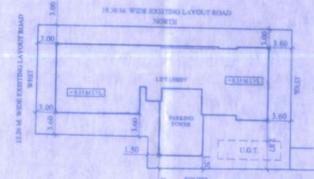




LOCATION PLAN  
SCALE - 1:4000



BLOCK PLAN  
SCALE - 1:500

SECTION THROUGH  
COMPOUND WALL  
SCALE - 1:100

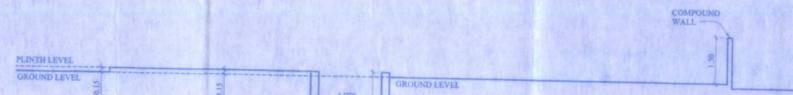


SECTION  
THROUGH U.G.T.  
SCALE - 1:100

**BUILT-UP AREA CALCULATION FOR PLINTH FLOOR**

A	34.88 X 11.72 X 01 NO.	=	399.42 SQ.MT.
<b>TOTAL ADDITION = 399.42 SQ.MT. (i)</b>			
<b>DEDUCTIONS -</b>			
01	13.46 X 0.62 X 01 NO.	=	8.35 SQ.MT.
02	1.00 X 5.02 X 01 NO.	=	5.02 SQ.MT.
03	2.52 X 2.77 X 01 NO.	=	6.98 SQ.MT.
04	4.87 X 6.30 X 01 NO.	=	31.66 SQ.MT.
05	5.58 X 0.74 X 01 NO.	=	4.13 SQ.MT.
06	3.05 X 0.25 X 01 NO.	=	0.76 SQ.MT.
<b>TOTAL DEDUCTIONS = 56.89 SQ.MT. (ii)</b>			
<b>TOTAL PLINTH AREA [(i)-(ii)] = 342.53 SQ.MT.</b>			

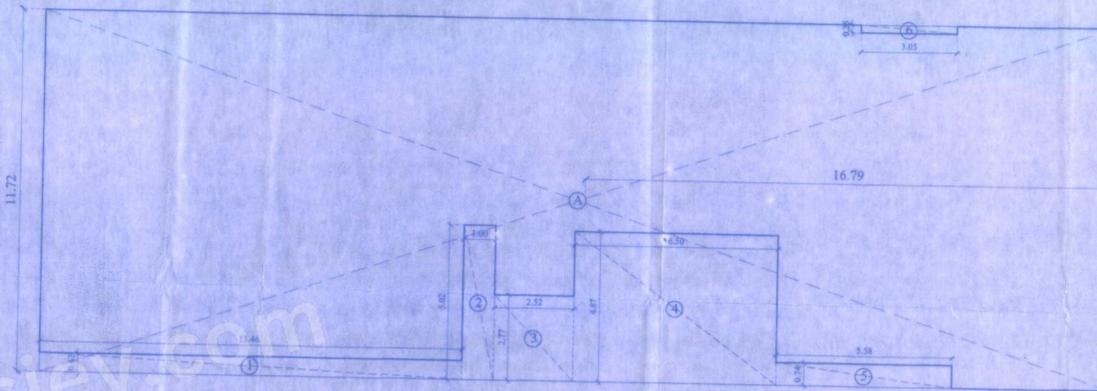
Issued by B.P. Cell / Greater Mumbai / Mhada  
Read Along with this office  
No. Mhada - 106/1569/2024  
Date - 22 May 2024  
Ex. Eng. D.P. Gani/Mhada (W.S.)



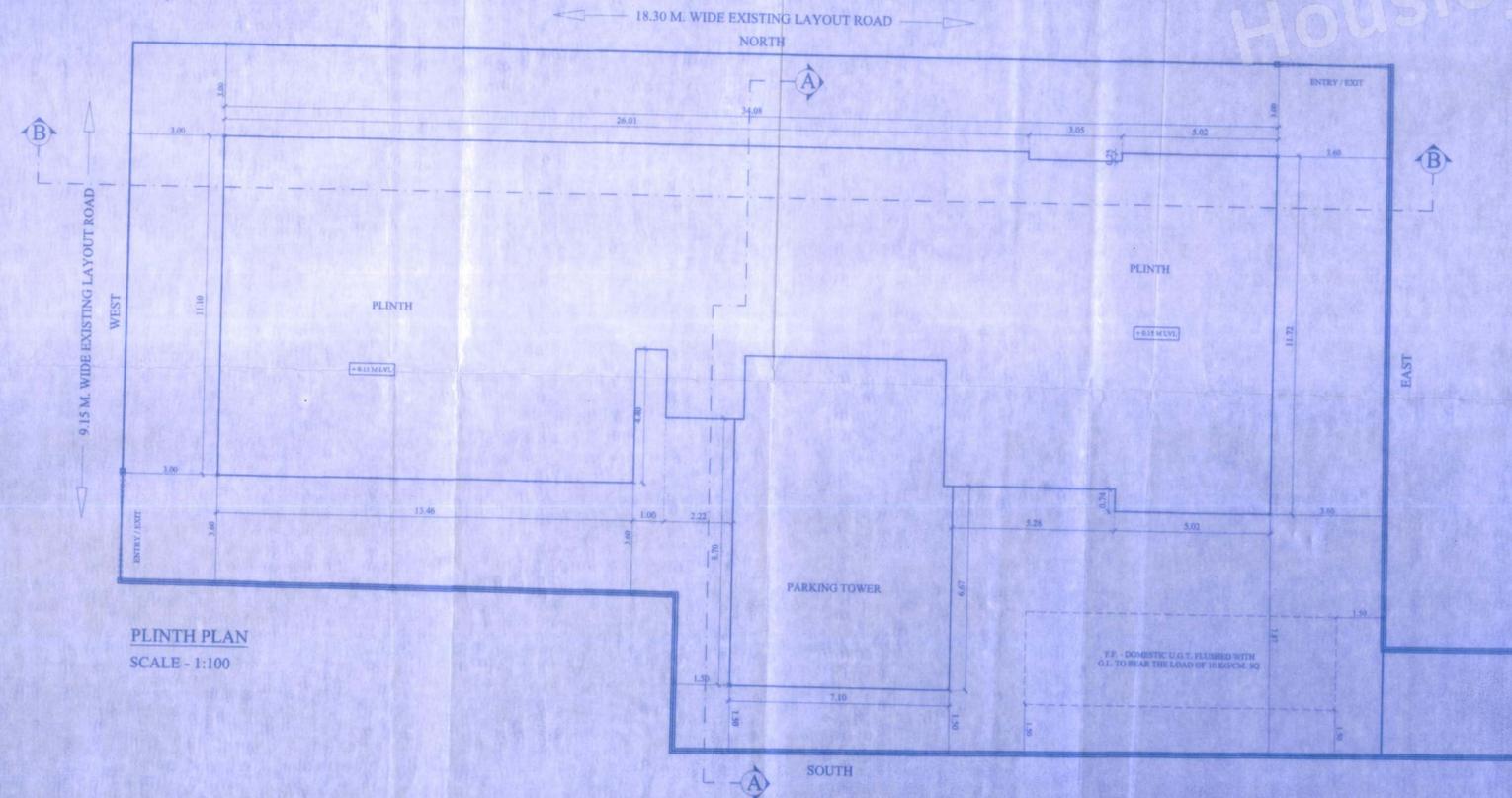
SECTION AA  
SCALE - 1:100



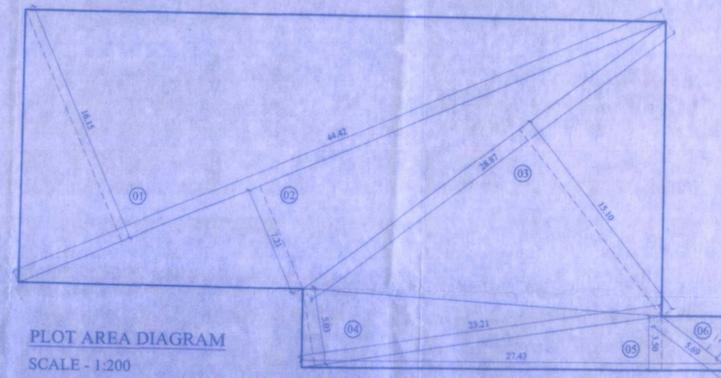
SECTION BB  
SCALE - 1:100



LINE AREA DIAGRAM OF PLINTH FLOOR  
SCALE - 1:100



PLINTH PLAN  
SCALE - 1:100



PLOT AREA DIAGRAM  
SCALE - 1:200

**PLOT AREA CALCULATION**

<b>ADDITIONS -</b>			
01	0.50 X 44.42 X 16.15	=	358.69 SQ.MT.
02	0.50 X 44.42 X 7.21	=	160.13 SQ.MT.
03	0.50 X 28.87 X 15.10	=	217.97 SQ.MT.
04	0.50 X 23.21 X 5.03	=	58.37 SQ.MT.
05	0.50 X 27.43 X 3.30	=	48.00 SQ.MT.
06	0.50 X 5.09 X 2.79	=	7.94 SQ.MT.
<b>TOTAL PLOT AREA = 851.11 SQ.MT.</b>			
<b>RAY = 824.78 SQ.MT.</b>			

**PROFORMA 'A'**

AREA STATEMENT	SQ.MT.
1 AREA OF THE PLOT (AS PER MHADA LEASE)	824.78
2 DEDUCTION FOR	
(a) ROAD SET BACK AREA	----
(b) PROPOSED ROAD	----
(c) ANY RESERVATION (SUB PLOT)	----
(d) 5% AMENITY SPACE AS PER DCR 56/97 (SUB PLOT)	----
(e) OTHER	----
<b>TOTAL (a)-(e)</b>	792.82
3 BALANCE AREA OF PLOT (1-2)	792.82
4 DEDUCTION FOR 15% RECREATIONAL GROUND	----
5% AMENITY SPACE (IF DEDUCTIBLE FOR IND)	----
5 NET AREA OF PLOT (3-4)	792.42
6 ADDITIONS FOR F.S.I PURPOSE	
2(a) 100% AMENITY SPACE AS PER DCR 56/97 (SUB PLOT)	----
2(b) 100% FOR SET-BACK	----
<b>TOTAL [2(a)+2(b)]</b>	----
7 TOTAL AREA (5+6)	----
8 F.S.I PERMISSIBLE	ONE
9 (a) F.S.I CREDIT AVAILABLE BY MHADA	----
ADDITIONS FOR F.S.I PURPOSE	
(b) % AS PER DCR 32	----
(c) % AS PER DCR 33 ( )	----
(d) LAYOUT PRORATA FSI FROM MHADA	----
<b>TOTAL</b>	----
10 PERMISSIBLE FLOOR AREA (7.85)*9	92.42
11 EXISTING FLOOR AREA	----
12 PROPOSED BUILT UP AREA	00.00
13 EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	----
14 (A) PURELY RESIDENTIAL BUILT UP AREA	----
(B) REMAINING NON - RESIDENTIAL BUILT UP AREA	----
<b>TOTAL BUILT-UP PROPOSED (11+12+13)</b>	----
AS PER APPROVED PLAN DT. .... PRIOR TO	----
15 F. S. I. CONSUMED ON NET HOLDING (14/3)	----

**DETAILS OF FSI AVAILED AS PER DCR 35 (4)**

1 FUNGIBLE BUILT - UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR PURELY RESIDENTIAL = OR < ( 4681.81 X 0.35	----
2 FUNGIBLE BUILT - UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR NON - RESIDENTIAL = OR < ( 148 X 0.20 )	----
3 TOTAL FUNGIBLE BUILT-UP AREA VIDE DCR 35(4) = (B1+B2)	----
4 TOTAL GROSS BUILT - UP AREA PROPOSED ( 14 + B3 )	----

**TENEMENT STATEMENT**

(i) PROPOSED AREA (ITEM A-12 ABOVE)	----
(ii) LESS DEDUCTION FOR NON-RESI. AREA (shops etc.)	----
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)	----
(iv) TENEMENTS PERMISSIBLE ( 450 / HECTOR )	----
(v) TENEMENTS PROPOSED	----
(vi) TENEMENTS EXISTING	----
<b>TOTAL TENEMENTS ON THE PLOT</b>	----

**PARKING STATEMENT**

(i) PARKING REQUIRED BY REGULATIONS FOR CAR	----
SCOOTER / MOTOR CYCLE	----
OUTSIDERS (VISITORS)	----
(ii) COVERED GARAGES PERMISSIBLE	----
(iii) COVERED GARAGES PROVIDED	----
SCOOTER / MOTOR CYCLE	----
OUTSIDERS (VISITORS)	----
(iv) TOTAL PARKING PROVIDED	----

**TRANSPORT VEHICLES PARKING**

(i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	----
(ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	----

**PROFORMA 'B'**

**CONTENTS OF SHEET**

PLINTH PLAN, SECTION AA, LINE AREA DIAGRAM OF PLINTH & CALCULATION, PLOT AREA DIAGRAM & CALCULATION, LOCATION PLAN & BLOCK PLAN

**CERTIFICATE OF AREA :**

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT. ... & 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 824.78 SQ.MT. EIGHT HUNDRED TWENTY FOUR POINT SEVEN EIGHT SQUARE METER) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD.

**DESCRIPTION OF PROPOSAL & PROPERTY :**

PROPOSED BUILDING ON PLOT NO. 44, BEARING C.T.S. NO. 183 OF VILLAGE AMBIVALL, ANDHERI WEST, AZAD NAGAR, CHS LTD

**NAME OF OWNER, ADDRESS & SIGNATURE :**

AZAD NAGAR "MANA" CO-OPERATIVE HOUSING SOCIETY LIMITED BUILDING NO. 44, AZAD NAGAR NO. 3, VEERA DESAI ROAD, ANDHERI (W), MUMBAI - 400 058

DRAWING No. SCALE JOB NO. DATE DRAWN BY CHECK BY

NAME OF ADDRESS & SIGNATURE ARCHITECT / LICENSE SURVEYOR :

**PRATHAMESH ASSOCIATES**

DHANSHREE, 801, AZAD NAGAR NO - 2,  
VEERA DESAI RD, ANDHERI (W),  
MUMBAI - 33.  
MOB - 9930699954