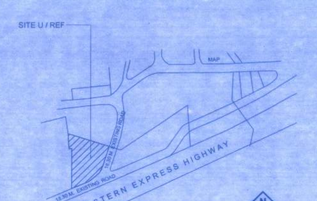
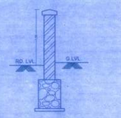
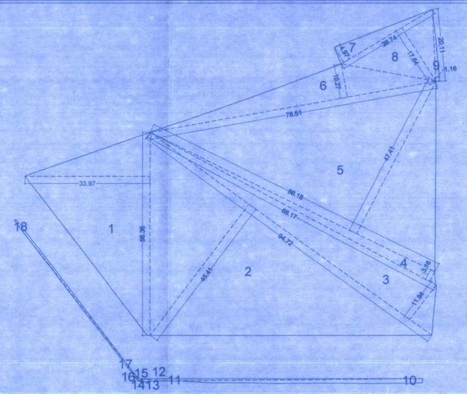


LOCATION PLAN

SCALE :- 1 : 6000

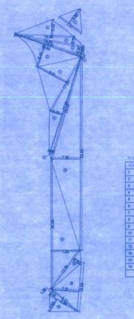


SECTION THRU. COMPOUND WALL



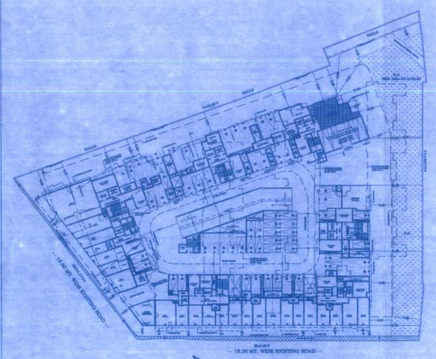
PLOT AREA DIAGRAM

SCALE :- 1 : 500



R.G AREA DIAGRAM

SCALE :- 1 : 500



BLOCK PLAN

SCALE :- 1 : 500

Total Construction Area			
Floors	FSI	NON FSI	Total Construction Area
3rd Basement		4117.79	4117.79
2nd Basement		4478.51	4478.51
1st Basement		4412.58	4412.58
Ground	745.49	2015.89	2761.38
1st Floor	1082.24	2427.10	3509.34
2nd Floor	1220.87	2527.88	3748.75
3rd Floor	1944.00	1023.15	2967.15
4th Floor	1944.00	339.24	2283.24
5th Floor	1954.88	340.79	2295.67
6th Floor	1954.88	340.79	2295.67
7th Floor	1954.88	347.43	2302.31
8th Floor	1412.31	883.26	2295.67
9th Floor	1954.88	340.79	2295.67
10th Floor	1954.88	340.79	2295.67
11th Floor	1954.88	340.79	2295.67
12th Floor	1954.88	340.79	2295.67
13th Floor	1959.21	340.79	2300.00
14th Floor	1959.21	340.79	2300.00
15th Floor	1296.01	1018.69	2314.70
16th Floor	1959.21	340.79	2300.00
17th Floor	1959.21	340.79	2300.00
18th Floor	1959.21	340.79	2300.00
19th Floor	1959.21	340.79	2300.00
20th Floor	1959.21	340.79	2300.00
21st Floor	1959.21	340.79	2300.00
22nd Floor	1959.21	340.79	2300.00
23rd Floor	1959.21	340.79	2300.00
Terrace			2724.43
Parking tower			2830.66
Total Area	42921.18	29044.26	77520.53

TOTAL BUILT-UP AREA TABLE WING A TO G																
Floors	Wing A	Wing B	Wing C	Wing D	Wing E	Wing F	Wing G	Excess Area	Society Office	Fitness Centre	Staircase, Lift Area	Comm. BUA	Resi. BUA	Total BUA Including Fungible Area	
	Resi.	Resi.	Resi.	Resi.	Resi.	Resi.	Resi.								
Ground		698.42				31.07		11.10				698.42	47.07	745.49	Sq.mt.
1	160.91	218.18	163.96	90.77	68.91	162.53	216.27	0.68	20.68	131.03	327.54	-	1082.24	1082.24	Sq.mt.
2	160.91	218.18	163.96	161.38	137.51	162.53	216.27			131.03	324.79	-	1220.87	1220.87	Sq.mt.
3	232.86	281.47	302.79	223.57	276.94	273.86	352.51			129.72	318.69	-	1944.00	1944.00	Sq.mt.
4	232.86	281.47	302.79	223.57	276.94	273.86	352.51				318.69	-	1944.00	1944.00	Sq.mt.
5	243.74	281.47	302.79	223.57	276.94	273.86	352.51				318.43	-	1954.88	1954.88	Sq.mt.
6	243.74	281.47	302.79	223.57	276.94	273.86	352.51				318.43	-	1954.88	1954.88	Sq.mt.
7	243.74	281.47	302.79	223.57	276.94	273.86	352.51				318.43	-	1954.88	1954.88	Sq.mt.
8	171.22	196.68	227.07	154.11	210.73	192.06	204.44	2.44			321.21	-	1412.31	1412.31	Sq.mt.
9	243.74	281.47	302.79	223.57	276.94	273.86	352.51				318.43	-	1954.88	1954.88	Sq.mt.
10	243.74	281.47	302.79	223.57	276.94	273.86	352.51				318.43	-	1954.88	1954.88	Sq.mt.
11	243.74	281.47	302.79	223.57	276.94	273.86	352.51				318.43	-	1954.88	1954.88	Sq.mt.
12	243.74	281.47	302.79	223.57	276.94	273.86	352.51				318.43	-	1954.88	1954.88	Sq.mt.
13	243.74	281.47	307.12	223.57	276.94	273.86	352.51				318.43	-	1959.21	1959.21	Sq.mt.
14	243.74	281.47	307.12	223.57	276.94	273.86	352.51				318.43	-	1959.21	1959.21	Sq.mt.
15	171.05	154.42	216.89	136.70	209.13	171.21	215.66	0.96			320.38	-	1296.01	1296.01	Sq.mt.
16	243.74	281.47	307.12	223.57	276.94	273.86	352.51				318.43	-	1959.21	1959.21	Sq.mt.
17	243.74	281.47	307.12	223.57	276.94	273.86	352.51				318.43	-	1959.21	1959.21	Sq.mt.
18	243.74	281.47	307.12	223.57	276.94	273.86	352.51				318.43	-	1959.21	1959.21	Sq.mt.
19	243.74	281.47	307.12	223.57	276.94	273.86	352.51				318.43	-	1959.21	1959.21	Sq.mt.
20	243.74	281.47	307.12	223.57	276.94	273.86	352.51				318.43	-	1959.21	1959.21	Sq.mt.
21	243.74	281.47	307.12	223.57	276.94	273.86	352.51				318.43	-	1959.21	1959.21	Sq.mt.
22	243.74	281.47	307.12	223.57	276.94	273.86	352.51				318.43	-	1959.21	1959.21	Sq.mt.
23	243.74	281.47	307.12	223.57	276.94	273.86	352.51				318.43	-	1959.21	1959.21	Sq.mt.
Terrace															
	5971.80	6135.19	6869.15	4790.79	5924.23	5892.51	7622.33	15.18	20.68	391.78	7344.61	698.42	42222.76	42921.18	Sq.mt.

FUNGIBLE BUILT-UP AREA STATEMENT

USERS	PERMISSIBLE BUA EXCL. FUNGIBLE FSI	PERMISSIBLE FUNGIBLE FSI	TOTAL BUA PERMISSIBLE (INCL. FUNGIBLE FSI)	PROPOSED BUA EXCL. FUNGIBLE FSI	PROPOSED FUNGIBLE FSI	TOTAL PROPOSED BUA (INCL. FUNGIBLE FSI)
	A	B	C	D	E	D + E
RESIDENTIAL	31924.60	11173.61	43098.21	31924.60	10298.16	42222.76
COMMERCIAL	620.00	217.00	837.00	620.00	78.42	698.42
TOTAL	32544.60	11390.61	43935.21	32544.60	10373.18	42921.18

PARKING REQUIRED AS PER DCPR 2034			
1	CARPET AREA UP TO 45 Sq.mt.		1 CAR PER 4 TENENT
2	CARPET AREA 45 TO 60 Sq.mt.		1 CAR PER 2 TENENT
3	CARPET AREA 60 TO 90 Sq.mt.		1 CAR PER 1 TENENT
4	CARPET AREA EXCEEDING 90 Sq.mt.		2 CAR PER 1 TENENT
5	FOR DEPT STORES AND SHOPS		1 CAR PER 50 SQ.MT
PARKING REQUIREMENT		NO. OF FLAT	PARKING REQ.
AREA BELOW 45 SQ.MT		0	0.00
AREA BETWEEN 45 - 60 Sq.mt.		106	53.00
AREA BETWEEN 60 - 90 Sq.mt.		294	294.00
AREA ABOVE 90 Sq.mt.		113	226.00
Total		513	573.00
10% VISITORS			57.30
Shopping Area	698.42	/ 50	13.97
Commercial Visitors parking 10% or Minimum 2 required parking			2.00
Total Required Parking			646.27
	SAY		646.00
TOTAL NO.PARKING PROVIDED	BIG	SMALL	Total
	327	317	644

	BIG CAR	SMALL CAR	TOTAL
1ST FLOOR FLOOR	24	26	51
2ND FLOOR FLOOR	BIG CAR 25	SMALL CAR 31	TOTAL 56
GROUND FLOOR	BIG CAR 101	SMALL CAR 107	TOTAL 208
1ST BASEMENT FLOOR	BIG CAR 82	SMALL CAR 65	TOTAL 147
2ND BASEMENT FLOOR	BIG CAR 47	SMALL CAR 40	TOTAL 87
3RD BASEMENT FLOOR	BIG CAR 44	SMALL CAR 49	TOTAL 93
		TOTAL	644

PLOT AREA CALCULATION								
ADDITIONS								
1	56.36	X	33.97	X	0.50	=	957.27	SQ. MT.
2	94.72	X	45.41	X	0.50	=	2150.62	SQ. MT.
3	94.72	X	11.94	X	0.50	=	565.48	SQ. MT.
4	88.17	X	3.16	X	0.50	=	139.31	SQ. MT.
5	86.18	X	47.41	X	0.50	=	2042.90	SQ. MT.
6	78.51	X	10.27	X	0.50	=	403.08	SQ. MT.
7	28.74	X	4.97	X	0.50	=	71.42	SQ. MT.
8	28.74	X	17.64	X	0.50	=	253.49	SQ. MT.
9	20.11	X	1.16	X	0.50	=	11.66	SQ. MT.
				(A)		=	**6595.23**	SQ. MT.
SET-BACK AREA								
10	71.76	X	1.32	X	0.50	=	47.36	SQ. MT.
11	71.76	X	0.70	X	0.50	=	25.16	SQ. MT.
12	4.17	X	0.69	X	0.50	=	1.44	SQ. MT.
13	4.17	X	0.92	X	0.50	=	1.92	SQ. MT.
14	2.11	X	0.74	X	0.50	=	0.78	SQ. MT.
15	2.11	X	0.48	X	0.50	=	0.51	SQ. MT.
16	1.43	X	0.51	X	0.50	=	0.36	SQ. MT.
17	55.56	X	0.52	X	0.50	=	14.43	SQ. MT.
18	55.56	X	0.65	X	0.50	=	18.06	SQ. MT.
				(B)		=	**110.03**	SQ. MT.
Total plot Area				(A+B)			**6705.26**	SQ. MT.

PROFARMA - A

A			Area Statement	Sq.mt.
1			Area of the plot As per MHADA NOC	6705.26
2			Deduction for	
	a		Road Set Back Area	110.03
	b		Area of BG	746.71
	c		Any Reservation (sub-plot _____)	-
	d		___% Anemity space as per DCPR (sub-plot ___)	-
			Total (2 (a+b+c+d))	856.74
3			Balance area of plot (1 - 2)	5848.52
4			Additions for Floor Space Index	
	a		Add 100% of Road Set Back	110.03
5			Net area of plot (3 + 4A)	5958.55
6			Plot area considered for FSI Calculation (Excluding 746.71 Sq.mt + 327.35 sq. mt Tit-bit without FSI)	5631.20
7			Floor Space Index Permissible	3.00
8			Permissible BUA as per MHADA NOC	32544.60
9			Total BUA Permissible	32544.60
			Residential	31924.60
			Commercial	620.00
10			Proposed BUA	32544.60
	a		Residential	31924.60
	b		Commercial	620.00
11			Floor Space Index consumed	5.46
B			**Details of FSI Availed as par DCPR 31 (3)**	**Sq.mt.**
1			Fungible BUA component proposed vide DCPR 31 (3)	
			Fungible BUA permissible	
			Residential (31924.60 X 0.35)	11173.61
			Commercial (620 X 0.35)	217.00
			Total Permissible fungible	11390.61
2			Fungible BUA proposed	
			Residential	10298.16
			Commercial	78.42
			Total fungible BUA proposed now	10376.58
	i		Total Gross Permissible BUA (10 + B1)	43935.21
	ii		Total proposed BUA (10 + B2)	42921.18
C			Tenement Statements	
	i		Proposed area	42921.18
	ii		Less deduction of Non-residential area (Shop etc.)	698.42
	iii		Area available for tenements [(i) minus (ii).]	42222.76
	iv		Tenements permissible (Density of tenements/hectare)	-
	v		Tenements proposed for sale	372
	iv		Tenements existing (90 + 51)	141
			Total Tenements on the Plot	513
D			Parking Statement	
	i		Parking required by Regulations for	
	ii		Required Car Parking	646
	iii		Proposed car parking	643
	iv		Total parking provided	643

FORM II (PROFORMA B)

CONTENTS OF SHEETS

GROUND FLOOR PLAN, 1ST BASEMENT FLOOR PLAN, LOCATION PLAN, BLOCK PLAN, NET PLOT AREA DIAGRAM, TOTAL BUILT UP AREA STATEMENT, PARKING STATEMENT, AND PROFARMA - A

PLAN FOR APPROVAL

Issued by B.P. Cell / Greater Mumbai / Mhada
Read Along with this office letter
No. Mhada -23/1225/2023
Date 15 DEC 2023
Ex. Eng. B P Cell Mhada (E.S.)

NOTE:
1. ALL DIMENSIONS ARE IN METRES.
2. SCALE USE
a) PLOT PLAN 1:500
b) BLOCK PLAN 1:500
c) LOCATION PLAN 1:4000
3. THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME.
4. GUIDELINES ISSUED IN ECDS FOLLOWED.
5. THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

CERTIFICATE OF AREA

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 6705.26 SQUARE METRES (SIX THOUSAND SEVEN HUNDRED FIVE POINT TWO SIX ONLY) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / MHADA RECORDS.

K. R. LOTLIKAR
ARCHITECT CA/95/8626

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RE-DEVELOPMENT OF BLDG. NO. 1,2,3 & 4A ON PLOT BEARING CTS. NO. 459(A/PT). OF VILLAGE KURLA - III, SION TROMBAY ROAD, SION CHUNABHATTI (EAST), MUMBAI 400022.

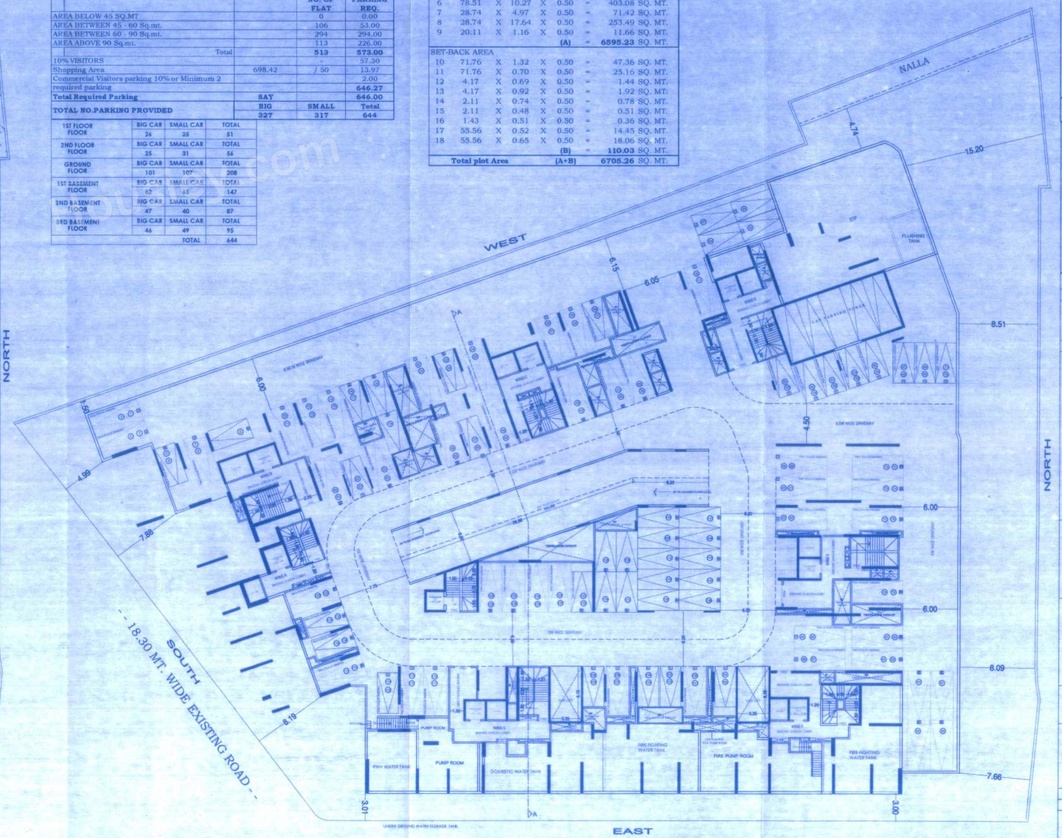
SIGN. & NAME OF OWNER:

M/S. SHETH SMARTHOMES LLP C.A.TO. OM TRIMURTI CO-OP. HOUSING SOCIETY LTD.

SCALE	CHK. BY	DRN. BY	REV	DESCRIPTION	DATE	SIGN.
AS SHOWN	ATUL					

SIGNATURE | NAME AND ADDRESS OF ARCHITECT

K. R. LOTLIKAR & ASSO.
ARCHITECT & ENGINEERS
209, VEENA INDUSTRIAL ESTATE, L.B.S. ROAD, VIKHROLI (W), MUMBAI - 83.
K. R. LOTLIKAR
ARCHITECT
CA/95/8626



EAST

- - 18.30 MT. WIDE EXISTING ROAD - -

1ST BASEMENT FLOOR PLAN FOR WING A TO G

SCALE :- 1 : 200

1ST BASEMENT FLOOR	BIG CAR	SMALL CAR	TOTAL
	82	65	147

EAST

- - 18.30 MT. WIDE EXISTING ROAD - -

GROUND FLOOR PLAN FOR WING A TO G

SCALE :- 1 : 200

GROUND FLOOR	BIG CAR	SMALL CAR	TOTAL
	101	107	208