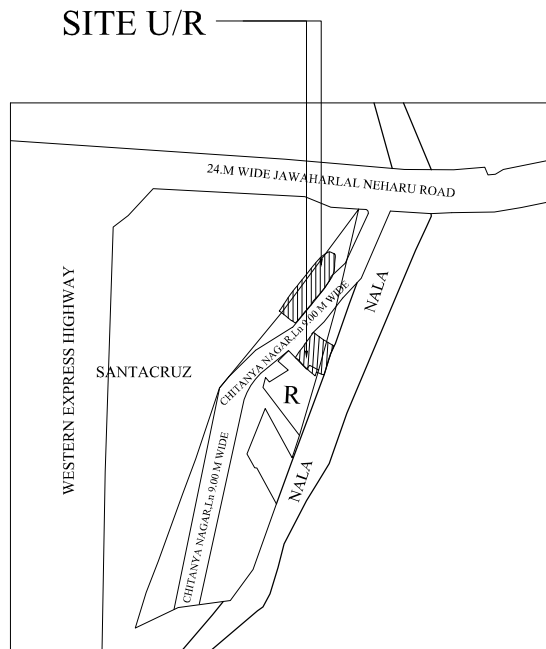
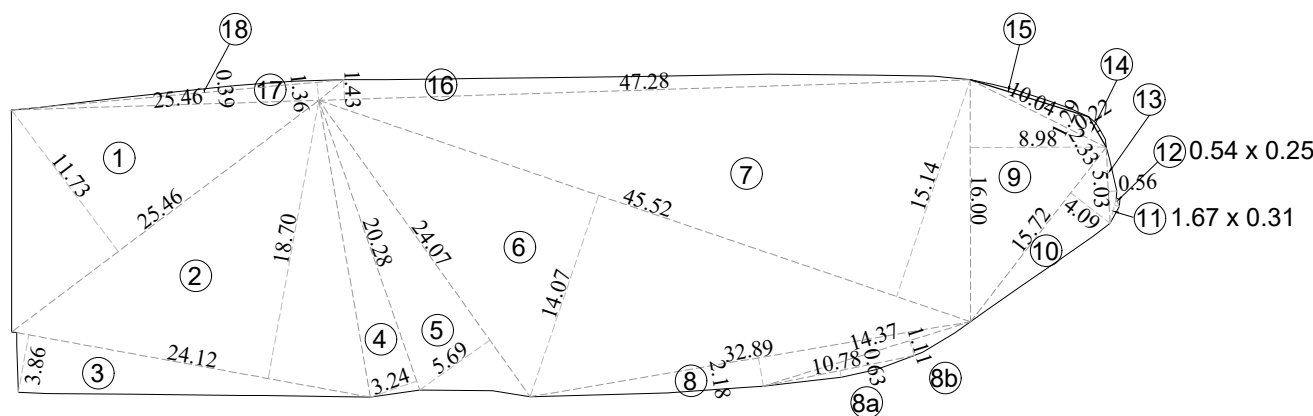


AREA CALCULATION OF PLOT - A
PROPOSED BLDG. -1
SCALE - 1:500



LOCATION PLAN
SCALE - N.T.S.

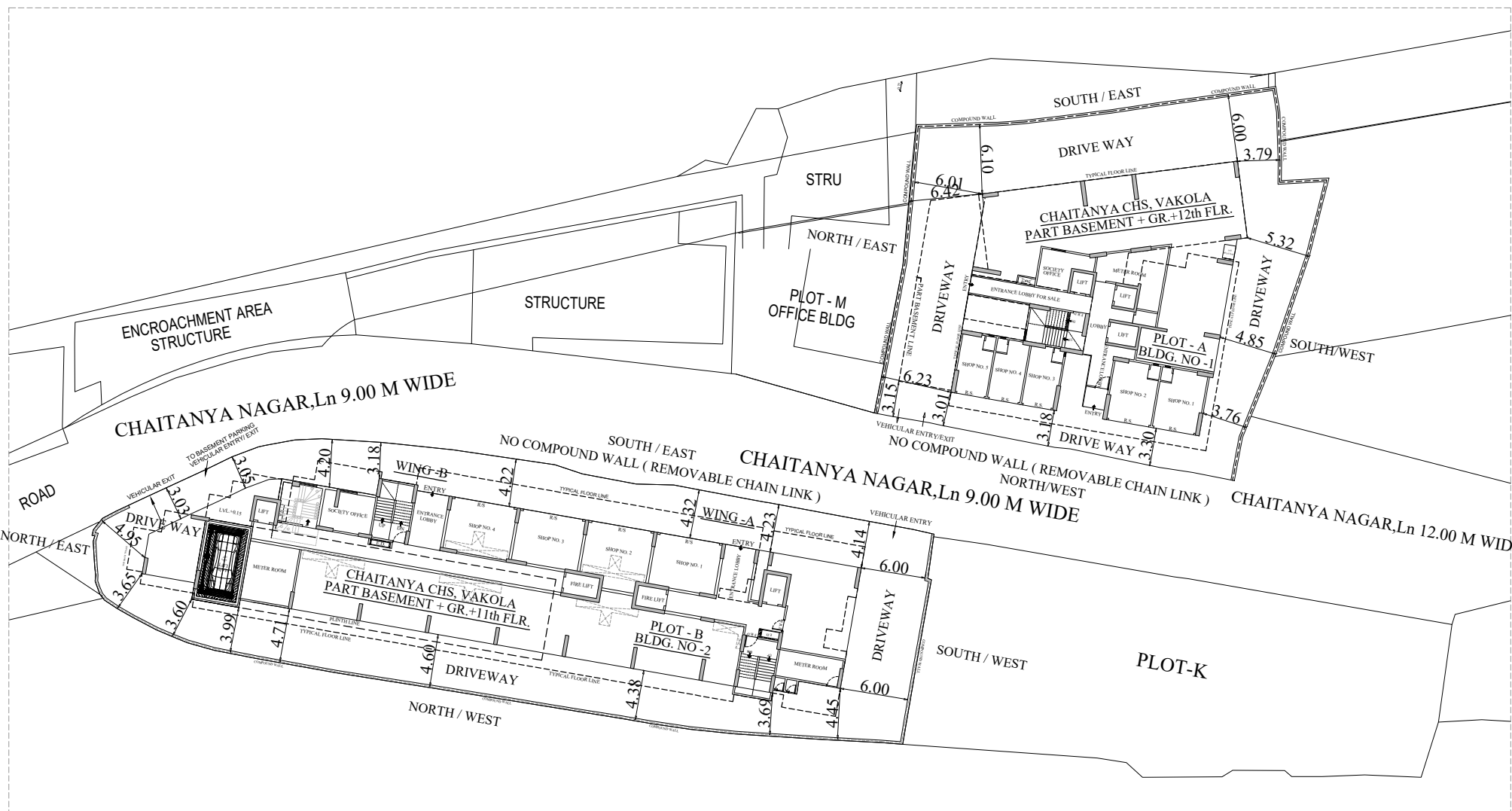


AREA CALCULATION OF PLOT - B
PROPOSED BLDG. -2
SCALE - 1:500

B.U. AREA STATEMENT PLOT - B (BLDG NO - 02)

BUILDING 2	CONSTRUCTED AREA	STAIRCASE \ LIFT AREA	ENTRANCE LOBBY AREA	SOCIETY OFFICE AREA	METER ROOM AREA	PUMP ROOM	FITNESS CENTER AREA	REFUGE AREA	TOILET AREA	COMM. SHOP		TOTAL COMM. SHOP AREA	TOTAL B.U. AREA
										BASIC FSI	PROPOSED FUNGIBLE		
TOTAL	9531.66	1099.85	70.14	18.07	34.21	46.56	154.19	89.00	2.42	91.40	31.58	122.98	8019.64

TENAMENT STATEMENT			
BLDG.2	BELOW -45	45.00 TO 60.00	TOTAL
TOTAL	159	22	181



BLOCK PLAN
SCALE - 1:500

PROPOSED BLDG. -1 ON PLOT OF EXISTING BLDG. NO -3

AREA CALCULATIONS OF PLOT - A WHERE BLDG.NO -
3 IS EXISITING

1	0.50	X	7.76	X	3.33	=	12.92	SQ.MT.
2	0.50	X	14.27	X	3.20	=	22.83	SQ.MT.
3	0.50	X	19.98	X	4.75	=	47.45	SQ.MT.
4	0.50	X	29.90	X	4.33	=	64.73	SQ.MT.
5	0.50	X	35.65	X	1.99	=	35.47	SQ.MT.
6	0.50	X	35.65	X	4.01	=	71.48	SQ.MT.
7	0.50	X	34.42	X	8.99	=	154.72	SQ.MT.
8	0.50	X	36.79	X	10.83	=	199.22	SQ.MT.
9	0.50	X	36.79	X	5.37	=	98.78	SQ.MT.
10	0.50	X	30.20	X	9.01	=	136.05	SQ.MT.
11	0.50	X	24.45	X	7.00	=	85.58	SQ.MT.
12	0.50	X	12.96	X	5.07	=	32.85	SQ.MT.
13	0.50	X	10.92	X	2.20	=	12.01	SQ.MT.
14	0.50	X	6.88	X	4.00	=	13.76	SQ.MT.
15	0.50	X	15.25	X	2.66	=	20.28	SQ.MT.

TOTAL PLOT AREA OF
PROPOSED BLDG. NO -1

PROPOSED BLDG. - 2 ON PLOT OF EXISTING BLDG. NO - 1 & 2

AREA CALCULATIONS OF PLOT - B WHERE
BLDG.NO -1 & 2 IS EXISITING

1	0.50	X	25.46	X	11.73	=	149.32	SQ.MT.
2	0.50	X	24.12	X	18.70	=	225.52	SQ.MT.
3	0.50	X	24.12	X	3.86	=	46.55	SQ.MT.
4	0.50	X	20.28	X	3.24	=	32.85	SQ.MT.
5	0.50	X	24.07	X	5.69	=	68.48	SQ.MT.
6	0.50	X	45.52	X	14.07	=	320.23	SQ.MT.
7	0.50	X	45.52	X	15.14	=	344.59	SQ.MT.
8	0.50	X	32.89	X	2.18	=	35.85	SQ.MT.
8a	0.67	X	10.78	X	0.63	=	4.55	SQ.MT.
8b	0.50	X	14.37	X	1.11	=	7.98	SQ.MT.
9	0.50	X	16.00	X	8.98	=	71.84	SQ.MT.
10	0.50	X	15.72	X	4.09	=	32.15	SQ.MT.
11	0.50	X	1.67	X	0.31	=	0.26	SQ.MT.
12	0.50	X	0.54	X	0.25	=	0.07	SQ.MT.
13	0.50	X	5.03	X	0.56	=	1.41	SQ.MT.
14	0.67	X	2.33	X	0.22	=	0.34	SQ.MT.
15	0.50	X	10.04	X	1.29	=	6.48	SQ.MT.
16	0.50	X	47.28	X	1.43	=	33.81	SQ.MT.
17	0.50	X	25.46	X	1.36	=	17.31	SQ.MT.
18	0.50	X	25.46	X	0.39	=	4.96	SQ.MT.

TOTAL PLOT AREA OF
PROPOSED BLDG. NO -2

TOTAL PLOT AREA CALCULATIONS

1	PLOT - A OF BLDG .NO -1	=	1008.14	SQ.MT.
2	PLOT - B OF BLDG.NO -2	=	1404.55	SQ.MT.
TOTAL		=	2412.69	SQ.MT.

LAY - OUT BLDG. NO - (2) (SALE BLDG.)		CONTENTS OF SHEET			(1/4)
BLOCK & LOCATION PLAN ,PLOT AREA DIAGRAM & CALCULATION PLAN					
PROFORMA - A				SQ.MT	
I	AREA STATEMENT AS PER MHADA NOC DATED 04-11-2021	BLDG.-1	BLDG.-2	TOTAL	
1	Area of plot (as per LAY-OUT) BLDG .NO -2	1008.14	1404.55	2412.69	
a.	Area of Reservation in plot	-----	-----	-----	
b.	Area under Access to R.G. (as per demarcation)	-----	-----	-----	
c.	Area of road set back	-----	-----	-----	
2	Deductions for	-----	-----	-----	
A)	For Reservation/ Road Area to be handed over to MCGM (100%)	-----	-----	-----	
a.	Road set back/widening area (Regulation No.16)	-----	-----	-----	
b.	Proposed D.P. Road area (Regulation No.16)	-----	-----	-----	
c.	i) Reservation area (plot) to be handed over (Regulation No. 17)	-----	-----	-----	
	ii) Reservation area to be handed over as per AR (Y%) (Regulation No.17) (Not to be deducted for Computation of F.S.I. i.e. sr.no.5 below)	-----	-----	-----	
	Total Area under Road/ Reservation	-----	-----	-----	
B)	For Amenity area to be handed over to MCGM	-----	-----	-----	
a.	Area of amenity plot as per DCR 14(A)	-----	-----	-----	
b.	Area of amenity plot as per DCR 14(B)	-----	-----	-----	
c.	Area of amenity plot as per DCR 35	-----	-----	-----	
C)	Deduction for Existing B.U.A. to be retained if any/ Land component of Existing B.U.A / Existing B.U.A. as per Regulation under which the development was allowed	-----	-----	-----	
3	Total Deductions: [2(A)+2(B)+2(C)]	-----	-----	-----	
4	Balance area of Plot [1-3]	1008.14	1404.55	2412.69	
5	Addition for Set-Back	-----	-----	-----	
6	Pot area under Development [Sr. no. 4 + 5]	1008.14	1404.55	2412.69	
7	F.S.I. Permissible	3.00	3.00	3.00	
8	Permissible Built up Area	-----	-----	-----	
a1)	proposed bldg. -1 on plot-A of existing bldg. no -3 1008.14 x 3.00 f.s.i.	3024.42	-----	3024.42	
a2)	proposed bldg. -2 on plot-B of existing bldg. no -1 & 2 1404.55 x 3.00 f.s.i.	-----	4213.65	4213.65	
b1)	Prorata of proposed bldg. -1 on plot-A of existing bldg. no -3 = (20 t/n X 39.14 sq.mts.)	782.80	-----	782.80	
b2)	Prorata of proposed bldg. -2 on plot-B of existing bldg. no -1 & 2 = (40 t/n X 39.14 sq.mts.)	-----	1565.60	1565.60	
c)	10% Hoble VP / A Quota 605.00 sq.mt.	441.33	163.67	605.00	
	Total Permissible Built up Area (a + b + c)	4248.55	5942.92	10191.47	
9	35% permissible Fungible built-up area	1486.99	2080.02	3567.01	
10	Total permissible built-up area including Fungible area	5735.54	8022.94	13758.48	
11	Fungible Compensatory Area as per Regulation No 31(3)	-----	-----	-----	
11a	Permissible Fungible Compensatory Area	1486.99	2080.02	3567.01	
a.	i. Permissible Fungible Compensatory area for Rehab component without charging premium EXISTING FUNGIBLE = 1087.28 SQ.MT.	1087.28	-----	1087.28	
	ii. Proposed Fungible Compensatory area availed for Rehab component without charging premium	384.59	-----	384.59	
b.	Residential Built -up area utilize for Rehab component by counting in FSI	-----	-----	-----	
c.	i. Permissible Fungible Compensatory area by charging premium for Residential Sale Component	-----	2048.03	2048.03	
	ii. Proposed fungible compensatory area by charging premium for residential sale component	-----	2045.14	2045.14	
	iii. Permissible Fungible Compensatory area by charging premium for Commercial	26.81	31.99	58.80	
	iv. Fungible Compensatory area availed on payment of premium for Commercial	23.39	31.58	54.97	
11b	Proposed Fungible Area (BLDG No.1 - 384.59 + 23.39) (BLDG No.2 - 2045.14 + 31.58)	407.98	2076.72	2615.86	
12	TOTAL B.U.A. Permissible including Fungible Compensatory Area (5735.54 + 8022.94 = 13758.48 sq.mt.)	5735.54	8022.94	13758.48	
12A	TOTAL B.U.A. proposed including Fungible Compensatory Area (4987.69 + 8019.64 = 13007.33 sq.mt.)	4987.69	8019.64	13007.33	
12B	KEPT IN ABEYANCE AREA / BALANCE AREA	747.85	3.30	751.15	
13	F.S.I. consumed on Net Plot [12A/6]	4.947	5.709	-----	
II OTHER REQUIREMENTS					
A	PLOT AREA/BUILT UP AMENITY TO BE HANDED OVER AS PER REG.NO.	N.A	N.A	-----	
B	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REG.NO.27	N.A	N.A	-----	
C TENEMENT STATEMENT					
i)	PROPOSED BUILT UP AREA (10 ABOVE)	4248.55	5942.92	-----	
ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	76.60	91.40	-----	
iii)	AREA AVAILABLE FOR TENEMENTS (i-ii)	4171.95	5851.52	-----	
iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	187.00	263.00	-----	
v)	TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	70.00	181.00	-----	
D PARKING STATEMENT					
i)	PARKING REQUIRED BY REGULATION FOR:	-----	-----	-----	
	CAR	-----	-----	-----	
	10% OUTSIDER PARKING	-----	-----	-----	
	OUTSIDER (VISITORS)	-----	-----	-----	
ii)	50% ADDITIONAL PARKING PROPOSED	-----	-----	-----	
iii)	COVERED GARAGE PROPOSED	-----	-----	-----	
	CAR	-----	-----	-----	
iv)	TOTAL CAR PARKING REQUIRED	38.00	60.00	-----	
v)	ADD ADDITIONAL PARKING AS PER DCPR 44(6) NOTE (ii)	-----	-----	-----	
vi)	TOTAL CAR PARKING PROVIDED (FOR FULL FSI AS PER CONCESSION)	36.00	72.00	-----	
vii)	SCOOTER / MOTOR CYCLE PROVIDED	-----	-----	-----	
E	TRANSPORT VEHICLES PARKING	N.A	N.A	-----	
i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION	-----	-----	-----	
ii)	TOTAL NUMBER OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	-----	-----	-----	

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED PLOT UNDER REFERENCE ON / /
AND THAT THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS
MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS PROPOSED BLDG. -1
ON PLOT - A OF EXISTING BLDG. NO -3 - 1008.14 SQ.MT. AND PROPOSED BLDG. -2
ON PLOT-B OF EXISTING BLDG. NO -1 & 2 - 1404.55 SQ.MT. TOTAL PLOT AREA OF
A+B = 2412.69 SQ.MT. TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF
OWNERSHIP/ T.P.S. RECORD.

SALONI ARUN
DEODHAR
SIGNATURE OF ARCHITECT

PROFORMA - B

DESCRIPTION OF PROPERTY

PROPOSED BUILDING NO - 2 ON PLOT OF EXISTING BLDG - NO 1 & 2 KNOWN AS
CHAITANYA C.H.S. AT CHAITANYA NAGAR, VAKOLA ON PLOT BEARING
C.T.S. NOS. 154 , 154A & 154C VILLAGE BANDRA-I, JAWAHARLAL NEHARU ROAD,
SANTACRUZ (E) MUMBAI.

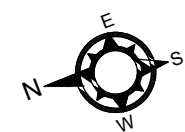
NAME, ADDRESS & SIGN. OF OWNER

ANKIT
MULSHAN
KAR JOSHI

Digitally signed by
ANKIT MULSHANKAR
JOSHI
Date: 2025.07.21
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UPTURN PROPERTIES LLP

JOB NO.	DRG.NO	DATE	SCALE	DRN BY	CHK BY
			AS SHOWN		
Kapil Pravinrao Mukteswar	Amol Suresh Budhkondwar	Rupesh Muralidhar Totevar			
Subj:AE-II(BP)	DE/BP	EE(BP)/GM/MHADA			



SALONI
ARUN
DEODHAR

Digitally signed
by SALONI ARUN
DEODHAR
Date: 2025.07.22
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DEODHAR ASSOCIATES

Architects & Interior Designers
'HDIL KALEDONIA' 504-B, B- WING, SAHAR ROAD, OPP. VIJAY
NAGAR SOCIETY, ANDHERI (E), MUMBAI- 400069.
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