

AREA DIAGRAM OF GROUND FLOOR (FITNESS CENTER)
SCALE = 1:100

BUILT UP AREA CALCULATION

GROUND FLOOR (FITNESS CENTER)	AREA (SQ.MT.)
1. 4.02 X 4.00 X 1NO	= 16.12 SQ.MT.
2. 7.12 X 3.80 X 1NO	= 27.06 SQ.MT.
3. 3.35 X 4.98 X 1NO	= 16.68 SQ.MT.
4. 12.60 X 4.70 X 1NO	= 59.22 SQ.MT.
TOTAL ADDITION	= 119.08 SQ.MT.

FITNESS CENTER PERMISSIBLE AREA

TOTAL BUILT UP AREA X 25	= 104.92 SQ.MT.
PROPOSED AREA	= 119.08 SQ.MT.
EXCESS AREA COUNTED IN F.S.I	= 14.15 SQ.MT.

FLAT CARPET AREA STATEMENT FOR PARKING PURPOSE ONLY
PARKING REQUIRED AS PER DCR 44(2) Note (ii)

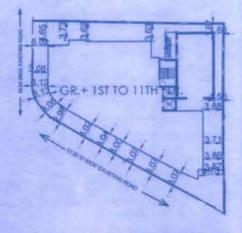
CARPET AREA	NO. OF PARK. REQ. BY RULE	NO. OF FLAT PROPOSED	NO. OF PARK. REQ.
PARKING FOR RESIDENCE			
BELOW 45.00 SQ.MT.	1PARKING FOR 4 FLATS	4	1.00 NOS.
45.00 SQ.MT. TO 60.00 SQ.MT.	1PARKING FOR 2 FLATS	0	0.00 NOS.
60.00 SQ.MT. TO 90.00 SQ.MT.	1PARKING FOR 1 FLAT	4	2.00 NOS.
ABOVE 90.00 SQ.MT.	2PARKING FOR 1 FLAT	31	62.00 NOS.
TOTAL		39	65.00 NOS.
10% VISITORS	65.00 X 10%		6.50 NOS.
TOTAL NO. OF PARKING REQUIRED RESIDENTIAL			71.50 NOS.
		SAY 72 NOS.	
ADDITIONAL 50% PARKING DCR 31(1) VI	72 X 50% = 36	8 NOS.	
TOTAL REQUIRED NOS. OF PARKING			79.50 NOS.
		SAY 80 NOS.	
TOTAL SMALL CAR PROPOSED			0.00 NOS.
TOTAL BIG CAR PROPOSED			80.00 NOS.
TOTAL PROPOSED NOS. OF PARKING			80.00 NOS.

BUILT UP AREA SUMMARY

FLOOR	BUILT UP AREA (IN SQ.MTS.)	AMENITIES AREA (IN SQ.MTS.)	REFUGE AREA (IN SQ.MTS.)	STAIR CASE AREA (IN SQ.MTS.)	GROSS BUILT AREA (IN SQ.MTS.)	NOS OF FLATS
STILT FLR						
FIT.EXCESS.	14.45					
1ST FLOOR	430.08	22.49		48.06	500.63	5
SOC.EXCESS.	2.49					
2nd FLOOR	490.29			48.06	538.35	3
3rd FLOOR	485.95			48.06	534.01	4
4th FLOOR	490.29			48.06	538.35	3
5th FLOOR	490.29			48.06	538.35	4
6th FLOOR	490.29			48.06	538.35	3
7th FLOOR	490.74			48.06	538.80	5
8th FLOOR	377.81		112.48	48.06	538.35	3
RE. EXCESS.	33.45					
9th FLOOR	485.50			48.06	533.56	3
10th FLOOR	498.10			48.06	546.16	3
11th FLOOR	498.10			48.06	546.16	3
TOTAL	5277.83	22.49	112.48	528.66	5891.07	39

PERMISSIBLE BUA	PROPOSED BUA	TOTAL
RESIDENTIAL 4305.14	1806.80	6112.94
PROPOSED BUA	119.08	6232.02
RESIDENTIAL 4305.14	972.69	5277.83

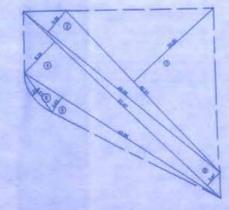
SOCIETY OFFICE	PERMISSIBLE	PROPOSED
	30.00	22.49
FITNESS CENTER 2%	104.63	119.08



BLOCK PLAN
SCALE = 1:1500



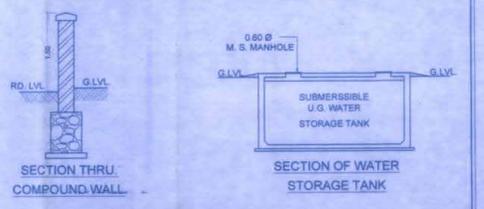
LOCATION PLAN
SCALE 1:4000



PLOT AREA LINE DIAGRAM
SCALE = 1:500

PLOT AREA CALCULATION BY TRIANGULATION METHOD

1. 1/2 X 42.31 X 20.55 X 1 NO	= 434.74 SQ.MT.
2. 1/2 X 48.06 X 5.30 X 1 NO	= 127.36 SQ.MT.
3. 1/2 X 51.47 X 3.47 X 1 NO	= 88.30 SQ.MT.
4. 1/2 X 51.47 X 8.25 X 1 NO	= 213.34 SQ.MT.
5. 1/2 X 43.58 X 3.43 X 1 NO	= 75.43 SQ.MT.
6. 2/3 X 8.11 X 9.83 X 1 NO	= 99.70 SQ.MT.
TOTAL ADDITION	= 999.87 SQ.MT.



SECTION THRU COMPOUND WALL
SECTION OF WATER STORAGE TANK

PROFORMA - A

S.No.	DESCRIPTION	Area in sqm.	
1.	Area of plot as per conveyance deed with Mhada	977.46	
2.	Deductions for:		
a.	Road setback	-	
b.	Proposed d.p. road	-	
c.	Aerly reservation	-	
	Total (a+b+c)	-	
3.	Balance area of plot (1-2)	977.46	
4.	Additions for F.S.I Proposed		
5.	Road Setback	-	
6.	Net Area of plot	977.46	
7.	Permissible F.S.I	3.00	
8.	Permissible built-up area as per FSI 3.00	2932.39	
a.	Proposed F.S.I	1372.76	
b.	Total Permissible b.u.a	4305.14	
9.	Proposed b.u.a		
a.	Residential built-up area	4305.14	
b.	Non residential built-up area	-	
c.	Mhada share	-	
d.	Excess balcony area taken into FSI	-	
10.	Total built-up area proposed (9a+9b)	4305.14	
11.	FSI consumed (10/8)	4.40	
B. Details of FSI available as per DCR 31(3)			
1.	Permissible	Proposed	
1.	Permissible built-up area component permissible wide DCR 31(3) on residential (Bac35%)	1806.80	972.69
2.	Permissible built-up area component permissible wide DCR 31(3) on non residential (Bac20%)	-	-
3.	Total gross built-up area permissible (Bc=35(1)+8)		967.94
4.	Total gross built-up area proposed (10+11)		927.83
5.	FSI consumed (B2/6)		5.45
C. Tenements Statement			
1.	Proposed built up area	4377.83	
2.	Tenement already permissible per holder for FSI one	-	
3.	Tenement permissible on the plot	232.50	
4.	Tenement proposed	38.00	
5.	Less non residential tenements (B2/cap)	-	
6.	Total Tenement on plot (3+4+5)	38.00	
D. Parking Statement			
a.	Parking required by rule as Reg. 44 (2) of DCR 2034	80.00	
b.	Total parking provided	80.00	

FORM II (PROFORMA B)

CONTENTS OF SHEET :
GROUND FLOOR PLAN, PIT LVL PLAN, BLOCK & LOCATION PLAN, PARKING & BUILT UP AREA STATEMENT

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED DEVELOPMENT OF BLDG. FAIRYLAND CHS. LTD. ON PLOT BEARING CTS NO-197 (PT) OF VILLEG VILE-PARLE AT J.V.P.D. SCHEME, VILE-PARLE (WEST), MUMBAI -400049

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 977.46 SQUARE METERS (NINE HUNDRED SEVENTY SEVEN POINT FOURTY SIX ONLY) AND ALIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A.D.A. RECORDS.

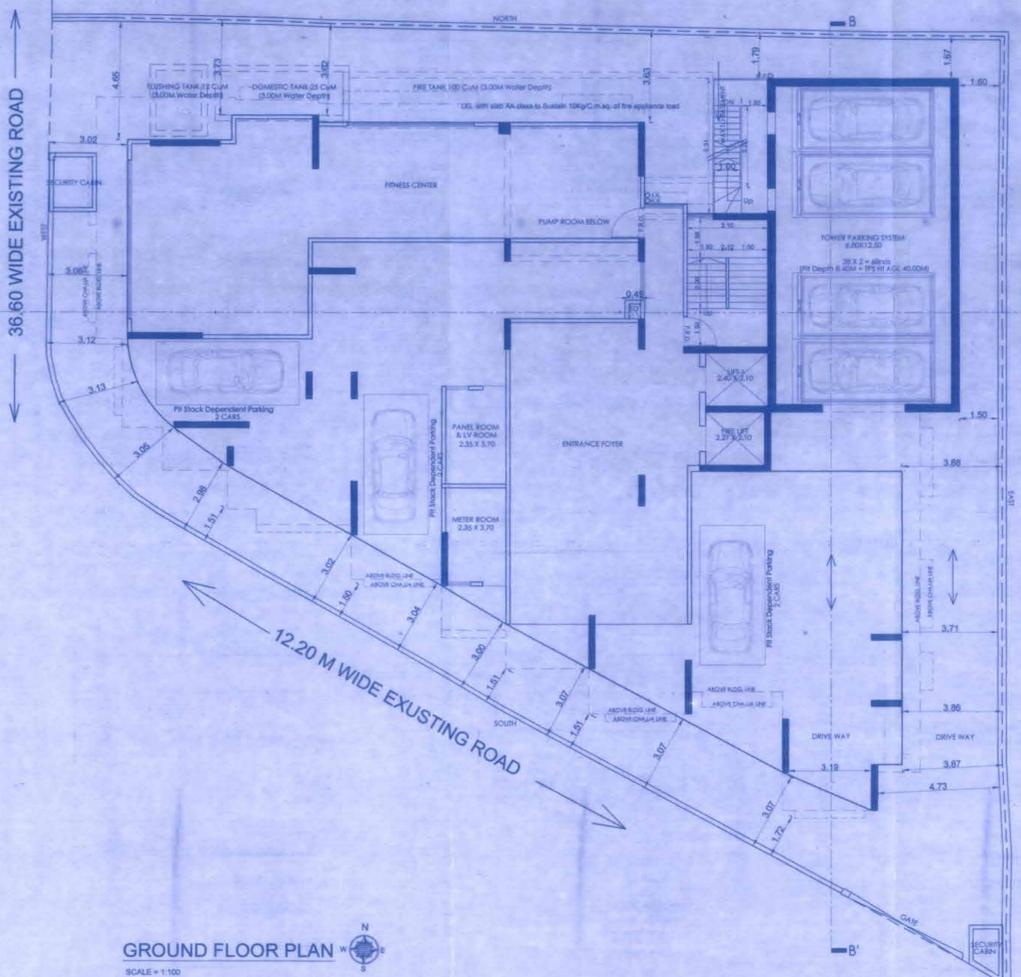
NOTE:
1. ALL DIMENSIONS ARE IN METERS.
2. SCALE USE
3. FLOOR PLAN 1:100
4. BLOCK PLAN 1:500
5. LOCATION PLAN 1:4000
6. THE PLANS ARE PREPARED AS PER PROVISION OF DCR 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MUM AND MHADA TIME TO TIME.
7. OUTLINES DRAWN BY ROOM FOLLOWED.
8. THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

STAMP OF DATE OF RECEIPT OF PLANS :

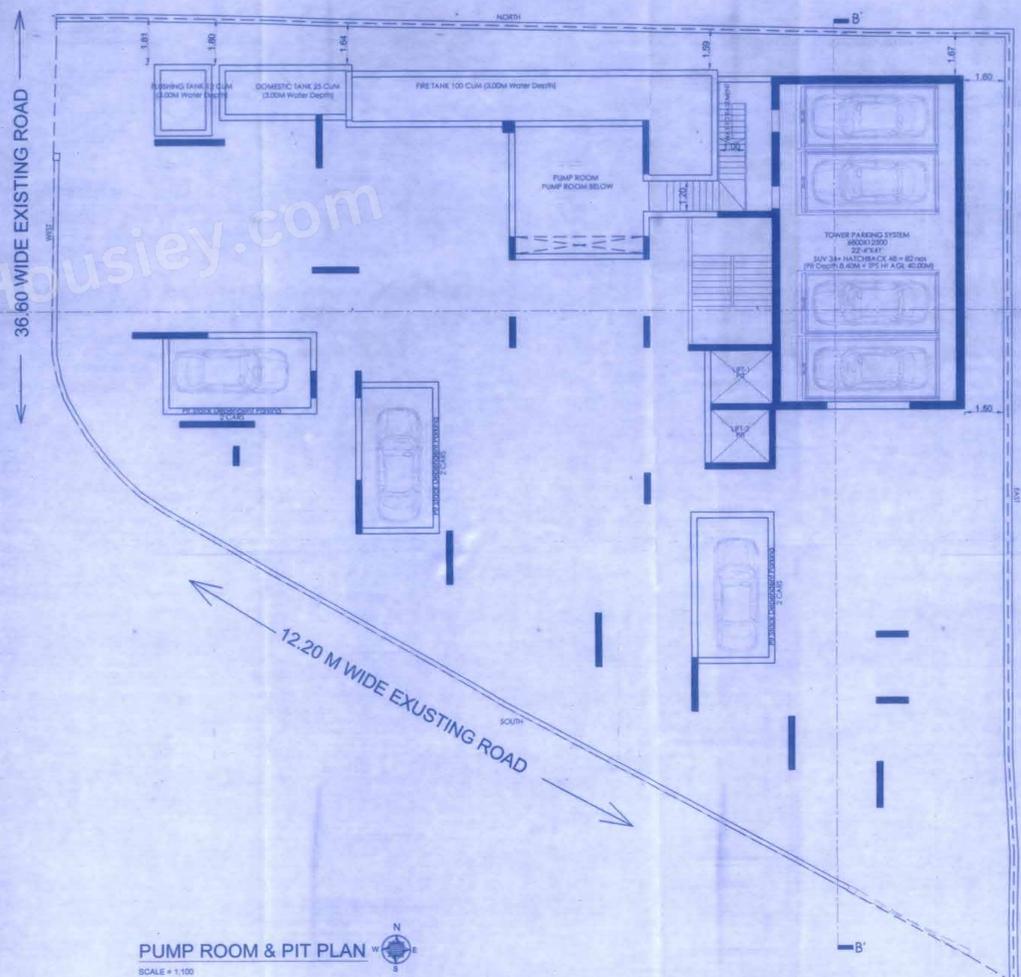
STAMP OF APPROVAL OF PLANS :

Approved subject to conditions mentioned in this office Letter No. Mhada-1041104/2022
Date 25 FEB 2022

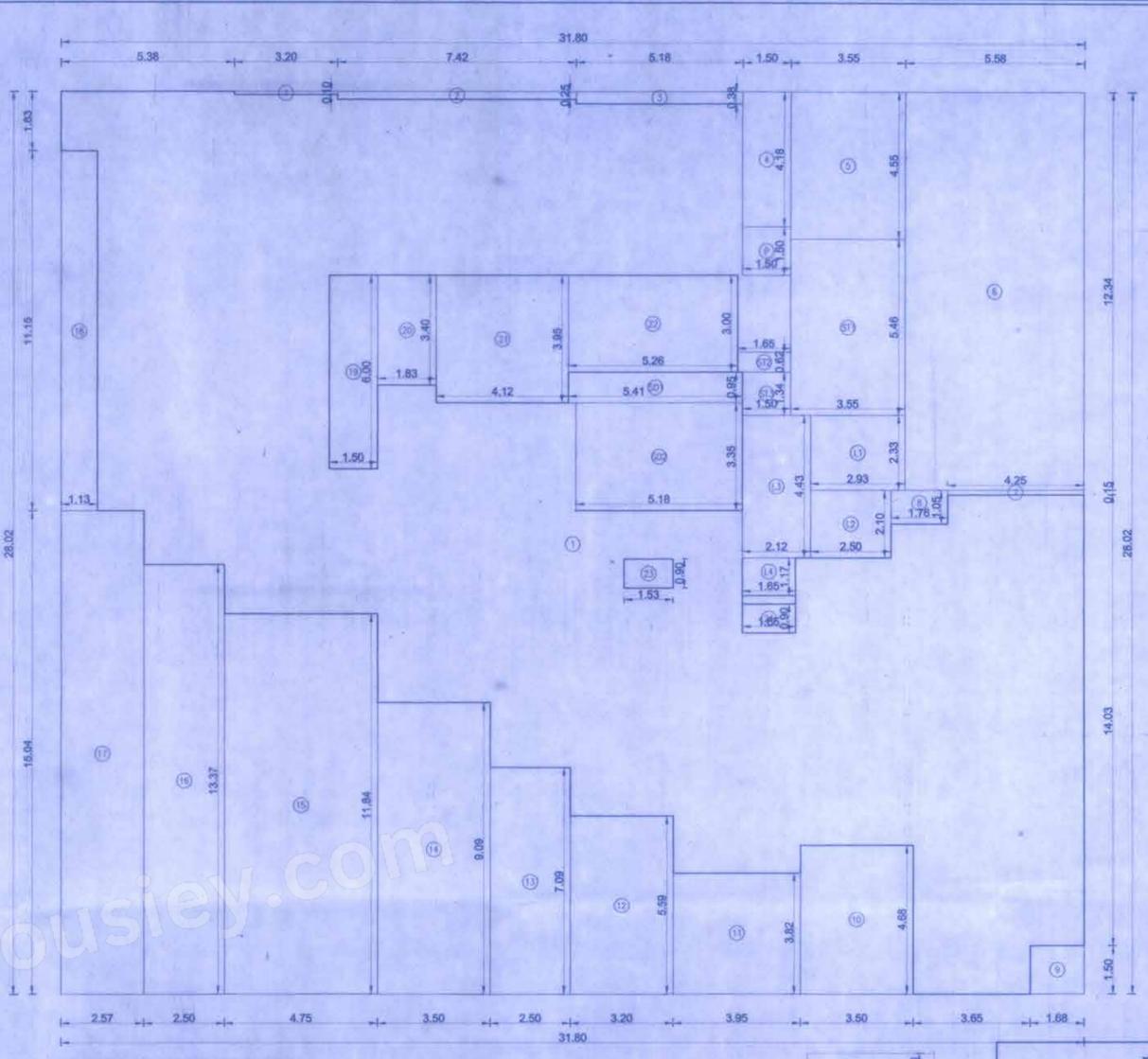
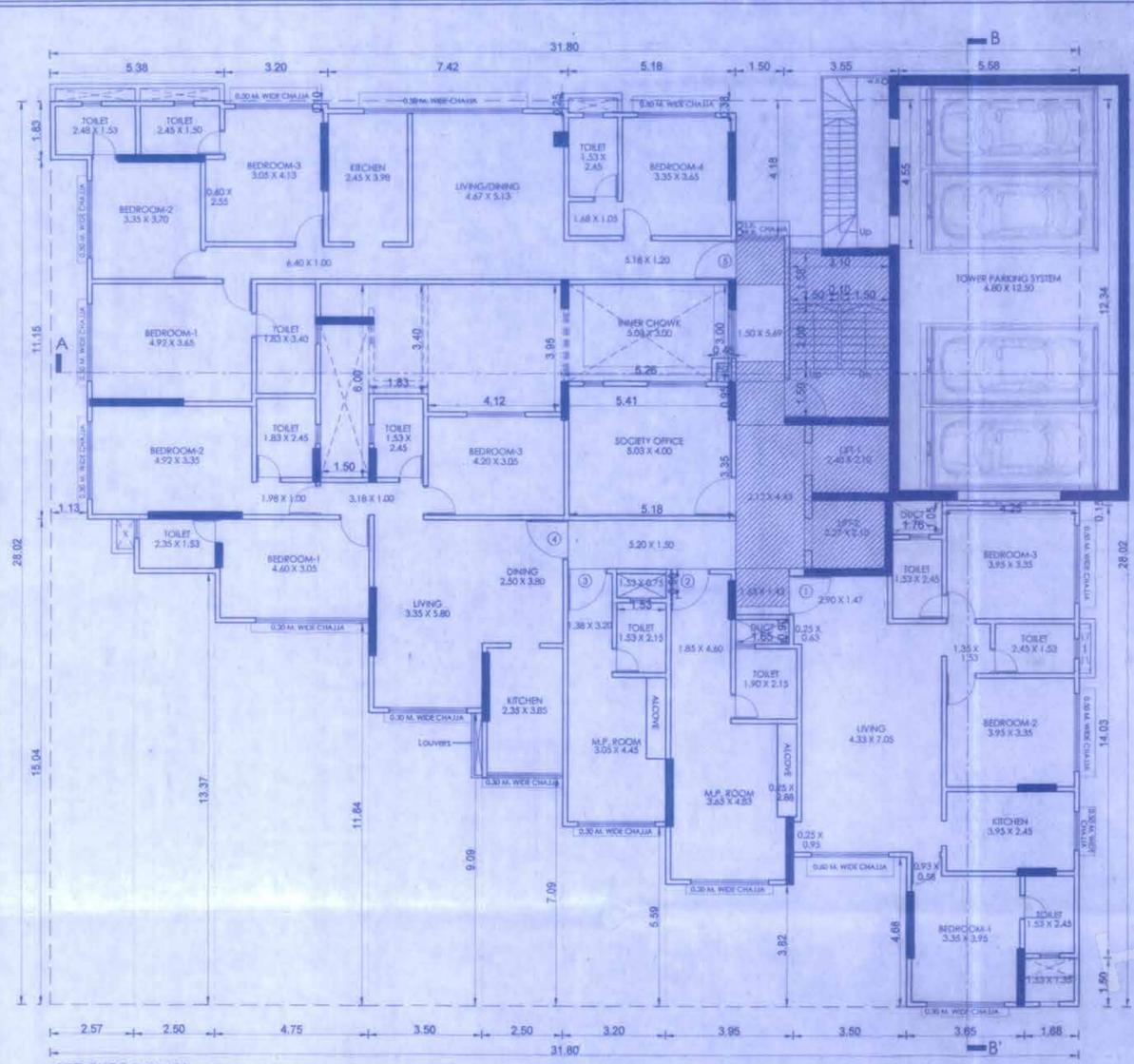
DRAWING TITLE: G.O.A. PLAN
DWG NO: 1/11
SCALE: DATE: 23/02/2022
AS STATED: CHECKED: RAHUL, SACHIN



GROUND FLOOR PLAN
SCALE = 1:100



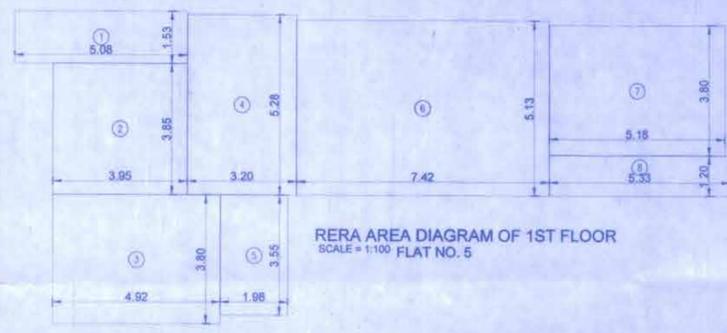
PUMP ROOM & PIT PLAN
SCALE = 1:100



BUILT UP AREA CALCULATION			
1ST FLOOR			
1	31.80 X 28.02 X 1 NO	=	891.04 SQ.MT
TOTAL ADDITION		=	891.04 SQ.MT X
DEDUCTIONS			
1	3.20 X 0.10 X 1 NO	=	0.32 SQ.MT
2	7.42 X 0.25 X 1 NO	=	1.86 SQ.MT
3	5.18 X 0.28 X 1 NO	=	1.45 SQ.MT
4	1.50 X 4.18 X 1 NO	=	6.27 SQ.MT
5	3.25 X 4.55 X 1 NO	=	14.79 SQ.MT
6	5.08 X 12.34 X 1 NO	=	62.66 SQ.MT
7	4.25 X 0.15 X 1 NO	=	0.64 SQ.MT
8	1.76 X 1.05 X 1 NO	=	1.85 SQ.MT
9	1.68 X 1.50 X 1 NO	=	2.52 SQ.MT
10	3.30 X 4.68 X 1 NO	=	15.44 SQ.MT
11	3.95 X 3.82 X 1 NO	=	15.09 SQ.MT
12	3.20 X 5.59 X 1 NO	=	17.89 SQ.MT
13	2.50 X 7.09 X 1 NO	=	17.73 SQ.MT
14	3.30 X 9.09 X 1 NO	=	29.99 SQ.MT
15	4.75 X 11.84 X 1 NO	=	56.24 SQ.MT
16	2.30 X 13.37 X 1 NO	=	30.75 SQ.MT
17	2.57 X 15.04 X 1 NO	=	38.65 SQ.MT
18	1.13 X 11.15 X 1 NO	=	12.60 SQ.MT
19	1.50 X 0.00 X 1 NO	=	0.00 SQ.MT
20	1.83 X 3.40 X 1 NO	=	6.22 SQ.MT
21	4.12 X 3.95 X 1 NO	=	16.27 SQ.MT
22	5.26 X 3.00 X 1 NO	=	15.78 SQ.MT
23	1.23 X 0.80 X 1 NO	=	0.98 SQ.MT
24	1.65 X 0.90 X 1 NO	=	1.49 SQ.MT
TOTAL DEDUCTION		=	390.41 SQ.MT Y1
TOTAL BUILT UP AREA [X - Y1]		=	500.63 SQ.MT X1
STAIRCASE AREA CALCULATION			
L1	2.93 X 2.33 X 1 NO	=	6.83 SQ.MT
L2	2.90 X 2.10 X 1 NO	=	6.09 SQ.MT
L3	2.12 X 4.43 X 1 NO	=	9.39 SQ.MT
L4	1.65 X 1.17 X 1 NO	=	1.93 SQ.MT
P	1.50 X 1.50 X 1 NO	=	2.25 SQ.MT
ST1	3.55 X 5.46 X 1 NO	=	19.38 SQ.MT
ST2	1.65 X 0.82 X 1 NO	=	1.35 SQ.MT
ST3	1.50 X 1.34 X 1 NO	=	2.01 SQ.MT
TOTAL STAIRCASE AREA PER FL. (TYPICAL FLOOR)		=	48.06 SQ.MT Y2
SOCIETY OFFICE AREA CALCULATION			
S01	5.41 X 0.85 X 1 NO	=	4.59 SQ.MT
S02	5.18 X 3.35 X 1 NO	=	17.35 SQ.MT
TOTAL SOCIETY OFFICE AREA		=	22.49 SQ.MT Y3
NET BUILT UP AREA [X1 - (Y2+Y3)]		=	478.14 SQ.MT

1ST FLOOR PLAN
SCALE = 1:100

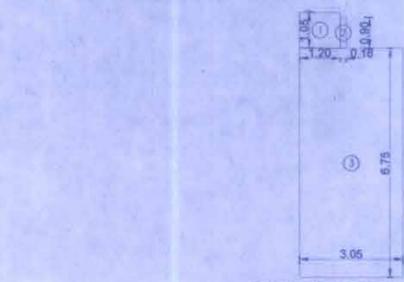
AREA DIAGRAM OF 1ST FLOOR
SCALE = 1:100



RERA AREA DIAGRAM OF 1ST FLOOR
SCALE = 1:100 FLAT NO. 5

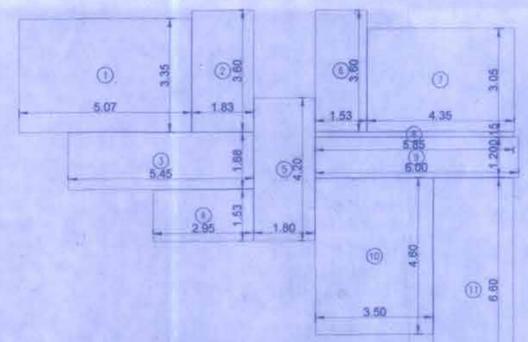
RERA CARPET AREA CALCULATION			
1ST FLOOR			
1	5.08 X 1.53 X 1 NO	=	7.77 SQ.MT
2	3.95 X 3.85 X 1 NO	=	15.21 SQ.MT
3	4.92 X 3.80 X 1 NO	=	18.70 SQ.MT
4	3.20 X 5.28 X 1 NO	=	16.90 SQ.MT
5	1.98 X 3.55 X 1 NO	=	7.03 SQ.MT
6	7.42 X 5.13 X 1 NO	=	38.06 SQ.MT
7	5.18 X 3.80 X 1 NO	=	19.68 SQ.MT
8	5.33 X 1.20 X 1 NO	=	6.40 SQ.MT
TOTAL ADDITION		=	129.75 SQ.MT X

RERA CARPET AREA CALCULATION			
1ST FLOOR			
1	5.07 X 3.35 X 1 NO	=	16.98 SQ.MT
2	1.83 X 3.80 X 1 NO	=	6.95 SQ.MT
3	5.45 X 1.80 X 1 NO	=	9.81 SQ.MT
4	2.95 X 1.53 X 1 NO	=	4.51 SQ.MT
5	1.80 X 4.20 X 1 NO	=	7.56 SQ.MT
6	1.53 X 3.80 X 1 NO	=	5.81 SQ.MT
7	4.35 X 3.05 X 1 NO	=	13.27 SQ.MT
8	5.85 X 0.15 X 1 NO	=	0.88 SQ.MT
9	6.00 X 1.20 X 1 NO	=	7.20 SQ.MT
10	3.50 X 4.80 X 1 NO	=	16.80 SQ.MT
11	2.35 X 5.80 X 1 NO	=	13.63 SQ.MT
TOTAL ADDITION		=	103.27 SQ.MT X



RERA AREA DIAGRAM OF 1ST FLOOR
SCALE = 1:100 FLAT NO. 3

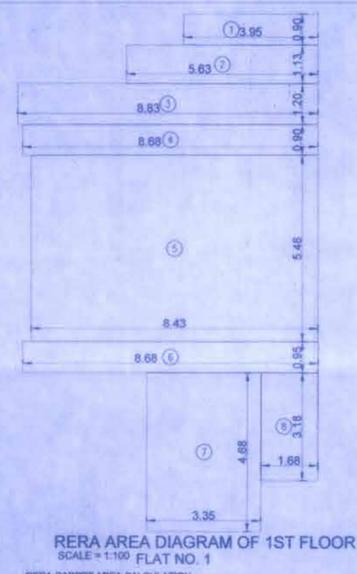
RERA CARPET AREA CALCULATION			
1ST FLOOR			
1	1.20 X 1.05 X 1 NO	=	1.26 SQ.MT
2	0.18 X 0.90 X 1 NO	=	0.16 SQ.MT
3	3.05 X 6.75 X 1 NO	=	20.59 SQ.MT
TOTAL ADDITION		=	22.01 SQ.MT X



RERA AREA DIAGRAM OF 1ST FLOOR
SCALE = 1:100 FLAT NO. 4

RERA CARPET AREA CALCULATION			
1ST FLOOR			
1	1.20 X 2.45 X 1 NO	=	2.94 SQ.MT
2	0.85 X 2.30 X 1 NO	=	1.95 SQ.MT
3	3.50 X 5.18 X 1 NO	=	18.13 SQ.MT
4	3.68 X 1.95 X 1 NO	=	7.18 SQ.MT
TOTAL ADDITION		=	30.20 SQ.MT X

RERA AREA DIAGRAM OF 1ST FLOOR
SCALE = 1:100 FLAT NO. 2



RERA AREA DIAGRAM OF 1ST FLOOR
SCALE = 1:100 FLAT NO. 1

RERA CARPET AREA CALCULATION			
1ST FLOOR			
1	3.95 X 0.90 X 1 NO	=	3.56 SQ.MT
2	5.83 X 1.13 X 1 NO	=	6.58 SQ.MT
3	8.83 X 1.20 X 1 NO	=	10.60 SQ.MT
4	8.68 X 0.90 X 1 NO	=	7.81 SQ.MT
5	8.43 X 5.48 X 1 NO	=	46.20 SQ.MT
6	8.88 X 0.85 X 1 NO	=	7.55 SQ.MT
7	3.35 X 4.88 X 1 NO	=	16.35 SQ.MT
8	1.68 X 3.18 X 1 NO	=	5.34 SQ.MT
TOTAL ADDITION		=	103.80 SQ.MT

FORM II (PROFORMA B)

CONTENTS OF SHEET :
1ST FLOOR PLAN, AREA DIAGRAM & AREA CALCULATION
RERA CARPET AREA DIAGRAM & AREA CALCULATION

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED DEVELOPMENT OF BLDG. FAIRYLAND CHS. LTD. ON PLOT BEARING
CTS NO-197 (PT) AT J.V.P.D. SCHEME, VILE-PARLE (WEST) MUMBAI -400 49

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 2004 AND AS PER THE PREVALING REGULATIONS 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.

NAME AND ADDRESS OF LICENSED SURVEYOR
Sachin Rakshe
SACHIN RAKSHE
LS. 8/172/LS/2009

STAMP OF DATE OF RECEIPT OF PLANS :
Archo CONSULTANTS

NAME AND SIGN. OF OWNER :
AJMERA REALTY & INFRA INDIA LTD. C.A. TO OWNER
FAIRYLAND CHS. LTD.

STAMP OF APPROVAL OF PLANS:
Approved subject to conditions mentioned in this office Letter No. Mhads-104/1060/2020
Date 25 FEB 2022
Ex. Eng. Bldg. Permission Cell, Greater Mumbai (W.S.)
Maharashtra Housing & Area Development Authority

DRAWING TITLE: L.O.A. PLAN
DRWG NO: 2/11
NORTH
SCALE: AS STATED
DATE: 23/02/2022
DRAWN: RAHUL
CHECKED: SACHIN