

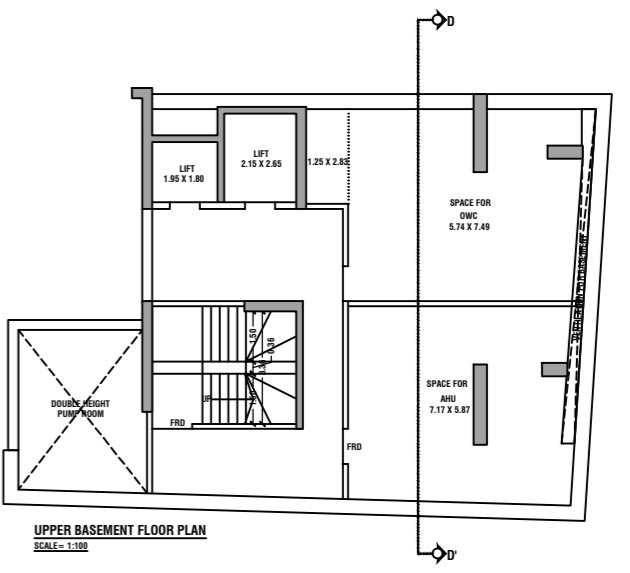
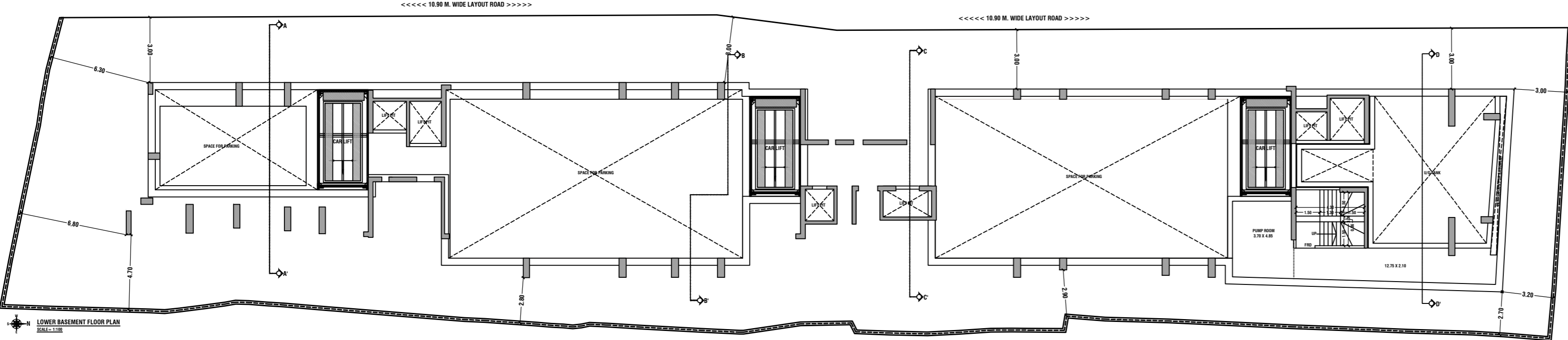
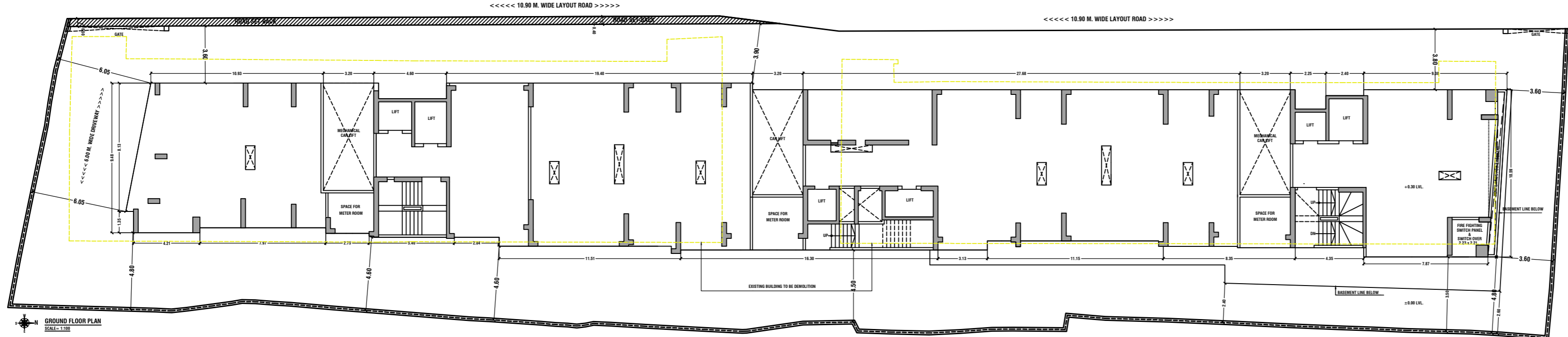
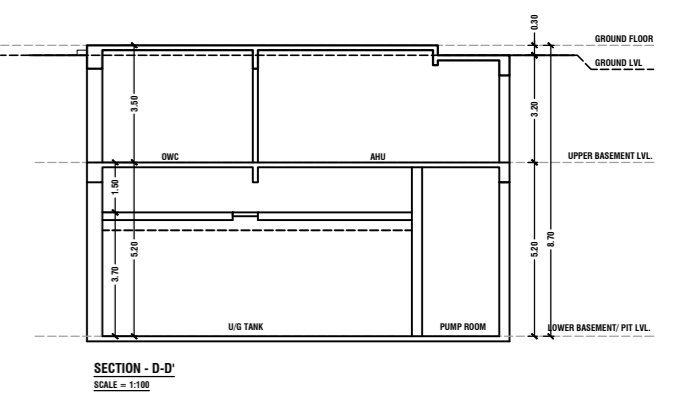
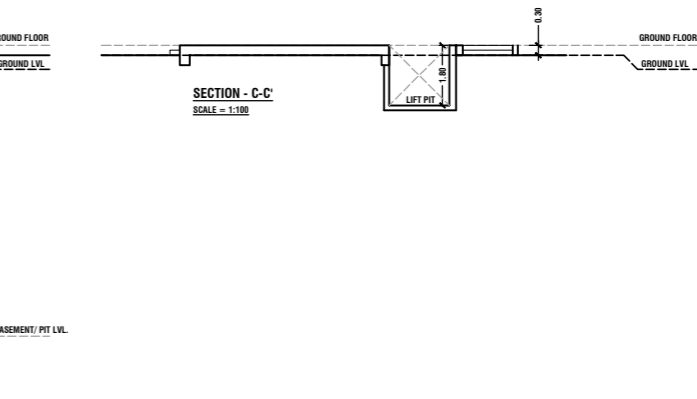
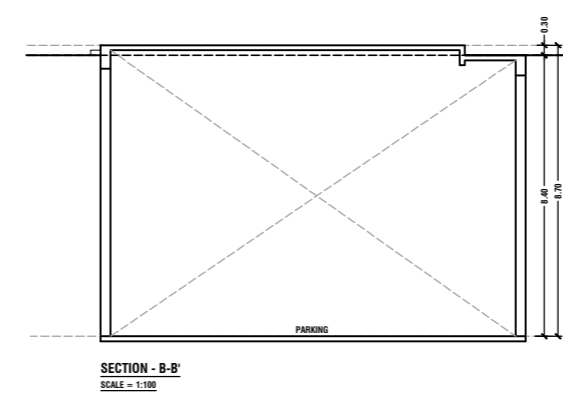
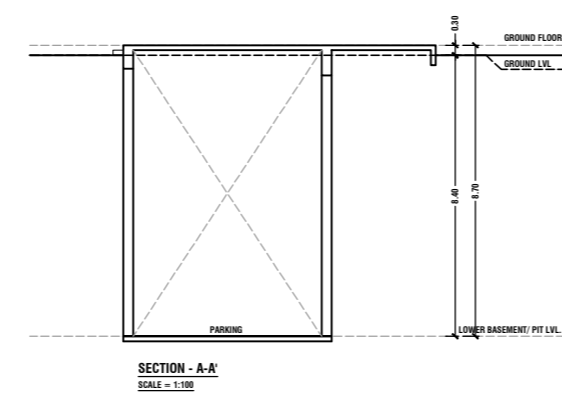
NET PLOT AREA CALCULATION											
1	1.2	X	18.87	X	8.25	X	1.90	=	18.22	SQ.MT.	
2	1.2	X	28.21	X	3.95	X	1.90	=	46.21	SQ.MT.	
3	1.2	X	32.55	X	7.89	X	1.90	=	128.98	SQ.MT.	
4	1.2	X	38.86	X	2.42	X	1.90	=	44.88	SQ.MT.	
5	1.2	X	27.87	X	8.89	X	1.90	=	122.85	SQ.MT.	
6	1.2	X	48.15	X	3.28	X	1.90	=	71.88	SQ.MT.	
7	1.2	X	52.27	X	2.87	X	1.90	=	72.77	SQ.MT.	
8	1.2	X	64.91	X	4.11	X	1.90	=	130.39	SQ.MT.	
9	1.2	X	4.77	X	8.59	X	1.90	=	1.19	SQ.MT.	
10	1.2	X	8.85	X	8.43	X	1.90	=	1.88	SQ.MT.	
11	1.2	X	13.29	X	8.16	X	1.90	=	4.86	SQ.MT.	
12	1.2	X	12.24	X	8.39	X	1.90	=	5.56	SQ.MT.	
13	1.2	X	88.24	X	4.31	X	1.90	=	162.88	SQ.MT.	
14	1.2	X	84.26	X	8.85	X	1.90	=	36.83	SQ.MT.	
15	1.2	X	84.26	X	18.89	X	1.90	=	689.39	SQ.MT.	
									<b>TOTAL</b>	<b>= 1720.99</b>	<b>SQ.MT.</b>

ROAD SET-BACK AREA CALCULATION											
R1	1.2	X	44.45	X	8.49	X	1.90	=	18.89	SQ.MT.	
R2	1.2	X	43.88	X	8.49	X	1.90	=	8.88	SQ.MT.	
									<b>TOTAL</b>	<b>= 28.79</b>	<b>SQ.MT.</b>

<b>TOTAL PLOT - NET PLOT AREA + ROAD SET-BACK</b>		<b>= 1749.78</b>
<b>TOTAL PLOT - 1720.99 + 28.79</b>		<b>= 1749.78</b>
<b>TOTAL PLOT - 1749.78</b>		



PROFORMA - A	
<b>A) AREA STATEMENT</b>	<b>SQ.M</b>
1a Plot area per Dimension (124.89 x 13.88 sq.m. - 1731.84)	1731.78
1b Plot area per MHADA/INC	1731.78
1c Plot area per L.S. Certificate	1731.78
1d Total plot area consider	1731.78
<b>2</b> Description of area	
a) Total built up area	28.79
b) Area of open space	1702.99
<b>3</b> Sub-area Area of plot (1:2)	1732.00
<b>4</b> SUBSTANTIAL RECREATIONAL OPENING 10%	
<b>5</b> Net Plot Area (1:4)	1732.00
<b>6</b> ADDITIONAL OPEN SPACE PERMISSIBLE	
20% 100% Net Plot Area	28.79
20% 100% B.P. Floor	
<b>7</b> TOTAL AREA (1:4)	1760.79
<b>8</b> FLOOR SPACE PERMISSIBLE	
<b>9</b> PERMISSIBLE BUILT UP AREA	
10 Maximum per proposal by MHADA INC (5% (10.16) sq.m.)	
11 Permissible Floor Area (1:4)	
12 Proposed Built up Area	
13 Fully Permissible Built up area	
14 Remaining Non-Permissible Built up area	
15 TOTAL Built up proposed (1:2-1:4)	
16 Floor Space Index comment	
<b>B) DETAILS OF FSI AVAILABLE AS PER DCPR 21(2)</b>	
1 Height Built up Area considered (proposed as per DCPR 21(2))	
2 Height Built up Area proposed (proposed as per DCPR 21(2))	
3 Total height Built up Area Area (DCPR 21(2)) (1:4) = 811.11	
4 Total Gross Built up Area proposed (1:4) = 811.11	
<b>C TENEMENT STATEMENT</b>	
1 Proposed Area (Net A.C. Area)	
2 Net Area Residential Area	
3 Area Available for Tenement (A.C.)	
4 Maximum Permissible (Density of Tenement Address)	
5 Tenements Proposed	
6 Tenements Existing	
7 Total Tenements on the Plot	
<b>D PARKING AREA STATEMENT</b>	
1 Total parking required	
2 Total parking proposed	
3 Total car parking proposed	
4 Total two wheel parking proposed	
<b>E TRANSPORT VEHICLES PARKING</b>	
1 Space for transport vehicles parking required by Regulations	
2 Total no. of transport vehicles parking spaces provided	

PROFORMA - B		
APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER NO. MH/EE/UP/CM/MHADA-28/1881/022/10A/1/NEW		
Ateequr Ataur Rahman Ansari	Amol Vinayak Chaudhari	Prashant Damodar Dhatri
Digitally signed by Ateequr Ataur Rahman Ansari DN: cn=2023.10.12 15:29:47 +05:30	Digitally signed by Amol Vinayak Chaudhari DN: cn=2023.10.12 15:30:00 +05:30	Digitally signed by Prashant Damodar Dhatri DN: cn=2023.10.12 15:24:15 +05:30
S.E. B.P. Chh. MHADA	D.E. B.P. Chh. MHADA	EXECUTIVE ENGINEER BP Chh. GAWHADA
<b>DESCRIPTION OF PROPOSAL &amp; PROPERTY</b>		
PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO. 44 & 45 KNOWN AS SUBHASH NAGAR TRINITY CHS. LTD. ON PLOT BEARING C.I.S. NO. 828 (PT) OF VILLAGE CHEMBUR SITUATED AT SUBHASH NAGAR, CHEMBUR (EAST), MUMBAI, 400071.		
<b>NAME AND ADDRESS OF THE OWNER</b>		
MRS. ROMA REALTY PVT. LTD. C.A. TO SUBHASH NAGAR, TRINITY CHS. LTD. TIREBHALA		
<b>DRAWN BY</b> - GAURAV	<b>SHEET NO.</b> -	
<b>CHKD. BY</b> -	<b>SCALE</b> - As shown	<b>NORTH LINE</b> -
<b>DATE</b> -		
<b>NAME &amp; ADDRESS OF LICENSED SURVEYOR</b>		<b>SIGN/STAMP</b>
CREATIVE CONSULTANCY 2774 (Building No.53, Near Agave Hotel Hospital, Opp. MID College Club, Gandhi Nagar, Bandra (East), Mumbai - 400 051 Email: creativeconsultancy@gmail.com		Mohd. Hameed Vaghela