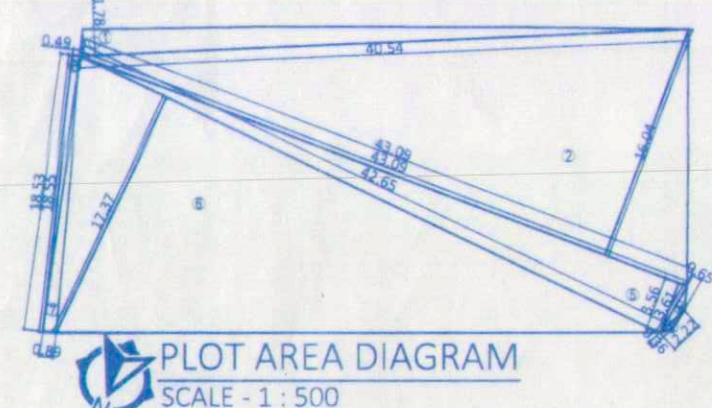
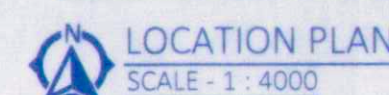
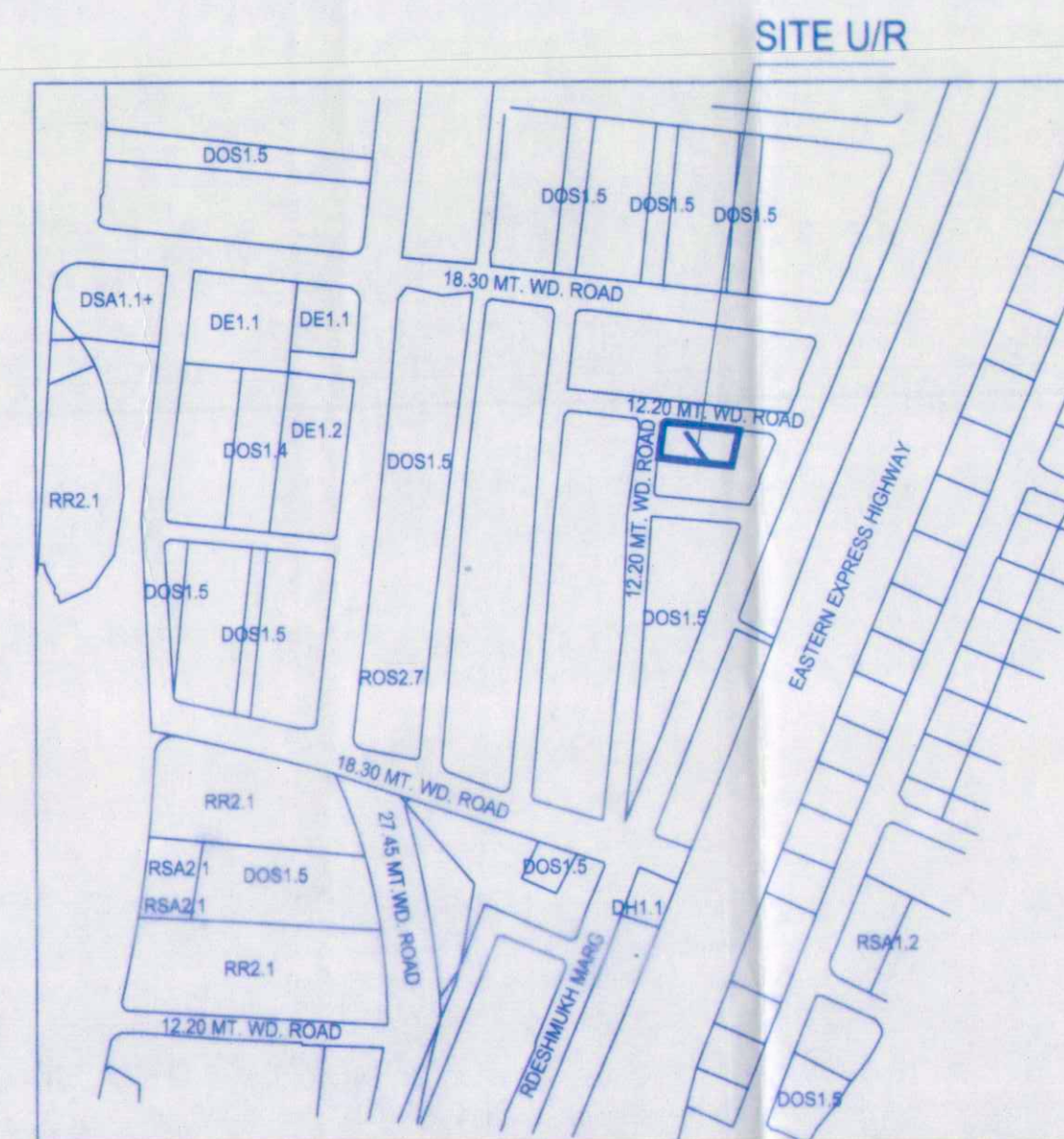
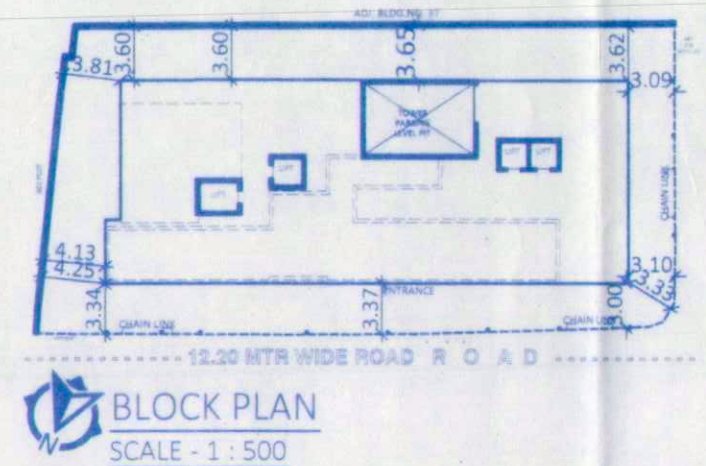
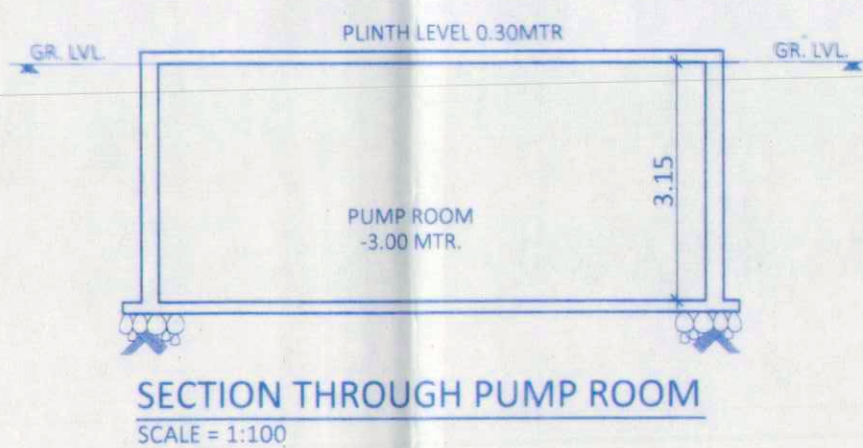




PLOT AREA CALCULATION

1	1/2 X 40.54 X 1.78 X 1 NO	=	36.08 SQ.MT.
2	1/2 X 43.09 X 16.04 X 1 NO	=	345.58 SQ.MT.
3	1/2 X 2.22 X 0.36 X 1 NO	=	0.40 SQ.MT.
4	1/2 X 3.61 X 0.70 X 1 NO	=	1.26 SQ.MT.
5	1/2 X 43.09 X 3.56 X 1 NO	=	76.70 SQ.MT.
6	1/2 X 42.65 X 17.37 X 1 NO	=	370.42 SQ.MT.
7	1/2 X 18.53 X 0.89 X 1 NO	=	8.25 SQ.MT.
8	1/2 X 18.55 X 0.49 X 1 NO	=	4.54 SQ.MT.
TOTAL ADDITION		=	843.23 SQ.MT.



A	PROFORMA-A	SQ.MT.
1	AREA OF PLOT (AS PER OFFER LETTER DTD-29-12-2021)	843.23
2	DEDUCTIONS FOR	
a)	D.P. ROAD SET-BACK AREA	
b)	PROPOSED ROAD	
c)	ANY RESERVATION	
d)	5% AMENITY SPACE AS PER DCR 56/57 (SUB-LOT)	
e)	TOTAL (a + d + c + d)	0.00
3	BALANCE AREA OF PLOT (1 - 2e)	843.23
4	DEDUCTION FOR 15% RECREATIONAL GROUND	0.00
5	NET AREA OF PLOT (3 - 4)	843.23
6	ADDITIONS FOR FLOOR SPACE INDEX	
a)	100% FOR D.P. ROAD	
b)	100% FOR PROPOSED ROAD	0.00
c)	TOTAL (a + b)	0.00
7	TOTAL AREAS (5 + 6c)	843.23
8	FLOOR SPACE INDEX PERMISSIBLE AS PER MHADA	
9	ADDITIONAL BUILT UP AREA IN THE FORM OF BALANCE B.U.A. OF LAYOUT (PRO RATA) SQMT	
10	ADDITIONAL BUILT UP AREA TO BE ALLOTTED BY MAHADA FROM DISCRETIONARY 10% QUOTA OF NON-BLE V/P FROM BALANCE B.U.A. OF LAYOUT	
11	PERMISSIBLE FLOOR AREA (7 X 8) + 9 + 10	
12	PROPOSED BUILT UP AREA	
13	EXCESS REFUGE AREA TAKEN INTO FSI	
14	PURELY RESIDENTIAL BUILT UP AREA	0.00
15	REMAINING NON-RESIDENTIAL BUILT UP AREA	
16	FSI CONSUMED (12 / 7)	0.00
17	BALANCE AREA (10 - 12)	0.00

B	DETAILS OF FSI AVAILED AS PER DCR 31(3)	
1	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 31(3) FOR PURELY RESIDENTIAL = OR < (14X0.35)	0.00
2	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 31(3) FOR NON RESIDENTIAL = OR < (15X0.35)	0.00
3	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 31(3) = (B1+B2)	0.00

C	TENEMENT STATEMENT	
a)	PROPOSED BUILT UP AREA (12 + 83.7)	0.00
b)	LESS DEDUCTIONS OF NON RESIDENTIAL AREA (15 + B2)	0.00
c)	AREA AVAILABLE FOR TENEMENTS (a - b)	0.00
d)	TENEMENTS PERMISSIBLE AS PER (450/HECTARE)	0
e)	EXISTING TENEMENTS	
f)	PROPOSED TENEMENTS	
g)	TOTAL TENEMENTS ON THE PLOT (e + f)	0

D	PARKING STATEMENT	
	TOTAL PARKING REQUIRED	
	TOTAL PARKING PROPOSED	

E	TRANSPORT VEHICLE PARKING	
	TRANSPORT VEHICLE PARKING REQUIRED	NIL
	TRANSPORT VEHICLE PARKING PROPOSED	NIL

CERTIFICATE OF AREA
 CERTIFIED THAT THE PLOT UNDER REFERENCE HAS BEEN SURVEYED BY ME ON DATE _____ & THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT AS STATED ON THE PLANS ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 843.23 SQ.MT. (EIGHT HUNDRED FOURTY THREE POINT TWENTY THREESQUARE METER) AND TALLIES WITH THE TOTAL AS STATED IN THE DOCUMENT OF OWNERSHIP.
 SIGNATURE OF ARCHITECT _____

PROFORMA-B
CONTENTS OF SHEET

PLINTH PLAN, BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM.

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

Approved subject to conditions mentioned in this office letter No. Mhada - 8/1180/2022
 Date 03 OCT 2022
 Ex. Eng. Bldg. Permission, Greater Mumbai (E.S.)
 Maharashtra Housing & Area Development Authority

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO 36 'SHREE SAI' CHSL, PROPERTY BEARING C.T.S. NO. 349/ PT) S.NO. 113(PT), TAGORE NAGAR VIKHROLI (EAST), MUMBAI- 400083.

NAME AND SIGNATURE OF OWNER

SWASTIK HOMES (SWASTIK GROUP)
 312/SWASTIK DISHA CORPORATE PARK,
 OPP. SHREYAS CINEMA LBS MARG, GHATKOPAR(WEST), MUMBAI- 4000 086.

JOB NO. 2206, DRWG. NO. [01/01], DATE [01/01], CHECKED BY ROHIT P., DRAWN BY ONKAR

NAME AND SIGNATURE OF ARCHITECT

ROHIT PARMAR
 (ARCHITECT)
 M/S. SAI SAMPADA DBS, 1002, HEADQUARTER BLDG., OPP. COLLECTOR OFFICE, BANDRA (EAST), MUMBAI - 400 051.

