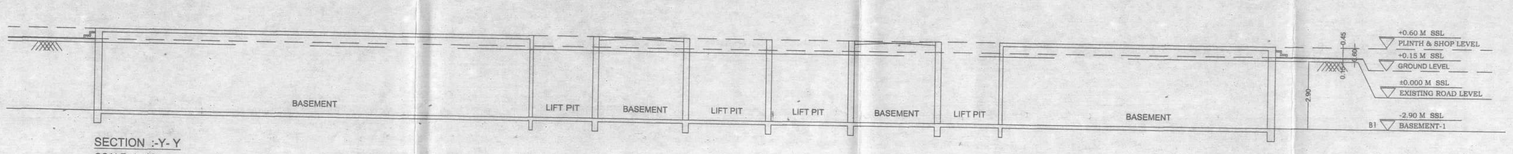
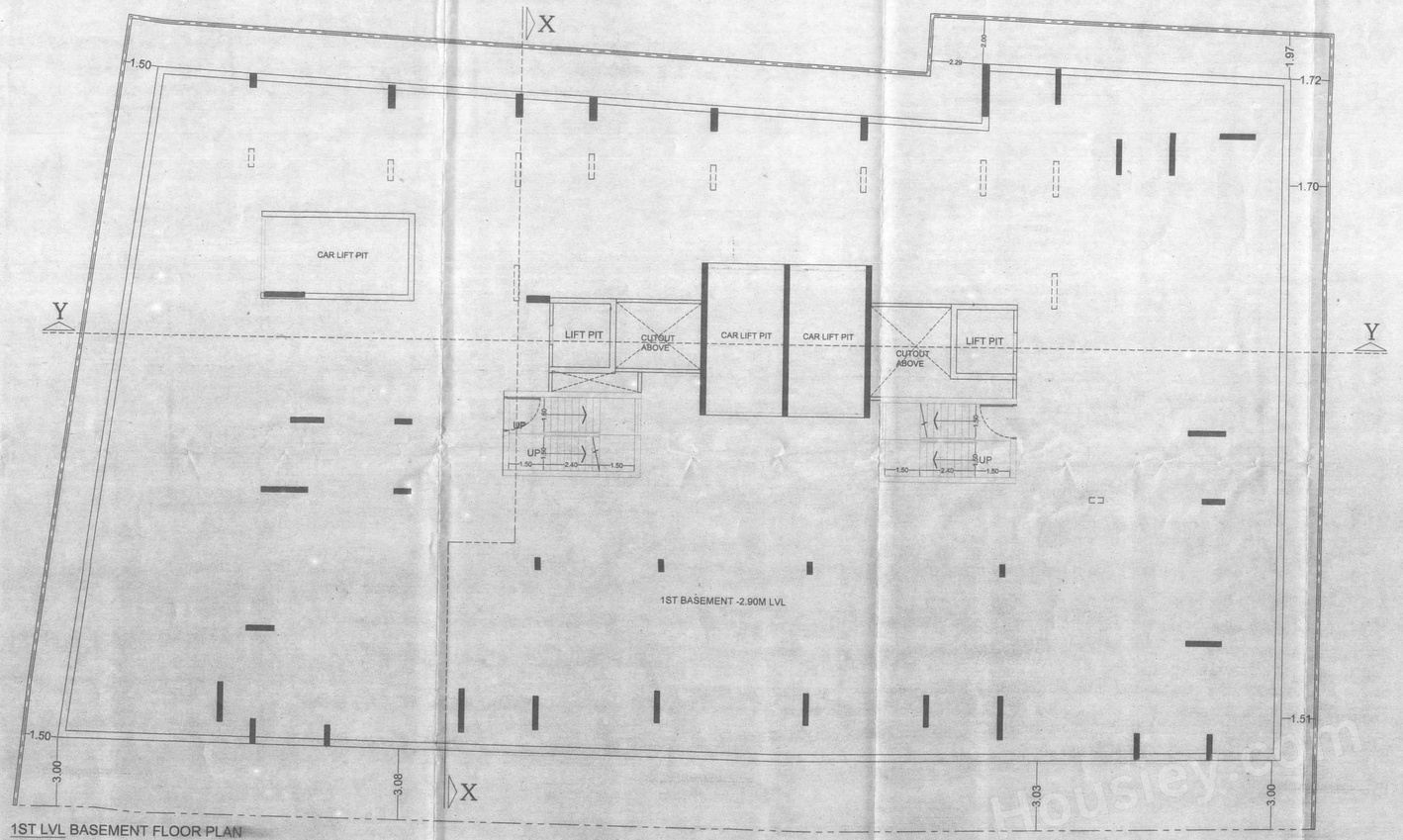
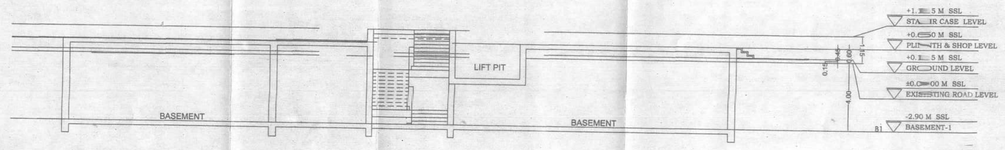


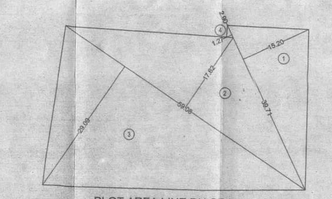
SECTION :-Y- Y
SCALE 1:100



1ST LVL BASEMENT FLOOR PLAN
SCALE 1:100

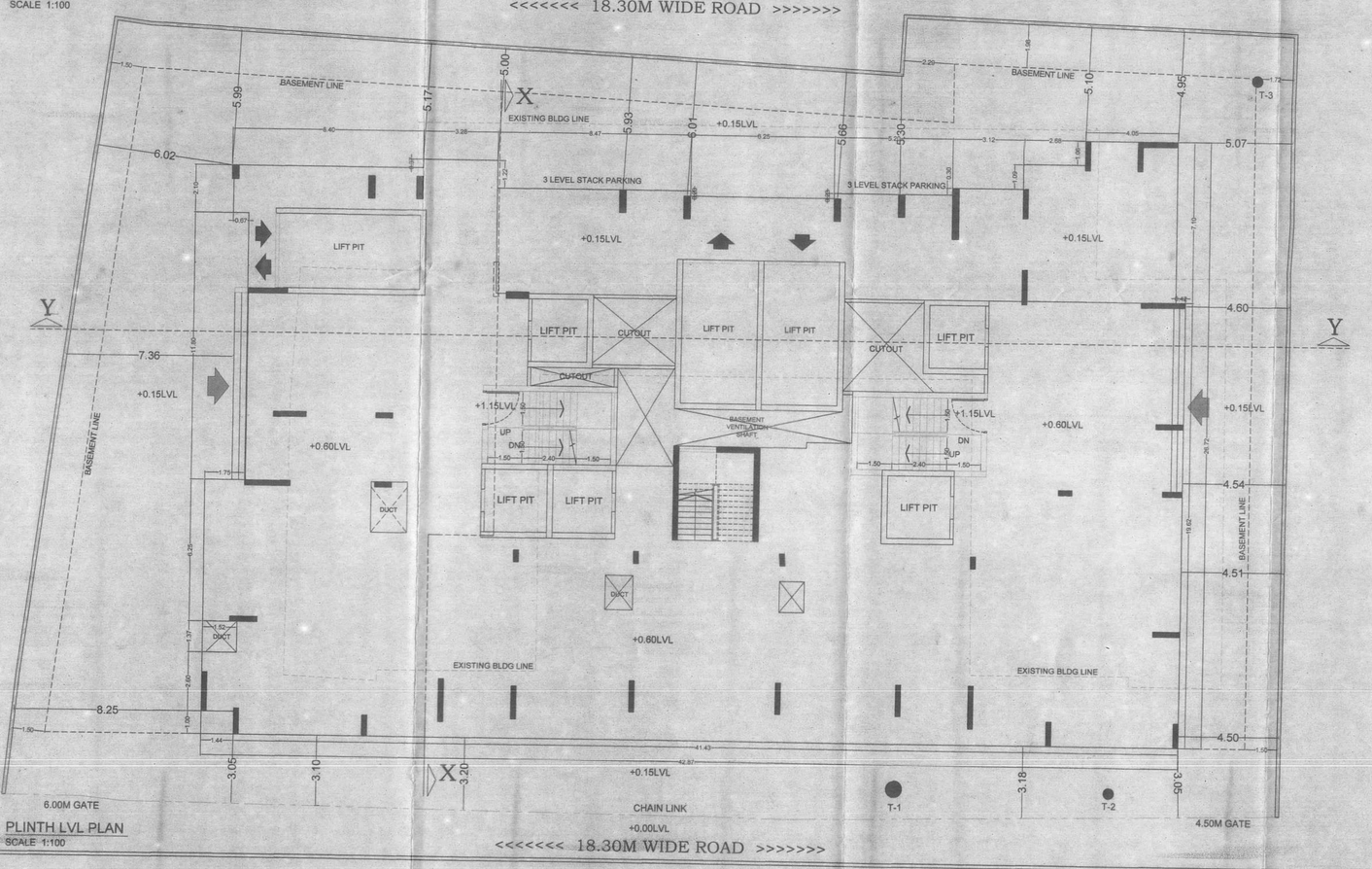


SECTION :- X - X.
SCALE 1:100

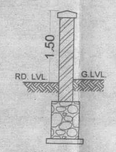


PLOT AREA LINE DIAGRAM
SCALE :- 1 : 500

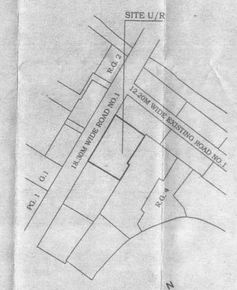
PLOT AREA CALCULATION								
1		39.71	X	15.20	X	1/2	=	301.80 SQ.MT.
2		59.09	X	17.62	X	1/2	=	520.60 SQ.MT.
3		59.09	X	29.09	X	1/2	=	859.32 SQ.MT.
4		2.90	X	1.27	X	1/2	=	1.84 SQ.MT.
						TOTAL AREA	=	1683.46 SQ.MT.



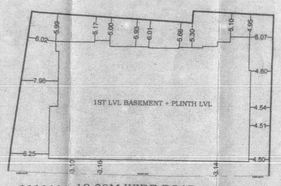
PLINTH LVL PLAN
SCALE 1:100



SECTION THRU. COMPOUND WALL



LOCATION PLAN
SCALE 1:4000



BLOCK PLAN
SCALE 1:500

PROFORMA - A

Sr.No.		DESCRIPTION	AREA IN SQM.
1	a	Area of plot , as per demarcation	1683.46
	b	As per Lease deed	
	c	As per Layout	1691.53
	e	Area of plot as per mumbai board offer letter	
	f	Area of plot as per consider for f.s.i.	1683.46
2		Deductions for	
	a	Road setback	
	b	Proposed D.P. road	
	c	Any reservation	
		Total (a+b+c)	
3		Balance area of plot (1-2)	1683.46
4		Additions for F.S.I Propose	
5		Road Setback	
6		Net Area of plot	1683.46
7		Permissible F.S.I	3.00
8	a	Permissible built-up area as per FSI 3.00 (3d X 7)	5050.38
	b	Additional built-up Prorata fsi of layout (48.00 X 48 TN)) + 600	2904.00
	c	Total Permissible built-up area (8a + 8b)	7954.38
9		Proposed B.U.A	
	a	Residential built-up area	0.00
	b	Non residential built-up area	0.00
	c	Mhada share	
	d	Excess balcony area taken into FSI	
10		Total built-up area proposed (9a+9b)	0.00
11		FSI consumed (10/6)	0.00

				PERMISSIBLE	PROPOSED
8		Details of FSI available as per DCR 31(3)			
1	i	Fungible built-up area component permissible wide residential 7344.38 x 35%)	DCR 31(3) on	0.00	0.00
	ii	Fungible built-up area component permissible wide residential (610.00 x 35%)	DCR 31(3) on non	0.00	0
2		Total gross built-up area permissible (8c+8b3 (i + ii))		0.00	
3		Total gross built-up area proposed (10+B1)		0.00	
4		FSI consumed (B2/6)		0.00	
C		Tenements Statement			
	i	Proposed Res.built up area		0	
	ii	Less non residential tenements (Shops)			
	iii	Tenement density permissible per hector for FSI one			
	iv	Tenement permissible on the plot		0	
	v	Tenement proposed		0	
	vi	Total Tenementson the plot (iv+v+vi)		0	
D		Parking Statement			
	a	Parking required by rule as Reg. 44 (2) of DCR 2034		0	
	b	Total parking provided		0	

FORM II (PROFORMA B)

CONTENTS OF SHEET :

PLINTH LVL PLAN , 1ST LVL BASEMENT PLAN.
LOCATION PLAN , BLOCK & LOCATION PLAN. SECTION A - A, & B - B.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF BUILDING NO. 31, SUBHASH NAGAR SHEETAL CHSL ON PLOT BEARING C.T.S. 826 (PT) OF VILLAGE CHEMBUR, AT SUBHASH NAGAR MHADA LAYOUT, CHEMBUR (EAST), MUMBAI - 400 071

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO CALCULATED OUT IS 1683.46 SQUARE METERS (ONE HOUSAND SIX HUNDRED EIGHTY THREE POINT FOURTY SIX ONLY). AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A.D.A. RECORDS.

SACHIN RAMESHE
LS.R/172/LS/2009

NOTE:

1. ALL DIMENSIONS ARE IN METRES.
2. SCALE USE
a) FLOOR PLAN 1:100
b) BLOCK PLAN 1:500
c) LOCATION PLAN 1:4000
3) THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME.
4) GUIDELINES ISSUED BY KDDR FOLLOWED.
5) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

NAME AND ADDRESS OF LISCENSED SURVEYOUR

SACHIN RAMESHE
LS.R/172/LS/2009

Darshna CONSULTANTS
GROUND FLOOR, ROOM NO 2, A-WING, SUNVIEW CHS LTD., OPP. SAHAKAR THEATER, TILAKNAGAR, CHEMBUR (W)est, MUMBAI - 400 089.

STAMP OF DATE OF RECEIPT OF PLANS :

NAME AND SIGN. OF OWNER :

M/S. SEAL INFRASTRUCTURE CO.
CA TO SUBHASH NAGAR SHEETAL CHSL

For M/S. Seal Infrastructure Co.

Authorised Signatory / Partner SIGNATURE

STAMP OF APPROVAL OF PLANS:

Approved subject to conditions mentioned in this office Letter No. Mhada-2-m/1330/2022
Date 14 JUL 2023
Ex. Eng. Bldg. Permission Department Mumbai (E.S.)
Maharashtra Housing & Area Development Authority

DRAWING TITLE	F.S.I. PLAN	
DWNG NO.	1/1	
NORTH	SCALE	DATE
	AS STATTED	10/07/2023
	DRAWN	CHECKED
	RAHUL	SACHIN