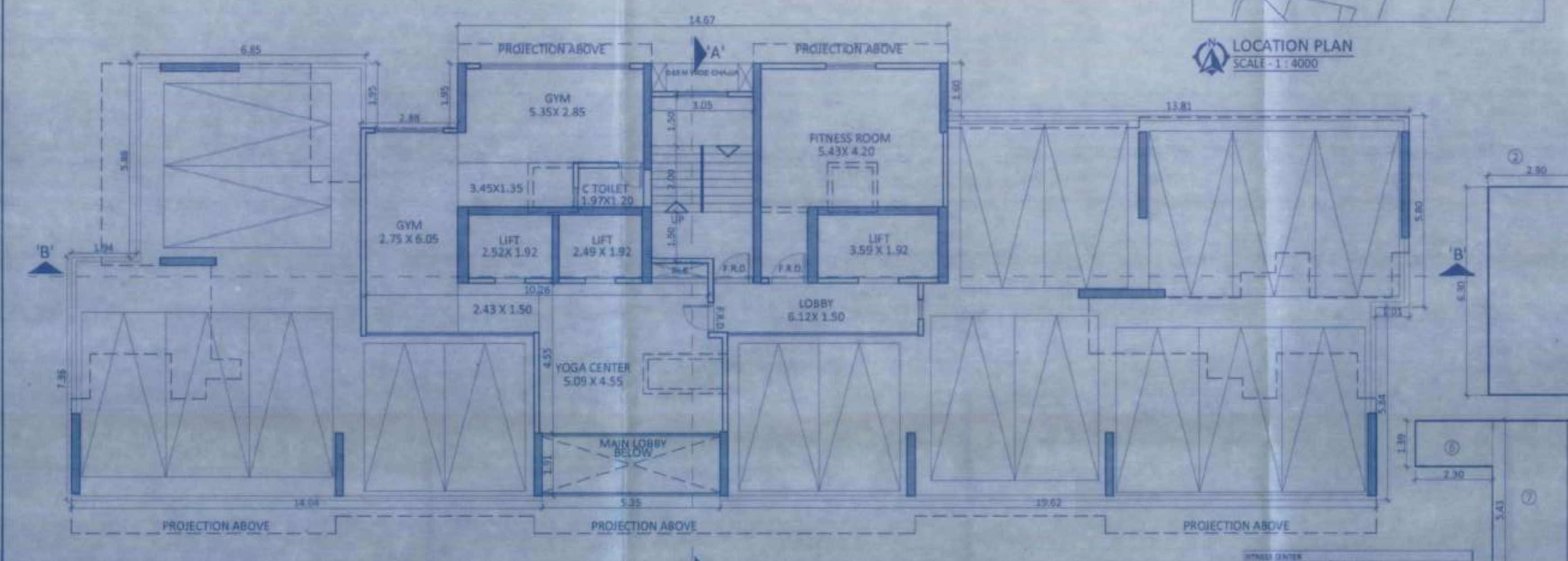


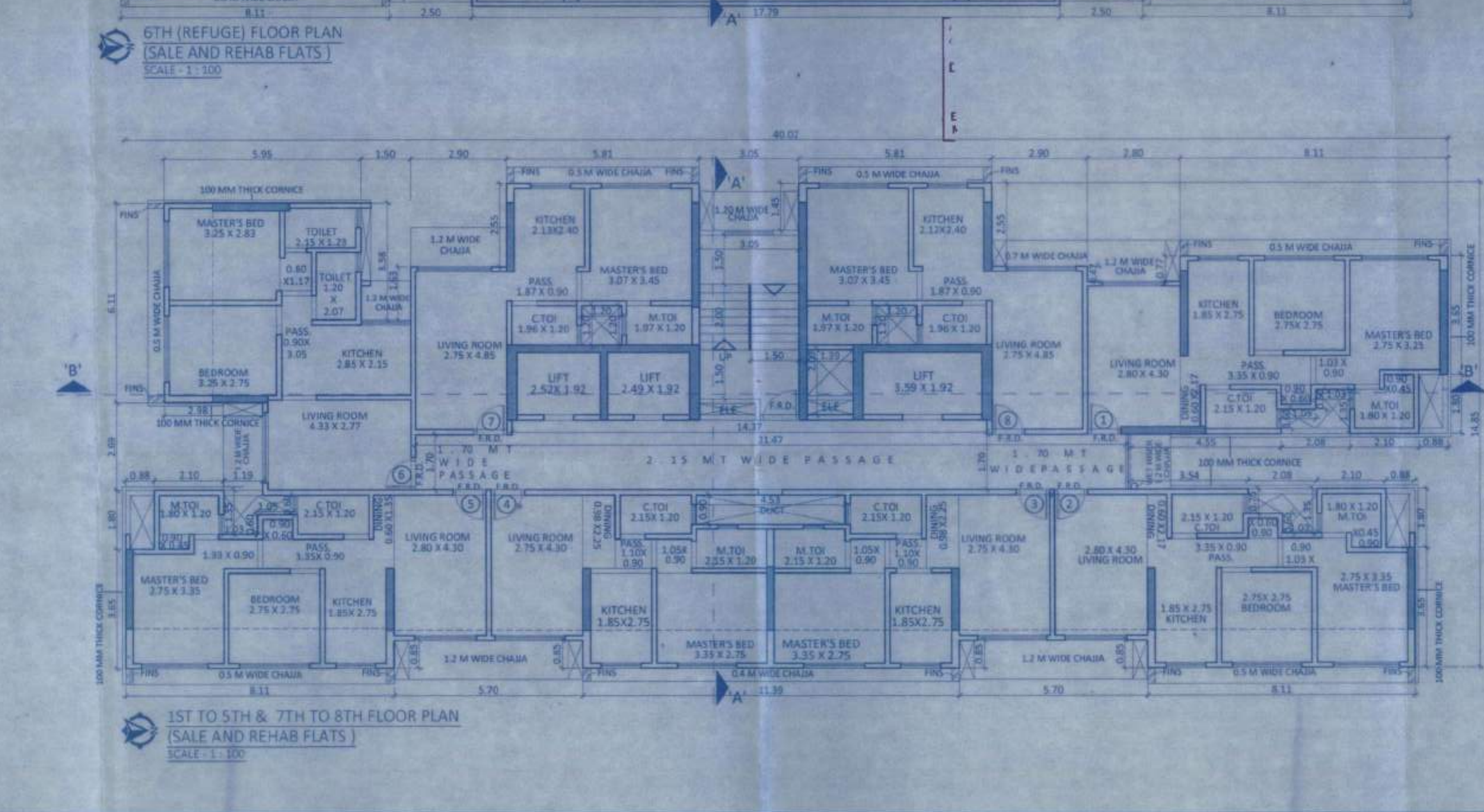
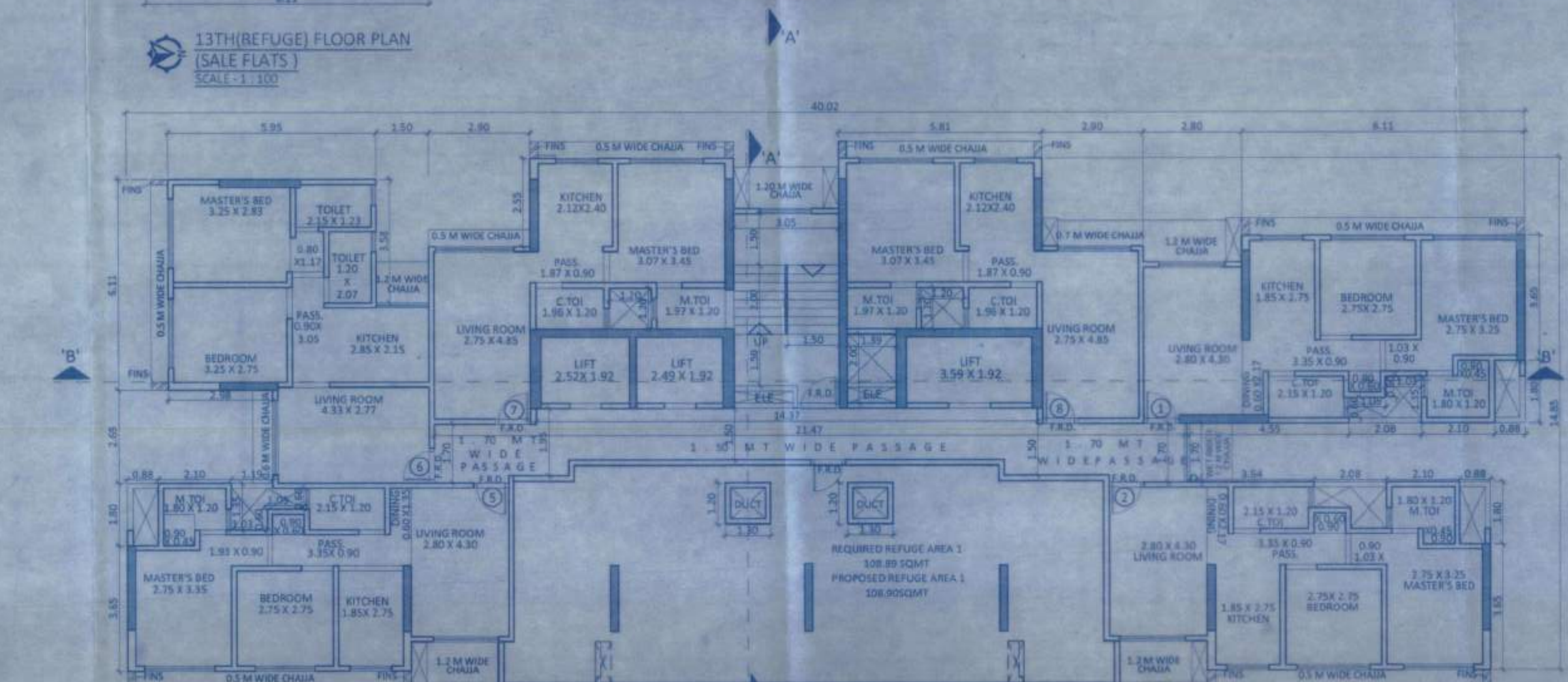
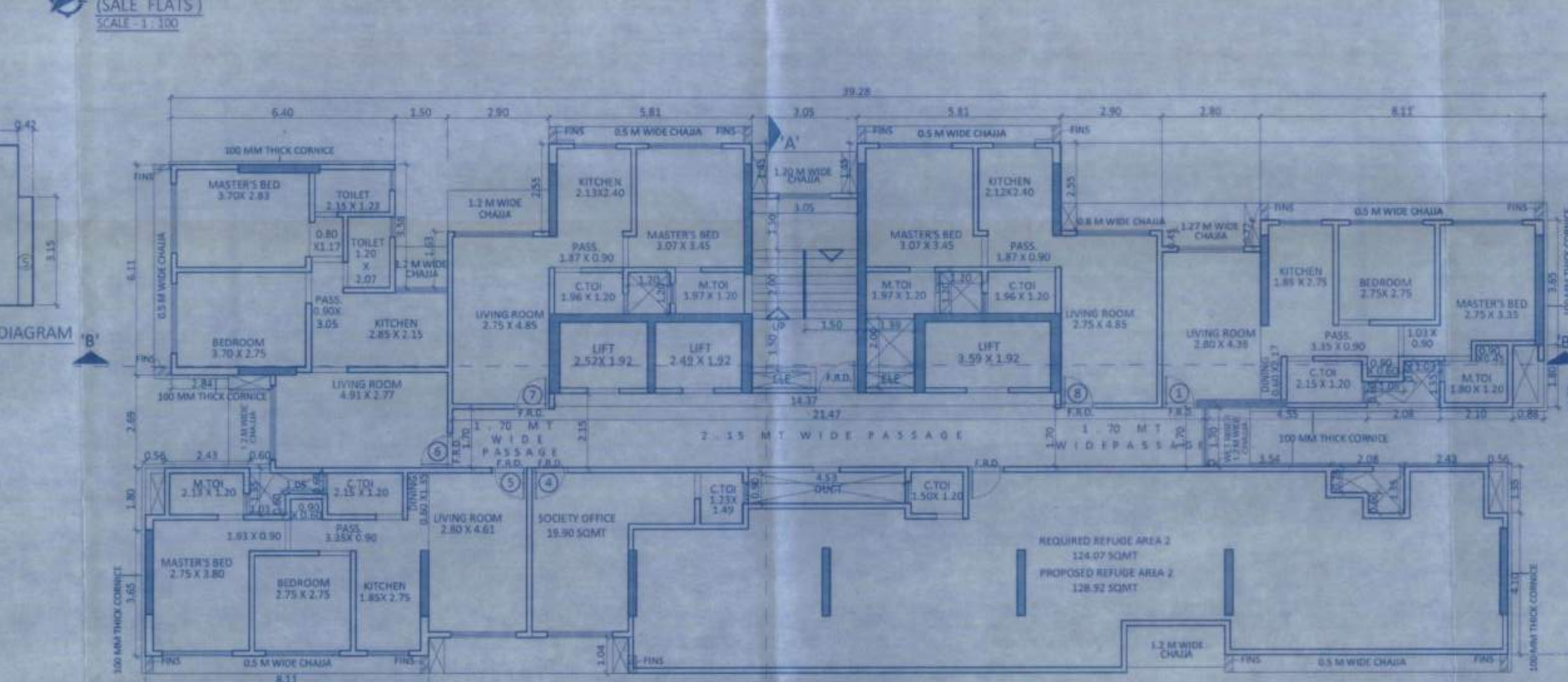
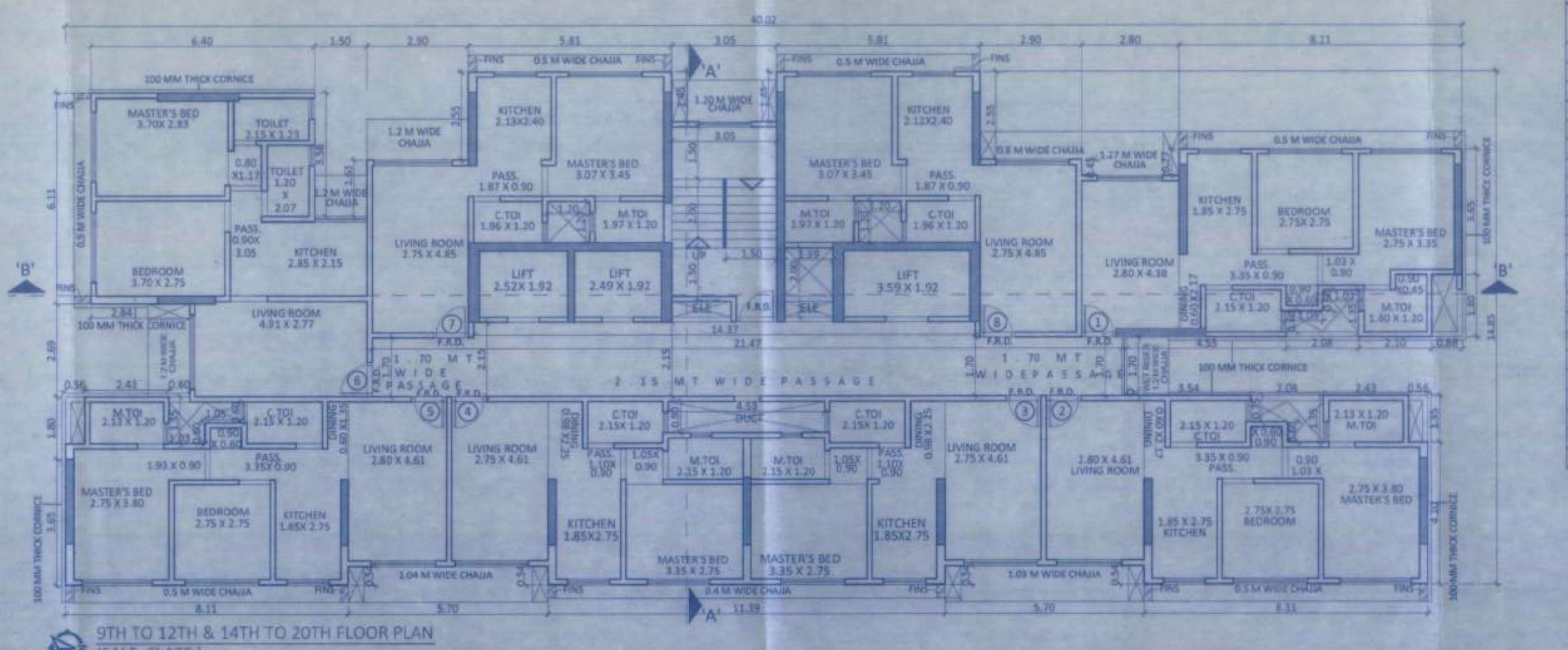
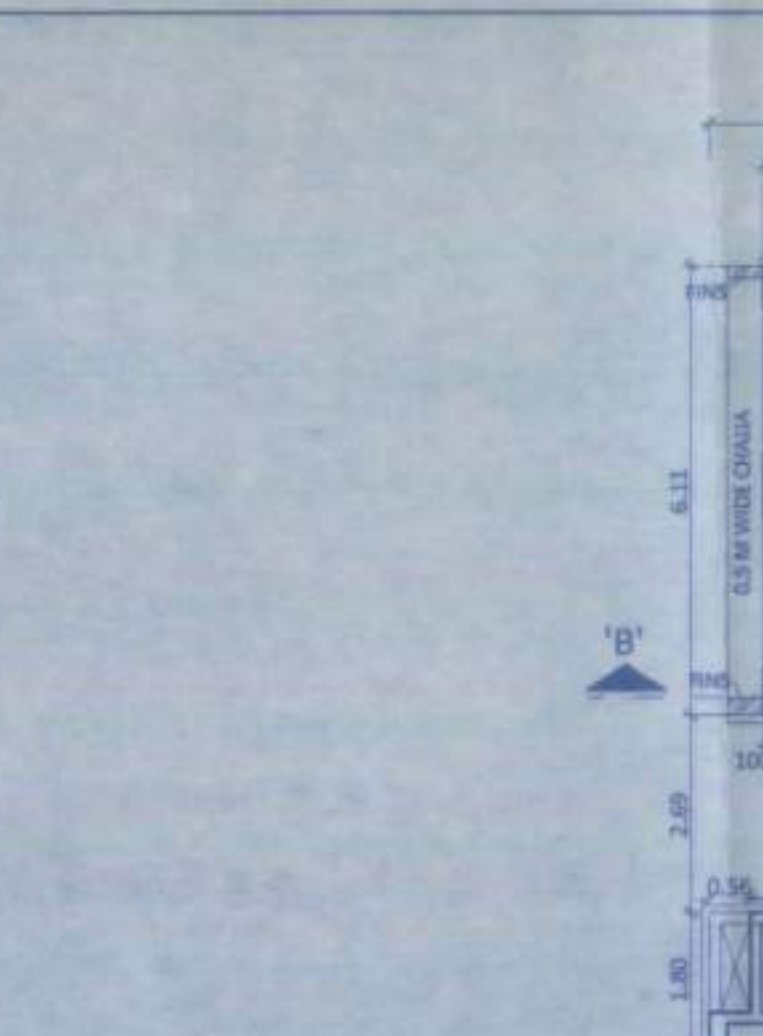
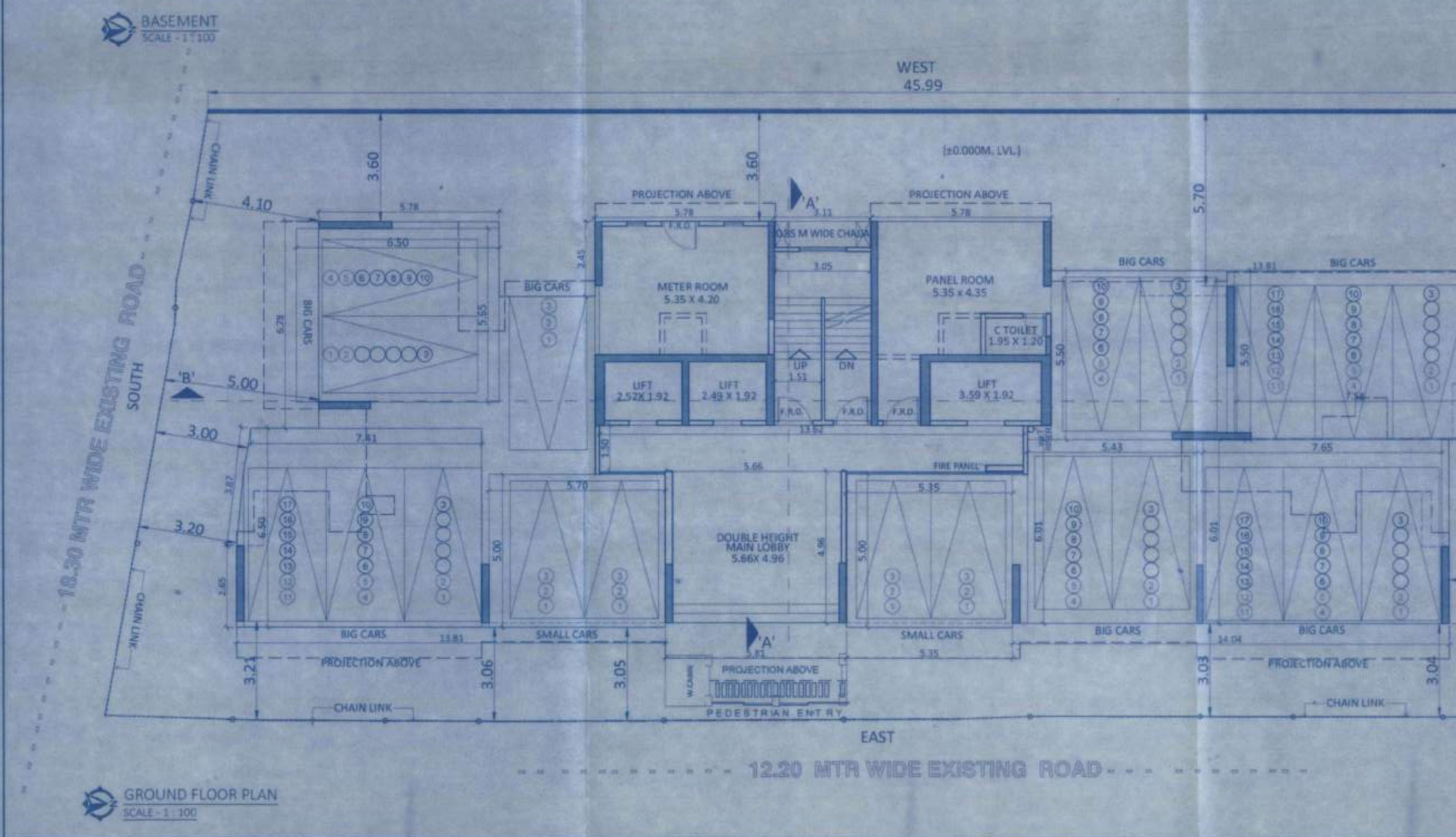
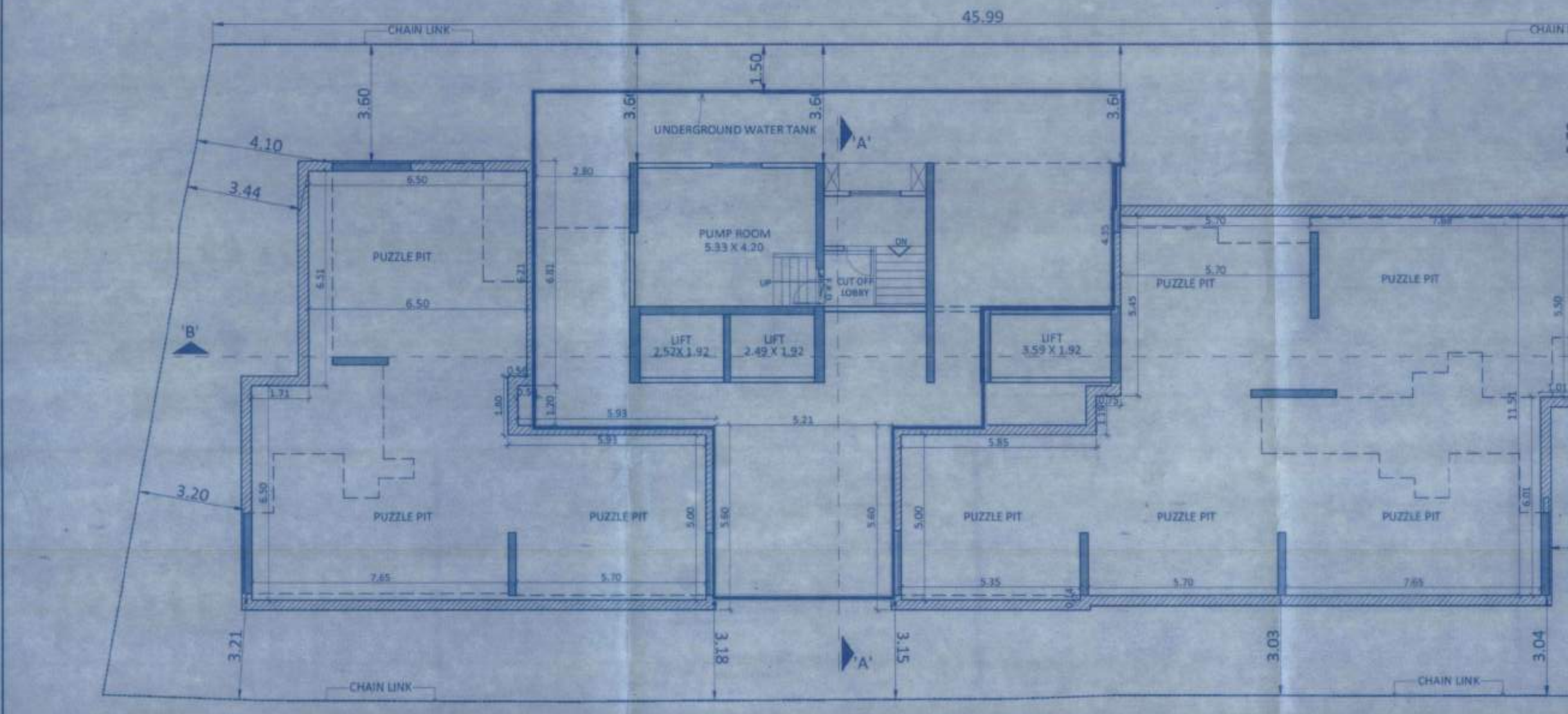
PLOT AREA CALCULATION

NO.	LENGTH	BREADTH	AREA
1	14.53	4.61	67.08
2	49.06	13.10	643.68
3	50.00	5.28	264.00
4	50.00	18.90	945.00
TOTAL PLOT AREA AS PER TRIANGULATIONS			1880.76
SAY			1880.76
TOTAL PLOT AREA AS PER REVISED LAYOUT			1880.76



AMENITY AREA CALCULATION

NO.	DESCRIPTION	AREA (SQ.M)
1	GYM	180.00
2	FITNESS ROOM	120.00
3	YOGA CENTER	150.00
4	MAIN LOBBY	100.00
5	STAIRS	50.00
6	LIFTS	30.00
7	TOILETS	20.00
8	OTHER	10.00
TOTAL		660.00



BUILT UP AREA SUMMARY IN SQ.MT.

FLOORS	GROSS BUA	NET BUA	FIN FLOOR COMPONENT	STAIR, LIFT & LOBBY AREA FOR CHARGING PREMIUM IN SQ.MT.
RESIDENTIAL				
1st Floor	395.64	293.07	102.57	2nd
2nd Floor	395.64	293.07	102.57	3rd
3rd Floor	395.64	293.07	102.57	4th
4th Floor	395.64	293.07	102.57	5th
5th Floor	395.64	293.07	102.57	6th
6th Floor (REFUGE)	315.08	228.69	83.37	7th
7th Floor	395.64	293.07	102.57	8th
8th Floor	395.64	293.07	102.57	9th
9th Floor	405.25	300.15	105.06	10th
10th Floor	405.25	300.15	105.06	11th
11th Floor	405.25	300.15	105.06	12th
12th Floor	405.25	300.15	105.06	13th
13th Floor (REFUGE)	265.03	196.32	68.71	14th
14th Floor	405.25	300.15	105.06	15th
15th Floor	405.25	300.15	105.06	16th
16th Floor	405.25	300.15	105.06	17th
17th Floor	405.25	300.15	105.06	18th
18th Floor	405.25	300.15	105.06	19th
19th Floor	405.25	300.15	105.06	20th
20th Floor	405.25	300.15	105.06	
TOTAL	7802.34	5779.51	2022.83	TOTAL

PARKING AREA STATEMENT (RESIDENTIAL)

TYPE	CARPET AREA SQ.MT.	TENEMENT NOS.	PARKING SPACES
RESIDENTIAL	4 TENEMENTS HAVING CARPET AREA UP TO 45.00 SQ.MT.	79	15.00
RESIDENTIAL	3 TENEMENTS WITH CARPET AREA EXCEEDING 45.00 SQ.MT. BUT NOT EXCEEDING 80.00 SQ.MT.	79	39.00
RESIDENTIAL	1 TENEMENTS WITH CARPET AREA EXCEEDING 80.00 SQ.MT. BUT NOT EXCEEDING 90.00 SQ.MT.		0.00
RESIDENTIAL	1/2 TENEMENT WITH CARPET AREA EXCEEDING 90.00 SQ.MT.	0	0.00
TOTAL		155	54.00
SAY			59.00
5% FOR VISITORS CAR PARKING			2.93
TOTAL REQUIRED			61.93
ADDITIONAL SPACES PARKING ALLOWED			31
PERMISSIBLE PARKING INCLUDING ADDITIONAL SPACES			93.00
TOTAL PARKING PROPOSED			96.00

PROFORMA-A

NO.	DESCRIPTION	AREA (SQ.M)
1	AREA OF PLOT (AS PER REVISED LAYOUT - 231.43 SQ.M)	231.43
2	DEDUCTIONS FOR:	
2.1	48 S.P. ROAD SETBACK AREA	...
2.2	38 PROPOSED ROAD	...
2.3	42 SW. RESERVATION	...
2.4	35% BALANCE SPACE AS PER DCR 54/77 (SUB-PLAT)	0.00
2.5	3% BALANCE AREA OF PLOT (1.20)	2.76
2.6	NET AREA OF PLOT (1.41)	330.43
2.7	ADDITIONS FOR RECTOR SPACE INDEX	
2.8	300% FOR D.P. ROAD	0.00
2.9	300% FOR PROPOSED ROAD	0.00
2.10	TOTAL AREA (1.41)	330.43
2.11	FLOOR SPACE INDEX PERMISSIBLE AS PER MHADA	3.00
2.12	ADDITIONAL RECTOR UP AREA IN THE FORM OF BALANCE & I/A (OF LAYOUT (PRO RATA))	2000.00
2.13	65 X 32 - 2080 SQ.MT	
2.14	ADDITIONAL BUILT UP AREA TO BE ALLOTTED BY MHADA FROM SPANCTIONARY SUB-PLAT OF 100% RECTOR FROM BALANCE AREA OF LAYOUT	896.00
2.15	PROPOSED BUILT UP AREA (7 X 8) + 8 X 10	5784.29
2.16	EXCESS RECTOR AREA TAKEN INTO FSU	5779.51
2.17	PURELY RESIDENTIAL BUILT UP AREA	5779.51
2.18	REMAINING NON-RESIDENTIAL BUILT UP AREA	6.78
2.19	FSU COMPLIANCE (12.7)	4.78
2.20	BALANCE AREA (10 - 12)	4.78

PROFORMA-B

NO.	DESCRIPTION	AREA (SQ.M)
1	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 82(1) FOR PURELY RESIDENTIAL - OR < 14400 SQ.M	2022.83
2	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 82(1) FOR NON-RESIDENTIAL - OR < 15000 SQ.M	0.00
3	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 82(1) - (81-83)	2022.83

CERTIFICATE OF AREA
I, the undersigned, certify that the area of the plot is as shown in the attached plan and that the same is correct and true to the best of my knowledge and belief.

PROFORMA-B
CONTENTS OF SHEET
ST/1 & TYPICAL FLOOR PLAN, FLOOR AREA DIA. & CALC. B.U.A. SUMMARY, BLOCK & LOCATION PLAN, SECTION THRO' U.G. TANK & COMP. WALL

STAMP OF DATE OF RECEIPT OF PLANS
Approved subject to conditions mentioned in this office letter No. Mhda/2022/1102/1/10-2-2
Date: 31.10.2022

S. Eng. Bida, Penetration Control Officer Mumbai (E.S.)
Aharashtra Housing & Area Development Authority

STAMP OF APPROVAL OF PLANS

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED RE-DEVELOPMENT OF EXISTING BUILDING NO. 9 KNOWN AS TAGORE NAGAR NEEL KAMAL CO-OP. HOUS. SOC. LTD. ON PLOT BEARING C.T.S. NO. 352 AT VILLAGE HANVALI, TAGORE NAGAR, VISHUOLI DISTRICT, MUMBAI - 400038

NAME AND SIGNATURE OF OWNER
M/S. SUVASYA BUILDERS & DEVELOPERS LLP C.O. TAGORE NAGAR NEEL KAMAL CO-OP. HOUS. SOC. LTD CO-OPERATIVE HOUSING SOCIETY.

JOB NO. / DRAWING NO. / DATE / CHECKED BY / DRAWN BY
1011 / 101 / 01 / 2022 / [Signature] / [Signature]

NAME AND SIGNATURE OF ARCHITECT
ROHIT PARMAR ARCHITECTS
M/S. SAN SAMRADA DES. OFF. COLLECTOR OFFICE, BANGKOLA (EAST), MUMBAI - 400 011

NOTES:
1. ALL DIMENSIONS ARE IN METERS.
2. SCALE USED AS INDICATED.
3. FLOOR PLAN (1:100).
4. SECTION PLAN (1:100).
5. COORDINATION PLAN (1:1000).
6. THE PLANS ARE PREPARED AS PER PROVISIONS OF DCR 2016 AND AS PER THE PREVIOUS EDITIONS THEREOF. ALL RULES BY MHADA AND MAHARASHTRA GOVT. SHALL APPLY.
7. ALL DIMENSIONS SHALL BE IN METERS.
8. THE ARCHITECTICAL CALCULATIONS CHECKED BY ME AND ARE CORRECT.