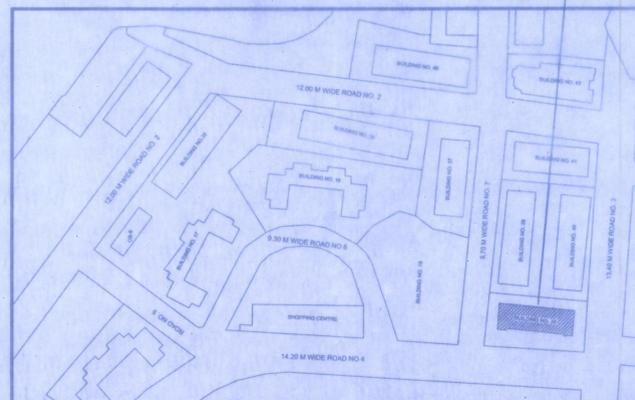


PLOT AREA CALCULATION			
1	1/2 X 40.36 X 15.36 X 1 NO	=	309.96 SQ.MT.
2	1/2 X 39.03 X 18.93 X 1 NO	=	330.39 SQ.MT.
3	2/3 X 3.28 X 0.26 X 1 NO	=	0.57 SQ.MT.
11	1/2 X 40.36 X 2.94 X 1 NO	=	59.33 SQ.MT.
TOTAL ADDITION		=	700.25 SQ.MT.

SETBACK AREA CALCULATION			
4	1/2 X 34.45 X 0.92 X 1 NO	=	15.84 SQ.MT.
5	1/2 X 19.24 X 0.08 X 1 NO	=	0.77 SQ.MT.
6	1/2 X 19.24 X 0.10 X 1 NO	=	0.96 SQ.MT.
7	1/2 X 12.88 X 0.54 X 1 NO	=	3.48 SQ.MT.
8	1/2 X 12.88 X 0.81 X 1 NO	=	5.22 SQ.MT.
9	2/3 X 4.00 X 0.39 X 1 NO	=	1.04 SQ.MT.
10	1/2 X 4.00 X 0.79 X 1 NO	=	1.58 SQ.MT.
TOTAL ADDITION		=	28.89 SQ.MT.
TOTAL PLOT AREA (A+B)		=	729.14 SQ.MT.

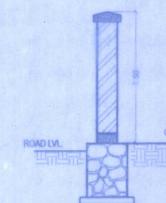
PLOT AREA CALCULATIONS
SCALE 1:200



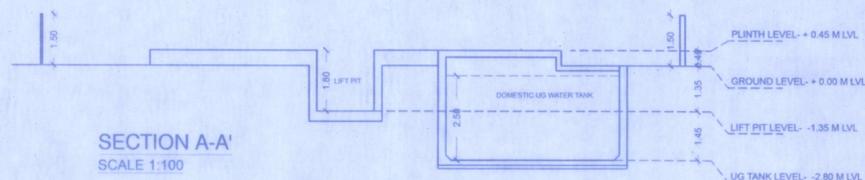
LOCATION PLAN
SCALE 1:2500



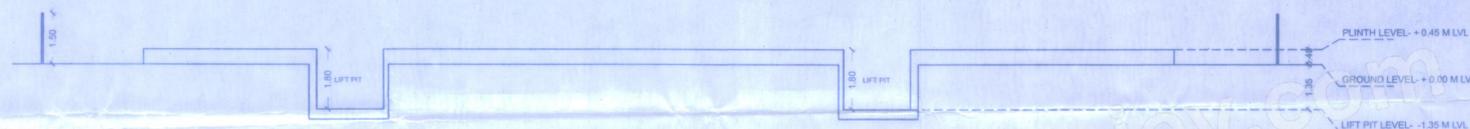
SECTION THRU UG TANK
SCALE 1:100



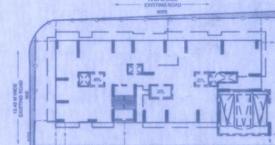
SECTION OF COMPOUND WALL
SCALE 1:50



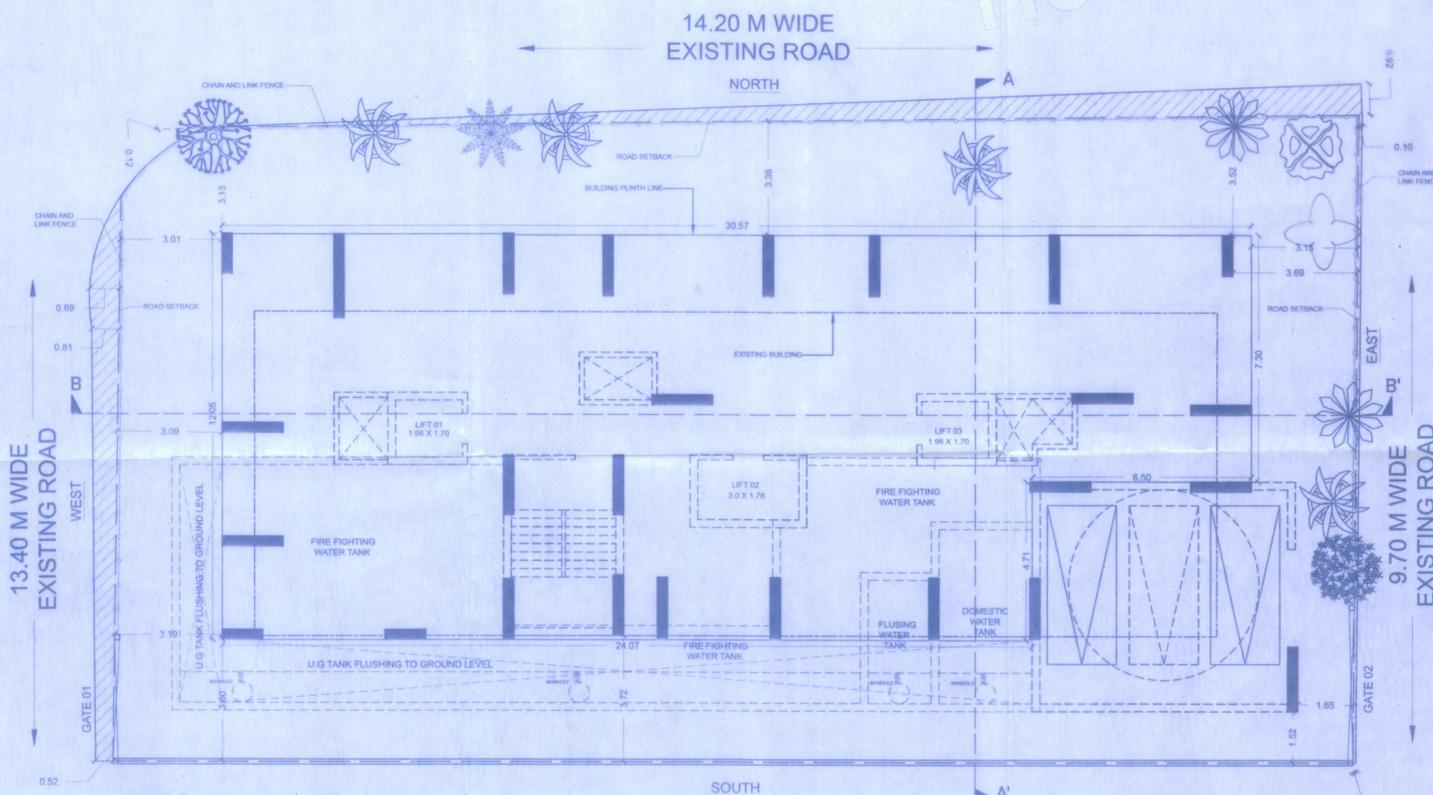
SECTION A-A'
SCALE 1:100



SECTION B-B'
SCALE 1:100



BLOCK PLAN
SCALE 1:500



GROUND FLOOR PLAN
SCALE 1:100

PROFORMA - A		PROFORMA - B	
A	AREA STATEMENT	sq.MT	CONTENTS OF SHEET.
1.	a) AREA OF ALLOTMENT	-	BLOCK PLAN, LOCATION PLAN, GRD. FLOOR PLAN, PLOT AREA CALCULATION, SECTION A-A', SECTION B-B', SECTION THROUGH COMPOUND WALL AND WATER TANK
	b) AREA OF PLOT AS PER TRIANGULATION METHOD	729.14	STAMP OF APPROVAL PLANS.
2.	DEDUCTIONS FOR		Approved subject to conditions mentioned in t. office Letter No. MHADA -201/1504/2024 Date 18 JAN 2024
a)	SET BACK OF ROAD	28.89	Stamp of Maharashtra Housing & Area Development Authority
b)	PROPOSED ROAD	NIL	
c)	ANY RESERVATIONS (AMENITIES)	NIL	
	TOTAL (a + b + c)	28.89	
3.	BALANCE AREA OF PLOT (1-2)	700.25	
4.	DEDUCTION FOR R.G-15%	NIL	
5.	NET AREA OF PLOT (3-4)	700.25	
6.	ADDITIONS FOR F.S.I.	NIL	
a)	SET BACK 100%	28.89	
b)	5% AMENITY	0.00	
7.	TOTAL AREA (5 + 6)	729.14	
8.	F. S. I. PERMISSIBLE	0.00	
9.	PERMISSIBLE BUA	0.00	
9A.	PRO RATA	0.00	
10.	PERMISSIBLE FLOOR AREA	0.00	
11.	Existing Built-up area	NIL	
12.	Proposed Built-up area	NIL	
13.	Excess balcony area taken in F.S.I.	NIL	
14.	Total Built-up Area proposed (11 + 12 + 13)	0	
15.	F.S.I. Consumed on net holding (14/3 above)	0	
[B]	Details of Residential / Non-Residential Area		
1	Purely Residential Built-up area	0	
2	Remaining Non-Residential Built-up area	---	
[C]	Details of FSI available as per DCR 35(4)		
1	Fungible Built-up area component proposed vide DCR 35(4) for purely Residential = < 0.35	0.00	
2	Fungible Built-up area component proposed vide DCR 35(4) for Non Residential = < (82 x 0.20)	---	
3	Total Built-up area vide DCR 35(4) = (C1 + C2)	0.00	
4	Total Gross Built-up area PERMISSIBLE (14 + C3)	0	
B	BALCONY AREA STATEMENT		
a	PERMISSIBLE BALCONY AREA PER FLOOR		
b	PROPOSED BALCONY AREA PER FLOOR		
c	EXCESS BALCONY AREA PER FLOOR		
d	TOTAL EXCESS BALCONY AREA		
C	TENEMENT STATEMENT		
a	PROPOSED AREA ITEM A (12 above)		
b	LESS DEDUCTION OF NON RESIDENTIAL (Shop etc.)		
c	AREA AVAILABLE FOR STATEMENT (1 - b)		
d	TENEMENT PERMISSIBLE (Density of tenements/acre 200 to 450/H)		
e	TENEMENT PROPOSED		
f	TENEMENT EXISTING		
g	TOTAL NO OF TENEMENT		
D	PARKING STATEMENT		
a	PARKING REQUIRED BY REGULATION FOR Car		
b	COVERED GARAGES PERMISSIBLE		
c	PARKING PROPOSED		
E	TRANSPORT VEHICLES PARKING		
a	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED		
b	TOTAL NO OF TRANSPORT VEHICLES PARKING SPACES PROVIDED		

STAMP OF DATE OF RECEIPT OF PLANS.

REV.	DESCRIPTION.	DATE.	SIGNATURE.

DESCRIPTION OF PROPOSAL & PROPERTY
Proposed redevelopment of existing building No. 39 on plot bearing CTS NO. 830

NAME OF OWNER
BUILDING NO 39, SUBHASH NAGAR
YASHODHAN KUTIR CHS LTD., CHEMBUR
Subhash Nagar Yashodhan Kutir
Co-op. Hsg. Soc. Ltd.
Chairman Secretary Treasurer

NAME & SIGN OF ARCHITECT
AR. RITESH THAKUR
CA/2017/81674

CERTIFICATE FOR AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED IN PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / DEMARCATION.

Office Add - B-1 GANGA VIHAR APT., V.N. PURAV MARG, SION (CHUNABHATTI) MUMBAI-400022
E-mail I.D. - ar.riteshthakur@gmail.com

SCALE	AS MENTIONED	JOB NO.
DRAWN	CHECKED BY	

SIGNATURE OF ARCHITECT

