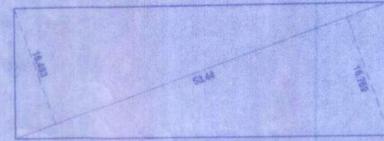


LOCATION PLAN

SCALE - 1:4000

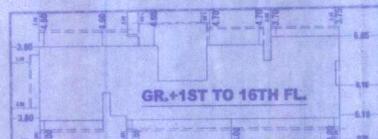


PLOT AREA CALCULATION

SCALE - 1:500

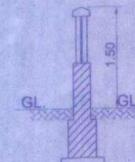
PLOT AREA CALC. (By Triangulation)

ADDITION	
1	53.44 x 16.483 x 0.5 = 440.69 sq.mt.
2	53.44 x 16.759 x 0.5 = 447.81 sq.mt.
TOTAL PLOT AREA = 888.50 sq.mt.	



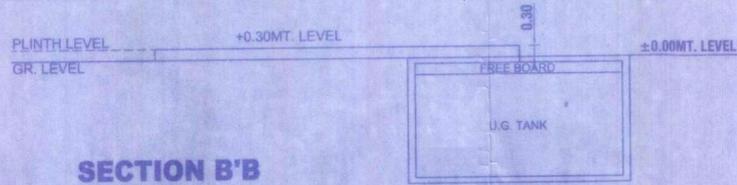
BLOCK PLAN

SCALE - 1:500



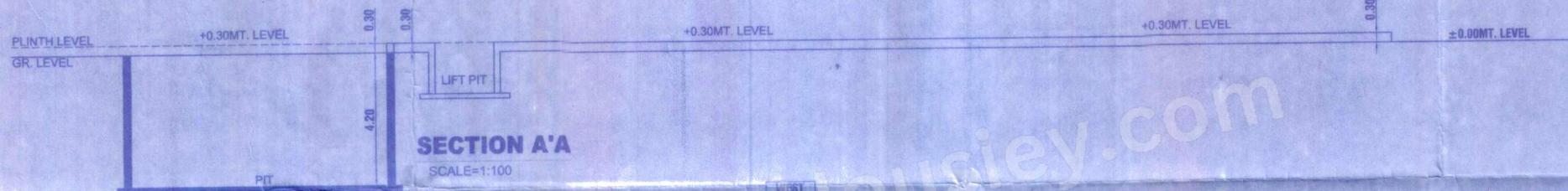
Section through Compound Wall

SCALE - 1:50



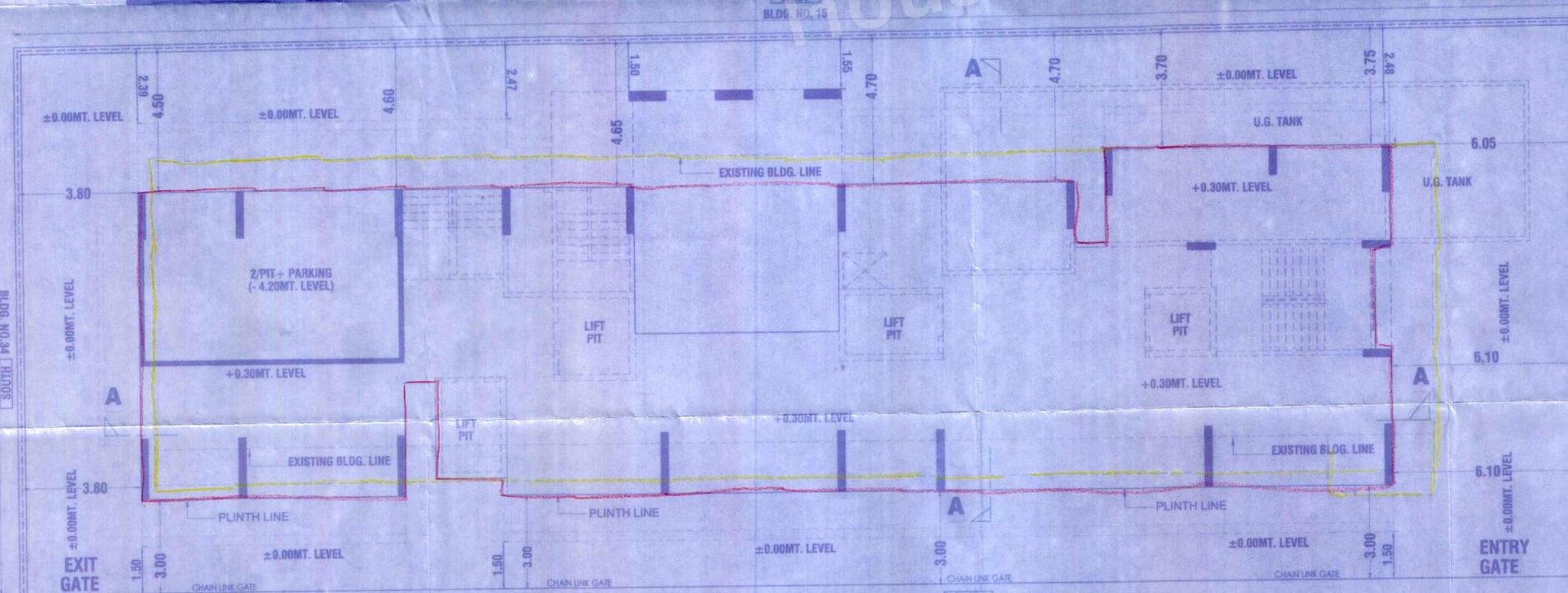
SECTION B'B

SCALE=1:100



SECTION A'A

SCALE=1:100



PLINTH LEVEL PLAN

SCALE=1:100

← 12.00 MT. WIDE EXISTING SUBHASH NAGAR ROAD →

PROFORMA - 'B'

CONTENT OF SHEET

PLINTH LVL. PLAN, BLOCK/LOCATION PLAN, PLOT AREA CALCULATION & SECTIONS.

STAMP OF APPROVAL OF PLANS

Issued by B.P. Cell / Greater Mumbai / Mhada
Read Along with this office letter
No. Mhada - 29/1506/2024
Date 23 JAN 2024

Ex. Eng. B P Cell GM/Mhada (E.S.)

PROFORMA - 'A'

SHEET - 1/1

A	AREA STATEMENT	SQ. MTS.	
1	AREA OF PLOT		
a	AS PER APPROVED LAYOUT DT.		
b	AS PER MHADA DEMARCATION DT. 03-12-2021	888.50	
c	AS PER MHADA NOC DT. 16.12.2020	888.50	
d	AS PER ARCHITECT'S TRIANGULATION METHOD CALCULATION	888.50	
	PLOT AREA CONSIDERED FOR THE SCHEME (LEAST AREA)	888.50	
2	DEDUCTIONS FOR	NIL	
3	BALANCE AREA OF PLOT (11-2)	888.50	
4	NET AREA OF PLOT (3-4)	888.50	
5	ADDITIONS FOR FLOOR SPACE INDEX		
2(a)	100%		
2(b)	100%	NIL	
6	TOTAL AREA (5+6)	888.50	
7	FLOOR SPACE PERMISSIBLE		
8	FLOOR AREA PERMISSIBLE (6 x 7)		
8	FRO - RATA (4500 x 36 Tenants)		
8A	10% HONBLE V.P.U. QUOTA		
9	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPEMENT RIGHTS (RESTRICTED TO 40% OF THE BALANCE AREA VIDE ITEM 3 ABOVE) (i.e. 0.67 T.D.R. TO BE CLAIMED)		
10	(a) TOTAL PERMISSIBLE FLOOR AREA (6X7 + 8 + 8A ABOVE)		
	(b) PERMISSIBLE RESIDENTIAL AREA		
	(c) PERMISSIBLE COMMERCIAL AREA		
11	EXISTING FLOOR AREA (DEMOLISHED)		
12	(a) TOTAL PERMISSIBLE AREA		
	(b) PROPOSED RESIDENTIAL AREA		
	(c) PROPOSED COMMERCIAL AREA		
13	EXCESS BALC. AREA TAKEN INTO FSI (AS PER B11 BELOW)		
14	(a) TOTAL B.U.A. PROPOSED (11+12+13)		
15	(b) F.S.I. CONSUMED (4392.60 ÷ 888.50)		
16	(a) FUNGIBLE B.U.A. COMPONENT PERMISSIBLE VIDE DCPR-31 (3) FOR PURELY RESIDENTIAL (4292.01X 35%)		
	(b) FUNGIBLE B.U.A. COMPONENT PROPOSED VIDE DCPR 31 (3) FOR PURELY RESIDENTIAL		
	(c) FUNGIBLE B.U.A. COMPONENT PERMISSIBLE VIDE DCPR 31 (3) FOR NON RESIDENTIAL (101.49 X 35%)		
	(d) FUNGIBLE B.U.A. COMPONENT PROPOSED VIDE DCPR 31 (3) FOR NON RESIDENTIAL		
	TOTAL FUNGIBLE B.U.A. PERMISSIBLE = (16a + 16c)		
	TOTAL FUNGIBLE B.U.A. PROPOSED VIDE DCPR 31 (3) = (16b + 16d)		
	TOTAL GROSS B.U.A. PERMISSIBLE = (12a + 16)		
	TOTAL GROSS B.U.A. PROPOSED = (14 + 16b)		
	F.S.I. CONSUMED ON GROSS HOLDING (3930.01 ÷ 888.50)		
TENEMENT STATEMENT			
18	(a) PROPOSED AREA (ITEM A, 16 ABOVE)		
	(b) LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP etc.)		
	AREA AVAILABLE FOR TENEMENTS (10 - 18)		
	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)		
	TENEMENTS PROPOSED		
	TENEMENTS EXISTING		
	TOTAL TENEMENTS ON THE PLOT		
PARKING STATEMENT			
	PARKING (REQUIRED BY REGULATIONS FOR)		
	REQUIRED PARKING		
	PROPOSED PARKING		
REV.	DESCRIPTION	DATE	SIGNATURE
ARCHITECT NOTES			
1. ALL DIMENSIONS ARE IN METER.			
2. SCALE USE:			
a) FLOOR PLAN = 1:100 b) BLOCK PLAN = 1:500 c) LOCATION PLAN = 1:4000			
3. THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR-2034 AND AS PER PREVAILING REGULATION AND CIRCULAR ISSUED BY MCGM & MHADA TIME TO TIME.			
4. GUIDELINES ISSUED IN EOBIS FOLLOWS.			
5. THE ARITHMETIC CALCULATION CHECK BY ME AND FOUND CORRECT.			
PLAN FOR - OBTAINING MHADA (PA) APPROVAL -			
DESCRIPTION OF PROPERTY			
PROPOSED RECONSTRUCTION OF EXISTING BUILDING NO. 33, KNOWN AS 'SUBHASH NAGAR' 'NIRMAL PRAGATI' CHS LTD., ON LAND BEARING C.T.S. NO. 826 FT., CHEMBUR, MUMBAI-400 071.			
NAME OF THE SOCIETY		NAME OF THE DEVELOPER	
NIRMAL PRAGATI CHS LTD.		M/S. HAWARE SKY LLP	
BUILDING NO. 33, SUBHASH NAGAR, CHEMBUR.		VARDHAMAN MARKET, OFFICE NO. 17, VASHI, NAVI, MUMBAI.	
LAND OWNER			
MAHARASHTRA HOUSING AREA DEVELOPMENT AUTHORITY			
JOB. NO.	DRG. NO.	DATE	SCALE
		23.01.2024	1:100
NAME, SIGN, STAMP & ADDRESS OF ARCHITECT			
Vastu Creations Architects & Planners			
NORTH	CHECKED BY	DRAWN BY	
	DHAVAL	ARVIND	
ARCHITECT			
INDRAJEET S. DESHMUKH GA/2004/34240			

N.A. SINCE THE PLAN IS APPROVED FOR ZERO FSI / 0A