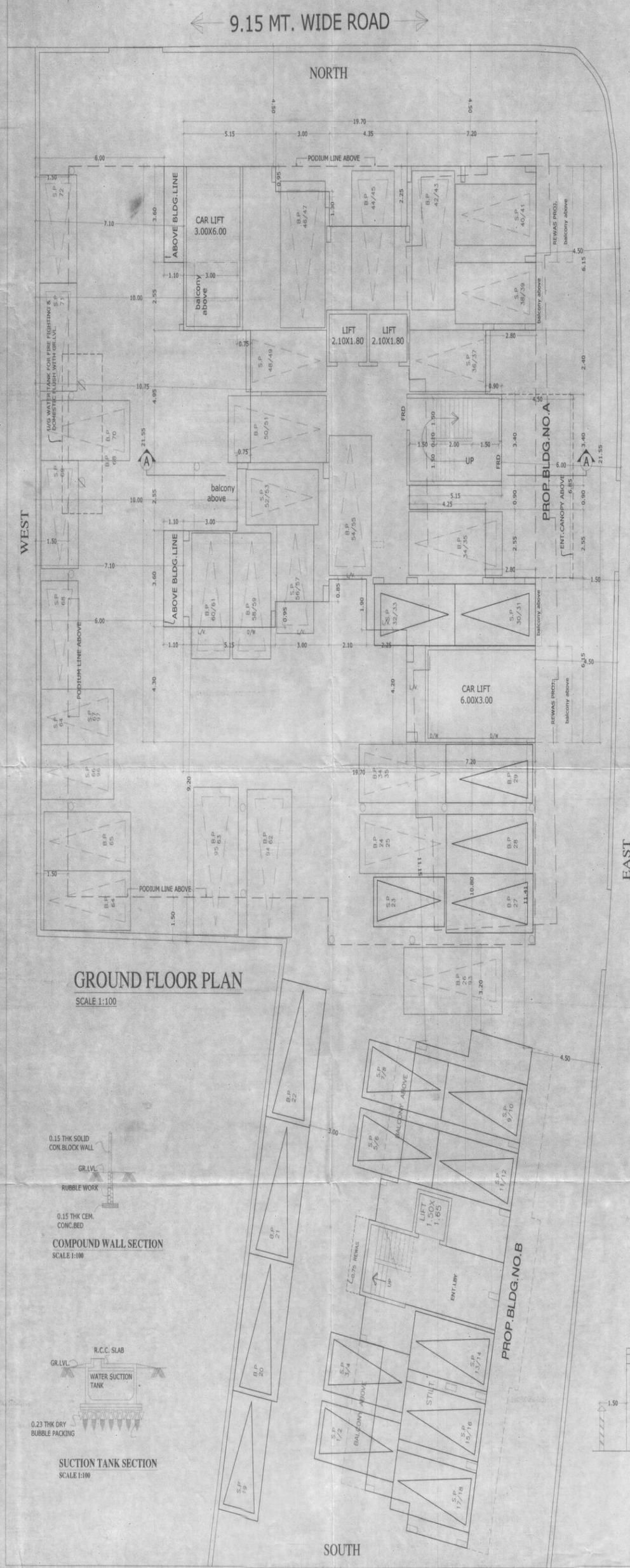


GROUND FLOOR PLAN

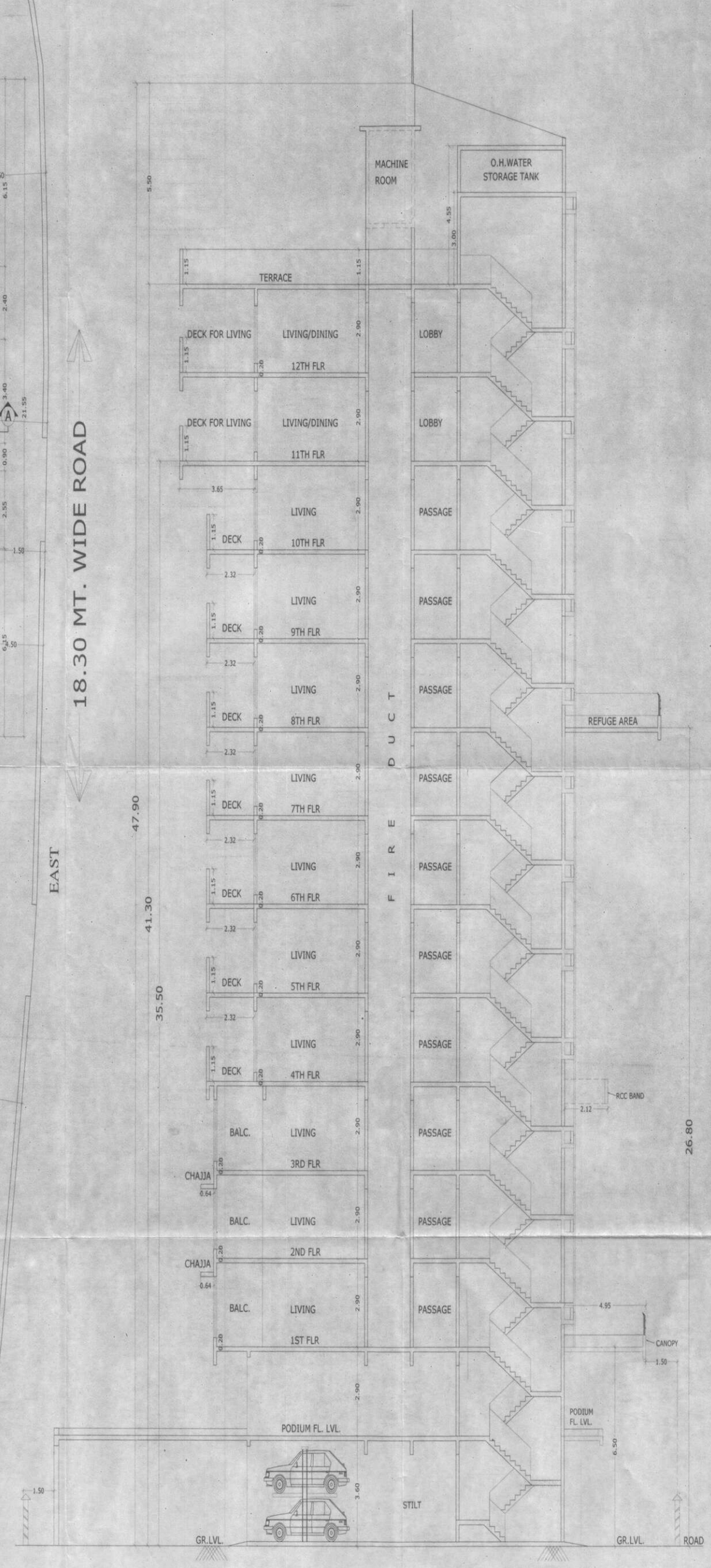
SCALE 1:100

COMPOUND WALL SECTION

SCALE 1:100

SUCTION TANK SECTION

SCALE 1:100



SECTION A-A

SCALE 1:100

1/5

A	PROFORMA - A	SQ.MTS.
1	AREA OF PLOT	2103.92
2	DEDUCTIONS FOR a) ROAD-SET BACK AREA b) PROPOSED D.P. ROAD (AREA NOT CLAIMED IN FSI) c) ANY RESERVATIONS (Sub-plot) d) % Amenity Space as per DCR 56/57 (Sub-plot) OTHER	---
3	Balance area of plot (1 Minus 2)	2103.92
4	Deduction for 15% Recreational Ground/10% Amenity Space (if deductible for ind)	-
5	Net area of plot (3 minus 2)	2103.92
6	Additions for floor space index 2(a) 100% for D.P. Road 2(b) 100% for Set-Back (restricted to 40% or 80% of "3"	---
7	TOTAL AREA (5 plus 6)	2103.92
8	Floor Space Index Permissible	2.50
9	PERMISSIBLE AREA	-
	a) EXISTING F.S.I = 2391.20 b) ADDITIONAL F.S.I ALLOTED BY MHADA = 1195.60 C) ADDITIONAL F.S.I ALLOTED BY MHADA = 1462.60	
	TOTAL AREA PERMISSIBLE AS PER MHADA = 5049.40 D) ADDITIONAL F.S.I ALLOTED BY MHADA VIDE NOC DATED 28.01.2016 = 210.40	5049.40 210.40
	E) LAST ADDITIONAL MHADA F.S.I. AMENDED IOA APPROVED U.NO.MH/EE/BP/GM/MHADA-104/332/2019 DTD.10-06-2019	760.00
	F) ADDITIONAL MHADA F.S.I. ALLOTED VIDE MHADA NOC CO/MB/REE/NOC/F-468/2564/2021 DTD.20-10-21	1343.92
10	Permissible Floor Area	7363.72
11	PROPOSED AREA BLDG. NO. B	912.94
	PROPOSED AREA BLDG. NO. C	2630.79
	PROPOSED AREA BLDG. NO. A (2710.65 + 1100.00)	3810.65
12	EXCESS BALCONY AREA TAKEN IN F.S.I	
13	TOTAL PROPOSED BUILT UP AREA (912.94 + 2630.79 + 3810.65)	7354.38
14	F.S.I. Consumed on net holding = 13/3	3.496
B	**Details of Residential / Non-Residential Area**	
1	Purely Residential Built Up Area (BLDG.NO.A) (2710.65 + 1100)	3810.65
2	Remaining Non-Residential Built Up Area	-
C	**Details of FSI availed as per DCR 35 (4)**	
1	Fungible Built Up Area component PERMISSIBLE vide DCR 35(4) for purely Residential (1100 x 0.35)	385.00
1a	Fungible Built Up Area component PROPOSED vide DCR 35(4) for purely Residential	76.94
2	Fungible Built Up Area component Permissible vide DCR 35(4) for Non-Residential = or (B2 x 0.35)	-
3	Total Fungible Built Up Area Proposed (Resi.)(1a + 2)	76.94
4	Total Fungible Built Up Area Proposed (Comm.)	-
5	Total Gross Built Up Area Proposed	
	Total Gross Built Up Area Proposed (WING - A) = 3810.65+76.94	3887.59
	Total Gross Built Up Area Proposed (WING - B) = 912.94	912.94
	Total Gross Built Up Area Proposed (WING - C) = 2630.79+419.71 AS PER APPROVED PLAN OF WING - C DTD. 20-12-2021	3050.50
	Total Gross Built Up Area Proposed (WING - A+B+C) (7354.38+496.65)	7851.03
D	**TENEMENT STATEMENT**	
1	PROP. AREA (ITEM A -11 ABOVE)	7851.03
2	LESS DEDUCTION OF NON RESI. AREA(SHOP & Etc.)	-
3	AREA OF TENEMENTS.	7851.03
4	TENEMENTS PERMISSIBLE (450/HECTARE)	353.00 Nos.
5	TENEMENTS EXISTING	NIL
6	TENEMENTS PROPOSED	39 Nos.
-	TOTAL TENEMENTS (5+6)	39 Nos.
E	**PARKING STATEMENT**	
1	TOTAL PARKING REQUIRED BY REGULATIONS	------
	OUTSIDERS (VISITORS)	------
	SHOPS	------
2	TOTAL PARKING EXISTING	------
3	TOTAL PARKING REQUIRED	------
4	TOTAL PARKING PROVIDED	------
F	**LOADING & UNLOADING STATEMENT**	
1	LOADING & UNLODING REQUIRED	N.A.
2	TOTAL LOADING UNLODING PROVIDED	N.A.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES,ETC.,OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 2103.92 SQ.MT. (TWO THOUSAND ONE HUNDRED AND THREE POINT NINETY TWO) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P.S. RECORDS

SIGNATURE OF L.S.

PROFORMA - B

CONTENTS OF THE SHEET

GROUND FLOOR PLAN, BLOCK PLAN & LOCATION PLAN

DESCRIPTION OF PROP. & PROPERTY

PROPOSED BUILDING A ON PLOT BEARING
C.T.S NO.18 OF VILLAGE VILE PARLE (WEST)
AT JU.V.P.D SCHEME, VILEPARLE (WEST) MUMBAI

Approved subject to conditions mentioned in this office Letter No. MHada-/104/1023/2022
Dt. 17 JAN 2022
Ex. Eng. Bldg. Permission Cell Greater Mumbai (W.S.)
Maharashtra Housing & Area Development Authority

NAME, ADDRESS & SIGNATURE OF OWNER

ADITYA CO. OP. HSG. SOC. LTD.
VILLAGE - JUHU, J.V.P.D.
VILEPARLE(W),MUMBAI.

DRAWN BY	CHECKED BY	SCALE	DATE
		AS NOTED	

NAME, ADDRESS & SIGNATURE OF L.S.

D/294/LS

ELLORA
PROJECT CONSULTANTS PVT. LTD.
317-321, NINAD C'OS LTD.BLDG. NO.7,
KHER NAGAR, SERVICE ROAD,
BANDRA (E), MUMBAI
TEL : 02226474144 / 26474177