

GROUND FLOOR PLAN
SCALE - 1:100

SUMMARY OF GROSS F.S.I.B.U.A.

FLOOR LVL.(MT.)	FLOOR	A	B	TOTAL(SQ. MT)	STAIRCASE
0	STILT(METER RM.)			0	0
4.95	1ST	175.26	213.71	388.97	97.13
7.35	2nd	175.26	213.71	388.97	97.13
10.15	3rd	175.26	213.71	388.97	97.13
13.05	4th	175.26	213.71	388.97	97.13
15.95	5th	175.26	213.71	388.97	97.13
18.85	6th	175.26	213.71	388.97	97.13
21.75	7th	175.26	213.71	388.97	97.13
24.65	8th	175.26	213.71	388.97	97.13
27.55	9th	175.26	213.71	388.97	97.13
30.45	10th	175.26	213.71	388.97	97.13
33.35	11th	175.26	213.71	388.97	97.13
36.25	12th	175.26	213.71	388.97	97.13
39.15	13th	175.26	213.71	388.97	97.13
42.05	14th	175.26	213.71	388.97	97.13
44.95	15th	155.53	165.95	321.48	104.21
47.85	16th	77.55	213.71	291.26	97.13
50.75	TERRACE	0	0	0	0
50.75	TOTAL	0	0	5947.48	1565.6
TOTAL GROSS B.U.U. AREA				5947.48	1565.6

PERMISSIBLE	35%	TOTAL	
RESIDENTIAL	4408.85	1543.09	5951.94
COMMERCIAL	0.00	0.00	0.00
TOTAL	4408.85	1543.09	5951.94

PROPOSED	35%	TOTAL	
RESIDENTIAL	4405.54	1541.94	5947.48
COMMERCIAL	0.00	0.00	0.00
TOTAL	4405.54	1541.94	5947.48

PROFORMA - A 1/4

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 REVISED LAYOUT		00.00
2. DEDUCTIONS FOR		
(a) Road Set-Back Area		00.00
(b) Proposed Road		00.00
(c) Any Reservation (SEE AMENITY SPACE)		00.00
3. BALANCE AREA OF PLOT (1 minus 2)		873.35
4. DEDUCTION FOR 15% RECREATIONAL GROUND		00.00
5. NET AREA OF PLOT (3 minus 4)		873.35
6. ADDITIONS FOR FLOOR SPACE INDEX		
(a) 100% FSI (restricted to 80% of 3 above)		00.00
(b) 100% FSI (restricted to 80% of 3 above)		00.00
7. TOTAL AREA (5+6+7)		
8. FLOOR SPACE INDEX PERMISSIBLE		3.00
9. ADD'G.F. ALLOTTED BY MHADA NOCHO		
(a) Existing built up area		4408.85
(b) In lieu of 250/300 fee	=2620.05	
(c) In lieu of Proforma fee @ 55.90 sq.m. x 32 Ts	=1788.80	
10. Additional Vt. cotas @ 2.5sqm x 32ts		
11. TOTAL PERMISSIBLE BUILT UP AREA (7 + 9)		4408.85
12. TOTAL PROPOSED BUILT UP AREA		4408.85
13. FSI CONSUMED ON NET HOLDING = 12/3		5.04
B. DETAILS OF FSI AVAILED AS PER DCPR 31(3)		
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 B(a)		00.00
(ii) Now Claimed Fungible Area		00.00
2. RESIDENTIAL FUNGIBLE BUILT-UP AREA COMPONENT		4408.85
(a) Residential Built-up Area (12 - B(a))		1543.09
(i) Permissible Fungible Area 0.35 X B2(a) Existing Tenent Free 20% fungible		1543.09
(ii) Now Claimed Fungible Area		1543.09
C. TENEMENT STATEMENT		
(i) Proposed Area		5951.94
(ii) Less Deduction of Non Residential Area		00.00
(iii) Area Available for Tenements C (i) - C(ii)		5951.94
(iv) Tenements Permissible (Density of tenements/hectare)	000	
(v) Tenements Proposed	000	74
(vi) Tenements Existing	000	32
(vii) Total Tenements ON The Plot		106
D. PARKING STATEMENT		
(i) Required Car Parking By Regulation	000	25.5
(ii) Required 10% Visitor Car Parking By Regulation	000	2.55
(iii) Total Car Parking Required	000	28.05
(iv) Car Parking Proposed As Per Concession		
(v) Maximum 50% Additional Parking Permissible as per DCPR 31(i)(v) 28.20/2=13.1PARK.		14.02
(vi) 50% Additional Parking Proposed As Per Concession		00.00
(vii) Total Car Parking Proposed		40.00

- 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 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:

This cancels Approval to the previous Plans Sanctioned under no. MHADA/11138/2022 dated 22.06.2022

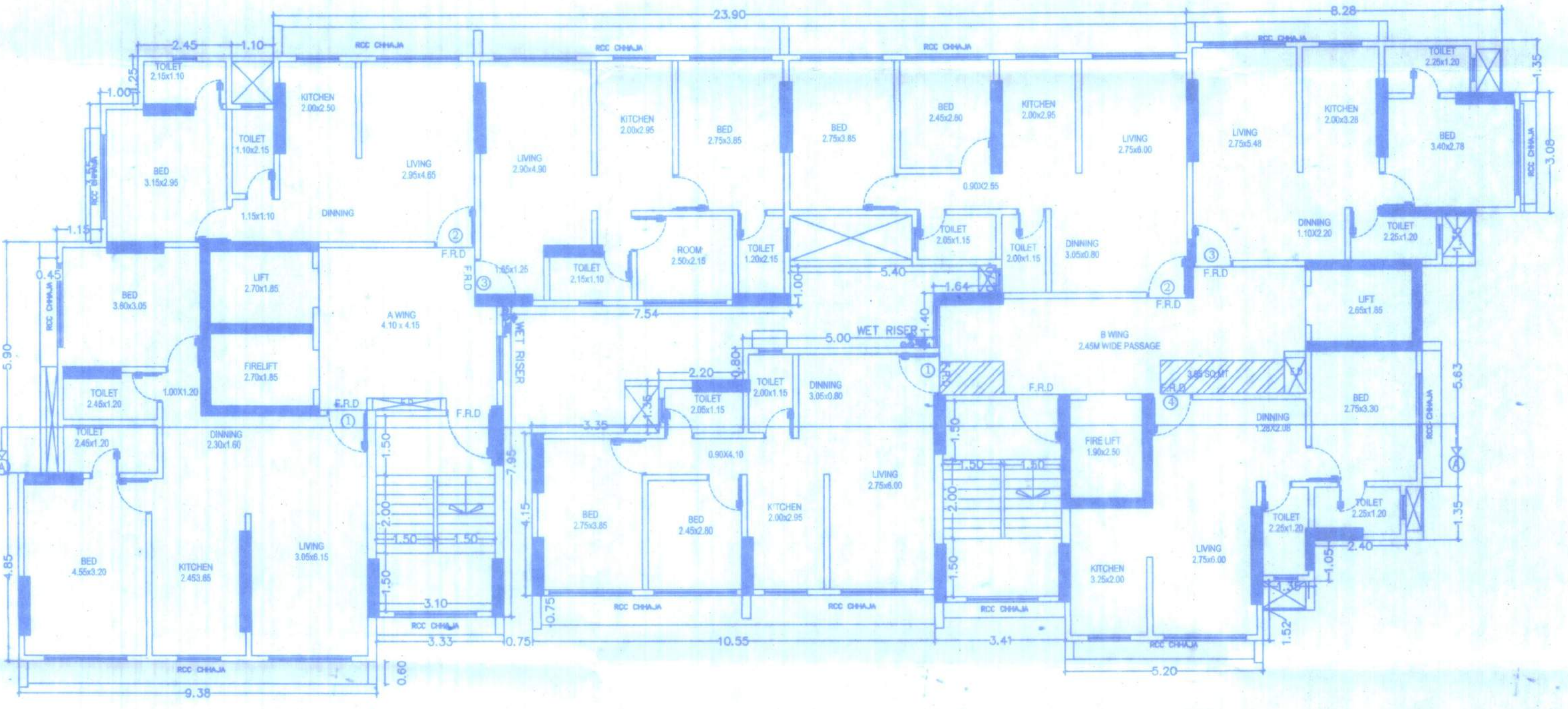
Approved subject to conditions mentioned in this office Letter No. MHADA/11138/2022 Date: 25 JAN 2023
Ex. Eng. Eldo Purnanandhan, Greater Mumbai Maharashtra Housing & Area Development Authority

CONTENTS OF SHEET :

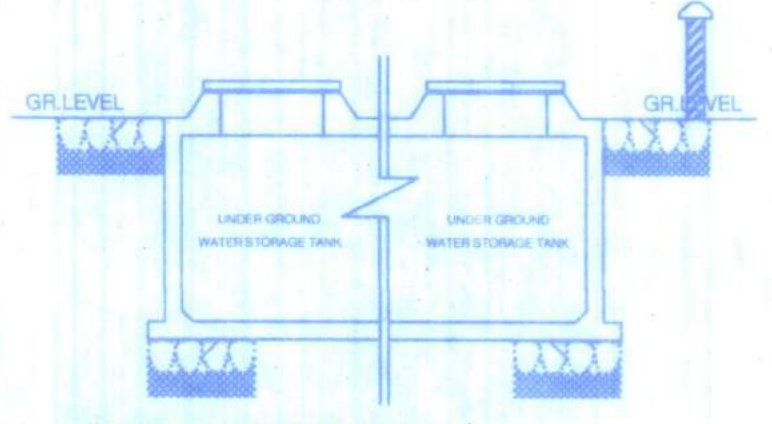
GROUND FLOOR PLAN, 1ST TO 7TH, 9TH TO 15TH FLOOR PLAN, LOCATION PLAN, BLOCK PLAN, PLOT AREA DIAGRAM AND CALCULATION, SECTION THROUGH COMPOUND WALL AND UG TANK, BUILT UP AREA SUMMERY, CAR PARKING STATEMENT.

NAME AND SIGN. OF OWNER:
For ADITYARAJ BUILDERS AND DEVELOPERS
Partner
ADITYARAJ BUILDERS AND DEVELOPERS
JOB TITLE:
Proposed Redevelopment of Existing Building No.94 "Suvamatala CHS. Ltd. C.T.S. No. 184C (pt), S. No. 236-A, Pant Nagar, Ghatkopar (E), Mumbai-400079.

JOB NO:	DWG NO:	SCALE:	DATE:	DRWN BY:	CHK. BY:	REV. NO.
	1/4	AS STATED	25.04.2022	NAMITHA	ANKIT	—



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



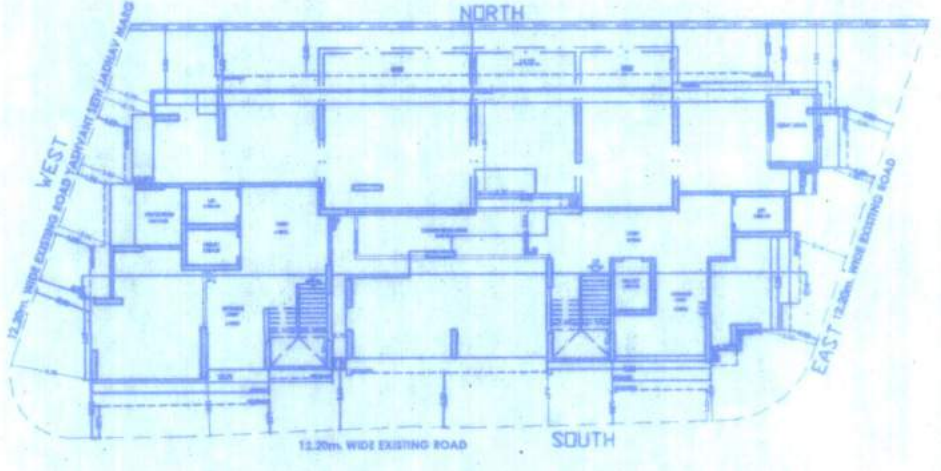
SECTION THROUGH U.G. TANK
SCALE - 1:100



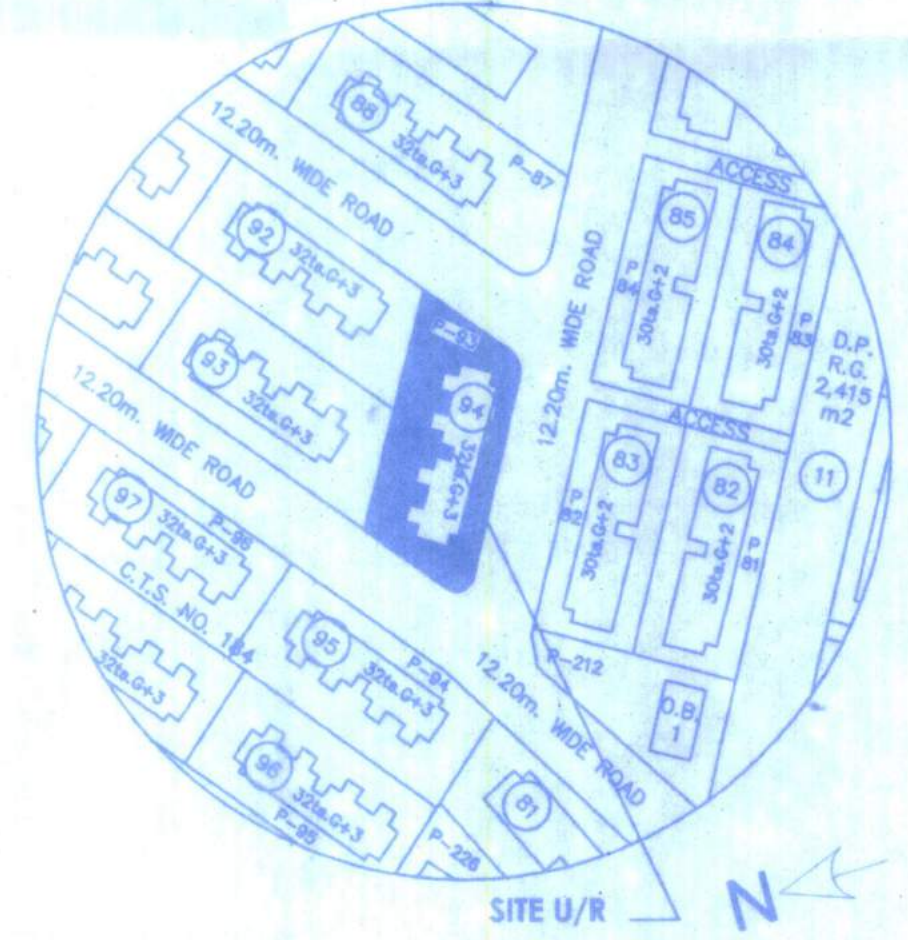
SECTION THROUGH COMPOUND WALL
SCALE - 1:100

CAR PARKING STATEMENT

CARPET AREA SQ.MT.	REQD. PARKING AS PER D.C. RULE	NO. OF FLATS	REQ. PARKING
BELOW 45.00	1 PARK / 8 TENE.	49 NOS	5.37 NOS
45.00 TO 60.00	1 PARK / 4 TENE.	47 NOS	11.75 NOS
60.00 TO 90.00	1 PARK / 2 TENE.	16 NOS	8 NOS
ABOVE 90.00	1 PARK / 1 TENE.	—	NIL
TOTAL		106 NOS	25.12 NOS.
10% ADDITIONAL VISITORS PARKING FOR RESIDENTIAL			
PARKING REQUIRED			
27.63 NOS.			
ADDITIONAL PARKING AS PER 31 (1) (V) 50% PERMISSIBLE			
13.81 NOS.			
TOTAL PERMISSIBLE			
41.44 NOS.			
PARKING PROVIDED			
40 NOS.			



BLOCK PLAN
SCALE - 1:500



PLOT AREA LINE DIAGRAM
SCALE - 1:500

PLOT AREA CALCULATION

1	42.1 X	16.92 X	0.5 =	356.166
2	39.68 X	5.10 X	0.5 =	101.184
3	37.65 X	7.82 X	0.5 =	147.2115
4	27.35 X	2.32 X	0.5 =	31.726
5	25.45 X	14.82 X	0.5 =	188.5845
6	21.38 X	3.72 X	0.5 =	39.7668
7	formula 1			5.26
8	formula 2			3.46
TOTAL AREA				= 873.3588

C.C.
94
P.N.
2023

ANKIT M. MAKANI
Registered Architect
CA/2016/26764
ANKIT MAKANI
REG. NO. CA/2016/26764