

CONTENTS OF THE SHEET

GROUND FLOOR PLAN, BLOCK & LOCATION PLAN, BUILT UP AREA STATEMENT, ALL SECT. THRU, PLOT AREA DIAGRAM & CALCULATION, CAR PARKING AREA STATEMENT.

STAMP OF DATE OF RECEIPT OF PLANS

Approved subject to conditions mentioned in this  
Office Letter No. Mhada - 9/1026/1438  
Date 17 OCT 2023  
F. Eng. Bhag. Permission Consultant Mumbai (E.S.)  
Maharashtra Housing & Area Development Authority

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 01/02/2010 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS  
2161.10 SQ.MTS. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS  
OF OWNERSHIP AND T.P. RECORDS.

SIGNATURE OF LICENSED SURVEYOR

A AREA STATEMENT

Sl. No.	Description	Area (sq.m)	Plan as per DCR attached
1	AREA OF PLOT (AS PER MHADA DEMARCATION)	2161.10	2161.10
a)	PLOT AREA AS PER LEASE DEED	2161.10	
b)	SCHEME R.G. AS PER MHADA DEMARCATION		
	TOTAL INCLUDING AREA (a+b)	2161.10	
2	Deduction for:		
a)	Road Set-back Area	1.44	
b)	Proposed Road		
c)	Any Reservations (Sub-plot SCHEME R.G. AS PER MHADA DEMARCATION)		
d)	% amenity space as per DCR 56/57 (Sub-plot)		
e)	Other		
3	Balance area of plot (1-2)	2159.66	
4	Deduction SCHEME R.G.		
5	Net area of plot for F.S.I purpose as per offer letter 20 sept 2023	2143.39	
6	Additions for Floor Space Index		
2(a)	100% for D.P. Road / Set-back	1.44	
2(b)	33% as per DCR 32		
2(c)	% as per DCR 33 ( )		
2(d)	Other		
7	Total Area (5+6)	2143.39	
8	Floor Space Index Permissible	0.00	
9	TOTAL PERMISSIBLE AREA	0.00	
10	Additional Built-up Area via V.P.Quota	0.00	
11	TOTAL PERMISSIBLE Built-up area (9+10)	0.00	
12	Proposed Built-up Area	0.00	
13	Excess Balcony Area Taken in Floor Space Index		
14	Purely Residential Built up area	0.00	
15A	Remaining Non-Residential Built up area	0.00	
15B	TOTAL Built-up proposed	0.00	
16	F.S.I. CONSUMED ON NET HOLDING-153	0.00	

B. Details of fsi availed as per DCPR 33 (1)

1	Fungible Built up Area component proposed vide DCPR 33(1) for purely Residential i.e. <math>(1950.00 \times 0.35 = 3832.50)</math>	0.00
2	Fungible Built up Area component proposed vide DCPR 33(1) for Non-Residential i.e. <math>(850.00 \times 0.35 = 297.50)</math>	0.00
3	Total Fungible Built up Area vide DCPR 33(1) = (B1 + B2)	0.00
4	Total Gross BUILT UP AREA proposed (14+ B3)	0.00

C. TENEMENT STATEMENT

i	PROPOSED AREA (ITEM A, 12 ABOVE)	0.00
ii	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	0.00
iii	AREA AVAILABLE FOR TENEMENTS (I) MINUS (II)	0.00
iv	TENEMENT PERMISSIBLE	0.00
v	TENEMENTS PROPOSED	0.00
vi	TENEMENTS EXISTING	0.00
vii	TOTAL TENEMENTS PROPOSED	0.00

D. PARKING STATEMENT

i	Parking required by regulations for	AS SHOWN IN PARKING TABLE STATEMENT
ii	Car	
iii	Scooter/motor cycle	
iv	Outsiders (visitors)	
v	Covered garage permissible	
vi	Covered garage permissible	
vii	Car	
viii	Scooter/motor cycle	
ix	Outsiders (visitors)	

E. TRANSPORT VEHICLES PARKING

i	Parking required by regulations	
ii	Total no. of parkings provided	117.20

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT SHOWING (BUILDING No.223 & 224) VIGNAHARTHA C.H.S.L., S.NO 113/PT. C.T.S.NO.356/A/2/1, OF VILLAGE HARIYALI AT KANNAMWAR NAGAR VIKHROLI (E)MUMBAI-83.

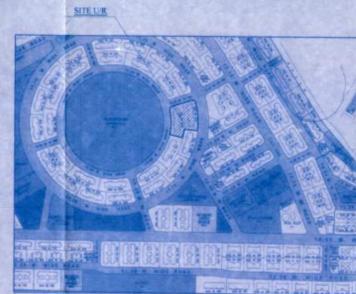
NAME OF OWNER

M/s Vignaharta Housing Pvt Ltd

DGN BY	SONAL
DRAWN	BHAGYASHRI
SCALE	As Noted
DATE	

ITENDRA. G. DEWOOLKAR, D/294 L.S SIGNATURE NAME & ADDRESS OF L.S.

J.G. DEWOOLKAR D/294 L.S ELLORA PROJECT CONSULTANTS PVT LTD, 317-321 NINAD CHS.LTD, BLDG. NO. 7 KHER NAGAR, SERVICE ROAD, BANDRA (E), MUMBAI 400 051, TEL : 26474144 / 26474177

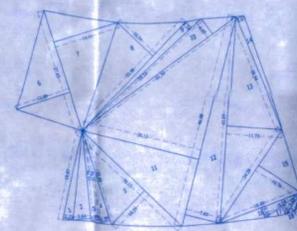
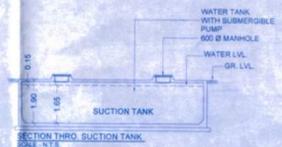


LOCATION PLAN SCALE: 1:4000



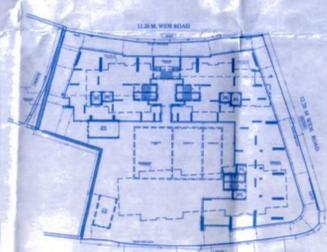
ROAD SET BACK AREA CALCULATION

1	10 X 200 X 0.08 X 1.00	=	0.16 SQ.MTR
2	10 X 200 X 0.12 X 1.00	=	0.24 SQ.MTR
3	10 X 200 X 0.16 X 1.00	=	0.32 SQ.MTR
4	10 X 200 X 0.20 X 1.00	=	0.40 SQ.MTR
5	10 X 200 X 0.24 X 1.00	=	0.48 SQ.MTR
6	10 X 200 X 0.28 X 1.00	=	0.56 SQ.MTR
7	10 X 200 X 0.32 X 1.00	=	0.64 SQ.MTR
8	10 X 200 X 0.36 X 1.00	=	0.72 SQ.MTR
9	10 X 200 X 0.40 X 1.00	=	0.80 SQ.MTR
10	10 X 200 X 0.44 X 1.00	=	0.88 SQ.MTR
11	10 X 200 X 0.48 X 1.00	=	0.96 SQ.MTR
12	10 X 200 X 0.52 X 1.00	=	1.04 SQ.MTR
13	10 X 200 X 0.56 X 1.00	=	1.12 SQ.MTR
14	10 X 200 X 0.60 X 1.00	=	1.20 SQ.MTR
15	10 X 200 X 0.64 X 1.00	=	1.28 SQ.MTR
16	10 X 200 X 0.68 X 1.00	=	1.36 SQ.MTR
17	10 X 200 X 0.72 X 1.00	=	1.44 SQ.MTR
18	10 X 200 X 0.76 X 1.00	=	1.52 SQ.MTR
19	10 X 200 X 0.80 X 1.00	=	1.60 SQ.MTR
20	10 X 200 X 0.84 X 1.00	=	1.68 SQ.MTR
21	10 X 200 X 0.88 X 1.00	=	1.76 SQ.MTR
22	10 X 200 X 0.92 X 1.00	=	1.84 SQ.MTR
23	10 X 200 X 0.96 X 1.00	=	1.92 SQ.MTR
24	10 X 200 X 1.00 X 1.00	=	2.00 SQ.MTR
TOTAL ADDITION		=	1.44 SQ.MTR



PLOT AREA CALCULATION

1.	19.67 X 2.22 X 0.5 =	22.06 SQ.MTR
2.	19.79 X 3.84 X 0.5 =	38.00 SQ.MTR
3.	20.58 X 1.95 X 0.5 =	20.07 SQ.MTR
4.	21.48 X 2.30 X 0.5 =	24.70 SQ.MTR
5.	30.12 X 10.25 X 0.5 =	154.37 SQ.MTR
6.	27.43 X 12.09 X 0.5 =	165.81 SQ.MTR
7.	27.43 X 14.41 X 0.5 =	197.63 SQ.MTR
8.	32.48 X 10.54 X 0.5 =	171.17 SQ.MTR
9.	35.24 X 1.74 X 0.5 =	30.66 SQ.MTR
10.	41.30 X 4.07 X 0.5 =	84.05 SQ.MTR
11.	46.98 X 26.12 X 0.5 =	613.56 SQ.MTR
12.	46.98 X 7.82 X 0.5 =	183.70 SQ.MTR
13.	45.07 X 11.73 X 0.5 =	264.34 SQ.MTR
14.	26.54 X 1.67 X 0.5 =	22.16 SQ.MTR
15.	24.28 X 10.76 X 0.5 =	130.63 SQ.MTR
16.	18.49 X 2.32 X 0.5 =	21.45 SQ.MTR
17.	9.34 X 2.02 X 0.5 =	9.44 SQ.MTR
18.	5.85 X 1.10 X 0.5 =	5.40 SQ.MTR
19.	4.17 X 0.91 X 0.5 =	1.90 SQ.MTR
TOTAL		= 2161.10 SQ.MTR



BLOCK PLAN SCALE: 1:500

12.20 M. WIDE LAYOUT ROAD

12.20 M. WIDE LAYOUT ROAD

17.10 M. WIDE LAYOUT ROAD

SECTION A-A SCALE: 1:100

LOCATION PLAN SCALE: 1:4000

ROAD SET BACK AREA DIAGRAM SCALE: 1:100

TOTAL PLOT AREA DIAGRAM SCALE: 1:100

PLOT AREA CALCULATION

BLOCK PLAN SCALE: 1:500

GROUND FLOOR PLAN SCALE: 1:100