FILE No. :- (1/6)

CONTENTS OF SHEET :- GROUND FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, COMP.WALL & PLOT AREA CALC.

FORM - I

A.	AREA STATEMENT	IN SQ.MTS.
1)	AREA OF THE PLOT AS PER DEMARCATION (612.57+627.44+659.65+463.01)	2162.07
	a) Area of plot as per triangle calculation	2162.07
	b) Area of plot as per site condition	2162.07
	c) Area of Plot Allotted by MHADA	2162.07
2)	Total deduction :	------
3)	Balance area of the plot	
4)	Plot under development	
5)	Zonal (basic) FSI 3.0 for mhada as per regulation 33(5)	3.00
6)	Permissible built up area as per Zonal(Basic) FSI (4x3)	6486.21
7)	Additional/ Incentive/ Premium share FSI (152.20 sq mtr x 22 (incentive = 3348.84)	3348.84
8)	Permissible Built up area (6+7)	9835.05
9)	TOTAL BUILT UP AREA AREA PROPOSED (Less)	9835.05
	PROPOSED BUILT UP AREA Ex Bldg. No.1	2641.23
	PROPOSED BUILT UP AREA for Bldg. No.2	7193.82
	EXISTING BUILT UP AREA	
10)	Fungible compensatory area as per Regulation No 31(3)	
a)	(i) Perm. Fungible Compensatory area for Rehab comp.w/o charging premium for residential bldg.no.1&2	208.06
	(ii) Perm. Fungible Compensatory area for Rehab comp.w/o charging premium for residential bldg.no.1&2	208.06
	(iii) Perm. Fungible Compensatory area for Rehab comp.w/o charging premium for commercial	------
	(iv) Fungible compensatory area availed for Rehab comp.w/o charging premium for commercial	------
b)	(i) Perm. Fungible Compensatory area for sale comp.by charging premium for residential bldg.no.1&2	3234.22
	(ii) Perm. Fungible Compensatory area for sale comp.by charging premium for residential bldg.no.1&2	3112.23
	(v) Permissible Fungible compensatory area on payment of premium for commercial	------
	(vi) Fungible compensatory area availed on payment of premium for commercial	------
11)	Total BUA Proposed including FCA	13195.43
12)	FSI consumed on net plot (9/1)	4.57
B	OTHER REQUIREMENTS	SQ.MT.
A	Reservation/ Designation	------
	a) Name of reservation	------
	b) Area of reservation land handed over as per Regulation No.17	------
	c) Built up area of amenity to be handed over as per Regulation No 17	------
	d) Area/Built up area of Designation	------
	Plot area/built up amenity to be handed over as per regulation No	
	a) 14(A)	------
	b) 14(B)	------
	c) 15	------
	Requirement of LOS as per Regulation No.27 (15% or 20% or 25%)	------
D	TENEMENTS STATEMENT (for bldg. no.2)	------
	a) Proposed built up area	13105.43
	b) Less deduction of Non-Residential area(shop etc)	
	c) Area available for Tenements (a) minus(b)	13105.43
	d) Tenements Permissible (55/Tenement) 443.42 SAY	443 NOS
	e) Total Number of Tenements Proposed on Plot	193 NOS
E.	PARKING STATEMENT	
	(i)PARKING REQUIRED FOR REGULATION FOR (for bldg. no.2)	115 NOS
	CAR SCOOTER/MOTOR CYCLE OUT SIDERS(VISITORS)	
	(ii)COVERED GARAGE PERMISSIBLE	
	(iii)COVERED GARAGE PROPOSED	
	CAR SCOOTER/MOTOR CYCLE OUT SIDERS(VISITORS)	
	(iv)TOTAL PARKING PROVIDED (for bldg. no.2)	135 NOS
E.	TRANSPORT VEHICLE PARKING	
	(i)TRANSPORT VEHICLE PARKING REQUIRED BY REGULATION	
	(ii)TOTAL NO.OF TRANSPORT VEHICLE PARKING SPACES PROVIDED	

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DP AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT SHOWN ON THIS PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 2162.07 SQ.MTS. AND TALLIES WITH THE AREA STATED IN THE LOCKSHIT OF OWNERSHIP PROPERTY CARD.

SIGNATURE OF LICENSED SURVEYOR

FORM-II

DESCRIPTION OF PROPOSAL AND PROPERTY :

PROPOSED REDEVELOPMENT OF EXISTING CHAWL NO.1,2,3 &4 KNOWN AS SHARDHA COOP.SOCIETY LTD.C.T.S.NO 9(PART) AT RAJENDRA NAGAR OF VILLAGE MAGATHANE BORIVALI (EAST) MUMBAI

JOB No	DWG. No.	CHECKED BY	DESIGN BY	DRN. BY	DATE	REV
				VILAS		

For APEX INFRATECH
Partner
SIGNATURE OF C.A. TO OWNER

SHRADHA SOCIETY
For Rajendra Nagar Shradha Hsg. Soc. Ltd.
Chairman / Secretary / Hon. Treasurer
NAME OF OWNER /C.A. TO OWNER / LESSEE

3DIMENSIONAL CONSULTANTS LLP
HUBTOWN SOLARIS,1017,10TH FLOOR
PROF.N.S.PHADKE ROAD,BHIM NAGAR,
ANDHERI(EAST) MUMBAI-400047
(REGD. ARCHITECT) (LICENSED SURVEYOR)
SIGNATURE OF ARCHITECT — NAME, ADDRESS OF ARCHITECT

SIGNATURE OF AUTHORITIES

Approval subject to conditions mentioned in this office Letter No. Mhada - E6 | 1159 | 2022
Date 12 AUG 2022
Ex. Eng. Bldg. Permission Cell Greater Mumbai (W.S.)
Maharashtra Housing & Area Development Authority

SEAL MUMBAI 400 066.