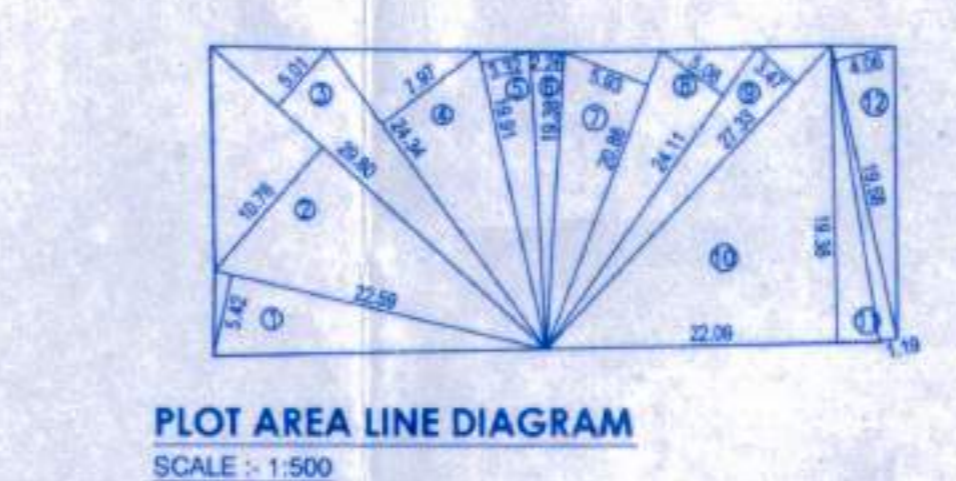
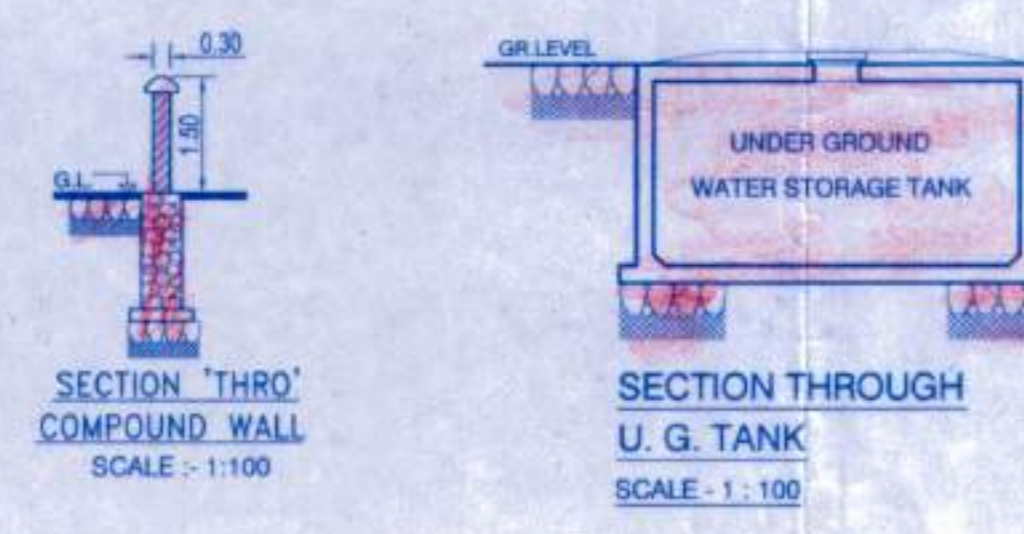
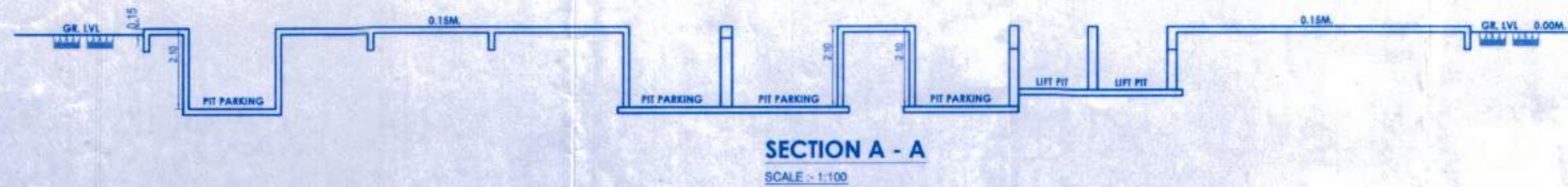


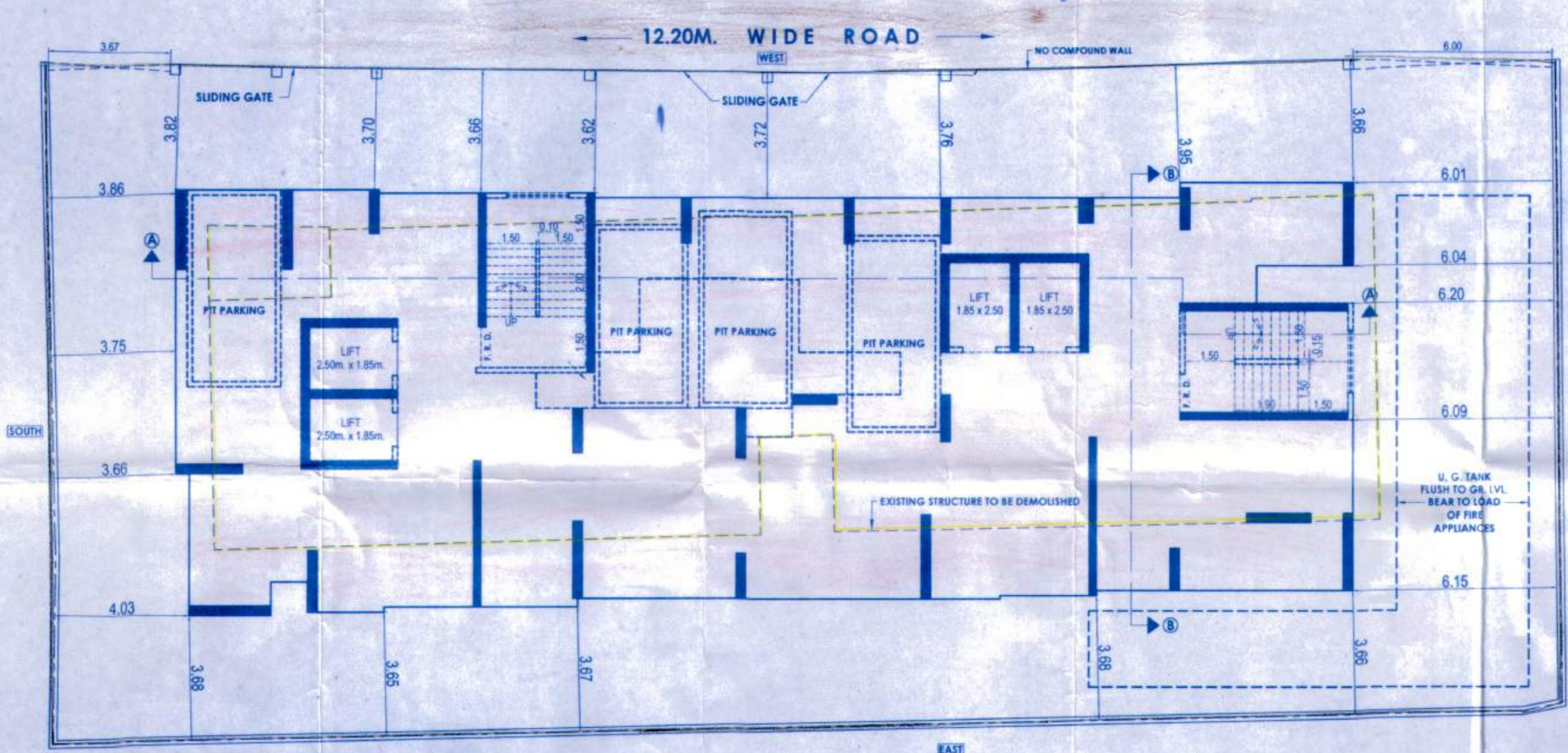
**PROFORMA - A**

A) AREA STATEMENT	SQ.MTS.
1 Area of Plot as per MHADA Layout	863.75
2 Deductions for:	
a) Road Setback Area	---
b) Proposed Road	---
c) Any Reservation	---
d) --% amenity space as per DCR 56/57 (sub-plot)	---
Total Deductions (a+b+c)	---
3 Balance Area of Plot (1-2)	863.75
4 Deduction for Recreation Ground ( If Deductible ) 15%	---
5 Net Plot Area (3 - 4)	863.75
6 Additions for Floor Space Index	
2(a) 100% Set Back Area	---
2(b) 100% D.P.Road	---
7 Total Area (5 + 6)	---
8 Floor Space Index Permissible	---
9a) Floor Space Index Credit available by Development Rights	---
Additions for floor space index	
9(b) Additional F. S. I. 0.33 as per Notification No.	---
9(d) --% as per DCR 33 ( )	---
10 Permissible Floor Area ( As per MHADA offer letter )	0.00
11 Existing Floor Area	---
12 Proposed Built up Area	0.00
13 Excess Balcony area taken in Floor Space Index	---
14A) Purely Residential Built up area	0.00
14B) Remaining Non-Residential Built up area	---
14) TOTAL Built-up proposed (11+12+13)	0.00
15 Floor Space Index consumed	14/3
<b>B) Details of FSI availed as per DCR 31(3)</b>	
1 Fungible Built Up Area component proposed vide DCR 31(3) for purely residential = 14A x 0.35 = 0.00	0.00
2 Fungible Built Up Area component proposed vide DCR 31(3) for Non-residential = 14B x 0.20 =	---
3 Total fungible Built Up Area vide DCR 31(3) = (B.1 + B.2)	0.00
4 Total Gross BUILT UP AREA permissible (14 + B.3)	0.00
4) Total Gross BUILT UP AREA proposed	0.00
<b>C) Tenement Statement</b>	
i) Proposed Area ( Item A, 12 above )	0.00
ii) Less Non Residential Area ( Shop & Office )	---
iii) Area Available for Tenements ( i - ii )	0.00
iv) Tenements Permissible (Density of Tenements 450/Hec)	0.00
v) Tenements Proposed	0.00
vi) Tenements Existing	---
vii) Total Tenements on the Plot	0.00
<b>PARKING AREA STATEMENT</b>	
i) Parking Required by Regulations for:	0.00
ii) Covered Garages Permissible	---
iii) Covered Garages Proposed	---
iv) Total Parking Provided	0.00
<b>E) Transport Vehicles Parking</b>	
i) Space for transport vehicles parking required by Regulations	---
ii) Total no. of transport vehicles parking spaces provided	---



**PLOT AREA CALCULATION**

ADDITION	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL ADDITION
	1/2 X 22.59 X 5.42 X 1NO	=	61.22 SQ.MT.										
	1/2 X 29.80 X 10.76 X 1NO	=	160.32 SQ.MT.										
	1/2 X 29.80 X 5.01 X 1NO	=	74.65 SQ.MT.										
	1/2 X 24.54 X 7.97 X 1NO	=	96.99 SQ.MT.										
	1/2 X 19.91 X 3.32 X 1NO	=	33.05 SQ.MT.										
	1/2 X 19.38 X 2.26 X 1NO	=	21.90 SQ.MT.										
	1/2 X 20.86 X 5.93 X 1NO	=	61.85 SQ.MT.										
	1/2 X 24.11 X 5.08 X 1NO	=	61.24 SQ.MT.										
	1/2 X 27.33 X 3.47 X 1NO	=	47.42 SQ.MT.										
	1/2 X 22.09 X 19.38 X 1NO	=	214.05 SQ.MT.										
	1/2 X 19.58 X 1.19 X 1NO	=	11.65 SQ.MT.										
	1/2 X 19.58 X 4.06 X 1NO	=	39.75 SQ.MT.										
													864.09 SQ.MT.



**NOTE:**  
 1. ALL DIMENSIONS ARE IN METRES.  
 2. SCALE USE  
 a) FLOOR PLAN 1:100  
 b) BLOCK PLAN 1:500  
 c) LOCATION PLAN 1:4000  
 3) THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME.  
 4) GUIDELINES ISSUED IN EODB FOLLOWED.  
 5) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

**PROFORMA-B**

**CONTENT OF SHEET**  
 GROUND FLOOR PLAN, PLOT AREA CALCULATION, SECTION A - A & B - B, BLOCK PLAN & LOCATION PLAN.

**STAMP OF APPROVAL OF PLAN**

Issued by B.P. Cell / Greater Mumbai / MHADA  
 Read along with this Office Letter No. MHADA-1/225/2019  
 06 MAR 2019  
 SE/AE Dy.Eng. Ex.Eng/B.P. Cell/GM/MHADA

**CERTIFICATE OF AREA**  
 CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON --- AND THAT THE DIMENSION OF THE SIDE ETC OF PLOT STATED ON THE PLOT ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 863.81 SQ.MT AND TALLIES WITH IS MORE THAN THE AREA STATED IN THE DOCUMENT OF OWNERSHIP, TOWN PLANNING SCHEME RECORD.

SIGNATURE OF L. S.

**DESCRIPTION OF PROPOSAL**  
 PROPOSED RECONSTRUCTION OF BLDG. 36 KNOWN AS "PANTNAGAR SARPHALYA CO - OP. HSG. SOC. LTD." ON PLOT BEARING C. T. S. No. 5662, OF S. No. 236A OF VILLAGE GHATKOPAR-KIROL, AT PANTNAGAR, GHATKOPAR (E), MUMBAI

<b>NAME OF OWNER</b>	<b>SIGNATURE</b>
M/s. ADITYARAJ REALTY.	FOR ADITYARAJ REALTY Rachyul PARTNER

<b>JOB No.</b>	<b>DRG. No.</b>	<b>DATE</b>	<b>DRN. BY</b>	<b>CHK. BY</b>	<b>REVISION</b>
	1/1		SHASHI	ASHISH	

**NAME SIGN. & ADD. OF L. S.**

**SIGNATURE**

ASHISH BHATT  
 102, 8TH FLOOR,  
 VIKAS CENTRE, JUNCTION OF N. S. B. ROAD & S. L. ROAD, MALUND (WEST) MUMBAI - 400080.