

PLOT AREA DIAGRAM

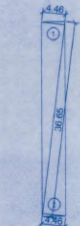
SCALE 1:500

PLOT AREA CALCULATION

ADDITIONS:			
1	0.5 X 56.62 X 27.85 X 2 NOS	=	1578.88 SQ.MT.
	TOTAL ADDITION	=	1578.88 SQ.MT.

TOTAL PLOT AREA CALCULATION

ADDITIONS:			
	PLOT AREA	=	1576.88 SQ.MT.
	SET-BACK AREA	=	163.12 SQ.MT.
	TOTAL PLOT AREA	=	1740.00 SQ.MT.

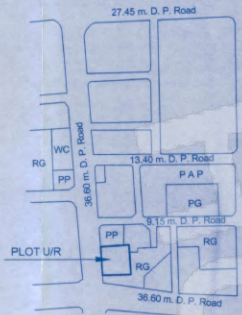


SET-BACK AREA DIAGRAM

SCALE 1:500

SET-BACK AREA CALCULATION

ADDITIONS:			
1	0.5 X 36.65 X 4.45 X 1 NO	=	81.56 SQ.MT.
2	0.5 X 36.65 X 4.45 X 1 NO	=	81.56 SQ.MT.
	TOTAL ADDITION	=	163.12 SQ.MT.



LOCATION PLAN

SCALE 1:4000

BUILT-UP AREA STATEMENT (commercial)

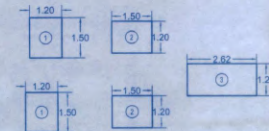
FLOOR	GROSS BUA	PROPOSED STAIRCASE LIFT	PROPOSED VOID ELEC. DUCT	PROPOSED REFUGE BUA	PROPOSED FITNESS CENTER	PROPOSED SOCIETY OFFICE PART TERRACE	NET BUA	COUNT IN FSI EXCESS REFUGE	COUNT IN FSI EXCESS FITNESS	NET BUA W/ FUNGIBLE	FUNGIBLE 35%	NET BUA
GR. FLR. (RETAIL)	744.20	174.14	7.44	---	---	---	562.62	---	---	562.62	145.66	416.76
1ST FLR. (RETAIL)	888.05	142.31	7.44	---	---	---	718.30	---	---	718.30	185.54	532.96
2ND FLR. (PODIUM)	---	---	---	---	---	---	---	---	---	---	---	---
3RD FLR. (PODIUM)	---	---	---	---	---	---	---	---	---	---	---	---
4TH FLR. (PODIUM)	---	---	---	---	---	---	---	---	---	---	---	---
TOTAL	1632.25	316.45	14.88	0.00	0.00	0.00	1280.92	0.00	0.00	1280.92	331.20	949.72

BUILT-UP AREA STATEMENT (residential)

FLOOR	GROSS BUA	PROPOSED STAIRCASE LIFT	PROPOSED VOID	PROPOSED REFUGE BUA	PROPOSED FITNESS CENTER	PROPOSED SOCIETY OFFICE PART TERRACE	NET BUA	COUNT IN FSI EXCESS REFUGE	COUNT IN FSI EXCESS FITNESS	NET BUA W/ FUNGIBLE	FUNGIBLE 35%	NET BUA
5TH FLR. (AMENITY)	473.74	89.14	2.36	136.96	229.08	17.20	0.00	7.66	91.40	99.06	25.68	73.38
6TH FLR. (RESIDENTIAL)	559.25	88.96	2.36	---	---	---	487.91	---	---	487.91	126.50	361.41
7TH FLR. (RESIDENTIAL)	559.25	88.96	2.36	---	---	---	487.91	---	---	487.91	126.50	361.41
8TH FLR. (RESIDENTIAL)	559.25	88.96	2.36	---	---	---	487.91	---	---	487.91	126.50	361.41
9TH FLR. (RESIDENTIAL)	559.25	88.96	2.36	---	---	---	487.91	---	---	487.91	126.50	361.41
10TH FLR. (RESIDENTIAL)	559.25	88.96	2.36	---	---	---	487.91	---	---	487.91	126.50	361.41
11TH FLR. (RESIDENTIAL)	559.25	88.96	2.36	---	---	---	487.91	---	---	487.91	126.50	361.41
12TH FLR. (RESIDENTIAL)	559.25	88.96	2.36	---	---	---	487.91	---	---	487.91	126.50	361.41
13TH FLR. (RESIDENTIAL)	559.25	88.96	2.36	---	---	---	487.91	---	---	487.91	126.50	361.41
14TH FLR. (RESIDENTIAL)	559.25	88.96	2.36	---	---	---	487.91	---	---	487.91	126.50	361.41
15TH FLR. (RESIDENTIAL)	559.25	88.96	2.36	---	---	---	487.91	---	---	487.91	126.50	361.41
16TH FLR. (RESIDENTIAL)	559.25	88.96	2.36	---	---	---	487.91	---	---	487.91	126.50	361.41
17TH FLR. (RESIDENTIAL)	559.25	88.96	2.36	---	---	---	487.91	---	---	487.91	126.50	361.41
TOTAL	7194.74	916.90	30.68	259.60	229.08	143.10	5905.38	17.49	91.40	5714.27	1480.37	4233.90

BUILT-UP AREA STATEMENT (commercial + residential)

FLOOR	GROSS BUA	PROPOSED STAIRCASE LIFT	PROPOSED VOID	PROPOSED REFUGE BUA	PROPOSED FITNESS CENTER	PROPOSED SOCIETY OFFICE PART TERRACE	NET BUA	COUNT IN FSI EXCESS REFUGE	COUNT IN FSI EXCESS FITNESS	NET BUA W/ FUNGIBLE	FUNGIBLE 35%	NET BUA
COMMERCIAL	1632.25	316.45	14.88	0.00	0.00	0.00	1280.92	0.00	0.00	1280.92	331.20	949.72
RESIDENTIAL	7194.74	916.90	30.68	259.60	229.08	143.10	5905.38	17.49	91.40	5714.27	1480.37	4233.90
TOTAL	8827.00	1233.35	45.56	259.60	229.08	143.10	6886.30	17.49	91.40	6995.19	1811.57	5183.62



GR. FLOOR EXTERNAL STAIRCASE AREA DIAGRAM

BUILT-UP AREA CALCULATION

1	1.20 X 1.50 X 2 NOS	=	3.60 SQ.MT.
2	1.50 X 1.20 X 2 NOS	=	3.60 SQ.MT.
3	2.02 X 1.20 X 1 NO	=	2.42 SQ.MT.
	TOTAL ADDITION	=	10.34 SQ.MT.

SCHEDULE OF REQUIRED REFUGE AREA

REFUGE AREA CALCULATION OF 5TH FLR

1	5TH FLOOR	=	91.40
2	5TH TO 11TH FLOOR	487.91 X 6	= 2927.46
4	TOTAL	=	3018.86
5	REQUIRED REFUGE AREA 3018.86 X 4% = 120.75		
6	REQ. REFUGE AREA 3018.86 X 4.25% = 128.30		
7	PROVIDED REFUGE AREA = 136.96		
	EXCESS REFUGE AREA =		7.96

REFUGE AREA CALCULATION OF 12TH FLR

1	12TH FLOOR	=	384.27
2	13TH TO 16TH FLOOR	487.91 X 4	= 1951.64
3	17TH FLOOR	=	487.91
4	TOTAL	=	2923.82
5	REQUIRED REFUGE AREA 2923.82 X 4% = 116.95		
6	REQ. REFUGE AREA 2923.82 X 4.25% = 123.64		
7	PROVIDED REFUGE AREA = 123.64		
	EXCESS REFUGE AREA =		9.83

SCHEDULE OF FITNESS CENTER AREA

1	TOTAL PROPOSED BUA =		6883.46
2	PERMISSIBLE FITNESS CENTER		
3	2% OF 6883.45	=	137.68
4	PROPOSED FITNESS CENTER	=	229.08
5	EXCESS FITNESS CENTER	=	91.40
6	EXCESS FITNESS CENTER TAKEN FSI =		91.40

PARKING STATEMENT (AS PER DCR - 2014)

1	PARKING FOR EVERY 37.50 SQ.MT. FOR COMMERCIAL AREA 1266.05		33.81
2	VISITORS 10% (MINIMUM 2)		3.40
3	PARKING REQUIRED FOR COMMERCIAL		37.21
4	UP TO 45 SQ. MT. 1 PARKING FOR EVERY 4 TENT FOR TENT		NIL
5	45 TO 60 SQ. MT. 1 PARKING FOR EVERY 2 TENT FOR TENT		NIL
6	60 TO 90 SQ. MT. 1 PARKING FOR EACH TENT FOR TENT		NIL
7	ABOVE 90 SQ. MT. 2 PARKING FOR EACH TENT FOR 46 TENT		92
8	VISITORS 10%		9.20
9	TOTAL PARKING REQUIRED FOR RESIDENTIAL		101.20
10	TOTAL PARKING REQUIRED (4 + 10)		138.41
11	[ADDITION 50% PARKING AS PER 31(1)(vi)] (MAX 68 CAR)		09
12	TOTAL PARKING MAXIMUM PERMISSIBLE PARKING		147
13	TOTAL PARKING PROVIDED		147

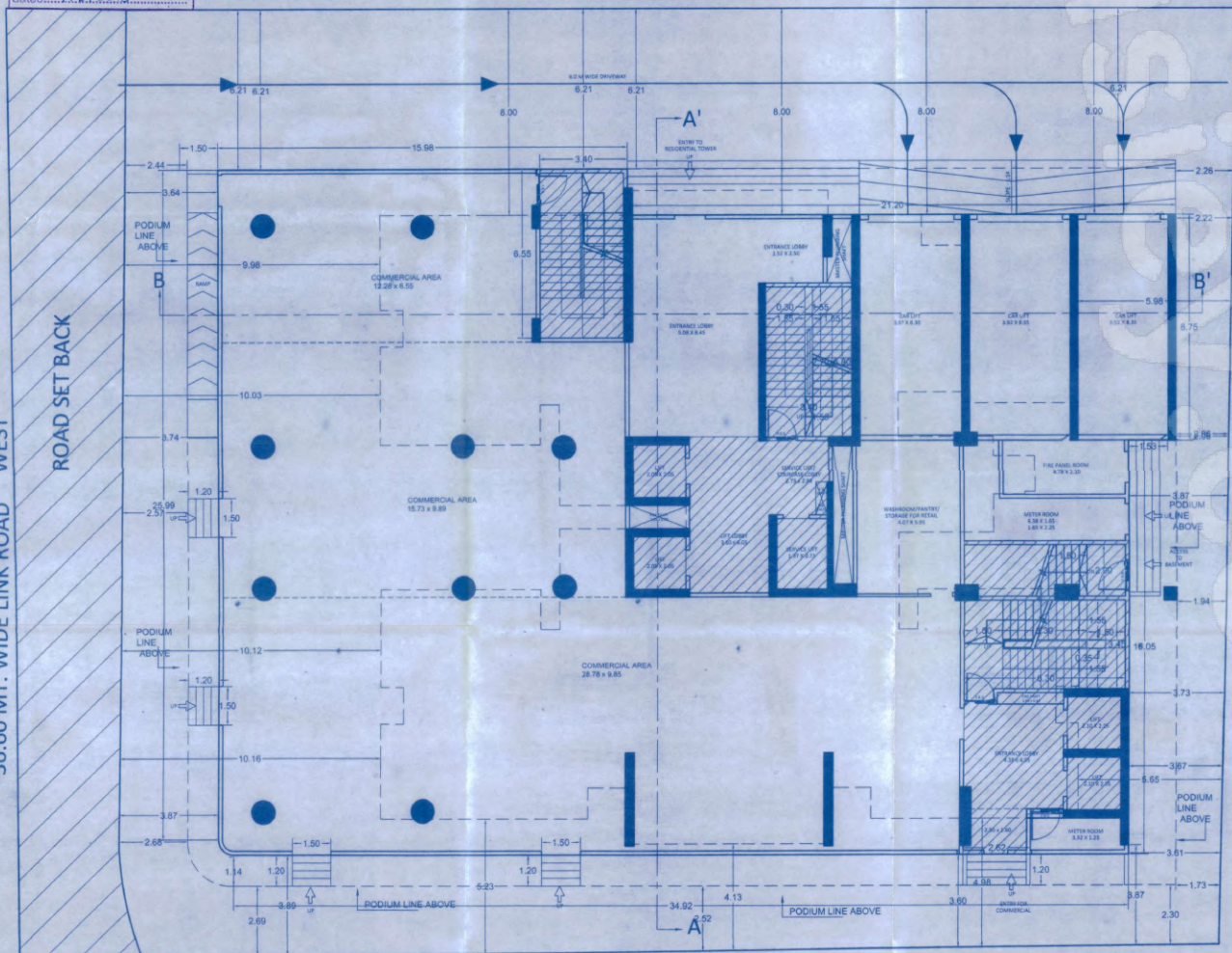
PARKING PROPOSED STATEMENT

PARKING FLOORS	BIG CARS	SMALL CARS	TOTAL
2ND FLR. (PODIUM)	32	18	50
3RD FLR. (PODIUM)	32	18	50
4TH FLR. (PODIUM)	30	17	47
TOTAL	94	53	147

- NOTE :-**
- All dimensions area in meter
 - Scale use
 - Floor plan = 1:100
 - Block plan = 1:500
 - Location plan = 1:4000
 - The plans area proposed as per the providing regulation and circular issued by MCGM and MHADA to time
 - Guidelines issued in EODB follows.
 - The arithmetical calculation check by me and found correct

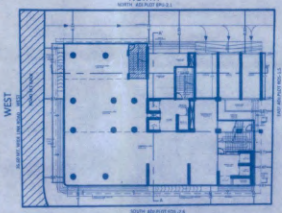
NORTH ADJ. PLOT EPU-2.1

EAST ADJ. PLOT ROS-1.5



GROUND FLOOR PLAN (COMMERCIAL)

SOUTH ADJ. PLOT EOS-2.6



BLOCK PLAN

SCALE 1:500

PROFORMA - A

	1/11
TOTAL	1740.00
1) AREA OF PLOT	1740.00
2) DEDUCTIONS FOR	
(a) ROAD SETBACK AREA	163.12
(b) ANY RESERVATION (SUB-PLOT)	NIL
(c) % AMENITY SPACE As Per DCR 56B2 (SUB-PLOT)	NIL
3) BALANCE AREA OF PLOT (1 MINUS 2)	1576.88
4) DEDUCTION FOR 10% RECREATIONAL GROUND/10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)	N.A.
5) NET AREA OF PLOT (3 MINUS 4)	1576.88
6) ADDITIONS FOR FLOOR SPACE INDEX	
2 (a) 100% FOR D.P. ROAD	NIL
(b) ROAD SETBACK AREA	163.12
7) TOTAL AREA (5 + 6)	1740.00
8) FLOOR SPACE INDEX PERMISSIBLE	3.00
9) FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 1/3 OF THE BALANCE AREA VIDE 3 ABOVE ADD. (TENANTS PRORATA = 0.00X 40 TN)	0.00
ADDITIONS FOR FLOOR SPACE INDEX	*
9 (b) 0.33 F.S.I. AS Per DCR 52	
9 (c) % AS PER DCR 33 (5)	
10) PERMISSIBLE FLOOR AREA (7 X 8) PLUS 96 ABOVE	5220.00
11) EXISTING FLOOR AREA	
12) PROPOSED BUILT UP AREA	5183.62
13) EXCESS BALCONY TAKEN IN FLOOR SPACE INDEX	4233.90
14A) PURELY RESIDENTIAL BUILT UP AREA	949.72
14B) REMAINING NON-RESIDENTIAL BUILT UP AREA	483.62
14) TOTAL BUILT UP PROPOSED (11+12+13)	5183.62
(AS PER OLD APPROVED PLAN DT. PRIOR TO 08-01-2012)	0.00
15) F.S.I. CONSUMED ON NET HOLDING = 143	2.38
B) DETAILS OF FSI UTILISED AS PER DCR 31 (3)	0.00
(1) FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 31 (3) FOR RESIDENTIAL	1480.37
(2) FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 31 (3) FOR NON-RESIDENTIAL = OR < (148 X 0.35)	331.20
(3) TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 31 (3) = (B.1+B.2)	1811.57
(4) TOTAL GROSS BUILT UP AREA PROPOSED (14+3)	6995.19
C) TENEMENT STATEMENT	
(1) PROPOSED AREA (ITEM A, 12 ABOVE)	6995.19
(2) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	1280.92
(3) AREA AVAILABLE FOR TENEMENTS (1) MINUS (2)	5714.27
(4) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS PER HECTARE)	257
(5) TENEMENTS PROPOSED	46
(6) TENEMENTS EXISTING	
TOTAL TENEMENTS ON PLOT	46
D) PARKING STATEMENT	
(1) PARKING REQUIRED BY REGULATIONS FOR	AS PER STAT.
CAR	
SCOOTER / MOTOR CYCLE	
OUTSIDERS (VISITORS)	
(2) COVERED GARAGES PERMISSIBLE	AS PER STAT.
CAR	
SCOOTER / MOTOR CYCLE	
OUTSIDERS (VISITORS)	
TOTAL PARKING PROVIDED	AS PER STAT.
E) TRANSPORT VEHICLES PARKING	
(1) SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	

PROFORMA - B

CONTENTS OF SHEET - GR. FLOOR PLAN, SCHEDULE OF AREA, BLOCK PLAN, LOCATION PLAN, PARKING STATEMENT, PLOT AREA CALCULATION & DIAGRAM

NOTES :- BOUNDARY OF PLOT SHOWN BOUNDED BLACK PROPOSED BUILDING SHOWN PINK BUILDING TO BE DEMOLISHED SHOWN YELLOW DOTTED DESCRIPTION :- PROPOSED DEVELOPMENT ON PROPERTY BEARING C.T.S. NO. 1091, S.NO. - 41, VILLAGE OSHIWARA, NEW LINK ROAD, JOGESHWARI (WEST), MUMBAI.

CERTIFICATE OF AREA

I CERTIFY THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON _____ AND THAT THE DIMENSIONS OF THE SIDES OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS _____ SQ. MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD.

NAME OF DEVELOPER :- P. KUNTE CH.S.L.
 NAME OF OWNER :- P. KUNTE CH.S.L.
 FILE NO. :- MHVEE/SPO/MHADA-1143/30/2019
 JOB NO. :- P/RAJU / DSH / 17801
 DRG. NO. :-
 DRAWN BY :- GOVIND
 CHK BY :-
 DATE :- 24-01-2023
 SCALE :- 1:100

SIGNATURE OF LICENSED ARCHITECT
 VILAS SHIRDIYAT
 VILAS SHIRDIYAT
 311, 5-SQUARE, BAMBURDA ROAD, ABOVE STATE BANK OF INDIA, VILE PARLE EAST, MUMBAI-400 022
 TEL: 91 22 28282888

SIGNATURE OF OWNER

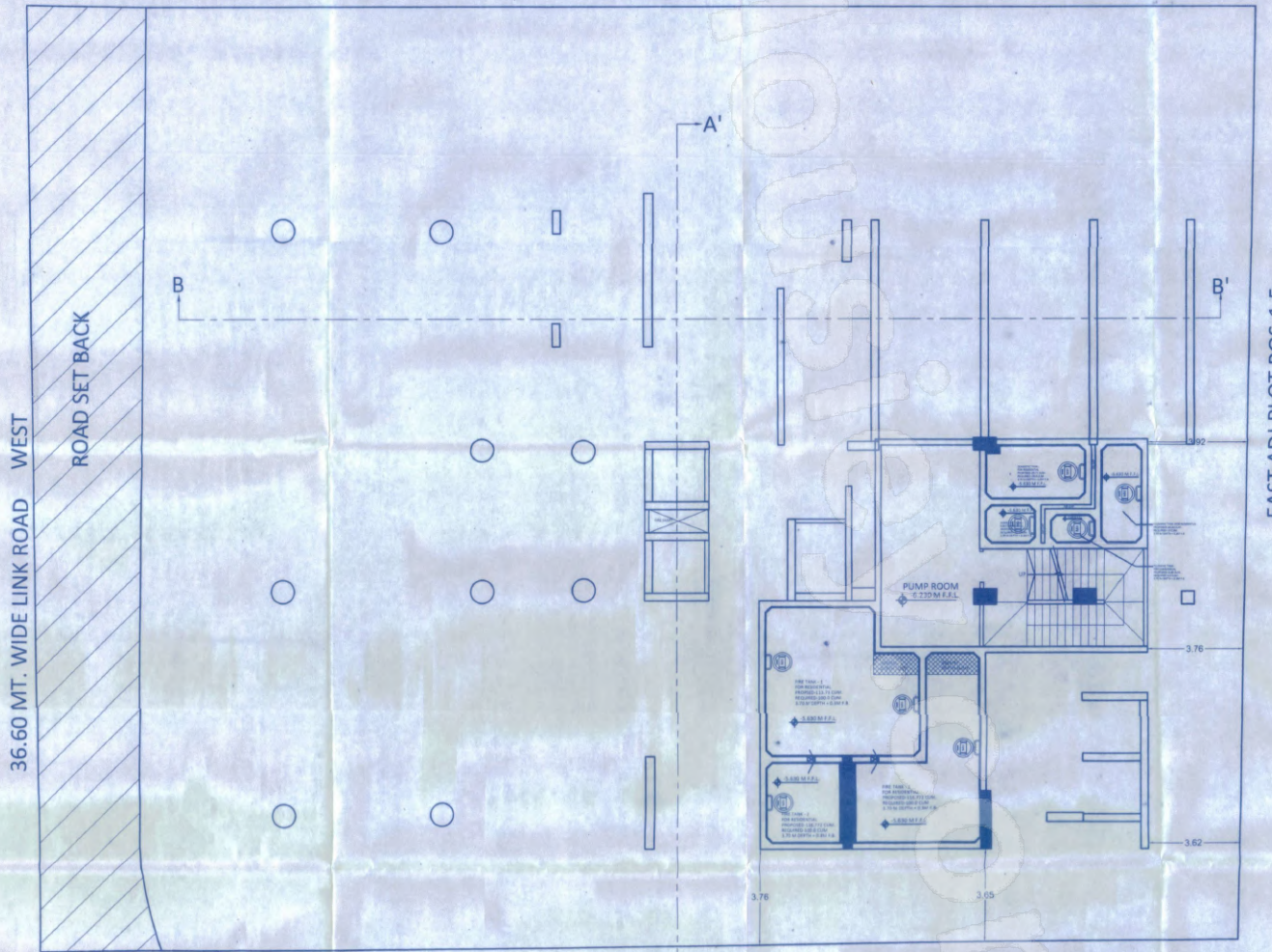
SUB ENGINEER

Asstt. Engineer
 Read Along with this office letter
 No. Mhada - 114/330/2023
 Date 20 JUN 2023

EXECUTIVE ENGINEER
 P. C. CHITambari (M.HADA (W.S.))

This cancels Approval to the previous Plans Sanctioned under no. MHADA-114/330/2019 dated...7.1.1.2019

NORTH ADJ.PLOT EPU-2.1



SOUTH ADJ.PLOT EOS -2.6

PUMP ROOM PLAN

NOTE :-

- 1. - All dimensions area in meter
- 2. - Scale use
 - a) - Floor plan = 1:100
 - b) - Block plan = 1:500
 - c) - Location plan = 1:4000
- 3. - The plans area proposed as per the providing regulation and circular issued by MCGM and MHADA time to time
- 4. - Guidelines issued in EODB follows.
- 5. - The arithmetical calculation check by me and found correct

PROFORMA -- B

CONTENTS OF SHEET - BASEMENT FOR PUMP ROOM FLOOR PLAN

NOTES - BOUNDARY OF PLOT SHOWN BOUNDED BLACK PROPOSED BUILDING SHOWN PINK BUILDING TO BE DEMOLISHED SHOWN YELLOW DOTTED

DESCRIPTION - PROPOSED REDEVELOPMENT ON PROPERTY BEARING C.T.S. NO.116/ B.No.41, VILLAGE OSHWARA, NEW LINK ROAD, MUMBAI.

NAME OF DEVELOPER - P.KUNTE CHH.S.

NAME OF OWNER - P.KUNTE CHH.S.

SIGNATURE OF OWNER

SIGNATURE OF ARCHITECT

FILE NO - 18/VEE/BS/MHADA/2023/2023

JOB NO - PRAK/OSM/17801

DATE NO -

DRAWN BY - GOVIND

CHK BY -

DATE - 24 - 01 - 2023

SCALE - 1:100

REGISTERED ARCHITECT

REGISTERED CIVIL ENGINEER

REGISTERED ELECTRICAL ENGINEER

REGISTERED MECHANICAL ENGINEER

REGISTERED SANITARY ENGINEER

REGISTERED STRUCTURAL ENGINEER

REGISTERED WATER SUPPLY ENGINEER

REGISTERED AIR CONDITIONING ENGINEER

REGISTERED FIRE ENGINEER

REGISTERED LANDSCAPE ARCHITECT

REGISTERED PLANNING ENGINEER

REGISTERED SURVEYING ENGINEER

REGISTERED TOWN PLANNING ENGINEER

REGISTERED URBAN ENGINEER

REGISTERED VEHICLE ENGINEER

REGISTERED WATER ENGINEER

REGISTERED WATER SUPPLY ENGINEER

REGISTERED WASTE ENGINEER

REGISTERED WIND ENGINEER

REGISTERED WOOD ENGINEER

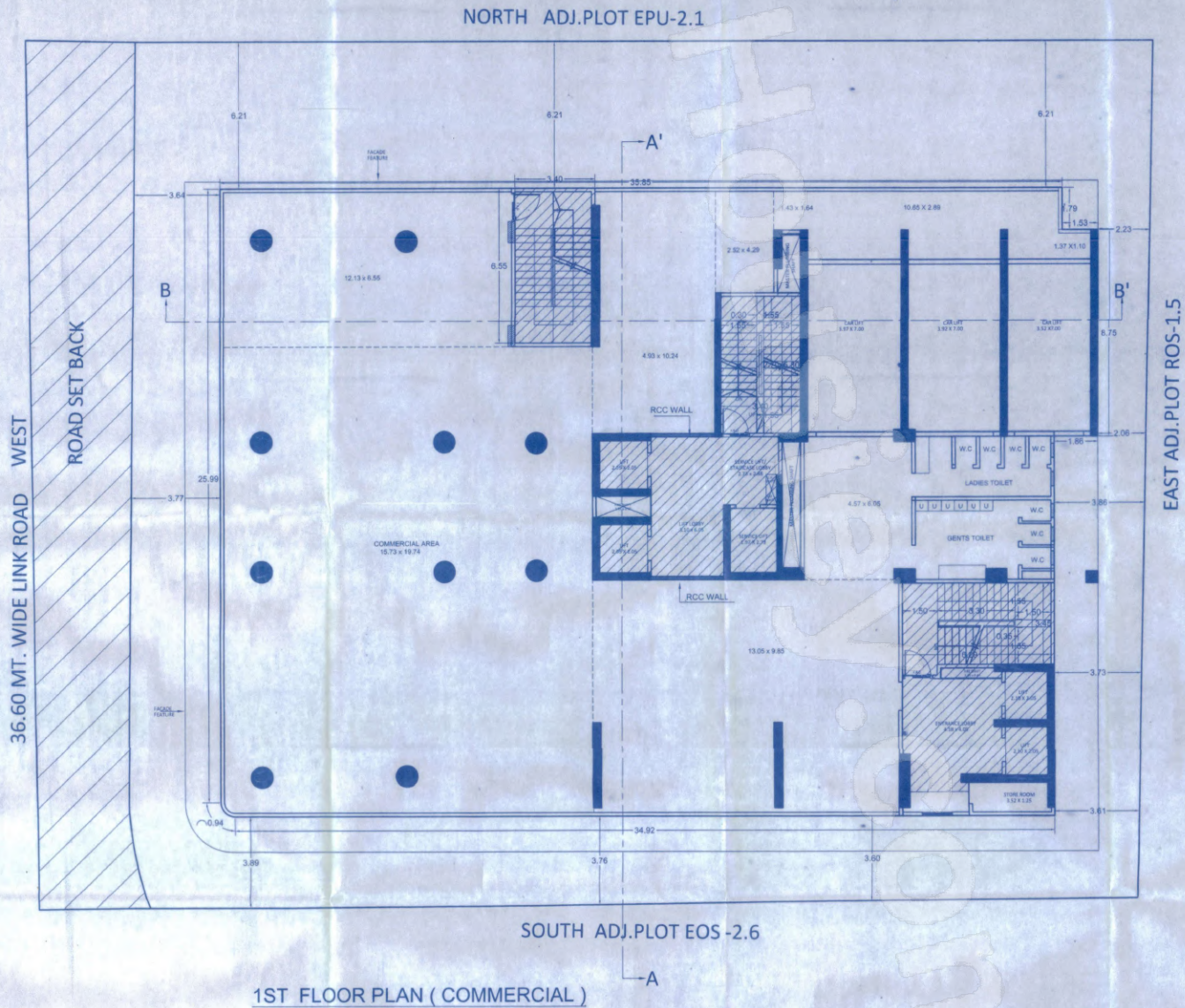
REGISTERED ZONING ENGINEER

ISSUED BY: B.P. Cell / Greater Mumbai / Mhada Read Along with this office letter

ASSISTANCE ENGINEER: No. Mhada - 114/330/2023 Date: 20 JUN 2023

EXECUTIVE ENGINEER: Ex. Eng. B.P. Cell B/M/Mhada (W.S.)

This cancels Approval to the previous Plans Sanctioned under no. MHADA-114/330/2023 dated 7.1.6.2019



1ST FLOOR PLAN (COMMERCIAL)

NOTE :-

- 1. - All dimensions area in meter
- 2. - Scale use
 - a) - Floor plan = 1:100
 - b) - Block plan = 1:500
 - c) - Location plan = 1: 4000
- 3. - The plans area proposed as per the providing regulation and circular issued by MCGM and MHADA time to time
- 4. - Guidelines issued in EODB follows.
- 5. - The arithmetical calculation check by me and found correct

PROFORMA -- B	
CONTENTS OF SHEET :-	1ST FLOOR PLAN (COMMERCIAL) RERA CARPET AREA DIAGRAM & CALCULATION
NOTES :- BOUNDARY OF PLOT SHOWN BOUNDED BLACK PROPOSED BUILDING SHOWN PINK BUILDING TO BE DIMENSIONED BY 200MM BLACK DOTTED.	
DESCRIPTION :- PROPOSED REDEVELOPMENT ON PROPERTY BEARING C.T.S. NO.194, S.No.41, VILLAGE OSHIWARA, NEW LINK ROAD, MUMBAI.	
NAME OF DEVELOPER :- P. RAVITE CH. S.L.	
NAME OF OWNER :- P. RAVITE CH. S.L.	
SIGNATURE OF OWNER	
SIGNATURE OF ARCHITECT	
FILE NO. - MHAREP/OMHADA-114/330/2023	YEAR EXHIBIT
DATE NO. - 24/01/2023	MONTH EXHIBIT
DRAWN BY - GOVIND	SCALE - 1:100
CHECK BY -	
SUB. ENGINEER	
Issued by B.P. Cell / Greater Mumbai / Mhada Read Along with this office letter No. Mhada -114/330/2023 Date 20 JUN 2023	
ASSISTANCE ENGINEER	
EXECUTIVE ENGINEER Ex. Eng. B.P. Cell/Greater Mumbai (W.S.)	