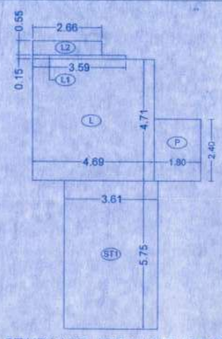
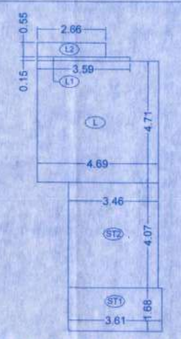
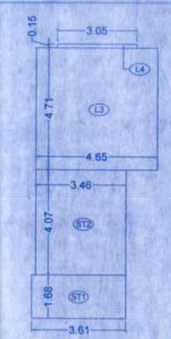


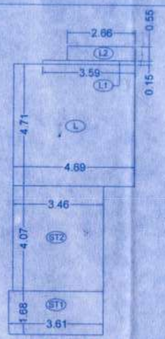
STAIRCASE AREA LINE DIAGRAM (1ST FLOOR) WING - C
SCALE:- 1:100



STAIRCASE AREA LINE DIAGRAM (2ND TO 18TH) WING - C
SCALE:- 1:100



STAIRCASE AREA LINE DIAGRAM (2ND TO 18TH) WING - B
SCALE:- 1:100

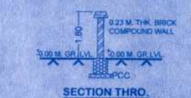


STAIRCASE AREA LINE DIAGRAM (2ND TO 18TH) WING - A
SCALE:- 1:100

STAIRCASE, LIFT & LOBBY AREA CALCU.							
1ST FLOOR							
DEDUCTIONS							
ST1)	3.61	X	5.75	=	20.76	SQ.MT.	
P)	1.80	X	2.40	=	4.32	SQ.MT.	
L)	4.69	X	4.71	=	22.09	SQ.MT.	
L1)	3.59	X	0.15	=	0.54	SQ.MT.	
L2)	2.46	X	0.55	=	1.46	SQ.MT.	
TOTAL STAIRCASE AREA				=	49.17	SQ.MT.	

STAIRCASE, LIFT & LOBBY AREA CALCU.								
2ND TO 18TH FLOOR								
ADDITIONS								
ST1)	3.61	X	1.68	X	3 Nos	=	18.18	SQ.MT.
ST2)	3.46	X	4.07	X	3 Nos	=	42.24	SQ.MT.
L)	4.69	X	4.71	X	2 Nos	=	44.18	SQ.MT.
L1)	3.59	X	0.15	X	2 Nos	=	1.08	SQ.MT.
L2)	2.86	X	0.55	X	2 Nos	=	2.92	SQ.MT.
L3)	4.85	X	4.71			=	21.90	SQ.MT.
L4)	3.05	X	0.15			=	0.46	SQ.MT.
TOTAL STAIRCASE AREA						=	130.96	SQ.MT.

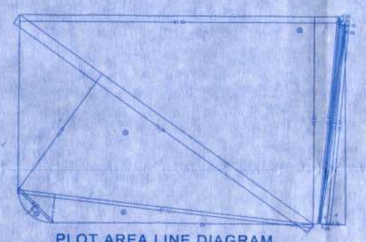
STAIRCASE AREA - SUMMARY	
FLOOR	TOTAL NET AREA
STILT	---
FIRST	49.17
SECOND	130.96
THIRD	130.96
FOURTH	130.96
FIFTH	130.96
SIXTH	130.96
SEVENTH	130.96
EIGHTH	130.96
NINTH	130.96
TENTH	130.96
ELEVENTH	130.96
TWELFTH	130.96
THIRTEENTH	130.96
FOURTEENTH	130.96
FIFTEENTH	130.96
SIXTEENTH	130.96
SEVENTEENTH	130.96
EIGHTEENTH	130.96
TOTAL	2275.49



SECTION THRO. COMPOUND WALL
SCALE = 1:100

SITE U / R

LOCATION PLAN
(SCALE:- 1:4000)

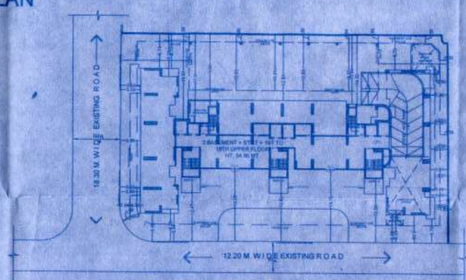


PLOT AREA LINE DIAGRAM

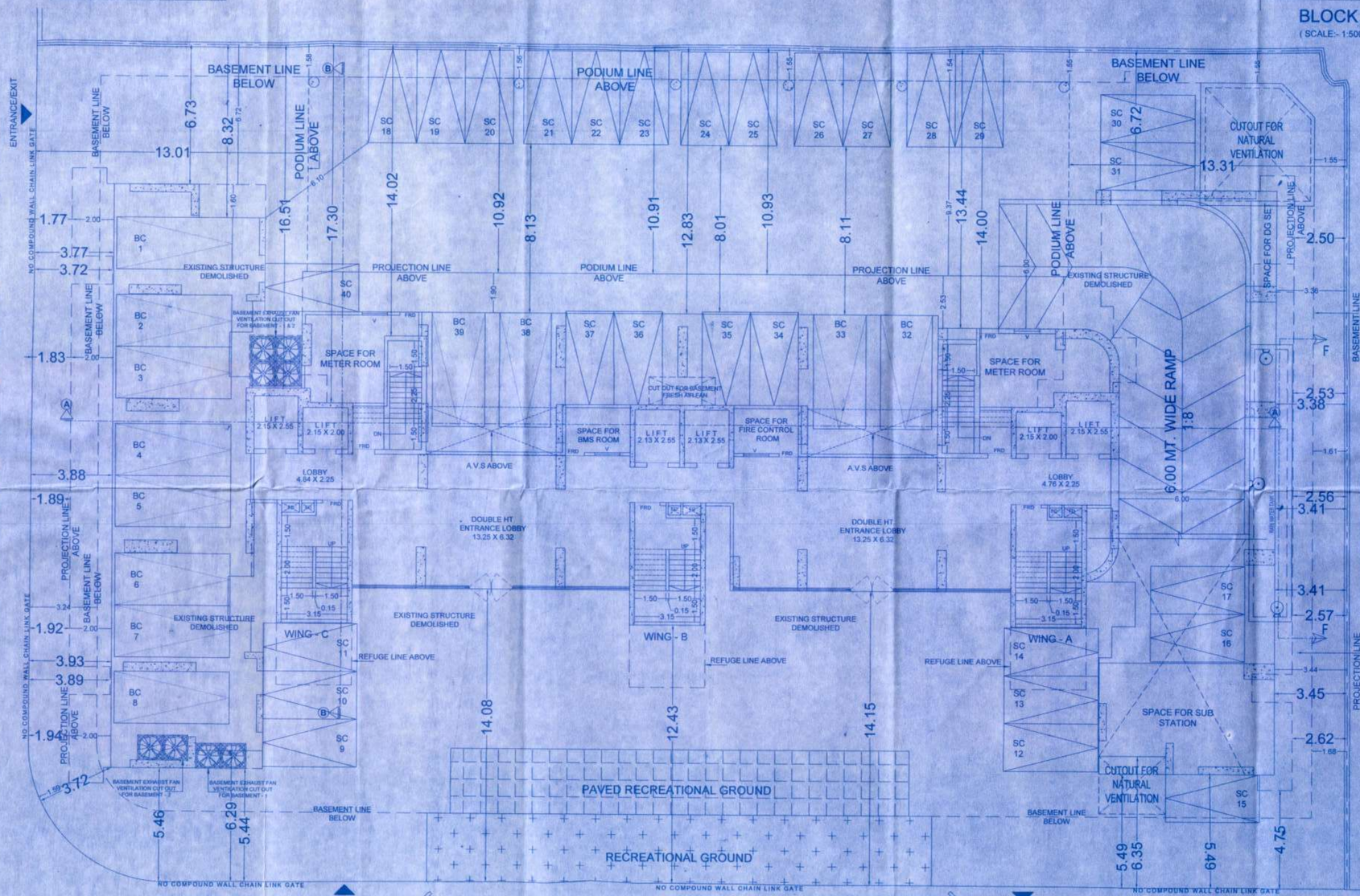
PLOT AREA CALCULATIONS								
ADDITIONS								
1)	9.10	X	1.87	X	0.67	=	11.41	SQ.MT.
2)	57.15	X	5.61	X	0.50	=	160.31	SQ.MT.
3)	70.38	X	28.00	X	0.50	=	985.32	SQ.MT.
4)	61.50	X	40.81	X	0.50	=	1254.91	SQ.MT.
5)	40.40	X	0.25	X	0.50	=	5.05	SQ.MT.
6)	39.64	X	0.55	X	0.50	=	10.90	SQ.MT.
7)	39.00	X	0.50	X	0.50	=	9.75	SQ.MT.
8)	39.00	X	0.10	X	0.50	=	1.95	SQ.MT.
9)	38.80	X	1.45	X	0.50	=	28.13	SQ.MT.
10)	38.90	X	3.70	X	0.50	=	71.97	SQ.MT.
TOTAL ADDITIONS AREA						=	2539.70	SQ.MT.

CAR PARKING STATEMENT (REGULATION D.C.P.R. 2034)			
CARPET AREA IN SQ. MT.S	TOTAL NO. OF FLATS	PARKING PERMISSIBLE AS PER D.C. RULES	PARKING REQUIRED
BELOW 45.00	NIL	1 PARKING / 8 TENEMENTS	NIL
45.00 TO 60.00	NIL	1 PARKING / 4 TENEMENTS	NIL
60.00 TO 90.00	NIL	1 PARKING / 2 TENEMENTS	NIL
ABOVE 90.00	138 Nos.	1 PARKING / 1 TENEMENTS	138.00
TOTAL PARKING	138 Nos.		138.00
10 % ADDITIONAL PARKING FOR VISITORS (As per Notification Dtd. 21/12/2021			13.80
PARKING REQUIRED			151.80
PARKING REQUIRED		SAY	152.00
50% ADDITIONAL PARKING AS PER REGULATION 31(1)(6)			76.00
TOTAL PARKING REQUIRED			228.00
TOTAL PARKING PROVIDED			228.00

CAR PARKING STATEMENT			
FLOOR	BIG PARKING	SMALL PARKING	TOTAL PARKING
GROUND	---	22 Nos.	22 Nos.
STILT	12 Nos.	06 Nos.	18 Nos.
1ST BASEMENT	72 Nos.	---	72 Nos.
2ND BASEMENT	86 Nos.	30 Nos.	116 Nos.
TOTAL	170 Nos.	58 Nos.	228 Nos.



BLOCK PLAN
(SCALE:- 1:500)



STILT PLAN
SCALE:- 1:100

BUILT UP AREA - SUMMARY		
FLOOR	TOTAL NET AREA	STAIRCASE, LIFT, LIFT LOBBY AREA SUMMARY
STILT	---	
FIRST	217.12	49.17
SECOND	871.88	130.96
THIRD	871.88	130.96
FOURTH	871.88	130.96
FIFTH	871.88	130.96
SIXTH	871.88	130.96
SEVENTH	871.88	130.96
EIGHTH	871.88	130.96
NINTH	871.88	130.96
TENTH	871.88	130.96
ELEVENTH	871.88	130.96
TWELFTH	871.88	130.96
THIRTEENTH	871.88	130.96
FOURTEENTH	871.88	130.96
FIFTEENTH	921.59	130.96
SIXTEENTH	921.59	130.96
SEVENTEENTH	921.59	130.96
EIGHTEENTH	921.59	130.96
TOTAL	15237.92	2275.49

FLATS FOR DEVELOPER SHALL PAY ENTIRE STAMP DUTY FOR SALE FLAT FOR FCFS AREA AS HE GOT BENEFIT OF 50% REDUCTION IN PAYMENT AS PER GOVERNMENT NOTIFICATION DT. 14-01-2021 AND MHADA CIRCULAR DT. 23-02-2021

Sr. No.	FLOORS / FLATS	BUILT UP AREA IN SQ.MT.	FUNGIBLE AREA IN SQ.MT.
1	7TH TO 9TH FLOOR FLAT No. 1 TO 3 FOR WING - A 7TH TO 9TH FLOOR FLAT No. 1 AND 2 FOR WING - B 7TH TO 9TH FLOOR FLAT No. 1 TO 3 FOR WING - C	3051.95 SQ.MT.	3022.78 SQ.MT. BY PREMIUM
2	10TH FLOOR FLAT No. 1 TO 3 FOR WING - C 10TH FLOOR FLAT No. 2 FOR WING - B		

PROFORMA - A

		AREA IN SQ.MTS.
1	**Area statement**	
	a) Area of Plot As Per PRC	---
	b) Area of Plot As Per Site (Lease Area 2410.23 M² + Tilbit Area 129.47 m²)	2539.70
2	**Deduction For**	
A)	For Reservation Road Area	
	a) Road Setback Area to be Handed Over (100%) (Regulation 16)	---
	b) Proposed D.P. Road to be Handed Over (100%) (Regulation 16)	---
	c) Reservation Area(Plot) to be Handed Over (100%) (Regulation 17)	---
	d) Total Area Under Road / Reservation	---
B)	For Amenity Area	
	a) Area of Amenity of Plot / Plots to be Handed Over As Per DCR 14A	---
	b) Area of Amenity of Plot / Plots to be Handed Over As Per DCR 14B	---
	c) Area of Amenity of Plot / Plots to be Handed Over As Per DCR 15	---
	d) Area of Amenity of Plot / Plots to be Handed Over As Per DCR 35	---
	e) Total Amenity Area	
C)	Deduction For Existing Built Up Area to be Retained if any Land Component of Existing Built Up Area As per Regulation under which the Development Was Allowed	---
3	Total Deduction :- [2(A) + 2(B) + 2(C)]	---
4	Balance Area of Plot (1 - 3)	2539.70
5	Plot Area under Development [1 - 2(A) + 2(B)]	2539.70
6	F.S.I. Permissible From MHADA 3.00	3.00
7	a) Permissible Built up Area As per Zonal (Basic) FSI (5 x 6)	7619.10
	b) Additional Prorata FSI 33(5) (40 Nos. x 82.43 sq.mts.)	3297.20
	c) Additional Hon. VP/A 10% Quota (40 Nos. x 9.28 sq.mts.)	371.20
	d) Permissible Built up Area As per DCR 30(C) Protected For Development Permissible Built up Area (7a or 7b Above, Whichever Is More)	---
8	Built up Area Equal to Land handed over as per Regul. 30(A) 3(a)	
	a) Additional Built up Area for 2(A)(C)(i) & 2B Above within The Cap Of Admissible "TDR" As per Table 12 on balance Plot	---
	b) Additional Built up Area for 2(A)(a) & 2(A) Above to be utilized over and above the permissible FSI as per Column No. 7 Table 12 of Regulation. 30(A) and to the mentioned in table 12A Regulation 32 (200% or 250%)	---
	c) Additional B.U.A. in case for 2(A)(c)(ii) as per regulation 17(1) Not 20(vii) and (viii) as per AR Policy on Remaining Plot (Y% as per Table No. 5 of regulation 17 (1)	---
9	Additional Incentive B.U.A. within the cap of Admissible TDR As Per Table 12 on a Plot	---
	a) In liu of cost of construction of Amenity Building As per Regulation 30(A) 30(b)	---
	b) 50% of Rehab Component As per Regulation 33 (7) (A)	---
	c) 15% OR Sr. No. 7 OR Above OR 10 sq.mt. Per Rehab Tenements As per Regul. 33(7)(B)(15% x = sq.mt. OR 10 sq.mt. x Nos. of Tenements = sq.mt.)	---
10	Built up Area due to "Additional FSI on Payment of Premium" As Per Table No. 12 of Regulation No. 30(A) (4 x 50%)	---
11	Built up Area due to Admissible "TDR" As per Table No. 12 of 10(2) Regulation No. 30(A) & 30(2) (Sr. No. 5 x 50% OR 70% OR 90% OR 100% by Restricting Area utilize beyond Zonal FSI in Sr. No. 7(b), 8(a) & Above	---
12	Permissible Built up Area (7 + 8 + 9 + 10 +11)	11287.50
13	a) Existing Built up Area	---
	b) Proposed Built up Area (A)	11287.50
	c) Total Built Up Area 13(a) + 13(b)	
14	TDR Generated if any As per 30(A)	
15	Fungible Compensatory Area as per Regulation No. 31(3)	
a)	i) Permissible Fungible Compensatory Area for Rehab Component Without Charging Premium for RESIDENTIAL Rehab Fungible (Existing Built Up Area 2650.40 sq.mt. x 35%)	927.64
	ii) Fungible Compensatory Area Availed for Rehab Component And MHADA Share Without Charging Premium for RESIDENTIAL (B)	927.64
	iii) Fungible Compensatory Area Availed for Rehab Component And MHADA Share Without Charging Premium for COMMERCIAL	---
	iv) Fungible Compensatory Area Availed for Rehab Component And MHADA Share Without Charging Premium for COMMERCIAL	---
b)	i) Permissible Fungible Compensatory Area By Charging Premium	3022.98
	ii) Fungible Compensatory Area Availed on payment of Premium for RESIDENTIAL (C)	3022.78
	iii) Permissible Fungible Compensatory Area on payment of Premium for COMMERCIAL	---
	iv) Fungible Compensatory Area Availed on payment of Premium for COMMERCIAL	---
16	Total Built up Area Permissible Including Fungible Compensatory Area (13(c) + (15(a)(i)+15(b)(i))	15238.12
	Total Built up Area Proposed Including Fungible Compensatory Area (13(c) + (15(a)(ii)+15(b)(ii)) (A + B + C)	15237.92
17	FSI Consumed on Net Plot (13 / 4)	4.44
II	**Other Requirements**	
A	Reservation / Designation	
	a) Name of Reservation	---
	b) Name of Reservation Land handed over as per Regul. No. 17	---
	c) Built up Area of Amenity to be handed over as per Regul. No. 17	---
	d) Area / Built up Area Designation	---
B	Plot Area / B.U.Amenity to be handed over as per regulation No.	
	i) 14 (A)	---
	ii) 14 (B)	---
	iii) 15	---
C	Requirement of LOS as per Regulation No. 27 (15%or20%or25%)	---
D	**Tenements Statement**	
	a) Proposed Built up Area (16 Above)	15237.92
	b) Less deduction of Non Residential Area (Shop etc.)	---
	c) Area Available for tenements [(a) minus (b)]	15237.92
	d) Tenements Permissible (450 / Hectare)	686 Nos.
	d) Total Number of tenements proposed on the plot	138 Nos.
E	Parking statement	
	i) Parking Required by Regulation For	228 Nos.
	Car	138 Nos.
	Scooter / Motor Cycle	
	10% Visitors Parking	14 Nos.
	50% Additional Parking as per Reg. 31(1)(6)	76 Nos.
	ii) Covered garage Permissible	
	iii) Covered garage Proposed	
	iv) Total Parking Provided	228 Nos.
F	Transport Vehicle Parking	
	i) Spaces For Transport Vehicles parking Required Regulation	
	ii) Total No. of Transport Vehicles Parking Spaces Provided	

PROFORMA - B

CONTENTS OF SHEET

STILT PLAN, PLOT AREA LINE DIAGRAM AND CALCULATION, R.G. AREA LINE DIAGRAM AND CALCULATION, BLOCK PLAN, LOCATION PLAN, SUMMARY

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO. 01 KNOWN AS AMEYA C.H.S.L. ON PLOT BEARING C.T.S. No. 195(PT.) SURVEY No. 106, D.N. NAGAR, ANDHERI (WEST), MUMBAI.

NAME, ADDRESS OF C.A. TO LESSEE	STAMP & SIGN OF C.A. TO OWNER
Mr. Snehal Patel Of M/s Shree Mahavir Estate Ameya C.A.To Ameya Co-Op HSG. Society D.N. Nagar. Andheri. Aditya A-Wing, Podium, 1st Floor, Samarth Ramdas Marg, Gulmohar Cross Road No. 7, JVPD, Mumbai. - 400 049	
NAME, ADDRESS OF L.S.	**STAMP & SIGN OF L.S.**
ASHIM KHATRI C - 501 / 502, EASTERN COURT, JN. OF TEJPAL & PARLESHWAR ROAD, VILE PARLE (EAST),MUMBAI - 400 057.	

DRG. NO.	SCALE	DATE	DRN. BY.	CHKD. BY.
	AS STATED	21 - 12 - 2021		

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 01-09-2021 & THAT THE DIMENSIONS OF THE SIDES ,ETC. OF THE PLOT STATED ON THE PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 2539.79 SQ.MT (TWO THOUSAND FIVE HUNDRED THIRTY NINE POINT SEVEN NINE SQUARE METERS) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF CONVEYANCE / SUB DIVISION PLAN .

SIGNATURE OF L.S.

STAMP OF APPROVAL PLAN

CERTIFIED TRUE COPY OF PLAN APPROVED BY
EXEC. ENGR. BLDG. PERMISSION CELL/GREATER MUMBAI
MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY
SUBJECT TO CONDITIONS MENTIONED IN LETTER
NO : MHADA-CE/1733/2021
DATED : 28 Dec. 2021

ASHIM KHATRI L.S.

NORTH