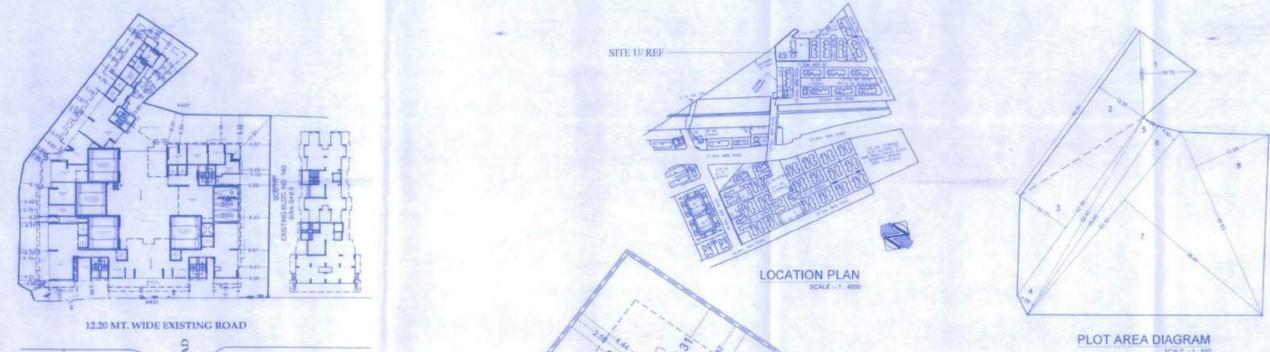


Approved subject to conditions mentioned in this office letter No. 22487 dated 29 DEC 2021
 Ex. Eng. Dip. Permitt. Center Mumbai (E.S.) Maharashtra Housing & Area Development Authority

This cancels Approval in the previous Plans issued under no. 1531/2010 dated 02/11/2020



PLOT AREA CALCULATION

1	15.00	X	10.75	X	0.50	=	102.12	SQ.MT.	
2	40.50	X	12.25	X	0.50	=	248.09	SQ.MT.	
3	47.98	X	12.47	X	0.50	=	291.95	SQ.MT.	
4	50.42	X	4.08	X	0.50	=	102.86	SQ.MT.	
5	49.00	X	4.25	X	0.50	=	104.12	SQ.MT.	
6	51.50	X	4.50	X	0.50	=	115.87	SQ.MT.	
7	51.50	X	3.60	X	0.50	=	92.70	SQ.MT.	
8	40.53	X	17.50	X	0.50	=	354.64	SQ.MT.	
TOTAL PLOT AREA							=	2246.76	SQ.MT.

SUMMARY OF GROSS F.S.I BUILT-UP AREA FOR WING A TO D

Floor	BUA Including Fungible Area				Excess Society Office area	Excess Fitness Centre area	Staircase, Lift, Passage Area				Total Built-up Area
	WING A	WING B	WING C	WING D			WING A	WING B	WING C	WING D	
Still	32.70	23.03	21.80								78.43
1	23.88	160.58	185.39	84.29	3.88		45.36	61.19	41.92	42.27	428.02
2	0.00	233.68	172.53	0.00		47.20	46.85	63.04	40.99	40.99	453.41
3	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
4	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
5	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
6	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
7	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
8	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
9	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
10	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
11	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
12	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
13	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
14	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
15	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
16	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
17	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
18	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
19	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
20	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
21	144.75	306.32	172.53	222.09			44.81	61.00	40.99	39.58	845.69
Terrace											
Excess Meter Room	34.29										34.29
Additional watchman cabin	3.97										3.97
Regular BUA											14086.75
Fungible BUA											2979.48
Total BUA Including Fungible											17066.23



BUILT-UP AREA STATEMENT WATCHMAN CABIN STILT FLOOR

ADDITIONS	1	1.67	X	2.38	=	3.97	SQ. MT.
	2				=	3.97	SQ. MT.



BUILT-UP AREA STATEMENT TOILET STILT FLOOR

ADDITIONS	1	2.40	X	3.55	=	8.52	SQ. MT.
	2	3.73	X	4.72	=	17.61	SQ. MT.
					=	26.13	SQ. MT.

Req. Toilet Area 2.20 X 1 = 2.20 Sq.mt.
 26.13 - 2.20 = 23.93 Sq.mt. Area Counted in FSI



BUILT-UP AREA STATEMENT DRIVER'S ROOM WING D' STILT FLOOR

ADDITIONS	1	4.74	X	4.60	=	21.80	SQ. MT.
					=	21.80	SQ. MT.



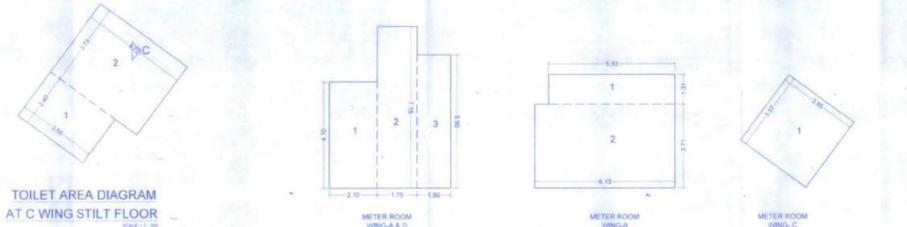
BUILT-UP AREA STATEMENT TEMPLE & TEMPLE STORAGE AT B WING, STILT FLOOR

ADDITIONS	1	3.14	X	5.26	=	16.52	SQ. MT.
	2	6.13	X	2.64	=	16.18	SQ. MT.
					=	32.70	SQ. MT.



BUILT-UP AREA STATEMENT WATCHMAN CABIN STILT FLOOR

ADDITIONS	1	1.67	X	2.38	=	3.97	SQ. MT.
					=	3.97	SQ. MT.



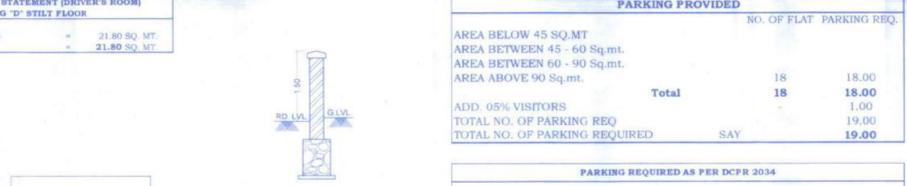
BUILT-UP AREA STATEMENT TOILET STILT FLOOR

ADDITIONS	1	2.40	X	3.55	=	8.52	SQ. MT.
	2	3.73	X	4.72	=	17.61	SQ. MT.
					=	26.13	SQ. MT.



BUILT-UP AREA STATEMENT (DRIVER'S ROOM) WING D' STILT FLOOR

ADDITIONS	1	4.74	X	4.60	=	21.80	SQ. MT.
					=	21.80	SQ. MT.



BUILT-UP AREA STATEMENT TEMPLE & TEMPLE STORAGE AT B WING, STILT FLOOR

ADDITIONS	1	3.14	X	5.26	=	16.52	SQ. MT.
	2	6.13	X	2.64	=	16.18	SQ. MT.
					=	32.70	SQ. MT.

BUILT-UP AREA STATEMENT WATCHMAN CABIN AT STILT FLOOR

ADDITIONS	1	1.67	X	2.38	=	3.97	SQ. MT.
					=	3.97	SQ. MT.

FUNGIBLE BUILT-UP AREA STATEMENT

USERS	PERMISSIBLE BUA EXCL. FUNGIBLE FSI	PERMISSIBLE FUNGIBLE FSI	TOTAL PERMISSIBLE BUA (INCL. FUNGIBLE FSI)	PROPOSED BUA EXCL. FUNGIBLE FSI	PROPOSED FUNGIBLE FSI	TOTAL PROPOSED BUA (INCL. FUNGIBLE FSI)
RESIDENTIAL	14086.75	4930.36	19017.11	14086.75	2979.48	17066.23
COMMERCIAL	-	-	-	-	-	-
TOTAL	14086.75	4930.36	19017.11	14086.75	2979.48	17066.23

PARKING REQUIREMENT TABLE FOR MHADA SHARE

1	CARPET AREA UP TO 45 Sq.mt.	1 CAR PER 8 TENENT
2	CARPET AREA 45 TO 60 Sq.mt.	1 CAR PER 4 TENENT
3	CARPET AREA 60 TO 90 Sq.mt.	1 CAR PER 2 TENENT
4	CARPET AREA Exceeding 90 Sq.mt.	1 CAR PER 1 TENENT

PARKING PROVIDED

AREA	NO. OF FLAT	PARKING REQ.
AREA BELOW 45 SQ.MT	18	18.00
AREA BETWEEN 45 - 60 Sq.mt.	18	18.00
AREA BETWEEN 60 - 90 Sq.mt.	1	1.00
AREA ABOVE 90 Sq.mt.	1	1.00
Total	18	18.00
ADD. 05% VISITORS		1.00
TOTAL NO. OF PARKING REQ		19.00

PARKING REQUIRED AS PER DCPR 2034

AREA	NO. OF FLAT	PARKING REQ.
1	CARPET AREA UP TO 45 Sq.mt.	1 CAR PER 8 TENENT
2	CARPET AREA 45 TO 60 Sq.mt.	1 CAR PER 4 TENENT
3	CARPET AREA 60 TO 90 Sq.mt.	1 CAR PER 2 TENENT
4	CARPET AREA Exceeding 90 Sq.mt.	1 CAR PER 1 TENENT
Total	198	129.00

PARKING PROVIDED

AREA	NO. OF FLAT	PARKING REQ.
AREA BELOW 45 SQ.MT	0	0
AREA BETWEEN 45 - 60 Sq.mt.	38	9.50
AREA BETWEEN 60 - 90 Sq.mt.	81	40.50
AREA ABOVE 90 Sq.mt.	79	79.00
Total	198	129.00

PROFORMA - A

Area Statement	Sq.mt.	
1	Area of the plot as per MHADA Demarcation (Bldg No 139 - 1297.51 + OB. No 20 = 299.51 + R2 Plot = 649.74)	2246.76
2	Deduction for Road Set Back Area	-
3	Proposed Road	-
4	Any Reservation (sub-plot)	-
5	___% Amenity space as per DCPR (sub-plot) other	-
6	Balance area of plot (1 - 2)	0.00
7	Deduction for 15% Recreational Ground / 10% Amenity space (if deductible for industrial)	0.00
8	Net area of plot	2246.76
9	Additions for Floor Space Index	-
10	2(a) / 2 (b) 100% of D.P. road / Set Back	-
11	Total Plot Area for FSI Purpose (5 + 6)	2246.76
12	Floor Space Index Permissible	3.00
13	Permissible BUA as per MHADA NOC	14086.75
14	Proposed BUA	-
15	Residential	14086.75
16	Commercial	0.00
17	Floor Space Index consumed	6.27
18	Details of FSI Availed as per DCPR 31 (3)	Sq.mt.
19	Fungible BUA component proposed vide DCPR 31 (3)	-
20	Fungible BUA permissible	Residential (14086.75 X 0.35) 4930.36
21		Commercial 0.00
22		Total Permissible Fungible 4930.36
23	Fungible BUA proposed	-
24		Residential 2982.24
25		Commercial -
26	Total fungible BUA proposed now	2979.48
27	Total Gross Permissible BUA (9 + B1)	19017.11
28	Total proposed BUA (10 + B2)	17066.23
29	Tenement Statements	17066.23
30	i) Proposed area	17066.23
31	ii) Less deduction of Non-residential area (Shop etc.)	0.00
32	iii) Area available for tenements (ii) minus (i)	17066.23
33	iv) Tenements permissible (Density of tenements/tracture)	-
34	v) Tenements proposed (eg 50%)	144
35	vi) Tenements proposed for MHADA	18
36	vii) Tenements existing	36
37	Total Tenements on the Plot	198
38	Parking Statement	203.18
39	i) Parking required by Regulations for Required Car parking	203.18
40	ii) Proposed car parking	203.18
41	iii) Total parking provided	203.18

NOTE
 1. ALL DIMENSIONS ARE IN METRES.
 2. SCALE: SITE PLAN 1:500, FLOOR PLAN 1:100, SECTION PLAN 1:10.
 3. LOCATION PLAN AS PER PROVISION OF DCPR 2034 AND AS PER THE PREVALING REGULATION AND CIRCULAR ISSUED BY MHADA FROM TIME TO TIME.
 4. ALL CALCULATIONS ARE IN ACCORDANCE WITH THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

FORM II (PROFORMA B)

CONTENTS OF SHEETS

STILT FLOOR PLAN, BLOCK AND LOCATION, TOTAL BUA TABLE, PARKING STATEMENT

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SITES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND ARE SO WORKED OUT AS 2246.76 (TWO THOUSAND TWO HUNDRED FORTY SIX POINT SEVEN SIX), AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP (M.H.A.D.A. RECORDS).

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RE-DEVELOPMENT OF BLDG NO. 139 KNOWN AS PANTNAGAR USHAKRAN CO-OP. HSG. SOC. LTD. AND O.B. NO. 20 & MHADA R-2 PLOT C.T.S. NO. 5740 (part), SURVEY NO. 236-A ON VILLAGE PANTNAGAR GHATKOPAR (EAST), MUMBAI - 400075.

SIGN & NAME OF OWNER

MS SHRI GANESH DEVELOPERS C.A. TO PANTNAGAR USHAKRAN CO-OP. HSG. SOCIETY LTD.

TECHNICAL CONSULTANTS

CONSULTANTS COMBINE