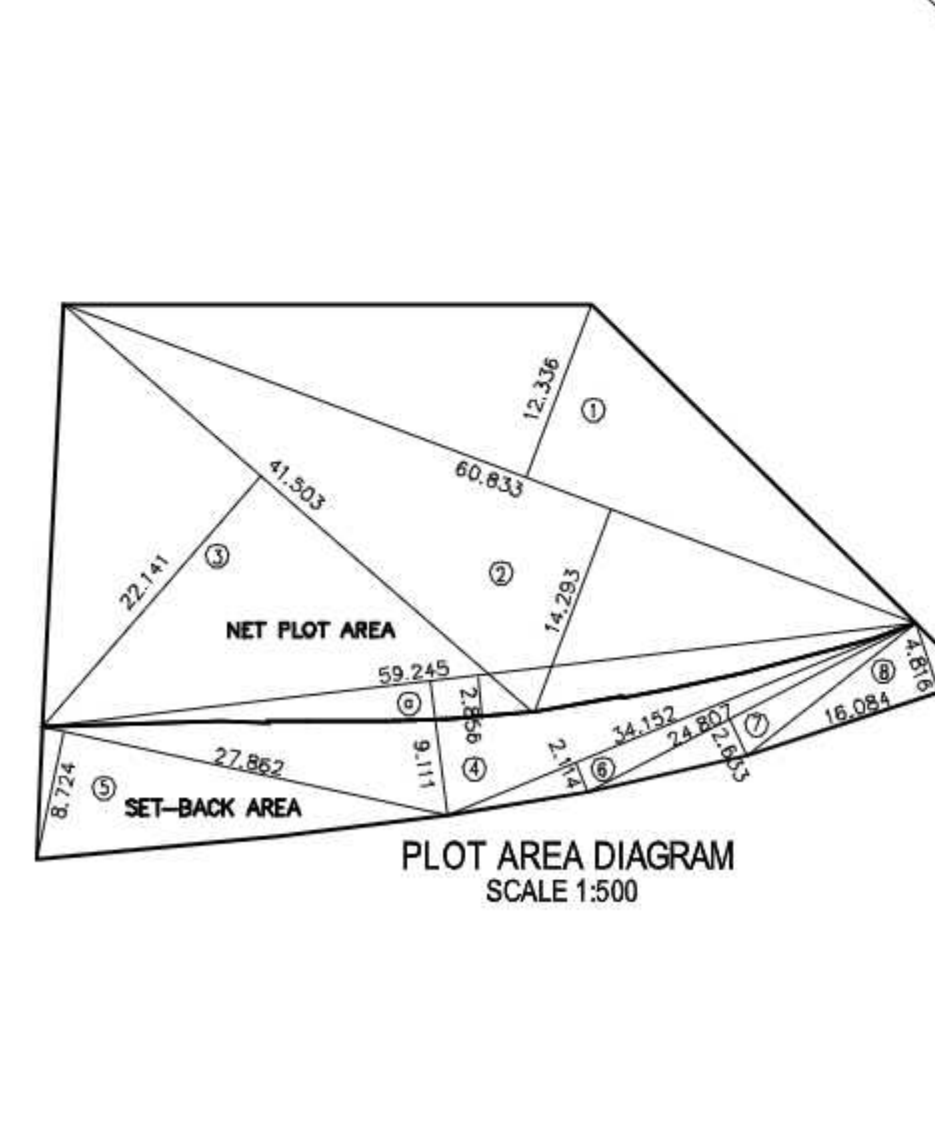
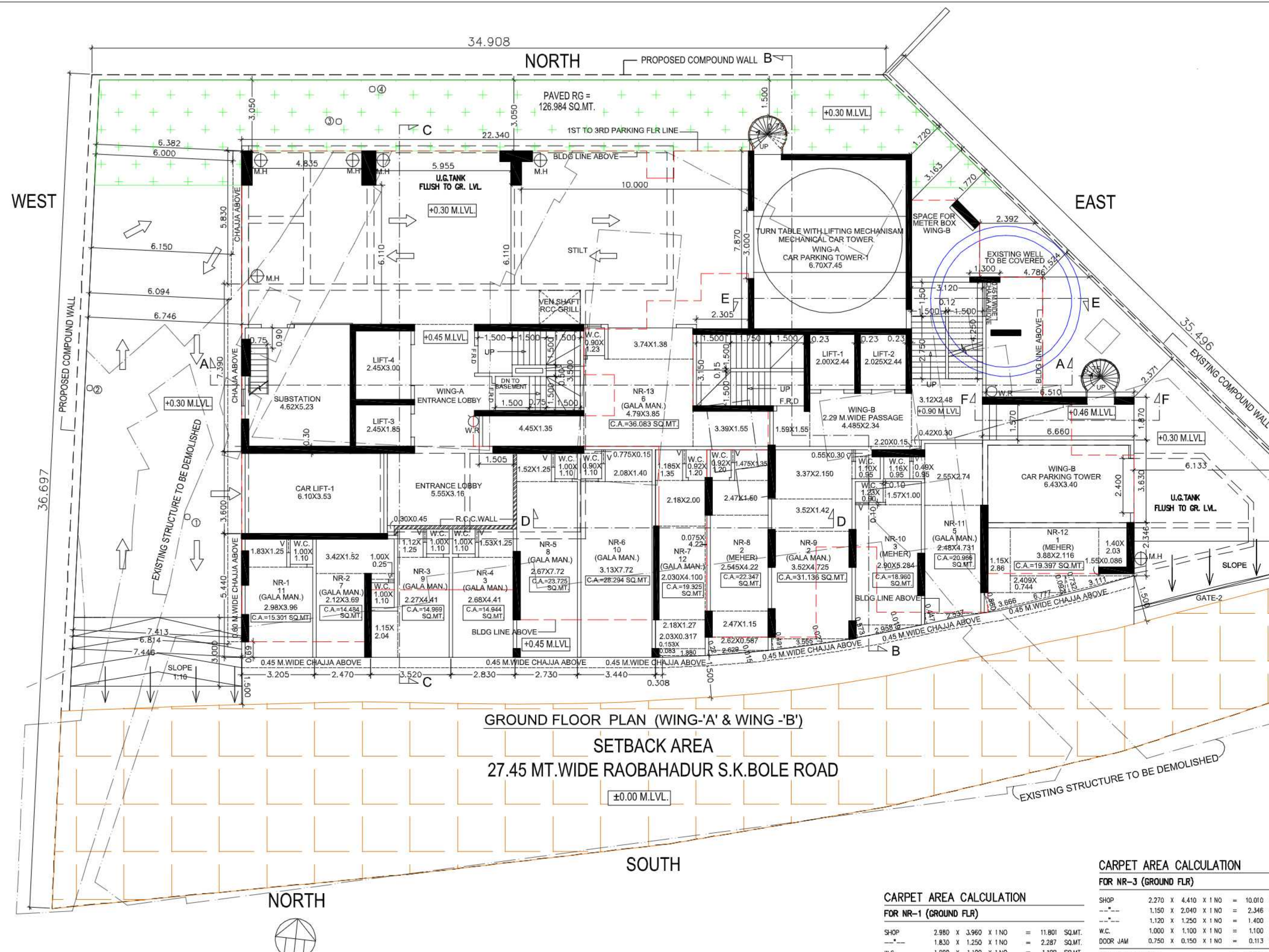




PLOT AREA CALCULATION		
NET PLOT AREA - A		
1	1/2 X 60.833 X 12.336 X 1 NO	= 375.218 SQ.MT.
2	1/2 X 60.833 X 14.293 X 1 NO	= 434.743 SQ.MT.
3	1/2 X 41.503 X 22.141 X 1 NO	= 459.459 SQ.MT.
TOTAL NET PLOT AREA		= 1269.420 SQ.MT.
SET-BACK AREA - B		
4	1/2 X 59.245 X 9.111 X 1 NO	= 269.891 SQ.MT.
5	1/2 X 27.862 X 8.724 X 1 NO	= 121.534 SQ.MT.
6	1/2 X 34.152 X 2.114 X 1 NO	= 36.099 SQ.MT.
7	1/2 X 24.807 X 2.633 X 1 NO	= 32.658 SQ.MT.
8	1/2 X 16.084 X 4.816 X 1 NO	= 38.730 SQ.MT.
TOTAL ADDITION		= 498.912 SQ.MT.
DEDUCTIONS		
a	2/3 X 59.245 X 2.856 X 1 NO	= 112.802 SQ.MT.
TOTAL DEDUCTION		= 112.802 SQ.MT.
TOTAL SET-BACK AREA [X - Y]		= 386.110 SQ.MT.
TOTAL PLOT AREA (A+B)		= 1655.530 SQ.MT.

RG AREA CALCULATION		
SCALE-1:200		
1	1/2 X 6.633 X 1.461 X 1 NO	= 4.845 SQ.MT.
2	1/2 X 6.633 X 4.467 X 1 NO	= 14.815 SQ.MT.
3	1/2 X 28.579 X 3.131 X 1 NO	= 44.740 SQ.MT.
4	1/2 X 22.559 X 3.106 X 1 NO	= 35.034 SQ.MT.
5	1/2 X 2.437 X 1.450 X 1 NO	= 1.766 SQ.MT.
6	1/2 X 7.833 X 1.057 X 1 NO	= 4.140 SQ.MT.
7	1/2 X 7.833 X 2.542 X 1 NO	= 9.955 SQ.MT.
8	1/2 X 6.790 X 1.612 X 1 NO	= 5.472 SQ.MT.
9	1/2 X 4.074 X 1.363 X 1 NO	= 2.776 SQ.MT.
10	1/2 X 6.260 X 1.451 X 1 NO	= 4.541 SQ.MT.
TOTAL ADDITION		= 128.084 SQ.MT.
DEDUCTIONS		
1	2/3 X 1.571 X 0.525 X 2 NOS	= 1.100 SQ.MT.
TOTAL DEDUCTION		= 1.100 SQ.MT.
TOTAL RG AREA [X - Y]		= 126.984 SQ.MT.

RG AREA REQUIREMENT
REQUIRED R.G.:- 10% OF NET PLOT (1269.420 SQ.MT.)
REQUIRED R.G.:- 126.942 SQ.MT.
PROPOSED R.G.:- 126.984 SQ.MT.

CARPET AREA CALCULATION		
FOR NR-1 (GROUND FLR)		
SHOP	2.880 X 3.960 X 1 NO	= 11.801 SQ.MT.
W.C.	1.830 X 1.250 X 1 NO	= 2.287 SQ.MT.
DOOR JAM	0.750 X 0.150 X 1 NO	= 0.113 SQ.MT.
TOTAL CARPET AREA		= 15.301 SQ.MT.
CARPET AREA CALCULATION		
FOR NR-2 (GROUND FLR)		
SHOP	2.120 X 3.690 X 1 NO	= 7.823 SQ.MT.
W.C.	1.430 X 1.150 X 1 NO	= 1.644 SQ.MT.
DOOR JAM	0.750 X 0.150 X 1 NO	= 0.113 SQ.MT.
TOTAL CARPET AREA		= 9.580 SQ.MT.

CARPET AREA CALCULATION		
FOR NR-3 (GROUND FLR)		
SHOP	2.270 X 4.410 X 1 NO	= 10.010 SQ.MT.
W.C.	1.150 X 2.040 X 1 NO	= 2.346 SQ.MT.
DOOR JAM	0.750 X 0.150 X 1 NO	= 0.113 SQ.MT.
TOTAL CARPET AREA		= 12.469 SQ.MT.

CARPET AREA CALCULATION		
FOR NR-4 (GROUND FLR)		
SHOP	2.680 X 4.410 X 1 NO	= 11.819 SQ.MT.
W.C.	1.000 X 1.100 X 1 NO	= 1.100 SQ.MT.
DOOR JAM	0.750 X 0.150 X 1 NO	= 0.113 SQ.MT.
TOTAL CARPET AREA		= 13.032 SQ.MT.

CARPET AREA CALCULATION		
FOR NR-5 (GROUND FLR)		
SHOP	2.670 X 7.720 X 1 NO	= 20.612 SQ.MT.
W.C.	1.520 X 1.250 X 1 NO	= 1.900 SQ.MT.
DOOR JAM	0.750 X 0.150 X 1 NO	= 0.113 SQ.MT.
TOTAL CARPET AREA		= 22.625 SQ.MT.

CARPET AREA CALCULATION		
FOR NR-6 (GROUND FLR)		
SHOP	3.130 X 7.720 X 1 NO	= 24.163 SQ.MT.
W.C.	0.900 X 1.100 X 1 NO	= 0.990 SQ.MT.
DOOR JAM	0.750 X 0.150 X 1 NO	= 0.113 SQ.MT.
TOTAL CARPET AREA		= 25.266 SQ.MT.

CARPET AREA CALCULATION		
FOR NR-7 (GROUND FLR)		
SHOP	1.185 X 1.350 X 1 NO	= 1.600 SQ.MT.
W.C.	2.180 X 2.000 X 1 NO	= 4.360 SQ.MT.
DOOR JAM	0.750 X 0.150 X 1 NO	= 0.113 SQ.MT.
TOTAL CARPET AREA		= 6.073 SQ.MT.

CARPET AREA CALCULATION		
FOR NR-8 (GROUND FLR)		
SHOP	2.545 X 4.230 X 1 NO	= 10.740 SQ.MT.
W.C.	1.475 X 1.350 X 1 NO	= 1.991 SQ.MT.
DOOR JAM	0.750 X 0.150 X 1 NO	= 0.113 SQ.MT.
TOTAL CARPET AREA		= 12.844 SQ.MT.

CARPET AREA CALCULATION		
FOR NR-9 (GROUND FLR)		
SHOP	3.520 X 4.725 X 1 NO	= 16.632 SQ.MT.
W.C.	3.520 X 1.420 X 1 NO	= 4.998 SQ.MT.
DOOR JAM	0.750 X 0.150 X 1 NO	= 0.113 SQ.MT.
TOTAL CARPET AREA		= 21.743 SQ.MT.

CARPET AREA CALCULATION		
FOR NR-10 (GROUND FLR)		
SHOP	2.900 X 5.284 X 1 NO	= 15.324 SQ.MT.
W.C.	1.150 X 1.000 X 1 NO	= 1.150 SQ.MT.
DOOR JAM	0.750 X 0.150 X 1 NO	= 0.113 SQ.MT.
TOTAL CARPET AREA		= 16.587 SQ.MT.

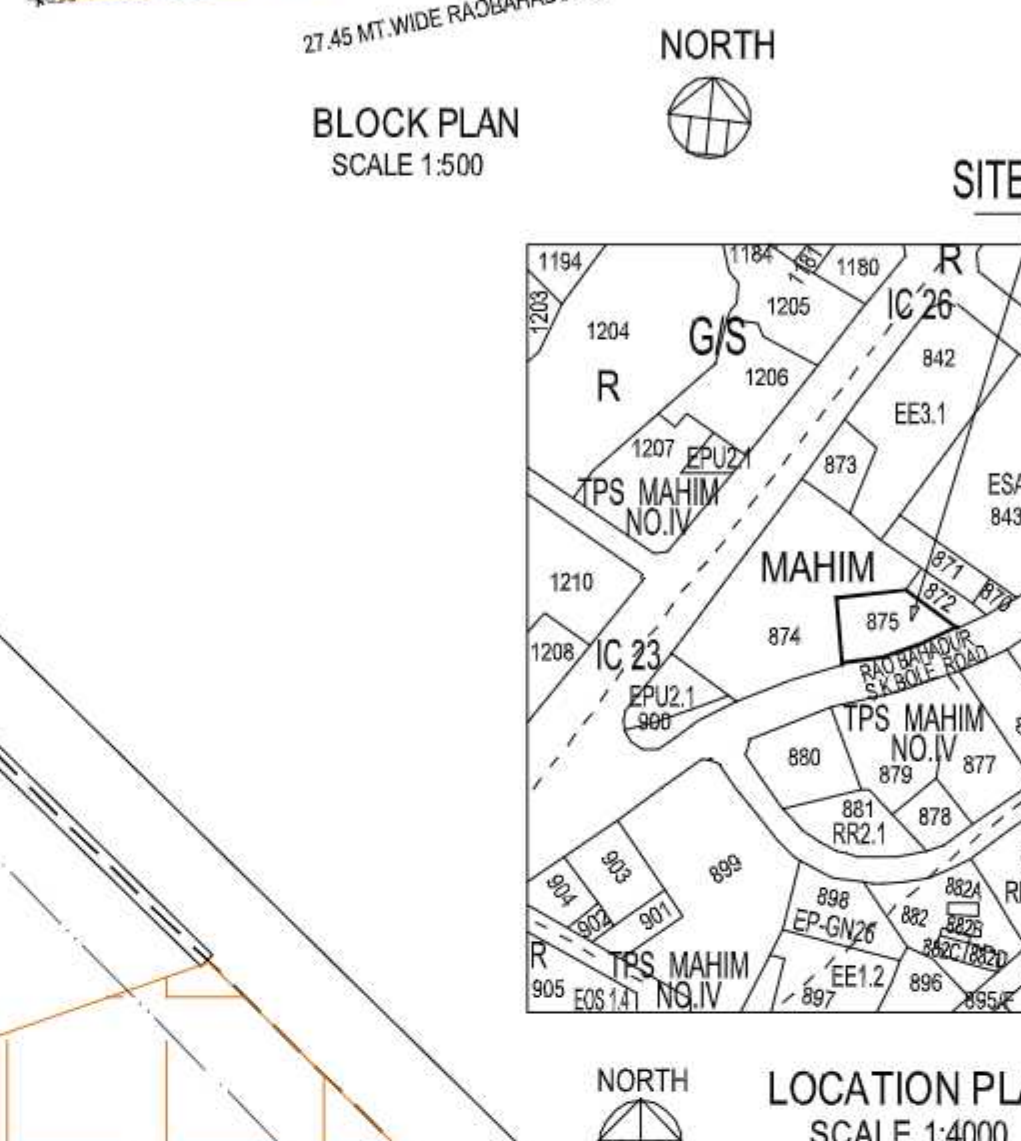
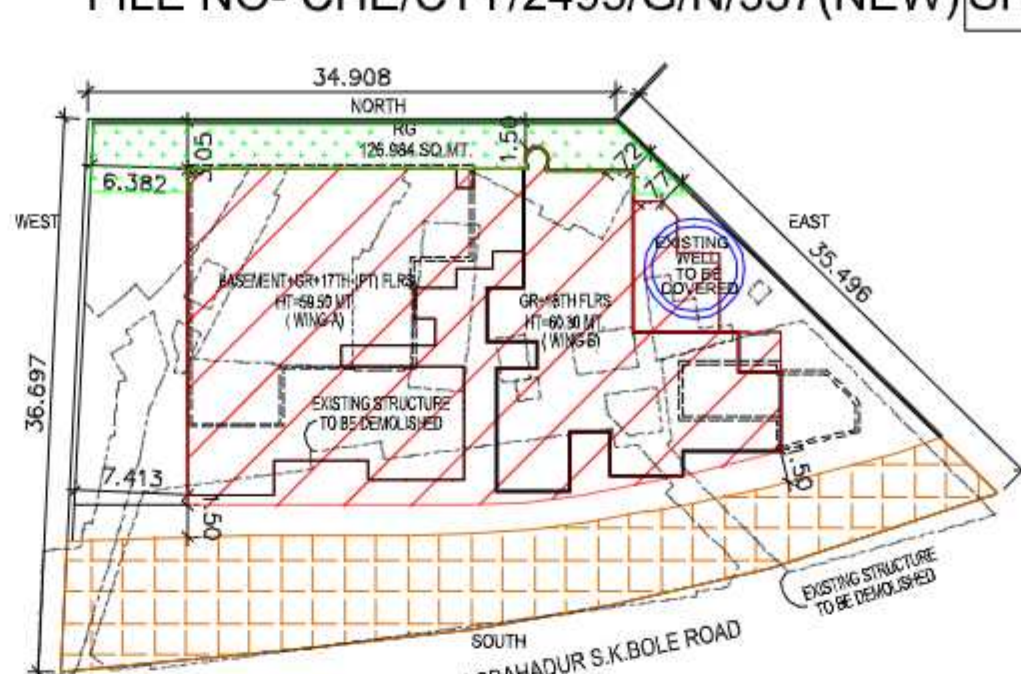
CARPET AREA CALCULATION		
FOR NR-11 (GROUND FLR)		
SHOP	2.480 X 4.731 X 1 NO	= 11.732 SQ.MT.
W.C.	2.550 X 2.740 X 1 NO	= 6.987 SQ.MT.
DOOR JAM	0.750 X 0.150 X 1 NO	= 0.113 SQ.MT.
TOTAL CARPET AREA		= 18.832 SQ.MT.

CARPET AREA CALCULATION		
FOR NR-12 (GROUND FLR)		
SHOP	3.880 X 2.116 X 1 NO	= 8.210 SQ.MT.
W.C.	1.400 X 2.030 X 1 NO	= 2.842 SQ.MT.
DOOR JAM	0.750 X 0.150 X 1 NO	= 0.113 SQ.MT.
TOTAL CARPET AREA		= 11.165 SQ.MT.

CARPET AREA CALCULATION		
FOR NR-13 (GROUND FLR)		
SHOP	4.780 X 3.850 X 1 NO	= 18.411 SQ.MT.
W.C.	3.740 X 1.380 X 1 NO	= 5.161 SQ.MT.
DOOR JAM	0.750 X 0.150 X 1 NO	= 0.113 SQ.MT.
TOTAL CARPET AREA		= 23.685 SQ.MT.

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS
SANCTIONED UNDER NO-CHE/CTY/2495/GN/337(NEW)
DATED 17TH AUGUST 2021

**BLOCK & LOCATION PLAN,
PLOT AREA DIAGRAM & CALCULATION,
GROUND FLR PLAN, CARPETA AREA.**
FILE NO- CHE/CTY/2495/GN/337(NEW) SHEET NO. 1/22



PROFOMA "A"		
A	AREA STATEMENT	SQ.MT.
1	AREA OF PLOT	1655.530
2	DEDUCTIONS FOR	
(a)	ROAD SET BACK AREA	386.110
(b)	PROPOSED ROAD	-
(c)	ANY RESERVATION (SUB-PLOT)	-
(d)	5% AMENITY SPACE AS PER DCPR 14	-
3	BALANCE AREA OF PLOT	1269.420
4	DEDUCTIONS FOR	
15%	RECREATION GROUND	-
10%	AMENITY SPACE (IF DEDUCTIBLE FOR IND)	-
5	NET AREA OF PLOT	1269.420
6	ADDITION FOR FLOOR SPACE INDEX	
2(a)	100% FOR D.P. ROAD	-
2(b)	20% 100% FOR SET BACK	386.110
7	TOTAL AREA (5+6)	1655.530
8	FLOOR SPACE INDEX PERMISSIBLE	3.00
9	PERMISSIBLE FLOOR AREA (7 X 8) PLUS 9 ABOVE	4986.590
9A	ADDITIONAL 5% OF EXISTING BUA	95.667
10	TOTAL PERMISSIBLE BUA	5082.257
11	PROPOSED BUILT UP AREA (B+BA)	5082.257
12	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	NA
13	PURELY RESIDENTIAL BUILT UP AREA	4508.931
14	REMAINING NON-RESIDENTIAL BUILT UP AREA	553.326
15	TOTAL BUILT UP AREA PROPOSED (11 + 12 + 13)	5082.257
16	FSI CONSUMED ON NET HOLDING = 157	3.057768324
DETAILS OF FSI AVAILED AS PER DCPR 31 (3)		
1	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCPR 31 (3) FOR PURELY RESIDENTIAL = OR <14X 0.35	
	PERMISSIBLE	PROPOSED
	REHAB= 554.227	REHAB= 477.311
	NON-CESS=93.677	NON-CESS=64.502
	MHADA=45.835	MHADA=38.565
	SALE=884.395	SALE=881.625
	TOTAL=1578.126	TOTAL=1481.994
2	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCPR 31 (3) FOR NON-RESIDENTIAL = OR <14X 0.35	
	REHAB= 148.930	REHAB= 29.764
	NON-CESS=44.734	NON-CESS=30.007
	TOTAL=193.664	TOTAL= 59.771
3	TOTAL FUNGIBLE BUILT UP AREA VIDE DCPR 31 (3) = (B.1 + B.2)	1771.790
4	TOTAL GROSS BUILT UP AREA PROPOSED (14 + B.3)	1521.765
	REHAB RESID.	6584.022
	REHAB NR.	119.166
	NON-CESS RESID.	76.918
	NON-CESS NR.	29.727
	MHADA	7.280
	SALE RESID.	2.761
	TOTAL DEFICATE AREA	250.025
TENEMENT STATEMENT		
(i)	PROPOSED AREA (A12 ABOVE) PLOT AREA	1655.530
(ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	-
(iii)	AREA AVAILABLE FOR TENEMENTS [I (I) MINUS (II)]	-
(iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE) (450/HECT.)	171
(v)	TENEMENTS PROPOSED	111
(vi)	TENEMENTS EXISTING	58
PARKING STATEMENT		
(i)	SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	71 NOS.
(ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	87 NOS.
(iii)	EQUIVALENT 4 WHEELER PARKING PROVIDED	08 NOS.
(iv)	SCOOTER/MOTOR CYCLE PROVIDED	39 NOS.
(v)	TOTAL PARKING PROVIDED	95 NOS.
LEGEND		
1) PLOT LINES - THK. BLACK (RED)	8) R.G. - GREEN WASH	
2) EXISTING WORK - BLUE	9) EX. STREET LINE - BROWN	
3) WORK PROP. TO BE DEMOLISHED - YELLOW	10) FUTURE STREET LINE - BROWN DOTTED	
4) PROPOSED WORK - RED/PINK	11) B - DENOTES BALCONY	
5) DRAINAGE & SEWAGE WORK - RED/YEL. DOTTED		
6) WATER SUPPLY WORK - BLACK DOTTED THIN		
7) DEVIATIONS - RED HATCHED		
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER NO- CHE/CTY/2495/GN/337(NEW)		
RAJESH S DHOLAY		
SUB. ENG. B.P. (CITY) XII		
ASST. ENG. B.P. (CITY) VII		
EX. ENG. B.P. (CITY) III		
CERTIFICATE OF AREA		
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 12/08/05 AND THE DIMENSIONS OF THE SITES ETC. OF THE PLOT STATED IN THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP/AND T.P. SCHEME RECORDS/ LAND RECORDS DEPT/ CITY SURVEY RECORDS.		
SIGNATURE OF LIC. ARCHITECT		
PROFORMA "B"		
CONTENTS OF SHEETS		
GROUND FLR PLAN, CARPETA AREA, BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION.		
DESCRIPTION OF PROPERTY & PROPERTY		
PROPOSED REDEVELOPMENT ON PROPERTY BEARING C.S.NO.63 OF MAHIM DIVISION, F.P. NO. 875 TPS IV MAHIM DIVISION, AT S.K. BOLE MARG. DADAR (W), MUMBAI.		
NAME OF OWNER		
SHRI NAKODA ENTERPRISES		
ADDRESS OF OWNER		
5/11, Navjivan commercial CHS, Lamington Road, Mumbai - 400 08		
NAME, ADDRESS & SIGNATURE OF ARCHITECT		
RAJENDRA U. PAGNIS		
ARCHITECTS DESIGNERS & PLANNING CONSULTANTS		
4, ANAND, OPP. VITHAL MANDIR, L. VAIDYA ROAD, DADAR (WEST), MUMBAI-4000 25.		
OFF. TEL- 24310225, 24310001		
COA. NO. CA/ 91/ 14083		
DRG. NO. 01	SCALE-1:100	JOB NO.
DRN. BY: SANTOSH	CHECKED BY: RAJENDRA	FILE NAME