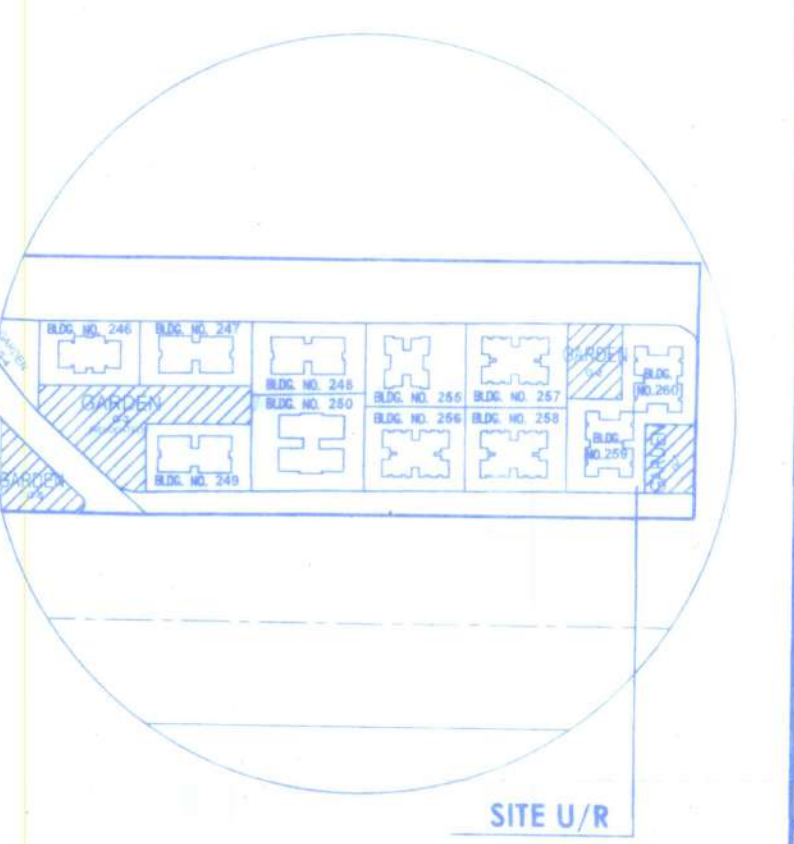
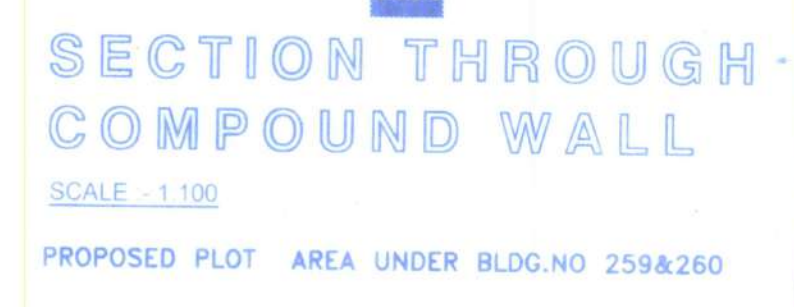
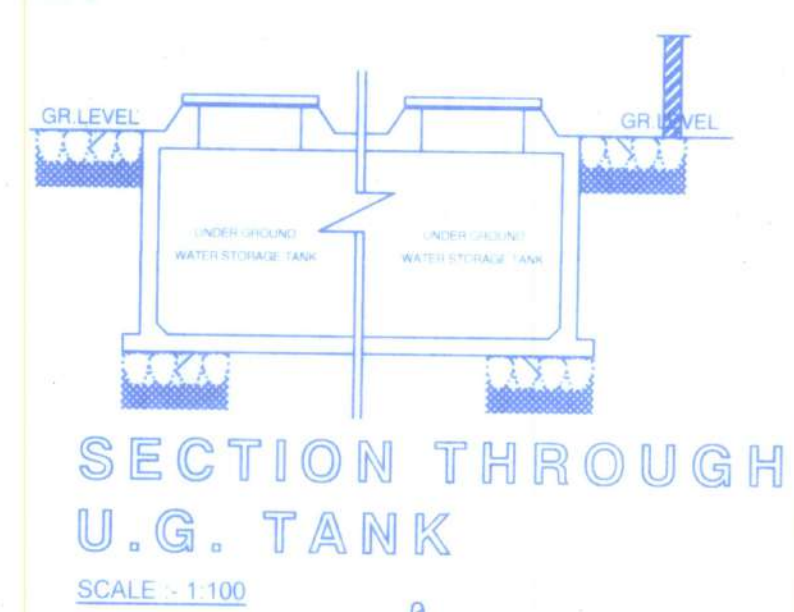
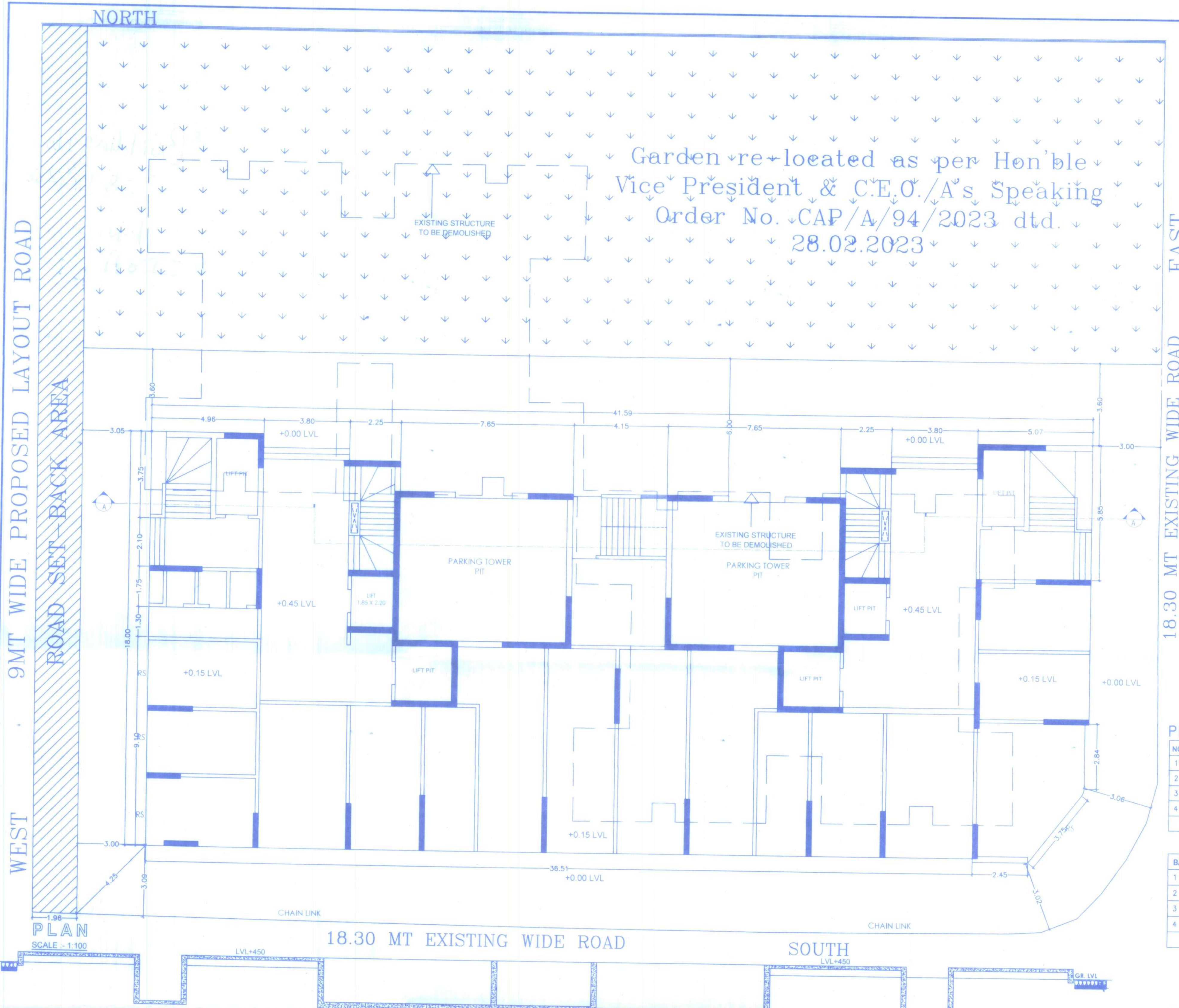




PLOT AREA CALCULATION

NO.	DIMENSION	AREA
1	1/2 X 62.78 X 30.52 X 1 NO	= 958.02 SQ.MT.
2	1/2 X 62.78 X 27.51 X 1 NO	= 863.54 SQ.MT.
3	1/2 X 39.06 X 4.20 X 1 NO	= 82.03 SQ.MT.
4	2/3 X 8.26 X 0.99 X 1 NO	= 5.45 SQ.MT.
TOTAL ADDITION		= 1909.04 SQ.MT. X

BALANCE AREA CALCULATION OF PLOT 259/260

1	1/2 X 53.64 X 21.86 X 1 NO	= 586.29 SQ.MT.
2	1/2 X 53.64 X 19.68 X 1 NO	= 527.82 SQ.MT.
3	1/2 X 25.24 X 3.66 X 1 NO	= 46.19 SQ.MT.
4	2/3 X 8.25 X 0.99 X 1 NO	= 5.46 SQ.MT.
TOTAL ADDITION		= 1165.76 SQ.MT. X

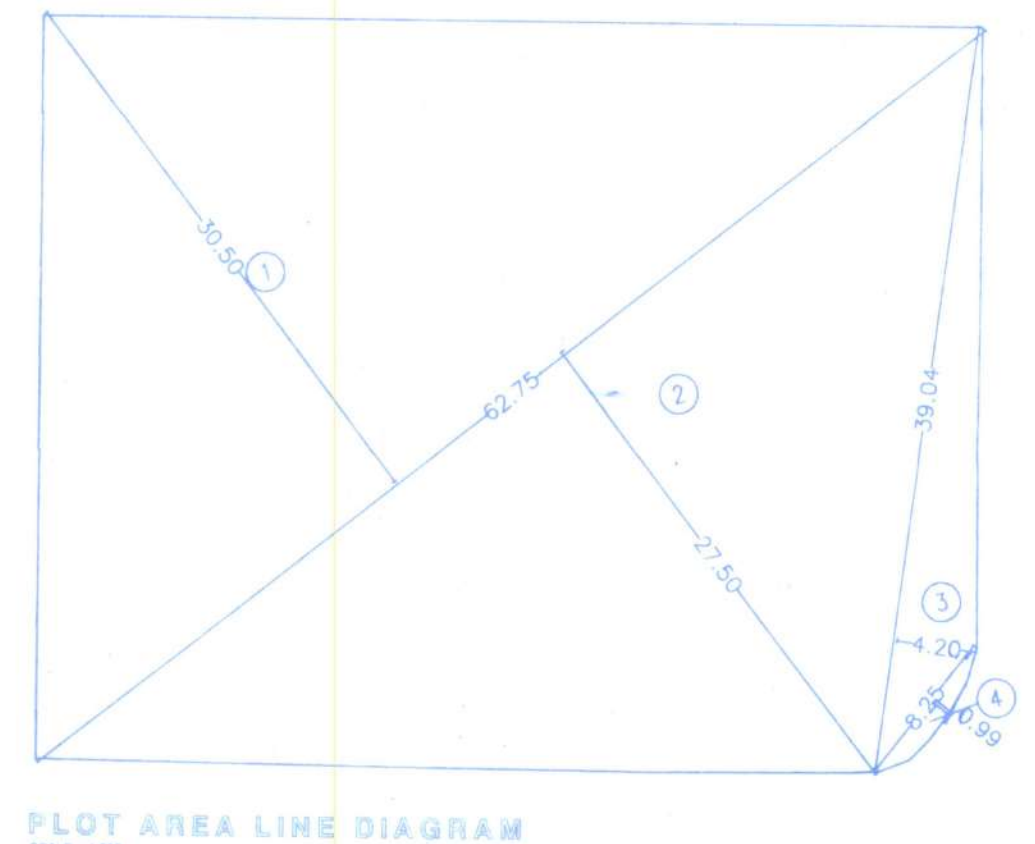
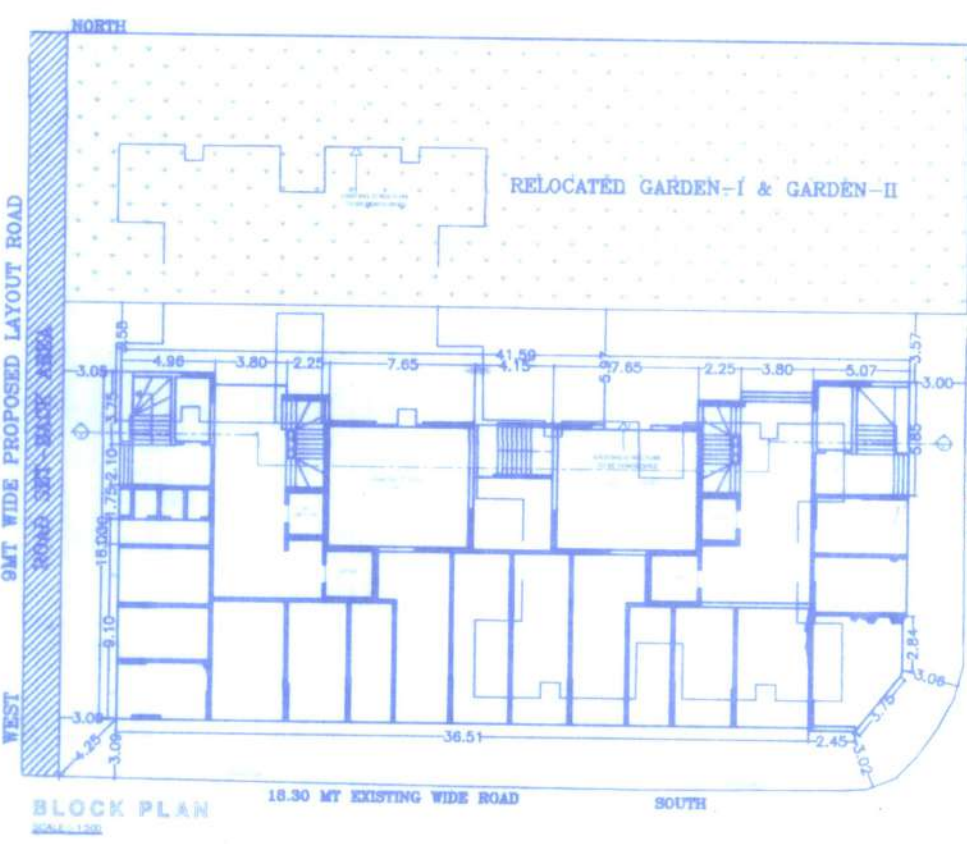
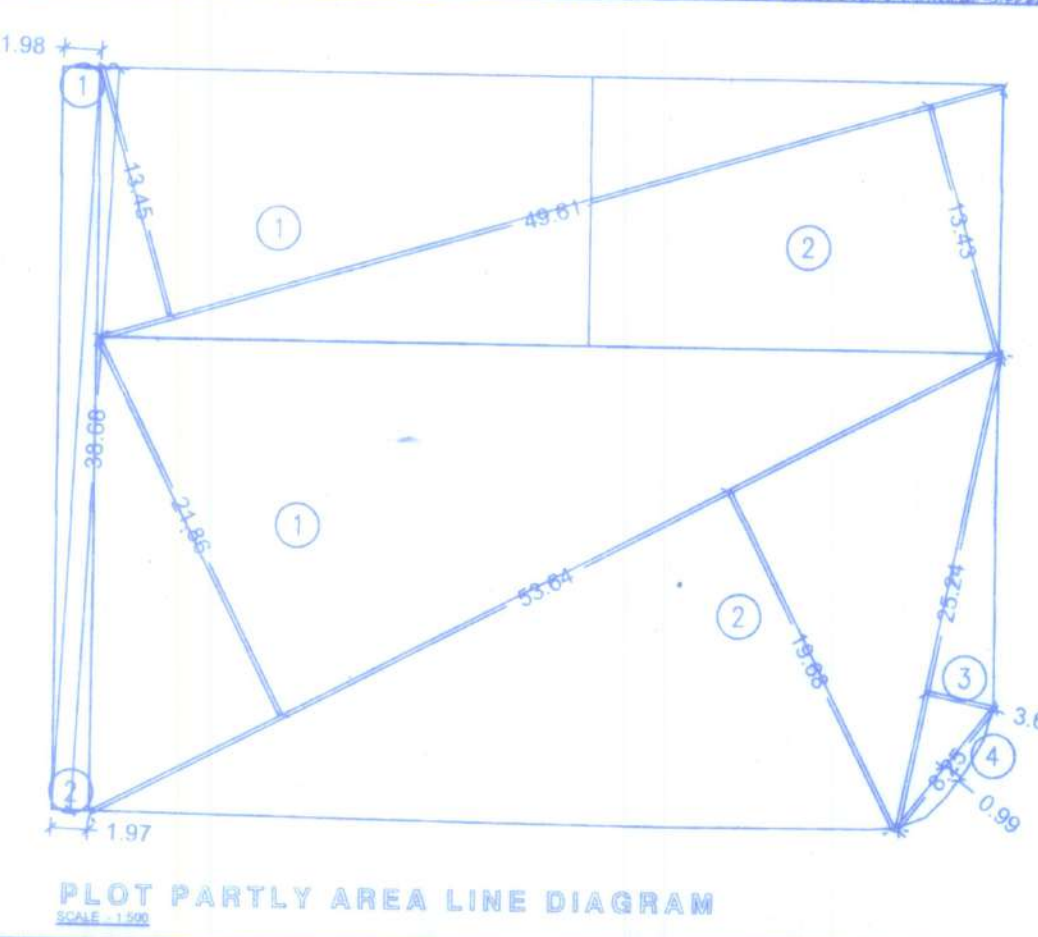
SECTION AA'
SCALE - 1:100

AREA CALCULATION OF RELOCATED PLOT OF GARDEN

1	1/2 X 49.61 X 13.45 X 1 NO	= 333.63 SQ.MT.
2	1/2 X 49.61 X 13.436 X 1 NO	= 333.27 SQ.MT.
TOTAL ADDITION		= 666.9 SQ.MT. X

AREA CALCULATION OF ROAD SETBACK AREA

1	1/2 X 38.68 X 1.98 X 1 NO	= 38.29 SQ.MT.
2	1/2 X 38.68 X 1.97 X 1 NO	= 38.09 SQ.MT.
TOTAL ADDITION		= 76.38 SQ.MT. X



P R O F O R M A - A

A. AREA STATEMENT

	SQ.MT.	SQ.MT.
1. (a) AREA OF PLOT INCLUDING D.P. RESERVATION GARDEN-I & GARDEN-II		1909.04
(b) AREA OF PLOT AS PER REVISED LAYOUT EXCLUDING GARDEN-I & GARDEN-II		1242.14
2. DEDUCTIONS FOR ...		
(a) Road Set-Back (UNDER BLDG. 259, AREA & EXCLUDING SETBACK AREA OF GARDEN-I)	47.00	
(b) Proposed Road	0.00	
(c) Any Reservation (D.P. RESERVATIONS) GARDEN - (303.36) + GARDEN - (363.54) = 666.90 SQ.MT.	666.90	
3. BALANCE AREA OF PLOT (1 minus 2)		
4. DEDUCTION FOR 15% RECREATIONAL GROUND	0.00	
5. NET AREA OF PLOT (3 minus 4)		0.00
6. ADDITIONS FOR FLOOR SPACE INDEX		
(a) 100% 2(a) (ROAD SET-Back AREA)	0.00	
(b) 100% 2(b) (restricted to 80% of 5 above)	0.00	
7. TOTAL PLOT AREA (5+6+7)		1242.14
8. FLOOR SPACE INDEX PERMISSIBLE		
9. ADDITIONAL ALLOTTED BY MHADA NOC No	0.00	
(a) Existing built up area		0.00
(b) In lieu of 2.50/3.00 fsi		0.00
(c) In lieu of Prorata fsi @ 55.53 sq.mt. x 40 Ts		0.00
10. Additional VP cotta		0.00
11. TOTAL PERMISSIBLE BUILT UP AREA (9)		0.00
12. TOTAL PROPOSED BUILT UP AREA		0.00
13. FSI CONSUMED ON NET HOLDING = 12/3		0.00

B. DETAILS OF FSI AVAILABLE AS PER DCPR 31(3)

1. NON-RESIDENTIAL FUNGIBLE BUILT-UP AREA COMPONENT		
(a) Non Residential Built-up Area	0.00	
(i) Permissible Fungible Area 0.20 x B(a)	0.00	
(ii) Now Claimed Fungible Area	0.00	
(b) Total Fungible Area	0.00	
2. RESIDENTIAL FUNGIBLE BUILT-UP AREA COMPONENT		
(a) Residential Built-up Area (12 - B(a))	0.00	
(i) Permissible Fungible Area 0.35 x B(a) Existing Tenant Free 30% fungible	0.00	
(ii) Now Claimed Fungible Area	0.00	
(b) Total Fungible Area	0.00	

C. TENEMENT STATEMENT

(i) Proposed Area	0.00	
(ii) Less Deduction of Non Residential Area	0.00	
(iii) Area Available For Tenements C (i) - C(ii)	0.00	
(iv) Tenements Permissible (Density of tenements/hectare)	0.00	
(v) Tenements Proposed	0.00	
(vi) Tenements Existing	0.00	
(vii) Total Tenements ON The Plot	0.00	

D. PARKING STATEMENT

(i) Required Car Parking By Regulation (residential + non residential)	0.00	
(ii) Required res. 10% Visitor + non res. 10% Car Parking By Regulation	0.00	
(iii) Total residential + non residential Car Parking Required	0.00	
(iv) Car Parking Proposed As Per Concession	0.00	
(v) Maximum 50% Additional Parking Permissible as per DCPR 31(1)(v)	0.00	
(vi) 50% Additional Parking Proposed As Per Concession	0.00	
(vii) Total Car Parking permissible	0.00	
(viii) Total Car Parking Proposed	0.00	

NOTES :-

- 1) ALL DIMENSIONS ARE IN METERS
- 2) SCALE USE
- 3) FLOOR PLANS = 1:100
- 4) BLOCK PLANS = 1:500
- 5) LOCATION PLANS = 1:4000
- 6) THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034
- 7) GUIDELINES ISSUED IN E.O.D.B. IS FOLLOWED
- 8) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND IN CORRECT.

CERTIFICATE OF AREA :

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 20/07/2021 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED IN SITE AND THE AREA SO WORKED OUT IS 1242.14 SQ.M. ONE THOUSAND FOUR HUNDRED AND FORTY TWO POINT ONE FOUR SQ.MT.

SIGNATURE OF THE ARCHITECT

P R O F O R M A - B

STAMP OF APPROVAL OF PLANS:

Approved subject to conditions mentioned in this office Letter No. MHADA-91/252/2023

Date: 2 MAR 2023

Ex. Eng. Bldg. Permissi... (E.S.) Maharashtra Housing & Area Development Authority

CONTENTS OF SHEET :

GROUND FLOOR PLAN, LOCATION PLAN, BLOCK PLAN, SITE U/R, PLOT AREA DIAGRAM AND CALCULATION, SECTION THROUGH COMPOUND WALL AND U.G. TANK, SECTION AA'

NAME AND SIGN. OF OWNER :

For ADITYARAJ HOUSING DEVELOPERS

Partner

JOB TITLE:

Proposed Redevelopment of Existing Building No. 259 and 260, Kannamwar Nagar Sagar Sangeet C.H.S Ltd, Kannamwar Nagar, Vikhroli (E), Mumbai - 400 083. Survey No. 113 (Part), City Survey No. 356 (Part)

JOB NO.	DWG NO.	SCALE :	DATE	DRWN BY	CHK. BY	REV. NO.
	1/1	AS STATED	09.01.2023	NAMITHA	ANKIT	

NORTH

ANKIT M. MAKANI
 Registered Architect
 CA/2016/78764
 REG. NO. CA/2016/78764

209
253
260
KN