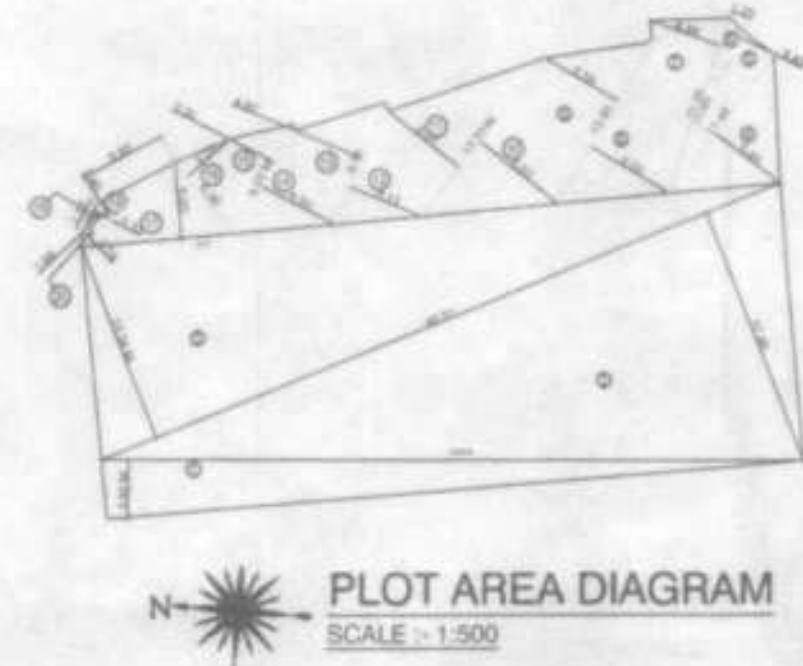
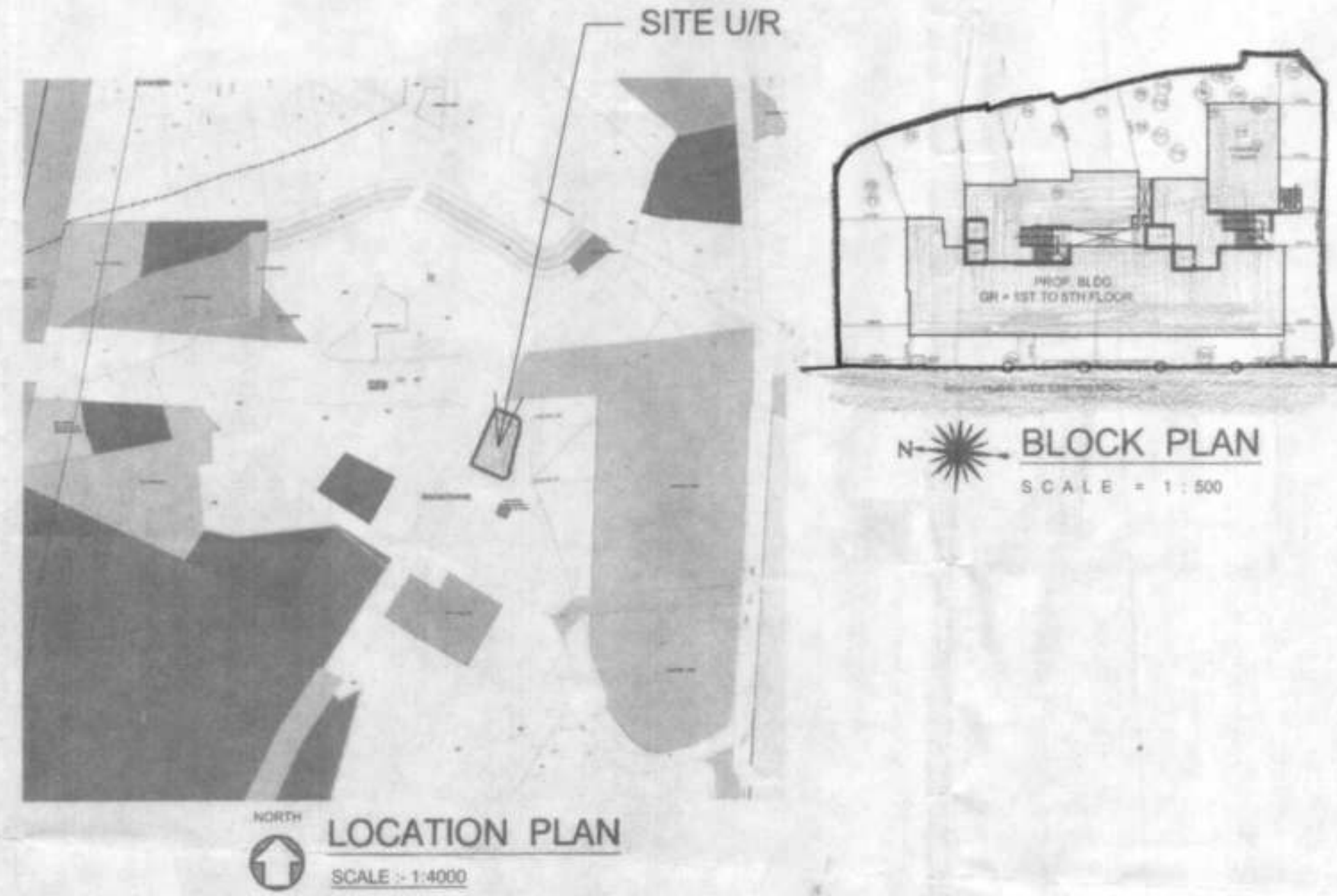




AREA STATEMENT									
PLOT AREA CALCULATIONS									
1	46.69	x	3.92	x	0.50	=	91.51	SQ. MTS.	
2	48.51	x	17.46	x	0.50	=	423.49	SQ. MTS.	
3	48.51	x	13.34	x	0.50	=	323.57	SQ. MTS.	
4	11.48	x	5.45	x	0.50	=	31.28	SQ. MTS.	
5	11.65	x	2.43	x	0.50	=	14.15	SQ. MTS.	
6	12.20	x	1.15	x	0.50	=	7.02	SQ. MTS.	
7	12.20	x	4.95	x	0.50	=	30.20	SQ. MTS.	
8	12.40	x	6.02	x	0.50	=	37.32	SQ. MTS.	
9	12.40	x	5.59	x	0.50	=	34.66	SQ. MTS.	
10	13.23	x	6.62	x	0.50	=	43.79	SQ. MTS.	
11	13.23	x	6.07	x	0.50	=	40.15	SQ. MTS.	
12	8.70	x	5.11	x	0.50	=	22.23	SQ. MTS.	
13	8.70	x	4.81	x	0.50	=	20.92	SQ. MTS.	
14	8.02	x	5.50	x	0.50	=	22.00	SQ. MTS.	
15	8.02	x	3.30	x	0.50	=	13.23	SQ. MTS.	
16	6.26	x	3.70	x	0.50	=	11.58	SQ. MTS.	
17	10.37	x	5.03	x	0.50	=	26.08	SQ. MTS.	
18	5.82	x	1.40	x	0.50	=	4.07	SQ. MTS.	
19	1.97	x	1.33	x	0.50	=	1.31	SQ. MTS.	
20	2.68	x	0.74	x	0.50	=	0.99	SQ. MTS.	
						=	1199.62	SQ. MTS.	

TOTAL GROSS PLOT AREA = = 1199.62 SQ.MTS.



CAR PARKING STATEMENT			
(AS PER DC,PR 2024)			
PARKING FOR NON-RESIDENTIAL			REQD. PARKING
SHOPS = 524.00 SQ.MTS.	1 PARKING FOR 150 SQ.MT. OF TOTAL FLOOR AREA WITH EACH SHOPS UPTO 20 SQ.MT. AND		01.00 NOS
SHOPS = 524.00 - 150.00 = 374.00 SQ.MTS.	1 PARKING FOR 50 SQ.MT. OF TOTAL FLOOR AREA EACH OVER 20 SQ.MT.		07.48 NOS
10% PARKING FOR VISITORS			02 NOS. (MINIMUM)
TOTAL =			10.48 NOS
CAR PARKING STATEMENT			
(AS PER DC,PR 2024)			
PARKING FOR RESIDENTIAL (BUILDING IS NON-COMPOSITE)			
CARPET AREA OF FLATS IN SOMES	REQD. PARKING AS PER D.C. RULES	TOTAL NO FLATS	PARKING REQUIRED
FOR RESIDENTIAL			
BELOW 65.00 sqmts	4 TIS 1 PARKING	20 NOS	05.00 NOS
65.00 TO 80.00	2 TIS 1 PARKING	-----	-----
80.00 TO 90.00	1 TIS 1 PARKING	06 NOS	06.00 NOS
90.00 OR ABOVE	1 TIS 2 PARKING	-----	-----
TOTAL =		26 NOS	13.00 NOS
5% PARKING FOR VISITORS			0.65 NOS.
TOTAL =			13.65 NOS
TOTAL PARKING REQUIRED (NR+R)	TOTAL =	24.13 NOS	24.00 NOS
1 UPTD MIN. PERM. OF 24 NOS. (2024M + 04NOS) = 24.00 NOS.			0.00 NOS
TOTAL PARKING PROPOSED	TOTAL =	24.00 NOS	
BIG PARKING = 2.50 x 5.50 = 24.00 NOS.			
SMALL PARKING = 2.30 x 4.50 = NIL			

BUILT-UP AREA SUMMARY		
1	2	3
S.R. NO.	WING / FLOOR	TOTAL BUILT-UP AREA
1	GROUND FLOOR (NR)	234.89
2	GR FLOOR COMM. INTERNAL STAIRCASE (NR)	54.08
3	GROUND FLOOR (RESI STAIR)	79.44
4	1ST FLOOR (NR)	289.11
5	1ST FLOOR (RESI STAIR)	73.97
6	2ND FLOOR	411.91
7	3RD FLOOR	411.91
8	4TH FLOOR	411.91
9	5TH FLOOR	411.91
TOTAL =		2379.13

TOTAL B/U. AREA (NR) =	524.00
FUNGIBLE BUA UTILISED FOR NR =	135.85
NET B/U. AREA = (A)	388.15
TOTAL B/U. AREA PROPO. (RESI.) (2379.13 - 524.00) =	1855.13
FUNGIBLE BUA UTILISED FOR RESI =	0.00
NET B/U. AREA = (B)	1855.13
TOTAL (A + B) =	2243.28

RERA CARPET AREA SUMMARY			
FLOORS	Flat Nos.	RERA C.A. (SQ.MT)	NO.
GR + 1ST FLOOR	SHOP NO. 1	105.77	1
	SHOP NO. 2	84.15	2
	SHOP NO. 3	105.76	3
	SHOP NO. 4	25.12	4
	SHOP NO. 5	80.29	5
	SHOP NO. 6	112.05	6
	SHOP NO. 7	77.16	7
2ND TO 5TH FLOOR	201 TO 501	60.09	1
	202 TO 502	60.16	2
	203 TO 503	31.39	3
	204 TO 504	37.75	4
	205 TO 505	39.40	5
	206 TO 506	39.94	6
	207 TO 507	35.80	7

A) AREA STATEMENT		SQ.MTS
1	AREA OF PLOT (AS PER DEMARCATION)	1199.62
	AREA OF PLOT (CONSIDERED AS PER LCV)	1097.92
	(a) AREA OF RESERVATION IN PLOT	---
	(b) AREA OF ROAD SET BACK	---
	(c) AREA OF D.P. ROAD	---
2	DEDUCTIONS FOR	---
	(A) FOR RESERVATION / ROAD AREA	---
	(a) ROAD SET-BACK AREA TO BE HANDED OVER (100%) (REG. NO.16)	---
	(b) PROPOSED DP ROAD TO BE HANDED OVER (100%) (REG. NO.16)	---
	(c) (i) RESERVATION AREA (PLOT) TO BE HANDED OVER (REG. NO.17)	---
	(ii) RESERVATION AREA TO BE HANDED OVER AS PER AR (REG. NO.17)	---
	(B) FOR AMENITY AREA	---
	(a) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(A)	---
	(b) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(B)	---
	(c) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(B)	---
	(C) DEDUCTIONS FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY: LAND COMPONENT OF EXISTING BUA / EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED.	---
3	TOTAL DEDUCTIONS : 2 (A) + 2 (B) + 2 (C) AS AND WHEN APPLICABLE.	---
4	BALANCE AREA OF PLOT (1 MINUS 3)	1097.92
5	PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM / APPROPRIATE AUTHORITY AS PER SR. NO. 4 ABOVE	1097.92
6	ZONAL (BASIC) FSI (0.50 OR 0.75 OR 1 OR 1.33) AS PER REG. 33(B)	3.00
7	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5 * 6)	3293.78
8	BUILT UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER REG. 30 (A)	---
9	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON REMAINING PLOT)	---
10	BUILT UP AREA DUE TO ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER TABLE NO.12 OF REGULATION NO 30(A) AND 32 ON REMAINING / BALANCE PLOT	---
11	BUILT UP AREA DUE TO ADMISSIBLE TOR AS PER TABLE NO 12 OF REGULATION NO 30(A) AND 32 ON REMAINING / BALANCE PLOT PERMISSIBLE PRO-RATA BUA (116.66 Sq.m + 10 Tg) 10 % VIVA QUOTA (14.27 + 10 Tg)	1196.50 140.70
12	PERMISSIBLE BUILT UP AREA/AS THE CASE MAY BE WITH/ WITHOUT BUA AS PER 2(C)	---
13	PROPOSED BUILT UP AREAS- THE CASE MAY BE WITH/ WITHOUT BUA AS PER 2 (C)	2243.28
14	TOR GENERATED IF ANY AS PER REGULATION 30 (A) AND 32	---
15	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31(C)	---
	(i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	37.83
	(ii) FUNGIBLE COMPENSATORY AREA AVAILABLE FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	0.00
	(iii) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM	785.15
	(iv) FUNGIBLE COMPENSATORY AREA AVAILABLE ON PAYMENT OF PREMIUM	135.85
16	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (13 +15(A)(i) +15(B)(ii))	2379.13
17	FSI CONSUMED ON NET PLOT 113 (14)	2.04
B) OTHER REQUIREMENTS		
A)	RESERVATION / DESIGNATION	---
	(a) NAME OF RESERVATION	---
	(b) AREA OF RESERVATION AFFECTING THE PLOT.	---
	(c) AREA OF RESERVATION AND TO BE HANDED OVER AS PER REG.NO.17	---
	(d) BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REGULATION NO 17	---
	(e) AREA / BUILT UP AREA OF DESIGNATION	---
B)	PLOT AREA/BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO.	---
	(i) 14 (A)	---
	(ii) 14 (B)	---
	(iii) 15	---
C)	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REG. NO.27	---
D)	TENEMENT STATEMENT	---
	(i) PROPOSED BUILT UP AREA (13 ABOVE)	2379.13
	(ii) LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	524.00
	(iii) AREA AVAILABLE FOR TENEMENTS (D) MINUS (B)	1855.13
	(iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	83.00
	(v) TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	28.00
E)	PARKING STATEMENT	---
	(i) PARKING REQUIRED BY REGULATIONS FOR - CAR	21.48
	SCOOTER/MOTOR CYCLE OUTSIDERS (VISITORS)	---
	(ii) COVERED GARAGE PERMISSIBLE	2.65
	(iii) COVERED GARAGES PROPOSED - CAR	---
	SCOOTER/MOTOR CYCLE OUTSIDERS (VISITORS)	---
F)	TOTAL PARKING PROVIDED	24.00
	(i) TRANSPORT VEHICLES PARKING	---
	(ii) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	---
	(iii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	---

FORM - II					
CONTENTS OF SHEET					
GROUND FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, BUA STATEMENT, CAR PARKING STATEMENT & REFUGE AREA CALCULATIONS, PLOT AREA CALCULATIONS.					
Approved subject to conditions mentioned in this office Letter No. Mhada - 86/9442/24 Date: 30 NOV 2021 Ex Eng Bldg Commission Cell Greater Mumbai Maharashtra Housing & Area Development Authority					
NOTE					
1) ALL DIMENSIONS ARE IN METERS.					
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 PROVISION OF DCPR 2034 AND AS PER PREVAILING REGULATION AND CIRCULARS ISSUED BY M.C.C.M. AND MHADA TIME TO TIME.					
4) GUIDELINES ISSUED IN EDOB FOLLOWS					
5) THE ARITHMETIC CALCULATION CHECK BY ME AND FOUND CORRECT.					
REVISION NO. 0		DESCRIPTION :-			
NORTH		DESCRIPTION OF PROPOSAL AND PROPERTY			
		PROPOSED REDEVELOPMENT OF SOCIETY KNOWN AS "RAJENDRA NAGAR SWAGAT CHSL" ON PROPERTY BEARING C.T.S. NO. 88 (PT), PLOT NO. 17, VILLAGE MAGATHANE, RAJENDRA NAGAR, BORIVALI (E) MUMBAI - 400 066.			
NAME, ADDRESS OF OWNER					
M/S. SURESH CONSTRUCTIONS 10/20 OWNER RAJENDRA NAGAR SWAGAT CO-OP. HSG. SOCIETY LTD. 					
JOB NO.	DRG. NO.	SCALE	CHECKED BY	DRAWN BY	
1	1	1:500	1	1	SARANYA
MHADA FILE NO.					
NAME, ADDRESS & SIGNATURE OF LICENSED SURVEYOR					
LICENSED SURVEYOR - M / 325 / 1'S					
 HARSHAD MAANOHAAR MORE Assistant Surveyor + Engineer + Controller M.H.A.D.A., P.O. Survey & Control, Plot No. 115, Sector - 44 Sector No. 1, Dombivli, Maharashtra 401 105, Mumbai - 400 087. Tel. : +91 22 28871171/12/13 - 28871171/12/13 HARSHAD MAANOHAAR MORE					

