

PROFORMA - A

A. AREA STATEMENT		SQ.MT	SQ.MT
1. AREA OF PLOT (as per demarcation by MHADA)			1026.94
2. DEDUCTIONS FOR			
(a) Road Set-Back Area		00.00	
(b) ENCROACHMENT AREA		87.55	
(c) Any Reservation (or safety space)		00.00	
3. BALANCE AREA OF PLOT (1 min 2)			939.39
4. DEDUCTION FOR USE RECREATIONAL GROUND			00.00
5. NET AREA OF PLOT (1 min 1)			939.39
6. ADDITIONAL FLOOR SPACE INDEX			
(a) 100% FSI (revised to 100% of 5.00)		00.00	
(b) 100% FSI (revised to 100% of 5.00)		00.00	
7. TOTAL AREA (3+6+7)			00.00
8. FLOOR SPACE INDEX PERMISSIBLE			00.00
9. ADULTS NOTED BY MHADA NOC/NO/MB/RE/NO/FF- / / 2020 DTG			00.00
(a) Existing built up area			00.00
(b) In lieu of 2.50/3.00 to			00.00
(c) In lieu of Pro rata fee @ 49.88 sq.mt. x 3.00			00.00
10. TOTAL PERMISSIBLE BUILT UP AREA (7 + 9)			00.00
11. TOTAL PROPOSED BUILT UP AREA			00.00
12. FSI CONSUMED ON NET HOLDING = 11/5			00.00

B. DETAILS OF FSI AVAILABLE AS PER DCPR 31(3)		SQ.MT	SQ.MT
1. NON-RESIDENTIAL FUNGIBLE BUILT-UP AREA COMPONENT			00.00
(a) Non Residential Built-up Area			00.00
(i) Permissible Fungible Area 0.20 x 81(a)		00.00	
(ii) Non Claimed Fungible Area		00.00	
2. RESIDENTIAL FUNGIBLE BUILT-UP AREA COMPONENT			00.00
(a) Residential Built-up Area 1.00 x 81(a)		00.00	
(i) Permissible Fungible Area 0.20 x 81(a)		00.00	
(ii) Non Claimed Fungible Area		00.00	

C. TENEMENT STATEMENT		SQ.MT	SQ.MT
(i) Proposed Area 11 + 92(a)(i) + 82(a)(ii)			00.00
(ii) Less Deduction of Non Residential Area			00.00
(iii) Area Available for Tenements C (i) - C (ii)			00.00
(iv) Tenements Permissible (Density of tenements/hectare)		000	00.00
(v) Tenements Proposed		000	00.00
(vi) Tenements Existing		000	00.00
(vii) Total Tenements on the Plot			00.00

D. PARKING STATEMENT		SQ.MT	SQ.MT
(i) Required Car Parking by Regulation		000	00.00
(ii) Required 5% Visitor Car Parking by Regulation		000	00.00
(iii) Total Car Parking Required		000	00.00
(iv) Car Parking Proposed As Per Concession		000	00.00
(v) Maximum 50% Additional Parking Permissible as per BOPR 31(1)(v)		000	00.00
(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 12/11/2021 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 1026.94 SQ.M. (ONE THOUSAND TWO HUNDRED SIX POINT NINE FOUR SQ.MT.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF THE OWNERSHIP / TOWNPLANNING SCHEME RECORDS.

SIGNATURE OF THE ARCHITECT

PROFORMA - B

STAMP OF APPROVAL OF PLANS:

Approved subject to conditions mentioned in this office Letter No. Miada-9/1869/2022
 Date 07 MAR 2022
 Ex. Eng. Dilip, Permissions Officer, Mumbai (E.S.)
 Maharashtra Housing & Area Development Authority

NAME AND SIGN. OF OWNER: For ADITYARAJ BUILDERS AND PROMOTERS
 Partner
 JOB TITLE: Proposed Redevelopment of Existing Building No. 81 known as Kannamwar Nagar Adishakti CHS. Ltd. on plot bearing C.T.S. No. 356 (PT) of village Hariyali at Kannamwar Nagar, Vikhroli (East), Mumbai - 400 083.

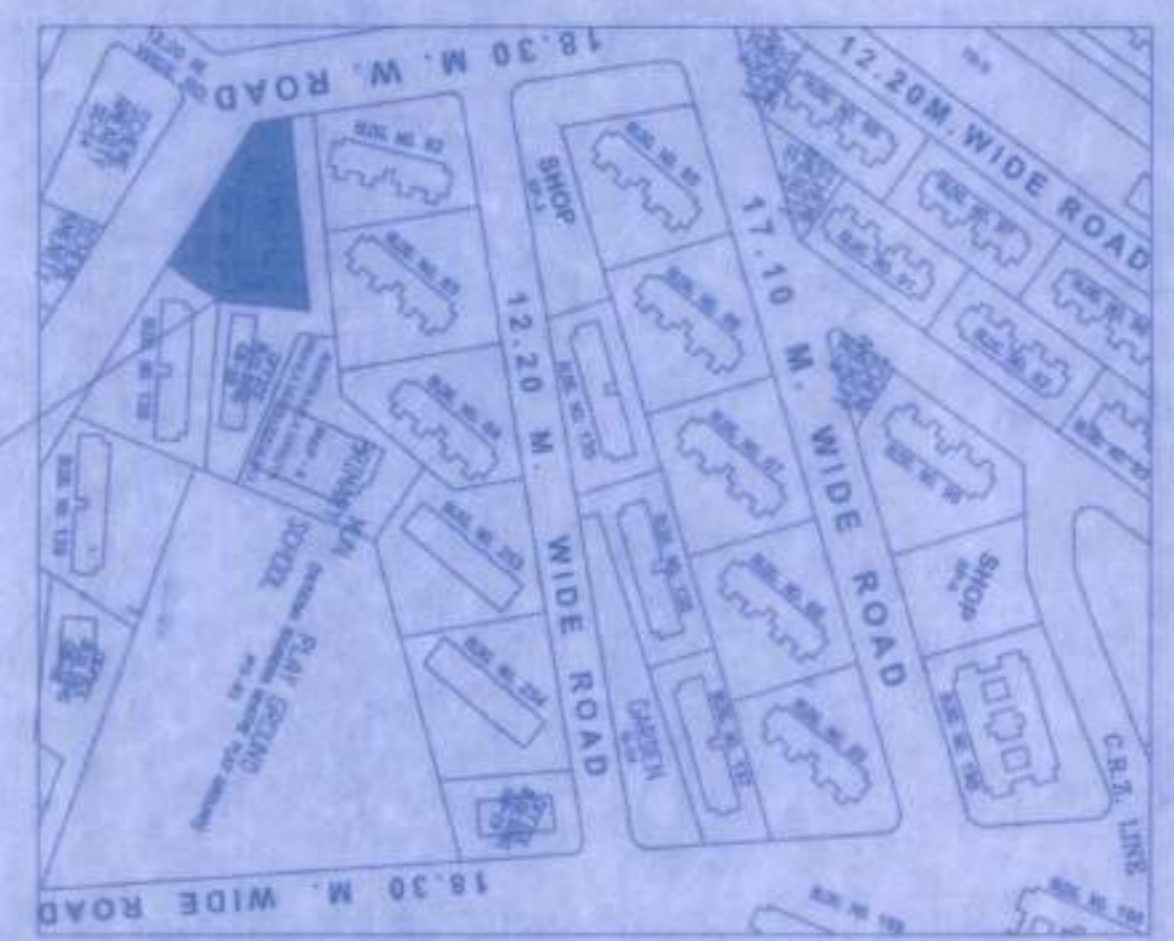
CONTENTS OF SHEET :

GROUND FLOOR PLAN, LOCATION PLAN, BLOCK PLAN, PLOT AREA DIAGRAM AND CALCULATION, SECTION THROUGH COMPOUND WALL AND UG TANK, BUILT UP AREA SUMMARY, CAR PARKING STATEMENT.

JOB NO.	DWG NO.	SCALE	DATE	DRWN BY	CHK. BY	REV. NO.
	1/1	AS STATED	25.12.2021	NAMITHA	ANKIT	—

NORTH

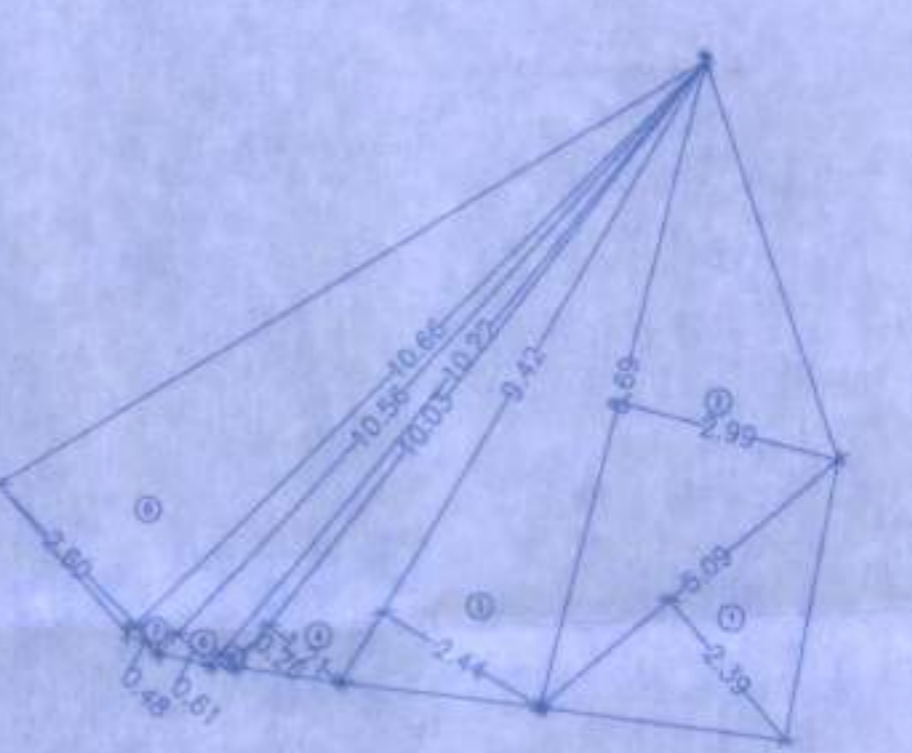
ANKIT M. MAKANI
 Registered Architect
 CA/2016/78764
 ANKIT MAKANI
 REG. NO. CA2016/78764



LOCATION PLAN
SCALE: 1:4000

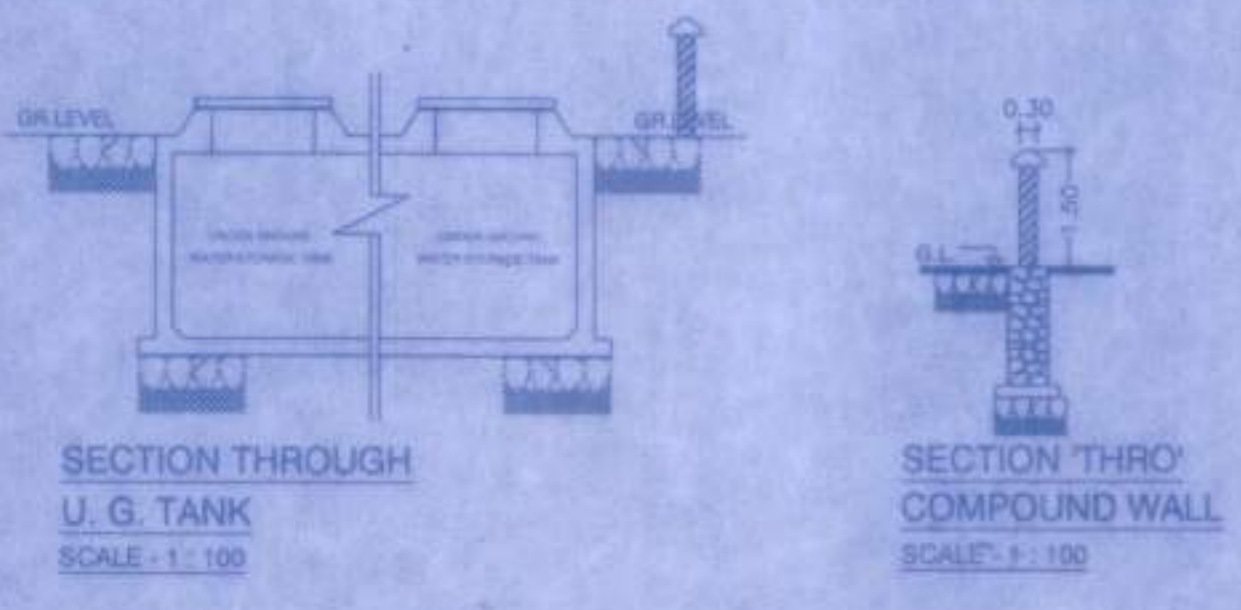


BLOCK PLAN
SCALE: 1:500



PLOT AREA CALCULATION

BUILDING NO. 81	Area	Total
1	1/2 X 21.47 X 10.10 X 1NO = 108.42 SQ.MT.	
2	1/2 X 36.71 X 12.61 X 1NO = 231.46 SQ.MT.	
3	1/2 X 38.78 X 10.29 X 1NO = 204.57 SQ.MT.	
4	1/2 X 42.36 X 5.11 X 1NO = 108.23 SQ.MT.	
5	1/2 X 43.15 X 1.11 X 1NO = 23.95 SQ.MT.	
6	1/2 X 44.59 X 2.58 X 1NO = 57.52 SQ.MT.	
7	1/2 X 45.01 X 2.05 X 1NO = 46.14 SQ.MT.	
8	1/2 X 45.01 X 10.96 X 1NO = 246.65 SQ.MT.	
TOTAL ADDITION		1026.94 SQ.MT.



SECTION AA'
SCALE: 1:100

