

PLOT AREA CALCULATION									
A	1/2 X	12.21	X	1.91	X	1	NO	=	11.66 SQ.MT.
B	1/2 X	11.31	X	7.57	X	1	NO	=	42.81 SQ.MT.
C	1/2 X	24.03	X	5.77	X	1	NO	=	69.33 SQ.MT.
D	1/2 X	38.98	X	3.46	X	1	NO	=	67.44 SQ.MT.
E	1/2 X	38.98	X	7.76	X	1	NO	=	151.24 SQ.MT.
F	1/2 X	36.76	X	10.96	X	1	NO	=	201.44 SQ.MT.
G	1/2 X	36.37	X	1.51	X	1	NO	=	27.46 SQ.MT.
H	1/2 X	45.62	X	17.67	X	1	NO	=	403.05 SQ.MT.
I	1/2 X	45.62	X	15.47	X	1	NO	=	352.87 SQ.MT.
TOTAL ADDITION									= 1327.30 SQ.MT. X

PARKING STATEMENT (AS PER DCR - 2034)			
	TENEMENTS	PARKING	
1 UP TO 45 SQ. MT. 1 PARKING FOR EVERY 4 TENT	30	7.50	
2 45 TO 60 SQ. MT. 1 PARKING FOR EVERY 2 TENT	43	21.50	
3 60 TO 90 SQ. MT. 1 PARKING FOR EACH TENT	86	86	
4 ABOVE 90 SQ. MT. 2 PARKING FOR EACH TENT	--	NIL	
5 VISITORS 10% OR MINIMUM 1	--	11.50	
6 TOTAL PARKING REQUIRED	--	126.50	
7 [ADDITIONAL UPTO 50% PAKING AS PER 31(1) (VI)] (MAX. UPTO 63.25)	--	18.5	
8 TOTAL PARKING REQUIRED	--	145.00	
9 TOTAL PARKING REQUIRED SAY		145	
10 TOTAL PARKING PROVIDED	159	145	

CAR PARKING STATEMENT			
1 BIG CARS	2.50 x 5.50	95.00	
2 SMALL CARS	2.30 x 4.50	50.00	
3 TOTAL CAR PARKINGS		145.00	

CONSRUCTION AREA	
FLOOR	TOTAL AREA
GR. FLOOR	749.99
1ST FLOOR	583.03
2ND FLOOR	583.03
3RD FLOOR	583.03
4TH FLOOR	665.56
5TH FLOOR	665.56
6TH FLOOR	665.56
7TH FLOOR	665.56
8TH FLOOR (REFUGE)	677.34
9TH FLOOR	692.06
10TH FLOOR	692.06
11TH FLOOR	692.06
12TH FLOOR	692.06
13TH FLOOR	692.06
14TH FLOOR	692.06
15TH FLOOR (REFUGEL)	697.16
16TH FLOOR	692.06
17TH FLOOR	692.06
18TH FLOOR	692.06
19TH FLOOR	692.06
TERRACE	100.00
TOTAL	13556.42
TOTAL CONSTRUCTION AREA	13556.42
TOTAL PROPOSED AREA (TOTAL FSI AREA)	9939.32
NON FSI AREA (X - Y)	3617.10

BUILT-UP AREA STATEMENT (A WING)												
FLOOR	GROSS BUA	ST.LIFT AREA	ELC. DUCT	PROPOSE FITNESS BUA	SOCIETY OFFICE	PROPOSE REFUGE BUA	BUA	EXCESS REFUGE/SOC.OFF. AREA	GROSS BUA INCLUDING FUNGIBLE	FUNGIBLE AREA	NET BUILTUP AREA	
GR. FLOOR	----	----	----	----	----	----	----	----	----	----	----	
1ST FLOOR	235.59	45.62	----	43.31	21.15	----	125.51	1.15	126.66	32.84	93.82	
2ND FLOOR	235.58	44.53	----	----	----	----	191.05	----	191.05	49.53	141.52	
3RD FLOOR	235.58	44.53	----	----	----	----	191.05	----	191.05	49.53	141.52	
4TH FLOOR	235.58	44.53	----	----	----	----	191.05	----	191.05	49.53	141.52	
5TH FLOOR	235.58	44.53	----	----	----	----	191.05	----	191.05	49.53	141.52	
6TH FLOOR	235.58	44.53	----	----	----	----	191.05	----	191.05	49.53	141.52	
7TH FLOOR	235.58	44.53	----	----	----	----	191.05	----	191.05	49.53	141.52	
8TH FLOOR (REFUGE)	235.58	44.53	----	----	----	66.72	124.33	10.33	134.66	34.91	99.75	
9TH FLOOR	244.95	44.53	----	----	----	----	200.42	----	200.42	51.96	148.46	
10TH FLOOR	244.95	44.53	----	----	----	----	200.42	----	200.42	51.96	148.46	
11TH FLOOR	244.95	44.53	----	----	----	----	200.42	----	200.42	51.96	148.46	
12TH FLOOR	244.95	44.53	----	----	----	----	200.42	----	200.42	51.96	148.46	
13TH FLOOR	244.95	44.53	----	----	----	----	200.42	----	200.42	51.96	148.46	
14TH FLOOR	244.95	44.53	----	----	----	----	200.42	----	200.42	51.96	148.46	
15TH FLOOR (REFUGEL)	244.95	44.53	----	----	----	48.05	152.37	7.50	159.87	41.45	118.42	
16TH FLOOR	244.95	44.53	----	----	----	----	200.42	----	200.42	51.96	148.46	
17TH FLOOR	244.95	44.53	----	----	----	----	200.42	----	200.42	51.96	148.46	
18TH FLOOR	244.95	44.53	----	----	----	----	200.42	----	200.42	51.96	148.46	
19TH FLOOR	244.95	44.53	----	----	----	----	200.42	----	200.42	51.96	148.46	
TOTAL	4579.1	847.16	0.00	43.31	21.15	114.80	3552.71	18.98	3571.69	925.99	2645.70	

BUILT-UP AREA STATEMENT (B WING)												
FLOOR	GROSS BUA	ST.LIFT AREA	ELC. DUCT	PROPOSE FITNESS BUA	PROPOSE SOC. OFFICE BUA	PROPOSE REFUGE BUA	TERRACE	BUA	EXCESS REFUGE AREA	GROSS BUA INCLUDING FUNGIBLE	FUNGIBLE AREA	NET BUILTUP AREA
GR. FLOOR	----	----	----	----	----	----	----	----	----	----	----	----
1ST FLOOR	347.45	84.32	1.59	----	----	----	----	261.54	----	261.54	67.81	193.73
2ND FLOOR	347.45	84.32	1.59	----	----	----	----	261.54	----	261.54	67.81	193.73
3RD FLOOR	347.45	84.32	1.59	----	----	----	----	261.54	----	261.54	67.81	193.73
4TH FLOOR	429.98	82.58	1.59	----	----	----	----	345.81	----	345.81	89.65	256.16
5TH FLOOR	429.98	82.58	1.59	----	----	----	----	345.81	----	345.81	89.65	256.16
6TH FLOOR	429.98	82.58	1.59	----	----	----	----	345.81	----	345.81	89.65	256.16
7TH FLOOR	429.98	82.58	1.59	----	----	----	----	345.81	----	345.81	89.65	256.16
8TH FLOOR (REFUGE)	441.76	82.58	1.59	----	----	97.51	----	260.08	----	260.08	67.40	192.68
9TH FLOOR	447.11	82.58	1.59	----	----	----	----	362.94	----	362.94	93.98	268.96
10TH FLOOR	447.11	82.58	1.59	----	----	----	----	362.94	----	362.94	93.98	268.96
11TH FLOOR	447.11	82.58	1.59	----	----	----	----	362.94	----	362.94	93.98	268.96
12TH FLOOR	447.11	82.58	1.59	----	----	----	----	362.94	----	362.94	93.98	268.96
13TH FLOOR	447.11	82.58	1.59	----	----	----	----	362.94	----	362.94	93.98	268.96
14TH FLOOR	447.11	82.58	1.59	----	----	----	----	362.94	----	362.94	93.98	268.96
15TH FLOOR (REFUGE)	452.21	82.58	1.59	----	----	70.74	----	297.30	----	297.30	77.04	220.26
16TH FLOOR	447.11	82.58	1.59	----	----	----	----	362.94	----	362.94	93.98	268.96
17TH FLOOR	447.11	82.58	1.59	----	----	----	----	362.94	----	362.94	93.98	268.96
18TH FLOOR	447.11	82.58	1.59	----	----	----	----	362.94	----	362.94	93.98	268.96
19TH FLOOR	447.11	82.58	1.59	----	----	----	----	362.94	----	362.94	93.98	268.96
TERRACE FLOOR	12.99	----	----	----	----	----	----	12.99	----	12.99	3.35	9.64
TOTAL	8140.33	1574.24	30.21	0.00	0.00	168.25	0.00	6367.63	0.00	6367.63	1649.63	4718.00

BUILT-UP AREA STATEMENT (A & B WING)												
FLOOR	GROSS BUA	ST.LIFT AREA	ELC. DUCT	PROPOSE FITNESS BUA	PROPOSE SOC. OFFICE BUA	PROPOSE REFUGE BUA	TERRACE	BUA	EXCESS REFUGE AREA	GROSS BUA INCLUDING FUNGIBLE	FUNGIBLE AREA	NET BUILTUP AREA
A WING	4579.10	847.16	0.00	43.31	21.15	114.80	0.00	3552.71	18.98	3571.69	925.99	2645.70
B WING	8140.33	1574.24	30.21	0.00	0.00	168.25	0.00	6367.63	0.00	6367.63	1649.63	4718.00
TOTAL	12719.43	2421.40	30.21	43.31	21.15	283.05	0.00	9920.34	18.98	9939.32	2575.62	7363.70

FUNGIBLE CHART	
BUILT UP AREA PROPOSED	= 7363.70
PERMISSIBLE FUNGIBLE AREA	= 2577.29
PROPOSED FUNGIBLE AREA	= 2575.62
FREE FUNGIBLE WITHOUT CHARGING PREMIUM	= 462.56
FUNGIBLE WITH CHARGING PREMIUM	= 2113.06
TOTAL GROSS BUILT UP AREA	= 9939.32

PROFORMA -- A		1/9
1)	AREA OF PLOT (AS PER DEMARCATION)	1327.30
2)	DEDUCTIONS FOR	
	(a) ROAD SETBACK AREA (AS PER SURVEY)	0.00
	(b) PROPOSED ROAD	
	(c) ANY RESERVATION (SUB-PLOT)	
	(d) % AMENITY SPACE A Pre DCR 56/57 (SUB-PLOT)	
3)	BALANCE AREA OF PLOT (1 MINUS 2)	1327.30
4)	DEDUCTION FOR 15% RECREATIONAL GROUND /10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)	N.A.
5)	NET AREA OF PLOT (3 MINUS 4)	1327.30
6)	ADDITIONS FOR FLOOR SPACE INDEX	
	2 (b) 100% FOR D.P. ROAD	NIL
	2 (a) 100% FOR SET- BACK	
7)	TOTAL AREA (5 + 6)	1327.30
	AREA OF PLOT (AS PER MHADA)	
8)	FLOOR SPACE INDEX PERMISSIBLE	3.00
9)	(a) FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO --% OF THE BALANCE AREA VIDE 3 ABOVE ADD. (TENANTS PRORATA = 140 x 36.66 = 1466.40)	1466.40
	ADDITIONS FOR FLOOR SPACE INDEX	
	9 (b) 0.33 F.S.I. AS Pre DCR 32	
	9 (c) % AS PER DCR 33 (5)	
	9 (d) Balance BUA of Layout as per A.R. No. 6815, dt: 06-08-2013	1915.40
10)	PERMISSIBLE FLOOR AREA (7 x 8) PLUS 9a ABOVE	7363.70
11)	EXISTING FLOOR AREA	
12)	PROPOSED BUILT UP AREA	7363.70
13)	EXCESS BALCONY TAKEN IN FLOOR SPACE INDEX	
14A)	PURELY RESIDENTIAL BUILT UP AREA	7363.70
14B)	REMAINING NON- RESIDENTIAL BUILT UP AREA	
14)	TOTAL BUILT UP PROPOSED (11+12+13)	7363.70
	(AS PER OLD APPROVED PLAN DT.)	0.00
15)	F.S.I. CONSUMED ON NET HOLDING = 14/7	5.55
B	DETAILS OF FSI AVILED AS PER DCR 31 (3)	0.00
	(1) FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE VIDE DCR 31 (3) FOR RESIDENTIAL	2577.29
	(2) FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 31 (3) FOR RESIDENTIAL	2575.62
	(1) FUNGIBLE WITH CHARGING PREMIUM	2113.06
	(II) FREE FUNGIBLE WITHOUT CHARGING PREMIUM	462.56
	(3) TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 31 (3) = (B.2)	2575.62
	(4) TOTAL GROSS BUILT UP AREA PROPOSED (14+B.5)	9939.32
C	TENEMENT STATEMENT	
	(i) PROPOSED AREA (ITEM B.4 ABOVE)	9939.32
	(ii) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	
	(iii) AREA AVAILABLE FOR TENEMENTS [(i) MINUS (ii)]	9939.32
	(iv) TENEMENTS PERMISSIBLE/DENSITY OF TENEMENTS/HECT450)	447.26
	(v) TENEMENTS PROPOSED	159
	(vi) TENEMENTS EXISTING	
	TOTAL TENEMENTS ON PLOT	159
D	PARKING STATEMENT	
	(i) PARKING REQUIRED BY REGULATIONS FOR	AS PER STATEMENT
	CAR	
	SCOOTER / MOTOR CYCLE	
	OUTSIDERS (VISITORS)	
	(ii) COVERED GARAGES PERMISSIBLE	
	(iii) COVERED GARAGES PROPOSED	
	CAR	AS PER STATEMENT
	SCOOTER / MOTOR CYCLE	
	OUTSIDERS (VISITORS)	
	(iv) TOTAL PARKING PROVIDED	AS PER STATEMENT

PROFORMA -- B	
CONTENTS OF SHEET :-	STILT FLOOR PLAN, SECTION OF U/G TANK SECTION THROUGH COMPOUND WALL, BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION, BUILT UP AREA STATEMENT, PARKING AREA STATEMENT, REFUGE AREA STATEMENT.
NOTES :-	BOUNDARY OF PLOT SHOWN BOUNDED BLACK, PROPOSED BUILDING SHOWN PINK, BUILDING TO BE DIMOLISHED SHOWN YELLOW DOTTED.
DESCRIPTION :-	PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO 4 'AJINKYATARA' CHSL, PROPERTY BEARING C.T.S. NO. 1603(BPT) & 1605-A(P/T), SHAILENDRA NAGAR OF VILLAGE, DANHAR (EAST), MUMBAI.
CERTIFICATE OF AREA	
CERTIFIED THAT THE PLOT UNDER PREFERENCE HAS DEMARCATED BY MHADA AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS SQ.MT.	
NAME OF DEVELOPER:- MODIREALTY DEVELOPERS PVT LTD	
NAME OF OWNER:-	
FILE NO. :- 25302(DRGSUB/SP/AD/003	SIGNATURE OF LICENSED ARCHITECT
JOB. NO. :- ARCH/MOD/IAJNKYATRA/25302	
DRG. NO. :- 25302/0A_003	
DRAWN BY :- AR. JITESH SINGH	
CHK BY :- AR. SIDDHI	
DATE :- 17-01-2025	
SCALE :- 1 : 100	
GAUTA M SUNIL MODI	NIRHIL DIKSHIT (PRACTICING) CA / 15120
SIGNATURE OF OWNER	PRAJAKTA SHRINGARPURE (PRACTICING) CA / 384 / L.S
	317, E-SQUARE, SUBHASH ROAD, ABOVE STATE BANK OF INDIA, VILE PARLE-EAST, MUMBAI 400 057. TEL :- +91 22 26105494

Issued by B.P. Cell/ Greater Mumbai / Mhada Read Along with this office letter No. MHADA- 87/1264/2025	
Date :-	
Nishant Gajanan Waghmare are	Sachin Arun Kadam
Digitaly signed by Nishant Gajanan Waghmare Date: 2025.03.04 16:15:46 +05'30'	Digitaly signed by Sachin Arun Kadam Date: 2025.03.04 16:46:20 +05'30'
Rupesh Muralidhar R Totewar	Digitaly signed by Rupesh Muralidhar R Totewar Date: 2025.03.05 14:29:41 +05'30'
SE / AE	Dy. Eng. Ex. Eng. B P Cell (GM)/Mhada (W.S.)

