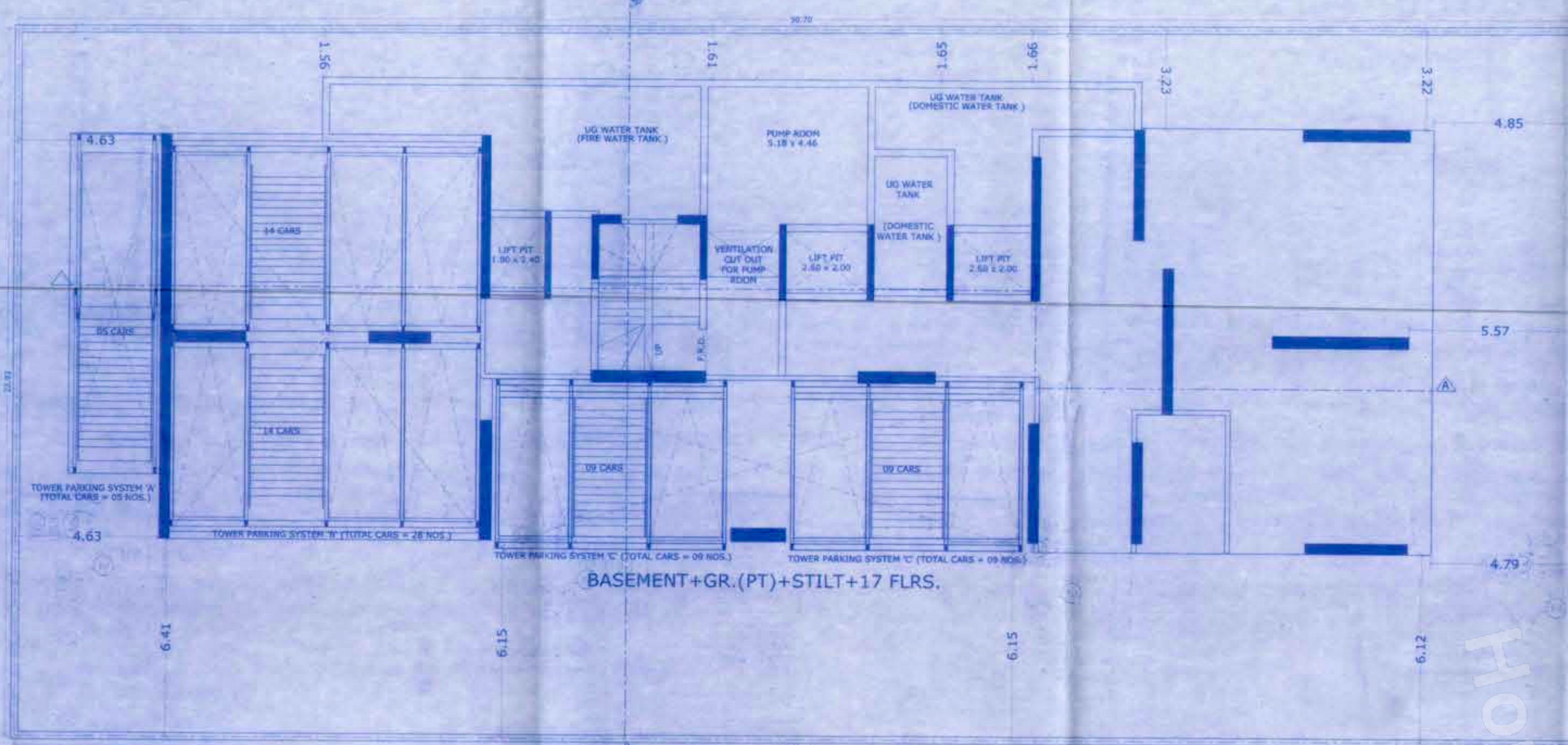




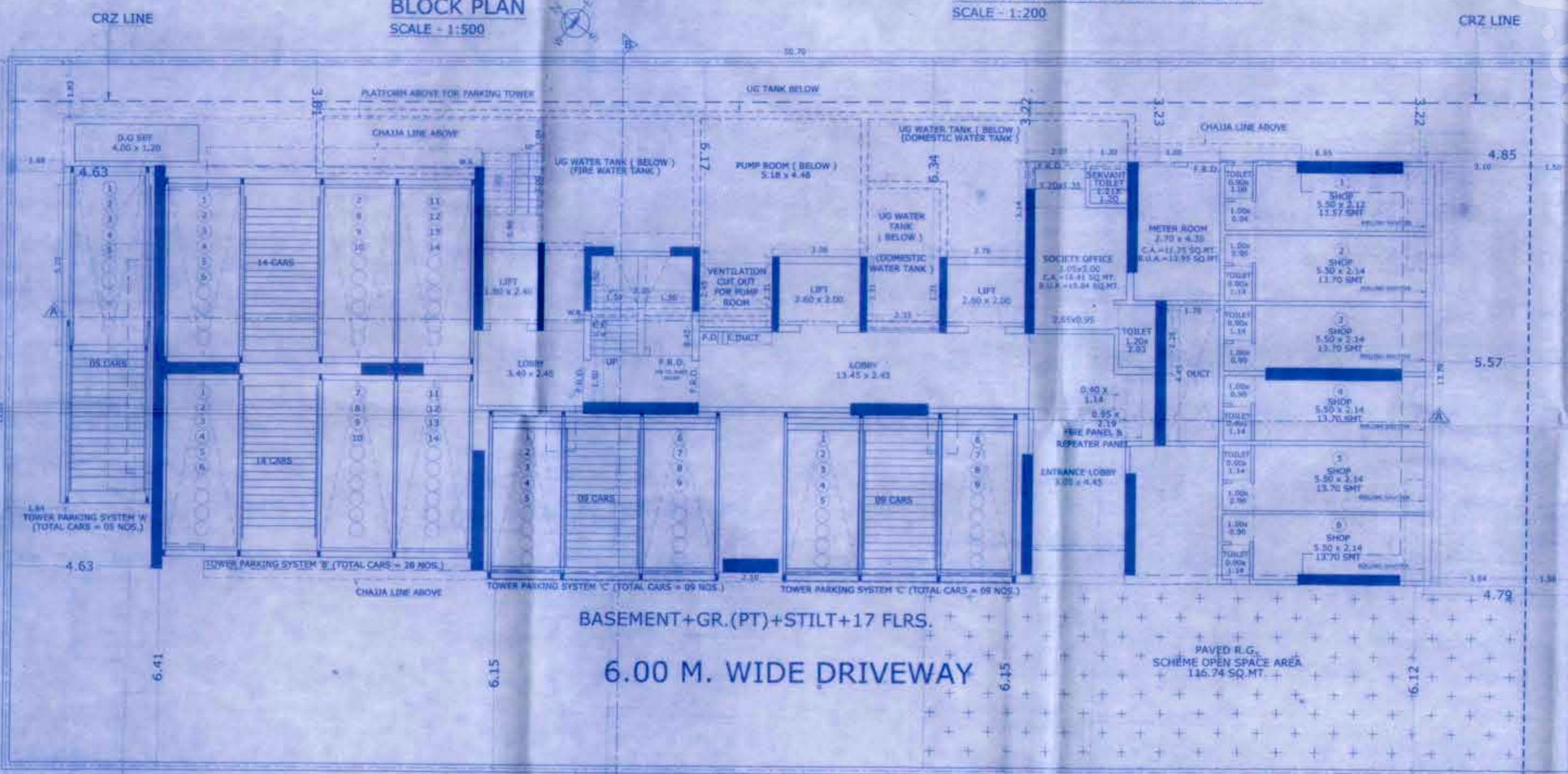
BASEMENT FLOOR PLAN
SCALE - 1:100



BLOCK PLAN
SCALE - 1:500



OPEN SPACE AREA DIAGRAM
SCALE - 1:200



GROUND FLOOR PLAN
SCALE - 1:100

BUILT UP AREA CALCULATION & SUMMARY

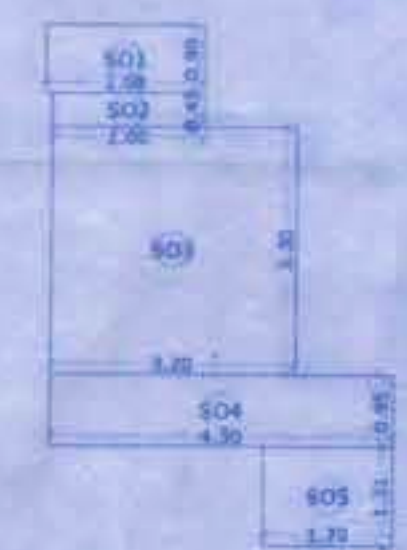
SR. NO.	PROPOSED FLOORS	PROPOSED NO OF SHOPS	PROPOSED NO OF TENEMENTS	BUILT UP AREA IN SQ.MT.	GROSS BUILT UP AREA IN SQ.MT.	STAIRCASE LIFT & PASSAGE IN SQ.MT.
1	GR. FLOOR	06 Nos.	01 No.	91.70	91.70	77.12
2	1ST FLOOR	01 No.	01 No.	75.91	75.91	77.12
3	2ND FLOOR	04 Nos.	01 No.	241.48	241.48	74.71
4	3RD FLOOR	06 Nos.	01 No.	248.99	248.99	72.93
5	4TH FLOOR	06 Nos.	01 No.	248.99	248.99	72.93
6	5TH FLOOR	06 Nos.	01 No.	248.99	248.99	72.93
7	6TH FLOOR	06 Nos.	01 No.	248.99	248.99	72.93
8	7TH FLOOR	06 Nos.	01 No.	248.99	248.99	72.93
9	8TH FLOOR	04 Nos.	01 No.	255.86	255.86	73.83
10	9TH FLOOR	06 Nos.	01 No.	248.99	248.99	72.93
11	10TH FLOOR	06 Nos.	01 No.	248.99	248.99	72.93
12	11TH FLOOR	06 Nos.	01 No.	248.99	248.99	72.93
13	12TH FLOOR	06 Nos.	01 No.	248.99	248.99	72.93
14	13TH FLOOR	06 Nos.	01 No.	248.99	248.99	72.93
15	14TH FLOOR	06 Nos.	01 No.	248.99	248.99	72.93
16	15TH FLOOR	04 Nos.	01 No.	251.77	251.77	73.93
17	16TH FLOOR	06 Nos.	01 No.	275.62	275.62	73.93
18	17TH FLOOR	06 Nos.	01 No.	275.62	275.62	73.93
EXCESS REFUGE AREA AT 16TH FLR.						
STILT + 1ST TO 17TH UPPER FLR (RES.)						
TOTAL (PSI + FFS) COMMERCIAL BUA PROPOSED				91.70	5723.74	5815.44
TOTAL COMMERCIAL BUILT UP AREA				91.70	5723.74	5815.44
TOTAL PERMISSIBLE FUNGIBLE AREA = (18.83 x 0.35)				6.58	6.58	6.58
TOTAL PROPOSED FUNGIBLE AREA				6.58	6.58	6.58
TOTAL (PSI + FFS) RESIDENTIAL BUA PROPOSED				91.70	5723.74	5815.44
TOTAL RESIDENTIAL BUILT UP AREA (1652.67 - 88.23 - 188.62 SQ.MT.)				1475.82	1475.82	1475.82
TOTAL PERMISSIBLE FUNGIBLE AREA = (146.97 x 0.35) (WITHOUT CHARGING PREMIUM)				51.44	51.44	51.44
TOTAL PROPOSED FUNGIBLE AREA				51.44	51.44	51.44



SHOP LINE AREA DIAGRAM
SCALE - 1:100

BUILT UP AREA CALCULATION

AREA	AREA	AREA	AREA
A	6.65	13.75	1.10
TOTAL SHOP AREA = 91.70 SQ.MT.			



SOCIETY OFFICE AREA DIAGRAM
SCALE - 1:100 (GROUND FLOOR)

SOCIETY OFFICE AREA CALCULATION

GROUND FLOOR	AREA	AREA	AREA
S01	3.08	0.90	1.10
S02	2.00	0.45	1.10
S03	3.30	3.30	1.10
S04	4.50	0.85	1.10
S05	1.70	1.31	1.10
TOTAL SOCIETY OFFICE AREA = 19.84 SQ.MT.			

CAR PARKING STATEMENT

AREA IN SQ.MT.	AS PER RULE	FLAT NOS.	PARK. REQUIRED
BELOW 45.00	(0.125)(1/8)	29.00	Nos. 3.63 Nos.
45.00 TO 60.00	(0.25)(1/4)	31.00	Nos. 7.75 Nos.
60.00 TO 90.00	(0.50)(1/2)	31.00	Nos. 15.50 Nos.
ABOVE 90.00	(1.00)(1)	NIL	NIL
TOTAL		91.00	Nos. 26.88 Nos.
10% VISITORS PARKING			2.69 Nos.
TOTAL			29.57 Nos. (Say-30) (A)
FOR SHOP			
1/40 SQ.MT. UPTD 800 SQ.MT. B/LI + 1/80 SQ.MT. FOR ABOVE 800 SQ.MT.			
TOTAL SHOP AREA PROVIDED		91.70	Nos.
PARKING REQ. FOR 91.70 SQ.MT./40			2.29 Nos.
10% VISITORS PARKING			2.00 Nos.
TOTAL			4.29 Nos.
TOTAL PARKING REQUIRED (A+B)			34.29 Nos.
ADD 50% PARKING (34.29/2)			17.15 Nos.
ADD 10% Mechanical Parking Regulation 44.6			2.92 Nos.
(26.88+2.29) = 29.17 Nos. (PARKING HOLDING SPACE)			
TOTAL PARKING REQUIRED (34.29+17.15)			51.44 Nos.
TOTAL PARKING PROPOSED			51.00 Nos.

AS PER REG.44, TABLE NO.21 & NOTE(ii) OF DCPR 2034.

SITE U/R

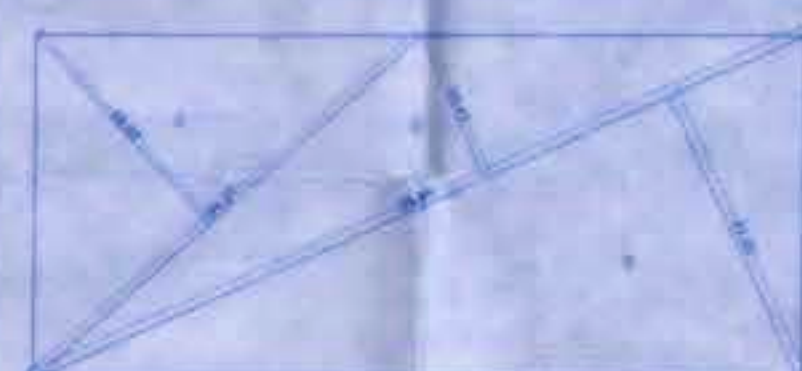


LOCATION PLAN
SCALE - 1:4000

METER ROOM AREA DIAGRAM FOR GROUND FLOOR

METER ROOM AREA CALCULATION

GROUND FLOOR	AREA	AREA	AREA
REQUIRED ELUG METER ROOM AREA	91.00	18.10	18.10
FOR PURELY RESIDENTIAL = (244.92 x 0.35) = 244.92			
FOR NON-RESIDENTIAL = (58.03 x 0.35) = 20.31			
TOTAL METER ROOM AREA	13.95	13.95	13.95



PLOT AREA CALCULATION

AREA	AREA	AREA	AREA
1	1/2 X 34.27 X 16.87 X 1.10	390.78	390.78
2	1/2 X 55.94 X 16.83 X 1.10	291.21	291.21
3	1/2 X 55.94 X 21.02 X 1.10	386.88	386.88
TOTAL PLOT AREA = 1168.87 SQ.MT.			
SAY = 1168.86 SQ.MT.			

NOTES -

- ALL DIMENSIONS ARE IN METER
- SALE USE
- SECTION = 1:100
- THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034 AND AS PER THE PROVIDING REGULATION ISSUED BY MCM AND MHADA TIME TO TIME.
- GUIDELINES ISSUED IN EODH FOLLOWS.
- THE ARITHMETIC CALCULATION CHECK BY ME AND FOUND CORRECT.

CONTENTS OF THE SHEET

GROUND FLOOR PLAN, BLOCK & LOCATION PLAN, BUILT UP AREA STATEMENT, ALL SECT. THRU, PLOT AREA DIAGRAM & CALCULATION, CARPET & CAR PARKING STATEMENT

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF DATE OF APPROVAL OF PLANS

Approved subject to conditions mentioned in this office letter No. Mhade/1051/2022
Date: 17 FEB 2022

Eng. Bldg. Permission 1051/2022
Maharashtra Housing & Area Development Authority

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 01/02/2018 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS 1168.86 SQ.MTS. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP AND T.P. RECORDS.

AREA STATEMENT

AREA STATEMENT	AREA AS PER DCPR 2034
1. PLOT AREA AS PER DEMARCATION	1168.86
2. DEDUCTION FOR	
a) ROAD SET-BACK AREA	
b) PROPOSED ROAD	
c) ANY RESERVATIONS (SUB-PLOT SCHEME R/LI AS PER MHADA DEMARCATION)	118.38
d) % AMENITY SPACE AS PER DCPR 33 (SUB-PLOT)	
e) OTHER	
3. BALANCE AREA OF PLOT FOR FSI PURPOSE (1 - 2)	1052.48
4. DEDUCTION FOR 15% RECREATION GROUND/ 10% AMENITY SPACE (IF DEDUCTION FOR IND)	
5. NET AREA OF PLOT (3 - 4)	1052.48
6. ADDITIONS FOR FLOOR SPACE INDEX	
2(a) 100% FOR C.P. ROAD / SET-BACK	
2(b) 33% AS PER DCPR 33	
2(c) % AS PER DCPR 33	
7. FLOOR SPACE INDEX PERMISSIBLE	3.00
8. PERMISSIBLE FSI (1052.48 - 88.83 X 3)	2890.89
9. AREA IN CRZ-II SUBMITTED IN ABSENCE OF MCDMA NOC	
10. ADDITIONAL BUILT-UP AREA (PRORATA + BALANCE BUILT-UP AREA) (1038.50 SQ.MT + 1616.66 SQ.MT)	2655.16
11. TOTAL PERMISSIBLE BUA (R+9)	2655.16
12. EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	5478.02
13. PURELY RESIDENTIAL BUILT UP AREA (1038.50 - 105.62)	932.88
14. REMAINING NON-RESIDENTIAL BUILT UP AREA	5478.02
15. TOTAL BUILT-UP PROPOSED	5478.02
16. F.S.I. CONSUMED/NOT NET HOLDING = 1502	3.27

DETAILS OF FSI AVAILABLE AS PER REG. NO. 31 (3) OF DCPR 2034

DETAILS OF FSI AVAILABLE AS PER REG. NO. 31 (3) OF DCPR 2034	AREA
1. FUNGIBLE AREA COMPONENT PROPOSED VIDE REG. NO.31(3) OF DCPR 2034	245.72
2. FOR PURELY RESIDENTIAL = (244.92 x 0.35) = 244.92	
3. FOR NON-RESIDENTIAL = (58.03 x 0.35) = 20.31	21.67
4. TOTAL FUNGIBLE AREA VIDE REG. NO.31 (3) OF DCPR 2034 = (51 + 82)	269.39
5. TOTAL GROSS BUILT UP AREA PROPOSED (15 + 83)	5815.44

TENEMENT STATEMENT

TENEMENT STATEMENT	AREA
1. PROPOSED AREA (ITEM B, 4 ABOVE)	5815.44
2. LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	91.70
3. AREA AVAILABLE FOR TENEMENTS (1) MINUS(1)	5723.74
4. TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	257.57 Nos.
5. TENEMENTS EXISTING	31.00 Nos.
6. TOTAL TENEMENTS PROPOSED	91.00 Nos.

PARKING STATEMENT

PARKING STATEMENT	AREA
1. PARKING REQUIRED BY REGULATIONS FOR	
CAR	
SCOOTER/MOTOR CYCLE	
OUTSIDERS (VISITORS)	
COVERED GARAGE PERMISSIBLE	
COVERED GARAGE PERMISSIBLE	
CAR	
SCOOTER/MOTOR CYCLE	
OUTSIDERS (VISITORS)	

TRANSPORT VEHICLES PARKING

TRANSPORT VEHICLES PARKING	AREA
1. SPACES FOR PARKING REQUIRED BY REGULATIONS	00.00
2. TOTAL NO. OF PARKING SPACES PROVIDED	00.00

REVISION

REVISION	DESCRIPTION	DATE

DESCRIPTION OF PROPOSAL & PROPERTY

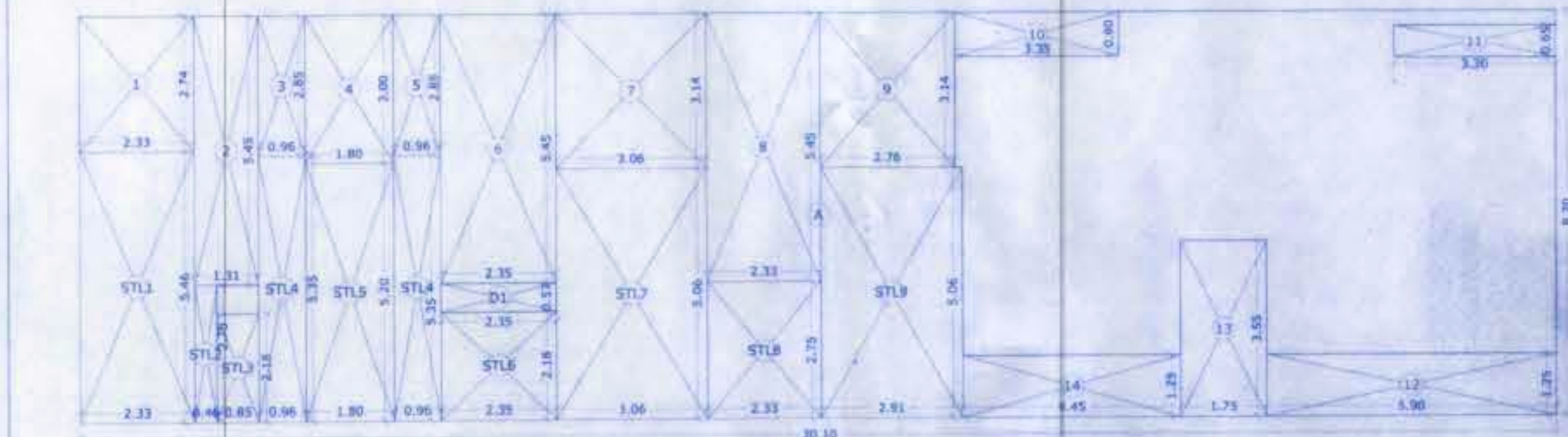
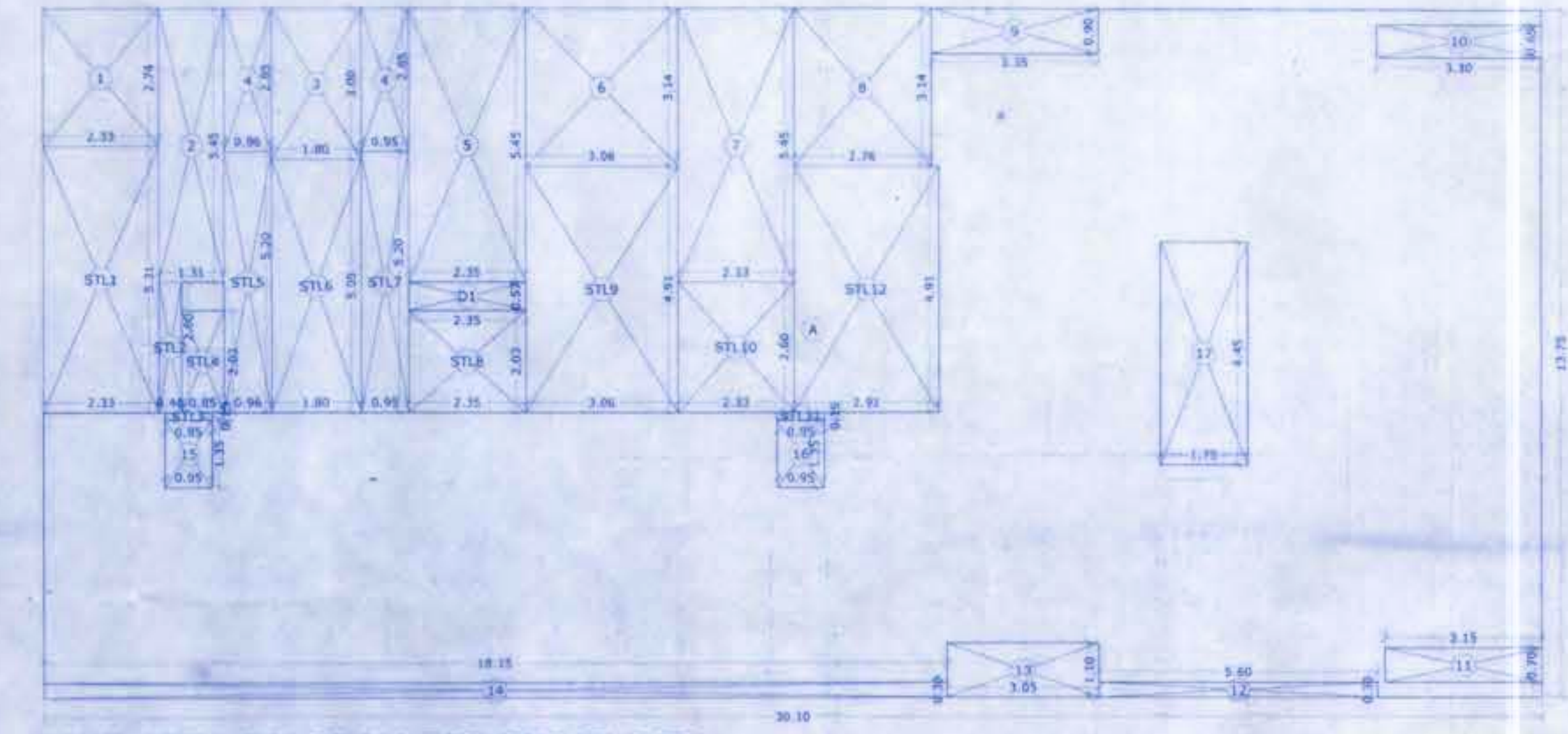
PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO. 98, ROAD NO. R.S.C-28, C.T.S. NO. 1374-8/37, KNOWN AS HARSH CHS LTD. S.NO.120P OF VERSOVA VILLAGE AT S.V.P. NAGAR, VERSOVA, ANHOLI (W), MUMBAI - 400 053.

NAME OF OWNER

HARDIK CHS LTD.

ELLORA

PROJECT CONSULTANTS PVT.LTD.
317-321 NINAD CHS.LTD.,
BLDG.NO.7 KHER NAGAR,
SERVICE ROAD,
BANDRA (E), MUMBAI-400 051.
TEL: 26474146 / 26474177.



BUILT UP AREA CALCULATION				
1ST FLOOR				
A	30.10	X	8.20	X 1 NO = 246.82 SQ.MT.
	TOTAL ADDITION			= 246.82 SQ.MT.

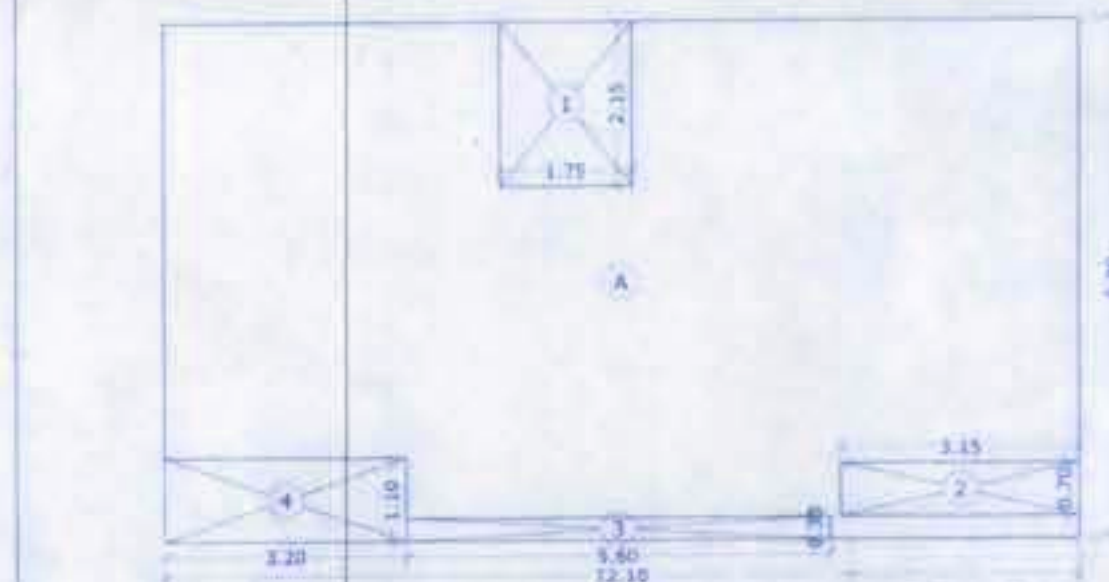
BUILT UP AREA CALCULATION			
2ND FLOOR			
A	30.10	X 13.75	X 1 NO = 413.88 SQ.MT.
	TOTAL ADDITION		= 413.88 SQ.MT.X

CARPET AREA STATEMENT				
Floor No. : 1	1ST TO 17TH FLOOR			Area : 17
LIVING	3.05	X	5.75	= 17.54 SQ.MT.
DINING	0.95	X	3.15	= 2.99 SQ.MT.
KITCHEN	2.07	X	3.30	= 6.83 SQ.MT.
BED ROOM	4.10	X	3.20	= 13.12 SQ.MT.
	0.30	X	0.90	= 0.27 SQ.MT.
BED ROOM	3.05	X	3.35	= 10.22 SQ.MT.
PASS.	3.25	X	0.90	= 2.93 SQ.MT.
TOILET	1.50	X	2.35	= 7.05 SQ.MT.
TOILET	1.35	X	2.20	= 2.97 SQ.MT.
TOTAL CARPET AREA				= 63.92 SQ.MT.

CARPET AREA STATEMENT						15
FLAT NO. :- 4						2ND TO 7TH, 8TH TO 17TH FLOOR
LIVING	3.20	X	5.10	X	1 NO.	= 16.32 SQ.MT.
KITCHEN	2.15	X	2.60	X	1 NO.	= 5.59 SQ.MT.
BED ROOM	3.70	X	3.60	X	1 NO.	= 11.52 SQ.MT.
PASS.	2.30	X	0.90	X	1 NO.	= 2.07 SQ.MT.
TOILET	2.15	X	1.35	X	2 NOS.	= 5.81 SQ.MT.
TOTAL CARPET AREA					=	41.31 SQ.MT.

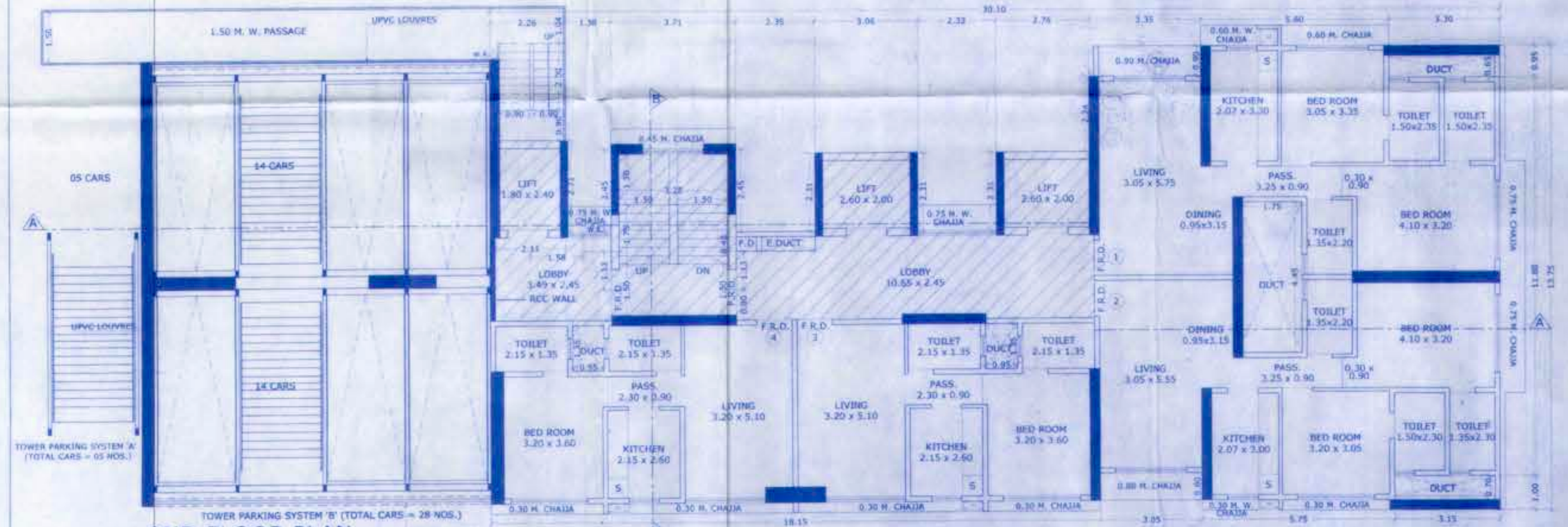
CARPET AREA STATEMENT						
FLAT NO. :- 5	3RD TO 15TH FLOOR					13
FLAT NO. :- 6	3RD TO 15TH FLOOR					13
LIVING	3.05	X	6.35	X	1 NO	= 19.37 SQ.MT.
KITCHEN	2.15	X	3.00	X	1 NO	= 6.45 SQ.MT.
BED ROOM	3.05	X	5.05	X	1 NO	= 9.30 SQ.MT.
BED ROOM	3.33	X	3.20	X	1 NO	= 10.68 SQ.MT.
	0.30	X	0.90	X	1 NO	= 0.27 SQ.MT.
PASS.	4.20	X	0.90	X	1 NO	= 3.78 SQ.MT.
TOILET	1.35	X	2.20	X	2 NOS	= 5.94 SQ.MT.
TOTAL CARPET AREA					=	55.77 SQ.MT.

CARPET AREA STATEMENT									
FLAT NO. :- 5		16TH & 17TH FLOOR						02	
FLAT NO. :- 6		16TH & 17TH FLOOR						02	
LIVING	3.05	X	6.35	X	1 NO	=	19.37	SQ.MT.	
DINING	0.75	X	3.20	X	1 NO	=	2.40	SQ.MT.	
KITCHEN	2.15	X	3.00	X	1 NO	=	6.45	SQ.MT.	
BED ROOM	3.05	X	3.65	X	1 NO	=	9.30	SQ.MT.	
BED ROOM	2.80	X	3.20	X	1 NO	=	12.16	SQ.MT.	
	0.30	X	0.90	X	1 NO	=	0.27	SQ.MT.	
PASS.	3.45	X	0.90	X	1 NO	=	3.11	SQ.MT.	
TOILET	1.35	X	2.20	X	2 NOS	=	5.94	SQ.MT.	
TOTAL CARPET AREA						=	59.00	SQ.MT.	



FITNESS CENTER AREA PERMISSIBLE	
2% OF 1ST TO 17TH FTL FUL. PROPOSED BUILT UP AREA	
5649.15 X 2%	= 112.98 SQ. FT.
PERMISSIBLE FITNESS CENTER AREA	= 112.98 SQ. FT.

FITNESS CENTER AREA CALCULATION									
1ST FLOOR									
A	12.10	X	6.80	X	1 NO	=	82.28	SQ.MT.	
TOTAL ADDITION							=	82.28	SQ.MT.X
DEDUCTIONS									
1	1.75	X	2.15	X	1 NO	=	3.76	SQ.MT.	
2	3.15	X	0.70	X	1 NO	=	2.21	SQ.MT.	
3	5.60	X	0.30	X	1 NO	=	1.68	SQ.MT.	
4	3.20	X	1.10	X	1 NO	=	3.52	SQ.MT.	
TOTAL DEDUCTION							=	11.17	SQ.MT.Y1
TOTAL FITNESS CENTER AREA [X - Y1]							=	71.11	SQ.MT.X1



CARPET AREA STATEMENT									
FLAT NO. :- 4 8TH FLOOR									01
LIVING	3.20	X	5.10	X	1 NO	=	16.32	SQ.MT.	
DINING	3.35	X	2.40	X	1 NO	=	8.04	SQ.MT.	
KITCHEN	2.15	X	2.60	X	1 NO	=	5.59	SQ.MT.	
BED ROOM	3.20	X	3.60	X	1 NO	=	11.52	SQ.MT.	
STUDY RM.	3.20	X	2.60	X	1 NO	=	8.32	SQ.MT.	
PASS.	2.30	X	0.90	X	1 NO	=	2.07	SQ.MT.	
TOILET	2.15	X	1.35	X	2 NOS	=	5.81	SQ.MT.	
TOTAL CARPET AREA							=	57.67	SQ.MT.

- NOTES -
1. ALL DIMENSIONS ARE IN METER
 2. SALE USE
 - a) SECTION = 1:100
 3. THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034 AND AS PER THE PROVIDING REGULATION ISSUED BY MCGM AND MHADA TIME TO TIME.
 4. GUIDELINES ISSUED IN EODB FOLLOWS.
 5. THE ARITHMETIC CALCULATION CHECK BY ME AND FOUND CORRECT.

CONTENTS OF THE SHEET	
FLOOR PLAN, AREA DIAGRAM & CALCULATION	
STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF DATE OF APPROVAL OF PLANS

Approved subject to conditions mentioned in this
office Letter No. Mhada 108/1051/2022

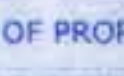
Date 07 FEB 2022

Ex. Eng. Bldg. Permission Cell Greater Mumbai (M.S.)
Maharashtra Housing & Area Development Authority

REVISION	DESCRIPTION	DATE
DESCRIPTION OF PROPOSAL & PROPERTY PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO. 98, ROAD NO R.S.C-29, C.T.S. NO. 1374-B/37 KNOWN AS 'HARDIK CHS LTD'. S. NO. 120p OF VERSOVA VILLAGE AT S.V.P NAGAR, VERSOVA, ANDHERI (W), MUMBAI - 400 053.		
NAME OF OWNER		
HARDIK CHS LTD.		



DGN. BY	SONAL
DRAWN	VIJAY
SCALE	As Noted
DATE	



JITENDRA G. DEWOOLKAR
D/294 L.S
SIGNATURE NAME &
ADDRESS OF L.S.



ELLORA
PROJECT CONSULTANTS PVT. LTD.
317-321 NINAD CHS.LTD.,
BLDG. NO.7, KHEER NAGAR,
SERVICE ROAD,
BANDRA (E), MUMBAI 400 051.
TEL : 26474144 / 26474177.