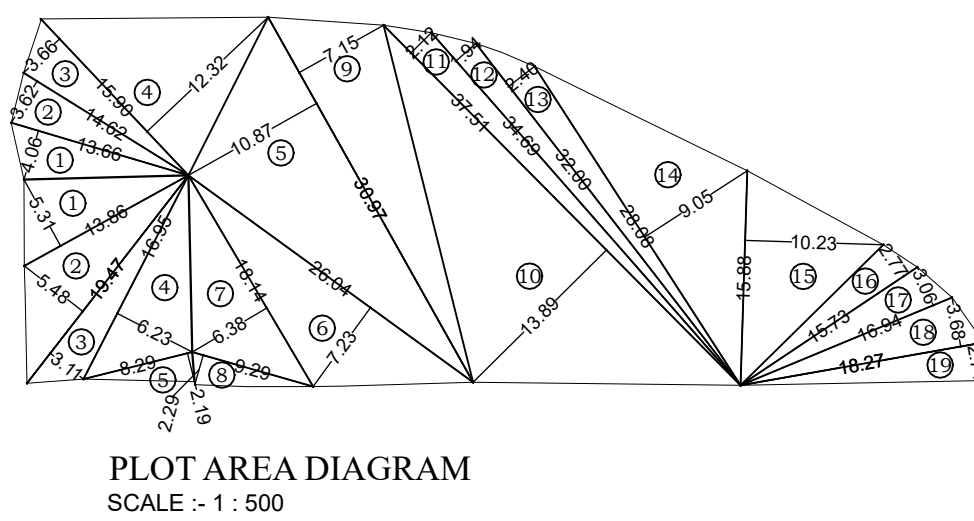
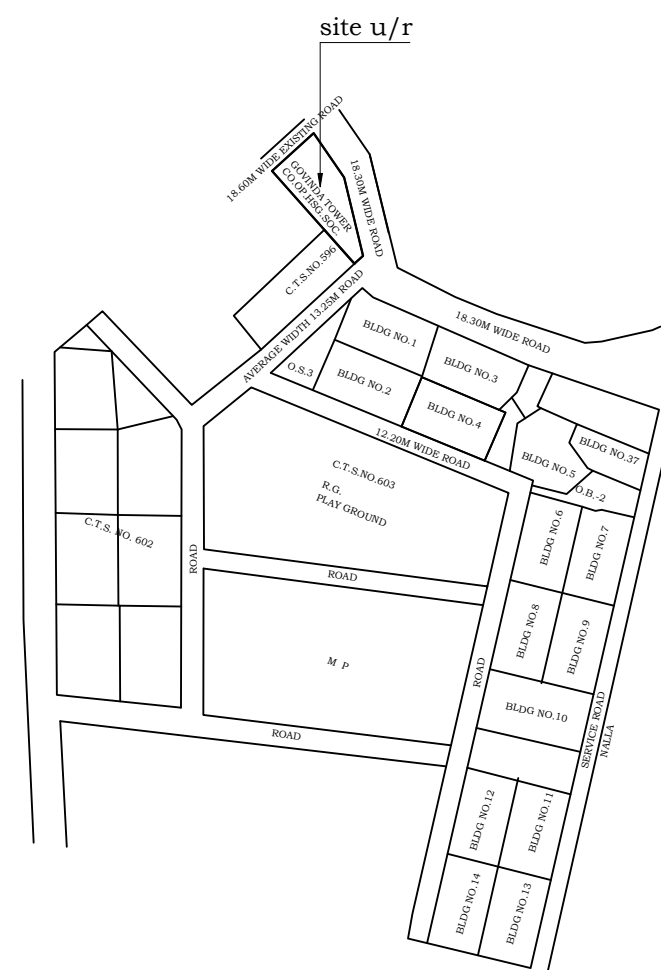
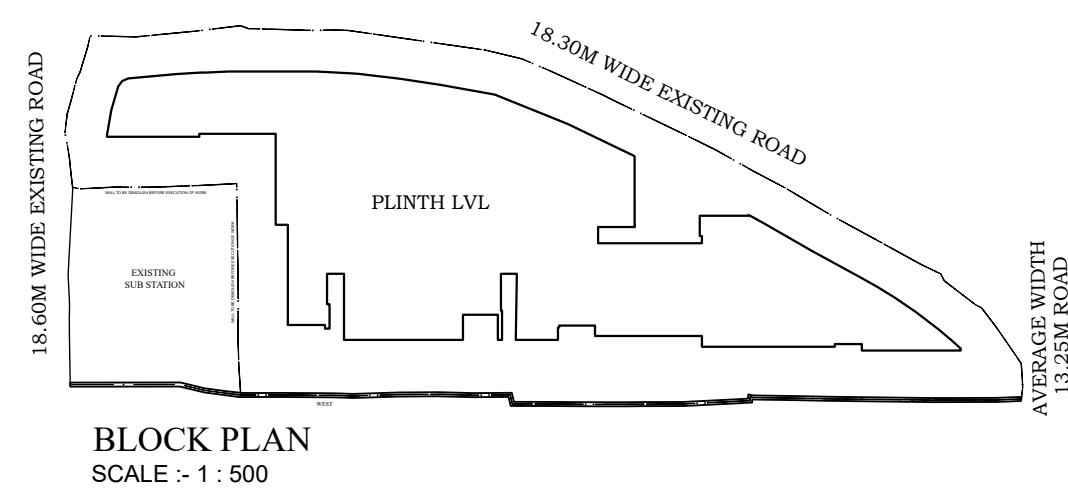
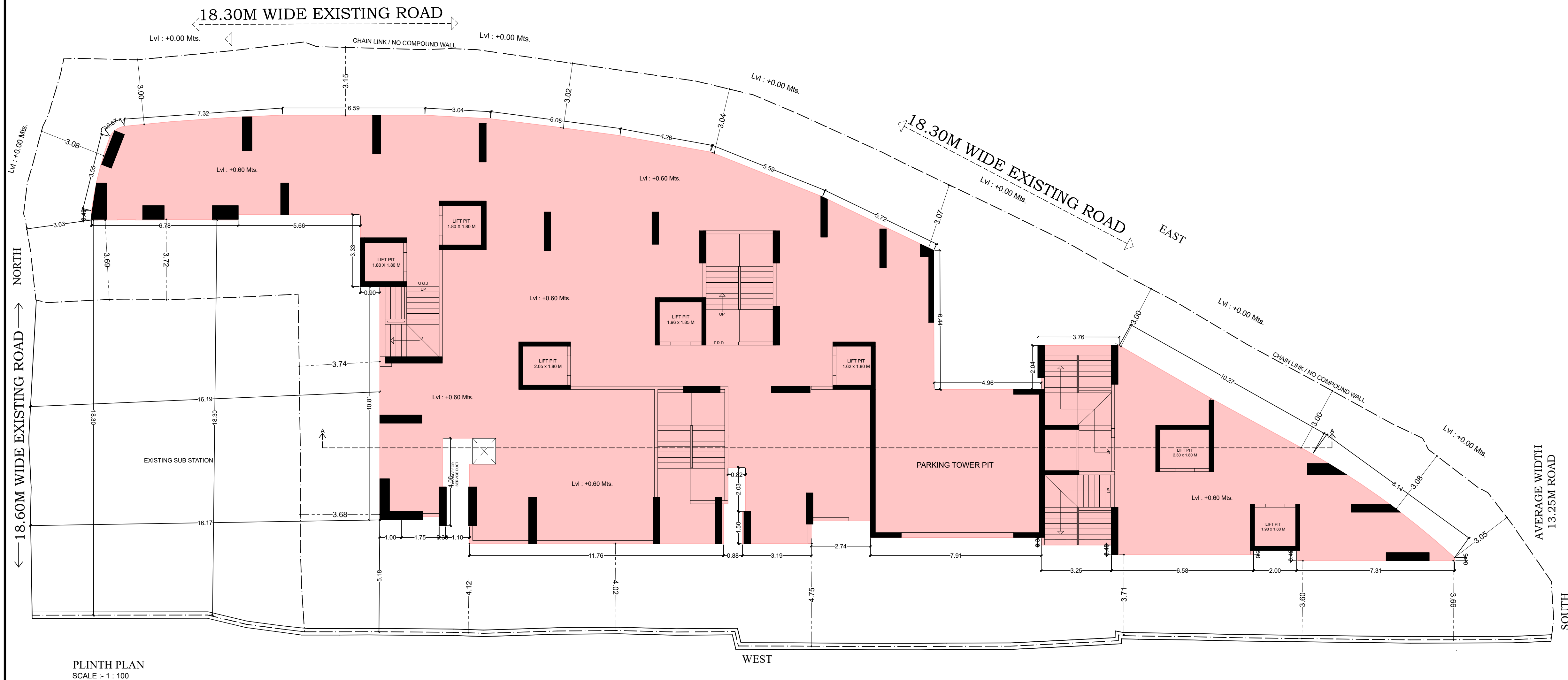
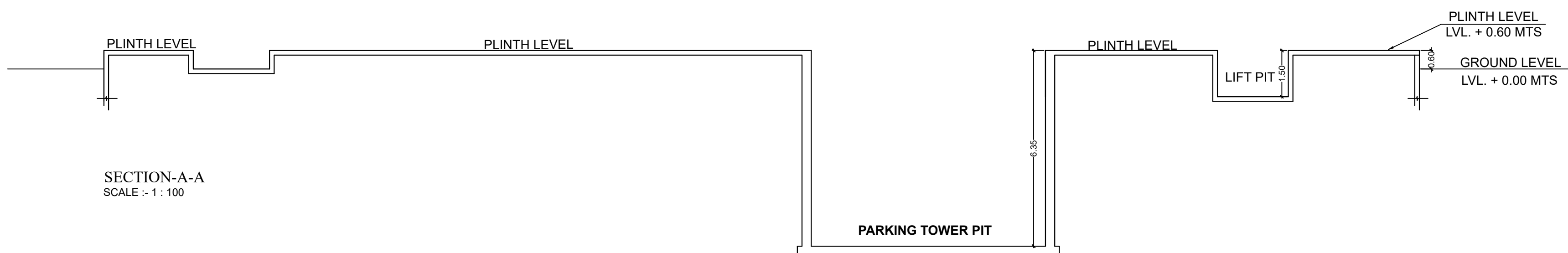




PLOT AREA CALCULATION					
1	1/2	X 13.66	X 4.06	X 1 NO	= 27.73 SQ.MT.
2	1/2	X 14.34	X 3.62	X 1 NO	= 25.16 SQ.MT.
3	1/2	X 15.90	X 3.66	X 1 NO	= 29.10 SQ.MT.
4	1/2	X 15.90	X 12.32	X 1 NO	= 97.94 SQ.MT.
5	1/2	X 30.97	X 10.87	X 1 NO	= 168.32 SQ.MT.
6	1/2	X 26.64	X 7.23	X 1 NO	= 94.13 SQ.MT.
7	1/2	X 18.14	X 6.38	X 1 NO	= 57.87 SQ.MT.
8	1/2	X 9.29	X 2.29	X 1 NO	= 10.64 SQ.MT.
9	1/2	X 30.97	X 7.15	X 1 NO	= 110.72 SQ.MT.
10	1/2	X 37.51	X 13.89	X 1 NO	= 260.51 SQ.MT.
11	1/2	X 37.51	X 2.12	X 1 NO	= 39.76 SQ.MT.
12	1/2	X 34.69	X 1.95	X 1 NO	= 33.82 SQ.MT.
13	1/2	X 32.00	X 2.40	X 1 NO	= 38.40 SQ.MT.
14	1/2	X 28.08	X 9.05	X 1 NO	= 127.06 SQ.MT.
15	1/2	X 15.88	X 10.23	X 1 NO	= 81.23 SQ.MT.
16	1/2	X 15.73	X 2.77	X 1 NO	= 21.79 SQ.MT.
17	1/2	X 16.94	X 3.06	X 1 NO	= 25.92 SQ.MT.
18	1/2	X 18.27	X 3.68	X 1 NO	= 33.62 SQ.MT.
19	1/2	X 18.27	X 2.74	X 1 NO	= 25.03 SQ.MT.
TOTAL					= 1309.36 SQ.MT.

ELECTRIC SUB STATION PLOT AREA CALCULATION						
1	1/2	X	13.86	X	5.31	X 1 NO = 36.80 SQ.MT.
2	1/2	X	19.47	X	5.48	X 1 NO = 53.35 SQ.MT.
3	1/2	X	19.47	X	3.11	X 1 NO = 30.28 SQ.MT.
4	1/2	X	16.95	X	6.23	X 1 NO = 52.80 SQ.MT.
5	1/2	X	8.29	X	2.19	X 1 NO = 9.08 SQ.MT.
TOTAL					=	182.30 SQ.MT.

TOTAL PLOT AREA (A + B)			
1309.36	+	182.30	= 1491.66 SQ.MT.



PROFORMA - A			
Sr.No.		DESCRIPTION	AREA IN SQM.
1	a	Plot area as per Demarcation plan	1491.66
	b	Plot area as per layout plan	1487.45
2		Deductions for	
	a	Road setback	
	b	Proposed D.P. road	
	c	Any reservation	
		Total (a+b+c)	
3		Balance area of plot (1-2)	1487.45
4		Additions for F.S.I Propose	
5		Road Setback	
6		Net Area of plot	1487.45
7		Permissible F.S.I	3.00
8	a	Permissible built-up area as per FSI 3.00 (1d X 7)	4462.35
	b	Pro-rata FSI	
	c	Additional VP quota	
	d	Total Permissible built-up area (8a + 8b + 8c)	4462.35
9		Proposed B.U.A	0.00
	a	Residential built-up area	0.00
	b	Non residential built-up area	0.00
	c	Mhada share	
	d	Excess balcony area taken into FSI	
10		Total built-up area proposed (9a+9b)	
11		FSI consumed (10/6)	

B	Details of FSI available as per DCR 31(3)		PERMISSIBLE	PROPOSED
1	i	Fungible built-up area component permissible wide DCR 31(3) on residential (9a x 35%)	0.00	0.00
	ii	Fungible built-up area component permissible wide DCR 31(3) on non residential (9b x 35%)	0.00	0.00
2	Total gross built-up area permissible (8c + b1 (i + ii))		0.00	
3	Total gross built-up area proposed		PERMISSIBLE	PROPOSED
	i	Residential built-up area (9a + b1 (i))	0.00	0.00
	ii	Non- Residential built-up area (9b + b1 (ii))	0.00	0.00
	iii)	Total gross built-up area proposed	0.00	
4	FSI consumed (B2/G)		0.00	

C	Tenements Statement		
	i	Proposed Res.built up area	0.00
	ii	less non residential tenements (Shops)	0.00
	iii	Tenement density permissible per hecter for FSI one	
	iv	Tenement permissible on the plot	0
	v	Tenement proposed	0
	vi	Total Tenement on the plot (iv+v-vi)	0

D	Parking Statement	
a	Parking required by rule as Reg. 44 (2) of DCR 2034	0
b	Total parking provided	0

FORM II (PROFORMA B)

CONTENTS OF SHEET :

PLINTH PLAN , PLOT AREA DIAGRAM & CALCULATION ,
BLOCK & LOCATION PLAN , BUILT UP AREA SUMMARY ,

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF KHERNAGAR OF EXISTING BUILDING KNOWN AS KHERNAGAR GOVINDA TOWER CO.OP.HSG.SOC. BEARING CTS NO. 596AT VILLAGE BANDRA (E), MUMBAI - 400051 UNDER 33(5).

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 AREA SO WORKED OUT IS 1491.66 SQ.MT.(ONE THOUSAND FOUR HUNDRED NINETY-ONE POINT SIX-SIXTHS ONLY.) AND ALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A.D.A. RECORDS.

OS. SACHIN K RAKSHE Digitally signed by
SACHIN K RAKSHE
Date: 2025.05.10
11:49:22 +05'30'

SACHIN RAKSHE
LS.R/172/LS/2009

NOTE:

1. ALL DIMENSIONS ARE IN METRES.
2. SCALE USE
 - a) FLOOR PLAN 1:100
 - b) BLOCK PLAN 1:500
 - c) LOCATION PLAN 1:4000
- 3) THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME.
- 4) GUIDELINES ISSUED IN EODB FOLLOWED.
- 5) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

STAMP OF DATE OF RECEIPT OF PLANS

NAME AND ADDRESS OF LICENSED SURVEYOR

SACHIN K RAKSHE Digitally signed by SACHIN K RAKSHE
Date: 2025.05.10 11:48:40 +05'30'
SACHIN RAKSHE
LS. R/172/LS/2009



GROUND FLOOR, ROOM NO 2, A-WING,
SUNVEIW CHS LTD.,OFF SAHAKAR THEATER,
TILAKNAGAR, CHEMBUR (W), MUMBAI - 400 089.

NAME AND SIGN. OF OWNER :

	M/S. ROSATE ESTATES PVT LTD. C.A. TO OWNER KHER NAGAR RAJHANS CO.OP.HSG.SOC. (GOVIN
--	--

DRAFT PLAN FOR APPROVAL :

APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE
LETTER NO. MH/EE/(BP)/GM/MHADA-29/1131/2024.

Prasad
Ganpatrao
Kadam
Digitally signed by
Ganpatrao Kadam
Date: 2025.05.13 1
+05'30'

Amol Suresh
Budhkondwar

Digitally signed by Amol
Suresh Budhkondwar
Date: 2025.05.16
16:49:30 +05'30'

Rupesh Muralidhar Totewar
Digitally signed by Rupesh Muralidhar Totewar
Date: 2025.05.16 18:18:47 +05'30'

**JITESH R
KSHIRSAGAR**

SIGNATURE	
DRAWING TITLE	DRWG NO

AMENDED / IOA	1/1
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03 30

NORTH:	SCALE	DATE
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Executive Engineer

	E	AS STATED	10-05-2023
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