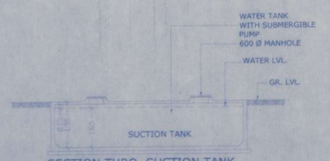
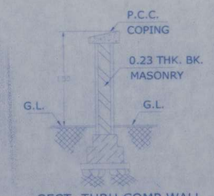
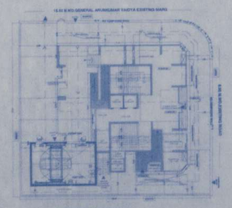
LOCATION PLAN
SCALE:1:600



SECTION THRO. SUCTION TANK
SCALE :- N.T.S.



SECT. THRU.COMP.WALL
SCALE :- N.T.S.



BLOCK PLAN
SCALE:1:500

BUILT UP AREA STATEMENT

FLOORS	GROSS B.U.A IN SQ.MT.	STAIR,LIFT & LOBBY	REHAB T/S	SALE T/S
GR.FLOOR	-----	-----	-----	-----
1ST FLOOR	321.04	123.35	3.00	1.00
2ND FLOOR	326.01	118.72	3.00	-----
3RD FLOOR	326.01	118.72	3.00	-----
4TH FLOOR	326.01	118.72	3.00	-----
5TH FLOOR	326.01	118.72	3.00	-----
6TH FLOOR	326.01	118.72	2.00	-----
7TH FLOOR	234.45	118.72	2.00	-----
8TH FLOOR	326.01	118.72	3.00	-----
9TH FLOOR	326.01	118.72	2.00	1.00
10TH FLOOR	333.13	118.73	2.00	1.00
11TH FLOOR	333.13	118.73	1.00	2.00
12TH FLOOR	333.13	118.73	-----	3.00
13TH FLOOR	333.13	118.73	-----	3.00
14TH FLOOR	240.11	118.73	-----	2.00
15TH FLOOR	333.13	118.73	-----	3.00
16TH FLOOR	333.13	118.73	-----	3.00
17TH FLOOR	333.13	118.73	-----	3.00
18TH FLOOR	333.13	118.73	-----	3.00
19TH FLOOR	333.13	118.73	-----	3.00
20TH FLOOR	333.13	118.73	-----	3.00
TOTAL	6408.97	2379.14	28.00	31.00
PROPOSED BUILT UP AREA (RESIDENTIAL)			=	6408.97 SQ.MT.
PROP.FUNGIBLE BUILT UP AREA (RESIDENTIAL)			=	NIL
TOTAL (FSI + FFSI) PROP. B.U.A RESIDENTIAL (D+E)			=	6408.97 SQ.MT.

CAR PARKING FOR RESIDENTIAL

CARPET AREA IN SQ.MTS	NOS OF FLAT	PARKING PERMISSIBLE AS PER D.C RULES	PARKING REQUIRED
BELOW 45.00	NIL	1 PARKING FOR 8 TENEMENTS	NIL
45.00 TO 60.00	01.00 No.s	1 PARKING FOR 4 TENEMENTS	0.25
60.00 TO 90.00	39.00 No.s	1 PARKING FOR 2 TENEMENTS	19.50
90.00 ABOVE	19.00 No.s	1 PARKING FOR 1 TENEMENTS	19.00
TOTAL PARKING	59.00 Nos.		38.75
10% VISITORS			3.88
TOTAL PARKING REQUIRED		SAY -43.00	42.63
ADD 50% PARKING WITHOUT CHARGING PREMIUM (42.63X 0.50)			21.31
TOTAL PARKING PROPOSED (TOWER PARKING)		SAY- 64	64.00

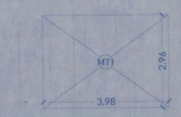
METER ROOM AREA CALCULATION

REQUIRED ELEC METER ROOM AREA

59.00 FLATS X 10 / 50 = 11.80 SQ.MT.

GROUND FLOOR

MT1	3.98	X	2.96	X	1 NO	=	11.78 SQ.MT.
TOTAL METER ROOM AREA						=	11.78 SQ.MT. Y1



METER RM AREA LINE DIAGRAM OF GROUND FLOOR

CONTENTS OF THE SHEET

GROUND FLOOR PLAN, LOCATION PLAN,CARPET AREA STATEMENT, B.U.A STATEMENT BLOCK PLAN, & CALCULATION PLOT AREA DIAGRAM & CALCULATION, CAR PARKING AREA STATEMENT.

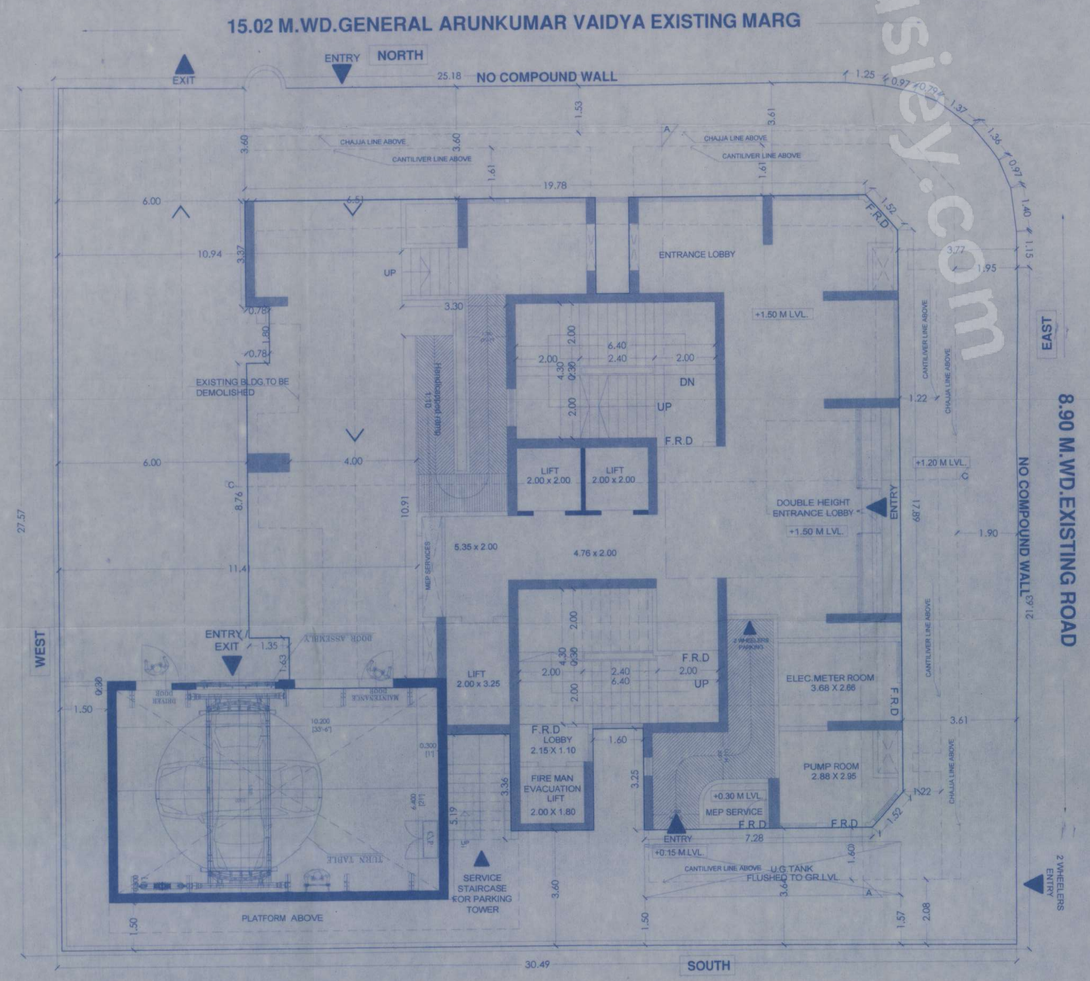
STAMP OF DATE OF APPROVAL

Issued by B.P. Cell / Greater Mumbai / Mhada
Read Along with this office letter
No. Mhada 89/359/2023
Date 09 NOV 2023
Ex. Eng. B P Cell-GM/Mhada (W.S.)

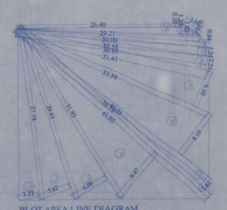
CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 06/08/2022 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 ---------- 836.00 ---------- SQ.MTS. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP AND T.P.RECORDS.

SIGNATURE OF L.S.



GROUND FLOOR PLAN
SCALE 1:100



PLOT AREA LINE DIAGRAM
SCALE-1:500

PLOT AREA CALCULATIONS

25	1/2	X	29.07	X	5.60	X	1.40	=	81.37 SQ.MT.
26	1/2	X	31.60	X	6.06	X	1.40	=	88.70 SQ.MT.
27	1/2	X	41.00	X	9.47	X	1.90	=	194.27 SQ.MT.
28	1/2	X	41.28	X	9.47	X	1.90	=	195.61 SQ.MT.
29	1/2	X	40.28	X	8.51	X	1.90	=	171.05 SQ.MT.
30	1/2	X	33.34	X	6.12	X	1.90	=	102.17 SQ.MT.
31	1/2	X	31.41	X	2.25	X	1.90	=	33.56 SQ.MT.
32	1/2	X	33.95	X	1.35	X	1.90	=	21.99 SQ.MT.
33	1/2	X	30.24	X	0.84	X	1.90	=	12.84 SQ.MT.
34	1/2	X	30.28	X	0.79	X	1.90	=	18.70 SQ.MT.
35	1/2	X	3.06	X	0.61	X	1.90	=	1.18 SQ.MT.
36	1/2	X	59.21	X	1.00	X	1.90	=	112.51 SQ.MT.
37	1/2	X	26.40	X	0.13	X	1.90	=	2.18 SQ.MT.
							TOTAL PLOT AREA	=	836.00 SQ.MT.

A	AREA STATEMENT	Total
1	AREA OF PLOT (AS PER DEMARCATION)	836.00
2	Deduction for	-----
	a) Road Set-back Area	-----
	b)	
	c)	
	d) ____% amenity space as per DCR 56/57 (Sub-plot_____)	-----
	e) other	-----
3	Balance area of plot (1 - 2)	836.00
4	Deduction for 15% Recreation Ground/ 10% Amenity space (if deduction for Ind)	-----
5	net area of plot	836.00
6	Additions for Floor Space Index	-----
	2(a) 100% for D.P.Road / Set-back	-----
	2(b) 33% as per DCR 32	-----
	2(c) % as per DCR 33 ( )	-----
	2(d) other	-----
7	Total Area (5 + 6)	836.00
8	Floor Space Index Permissible	3.00
9	Permissible B.U.A. (Plot Area x 3.00 + pro-rata + VPIA Quota) (836.00x 3.00 = 2508.00 sq.mts.) +(Pro-rata= 3866.24 sq.mts.) (V.P.Quota= 1925.00 sq.mts.)	8299.24
10	Additional area required	-----
11	Total permissible Built-up Area	8299.24
12	Proposed Built-up Area	6408.97
13	Excess Balcony Area Taken in Floor Space Index	-----
14	Purely Residential Built up area	6408.97
15	Remaining Non-Residential Built up area	-----
	Total Built-up Proposed	6408.97
	F.S.I. Consumedon Net Holding=15/3	7.67
B	DETAILS OF FSI AVAILED AS PER REG.NO. 31 (3) OF DCPR 2034	
1	Fungible Built up Area component proposed vide REG.NO. 31 (3) OF DCPR 2034 for purely Residential i.e < 8299.24 x 0.35 = 2904.73)	NIL
2	Fungible Built up Area component proposed vide REG.NO. 31 (3) OF DCPR 2034 for Non-Residential i.e	-----
3	Total Fungible Built up Area vide REG.NO. 31 (3) OF DCPR 2034 = (B1 + B2)	NIL
4	Total Gross Built up Area Proposed (15+ B3)	6408.97
C	TENEMENT STATEMENT	
i	Proposed Area (item a, 12 above)	6408.97
ii	Less Deduction Of Non Residential Area (shop etc.)	-----
iii	Area Available For Tenements (i) Minus(ii)	6408.97
iv	Tenement Permissible	503.00
v	Tenements Proposed	288.00
vi	Tenements Existing	28.00
vii	Total Tenements Proposed	30.00
D	PARKING STATEMENT	
i	Total parking required by regulation	
ii	Total no.of parking spaces provided	

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BLDG.NO.13 KNOWN AS NEW DEEP CO-OPERATIVE HOUSING SOCIETY LTD.(AL-HILAL) MHADA LAYOUT,AT BANDRA RECLAMATION,ON PLOT BEARING CTS NO.791(PT),OF VILLAGE BANDRA A, BANDRA WEST,MUMBAI-400050.

SIGNATURE NAME & ADDRESS OF LIC. SUR.

NAME OF OWNER

M/S.NEW DEEP CO-OPERATIVE HOUSING SOCIETY LTD. (AL-HILAL)

For EXCEL INFRA CONSTRUCTION LLP
(PARTNER)

DGN. BY	ADITI
DRAWN	RAKESH
SCALE	1:100
DATE	

ELLORA
PROJECT CONSULTANTS PVT. LTD.
317-321 KHERNAGAR,
NINAD CHS. LTD.,
BLDG. NO. 7,KHERNAGAR,
SERVICE ROAD,
BANDRA (E), MUMBAI 400 051.
TEL. : 26786753 / 26786758.

housiey.com