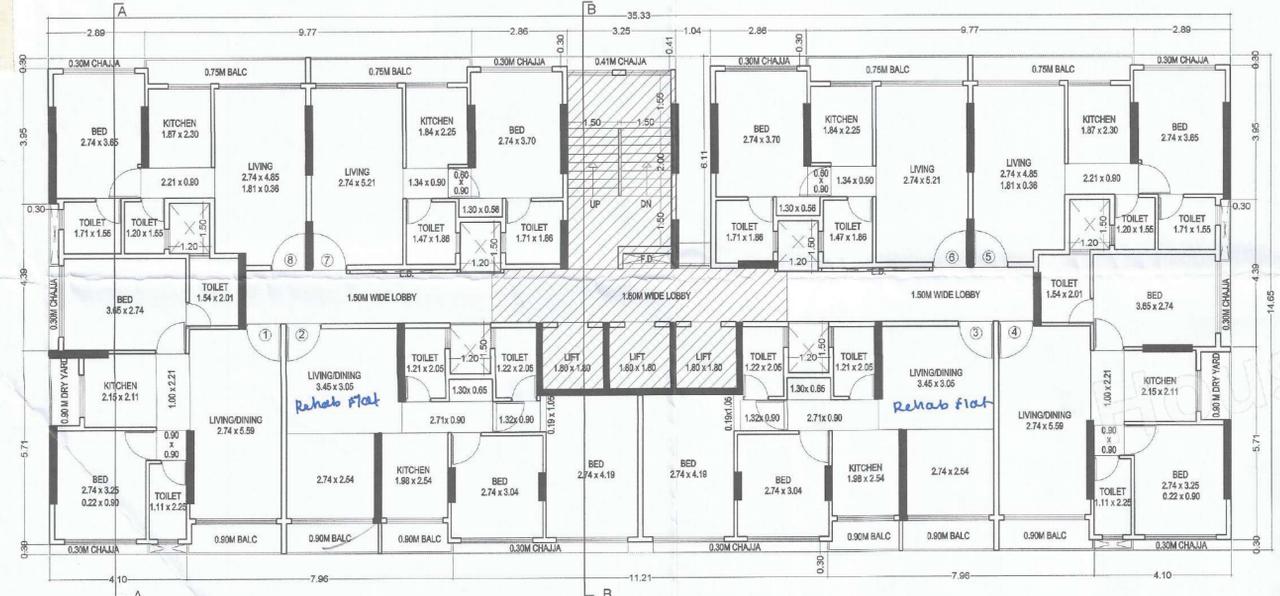
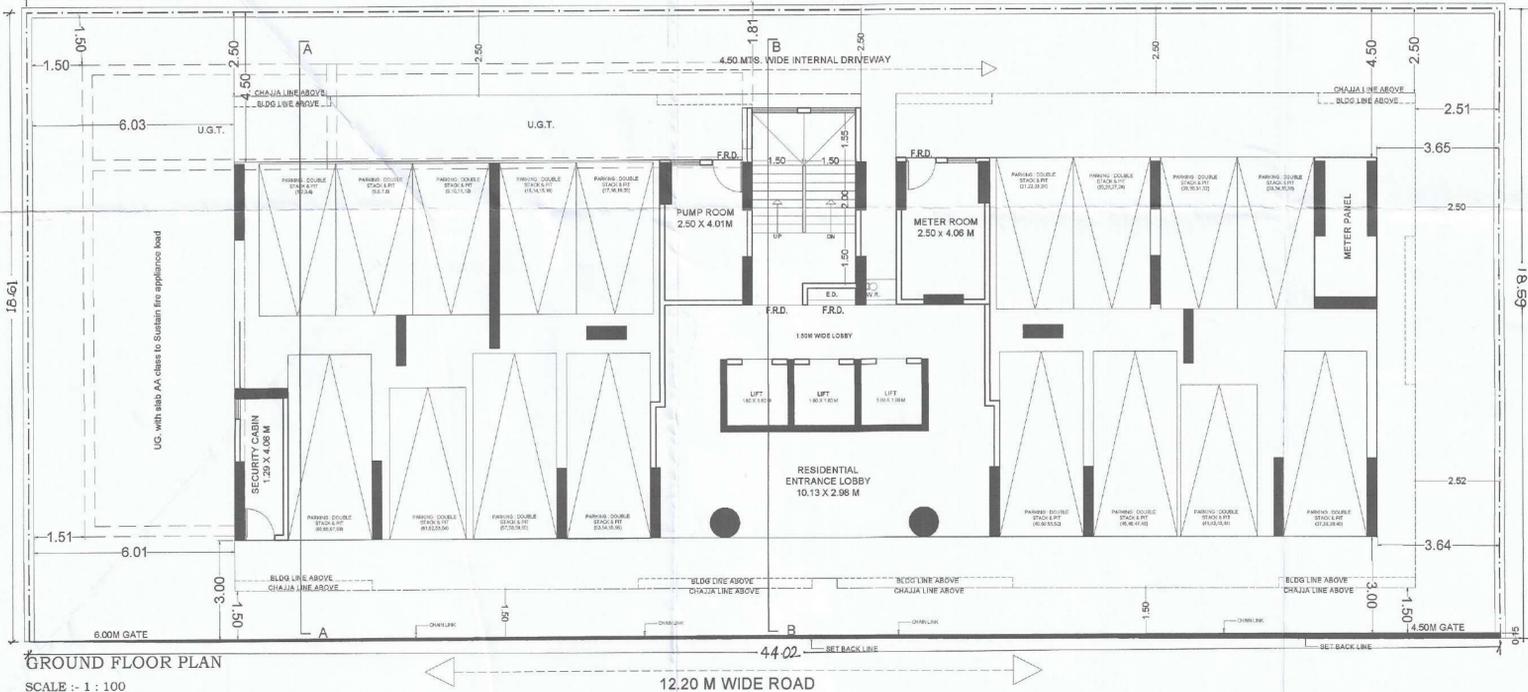


AREA DIAGRAM FOR 1ST TO 7TH, 9TH TO 14TH & 16TH FLOOR PLAN  
SCALE :- 1 : 100



1ST TO 7TH, 9TH TO 14TH & 16TH FLOOR PLAN  
SCALE :- 1 : 100

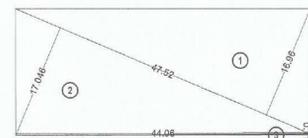


GROUND FLOOR PLAN  
SCALE :- 1 : 100

BUILT UP AREA CALCULATION			
1ST TO 7TH, 9TH TO 14TH & 16TH FLOOR PLAN			
A	35.33	X	14.65 X 1 NO = 517.98 SQ.MT.
		TOTAL ADDITION	= 517.98 SQ.MT. X
DEDUCTIONS			
1	2.89	X	0.30 X 2 NOS = 1.73 SQ.MT.
2	2.86	X	0.30 X 2 NOS = 1.72 SQ.MT.
3	3.25	X	0.41 X 1 NO = 1.33 SQ.MT.
4	1.04	X	6.11 X 1 NO = 6.35 SQ.MT.
5	0.30	X	4.38 X 1 NO = 1.32 SQ.MT.
6	4.10	X	0.30 X 2 NOS = 2.46 SQ.MT.
7	11.21	X	0.30 X 1 NO = 3.36 SQ.MT.
8	0.30	X	4.38 X 1 NO = 1.32 SQ.MT.
D	1.20	X	1.50 X 6 NOS = 10.80 SQ.MT.
E.D.	3.41	X	0.10 X 2 NOS = 0.68 SQ.MT.
F.D.	1.75	X	0.45 X 1 NO = 0.79 SQ.MT.
		TOTAL DEDUCTION	= 31.88 SQ.MT. Y1
TOTAL BUILT UP AREA (X - Y1)			= 485.72 SQ.MT. X1

STAIRCASE AREA CALCULATION			
L	5.88	X	2.00 X 1 NO = 11.78 SQ.MT.
P	0.27	X	1.50 X 1 NO = 0.41 SQ.MT.
P1	5.28	X	1.50 X 1 NO = 8.42 SQ.MT.
P2	1.04	X	1.75 X 1 NO = 1.82 SQ.MT.
P3	2.01	X	1.50 X 1 NO = 3.22 SQ.MT.
P4	0.27	X	1.50 X 1 NO = 0.41 SQ.MT.
ST	3.25	X	5.40 X 1 NO = 17.55 SQ.MT.
ST1	1.50	X	0.45 X 1 NO = 0.68 SQ.MT.
TOTAL STAIRCASE AREA PER FLR (TYPICAL FLOOR)			= 44.29 SQ.MT. Y2

NET BUILT UP AREA [X1 - Y2] = 441.43 SQ.MT.



PLOT AREA LINE DIAGRAM  
SCALE :- 1 : 500

PLOT AREA CALCULATION			
1	1/2 X	47.52 X	16.98 X 1 NO = 402.97 SQ.MT.
2	1/2 X	47.52 X	17.046 X 1 NO = 405.01 SQ.MT.
		TOTAL ADDITION	= 807.98 SQ.MT.

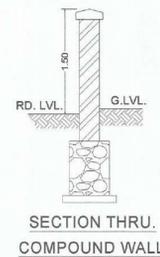
SET BACK AREA CALCULATION			
3	1/2 X	44.08 X	0.116 X 1 NO = 2.58 SQ.MT.
		TOTAL ADDITION	= 2.58 SQ.MT.

BUILT UP AREA SUMMARY						
FLOOR	BUILT UP AREA	S.OFFICE	REFUGE AREA	STAIR CASE AREA	GROSS B.U.A.	NOS.OF FLAT
GROUND						
1ST FLOOR	441.43			44.29	485.72	8
2nd FLOOR	441.43			44.29	485.72	8
3rd FLOOR	441.43			44.29	485.72	8
4th FLOOR	441.43			44.29	485.72	8
5th FLOOR	441.43			44.29	485.72	8
6th FLOOR	441.43			44.29	485.72	8
7th FLOOR	441.43			44.29	485.72	8
8th FLOOR	322.20		119.23	44.29	485.72	6
9th FLOOR	441.43			44.29	485.72	8
10th FLOOR	441.43			44.29	485.72	8
11th FLOOR	441.43			44.29	485.72	8
12th FLOOR	441.43			44.29	485.72	8
13th FLOOR	441.43			44.29	485.72	8
14th FLOOR	441.43			44.29	485.72	8
15th FLOOR	384.69	19.65	36.78	44.29	485.41	7
16th FLOOR	441.43			44.29	485.72	8
TOTAL	6886.91	19.65	156.01	708.64	7771.21	125
EX. REFUGE AREA 15TH FLR.	1.67					
TOTAL	6888.58					

FLAT CARPET AREA STATEMENT FOR PARKING PURPOSE ONLY			
PARKING REQUIRED AS PER DCR 44(2) Note (b)			
CARPET AREA	NO. OF PARK. REQUIRED	NO. OF FLAT PROPOSED	NO. OF PARK. REQ.
PARKING FOR RESIDENCE			
BELOW 45.00 SQ.MT.	1 PARKING FOR 4 FLATS	83	16.78 NOS.
45.00 SQ.MT. TO 60.00 SQ.MT.	1 PARKING FOR 3 FLATS	82	31.00 NOS.
60.00 SQ.MT. TO 90.00 SQ.MT.	1 PARKING FOR 1 FLATS	0	0.00 NOS.
ABOVE 90.00 SQ.MT.	2 PARKING FOR 1 FLATS	0	0.00 NOS.
TOTAL		125	46.78 NOS.
10% VISITORS		46.78 X 10% =	4.68 NOS.
TOTAL NO. OF PARKING REQUIRED RESIDENTIAL			51.46 NOS.
ADDITIONAL 80% PARKING DCR 31(1) VI		51.00 X 80% =	40.80 NOS.
TOTAL PERMISSIBLE NOS. OF PARKING			92.26 NOS.
TOTAL SMALL CAR PROPOSED			36 NOS.
TOTAL BIG CAR PROPOSED			32 NOS.
TOTAL PERMISSIBLE NOS. OF PARKING			68 NOS.

PERMISSIBLE BUA	PERMISSIBLE FUNGIBLE (35%)	TOTAL
RESIDENTIAL	5144.65	1800.63
PROPOSED BUA		6945.28
RESIDENTIAL	5144.65	1743.93
PROPOSED FUNGIBLE (35%)		6888.58

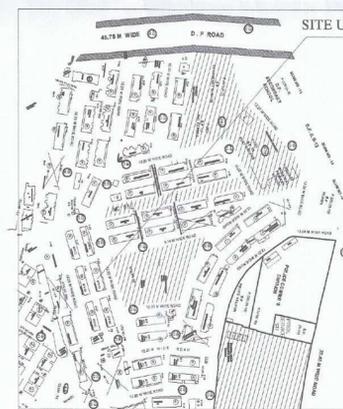
SOCIETY OFFICE	PERMISSIBLE BUA	PROPOSED BUA
	20.00	19.65



SECTION THRU COMPOUND WALL



BLOCK PLAN  
SCALE :- 1 : 500



LOCATION PLAN  
SCALE 1:4000

PROFORMA - A

Sr.No.	DESCRIPTION	AREA IN SQ.M.	
1	a Area of plot as per Demarcation	817.55	
	b As per Lease deed		
	c As per Layout (as per officer letter)		
2	Deductions for		
	a Road setback	2.56	
	b Proposed D.P. road		
	c Any reservation		
	Total (a+b+c)	2.56	
3	Balance area of plot (1-2)	814.99	
4	Additions for F.S.I Propose		
5	Road Setback	2.56	
6	Net Area of plot	817.55	
7	Permissible F.S.I	3.00	
8	a Permissible built-up area as per FSI 3.00 (1d X 7)	2452.65	
	b Additional built-up in from of Prorata fsi of layout	2692.00	
	c Total Permissible built-up area (8a + 8b)	5144.65	
9	Proposed B.U.A		
	a Residential built-up area	5144.65	
	b Non residential built-up area		
	c Mhada share		
	d Excess balcony area taken into FSI		
10	Total built-up area proposed (9a+9b)	5144.65	
11	FSI consumed (10/6)	6.29	
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%)	1800.63	1743.93
	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))		6945.28
3	Total gross built-up area proposed (10+B1)		6888.58
4	FSI consumed (B2/6)		8.43
C	Tenements Statement		
	i Proposed Res.built up area		6888.58
	ii Less non residential tenements (Shops)		
	iii Tenement density permissible per hecter for FSI one		
	iv Tenement permissible on the plot		310
	v Tenement proposed		125
	vi Total Tenement on the plot (iv+v-vi)		125
D	Parking Statement		
	a Parking required by rule as Reg. 44 (2) of DCR 2034		68
	b Total parking provided		68

FORM II (PROFORMA B)

CONTENTS OF SHEET :  
GROUND FLR PLAN, 1ST TO 7TH, 9TH TO 14TH & 16TH FLR PLAN, 8TH FLR PLAN, BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION BUILT UP AREA SUMMARY , PARKING AREA STATEMENT  
DESCRIPTION OF PROPOSAL AND PROPERTY  
PROPOSED DEVELOPMENT OF BLDG.NO.61, KNOW AS PANT NAGAR LAXMI CHS.LTD. ON PLOT BEARING C.T.S. NO-186 (PT) AT VILLAGE GHATKOPAR, 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 810.54 SQUARE METERS (EIGHT HUNDRED TEN POINT FIFTY-FOUR ONLY). AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A.D.A. RECORDS.

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 DCR 2034 AND AS PER THE PREVALENT REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME.  
4) GUIDELINES ISSUED IN EODD FOLLOWED.  
5) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

STAMP OF DATE OF RECEIPT OF PLANS :  
NAME AND ADDRESS OF LICENSED SUVEYOUR  
SACHIN RAKSHE  
LS/R/172/LS/2009  
MUMBAI  
NAME AND SIGN. OF OWNER :  
M/S.SHREERUJ LIFESPACE GROUP  
C.A. TO PANT NAGAR LAXMI CHS.LTD.

STAMP OF APPROVAL OF PLANS:  
SIGNATURE  
DRAWING TITLE: CONCESSION PLAN  
DRWG NO: 1/3  
NORTH SCALE DATE  
AS STATED 22-09-2023  
DRAWN CHECKED  
RAHUL SACHIN

PLAN FOR CONSIDERATION  
S.E.B.PCELL MHADA  
D.Y.P.PCELL MHADA