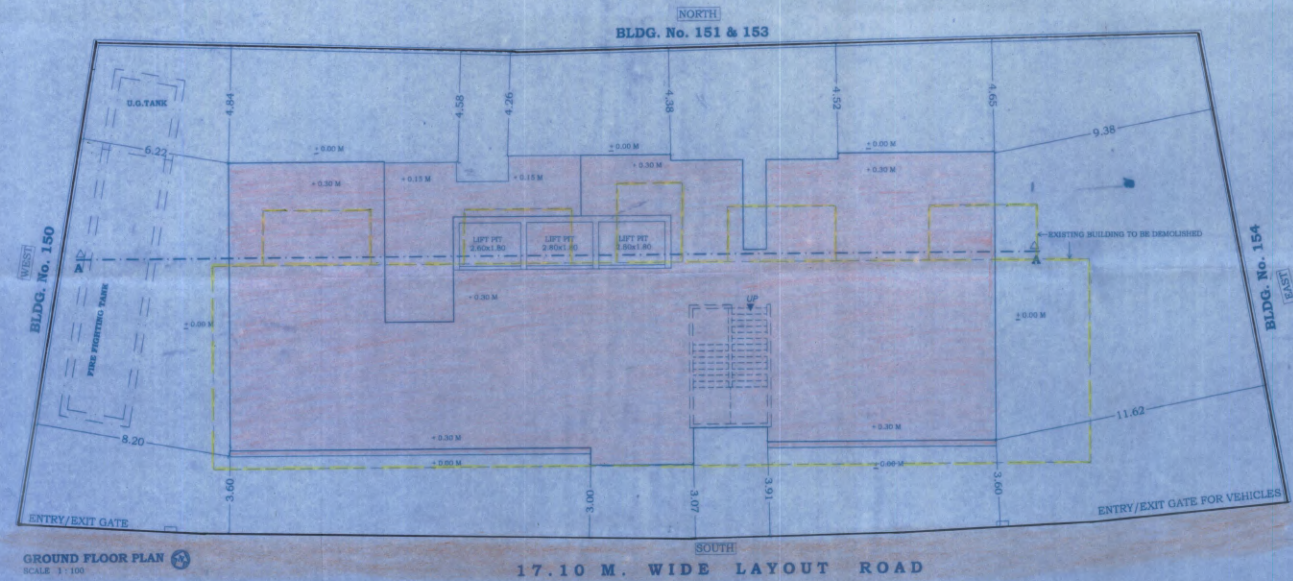
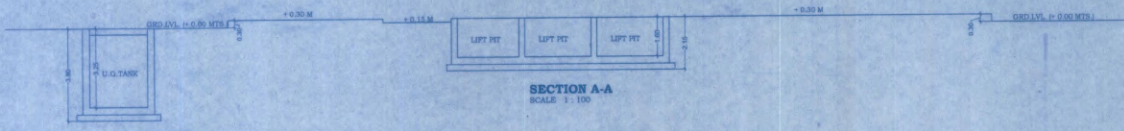
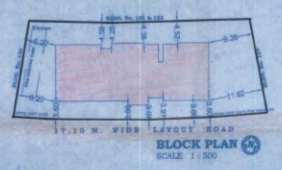


**PLOT AREA CALCULATION**

SL. NO.	SECTION	WIDTH (M)	LENGTH (M)	AREA (SQ.M)
1	1/2 X 20.50 X 7.14 X 1.00	7.14	20.50	145.81
2	1/2 X 22.31 X 11.18 X 1.00	11.18	22.31	248.54
3	1/2 X 22.31 X 10.90 X 1.00	10.90	22.31	237.24
4	1/2 X 25.42 X 6.00 X 1.00	6.00	25.42	152.52
5	1/2 X 11.24 X 6.00 X 1.00	6.00	11.24	67.44
6	1/2 X 38.00 X 4.84 X 1.00	4.84	38.00	233.72
7	1/2 X 38.00 X 11.70 X 1.00	11.70	38.00	450.60
<b>TOTAL ADDITION</b>				<b>1024.78</b>



PROFORMA 'A'		TOTAL SHEETS - 1 NO.
<b>A</b>	<b>AREA STATEMENT</b>	AREA IN SQ.MTS.
1	<b>AREA OF PLOT</b>	
a	AS PER MHADA DEMARCATION DATED 01/01/2015	1024.78
b	AS PER LAND SURVEY	1024.43
c	AS PER TRIANGULATION METHOD	1024.43
d	AS PER ARCHITECT'S CERTIFICATE	1024.43
LEAST AREA CONSIDERED		1024.78
2	<b>DEDUCTIONS FOR</b>	
a	ROAD SETBACK AREA	NIL
b	PROPOSED ROAD	NIL
c	ANY OBSERVATION	NIL
TOTAL (a + b + c)		NIL
3	<b>BALANCE AREA OF PLOT (1-2)</b>	1024.78
4	DEDUCTION FOR FUNDATIONAL GROUND (IF DEDUCTIBLE) 10% RD	0.00
5	<b>NET AREA OF PLOT (3-4)</b>	1024.78
6	<b>ADDITIONS FOR FLOOR SPACE INDEX</b>	
a	20% 100%	NIL
b	20% 100%	NIL
7	<b>TOTAL AREA (5+6)</b>	1024.78
8	<b>FLOOR SPACE PERMISSIBLE</b>	
a	BLDG. NO. 152 - 1024.78 SQ.MTS. X 0.00 max. = 0.00 SQ.MTS.	
b	ADDITIONAL BUA CLAIMED - NIL	
TOTAL		0.00
9	<b>FUNGIBLE COMPENSATORY FSI (8 ABOVE)</b>	
10	PROPOSED RESIDENTIAL BUA	0.00
11	PROPOSED COMMERCIAL BUA	0.00
12	PROPOSED RESIDENTIAL BUA	0.00
13	TOTAL B.U.A. PROPOSED (10 + 11)	0.00
14	FUNGIBLE COMPENSATORY FSI PERMISSIBLE VIDE DCR 31 (a) FOR RESIDENTIAL (i.e. RES. BUA - 0.00 X 30% = 0.00 SQ.MTS.)	0.00
15	FUNGIBLE COMPENSATORY FSI PERMISSIBLE VIDE DCR 31 (b) FOR COMMERCIAL (i.e. RES. BUA - 0.00 X 30% = 0.00 SQ.MTS.)	0.00
TOTAL FUNGIBLE COMPENSATORY FSI PERMISSIBLE VIDE DCR 31 (a) + (b)		0.00
16	FUNGIBLE COMPENSATORY FSI PROPOSED VIDE DCR 31 (a) FOR RESIDENTIAL	0.00
17	FUNGIBLE COMPENSATORY FSI PROPOSED VIDE DCR 31 (b) FOR COMMERCIAL	0.00
TOTAL FUNGIBLE COMPENSATORY FSI PROPOSED VIDE DCR 31 (a) + (b)		0.00
18	<b>TOTAL GROSS B.U.A. PROPOSED = (13 + 16)</b>	<b>0.00</b>
<b>B</b>	<b>TENEMENT STATEMENT</b>	
(a)	PROPOSED AREA (ITEM 8, 13 ABOVE)	0.00
(b)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (RNR, etc)	0.00
(c)	AREA AVAILABLE FOR TENEMENTS (B - (a))	0.00
(d)	TENEMENTS PROPOSED (DENSITY OF TRX - 450 / HECTARE)	0.00
(e)	TENEMENTS EXISTING	NIL
TOTAL TENEMENTS ON THE PLOT		NIL
<b>C</b>	<b>PARKING STATEMENT</b>	
(a)	PARKING REQUIRED BY REGULATIONS FOR	
(i)	CAR	0.00
(ii)	SCOOTER / MOTOR CYCLE	0.00
(iii)	OUTSIDERS VISITORS	0.00
(b)	COVERED GARAGES PERMISSIBLE	
(c)	COVERED GARAGES PROPOSED	
(i)	CAR	
(ii)	SCOOTER / MOTOR CYCLE	
(iii)	OUTSIDERS VISITORS	
(d)	TOTAL PARKING PROVIDED	0.00
<b>D</b>	<b>TRANSPORT VEHICLE STATEMENT</b>	
(a)	SPACES FOR TRANSPORT VEHICLES PARKING REQ BY REGULATIONS	
(b)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

**PROFORMA 'B'**

CONTENT OF SHEET

GROUND FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, PLOT AREA CALCULATION, SECTION THRU PLOT

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

Issued by S.P. Cell / Greater Mumbai / MHADA  
Read along with this Office Letter No. N/1402-9/301/2015  
13 MAY 2019  
SEAE, Dr. Eng. E. Eng. S. DRUGMAMADA

REVISION	DESCRIPTION	DATE	SIGNATURE

**NOTES**

**CERTIFICATE AREA**

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE OF THIS DEPT. AND THAT THE DIMENSIONS OF THE PLOT AS SHOWN ON THE SITE AND THE AREA SO WORKED IN THIS PLAN ARE CORRECT AND FALLS WITHIN THE AREA GRANTED BY THE SOCIETY OF CHANGING THE PLANNING SCHEME BEING

*Sachin A. Raje*  
SIGNATURE OF ARCHITECT

PLAN FOR **RES. FSI FROM MHADA BP CELL.**

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF OLD BUILDING NO. (152) KNOWN AS KARNAMWAR BAGAR SAI-GRAM CHS LTD. ON LAND BEARING C.T.S. NO.356 (PT) OF VILLAGES: HARIYAL SETTLED AT KARNAMWAR BAGAR MHADA COLONY, VESHOLI-K, MUMBAI - 400 083

LAND HOLDERS / APPLICANT

M/S. VAISHAVESHI BUILDERS & DEVELOPERS  
DR. RAJESH K. RAJESH PARTNER  
M/S. VAISHAVESHI BUILDERS & DEVELOPERS (APPOINTED DEVELOPERS)

JOB. NO.	DRG. NO.	DATE	SCALE	CHECKED BY	DRAWN BY
01	01	09-04-2019	1 : 100	SACHIN RAJE	S.R.

**NORTH**

NAME AND ADDRESS OF ARCHITECTS

*Sachin A. Raje*  
SACHIN A. RAJE  
(ARCHITECT)  
REG. NO. - CA/91/1930  
REG. OFF. - KARNAMWAR BAGAR  
MUMBAI PH. - 9820309275  
REG. OFF. NO. 1, ANANDVAD BLDG., OPP. KAKAD INDUSTRIAL ESTATE, L. J. CROSS ROAD N/13, MAROL NERDI - 400016

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NOTE:  
1. ALL DIMENSIONS ARE IN METRES  
2. SCALE USE  
A. ARCH. PLAN 1:100  
B. BLOCK PLAN 1:400  
C. SECTION PLAN 1:400  
3. THE PLANS ARE PROPOSED AS PER PROVISION OF DCR - 2004 AND AS PER THE PREVALENT REGULATIONS AND ORDINANCES ISSUED BY MUMBAI AND MHADA TIME TO TIME.  
4. CONSULTING ENGINEER'S SIGNATURE  
5. THE ARCHITECT'S CALCULATIONS CHECKED BY HIS AND ARE BEING CORRECT.