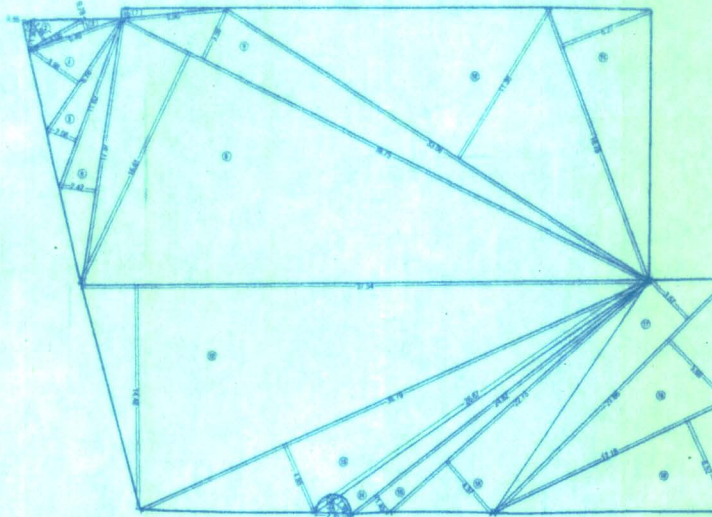
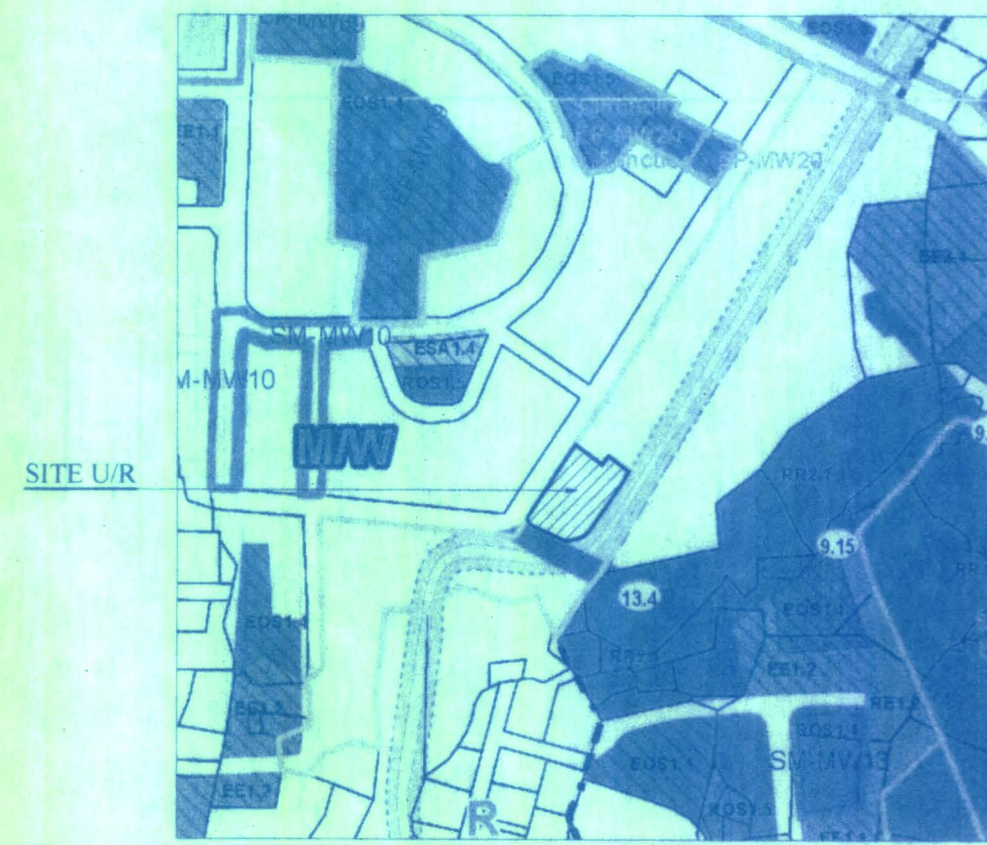
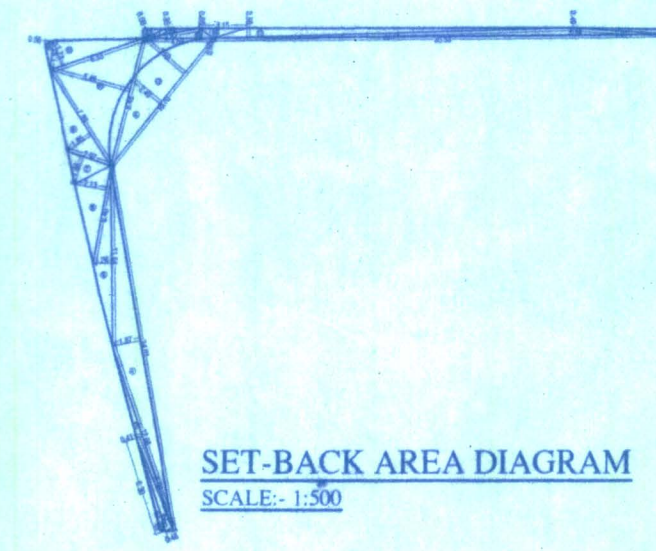


PLOT AREA CALCULATION

	1/2	X	1.90	X	0.55	X	1	NO	=	0.52	SQ.MT	
2	1/2	X	4.06	X	1.53	X	1	NO	=	3.11	SQ.MT	
3	1/2	X	6.49	X	0.78	X	1	NO	=	2.53	SQ.MT	
4	1/2	X	8.76	X	3.96	X	1	NO	=	17.34	SQ.MT	
5	1/2	X	11.62	X	2.06	X	1	NO	=	11.97	SQ.MT	
6	1/2	X	17.37	X	2.42	X	1	NO	=	21.02	SQ.MT	
7	1/2	X	6.90	X	0.62	X	1	NO	=	2.14	SQ.MT	
8	1/2	X	38.75	X	3.59	X	1	NO	=	69.56	SQ.MT	
9	1/2	X	38.75	X	16.61	X	1	NO	=	321.82	SQ.MT	
10	1/2	X	33.06	X	11.38	X	1	NO	=	188.11	SQ.MT	
11	1/2	X	18.76	X	6.27	X	1	NO	=	58.81	SQ.MT	
12	1/2	X	37.54	X	14.48	X	1	NO	=	271.79	SQ.MT	
13	1/2	X	36.79	X	4.85	X	1	NO	=	89.22	SQ.MT	
14	1/2	X	26.67	X	1.39	X	1	NO	=	18.54	SQ.MT	
15	1/2	X	24.82	X	1.45	X	1	NO	=	17.99	SQ.MT	
16	1/2	X	22.73	X	4.57	X	1	NO	=	51.94	SQ.MT	
17	1/2	X	21.66	X	3.57	X	1	NO	=	38.66	SQ.MT	
18	1/2	X	21.66	X	5.69	X	1	NO	=	61.62	SQ.MT	
19	1/2	X	17.15	X	6.52	X	1	NO	=	55.90	SQ.MT	
TOTAL ADDITION										=	1302.59	SQ.MT

DEDUCTIONS												
A	1/2	X	2.35	X	1.22	X	1	NO	=	1.43	SQ.MT.	
TOTAL DEDUCTION									=	1.43	SQ.MT.	Y1
TOTAL PLOT AREA [X - Y1]									=	1301.16	SQ.MT.	X1

TOTAL PLOT AREA DIAGRAM
SCALE:- 1:500LOCATION PLAN
SCALE:- 1:4000SET-BACK AREA DIAGRAM
SCALE:- 1:500

SET-BACK AREA CALCULATION

1	1/2	X	6.30	X	0.33	X	1	NO	=	1.04	SQ.MT	
2	1/2	X	6.50	X	0.48	X	1	NO	=	1.56	SQ.MT	
3	1/2	X	12.66	X	0.41	X	1	NO	=	2.60	SQ.MT	
4	1/2	X	24.01	X	1.87	X	1	NO	=	22.45	SQ.MT	
5	1/2	X	11.64	X	1.26	X	1	NO	=	7.33	SQ.MT	
6	1/2	X	6.40	X	2.13	X	1	NO	=	6.82	SQ.MT	
7	1/2	X	2.97	X	1.86	X	1	NO	=	2.76	SQ.MT	
8	1/2	X	7.39	X	1.85	X	1	NO	=	6.84	SQ.MT	
9	1/2	X	1.91	X	0.56	X	1	NO	=	0.53	SQ.MT	
10	1/2	X	6.53	X	1.73	X	1	NO	=	5.65	SQ.MT	
11	1/2	X	8.48	X	5.49	X	1	NO	=	23.28	SQ.MT	
12	1/2	X	10.70	X	3.59	X	1	NO	=	19.21	SQ.MT	
13	1/2	X	1.67	X	0.58	X	1	NO	=	0.48	SQ.MT	
14	1/2	X	3.82	X	0.35	X	1	NO	=	0.67	SQ.MT	
15	1/2	X	4.69	X	0.66	X	1	NO	=	1.55	SQ.MT	
16	1/2	X	3.15	X	0.65	X	1	NO	=	1.02	SQ.MT	
17	1/2	X	23.74	X	0.58	X	1	NO	=	6.88	SQ.MT	
18	1/2	X	30.53	X	0.49	X	1	NO	=	7.48	SQ.MT	
19	1/2	X	6.81	X	0.28	X	1	NO	=	0.95	SQ.MT	
TOTAL ADDITION										=	119.10	SQ.MT

DEDUCTIONS												
A	2/3	X	10.70	X	2.49	X	1	NO	=	17.76	SQ.MT	
TOTAL DEDUCTION										=	17.76	SQ.MT
TOTAL BUILT UP AREA [X - Y]										=	101.34	SQ.MT

CONTENTS OF THE SHEET

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

STAMP OF DATE OF RECEIPT OF PLANS

Approved subject to conditions mentioned in this office Letter No. Mhada-29/1571/2024
Date: 03 JUN 2024
Ex. Eng. Bldg. Perimeter Cell, Greater Mumbai (E.S.)
Maharashtra Housing & Area Development Authority

STAMP OF DATE OF APPROVAL OF PLANS

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 21-06-2012 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 517.46 SQ.MT WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP AND T.P. RECORDS

SIGNATURE OF LICENSED SURVEYOR

PERFORMA A-1		Area in sq.mt.	
		TRANSIT PLOT	BLDG. NO.47
1	Area of Plot	595.11	706.05
2	Deduction for		
a)	Road Set-back Area	----	----
b)	scheme open space	----	----
c)	BUFFER FROM MANGROVES	----	----
d)	% amenity space as per DCR 56/57 (Sub-plot)	----	----
3	e) other		
4	Balance area of plot (1-2)	595.11	706.05
5	Deduction for 15% Recreation Ground/ 10% Amenity space (if deduction for Ind)	----	----
6	net area of plot (2b+3)	595.11	706.05
	Additions for Floor Space Index		
2(a)	100% for D.P. Road / Set-back	----	----
2(b)	33% as per DCR 32	----	----
2(c)	% as per DCR 33 ()	----	----
7	2(d) other		
8	Total Area (5+6)	595.11	706.05
9 A	Floor Space Index Permissible	0.00	0.00
10	Existing built up area	----	----
11	Permissible Floor Area As per MHADA Noc		
12	Proposed Built-up Area	0.00	0.00
13	PURELY RESIDENTIAL BUILT UP AREA	0.00	0.00
14	REMAINING NON - RESIDENTIAL BUILT UP AREA	----	----
15	Total Proposed Built-up Area (14+15)	0.00	0.00
16	FSI CONSUMED ON NET HOLDING = 16/4	----	----

DETAILS OF F.S.I AVAILABLE AS PER D.C.P.R. 2034, 31(3) -		Mhada share	society share + Bl. no.47
1	FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE VIDE D.C.P.R. 2034, 31(3) FOR PURELY RESIDENTIAL	----	----
1a	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE D.C.P.R. 2034, 31(3) FOR PURELY RESIDENTIAL	----	----
2	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE D.C.P.R. 2034, 31(3) FOR NON - RESIDENTIAL	----	----
3	TOTAL FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE D.C.P.R. 2034, 31(3) = C1a + C2	----	----
4	TOTAL GROSS BUILT UP AREA PROPOSED = (12 + C3)	----	----

TENEMENT STATEMENT	
(i)	PROPOSED AREA (ITEM A, 12 ABOVE) OR C.A.
(ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC)
(iii)	AREA AVAILABLE FOR TENEMENT
(iv)	TENEMENT PERMISSIBLE
(v)	TENEMENT PROPOSED
(vi)	TENEMENT EXISTING
TOTAL TENEMENT ON THE PLOT	

PARKING STATEMENT	
(i)	PARKING REQUIRED BY REGULATION
	CAR
	SCOOTER
	OUTSIDERS
(ii)	COVER GARAGES PERMISSIBLE
	CAR
	SCOOTER
	OUTSIDERS

TRANSPORT VEHICLES PARKING	
(i)	TOTAL PARKING REQUIRED BY REGULATION
(ii)	TOTAL NO. OF VEHICLE PARKING PROVIDED

REVISION	DESCRIPTION	DATE	SIGNATURE
----------	-------------	------	-----------

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO.47 KNOWN AS SUBHASH NAGAR SUHAS CHS. ON PLOT BEARING C.T.S. NO. 828 (PT), OF VILLAGE CHEMBUR, MUMBAI.

NAME OF OWNER

SUHAS CHS.

For VIGNAHARTHA HEIGHTS PVT. LTD.

SIGNATURE NAME & ADDRESS OF L.S.

J.G. DEWOOLKAR
D/294/L.S.

ELLORA
PROJECT CONSULTANTS PVT LTD

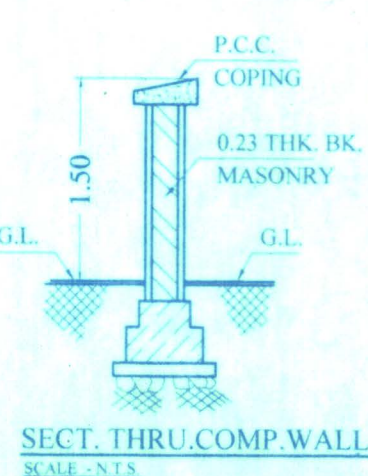
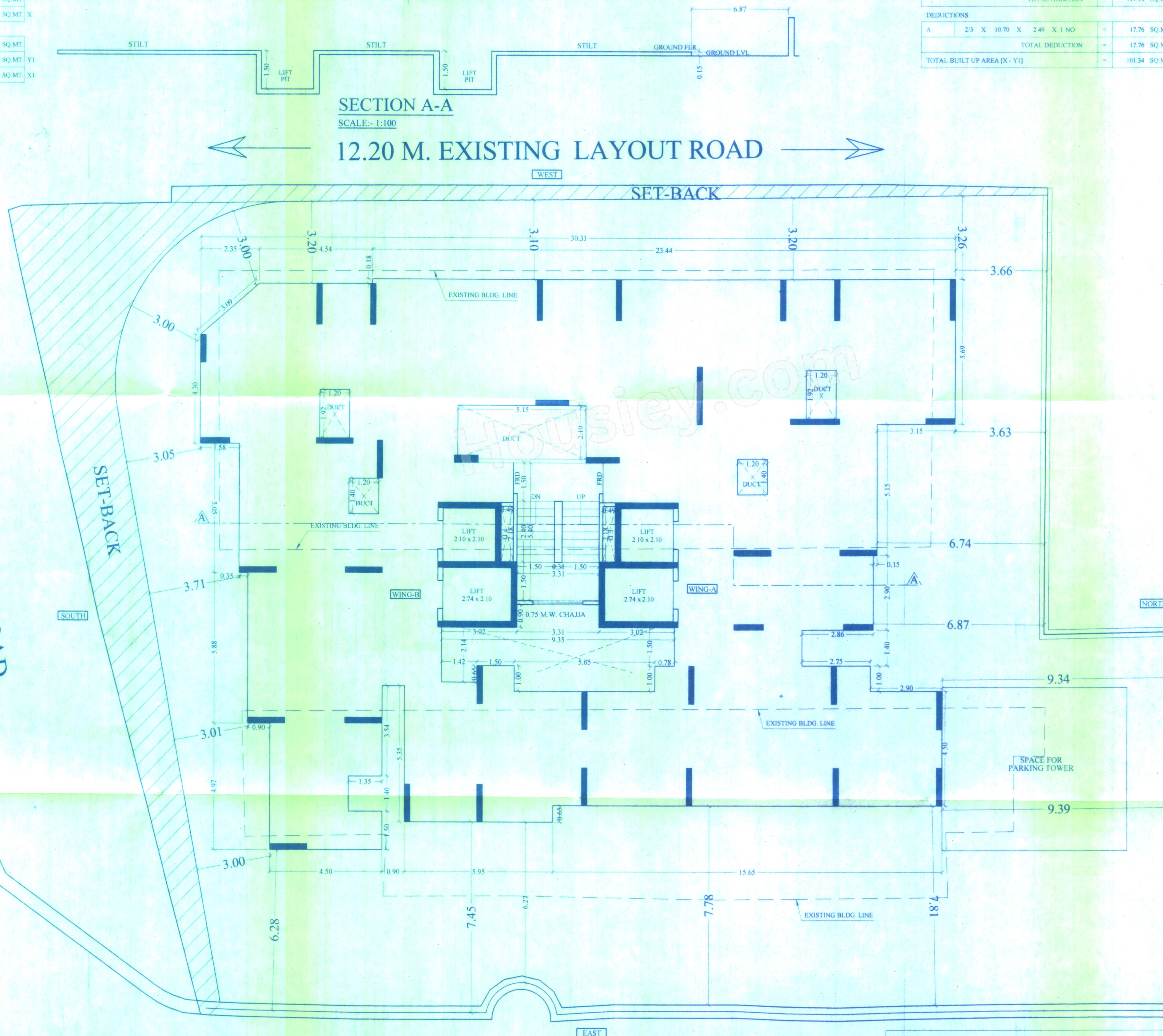
317-321 NINAD CHS LTD.,
BLDG NO 7 KHEER NAGAR,
SERVICE ROAD,
BANDRA (E), MUMBAI 400 051.
TEL : 26474144 / 26474177.

NOTES:-

- ALL DIMENSIONS ARE IN METER
- SCALE USE
a) SECTION = 1:100
- THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034 AND AS PER THE PROVIDING REGULATION ISSUED BY MCGM AND MHADA TIME TO TIME.
- GUIDELINES ISSUED IN EODB FOLLOWS.
- THE ARITHMETIC CALCULATION CHECK BY ME AND FOUND CORRECT.

GROUND FLOOR PLAN

SCALE:- 1:100

SECT. THRU COMP. WALL
SCALE:- 1:10