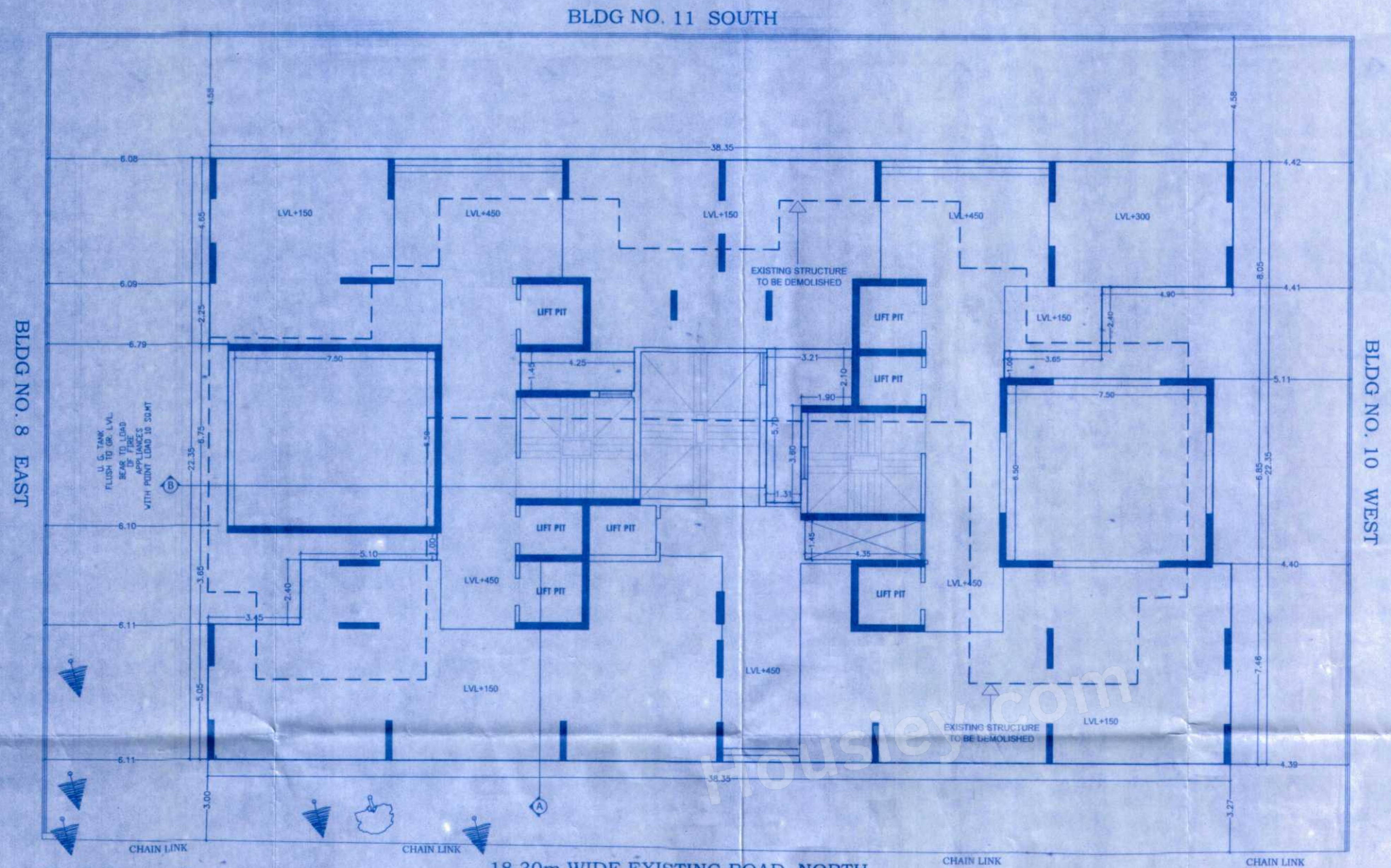
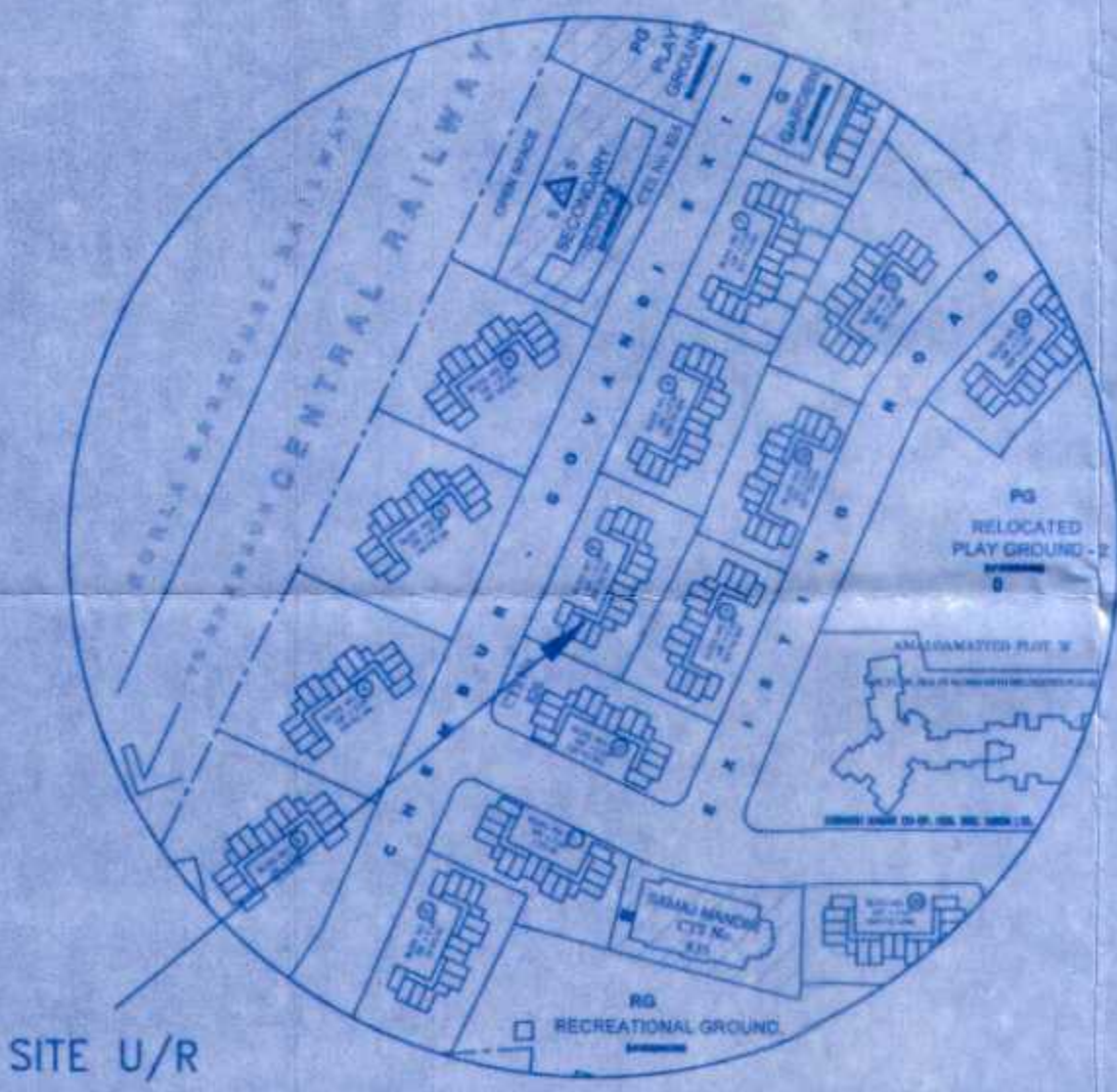


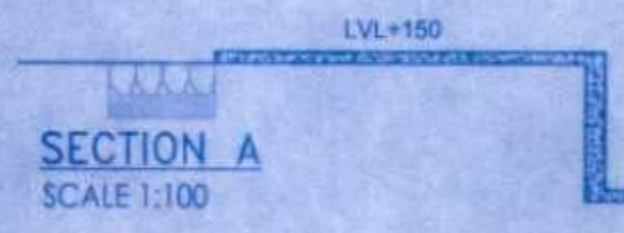


GROUND FLOOR PLAN
SCALE 1:100

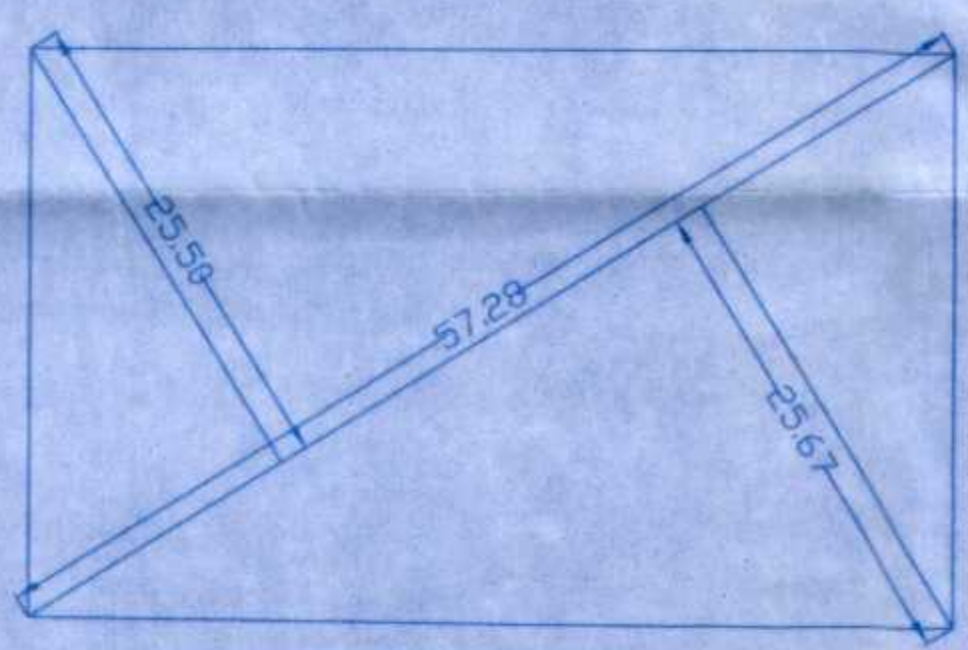
18.30m WIDE EXISTING ROAD NORTH



LOCATION PLAN
SCALE 1:2000

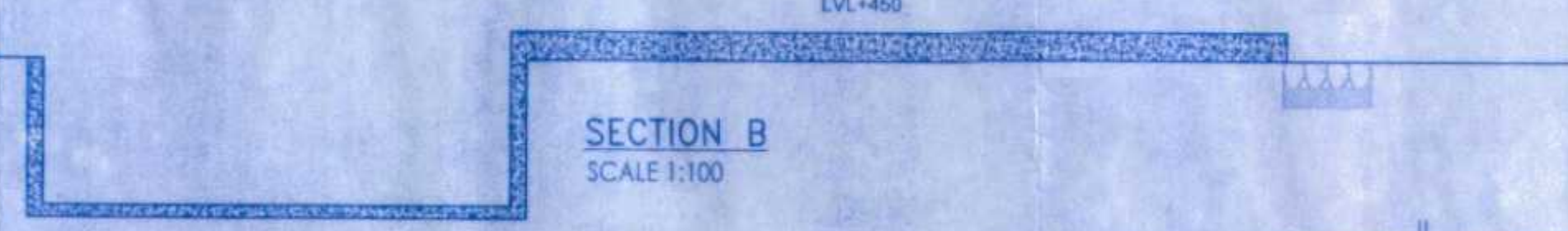


SECTION A
SCALE 1:100

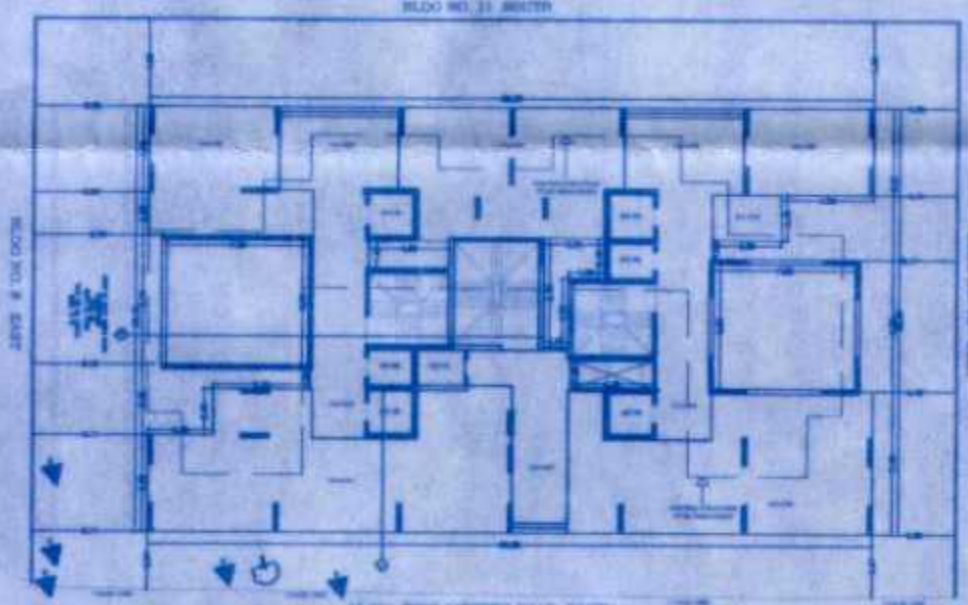


PLOT AREA LINE DIAGRAM
SCALE 1:500

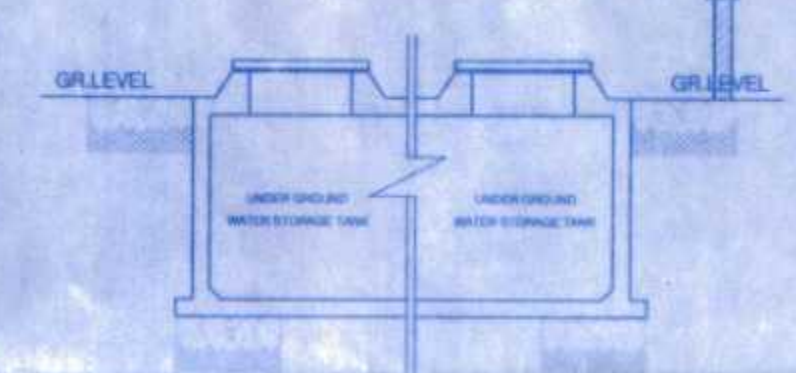
1.	25.50 X 57.28 X 0.50 =	730.32 SQ.MTR.
2.	25.67 X 57.28 X 0.50 =	735.19 SQ.MTR.
TOTAL AREA		= 1465.51 SQ.MTR.



SECTION B
SCALE 1:100



BLOCK PLAN
SCALE 1:500



SECTION THROUGH
U.G. TANK
SCALE 1:100



SECTION
THROUGH
COMPOUND
WALL
SCALE 1:100

P R O F O R M A - A			1/4
A. AREA STATEMENT			SQ.MT
1. (a) AREA OF PLOT (as per demarcation by MHADA)			1465.51
(b) AREA OF PLOT AS PER REVISED LAYOUT			
2. DEDUCTIONS FOR			
(a) Road Set-Back Area			00.00
(b) Proposed Road			00.00
(c) Any Reservation (1% AMENITY SPACE)			00.00
3. BALANCE AREA OF PLOT (1 minus 2)			1465.51
4. DEDUCTION FOR 15% RECREATIONAL GROUND			00.00
5. NET AREA OF PLOT (3 minus 4)			1465.51
6. ADDITIONS FOR FLOOR "SPACE" INDEX			
(a) 100% 2(a) (restricted to 10% of 5 shown)			00.00
(b) 100% 2(b) (restricted to 10% of 5 shown)			00.00
7. TOTAL AREA (5+6+7a)			1465.51
8. FLOOR SPACE INDEX PERMISSIBLE			
9. ADDITIONAL FSI ALLOTTED BY MHADA NOC No.			00.00
(a) Existing built up area			00.00
(b) In lieu of 2.50/1.00 fsi			00.00
(c) Additional FSI @ 48.00sq.mtx 36 fsi			00.00
(d) Additional FSI quota fsi			00.00
10. TOTAL PERMISSIBLE BUILT UP AREA			00.00
(a) Permissible Commercial Area			00.00
(b) Permissible Residential Area			00.00
11. TOTAL PROPOSED BUILT UP AREA			00.00
12. FSI CONSUMED ON NET HOLDING = 10/3			00.00
B. DETAILS OF FSI AVAILABLE AS PER DCPR 31(3)			
1. NON-RESIDENTIAL FSI BUILT-UP AREA COMPONENT			
(a) Non Residential Built-up Area			00.00
(i) Permissible Fungible Area 0.30 x 81(a)			00.00
(ii) Now Claimed Fungible Area			00.00
(iii) Total non-residential Area			00.00
2. RESIDENTIAL FSI BUILT-UP AREA COMPONENT			
(a) Residential Built-up Area (11 - 81(a))			00.00
(i) Permissible Fungible Area 0.35 x 82(a) Existing tenant Free 20% fungible			00.00
(ii) Now Claimed Fungible Area			00.00
(iii) Total residential Area			00.00
C. TENEMENT STATEMENT			
(i) Proposed Area			00.00
(ii) Less Deduction of Non Residential Area			00.00
(iii) Area Available For Tenements C (i) - C(ii)			00.00
(iv) Tenements Permissible (Density of tenements/hectare)	000		00.00
(v) Tenements Proposed	000		00.00
(vi) Tenements Existing	000		00.00
(vii) Total Tenements ON the Plot			00.00
D. PARKING STATEMENT			
(i) Required Car Parking By Regulation (residential + non residential) 45.00 x 14.45			00.00
(ii) Required min. 10% Visitor + non res. 10% Car Parking By Regulation 4.50 x 1.4			00.00
(iii) Total residential + non residential Car Parking Required	000		00.00
(iv) Car Parking Proposed As Per Concession			00.00
(v) Maximum 50% Additional Parking Permissible as per DCPR 31(1)(a)			00.00
(vi) 50% Additional Parking Proposed As Per Concession			00.00
(vii) Total Car Parking permissible			00.00
(viii) Total Car Parking Proposed			00.00

NOTES :-

- 1) ALL DIMENSIONS ARE IN METERS
- 2) SCALE USE
- 3) FLOOR PLANS = 1:100
- 4) BLOCK PLANS = 1:500
- 5) LOCATION PLANS = 1:4000
- 6) THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034
- 7) GUIDELINES ISSUED IN E.O.D.B. IS FOLLOWED.
- 8) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND IN CORRECT.

CERTIFICATE OF AREA :

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 01/04/19 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED IN SITE AND THE AREA SO WORKED OUT IS 1465.51 SQ.M. (ONE THOUSAND FOUR HUNDRED AND SIXTY FIVE POINT FIFTY ONE SQ.MT.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF THE OWNERSHIP / TOWNPLANNING SCHEME RECORDS.

SIGNATURE OF THE ARCHITECT

Approved subject to conditions mentioned in this office Letter No. Mhada-29/1272/2023
Date 20 APR 2023
Ex. Eng. Bldg. Permission Controller Mumbai (E.S.)
Maharashtra Housing & Area Development Authority

CONTENTS OF SHEET :

GROUND FLOOR PLAN,
LOCATION PLAN,
BLOCK PLAN,
PLOT AREA DIAGRAM AND
CALCULATION,
SECTION THROUGH

NAME AND SIGN. OF OWNER :

For M/S. ROYALE HOUSING
PARTNER

JOB TITLE:

Proposed Redevelopment Of Existing Building
No 09 Known As Subhash Nagar Navrang C. H.
S. Ltd On Plot Bearing C. T. S. No. 825 (Pt). S.
No. 67 To 71 (Pt.) Of Village Chembur At
Subhash Nagar, Chembur, Mumbai - 400 071.

JOB NO.	DWG NO.	SCALE :	DATE	DRWN BY	CHK. BY	REV. NO.
	1/1	AS STATED	12.03.2023	NAMITHA	ANKIT	—

NORTH



A/S. ABHAY APARTMENT, LINK ROAD, NAR DOW BOSCO
SCHOOL, BORIVALI (WEST), MUMBAI - 400 095

ANKIT M. MAKANI
Registered Architect
CA/2016/78764

ANKIT MAKANI
REG. NO. CA/2016/78764

IOA
Bldg No
9
S.N.