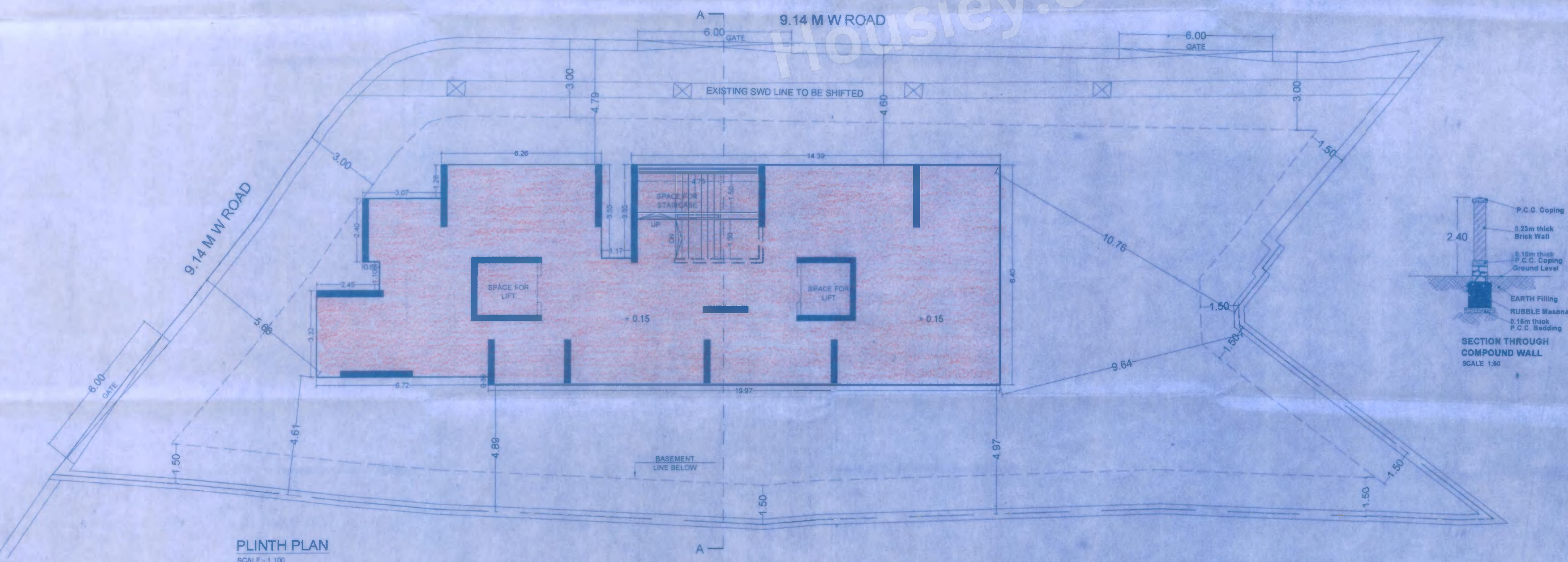
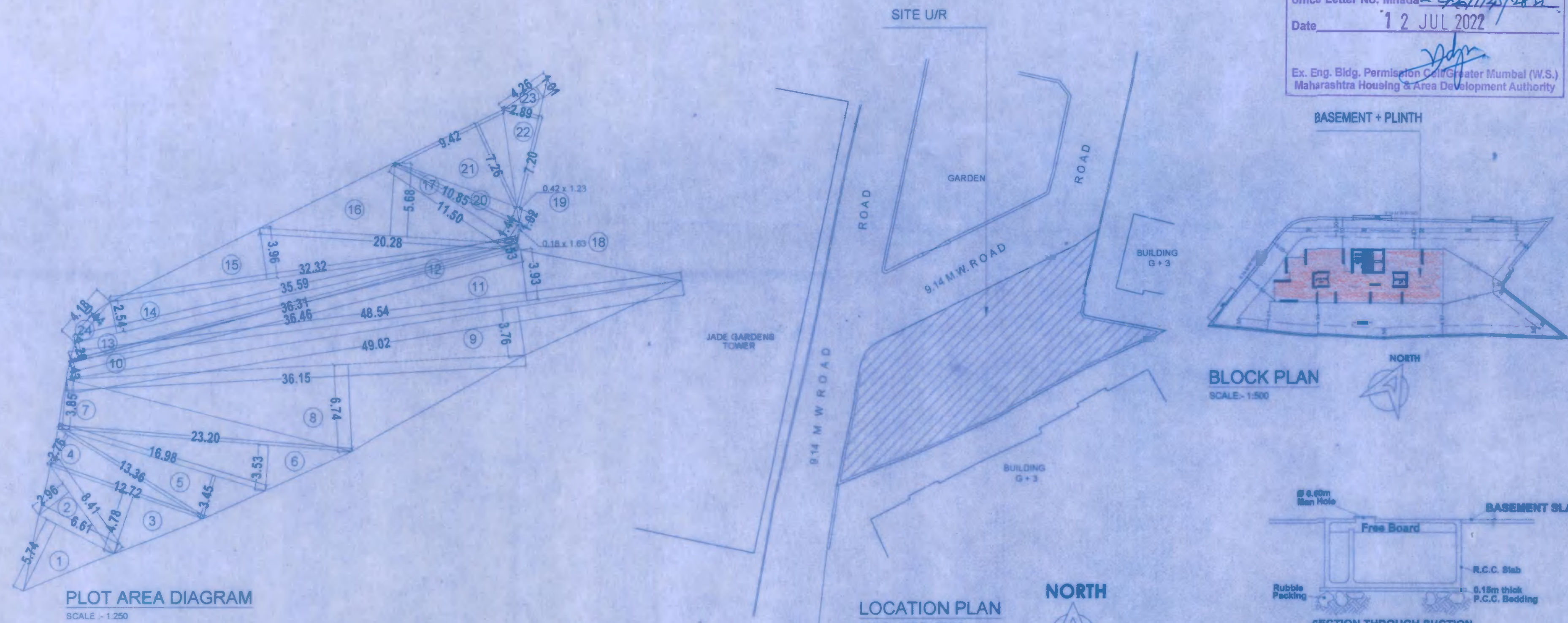


PLOT AREA CALCULATION			
1	1/2 X 8.61 X 5.74 X 1 NO	=	18.97 SQ.MT
2	1/2 X 8.41 X 2.96 X 1 NO	=	12.45 SQ.MT
3	1/2 X 12.72 X 4.78 X 1 NO	=	30.40 SQ.MT
4	1/2 X 13.36 X 2.78 X 1 NO	=	18.44 SQ.MT
5	1/2 X 16.98 X 3.45 X 1 NO	=	29.29 SQ.MT
6	1/2 X 23.20 X 3.53 X 1 NO	=	40.95 SQ.MT
7	1/2 X 23.20 X 3.85 X 1 NO	=	44.66 SQ.MT
8	1/2 X 36.15 X 6.74 X 1 NO	=	121.83 SQ.MT
9	1/2 X 49.02 X 3.76 X 1 NO	=	92.16 SQ.MT
10	1/2 X 49.02 X 1.43 X 1 NO	=	35.05 SQ.MT
11	1/2 X 48.54 X 3.93 X 1 NO	=	95.38 SQ.MT
12	1/2 X 36.48 X 0.53 X 1 NO	=	9.68 SQ.MT
13	1/2 X 36.31 X 1.20 X 1 NO	=	21.79 SQ.MT
14	1/2 X 35.59 X 2.54 X 1 NO	=	45.19 SQ.MT
15	1/2 X 32.32 X 3.96 X 1 NO	=	63.99 SQ.MT
16	1/2 X 20.26 X 5.68 X 1 NO	=	57.60 SQ.MT
17	1/2 X 11.50 X 1.44 X 1 NO	=	8.28 SQ.MT
18	1/2 X 1.63 X 0.19 X 1 NO	=	0.15 SQ.MT
19	1/2 X 1.23 X 0.42 X 1 NO	=	0.26 SQ.MT
20	1/2 X 10.85 X 1.02 X 1 NO	=	5.53 SQ.MT
21	1/2 X 9.42 X 7.26 X 1 NO	=	34.19 SQ.MT
22	1/2 X 7.20 X 2.89 X 1 NO	=	10.40 SQ.MT
23	1/2 X 4.26 X 1.01 X 1 NO	=	2.15 SQ.MT
24	2/3 X 4.18 X 0.44 X 1 NO	=	1.23 SQ.MT
TOTAL ADDITION		=	800.00 SQ.MT

PLOT AREA AS PER SITE DEMARCATION	
PLOT AREA AS PER LEASE DEED	= 800.00 SQ.MT
PLOT AREA AS PER LINE DIAGRAM	= 800.00 SQ.MT

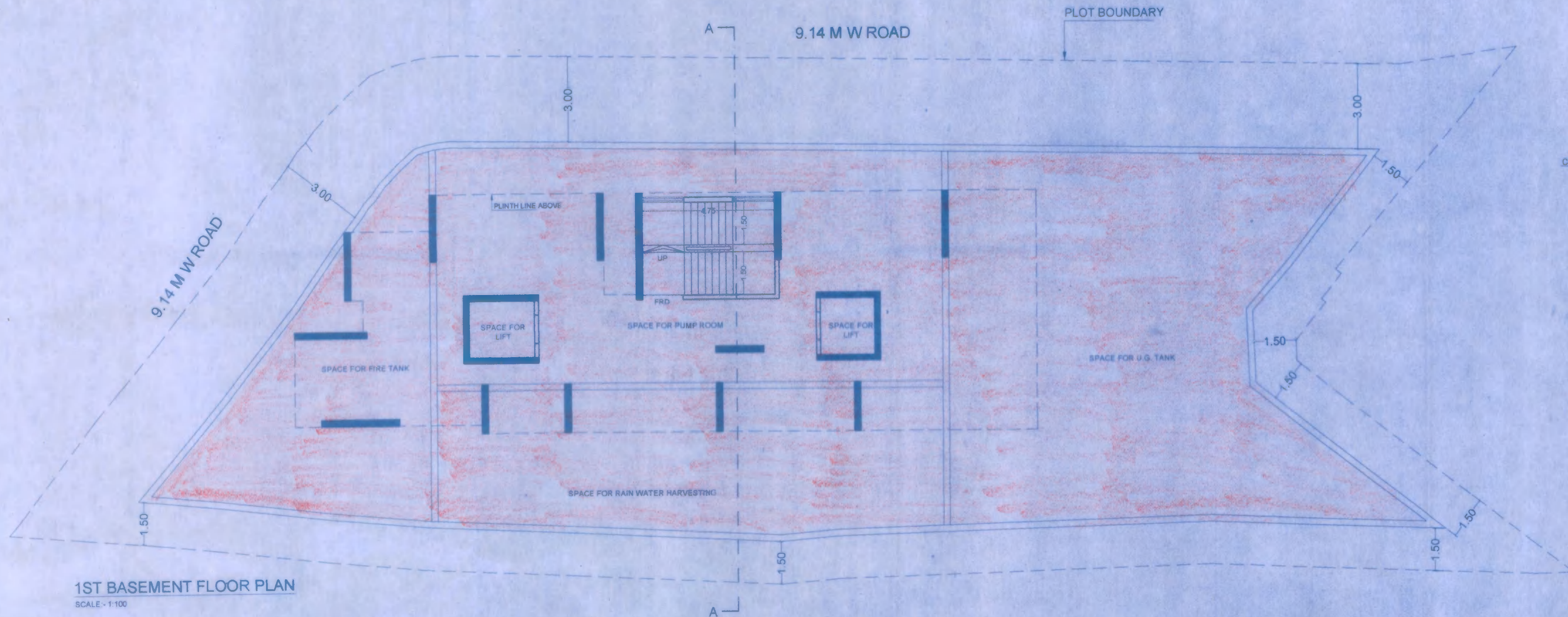


Approved subject to conditions mentioned in this office Letter No. Mhada-74/1147/2021
Date: 12 JUL 2022
Ex. Eng. Bldg. Permission Certificate Mumbai (W.S.) Maharashtra Housing & Area Development Authority

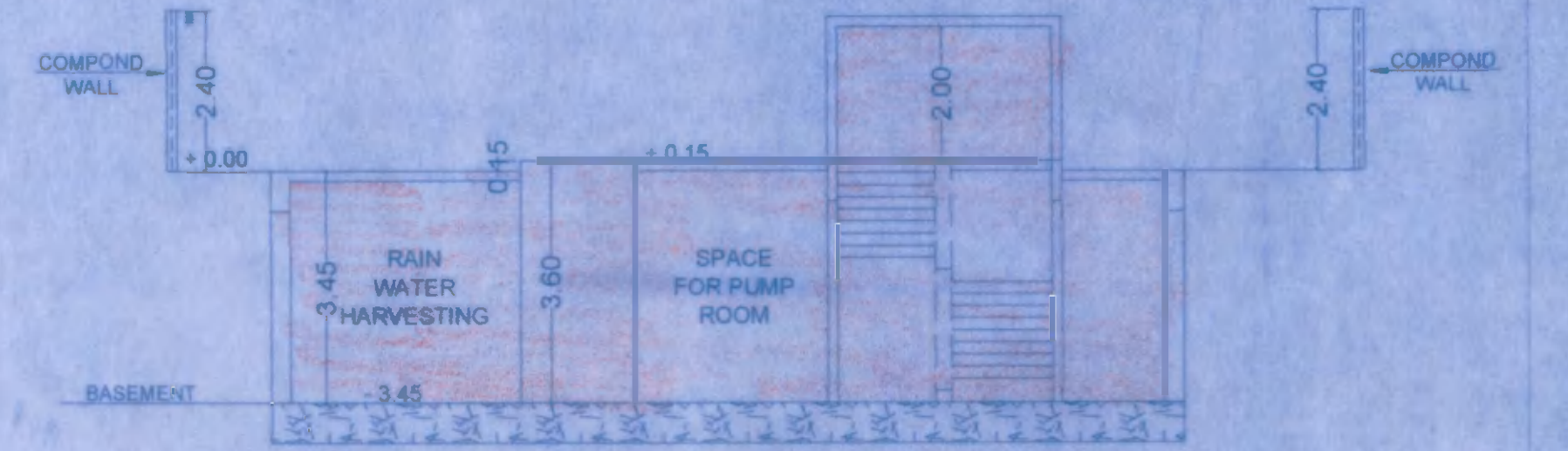
PROFORMA - A	
1	AREA OF PLOT (AS PER SPECIFIED IN OFFER LETTER)
2	AREA OF PLOT (AS PER SPECIFIED IN LEASE DEED)
3	AREA OF PLOT (AS PER SPECIFIED IN DEMARCATION PLAN)
4	DEDUCTIONS FOR
5	(a) ROAD SET BACK AREA
6	(b) PROPOSED ROAD
7	(c) ANY RESERVATION (SUB-LOT)
8	(d) % AMENITY SPACE AS PER DCR 56/57 (SUB - PLOT - PLOT) OTHER
9	BALANCE AREA OF PLOT (1 MINUS 2)
10	DEDUCTION FOR 15% RECREATIONAL GROUND / 10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)
11	NET AREA OF PLOT (3 MINUS 4) (RESTRICTED TO)
12	ADDITION FOR FLOOR SPACE INDEX (P.R.C. NOT IN WORDS)
13	2(a) 100% for D.P. Road / Set back
14	2(b) 100% for Set-back (Restricted to 40% or 80% of "3" above)
15	2(c) % as per DCR 33 ()
16	2(d) other
17	TOTAL AREA (5 PLUS 6)
18	MAXIMUM FLOOR SPACE INDEX PERMISSIBLE
19	PERMISSIBLE B.U.A. AREA (7X10)
20	100% PRO RATA FSI - (36.80 X 0.75 X 6075)
21	100% BALANCE B.U.A. OF LAYOUT AS PER A.R. NO. 6280 dt. 04.06.2007 & 6615 dt. 06.08.2013
22	ADDITIONS FOR FLOOR SPACE INDEX
23	100% 0.33% F.S.I. AS PER DCR 32
24	100% 0.67% F.S.I. AS PER DCR 32
25	100% OTHER
26	PERMISSIBLE FLOOR AREA (3 X 15)
27	TOTAL PROPOSED BUILT UP AREA
28	FSI CONSUMED ON NET HOLDING = 12 / 3
29	EXISTING BUILT UP AREA FOR REHAB AS PER MHADA NOC
30	DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS
31	PURELY RESIDENTIAL BUILT UP AREA PROPOSED
32	REMAINING NON RESIDENTIAL BUILT UP AREA PROPOSED
33	DETAILS OF FSI AVAILABLE AS PER DCR 35(4)
34	1
35	MAXIMUM FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE VIDE DCR 35(4) FOR PURELY RESIDENTIAL = (13 X 0.35%)
36	2
37	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR PURELY RESIDENTIAL = OR = (B1 X 0.35) FOR PROPOSED BLDG AS PER AMENDED DCR 35(4)
38	3
39	MAXIMUM FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE FOR REHABILITATION BUILT UP AREA WITHOUT CHARGING PREMIUM AS PER 35(5) NOTIFICATION DT 8-10-2013 (1480 35)
40	4
41	FUNGIBLE BUILT UP AREA PROPOSED FOR BY CHARGING PREMIUM FOR PURELY RESIDENTIAL = (0.80 X SDR RATE) (C2 - C3)
42	5
43	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR NON - RESIDENTIAL = OR = (B2 + 0.20) FOR CHARGING PREMIUM
44	6
45	TOTAL GROSS PERMISSIBLE BUILT UP AREA (11+C1)
46	7
47	TOTAL GROSS BUILT UP AREA PROPOSED (12+C3+C4)
48	8
49	BALANCE B.U.A. TO BE CONSUMED - (C6-C7)
50	DETAILS OF TENEMENT STATEMENT
51	1
52	PROPOSED AREA (C8 ABOVE)
53	2
54	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)
55	3
56	AREA AVAILABLE FOR TENEMENTS (1) MINUS (2)
57	4
58	TENEMENTS PERMISSIBLE (480 PER HECTARE)
59	5
60	TENEMENT PROPOSED
61	6
62	TENEMENT EXISTING
63	7
64	PARKING STATEMENT
65	1
66	PARKING REQUIRED BY REGULATION FOR -
67	CAR / SCOOTER / MOTOR CYCLE, OUTSIDERS (VISITORS)
68	2
69	COVERED GARAGE PERMISSIBLE
70	3
71	COVERED GARAGE PROPOSED
72	4
73	CAR / SCOOTER / MOTOR CYCLE, OUTSIDERS (VISITORS)
74	5
75	TOTAL PARKING PROVIDED
76	6
77	TRANSPORT VEHICLES PARKING
78	7
79	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS
80	8
81	TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED
82	CERTIFICATE OF AREA
83	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 800.00 SQ. MT. (EIGHT HUNDRED POINT ZERO ZERO ZERO ONLY SQUARE METRES) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF CONVEYANCE / PLANNING SCHEME RECORDS
84	85
86	OF LICENSED SURVEYOR / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER / SUPERVISOR / ARCHITECT
87	PROFORMA - B
88	CONTENTS OF SHEET
89	GROUND FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, SECTION THROUGH COMPOUND WALL & SUCTION TANK AND PUMP ROOM, PLOT DIM. & CALC.
90	DESCRIPTION OF PROPOSAL AND PROPERTY
91	REDEVELOPMENT OF PLOT BEARING AT CTS NO 647(P.T.) OF SAGAR DARSHAN CO-OPERATIVE HOUSING SOCIETY LTD. AT GANDHI NAGAR, BANDRA (E), MUMBAI 400051.
92	NAME OF THE OWNER
93	SAGAR DARSHAN CO-OPERATIVE HOUSING SOCIETY LTD.
94	CHAIRMAN
95	SECRETARY
96	DATE
97	JOB NO.
98	DRG NO.
99	SCALE
100	DRAWN BY
101	NORTH LINE
102	SIGNATURE NAME (IN BLOCK LETTERS) AND ADDRESS OF ARCHITECT
103	SIGNATURE NAME & ADDRESS OF ARCHITECT
104	MANISH D. SAVANT
105	Architect
106	G.D.Arch., A.I.A.
107	1st Floor, Chhatrapati Shivaji Maharaj Road, Dabur - Ahmed, Mumbai - 400 008

ALL DIMENSION IN METER ONLY

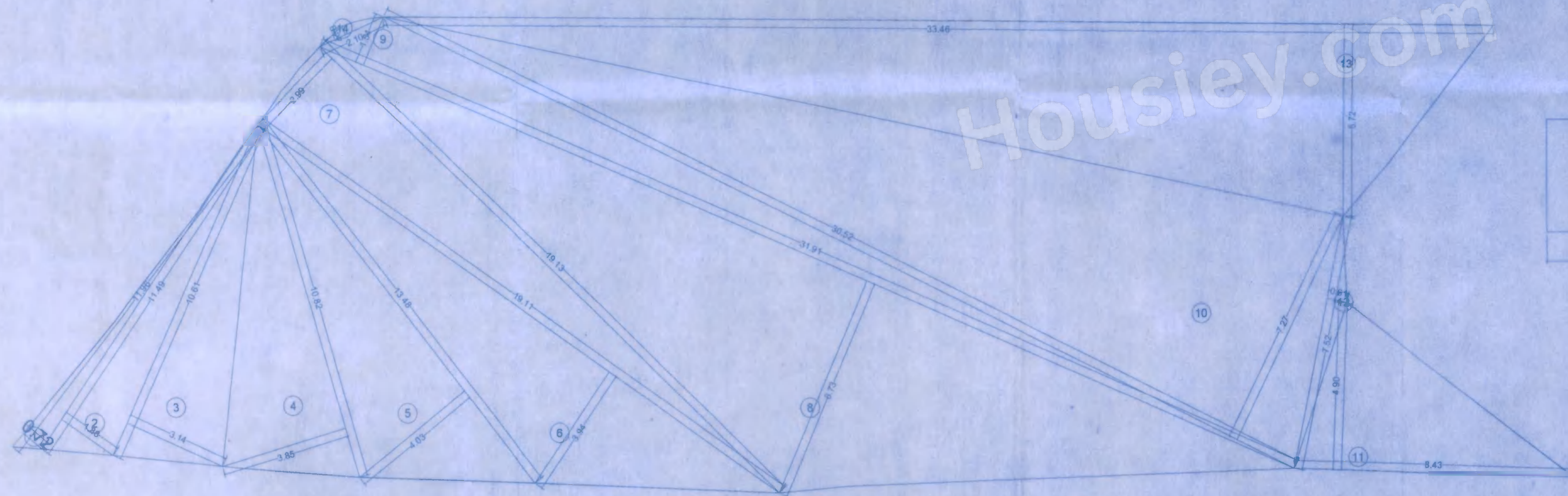
Approved subject to conditions mentioned in this office Letter No. Mhada - 74/145/2021
Date 12 JUL 2022
Ex. Eng. Bldg. Permission Cell, Greater Mumbai (V)
Maharashtra Housing & Area Development Autho



1ST BASEMENT FLOOR PLAN
SCALE - 1:100

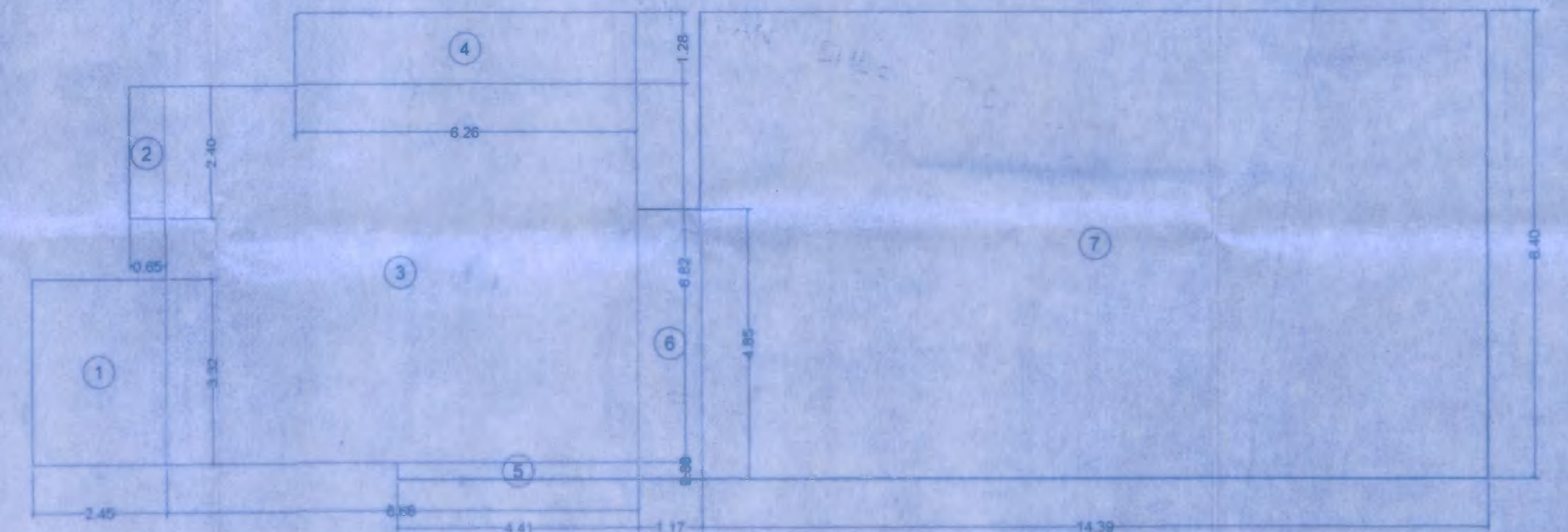


SECTION A-A
SCALE - 1:100



1ST BASEMENT FLOOR AREA DIAGRAM (NON FSI)
SCALE - 1:100

BASEMENT AREA CALCULATION (NON FSI)				
1	1/2	X	11.96	X 0.72 X 1 NO = 4.31 SQ.MT
2	1/2	X	11.49	X 1.88 X 1 NO = 10.80 SQ.MT
3	1/2	X	10.61	X 3.14 X 1 NO = 16.66 SQ.MT
4	1/2	X	10.82	X 3.85 X 1 NO = 20.83 SQ.MT
5	1/2	X	13.48	X 4.03 X 1 NO = 27.16 SQ.MT
6	1/2	X	19.11	X 3.94 X 1 NO = 37.65 SQ.MT
7	1/2	X	19.13	X 2.99 X 1 NO = 28.60 SQ.MT
8	1/2	X	31.91	X 6.73 X 1 NO = 107.38 SQ.MT
9	1/2	X	31.91	X 1.54 X 1 NO = 24.57 SQ.MT
10	1/2	X	30.52	X 7.27 X 1 NO = 110.94 SQ.MT
11	1/2	X	8.43	X 4.90 X 1 NO = 20.85 SQ.MT
12	1/2	X	7.52	X 0.81 X 1 NO = 2.29 SQ.MT
13	1/2	X	33.46	X 5.72 X 1 NO = 65.70 SQ.MT
14	2/3	X	2.10	X 0.27 X 1 NO = 0.38 SQ.MT
TOTAL ADDITION				= 507.92 SQ.MT Y1
TOTAL BUILT UP AREA (X - Y1)				= 507.92 SQ.MT X1



PLINTH AREA DIAGRAM (NON FSI)
SCALE - 1:100

PLINTH AREA CALCULATION (NON FSI)				
1	2.45	X	3.32	X 1 NO = 8.13 SQ.MT
2	0.85	X	2.43	X 1 NO = 1.96 SQ.MT
3	9.56	X	6.82	X 1 NO = 65.20 SQ.MT
4	6.26	X	1.28	X 1 NO = 8.01 SQ.MT
5	4.41	X	0.30	X 1 NO = 1.32 SQ.MT
6	1.17	X	4.85	X 1 NO = 5.67 SQ.MT
7	14.39	X	6.40	X 1 NO = 120.88 SQ.MT
TOTAL ADDITION				= 204.77 SQ.MT X

NON FSI AREA	IN SQMT
PLINTH	204.77
BASEMENT	507.92
TOTAL AREA	712.69

PROFORMA - B

CONTENT OF SHEET
BASEMENT PLAN, AREA DIA. & CALC.

DESCRIPTION OF PROPOSAL AND PROPERTY

REDEVELOPMENT OF PLOT BEARING AT CTS NO 647(P.T) OF 'SAGAR DARSHAN CO-OPERATIVE HOUSING SOCIETY LTD. AT GANDHI NAGAR, BANDRA (E), MUMBAI 400051.

NAME OF THE OWNER

SAGAR DARSHAN CO-OPERATIVE HOUSING SOCIETY LTD.

CHAIRMAN SECRETARY

REVISION DESCRIPTION SHEET NO. 02 SIGNATURE

NORTH SIGNATURE NAME & ADDRESS OF ARCHITECT
MANISH D. SAVANT
architect
G.D. Arch., A.I.A.
1st Floor, Gunadatta, Alamburam Mahadev Road,
Dahisar - West, Mumbai - 400 055

ALL DIMENSION IN METER ONLY