

PROFORMA - A

Sr.No.	DESCRIPTION	AREA IN SQM.
1 a	Area of plot as per demarcation	805.30
b	As per Lease deed	805.30
c	As per Layout plan	809.86
d	plot area consider for F.S.I. (least area of a,b,c)	805.30
2	Deductions for	
a	Road setback	0.00
b	Proposed D.P. road	
c	Any reservation	
	Total (a+b+c)	0.00
3	Balance area of plot (1-2)	805.30
4	Additions for F.S.I Propose	
5	Road Setback	
6	Net Area of plot	805.30
7	Permissible F.S.I	3.00
8 a	Permissible built-up area as per FSI 3.00 (1d X 7)	2415.90
b	Additional built-up in from of: Prorata fsi of layout	
c	Total Permissible built-up area (8a + 8b)	
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 DCPR 31(3)	PERMISSIBLE PROPOSED
1 i	Fungible built-up area component permissible wide DCR 31(3) on Residential (9a x 35%)	0.00 0.00
ii	Fungible built-up area component permissible wide DCR 31(3) on non commercial (9b x 35%)	0.00 0.00
2	Total gross built-up area permissible (8c + b1 (i + ii))	0.00
3	Total gross built-up area proposed (10+81)	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 Tenement on the plot (iv+v-vi)	0
D	Parking Statement	
a	Parking required by rule as Reg. 44 (2) of DCPR 2034	0
b	Total parking provided	0

FORM II (PROFORMA B)

CONTENTS OF SHEET :

GROUND & BASEMENT FLOOR PLAN, PLOT AREA DIAGRAM & CALCULATION BLOCK & LOCATION PLAN

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF BLDG.NO.82, KNOW AS ULKA CHS.LTD. ON PLOT BEARING C.T.S. NO-185 (PT) AT VILLAGE GHATKOPER , PANT NAGAR, GHATKOPAR EAST MUMBAI - 75

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 805.30 SQUARE METERS (EIGHT HUNDRED AND FIFTY POINT THIRTY ONLY), AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A.D.A. RECORDS.

SACHIN K RAKSHE
Date: 2025.05.19
17:02:40 +05'30'

SACHIN RAKSHE
LS.R/172/LS/2009

NOTE:

- ALL DIMENSIONS ARE IN METRES.
- SCALE USE
a) FLOOR PLAN 1:100
b) BLOCK PLAN 1:500
c) LOCATION PLAN 1:4000
- 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.
- GUIDELINES ISSUED IN EODB FOLLOWED.
- THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

STAMP OF DATE OF RECEIPT OF PLANS :

NAME AND ADDRESS OF LICENSED SURVEYOR
SACHIN K RAKSHE
Digitally signed by SACHIN K RAKSHE
Date: 2025.05.19 17:02:40 +05'30'

STAMP OF APPROVAL OF PLANS:

M/S. SHREEJI REALCON
C.A. TO PANT NAGAR ULKA CHS LTD
Approved Subject to the Condition Mentioned in this office
MH/EE/(BP)/GM/MHADA-9/2225/2025/IOA/1

Jitesh Ashok Patole Digitally signed by Jitesh Ashok Patole Date: 2025.05.21 16:02:43 +05'30'	Milind Tryambak Borode Digitally signed by Milind Tryambak Borode Date: 2025.05.21 17:16:09 +05'30'	Prashant Damodar Dhatrik Digitally signed by Prashant Damodar Dhatrik Date: 2025.05.21 18:03:40 +05'30'
S.E. B.P. Cell MHADA	D.E. B.P. Cell MHADA	Executive Engineer BP Cell GM/MHADA

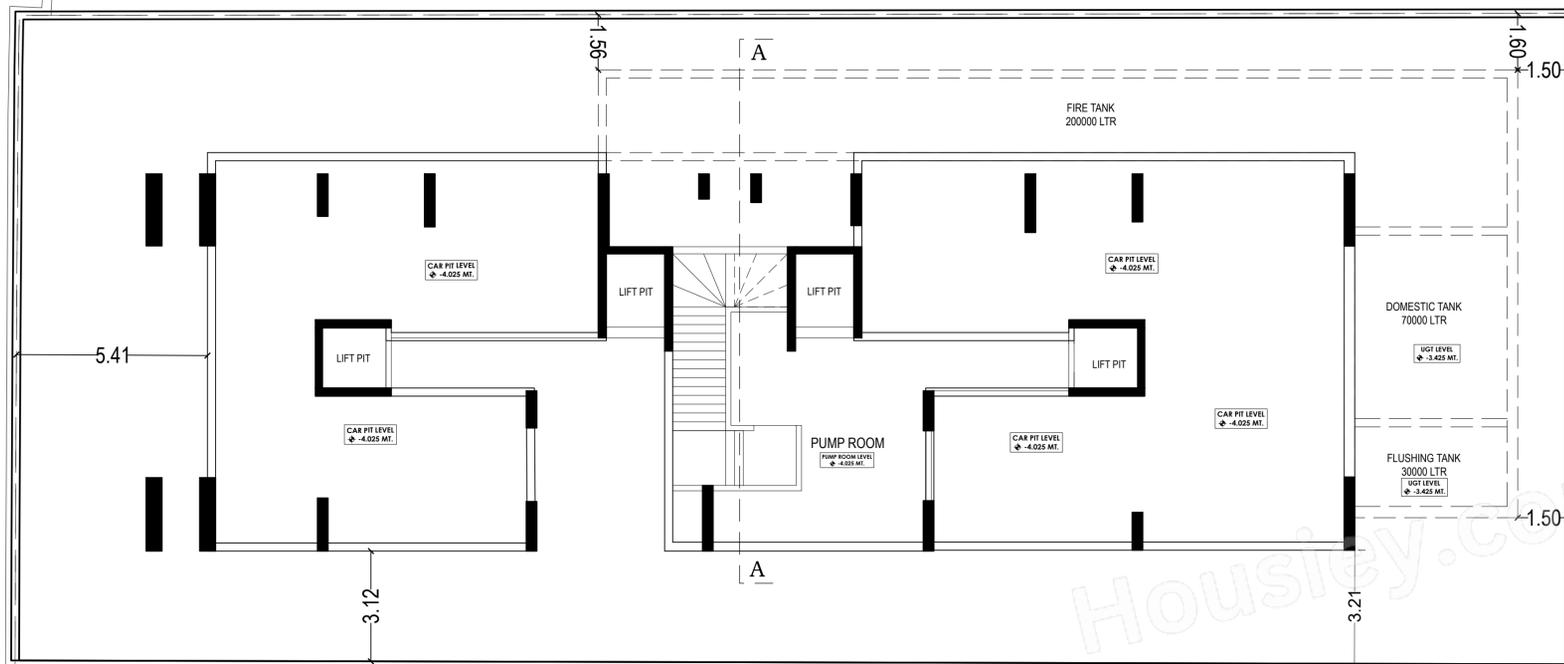
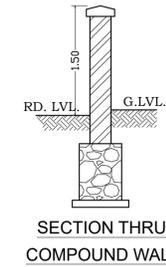
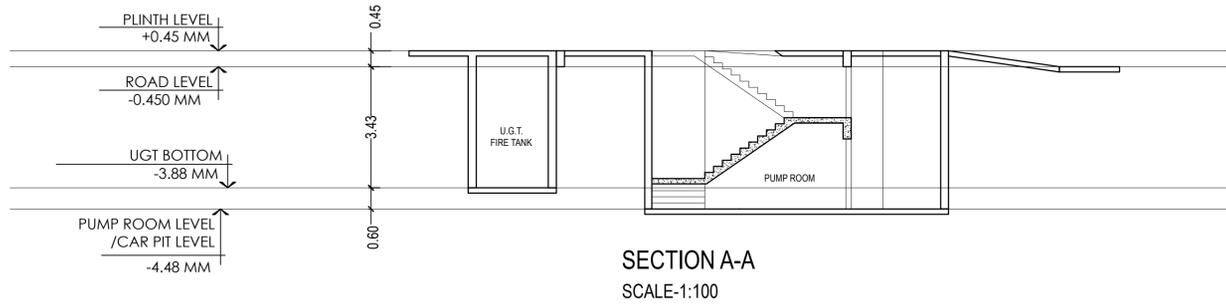


GROUND FLOOR, ROOM NO 2, A-WING, SUNVEIW CHS LTD., OFF SAHAKAR THEATER, TILAKNAGAR, CHEMBUR (W), MUMBAI - 400 089.

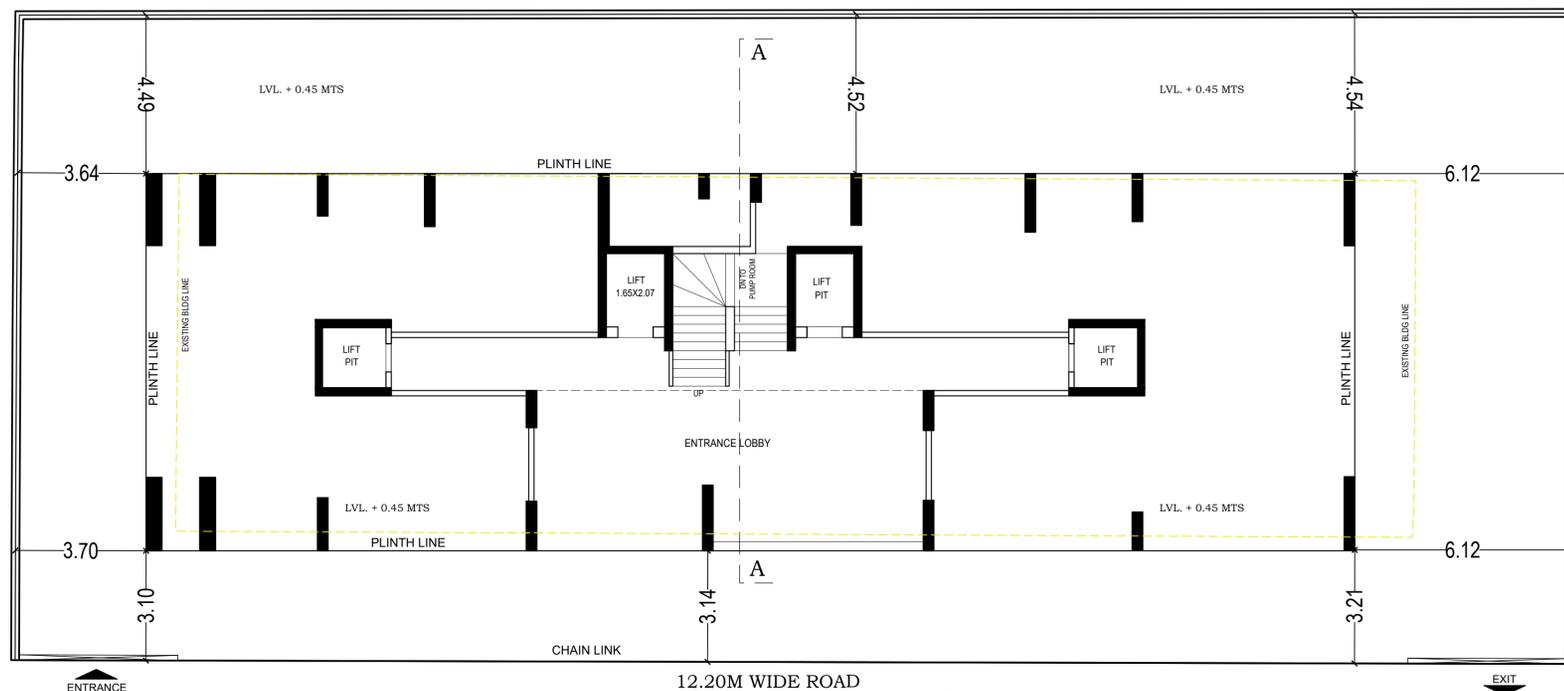
NAME AND SIGN. OF OWNER :

M/S. SHREEJI REALCON
C.A. TO PANT NAGAR ULKA CHS LTD
NARAYAN J. JAWA
VANIYA
SIGNATURE

DRAWING TITLE	DRWG NO
ZERO FSI PLAN	1 / 1
NORTH:	SCALE DATE
AS STATED	10-04-2025
DRAWN	CHECKED
POOJA	SACHIN



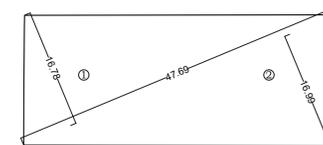
BASEMENT FLOOR PLAN
SCALE :- 1 : 100



GROUND FLOOR PLAN
SCALE :- 1 : 100

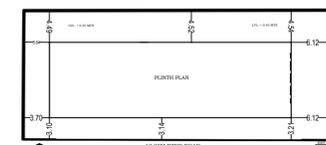


LOCATION PLAN
SCALE :- 1: 4000



PLOT AREA CALCULATION
SCALE 1:500

PLOT AREA CALCULATION		
1	47.69 X 16.78 X 0.50	= 400.12 SQ.MT.
2	47.69 X 16.99 X 0.50	= 405.18 SQ.MT.
TOTAL ADDITION		= 805.30 SQ.MT.



BLOCK PLAN
SCALE 1:500