}{100} = \frac{4\% \text{ X } 541.31}{100}$$

REQUIRED REFUGE AREA = 21.65 SQ.MT

REQUIRED REFUGE AREA = 21.65 SQ.MT
PROPOSED REFUGE AREA = 84.29 SQ.MT

REFUGE AREA ALLOWED TO BE EXCEEDED UP TO MAX. LIMIT OF 4.25%
(AS PER REG. NO. 48(8)(a)ii IN DCPR 2034 = 541.31 x 4.25% = 25.81 SQ.MT.
ACCESS COUNTED IN FSI = 84.29 - 21.65 = 62.64



8TH (REFUGE) FLOOR AREA LINE DIAGRAM (WING-B)
SCALE= 1:100

THIS CANCELS APPROVAL TO THIS PREVIOUS PLANS SECTIONED
UNDER NO. MHADA-29/1989/2023 DATED 13.10.2023

PROFORMA - B

APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE
LETTER NO.MH/EE/(BP)/GM/MHADA-29/1989/2024/IOA/AMEND

Akash Rajendra Akolkar Digitally signed by Akash Rajendra Akolkar Date: 2024.11.18 18:34:08 +05'30'	Amol Vinayak Chaudhari Digitally signed by Amol Vinayak Chaudhari Date: 2024.11.18 19:00:18 +05'30'	Prashant Damodar Dhatrak Digitally signed by Prashant Damodar Dhatrak Date: 2024.11.19 15:40:52 +05'30'
S.E.B.P Cell MHADA	Dy.E. BP. Cell MHADA	Executive Engineer (ES) B.P. Cell/GM/MHADA

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO. 44 & 45 KNOWN AS SUBHASH NAGAR TRINITY CHS LTD. ON PLOT BEARING C.T.S. NO. 828 (PT) OF VILLAGE CHEMBUR SITUATED AT SUBHASH NAGAR, CHEMBUR (EAST), MUMBAI, 400071.

NAME AND ADDRESS OF THE OWNER
MS. ROHA REALTY PVT. LTD.
HARSHVARDHAN TIBREWALA

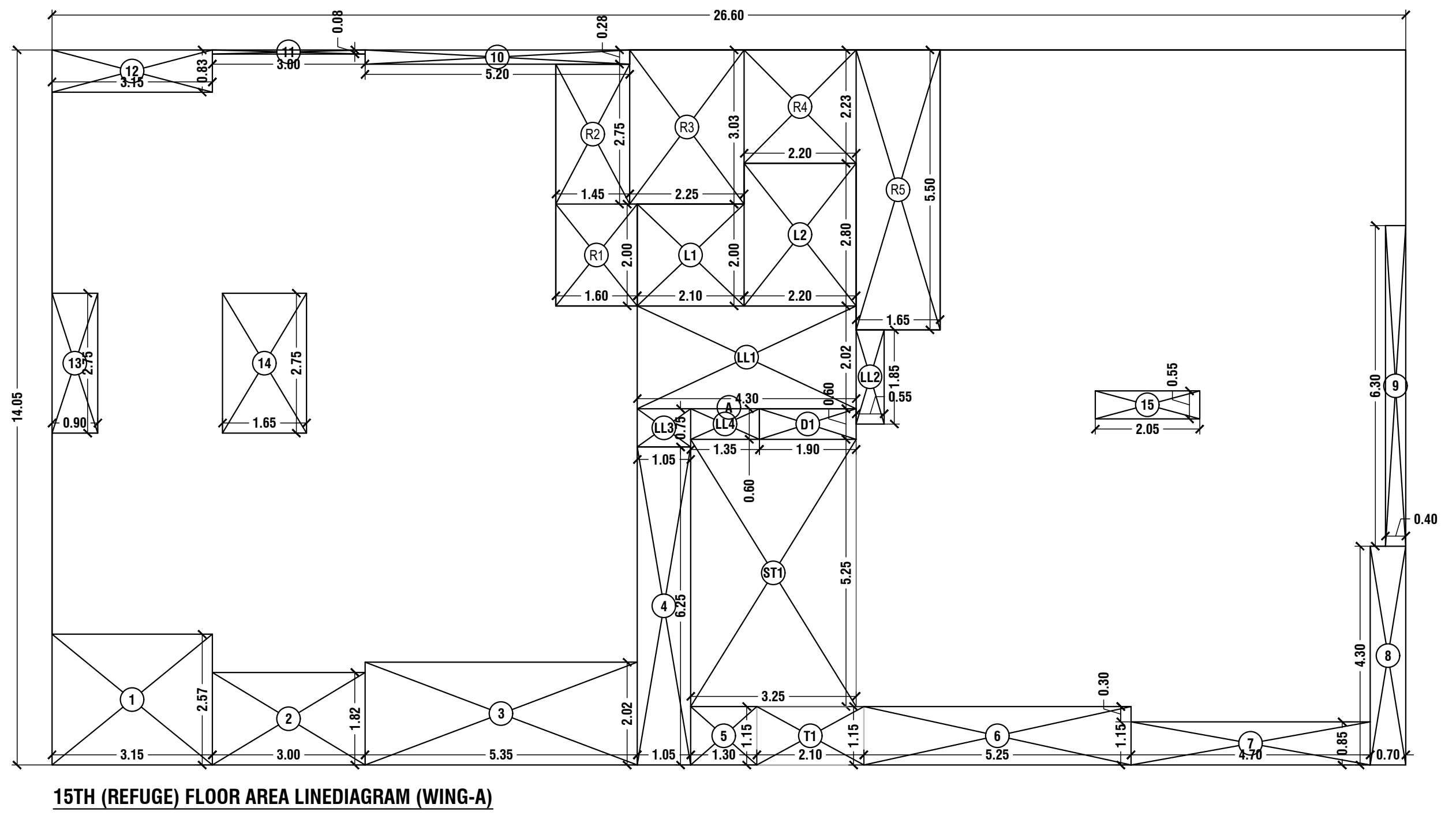
DRAWN BY	: - GAURAV	SHEET NO.	: -
CHKD. BY	: -	NORTH LINE	: - W S N E
SCALE	: - As shown		
DATE	: -		

NAME & ADDRESS OF LICENSED SURVEYOR — SIGN./STAMP

CREATIVE CONSULTANCY
2774 / Building No.63, Near Agarwal Hospital,
Opp. MIG Cricket Club, Gandhi Nagar,
Bandra (East) , Mumbai - 400 051
Email : creativeconsultancy1@gmail.com

Mehul Hemubhai Vaghela
Digitally signed by Mehul Hemubhai Vaghela
Date: 2024.11.18 15:55:27 +05'30'

CONTENTS OF SHEET		SHEET NO. - 04 / 07
15TH (REFUGE) FLOOR PLAN, AREA LINE DIAGRAM & AREA CALCULATION 16TH & 17th (PART) FLOOR PLAN, AREA LINE DIAGRAM & AREA CALCULATION		



15TH (REFUGE) FLOOR AREA LINEDIAGRAM (WING-A)
SCALE= 1:100

BUILT UP AREA CALCULATION

15TH (REFUGE) FLOOR (WING-A)				
A	26.60 X 14.05 X 1 NO	=	373.73 SQ.MT.	
	TOTAL ADDITION	=	373.73 SQ.MT.	X

DEDUCTIONS

1	3.15 X 2.57 X 1 NO	=	8.10 SQ.MT.	
2	3.00 X 1.82 X 1 NO	=	5.46 SQ.MT.	
3	5.35 X 2.02 X 1 NO	=	10.81 SQ.MT.	
4	1.05 X 6.25 X 1 NO	=	6.56 SQ.MT.	
5	1.30 X 1.15 X 1 NO	=	1.50 SQ.MT.	
6	5.25 X 1.15 X 1 NO	=	6.04 SQ.MT.	
7	4.70 X 0.85 X 1 NO	=	4.00 SQ.MT.	
8	0.70 X 4.30 X 1 NO	=	3.01 SQ.MT.	
9	0.40 X 6.30 X 1 NO	=	2.52 SQ.MT.	
10	5.20 X 0.28 X 1 NO	=	1.46 SQ.MT.	
11	3.00 X 0.08 X 1 NO	=	0.24 SQ.MT.	
12	3.15 X 0.83 X 1 NO	=	2.61 SQ.MT.	
13	0.90 X 2.75 X 1 NO	=	2.48 SQ.MT.	
14	1.65 X 2.75 X 1 NO	=	4.54 SQ.MT.	
15	2.05 X 0.55 X 1 NO	=	1.13 SQ.MT.	
	TOTAL DEDUCTION	=	60.46 SQ.MT.	Y1
TOTAL BUILT UP AREA [X - Y1]		=	313.27 SQ.MT.	X1
STAIRCASE, LIFT & LIFT LOBBY AREA CALCULATION				
ST1	3.25 X 5.25 X 1 NO	=	17.06 SQ.MT.	
L1	2.10 X 2.00 X 1 NO	=	4.20 SQ.MT.	
L2	2.20 X 2.80 X 1 NO	=	6.16 SQ.MT.	
LL1	4.30 X 2.02 X 1 NO	=	8.69 SQ.MT.	
LL2	0.55 X 1.85 X 1 NO	=	1.02 SQ.MT.	
LL3	1.05 X 0.75 X 1 NO	=	0.79 SQ.MT.	
LL4	1.35 X 0.60 X 1 NO	=	0.81 SQ.MT.	
TOTAL STAIRCASE, LIFT & LIFT LOBBY AREA		=	38.73 SQ.MT.	Y2

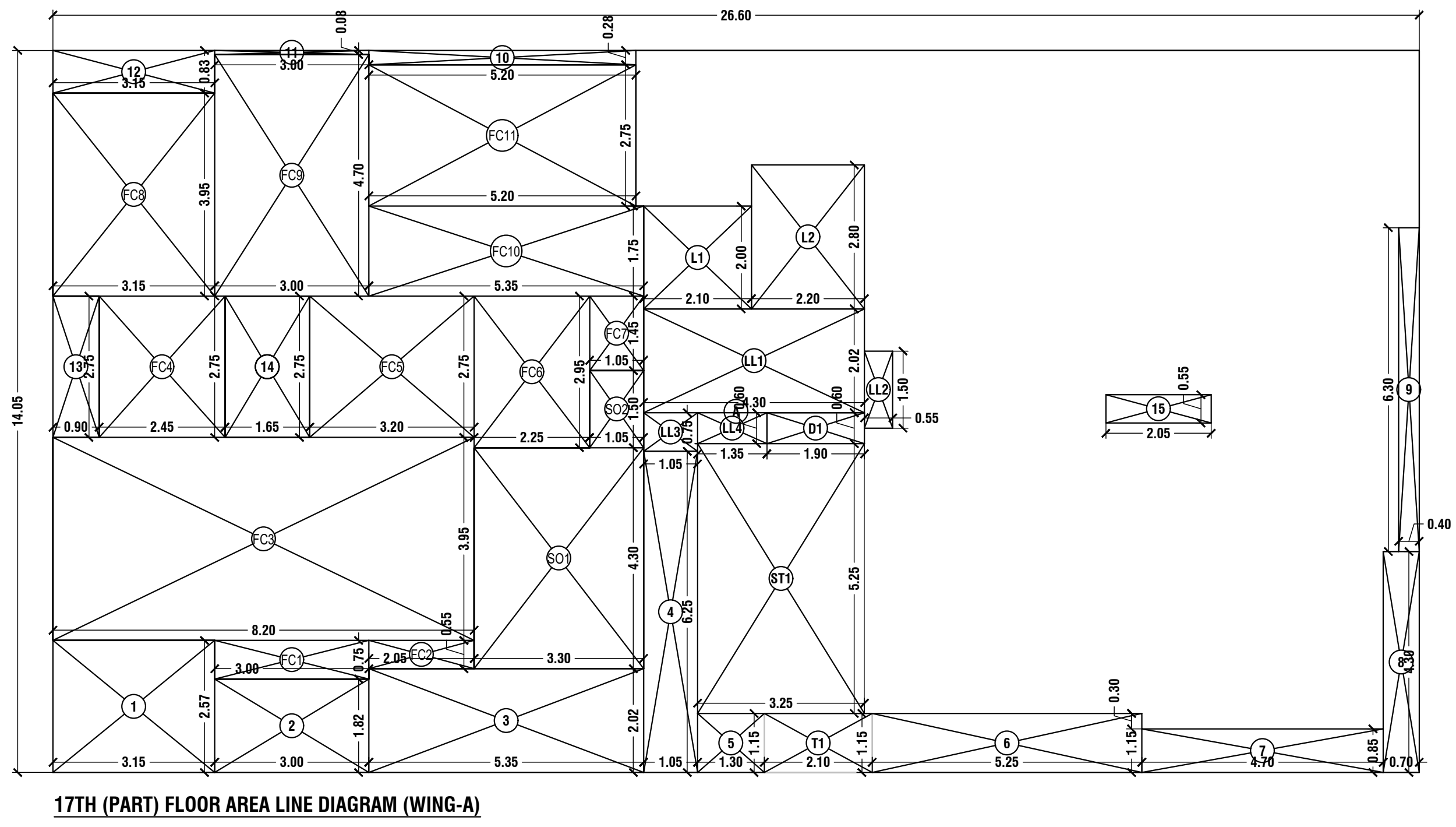
ED AREA CALCULATION				
D1	1.90 X 0.60 X 1 NO	=	1.14 SQ.MT.	
TOTAL ED AREA		=	1.14 SQ.MT.	Y3
TOILET AREA CALCULATION				
T1	2.10 X 1.15 X 1 NO	=	2.42 SQ.MT.	
TOTAL TOILET AREA		=	2.42 SQ.MT.	Y4
REFUGE AREA CALCULATION				
R1	1.60 X 2.00 X 1 NO	=	3.20 SQ.MT.	
R2	1.45 X 2.75 X 1 NO	=	3.99 SQ.MT.	
R3	2.25 X 3.03 X 1 NO	=	6.82 SQ.MT.	
R4	2.20 X 2.23 X 1 NO	=	4.91 SQ.MT.	
R5	1.65 X 5.50 X 1 NO	=	9.08 SQ.MT.	
TOTAL REFUGE AREA		=	28.00 SQ.MT.	Y5
NET BUILT UP AREA [X1 - (Y2+Y3+Y4+Y5)]		=	242.98 SQ.MT.	

REFUGE AREA STATEMENT FOR 15th FLOOR (WING-A)			
(15th REFUGE FLOOR)		=	242.98 SQ.MT
(16th FLOOR)	= 271.17 X 1	=	271.17 SQ.MT
(17th PART FLOOR)	= 145.73 X 1	=	145.73 SQ.MT
TOTAL AREA		=	659.88 SQ.MT

$$\text{REQUIRED REFUGE AREA} = \frac{4\% \text{ X TOTAL AREA}}{100}$$
$$= \frac{4\% \text{ X } 659.88}{100}$$
REQUIRED REFUGE AREA = 26.39 SQ.MT

REQUIRED REFUGE AREA = 26.36 SQ.MT
PROPOSED REFUGE AREA = 28.00 SQ.MT

REFUGE AREA ALLOWED TO BE EXCEEDED UP TO MAX. LIMIT OF 4.25%
(AS PER REG. NO. 48(8)(a)ii IN DCPR 2034 = 659.24 x 4.25% = 28.01 SQ.MT.



17TH (PART) FLOOR AREA LINE DIAGRAM (WING-A)
SCALE= 1:100

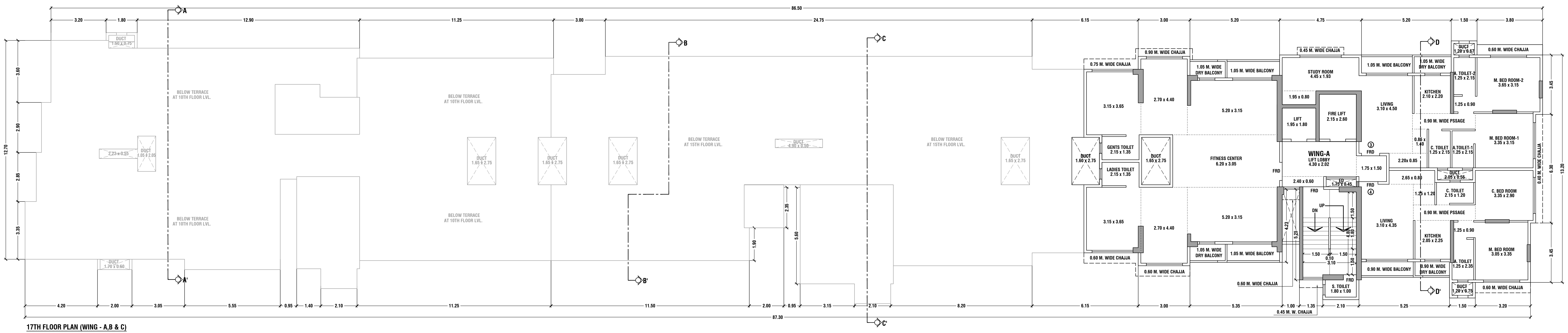
BUILT UP AREA CALCULATION

17TH (PART) FLOOR (WING-A)				
A	26.60 X 14.05 X 1 NO	=	373.73 SQ.MT.	
	TOTAL ADDITION	=	373.73 SQ.MT.	X

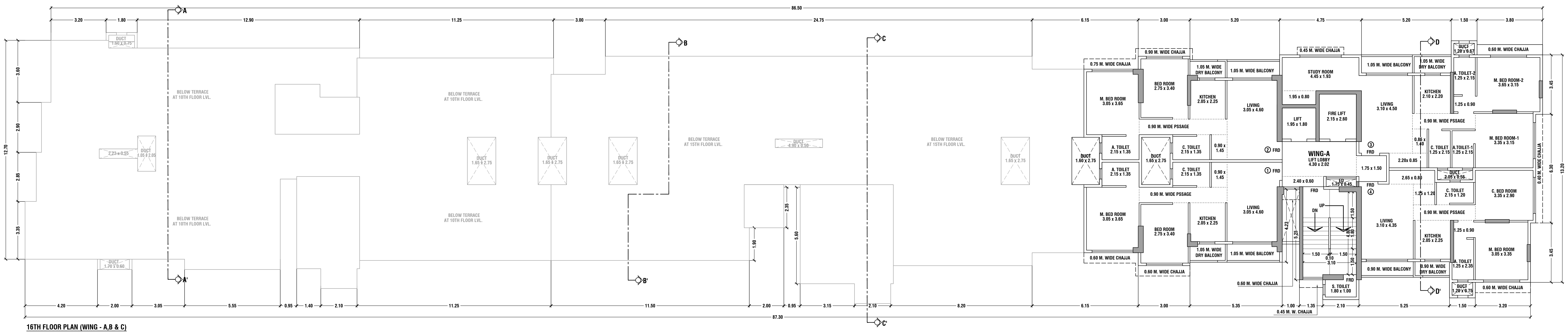
DEDUCTIONS

1	3.15 X 2.57 X 1 NO	=	8.10 SQ.MT.	
2	3.00 X 1.82 X 1 NO	=	5.46 SQ.MT.	
3	5.35 X 2.02 X 1 NO	=	10.81 SQ.MT.	
4	1.05 X 6.25 X 1 NO	=	6.56 SQ.MT.	
5	1.30 X 1.15 X 1 NO	=	1.50 SQ.MT.	
6	5.25 X 1.15 X 1 NO	=	6.04 SQ.MT.	
7	4.70 X 0.85 X 1 NO	=	4.00 SQ.MT.	
8	0.70 X 4.30 X 1 NO	=	3.01 SQ.MT.	
9	0.40 X 6.30 X 1 NO	=	2.52 SQ.MT.	
10	5.20 X 0.28 X 1 NO	=	1.46 SQ.MT.	
11	3.00 X 0.08 X 1 NO	=	0.24 SQ.MT.	
12	3.15 X 0.83 X 1 NO	=	2.61 SQ.MT.	
13	0.90 X 2.75 X 1 NO	=	2.48 SQ.MT.	
14	1.65 X 2.75 X 1 NO	=	4.54 SQ.MT.	
15	2.05 X 0.55 X 1 NO	=	1.13 SQ.MT.	
	TOTAL DEDUCTION	=	60.46 SQ.MT.	Y1
TOTAL BUILT UP AREA [X - Y1]		=	313.27 SQ.MT.	X1
STAIRCASE, LIFT & LIFT LOBBY AREA CALCULATION				
ST1	3.25 X 5.25 X 1 NO	=	17.06 SQ.MT.	
L1	2.10 X 2.00 X 1 NO	=	4.20 SQ.MT.	
L2	2.20 X 2.80 X 1 NO	=	6.16 SQ.MT.	
LL1	4.30 X 2.02 X 1 NO	=	8.69 SQ.MT.	
LL2	0.55 X 1.50 X 1 NO	=	0.83 SQ.MT.	
LL3	1.05 X 0.75 X 1 NO	=	0.79 SQ.MT.	
LL4	1.35 X 0.60 X 1 NO	=	0.81 SQ.MT.	
TOTAL STAIRCASE, LIFT & LIFT LOBBY AREA		=	38.54 SQ.MT.	Y2

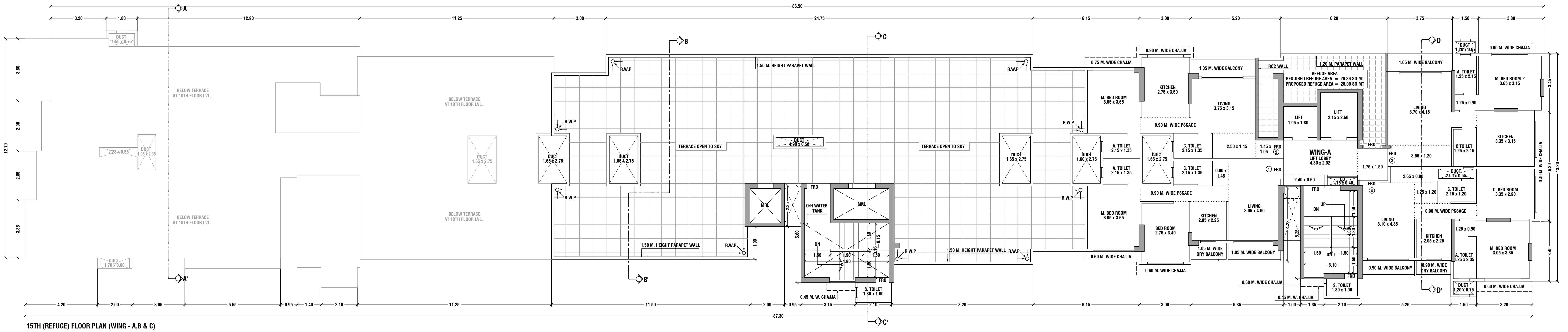
ED AREA CALCULATION				
D1	1.90 X 0.60 X 1 NO	=	1.14 SQ.MT.	
TOTAL ED AREA		=	1.14 SQ.MT.	Y3
TOILET AREA CALCULATION				
T1	2.10 X 1.15 X 1 NO	=	2.42 SQ.MT.	
TOTAL TOILET AREA		=	2.42 SQ.MT.	Y4
SOCIETY OFFICE AREA CALCULATION				
SO1	3.30 X 4.30 X 1 NO	=	14.19 SQ.MT.	
SO2	1.05 X 1.50 X 1 NO	=	1.58 SQ.MT.	
TOTAL SOCIETY OFFICE AREA		=	15.77 SQ.MT.	Y5
FITNESS CENTER AREA CALCULATION				
FC1	3.00 X 0.75 X 1 NO	=	2.25 SQ.MT.	
FC2	2.05 X 0.55 X 1 NO	=	1.13 SQ.MT.	
FC3	8.20 X 3.95 X 1 NO	=	32.39 SQ.MT.	
FC4	2.45 X 2.75 X 1 NO	=	6.74 SQ.MT.	
FC5	3.20 X 2.75 X 1 NO	=	8.80 SQ.MT.	
FC6	2.25 X 2.95 X 1 NO	=	6.64 SQ.MT.	
FC7	1.05 X 1.45 X 1 NO	=	1.52 SQ.MT.	
FC8	3.15 X 3.95 X 1 NO	=	12.44 SQ.MT.	
FC9	3.00 X 4.70 X 1 NO	=	14.10 SQ.MT.	
FC10	5.20 X 2.75 X 1 NO	=	14.30 SQ.MT.	
FC11	5.35 X 1.75 X 1 NO	=	9.36 SQ.MT.	
TOTAL FITNESS CENTER AREA		=	109.67 SQ.MT.	Y6
NET BUILT UP AREA [X1 - (Y2+Y3+Y4+Y5+Y6)]		=	145.73 SQ.MT.	



17TH FLOOR PLAN (WING - A,B & C)
SCALE= 1:100



16TH FLOOR PLAN (WING - A,B & C)
SCALE= 1:100



15TH (REFUGE) FLOOR PLAN (WING - A,B & C)
SCALE= 1:100

THIS CANCELS APPROVAL TO THIS PREVIOUS PLANS SECTIONED
UNDER NO. MHADA-29/1989/2023 DATED 13.10.2023

PROFORMA - B

APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE
LETTER NO.MH/EE/(BP)/GM/MHADA-29/1989/2024/IOA/AMEND

Akash Rajendra Akolkar Digitally signed by Akash Rajendra Akolkar Date: 2024.11.18 18:34:19 +05'30'	Amol Vinayak Chaudhari Digitally signed by Amol Vinayak Chaudhari Date: 2024.11.18 19:01:05 +05'30'	Prashant Damodar Dhatrak Digitally signed by Prashant Damodar Dhatrak Date: 2024.11.19 15:41:12 +05'30'
S.E.B.P Cell MHADA	**Dy.E. BP. Cell MHADA**	**Executive Engineer (ES) B.P. Cell/GM/MHADA**

DESCRIPTION OF PROPOSAL & PROPERTY

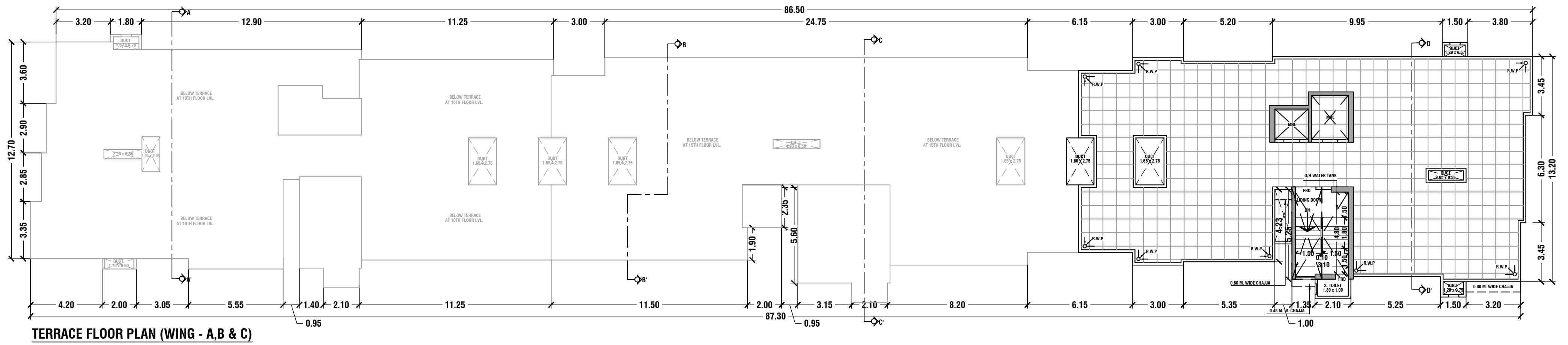
PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO. 44 & 45 KNOWN AS SUBHASH NAGAR TRINITY CHS LTD. ON PLOT BEARING C.T.S. NO. 828 (PT) OF VILLAGE CHEMBUR SITUATED AT SUBHASH NAGAR, CHEMBUR (EAST), MUMBAI, 400071.

NAME AND ADDRESS OF THE OWNER	HARSHVARDHAN TIBREWALA Digitally signed by HARSHVARDHAN TIBREWALA DN: c=IN, o=Personal, title=0574, pseudonym=1335402922746632910 6Rmy4YnrH232v, 2.5.4.20=d1535f0264dce3f7cca1004f7e19ea29209786be51d31248098f0d40be61428d, postalCode=400013, st=Maharashtra, serialNumber=02c7bb05055ed021c359e9a26cd483640d3e59f7ee0b7435cec53100636f0fcc, cn=HARSHVARDHAN TIBREWALA Date: 2024.11.18 16:48:17 +05'30'
MS. ROHA REALTY PVT. LTD.	

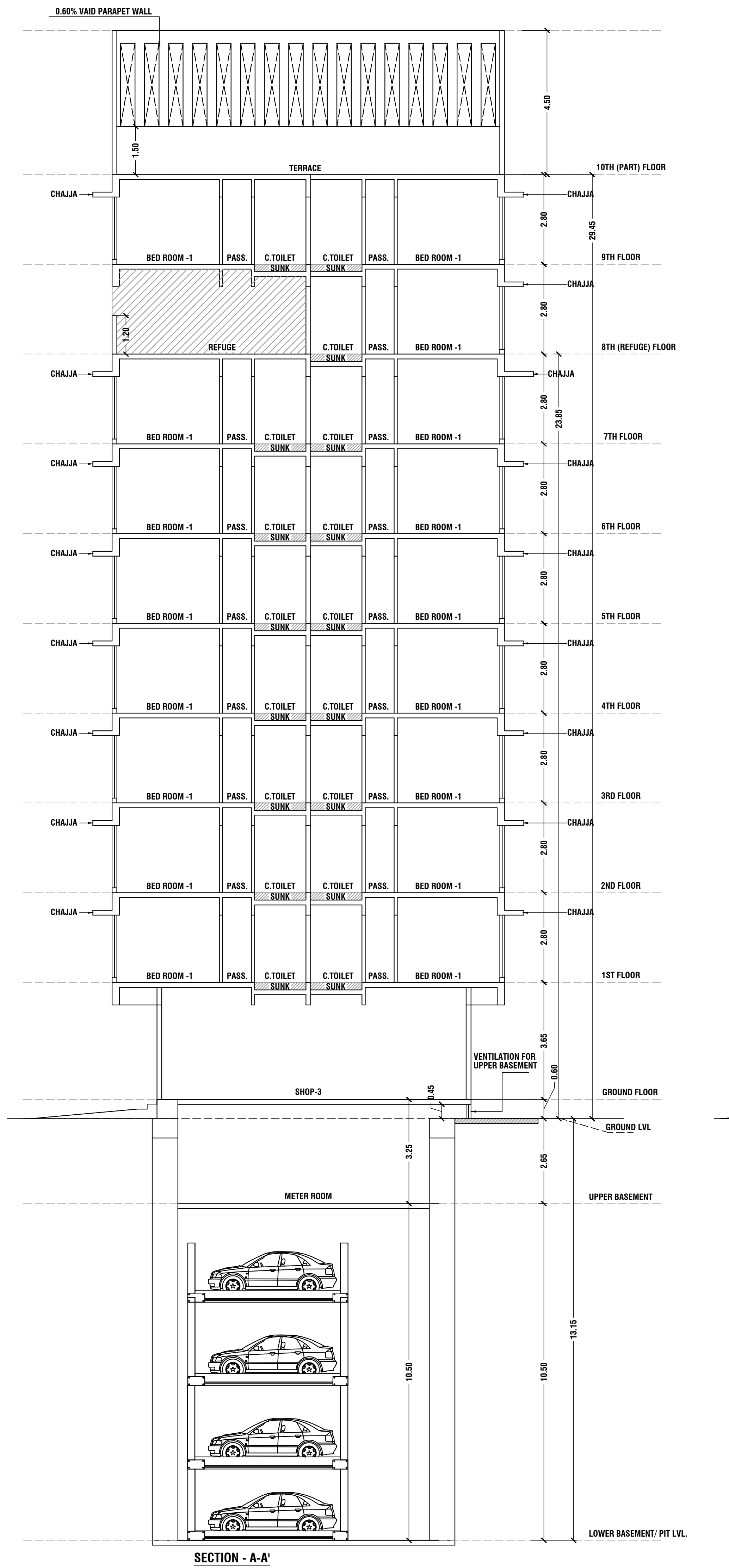
DRAWN BY	: - GAURAV	SHEET NO.	: -
CHKD. BY	: -	NORTH LINE	: -
SCALE	: - As shown		
DATE	: -		

NAME & ADDRESS OF LICENSED SURVEYOR	SIGN./STAMP
CREATIVE CONSULTANCY 2774 / Building No.63, Near Agarwal Hospital, Opp. MIG Cricket Club, Gandhi Nagar, Bandra (East) , Mumbai - 400 051 Email : creativeconsultancy1@gmail.com	Mehul Hemubhai Vaghela Digitally signed by Mehul Hemubhai Vaghela DN: c=IN, o=Personal, title=5611, pseudonym=1332931748899214528Vp7zzcoNoC2lx, 2.5.4.20=44a1e1994ff4dfb31acb87f345174a078012cf3aa13317cf785fb4cf0e209bce, postalCode=400053, st=Maharashtra, serialNumber=84b21c03e6ced6bd09128a79702b493654b64efa103b300381376d6f970f4c5c, cn=Mehul Hemubhai Vaghela Date: 2024.11.18 15:56:05 +05'30'

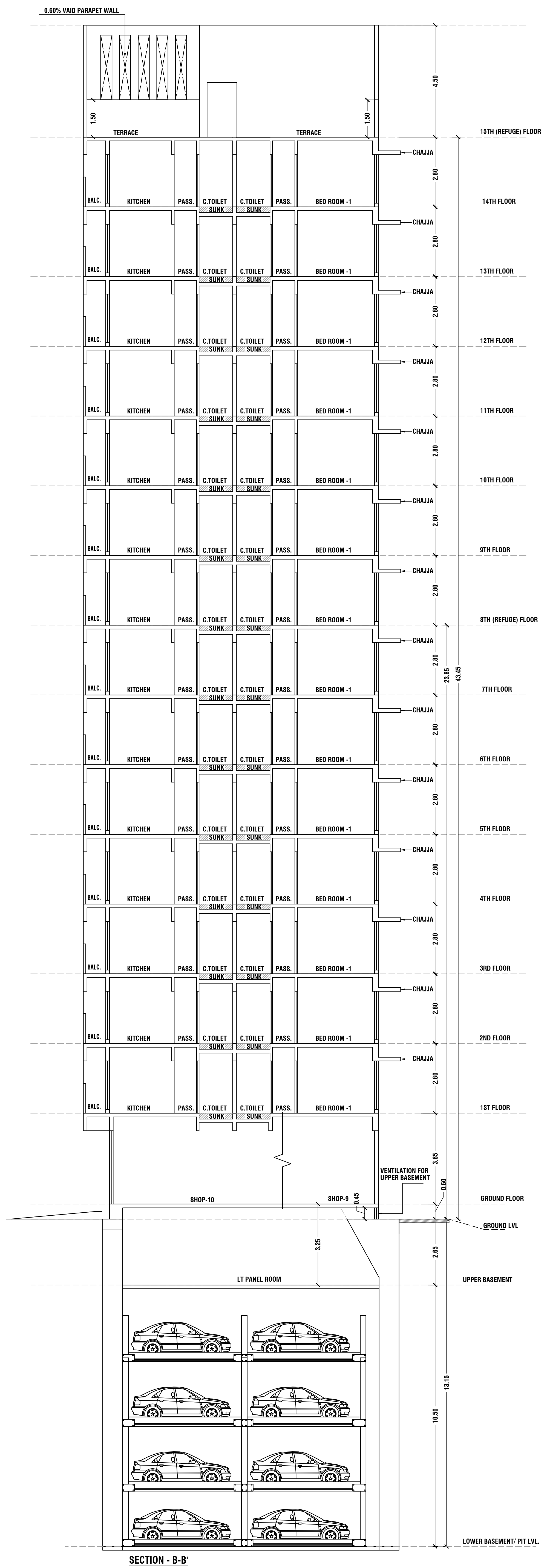
CONTENTS OF SHEET		SHEET NO. - 05 / 07
SECTION A-A', B-B', C-C' & D-D'		



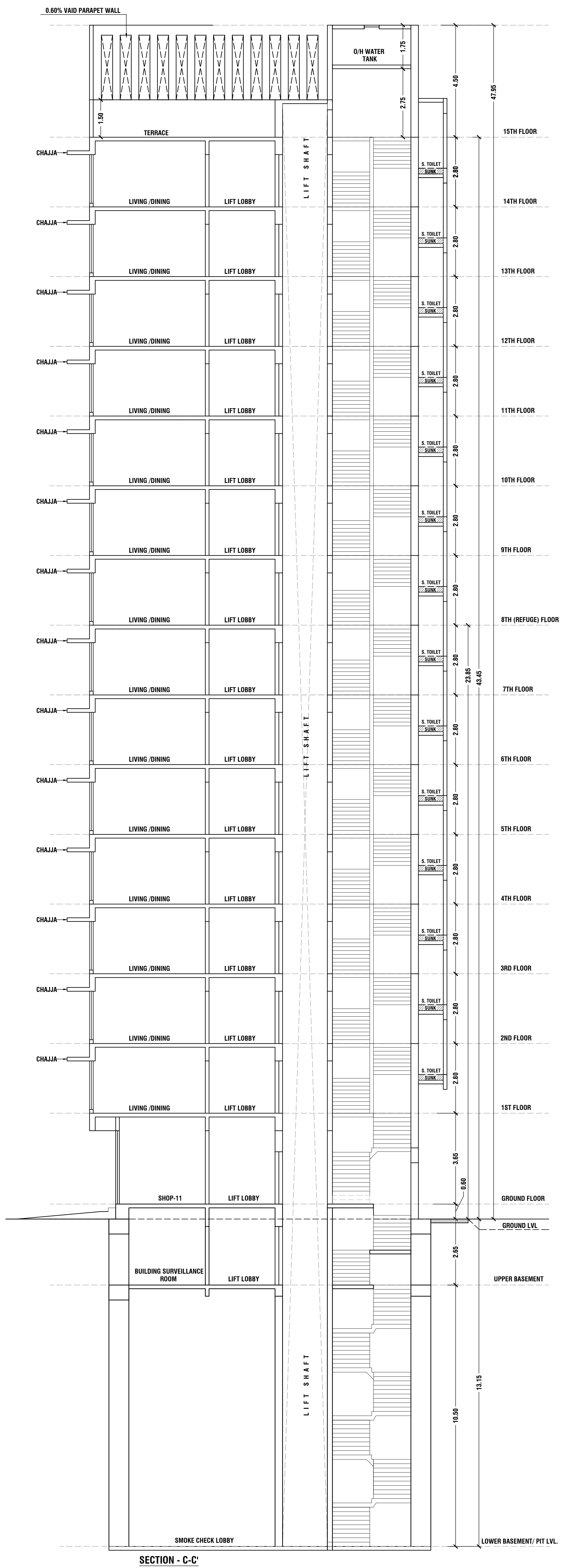
TERRACE FLOOR PLAN (WING - A,B & C)
SCALE = 1:200



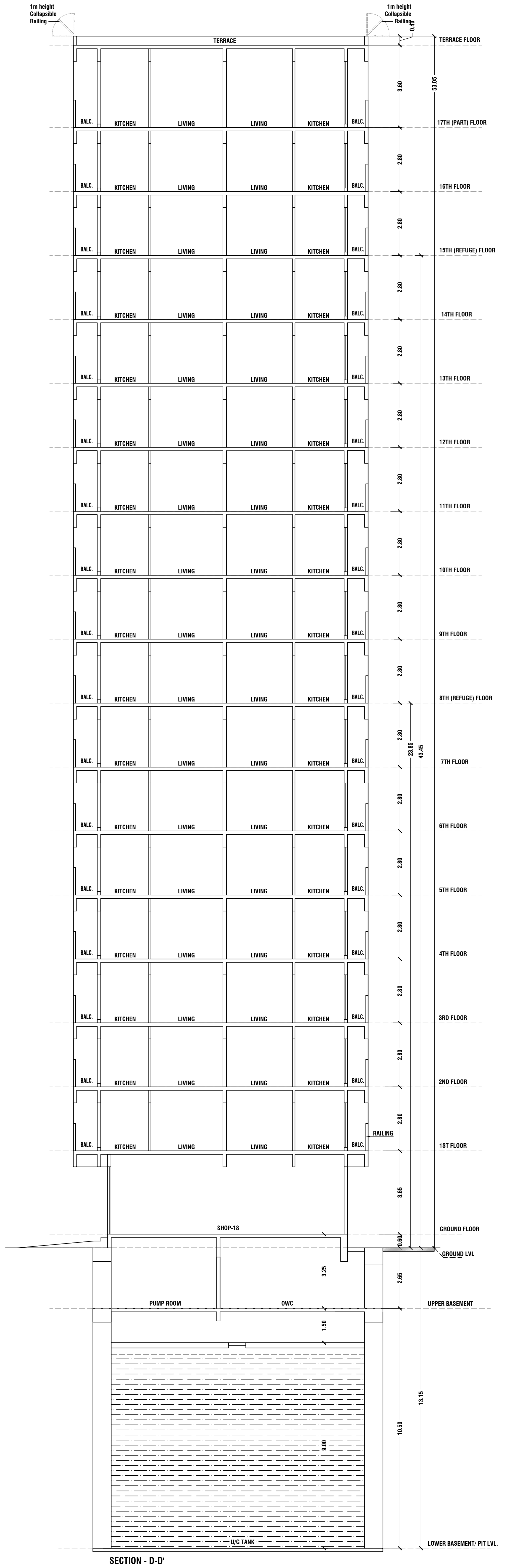
SECTION - A-A'
SCALE = 1:100



SECTION - B-B'
SCALE = 1:100



SECTION - C-C'
SCALE = 1:100



SECTION - D-D'
SCALE = 1:100

THIS CANCELS APPROVAL TO THIS PREVIOUS PLANS SECTIONED
UNDER NO. MHADA-29/1989/2023 DATED 13.10.2023

PROFORMA - B

APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE
LETTER NO.MH/EE/(BP)/GM/MHADA-29/1989/2024/IOA/AMEND

Akash Rajendra Akolkar Digitally signed by Akash Rajendra Akolkar Date: 2024.11.18 18:34:32 +05'30'	Amol Vinayak Chaudhari Digitally signed by Amol Vinayak Chaudhari Date: 2024.11.18 19:01:41 +05'30'	Prashant Damodar Dhatrak Digitally signed by Prashant Damodar Dhatrak Date: 2024.11.19 15:41:25 +05'30'
S.E.B.P Cell MHADA	**Dy.E. BP. Cell MHADA**	**Executive Engineer (ES) B.P. Cell/GM/MHADA**

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO. 44 & 45 KNOWN AS SUBHASH NAGAR TRINITY CHS LTD. ON PLOT BEARING C.T.S. NO. 828 (PT) OF VILLAGE CHEMBUR SITUATED AT SUBHASH NAGAR, CHEMBUR (EAST), MUMBAI, 400071.

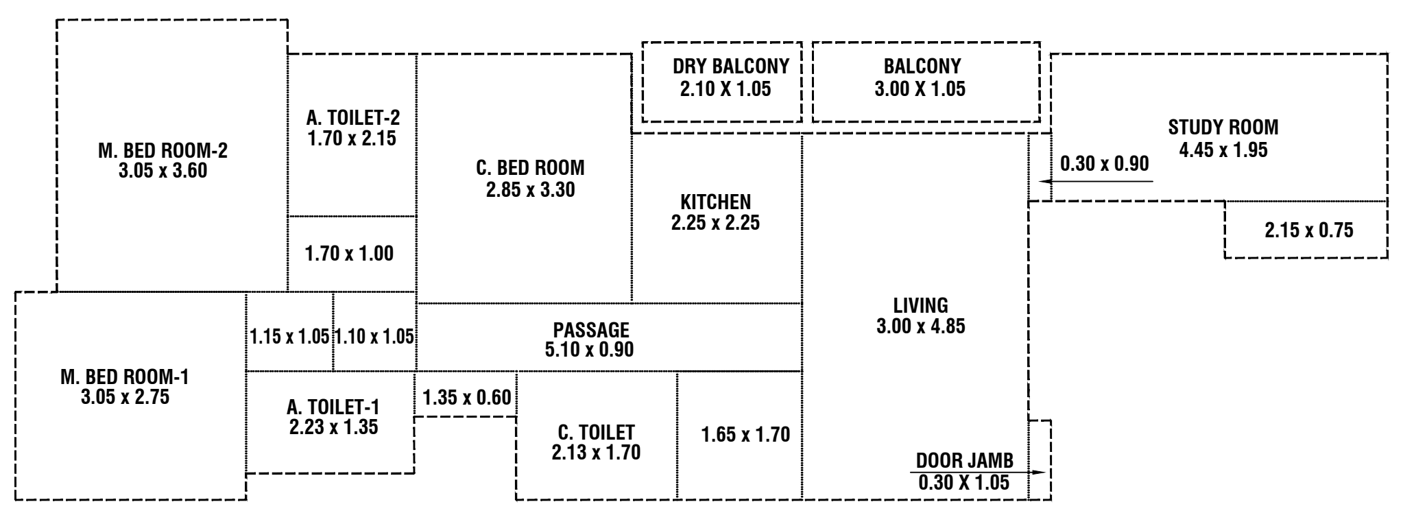
NAME AND ADDRESS OF THE OWNER	HARSHVARDHAN TIBREWALA Digitally signed by HARSHVARDHAN TIBREWALA Date: 2024.11.18 16:49:44 +05'30'
MS. ROHA REALTY PVT. LTD.	

DRAWN BY : - GAURAV		SHEET NO. : -	
CHKD. BY : -		NORTH LINE : -	W S N E
SCALE : - As shown			
DATE : -			

NAME & ADDRESS OF LICENSED SURVEYOR	SIGN./STAMP
CREATIVE CONSULTANCY 2774 / Building No.63, Near Agarwal Hospital, Opp. MIG Cricket Club, Gandhi Nagar, Bandra (East) , Mumbai - 400 051 Email : creativeconsultancy1@gmail.com	Mehul Hemubhai Vaghela Digitally signed by Mehul Hemubhai Vaghela Date: 2024.11.18 15:56:49 +05'30'

CONTENTS OF SHEET		SHEET NO. - 06 / 07
RERA CARPET AREA		

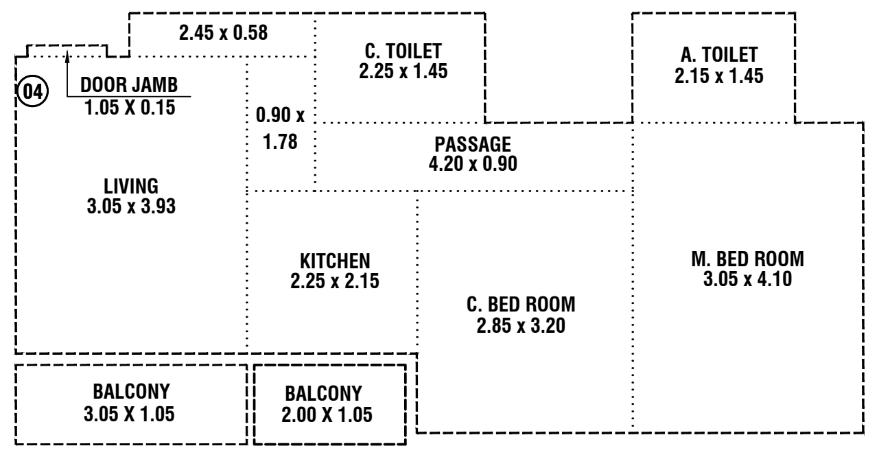
WING-C



RERA CARPET AREA(WING-C) - 4BHK FLAT NO. 2
(1ST TO 7TH & 9TH FLOOR)
SCALE - 1:100

CARPET AREA (WING-C)OF 4BHK FLAT NO-: 2 (1ST TO 7TH & 9TH FLOOR)

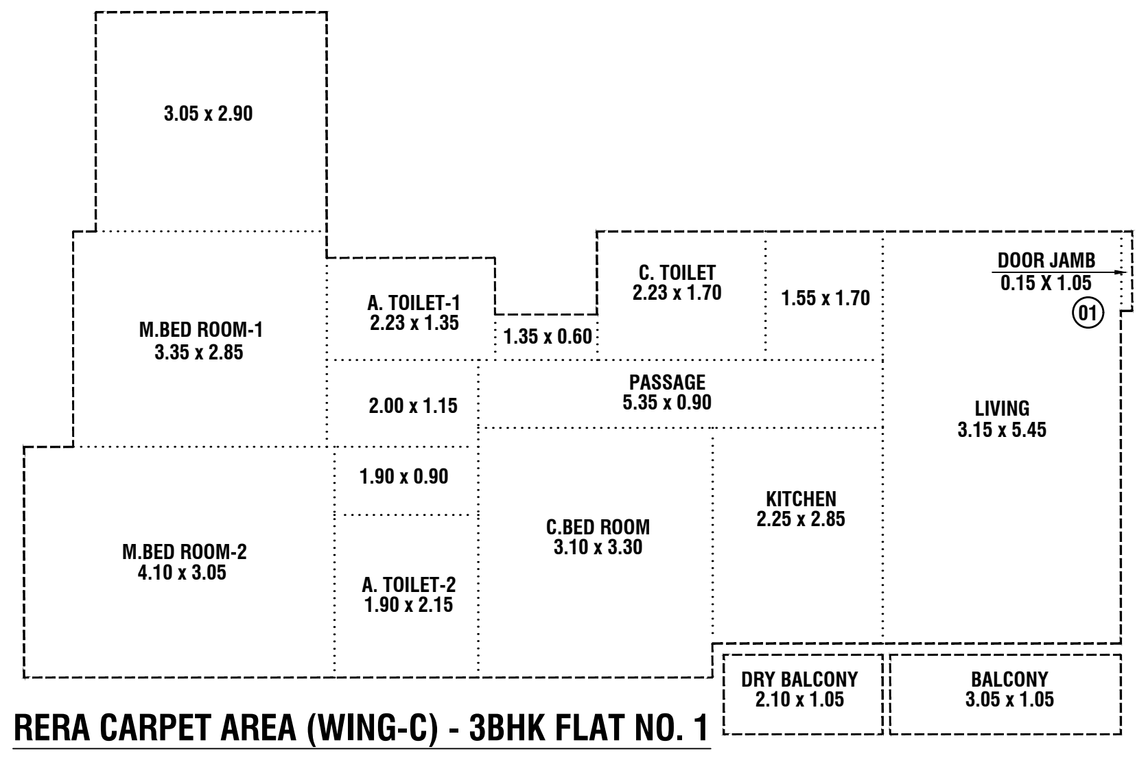
ROOM	LENGTH X WIDTH				AREA
DOOR JAMB	1.05	X	0.30	=	0.32
LIVING ROOM	3.00	X	4.85	=	14.55
	1.65	X	1.70	=	2.81
STUDY ROOM	4.45	X	1.95	=	8.68
	0.30	X	0.90	=	0.27
	2.15	X	0.75	=	1.61
KITCHEN	2.25	X	2.25	=	5.06
PASSAGE	5.10	X	0.90	=	4.59
	1.35	X	0.60	=	0.81
	1.10	X	1.05	=	1.16
C. TOILET	2.13	X	1.70	=	3.62
C.BED ROOM	2.85	X	3.30	=	9.41
M.BED ROOM-1	3.05	X	2.75	=	8.39
	1.15	X	1.05	=	1.21
A. TOILET-1	2.23	X	1.35	=	3.01
M.BED ROOM-2	3.05	X	3.60	=	10.98
	1.70	X	1.00	=	1.70
A. TOILET-2	1.70	X	2.15	=	3.66
BALCONY	3.00	X	1.05	=	3.15
DRY BALCONY	2.10	X	1.05	=	2.21
TOTAL					87.17



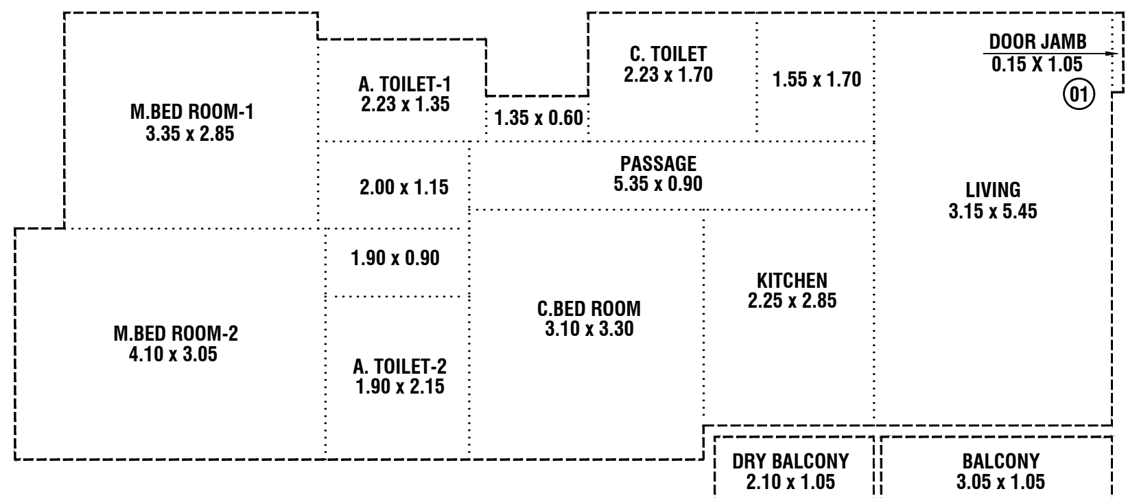
RERA CARPET AREA (WING-C) - 2BHK FLAT NO. 4
(1ST TO 9TH FLOOR)
SCALE - 1:100

CARPET AREA (WING-C) OF 2BHK FLAT NO 4:- (1ST TO 9TH FLOOR)

ROOM	LENGTH X WIDTH				AREA
DOOR JAMB	1.05	X	0.15	=	0.16
LIVING ROOM	3.05	X	3.93	=	11.99
	2.45	X	0.58	=	1.42
	0.90	X	1.78	=	1.60
KITCHEN	2.25	X	2.15	=	4.84
PASSAGE	4.20	X	0.90	=	3.78
C. TOILET	2.25	X	1.45	=	3.26
C.BED ROOM	2.85	X	3.20	=	9.12
M.BED ROOM	3.05	X	4.10	=	12.51
A. TOILET	2.15	X	1.45	=	3.12
BALCONY	3.05	X	1.05	=	3.20
DRY BALCONY	2.00	X	1.05	=	2.10
TOTAL					57.09



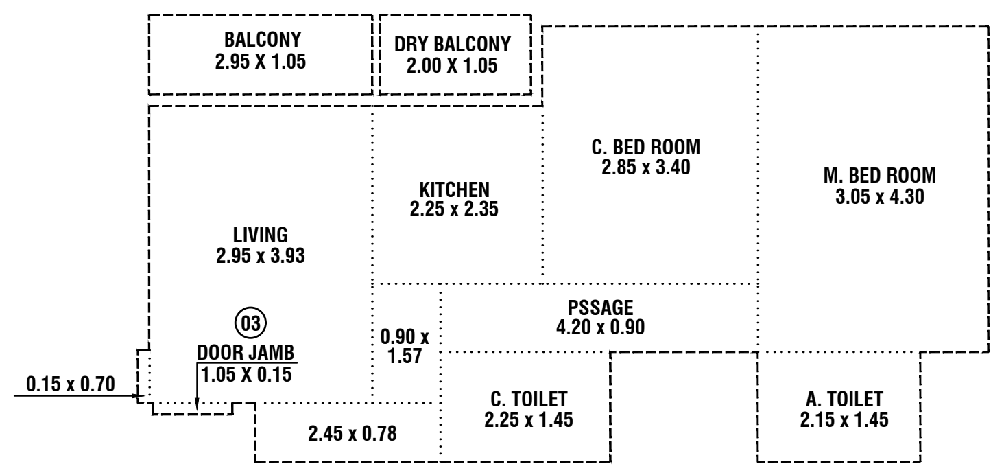
RERA CARPET AREA (WING-C) - 3BHK FLAT NO. 1
(8TH REFUGE FLOOR)
SCALE - 1:100



RERA CARPET AREA(WING-C) - 3BHK FLAT NO. 1
(1ST TO 9TH FLOOR)
SCALE - 1:100

CARPET AREA (WING-C)OF 3BHK FLAT NO-: 1 (1ST TO 9TH FLOOR)

ROOM	LENGTH X WIDTH				AREA
DOOR JAMB	0.15	X	1.05	=	0.16
LIVING ROOM	3.15	X	5.45	=	17.17
	1.55	X	1.70	=	2.64
KITCHEN	2.25	X	2.85	=	6.41
PASSAGE	5.35	X	0.90	=	4.82
C. TOILET	2.23	X	1.70	=	3.79
	1.35	X	0.60	=	0.81
C.BED ROOM	3.10	X	3.30	=	10.23
M.BED ROOM -1	2.85	X	3.35	=	9.55
	2.00	X	1.15	=	2.30
A. TOILET-1	2.23	X	1.35	=	3.01
M.BED ROOM -2	4.10	X	3.05	=	12.51
	1.90	X	0.90	=	1.71
A. TOILET-2	1.90	X	2.15	=	4.09
BALCONY	3.05	X	1.05	=	3.20
DRY BALCONY	2.10	X	1.05	=	2.21
TOTAL					84.58



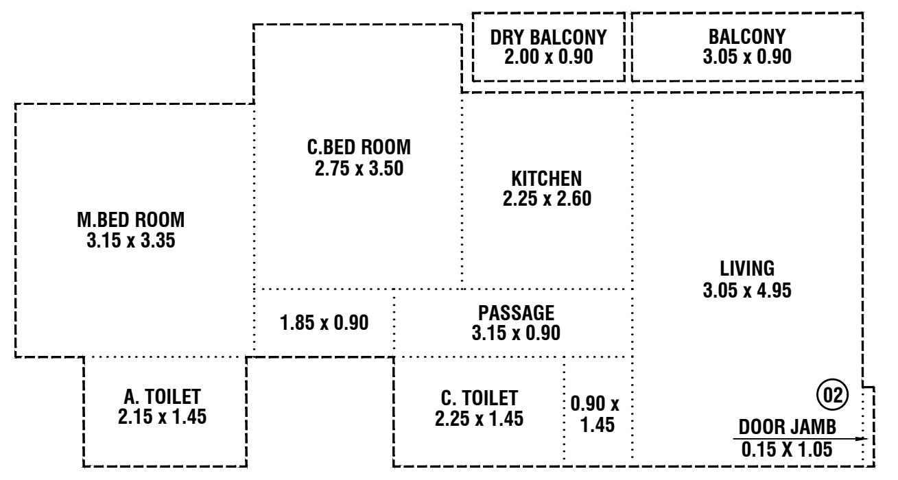
RERA CARPET AREA(WING-C) - 2BHK FLAT NO. 3
(1ST TO 9TH FLOOR)
SCALE - 1:100

CARPET AREA (WING-C)OF 2BHK FLAT NO-: 3 (1ST TO 9TH FLOOR)

ROOM	LENGTH X WIDTH				AREA
DOOR JAMB	1.05	X	0.15	=	0.16
LIVING ROOM	2.95	X	3.93	=	11.59
	0.15	X	0.7	=	0.11
	2.45	X	0.78	=	1.91
	0.90	X	1.57	=	1.41
KITCHEN	2.25	X	2.35	=	5.29
PASSAGE	4.20	X	0.90	=	3.78
C. TOILET	2.25	X	1.45	=	3.26
C.BED ROOM	2.85	X	3.40	=	9.69
M.BED ROOM	3.05	X	4.30	=	13.12
A. TOILET	2.15	X	1.45	=	3.12
BALCONY	2.95	X	1.05	=	3.10
DRY BALCONY	2.00	X	1.05	=	2.10
TOTAL					58.63

CARPET AREA (WING-C)OF 3BHK FLAT NO-: 1 (8TH REFUGE FLOOR)

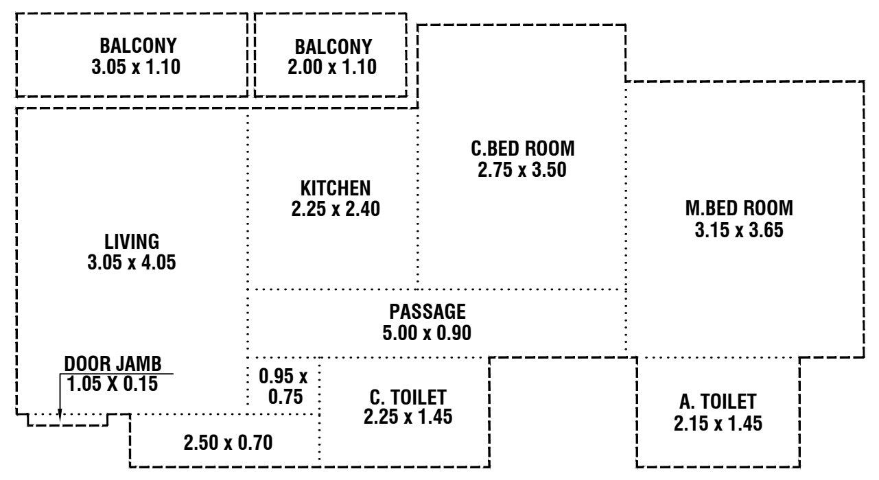
ROOM	LENGTH X WIDTH				AREA
DOOR JAMB	0.15	X	1.05	=	0.16
LIVING ROOM	3.15	X	5.45	=	17.17
	1.55	X	1.70	=	2.64
KITCHEN	2.25	X	2.85	=	6.41
PASSAGE	5.35	X	0.90	=	4.82
C. TOILET	2.23	X	1.70	=	3.79
	1.35	X	0.60	=	0.81
C.BED ROOM	3.10	X	3.30	=	10.23
M.BED ROOM -1	2.85	X	3.35	=	9.55
	3.05	X	2.90	=	8.85
	2.00	X	1.15	=	2.30
A. TOILET-1	2.23	X	1.35	=	3.01
M.BED ROOM -2	4.10	X	3.05	=	12.51
	1.90	X	0.90	=	1.71
A. TOILET-2	1.90	X	2.15	=	4.09
BALCONY	3.05	X	1.05	=	3.20
DRY BALCONY	2.10	X	1.05	=	2.21
TOTAL					93.43



RERA CARPET AREA(WING-B) - 2BHK FLAT NO. 2
(1ST TO 14TH FLOOR)
SCALE - 1:100

CARPET AREA (WING-B)OF 2BHK FLAT NO-: 2 (1ST TO 7TH ,9TH TO 14TH FLOOR)

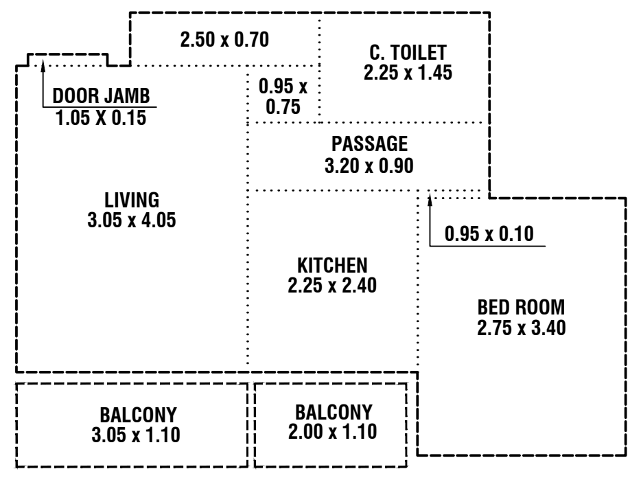
ROOM	LENGTH X WIDTH				AREA
DOOR JAMB	0.15	X	1.05	=	0.16
LIVING ROOM	3.05	X	4.95	=	15.10
	0.90	X	1.45	=	1.31
KITCHEN	2.25	X	2.60	=	5.85
PASSAGE	3.15	X	0.90	=	2.84
C. TOILET	2.25	X	1.45	=	3.26
C.BED ROOM	2.75	X	3.50	=	9.63
	1.85	X	0.90	=	1.67
M.BED ROOM	3.15	X	3.35	=	10.55
A. TOILET	2.15	X	1.45	=	3.12
BALCONY	3.05	X	0.90	=	2.75
DRY BALCONY	2.00	X	0.90	=	1.80
TOTAL					58.01



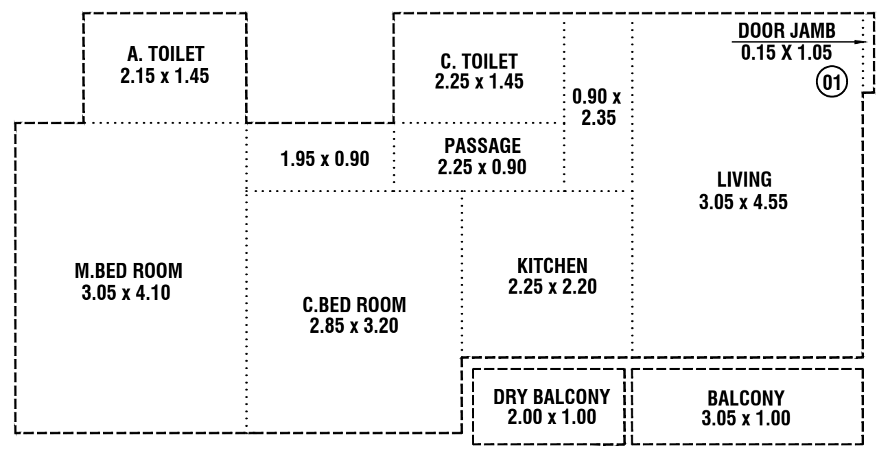
RERA CARPET AREA(WING-B) - 2BHK FLAT NO. 4 & 5
(1ST TO 7TH, 9TH TO 14TH FLOOR)
SCALE - 1:100

CARPET AREA (WING-B)OF 2BHK FLAT NO-: 4 & 5 (1ST TO 7TH, 9TH TO 14TH FLOOR)

ROOM	LENGTH X WIDTH				AREA
DOOR JAMB	1.05	X	0.15	=	0.16
LIVING ROOM	3.05	X	4.05	=	12.35
	2.50	X	0.70	=	1.75
	0.95	X	0.75	=	0.71
KITCHEN	2.25	X	2.40	=	5.40
PASSAGE	5.00	X	0.90	=	4.50
C. TOILET	2.25	X	1.45	=	3.26
C.BED ROOM	2.75	X	3.50	=	9.63
M.BED ROOM	3.15	X	3.65	=	11.50
A. TOILET	2.15	X	1.45	=	3.12
BALCONY	3.05	X	1.10	=	3.36
DRY BALCONY	2.00	X	1.10	=	2.20
TOTAL					57.93



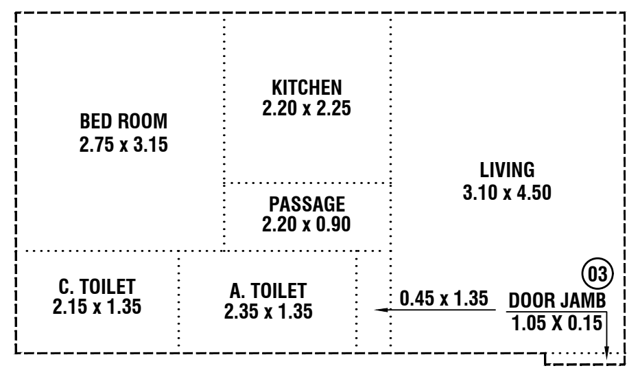
RERA CARPET AREA(WING-B) - 1BHK FLAT NO. 5
(8TH REFUGE FLOOR)
SCALE - 1:100



RERA CARPET AREA(WING-B) - 2BHK FLAT NO. 1
(1ST TO 14TH FLOOR)
SCALE - 1:100

CARPET AREA (WING-B)OF 2BHK FLAT NO-: 1 (1ST TO 14TH FLOOR)

ROOM	LENGTH X WIDTH				AREA
DOOR JAMB	0.15	X	1.05	=	0.16
LIVING ROOM	3.05	X	4.55	=	13.88
	0.90	X	2.35	=	2.12
KITCHEN	2.25	X	2.20	=	4.95
PASSAGE	2.25	X	0.90	=	2.03
C. TOILET	2.25	X	1.45	=	3.26
C.BED ROOM	2.85	X	3.20	=	9.12
	1.95	X	0.90	=	1.76
M.BED ROOM	3.05	X	4.10	=	12.51
A. TOILET	2.15	X	1.45	=	3.12
BALCONY	3.05	X	1.00	=	3.05
DRY BALCONY	2.00	X	1.00	=	2.00
TOTAL					57.94



RERA CARPET AREA(WING-B) - 1BHK FLAT NO. 3
(1ST TO 14TH FLOOR)
SCALE - 1:100

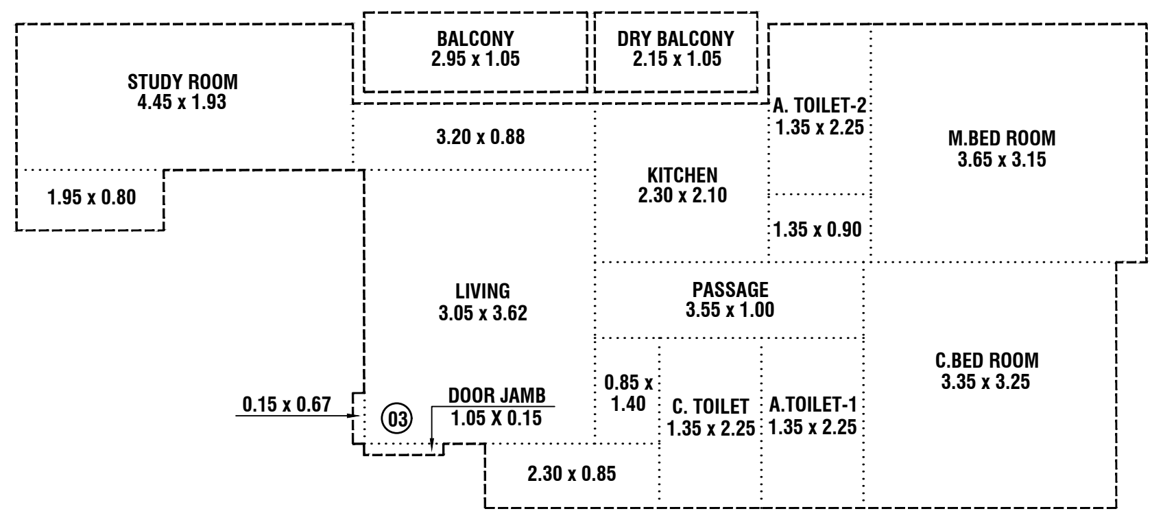
CARPET AREA (WING-A)OF 1BHK FLAT NO-: 3 (1ST TO 14TH FLOOR)

ROOM	LENGTH X WIDTH				AREA
DOOR JAMB	1.05	X	0.15	=	0.16
LIVING ROOM	3.10	X	4.5	=	13.95
	0.45	X	1.35	=	0.61
KITCHEN	2.20	X	2.25	=	4.95
PASSAGE	2.20	X	0.90	=	1.98
A. TOILET	2.35	X	1.35	=	3.17
BED ROOM	2.75	X	3.15	=	8.66
C. TOILET	2.15	X	1.35	=	2.90
TOTAL					36.38

CARPET AREA (WING-B)OF 1BHK FLAT NO-: 5 (8TH REFUGE) FLOOR)

ROOM	LENGTH X WIDTH				AREA
DOOR JAMB	1.05	X	0.15	=	0.16
LIVING ROOM	3.05	X	4.05	=	12.35
	2.50	X	0.70	=	1.75
	0.95	X	0.75	=	0.71
KITCHEN	2.25	X	2.40	=	5.40
PASSAGE	3.20	X	0.90	=	2.88
C. TOILET	2.25	X	1.45	=	3.26
BED ROOM	2.75	X	3.40	=	9.35
	0.95	X	0.10	=	0.10
BALCONY	3.05	X	1.10	=	3.36
DRY BALCONY	2.00	X	1.10	=	2.20
TOTAL					41.52

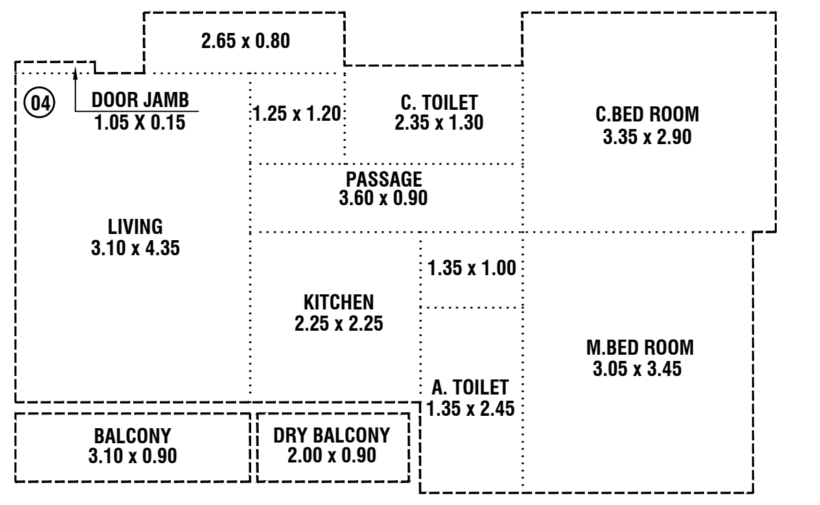
WING-A



RERA CARPET AREA (WING-A) - 3BHK FLAT NO. 3
(1ST TO 7TH, 9TH & 14TH, 16TH & 17TH FLOOR)
SCALE - 1:100

CARPET AREA (WING-A)OF 3BHK FLAT NO-: 3 (1ST TO 7TH, 9TH TO 14TH & 16th TO 17TH FLOOR)

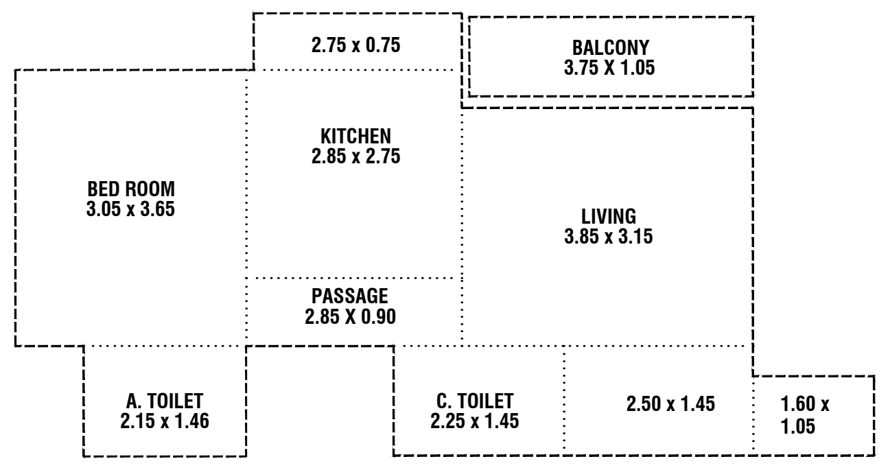
ROOM	LENGTH X WIDTH				AREA
DOOR JAMB	1.05	X	0.15	=	0.16
LIVING ROOM	3.05	X	3.62	=	11.04
	0.15	X	0.67	=	0.10
	2.30	X	0.85	=	1.96
	3.20	X	0.88	=	2.82
	0.85	X	1.40	=	1.19
STUDY ROOM	4.45	X	1.93	=	8.59
	1.95	X	0.80	=	1.56
KITCHEN	2.30	X	2.10	=	4.83
PASSAGE	3.55	X	1.00	=	3.55
C. TOILET	1.35	X	2.25	=	3.04
C.BED ROOM	3.35	X	3.25	=	10.89
A. TOILET -1	1.35	X	2.25	=	3.04
M.BED ROOM	3.65	X	3.15	=	11.50
A. TOILET -2	1.35	X	2.25	=	3.04
	1.35	X	0.90	=	1.22
BALCONY	2.95	X	1.05	=	3.10
DRY BALCONY	2.15	X	1.05	=	2.26
TOTAL					73.86



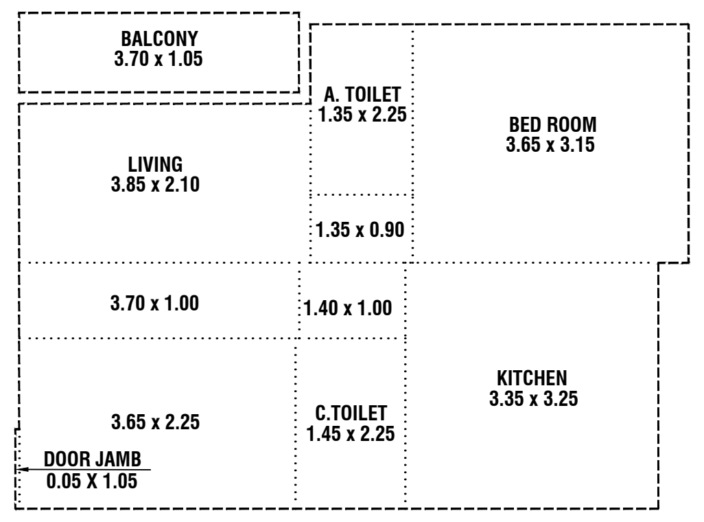
RERA CARPET AREA(WING-A) - 2BHK FLAT NO. 4
(1ST TO 17TH FLOOR)
SCALE - 1:100

CARPET AREA (WING-A)OF 2BHK FLAT NO-: 4 (1ST TO 17TH FLOOR)

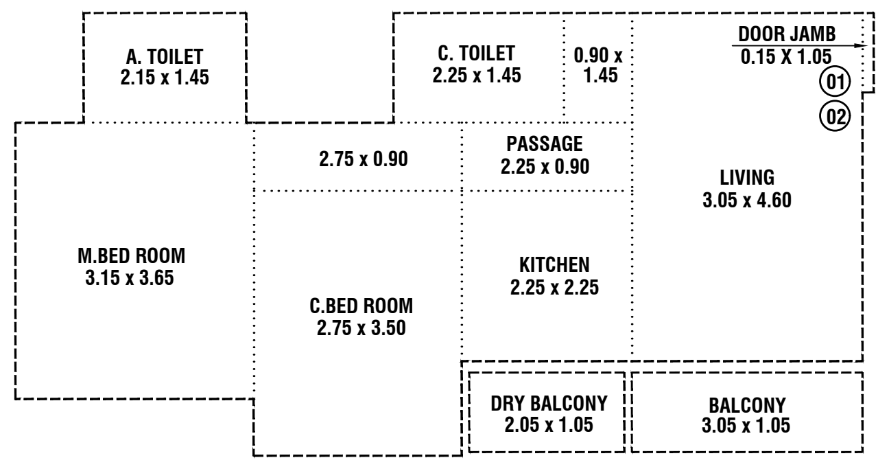
ROOM	LENGTH X WIDTH				AREA
DOOR JAMB	1.05	X	0.15	=	0.16
LIVING ROOM	3.10	X	4.35	=	13.49
	2.65	X	0.80	=	2.12
	1.25	X	1.20	=	1.50
KITCHEN	2.25	X	2.25	=	5.06
PASSAGE	3.60	X	0.90	=	3.24
C. TOILET	2.35	X	1.30	=	3.06
C.BED ROOM	3.35	X	2.90	=	9.72
M.BED ROOM	3.05	X	3.45	=	10.52
	1.35	X	1.00	=	1.35
A. TOILET	1.35	X	2.45	=	3.31
BALCONY	3.10	X	0.90	=	2.79
DRY BALCONY	2.00	X	0.90	=	1.80
TOTAL					58.11



RERA CARPET AREA (WING-A) - 1BHK FLAT NO. 2
(15TH REFUGE FLOOR)
SCALE - 1:100



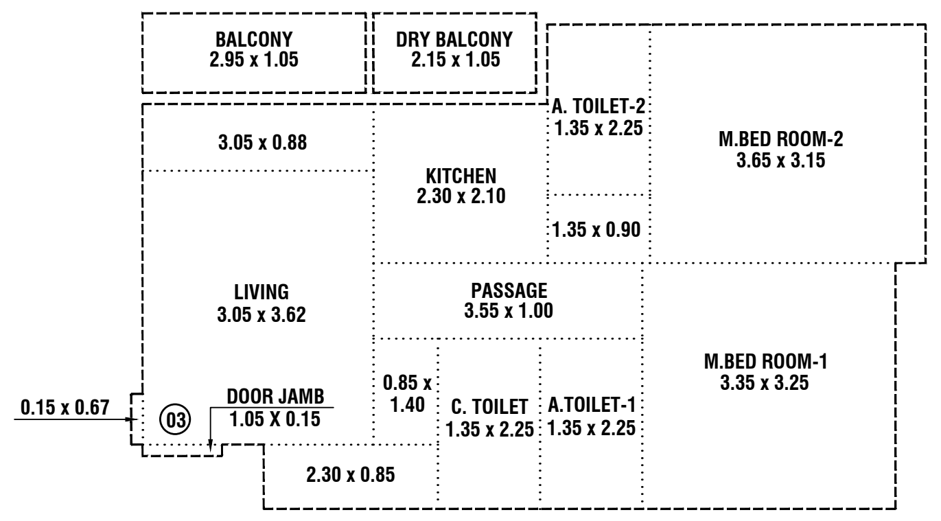
RERA CARPET AREA (WING-A) - 1BHK FLAT NO. 3
(15TH REFUGE FLOOR)
SCALE - 1:100



RERA CARPET AREA(WING-A) - 2BHK FLAT NO. 1 & 2
FLAT NO :- 1 (1ST TO 16TH FLOOR)
FLAT NO :- 2 (1ST TO 7TH, 9TH TO 14TH & 16TH FLOOR)
SCALE - 1:100

CARPET AREA (WING-A)OF 2BHK FLAT NO:- 1 (1ST TO 16TH FLOOR) FLAT NO:- 2 (1ST TO 14TH & 16TH FLOOR)

ROOM	LENGTH X WIDTH				AREA
DOOR JAMB	0.15	X	1.05	=	0.16
LIVING ROOM	3.05	X	4.60	=	14.03
KITCHEN	2.25	X	2.25	=	5.06
PASSAGE	2.25	X	0.90	=	2.03
C. TOILET	2.25	X	1.45	=	3.26
	0.90	X	1.45	=	1.31
C.BED ROOM	2.75	X	3.50	=	9.63
	2.75	X	0.90	=	2.48
M.BED ROOM	3.15	X	3.65	=	11.50
A. TOILET	2.15	X	1.45	=	3.12
BALCONY	3.05	X	1.05	=	3.20
DRY BALCONY	2.05	X	1.05	=	2.15
TOTAL					57.91



RERA CARPET AREA (WING-A) - 2BHK FLAT NO. 3
(8TH REFUGE FLOOR)
SCALE - 1:100

CARPET AREA (WING-A)OF 2BHK FLAT NO-: 3 (8TH REFUGE FLOOR)

ROOM	LENGTH X WIDTH				AREA
DOOR JAMB	1.05	X	0.15	=	0.16
LIVING ROOM	3.05	X	3.62	=	11.04
	0.15	X	0.67	=	0.10
	2.30	X	0.85	=	1.96
	3.05	X	0.88	=	2.68
	0.85	X	1.40	=	1.19
KITCHEN	2.30	X	2.10	=	4.83
PASSAGE	3.55	X	1.00	=	3.55
C. TOILET	1.35	X	2.25	=	3.04
BED ROOM -1	3.35	X	3.25	=	10.89
A. TOILET -1	1.35	X	2.25	=	3.04
BED ROOM -2	3.65	X	3.15	=	11.50
A. TOILET -2	1.35	X	2.25	=	3.04
	1.35	X	0.90	=	1.22
BALCONY	2.95	X	1.05	=	3.10
DRY BALCONY	2.15	X	1.05	=	2.26
TOTAL					63.58

CARPET AREA (WING-A)OF 1BHK FLAT NO:- 2 (15TH REFUGE FLOOR)

ROOM	LENGTH X WIDTH				AREA
	1.60	X	1.05	=	1.68
LIVING ROOM	3.85	X	3.15	=	12.13
	2.50	X	1.45	=	3.63
KITCHEN	2.85	X	2.75	=	7.84
	2.75	X	0.75	=	2.06
PASSAGE	2.85	X	0.90	=	2.57
C. TOILET	2.25	X	1.45	=	3.26
BED ROOM	3.05	X	3.65	=	11.13
A. TOILET	2.15	X	1.46	=	3.14
BALCONY	3.75	X	1.05	=	3.94
TOTAL					51.37

CARPET AREA (WING-A)OF 1BHK FLAT NO-: 3 (15TH REFUGE FLOOR)

ROOM	LENGTH X WIDTH				AREA
DOOR JAMB	0.05	X	1.05	=	0.05
LIVING ROOM	3.85	X	2.10	=	8.09
	3.70	X	1.00	=	3.70
	3.65	X	2.25	=	8.21
	1.40	X	1.00	=	1.40
KITCHEN	3.35	X	3.25	=	10.89
C. TOILET	1.45	X	2.25	=	3.26
BED ROOM	3.65	X	3.15	=	11.50
A. TOILET -1	1.35	X	2.25	=	3.04
	1.35	X	0.90	=	1.22
BALCONY	3.70	X	1.05	=	3.89
TOTAL					55.24

THIS CANCELS APPROVAL TO THIS PREVIOUS PLANS SECTIONED
UNDER NO. MHADA-29/1989/2023 DATED 13.10.2023

PROFORMA - B

APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE
LETTER NO.MH/EE/(BP)/GM/MHADA-29/1989/2024/IOA/AMEND

Akash Rajendra Akolkar Digitally signed by Akash Rajendra Akolkar Date: 2024.11.18 18:34:44 +05'30'	Amol Vinayak Chaudhari Digitally signed by Amol Vinayak Chaudhari Date: 2024.11.18 19:02:31 +05'30'	Prashant Damodar Dhatrak Digitally signed by Prashant Damodar Dhatrak Date: 2024.11.19 15:41:38 +05'30'
S.E.B.P Cell MHADA	**Dy.E. BP. Cell MHADA**	**Executive Engineer (ES) B.P. Cell/GM/MHADA**

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO. 44 & 45 KNOWN AS SUBHASH NAGAR TRINITY CHS LTD. ON PLOT BEARING C.T.S. NO. 828 (PT) OF VILLAGE CHEMBUR SITUATED AT SUBHASH NAGAR, CHEMBUR (EAST), MUMBAI, 400071.

NAME AND ADDRESS OF THE OWNER

MS. ROHA REALTY PVT. LTD.

HARSHVARDHAN TIBREWALA
Digitally signed by HARSHVARDHAN TIBREWALA
DN: c=IN, o=Personal, title=0574, pseudonym=1335402922746632910 6Rmy4YnrH232v, 2.5.4.20=d1535f0264dce3f7cca1004f7e19ea29209786be51d31248098f0d40be61428d, postalCode=400013, st=Maharashtra, serialNumber=02c7bb05055ed021c359e9a26cd483640d3e59f7ee0b7435cec53100636f0fcc, cn=HARSHVARDHAN TIBREWALA
Date: 2024.11.18 16:51:16 +05'30'

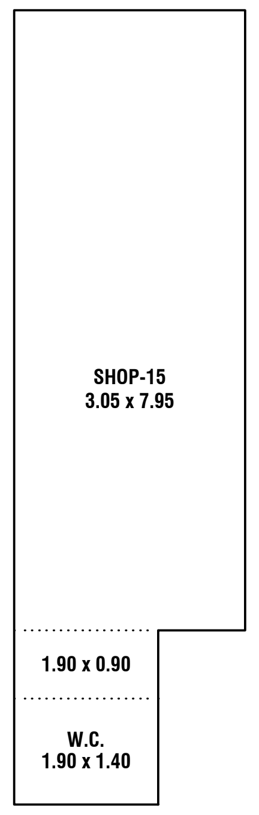
DRAWN BY : -	GAURAV	SHEET NO. : -	
CHKD. BY : -		NORTH LINE : -	W S N E
SCALE : -	As shown		
DATE : -			

NAME & ADDRESS OF LICENSED SURVEYOR | **SIGN./STAMP**

CREATIVE CONSULTANCY
2774 / Building No.63, Near Agarwal Hospital,
Opp. MIG Cricket Club, Gandhi Nagar,
Bandra (East) , Mumbai - 400 051
Email : creativeconsultancy1@gmail.com

Mehul Hemubhai Vaghela
Digitally signed by Mehul Hemubhai Vaghela
DN: c=IN, o=Personal, title=5611, pseudonym=1332931748899214528Vp7zzcoNoC2lx, 2.5.4.20=44a1e1994ff4dfb31acb87f345174a078012cf3aa13317cf785fb4cf0e209bce, postalCode=400053, st=Maharashtra, serialNumber=84b21c03e6ced6bd09128a79702b493654b64efa103b300381376d6f970f4c5c, cn=Mehul Hemubhai Vaghela
Date: 2024.11.18 15:57:25 +05'30'

CONTENTS OF SHEET		SHEET NO. - 07 / 07
SHOP RERA CARPET AREA		

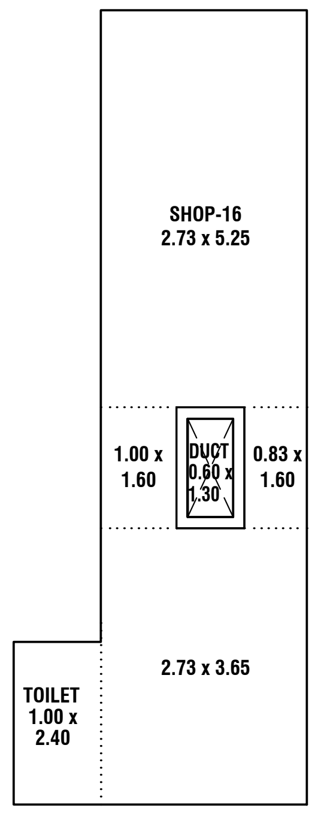


RERA CARPET AREA SHOP-15

SCALE - 1:100

RERA CARPET AREA SHOP-15

ROOM	LENGTH X WIDTH				AREA
SHOP-15	3.05	X	8.20	=	25.01
	1.90	X	0.90	=	1.71
W.C.	1.90	X	1.40	=	2.66
TOTAL					29.38

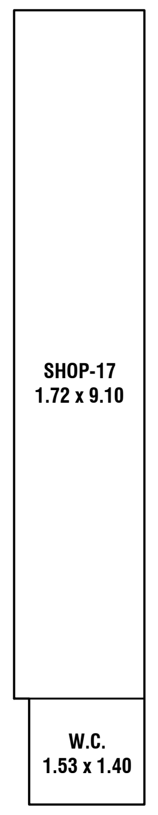


RERA CARPET AREA SHOP-16

SCALE - 1:100

RERA CARPET AREA SHOP-16

ROOM	LENGTH X WIDTH				AREA
SHOP-16	2.73	X	5.25	=	14.33
	1.00	X	1.60	=	1.60
	0.83	X	1.60	=	1.33
	2.73	X	3.65	=	9.96
TOILET	1.00	X	2.40	=	2.40
TOTAL					29.63

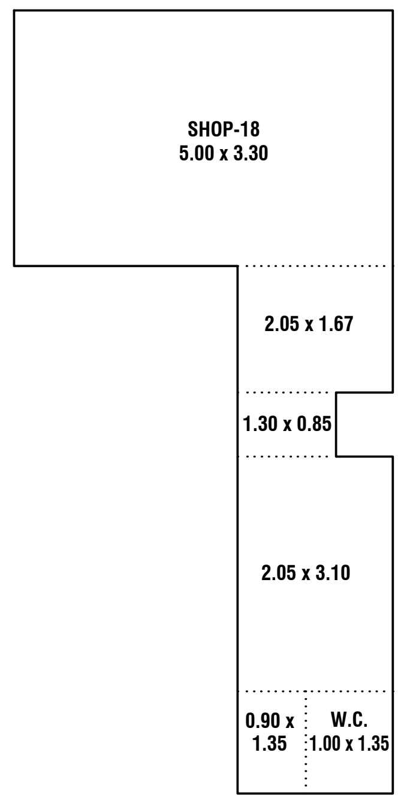


RERA CARPET AREA SHOP-17

SCALE - 1:100

RERA CARPET AREA SHOP-17

ROOM	LENGTH X WIDTH				AREA
SHOP-17	1.72	X	9.10	=	15.65
W.C.	1.53	X	1.4	=	2.14
TOTAL					17.79

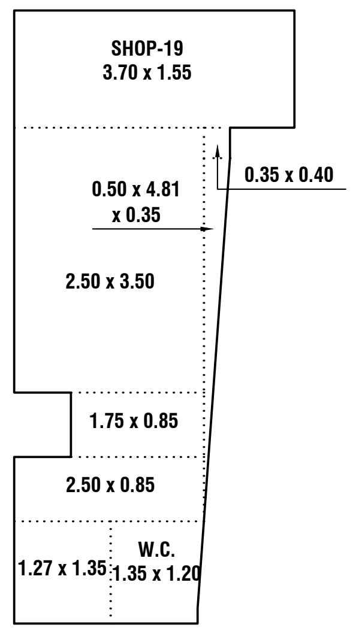


RERA CARPET AREA SHOP-18

SCALE - 1:100

RERA CARPET AREA SHOP-18

ROOM	LENGTH X WIDTH				AREA
SHOP-18	5.00	X	3.30	=	16.50
	2.05	X	1.67	=	3.42
	1.30	X	0.85	=	1.11
	2.05	X	3.10	=	6.36
	0.90	X	1.35	=	1.22
W.C.	1.00	X	1.35	=	1.35
TOTAL					29.95

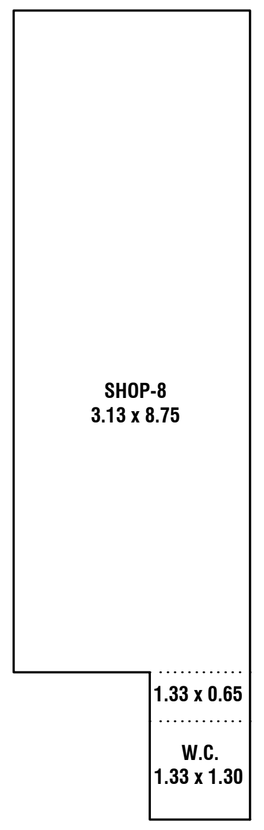


RERA CARPET AREA SHOP-19

SCALE - 1:100

RERA CARPET AREA SHOP-19

ROOM	LENGTH X WIDTH						AREA
SHOP-19			3.70	X	1.55	=	5.74
			0.35	X	0.40	=	0.14
			2.50	X	3.50	=	8.75
	0.50	X	4.81	X	0.35	=	0.84
			1.75	X	0.85	=	1.49
			2.50	X	0.85	=	2.13
			1.27	X	1.35	=	1.71
W.C.			1.00	X	1.35	=	1.35
TOTAL							22.14

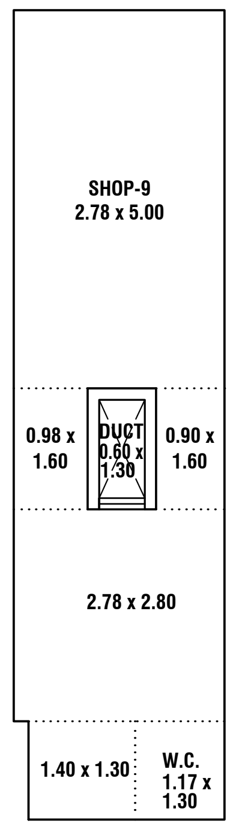


RERA CARPET AREA SHOP-8

SCALE - 1:100

RERA CARPET AREA SHOP-8

ROOM	LENGTH X WIDTH				AREA
SHOP-8	3.13	X	8.75	=	27.39
	1.33	X	0.65	=	0.86
W.C.	1.33	X	1.30	=	1.73
TOTAL					29.98

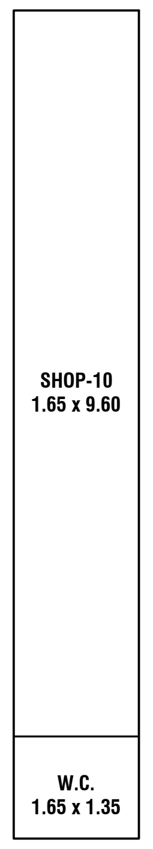


RERA CARPET AREA SHOP-9

SCALE - 1:100

RERA CARPET AREA SHOP-9

ROOM	LENGTH X WIDTH				AREA
SHOP-9	2.78	X	5.00	=	13.90
	0.98	X	1.60	=	1.57
	0.90	X	1.60	=	1.44
	2.78	X	2.80	=	7.78
	1.40	X	1.30	=	1.82
W.C.	1.17	X	1.30	=	1.52
TOTAL					28.03

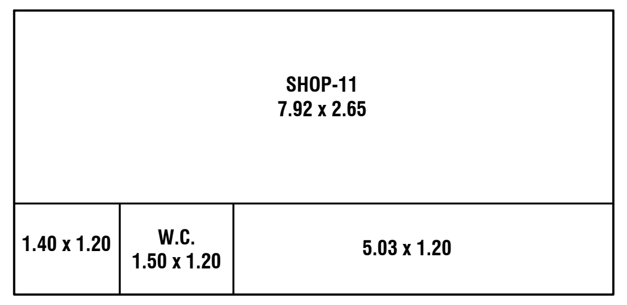


RERA CARPET AREA SHOP-10

SCALE - 1:100

RERA CARPET AREA SHOP-10

ROOM	LENGTH X WIDTH				AREA
SHOP-10	1.65	X	9.60	=	15.84
W.C.	1.65	X	1.35	=	2.23
TOTAL					18.07

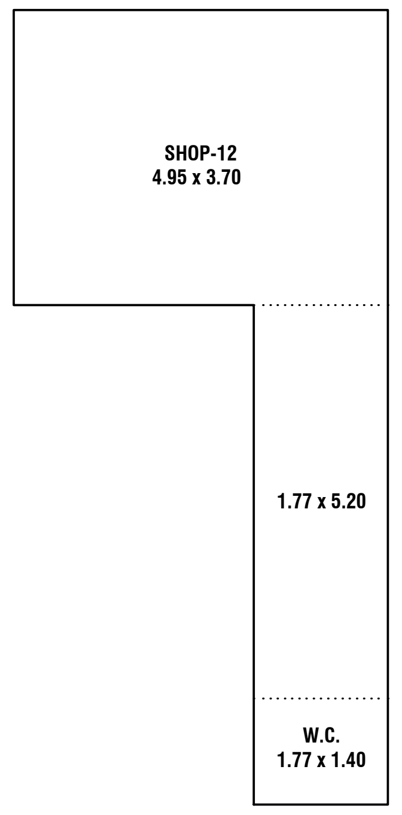


RERA CARPET AREA SHOP-11

SCALE - 1:100

RERA CARPET AREA SHOP-11

ROOM	LENGTH X WIDTH				AREA
SHOP-11	7.92	X	2.55	=	20.20
	5.03	X	1.20	=	6.04
	1.40	X	1.20	=	1.68
W.C.	1.50	X	1.20	=	1.80
TOTAL					29.71

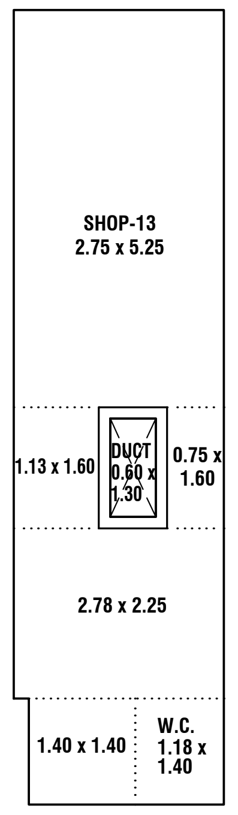


RERA CARPET AREA SHOP-12

SCALE - 1:100

RERA CARPET AREA SHOP-12

ROOM	LENGTH X WIDTH				AREA
SHOP-12	4.95	X	3.70	=	18.32
	1.77	X	5.20	=	9.20
W.C.	1.77	X	1.40	=	2.48
TOTAL					30.00

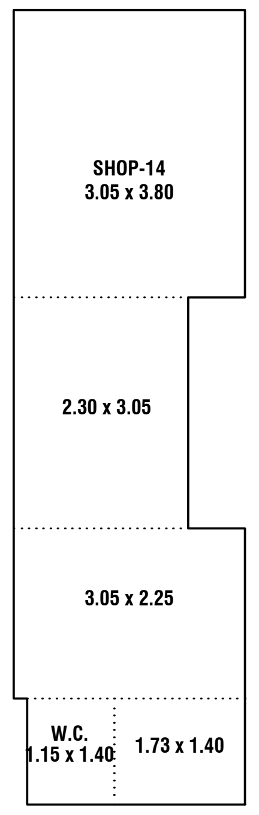


RERA CARPET AREA SHOP-13

SCALE - 1:100

RERA CARPET AREA SHOP-13

ROOM	LENGTH X WIDTH				AREA
SHOP-13	2.75	X	5.25	=	14.44
	1.13	X	1.60	=	1.81
	0.75	X	1.60	=	1.20
	2.78	X	2.25	=	6.26
	1.40	X	1.40	=	1.96
W.C.	1.18	X	1.40	=	1.65
TOTAL					27.31

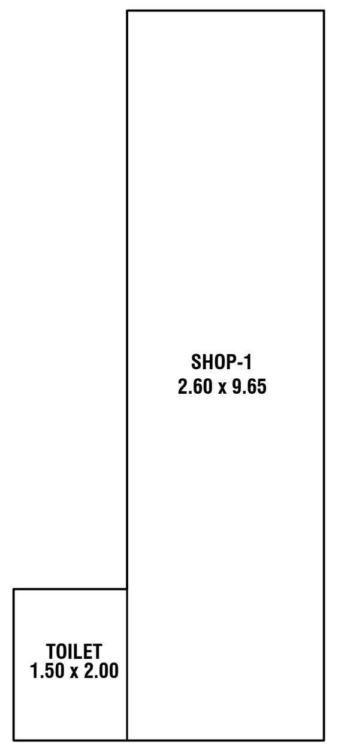


RERA CARPET AREA SHOP-14

SCALE - 1:100

RERA CARPET AREA SHOP-14

ROOM	LENGTH X WIDTH				AREA
SHOP-14	3.05	X	3.80	=	11.59
	2.30	X	3.05	=	7.02
	3.05	X	2.25	=	6.86
	1.73	X	1.40	=	2.42
W.C.	1.15	X	1.40	=	1.61
TOTAL					29.50

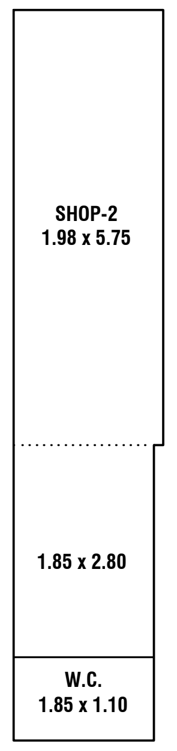


RERA CARPET AREA SHOP-1

SCALE - 1:100

RERA CARPET AREA SHOP-1

ROOM	LENGTH X WIDTH				AREA
SHOP-1	2.60	X	9.65	=	25.09
TOILET	1.50	X	2.00	=	3.00
	TOTAL				28.09

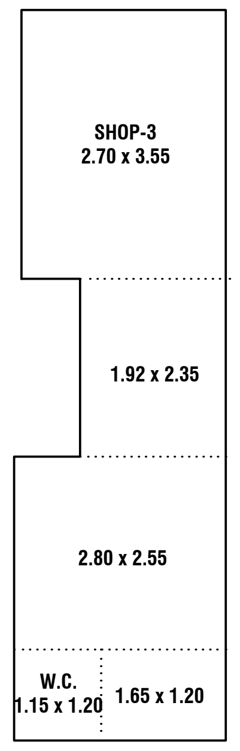


RERA CARPET AREA SHOP-2

SCALE - 1:100

RERA CARPET AREA SHOP-2

ROOM	LENGTH X WIDTH				AREA
SHOP-2	1.98	X	5.75	=	11.39
	1.85	X	2.80	=	5.18
W.C.	1.85	X	1.10	=	2.04
TOTAL					18.60

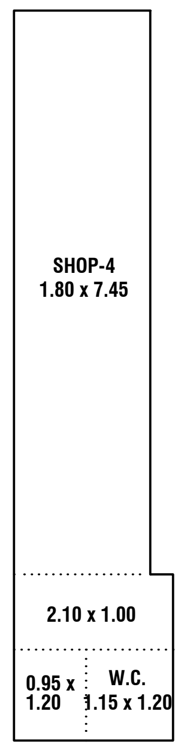


RERA CARPET AREA SHOP-3

SCALE - 1:100

RERA CARPET AREA SHOP-2

ROOM	LENGTH X WIDTH				AREA
SHOP-2	2.70	X	3.55	=	9.59
	1.92	X	2.75	=	5.28
W.C.	1.85	X	1.15	=	2.13
TOTAL					16.99

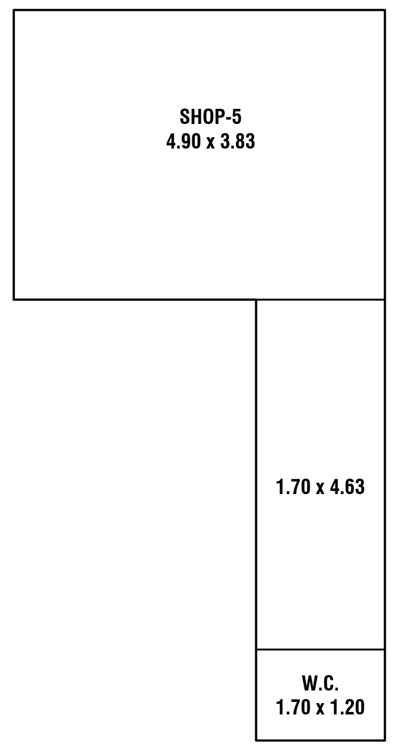


RERA CARPET AREA SHOP-4

SCALE - 1:100

RERA CARPET AREA SHOP-4

ROOM	LENGTH X WIDTH				AREA
SHOP-4	1.80	X	7.45	=	13.41
	2.10	X	1.00	=	2.10
	0.95	X	1.20	=	1.14
W.C.	1.15	X	1.20	=	1.38
TOTAL					18.03

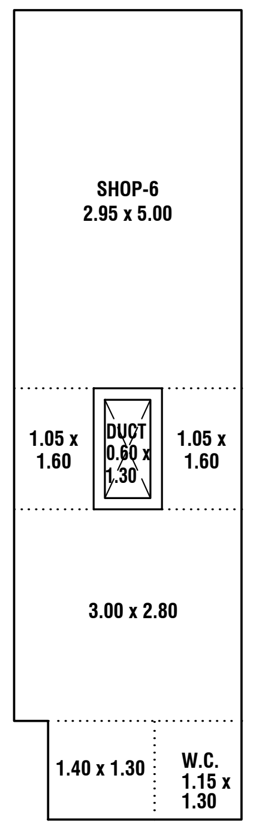


RERA CARPET AREA SHOP-5

SCALE - 1:100

RERA CARPET AREA SHOP-5

ROOM	LENGTH X WIDTH				AREA
SHOP-5	4.90	X	3.83	=	18.77
	1.70	X	4.63	=	7.87
W.C.	1.70	X	1.20	=	2.04
TOTAL					28.68

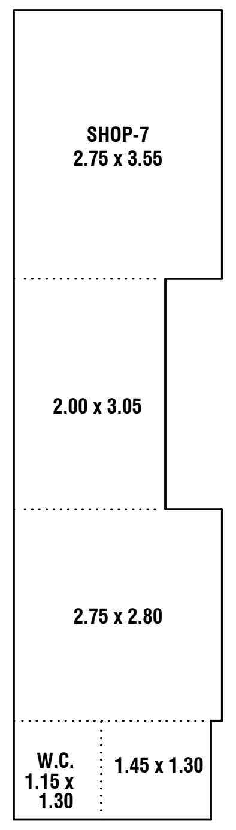


RERA CARPET AREA SHOP-6

SCALE - 1:100

RERA CARPET AREA SHOP-6

ROOM	LENGTH X WIDTH						AREA
SHOP-6	2.95	X	5.00	X		=	14.75
	1.05	X	1.60	X	2.00	=	3.36
	3.00	X	2.80	X		=	8.40
	1.40	X	1.30	X		=	1.82
W.C.	1.15	X	1.30	X		=	1.50
TOTAL						=	29.83



RERA CARPET AREA SHOP-7

SCALE - 1:100

RERA CARPET AREA SHOP-7

ROOM	LENGTH X WIDTH				AREA
SHOP-7	2.75	X	3.55	=	9.76
	2.00	X	3.05	=	6.10
	2.75	X	2.80	=	7.70
	1.45	X	1.30	=	1.89
W.C.	1.15	X	1.30	=	1.50
TOTAL					26.94

THIS CANCELS APPROVAL TO THIS PREVIOUS PLANS SECTIONED
UNDER NO. MHADA-29/1989/2023 DATED 13.10.2023

PROFORMA - B

APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE
LETTER NO.MH/EE/(BP)/GM/MHADA-29/1989/2024/IOA/AMEND

Akash Rajendra Akolkar Digitally signed by Akash Rajendra Akolkar Date: 2024.11.18 18:34:57 +05'30'	Amol Vinayak Chaudhari Digitally signed by Amol Vinayak Chaudhari Date: 2024.11.18 19:03:07 +05'30'	Prashant Damodar Dhatrak Digitally signed by Prashant Damodar Dhatrak Date: 2024.11.19 15:41:53 +05'30'
S.E.B.P Cell MHADA	**Dy.E. BP. Cell MHADA**	**Executive Engineer (ES) B.P. Cell/GM/MHADA**

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO. 44 & 45 KNOWN AS SUBHASH NAGAR TRINITY CHS LTD. ON PLOT BEARING C.T.S. NO. 828 (PT) OF VILLAGE CHEMBUR SITUATED AT SUBHASH NAGAR, CHEMBUR (EAST), MUMBAI, 400071.

NAME AND ADDRESS OF THE OWNER

MS. ROHA REALTY PVT. LTD.

HARSHVARDHAN TIBREWALA

Digitally signed by HARSHVARDHAN TIBREWALA
DN: c=IN, o=Personal, title=0574,
pseudonym=1335402922746632910 6Rmy4YnrH232v,
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serialNumber=02c7bb05055ed021c359e9a26cd483640d3e59f7ee0b7435cec53100636f0fcc,
cn=HARSHVARDHAN TIBREWALA
Date: 2024.11.18 16:52:51 +05'30'

DRAWN BY : -	GAURAV	SHEET NO. : -	
CHKD. BY : -		NORTH LINE : -	W S N E
SCALE : -	As shown		
DATE : -			

NAME & ADDRESS OF LICENSED SURVEYOR | **SIGN./STAMP**

CREATIVE CONSULTANCY
2774 / Building No.63, Near Agarwal Hospital,
Opp. MIG Cricket Club, Gandhi Nagar,
Bandra (East) , Mumbai - 400 051
Email : creativeconsultancy1@gmail.com

Mehul Hemubhai Vaghela

Digitally signed by Mehul Hemubhai Vaghela
DN: c=IN, o=Personal,
title=5611,
pseudonym=1332931748899214528Vp7zzcoNoC2lx,
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st=Maharashtra,
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cn=Mehul Hemubhai Vaghela
Date: 2024.11.18 15:57:40 +05'30'