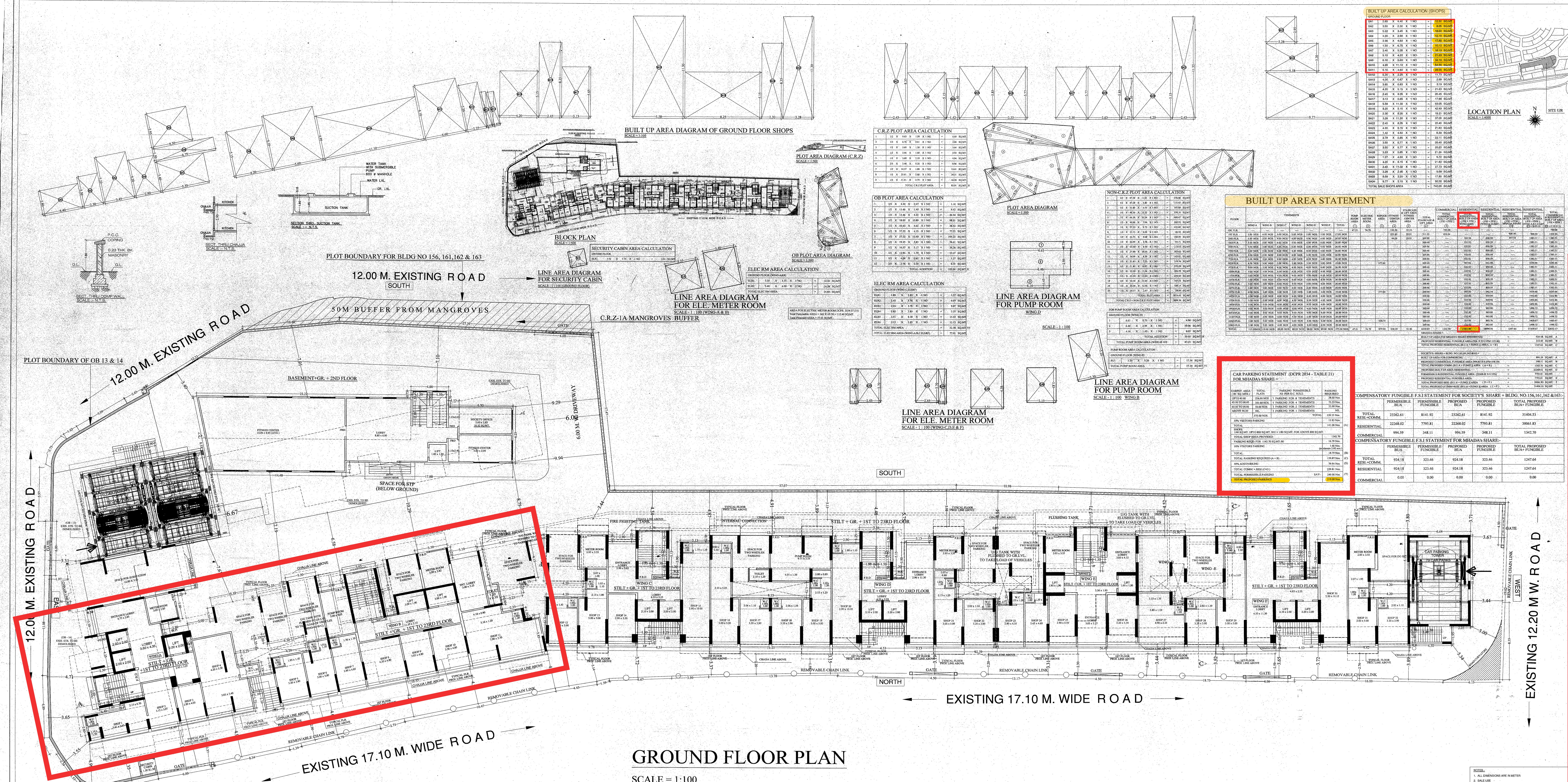




1/10

CONTENTS OF THE SHEET

GROUND FLOOR PLAN, BLOCK PLAN & LOCATION PLAN AND CARPET AREA STATEMENT
BUILT UP AREA STATEMENT, PLOT AREA DIAGRAM & CALCULATION, CAR PARKING AREA STATEMENT.

CERTIFICATE OF AREA

CERTIFY THAT I HAVE SURVEYED THE PLOT UNOBSERVED ON THE GROUND AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS
8098.36 SQ.MTS. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS
OF CHINPETHY & T.T. RECORDS.

A PERFORMA A-1

Area in sq.mt.

08/13 & 14

BLDG. NO.
156/151,
162 & 163

1

Area of Plot

552.90

1098.36

2

Deduction for

(a)

Road Set-back Area

(b)

achene open space

(c)

BUFFER FROM MANGROVES

63.91

(d)

% Annularity space as per DCR 96/3/1 (Sub-plot)

3

other

4

Balance area of plot (1 - 2)

552.90

3814.45

5

Deduction for 15% Iteration Ground/ 10% Annularity space (if deduction for 10%)

6

net area of plot (2b + 3)

552.90

3814.45

7

Additions for Floor Space Index

7(a)

100% for D.P.Road / Set-back

7(b)

30% as per DCR 32

7(c)

% as per DCR 33 ()

7(d)

other

8

Total Area (5 + 6)

552.90

3814.45

9 A

Floor Space Index Permissible

3.00

3.00

10

Existing built up area

183.80

5586.18

11

Permissible Floor Area As per MHADA Noc. dt.10 NOV 2021 (1558.70 + 22779.88)
Less BUA on OIA plot 63.91 x 3 = 251.73

Mhada share
924.24
1669.70

society share
22779.88
251.73
22528.15

12

Proposed Built-up Area

924.24

23262.61
(134.46 + 22928.15)

13

PURELY RESIDENTIAL BUILT UP AREA

924.24

22268.02

14

REMANING NON - RESIDENTIAL BUILT UP AREA

994.59

15

Total Proposed Built-up Area (15 + 13)

924.24

23262.61

16

FSI CONSUMED ON NET HOLDING = 18/4

1.67

6.10

C

DETAILS OF F.S.I. AVAILABLE AS PER D.C.P.R. 2034, 31(3) :-

Mhada share
323.46
(35% x 924.24)

society share + Bldg. no.
156/161, 162 & 163
7739.81
(35% x 22268.02)

1

FUNGIBLE BUT UP AREA COMPONENT PROPOSED VIDE D.C.P.R. 2034, 31(3)FOR PURELY RESIDENTIAL

323.46

348.11

2

FUNGIBLE BUT UP AREA COMPONENT PROPOSED VIDE D.C.P.R. 2034, 31(3)FOR NON - RESIDENTIAL

(35% x 994.59)

3

TOTAL FUNGIBLE BUT UP AREA COMPONENT PROPOSED VIDE D.C.P.R. 2034, 31(3) -- C1 + C2

323.46

814.92

4

TOTAL GROSS BUT UP AREA PROPOSED = (12 + C3)

1247.70

31404.53

30592.17

D

TENAMENT STATEMENT

(i)

PROPOSED AREA ITEM A, 12 ABOVE OR C.A.

31404.53

(ii)

LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)

944.59

(iii)

AREA AVAILABLE FOR TENEMENT

30409.94

(iv)

TENEMENT PERMISSIBLE

1368.00

(v)

TENEMENT PROPOSED

575.00

(vi)

TENEMENT EXISTING

165.00

575.00

E

PARKING STATEMENT

F

PARKING REQUIRED BY REGULATION

(i)

CAR

219.00

(ii)

SCOOTER

219.00

(iii)

OUTSIDERS

(iv)

COVER GARAGES PERMISSIBLE

(v)

CAR

(vi)

SCOOTER

(vii)

OUTSIDERS

G

TRANSPORT VEHICLES PARKING

(i)

SPACE FOR TRANSPORT VEHICLE PARKING REQUIRED BY REGULATION

(ii)

TOTAL NO. OF TRANSPORT VEHICLE PARKING SPACES PROVIDED

This cancels Approval
of the previous Plans
Sanctioned under no. _____
(S.No. 4233/2020 dated: 13/10/2020)

Approved subject to conditions mentioned in this
order No. Mhada 25/2532/PJ/2
Date: 07 APR 2022

By, Eng. Uday Perumalath Chatterjee/Mahesh (S.N.)
Municipal Housing & Area Development Authority

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BLDG. NO 156,
161, 162 & 163 ON PLOT BEARING C.T.S.NO.356(F.T.) AT KANAMWARI NAGAR, VEERKOLLEGE, MUMBAI.

NAME OF OWNER

M/S. V.L. Savi Developers LLP

IGN BY : SNL

Signature

J.G. DEWOLKAR
D/204/L3

ELLORA