

**PLOT AREA LINE DIAGRAM**  
SCALE = 1:500

**TOTAL PLOT AREA CALCULATION**

1	1/2 X 24.64 X 32.00 X 1 NO	=	395.35 SQ.MT.
2	0.50 X 16.62 X 17.88 X 1 NO	=	148.82 SQ.MT.
3	1/2 X 10.61 X 16.22 X 1 NO	=	86.04 SQ.MT.
4	1/2 X 12.86 X 17.25 X 1 NO	=	110.91 SQ.MT.
5	1/2 X 17.52 X 3.08 X 1 NO	=	26.98 SQ.MT.
<b>TOTAL</b>		<b>=</b>	<b>767.90 SQ.MT. A</b>



**ROAD-SET BACK AREA LINE DIAGRAM**  
SCALE = 1:500

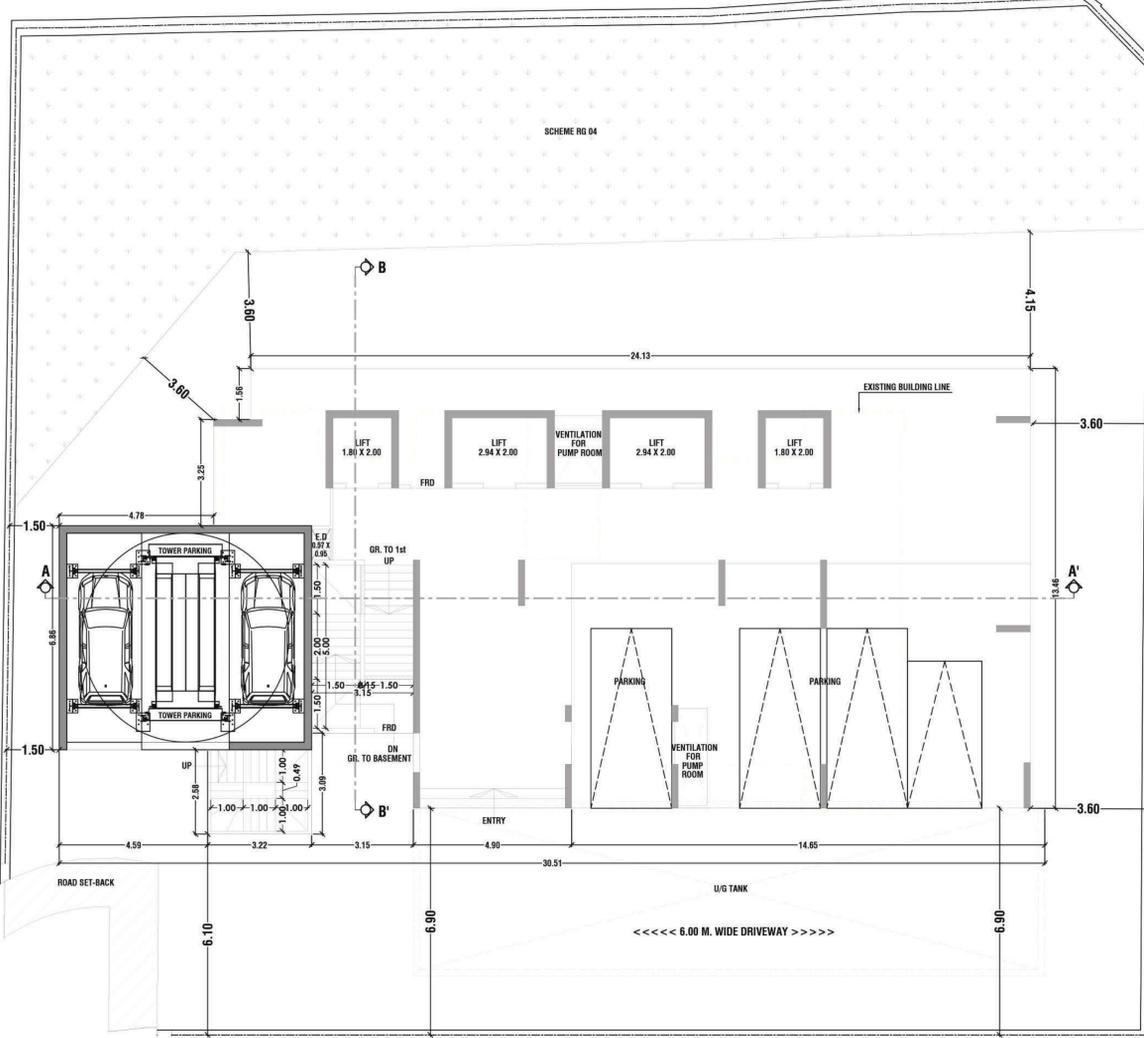
**ROAD SET-BACK AREA CALCULATION**

1	1/2 X 3.40 X 1.07 X 1 NO	=	2.84 SQ.MT.
2	1/2 X 3.34 X 0.70 X 1 NO	=	1.17 SQ.MT.
3	1/2 X 2.44 X 0.78 X 1 NO	=	0.95 SQ.MT.
4	1/2 X 1.75 X 1.00 X 1 NO	=	0.88 SQ.MT.
5	1/2 X 2.00 X 1.01 X 1 NO	=	1.01 SQ.MT.
6	1/2 X 4.99 X 1.51 X 1 NO	=	3.77 SQ.MT.
7	1/2 X 3.98 X 1.44 X 1 NO	=	2.87 SQ.MT.
<b>TOTAL ADDITION</b>		<b>=</b>	<b>13.51 SQ.MT. X</b>

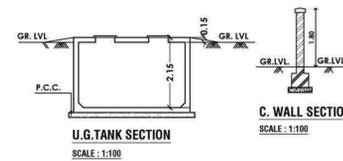
**DEDUCTIONS**

A	2/3 X 3.40 X 0.26 X 1 NO	=	0.59 SQ.MT.
<b>TOTAL DEDUCTION</b>		<b>=</b>	<b>0.59 SQ.MT. Y</b>
<b>TOTAL (X-Y)</b>		<b>=</b>	<b>12.92 SQ.MT. B</b>

**TOTAL PLOT AREA - ROAD SET-BACK (A - B)**  
(767.90 - 12.92) = **754.98 SQ.MT.**



**GROUND FLOOR PLAN**  
SCALE = 1:100



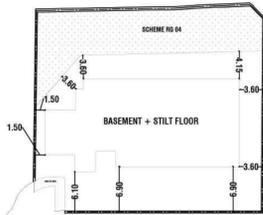
**U.G. TANK SECTION**  
SCALE = 1:100

**C. WALL SECTION**  
SCALE = 1:100

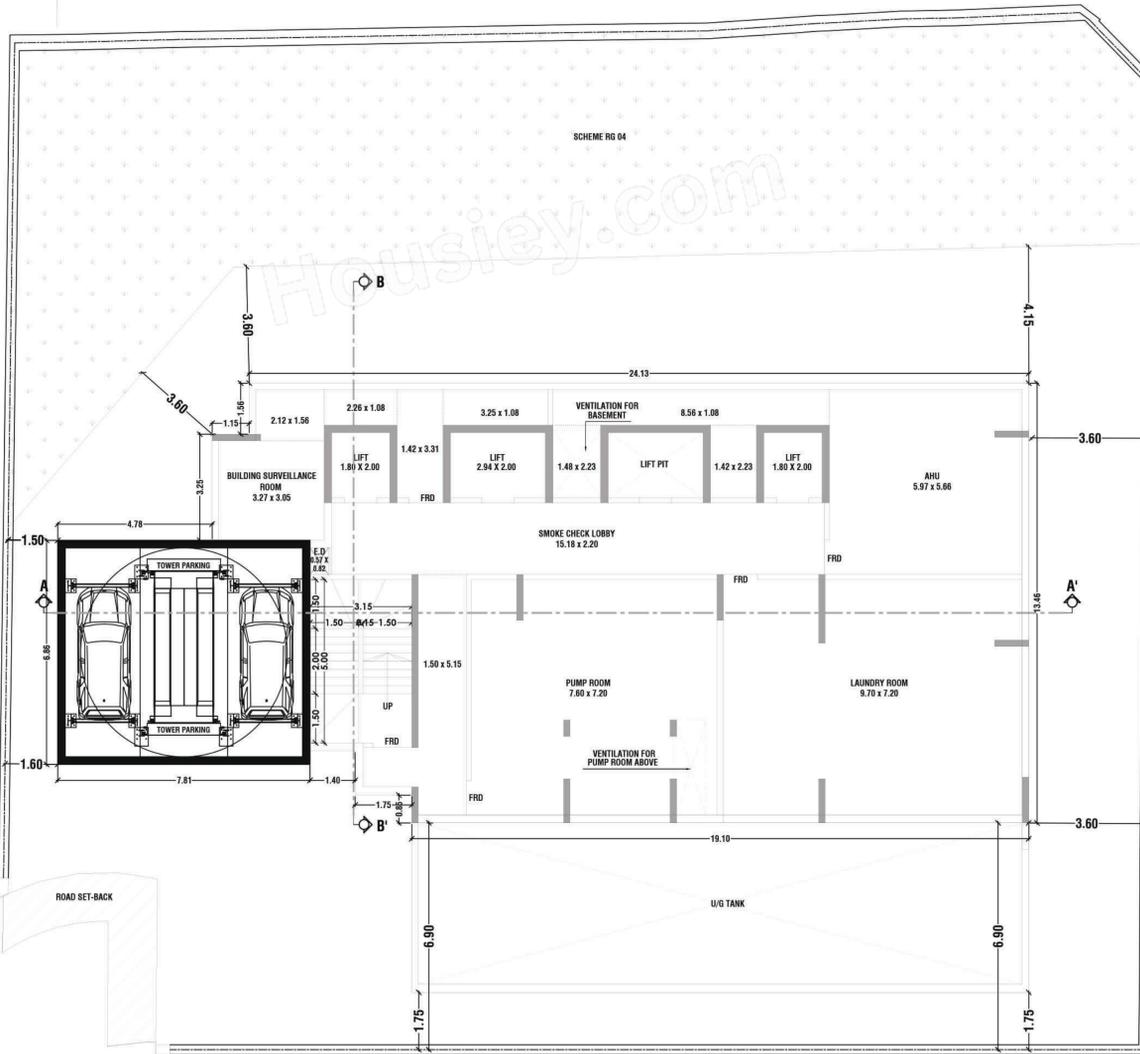
PROPOSED 9.00 M WIDE ROAD



**LOCATION PLAN**  
SCALE = 1:4000

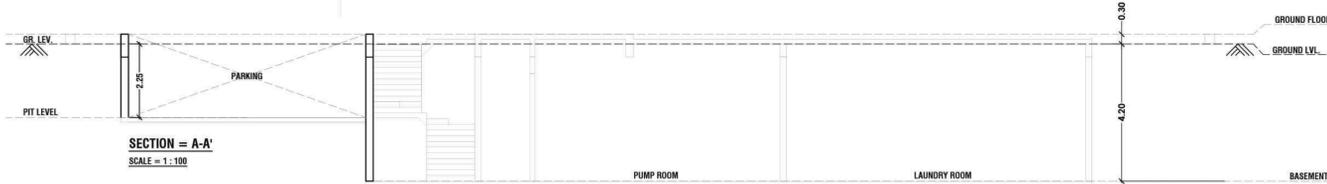


**BLOCK PLAN**  
SCALE = 1:500

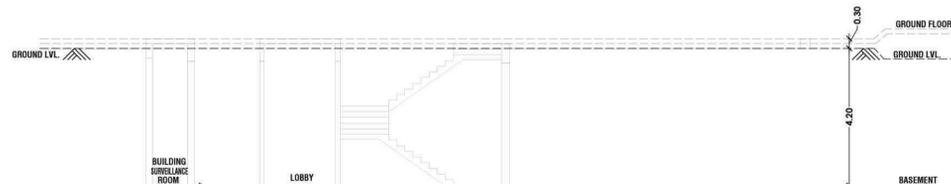


**BASEMENT PLAN**  
SCALE = 1:100

PROPOSED 9.00 M WIDE ROAD



**SECTION = A-A'**  
SCALE = 1:100



**SECTION = B-B'**  
SCALE = 1:100

**PROFORMA - A**

A) AREA STATEMENT	SQ.M
1a Plot area as per Demarcation 16/12/17	810.41
1b Plot area as per MHADA NOC	767.90
1c Plot area as per Architect Certificate	767.90
1 Least plot area consider	767.90
<b>2 DEDUCTION FOR</b>	
a Road set-back	12.92
b Reservation of any	
c Proposed Road	
d % amenity space as per DCPR 56/57 (sub plot)	
<b>Total Deductions (a + b + c)</b>	
3 Balance Area of plot (1-2)	754.98
4 DEDUCTABLE RECREATIONAL GROUND 15%	
5 Net Plot Area (3-4)	767.90
6 ADDITIONS FOR FLOOR SPACE INDEX	
2(a) 100% Set Back Area	12.92
2(b) 100% D.P.Road	
7 TOTAL AREA (5+6)	767.90
8 FLOOR SPACE INDEX PERMISSIBLE	
9 PERMISSIBLE BUILT UP AREA	
9a Additional FSI granted by MHADA NOC	
10 Permissible Floor Area 9 + 9a	
11 Existing Floor Area	
12 Proposed Built up Area	
13 Purely Residential Built up area	
14 Remaining Non - Residential Built up area	
15 TOTAL Built - up proposed (12+13+14)	
16 Floor Space Index consumed	
<b>B) DETAILS OF FSI AVAILABLE AS PER DCPR 31(3)</b>	
1 Fungible Built up Area component proposed vide DCPR 31(3) for purely residential (4311.23 X 35%) = 1508.93	
2 Fungible Built up Area component proposed vide DCPR 31(3) for purely non-residential	
3 Total fungible Built up Area Vide DCPR 31(3) = (B1 + B2)	
4 Total Gross Built up Area proposed (15 + B3)	
<b>C) TENEMENT STATEMENT</b>	
i) Proposed Area (Item A,12 above)	
ii) Less Non Residential Area	
iii) Area Available for Tenements (1-ii)	
iv) Tenements Permissible (Density of Tenements 450/Hec)	
v) Tenements Proposed	
vi) Tenements Existing	
vii) Total Tenements on the Plot	
<b>D) PARKING AREA STATEMENT</b>	
i) Total parking required	
ii) Total parking proposed	
iii) Total big parking proposed	
iv) Total small parking proposed	
<b>D) Transport Vehicles Parking</b>	
i) Space for transport vehicles parking required by Regulations	
ii) Total no. of transport vehicles parking spaces provided	

**PROFORMA - B**

APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE  
LETTER NO. MH/EE/(BP)/GM/MHADA-27/1961/2024/IOA/1

Vinay Atmaram Gholekar	Amol Vinayak Chaudhari	Prashant Damodar Dhatriak
Digitally signed by Vinay Atmaram Gholekar DN: cn=Vinay Atmaram Gholekar, o=SAHAKAR NAGAR SHRAVASTI CHS LTD, email=vinay.gholekar@saahakar.com, c=IN	Digitally signed by Amol Vinayak Chaudhari DN: cn=Amol Vinayak Chaudhari, o=SAHAKAR NAGAR SHRAVASTI CHS LTD, email=amol.chaudhari@saahakar.com, c=IN	Digitally signed by Prashant Damodar Dhatriak DN: cn=Prashant Damodar Dhatriak, o=SAHAKAR NAGAR SHRAVASTI CHS LTD, email=prashant.dhatriak@saahakar.com, c=IN
SE/BP/CELL MHADA	Dy.E/BP/CELL MHADA	EE/BP/CELL MHADA

**DESCRIPTION OF PROPOSAL & PROPERTY**  
PROPOSED REDEVELOPMENT OF BUILDING NO-09, KNOWN AS "SAHAKAR NAGAR SHRAVASTI CHS LTD" ON PLOT BEARING CTS NO. 49(Pl.) AT SAHAKAR NAGAR, CHEMBUR EAST, MUMBAI - 400 071

**NAME AND ADDRESS OF THE OWNER**  
M/S. RAGHAV RAJ BUILDERS & DEVELOPERS LLP  
SUDHANSHU RAMAVTAR AGARWAL

**DRAWN BY** :-  
**CHKD. BY** :-  
**SCALE** :- As shown  
**DATE** :-

**NAME & ADDRESS OF ARCHITECT:-**  
SURAJ RAKES H OZA  
Shop no 1, Sugrabai Begum Chawl, Sai Anand Mandali, Malad (East), Mumbai - 400 097, Email : ozarchitecture@gmail.com

**SIGN/STAMP**