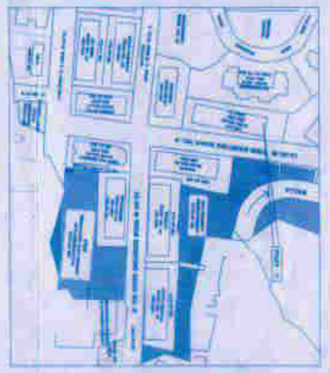
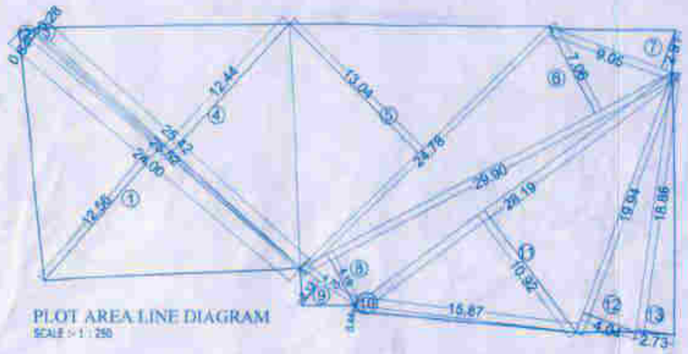
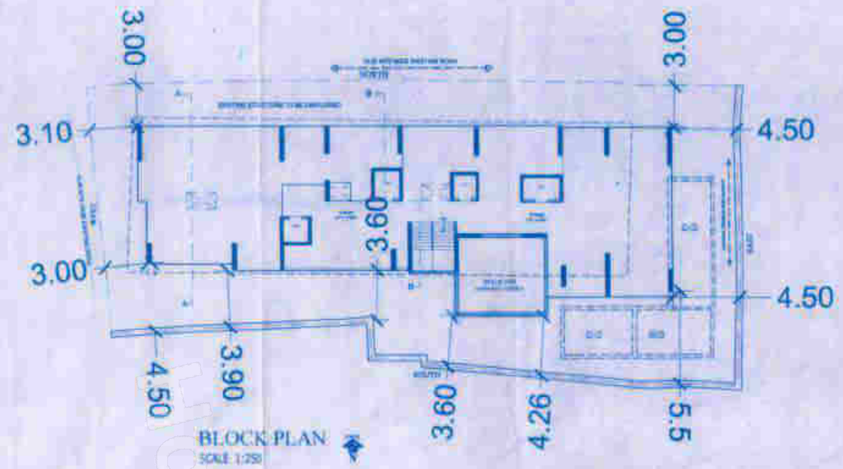
PLOT AREA CALCULATION				
1	1/2 X 24.00 X 12.88 X 1 NO.	=	154.72	SQ.MT.
2	1/2 X 29.00 X 0.54 X 1 NO.	=	7.86	SQ.MT.
3	1/2 X 31.52 X 0.22 X 1 NO.	=	3.97	SQ.MT.
4	1/2 X 23.42 X 12.44 X 1 NO.	=	145.11	SQ.MT.
5	1/2 X 24.78 X 13.04 X 1 NO.	=	161.57	SQ.MT.
6	1/2 X 29.90 X 7.06 X 1 NO.	=	105.55	SQ.MT.
7	1/2 X 6.00 X 2.91 X 1 NO.	=	15.17	SQ.MT.
8	1/2 X 29.90 X 4.10 X 1 NO.	=	62.04	SQ.MT.
9	1/2 X 4.11 X 2.73 X 1 NO.	=	5.61	SQ.MT.
10	1/2 X 15.87 X 0.44 X 1 NO.	=	3.49	SQ.MT.
11	1/2 X 26.19 X 10.92 X 1 NO.	=	143.02	SQ.MT.
12	1/2 X 19.04 X 4.04 X 1 NO.	=	40.26	SQ.MT.
13	1/2 X 18.66 X 2.73 X 1 NO.	=	25.74	SQ.MT.
TOTAL ADDITION		=	881.45	SQ.MT.



LOCATION PLAN
SCALE 1:2000



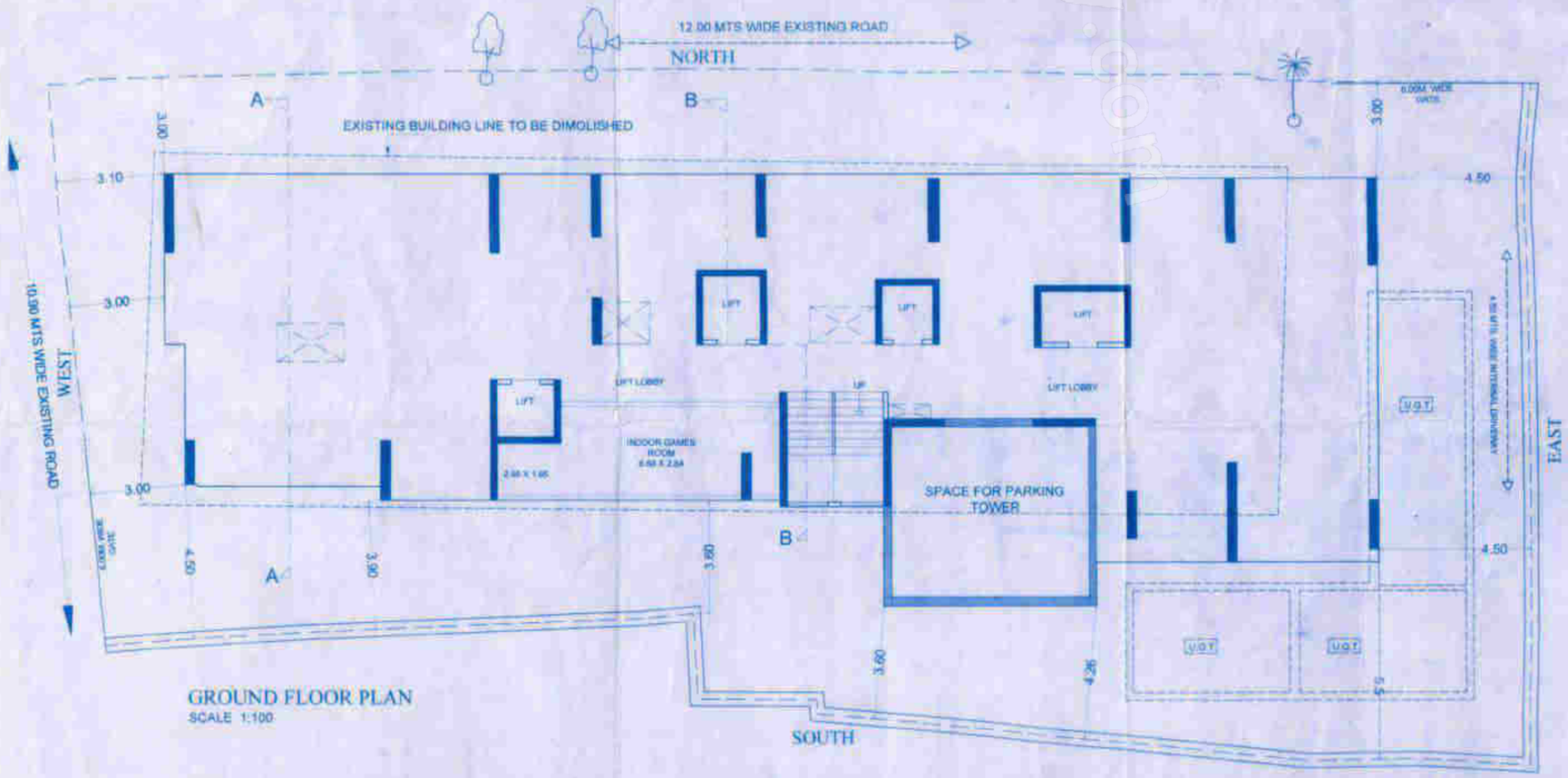
PLOT AREA LINE DIAGRAM
SCALE :- 1 : 250



BLOCK PLAN
SCALE 1:250

SECTION A-A'

SECTION B-B'



GROUND FLOOR PLAN
SCALE 1:100

PROFORMA - A

Sr.No.		DESCRIPTION	AREA IN SQM.
1	a	Area of plot	881.45
	b	As per Lease deed	
	c	As per layout	
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)	881.45
4		Additions for F.S.I Propose	
5		Road Setback	
6		Net Area of plot	881.45
7		Permissible F.S.I	3.00
8	a	Permissible built-up area as per FSI 3.00 (3d X 7)	2674.35
	b	Additional built-up Premia for of Hazmat	2263.00
	c	Total Permissible built-up area (8a + 8b)	4937.35
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
	e	Details of FSI available as per DCR 33(9)	PERMISSIBLE / PROPOSED
1	i	Fungible built-up area component permissible while redevelopment (4824.35 x 35%) DCR 33(9) (a)	0.00 / 0.00
	ii	Fungible built-up area component permissible while redevelopment (110.00 x 35%) DCR 33(9) (b) area	0.00 / 0
2		Total gross built-up area permissible (3a +8c) + (1+2)	0.00
3		Total built-up area proposed (Residential)(9a+9b)	0.00
4		Total built-up area proposed (Non residential)	0.00
5		Total gross built-up area proposed (3+4+5)	0.00
6		FSI consumed (5/2b)	0.00
C		Tenements Statement	
	i	Proposed Res built up area	0
	ii	Less non residential tenements (Shops)	
	iii	Tenement density permissible per hectar for FSI one	
	iv	Tenement permissible on the plot	5
	v	Tenement proposed	0
	vi	Total Tenements on 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 :

GROUND FLOOR PLAN, PLOT AREA DIAGRAM & CALCULATION
BLOCK & LOCATION PLAN, SECTION A-A' & B-B'

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RE DEVELOPMENT OF BLDG. NO. 46, SUBHASH NAGAR SAGAR CHS LTD. ON PLOT BEARING CTS NO 828/1 TO 828/1170(PT), OF VILLAGE CHEMBUR, AT SUBHASH NAGAR, CHEMBUR (E) MUMBAI - 400 071.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE BOMB ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 830.30 SQUARE METERS (EIGHT HUNDRED THIRTY POINT THIRTY ONLY) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A.D.A. RECORDS

Sachin Rakshe
SACHIN RAKSHE
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 IN MCGM FOLLOWED.
5) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

NAME AND ADDRESS OF LINCENSED SURVEYOUR

Sachin Rakshe
SACHIN RAKSHE
LS. R/172/LS/2009

archo CONSULTANTS
GROUND FLOOR, ROOM NO 2, A-WING, SUNVIEW CHS LTD. OFF SAHAKAR THEATER, CHEMBUR, CHEMBUR (W), MUMBAI - 400 089

STAMP OF DATE OF RECEIPT OF PLANS

NAME AND SIGN. OF OWNER :

M/S. TIGON REALTY PVT LTD. C.A. TO OWNER
For Tigon Realty Private Limited
Director
SIGNATURE

STAMP OF APPROVAL OF PLANS

Approved subject to conditions mentioned in this office Letter No. Mhada - 29/115/2022
Date 15 JUN 2022
Ex. Eng. Bldg. Punnaiah Commissioner Mumbai (E.S.)
M... Maharashtra Housing & Area Development Authority

DRAWING TITLE :	ZERO F.S.I. PLAN	
DWG NO	1/1	
NORTH	SCALE	DATE
	AS STATED	16/06/2022
	DRAWN	CHECKED
	REENA	SACHIN

housing.com