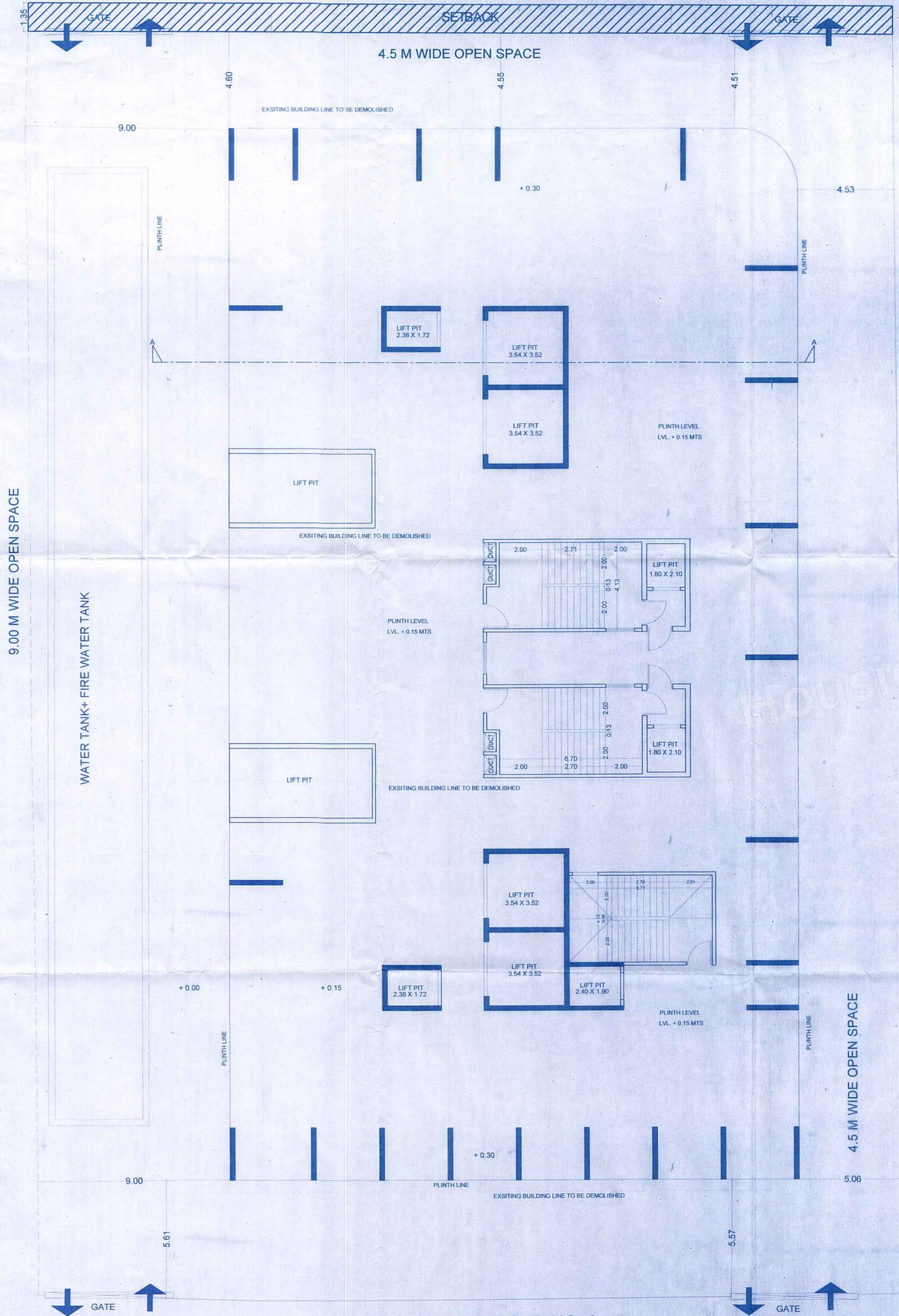
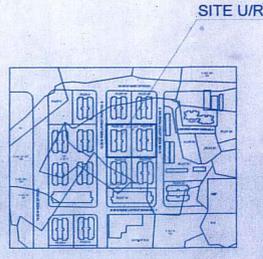
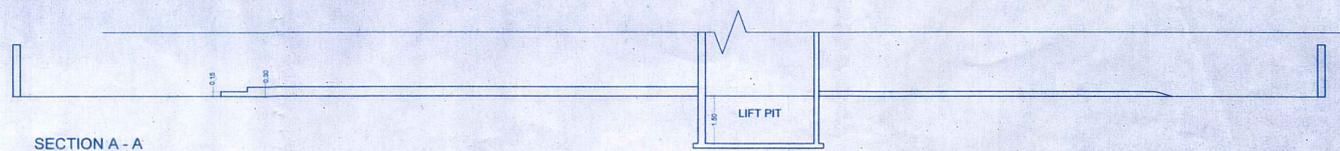


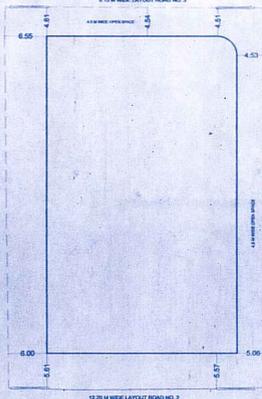
9.15 M WIDE LAYOUT ROAD NO. 3



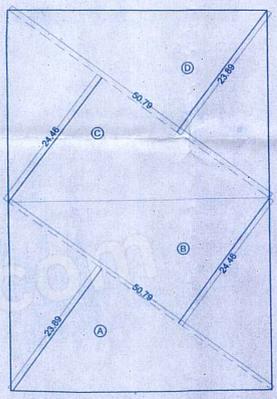
SECTION A - A
1:100



LOCATION PLAN
1:4000



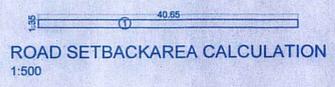
BLOCK PLAN
1:500



PLOT AREA CALCULATION
1:500

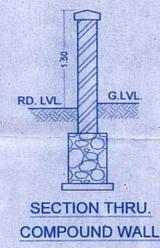
PLOT AREA BLDG. NO. 12		
A	1/2 X 50.79 X 23.89 X 1 NO	= 606.69 SQ.MT.
B	1/2 X 50.79 X 24.46 X 1 NO	= 621.23 SQ.MT.
TOTAL ADDITION		= 1227.91 SQ.MT.

PLOT AREA BLDG. NO. 15		
C	1/2 X 50.79 X 24.46 X 1 NO	= 621.16 SQ.MT.
D	1/2 X 50.79 X 23.89 X 1 NO	= 606.69 SQ.MT.
TOTAL ADDITION		= 1227.85 SQ.MT.
TOTAL AREA OF BLDG. NO. 12 & 15 = 2455.76 SQ.MT.		

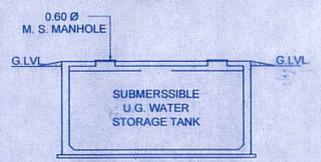


ROAD SETBACK AREA CALCULATION
1:500

ROAD SET-BACK AREA		
1	40.65 X 1.35 X 1 NO	= 54.88 SQ.MT.
TOTAL ADDITION		= 54.88 SQ.MT.



SECTION THRU.
COMPOUND WALL



SECTION OF WATER
STORAGE TANK

PROFORMA - A

Sr.No.	DESCRIPTION	AREA IN SQM.
1	a Area of plot as per Demarcation	2455.76
	b As per Lease deed	
	c As per Layout (as per officer letter)	
2	Deductions for	
	a Road setback	54.88
	b Proposed D.P. road	
	c Any reservation	
	Total (a+b+c)	54.88
3	Balance area of plot (1-2)	2400.88
4	Additions for F.S.I Propose	
5	Road Setback	54.88
6	Net Area of plot	2455.76
7	Permissible F.S.I	3.00
8	a Permissible built-up area as per FSI 3.00 (1d X 7)	7367.28
	b Add. built-up in from of Prorata fsi of layout (33.21x160)	8172.72
	c Total Permissible built-up area (8a + 8b)	15540.00
9	Proposed B.U.A	
	a Residential built-up area	
	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 DCR 31(3) on Residential (9a x 35%)	0.00
	ii Fungible built-up area component permissible wide DCR 31(3) on non commercial (9b x 35%)	0.00
2	Total gross built-up area permissible (8c + b1 (i + ii))	0.00
3	Total gross built-up area proposed (10+B1)	0.00
4	FSI consumed (B2/6)	
C Tenements Statement		
	i Proposed Res. built up area	0.00
	ii Less non residential tenements (Shops)	0
	iii Tenement density permissible per hector for FSI one	
	iv Tenement permissible on the plot	
	v Tenement proposed	
	vi Total Tenements on the plot (iv+ v - vi)	
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 :
PIT LEVEL PLAN, GROUND FLOOR PLAN,
BLOCK & LOCATION PLAN , PARKING & BUILT UP AREA STATEMENT

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED REDEVELOPMENT OF BUILDING NO. 12 (ARUNDHATI NIVAS CHS) AND BUILDING NUMBER 15 (MANGALDHAM NIKETAN CHS) AT MAGATHANE, BORIVALI EAST, MUMBAI-400066

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 2455.76 SQUARE METERS (TWO THOUSAND FOUR HUNDRED FIFTY FIVE POINT SEVENTY SIX 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 DCPR 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCOM AND MHADA TIME TO TIME.
4) GUIDELINES ISSUED IN EODS FOLLOWED.
5) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

STAMP OF DATE OF RECEIPT OF PLANS :
STAMP OF APPROVAL OF PLANS:
Approved subject to conditions mentioned in this office Letter No. Mhada - 82/1577/2024
Date: 2 JUN 2024
Ex. Eng. Bldg. Permission Cell, Greater Mumbai (W.S.)
Maharashtra Housing & Area Development Authority

NAME AND ADDRESS OF LICENSED SURVEYOR
Sachin Raksh
SACHIN RAKSH
I.S.R/172/LS/2009

NAME AND SIGN. OF OWNER :
M/s SHRADDHA PRIME PROJECTS LTD.
C.A. TO OWNER ARUNDHATI NIVAS CHS LTD.

DRAWING TITLE: ZERO FLOOR PLAN
DRWS NO: 1/1
SCALE: AS STATED
DATE: 04-04-2024
DRAWN: RAHUL
CHECKED: SACHIN

9.00 M WIDE OPEN SPACE

WATER TANK+ FIRE WATER TANK

4.5 M WIDE OPEN SPACE

12.20 M WIDE LAYOUT ROAD NO. 2

STILT FLOOR PLAN
1:100