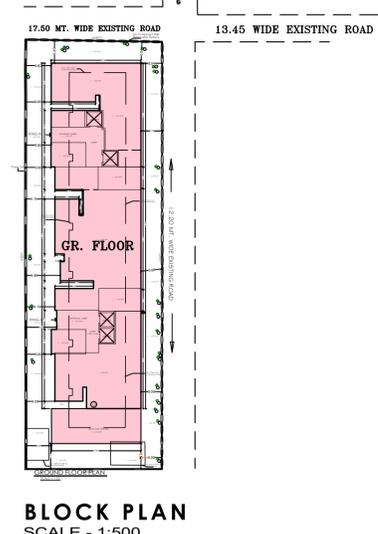
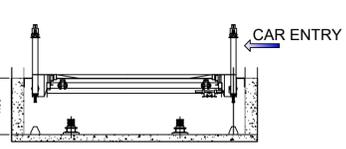
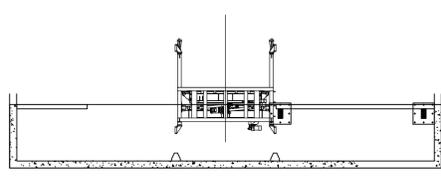
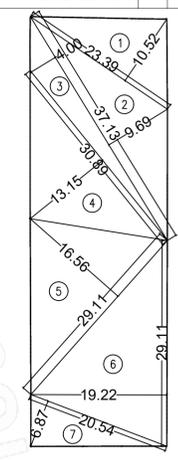


PLOT AREA CALCULATION

1	1/2 X 23.39 X 10.52 X 1 NO	=	123.03 SQ.MT.
2	1/2 X 37.13 X 9.69 X 1 NO	=	179.89 SQ.MT.
3	1/2 X 37.13 X 4.00 X 1 NO	=	74.26 SQ.MT.
4	1/2 X 30.89 X 13.15 X 1 NO	=	203.10 SQ.MT.
5	1/2 X 29.11 X 16.56 X 1 NO	=	241.03 SQ.MT.
6	1/2 X 29.11 X 19.22 X 1 NO	=	279.75 SQ.MT.
7	1/2 X 20.54 X 6.87 X 1 NO	=	70.56 SQ.MT.
TOTAL ADDITION		=	1171.62 SQ.MT.



PROFORMA - I

	AREA
1. AREA OF PLOT (AS PER LEASE AGREEMENT = 1112.00 SQ.MTS) (AS PER TIT BIT = 53.47 SQ.MTS)	1165.47
2. DEDUCTION FOR	NIL
a. ROAD SET BACK AREA	NIL
b. PROPOSED ROAD.	NIL
c. ANY RESERVATION.	NIL
d. % AMENITY SPACE AS PER DCR 56/57 (sub-plot.)	NIL
e. OTHER. (OPEN SPACE)	NIL
3. BALANCE AREA OF PLOT (1-minus 2) LEAST OF ABOVE - 1a & 1b	1165.47
4. DEDUCTION FOR 15% RECREATIONAL GROUND/ 10% AMENITY SPACE (if deductible)	NIL
5. NET AREA OF PLOT (3minus4).	1165.47
6. ADDITION FOR F.S.I.	NIL
2(a) 100% FOR D.P. ROAD	NIL
2(a) 100% FOR SET BACK	NIL
7. TOTAL AREA (5+6).	1165.47
8. PERMISSIBLE F.S.I.	0.00
9. A F.S.I. CREDIT AVAILABLE BY DEV RIGHTS	
9. B Pro. Rata FSI (62.62 SQ.MT x 30 NOS.)	0.00
9. C VP/A 10% Quota	
9. D other (additional BUA allotted by MHADA from balance layout FSI of	0.00
10. PERMISSIBLE FLOOR AREA. (7 X 8) + 9(A,B,C,D) above	0.00
11. EXISTING FLOOR AREA.	
12. PROPOSED BUILT UP AREA.	0.00
13. EXCESS BALCONY AREA TAKEN IN F.S.I.	
14. TOTAL BUILT UP AREA.	0.00
14A. RESIDENTIAL BUILT UP AREA.	0.00
14B. REMAINING NON-RESIDENTIAL BUILT UP AREA.	0.00
15. F.S.I. CONSUMED ON NET HOLDING = 14/3	
B. DETAILS OF F.S.I. AVAILD AS PER DCR 31 (3)	
1. FUNGIBLE BUILT UP AREA COMPONENT PROPOSED 31(3) FOR RESIDENTIAL = OR <(1.4A X 0.35).	0.00
2. FUNGIBLE BUILT UP AREA COMPONENT PROPOSED 31(3) FOR NON-RESIDENTIAL = OR <(1.4B X 0.35).	0.00
3. TOTAL FUNGIBLE BUILT UP AREA (B.1+B.2)	0.00
4. TOTAL GROSS BUILT UP AREA PROPOSED (12+B.3)	0.00
C. TENEMENT STATEMENT.	
PROPOSED AREA (ITEM 14 ABOVE)	0.00
LESS DEDUCTION OF NON RESIDENTIAL AREA SHOP,ETC...	0.00
AVAILABLE AREA FOR TENEMENTS (I-II)	0.00
TENEMENT PERMISSIBLE (DENSITY OF TENT / H A)	00 NOS.
TENEMENT PROPOSED	NOS.
TENEMENT EXISTING (TO BE PROPOSED)	NOS.
TOTAL TENEMENT ON THE PLOT.	0 NOS.
D. PARKING STATEMENT.	
i). PARKING REQUIREMENTS BY RULE	0 NOS
TOTAL PARKING PROVIDED	0 NOS

FORM II

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 29/12/2023 AND THAT THE DIMENSIONS OF THE SIDES, ETC., OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1171.62 SQUARE METERS (ONE THOUSAND ONE HUNDRED SEVENTY ONE POINT SIXTY TWO) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

IQBAL SINGH
SIGNATURE OF ARCHITECT

TRUE SCALE STUDIO

Architect | Project Management Consultant | Interior Designer

Digitally signed by Iqbal Singh
DN: cn=Iqbal Singh, o=TRUE SCALE STUDIO, ou=TRUE SCALE STUDIO, email=iqbal@true-scale-studio.com, c=IN
Date: 2025.01.27 17:14:59 +05'30'

Digitally signed by Prashant Damodar Dhatrik
DN: cn=Prashant Damodar Dhatrik, o=TRUE SCALE STUDIO, ou=TRUE SCALE STUDIO, email=prashant@true-scale-studio.com, c=IN
Date: 2025.01.27 14:50:17 +05'30'

Bldg No. 25/1198,
J.K. Bhosli Marg,
G.T.B. Nagar, Mumbai - 400037
+91 80 80 83 1430
true.scale.studio@gmail.com

STAMP OF APPROVAL OF PLANS :

Vinay Atmaram Gholekar	Amol Vinayak Chaudhari	Prashant Damodar Dhatrik
Digitally signed by Vinay Atmaram Gholekar Date: 2025.01.24 17:14:59 +05'30'	Digitally signed by Amol Vinayak Chaudhari Date: 2025.01.27 11:31:54 +05'30'	Digitally signed by Prashant Damodar Dhatrik Date: 2025.01.27 14:50:17 +05'30'

S.E./BP CELL/MHADA DY./ENG/BP CELL/MHADA EXE. ENG/BP CELL/MHADA (E.S.)

DESCRIPTION OF PROPOSAL AND PROPERTY : PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO. 152 KNOWN AS BHIM LIGHT CO-OPERATIVE HOUSING SOCIETY LTD., NEHRU NAGAR, KURLA (EAST), MUMBAI - 400024.	NAME AND SIGN OF OWNER : DHIREN RAJPUT M/S ADITYA SAMRUDDHI ENTERPRISES CA TO BHIM LIGHT C.H.S.L
JOB NO. :	CONTENTS OF SHEET : GROUND FLOOR PLAN , BLOCK # LOCATION PLAN, PLOT AREA DIAGRAM AND CALCULATION.
MHADA FILE NO. -	NORTH : DATE : 16-01-2025
DRAWING TITLE : DWG. for Zero FSI IOA	DWG NO. : 01-01