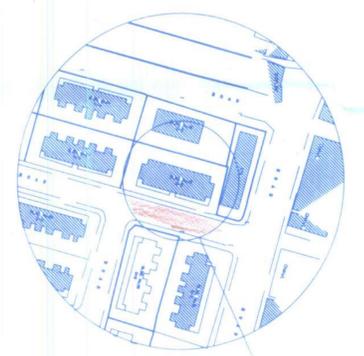


GROUND FLOOR
SCALE - 1:500

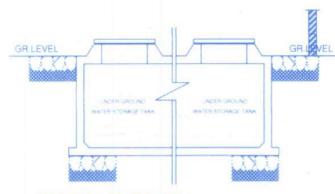
12.20 MT WIDE ROAD
EAST



SECTION A
SCALE 1:100



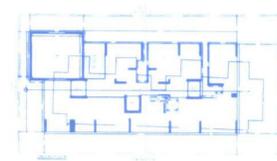
**SITE U/R
LOCATION PLAN**
SCALE - 1:500



**SECTION THROUGH
U. G. TANK**
SCALE - 1:100



**SECTION THROUGH
COMPOUND WALL**
SCALE - 1:100



BLOCK PLAN
SCALE - 1:500

EXISTING PLOT AREA CALCULATION OF BLDG No.19, TAGORE NAGAR.

No.	DIMENSION	TOTAL
1.	40.38 x 11.41 x 0.5	230.37
2.	43.57 x 7.34 x 0.5	159.90
3.	43.57 x 17.81 x 0.5	387.99
TOTAL		= 778.26 Sq. M.

PROFORMA - A

A. AREA STATEMENT	SQ.MT	SQ.MT
1. (a) AREA OF PLOT (as per demarcation by MHADA)		778.26
(b) AREA OF PLOT AS PER REVISED LAYOUT		
2. DEDUCTIONS FOR		
(a) Road Set-Back Area		00
(b) Proposed Road		00
(c) Any Reservation (2% AMENITY SPACE)		00
3. BALANCE AREA OF PLOT (1 minus 2)		778.26
4. DEDUCTION FOR 15% RECREATIONAL GROUND		
5. NET AREA OF PLOT (3 minus 4)		778.26
6. ADDITIONS FOR FLOOR SPACE INDEX		
(a) 100% 2(a) ROAD SETBACK AREA		00
(b) 100% 2(b) (restricted to 80% of 5 above)		00
7. TOTAL AREA (5+6+a+b)		778.26
8. FLOOR SPACE INDEX PERMISSIBLE		
9. ADD'L FSI ALLOTTED BY MHADA NOC.No		00
(a) Existing built up area		
(b) In lieu of 2.50/3.00 fsi		00
(c) In lieu of Prorata fsi		
(d) Additional V.P. quota fsi		
10. TOTAL PERMISSIBLE BUILT UP AREA		00
11. TOTAL PROPOSED BUILT UP AREA		00
12. FSI CONSUMED ON NET HOLDING = 10/3		00
B. DETAILS OF FSI AVAILED AS PER DCPR 31(3)		
1. NON-RESIDENTIAL FUNGIBLE BUILT-UP AREA COMPONENT		
(a) Non Residential Built-up Area		00
(i) Permissible Fungible Area 0.35 x 81(a)		00
(ii) Now Claimed Fungible Area		00
2. RESIDENTIAL FUNGIBLE BUILT-UP AREA COMPONENT		
(a) Residential Built-up Area 111 - 81(a)		00
(i) Permissible Fungible Area 0.35 x 82(a) Existing Tenant Free 35% fungible		00
(ii) Now Claimed Fungible Area		00
C. TENEMENT STATEMENT		
(i) Proposed Area		00
(ii) Less Deduction of Non Residential Area		00
(iii) Area Available for Tenements - C (i) - C(ii)		00
(iv) Tenements Permissible (Density of tenements/hectare)	000	00
(v) Tenements Proposed		00
(vi) Tenements Existing		00
(vii) Total Tenements ON The Plot		00
D. PARKING STATEMENT		
(i) Required Car Parking By Regulation (residential + non residential)		00
(ii) Required res. 5% Visitor + non res. 10% Car Parking By Regulation		00
(iii) Total residential + non residential Car Parking Required		00
(iv) Car Parking Proposed As Per Concession		00
(v) Maximum 50% Additional Parking Permissible as per DCPR 31(1)iv 40.33/2=20.16PARK		00
(vi) 50% Additional Parking Proposed As Per Concession		00
(vii) Total Car Parking permissible		00
(viii) Total Car Parking Proposed		00

- NOTES :-**
- ALL DIMENSIONS ARE IN METERS
 - SCALE USE
 - FLOOR PLANS = 1:100
 - BLOCK PLANS = 1:500
 - LOCATION PLANS = 1:4000
 - THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034
 - GUIDELINES ISSUED IN E.O.D.B. IS FOLLOWED.
 - THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND IN CORRECT.

CERTIFICATE OF AREA :
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE NO. 22/07/24 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED IN SITE AND THE AREA SO WORKED OUT IS 778.26 SQ.M. (SEVEN HUNDRED SEVENTY EIGHT POINT TWO SIX)

SIGNATURE OF THE ARCHITECT

PROFORMA - B

STAMP OF APPROVAL OF PLANS:

Issued by B.P. Cell / Greater Mumbai / Mhada
Read Along with this office letter
No. Mhada - 8/1623/2024
Date: 10 OCT 2024
Ex. Eng. B P Cell GM/Mhada (E.S.)

NAME AND SIGN. OF OWNER : For ADITYARA BUILDCON
PARTNER
JOB TITLE : Proposed Redevelopment of Existing Building No. 19 KNOWN AS TAGORE NAGAR TAPOVAN CHS LTD. C. T. S. No. 352 (51 TO 58), OF Village Tagore Nagar Vikhroli (E) Mumbai.

CONTENTS OF SHEET :
GROUND FLOOR PLAN, LOCATION PLAN, BLOCK PLAN, PLOT AREA DIAGRAM AND CALCULATION, SECTION THROUGH COMPOUND WALL AND UG TANK

JOB NO.	DWG NO.	SCALE :	DATE	DRWN BY	CHK. BY	REV. NO.
	1/1	AS STATED	30 09 2024	SUSHMA	ANKIT	----

NORTH

ANKIT M. MAKANI
Registered Architect
AICA/2016/8764
REG. NO. CA/2016/8764

A-5 ABHAY APARTMENT LINK ROAD, N/R DON BOSCO SCHOOL, BORVALI (WEST), MUMBAI - 400 092