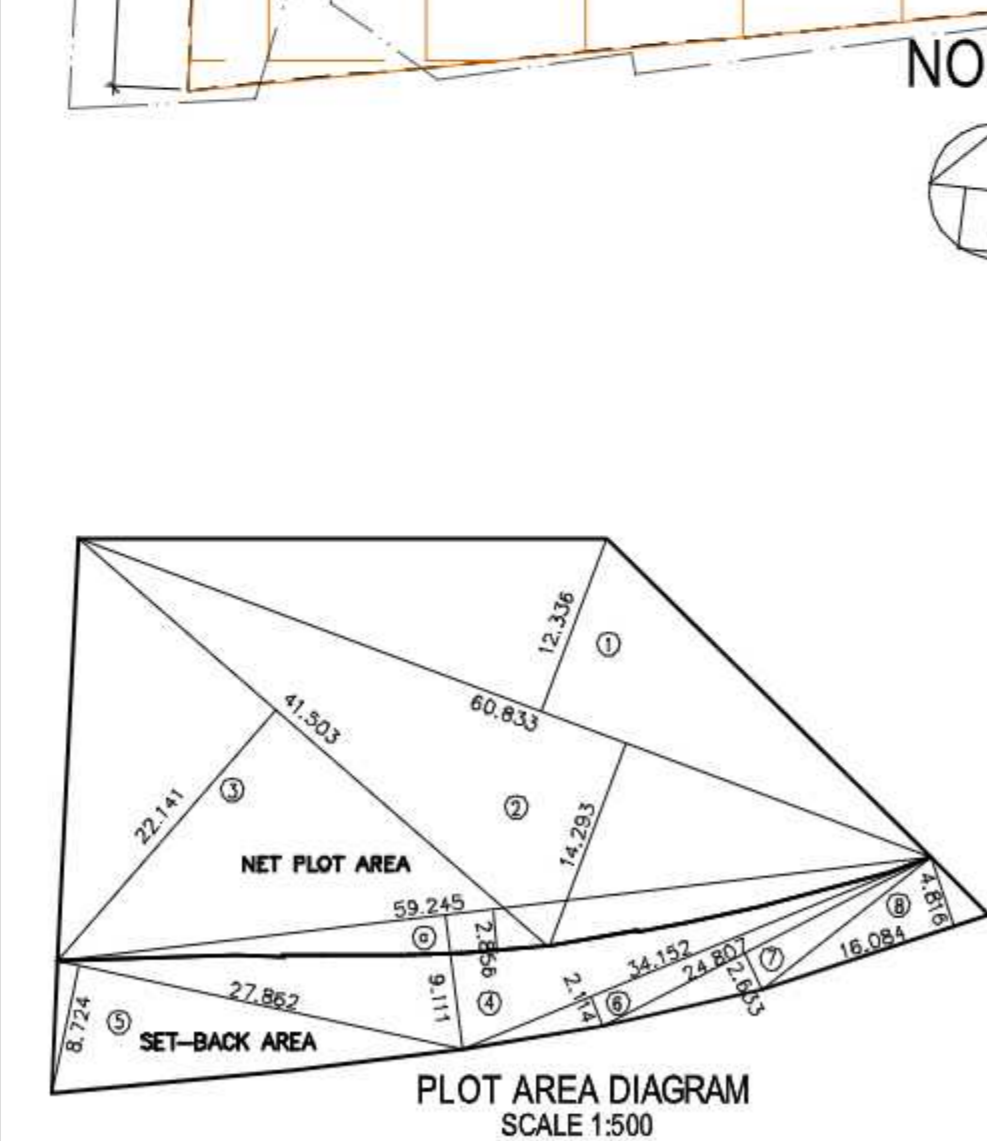
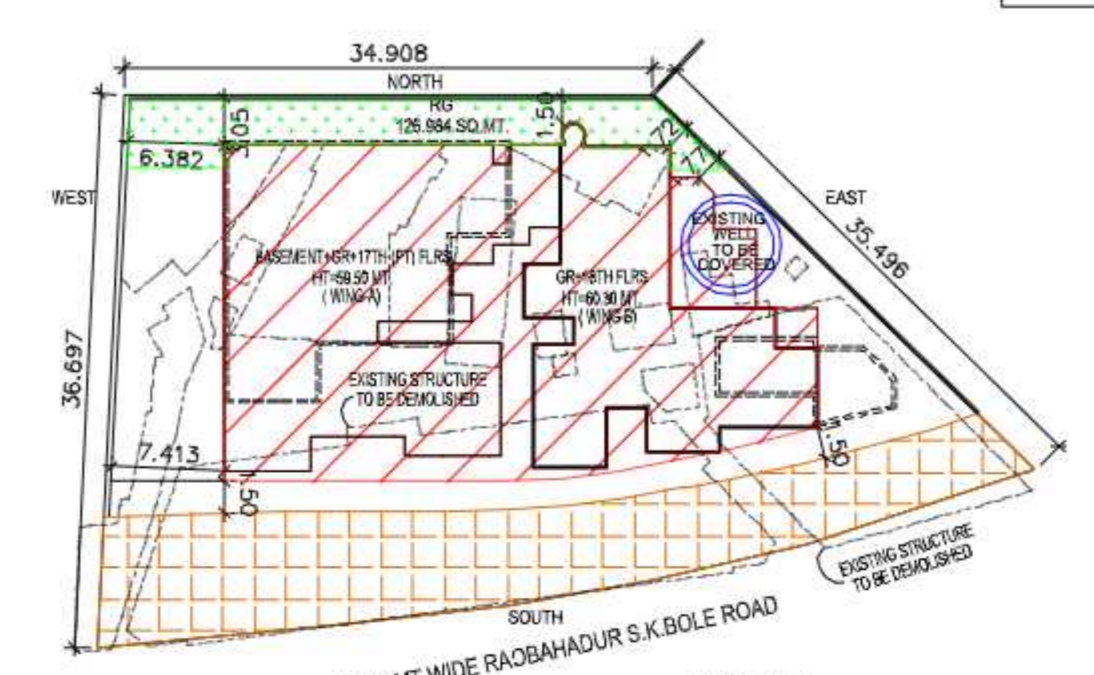


BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION, GROUND FLR PLAN, CARPETA AERA, FILE NO- CHE/CTY/2495/G/N/337(NEW) SHEET NO. 1/22



**PLOT AREA CALCULATION**

NET PLOT AREA - A	
1 1/2 x 60.833 x 12.336 x 1 NO	= 375.216 SQ.MT.
2 1/2 x 60.833 x 14.293 x 1 NO	= 434.743 SQ.MT.
3 1/2 x 41.503 x 22.141 x 1 NO	= 459.459 SQ.MT.
<b>TOTAL NET PLOT AREA</b>	<b>= 1269.420 SQ.MT. (1)</b>

**SET-BACK AREA - B**

4 1/2 x 59.245 x 9.111 x 1 NO	= 269.891 SQ.MT.
5 1/2 x 27.862 x 8.724 x 1 NO	= 121.534 SQ.MT.
6 1/2 x 34.152 x 2.114 x 1 NO	= 36.099 SQ.MT.
7 1/2 x 24.807 x 2.633 x 1 NO	= 32.658 SQ.MT.
8 1/2 x 16.084 x 4.816 x 1 NO	= 38.730 SQ.MT.
<b>TOTAL ADDITION</b>	<b>= 498.912 SQ.MT. X</b>
<b>DEDUCTIONS</b>	
a 2/3 x 59.245 x 2.856 x 1 NO	= 112.802 SQ.MT.
<b>TOTAL DEDUCTION</b>	<b>= 112.802 SQ.MT. Y1</b>
<b>TOTAL SET-BACK AREA [X - Y1]</b>	<b>= 386.110 SQ.MT. X1 (2)</b>
<b>TOTAL PLOT AREA (A+B)</b>	<b>1655.530 SQ.MT.</b>

**RG AREA CALCULATION SCALE-1:200**

1 1/2 x 6.633 x 1.461 x 1 NO	= 4.845 SQ.MT.
2 1/2 x 6.633 x 4.467 x 1 NO	= 14.815 SQ.MT.
3 1/2 x 28.579 x 3.131 x 1 NO	= 44.740 SQ.MT.
4 1/2 x 22.559 x 3.106 x 1 NO	= 35.034 SQ.MT.
5 1/2 x 2.437 x 1.450 x 1 NO	= 1.766 SQ.MT.
6 1/2 x 7.833 x 1.057 x 1 NO	= 4.140 SQ.MT.
7 1/2 x 7.833 x 2.542 x 1 NO	= 9.955 SQ.MT.
8 1/2 x 6.790 x 1.612 x 1 NO	= 5.472 SQ.MT.
9 1/2 x 4.074 x 1.363 x 1 NO	= 2.776 SQ.MT.
10 1/2 x 6.260 x 1.451 x 1 NO	= 4.541 SQ.MT.
<b>TOTAL ADDITION</b>	<b>= 128.084 SQ.MT. X</b>
<b>DEDUCTIONS</b>	
1 2/3 x 1.571 x 0.525 x 2 NOS	= 1.100 SQ.MT.
<b>TOTAL DEDUCTION</b>	<b>= 1.100 SQ.MT. Y1</b>
<b>TOTAL RG AREA [X - Y1]</b>	<b>= 126.984 SQ.MT. X1</b>

**RG AREA REQUIREMENT**

REQUIRED R.G. :- 10% OF NET PLOT (1269.420 SQ.MT.)  
 REQUIRED R.G. :- 126.942 SQ.MT.  
 PROPOSED R.G. :- 126.984 SQ.MT.

**CARPET AREA CALCULATION FOR NR-10 (GROUND FLR)**

SHOP 2.900 X 5.284 X 1 NO = 15.324 SQ.MT.  
 --- 1/2 X 2.958 X 1.000 X 1 NO = 1.479 SQ.MT.  
 --- 2/3 X 2.958 X 0.019 X 1 NO = 0.037 SQ.MT.  
 W.C. 1.230 X 0.900 X 1 NO = 1.107 SQ.MT.  
 DOOR JAM 0.750 X 0.100 X 1 NO = 0.075 SQ.MT.  
**TOTAL CARPET AREA = 18.960 SQ.MT.**

**CARPET AREA CALCULATION FOR NR-11 (GROUND FLR)**

SHOP 2.480 X 4.731 X 1 NO = 11.732 SQ.MT.  
 --- 2.180 X 1.270 X 1 NO = 2.769 SQ.MT.  
 --- 0.480 X 0.950 X 1 NO = 0.456 SQ.MT.  
 --- 1/2 X 2.537 X 0.447 X 1 NO = 0.567 SQ.MT.  
 W.C. 1.160 X 0.950 X 1 NO = 1.102 SQ.MT.  
 DOOR JAM 0.750 X 0.150 X 1 NO = 0.113 SQ.MT.  
**TOTAL CARPET AREA = 20.966 SQ.MT.**

**CARPET AREA CALCULATION FOR NR-12 (GROUND FLR)**

SHOP 3.880 X 2.116 X 1 NO = 8.210 SQ.MT.  
 --- 1.370 X 1.000 X 1 NO = 1.370 SQ.MT.  
 --- 1.550 X 0.086 X 1 NO = 0.133 SQ.MT.  
 --- 2.409 X 0.744 X 1 NO = 1.792 SQ.MT.  
 --- 1.150 X 2.860 X 1 NO = 3.289 SQ.MT.  
 --- 1/2 X 3.666 X 0.860 X 1 NO = 1.576 SQ.MT.  
 --- 1/2 X 3.111 X 0.732 X 1 NO = 1.139 SQ.MT.  
 --- 2/3 X 6.777 X 0.092 X 1 NO = 0.416 SQ.MT.  
**TOTAL CARPET AREA = 19.397 SQ.MT.**

**CARPET AREA CALCULATION FOR NR-13 (GROUND FLR)**

SHOP 4.790 X 3.850 X 1 NO = 18.441 SQ.MT.  
 --- 3.740 X 1.380 X 1 NO = 5.161 SQ.MT.  
 --- 4.450 X 1.350 X 1 NO = 6.007 SQ.MT.  
 --- 3.380 X 1.550 X 1 NO = 5.254 SQ.MT.  
 W.C. 0.900 X 1.230 X 1 NO = 1.107 SQ.MT.  
 DOOR JAM 0.750 X 0.150 X 1 NO = 0.113 SQ.MT.  
**TOTAL CARPET AREA = 36.083 SQ.MT.**

**CARPET AREA CALCULATION FOR NR-9 (GROUND FLR)**

SHOP 3.520 X 4.725 X 1 NO = 16.632 SQ.MT.  
 --- 3.520 X 1.420 X 1 NO = 4.998 SQ.MT.  
 --- 3.370 X 2.150 X 1 NO = 7.246 SQ.MT.  
 --- 1/2 X 3.555 X 0.491 X 1 NO = 0.873 SQ.MT.  
 --- 2/3 X 3.555 X 0.027 X 1 NO = 0.064 SQ.MT.  
 W.C. 1.100 X 0.950 X 1 NO = 1.045 SQ.MT.  
 --- 0.550 X 0.300 X 1 NO = 0.165 SQ.MT.  
 DOOR JAM 0.750 X 0.150 X 1 NO = 0.113 SQ.MT.  
**TOTAL CARPET AREA = 31.136 SQ.MT.**

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO-CHE/CTY/2495/G/N/337(NEW) DATED 17TH AUGUST 2021

**PROFORMA "A"**

A AREA STATEMENT	SQ.MT.
1 AREA OF PLOT	1655.530
2 DEDUCTIONS FOR	
(a) ROAD SET BACK AREA	386.110
(b) PROPOSED ROAD	-
(c) ANY RESERVATION (SUB-LOT)	-
(d) 5% AMENITY SPACE AS PER DCPR 14	-
3 BALANCE AREA OF PLOT	1269.420
4 DEDUCTIONS FOR	
15% RECREATION GROUND	-
10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)	-
5 NET AREA OF PLOT	1269.420
6 ADDITION FOR FLOOR SPACE INDEX	
2a) 100% FOR D.P. ROAD	386.110
2b) 100% FOR SET BACK	-
7 TOTAL AREA (5+6)	1655.530
8 FLOOR SPACE INDEX PERMISSIBLE	3.00
9 PERMISSIBLE FLOOR AREA (7 X 8) PLUS 9 ABOVE	4986.590
9A) ADDITIONAL 5% OF EXISTING BUA	95.667
10 TOTAL PERMISSIBLE BUA	5082.257
11 PROPOSED BUILT UP AREA (P+BA)	5082.257
12 EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	NA
13 PURELY RESIDENTIAL BUILT UP AREA	4508.931
14 REMAINING NON-RESIDENTIAL BUILT UP AREA	553.326
15 TOTAL BUILT UP AREA PROPOSED (11 + 12 + 13)	5082.257
16 FSI CONSUMED ON NET HOLDING = 157	3.0577832824

**DETAILS OF FSI AVAILED AS PER DCPR 31 (3)**

FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCPR 31 (3) FOR PURELY RESIDENTIAL - OR (<14 X 0.35)	PERMISSIBLE	PROPOSED
REHAB-554.227	REHAB-477.511	
NON-CESS-93.677	NON-CESS-64.502	
MHADA-45.835	MHADA-38.565	
SALE-884.395	SALE-881.625	
<b>TOTAL-1578.126</b>	<b>TOTAL-1481.994</b>	
REHAB-148.930	REHAB-29.764	
NON-CESS-44.734	NON-CESS-30.007	
<b>TOTAL-193.664</b>	<b>TOTAL-59.771</b>	
<b>3 TOTAL FUNGIBLE BUILT UP AREA VIDE DCPR 31 (3) = (B.1 + B.2)</b>	<b>1771.790</b>	<b>1521.765</b>
<b>4 TOTAL GROSS BUILT UP AREA PROPOSED (14 + B.3)</b>	<b>6834.047</b>	<b>6584.022</b>
<b>REHAB RESID.</b>	<b>76.919</b>	<b>76.919</b>
<b>REHAB NR</b>	<b>119.168</b>	<b>119.168</b>
<b>NON-CESS RESID.</b>	<b>29.175</b>	<b>29.175</b>
<b>NON-CESS NR</b>	<b>14.727</b>	<b>14.727</b>
<b>MHADA</b>	<b>7.280</b>	<b>7.280</b>
<b>SALE RESID.</b>	<b>2.761</b>	<b>2.761</b>
<b>TOTAL DEFICATE AREA</b>	<b>250.025</b>	<b>250.025</b>

**PARKING STATEMENT**

REHAB RESID 76.919  
 REHAB NR 119.168  
 NON-CESS RESID 29.175  
 NON-CESS NR 14.727  
 MHADA 7.280  
 SALE RESID 2.761  
**TOTAL DEFICATE AREA 250.025**

PROPOSED AREA (A12 ABOVE) PLOT AREA - 1655.530  
 LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.) - -  
 AREA AVAILABLE FOR TENEMENTS (I) MINUS (II) - -  
 TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE) (450/HECT.) 171  
 450/10000 = 0.045 X 1269.420 X 3.00 FSI = 171.00  
 TENEMENTS PROPOSED 111  
 TENEMENTS EXISTING 58

**TRANSPORT VEHICLES PARKING**

SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS 71 NOS.  
 TOTAL NO OF TRANSPORT VEHICLES PARKING SPACES PROVIDED 87 NOS.  
 EQUIVALENT WHEELER PARKING PROVIDED 08 NOS.  
 SCOOTER/MOTOR CYCLE PROVIDED 39 NOS.  
 TOTAL PARKING PROVIDED 85 NOS.

**RAJESH S DHOLAY**

Prashant Shrirang Jawale  
 SANDIPK ARVIND WAGH  
 SUB.ENG.B.P.(CITY) XII ASST.ENG.B.P.(CITY) VII EX.ENG.B.P.(CITY) III

CERTIFICATE OF AREA APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER NO- CHE/CTY/2495/G/N/337(NEW)

**PROFORMA "B"**

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 12/06/05 AND THE DIMENSIONS OF THE SITES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP/AND T.P. SCHEME RECORDS/ LAND RECORDS DEPT/ CITY SURVEY RECORDS.

**SIGNATURE OF LIC ARCHITECT**

PROFORMA "B"

CONTENTS OF SHEETS

GROUND FLR PLAN, CARPETA AERA, BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT ON PROPERTY BEARING C.S.NO.63 OF MAHIM DIVISION, F.P. NO. 875 TPS IV MAHIM DIVISION, AT S.K. BOLE MARG. DADAR (W), MUMBAI.

NAME OF OWNER: SHRI NAKODA ENTERPRISES

NAME OF OWNER SIGNATURE OF OWNER: KISHOR BASTIMAL RATHOD

NAME, ADDRESS & SIGNATURE OF ARCHITECT: RAJENDRA H. PAGNIS PAGNIS AND PAGNIS ARCHITECTS DESIGNERS & PLANNING CONSULTANTS 4/A, ANAND, OPP. VITTHAL MANDIR, D.L. VAIDYA ROAD, DADAR (WEST), MUMBAI-4000 26. OFF. TEL- 24310225, 24310081

RAJENDRA H. PAGNIS Pagnis Ultra Sans

COA. NO. CA / 91 / 14083

DRG. NO. 01 SCALE: 1:100 JOB NO. FILE NAME

DRN BY: SANTOSH CHECKED BY: RAJENDRA