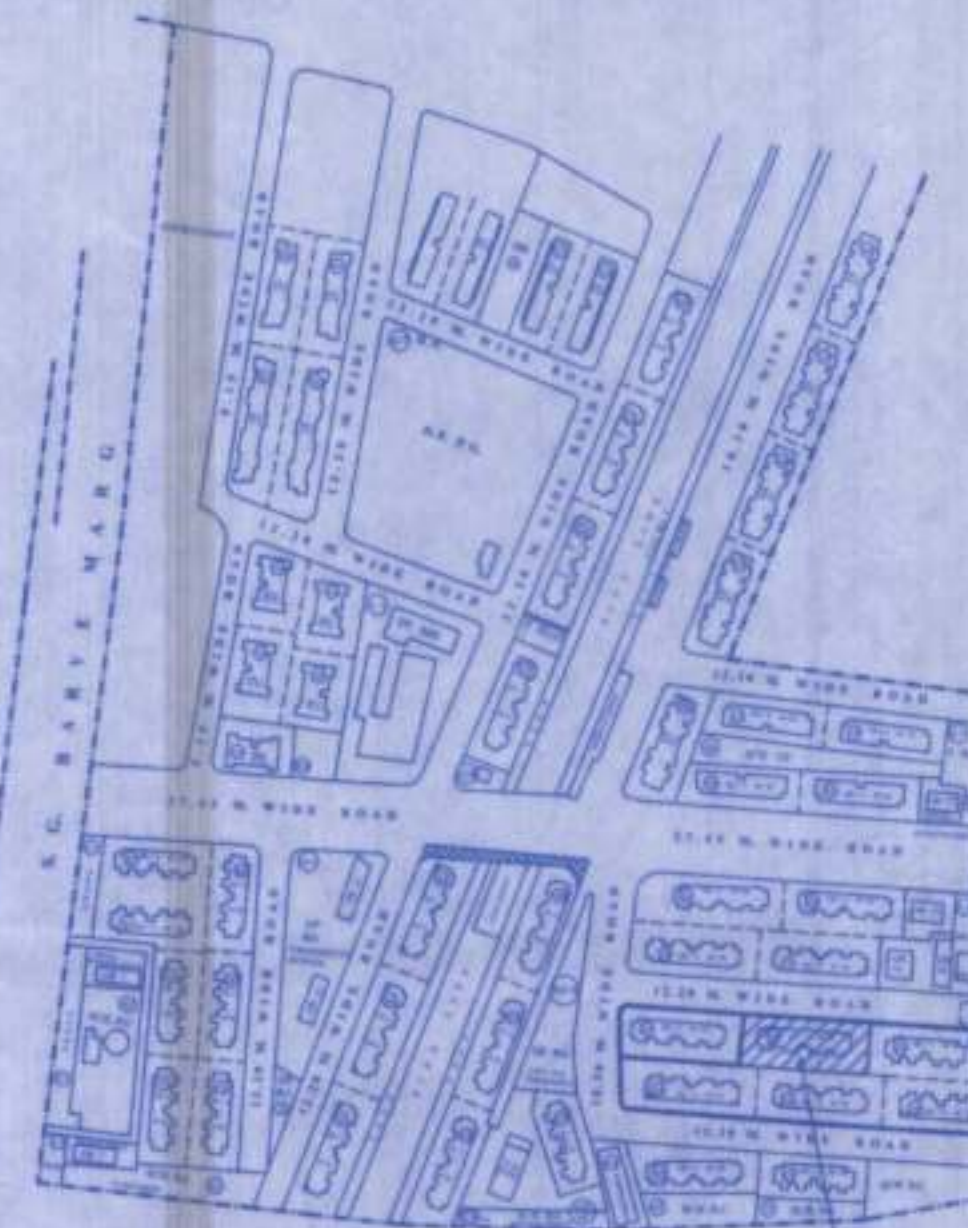
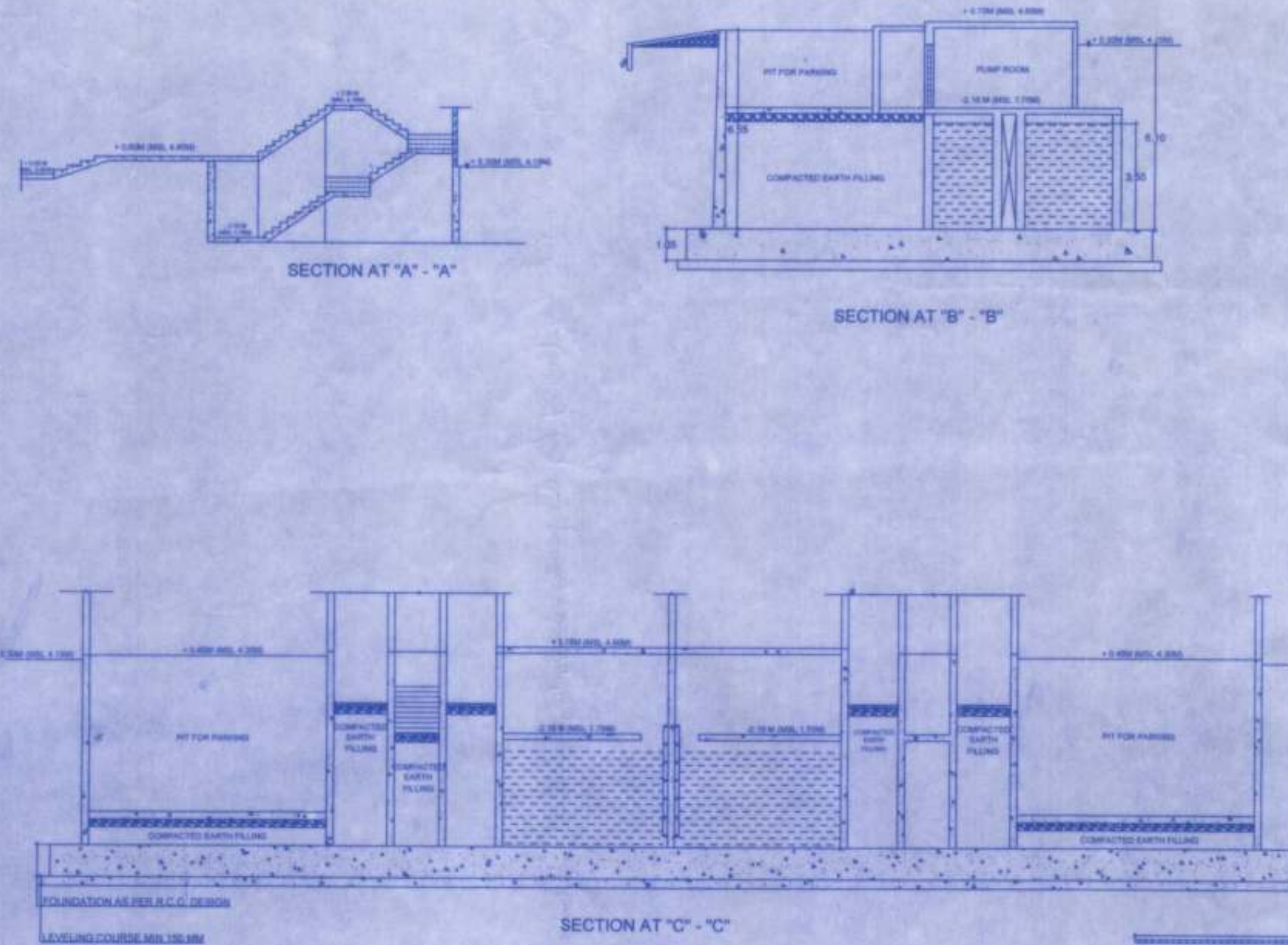


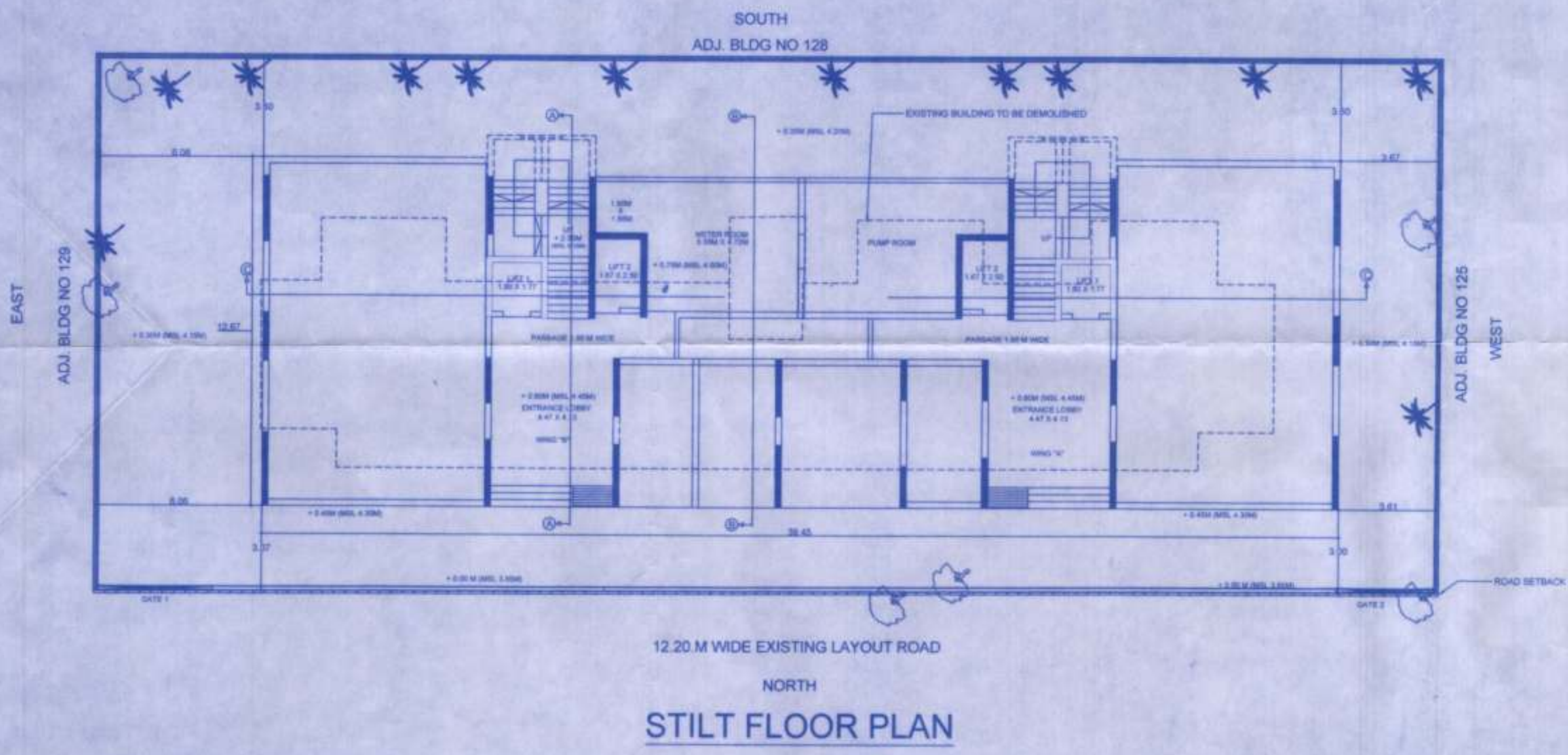
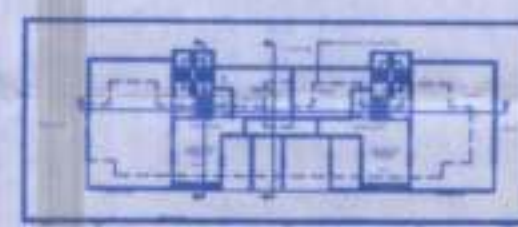


ROAD SET BACK AREA DIAGRAM
SCALE 1:100



Plot Area Calculation

1	0.5 X 52.91 X 17.90	=	473.54
2	0.5 X 52.91 X 17.96	=	475.29
	TOTAL	=	948.84
	ROAD SET BACK AREA		
	0.1 X 49.11	=	4.91
	TOTAL PLOT AREA	=	953.75



CERTIFICATE OF AREA

CERTIFIED THAT I HAVE CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DATED - "15/01/2021" AND THAT THE DIMENSION OF THE SIDES OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS 953.75 SQ.MTRS. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP AND T.P. RECORDS

SIGNATURE OF ARCHITECT

CERTIFICATE OF AREA

PROFORMA "A"

Sl. No.	DESCRIPTION	SQ. MT.
1	Area of the Plot as per MHADA Layout & Offer letter dated 12.08.2021	953.75
2	Deduction for 20% Recreational Ground/ 10% Amenity Space	0.00
3	Least area considered for FSI	953.75
4	DEDUCTIONS FOR	
5	Road Set Back Area	4.91
6	Proposed Road	
7	Any Reservation	
8	Amenity Space As per DCPR-2034	
9	Other	
10	Deductions for 10% Recreational Ground/ 10% Amenity Space	0.00
11	Net Area of Plot	948.84
12	Additional for Floor Space Index	
13	2(a)/2(b) 100% of DP Road / Set Back/ Access Road for FSI Purpose Only	4.91
14	Total Area (5 x 6)	953.75
15	Gross Plot Area Considered for FSI	953.75
16	Floor Space Index Permissible	0.00
17	Permissible BUA	0.00
18	Additional BUA as per MHADA Offer letter	0.00
19	Total BUA Permissible	0.00
20	Total BUA Proposed	953.75
21	Proposed BUA	
22	Residential	953.75
23	Commercial	0.00
24	Floor Space Index Consumed	0.00
25	DETAILS OF F.S.I. utilised as per DCPR 2034 - 3N(1)	
26	Fungible BUA Permissible (1 x 35%)	0.00
27	Fungible BUA Proposed (1 x 35%)	0.00
28	Fungible Compensatory Area for rebat components without charging premium (1211.40 x 35%)	0.00
29	Fungible BUA for sale component by changing premium	0.00
30	Total Gross Permissible BUA (1) including FC F.S.I	0.00
31	Total Proposed BUA (1) including FC F.S.I	0.00
32	TENEMENT STATEMENT	
33	PROPOSED AREA	0.00
34	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP etc.)	0.00
35	AREA AVAILABLE FOR TENEMENTS	0.00
36	TENEMENT PERMISSIBLE	
37	TENEMENTS PROPOSED	0
38	TENEMENTS EXISTING	0
39	TOTAL TENEMENTS ON THE PLOT	0
40	PARKING STATEMENT	
41	PARKING REQUIRED BY REGULATION FOR	
42	CAR	
43	SCOOTER / MOTOR CYCLE	
44	OUTSIDERS (VISITORS)	
45	COVERED GARAGES PERMISSIBLE	
46	CAR	
47	SCOOTER / MOTOR CYCLE	
48	OUTSIDERS (VISITORS)	
49	TRANSPORT VEHICLE PARKING STATEMENT	
50	SPACES FOR TRANSPORT VEHICLE PARKING REQ. BY REGULATIONS	0.00
51	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	0.00
52	PROFORMA "B"	
53	CONTENT OF SHEET	
54	STILT FLOOR PLAN, LOCATION PLAN, BLOCK PLAN, PLOT AREA DIAGRAM, & AREA CALCULATION	
55	SECTION A-A, SECTION B-B, SECTION C-C, UG TANK SECTION	
56	PLAN FOR APPROVAL	
57	ARCHITECT NOTES:-	
58	ALL DIMENSIONS ARE IN METER.	
59	SCALE USED:	
60	1) FLOOR PLAN - 1:100 2) BLOCK PLAN - 1:500	
61	3) LOCATION PLAN - 1:4000	
62	THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR - 2034	
63	AND AS PER PREVAILING REGULATION AND CIRCULAR ISSUED BY	
64	MCGM AND MHADA TIME TO TIME.	
65	GUIDE LINE ISSUED IN EODB FOLLOWS.	
66	THE ARITHMETICAL CALCULATIONS CHECKED BY ME AND FOUND	
67	CORRECT.	
68	DESCRIPTION OF PROPOSAL & PROPERTY	
69	PROPOSED REDEVELOPMENT OF EXISTING BLDG NO. 127, KNOWN	
70	AS "NEHRU NAGAR SINDHU SAGAR CHS LTD. " ON PLOT BEARING	
71	CTS NO. 2 (Pt.) OF VILLAGE KURLA, AT NEHRU NAGAR, KURLA	
72	(EAST) - MUMBAI 400 024	
73	NAME OF THE SOC.	
74	NEHRU NAGAR SINDHU SAGAR CHS LTD	
75	C.A. HOLDERS	
76	M/s. EKDANTA CONSTRUCTIONS AND DEVELOPERS	
77	Signature of Architect	
78	Signature of Engineer	
79	Signature of Surveyor	
80	Signature of Valuer	
81	Signature of Notary	
82	Signature of Other	
83	JOB NO.	
84	DRG NO.	
85	DATE	14/09/21
86	SCALE	
87	CHECKED BY	
88	DRAWN BY	
89	SHRADDHA PARANJPE	
90	LICENSE NO CA/2008/41812	
91	NAV RACHANA	
92	363 OM RAGHUVEER, SAMANT WADI,	
93	OPP. UTHAL SAR TMC SCHOOL,	
94 <td UTHAL SAR, THANE (WEST)		

Approved subject to conditions mentioned in this office Letter No. Mhada-22/916/2021

Date: 14 OCT 2021

Ex. Eng. Bldg. Maharashtra Housing & Area Development Authority