

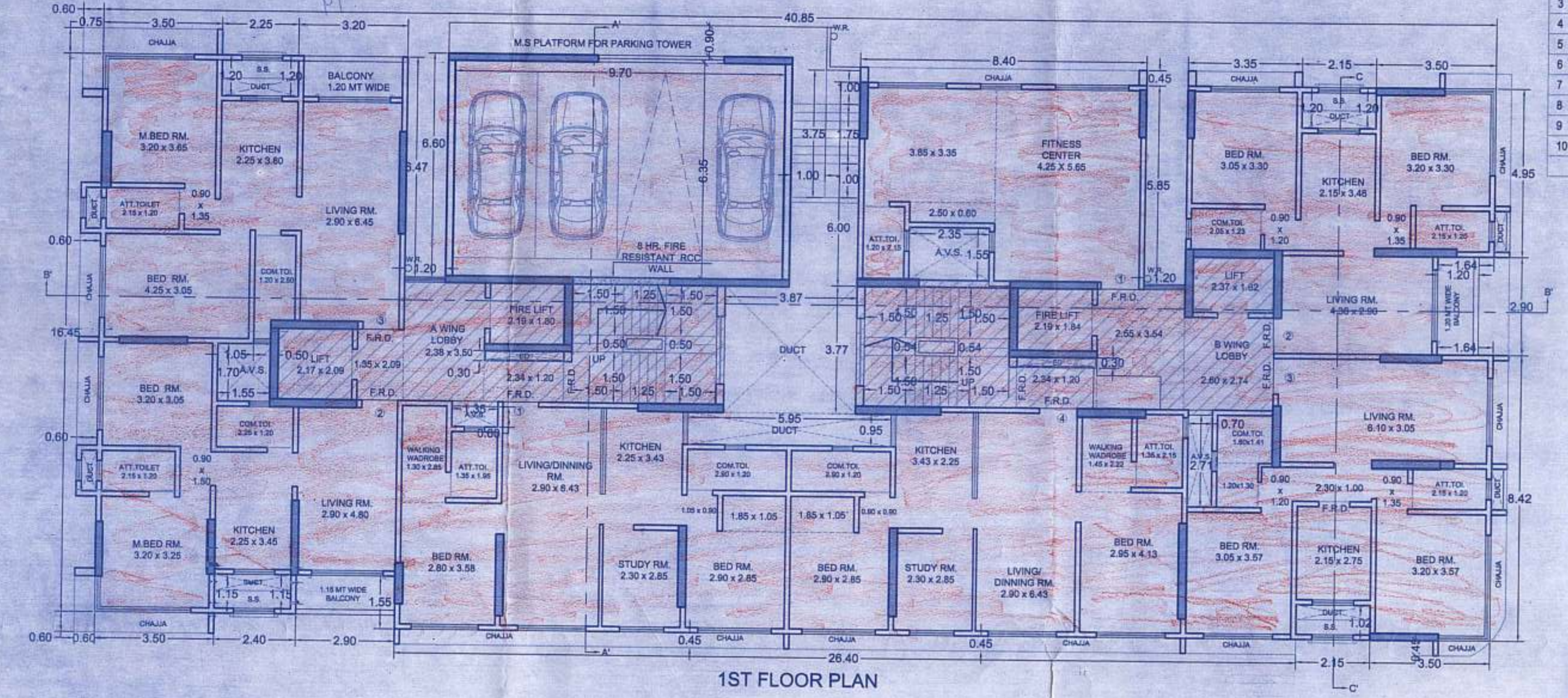
LOCATION PLAN
SCALE - 1 : 4000

BLOCK PLAN
SCALE - 1 : 500

SECTION THROUGH
COMPOUND WALL
SCALE = 1:100

SECTION THROUGH U/G TANK
SCALE = 1:100

PLOT AREA DIAGRAM
SCALE - 1 : 500



1ST FLOOR PLAN

PLOT AREA CALCULATION

1	1/2 X 17.51 X 1.53 X 1 NO	=	13.39 SQ.MT.
2	1/2 X 27.96 X 14.75 X 1 NO	=	206.21 SQ.MT.
3	1/2 X 27.96 X 13.63 X 1 NO	=	190.54 SQ.MT.
4	1/2 X 35.78 X 17.30 X 1 NO	=	309.49 SQ.MT.
5	1/2 X 35.78 X 1.73 X 1 NO	=	30.95 SQ.MT.
6	1/2 X 34.81 X 3.88 X 1 NO	=	67.14 SQ.MT.
7	1/2 X 32.35 X 5.40 X 1 NO	=	87.35 SQ.MT.
8	1/2 X 30.16 X 4.28 X 1 NO	=	64.54 SQ.MT.
9	1/2 X 29.22 X 3.10 X 1 NO	=	45.29 SQ.MT.
10	1/2 X 29.10 X 1.45 X 1 NO	=	21.10 SQ.MT.
TOTAL ADDITION		=	1038.00 SQ.MT.



SETBACK AREA DIAGRAM
SCALE - 1 : 500

ROAD SET BACK AREA CALCULATION

1	1/2 X 2.89 X 1.36 X 1 NO	=	1.96 SQ.MT.
2	1/2 X 5.30 X 1.40 X 1 NO	=	3.71 SQ.MT.
3	1/2 X 18.88 X 1.91 X 1 NO	=	17.84 SQ.MT.
4	1/2 X 21.48 X 2.38 X 1 NO	=	25.84 SQ.MT.
5	1/2 X 4.13 X 0.72 X 1 NO	=	1.49 SQ.MT.
6	1/2 X 3.19 X 1.71 X 1 NO	=	2.73 SQ.MT.
TOTAL ADDITION		=	53.28 SQ.MT.

CURVATURE SETBACK AREA CALCULATION

1	1/2 X 1.44 X 0.29 X 1 NO	=	0.21 SQ.MT.
2	1/2 X 1.44 X 0.28 X 1 NO	=	0.20 SQ.MT.
3	1/2 X 4.68 X 2.41 X 1 NO	=	5.64 SQ.MT.
TOTAL ADDITION		=	6.05 SQ.MT.

DEDUCTIONS

1	2/3 X 5.07 X 0.88 X 1 NO	=	3.31 SQ.MT.
TOTAL DEDUCTION		=	3.31 SQ.MT.

CURVATURE SETBACK AREA = 2.74 SQ.MT.

TOTAL SETBACK AREA (X1+X2) = 53.28 + 2.74 = 66.00 SQ.MT.

BUILT-UP AREA STATEMENT

FLOOR	GROSS BUA	ELE DUCT	ST/LIFT AREA	PROPOSED FITNESS BUA	SOCIETY OFFICE	PROPOSED REFUGEE BUA	TERRACE (PT)	BUA	EXCESS SOCIETY OFFICE REFUGEE AREA	GROSS BUA INCLUDING FUNGIBLE	FUNGIBLE AREA	NET BUILTUP AREA
GR. FLOOR	---	---	---	---	---	---	---	---	---	---	---	---
1ST FLOOR	541.17	1.2	87.90	46.06	---	---	---	408.01	---	408.01	105.21	300.80
2ND FLOOR	541.17	1.2	87.90	---	---	---	---	452.07	---	452.07	111.26	340.81
3RD FLOOR	534.18	1.2	87.90	---	---	---	---	445.08	---	445.08	111.26	333.82
4TH FLOOR	534.18	1.2	87.90	---	---	---	---	445.08	---	445.08	111.26	333.82
5TH FLOOR	534.18	1.2	87.90	---	---	---	---	445.08	---	445.08	111.26	333.82
6TH FLOOR	534.18	1.2	87.90	---	---	---	---	445.08	---	445.08	111.26	333.82
7TH FLOOR	534.18	1.2	87.90	---	---	---	---	445.08	---	445.08	111.26	333.82
8TH FLOOR (REFUGEE)	533.37	1.2	87.90	---	21.29	125.45	---	297.53	1.29	298.82	77.47	221.35
9TH FLOOR	534.18	1.2	87.90	---	---	---	---	445.08	---	445.08	111.26	333.82
10TH FLOOR	534.18	1.2	87.90	---	---	---	---	445.08	---	445.08	111.26	333.82
11TH FLOOR	534.18	1.2	87.90	---	---	---	---	445.08	---	445.08	111.26	333.82
12TH FLOOR	546.09	1.2	87.90	---	---	---	---	456.99	---	456.99	111.26	345.73
13TH FLOOR	546.09	1.2	87.90	---	---	---	---	456.99	---	456.99	111.26	345.73
14TH FLOOR	546.09	1.2	87.90	---	---	---	---	456.99	---	456.99	111.26	345.73
15TH FLOOR	546.48	1.2	87.90	---	---	106.49	---	350.89	48.09	398.98	103.44	295.54
16TH FLOOR	546.48	1.2	87.90	---	---	---	---	457.38	---	457.38	111.26	346.12
17TH FLOOR	546.09	1.2	87.90	---	---	---	---	456.99	---	456.99	111.26	345.73
18TH FLOOR	546.11	1.2	87.90	---	---	---	348.11	108.90	---	108.90	28.23	80.67
TERRACE FLOOR	7.84	---	---	---	---	---	---	7.84	---	7.84	2.03	5.81
TOTAL	9720.42	21.60	1582.20	46.06	21.29	231.94	348.11	7469.22	49.38	7518.60	1874.02	5644.58

SCHEDULE OF REQUIRED REFUGEE AREA

1	8TH FLOOR	=	297.53
2	9TH TO 11TH FLOOR	=	1335.24
3	12TH TO 14TH FLOOR	=	1370.97
TOTAL		=	3003.74

REQUIRED REFUGEE AREA MIN. 3003.74 x 4.00% = 120.19
REQUIRED REFUGEE AREA MAX. 3003.74 x 4.25% = 127.65
PROVIDED REFUGEE AREA = 125.45
EXCESS REFUGEE AREA = NIL

SCHEDULE OF SOCIETY OFFICE

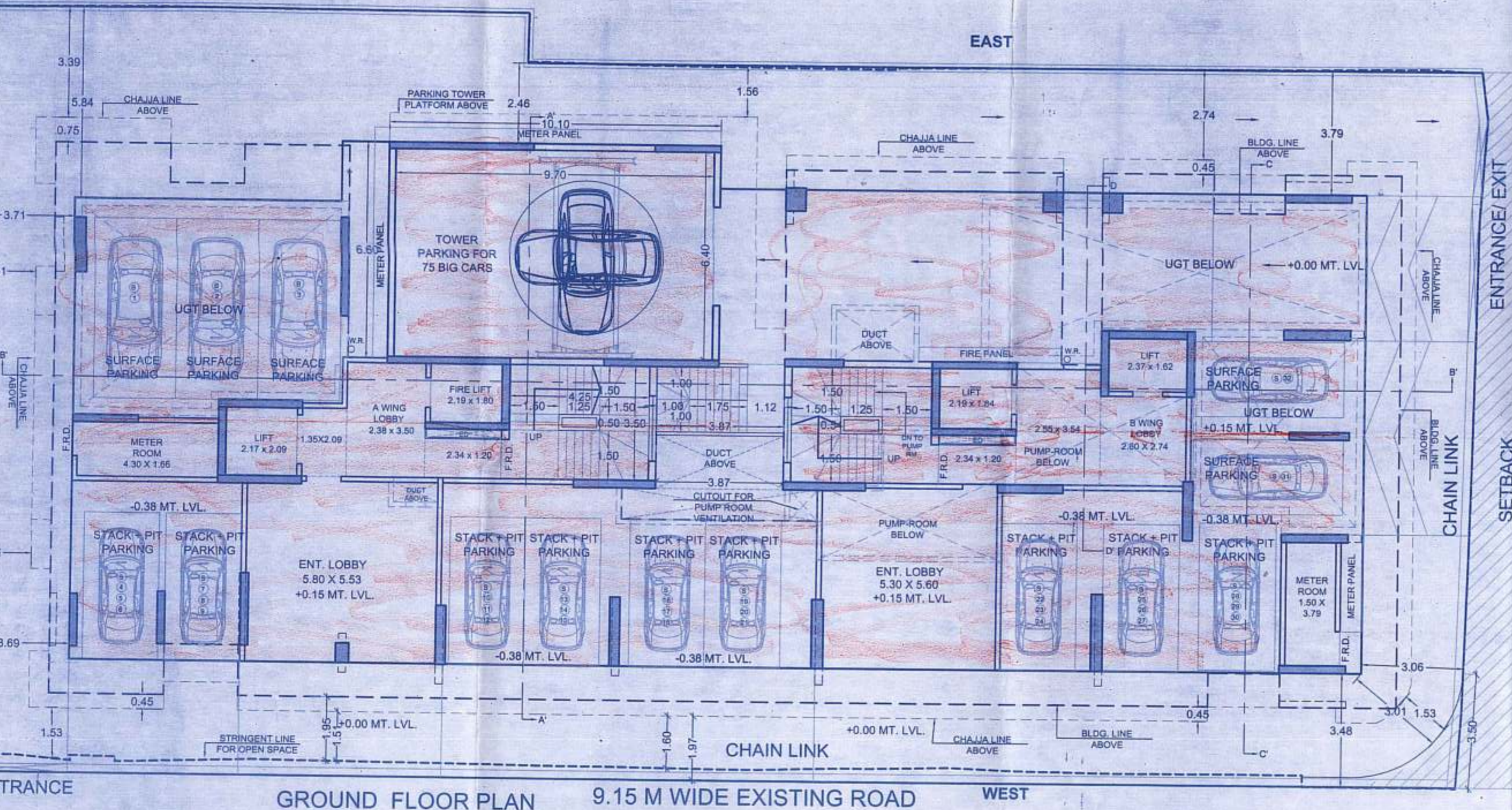
1	PERMISSIBLE SOCIETY OFFICE	=	20.50 SQ.MT.
2	TOTAL PROPOSED SOCIETY OFFICE @ 8TH FLOOR	=	21.29 SQ.MT.
3	EXCESS SOCIETY OFFICE AREA	=	1.29 SQ.MT.

SCHEDULE OF FITNESS CENTER

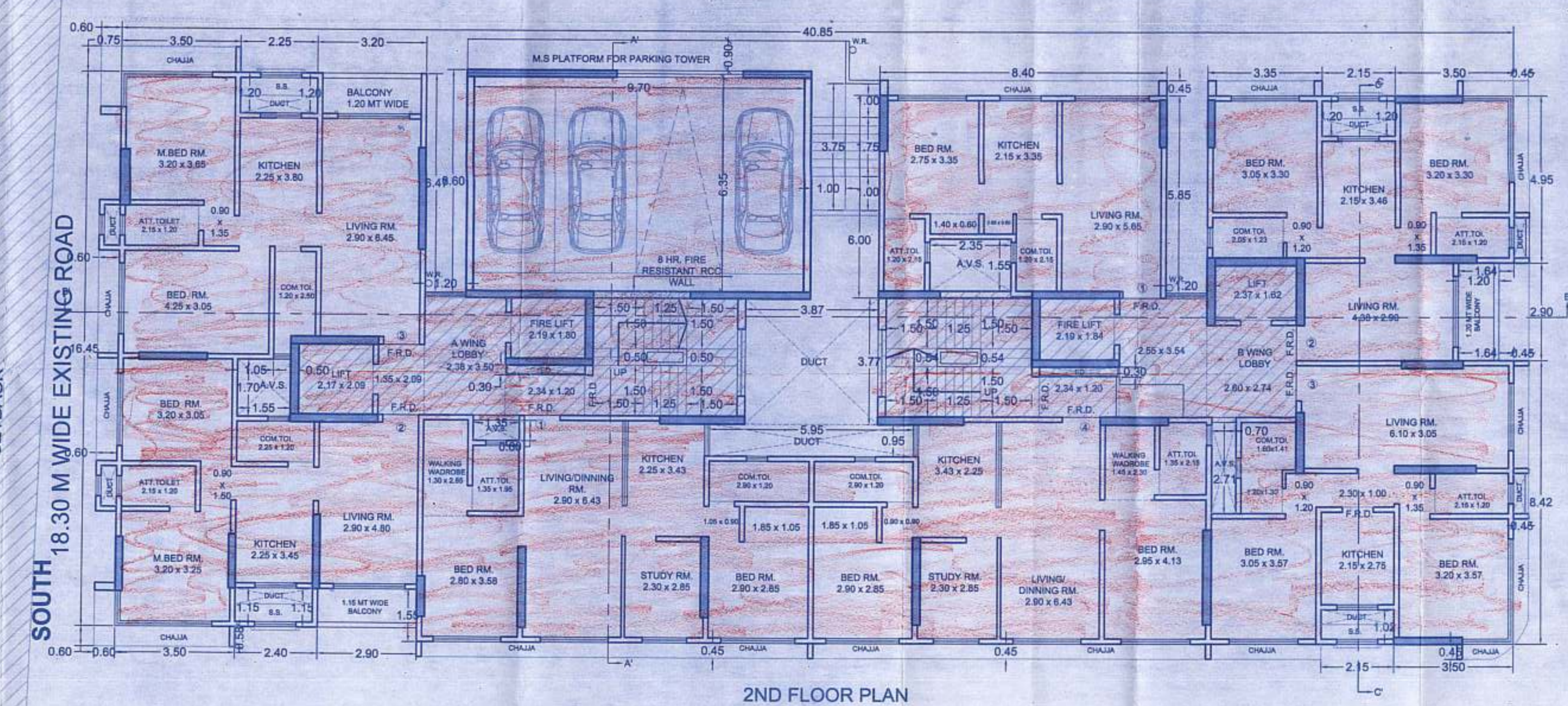
1	PERMISSIBLE FITNESS CENTER	=	148.38 SQ.MT.
2	TOTAL PROPOSED FITNESS AREA	=	48.09 SQ.MT.
3	EXCESS FITNESS AREA	=	NIL

PARKING STATEMENT (AS PER DCR - 2034)

NO.	DESCRIPTION	TENEMENTS	NO.	NO.
1	UP TO 45 SQ. MT. 1 PARKING FOR EVERY 4 TENT	17	4.25	
2	45 TO 60 SQ. MT. 1 PARKING FOR EVERY 2 TENT	34	17.00	
3	60 TO 90 SQ. MT. 1 PARKING FOR EACH TENT	65	65	
4	ABOVE 90 SQ. MT. 2 PARKING FOR EACH TENT	--	NIL	
5	VISITORS 10% OR MINIMUM 1	--	8.62	
6	TOTAL PARKING REQUIRED	--	94.87	
7	TOTAL PARKING PROVIDED	--	95.00	
8	ADDITIONAL 50% PARKING AS PER 31(1)(VI) (MAX.48.00)	--	12	
9	TOTAL PARKING REQUIRED	--	107.00	
10	TOTAL PARKING PROVIDED	116	107	



GROUND FLOOR PLAN 9.15 M WIDE EXISTING ROAD



2ND FLOOR PLAN

PROFORMA -- A

1	AREA OF PLOT (AS PER LEASE)	1089.26
2	DEDUCTIONS FOR	
(a)	AS PER MHADA NOC dated - 29/11/2023	53.26
(b)	ROAD SETBACK AREA (AS PER ARCHITECT MEASUREMENT)	56.05
(c)	Consider whichever is more from above 2(a) & 2(b)	56.05
(d)	PROPOSED ROAD	
(e)	ANY RESERVATION (SUB-PLOT) considered of	
(f)	% AMENITY SPACE A Per DCR 66/57 (SUB-PLOT)	
3	BALANCE AREA OF PLOT (1 MINUS 2)	1033.21
4	DEDUCTION FOR 15% RECREATIONAL GROUND /10% AMENITY RIGHTS (RESTRICTED TO--% OF THE BALANCE AREA VIDE 3 ABOVE ADD: (TENANTS PRORATA = 1.40 x 39.42 = 55.78)80)	N.A.
5	NET AREA OF PLOT (3 MINUS 4)	1033.21
6	ADDITIONS FOR FLOOR SPACE INDEX	
2(a)	100% FOR D.P. ROAD	NIL
2(b)	100% FOR SET-BACK	56.06
7	TOTAL AREA (5 + 6) AS PER MHADA OFFER LETTER DTD. 15.06.2023	1089.26
8	AREA OF PLOT (AS PER MHADA)	3.00
(b) FLOOR SPACE INDEX PERMISSIBLE		3267.76
(b) FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO--% OF THE BALANCE AREA VIDE 3 ABOVE ADD: (TENANTS PRORATA = 1.40 x 39.42 = 55.78)80)		1576.80
9	ADDITIONS FOR FLOOR SPACE INDEX	
9 (a)	0.33 F.S.I. AS Per DCR 32	
9 (b)	% AS PER DCR 33 (5)	
9 (c)	BALANCE LAYOUT BUILT UP AREA AS PER OFFER LETTER DTD. 15.06.2023	800.00
10	PERMISSIBLE FLOOR AREA (AS PER MHADA OFFER LETTER DTD. 15.06.2023)	5644.58
11	EXISTING FLOOR AREA	5644.58
12	PROPOSED BUILT UP AREA	5644.58
13	EXCESS BALCONY TAKEN IN FLOOR SPACE INDEX	5644.58
14A	PURELY RESIDENTIAL BUILT UP AREA	5644.58
14B	REMAINING NON-RESIDENTIAL BUILT UP AREA	5644.58
14	TOTAL BUILT UP PROPOSED (11+12+13)	5644.58
15	F.S.I. CONSUMED, ON NET HOLDING = 145	5.182

DETAILS OF FSI AVAILABLE AS PER DCR 31 (3)

(1)	FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE VIDE DCR 31 (3) FOR RESIDENTIAL (14 X 35%)	1975.60
(2)	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 31 (3) FOR RESIDENTIAL	1874.02
(3)	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 31 (3) FOR NON-RESIDENTIAL	--
(4)	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 31 (3) (B+2+B+3)	1874.02
(5)	TOTAL GROSS BUILT UP AREA PROPOSED (14+4)	7518.60

C TENEMENT STATEMENT

(1)	PROPOSED AREA (ITEM B.5 ABOVE)	7518.60
(2)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	
(3)	AREA AVAILABLE FOR TENEMENTS [(1) MINUS (2)]	7518.60
(4)	TENEMENTS PERMISSIBLE DENSITY OF TENEMENTS (HECT450)	338.34
(5)	TENEMENTS PROVIDED	116
(6)	TENEMENTS EXISTING	116

D PARKING STATEMENT

(1)	PARKING REQUIRED BY REGULATIONS FOR	AS PER STATEMENT
CAR		
SCOOTER / MOTOR CYCLE		
OUTSIDERS (VISITORS)		
(2)	COVERED GARAGES PERMISSIBLE	
(3)	COVERED GARAGES PROVIDED	
CAR		
SCOOTER / MOTOR CYCLE		
OUTSIDERS (VISITORS)		
(4)	TOTAL PARKING PROVIDED	AS PER STATEMENT

PROFORMA -- B

CONTENTS OF SHEET - GROUND FLOOR PLAN, 1ST & 2ND FLOOR PLAN, 3RD TO 17TH, 18TH TO 19TH FLOOR PLAN SECTION OF U/G TANK SECTION THROUGH COMPOUND WALL, BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION, PARKING AREA STATEMENT, REFUGEE AREA STATEMENT

NOTES - BOUNDARY OF PLOT SHOWN BOUNDED BLACK PROPOSED BUILDING SHOWN PINK BUILDING TO BE DIMOLISHED SHOWN YELLOW DOTTED.

DESCRIPTION - PROPOSED REDEVELOPMENT OF EXISTING BUILDING GUJARATI TRADING CHUNG BLDG NO.05, PROPERTY BEARING C.T.S. NO.188A/1 (PT.) VILAGE DANGHAR, SHALENDRA NAGAR, M.H.A.D.A. LAYOUT DANGHAR (EAST) MUMBAI.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER PREFERENCE HAS DEMARCATED BY MHADA 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 -- SQ.MT.

NAME OF DEVELOPER:-
NAME OF OWNER:-
FILE NO.:-
JOB NO.:-
DRG. NO.:-
DRAWN BY - MANALI
CHK BY - SIDDHI

SIGNATURE OF LICENSED ARCHITECT
VILAS DSHIBET (PARTNER) 51, L.L.E.
NISHU DSHIBET (PARTNER) 51, L.L.E.
PRALAKATA BHANDARKAR (PARTNER) 51, L.L.E.

DATE - 18-01-2024
SCALE - 1 : 100

SIGNATURE OF OWNER
SUB. ENGINEER

Issued by B.P. Cell / Greater Mumbai / Mhada
Read Along with this office letter
No. Mhada - 87/1580/2024
Date - 30 JAN 2024

ASSISTANCE ENGINEER
EXECUTIVE ENGINEER

Ex. Eng. B.P. Cell Greater Mumbai (W.S.)

