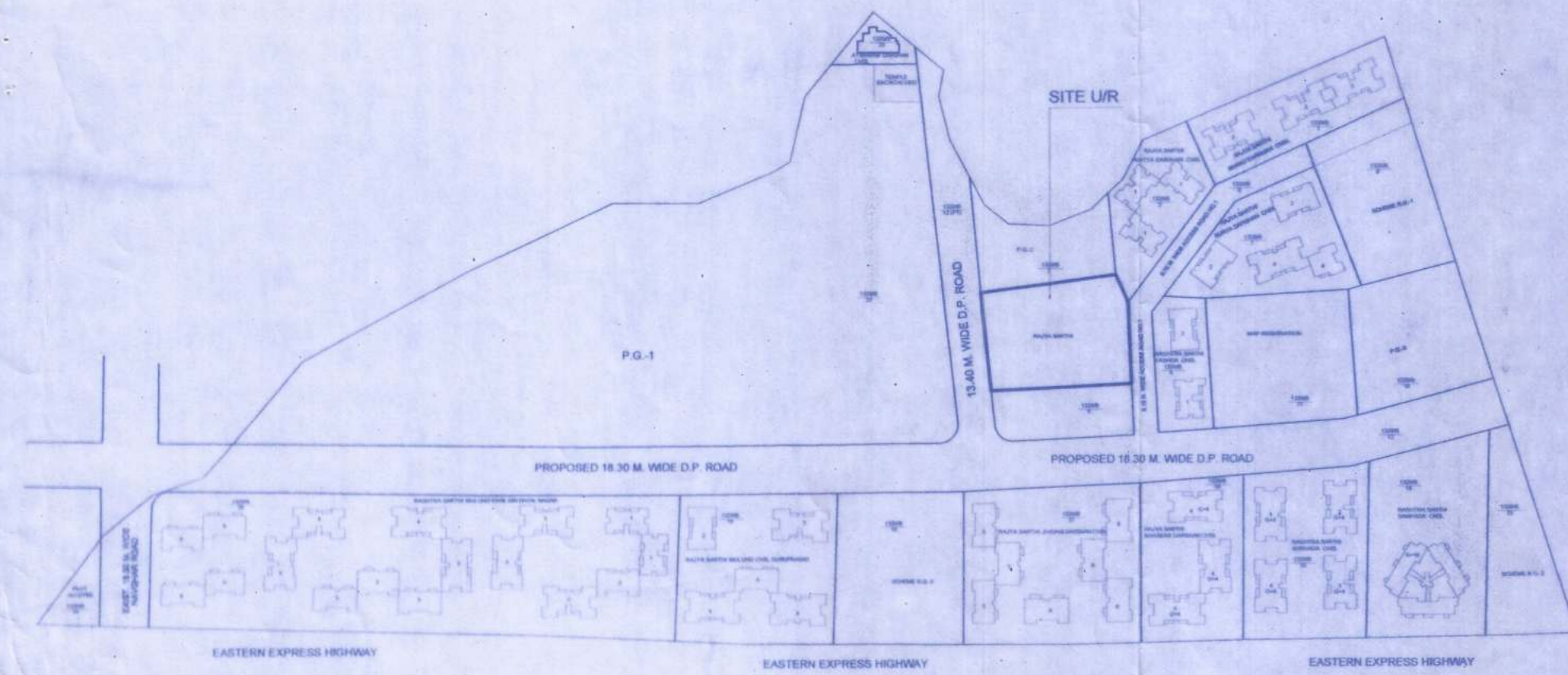
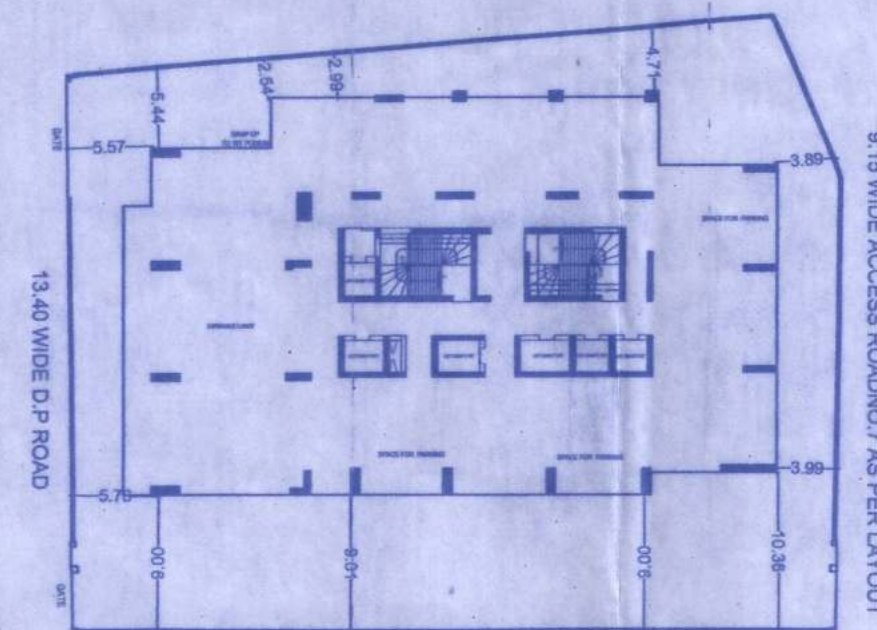
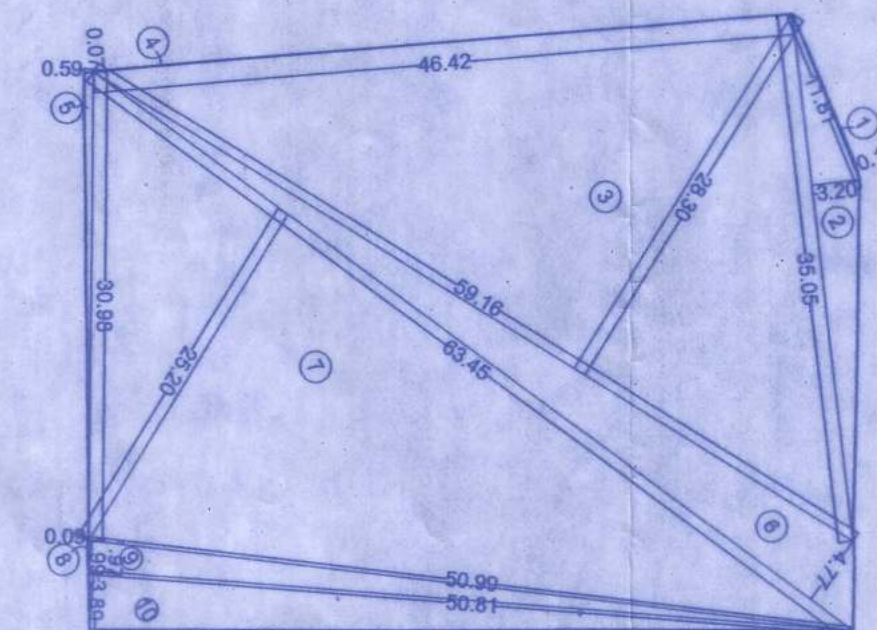




LOCATION PLAN
SCALE 1:4000

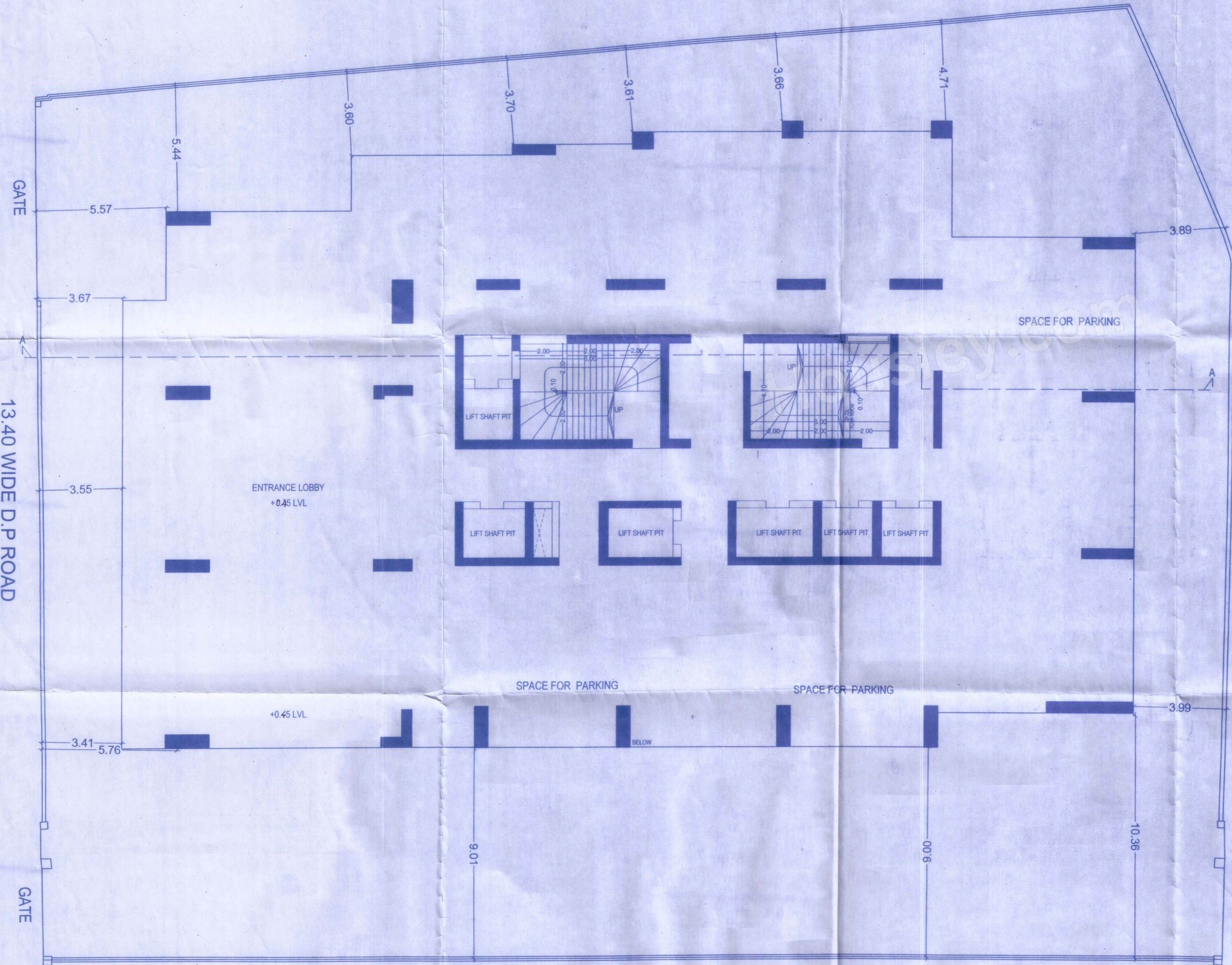


BLOCK PLAN
SCALE 1:100



PLOT AREA LINE DIAGRAM
SCALE 1:500

PLOT AREA CALCULATION				
1	1/2 X	11.81 X	0.13	= 0.77 SQ.MT
2	1/2 X	35.05 X	3.20	= 56.08 SQ.MT
3	1/2 X	59.16 X	28.30	= 837.11 SQ.MT
4	1/2 X	46.42 X	0.07	= 1.62 SQ.MT
5	1/2 X	30.98 X	0.59	= 9.14 SQ.MT
6	1/2 X	63.45 X	4.77	= 151.33 SQ.MT
7	1/2 X	63.45 X	25.20	= 798.47 SQ.MT
8	1/2 X	1.99 X	0.09	= 0.09 SQ.MT
9	1/2 X	50.99 X	1.97	= 50.23 SQ.MT
10	1/2 X	50.81 X	3.89	= 98.83 SQ.MT
TOTAL ADDITION				= 2004.67 SQ.MT



GROUND FLOOR PLAN
SCALE 1:100

PROFORMA - A		
Sr.No.	DESCRIPTION	AREA IN SQM.
1	a Area of plot, as per offer letter	1963.96
	b As per Lease deed	2005.83
	c As per Layout	2009.20
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)	1963.96
4	Deductions for 15% R.G. (If deductible) PROPORTIONATE R.G.)	
5	Road Setback	
6	Net Area of plot	1963.96
7	Permissible F.S.I.	3.00
8	a Permissible built-up area as per FSI 3.00 (1d X 7)	5891.88
	b Additional built-up Prorata fsi of layout (54.76 x 60 TN)	5285.60
	c Additional fsi	
	d Total Permissible built-up area (8a + 8b)	11177.48
9	Proposed B.U.A	
	a Residential built-up area	0.00
	b Non residential built-up area	
	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
B	Details of FSI available as per DCR 31(3)	PERMISSIBLE PROPOSED
1	i Fungible built-up area component permissible wide residential 11764.01 x 35%	DCR 31(3) on 0.00 0.00
	ii Fungible built-up area component permissible wide residential (----- x 35%)	DCR 31(3) on non 0.00
2	Total gross built-up area permissible (8c + b1 (i + ii))	0.00
3	Total gross built-up area proposed (10+11)	0.00
4	FSI consumed (10/6)	0.00
C	Tenements Statement	
	i Proposed Res.built up area	0.00
	ii Less non residential tenements (Shops)	
	iii Tenement density permissible per hecter for FSI one	
	iv Tenement permissible on the plot	0
	v Tenement proposed	0
	vi Total Tenementson the plot (iv+iv-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 , BASEMENT PLAN, BLOCK LOCATION PLAN, PLOT AREA CALCULATION, BLOCK & LOCATION PLAN.	
DESCRIPTION OF PROPOSAL AND PROPERTY	
PROPOSED REDEVELOPMENT OF PROPERTY ON PLOT BEARING C.T.S. NO. 1320/B-4 OF VILLAGE MULUND KNOWN AS RAJYASARATHI RAVI DARSHAN CO. OP. HSG. SOC. LTD. AT ARUNODAYA NAGAR, MULUND (EAST), MUMBAI.	
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 WORKED OUT IS 1193.49 SQUARE METERS (ELEVEN HUNDRED NINETY THREE POINT FORTY NINE ONLY), AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A.D.A. RECORDS.	
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 DCR 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME 4. OUR SERVICES ISSUED IN EODS FOLLOWED. 5. THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.	
NAME AND ADDRESS OF LICENSED SURVEYOR	
SACHIN RAKSHE LS/R/172/LS/2009	
STAMP OF DATE OF RECEIPT OF PLANS :	
STAMP OF APPROVAL OF PLANS:	
Approved subject to conditions mentioned in this office Letter No. Mhada-21/3538/2024	
Date 15 FEB 2024	
Ex. Eng. Bldg. Permission Cell, Greater Mumbai (E.S.) Maharashtra Housing & Area Development Authority	
DRAWING TITLE: ZERO F.S.I. PLAN	
NORTH:	
Partner SIGNATURE	
DRWG NO. 1/2	
SCALE DATE	
AS STATED 07-02-2024	
DRAWN CHECKED	
RAHUL SACHIN	

9.15 MT WIDE
BHANU DARSHAN GALI

13.40 MT WIDE
VIDHYALAYA MARG

SECTION A-A
SCALE - 1:100

STILT LVL.
+0.45 MM LVL.
GROUND LVL.
+0.30 MM LVL.
ROAD LVL.
+0.00 MM LVL.

PUMP ROOM BOTTOM LVL.
-4.90 MM LVL.

UGT BOTTOM LVL.
-4.30 MM LVL.

13.40 MT WIDE D.P. ROAD

9.15 MT WIDE ACCESS ROAD NO. 7 AS PER LAYOUT

BASEMENT PLAN
SCALE - 1:100

FORM II (PROFORMA B)

CONTENTS OF SHEET :

5TH PODIUM FLOOR PLAN & SECTION A-A

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF PROPERTY ON PLOT BEARING C.T.S. NO. 1320/B-4 OF VILLAGE MULUND
KNOWN AS RAJYASARATHI RAVI DARSHAN CO. OP. HSG. SOC. LTD. AT ARUNODAYA NAGAR,
MULUND (EAST), MUMBAI.

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 EOODB FOLLOWED.
5. THE ARITHMETIC CALCULATIONS CHECKED BY ME AND
ARE FOUND CORRECT.

STAMP OF DATE OF RECEIPT OF PLANS :

NAME AND ADDRESS OF LICENSED SURVEYOR

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



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

NAME AND SIGN. OF OWNER :

MS. JAYDEEP REASPACE LLP, C.A. TO OWNER
RAVI DARSHAN CHSL.

JAYDEEP REASPACE LLP

Partner SIGNATURE

STAMP OF APPROVAL OF PLANS:

Approved subject to conditions mentioned in this
office Letter No. Mhada - 11/1518/2024

Date 15 FEB 2024

Ex. Eng. Bldg. Permission C&A Creator Mumbai (E.S.)
Maharashtra Housing & Area Development Authority

DRAWING TITLE	DRWG NO
ZERO F.S.I. PLAN	2/2
NORTH:	SCALE DATE
AS STATED	07-02-2024
DRAWN	CHECKED
RAHUL	SACHIN