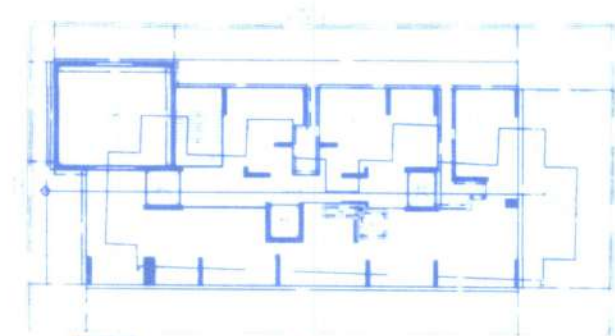
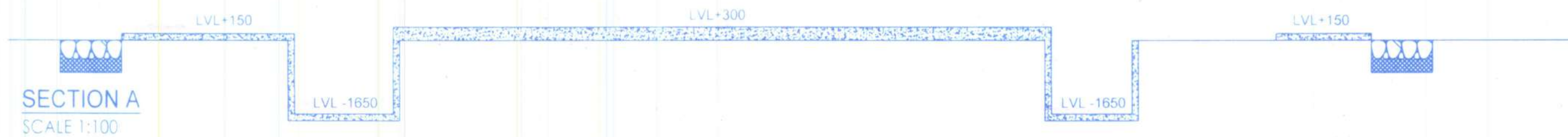
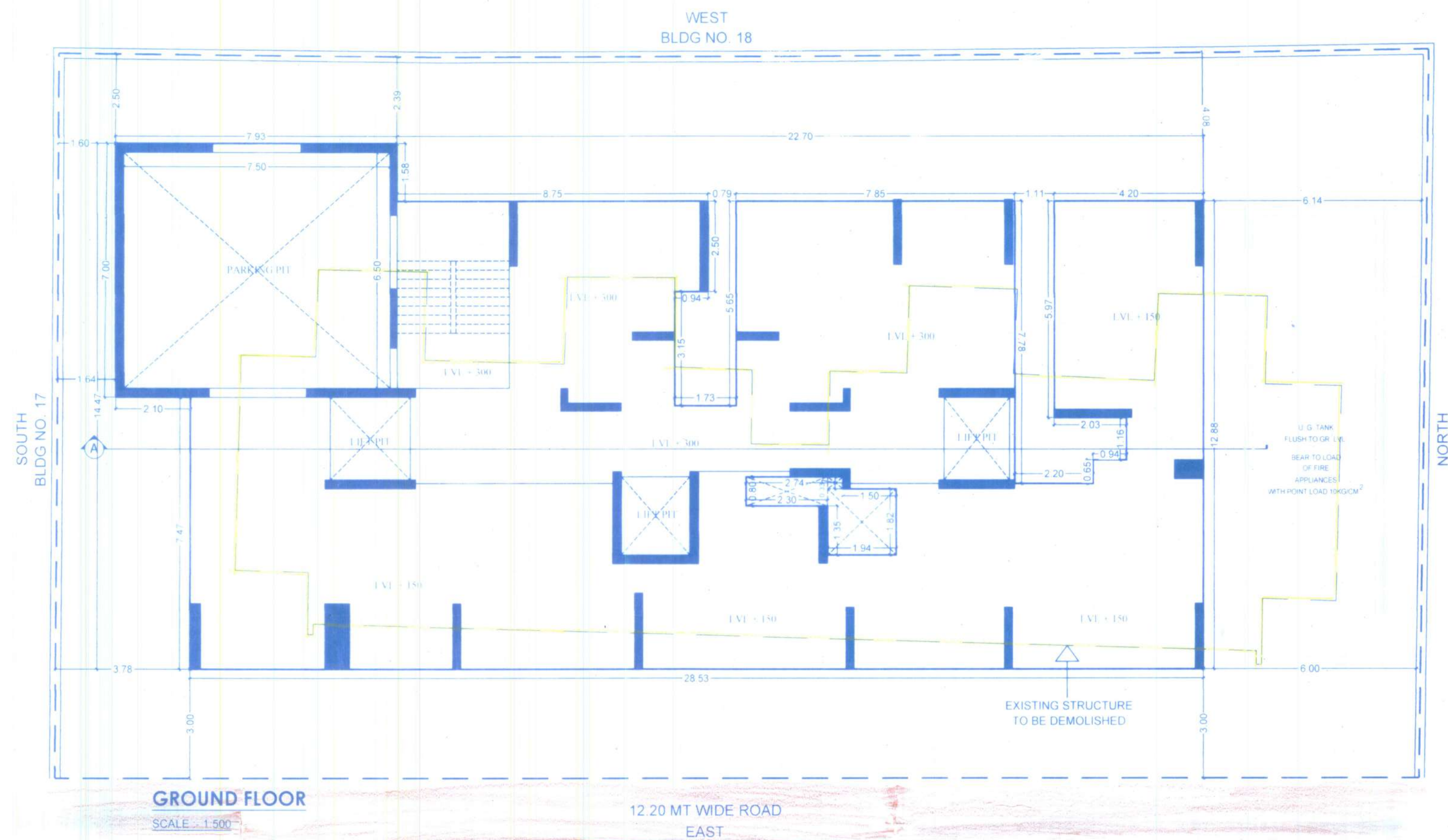
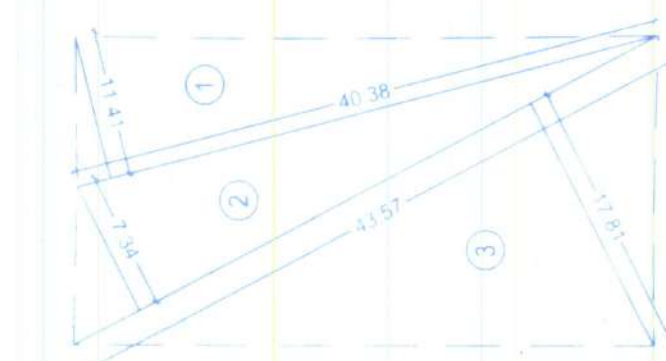


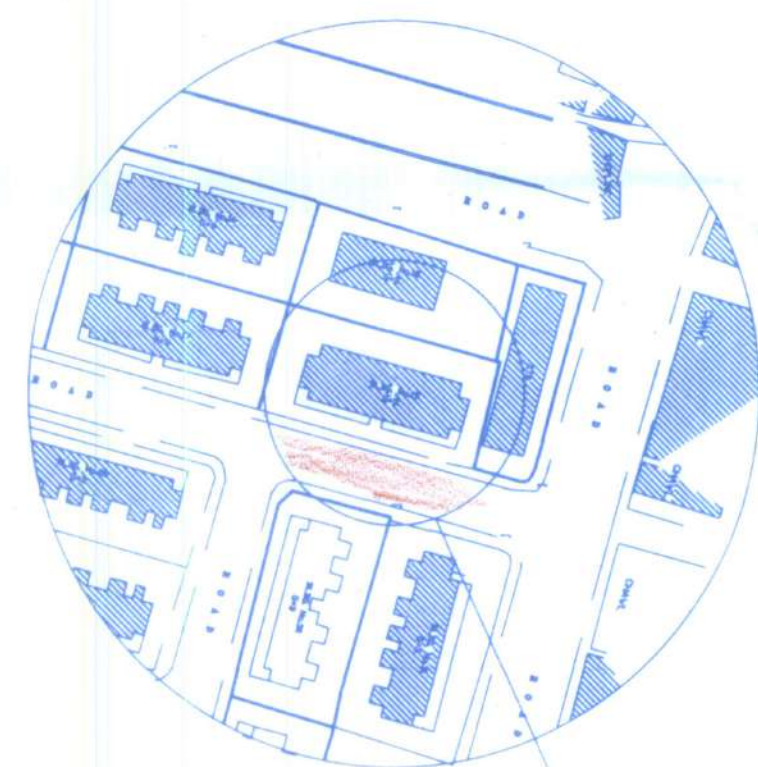


BLOCK PLAN
SCALE - 1:500

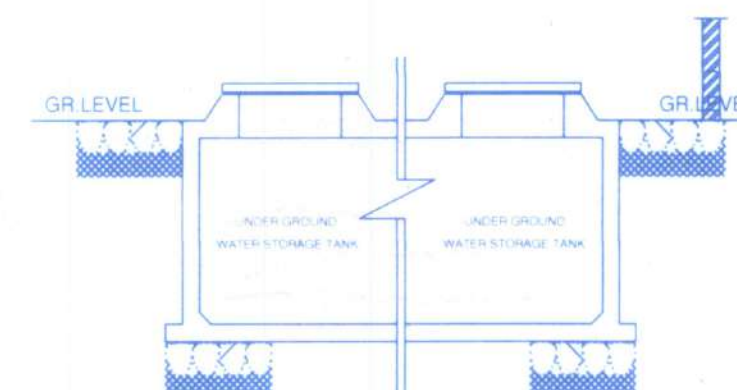


EXISTING PLOT AREA CALCULATION OF BLDG No.19, TAGORE NAGAR

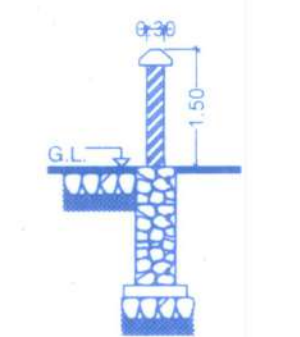
No.	DIMENSION	TOTAL
1.	40.38 X 11.41 X 0.5	230.37
2.	43.57 X 7.34 X 0.5	159.90
3.	43.57 X 17.81 X 0.5	387.99
TOTAL		= 778.26 Sq. Mt.



SITE U/R
LOCATION PLAN
SCALE - 1:500



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



SECTION THROUGH
COMPOUND WALL
SCALE - 1:100

PROFORMA - A		
A. AREA STATEMENT		SQ.MT
1. (a) AREA OF PLOT (as per demarcation by MHADA)		778.26
(b) AREA OF PLOT AS PER REVISED LAYOUT		
2. DEDUCTIONS FOR		
(a) Road Set-Back Area		00
(b) Proposed Road		00
(c) Any Reservation (3% AMENITY SPACE)		00
3. BALANCE AREA OF PLOT (1 minus 2)		778.26
4. DEDUCTION FOR 15% RECREATIONAL GROUND		00
5. NET AREA OF PLOT (3 minus 4)		778.26
6. ADDITIONS FOR FLOOR SPACE INDEX		
(a) 100% 2(a) ROAD SETBACK AREA		00
(b) 100% 2(b) (restricted to 80% of 5 above)		00
7. TOTAL AREA (5+6+6b)		778.26
8. FLOOR SPACE INDEX PERMISSIBLE		
9. ADD.F.S.I. ALLOTTED BY MHADA NOC.No.		00
(a) Existing built up area		
(b) In lieu of 2.50/3.00 fsi		00
(c) In lieu of Prorata fsi		
(d) Additional V.P. quota fsi		
10. TOTAL PERMISSIBLE BUILT UP AREA		00
11. TOTAL PROPOSED BUILT UP AREA		00
12. FSI CONSUMED ON NET HOLDING = 10/3		00
B. DETAILS OF FSI AVAILED AS PER DCPR 31(3)		
1. NON-RESIDENTIAL FUNGIBLE BUILT-UP AREA COMPONENT		
(a) Non Residential Built-up Area		00
(i) Permissible Fungible Area 0.35 X B1(a)		00
(ii) Now Claimed Fungible Area		00
2. RESIDENTIAL FUNGIBLE BUILT-UP AREA COMPONENT		
(a) Residential Built-up Area (11 - B1(a))		00
(i) Permissible Fungible Area 0.35 X B2(a) Existing Tenant Free 35% fungible		00
(ii) Now Claimed Fungible Area		00
C. TENEMENT STATEMENT		
(i) Proposed Area		00
(ii) Less Deduction of Non Residential Area		00
(iii) Area Available for Tenements - C (i) - C(ii)		00
(iv) Tenements Permissible (Density of tenements/hectare)	000	
(v) Tenements Proposed		00
(vi) Tenements Existing		00
(vii) Total Tenements ON The Plot		00
D. PARKING STATEMENT		
(i) Required Car Parking By Regulation (residential +non residential)		00
(ii) Required resi. 5% Visitor + non resi. 10% Car Parking By Regulation		00
(iii) Total residential +non residential Car Parking Required		00
(iv) Car Parking Proposed As Per Concession		00
(v) Maximum 50% Additional Parking Permissible as per DCPR 31(1)iv 40.33/2=20.16PARK		00
(vi) 50% Additional Parking Proposed As Per Concession		00
(vii) Total Car Parking permissible		00
(viii) Total Car Parking Proposed		00

NOTES :-

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

CERTIFICATE OF AREA :

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 22/07/24 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 778.26 SQ.M. (SEVEN HUNDRED SEVENTY EIGHT POINT TWO SIX)

SIGNATURE OF THE ARCHITECT

PROFORMA - B

STAMP OF APPROVAL OF PLANS:

Issued by B.P. Cell / Greater Mumbai / Mhada
Read Along with this office letter
No. Mhada - 8/1623/2024
Date 10 OCT 2024
Ex. Eng. B.P. Cell GM/Mhada (E.S.)

NAME AND SIGN. OF OWNER :

For ADITYA RAO BUILDCON
PARTNER

JOB TITLE:

Proposed Redevelopment of Existing Building
No. 19 KNOWN AS "TAGORE NAGAR"
TAPOVAN CHS LTD. C. T. S. No. 352 (51 TO 58), OF Village Tagore Nagar Vikhroli (E) Mumbai.

CONTENTS OF SHEET :

GROUND FLOOR PLAN, LOCATION PLAN, BLOCK PLAN, PLOT AREA DIAGRAM AND CALCULATION, SECTION THROUGH COMPOUND WALL AND UG TANK

JOB NO.	DWG NO.	SCALE :	DATE	DRWN BY	CHK. BY	REV. NO.
	1/1	AS STATED	30.09.2024	SUSHMA	ANKIT	----
NORTH						
			ANKIT M. MAKANI Registered Architect A/C 2016/78764 REG. NO. CA/2016/78764			

A-5 ABHAY APARTMENT, LINK ROAD, NIR DON BOSCO SCHOOL, BORIVALI (WEST), MUMBAI - 400 092