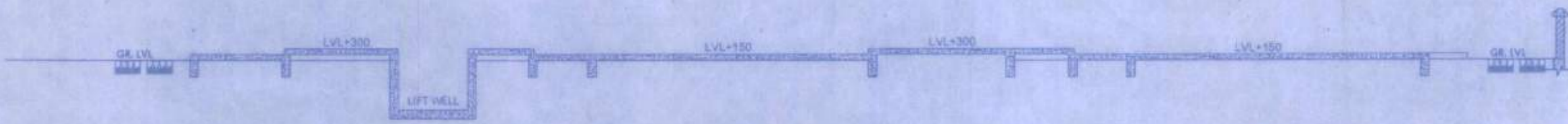
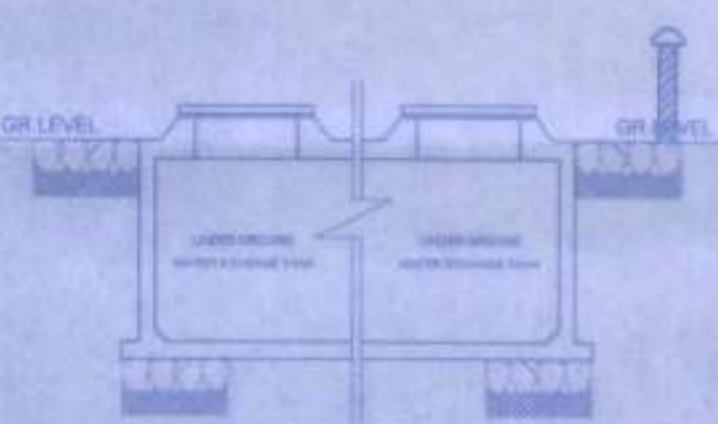


GROUND FLOOR PLAN
SCALE - 1:100



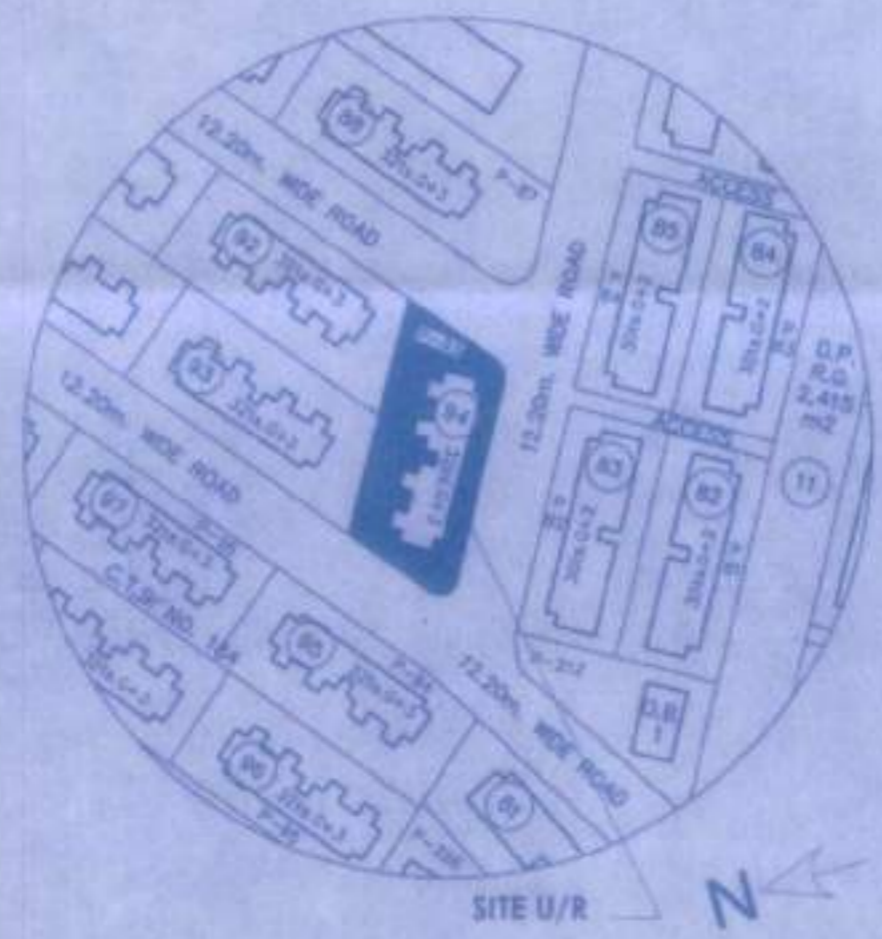
SECTION AA'
SCALE - 1:100



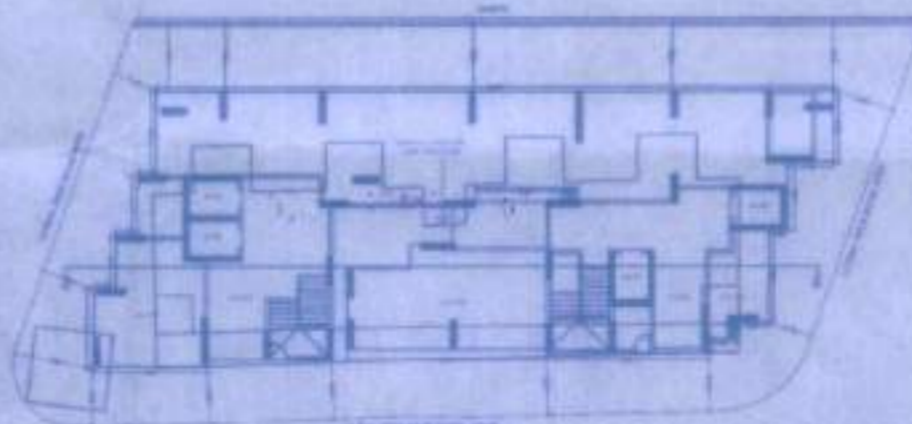
SECTION THROUGH U.G. TANK
SCALE - 1:100



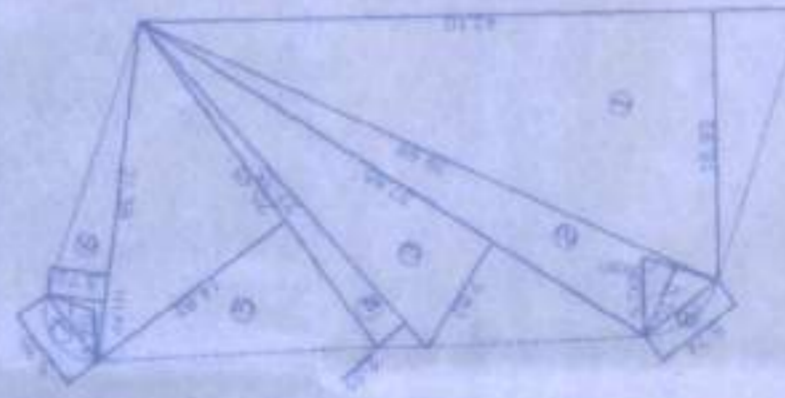
SECTION THRO' COMPOUND WALL
SCALE - 1:100



SITE U/R



BLOCK PLAN
SCALE - 1:500



PLOT AREA LINE DIAGRAM
SCALE - 1:500

PLOT AREA CALCULATION			
1	42.11 X	36.92 X	0.5 = 356.166
2	39.68 X	5.10 X	0.5 = 101.184
3	37.05 X	7.82 X	0.5 = 147.2115
4	27.35 X	2.32 X	0.5 = 31.726
5	25.45 X	14.52 X	0.5 = 188.5845
6	21.36 X	3.72 X	0.5 = 39.7668
7	formula 1		= 5.25
8	formula 2		= 3.46
TOTAL AREA			= 873.3588

PROFORMA - A

A. AREA STATEMENT		SQ.MT	SQ.MT
1. (a) AREA OF PLOT (as per demarcation by MHADA)		873.35	
(b) AREA OF PLOT AS PER REVED LAYOUT		80.00	
2. DEDUCTIONS: FSI			
(a)	Road Set-Back Area	00.00	
(b)	Proposed Road	00.00	
(c)	Any Reservation (as MINTY SPACT)	00.00	
3. BALANCE AREA OF PLOT (1 minus 2)		873.35	
4. DEDUCTION FOR FSI CREATIONAL GROUND		00.00	
5. NET AREA OF PLOT (1 minus 4)		873.35	
6. ADDITIONS FOR FLOOR SPACE INDEX			
(a)	100% FSI (revised to 10% of 5 above)	00.00	
(b)	100% FSI (revised to 10% of 5 above)	00.00	
7. TOTAL AREA (5+6+7)			
8. FLOOR SPACE INDEX PERMISSIBLE			80.00
9. ADJUSTED AREA BY MHADA R.O.C. No			
(a)	Existing built up area		00.00
(b)	In lieu of 250/330 ha		
(c)	In lieu of Private for 55% sqmt. x 32 fs		
(d)	Additional WP costs @ 2 sqm x 12fs		
10. TOTAL PERMISSIBLE BUILT UP AREA (7 + 8)			80.00
11. TOTAL PROPOSED BUILT UP AREA			80.00
12. FSI CONSUMED ON NET HOLDING = 12/3			80.00
B. DETAILS OF FSI AVAILED AS PER DCPR 31(3)			
1. NON-RESIDENTIAL SINGLE BUILDING AREA COMPONENT			00.00
(a)	Non Residential Built-up Area		00.00
(i)	Permissible FSI Area (6.50 x 80%)		00.00
(ii)	Area Claimed FSI Area		00.00
2. RESIDENTIAL SINGLE BUILDING AREA COMPONENT			00.00
(a)	Residential Built-up Area (11 - 80%)		00.00
(i)	Permissible FSI Area (6.50 x 80%) Existing limit free 30% height		00.00
(ii)	Area Claimed FSI Area		00.00
C. TENEMENT STATEMENT			
i) Proposed Area			00.00
ii) Less Deduction of Non Residential Area			-
iii) Area Available for Tenements (C ii) - C(i)			00.00
iv) Tenements Permissible (Density of Tenements/Hectare)		000	00
v) Tenements Proposed		000	00
vi) Tenements Existing		000	00
vii) Total Tenements On the Plot			00
D. PARKING STATEMENT			
i) Required Car Parking By Regulation		000	00.00
ii) Required SR Visitor Car Parking By Regulation		000	00.00
iii) Total Car Parking Required		000	00.00
iv) Car Parking Proposed As Per Concession			
v) Maximum 50% Additional Parking Permissible as per DCPR 31(3)iv 25.20/2=13.10 PARK			00
vi) 50% Additional Parking Proposed As Per Concession		000	00.00
vii) Total Car Parking Proposed		000	00.00

- NOTES :-**
- 1) ALL DIMENSIONS ARE IN METERS
 - 2) SCALE USE
 - 3) FLOOR PLANS = 1:100
 - 4) BLOCK PLANS = 1:500
 - 5) LOCATION PLANS = 1:4000
 - 6) THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034
 - 7) GUIDELINES ISSUED IN E.O.D.B. IS FOLLOWED
 - 8) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND IN CORRECT.

CERTIFICATE OF AREA :
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 24/05/2021 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED IN SITE AND THE AREA SO WORKED OUT IS 873.35 SQ.M. EIGHT HUNDRED AND SEVENTY THREE POINT THREE FIVE SQ.MT.)

SIGNATURE OF THE ARCHITECT
PROFORMA - B

STAMP OF APPROVAL OF PLANS
Approved subject to conditions mentioned in this office letter No. Minada-1/1/28/2022
Date: 28 JUN 2022
Ex. Eng. (M) P. S. Chavan
Mumbai Housing & Area Development Authority

NAME AND SIGN. OF OWNER: For ADITYARAJ BUILDERS AND DEVELOPERS
JOB TITLE: Proposed Redevelopment of Existing Building No. 94 "Suvarnatula CHS Ltd. C.T.S. No. 184 (pt), S. No. 238-A, Part Nagar, Ghatkopar (E) Mumbai-400079
Partner

CONTENTS OF SHEET:
GROUND FLOOR PLAN, LOCATION PLAN, BLOCK PLAN, SITE U.R, PLOT AREA DIAGRAM AND CALCULATION, SECTION THROUGH COMPOUND WALL AND U.G TANK, SECTION AA'

JOB NO.	DWG NO.	SCALE :	DATE	DRWN BY	CHK. BY	REV. NO.
	1/1	AS STATED	25.04.2022	NAMITHA	ANKIT	

ANKIT M. MAKANI
Registered Architect
CA/2016/78764
REG. NO. CA-02016784

94
PN
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TCH