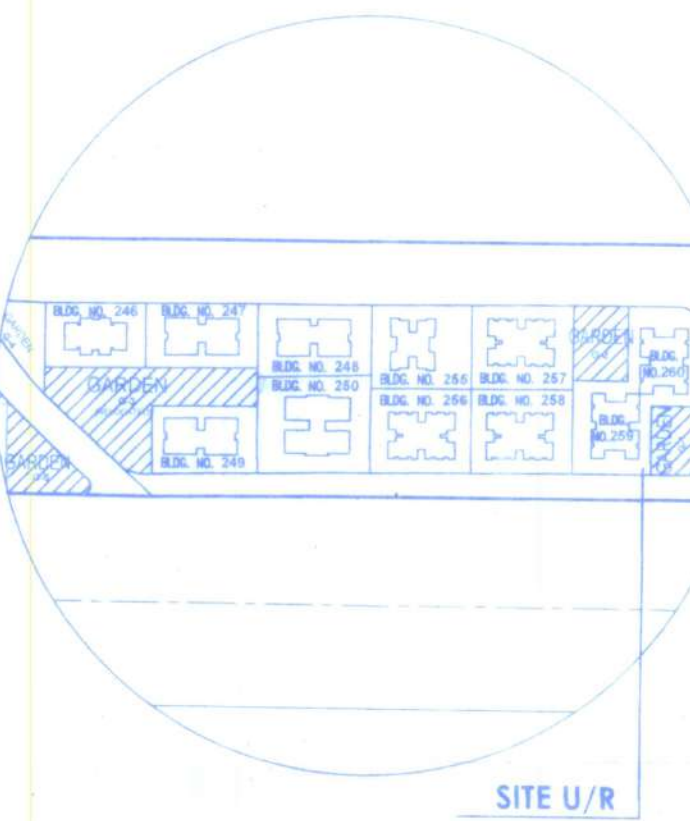
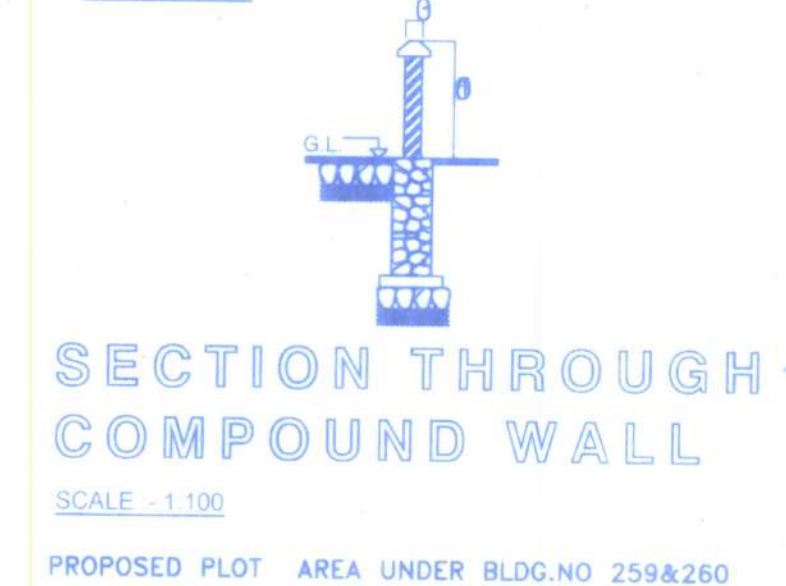
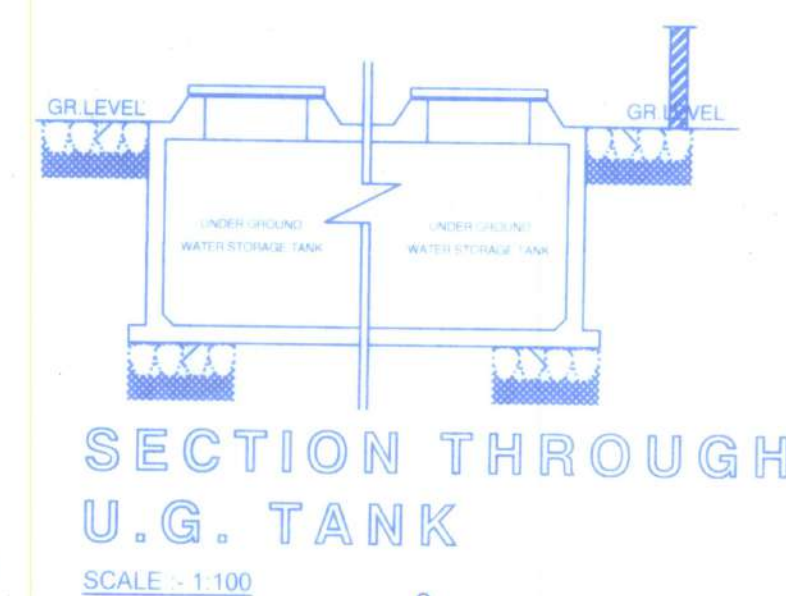
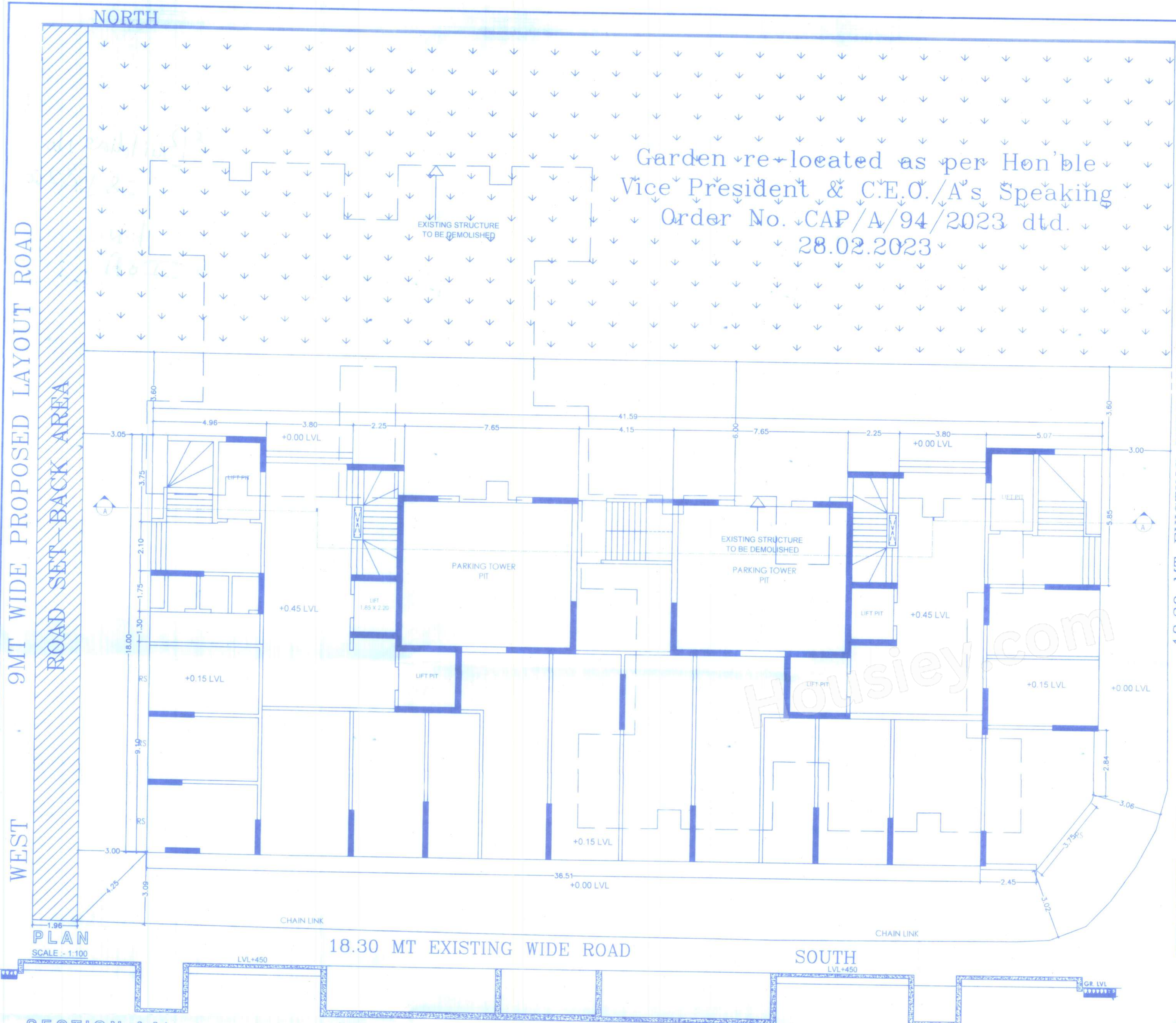




PLOT AREA CALCULATION

NO.	DIMENSION	
1	1/2 X 62.78 X 30.52 X 1 NO	= 958.02 SQ.MT.
2	1/2 X 62.78 X 27.51 X 1 NO	= 863.54 SQ.MT.
3	1/2 X 39.06 X 4.20 X 1 NO	= 82.03 SQ.MT.
4	2/3 X 8.26 X 0.99 X 1 NO	= 5.45 SQ.MT.
TOTAL ADDITION		= 1909.04 SQ.MT. X

BALANCE AREA CALCULATION OF PLOT 259/260

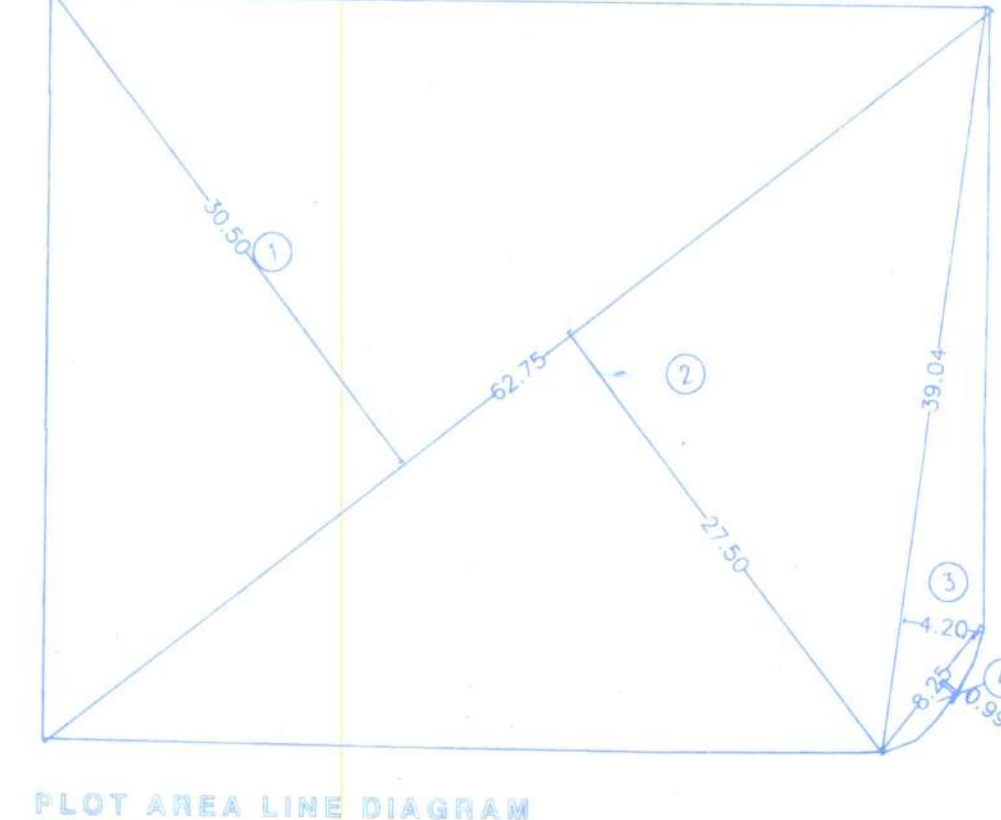
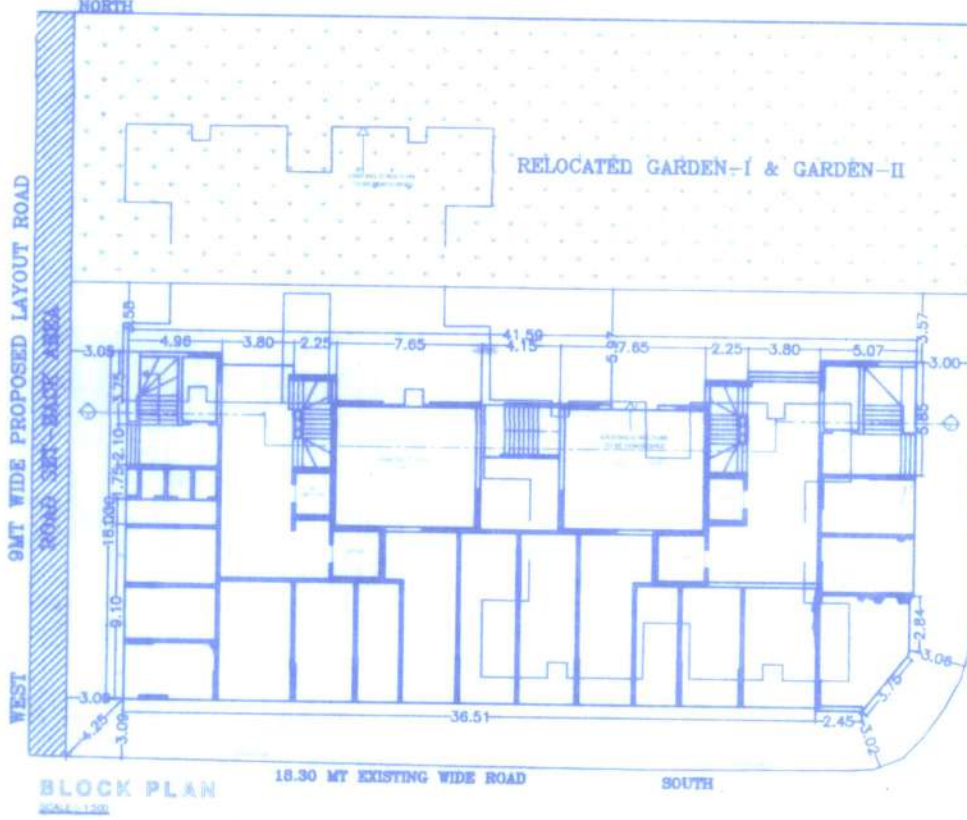
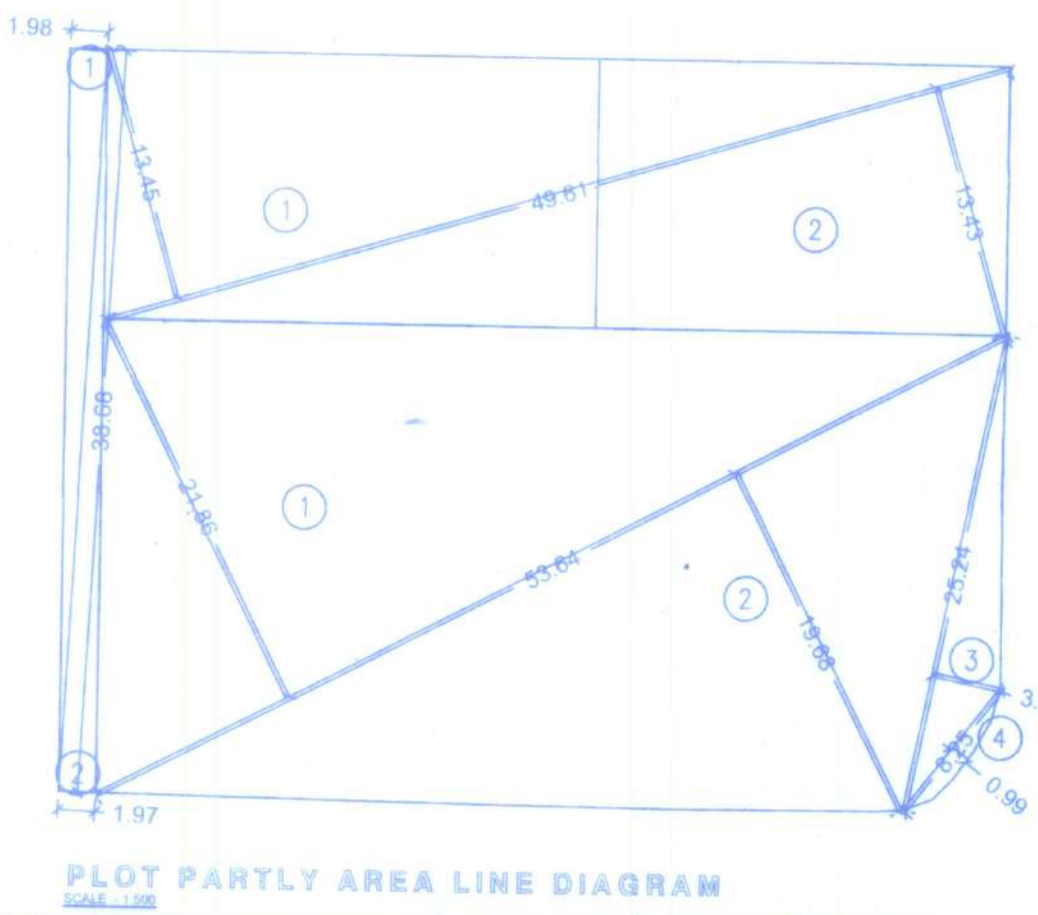
1	1/2 X 53.64 X 21.86 X 1 NO	= 586.29 SQ.MT.
2	1/2 X 53.64 X 19.68 X 1 NO	= 527.82 SQ.MT.
3	1/2 X 25.24 X 3.66 X 1 NO	= 46.19 SQ.MT.
4	2/3 X 8.25 X 0.99 X 1 NO	= 5.46 SQ.MT.
TOTAL ADDITION		= 1165.76 SQ.MT. X

SECTION AA'

SCALE - 1:100

AREA CALCULATION OF RELOCATED PLOT OF GARDEN		
1	1/2 X 49.61 X 13.45 X 1 NO	= 333.63 SQ.MT.
2	1/2 X 49.61 X 13.436 X 1 NO	= 333.27 SQ.MT.
TOTAL ADDITION		= 666.9 SQ.MT. X

AREA CALCULATION OF ROAD SETBACK AREA		
1	1/2 X 38.68 X 1.98 X 1 NO	= 38.29 SQ.MT.
2	1/2 X 38.68 X 1.97 X 1 NO	= 38.09 SQ.MT.
TOTAL ADDITION		= 76.38 SQ.MT. X



P R O F O R M A - A					
A. AREA STATEMENT		SQ.MT.	SQ.MT.		
1. (a) AREA OF PLOT INCLUDING D.P. RESERVATION GARDEN-I & GARDEN-II		1909.04			
(b) AREA OF PLOT AS PER REVISED LAYOUT EXCLUDING GARDEN-I & GARDEN-II		1242.14			
2. DEDUCTIONS FOR ...					
(a) Road Set-Back (UNDER BLDG. 259, AREA & EXCLUDING SETBACK AREA OF GARDEN-I)		47.00			
(b) Proposed Road		0.00			
(c) Any Reservation (D.P. RESERVATIONS) GARDEN - (303.36) + GARDEN - (1363.54) = 666.90 SQ.MT.		666.90			
3. BALANCE AREA OF PLOT (1 minus 2)					
4. DEDUCTION FOR 15% RECREATIONAL GROUND		00.00			
5. NET AREA OF PLOT (3 minus 4)		00.00			
6. ADDITIONS FOR FLOOR SPACE INDEX					
(a) 100% 2(a) (ROAD SET-Back AREA)		00.00			
(b) 100% 2(b) (restricted to 80% of 5 above)		00.00			
7. TOTAL PLOT AREA (5+6+7)		1242.14			
8. FLOOR SPACE INDEX PERMISSIBLE					
9. ADDITIONAL ALLOTTED BY MHADA NOC No		00.00			
(a) Existing built up area					
(b) In lieu of 2.50/3.00 fsi		00.00			
(c) In lieu of Prorata fsi @ 55.53 sq.mt. x 40 Ts					
10. Additional VP cotta					
11. TOTAL PERMISSIBLE BUILT UP AREA (9)		00.00			
12. TOTAL PROPOSED BUILT UP AREA		00.00			
13. FSI CONSUMED ON NET HOLDING = 12/3		00.00			
B. DETAILS OF FSI AVAILABLE AS PER DCPR 31(3)					
1. NON-RESIDENTIAL FUNGIBLE BUILT-UP AREA COMPONENT					
(a) Non Residential Built-up Area		00.00			
(i) Permissible Fungible Area 0.20 x B(a)		00.00			
(ii) Now Claimed Fungible Area					
(b) Total Fungible Area		00.00			
2. RESIDENTIAL FUNGIBLE BUILT-UP AREA COMPONENT					
(a) Residential Built-up Area (12 - B(a))		00.00			
(i) Permissible Fungible Area 0.35 x B(a) Existing Tenant Free 30% fungible		00.00			
(ii) Now Claimed Fungible Area					
(b) Total Fungible Area		00.00			
C. TENEMENT STATEMENT					
(i) Proposed Area		00.00			
(ii) Less Deduction of Non Residential Area		00.00			
(iii) Area Available For Tenements C (i) - C(ii)		00.00			
(iv) Tenements Permissible (Density of tenements/hectare)		000			
(v) Tenements Proposed		000			
(vi) Tenements Existing		000			
(vii) Total Tenements ON The Plot		00.00			
D. PARKING STATEMENT					
(i) Required Car Parking By Regulation (residential + non residential)		00.00			
(ii) Required res. 10% Visitor + non res. 10% Car Parking By Regulation		00.00			
(iii) Total residential + non residential Car Parking Required		00.00			
(iv) Car Parking Proposed As Per Concession					
(v) Maximum 50% Additional Parking Permissible as per DCPR 31(1)(v)		00.00			
(vi) 50% Additional Parking Proposed As Per Concession		000			
(vii) Total Car Parking permissible		00.00			
(viii) Total Car Parking Proposed		00.00			
NOTES :-					
1) ALL DIMENSIONS ARE IN METERS					
2) SCALE USE					
3) FLOOR PLANS = 1:100					
4) BLOCK PLANS = 1:500					
5) LOCATION PLANS = 1:4000					
6) THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034					
7) GUIDELINES ISSUED IN E.O.D.B. IS FOLLOWED					
8) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND IN CORRECT.					
CERTIFICATE OF AREA :					
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 20/07/2021 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 1242.14 SQ.M. ONE THOUSAND FOUR HUNDRED AND FORTY TWO POINT ONE FOUR SQ.MT.					
SIGNATURE OF THE ARCHITECT					
P R O F O R M A - B					
STAMP OF APPROVAL OF PLANS:					
Approved subject to conditions mentioned in this office Letter No. MHADA-91/252/2023					
Date 2 MAR 2023					
Ex. Eng. Bldg. Permissible Cell/Guarder Mumbai (E.S.) Maharashtra Housing & Area Development Authority					
CONTENTS OF SHEET :		NAME AND SIGN. OF OWNER :			
GROUND FLOOR PLAN, LOCATION PLAN, BLOCK PLAN, SITE U/R, PLOT AREA DIAGRAM AND CALCULATION, SECTION THROUGH COMPOUND WALL AND U.G. TANK, SECTION AA'		For ADITYARAJ HOUSING DEVELOPERS			
		Partner			
		JOB TITLE:			
		Proposed Redevelopment of Existing Building No. 259 and 260, Kannamwar Nagar Sagar Sangeet C.H.S Ltd, Kannamwar Nagar, Vikhroli (E), Mumbai - 400 083. Survey No. 113 (Part), City Survey No. 356 (Part)			
JOB NO:	DWG NO.	SCALE :	DATE	DRWN BY	CHK. BY
	1/1	AS STATED	09.01.2023	NAMITHA	ANKIT
NORTH		ANKIT M. MAKANI Registered Architect CA/2016/78764 REG. NO. CA/2016/78764			
		A-5 ABHAY APARTMENT, LINK ROAD, NIR DON BOSCO SCHOOL, BORIVALI (WEST), MUMBAI - 400 092			