

1. AREA STATEMENT
 1.1. Area of Plot as per OFFER LETTER No. (CD/MB/REG/2022/F-1154/456/2022)
 1.2. Decisions To:
 (1) Final Sub-plot Area
 (2) Proposed Road
 (3) Fly Over/
 (4) $3\% = 3\%$ utility space as per DCR 56/23 (self-jail)
 (5) Road Calculations (Self-Jail)

2. Balance Map of Plot (1:2)
 3. Section Plan (as per Sectional Diagram (if available)) 15%
 4. Set Back Area
 5. Set Back Area (for Sectional Diagram) 15%
 6. Additions for Floor Space Index:
 2(a) 100% Set Back Area
 2(b) 100% Set Back Area
 7. Total Area (5 + 6)
 8. Floor Space Index Permissible
 9. 100% Floor Space Index Available by Development
 10. Rights Addition for Floor Space Index
 11. Addition to F.S.I. 0.33 on per Notification No. 1(0) - 14, 2014/2015 (Self-Jail)

12. Existing Floor Area
 13. Proposed Built up Area
 14. Purely Residential Built up Area
 14A. Remaining Non-Residential Built up Area
 14B. Total Built-up proposed (1+12+13)
 15. Floor Space Index consumed 14 / 3
 16. Density of DSI retained as per DCR 31(3)
 17. Floor Space Index = $14 \times 0.35 = 0.00$
 18. Total Floor Space Index Available (per DCR 31(3))
 19. Total Floor Space Index Proposed (per DCR 31(3))
 20. Proposed Area (Item A, 12 above)
 21. Area Available for Tenements (1 - A)
 22. Tenements Permissible (Density of Tenements 450/Hec)
 23. Tenements Proposed
 24. Tenements Existing

25. Total Tenements as per Plot
 26. Parking Area Statement
 27. Parking Required by Regulations for:
 (A) Covered Carport Permissible
 (B) Covered Garage Permissible
 28. Total Parking Proposed
 29. Transport vehicles Parking
 30. Total no. of transport vehicles parking required by regulations
 31. Total no. of transport vehicles parking spaces provided

APPROVED UNDER INVESTMENT PROMOTION 6936 OFFER LETTER NO. 1-19/1532/2023
 Date: 12 FEB 2024
 EY, Eya Bvt. Private Limited
 Administrative Head, EYAS D-2, Sector 12, Gurgaon
 CERTIFICATE OF AREA

I, the undersigned, being the duly authorised representative of the Applicant, hereby certify that the Plan submitted to the Town & Country Planning Department for the development of the above plot and the area so covered thereon is in accordance with the provisions of the Town & Country Planning Act, 1973 and the rules thereunder and that the same has been approved by the Town & Country Planning Authority.

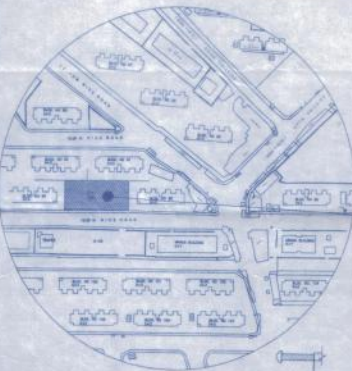
Signature of Architect
 Signature of Applicant

DESCRIPTION OF PROPOSAL
 Proposed Residential Component of Existing Building No. B4, Vardaan Nagar CHS LTD, CT 5, NO 366 (P) 5, N/13/51/1, Al Karamnagar Nagar (Urban) (E), Mumbai-400083.

NAME OF OWNER
 VARDAN NAGAR CHS LTD, VARDAN NAGAR, CHS LTD, NO. 366 (P) 5, N/13/51/1, AL KARAMNAGAR NAGAR (URBAN) (E), MUMBAI - 400083.

JOB No. DDC No. DATE
 1/1
 NAME & ADD. OF ARCHITECT
 AMIT MAKANI
 SUITE-101, 4TH FLOOR, APARTMENT 4, DEEPAK SCHOOL, 100, VIKAS NAGAR - (WEST), WAHIDA, GURGAON.

DPR. BY: CHS LTD
 SHEET NO. SHEET NO.
 SIGNATURE: SIGNATURE



SITE U/R

LOCATION PLAN
 SCALE: 1:4000

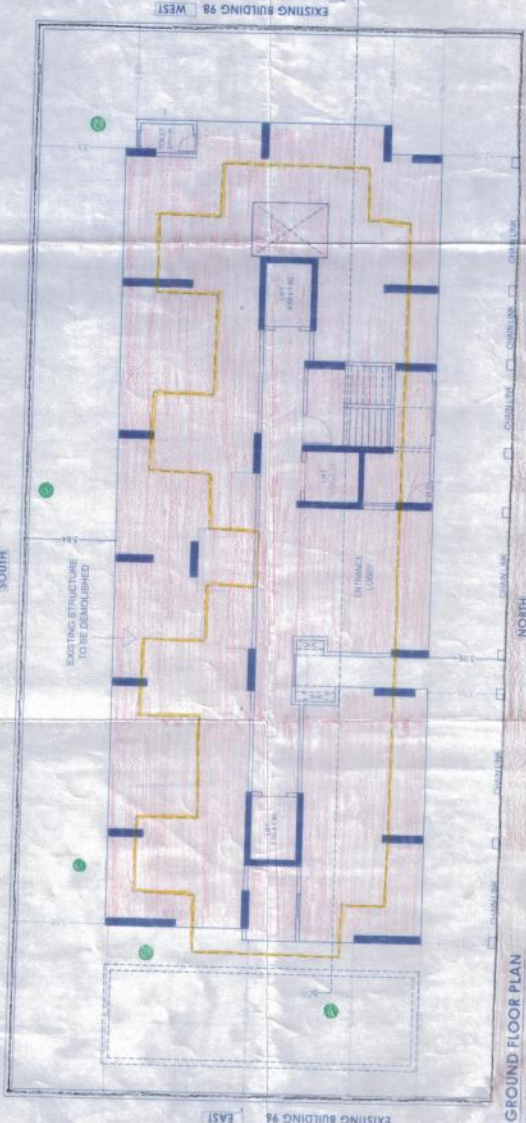
PLOT AREA CALCULATION

S.No.	Dimension	Area
1	27.6 x 14	38.64
2	31.5 x 14	44.10
3	21.0 x 14	29.40
4	31.5 x 14	44.10
5	11.5 x 14	16.10
6	11.5 x 14	16.10
7	11.5 x 14	16.10
8	11.5 x 14	16.10
9	11.5 x 14	16.10
10	11.5 x 14	16.10
TOTAL		



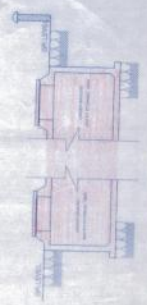
PLOT AREA LINE DIAGRAM
 SCALE: 1:500

SECTION THRO' A-A'
 SCALE: 1:100

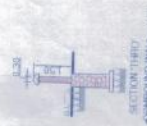


GROUND FLOOR PLAN
 SCALE: 1:100

12.20 M. EXISTING ROAD



SECTION THROUGH
 U.G. TANK
 SCALE: 1:100



SECTION THRO'
 THROUGH
 COMPOUND WALL
 SCALE: 1:100

- NOTE
1. ALL DIMENSIONS ARE IN METRES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
 3. FLOOR PLAN 1:100
 4. BLOCK PLAN 1:500
 5. PLOT AREA LINE DIAGRAM 1:500
 6. THE PLANS ARE PREPARED AS PER SPECIFICATION OF THE RULE AND AS PER THE PREVAILING REGULATIONS AND CIRCULAR ISSUED BY THE COMPETENT AUTHORITY.
 7. THE DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
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ADITYAKAJ BUILDERS
 AMIT MAKANI
 REGISTERED ARCHITECT
 No. 123/45/678910