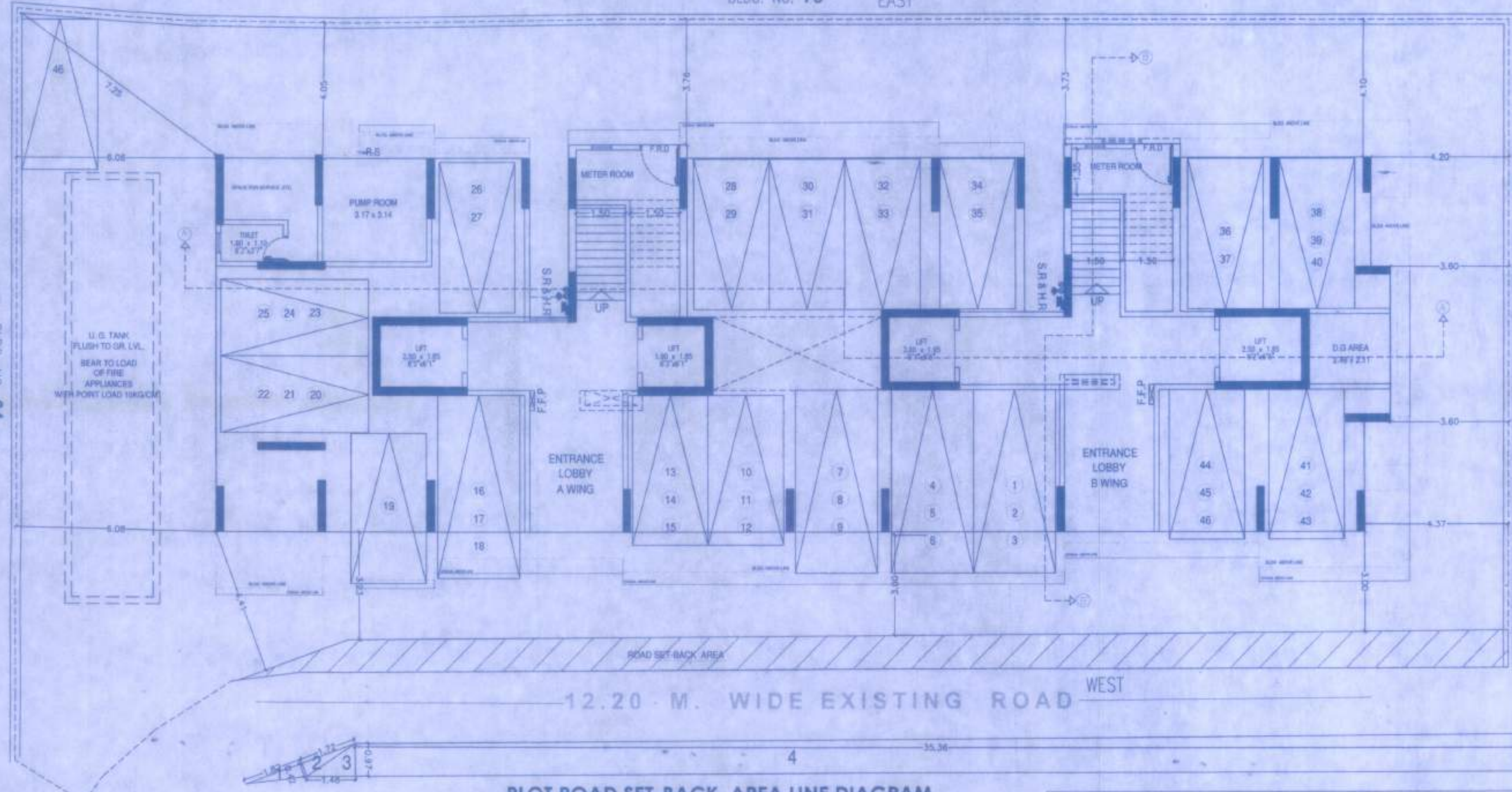


BLDG. NO. 75 EAST



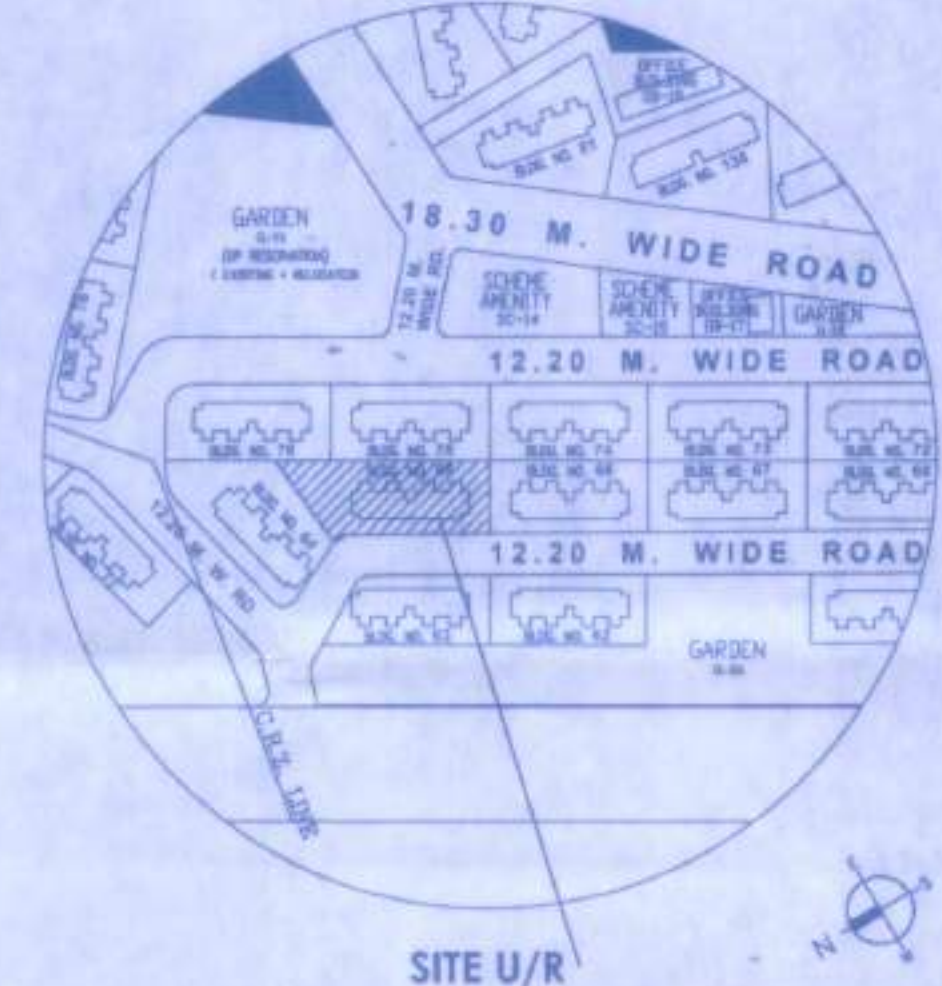
PLOT ROAD SET-BACK AREA LINE DIAGRAM
SCALE - 1:100

| SR.NO | DIMENSION | PLOT SET-BACK AREA CALCULATION | | AREA | | | | |
|-------|---------------|--------------------------------|-------|------|-----|---|-------|--------|
| 1 | 1.82 | X | 0.42 | X | 0.5 | = | 0.38 | SQ.MT. |
| 2 | 1.72 | X | 0.42 | X | 0.5 | = | 0.36 | SQ.MT. |
| 3 | 0.97 | X | 1.48 | X | 0.5 | = | 0.72 | SQ.MT. |
| 4 | (0.97-1.12)/2 | X | 35.36 | X | 1 | = | 36.42 | SQ.MT. |
| TOTAL | | | | | | | | 37.88 |

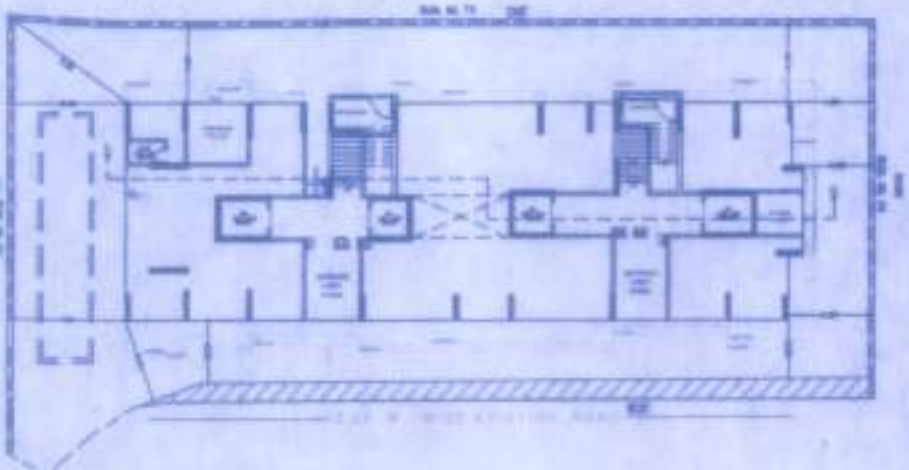
GROUND FLOOR PLAN
SCALE - 1:100

| SUMMARY OF GROSS F.S.I. B.U.A. | | | | | |
|--------------------------------|---------------|--------|--------|----------|----------------|
| FLOOR LVL. (MT.) | FLOOR | A | B | (SQ.MT.) | STAIRCASE AREA |
| 0 | STAIRCASE RM. | | | 0 | |
| | SOCKET | | | | |
| | PUMP ROOM | | | | |
| 6.1 | 1ST | 163.08 | 177.76 | 340.84 | 61.30 |
| 9 | 2nd | 163.08 | 177.76 | 340.84 | 61.30 |
| 11.9 | 3rd | 163.08 | 177.76 | 340.84 | 61.30 |
| 14.8 | 4th | 163.08 | 177.76 | 340.84 | 61.30 |
| 17.7 | 5th | 163.08 | 177.76 | 340.84 | 61.30 |
| 20.6 | 6th | 163.08 | 177.76 | 340.84 | 61.30 |
| 23.5 | 7th | 163.08 | 177.76 | 340.84 | 61.30 |
| 26.4 | 8th | 163.08 | 177.76 | 340.84 | 61.30 |
| 29.3 | 9th | 163.08 | 177.76 | 340.84 | 61.30 |
| 32.2 | 10th | 163.08 | 177.76 | 340.84 | 61.30 |
| 35.1 | 11th | 163.08 | 177.76 | 340.84 | 61.30 |
| 38 | 12th | 163.08 | 177.76 | 340.84 | 61.30 |
| 40.9 | 13th | 163.08 | 177.76 | 340.84 | 61.30 |
| 43.8 | 14th | 163.08 | 177.76 | 340.84 | 61.30 |
| 46.7 | 15th | 163.08 | 177.76 | 340.84 | 61.30 |
| 49.6 | 16th | 163.08 | 177.76 | 340.84 | 61.30 |
| 52.5 | 17th | 163.08 | 177.76 | 340.84 | 61.30 |
| 55.4 | 18th | 163.08 | 177.76 | 340.84 | 61.30 |
| 58.3 | 19th | 163.08 | 177.76 | 340.84 | 61.30 |
| 61.2 | 20th | 163.08 | 177.76 | 340.84 | 61.30 |
| 64.1 | 21st | 163.08 | 177.76 | 340.84 | 61.30 |
| 67 | 22nd | 163.08 | 177.76 | 340.84 | 61.30 |
| 69.9 | TERACE | | | 0 | |
| TOTAL GROSS B.U.A. | | | | 7273.85 | 1793.14 |

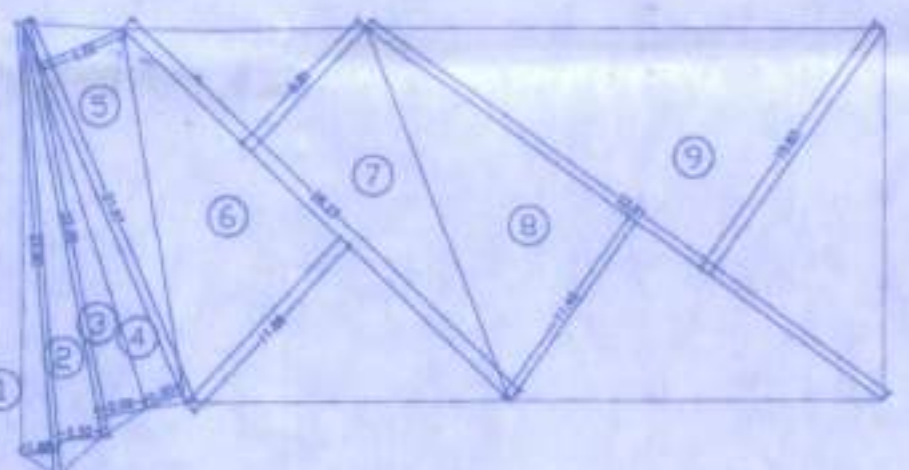
BLDG. NO. 66 SOUTH



SITE U/R

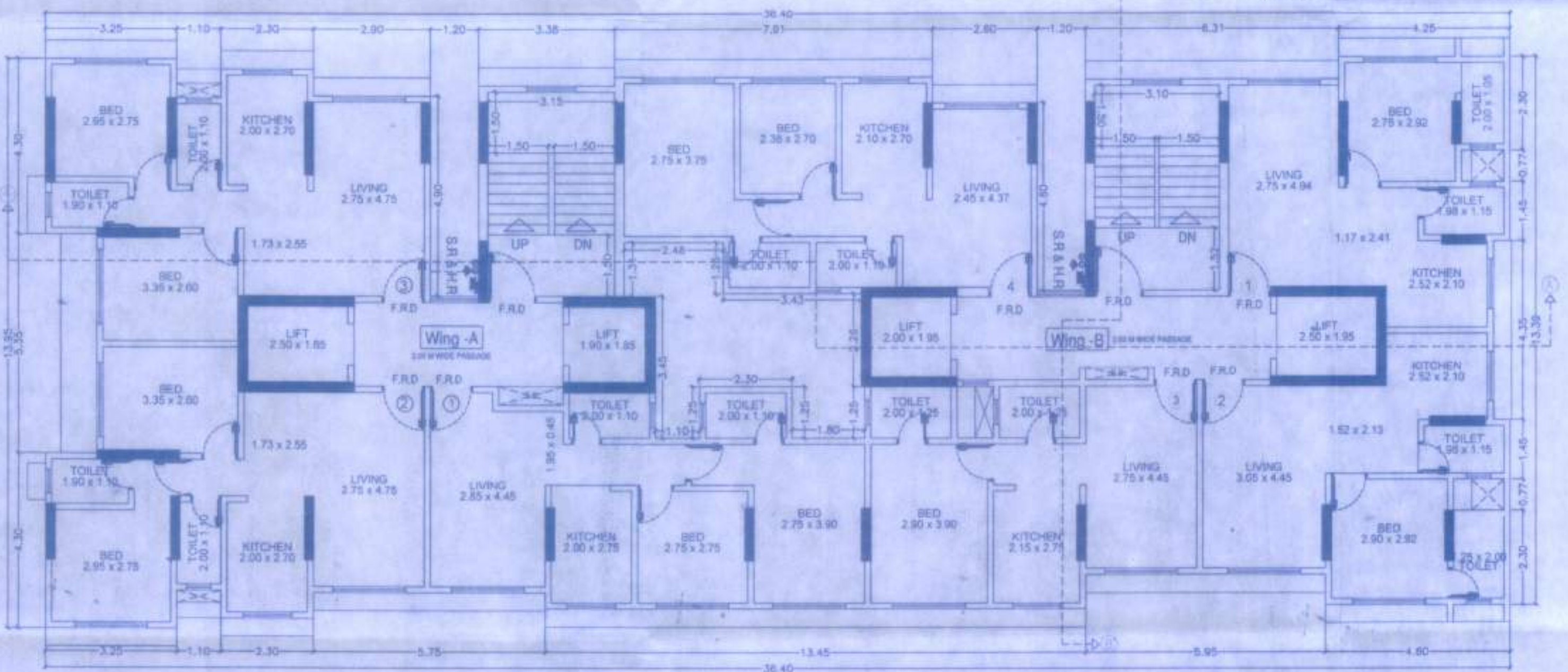


BLOCK PLAN
SCALE - 1:500

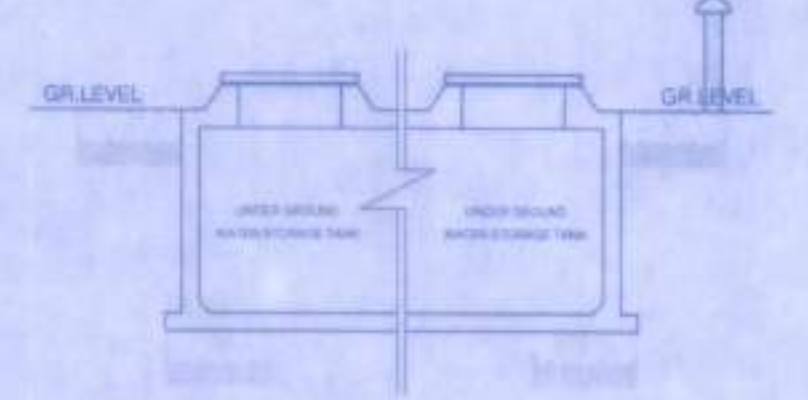


PLOT AREA LINE DIAGRAM
SCALE - 1:500

| SR.NO | DIMENSION | AREA |
|-------|-----------|--------|
| 1 | 23.9 | 23.9 |
| 2 | 23.9 | 23.9 |
| 3 | 22.05 | 22.05 |
| 4 | 21.67 | 21.67 |
| 5 | 21.67 | 21.67 |
| 6 | 20.28 | 20.28 |
| 7 | 18.23 | 18.23 |
| 8 | 18.31 | 18.31 |
| 9 | 18.31 | 18.31 |
| TOTAL | | 200.67 |



1ST TO 7TH, 9TH TO 14TH, 16TH TO 22ND FLOOR PLAN
SCALE - 1:100



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



SECTION THRO' COMPOUND WALL
SCALE - 1:100

| | PERMISSIBLE | 35% | TOTAL |
|-------------|-------------|---------|---------|
| RESIDENTIAL | 5401.96 | 1890.68 | 7292.64 |
| COMMERCIAL | 0.00 | 0.00 | 0.00 |
| TOTAL | 5401.96 | 1890.68 | 7292.64 |

| | PROPOSED | 35% | TOTAL |
|-------------|----------|---------|---------|
| RESIDENTIAL | 5401.96 | 1871.89 | 7273.85 |
| COMMERCIAL | 0.00 | 0.00 | 0.00 |
| TOTAL | 5401.96 | 1871.89 | 7273.85 |

| CAR PARKING STATEMENT | | |
|--|--------------------------------|--------------|
| CARPET AREA (SQ.MT.) | REQD. PARKING AS PER D.C. RULE | NO. OF FLATS |
| BELOW 45.00 | 1 PARK / 8 TENE. | 63 NOS |
| 45.00 TO 60.00 | 1 PARK / 4 TENE. | 66 NOS |
| 60.00 TO 90.00 | 1 PARK / 2 TENE. | --- |
| ABOVE 90.00 | 1 PARK / 1 TENE. | --- |
| TOTAL | | 149 NOS |
| 5% ADDITIONAL VISITORS PARKING FOR RESIDENTIAL | | 1.48 NOS |
| PARKING REQUIRED | | 30.83 NOS |
| ADDITIONAL PARKING AS PER 31(1)(v) 50% PERMISSIBLE | | 15.41 NOS |
| TOTAL PERMISSIBLE | | 46.24 NOS |
| PARKING PROVIDED | | 46.00 NOS |
| NO. OF SMALL CAR PARKING | | 37.00 NOS |
| NO. OF BIG CAR PARKING | | 9.00 NOS |

PROFORMA - A

| A. AREA STATEMENT | SQ.MT. | SQ.MT. |
|---|-----------|---------|
| 1. (a) AREA OF PLOT (as per demarcation by MHADA) | | 901.67 |
| (b) AREA OF PLOT (as per offer letter by MHADA) | | 900.00 |
| 2. DEDUCTIONS FOR | | |
| (a) Road Set-Back Area | | 37.88 |
| (b) Proposed Road | | 00.00 |
| (c) Any Reservation (OR ANYWAY SPACE) | | 00.00 |
| 3. BALANCE AREA OF PLOT (1 minus 2) | | 862.12 |
| 4. DEDUCTION FOR THE RECREATIONAL GROUND | | 00.00 |
| 5. NET AREA OF PLOT (3 minus 4) | | 862.12 |
| 6. ADDITIONS FOR FLOOR SPACE INDEX | | |
| (a) 100% FSI ROAD SETBACK AREA | | 37.88 |
| (b) 100% FSI (restricted to 80% of 5 stars) | | 00.00 |
| 7. TOTAL AREA (5+6+7) | | 900.00 |
| 8. FLOOR SPACE INDEX PERMISSIBLE | | 3.00 |
| 9. ADD FSI ALLOTTED BY MHADA NO. CO/MB/RE/HOC/1-1177/919/2021 DATE: 23 APR 2021 | | |
| (a) Existing built up area | = 965.64 | |
| (b) In new additional BUA area | = 1313.95 | 5401.96 |
| (c) In new proposed BUA area | = 1599.36 | |
| (d) Additional V.P. cells = 1102.60 sqm V.P. cells | = 1302.60 | |
| 11. TOTAL PERMISSIBLE BUILT UP AREA (7 + 8) | | 5401.96 |
| 12. TOTAL PROPOSED BUILT UP AREA | | 5401.96 |
| 13. FSI CONSUMED ON NET HOLDING = 11/3 | | 6.00 |
| B. DETAILS OF FSI AVAILED AS PER DCPR 31(3) | | |
| 1. NON-RESIDENTIAL FUNGIBLE BUILT-UP AREA COMPONENT | | |
| (a) Non Residential Built-up Area | | 0.00 |
| (b) Permissible Fungible Area 0.35 X 816 | | 0.00 |
| (c) New Claimed Fungible Area | | 0.00 |
| 2. RESIDENTIAL FUNGIBLE BUILT-UP AREA COMPONENT | | |
| (a) Residential Built-up Area (12 - 816) | | 5401.96 |
| (b) Permissible Fungible Area 0.35 X 856 (Existing Tenant Free 30% height) | | 1660.68 |
| (c) New Claimed Fungible Area | | 1672.99 |
| (d) Total Fungible Area | | 00.00 |
| C. TENEMENT STATEMENT | | |
| (i) Proposed Area | | 7273.85 |
| (ii) Less Deduction of Non Residential Area | | 0.00 |
| (iii) Area Available For Tenements C (i) - C(ii) | | 7273.85 |
| (iv) Tenements Permissible (Density of tenements/sector) | | 000 |
| (v) Tenements Proposed | | 117 |
| (vi) Tenements Existing | | 32 |
| (vii) Total Tenements ON the Plot | | 149 |
| D. PARKING STATEMENT | | |
| (i) Required Car Parking By Regulation | | 29.375 |
| (ii) Required res. 5% Visitor | | 1.46 |
| (iii) Total residential Car Parking Required | | 000 |
| (iv) Car Parking Proposed As Per Consensus | | 30.835 |
| (v) Maximum 50% Additional Parking Permissible as per DCPR 31(1)(v) | | 15.4 |
| (vi) Total Car Parking permissible | | 46.23 |
| (vii) Total Car Parking Proposed | | 46.00 |

NOTES :-

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

CERTIFICATE OF AREA :

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 16/10/2018 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 901.67 SQ.M. (NINE HUNDRED AND ONE POINT SIX SEVEN SQ.MT.)

SIGNATURE OF THE ARCHITECT

PROFORMA - B

STAMP OF APPROVAL OF PLANS:

Approved subject to conditions mentioned in this office letter No. Mhada-311027/2022
Date 17 JAN 2022
Ex. Eng. Bldg. Permission Cell Greater Mumbai (E.S.)
Maharashtra Housing & Area Development Authority

| NAME AND SIGN. OF OWNER : | JOB TITLE: |
|-----------------------------------|--|
| For ADITYARAJ BUILDERS Partner | Proposed Redevelopment of Existing Building No. 65 KNOWN AS "SHIVRAJ" CHS. Ltd. C.T.S. No. 356 (pt), S. No. 113 (pt) OF VILLAGE HARIYALI, Kannamwar Nagar, Vikhroli (E), Mumbai. |

CONTENTS OF SHEET :
GROUND FLOOR PLAN, 1ST TO 7TH, 9TH TO 14TH, 16TH TO 22ND FLOOR PLAN, LOCATION PLAN, BLOCK PLAN, PLOT AREA DIAGRAM AND CALCULATION, SECTION THROUGH COMPOUND WALL AND UG TANK, BUILT UP AREA SUMMERY, CAR PARKING STATEMENT.

| JOB NO.: | DWG NO.: | SCALE : | DATE | DRWN BY | CHK. BY | REV. NO. |
|----------|----------|-----------|------------|---------|---------|----------|
| | 1/4 | AS STATED | 22.02.2021 | NAMITHA | ANKIT | --- |

NORTH

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

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