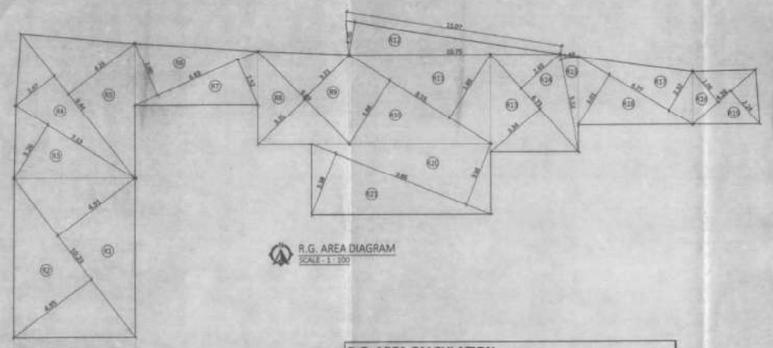
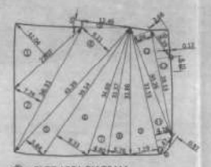
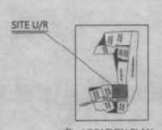
SHEET NO
01/01



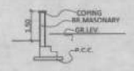
R.G. AREA DIAGRAM
SCALE - 1 : 100



PLOT AREA DIAGRAM
SCALE - 1 : 1000



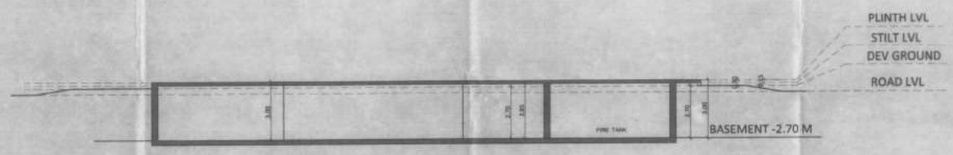

LOCATION PLAN
SCALE - 1 : 4000




SECTION THRO' COMPOUND WALL
SCALE - 1 : 100

| R.G. AREA CALCULATION | | | | | | | |
|---|---|---|---|---|---|---|---|
| ADDITIONS | | | | | | | |
| 1 | 10.23 | x | 4.91 | x | 0.50 | = | 25.11 |
| 2 | 10.23 | x | 4.95 | x | 0.50 | = | 25.32 |
| 3 | 7.13 | x | 3.26 | x | 0.50 | = | 11.62 |
| 4 | 9.44 | x | 2.47 | x | 0.50 | = | 11.66 |
| 5 | 9.44 | x | 4.26 | x | 0.50 | = | 20.11 |
| 6 | 6.83 | x | 2.90 | x | 0.50 | = | 9.90 |
| 7 | 6.83 | x | 2.52 | x | 0.50 | = | 8.61 |
| 8 | 6.69 | x | 3.35 | x | 0.50 | = | 11.21 |
| 9 | 6.69 | x | 3.21 | x | 0.50 | = | 10.74 |
| 10 | 8.55 | x | 3.88 | x | 0.50 | = | 16.59 |
| 11 | 8.55 | x | 3.88 | x | 0.50 | = | 16.59 |
| 12 | 11.07 | x | 1.70 | x | 0.50 | = | 9.41 |
| 13 | 6.73 | x | 3.21 | x | 0.50 | = | 10.80 |
| 14 | 6.73 | x | 2.65 | x | 0.50 | = | 8.92 |
| 15 | 5.12 | x | 0.88 | x | 0.50 | = | 2.25 |
| 16 | 6.77 | x | 3.01 | x | 0.50 | = | 10.19 |
| 17 | 6.77 | x | 2.32 | x | 0.50 | = | 7.85 |
| 18 | 4.28 | x | 2.06 | x | 0.50 | = | 4.41 |
| 19 | 4.28 | x | 2.24 | x | 0.50 | = | 4.79 |
| 20 | 9.86 | x | 3.38 | x | 0.50 | = | 16.66 |
| 21 | 9.86 | x | 3.38 | x | 0.50 | = | 16.66 |
| TOTAL R.G. AREA AS PER REVISED LAYOUT | | | | | | = | 259.40 |

| PLOT AREA CALCULATION | | | | | | | |
|---|---|---|---|---|---|---|---|
| ADDITIONS | | | | | | | |
| 1 | 23.07 | x | 12.04 | x | 0.50 | = | 138.88 |
| 2 | 36.31 | x | 7.74 | x | 0.50 | = | 140.52 |
| 3 | 12.49 | x | 1.65 | x | 0.50 | = | 10.30 |
| 4 | 43.39 | x | 9.11 | x | 0.50 | = | 197.64 |
| 5 | 39.54 | x | 5.84 | x | 0.50 | = | 115.46 |
| 6 | 39.54 | x | 10.14 | x | 0.50 | = | 200.47 |
| 7 | 34.69 | x | 4.80 | x | 0.50 | = | 83.26 |
| 8 | 33.37 | x | 5.76 | x | 0.50 | = | 96.11 |
| 9 | 33.53 | x | 7.19 | x | 0.50 | = | 120.54 |
| 10 | 5.47 | x | 0.96 | x | 0.67 | = | 3.52 |
| 11 | 33.53 | x | 4.16 | x | 0.50 | = | 69.74 |
| 12 | 30.26 | x | 4.66 | x | 0.50 | = | 70.51 |
| 13 | 28.13 | x | 3.68 | x | 0.50 | = | 51.76 |
| 14 | 4.10 | x | 0.07 | x | 0.50 | = | 0.14 |
| 15 | 8.29 | x | 3.68 | x | 0.50 | = | 15.25 |
| TOTAL PLOT AREA AS PER TRIANGULATIONS | | | | | | = | 1,314.10 |



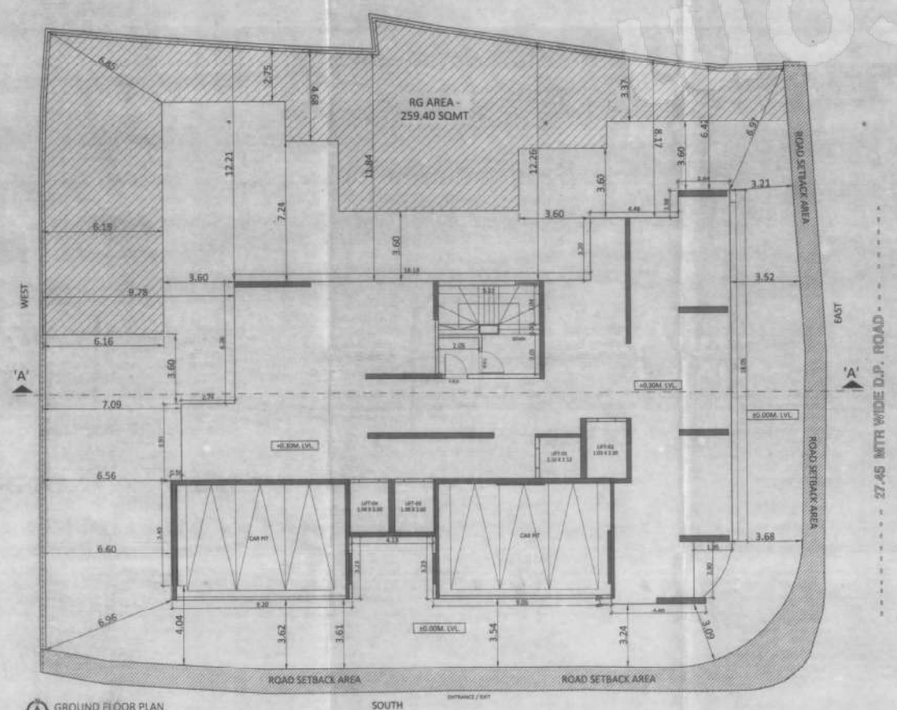

SECTION AT 'A'-'A'
SCALE=1:100

| A | PROFORMA-A | SQ.MT. |
|---|---|---|
| 1 | AREA OF PLOT(AS PER LAYOUT) | 1314.10 |
| 2 | DEDUCTIONS FOR | |
| | a) D.P. ROAD SET-BACK AREA | 56.29 |
| | b) PROPOSED ROAD | — |
| | c) ANY RESERVATION | 259.17 |
| | d) 5% AMENITY SPACE AS PER DCR 16/17 (SUB-PLOT) | — |
| | e) TOTAL ( a + d + c + d ) | 315.46 |
| 3 | BALANCE AREA OF PLOT ( 1 - 2c ) | 1054.91 |
| 4 | DEDUCTION FOR 15% RECREATIONAL GROUND | 0.00 |
| 5 | NET AREA OF PLOT ( 1- 2e ) | 998.62 |
| 6 | ADDITIONS FOR FLOOR SPACE INDEX | |
| | a) 100% FOR D.P. ROAD | |
| | b) 100% FOR PROPOSED ROAD | 0.00 |
| | c) TOTAL ( a + b ) | 0.00 |
| 7 | TOTAL AREAS ( 3 + 6c ) | 1054.91 |
| 8 | FLOOR SPACE INDEX PERMISSIBLE AS PER MHADA | 0.00 |
| 9 | ADDITIONAL BUILT UP AREA IN THE FORM OF BALANCE B.U.A. OF LAYOUT ( PRO RATA ) | 0.00 |
| 10 | PERMISSIBLE FLOOR AREA | 0.00 |
| 11 | ADDITIONAL BUA AREA TO BE ALLOTED BY MHADA FROM DISCRETIONARY 10% QUOTA OF HON"BLE V/P FROM BALANCE B.U.A OF LAYOUT AS PER A.R.6615-DAS PER MHADA OFFER LATTER DATED) | 0.00 |
| 12 | TOTAL AVALIABLE BUA | 0.00 |
| 13 | PROPOSED BUILT UP AREA | 0.00 |
| 14 | EXCESS REFUGE & FITNESS CENTRE AREA TAKEN INTO FSI | 0.00 |
| 15 | TOTAL PROPOSED BUILT UP AREA | 0.00 |
| 16 | RESIDENTIAL BUILT UP AREA | 0.00 |
| 17 | NON-RESIDENTIAL BUILT UP AREA | 0.00 |
| 18 | FSI CONSUMED ( 13 / 7 ) | 0.00 |
| 19 | BALANCE AREA ( 12 - 15 ) | 0.00 |
| B | DETAILS OF FSI AVAILED AS PER DCR 31(3) | |
| 1 | FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 31(3) FOR PURELY RESIDENTIAL = OR < (1800.35) | 0.00 |
| 2 | FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR NON RESIDENTIAL = OR < (1500.35) | 0.00 |
| 3 | TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 31(3) = (B1+B2) | 0.00 |
| C | TENEMENT STATEMENT | |
| | a) PROPOSED BUILT UP AREA ( 12 + B3 ) | 0.00 |
| | b) LESS DEDUCTIONS OF NON RESIDENTIAL AREA ( 15 + B2 ) | 0.00 |
| | c) AREA AVAILABLE FOR TENEMENTS ( a - b ) | 0.00 |
| | d) TENEMENTS PERMISSIBLE AS PER (450/HECTARE) | 0 |
| | e) EXISTING TENEMENTS | 0 |
| | f) PROPOSED TENEMENTS | 0 |
| | g) TOTAL TENEMENTS ON THE PLOT (e + f) | 0 |
| D | PARKING STATEMENT | |
| | TOTAL PARKING REQUIRED | 0 |
| | TOTAL PARKING PROPOSED | 0 |
| E | TRANSPORT VEHICLE PARKING | |
| | TRANSPORT VEHICLE PARKING REQUIRED | NIL |
| | TRANSPORT VEHICLE PARKING PROPOSED | NIL |

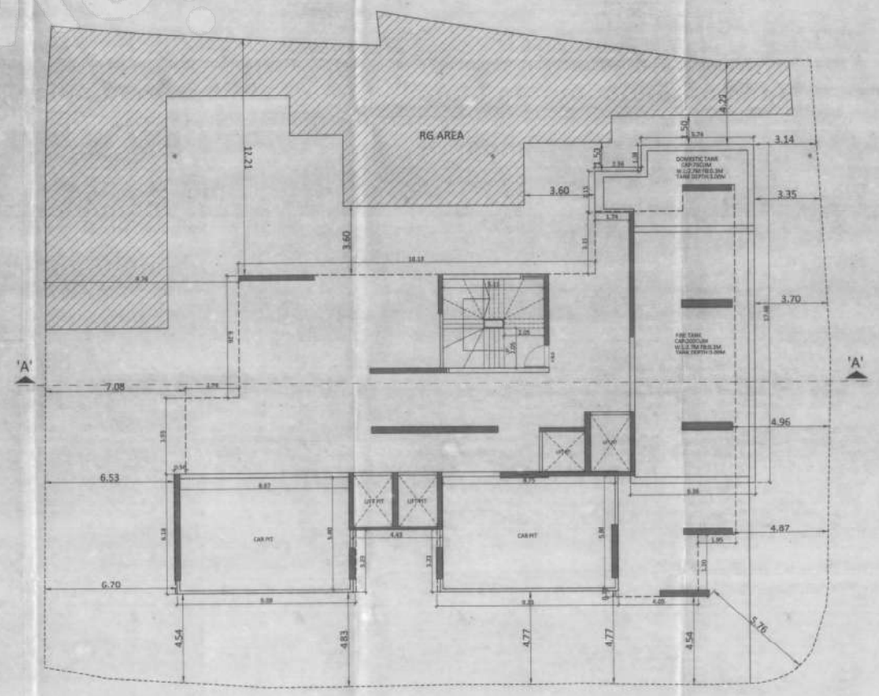
**CERTIFICATE OF AREA**

CERTIFIED THAT THE PLOT UNDER REFERENCE HAS BEEN SURVEYED BY ME ON DATE - & THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT AS STATED ON THE PLANS ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS (1314.10 SQ.MT. (ONE THOUSAND THREE HUNDRED FOURTEEN POINT TEN SQUARE METRE) AND TALLIES WITH THE TOTAL AS STATED IN THE DOCUMENT OF OWNERSHIP.

SIGNATURE OF ARCHITECT




GROUND FLOOR PLAN
SCALE - 1 : 100




BASEMENT FLOOR PLAN
SCALE - 1 : 100

**PROFORMA-B**

**CONTENTS OF SHEET**

GR FLOOR PLAN, PLOT AREA DIA. & CALC.,R.G. AREA DIAGRAM WITH STATEMENT, SECTION THRO.COMPOUND WALL & SECTION AT 'A'-'A', LOCATION PLAN

**STAMP OF DATE OF RECEIPT OF PLANS**

**STAMP OF APPROVAL OF PLANS**

Issued by D.P. Cell / Greater Mumbai Mhada
Read Along with this office
No. Mhada - 13/1323/ 2023
Date 31 AUG 2023
Ex. Eng. B.P. Cell Greater Mhada (E.S.)

**DESCRIPTION OF PROPOSAL AND PROPERTY**

PROPOSED REDEVELOPMENT OF BEARING SURVEY NO.94 & 96 , CTS NO. 1070A OF MULUND (EAST) OF MHADA LAYOUT AT BUILDING NO. 4,5,6 MITHAGHAR ROAD, MULUND EAST , MUMBAI 400081.

**NAME AND SIGNATURE OF OWNER**

M/S JAYDEEP REALSPACE LLP.
CA TO MULUND SHREE
GANESH CO-OP. HSG. SOC. LTD

SIGNATURE OF DEVELOPER

SIGNATURE OF SOCIETY

Secretary

| JOB NO. | DRWG. NO. | DATE | CHECKED BY | DRAWN BY |
|---|---|---|---|---|
| 2202 | [ 01 / 01] | | ROHIT P. | NARESH |

**NAME AND SIGNATURE OF ARCHITECT**


ROHIT PARMAR
(ARCHITECT)
M/S. SAI SAMPADA DBS, 1002,
HEADQUARTER BLDG.,
OPP. COLLECTOR OFFICE, BANDRA (EAST),
MUMBAI - 400 051

AR. ROHIT PARMAR
CA/91/25926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