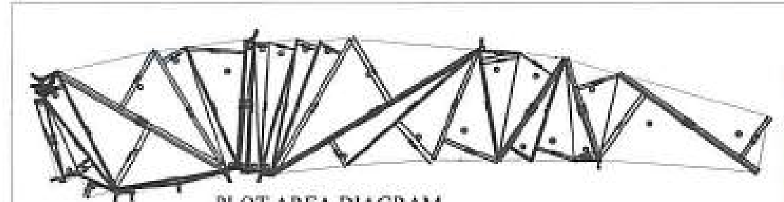
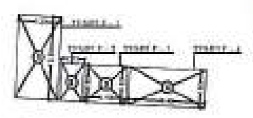


PLOT AREA DIAGRAM

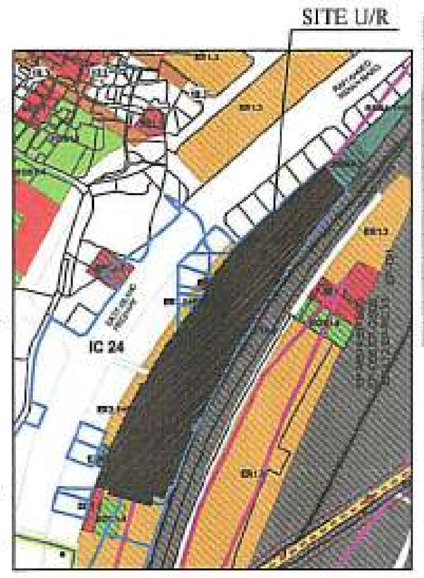
SCALE = 1 : 2500

PLOT AREA CALCULATION			
1	1/2 X 24.59 X 11.27 X 1 NO	=	138.56 SQ.MT.
2	1/2 X 73.14 X 11.39 X 1 NO	=	416.53 SQ.MT.
3	1/2 X 54.36 X 10.36 X 1 NO	=	281.58 SQ.MT.
4	1/2 X 19.29 X 8.58 X 1 NO	=	83.83 SQ.MT.
5	1/2 X 54.56 X 6.65 X 1 NO	=	180.20 SQ.MT.
6	1/2 X 82.19 X 12.55 X 1 NO	=	531.52 SQ.MT.
7	1/2 X 16.46 X 1.87 X 1 NO	=	15.39 SQ.MT.
8	1/2 X 4.61 X 0.96 X 1 NO	=	2.20 SQ.MT.
9	1/2 X 4.61 X 1.36 X 1 NO	=	3.13 SQ.MT.
10	1/2 X 14.49 X 3.75 X 1 NO	=	27.17 SQ.MT.
11	1/2 X 12.52 X 4.47 X 1 NO	=	27.98 SQ.MT.
12	1/2 X 122.70 X 44.89 X 1 NO	=	2754.00 SQ.MT.
13	1/2 X 31.01 X 2.75 X 1 NO	=	43.98 SQ.MT.
14	1/2 X 38.00 X 2.41 X 1 NO	=	45.89 SQ.MT.
15	1/2 X 70.15 X 3.06 X 1 NO	=	107.33 SQ.MT.
16	1/2 X 31.26 X 2.87 X 1 NO	=	45.26 SQ.MT.
17	1/2 X 122.71 X 42.60 X 1 NO	=	2613.58 SQ.MT.
18	1/2 X 80.45 X 16.52 X 1 NO	=	664.59 SQ.MT.
19	1/2 X 82.57 X 6.34 X 1 NO	=	261.73 SQ.MT.
20	1/2 X 80.18 X 30.51 X 1 NO	=	1223.07 SQ.MT.
21	1/2 X 80.18 X 4.54 X 1 NO	=	182.04 SQ.MT.
22	1/2 X 5.11 X 3.27 X 1 NO	=	8.35 SQ.MT.
23	1/2 X 80.27 X 5.62 X 1 NO	=	225.56 SQ.MT.
24	1/2 X 80.15 X 1.08 X 1 NO	=	43.24 SQ.MT.
25	1/2 X 80.15 X 6.71 X 1 NO	=	269.57 SQ.MT.
26	1/2 X 79.61 X 8.69 X 1 NO	=	345.90 SQ.MT.
27	1/2 X 99.49 X 16.26 X 1 NO	=	808.90 SQ.MT.
28	1/2 X 7.32 X 2.54 X 1 NO	=	9.30 SQ.MT.
29	1/2 X 84.97 X 7.27 X 1 NO	=	308.87 SQ.MT.
30	1/2 X 87.77 X 13.31 X 1 NO	=	584.11 SQ.MT.
31	1/2 X 96.72 X 15.70 X 1 NO	=	759.23 SQ.MT.
32	1/2 X 150.18 X 47.22 X 1 NO	=	3545.80 SQ.MT.
33	1/2 X 150.14 X 19.81 X 1 NO	=	1488.63 SQ.MT.
34	1/2 X 108.28 X 32.69 X 1 NO	=	1769.84 SQ.MT.
35	1/2 X 73.85 X 36.60 X 1 NO	=	1351.46 SQ.MT.
36	1/2 X 69.29 X 25.11 X 1 NO	=	869.93 SQ.MT.
37	1/2 X 23.85 X 2.18 X 1 NO	=	26.00 SQ.MT.
38	1/2 X 74.97 X 26.17 X 1 NO	=	980.98 SQ.MT.
39	1/2 X 74.97 X 17.56 X 1 NO	=	658.24 SQ.MT.
40	1/2 X 65.76 X 25.13 X 1 NO	=	826.27 SQ.MT.
41	1/2 X 65.80 X 14.51 X 1 NO	=	477.44 SQ.MT.
42	1/2 X 14.94 X 0.43 X 1 NO	=	3.21 SQ.MT.
43	1/2 X 65.80 X 28.60 X 1 NO	=	940.89 SQ.MT.
44	1/2 X 108.28 X 50.07 X 1 NO	=	2680.66 SQ.MT.
45	1/2 X 105.28 X 31.92 X 1 NO	=	1680.27 SQ.MT.
TOTAL PLOT AREA		=	30440.00 SQ.MT.



AREA LINE DIAGRAM OF TEMPLE

TEMPLE - 1			
1	[illegible]	=	[illegible] SQ.MT.
	TEMPLE NO.1 AREA	=	[illegible] SQ.MT.
TEMPLE - 2			
1	[illegible]	=	[illegible] SQ.MT.
	TEMPLE NO.2 AREA	=	[illegible] SQ.MT.
TEMPLE - 3			
1	[illegible]	=	[illegible] SQ.MT.
	TEMPLE NO.3 AREA	=	[illegible] SQ.MT.
TEMPLE - 4			
1	[illegible]	=	[illegible] SQ.MT.
	TEMPLE NO.4 AREA	=	[illegible] SQ.MT.
TEMPLE NO.1,2,3 & 4 AREA (A+B+C)		=	[illegible] SQ.MT.



LOCATION PLAN

SCALE = 1 : 1000

BUILT UP AREA STATEMENT OF OM AZD BLDG.,SHREE AZAD BLDG.,M.C.G.M BLDG.,SALE &AMENITY BLDG.

Sr. No.	BUILDINGS	TYPE	FLOORS	NET B/U AREA (NON-RESIDENTIAL) IN SQ.MT. (i)	FUNGIBLE B.U.A (NON-RESIDENTIAL) IN SQ.MT. (ii)	TOTAL GROSS B/U AREA (NON-RESIDENTIAL) IN SQ.MT. (i+ii=iii)	NET B/U AREA (RESIDENTIAL) IN SQ.MT. (iv)	FUNGIBLE B/U A (RESIDENTIAL) IN SQ.MT. (v)	TOTAL GROSS B/U AREA (RESIDENTIAL) IN SQ.MT. (iv+v=vi)	TOTAL GROSS B/U AREA (NON RESI.+RESI.) IN SQ.MT. (iii+vi=vii)	NO OF TOTAL TENEMENTS (REHAB)	NO OF TOTAL TENEMENTS (M.C.G.M)	NO OF TOTAL TENEMENTS (SALE)	TOTAL STAIR & LIFT AREA
1	OM AZAD BLDG.	REHAB	BASEMENT + GR.FLR. +20TH(PT.)FLR.UP	——	——	——	1208.70	423.04	1631.74	1631.74	36.00	——	——	527.62
2	SHREE AZAD TOWER-1	REHAB	GR.FLR.+42ND (PT.)FLR.UP	155.25	54.34	209.59	9227.39	3229.59	12456.98	12666.57	160.00	——	——	3380.68
3	SHREE AZAD TOWER-2	REHAB	GR.FLR.+42ND (PT.)FLR.UP	79.13	27.70	106.83	9218.69	3226.54	12445.23	12552.06	160.00	——	——	5567.49
A	TOTAL REHAB AREA			234.38	82.04	316.42	19654.78	6879.17	26533.95	26850.37	356.00	——	——	11475.79
4	SALE TOWER-1 &2	SALE	BASEMENT + GR.FLR.+41(TH) FLR.UP	——	——	——	49236.91	——	49236.91	49236.91	——	——	470.00	——
5	SALE TOWER-3 &4	SALE	BASEMENT + GR.FLR.+48TH FLR.UP	——	——	——	5823.59	——	5823.59	5823.59	——	——	44.00	——
6	SALE TOWER-5 &6	SALE	BASEMENT + GR.FLR.+51ST(PT.)FLR.UP	——	——	——	5845.16	——	5845.16	5845.16	——	——	44.00	——
B	TOTAL SALE AREA			——	——	——	60905.66	——	60905.66	60905.66	——	——	558.00	——
C	M.C.G.M TOWER-1	M.C.G.M	BASEMENT + GR.FLR. +48TH(PT.)FLR.UP	——	——	——	10126.08	3544.12	13670.20	13670.20	——	307.00	——	8444.79
D	AMENITY STRUCTURES AS PER ANN - II			455.37	159.38	614.75	135.32	47.36	182.68	797.43	14.00	——	——	——
	TOTAL AREA (A+B+C+D)			689.75	241.42	931.17	90821.84	10470.65	101292.49	102223.66	370.00	307.00	558.00	19920.58

BUILT UP AREA STATEMENT OF AMENITY STRUCTURES PROPOSED AS PER ANNEXURE- II

Sr. No	CATEGORY	NOs.	LOCATION	COMMERCIAL: TOTAL GROSS (NON-RESIDENTIAL) B/U AREA IN SQ.MT.	COMMERCIAL: TOTAL NET (NON-RESIDENTIAL) B/U AREA IN SQ.MT.	COMMERCIAL: TOTAL FUNGIBLE (NON-RESIDENTIAL) B/U AREA IN SQ.MT.	RESIDENTIAL: TOTAL GROSS RESIDENTIAL B/U AREA IN SQ.MT.	RESIDENTIAL: TOTAL NET RESIDENTIAL B/U AREA IN SQ.MT.	RESIDENTIAL: TOTAL GROSS RESIDENTIAL B/U AREA IN SQ.MT.
1	TEMPLES	4.00 Nos.	NEXT TO REHAB AMENITY TOWER	132.87 SQ.MT.	98.42 SQ.MT.	34.45 SQ.MT.	——	——	——
2	V.L.T. SADHANA MANDAL	1.00 Nos.	REHAB AMENITY TOWER	117.65 SQ.MT.	87.15 SQ.MT.	30.50 SQ.MT.	——	——	——
3	V.L.T. SUB-STATION	1.00 Nos.	M.C.G.M TOWER	45.22 SQ.MT.	33.50 SQ.MT.	11.72 SQ.MT.	——	——	——
4	MUNICIPAL EMPLOYEES	4.00 Nos.	M.C.G.M TOWER	——	——	——	182.68 SQ.MT.	135.32 SQ.MT.	47.36 SQ.MT.
5	BALWADI	1.00 Nos.	M.C.G.M TOWER	76.52 SQ.MT.	56.68 SQ.MT.	19.84 SQ.MT.	——	——	——
6	MUNICIPAL GODOWN	1.00 Nos.	M.C.G.M TOWER	54.37 SQ.MT.	40.27 SQ.MT.	14.10 SQ.MT.	——	——	——
7	MUNICIPAL CHAWKY	2.00 Nos.	M.C.G.M TOWER	188.12 SQ.MT.	139.35 SQ.MT.	48.77 SQ.MT.	——	——	——
	TOTAL AREA	14.00 Nos.		614.75 SQ.MT.	455.37 SQ.MT.	159.38 SQ.MT.	182.68 SQ.MT.	135.32 SQ.MT.	47.36 SQ.MT.

TOTAL BUILT UP AREA REQUIRED FOR REHAB AS PER LOI	=	13135.85	SQ.MT.	A
PERMISSIBLE FUNGIBLE AREA FOR REHAB (13135.85 X 0.35)	=	4597.55	SQ.MT.	B
TOTAL BUILT UP AREA REQUIRED FOR REHAB INCLUDING FUNGIBLE AREA (A +B)	=	17733.40	SQ.MT.	C
TOTAL BUILT UP AREA PERMISSIBLE FOR SALE (91410.25 - 13143.05)	=	78274.40	SQ.MT.	D
PERMISSIBLE FUNGIBLE AREA FOR SALE (78274.40 X 0.35)	=	27396.04	SQ.MT.	E
TOTAL BUILT UP AREA PERMISSIBLE FOR SALE INCLUDING FUNGIBLE AREA (D + E)	=	105670.44	SQ.MT.	F
ADDITIONAL BUILT UP AREA INC. FUNGIBLE TO SALE IN LIEU OF AMENITY (1.5(30250/56080) X 13665.10)	=	11056.59	SQ.MT.	G
TOTAL GROSS BUILT UP AREA PERMISSIBLE FOR SALE (F + G)	=	116727.03	SQ.MT.	H
TOTAL GROSS BUILT UP AREA PERMISSIBLE FOR REHAB + SALE (13135.85 +78274.40 + 8190.06)	=	99600.31	SQ.MT.	I
TOTAL GROSS PERMISSIBLE FUNGIBLE AREA FOR REHAB + SALE (I X 0.35)	=	34860.11	SQ.MT.	J
TOTAL GROSS BUILT UP AREA INC. FUNGIBLE PERMISSIBLE FOR REHAB +SALE (I + J)	=	134460.42	SQ.MT.	K

Sr. No	TYPE	BUILDINGS		PERMISSIBLE B.U.A IN SQ.MT.	PERMISSIBLE FUNGIBLE B.U.A IN SQ.MT.	TOTAL PERMISSIBLE B.U.A IN SQ.MT.	PROPOSED NET B.U.A IN SQ.MT.	PROPOSED FUNGIBLE B.U.A IN SQ.MT.	TOTAL GROSS PROPOSED B.U.A IN SQ.MT.
1	REHAB	REHAB (318 MEMBERS)	(RESIDENTIAL)	11306.40	3957.24	15263.64	18446.08	6456.13	24902.21
		REHAB (4 STAFF QUARTERS)	(RESIDENTIAL)	140.52	49.18	189.70	135.32	47.36	182.68
		REHAB (36 MEMBERS)	(RESIDENTIAL)	1164.26	407.49	1571.75	1208.70	423.04	1631.74
		REHAB (3 MEMBERS)	(NON - RESIDENTIAL)	78.66	27.53	106.19	234.38	82.04	316.42
		TOTAL REHAB (RESIDENTIAL + NON - RESIDENTIAL)		12689.84	4441.44	17131.28	20024.48	7008.57	27033.05
		AMENITY STRUCTURES	(RESIDENTIAL)						
			(NON - RESIDENTIAL)	446.01	156.10	602.11	455.37	159.38	614.75
2	TOTAL REHAB AREA			13135.85	4597.54	17733.39	20479.85	7167.95	27647.80
4	SALE	SALE TOWER 1-6	(RESIDENTIAL)	86464.46	30262.56	116727.02	60905.66	——	60905.66
		SALE TOWER 1-6	(NON - RESIDENTIAL)	——	——	——	——	——	——
		TOTAL		99600.31	34860.10	134460.41	81385.51	7167.95	88553.46

Sr. No	TYPE	BUILDINGS		PERMISSIBLE B.U.A IN SQ.MT.	PERMISSIBLE FUNGIBLE B.U.A IN SQ.MT.	TOTAL PERMISSIBLE B.U.A IN SQ.MT.	PROPOSED NET B.U.A IN SQ.MT.	PROPOSED FUNGIBLE B.U.A IN SQ.MT.	TOTAL GROSS PROPOSED B.U.A IN SQ.MT.
	M.C.G.M	M.C.G.M TOWER-1	(RESIDENTIAL)	10122.30	3542.80	13665.10	10126.08	3544.12	13670.20
		M.C.G.M TOWER-1	(NON - RESIDENTIAL)	——	——	——	——	——	——

1	Name of the Society	Shree Azad Nagar CHS		
2	Designation As per DCPR-2034	RRL MSQ		
3	Ward	F North ward		
4	Access	Plot access from East side road via two nos wide road		
5	Plot area under scheme as per Annexure-II	30440.00 m² (Plot area subject to certification from DSLR Mumbai City)		
6	FSI Permissible	3.33 and 3.00		
7	Area of internal road	2212.89 m²		
8	Area of Reservation (R & R, and MSQ)	30440.00 m²		
9	BUA of the structures, after 30.09.1994 other structures=371.60 m²	371.60 m²		
10	Land Component (FSI 1.33)	279.40 m²		
11	Permissible BUA on land component portion with FSI 1.33	371.60 m²		
12	Permissible BUA as per FSI 3.0 after excluding land	90290.65 m²		
13	Permissible BUA on the plot (11+12)	90862.33 m²		
14	5% Additional Carpet area to the rehab tenants as per Reg. 33(7)(B) (456.6 x 1.2)	547.92 m²		
15	Total Permissible BUA	91410.25 m²		
16	Calculation of BUA required for Rehabilitation of existing tenants	Areas in m² (Carpet Area)	5% Additional Carpet area to the rehab tenants in m²	Total carpet area to the tenant in m²
	Category & No. of T/S (Pre 30.09.1940 structures)			
	A) Residential 317 x 27.88	8837.96	440.90	9279.06
	B) Residential more than 27.88 m² (1 no existing area of the said tenants is	320 / 22.14		342.14
	C) Commercial 4/3	62.43	3.12	65.55
	D) Staff Quarter (4) x 27.88	111.52	5.58	117.1
	Total (A+B+C+D)		450.60	9804.15
	For incentive purpose (9804.15-22.14) 9782.01 m²	9154.05	BUA-	10525.58
			BUA for incentive	10499.01
	E)			
	1) Temple (4)	326.25		326.25
	Municipal Component			
	1. Balwadi-1	40.6		40.6
	2. Municipal chawki (2 Nos.)	115.91		115.91
	3. VLT (2 Nos.) (27.88x2)	55.76		55.76
	4. Municipal Godown-1	33.56		33.56
	Total (E)	371.08		371.08
			BUA-	446.01
	F) Slum			
	1. Residential 34 x 27.88	947.92		947.92
	2. Commercial 1	22.3		22.3
	Total (F)	970.22		970.22
			BUA-	1164.26
	Total BUA required for rehab in sq.m (10525.58+446.01+1164.26)			13135.85
17	LR/RC Ratio 30250/56080 1.85, scheme falls for 80% incentive. Incentive Area = 80% rehab area as (10499.01+1164.26)			9149.21
18	Rehab + Incentive (16+17)			22335.06
19	Permissible BUA higher of (15 and 18)			91410.25
20	Surplus Area (19-18)			69075.19
21	MCGM area in the ratio of 1.0			36480.13
22	Area to the Developer in the ratio of 0.50			29025.06
23	BUA to MCGM (in lieu of Reservation) including 25% for FSI admissible as per the provisions of DCPR 2034 on 25% of Zonal (Basic) FSI (30440.00 x 0.25 x 1.33 x 1.35)			13665.1
24	Construction BUA area in lieu of amenity, 1.5(30250/56080) x 13665.10			11056.59
25	BUA to MCGM (23)			13665.1
26	BUA to Developer (17+21+22+24)			80393.99

CONTENTS OF THE SHEET

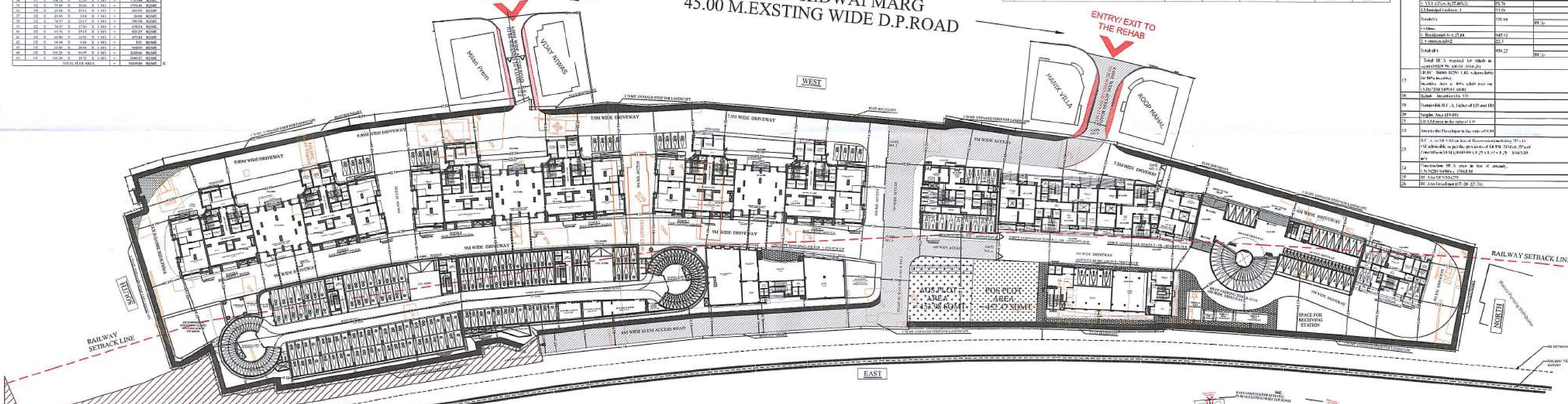
GROUND FLOOR PLAN, BLOCK PLAN & LOCATION PLAN, DRAFT AREA STATEMENT, BUILT UP AREA STATEMENT, PLOT AREA DIAGRAM & CALCULATION, CAR PARKING AREA STATEMENT

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 09/09/2020 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 ———— 30440.00 ———— SQ.MTS. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP AND T.P. RECORDS.

SIGNATURE OF LICENSED SURVEYOR

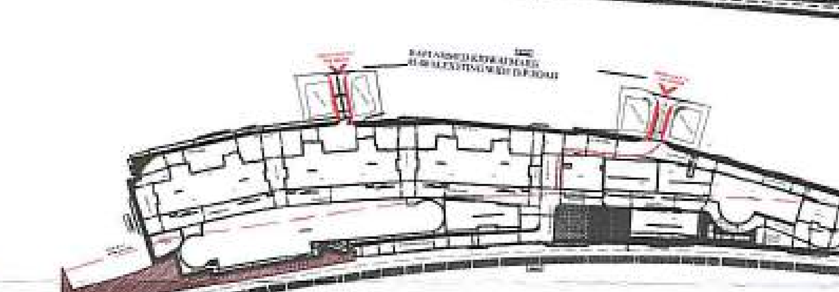
A	PERFORMA A-1	Area in sq.mt.
1	Area of Plot as per Site measurement	30440.00
2	Area of Plot as per Annexure-II	30440.00
	Deduction for	——
(a)	Road Set-back Area	——
(b)	reservation/ open space	——
(c)	encroachment	——
3	(d) ___ % amenity space as per DCR 56/57 (Sub-plot ___)	——
4	Balance area of plot (1 - 3)	30440.00
5	Deduction for 15% Recreation Ground/ 10% Amenity space (if deduction for bal)	——
6	Net area of plot (2b + 3)	30440.00
	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)	30440.00
9	Floor Space Index Permissible	1.33 & 3.00
10	Permissible Floor Area as per Sr no. 13 OF Table A	91410.25
11	Built up Area to MCGM (35% of Zonal (Basic) FSI (30440.00 x 0.25 x 1.33))	10121.30
12	Built up Area to Developer in lieu of Amenity	8190.07
13	TOTAL Permissible Built up area (10+11+12)	109722.62
14	TOTAL Permissible Built up area to Developer for Rehab and Sale (10 + 12)	99600.31
15	TOTAL Proposed Built up Area for MCGM	10126.08
16	TOTAL Proposed Built up Area for Rehab and Sale	81385.51
17	TOTAL Proposed Built up Area for Rehab and Sale and MCGM	91511.59
18	PURELY RESIDENTIAL BUILT UP AREA	90821.84
19	REMAINING NON - RESIDENTIAL BUILT UP AREA	689.75
20	TOTAL PROPOSED BUILT-UP AREA (18 + 19)	91511.59
21	FSI CONSUMED ON NET HOLDING = 17/4	3.01
C	DETAILS OF FSI AVAILED AS PER DCPR 2034, 31(3)	
1	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCPR 2034, 31(3) FOR PURELY RESIDENTIAL = 09 < (90821.84 X 0.35 = 31787.64)	10470.65
2	FUNGIBLE BUILT UP AREA COMPONANT PROPOSED VIDE DCPR 2034, 31(3) FOR NON - RESIDENTIAL = 06 < (689.75 X 0.35 = 241.42)	241.42
3	TOTAL FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCPR 2034, 31(3) = C1 + C2	10712.07
4	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCPR 2034, 31(3) FOR MCGM FOR PURELY RESIDENTIAL = 09 < (10126.08 X 0.35 = 3544.13)	3544.12
5	TOTAL BUILT UP AREA INCLUDING FUNGIBLE PROPOSED VIDE DCPR 2034, 31(3) FOR MCGM = (10126.08 + 3544.12)	13670.20
6	TOTAL PROPOSED BUILT-UP AREA + FUNGIBLE BUILT UP AREA COMPONENT = 20 + C3	102223.66
D	TENEMENT STATEMENT	
(i)	PROPOSED AREA (ITEM A, 17 ABOVE) OR C.A.	102223.66
(ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC)	931.17
(iii)	AREA AVAILABLE FOR TENEMENT	101292.49
(iv)	TENEMENT PERMISSIBLE	4558.16
(v)	TENEMENT PROPOSED	1235.00
(vi)	TENEMENT EXISTING	370.00
(vii)	TOTAL TENEMENT ON THE PLOT	1235.00
E	PARKING STATEMENT	AS PER PARKING STATEMENT
(i)	PARKING REQUIRED BY REGULATION	
	CAR	
	SCOOTER	
	OUTSIDERS	
(ii)	COVER GARAGES PERMISSIBLE	
	CAR	
	SCOOTER	
	OUTSIDERS	
F	TRANSPORT VEHICLES PARKING	
(i)	SPACE FOR TRANSPORT VEHICLE PARKING REQUIRED BY REGULATION	——
(ii)	TOTAL NO. OF TRANSPORT VEHICLE PARKING SPACES PROVIDED	——



GROUND LVL.LAYOUT PLAN

SCALE = 1 : 500

NOTE :- EXISTING STRUCTURE TO BE DEMOLISH SHOWN THUS



BLOCK PLAN

SCALE = 1 : 2500

PANKAJ SHANKAR WAGH	SURAJ PRADEEP AMBRE	Dinesh Shivram Naik
SE / BP/ CITY - IX (F/N)	AE/ BP/ CITY - I	EE/ BP/ CITY - II

FILE NO. P-9221/2021/(338 And Other)/F/North /DADAR-NAIGAON

Jitendra Govind Dewoolkar

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF PROPERTY ... [illegible]

NAME OF OWNER

[illegible]

DRAWN	BHAGNDIVE
SCALE	As Noted
DATE	

SIGNATURE NAME & ADDRESS OF L.S.

ELLORA PROJECT CONSULTANTS, 317 NINAD CHS LTD., BLDG NO. / KHERNAGAR, SERVICE ROAD, BANDRA (E), MUMBAI 400 051.

1/2