

**PROFORMA - A**

| A) AREA STATEMENT   | SQ.MTRS. |
|---|----------|
| 1. Area of Plot of Survey No. 82 = 1115.76 sq. per MHADA Document.  | 1115.76  |
| (i) As per Mhada (off) Survey Table:-   | 1115.47  |
| (ii) As per Triangulation Calculation:-   | 1115.47  |
| (iii) As per Layout:-   | 1115.47  |
| 2. Deductions for:-   |          |
| a) Road Setback Area  | ---      |
| b) Proposed Road  | ---      |
| c) Any Reservation  | ---      |
| d) 5% amenity space as per DCR 30/17 (sub-sec)  | ---      |
| Total Deductions (a+d+e+f)  | ---      |
| 3. Balance Area of Plot (1-2)   | 1115.47  |
| 4. Deduction for Reversion Ground (if Deductible) 15%   | ---      |
| 5. Net Plot Area (3-4)  | 1115.47  |
| 6. Addition for Foot Space Index  | ---      |
| 7a) 100% Set Back Area  | ---      |
| 7b) 100% O.P. Road  | ---      |
| 7. Total Area (5+6)   | 1115.47  |
| 8. Floor Space Index Permissible as per Mhada Noc dated 12/05/2017  | ---      |
| a) Bldg. No. 36-861.75 x 3.00 max. = 2591.25 sq. mts.   | ---      |
| b) Additional FSI claimed 55.93 sq. mts. x 30 Ten. = 1677.90 sq. mts.   | 0.89     |
| 9. Remissible Floor Area (5 above)  | 0.00     |
| 10. Proposed Commercial BUA Area as per MHADA Noc.  | ---      |
| 11. Proposed Residential BUA Area as per MHADA Noc.   | 0.00     |
| 12. Total B. U. A. Proposed (10 + 11)   | ---      |
| 13. R. S. I. Consumed (2002/16/1983/15)   | 0.00     |
| 14. a) Fungible compensatory FSI permissible vide DCRP 31/19 for residential, i.e. Residential BUA = 4000/15 x 0.20% = 534.30 | 0.00     |
| b) Fungible compensatory FSI permissible vide DCRP 31/19 for Commercial i.e. Commercial BUA = 0.20% = ---                     | ---      |
| Total fungible Compensatory permissible vide DCRP 31/19 = 1144 + 146  | 0.00     |
| c) Fungible compensatory FSI proposed vide dcrp 31/19 for Residential   | 0.00     |
| d) Fungible compensatory FSI proposed vide dcrp 31/19 for Commercial  | ---      |
| Total fungible Compensatory proposed vide DCRP 31/19 = 146 + 140  | 0.00     |
| 15. Total Gross B. U. A. proposed   | 0.00     |

| B) Tenement Statement                                    |      |
|--|------|
| (1) Proposed Area (Item A, 12 above)                     | 0.00 |
| (2) Less Non Residential Area (Shop)                     | ---  |
| (3) Area Available for Tenements (1+2)                   | 0.00 |
| (4) Tenements Permissible (Clarity of Tenements 450/Fsq) | ---  |
| (5) Tenements Proposed                                   | ---  |
| (6) Tenements Existing                                   | ---  |
| (7) Total Tenements on the Plot                          | ---  |

**PARKING STATEMENT AS PER DCRP 2034**

|                                     |     |
|-------------------------------------|-----|
| (1) Parking Required by Regulations | --- |
| (2) S.I. Vectors                    | --- |
| (3) Area required                   | --- |
| (4) Over & above upto 50% parking   | --- |
| (5) Total Parking Required          | --- |
| (6) Covered garage permissible      | --- |
| (7) Parking provided                | --- |
| (8) Small Cars                      | --- |
| (9) Big Cars                        | --- |
| (10) Total Parking provided         | --- |

**C) Transport Vehicles Parking**

|   |     |
|---|-----|
| (1) Spaces for transport vehicles parking provided by Regulations | --- |
| (2) Total no. of transport vehicles parking spaces provided       | --- |

**PROFORMA-B**

**CONTENT OF SHEET**  
GROUND, 1ST TO 3RD FLOOR PLAN, SERVICE FLOOR PLAN, BUILDUP AREA SUMMARY, PLOT AREA CALCULATION, PARKING STATEMENT, BLOCK & LOCATION PLAN, STAMP OF APPROVAL OF PLAN

Approved subject to conditions mentioned in this office letter No. \_\_\_\_\_ Planning Cell/MHADA  
**01 NOV 2018**  
Dr. Dny. Bhat, Project Director, Kanhanagar, Mahanagar Housing & Area Development Authority

**CERTIFICATE OF AREA**

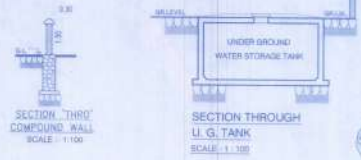
I CERTIFY THAT THE I HAVE SURVEYED THE PLOT UNDER REFERENCE AND THAT THE DIMENSION OF TWO SIDE ETC OF PLOT STATED ON THE PLOT ARE AS MEASURED ON SITE AND THE AREA SET WORKED OUT IS 1115.86 SQ.MT AND IS MORE THAN THE AREA STATED IN THE DOCUMENT OF OWNERSHIP. TOWN PLANNING SCHEME RECORD.

**DESCRIPTION OF PROPOSAL**

PROPOSED RECONSTRUCTION OF BLDG. AS SHOWN AS "KANNANAGAR NAGAR SPACES" BY M/S. ADITYARAJ BUILDERS & PROMOTERS C.A. AT KANNANAGAR NAGAR (OF S. No. 1(C)PT) OF WILAGE HANITALI AT KANNANAGAR NAGAR AT WORKED (EAST) MUMBAI

| NAME OF OWNER  | SIGNATURE  |
|--|--|
| M/s. ADITYARAJ BUILDERS & PROMOTERS C. A. TO OWNER   | <i>Adityaraj</i>                                     |
| NAME SIGN & ADD. OF L.S.   | SIGNATURE  |
| ASHISH BHATT<br>602, 6TH FLOOR,<br>WIND CENTRAL, JUNCTION OF H. S. S.<br>WINDVALE, S. J. ROAD, RAJESHWARI,<br>MUMBAI - 400086. | <i>ASHISH BHATT</i><br>LICENSED SURVEYOR<br>B/262/L5 |

**NOTE**  
1. ALL DIMENSIONS ARE IN METRES  
2. SCALE OF PLOT  
3. FLOOR PLAN 1:100  
4. BLOCK PLAN 1:500  
5. LOCATION PLAN 1:500  
6. THE PLAN AS PROPOSED AS PER PROFORMA OF DCRP 30/17 AND AS PER THE PREVIOUS REGULATION AND CIRCULAR ISSUED BY MUMBAI MUNICIPALITY FROM TIME TO TIME AS BEING IN FORCE SHALL FOLLOWED  
7. IN THE MATHEMATICAL CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT

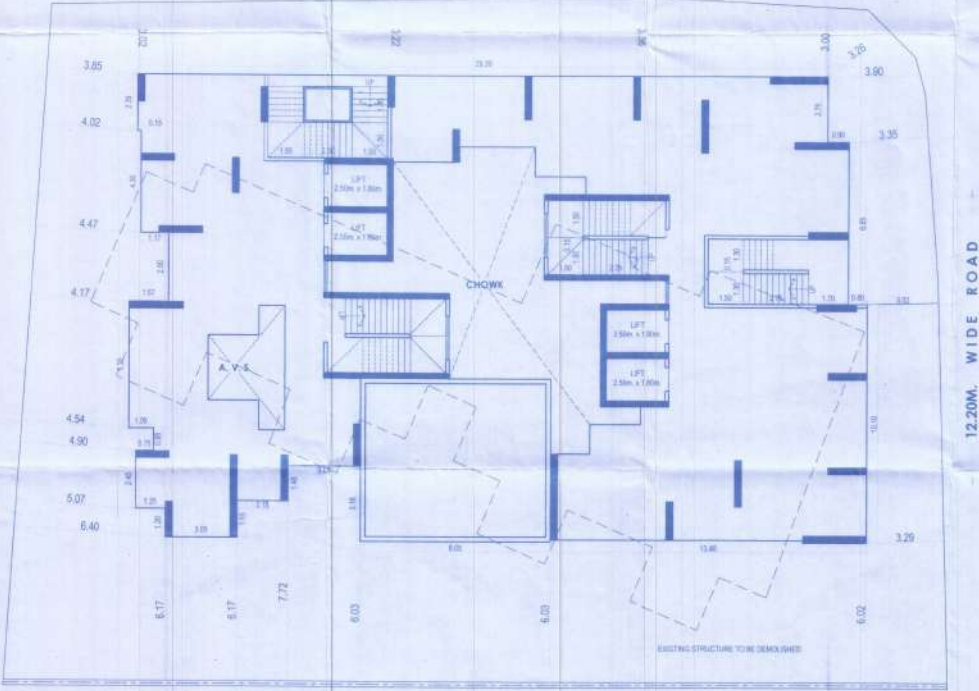


**PLOT AREA CALCULATION**  
SCALE: 1:500

| Sl. No. | Length (m) | Breadth (m) | Area (sq. m) |
|---------|------------|-------------|--------------|
| 1       | 1.72       | 4.00        | 6.88         |
| 2       | 1.72       | 4.00        | 6.88         |
| 3       | 1.72       | 4.00        | 6.88         |
| 4       | 1.72       | 4.00        | 6.88         |
| 5       | 1.72       | 4.00        | 6.88         |
| 6       | 1.72       | 4.00        | 6.88         |
| 7       | 1.72       | 4.00        | 6.88         |
| 8       | 1.72       | 4.00        | 6.88         |
| 9       | 1.72       | 4.00        | 6.88         |
| 10      | 1.72       | 4.00        | 6.88         |
| 11      | 1.72       | 4.00        | 6.88         |
| 12      | 1.72       | 4.00        | 6.88         |
| 13      | 1.72       | 4.00        | 6.88         |
| 14      | 1.72       | 4.00        | 6.88         |
| 15      | 1.72       | 4.00        | 6.88         |
| 16      | 1.72       | 4.00        | 6.88         |
| 17      | 1.72       | 4.00        | 6.88         |
| 18      | 1.72       | 4.00        | 6.88         |
| 19      | 1.72       | 4.00        | 6.88         |
| 20      | 1.72       | 4.00        | 6.88         |
| 21      | 1.72       | 4.00        | 6.88         |
| 22      | 1.72       | 4.00        | 6.88         |
| 23      | 1.72       | 4.00        | 6.88         |
| 24      | 1.72       | 4.00        | 6.88         |
| 25      | 1.72       | 4.00        | 6.88         |
| 26      | 1.72       | 4.00        | 6.88         |
| 27      | 1.72       | 4.00        | 6.88         |
| 28      | 1.72       | 4.00        | 6.88         |
| 29      | 1.72       | 4.00        | 6.88         |
| 30      | 1.72       | 4.00        | 6.88         |
| 31      | 1.72       | 4.00        | 6.88         |
| 32      | 1.72       | 4.00        | 6.88         |
| 33      | 1.72       | 4.00        | 6.88         |
| 34      | 1.72       | 4.00        | 6.88         |
| 35      | 1.72       | 4.00        | 6.88         |
| 36      | 1.72       | 4.00        | 6.88         |
| 37      | 1.72       | 4.00        | 6.88         |
| 38      | 1.72       | 4.00        | 6.88         |
| 39      | 1.72       | 4.00        | 6.88         |
| 40      | 1.72       | 4.00        | 6.88         |
| 41      | 1.72       | 4.00        | 6.88         |
| 42      | 1.72       | 4.00        | 6.88         |
| 43      | 1.72       | 4.00        | 6.88         |
| 44      | 1.72       | 4.00        | 6.88         |
| 45      | 1.72       | 4.00        | 6.88         |
| 46      | 1.72       | 4.00        | 6.88         |
| 47      | 1.72       | 4.00        | 6.88         |
| 48      | 1.72       | 4.00        | 6.88         |
| 49      | 1.72       | 4.00        | 6.88         |
| 50      | 1.72       | 4.00        | 6.88         |
| 51      | 1.72       | 4.00        | 6.88         |
| 52      | 1.72       | 4.00        | 6.88         |
| 53      | 1.72       | 4.00        | 6.88         |
| 54      | 1.72       | 4.00        | 6.88         |
| 55      | 1.72       | 4.00        | 6.88         |
| 56      | 1.72       | 4.00        | 6.88         |
| 57      | 1.72       | 4.00        | 6.88         |
| 58      | 1.72       | 4.00        | 6.88         |
| 59      | 1.72       | 4.00        | 6.88         |
| 60      | 1.72       | 4.00        | 6.88         |
| 61      | 1.72       | 4.00        | 6.88         |
| 62      | 1.72       | 4.00        | 6.88         |
| 63      | 1.72       | 4.00        | 6.88         |
| 64      | 1.72       | 4.00        | 6.88         |
| 65      | 1.72       | 4.00        | 6.88         |
| 66      | 1.72       | 4.00        | 6.88         |
| 67      | 1.72       | 4.00        | 6.88         |
| 68      | 1.72       | 4.00        | 6.88         |
| 69      | 1.72       | 4.00        | 6.88         |
| 70      | 1.72       | 4.00        | 6.88         |
| 71      | 1.72       | 4.00        | 6.88         |
| 72      | 1.72       | 4.00        | 6.88         |
| 73      | 1.72       | 4.00        | 6.88         |
| 74      | 1.72       | 4.00        | 6.88         |
| 75      | 1.72       | 4.00        | 6.88         |
| 76      | 1.72       | 4.00        | 6.88         |
| 77      | 1.72       | 4.00        | 6.88         |
| 78      | 1.72       | 4.00        | 6.88         |
| 79      | 1.72       | 4.00        | 6.88         |
| 80      | 1.72       | 4.00        | 6.88         |
| 81      | 1.72       | 4.00        | 6.88         |
| 82      | 1.72       | 4.00        | 6.88         |
| 83      | 1.72       | 4.00        | 6.88         |
| 84      | 1.72       | 4.00        | 6.88         |
| 85      | 1.72       | 4.00        | 6.88         |
| 86      | 1.72       | 4.00        | 6.88         |
| 87      | 1.72       | 4.00        | 6.88         |
| 88      | 1.72       | 4.00        | 6.88         |
| 89      | 1.72       | 4.00        | 6.88         |
| 90      | 1.72       | 4.00        | 6.88         |
| 91      | 1.72       | 4.00        | 6.88         |
| 92      | 1.72       | 4.00        | 6.88         |
| 93      | 1.72       | 4.00        | 6.88         |
| 94      | 1.72       | 4.00        | 6.88         |
| 95      | 1.72       | 4.00        | 6.88         |
| 96      | 1.72       | 4.00        | 6.88         |
| 97      | 1.72       | 4.00        | 6.88         |
| 98      | 1.72       | 4.00        | 6.88         |
| 99      | 1.72       | 4.00        | 6.88         |
| 100     | 1.72       | 4.00        | 6.88         |



**LOCATION PLAN N**  
SCALE: 1:500



**GROUND FLOOR PLAN (WING - 'A' & 'B')**  
SCALE: 1:100