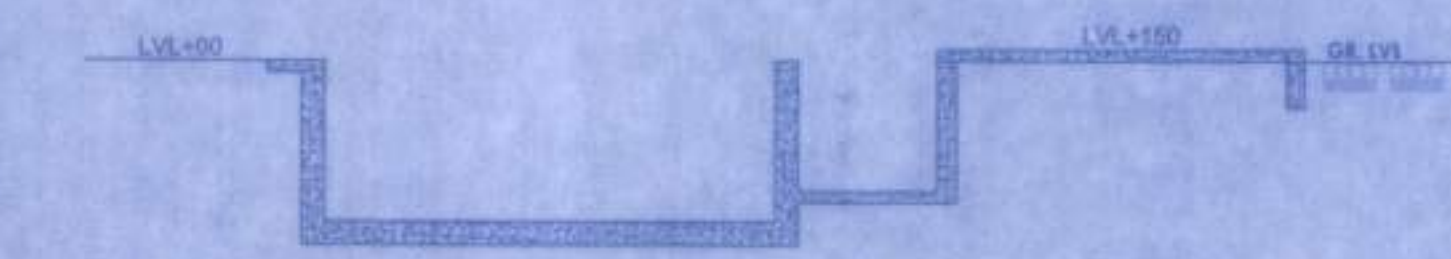
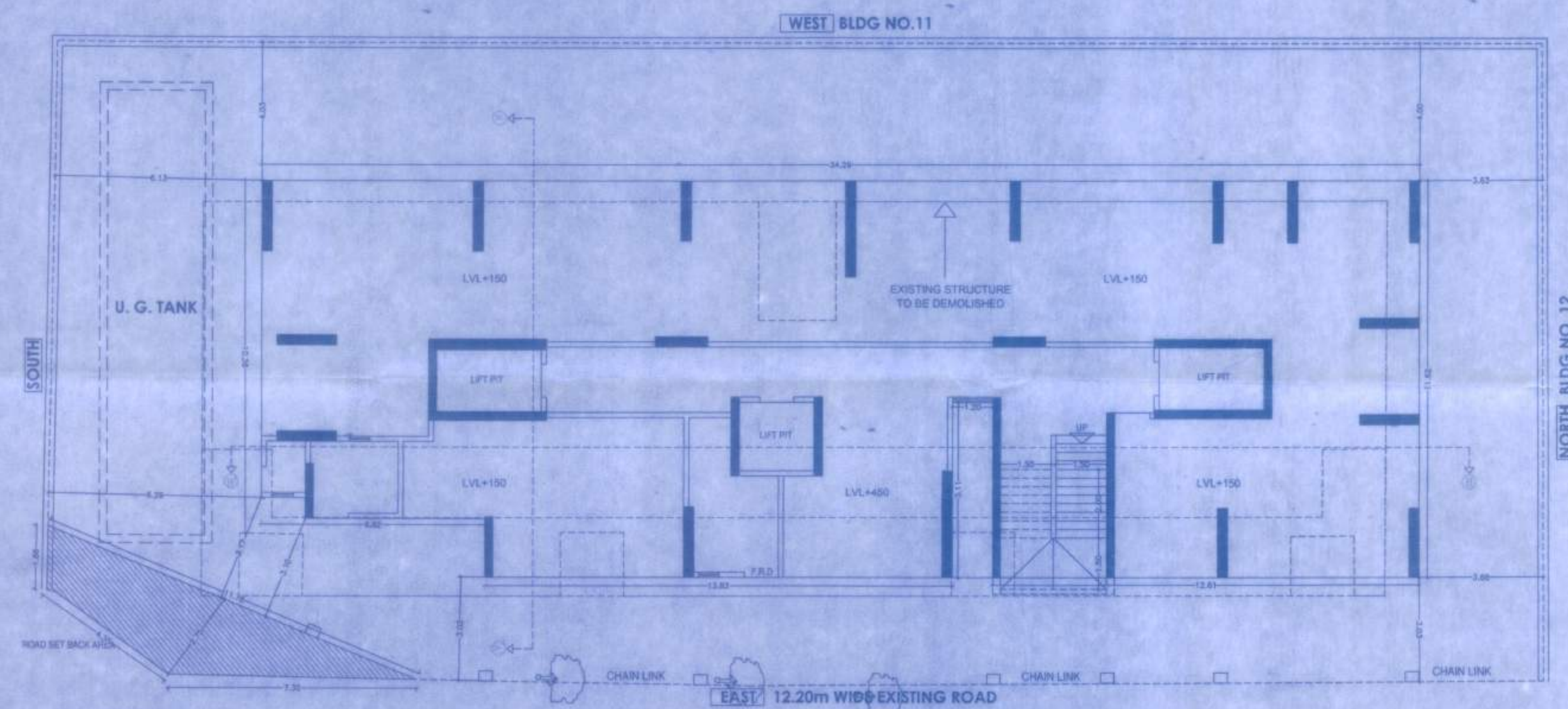


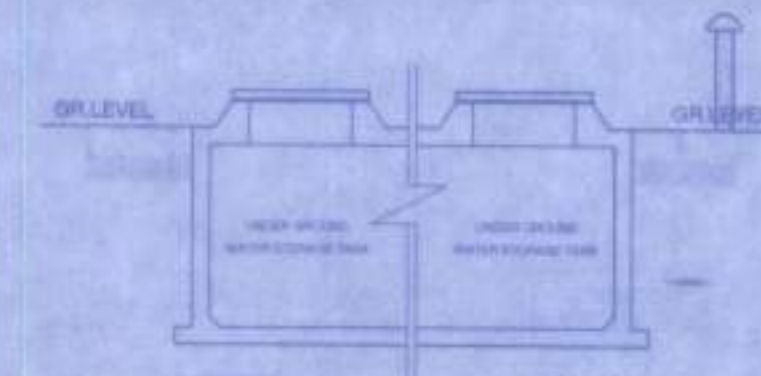
SECTION BB'
SCALE - 1:100



SECTION AA'
SCALE - 1:100



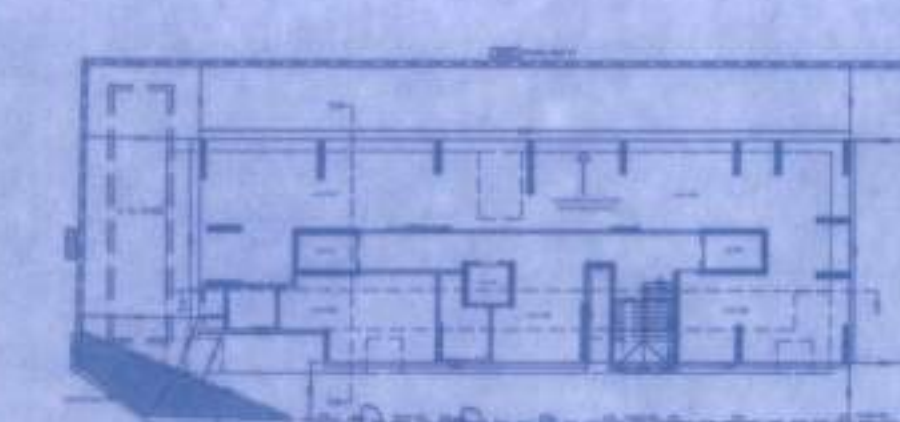
GROUND FLOOR PLAN
SCALE - 1:100



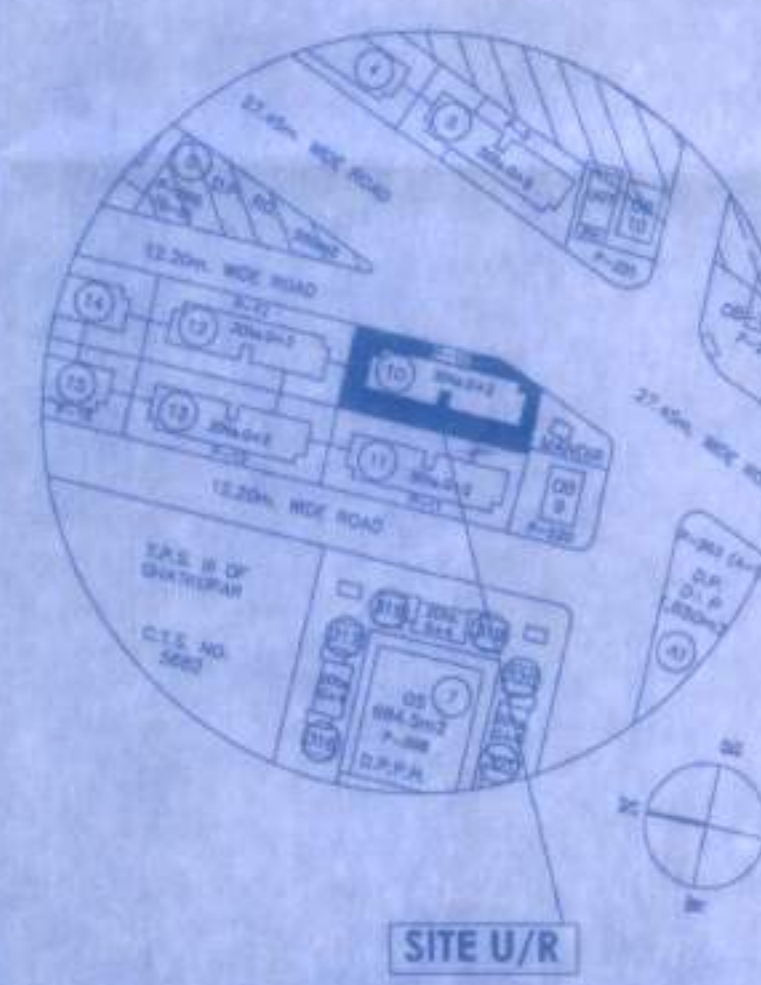
SECTION THROUGH U.G. TANK
SCALE - 1:100



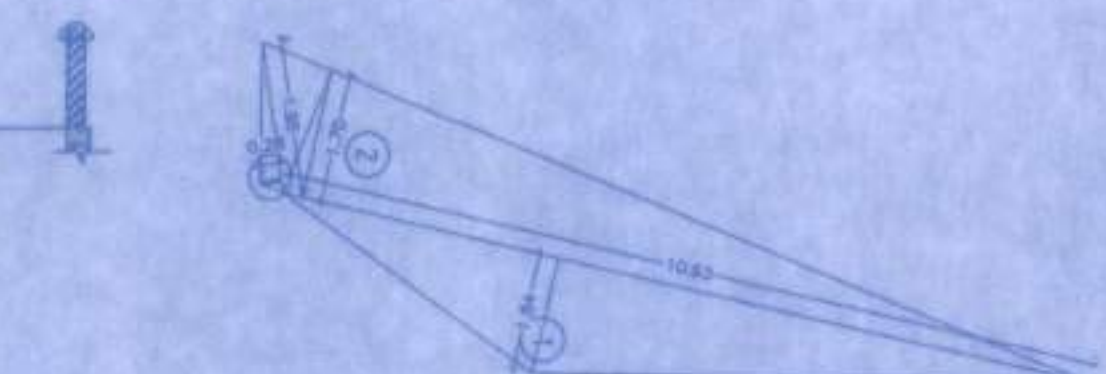
SECTION THRO' COMPOUND WALL
SCALE - 1:100



BLOCK PLAN
SCALE - 1:500



SITE U/R



PLOT IN ROAD SET-BACK AREA LINE DIAGRAM
SCALE - 1:100

SET BACK AREA CALCULATION

UNDER PLOT OF THE EX.BLDG.NO 10

1	1/2 X 10.93 X 1.54 X 1ND	=	8.42 SQ.MT.
2	1/2 X 10.93 X 1.70 X 1ND	=	9.29 SQ.MT.
3	1/2 X 1.98 X 0.28 X 1ND	=	0.28 SQ.MT.
TOTAL ADDITION		=	17.99 SQ.MT.

PLOT AREA LINE DIAGRAM
SCALE - 1:500

PLOT AREA CALCULATION UNDER BLDG.NO 10

1	29.95 X	14.58 X	0.5 =	218.3355
2	44.62 X	7.40 X	0.5 =	165.094
3	46.78 X	3.34 X	0.5 =	78.1226
4	46.78 X	15.17 X	0.5 =	354.8263
5	16.16 X	0.30 X	0.5 =	2.424
TOTAL AREA		=	818.8024	

PROFORMA - A

A. AREA STATEMENT	SQ.MT	SQ.MT
1. (a) AREA OF PLOT (as per demarcation by MHADA)		818.80
(b) AREA OF PLOT AS PER N.O.C.NO. CD/MB/REI/NO.1/1-1185/013/2021		818.80
2. DEDUCTIONS FOR		
(a) Road Set-Back Area		17.99
(b) Proposed Road		00.00
(c) Any Measurement (as per N.O.C.)		00.00
3. SURFACE AREA OF PLOT (D minus 2)		800.81
4. DEDUCTION FOR 1ST RECREATIONAL GROUND		00.00
5. NET AREA OF PLOT (3 minus 4)		800.81
6. ADDITIONS FOR FLOOR SPACE INDEX		
(a) 100% 2(a) (restricted to 80% of 5 above)		00.00
(b) 100% 2(c) (restricted to 80% of 5 above)		00.00
7. TOTAL AREA (5+6+7)		800.81
8. FLOOR SPACE INDEX PERMISSIBLE		00.00
9. ADDITION ADDED BY MHADA NO.10		
(a) Existing built up area		
(b) in Reg. of 250/2001		00.00
(c) in Reg. of 250/2001 for 10 55.00 sq.m. x 30 is		
(d) Additional 100 sq.m. to 9.758 sq.m. x 30 is		
10. TOTAL PERMISSIBLE BUILT UP AREA (7 + 9)		00.00
11. TOTAL PROPOSED BUILT UP AREA		00.00
12. FSI CONSUMED ON NET HOLDING = 10/3		00.00
B. DETAILS OF FSI AVAILABLE AS PER DCPR 31(3)		
1. NON-RESIDENTIAL FUNCTIONAL BUILT-UP AREA COMPONENT		
(a) Non Residential Built-up Area		00.00
(b) Permissible Functional Area (0.35 x 818.80)		00.00
(c) Now Claimed Functional Area		00.00
2. RESIDENTIAL FUNCTIONAL BUILT-UP AREA COMPONENT		
(a) Residential Built-up Area		00.00
(b) Permissible Functional Area		00.00
(c) Now Claimed Functional Area		00.00
C. TENEMENT STATEMENT		
(a) Proposed Area		00.00
(b) Less Deduction of Non Residential Area		00.00
(c) Area Available for Tenements C (i) - C (b)		00.00
(d) Tenements Permissible (Density of tenements/hectares)		000
(e) Tenements Proposed		000
(f) Tenements Existing		000
(g) Total Tenements ON The Plot		000
D. PARKING STATEMENT		
(a) Required Car Parking By Regulation		000
(b) Required 5X Visitor Car Parking By Regulation		000
(c) Total Car Parking Required		000
(d) Car Parking Proposed As Per Concession		000
(e) Maximum 50% Additional Parking Permissible as per DCPR 31(1)(v)		000
(f) 50% Additional Parking Proposed As Per Concession		000
(g) Total Car Parking Proposed		000

- NOTES:-
- 1) ALL DIMENSIONS ARE IN METERS
 - 2) SCALE USE
 - 3) FLOOR PLANS = N.T.S
 - 4) BLOCK PLANS = N.T.S
 - 5) LOCATION PLANS = N.T.S
 - 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 AS PER DEMARCATION THE PLOT UNDER REFERENCE ON 25/08/2021 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 818.80 SQ.M. (EIGHT HUNDRED AND EIGHTEEN POINT EIGHT SQ.MT.)

SIGNATURE OF THE ARCHITECT

PROFORMA - B

STAMP OF APPROVAL OF PLANS:

Approved subject to conditions mentioned in this office Letter No. Mhada-11107/2022

Date 07 MAR 2022

Ex. Eng. Chdg. Permissible Development Authority (E.S.) Maharashtra Housing & Area Development Authority

NAME AND SIGN. OF OWNER :

FOR ADITYAKAJ REALTY

ROCKY PARTNER

JOB TITLE:

Proposed Redevelopment of Existing Building No. 10 KNOWN AS PANT NAGAR SHIVNERI CHS. Ltd. C.T.S. No. 5681 (pt), S. No. 236-A, Pant Nagar, Ghatkopar (E), Mumbai.

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'

JOB NO.	DWG NO.	SCALE :	DATE	DRWN BY	CHK. BY	REV. NO.
	1/1	AS STATED	25.12.2021	NAMITHA	ANKIT	---

NORTH

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

TOD
P.N
10